MODERNIZATION

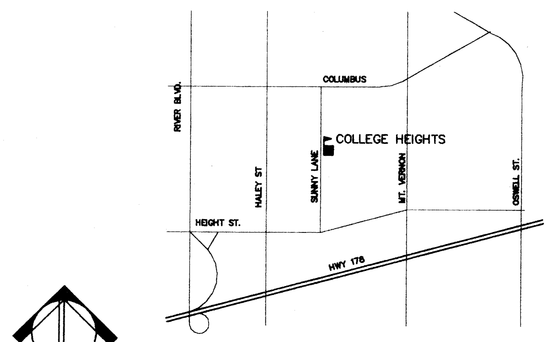
FOR

COLLEGE HEIGHTS ELEMENTARY SCHOOL

BAKERSFIELD CITY SCHOOL DISTRICT

BAKERSFIELD, KERN CO. CALIFORNIA

VICINITY MAP



NORTH

COLLEGE HEIGHTS ELEMENTARY SCHOOL

BUILDING DATA

	BUILDING OCCUPANCY	BUILDING AREA	CONSTRUCTION TYPE	BASIC ALLOWABLE	AREA INCREASE	MAXIMUM AREA	BUILDING HEIGHT	FIRE SPRINKLERS
BLDG. A								
UNIT 900	E-1	4,800	V-N	9,100			16'-0"	NO
UNIT 1000	E-1	4,800	V-N	9,100			16'-0"	NO
UNIT K-2	E-1	3,424	V-N	9,100			16'-6"	NO
TOTAL		13,024		SEE CALCS	100%	SEE CALCS		
BLDG. B								
UNIT 100	E-1	3,255	V-N	9,100			16'-0"	NO
UNIT 400	A-2.1	6,088	V-N	6,000			24'-6"	NO
TOTAL		9,443		SEE CALCS	50%	SEE CALCS		
BLDG. C								
UNIT 200	E-1	2,880	V-N	9,100			16'-0"	NO
UNIT 300	E-1	2,880	V-N	9,100			16'-0"	NO
UNIT K-1	E-1	2,018	V-N	9,100			16'-6"	NO
UNIT K-11	E-1	960	V-N	9,100			16'-6"	NO
TOTAL		8,738			NONE REQUIRED	NOT CALCULATED		
BLDG. D								
UNIT 800	E-1	6,600	V-N	9,100			16'-0"	NO
TOTAL		6,600		9,100	REQUIRED	NOT CALCULATED		
BLDG. E								
UNIT 500	B	2,880	V-N	8,000			16'-0"	NO
UNIT 600	E-1	3,840	V-N	9,100			16'-0"	NO
UNIT 700	E-1	3,840	V-N	9,100			16'-0"	NO
TOTAL		10,560		SEE CALCS	100%	SEE CALCS		

ALLOWABLE BUILDING AREA CALCULATIONS INCREASES

BASIC ALLOWABLE BUILDING AREAS PER CBC TABLE 5-B

OCCUPANCY GROUP A-2.1 = 10,000 SF
OCCUPANCY GROUP E-1 = 9,100 SF
OCCUPANCY GROUP B = 8,000 SF

BLDG. A – AREA INCREASES DUE TO SEPARATION ON THREE SIDES (OCK MAXIMUM GOVERNS

BLDG. A – ACTUAL BUILDING AREAS UNITS 900, 1000, K-2

MAXIMUM ALLOWABLE BUILDING AREAS

OCCUPANCY GROUP E-1 = 9,100 SF x 2.0 = 18,200 SF

OCCUPANCY GROUP E-1 = 13,024 SF

GROSS BUILDING AREA = 13,024 SF

13,024 / 18,200 = 0.716

(0.716 < 1) THEREFORE ACTUAL FLOOR AREA IS LESS THAN MAXIMUM ALLOWABLE

ALLOWABLE BUILDING AREA CALCULATIONS FOR MIXED OCCUPANCIES

BLDG. B – AREA INCREASES DUE TO SEPARATION ON TWO SIDES (OCK MAXIMUM GOVERNS

BLDG. B – ACTUAL BUILDING AREAS UNITS 100, 400

MAXIMUM ALLOWABLE BUILDING AREAS

OCCUPANCY GROUP E-1 = 9,100 SF x 1.50 = 13,650 SF
OCCUPANCY GROUP A-2.1 = 6,000 SF x 1.50 = 9,000 SF

OCCUPANCY GROUP E-1 = 3,255 SF
OCCUPANCY GROUP A-2.1 = 6,088 SF
GROSS BUILDING AREA = 9,443 SF

3,255 / 13,650 = 16,088 / 9,000 = 0.23 + 0.68 = 0.91

(0.91 < 1) THEREFORE ACTUAL FLOOR AREA IS LESS THAN MAXIMUM ALLOWABLE

BLDG. E – AREA INCREASES DUE TO SEPARATION ON THREE SIDES (OCK MAXIMUM GOVERNS

BLDG. E – ACTUAL BUILDING AREAS UNITS 500, 600, 700

MAXIMUM ALLOWABLE BUILDING AREAS

OCCUPANCY GROUP E-1 = 9,100 SF x 3.0 = 18,200 SF
OCCUPANCY GROUP B = 8,000 SF x 2.0 = 16,000 SF

OCCUPANCY GROUP E-1 = 7,680 SF
OCCUPANCY GROUP B = 2,880 SF
GROSS BUILDING AREA = 10,560 SF

7,680 / 18,200 + 2,880 / 16,000 = 0.42 + 0.18 = 0.60

(0.60 < 1) THEREFORE ACTUAL FLOOR AREA IS LESS THAN MAXIMUM ALLOWABLE

ABBREVIATIONS

&	and	FOS	face of stud	RTSB	rubber top set base
x	by	FT	foot	SCH	schedule
°	degrees	FTG	footing	SEP	separation
'	foot or feet	FV	flush valve	SERV	service
>	greater than	GA	gauge	SHTHG	sheathing
"	inch or inches	GALV	galvanize or galvanized	SM	sheet metal
<	less than	GB	grab bar	SOV	shut off valve
#	number	GI	galvanized iron	SB	switch board
%	percent	GYP	gypsum	SV	sheet vinyl
±	plus or minus	HB	hose bibb	SPKR	speaker
+0'-0"	elevation above finish floor	HC	handicap accessible	SPEC	specification
AC	alternating current	HM	hollow metal	SQ	square
AL	aluminum	HORZ	horizontal	SF	square foot
ASTM	American Society for Testing Materials	HW	hot water	STD	standard
		ID	inside diameter	STL	steel
BD	board	INT	interior	STR	storage
BTM	bottom	INV	invert	STRUCT	structural
BLDG	building	JT	joint	SUPT	superintendent
CAB	cabinet	LAV	lavatory	SUSP	suspend or suspended
CI	cast iron	LB	lag bolt	TB	tack board with aluminum frame
CLG	ceiling	LT	light	TC	terminal cabinet or time clock
CER	ceramic	LF	lineal foot	THK	thick
CJ	control joint or ceiling joist	LP	laminated plastic	TJ	deep tooled joint
CO	cleanout	LVR	louver	TPD	toilet paper dispenser
CLR	clear	MB	machine bolt	XFMR	transformer
CONC	concrete	MCS	metal carpet strip	TYP	typical
BLK	block	MAX	maximum	UL	Underwriters Laboratories
CVR	cover	MECH	mechanical	UNO	unless noted otherwise
COTG	cleanout to grade	MTL	metal	V	volt
CSV	coved sheet vinyl	MISC	miscellaneous	VCT	vinyl composition tile
d	penny	MT	metal threshold	VCTWB	vinyl covered tackable wall board
DTL	detail	MTG	mounting	VERT	vertical
DF	drinking fountain	NFPA	National Fire Protection Association	VWC	vinyl wall covering
DIA	diameter			W/	with
DIM	dimension	NIC	not in contract	W/O	without
DN	down	NOM	nominal	WC	water closet
DRN	drain	OC	on center	WD	wood
EA	each	OD	outside diameter	WF	wide flange
EJ	expansion joint	PR	pair	WG	wire glass
ELEC	electric or electrical	PERF	perforated	WI	wrought iron
ELEV	elevation	PERP	perpendicular	WP	waterproof or waterproofing
CMU	concrete masonry unit	PL	places or property line	YD	yard or yards
EXT	exterior	POC	point of connection		
FAB	fabricate	PSI	pounds per square inch		
F	Fahrenheit	PT	point		
FE	fire extinguisher	PREFAB	prefabricated		
FEC	fire extinguisher cabinet	QTY	quantity		
FF	finish floor elevation	R	radius		
FG	finish grade	RAD	radius		
FH	fire hydrant	REINF	reinforcement		
FLR	floor	REQD	required		
FOB	face of block	RM	room		
FOC	face of concrete	RND	round		

GENERAL NOTES

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

1995 BUILDING STANDARDS ADMINISTRATIVE CODE
PART 1, TITLE 24 C.C.R.

1995 CALIFORNIA BUILDING CODE (C.B.C.), PART 2, TITLE 24 C.C.R. ;
(1994 UNIFORM BUILDING CODE VOLUMNS 1-3 AND 1997 CALIFORNIA AMENDMENTS)

1995 CALIFORNIA ELECTRICAL CODE (C.E.C.), PART 3, TITLE 24 C.C.R. ;
(1993 NATIONAL ELECTRICAL CODE AND 1996 CALIFORNIA AMENDMENTS)

1995 CALIFORNIA MECHANICAL CODE (C.M.C.), PART 4, TITEe 24 C.C.R. ;
(1994 UNIFORM MECHANICAL CODE AND 1995 CALIFORNIA AMENDMENTS)

1995 CALIFORNIA PLUMBING CODE (C.P.C.), PART 5, TITLE 24 C.C.R. ;
(1994 UNIFORM PLUMBING CODE AND 1995 CALIFORNIA AMENDMENTS)

1995 CALIFORNIA FIRE CODE (C.F.C.), PART 9, TITLE 24, C.C.R. ;
(1994 UNIFORM FIRE CODE AND 1995 CALIFORNIA AMENDMENTS)

1995 CALIFORNIA REFERENCED STANDARDS CODE,
PART 12, TITLE 24, C.C.R.

1990 TITLE 19, C.C.R., PUBLIC SAFTTY, STATE FIRE MARSHAL REGULATIOINS

N.F.P.A. # 13 AUTOMATIC SPRINKLER SYSTEMS, ... 1994 EDITION
N.F.P.A. # 14 STANDPIPES SYSTEMS, ... 1993 EDITION
N.F.P.A. # 17A WET CHEMICAL SYSTEMS, ... 1990 EDITION
N.F.P.A. # 24 PRIVATE FIRE MAINS, ... 1992 EDITION
(CALIFORNIA AMENDED) N.F.P.A. # 72- NATIONAL FIRE ALARM CODES, ... 1993 EDITION
N.F.P.A. # 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS, ... 1989 EDITION
N.F.P.A. # 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, ... 1994 EDITION

REFERENCE CODE SECTION FOR N.F.P.A. STANDARDS – C.B.C. [S.F.M.] 3503.1.3

NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT CONSTRUCTION IN CONFLICT WITH THE REQUIREMENTS OF ANY CODE, LAW, ORDINANCE, OR REGULATION.

THE FOLLOWING AGENCIES SHALL HAVE JURISDICTION OVER THE PROGRESS OF THE WORK :

DIVISION OF THE STATE ARCHITECT
REGULATORY SERVICES :

STRUCTURAL SAFETY SECTION

FIRE & LIFE SAFETY SECTION
ACCESS COMPLIANCE SECTION

CAL/OSHA

COUNTY OF KERN :
DEPARTMENT OF HEALTH
COUNTY OF KERN
FIRE DEPARTMENT
Public Works Department

ALL CONSTRUCTION SHALL CONFORM TO THE MOST CURRENT ADOPTRD REGULATIONS.

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO CONVEY AN OVERALL DESCRIPTION OF THE PROJECT IN SUFFICIENT DETAIL FOR IT'S COMPLETE CONSTRUCTION. SOME CONDITIONS, WHICH ARE COMMONLY ENCOUNTERED IN CONSTRUCTION OF THIS TYPE AND / OR CONDITIONS WHICH RELATE TO SPEECIFIC PRODUCTS OR PROCESSES, MAY NOT BE SPECIFICALLY DETAILED IN THESE PLANS. All CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED COMPLETELY PER THE CURRENT STARDARDS OF THE APPROPRIATE INDUSTRY AND ANY APPLICABLE MANUFACTURER'S RECOMMENDATIONS.

THE DRAWINGS, IDEAS, AND DESIGNS REPRESENTED ARE THE PROPERTY OF THE ARCHITECT.

CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE DONE BY AN ADDENDA OR A CHANGE ORDER APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, C.C.R.

A 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 4-338, PART 1, TITLE 24, C.C.R. .

SHEET INDEX

ARCHITECTURAL

T 1.1 TITLE SHEET, ABBREVIATIONS, BLDG. DATA, VICINITY MAP, GENERAL NOTES, SHEET INDEX
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A-2.1 FLOOR PLAN, DEMO PLAN, UNITS. 100, 400
A-2.2 FLOOR PLAN UNIT. 400
A-2.3 FLOOR PLAN, DEMO PLAN, UNITS. 500, 600, 700
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STRUCTURAL

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S-2 FOUNDATION AND FRAMING PLANS
S-3 SECTIONS AND DETAILS
S-4 SECTIONS AND DETAILS

MECHANICAL (APPENDIUM No. ONE DRAWINGS) *

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MP 2.1 PLUMBING FLOOR PLAN UNIT 400
MP 2.2 PLUMBING FLOOR PLANS UNITS 500, 600, 700

ELECTRICAL (APPENDIUM No. ONE DRAWINGS) *
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E-1.1 LIGHTING COMPLIANCE AND DETAILS
E-2.0 SITE ELECTRICAL PLAN
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E-8.0 FIRE ALARM PLANS – UNITS 100, 400
E-9.0 FIRE ALARM PLANS – UNITS 500, 600, 700

* DRAWINGS SUPERCEDED BY APPENDIUM No. ONE ARE INCLUDED IN ORDER AT THE END OF THIS SET,

CONSULTANTS

STRUCTURAL
JOHN Q. FORESTELLE
Structural Engineer
1414 Valhalla Drive
Bakersfield, CA 93309
(805) 833-4311

MECHANICAL
Mechanical Design Concepts
428 Truxtun Avenue
Bakersfield, CA 93301
(805) 326-1313

ELECTRICAL
Cornelius-Sing Consulting Group, Inc.
918 West Main Street
Visalia, CA 93291
(209) 733-2671

SYMBOLS

888	DOOR SYMBOL / DOOR NUMBER	8	CABINET NUMBER
888	WINDOW SYMBOL / WINDOW NUMBER		MATCH LINE
WG 8	WROUGHT IRON GATE / GATE NUMBER	8 / A2	DETAIL NUMBER / SHEET NUMBER
WP 8	WROUGHT IRON PANEL / PANEL NUMBER	8 / A2	SECTION NUMBER / SHEET NUMBER
CG 8	CHAINLINK GATE / GATE NUMBER	888	ROOM NUMBER
		A88	INTERIOR ELEVATION SHEET NUMBER
8	LIQUID MARKER / BOARD TYPE	NORTH	NORTH ARROW

ORDIZ MELBY ARCHITECTS INC.

5620 DISTRICT BLVD. #105
BAKERSFIELD, CA. 93313
TEL. (805)-832-5258
FAX (805)-832-4291

LICENSED ARCHITECT WILLIAM JOHN MELBY No. C-16835 DEC. 31 1999 RENEWAL DATE STATE OF CALIFORNIA

DANNY E. ORDIZ A.I.A.
ARCHITECT C-14,728

WILLIAM J. MELBY A.I.A.
ARCHITECT C-16,835

IDENTIFICATION STAMP
DIV. OF STATE ARCHITECT
OFFICE OF REGULATIONS SERVICES

APPL. 101484

A.C. F.L.S. S.S. MG

DATE 1-13-1999

AS BUILT DRAWINGS

MODERNIZATION OF COLLEGE HEIGHTS ELEM. SCHOOL FOR:

BAKERSFIELD CITY SCHOOL DISTRICT

2551 SUNNY LN.
BAKERSFIELD,
CALIFORNIA
93305

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ARCHITECT

MARK	DATE	REVISION

TITLE SHEET

JOB NUMBER 97140
DATE 1/6/99
DRAWN BY M.K.B.

TS SHEET 1.1 OF 21