BAKERSFIELD CITY SCHOOL DISTRICT

FRANKLIN ELEMENTARY SCHOOL

MODERNIZATION PROJECT

ABBREVIATIONS

A.B.	ANCHOR BOLT	MAT'L.	MATERIAL
A/C	AIR CONDITIONING	MAX.	MAXIMUM
A.C.	ASPHALTIC CONCRETE	M.B.	MACHINE BOLT
ACOUST.	ACOUSTICAL	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MFR.	MANUFACTURER
ALUM.	ALUMINUM	MIN.	MINIMUM
ANOD.	ANODIZED	MTL.	METAL
ARCH.	ARCHITECT(URAL)	MT&WS	METAL THRESHOLD & WEATHER STRIPPING
A.T.	ACOUSTICAL TILE		
BD.	BOARD	N.	NORTH
BIT.	BITUMINOUS	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	N.R.C.	NOISE REDUCTION COEFFICIENT
BLK.	BLOCK		
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BLT.	BOLT		
BM.	BEAM	OBS.	OBSCURE
B.M.	BENCH MARK	O.C.	ON CENTER
BOT.	BOTTOM	O.D.	OUTSIDE DIAMETER
BRG.	BEARING	O.H.C.	OVERHEAD CABINET
B.U.R.	BUILT UP ROOFING	OPNG.	OPENING
		O/	OVER
CABT.	CABINET		
CEM.	CEMENT	PARTN.	PARTITION
CER.	CERAMIC	P.G.	POINT GRADE
C.I.	CAST IRON	P.L.	PROPERTY LINE
C.J.	CONTROL JOINT	PL.	PLATE
CLG.	CEILING	PLAS.	PLASTER
CLR.	CLEAR	P.L.F.	POUNDS PER LINEAL FOOT
C.M.U.	CONCRETE MASONRY UNIT	PLWD.	PLYWOOD
COMPO.	COMPOSITION	P.M.	PRESSED METAL
CONC.	CONCRETE	P/P	PUSH-PULL
CONST.	CONSTRUCTION	PR.	PAIR
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
C.T.	CABLE TELEVISION	P.V.C.	POLYVINYL CHLORIDE
CYL.	CYLINDER		
		Q.T.	QUARRY TILE
DBL.	DOUBLE		
D.F.	DOUGLAS FIR	RAD.	RADIUS
DIAG.	DIAGONAL	R.A.G.	RETURN AIR GRILL
DIAM.	DIAMETER	R.D.	ROOF DRAIN
DIM.	DIMENSION	REF.	REFRIGERATOR
DIV.	DIVISION	REINF.	REINFORCED
DR.	DOOR	REQ'D.	REQUIRED
D.S.	DOWN SPOUT	RET.	RETURN
DTL.	DETAIL	RM.	ROOM
		R.O.	ROUGH OPENING
E.	EAST	RO.S.	ROUGH SAWN
EA.	EACH	R.S.	RE-SAWN
E.D.F.	ELECTRIC DRINKING FOUNTAIN	R.T.S.B.	RUBBER TOP SET BASE
		RWD.	REDWOOD
E.J.	EXPANSION JOINT		
EL.	ELEVATION	S.	SOUTH
ELEC.	ELECTRIC	S.C.	SOLID CORE
ELEV.	ELEVATOR	SCHED.	SCHEDULE
ENCLOS.	ENCLOSURE	SECT.	SECTION
EQ.	EQUAL	SERV.	SERVICE
EQUIP.	EQUIPMENT	SHT.	SHEET
E.W.C.	ELECTRIC WATER COOLER	SHTH'G.	SHEATHING
EXIST'G. (E)	EXISTING	SIM.	SIMILAR
EXP.	EXPANSION	SL.	SLIDING
EXT.	EXTERIOR	SPECS.	SPECIFICATIONS
		SQ.	SQUARE
F.D.	FLOOR DRAIN	S.S.	STAINLESS STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	S/S	SERVICE SINK
		STD.	STANDARD
F.G.	FIXED GLASS	STL.	STEEL
F.H.C.	FIRE HOSE CABINET	STOR.	STORAGE
FIN.	FINISH	STRUCT.	STRUCTURAL
FIN.GR.	FINISH GRADE	SUSP.	SUSPENDED
F.L.	FLOW LINE		
FLR.	FLOOR	TEL.	TELEPHONE
FLSH'G	FLASHING	TEMP.	TEMPERED
FLUOR.	FLOURESCENT	T&G	TONGUE & GROOVE
F.O.B.	FACE OF BLOCK	THRESH.	THRESHOLD
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CONCRETE
F.O.F.	FACE OF FINISH	TOIL.	TOILET
F.O.M.	FACE OF MASONRY	TOL.	TOLERANCE
F.O.S.	FACE OF STUD	T.O.D.	TOP OF DECK
FT.	FOOT	T.O.P.	TOP OF PARAPET
FTG.	FOOTING	T.O.S.	TOP OF SHEATHING
		T.O.W.	TOP OF WALL
GA.	GAUGE	T.S.	TOP SET
GALV.	GALVANIZED	T.V.	TELEVISION
GEN.	GENERAL	TYP.	TYPICAL
G.I.	GALVANIZED IRON		
GL.	GLASS	U.L.	UNDERWRITER'S LABORATORIES
GLU-LAM.	GLUE LAMINATED BEAM		
GYP.BD.	GYPSUM BOARD	URIN.	URINAL
		U.O.N.	UNLESS OTHERWISE NOTED
H.B.	HOSE BIB		
H.C.	HOLLOW CORE	VERT.	VERTICAL
HC.	HANDICAPPED	VEST.	VESTIBULE
HD.	HEAD		
HDR.	HEADER	W.	WEST
HDW.	HARDWARE	W/	WITH
HDWD.	HARDWOOD	WAINS.	WAINSCOT
HGT.	HEIGHT	W.C.	WATER CLOSET
H.M.	HOLLOW METAL	WD.	WOOD
HORIZ.	HORIZONTAL	W/H	WATER HEATER
HVAC	HEAT/VENTILATING AIR CONDITIONING	WND.	WINDOW
		W/O	WITHOUT
		W.R.	WATER RESISTANT
I.D.	INSIDE DIAMETER	W.S.	WOOD SCREW
INCAND.	INCANDESCENT	W.W.F.	WELDED WIRE FABRIC
INT.	INTERIOR	W.W.M.	WOVEN WIRE MESH
JAN.	JANITOR	∠	ANGLE
JST.	JOIST	℄	CENTER LINE
		@	AT
LAM.	LAMINATE	⅊	PROPERTY LINE
LAM.PLAS.	LAMINATE PLASTIC	Ø	ROUND (DIAMETER)
LAV.	LAVATORY		

GENERAL NOTES

1. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM WITH THE LATEST APPLICABLE PORTIONS AND ADDITIONS OF THE FOLLOWING CODES:

   CALIFORNIA ADMINISTRATIVE CODE, TITLE 21, PUBLIC WORKS

   CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, BUILDING STANDARDS

   CALIFORNIA ADMINISTRATIVE CODE, TITLE 19, PUBLIC SAFETY

   UNIFORM BUILDING CODE, (1979 EDITION)

   UNIFORM BUILDING CODE (1985 EDITION, STATE FIRE MARSHAL)

   FOOD HANDLING FACILITIES SHALL COMPLY WITH ALL LOCAL HEALTH REQUIREMENTS AND CALIFORNIA UNIFORM RETAIL FOOD FACILITIES LAW.

   CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT (CAL-OSHA).

   RULES AND REGULATIONS OF THE STATE AND LOCAL FIRE MARSHALS.

   SAFETY ORDERS OF THE INDUSTRIAL ACCIDENT COMMISSION, STATE OF CALIFORNIA.

   NATIONAL ELECTRIC CODE, (1978 EDITION, STATE FIRE MARSHAL)

   UNIFORM MECHANICAL CODE, (1985 EDITION, STATE FIRE MARSHAL)

   UNIFORM PLUMBING CODE, (LATEST ADOPTED EDITION).

   ALL LAWS GOVERNING THE EMPLOYMENT OF LABOR , POSTING OF MINIMUM WAGE RATES, AND ACCIDENT PREVENTION.

2. THE CONTRACTOR SHALL VERIFY THE CONDITIONS OF THE SITE AND REPORT ALL DISCREPANCIES BETWEEN THESE PLANS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO SUBMITTAL OF BID. SITE VISITS DURING BIDDING SHALL BE COORDINATED WITH THE OWNER PER THE SPECIFICATIONS.

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

4. DETAILS MARKED TYPICAL ON DRAWINGS ARE INTENDED TO SHOW TYPICAL CONDITIONS FOR THE ENTIRE PROJECT AND ARE TO APPLY WHERE SIMILAR CONDITIONS OCCUR.

4.1 PRIOR TO CONSTRUCTION THE GENERAL CONTRACTOR SHALL CONTACT THE SCHOOL DISTRICT TO LOCATE ANY IRRIGATION PIPE OR LANDSCAPING WHICH MAY INTERFERE W/CONSTRUCTION. THE SCHOOL DISTRICT SHALL BE RESPONSIBLE FOR REMOVING & RELOCATING OR REROUTING L. LANDSCAPING & IRRIGATION SYSTEM.

5. CONTRACTOR SHALL PROTECT ALL EXISTING WORK. ANY DAMAGED WORK SHALL BE REPLACED WITH MATCHING MATERIALS, COLOR, AND TEXTURE, AT CONTRACTORS COST.

6. EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER AND / OR ARCHITECT DOES NOT GUARANTEE EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS.

7. RELATED WORK INCIDENTAL TO THE COMPLETION OF AN INDIVIDUAL CONTRACTOR'S SCOPE OF WORK (i.e. REMOVAL, UTILITY DISCONNECT/ RECONNECT, INSULATION, PATCH & MATCH, ETC.) — UNLESS SPECIFICALLY NOTED TO BE PERFORMED BY OTHERS — SHALL BE THE RESPONSIBILITY OF THE PRIME CONTRACTOR FOR THE GIVEN WORK INDICATED. BIDDERS SHOULD CAREFULLY EXAMINE PLANS & SPECIFICATIONS FOR SEGREGATED CONTRACTORS TO CLARIFY DIVISION & SCOPE OF INTERRELATED WORK.

8. INDIVIDUAL CONTRACTORS SHALL BE RESPONSIBLE FOR THEIR OWN CLEAN-UP AS WORK PROGRESSES.

9. THE CONTRACTOR SHALL EXAMINE CAREFULLY THE BID PROPOSAL, PLANS, SPECIFICATIONS, AND CONTRACT FORMS. IT IS INTENDED THAT ALL CONTRACT DOCUMENTS SHOULD AGREE, EACH WITH THE OTHER, BUT SHOULD ANY DISCREPANCY OR ERROR OCCUR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE SO THAT THE DISCREPANCY OR ERROR MAY BE RECTIFIED.

10. ITEMS NOTED TO BE REMOVED SHALL BE LABELED, STOCKPILED AND DELIVERED TO LOCATION DESIGNATED FOR STORAGE BY OWNER.

11. NO STRUCTURAL MEMBERS SHALL BE NOTCHED OR CUT, NOR CAN THERE BE ANY HOLES BORED IN THEM UNLESS THEY ARE DETAILED ON DRAWINGS AND APPROVED BY THE OFFICE OF THE STATE ARCHITECT PER TITLE 24, SECTIONS 2-2518 (d) 3, -(g) 10 FOR WOOD ; 2-2606 (c) FOR CONCRETE AND UBC 79 SECT. 2417 (f) FOR MASONRY AS APPLICABLE.
   ONLY HOLES ALLOWED WITHOUT APPROVED DETAILS ARE THOSE THAT COMPLY TO FOLLOWING CODE SECTIONS:
   (a) WOOD: SECTIONS 2-2518 (b) ; 2-2518 (g) 11, TITLE 24
   (b) MASONRY: UBC 79 SECTION 2417 (f)
   (c) CONCRETE: SECTION 2-2606 (c) TITLE 24

SITE ANALYSIS

PROJECT DESCRIPTION:

MODERNIZATION OF EXISTING SCHOOL FACILITIES OVER 30 YEARS OLD. GENERALLY THE SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO SUCH ITEMS AS, FLOORING, CABINET WORK, WALL FINISHES, SUSPENDED T-BAR ACOUSTIC CEILINGS, HANDICAP ACCESSIBILITY, ELECTRICAL, PLUMBING, AND UNCONVENTIONAL ENERGY SOURCES.

(REFER TO SITE PLAN FOR EXISTING BUILDING O.S.A. APPLICATION NUMBERS)

EXISTING SCHOOL BUILDINGS
CONSTRUCTION TYPE: V-N

OCCUPANCY GROUP: E-1

APPROXIMATE TOTAL MODERNIZATION SQUARE FOOTAGE: 42,944
(REFER TO SITE PLAN, SHEET A-1, FOR APPROXIMATE SQUARE FOOTAGE OF EACH BUILDING)

LEGAL DESCRIPTION

FRANKLIN ELEMENTARY SCHOOL
2400 TRUXTUN AVE.
BAKERSFIELD, CA 93301

(EXISTING SCHOOL SITE)

SHEET INDEX

SHEET	DESCRIPTION
ARCHITECTURAL	
A-0	COVER SHEET
A-1	SITE PLAN
A-2	FLOOR PLANS, BUILDINGS A,B,C
A-3	FLOOR PLANS, BUILDINGS D,E,F
A-4	FLOOR PLANS, BUILDINGS G,H,I,J,K
A-5	ENLARGED PARTIAL FLOOR PLANS
A-6	INTERIOR ELEVATIONS
A-7	INTERIOR ELEVATIONS
A-8	ROOM FINISH SCHEDULE
A-9	DOOR SCHEDULE
A-10	REFLECTED CEILING PLANS, BUILDINGS A, B, C, DETAILS
A-11	REFLECTED CEILING PLANS, BUILDINGS D, E, F
A-12	REFLECTED CEILING PLANS, BUILDINGS G, H, I, J, K
A-13	ROOF PLAN
A-14	EXTERIOR ELEVATIONS, BUILDINGS A, B, C, D, E, F, G, H, K
A-15	BUILDING SECTIONS
A-16	MECHANICAL EQUIPMENT ENCLOSURE
A-17	DETAILS
CIVIL	
C-1	PARTIAL GRADING PLAN
STRUCTURAL	
S-1	GENERAL NOTES AND TYPICAL DETAILS
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S-3	PARTIAL ROOF FRAMING PLANS AND DETAILS
MECHANICAL	
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P-4	PLUMBING FLOOR PLANS, BUILDINGS D, E, F
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M-1	SITE PLAN
M-2	SCHEDULES AND DETAILS
M-3	DETAILS
M-4	MECHANICAL EQUIPMENT AREA, SYS. PIPING DIAGRAM & CONTROL
M-5	FLOOR PLANS, BUILDINGS A, B, C
M-6	FLOOR PLANS, BUILDINGS D, E, F
M-7	FLOOR PLANS, BUILDINGS G, H, I, J, K
ELECTRICAL	
E-1	SITE PLAN
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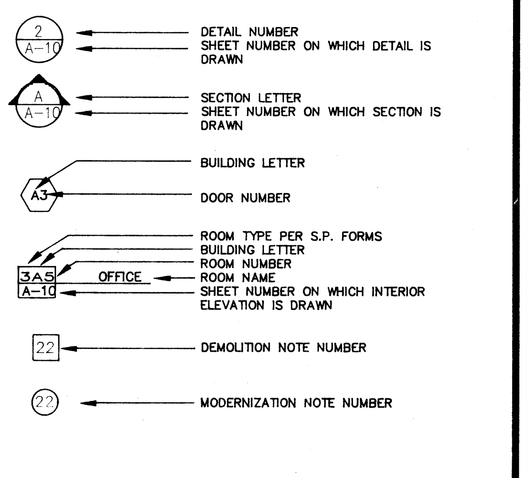
E-3	ELECTRICAL LIGHTING PLANS, BUILDINGS
E-4	ELECTRICAL LIGHTING PLANS, BUILDINGS
E-5	MECHANICAL EQUIPMENT ENCLOSURE
E-6	ELECTRICAL POWER & SIGNAL FLOOR PLAN, BLDGS. A,B,C
E-7	ELECTRICAL POWER & SIGNAL FLOOR PLAN, BLDGS. D,E,F
E-8	ELECTRICAL POWER & SIGNAL FLOOR PLAN, BLDGS. G,H,I,J,K

SYMBOLS



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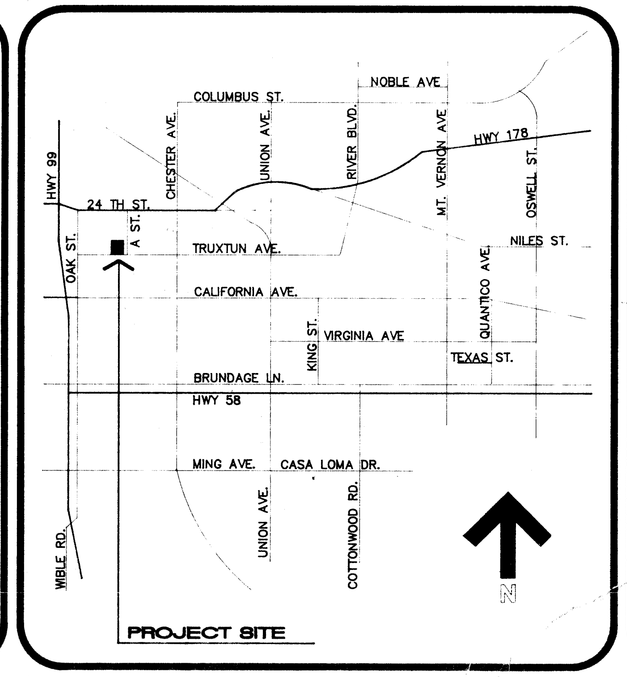
MARTIN — MCINTOSH ARE UNDER SEPERATE CONTRACT TO THE BAKERSFIELD CITY SCHOOL DISTRICT AND ARE NOT CONSULTANTS TO RENFRO — RUSSELL AND ASSOCIATES, INC.. RENFRO — RUSSELL AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY NOR THE CONTENT OF THIS WORK.

VICINITY MAP



RRA
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CONSULTANTS

PROJECT

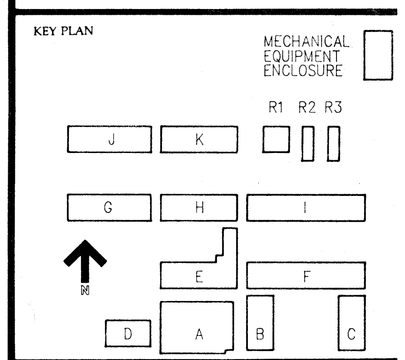
BAKERSFIELD CITY SCHOOL DISTRICT

FRANKLIN ELEMENTARY SCHOOL MODERNIZATION

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

KEY PLAN



BAKERSFIELD CITY SCHOOL DISTRICT
BOARD OF EDUCATION

DATE	APPROVED

DATE	ISSUED FOR
9/15/91	BIDDING

DATE	REVISIONS

SHEET TITLE

COVER SHEET

APPROVED ARCHITECT
CHECKED TWP DATE
DRAWN BY JSS PROJECT NO. 86-216FK

SHEET NUMBER 8696CA0112

A-0 ~~#~~ 1

OF 18 SHEETS