

# HORACE MANN DIRECTORY

BLDG #	BUILDING DESCRIPTION	DSA #	CLOSED W/ CERT	SQ. FTG
(E) M-1	MULTI PURPOSE / CAFETERIA / TOILETS / STORAGE	1900 / 1968 / 51882		
(E) M-2	4 CLSRMS / LIBRARY / STORAGE	8284 / 1968 / 51882		
(E) M-3	4 CLASSROOMS / KINDERGARTEN / MISC TOILETS / ADMIN / STORAGE	10477 / 51882		
(E) A	2 KINDERGARTEN / TOILETS / STORAGE	41306		
(E) B	9 CLASSROOMS / TOILETS	11868 / 51882		
(E) C	2 CLASSROOMS / STORAGE	11868 / 51882		
(E) D	9 CLASSROOMS / STORAGE	11868 / 51882		
(E) E	9 CLASSROOMS	11868 / 51882		
(E) F	TOILETS	41306		
(E) G	6 RELO CLSRMS / TOILET / SPECIAL EDUCATION	10462 / 4806 / 8216	# CERT 08/30/10	
(E) R-1	ADMIN / TOILETS / MISC.	17166 / 49487		
(E) R-2	2 CLASSROOMS	30116	# CERT 04/21/2005	
(E) R-4	SPECIAL EDUCATION	17166		
(E) B-1	CLASSROOM	08-106605		
(E) B-2	CLASSROOM	08-106605		
(E) B-3	CLASSROOM	08-106605		
(E) B-4	CLASSROOM	08-106605		
(E) B-5	CLASSROOM	08-106605		
(E) B-6	CLASSROOM	08-106605		
(E) B-7	CLASSROOM	08-106605		
(E) B-8	TOILETS	08-106605		
(E) R8	CLASSROOM	08-116478		460
(E) R4	CLASSROOM	08-116478	# CERT 08/14/11	460
(E) R10	CLASSROOM	08-116478		460
(E) R11	CLASSROOM	08-116478		460
(E) R12	CLASSROOM	08-117875		460
(E) R18	CLASSROOM	08-117875	# CERT 04/21/2011	460
(E) R14	CLASSROOM	08-118412	UNDER CONSTRUCTION	460
(E) R15	CLASSROOM	08-118412		460
R16	CLASSROOM	THIS APPLICATION		460
(E) R-17	ADMINISTRATION	08-119040		
(E) R-18	WORKROOM	08-119040		

**DSAs 810**  
FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

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 permit for projects consisting of construction of a new campus, construction of new buildings, additions to existing buildings, and for site alternate design means for the department emergency vehicle access, and fire and life safety protection of life and property.

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

Page 1 of the completed form must be stamped into the fire access site plan. When an alternate design means is proposed, completed pages 1 and 2 are to be stamped into the fire access site plan.

For additional information refer to the instructions at the end of this form and DSA Policy 08-51.

**PROJECT INFORMATION**

School District/Client: Bakersfield City School District  
 Project Name/School: Horace Mann Elementary School  
 Project Address: 2710 Niles Street, Bakersfield, Ca

**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 <input type="checkbox"/>	No <input type="checkbox"/>		
2. Was the fire hydrant water flow test performed as part of this LFA review? (If yes, provide a copy of the test data.)	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
3. Is the project located within a designated fire hazard severity zone as established by Cal Fire? (If yes, indicate the hazard zone classification below.)	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
Refer to the following for fire hazard zone classifications: www.fire.hazard.severity.com Wildland Interface Area (WIFA) (If any designations are checked, project design must meet the requirements of CFC Chapter 7A.)	Moderate <input type="checkbox"/>	High <input type="checkbox"/>	Very High <input type="checkbox"/>	WIFA <input type="checkbox"/>

**CONDITION MEANS AND METHODS RESOLUTION**

Item No.	ALTERNATE ACCEPTED	
	Yes	No
4. Emergency vehicle access roadways do not meet CFC requirements.	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>
5. Fire Hydrants: Number and spacing does not meet CFC requirements.	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>
6. Fire Hydrants: Water flow and pressure are less than CFC minimum.	<input type="checkbox"/>	<input type="checkbox"/>
6a. Acceptable Alternate: The available flow and pressure is acceptable for providing fire suppression and protection of life and property.	<input type="checkbox"/>	<input type="checkbox"/>
7. Location of fire department connection(s) serving fire sprinkler systems or standpipe systems does not meet CFC requirements.	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>

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**DSAs 810**  
FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

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: Robert VanTassel Title: Super of School Planning & Const.  
 Date: 03-08-19

Signature: \_\_\_\_\_

**LOCAL FIRE AUTHORITY (LFA) INFORMATION**

LFA Agency Name: Kern County Fire Department  
 LFA Review Official: Jim Kilam  
 Title: PFS-2  
 Work E-mail: jkilam@kco.kern.ca.us

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California Water Service Company  
Fire Flow Test

Test Date: 08/21/2018 Time: 8:00  
 Station: BAKERSFIELD  
 Address: 2710 NILES ST  
 Cross Street: CATALPA WY  
 Requested By: BAKERSFIELD CITY SCHOOLS  
 Conducted By: HUDO CONTRERAS-HERSCHEL MOORE  
 Purpose of Test: FIRE FLOW  
 Witnessed By: Calwater:

Outlet No.	Outlet Size	PITOT	Observed Pressure	Static Pressure	Residual Pressure	Flow Observed	Flow Avail. @200
1	4.00	16	1718	50	45	1718	4521
2							
3							
4							

Location 1 Hydrant No.: 2084 Address: 2710 NILES ST  
 Location 2 Hydrant No.: Address:  
 Location 3 Hydrant No.: Address:

Remarks: 1720 GPM  
 Static/Residual Location: CORNER NILES & CATALPA, HYDRANT #2025

Note: PER 2016 CFC, APPENDIX-B, TABLE B105.1(2), 2,500 GPM REQ'D FOR 8,640 SF

## FEMA F.I.R.M. INFORMATION

FLOOD ZONE DESIGNATION: ZONE-X  
 FLOOD INSURANCE RATE MAP PANEL: 06029C 1848E  
 EFFECTIVE DATE OF F.I.R.M.: 09-28-08  
 APPLICABLE COMMUNITY ORDINANCE: KERN CO. ORD. TITLE - 1740 "FLOODPLAIN MANAGEMENT"

## SAFE DISPERSAL CALC.

PER CBC 2016 482.1.9 & 1004.6.3

GROUP - 'A', SEE EXIT ANALYSIS

(2) ACCESSIBLE SPACES = 108F x 2 = 208F  
 460 SF x 4 = 1840 SF (8640 / 20) - 2 = 480 OCC'S  
 480 x 3 SF  
 1240 SF + 208F = 1810 SF REQ'D IN SAFE DISPERSAL AREA - "A" 38' x 38' = 1800 SF  
 SEE SITE PLAN "A" FOR SAFE DISPERSAL AREA

## SITE GENERAL NOTES

- THE PATH OF TRAVEL IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA - BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS. FOR ADDITIONS, 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 & (2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS & SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NON-COMPLIANT 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 DOCUMENTS. DURING CONSTRUCTION IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NON-COMPLYING BEYOND REASONABLE CONSTRUCTION TOLERANCES THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS PART OF THIS PROJECT BY MEANS OF A "CONSTRUCTION CHANGE DOCUMENT."
- SAW CUT AC AND TRENCH AND PROVIDE U.S. UTILITIES PER FIRE ALARM & ELECTRICAL DMS'S. ALL TRENCH PATCHING SHALL BE FLUSH WITH ADJACENT PAVING. ALL ELEC. CONDUITS SHALL BE 24" MIN. BELOW UTILITIES SURFACE, SET ON 6" SAND-FILL, IV 6" SAND COVER, THEN BACKFILLED & COMPACTED TO 98% ± O.M.C., SEE SPECIFICATIONS.
- THESE MODULAR BLDGS ARE NOT FIRE SPRINKLERED & THEY HAVE FIRE ALARMS WITH VOICE EVAC.

## PARKING CALC

(E) PARKING LOT - 1

(E) ACCESSIBLE STALLS	4
(E) VAN ACCESSIBLE STALLS	2
(E) REGULAR STALLS	282
TOTAL	288

(E) PARKING LOT - 2

(E) ACCESSIBLE STALLS	9
(E) VAN ACCESSIBLE STALLS	1
(E) REGULAR STALLS	284
TOTAL	294

\*PER CBC 2016 11B-208.2, TABLE 11B-208.2

## SITE LEGEND

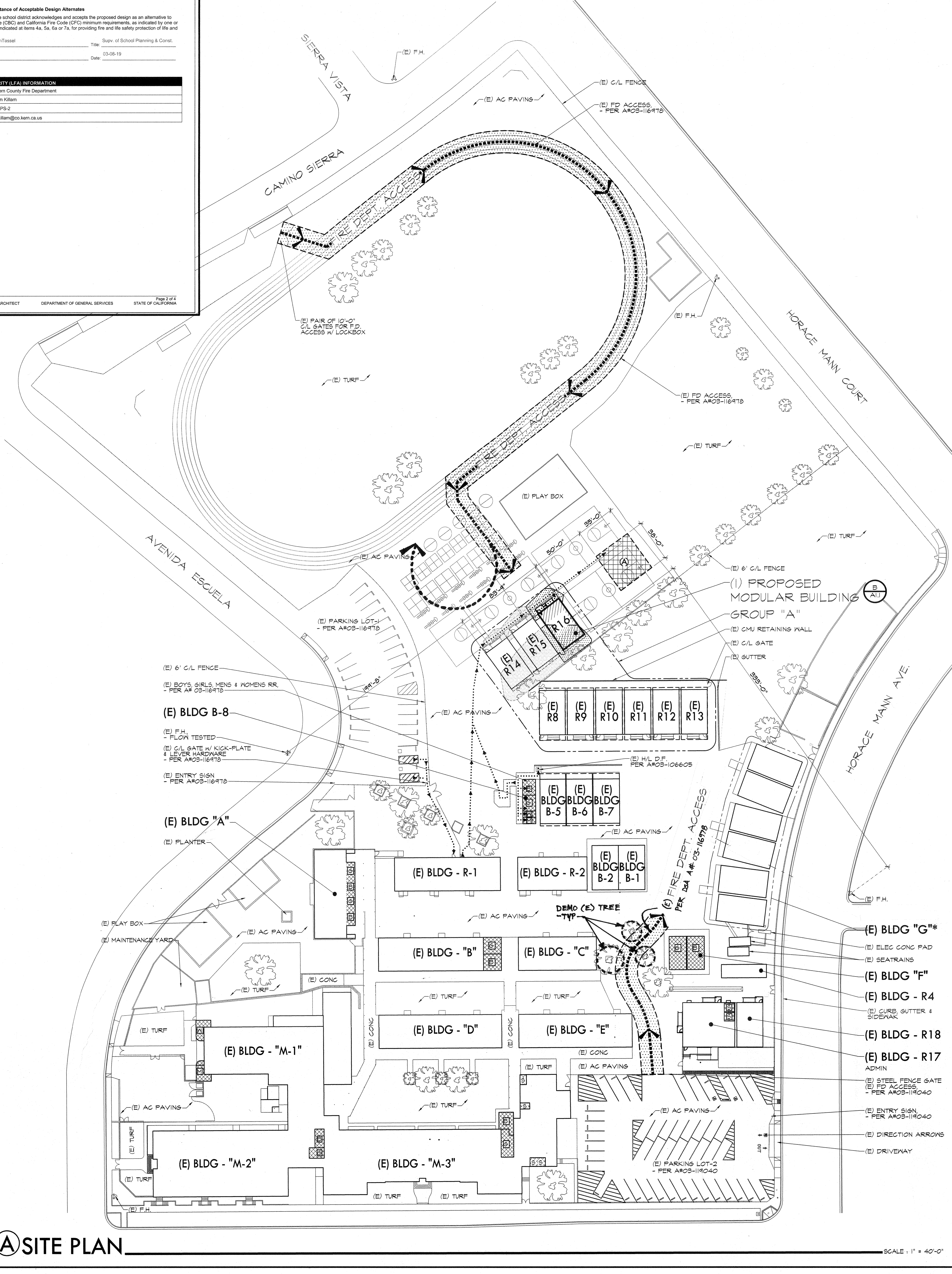

## BUILDING CODE ANALYSIS

GROUP	BLDG	APPLICATION #	BLDG I.D.	BLDG OCC. TYPE	TYPE OF CONSTR	ACTUAL HT STRY / FT	ACTUAL AREA PER OCC	ACTUAL ALLOWABLE AREA
A	(E) R8	08-116478				460		
	(E) R4	08-116478				460		
	(E) R10	08-116478				460		
	(E) R11	08-116478				460		
	(E) R12	08-117875				460	8640 SF	≤ 4800 SF OK
	(E) R18	08-117875				460		
	(E) R14	08-118412				460		
	(E) R15	08-118412				460		
	R16	THIS APPLICATION				460		

## EXITING ANALYSIS

BLD NO	ROOM NAME	FLOOR AREA	OCC LOAD FACTOR	TOTAL OCC	REQ'D EGRESS WIDTH OCC X 0.2 INCH	EXITS PROVIDED
16	CLASSROOM	460	20	48	48 X 0.2 = 9.6"	(1) @ 56"

TOTAL OCCUPANT LOAD = 48 (\* WITHIN THE SCOPE OF WORK ONLY)



MARK	DATE	REVISIONS
▲		
▲		
▲		

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ARCHITECT. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

**SITE IMPROVEMENTS FOR 1-24'x40' MODULAR CLASSROOM AT: HORACE MANN ELEMENTARY SCHOOL**  
 2710 NILES STREET, BAKERSFIELD, CA, 93306

FOR BAKERSFIELD CITY SCHOOL DISTRICT  
 BAKERSFIELD, KERN COUNTY, CALIFORNIA, 93305

IDENTIFICATION STAMP  
 DIV. OF THE STATE ARCHITECT  
 OFFICE OF REGULATION SERVICES  
 APR 18 11 19 17  
 APR 15 16  
 AC. DATE: APR 18 2019  
 PTN : 63321-339

**ARCHITECT**  
 SCARCHITECT INC.  
 1601 NEW STINE ROAD, SUITE 280  
 BAKERSFIELD, CA 93309  
 PH: (661) 397-4377  
 FAX: (661) 397-4378  
 WWW.SCARCHITECT.COM

STEPHEN J. COOPER, INC. ARCHITECT  
 C-16788  
 01/19/19  
 STATE OF CALIFORNIA  
 STEPHEN J. COOPER, INC., NCARB, AIA, LEED® AP BD+C

'A'-SITE PLAN / SCHOOL DIRECTORY

JOB NO. 1266  
 DRAWN BY: SWV  
 CHECKED BY: SIC  
 DATE: 11/19/18

**1.0**  
 1 OF 3 SHEETS

X:\2019\1266\Drawings\11\1266\_A10\_SchoolDir\_Plan\_A16\_170\_2019.rvt



SCALE: 1" = 40'-0"