SITE IMPROVEMENTS FOR (1) - 24'x40' MODULAR CLASSROOM AT: HORACE MANN ELEMENTARY SCHOOL

2710 NILES ST, BAKERSFIELD, CA 93306
FOR
BAKERSFIELD CITY SCHOOL DISTRICT
1300 BAKER STREET, BAKERSFIELD, CALIFORNIA, 93305

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

SYMBOLS

- GRID LINES
- GATE SYMBOL
- DOOR SYMBOL / DOOR NUMBER
- WINDOW SYMBOL / WINDOW NUMBER / T = TEMPERED / WH/OCCURS
- REVISION NUMBER
- WORK POINT CONTROL PT./ DATUM PT. ELEVATION
- MATCH LINE (SHADED PORTION IS THE SIDE SHOWN)
- ADA CLEARANCE, SEE SCHEDULE
- NORTH ARROW (PLAN NORTH)
- BUILDING SECTION / SHEET NUMBER
- WALL SECTION / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- RM. NUMBER/ NAME / SHEET REFERENCE
- REVISED FINISH GRADE (E) GRADE CALLED (E)
- KEYNOTE
- SIGNS, SEE SHT A1.1, DTL 4/A10.0
- KITCHEN EQUIPMENT

ABBREVIATIONS

@	AT	FAB	Fabrication(tion)	PL	Plate
&	And	FAC	Factory	PLAS	Plaster
(E)	Existing	FAS	Fasten(er)	(P)CPL	(Portland) Cement Plaster
<	Less Than	FBD	Fiberboard		
>	More Than	FBGL	Fiberglass	PNL	Panel
(N)	New	FHC	Fire Hose Cabinet	PNT(D)	Paint(ed)
d	Penny	FHMS	Flathead Machine Screw	PREFAB	Pre-Fabricated
±	Plus or Minus			PLBG	Plumbing
#	Pound / Number	FHWS	Flathead Wood Screw	PLYWD	Plywood
≤	Less than or Equal	FHSS	Flathead Stainless steel	PTDF	Pressure Treated D.F.
≥	More than or Equal	FIN	Finish(ed, es)		
AB	Anchor Bolt	FLEX	Flex(ible)	R	Riser
AC	Asphalt Concrete	FLR	Floor	RA	Return Air
ACC	Accessibility	FLUOR	Fluorescent	RD	Roof Drain, Relative Density
AD	Area Drain	FOUND	Foundation		
APF	Above Finish Floor	FRMG	Framing	RH	Right Hand
AP	Access Panel	FRT	Fire-Retardant	RJ	Roof Joist
A/C	Air-conditioning	FS	Fixed Shelf	RL	Ridge Line
ABV	Above	FTG	Footing	RO	Rough Opening
ACOUS	Acoustic(al)	FURR	Furring(ed)	RAD	Radius
ACPL	Acoustical Plaster	FUT	Future	ROW	Right of Way
ADD	Addendum	FV	Field Verify	RDWD	Redwood
ADJ	Adjustable/Adjacent			REF	Reference
AGG	Aggregate			REINF	Reinforce(ment)
AFF	Above Finish Floor	GB	Grab Bar	REM	Removal
ALT	Alternate	GI	Galvanized Iron	REQ'D	Required
ALUM	Aluminum	GA	Gauge	RES	Resilient
ANC	Anchor(age)	GALV	Galvanize	RET	Return
ANOD	Anodized	GL	Glass	REV	Revision
APPROX	Approximate(ly)	GLZG	Glazing	RFG	Roofing
ARCH	Architect	GRAV	Gravel	RFL	Reflect(ed),(ive)or(r)
ASB	Asbestos	GRD	Grade	RM	Room
AUTO	Automatic	GSKT	Gasket	RO	Rough Opening
AVE	Average	GYPBD	Gypsum Board	RS	Reducer Strip
AV	Audio Video	GYPLA	Gypsum Lath	RTSB	Rubber Top Set Base
				RVT	Rivet
BBD	Bulletin Board	HB	Hose Bibb	RWD	Redwood
BC	Begin Curve	HC	Hollow Core	RWL	Rainwater Leader
BMK	Bench Mark	HJT	Head Joint		
BOB	Bottom of Beam	HM	Hollow Metal	S&P	Shelf and Pole
BUR	Built-up Roofing	HVAC	Heating, Ventilating & Air-Conditioning	S	South
BD	Board			SC	Solid Core
BEL	Below	HBD	Hardboard	SD	Storm Drain, Self-drilling
BIT	Bituminous	HDR	Hardener		
BLDG	Building	HDWD	Hardwood	SEL	Select
BKBD	Backboard	HDWR	Hardware	SF	Square Foot
BLK	Block	HEX	Hexagonal	SN DISP	Sanitary Napkin Dispenser
BLKG	Blocking	HORIZ	Horizontal		
BRK	Break, Brick	HSS	Hollow Steel Section	SCHED	Schedule
BRKR	Braker	HT	Height	SEC	Section
BM	Beam	HTG	Heating	SGL	Single
BOT	Bottom	HW	Hot Water	SHLF	Shelf
BN	Boundary Nailing			SHLVG	Shelving
BRG	Bearing			SHWR	Shower
BRNZ	Bronze	ID	Inside Diameter	SHT	Sheet
BTU	British Thermal Unit	INCL	Include(ing)	SHT MTL	Sheet Metal
BTWN	Between	INSTR	Instruction(tor)	SHTG	Sheathing
BUR	Built Up Roofing	INSUL	Insulate(tion)	SIM	Similar
BVL	Bevel(ed)	INTM	Intermediate	SKLT	Skylight
		INT	Interior	SPEC	Specification(s)
		INV	Invert	SPKR	Speaker
C&G	Curb and Gutter	ISA	International Symbol of Accessibility	SQ	Square
CB	Catch Basin			SS	Stainless Steel
CF	Cubic Foot(Feet)			STC	Sound Transmission Coefficient
CFL	Counterflashing				
CFRD	Coffered			ST	Self Tapping
CG	Corner Guard	JST	Joist	STD	Standard
CI	Cast Iron	JT	Joint	STFRNT	Storefront
CIP	Cast Iron Pipe			STL	Steel
CIPC	Cast-in-place concrete			STOR	Storage
CISP	Cast Iron Soil Pipe	KVC	Keen's Veneer Cement	STRUC	Structure
CJ	Ceilling Joist	KD	Knockdown	STRUCTL	Structural
CJT	Control Joint	KPL	Kick-plate	SUSP	Suspended
CK	Caulk(ing)	KIT	Kitchen	SYM	Symetrical
CL	Chain Link	KO	Knock Out	SYS	System
L	Center Line				
CMT	Ceramic Mosaic tile				
CMU	Concrete Masonry unit	LBS	Pounds	T&B	Top & Bottom
CO	Clean-out	LBT	Lag Bolt	T&G	Tongue & Groove
COTG	Clean-out to grade	LF	Linear Foot	T	Tread
COTW	Clean-out thru wall	LH	Left Hand	TB	Towel Bar
CR	Curb Return	LPT	Low Point	THRU	Through
CAB	Cabinet	LAD'R	Ladder	TI	Tenant Improvement
CEM	Cement	LAM	Laminate(d)	TJ	Tool Joint
CER	Ceramic	LAV	Lavatory	TS	Tube Steel
CHAM	Chamfer	LBL	Label	TOB	Top of Beam
CHBD	Chalkboard	LVR	Louver	TOC	Top of Curb(Conc)
CHG	Change	LOC	Location	TOM	Top of Masonry
CLG	Ceilling	LT	Light	TOP	Top of Plate(Parapet)
CLR	Clear(ance)			TOR	Top of Roof
CLS	Closure			TORD	Top of Roof Drain
CNTR	Counter	MACH	Machine	TOS	Top of Sheathing
COL	Column	MB	Machine Bolt / Marker	TOW	Top of Wall
COMB	Combination		Board	TP DISP	Toilet Paper Dispenser
COMPO	Composition	MC	Medicine Cabinet	T PART	Toilet Partition
CONC	Concrete	MT	Metal Threshold	TSCDP	Toilet Seat Cover Dispenser
CONST	Construction	MAS	Masonry		
CONT	Continuous	MAX	Maximum	TELE	Telephone
CORR	Corrugated	MBRN	Membrain	TEMP	Tempered
CSK	Countersink	MECHL	Mechanical	TEXT	Texture(d)
CRPT	Carpet	MED	Medium	TH	Threshold
CSMT	Casement	MFG	Manufacturing	THD	Thread(ed, s)
CTR	Center	MFR	Manufacturer	THK	Thick(ness)
CW	Cold Water	MH	Man Hole	TKBD	Tackboard
		MIN	Minimum	TSB	Toilet Base
		MIR	Mirror	TS	Thermostat
DF	Drinking Fountain / Douglas Fir	MISC	Miscellaneous	TT&P	Tape, Texture & Paint
DG	Decomposed Gravel	MLDG	Molding (Moulding)	TYP	Typical
DH	Double Hung	MKR	Marker	TV	Television
DA	Double Acting	MO	Masonry Opening	TW	Tread Width
DET	Detail	MOD	Modular		
DIA	Diameter	MS	Mud-Set		
DIAG	Diagonal	MT	Metal Threshold	UNO	Unless Noted Otherwise
DIM	Dimension	MTD	Mounted		
DIV	Division	MTL	Metal	UG	Underground
DPPR	Depress(ed)	MTL'L	Material		
DR	Door	MULL	Mullion		
DS	Downspout	MWK	Millwork	VAC	Vacuum
DISP	Dispenser			VERT	Vertical
DWG	Drawing	N	North	VIF	Verify in Field
DWR	Drawer	NIC	Not In Contract	VG	Vertical Grain
DC W	Domestic Cold Water	NO	Number	VO	Vent Over(Offset)
DHW	Domestic Hot Water	NTS	Not to Scale	VR	Vent Riser
		NAT	Natural	VTR	Vent Thru Roof
		NOM	Nominal	VAR	Varnish
E	East	NRC	Noise Reduction Coefficient	VCT	Vinyl Composition Tile
EDF	ElectricDrinkingFountain			VTWB	Vinyl Tackable Wallboard
EF	Each Face			VEN	Veneer
EJ	Expansion Joint	OC	On Center	VERT	Vertical
EPB	Electric Panel Board	OCBW	On Center Both Ways	VPB	Vapor Barrier
EW	Each Way	OD	Outside Diameter	VWC	Vinyl Wall Covering
EA	Each	O/	Over		
ELECT	Electric(al)	OA	Overall	W	West
ELEV	Elevator	OBS	Obscure	WC	Watercloset
ELEV	Elevation	OFLD	Overflow Drain	WD	Wood
EMER	Emergency	OHMS	Ovalhead Machine Screw	WG	Wire Glass
ENAM	Enamel	OHWS	Ovalhead Wood Screw	WH	Water Heater / Water-head
ENCL	Enclosure			WHCAB	Wall Hung Cabinet
EQ	Equal	OVHD	Overhead	WI	Wrought Iron
EQUIP	Equipment	OPHD	Opposite Hand	WM	Wire Mesh
EXH	Exhaust	OPAQ	Opaque	WTW	Wall to Wall
EXP	Expansion / Exposed	OPNG	Opening	WWM	Welded Wire Mesh
EX	Exterior	OPP	Opposite	WWRM	Welded Wire Reinforcing Mat
FBO	Furnished By Others			W/	With
FBLKG	Fire-blocking	PA	Planting Area	WH/	Where
FD	Floor Drain	PS&P	Patch, Sand & Paint	W/I	Within
FDN	Foundation	PSS&S	Patch, Sand, Stain & Seal	W/O	Without
FEC	Fire Extinguisher Cabinet			WOLM	Wolmanized
FG	Fixed Glass / Finish Grade	PBD	Particle Board	WDW	Window
		PF	Property Line	WP	Waterproof(ing)
FGRD	Finish Grade	PLAM	Plastic Laminate(d)	WR	Water Resistant
FJ	Floor Joist	POC	Point of Connection	WS	Weatherstrip
FJT	Flush Joint	POI	Point of Intersection	WSCT	Wainscot
FO	Face Of	PT DISP	Paper Towel Dispenser	WST	Waste
FOC	Face of Concrete / Column	PT RECP	Paper Towel Receptical	WT	Weight
FOF	Face of Finish	PVC	Poly-Vinyl Chloride		
FOM	Face of Masonry	PART	Partition		
FOS	Face of Stud	PCCONC	Precast Concrete		
FOW	Face of Wall	PERF	Perforated		
		PERIM	Perimeter		

GENERAL NOTES

NOTHING IN THE DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION THAT COULD BE IN VIOLATION OF THE APPLICABLE CODES, ORDINANCES, REGULATIONS, RESTRICTIONS, ETC. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS SHALL CAUSE THE CONTRACTOR TO NOTIFY THE ARCHITECT PRIOR TO MAKING ANY CHANGES IN THE WORK.

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

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR 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 BY THESE DRAWINGS.

MISPLACEMENT, ADDITION, OR OMISSION OF ANY WORD, LETTER, FIGURE, PUNCTUATION MARK, ETC., SHALL IN NO WAY CHANGE OR ALTER THE TRUE INTENT, SPIRIT, OR MEANING OF THE DRAWINGS. THE CONTRACTOR SHALL STUDY AND COMPARE ALL DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE ARCHITECT BEFORE COMMENCING WORK IN THAT AREA.

ALL WORK SHALL BE IN CONFORMANCE WITH THE CURRENTLY ADOPTED EDITION OF THE:

PART 1 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R.

PART 2 2016 CALIFORNIA BUILDING CODE, TITLE 24 C.C.R.
(2015 INTERNATIONAL BUILDING CODE, VOLUME 1 AND 2 WITH CALIFORNIA AMENDMENTS)

PART 3 2016 CALIFORNIA ELECTRICAL CODE, TITLE 24 C.C.R.
(2014 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)

PART 4 2016 CALIFORNIA MECHANICAL CODE, TITLE 24 C.C.R.
(2015 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

PART 5 2016 CALIFORNIA PLUMBING CODE, TITLE 24 C.C.R.
(2015 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO AND CALIFORNIA AMENDMENTS)

PART 6 2016 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.

PART 7 CURRENTLY VACANT

PART 8 2016 CALIFORNIA HISTORICAL BUILDING CODE, TITLE 24 C.C.R

PART 9 2016 CALIFORNIA FIRE CODE, TITLE 24 C.C.R
(2015 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL)

PART 10 2016 CALIFORNIA EXISTING BUILDING CODE, TITLE 24 C.C.R.
(2015 INTERNATIONAL EXISTING BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH AMENDMENTS)

PART 11 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN CODE), TITLE 24 C.C.R.

PART 12 2016 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 C.C.R.

PARTIAL LIST OF APPLICABLE STANDARDS:

NFPA 10	STANDARD FOR PORTABLE FIRE EXTINGUISHERS	2013 EDITION
NFPA 13	AUTOMATIC SPRINKLER SYSTEMS (CALIFORNIA AMENDED)	2016 EDITION
NFPA 14	STANDPIPE SYSTEMS (CALIFORNIA AMENDED)	2013 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2013 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS	2013 EDITION
NFPA 20	STATIONARY PUMPS	2016 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS (CALIFORNIA AMENDED)	2016 EDITION
NFPA 72	NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED) (NOTE SEE UL STANDARD 1971 FOR "VISUAL DEVICES")	2016 EDITION
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2015 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS REFERENCE CODE SECTION FOR NFPA STDS-CBC (SFM) 3504.1	2015 EDITION

A. 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.

B. IF CONFLICTS BETWEEN VARIOUS ELEMENTS (ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL) OF THE WORK OF THE DRAWINGS ARE DISCOVERED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT.

C. THE OWNER, THE ARCHITECT AND THE ENGINEERS SHALL ASSUME NO RESPONSIBILITY FOR THE EXISTING CONDITIONS AND MEASUREMENTS INDICATED ON THESE PROPOSED PLANS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING MEASUREMENTS AND CONDITIONS NECESSARY TO PROVIDE COMPLETE WORK AS INDICATED BY THE INTENT OF THESE PLANS PRIOR TO PROCEEDING WITH WORK OF THIS CONTRACT.

D. EXISTING DIMENSIONS INDICATED ON THESE PROPOSED DRAWINGS HAVE BEEN PROVIDED FROM INFORMATION OBTAINED FROM THE DISTRICT. THE CONTRACTOR SHALL USE WHAT MEANS NECESSARY TO VERIFY THE DIMENSIONS IN THE AREAS OF DESIGNATED WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING WORK IN THE AREA OF QUESTION.

E. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGE DOCUMENT (CCD TYPE-'A') APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.

F. A "CLASS-3" PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) APPROVED AND CERTIFIED 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.

1) THE SITE INSPECTOR SHALL VERIFY THE DOCUMENTS BELOW ARE ON THE JOB SITE & APPLICABLE TO EACH UNIT PRIOR TO INSTALLATION OF THE UNIT(S), INCLUDING THE SERIAL NUMBER FOR EACH UNIT.
   - A.) IN-PLANT VERIFIED REPORT
   - B.) LABORATORY VERIFIED REPORT
   - C.) WELDING VERIFIED REPORT

2) THE PROJECT INSPECTOR (PI) IS TO WITNESS AND VERIFY GROUNDING, PER DSA-103.

G. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LEGAL ORDINANCES.

H. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATIONS, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITION SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHERE THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CCD TYPE-'A', OR A SEPARATE SET OF PLANS & SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED REPAIR WORK SHALL BE SUBMITTED TO AND APPROVED BY DIVISION OF THE STATE ARCHITECT BEFORE PROCEEDING WITH THE REPAIR WORK.

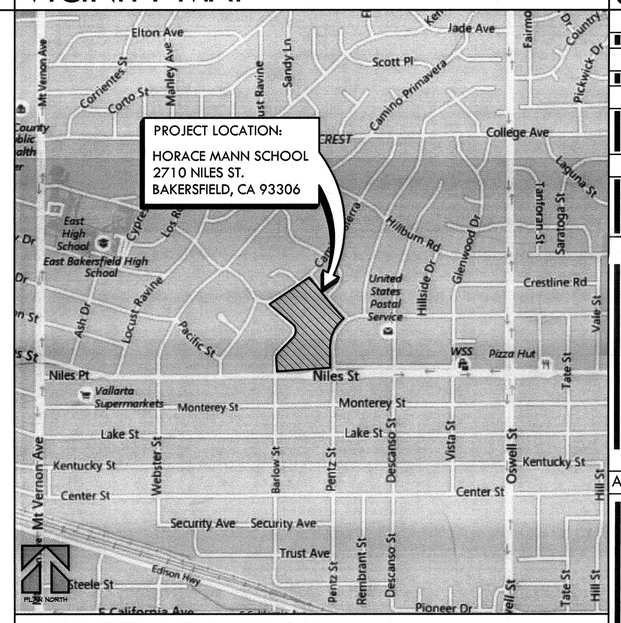
I. CUTTING, BORING, SAWCUTTING OR DRILLING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS OR ACCEPTED BY THE ARCHITECT AND ENGINEER WITH THE APPROVAL OF DSA REPRESENTATIVE.

J. NOTIFY ARCHITECT AND THE DIVISION OF THE STATE ARCHITECT FIELD ENGINEER IF ANY DISCREPANCIES OCCUR.

K. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE SCHOOL DISTRICT SHALL CONDUCT ALL REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.

L. DETERIORATION OR EXISTING NON-COMPLAINT CONSTRUCTION- 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 (CCD), 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

VICINITY MAP



SCOPE OF WORK

(CONTRACT-1 BY DISTRICT, CONTRACT-2 BY CONTRACTOR)

CONTRACT I - MODULAR BUILDING

ALL LABOR, MATERIALS, & EQUIPMENT TO DELIVER TO THE JOB-SITE AND SET (1) 24x40 MODULAR CLASSROOM ON NON-CONFORMING WOOD FOUNDATION WITH PLATFORM, RAMP & PERIMETER PAINTED PLYWOOD SKIRTING TO MATCH MODULAR BUILDING. THE MODULAR BUILDING SHALL BE COMPLETE AND FUNCTIONAL, READY FOR COMPLETE UTILITY HOOK-UPS BY OTHERS (SEE CONTRACT II). COORDINATE WITH THE SITE IMPROVEMENT CONTRACTOR FOR A COMPLETE INSTALLATION, SEE CONTRACT II .

CONTRACT II - SITE IMPROVEMENTS

ALL LABOR, MATERIALS, & EQUIPMENT REQUIRED TO PROVIDE SITE IMPROVEMENTS FOR (1) 24'x40' MODULAR CLASSROOM. WORK TO INCLUDE BUT NOT NECESSARILY LIMITED TO PATH OF TRAVEL, DEMO (E) A.C. PAVING & GRADE. PROVIDE AND INSTALL GALV. CHAIN-LINK FENCING & GATE, FIRE EXTINGUISHER, A.C. PAVING, SIGNAGE, GALVANIZED FLASHING, TRENCHING, UNDERGROUND CONDUITS & CONNECTING ALL POWER, SIGNAL, FIRE ALARM, GROUNDS & ALL REQUIRED UTILITY SERVICES & HOOK UP TO THE MODULAR BUILDING & COORDINATE W/ MODULAR BUILDING SUPPLIER FOR A COMPLETE & FUNCTIONAL INSTALLATION.

OWNER

BAKERSFIELD CITY SCHOOL DISTRICT
1300 BAKER STREET
BAKERSFIELD, CALIFORNIA, 93305
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FAX (661) 326-1485
www.bcsd.com

FOR INFO. ON THIS PROJECT, CONTACT:
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B.C.S.D. MAINTENANCE & OPERATION DEPARTMENT
1501 FELIZ DRIVE
BAKERSFIELD, CALIFORNIA, 93307

DESIGN TEAM

ARCHITECTURAL	CIVIL	ELECTRICAL
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FAX (661) 397-4378	FAX (661) 327-1065	FAX (559) 276-5767
scorbin@scarchitect.com	mattc@portercivil.com	davor@dpgengineering.com

SHEET INDEX

RELOCATED MODULAR BUILDINGS FROM STOCKPILE

THESE DRAWING AND/OR SPECIFICATIONS AND/OR CALCS FOR THE ITEMS LISTED BELOW HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS WHO ARE LICENSED AND AUTHORIZED TO PREPARE SUCH DRAWINGS IN THIS STATE. THESE DOCUMENTS HAVE BEEN EXAMINED BY ME AND HAVE BEEN FOUND TO MEET THE APPROPRIATE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS AND THE PROJECT SPECIFICATIONS BY ME. THE ITEMS LISTED BELOW HAVE BEEN COORDINATED WITH MY PLANS AND SPECIFICATIONS AND ARE ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION DRAWINGS OF THIS PROJECT FOR WHICH I AM THE INDIVIDUAL DESIGNATED TO BE GENERALLY RESPONSIBLE (OR FOR WHICH I HAVE BEEN DELEGATED RESPONSIBILITY). A LIST OF ALL DRAWINGS ARE ATTACHED, THEY HAVE BEEN REVIEWED & ACCEPTED SEE SHEET-0, TITLE SHEET OF AURORA MODULAR INDUSTRIES DRAWINGS BELOW.
PURSUANT TO DSA POLICY 07-02 APPENDIX A, OTC PACKAGE CHECKLIST, ITEM D-RELOCATION PROJECT #3; I SHALL BE RESPONSIBLE TO VERIFY BY APPROPRIATE MEANS SUBJECT TO DSA APPROVAL, THAT THE MODULAR BUILDINGS TO BE RELOCATED FOR THIS APPLICATION SHALL CONFORM TO THE ORIGINALLY APPROVED PLANS & SPECIFICATIONS & HAVE NOT BEEN ALTERED STRUCTURALLY OR SUFFERED STRUCTURAL DETERIORATION.

STEPHEN J. CORBIN, AIA, NCARB, LEED®-AP BD+C

LICENSED ARCHITECT — STEPHEN J. CORBIN — No. C-16788 — 10/20/19 — STATE OF CALIFORNIA

AURORA MODULAR INDUSTRIES — Modular Building

BUILDING R16
SN-19563-19564; STOCKPILE A-65839; PC-253

ELITE MODULAR — Wood Foundation

BUILDING R16
A-04-116392

I find that:
- [X] All drawings or sheets listed on the cover or index sheet
- [ ] This drawing or page

[X] is/are in general conformance with the project design intent, and
[ ] has/have been coordinated with the project plans and specifications.

4/30/19
Signature — Date

Architect or Engineer designated to be in general responsible charge

STEPHEN J. CORBIN, NCARB, AIA, LEED®
Print Name

C-16788 — 11/30/19
License Number — Expiration Date

[ ] is/are in general conformance with the project design intent, and
[ ] has/have been coordinated with the project plans and specifications.

Signature — Date

Architect or Engineer delegated responsibility for this portion of the work

Print Name

License Number — Expiration Date

GENERAL NOTES CONTINUED

M. Specifications do not override construction drawings. Submit RFIs to design team if there are discrepancy between approved drawings and approved specifications. Submit revised drawings or specifications as result of such RFIs to DSA via CCDs if required by IR A-6.

N. TITLE 24 PART 1-5 & 9 MUST BE ON SITE DURING CONSTRUCTION.

SITE DATA

CLIMATE ZONE 13

BASIC WIND SPEED	110 mph	SEISMIC DESIGN FACTOR	D
3-SECOND GUSTS	110 mph	SEISMIC IMPORTANCE FACTOR	1.0
WIND EXPOSURE	C	SEISMIC SITE CLASS	
TOPOGRAPHIC FACTOR	1.0	S_s	1.09
SOIL BEARING PRESSURE	1,000 PSI	S_{DS}	0.773

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
APP: 03-119117
FILE: 15-6
AC
DATE: APR 30 2019

PTN : 63321-339

SCArchitect inc.
1601 NEW STINE ROAD, SUITE 280
BAKERSFIELD, CA 93309
PH: (661) 397-4377
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LICENSED ARCHITECT — STEPHEN J. CORBIN — No. C-16788 — 10/20/19 — STATE OF CALIFORNIA

STEPHEN J. CORBIN, NCARB, AIA, LEED®-AP BD+C

TITLE SHEET
VICINITY MAP
SCOPE OF WORK
GENERAL NOTES
SHEET INDEX
ABBREVIATIONS

JOB NO. 1266
DRAWN : SMV
CHECKED : SJC
DATE : 11/19/18

T 0.0
1 OF 1 SHEETS

LEGEND

	EX. TREE (SIZE VARIES)
194.83 DESC	DESIGN GRADE
2.0%	DESIGN SLOPE
102.41 × AC	EXISTING GRADE
514.0	EX. GROUND CONTOUR
±	MATCH EXISTING ELEVATION
	EX. BLOCK WALL
	EX. CHAIN-LINK FENCE
	PROPOSED ACCESSIBLE PATH OF TRAVEL
	EX. EDGE OF PAVING
©	EX. CLEAN-OUT LID
Ⓢ OR SWR	EX. SEWER LID
Ⓦ OR WTR	EX. WATER LID
Ⓔ OR ☒	EX. ELECTRICAL LID

GRADING CONSTRUCTION NOTES

1. EXISTING ASPHALT TO REMAIN, PROTECT IN PLACE.
2. MATCH EXISTING.
3. CONSTRUCT RAMP PER BUILDING MANUFACTURER.
4. INSTALL GALVANIZED FLASHING PER DETAIL A/C1.
5. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ALL EXISTING EQUIPMENT AND UTILITIES WITHIN LIMITS OF CONSTRUCTION WITH DISTRICT PRIOR TO CONSTRUCTION.

GRIND 0.1' MINIMUM EXISTING AC AND OVERLAY TO DESIGN GRADES SHOWN.

NOTES:

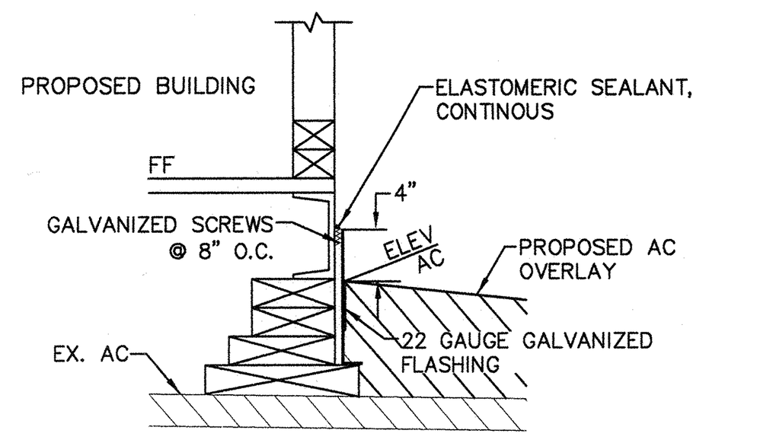
1. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ALL EXISTING EQUIPMENT AND UTILITIES WITHIN LIMITS OF CONSTRUCTION WITH DISTRICT PRIOR TO CONSTRUCTION.
2. SEE ARCHITECT'S PLANS FOR ALL DIMENSIONS NOT SHOWN.

BENCHMARK USED

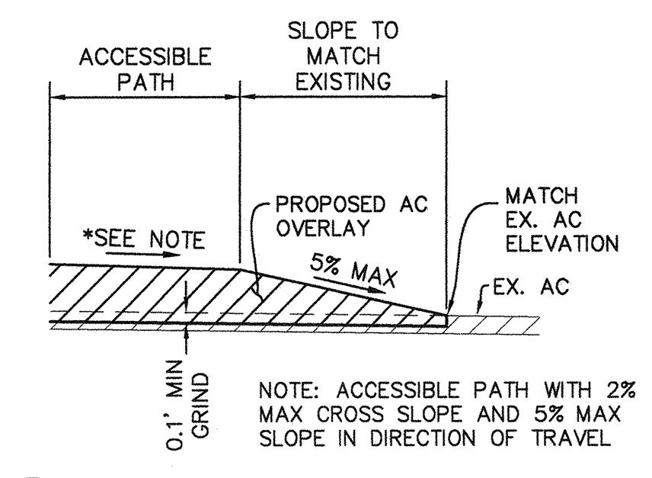
TOP OF CONCRETE MONUMENT IN LAMPHOLE MARKING CENTERLINE BEGINNING OF CURVE ON CATALPA WAY LYING APPROXIMATELY 160 FEET NORTHERLY OF THE CENTERLINE OF NILES STREET.
ELEVATION = 500.00 FEET (ASSUMED DATUM)

ABBREVIATIONS

AC	ASPHALT CONCRETE
FF	FINISHED FLOOR
FP	FINISHED PAD
EX	EXISTING
MAX	MAXIMUM
MIN	MINIMUM
GB	GRADE BREAK
FS	FINISHED SURFACE
TYP.	TYPICAL



A/~ GALVANIZED FLASHING DETAIL
NTS



B/~ ACCESSIBLE PATH DETAIL
NTS

ASPHALT CONCRETE NOTES

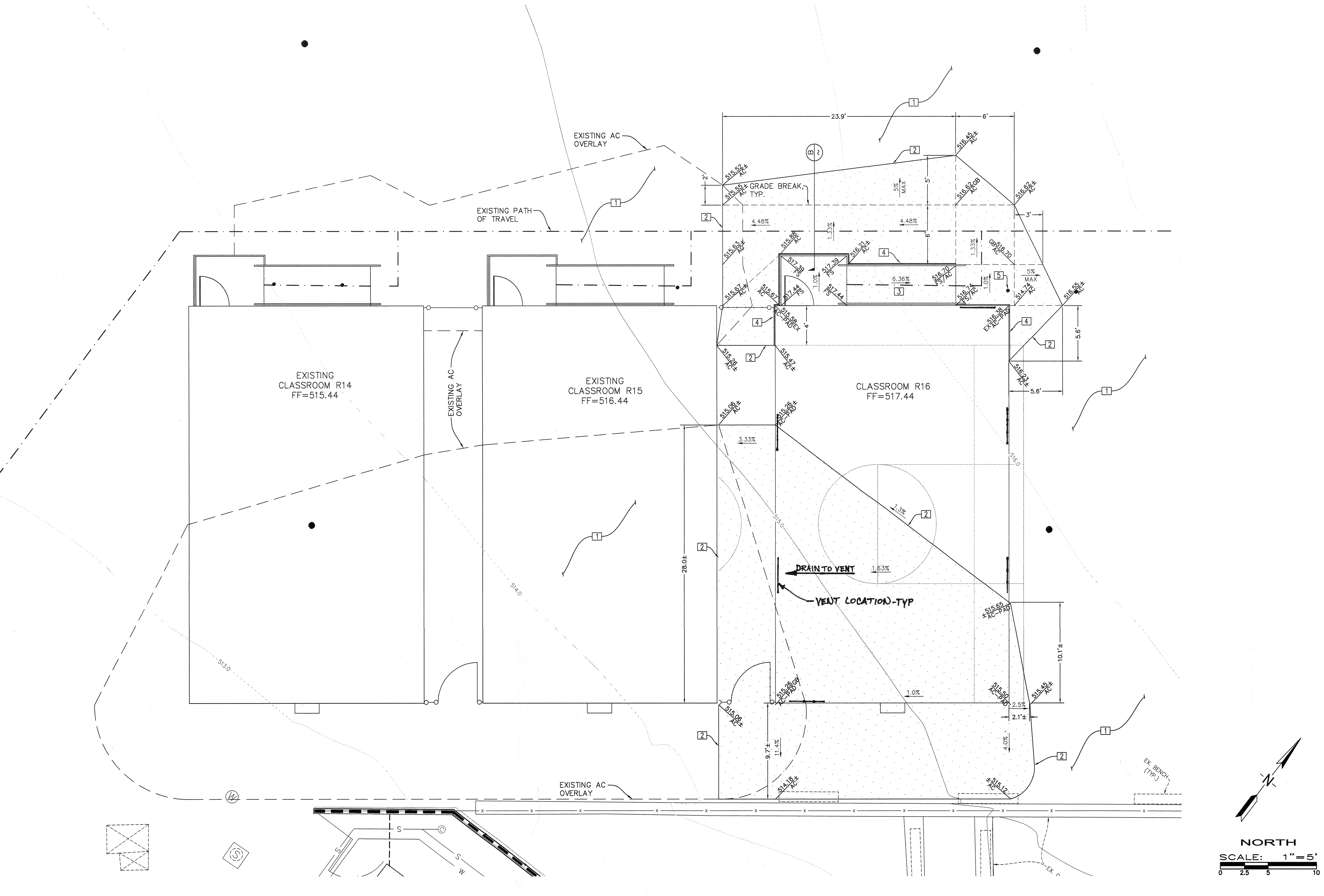
1. THIS SECTION COVERS THE FURNISHING OF LABOR AND EQUIPMENT FOR EXCAVATION, TRENCHING, BACKFILLING AND ALL OTHER EARTHWORK OPERATIONS REQUIRED TO COMPLETE THE INSTALLATION OF ASPHALT PAVING AS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED. ALL REFERENCES TO PROVISIONS SHALL BE TO THE CALTRANS STANDARD SPECIFICATIONS, CURRENT EDITION, UNLESS OTHERWISE NOTED.
2. AGGREGATE BASE SHALL BE "CLASS 2" UNLESS OTHERWISE NOTED AND SHALL CONFORM TO THE PROVISIONS IN SECTION 26, "AGGREGATE BASES," OF THE CALTRANS STANDARD SPECIFICATIONS. AGGREGATE BASE SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY.
3. ASPHALT CONCRETE SHALL BE "TYPE B" UNLESS OTHERWISE NOTED AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39, "ASPHALT CONCRETE," OF THE CALTRANS STANDARD SPECIFICATIONS AND THE FOLLOWING SPECIAL PROVISIONS:
   - A. ASPHALT CONCRETE SHALL HAVE A BITUMINOUS BINDER. THE BINDER SHALL BE PG 64-10 PERFORMANCE GRADED ASPHALT AND SHALL CONFORM TO THE REQUIREMENTS OF THE TABLE FOR PERFORMANCE GRADED ASPHALT BINDER IN SECTION 92-1.02(B), "GRADES" OF THE STANDARD SPECIFICATIONS.
   - B. THE AMOUNT OF BITUMINOUS BINDER TO BE MIXED WITH THE MINERAL AGGREGATE SHALL BE BETWEEN FOUR PERCENT (4%) AND SIX PERCENT (6%) BY WEIGHT OF DRY MINERAL AGGREGATE. THE EXACT AMOUNT OF BITUMINOUS BINDER TO BE MIXED WITH THE MINERAL AGGREGATE WILL BE DETERMINED BY THE ENGINEER.
   - C. ASPHALT CONCRETE SURFACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF SECTION 39. A PRIME COAT SHALL NOT BE APPLIED TO THE BASE PRIOR TO PLACING ASPHALT CONCRETE SURFACING. A TACK COAT SHALL BE APPLIED PRIOR TO PAVING OVER EXISTING ASPHALT CONCRETE SURFACING. TACK COAT SHALL CONFORM TO CALTRANS STANDARD SPECIFICATION SECTION 94; ASPHALT GRADE EMULSION SS-1, SS-1N, CSS-1 AND CSS-1N.
   - D. ASPHALT CONCRETE SHALL BE COMPACTED TO 92-94% OF THE MAXIMUM THEORETICAL DENSITY AS DETERMINED BY ASTM D-2041. IN-PLACE DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH CALIFORNIA TEST 375.
   - E. AT CONNECTIONS TO EXISTING AC SURFACES, THE EXISTING SURFACE SHALL BE SAWCUT AND REMOVED TO A NEAT LINE BEFORE THE PAVING OR AS DIRECTED BY THE ENGINEER.
   - F. THE MIXTURE SHALL BE APPLIED AT A MINIMUM TEMPERATURE OF 225°F. SPREADING SHALL BE PERFORMED BY SELF-PROPELLED ASPHALT PAVERS THAT PRODUCE AN ASPHALT CONCRETE SURFACING OF UNIFORM SMOOTHNESS AND TEXTURE.
   - G. ALL SPILLAGE OF ASPHALT CONCRETE OUTSIDE OF THE DESIGNATED PAVING AREA SHALL BE PROMPTLY SWEPT UP AND REMOVED.
   - H. FOG SEAL SHALL BE APPLIED TO ALL NEWLY PAVED SURFACES WITHIN TWO WEEKS AFTER THE PAVING IS PLACED. FOG SEAL SHALL BE APPLIED IN ACCORDANCE WITH SECTION 37-1; GRADE MEDIUM FINE; ASPHALTIC EMULSION GRADE SS-1.
   - I. FINISHING ROADWAY SHALL CONFORM TO THE PROVISIONS OF SECTION 22.
   - J. ALL ASPHALT CONCRETE SHALL BE CONSTRUCTED TO THE TOLERANCES ALLOWED IN SECTION 39-6.03 AS MODIFIED BY THESE PLANS. A.C. AND BASE THICKNESS SHOWN ON THESE PLANS ARE MINIMUMS AND LESSER THICKNESS WILL NOT BE ALLOWED.
4. A TINTED PRE-EMERGENT HERBICIDE SHALL BE APPLIED OVER NATURAL GROUND IN ALL AC PAVED PARKING LOT AREAS AND DRIVE AISLES PRIOR TO PLACING ANY BASE OR PAVING. APPLY IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NO WEED CONTROL CHEMICAL IS TO BE APPLIED TO AREAS DESIGNATED FOR PLANTING.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THIS PLAN, THE CALIFORNIA BUILDING CODE, AND STANDARDS PERTAINING THERETO. THESE DOCUMENTS SHALL BE MADE A PART HEREOF.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS, DATA AND MEASUREMENTS AT THE BUILDING SITE PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PORTER & ASSOCIATES, INC. MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
3. EXISTING UTILITY AND UNDERGROUND LINES HAVE BEEN SHOWN ON THIS PLAN ACCORDING TO AVAILABLE RECORDS. THE ENGINEER IS NOT RESPONSIBLE FOR POSSIBLE ERRORS OR OMISSIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF ANY WORK. UNDERGROUND SERVICE ALERT (U.S.A.: 1-800-227-2600) SHALL BE CONTACTED AT LEAST TWO WORKING DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
4. ANY EXISTING IMPROVEMENTS OR UTILITIES THAT ARE REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED BY THE ENGINEER AND APPROVED BY THE GOVERNING AUTHORITY.
5. IF A PROBLEM OR CONFLICT SHOULD ARISE DURING THE COURSE OF THE PROJECT, IT IS THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY PRIOR TO ANY FURTHER WORK.
6. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SUPERVISION NECESSARY FOR A COMPLETE AND FUNCTIONAL PRODUCT.
7. ALL WORK WHICH IS DEFECTIVE IN ITS CONSTRUCTION OR DEFICIENT IN ANY OF THE REQUIREMENTS OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE REMEDIED, OR REMOVED AND REPLACED BY THE CONTRACTOR IN AN ACCEPTABLE MANNER, AND NO COMPENSATION WILL BE ALLOWED FOR SUCH CORRECTION.
8. IN THE EVENT CONSTRUCTION STAKING BASED ON THE CONSULTANT'S PLANS, DRAWINGS OR OTHER DOCUMENTS IS ACCOMPLISHED BY ANYONE OTHER THAN THE CONSULTANT, THE OWNER OR CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL IN WRITING AS TO THE CHANGE OF ENGINEER IN RESPONSIBLE CHARGE.
9. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT; INCLUDING EROSION, SEDIMENTATION & DUST CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN IMPLEMENTATION AND THE 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.
10. IF THE CONTRACTOR IS IN DOUBT AS TO THE MEANING OF ANY PART OF THE DRAWINGS AND SPECIFICATIONS OR FINDS DISCREPANCIES IN OR OMISSIONS FROM THE DRAWINGS, HE SHALL SUBMIT A WRITTEN REQUEST FOR AN INTERPRETATION OR A CORRECTION THEREOF, PRIOR TO FILING HIS BID PRICE FOR THE PROJECT.
11. PORTER & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ANY AND ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY PORTER & ASSOCIATES, INC.

ACCESSIBILITY NOTES

1. ACCESSIBILITY NOTES ARE PROVIDED FOR REFERENCE ONLY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CALIFORNIA BUILDING CODE AND ADA STANDARDS. THE CONTRACTOR SHALL OBTAIN THE LATEST EDITION THEREOF.
2. CURB RAMPS SHALL BE 8.33% MAXIMUM GRADE.
3. PERPENDICULAR CURB RAMP SIDE SLOPES SHALL NOT EXCEED 10% GRADIENT.
4. SURFACE SLOPE OF RAMPS SHALL NOT EXCEED 8.33%.
5. ACCESSIBLE ROUTE SLOPES SHALL NOT EXCEED 5%, UNLESS CONSTRUCTED AS A RAMP AND HANDRAILS ARE PROVIDED.
6. ACCESSIBLE ROUTE CROSS SLOPES SHALL NOT EXCEED 2%.
7. RAMP LANDINGS SHALL NOT EXCEED 2% MAXIMUM GRADE IN ANY DIRECTIONS.
8. GRATINGS LOCATED WITHIN ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 1/2" OPENINGS IN THE DIRECTION OF PEDESTRIAN TRAVEL.
9. TRANSITIONS ALONG ACCESSIBLE ROUTES SHALL BE FLUSH WITH CHANGES IN LEVEL NO GREATER THAN ½". CHANGES IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A MINIMUM GRADIENT OF 1:2. CHANGES IN LEVEL BETWEEN 0" AND ¼" MAY BE VERTICAL.
10. EXCEPT BETWEEN SIDEWALKS AND ADJACENT STREETS OR DRIVEWAYS, ABRUPT CHANGES IN LEVEL EXCEEDING 4" ALONG A PATH OF TRAVEL SHALL BE PROTECTED BY A WARNING CURB A MINIMUM OF 6" IN HEIGHT ABOVE THE WALKWAY SURFACE. A WARNING CURB IS NOT REQUIRED WHEN A GUARD OR HANDRAIL IS PROVIDED WITH A GUIDE RAIL CENTERED 2" MINIMUM AND 4" MAXIMUM ABOVE THE WALKWAY SURFACE.
11. ALL ACCESSIBLE DOORS SHALL HAVE LEVEL LANDINGS IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CURRENT EDITION.
12. ACCESSIBLE PARKING STALLS AND LOADING AISLES SHALL NOT EXCEED 2% MAXIMUM GRADE IN ANY DIRECTION.



MARK	DATE	REVISIONS
1		
2		
3		

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 BUILDINGS AT HORACE MANN SCHOOL

2710 NILES ST, BAKERSFIELD, CA 93306

FOR

BAKERSFIELD CITY SCHOOL DISTRICT

BAKERSFIELD, KERN COUNTY, CALIFORNIA

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
APPL: 03-119917
FILE: 15-6
AC FLS SS
DATE: APR 30 2019

PTN : 63321-339

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

LICENSED ARCHITECT STEPHEN J. CORBIN No.C-16708 REN11/30/19 STATE OF CALIFORNIA
STEPHEN J. CORBIN, NCARB, AIA, LEED®-AP BD+C

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

PORTER & ASSOCIATES, INC.
ENGINEERING & SURVEYING
1200 21st Street, Bakersfield, California 93301
661.327.0362 FAX 661.327.1065

CIVIL IMPROVEMENTS R-16 CLASSROOM, ADA PATH OF TRAVEL

J:\2882D2\Improvements\2882D2-CI_R16_C3D.dwg 12/10/18 matthewcarson

JOB NO.	1266
DRAWN :	LKR
CHECKED :	MVC
DATE :	12/10/2018

C1
1 OF 1 SHEETS

HORACE MANN DIRECTORY

BLDG. #	BUILDING DESCRIPTION	DSA A#	CLOSED W/ CERT	SQ. FTG	
(E) M-1	MULTI PURPOSE / CAFETERIA / TOILETS / STORAGE	1900 / 11868 / 51582			
(E) M-2	4 CLSRMS / LIBRARY / STORAGE	31284 / 11868 / 51582			
(E) M-3	4 CLASSROOMS / KINDERGARTEN / MISC TOILETS / ADMIN / STORAGE	10477 / 51582			
(E) A	2 KINDERGARTEN / TOILETS / STORAGE	41806			
(E) B	3 CLASSROOMS / TOILETS	11868 / 51582			
(E) C	2 CLASSROOMS / STORAGE	11868 / 51582			
(E) D	3 CLASSROOMS / STORAGE	11868 / 51582			
(E) E	3 CLASSROOMS	11868 / 51582			
(E) F	TOILETS	41806			
(E) G	6 RELO CLSRMS / TOILET / SPECIAL EDUCATION	106642 / 4806 / 30116	#1 CERT 05/30/00		
(E) R-1	ADMIN / TOILETS / MISC.	17766 / 45487			
(E) R-2	2 CLASSROOMS	17766	#1 CERT 04/27/2005		
(E) R-4	SPECIAL EDUCATION	30116			
(E) B-1	CLASSROOM	08-106605			
(E) B-2	CLASSROOM	08-106605			
(E) B-5	CLASSROOM	08-106605	#1 CERT 04/27/2005		
(E) B-6	CLASSROOM	08-106605			
(E) B-7	CLASSROOM	08-106605			
(E) B-8	TOILETS	08-106605			
GROUP "A" (E) R8	CLASSROOM	08-116478		960	8,640 SF
(E) R9	CLASSROOM	08-116478	#1 CERT 08/14/17	960	
(E) R10	CLASSROOM	08-116478		960	
(E) R11	CLASSROOM	08-116478		960	
(E) R12	CLASSROOM	08-117575	#1 CERT 04/27/2017	960	
(E) R13	CLASSROOM	08-117575		960	
(E) R14	CLASSROOM	08-118412	UNDER CONSTRUCTION	960	
(E) R15	CLASSROOM	08-118412		960	
R16	CLASSROOM	THIS APPLICATION		960	
(E) R-17	ADMINISTRATION	08-119040			
(E) R-18	WORKROOM	08-119040			

FEMA F.I.R.M. INFORMATION

FLOOD ZONE DESIGNATION.....ZONE-X

FLOOD INSURANCE RATE MAP PANEL.....06029C 1845E

EFFECTIVE DATE OF F.I.R.M.....09-26-08

APPLICABLE COMMUNITY ORDINANCE.....KERN CO. ORD. TITLE - 17.48 "FLOODPLAIN MANAGEMENT"

SAFE DISPERSAL CALC.

PER CBC 2016 452.1.3 & 1004.6.3

GROUP - 'A', SEE EXIT ANALYSIS

(2) ACCESSIBLE SPACES = 105F x 2 = 205F

960 SF x 9 = 8,640 SF (8640 / 20) - 2= 430 OCC.S
430
x 3 SF
1,290 SF + 205F = 1,310 SF REQ'D IN SAFE DISPERSAL AREA - "A" 38' x 35' = 1,330 SF
SEE SITE PLAN-'A' FOR SAFE DISPERSAL AREA

SITE GENERAL NOTES

1. 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 I) HAVE BEEN IDENTIFIED & 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECTS WORK THRUGH DETAILS, DRAWINGS & 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 DOCUMENTS. DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCONFORMING 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."
2. SAW CUT A.C. AND TRENCH AND PROVIDE U.G. UTILITIES PER FIRE ALARM & ELECTRICAL DWG.S. ALL TRENCH PATCHING SHALL BE FLUSH WITH ADJACENT PAVING. ALL ELEC. CONDUITS SHALL BE 24" MIN. BELOW PAVING SURFACE, SET ON 6" SAND-FILL, W/ 6" SAND COVER, THEN BACKFILLED & COMPACTED TO 95% @ O.M.C., SEE SPECIFICATIONS.
3. THESE MODULAR BLDG.S 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	+62
TOTAL	68

(E)PARKING LOT - 2

(E) ACCESSIBLE STALLS	3
(E) VAN ACCESSIBLE STALLS	1
(E) REGULAR STALLS	+39
TOTAL	43

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

SITE LEGEND

- PROPOSED RELOCATABLE BUILDING
- NO WORK SCHEDULE FOR THIS BUILDING
- AREA OF REFUSE
- AC PAVING, SEE CIVIL DWG'S
- ACCESSIBLE MEN'S TOILET
- ACCESSIBLE WOMEN'S TOILET
- (E) ACCESSIBLE BOY'S OR MEN'S TOILET
- (E) ACCESSIBLE GIRL'S OR WOMEN'S TOILET
- 20' FIRE DEPT. ACCESS, SEE SITE PLAN
- (E) AC OVERLAY, SEE CIVIL DWG'S
- PROPERTY LINE
- DEMOLITION PER PLAN
- CHAIN-LINK FENCE
- (E) CHAIN-LINK FENCE
- PATH OF TRAVEL REFER TO 'SITE GENERAL NOTES'

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	MODULAR BUILDING CLASSROOM	E	VB	± 15'-6"	960	8,640 SF	≤ 9,500 SF OK
	(E) R9	08-116478					960		
	(E) R10	08-116478					960		
	(E) R11	08-116478					960		
	(E) R12	08-117575					960		
	(E) R13	08-117576					960		
	(E) R14	08-118412					960		
	(E) R15	08-118412					960		
	R16	THIS APPLICATION					960		

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	960	20	48	48 X 0.2 = 9.6"	(1) @ 36"

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

DSA **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 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 1-3 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. Acknowledgement 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 imaged onto the fire access site plan. When an alternate design/means is proposed, completed pages 1 and 2 are to be imaged on the fire access site plan.

For additional information refer to the instructions at the end of this form and DSA Policy 09-01.

PROJECT INFORMATION

School District/Owner:	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 ☒		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 as established by Cal-Fire? (If yes, indicate fire hazard zone classification below)	Yes ☐		No ☒
	Refer to the following for fire hazard zone locations: www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps	Moderate ☐	High ☐	Very High ☐
	Wildland Interface Area (WIFA) (If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)			WIFA ☐

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.				

DSA 810 (rev 10-22-18) DIVISION OF THE STATE ARCHITECT — DEPARTMENT OF GENERAL SERVICES — Page 1 of 4 STATE OF CALIFORNIA

DSA 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: Supv. of School Planning & Const.

Signature: _____ Date: 03-08-19

LOCAL FIRE AUTHORITY (LFA) INFORMATION

LFA Agency Name:	Kern County Fire Department
LFA Review Official:	Jim Killam
Title:	FPS-2
Work E-mail:	jkillam@co.kern.ca.us

DSA 810 (rev 10-22-18) DIVISION OF THE STATE ARCHITECT — DEPARTMENT OF GENERAL SERVICES — Page 2 of 4 STATE OF CALIFORNIA

California Water Service Company
Fire Flow Test
9/21/2018

Test Date: 09/21/2018 Time: 6:00
District: BAKERSFIELD Zone: 675 Plat: 30-42
Address: 2710 NILES ST
Cross Street: CATALPA WY
Requested By: BAKERSFIELD CITY SCHOOLS
Conducted By: HUGO CONTRERAS-HERSCHEL MOORE
Purpose Of Test: FIRE FLOW
Witnessed By: Calwater:
Others:

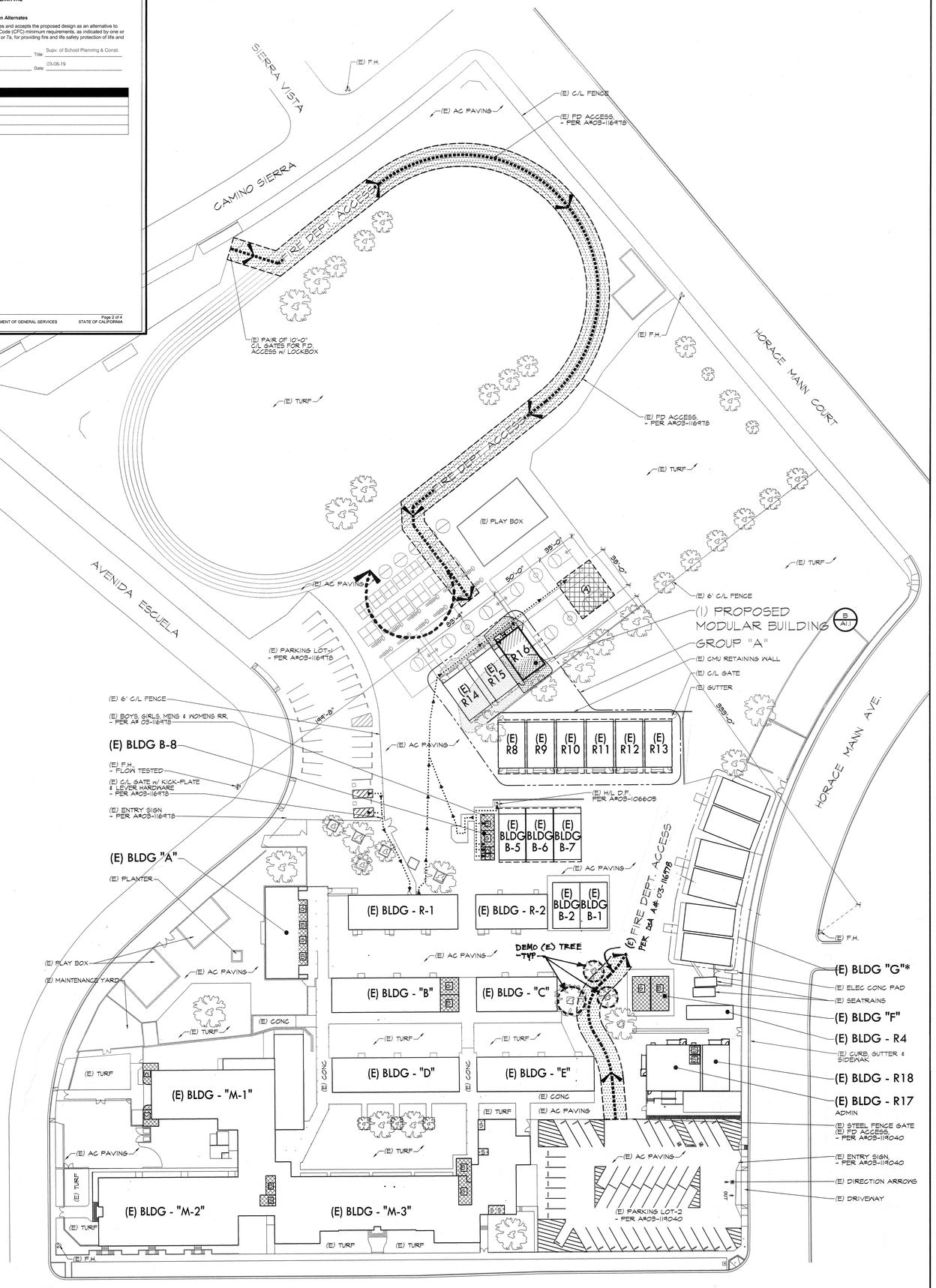
Outlet No.	Outlet Size	PITOT	Observed	Static Pressure	Residual Pressure	Flow Observed	Flow Avail. @20
Location 1 Hydrant No. 2564			Address: 2710 NILES ST				
1	4.00	16	1718	50	45	1718	4521
2							
3							
4							
Location 2 Hydrant No.:			Address:				
1							
2							
3							
4							
Location 3 Hydrant No.			Address:				
1							
2							
3							
4							
			Total Flow Observed Available @20:			1718	4521

Remarks: 1720 GPM

Static/Residual Location: CORNER NILES & CATALPA, HYDRANT #2625

Note:

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



A SITE PLAN
SCALE : 1" = 40'-0"

MARK	DATE	REVISIONS
1		
2		
3		

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
APPL # 03-119017
FILE: 15-6
DATE 11APR 30 2019

PTN : 63321-339

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

LICENSED ARCHITECT STEPHEN J. COLTRIN No. C-16798 RENEWAL 08/31/2019 STATE OF CALIFORNIA

STEPHEN J. COLTRIN, NCARB, AIA,LEED®-AP BD+C

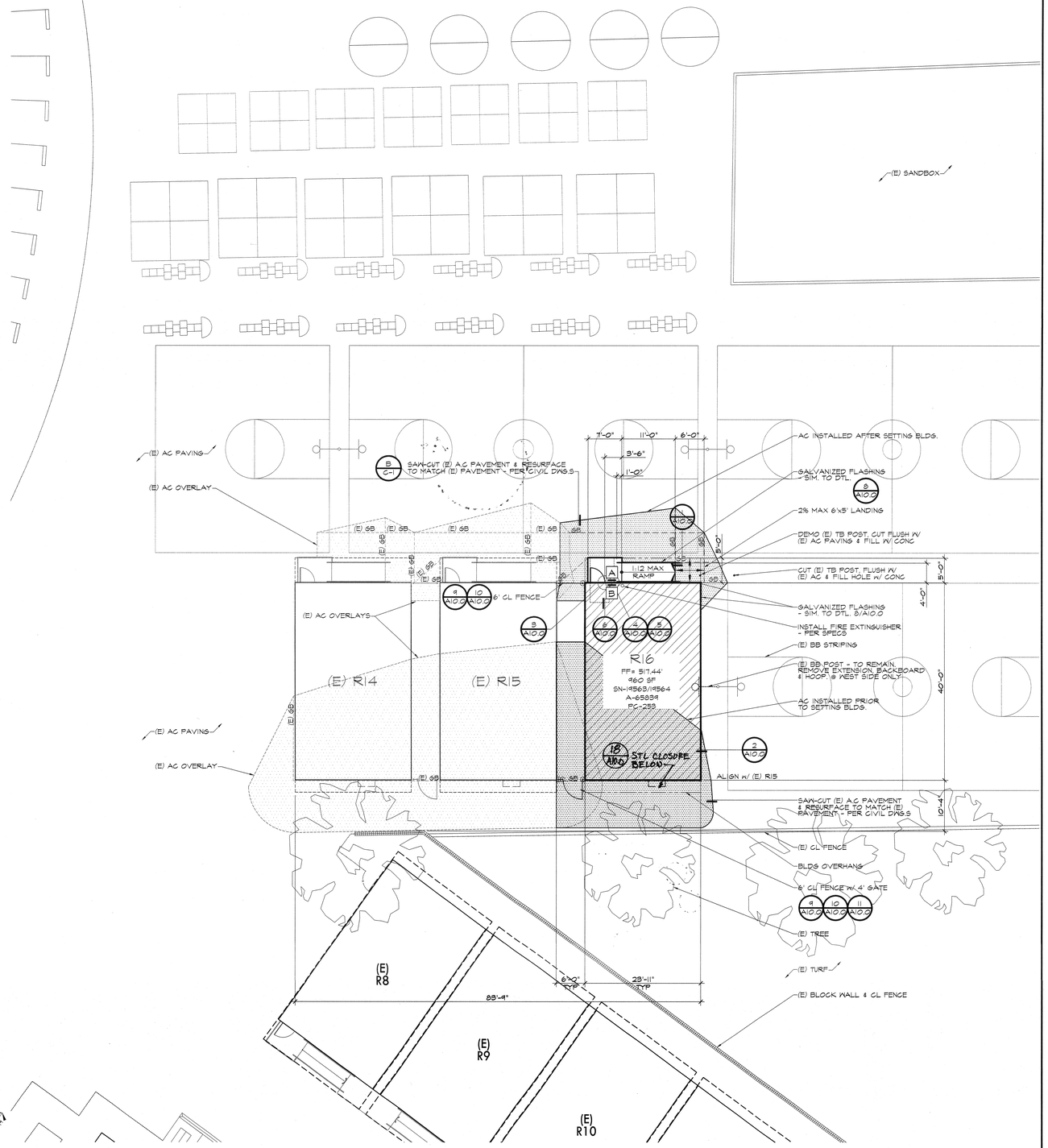
'A'-SITE PLAN / SCHOOL DIRECTORY

JOB NO.	
1266	
DRAWN :	SMV
CHECKED :	SJC
DATE :	11/19/18

1.0
1 OF 3 SHEETS

SITE LEGEND

- PROPOSED RELOCATABLE BUILDING
- NO WORK SCHEDULE FOR THIS BUILDING
- AC PAVING, SEE CIVIL DWGS
- (E) AC OVERLAY, SEE CIVIL DWGS
- CHAIN-LINK FENCE
- (E) CHAIN-LINK FENCE
- A SIGNAGE, SEE DTL. 4/A10.0



NORTH

B PARTIAL SITE PLAN

SCALE : 1" = 10'-0"

MARK	DATE	REVISIONS
1		
2		
3		

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
APPL: 03-119917
FILE: 15-6
DATE: APR 30 2019
PTN : 63321-339

ARCHITECT SCA INC.
1601 NEW STINE ROAD, SUITE 280
BAKERSFIELD, CA 93309
PH: (661) 397-4377
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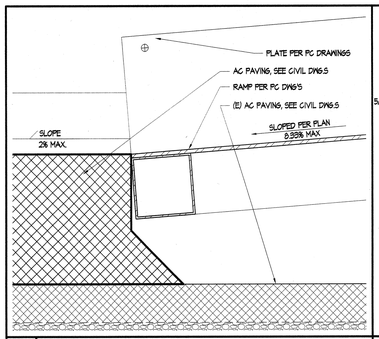
WWW.SCARCHITECT.COM
LICENSED ARCHITECT STEPHEN J. CORBIN C-10798 31/08/19 STATE OF CALIFORNIA
STEPHEN J. CORBIN, NCARB, AIA, LEED - AP BD+C

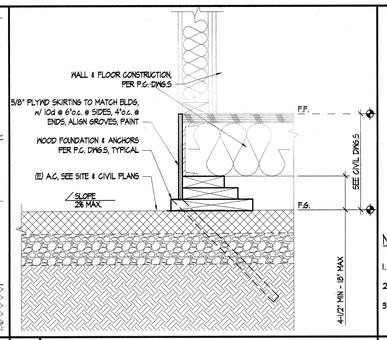
'B'-PARTIAL SITE

JOB NO.
1266
DRAWN : SMV
CHECKED : SJC
DATE : 11/19/18

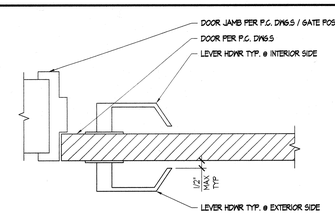
1.1
2 OF 3 SHEETS



1 RAMP FLUSH TRANSITION SCALE: 6" = 1'-0"



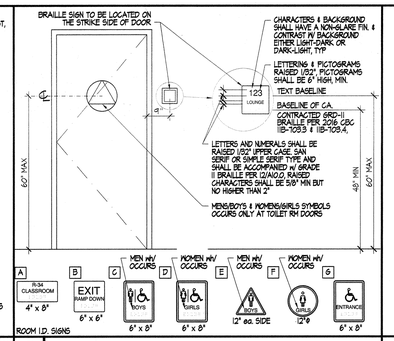
2 A.C. PAVING @ MODULAR SCALE: 1-1/2" = 1'-0"



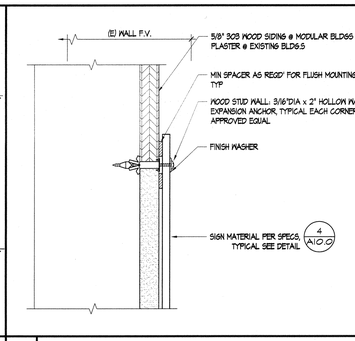
NOTES:

1. DOOR SHALL BE CAPABLE OF LOCKING FROM THE INSIDE.
2. DOOR HDWR SHALL BE LEVER HDWR PER 2016 CBC, 11B-309 & 11B-404.
3. CCR, T-24, PART-12, SPM STD. 12-10-2, SECTION 12-10-202 (1) THE LEVER OF LEVER ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE DOOR TO PREVENT CATCHING ON CLOTHING OF PERSONS DURING EGRESS.

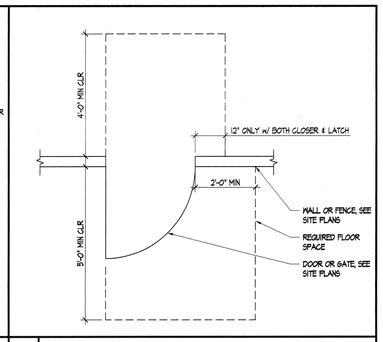
3 DOOR/GATE LEVER HDWR SCALE: 3" = 1'-0"



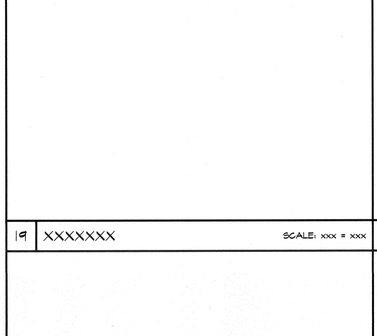
4 DOOR SIGNAGE SCALE: 1/4", 1/2", & 1" = 1'-0"



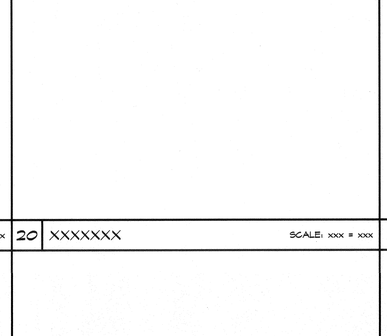
5 SIGN MOUNT DETAIL SCALE: 6" = 1'-0"



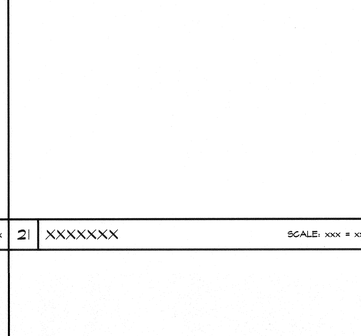
6 CLEARANCE DETAIL SCALE: 1/2 = 1'-0"



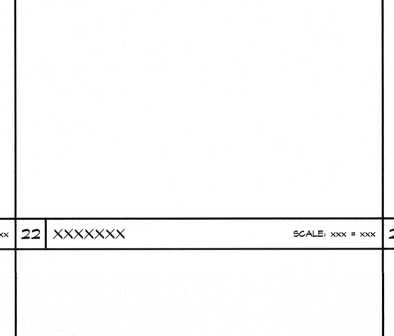
7 ASPHALT CONCTRETE PAVING SCALE: 1 1/2" = 1'-0"



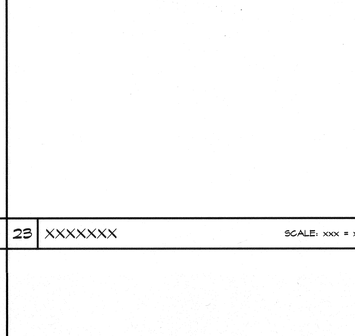
8 A.C. PAVING @ MODULAR SCALE: 1 1/2" = 1'-0"



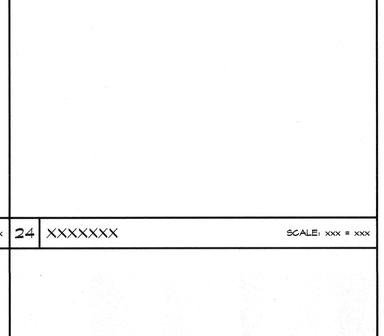
9 POST FOOTING DETAIL SCALE: 1" = 1'-0"



10 CHAIN LINK FENCE SCALE: 1/2" = 1'-0"



11 CHAIN LINK GATE SCALE: 1/2" = 1'-0"

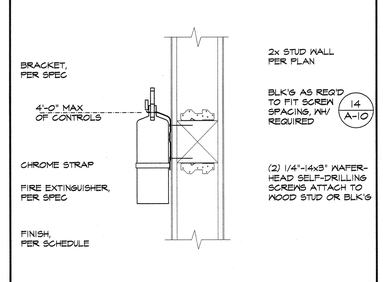


NOTES:

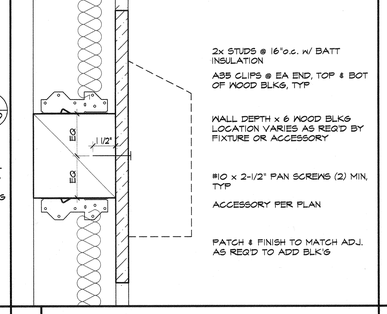
1. BRAILLE SHALL BE CALIFORNIA CONTRACTED GRD-2 & SHALL COMPLY WITH SECTIONS 11B-703.3 & 11B-703.4, BRAILLE DOTS SHALL BE DOMED OR ROUNDED, CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE "O" IS 60% MIN & 110% MAX OF THE HEIGHT OF THE UPPER-CASE LETTER "I". STROKE THICKNESS OF THE UPPER-CASE LETTER "I" SHALL BE 15% MAX OF THE HEIGHT OF CHARACTER. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS W/I THE MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8" MIN AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16" MIN AND 4 x THE RAISED CHARACTER STROKE WIDTH MAX AT THE BASE OF CROSS SECTIONS, AND 1/8" AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX AT THE TOP OF CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8" MIN.

BRAILLE DIMENSIONS PER TABLE 11B-703.3.1

12 BRAILLE DETAIL SCALE: 1 1/2" = 1'-0"



13 FIRE EXTINGUISHER MTG. SCALE: 1-1/2" = 1'-0"

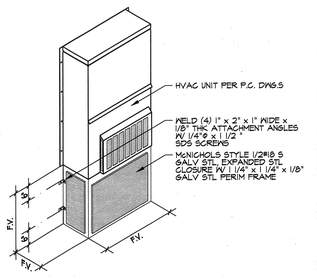


14 ACCESSORY MOUNTING DTL SCALE: 3" = 1'-0"

15 XXXXXXX SCALE: xxx = xxx

16 XXXXXXX SCALE: xxx = xxx

17 XXXXXXX SCALE: xxx = xxx



18 HVAC EXP STL CLOSURE BLW HVAC SCALE: NTS

19 XXXXXXX SCALE: xxx = xxx

20 XXXXXXX SCALE: xxx = xxx

21 XXXXXXX SCALE: xxx = xxx

22 XXXXXXX SCALE: xxx = xxx

23 XXXXXXX SCALE: xxx = xxx

24 XXXXXXX SCALE: xxx = xxx

25 XXXXXXX SCALE: xxx = xxx

26 XXXXXXX SCALE: xxx = xxx

27 XXXXXXX SCALE: xxx = xxx

28 XXXXXXX SCALE: xxx = xxx

29 XXXXXXX SCALE: xxx = xxx

30 XXXXXXX SCALE: xxx = xxx

MARK	DATE	REVISIONS
1		
2		
3		

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
APPL: 03-119917
FILE: 15-6
AC: TLS SS:
DATE: APR 30 2019

PTN : 63321-339

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

LICENSED ARCHITECT STEPHEN J. CORBIN C-26788 EXP. 08-31-2020 STATE OF CALIFORNIA

STEPHEN J. CORBIN, NCARB, AIA, LEED®-AP BD+C

MISCELLANEOUS DETAILS

JOB NO. 1266
DRAWN : SMV
CHECKED : SJC
DATE : 11/19/18

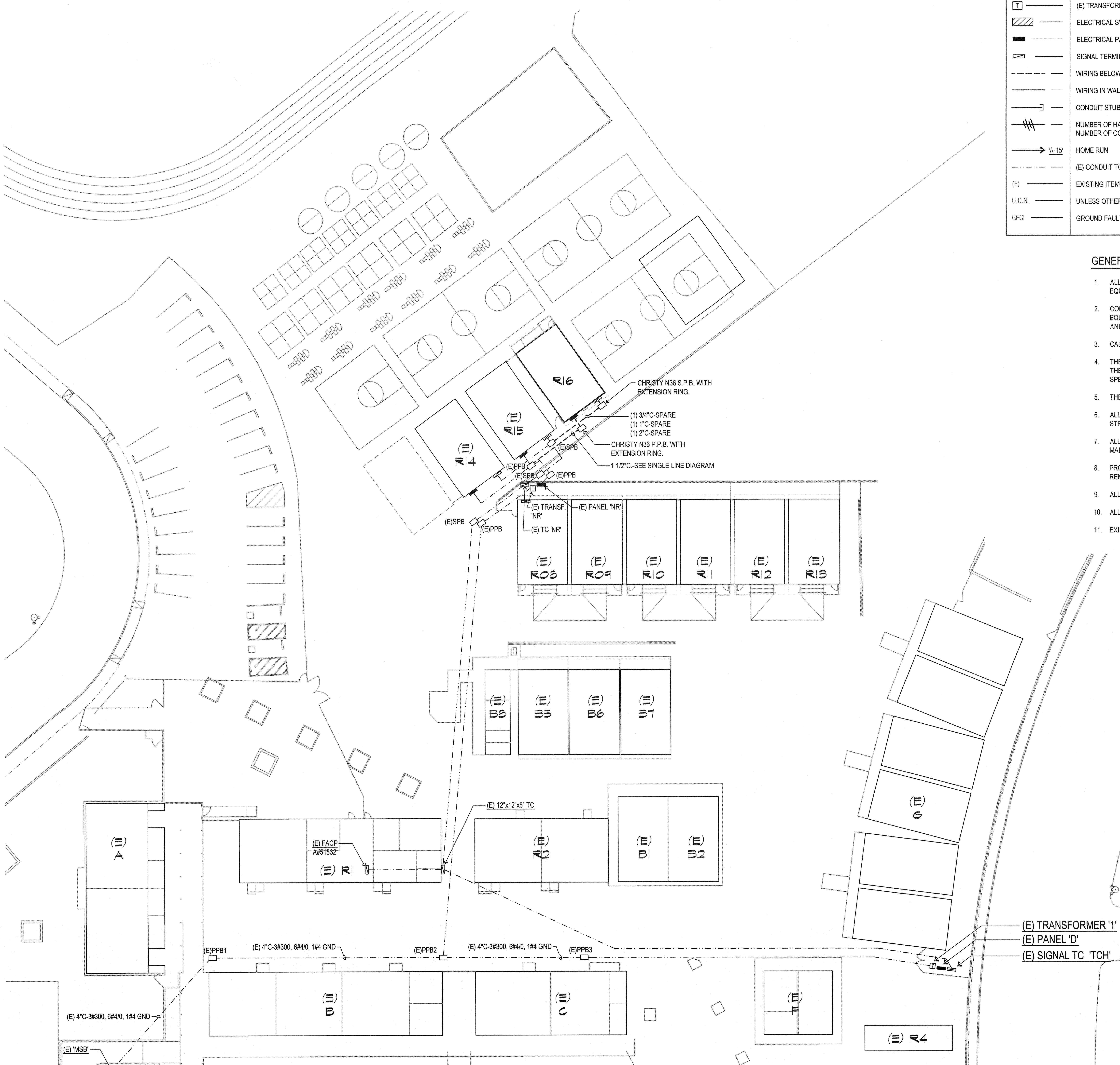
10.0
3 OF 3 SHEETS

SYMBOL SCHEDULE

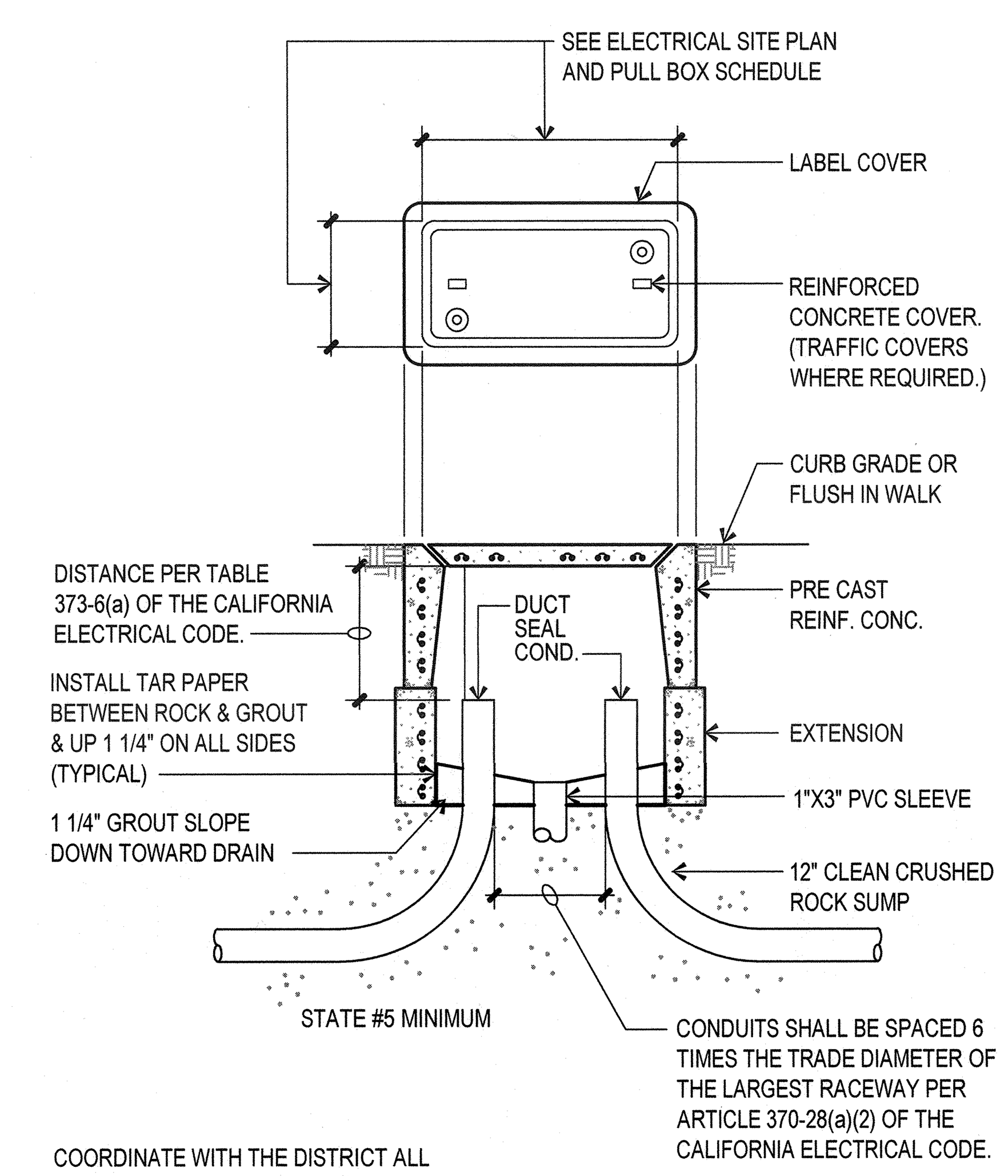
SYMBOL	NAME	DESCRIPTION
T	(E) TRANSFORMER	REFER TO SINGLE LINE DIAGRAM
	ELECTRICAL SWITCHBOARD	REFER TO SINGLE LINE DIAGRAM
	ELECTRICAL PANEL	REFER TO PANEL SCHEDULE
	SIGNAL TERMINAL CABINET	SEE PLANS
	WIRING BELOW GRADE	3/4" CONDUIT MINIMUM, REFER TO SPECIFICATIONS
	WIRING IN WALL OR CEILING	3/4" CONDUIT MINIMUM, REFER TO SPECIFICATIONS
	CONDUIT STUB AND CAP	
	NUMBER OF HASH MARKS DENOTES NUMBER OF CONDUCTORS	
A-15	HOME RUN	TO PANEL 'A' CIRCUIT '15'
	(E) CONDUIT TO REMAIN	
(E)	EXISTING ITEM	
U.O.N.	UNLESS OTHERWISE NOTED	
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	

GENERAL NOTES:

1. ALL COMMUNICATION AND SIGNAL CONDUCTORS AND CABLES SHALL BE PULLED TO HEAD-IN EQUIPMENT OF EACH SYSTEM AS REQUIRED.
2. CONTRACTOR SHALL EXTEND ALL SIGNAL AND FIRE ALARM SYSTEMS AS REQUIRED. MODIFY HEAD-IN EQUIPMENT TO ACCOMODATE NEW PORTABLES AS REQUIRED. VERIFY WITH B.C.S.D. THE CONDITION AND EXPANDIBILITY OF ALL HEAD-IN EQUIPMENT PRIOR TO BID. MODIFY ACCORDINGLY.
3. CALL USA UNDERGROUND ALERT AND VERIFY WITH DISTRICT PRIOR TO TRENCHING.
4. THE CONTRACTOR SHALL EXAMINE THE SITE AND EXISTING CONDITIONS AND MAKE ALLOWANCES IN THE BID FOR ANY CONDITIONS NOT SHOWN ON THE ELECTRICAL DOCUMENTS. REFER TO ELECTRICAL SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE PULL BOX LOCATIONS WITH DISTRICT PRIOR TO ROUGH IN.
6. ALL SURFACE CONDUIT SHALL BE SUPPORTED WITH 2-HOLE STRAPS OR UNISTRUT CLAMP. 1-HOLE STRAPS ARE UNACCEPTABLE.
7. ALL EXISTING EQUIPMENT REPLACED AND REMOVED SHALL BE DELIVERED TO THE DISTRICT MAINTENANCE DEPARTMENT.
8. PROVIDE BLANK COVERS ON ALL J-BOXES WHERE EXISTING EQUIPMENT OR DEVICES WERE REMOVED.
9. ALL CONDUITS TO BE -24" BELOW FINISHED GRADE CAPPED WITH 4" OF CONCRETE.
10. ALL CONDUIT LOCATIONS ARE DIAGRAMMATIC FIELD VERIFY FOR BEST ROUTING.
11. EXISTING SOURCE OF POWER HAS BEEN INVESTIGATED AND IS ADEQUATE FOR ADDITIONAL LOAD.



ELECTRICAL SITE PLAN



COORDINATE WITH THE DISTRICT ALL LOCATIONS AT UNDERGROUND PULL BOXES PRIOR TO INSTALLATION.

PULL BOX DETAIL

NOT TO SCALE 1 / E1.00

MARK	DATE	REVISIONS
1		
2		
3		

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

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FOR
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BAKERSFIELD KERN COUNTY, CALIFORNIA

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
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APPL: 03-119917
FILE: 15-6
DATE: APR 30 2019
PTN : 63321-339

SC ARCHITECT INC.

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LICENSED ARCHITECT STEPHEN J. CORBIN No.C-16788 STATE OF CALIFORNIA

STEPHEN J. CORBIN, NCARB, AIA, LEED-AP BD+C

DPG Engineering Inc.

6702 N. Cedar Ave. Suite 205
Fresno, Ca. 93710
Ph. (559) 276-5144
Fax (559) 900-4929

REGISTERED PROFESSIONAL ENGINEER DAVID P. GOLD ELECTRICAL STATE OF CALIFORNIA

ELECTRICAL SITE PLAN

JOB NO. 1266
DRAWN : R.L.M.
CHECKED : D.P.G.
DATE : 10/22/18

E

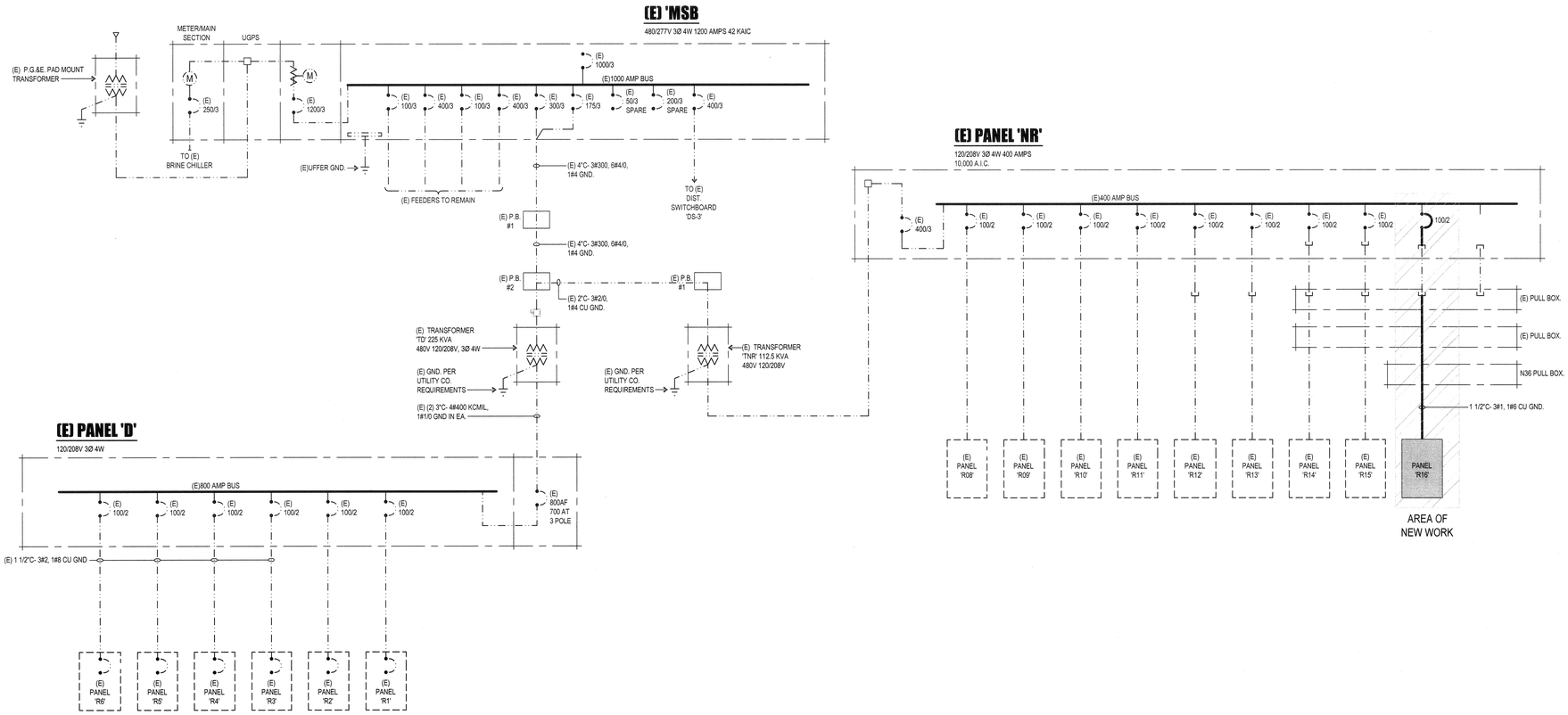
1.00
OF SHEETS

FEEDER SCHEDULE

AMPS	CONDUIT AND CONDUCTORS (THHN/THWN CU)						GROUNDING
	PVC, EMT OR GRS	1Ø 3W (13)	3Ø 3W (33)	3Ø 4W (34)	3Ø 5W (35)	NYLON PULL LINE (NPL)	(THHN/THWN) COPPER PER CONDUIT
40	3/4"	3 #8	3 #8	4 #8	NA	1	#10
50	3/4"	3 #6	3 #6	4 #6	↓	↓	#10
70	1 1/4"	3 #4	3 #4	4 #4	↓	↓	#8
80	1 1/4"	3 #3	3 #3	4 #3	↓	↓	#8
90	1 1/4"	3 #2	3 #2	4 #2	↓	↓	#6
100	1 1/2"	3 #1	3 #1	4 #1	5 #1	↓	#6
125	1 1/2"	3 #1	3 #1	4 #1	5 #1	↓	#8
150	2"	3 #1/0	3 #1/0	4 #1/0	5 #1/0	↓	#6
175	2"	3 #2/0	3 #2/0	4 #2/0	5 #2/0	↓	#4
200	2"	3 #3/0	3 #3/0	4 #3/0	—	↓	#4
225	2 1/2"	3 #4/0	3 #4/0	4 #4/0	5 #4/0	↓	#2
250	3"	3 #250 Kcmil	3 #250 Kcmil	4 #250 Kcmil	5 #250 Kcmil	↓	#2
300	3 1/2"	3 #350 Kcmil	3 #350 Kcmil	4 #350 Kcmil	5 #350 Kcmil	↓	#2
400	4"	3 #600 Kcmil	3 #600 Kcmil	4 #600 Kcmil	5 #600 Kcmil	↓	#1/0
500	(2)3"	3 #250 Kcmil (EA)	3 #250 Kcmil (EA)	4 #250 Kcmil (EA)	5 #250 Kcmil (EA)	↓	#2/0
600	(2)3 1/2"	3 #350 Kcmil (EA)	3 #350 Kcmil (EA)	4 #350 Kcmil (EA)	5 #350 Kcmil (EA)	↓	#2/0
700	(2)4"	3 #500 Kcmil (EA)	3 #500 Kcmil (EA)	4 #500 Kcmil (EA)	5 #500 Kcmil (EA)	↓	#2/0
800	(2)4"	3 #600 Kcmil (EA)	3 #600 Kcmil (EA)	4 #600 Kcmil (EA)	5 #600 Kcmil (EA)	↓	#2/0
1000	(3)3 1/2"	3 #400 Kcmil (EA)	3 #400 Kcmil (EA)	4 #400 Kcmil (EA)	5 #400 Kcmil (EA)	↓	#3/0
1200	(4)3 1/2"	3 #350 Kcmil (EA)	3 #350 Kcmil (EA)	4 #350 Kcmil (EA)	5 #350 Kcmil (EA)	↓	#3/0
1600	(4)4"	3 #600 Kcmil (EA)	3 #600 Kcmil (EA)	4 #600 Kcmil (EA)	5 #600 Kcmil (EA)	↓	#4/0
2000	(5)4"	3 #600 Kcmil (EA)	3 #600 Kcmil (EA)	4 #600 Kcmil (EA)	5 #600 Kcmil (EA)	↓	#4/0

2000,3S — FEEDER AMPS; CONDUCTOR TYPE (3Ø 5W)

NOTE:
3\5W FEEDERS ARE 1A ,1B ,1C AND TWO NEUTRAL CONDUCTORS FOR NON LINEAR LOAD APPLICATIONS.



POWER SINGLE LINE DIAGAM

NOT TO SCALE — 1 / E-1.01

MARK	DATE	REVISIONS
1		
2		
3		

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FOR
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OFFICE OF REGULATION SERVICES
APPL: 03-119917
FILE: 15-6
AC ___ FLS ___ SS ___
DATE: APR 26 2019
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LICENSED ARCHITECT — STEPHEN J. CORBIN — No. C-16788 — RENEWAL 08/31/2020 — STATE OF CALIFORNIA

STEPHEN J. CORBIN, NCARB, AIA, LEED® AP BD+C

DPG Engineering Inc.
6702 N. Cedar Ave.
Suite 205
Fresno, Ca. 93710
Ph.: (559) 276-5144
Fax (559)900-4029

REGISTERED PROFESSIONAL ENGINEER — VICTOR P. DOCTOR — No. E 14421 — ELECTRICAL — STATE OF CALIFORNIA

ELECTRICAL SINGLE LINE DIAGRAM

JOB NO.	1266
DRAWN :	R.L.M.
CHECKED :	D.P.G.
DATE :	10/22/18

1.01 OF SHEETS

FIRE ALARM SYMBOL SCHEDULE

SYMBOL	NAME	DESCRIPTION	CSFM #
(E)	EXISTING ITEM		
U.O.N.	UNLESS OTHERWISE NOTED		
	WIRING UNDERGROUND OR IN WALL	3/4"C MIN U.O.N.	
	EXISTING CONDUIT / WIRING TO REMAIN		
FACP	(E) FIRE ALARM CONTROL PANEL	HOCHIKI #FN-4127	7165-0410:0159
	FIRE ALARM / SIGNAL TERMINAL CABINET	SEE PLAN	
	FIRE ALARM EXPANDER PANEL	HOCHIKI #FN-642-ULADA-R	7315-0410:0166
EVAC	(E) FIRE ALARM VOICE EVACUATION SYSTEM	HOCHIKI #FNV-MP-16-R	6911-0410:0175
	TYPICAL EXISTING DEVICE	SEE ORIGINAL CONSTRUCTION DOCUMENTS	
	SMOKE DETECTOR	HOCHIKI #ALN-V HSB-NSA-6 BASE	7272-0410:0204 7300-0410:0132
A	ATTIC HEAT DETECTOR	HOCHIKI #ATJ-EA HSB-NSA-6 BASE	7272-0410:0203 7300-0410:0132
MC W	LOW PROFILE CEILING MOUNT SPEAKER / STROBE. (MC) = MULTI-CANDELA (15, 30, 60, 75 AND 110) SETTINGS W =WATTAGE (1/8 W, 1/4 W, 1/2 W, 1 W, 2W AND 4W) SEE FLOOR PLAN FOR SETTINGS	HOCHIKI # HSSPK24-15/75WLPR	7320-0410:0195

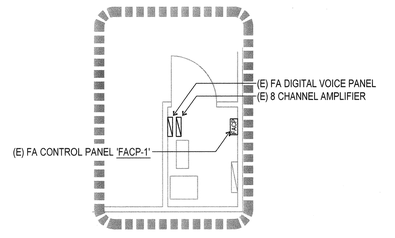
ELECTRICAL SITE PLAN

-

SCALE : 1" = 20'-0"

0 10' 20' 30' 40' 60'

NORTH

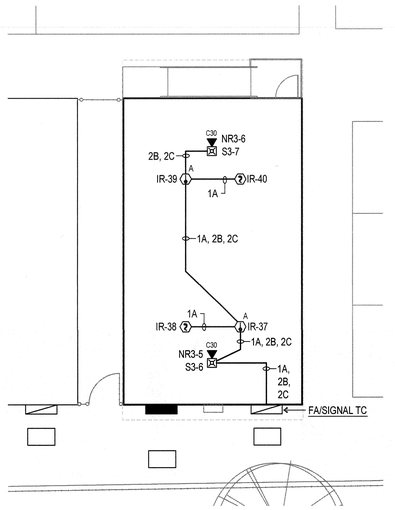


ELECTRICAL ROOM

BLDG R1

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

NORTH



ENLARGED PLAN

BLDG R16

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

NORTH

MARK	DATE	REVISIONS
1		
2		
3		

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'x 40' MODULAR BUILDING AT HORACE MANN ELEMENTARY SCHOOL

2710 NILES ST. BAKERSFIELD, CA. 93306

FOR

BAKERSFIELD CITY SCHOOL DISTRICT

BAKERSFIELD KERN COUNTY, CALIFORNIA

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
APPL: 03-119917
FILE: 15-6
AC FLS SS
DATE: APR 30 2019

PTN : 63321-339

SCARCHITECT inc.
1601 NEW STINE ROAD, SUITE 280
BAKERSFIELD, CA 93309
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FAX: (661) 397-4378
WWW.SCARCHITECT.COM

LICENSED ARCHITECT STEPHEN J. CORBIN No. 16788 EXP. 08-31-19 STATE OF CALIFORNIA

STEPHEN J. CORBIN, NCARB, AIA, LEED®-AP BD+C

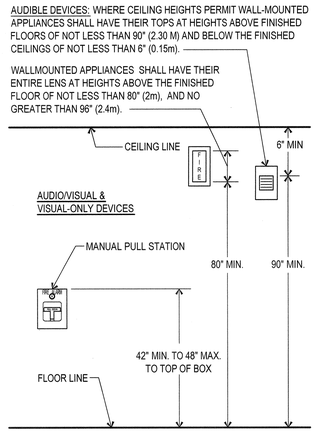
DPG Engineering Inc.
8702 N. Cedar Ave. Suite 205
Fresno, Ca. 93710
Ph: (559) 276-5144
Fax (559)900-4929

REGISTERED PROFESSIONAL ENGINEER JASON P. DOTY ELECTRICAL STATE OF CALIFORNIA

FIRE ALARM SITE PLAN

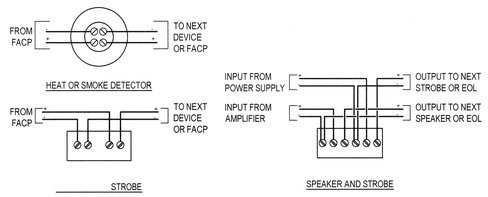
JOB NO.	1266
DRAWN :	R.L.M.
CHECKED :	D.P.G.
DATE :	10/22/18

2.00 OF SHEETS



F.A. DEVICE ELEVATION

NOT TO SCALE (1) E2.01



TYPICAL DEVICE WIRING DETAIL

NO SCALE (2) E2.01

FA CABLE SCHEDULE			
'A'	ADDRESSABLE FA COMMUNICATION CABLE	WEST PENN #D990 (INDOOR)	WEST PENN #AQ225 (OUTDOOR)
'B'	2#12 THHN/THWN CU.	WEST PENN #993 (INDOOR)	WEST PENN #AQ227 (OUTDOOR)
'C'	SPEAKER CABLE 16/2	WEST PENN #972 (INDOOR)	WEST PENN #AQ225 (OUTDOOR)

FIRE ALARM DEVICE SEQUENCE OF OPERATION MATRIX

INITIATION → / RESPONSE ↓	AREA SMOKE OR HEAT DETECTORS	POWER FAILURE	TROUBLE	ELECTRICAL SUPERVISION	SPRINKLER FLOW SWITCH	SPRINKLER TAMPER SWITCH	MANUAL PULL STATION
ANNUNCIATE AT ADMINISTRATION OFFICE	◦	◦	◦	◦	◦	◦	◦
ACTIVATE AUDIO/VISUAL THRU-OUT CAMPUS	◦				◦		◦
CENTRAL STATION MONITORING	◦				◦	◦	◦
CLOSE FIRE SMOKE DAMPER	◦				◦		
SHUT DOWN HVAC UNIT	◦				◦		
ACTIVATE VOICE EVACUATION PANEL	◦						

FACP BATTERY CALCULATION

(E)Fire Alarm Control Panel **"FACP"**

POWER REQUIREMENTS

				CURRENT [A] SUPERVISORY	ALARM
EXISTING LOADS				0.32900	0.40244
	QTY.	SUP. EA	ALRM EA		
ADDED SMOKE DET.	2	0.00045	0.00054	0.00090	0.00108
ADDED HEAT DET.	2	0.00035	0.0005	0.00070	0.00100
TOTALS				0.33060	0.40452

BATTERY CAPACITY

SUPERVISORY POWER	= 24 Hr * 0.3306A =	7.934 AHr
ALARM POWER	= 0.25 Hr * 0.4045 =	0.101 AHr
TOTAL POWER REQUIREMENT =		8.036 AHr
20% SAFETY FACTOR =		**9.643 AHr**

EXISTING PANEL HAS 18.0 A/Hr BATTERIES

FADV BATTERY CALCULATION

(E)Fire Alarm Control Panel **"FADV"**

POWER REQUIREMENTS

	CURRENT [A] SUPERVISORY	ALARM
MAX LOAD WITH ALL OUTPUTS USED	0.18600	0.19900
TOTALS	0.18600	0.19900

BATTERY CAPACITY

SUPERVISORY POWER	= 24 Hr * 0.186A =	4.464 AHr
ALARM POWER	= 0.25 Hr * 0.199A =	0.050 AHr
TOTAL POWER REQUIREMENT =		4.514 AHr
20% SAFETY FACTOR =		**5.417 AHr**

EXISTING PANEL HAS 7.0 A/Hr BATTERIES

FADV BATTERY CALCULATION

(E)Fire Alarm Amplifier Panel **"FAAP"**

POWER REQUIREMENTS

	CURRENT [A] SUPERVISORY	ALARM
MAX LOAD WITH ALL OUTPUTS USED	0.31200	2.71400
TOTALS	0.31200	2.71400

BATTERY CAPACITY

SUPERVISORY POWER	= 24 Hr * 0.312A =	7.488 AHr
ALARM POWER	= 0.25 Hr * 2.714A =	0.679 AHr
TOTAL POWER REQUIREMENT =		8.167 AHr
20% SAFETY FACTOR =		**9.800 AHr**

EXISTING PANEL HAS 18.0 A/Hr BATTERIES

NAC EXTENDER BATTERY CALCULATION

Extender Panel **'FAXP-NR'**

POWER REQUIREMENTS

	CURRENT [A] SUPERVISORY	ALARM
PANEL OVERHEAD	0.090	0.175
NAC CIRCUITS	-	1.818
TOTALS	0.090	1.993

BATTERY CAPACITY

SUPERVISORY POWER	= 24 Hr * 0.09A =	2.160 AHr
ALARM POWER	= 0.25 Hr * 1.993A =	0.498 AHr
TOTAL POWER REQUIREMENT =		2.658 AHr
20% SAFETY FACTOR =		**3.190 AHr**
MINIMUM BATTERY CAPACITY =		7 AHr

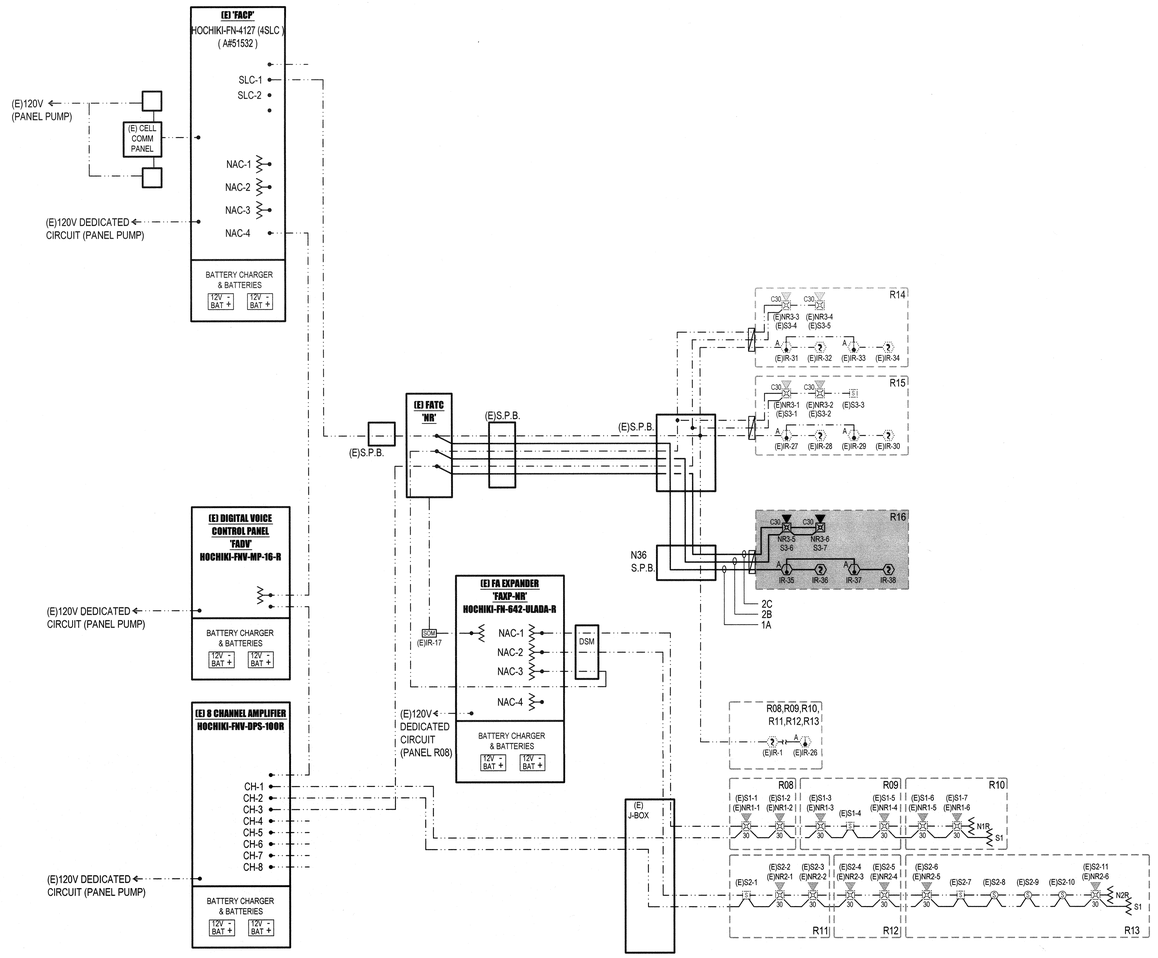
VOLTAGE DROP CALCULATION

NAC Circuit '3'

VD = Voltage Drop [V]
I = Current [A] (0.606A)
K = 11 (Copper Constant)
L = Distance to Load [ft.] (200')
CM = Circular Mils (#12 AWG = 6530)
V = Voltage [V] (20.4VDC)

$VD = \frac{K * I * 2L}{CM} = \frac{11 * 0.606 * 2 * 320'}{6530} = 0.408\ V$

$VD\% = \frac{VD}{20.4} = 2.0\%$



FIRE ALARM SINGLE LINE DIAGRAM

NOT TO SCALE (3) E2.01

MARK	DATE	REVISIONS
1		
2		
3		

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HORACE MANN ELEMENTARY SCHOOL
2710 NILES ST, BAKERSFIELD, CA, 93306
FOR
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BAKERSFIELD KERN COUNTY, CALIFORNIA

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DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
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DATE: APR 30 2018

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ARCHITECT SC INC
1601 NEW STINE ROAD, SUITE 280
BAKERSFIELD, CA 93309
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LICENSED ARCHITECT STEPHEN J. CORBIN RENEWAL 08/31/2019 CALIFORNIA
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REGISTERED PROFESSIONAL ENGINEER DAVID P. GILTNER ELECTRICAL STATE OF CALIFORNIA

FIRE ALARM SINGLE LINE DIAGRAM, SCHEDULES AND DETAILS

JOB NO.	1266
DRAWN :	R.L.M.
CHECKED :	D.P.G.
DATE :	10/22/18

2.01 OF SHEETS

AURORA

RELOCATABLE CLASSROOM BUILDING

24 x 40

(STOCKPILE)

ELITE MODULAR
EML #
RELOCATION PACKAGE
FROM STOCKPILE TO SITE SPECIFIC
(X1) 24X40 R.H. DOOR UNIT
SN : 19563-64 FOR HORACE MANN

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APP03 119917
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DATE APR 30 2019

FIRE ALARM NOTES

NFPA 13- Automatic Sprinkler Systems,	1994 Edition
NFPA 14- Standpipe Systems,	1993 Edition
NFPA 17A- Wet Chemical Systems,	1990 Edition
NFPA 24- Private Fire Mains,	1992 Edition
(California Amended) NFPA 72- National Fire Alarm Codes,	1993 Edition
NFPA 253- Critical Radiant Flux of Floor Covering Systems,	1984 Edition
NFPA 2001- Clean Agent Fire Extinguishing Systems,	1994 Edition

APPLICABLE CODES

1995 Building Standards Administrative Code, Part 1, Title 24 C.C.R.
1995 California Building Code (CBC), Part 2, Title 24 C.C.R. (1994 Uniform Building Code volumes 1-3 and 1995 California Amendments)
1995 California Electrical Code (CEC), Part 3, Title 24 C.C.R. (1993 National Electrical Code and 1995 California Amendments)
1995 California Mechanical Code (CMC), Part 4, Title 24 C.C.R. (1994 Uniform Mechanical Code and 1995 California Amendments)
1995 California Plumbing Code (CPC), Part 5, Title 24 C.C.R. (1994 Uniform Plumbing Code and 1995 California Amendments)
1995 California Fire Code (CFC), Part 9, Title 24 C.C.R. (1994 Uniform Fire Code and 1995 California Amendments)
1994 California Referenced Standards Code, Part 12, Title 24 C.C.R.
1990 Title 19, CCR, Public Safety, State Fire Marshal Regulations

BLDG. DATA (50 LBS STANDARD)

OCCUPANCY	E-3
TYPE OF CONSTRUCTION	V - NON RATED
WIND LOAD	70 m.p.h. EXPOSURE 'C'
FLOOR LIVE LOAD	50 lbs/sq. ft.
ROOF LIVE LOAD	20 lbs/sq. ft.
BUILDING DATA	960 sq. ft.
SYSTEM:	RIGID FRAME
MODULES:	TWO 12'x 40'
FOUNDATION:	WOOD
~~FOUNDATION:~~	~~CONCRETE~~
~~FOUNDATION:~~	~~FLUSH W/ GRADE CONCRETE~~

~~BLDG. DATA (50 PSF+20 LBS PARTITIONS OPTION)~~

OCCUPANCY	E-1
TYPE OF CONSTRUCTION	V - NON RATED
WIND LOAD	70 m.p.h. EXPOSURE 'C'
FLOOR LIVE LOAD	50 lbs/sq. ft. + 20 lbs. PARTITIONS
ROOF LIVE LOAD	20 lbs/sq. ft.
BUILDING DATA	960 sq. ft.
SYSTEM:	RIGID FRAME
MODULES:	TWO 12'x 40'
FOUNDATION:	WOOD
FOUNDATION:	CONCRETE
FOUNDATION:	FLUSH W/ GRADE CONCRETE

~~BLDG. DATA (100 PSF OPTION)~~

OCCUPANCY	E-1
TYPE OF CONSTRUCTION	V - NON RATED
WIND LOAD	70 m.p.h. EXPOSURE 'C'
FLOOR LIVE LOAD	100 lbs/sq. ft.
ROOF LIVE LOAD	20 lbs/sq. ft.
BUILDING DATA	960 sq. ft.
SYSTEM:	RIGID FRAME
MODULES:	TWO 12'x 40'
FOUNDATION:	WOOD
FOUNDATION:	CONCRETE
FOUNDATION:	FLUSH W/ GRADE CONCRETE

~~BLDG. DATA (125 PSF OPTION)~~

OCCUPANCY	E-1
TYPE OF CONSTRUCTION	V - NON RATED
WIND LOAD	70 m.p.h. EXPOSURE 'C'
FLOOR LIVE LOAD	125 lbs/sq. ft.
ROOF LIVE LOAD	20 lbs/sq. ft.
BUILDING DATA	960 sq. ft.
SYSTEM:	RIGID FRAME
MODULES:	TWO 12'x 40'
FOUNDATION:	WOOD
FOUNDATION:	CONCRETE
FOUNDATION:	FLUSH W/ GRADE CONCRETE

INDEX

INDEX FOR ALTERNATE RESTROOM FLOOR PLAN

NOTE: THESE SHEET ARE TO BE USE IF THE MODEL IS FOR A RESTROOM. ALL OTHER SHEET STILL APPLY

REVISED

CHECKED

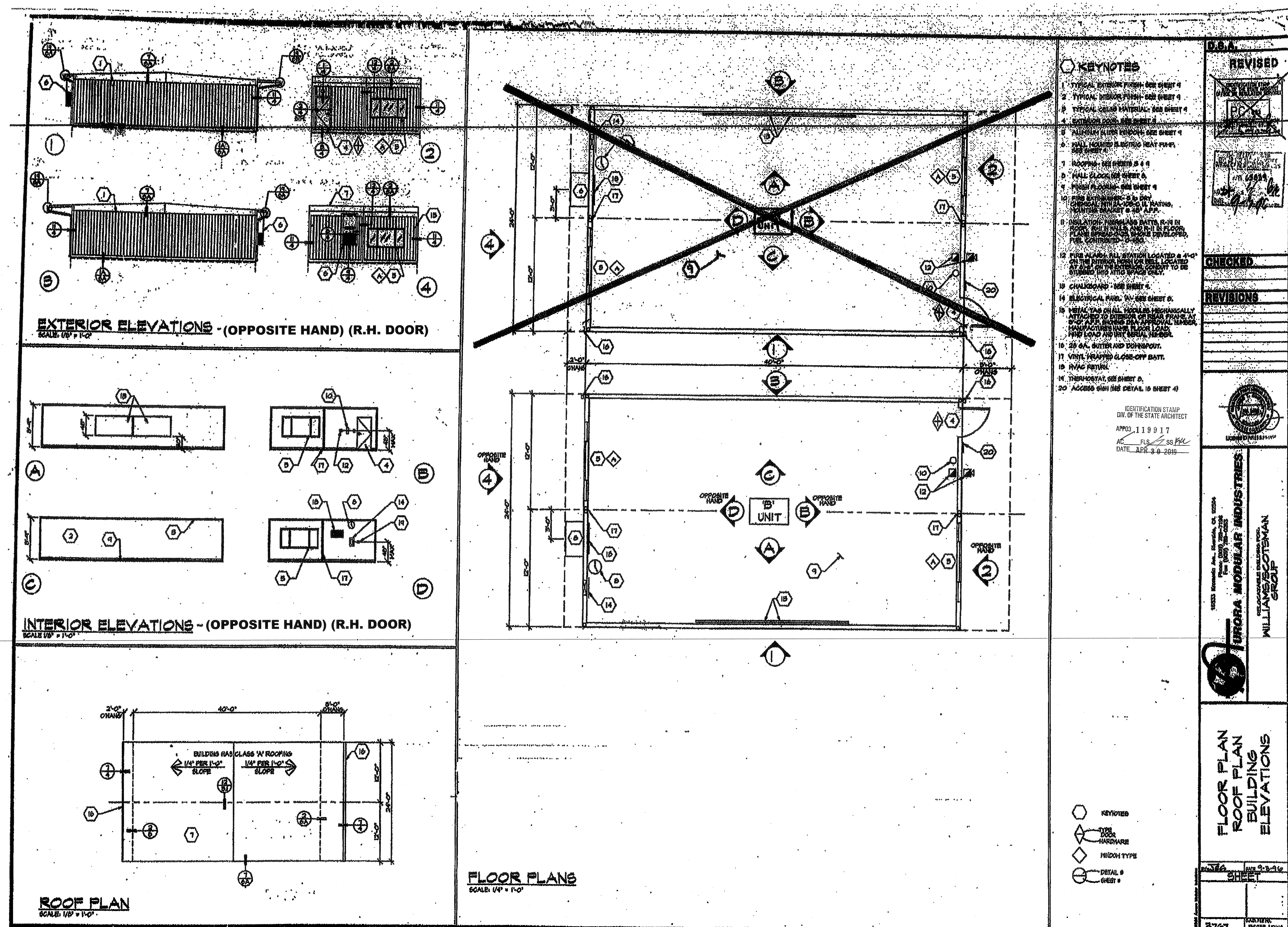
REVISIONS

AURORA MODULAR INDUSTRIES

WILLIAMS/SCOTSMAN GROUP

COVER SHEET, SHEET INDEX, BUILDING DATA

SHEET 0


EXTERIOR ELEVATIONS - (OPPOSITE HAND) (R.H. DOOR)
INTERIOR ELEVATIONS - (OPPOSITE HAND) (R.H. DOOR)
ROOF PLAN
BUILDING HAS CLASS 'A' ROOFING
1/4" PER 1'-0" SLOPE
40'-0"
FLOOR PLANS
SCALE: 1/4" = 1'-0"
OPPOSITE HAND
'B' UNIT
KEYNOTES
1 TYPICAL EXTERIOR FINISH- SEE SHEET 4
2 TYPICAL INTERIOR FINISH- SEE SHEET 4
3 TYPICAL CEILING MATERIAL- SEE SHEET 4
4 EXTERIOR DOOR- SEE SHEET 4
5 ALUMINUM SLIDER WINDOW- SEE SHEET 4
6 WALL MOUNTED ELECTRIC HEAT PUMP, SEE SHEET 4
7 ROOFING- SEE SHEETS 3 & 4
8 WALL CLOCK SEE SHEET 6.
9 FINISH FLOORING- SEE SHEET 4
10 FIRE EXTINGUISHER- 5 lb DRY CHEMICAL WITH 2A-10B-C UL RATING, MOUNTING BRACKET @ 48" A.F.F.
11 INSULATION- FIBERGLASS BATTS, R-19 IN ROOF, R-11 IN WALLS, AND R-11 IN FLOOR. FLAME SPREAD-0-25, SMOKE DEVELOPED, FUEL CONTRIBUTED- 0-450.
12 FIRE ALARM- PULL STATION LOCATED @ 4'-0" ON THE INTERIOR, HORN OR BELL LOCATED AT 8'-0" ON THE EXTERIOR. CONDUIT TO BE STUBBED INTO ATTIC SPACE ONLY.
13 CHALKBOARD - SEE SHEET 4.
14 ELECTRICAL PANEL 'A'- SEE SHEET 6.
15 METAL TAG ON ALL MODULES MECHANICALLY ATTACHED TO EXTERIOR OF REAR FRAME AT 5'-0" A.F.F. SHOWING DSA APPROVAL NUMBER, MANUFACTURER'S NAME, FLOOR LOAD, WIND LOAD AND UNIT SERIAL NUMBER.
16 26 GA. GUTTER AND DOWNSPOUT.
17 VINYL WRAPPED CLOSE-OFF BATT.
18 HVAC RETURN.
19 THERMOSTAT, SEE SHEET 6.
20 ACCESS SIGN (SEE DETAIL 15 SHEET 4)
IDENTIFICATION STAMP
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APP03 119917
AC FLS SS
DATE APR 30 2019
KEYNOTES
DOOR HARDWARE
WINDOW TYPE
DETAIL # SHEET #
D.S.A.
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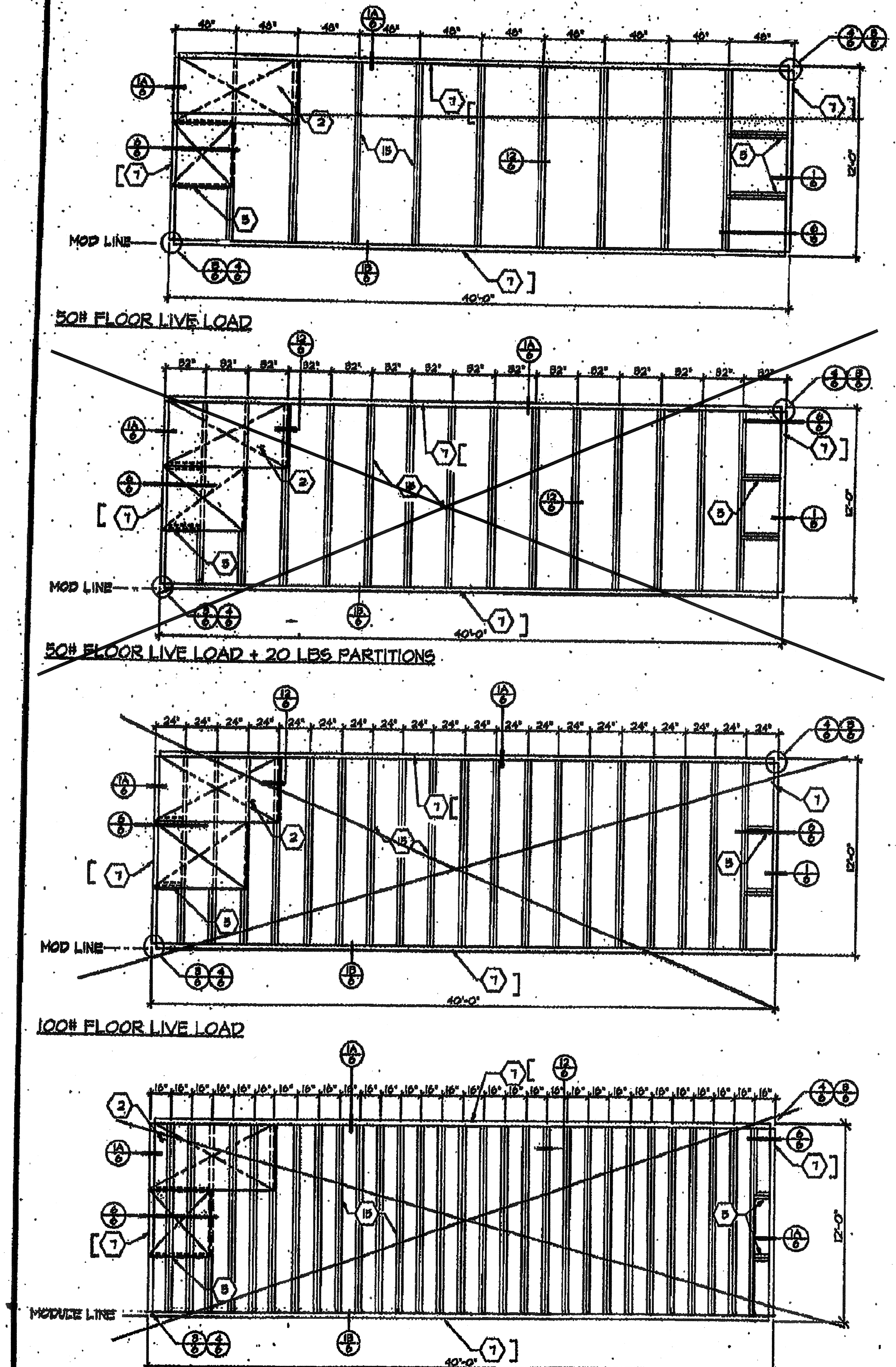
REVISIONS
AURORA MODULAR INDUSTRIES
WILLIAMS/SCOTSMAN GROUP
FLOOR PLAN
ROOF PLAN
BUILDING ELEVATIONS
SHEET
3707



FLOOR FRAMING
SCALE 1/4" = 1'-0"

KEYNOTES

1 STEEL ROOF DECK - 22 Ga. ROLL FORMED DECK WITH 3" STANDING SEAM. SEE NOTE 1 SHT. 6A FOR ATTACH
2 PLYWOOD FLOOR SHEATHING - 1 1/8" A.P.A. STURD-I-FLOOR, T & G, P.S. 1-83. SEE NOTE 2 SHT.6A OR 6B FOR ATTACH.
3 [10/23/10x3 1/2"x10 GA.
4 [10"x3 1/2x12 Ga. GPC STEEL ROOF HEADER.
5 ⌊ 7"x 11 Ga. STEEL BLOCK @ 48" O.C.
6 NOT USED
7 [7"x 9.8 LB PERIMETER FLOOR FRAME.
8 ⌊ 6"x 14 Ga. STEEL ROOF JOIST @ 48" O.C.
9 STEEL COLUMN - 3 1/2"x3 1/2"x3/16" TUBE.
10 NOT USED
11 WELD WASHER FOR CEILING GRID - TYP. BOTH SIDES SEE DETAIL 15:6.
12 STRAP TACKED TO UNDERSIDE OF JOIST @ 24" O.C. FOR INSULATION SUPPORT.
13 3/16" FULL HEIGHT STIFFENER AT PURLIN LOCATIONS.
14 2"x 20 Ga. STRAPS W/ 3" MIN. 1/8" FILLET WELD EACH END TO ROOF BEAM/HEADER TYP.
15 ⌊ 7"x 11 Ga. STEEL FLOOR JOIST @ SEE FRAMING PLAN FOR FLOOR JOIST SPACING
16 PLYWOOD ROOF SHEATHING 3/4" C-D INT WITH EXT. GLUE 48/24 INDEX P.S. 1-74 SQUARE EDGE WITH PLYWOOD CLIPS @ 16" O.C. LONG EDGES.
17 1 1/2"x1 1/2"x3/16" BRACE (SEE SHT. 5J DET 10)

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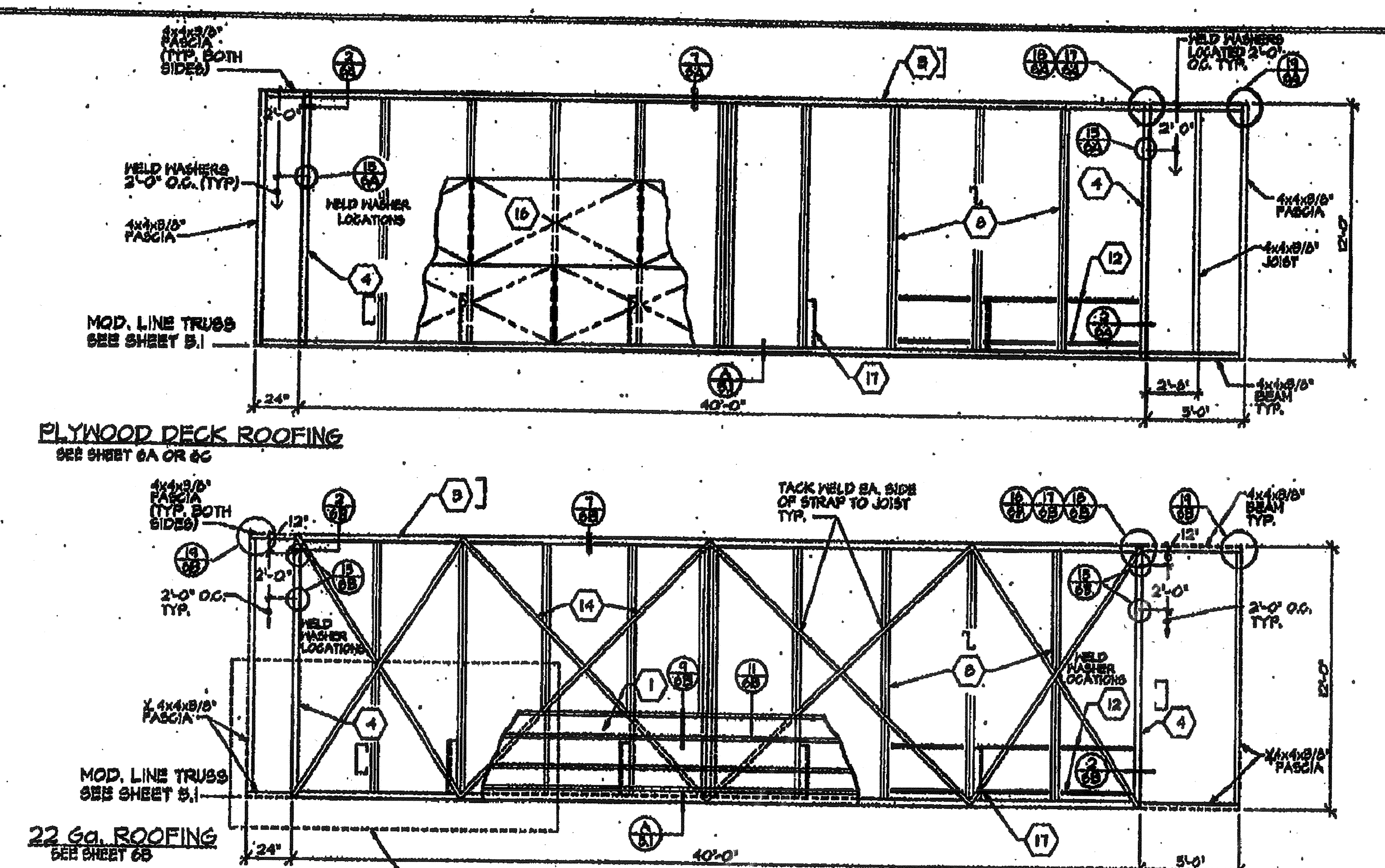
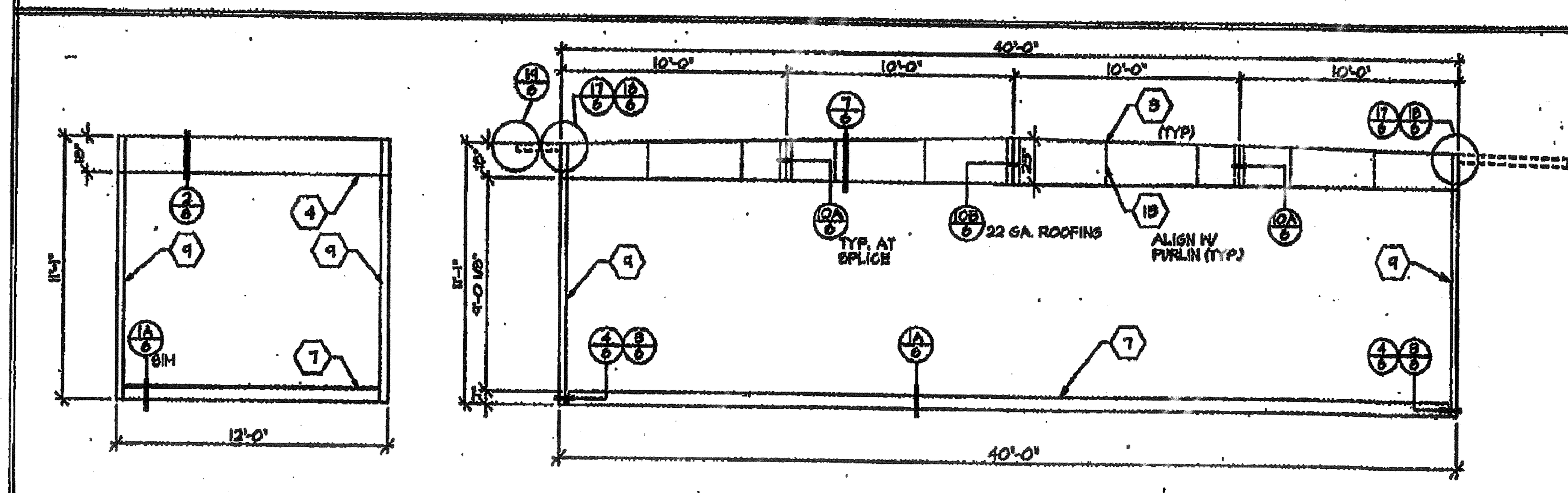


ROOF FRAMING
SCALE 1/4" = 1'-0"



STRUCTURAL ELEVATION
SCALE 1/4" = 1'-0"

D.S.A.
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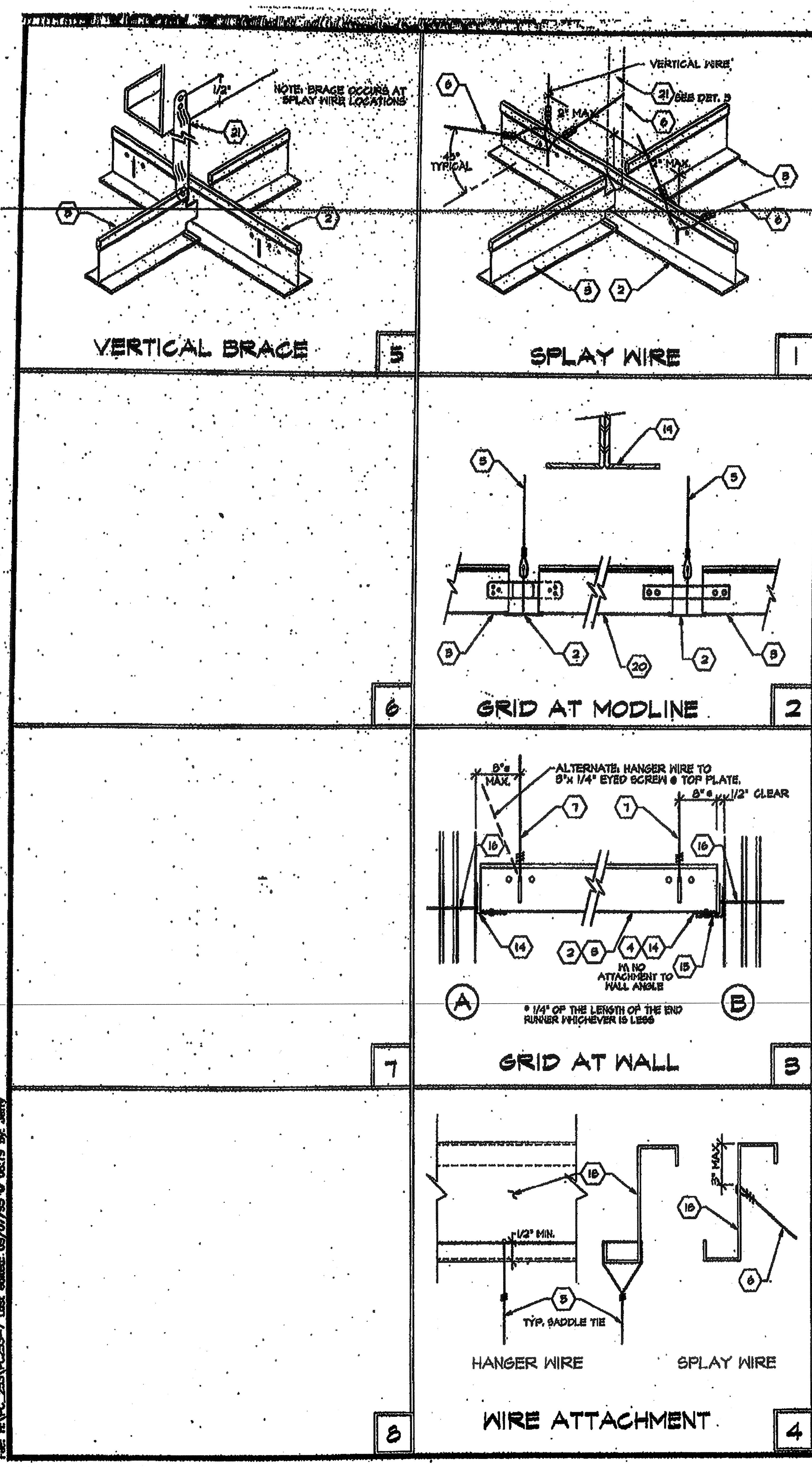
REVISIONS

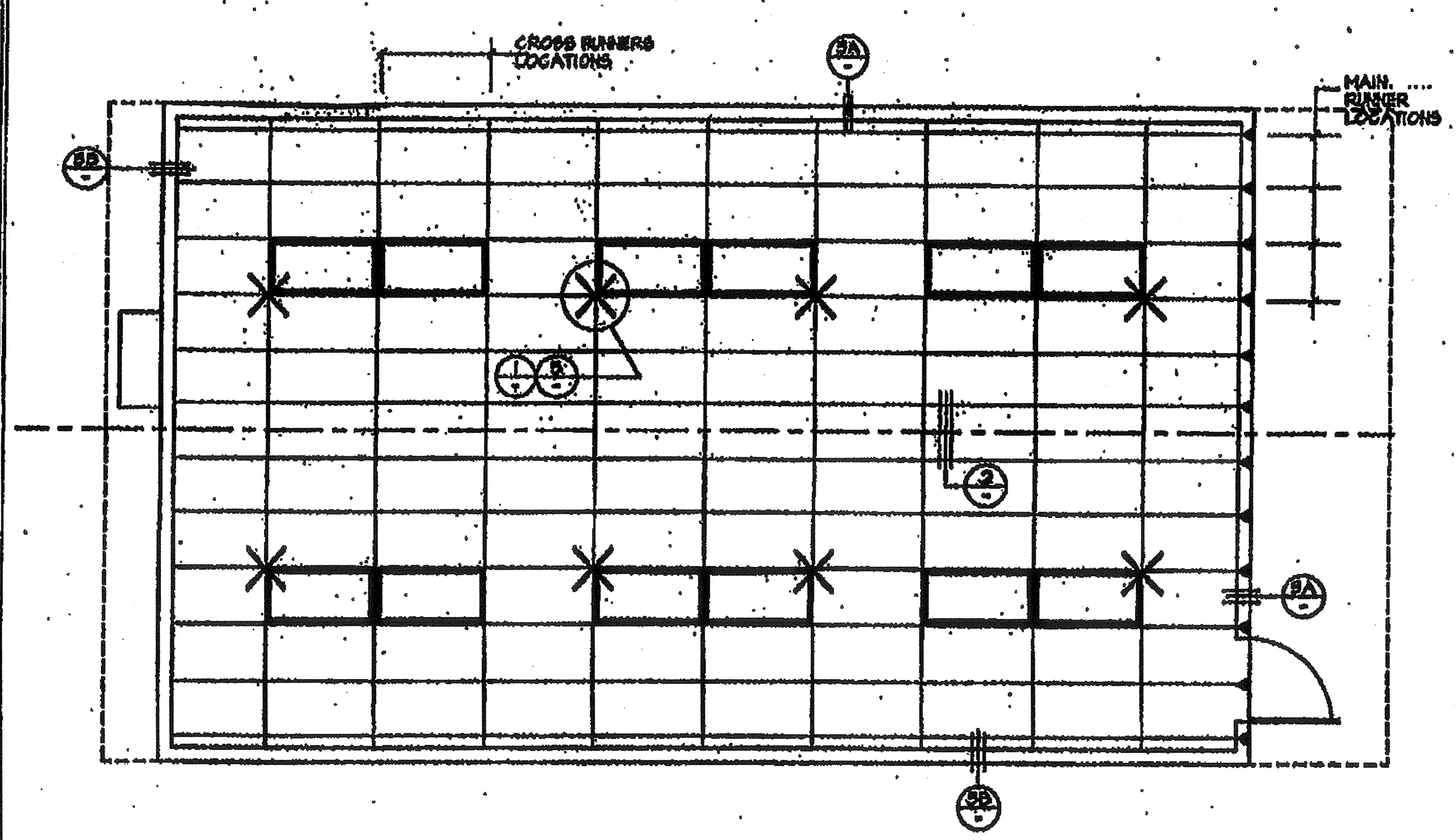
AURORA MODULAR INDUSTRIES
16533 Krameria Ave., Riverside, CA 92504
Phone (909) 789-7195
Fax (909) 789-0263

RELOCATABLE BUILDING FOR:
WILLIAMS/SCOTSMAN GROUP

FLOOR FRAMING, ROOF FRAMING, STRUCTURAL ELEVATIONS

BY SBG DATE 9/2/96
SHEET
3767
CAD FILE NO. PG253-5.DWG





REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"

CEILING HEIGHT 8'-9"

~~'A' UNIT SHOWN~~
'B' UNIT OPP. HAND

KEYNOTES

1. MAIN RUNNERS @ 4'-0" O.C. MAX. WITH HANGER WIRES SPACED @ 4'-0" O.C. MAX.
2. MAIN RUNNER, DONN CORP. DX-26 HEAVY DUTY
3. CROSS RUNNER, DONN CORP. DX-424 HEAVY DUTY
4. WALL RUNNER, DONN CORP. M7-EV
5. TYPICAL HANGER WIRE TO BE 12 Ga. STEEL WIRE ATTACHED TO STRUCTURE ABOVE AND TO GRID WITH (3) TIGHT TURNS WITHIN 1 1/2" - SEE DETAIL 4
6. TYPICAL SPLAY WIRE TO BE 12 GA. STEEL WIRE ATTACHED TO STRUCTURE ABOVE AND TO GRID WITH (4) TIGHT TURNS WITHIN 1 1/2" - SEE DETAIL 4
7. AT END OF ROWS OF RUNNERS, A HANGER WIRE SHALL BE ATTACHED WITHIN 8" (OF ANY WALL OR SOFFIT) OR 1/4 LENGTH OF END TEE WHICHEVER IS LEAST
8. VERTICAL WIRES MORE THAN 1:6 OUT OF PLUMB SHALL HAVE COUNTERBALANCE WIRES INSTALLED.
9. RUNNERS MAY BE ATTACHED TO WALL MOLDING AT (2) ADJOINING WALLS; AT OTHER WALLS NO ATTACHMENT. WHERE THERE IS NO ATTACHMENT THERE SHALL BE A 1/2" CLEARANCE BETWEEN END RUNNER AND FACE OF WALL.
10. CEILING AREAS EVERY 144 SQ. FT. OR LESS SHALL HAVE SPLAY WIRES INSTALLED AS INDICATED ON CEILING PLAN SPLAY WIRES SHALL BE TAUT BUT SHALL NOT DISTORT GRID.
11. ELECTRICIAN SHALL PROVIDE (2) SLACK HANGER WIRES AT OPPOSITE CORNERS OF ALL LIGHT FIXTURES. WIRES SHALL BE ATTACHED TO STRUCTURE ABOVE PER NOTE 5 LIGHT FIXTURES SHALL BE ATTACHED TO CEILING GRID WITH (2) #8 SHEET METAL SCREWS.
12. DUCTWORK, IF REQUIRED, SHALL BE RIGIDLY ATTACHED TO STRUCTURE ABOVE AT INTERVALS NOT TO EXCEED 4' AND SHALL NOT BE CLOSER THAN 6" TO ANY WIRE.
13. CEILING REGISTERS, WHEN INDICATED ON PLANS, SHALL BE ATTACHED TO STRUCTURE ABOVE PER NOTE 5.
14. CONT. WALL 7/8" ANGLE WITH POP RIVET TO EACH MEMBER.
15. 7/8" CONTINUOUS WALL ANGLE.
16. 8d NAIL @ 16" O.C. INTO BLOCK OR STUD.
17. NOT USED
18. ROOF JOIST - SEE SHEET 5.
19. ROOF TRUSS SEE SHEET 5.1
20. CLOSE OFF CROSS TEE - INSERT ONE END OF CROSS TEE INTO MAIN RUNNER WITH BAYONET. CUT OPPOSITE END TO FIT (IF LESS THAN 24"), INSERT MIN. 20 ga. MTL. STRAP THRU MAIN RUNNER, SECURE TO CROSS TEE W/ (2) #8 TEK SCREWS AT EACH END.
21. VERTICAL BRACE - 1/2" STEEL CONDUIT AT SPLAY WIRE LOCATIONS. DRILL 1/8" HOLE THRU CONDUIT AT TOP & BOTTOM. ATTACH CONDUIT TO JOIST ABOVE W/ (2) #8 TEK SCREWS. WITHIN 2" OF CROSS RUNNER

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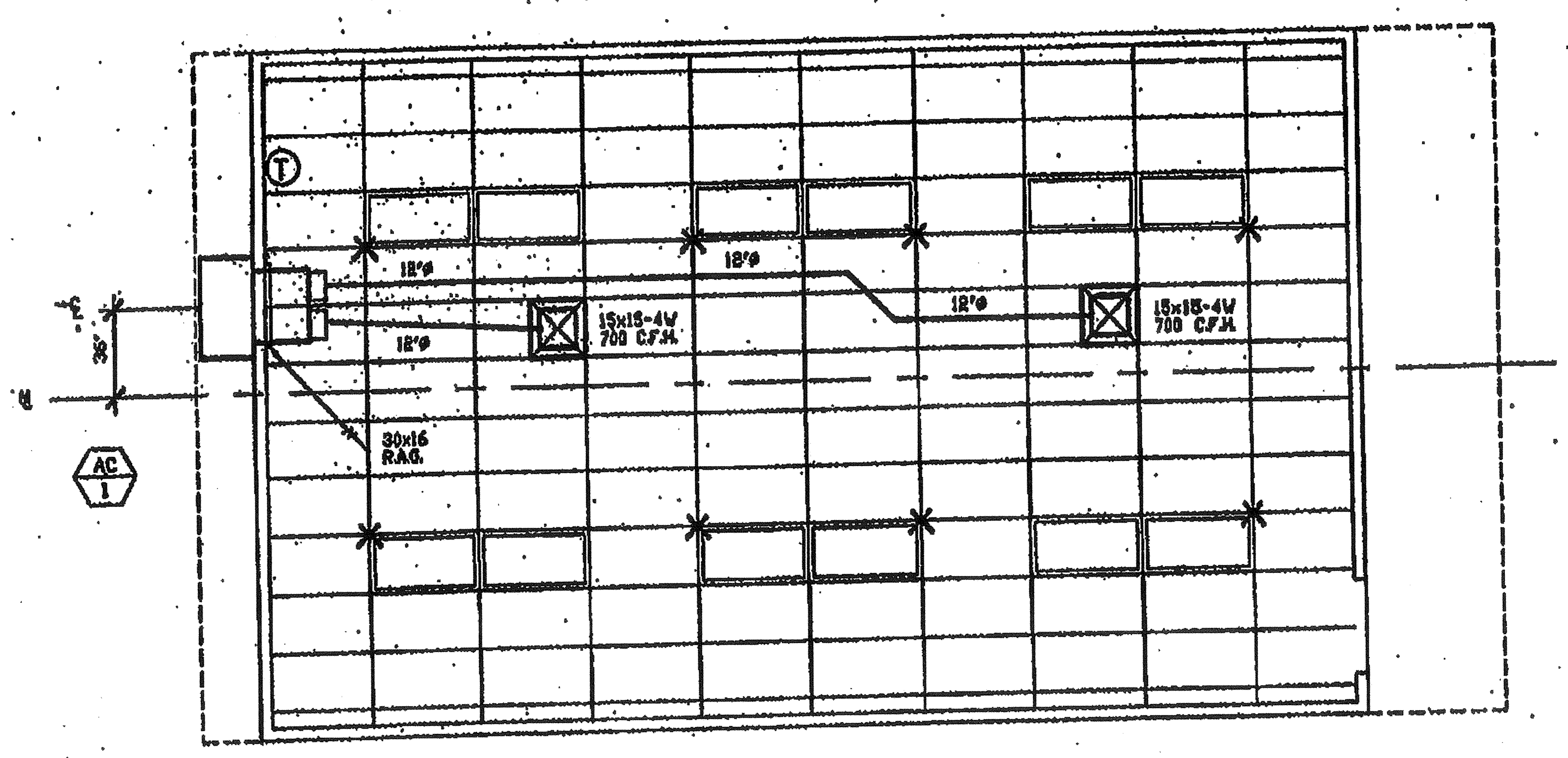
AURORA MODULAR INDUSTRIES

WILLIAMS/SCOTSMAN GROUP

REFLECTED CEILING PLAN

SHEET
7

3767



AIR CONDITIONING FLOOR PLAN

(OPPOSITE HAND) (R.H. DOOR) 1/4" = 1'-0"

EQUIPMENT & MATERIAL SCHEDULE

AC 1 — BARD MODEL #4442-A10 WALL MOUNT HEAT PUMP
31,500 BTUH COOLING, S.E.E.R. = 10.0
41,000 BTUH HEATING, HSPF = 6.80
1400 CFM @ .3" S.P., WT. = 510 LBS.
208/230V-1 PH-60 CY., MAX. F.L.A. = 26.2 AMPS.
MAX. FUSE = 60 AMP.
WITH COMMERCIAL ROOM VENTILATOR

SUPPLY PLENUM: 24 ga. GALVANIZED IRON SHEETS W/ 1" LINER INSULATION

INTERIOR DUCTWORK: POLYCORE FLEX DUCT CLASS 1 UL-181 W/ TAPED COLLARS ON BOTH ENDS

REGISTER BOXES: 24 ga. GALVANIZED IRON SHEETS W/ 1/2" LINER INSULATION

SUPPLY AIR REGISTERS: KRUEGER '6200-F25' SERIES (MINIMUM SIZE 15x15)

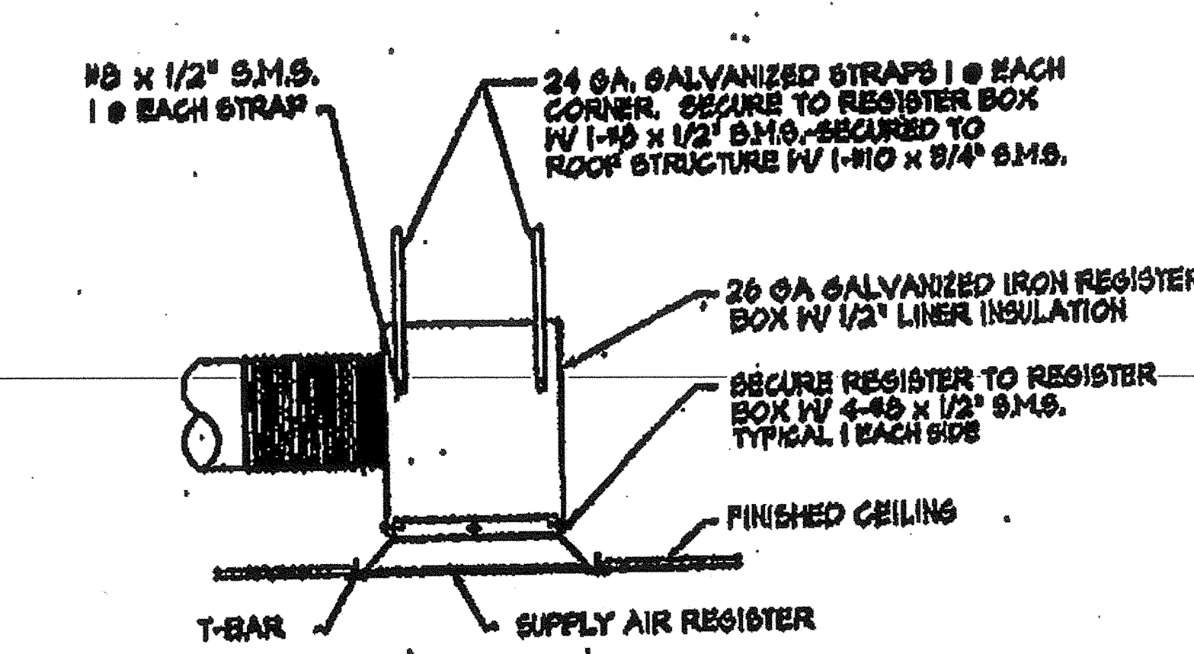
RETURN AIR GRILLES: METALAIRE 'RH' SERIES

THERMOSTAT: WHITE RODGER #1F42 W/ CLEAR FACE GUARD

ATTACH ALL SUPPLY AND RETURN AIR GRILLES TO BOXES W/ 4 #8 S.M.S. THEN TO ROOF STRUCTURE W/ 4 - 1 1/2" X 24 ga. GALVANIZED STRAPS AT ALL CORNERS.

ATTACH ALL FLEX DUCT TO ROOF STRUCTURE W/ 1 - 1 1/2" X 24 ga. GALVANIZED STRAP AT INTERVALS NOT TO EXCEED 4'.

SEAL ALL JOINTS AIR TIGHT.



REGISTER BOX DETAIL

N.T.S.

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AURORA MODULAR INDUSTRIES

RELOCATABLE BUILDING FOR:
WILLIAMS/SCOTSMAN GROUP

AIR CONDITIONING FLOOR PLAN

SHEET

PANEL A 120/240 VOLT 1 PHASE 3 WIRE

100 A. BUS 100 a MAIN

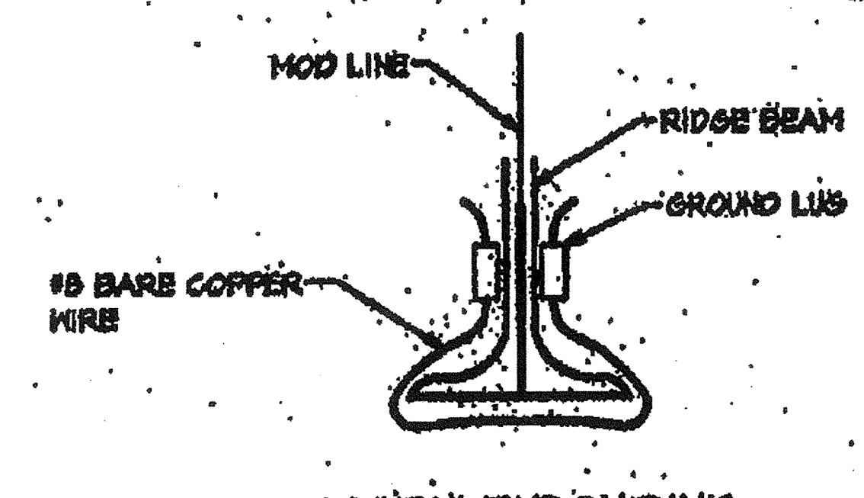
	OUTLETS			WATTAGE			BREAKER		REMARKS
	recpt	lights	other	A#	B#	C#	amp	pole	
1	5	—		540	—		20	1	
2	—	6	exterior light	916	—		20	1	
3	3	—		—	540		20	1	
4	—	6		—	816		20	1	
5		—	heat pump	2148			40	2	3.5 TON HVAC
6	—								
7		—			2148				
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
TOTALS				3604	3504		= 7108		29.6 amps cpm.
LCL = 6028				LCL x.25			= 1507 / 8615		35.9 amps

ELECTRICAL LEGEND

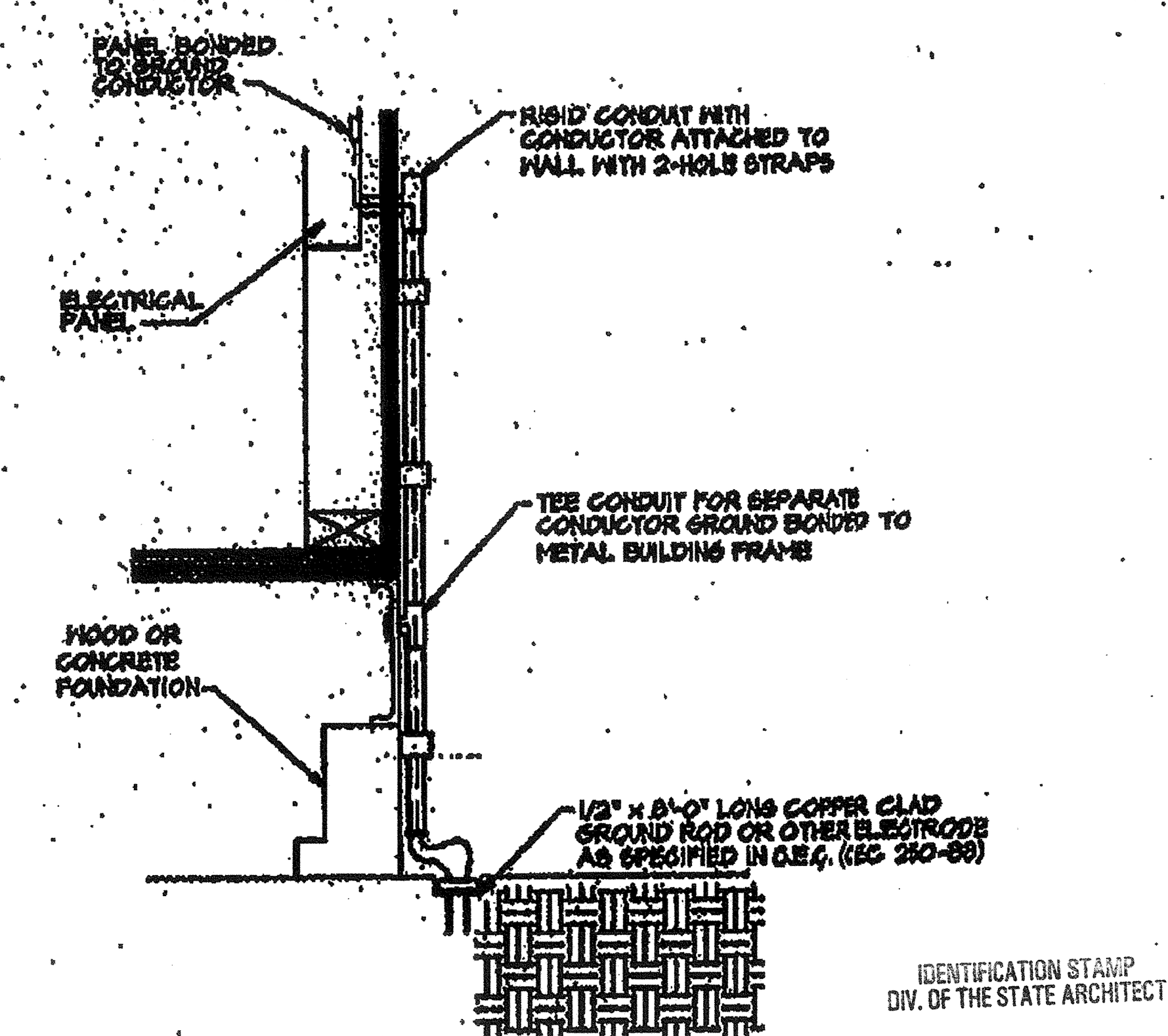
SYMBOL	DESCRIPTION
+ 15"	DUPLEX RECEPT - 15a 125v 3 WIRE GROUNDING TYPE. "GFI" DENOTES GROUND FAULT INTERRUPTER
S + 48"	LIGHT SWITCH - SINGLE POLE
J	JUNCTION BOX
F	DISCONNECT SWITCH - BUILT INTO A/C UNIT
T + 48"	THERMOSTAT
+ 48"	FIRE ALARM PULL STATION-STROBE J-BOXES & CO.
+ 8'-6"	FIRE ALARM HORN, J-BOX & CONDUIT ONLY
	ELEC. PANEL
	CLOCK 6" BELOW CEILING LINE

FIXTURE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	WATTS	MANUFACTURER
		2' x 4' FLUORESCENT DROP IN FIXTURE, ACRYLIC PRISMATIC LENS, ENERGY SAVING BALLAST, (4) 36 WATT TUBES, T8	156 WATTS	CRESCENT 24184040LA
		INCANDESCENT SURFACE MOUNTED EXTERIOR LIGHT WITH IMPACT RESISTANT ENCLOSURE	100 WATTS	KINALL 5665



MODULE BONDING



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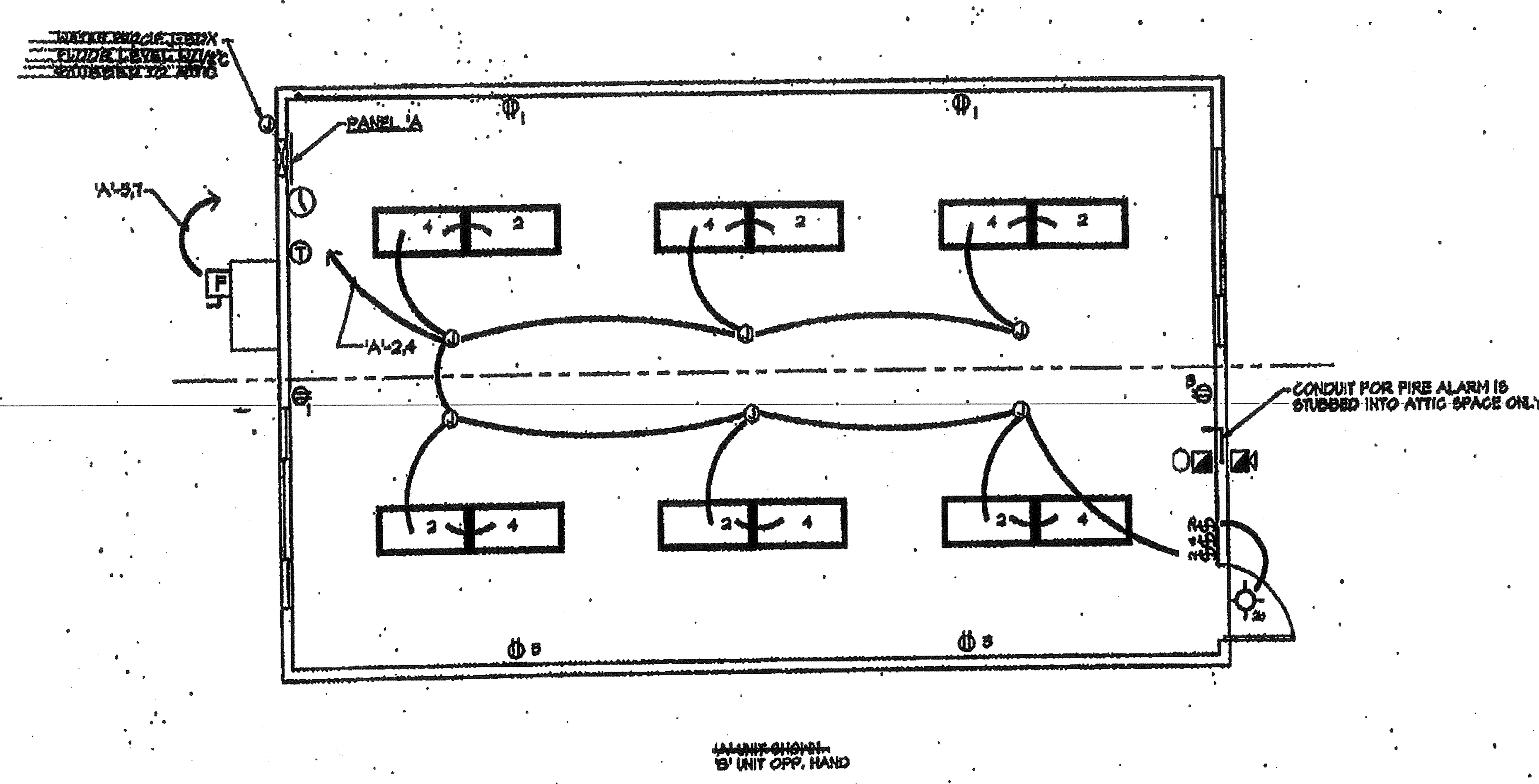
AC ✓ FLS ✓ SS
DATE APR 30 2019

SYSTEM GROUND DETAIL

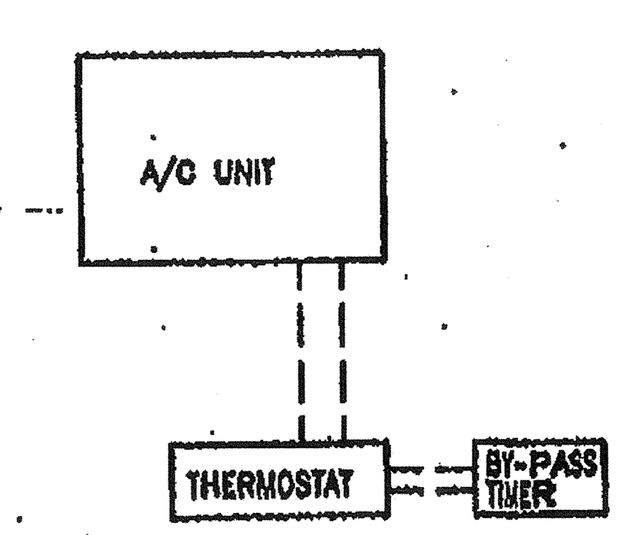
NOT BY PORTABLE MANUFACTURE

1 SIZE OF CONDUCTORS SHALL COMPLY WITH CEC TABLE 250-95.
2 BOND SEPARATE CONDUCTORS FROM GROUND ROD TO ELECTRICAL PANEL AND TO METAL BUILDING FRAME (CEC 250-81). IN ADDITION TO THE DETAIL SHOWN ABOVE, BOND THE ELECTRICAL GROUND TO METAL WATER PIPE EMBEDDED AT LEAST 10 FT. INTO THE SOIL IF AVAILABLE. (CEC 250-81 & 250-83).
3 ALL MODULES OF THE METAL FRAME BUILDING SHALL BE ELECTRICALLY BONDED TOGETHER. (BOLTING ONLY IS NOT ACCEPTABLE BONDING.)
4 CHECK RESISTANCE TO GROUND. IF RESISTANCE EXCEEDS 25 OHMS, INSTALL ADDITIONAL GROUND RODS (CEC 250-84) AS REQUIRED, WITH CONDUCTORS AS SHOWN, SEPARATED BY AT LEAST 6'-0" UNTIL RESISTANCE IS 25 OHMS OR LESS.
5 FIELD INSPECTOR SHALL WITNESS THE GROUNDING TEST.
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.



LIGHTING AND POWER PLAN

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



A/C CONTROL WIRING

D.S.A.

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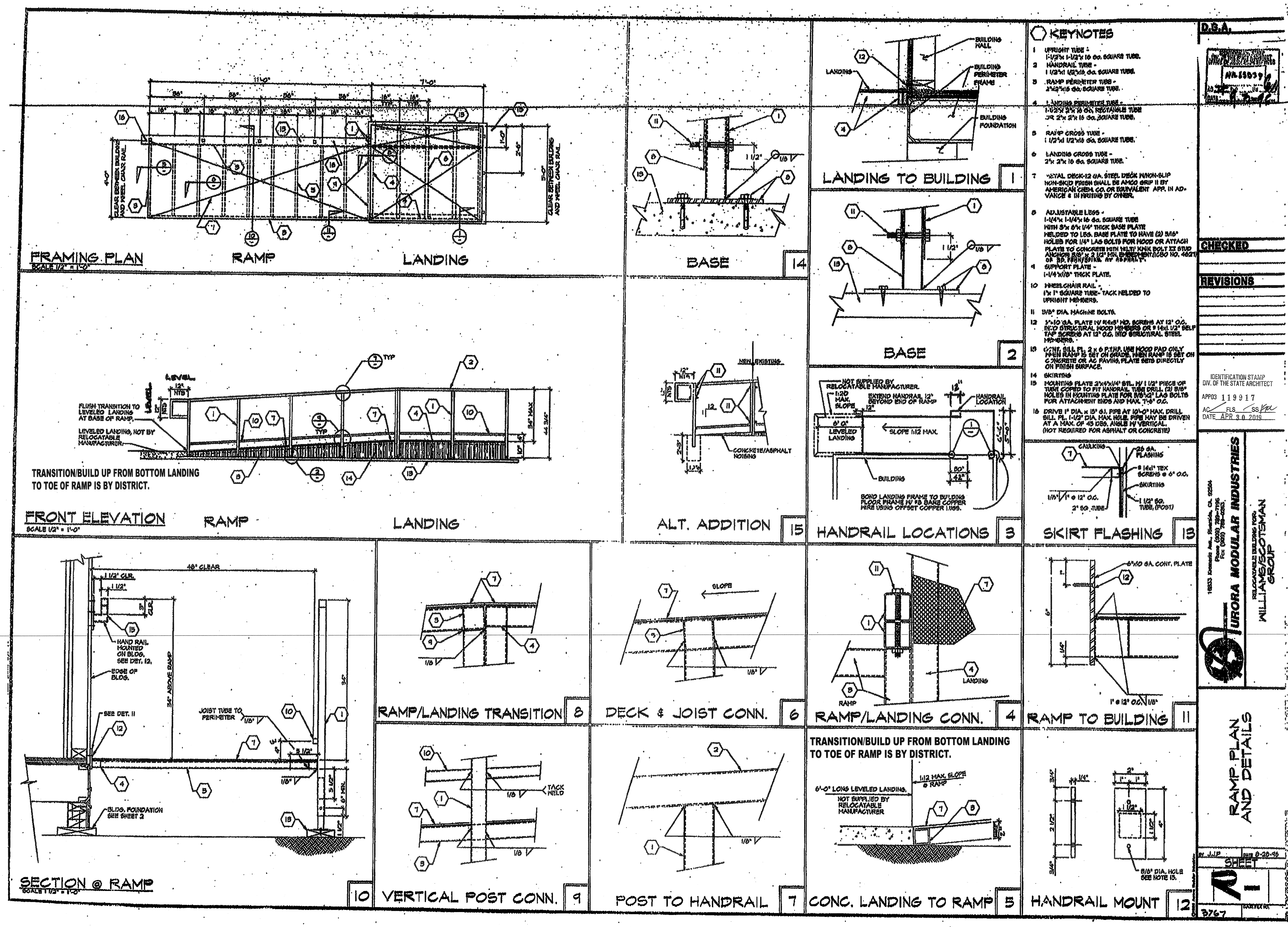
AURORA MODULAR INDUSTRIES

WILLIAMS/SCOTSMAN GROUP

ELECTRICAL, POWER & LIGHTING FLOOR PLAN & PANEL SCHEDULE

SHEET 8

3767



FRAMING PLAN
SCALE 1/2" = 1'-0"
RAMP
LANDING
BASE 14
LANDING TO BUILDING 1
BASE 2
FRONT ELEVATION
SCALE 1/2" = 1'-0"
TRANSITION/BUILD UP FROM BOTTOM LANDING TO TOE OF RAMP IS BY DISTRICT.
ALT. ADDITION 15
HANDRAIL LOCATIONS 3
SKIRT FLASHING 13
SECTION @ RAMP
SCALE 1 1/2" = 1'-0"
10
RAMP/LANDING TRANSITION 8
DECK & JOIST CONN. 6
RAMP/LANDING CONN. 4
RAMP TO BUILDING 11
VERTICAL POST CONN. 9
POST TO HANDRAIL 7
CONC. LANDING TO RAMP 5
HANDRAIL MOUNT 12
KEYNOTES
1 UPRIGHT TUBE - 1-1/2"x 1-1/2"x 16 Ga. SQUARE TUBE.
2 HANDRAIL TUBE - 1 1/2"x1 1/2"x16 Ga. SQUARE TUBE.
3 RAMP PERIMETER TUBE - 2"x2"x16 Ga. SQUARE TUBE.
4 LANDING PERIMETER TUBE - 1-1/2"x 2"x 16 Ga. RECTANGLE TUBE OR 2"x 2"x 16 Ga. SQUARE TUBE.
5 RAMP CROSS TUBE - 1 1/2"x1 1/2"x16 Ga. SQUARE TUBE.
6 LANDING CROSS TUBE - 2"x 2"x 16 Ga. SQUARE TUBE.
7 METAL DECK-12 GA. STEEL DECK W/NON-SLIP NON-SKID FINISH SHALL BE AMCO GRIP II BY AMERICAN CHEM. CO. OR EQUIVALENT APP. IN ADVANCE & IN WRITING BY OWNER.
8 ADJUSTABLE LEGS - 1-1/4"x 1-1/4"x 16 Ga. SQUARE TUBE WITH 3"x 6"x 1/4" THICK BASE PLATE WELDED TO LEG. BASE PLATE TO HAVE (2) 5/16" HOLES FOR 1/4" LAG BOLTS FOR WOOD OR ATTACH PLATE TO CONCRETE WITH HILTI KWIK BOLT II STUD ANCHOR 3/8" x 2 1/2" MIN. EMBEDMENT (ICBO NO. 4627) OR 8D. PENNY/SPIKE AT ASPHALT.
9 SUPPORT PLATE - 1-1/4"x1/8" THICK PLATE.
10 WHEELCHAIR RAIL - 1"x 1" SQUARE TUBE- TACK WELDED TO UPRIGHT MEMBERS.
11 3/8" DIA. MACHINE BOLTS.
12 3"x10 GA. PLATE W/ #14x3" WD. SCREWS AT 12" O.C. INTO STRUCTURAL WOOD MEMBERS OR # 14x1 1/2" SELF TAP SCREWS AT 12" O.C. INTO STRUCTURAL STEEL MEMBERS.
13 CONT. SILL PL. 2 x 6 P.T.H.F. USE WOOD PAD ONLY WHEN RAMP IS SET ON GRADE. WHEN RAMP IS SET ON CONCRETE OR AC PAVING, PLATE SETS DIRECTLY ON FINISH SURFACE.
14 SKIRTING
15 MOUNTING PLATE 2"x4"x1/4" STL. W/ 1 1/2" PIECE OF TUBE COPED TO FIT HANDRAIL TUBE DRILL (2) 3/8" HOLES IN MOUNTING PLATE FOR 3/8"x2" LAG BOLTS FOR ATTACHMENT ENDS AND MAX. 7'-6" O.C.
16 DRIVE 1" DIA. x 15" G.I. PIPE AT 10'-0" MAX. DRILL SILL PL. 1-1/2" DIA. MAX. HOLE. PIPE MAY BE DRIVEN AT A MAX. OF 45 DEG. ANGLE W/ VERTICAL. (NOT REQUIRED FOR ASPHALT OR CONCRETE)
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APP03 119917
DATE APR 30 2019
AURORA MODULAR INDUSTRIES
WILLIAMS/SCOTSMAN GROUP
RAMP PLAN AND DETAILS
SHEET
3767

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 TO BE COMPLIANT WITH WILD / URBAN INTERFACE ZONE (WUI)

- EXTERIOR UNDER FLOOR VENTS TO BE FULLY COVERED WITH CORROSION RESISTANT OPENING & 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 FLOOR AND THE GRADE MUST BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL PER CBC 707A.

NOTE: SEE DETAILS 6, 7, 8 & 9 ON SHEET DWF-01 FOR (WUI) DETAIL REFERENCES

SHEET INDEX

SHT NO.	
CP	COVER PAGE
	WOOD FOUNDATION
[illegible]	[illegible]
WF-04	WOOD FOUNDATION PLAN - 24' X 40' (50+15 PSF)
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
WFD-01	WOOD FOUNDATION DETAILS [illegible]
[illegible]	[illegible]
	CONCRETE FOUNDATION
CFS-01	STRUCTURAL SPECIFICATIONS - CONCRETE FOUNDATIONS
CFA-01	CONCRETE FOUNDATION PLAN - ABOVE GRADE - WOOD FLOOR
CFA-02	CONCRETE FOUNDATION PLAN - ABOVE GRADE - CONCRETE FLOOR
CFA-D01	CONCRETE FOUNDATION DETAILS - ABOVE GRADE
CFB-01	CONCRETE FOUNDATION PLAN - BELOW GRADE - WOOD FLOOR
CFB-02	CONCRETE FOUNDATION PLAN - BELOW GRADE - CONCRETE FLOOR
CFB-D01	CONCRETE FOUNDATION DETAILS - BELOW GRADE
CFB-D02	FOUNDATION DETAILS - CONCRETE

BELOW LISTED PC NUMBERS ARE THOSE APPLICABLE FOR USE UNDER PRESENTED STOCKPILE(S).

BUILDING DATA 24x40 RIGID FRAME

PC-BASE	DATE	SIZE	FLOOR LOAD	BLDG MFG
MFR	06/19/1991	24X40	50+20#	MODTECH
PC79	09/18/1990	24X40	50#	MODTECH
PC79	09/19/1990	24X40	50#	MODTECH
PC79	11/26/1990	24X40	50#	MODTECH
PC79	11/08/1991	24X40	50+20#	MODTECH
PC76	03/19/1992	24X40	50#	MODTECH
PC243	05/04/1993	24X40	50#	MODTECH
PC242	03/11/1995	24X40	50#	MODTECH
PC266	07/31/1996	24X40	50#	MODTECH
PC266	11/12/1996	24X40	50+20#	MODTECH
PC266	03/11/1997	24X40	50#	MODTECH
PC266	01/19/1998	24X40	50+20#	MODTECH
PC275	08/10/1998	24X40	50+20#	MODTECH
PC266	08/10/1998	24X40	50+20#	MODTECH
PC282	09/03/1998	24X40	50+20#	MODTECH
PC266	01/07/1999	24X40	50+20#	MODTECH
PC275	09/09/1999	24X40	50#	MODTECH
PC266	09/30/1999	24X40	50+20#	MODTECH
PC101268	12/16/1999	24X40	50#	MODTECH
PC101268	03/16/2000	24X40	50# (or) 50+20#	MODTECH
PC101268	07/06/2000	24X40	50+20#	MODTECH
PC101268	12/21/2000	24X40	50#	MODTECH
PC101268	04/18/2002	24X40	50+20#	MODTECH
PC101268	12/09/2002	24X40	50+20#	MODTECH
PC104801	05/22/2003	24X40	50+20#	MODTECH
PC 04-105337	06/05/2003	24X40	50#	MODTECH
PC 04-104796	07/17/2003	24X40	50#	MODTECH
PC108884	12/03/2007	24X40	50#	CURRENT/MSI
PC266	05/24/1996	24X40	50#	MODTECH
PC275	09/20/1999	24X40	50#	MODTECH
PC 04-100073	01/15/1998	24X40	50#	MSI
PC 04-101419	10/23/1999	24X40	50#	MODTECH
PC 04-101419	03/09/2000	24X40	50#	MODTECH
PC 04-101419	03/21/2002	24X40	50#	MODTECH
PC 04-101419	06/03/2002	24X40	50#	MODTECH
PC270	09/12/1999	24X40	50# (or) 50+20#	MODTECH
PC 04-101419	01/23/2003	24X40	50# (or) 50+20#	MODTECH
PC253	05/10/1996	24X40	50/50+20/100/125#	AURORA
PC 04-101244	09/02/1999	24X40	50/50+20/100/125#	MSI
PC167	01/20/1998	24X40	50#	EBS
04-101056	[illegible]	24x40	[illegible]	AURORA

STK A# 65839 → PC253

BUILDING DATA 36x40 RIGID FRAME

PC-BASE	DATE	SIZE	FLOOR LOAD	BLDG MFG
PC79	11/08/1991	36X40	70#	MODTECH
PC266	11/12/1996	36X40	50+20#	MODTECH
PC266	03/11/1997	36X40	50+20#	MODTECH
PC 04-102015	10/07/1999	36X40	50+20#	MODTECH
PC101268	09/12/2013	36X40	50+20#	MODTECH
PC101268	03/01/2001	36X40	50#	MODTECH
PC101268	07/11/2002	36X40	50+20#	MODTECH
PC104801	07/29/2004	36X40	50+20#	MODTECH
PC101268	03/01/2007	36X40	100#	MODTECH
PC79	05/03/2010	36X40	50+20#	MODTECH
PC58118	05/03/2014	36X40	50+20#	MODTECH
04-101056	[illegible]	36x40	[illegible]	AURORA

BUILDING DATA 48x40 RIGID FRAME

PC-BASE	DATE	SIZE	FLOOR LOAD	BLDG MFG
PC79	11/08/1991	48X40	100#	MODTECH
PC79	11/08/1991	48X40	70#	MODTECH
PC243	05/04/1993	48X40	50+20#	MODTECH
PC266	10/22/1996	48X40	50+20#	MODTECH
PC101268	10/07/1999	48X40	50+20#	MODTECH
PC101268	04/18/2002	48X40	50+20#	MODTECH
PC79/57194	01/10/2014	48X40	50+20#	MODTECH
PC 04-101268	04/10/2014	48X40	50+20#	MODTECH

BUILDING DATA (EXPANDABLE BLDG SIZES) RIGID FRAME

PC-BASE	DATE	SIZE	FLOOR LOAD	BLDG MFG
04-104793	05/02/2003	24-144X40	50/50+20/100/125#	MODTECH
04-107597	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
289	02/19/1997	24/36/48X40	50/50+20#	MODTECH
04-101655	06/29/1999	24/36/48X40	50/50+20/125#	AURORA
329	06/24/1997	24/36/48X40	50/50+20/100#	MSI
04-105135	07/09/2003	24/36/48X40	50/50+20/100/125#	WALDEN

APPLICABLE CODES

LIST OF 2016 CALIFORNIA CODE OF REGULATIONS

2016 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 C.C.R.
2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
(2015 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2016 CALIFORNIA AMENDMENTS)
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2014 NATIONAL ELECTRICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
(2015 UNIFORM MECHANICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2015 UNIFORM PLUMBING CODE AND 2016 CALIFORNIA AMENDMENTS)
2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2015 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2013 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

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

No. 3602 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: NOV 08 2017

LICENSED ARCHITECT No. C-33387 STATE OF CALIFORNIA

PROJECT SPECIFIC STATE AGENCY APPROVAL

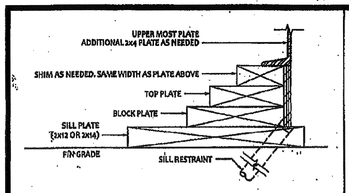
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP03 1-19917
AC ✓ FLS ✓ SS
DATE APR 30 2019

ORIGINAL PC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
04-116392
AC FLS SS
DATE NOV 9 2017

REVISIONS

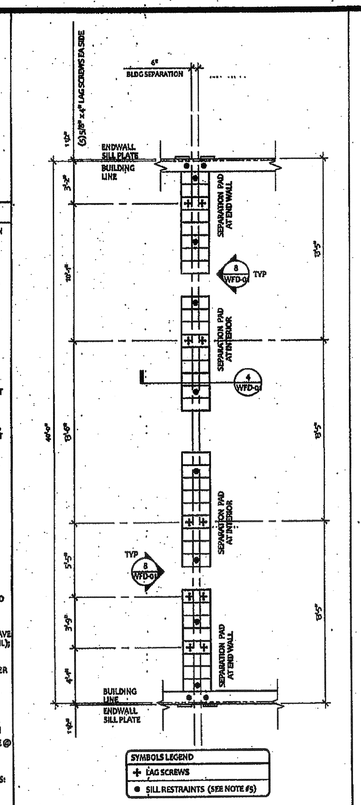
PROJECT NO:
DRAWN BY: Y.C.
SCALE: AS NOTED
DATE: APRIL 25, 2017
SHEET NUMBER
CP



FOUNDATION PLATE DESCRIPTION

1. BUILDINGS OVER 2160 SF, MUST BE INSTALLED ON A PERMANENT CONCRETE FOUNDATION PER IR 16-1.16 SECTION 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 3/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 3 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



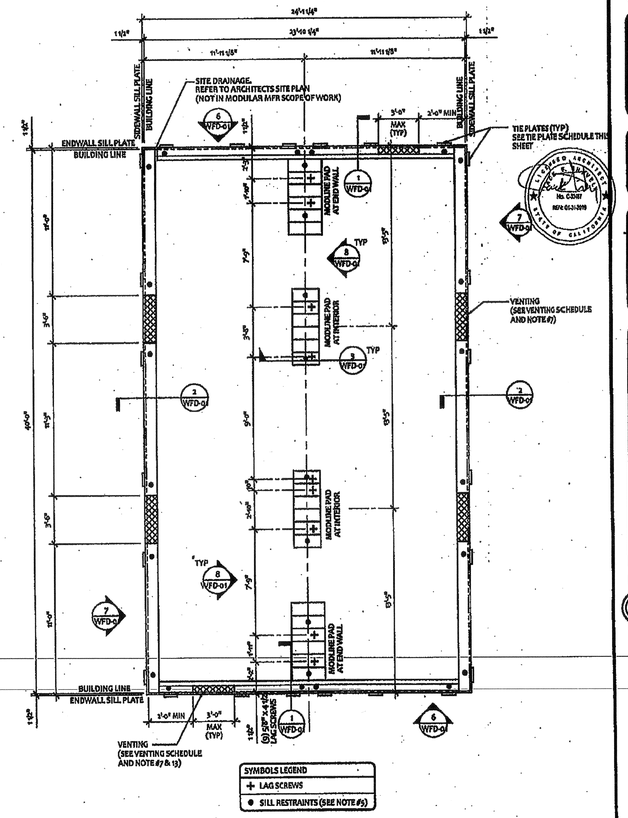
SCALE: 1/4" = 1'-0"

FOOTING AT SEPARATION-ONE BUILDING | 3

- ☐ 60'-6" X 40' BUILDING: 2420 SF / 150 = 16.13 SF VENT REQ'D
  (4) - "A" VENT = 5.25 SF
  (10) - "C" VENT = 11.25 SF
  16.5 SF TOTAL VENTILATION (> 16.13 SF)
- ☐ 73'-0" X 40' BUILDING: 2920 SF / 150 = 19.46 SF VENT REQ'D
  (2) - "A" VENT = 5.25 SF
  (12) - "C" VENT = 13.50 SF
  20.06 SF TOTAL VENTILATION (> 19.46 SF)
  (VAPOR BARRIER REQUIRED)
- ☐ 85' X 40' BUILDING: 3400 SF / 150 = 22.66 SF VENT REQ'D
  (6) - "A" VENT = 7.87 SF
  (14) - "C" VENT = 15.75 SF
  23.62 SF TOTAL VENTILATION (> 22.66 SF)
  (VAPOR BARRIER REQUIRED)
- ☐ 97'-6" X 40' BUILDING: 3900 SF / 150 = 26 SF VENT REQ'D
  (7) - "A" VENT = 9.1875 SF
  (16) - "C" VENT = 18.00 SF
  27.18 SF TOTAL VENTILATION (> 26 SF)
  (VAPOR BARRIER REQUIRED)
- ☐ 109'-5" X 40' BUILDING: 4380 SF / 150 = 29.2 SF VENT REQ'D
  (7) - "A" VENT = 9.1875 SF
  (18) - "C" VENT = 20.25 SF
  29.43 SF TOTAL VENTILATION (> 29.2 SF)
  (VAPOR BARRIER REQUIRED)
- ☐ 122'-0" X 40' BUILDING: 4880 SF / 150 = 32.53 SF VENT REQ'D
  (8) - "A" VENT = 10.5 SF
  (20) - "C" VENT = 22.5 SF
  33 SF TOTAL VENTILATION (>32.53 SF)
  (VAPOR BARRIER REQUIRED)

NOTE:
VENTING REQUIREMENTS MAY BE RE-CALCULATED DEPENDING ON GRADE CONDITIONS ON A PER-JOB BASIS

VENTING CALCULATIONS (VARIOUS BLDG. SIZES) | 2



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 REQ'D)	2x6	2x6	2x6	2x6	2x12	2x12
TOP	2x6	2x6	2x8	2x8	2x12	2x12
BLOCK	2x8	2x8	2x10	2x10	2x12	2x12
SILL	2x12 (2x16)[2]	2x12 (2x16)[2]	(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	(2) 16d BOX NAILS PLATE TO PLATE ATTACHMENT BELOW UPPER MOST PLATE
24' X 40'	5" OC AT ENDWALL - 1 / F-0.60 12" OC AT SIDEWALL - 1 / F-0.90 12" OC AT SEPARATION - 1 / F-0.50

VENTING SCHEDULE

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

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CORONA CA 92877
PHONE: 951-422-2500
FAX: 951-943-3074

PROJECT NAME:

SHEET TITLE:
WOOD FOUNDATION PLAN
24X40 (50 & 50+15 PSF)

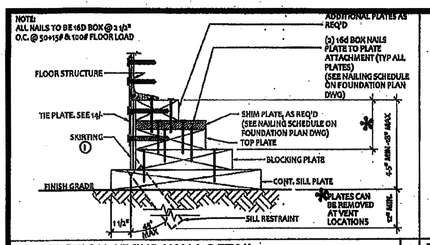
STATE OF CALIFORNIA — DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CERTIFICATE OF AUTHORIZATION
NO. 3502
DATE SIGNED
NOV 08 2017
LICENSE EXPIRES 6-30-18

PROJECT SPECIFIC STATE AGENCY APPROVAL
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP03 11 9 17
AC FLS SS
DATE APR 2 0 2018

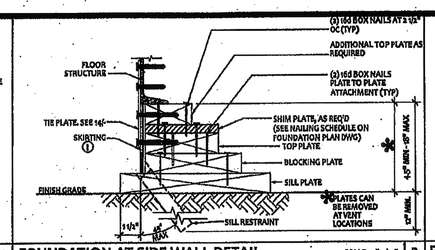
ORIGINAL PC STATE AGENCY APPROVAL
PRECAST/CPD DOCUMENT CHECKLIST
A MANUFACTURER'S QUALITY CONTROL PROGRAM HAS BEEN APPROVED FOR THE MANUFACTURE OF THE PRECAST CONCRETE COMPONENTS
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APPROVED UNDER OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT
0 4-116392
AC FLS SS
DATE: NOV 1 8 2017

REVISIONS

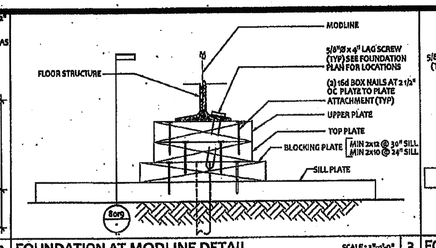
PROJECT NO:
DRAWN BY: Y.C.
SCALE: AS NOTED
DATE: APRIL 25, 2017
SHEET NUMBER
WF-04



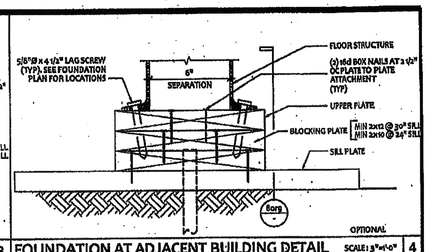
FOUNDATION AT END WALL DETAIL SCALE: 3/4"=1'-0" | 1



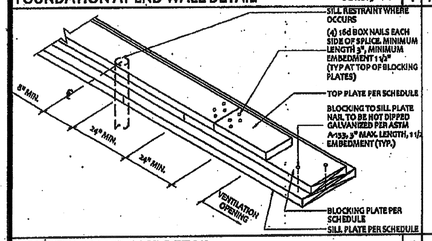
FOUNDATION AT SIDE WALL DETAIL SCALE: 3/4"=1'-0" | 2



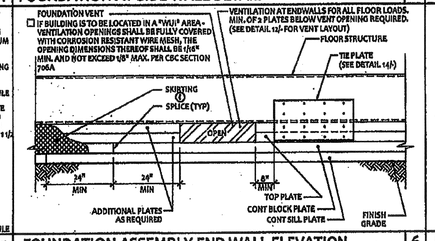
FOUNDATION AT MODLINE DETAIL SCALE: 3/4"=1'-0" | 3



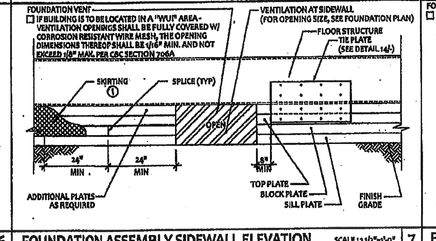
FOUNDATION AT ADJACENT BUILDING DETAIL SCALE: 3/4"=1'-0" | 4



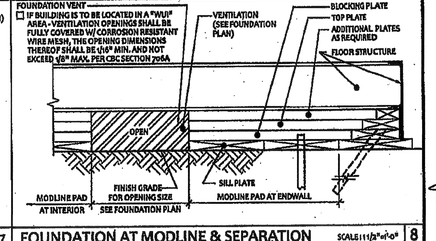
FOUNDATION SPLICE DETAIL SCALE: NTS | 5



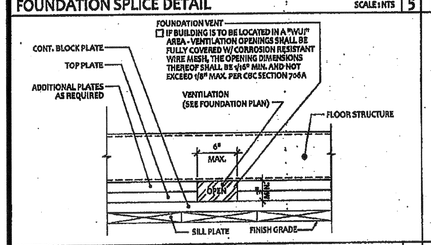
FOUNDATION ASSEMBLY END WALL ELEVATION SCALE: 1 1/2"=1'-0" | 6



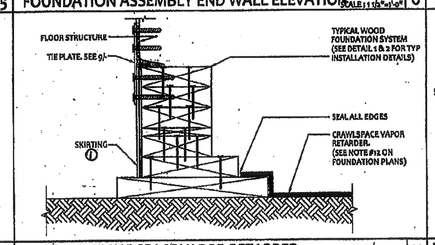
FOUNDATION ASSEMBLY SIDEWALL ELEVATION SCALE: 1 1/2"=1'-0" | 7



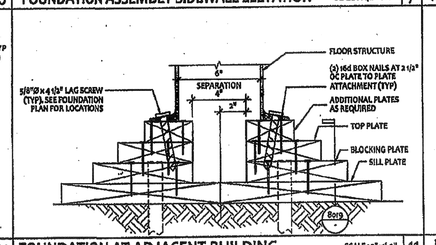
FOUNDATION AT MODLINE & SEPARATION SCALE: 1 1/2"=1'-0" | 8



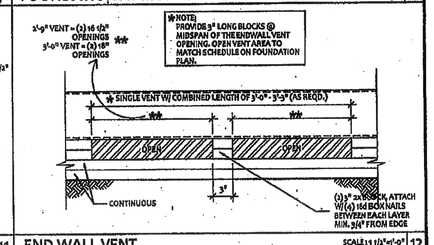
VENT ELEV. AT MODLINE & SEP FOR 150 PSF SCALE: 3/4"=1'-0" | 9



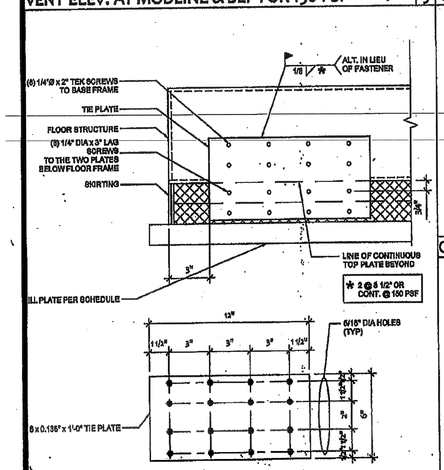
OPTIONAL CRAWLSPACE VAPOR RETARDER SCALE: 3/4"=1'-0" | 10



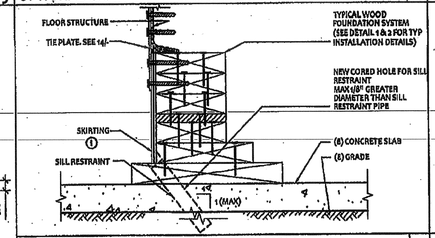
FOUNDATION AT ADJACENT BUILDING SCALE: 3/4"=1'-0" | 11



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



TIE PLATE DETAIL SCALE: 3/4"=1'-0" | 14



OPT. FOUNDATION ANCHORAGE AT CONCRETE PAD SCALE: 3/4"=1'-0" | 15

1 FOR W.U.I. COMPLIANCE - PROVIDE NON-COMBUSTIBLE SCREENED MATERIAL PER IRC-R5 R327-4.5.6

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

PROJECT NAME:

SHEET TITLE:
FOUNDATION DETAILS
WOOD

DATE SIGNED BY BUILDING OFFICIAL
DATE SIGNED: NOV 08 2017
LICENSE EXPIRES 6-30-19

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP# 03 119917
AC FLS SS
DATE APR 20 2016

ORIGINAL PC STATE AGENCY APPROVAL

PREFABRICATED ACCESSORY BUILDING
COMMERCIAL MODULAR BUILDING

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
04-116392
AC FLS SS
DATE: NOV 1 8 2017

REVISIONS

PROJECT NO:
DRAWN BY: Y.C.
SCALE: AS NOTED
DATE: APRIL 25, 2017

SHEET NUMBER
WFD-01