HORACE MANN DIRECTORY

BLDG. #	BUILDING DESCRIPTION	DSA A#	CLOSED W/ CERT	SQFTG	
(E) M-1	MULTI PURPOSE / CAFETERIA / TOILETS / STORAGE / ADMIN	1100 / 11363 / 51552			
(E) M-2	4 CLSRMS / LIBRARY / STORAGE	3234 / 11363 / 51552			
(E) M-3	4 CLASSROOMS / KINDERGARTEN / MISC TOILETS / ADMIN / STORAGE	10477 / 51552			
(E) A	2 KINDERGARTEN / TOILETS / STORAGE	41306			
(E) B	3 CLASSROOMS / TOILETS	11363 / 51552			
(E) C	2 CLASSROOMS / STORAGE	11363 / 51552			
(E) D	3 CLASSROOMS / STORAGE	11363 / 51552			
(E) E	3 CLASSROOMS	11363 / 51552			
(E) F	TOILETS	41306			
(E) G	6 RELO CLSRMS / TOILET / SPECIAL EDUCATION	10492 / 4806 / 3016	#1 CERT 05/30/00		
(E) R-1	ADMIN / TOILETS / MISC.	17766 / 43481			
(E) R-2	2 CLASSROOMS	17766	#1 CERT 04/21/2005		
(E) R-3	2 KINDERGARTENS	NON-CONFORMING			
(E) R-4	SPECIAL EDUCATION	30116			
(E) B-1	CLASSROOM	03-106605			
(E) B-2	CLASSROOM	03-106605			
(E) B-5	CLASSROOM	03-106605	#1 CERT 04/21/2005		
(E) B-6	CLASSROOM	03-106605			
(E) B-7	CLASSROOM	03-106605			
(E) B-8	TOILETS	03-106605			
GROUP "A" R8	CLASSROOM	03-116978	#1 CERT 08/14/17	960	7,680 SF
R9	CLASSROOM	03-116978		960	
R10	CLASSROOM	03-116978		960	
R11	CLASSROOM	03-116978		960	
R12	CLASSROOM	03-117375	#1 CERT 04/21/2017	960	
R13	CLASSROOM	03-117375		960	
R14*	CLASSROOM	THIS APPLICATION		960	
R15*	CLASSROOM	THIS APPLICATION		960	

DSA 810

LOCAL FIRE AUTHORITY REVIEW

To facilitate the Division of the State Architect's (DSA) approval of the Fire/Life Safety portion of a project, DSA requires Local Fire Authority (LFA) review of certain elements as identified in this form. Use of this form is mandatory for projects that add square footage to a campus or if any item on this form is relevant to the project. For additional information, see DSA 810 Instructions and DSA Policy 09-01.

PROJECT INFORMATION

School District/Owner: Bakersfield City School District

Project Name/School: Horace Mann Elementary

Project Address: 2301 Park Drive

LOCAL FIRE AUTHORITY (LFA)

LFA Agency Name: Kern County Fire Department

LFA Reviewer Name: Jim Killam — Title: FPS-2

Email: jkillam@co.kern.ca.us — Telephone Number: 661-391-7080

I have reviewed and responded to the applicable items for this project as listed below.

Note: Only sign this form when it is imaged onto the site plan. A loose form is not acceptable to DSA.

LFA Reviewer's Signature: _____ Date: 7/18/17

Review Key: "Y" = Complies with LFA requirements; "N" = Not approved (complete Section 8); "NA" = Not applicable to the project; "NR" = LFA elects not to review

	Description	Y	N	NA	NR
1	Where an elevator does not meet medical emergency service cab size, per the California Building Code (CBC), use of stairways for emergency rescue and patient transport is acceptable.			X	
2	Access roads, fire lane markings, pavers and gate entrances are in accordance with Title 19, California Code of Regulations and the California Fire Code, Chapter 5.	X			
3	Fire hydrant location and distribution complies with the California Fire Code (or see # 4).	X			
4	Fire hydrant location and distribution complies with NFPA 1142, "Alternate Means." If "NR" is checked, DSA can only approve on-site water storage as an alternate. The signature of the school district official is required to acknowledge the use of alternate means. Signature of School District Official: _____ Date: _____ Print the School District Official's Name: _____			X	
5	The location(s) of the proposed post indicator valve and fire department connection meet the requirements of this jurisdiction.			X	
6	The location(s) of the detector check valve assembly meet the requirements of this jurisdiction.			X	
7	Is the project located in a hazard severity zone area? (CBC, Chapter 7A, Section 701A.) ☐ Yes ☒ No. Check type if "Yes": ☐ Moderate ☐ High ☐ Very High ☐ WIFA (If one of these boxes is checked, the project design must meet the requirements of Chapter 7A.)				
8	COMMENTS (note deficiencies): #2508 HYDRANT FLOW TESTED 6-02-17 , 1360 CATALPA WAY, 2037 GPM @ 20 PSI				

DSA 810 (rev 05-12-14) — DIVISION OF THE STATE ARCHITECT — DEPARTMENT OF GENERAL SERVICES — Page 1 of 1 — STATE OF CALIFORNIA

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 1) HAVE BEEN IDENTIFIED & 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECTS WORK THROUGH 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.S. UTILITIES PER PLUMBING, 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.

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"

PARKING CALC

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

(E) ACCESSIBLE STALLS	4
(E) VAN ACCESSIBLE STALLS	2
(E) REGULAR STALLS	+ 63
TOTAL	69

SAFE DISPERSAL CALC.

PER CBC 2016 482.1.3 & 1004.6.3

GROUP - 'A', SEE EXIT ANALYSIS
(2) ACCESSIBLE SPACES = 105F x 2 = 205F
960 SF x 8 = 7,680 SF (7680 / 20) - 2= 382 OCC.S
382
x 3.3SF
1,146 SF + 205F = 1,166 SF REQ'D IN SAFE DISPERSAL AREA - "A"
34' x 35' = 1,190 SF SEE SITE PLAN-'A' FOR SAFE DISPERSAL AREA

DEFINITIONS

W = CALCULATED WIDTH OF PUBLIC WAY
P = BUILDING PERIMETER
L_s = LENGTH OF PERIMETER WALL
W_s = WIDTH ≥ 20' OF PUBLIC WAY
A_s = ALLOWABLE AREA FACTOR
A_a = ALLOWABLE AREA
I_a = AREA INCREASE DUE TO FRONTAGE
NS = BUILDING AREA WITHOUT SPRINKLERS
S1 = ONE-STORY BUILDING WITH SPRINKLERS

BUILDING CODE ANALYSIS

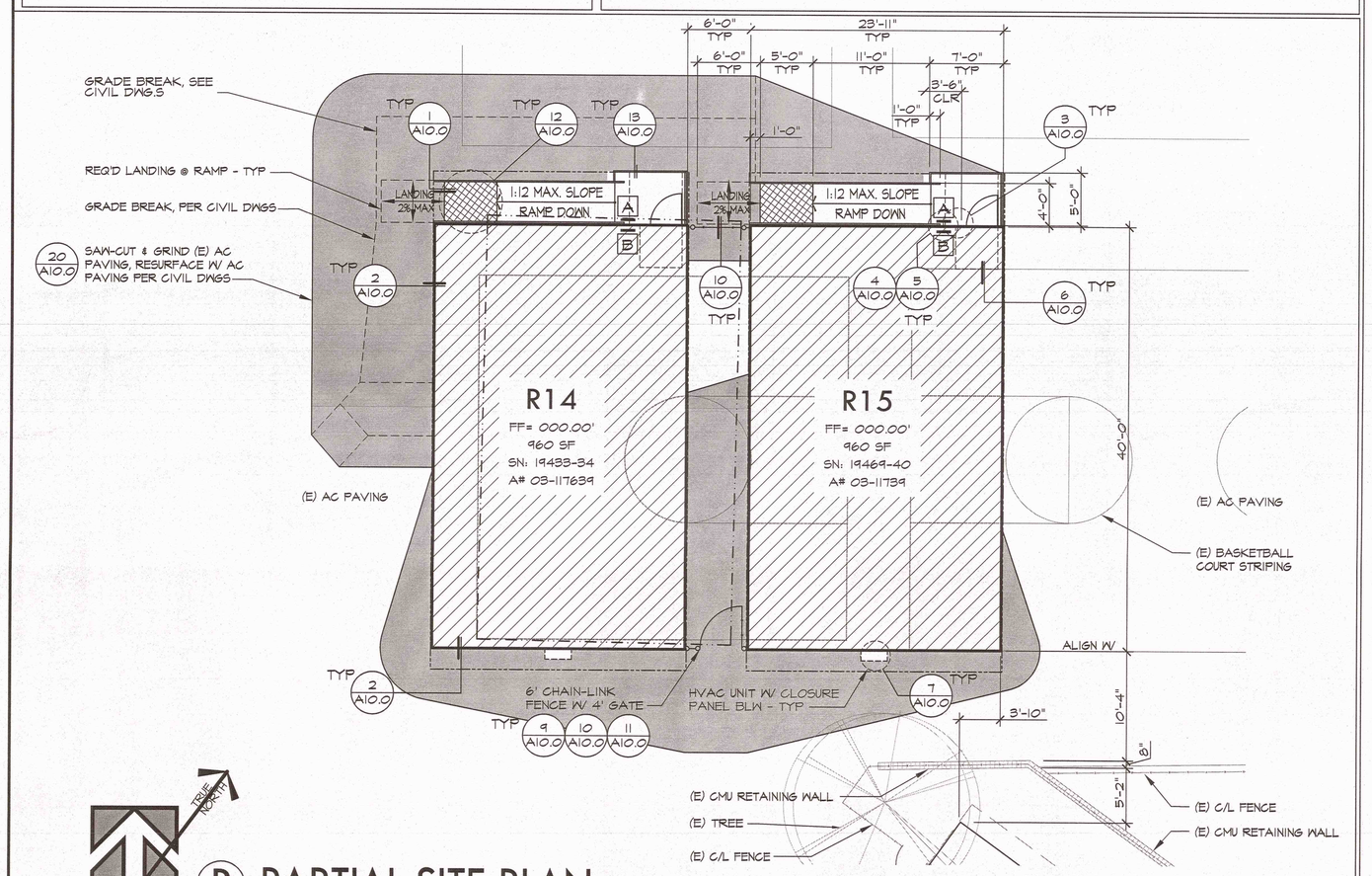
GROUP	BLDG	APPLICATION #	BLDG I.D.	BLDG. OCC. TYPE	TYPE OF CONSTR.	ACTUAL HT STRY / FT	ACTUAL AREA PER OCC	BASIC ALLOWABLE AREA
A	R8	116978	MODULAR BUILDINGS CLASSROOM	E	VB	1/1 13'-6"	960	7,680 SF ≤ 9500 S.F. ∴ O.K.
	R9	116978					961	
	R10	116978					962	
	R11	116978					963	
	R12	117375					964	
	R13	117376					965	
	R14	THIS APPLICATION					966	
	R15	THIS APPLICATION					967	

EXITING ANALYSIS

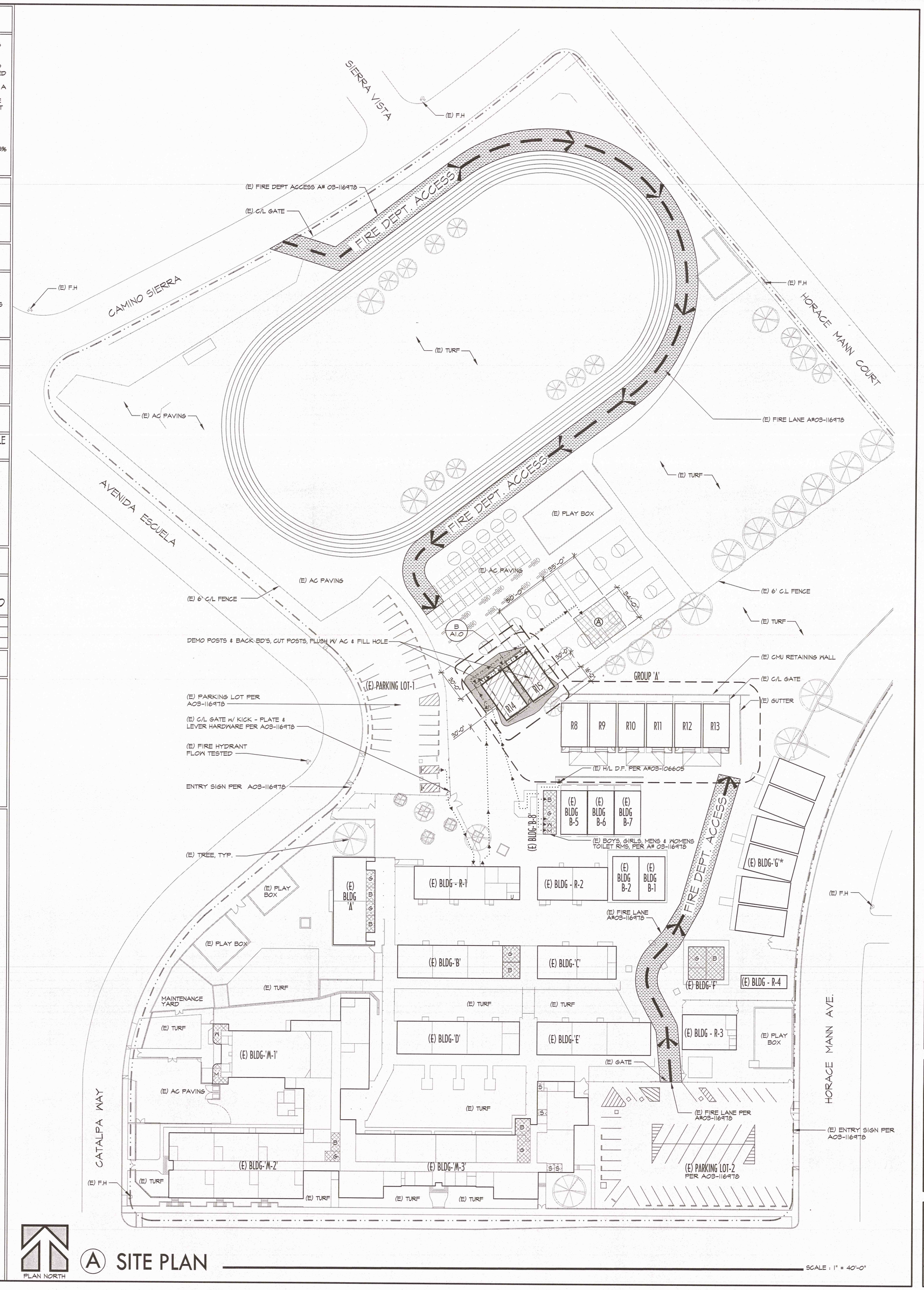
BLD NO	ROOM NAME	FLOOR AREA	OCC LOAD FACTOR	TOTAL OCC	REQ'D EGRESS WIDTH OCC x 0.2 INCH	EXITS PROVIDED
R14	CLASSROOM	960 (NET)	20	48	48 X 0.2 = 9.6"	(1) @ 36"
R15	CLASSROOM	960 (NET)	20	48	48 X 0.2 = 9.6"	(1) @ 36"
TOTAL OCCUPANT LOAD = 96 (* WITHIN THE SCOPE OF WORK ONLY)						

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 BOYS OR MEN'S TOILET
(E) ACCESSIBLE GIRLS OR WOMEN'S TOILET
PROPERTY LINE
DEMOLITION PER PLAN
CHAIN-LINK FENCE
(E) CHAIN-LINK FENCE
PATH OF TRAVEL REFER TO "SITE GENERAL NOTES"
20' FIRE DEPT. ACCESS, SEE SITE PLAN



B PARTIAL SITE PLAN — SCALE : 1/8" = 1'-0"



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 (2)-24'x40' MODULAR CLASSROOMS 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: 03-118-42
FILE: 15-6
AC ___ RS CO ___ SF ___
DATE: SEP 08 2017
PTN : 63321-285

ARCHITECT SCI Inc.
1601 NEW STINE ROAD, SUITE 280
BAKERSFIELD, CA 93309
PH: (661) 397-4377
FAX: (661) 397-4378
WWW.SCARCHITECT.COM
LICENSED ARCHITECT STEPHEN L. COBB C 6786 STATE OF CALIFORNIA
STEPHEN L. COBB, NCARB, AIA, LEED® AP BD+C

'A'-SITE PLAN/'B'-PARTIAL SITE PLAN/SITE GENERAL NOTES/SCHOOL DIRECTORY/ FEMA INFO/PARKING CALC/ SAFE DISPERSAL CALC/ DEFINITIONS/BUILDING CODE & EXITING ANALYSIS

JOB NO. 1244
DRAWN : F.C.
CHECKED :
DATE : 05/02/17

1.0
2 OF 3 SHEETS