



**SITE PLAN**  
**4 RELOCATABLE CLASSROOMS**

SCALE: 1" = 50'

**KEYNOTES**

1. PROPERTY LINE
2. EXISTING CHAIN LINK FENCE TO REMAIN
3. EXISTING PARKING LOT AND STRIPING TO REMAIN
4. EXISTING BUILDING TO REMAIN (NO WORK)
5. EXISTING PLAY AREA TO REMAIN (NO WORK)
6. EXISTING A.C. PAVING TO REMAIN
7. EXISTING LAWN / TURF TO REMAIN
8. EXISTING PUBLIC ROADWAY TO REMAIN
9. PROPOSED ACCESSIBLE PATH OF TRAVEL (P.O.T.) REFER TO ACCESSIBILITY NOTE ON SHEET A1.01
10. EXISTING DRIVE APPROACH TO REMAIN
11. EXISTING CONCRETE WALK TO REMAIN
12. PROPOSED 20' WIDE FIRE TRUCK ACCESS LANE
13. NEW TEMPORARY CLASSROOM ON WOOD FOUNDATION W/ METAL RAMPS INSTALLED PER MANUFACTURERS DRAWINGS
14. EXISTING FIRE HYDRANT TO REMAIN
15. EXISTING NON-CONFORMING CLASSROOMS TO BE CONSIDERED CONFORMING PER THIS APPLICATION
16. ROTATE EXISTING CLASSROOM 180° AND RESET FOUNDATION PER MANUFACTURERS DRAWINGS
17. (E) ACCESSIBLE BOYS RESTROOM PER #03-113549
18. (E) ACCESSIBLE MENS RESTROOM PER #03-113549
19. (E) ACCESSIBLE WOMENS RESTROOM PER #03-113549
20. (E) ACCESSIBLE GIRLS RESTROOM PER #03-113549
21. EXISTING RAMP PER DSA APP #51927 w/ EXISTING HANDRAIL PER DSA APP #03-113549
22. EXISTING ACCESSIBLE RAMP PER DSA APP #03-113549
23. EXISTING DRINKING FOUNTAIN PER DSA APP #51927
24. FOUNDATION PER STOCKPILE #04-100596
25. NEW FOUNDATION PER PC #04-112161
26. EXISTING HYDRANT PER DSA APP #03-113549
27. EXISTING SITE ENTRANCE SIGN PER DSA APP #03-113549
28. ACCESSIBLE RESTROOM DIRECTIONAL SIGNAGE MOUNTED AT +80" MIN. ABOVE FINISH GRADE. SEE DETAIL 6/A1.03
29. NEW HI-LOW ACCESSIBLE DRINKING FOUNTAIN, SEE DETAIL 7/A1.03

**PARKING LOT #1**

TOTAL STALLS PROVIDED:	52
ACCESSIBLE STALLS REQUIRED PER CBC TABLE 11B-6:	3
VAN SPACES REQUIRED (1 PER 8 ADA):	1
ACCESSIBLE STALLS PROVIDED:	2 REGULAR 1 VAN 3 TOTAL

**ACCESSIBILITY NOTES**

- ARCHITECT HAS INSPECTED THE PATH OF TRAVEL (P.O.T.) AS INDICATED ON THE PLANS AND HAS FOUND IT TO BE, OR HAS INDICATED ON THE PLANS REMEDIAL WORK WHICH WOULD CAUSE IT TO BE, A BARRIER-FREE ACCESSIBLE ROUTE:
- AT LEAST 48" IN WIDTH, OR AS APPROVED BY CODE
  - FREE OF ABRUPT LEVEL CHANGES EXCEEDING 3/4" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES EXCEEDING 3/4"
  - WITH A FIRM, STABLE, AND SLIP RESISTANT WALKING SURFACE
  - WITH A RUNNING SLOPE OF 1:20 (5%) OR LESS AND WITH A CROSS SLOPE OF 1:50 (2%) OR LESS OR A RAMP WITH A RUNNING SLOPE OF 1:12 (8.33%) AND A CROSS SLOPE OF 1:50 (2%) WITH APPROPRIATE REQUIREMENTS AS DETAILED WITHIN THIS SET OF DOCUMENTS.
  - IS FREE OF OVERHEAD OBSTRUCTIONS WITHIN 80" ABOVE THE WALKING SURFACE
  - IS FREE OF OBJECTS WHICH PROTRUDE MORE THAN 4" BETWEEN THE HEIGHTS OF 27" AND 80" ABOVE THE WALKING SURFACE

**GENERAL NOTES**

- A. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS PRIOR TO BID. IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IN WRITING.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF LAYOUTS AND ESTABLISHED LOCATIONS OF BURIED UTILITY LINES. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR CONTACT APPLICABLE GOVERNING AGENCIES REGARDING ARRANGEMENT AND COORDINATION OF WORK.
- C. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY COMPACTION RETEST DUE TO INITIAL FAILURE.
- D. PROJECT INSPECTOR SHALL BE EMPLOYED BY THE OWNER, APPROVED BY THE RESPONSIBLE ARCHITECT AND DSA.
- E. A COPY OF TITLE-24, ALL PARTS APPLICABLE, TO BE KEPT AT THE JOB SITE AT ALL TIMES.
- F. ADDENDA SHALL BE SIGNED BY THE ARCHITECT (RESPONSIBLE IN CHARGE) AND APPROVED BY DSA.
- G. C.C.D.s SHALL BE SIGNED BY THE ARCHITECT (RESPONSIBLE IN CHARGE), OWNER AND APPROVED BY DSA.
- H. TESTING LAB SHALL BE EMPLOYED BY THE OWNER, APPROVED BY THE RESPONSIBLE ARCHITECT AND DSA.
- I. ALL WORK SURFACES DISTURBED OR DAMAGED BY THE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IN KIND, TEXTURED AND FINISHED TO MATCH ADJACENT SURFACES.
- J. NEW CONCRETE WALKS SHALL HAVE SLOPES NOT TO EXCEED 1 IN 20 IN THE DIRECTION OF PATH OF TRAVEL. PROVIDE CONTROL JOINTS (C.J.) AT 5'-0" o.c. MAX. AND EXPANSION JOINTS NOT TO EXCEED 30'-0" MAX. PROVIDE MEDIUM BROOM FINISH ON ALL WALKS.
- K. ALL BUILDING AND ROOM NAMES INDICATED ON THESE CONSTRUCTION DOCUMENTS ARE "NOT" THE ACTUAL BUILDING ROOM SIGNAGE DESIGNATION. THE GENERAL CONTRACTOR SHALL FURNISH, INSTALL AND COORDINATE ALL REQUIRED SIGNAGE WITH THE OWNER/ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- L. GENERAL CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE RELOCATABLE BUILDING DELIVERY DATES TO THE SCHOOL SITE WITH THE MFGR.
- M. THE GENERAL CONTRACTOR SHALL CONSTRUCT ALL NEW RELOCATABLE BUILDING FOUNDATIONS AS PER THE RELOCATABLE BUILDING MANUFACTURER'S DRAWINGS AND SPECIFICATIONS.
- N. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL HOOK-UPS TO THE RELOCATABLE BUILDINGS AFTER INSTALLATION HAS BEEN COMPLETED BY THE MANUFACTURER.
- O. 5'-0" DEEP x 5'-0" WIDE MINIMUM LANDINGS AT DOORWAYS SHALL BE AS DETAILED AND SHALL HAVE SLOPES (IN ANY DIRECTION) OF NOT GREATER THAN 1/4 IN 12 SLOPE. SLOPES SHALL BE AWAY FROM DOORWAYS.
- P. GENERAL/SITE CONTRACTOR SHALL FIELD VERIFY THAT EXISTING PATH OF TRAVEL (P.O.T.) IS A MINIMUM OF 4'-0" WIDE AND IS SLIP RESISTANT. IF IT IS NOT, THEN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF RECORD AND A REMEDY OR ALTERNATE P.O.T. WILL BE PROVIDED.
- Q. THE MAXIMUM DROP BETWEEN EXISTING FINISHED GRADES AND THE TOP OF THE P.O.T. SHOULD NOT EXCEED 4". IF IT DOES, PROVIDE THE NECESSARY WARNING CURB PER CBC SEC. 1133B.8.1.

**LOCAL FIRE AUTHORITY REVIEW**

LOCAL FIRE AUTHORITY REVIEW

Project Name: PIONEER ELEMENTARY  
Address: 4404 PIONEER DRIVE BAKERSFIELD, CA 93306

Signature of School District Official: \_\_\_\_\_  
Signature of Fire Authority Representative: \_\_\_\_\_

Comments: \_\_\_\_\_

**LEGEND**

- INDICATES EXISTING BUILDING TO REMAIN (NO WORK)
- INDICATES NEW TEMPORARY BUILDING UNDER THIS APPLICATION
- INDICATES FIRE TRUCK ACCESS OVER AC PAVING
- HALF-TONE DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL

**integrated designs**  
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**SITE PLAN**

**PIONEER ELEMENTARY**  
**4 RELOCATABLE CLASSROOMS**

BAKERSFIELD CITY SCHOOL DISTRICT  
4404 PIONEER DRIVE BAKERSFIELD, CA 93306

Issue Date: 10/29/13  
Date: 10/29/13  
Designer: \_\_\_\_\_  
DR: \_\_\_\_\_  
PC: CJM

Agency Approval Stamp:  
FILE # 15-6  
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DIV. OF THE STATE ARCHITECT  
OFFICE OF REGULATION SERVICES  
03-115335  
DATE: JAN 08 2014  
TRACKING #: 63321-131

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Job No.: **5082**

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Release: \_\_\_\_\_

Professional Seal: LICENSED ARCHITECT  
COURTIS E. FLYNN  
No. C 28866  
JAN 5 2014  
STATE OF CALIFORNIA