



FLOOD ZONE INFO

FLOOD ZONE DESIGNATION:	ZONE X (0.2%)
F.I.R.M. PANEL DESIGNATION:	06029C2300E
EFFECTIVE DATE OF F.I.R.M.:	09 / 26 / 2008
BASE FLOOD ELEVATION (BFE):	-400 FT.
COMMUNITY ORDINANCE SECTION:	BMC 15.74.040

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 COMPACTOR 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 SHALL BE RESPONSIBLE TO COORDINATE RELOCATABLE BUILDING DELIVERY DATES TO THE SCHOOL SITE WITH THE MFR.
- 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 DETAIL AND SHALL HAVE SLOPES (IN ANY DIRECTION) OF NOT GREATER THAN 1/4 IN 12 SLOPE. SLOPES SHALL BE AWAY FROM DOORWAYS.
- P. GENERAL 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. 11B-303.5.

- ### KEYNOTES
1. EXISTING CHAIN LINK FENCE AND GATE TO REMAIN
 2. EXISTING ACCESSIBLE PARKING STALLS PER DSA APPL. NO. 03-111734
 3. EXISTING BUILDING TO REMAIN, NO WORK
 4. EXISTING ACCESSIBLE RESTROOM BUILDING PER A #03-115891, NO WORK
 5. EXISTING ACCESSIBLE PATH OF TRAVEL TO REMAIN, VERIFY IN FIELD
 6. EXISTING 20' WIDE FIRE TRUCK ACCESS LANE OVER EXISTING PAVING, APPROVED BY THE LOCAL JURISDICTION.
 7. EXISTING TRUCK STRIPING TO REMAIN
 8. EXISTING PROPERTY LINE
 9. EXISTING A.C. PAVED PARKING LOT TO REMAIN
 10. EXISTING 20' WIDE CHAIN LINK FIRE TRUCK ACCESS GATE TO REMAIN.
 11. EXISTING FIRE HYDRANT TO REMAIN
 12. EXISTING A.C. PAVING TO REMAIN
 13. EXISTING TOW-AWAY SIGN MOUNTED TO EXISTING POLE PER DSA APPL. #03-111734
 14. EXISTING TURF TO REMAIN, NO WORK
 15. EXISTING CONCRETE WALK TO REMAIN
 16. EXISTING SAND BOX PLAY AREA TO REMAIN
 17. NEW MODULAR CLASSROOM ON WOOD FOUNDATION W/ METAL RAMPS INSTALLED PER MANUFACTURERS DRAWINGS
 18. NEW MODULAR OFFICE BUILDING PER MANUFACTURER'S DRAWINGS
 19. PROPOSED ACCESSIBLE PATH OF TRAVEL (P.O.T.) REFER TO ACCESSIBILITY NOTE, THIS SHEET
 20. (E) ACCESSIBLE HI-LOW DRINKING FOUNTAIN PER DSA #03-111734
 21. (E) TRUNCATED DOMES TO REMAIN

- ### ACCESSIBILITY NOTES
- THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS, AS PART OF THE DESIGN OF THIS PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT (1) HAVE BEEN IDENTIFIED AND (2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECTS WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT 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 POT 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.

LOCAL FIRE AUTHORITY REVIEW

DSA 810 LOCAL FIRE AUTHORITY REVIEW

To facilitate the Division of the State Architects (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: **WAYSIDE ELEMENTARY SCHOOL**
 Project Address: **1000 MING AVE, BAKERSFIELD, CA 93307**

LOCAL FIRE AUTHORITY (LFA)

LFA Agency Name: **Bakersfield Fire Department**
 LFA Reviewer Name: **FRANIE MEDINA** Title: **Fire Plans Engineer**
 Email: **cmf@fire.bakersfieldfire.us** Telephone Number: **(805) 326-3682**

I have reviewed and responded to the applicable items for this project as listed below.
 Note: Only sign this form when it is signed onto the site plan. A scope form is not acceptable to DSA.

LFA Reviewer's Signature: *Frannie Medina* Date: *5/16/16*

Review Key: "Y" = Complies with LFA Requirements "N" = Not approved (complete Section 8)
 "NA" = Not applicable to this 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 & 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 use of alternate means.			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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
8 Check type if "Yes": <input type="checkbox"/> Moderate <input type="checkbox"/> High <input type="checkbox"/> Very High <input type="checkbox"/> HIFA (If one of these boxes is checked, the project design must meet the requirements of Chapter 7A.)				

Signature of School District Official: _____ Date: _____
 Print the School District Official's Name: _____

5 The location(s) of the proposed post indicator valve and fire department connection meet the requirements of this jurisdiction.

6 The location(s) of the detector check valve assembly meet the requirements of this jurisdiction.

7 Is the project located in a hazard severity zone area? (CBC, Chapter 7A, Section 701A.) Yes No

8 Check type if "Yes": Moderate High Very High HIFA (If one of these boxes is checked, the project design must meet the requirements of Chapter 7A.)

COMMENTS (note deficiencies):

DSA 810 (rev 05-12-14)

LOCAL FIRE AUTHORITY REVIEW

DSA 810 LOCAL FIRE AUTHORITY REVIEW

To facilitate the Division of the State Architects (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: **WAYSIDE ELEMENTARY SCHOOL**
 Project Address: **1000 MING AVE, BAKERSFIELD, CA 93307**

LOCAL FIRE AUTHORITY (LFA)

LFA Agency Name: **Bakersfield Fire Department**
 LFA Reviewer Name: **FRANIE MEDINA** Title: **Fire Plans Engineer**
 Email: **cmf@fire.bakersfieldfire.us** Telephone Number: **(805) 326-3682**

I have reviewed and responded to the applicable items for this project as listed below.
 Note: Only sign this form when it is signed onto the site plan. A scope form is not acceptable to DSA.

LFA Reviewer's Signature: *Frannie Medina* Date: *5/16/16*

Review Key: "Y" = Complies with LFA Requirements "N" = Not approved (complete Section 8)
 "NA" = Not applicable to this 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 & 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 use of alternate means.			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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
8 Check type if "Yes": <input type="checkbox"/> Moderate <input type="checkbox"/> High <input type="checkbox"/> Very High <input type="checkbox"/> HIFA (If one of these boxes is checked, the project design must meet the requirements of Chapter 7A.)				

Signature of School District Official: _____ Date: _____
 Print the School District Official's Name: _____

5 The location(s) of the proposed post indicator valve and fire department connection meet the requirements of this jurisdiction.

6 The location(s) of the detector check valve assembly meet the requirements of this jurisdiction.

7 Is the project located in a hazard severity zone area? (CBC, Chapter 7A, Section 701A.) Yes No

8 Check type if "Yes": Moderate High Very High HIFA (If one of these boxes is checked, the project design must meet the requirements of Chapter 7A.)

COMMENTS (note deficiencies):

DSA 810 (rev 05-12-14)

- ### ACCESSIBILITY NOTES
- THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS, AS PART OF THE DESIGN OF THIS PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT (1) HAVE BEEN IDENTIFIED AND (2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECTS WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT 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 POT 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.

PARKING

(E) PARKING AREA (DSA #03-111734)

EXISTING PARKING STALL TOTAL: 31

ACCESSIBLE STALLS REQUIRED PER CBC TABLE 11B-208.2: 2

EXISTING ACCESSIBLE STALL: 1

EXISTING VAN ACCESSIBLE STALL: 1

(E) PARKING AREA (A # 03-115891)

EXISTING PARKING STALL TOTAL: 19

ACCESSIBLE STALLS REQUIRED PER CBC TABLE 11B-208.2: 2

EXISTING ACCESSIBLE STALL: 1

EXISTING VAN ACCESSIBLE STALL: 1

LEGEND

- INDICATES EXISTING BUILDING TO REMAIN (NO WORK)
- INDICATES NEW PORTABLE BUILDING UNDER THIS APPLICATION
- INDICATES PROPOSED FIRE TRUCK ACCESS OVER A.C. PAVING
- HALF-TONE DASHED LINE INDICATES EXISTING ACCESSIBLE PATH OF TRAVEL
- INDICATES PROPOSED ACCESSIBLE PATH OF TRAVEL, THIS APPLICATION

SITE PLAN

(1) RELOCATABLE CLASSROOM WAYSIDE ELEMENTARY SCHOOL
 BAKERSFIELD CITY SCHOOL DISTRICT
 1000 MING AVE, BAKERSFIELD, CA 93307

Issue Date: 04/29/16
 Date: 04/29/16
 Designer: [Signature]
 DR: [Signature]
 PC: AM

Agency Approval Stamp:
 IDENTIFICATION STAMP
 DIV. OF THE STATE ARCHITECT
 APPROX 116976
 AC W/ FLS SS
 DATE: 05/16/16

Stamp(s):

Job No.: **5170**

Sheet No.: **A1.01**

Release: -

Ownership of Documents
 This document, the ideas and designs incorporated herein, as an instrument of Professional Service is the property of Integrated Designs by SOMAM Inc. and is not to be used, in whole or in part for any other project without written authorization.
 © COPYRIGHT 2015

Integrated designs by SOMAM, Inc.
 ARCHITECTURE - ENGINEERING - INTERIOR DESIGN - CONSTRUCTION MANAGEMENT
 6011 N. Fresno, Suite 130 - Fresno, California 93710
 Phone (559) 436-0881 Fax (559) 436-0887 E-Mail: design@somam.com
 www.integrateddesigns.com

SITE PLAN
WAYSIDE ELEMENTARY SCHOOL

SCALE: 1" = 40'-0"