Frank West Elementary School Modernization

Bakersfield City School District

OLA APPLICATION NO. 77/63321-OO-21(77/50621)

project data

SITE ZONING	R-2/C.U.P.
BUILDING CONSTRUCTION	V-NON RATED
BUILDING OCCUPANCY GROUP	E-1 / A-3

ACTUAL MODERNIZATION AREA

UNIT A - MULTI-PURPOSE/KITCHEN	9307.50'	
UNIT B - ADMINISTRATION BLDG.	3916.84'	NOT ELIGIBLE FOR MODERNIZATION
UNIT C - CLASSROOMS (K)	3512.50'	
UNIT D - CLASSROOMS (1-6)	6782.00'	
UNIT E - CLASSROOMS (1-6)	6594.50'	NOT ELIGIBLE FOR MODERNIZATION
UNIT F - CLASSROOMS (1-6)	6479.00'	NOT ELIGIBLE FOR MODERNIZATION

design team

Architect
PECHIN ASSOCIATES
5330 Office Center Ct, Suite 39
Bakersfield, Ca. 93309
(805) 322-2021

Structural Engineer
WHEELER & GRAY
7462 N. Figueroa Street
Los Angeles, Ca. 90041
(213) 256-2101

Mechanical Engineer
DONALD R. & LAWRENCE & ASSOC.
1300 W. Shaw Ave., Suite 2B
Fresno, Ca. 93711
(209) 226-0101

Electrical Engineer
CORNELIUS ENGINEERING
918 West Main Street
Visalia, CA 93291
(209) 733-2671

Energy Analysis
BUILDING SYSTEMS MANAGEMENT
2223 EAST COLLEGE
Visalia, CA 93277
(209) 732-1768

Acoustical Engineer
WILFRED A. MALMLUND
203 CALLE MAYOR
Redondo Beach, Ca. 90277
(213) 373-2987

sheet index

ARCHITECTURAL

TS	TITLE SHEET
A1	SITE PLAN - GRADING
A2	SITE PLAN - BUILDING
A3	FLOOR PLAN 1/8" - UNIT A
A4	FLOOR PLAN 1/4" - UNIT A
A5	INTERIOR ELEVATIONS - UNIT A MULTI-PURPOSE
A6	INTERIOR ELEVATIONS - UNIT A
A7	FLOOR PLAN 1/8" - UNITS C & D
A8	FLOOR PLAN 1/4" & INTERIOR ELEVATIONS - UNIT C
A9	FLOOR PLAN 1/4" & INTERIOR ELEVATIONS - UNIT D CLASSROOM 401
A10	FLOOR PLAN 1/4" & INTERIOR ELEVATIONS - UNIT D CLASSROOM, TOILETS
A11	ROOF PLAN 1/16" - UNITS A, B, C & D
A12	EXTERIOR ELEVATIONS - UNIT A
A13	EXTERIOR ELEVATIONS - UNITS C & D
A14	TYPICAL SECTIONS
A15	ROOM FINISH & DOOR SCHEDULES
D1	DETAILS
D2	DETAILS
H1	HANDICAP DETAILS

MECHANICAL

~~M1 HVAC FLOOR PLAN - UNIT A, MULTI-PURPOSE & DETAILS~~
~~M2 HVAC FLOOR PLAN - UNIT D, CLASSROOMS, SECTION, SCHEDULES~~

PLUMBING

P1	PLUMBING FLOOR PLAN - UNIT A, MULT-PURPOSE
P2	PLUMBING FLOOR PLANS - UNITS C & D, CLASSROOMS
P3	PLUMBING FIXTURE SCHEDULE & DETAILS

ELECTRICAL

E1	SITE ELECTRICAL PLAN, SYMBOLS, NOTES
E2	ELECTRICAL PLAN - UNIT A, PANEL SCHEDULE, ONE LINE DIAGRAM
E3	ELECTRICAL PLANS - UNITS C & D, PANEL SCHEDULE

MECHANICAL/PLUMBING

~~MP1 UNIT A FAN ROOM PLAN & SECTION - SUPPLEMENTAL~~
~~MP2 UNIT A MECHANICAL PLAN - SUPPLEMENTAL~~
~~MP3 SCHEDULES - SUPPLEMENTAL~~

general notes

These plans were based on plans by others, furnished by the Owner, indicating work of previous contracts. These plans will be made available for the Contractor's review upon request. The Owner, the Architect and the Engineers shall assume no responsibility for the existing conditions and measurements indicated on these 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.

The Structural, Mechanical and Electrical Drawings are supplementary to the Architectural Drawings. It shall be the responsibility of the Contractor to check with the Architectural Drawings before the installation of Structural, Mechanical and Electrical work. Should there be a discrepancy between the Architectural Drawings and the consulting Engineer's Drawings that would cause an improper installation, it shall be brought to the Architect's attention for clarification prior to installation of said work. Any work installed in conflict with the Architectural Drawings shall be corrected by the Contractor at his expense and at no additional cost to the Owner or Architect.

Do not scale Drawings. Contractor shall verify all conditions and dimensions at job site prior to bidding and start of construction. If discrepancies are found, the Architect shall be notified for clarification.

All symbols and abbreviations used on the Drawings are considered to be construction standards. If the Contractor has questions regarding some, or their exact meaning, the Architect shall be notified for clarification.

All work shall comply with the UBC 1991 edition for building and UBC 1985 edition for fire protection, Title 8, Chapter 4, Title 22, Division 5, Title 24, Part 2 of the California Code of Regulations.

All dimensions are to face of structure, column grid lines, or face of studs, unless otherwise noted.

Finish floor elevations are to top of concrete, unless otherwise noted.

Ceiling height dimensions are to finished surfaces.

Contractor shall verify sizes and locations of all mechanical equipment pads and bases as well as power, water, and drain installations with equipment manufacturers before proceeding with the work. Changes to accommodate field conditions or substitutions shall be made without additional charge to the Owner.

All door sizes shown on door schedule are opening sizes. Allowance for thresholds, and trim as required to accommodate All doors and frames shall be reinforced where required for closer, stops and hardware.

All interior wall and ceiling finishes shall be installed in accordance with 1985 edition of the Uniform Building Code, 300 smoke density, 0 to 25 flame spread.

Any decorations used shall be non-combustible or flame-proofed in an approved manner (title 19) (curtains, drapes, shades, hangings, and etc.).

Retighten all bolts prior to closing in of all walls, roofs, etc.

ASBESTOS ABATEMENT NOTES

The Owner shall employ an 'ASBESTOS ABATEMENT TEAM ' that, in conjuncture with a Certified Industrial Hygienist, will remove or encapsule any asbestos materials.

Cost of asbestos work and services by the Certified Industrial Hygienist are not a part of this Contract.

It shall be clearly understood by the Contractor and the Owner that the Architect is not responsible in anyway whatsoever for the detection of the presense of asbestos or the abatement work thereof.

After the Certified Industrial Hygienist has certified that the environment is free of asbestos fibers (air samples and laboratory tests) the General Contractor will complete the work of this Contract.

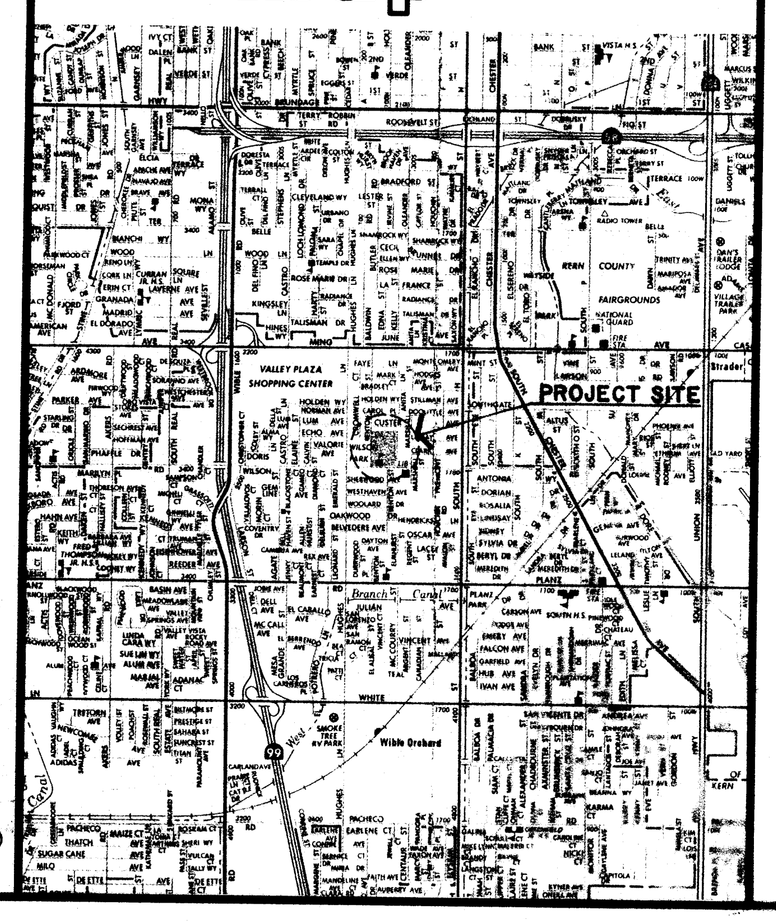
It is the General Contractor responsibility to keep the Owner informed as of when the Asbestos Abatement Team will be required to commence their work.

The General Contractor shall immediately notify both the Owner and the Architect if asbestos is uncovered in any location where work of this Contract is scheduled. Stop work immediately until the Owner has the asbestos removed or encapsuled.

APPLICABLE CODES

1991 UBC AND 1992 CALIFORNIA AMENDMENTS
(92 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR)
1990 NEC AND 1990 CALIFORNIA AMENDMENTS
(91 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR)
1991 UMC AND 1992 CALIFORNIA AMENDMENTS
(92 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR)
1991 UPC AND 1992 CALIFORNIA AMENDMENTS
(92 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR)
1991 UNIFORM FIRE CODE WITH STATE AMENDMENTS
(CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR)
1992 BUILDING STANDARDS CODE
(92 STATE REFERENCED STANDARDS CODE - PART 12, TITLE 24, CCR)
TITLE 19, C.C.R., PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS

vicinity map



legend

- ED WALLS
- INFILL STUDS AS NOTED
- ED TO BE DEMOLISHED
- DOOR NO. DESIGNATION
- 000 ROOM — ROOM NO. DESIGNATION
- 0.000 — KEYNOTE DESIGNATION
- DETAIL NO.
- SHEET NO.
- SECTION NO.
- SHEET NO.

THESE DRAWINGS, RELATED SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. SUBMISSION OF THESE DRAWINGS, RELATED SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

DETAILED SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION OF ANY PRODUCT TO BE INCLUDED IN THIS PROJECT.

ISSUE FOR	DATE

REVISION	DATE

Frank West Elementary School Modernization Bakersfield City School District

Jerome E. Pechin C-8366
pechin associates architects aia
1400 easton drive suite 138
bakersfield, ca 93309 (805)322-2021

SHEET
TS

Project Number: 408-0688