

KINDERGARTEN SITEWORK - PH II

FOR:

GREENFIELD UNION ELEMENTARY SCHOOL DISTRICT

2400 PLANZ RD BAKERSFIELD CA 93304

CODE REQUIREMENTS

ALL DRAWINGS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

2019 TITLE 24 CCR, PART 1 - 2016 BUILDING STANDARDS ADMINISTRATIVE CODE

2019 TITLE 24 CCR, PART 2 - 2019 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC) (2018 IBC, AS AMENDED BY CA)

2019 TITLE 24 CCR, PART 3 - 2019 CALIFORNIA ELECTRICAL CODE (CEC) (2017 NEC (NFPA),

2019 TITLE 24 CCR, PART 9 - 2019 CALIFORNIA FIRE CODE (CFC) (2018 IFC, AS AMENDED BY CA)

2019 TITLE 24 CCR, PART 10 - 2019 CALIFORNIA EXISTING BUILDING CODE (IEBC) (2018 INTERNATIONAL EXISTING BUILDING CODE, AS AMENDED BY CA)

2019 TITLE 24 CCR, PART 11 - 2019 GREEN BUILDING STANDARDS CODE (CALGREEN CODE)

2019 TITLE 24 CCR, PART 12 - 2019 CALIFORNIA REFERENCED STANDARDS

PARTIAL LIST OF APPLICABLE STANDARDS

2016 NFPA 72, FIRE ALARM CODE (CA AMENDED)

NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT CONSTRUCTION IN CONFLICT WITH THE REQUIREMENTS OF ANY CODE, LAW, ORDINANCE, OR REGULATION. THE FOLLOWING AGENCIES SHALL HAVE JURISDICTION OVER THE PROGRESS OF THE WORK:

ACCESSIBILITY STANDARDS

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:

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 PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR 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 INCORPORTRATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NON COMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FIND 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 A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT

1. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES AND 44 INCHES ABOVE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATION BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP AND TURN OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.

2. MAXIMUM EFFORT TO OPERATE SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS WHEN FIRE DOORS ARE REQUIRED. THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 POUNDS.

3. CONSTRUCTION: THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAMES ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

4. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. AT LEAST ONE OF A PAIR OF DOORS SHALL MEET THIS OPENING WIDTH REQUIREMENT.

5. IN ADDITION TO ALL LOCAL CODES, ACCESSIBILITY REQUIREMENTS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE, TITLE 24, AS WELL AS FEDERAL A.D.A., (AMERICANS WITH DISABILITIES ACT).

PROJECT INFORMATION

SCOPE OF WORK:

THE REMOVAL OF FIVE (5) EXISTING BUILDINGS, AND THE REPLACEMENT OF CONCRETE WALKS AND LANDSCAPING.
THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF OUTDOOR CONCRETE STAGE WITH CONCRETE BLOCK WALLS ACCESSIBLE BY A RAMP AND STAIRS. AN UNDERGROUND DRAINAGE SYSTEM IS ALSO A PART OF THIS PROJECT.

GENERAL NOTES

- THE DRAWINGS, IDEAS AND DESIGNS REPRESENTED HEREIN ARE THE PROPERTY OF THE ARCHITECT.
- THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO CONVEY AN OVERALL DESCRIPTION OF THE PROJECT IN SUFFICIENT DETAIL FOR ITS COMPLETE CONSTRUCTION. SOME CONDITIONS, WHICH ARE COMMONLY ENCOUNTERED IN CONSTRUCTION OF THIS TYPE AND/OR CONDITIONS WHICH RELATE TO SPECIFIC PRODUCTS OR PROCESSES, MAY NOT BE SPECIFICALLY DETAILED IN THESE PLANS. ALL CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED COMPLETELY PER THE CURRENT STANDARDS OF THE APPROPRIATE INDUSTRY AND ANY APPLICABLE MANUFACTURER'S RECOMMENDATIONS.
- NOTHING IN THE PLANS AND SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT CONSTRUCTION IN CONFLICT WITH THE REQUIREMENTS OF ANY CODE, LAW ORDINANCE OR REGULATION.
- "TYPICAL" MEANS IDENTICAL FOR ALL SAME CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN WITH THE ARCHITECT.
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT, UNLESS OTHERWISE NOTED (+).
- DO NOT SCALE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS.
- ALL HEIGHTS ARE DIMENSIONED FROM TOP OF EXISTING SLAB UNLESS NOTED OTHERWISE "AFF", ABOVE FINISH FLOOR.
- ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ADJACENT PROPERTIES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK OR RELATED WORK IN QUESTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE PROJECT AND SHALL BE RESPONSIBLE FOR DISCIPLINE OF ALL WORKERS ON THE PROJECT.
- JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION PER CEC 110.7
- ALL WORK SHALL CONFORM TO 2016 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
- CHANGE TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDA OR CHANGE ORDER.
- A "DSA CERTIFIED" PROJECT INSPECTOR (MIN CLASS 3) EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.
- A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
- THE INTENT OF THESE DRAWINGS AND SPECIFICATION IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317 (C), PART 1, TITLE 24, CCR)
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES
- ALL MATERIALS AND WORK SHOWN SHALL BE CONSIDERED A PART OF THE SCOPE OF WORK FOR THIS PROJECT UNLESS INDICATED AS EXISTING (E)

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GENERAL INFORMATION

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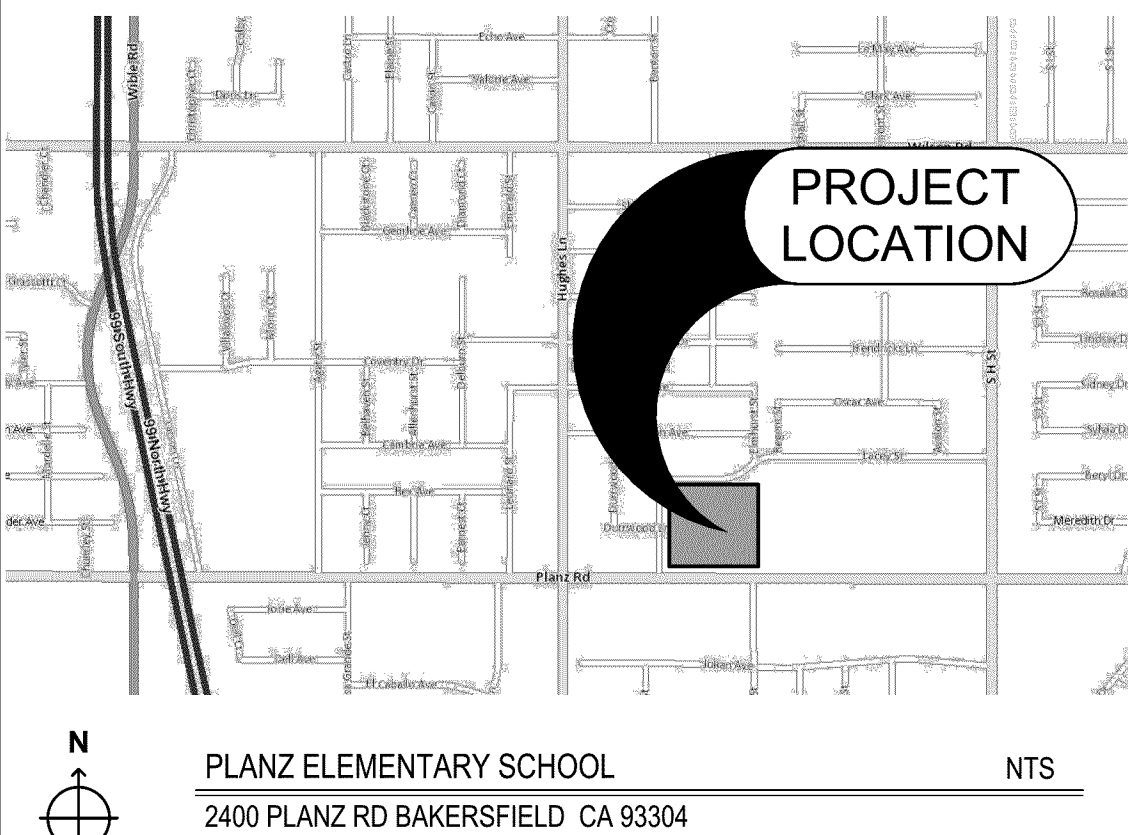
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VICINITY MAP



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KINDERGARTEN SITEWORK - PH II

FOR: GREENFIELD UNION ELEMENTARY SCHOOL DISTRICT

PLANZ ELEMENTARY SCHOOL
2400 PLANZ RD
BAKERSFIELD , CA 93304

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JOB NUMBER:
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CAD DRAWING FILE:
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DRAWN BY:
CHECKED BY:

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ARCHITECT.
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