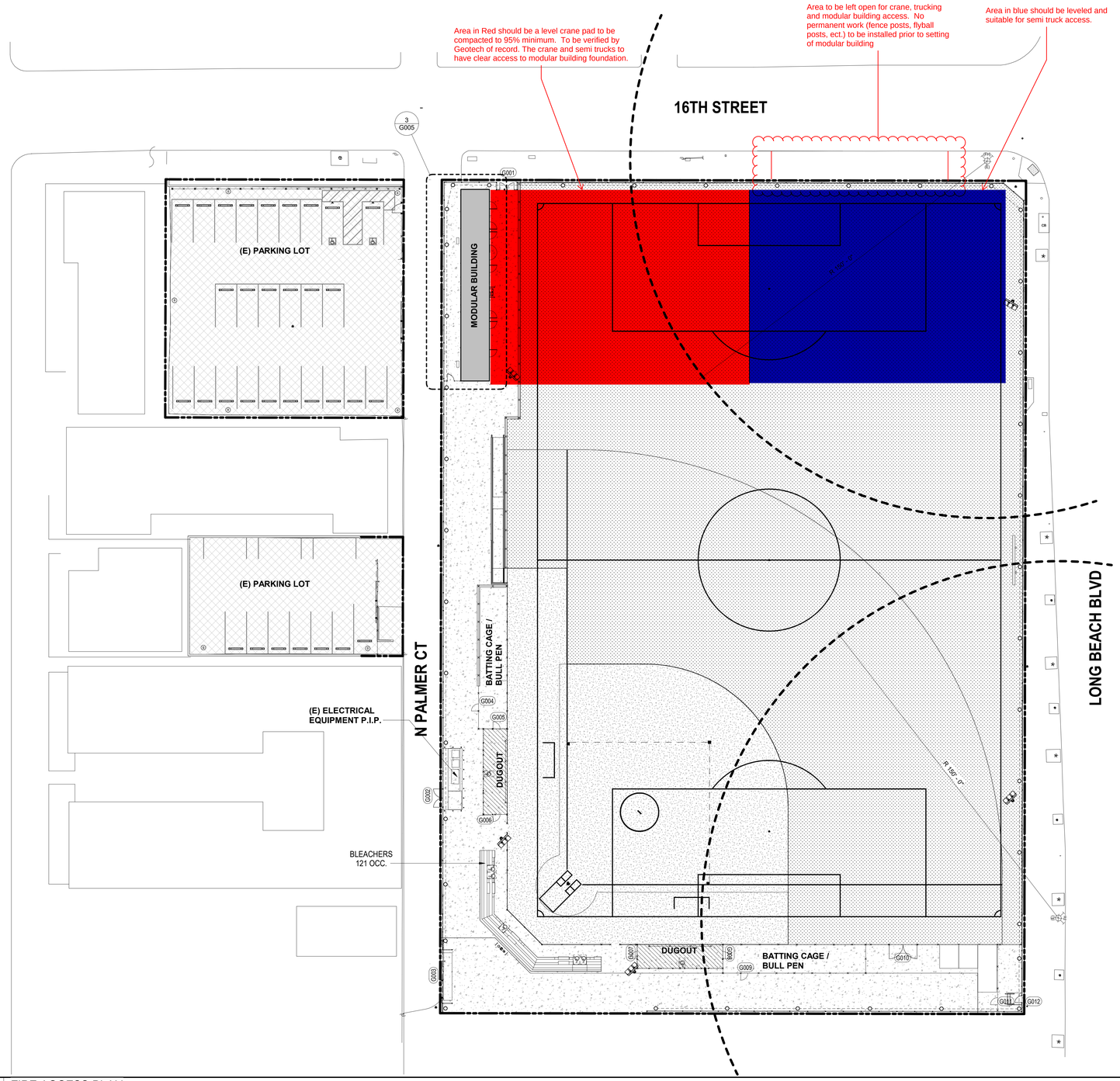
Modular Building Site Logistics Plan



1 FIRE ACCESS PLAN
1" = 20'-0"

LONG BEACH Utilities Water · Gas · Sewer

B. Anatole Falagan, General Manager
1800 E. Wardlow Road, Long Beach, CA 90807
562.570.2300 | LBUtilities.org

September 3, 2025

Mr. Jacob Schmautz
PBK Architects
8163 Rochester Avenue
Rancho Cucamonga, Ca 91730
jacob.schmautz@pbk.com

Dear Mr. Schmautz:

In response to your request to perform a fire flow test for **1545 Long Beach Blvd**, the following data was furnished:

Flow Test No. 2882 — Date of Test: 08/29/25

Flow Location: **FH located at east side building of 1545 Long Beach Boulevard.**
Pitot Pressure: 26 psi
4" Outlet Chart Reading: 2190 gpm

Pressure Reading: **FH at southwest corner of 16th Street and Long Beach Boulevard.**
Static Pressure: 70 psi
Residual Pressure: 65 psi
Size of Water Main: 8" Ductile Iron (DI) pipe on Long Beach Boulevard.

The flow test represents data taken on the above date. Flows and pressures are subject to seasonal and time of day demand variations and fluctuations in reservoir levels and these variations may be significant. The data represent hydraulic capacity in the vicinity of the test site only and care should be taken in extrapolating data to other areas.

If you have any questions, please call Mike Penaranda at (562) 570-2419.

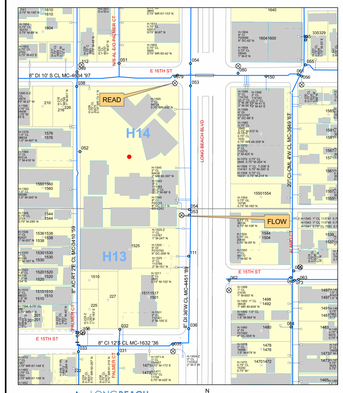
Sincerely,

Eric L. Buehler, P.E.

Eric L. Buehler, P.E.
Senior Civil Engineer

Att.

cc: Mike Penaranda, Engineering Technician II



LONG BEACH Utilities Water · Gas · Sewer
1800 E. Wardlow Rd., Long Beach, CA 90807

Fire Flow Test No. 2882
Water Atlas No. H13
1545 Long Beach Blvd

FLOW TEST

FIRE ACCESS LEGEND

- PROPERTY LINE / AREA OF WORK
- NEW MODULAR BUILDING, SEE MODULAR DRAWINGS
- NEW DUGOUT
- (E) FIRE HYDRANT

5

FIRE ACCESS NOTES

1. ALL VEGETATION AND OTHER OBSTRUCTIONS OVERHANGING A FIRE ACCESS ROADWAY SHALL BE MAINTAINED TO A CLEAR HEIGHT OF 13'-6"

2. ALL POLES, BACKBOARDS, AND OTHER OBSTRUCTIONS ON PLAYGROUNDS NEAR A FIRE ACCESS ROAD SHALL BE PROVIDED WITH REFLECTIVE TAPE OR PAINT

3. KNOX KEY SWITCHES, KNOX LOCKS, OR FRANGIBLE PADLOCKS/CHAINS SHALL BE PROVIDED FOR ALL GATES AND BARRIERS IN THE PATH OF VEHICLE OR FIREFIGHTER ACCESS

4.THE CAMPUS IS IDENTIFIED WITH 6" HIGH ADDRESS NUMBERS EASILY VISIBLE FROM THE PUBLIC ROAD FRONTING THE PROPERTY. INDIVIDUAL STRUCTURES ARE IDENTIFIED WITH 6" HIGH ADDRESS NUMBERS OR LETTERS EASILY VISIBLE FROM THE PUBLIC WAY OR FIRE ACCESS ROADWAY.

5. ALL-WEATHER ACCESS ROADWAYS AND ALL FIRE HYDRANTS SHALL BE IN PLACE AND OPERATIONAL BEFORE BRINGING COMBUSTIBLE BUILDING MATERIALS OR PORTABLE UNITS ON-SITE.

6. PIV'S, DDC'S, AND FDC'S SHALL BE UNOBSTRUCTED AND VISIBLE FROM THE FIRE LANE OR PUBLIC ROAD. THEY SHALL BE PAINTED OSHA SAFETY RED.

SCOPE OF WORK

4

1. COMPLETE DEMOLITION AND CLEARING OF SITE (INCLUDING BUT NOT LIMITED TO BUILDINGS AND PORTABLES, SITE STRUCTURES, FENCING, SITE WORK).
2. DEMOLITION SHALL INCLUDE ANY AND ALL ASSOCIATED FOOTINGS AND FOUNDATIONS.
3. SEAL COAT EXISTING PARKING LOT (2), RE-STRIPING OF PARKING STALLS, ADDITION OF WHEEL STOPS, SIGNAGE, AND ADA COMPLIANT STALLS.
4. NEW VARSITY SOFTBALL FIELD AND MULTI-PURPOSE FIEND WITH ASSOCIATED BACKSTOP FENCING, DUGOUTS (2), BATTING CAGE/BULL PEN ENCLOSURES (2).
5. NEW CUSTOM ALUMINUM 3-ROW BLEACHER AND ASSOCIATED STRUCTURAL CONCRETE PAD.
6. 5 SPORTS LIGHTING MUSCO POLES.
7. SCOREBOARD WITH PC APPROVED STRUCTURE.
8. SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCING, SPORTS NETTING, SITE UTILITIES, HARDSCAPE AND LANDSCAPE, CONCRETE RETAINING CURB/WALL.
9. (2) 12'X40' MODULAR BUILDINGS ON PERMANENT CONCRETE FOUNDATIONS, (PROCUREMENT OF BUILDING BY OWNER, CONTRACTOR RESPONSIBLE FOR ALL REMAINING SCOPE INCLUDING INSTALLATION).

3

BUILDING CODE ANALYSIS

BUILDING DESIGNATION	OCCUPANCY CLASSIFICATION (CHAP. 3)	ACTUAL BUILDING FLOOR AREA (SQ FEET)	OCCUPANCY SEPARATION (CBC TABLE 508.4)	TYPE OF CONSTRUCTION (CBC CHAP.6)	AUTOMATIC FIRE SPRINKLER	ALLOWABLE BLDG HEIGHT (FEET) (CBC TABLE 504.3)	ALLOWABLE #OF STORIES (FEET) (CBC TABLE 504.4)	ALLOWABLE BUILDING AREA CALCULATION (PER TYPE OF CONSTRUCTION) (CBC TABLE 506.2)
BUILDING 1000	S-1, S-2, B	960 SF	N/A	V-B (CATEGORY I & II)	NO	OCC: S-1 (NS) 55'-00	OCC: S-1 (NS) 2 STORIES	TYPE: V-B(NS) OCC:S-1=9,000 SF ALLOWED
						ACTUAL BLDG HT (FEET)	ACTUAL # OF STORIES	ACTUAL AREA IN SF
						10'-0" OK	1 (OK)	966 SF

BUILDING CODE ANALYSIS

DSA 810

FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

Division of the State Architect (DSA) documents referenced within this publication are available on the DSA Forms or DSA Publications webpages.

To facilitate the Division of the State Architect's (DSA) fire and life safety plan review of project site conditions, DSA requires the design professional to provide the following information at time of project submittal for projects consisting of construction of a new campus, construction of new building(s), additions to existing buildings, and for site alternate design means for fire department emergency vehicle access, and fire suppression water supply.

Information associated with compliance items 1 through 3 below is to be provided for all project types indicated above. Information associated with items 4 through 7 is to be completed when an alternate means is utilized. Acknowledgement by the school district and signature from the Local Fire Authority (LFA) is only required when an alternate design means is being requested.

The Project Information and Fire & Life Safety Information sections are to be completed for all projects and imaged onto the fire access site plan. When an alternate design/means is proposed, all sections on pages 1 and 2 are to be completed and imaged on the fire access site plan.

For additional information refer to the instructions at the end of this form and DSA Policy *PL 09-01: Fire Flow for Buildings*.

PROJECT INFORMATION	
School District/Owner:	Long Beach Unified School District
Project Name/School:	Poly High School Improvements
Project Address:	1454 Long Beach Blvd, Long Beach, CA 90813

FIRE & LIFE SAFETY INFORMATION			
1.	Has a fire hydrant flow test been performed within the past 12 months? *(If yes, provide a copy of the test data.)*	Yes ☑	No ☐
2.	Was the fire hydrant water flow test performed as part of this LFA review?	Yes ☐	No ☑
3.	Is the project located within a designated fire hazard severity zone (FHSZ) as established by Cal-Fire? *(If yes, indicate FHSZ classification below.)*	Yes ☐	No ☑
	Refer to the following website for FHSZ locations: Fire Hazard Severity Zones in State Responsibility Area	Moderate ☐ High ☐	Very High ☐
	Wildland Interface Area (WIFA) *(If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)*		WIFA ☐

DGS DSA 810 (revised 12/29/20) DIVISION OF THE STATE ARCHITECT DEPARTMENT OF GENERAL SERVICES Page 1 of 4 STATE OF CALIFORNIA

DSA 810
FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

CONDITION MEANS AND METHODS RESOLUTION		ALTERNATE ACCEPTED			
		Yes	No	N/A	N/R
4.	Emergency vehicle access roadways do not meet CFC requirements.				
4a.	**Acceptable Alternate:** Emergency vehicle and personnel access as proposed by the project architect is acceptable for providing fire suppression and protection of life and property.				
5.	**Fire Hydrants:** Number and spacing does not meet CFC requirements.				
5a.	**Acceptable Alternate:** Number of fire hydrants and spacing as proposed by the project architect is acceptable for fire suppression and protection of life and property.				
6.	**Fire Hydrants:** Water flow and pressure are less than CFC minimum.				
6a.	**Acceptable Alternate:** The available flow and pressure is acceptable for providing fire suppression and protection of life and property.				
7.	Location of fire department connection(s) serving fire sprinkler systems or standpipe systems does not meet CFC requirements.				
7a.	**Acceptable Alternate:** The location of fire department connection serving the fire sprinkler system and/or standpipe system is acceptable for providing fire suppression and protection of life and property.				

School District Acceptance of Acceptable Design Alternates

By signing this form, the school district acknowledges and accepts the proposed design as an alternative to California Building Code (CBC) and California Fire Code (CFC) minimum requirements, as indicated by one or more of the conditions indicated at items 4a, 5a, 6a or 7a, for providing fire and life safety protection of life and property.

Accepted by: _____ Title: _____

Signature: _____ Date: 11/21/25

LOCAL FIRE AUTHORITY (LFA) INFORMATION	
LFA Agency Name:	
LFA Review Official:	
Title:	Work Phone:
Work Email:	

LFA Reviewer's Signature: _____ Date: _____

DGS DSA 810 (revised 12/29/20) DIVISION OF THE STATE ARCHITECT DEPARTMENT OF GENERAL SERVICES Page 2 of 4 STATE OF CALIFORNIA

2

Agency Approval

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125644 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 04/15/2026

Client

long beach unified school district
Long Beach Unified School District
2425 Webster Avenue
Long Beach, CA 90810

LBUSD No.: **9216-654**
PTN No.: **64725-585**
Facilities Management

Stamps

LICENSED ARCHITECT Yong Tao No. C-31162 REN. 10-31-2027 STATE OF CALIFORNIA

Architect

PBK ARCHITECT
8163 ROCHESTER AVE.
SUITE 100
RANCHO CUCAMONGA, CA 91730
Tel: 909-987-0909
www.pbk.com

Consultant

Project

PROJECT ADDRESS
1545 LONG BEACH BLVD.
LONG BEACH, CA 90813

POLYTECHNIC HIGH SCHOOL IMPROVEMENTS

100% CONSTRUCTION DOCUMENTS

DSA #03-125644 File 19-H15

Issue

REV.	DATE	DESCRIPTION

Sheet Info

JOB No.: 240469
SCALE: As indicated
PROJ MGR:
DATE: 11/21/25

Sheet Title

Modular Building Site Logistics Plan

Sheet No.