NEW 4 PLEX APARTMENT FOR

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.

1209 M ST, BAKERSFIELD, CA

### Company of the Co	EX
### Common Commo	
SECOND STATE OF THE PROPERTY O	
AND STATE OF THE S	
THE STATE OF THE S	
TOTAL SOCIAL DESIGNATION OF THE PROPERTY OF TH	·LOOR PLAN ROOF PLAN / INTERIOR ELEVATIONS
### 1997 1997	EXTERIOR ELEVATIONS
The content of the	ATIONS
The content of the	NOTES
Company Comp	
### WINDS CONTINUES OF THE PROPERTY OF THE PRO	
### PROPRIES 1	
Company Comp	
Part	
The content of the	NOTES / DETAILS / SCHEDULES
### Company of the Co	NOTES
### 1997	
Control Cont	
### Comment of the Co	
Company of the past of the	AL PANEL SCHEDULES
### Company of the Co	AL NOTES & SINGLE LINE DIAGRAM
### 1995	ENERGY DOCUMENTS
Wednesd State St	ENERGY DOCUMENTS
## ACCURATE OF THE PROPERTY OF	ENERGY DOCUMENTS
TACK STATE OF THE PROPERTY OF	
Part	ON PLAN
For the property of the proper	
Part	
### 15 SCH 10 SCH	
Part	
Secretary of the property of t	
## ## ## ## ## ## ## ## ## ## ## ## ##	
### A PRINCE STORY OF THE STORY	
THE SECRET SECRE	
## 1968 ## 1969 ## 196	
### ALT YORK DATE 1995 199	
All	
SCHARTO CRISING VICE AND STATE CONTINUE OF SECURITY VICE AND STATE	
## SPANSA 20 SHAFFING CANTON 340 Part Par	
SECURION SOCIEDAD IN THE THE CONTROL OF THE CONTROL	
## CENTRAL PRIESS AND CONTROL 20 30	
SCHOOL STATE OF PRESENT SECTION SECTIO	
SERIOR DIDG FINSH REQUIREMENTS ADD CALANI PRINCIP CALANI CALANI PRINCIP CALANI CALANI PRINCIP CALANI CALA	
EXAMPLEMENT OF THE PROPERTY OF	A & I
BALANT PROPERS SALANT PROPERS SALAN	
OFFICE IDEA OFFICE OF A PROPERTY OF A PROPE	
AD NALING ENERGY OF STATE OF S	
2. THE SPECIAL DIFFER SIMON IN THE CALLED MAN SECOND SOCIAL SERVICE PROPERTY OF STREET IN SECOND SOCIAL SERVIC	
DIFFE STRINGS 500 INCLUDENT STRINGS S	
TABLE 550-445 FORMALDENT DETERMINED A VALUES IN HIGH AGENERAL ARRESPANCE SHOPPING PROPERTY OF THE AGENERAL ACTION AND OPERATION CONFIDENCE OF STREET AND STREET ALL ACTION AND OPERATION CONFIDENCE OF STREET AND STREET ALL ACTION AND OPERATION CONFIDENCE OF STREET AND STREET ALL ACTION AND OPERATION CONFIDENCE OF STREET AND STREET ALL ACTION AND OPERATION CONFIDENCE OF STREET AND STREET ALL ACTION AND OPERATION CONFIDENCE OF STREET AND STREET ALL ACTION AND OPERATION CONFIDENCE OF STREET AND STREET ALL ACTION AND OPERATION CONFIDENCE OF STREET AND STREET A	
ER TABLE 550.4.5 TABLE 550.4.5 FORMALDEHYDE LIMITS PORMALDEHYDE LIMITS CARROLL CARROLL CONTROLL MANUAL RESOLUTION CONTROLL MANUAL RESOLUTION CONTROL RESO	
TABLE 550445 FORMALDENTE LIMITS FORMAL PENDENCIA S ANALYSIS SANALYSIS SANA	
DORDED SOLVAND PROMING OF CHARGES CORPORATE SHALL COMES YATE OF MERITAL COLORS AND CONTROL OF MERITAL COLORS AND CONTROL OF MERITAL PROMOTED COLORS AND CO	
PRODUCT CURRENT LIMIT SOMEOD PLYMODO YEAR CORE SOMEOD PLYMODO YEAR CO	
ASCURE DIVIDED CONTROL VENER CORE OB REPRODE PLYNOOD VENER CORE OB REPRODE PLYNOOD VENER CORE OB REPRODE PLYNOOD CORESTE CORE OB REPRO	T(Ti
ARCHITECTURAL PANIS AND COATINGS SHALL COMES COTTED THE MEASURE OF WRITTEN NAME OF THE ARCHITECTURAL COMES AND COATINGS SHALL EN COMES AND COATINGS SHALL BE NOT COATINGS	$\begin{bmatrix} \nabla \\ 0 \end{bmatrix} = \begin{bmatrix} \frac{2}{3} \end{bmatrix}$
REPRODUCID PLYMODOD COMPOSITE CORE 0.055 RICILLE BOAD 0.093 REPRODUCID CONTROLLESS PROJUCT CONTROLLESS SHALL BE IN COMPOSITE PROJUCT CONTROLLESS SHALL BE INCOMPOSITED AND ROBOT CONTROLLESS SHALL BE INCOMPOSITED BY CONTROLLESS SHALL BE INCOMP	- - -
APPLY: MANUFACTURERS PRODUCT SPECIFICATION AND / OR FELD UM DESIGN FIBERBOARD OID UM ADDRESS FIBERBOARD OID UM DESIGN FIBERBOARD OID UM DESIGN FIBERBOARD OID UM DESIGN FIBERBOARD OID UM ADDRESS FIBERBOARD OID UM ACADETS AND FREEDERS AND APPROVAL OF UM ARCHITECTS OID UM ACADETS AND FREEDERS AND APPROVAL OF UM ARCHITECTS OF OID UM ACADETS AND FREEDERS AND APPROVAL OF UM ARCHITECTS OID UM ACADETS AND FREEDERS OF OID UM ACADETS AND FREEDERS AND APPROVAL OF UM ACADETS AND FREEDERS OF OID UM ACADETS AND FREEDERS AND APPROVAL OF UM ACADETS AND FREEDERS AND APPROVAL OF THE CALL BOTTOR AND APPROVAL OF THE CASH OF THE CALL BOTTOR AND APPROVAL OF THE CASH OF THE CA	
JUM DESITY PEERBOARD OI NEDIM DESITY PEERBOARD	
ALL CARPET INFORMATION OF THE BUILDING NITEROR GHALL MEET AT LEAST ONE OF FOLLOWING TESTING AND PROCURAL OF THE CALPEDRA ARR RESOURCES BOARD, AIR NORMANDAY SET CALPEDRA ARR RESOURCES BOARD, AIR REGULATION OF THE CALPEDRA ARR RESOURCES BOARD, AIR REGULATIONS, DECLARATION SET CALPEDRA ARR RESOURCES BOARD, AIR REGULATIONS, DECLARATION OF THE CALPEDRA ARR RESOURCES BOARD, AIR REGULATIONS, DECLARATION OF THE CALPEDRA ARR RESOURCES BOARD, AIR REGULATIONS, DECLARATION SET CALPEDRA ARR RESOURCES BOARD, AIR REGULATIONS, DECLARATION OF THE CALPEDRA ARR RESOURCES BOARD, AIR REGULATIONS, DECLARATION OF THE CALPEDRA ARR RESOURCES BOARD, AIR REGULATIONS, DECLARATION OF THE CALPEDRA ARR RESOURCES BOARD, AIR REGULATIONS, DECLARATION OF THE CALPEDRA ARR REGULATION OF THE CALPEDRA ARR REGULATIONS, DECLARATION OF THE CALPEDRA ARR REGULATIONS, DECLARATION OF THE CALPEDRA ARR REGULATION OF THE CALPEDRA ARR REGULATIONS, DECLARATION OF THE CALPEDRA ARR REGULATION OF THE CALPEDRA ARRANGE ARRANG	
VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALLEGORIA AR RESORCES BOARD, AR PROJECT REQUIREMENTS. OF FOLLOWING TESTING AND PROJECT REQUIREMENTS. ACARPET AND RUG INSTITUTES GREEN LABEL PILIS PROGRAM PROJECT BY CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH AST THE STATE AND EVALUATION OF INFORMATION, SEE OLD THOSE OLD THROUGH STATE OF THE CALLEGORIA CODE OF REGULATIONS, THE TESTING AND PROJECT BY CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH AST THE STATE AND EVALUATION OF THE TESTING AND PROJECT BY CONTROL PROJECT BY CONTR	
ACARPET AND RUIS INSTITUTES GREEN LABEL. PLUS PROCRAM TOXGS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTA E BB33, FOR ADDITIONAL IN CORDANA CODE OF REGULATION AS TESTED IN THE CALIFORNIA CODE OF REGULATIONS, ITHE IT HE YOC-MENING SPECIFIED IN THE CALIFORNIA DEPARTMENT OF REGULATION OF ITHE IT, SECTION 9820 THROUGH 9320	
TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS ITESTED IN ACCORDANCE WITH ASTM E 1935. FOR ADDITIONAL STATE BY THE STATE BY	
INFORMATION, SEE CALLFORNIA CODE OF REGULATIONS, TITLE IT, SECTION 49202 (LALFORNIA CODE OF REGULATION) OF TITLE IT, SECTION 49202 (LALFORNIA CODE OF REGULATION) OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE OR SHORT AS COPH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATION OF THE STANDARD METHOD OF TORSE OF THE VOLATION OF THE STANDARD METHOD OF TORSE OF THE VOLATION OF THE STANDARD METHOD OF TORSE OF THE TESTING AND EVALUATION OF VOLATION OF THE STANDARD METHOD OF TORSE OF THE VOLATION OF THE STANDARD METHOD OF TORSE OF THE TESTING AND EVALUATION OF VOLATION OF THE STANDARD METHOD OF TORSE OF THE TESTING OF THE TESTING AND EVALUATION OF VOLATION OF THE STANDARD METHOD OF TORSE OF THE TESTING AND EVALUATION OF VOLATION OF THE STANDARD METHOD OF TORSE OF THE TESTING AND EVALUATION OF VOLATION OF THE STANDARD METHOD OF TORSE OF THE TESTING OF THE TESTING AND EVALUATION OF VOLATION OF THE STANDARD METHOD OF TORSE OF THE	CALIFORNIA AVE
TITLE IT, SECTION 93/20 THROUGH 93/20/2. VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOORS SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION II, FEBRUARY 20/22 (ALSO KNOWN AS COPH STANDARD METHOD VII OR SPECIFICATION 0/35/5); OF 5/6 INCHES (6 mm). 10. No HAZARDOUS MATERIALS TO BE STORED ON SITE INTERIOR FINISHES TO COMPLY WITH GREED DURING MATERIALS 11. INTERIOR FINISHES TO COMPLY WITH GREED DURING CONSTRUCTION 12. INTERIOR FINISHES TO COMPLY WITH GREED DURING CONSTRUCTION 13. ALL CARPET CARPET AND RUIS INSTRUCTE GREEN LABEL PROGRAM PER C695/2 20/21, DIVISION 15/50/4,44* 15. ALL CARPET AND RUIS INSTRUCTE GREEN LABEL PROGRAM PER C695/2 20/22, DIVISION 15/50/4,44* 16. ALL CARPET AND RUIS INSTRUCTE GREEN LABEL PROGRAM PER C695/2 20/22, DIVISION 15/50/4,44* 17. HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY BBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OF THE	
AS COPH STANDARD METHOD VILOR SPECIFICATION 01850); OF 5/16 INCHES (6 mm). AS COPH STANDARD METHOD VILOR SPECIFICATION 01850); ON FOLIAMI HIT HIS CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CA-CH-PL) FOR HIGH PERFORMANCE SCHOOLS (CA-CH-PL) FOR HIGH PERFORMANCE SCHOOLS (CA-CH-PL) THE CHPS HIGH PERFORMANCE PRODUCT DATABASE. PER CGBSC 2022, DIVISION S50-4.44 ALL CARPET CUSHON INSTALLED IN THE BULDING INTERIOR SHALL MEET THE REGIMENTS OF TABLE 5.04.4.41 ALL CARPET AUDIEND SOS-4.4-41 ALL CARPET AUDIEND FOR THE REGIMENTS OF TABLE 5.04.4.11 ALL CARPET AUDIEND FOR THE PERFORMANCE SCHOOLS (CA-CH-PL) THE REGIMENTS OF TABLE 5.04.4.11 ALL CARPET AUDIEND FOR THE REGIMENTS OF TABLE 5.04.4.11 ALL CARPET AUDIEND FO	
C.NSF/ANSI I4O AT GOLD LEVEL. OR HIGHER, D.SCIENTIFIC CERTIFIC CATTORS SYSTEMS SUSTAINABLE CHOICE; OR E.COMPLAINT WITH THE CALLEFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CA-CHPA) CRITERIA INTERNA I	
E. COMPLAINT WITH THE CALL-FOX-OF-IND COLL ABORATIVE POR HIGH PERFORMANCE SCHOOLS (CAC-HPA) CRITERIA INTERPER TATION FOR EQ. 22 DATED JILY 2022 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASEPER C6BSC 2022, DIVISION 5504.4.4 5. ALL CARPET CISHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE RECHBENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM PER C6BSC 2022, DIVISION 5.504.4.4I 6. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4I 7. HARDMOOD PLYMOOD PRODUCTS USED ON THE INTERIOR OF EXTERIOR OF THE COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OF EXTERIOR OF THE	
PER C2 DATACLES (AA-CHIST) RITIENT RESTORANCE SCHOOLS (CAA-CHIST) RITIENT RESTORANCE PRODUCT DISTRIBLY INTERCATED IN THE CHIST HIGH PER FORMANCE PRODUCT DATABASEPER C6BSC 2022, DIVISION 5.50.4.4.4 5. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CABEL PROGRAM PER C6BSC 2022, DIVISION 5.504.4.4] 6. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.J 7. HARDWOOD PLOYDOR'S WIND PRODUCTS USED ON THE INTERIOR OF EXTERIOR OF THE	
PERFORMANCE PRODUCT DATABASEPER CGBSC 2022, DIVISION 5.504.PER CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM PER CGBSC 2022, DIVISION 5.504.4.4.I 6. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.I 7. HARDWOOD PRODUCTS USED ON THE INTERIOR OF EXTERIOR OF THE COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE	
5. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM PER CGBSC 2022, DIVISION 5,504.4.4.I 6. ALL CARPET APHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5,504.4.I 7. HARDWOOD PADUCTS USED ON THE INTERIOR OR EXTERIOR OF THE	
REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM PER CGBSC 2022, DIVISION 5.504.4.4.1 6. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.I 7. HARDWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE	
6. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5,504,4,1 7. HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE	
7. HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE	O SUBMITTALS
COMPOSITE WOOD PRÓDUCTS USED ON THE INTERIOR OR EXTERIOR OF THE	
BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN I. FIRE SPRINKLER SYSTEM AND FIRE ARB'S AIR TOXICS CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD (17 CCR	
93120 ET SEQ.) THOSE MATERIALS NOT EXEMPTED UNDER THE ATCM MUST MEET	
THE SPECIFIED EMISSION LIMITS, AS SHOWN IN TABLE 5.504.4.5. PROVIDE 2. DEFERRED TRUSS SUBMITTAL SHALL DOCUMENTATION AS REQUESTED BY THE ENFORCING AGENCY PER 2022 CGBSC 107.3.4.I. ITEMS SHALL BE SUBMITTED	
5504.45.3 ENGINEER'S OFFICE FOR REVIEW AND	OR REVIEW AND STAMPED, WRITTEN
PRIOR TO SUBMITTING THEM TO THE ORDER OR INSTALL TRUSSES WITHOU	TRUSSES WITHOUT STAMPED APPRO
ACCEPTANCE BY THE BUILDING OFFICE	E BUILDING OFFICIAL.





COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS
Written dimensions on these drawings shall take
precedence over scaled dimensions. Contractor
shall verify and be responsible for confirming
all dimensions and shall notify the architect
immediately of any discrepancies or field
variations discovered.

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.

M ST APARTMENTS

1209 M ST BAKERSFIELD, CA

DATE ISSUED FOR

II-6-23 BUILDING DEPT REVIEW

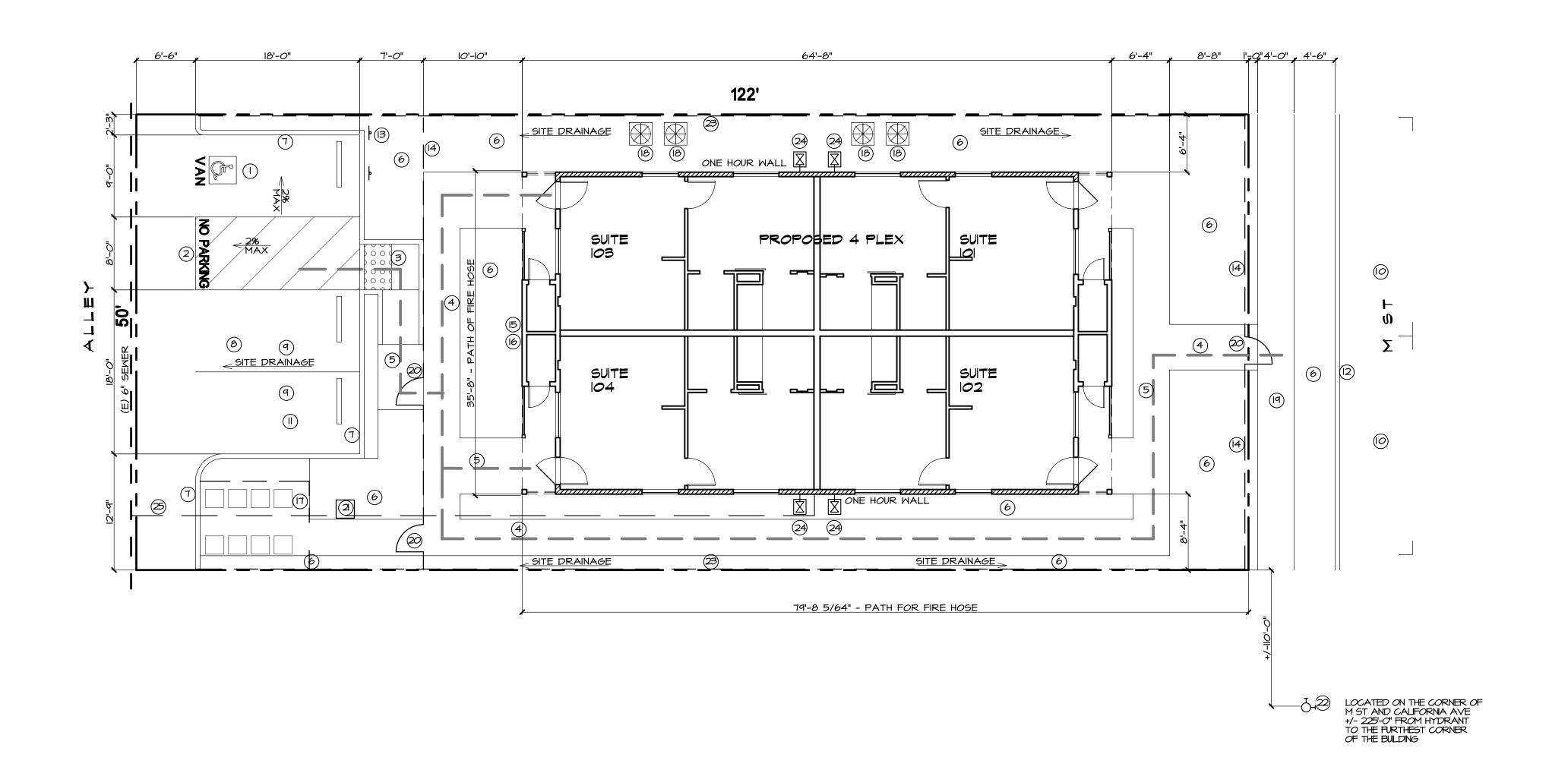
NO. REVISIONS

A
A

TITLE SHEET

FILE NAME: 4158T1-0
SHEET

T-I.0



KEYNOTES

9'-0" WIDE ACCESSIBLE PARKING STALL WITH
3'-0"x3'-0" PAINTED STALL SIGN AND 70 SQIN
POLE MOUNTED PARKING SIGN DISPLAYING THE
INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH
AN ADDITIONAL SIGN OR LANGUAGE STATING
"MINIMUM FINE \$250.00" INCLUDE SIGN MOUNTED
BELOW STATING "VAN ACCESSIBLE" WHERE
APPROPRIATE PER CBC SECTION 1129B-80"
MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE
SIGNS SEE DETAIL I THIS SHEET

2 8'-0" WIDE ACCESSIBLE AISLE FOR VAN ACCESS WITH THE WORDS "NO PARKING" IN 12" HIGH WHITE LETTERS- SLOPE NOT TO EXCEED 1/4 :12

3 INSTALL TRUNCATED DOMES 36" DEEP AND THE WIDTH OF SIDEWALK -TRUNCATED DOME PANEL - TO BE YELLOW AND APPROXIMETE FS 3538 OF FEDERAL STANDARD 595C

(4) CONCRETE WALK WITH SLOPE NOT TO EXCEED 1:20 - CROSS SLOPE NOT TO EXCEED 1/4 :12

5 PATH OF TRAVEL WITH SLOPE NOT TO EXCEED 1:20 - CROSS SLOPE NOT TO EXCEED 1/4

6 LANDSCAPE AREA

(7) 6" CONCRETE CURB

(8) A.C. PAYING

(9) STANDARD PARKING STALL 9'X18'

(O) STREET PARKING PARKING STALL 8'X24'

(I) CLEAN AIR VEHICLE PARKING WITH I" CONDUIT EXTENDED TO THE PARKING STALL FOR FUTURE CHARGING STATION

(E) CONCRETE CURB AND GUTTER PER CITY STANDARDS

3 SIGN STATING, "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING:

(4) INSTALL NEW 6'-O" HIGH CHAIN LINK FENCE

(15) ELECTRICAL MSB

(6) COMMUNICATION HUB

PROVIDE LEVEL CONCRETE PAD FOR FOUR WASTE AND FOUR RECYCLE - PROVIDE 4'-O" TALL FENCING WITH PRIVACY SLATS

(B) CONDENSER ON CONCRETE PAD

(9) (E) CITY CONCRETE WALK TO BE REPLACED

3'-0" WIDE CHAIN LINK GATE WITH LOCKBOX AND LEVER HARDWARE - PROVIDE PROTECTION PLATE AT HARDWARE

(2) MAILBOXES WITH 5'-0"x5'-0" MIN. CONCRETE PAD WITH 1/2" MAX. SLOPE

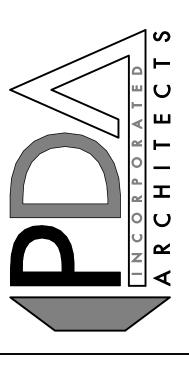
(E) FIRE HYDRANT

(E) FENCE TO BE REPLACED WITH 6'-O" TALL WOOD FENCE

24 WATER METER

1/8"

25 PROPOSED SEWER LOCATION





COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS
Written dimensions on these drawlings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

GOLDEN **EMPIRE** AFFORDABLE HOUSING, INC.

M ST|APARTMENTS|

> 1209 M ST BAKERSFIELD, CA

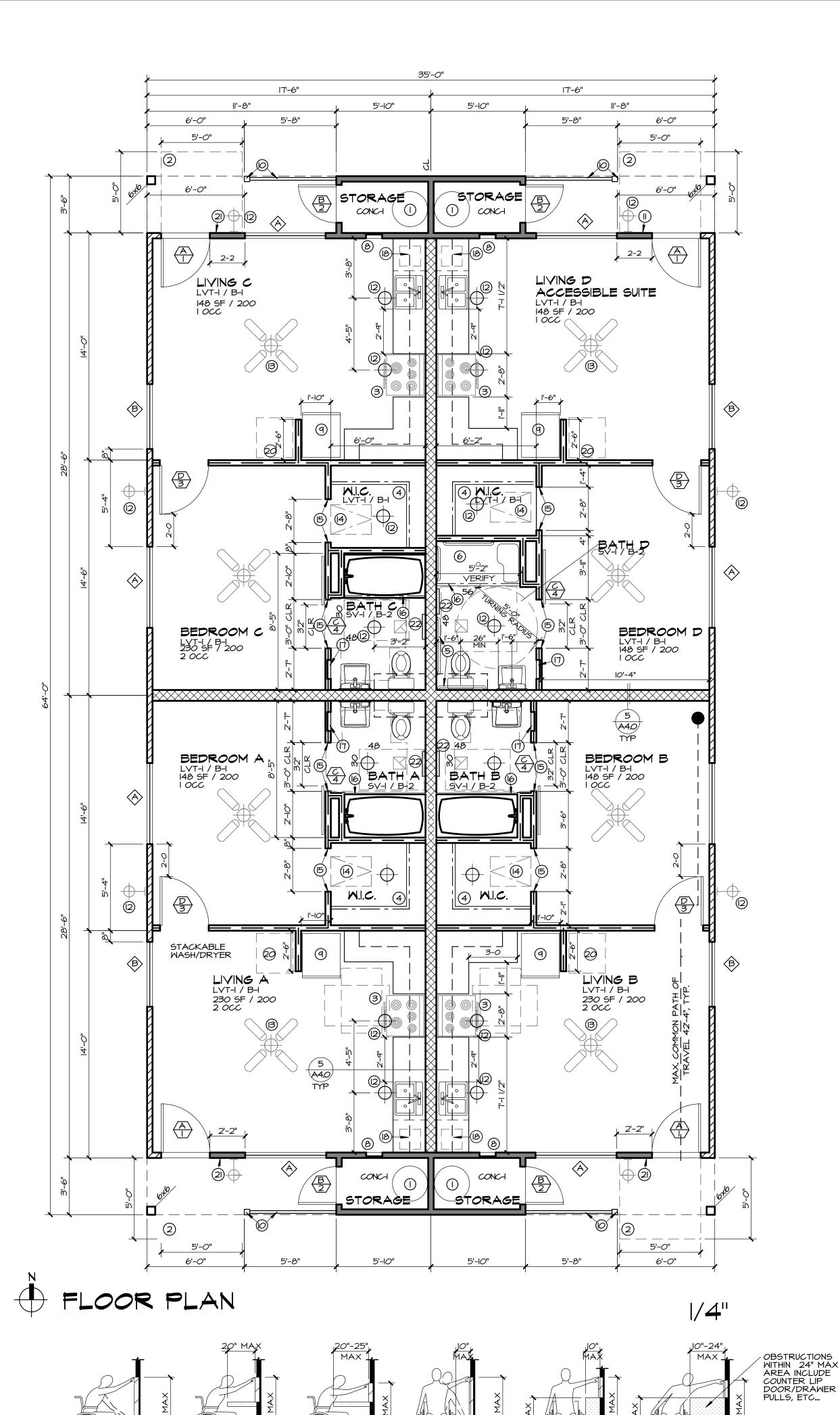
DATE ISSUED FOR II-6-23 BLDG DEPT REVIEW

NO. REVISIONS

SITE PLAN

FILE NAME: 4128A1-0

SHEET



INTERIOR FINISH NOTES

5" COVED BASE

LVT-I 5.96"x48" VINYL PLANK: "PATCRAFT" 'TIMBERGROVE II' COLOR: 00684 LAUREL SV-I SHEET VINYL: "ARMSTRONG" 'DECORART CORAL' COLOR: 88703 'DESERT SAND' CONC-I SEALED CONCRETE

B-I "ROPPE" 4" \times 0.125" \times 48" BROWN BLACK THERMOPLASTIC RUBBER WALL BASE

PAINT
P-I "BENJAMIN MOORE" 'BONE WHITE'
SEMI-GLOSS FINISH THROUGHOUT U.N.O.

PL-I HIGH PRESSURE PLASTIC LAMINATE: "WILSONART" 'NEW AGE OAK 7938-78'
- TYPICAL BASE & UPPER CABINETS U.N.O.

GR-I GRANITE SLAB WITH I I/2" BULL-NOSE EDGE FOR COUNTERS WITH 4"
SPLASH - ALLOW FOR \$20/SF MATERIAL ALLOWANCE - COLOR TO BE

VERTICAL BLINDS

MALL BASE

B-2

INSTALL "HUNTER DOUGLAS" 3 1/2" SLATED VERTICAL BLINDS WITH CHAIN AND CHORD ACTION ON ALL EXTERIOR WINDOWS

TITLE 24 INSULATION

- I. PROVIDE R-19 IN ALL EXTERIOR WALLS AND I" INSULATION BOARD ON EXTERIOR UNDER FINISH
- 2. PROVIDE R-19 BETWEEN ROOF TRUSSES WITH I" GAP BETWEEN THE INSULATION AND ROOF SHEATHING
- 3. PROVIDE R-60 ABOVE THE CEILING PER TITLE 24
- 4. INSULATION TO CONNECT WALLS AND ROOF TO CREATE A CONTINUOUS ENVELOPE

FIRE NOTES

- I. ALL ELECTRICAL BOXES IN RATED WALL TO BE METAL MINIMUM 26 GA PER CBC 714.3.2
- 2. ALL THROUGH PENETRATIONS IN FIRE RATED WALL TO BE OF NON- COMBUSTIBLE MATERIAL OR IN A NON-COMBUSTIBLE SLEAVE, PROVIDE UL RATED FIRE RATED CAULKING AT ALL PENETRATION THROUGH FIRE RATED WALLS - SEE DETAIL 8 ON SHEET A-3.
- 3. ALL SPRINKLER HEADS TO BE RECESSED WITH WITH A FINISH CAP THAT EXTEND WHEN ACTIVATED
- 4. PROVIDE SMOKE AND CARBON MONOXIDE ALARMS IN LIVING ROOM AND SLEEPING ROOMS THE SAME VISIBLE ALARM APPLIANCES ARE PERMITTED TO PROVIDE NOTIFICATION OF SMOKE, CARBON MONOXIDE AND BUILDING FIRE ALARM DETECTION, BUT NOT USED FOR
- 5. PROVIDE SMOKESEAL SERIES SSP FIRE PUTTY PAD AT ALL ELECTRICAL BOXES IN FIRE RATED WALLS. FIRE PUTTY PADS ALLOW THE ELECTRICAL BOXES TO BE CLOSER THAN 24" PER CBC 714.3.2 EXCEPTION 1.4
- 6. WALL AND CEILING FINISH MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 450 OR LESS
- 7. JOINTS AND VOIDS BETWEEN FIRE RATED WALLS AND ROOF OR CEILING ASSEMBLIES SHALL BE PROTECTED WITH 3M CP 24WB+ FIRE CAULKING FOR FULL THICKNESS OF RATED GYP BOARD

WINDOW SCHEDULE

- "MILGARD" STYLE LINE FIN SETBACK 5050 HORIZONTAL SLIDING WINDOW WITH SCREEN WHITE DUAL GLAZED 1/4" SUNCOAT MAX/189 ARGON THE TO WITH EDGEGARDMAY SPACER ILFACTOR: 0.3. SHGC: 0.23
- FILLED WITH EDGEGARDMAX SPACER U-FACTOR; 0.3, SHGC; 0.23

 "MILGARD" STYLE LINE FIN SETBACK 4040 HORIZONTAL SLIDING WINDOW WITH SCREEN WHITE DUAL GLAZED 1/4" SUNCOAT MAX/189 ARGON FILLED WITH EDGEGARDMAX SPACER U-FACTOR; 0.3, SHGC; 0.23

DOOR SCHEDULE DOORS AND FRAME SHALL BE SOLID CORE PAINT GRADE

- 3'-0" WIDE x 6'-8" HIGH "PELLA" 'ENCOMPASS' 6-PANEL FIBERGLASS MAHOGAN-GRAIN PRE-FINISHED FIBERGLASS DOOR -
- B 2'-4" MIDE x 6'-8" HIGH "PELLA" 'ENCOMPASS' SMOOTH PRE-FINISHED
- FIBERGLASS DOOR WHITE
- 3'-4" WIDE x 6'-8" SOLID CORE PAINT GRADE DOOR AND FRAME
- $\stackrel{\textstyle igodot}{}$ 3'-0" WIDE \times 6'-8" SOLID CORE PAINT GRADE DOOR AND FRAME

DOOR HARDWARE

LATCH SET

JD60 SINGLE CYLINDER BY "SCHLAGE" OR EQUAL **DEADBOLT** WALL MOUNTED #1270WY BY "TRIMCO" DOOR STOP DOOR VIEWER 180 DEGREE RANGE OF VIEW 4 1/2"x4 1/2" #BBI279 BY "HAGAR" OR EQUAL PAIR HINGES STOREROOM LOCK ABO BY "SCHLAGE" OR EQUAL LOCK SET 4 1/2"x4 1/2" #BBI279 BY "HAGAR" OR EQUAL 11/2 BEDROOM LOCK A40 BY "SCHLAGE" OR EQUAL LOCK SET DOOR STOP WALL MOUNTED #1270WV BY "TRIMCO" DOOR VIEWER BARN DOOR HARDWARE BY SPECIALTY DOORS PAIR HINGES 402 STANDARD FLAT TRACK HARDWARE KIT PULL WIRE PULL HANDLE 6" LONG

4 1/2"x4 1/2" #BBI279 BY "HAGAR" OR EQUAL

PASSAGE LATCH AIO-D LEVON BY "SCHLAGE" OR EQUAL

OPENING TO BE 32" CLEAR WHEN DOOR IS FULLY OPEN WHEN CLOSED THE HANDLE ON THE INTERIOR IS TO BE I-I/2" FROM THE EDGE OF THE WALL TO THE PULL HANDLE

DOOR AND HARDWARE NOTES

- I. ALL INTERIOR DOORS SHALL BE SOLID CORE PAINT GRADE WITH PAINT GRADE JAMB AND STANDARD 2 1/4" FINGER JOINTED CASING
- 2. MAXIMUM EFFORT TO OPERATE DOORS AND GATES SHALL NOT EXCEED 5 LBS. SUCH PULL OR PUSH FORCE BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND CENTER PLANE OF SLIDING DOORS. UNLATCHING SHALL NOT REQUIRE MORE THAN ONE OPERATION. COMPENSATING DEVICES OR AUTOMATIC DOORS MAY BE USED TO MEET REQUIRE- MENTS. FIRE RATED DOORS MAY BE INCREASED TO 15 LBS.
- 3. FLOORS AND LANDINGS AT DOORS AND GATES SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE ADJACENT DOORWAY WITH A BEVELED CORNER NO GREATER THAN 50% IN SLOPE (1:2). SLOPE AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION FOR 5'-0" IN THE DIRECTION OF THE DOOR SWING AND SHALL EXTEND 2'-0" PAST THE STRIKE SIDE OF ALL DOORS AND GATES.
- 4. INSTALL THRESHOLD AND WEATHERSTRIPING ON ENTRY DOORS
- DOOR AND GATE HARDWARE SHALL BE INSTALLED 34"-44" ABOVE FLOOR
- . DOOR AND GATES SHALL HAVE SMOOTH SURFACE ON PUSH SIDE WITHIN 10" OF FINISH FLOOR OR GROUND SURFACE.

WALL LEGEND

2X6 WOOD STUDS AT 16" O.C. WITH TYPICAL EXTERIOR FINISH
PER EXTERIOR ELEVATIONS OVER R-5 |" INSULATION BOARDINSTALL 5/8" GYP BOARD ON INTERIOR SIDE TO CEILING
FINISH ABOVE - PROVIDE R-2! EXTERIOR WALL INSULATION

2X6 WOOD STUDS AT 16" O.C. WITH TYPICAL EXTERIOR FINISH
PER EXTERIOR ELEVATIONS OVER I" INSULATION BOARD- INSTALL
5/8" GYP TYPE 'X' GYP BOARD ON EXTERIOR AND INTERIOR SIDE
TO CEILING FINISH ABOVE - I HOUR RATED PER UL U305 -SEE
DETAIL 5/A-4.0

2x8 SILL AND TOP PLATE WITH 2x4 STAGGERED WOOD STUDS AT 16"
O.C. TO ROOF DECK ABOVE - INSTALL 5/8" DRYWALL EACH SIDE
WITH 3 I/2" R-15 BATT INSULATION FOR SOUND BETWEEN STUDS TO
CEILING FRAMING ABOVE - I HOUR RATED PER UL #U340, 44 STC

2X4 WOOD STUDS AT 16" O.C. WITH 5/8" GYP BOARD EACH SIDE TO CEILING FRAMING ABOVE - SEE DETAIL 1/A-2-0

FLOOR PLAN / ACCESSIBILITY NOTES

- I. ALL DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE
- 2. PROVIDE HORIZONTAL BACKING FOR CABINETRY, SHELVING, GRAB BARS, EQUIPMENT AND ACCESSORIES AS REQUIRED BY APPLICABLE CODES.
- 3. INSTALL 2x6 BLOCKING BEHIND DOOR KNOBS

HOOD IF PROVIDED

- 4. SEE INTERIOR ELEVATIONS FOR ADDITIONAL ACCESSIBILITY CLEARANCES, MOUNTING HEIGHTS, AND EQUIPMENT LOCATIONS IN TOILET FACILITIES PER CBC III5B
- 5. DIMENSIONS NOTED AS "CLEAR" OR "CLR" SHALL INDICATE CRITICAL REQUIRED DIMENSIONS MEASURED FROM FINISHED SURFACE TO FINISHED SURFACE- NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCY IS IDENTIFIED
- 6. CHANGES IN LEVEL SHALL NOT EXCEED 1/4" WITHOUT THE USE OF A RAMP, ELEVATOR OR SPECIAL ACCESS LIFT PER CBC CHAPTER IIB. CHANGES BETWEEN 1/4" AND 1/2" SHALL BE BEVELOED WITH A SLOPE NOT STEEPER THAN 2:1 PER CBC IIB 303.3
- 7. CLEAR FLOOR SPACE, REMOVABLE BASE CABINETS, COUNTERTOP SPACE, REPOSITIONABLE COUNTERTOPS, ACCESS TO SHELVING/DRAWERS AND FAUCET CONTROLS IN KITCHENS SHALL COMPLY WITH CBC IIB 804
 - A. ACCESSIBILE RANGE TO HAVE CONTROLS MOUNTED ON FRONT OF APPLIANCE. PROVIDE SWITCH ON BASE CABINET TO CONTROL
- B. REMOVABLE CABINETS UNDER KITCHEN SINK AND COUNTER WORK SPACE SHALL HAVE EACH BE A MINIMUM 30" WIDE WITH CONTINUOUS VINLY FLOORING PER CBC IIB 804.3.I AND IIB-606 AND WILL PROVIDE KNEE SPACE PER DETAIL 3 ON SHEET A-3.0
- C. AT LEAST 50% OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH IIB-811
- D. APPLIANCES SHALL HAVE CLEAR FLOOR SPACE AND ACCESS TO OPERABLE PARTS PER CBC IIB-804.6
- 8. SMITCHES, OUTLETS AND CONTROLS SHALL BE PER CBC IIB-308 \$ 309
- 9. ELECTRICAL RECEPTACLES, OUTLETS, SWITHCHES AND CONTROLS SHALL BE MOUNTED BETWEEN 18" AND 48" ABOVE THE FLOOR PER CBC 11B-603.4
- IO. MASHING MACHINE AND DRYERS SHALL BE FRONT LOADING TYPE AND COMPLY WITH CBC IIB-6II

KEYNOTE

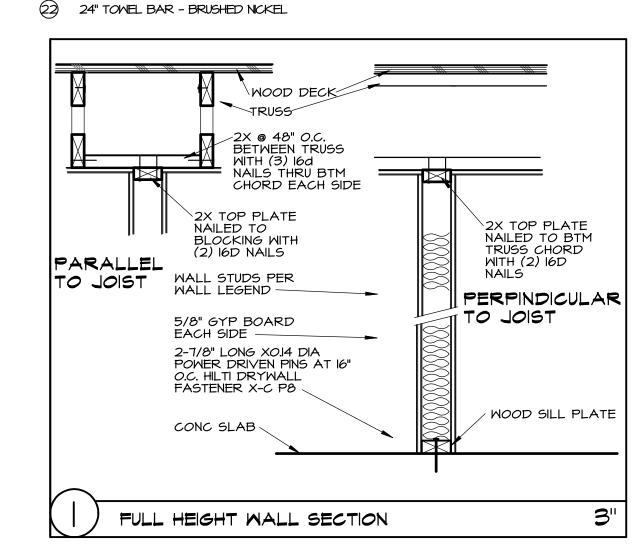
- (I) CONTRACTOR PROVIDED / CONTRACTOR INSTALLED TANKLESS WATER HEATER
- 2 5'-0"X5'-0" LEVEL LANDING WITH MAX 2% CROSS SLOPE IN ANY DIRECTION
- CONTRACTOR PROVIDED / CONTRACTOR INSTALLED 30" FREE STANDING ELECTRIC RANGE STANDARD UNITS TO BE GE MODEL #JBS160DMWM
- ACCESSIBLE UNITS TO BE GE MODEL #JBS460DMWW

 3/4" THICK MDF SHELF PAINTED WHITE AT +74" WITH I I/2" WOOD POLE AT +70" A.F.F. AT ACCESSIBLE SUITE: ADD ADDITIONAL SHELF AT +34 WITH
- ADDITIONAL ROD AT +30" A.F.F.

 (5) INSTALL 2x WOOD BLOCKING TO THE CENTER. LINE THE GRAB BARS
- PER DETAIL 2/A-3.0 SEE ALSO INTERIOR ELEVATIONS

 6 2"x33" WHITE ONE-PIECE FIBERGLASS ROLL-IN SHOWER NO. APF6233BF-F75
 BY "FREEDOM SHOWERS" OR EQUAL WITH GRAB BARS, FOLDING SEAT, SLIDE
 BAR WITH HAND HELD SHOWER WITH 54" LONG HOSE, PRESSURE BALANCE
 VALVE AND CAULKLESS DRAIN TO MEET ADAAG STANDARDS INSTALL PER
 MANUFACTURER'S SPECIFICATIONS, SEE ALSO PLUMBING PLANS
- 60"x33" WHITE ONE-PIECE FIBERGLASS ACCESSIBLE TUB SHOWER NO.
 APTXST6032TSADA BY "FREEDOM SHOWERS" OR EQUAL SEE ALSO PLUMBING PLANS
- (8) RECESSED ELECTRICAL PANEL
- (9) CONTRACTOR PROVIDED / CONTRACTOR INSTALLED GE REFRIGERATOR 17.5 CU. FT. TOP FREEZER REFRIGERATOR IN WHITE, MODEL #GIEIØDTNRWW
- 4x4 DECORATIVE WOOD POST WITH 2x RAILING SEE EXTERIOR ELEVATIONS
 HARD-WIRED ELECTRIC DOORBELL WITH BUTTON WITH AUDIBLE TONE AND
 VISIBLE SIGNAL WITHIN THE UNIT VISIBLE SIGNALS IN SLEEPING AREAS
- SHALL HAVE DEACTIVATION SWITCH
 (12) RECESSED CAN LIGHTS SEE ELECTRICAL PLANS
- (B) CEILING FAN WITH LIGHT KIT CENTER IN ROOM
- 30" X 30" 5/8" PLYWOOD ATTIC ACCESS WITH PAINT GRADE TRIM PROVIDE CATWALK AND PLATFORM PER C.R.C. R807
- (5) WRAP DRYWALL AT OPENINGS TYPICAL ALL SIDES
- (6) "MOEN" 54"-72" BRUSHED NICKEL ADJUSTABLE CURVED SHOWER ROD
 (17) "BOBRICK" B-397 RECESSED MIRRORED MEDICINE CABINET WITH
- BOTTOM EDGE NO HIGHER THAN 40" A.F.F.

 (B) DISHWASHER GE BUILT-IN DISHWASHER GSD2100VWW ADA WHITE
- (9) CONTRACTOR PROVIDED / CONTRACTOR INSTALLED GE I CFT MICROWAVE
- (2) WASHER DRYER COMBINATION PROVIDED BY TENANT PROVIDE HOT AND COLD WATER AND SEMER CONNECTION IN A RECESSED BOX AND POWER
- (2) STANDARD DOORBELL







TELEPHONE: (661) 326-8936

COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor

expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS

Written dimensions on these drawlings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

assigned to any third party without the

GOLDEN EMPIRE AFFORDABLE

HOUSING, INC

M ST APARTMENTS

1209 M ST
BAKERSFIELD, CA

DATE ISSUED FOR

II-6-23 BUILDING DEPT REVIEW

NO. REVISIONS

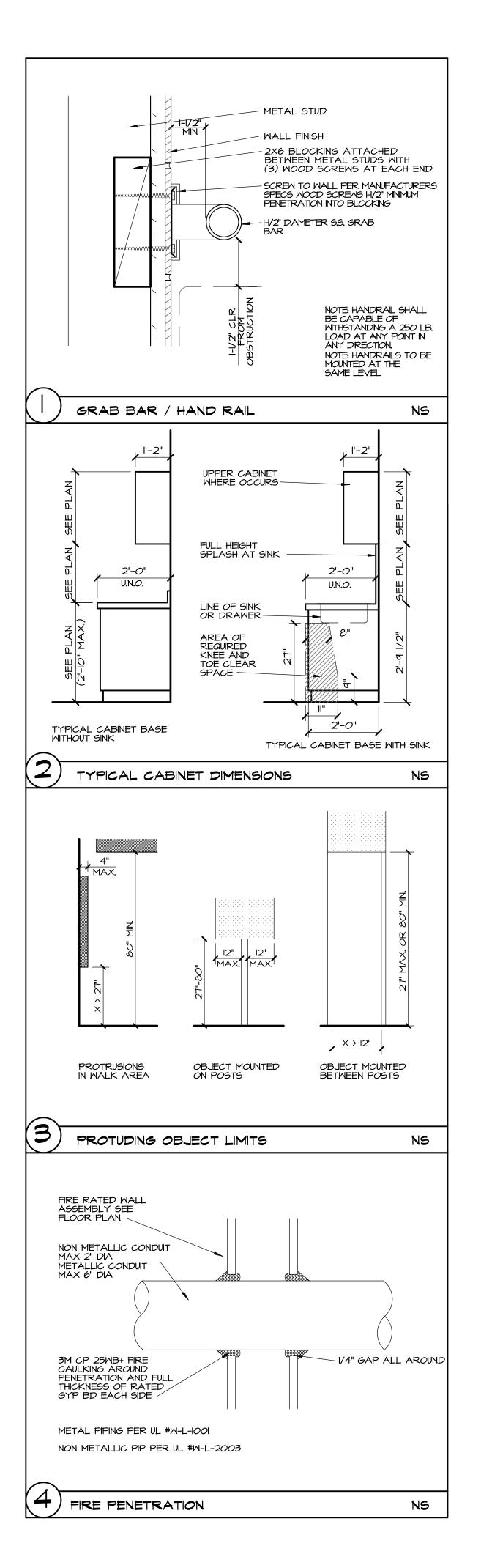
1

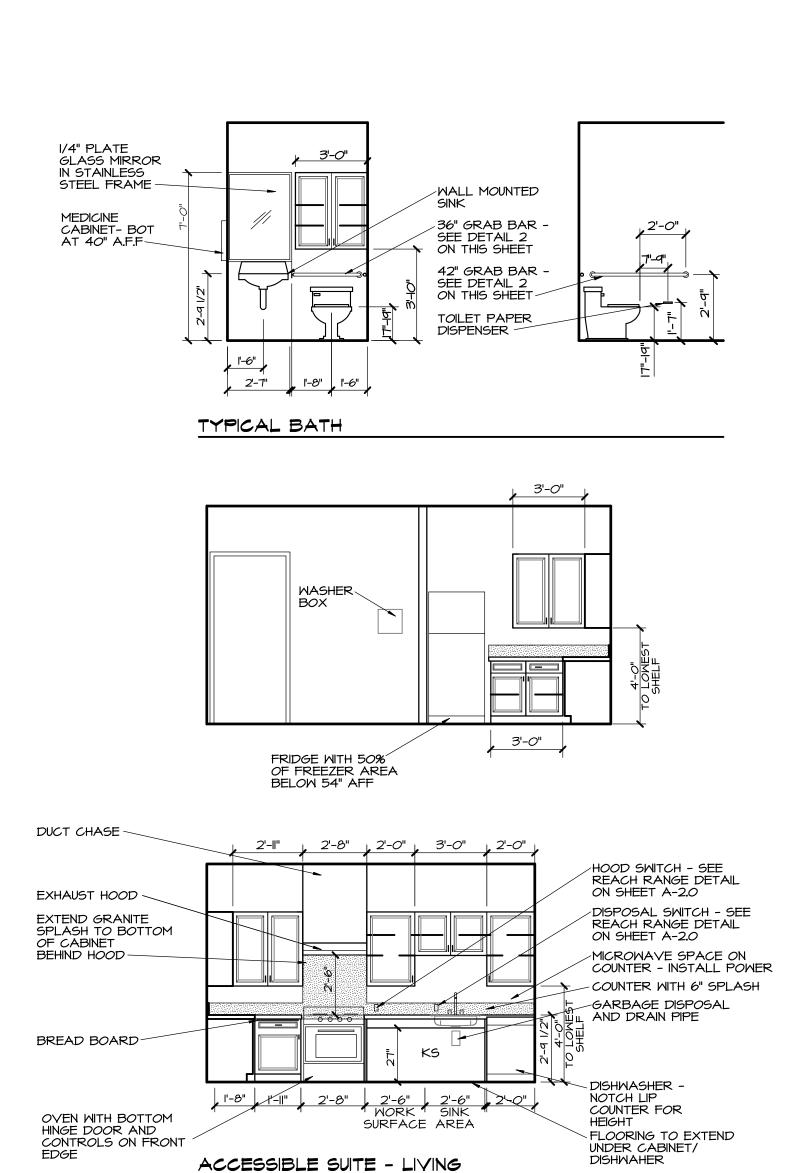
FLOOR PLAN

FILE NAME: 4158A2-0

SHEET

A-2.0





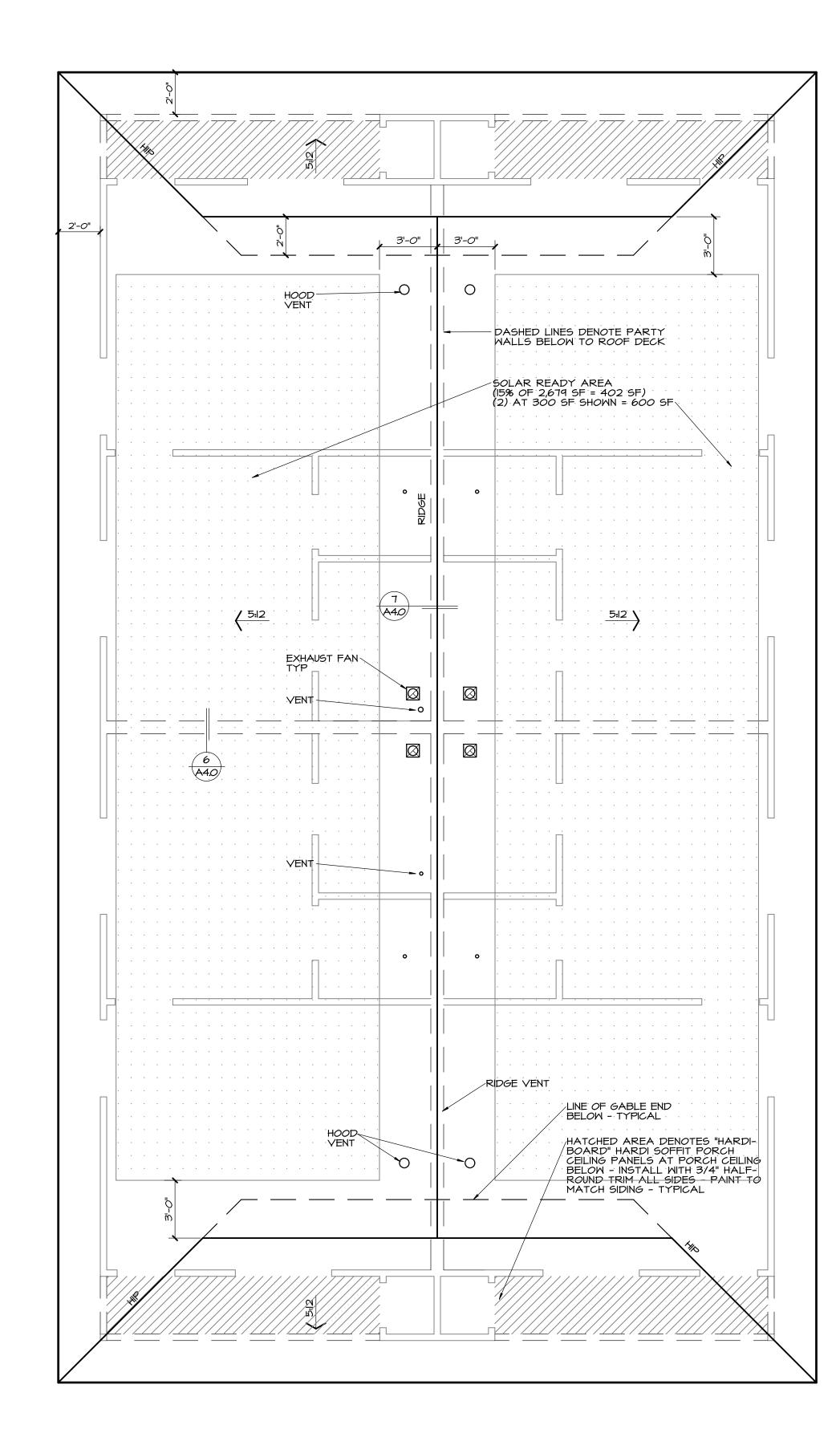
INTERIOR ELEVATION NOTES

- I. ALL CABINETRY, FIXTURES AND ACCESSORIES SHALL BE CONSTRUCTED AND INSTALLED PER APPLICABLE CODES.
- 2. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CABINETS SHOWN ON FLOOR PLAN IN ADDITION TO THOSE SHOWN ON INTERIOR ELEVATIONS

UPPER CABINETS 9'-11"

LOWER CABINETS 4'-II" > 50%

- 3. FORCE REQUIRED TO ACTIVATE ALL FIXTURES SHALL BE NO GREATER THAN 5 LBF.
- 4. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LB.
- 5. FAUCETS ON SELF-CLOSING FAUCET CONTROL VALVES, IF USED, SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS
- 6. EACH ACCESSIBLE SINK SHALL BE A MAXIMUM OF 6 1/2" DEEP.
 SINKS SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER
 THAN 34" ABOVE THE FINISHED FLOOR. KNEE CLEARANCE THAT IS
 AT 27" HIGH, 30" WIDE AND IA" DEEP UNDERNEATH SINKS. SEE
 ALSO MINIMUM KNEE CLEARANCE DIAGRAM THIS SHEET.
- 7. WATER CLOSET FLUSH LEVER TO BE LOCATED ON OPEN SIDE OF TOILET
- 8. WALL AND CEILING FINISH MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 450 OR LESS
- 9. WRAP ALL SINK DRAINS HOT AND COLD WATER LINES WITH INSULATION AS REQUIRED.
- IO. CABINETS TO BE CONSTRUCTED WITH 5/8" PARTICLE BOARD WITH WHITE LAMINATE FINISH - CONFIRM WITH OWNER REPRESENTATIVE FOR FINAL FINISH





ROOF PLAN

ATTIC VENT SPECIFICATIONS

GABLE END VENTS

"BUILDER'S EDGE" 28" DIAMETER ROUND ATTIC VENT WITH KEYSTONE - NET VENT AREA = .35 SQ FT NET VENT AREA

RIDGE STYLE VENTS

"BUILDER'S EDGE" II" RIDGEMASTER - NET
VENT AREA = 12.228 SQ IN NET VENT AREA
PER LINEAR FOOT

EAVE VENTS
6"x30" VENT = .32 SQ FT NET VENT AREA

ATTIC INSULATION

PROVIDE R60 INSULATION AT THE CEILING PROVIDE RI9 INSULATION AT THE ROOF PROVIDE R30 AT THE FURNACE AREAS VERIFY WITH TITLE 24

ATTIC VENT CALCULATIONS

VENTING REQUIRED

VENTED ROOF AREA= 2,679 SF 2,679/300 (HIGH / LOW) = 8.93 SF FT

VENTS TO BE PROVIDED

(2) GABLE END VENTS = .70 SF

(49') RIDGEMASTER = 4.16 SF

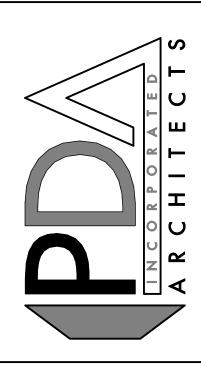
(14) EAVE VENTS = 4.48 SF

TOTAL VENT AREA = 9.34 SF

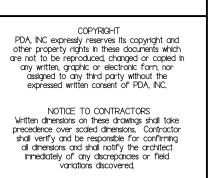
|/4|

ROOF PLAN NOTES

- I. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- CLASS C ROOF COVERING OR GREATER
 AIR-PERMEABLE AND AIR-IMPERMEABLE INSULATION ARE PROVIDED. AIR-PERMEABLE INSULATION WITH R-5 R-VALUE OR GREATER TO BE APPLIED IN DIRECT CONTACT WITH STRUCTURAL ROOF SHEATHING.







GOLDEN EMPIRE

AFFORDABLE HOUSING, INC.

M ST APARTMENTS

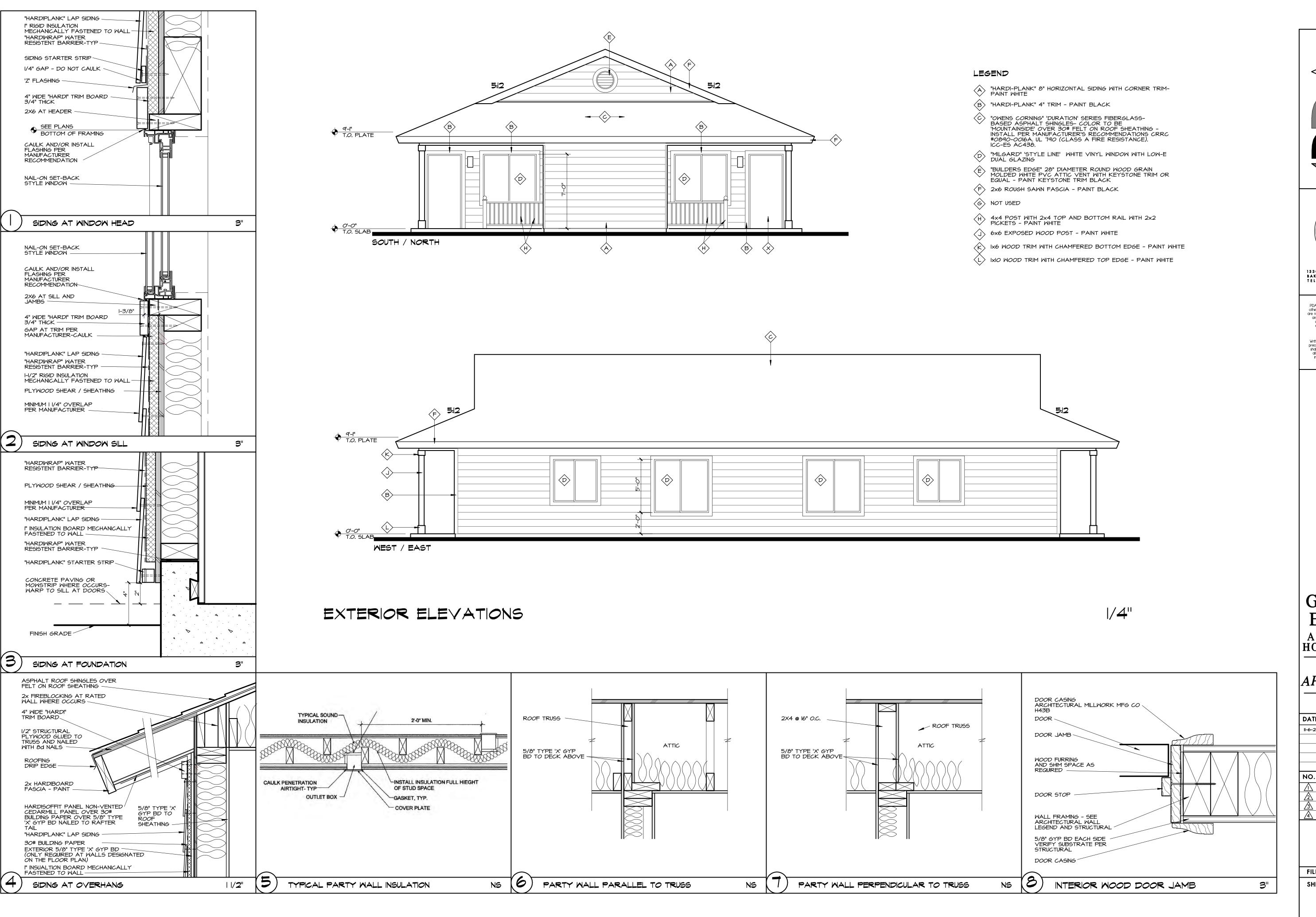
E	1209 M ST Bakersfield, Ca
DATE	ISSUED FOR
11-6-23	BUILDING DEPT REVIEW
NO.	REVISIONS
\triangle	
<u>^</u> 2	
3	
4	

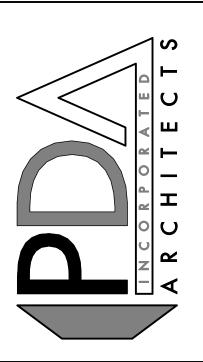
ROOF PLAN

FILE NAME: 4158A3-0

SHEET

4-3.0







COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC,

NOTICE TO CONTRACTORS

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.

M ST APARTMENTS

1209 M ST
BAKERSFIELD, CA

DATE ISSUED FOR

II-6-23 BUILDING DEPT REVIEW

NO. REVISIONS

1209 M ST
BUILDING

DEPT REVIEW

EXTERIOR ELEVATIONS

FILE NAME: 4158A4-0
SHEET

A-4.0

DRAWING INTENT

- CONTRACTOR SHALL INTERPRET WORDS OR PHRASES USED TO DESCRIBE WORK (INCLUDING SERVICES). MATERIAL, OR EQUIPMENT THAT HAVE WELL-KNOWN TECHNICAL OR CONSTRUCTION INDUSTRY OR TRADE MEANING IN ACCORDANCE WITH THAT MEANING. DRAWINGS INTENT SPECIFICALLY INCLUDES THE INTENT TO DEPICT CONSTRUCTION THAT COMPLIES WITH ALL APPLICABLE LAWS, CODES AND STANDARDS
- 2. AS PART OF THE WORK, CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, MACHINERY, TOOLS, FACILITIES, SERVICES, EMPLOYEE TRAINING AND TESTING , HOISTING FACILITIES, SHOP DRAWINGS, STORAGE, TESTING, SECURITY, TRANSPORTATION, DISPOSAL, THE SECURING OF ALL NECESSARY OR REQUIRED FIELD DIMENSIONS, THE CUTTING OR PATCHING OF EXISTING MATERIALS, NOTICES, PERMITS, DOCUMENTS, REPORTS, AGREEMENTS AND AN OTHER ITEMS REQUIRED OR NECESSARY TO TIMELY AND FULLY COMPLETE WORK DESCRIBED AND THE RESULTS INTENDED BY CONTRACT DOCUMENTS AND , IN PARTICULAR, DRAWINGS AND SPECIFICATION. DIVISION AND SPECIFICATIONS SECTIONS AND THE IDENTIFICATION ON ANY DRAWINGS SHALL NOT CONTROL CONTRACTOR IN DVIDING WORK AMONG SUB-CONTRACTORS OR SUPPLIERS OR DELINEATING THE WORK TO BE PERFORMED BY ANY
- 3. CONTRACTOR SHALL PERFORM REASONABLY IMPLIED PARTS OF WORK AS INCIDENTAL WORK ALTHOUGH ABSENT FROM DRAWINGS AND SPECIFICATION. INCIDENTAL WORK INCLUDES ANY WORK NOT SHOWN ON DRAWINGS OR DESCRIBED IN SPECIFICATIONS THAT IS NECESSARY OR NORMALLY OR CUSTOMARILY REQUIRED AS A PART OF THE WORK SHOWN ON DRAWINGS OR DESCRIBED IN SPECIFICATIONS. INCIDENTAL WORK INCLUDES ANY WORK MECESSARY OR REQUIRED TO MAKE EACH INSTALLATION SATISFACTORY, LEGALLY OPERABLE, FUNCTIONAL AND CONSISTENT WITH THE INTENT OF DRAIWNGS AND SPECIFICATION OR THE REQUIREMENTS OF CONTRACT DOCUMENTS. CONTRACTOR SHALL PERFORM INCIDENTAL WORK WITHOUT EXTRA COST TO THE OWNER. INCIDENTAL WORK SHALL BE TREATED AS IF FULLY DESCRIBED IN SPECIFICATIONS AND SHOWN ON DRAWINGS, AND THE EXPENSE OF INCIDENTAL WORK SHALL BE INCLUDED IN PRICE BID AND CONTRACT SUM

01340 SUBMITTALS AND SUBSTITUTIONS

- PRODUCTS SPECIFIED BY MANUFACTURER'S NAME AND CATALOGUE NUMBER OR BY REFERENCE TO STANDARD SPECIFICATIONS SUCH AS ASTM REQUIRE NO SUBMITTAL FOR
- 2. ALL "OR EQUAL" PRODUCTS SUBSTITUTED FOR PRODUCTS SPECIFIED ARE SUBJECT TO APPROVAL BY THE ARCHITECT VIA SUBMITTAL PROCESS.
- 3. SUBMIT ACCURATE COLOR AND PATTERN SAMPLES FOR REVIEW BY THE ARCHITECT UNLESS THE PRECISE COLOR AND PATTERN IS SPECIFICALLY INDICATED ON THE
- 4. UNLESS OTHERWISE SPECIFIED, DELIVER SUBMITTALS IN THE QUANTITY WHICH IS REQUIRED TO BE RETURNED, PLUS ONE WHICH WILL BE RETAINED BY THE ARCHITECT.
- IN SCHEDULING, ALLOW AT LEAST TEN WORKING DAYS FOR REVIEW BY THE ARCHITECT FOLLOWING RECEIPT OF THE SUBMITTAL
- REVIEW BY THE ARCHITECT DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS WHICH MAY EXIST IN THE SUBMITTED DATA.

01500 TEMPORARY FACILITIES AND CONTROLS

- PROVIDE TEMPORARY FACILITIES AND CONTROLS NEEDED FOR THE WORK INCLUDING, BUT NOT NECESSARILY LIMITED TO WATER, ELECTRICITY, TELEPHONE, HEAT, SANITARY FACILITIES AND FENCING.
- CONTRACTOR SHALL PROVIDE AND PAY FOR ALL TEMPORARY FACILITIES AND CONTROLS USED DURING THE COARSE OF CONSTRUCTION.

01720 PROJECT RECORD DOCUMENTS

THROUGHOUT PROGRESS OF THE WORK MAINTAIN AN ACCURATE RECORD OF CHANGES IN THE CONTRACT DOCUMENTS, (JOB SET). UPON COMPLETION OF THE WORK, TRANSFER THE RECORDED CHANGES TO A SET OF RECORD DOCUMENTS. FORWARD FINAL RECORD DOCUMENTS TO THE ARCHITECT FOR REVIEW AND PRESENTATION TO

02200 SITE PREPARATION AND EARTHWORK

- SOIL REMOVED FROM EXCAVATION MAY BE STOCKPILED FOR USE AS FILL MATERIAL IF NON-EXPANSIVE AND FREE FROM ORGANIC AND DELETERIOUS MATERIAL.
- 2. ALL MATERIAL WITHIN EIGHT INCHES OF UNDERSIDE OF ALL SLABS AND PAVING SHALL BE NON-EXPANSIVE AND MEET COMPACTION REQUIREMENTS.
- SUBGRADE PREPARATION SHALL INCLUDE BUILDING AREA AND FIVE FEET BEYOND FOUNDATION LINES, AND ALL AREAS TO RECEIVE PAVING AND SITE IMPROVEMENTS
- 4. ON PREPARED SUBGRADES, PLACE FILL MATERIAL IN UNIFORM LEVEL LAYERS NOT EXCEEDING 8". FILL PLACED BELOW BUILDING SLABS SHALL BE COMPACTED TO 90%. THE TOP 8" OF FILL UNDER PAVING SHALL BE COMPACTED TO 95%.
- GRADE TO FINISH GRADES INDICATED ON THE DRAWINGS, SLOPING DOWN AND AWAY FROM BUILDING LINES AT ALL POINTS WITH UNIFORM SLOPES BETWEEN ALL POINTS.

03301 CONCRETE

AND WALKS.

- GENERAL WORK SHALL INCLUDE ALL CONCRETE, INCLUDING SLABS ON GRADE, FOUNDATIONS,
- 2. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL SPECIFICATIONS CONCRETE FORMULATED WITH A MINIMUM OF 470 POUNDS OF TYPE II CEMENT.
- SEAL INTERIOR SLAB WITH APPROVED CONCRETE SEALER, PER MANUFACTURER'S INSTRUCTIONS FOR FULL SYSTEM IO YEAR WARRANTY.
- 4. SLAB CONTROL JOINTS SHALL BE "QUICKJOINT" BY QUICKJOINT, OR EQUAL. INSTALL AT
- VAPOR BARRIER SHALL BE IS MIL STEGO WRAP SHEETING UNLESS NOTED OTHERWISE -
- VERIFY WITH STRUCTURAL AND SOILS REPORT 6. FORM WORK SHALL COMPLY WITH ACI 347.
- PLACE VAPOR BARRIER IN WIDEST PRACTICAL WIDTHS WITH ALL JOINTS LAPPED 6 MINIMUM AND SEALED WITH A COLD EMULSION TYPE ROOFING MASTIC. APPLY 2" OF CONCRETE SAND OVER COMPLETED VAPOR BARRIER INSTALLATION.
- READY-MIXED CONCRETE SHALL CONFORM TO ASTM C94 USING A MAXIMUM WATER/CEMENT RATIO OF 0.55. CONCRETE SHALL BE PLACED AS NEARLY AS POSSIBLE IN FINAL POSITION WITH MINIMUM HANDLING. FREE DROP NOT MORE THAN 6". CURE ALL CONCRETE FOR A MINIMUM OF 10 DAYS.
- WALKWAY CONTROL JOINTS SHOULD BE A TOOLED JOINT LOCATED NO MORE THAN 10 FEET ON CENTER. USE A GROOVER WITH BIT WHICH IS AT

FINISHING FORMED SURFACES

CONCRETE.

LEAST I/4 OF WALKWAY DEPTH.

- ROUGH-FORMED FINISH: APPLY TO CONCRETE SURFACES NOT EXPOSED TO PUBLIC VIEW
- 2. SMOOTH-FORMED FINISH: APPLY TO CONCRETE SURFACES EXPOSED TO PUBLIC VIEW OR TO BE COVERED WITH A COATING OR COVERING MATERIAL APPLIED DIRECTLY TO

FINISHING UNFORMED SURFACES

- TROWEL FINISH: APPLY A HARD TROWEL FINISH TO SURFACES INDICATED AND TO FLOOR AND SLAB SURFACES EXPOSED TO VIEW OR TO BE COVERED WITH RESILIENT FLOORING, CARPET, PAINT OR ANOTHER THIN FILM-FINISHED COATING SYSTEM
- 2. TROWEL AND FINE-BROOM FINISH: APPLY A PARTIAL TROWEL FINISH, STOPPING AFTER SECOND TROWELING, TO SURFACES INDICATED AND TO SURFACES WHERE CERAMIC OR QUARRY TILE IS TO BE INSTALLED BY EITHER THICKSET OR THIN-SET METHODS. IMMEDIATELY AFTER SECOND TROWELING, AND WHEN CONCRETE IS STILL PLASTIC, SLIGHTLY SCARIFY SURFACE WITH A FINE BROOM.
- 3. NON-SLIP BROOM FINISH: APPLY A NON-SLIP BROOM FINISH TO SURFACES INDICATED AND O EXTERIOR CONCRETE PLATFORMS, STEPS AND RAMPS. IMMEDIATELY AFTER FLOAT, SLIGHTLY ROUGHEN TRAFFICKED SURFACE BY BROOMING WITH FIBER-BRISTLE BROOM PERPENDICULAR TO MAIN TRAFFIC ROUTE.

04220 CONCRETE UNIT MASONRY

- WORK SHALL INCLUDE CONCRETE UNIT MASONRY WHERE SHOWN ON THE DRAWINGS. ALL MASONRY DESIGN SHALL BE FOR NON-INSPECTED STRESSES.
- 2. CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT, HOLLOW, LOAD-BEARING CONFORMING WITH ASTM C90, GRADE N, TYPE I, IN NATURAL GRAY COLOR UNLESS NOTED OTHERWISE.
- 3. MORTAR SHALL CONFORM TO ASTM C270.
- 4. MASONRY SHALL BE PLACED IN STACK BOND. GROUT SOLID ALL CELLS IN 6" MAXIMUM
- 5. ALL EXPOSED JOINTS, INTERIOR AND EXTERIOR, SHALL BE 3/8" x 3/8", STRUCK FLUSH BOTH VERTICALLY AND HORIZONTALLY.

05101 STRUCTURAL STEEL AND MISCELLANEOUS METALS

- WORK SHALL INCLUDE STRUCTURAL STEEL FRAMING MEMBERS, BRACING, WELDS, FASTENERS, BASE PLATES, AND MISCELLANEOUS METALS.
- 2. STRUCTURAL TUBING SHALL BE ASTM A500 GRADE B.
- 3. STEEL PIPE SHALL BE ASTM A53 GRADE B
- 4. BOLTS, NUTS AND WASHERS SHALL BE ASTM A307.
- MELDING MATERIALS SHALL BE AWS DI.; TYPE REQUIRED FOR MATERIALS BEING
- PRIMER SHALL BE STANDARD BRAND RUST INHIBITIVE PRIMER PER FEDERAL SPECIFICATION TT-P-6360. GALVANIZED PER FEDERAL SPECIFICATION TT-P-64ID, TYPE II.
- ERECT STEEL IN ACCORDANCE WITH AISC SPECIFICATIONS.
- WELDING SHALL CONFORM AWS DIJ. ALL BUTT AND TEE WELDS SHALL BE FULL PENETRATION PRE QUALIFIED WELDS. WELDS EXPOSED IN THE FINISH WORK SHALL BE
- SEE STRUCTURAL SPECIFICATIONS FOR ADDITIONAL INFORMATION WHICH SHALL TAKE PRECEDENCE OVER MINIMUM STANDARDS SET IN THESE SPECIFICATIONS

07210 BUILDING INSULATION

- EXTERIOR WALL INSULATION SHALL BE UNFACED GLASS FIBER BATTS AS MANUFACTURED BY "OWENS-CORNING"OR PER ENVELOPE SUMMARY SHEET T24
- 2. ATTIC AND FLOOR INSULATION SHALL BE GLASS FIBER BATTS AS MANUFACTURED BY "OWENS-CORNING"OR PER ENVELOPE SUMMARY SHEET T24.
- 3. ALL THERMAL WALL INSULATION SHALL EXTEND TO ROOF INSULATION FOR A

CONTINUOUS ENVELOPE - EXTEND AROUND EXTERIOR SOFFITS UNLESS NOTED OTHERWISE

- INSTALL R-II BATT INSULATION FOR SOUND IN ALL INTERIOR WALLS AND ON ALL INTERIOR CEILINGS IN ADDITION TO INSULATION AT ENVELOPE
- ROOF INSULATION SHALL BE SUPPORTED IN CONFORMANCE WITH 2019 CALIFORNIA ENERGY CODE SECTION 110.8.

07515 R00FING

- ALL ATTACHMENTS AND FLASHING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS WHICH SHALL HAVE PRECEDENTS OVER DETAILS AND SPECIFICATIONS SHOWN ON PLANS.
- 2. CONSTRUCTION CONTRACT SHALL INCLUDE GUARANTEE COVERING ANY AND ALL REPAIRS/REPLACEMENTS TO KEEP THE ROOF, INCLUDING THE FIELD AND FLASHING, WATERTIGHT FOR A PERIOD OF TEN (IO) YEARS BEGINNING AT THE TIME OF THE OWNER'S ACCEPTANCE OF FINAL PRODUCT. COST OF THIS GUARANTEE SHALL BE BORNE BY THE CONTRACTOR.

07600 FLASHING AND SHEET METAL

- CONCEALED THROUGH-WALL FLASHING AT MASONRY SHALL BE O.0156 INC STAINLESS STEEL ASTM A 167, TYPE 304, SOFT ANNEALED, WITH NO. 2D FINISH EXCEPT WHERE HARDER TEMPER IS REQUIRED FOR FORMING OR PERFORMANCE.
- ALL METAL FLASHINGS SHALL BE MINIMUM TWENTY-SIX (26) GAUGE GALVANIZED IRON TO CONFORM TO A.S.T.M. A-446, GRADE A, A-526 OR A-527 AS APPROPRIATE, LOCATED AND INSTALLED IN ACCORDANCE WITH S.M.A.C.N.A. ARCHITECTURAL SHEET METAL MANUAL AND
- LEAD FLASHING SHALL BE ASTM B 749, TYPE L51121, COPPER-BEARING LEAD SHEETS, MINIMUM 0.0625 INCH THICK EXCEPT NOT LESS THAN 0.0937 INCH THICK FOR APPLICATIONS WHERE BURNING (WELDING) IS INVOLVED.
- SHEET METAL WORK SHALL BE MADE AND APPLIED IN ACCORDANCE WITH THE BEST PRACTICES OF THE INDUSTRY. JOINTS SHALL BE NEATLY RIVETED, SOLDERED OR LOCK JOINTED AS REQUIRED FOR A COMPLETE INSTALLATION.
- 5. MATERIALS USED FOR TRIMMING AND SOLDERING FLASHING SHALL CONSIST OF ONE-HALF (1/2) LEAD AND ONE-HALF (1/2) BLOCK TIN, USING NOKRODE AS A FLUX.
- 6. JOINTS AND SPACES TO BE CAULKED OR SEALED SHALL BE COMPLETELY CLEANED OF ALL DIRT, DUST, MORTAR, AND DEBRIS WHICH MIGHT ADVERSELY AFFECT THE CAULKING WORK. WHERE NECESSARY, DEGREASE WITH AN APPROVED SOLVENT OR COMMERCIAL DEGREASHING AGENT OF SHALL BE THOROUGHLY DRY BEFORE APPLICATION OF ANY CAULKING COMPOUNDS.
- 7. PROVIDE OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.

- WORK SHALL INCLUDE SEALING AND CAULKING JOINTS WHERE SHOWN ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST
- SEALANTS AND CAULKING SHALL BE AS MANUFACTURED BY "DOW CORNING", OR EQUAL. PRODUCTS SHALL BE SPECIALLY FORMULATED FOR THE PROPOSED USE AND APPROYED IN ADVANCE BY THE ARCHITECT.
- COLORS FOR EACH INSTALLATION SHALL BE SELECTED BY THE ARCHITECT FROM STANDARD COLORS NORMALLY AVAILABLE FROM THE SPECIFIED MANUFACTURER. IN CONCEALED INSTALLATIONS USE STANDARD GRAY OR BLACK COLOR
- 4. PROVIDE OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.

08100 METAL DOORS AND FRAMES

- PROVIDE FULL-FLUSH DESIGN, I 3/4" I6 GAUGE HOLLOW METAL DOORS PROPERLY REINFORCED FOR THE FINISH HARDWARE. DOORS SHALL BE FACTORY PRIMED AND READY FOR INSTALLATION BY "AMMELD" OR EQUAL.
- 2. METAL FRAMES SHALL BE 16 GAUGE BY "AMMELD" OR EQUAL
- ALL HOLLOW METAL DOORS AND FRAMES SHALL COMPLY WITH S.D.I. 100-69 "RECOMMENDED SPECIFICATIONS FOR HOLLOW METAL DOORS AND FRAMES."

08410 ALUMINUM ENTRANCES AND STOREFRONTS

ALUMINUM ENTRANCES SHALL BE NARROW STILE DOOR AS MANUFACTURED BY "KAWNEER" OR EQUAL. SEE PLANS FOR COLOR. FINISH HARDWARE SHALL BE STANDARD PACKAGE WITH OPTIONAL CONCEALED CLOSER AND STYLE "V" PUSH/PULL UNLESS NOTED OTHERWISE

08710 FINISH HARDWARE

- EXCEPT AS SPECIFICALLY OTHERWISE APPROVED IN ADVANCE BY THE ARCHITECT, FURNISH FOR EACH ITEM ONLY THE PRODUCT OF A SINGLE MANUFACTURER.
- 2. MANUFACTURERS FOR HARDWARE ITEMS SHALL BE AS FOLLOWS, OR EQUAL CONTRACTOR SHALL SUBMIT COMPLETE SCHEDULE OF PROPOSED MANUFACTURERS FOR APPROVAL BY ARCHITECT. BUTTS-"STANLEY"; LOCKS/CYLINDERS/DEADBOLTS-SCHLAGE"; CLOSERS-"NORTON"; THRESHLDS-"PEMKO"; DOOR STOPS- "QUALITY"; KICK PLATES-"QUALITY", SIGNS-"ASI". FINISHES SHALL BE SELECTED BY ARCHITECT
- ALL 'ND' SERIES LOCK AND LATCHSETS TO BE 'RHODES' TYPE FINISH SHALL BE SATIN CHROME #626 BY "SCHLAGE"
- 4. FACTORY KEY AND MASTERKEY LOCKS AND CYLINDERS AS DIRECTED IN CONSULTATION WITH THE OWNER.
- 5. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- PROVIDE A READILY VISIBLE, DURABLE SIGN ADJACENT TO EXIT DOORS STATING "THIS DOOR TO REMAIN UNLOCKED WHILE THIS SPACE IS OCCUPIED". THE SIGN SHALL IN LETTERS NOT LESS THAN I" HIGH ON A CONTRASTING BACKGROUND. LOCKING DEVICE SHALL BE A TYPE THAT IS READILY DISTINGUISHABLE AS LOCKED.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. SUCH PULL OR PUSH FORCE BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND CENTER PLANE OF SLIDING DOORS. UNLATCHING SHALL NOT REQUIRE MORE THAN ONE OPERATION. COMPENSATING DEVICES OR AUTOMATIC DOORS MAY BE USED TO MEET REQUIREMENTS. FIRE RATED DOORS MAY BE INCREASED TO 15 LBS.
- ON DOORWAYS LEADING TO MENS SANITARY FACILITIES, PROVIDE A 1/4" THICK EQUILATERAL TRIANGLE WITH EDGES 12" LONG AND THE VERTEX POINTING UPWARD. PROVIDE A I/4" THICK, I2" DIAMETER CIRCLE ON WOMENS FACILITY DOORWAYS. THE SYMBOLS ARE TO BE CENTERED 60" HIGH ABOVE THE FINISH FLOOR AND ARE TO BE DISTINCTLY DIFFERENT IN COLOR AND CONTRAST. IN ADDITION, INSTALL AN ADJACENT WALL MOUNTED SIGN WITH RAISED LETTER AND BRAILLE AT +60" PER CITY STANDARDS.
- DOORS THAT ARE REQUIRED EXIT SHALL BE DESIGNATED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

08710 FINISH HARDWARE (CONTINUED)

- IO. WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH CBC SECTIONS IIB-703 INCLUDING WALL MOUNTED TACTILE SIGNS LOCATED ON THE OUTSIDE STRIKE SIDE OF THE DOOR AT +60"
- II. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR WISTING OF THE WRIST TO OPERATE PER CBC 1010.1.8.1
- 12. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" 44" ABOVE THE FINISH FLOOR PER CBC IIB-404.2.7
- 13. FLOORS AND LANDINGS SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE ADJACENT DOORWAY WITH A BEVELED CORNER NO GREATER THAN 50% IN SLOPE (1:2)
- 14. PROVIDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ALL MAIN ENTRANCES INDICATED ON SHEETS A-2.0 PER CBC SECTIONS
- 15. ALL WALL MOUNTED DOOR STOPS TO BE MOUNTED SO THAT THE DOOR HANDLE STRIKES THE STOP
- 16. VERIFY KEYING SCHEDULE OF ALL DOORS WITH OWNER
- 17. COORDINATE ADDITIONAL REQUIREMENTS FOR SECURITY EQUIPMENT WITH
- 16. CONTRACTORS AND SUB-CONTRACTORS SHALL NOT "WEDGE" MATERIALS OR ITEMS UNDER DOORS EQUIPPED WITH SWEEPS AND SEALS DURING CONSTRUCTION. TENANT WILL PERFORM FINAL INSPECTION TO ENSURE THAT MECHANICAL DROP SEALS WORK PROPERLY AND RUBBER SEALS COME IN FULL CONTACT WITH DOOR WHEN CLOSED.
- 19. PROVIDE AND INSTALL FLOOR MOUNTED DOOR STOPS WHERE A DOOR IS NOT DIRECTLY LOCATED ADJACENT TO A WALL OR THERE IS AN OBSTRUCTION THAT PREVENT THE DOOR STOP FROM BEING MOUNTED WHERE THE DOOR HANDLE WILL
- 20. PROVIDE LEVEL LANDING AT EACH SIDE OF ALL EXTERIOR DOORS THAT MEASURE 60" DEEP ON SWING SIDE AND 24" FROM STRIKE SIDE AND 48" ON THE OPPOSITE SIDE, LANDING OR FLOOR LEVEL SHALL NOT BE MORE THAN 1/2" BELOW DOOR THRESHOLD. RAISED THRESHOLDS GREATER THAN 1/4" SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL. CROSS SLOPE NOT TO EXCEED 2% IN ANY DIRECTION
- 21. ALL DOORS TO HAVE SCHLAGE CYLINDERS

08800 GLAZING

- SEE FLOOR PLAN AND EXTERIOR ELEVATIONS FOR GLAZING SPECIFICATIONS AND
- PROVIDE TEMPERED OR HEAT-STRENGTHENED GLASS WHERE INDICATED ON THE DRAWINGS OR AS REQUIRED BY MANUFACTURER FOR WARRENTED INSTALLATION
- 3. INTERIOR GLAZING SHALL BE I/4" CLEAR TEMPERED AS REQUIRED

09269 GYPSUM WALLBOARD

- GYPSUM BOARD SHALL BE TYPE III, GRADE R, CLASS I, 5/8" THICK WITH LIGHT TEXTURED FINISH UNLESS NOTED OTHERWISE
- 2. FIRE RATED GYPSUM BOARD SHALL BE TYPE 'X', 5/8" THICK.
- 3. MOISTURE RESISTANT GYPSUM BOARD SHALL BE TYPE VII, GRADE W. CLASS 2, 5/8" THICK.
- 4. METAL TRIM SHALL BE AS MANUFACTURED BY "USG", OR EQUAL
- 5. INSTALL GYPSUM BOARD PER REQUIREMENTS OF "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD". FINISH TEXTURE SHALL BE SMOOTH, UNLESS OTHERWISE NOTED.

09510 ACOUSTICAL CEILINGS

- SUSPENDED METAL GRID SYSTEM SHALL BE "ARMSTRONG" 15/16" PRELUDE WITH STANDARD WHITE FINISH, OR EQUAL. INCLUDE ALL REQUIRED WALL AND
- 2. SEE CEILING PLAN FOR ACOUSTICAL PANEL SPECIFICATION

09900 PAINTING

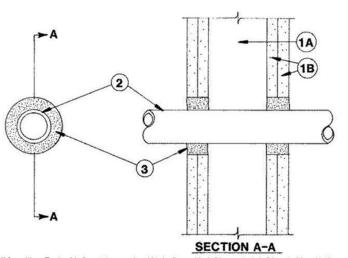
- PAINT SHALL BE AS MANUFACTURED BY "DUNN-EDWARDS", OR EQUAL. PRIMERS AND UNDERCOAT PAINTS SHALL BE PRODUCED BY THE SAME MANUFACTURER AS THE
- FINISH COAT.
- 2. EXTERIOR AND INTERIOR METAL SHALL BE FINISHED WITH ONE COAT PRIMER AND TWO COATS SEMI-GLOSS ENAMEL.
- 3. EXTERIOR WOOD SHALL BE FINISHED WITH ONE COAT PRIMER AND TWO COATS SEMI-
- 4. EXTERIOR MASONRY SHALL BE FINISHED WITH ONE COAT PRIMER AND TWO COATS MASONRY PAINT.
- GLOSS ENAMEL 6. INTERIOR GYPSUM BOARD SHALL BE FINISHED WITH ONE COAT PRIMER AND TWO

5. INTERIOR WOOD SHALL BE FINISHED WITH ONE COAT PRIMER AND TWO COATS SEMI-

- COATS SEMI-GLOSS ENAMEL TYPICAL THROUGHOUT UNLESS NOTED OTHERWISE. 7. ALL COLORS SHALL BE SELECTED BY ARCHITECT. APPROVAL SHALL BE BY OWNER
- BASED ON SAMPLES 8. PAINT EXPOSED SURFACES, EXCEPT WHERE INDICATED OTHERWISE, IF NOT SPECIFICALLY MENTIONED, PAINT THE ITEM OR SUFACE THE SAME AS SIMILAR ADJACENT MATERIALS OR SURFACES WHETHER OR NOT NOTED ELSEWHERE. DO NOT PAINT PREFINISHED ITEMS, CONCEALED SURFACES FINISHED METAL
- SURFACES OPERATING PARTS OR LABELS. 9. UPON COMPLETION OF THE WORK, DELIVER TO THE OWNER AN EXTRA STOCK EQUALING 10% OF EACH COLOR, TYPE AND GLOSS OF PAINT USED IN THE WORK. LABEL CONTAINERS WITH CONTENTS AND LOCATIONS WHERE USED.

10520 FIRE EXTINGUISHER

- WHERE INDICATED ON DRAWINGS, PROVIDE FIRE EXTINGUISHER AND CABINET
- BY "J.L. INDUSTRIES". A. FIRE EXTINGUISHER COSMIC 6E 3A-40BC
- B. SEMI-RECESSED ALUMINUM FIRE EXTINGUISHER CABINET NO. 8127VIO



1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be conspecified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resi spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. B. Gypsum Board* — 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum board type, thickness, number of layer fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series design in the UL Fire Resistance

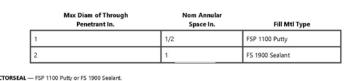
Directory. Max diameter of opening is 4-3/8 in. The hourly F and T ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it 2. Through Penetrants — One nonmetallic pipe, conduit or tubing to be centered within the firestop system. The max diam of the through penetrant and annular space within the firestop system is dependent upon the type of fill material (Item 3). Pipe, conduit or tubing to be

A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or

6. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process of C. Rigid Nonmetallic Conduit+ — Nom 2 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with the Nation

n with both surfaces of wall. In 1 hr fire rated assemblies, min 5/8 in. thickness of fill material applied within the annulus, on both surfa all. Additional fill material to be installed such that a min 5/8 in. thick crown is formed around the penetrating kem and lapping a mir

D. Electrical Nonmetallic Tubing (ENT)+ — Nom 1 in. diam (or smaller) PVC tubing installed in accordance with the Nationa



/N-L-2038 NON-METALLIC PIPE @ IHR WALL

lectrical Code (NFPA No. 70).

M-L-2091 NON-METALLIC PIPE @ IHR MALL

SECTION A-A

102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-5/8 in. (92 mm) wide and spaced max 24 in. (610 mm) OC.

rocess or supply) piping systems. For 1 h walls, nom 3/8 in. (10 mm) diam cross-linked polyethylene (PEX) SDR 9 tubing for use in close rocess or supply) piping systems. One pipe to be centered within the firestop system. A nom annular space of 1/4 in. (6 mm) is required

3. Fill, Void or Cavity Material* — Caulk, Sealant or Putty — Fill material installed within annular space between pipe and gypsum board on both sides of wall. For 1 or 2 h walls with a nom 3/8 in. (10 mm) diam PEX tube, the min depth of caulk or putty within the annular space

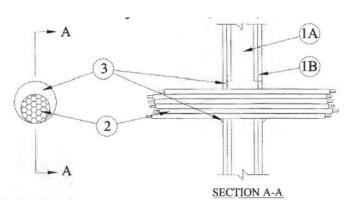
is 5/8 in. (16 mm) For 2 h walls with a nom 1 in. (25 mm) diam (or smaller) PEX tube, the min depth of caulk or putty within the annular spa-

is 1-1/4 in. (32 mm). In all cases, a min 1/4 in. (6 mm) diam bead of caulk or putty shall be applied to perimeter of pipe at its egress from

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdiction employing the UL or cUL Certification (such as Canada), respectively

in the individual Wall and Partition Design. Max diam of opening is 1-5/8 in. (41 mm).

within the firestop system. Pipe to be rigidly supported on both sides of wall assembly.



ied in the Individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the

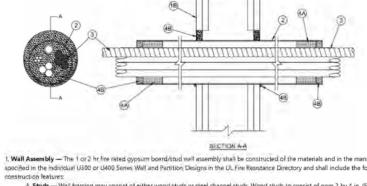
mm), lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC. B. Gypsum Board* — Thickness, type, number of layers and fasteners as required in the individual Wall and Partition Design. Ma: The hourly F Rating of the firestop is equal to the hourly fire rating of the wall assembly in which it is installed. The T Ratings are 0 and 1/2 hr when installed in 1 and 2 hr fire rated walls, respectively.

- annular space between the cable bundle and the periphery of the opening to be min 0 in. (0 mm, point contact) to max 1/2 in. (13 mm). Ar combination of the following types and sizes of cables may be used:
- A. Max 150 pair No. 24 AWG (or smaller) copper conductor with polyvinyl chloride (PVC) insulation and jacket B. Max 1/C 350 kcmi (or smaller) copper conductor cable with cross-linked polyethylene (XLPE) jacket
- C. Max 3/C No. 2/0 AWG (or smaller) aluminum or copper conductor cable with XLPE insulation and PVC jacket. D. Max 7/C No. 12 AWG (or smaller) copper conductor cable with PVC insulation and jacket
- E. Max No. 18 AWG RG 6/U coaxial cable with PVC insulation and jacket F. Max 3/C with ground No. 12 AWG (or smaller) NM cable with PVC insulation and jacket.
- G. Max 3/C No. 2/0 aluminum or copper SE cable with PVC insulation and jacket. H. Max 3/C No. 2/0 (or smaller) copper conductor PVC jacketed aluminum clad or steel clad TEK cable.

Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively

3. Fill, Void or Cavity Materials* — Caulk or Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with ea

rface of wall. Min 5/8 in. (16 mm) thickness of fill material applied into interstices of cables on both sides of wall. Min 1/2 in. (13 mm) dia



specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the followin shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 6-1/2 in

The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

between steel sleeve and periphery of opening shall be min 0 in. (point contact) to max 1/2 in. (13mm) Sleeve may extend up to 18 in. (457 n) beyond each surface of the wall. sleeve. Cables to be rigidly supported on both sides of wall assembly. The annular space between cables and periphery of sleeve shall be mi

C. Max 3/C No. 2/0 AWG (or smaller) aluminum or copper conductor cable with XLPE insulation and PVC jacket

- D. Max 7/C No. 12 AWG (or smaller) copper conductor cable with PVC insulation and jacket. E. Max No. 18 AWG RG 6/U coaxial cable with PVC insulation and jacket
- F. Max 4 Pair No 22 AWG (or smaller) Cat 6 copper conductor with PVC insulation and jacket G. Max 3/C No. 2/0 aluminum or copper SE cable with PVC insulation and jacket.

thickness of fill material applied within the interstices of the cable bundles

3M COMPANY 3M FIRE PROTECTION PRODUCTS — IC 15WB+, CP 25WB+ or FB-3000 WT

A. Packing Material - Min 2 in. (51 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into each end

C. Fill, Void or Cavity Material* — (Not Shown) - As an alternate to Item 4B above, min 5/8 in.(16 mm) thickness of fill material applied within the annulus, flush with both sides of the wall. At point contact, a min. 1/2 in. (13 mm) bead of fill material at sleeve/wall interface on both sides of both sides of wall when sleeve extends beyond surface of the wall. Min.2-1/2 in. (63 mm) thickness of fill material applied within the sleeve, flush with both ends. Foam to be injected into the interstices between all cables

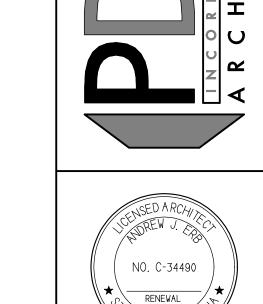
f sleeve as a permanent form. Packing material to be recessed from each end of sleeve to accommodate the required thickness of

B. Fill, Void or Cavity Material* — Sealant or Putty — Mir 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both sides of wall. At point contact, a min 1/2 in. (13 mm) bead of fill material shall be applied at sleeve/wall interface on both sides of wall when sleeve extends beyond surface of wall. Min 1/2 in. (13 mm) thickness of fill material applied within the sleeve, flush

with both ends. Min 1/2 in. (13 mm) thickness of fill material applied within the sleeve, flush with both ends. Min 1/2 in. (13 mm)

M-L-3148 CABLE @ | HR WALL

W-L-3347 CABLE @ | HOUR WALL



TELEPHONE: (661) 326-8936 PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied li any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor

shall verify and be responsible for confirming all dimensions and shall notify the architect

immediately of any discrepancies or field variations discovered.

1330 22nd STREET, SUITE 100

BAKERSFIELD, CALIFORNIA 93301

GOLDEN **AFFORDABLE**

M ST**APARTMENTS**

II-6-23 | BUILDING DEPT REVIEW REVISIONS

SPECIFICATIONS

FILE NAME: 4158A5-0

|HOUSING, INC 1209 M ST BAKERSFIELD, CA DATE ISSUED FOR

Project No. 2800

Additional Notes:

· · · · · · · · · · · · · · · · · · ·	ake Design D]	-l - /0\.	25 2622		-A.	4.00
Risk Cate		II		de (°):	35.3690	S _s (1.09
Importance		1.00	_	ıde (°):	-119.0157	S ₁ (0.34
Fa:		1.200	SN		1.308	SD		0.87
Fv:		1.720	SIV		0.585	SD		0.39
Site Classif	ication:	D	Basic	SFRS:		Plywood Sl	hear Walls	
Seismic Ca		D	Analysis P	rocedure:	Equi	valent Latera	l Force Proce	dure
Seismic F	Response Coe	fficient, C _s ,	, F _p /W _p :	0.134	Design	Base Shear, p	Q _E (k):	8.6
	nse Modificati		R, R _p :	6.50	(If mu	ultiple LFRS, n	nax values sh	nown)
	d Design Data]					
Risk Cate		II			3-Second Gust			95
Importance		1.00		_	ure Classification			losed
Wind Exp		C			sure Coefficient			.18
			Design Pressu	re (pst)	Base (LRFD)	16.5	ASD	9.9
Desig	n Dead Loads	S:]					
Б	laadla L. (£\.	-		l (f)	47		
	lead loads (ps			wall dead lo		<u>17</u>		
LW Cond		<u>10.0</u>	<u></u>	wall dead lo		<u>7</u>		
Roof Shea	athing:	<u>1.7</u>	<u>St</u>	ucco soffit (osf):	<u>10</u>		
Trusse		<u>3.0</u>						
<u>Ceilin</u>	<u>g:</u>	<u>3.0</u>						
Sola	<u>r:</u>	<u>3.0</u>						
Sprinkle	ers:	<u>1.0</u>						
Misc	<u>:</u>	<u>1.3</u>						
<u>Tota</u>	<u>l:</u>	<u>23.0</u>						
Desi	gn Live Loads	:						
<u>R</u>	oof Lr (psf):		20.0					
<u>Soil L</u>	Design Criteria	<u>:</u>			Assume CBC	Class 5 Soil		
<u>s</u>	hallow footing	g bearing p	ressure (psf):		<u>1500</u>	<u>(D+L)</u>		
	<u>Passiv</u>	e pressure	(pcf):		<u>100</u>			
	Coefficie	nt of static	friction:		0.25			
	Minimum co	ntinuous fo	ooting size:		12"W X	12"Dp.		
	Minimum i	solated foo	oting size:		24"Sq. x	12" Dp.		
		t type requ			<u> </u>			
<u>M</u>			naterials ratio:		<u></u> <u>0.5</u>			
_					ECHNICAL REPO	ORT REQUIRE	<u>MENTS</u>	
Sym	bols & Terms		Terms with u	subscripts	are LRFD values	s, all others a	re ASD	
N, Nu:	Tonsis	n .	D Door	Com	oression			
N, Nu: H, Hu:	Tensio Horiz. L		P, Pu: V, Vu:		Base Shear			
п, пи:	HOHZ. L	uau	v, vu:	onear, t	oase siiedi			

STATEMENT OF SPECIAL INSPECTIONS

THE SPECIAL INSPECTIONS SHOWN BELOW ARE REQUIRED DURING THE COMPLETION OF THIS PROJECT IN ACCORDANCE WITH CHAPTER 17 OF THE CALIFORNIA BUILDING CODE.

THE CONTRACTOR MANAGING THE CONSTRUCTION OF THIS PROJECT MUST PROVIDE A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH SECTION 1704.4 OF THE CALIFORNIA BUILDING CODE

PER CBC SECTION 1704.2.5.2, SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. AT THE COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

ALL PARTIES SHOULD ASSUME THAT SPECIAL INSPECTIONS ARE REQUIRED, EVEN IF A LIST OF INSPECTIONS IS OMITTED, UNLESS IT IS SPECIFICALLY STATED BELOW THAT NONE ARE REQUIRED

NO SPECIAL INSPECTIONS ARE REQUIRED

PREFABRICATED TRUSSES

PRE FABRICATED TRUSSES ARE BY THE TRUSS DESIGNER. TRUSS DESIGN DRAWINGS AND CALCULATIONS MUST BE STAMPED AND SIGNED BY THE TRUSS DESIGNER'S LICENSED CALIFORNIA CIVIL/STRUCTURAL ENGINEER IN RESPONSIBLE CHARGE OF THE TRUSS DESIGN.

TRUSS DESIGN SHALL CONFORM TO INDUSTRY BEST PRACTICES AND THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE AND ASCE7

TRUSS DESIGNER SHALL PROVIDE ALL DETAILS REQUIRED TO ENSURE THE CORRECT TRANSPORT, STORAGE, INSTALLATION, CONSTRUCTION BRACING, AND PERMANENT BRACING REQUIRED TO ENSURE TRUSS STABILITY UNDER DESIGN LOADS.

TRUSS INSTALLER SHALL FOLLOW ALL DESIGN REQUIREMENTS OF TRUSS DESIGNER. DEVIATION FROM THE TRUSS DESIGN DOCUMENTS REGARDING SAFE TRANSPORT, STORAGE, INSTALLATION, CONSTRUCTION BRACING, AND PERMANENT BRACING REQUIRED TO ENSURE TRUSS STABILITY UNDER DESIGN LOADS IS AT THE TRUSS INSTALLER'S RISK.

TRUSS INSTALLER SHALL BRACE AND TIE TRUSSES TO THE STRUCTURE ACCORDING TO THE TRUSS DESIGNERS DESIGN DOCUMENTS AND THE DETAILING FOUND ON THESE PLANS. TRUSS TOP CHORD BRACING, BLOCKING, SHEAR TRANSFER NAILING, AND DRAG CONNECTIONS ARE CRITICAL TO THE PERFORMANCE OF THE TRUSS SYSTEM. SHOULD ANY QUESTIONS ARISE REGARDING THESE ASPECTS OF THE DESIGN. CONTACT THIS OFFICE PRIOR TO ACTING.

TRUSS DESIGNER SHALL ENSURE THAT ALL TRUSSES LABELLED AS GIRDER, DRAG, DRAG GIRDER, OR OTHERWISE SPECIALLY CALLED OUT ON THE FRAMING PLAN ARE USED/PLACED IN HIS DESIGN, AND SHALL SPECIFICALLY CALL OUT ALL LOCATIONS REQUIRED FOR INTERIOR BEARING ON HIS PRELIMINARY LAYOUT.

TRUSS DESIGNS ARE CHECKED FOR GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. TRUSS DESIGNER ASSUMES ALL RESPONSIBILITY FOR THE DESIGN OF ALL ATTACHMENTS, HARDWARE, AND BRACES THAT ARE REQUIRED TO PROPERLY SUPPORT HIS TRUSSES. THIS OFFICE IS RESPONSIBLE FOR THE DESIGN OF ANY PRIMARY STRUCTURAL MEMBERS THAT MUST SUPPORT SAID TRUSSES, AND TO ENSURE THAT THE HARDWARE REQUIRED BY TRUSS DESIGNER CAN BE PROPERLY INSTALLED AS REQUIRED. ANY FOOTNOTES, FINE PRINT, OR ANY OTHER VERBIAGE WITHIN THE TRUSS CALCULATIONS, LAYOUT, OR ANY OTHER DOCUMENTATION THAT ASSERTS ANYTHING OTHER THAN COMPLETE RESPONSIBILITY FOR THE DESIGN OF SAID TRUSSES AND ALL HARDWARE, BRACING, ATTACHMENTS, AND ANY PREPARATION OF BRACING PLANS BY THIS OFFICE IS NULL AND VOID. IF TRUSS DESIGNER BELIEVES BRACING PLANS ARE REQUIRED, THE TRUSS DESIGNER SHALL PROVIDE THEM. TRUSS DESIGNER SHALL PROVIDE TRUSSES ONLY UNDER COMPLETE AGREEMENT WITH THE ABOVE.

@ CUT AND STACK ROOFS, STACKED CRIPPLES RAFTER TAILS OR -DOUBLE CHANGE DIRECTION OF FRAMING PLY E.N., SEE GN GTUSSES/BM'S, UNDER GTRUSSES, -VENT BLOCKS ENDS OF PRE FAB RAFTER/JOIST @ PLY, SEE @ LAST TWO BAYS (UNLESS SEE PLAN PERMITTED @ 8'-0" O.C. BM'S (MATCH WIDTH) TRUSSES CROSS FRAMING 2X BLK[']G PLANS SHOWN OTHERWISE ON PLANS) A35 @ EA. RAFTER CROSS FRAMING USE SIMPSON A35 CLIPS BLOCKING FASTENING: 2X BLOCKING IN ALL CASES, ADD -TOP POST (INSTEAD OF TOE NAILS) AT KING SIMPSON RBC @ 24" O.C. 10D COM TOENAILS FASTENING: (3) POSTS LARGER THAN A DOUBLE STRAP @ BREAKS EA. FACE OF HDR @ _10D COM _ <u> -STUD AND AT CONTRACTOR'S -</u> IN DOUBLE TOP ____ ——2" O.C. VERTICALLY— TOENAILS— OPTION AT OTHER KING POSTS PLATE WHERE -4X BLOCKING BEHIND 3 $^{ t \prime}$ THEY OCCUR. SEE STRAPS, 2X FLAT PLANS FOR TYPE, BLOCKING BEHIND 11/2" HEADER, SEE PLAN FILL **all holes** -STRAPS AND NARROWER 2X BLOCKING @ SHEAR WALL PANEL EDGES, WHERE THEY -HEADER FASTENING: (3) 10D COM TOENAILS, TOP & SHEAR WALL STRAP, ONLY REQ'D WHERE OCCUR BOT TO KING POST CALLED OUT. SEE PLANS FOR CALLOUTS. CENTER STRAP ON BOUNDARY BETWEEN SHEAR SHEAR SHEATHING THROUGHOUT, WHERE OCCURS SEE SHEAR WALL SCHED WALL AND OPENING (UNLESS STRAPS ARE TOO LONG. IN THIS CASE, BUTT STRAP ENDS AT CENTER OF HEADER). WHERE CONTINUOUS KING POST: SINGLE 2X UNLESS TRIMMER: SINGLE 2X UNLESS OTHERWISE STRAPS ARE CALLED OUT, ENSURE STRAP RUNS OTHERWISE CALLED OUT ON PLANS CALLED OUT ON PLANS (ALL CASES WHERE FOR ENTIRE LENGTH OF SHEAR WALL AND (ALL CASES WHERE A DBL OR A DBL OR LARGER ELEMENT IS REQUIRED IS OPENING. SEE G.N. FOR STRAP NAILING LARGER ELEMENT IS REQUIRED IS CALLED OUT ON THE PLANS) CALLED OUT ON THE PLANS) 1/2" END DIST. @ STHD SINGLE SILL FASTENING: (3) 10D COM STRAP TYPE HOLDOWNS HOLDOWN POST: SEE HOLDOWN DBL. SILL FASTENING: (4) 10D COM SCHEDULE. WHERE A DOUBLE WHERE SIMPSON STHD 2X IS PERMITTED, STITCH WITH TYPE STRAP HOLDOWNS W/ (2) 10D COM @ 8 $^{"}$ O.C. ARE USED, STRICTLY [:•: | | FOLLOW SIMPSON SPECIFICATIONS KING POST & TRIMMER REGARDING PROXIMITY FASTENING: 10D COM @ ∽SILL: 5['] AND SMALLER OPENINGS, 2X TO CONTINUOUS/ADDED 8" O.C, STAGGERED, TYP. BETWEEN 5' AND B' OPENINGS, DBL 2X HORIZONTAL REBAR SEE PLANS FOR LARGER OPENINGS BEGIN STITCH HOLDOWN AND NAILING ANCHOR BOLT (IF EXTERIOR FINISH, 2X CRIPPLE @ WDO'S ABOVE 5/8" X 10" H00KED REQ[']D) @ SHEAR —BOT. POST SEE ARCH HOLDOWN ANCHOR BOLT W/ 3" SQ. X WALL ENDS, WHERE FASTENING: .229" THK. WASH, SEE REQ'D, SEE —PRESSURE TREATED (3)10D COM TOE SLAB G.N., SHEAR WALL SCHED. FOUNDATION PLAN 2X SILL PLATE NAILS CONSTRUCTION FOR TYPE AND JOINT OPTIONAL **@**@ LOCATION CONT. FTG., WIDEN/DEEPEN FTG. @ HOLDOWNS TO MAINTIAN CONCRERE COVER REQUIREMENTS. WHEN USING PROPRIETERY ANCHORS 4 SEE (SIMPSON SSTB TYPE ANCHORS, ETC.), ENSURE THAT FOUNDATION _ADDITIONAL CONCRETE COVER AND BOLT ORIENTATION ARE .

TYPICAL SINGLE STORY FRAMING ELEVATION 3/4" = 1'-0"

PER MFR'S SPECIFICATION

$W \cap D$

LUMBER: VISUALLY GRADED AND STAMPED ACCORDING TO THE STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17 AS PUBLISHED BY THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB). REGARDLESS OF GRADE STAMPED ON STRUCTURAL LUMBER, IT IS AND WILL REMAIN THE FRAMER'S RESPONSIBILITY TO ENSURE THE FOLLOWING: THAT ALL SOLID SAWN BEAMS FOUND TO HAVE "SLASH GRAIN" ARE REJECTED/NOT USED. THAT ALL KNOTS IN BEAMS AND POSTS MEET GRADING REQUIREMENTS, AND THAT ALL KNOTS ARE PLACED ON THE COMPRESSION SIDE OF THE MEMBER (UP IN A SIMPLE BENDING MEMBER). THAT WHEN SHORTER SPAN BEAMS ARE CUT FROM A LONGER BOARD, CUT LENGTHS ARE SELECTED TO LEAVE OUT KNOTS AND OTHER DEFECTS FROM THE MEMBERS TO BE USED. THAT ALL WARPED BEAMS ARE INSTALLED CAMBER UP.

BEAMS, PURLINS, HEADERS, COLUMNS, POSTS: #1 DOUGLAS FIR

STUDS, JOISTS, RAFTERS, KING POSTS, PLATES, TRIMMERS: #2 DOUGLAS FIR

WOOD IN CONTACT WITH CONCRETE/EARTH: #1 PRESSURE TREATED DOUGLAS FIR

LIGHT FRAMING FASTENING: PER CBC TABLE 2304.10.2 USE COMMON WIRE NAILS (NOT GUN OR COOLER NAILS) WITH THE FOLLOWING EXCEPTION: WHERE 10D NAILS ARE CALLED FOR, ANY NAIL (GUN, SINKER, ETC.) WITH A DIAMETER GREATER THAN OR EQUAL TO .148" AND A LENGTH GREATER THAN OR EQUAL TO 3" CAN BE USED.

ROOF SHEATHING: PLYWOOD OR ORIENTED STRAND BOARD (THICKNESS NOTED ON PLANS), APA RATED SHEATHING, EXPOSURE 1. ORIENT PANELS WITH FACE GRAIN ACROSS JOISTS, STAGGER JOINTS. FASTEN PANELS WITH EITHER 8D COMMON NAILS AT 6" O.C. AT PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED ON PLANS CENTER PANEL EDGES ON THE SUPPORTING STRUCTURAL MEMBERS, PLACE FASTENERS 3/8" FROM THE PANEL EDGE. DRIVE FASTENERS FLUSH WITH THE SURFACE OF THE WOOD

BOUNDARY FASTENING: FASTEN PANELS TO BLOCKING, DRAG/STRUTS, AND ANY OTHER COLLECTOR ELEMENTS SHOWN ON THE PLANS WITH (2) ROWS OF FASTENERS AS CALLED OUT FOR EDGE NAILING, CENTERED ON THE ELEMENT'S CENTERLINE, STAGGERED.

SHEARWALL SHEATHING: PLYWOOD OR ORIENTED STRAND BOARD, SEE SHEAR WALL SCHEDULE. ALL SHEAR WALLS MUST BE BLOCKED AT PANEL EDGES, UNLESS NOTED OTHERWISE ON PLANS. BLOCKING NOMINAL THICKNESS (2x, 3x, ETC.) = PANEL EDGE MEMBER THICKNESS AS CALLED OUT ON THE SHEAR WALL SCHEDULE.

ANCHOR BOLTS: 5/8"Ø X 10" LONG HOOKED BOLTS SPACED AT 4'-0" O.C. SEE SHEAR WALL SCHEDULE FOR ANCHOR BOLTS AT SHEAR WALLS. INSTALL WITH 3" SQUARE X 0.229" THICK WASHERS, WHICH CAN BE SLOTTED PER CBC 2308.12.8. A STANDARD CUT WASHER MUST BE ADDED BETWEEN THE NUT AND SLOTTED ANCHOR BOLT PLATES. ANCHOR BOLTS ARE TO BE SNUG-TIGHTENED BEFORE CLOSING IN. ADD ANCHOR BOLTS WITHIN 6" OF EACH HOLDOWN, AND WITHIN 12" OF EACH CUT END OF THE SILL PLATE.

HOLDOWNS & HOLDOWN BOLTS: FOLLOW MFR'S SPECIFICATIONS. INCREASE DEPTH OF FOOTING WITHIN 1'-0" OF HOLDOWN BOLT TO ACCOMODATE BOLT EMBEDMENT. MAINTAIN REQUIRED CONCRETE COVER, AND ADD ANY ADDITIONAL CONCRETE COVER AS SHOWN ON MFR'S INSTRUCTIONS. DO NOT OVERTIGHTEN. HOLDOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

POWDER DRIVEN PINS AT NON-BEARING INTERIOR WOOD PARTITION SILL PLATES: SIMPSON PDPW-300 AT 32" O.C., INSTALLED PER SIMPSON'S SPECIFICATIONS. SEE SHEAR WALL SCHEDULE FOR SILL ANCHORS AT SHEAR WALLS.

GLUED - LAMINATED BEAMS: 24F-V4 DOUGLAS FIR ASSEMBLY, STAMPED APA EWS 24F-1.8E, WW [WESTERN WOODS], ANSI A190.1, AND FRAMING OR INDUSTRIAL APPEARANCE. ORDER WEATHER TREATED BEAMS FOR EXTERIOR APPLICATIONS, APPLY APPROVED END SEALER TO ALL EXPOSED CUT ENDS.

LAMINATED VENEER LUMBER (LVL): ANY AVAILABLE THAT MATCHES THE FOLLOWING SPECIFICATIONS: E = 2,000 KSI, G = 125 KSI, FB= 2.9 KSI, FT = 1.66 KSI, FC = 2.6 KSI, SG = .50

FASTENERS THAT WILL BE EXPOSED TO WEATHER SHALL BE GALVANIZED. HOT-DIPPED GALVANIZING IS RECOMMENDED.

STRAPS: UNLESS NOTED OTHERWISE ON THE PLANS, FASTEN 11/4" WIDE STRAPS WITH FASTENERS IN ALL NAIL HOLES FOR AT LEAST THE FIRST AND LAST 18" OF THE STRAP. FASTEN 3" WIDE STRAPS WITH FASTENERS IN ALL NAIL HOLES FOR AT LEAST THE FIRST AND LAST 36" OF THE STRAP. FASTEN THE REMAINDER OF THE STRAP (WHERE OCCURS) AT EVERY THIRD STRAP HOLE.

MAXIMUM MOISTURE CONTENT OF FLOOR AND WALL FRAMING PRIOR TO CLOSING-IN: 19%

SHEAR WALL NOTES

SHEAR WALL LENGTHS ARE APPROXIMATE. SHEAR WALLS THAT ARE LONGER IN FIELD THAN ON PLANS ARE ACCEPTABLE. SHEAR WALLS (EXCEPT AT SHEAR WALLS LESS THAN OR EQUAL TO 4'-0" WIDE) THAT ARE UP TO 1'-0" LESS THAN THAT CALLED OUT ON THE PLANS ARE ACCEPTABLE.

DO NOT CUT HOLES, SHORTEN, OR MODIFY ANY SHEAR WALL FOR ANY REASON WITHOUT FIRST CONTACTING THIS OFFICE FOR DESIGN.

IN ALL CASES, SHEAR WALLS MUST CONTINUE VERTICALLY TO AND BE CONNECTED TO THE DIAPHRAGM OR DRAG ELEMENT ABOVE. CONTRACTOR MUST ENSURE THAT ALL DRAG ELEMENTS, INCLUDING DOUBLE TOP PLATES, DRAG TRUSSES, BEAMS, STEEL FRAMES, ETC. ARE CONNECTED TO THEIR SHEAR WALLS IN ACCORDANCE WITH THE DETAILS ON THESE PLANS.

SCOPE OF WORK

THESE PLANS ARE FOR THE CONSTRUCTION OF A 4PLEX

GENERAL NOTES

GOVERNING BUILDING CODE: 2022 CBC

THESE GENERAL NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS

CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, FOR THE WEATHER PROTECTION AND HANDLING OF CONSTRUCTION MATERIALS, AND JOBSITE SAFETY, WHICH SHOULD CONFORM TO THE FOLLOWING AS APPLICABLE:

CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA) TITLE 8

THE DESIGN INTENT OF THESE PLANS IS TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT, WHERE APPLICABLE. HALT CONSTRUCTION AND NOTIFY THIS OFFICE AND THE ARCHITECT OF RECORD SHOULD ANY PERCEIVED CONFLICTS ARISE.

EXCEPTIONS TO THESE NOTES ARE CALLED OUT ON THE PLANS, WHERE REQUIRED.

FIELD VERIFY ALL DIMENSIONS SHOWN ON PLANS BEFORE THE START OF CONSTRUCTION. NOTIFY THIS OFFICE WITH ANY DISCREPANCIES FOUND. NO WORK SHOULD BE PERFORMED BEFORE THE BUILDING DEPARTMENT ISSUES A BUILDING PERMIT. ALL WORK COMPLETED PRIOR TO OBTAINING THE BUILDING PERMIT IS AT THE CONTRACTOR'S

CONSTRUCT AND APPLY ALL FINISHES, FURRING, PLANT ON DETAILING, AND SOFFITS IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS OF THE CBC WOOD FRAMING SECTION. ENSURE THAT FURRING MEMBERS SUPPORTING HEAVY ELEMENTS (STUCCO, ETC.) ARE NOT FASTENED TO STRUCTURAL MEMBERS IN A WAY THAT LOADS NAILS IN WITHDRAWAL. SHOULD THE SAFE CONSTRUCTION OF ANY ARCHITECTURAL ELEMENT BE UNCLEAR, CONTACT THIS OFFICE FOR ADDITIONAL DESIGN.

THESE PLANS MAKE USE OF TYPICAL DETAILS TO STREAMLINE DESIGN AND SIMPLIFY READING OF PLANS. THESE DETAILS ARE INDICATED BY THEIR CALLOUT TITLE, WHICH WILL CONTAIN THE WORDS "TYPICAL" OR "TYP". WHEN A TYPICAL DETAIL IS REFERENCED, ALL ASPECTS OF THE DETAIL THAT ARE APPLICABLE MUST BE FOLLOWED, WITH PARTICULAR EMPHASIS ON SHEAR TRANSFER AND LOAD PATH CONNECTIONS. SHOULD ANY PORTION OF A TYPICAL DETAIL BE UNCLEAR IN ITS USE, HALT CONSTRUCTION AND CONTACT THIS OFFICE PRIOR TO ACTING.

THESE STRUCTURAL PLANS ARE AND WILL REMAIN THE INTELLECTUAL PROPERTY OF BLUHM ENGINEERING, INC. ALL COPY RIGHTS ARE RESERVED. NO REPRODUCTION OR USE OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN PERMISSION, SEAL, AND "WET" SIGNATURE OF STEVE BLUHM, SE

ALL DESIGN NOT SHOWN ON THESE PLANS IS BY OTHERS

STEEL

STEEL PLATE: ASTM A36 UNLESS OTHERWISE NOTED ON PLANS

CONCRETE ANCHORS: ASTM F1554 GRADE 36 UNLESS OTHERWISE NOTED ON PLANS

STRUCTURAL BOLTS: ASTM A307 (HIGH-STRENGTH BOLTS ARE SHOWN ON PLANS)

BOLT HOLE DIAMETER: 1/16" LARGER THAN BOLT DIAMETER

#4 AND SMALLER REINFORCING BARS: ASTM A615 GRADE 40 (UNLESS ASTM A706 REQ'D, SEE G.N., PLANS)

#5 AND LARGER REINFORCING BARS: ASTM A615 GRADE 60 (UNLESS ASTM A706 REQ'D, SEE G.N., PLANS)

WELDED PLAIN WIRE REINFORCING (WPWR): ASTM A185. LAP ADJACENT MATS 1 FULL MAT SPACING

GEOTECHNICAL

THIS OFFICE PROVIDES STRUCTURAL DESIGN ONLY. WHILE THE FOUNDATIONS OF THIS PROJECT ARE INTENDED TO BE CONSERVATIVELY DESIGNED FOR THE LOADS IMPOSED BY THE STRUCTURE AND THE APPARENT SITE CONDITIONS, NO COMMENT CAN BE MADE BY THIS OFFICE REGARDING THE PROBABILITY OF DIFFERENTIAL BUILDING SETTLEMENT, CONSOLIDATION, SULFATE/ALKALI ATTACK, OR ANY OTHER POSSIBLE DELETERIOUS ASPECTS OF THE SOIL SUBGRADE. IF THE SUPERFICIAL DAMAGE CAUSED BY DELETERIOUS SOIL CONDITIONS (CRACKS, HEAVING, SAGGING OF FOUNDATIONS/SLABS/WALLS/FRAMING/FINISHES, POOR DRAINAGE, SCALING, AGGREGATE SEPARATION, ETC.) IS UNDESIREABLE, A LICENSED GEOTECHNICAL ENGINEER SHOULD BE HIRED TO PREPARE A GEOTECHNICAL INVESTIGATION OF THE SUBGRADE.

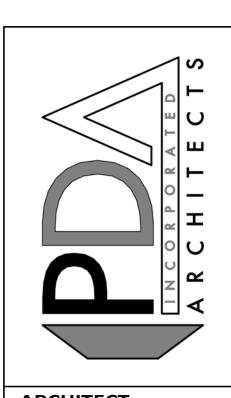
CONCRETE

REQUIRED 28 DAY COMPRESSIVE STRENGTH (EXCEPT WHERE NOTED OTHERWISE): 3000 PSI (SPECIAL INSPECTION OF THIS CONCRETE IS NOT REQUIRED UNDER THE EXCEPTIONS TO CBC SECTION 1705.3)

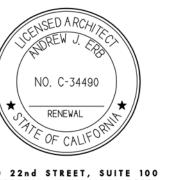
CONCRETE REINFORCING BAR LAP LENGTH: 48 BAR DIAMETERS, UNLESS NOTED OTHERWISE ON PLANS

DEFERRED SUBMITTALS

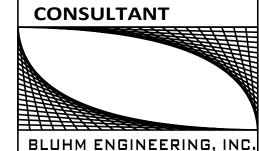
DEFERRED TRUSS SUBMITTAL SHALL CONFORM TO CBC SECTION 107.3.4.1. ITEMS SHALL BE SUBMITTED TO THIS OFFICE FOR REVIEW AND STAMPED, WRITTEN APPROVAL PRIOR TO SUBMITTING THEM TO THE BUILDING OFFICIAL. DO NOT ORDER OR INSTALL TRUSSES WITHOUT STAMPED APPROVAL AND ACCEPTANCE BY THE BUILDING OFFICIAL.



ARCHITECT



1330 22nd STREET, SUITE 100 BAKERSFIELD, CALIFORNIA 93301 TELEPHONE: (661) 326-8936





COPYRIGHT

eserves its copyright and other property ights in these documents which are not to eproduced, changed or copied in any written raphic or electronic form, nor assigned to

PROJECT

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.

> M ST **APARTMENTS**

> > 1209 M ST BAKERSFIELD, CA

ISSUED FOR DATE REVIEW 8/31/2023

REVISION SCHEDULE

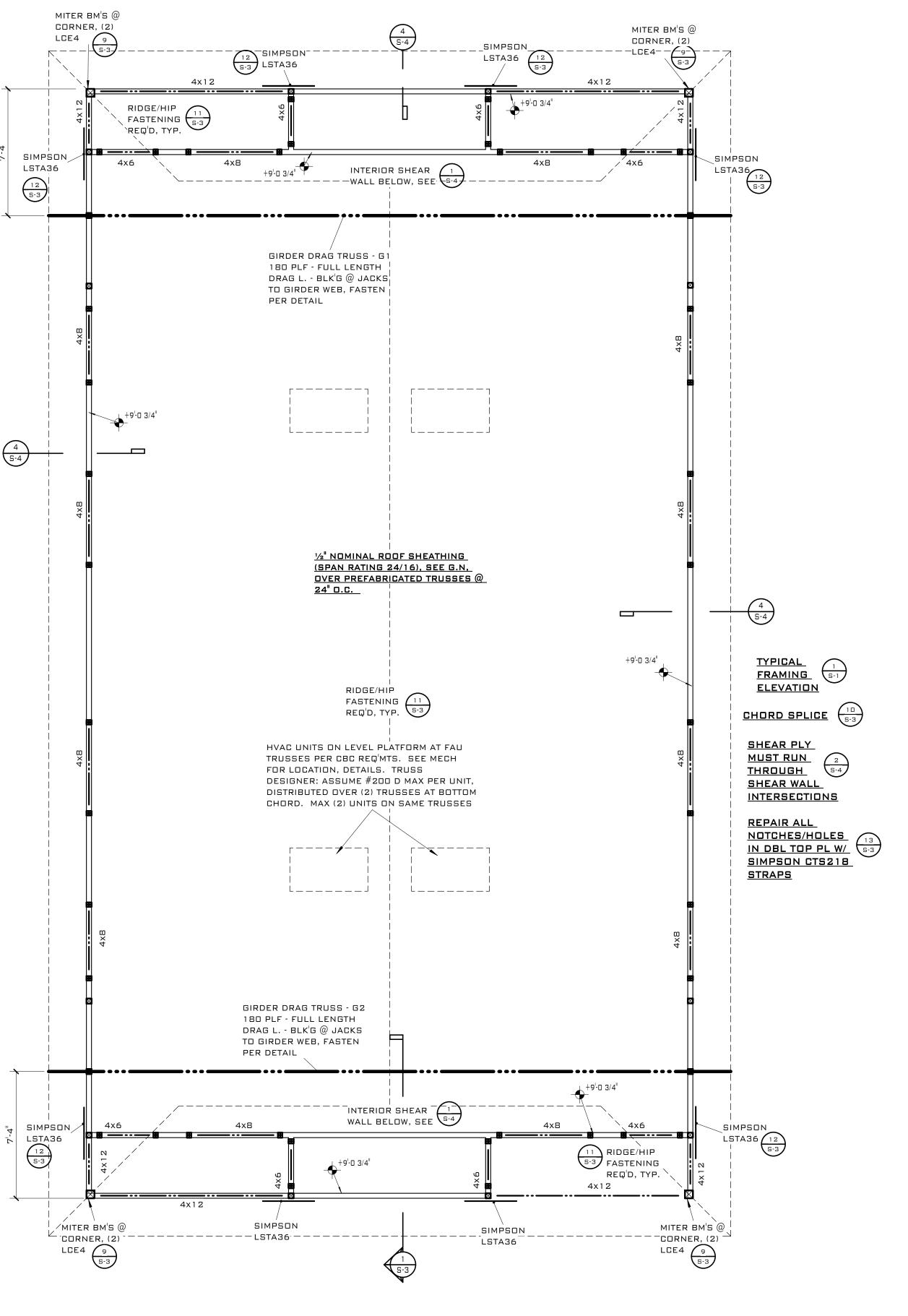
NO. DATE DESCRIPTION

GENERAL NOTES

FILE NAME:

SHEET

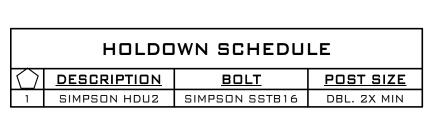
2800



ROOF FRAMING PLAN

1/4" = 1'-0"





7 S-3

6X6

9 ABU44 S-3 BASE

		SHEAR	WALL SCH	IEDULE	
					BOT PLATE
		<u>EDGE</u>	<u>FIELD</u>	<u>BOT PL</u>	<u>& PANEL</u>
	<u>SHEATHING</u>	<u>NAILING</u>	<u>NAILING</u>	<u>FASTENING</u>	<u>EDGES</u>
1	7/16" APA RATED	8D COM @ 6"	BD COM @ 12"	5/8 [™] Ø X 10 [™] H00KED	2X NOMINAL
	SHEATHING	o.c.	O.C.	ANCHOR @ 4'-0" O.C.	

7 S-3 23-4"

35'-0"

11'-8"

1'-0" W. X 1'-0" DP. CONT. FTG

W/ #4 CONT T&B 5-3

FRAMING

ELEVATION

SHEAR PLY

MUST RUN

<u>THROUGH</u> SHEAR WALL

REPAIR ALL

<u>STRAPS</u>

4" CONC. SLAB W/

_#3 @ 18" o.c. *ok*

6X6-W1.4XW1.4 WWR *OR*

FIBERMESH 300 DOSED @

1.5#/YD3 OVER SUBGRADE

_PREPARED PER SOILS/

VAPOR BARRIER MIN)

5 S-3

W/ #4 CONT T&B

1'-0" W. X 1'-0" DP. CONT. FTG

35'-0"

REPORT (2" SAND & 6MIL

INTERSECTIONS

NOTCHES/HOLES 13 IN DBL TOP PL W/ S-3

SIMPSON CTS218

CHORD SPLICE (5-3)

11'-8"

11'-5 1/4"

-2'-0" SQ. X

1'-0" DP W/

(3) #4 EA.

√WAY @ B□T.

4x4 @ GTRUSS

 $^{6}_{\text{S-3}}$ 1'-0" W. X 1'-0" DP. CONT. \equiv FTG. W/ #4 CONT. T&B, TYP. UNLESS

OTHERWISE CALLED FOR

4x4~

4x4-

B 4x4 @ GTRUSS

/2'-0" SQ. X

1'-0" DP W/

(3) #4 EA.

WAY @ B□T.

11'-5 1/4"

2 3/4"—

4x4

′ABU44

, BASE 9

→ ABU66 /9

2 3/4" BASE S-3

1 1 '-8"

11 -5 1/4"

1'-0" DP W/

(3) #4 EA.

4x4 @ 8 GTRUSS S-3

1'-0" W. X 1'-0" DP. CONT.

TYP. UNLESS

4x4 @ B
GTRUSS S-3

2'-0" SQ. X

1'-0" DP W/

(3) #4 EA.

WAY @ B□T.

11'-5 1/4"

11'-8"

FOUNDATION/WALL FRAMING PLAN

FTG. W/ #4 CONT. T&B,
TYP. UNLESS (S-3)

OTHERWISE CALLED FOR

WAY @ B□T.

S-3 ABU66

BASE

SLAB ON GRADE NOTES

THE FOLLOWING SLAB-ON-GRADE RECOMMENDATIONS ARE BASED UPON THE RESEARCH CONDUCTED BY THE PORTLAND CEMENT ASSOCIATION, THE AMERICAN CONCRETE INSTITUTE, THE FEDERAL AVIATION ADMINISTRATION, THE AMERICAN CONCRETE PAVEMENT ASSOCIATION, THE FEDERAL HIGHWAY ADMINISTRATION, AND VARIOUS INDEPENDENT AUTHORS, AS PRESENTED BY "CONCRETE PAVEMENT DESIGN, CONSTRUCTION, AND PERFORMANCE" BY NORBERT DELATTE. FOLLOWING THESE RECOMMENDATIONS SHOULD PROVIDE A SLAB THAT IS DURABLE, STABLE, AND CAPABLE OF SUSTAINING THE GIVEN LOADS FOR THE DESIRED DESIGN LIFE OF THE SLAB, PROVIDED THAT THE SLAB IS PLACED, JOINTED, CURED, AND MAINTAINED PROPERLY. FOLLOWING THESE RECOMMENDATIONS WILL NOT PREVENT SHRINKAGE CRACKING. FOLLOWING THESE RECOMMENDATIONS WILL NOT PREVENT SLAB WARPING. SHRINKAGE CRACKING AND WARPING ARE MINIMIZED AND CONTROLLED BY THE ACTIONS OF THE CONCRETE CONTRACTOR, WHO MUST PROCURE AN ACCEPTABLE CONCRETE MIX OF HIS DESIGN AND THEN PLACE, JOINT, AND FINISH THE SLAB PRIOR TO THE INITIATION OF CRACKING AND WARPING.

ADMIXTURES AS REQUIRED BY MIX DESIGNER. ENSURE ADMIXTURES ARE COMPATIBLE WITH THE DESIRED PLACING, JOINTING, AND FINISHING OF THE CONCRETE, AS WELL AS COMPATIBLE WITH EACHOTHER.

AGGREGATE RECOMMENDATIONS: MAXIMUM RECOMMENDED AGGREGATE SIZE = 1/3 OF SLAB/PAVEMENT THICKNESS. WELL GRADED AGGREGATE MIX RECOMMENDED

AIR ENTRAINMENT RECOMMENDATIONS: NO AIR ENTRAINMENT IS REQUIRED (CBC)

COLD JOINT RECOMMENDATIONS: WHERE A COLD JOINT IS REQUIRED, ENSURE THAT THE SLAB REINFORCING CONTINUES AND EXTENDS ACROSS THE JOINT, WITH AN EXTENSION LENGTH EQUAL TO THE BAR DEVELOPMENT LENGTH, SEE DETAILS, OR 2'-0", WHICHEVER IS GREATER

SAW CUT JOINT RECOMMENDATIONS: SEE PLANS FOR MAX SPACING (IF NO SPACING IS CALLED OUT, RECOMMENDED SPACING NOT MORE THAN 10 O.C EA. WAY), WITH A DEPTH BETWEEN 1/4 AND 1/3 OF THE TOTAL SLAB THICKNESS AS DESIRED, WITH THE EXCEPTION THAT NO REINFORCING STEEL MAY BE CUT (AS IN A HAIRPIN TIE THAT MAY BE CLOSE TO THE SURFACE). WHERE STANDARD SLAB REINFORCING OR HAIRPIN TIES APPEAR LIKELY TO BE CUT, EVEN AT THE MINIMUM RECOMMENDED SAW CUT DEPTH, THE REINFORCING MAY BE GRADUALLY SLOPED TO MISS THE SAW CUT.

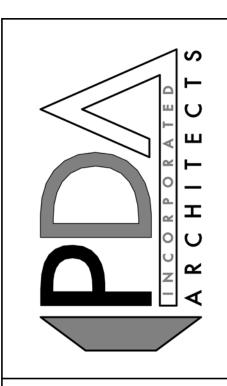
CURING: READ, UNDERSTAND, AND FOLLOW ACI 308R "GUIDE TO CONCRETE CURING", 31 PAGES, AVAILABLE FREE ONLINE. RECOMMENDATIONS: DURING MIXING IN HOT WEATHER, KEEP THE CONCRETE MIXTURE COOL. ONE RECOMMENDED METHOD IS THE USE OF ICE AS A PORTION OF THE MIX WATER. ENSURE ALL ICE HAS MELTED PRIOR TO THE CESSATION OF MIXING. DURING PLACEMENT, KEEP ALL CONCRETE SURFACES WET. ONE RECOMMENDED METHOD IS THE USE OF A SERIES OF FOG NOZZLES TO COOL THE SUBGRADE, REINFORGING, FORMS, AND AIR ABOVE THE SURFACE OF THE CONCRETE DURING AND BETWEEN FINISHING OPERATIONS. DO NOT USE GARDEN HOSE ATTACHMENTS. DURING FINAL CURE (AFTER FINISHING/JOINTING OPERATIONS), KEEP THE SURFACE OF THE CONCRETE CONTINUOUSLY WET. DO NOT ALLOW ANY PORTION OF THE CONCRETE TO DRY, FOR ANY LENGTH OF TIME, AS THIS WILL RESULT IN PATTERN CRACKING. RECOMMENDED FINAL CURING METHODS: PONDING, COVERING WITH CLEAN SAND KEPT CONTINUOUSLY WET, CONTINUOUS SPRINKLING, THE USE OF IMPERVIOUS CURING BLANKETS, THE USE OF A CURING COMPOUND SPECIFIED FOR THE EXPECTED WEATHER CONDITIONS AND APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS, OR THE USE OF ABSORBATIVE MATS THAT ARE IN FULL CONTACT WITH THE SLAB AND KEPT CONTINUOUSLY WET VIA SOAKER HOSE OR SIMILAR MEANS. REVIEW ACI 308R FOR EXACT MATERIAL AND CURING SPECIFICATIONS.

ADDITIONAL HOT WEATHER CURING RECOMMENDATIONS: READ, UNDERSTAND, AND FOLLOW ACI 305R. THIS 20 PAGE DOCUMENT IS AVAILABLE FREE ONLINE.

REQUIRED MINIMUM 28 DAY COMPRESSIVE STRENGTH: 3,000 PSI

RECOMMENDED TOTAL WATER CONTENT: LESS THAN 250#/YD3, WATER TO CEMENTITOUS MATERIALS RATIO: 0.50 MAX (LOWER PREFERRED)

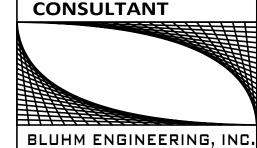
PROVIDE THIS OFFICE WITH THE DESIRED MIX DESIGN FOR REVIEW. REVIEW WILL BE CONDUCTED TO ENSURE THE CHOSEN STRENGTH AND WATER TO CEMENTITIOUS MATERIALS RATIOS ARE IN COMPLIANCE WITH THE CBC. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER ASPECTS OF THE MIX DESIGN, AND IS FREE TO FOLLOW OR DISREGARD ALL RECOMMENDATIONS MADE ABOVE AS HE CHOOSES.



ARCHITECT



BAKERSFIELD, CALIFORNIA 93301 TELEPHONE: (661) 326-8936



211 WINTERTON COURT BAKERSFIELD, CA 93312 STEVE@BLUHMSE.COM



COPYRIGHT

Written dimensions on these draw precedence over scaled dimension

PROJECT

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.

M ST **APARTMENTS**

> 1209 M ST BAKERSFIELD, CA

ISSUED FOR DATE **REVIEW**

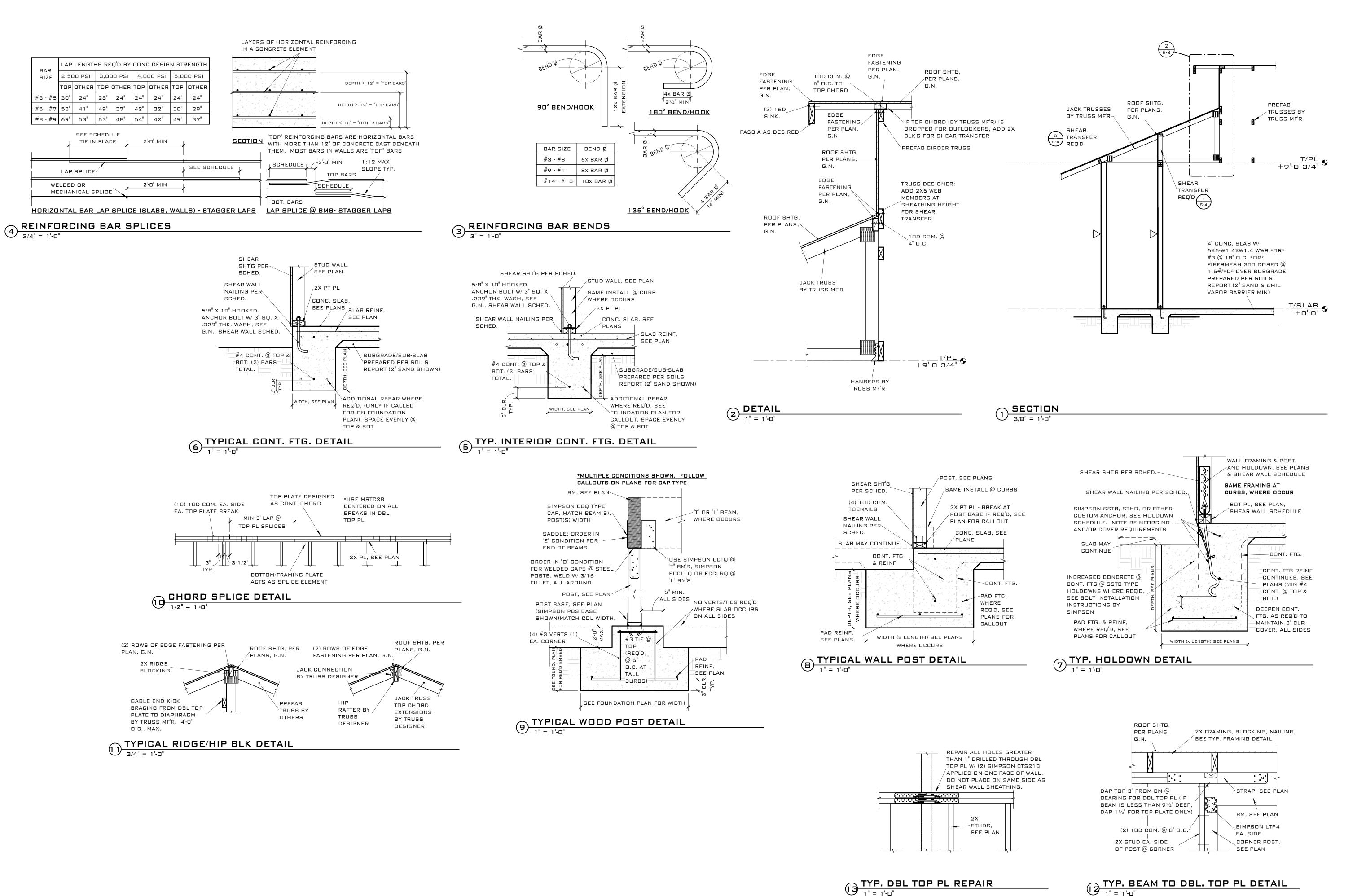
REVISION SCHEDULE

NO. DATE DESCRIPTION

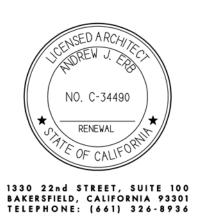
FOUNDATION AND FRAMING **PLANS**

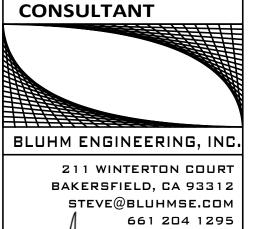
FILE NAME: SHEET

S-2









S 6172 STRUCTURAL **COPYRIGHT**

reserves its copyright and other property rights in these documents which are not to reproduced, changed or copied in any written graphic or electronic form, nor assigned to any third party without the expressed writter consent of PDA, INC.

Written dimensions on these drawings sho precedence over scaled dimensions. Con II dimensions and shall notify the archite mmediately of any descripencies or field ariations discoveréd.

PROJECT

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.

M ST **APARTMENTS**

1209 M ST BAKERSFIELD, CA

DATE **ISSUED FOR** REVIEW 8/31/2023

REVISION SCHEDULE

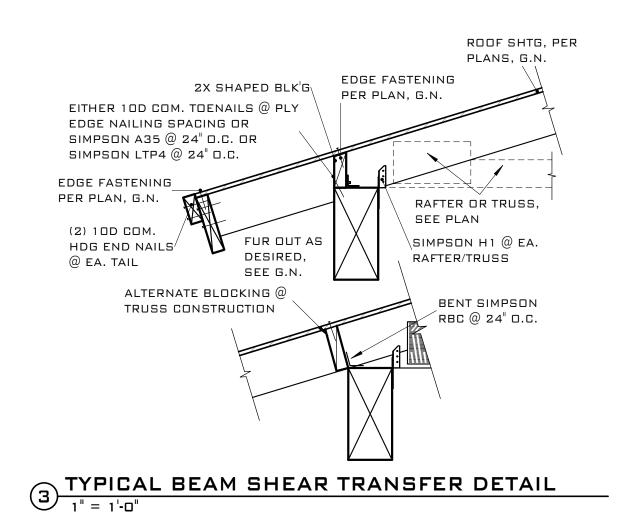
NO. DATE DESCRIPTION

DETAILS

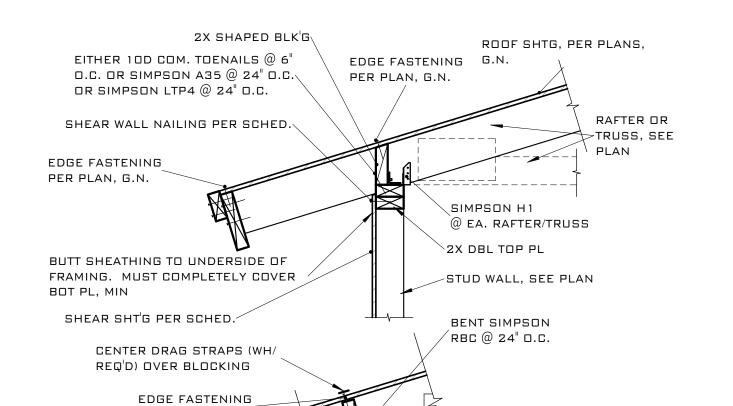
2800

FILE NAME: SHEET

S-3



@ EVERY RAFTER/TRUSS



4 TYPICAL RAFTER/TRUSS SHEAR TRANSFER DETAIL

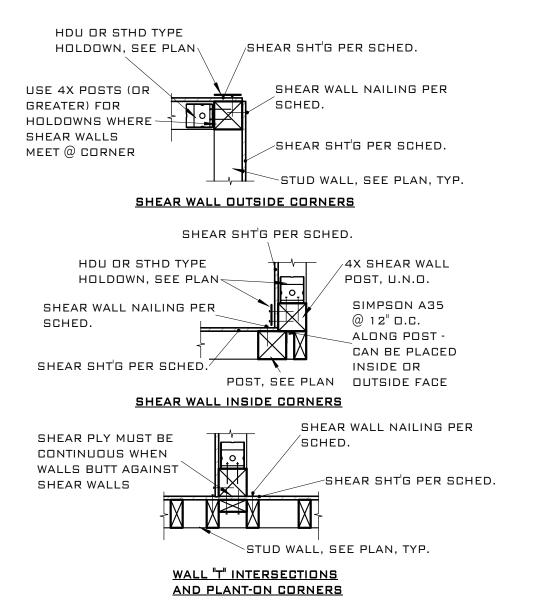
1" = 1'-0"

PER PLAN, G.N.

SHEAR WALL NAILING PER/

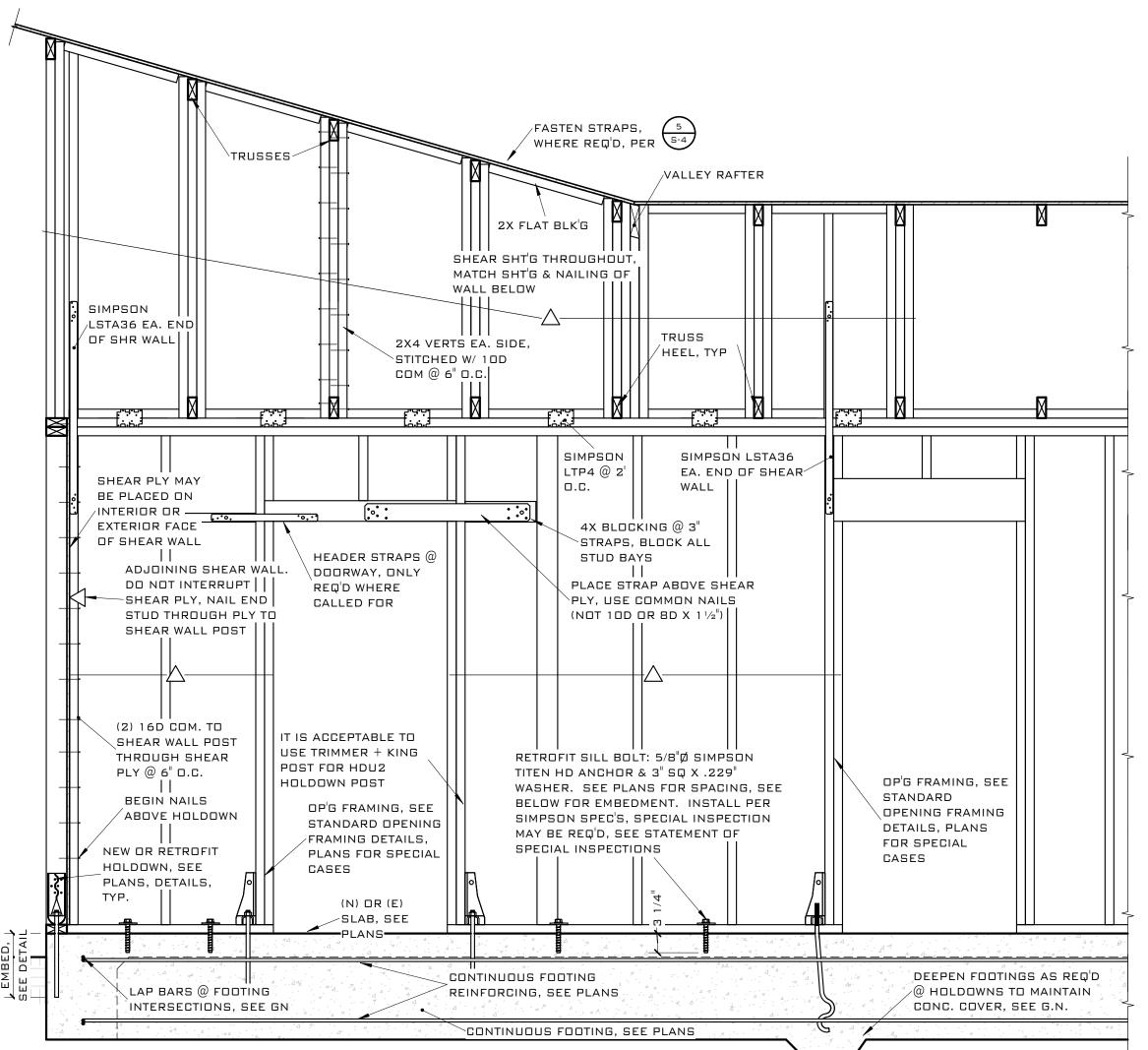
ALTERNATE 2X4

BLOCKING @ TRUSS CONSTRUCTION



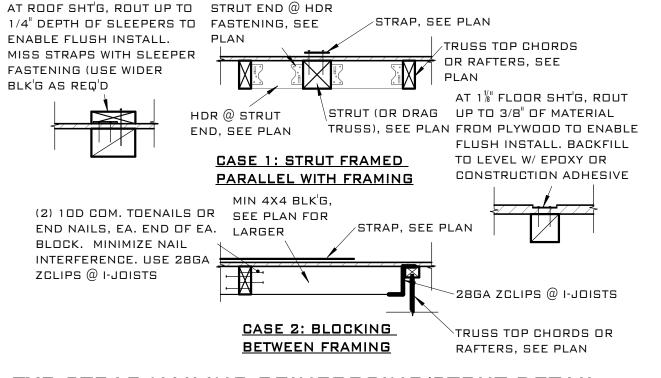
2 TYP. SHEAR WALL INTERSECTIONS

1" = 1'-0"



LOCATIONS WHERE INCREASED NAILING, STRAPPING, TIGHTER SPACING OF FRAMING CLIPS, ETC. ARE REQ'D ARE CALLED OUT ON PLANS

1 TYPICAL INTERIOR SHEAR WALL FRAMING ELEVATION 3/4" = 1'-0"



5 TYP STRAP NAILING REINFORCING/STRUT DETAIL

ARCHITECT



CONSULTANT

BLUHM ENGINEERING, INC. 211 WINTERTON COURT BAKERSFIELD, CA 93312 STEVE@BLUHMSE.COM 661 204 1295 S 6172

COPYRIGHT

reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor assigned to NOTICE TO CONTRACTORS Written dimensions on these drawings shall precedence over scaled dimensions. Cont

PROJECT

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.

M ST **APARTMENTS**

1209 M ST BAKERSFIELD, CA

DATE **ISSUED FOR REVIEW**

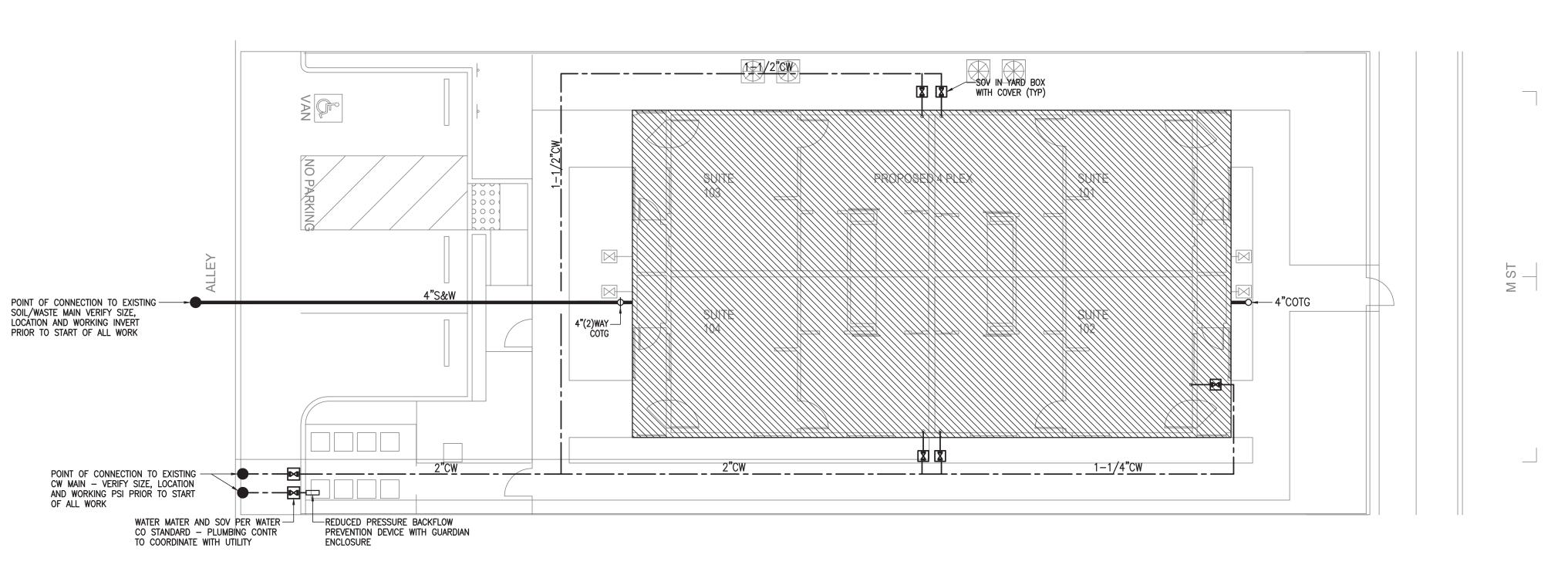
REVISION SCHEDULE

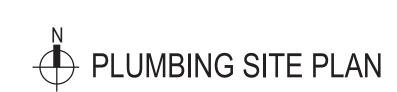
NO. DATE DESCRIPTION

DETAILS

2800

FILE NAME: SHEET









COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for confirming all dimensions and shall patify the architect.

GOLDEN EMPIRE AFFORDABLE HOUSING, INC. M ST PARTMENTS

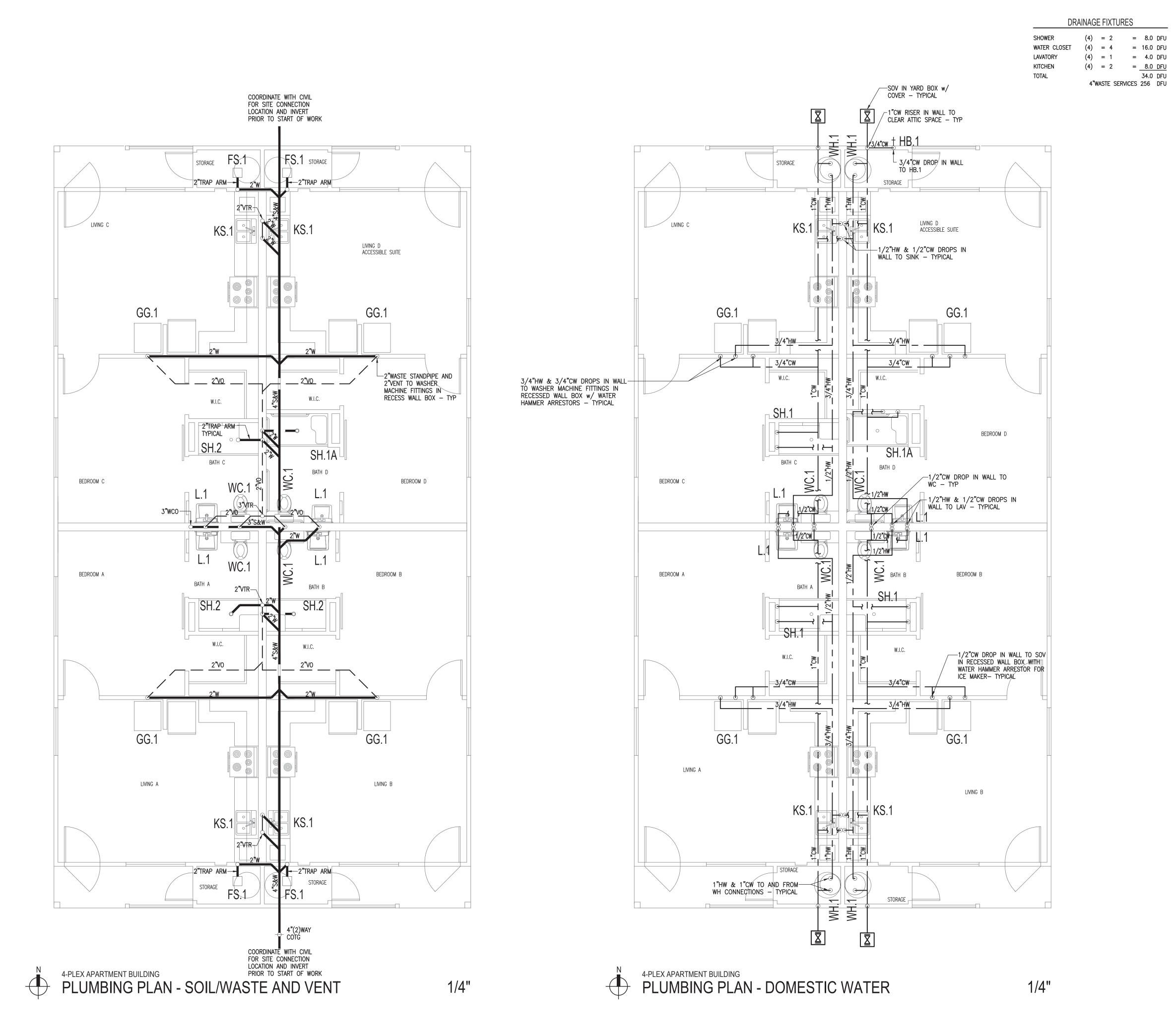
1209 M ST BAKERSFIELD, CA DATE ISSUED FOR 8-4-23 SITE PLAN REVIEW 10-5-23

PLUMBING

FILE NAME: 4128A2-0 SHEET

1/8"

P-1.0







COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field

GOLDEN EMPIRE AFFORDABLE HOUSING, INC. M ST APARTMENTS

1209 M ST
BAKERSFIELD, CA

DATE ISSUED FOR

8-4-23 SITE PLAN REVIEW

10-5-23

NO. REVISIONS

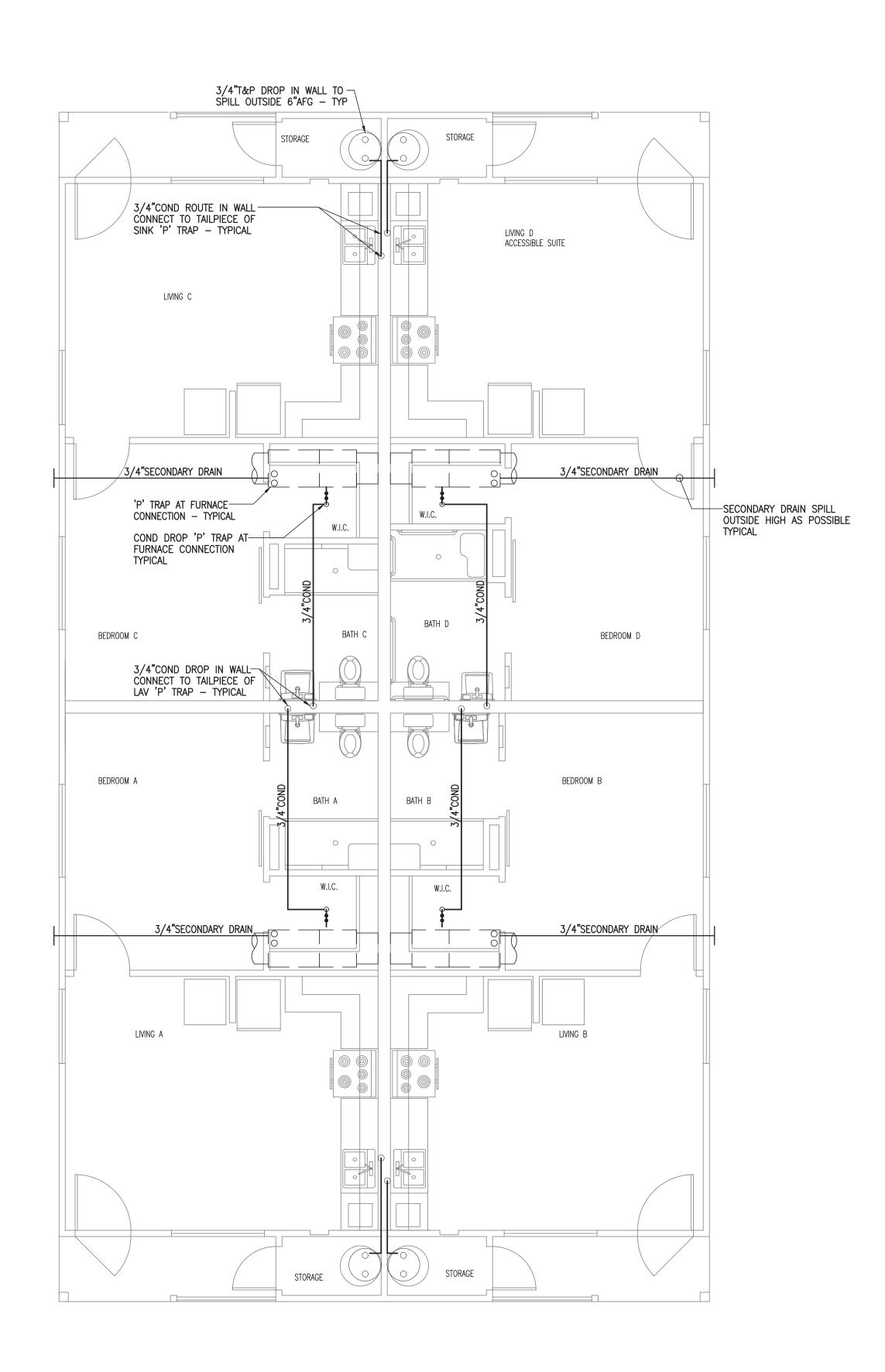
A
A

PLUMBING

4128A2-0

FILE NAME: SHEET

P-2.0









COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

GOLDEN EMPIRE AFFORDABLE HOUSING, INC. M ST PARTMENTS

1209 M ST
BAKERSFIELD, CA

DATE ISSUED FOR
8-4-23 SITE PLAN REVIEW
10-5-23

NO. REVISIONS

PLUMBING

FILE NAME: 4128A2-0 SHEET

P-3.0

PLUMBING GENERAL NOTES 1 PROVIDE COMPLETE PLUMBING SYSTEM INCLUDING ALL FIXTURES, FIXTURE CONNECTIONS, PIPING AND CONNECTIONS TO WATER MAIN

- 2 PLUMBING SYSTEM TO BE IN ACCORDANCE WITH GOVERNING CODES AND ORDINANCES AND APPROVED BY GOVERNING AGENCIES. PAY ALL CHARGES AND FEES. OBTAIN ALL PERMITS. OBTAIN AND PAY FOR GAS AND WATER SERVICES AND METERS.
- 3. INSULATE ALL HOT WATER LINES W/1" FOAM PIPE INSULATION PER T-24
- 4 SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING, FIXTURES, DRAINS PIPE CHASES AND FURRING.

AND MAIN SEWER.

- 5 COORDINATE ALL LOCATIONS, SIZES AND ELEVATIONS OF ALL SLEEVES THRU WALLS AND SLABS WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF WALLS, AND FLOORS INCLUDING ALL SAW CUTTING
- 7 COORDINATE & VERIFY EXACT LOCATIONS, SIZES POINTS OF CONNECTION & INVERT ELEVATIONS OF ALL EXISTING PIPING PRIOR TO INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- 8 ACCESS DOORS TO BE J.R. SMITH #4760, #4730 IN TILE WALLS.
- 9 PLUMBING CONTRACTOR DRAWINGS ARE IN PART DIAGRAMMATIC, COVERING THE SCOPE OF WORK AND GENERAL ARRANGEMENTS OF THE EQUIPMENT, PIPING, ETC., AND THE APPROXIMATE SIZE OF THE EQUIPMENT AND MATERIALS. THE CONTRACTOR SHALL FOLLOW THESE DRAWINGS IN LAYING OUT THE PLUMBING WORK. PLUMBING CONTRACTOR SHALL CONSULT GENERAL, SPRINKLER, HEATING/VENTILATING/AIR CONDITIONING CONTRACT AND ELECTRICAL DRAWINGS TO FAMILIARIZE HIMSELF WITH THAT WORK AND TO VERIFY THE SPACES IN WHICH THE PLUMBING WORK WILL BE INSTALLED.
- 10 ALL VALVES SHALL BE LOCATED SO AS TO BE READILY ACCESSIBLE WHERE VALVES ARE INSTALLED WITHIN OR BEHIND WALLS OR ABOVE A CEILING AN ACCESS PANEL SHALL BE INSTALLED.
- 11 PROVIDE NON-CONDUCTIVE DIELECTRIC CONNECTIONS JOINING DISSIMILAR METALS.
- 12 ALL WORK SHALL CONFORM TO CODE. IN CASE OF CONFLICTS WITH CODE, DRAWINGS OR SPECIFICATIONS THE MOST STRINGENT SHALL PREVAIL.
- 13 WHERE PIPING, AND OTHER PLUMBING APPURTENANCES PASS THROUGH FIRE PARTITIONS, FIRE WALLS, OR FLOORS, INSTALL A FIRE-STOP THAT PROVIDES AN EFFECTIVE BARRIER AGAINST THE SPREAD OF FIRE, SMOKE AND GASES. FIRE-STOP MATERIAL SHALL BE UL APPROVED, PACKED TIGHT AND COMPLETELY FILL CLEARANCES BETWEEN RACEWAYS AND OPENINGS. FLOOR, EXTERIOR WALL, AND ROOF SEALS SHALL ALSO BE MADE WATERTIGHT AS APPROVED BY THE ADMINISTRATIVE AUTHORITY.
- 14 SERVICE WATER HEATING EQUIP. SHALL MEET ALL OF THE REQUIREMENTS OF THE APPLICABLE EFFICIENCY STANDARDS AND SHALL BE CURRENTLY LISTED AS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
- 15 ALL ADA ACCESSIBLE FIXTURES SHALL BE FURNISHED AND INSTALLED IN STRICT ACCORDANCE WITH THE C.A.C
- 16 COORDINATE WITH ARCHITECTURAL DRAWINGS FOR WALL AND PARTITION CONSTRUCTION AND THICKNESS WHERE PLUMBING PIPING OR EQUIPMENT IS INDICATED.
- 17 TEST ALL SOIL, WASTE, VENT, DRAINAGE, WATER & GAS LINES PER INSPECTORS ORDERS.
- 18 PIPE HANGER #104 GRINNEL CO. HANGER RODS #243GRINNEL CO. PROVIDE SEMOO TRISOLATOR AT EACH SUPPORT POINT ON ALL PIPING.
- 19 ALL PLUMBING FIXTURES TO BE SUPPLIED COMPLETE INCLUDING ALL "P" TRAPS, ANGLE OR STRAIGHT STOPS, ETC.
- 20 CLEANOUTS TO BE SMITH #4043 FINISHED FLOORS WITH NON-SKID BRONZE TOP. WALL CLEANOUTS SMITH #4470. EXTERIOR CLEANOUTS #4253. SURFACE AREAS, USE #4425 ON NON-SURFACE AREA PROVIDE "16" X 16" X 6" CAST CONCRETE RING AT TOP OF BOX AND FLUSH
- 21 HANGERS & SUPPORTS: INSTALL PIPE THAT IT MAY EXPAND OR CONTRACT FREELY. HORIZONTAL STEEL OR COPPER PIPING SHALL HAVE HANGERS OR SUPPORTS EVERY 6' FOR 1/2" PIPE, 8' FOR 3/4" AND PIPE & 10' FOR 1 1/4" AND LARGER PIPE. HORIZONTAL CAST IRON SHALL HAVE HANGERS FOR EACH LENGTH OF PIPE VERTICAL PIPING AND SHALL BE SUPPORTED AT FLOOR AND AT CEILING WITH WROUGHT IRON PIPE CLAMPS. BRANCHES FROM ALL LINES SHALL HAVE SEPARATE SUPPORTS. PROVIDE SOUND AND ELECTROLYSIS ISOLATORS AT ALL HANGERS AND SUPPORTS FOR HOT AND COLD WATER LINES
- 22 ALL FLOOR TYPR WATER CLOSETS SHALL BE SET ON SMITH SLOTTED CAST IRON FLOOR FLANGE.
- 23 ALL SOIL & WASTE LINES TO SLOPE 2% INSIDE & 1% OUTSIDE MINIMUM, VERIFY INVERTS BEFORE STARTING WORK.
- 24 INSULATE ALL HOT WATER LINES & 'P' TRAPS W/BROCAR #500RCW UNDER ALL LAVS AND SINKS

AND OTHER EQUIPMENT WHERE REQUIRED, OFFSET NEW PIPING

CLEANOUT NEED BE LARGER THAN FOUR INCHES.

SCREW

WASTE LINE

- 25 INSTALL ALL NEW PLUMBING AND PIPING WORK TO AVOID INTERFERENCE WITH NEW AND EXISTING MECHANICAL, ELECTRICAL
- TO CLEAR EXISTING INSTALLATION. 26 PROVIDE CLEANOUTS WHERE INDICATED AND AT INTERVALS OF 100' OR AS REQUIRED BY LOCAL PLUMBING CODE AND WHERE REQUIRED AT CHANGES OF DIRECTIONS OF SOIL AND WASTE STACKS, INSTALL CLEANOUTS SO AS TO BE ACCESSIBLE FOR EASY REMOVAL TO PROVIDE CLEARANCE FOR RODDING. CLEANOUTS SHALL BE THE SAME SIZE AS PIPE SERVED EXCEPT THAT NO

- 27 NEW OR REPAIRED POTABLE WATER SYSTEM SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN CHAPTER 6 OF THE 2022 CPC.
- 28 ACCESSIBLE WATER HAMMER ARRESTERS SHALL BE INSTALLED FOR QUICK-ACTING VALVES. LOCATION AND METHOD OF INSTALLATION SHALL COMPLY WITH THE MANUFACTURE'S RECOMMENDATIONS.
- 29 CONTRACTOR TO PERFORM A SCOPE OF THE EXISTING UNDER GROUND SEWER PIPES WITH THE BUILDING FOOT PRINT TO DETERMINE CONDITION, DEPTH, AND EXACT LOCATIONS OF SANITARY SEWER PIPES. CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- 30 CONTRACTOR TO PROVIDE A HYDRO JETTING CLEANING OF ALL EXISTING SANITARY SEWER PIPES
- 31 BECAUSE OF THE NATURE AND SCALE OF THE DRAWINGS, CERTAIN BASIC PLUMBING ITEMS SUCH AS UNIONS, FITTINGS, ELBOWS, ETC., MAY NOT BE SHOWN. WHERE SUCH ITEMS ARE REQUIRED BY OTHER SECTIONS OF THE SPECIFICATIONS, OR WHERE THEY ARE REQUIRED BY THE NATURE OF THE WORK OR BY CODES AND REGULATIONS, THEY SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST TO THE OWNER. THE DRAWINGS INDICATE GENERAL LOCATIONS OF PIPING, EQUIPMENT, DUCTWORK AND SIMILAR. THE EXACT LOCATIONS TO BE DETERMINED BY THE CONTRACTOR TO BEST FIT THE LAYOUT OF THE JOB.
- 32 ALL EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT, WATER, AND CHEMICAL OR MECHANICAL INJURY OR THEFT. PLUMBING FIXTURES SHALL BE COVERED WITH HEAVY PAPER COVERINGS AFTER INSTALLATION AND SHALL BE THOROUGHLY CLEANED AFTER COMPLETION OF THE PROJECT.
- 33 ALL MATERIALS SUCH AS VALVES, FITTINGS, PIPING, EQUIPMENT, PUMPS, COILS, ETC., SHALL BE PROPERLY PROTECTED, AND ALL PIPING, OPENINGS SHALL BE TEMPORARILY CLOSED BY THE CONTRACTOR FOR THE WORK UNDER HIS CHARGE, ON A DAILY BASIS, AT THE END OF EACH WORKING DAY, SO AS TO PREVENT OBSTRUCTION AND DAMAGE. THE ABOVE REQUIREMENTS ARE MANDATORY.
- 34 THE CONTRACTOR SHALL BE THAT ALL MATERIALS, INSTALLATION AND WORKMANSHIP IS PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CODES, LAWS, OR ORDINANCES OF THE STATE OF CALIFORNIA, AND ALL COUNTY AND LOCAL CODES, CITY OF BAKERSFIELD LAWS OR ORDINANCES, INCLUDING ALL STATE OR LOCAL BOARD OF HEALTH, FEDERAL AND STATE ENVIRONMENTAL PROTECTION REGULATION, STATE ENERGY CODES AND UTILITY REGULATORY AGENCIES.
- 35 ALL WORK SHALL BE FURTHER PERFORMED IN ACCORDANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE PLUMBING AND BUILDING CODES, NATIONAL ELECTRICAL CODE, THE OCCUPATIONAL SAFETY AND HEALTH ACT, THE AMERICAN GAS ASSOCIATION, AND ALL SUCH OTHER SPECIFIC CODES AS MAY BE REFEREED TO IN THE INDIVIDUAL
- 36 PIPE SIZES SHOWN ON THE DRAWINGS ARE THE MINIMUM SIZES ALLOWED REGARDLESS OF THE CODE MINIMUM, EXCEPT WHEN THE CODE MINIMUM SIZE IS LARGER THAN THAT SHOWN.
- 37 THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONTRACT PRINTS ON THE CONSTRUCTION SITE AT ALL TIMES, ON WHICH HE SHALL ACCURATELY RECORD THE ACTUAL INSTALLATION OF ALL PLUMBING WORK. AS WORK PROGRESSES, MARK CHANGES MADE WHETHER RESULTING FROM JOB CONDITIONS, ADDENDA, FORMAL CHANGE ORDERS OR OTHER INSTRUCTIONS ISSUED BY THE ENGINEER.
- 38 AT THE COMPLETION OF THE JOB THESE PRINTS, INCORPORATING CHANGES, ADDENDA AND ADDED DATA NOTED ON MARKED-UP PRINTS, INCLUDING DIMENSIONED LOCATIONS OF UNDERGROUND PIPING BEYOND LIMITS OF BUILDING, SHALL BE SUBMITTED TO THE ARCHITECTURE FOR FINAL REVIEW AND COMMENT. THE PRINTS WILL BE RETURNED WITH APPROPRIATE COMMENT AND RECOMMENDATIONS. THESE CORRECTED PRINTS TOGETHER WITH CORRELATED PRINTS INDICATING ALL THE REVISIONS, ADDITIONS AND DELETIONS OF WORK, SHALL FORM THE BASIS FOR PREPARING A SET RECORD DRAWINGS.
- 39 ARRANGE AND INSTALL PIPING APPROXIMATELY AS INDICATED, STRAIGHT, PLUMB AND AS DIRECT AS POSSIBLE. FORM RIGHT ANGLES OR PARALLEL LINES WITH BUILDING WALLS. KEEP PIPES CLOSE TO WALLS, PARTITIONS AND CEILINGS, OFFSETTING ONLY WHERE NECESSARY TO FOLLOW WALLS AND AVOID INTERFERENCE WITH OTHER MECHANICAL ITEMS. LOCATE GROUPS OF PIPES PARALLEL TO EACH OTHER; SPACE THEM AT A DISTANCE TO PERMIT ACCESS FOR
- 40 PIPING SHALL BE PITCHED TO POINTS OF DRAINAGE WITH CONSTANT UNIFORM SLOPE.
- 41 WHERE CHANGES IN PIPE SIZES OCCUR, USE ONLY REDUCING FITTINGS.

SECTIONS OF THE SPECIFICATIONS.

- 42 FOR DRAINAGE PIPING CHANGES IN DIRECTION, USE LONG SWEEP WHERE POSSIBLE, OTHERWISE, SHORT SWEEP 1/4 BENDS, OR COMBINATION WYE AND 1/8 BENDS; USE SANITARY TEE BRANCHES ONLY FOR HORIZONTAL BRANCHES DISCHARGING TO STACKS.
- 43 LAY ALL PIPING TRUE TO LINE AND GRADE, FIT ENDS TOGETHER. MATCH SO THAT SEWER OR DRAIN WILL HAVE SMOOTH AND UNIFORM INSERT. FOLLOW LOCATIONS AND ELEVATIONS AT SITE. AS THE PIPE LAYING PROGRESSES, CLEAR PIPE INTERIOR OF CEMENT, DIRT, AND OTHER FOREIGN MATERIALS. DURING WORK STOPPAGE PERIODS, PROVIDE EFFECTIVE PLUGS OR COVERS FOR OPEN ENDS OF PIPE AND DRAINS.
- 44 EXTENT VENT PIPES 12 INCHES ABOVE ROOF AND 10FT MINIMUM AWAY FROM ANY FRESH AIR INTAKES AND AT LEAST 48 INCHES AWAY FROM A PARAPET WALL.
- 45 SANITARY VENT PIPING SHALL BE GRADED SO THAT THE AIRFLOW TO THE OUTSIDE WILL BE CONTINUOUSLY UPWARD AN SO THAT NO LOW POINTS WILL BE DRAINED.
- 46 VENTS: PROVIDE FLASHING FOR STACKS PASSING THROUGH ROOF. MAKE WATER-TIGHT AT ROOF WITH 4 LB. SHEET LEAD; EXTEND INTO ROOFING FELTS AT LEAST 24"FROM PIPES. EXTEND LEAD COLLAR UP AROUND OUTSIDE AND TURN DOWN INSIDE VENTS AT THE TOP. DO NOT LOCATE VENT THROUGH ROOF LESS THAN 24 INCHES FROM PARAPET WALL.
- 47 ALL PLUMBING FIXTURES AND PIPING ARE TO BE LISTED AND APPROVED LISTING AND TESTING AGENCY AND PROPERLY
- 48 COORDINATE ALL LOCATIONS, SIZES, AND ELEVATIONS OF ALL SLEEVES THROUGH WALLS, BEAMS, SLABS, AND FOOTING WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS. ALL PIPES SLEEVES THROUGH FOOTINGS SHALL HAVE A SLEEVE DIAMETER OF TWO PIPE SIZES OVER THE PIPE PASSING THROUGH THE FOOTING. NO PIPE TO BE PLACED THROUGH FOOTING UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
- 49 ALL PIPES SHALL BE PROTECTED AT THE POINT THEY CROSS BUILDING EXPANSION JOINT, EITHER WITH AN EXPANSION FITTINGS OR IN ANOTHER MANNER ACCEPTABLE TO THE ENGINEER.
- 50 PENETRATION OF FLOOR/CEILING ASSEMBLIES AND ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED IN ACCORDANCE WITH THE BUILDING CODE.
- 51 WHERE WATER PRESSURE WITHIN A BUILDING EXCEEDS 80 PSI, AN APPROVED WATER-PRESSURE REDUCING VALVE CONFORMING TO ASSE 1003 WITH STRAINER SHALL BE INSTALLED TO REDUCE THE PRESSURE IN THE BUILDING WATER DISTRIBUTION PIPING TO 80 PSI STATIC OR LESS.
- 52 PROPER ACCESS MUST BE PROVIDED FOR THE TESTING AND MAINTENANCE OF THE BACKFLOW PREVENTER. IF THE BACKFLOW PREVENTER IS INSTALLED MORE THAN 5'-0" ABOVE THE FLOOR, SPECIAL PROVISIONS MUST BE MADE.
- 53 PROVIDE AND INSTALL A SINGLE GAS ISOLATION VALVE FOR THE MULTIPLE GAS METER BANKS FOR THE ENTIRE BLDG.
- 54 ALL PIPING MAINTAIN AT LEAST 5'-0" CLEARANCE IN FRONT OF THE HVAC SUPPLY AND RETURN OPENINGS.

DI LIMBINO FIVTUDE COLIEDUI E

PLU	JMBIN	G FI	ΧTL	JRE	E SC	HE	DULE
MARK	FIXTURE	DCW	DHW	S&W	TRAP	VENT	DESCRIPTION
WC.1	TOILET 1.28 GPF	1/2"	-	3"	INT.	2"	KOHLER HIGHLINE TANK TOILET — 17—1/8"HIGH — (2)PIECE — ELONGATED BOWL 1.28 GPF — SIPHON JET ACTION — PRESSURE ASSIST FLUSHING SYSTEM OPEN FRONT SEAT LESS COVER — (2) BOLT CAPS — VERIFY LEFT/RIGHT LEVER HANDI—CAP GRAB BAR MOUNTED ON WALL ABOVE TOILET, VERIFY
L.1	WALL MNT LAVATORY 0.2 GAL/CYCLE	1/2"	1/2"	2"	1-1/4"	2"	KOHLER BRENHAM WALL MOUNT LAVATORY — VITREOUS CHINA SINGLE HOLE — MOEN #WS84913SRN HIGH ARC FAUCET IN CHROME — THERMOSTATIC MIXING VALVE IN WALL ACCESS BELOW SINK — STRAINER DRAIN ASSEMBLY ANGLE WALL STOP w/FLEX RISER — 'P'TRAP — JR SMITH WALL HANGER
WH.1	WATER HEATER	1-1/4	1-1/4	! _	-	4"	RHEEM HYBRID HEAT PUMP WATER HEATER #PROPH40 — 40 GAL. CAPACITY— 4.5KW 208V 10 WATTS PRESSURE RELIEF VALVE — TANK SHALL HAVE AT EAST ONE EXTRUDED MAGNESIUM ANODE ROD — INSTALLATION SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES AND ORDINANCES — VENT PER MANUFACTURER
KS.1	SINK 1.8GPM	3/4"	3/4"	2"	1-1/4"	2"	ELKAY #GECR33211 DOUBLE COMPARTMENT SINK — 304 STAINLESS STEEL 33"X21-1/4" O.D. — 5 3/8" DEEP — 20 GAUGE — SELF RIMMING — UNDERCOATED (2)#J-35-FS FLAT STRAINER — MOEN #CA67425 SWING FAUCET— (2) ANGLE WALL STOPS W/FLEX RISERS — 'P'TRAP — 1hp INSINKERATOR GARBAGE DISPOSAL
SH.1	SHOWER 1.8GP @ 80PSI	3/4"	3/4"	3"	3"	2"	MOEN ADLER COLLECTION #82604 — SINGLE HANDLE — CHROME PRESSURE BALANCING MIXING VALVE — SHOWER HEAD FLOOR DRAIN w/ 5"Ø STRAINER HEAD — 2"OUTLET PREFAB SHOWER UNIT AND CURTAIN — SEE ARCH SHEETS
SH.1A	SHOWER A.D.A 1.8GP @ 80PSI	3/4"	3/4"	3"	<i>3"</i>	2"	MOEN ADLER COLLECTION #82604 — SINGLE HANDLE — CHROME WITH HAND SPRAY #8346EP15 PRESSURE BALANCING MIXING VALVE — SHOWER HEAD — WALL/HAND SHOWER W/5 FT FLEX HOSE — VACUUM BREAKER — 30" SLIDE BAR — FLOOR DRAIN W/ 5"Ø STRAINER HEAD — 2"OUTLET — PREFAB ADA ACCESSIBLE SHOWER UNIT WITH SEAT, GRAB BARS AND CURTAIN —SEE ARCH SHEETS
TP.1	E&S TRAP	1/2"		-		-	PPP TRAP PRIMER MOUNTED IN STAINLESS STEEL WALL BOX — PRIMER LINE TO FLOOR DRAIN
FD.1	FLOOR DRAIN	-	-	2"	2"	2"	JR SMITH #2005—A FLOOR DRAIN — 5"Ø NICKEL BRONZE STRAINER HEAD 2"OUTLET — TRAP PRIMER CONNECTION — WHEEP HOLES WHEN INSTALLED IN TILE
SS.1	SERVICE SINK 2GPM	3/4"	3/4"	2"	2"	2"	KOHLER 30"x30" FLOOR MOUNTED SERVICE SINK — ENAMELED CAST IRON — WALL MOUNT FAUCET w/ APPROVED VACUUM BREAKER, TOP BRACE, 3/4" HOSE CONNECTION — STRAINER w/SOCKET — VINYL—COATED RIM GUARD — 'P' TRAP
DF.1	HI-LO WATER COOLER	3/4"	-	2"	2"	2"	ELKAY #EZSTL8C BARRIER-FREE WATER COOLER - STAINLESS STEEL CABINET 3.0 FLA @ 120v EACH - VERIFY RECOMMENDED MOUNTING HEIGHT MOUNTING HEIGHT FOR HANDI-CAP
HB.1	FREEZELESS						WOODFORD #B79 FREEZELESS WALL HYDRANT — ANTI—SIPHON

AUTOMATIC DRAINING - 3/4" HOSE CONNECTION WITH VACUUM

BREAKER — BACKFLOW PREVENTER CYLINDER LOCKING HINGED

J.R.SMITH #5010 WATER HAMMER ARRESTER AT ANGLE STOPS

GUY GRAY SPACE SAVER WASHING MACHINE SUPPLY & DRAIN # FB200 - 20 GAUGE BOX -

18 GAUGE FACE PLATE — ROUGH OPENING 10"w x 8-3/4"h x 3-1/2"d — 7lbs.

ACCESS COVER DOOR - 360° SWIVEL INLET

PIPING MATERIALS

HYDRAN7

GG.1 *Washer*

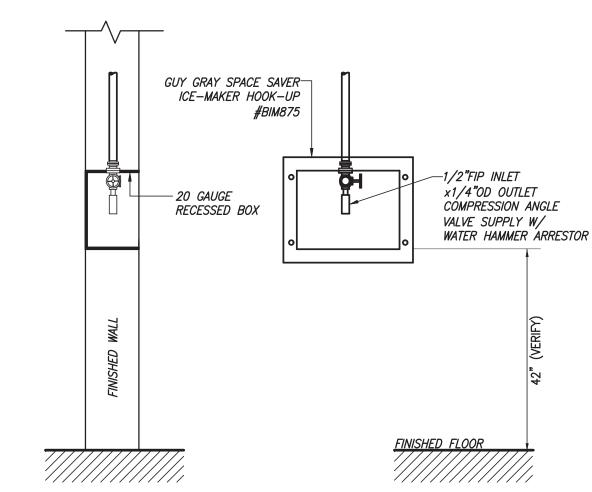
SOIL\WASTE AND VENT - PVC SCH 40 PER 2022 CPC WATER (DOMESTIC) - TYPE "L" HARD DRAWN COPPER - LEAD FREE JOINTS

- TYPE "M" HARD DRAWN COPPER CONDENSATE

- APPROVED TYPE FASTENER VERIFY

WITH ROOFING CONTRACTOR

VERIFY ROOFING



1330 22nd STREET, SUITE 100 BAKERSFIELD, CALIFORNIA 93301

1209 M ST BAKERSFIELD, CA

REVISIONS

PLUMBING

P-4.0

FILE NAME:

SHEET

4128A2-0

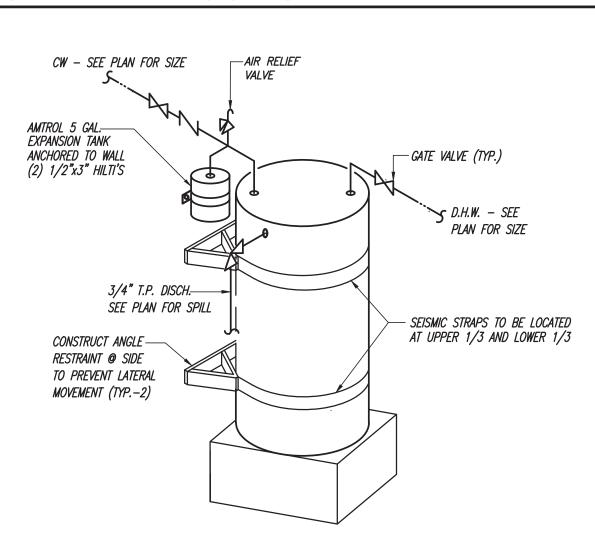
DATE | ISSUED FOR

8-4-23 | SITE PLAN REVIEW

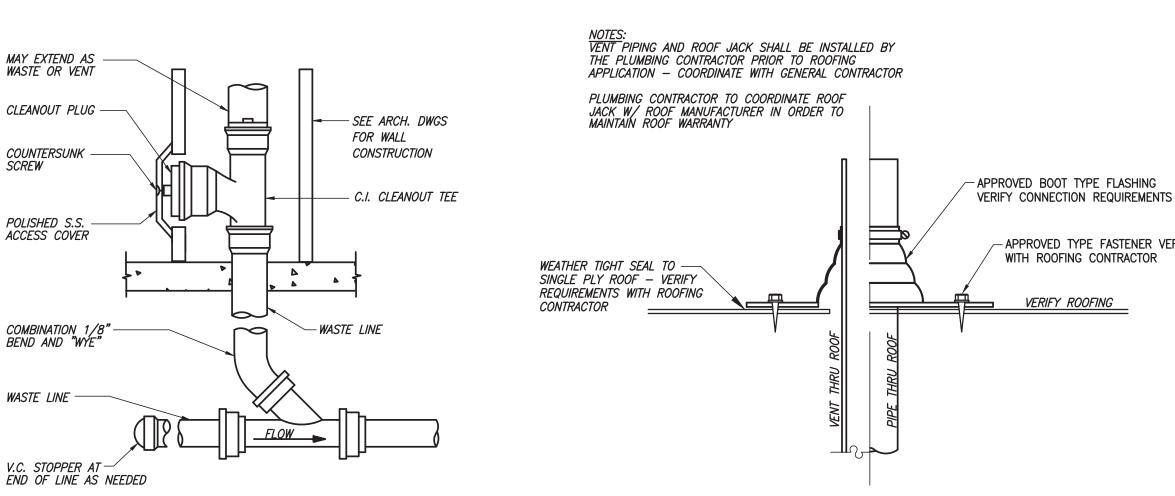
10-5-23

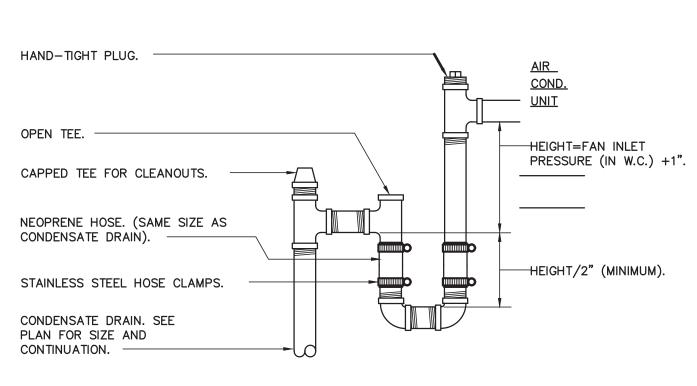
NO.

WASHER AND DRYER SIMILAR **ICE-MAKER HOOK-UP**



WATER HEATER





CONDENSATE DRAIN CONNECTION DETAIL

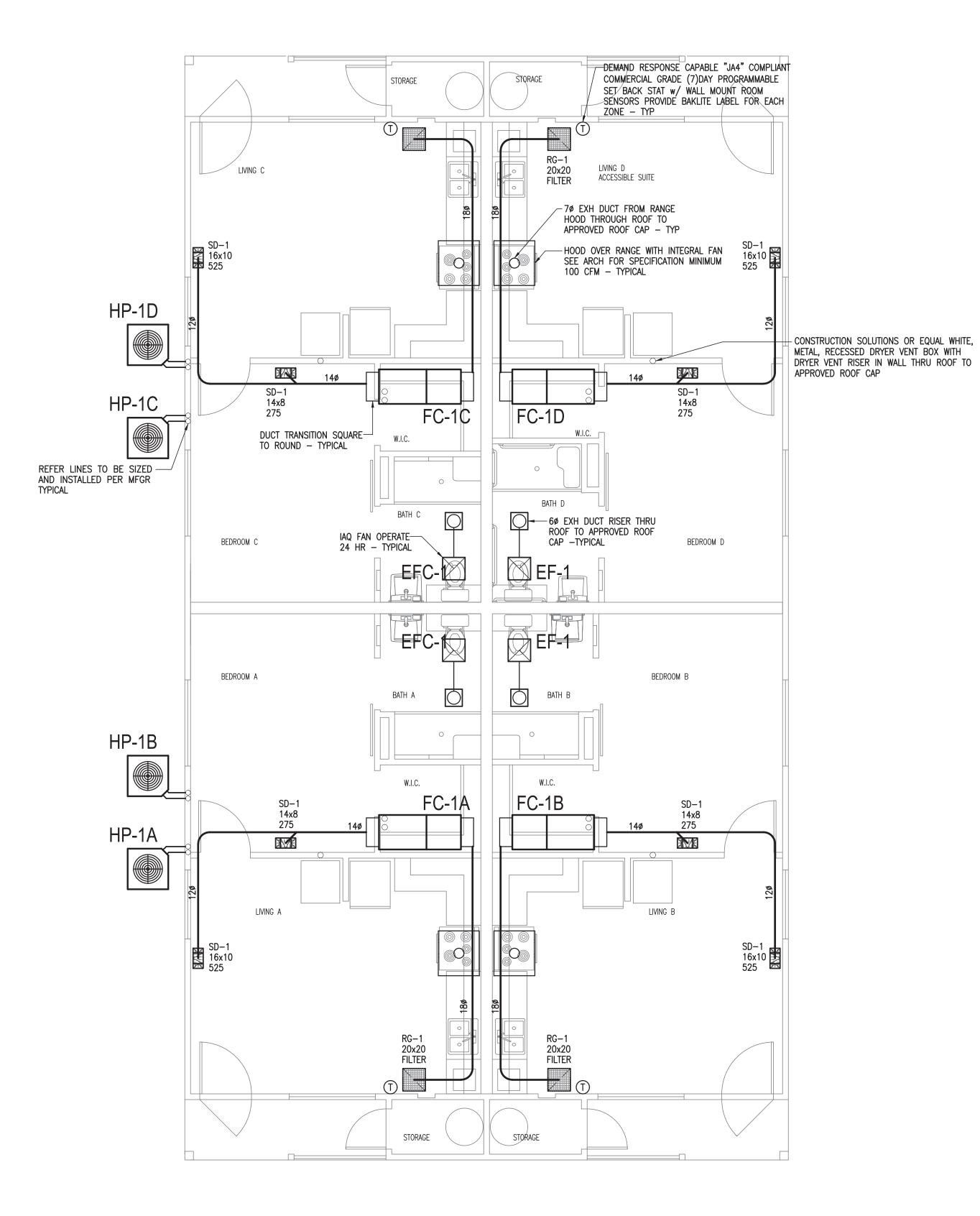
WALL CLEANOUT TYPICAL

VENT/PIPE THRU ROOF - TYP

GENERAL NOTES: LAYOUT OF DUCTWORK IS GENERALLY DIAGRAMMATIC UNLESS DIMENSIONED. THE

LAYOUT OF DUCTWORK IS GENERALLY DIAGRAMMATIC UNLESS DIMENSIONED. THE ACTUAL LOCATION AND ROUTING OF MECHANICAL EQUIPMENT, DUCTWORK OR PIPING SHALL BE CAREFULLY PLANNED IN AN EFFORT TO AVOID INTERFERENCES WITH STRUCTURAL, ARCH ELECTRICAL OR OTHER ELEMENTS PRIOR TO START OF ANY WORK.

IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS AND ACCESSORIES THAT MAY BE REQUIRED. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING, MECHANICAL ELECTRICAL, PLUMBING, ARCHITECTURAL, STRUCTURAL DRAWINGS AND ANY FIELD CONDITIONS THAT COULD AFFECT THE INSTALLATION OF THE MECHANICAL SYSTEM, THE CONTRACTOR MAY CHANGE THE DUCT SHAPE WHERE DUCTS CROSS IN AREAS OF LIMITED SPACE PROVIDED THE CROSS SECTIONAL AREA OF THE DUCT IS NOT CHANGED.









COPYRIGHT

A, INC expressly reserves its copyright and er property rights in these documents which not to be reproduced, changed or copied in ny written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

GOLDEN EMPIRE AFFORDABLE HOUSING, INC. M ST APARTMENTS

\	(
BA	1209 M ST AKERSFIELD, CA
DATE	ISSUED FOR
8-4-23	SITE PLAN REVIEW
10-5-23	
NO.	REVISIONS
Δ	
Δ	
<u>A</u>	

MECHANICAL

FILE NAME: 4128A2-0 SHEET

M-1.0

MECHANICAL NOTES

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS 2022 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 7

- 1) 702.1 HVAC SYSTEMS INSTALLER SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS
- 2) 702.2 SPECIAL INSPECTORS EMPLOYED TO PROVIDE COMPLIANCE WITH THIS CODE SHALL BE QUALIFIED AND/OR CERTIFIED IN THE DISCIPLINE THEY ARE
- 3) 702.3 DOCUMENTATION SHALL BE PROVIDED SHOWING COMPLIANCE WITH THE MANDATORY MEASURES FOR THIS CODE

ENVIRONMENTAL QUALITY

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION 4.504.1 MANDATORY MEASURE REQUIRES THAT AT TIME OF ROUGH INSTALLATION. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED

MINIMUM FILTRATION

ASHRAE 62.2. SECTION 6.7 REQUIRES THAT MINIMUM FILTRATION BE NO LESS THAN MERV 6 INSTALLED IN ANY HVAC SYSTEM HAVING MORE THAN 10 FT. OF DUCTWORK

WHOLE HOUSE VENTILATION

ALL EXHAUST FANS EF-1 SHALL HAVE EXHAUST CFM @ .25" ESP AND RATED AT =/<1.0 SONES, IN ACCORDANCE WITH 2022 RESIDENTIAL COMPLIANCE MANUAL. WALL SWITCH IS TO BE LABELED AS "VENTILATION SYSTEM." EXHAUST DUCT IS SIZED IN ACCORDANCE WITH THE PRESCRIPTIVE DUCT SIZING METHOD. THE HOMEOWNER IS TO BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM.

WHOLE HOUSE VENTILATION CONTROL

WALL SWITCH IS TO BE HONEYWELL HVCOOO1 LINE VOLTAGE DIGITAL FAN CONTROL COMPLIANT WITH ASHRAE 62.2 VENTILATION STANDARDS. SET FAN CFM CAPACITY AT RATED CFM @.25" ESP. WALL SWITCH IS TO BE MOUNTED @ 7'-0" ABOVE FINISH FLOOR AND LABELED AS "VENTILATION SYSTEM." THE HOMEOWNER IS TO BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM.

WHOLE HOUSE VENTILATION CALCULATIONS CFM = 0.01(A) + 7.5(N+1)

A = 494N = 1CFM = 0.01(494) + 7.5(1+1)

EF = 125 CFM

CFM = 4.94 + 15

CFM = 19.94

DUCT SIZING

(CHAPTER 6 C.M.C.) .08 LOSS PER 100FT 8" DIAMETER 10" DIAMETER 12" DIAMETER 90-200 CFM 200-375 CFM 375-600 CFM .08 LOSS PER 100FT 600 FPM 700 FPM .08 LOSS PER 100FT .08 LOSS PER 100FT 800 FPM .08 LOSS PER 100FT 14" DIAMETER 16" DIAMETER 875 FPM 600-900 CFM 900 FPM .08 LOSS PER 100FT 900-1200 CFM 18" DIAMETER 20" DIAMETER 22" DIAMETER .08 LOSS PER 100FT .08 LOSS PER 100FT 1200-1600 CFM 900 FPM 1600-2000 CFM 900 FPM 2000-2400 CFM 900 FPM .08 LOSS PER 100FT

CEILING LEGEND

PLASTER TITUS STEEL CURVED BLADE CEILING DIFFUSER PLASTER TITUS FILTER

MECHANICAL SCHEDULE

- AIR KING #AK863L CEILING EXHAUST AND LIGHT COMBO FAN 100 CFM @ .4" ESP. =/<1.0 SONES INTERLOCK WITH LIGHTS - INTEGRATED HUMIDITY SENSOR
- YORK #AX300CT HIGH EFFICIENT HEAT PUMP FANCOIL 5KW AUX HEAT- 800 CFM @ .9"ESP - MULTI-VARIABLE ECM MOTOR 26,800 btuh - 26.5A @ 208V 1P - 2 TON DX COOLING COIL w/TXV "V"BANK FILTER MERV 13 - 8.5 HSPF
- YORK #YHG24B215 NOM. 2 TON CONDENSING UNIT -HIGH & LOW PRESSURE SWITCHES - CYCLE PROTECTOR - 5 MIN COMPRESSOR TIME DELAY - COMPRESSOR START ASSIST -16.0 SEER / 13.00 EER - 17.7A @ 208V 10

MECHANICAL NOTES

- 1. ALL GRILLES TO BE TITUS MCD SERIES AND EGG CRATE FOR RETURN
- 2. ALL DUCT WORK TO BE METAL FLEX PERMITTED LAST 6FT
- 3. SEAL ALL JOINTS W/ HIGH PRESSURE DUCT SEALANT

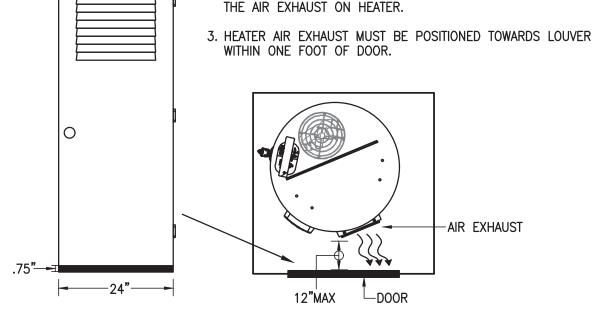
4. INSULATE ALL DUCT WORK W/2" FOIL FACE FIBERGLAS

- 5. LINING MATERIALS INSTALLED WITHIN DUCTS TO HAVE MOLD, HUMIDITY AND EROSION RESISTANT SURFACE THAT MEETS THE REQUIREMENTS OF CMC STD6-1, CMC 604.2
- 6. ALL FACTORY MAD AIR DUCTS SHALL BE CLASS 1 OR CLASS 0
- 7. INSULATION MATERIALS APPLIED TO THE EXTERIOR OF DUCTS LOCATED IN THE BUILDING TO HAVE A FLAME SPREAD OF NOT MORE THAN 25 & SMOKE DENSITY NOT EXCEEDING 50 WHEN TESTED AS A COMPOSITE INSTALLATION
- 8. DUCTWORK TO BE SUPPORTED PER THE REQUIREMENTS OF UMC TABLE 6-E AND SHALL BE BRACED AND GUYED TO PREVENT LATERAL OR HORIZONTAL SWING. THE SMACNA SEISMIC LATERAL OR HORIZONTAL RESTRAINT GUIDELINES IS ALSO APPLICABLE
- 9. PROVIDE PERMANENT AND UNIQUE IDENTIFICATION FOR ALL EQUIPMENT SERVING DIFFERENT AREAS OF THE BUILDING TO INCLUDE AREA SERVED.
- 10. ALL HVAC UNITS SHALL BE EQUIPPED WITH MERV 13 FILTERS CHANGE OUT RECOMMENDATIONS SHALL BE INCLUDED IN OPERATIONS MANUAL.
- 11.AT TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIP-MENT. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WIT TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.
- 12. COORDINATE ENTIRE INSTALLATION OF THE HVAC SYSTEM WITH THE THE WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION
- 13. ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE OF THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHER-PROOFED.
- 14. COORDINATE THE LOCATION OF ALL ROOF OPENINGS AND LOCATION OF ALL ROOF MOUNTED EQUIPMENT WITH THE STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO ANY INSTALLATION. PROVIDE THE EQUIPMENT WEIGHT, AND PLATFORM AND CURB SIZES.
- 15. PLATFORMS, CURBS, AND FLASHINGS FOR MECHANICAL EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS, UNLESS NOTED OTHERWISE.
- 16. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURE'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- 17. MAINTENANCE LABEL SHALL BE AFFIXED TO ALL MECHANICAL EQUIPMENT AND A MANUFACTURE MANUAL SHALL BE PROVIDED FOR THE OWNER'S USE.
- 18. CONTROL SCHEMATICS ARE FOR SEQUENCE ONLY. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR ALL ELECTRICAL DEVICES REQUIRED.
- 19. ALL AIR CONDITIONING UNIT SUPPLY FANS SHALL BE WIRED FOR CONSTANT BLOWER OPERATIONS.
- 20. ALL LINE VOLTAGE WIRING SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT AND LINE VOLTAGE WIRING, INCLUDING FINAL CONNECTIONS, SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTORS AS INDICATED ON THE ELECTRICAL SECTION OF THE SPECIFICATIONS. ALL ELECTRICAL WORK SHALL BU INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS OF ALL GOVERNING BODIES HAVING JURISDICTION THEREOF.
- 21. BEFORE BIDDING ON THIS WORK, THE CONTRACTOR SHALL MAKE A CAREFUL EXAMINATION OF THE PREMISES. EXISTING EQUIPMENT AND SERVICES. HE SHALL DEFINITELY DETERMINE IN ADVANCE, THE METHODS OF INSTALLING AND CONNECTING THE NEW EQUIPMENT WITH ITS ASSOCIATED DUCTWORK, THE MEANS TO BE PROVIDED FOR GETTING THE EQUIPMENT AND MATERIALS INTO PLACE AND SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL OF THE REQUIREMENTS OF THE PROJECT.
- 22. ALL DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MUST BE CONFIRMED ON SITE.
- 23. ALL HVAC EQUIPMENT SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION TO COMPLY WITH EFFICIENCY STANDARDS.

- 24. PROVIDE BACKDRAFT DAMPERS FOR FRESH AIR INTAKES ON ALL UNITS AND EXHAUST FANS SERVING CONDITIONED SPACES.
- 25. CONTRACTOR TO SUBMIT ALL EQUIPMENT, DUCTWORK, AIR DISTRIBUTION DEVICES, AND OTHER ACCESSORIES TO THE ARCHITECT FOR APPROVAL PRIOR TO ANY ORDERING OF SUCH ITEMS.
- 26. THE TOTAL INSTALLATION SHALL COMPLY WITH ANY AND ALL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION INCLUDING CBC (CALIFORNIA BUILDING CODE) AND CMC/CPC (CALIFORNIA MECHANICAL AND PLUMBING CODE)
- 27. THE CONTRACTOR SHALL VISIT SITE PRIOR TO BID AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS UNDER WHICH HE WILL BE REQUIRED TO WORK.
- 28. ALL INDICATED DIMENSIONS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY. BEFORE PROCEEDING WITH THE WORK THIS CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS, SIZES, REQUIRED CLEARANCES AND SHALL ASSUME FULL RESPONSIBILITY FOR THE FITTING OF ALL EQUIPMENT AND MATERIALS HEREIN REQUIRED TO OTHER PARTS OF THE WORK OF OTHER TRADES.
- 29. THE CONTRACTOR SHALL COMPLY WITH ALL CONTRACT DOCUMENTS IN LAYING OUT HIS WORK AND EQUIPMENT. HE SHALL COORDINATE THE WORK OF HIS SECTION WITH THE WORK OF OTHER TRADES AND ALL JOB CONDITIONS.
- 30. THE INSTALLATION OF ACCESS PANEL OR OTHER INDICATING EQUIPMENT OR SPECIALITIES REQUIRED READING, ADJUSTMENT, INSPECTION, REPAIRS, REMOVAL OR REPLACEMENT SHALL BE CONVENIENTLY LOCATED WITH REFERENCE TO THE FINISHED BUILDING.
- 31. WHERE MATERIAL IS SHOWN ON THE DRAWINGS BUT NOT SPECIFIED, IT SHALL BE OF THE SAME TYPE AND QUALITY AS EXISTING MATERIAL.
- 32. PROVIDE MANUAL VOLUME DAMPERS AT UPSTREAM PORTION OF ALL TERMINAL AIR BRANCHES. THESE SHALL BE OF THE LOCKING QUADRANT TYPE. WHERE LOCATED OVER SLOPPED OR HARD CEILINGS. PROVIDE DURO-DYNE ANGLE GEAR DRIVE OR BOWDEN CABLE CONTROL SYSTEM OR PROVIDE UNITED ENERTECH POWERBALANCE SYSTEM. REMOTE PLATE LOCATIONS TO BE LOCATED AS DETERMINED BY ARCHITECT.
- 33. WHEN A FIRE ALARM SYSTEM WITH FULL COVERAGE SMOKE DETECTORS ARE PROVIDED. DUCT SMOKE DETECTORS MAY BE ELIMINATED. FIRE ALARM CONTRACTOR SHALL WIRE SMOKE/FIRE DAMPER ACTIVATORS TO AREA DETECTORS.
- 34. UNLESS OTHERWISE STATED, MAXIMUM LENGTH FOR FLEXIBLE DUCTWORK SHALL NOT EXCEED SEVEN FEET (7"-0"). ALUMINUM FLEX DUCTWORK WILL NOT BE ALLOWED ON ANY PORTION OF THE DUCTWORK SYSTEM.
- 35. ANY SUBSTITUTION MADE BY THE CONTRACTOR THAT IS DIFFERENT FROM WHAT IS SPECIFIED ON THE DRAWINGS SHALL BE CLEARLY INDICATED ON THE SUBMITTAL AS TO ALL THAT IS BEING SUBSTITUTED.
- ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED.

36. ALL MECHANICAL CERTIFICATE OF ACCEPTANCE FORMS AND ALL RELATED

- 37. ALL PIPING AND DUCT WORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTIONS 120.3, 120.4 AND 120.7 TITLE 24 ENERGY STANDARDS AND CHAPTER 6 OF CMC.
- 38. ALL HVAC SYSTEM SHALL MEET THE CONTROL REQUIREMENTS PER SECTION 110.2 AND 120.2 E.E.S.
- 39. ALL HVAC SYSTEM SHALL MEET THE CONTROL REQUIREMENTS PER SECTION 110.1-110.3, 110.5, 120.1-120.4 TITLE 24 ENERGY STANDARDS.
- 40. INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH CAL GREEN SECTIONS 5.558.1.1 AND 5.508.12 HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFC'S AND SHALL NOT CONTAIN HALONS. (CAL GREEN SECTION 5.508.1)
- 41. IN ADDITION TO TESTING AND ADJUSTING, BEFORE A NEW SPACE-CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, BALANCE THE SYSTEM IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING ADJUSTING & BALANCING BUREAU NATIONAL STANDARDS (NEBB).
- 42. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED O&M INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.



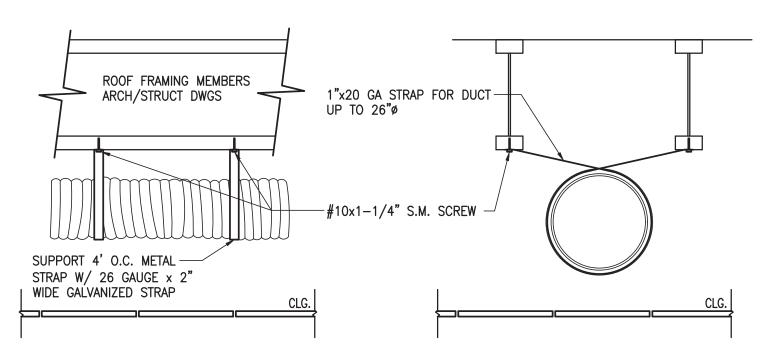
WATER HEATER VENT

ALL BRACING OF DUCTS AND PIPING SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA GUIDELINES WHERE BRACING DETAILS ARE NOT SHOWN IN THE DRAWINGS OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

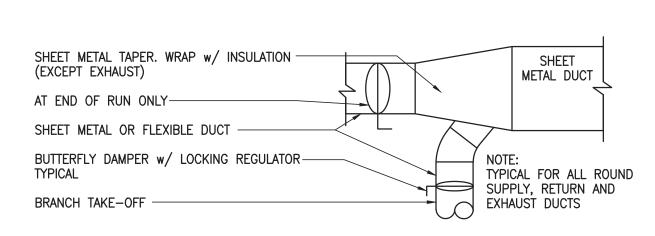
A COPY OF THE GUIDE LINES PUBLISHED BY SMACNA SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON THE JOB SITE AT ALL TIMES.

1. AIR GAP UNDER DOOR EQUAL TO 18in² (0.75" CLEARANCE)

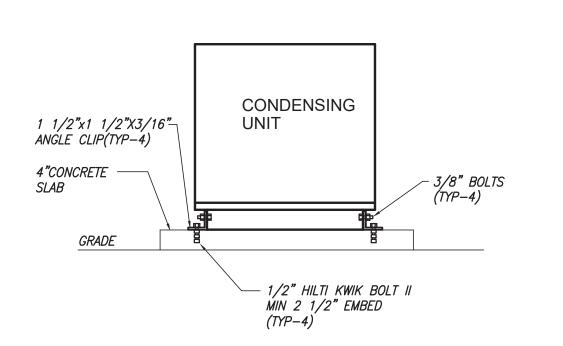
2. LOUVER MUST BE LOCATED THE SAME HEIGHT IN DOOR AS



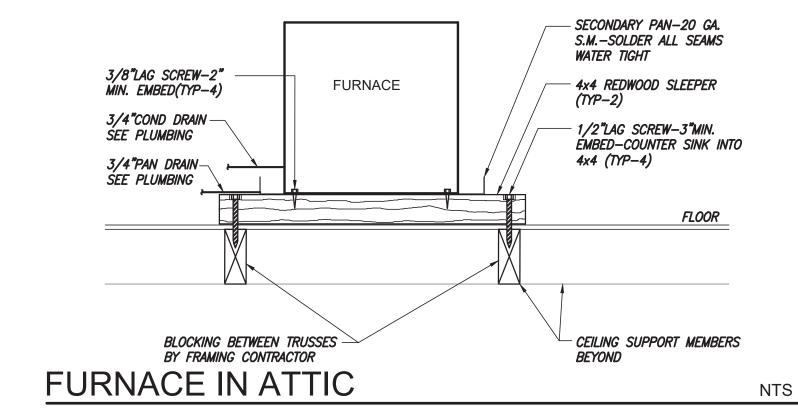
DUCT HANGER - TYP



BRANCH DUCT



CONDENSING UNIT MTG



EXHAUST FAN -2x4 BLOCKING CEILING JOIST .-BETWEEN JOIST (4 SIDES OF OPENING) FINISH --#10"x2-1/2" WOOD SCREWS CEILING. THRU MOÚNTING BRACKET INTO 2x BLOCKING (TYP. OF 4) GRILLE SUPPLIED B' FAN MFGR.

CEILING EXH FAN MOUNTING









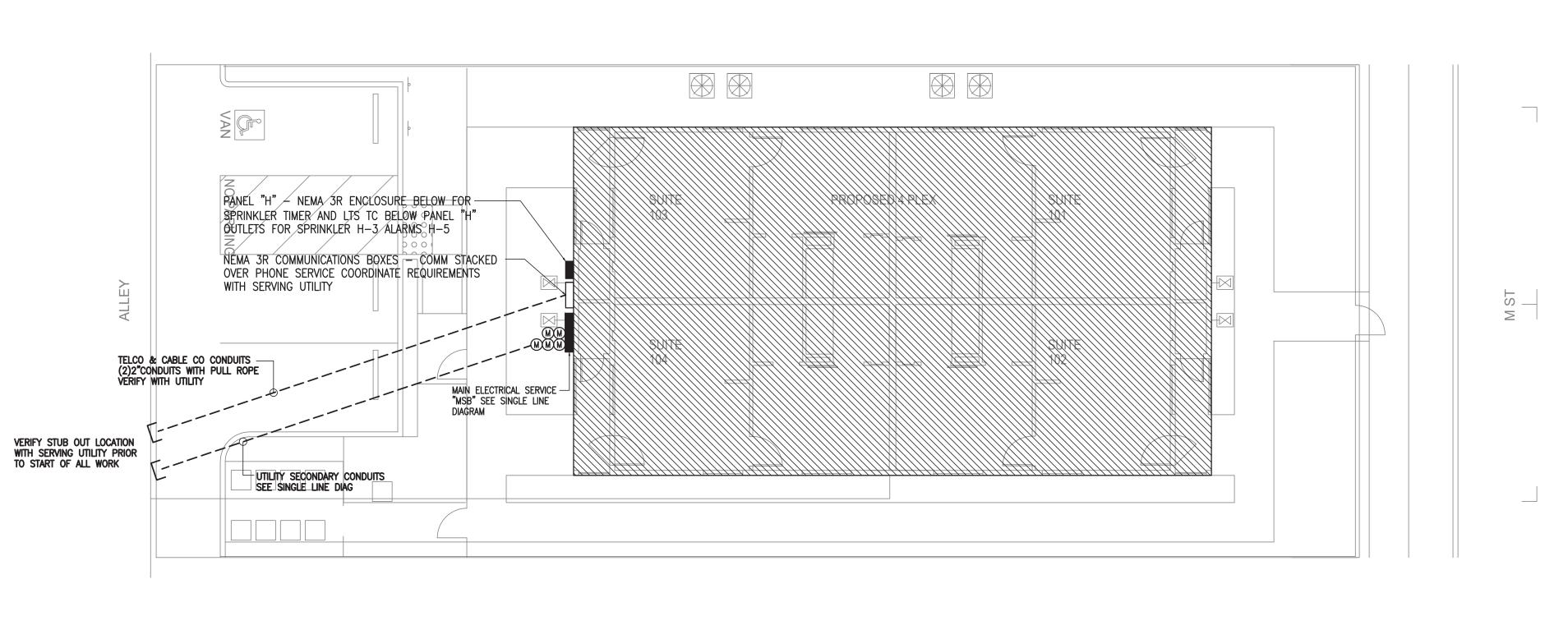
BAKERSFIELD, CA DATE | ISSUED FOR 8-4-23 SITE PLAN REVIEW 10-5-23 NO. REVISIONS **MECHANICAL** 4128A2-0

M-2.0

FILE NAME:

SHEET

NTS









COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied ir any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor

NOTICE TO CONTRACTORS
Written dimensions on these drawings shall precedence over scaled dimensions. Contra shall verify and be responsible for confirmiall dimensions and shall notify the archite immediately of any discrepancies or field variations discovered.

GOLDEN EMPIRE AFFORDABLE HOUSING, INC. M ST PARTMENTS

1209 M ST BAKERSFIELD, CA DATE ISSUED FOR 8-4-23 SITE PLAN REVIEW 10-5-23

NO. REVISIONS

A

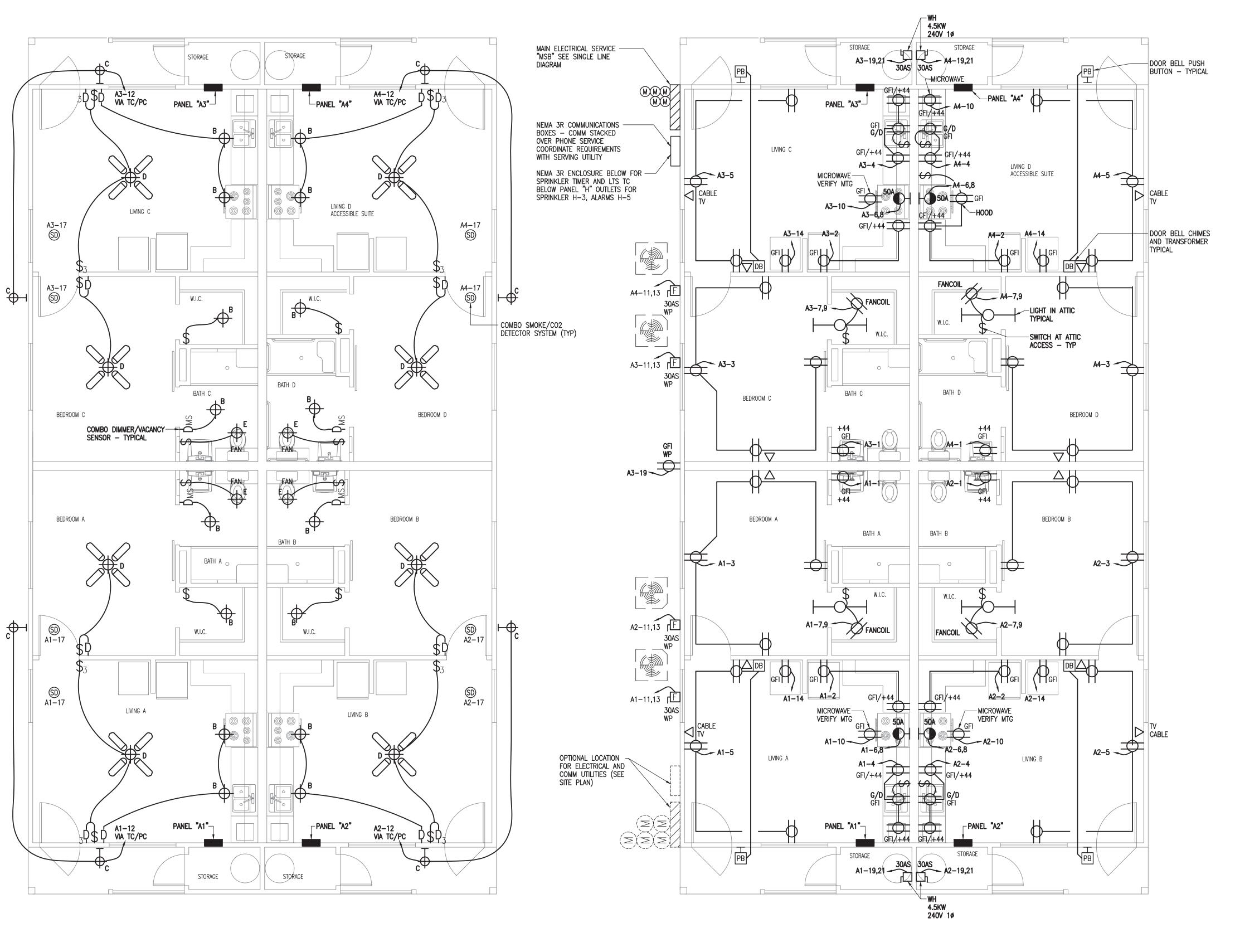
ELECTRICAL

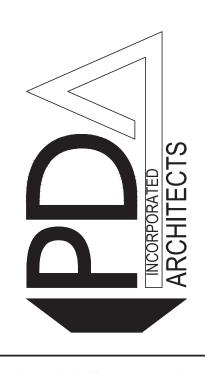
FILE NAME: 4128A2-0

E-1.0

SHEET

1/8"







COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field

GOLDEN EMPIRE AFFORDABLE HOUSING, INC. M ST APARTMENTS

1209 M ST
BAKERSFIELD, CA

DATE ISSUED FOR
8-4-23 SITE PLAN REVIEW

10-5-23

NO. REVISIONS

A
A

ELECTRICAL

FILE NAME: 4128A2-0 SHEET

1/4"

E-2.0

4-PLEX APARTMENT BUILDING LIGHTING PLAN

SERVICE C	<u>ALCULAT</u>	IONS	
GENERAL LIGHTING AND RECE	PTACLE LOADS (N.E.C. 220-3b10):	
SQUARE FOOTAGE x 3 WATTS	475X3= 1425		
SMALL APPLIANCE AND LAUNE	ORY LOADS (N.E.C	c. 220-16a,b):	Г
TWO SMALL APPLIANCE CIRCUITS	3000		T
ADDITIONAL APPLIANCE (1500w)	_		T
LAUNDRY CIRCUIT (1500w MIN)	1500		Γ
SUBTOTAL GENERAL LIGHTING, SMALL APPLIANCE & LAUNDRY	5925		
1st 3,000 W @ 100%	3000	3000	
BALANCE @ 35%	2925-65%	1024	
SPECIAL APPLIANCE LOADS			
RANGE (NEC 220-19)	8000 UP TO 12kw	8000	Γ
DRYER (NEC 220-18)	5000	NONE	
HEATING / AC @ 100%	5000	5000	
APPLIANCES FASTENED IN PLA	ACE (NEC 220-17)		
WATER HEATER	4500		
MICROWAVE (1300)	1300		
DISHWASHER (1500)	1500		L
COMPACTOR (900)	_		L
DISPOSER (800)	800		L
ATTIC FAN (1600)	-		L
SPA (PER MFGR)	-		L
OTHER	-		L
SUB TOTAL	8100		L
IT <four appliances,="" enter="" su<="" td=""><td>BTOTAL @100% OR</td><td>_</td><td>L</td></four>	BTOTAL @100% OR	_	L
IF >FOUR APPLIANCES, ENTER	R SUBTOTAL x 75%	6075	L
LARG	EST MOTOR x 25%	1000	
	TOTAL LOAD	24099	L
TOTAL LOAD / 240	/ = SERVICE AMPS	100	L
DEMAND F		100	<u> </u>

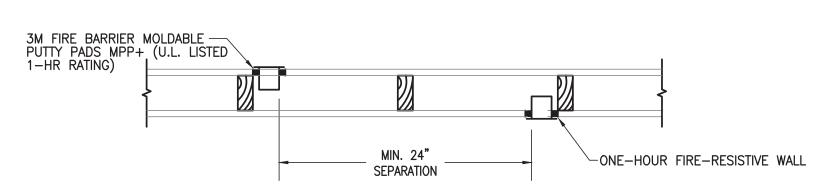
4 PLEX APARTMENT
CALCULATED LOAD PER C.E.C. 220.82 = 24,099 VA PER APARTMENT
DEMAND FACTOR PER C.E.C. 220.84 = (3-5 UNITS) 45%
26,186 X 4 = 104,744 @ 45% = 47,135 VA OR 196 AMPS AT 240V 1PH

BUS 200 1PH	3W 	V	OLT	S _	120)/240)V 	MFR. G-E		AIC	RATIN	G SE	RIE	S 		-	MAII	N AMPS <u>MLO</u>
DESCRIPTION	VOLT	-AMPS	οι	JTLE	TS	BKR.	WIRE	DIIC C	ONIA	IECTION	WIRE	WIREBKR. OUTLETS VO						DESCRIPTION
DESCRIPTION	Α	В	LTG	REC	MISC	AMP P	AWG	BUS C	OININ	IECTION	AWG	P AMF	MISC	REC	LTG	Α	В	DESCRIPTION
BATH GFI	200			1		20 1	12	1 AFI	lacksquare	AFI 2	12	1 20			•	1200		REFER
BED REC		800		4		20 1	12	3 AFI	<u> </u>	AFI 4	12	1 20			•		600	COUNTER REC
LIVING REC	600			3		20 1	12	5 AFI			6	50			•	4000		RANGE
FANCOIL		2756				30	10	7	<u> </u>	8	6	2	J -		•		4000	V
▼ 26.5A	2756					2	10	9	<u> </u>	AFI 10	12	1 20			•	1200		MICROWAVE
AC UNIT		1900		1		30	10	11/	<u> </u>	12	12	1 20			•		40	EXTERIOR LTG
15.4A	1900					/ 2	10	13		14	12	1 20			•	1200		WASHER/DRYER
LIGHTING		300				20 1	12	15 AFI	<u> </u>	16	12	1 20			•		- 1	_
SMOKES	10					20 1	12	17 AFI		18	12	1 20				_		_
WATER HEATER		2250				30	10	19	<u> </u>	20	12	1 20					_	_
V	2250					/ 2	10	21		22	12	1 20			•	_		_
-		_				20 1	12	23	<u> </u>	24	12	1 20			•		- 1	_
_	T -					20 1	12	25		26	12	1 20			•	_		_
_		_				20 1	12	27	<u> </u>	28	12	1 20			•		_	_
_	-					20 1	12	29	<u> </u>	30	12	1 20			•	_		_
_		_				20 1	12	31	<u> </u>	32	12	1 20			•		_	_
_	-					20 1	12	33	<u> </u>	34	12	1 20			•	_		-
_		_				20 1	12	35	igsqcup	36	12	1 20			•		_	_
_	_					20 1	12	37		38	12	20			•	-		SOLAR BREAK
		_				20 1	12	39		40	12	2	·		•		_	
CONNECTED LOAD	7716	8006														7600	4640	CONNECTED LOAD

													_								
							P.A	<u> </u>	IEL HB	((NEMA	3R	<u> </u>							PANEL "H	IC" SAME
BUS 125 1PH 3	3W	V	OLT	S_	120	/24			MFR. G-E		AIC I	RATIN	G	SEF	RIES			-	MAI	N AMPS	/ILO
DESCRIPTION	VOLT	-AMPS	οι	JTLE	TS	BKF	R. WII	RE	DUC C	2010	NECTION	WIRE	ВК	R.	ΟU	TLE	TS	VOLT-	-AMPS	DESCR	NOTION
DESCRIPTION	Α	В	LTG	REC	MISC	AMP	P AV	VG	BUS C	ומוכ	NECTION	AWG	PA	MP	AISC	REC	LTG	Α	В	DESCR	APTION
EXTERIOR LTG	276			•	•	20	/ [3	1		2	12	1	20	•		•	1200		GATE OF	PERATOR
EXTERIOR LTG		276		•	•		2 8	3	3		4	12	1	20	•		•		1200	GATE OF	PERATOR
_	_			•	•	20	1 1	2	5		6										
_		_		•		20	1 1	2	7		8										
_	_			•		20	1 1	2	9	_	10										
_		_		•		20	1 1	2	11		12										
_	_			•		20	1 1	2	13	_	14	12	X	40	•	•	•	_		CHAR	GERS
_		_		•	•	20	1 1	2	15		16	12	2	\int	•		•		_	,	1
CONNECTED LOAD	276	276																1200	1200	CONNECT	ED LOAD
PHASE A VOLT-AMPS PHASE B VOLT-AMPS		: .		476 476																	
TOTAL DEMAN	D AM	PS :	= _		295	52	_ VC	LT	S-AMPS ÷		PHASE VOLTA	GE _		24	0	V	OLT:	S =		12	AMPS

TOTAL DEMAND AMPS = ____27962_ VOLTS-AMPS ÷ PHASE VOLTAGE ___240__VOLTS = ____117__AMPS

							PA	NE	EL HA	((NEMA	3R)						
BUS 60 1PH 3V	V	∨	OLT	S _	120	/24	-0V	MI	FR. SQUARE	D	AIC	RATIN	G S	ERI	ES		=	MAI	N AMPSMLO
DESCRIPTION	VOLT	-AMPS	ΟL	JTLE	TS	BKF	R. WIF	RE	DIIC C	2010	NECTION	WIRE	BKF	₹. С	UTL	ETS	VOLT-	-AMPS	DESCRIPTION
DESCRIPTION	Α	В	LTG	REC	MISC	AMP	P AW	G	B03 C	יוווכ	NECTION	AWG	PAN	IP MIS	C REC	LTG	Α	В	DESCRIPTION
WALL PAKS	160					20	1 12	2 _	1 AFI	_	2	10	2	0 .			1440		LIFT PUMP
SPRINKLERS		200				20	1 12	2 _	3 AFI	<u> </u>	4	10	2					1440	
ALARMS	200					20	1 12	<u> </u>	5 AFI	<u> </u>	6	10	2	0 .			1440		LIFT PUMP
POLE LIGHT		69				20	1 12	<u>-</u>	7	<u> </u>	8	10	2	$\sqrt{\cdot}$				1440	
_	_					20	1 12	<u> </u>	9	<u> </u>	10	12	1 2	0 .			200		CONTROLS
_		_				20	1 12	2 _1	11/\	<u> </u>	12	12	1 2	0 .				_	_
_	_					20	1 12	<u>. </u>	13	<u> </u>	14								
_		_				20	1 12	<u>. </u>	15	<u> </u>	16								
_	_					20	1 12	<u>. </u>	17	<u> </u>	18								
_		_				20	1 12	<u>. </u>	19	<u> </u>	20								
_	_					20	1 12	2 _2	21	<u> </u>	22		4	0 .			_		CHARGERS
_		_				20	1 12	2 2	23		24		2	$\sqrt{}$				_	
CONNECTED LOAD	360	269															3080	2880	CONNECTED LOAD
PHASE A VOLT-AMPS PHASE B VOLT-AMPS		: .	<u>3</u>						AMPS. AMPS.	Af	FI = ARC FAULT	BREAK	ER						
TOTAL DEMAN	D AMI	PS	= _		658	39	VO	LTS-	-AMPS ÷		PHASE VOLTA	GE _		240	\	/OLT	S =	_	27AMPS



PLAN SECTION OF WALL
STEEL ELECTRICAL OUTLET BOX PENETRATION

STEEL ELECTRICAL OUTLET BOX PENETRATION







1209 M ST BAKERSFIELD, CA DATE ISSUED FOR 8-4-23 SITE PLAN REVIEW 10-5-23 NO. REVISIONS ELECTRICAL

4128A2-0 FILE NAME:

E-3.0

SHEET

ELECTRICAL NOTES

- 1. CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC. NOT INDICATING THE EXACT ROUTING REQUIRED. THE CONTRACTOR SHALL ROUTE CONDUITS AS REQUIRED BY THE CONDITIONS OF INSTALLATION.
- ALL EQUIPMENT PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE LISTED AND LABELED BY A NATIONALLY-RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, FOR THE CONDITIONS OF INSTALLATION.
- 3. DEVICE LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXACT DEVICE LOCATIONS SHALL BE AS INDICATED ON THE ARCHITECTURAL PLANS OR AS DIMENSIONED. IF NOT SHOWN ON THE ARCHITECTURAL PLANS OR DIMENSIONED ON THE ELECTRICAL PLANS, VERIFY EXACT LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN.
- 4. ALL WIRE COUNTS ARE TYPICALLY NOT SHOWN BETWEEN LIGHT FIXTURES OR RECEPTACLES. PROVIDE ALL REQUIRED EVEN WHERE NOT SHOWN.
- WHERE SIZE IS NOT SHOWN ON THE DRAWINGS, CIRCUITS SHALL CONSIST OF #12 PHASE AND GROUNDED (NEUTRAL CONDUCTORS) AND A #12 CU GROUND IN 3/4" CONDUIT.
- 6. UNLESS SPECIFICALLY NOTED OTHERWISE, THE ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO ALL UTILIZATION EQUIPMENT SHOWN ON THE DRAWINGS. VERIFY THE TYPE OF FINAL CONNECTION AND PROVIDE APPROPRIATE WIRING METHOD.
- 7. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL, PLUMBING AND GENERAL CONTRACTORS, PRIOR TO ORDERING OR INSTALLATION OF ANY EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT REQUIREMENTS ARE PROVIDED IN THE ELECTRICAL DESIGN. THE CONTRACTOR WILL NOT BE COMPENSATED FOR COSTS ASSOCIATED WITH CHANGING THE ELECTRICAL SYSTEMS TO MATCH UTILIZATION EQUIPMENT, EVEN IF THE ELECTRICAL WORK IS INSTALLED PER THE ELECTRICAL DRAWINGS.
- 8. THE ELECTRICAL CONTRACTOR SHALL REVIEW THE MECHANICAL PLANS, PRIOR TO BID, AND DETERMINE THE LOCATION OF SMOKE OR FIRE/SMOKE DAMPERS, IF ANY. UNLESS OTHERWISE NOTED ON THE ELECTRICAL PLANS, EACH SMOKE OR FIRE/SMOKE DAMPER SHALL BE CONNECTED TO THE NEAREST RECEPTACLE CIRCUIT, NOT TO EXCEED THREE (3) DAMPERS ADDED TO ANY CIRCUIT, INCLUDE IN THE BASE BID BID ONE (1) DUCT SMOKE DETECTOR PER SMOKE OR FIRE/SMOKE DAMPER SHOWN ON THE MECHANICAL PLANS.
- 9. UNLESS NOTED OTHERWISE, EACH DAMPER DUCT SMOKE DETECTOR SHALL BE RATED 24VAC AND SHALL BE CONNECTED TO THE FIRE ALARM PANEL (IF ANY) ON A SEPARATE ZONE.
- 10. SMOKE OR FIRE/SMOKE DAMPERS SHALL BE CONNECTED TO THE FIRE ALARM SYSTEM (IF ANY) AND SHALL BE CONTROLLED BY THE FIRE ALARM CONTROL PANEL (IF ANY).
- 11. COORDINATION OF OVERCURRENT PROTECTIVE DEVICES SHALL BE BY ELECTRICAL CONTRACTOR INCLUDING SETTINGS OF CIRCUIT BREAKERS.
- 12 SOME CONDUCTOR SIZES ARE BASED ON THE USE OF 75 DEGREE C CONDUCTOR RATINGS. THE CONTRACTOR SHALL VERIFY, PRIOR TO INSTALLATION OF CONDUCTORS OR CONDUIT FEEDING ANY EQUIPMENT, THAT ALL ELECTRICAL EQUIPMENT IS RATED FOR USE WITH 75 DEGREE C WIRING. IF ANY EQUIPMENT IS RATED FOR USE WITH LESS THAN 75 DEGREE C CONDUCTORS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR EVALUATION/CORRECTION.
- 13. UNLESS SPECIFICALLY NOTED OTHERWISE, SYSTEMS PROVIDED OR INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE COMPLETE AND FULLY-FUNCTIONING AFTER INSTALLATION. COMPONENTS NOT SHOWN, BUT REQUIRED FOR THE PROPER OPERATION OF THE EQUIPMENT OR SYSTEM, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE PROJECT.
- 14. THE CONTRACTOR SHALL PERFORM ALL ACCEPTANCE TESTS REQUIRED OR RECOMMENDED BY EQUIPMENT MANUFACTURERS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SEVEN (7) DAYS PRIOR TO TESTING AND SHALL ALLOW OBSERVATION OF THE TESTING BY THE ENGINEER.
- 15. ALL RECEPTACLES INSTALLED WITHIN 6 FEET OF A SINK SHALL BE GFCI PROTECTED.
- 16. UNLESS OTHERWISE NOTED, ALL EQUIPMENT DISCONNECTS SHALL BE NEMA TYPE 3R, FUSIBLE, 30A, 3 POLE. FUSE PER EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 17. DEVICE BOXES SHOWN BACK-TO-BACK SHALL BE OFFSET A MINIMUM OF TWELVE (12) INCHES TO REDUCE SOUND TRANSMISSION BETWEEN ROOMS.
- 18. ALL PENETRATIONS IN WALLS SHALL BE SEALED WITH FLEXIBLE ACOUSTIC CAULKING. CAULKING SHALL BE APPLIED AROUND OUTLET BOXES TO PROVIDE A COMPLETE SEAL BETWEEN THE BOX AND THE WALL.
- 19. PRIOR TO TRENCHING IN ANY AREA, THE CONTRACTOR SHALL CONTACT ELECTRICAL, COMMUNICATIONS/DATA, CABLE TV. CAS. AND WATER UTILITY PROVIDERS (BLUE STAKE) AND HAVE ALL UTILITIES IN THE AREA IDENTIFIED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A SUBCONTRACTOR SPECIALIZING IN THE LOCATION OF UNDERGROUND STRUCTURES TO IDENTIFY ANY OBSTACLES IN THE PATH OF TRENCHING (PRIOR TO COMMENCING WORK). DAMAGE TO ANY UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- 20. LIGHT FIXTURES IN SUSPENDED CEILINGS SHALL BE INSTALLED IN COMPLIANCE WITH BUILDING CODE & 2022 NEC. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING
 - a. LIGHT FIXTURES SHALL BE POSITIVELY ATTACHED TO THE SUSPENDED CEILING SYSTEM. b. INSTALL (OR VERIFY THE EXISTENCE OF) A #12 GAGE HANGER WIRE WITHIN 3" OF
 - EACH CORNER OF THE LIGHT FIXTURE.
- c. PENDANT-HUNG FIXTURES SHALL BE SUPPORTED FROM THE STRUCTURE ABOVE WITH (2) #9 GAGE WIRES OR OTHER APPROVED SUPPORT METHOD WHICH DOES NOT DEPEND ON THE CEILING SUPPORT SYSTEM.
- 21. LIGHT FIXTURES MOUNTED IN CEILINGS WHICH FORM AN AIR-HANDLING SPACE (PLENUM) SHALL BE SPECIFICALLY LISTED FOR SUCH INSTALLATION.
- 22. LIGHT FIXTURES MOUNTED IN FIRE-RATED CEILINGS SHALL BE SPECIFICALLY LISTED TO MAINTAIN THE FIRE
- 23. WHERE THE PLANS INDICATE A LIGHT FIXTURE IS TO BE PROVIDED WITH SPECIAL FEATURES/SWITCHING (DIMMING, EMERGENCY, THREE-LEVEL, ETC) THE CONTRACTOR SHALL PROVIDE THESE FIXTURES WITH THE APPROPRIATE BALLASTING TO ACCOMMODATE THE SPECIAL FEATURE. THE CONTRACTOR SHALL PROVIDE THE FIXTURES AS INDICATED IN THE LIGHTING FIXTURE SCHEDULE, WITH MODIFICATIONS AS REQUIRED BY PLAN
- 24. WHERE A MANUAL MOTOR STARTER IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL VERIFY THE DEVICE PROVIDED IS LABELED "SUITABLE AS MOTOR DISCONNECT".
- 25. WHERE A COMBINATION CONTROLLER IS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL VERIFY THE DEVICE PROVIDED IS LABELED "SUITABLE AS MOTOR DISCONNECT" AND IS LISTED AS A BRANCH CIRCUIT OVERLOAD AND SHORT-CIRCUIT PROTECTIVE DEVICE.
- 26. UTILITY COORDINATION
 - a. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF DRAWINGS TO ELECTRICAL AND TELCO UTILITIES WITHIN ONE WEEK OF NOTICE TO PROCEED.
 - b. THE CONTRACTOR SHALL NOT TRENCH OR INSTALL CONDUITS (ON THE UTILITY OR LOAD SIDE) TO THE SES TO THE UTILITY TRANSFORMER (PRIMARY OR SECONDARY), OR TO THE UTILITY CONNECTION POINT BEFORE RECEIVING A FINAL DESIGN FROM THE UTILITY.
 - c. THE CONTRACTOR SHALL NOT INSTALL EQUIPMENT PADS FOR THE SES OR ANY UTILITY EQUIPMENT
 - (TRANSFORMERS, SWITCHING CABINETS, ETC) PRIOR TO RECEIPT OF FINAL PLANS FROM THE UTILITY. d. The contractor shall not be compensated for additional work required to MEET THE REQUIREMENTS OF THE UTILITY WHICH IS THE RESULT OF PROCEEDING PRIOR TO RECEIPT OF A FINAL UTILITY DESIGN.
- 27. IN EVENT OF A DISCREPANCY BETWEEN THE SPECIFICATIONS AND A NOTE ON THE DRAWINGS, THE DRAWING NOTES SHALL SUPERSEDE THE SPECIFICATIONS.
- 28. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES INCLUDING THE 2022 NEC.
- 29. ALL CABLE EXPOSED IN MECHANICAL AIR HANDLING PLENUM AREAS SHALL BE PLENUM RATED.
- 30. OVER CURRENT DEVICES SHALL BE LOCATED WHERE THEY WILL NOT BE EXPOSED TO PHYSICAL DAMAGE.
- 31. HOMERUNS SHALL NOT BE GANGED TOGETHER UNLESS SHOWN GANGED.
- 32. CONTRACTOR SHALL CONTACT ARCHITECT IN WRITING (RFI) PRIOR TO PROCEEDING WITH ANY WORK NOT CLEARLY SHOWN ON THESE CONTRACT DOCUMENTS. ARCHITECT WILL NOT ACCEPT ANY RESPONSIBILITY FOR WORK HE HAS NOT EXPLICITLY AUTHORIZED.
- 34. PER 2022 NEC, PROVIDE IDENTIFICATION AT THE DISTRIBUTION PANEL FOR BRANCH CIRCUITS THAT FEED UNIT EQUIPMENT. PROVIDE ENGRAVED NAMEPLATES AND ATTACH TO PANEL WITH STAINLESS SCREWS.
- 35. PER 2022 NEC. ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE MAINTENANCE WHILE ENERGIZED SHALL BE PROPERLY MARKED TO WARN PERSONNEL OF ARC FLASH HAZARD.
- 36. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER "AFCI" CIRCUIT BREAKER FOR ALL RECEPTACLES AND LIGHTS IN FAMILY ROOMS, PAROLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREA. (NEC 210-12)
- 37. ALL DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED "TAMPER RESISTANT" RECEPTACLES (NEC 406.11)
- 38. FIXTURES ABOVE BATHTUBS: NO PARTS OF CORD CONNECTED FIXTURES, HANGING FIXTURES, TRACK LIGHTING, PENDANTS OR CEILING FANS SHALL BE LOCATED DIRECTLY ABOVE THE TUB AND WITHIN A ZONE MEASURED 3FT HORIZONTALLY AND 8FT VERTICALLY FROM THE BATHTUB RIM(NEC 41.04(D))
- 39. LIGHTING FIXTURES IN CLOTHES CLOSETS TO COMPLY WITH NEC SECTION 410.2 AND 410.16

APARTMENT LIGHTING SCHEDULE

LED RECESSED FIXTURE ENVISION LED# LED-FL-RES-6-18W-CWP

120V - 18WLED SURFACE FIXTURE ENVISION LED# 1X1 PANEL LED-PNL-1X1-18W-40K

LED SURFACE EXTERIOR FIXTURE ENVISIONLED# MINI LED WALL PACK LED-WPM-20W-50K-C-PC 120V - 20W - PHOTOCELL/TIMECLOCK

CEILING FAN WITH LED LIGHTING BANVIL 2000 #BF542-ORB-3L



FAN LIGHT COMBO 120V - SEE MECHANICAL

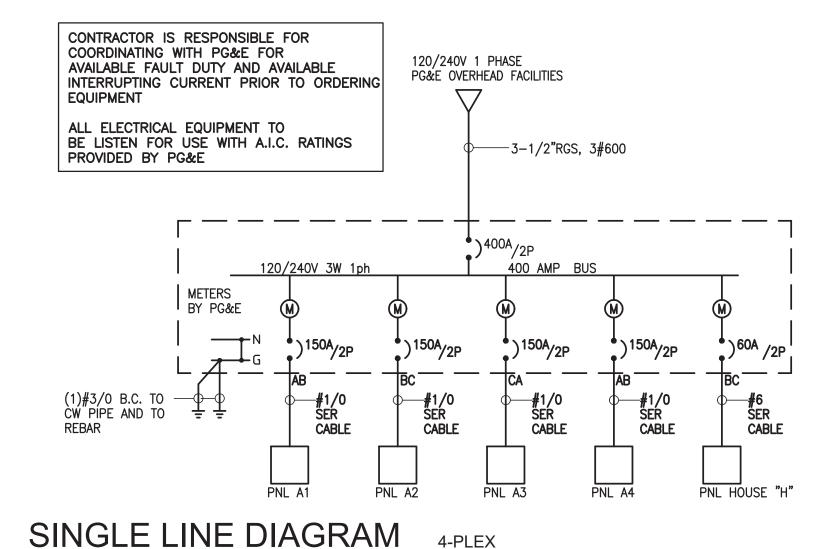
VANITY WALL BRACKET PROGRESS LTG #P300239-060-CS

120V - 24W LED

EXTERIOR LIGHTING SCHEDULE S1 4" LED DOWNLIGHT - CLEAR GLASS LENS LED - 24.78W INTENSE #SS4G2000408/IC430C

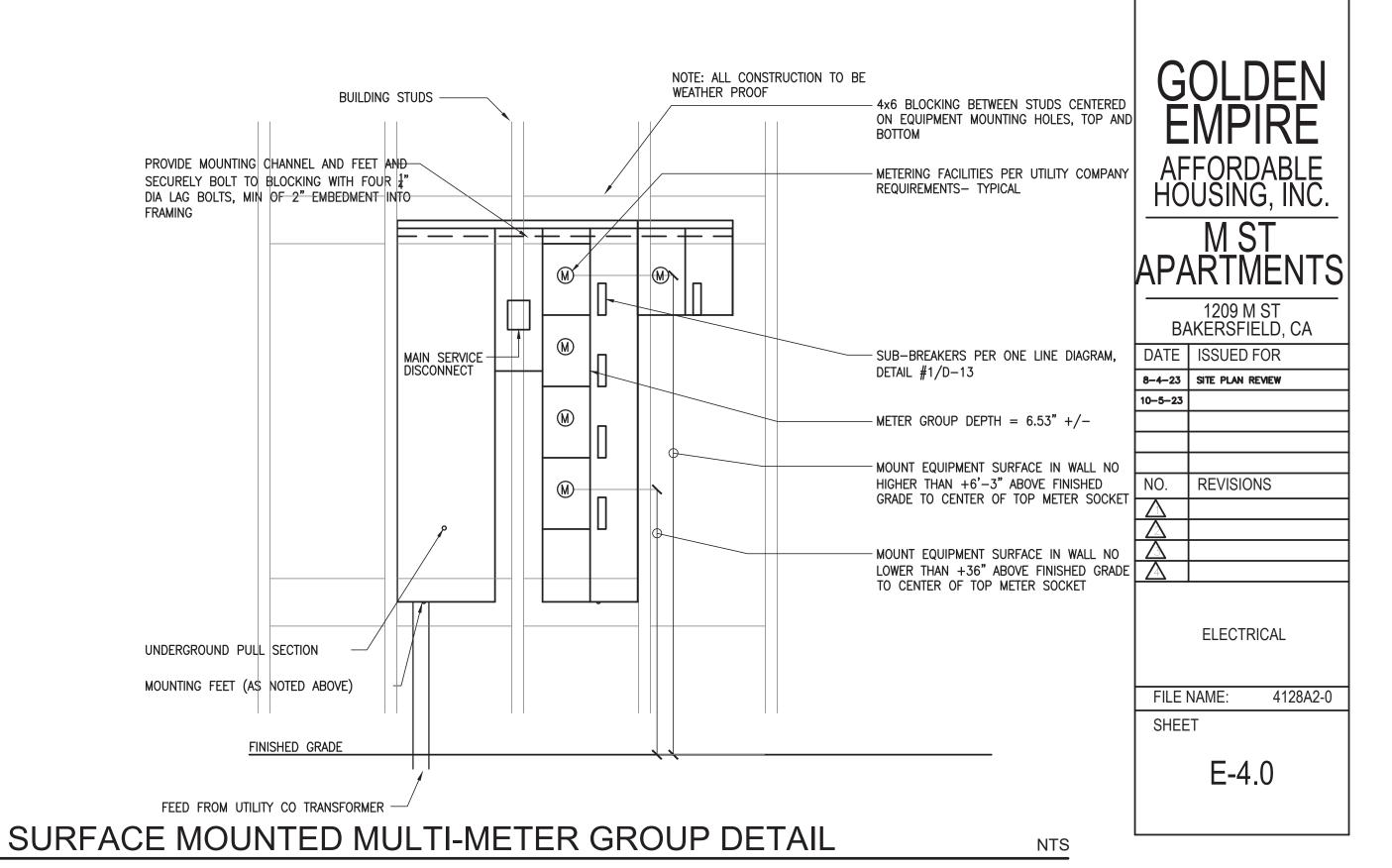
> LED SURFACE EXTERIOR FIXTURE 120V - 20W - PHOTOCELL/TIMECLOCK ENVISIONLED# MINI LED WALL PACK LED-WPM-20W-50K-C-PC

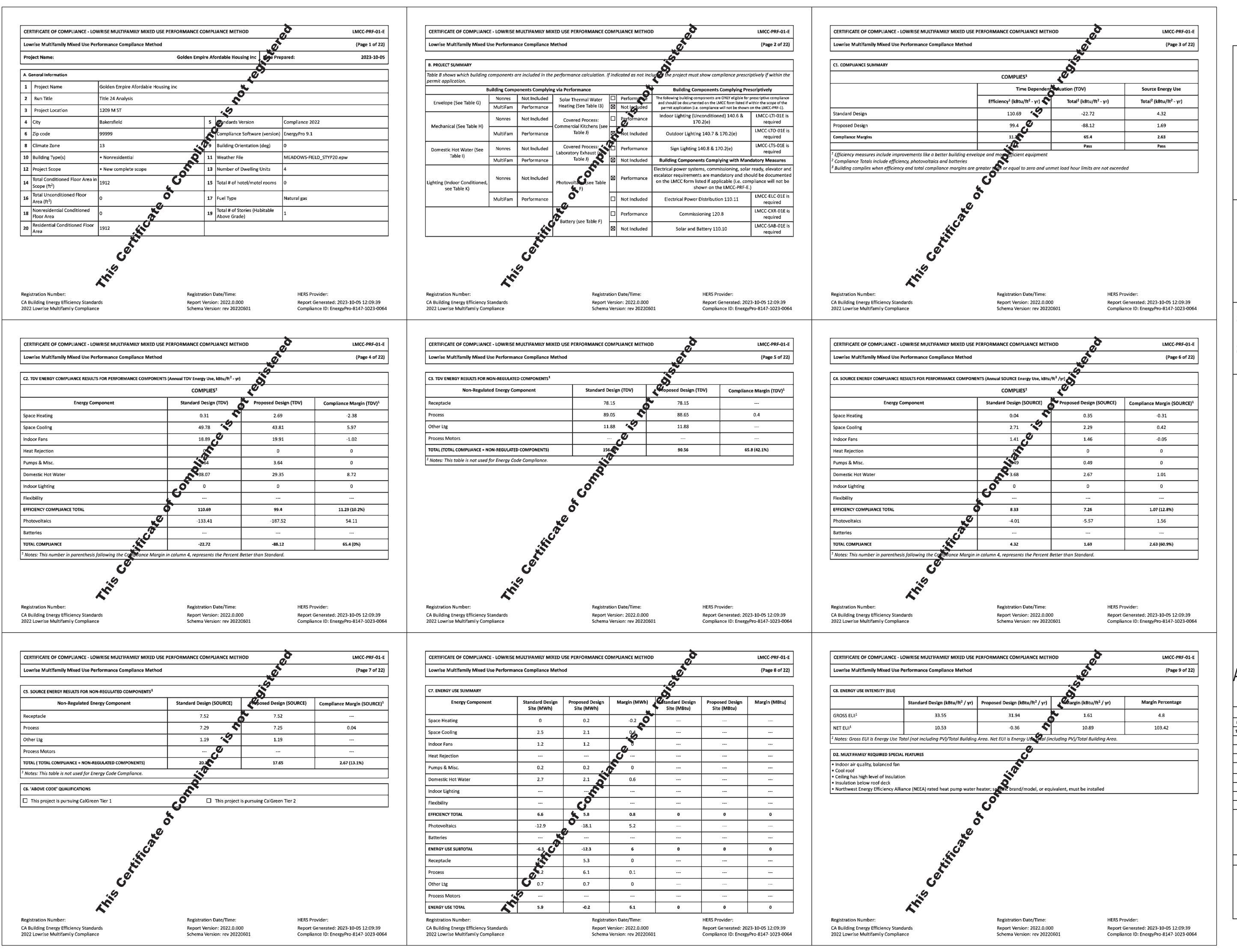
POLE MOUNT LUMINARIES 17'-6" 4"SQUARE POLE - BRONZE FINISH LED - 69W - 240V 10 BEACON #VPS-36L-65-4K7-3-UNV-A-DBT















COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

GOLDEN EMPIRE AFFORDABLE HOUSING, INC. M ST APARTMENTS

1209 M ST
BAKERSFIELD, CA

DATE ISSUED FOR

8-4-23 SITE PLAN REVIEW

10-5-23

NO. REVISIONS

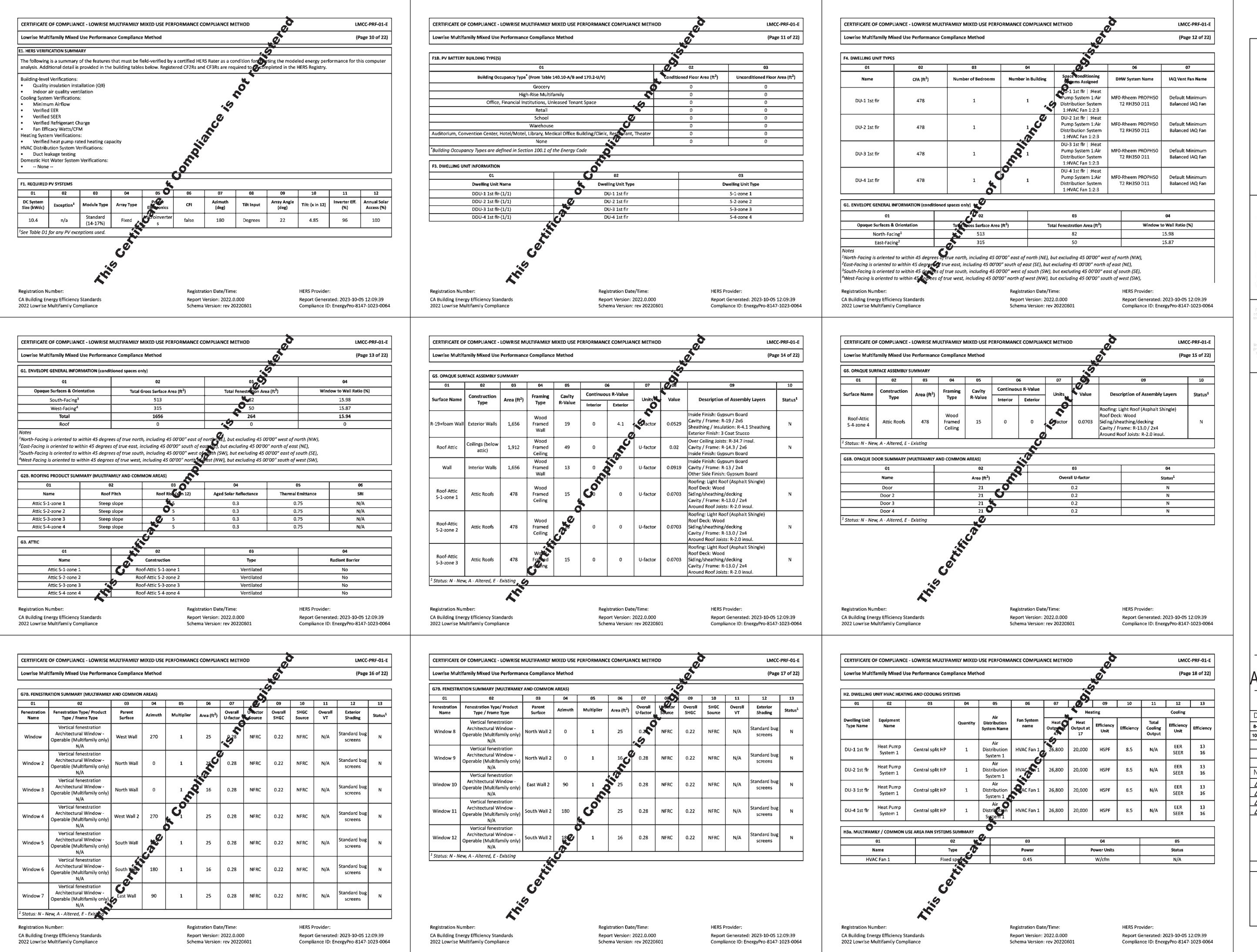
A
A
A
A

ENERGY

FILE NAME: 4128A2-0

SHEET

T-24.1







COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

GOLDEN EMPIRE AFFORDABLE HOUSING, INC. M ST APARTMENTS

1209 M ST
BAKERSFIELD, CA

DATE ISSUED FOR

8-4-23 SITE PLAN REVIEW

10-5-23

NO. REVISIONS

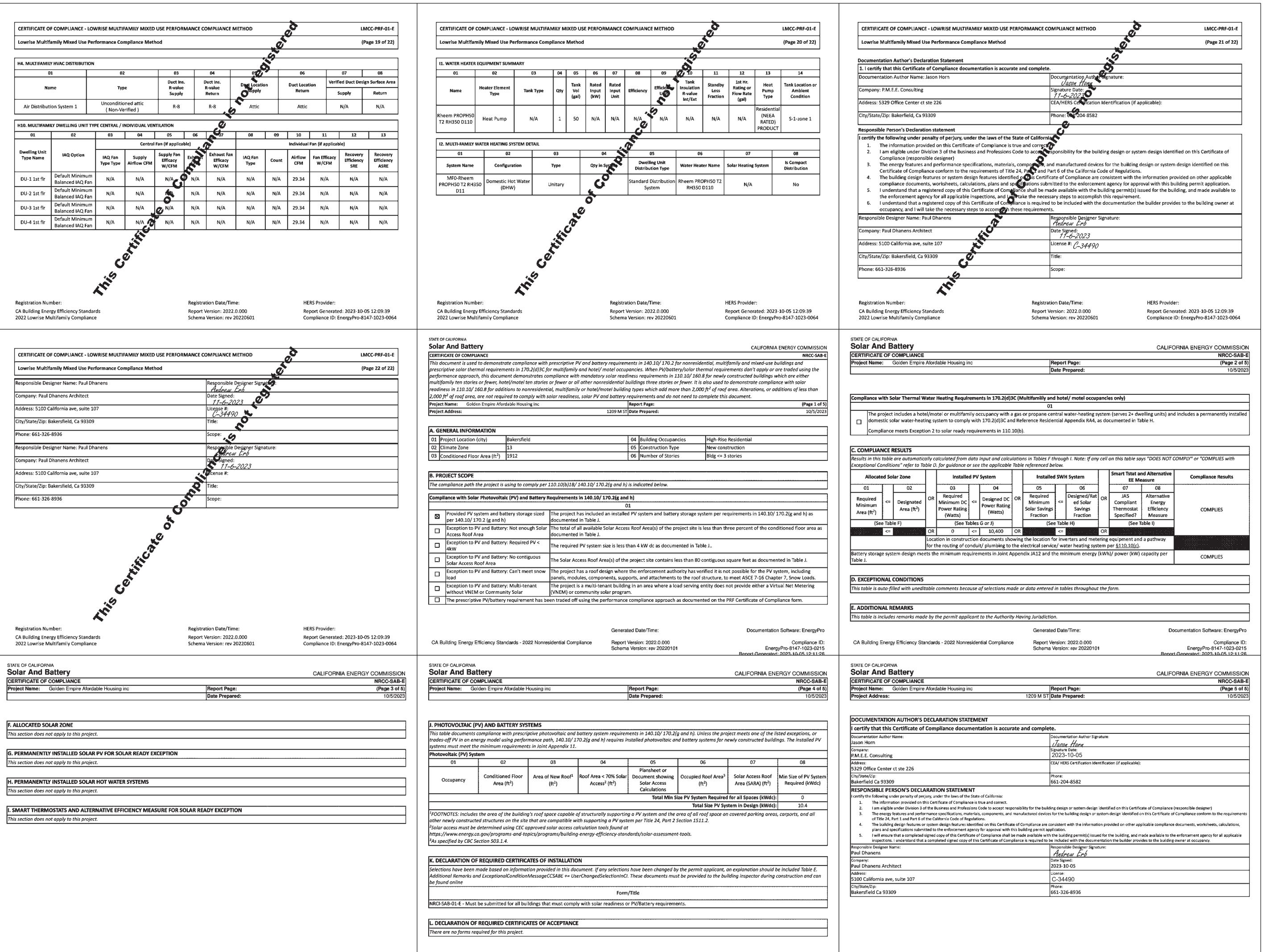
A

ENERGY

FILE NAME: 4128A2-0

SHEET

T-24.2



Generated Date/Time:

Report Version: 2022.0.000

Schema Version: rev 20220101

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Documentation Software: EnergyPro

Report Generated: 2023-10-05 12:11:26

EnergyPro-8147-1023-0215

Generated Date/Time:

Report Version: 2022.0.000

Schema Version: rev 20220101

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Documentation Software: EnergyPro

Report Generated: 2023-10-05 12:11:2

EnergyPro-8147-1023-0215





COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

GOLDEN EMPIRE AFFORDABLE HOUSING, INC. M ST APARTMENTS

1209 M ST
BAKERSFIELD, CA

DATE ISSUED FOR

8-4-23 SITE PLAN REVIEW

10-5-23

NO. REVISIONS

A
A
A

ENERGY

FILE NAME: 4128A2-0 SHEET

T 04 0

Documentation Software: EnergyPro

Report Generated: 2023-10-05 12:11:26

EnergyPro-8147-1023-0215

Generated Date/Time:

Report Version: 2022.0.000

Schema Version; rev 20220101

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

T-24.3

M STREET APARTMENTS 1209 M STREET BAKERSFIELD, CA. TREE SHADE REQUIREMENTS:

PARKING LOT 1. TOTAL AREA OF CUSTOMER PAVED PARKING LOT AREAS: 954 SFT.

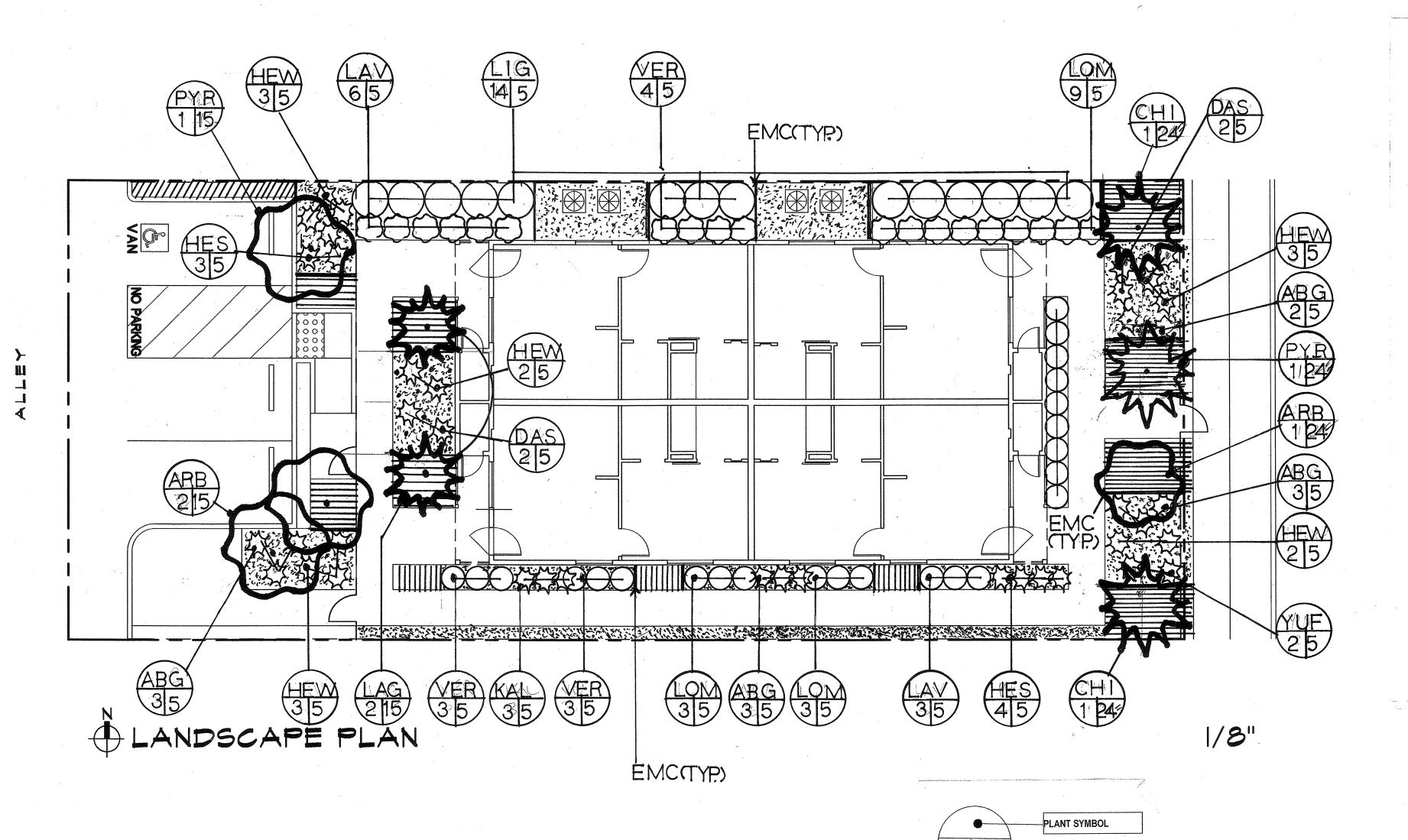
2. TOTAL AREA SHADED BY TREE SHADE CANOPY: 492 SFT.

3. TOTAL SHADED AREA REQUIRED: 382 SFT.

4. TOTAL SHADED PARKING AREA PROVIDED: 954 SFT/492 SFT=51%

EVERGREEN TREES DESIGNED=3 TOTAL TREES=3

STREET TREES: (50 LFT.) **EVERGREEN TREES: 1 TOTAL TREES: 4**



Sym	Size	Botancial Name	STREET APARTM Common Name	Foliage	QTY.	MWELC	SIZE
TREES							
11120	1						
ARB	24"	ARBUTUS 'UNEDO'	STRAWBERRY TREE	EVERGREEN		L	35' X 35'
		,					
ARB	15G	ARBUTUS 'UNEDO'	STRAWBERRY TREE	EVERGREEN		! L	35' X 35'
СНІ	24"	PISTACIA CHINENSIS	CHINENSE PISTACIA	DECIDUOUS	2	2 L	30' X 30'
LAG	15G	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	DECIDUOUS		L.	16' X 16'
PYR	24"	PYRUS CALLERYANA -CHANTICLEER	CHANTICLEER PEAR	DECIDUOUS	1	м	40' X11'
PYR	15G	PYRUS CALLERYANA -CHANTICLEER	CHANTICLEER PEAR	DECIDUOUS	1	M	40' X11'
SHRUBS							
DAS	5G	DASYLIRION WHEELERI	DESERT SPOON	EVERGREEN	4	L	
HES	5G	HESPEROYUCCA PARVIFLORA	RED YUCCA	EVERGREEN	7	L	
HEW	5G	HESPEROYUCCA WHIPPLEI	OUR LORD'S CANDLE	EVERGREEN	13	L	
KAL	5G	KALANCHOE LUCIAE	PADDLE PLANT	EVERGREEN	3	L	
_AV	5G	LAVANDULA AGUSTIFOLIA 'LAVENDER LADY'	LAVENDER LADY	EVERGREEN	. 9	L	
_OM	5G	LOMANDRA LONIGOLIA BREEZE	DWARF MAT RUSH	EVERGREEN	15	L	
/ER	5G	VERBENA LILACINA 'DE LA MINA'	CEDRUS ISLAND VERBENA	EVERGREEN	6	L	
G.COVER	1G	LANTANA MONTEVIDENSIS 'NEW	TRAILING LANTANA	EVERGREEN	18" O.C.	L	
	1G	MYOPORUM PARVIFOLIUM	MYOPORUM	EVÈRGREEN	18" O.C.		
	1G	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA	EVERGREEN	18" O.C.	L	
	CYD.	ALL PLANTER AREAS TO RECEIVE 3" OF BARK, EXCLUDING ROCK AREAS					3" OF BAR
	CYĎ.	3/4" RIVER ROCK OR EQUAL					

M STREET APARTMENTS LANDSCAPE DESIGN NOTES:

EMC: EXTRUDED MOW CURBING 6" X 4" CONCRETE

DECORATIVE ROCK: 3/4" RIVER ROCK OR EQUAL. +/-3" THICK.

BARK: ALL PLANTERS, EXCLUDING PLANTERS WITH ROCK, SHALL RECEIVE 3" THICK WALK ON BARK.

GOLDEN **EMPIRE** AFFORDABLE HOUSING, INC.

CONTRACTORS
STATE LICENSE BOARD
ACTIVE LICENSE License Number **551921** BUSINESS NAME C C N WHOLESALE NURSERY & LANDSCAPING INC

Classification(s) C27

Expiration Date 12/31/2024 www.csib.ca.gov

7/19/2023

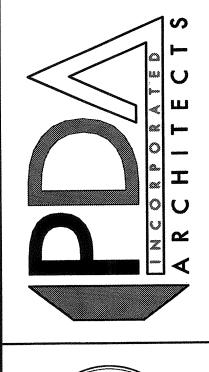
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

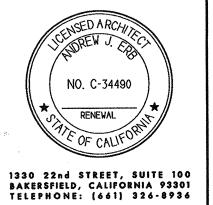
DAVID L. CRABTREE 07/05/2023

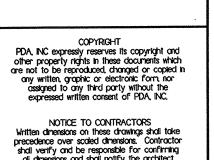
PLANT SIZE

PLANT QTY.

CCN WHOLESALE NURSERY AND LANDSCAPING, INC. P.O. BOX 6580 BAKERSFIELD, CA 93386 (661) 979-8848 CCNDLC@AOL.COM







M ST **APARTMENTS**

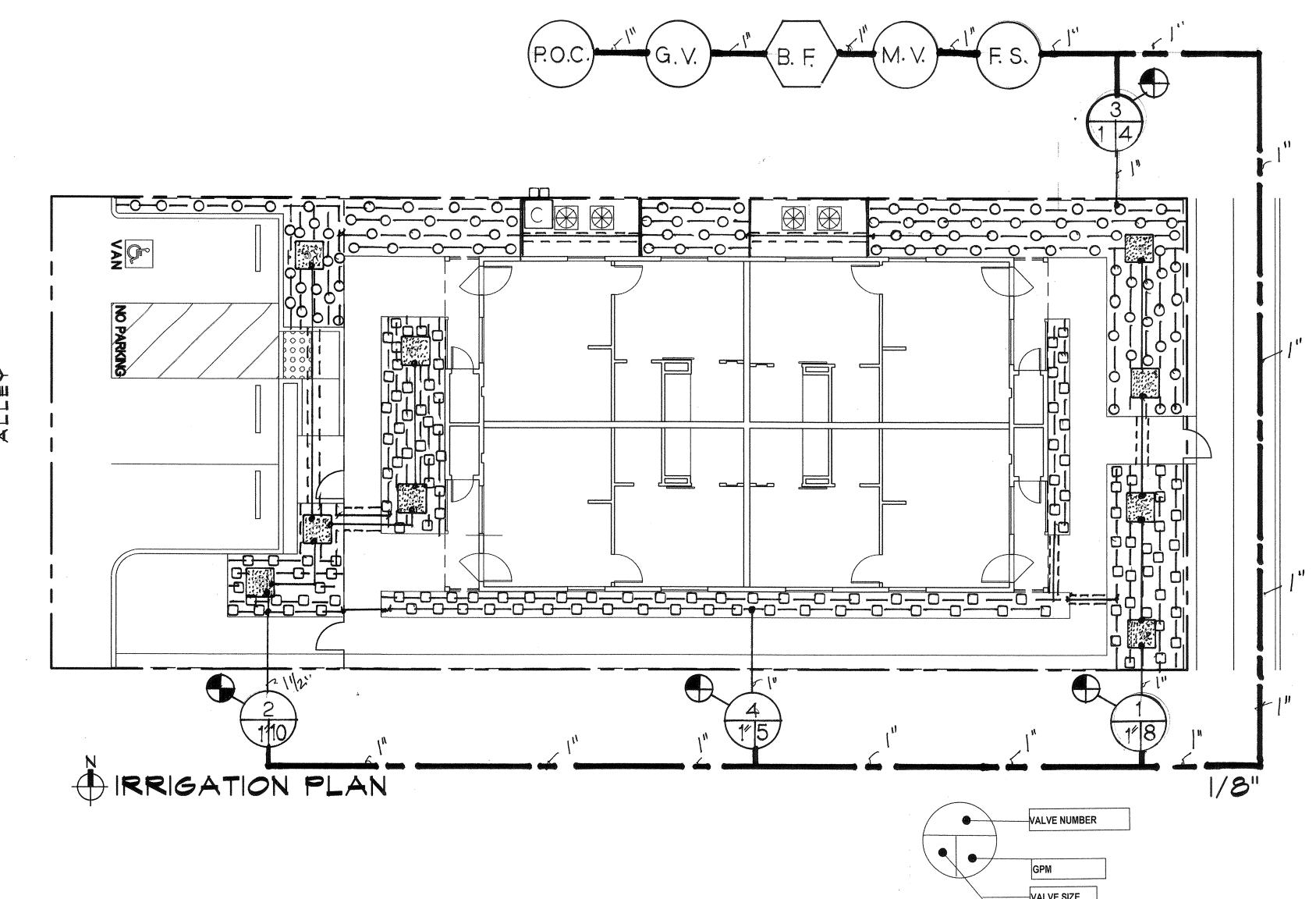
1209 M ST BAKERSFIELD, CA

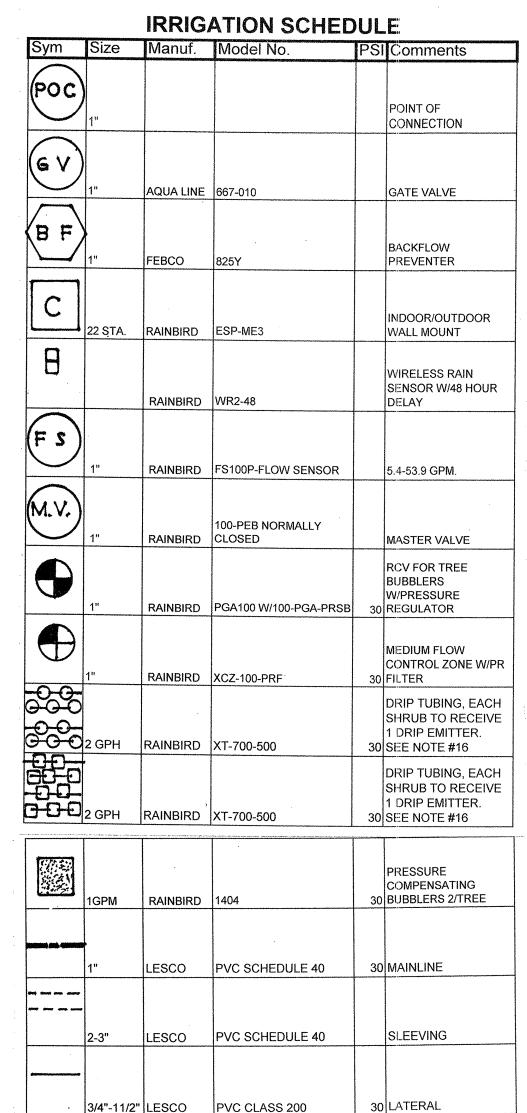
DATE ISSUED FOR NO. REVISIONS

> LANDSCAPE PLAN

FILE NAME: 4158L1-0

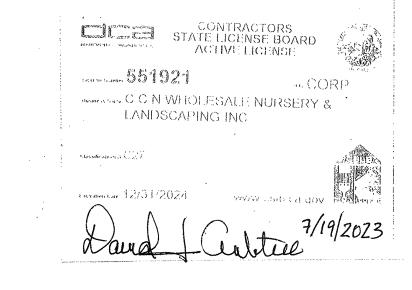
SHEET







DAVID L. CRABTREE



I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

7/19/2023

CCN WHOLESALE NURSERY AND LANDSCAPING, INC. P.O. BOX 6580 BAKERSFIELD, CA 93386 (661) 979-8848 CCNDLC@AOL.COM

FILE NAME: 4158L2-0
SHEET

IRRIGATION PLAN

CENSED ARCHITE

NO. C-34490

1330 22nd STREET, SUITE 100 BAKERSFIELD, CALIFORNIA 93301 TELEPHONE: (661) 326-8936

COPYRIGHT

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic form, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS
Written dimensions on these drawings shall take precedence over saded dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

GOLDEN

AFFORDABLE

HOUSING, INC.

APARTMENTS

1209 M ST BAKERSFIELD, CA

DATE ISSUED FOR

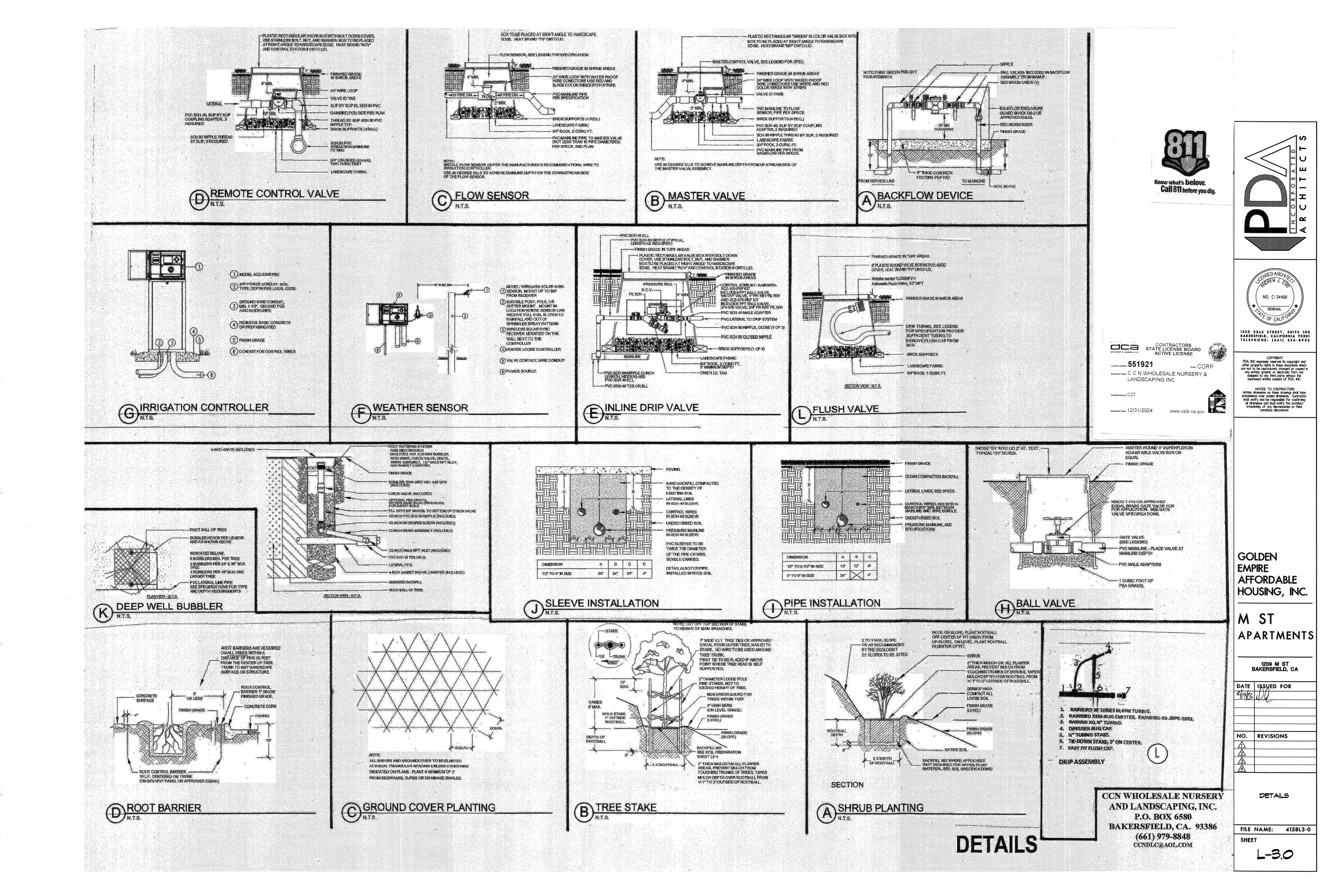
NO. REVISIONS

EMPIRE

M ST

RENEWAL PLANTED F CALLED

L-20



PERFORMANCE WATER EFFICIENT LANDSCAPE WORKSHEET

Project Type =	Commercial		County Area =	Bakersfield		ET _o =	52.4
Hydrozone Number	Plant Factor ^a	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (ft²)	ETAF x Area	ETWU
legular Landscape Areas							
1.0	0.40	Drip	0.81	0.494	100	49.38	1,604.35
2	0.40	Drip	0.81	0.494	125	61.73	2,005.43
3	0.30	Drip	0.81	0.370	592	219.26	7,123.29
4	0.30	Drip	0.81	0.370	499	184.81	6,004.26
	0.40	in in the second se	0.75	0.533		0.00	0.00
	0.40	<u> </u>	0.75	0.533		0.00	0.00
	0.00		0.75	0.000		0.00	0.00
	<u>k. 2. i i i i i i i i i i i i i i i i i i</u>	Description of the second section of the second section of the sec		Totals	1,316	515.19	16,737.34
Special Landscape Areas b							
	-	-	-	1.0		0.00	0.00
	-	-	-	1.0		0.00	0.00
	-	-	-	1.0		0.00	0.00
			-	1.0		0.00	0.00
<u>allingita da Partir da da Partir da Par</u>	d			Totals	0	0.00	0.00

ETWU Total^c 16,737

Maximum Allowed Water Allowance (MAWA)

ETAF Calculations

Average ETAF^d Sitewide ETAF

^aPlant Factors may be found using the WUCOLS Search Tool or from a scholarly reference 0.4-0.6 = Moderate Water Use 0.0-0.1 = Very Low Water Use 0.7-1.0 = High Water Use 0.1-0.3 = Low Water Use

^bSpecial Landscape Areas are areas dedicated solely to edible plants, recreation areas, areas irrigated with

^cETWU Must not exceed the Maximum Allowed Water Allowance (MAWA)

for non-residential areas

HYDROZONE INFORMATION TABL M STREET APARTMENTS BAKERSFIELD, CA

7/19/2023

Hydrozone Designation on Diagram	Hydrozone Water Use Saving	Square Footage of Hydrozone Coverage	% of Total Square Footage	Column 2 multiplied by Column 4
VALVE-1 (TREES)	2	100 SFT.	.08	.16
VALVE-2 (Trees)	2	125 SFT.	.09	.18
VALVE- 3(SHRUBS/G.COVER)	1	592 SFT.	.45	.45
VALVE- 4(SHRUBS/G.COVER)	1	499 SFT.	.38	.38
	TOTAL SQUARE FOOTAGE	1,316 SFT.	TOTAL LANDSCAPE AREA WATER USE DESIGNATION	1.17

HYDROZONE SUMMARY-1209 M STREET

BAKERSFIELD, CA						
<u>HYDROZONE</u>	SYMBOL	DESCRIPTION				
#		!				
1		HYDROZONE 1: 100 SFT. TREES IRRIGATED VIA BUBBLERS				
2	\$ 5	HYDROZONE 2: 125 SFT. TREES IRRIGATED VIA BUBBLERS				
3		HYDROZONE 3: 592 SFT. SHRUBS/G. COVER IRRIGATED VIA DRIP				
4		HYDROZONE 4: 499 SFT. SHRUBS/G. COVER IRRIGATED VIA DRIP				

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

DAVID L. CRABTREE

LANDSCAPE SPECIFICATIONS: INDICATED ON THE DRAWINGS. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE VARIOUS TRADES AND UNDER THEN CONTINUOUS SUPERVISION OF A COMPETENT FOREMAN, CAPABLE OF INTERPRETING THE DRAWINGS AND THESE SPECIFICATIONS. THE WORK INCLUDED IN THIS SECTION IS AS FOLLOWS: SOIL CONDITIONERS AND FERTILIZERS.
PLANT MATERIALS.
PLANTING STAKING AND GUYING.
OTHER MATERIALS. GRADING AND SOIL PREPARTION.
PLANTING METHOD AND WORK PROCEDURE.
WEED CONTROL. 2. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO INDICATE THE LOCATION AND PROCEDURE FOR THE INSTALLATION OF LANDSCAPE MATERIALS TO ENHANCE THE PROPERTY AND IMPLEMENT THE IDEAS OF THE LANDSCAPE DESIGNER. BEFORE BEGINNING INSTALLATION CHECK DIMENSIONS AND QUANTITIES FOR VERIFICATION. IF ANY DISCREPANCY PLEASE NOTIFY THE LANDSCAPE DESIGNER. PRIOR TO WORK IDENTIFY AND USA ALL UNDERGROUND UTILITIES. FAILURE TO FOLLOW PROCEDURE WILL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR (LC). ANY DAMAGES OCCURRED WILL BE RESPONSIBILITY OF THE LC. MATERIALS LIST: SUBMIT COMPLETE LISTS OF MATERIALS AND EQUIPMENT PROPOSED TO PROVIDE UNDER THIS PORTION OF THE WORK. 2. CERTIFICATION: UPON REQUEST, LC WILL BE REQUIRED TO PROVIDE WRITTEN CERTIFICATIONS OF AMENDMENTS AND FERTILIZERS. ALL MATERIALS SHALL BE OF STANDARD, APPROVED AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED. ORGANIC AMENDMENT SHALL BE NITROGEN STABILIZED WOOD RESIDUAL. THIS MAY BE A NITROLIZED REDWOOD SAWDUST (08% ACTUAL NITROGEN) OR NITROLIZED FIR BARK (1,0% ACTUAL NITROGEN), IT SHALL BE FINE TEXTURED HAVING A MINIMUM OF 95% PASSING NO. 4 MESH SCREEN, AND A MINIMUM HIGHER THEN TO OBTAIN A 3.5 MILLIONTH PER CENTIMETER READING AT 25 DEGREES CENTIORADE AS MEASURED BY SATURATION EXTRACT CONDUCTIVITY. APPLY AT MINIMUM RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET OR SOILS REPORT. WHICHEVER IS HIGHER IRON SULFATE SHALL BE A STANDARD BRAND APPLIED AT THE RATE OF 20 LBS. PER 1000 SFT. COMMERCIAL FERTILIZER SHALL BE A COMMERCIAL GRADE PELLETED OR CHIP TYPE. APPLY AT RATE OF 6 LBS, PER 1,000 SFT. PLANT TABLETS-FERTILIZER PLANTING TABLETS SHALL BE TIGHTLY COMPRESSED COMMERCIAL GRADE PLANTING TABLETS HAVING A 20-10-5 FORMULA. 3. PLANT MATERIALS TREES, SHRUBS, AND GROUND COVER SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED FOR EACH LOCATION, AND SHALL BE OF THE SPECIES, KINDS, SIZES, ETC. AS SYMBOLIZED AND/OR DESCRIBED IN THE DRAWINGS. CONDITION. PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND HEALTHY, VIGOROUS, AND FREE FROM PLANT DISEASE, INSECT PESTS, OR THEIR EGGS, SUN SCALDS, FRESH ABRASIONS OF THE BARK, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS, THE SIZE OF THE PLANTS WILL CORRESPOND WITH THAT NORMALLY EXPECTED FOR THE SPECIES AND VARIETY OF COMMERCIAL AVAILABLE NURSEY STOCK, OR AS SPECIFIED IN THE SPECIAL CONDITIONS IN THE DRAWINGS. SUBSTITUTIONS OF THE INDICATED PLANT MATERIALS WILL BE PERMITTED PROVIDING THE SUBSTITUTE MATERIALS ARE APPROVED IN ADVANCE BY THE LANDSCAPE DESIGNER OR OWNER'S AUTHORIZE REPRESENTATIVE. 4. PLANT STAKING AND GUYING. TREE STAKES SHALL BE 2" DIAMETER, TREATED WOOD LODGE POLE, DRIVE MINIMUM OF ONE FOOT (1) INTO FIRM SOIL, AND LONG ENOUGH TO FIRMLY SUPPORT TREE TREE TIES-TREE TIES SHALL BE 4" DIAMETER. GREEN RUBBER GARDEN HOSE WITH #10 GALVANIZED WIRE TIES WRAPPED AND TWISTED AROUND POLES, TREE GUYING-TREES INDICATED SHALL BE GUY WIRED FROM THREE DIRECTIONS WITH GALVANIZED WIRE. THE WIRE SHALL BE COVERED WITH 4" DIAMETER RUBBER GARDEN HOSE WHEN IN CONTACT WITH TREE. THE GUY WIRES SHALL BE SECURELY ANCHORED WITH 2" X 2" X 2" REDWOOD STAKES DRIVEN FLUSH TO THE GROUND. ALL WIRES SHALL BE SECURED WITH TURNBUCKLE AND COVERED WITH THREE FOOT (3") LONG ONE- HALF INCH (1/2") DIAMETER ROUGH GRADING-GRADES IN ALL PLANTING AREAS SHALL BE ESTABLISHED WITH PLUS OR MINUS 0.1 FOOT FROM INDICATED FINISH GRADE. NO SOIL PREPARATION WORK SHALL BE DONE UNTIL ROUGH GRADES HAVE BEEN ESTABLISHED. SOIL IN ALL AREAS TO BE PLANTED SHALL BE RIPPED O CULTIVATED TO A MINIMUM DEPTH 12" BELOW FINISHED GRADE. WATER SHALL BE ADDED DURING SOIL PREPARATION. 3. FINISH GRADING GRADING SHALL BE DONE WHEN SOIL IS AT OPTIMUM MOISTURE CONTENT FOR WORKING. FINISH GRADES SHALL BE THOSE INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED, AND ALLOWANCE SHALL BE MADE FOR SOIL DISPLACED BY PLANT MATERIALS THAT ARE TO BE INSTALLED. ORADES OTHERWISE INDICATED, SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN, OR BETWEEN POINTS ESTABLISHED BY WALKS, PAVING, CURBS, OR WALLS, FINISH GRADES SHALL BE SMOOTH, EVEN AND ON A UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, MINOR ADJUSTMENT OF FINISH GRADES SHALL BE MADE AT DIRECTION OF OWNERS REPRESENTATIVE. ALL FOREIGN MATERIALS CLODS AND ROCKS OVER I" IN DIAMETER SHALL BE REMOVED WITHIN 8" OF FINISH SURFACE AND DISPOSED OFF SITE. 4. PLANTING O PLANTING SHALL BE PERFORMED IN ANY AREA UNTIL THE AREA CONCERNED HAS BEEN SATISFACTORILY REPARED IN ACCORDANCE WITH THESE SPECIFICATIONS AND SPECIAL PROVISIONS. AMENDED NATIVE SOIL SHALL BE PLACED AT THE BOTTOM OF EACH HOLE, AND THOROUGHLY COMPACTED TO A HEIGHT THAT WHEN THE PLANT IS PLACED IN THE HOLE, ITS ROOT CROWN IS LEVEL WITH THE FINAL ESTABLISHED GRADE. THREE INCHES (3") OF AMENDED BACKFILL SHALL BE THOROUGHLY MIXED WITH THREE INCHES (3") OF NATIVE SOIL AND BACKFILL, AFTER THE PLANT HAS BEEN PLACED, ADDITIONAL BACKFILL SHALL BE ADDED TO THE HOLE TO OVER APPROXIMATELY 1/2 THE HEIGHT OF ROOT BALL, NO MORE THAN EIGHT INCHES (8") BELOW THE SOIL SURFACE, AT THIS STAGE, WATER SHALL BE ADDED TO THE TOP OF THE PARTLY FILLED HOLE TO THOROUGHLY SATURATE THE ROOT BALL AND ADJACENT SOIL. AFTER THE WATER HAS COMPLETELY DRAINED, FERTILIZER TABLETS SHALL BE PLACED NO DEEPER THAN EIGHT INCHES (8") FROM FINISH GRADE AND TWO INCHES (2") FROM THE ROOT BALL, ONE TABLET PER GALLON CONTAINER.
TWO TABLETS PER FIVE-GALLON CONTAINER.
THREE TABLETS PER FIFTEEN-GALLON CONTAINER.
FOUR TABLETS PER 20" BOX.
FIVE TABLETS PER 24"-30" BOX.
SIX TABLETS PER 36" BOX.
SEVEN TABLETS PER 42" BOX.
EIGHT TABLETS PER 48" AND THOSE BOXES WHICH ARE LARGER. THE REMAINDER OF THE HOLE SHALL THEN BE BACKFILLED. WATER BASIN, CONSTRUCT WATER BASIN, FIRMLY COMPACTED MOUND, MOUNDS SHALL BE APPROXIMATELY IN HEIGHT FOR 5-GALLON AND LARGER, LESS THAN 5-GALLON MOUNDS SHALL BE APPROXIMATELY 2" IN GROUND COVER. GROUND COVERS WILL BE PLANTED IN THE AREAS INDICATED ON THE PLANS. AFTER SOIL PREPARATION, THE AREAS OF GROUND COVER SHALL BE GIVEN AN ADDITIONAL PRE-FERTILIZATION AT THE RATE AND TYPE NOTED ON THE PLANS. GROUND COVERS SHALL BE PLANTED IN STRAIGHT ROWS AND EVENLY SPACED, UNLESS OTHERWISE NOTED, AND AT INTERVALS CALLED CUT IN THE DRAVINGS. EACH PLANT SHALL BE PLANTED WITH ITS PROPORTIONATE AMOUNT OF FLAT SOIL OR IN THE PEAT POT, IN A MANNER THAT WILL INSURE MINIMUM DISTURBANCE OF THE ROOT SYSTEM, BUT IN NO CASE, SHALL THIS DEPTH BE LESS THAN 2 NODES. ALL AREAS OF PLANTING, EXCLUDING ROCK AREAS, TO HAVE A MINIMUM OF THREE (3") OF BARK MULCH APPLIED. DO NOT PILE MULCH AROUND CROWNS OF PLANTS. MULCH IS TO COVER THE SURFACE DRIP LINES. BARK/MULCH TO BE DERIVED FROM WEST COAST FOREST PRODUCTS OR EQUAL. 6. WEED CONTROL UPON THE COMPLETION OF THE IRRIGATION SYSTEM AND AFTER ALL EXISTING WEEDS AND GROWTH HAVE BEEN REMOVED FROM THE PLANTING AREA, APPLY A MIXTURE OF SPRAY PER ACRE AS FOLLOWS:

IF LIVE PERENNIAL WEEDS EXIST ON-SITE AT THE BEGINNING OF WORK, SPRAY WITH A NON-SELECTIVE SYSTEMIC CONTACT HERBICIDE, AS RECOMMENDED AND APPLY BY AN APPROVED LANDSCAPE PEST CONTROL ADVISOR AND APPLICATOR, LEAVE SPRAYED PLANTS INTACT FOR AT LEAST 15 DAYS.

LC TO APPLY A PRE-EMERGENT HERBICIDE PER MANUFACTURER'S PRINTED LABEL TO ALL PLANTING AREAS WITH SHRUBS AND GROUND COVER TO KILL GRASS AND WEED SEEDS. CONTINUOUS OPERATIONS OF WATERING, WEEDING, MULCHING, EDGING, ROLLING, CULTIVATING, FERTILIZING, SPRAYING, INSECT, PEST, AND RODENT CONTROL, AND ANY OTHER OPERATIONS TO ASSURE GOOD NORMAL GROWTH.

FERTILIZING - APPLY 18-4-8 COMMERCIAL FERTILIZER AT RATE OF 1 LB PER 1,000 SFT.

PLANTING AREAS TO BE KEPT NEAT AND FREE FROM ALL DEBRIS.

REPLACEMENTS - THE LC SHALL IMMEDIATELY REPLACE ANY PLANT MATERIALS THAT DIE OR ARE DAMAGED, REPLACEMENTS SHALL BE MADE TO THE SAME SPECIFICATIONS AS REQUIRED FOR ORIGINAL PLANTING.

AT THE TERMINATION OF THE MAINTENANCE PERIOD, ALL PLANT MATERIALS SHALL BE LIVE, HEALTHY, UNDAMAGED AND FREE FROM INFESTATIONS, PLANTINGS THAT DO NOT CONFORM TO SPECIFICATIONS SHALL BE REPLACED AND BROUGHT TO A SATISFACTORY CONDITION BEFORE FINAL ACCEPTANCE OF THE WORK CAN BE MADE.

LC IS TO PROVIDE A 30-DAY MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE. THE FOLLOWING WILL BE INCLUDED IN THE 30-DAY MAINTENANCE PERIOD:

7. MAINTENANCE

ALL TREES, SHRUBS, AND GROUND COVERS TO BE GUARANTEED BY THE LC AS THE GROWTH AND HEALTH FOR A PERIOD OF HYEAR. 9. CLEANUP. DURING THE COURSE OF THE WORK, THE LC SHALL REMOVE SURPLUS MATERIALS FROM THE SITE AND SHALL LEAVE PREMISES IN A NEAT AND CLEAN CONDITION. UPON COMPLETION OF THE WORK IN THIS SECTION, THE LC SHALL REMOVE ALL RUBBISH, TRASH AND DEBRIS RESULTING FROM HIS OPERATION; REMOVE DISUSED EQUIPMENT AND IMPLEMENTS OF SERVICE; BROOM OR WASH DOWN ALL WALKS AND PAVING, LEAVE ENTIRE AREA INVOLVED IN A NEAT AND ACCEPTABLE CONDITION SUCH AS TO MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. O. THE MAXIMUM SLOPE OF TURF IS 25%.

I. USE OF INVASIVE SPECIES ARE STRONGLY DISCOURAGED.

COMPOST SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 492,8(AX3XC).

MULCH SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 492,8(AX3XD) AND ORGANIC MULCHES MADE FROM RECYCLED OR POST-CONSUMER MATERIALS ARE PREFERRED.

AREAS LESS THAN 10 FEET IN WHICH SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION TO PREVENT RUNOFF AND OVERSPRAY.

FULLY DIMENSION.

OVERHEAD IRRIGATION IS NOT DEDICATED WITHIN AS A MOVED OF AND ACCURAGE TO THE STRONG. OVERHEAD IRRIGATION IS NOT PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE IRRIGATION SPECIFICATIONS: THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, APPLIANCES, TESTS, PERMITS, ETC, NECESSARY FOR THE INSTALLATION OF A LANDSCAPE SPRINKLER SYSTEM, AS HEREIN SHOWN ON THE ACCOMPANYING DRAWINGS. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE VARIOUS TRADES AND UNDER THE CONTINUOUS SUPERVISION OF A COMPETENT FOREMAN, CAPABLE INTERPRETING THE DRAWINGS AND THESE SPECIFICATIONS. THE WORK INCLUDED IN THIS SECTION IS AS FOLLOWS: THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO INDICATE AND SPECIFY A COMPLETE IRRIGATION SYSTEM, INSTALLED AND READY FOR USE WITHOUT FURTHER COST IN LABOR OR MATERIALS TO THE OWNER. 3. THE SYSTEM SHALL EFFICIENTLY AND EVENLY IRRIGATE ALL AREAS, BE COMPLETE IN EVERY RESPECT AND SHALL BE LEFT READY FOR OPERATION TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. 4. ORDINANCES AND REGULATIONS ALL LOCAL, MUNICIPAL STATE LAWS, AND RULES AND REGULATIONS

ALL LOCAL, MUNICIPAL STATE LAWS, AND RULES AND REGULATIONS
GOVERNING OR RELATING TO ANY PORTION OF IRRIGATION WORK ARE
HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS,
AND THEIR IRRIGATION WORK ARE HEREBY INCORPORATED INTO AND MADE A
PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE
CARRIED OUT BY THE LANDSCAPE CONTRACTOR, ANYTHING CONTAINED IN
THESE SPECIFICATIONS, SHALL NOT BE CONSTRUCTED TO CONFLICT WITH
ANY OF THE ABOVE RULES AND REGULATIONS OR REQUIREMENTS OF THE
SAME, HOWEVER, WHEN THESE SPECIFICATIONS CALL FOR OR DESCRIBE
MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF BETTER QUALITY, HIGHER
STANDARDS, OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND
REGULATIONS, THE PROVISIONS OF THESE SPECIFICATIONS AND DRAWINGS
SHALL TAKE PRECEDENCE. 6. ANY ITEM SHOWN IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR ON THE DRAWINGS AND NOT ON THE SPECIFICATIONS, SHALL BE CONSIDERED TO APPEAR IN BOTH, EXCEPT ANY ITEM OR MATERIAL SHOWN ON SPECIFICATIONS WHICH IS OBVIOUSLY NOT INTENDED TO COMPLETE THE INSTALLATIONS. IN THE EVENT OF "CONFLICT" BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE LANDSCAPE DESIGNER OR HIS AUTHORIZED REPRESENTATIVE SHALL BE CONSULTED. 8. EXPLANATION OF DRAVINGS DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS. FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. THE LC SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THIS WORK AND PLAN THIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR THE DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS. SPECIFICATIONS.
THE LC SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN ENGINEERING, SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE LC SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
LC SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES UNDER ROADWAYS, PAVING, STRUCTURES, ETC. SUBMITTALS: 1. MATERIAL LIST SUBSTITUTIONS: IF THE LC WISHES TO SUBSTITUTE ANY EQUIPMENT OR MATERIALS FOR EQUIPMENT OR MATERIALS LISTED ON THE IRRIGATION DRAWINOS AND SPECIFICATIONS, HE MAY DO SO BY PROVIDING THE FOLLOWING INFORMATION TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL.

I. PROVIDE A STATEMENT INDICATING THE REASON FOR MAKING THE SUBSTITUTION.

II. PROVIDE DESCRIPTIVE CATALOG LITERATURE.

III. PROVIDE THE AMOUNT OF COST SAVINGS OR INCREASE IF THE SUBSTITUTED ITEM IS APPROVED.

IV. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL HAVE THE SOLE RESPONSIBILITY IN ACCEPTING OR REJECTING ANY SUBSTITUTED ITEM. 2. OPERATION AND MAINTENANCE MANUALS PREPARE AND DELIVER TO THE OWNER'S AUTHORIZED REPRESENTATIVE WITH TEN (IO) CALENDAR DAYS PRIOR TO ACCEPTANCE OF CONSTRUCTION ALL REQUIRED AND NECESSARY DESCRIPTIVE MATERIALS IN COMPLETE DETAIL AND SUFFICIENT QUANTITY, PROPERLY PREPARED IN TWO (2) INDIVIDUALLY BOUND COPIES OF THE OPERATION AND MAINTENANCE MANUALS, THE MANUAL SHALL DESCRIBE THE MATERIALS THAT WILL BE INSTALLED IN DETAIL. 3. RECORD DRAWINGS RECORD ACCURATELY ON ONE SET OF BLACK AND WHITE PRINTS OF THE DRAWINGS ALL CHANGES IN THE WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS INCLUDING CHANGES IN BOTH PRESSURE AND NON-PRESSURE LINES. BEFORE THE DATE OF THE FINAL INSPECTION, THE CONTRACTOR SHALL INFORMATION FROM THE "AS-BUILT" PRINTS TO AN SEPIA PROCURED FROM THE OWNER'S AUTHORIZED REPRESENTATIVE. PROVIDE CONTROLLER CHARTIS FOR EACH AUTOMATIC CONTROLLER SUPPLIED, SHOWING THE AREAS COVERED BY THE CONTROLLER. THE CONTROLLER CHART IS TO BE REDUCED DRAWING OF THE ACTUAL "RECORD" SYSTEM. CHART SHALL BE A BLACK LINE PRINT AND A DIFFERENT COLOR SHALL BE USED TO SHOW EACH AREA OF COVERAGE FOR EACH STATION. 4. EQUIPMENT TO BE FURNISHED TWO (2) KEYS FOR THE AUTOMATIC CONTROLLER(S).
TWO (2) QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS FOR EACH TYPE OF QUICK COUPLING VALVE INSTALLED. THE ABOVE SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT. A COPY OF THE GUARANTEE SORM SHALL BE INCLUDED IN THE UPERATIONS AND MAINTEEVANCE.

MANUAL.

THE GUARANTEE FORM SHALL BE PRE-TYPED ONTO THE LC'S LETTERHEAD AND CONTAIN THE
FOLLOWING INFORMATION.

"WE HEREBY GUARANTEE THAT THE SPRINKLER IRRIGATION SYSTEM WE HAVE FURNISHED AND
INSTALLED IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN
COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ORDINARY WEAR AND TEAR AND
UNUSUAL ABUSE OR NEGLECT EXPECTED. WE AGREE TO REPAIR OR REPLACE ANY DEFECTS IN MATERIAL
OR WORKMANSHIP, INCLUDING SETTILING OR BACKFILLED AREAS BELOW GRADE, WHICH MAY DEVELOP
DURING THE PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE AND ALSO REPAIR OR REPLACE ANY
DAMAGE RESULTING FROM THE REPAIRING OR REPLACEMENTS WITHIN 72 HOURS OF NOTIFICATION
THAT REPAIR WORK IS NECESSARY, IN THE EVENT OF OUR FAILURE TO MAKE SUCH REPAIRS OR
REPLACEMENTS WITHIN A REASONABLE TIME AFTER RECEIPT OF WRITTEN NOTICE FROM THE OWNER, WE
AUTHORIZE THE OWNER TO PROCEED TO HAVE SAID REPAIRSOR REPLACEMENTS MADE AT OUR EXPENSE
AND WE WILL PAY THE COSTS AND CHARGES THEREFORE UPON DEMAND. PHONE: _ DATE OF ACCEPTANCE: . MATERIALS I. GENERAL: USE ONLY NEW MATERIALS OF BRANDS AND TYPES NOTED ON DRAWINGS, SPECIFIED HEREIN, OR APPROVED EQUALS, ALL PVC PIPES MUST BEAR THE FOLLOWING MARKINGS: MANUFACTURER'S NAME. NOMINAL PIPE SIZE. SCHEDULE OR CLASS, PRESSURE RATING IN P.S.J. NSF. DATE OF EXTRUSION. C. NON-PRESSURE PVC LATERAL PIPE. PVC PIPE FITTINGS AND CONNECTIONS 40.
PVC SOLVENT-WELD FITTINGS SHALL BE SCHEDULE 40.
SOLVENT CEMENT AND PRIER FOR PVC SOLVENT-WELD PIPE AND
FITTINGS SHALL BE OF TYPE AND INSTALLATION METHODS
PRESCRIBED BY THE MANUFACTURER.
45-DEGREE FITTINGS SHALL BE USED AT ALL CHANGES IN DEPTH

RISERS SHALL BE SCHEDULE 80 PVC PIPE WITH FITTINGS TO PERMIT LOWERING OF THE HEADS.

E. BACKFLOW PREVENTION UNITS.

8. GUARANTEE AND REPLACEMENT

ALL GATE VALVES SHALL BE INSTALLED PER INSTALLATION AUTOMATIC OR SMART CONTROLLER. SPRINKLER HEADS INSTALLION 1. SITE CONDITIONS. ELECTRICAL SUPPLY - ELECTRICAL CONNECTIONS FOR AUTOMATIC CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. 4. BACKFILLING. RENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE 5. TRENCHING AND BACKFILL UNDER PAVING. 6. VALVE BOXES. 7. FLUSHING OF SYSTEM. 8. TESTING OF THE SYSTEM. TO PAYING, SUSTAIN PRESSURE IN LINES FOR NOT LESS THAN 2 HOURS. IF LEAKS DEVELOP, REPLACE JOINTS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATERTIGHT.

LC SHALL FURNISH NECESSARY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. RESPONSIBILITY THE ENTIRE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE LC AS TO MATERIAL AND WORKMANSHIP INCLUDING SETTLING IN BACKFILL AREAS BELOW GRADE FOR A PERIOD OF ONE (I) YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK. CLEANUP. . UPON COMPLETION OF THE WORK IN THIS SECTION, THE LC SHALL REMOVE ALL RUBBISH, TRASH AND DEBRIS RESULTING FROM HIS OPERATION, REMOVE DISUSED EQUIPMENT AND IMPLEMENTS OF SERVICE; LEAVE ENTIRE AREA INVOLVED IN A NEAT AND ACCEPTABLE CONDITION SUCH AS TO MEET THE APPROVAL OF THE OWNER, DRIP LINE: (NOTE #16) 3. START DRIP LINES 2-4" FROM HARDSCAPE.
4. PLACE AIR VACUUM RELIEF VALVES AT THE HIGHEST POINT OF EACH ZONE. USING AN AIR VACUUM RELIEF LATERAL, CONNECT THE AIR VACUUM RELIEF VALVE TO ALL DRIPLINE LATERALS WITHIN THE ELEVATED AREAS.
5. FLUSH CAPS-AUTOMATIC FLUSH CAPS OPERATE BY AUTOMATICALLY FLUSHING A SMALL AMOUNT OF WATER EACH TIME THE SYSTEM IS ACTIVATED.
6. PRIOR TO DIGGING IN PLANTED AREAS WITH SUBSURFACE DRIPLINE PRESENT, TURN ON THE SYSTEM LONG ENOUGH TO CREATE WET AREAS ON THE SURFACE TO LOCATE THE DRIPLINES,
6. INSTALL RAINBRD DRIP SYSTEM.
8. INSTALL RAINBRD DRIP SYSTEM.
9. INSTALL RAINBRD XB-20PC-1032 2 GPH EMITTER, THREE PER TREE.
9. INSTALL RAINBRD XB-20PC-1032 2 GPH EMITTER, THREE PER TREE.
9. INSTALL RAINBRD XB-20PC-1032 2 GPH EMITTER, THREE PER TREE.
9. INSTALL RAINBRD XB-20PC-1032 2 GPH EMITTER, THREE PER TREE.
9. INSTALL RAINBRD XB-20PC-1032 2 GPH EMITTER, THREE PER TREE.
9. INSTALL RAINBRD XB-20PC-1032 2 GPH EMITTER, THREE PER TREE.
9. INSTALL PER RAINBRD DRIP STAKES, 5' ON CENTER.
9. INSTALL PER RAINBRD DRIP SPECIFICATIONS.
9. INSTALL PER RAI 7. EMITTERS - PRESSURE COMPENSATING, SELF-FLUSHING IN LINE DRIP SPACE THE TUBING 2"-4" FROM HARDSCAPE AND OTHER PLANTING ZONES.
HEADER TO BE PVC CLASS 200. SIZE OF PVC PER APPLICATION.
INSTALL RAINBIRD XFD-08- 18-500 ON SLRFACE IN LINE DRIP.
INSTALL AR/VACUUM RELIEF VALVE KIT IN VALVE BOX AT HIGH POINT IN SYSTEM.
INSTALL FLUSH VALVE AT THE MID POINT OF THE LITE LAYOUT.
INSTALL TDS-050 TIE-DOWN STAKES 3' ON CENTER STAGGERED.
LATERAL ROW SPACING TO BE SPACED 2' ON CENTER. EQUIPMENT SUCH AS WEATHER SENSORS, RAIN SENSORS, FLOW SENSORS, SOIL SENSORS, ETC. SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS, SEE EQUIPMENT MANUALS FOR SMART CONTROLLERS FOR CONNECTING TO THESE DEVICES EITHER BY HARD-WIRED OR WIRELESS. CONTRACTORS STATE LICENSE BOARD ACTIVE LIGENSE 1551921 PLANTEC, PLANTE C C N WHOLESALE NURSERY & LANDSCAPING INC

Experimental 12/31/2024

www.cstb.ca.gov

VALVES. REMOTE CONTROL VALVES (RCV). THE REMOTE CONTROL VALVE SHALL BE NORMALLY CLOSED, 24 VOLT, 60 CYCLE, 2.0 WATT AND SHALL OPERATE WITH 18-30 VOLTS OF POWER TO THE SOLENOID, VALVE SHALL BE PRESSURE REGULATED AT 150 PSI. GATE VALVES 3" AND SMALLER SHALL BE 125LB, GATE VALVES SHALL BE MANUFACTURED BY NIBCO OR APPROVED ALL GATE VALVES SHALL BE PLACED INTO A RECTANGULAR VALVE BOX. ALL REMOTE CONTROL VALVES AND GATE VALVES SHALL BE INSTALLED IN SUITABLE VALVE BOXES AS SHOWN IN DETAILS, COMPLETE WITH COVER.

1. USE 91/2" X 16" X 11" RECTANBULAR BOX FOR ALL RCV AND GATE VALVES. CARSON INDUSTRIES OR APPROVED EQUAL. STATIONS.
THE CONTROLLER SHALL HAVE A 14 DAY PROGRAMMING AND BE CAPABLE OF AUTOMATICALLY STARTING A WATERING CYCLE AT ANY TIME ON THE HOUR FOR 24 HOURS PER DAY.
EACH STATION SHALL HAVE AN ONVOFF AND REPEAT SWITCH FOR ELIMINATING ONE OR MORE STATIONS FROM THE AUTOMATIC TIMING SEQUENCE OR FOR INITIATING A REPEAT CYCLE.
CONTROLLER TO HAVE A BATTERY BACK UP WITH FRESH BATTERIES SUPPLIED BY LC. ALL SPLICES SHALL BE MADE WITH SCOTCH-LOK CONNECTOR SEALING PACKS, PEN-TITE WIRE CONNECTOR, OR APPROVED EQUAL. USE ONE SPLICE PER CONNECTOR SEALING PACK. DRAWING SCALE-ALL SCALED DIMENSIONS ARE APPROXIMATE, THE LC SHALL CHECK AND VERIFY ALL SIZE AND DIMENSIONS, GRADES-THE LC SHALL CAREFULLY CHECK ALL GRADES TO SATISFY HIMSELF THAT HE MAY SAFELY PROCEED BEFORE STARING WORK ON THE SPRINKLER SYSTEM.

EXISTING TREES-THE CONTRACTOR AND THE LC SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO EXISTING TREES, SHRUBS, ETC.

EXISTING UTILITIES AND IRRIGATION SYSTEM. EXERCISE EXTREME CARE IN EXCAVATION AND WORKING NEAR EXISTING UTILITIES AND IRRIGATION SYSTEM COMPONENTS. LC SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES OR IRRIGATION COMPONENTS WHICH ARE CAUSE BY HIS OPERATIONS OR NEGLECT.

WATER SUPPLY-LC TO VERIFY EXISTING PRESSURE, AND METER SIZE AT P.O.C. IF WATER PRESSURE IS LOWER THAN 80 PSI REPORT TO OWNER'S REPRESENTATIVE. DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH, LAY PIPE TO AN EVEN GRADE.
PRESSURE MAIN LINE-PROVIDE FOR A MINIMUM COVER OF EIGHTEEN (18) INCHES.
NON-PRESSURE LATERAL LINE-PROVIDE FOR MINIMUM COVER OF TWELVE (12)
INCHES.
CONTROL WIRE-PROVIDE FOR A MINIMUM COVER OF EIGHTEEN (18) INCHES
WHEN INSTALLED IN TRENCH WITH NEW MIAN LINE AND TWELVE (12) INCHES
WHEN INSTALLED IN PVC SLEEVE. PERFORMED.

BACKFILL WITH CLEAN SOIL, FREE FROM CLODS OF EARTH OR STONES,
IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES,
SPRINKLER HEADS, LAWN OR PLANTING, OR OTHER CONSTRUCTION ARE
NECESSARY, THE LC SHALL MAKE REQUIRED ADJUSTMENTS WITHOUT COST TO VALVE BOXES SHALL BE SET IN 2" ABOVE THE DESIGNATED FINISH GRADE IN GROUND COVER AREAS AND 1" ABOVE GRADE IN TURF AREAS. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AN CONNECTED. ALL NECESSARY DIVERSION WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM. TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 125 LBS, PER SQUARE INCH, AND PROVE WATERTIGHT.
ALL PIPING UNDER PAYING AREAS SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF 125 LBS, PER SQUARE INCH, AND PROVED WATERTIGHT, PRIOR THE LC SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED UNDER THIS CONTRACT.
THE LC SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY OWNER.
THE LC SHALL PROTECT THE OWNER'S PROPERTY FROM INJURY OR LOSS. ALL DAMAGE TO EXISTING OR NEW CONSTRUCTION OR PLANTING CAUSED BY THE LC DURING HIS OPERATION OR AS A RESULT OF MALFUNCTION OF INSTALLED WORK DURING GUARANTEE PERIOD SHALL BE REPAIRED AT LC'S EXPENSE.

GOLDEN **EMPIRE AFFORDABLE** HOUSING, INC.

PDA, INC expressly reserves its copyright and other property rights in these documents which are not to be reproduced, changed or copied in any written, graphic or electronic farm, nor assigned to any third party without the expressed written consent of PDA, INC.

NOTICE TO CONTRACTORS

Written dimensions on these drowings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepanates or field variotions discovered.

M ST **APARTMENTS**

1209 M ST BAKERSFIELD, CA

DATE ISSUED FOR REVISIONS

SPECIFICATIONS

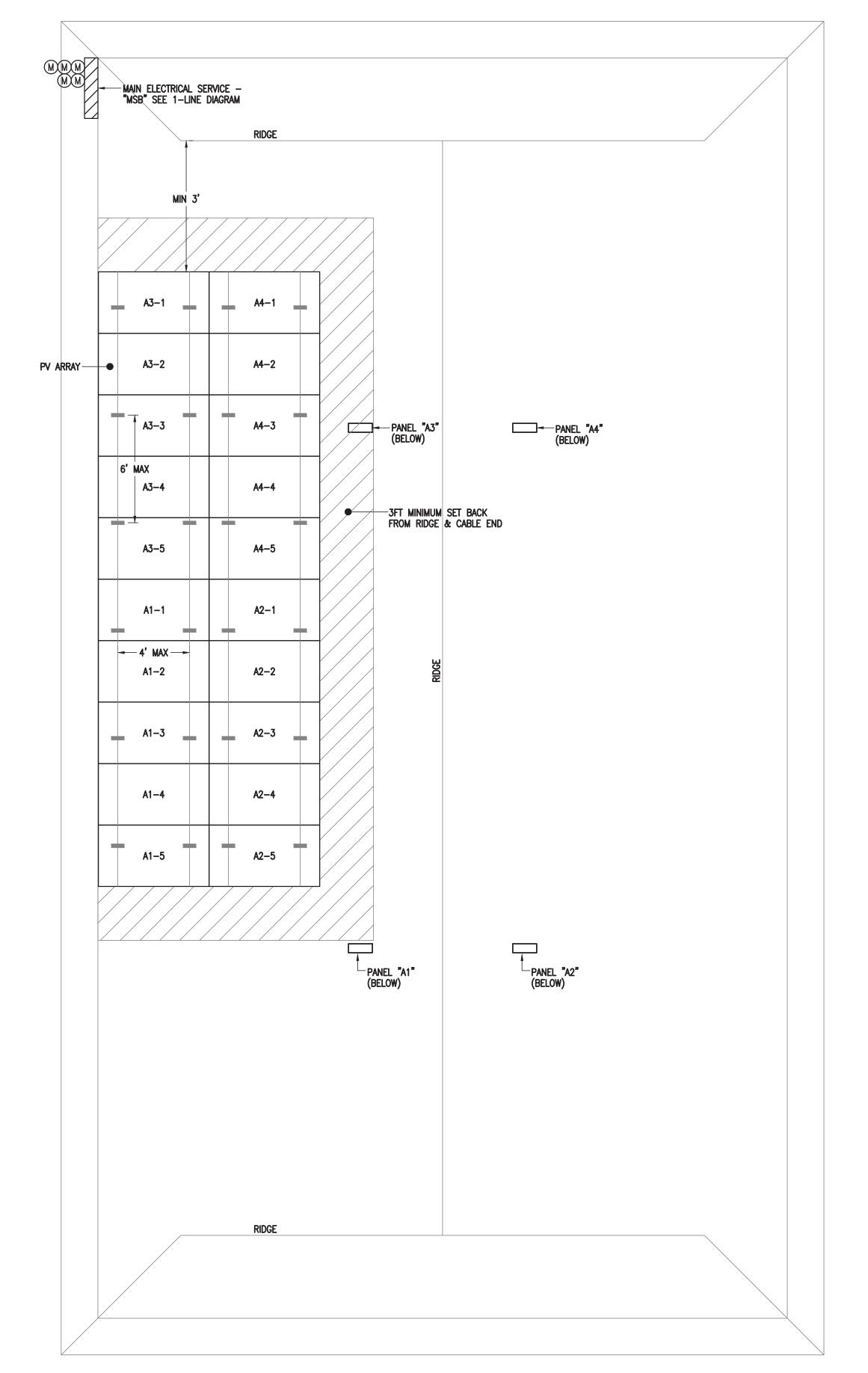
FILE NAME: 4158L4-0 SHEET

AND LANDSCAPING, INC. P.O. BOX 6580 BAKERSFIELD, CA 93386 (661) 979-8848, CCNDLC@AOL.COM

CCN WHOLESALE NURSERY

PV DESIGN IS BASED ON CURRENTLY AVAILABLE COMPONENTS —
INSTALLING CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS WITH COMPONENTS AVAILABLE AT TIME OF CONSTRUCTION TO ARCHITECT FOR REVIEW AND APPROVAL.

SHOP DRAWINGS SHALL BE COMPLETE WITH ALL CALCULATIONS AND CUT SHEETS TO FACILITATE RE—SUBMITTAL TO BUILDING DEPARTMENT









1209 M ST BAKERSFIELD, CA DATE ISSUED FOR 8-4-23 SITE PLAN REVIEW NO. REVISIONS

PHOTOVOLTAIC

PV-1.0

FILE NAME: 4128A2-0 SHEET

4-PLEX APARTMENT BUILDING
PHOTOVOLTAIC ROOF PLAN

- **ELECTRICAL NOTES:**
- 1. ALL CONDUIT EXPOSED TO WEATHER SHALL BE LISTED AND IDENTIFIED FOR U3E IN 16. THE SUM OF THE AMPERE RATINGS OF THE OVER-CURRENT PROTECTION DEVICES IN DIRECT SUNLIGHT. [NEC 690.31 (B), 310.8 (D)]
- 2. THE PV SYSTEM CONNECTED ON THE LOAD SIDE OF THE SERVICE DISCONNECTING MEANS ON THE PREMISES SHALL MEET THE FOLLOWING [NEC 690.64 (B)]
- 3. CONNECTORS SHALL BE LATCHING OR LOCKING TYPE. CONNECTORS THAT ARE READILY ACCESSIBLE AND OPERATING OVER 30 VOLTS SHALL REQUIRE A TOOL TO OPEN AND SHALL BE MARKED "DO NOT DISCONNECT UNDER LOAD" OR "NOT FOR CURRENT INTERRUPTING". [NEC 690.33 (C) & (E) 2]
- 4. DUE TO THE FACT THAT PV MODULES ARE ENERGIZED WHENEVER EXPOSED TO LIGHT. THE (SUB) CONTRACTOR SHALL DISABLE THE ARRAY DURING INSTALLATION AND SERVICE BY SHORT CIRCUITING, OPEN CIRCUITING, OR COVERING THE ARRAY. [NEC 690.18]
- 5. CIRCUIT BREAKER. IF BACKFED, SHALL BE SUITABLE FOR SUCH OPERATION. [NEC 690.64 (B) 5]
- 6. METALLIC RACEWAYS OR METALLIC ENCLOSURES ARE THE REQUIRED METHOD FOR INSIDE A BUILDING FOR PV SYSTEMS. [NEC 690.31(E)]
- 7. ALL EQUIPMENT SHALL BE LISTED AND LABELED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY AND INSTALLED PER THE LISTING REQUIREMENTS AND THE MANUFACTURERS INSTRUCTIONS [NEC 690.4(D)]
- 8. ALL CONDUCTORS SHALL BE COLOR CODED OR MARKED ON EACH END FOR UNIQUE CERTIFICATION.
- 9. THE INTERCONNECTION POINT SHALL BE ON THE LINE SIDE OF ALL GROUND-FAULT PROTECTION EQUIPMENT. [NEC 690.64 (B) 3]
- 10. FLEXIBLE FINE STRANDED CABLES SHALL BE TERMINATED ONLY BY TERMINALS, LUGS, DEVICES, OR CONNECTORS THAT ARE LISTED AND IDENTIFIED FOR SUCH USE. [NEC 690.31 (F)]
- 11. MINIMUM CLASS C RATING ON ALL PV MODULES.
- 12. ALL PHOTOVOLTAIC MODULES SHALL BE ROOF OR GROUND MOUNTED. ADDITIONAL EQUIPMENT OF THE PV SYSTEM SHALL BE LOCATED OUTSIDE THE BUILDING NEAR THE MAIN ELECTRICAL SERVICE PANEL. [NEC 690.14 (C)]
- 13. ALL THE NEC REQUIRED WARNING SIGNS, MARKINGS, AND LABELS SHALL BE POSTED ON ALL APPLICABLE EQUIPMENT AND DISCONNECTS PRIOR TO ANY INSPECTION TO BE PERFORMED. SEE SE-3 FOR DETAILS.
- 14. ALL CIRCUITS CONNECTED TO MORE THAN ONE SOURCE SHALL HAVE OVERCURRENT DEVICES LOCATED SO AS TO PROVIDE OVERCURRENT PROTECTION FROM ALL SOURCES. [NEC 690.9 (A)]
- 15. ALL COUPLINGS AND TERMINAL ADAPTERS SHALL BE IDENTIFIED AS "RAIN TIGHT".

- CIRCUITS SUPPLYING POWER TO THE BUS BAR SHALL NOT EXCEED 20% OF THE BUS BAR RATING OR CONDUCTOR [NEC 705.12 (D) 2]
- 17. TO MINIMIZE OVERHEATING OF THE BUS BAR IN THE PANEL BOARD, MAIN CIRCUIT BREAKER AND PV POWER SOURCE CIRCUIT BREAKER(S) SHALL BE LOCATED AT OPPOSITE ENDS OF THE BUS BAR.
- 18. THE UTILITY INTERACTIVE INVERTERS SHALL AUTOMATICALLY DE-ENERGIZE ITS OUTPUT TO THE CONNECTED ELECTRICAL PRODUCTION AND DISTRIBUTION NETWORK UPON LOSS OF VOLTAGE IN THE SYSTEM AND SHALL REMAIN IN THAT STATE UNTIL THE GRID PROVIDER VOLTAGE HAS BEEN RESTORED. [NEC 690.61]
- 19. PV MODULE NEGATIVE SHALL BE GROUNDED. ALL GROUNDED CONDUCTORS SHALL BE PROPERLY COLOR CERTIFIED PI WHITE [NEC 200.6]
- 20. EQUIPMENT GROUNDING CONDUCTOR FOR PV SYSTEMS WITHOUT GROUND FAULT PROTECTION (GFP) AND INSTALLED ON NON-DWELLING UNITS MUST HAVE AN AMPACITY OF AT LEAST 2 TIMES THE CONDUIT FILL AND TEMPERATURE CORRECTED CIRCUIT CONDUCTOR AMPACITY. [NEC 690.45 (B)]
- 21. ALL EQUIPMENT SHALL BE PROPERLY GROUNDED AND IRREVERSIBLY BONDED. [NEC 250]
- 22. THE MODULE CONDUCTORS MUST BE OF TYPE YPE, USE-2, OR PV WIRE. [NEC 690.31(B)]
- 23. EACH SOURCE CONNECTION SHALL BE MADE AT A DEDICATED CIRCUIT BREAKER OR BY FUSIBLE MEANS. [NEC 680.64 (B) 3]
- 24. PANEL MODIFICATIONS REQUIRE FIELD EVALUATION BY A NATIONAL RESEARCH TESTING LABORATORY UNLESS THE PANEL INCLUDES THE PROVISION FOR A TAP AS PART OF THE LISTED ASSEMBLY.
- 25. ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R RATED.
- 26. A PERMANENT PLAQUE OR DIRECTORY, DENOTING ALL ELECTRIC POWER SOURCES ON THE PREMISES SHALL BE INSTALLED AT EACH SERVICE EQUIPMENT LOCATION AND AT LOCATIONS OF ALL ELECTRICAL POWER PRODUCTION SOURCES CAPABLE OF BEING INTERCONNECTED. [CEC 690.14 (D).4 & 705.10] SEE SE-3 FOR DETAILS.
- 27. EQUIPMENT CONTAINING OVER-CURRENT DEVICES IN CIRCUITS SUPPLYING POWER TO A BUS BAR OR CONDUCTOR SHALL BE MARKED TO INDICATE THE PRESENCE OF ALL SOURCES. [NEC 690.64 (B) 4]
- 28. ALL METALLIC CONDUIT END POINTS SHALL HAVE GROUNDING BUSHINGS.
- 29. EQUIPMENT GROUNDING CONDUCTOR FOR PV MODULES SMALLER THAN 6 AWG SHALL BE PROTECTED FROM PHYSICAL DAMAGE BY RACEWAY OR CABLE ARM. [NEC 690.46 & 250.120 (C)]

MARKINGS, LABELS AND WARNING SIGNS

- A) PURPOSE: PROVIDES EMERGENCY RESPONDERS WITH THE APPROPRIATE WARNING AND GUIDANCE WITH RESPECT TO ISOLATING THE SOLAR ELECTRICAL SYSTEM. THIS CAN FACILITATE IDENTIFYING ENERGIZED ELECTRICAL LINES THAT CONNECT THE SOLAR PANELS TO THE INVERTER, AS THESE SHOULD NOT BE CUT WHEN VENTING FOR SMOKE REMOVAL
- B) MAIN SERVICE DISCONNECT:

THE MARKING SHALL BE PLACED ADJACENT TO THE MAIN SERVICE DISCONNECT CLEARLY VISIBLE FROM THE LOCATION WHERE THE LEVER IS OPERATED

C) MARKINGS: A. VERBIAGE

- AS PER CEC 690
- B. FORMAT AS PER CEC 690
- C. MATERIAL: AS PER CEC 690

PHOTOVOLTAIC SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NEC 690, 310, 352

- 1.6 KWDC/1.16 KW AC MOD VOC (MIN TEMP) - 45.30 - 11.14 MOD VMP (MIN TEMP) -37.13

INVERTER ENPHASE IQ8-PLUS-72-2 290W @ 240v 1ø OUTPUT

Q.PEAK DUO BLK-ML-G104-400

MAIN SERVICE SIZE = 400 AMPSERVICE PER APARTMENT = 125 AMPPV DISCONNECT SIZE PER APARTMENT = 20 AMP ENPHASE MICROINVERTER TERMINATOR CAP IQ8PLUS-72-2 INSTALLED ON END OF CABLE Q.PEAK DUO BLK ML-GIOT-400W-TYPICAL METERED SERVICE to ea apt MAIN SERVICE ROOF MOUNT COBINER ENCLOSURE ENGAGE CABLE -3/4°C,3#10,1#10G MAIN PANEL CIRCUIT -BREAKER SHALL BE PERMANENTLY | ---MARKED TO IDENTIFY AS A PHOTOVOLTAIC DISCONNECT -- 20A/2P SOLAR CKT BKR (TYP EACH APT) - 125A/2P SUB PANEL EACH APARTMENT

SYSTEM SIZE

1.6 KWDC/1.16 KWAC PER APARTMENT

12.8 KWDC / 9.28 KWAC PER BUILDING

ALL ELECTRICAL DEVICES LOCATED

OUTDOORS TO BE NEMA 3R

VOLTAGE DROP

AMPERAGE = 10.8A

APARTMENT X4 PER BUILDING

SINGLE LINE DIAGRAM

VOLTAGE = 208V 1PHASE

MAXIMUM VOLTAGE DROP 3% #12WIRE UP TO 95FT = 2.0%



STICKERS:

LABELING SHALL BE REFLECTIVE AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED AND SHALL BE MAINTAINED.

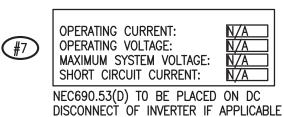
- CAUTION: SOLAR CIRCUIT
 - NEC 690.31(E)(3) FOR USE ON EMT CONDUIT, RACEWAYS, ENCLOSURES, AND COMBINER BOXES
- CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED NEC690.14(2) AND NEC690.1(C)(2)TO BE LOCATED
- WARNING DUAL POWER SOURCE SECOND SOURCE IS PV SYSTEM NEC705.12(D)(4)TO BE LOCATED AT THE MAIN SERVICE PANEL

AT THE MAIN SERVICE PANEL

- PHOTOVOLTAIC AC DISCONNECT MAXIMUM OPERATING CURRENT: N/A MAXIMUM OPERATING VOLTAGE: N/A NEC690.14(2) AND NEC690.1(C)(2)TO BE LOCATED AT THE AC DISCONNECT IF APPLICABLE
- WARNING ELECTRICAL SHOCK HAZARD TERMINALS ON BOTH LINE AND LOAD SIDES MAT BE ENERGIZED IN THE OPEN POSITION

NEC690.17 TO BE LOCATED ON AC/DC DISCONNECTS. JUNCTION BOXES, OR BREAKER PANEL.

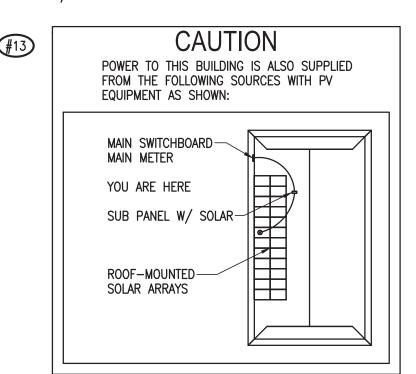
- - NEC690.15 TO BE PLACED ON AC DISCONNECT IF APPLICABLE



INVERTER OUTPUT CONNECTION. DO NOT RELOCATE THIS OVERCURRENT DEVICE NEC705.12(D)(4) AND NEC690.64 TO BE LOCATED AT THE MAIN SERVICÉ PANEL AT POINT OF INTERCONNECTION

PV CIRCUIT BREAKER IS BACKFED NEC705.12 TO BE LOCATED AT POINT OF INTERCONNECTION

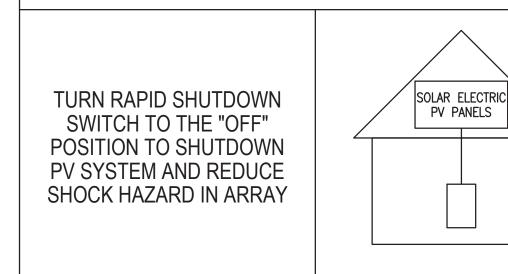
- C DISCONNECT NEC690.15 TO BE PLACED ON DC DISCONNECT IF APPLICABLE
- RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM NEC690.12 TO BE LOCATED AT THE MAIN SERVICE PANEL AT POINT OF INTERCONNECTION
- ON OFF TO BE PLACED ON THE AC DISCONNECT AT THE CLOSED (ON) AND OPEN (OFF) POSITIONS IF APPLICABLE WITH A MINIMUM 3/8" FONT HEIGHT



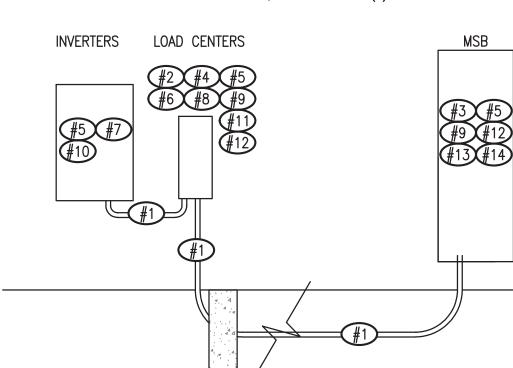
CEC 690.14 (D).4 & 705.10 A PERMANENT PLAQUE OR DIRECTORY TO BE LOCATED AT THE MAIN SERVICE PANEL AND AT LOCATIONS OF ALL ELECTRICAL POWER PRODUCTION SOURCES CAPABLE OF BEING INTERCONNECTED.

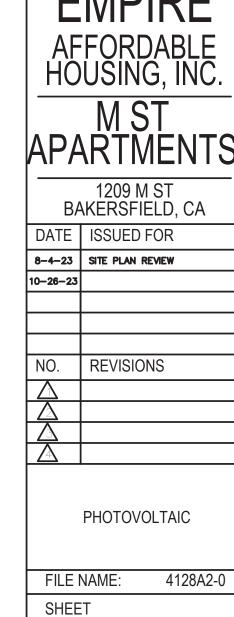
UNIT A

SOLAR PV SYSTEM EQUIPPED RAPID SHUTDOWN

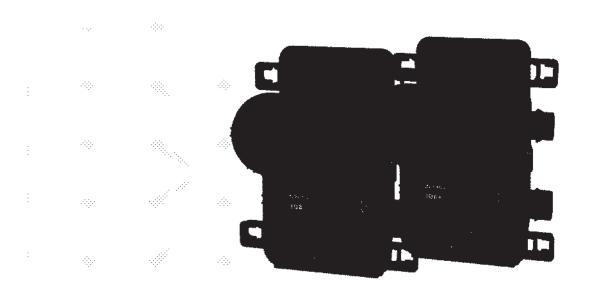


FOR SOLAR PHOTOVOLTAIC SYSTEMS THAT SHUT DOWN BOTH THE ARRAY AND THE CONDUCTORS LEAVING THE ARRAY IF APPLICABLE. THE LABEL SHALL BE IN ACCORDANCE WITH 2019 CFC, FIGURE 1204.5.1(1)



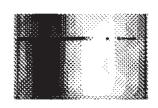


PV-2.0



IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.



IO8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.

CERTIFIED

IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer's instructions.

MECHANICAL SPECIFICATION

ELECTRICAL CHARACTERISTICS

© 2021 Enphase Energy. All rights reserved. Enphase, the Enphase logo, IQ8 microinverters, and other names are trademarks of Enphase Energy, Inc. Data subject to change.

IQ8SP-DS-0002-01-EN-US-2021-10-19

74.0 in × 41.1 in × 1.26 in (including frame)

0.13in (3.2 mm) thermally pre-stressed glass with

6 × 22 monocrystalline Q.ANTUM solar half cells

 $4 \text{ mm}^2 \text{ Sofar cable; (+)} \ge 49.2 \text{ in (1250 mm), (-)} \ge 49.2 \text{ in (1250 mm)}$

MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC: (POWER TOLERANCE +5W / ~0W)

 4 Measurement tolerances $P_{MPP} \pm 3\%$; I_{SC} ; $V_{CC} \pm 5\%$ at STC: 1000W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 - 2800 W/m², NMOT, spectrum AM 1.5 according to IEC 60904

At least 98% of nominal power during

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective

a [%/K]

first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to

2.09-3.98 in $\times 1.26-2.36$ in $\times 0.59-0.71$ in

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT

48.5 lbs (22.0 kg)

Composite film

Staubli MC4: IP68

Power at MPP²

Short Circuit Current

Open Circuit Voltage^c Current at MPP

Voltage at MPP

Power at MPP

Current at MPP Voltage at MPP

Short Circuit Current

Open Circuit Voltage

G CELLS PERFORMANCE WARRANTY

Standard learns of guerantee for the 10 PM companies with the highest production opposity in 2014 (as at September 2014)

Mex. Design Load, Push / Pulli [lbs/ft²]

Mex. Test Load, Push / Pull¹ [lbs/ft²] 113 (5400 Pa) / 84 (4000 Pa)

QUALIFICATIONS AND CERTIFICATES

TEMPERATURE COEFFICIENTS
Temperature Coefficient of I_{sc}

Temperature Coefficient of Prop

Maximum System Voltage V_{svs}

Meximum Series Fuse Rating

³See Installation Manual

IEC 61215:2016, IEC 61730:2016.

anti-reflection technology

Black anodized aluminum

Easy to install

- Lightweight and compact with
- plug-n-play connectors

 Power Line Communication
- (PLC) between components
 Faster installation with simple

two-wire cabling

High productivity and reliability Produce power even when the

- grid is downMore than one million cumulative hours of testing
- Class II double-insulated
- Optimized for the latest highpowered PV modules

Microgrid-forming

enclosure

(3)

4 = Mounting alota (DETAIL A

-- 1.26" (32 mm)

PERFORMANCE AT LOW IRRADIANCE

+0.04 Temperature Coefficient of Voc

on Continuous Duty

20 Fire Rating based on ANSI/UL 61730

PROPERTIES FOR SYSTEM DESIGN

1000 (IEC)/1000 (UL) PV module classification

75 (3600Pa) / 55 (2660Pa) Permitted Module Temperature

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of

Typical module performance under fow irradiance conditions in comparison to STC conditions (25°C, 1000W/m²)

-0.34 Nominal Module Operating Temperature NMOT [°F] 109±5.4 (43±3°C)

PACKAGING INFORMATION

 Horizontal packaging
 76.4 in packaging
 43.3 in 100 mm
 48.0 in 1220 mm
 1656 lbs 751 kg
 24 pallets
 24 pallets
 24 pallets
 32 pallets
 modules

-40°F up to +185°F

(-40°C up to +85°C)

- Complies with the latest
- advanced grid support

 Remote automatic updates for
- the latest grid requirements

 Configurable to support a wide
- range of grid profiles

 Meets CA Rule 21 (UL 1741-SA)

CA Rule 21 (UL 1741-SA)

(1) No enforced DC/AC ratio. See the compatibility calculator at https://link.enphase.com/
module-compatibility (2) Maximum continuous input DC current is 10.6A (3) Nominal voltage
range can be extended beyond nominal if required by the utility. (4) Limits may vary. Refer to
local requirements to define the number of microinverters per branch in your area.

IQ8SP-DS-0002-01-EN-US-2021-10-19

// IRONRIDGE

28357 Industrial Blvd. Hayward, CA 94545 1-800-227-9523 IronRidge.com

Attn: Corey Geiger, COO, IronRidge Inc.

Date: September 5th, 2019

Re: Structural Certification for the IronRidge FlashFoot2

This letter addresses the structural capacity of the IronRidge FlashFoot2 (FF2) component for use as a roof attachment for PV solar systems. FF2 is composed of an aluminum Cap, a 9" x 12" aluminum flashing, and an aluminum stabilizing base. The flashing component is attached to an underlying roof rafter using a 5/16" lag bolt. The assembly details are shown in Exhibit EX-0013.

The referenced uplift and lateral resistance of FF2 is based on structural tests conforming to ASTM D1761-12 "Standard Test Methods for Mechanical Fasteners in Wood." Testing was performed by installing a FF2 component on a sample roof deck composed of composition shingles covering ½" OSB Board over a 2x4 Douglas Fir rafter as shown in Figure 1. The moisture content and specific gravity of the rafter was measured and recorded per ASTM D2395-14 "Standard Test Methods for Density and Specific Gravity (Relative Gravity) of Wood and Wood-Based Materials." The moisture content for uplift test samples was between 8% and 15% with an average specific gravity of 0.54. The moisture content for lateral test samples was 13% with an average specific gravity of 0.54.

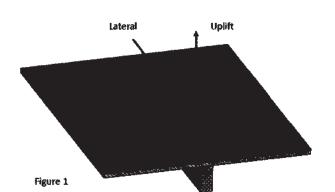
The critical failure mode observed for both the uplift and lateral tests was pullout of the 5/16" lag screw from the rafter. The average peak loads recorded at the critical failure point for the uplift and lateral tests were 3203 lbs. and 1237 lbs., respectively. A safety factor of 3.0 was applied to certify the allowable uplift capacity to 1067 lbs. and the allowable lateral capacity to 412 lbs. for a substrate with a specific gravity of 0.54.

For rafter wood species with specific gravity other than 0.54, the allowable uplift capacity shall be adjusted by a factor of $\left(\frac{G}{0.54}\right)^{\frac{7}{2}}$ per AP&PA National Design Specification Eq. (12.2-1), and the allowable lateral capacities shall be adjusted per the equation 1 - (0.5 - G) from APA Engineering Wood Construction Guide APA 2011 (G is wood specific gravity). For the common wood species, the allowable capacities are provided in Table 1.

Table 1. IronRidge FlashFoot2 Allowable Capacities (1)					
Wood Species	NDS Assigned Specific Gravity ⁽²⁾	Allowable Uplift Capacity (lbs) ⁽³⁾	Allowable Lateral Capacity (lbs) ⁽³⁾		
Douglas Fir, Larch	0.50	951	396		
Douglas Fir, South	0.46	839	380		
Hem, Fir	0.43	758	368		
Hem, Fir (North)	0.46	839	380		
Southern Pine	0.55	1097	416		
Spruce, Pine, Fir	0.42	732	364		

- (1) The minimum size rafter is 2x4.
 (2) The listed specific gravities are per 2015 NDS Table 12.3.3A.
- (2) The listed specific gravities are per 2015 NDS Table 12.3.3A.

 (3) Values are based on securing lag bolt within center 1/3 of rafter width with a minimum 2.5" end distance, and loading directions as shown in Figure 1.



© 2019 IronRidge, Inc. FlashFoot2 Certification Letter - 1

IQ8 and IQ8+ Microinverters

TRPUT JATA (UU)		:48-60-2-05		1685502-75-5-92
Commonly used module pairings ¹	W	235 - 350		235 – 440
Module compatibility		60-celi/120 half-cell		60-cell/120 half-cell and 72-cell/144 half-cell
MPPT voltage range	٧	27 – 37		29 ~ 45
Operating range	٧	25 - 48	:	25 - 58
Min/max start voltage	٧	30 / 48		30/58
Max input DC voltage	٧	50	:	60
Max DC current² [module lsc]	A		15	
Overvoltage class DC port			O O	
DC port backfeed current	mA		0	
PV array configuration		1x1 Ungrounded array; No additional DC side prof	tection required; A	AC side protection requires max 20A per branch circuit
(OALATAC TESTUO		108 6D 2 US		108PEUS 72 2 HS
Peak output power	VA	245	;	300
Max continuous output power	VA	240		290
Nominal (L-L) voltage/range ³	٧		240 / 211 - 26	34
Max continuous output current	A	1.0		1.21
Nominal frequency	Hz		60	
Extended frequency range	Hz		50 - 68	
Max units per 20 A (L-L) branch circuit ⁴		16		13
Total harmonic distortion			<5%	
Overvoltage class AC port			III	
AC port backfeed current	mΑ		30	
Power factor setting		!	1.0	
Grid-tied power factor (adjustable)		О.	.85 leading - 0.85	lagging
Peak efficiency	%	97.5	:	97.6
CEC weighted efficiency	%	97		97
Night-time power consumption	mW		60	
MECHAN CAL DATA				
Ambient temperature range		-40%	C to +60°C (-40°F	F to +140°F)

HAN CAL BATA	
pient temperature range	-40°C to +60°C (-40°F to +140°F)
tive humidity range	4% to 100% (condensing)
Connector type	. MC4
ensions (HxWxD)	212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")
ght	1.08 kg (2.38 lbs)
ling	Natural convection - no fans
roved for wet locations	Yes
ustic noise at 1 m	<60 dBA
ution degree	PD3
osure	Class II double-insulated, corrosion resistant polymeric enclosure

Environ. category / UV exposure rating

COMPLIANCE

CA Rule 21 (UL 1741-SA), UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01

Certifications

This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section

Certifications

This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.

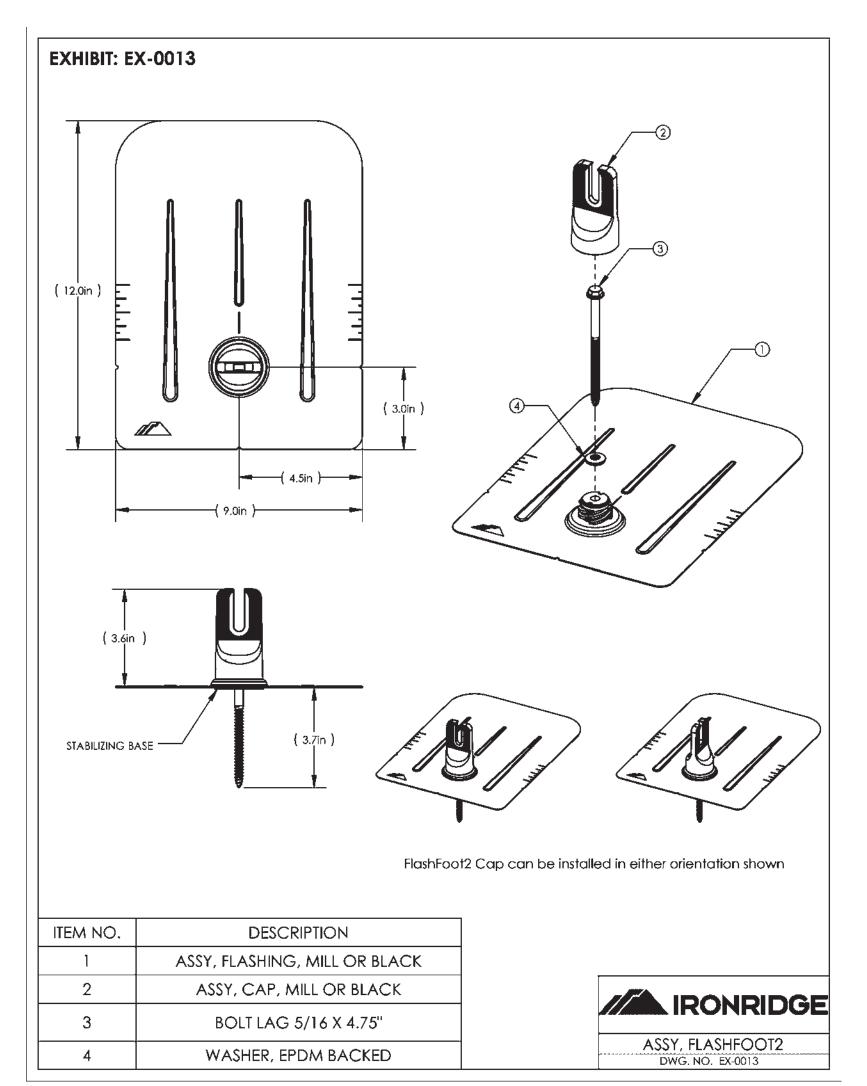
(1) No enforced DC/AC ratio. See the compatibility calculator at https://link.enphase.com/

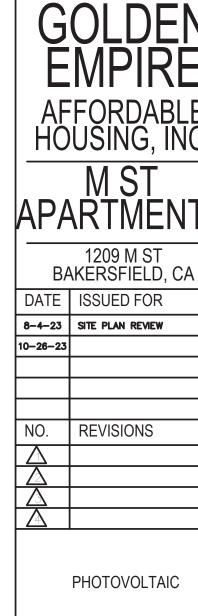


Engineered in Germany

Rooftop arrays on residential buildings







1330 22nd STREET, SUITE 100

BAKERSFIELD, CALIFORNIA 93301 TELEPHONE: (661) 326-8936

PHOTOVOLTAIC

FILE NAME: 4128A2-0

SHEET

PV-3.0

Hanwha Q CELLS America Inc.
400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA I TEL +1 949 748 59 96 I EMAIL inquiry@us.q-cells.com I WEB www.q-cells.us

Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails

is specially designed to increase strength in both

Corrosion-Resistant Materials

All XR Rails are made of marine-grade

a more attractive appearance.

aluminum alloy, then protected with an

anodized finish. Anodizing prevents surface

and structural corrosion, while also providing

directions while resisting the twisting. This unique

feature ensures greater security during extreme

weather and a longer system lifetime.

Solar Is Not Always Sunny

enough to buckle a panel frame.

these results. They resist uplift, protect

against buckling and safely and efficiently

Compatible with Flat & Pitched Roofs

IRONRIDGE

compatible with
FlashFoot and
other pitched roof

transfer loads into the building structure.

Their superior spanning capability

requires fewer roof attachments,

reducing the number of roof

penetrations and the amount

of installation time.

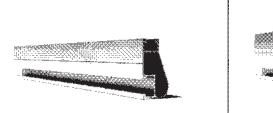
Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing

XR Rails are the structural backbone preventing

XR Rail Family

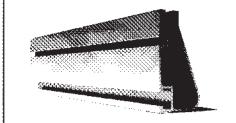
XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



XR100 XR100 is the ultimate residential

- mounting rail. It supports a range of wind and snow conditions, while also
- maximizing spans up to 8 feet. 8' spanning capability



XR1000

- XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans 12 feet or more for commercial applications.
- 12' spanning capability Extreme load capability
- Clear anodized finish Internal splices available

0799 - 2 Wire size 2/0-14 0799 - 5 Wire size 14-6 Wire size 14-8

RSTC Enterprises, Inc.

2214 Heimstead Road

Eau Claire, WI 54703

ETL listed and labeled

0799 Series Includes:

Outdoor Photovoltaic Enclosures

Composition/Cedar Roof System

UL50 Type 3R, 11 Edition Electrical equipment enclosures

Report #3171411PRT-002 Revised May, 2018

CSA C22.2 No. 290 Nema Type 3R

Conforms to UL 1741 Standard

715-830-9997

a IXxx 涂山川城屿 % (IIID) 木塚 光枫 ÅIX { 作山江岭 計 { 作 T ½

Basic Specifications

Material options: ¿ Powder coated, 18 gauge galvanized 90 steel

(1,100 hours salt spray) ¿ Stainless steel

Process - Seamless draw (stamped) Flashing - 15.25_x 17.25_ Height - 3 Cavity - 255 Cubic inches

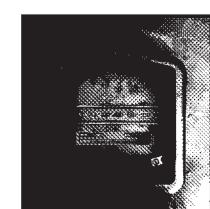
Base Plate:

- Fastened to base using toggle fastening system
- 5 roof deck knockouts Knockout sizes: (3) .5, (1) .75, and (1) 1
- 8, 35mm slotted din rail
- Ground Block

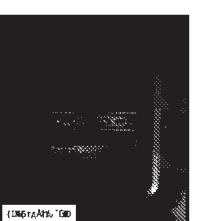
Passthrough and combiner kits are available for either AC or DC applications.

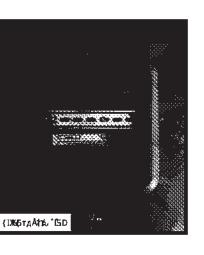
<u>0799 Series</u>

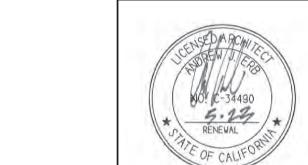
FLASHED PV ROOF-MOUNT COMBINER/ENCLOSURES



{D%БтдАт% *!%







1330 22nd STREET, SUITE 100 BAKERSFIELD, CALIFORNIA 93301 TELEPHONE: (661) 326-8936

1209 M ST BAKERSFIELD, CA DATE | ISSUED FOR 8-4-23 SITE PLAN REVIEW NO. REVISIONS

PHOTOVOLTAIC

FILE NAME: 4128A2-0

SHEET

PV-4.0

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves 6 foot spans, while

- remaining light and economical. 6' spanning capability Moderate load capability
 - Heavy load capability Clear & black anodized finish Internal splices available

© 2014 IronRidge, Inc. All rights reserved. Visit www.ironridge.com or call 1-800-227-9523 for more information. Version 1.11

Internal splices available

Rail Selection

Clear anodized finish

The following table was prepared in compliance with applicable engineering codes and standards. Values are based on the following criteria: ASCE 7-10, Roof Zone 1, Exposure B, Roof Slope of 7 to 27 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed span tables and certifications.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4*	5' 4"	6'	8'	10'	12'
	100						
None	120	XR10					
	140			XP. CT			
	160				igger (1984)		
10-20	100						
	120				<u> </u>	1900 Nope -	
	140				<u>.</u>		
	160		AND	The second secon			
30	100				redress to the state of the first to the first to the state of the sta		
	160			400			
40	100						
	160						
50-70	160	100					kd 272 ((((((((((((((((((
80-90	160		:				

Bonded Attachments

The bonding bolt attaches

rail. It is installed with the

and bonds the L-foot to the

same socket as the rest of the

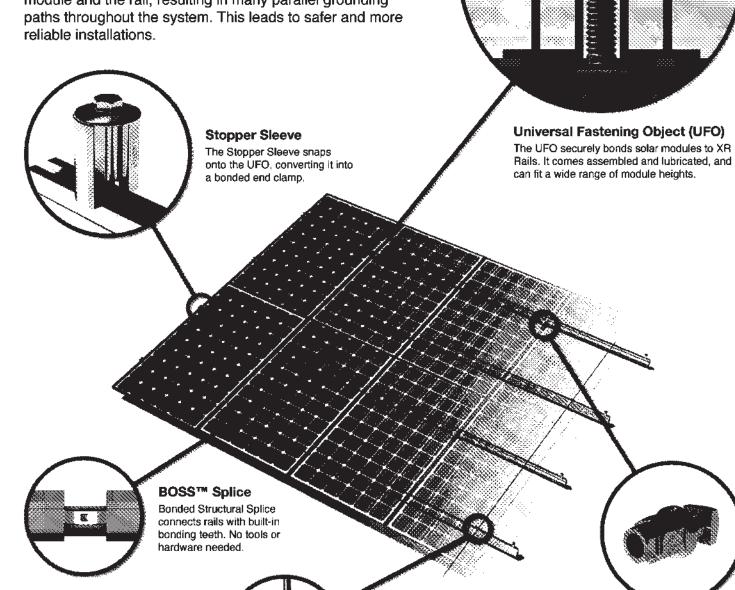
UFO Family of Components

Simplified Grounding for Every Application The UFO family of components eliminates the need for separate grounding hardware by bonding solar modules directly to IronRidge XR Rails. All system types that feature the UFO family—Flush Mount, Tilt Mount and Ground Mount—are fully listed to the UL 2703 standard.

a range of tilt leg options for flat

roof mounting

UFO hardware forms secure electrical bonds with both the module and the rail, resulting in many parallel grounding reliable installations.



Grounding Lug

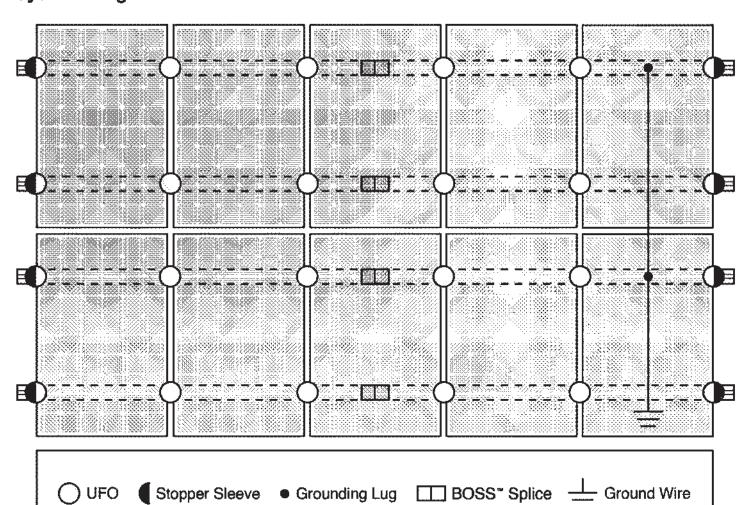
connects an entire row

of PV modules to the

grounding conductor.

A single Grounding Lug

System Diagram



S Approved Enphase microinverters can provide equipment grounding of IronRidge systems, eliminating the need for grounding lugs and field installed equipment ground conductors (EGC). A minimum of two microinverters mounted to the same rail and connected to the same Engage cable is required. Refer to installation manuals for additional details.

UL Certification

The IronRidge Flush Mount, Tilt Mount, and Ground Mount Systems have been listed to UL 2703 by Intertek Group plc.

UL 2703 is the standard for evaluating solar mounting systems. It ensures these devices will maintain strong electrical and mechanical connections over an extended period of time in extreme outdoor environments.

Go to IronRidge.com/UFC

	Cross-System Compatibility						
Feature	Flush Mount	Ground Mount					
XR Rails	~	· ·					
UFO/Stopper	~	· · ·					
BOSS™ Splice	~	N/A					
Grounding Lug	1 per Row	1 per Array					
Microinverters & Power Optimizers	Darfon - M	Enphase - M250-72, M250-60, M215-60, C250-72 Darfon - MIG240, MIG300, G320, G640 SolarEdge - P300, P320, P400, P405, P600, P700, P730					
Fire Rating	Class A	N/A					
Modules	Tested or Evaluated with over 400 Framed Modules Refer to installation manuals for a detailed list.						

© 2020 IronRidge, Inc. All rights reserved. Visit www.ironridge.com or call 1-800-227-9523 for more information. Version 1.15