



DATE	ISSUED FOR
1-6-23	BLDG DEPT REVIEW

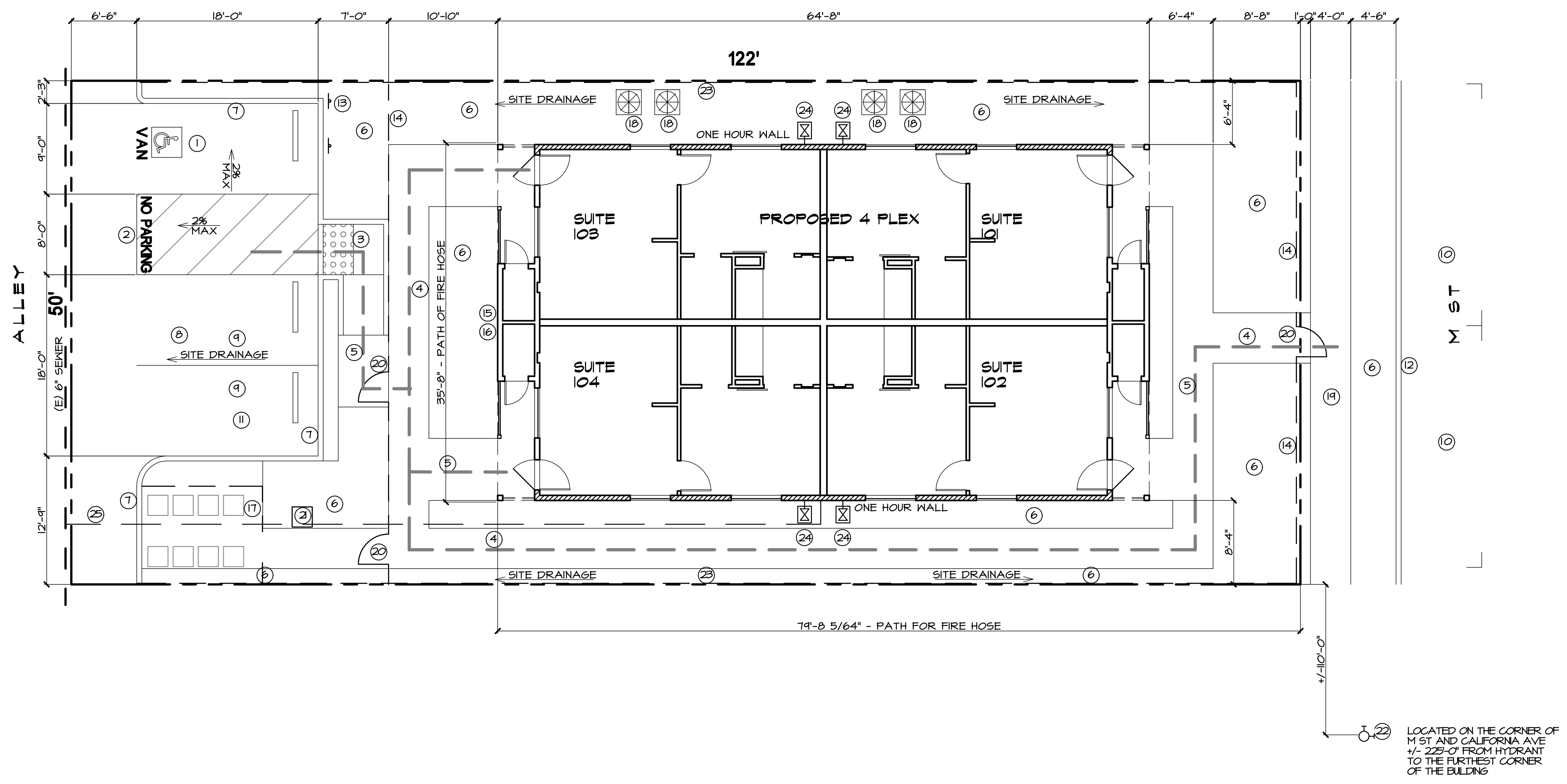
NO.	REVISIONS
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SITE PLAN

FILE NAME: 4128A1-0

SHEET

A-1.0

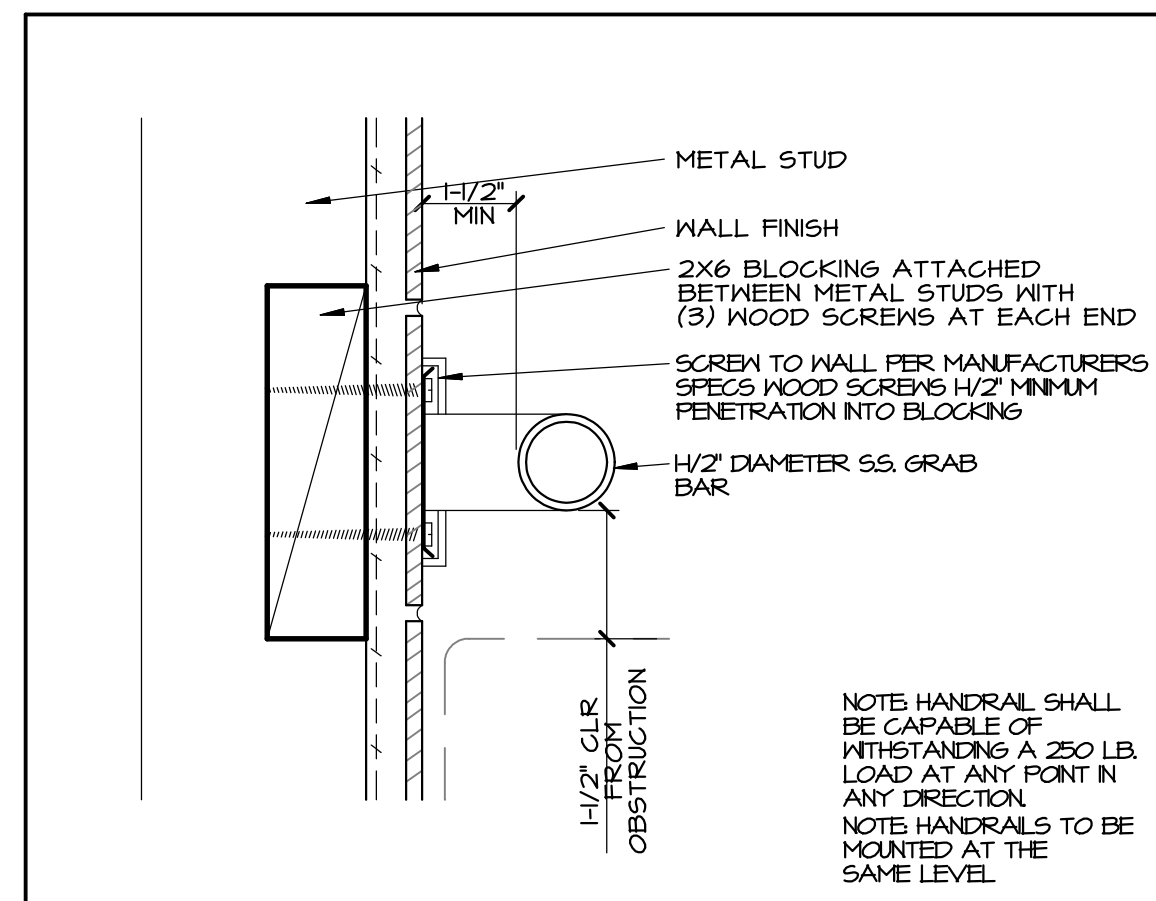


**KEYNOTES**

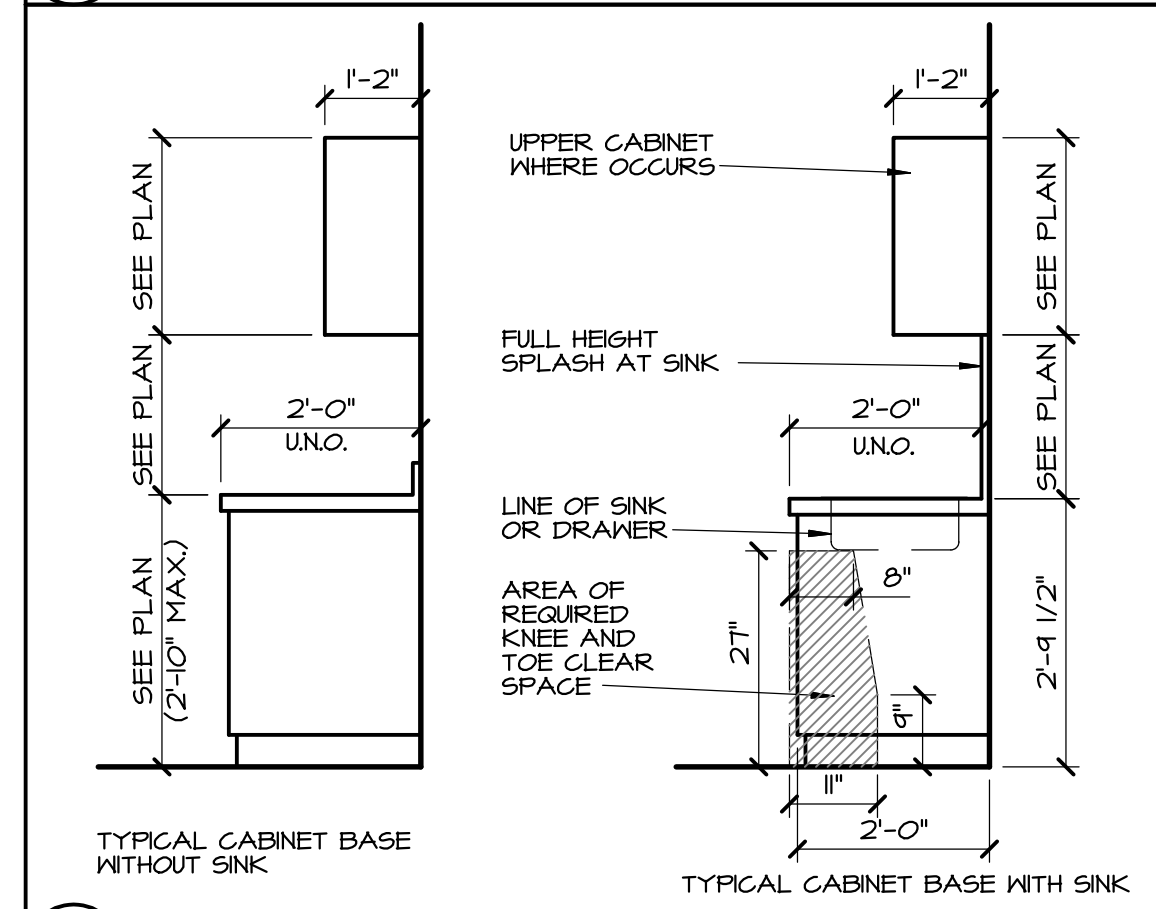
- ① 9'-0" WIDE ACCESSIBLE PARKING STALL WITH 3'-0"x3'-0" PAINTED STALL SIGN AND TO SIGN POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL SIGN OR LANGUAGE STATING "MINIMUM FINE \$250.00" INCLUDE SIGN MOUNTED BELOW STATING "VAN ACCESSIBLE" WHERE APPROPRIATE PER CBC SECTION 124B- 80" MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE SIGNS SEE DETAIL 1 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 DOME 36" DEEP AND THE WIDTH OF SIDEWALK - TRUNCATED DOME PANEL - TO BE YELLOW AND APPROXIMATE F5 3538 OF FEDERAL STANDARD 598G.
- 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. PAVING
- ⑨ STANDARD PARKING STALL 9'X18'
- ⑩ STREET PARKING PARKING STALL 8'X24'
- ⑪ CLEAN AIR VEHICLE PARKING WITH 1" CONDUIT EXTENDED TO THE PARKING STALL FOR FUTURE CHARGING STATION
- ⑫ (E) CONCRETE CURB AND GUTTER PER CITY STANDARDS
- ⑬ 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: \_\_\_\_\_"
- ⑭ INSTALL NEAR 6'-0" HIGH CHAIN LINK FENCE
- ⑮ ELECTRICAL MSB
- ⑯ COMMUNICATION HUB
- ⑰ PROVIDE LEVEL CONCRETE PAD FOR FOUR WASTE AND FOUR RECYCLE - PROVIDE 4'-0" TALL FENCING WITH PRIVACY SLATS
- ⑱ CONDENSER ON CONCRETE PAD
- ⑲ (E) CITY CONCRETE WALK TO BE REPLACED
- ⑳ 3'-0" WIDE CHAIN LINK GATE WITH LOCKBOX AND LEVER HARDWARE - PROVIDE PROTECTION PLATE AT HARDWARE
- ㉑ MAILBOXES WITH 5'-0"x5'-0" MIN. CONCRETE PAD WITH 1/2" MAX. SLOPE
- ㉒ (E) FIRE HYDRANT
- ㉓ FENCE TO BE REPLACED WITH 6'-0" TALL WOOD FENCE
- ㉔ WATER METER
- ㉕ PROPOSED SEWER LOCATION

**SITE PLAN**

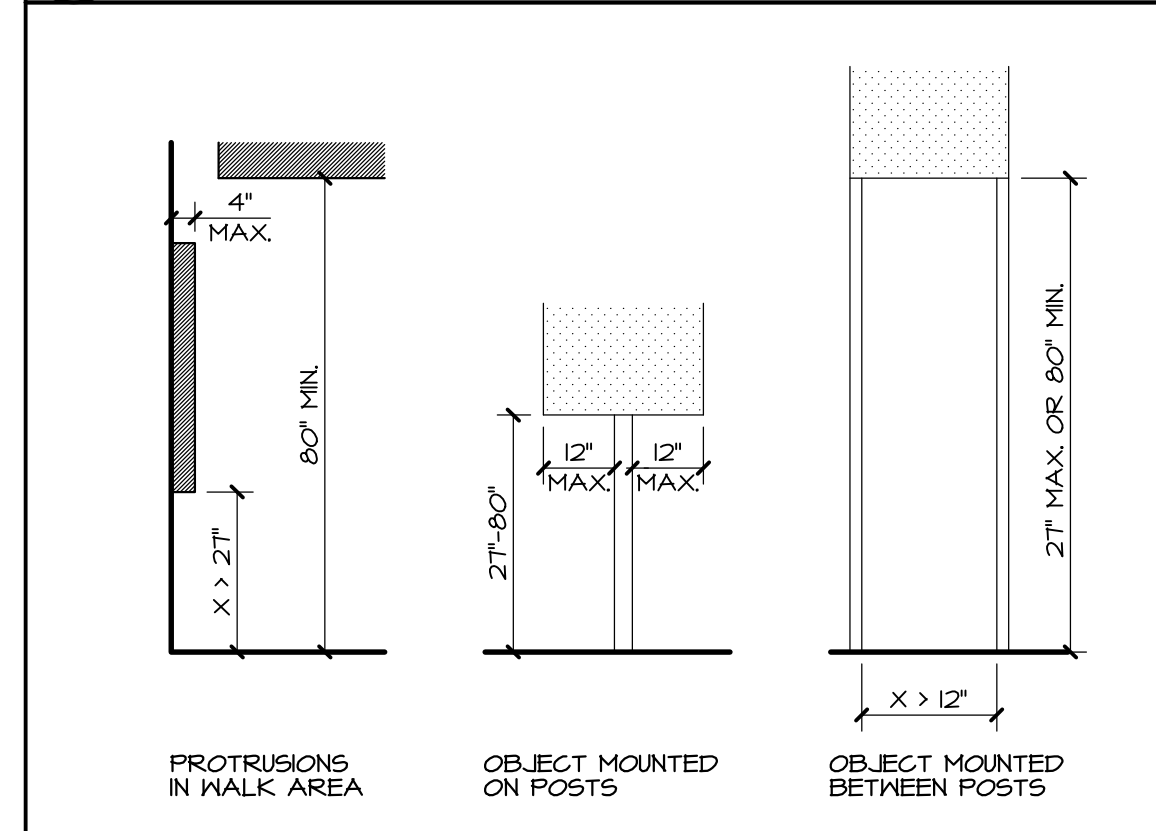




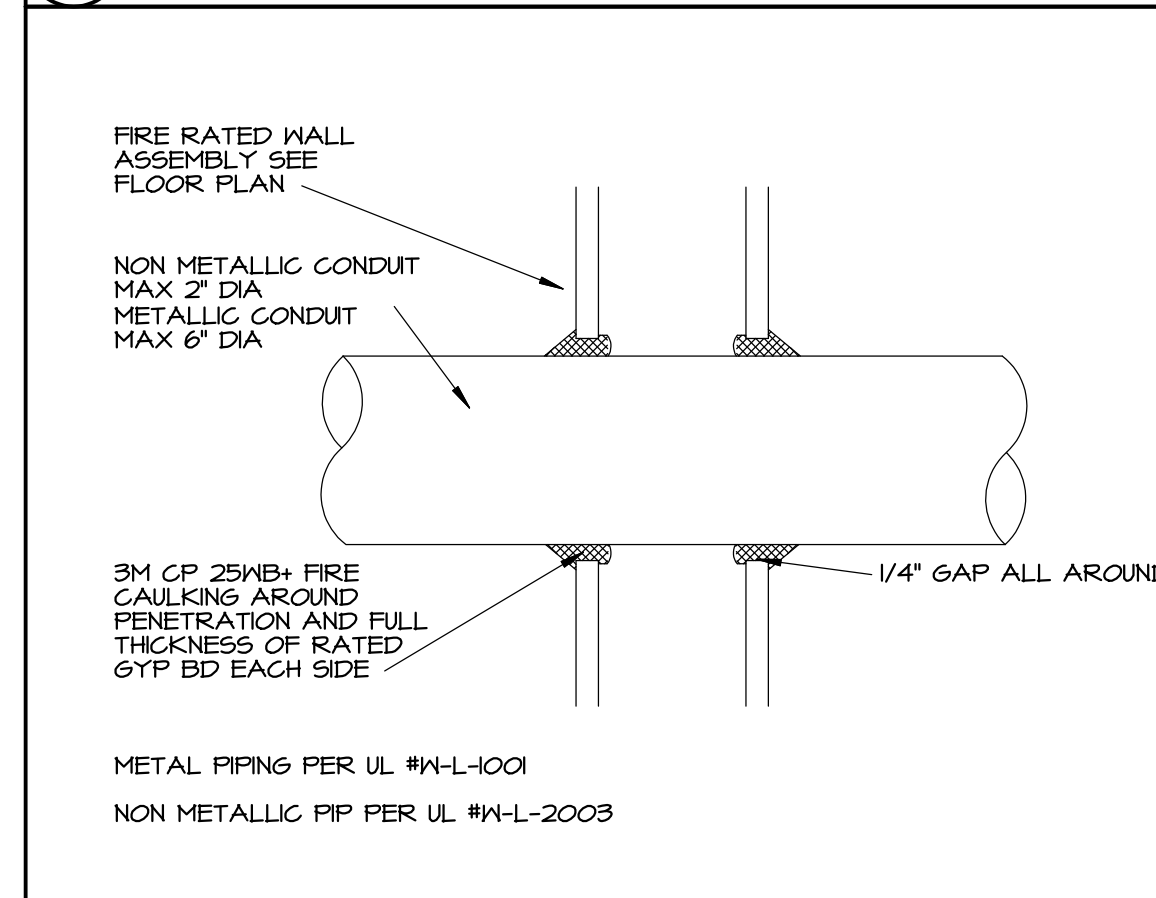
1 GRAB BAR / HAND RAIL NS



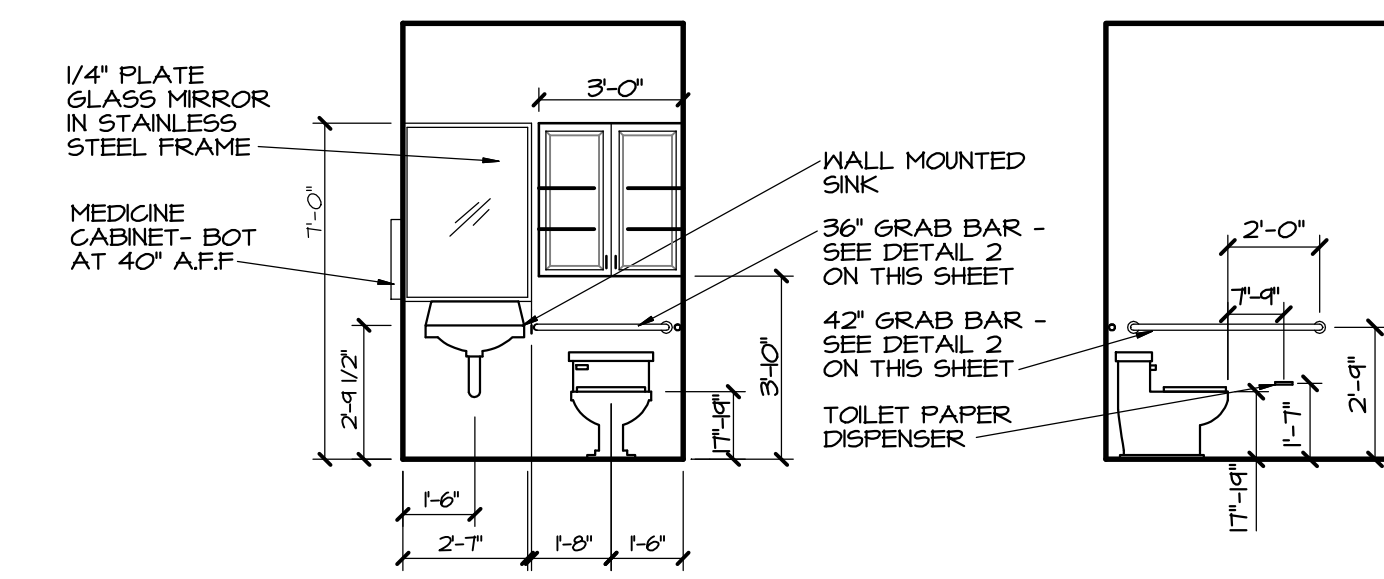
2 TYPICAL CABINET DIMENSIONS NS



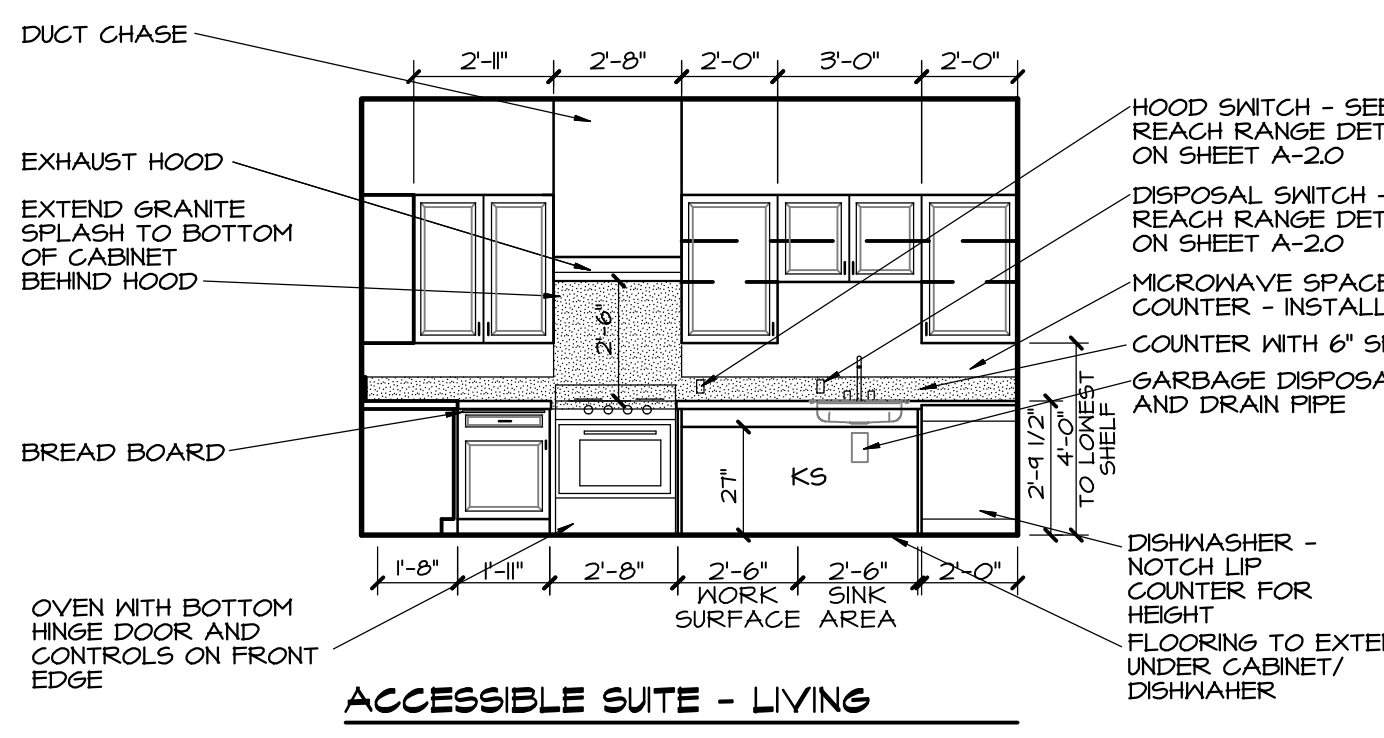
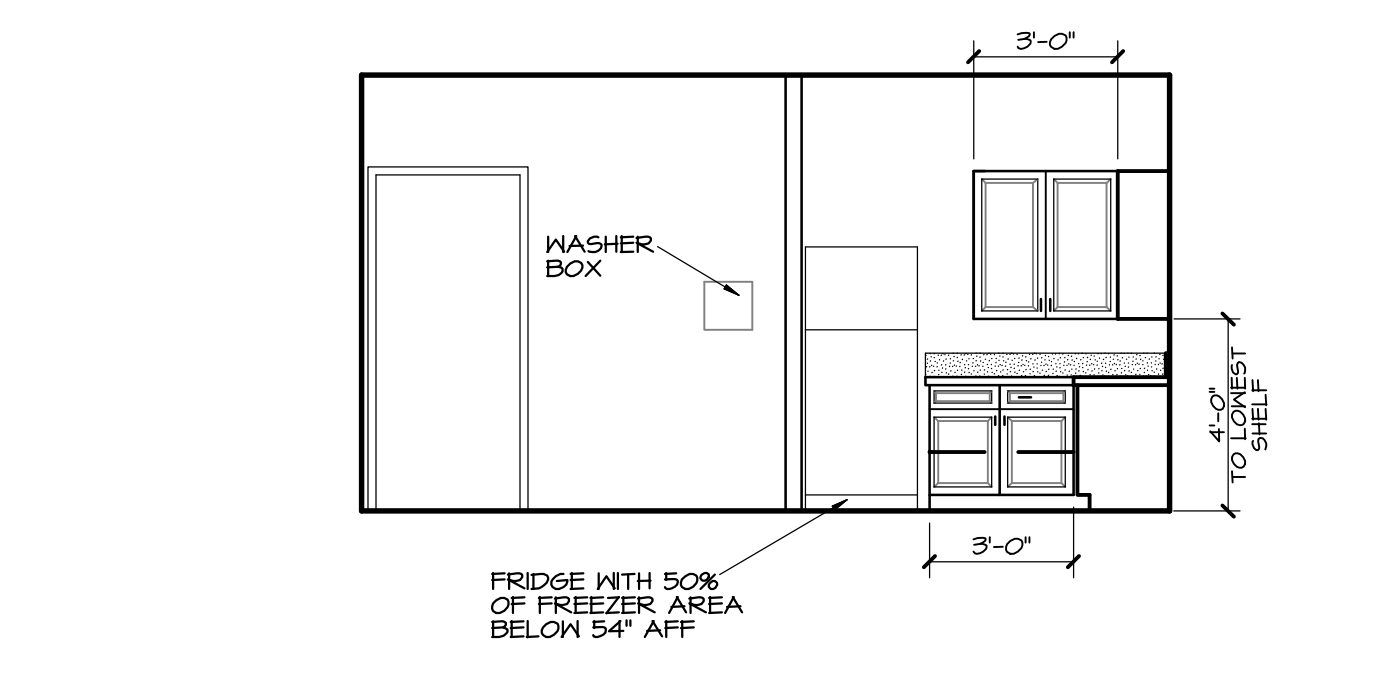
3 PROTUDING OBJECT LIMITS NS



4 FIRE PENETRATION NS



TYPICAL BATH

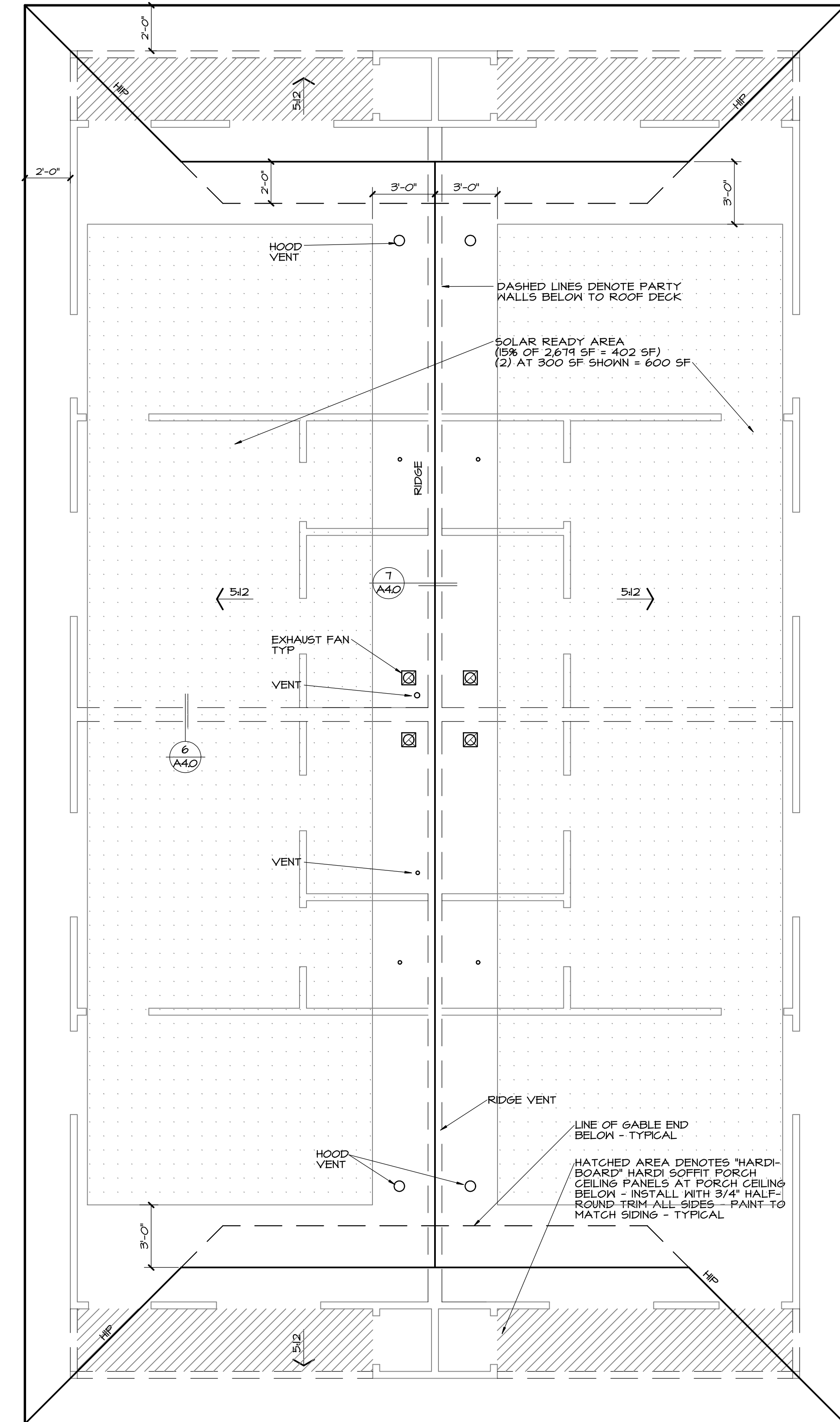


ACCESSIBLE SUITE - LIVING

UPPER CABINETS 4'-11"  
LOWER CABINETS 4'-11" > 50%

INTERIOR ELEVATION NOTES

- ALL CABINETRY, FIXTURES AND ACCESSORIES SHALL BE CONSTRUCTED AND INSTALLED PER APPLICABLE CODES.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CABINETS SHOWN ON FLOOR PLAN IN ADDITION TO THOSE SHOWN ON INTERIOR ELEVATIONS
- FORCE REQUIRED TO ACTIVATE ALL FIXTURES SHALL BE NO GREATER THAN 5 LBS.
- 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.
- FAUCETS ON SELF-CLOSING FAUCET CONTROL VALVES, IF USED, SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS
- 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 19" DEEP UNDERNEATH SINKS. SEE ALSO MINIMUM KNEE CLEARANCE DIAGRAM THIS SHEET.
- WATER CLOSET FLUSH LEVER TO BE LOCATED ON OPEN SIDE OF TOILET
- WALL AND CEILING FINISH MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 450 OR LESS
- WRAP ALL SINK DRAINS HOT AND COLD WATER LINES WITH INSULATION AS REQUIRED.
- CABINETS TO BE CONSTRUCTED WITH 5/8" PARTICLE BOARD WITH WHITE LAMINATE FINISH - CONFIRM WITH OWNER REPRESENTATIVE FOR FINAL FINISH

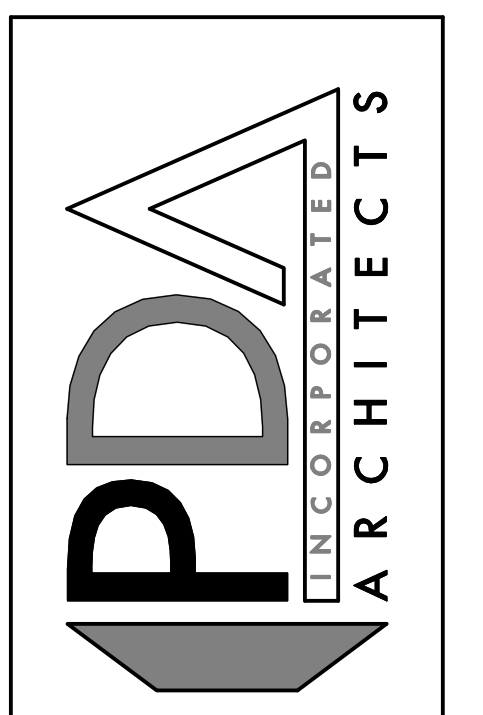


ROOF PLAN

ATTIC VENT SPECIFICATIONS  
GABLE END VENTS  
'BUILDER'S EDGE' 20" DIAMETER ROUND ATTIC VENT WITH KEYSTONE - NET VENT AREA = 35 SQ FT NET VENT AREA  
RIDGE STYLE VENTS  
'BUILDER'S EDGE' 1" 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 R50 INSULATION AT THE ROOF  
PROVIDE R50 AT THE FURNACE AREAS  
VERIFY WITH TITLE 24

ATTIC VENT CALCULATIONS  
VENTING REQUIRED  
VENTED ROOF AREA = 2,674 SF  
2,674/300 (HIGH / LOW) = 8.93 SF FT  
VENTS TO BE PROVIDED  
(2) GABLE END VENTS = .70 SF  
(41) RIDGEMASTER = 4.16 SF  
(14) EAVE VENTS = 4.48 SF  
TOTAL VENT AREA = 9.34 SF

ROOF PLAN NOTES  
1. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS  
2. CLASS C ROOF COVERING OR GREATER  
3. 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.



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GOLDEN EMPIRE AFFORDABLE HOUSING, INC.  
M ST APARTMENTS

1209 M ST  
BAKERSFIELD, CA

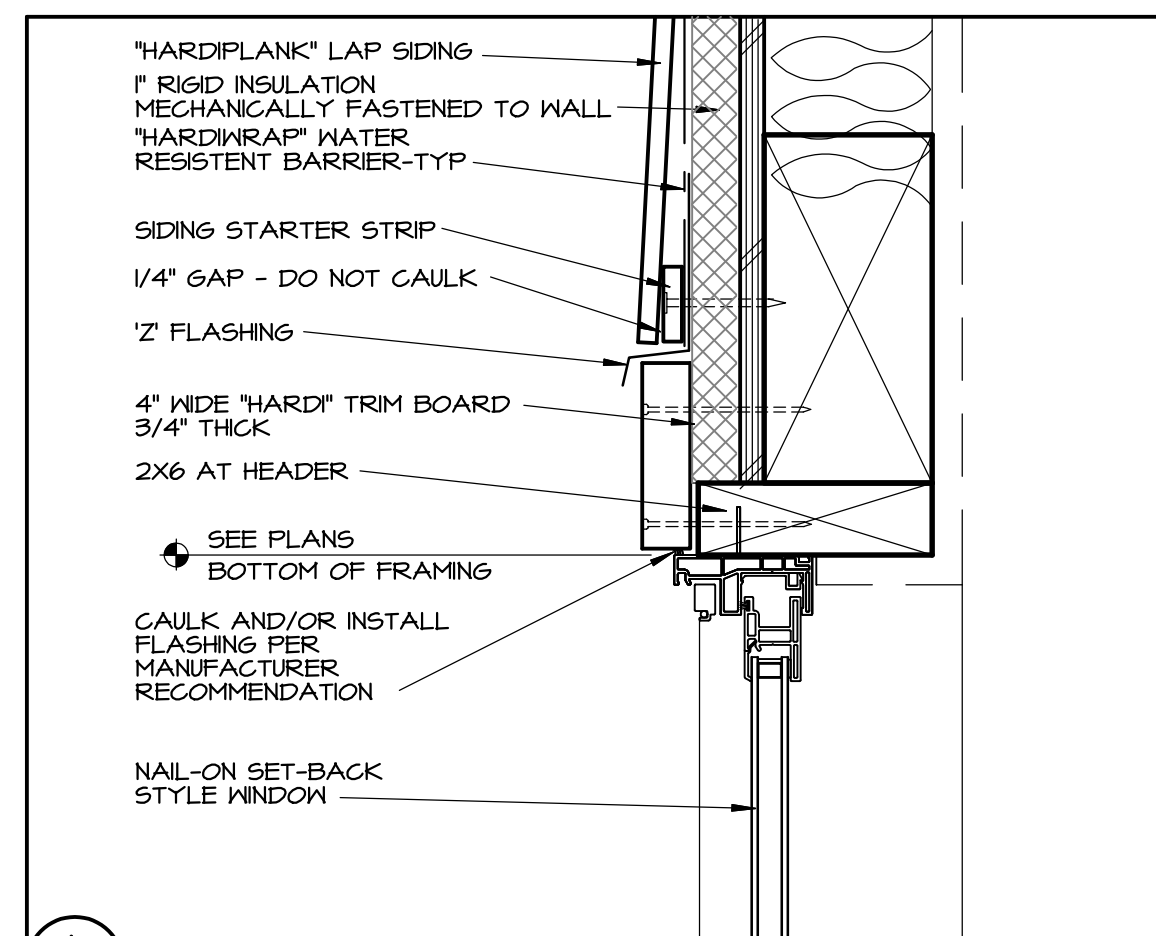
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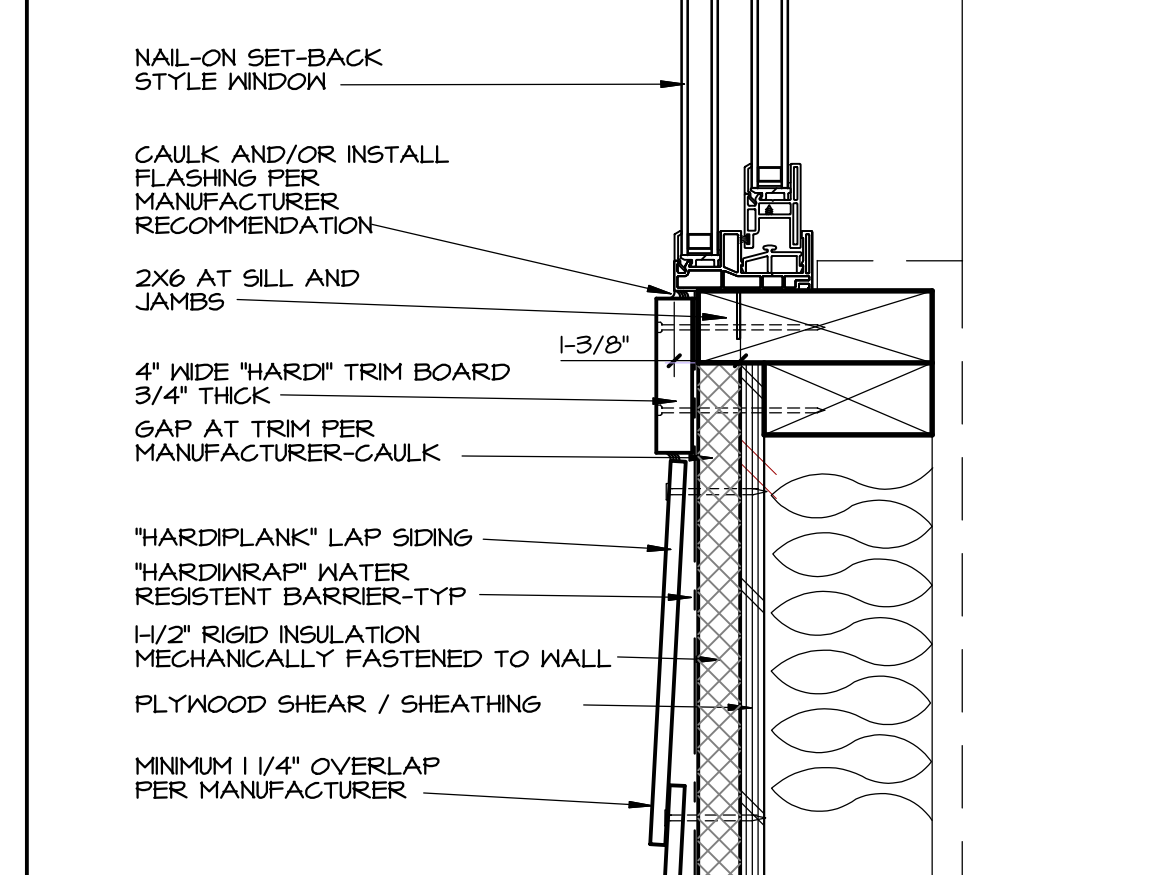
ROOF PLAN

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SHEET

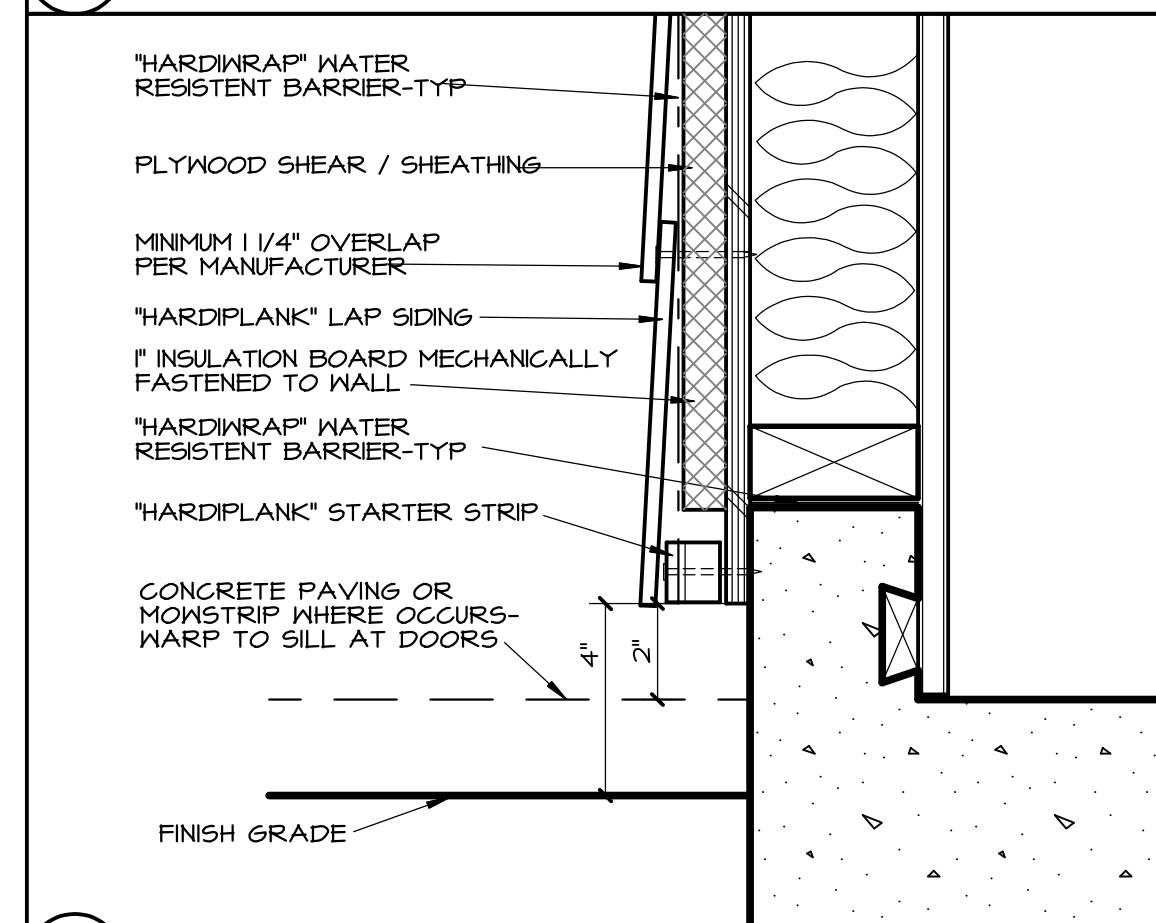
A-30



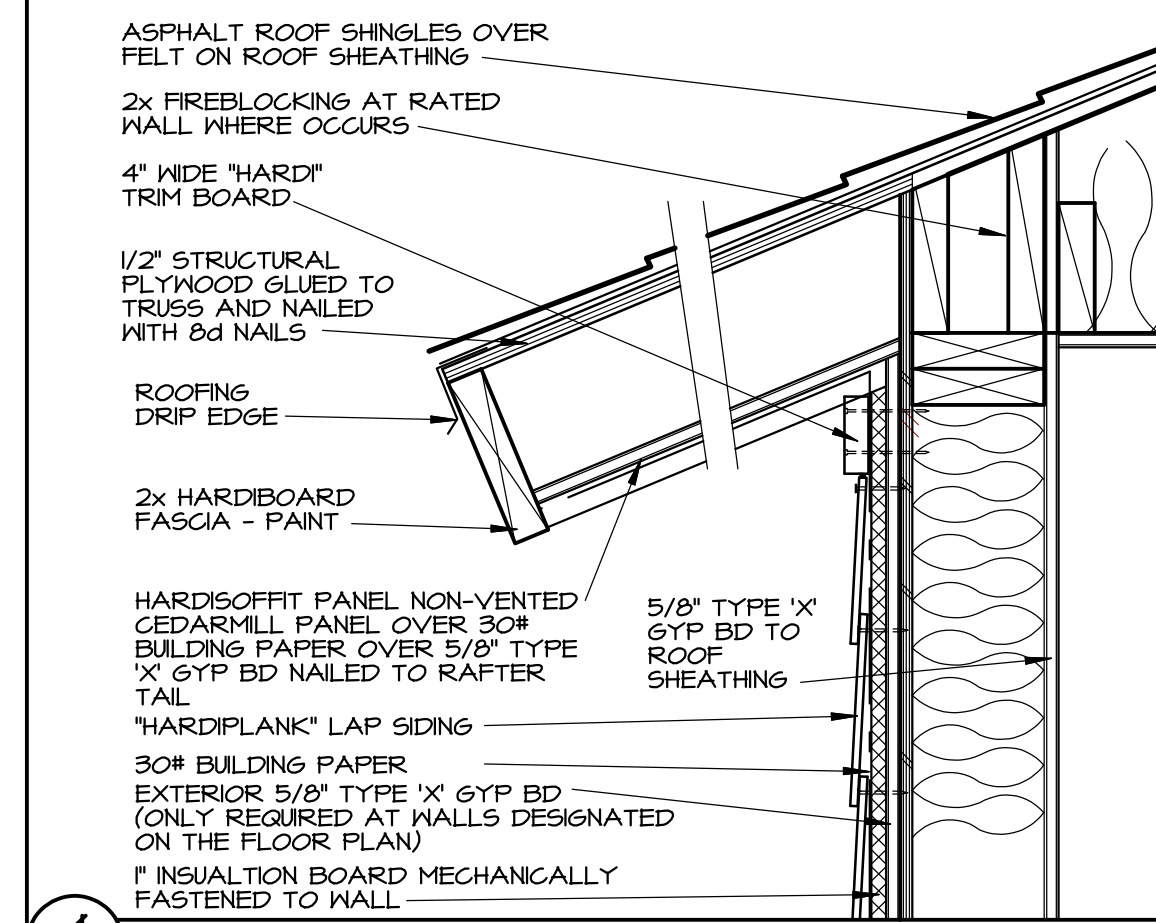
1 SIDING AT WINDOW HEAD 3"



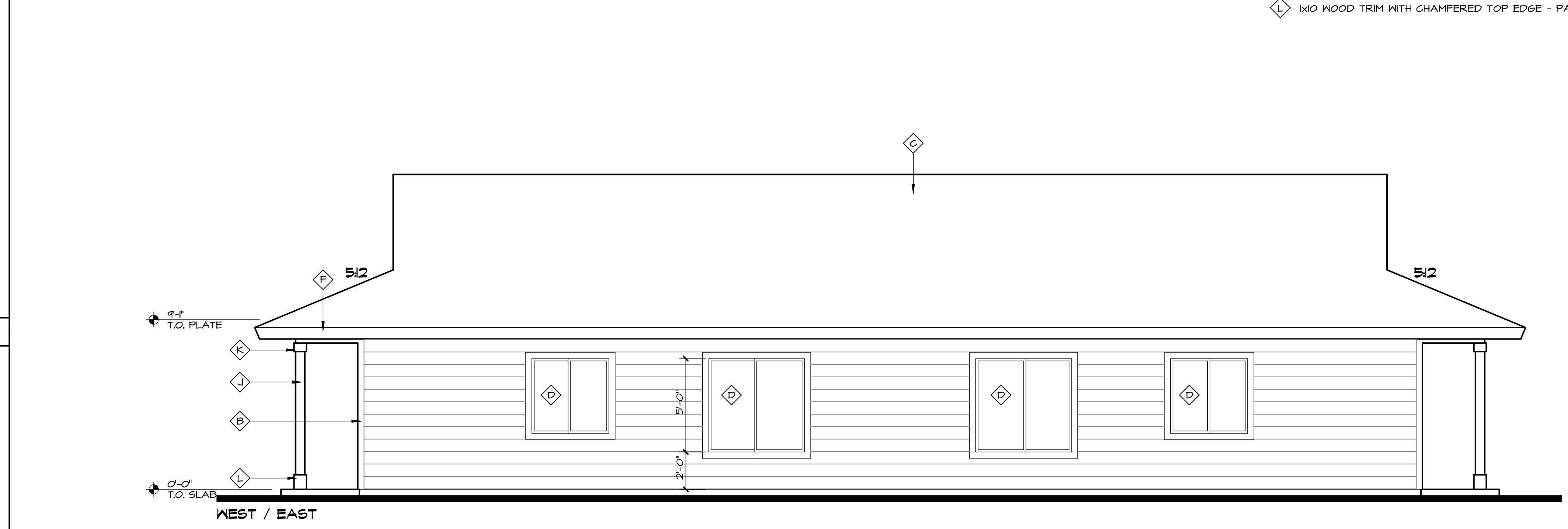
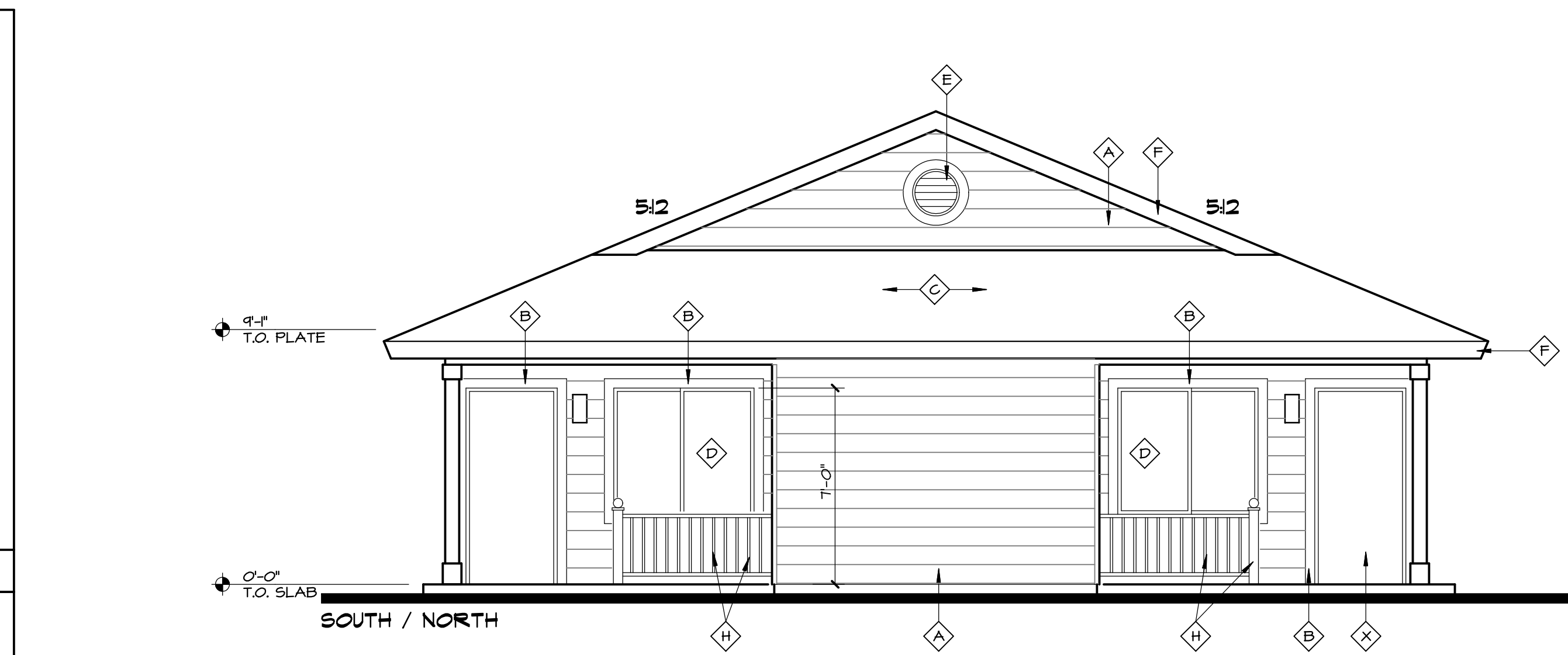
2 SIDING AT WINDOW SILL 3"



3 SIDING AT FOUNDATION 3"



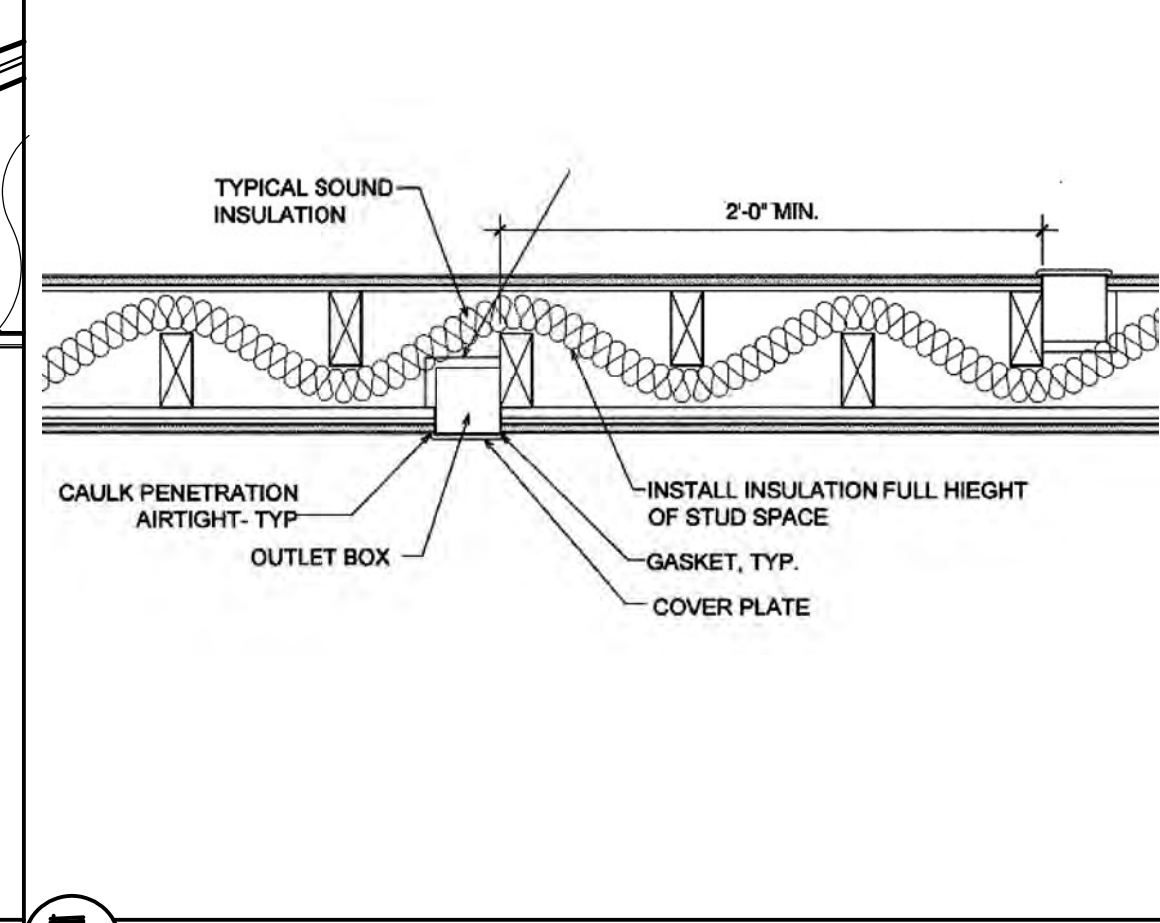
4 SIDING AT OVERHANG 1 1/2"



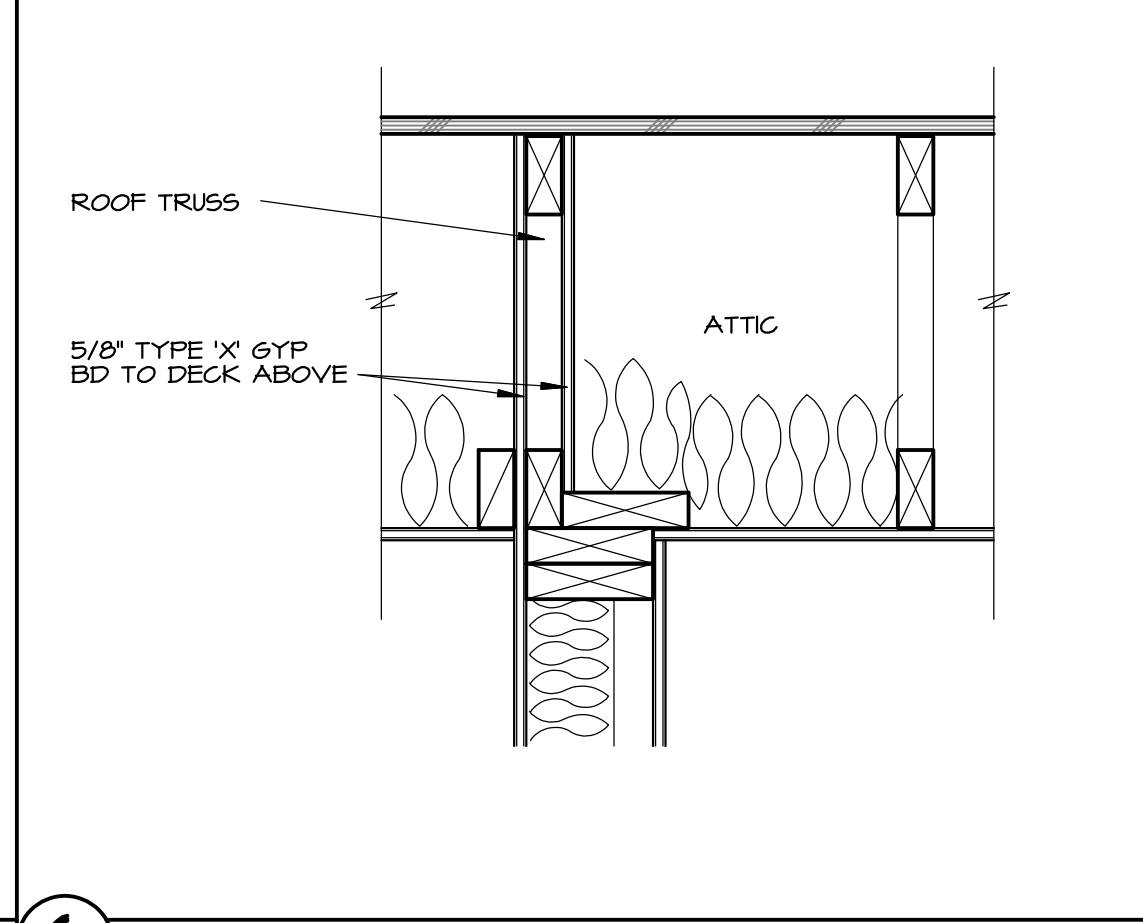
EXTERIOR ELEVATIONS

1/4"

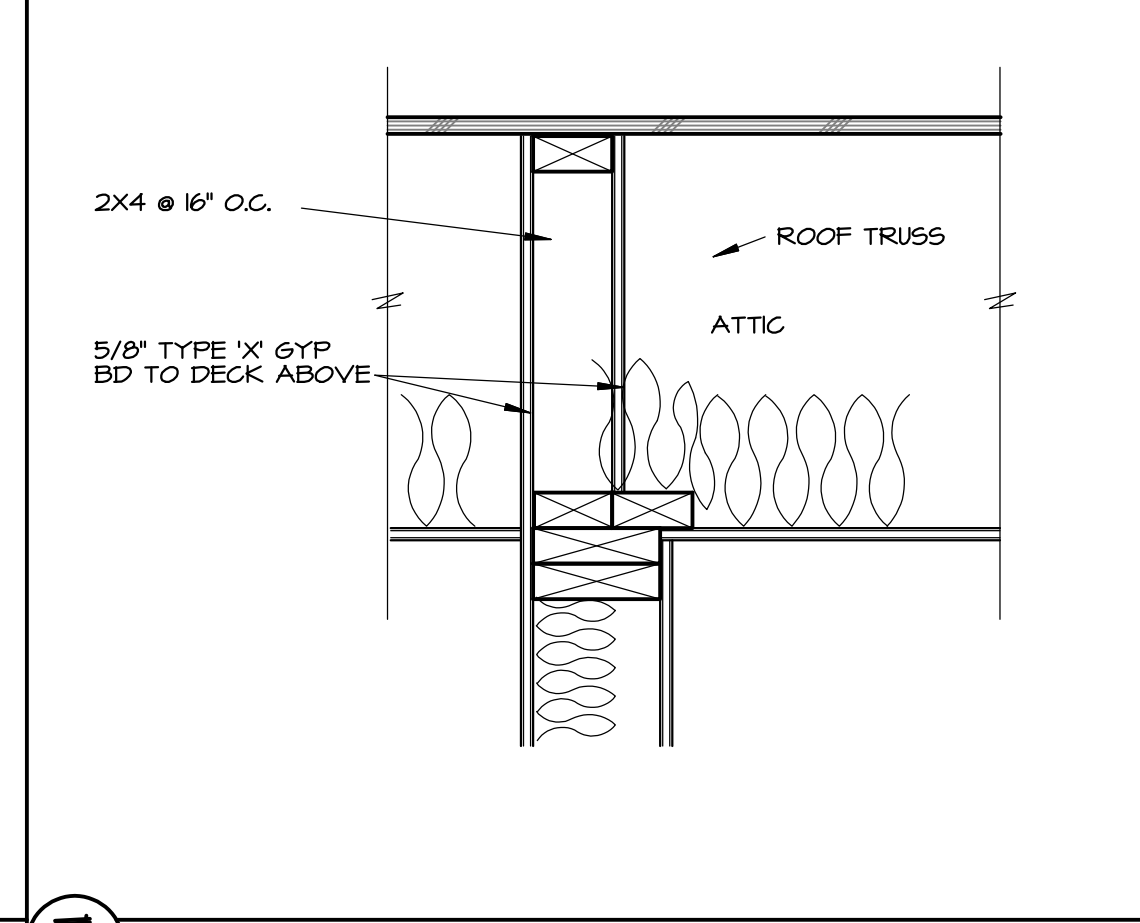
- LEGEND**
- A 'HARDI-PLANK' 8" HORIZONTAL SIDING WITH CORNER TRIM - PAINT WHITE
  - B 'HARDI-PLANK' 4" TRIM - PAINT BLACK
  - C OWENS CORNING 'DURATION' SERIES FIBERGLASS-BASED ASPHALT SHINGLES- COLOR TO BE 'MOUNTAINSIDE' OVER 30# FELT ON ROOF SHEATHING - INSTALL PER MANUFACTURER'S RECOMMENDATIONS GRRG #0840-0016A, UL T90 (CLASS A FIRE RESISTANCE), ICC-ES AC438.
  - D 'MILGARD' 'STYLE LINE' WHITE VINYL WINDOW WITH LOW-E DUAL GLAZING
  - E 'BUILDERS EDGE' 28" DIAMETER ROUND WOOD GRAIN MOLDED WHITE PVC ATTIC VENT WITH KEYSTONE TRIM OR EQUAL - PAINT KEYSTONE TRIM BLACK
  - F 2x6 ROUGH SAWN FASCIA - PAINT BLACK
  - G NOT USED
  - H 4x4 POST WITH 2x4 TOP AND BOTTOM RAIL WITH 2x2 PICKETS - PAINT WHITE
  - J 6x6 EXPOSED WOOD POST - PAINT WHITE
  - K 1x6 WOOD TRIM WITH CHAMFERED BOTTOM EDGE - PAINT WHITE
  - L 1x6 WOOD TRIM WITH CHAMFERED TOP EDGE - PAINT WHITE



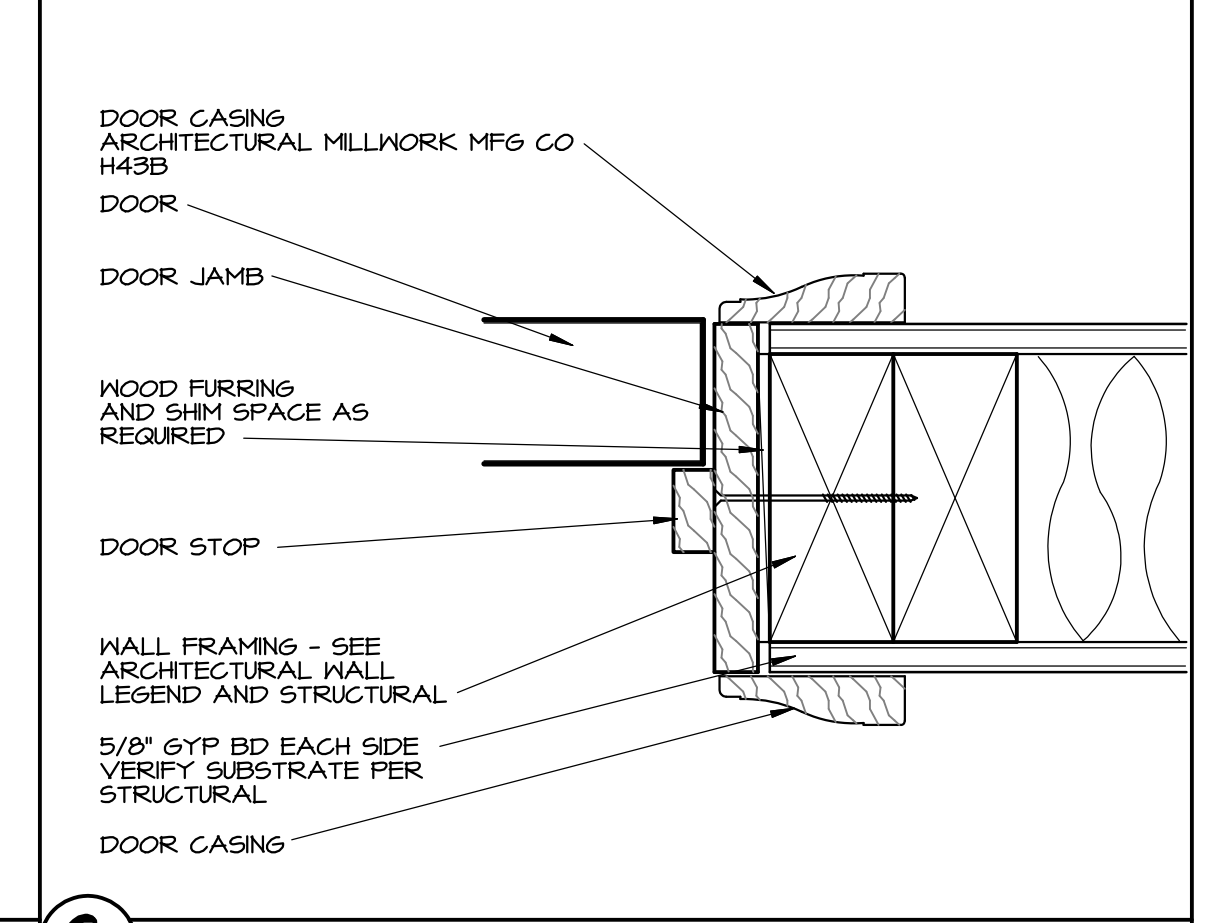
5 TYPICAL PARTY WALL INSULATION NS



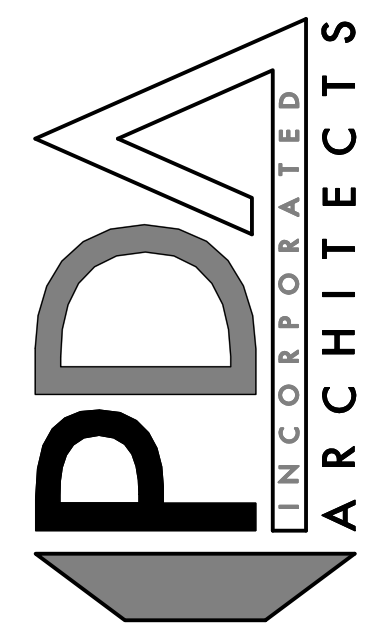
6 PARTY WALL PARALLEL TO TRUSS NS



7 PARTY WALL PERPENDICULAR TO TRUSS NS

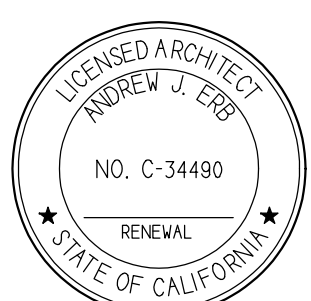


8 INTERIOR WOOD DOOR JAMB 3"



**PDA ARCHITECTS**

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**GOLDEN EMPIRE AFFORDABLE HOUSING, INC.**

**M ST APARTMENTS**

1209 M ST  
BAKERSFIELD, CA

DATE	ISSUED FOR
11-6-23	BUILDING DEPT REVIEW

NO.	REVISIONS

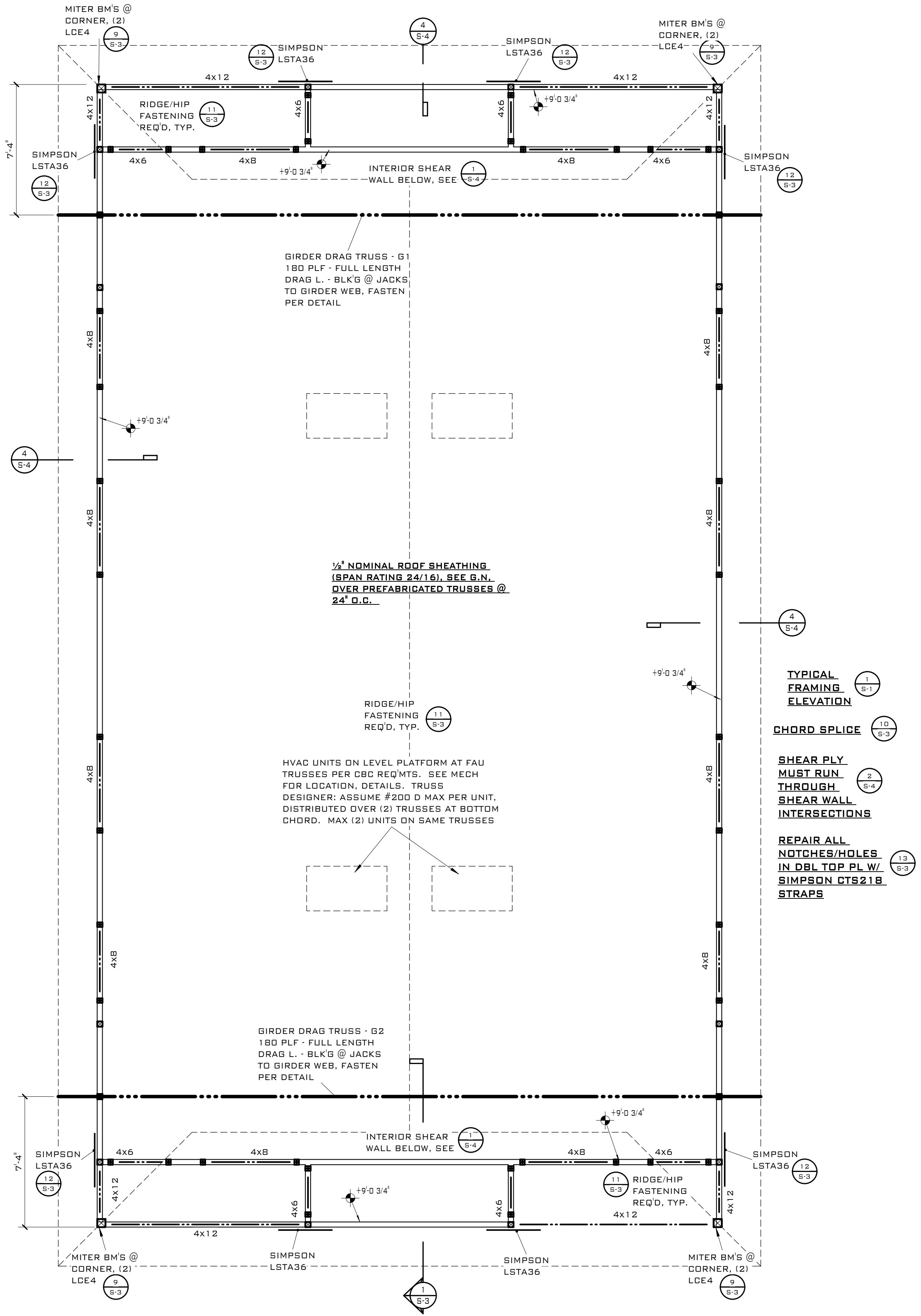
EXTERIOR ELEVATIONS

FILE NAME: 4158A4-0  
SHEET

**A-4.0**

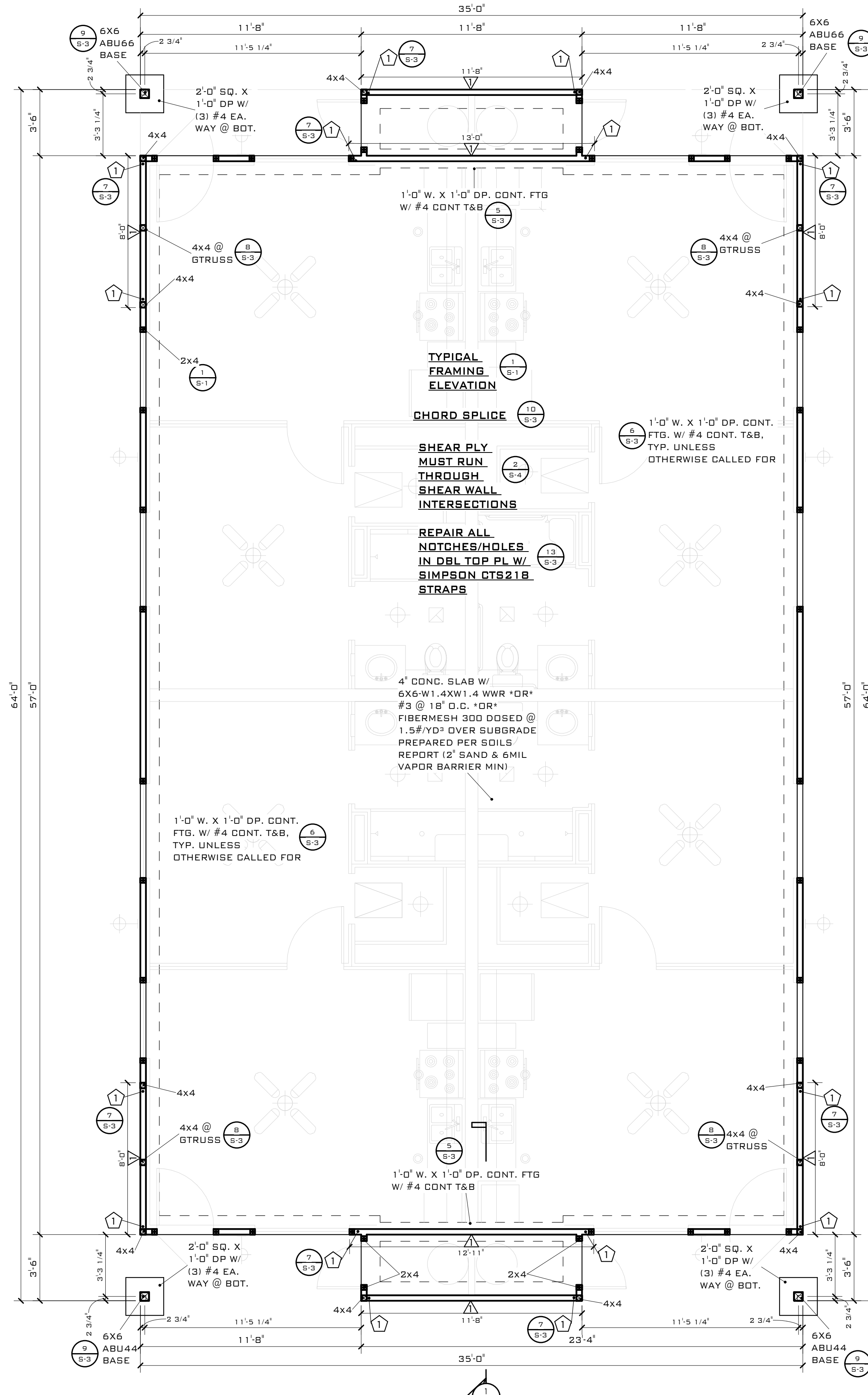






ROOF FRAMING PLAN

1/4" = 1'-0"



FOUNDATION/WALL FRAMING PLAN

1/4" = 1'-0"

HOLDOWN SCHEDULE		
DESCRIPTION	BOLT	POST SIZE
1 SIMPSON HDU2	SIMPSON SSBT16	DBL. 2X MIN

SHEAR WALL SCHEDULE					
	SHEATHING	EDGE NAILING	FIELD NAILING	BOT PL FASTENING	BOT PLATE & PANEL EDGES
1	7/16" APA RATED SHEATHING	BD CDM @ 6" O.C.	BD CDM @ 12" O.C.	5/8" @ 10' HOOKED ANCHOR @ 4'-0" O.C.	2X NOMINAL

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 PRODUCE 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 EACH OTHER.

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 (CBD)

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, REINFORCING, 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.

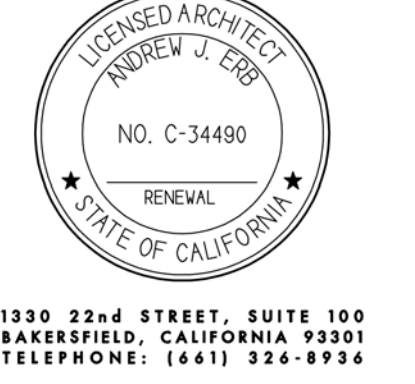
REQUIRED MINIMUM 28 DAY COMPRESSIVE STRENGTH: 3,000 PSI PER CBC

RECOMMENDED TOTAL WATER CONTENT: LESS THAN 250#/YD<sup>3</sup>. WATER TO CEMENTITIOUS 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



CONSULTANT

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PROJECT

GOLDEN EMPIRE AFFORDABLE HOUSING, INC.

M ST APARTMENTS

1209 M ST  
BAKERSFIELD, CA

DATE	ISSUED FOR
8/31/2023	REVIEW

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

FOUNDATION AND FRAMING PLANS

FILE NAME: 2800

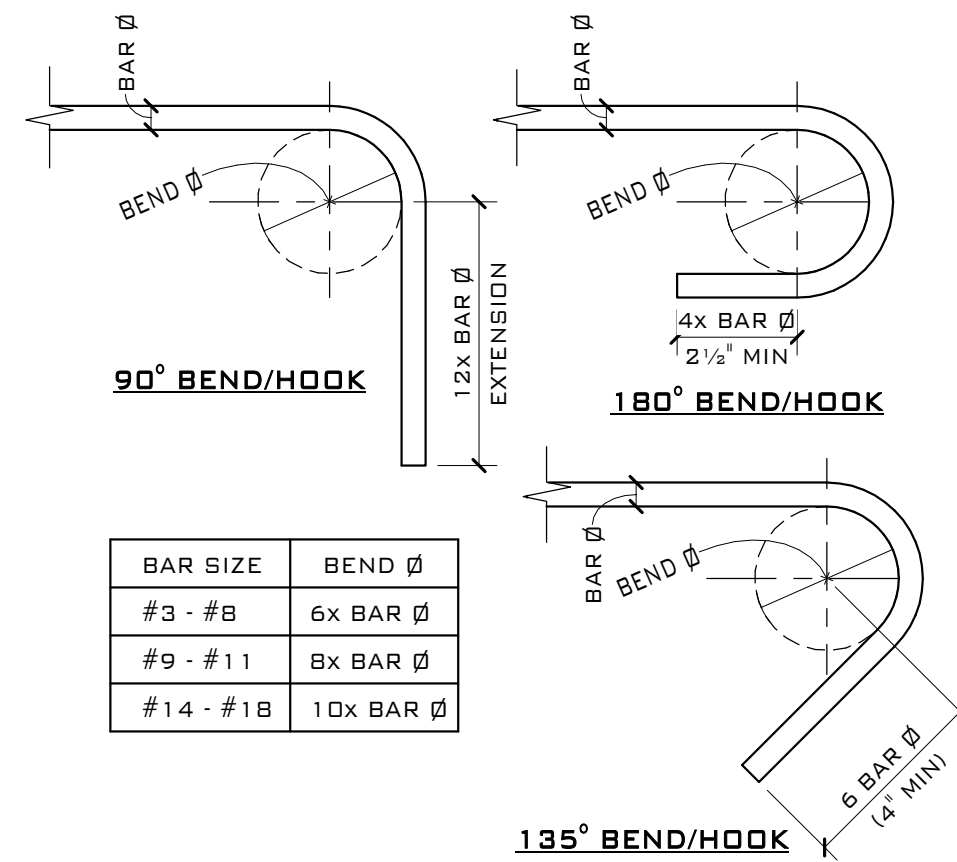
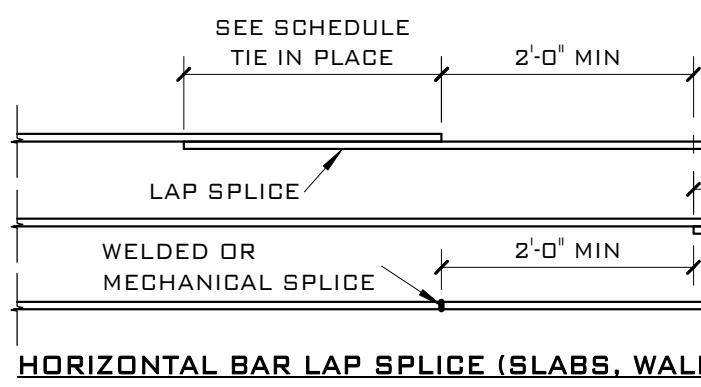
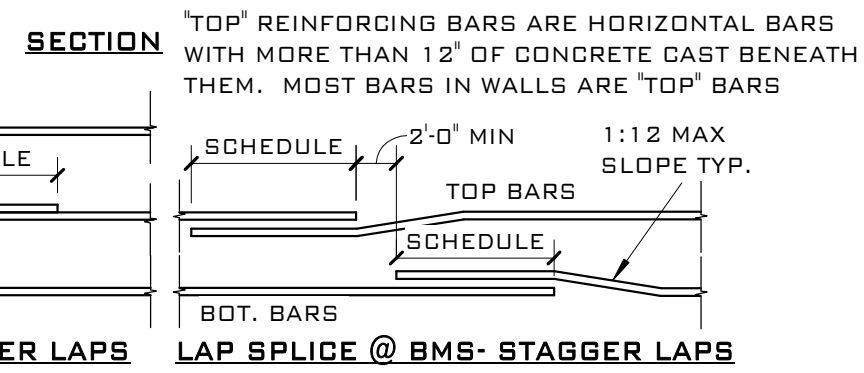
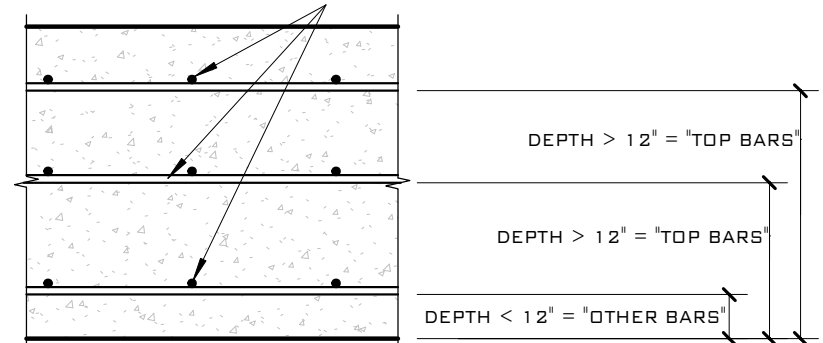
SHEET

S-2



BAR SIZE	LAP LENGTHS REQ'D BY CONC DESIGN STRENGTH							
	2,500 PSI		3,000 PSI		4,000 PSI		5,000 PSI	
	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3 - #5	30"	24"	28"	24"	24"	24"	24"	24"
#6 - #7	53"	41"	49"	37"	42"	32"	38"	29"
#8 - #9	69"	53"	63"	48"	54"	42"	49"	37"

**LAYERS OF HORIZONTAL REINFORCING IN A CONCRETE ELEMENT**

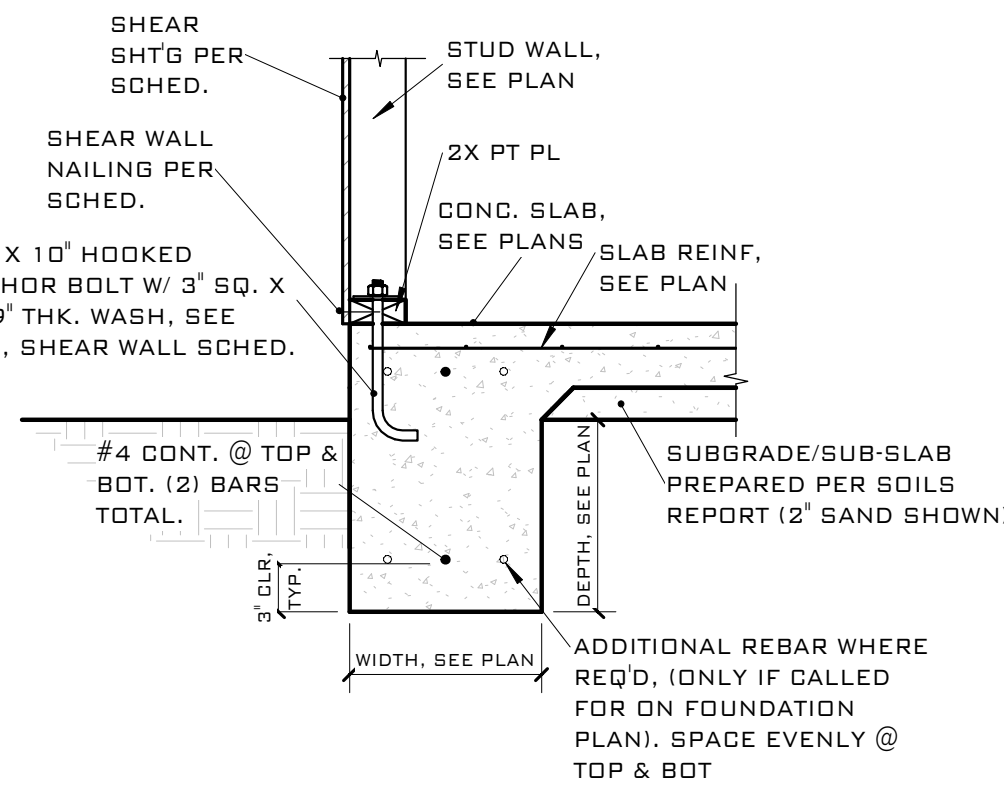


**4 REINFORCING BAR SPLICES**

3/4" = 1'-0"

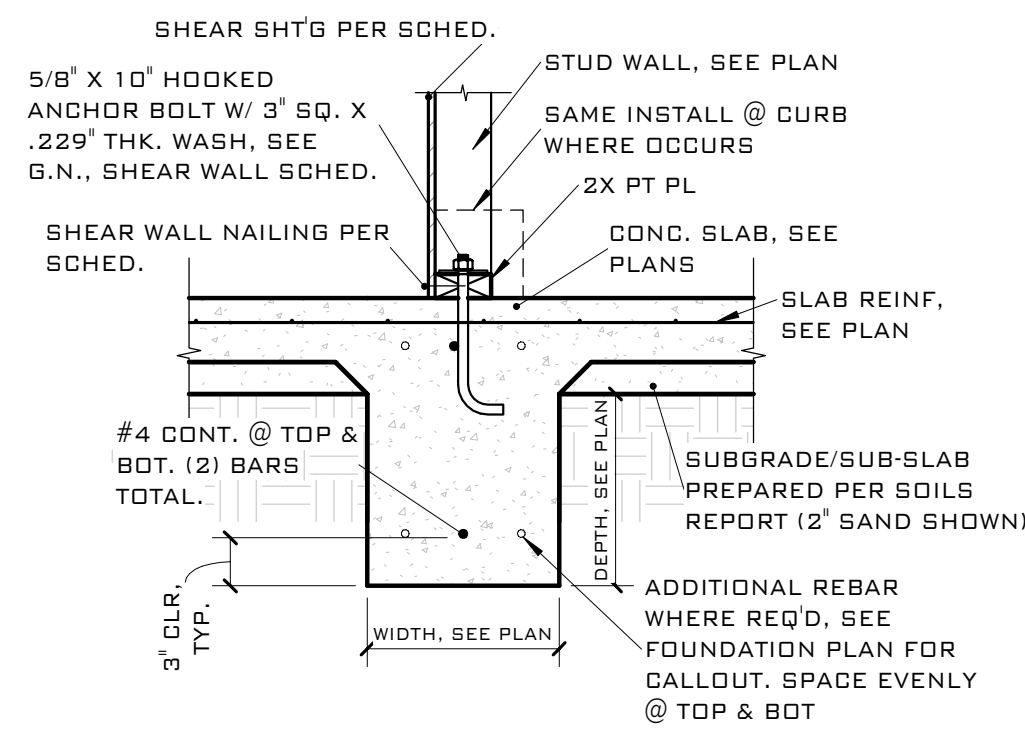
**3 REINFORCING BAR BENDS**

3" = 1'-0"



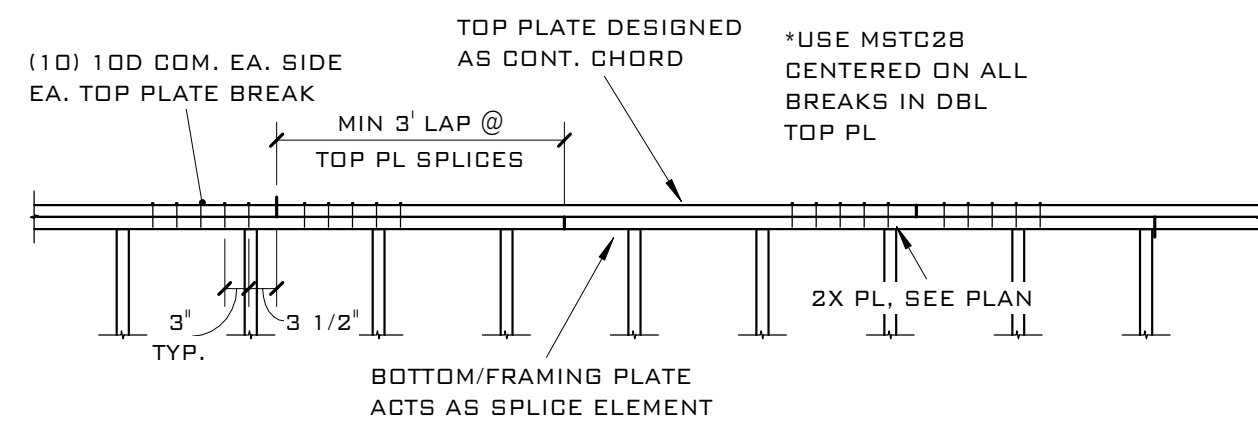
**6 TYPICAL CONT. FTG. DETAIL**

1" = 1'-0"



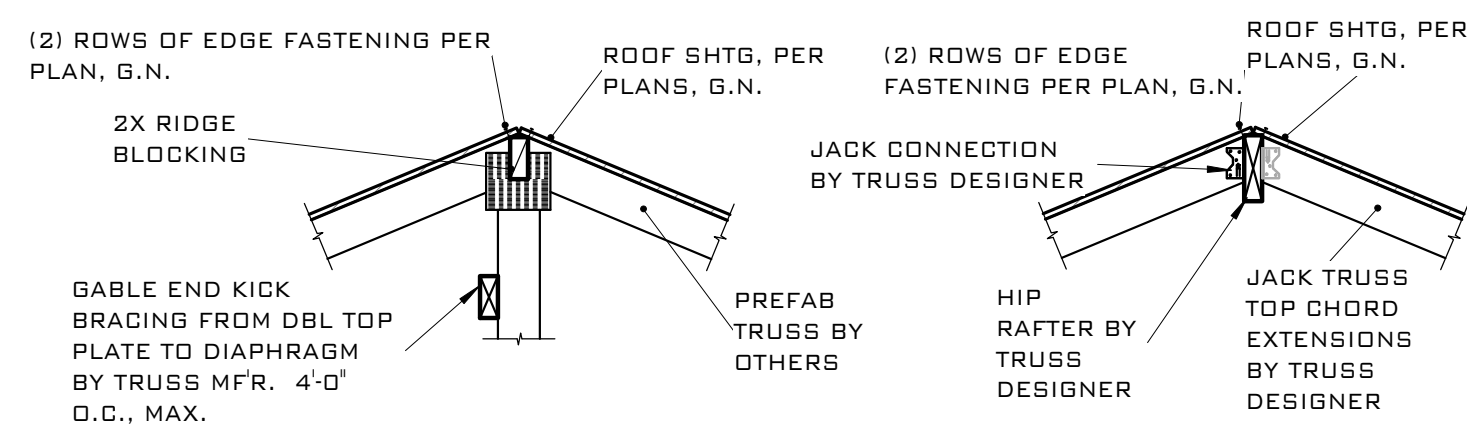
**5 TYP. INTERIOR CONT. FTG. DETAIL**

1" = 1'-0"



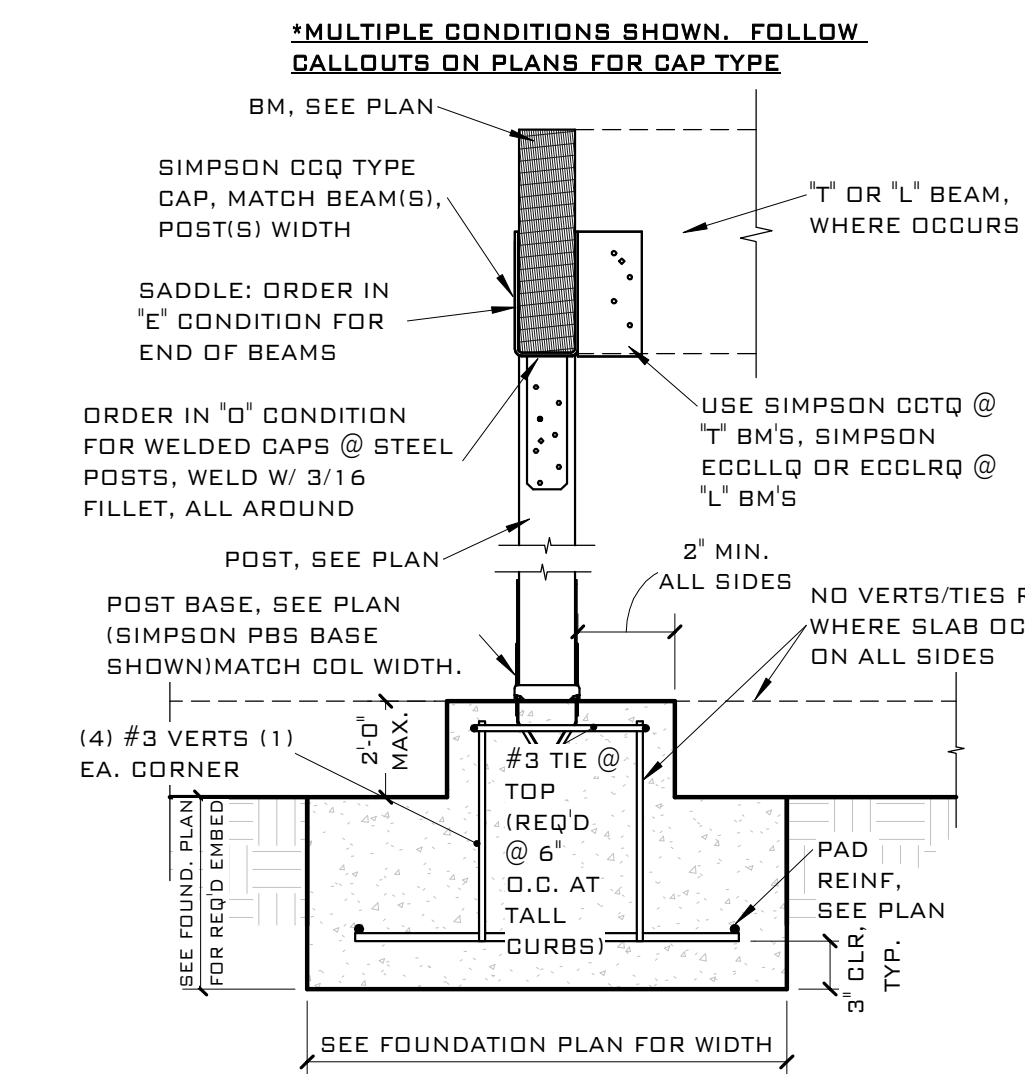
**10 CHORD SPLICE DETAIL**

1/2" = 1'-0"



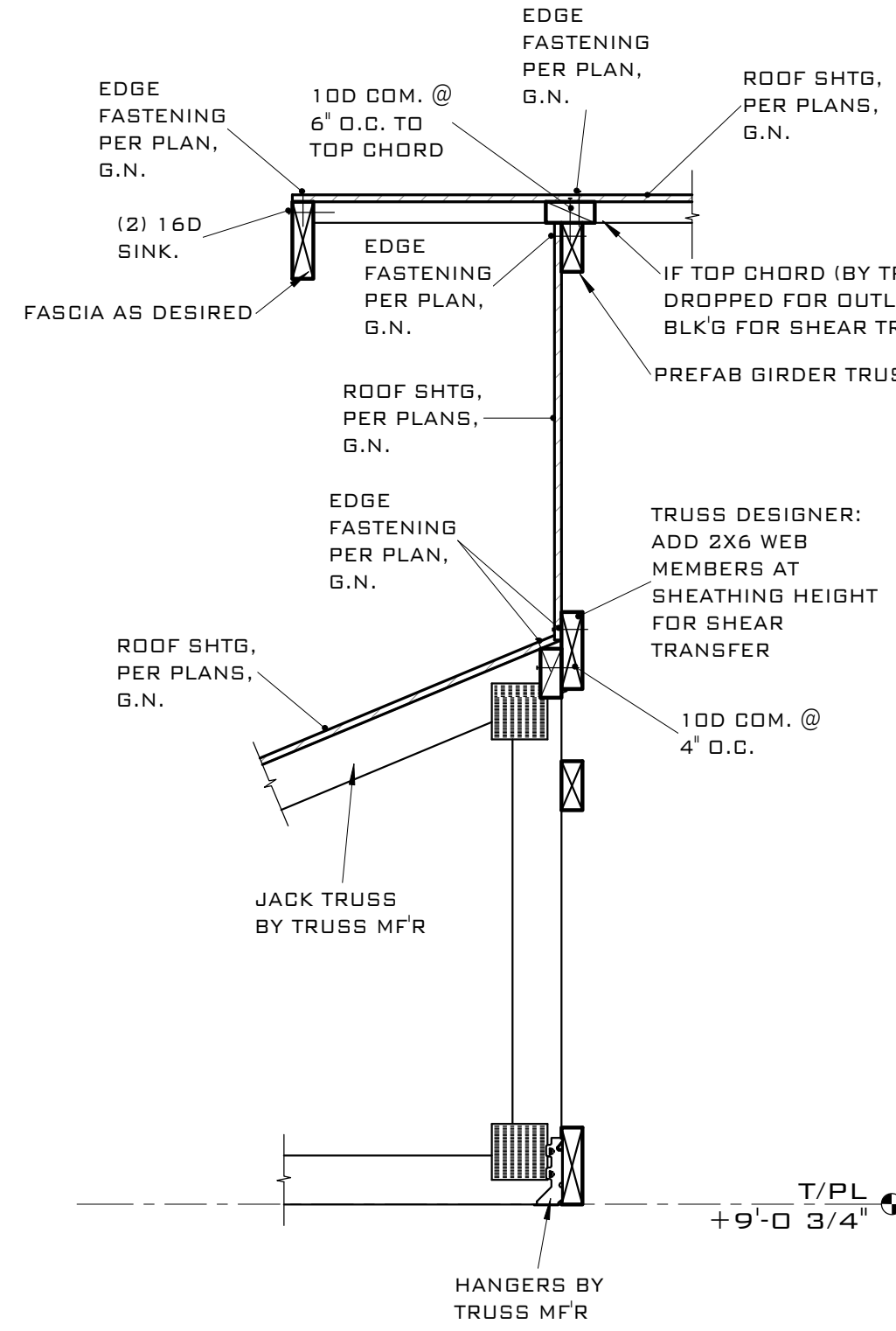
**11 TYPICAL RIDGE/HIP BLK DETAIL**

3/4" = 1'-0"



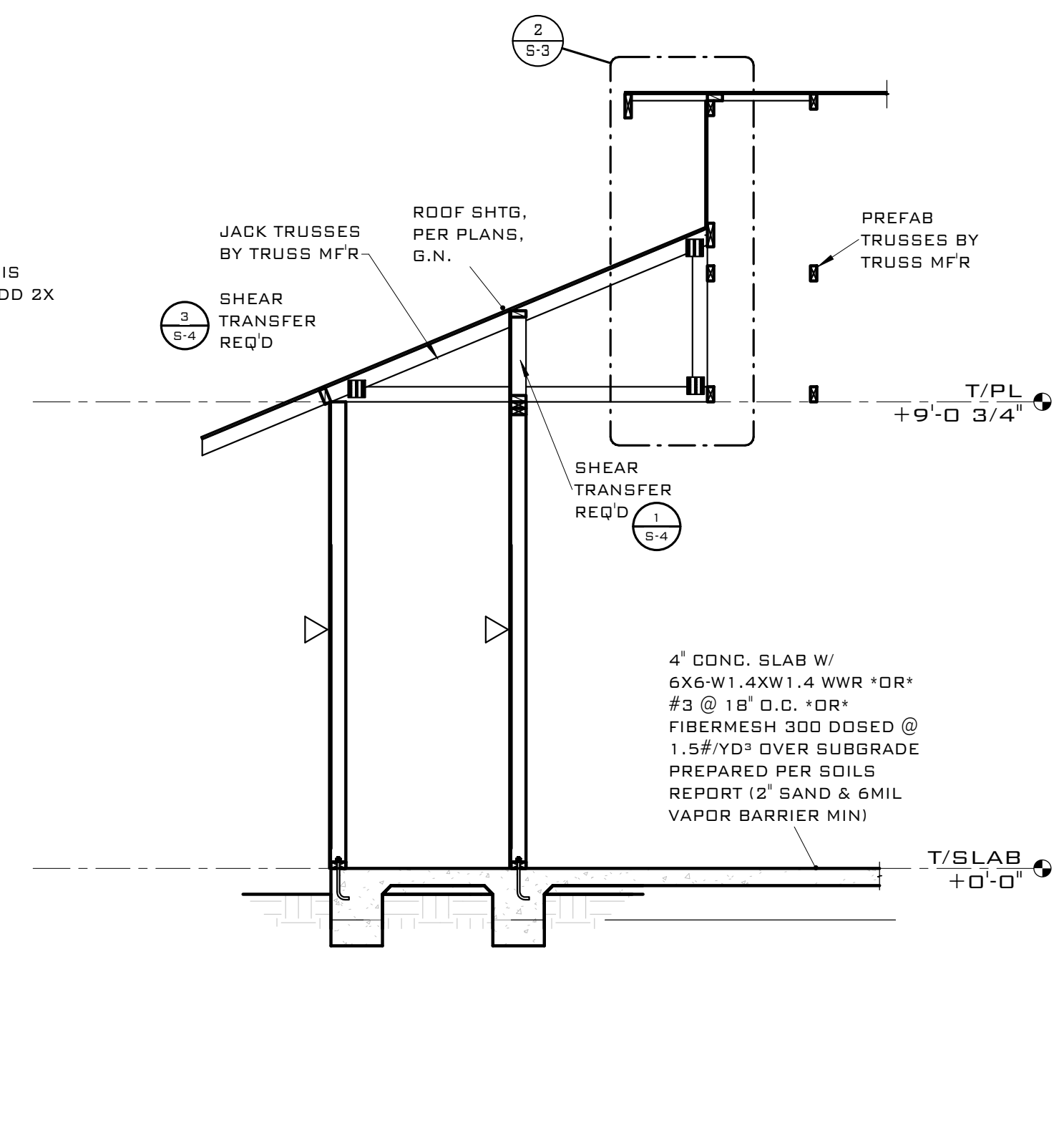
**9 TYPICAL WOOD POST DETAIL**

1" = 1'-0"



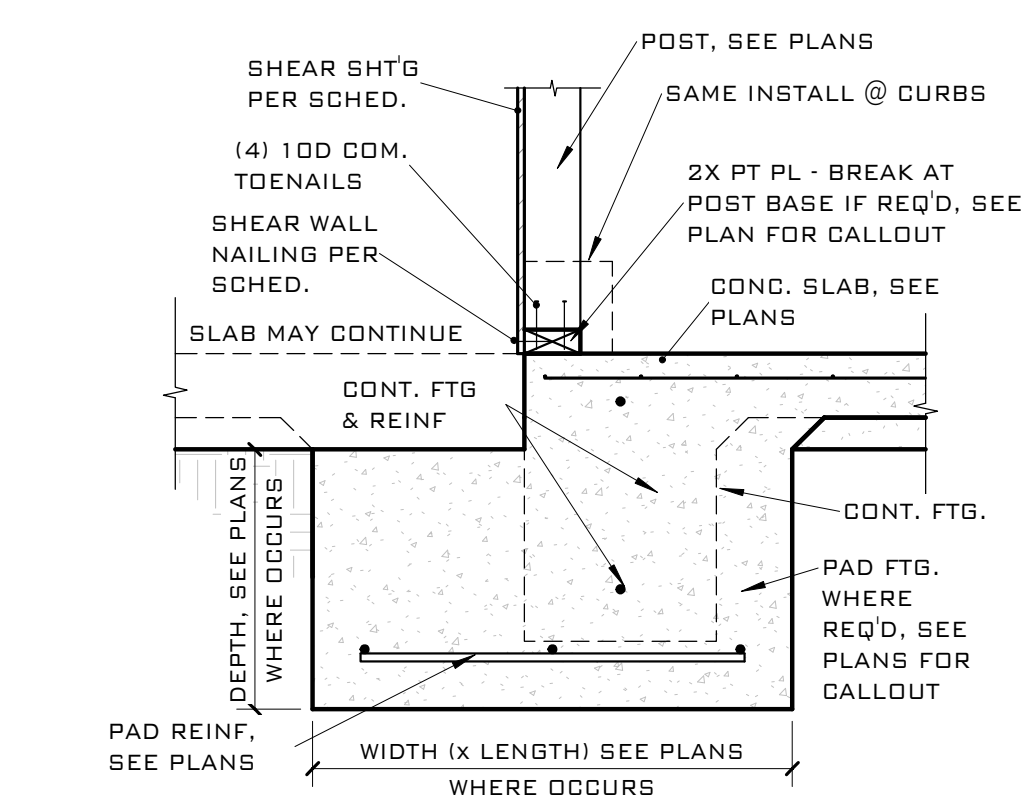
**2 DETAIL**

1" = 1'-0"



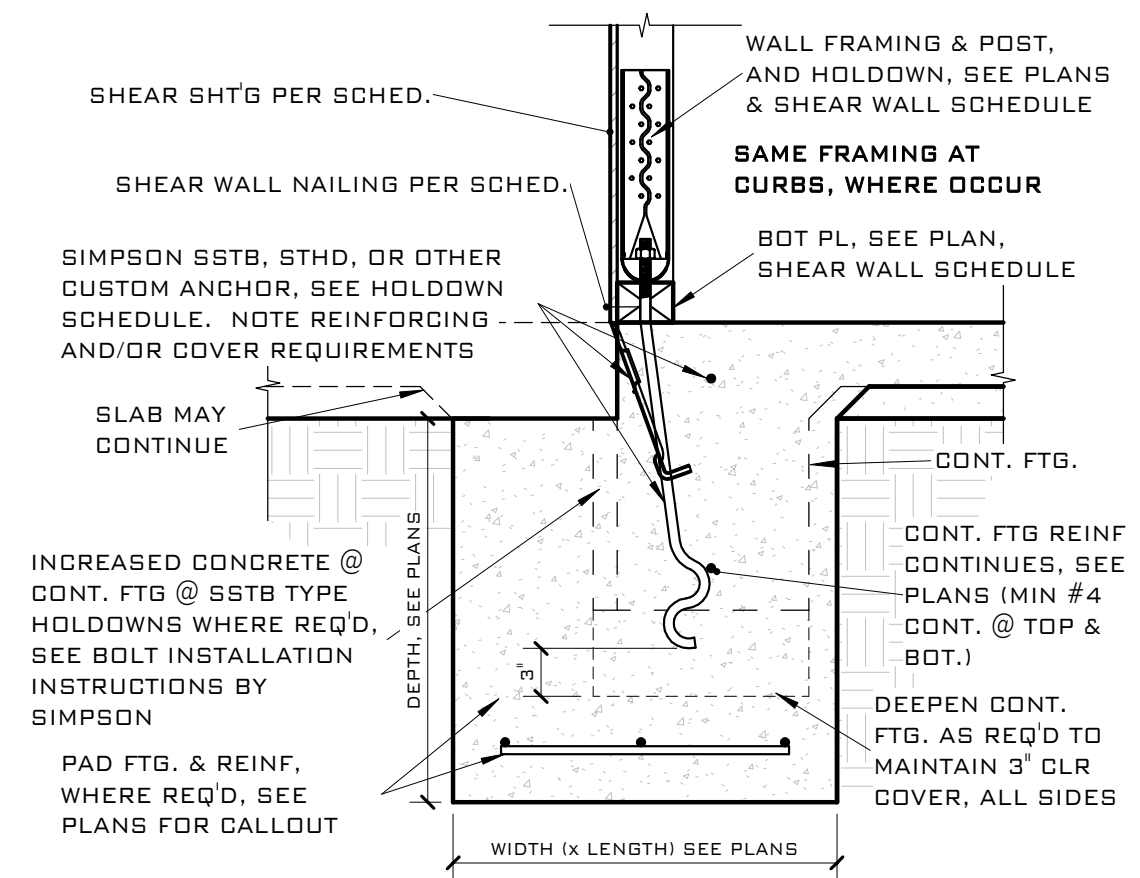
**1 SECTION**

3/8" = 1'-0"



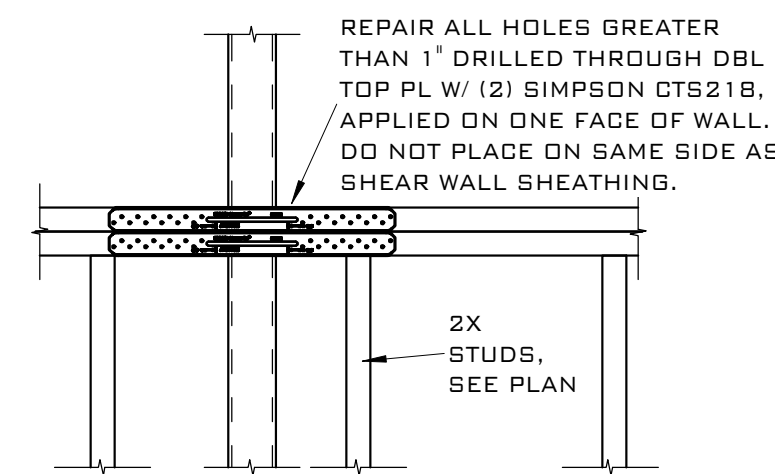
**8 TYPICAL WALL POST DETAIL**

1" = 1'-0"



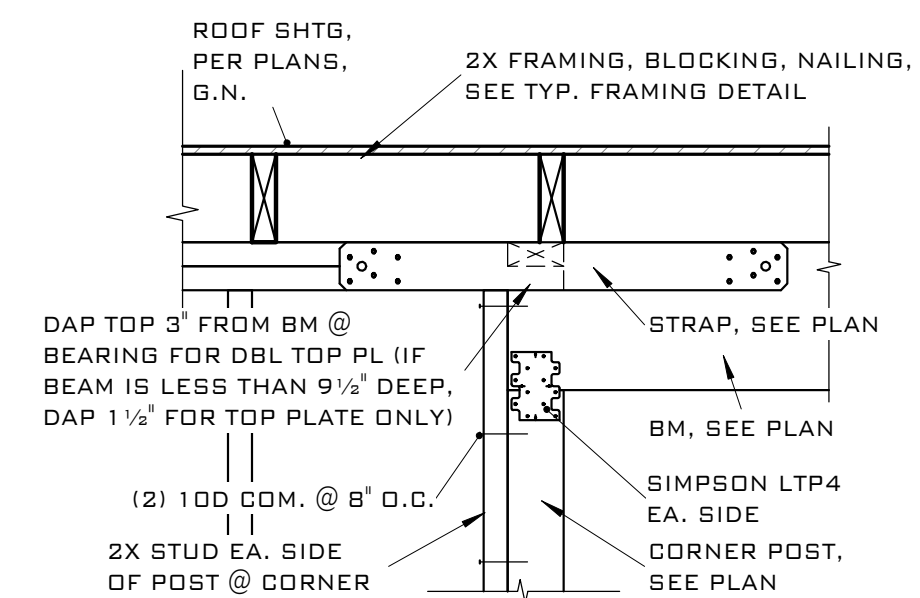
**7 TYP. HOLDOWN DETAIL**

1" = 1'-0"



**13 TYP. DBL TOP PL REPAIR**

1" = 1'-0"

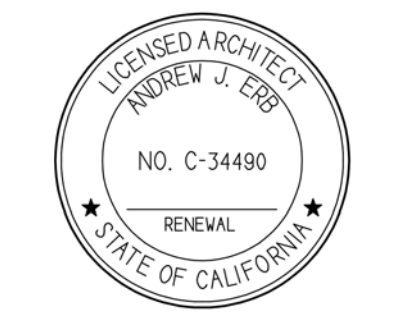


**12 TYP. BEAM TO DBL. TOP PL DETAIL**

1" = 1'-0"



**ARCHITECT**



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**PROJECT**

**GOLDEN EMPIRE AFFORDABLE HOUSING, INC.**

**M ST APARTMENTS**

1209 M ST  
BAKERSFIELD, CA

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

**REVISION SCHEDULE**

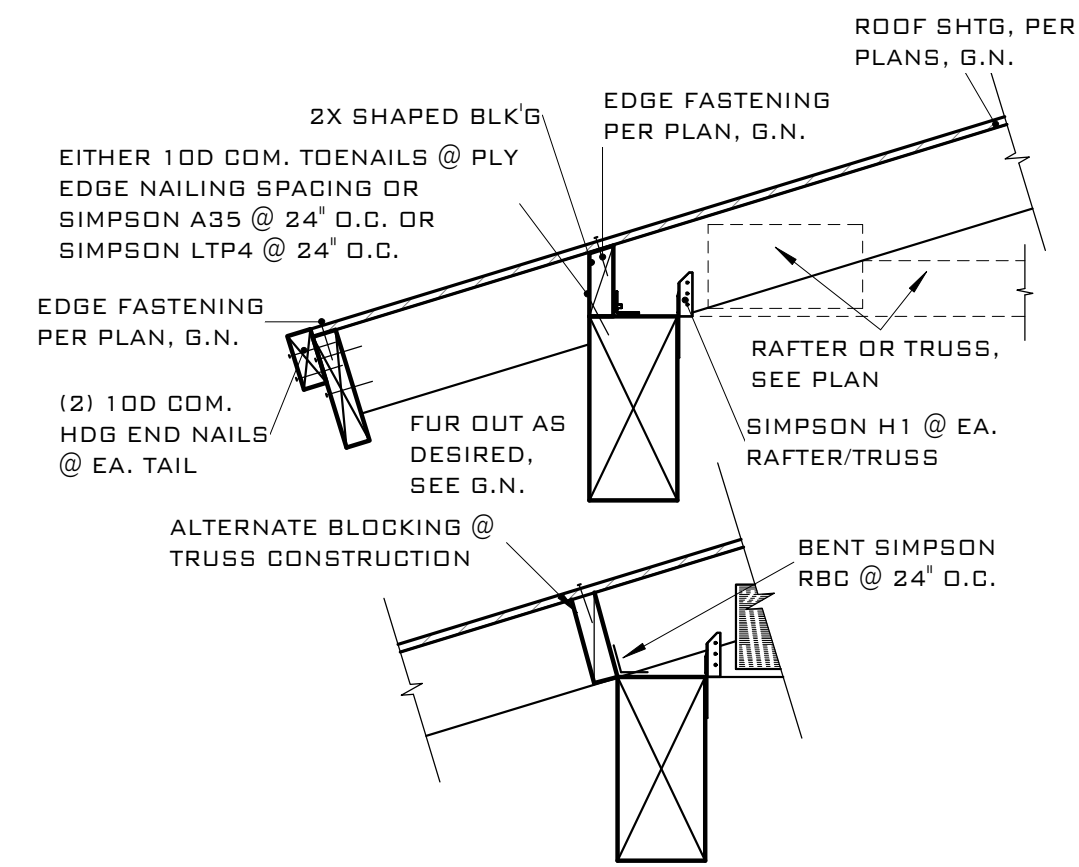
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**DETAILS**

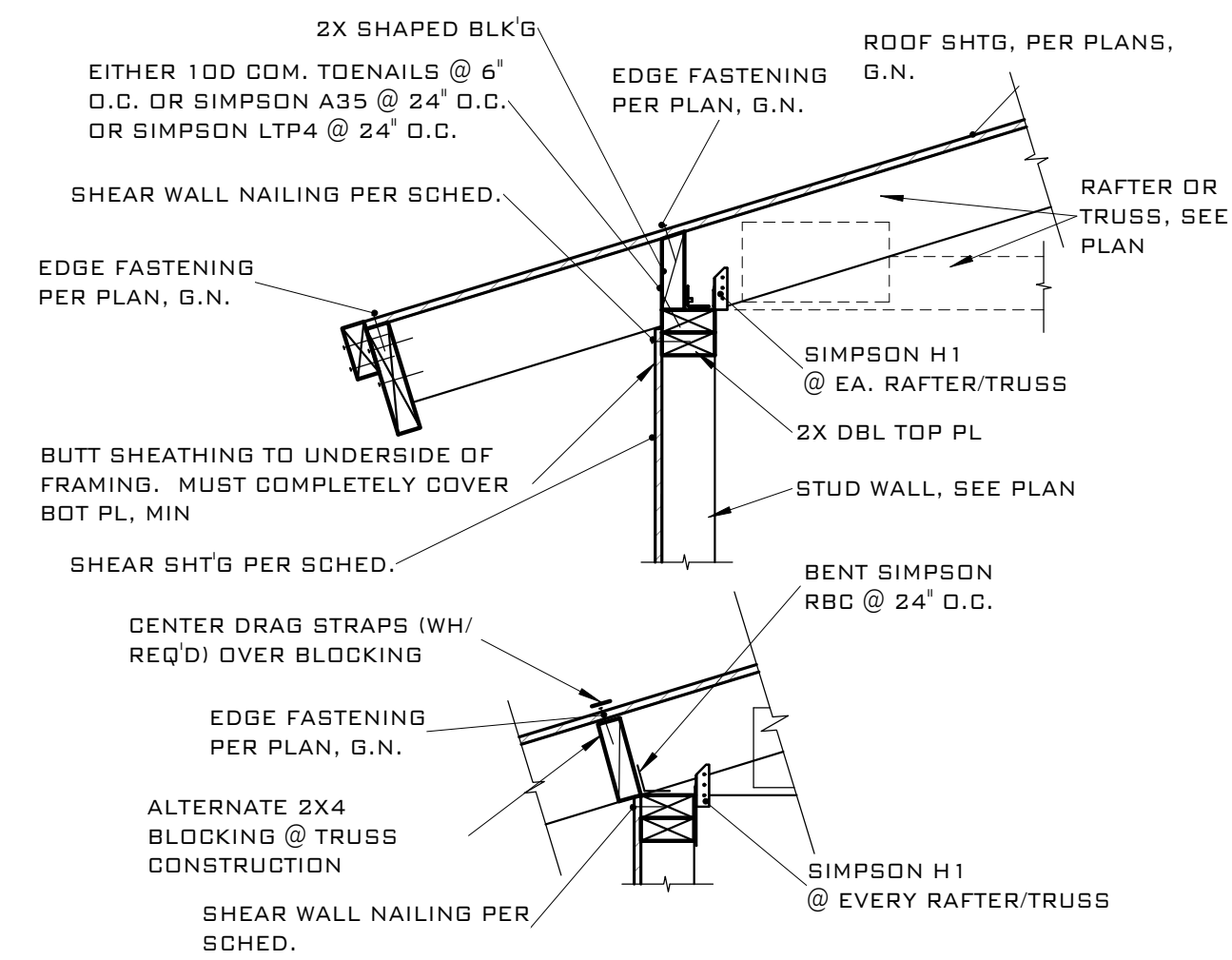
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**SHEET**

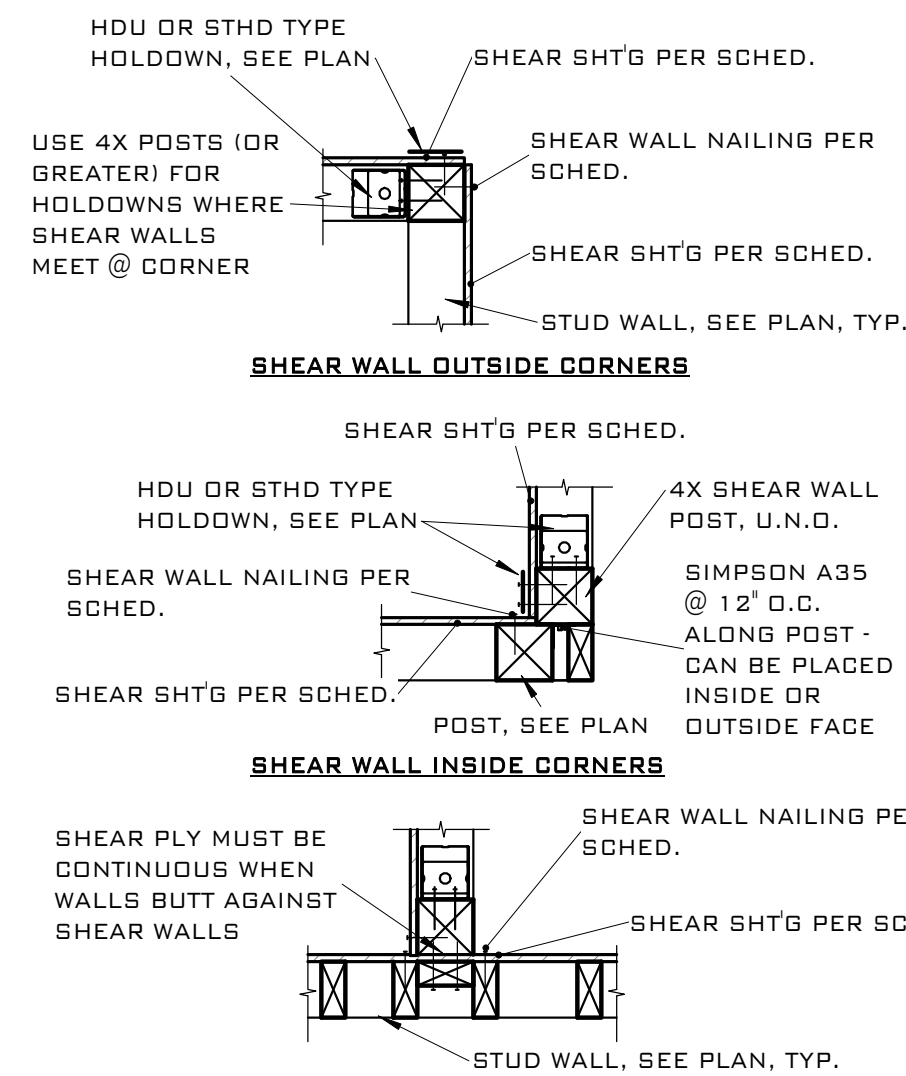
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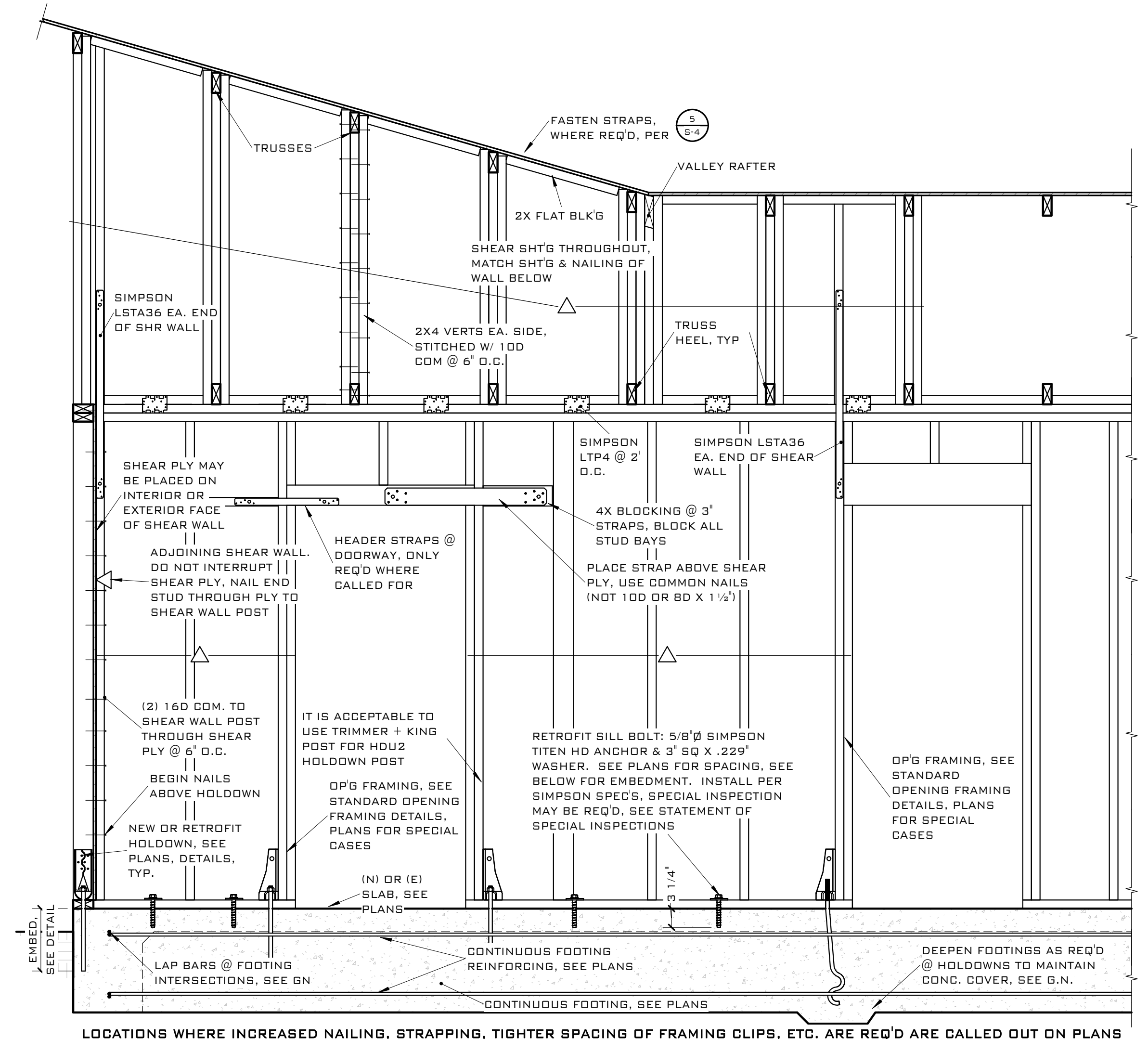
**3 TYPICAL BEAM SHEAR TRANSFER DETAIL**  
1" = 1'-0"



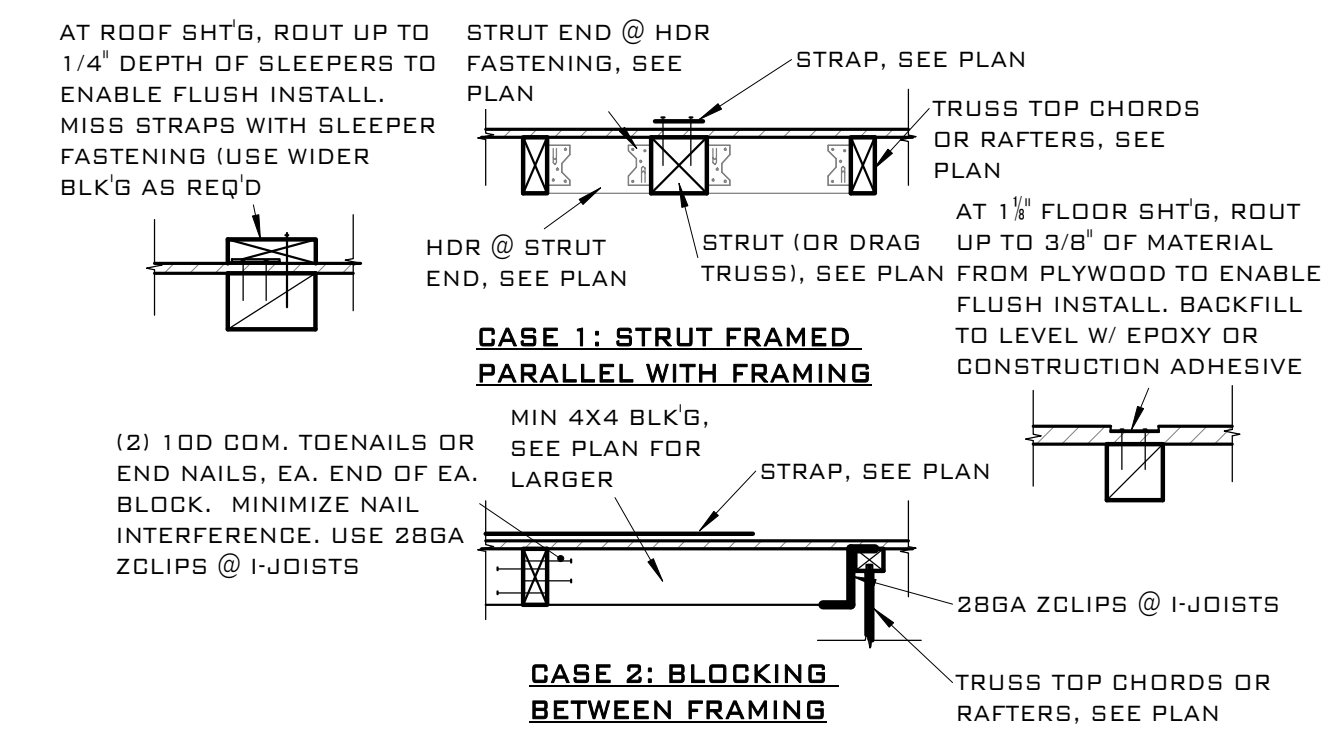
**4 TYPICAL RAFTER/TRUSS SHEAR TRANSFER DETAIL**  
1" = 1'-0"



**2 TYP. SHEAR WALL INTERSECTIONS**  
1" = 1'-0"



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



**5 TYP STRAP NAILING REINFORCING/STRUT DETAIL**  
1" = 1'-0"



ARCHITECT



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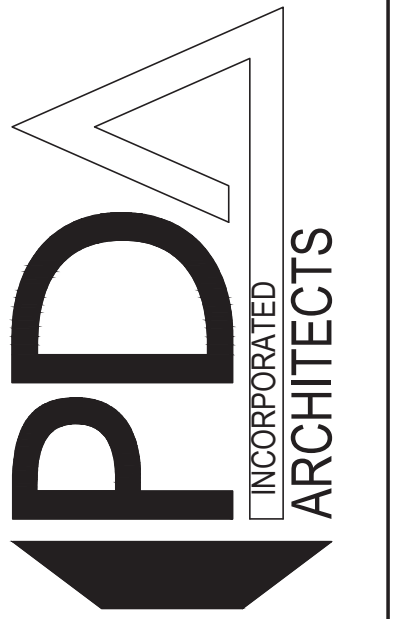
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

DETAILS

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S-4



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10-5-23	

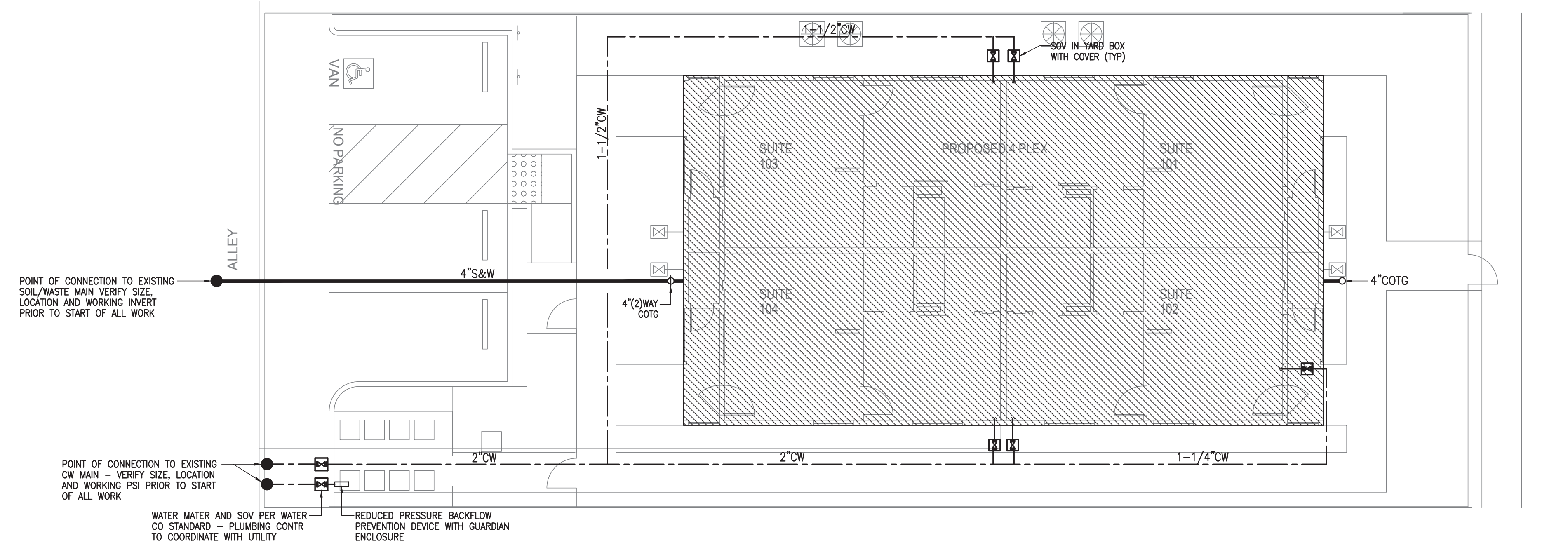
NO.	REVISIONS
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PLUMBING

FILE NAME: 4128A2-0

SHEET

P-1.0

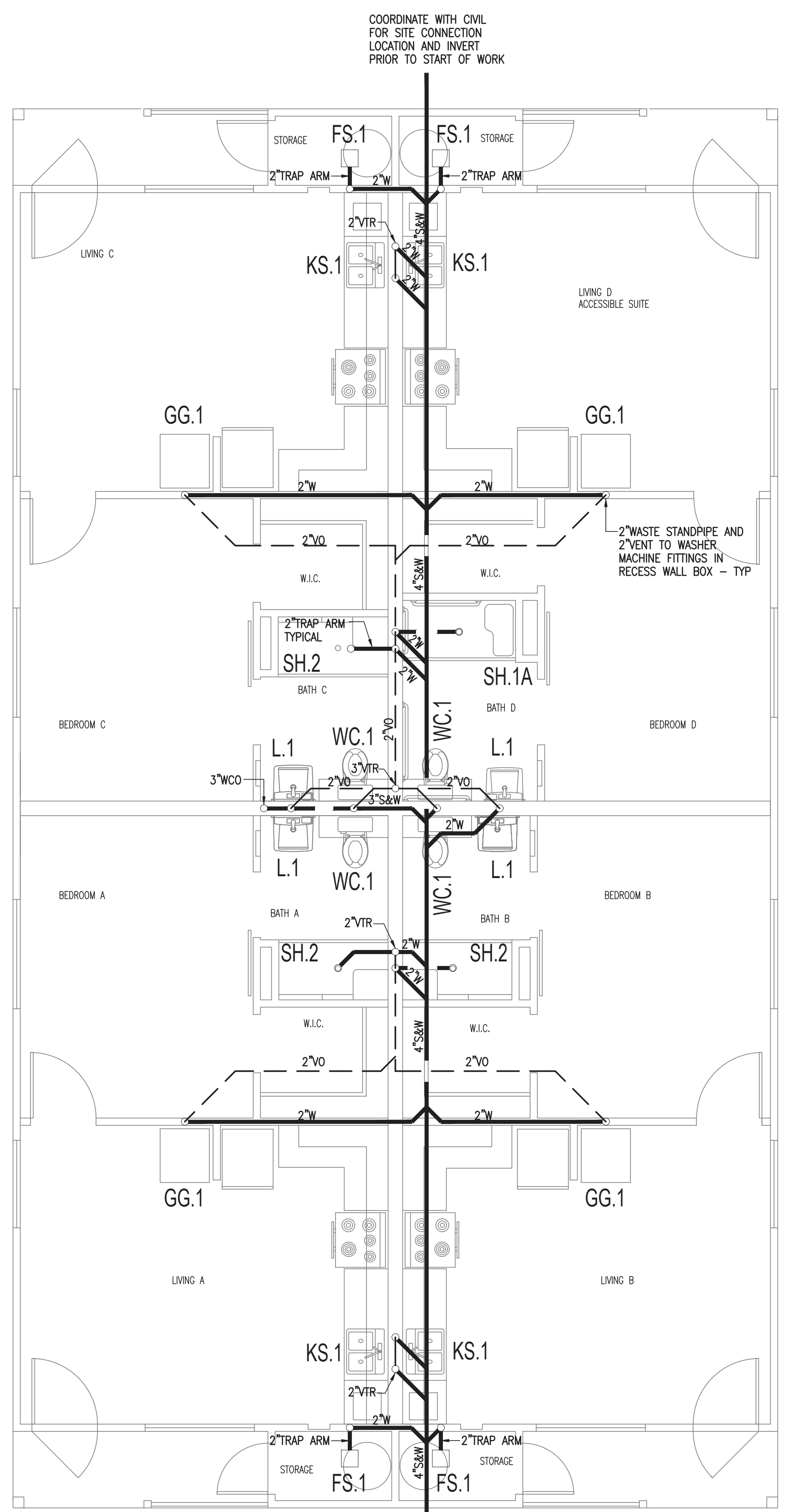


**PLUMBING SITE PLAN**

1/8"

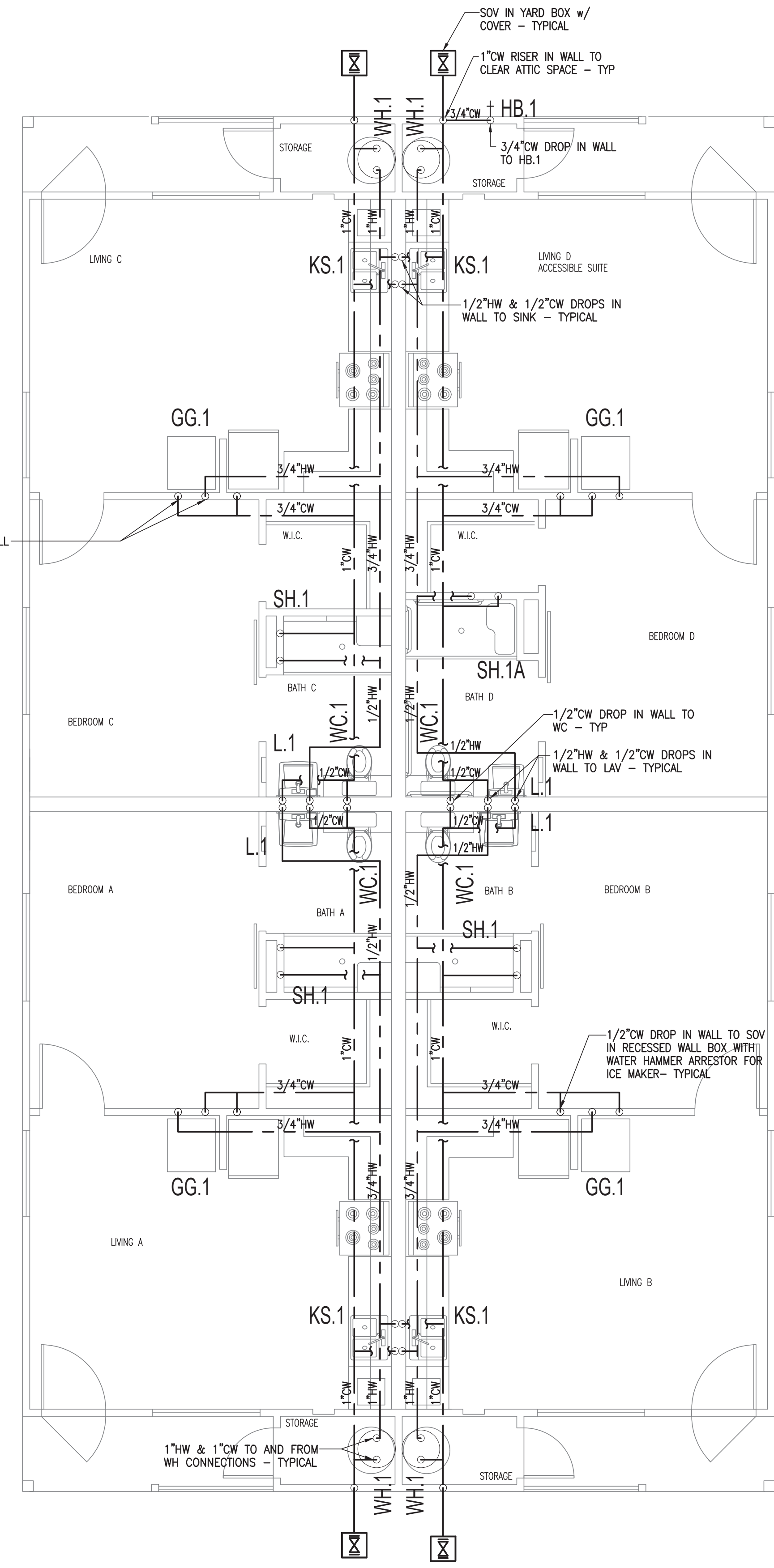
DRAINAGE FIXTURES

SHOWER	(4)	= 2	= 8.0 DFU
WATER CLOSET	(4)	= 4	= 16.0 DFU
LAVATORY	(4)	= 1	= 4.0 DFU
KITCHEN	(4)	= 2	= 8.0 DFU
TOTAL			34.0 DFU
			4"WASTE SERVICES 256 DFU



4-PLEX APARTMENT BUILDING  
**PLUMBING PLAN - SOIL/WASTE AND VENT**  
 1/4"

3/4\"/>



4-PLEX APARTMENT BUILDING  
**PLUMBING PLAN - DOMESTIC WATER**  
 1/4"



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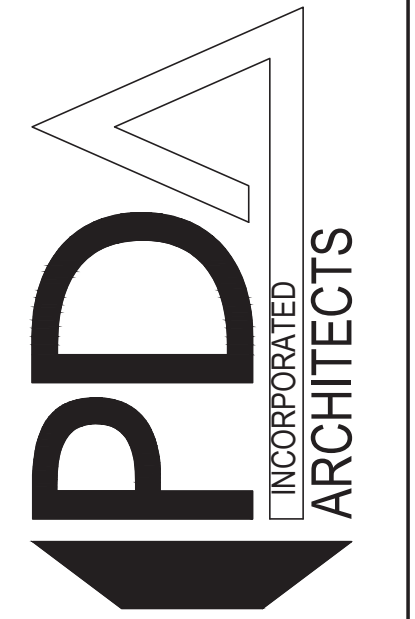
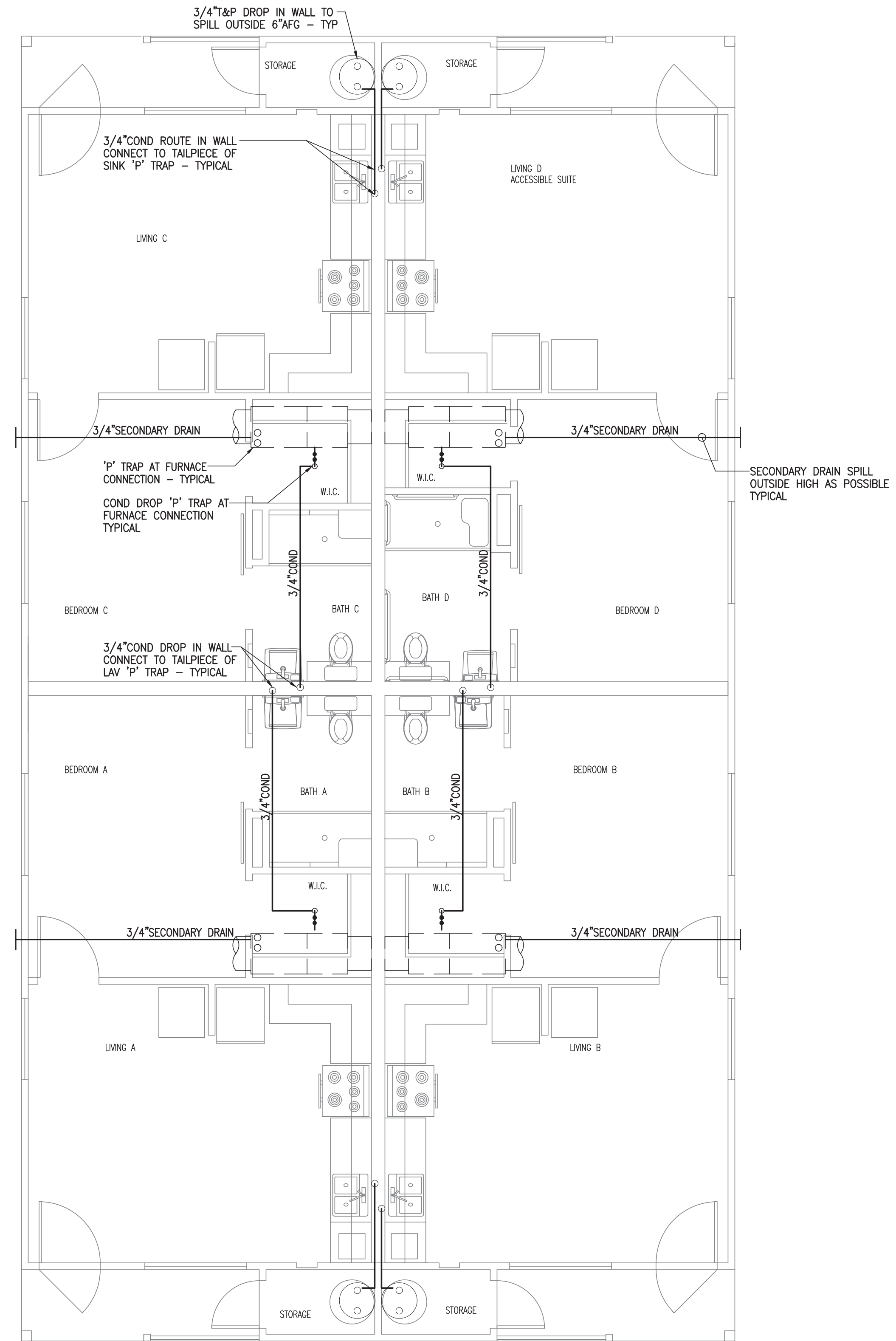
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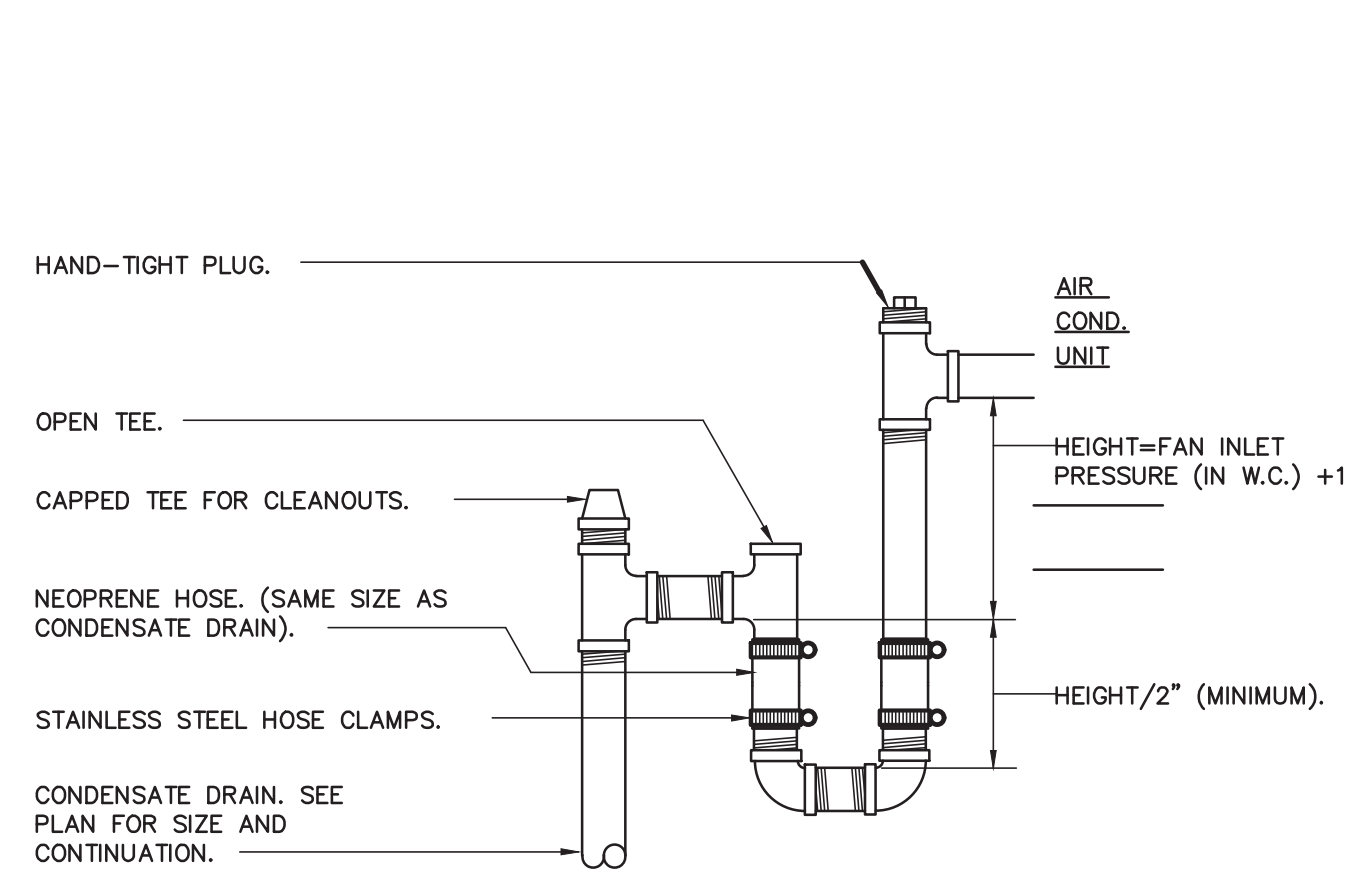
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8-4-23	SITE PLAN REVIEW
10-5-23	

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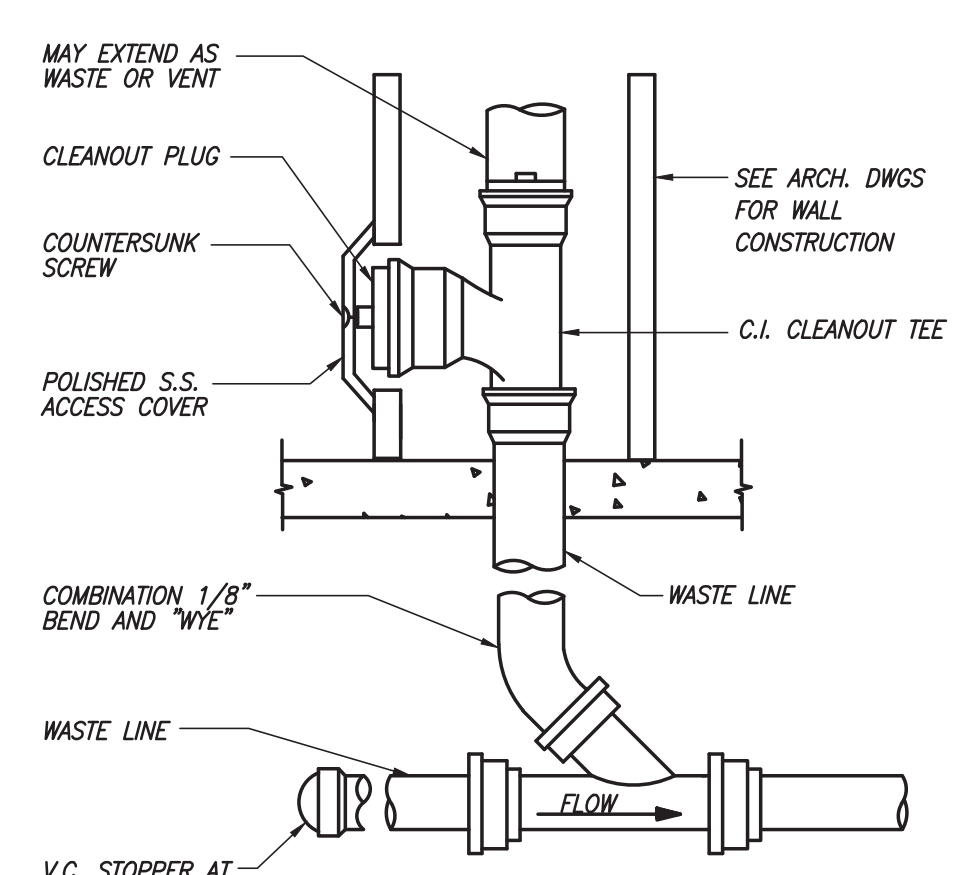
PLUMBING  
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## PLUMBING GENERAL NOTES

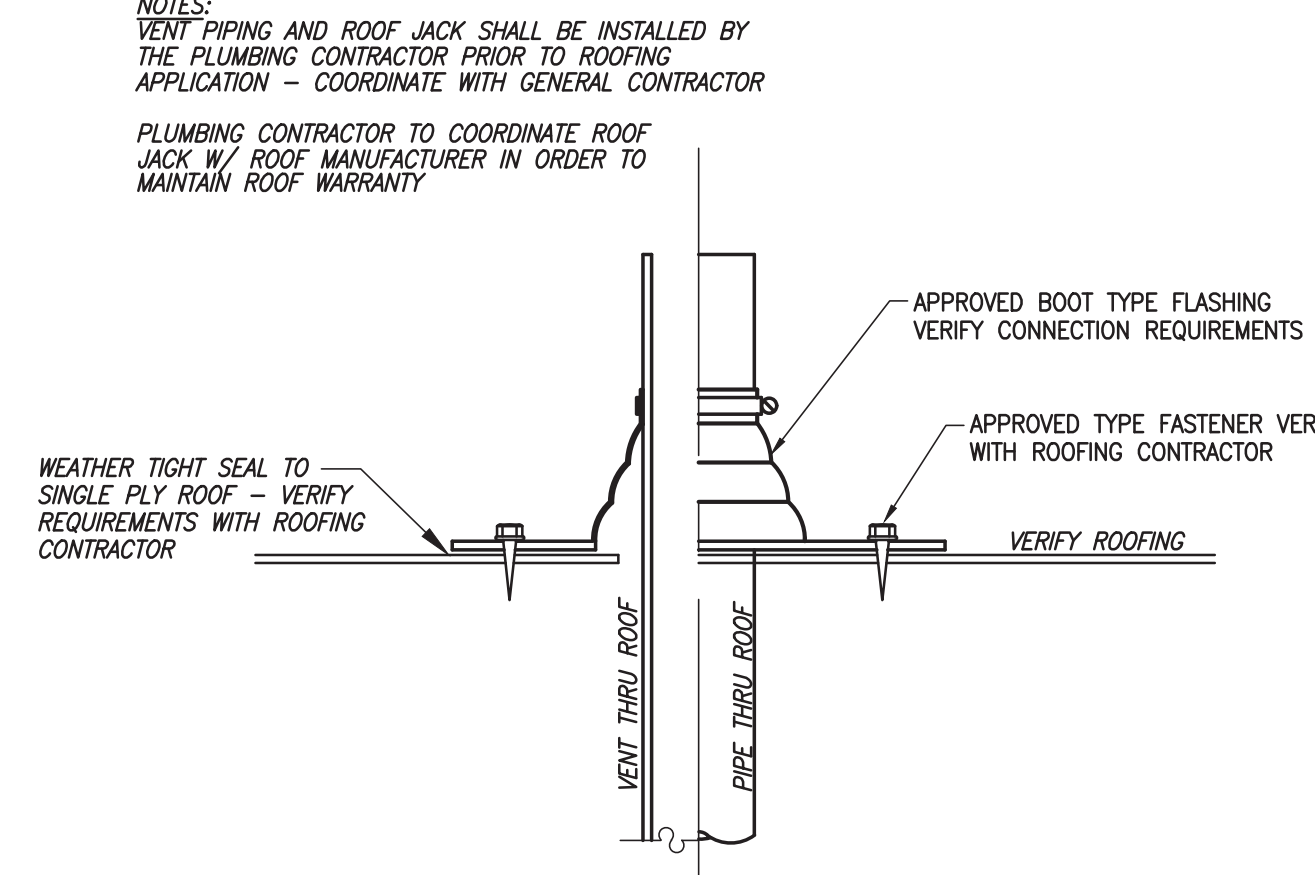
- 1 PROVIDE COMPLETE PLUMBING SYSTEM INCLUDING ALL FIXTURES, FITTINGS, CONNECTIONS, PIPING AND CONNECTIONS TO WATER MAIN AND MAIN SEWER.
- 2 PLUMBING SYSTEM TO BE IN ACCORDANCE WITH GOVERNING CODES AND ORDINANCES AND APPROVED BY GOVERNING AGENCIES. PAY ALL CHARGES AND FEES. OBTAIN ALL PERMITS. OBTAIN 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, DRAIN PIPE CHASES AND FURRING.
- 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 AND CORE DRILLING.
- 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 DIAGNOSTIC, 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 INSPECTOR'S ORDERS.
- 18 PIPE HANGER #104 GRINNELL CO. HANGER RODS #243GRINNELL CO. PROVIDE SEMCO TRISULATOR 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 WITH GRADE.
- 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 1" 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 LAWS AND SINKS
- 25 INSTALL ALL NEW PLUMBING AND PIPING WORK TO AVOID INTERFERENCE WITH NEW AND EXISTING MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT WHERE REQUIRED, OFFSET NEW PIPING 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 CLEANOUT NEED BE LARGER THAN FOUR INCHES.



CONDENSATE DRAIN CONNECTION DETAIL



WALL CLEANOUT TYPICAL



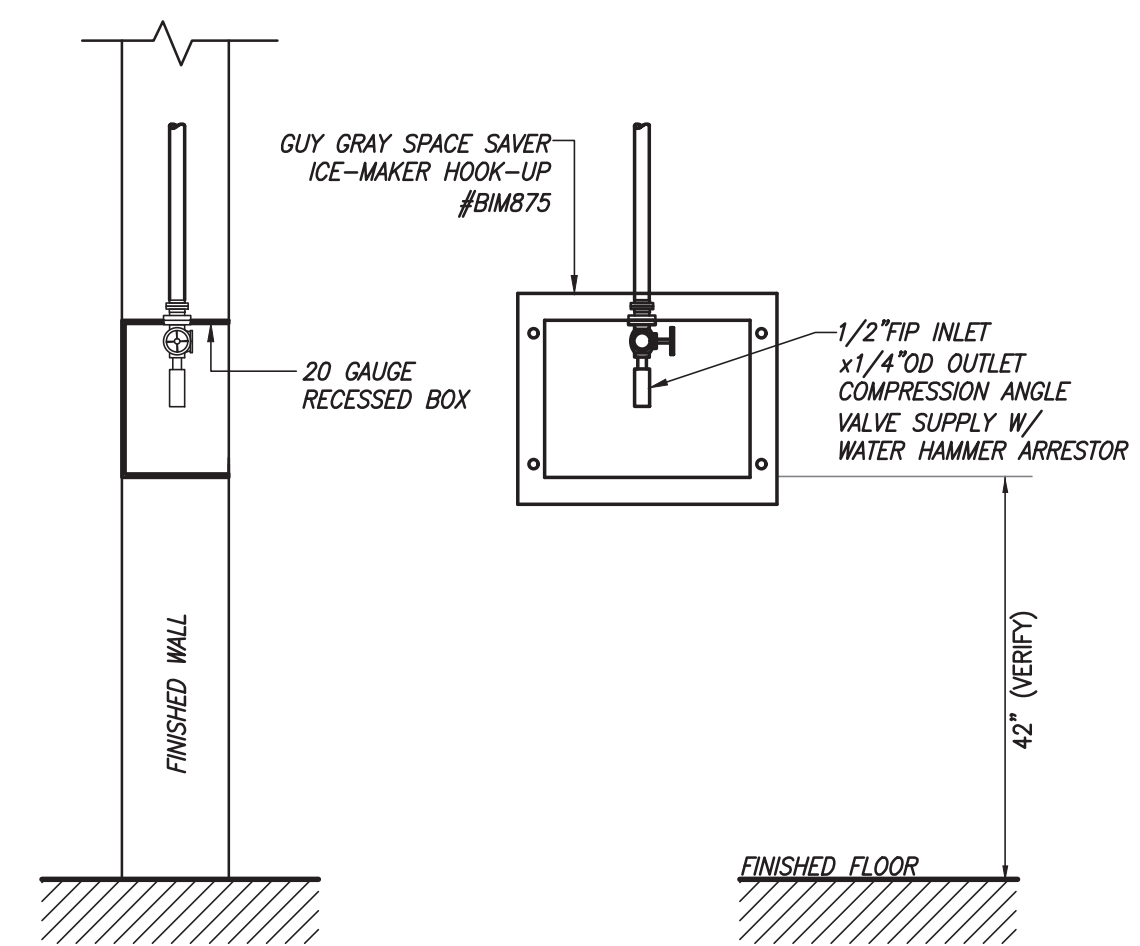
VENT/PIPE THRU ROOF - TYP

## PLUMBING FIXTURE SCHEDULE

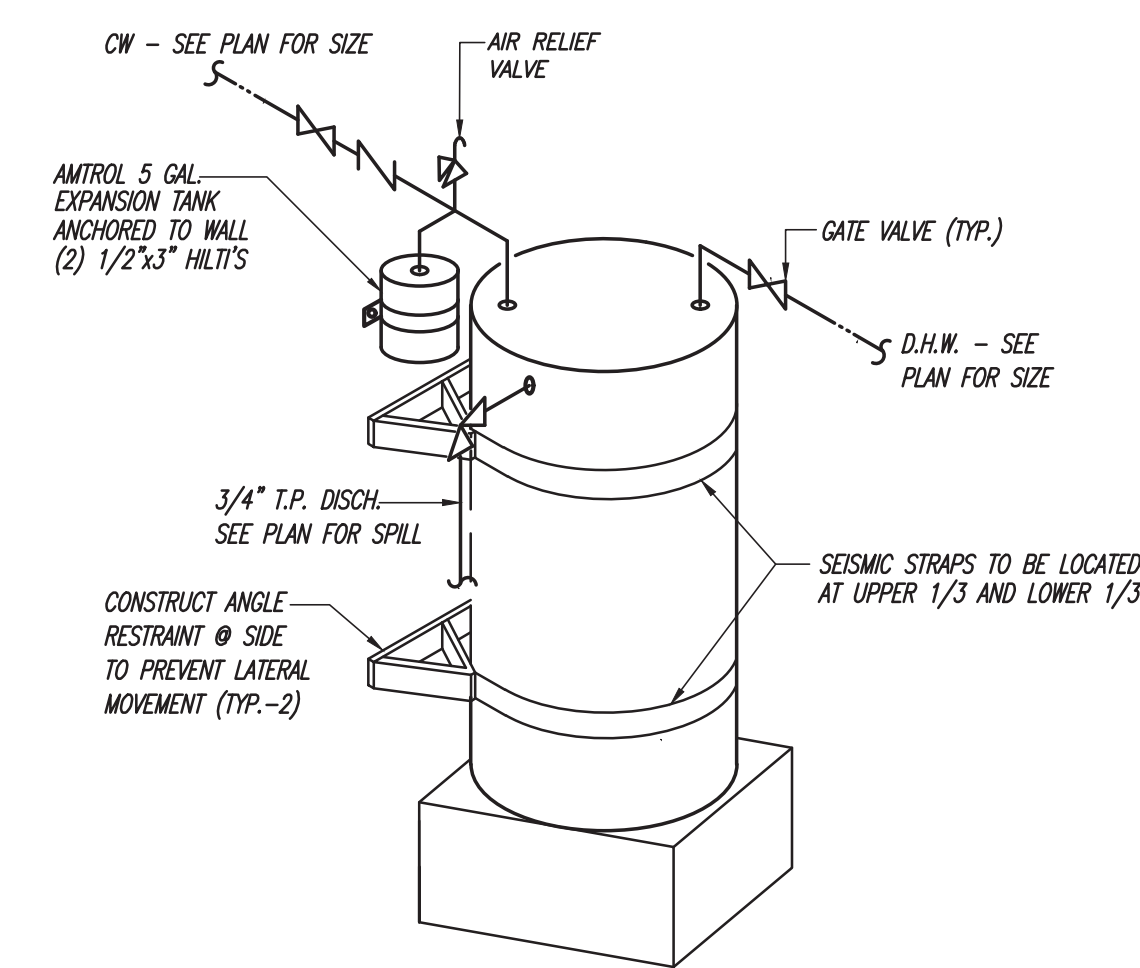
MARK	FIXTURE	DCW	DHW	S&W	TRAP	VENT	DESCRIPTION
WC.1	TOILET 1.28 GPF	1/2"	-	3"	INT.	2"	KOHLER HIGHLINE TANK TOILET - 17-1/8" HIGH - (2)PIECE - ELONGATED BOWL 1.28 GPF - SIPHON JET ACTION - PRESSURE ASSIST FLUSHING SYSTEM OPEN FRONT SEAT LESS COVER - (2) BOLT CAPS - VERIFY LEFT/RIGHT LEVER HANDI-CAP GRAB 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 #WS84133SN 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 #RPHPH40 - 40 GAL. CAPACITY- 4.5KW 208V 1Ø 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 #GCRC3211 DOUBLE COMPARTMENT SINK - 304 STAINLESS STEEL 33"X21-1/4" O.D. - 5 3/8" DEEP - 20 GAUGE - SELF RIMMING - UNDERCOATED (2)1/2"-35-FS FLAT STRAINER - MOEN #CA67425 SWING FAUCET - (2) ANGLE WALL STOPS W/FLEX RISERS - "P" TRAP - 116 INSINKERATOR GARBAGE DISPOSAL
SH.1	SHOWER 1.8G @ 80PSI	3/4"	3/4"	3"	3"	2"	MOEN ADLER COLLECTION #B2604 - SINGLE HANDLE - CHROME FLOOR DRAIN W/ 5" STRAINER HEAD - 2" OUTLET PREFAB SHOWER UNIT AND CURTAIN - SEE ARCH SHEETS
SH.1A	SHOWER A.O.A. 1.8G @ 80PSI	3/4"	3/4"	3"	3"	2"	MOEN ADLER COLLECTION #B2604 - SINGLE HANDLE - CHROME WITH HAND SPRAY #B346EP15 PRESSURE BALANCING MIXING VALVE - SHOWER HEAD - WALL HAND SHOWER W/5 FT FLEX HOSE - VACUUM BREAKER - 30" SLIDE BAR - FLOOR DRAIN W/ 5" STRAINER HEAD - 2" OUTLET - PREFAB ADA ACCESSIBLE SHOWER UNIT WITH SEAT, GRAB BARS AND CURTAIN -SEE ARCH SHEETS
TP.1	EAS 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 #200S-A FLOOR DRAIN - 5" NICKEL BRONZE STRAINER HEAD 2" OUTLET - TRAP PRIMER CONNECTION - WHEEL 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 - 1" TRAP
DF.1	FR-LO WATER COOLER	3/4"	-	2"	2"	2"	ELKAY #EZ318C BARRIER-FREE WATER COOLER - STAINLESS STEEL CABINET 3.0 FLA @ 120V EACH - VERIFY RECOMMENDED MOUNTING HEIGHT MOUNTING HEIGHT FOR HANDI-CAP
HB.1	FREEZELESS WALL HYDRANT	-	-	-	-	-	WOODFORD #B79 FREEZELESS WALL HYDRANT - ANTI-SIPHON AUTOMATIC DRAINING - 3/4" HOSE CONNECTION WITH VACUUM BREAKER - BACKFLOW PREVENTER CYLINDER LOCKING HINGED ACCESS COVER DOOR - 360° SWIVEL INLET
GG.1	WASHER CONN.	3/4"	3/4"	2"	2"	2"	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. J.R.SMITH #5010 WATER HAMMER ARRESTER AT ANGLE STOPS

## PIPING MATERIALS

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



WASHER AND DRYER SIMILAR ICE-MAKER HOOK-UP



WATER HEATER



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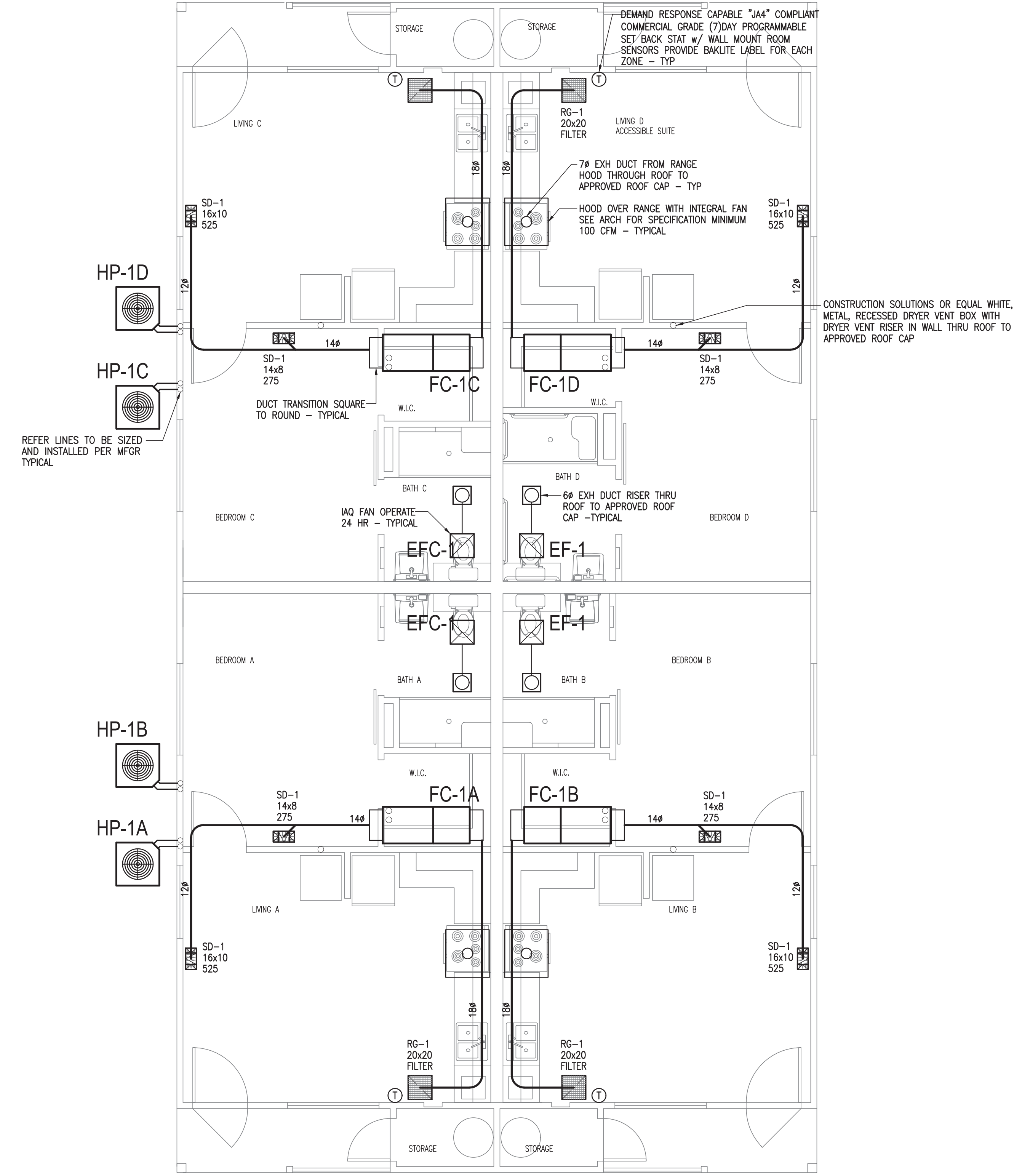
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1209 M ST BAKERSFIELD, CA	
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10-5-23	
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PLUMBING	
FILE NAME:	4128A2-0
SHEET	P-4.0

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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.



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MECHANICAL

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**GOLDEN EMPIRE AFFORDABLE HOUSING, INC.**  
**M ST APARTMENTS**

1209 M ST  
 BAKERSFIELD, CA

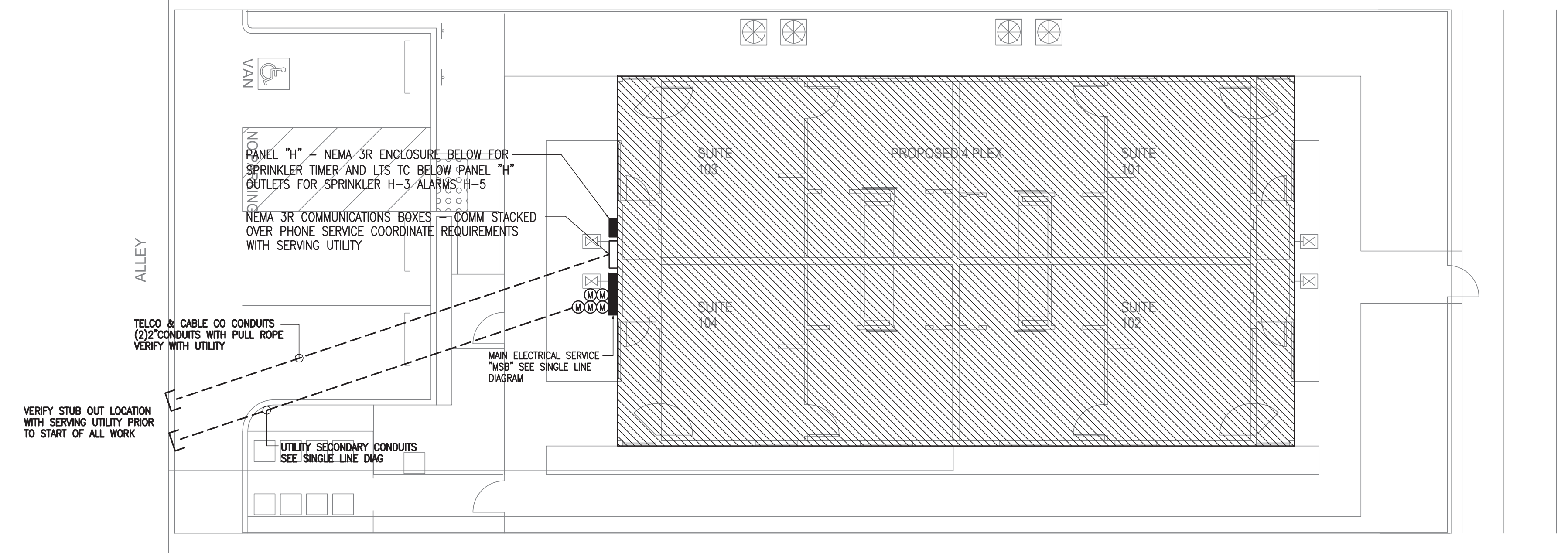
DATE	ISSUED FOR
8-4-23	SITE PLAN REVIEW
10-5-23	

NO.	REVISIONS
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ELECTRICAL

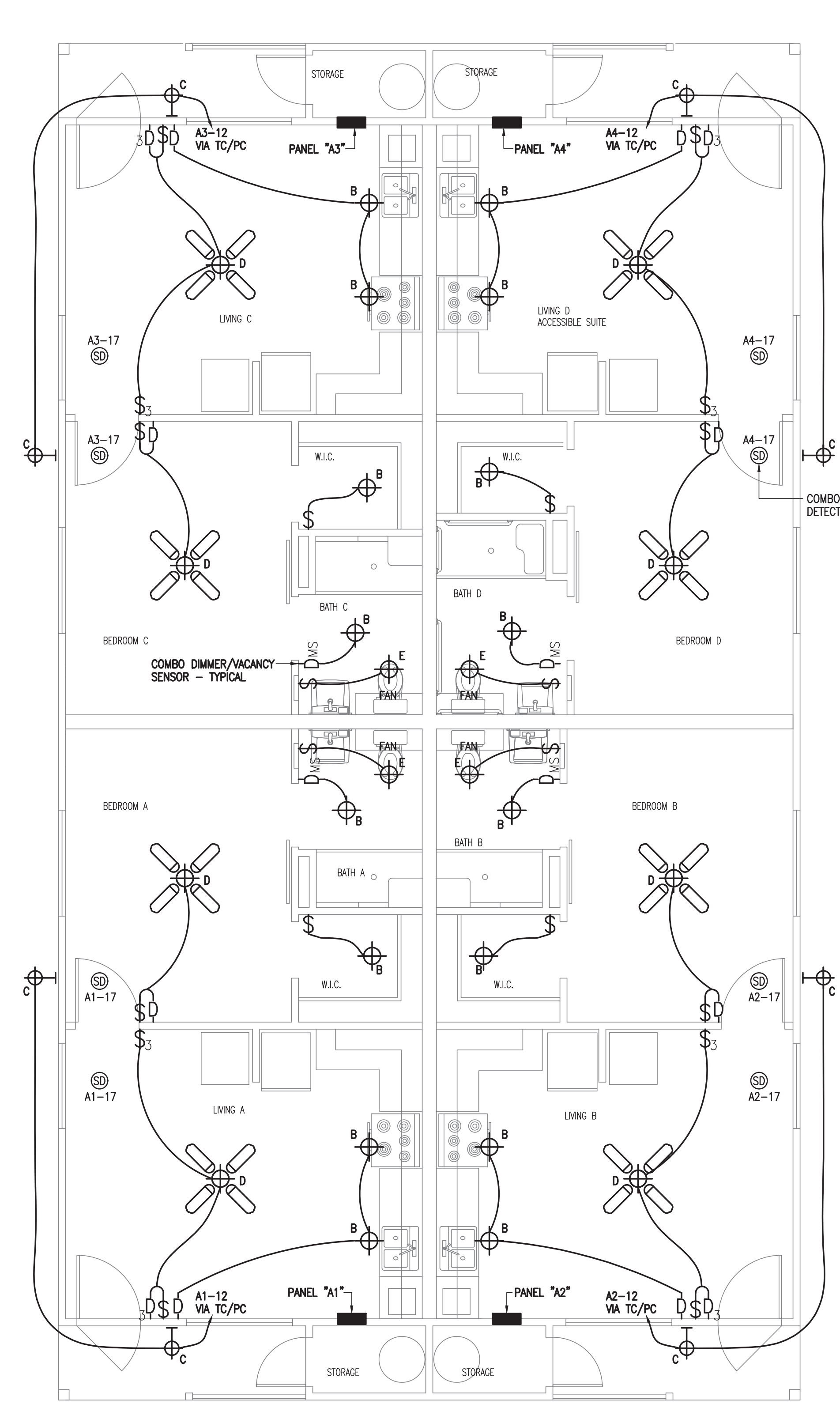
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SHEET  
**E-1.0**



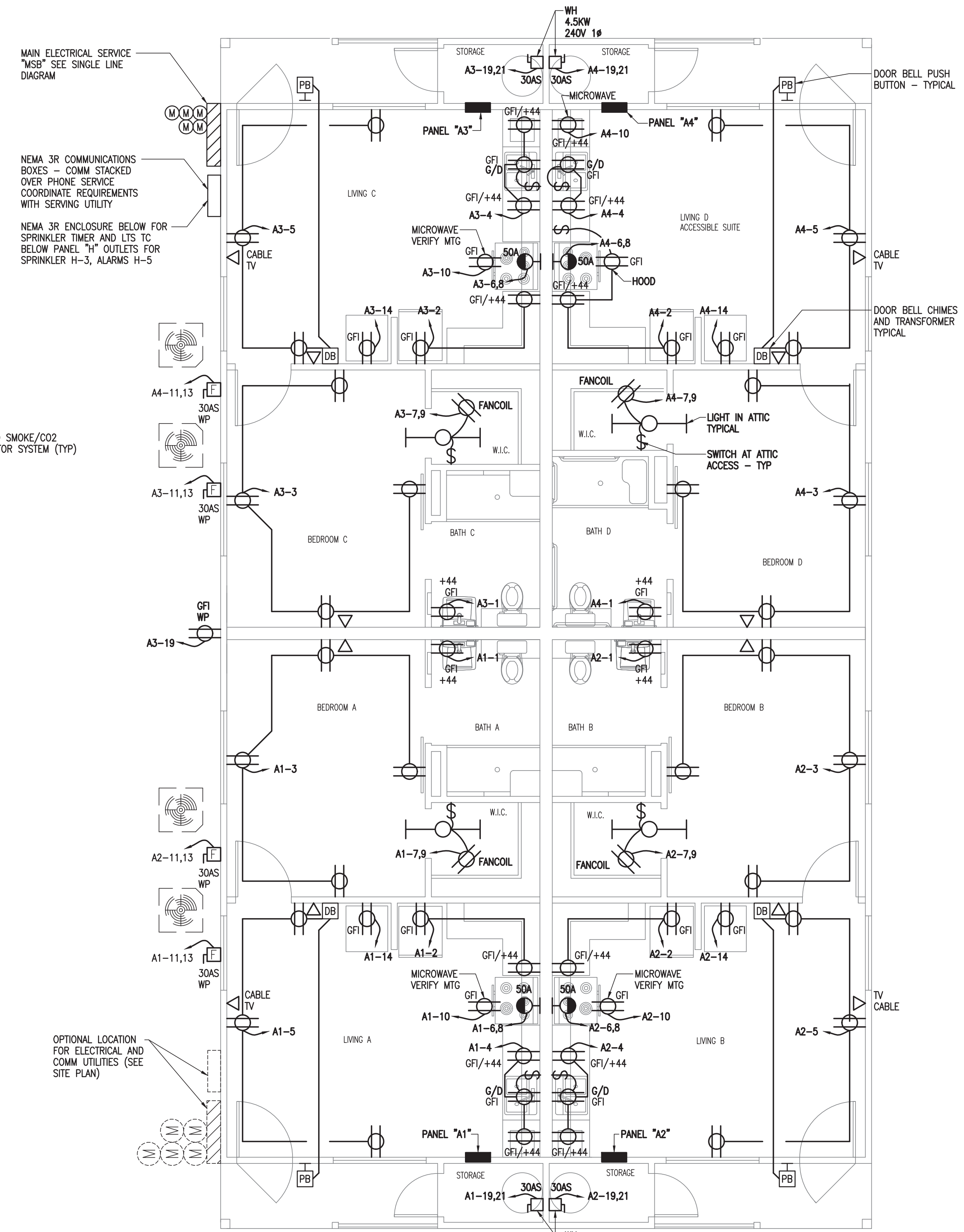
ELECTRICAL SITE PLAN

1/8"



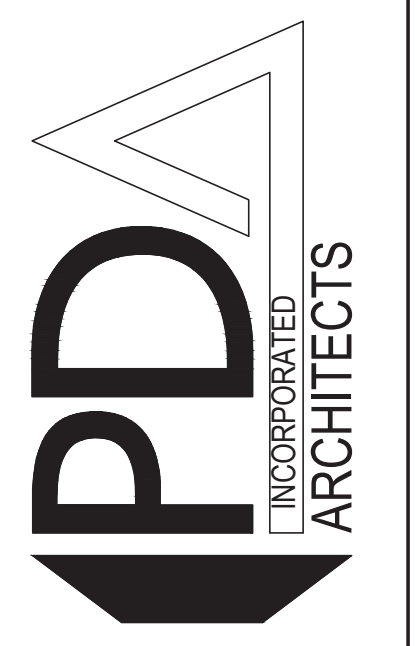
4-PLEX APARTMENT BUILDING  
LIGHTING PLAN

1/4"



4-PLEX APARTMENT BUILDING  
POWER PLAN

1/4"



1330 22nd STREET, SUITE 100  
BAKERSFIELD, CALIFORNIA 93301  
TELEPHONE: (805) 324-8924

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**GOLDEN EMPIRE**  
**AFFORDABLE HOUSING, INC.**  
**M ST APARTMENTS**

1209 M ST  
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ELECTRICAL

FILE NAME: 4128A2-0

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E-2.0



ELECTRICAL NOTES

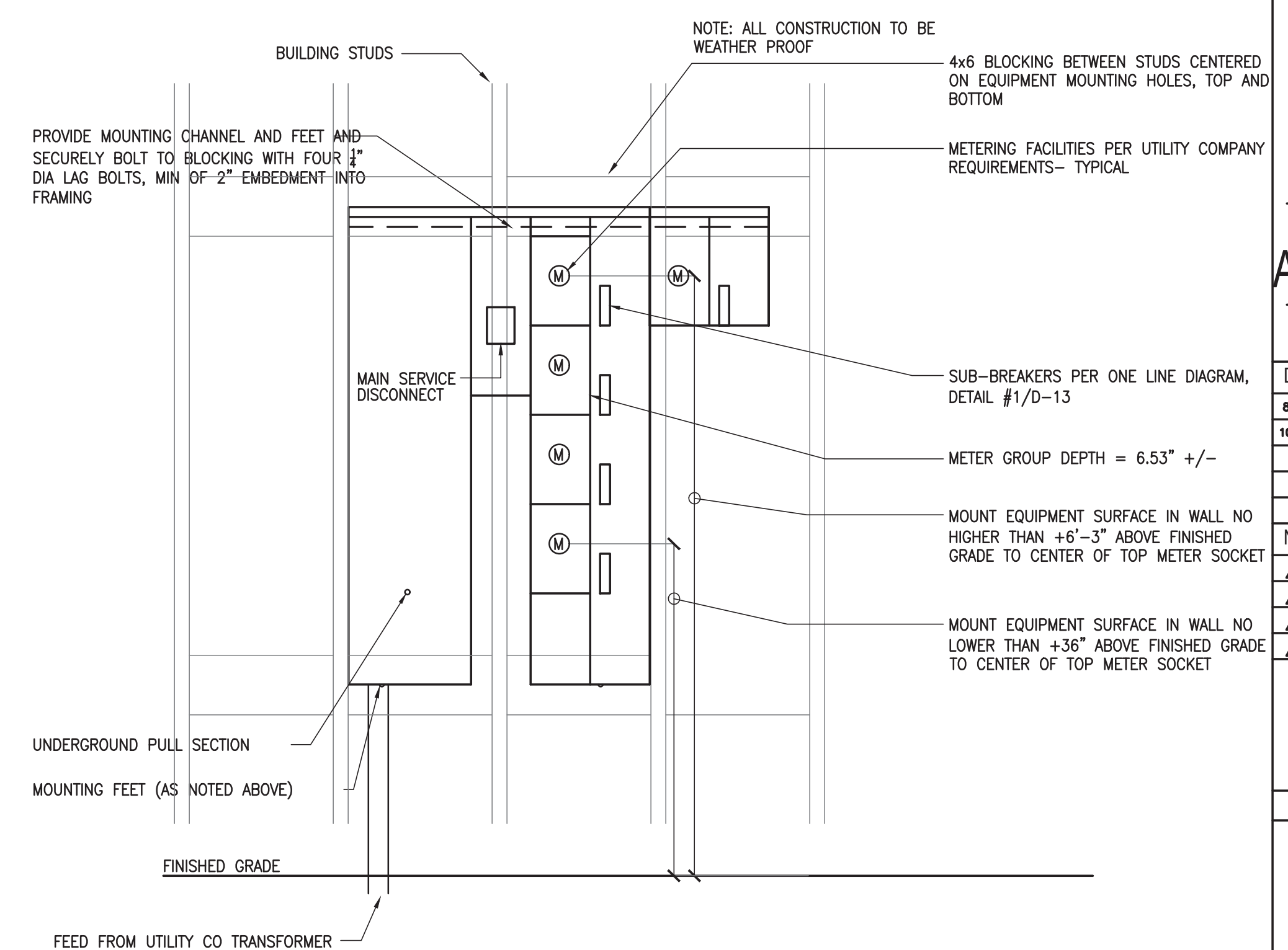
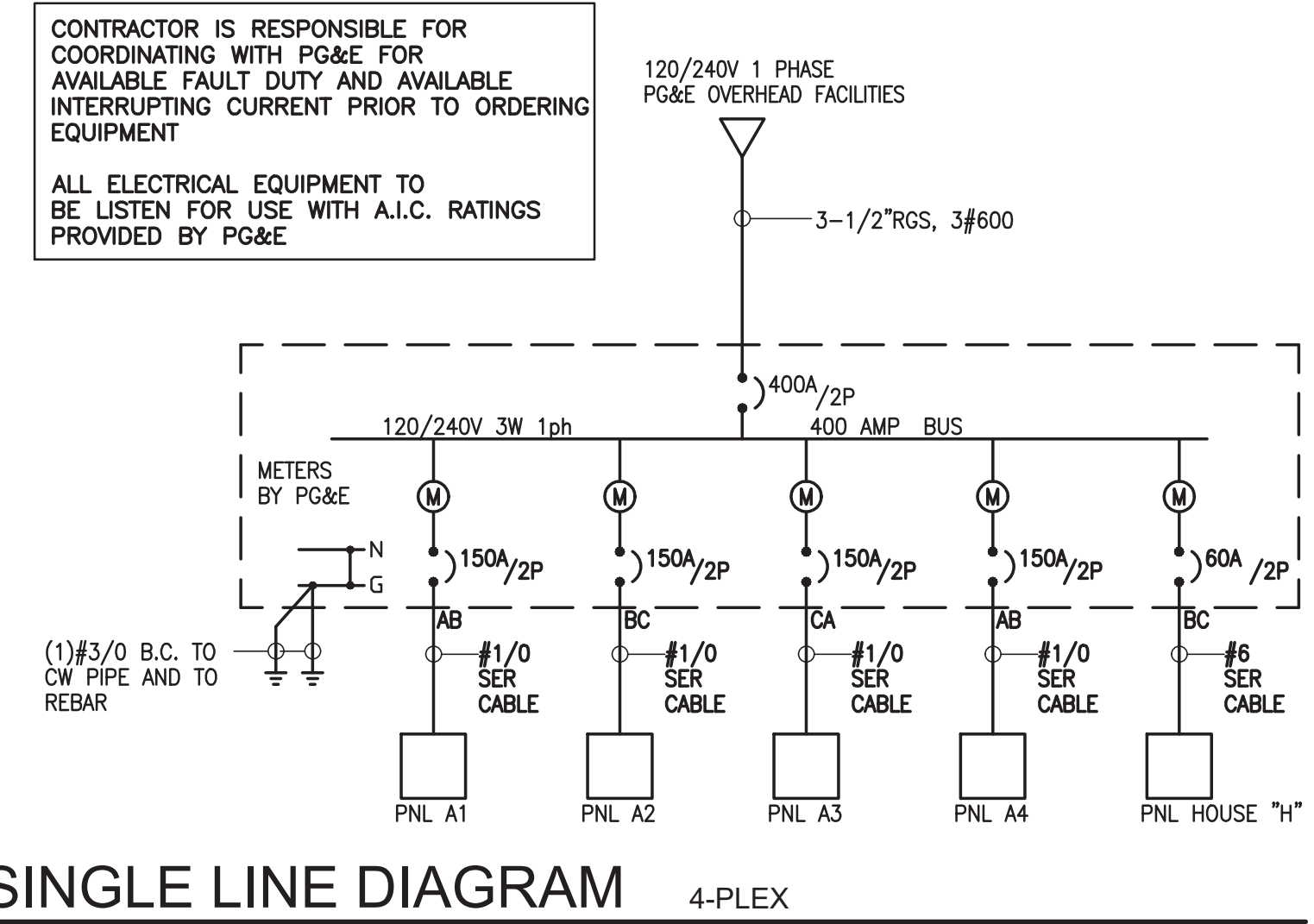
- CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE EXACT ROUTING REQUIRED. THE CONTRACTOR SHALL ROUTE CONDUITS AS REQUIRED BY THE CONDITIONS OF INSTALLATION.
- ALL EQUIPMENT PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE LISTED AND LABELED BY A NATIONALLY-RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, FOR THE CONDITIONS OF INSTALLATION.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- COORDINATION OF OVERCURRENT PROTECTIVE DEVICES SHALL BE BY ELECTRICAL CONTRACTOR INCLUDING SETTINGS OF CIRCUIT BREAKERS.
- 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.
- 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.
- 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.
- ALL RECEPTACLES INSTALLED WITHIN 6 FEET OF A SINK SHALL BE GFCI PROTECTED.
- UNLESS OTHERWISE NOTED, ALL EQUIPMENT DISCONNECTS SHALL BE NEMA TYPE 3R, FUSIBLE, 30A, 3 POLE. FUSE PER EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- DEVICE BOXES SHOWN BACK-TO-BACK SHALL BE OFFSET A MINIMUM OF TWELVE (12) INCHES TO REDUCE SOUND TRANSMISSION BETWEEN ROOMS.
- 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.
- PRIOR TO TRENCHING IN ANY AREA, THE CONTRACTOR SHALL CONTACT ELECTRICAL, COMMUNICATIONS/DATA, CABLE TV, GAS, 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.
- LIGHT FIXTURES IN SUSPENDED CEILINGS SHALL BE INSTALLED IN COMPLIANCE WITH BUILDING CODE & 2022 NEC. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
  - LIGHT FIXTURES SHALL BE POSITIVELY ATTACHED TO THE SUSPENDED CEILING SYSTEM.
  - INSTALL (OR VERIFY THE EXISTENCE OF) A #12 GAGE HANGER WIRE WITHIN 3" OF EACH CORNER OF THE LIGHT FIXTURE.
  - 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.
- LIGHT FIXTURES MOUNTED IN CEILINGS WHICH FORM AN AIR-HANDLING SPACE (PLENUM) SHALL BE SPECIFICALLY LISTED FOR SUCH INSTALLATION.
- LIGHT FIXTURES MOUNTED IN FIRE-RATED CEILINGS SHALL BE SPECIFICALLY LISTED TO MAINTAIN THE FIRE RATING.
- 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 NOTES.
- WHERE A MANUAL MOTOR STARTER IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL VERIFY THE DEVICE PROVIDED IS LABELED "SUITABLE AS MOTOR DISCONNECT".
- 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.
- UTILITY COORDINATION
  - THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF DRAWINGS TO ELECTRICAL AND TELCO UTILITIES WITHIN ONE WEEK OF NOTICE TO PROCEED.
  - 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.
  - 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.
  - 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.
- IN EVENT OF A DISCREPANCY BETWEEN THE SPECIFICATIONS AND A NOTE ON THE DRAWINGS, THE DRAWING NOTES SHALL SUPERSEDE THE SPECIFICATIONS.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES INCLUDING THE 2022 NEC.
- ALL CABLE EXPOSED IN MECHANICAL AIR HANDLING PLENUM AREAS SHALL BE PLENUM RATED.
- OVER CURRENT DEVICES SHALL BE LOCATED WHERE THEY WILL NOT BE EXPOSED TO PHYSICAL DAMAGE.
- HOMERUNS SHALL NOT BE GANGED TOGETHER UNLESS SHOWN GANGED.
- 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.
- 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.
- PER 2022 NEC, ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE MAINTENANCE WHILE ENERGIZED SHALL BE PROPERLY MARKED TO WARN PERSONNEL OF ARC FLASH HAZARD.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER "AFCI" CIRCUIT BREAKER FOR ALL RECEPTACLES AND LIGHTS IN FAMILY ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREA. (NEC 210-12)
- ALL DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED "TAMPER RESISTANT" RECEPTACLES (NEC 406.11)
- 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))
- LIGHTING FIXTURES IN CLOTHES CLOSETS TO COMPLY WITH NEC SECTION 410.2 AND 410.16

APARTMENT LIGHTING SCHEDULE

- A LED RECESSED FIXTURE  
ENVISION LED# LED-FL-RES-6-18W-CWP  
120V - 18W
- B LED SURFACE FIXTURE  
ENVISION LED# TX1 PANEL LED-PNL-1X1-18W-40K  
120V - 18W
- C LED SURFACE EXTERIOR FIXTURE  
ENVISION LED# MINI LED WALL PACK LED-WPM-20W-50K-C-PC  
120V - 20W - PHOTOCELL/TIMECLOCK
- D CEILING FAN WITH LED LIGHTING  
BANVIL 2000 #BF542-ORB-3L  
120V -
- E FAN LIGHT COMBO  
120V - SEE MECHANICAL
- F 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 #SS4G2000408/1C430C
- S2 LED SURFACE EXTERIOR FIXTURE  
120V - 20W - PHOTOCELL/TIMECLOCK  
ENVISION LED# MINI LED WALL PACK LED-WPM-20W-50K-C-PC
- S3 POLE MOUNT LUMINARIES  
17"-6" 4" SQUARE POLE - BRONZE FINISH  
LED - 69W - 240V 1Ø  
BEACON #VPS-36L-65-4K7-3-UNV-A-BDT



**PD ARCHITECTS**  
INCORPORATED

1330 22nd STREET, SUITE 100  
BAKERSFIELD, CALIFORNIA 93301  
TELEPHONE: (805) 324-8924

STATE OF CALIFORNIA  
LICENSED ARCHITECT  
NO. 5-34490  
RENEWAL 5-23

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**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
▲	
▲	
▲	
▲	

ELECTRICAL

FILE NAME: 4128A2-0

SHEET

**E-4.0**

NTS





CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 19 of 22)
H4. MULTIFAMILY HVAC DISTRIBUTION
H10. MULTIFAMILY DWELLING UNIT TYPE CENTRAL / INDIVIDUAL VENTILATION

CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 20 of 22)
I1. WATER HEATER EQUIPMENT SUMMARY
I2. MULTI-FAMILY WATER HEATING SYSTEM DETAIL

CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 21 of 22)
Documentation Author's Declaration Statement
I certify that this Certificate of Compliance documentation is accurate and complete.

PDA ARCHITECTS INCORPORATED
STATE OF CALIFORNIA
L1300 22nd STREET, SUITE 100 BAKERSFIELD, CALIFORNIA 93301

CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 22 of 22)
Responsible Designer Name: Paul Dhanens
Company: Paul Dhanens Architect
Address: 5100 California ave, suite 107

STATE OF CALIFORNIA SOLAR AND BATTERY CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE NRCC-SAB-E
This document is used to demonstrate compliance with prescriptive PV and battery requirements in 140.10/170.2 for nonresidential, multifamily and mixed-use buildings.

STATE OF CALIFORNIA SOLAR AND BATTERY CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE NRCC-SAB-E
Project Name: Golden Empire Affordable Housing Inc. Report Page: (Page 2 of 5)
Date Prepared: 10/5/2023

STATE OF CALIFORNIA SOLAR AND BATTERY CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE NRCC-SAB-E
Project Name: Golden Empire Affordable Housing Inc. Report Page: (Page 3 of 5)
Date Prepared: 10/5/2023

STATE OF CALIFORNIA SOLAR AND BATTERY CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE NRCC-SAB-E
Project Name: Golden Empire Affordable Housing Inc. Report Page: (Page 4 of 5)
Date Prepared: 10/5/2023

STATE OF CALIFORNIA SOLAR AND BATTERY CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE NRCC-SAB-E
Project Name: Golden Empire Affordable Housing Inc. Report Page: (Page 5 of 5)
Date Prepared: 10/5/2023

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

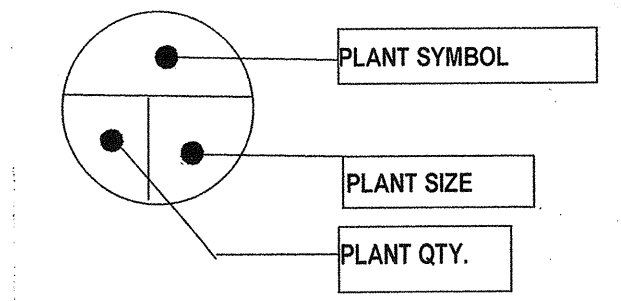
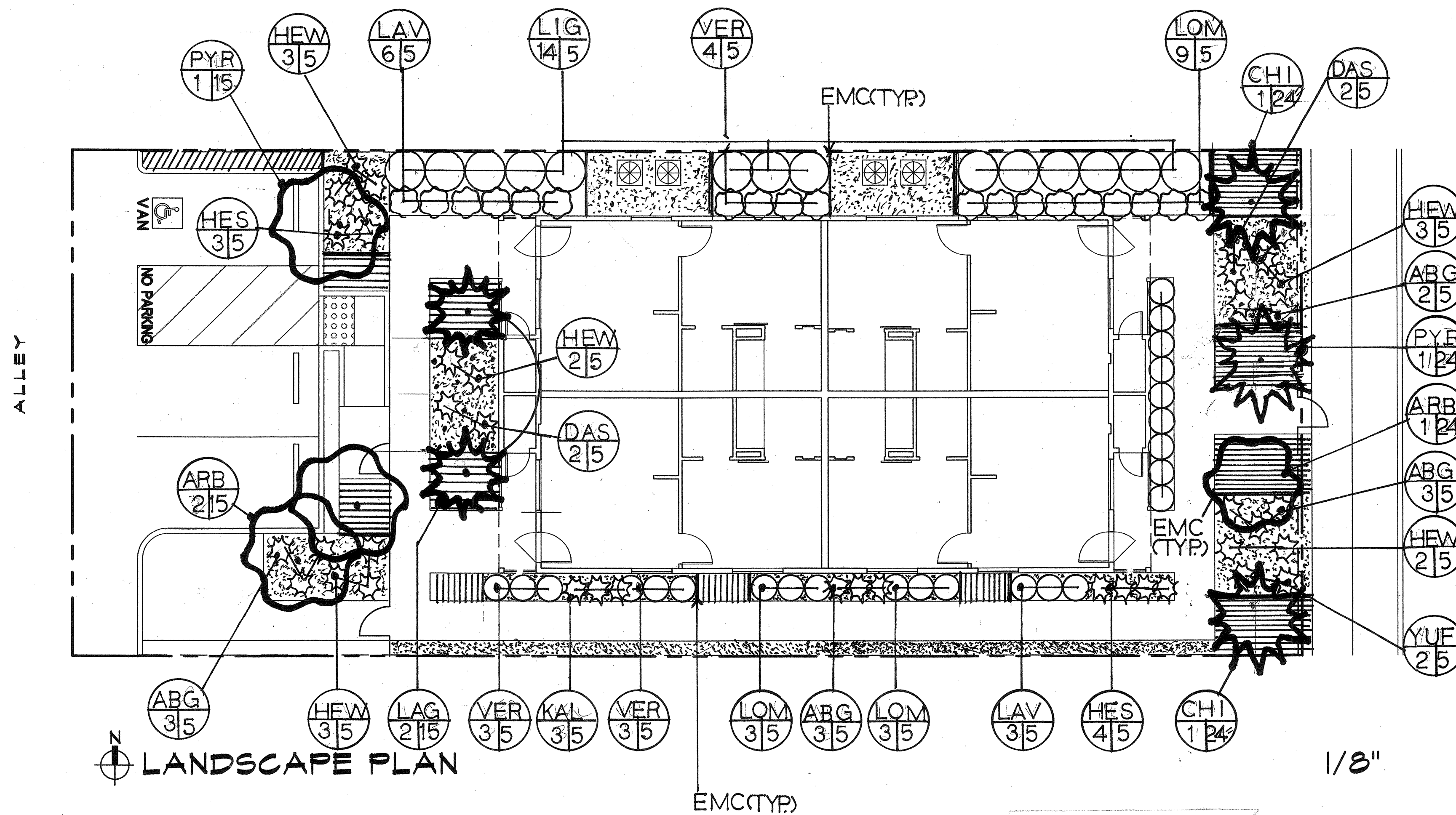
**M STREET APARTMENTS**  
1209 M STREET  
BAKERSFIELD, CA.  
TREE SHADE REQUIREMENTS:

**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  
100%

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



Sym	Size	Botanical Name	Common Name	Foliage	QTY.	INVELO	SIZE
ARB	24"	ARBUTUS UNEDO	STRAWBERRY TREE	EVERGREEN	1	L	35' X 35'
ARB	15G	ARBUTUS UNEDO	STRAWBERRY TREE	EVERGREEN	2	L	35' X 35'
CHI	24"	PISTACIA CHINENSIS	CHINESE PISTACIA	DECIDUOUS	2	L	30' X 30'
LAG	15G	LAGERSTROEMIA INDICA 'TUSCARORA'	ORAPE MYRTLE	DECIDUOUS	2	L	18' X 18'
PYR	24"	PYRUS CALLERYANA -CHANTICLEER	CHANTICLEER PEAR	DECIDUOUS	1	M	40' X 11'
PYR	15G	PYRUS CALLERYANA -CHANTICLEER	CHANTICLEER PEAR	DECIDUOUS	1	M	40' X 11'
SHRUBS							
DAS	5G	DASYLIRON WHEELERI	DESERT SPOON	EVERGREEN	4	L	
HES	5G	HESPERUYCCA PARVIFLORA	RED YUCCA	EVERGREEN	7	L	
HEW	5G	HESPERUYCCA WHIPPLEI	OUR LORD'S CANDLE	EVERGREEN	13	L	
KAL	5G	KALANCHOE LUCIAE	PADDLE PLANT	EVERGREEN	3	L	
LAV	5G	LAVANDELLA AGUSTIFOLIA 'LAVENDER LADY'	LAVENDER LADY	EVERGREEN	9	L	
LOM	5G	LOMANDRA LONGICOLA BREEZE	DWARF MAT RUSH	EVERGREEN	15	L	
VER	5G	VERBENA LILACINA 'DE LA MINA'	CEDRUS ISLAND VERBENA	EVERGREEN	6	L	
G.COVER							
LANTANA MONTEVIDENSIS 'NEW GOLD'	1G	LANTANA MONTEVIDENSIS 'NEW GOLD'	TRAILING LANTANA	EVERGREEN	18'	O.C.	L
MYOPORUM PARVIFOLIUM	1G	MYOPORUM PARVIFOLIUM	MYOPORUM	EVERGREEN	18'	O.C.	L
VERBENA CANADENSIS 'HOMESTEAD PURPLE'	1G	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA	EVERGREEN	18'	O.C.	L
ALL PLANTER AREAS TO RECEIVE 3" OF BARK, EXCLUDING ROCK AREAS	CYD.						3" OF BARK
3/4" RIVER ROCK OR EQUAL	CYD.						3" THICK

**M STREET APARTMENTS**  
**LANDSCAPE DESIGN NOTES:**

EMC: EXTRUDED MOW CURBING  
6" X 4" CONCRETE

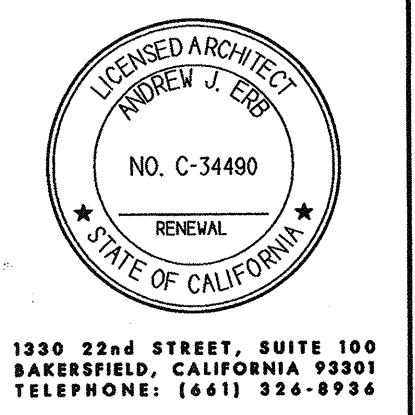
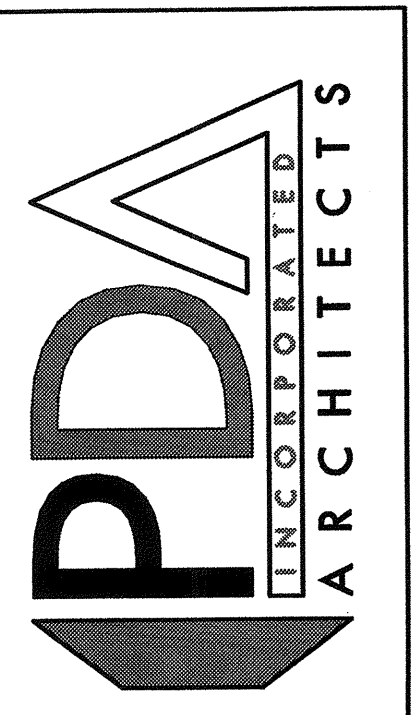
DECORATIVE ROCK: 3/4" RIVER ROCK OR EQUAL.  
+/- 3" THICK.

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

**CCN CONTRACTORS STATE LICENSE BOARD**  
ACTIVE LICENSE  
551921  
CCN CORP  
C C N WHOLESALE NURSERY & LANDSCAPING INC  
C27  
12/31/2024 www.cslb.ca.gov  
David L. Crabtree 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

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



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DATE ISSUED FOR  
7/19/23 JLC

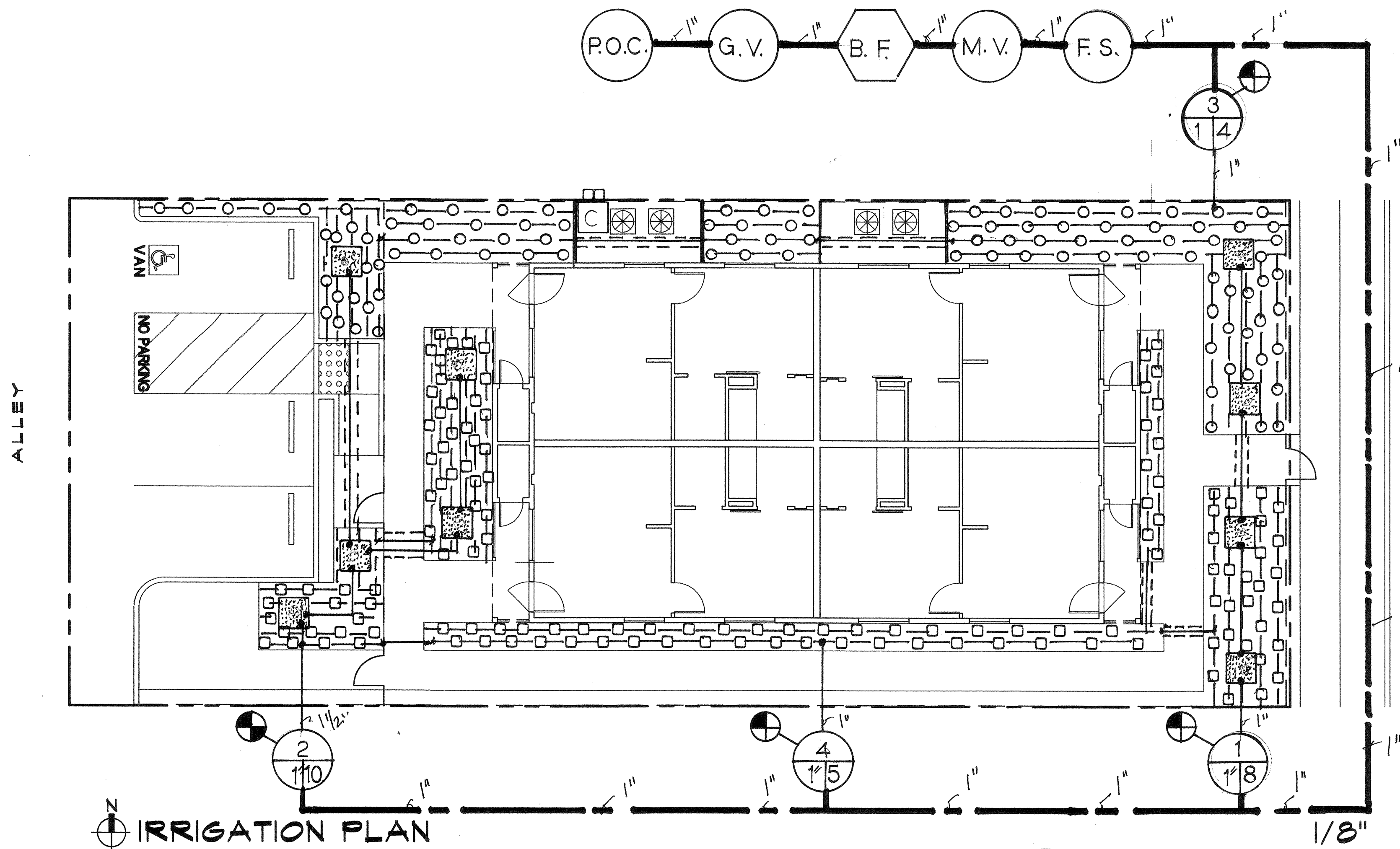
NO.	REVISIONS

LANDSCAPE PLAN

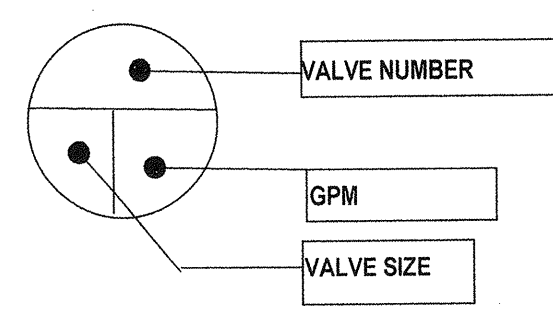
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SHEET

L-10

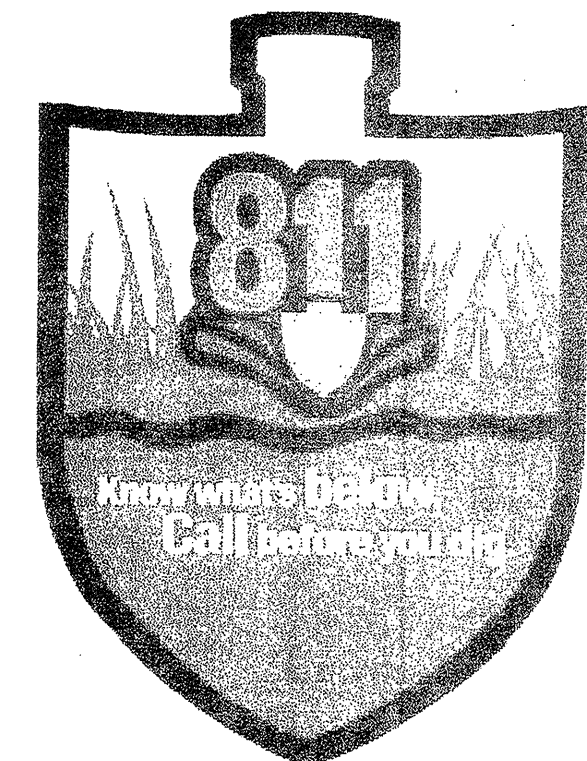




IRRIGATION PLAN



Sym	Size	Manuf.	Model No.	PSI	Comments
POC	1"				POINT OF CONNECTION
G.V.	1"	AQUA LINE	867-010		GATE VALVE
B.F.	1"	FEBCO	825Y		BACKFLOW PREVENTER
C	22 STA.	RAINBIRD	ESP-ME3		INDOOR/OUTDOOR WALL MOUNT
B		RAINBIRD	WR2-48		WIRELESS RAIN SENSOR W/48 HOUR DELAY
F.S.	1"	RAINBIRD	FS100P-FLOW SENSOR		5.4-53.9 GPM
M.V.	1"	RAINBIRD	100-PEB NORMALLY CLOSED		MASTER VALVE
	1"	RAINBIRD	PGA100 W/100-PGA-PRSB	30	R/CV FOR TREE BUBBLERS W/PRESSURE REGULATOR
	1"	RAINBIRD	KCZ-100-PRF	30	MEDIUM FLOW CONTROL ZONE W/PR FILTER
	2 GPH	RAINBIRD	XT-700-500	30	DRIP TUBING, EACH SHRUB TO RECEIVE 1 DRIP EMITTER. SEE NOTE #16
	2 GPH	RAINBIRD	XT-700-500	30	DRIP TUBING, EACH SHRUB TO RECEIVE 1 DRIP EMITTER. SEE NOTE #16
	1GPM	RAINBIRD	1404	30	PRESSURE COMPENSATING BUBBLERS 2/TREE
	1"	LESCO	PVC SCHEDULE 40	30	MAINLINE
	2-3"	LESCO	PVC SCHEDULE 40		SLEEVING
	3/4"-1 1/2"	LESCO	PVC CLASS 200	30	LATERAL

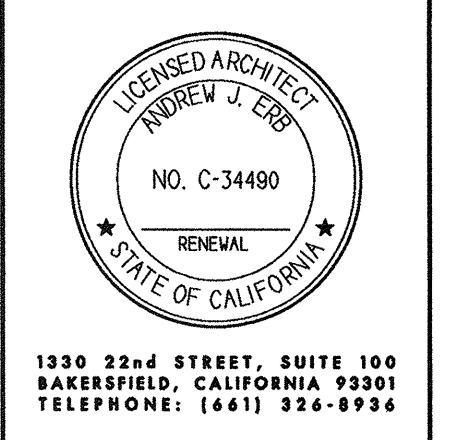
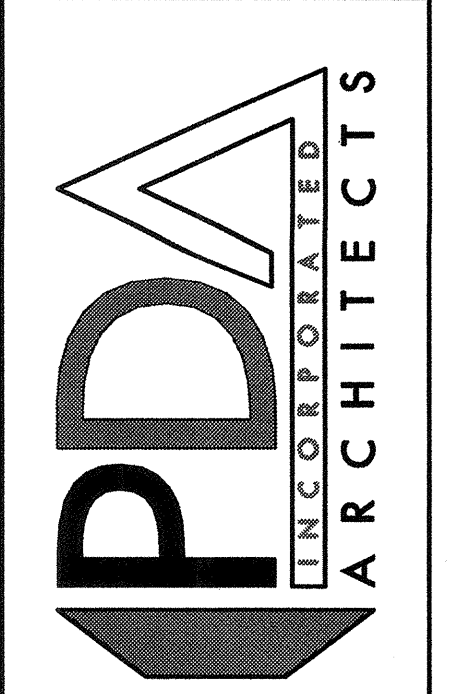


I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

DAVID L. CRABTREE 7/19/2023

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CCNDLC@AOL.COM



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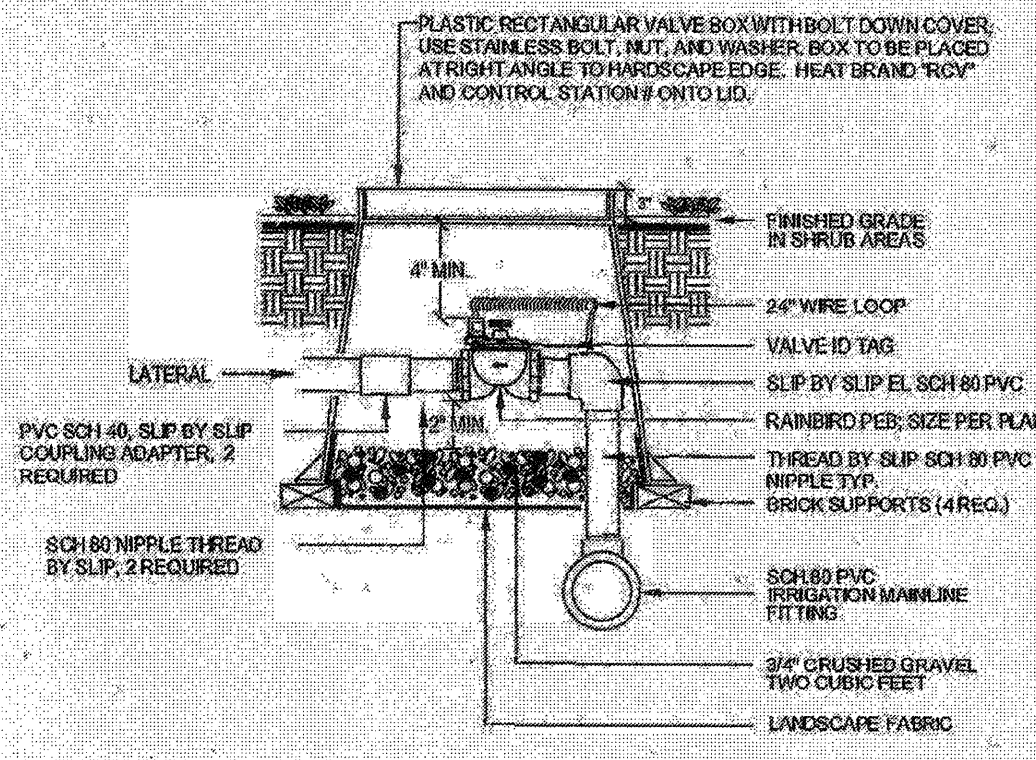
DATE ISSUED FOR  
7/19/23 DLC

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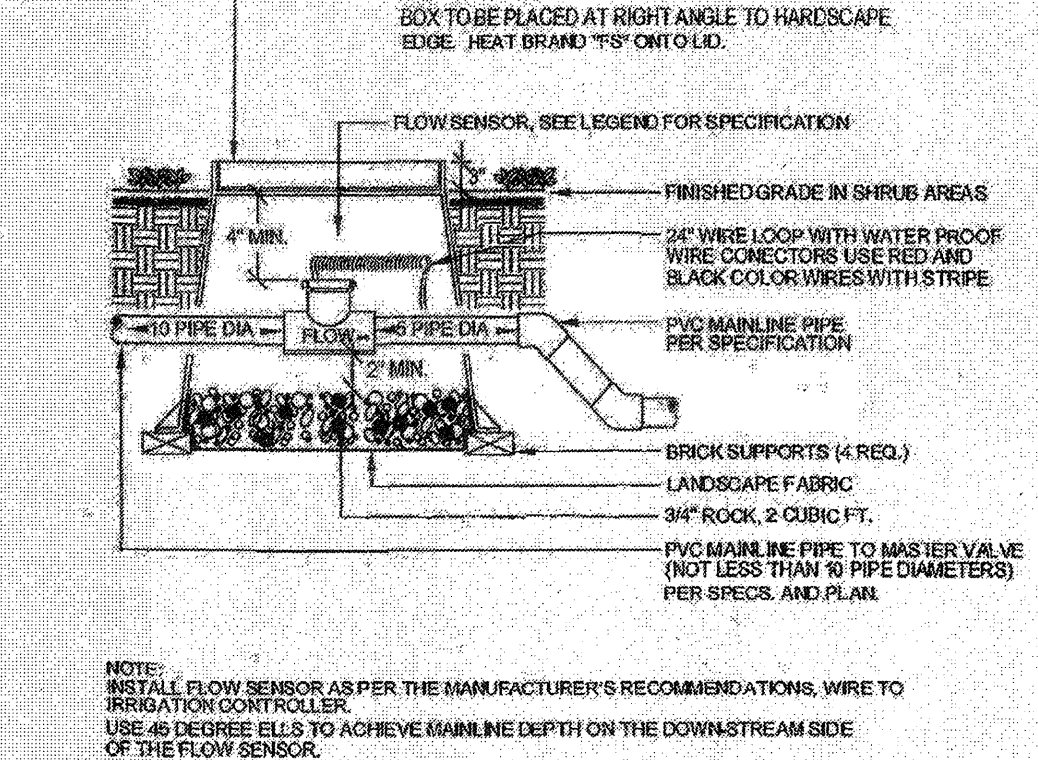
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FILE NAME: 4158L2-0

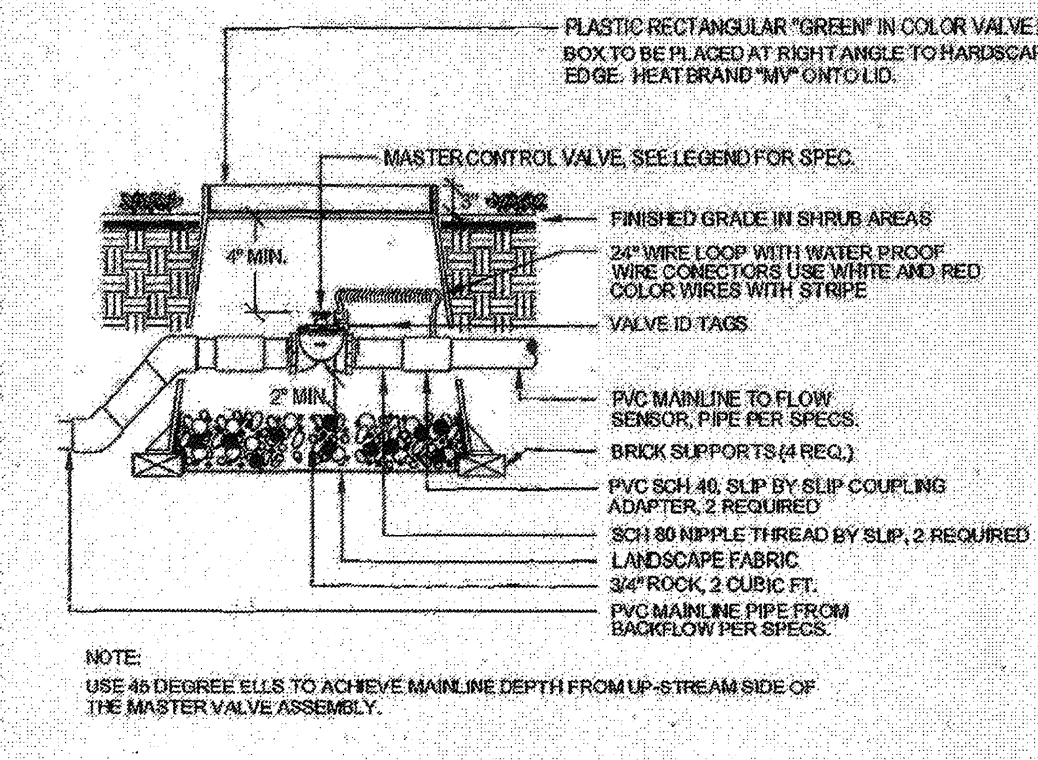
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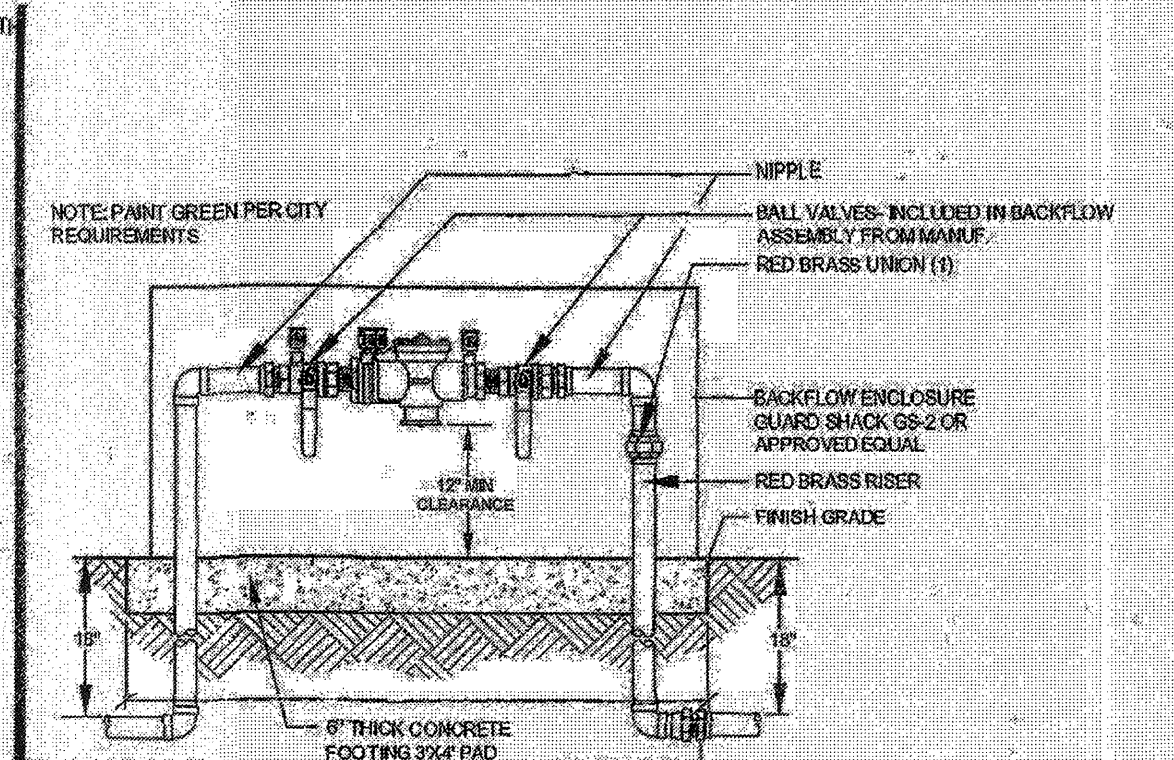
**D REMOTE CONTROL VALVE**  
N.T.S.



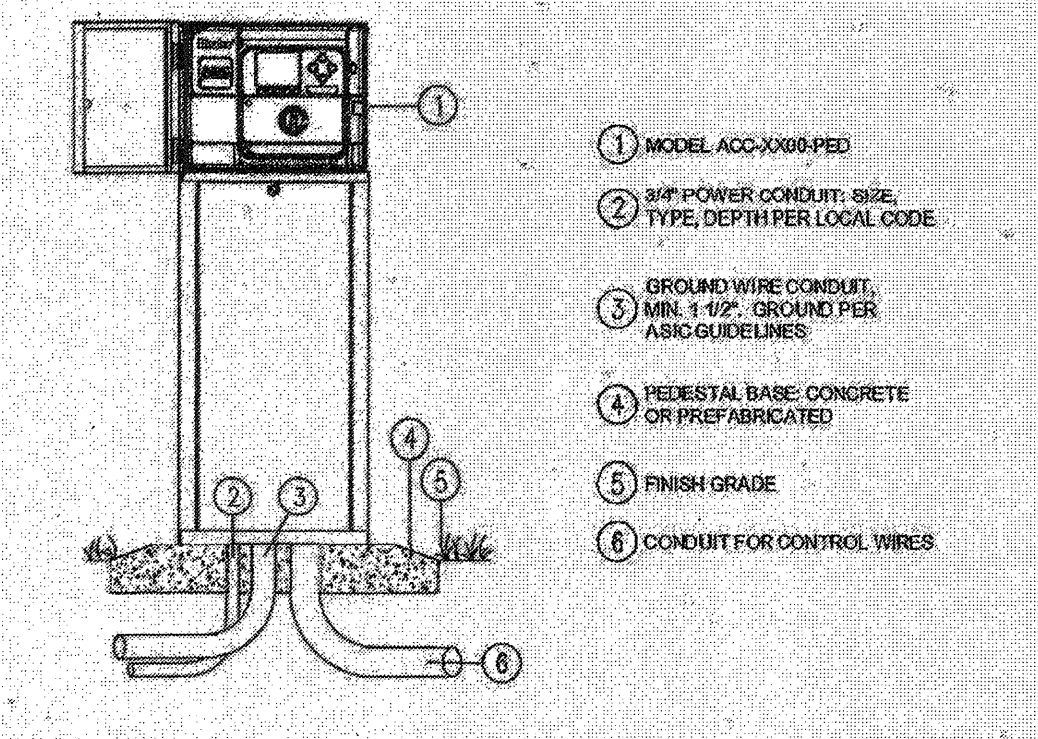
**C FLOW SENSOR**  
N.T.S.



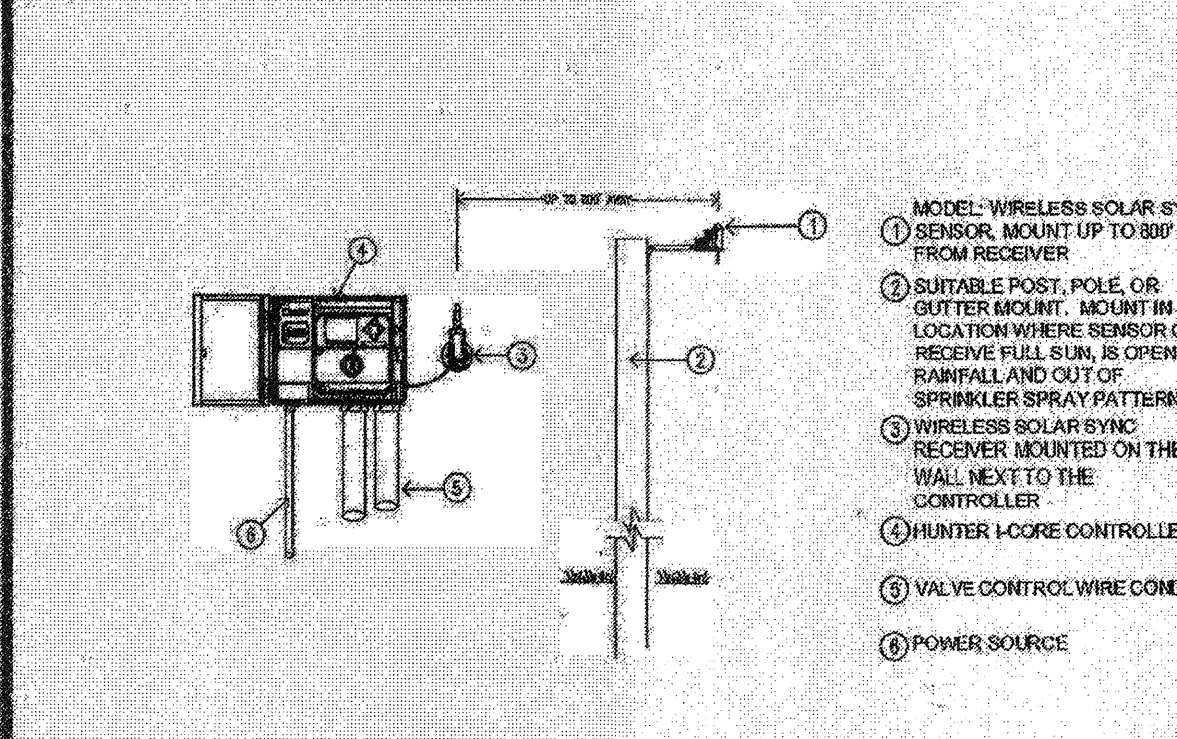
**B MASTER VALVE**  
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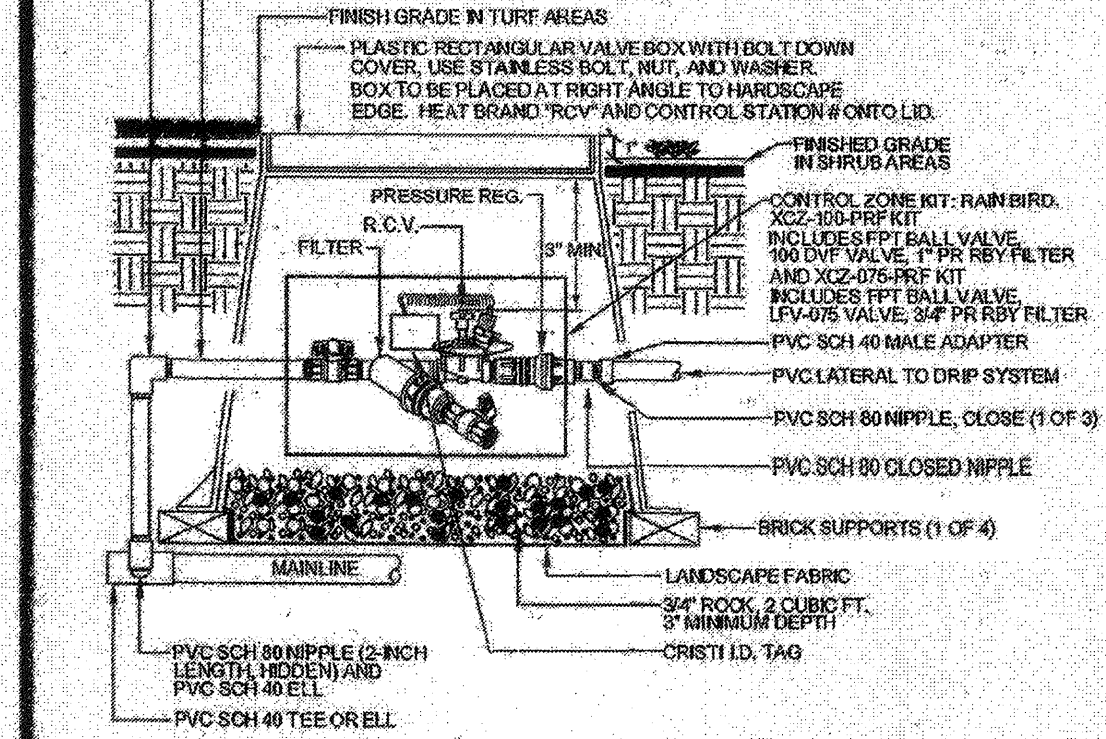
**A BACKFLOW DEVICE**  
N.T.S.



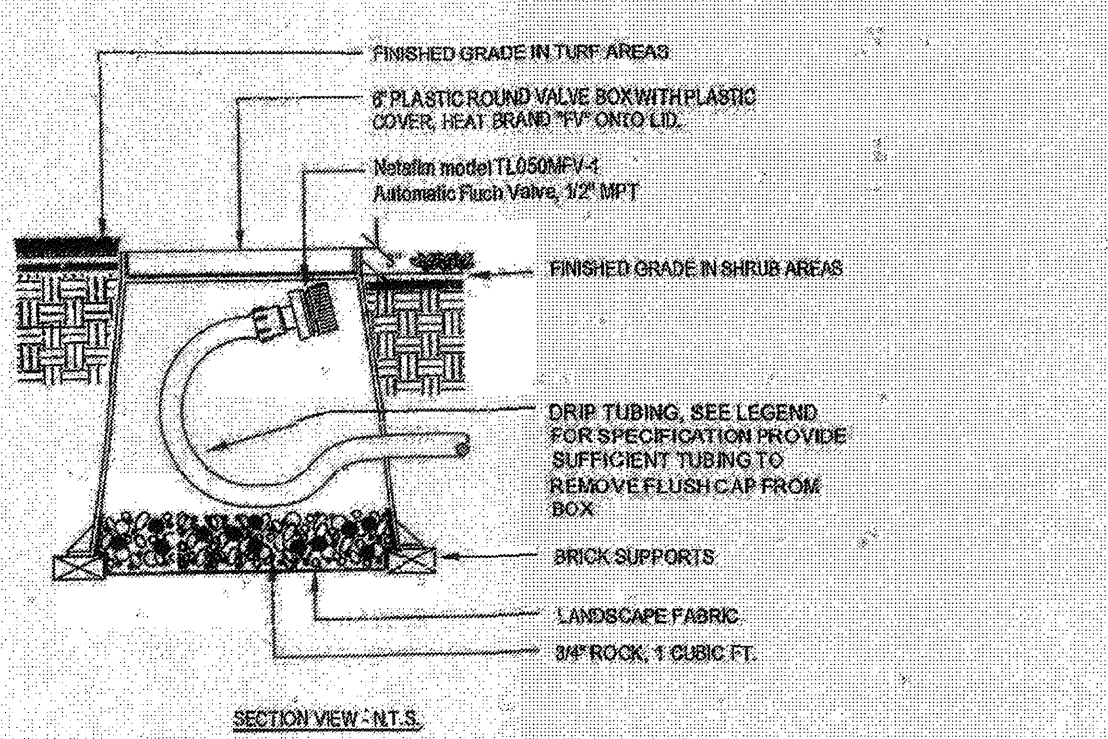
**G IRRIGATION CONTROLLER**  
N.T.S.



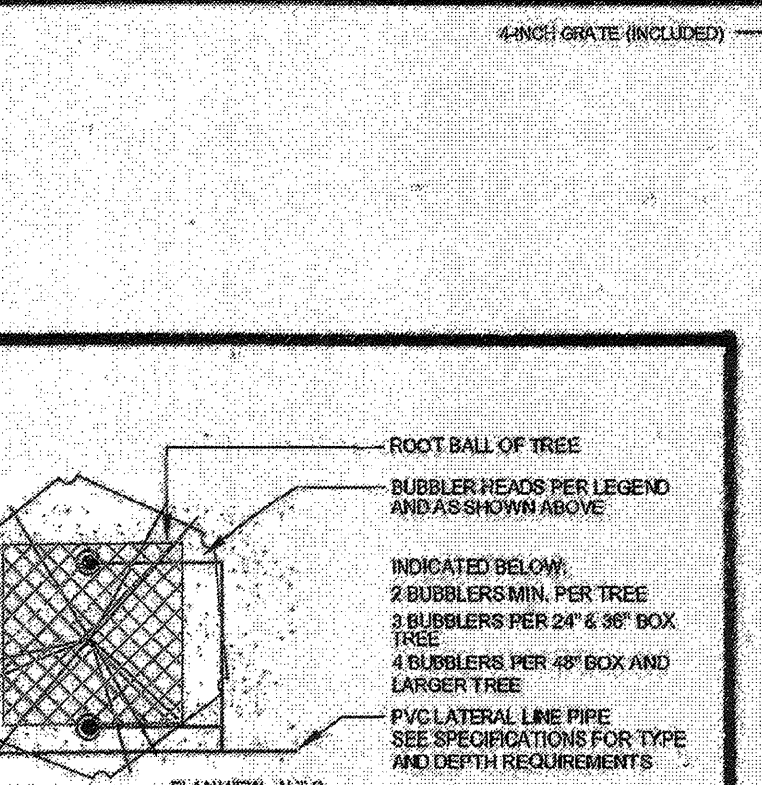
**F WEATHER SENSOR**  
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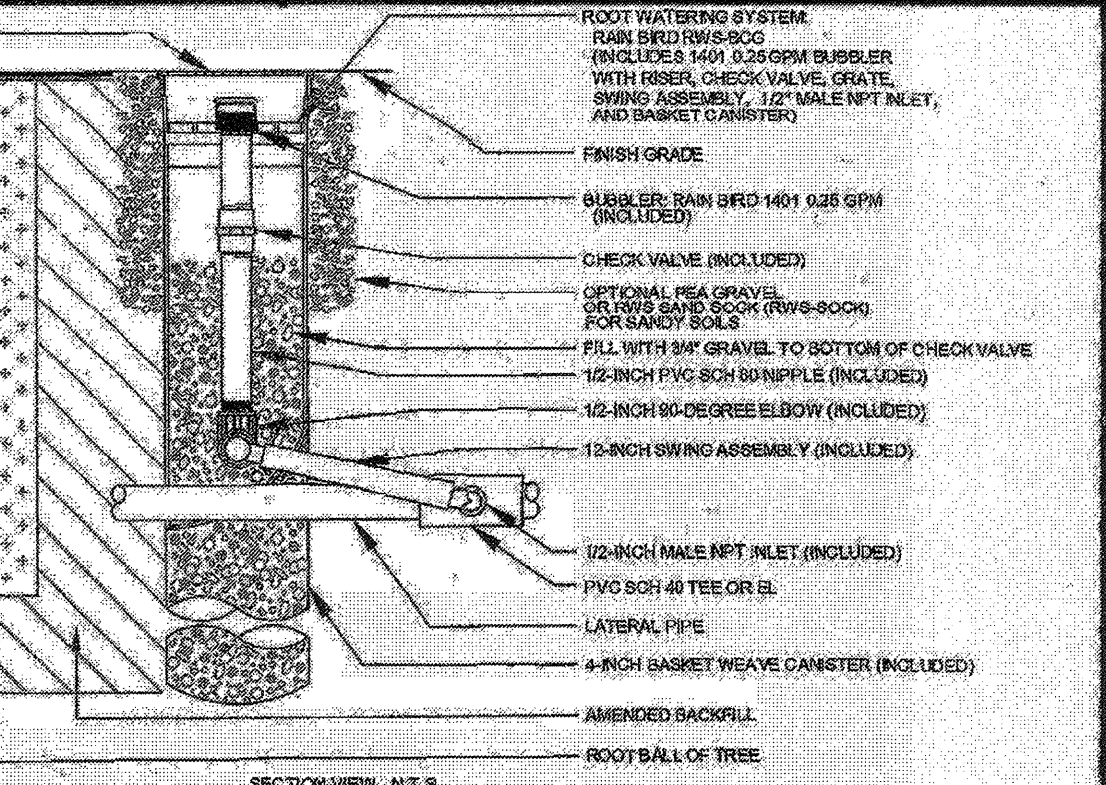
**E INLINE DRIP VALVE**  
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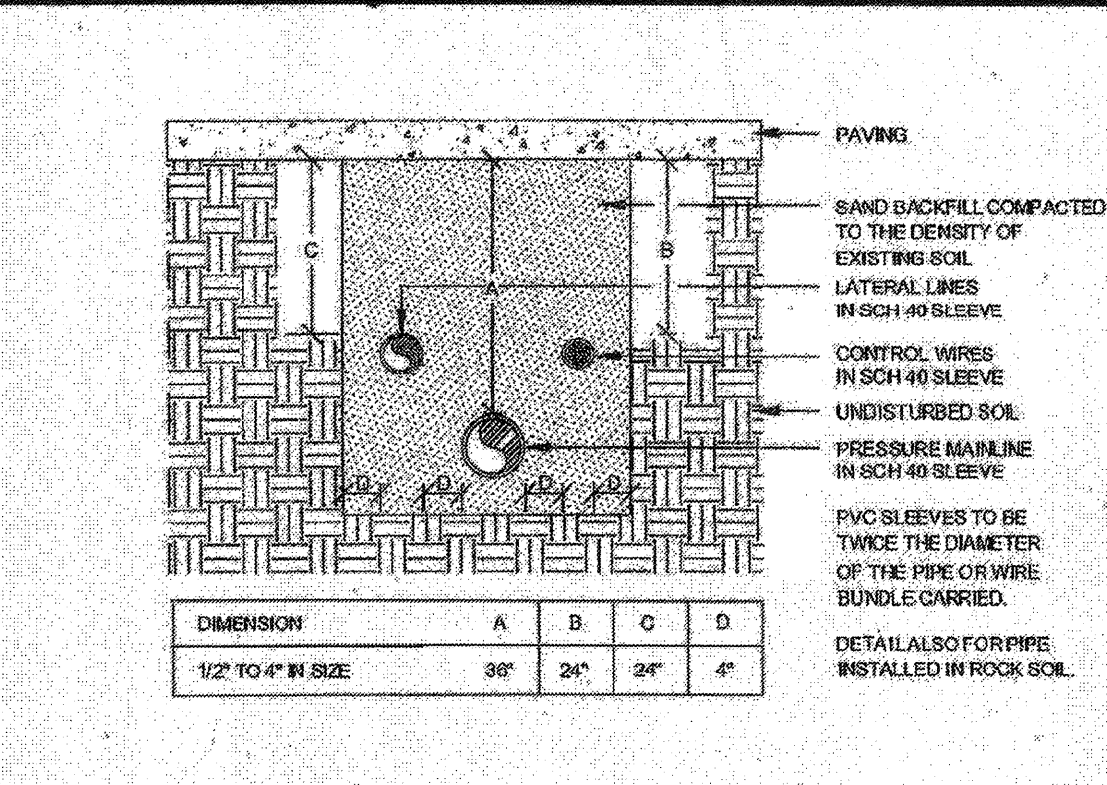
**L FLUSH VALVE**  
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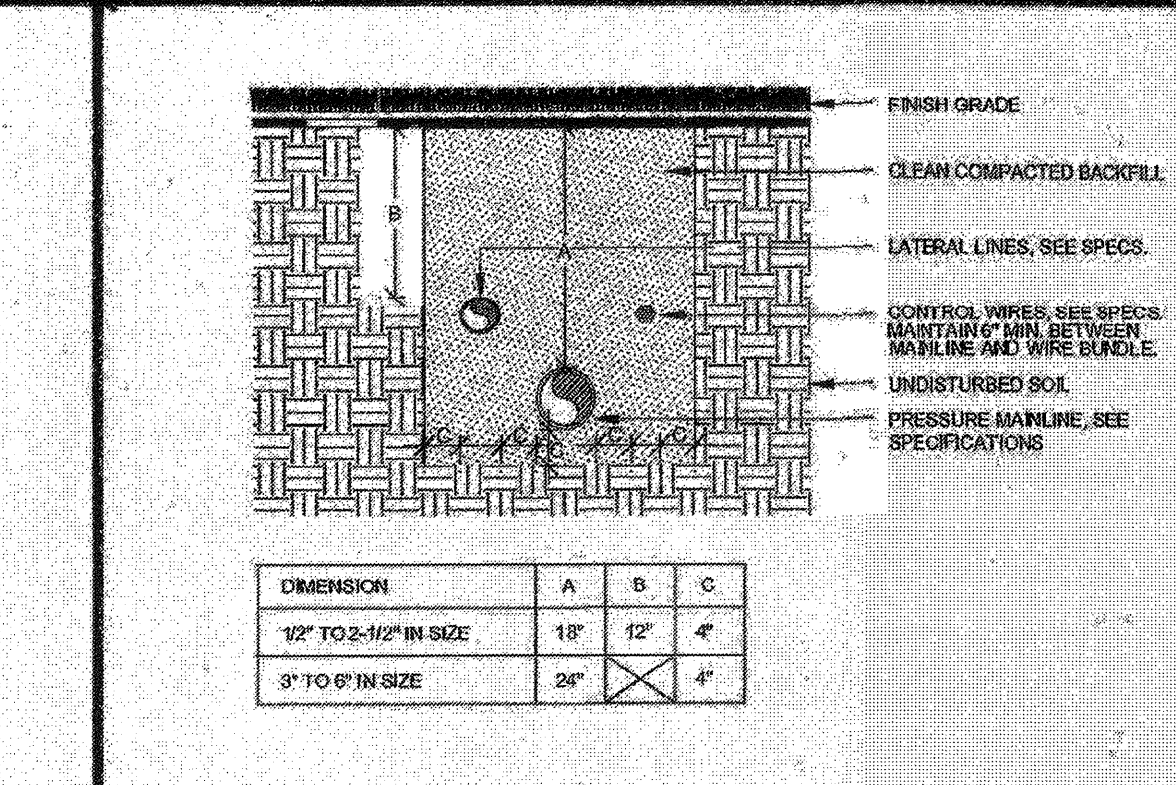
**K DEEP WELL BUBBLER**  
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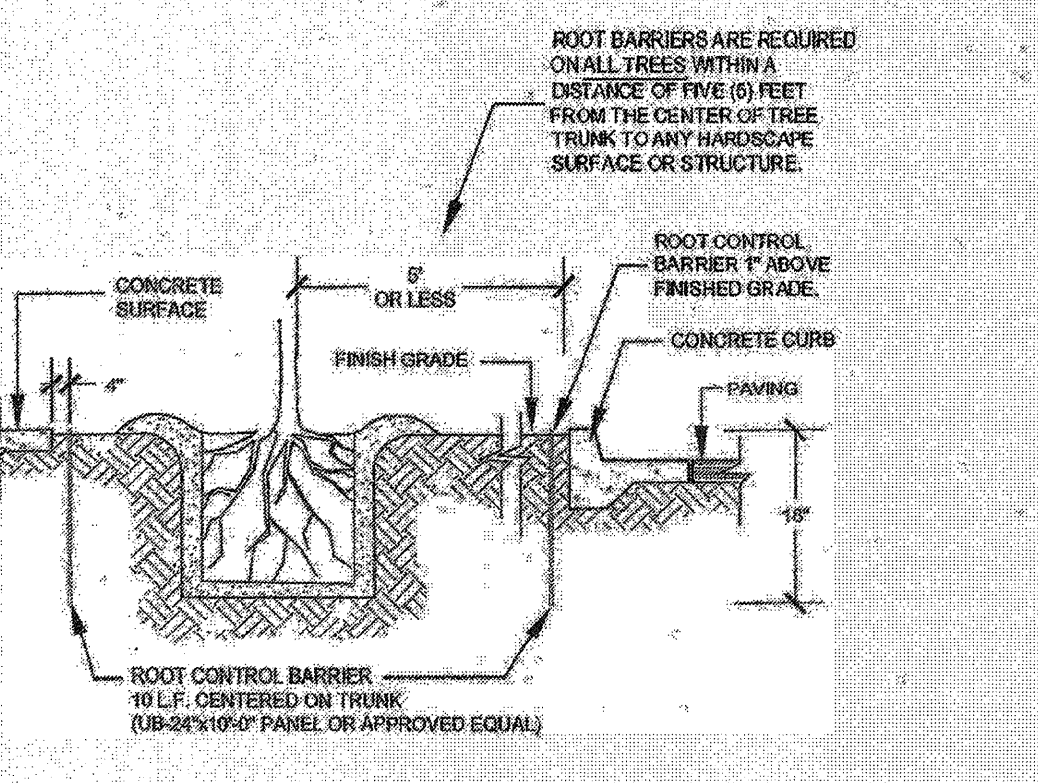
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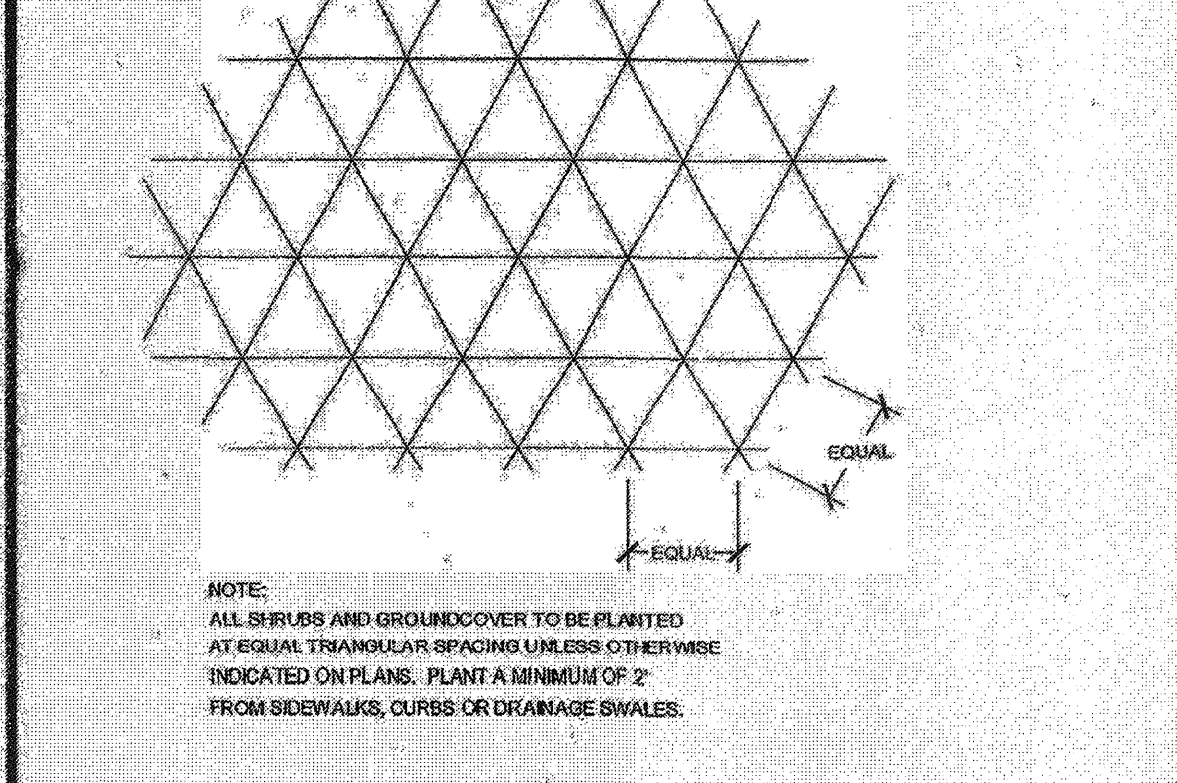
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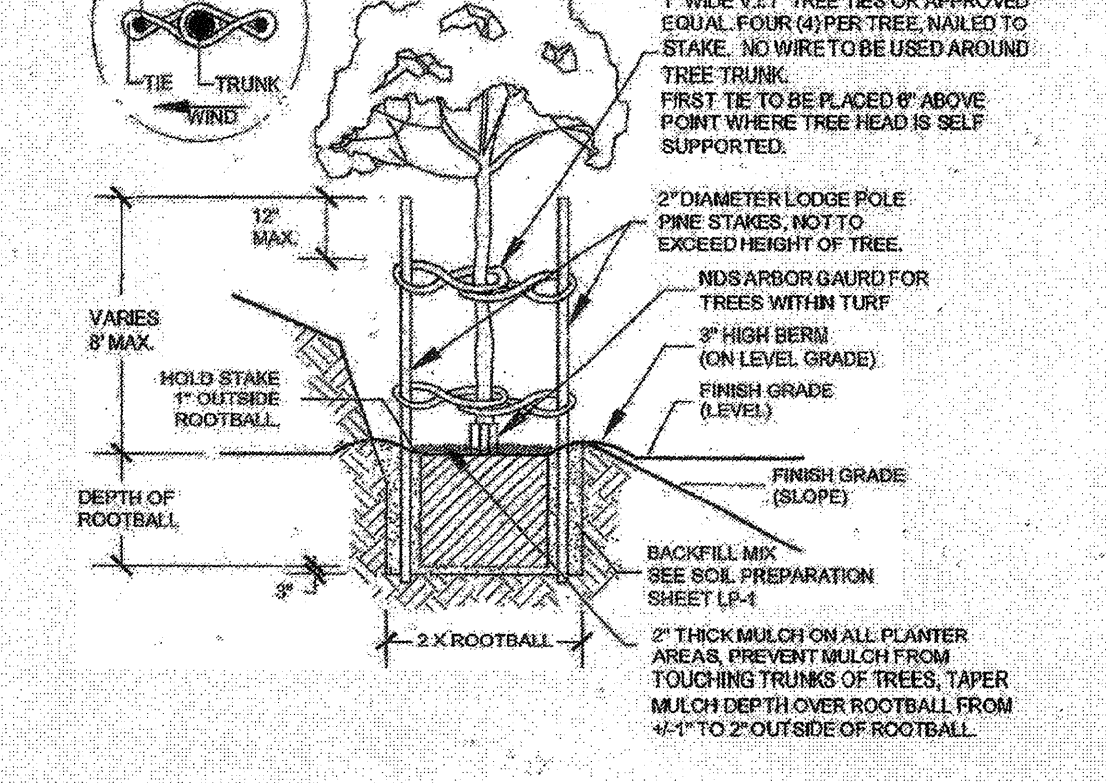
**H BALL VALVE**  
N.T.S.



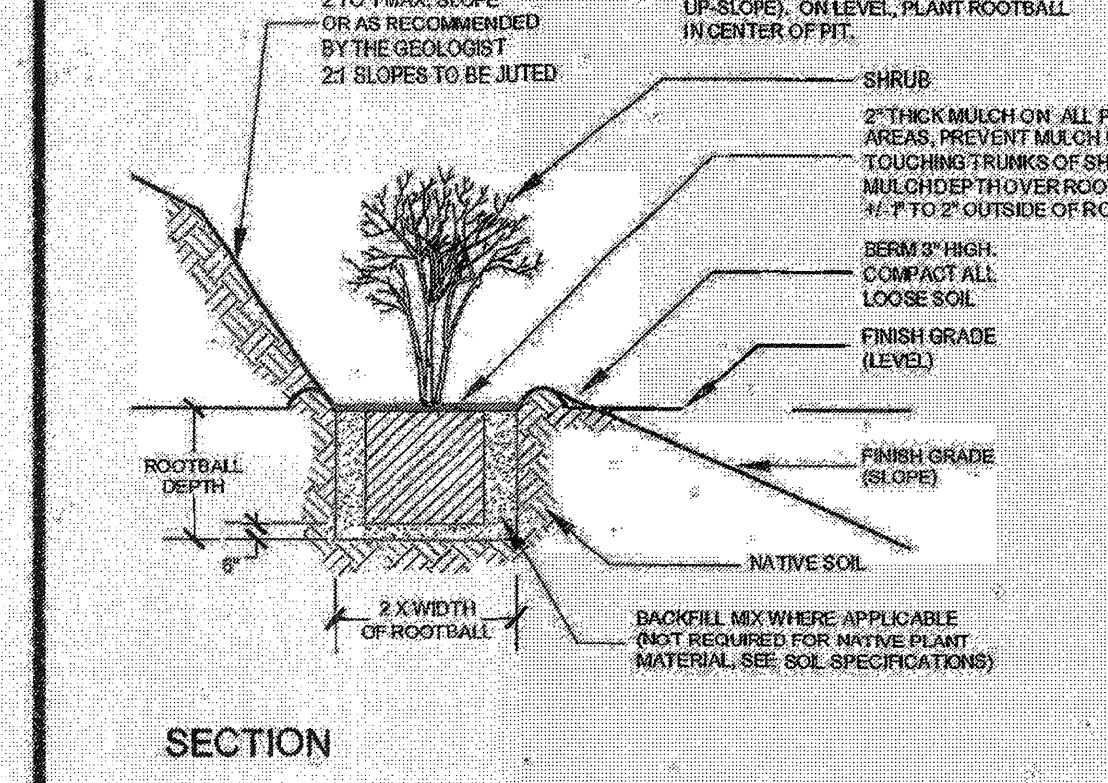
**D ROOT BARRIER**  
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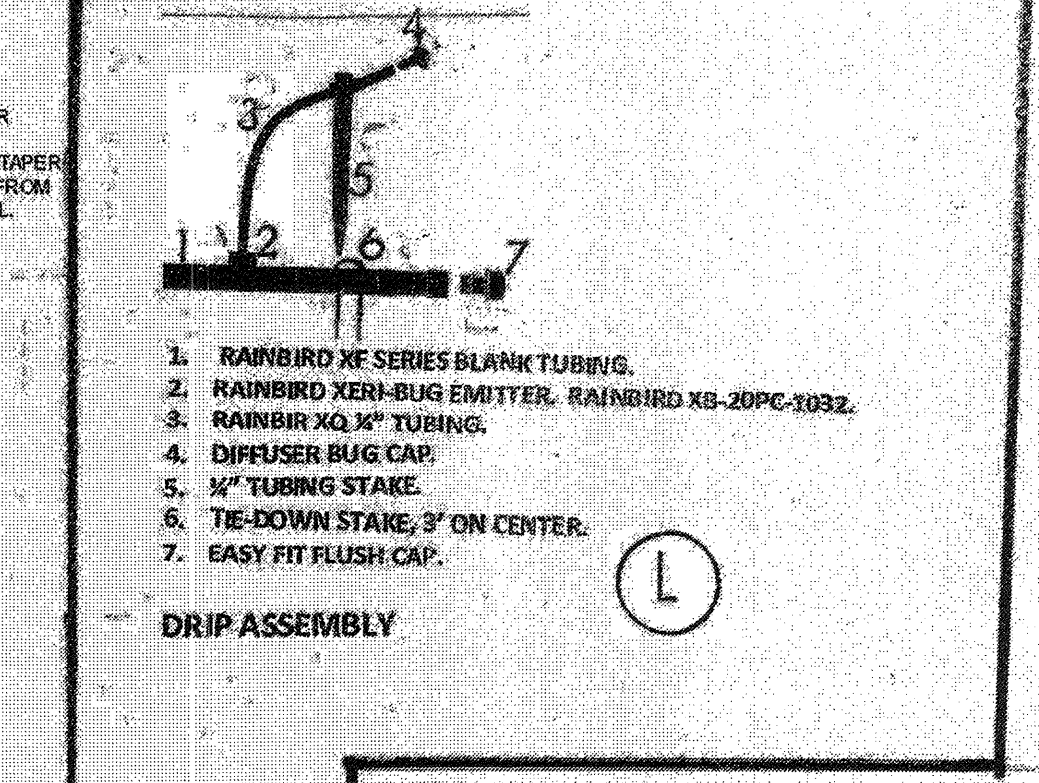
**C GROUND COVER PLANTING**  
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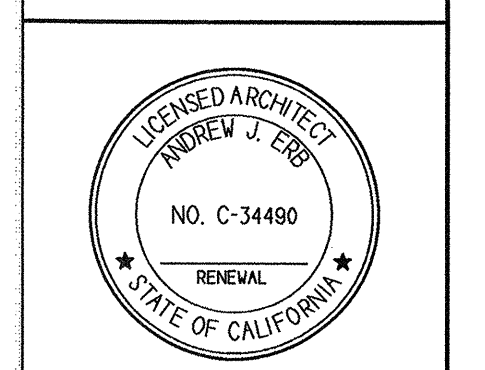
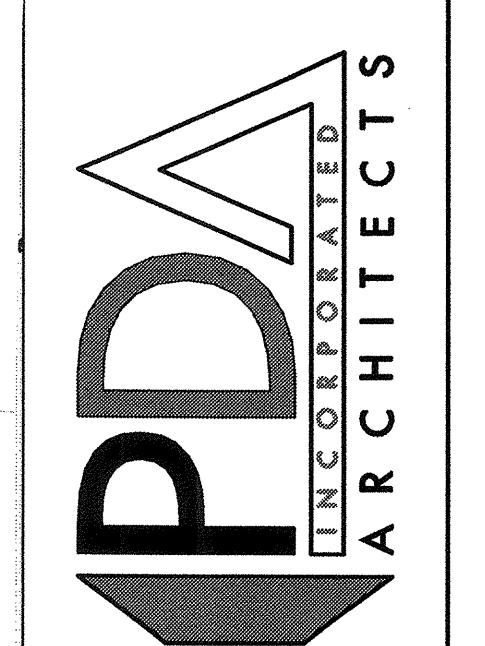
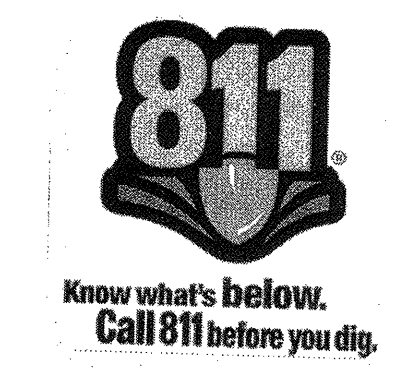
**B TREE STAKE**  
N.T.S.



**A SHRUB PLANTING**  
N.T.S.



**L DRIP ASSEMBLY**  
N.T.S.



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551921  
C C N WHOLESALE NURSERY & LANDSCAPING INC  
12/31/2024

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GOLDEN EMPIRE AFFORDABLE HOUSING, INC.

M ST APARTMENTS

1209 M ST BAKERSFIELD, CA

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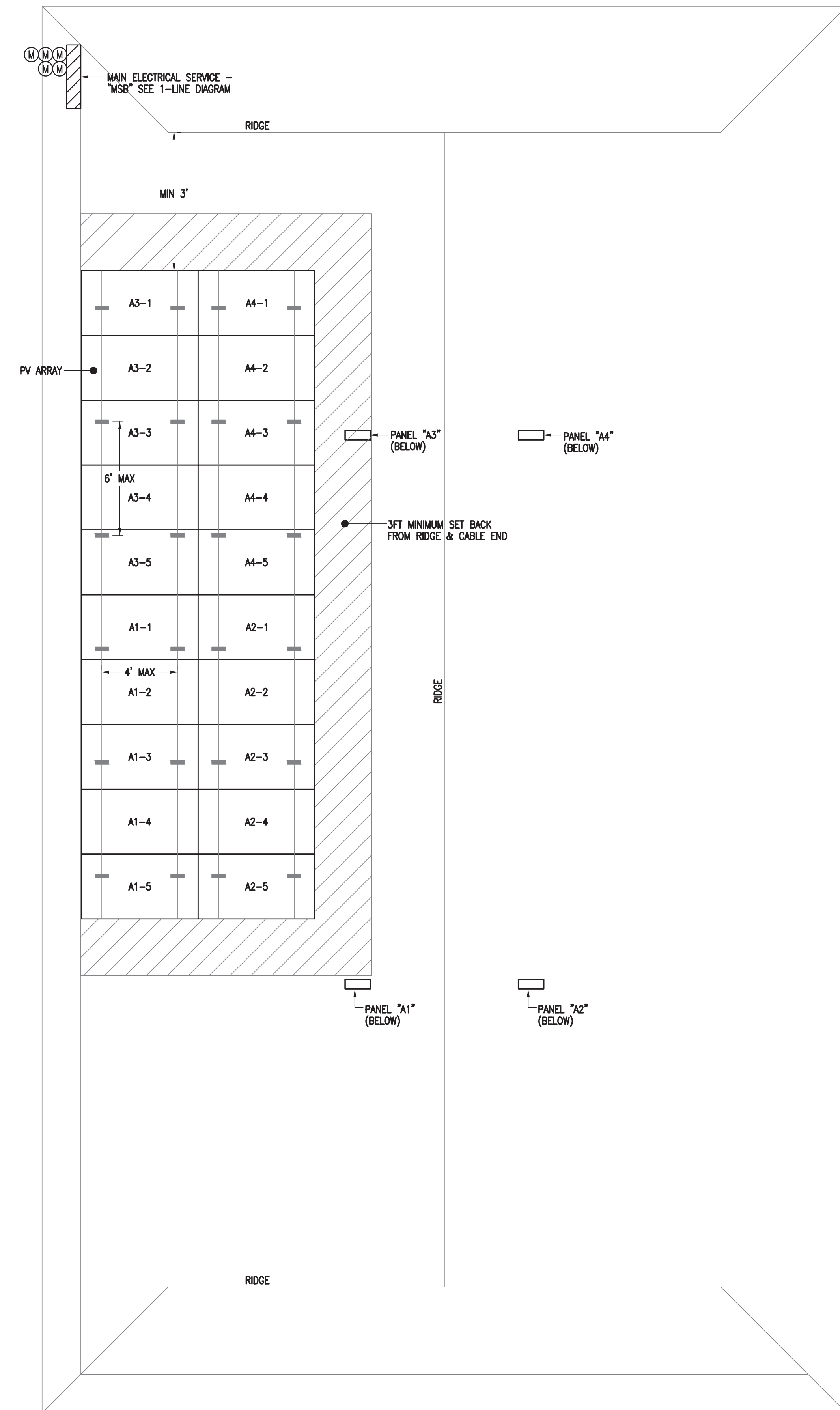
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SHEET  
L-30

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BAKERSFIELD, CA. 93386  
(661) 979-8848  
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DETAILS



NOTE:  
 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



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 BAKERSFIELD, CALIFORNIA 93301  
 TELEPHONE: (805) 326-8924

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10-28-23

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PHOTOVOLTAIC

FILE NAME: 4128A2-0

SHEET

PV-1.0

**ELECTRICAL NOTES:**

- ALL CONDUIT EXPOSED TO WEATHER SHALL BE LISTED AND IDENTIFIED FOR USE IN DIRECT SUNLIGHT. [NEC 690.31 (b), 310.8 (d)]
- THE PV SYSTEM CONNECTED ON THE LOAD SIDE OF THE SERVICE DISCONNECTING MEANS ON THE PREMISES SHALL MEET THE FOLLOWING [NEC 690.64 (b)]
- 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]
- 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]
- CIRCUIT BREAKER IF BACKFED, SHALL BE SUITABLE FOR SUCH OPERATION. [NEC 690.64 (b) 5]
- METALLIC RACEWAYS OR METALLIC ENCLOSURES ARE THE REQUIRED METHOD FOR INSIDE A BUILDING FOR PV SYSTEMS. [NEC 690.31(e)]
- 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)]
- ALL CONDUCTORS SHALL BE COLOR CODED OR MARKED ON EACH END FOR UNIQUE CERTIFICATION.
- THE INTERCONNECTION POINT SHALL BE ON THE LINE SIDE OF ALL GROUND-FAULT PROTECTION EQUIPMENT. [NEC 690.64 (b) 3]
- 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)]
- MINIMUM CLASS C RATING ON ALL PV MODULES.
- 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)]
- 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.
- 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)]
- ALL COUPLINGS AND TERMINAL ADAPTERS SHALL BE IDENTIFIED AS "RAIN TIGHT".

- THE SUM OF THE AMPERE RATINGS OF THE OVER-CURRENT PROTECTION DEVICES IN CIRCUITS SUPPLYING POWER TO THE BUS BAR SHALL NOT EXCEED 20% OF THE BUS BAR RATING OR CONDUCTOR [NEC 705.12 (d) 2]
- 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.
- 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]
- PV MODULE NEGATIVE SHALL BE GROUNDED. ALL GROUNDED CONDUCTORS SHALL BE PROPERLY COLOR CERTIFIED PI WHITE [NEC 200.6]
- 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)]
- ALL EQUIPMENT SHALL BE PROPERLY GROUNDED AND IRREVERSIBLY BONDED. [NEC 250]
- THE MODULE CONDUCTORS MUST BE OF TYPE YPE, USE-2, OR PV WIRE. [NEC 690.31(b)]
- EACH SOURCE CONNECTION SHALL BE MADE AT A DEDICATED CIRCUIT BREAKER OR BY FUSIBLE MEANS. [NEC 680.64 (b) 3]
- 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.
- ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R RATED.
- 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.
- 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]
- ALL METALLIC CONDUIT END POINTS SHALL HAVE GROUNDING BUSHINGS.
- 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**

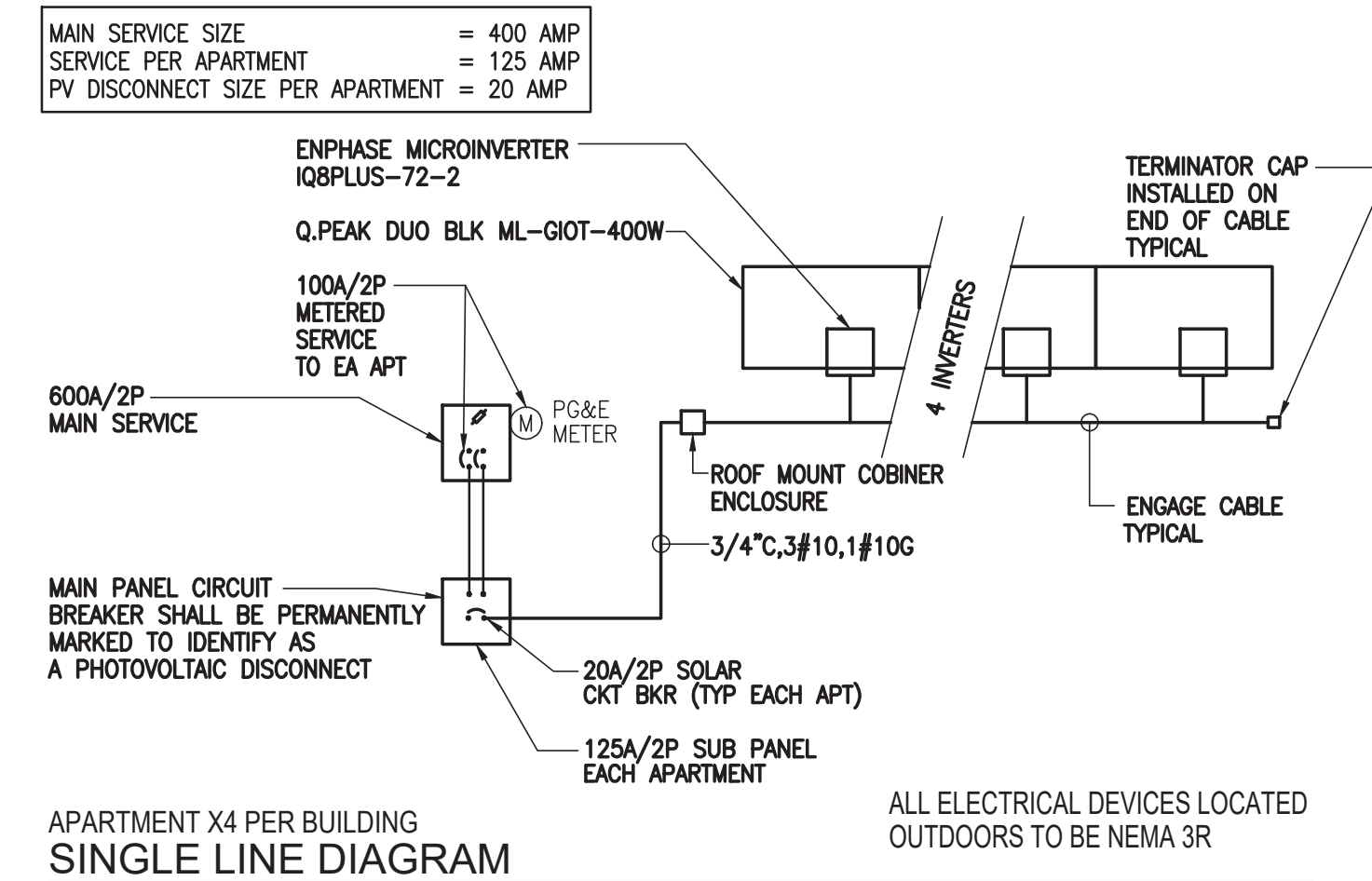
- A) PURPOSE: PROVIDES EMERGENCY RESPONDERS WITH THE APPROPRIATE WARNING AND GUIDANCE WITH RESPECT TO ISOLATING THE SOLAR ELECTRICAL SYSTEM. THIS CAN FACILITATE IDENTIFYING ENERGIZED ELECTRICAL LINES THAT CONNECT THE SOLAR PANELS TO THE INVERTER, AS THESE SHOULD NOT BE CUT WHEN VENTING FOR SMOKE REMOVAL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

**VOLTAGE DROP**

AMPERAGE = 10.8A  
 VOLTAGE = 208V 1PHASE  
 MAXIMUM VOLTAGE DROP 3%  
 #12WIRE UP TO 95FT = 2.0%

**SYSTEM SIZE**

1.6 KWDC/1.16 KWAC PER APARTMENT  
 12.8 KWDC / 9.25 KWAC PER BUILDING



APARTMENT X4 PER BUILDING  
**SINGLE LINE DIAGRAM**

ALL ELECTRICAL DEVICES LOCATED OUTDOORS TO BE NEMA 3R

**STICKERS:**

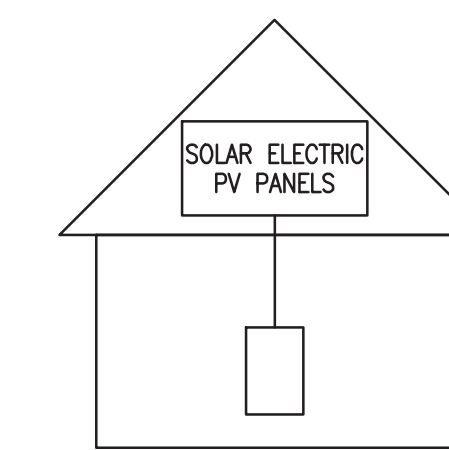
LABELING SHALL BE REFLECTIVE AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED AND SHALL BE MAINTAINED.

- 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 AT THE MAIN SERVICE PANEL.
- WARNING - DUAL POWER SOURCE SECOND SOURCE IS PV SYSTEM**  
NEC705.12(D)(4) TO BE LOCATED 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 DO NOT TOUCH TERMINALS. TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION**  
NEC690.17 TO BE LOCATED ON AC/DC DISCONNECTS, JUNCTION BOXES, OR BREAKER PANEL.
- PHOTOVOLTAIC AC DISCONNECT**  
NEC690.15 TO BE PLACED ON AC DISCONNECT IF APPLICABLE
- OPERATING CURRENT: N/A  
OPERATING VOLTAGE: N/A  
MAXIMUM SYSTEM VOLTAGE: N/A  
SHORT CIRCUIT CURRENT: N/A**  
NEC690.53(D) TO BE PLACED ON DC DISCONNECT OF INVERTER IF APPLICABLE
- WARNING INVERTER OUTPUT CONNECTION DO NOT RELOCATE THIS OVERCURRENT DEVICE**  
NEC705.12(D)(4) AND NEC690.64 TO BE LOCATED AT THE MAIN SERVICE PANEL AT POINT OF INTERCONNECTION

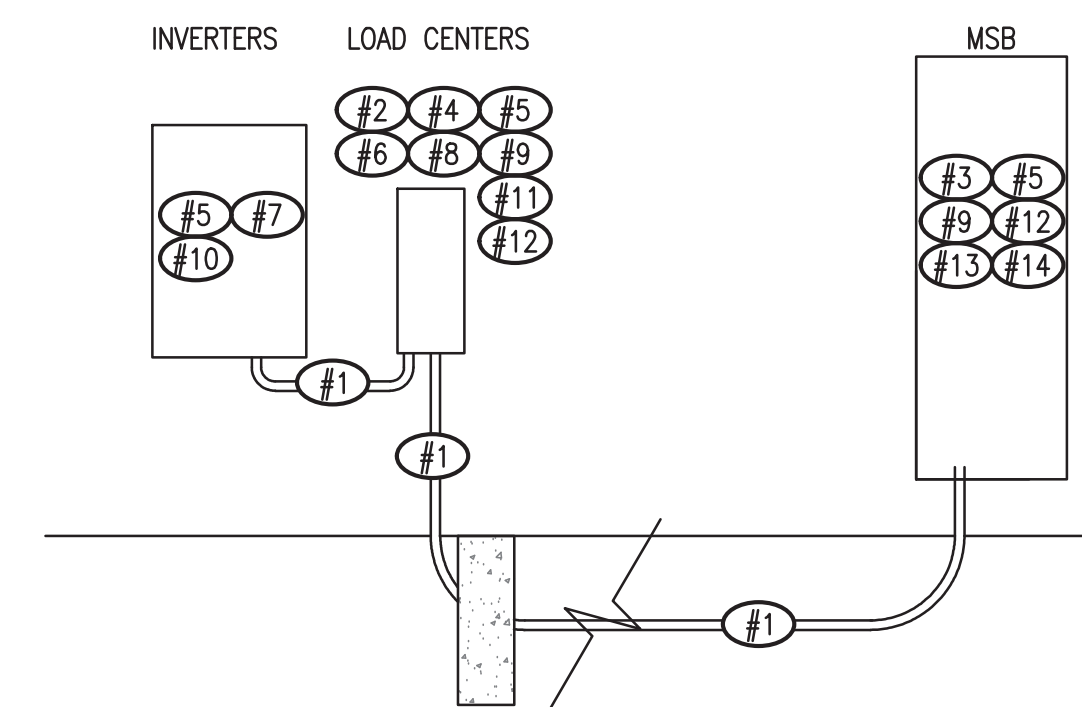
- CAUTION PV CIRCUIT BREAKER IS BACKFED**  
NEC705.12 TO BE LOCATED AT POINT OF INTERCONNECTION
- PHOTOVOLTAIC DC DISCONNECT**  
NEC690.15 TO BE PLACED ON DC DISCONNECT IF APPLICABLE
- RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM**  
NEC690.12 TO BE LOCATED AT THE MAIN SERVICE PANEL AT POINT OF INTERCONNECTION
- 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
- CAUTION**  
POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH PV EQUIPMENT AS SHOWN:  
  
 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.

**SOLAR PV SYSTEM EQUIPPED RAPID SHUTDOWN**

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUTDOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY



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)



**UNIT A**



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 TELEPHONE: (805) 326-8754

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**M ST APARTMENTS**

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DATE ISSUED FOR

8-4-23 SITE PLAN REVIEW

10-28-23

NO.	REVISIONS

PHOTOVOLTAIC

FILE NAME: 4128A2-0

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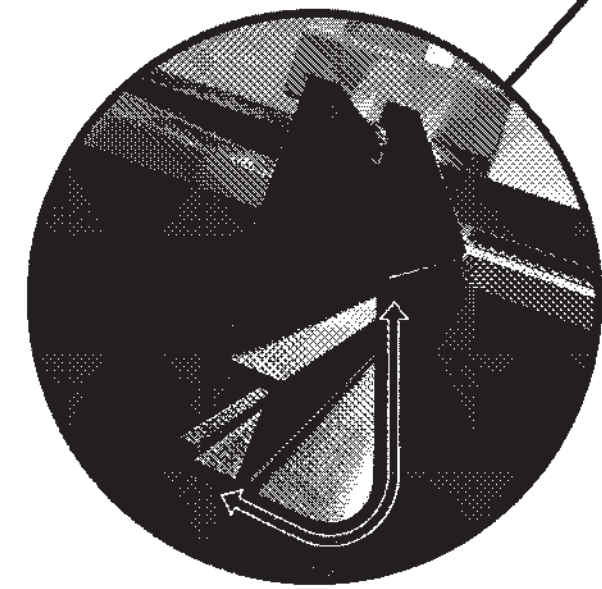
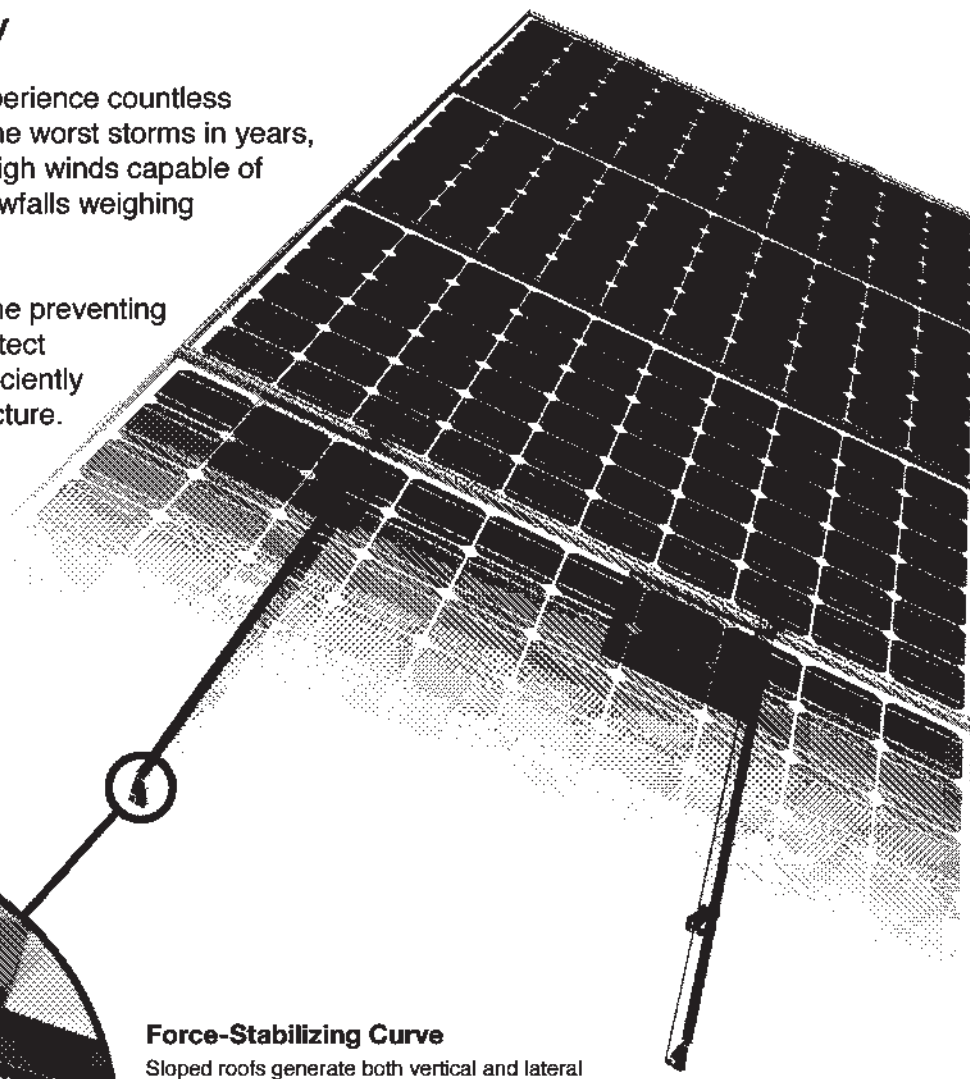
**PV-2.0**



**Solar Is Not Always Sunny**

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 enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently 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.



**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 directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

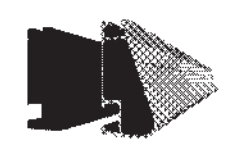
**Compatible with Flat & Pitched Roofs**

XR Rails are compatible with FlashFoot and other pitched roof attachments.

IronRidge offers a range of tilt leg options for flat roof mounting applications.

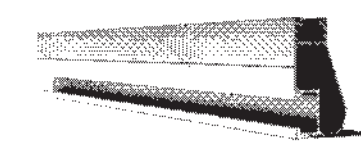
**Corrosion-Resistant Materials**

All XR Rails are made of marine-grade aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



**XR Rail Family**

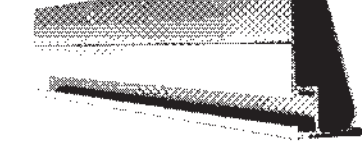
The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



**XR10**

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.

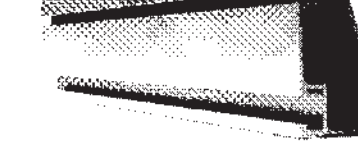
- 6' spanning capability
- Moderate load capability
- Clear anodized finish
- Internal splices available



**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
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



**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

**Rail Selection**

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'
None	100						
	120						
	140	XR10					
10-20	100						
	120						
	140						
30	100						
	160						
40	100						
	160						
50-70	160						
80-90	160						

RSTC Enterprises, Inc.  
2214 Heimstead Road  
Eau Claire, WI 54703  
715-830-9997



**Outdoor Photovoltaic Enclosures**

Composition/Cedar Roof System

ETL listed and labeled

Report # 3171411PRT-002 Revised May, 2018

- UL50 Type 3R, 11 Edition Electrical equipment enclosures
- CSA C22.2 No. 290 Nema Type 3R
- Conforms to UL 1741 Standard

**0799 Series Includes:**

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

**Basic Specifications**

Material options:  
• Powder coated, 18 gauge galvanized 90 steel (1,100 hours salt spray)  
• Stainless steel

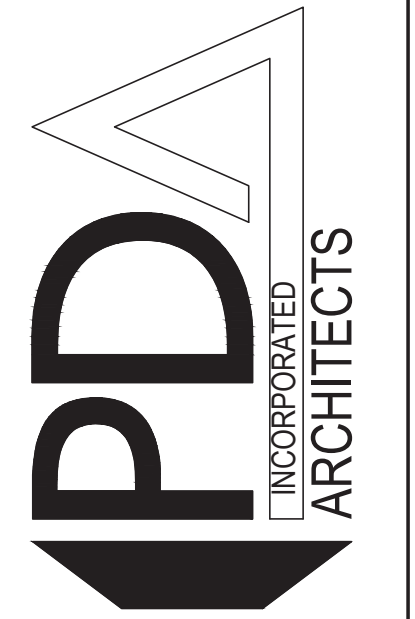
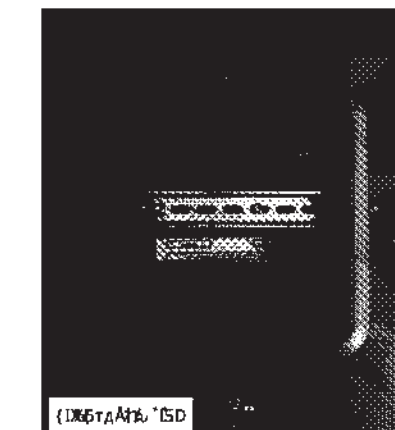
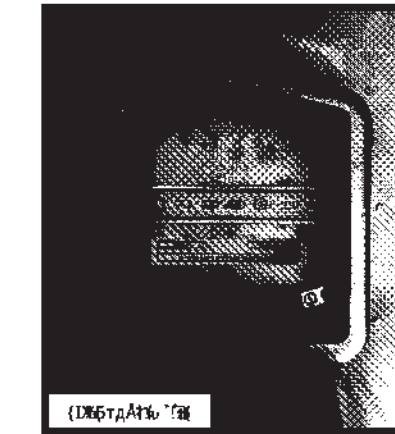
Process - Seamless draw (stamped)  
Flashing - 15.25 x 17.25  
Height - 3  
Cavity - 255 Cubic inches

**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.

**0799 Series**



1330 32nd STREET, SUITE 100  
BAKERSFIELD, CALIFORNIA 93301  
TELEPHONE: (805) 326-8794

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

**GOLDEN EMPIRE AFFORDABLE HOUSING, INC.**

**M ST APARTMENTS**

1209 M ST  
BAKERSFIELD, CA

DATE ISSUED FOR  
8-4-23 SITE PLAN REVIEW

10-28-23

NO.	REVISIONS
▲	
▲	
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PHOTOVOLTAIC

FILE NAME: 4128A2-0

SHEET

PV-4.0

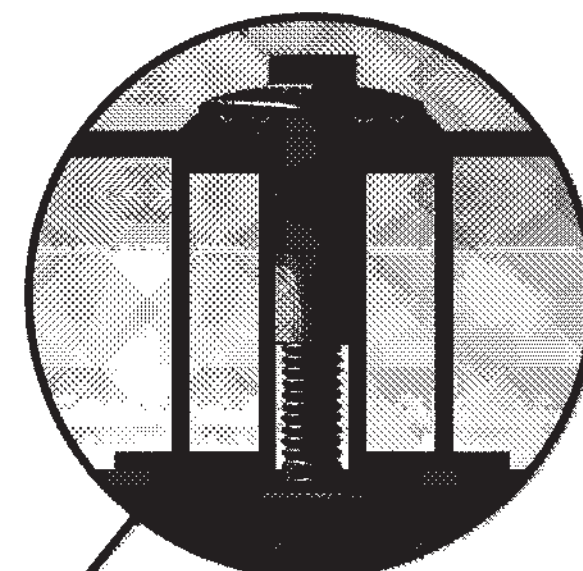
**Simplified Grounding for Every Application**

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.

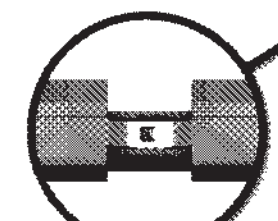
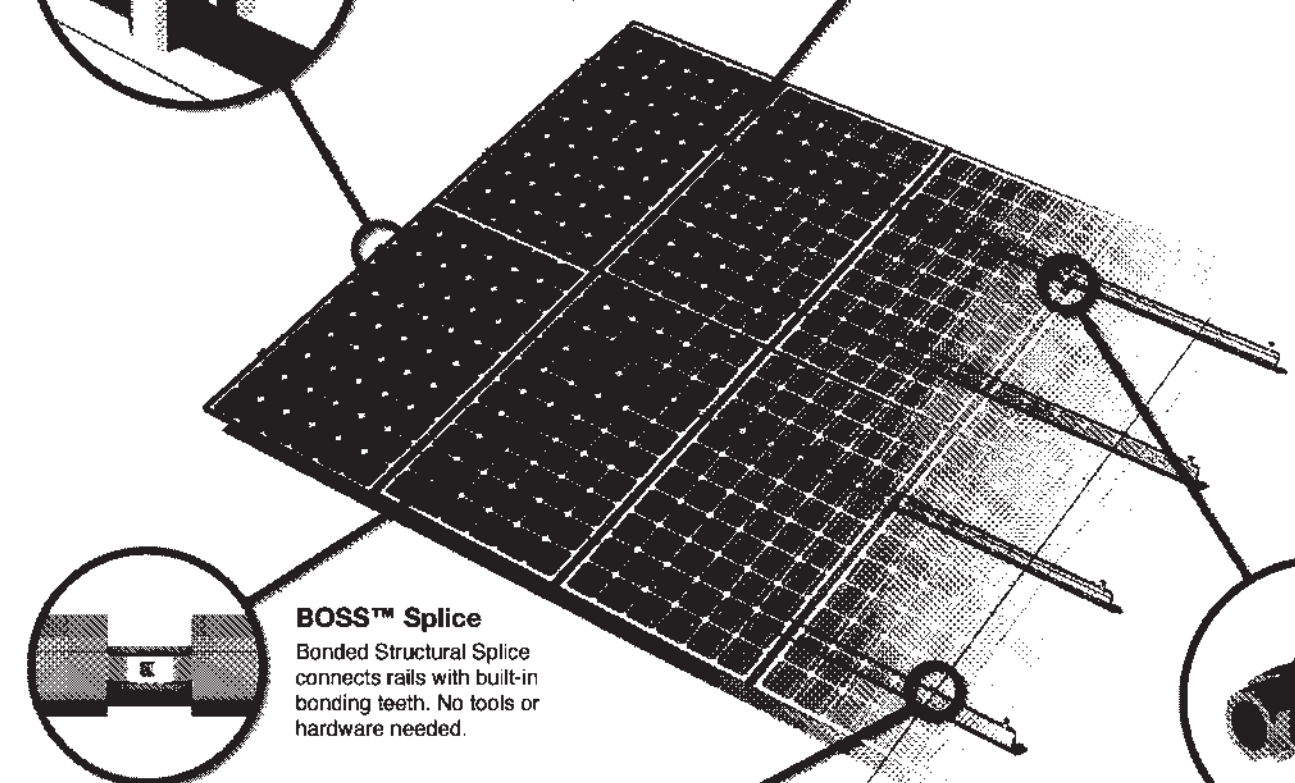
UFO hardware forms secure electrical bonds with both the module and the rail, resulting in many parallel grounding paths throughout the system. This leads to safer and more reliable installations.



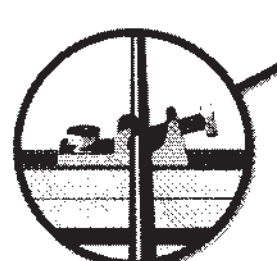
**Stopper Sleeve**  
The Stopper Sleeve snaps onto the UFO, converting it into a bonded end clamp.



**Universal Fastening Object (UFO)**  
The UFO securely bonds solar modules to XR Rails. It comes assembled and lubricated, and can fit a wide range of module heights.



**BOSS™ Splice**  
Bonded Structural Splice connects rails with built-in bonding teeth. No tools or hardware needed.

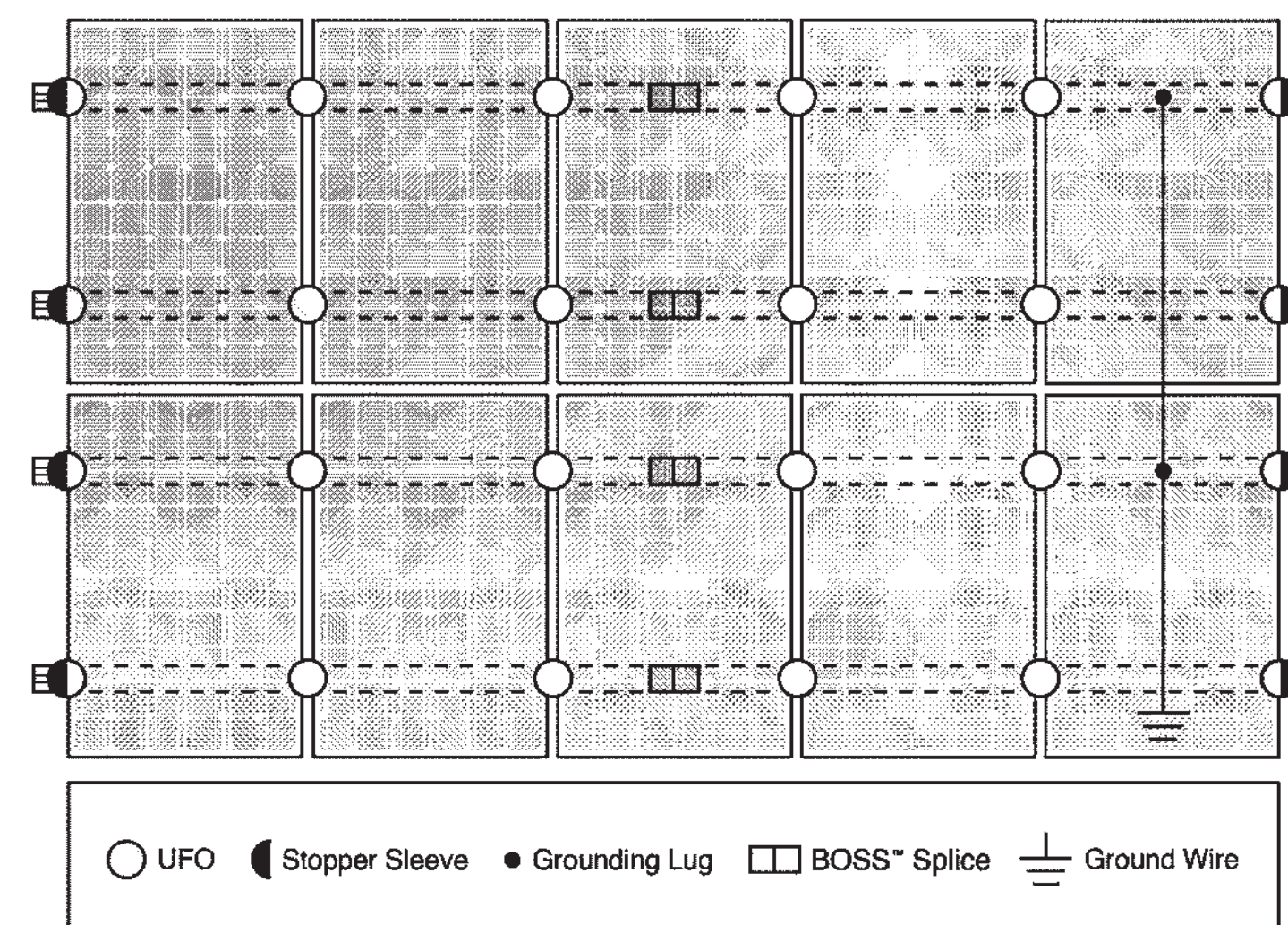


**Grounding Lug**  
A single Grounding Lug connects an entire row of PV modules to the grounding conductor.



**Bonded Attachments**  
The bonding bolt attaches and bonds the L-foot to the rail. It is installed with the same socket as the rest of the system.

**System Diagram**



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/UFO](http://IronRidge.com/UFO)

Feature	Cross-System Compatibility		
	Flush Mount	Tilt Mount	Ground Mount
XR Rails	✓	✓	XR1000 Only
UFO/Stopper	✓	✓	✓
BOSS™ Splice	✓	✓	N/A
Grounding Lugs	1 per Row	1 per Row	1 per Array
Microinverters & Power Optimizers	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	Class A	N/A
Modules	Tested or Evaluated with over 400 Framed Modules Refer to installation manuals for a detailed list.		