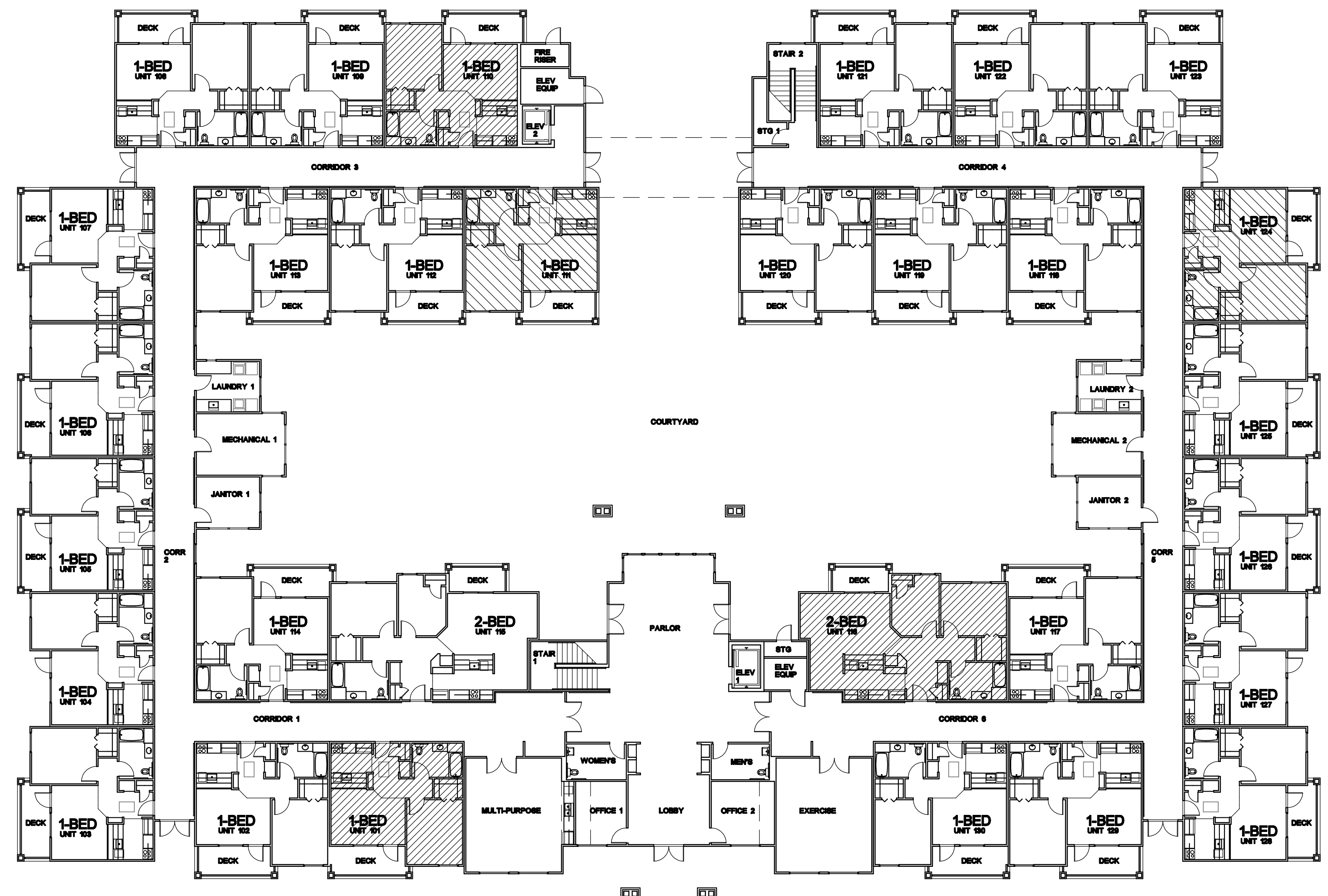


VILLAGE PARK MODERNIZATION

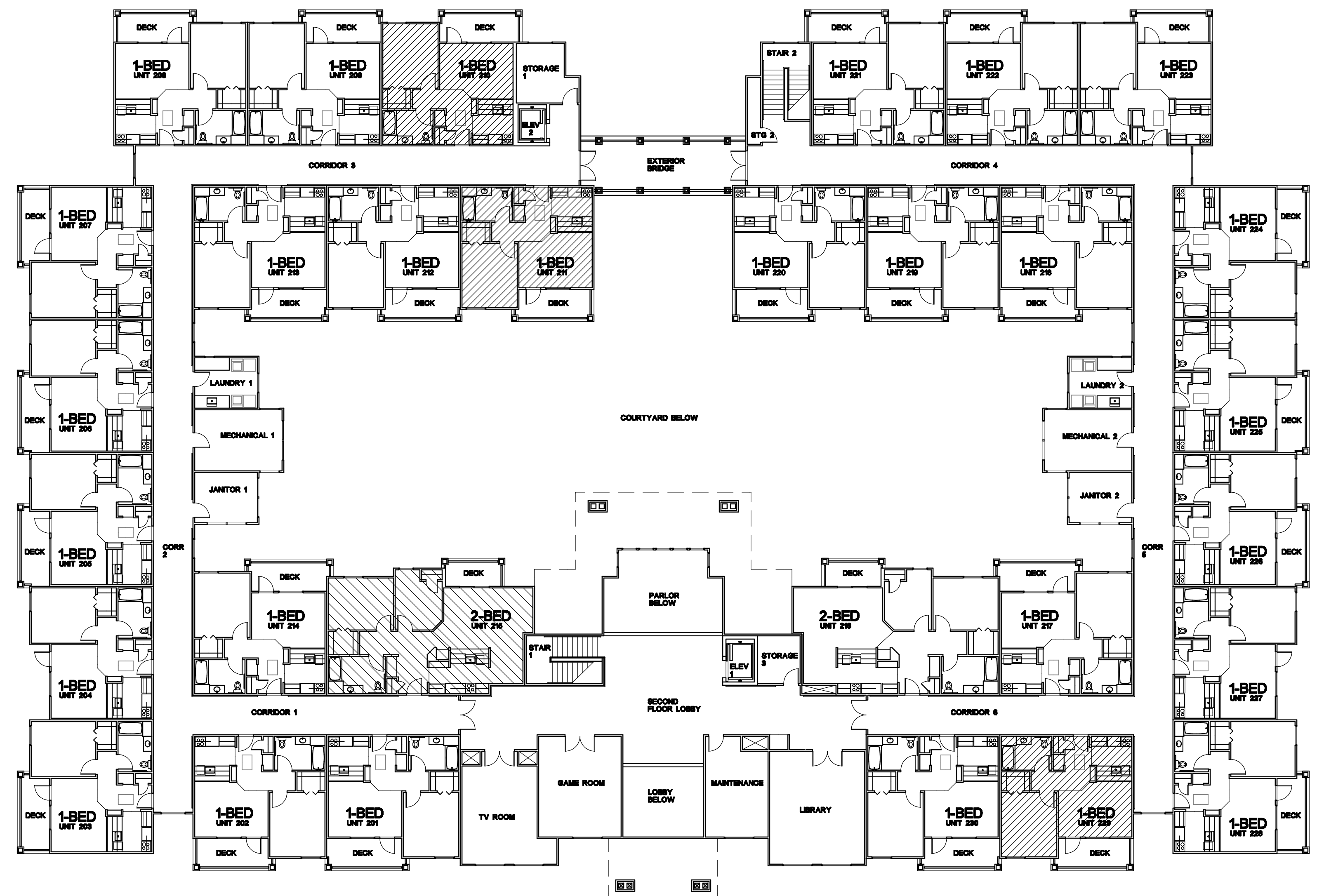
2300 'R' STREET
BAKERSFIELD, CALIFORNIA

PROJECT INFORMATION		SHEET INDEX	
GENERAL SCOPE OF WORK MAINTENANCE WILL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING: 1. UPDATE / ADD MOBILITY AND SENSORY UNITS 2. REPLACE HVAC SYSTEM 3. REPLACE WATER HEATERS 4. REPLACE ASPHALT SINGLE ROOFING, VENTS AND TRIM 5. REPLACE LIGHT FIXTURES WITH HIGH EFFICACY LED FIXTURES 6. REPLACE APPLIANCES WITH ENERGY STAR RATED APPLIANCES 7. REPLACE FLOORING THROUGHOUT 8. REPAINT INTERIOR AND EXTERIOR		T-10 TITLE SHEET / OVERALL KEY PLANS A-1.0 SITE DIAGRAM A-2.0 1-BEDROOM STANDARD UNIT A-2.1 1-BEDROOM MOBILITY PLAN A-3.0 2-BEDROOM STANDARD UNIT A-3.1 2-BEDROOM MOBILITY PLAN A-3.2 2-BEDROOM MOBILITY PLAN A-4.0 COMMON AREA ELEVATIONS A-5.0 ROOF PLAN A-6.0 EXTERIOR ELEVATION DIAGRAMS A-7.0 FIRST FLOOR / SECOND FLOOR CORRIDOR LIGHTING PLANS A-8.0 FIRST FLOOR / SECOND FLOOR FINISH PLANS M-1.1 FIRST FLOOR MECHANICAL PLAN M-1.2 SECOND FLOOR ELECTRICAL FLOOR PLAN M-2.1 FIRST FLOOR PIPING PLAN M-2.2 SECOND FLOOR PIPING PLAN M-3.1 1-BED UNIT / 2-BED UNIT MECHANICAL PLANS M-4.1 SCHEDULES / NOTES E-1.1 FIRST FLOOR ELECTRICAL FLOOR PLAN E-1.2 SECOND FLOOR ELECTRICAL FLOOR PLAN E-2.1 1-BED UNIT / 2-BED UNIT ELECTRICAL PLANS E-3.1 SINGLE LINE DIAGRAM E-4.1 PANEL SCHEDULES	
OVERALL PROJECT INFORMATION YEAR OF INITIAL CONSTRUCTION: 2008 CONSTRUCTION TYPE: V-A SPRINKLERS: YES OCCUPANCY: R-2 / (R-1 ORIGINAL) BUILDING AREA SUMMARY GROUND FLOOR: 28,480 SF SECOND FLOOR: 27,882 SF TOTAL: 56,362 SF UNIT SUMMARY 1-BED (810 SF): 56 UNITS 2-BEDROOM (1446 SF): 4 UNITS TOTAL: 60 UNITS MOBILITY UNITS PROVIDED (10%): 6 UNITS SENSORY UNITS PROVIDED (5%): 3 UNITS		GENERAL NOTES 1. 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, HOSTING 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 DIVING WORK AMONG SUB-CONTRACTORS OR SUPPLIERS OR DELINEATING THE WORK TO BE PERFORMED BY ANY SPECIFIC TRADE. 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 NECESSARY OR REQUIRED TO MAKE EACH INSTALLATION SATISFACTORY, LEGALLY OPERABLE, FUNCTIONAL AND CONSISTENT WITH THE INTENT OF DRAWINGS 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. 4. CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL NEW CONSTRUCTION, INCLUDING APPLIANCES, FOR OWNER'S REVIEW AND APPROVAL. 5. ALL "OR EQUAL" PRODUCTS SUBSTITUTED FOR PRODUCTS SPECIFIED ARE SUBJECT TO APPROVAL BY THE ARCHITECT VIA SUBMITTAL PROCESS. 6. SUBMIT ACCURATE PHYSICAL COLOR AND PATTERN SAMPLES FOR REVIEW BY THE ARCHITECT UNLESS THE PRECISE COLOR AND PATTERN IS SPECIFICALLY INDICATED ON THE DRAWINGS. 7. UNLESS OTHERWISE SPECIFIED, DELIVER SUBMITTALS IN THE QUANTITY WHICH IS REQUIRED TO BE RETURNED, PLUS TWO WHICH WILL BE RETAINED BY THE ARCHITECT AND OWNER. 8. IN SCHEDULING, ALLOW AT LEAST FIVE WORKING DAYS FOR REVIEW BY THE ARCHITECT FOLLOWING RECEIPT OF THE SUBMITTAL AND TEN DAYS FOR REVIEW BY ENGINEERS AND CONSULTANTS. 9. REVIEW BY THE ARCHITECT DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR INCONSISTENCIES WHICH MAY EXIST IN THE SUBMITTED DATA. 10. 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 THE OWNER. 11. VERIFY, AT SITE, ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. 12. EQUIPMENT AND ITEMS INDICATED AS NOT BEING INCLUDED IN THE CONTRACT (N/C) SHALL BE VERIFIED WITH THE OWNER'S REPRESENTATIVE AS TO SIZE, SHAPE AND REQUIREMENTS TO INSURE COMPLETE AND PROPER INSTALLATION AND OPERATION. 13. ALL MANUFACTURED MATERIAL, EQUIPMENT, AND SYSTEMS SHALL BE INSTALLED AS DIRECTED BY THE MANUFACTURER UNLESS SPECIFIED TO THE CONTRARY AND ONLY THEN IS SUCH CONFLICT IS FIRST VERIFIED WITH THE ARCHITECT IN WRITING. 14. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. 15. IN THE EVENT OF CONFLICTING STATEMENTS OR REQUIREMENTS, NOTIFY THE ARCHITECT IN SUFFICIENT TIME TO PERMIT THE ISSUANCE OF WRITTEN CLARIFICATION. 16. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. 17. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL ACCESSIBLE ELEMENTS REQUIRED BY THE CBC ARE REPAIRED, REPAINTED, OR REPLACED TO NEW OR LIKE NEW CONDITION (WHETHER OR NOT SPECIFICALLY IDENTIFIED IN THESE PLANS IF DAMAGED, MISSING, DILAPIDATED, OR DETERIORATED).	
CALIFORNIA GREEN CODE NOTES 1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN FOR APPROVAL BY THE ENFORCING AGENCY THAT: A. IDENTIFIES THE WASTE STREAMS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE. B. DETERMINES IF MATERIALS WILL BE SORTED ON-SITE OR MIXED. C. IDENTIFIES DIVERSION FACILITIES WHERE MATERIAL COLLECTED WILL BE TAKEN. D. SPECIFIES THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME BUT NOT BY BOTH. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 54089.2, ITEMS 1 THRU 4. THE WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY. 2. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. CALCULATE THE AMOUNT OF MATERIALS DIVERTED BY WEIGHT OR VOLUME BUT NOT BY BOTH. THE EXCEPTIONS ARE EXCAVATED SOIL AND LAND CLEARING DEBRIS OR ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST. 3. THE HVAC SYSTEM SHALL BE TESTED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS TO ENSURE EQUIPMENT IS FUNCTIONING PROPERLY. TESTS SHALL INCLUDE BUT ARE NOT LIMITED TO VISUAL INSPECTION OF FURNACE FIRE, AHP, READING OF MOTOR. 4. TO ENSURE PROPER SETTING, TEMPERATURE SET POINT VERIFICATION TO ENSURE COOLING OPERATION, AIR BALANCE OF DUCT SYSTEM TO ENSURE PROPER AIR FLOW PER AC UNIT, MANUFACTURER AND TO MATCH CONSTRUCTION DOCUMENTS. 5. THE HVAC THERMOSTAT SHALL BE INSPECTED AND TESTED TO ENSURE PROPER OPERATION. TESTS SHALL INCLUDE BUT ARE NOT LIMITED TO PROGRAMMING, AND SET TEMPERATURES FOR COOLING AND HEATING. 6. THE INDOOR AND OUTDOOR LIGHTING AND CONTROL SYSTEMS SHALL BE INSPECTED AND TESTED TO ENSURE PROPER INSTALLATION AND OPERATION. TESTS SHALL INCLUDE BUT ARE NOT LIMITED TO VISUAL INSPECTION OF ALL FIXTURES TO ENSURE CONFORMANCE TO SPECIFICATIONS LISTED IN THE APPROVED CONSTRUCTION DOCUMENTS AND MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS. 7. THE WATER HEATING SYSTEM SHALL BE INSPECTED AND TESTED TO ENSURE PROPER OPERATION. TESTS SHALL INCLUDE BUT ARE NOT LIMITED TO VISUAL INSPECTION FOR LEAKS, SET POINT AND VERIFICATION OF TEMPERATURE. 8. ALL BUILDING SYSTEMS TESTING AND ADJUSTING PROCEDURES SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY BEST PRACTICES AND APPLICABLE STANDARDS ON EACH SYSTEM AS DETERMINED BY THE BUILDING OFFICIAL AND COMMISSIONING AGENT. 9. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE THE BUILDING OWNER OR OWNER'S REPRESENTATIVE WITH A SYSTEMS MANUAL THAT INCLUDES SITE INFORMATION, SITE CONTACT INFORMATION, BASIC OPERATING AND MAINTENANCE INSTRUCTIONS, COPIES OF WARRANTIES/WARRANTIES FOR EACH SYSTEM, MAJOR SYSTEMS, SITE EQUIPMENT INVENTORY, AND MAINTENANCE NOTES, AND A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS, OPERATION AND MAINTENANCE INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CGR, TITLE 8, SECTION 542, AND OTHER RELATED REGULATIONS. 10. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SYSTEMS REPRESENTATIVE TRAINING OF THE APPROPRIATE MAINTENANCE STAFF FOR EACH EQUIPMENT TYPE AND/OR SYSTEM. TRAINING SHALL INCLUDE SYSTEM/EQUIPMENT OVERVIEW, REVIEW AND DEMONSTRATION OF SERVICES/PREVENTIVE MAINTENANCE, REVIEW OF THE INFORMATION IN THE SYSTEMS MANUAL, AND REVIEW OF THE RECORD DRAWINGS ON THE SYSTEM/EQUIPMENT. (CGCR DIVISION 5402.2.2.) ALL TRAINING SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CGR, TITLE 8, SECTION 542, AND OTHER RELATED REGULATION AND SHALL BE PERFORMED TO THE SATISFACTION OF THE BUILDING OWNER OR OWNER'S REPRESENTATIVE.			



FIRST FLOOR OVERALL KEY PLAN

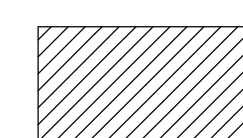
1/16"



SECOND FLOOR OVERALL KEY PLAN

1/16"

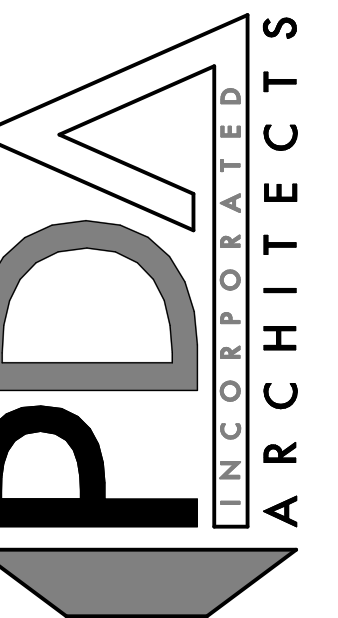
LEGEND



DENOTES MOBILITY UNIT - SEE UNIT PLANS FOR MODIFICATION



DENOTES SENSORY UNIT - SEE NOTES BELOW IN ADDITION TO UTILITY PLAN NOTES FOR STANDARD 1-BED UNITS - SEE POWER & LIGHTING NOTES ON STANDARD UNIT PLANS FOR SENSORY REQUIREMENTS



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NOTICE TO CONTRACTORS
Under direction of these drawings and the provisions of the contract documents, Contractor shall verify and be responsible for conformity of dimensions and and notify the architect immediately of any discrepancies or field variations discovered.

VILLAGE
PARK
MODERNIZATION
& REHABILITATION

OVERALL
KEY PLANS

2300 'R' STREET
BAKERSFIELD, CA

DATE ISSUED FOR

4-26-26 BUILDING DEPT REVIEW

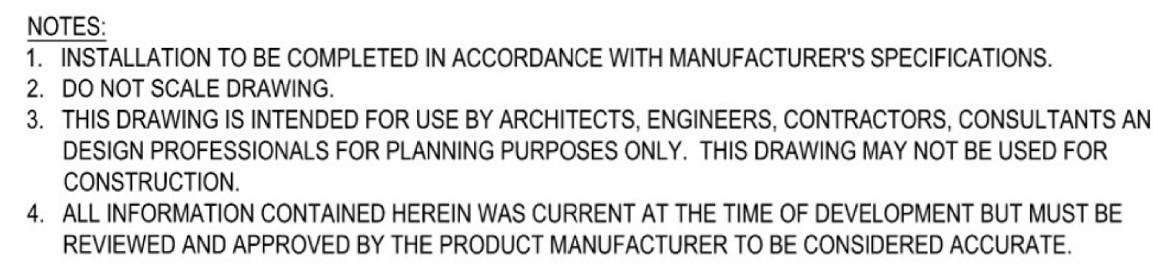
NO.	REVISIONS
1	
2	
3	
4	

TITLE SHEET

FILE NAME: 449271-0

SHEET

T-10



NS



NS

FIBER DETAIL:
PRIMARY YARN TYPE: POLYETHYLENE
 MONOFILAMENT
DENIER: 9400
THICKNESS / SHAPE: 300 MICRON VVV
PRIMARY COLOR: LAWN GREEN AND
 OLIVE GREEN
THATCH YARN TYPE: TEXTURIZED
 POLYETHYLENE MONOFILAMENT
THICKNESS / SHAPE: 70 MICRON
 RECTANGLE
THATCH COLOR: LAWN GREEN AND
 BROWN (TAN)

ROLL DETAIL:
WIDTH: 15'
LENGTH: 100' (ALSO AVAILABLE BY THE LINEAL FOOT)
SHIPPING WEIGHT: APPROX. 1/2 LB/FT
ROLL DIAMETER: APPROX. 2'

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



1. ALL TREES SHALL BE TRIMMED PER INDUSTRY STANDARDS AND INCLUDED AS PART OF BASE BID
2. BASE BID SHALL INCLUDE ALLOWANCE TO REMOVE AND REPLACEMENT OF EXISTING SITEWORK TO BE REPLACED TO INCLUDE BUT NOT LIMITED TO, CONCRETE KALKINATS THAT ARE NOT COMPLIANT WITH CALIFORNIA GREEN BUILDING CODE
3. PROVIDE ALTERNATE TO REMOVE EXISTING TURF AND REPLACE WITH ARTIFICIAL TURF PER DETAILS AND NOTES THIS SHEET - ALL EDGES SHALL BE BOUNDED BY NEW OR EXISTING CONCRETE CURBS - PROVIDE CURBS FOR TURF REPLACEMENT OF THE COURTYARD AND TURF REPLACEMENT AT EXTERIOR OF BUILDING
4. ARTIFICIAL TURF SHOULD NOT BE INSTALLED WITHIN 40 INCHES OF TREES OR 6 INCHES OF ANY NATIVE SHRUB- INSTALL CONCRETE CURBS AS REQUIRED
5. ARTIFICIAL TURF SHOULD HAVE A MINIMUM OF AN EIGHT YEAR PRODUCT WARRANTY AND A YEAR INSTALLATION / WORKMANSHIP WARRANTY
6. RAW SILICA SAND OR ANY OTHER PRODUCT KNOWN TO BE A HEALTH HAZARD, SHALL NOT BE USED FOR TURF FILLER

- (A) EXISTING PUBLIC SIDEWALK
- (B) HATCHED AREA DENOTES EXISTING CONCRETE FLAT WORK - FIELD VERIFY EXTENT
- (C) EXISTING LANDSCAPE AREA
- (D) HATCHED AREA DENOTES EXTENT OF EXISTING GRASS AREA - PROVIDE ALTERNATE BID TO REPLACE WITH ARTIFICIAL TURF - TYPICAL - SEE SITE NOTES AND DETAILS THIS SHEET
- (E) EXISTING COURTYARD POLE LIGHT

1/16"

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

SITE DIAGRAM

300 'R' STREET
AKERSFIELD, CA

ISSUED FOR
BUILDING DEPT REVIEW

REVISIONS

TITLE SHEET

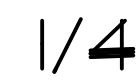
NAME: 4492T1-0

FEET

-1.0



- | FIXTURE SCHEDULE | | | | | | |
|------------------|------|------|------|--------------|--|--|
| TYPE | WATT | LAMP | VOLT | MANUFACTURER | CATALOG NO. | |
| UA | 44 | LED | 120 | LITONIA | FMLCCL5-48N-40K | |
| UB | 23 | LED | 120 | LITONIA | FMSATL6-20B | |
| UC | 25 | LED | 120 | LITONIA | FMYC36L-36N-MVOLT-3 | |
| UD | 9 | LED | 120 | HAMPTON BAY | HAMPON BAY 52 LED F
TO BE BROKEN SPECIFIC | |
| UE | 9 | LED | 120 | LITONIA | FMYL-7-54 | |
| UF | 23 | LED | 120 | LUMARK | XTORIB-IN-BZ
NTH INTEGRAL PHOT | |
| UG | 60 | LED | 120 | HAMPTON BAY | HAMPON BAY 60 MAT | |



- | FIXTURE SCHEDULE | | | | | | |
|---|------|------|------|--------------|--|------|
| TYPE | WATT | LAMP | VOLT | MANUFACTURER | CATALOG NO. | MTF |
| UA <td>44</td> <td>LED</td> <td>120</td> <td>LITONA</td> <td>FHLGLCS-48N-40K-40CRI-BMN</td> <td>SURF</td> | 44 | LED | 120 | LITONA | FHLGLCS-48N-40K-40CRI-BMN | SURF |
| UE <td>23</td> <td>LED</td> <td>120</td> <td>LITONA</td> <td>FMSATL6-208-40-BN</td> <td>CLG</td> | 23 | LED | 120 | LITONA | FMSATL6-208-40-BN | CLG |
| UC <td>25</td> <td>LED</td> <td>120</td> <td>LITONA</td> <td>FVMSGL-36N-MVOLT-30K-40CRI-BM</td> <td>KALL</td> | 25 | LED | 120 | LITONA | FVMSGL-36N-MVOLT-30K-40CRI-BM | KALL |
| UE <td>4</td> <td>LED</td> <td>120</td> <td>HAMPTON BAY</td> <td>'HAMPTON BAY' 52" LED PAN/LIGHT- COLOR TO BE BROVEN ESPRESSO</td> <td>CLG</td> | 4 | LED | 120 | HAMPTON BAY | 'HAMPTON BAY' 52" LED PAN/LIGHT- COLOR TO BE BROVEN ESPRESSO | CLG |
| UE <td>4</td> <td>LED</td> <td>120</td> <td>LITONA</td> <td>FPHL-1-8-40</td> <td>CLG</td> | 4 | LED | 120 | LITONA | FPHL-1-8-40 | CLG |
| UF <td>23</td> <td>LED</td> <td>120</td> <td>LUMARK</td> <td>XTORIB-W-BZ-PC WITH INTEGRAL PHOTO CELL</td> <td>KALL</td> | 23 | LED | 120 | LUMARK | XTORIB-W-BZ-PC WITH INTEGRAL PHOTO CELL | KALL |
| UE <td>60</td> <td>LED</td> <td>120</td> <td>HAMPTON BAY</td> <td>'HAMPTON BAY' 60 WATT LANTERN STYLE</td> <td>KALL</td> | 60 | LED | 120 | HAMPTON BAY | 'HAMPTON BAY' 60 WATT LANTERN STYLE | KALL |

- INSULATE ALL HOT & COLD WATER LINES & CONDENSED DRAIN LINES
1/2" POLY FIBER GLASS INSULATION (PIRE RETARDANT JACKET).
- ACCESS DOORS TO BE JR. SMITH #4160, #4130 IN TILE WALLS.
- 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 MADE IN THE WALL.
- PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS JOINING
DISSIMILAR METALS.
- ALL WORK SHALL CONFORM TO CODE IN CASE OF CONFLICTS WITH
CODE, THE MOST STRINGENT DRAWINGS OR SPECIFICATIONS SHALL
PREVAIL.
- 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 SHALL BE INSTALLED AS
APPROVED, PACKED TIGHT AND COMPLETELY FILL CLEARANCES
BETWEEN RACEWAYS AND OPENINGS IN FLOOR, EXTERIOR WALLS AND
ROOF SEALS SHALL ALSO BE MADE WATER TIGHT AS APPROVED BY
THE ADMINISTRATIVE AUTHORITY.
- ALL ADA ACCESSIBLE FIXTURES SHALL BE FURNISHED AND INSTALLED
IN STRICT ACCORDANCE WITH THE C.G.C.
- ALL PLUMBING FIXTURES TO BE SUPPLIED COMPLETE INCLUDING ALL
TP TRAPS, ANGLE OR STRAIGHT STOPS, ETC.
- CLEANOUTS TO BE SMITH #4043 FINISHED FLOORS WITH NON-SKID
BRUSHING TOP WALL CLEANOUTS USE #4422 ON EXTERIOR CLEANOUTS
#4223 SURFACE AREAS, USE #4422 ON NON-SURFACE AREA PROVIDE
A 6" x 6" CAST CONCRETE RING AT TOP OF BOX AND FLUSH
WITH GRADE.
- ALL FLOOR TYPE WATER CLOSETS SHALL BE SET ON SLOTTED CAST
IRON FLOOR FLANGE.
- INSULATE ALL HOT WATER LINES 1" TP TRAPS W/ROCKWOOL #500RGN
UNDER ALL LAYS AND SINKS.
- NEW OR REPAIRED WATER SYSTEM SHALL BE INSPECTED PRIOR TO USE
ACCORDING TO THE METHOD SET IN C.G.C.

1. REPLACE EXISTING GFCI AND NON-GFCI RECEPTACLES WITH NEW TAMPER RESISTANT TYPE WITH WHITE FINISH.
2. REPLACE EXISTING TELEPHONE DEVICE WITH NEW DEVICE AND PLATE IN WHITE FINISH - RECONNECT EXISTING CABLING-TYPICAL
3. REPLACE EXISTING TV OUTLET WITH NEW DEVICE AND PLATE IN WHITE FINISH - RECONNECT EXISTING CABLING - TYPICAL
4. REPLACE ALL EXISTING SWITCHES WITH WHITE "DECORA" DEVICES
5. REPLACE ALL EXISTING EXTERIOR RECEPTACLES WITH NEW WEATHER- RESISTANT LISTED TYPE - RECEPTACLE SHALL HAVE "WEATHERPROOF" WHILE IN USE - EXTRA-DUTY COVER
6. ELECTRICAL CONTRACTOR SHALL PROVIDE NEW POWER AND CONTROL CONDUITS, WIRING AND CONNECTION AS REQUIRED FOR HVAC EQUIPMENT REPLACEMENT AS DIRECTED BY MECHANICAL CONTRACTOR. PROVIDE WIRE LOCATION AND CONNECTION INFORMATION PRIOR TO ROUGH-IN. PROVIDE FIVE (5) FEET OF WIRE IN EACH UNIT ON AG UNIT HOUSING AS REQUIRED
7. NEW INTERCOM GFCI OUTLETS SHALL BE INSTALLED PER CBC REQUIREMENTS IN ALL UNITS REWASING WIRING CONFIGURATION - SO SHALL FIELD VERIFY PRIOR TO BID
8. EXISTING SMOKE DETECTOR/CARBON MONOXIDE DETECTOR TO BE REPLACED WITH NEW - COMPLIANT WITH NFPA - 720 - BATTERY OPERATED, OUTLET BOX AND WIRING THAT DO NOT COMPLY WITH MOUNTING LOCATION REQUIREMENTS - SEE ALSO LIGHTING PLAN
9. ALL LIGHT FIXTURES WITHIN EACH UNIT SHALL BE REPLACED WITH HIGH EFFICACY TYPE PER THE MARKING JAB-2006-61 IN COMPLIANCE WITH CALIFORNIA ENERGY CODE REQUIREMENTS
10. AT LEAST ONE LUMINAIRE IN BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR - INSTALL NEW WALL SWITCH VACANCY SENSOR
11. ALL NEW PERMANENTLY INSTALLED LUMINAIRES WITH INTERCHANGEABLE LAMPS MUST CONTAIN THE FOLLOWING INFORMATION: "REPLACEMENT LAMPS MUST BE IDENTIFIED BY TYPE AND BE APPROPRIATELY MARKED TO BE CONSIDERED HIGH EFFICACY LUMINAIRES"
12. THE MARKING "JAB-2006-6" IS REQUIRED FOR COMPLIANCE AND SHALL ONLY BE USED ON NEW LAMPS THAT MEET THE REQUIREMENTS OF JOINT APPENDIX B AND ARE LISTED IN THE ENERGY CODE LISTING AND DATA
13. THE MARKING "JAB-2006-6" INDICATES THAT IN ADDITION TO THE REQUIREMENTS ABOVE FOR THE "JAB-2006-6" LIGHT SOURCE, THE LIGHT SOURCE HAS BEEN TESTED TO PROVIDE LONG LIFE AT 100% DIMMER. DIMMER COMPATIBILITY IS NOT REQUIRED FOR THE "JAB-2006-6" IF THEY ARE TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES RECESSED DOWNLIGHT LUMINAIRES WITH SCREW BASED SOCKETS ARE NO LONGER PERMITTED TO BE INSTALLED
14. LIGHTING FIXTURES RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO-ENERGY AIR LEAKAGE. COVER BY THE CONTRACTOR. COVER BY THE CONTRACTOR WITH CONSTRUCTION WITH AIR LEAKAGE LESS THAN 2.0 CFM AND MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING.
15. REMOVE EXISTING AND INSTALL NEW MULTI PURPOSE CARBON MONOXIDE ALARMS COMBINED WITH SMOKE DETECTORS TO COMPLY WITH SECTION 905 AND ALL STANDARDS DESCRIBED IN THE APPROVED SPECIFICATIONS
16. SYSTEMS PROVIDED OR INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE COMPLETE AND FULLY-FUNCTIONING AFTER INSTALLATION - COMPONENTS NOT SHOWN OR SPECIFIED, BUT REQUIRED FOR THE PROPER OPERATION OF THE EQUIPMENT OR SYSTEM, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE CONTRACTOR
17. THE CONTRACTOR SHALL PERFORM ALL ACCEPTANCE TESTS REQUIRED OR RECOMMENDED BY EQUIPMENT MANUFACTURERS
18. ALL PENETRATIONS IN WALLS SHALL BE SEALED WITH FLEXIBLE ACOTIC CAULKING - CAULKING SHALL BE APPLIED AROUND OUTLET BOXES TO PROVIDE A COMPLETE SEAL BETWEEN THE BOX AND THE WALL
19. CEILING FANS WITH LED LIGHT KIT SHALL BE HIGH EFFICACY TYPE LIGHTING - IF LAMP IS NOT PROVIDED, THE CONTRACTOR SHALL PROVIDE A HIGH EFFICACY LED LIGHT SOURCE TYPE 300-WATT SLIDER DIMMER SWITCH WITH ON/OFF, AS MANUFACTURED BY LEVITON OR EQUAL OTHER SHALL BE HEMA-SGL TA COMPLIANT
20. ALL NEW OR REPLACED FAN OUTLETS SHALL BE LISTED FOR FAN PADDLE FAN SUPPORT IN CEILING FOR CONNECTION OF CEILING FAN
21. CEILING FAN SWITCH SHALL BE LISTED FAN SPEED CONTROL - EACH SWITCH SHOULD BE RATED TO HANDLE TWO CEILING FANS OR PROVIDE ADDITIONAL SWITCHES AND WIRING AS REQUIRED
22. INSTALL NEW DOWR BELL AND NITONE KB-40ND CHIME KIT
23. REMOVE AND CAP ANY EXISTING ROOF MOUNTED FLOOD LIGHTS WHERE OCCURS - FIELD VERIFY
24. PROVIDE A MINIMUM DISTANCE OF 3'-0" BETWEEN SMOKE ALARMS AND THE BLADES OF CEILING FANS AND AIR SUPPLY REGISTERS
25. INSTALL THE FOLLOWING TO MEET REQUIREMENTS FOR SENSORY ACCESSIBILITY WHERE REQUIRED

RELOCATE UTILITIES
THIS AREA TO
ACCOMMODATE NEW
CONFIGURATION-
FIELD VERIFY

1/4"

 $1/4'$

1. ALL ELECTRICAL OUTLETS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE
2. ALL LIGHT FIXTURES SHALL BE REPLACED AS NOTED
3. ALL SWITCHES AND WIRING TO REMAIN UNLESS NOTED OTHERWISE

(A) UNDER COUNTER DISHWASHER TO BE REMOVED AND REPLACED WITH NEW
EXISTING ELECTRIC RANGE TO BE REMOVED AND REPLACED WITH NEW
(B) EXISTING OVER-THE-RANGE MICRO/FAN TO REMAIN
(C) EXISTING REFRIGERATOR TO BE REMOVED AND REPLACED WITH NEW
(E) REMOVE AND REPLACE EXISTING KITCHEN CLOSERS - MODIFY-RE-ROUTE
EXISTING LINE AND N/A TO BE REMOVED AND REPLACED FOR NEW FUTURE
CABINETS, WHERE EXISTING, SHALL REMAIN
(F) EXISTING REFRIGERATOR TO BE REMOVED AND REPLACED EXISTING C/O
OR H/L AND EXISTING WASTE AS REQUIRED FOR NEW FUTURE - MODIFY
EXISTING EXHAUST FAN/VENTILATOR TO REMAIN
(G) REMOVE AND REPLACE EXISTING BACK TUB AND SUBSURROUND - MODIFY-RE-
ROUTE EXISTING C/O, H/L AND EXISTING WASTE AS REQUIRED FOR
EXISTING AND FUTURE
(H) REMOVE AND REPLACE EXISTING KITCHEN SINK - MODIFY-RE-ROUTE EXISTING
C/O OR H/L AND EXISTING WASTE AS REQUIRED FOR NEW FUTURE - MODIFY
EXISTING COUNTER TO REMAIN
(J) EXISTING CABINETS TO BE REMOVED

2. REMOVE ALL FLOORING AND BASE THROUGHOUT

3. REMOVE ALL EXISTING KITCHEN CABINETS, COUNTERS, FIXTURES, APPLIANCES

4. AND WALL TILE IF INCLUDED

5. REMOVE ALL EXISTING BATHROOM CABINETS, COUNTERS AND FIXTURES

6. RELOCATE ALL ELECTRICAL OUTLETS PER CBC REQUIRED REACH RANGES

7. AND RELOCATE ALL EXISTING ELECTRICAL SWITCHES AND LIGHT PLATES

8. REPLACE ALL EXISTING ELECTRICAL APPLIANCES AND COVER PLATES

9. RELOCATE EXISTING SWITCHES PER REQUIRED REACH RANGES AS

10. SPECIFIED BY THE INSTALL NEW SWITCHES AND LIGHT PLATES

11. RELOCATE EXISTING THRESHOLD TO MEET REQUIRED REACH RANGES AS

12. REQUIRED

13. ALL UN-USED PLUMBING, MECHANICAL OR ELECTRICAL SHALL BE REMOVED

14. CONTRACTOR SHALL REMOVE ALL ITEMS NECESSARY TO ACCOMMODATE

15. REMOVAL OF EXISTING INTERIORS

16. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY EXISTING DEVIATIONS

17. FROM THE CONTRACT DOCUMENTS OR IF ANY SPECIALIZED

18. ACCESSORIES HAVE BEEN ADDED

[illegible]

INTERIOR ELEVATIONS

1. PROVIDE HORIZONTAL BAKING FOR CABINETRY, SHELVING, GRAB BARS, EQUIPMENT AND ACCESSORIES AS REQUIRED BY APPLICABLE CODES.
2. SEE INTERIOR ELEVATIONS FOR ADDITIONAL CLEARANCE, CLEARANCES, MOUNTING HEIGHTS, AND EQUIPMENT LOCATIONS IN TOILET FACILITIES PER CBC ID
3. DIMENSIONS NOTED AS "CLEAR" OR "CLR" SHALL INDICATE CRITICAL CLEARANCES. DIMENSIONS NOTED AS "FINISHED" OR "FIN" SHALL INDICATE FINISHED SURFACE. NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCY IS IDENTIFIED
4. CLEAR FLOOR SPACE, REMOVABLE BASE CABINETS, COUNTERTOP SPACE, REPOSITIONABLE COUNTERTOPS, ACCESS TO SHELVING/DRAWERS AND FAUCETS SHALL BE 30" MIN. CLEARANCE TO ALL OTHERS SHALL BE 48" MIN.
5. A. ACCESSIBLE RANGE TO HAVE CONTROLS MOUNTED ON FRONT OF APPLIANCE. PROVIDE SWITCH ON BASE CABINET TO CONTROL HOT WATER PROVIDER
6. B. REMOVABLE CABINETS UNDER KITCHEN SINK AND COUNTER WORK SPACE SHALL HAVE EACH BE A MINIMUM 30" WIDE WITH CONTROLS WITH FLOOR CLEARANCE TO ALL OTHERS SHALL BE 48" MIN.
7. C. AT LEAST 50% OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH ID-BH
8. D. APPLIANCES SHALL HAVE CLEAR FLOOR SPACE AND ACCESS TO OPERATE PARTS PER CBC ID-BH
9. ALL GRAB BARS SHALL BE "B00RGR" 620 SERIES 1 1/2" DIAMETER WITH STAINLESS STEEL FINISH - PROVIDE BAKING AND MOUNT PER MANUFACTURER RECOMMENDATIONS
10. SWITCHES, OUTLETS AND CONTROLS SHALL BE PER CBC ID-B308 THRU 304
11. ELECTRICAL RECEPTACLES, OUTLETS, SWITCHES AND CONTROLS SHALL BE MOUNTED BETWEEN UP TO BOTTOM OF BOX AND 48" TO TOP OF BOX PER
12. IRRAP ALL SINK DRAINS WITH INSULATION AS REQUIRED
13. AT LEAST ONE OF EACH TYPE OF ACCESSORY SHALL BE INSTALLED WITH ALL OPERABLE PARTS WITHIN 140" FROM THE FINISHED FLOOR
14. ALL CABINETRY, FIXTURES AND ACCESSORIES SHALL BE CONSTRUCTED AND INSTALLED PER APPLICABLE LOCAL CODES
15. FORCE REQUIRED TO ACTIVATE ALL FIXTURES SHALL BE NO GREATER THAN 5 LBF
16. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE HANDS TO ACTIVATE TO ACTIVATE TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LBF
17. FAUCETS ON SELF-CLOSING FAUCET CONTROL VALVES, IF USED, SHALL BE 1/2" MIN. CLEARANCE TO ALL OTHERS SHALL BE 48" MIN.
18. EACH ACCESSIBLE SINK SHALL BE A MAXIMUM OF 6" 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, 19" DEEP PER CBC ID-B308
19. A SHOWER SPRAY UNIT WITH A HOSE 59" MIN THAT CAN BE USED BOTH AS A FIXED POSITION SHOWER UNDER AND AS A HAND-HELD SHOWER
20. IF A SHOWER SPRAY UNIT IS USED AS A HAND-HELD SHOWER, IT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT OFF - IF AN ON/OFF CONTROL IS NOT PROVIDED, THE SHOWER SPRAY UNIT SHALL BE USED THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS - BATHUBS SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120 TO 130°F MAXIMUM
21. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND - CLEAR FLOOR SPACE BE POSITIONED FOR A REFRIGERATOR OR FREEZER WITH THE CENTERLINE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE SPACE
22. GLASS MAT GYPSUM BACKING PANEL, FIBER-REINFORCED GYPSUM PANELS, NONABSORBENT FIBER-CEMENT BOARD OR NONABSORBENT FIBER-REINFORCED GYPSUM BOARD SHALL BE USED FOR A REFRIGERATOR AS BASE FOR WALL TILES IN TUB AND SHOWER AREAS WHERE OCCUR

4. REMOVE EXISTING FLOORING, PREP AND INSTALL "PACFACAT" BOARDS/JOISTS LUXURY VINYL PLANKS THROUGHOUT ENTIRE "BUNKIE" THIRD FLOOR RUBBER SLATE THROUGHOUT UNLESS NOTED OTHERWISE. REPAIR AND REFINISH EXISTING FLOORING, REPAIRS UNDERLAYMENT AT SECOND FLOOR SPACES.
5. REMOVE EXISTING AND INSTALL "EVENADALE SLATE" SNOW GOLD 6055592 SHIP VINYL FLOORING WITH 4" COVERED BASE IN BATHROOMS.
6. PROVIDE A LOW ALLOWANCE TO PATCH REPAIR ALL GYPSUM BOARD WALLS AND CEILING. REPAIR ALL CRACKS THROUGHOUT ENTIRE RESURFACE ALL GYPSUM BOARD TO PROVIDE LEVEL 5 FINISH
7. FINISH ALL GYPSUM BOARD SURFACES WITH ACRYLIC LATEX SEMI-GLOSS ENAMEL PAINT - COLOR SHALL BE SELECTED BY OWNER.
8. FINISH ALL DOORS, DOOR FRAMES AND TRIM WITH ACRYLIC LATEX SEMI-GLOSS ENAMEL PAINT - COLOR SHALL BE SELECTED BY OWNER.
9. NEW CABINET STYLE AND STAIN FINISH SHALL MATCH EXISTING - RESIDUAL CABINETRY TO REPAIR IF REQUIRED
10. NEW COUNTER TOPS SHALL BE "DELLA TERRA QUARTZ" WHITE SAND-N FINISH
11. CABINET HARDWARE SHALL AS BE FOLLOWS:
 - A. "IMPACT" SINGLE EXTENSION SINGLE MAIL SELF CLOSING STEEL DRAWER SIDE PANELS WITH 10 LB. RAT RINGS
 - B. EURO HINGES 125/559525 125/559525
 - C. HEAVY DUTY 0 MM CAN ADJUSTABLE ZINC DUST PLATE WITH 10 EURO SCREWS 60000P7205
 - D. "STANTON" SQUARE PILLS - FINISH TO BE DETERMINED
12. REMOVE EXISTING AND INSTALL NEW "JORDAN TAYLOR" 2" FAUX HOOK HORIZONTAL BALDINS WITH 3 1/2" RALD RAILANCE - COLOR TO BE PEARL WHITE



VILLAGE PARK

MODERNIZATION
& REHABILITATION

**1-BED
MOBILITY
UNIT**

2300 'R' STREET
BAKERSFIELD, CA

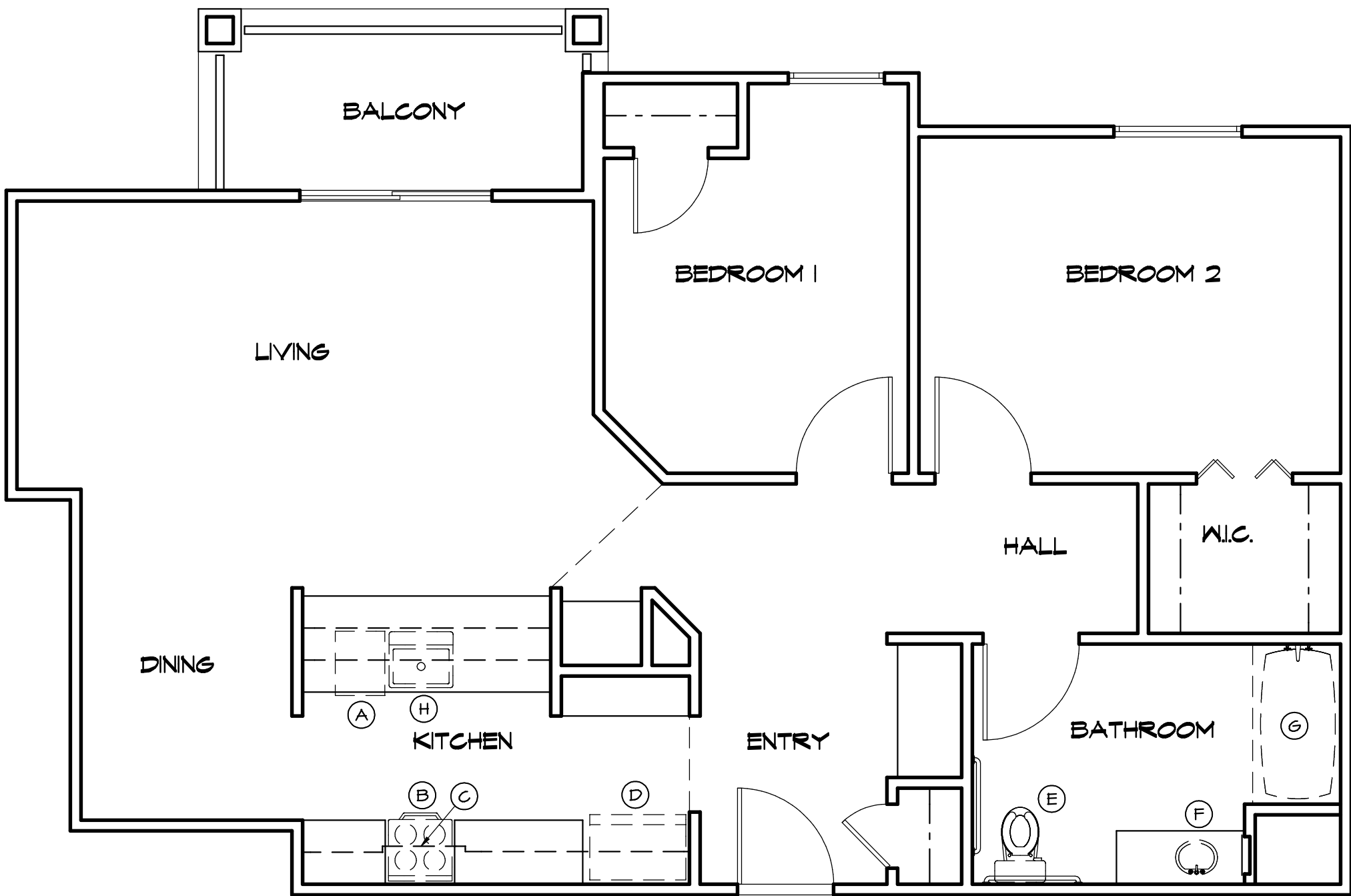
DATE	ISSUED FOR
9-26-26	BUILDING DEPT REVIEW

NO.	REVISIONS
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3	
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FLOOR PLANS
/ INTERIOR
ELEVATIONS

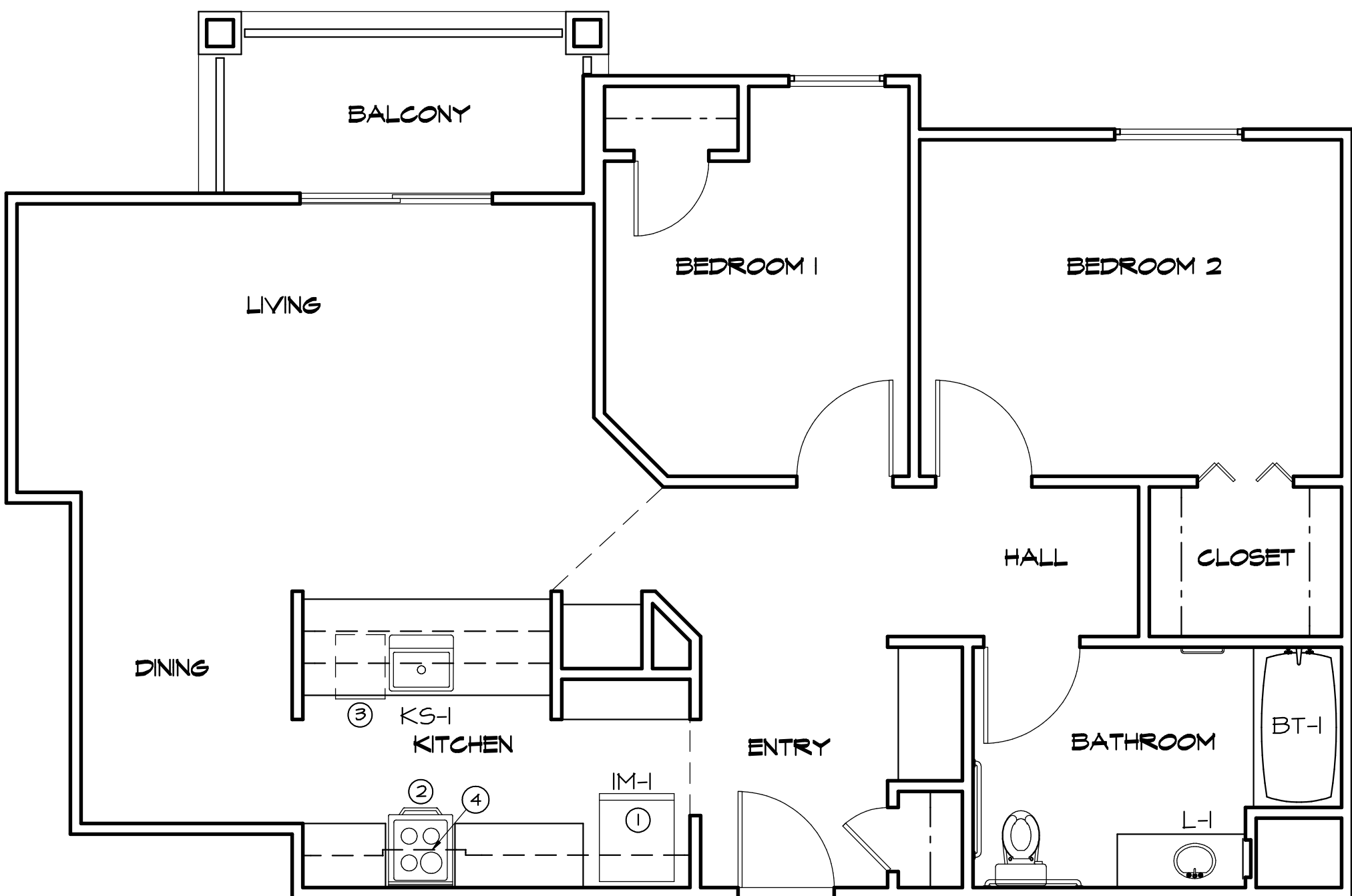
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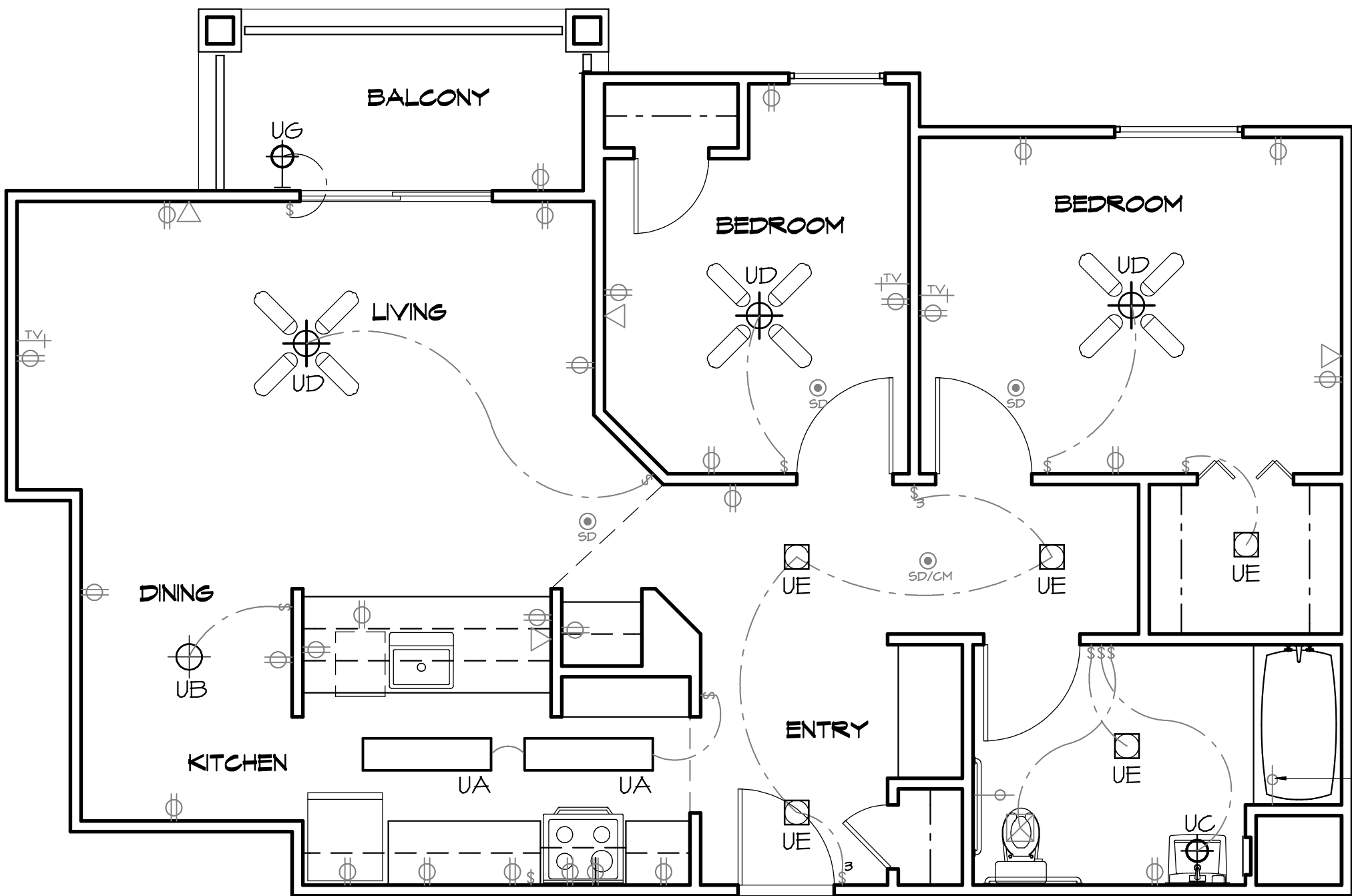
DEMOLITION PLAN

1/4"



FLOOR PLAN

1/4"



POWER & LIGHTING PLAN

1/4"

DEMOLITION KEYNOTES / NOTES

- REMOVE ALL FLOORING AND BASE THROUGHOUT
- REMOVE AND REPLACE APPLIANCES AS NOTED - SEE ALSO FLOOR PLAN KEYNOTES
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY EXISTING DEVIATIONS FROM ISSUED CONSTRUCTION DOCUMENTS OR IF ANY SPECIALIZED ACCESSORIES HAVE BEEN ADDED
- UNDER COUNTER DISHWASHER TO BE REMOVED AND REPLACED WITH NEW
- EXISTING ELECTRIC RANGE TO BE REMOVED AND REPLACED WITH NEW
- EXISTING OVER-THE-RANGE MICRO/FAN TO BE REMOVED
- EXISTING REFRIGERATOR TO BE REMOVED AND REPLACED WITH NEW
- REMOVE AND REPLACE EXISTING WATER CLOSET, MODIFY/RE-ROUTE EXISTING SINK LINE AND WATER LINE AS REQUIRED FOR THE NEW FIXTURE - GRAB BARS, WHERE EXISTING, SHALL REMAIN
- REMOVE AND REPLACE EXISTING LAV, MODIFY/RE-ROUTE EXISTING GFI OR HVA AND EXISTING WASTE AS REQUIRED FOR NEW FIXTURE - MODIFY EXISTING COUNTER AS REQUIRED
- REMOVE AND REPLACE EXISTING BATH TUB AND SURROUND - MODIFY/RE-ROUTE EXISTING GFI, HVA AND EXISTING WASTE AS REQUIRED FOR NEW UNIT AND FIXTURE
- REMOVE AND REPLACE EXISTING KITCHEN SINK - MODIFY/RE-ROUTE EXISTING GFI, HVA AND EXISTING WASTE AS REQUIRED FOR NEW FIXTURE - MODIFY EXISTING COUNTER AS REQUIRED

FLOOR PLAN KEYNOTES

- CONTRACTOR PROVIDED AND INSTALLED "66" ACCESSIBLE REFRIGERATOR "66TETDTRNXX" - WHITE (64 3/4" x 32 5/8" x 20 1/2")
- CONTRACTOR SHALL PROVIDE AND INSTALL "HOTPOINT" 24" RANGE "KAS240DMXX" WITH COOLED GRILLS - WHITE (23 15/16" x 26 6/8" x 41 1/2")
- CONTRACTOR PROVIDED AND INSTALLED "66" PROFILE 8" WIDE ENERGY STAR DISHWASHER - WHITE (32 1/4" x 23 1/2" x 11 3/4") OR EQUAL - VERIFY EXACT CONFIGURATION TO INSTALL UNDER ACCESSIBLE COUNTER
- EXISTING OVER-THE-RANGE MICRO/WAVE / INTERNAL VENT TO REMAIN- REPLACE CHARCOAL FILTER

- CONTRACTOR SHALL FIELD VERIFY AND INSTALL AND/OR REPLACE ALL NECESSARY TRIM TO INSTALL NEW APPLIANCES IN EXISTING CABINETS
- CONTRACTOR SHALL PROVIDE ALL ACCESSORIES NECESSARY TO FOR COMPLETE AND OPERATIONAL INSTALLATION OF NEW APPLIANCES

FINISH NOTES

- REMOVE EXISTING FLOORING, PREP AND INSTALL "PATCRAFT" BOXWOOD #115 LUXURY VINYL PLANK FLOORING WITH 4" BUCKLE TWEEB #100B RUBBER BASE THROUGHOUT UNLESS NOTED OTHERWISE - INSTALL OVER "50-STEP" 2mm SOUND PROOFING UNDERLAYMENT AT SECOND FLOOR SPACES
- REMOVE EXISTING AND INSTALL "EVENSIDE SLATE" SNOW SOLD #65295 SHEET VINYL FLOORING WITH 4" COVERED BASE IN BATHROOMS
- PROVIDE A 10% ALLOWANCE TO PATCH, REPAIR ALL GYPSUM BOARD WALL AND CEILING SURFACE THROUGHOUT UNIT - RESURFACE ALL GYPSUM BOARD TO PROVIDE LEVEL 3 FINISH
- FINISH ALL GYPSUM BOARD SURFACES WITH ACRYLIC LATEX SEMI-GLOSS ENAMEL PAINT - COLOR SHALL BE SELECTED BY OWNER
- FINISH ALL DOORS, DOOR FRAMES AND TRIM WITH ACRYLIC LATEX SEMI-GLOSS ENAMEL PAINT - COLOR SHALL BE SELECTED BY OWNER
- EXISTING COUNTER TOPS SHALL REMAIN UNQ.
- ALL CABINETRY IS EXISTING TO REMAIN UNQ. - CLEAN AND RESEAL - REPLACE HINGE PULLS AND HARDWARE AS FOLLOWS:
 - "IMPACT" SINGLE EXTENSION SINGLE WALL SELF CLOSING STEEL DRAINER SIDE PANELS WITH 100 LB RATING
 - EURO 10 DEGREE SELF CLOSING DOOR HINGES 125.053525
 - HEAVY DUTY 0.111 CAM ADJUSTABLE ZINC DIE CAST PLATE WITH EURO SCREWS #6000P1225
 - "STANTON" SQUARE PULLS - FINISH TO BE DETERMINED
- REMOVE EXISTING AND INSTALL NEW "JORDAN TAYLOR" 2" FAUX WOOD HORIZONTAL BLINDS WITH 3 1/2" ROYAL VALANCE - COLOR TO BE PEARL WHITE

NEW PLUMBING FIXTURE SCHEDULE

- WC-1 "AMERICAN STANDARD" #1261A104 CHAMPION 4 PRO WITH ELONGATED TOILET FLOOR MOUNTED BOWL AND VITREOUS CHINA WITH EVERGLAN SURFACE FOAM CORE AND PETROLEUM WITH NEW MAX RING WITH HORN - INSTALL NEW FLANGE BOLTS, BOLT CAPS AND CHAMPION ELONGATED SLOW CLOSE PLASTIC SEAT AND COVER - FIELD VERIFY - INSTALL ALL NECESSARY HARDWARE AND ACCESSORIES FOR COMPLETE OPERATIONAL UNIT
- L-1 SELF-RIMMING OVAL COUNTER MOUNTED ACCESSIBLE CHINA LAVATORY "MANFIELD" #284 WITH 4" CENTER, "DELTA" #525MRU ACCESSIBLE SINGLE LEVER FAUCET WITH POP-UP, IT 6A C/P BRASS TRAP/PISTON (2) THREADED ANGLED WALL STOPS WITH BRAIDED S.S. SUPPLIES, 1/2" HVA/GVA, 2" PL, 2" W.C.O. 1/2 V.O. OR EQUAL - FIELD VERIFY
- BT-1 "AQUATIC" #260030N 60"x30"x30" FIBERGLASS TUB/SHOWER WITH TEXTURED BOTTOM AND TIE TEXTURED SHOWER SIKING TO 48" AFF - INSTALL OVERFLOW, DRAIN ACCESSORIES, RINGS AND ALL NECESSARY HARDWARE AND ACCESSORIES FOR A COMPLETE OPERATIONAL UNIT - INSTALL WITH #108-31 ANTI-SCALD AND ANTI-SHOCK AUTOMATIC TEMPERATURE BALANCING VALVE
- K5-1 COUNTER MOUNTED SELF-RIMMING CAST IRON ACCESSIBLE KITCHEN SINK "KOHLER" #K58-3 WITH SEPARATE GARBAGE DISPOSAL COMPARTMENT, "DELTA" #120 ACCESSIBLE SINGLE LEVER FAUCET, (1) C/P BRASS CRUMB-CUP STRAINER, (2) THREADED ANGLED WALL STOPS WITH BRAIDED S.S. SUPPLIES, IT GAUGE C/P TRAP/PISTON, 1/2" HVA/GVA, 2" PL, 2" W.C.O. 1/2 V.O. OR EQUAL - FIELD VERIFY - INSTALL NEW GARBAGE DISPOSAL TO MATCH EXISTING WHERE INSTALLED
- IM-1 INSTALL NEW 60" GRAY #MBHAA8 ICE MAKER BOX WITH VALVE, WATER HAMMER ARRESTOR AND WHITE POWDER COATED 20 GA FACE PLATE WHERE EXISTING

PLUMBING GENERAL NOTES

- INSULATE ALL HOT & COLD WATER LINES & CONDENSE DRAIN LINES WITH FOL FACED FIBERGLASS WRAP WITH FIRE RETARDANT JACKET.
- ACCESS DOORS TO BE JR. SMITH #4760, #4790 IN TILE WALLS.
- 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.
- PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS JOINING
- ALL WORK SHALL CONFORM TO CODE IN CASE OF CONFLICTS WITH CODE, THE MOST STRINGENT DRAWINGS OR SPECIFICATIONS SHALL PREVAIL
- 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. THE TOP OF MATERIAL SHALL BE UL APPROVED, RACKED TIGHT AND COMPLETELY FILLED. CLEARANCES BETWEEN RACEWAYS AND OPENINGS, FLOOR, EXTERIOR WALL, AND ROOF SEALS SHALL ALSO BE MADE WATER/TIGHT AS APPROVED BY THE ADMINISTRATIVE AUTHORITY.
- ALL ADA ACCESSIBLE FIXTURES SHALL BE FURNISHED AND INSTALLED IN STRICT ACCORDANCE WITH THE C.A.C.
- ALL PLUMBING FIXTURES TO BE SUPPLIED COMPLETE INCLUDING ALL TP TRAPS, ANGLE OR STRAIGHT STOPS, ETC.
- CLEANOUTS TO BE SMITH #4043 FINISHED FLOORS WITH NON-SKID BRONZE TOP WALL CLEANOUTS SMITH #4470, EXTERIOR CLEANOUTS #4023 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.
- ALL FLOOR TYPE WATER CLOSETS SHALL BE SET ON SMITH SLOTTED CAST IRON FLOOR FLANGE.

PLUMBING GENERAL NOTES

- INSULATE ALL HOT WATER LINES & 1" TRAPS WITH BROCAR #500RCH UNDER ALL LAYS AND SINKS.
- NEW OR REPAIRED WATER SYSTEM SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN GPC.
- ACCESSIBLE WATER HAMMER ARRESTERS SHALL BE INSTALLED FOR QUICK-ACTING VALVES LOCATION AND METHOD OF INSTALLATION SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR TO PROVIDE A HYDRO JETTING CLEANING OF ALL EXISTING SANITARY SEWER PIPES.
- 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.
- 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.
- 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, OR BY A DRAIN Y BASS, AT THE END OF EACH WORKING DAY, SO AS TO PREVENT OBSTRUCTION AND DAMAGE THE ABOVE REQUIREMENTS ARE MANDATORY.
- 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 THE STATE BOARD OF HEALTH, FEDERAL AND STATE ENVIRONMENTAL PROTECTION REGULATION, STATE ENERGY CODES AND UTILITY REGULATORY AGENCIES.
- 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 REFERRED TO IN THE INDIVIDUAL SECTIONS OF THE SPECIFICATIONS.
- ALL PLUMBING FIXTURES AND PIPING ARE TO BE LISTED AND APPROVED LISTING AND TESTING AGENCY AND PROPERLY LABELED.
- PENETRATION OF FLOOR/CEILING ASSEMBLIES AND ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED IN ACCORDANCE WITH THE BUILDING CODE.
- WHERE WATER PRESSURE WITHIN A BUILDING EXCEEDS 80 PSI, AN APPROVED WATER-PRESSURE REDUCING VALVE CONFORMING TO ASSE 6008 WITH STRAINER SHALL BE INSTALLED TO REDUCE THE PRESSURE IN THE BUILDING WATER DISTRIBUTION PIPING TO 80 PSI STATIC OR LESS.
- REPLACE ALL EXTERIOR AND INTERIOR PLUMBING SHUT OFF VALVES

POWER & LIGHTING PLAN NOTES

- REPLACE EXISTING GFCI AND NON-GFCI RECEPTACLES WITH NEW TAMPER RESISTANT TYPE WITH WHITE FINISH
- REPLACE EXISTING TELEPHONE DEVICE WITH NEW DEVICE AND PLATE IN WHITE FINISH - RECONNECT EXISTING CABLEING-TYPICAL
- REPLACE EXISTING TV OUTLET WITH NEW DEVICE AND PLATE IN WHITE FINISH - RECONNECT EXISTING PIPING - TYPICAL
- REPLACE ALL EXISTING SWITCHES WITH WHITE "DEORA" DEVICES
- REPLACE ALL EXISTING EXTERIOR RECEPTACLES WITH NEW WEATHER- RESISTANT LISTED TYPE - RECEPTACLE SHALL HAVE "WEATHERPROOF" WHILE IN USE EXTRA-DUTY COVER
- ELECTRICAL CONTRACTOR SHALL PROVIDE NEW POWER AND CONTROL CONDUITS, PIPING AND CONNECTION AS REQUIRED FOR HVAC EQUIPMENT REPLACEMENT AS DIRECTED BY MECHANICAL CONTRACTOR - VERIFY LOCATION AND CONNECTION REQUIREMENT PRIOR TO ROUGH-IN - PROVIDE 100 AMP FUSED DISCONNECT SWITCH ON AC UNIT HOUSING AS REQUIRED
- NEW INTEGRAL GFCI OUTLETS SHALL BE INSTALLED PER CBC REQUIREMENTS IN ALL UNITS REGARDLESS OF EXISTING PIPING CONFIGURATION - SHALL FIELD VERIFY PRIOR TO BID
- EXISTING SMOKE DETECTOR/CARBON MONOXIDE DETECTOR TO BE REPLACED WITH NEW - VERIFY LOCATION IN FIELD - REMOVE EXISTING OUTLET BOX AND WIRING THAT DO NOT COMPLY WITH MOUNTING LOCATION REQUIREMENTS - SEE ALSO LIGHTING PLAN
- ALL LIGHT FIXTURES WITHIN EACH UNIT SHALL BE REPLACED WITH HIGH EFFICACY TYPE PER FIXTURE SCHEDULE IN COMPLIANCE WITH CALIFORNIA ENERGY CODE REQUIREMENTS
- AT LEAST ONE LUMINAIRE IN BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR - INSTALL NEW WALL SWITCH VACANCY SENSOR
- ALL NEW PERMANENTLY INSTALLED LUMINAIRES WITH INTERCHANGEABLE LAMPS MUST CONTAIN LAMPS THAT COMPLY WITH THE REQUIREMENTS OF JOINT APPENDIX B (JAB) AND BE APPROPRIATELY MARKED "JAB-206" SHALL BE CONSIDERED "HIGH EFFICACY LUMINAIRES"
- THE MARKING "JAB-206" IS REQUIRED FOR COMPLIANCE AND SHALL ONLY BE USED ON NEW LAMPS THAT MEET THE REQUIREMENTS OF JOINT APPENDIX B AND ARE LISTED IN THE ENERGY COMMISSION JAB DATABASE
- THE MARKING "JAB-206-E" INDICATES THAT IN ADDITION TO THE REQUIREMENTS ABOVE FOR A JAB -206 LIGHT SOURCE THE LIGHT SOURCE HAS BEEN TESTED TO PROVIDE LONG LIFE AT ELEVATED TEMPERATURES. LIGHT SOURCES MUST BE MARKED "JAB-206-E" IF THEY ARE TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES RECESSED DOWNLIGHT LUMINAIRES WITH SCREW BASED SOCKETS ARE NO LONGER PERMITTED TO BE INSTALLED
- LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE LISTED FOR ZERO-CLEARANCE INSULATION COVER BY UL, AND MUST BE CERTIFIED AIRTIGHT CONSTRUCTION WITH AIR LEAKAGE LESS THAN 2.0 CFM AND MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING.
- REMOVE EXISTING AND INSTALL NEW MULTI PURPOSE CARBON MONOXIDE ALARMS CONFORMED WITH SMOKE DETECTORS TO COMPLY WITH SECTION 906 AND ALL STANDARDS LISTINGS AND APPROVAL FROM THE STATE FIRE MARSHAL PER CBC REQUIREMENTS
- SYSTEMS PROVIDED OR INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE COMPLETE AND FULLY-FUNCTIONING AFTER INSTALLATION - COMPONENTS NOT SHOWN OR SPECIFIED, BUT REQUIRED FOR THE PROPER OPERATION OF THE EQUIPMENT OR SYSTEM, SHALL BE PROVIDED AT NO ADDITION COST TO THE PROJECT
- THE CONTRACTOR SHALL PERFORM ALL ACCEPTANCE TESTS REQUIRED OR RECOMMENDED BY EQUIPMENT MANUFACTURERS
- 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
- CEILING FANS WITH LED LIGHT KIT SHALL BE HIGH EFFICACY TYPE LIGHTING - IF LAMP KIT IS PROVIDED, LAMPS SHALL BE LED JAB LAMP. CONTROL LAMP WITH DEORA TYPE 300-WATT SLIDER DIMMER SWITCH WITH ON/OFF, AS MANUFACTURED BY LEVITON OR EQUAL DIMMER SHALL BE NEWA SEL TA CONFLUANT
- INSTALL OR REPLACE METAL OUTLET BOXES LISTED FOR CEILING PADDLE FAN SUPPLY IN CEILING FOR CONNECTION OF CEILING FAN
- CEILING FAN SWITCH SHALL BE LISTED FAN SPEED CONTROL - EACH SWITCH NEEDS TO BE RATED TO HANDLE TWO CEILING FANS OR PROVIDE ADDITIONAL SWITCHES AND WIRING AS REQUIRED
- INSTALL NEW DOOR BELL AND NITONE KB-10ND CHIME KIT
- REMOVE AND CAP ANY EXISTING ROOF MOUNTED FLOOD LIGHTS WHERE OCCURS - FIELD VERIFY
- PROVIDE A MINIMUM DISTANCE OF 3'-0" BETWEEN SMOKE ALARMS AND THE BLADES OF CEILING FANS AND AIR SUPPLY REGISTERS
- INSTALL THE FOLLOWING TO MEET REQUIREMENTS FOR SENSORY ACCESSIBILITY WHERE REQUIRED:
 - INSTALL NEW DOOR BELL CHIME, NITONE KB-10ND CHIME KIT WITH LA- 15 VISUAL DOOR SIGNAL MODULE AND ONE EXTRA LA-14M RECEIVER
 - ALL SMOKE DETECTORS SHALL BE REPLACED WITH NEW GENTEX TC09-C PHOTO ELECTRIC SMOKE DETECTOR WITH VISUAL SIGNALING DEVICE OR EQUAL PER CBC REQUIREMENTS
 - INSTALL NEW BKR ELECTRONICS FIRST ALERT TC0909H HARD WIRED SMOKE & CARBON MONOXIDE ALARM WITH LED VISUAL SIGNALING DEVICE
 - INSTALL NEW GENTEX 6X-120HB REMOTE VISUAL SIGNAL DEVICE IN KITCHEN AND BATHROOM PER CBC REQUIREMENTS - TIE TO NEW CENTRAL SMOKE DETECTOR

FIXTURE SCHEDULE						
TYPE	WATT	LAMP	VOLT	MANUFACTURER	CATALOG NO.	MTG
UA	44	LED	120	LITONA	FMLCGLS-40N-40K-40CRI-BM	SURF
UB	23	LED	120	LITONA	FMSATL6-20B-40-BN	CL6
UC	25	LED	120	LITONA	FMVCSL-36N-HVOLT-30K-40CRI-BM	WALL
UD	1	LED	120	HAMPTON BAY	HAMPTON BAY 3" LED FAN/LIGHT- COLOR TO BE BROWN ESPRESSO	CL6
UE	1	LED	120	LITONA	FMML-T-8-40	CL6
UF	23	LED	120	LUMARK	XTORIB-14-BZ-PCI WITH INTEGRAL PHOTO CELL	WALL
UG	60	LED	120	HAMPTON BAY	HAMPTON BAY 60 NATT LANTERN STYLE	WALL

VILLAGE PARK
MODERNIZATION
& REHABILITATION

2-BED
STANDARD
UNIT

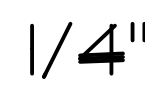
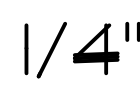
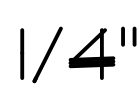
2300 'R' STREET
BAKERSFIELD, CA

DATE	ISSUED FOR
4-26-26	BUILDING DEPT REVIEW

NO.	REVISIONS
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FLOOR PLANS

FILE NAME: 4492A3-0
SHEET

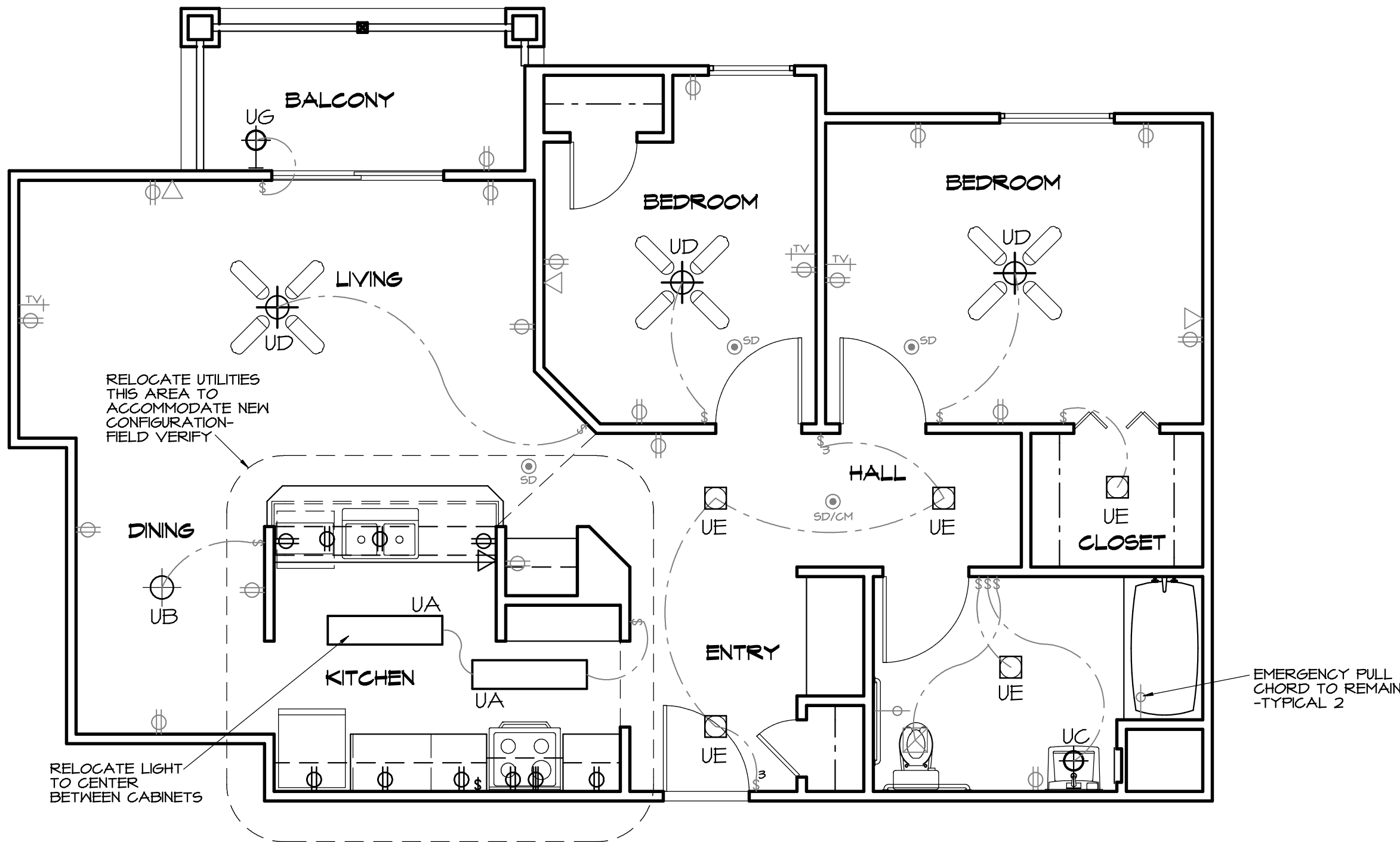
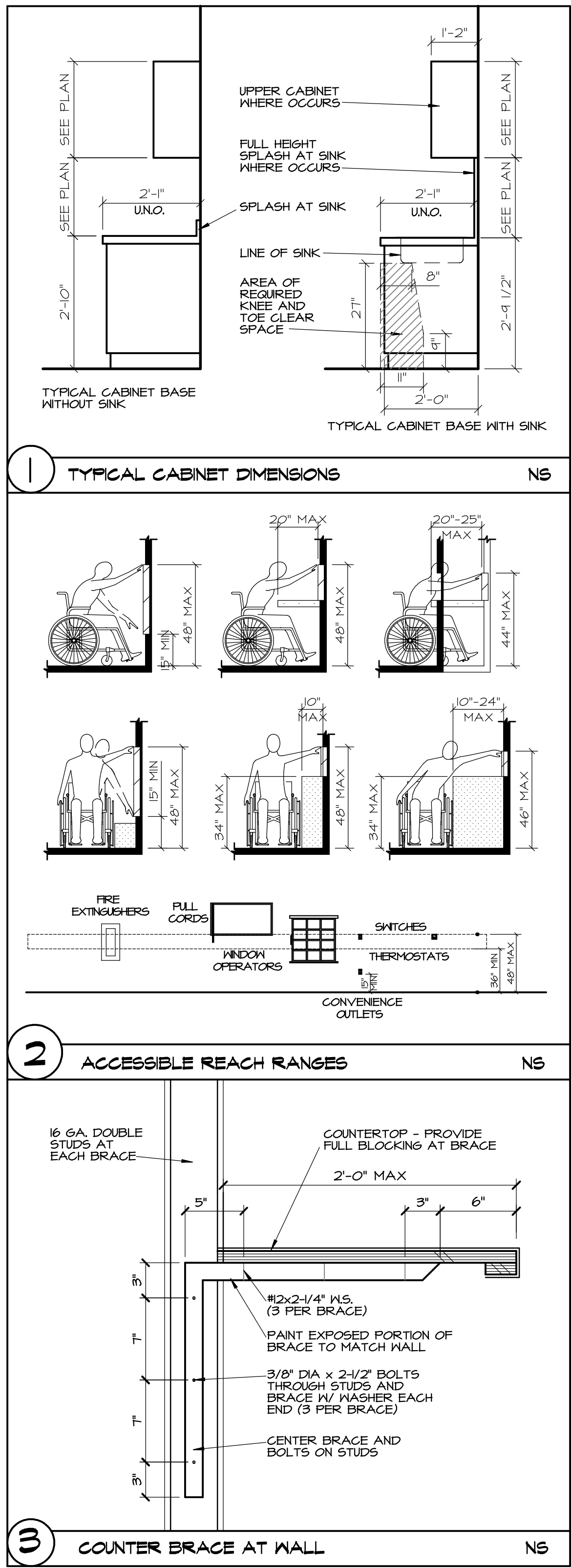


1. INSULATE ALL HOT & COLD WATER LINES & CONDENSE DRAIN LINES WITH FOAM FIBERGLASS WRAP IN/OUTRE TENDANT JACKET.
2. ACCESS DOORS TO BE JK SMITH #4160, #4130 IN TILE WALLS.
3. ALL VALVES SHALL BE INSTALLED TO BE EASY TO REACH. WHERE VALVES ARE NOT INSTALLED OR BEHIND WALLS OR ABOVE A CEMENT AN ACCESS PANEL SHALL BE INSTALLED.
4. PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS JOINING DISBURING METALS.
5. ALL WORK SHALL CONFORM TO CODE IN CASE OF CONFLICTS WITH CODE THE MOST STRINGENT DRAWINGS OR SPECIFICATIONS SHALL PREVAIL.
6. WHERE PIPING AND OTHER PLUMBING APPOINTMENTS PASS THROUGH WALL PARTITIONS, FIRE RATED FLOORS OR THROUGH A FIRE STOP THAT PROVIDES AN EFFECTIVE BARRIER AGAINST THE SPREAD OF FIRE, SMOKE AND HOT GASES, THE PENETRATIONS SHALL BE APPROVED, PACKED TIGHT AND COMPLETELY FLAT CLEARANCES BETWEEN RACINETS AND PENETRATING FLOOR, EXTERIOR WALL, AND ROOF OF THE BUILDING SHALL BE DEMAND WATER TIGHT AS APPROVED BY THE ADMINISTRATIVE AUTHORITY.
7. ALL ADA ACCESSIBLE FIXTURES SHALL BE FURNISHED AND INSTALLED IN STRICT ACCORDANCE WITH THE ADA CGC.
8. ALL PLUMBING FIXTURES TO BE SUPPLIED COMPLETE INCLUDING ALL PL TRAPS, ANGLE OR STRAIGHT STOPS, ETC.
9. GLEANOUTS TO BE SMITH #4043 FINISHED FLOORS WITH NON-SKID GRATE TOP WALL CLEANOUTS SMITH #4410 EXTERIOR GLEANOUTS 18" X 18" X 1/2" CAST CONCRETE RING AT TOP OF BOX AND FLUSH WITH GRADE.
10. ALL FLOOR TYPE WATER CLOSETS SHALL BE SET ON SMITH SLOTTED CAST IRON FLOOR FLANGE.
11. INSULATE ALL HOT WATER LINES & PL TRAPS W/ROCKWOOL #500RGN UNDER ALL LAYS AND ABOVE ALL FLOORS.
12. NEW OR REPAIRED WATER SYSTEM SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN CGC.

1. PROVIDE HORIZONTAL BACKING FOR CABINETY, SHELVING, GRAB BARS, EQUIPMENT AND ACCESSORIES AS REQUIRED BY APPLICABLE CODES.
2. SEE INTERIOR ELEVATIONS FOR ADDITIONAL ACCESSIBILITY CLEARANCES, MOUNTING HEIGHTS, AND EQUIPMENT LOCATIONS IN TOILET FACILITIES PER CBC 1B.
3. DIMENSIONS NOTED AS "CLEAR OR CLR" SHALL INDICATE CRITICAL REQUIRED DIMENSIONS MEASURED FROM FINISHED SPACE TO FINISHED SPACE. DIMENSIONS NOTED AS "MINIMUM" SHALL BE IDENTIFIED AS MINIMUM.
4. CLEAR FLOOR SPACE, REMOVABLE BASE CABINETS, COUNTERTOP SPACE, REPOSITIONABLE COUNTERTOPS, ACCESS TO SHELVING/DRAWERS AND FAUCET CONTROLS SHALL BE LOCATED WITHIN 60" (5' 0") WITH CBC 1B 504.
5. ACCESSIBLE RANGE TO HAVE CONTROLS MOUNTED ON FRONT OF APPLIANCE. PROVIDE SWITCH ON BASE CABINET TO CONTROL HOOD IF PROVIDED.
6. REMOVABLE CABINETS UNDER KITCHEN SINK AND COUNTER HOOK SPACE SHALL HAVE EACH BE A MINIMUM 30" WIDE WITH COUNTERS ONLY 18" DEEP. SEE CBC 1B 504-606.
7. AT LEAST 50% OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH 18"-IN.
8. APPLIANCES SHALL HAVE CLEAR FLOOR SPACE AND ACCESS TO OPERABLE PARTS WITHIN 60" (5' 0").
9. ALL GRAB BARS SHALL BE "BOSCH" 420 SERIES 1/2" DIA/2" MIN STAINLESS STEEL FINISH - PROVIDE BACKING AND MOUNT PER MANUFACTURER RECOMMENDATIONS.
10. SWITCHES, OUTLETS AND CONTROLS SHALL BE PER CBC 1B-308 THRU 304.
11. ELECTRICAL RECEPTACLES, OUTLETS, SWITCHES AND CONTROLS SHALL BE MOUNTED BETWEEN 9" TO BOTTOM OF BOX AND 40" TO TOP OF BOX.
12. MRAP ALL SINK DRAINS WITH INSULATION AS REQUIRED.
13. AT LEAST ONE OF EACH TYPE OF ACCESSORY SHALL BE INSTALLED WITH ALL OPERABLE PARTS WITHIN 140" FROM THE FINISHED FLOOR.
14. ALL CABINETY, FIXTURES AND ACCESSORIES SHALL BE CONSTRUCTED AND INSTALLED PER CBC 1B 504-606.
15. FORCE REQUIRED TO ACTIVATE ALL FIXTURES SHALL BE NO GREATER THAN 5 LBF.
16. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE HAND OR WRIST. FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LBF.
17. FAUCETS ON SELF-CLOSING FAUCET CONTROL VALVES, IF USED, SHALL HAVE A FORCE OF 10 LBF OR LESS.
18. 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 8" DEEP UNDERNEATH SINKS.
19. A SHOWER SEAT UNIT WITH A HOUSE 56" MIN THAT CAN BE USED BOTH AS A FIXED POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SEAT SHALL BE MOUNTED ON A VERTICAL BAR WITH AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT OFF - IF AN ON/OFF CONTROL IS NOT PROVIDED, THE SEAT SHALL BE MOUNTED ON THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. THE SEAT SHALL BE ADJUSTABLE TO DELIVER WATER THAT IS 120 DEGREE MAXIMUM - SEE ALSO CBC 1B-607E.
20. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 30 PERCENT OF THE FREEZER SPACE 54" MAXIMUM ABOVE THE FINISH FLOOR AND 30 PERCENT OF THE REFRIGERATOR SPACE 54" MAXIMUM FOR A PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/ FREEZER. THE GENERAL CLEARANCE SHALL BE 24" MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE.
21. GLASS MAT GYPSUM BACKING PANEL, FIBER-REINFORCED GYPSUM PANELS, NONABSORBENT FIBER-CEMENT BACKER BOARD OR NONABSORBENT BOARD WITH NONABSORBENT FIBER-CEMENT BACKING UNITS SHALL BE USED AS BASE FOR WALL TILES IN TUB AND SHOWER AREAS WHERE OCCUR.

4. REMOVE EXISTING FLOORING, PREP AND INSTALL "PATFAC" BOARDMOLD WITH LUXURY VINYL PLANK FLOORING WITH A "BAKER TRIM" #127420888 BAKER TRIM PROFILE UNLESS NOTED OTHERWISE - INSTALL OVER 10-5/16" 2"mm SOUND PROOFING UNDERLAYMENT AT INTERSECTION WITH WALLS
5. REMOVE EXISTING AND INSTALL "EVERADE SLATE" SNOW GOLF #653939 SLATE VINYL FLOORING WITH A COVERED BASE IN BATHROOMS
6. PROVIDE A JOINT ALLOWANCE TO PATCH, REPAIR ALL GYPSUM BOARD WALL AND CEILING SURFACE THROUGHOUT UNIT - REPAIRS/PAINT ALL GYPSUM BOARD TO MATCH LEVEL 3 FINISH
7. FINISH ALL GYPSUM BOARD SURFACES WITH ACRYLIC LATE SEM-GLOSS ENAMEL PAINT - COLOR SHALL BE SELECTED BY OWNER
8. FINISH ALL DOORS, DOOR FRAMES AND TRIM WITH ACRYLIC LATE SEM-GLOSS ENAMEL PAINT - COLOR SHALL BE SELECTED BY OWNER
9. NEW CABINET STYLE AND STAIN FINISH SHALL MATCH EXISTING - RESPAI, CABINETRY TO REPAIR IF REQUIRED
10. NEW COUNTER TOPS SHALL BE "DELLA TERRA QUARTZ" WITH WHITE GRANITE FINISH
11. CABINET HARDWARE SHALL BE AS FOLLOWS:
 - A. "IMPACT" SINGLE EXTENSION SINGLE HALL SELF CLOSING STEEL DRAWER SIDE PANELS WITH 100 LB RATING
 - B. HARDY TO DEGREE SELF CLOSING HINGES 125-0585-25
 - C. NEWLY QUITY 0 MM CAM ADJUSTABLE ZINC DIE CAST PLATE WITH HARDY SCREWS #6000PT0705
 - D. "STANTON" SQUARE PLIMS TO FINISH TO BE DETERMINED
12. REMOVE EXISTING AND INSTALL NEW "JORDAN TAYLOR" 2" FAUX MOULD HORIZONTAL BLINDS WITH 3 1/2" ROTAL VAILANCE - COLOR TO BE WHITE

DATE	ISSUED FOR
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- POWER & LIGHTING PLAN NOTES
1. REPLACE EXISTING GFCI AND NON-GFCI RECEPTACLES WITH NEW TAMPER RESISTANT TYPE WITH WHITE FINISH
 2. REPLACE EXISTING TELEPHONE DEVICE WITH NEW DEVICE AND PLATE IN WHITE FINISH - RECONNECT EXISTING CABLES-TYPICAL
 3. REPLACE EXISTING TV OUTLET WITH NEW DEVICE AND PLATE IN WHITE FINISH - RECONNECT EXISTING WIRING - TYPICAL
 4. REPLACE ALL EXISTING SWITCHES WITH WHITE "DECORA" DEVICES
 5. REPLACE ALL EXISTING EXTERIOR RECEPTACLES WITH NEW WEATHER- RESISTANT LISTED TYPE - RECEPTACLE SHALL HAVE WEATHERPROOF WHILE IN USE EXTRA-DUTY COVER
 6. ELECTRICAL CONTRACTOR SHALL PROVIDE NEW POWER AND CONTROL CONDUITS, WIRING AND CONNECTION AS REQUIRED FOR HVAC EQUIPMENT REPLACEMENT AS DIRECTED BY MECHANICAL CONTRACTOR - VERIFY LOCATION AND CONNECTION REQUIREMENT PRIOR TO ROUGH-IN - PROVIDE 10 AMP FUSED DISCONNECT SWITCH ON AC UNIT HOUSING AS REQUIRED
 7. NEW INTEGRAL GFCI OUTLETS SHALL BE INSTALLED PER CBC REQUIREMENTS IN ALL UNITS REGARDLESS OF EXISTING WIRING CONFIGURATION - GC SHALL FIELD VERIFY PRIOR TO BID
 8. EXISTING SMOKE DETECTOR/CARBON MONOXIDE DETECTOR TO BE REPLACED WITH NEW - VERIFY LOCATION IN FIELD - REMOVE DEVICES, OUTLET BOX AND WIRING THAT DO NOT COMPLY WITH MOUNTING LOCATION REQUIREMENTS - SEE ALSO LIGHTING PLAN
 9. ALL LIGHT FIXTURES WITHIN EACH UNIT SHALL BE REPLACED WITH HIGH EFFICACY TYPE PER FIXTURE SCHEDULE IN COMPLIANCE WITH CALIFORNIA ENERGY CODE REQUIREMENTS
 10. AT LEAST ONE LUMINAIRE IN BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR - INSTALL NEW HALL SWITCH VACANCY SENSOR
 11. ALL NEW PERMANENTLY INSTALLED LUMINAIRES WITH INTERCHANGEABLE LAMPS MUST CONTAIN LAMPS THAT COMPLY WITH THE REQUIREMENTS OF JOINT APPENDIX D (JAB) AND BE APPROPRIATELY MARKED TO BE CONSIDERED "HIGH EFFICACY LUMINAIRES"
 12. THE MARKING "JAB-206" IS REQUIRED FOR COMPLIANCE AND SHALL ONLY BE USED ON NEW LAMPS THAT MEET THE REQUIREMENTS OF JOINT APPENDIX D AND ARE LISTED IN THE ENERGY COMMISSION JAB DATABASE
 13. THE MARKING "JAB-206-E" INDICATES THAT IN ADDITION TO THE REQUIREMENTS ABOVE FOR A JAB-206 LIGHT SOURCE, THE LIGHT SOURCE HAS BEEN TESTED TO PROVIDE LONG LIFE AT ELEVATED TEMPERATURES. LIGHT SOURCES MUST BE MARKED "JAB-206-E" IF THEY ARE TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES RECESSED DOWNLIGHT LUMINAIRES WITH SCREW BASED SOCKETS ARE NO LONGER PERMITTED TO BE INSTALLED
 14. LIGHTING FIXTURES RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO-CLEARANCE INSULATION COVER BY UL AND MUST BE CERTIFIED AIRTIGHT CONSTRUCTION WITH AIR LEAKAGE LESS THAN 20 CFM AND MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING
 15. REMOVE EXISTING AND INSTALL NEW MULTI PURPOSE CARBON MONOXIDE ALARMS COMBINED WITH SMOKE DETECTORS TO COMPLY WITH SECTION R305 AND ALL STANDARDS LISTINGS AND APPROVAL FROM THE STATE FIRE MARSHAL PER CBC REQUIREMENTS
 16. SYSTEMS PROVIDED OR INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE COMPLETE AND FULLY-FUNCTIONING AFTER INSTALLATION - COMPONENTS NOT SHOWN OR SPECIFIED, BUT REQUIRED FOR THE PROPER OPERATION OF THE EQUIPMENT OR SYSTEM, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE PROJECT
 17. THE CONTRACTOR SHALL PERFORM ALL ACCEPTANCE TESTS REQUIRED OR RECOMMENDED BY EQUIPMENT MANUFACTURERS
 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. CEILING FANS WITH LED LIGHT KIT SHALL BE HIGH EFFICACY TYPE LIGHTING - IF LAMP KIT IS PROVIDED LAMPS SHALL BE LED JAB LAMPS- CONTROL LAMPS WITH DECORA TYPE ROCKER/ROTT SLIDER DIMMER SWITCH WITH ON/OFF, AS MANUFACTURED BY LEVITON OR EQUAL DIMMER SHALL BE NEMA SSL TA COMPLIANT
 20. INSTALL OR REPLACE METAL OUTLET BOXES LISTED FOR CEILING PADDLE FAN SUPPORT IN CEILING FOR CONNECTION OF CEILING FAN
 21. CEILING FAN SWITCH SHALL BE LISTED FAN SPEED CONTROL - EACH SWITCH NEEDS TO BE RATED TO HANDLE TWO CEILING FANS OR PROVIDE ADDITIONAL SWITCHES AND WIRING AS REQUIRED
 22. INSTALL NEW DOOR BELL AND NITONE KB-10ND CHIME KIT
 23. REMOVE AND CAP ANY EXISTING ROOF MOUNTED FLOOD LIGHTS WHERE OCCURS - FIELD VERIFY
 24. PROVIDE A MINIMUM DISTANCE OF 3'-0" BETWEEN SMOKE ALARMS AND THE BLADES OF CEILING FANS AND AIR SUPPLY REGISTERS
 25. INSTALL THE FOLLOWING TO MEET REQUIREMENTS FOR SENSORY ACCESSIBILITY WHERE REQUIRED
 - A. INSTALL NEW DOOR BELL CHIME, NITONE KB-10ND CHIME KIT WITH LA-1RS VISUAL DOOR SIGNAL MODULE AND ONE EXTRA LA-1MR REGISTERS
 - B. ALL SMOKE DETECTORS SHALL BE REPLACED WITH NEW GENTEX T10CS-G PHOTO ELECTRIC SMOKE DETECTOR WITH VISUAL SIGNALING DEVICE OR EQUAL PER CBC REQUIREMENTS
 - C. INSTALL NEW BOK ELECTRONICS FIRST ALERT T1030BH HARD WIRED SMOKE & CARBON MONOXIDE ALARM WITH LED STROBE PER CBC REQUIREMENTS
 - D. INSTALL NEW GENTEX SX-120HB REMOTE VISUAL SIGNAL DEVICE IN KITCHEN AND BATHROOM PER CBC REQUIREMENTS - TIE TO NEW CENTRAL SMOKE DETECTOR
- ☉ SMOKE DETECTOR
☉ SMOKE / CARBON MONOXIDE DETECTOR COMBO

FIXTURE SCHEDULE						
TYPE	WATT	LAMP	VOLT	MANUFACTURER	CATALOG NO.	MTG
UA	44	LED	120	LITONIA	FMLCCL5-48N-40K-10CRI-BMN	SURF
UB	23	LED	120	LITONIA	FMSATU6-20B-40-BN	CL6
UC	25	LED	120	LITONIA	FHVCSL-36N-MVOLT-30K-10CRI-BM	WALL
UD	9	LED	120	HAMPTON BAY	"HAMPTON BAY" 52" LED FAN/LIGHT- COLOR TO BE BROWN ESPRESSO	CL6
UE	9	LED	120	LITONIA	FHML-T-B-40	CL6
UF	23	LED	120	LIMARK	XTORB-IN-BZ-PCJ WITH INTEGRAL PHOTO CELL	WALL
UG	60	LED	120	HAMPTON BAY	"HAMPTON BAY" 60 WATT LANTERN STYLE	WALL

VILLAGE PARK
MODERNIZATION
& REHABILITATION

2-BED
MOBILITY
UNIT

2300 'R' STREET
BAKERSFIELD, CA

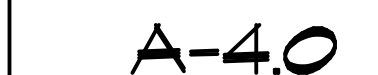
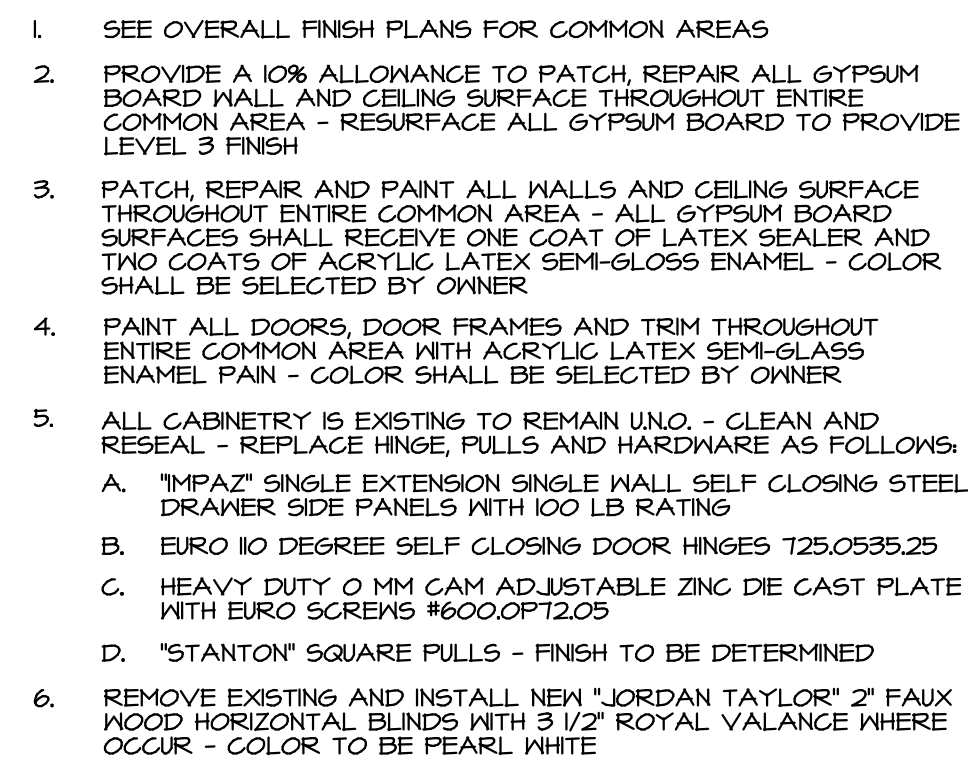
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4-26-26 BUILDING DEPT REVIEW

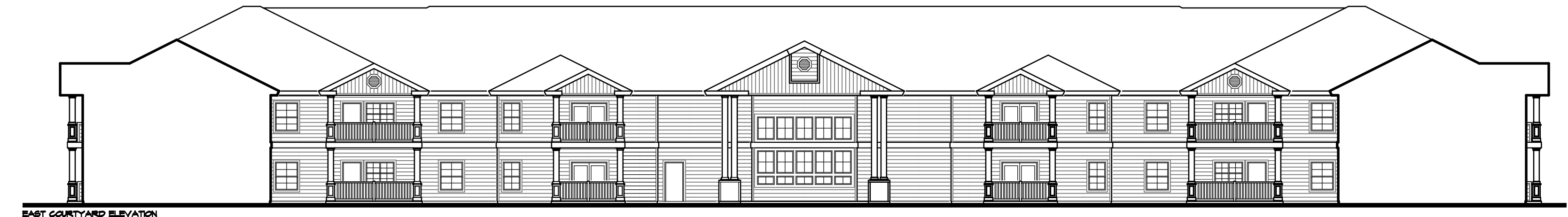
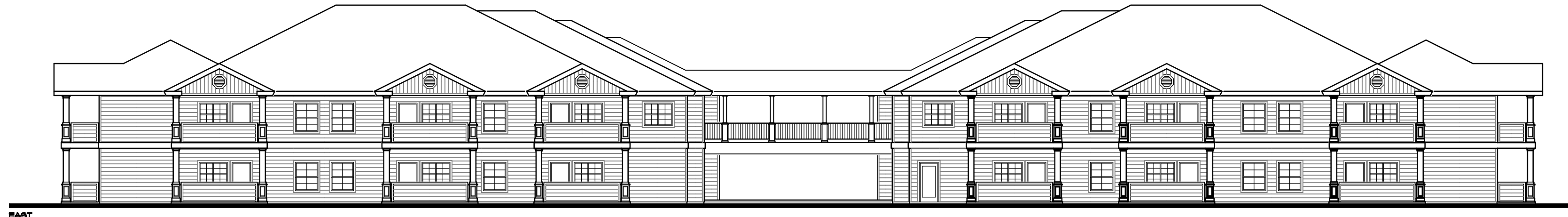
NO. REVISIONS
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ELECTRICAL
PLAN

FILE NAME: 4492A3-2
SHEET

A-3.2





EXTERIOR ELEVATION NOTES

1. REPLACE ALL INTERIOR AND EXTERIOR STOREFRONT DOOR HARDWARE THROUGHOUT - REPLACE KEASTERSTRIPPING AND THRESHOLDS IN EXTERIOR DOORS
2. ALL EXISTING PAINTED SURFACES SHALL BE REPAINTED AND SHALL INCLUDE, BUT NOT BE LIMITED TO, SIDING, TRIM, RAILING, CEMENT PLASTER AND VENTS
3. PAINT SHALL BE (100) PERCENT ACRYLIC LATEX PAINT OR MANUFACTURER'S RECOMMENDATION FOR APPROPRIATE SURFACE
4. PAINT FINISHES SHALL BE AS FOLLOW:
CEMENT PLASTER, SIDING AND TRIM, DOORS / FRAMES / RAILINGS: FLAT SATIN/LOW-SHEEN SEMI-GLOSS

EXTERIOR ELEVATION DIAGRAMS

1/8"

VILLAGE PARK
MODERNIZATION
& REHABILITATION

ROOF PLAN

2300 'R' STREET
BAKERSFIELD, CA

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EXTERIOR
ELEVATIONS

FILE NAME: 4492A6-0
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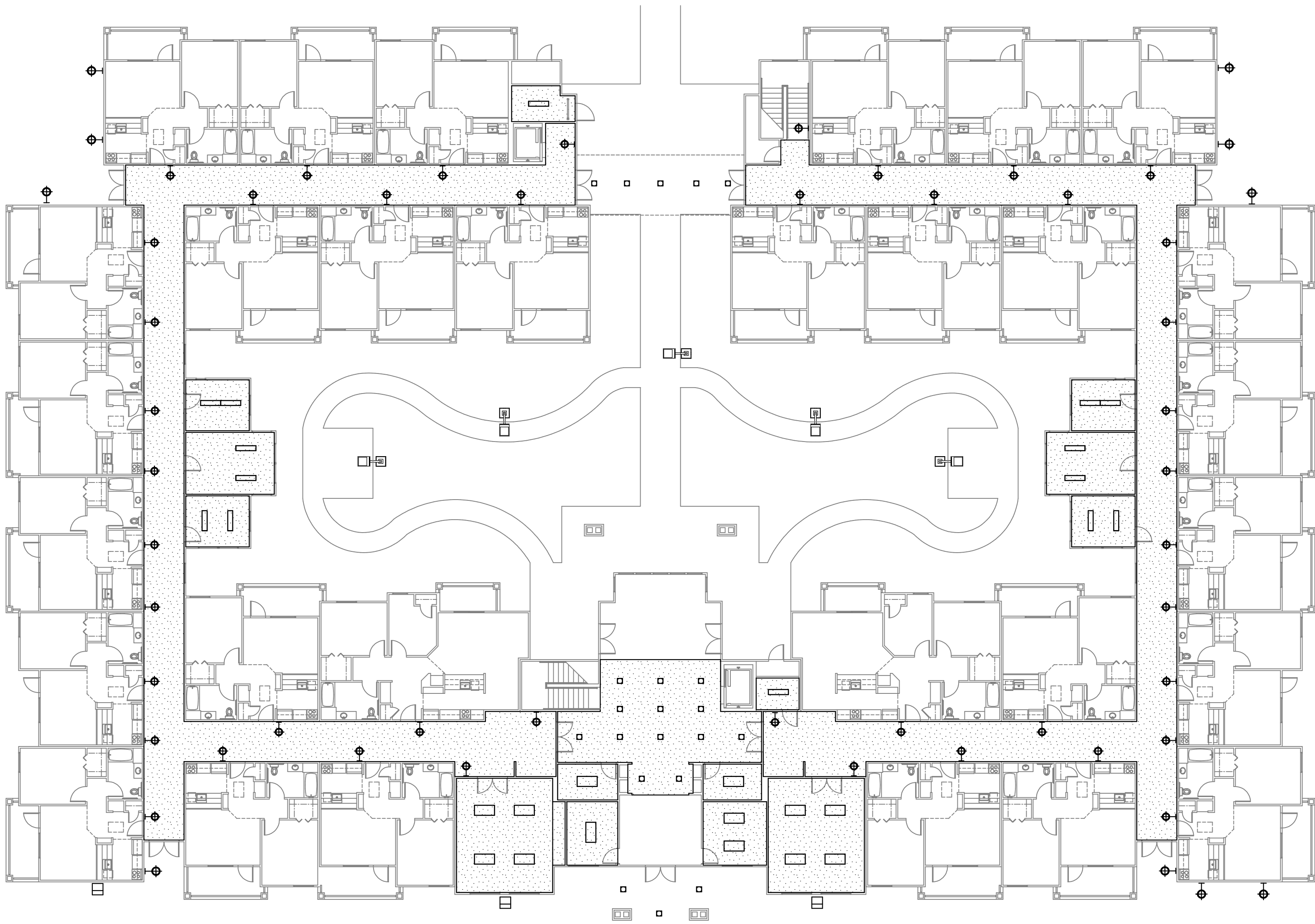
PDA
INCORPORATED
ARCHITECTS

ARCHITECT
NO. 14,480
RENEW
STATE OF CALIFORNIA

1230 28th STREET, SUITE 100
BAKERSFIELD, CALIFORNIA 93301
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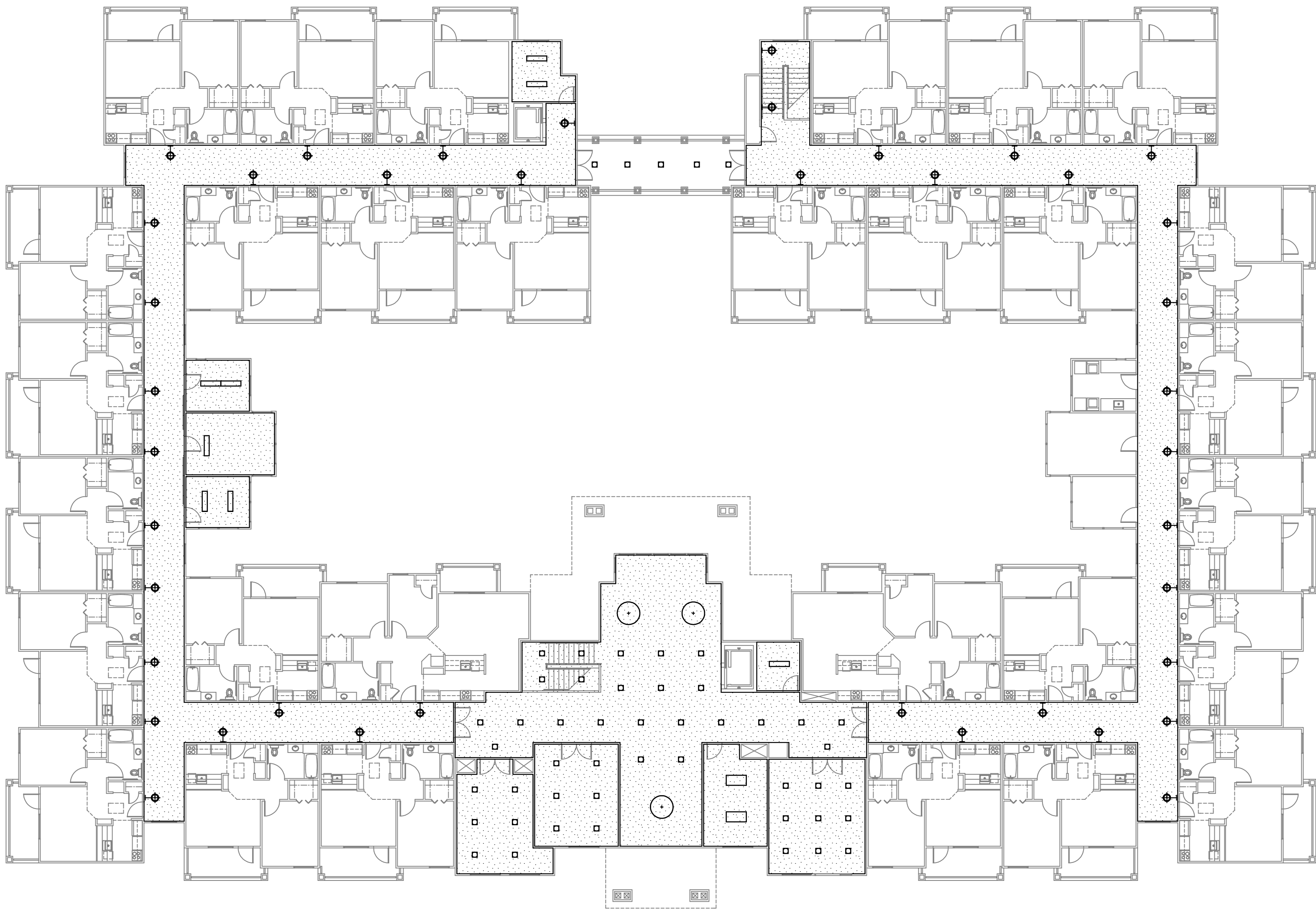


FIRST FLOOR OVERALL ELECTRICAL DIAGRAM

1/16"

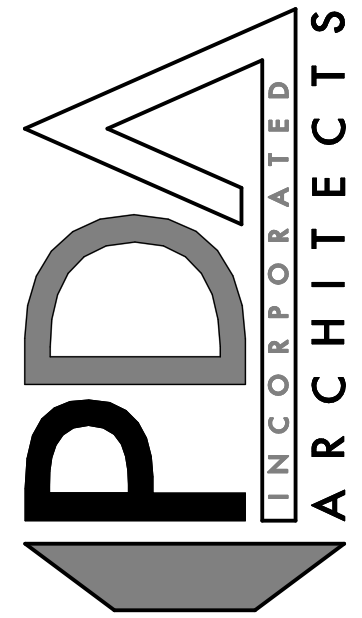
- LEGEND**
- 1. SPECIFIED LIGHT FIXTURES ARE NON-EMERGENCY ONLY - FIELD VERIFY LOCATION OF LIGHT FIXTURES WITH EMERGENCY LIGHT FEATURES AND INSTALL CORRESPONDING FIXTURE TO MATCH
 - INTERIOR SCONCES
 - REPLACE EXISTING "SCOTT ARCHITECTURAL LIGHTING" 5335-AF WALL SCONCE WITH NEW "SCOTT ARCHITECTURAL LIGHTING" 5335-L16 ADA SCONCE WITH 24W, 1944 LUMEN LIGHT OUTPUT AND BRUSHED METAL FINISH
 - EXTERIOR SCONCES
 - REPLACE EXISTING "VISA" 011040-20F13-AF WALL SCONCE WITH LED FIXTURE TO MATCH
 - INTERIOR CAN LIGHTS
 - REPLACE EXISTING "MAXLIME" HH6PLC-2X26-E-650-CAL-5CH RECESSED CAN LIGHT WITH NEW COMPATIBLE "MAXLIME HH6-LED SERIES OR EQUAL WITH CORRESPONDING MATTS AND SIMILAR TRIM AND LUMENS
 - EXTERIOR CAN LIGHTS
 - REPLACE EXISTING "PRESCOLITE" CFB26UEB-5T492A-FL RECESSED LIGHT FIXTURE WITH NEW LED LIGHT FIXTURE TO MATCH
 - EXISTING PENDANT TO REMAIN
 - EXISTING LIGHT POLE AND BASE TO REMAIN - REPLACE LIGHT FIXTURE WITH "RSX1 LED-P3-40K-R4-MVOLT WITH HOUSE-SIDE SHIELD - VERIFY MOUNTING TO EXISTING POLE
 - NEW "LUMARK" 23W 120V LED WALL MOUNTED FIXTURE #X0R1B-W-BZ-PC1 WITH INTEGRAL PHOTO CELL - ATTACHED TO HOUSE CIRCUIT - TYPICAL
 - REPLACE EXISTING "LITHONIA" 2x4 SURFACE MOUNTED FIXTURE WITH COMPATIBLE "LITHONIA" LED BL7 SERIES OR EQUAL WITH CORRESPONDING MATTS AND SIMILAR TRIM AND LUMENS
 - REPLACE EXISTING 1x4 SURFACE MOUNTED "COLUMBIA" ANH4-232-E LIGHT FIXTURE WITH NEW "COLUMBIA" CWP4-A-L1565 4" WRAP FIXTURE OR EQUAL WITH CORRESPONDING MATTS AND SIMILAR LUMENS AND TRIM

- ELECTRICAL NOTES**
- REPLACE ALL ELECTRICAL OUTLET DEVICES AND COVER PLATES THROUGHOUT BUILDING WITH WHITE DEVICES AND COVER PLATES - FIELD VERIFY OUTLETS IN MECHANICAL, JANITOR AND STORAGE ROOMS SHALL REMAIN AS IS
 - REPLACE EXISTING GFCI AND NON-GFCI RECEPTACLES WITH NEW TAMPER RESISTANT TYPE WITH WHITE FINISH THROUGHOUT
 - REPLACE ALL EXTERIOR BUILDING RECEPTACLES WITH NEW WEATHER-RESISTANT LISTED TYPE - RECEPTACLE SHALL HAVE "WEATHERPROOF WHILE IN USE EXTRA-DUTY" COVER
 - ELECTRICAL CONTRACTOR SHALL PROVIDE NEW POWER AND CONTROL CONDUITS, RIRING AND CONNECTION AS REQUIRED FOR HVAC EQUIPMENT REPLACEMENT AS DIRECTED BY MECHANICAL CONTRACTOR - VERIFY LOCATION AND CONNECTION REQUIREMENT PRIOR TO ROUGH-IN - PROVIDE INFUSED DISCONNECT SWITCH ON AC UNIT HOUSING AS REQUIRED - SEE ALSO MECHANICAL PLANS
 - NEW INTEGRAL GFCI OUTLETS SHALL BE INSTALLED PER CBC REQUIREMENTS IN ALL UNITS REGARDLESS OF EXISTING RIRING CONFIGURATION - GC SHALL FIELD VERIFY PRIOR TO BID
 - 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
- LIGHTING NOTES**
- REMOVE EXISTING LIGHTS AND REPLACE PER SCHEDULE
 - REPLACE ALL EXISTING "LITHONIA" ELM689 DUAL HEAD EMERGENCY LIGHT FIXTURES WITH NEW "LITHONIA" ELM689 LED FIXTURES - TYPICAL (52) ON BOTH FLOORS - CONTRACTOR SHALL FIELD VERIFY BEFORE BID
 - REPLACE ALL EXISTING "DUAL-LITE" LX-U-R-M-E CEILING AND WALL MOUNTED EXIT LIGHTS THROUGHOUT WITH NEW EDGE-LIT RED ACRYLIC EXIT SIGNS - SIGNS SHALL MATCH EXISTING ARROW DESIGNATIONS AND LOCATIONS - TYPICAL (46) ON BOTH FLOORS - CONTRACTOR SHALL FIELD VERIFY PRIOR TO BID
 - ALL NEW PERMANENTLY INSTALLED LUMINAIRES WITH INTERCHANGEABLE LAMPS MUST CONTAIN LAMPS THAT COMPLY WITH THE REQUIREMENTS OF JOINT APPENDIX B (JAB) AND BE APPROPRIATELY MARKED TO BE CONSIDERED "HIGH EFFICACY LUMINAIRES"
 - THE MARKING "JAB-2016" IS REQUIRED FOR COMPLIANCE AND SHALL ONLY BE USED ON NEW LAMPS THAT MEET THE REQUIREMENTS OF JOINT APPENDIX B AND ARE LISTED IN THE ENERGY COMMISSION JAB DATABASE
 - THE MARKING "JAB-2016-E" INDICATES THAT IN ADDITION TO THE REQUIREMENTS ABOVE FOR A JAB-2016 LIGHT SOURCE THE LIGHT SOURCE HAS BEEN TESTED TO PROVIDE LONG LIFE AT ELEVATED TEMPERATURES. LIGHT SOURCES MUST BE MARKED "JAB-2016-E" IF THEY ARE TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES RECESSED DOWNLIGHT LUMINAIRES WITH SCREEN BASED SOCKETS ARE NO LONGER PERMITTED TO BE INSTALLED
 - LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE LISTED FOR ZERO-CLEARANCE INSULATION COVER BY ILL AND MUST BE CERTIFIED AIRTIGHT CONSTRUCTION WITH AIR LEAKAGE LESS THAN 2.0 CFM AND MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING
 - SYSTEMS PROVIDED OR INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE COMPLETE AND FULLY-FUNCTIONING AFTER INSTALLATION - COMPONENTS NOT SHOWN OR SPECIFIED, BUT REQUIRED FOR THE PROPER OPERATION OF THE EQUIPMENT OR SYSTEM, SHALL BE PROVIDED AT NO ADDITION COST TO THE PROJECT
 - THE CONTRACTOR SHALL PERFORM ALL ACCEPTANCE TESTS REQUIRED OR RECOMMENDED BY EQUIPMENT MANUFACTURERS
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE INSTALLATION



SECOND FLOOR ELECTRICAL DIAGRAM

1/16"



1330 22nd STREET, SUITE 100
BAKERSFIELD, CALIFORNIA 93301
TELEPHONE: (805) 324-8756

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VILLAGE
PARK
MODERNIZATION
& REHABILITATION

CORRIDOR
LIGHTING
PLANS

2300 'R' STREET
BAKERSFIELD, CA

DATE ISSUED FOR
4-26-20 BUILDING DEPT REVIEW

NO.	REVISIONS
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ELECTRICAL
DIAGRAMS

FILE NAME: 4492A7-0

SHEET

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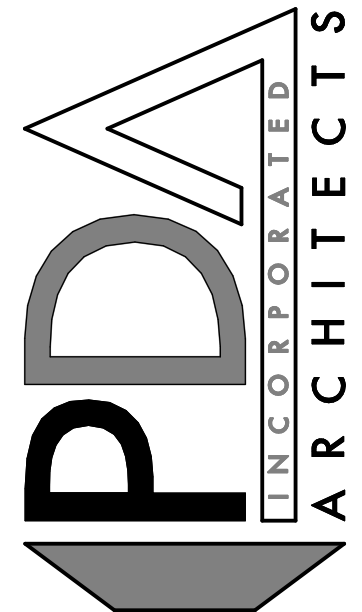
- FINISH LEGEND**
- VINYL PLANK: REMOVE EXISTING FLOORING, PREP AND INSTALL "FATCRAFT" BOXWOOD #715 LUXURY VINYL PLANK FLOORING WITH 4" BURKE TWEED #508 RUBBER BASE THROUGHOUT (UNLESS NOTED OTHERWISE) - INSTALL OVER 150-SHEET 2mm SOUND PROOFING UNDERLAYMENT AT SECOND FLOOR SPACES
 - CERAMIC TILE: EXISTING CERAMIC TILE AND BASE TO REMAIN
 - SHEET VINYL: REMOVE EXISTING FLOORING, PREP AND INSTALL "EVENDALE SLATE" SNOW GOLD #65395 SHEET VINYL FLOORING WITH 4" COVERED BASE
 - ELASTOMERIC DECKING: REMOVE EXISTING DECKING, REPLACE UNDERLAYMENT AND INSTALL NEW ELASTOMERIC DECK COATING SYSTEM BY WESTCOAT SPECIALTY COATING SYSTEMS - REPLACE ALL FLASHING AND SCUPPERS - SLOPE TO DRAIN

- FINISH NOTES**
- SEE UNIT PLANS FOR FINISH SPECIFICATIONS AND LOCATIONS
 - PATCH, REPAIR AND PAINT ALL WALLS AND CEILING SURFACE THROUGHOUT - ALL GYPSUM BOARD SURFACES SHALL RECEIVE ONE COAT OF LATEX SEALER AND TWO COATS OF ACRYLIC LATEX SEMI-GLOSS ENAMEL - COLOR SHALL BE SELECTED BY OWNER - SEE ALSO MECHANICAL AND PLUMBING PLANS FOR EXTENT OF UTILITIES TO BE REMOVED AND REPLACED

1/16" FIRST FLOOR COMMON AREA FINISH PLAN



1/16" SECOND FLOOR COMMON AREA FINISH PLAN



1330 32nd STREET, SUITE 100
BAKERSFIELD, CALIFORNIA 93301
TELEPHONE: (805) 324-8936

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Written direction of these drawings and the precedence over actual drawings. Contractor and verify and be responsible for conformity of drawings and notify the architect immediately of any discrepancies or field variations discovered.

VILLAGE PARK
MODERNIZATION
& REHABILITATION

COMMON
CORRIDOR
FINISH PLANS

2300 'R' STREET
BAKERSFIELD, CA

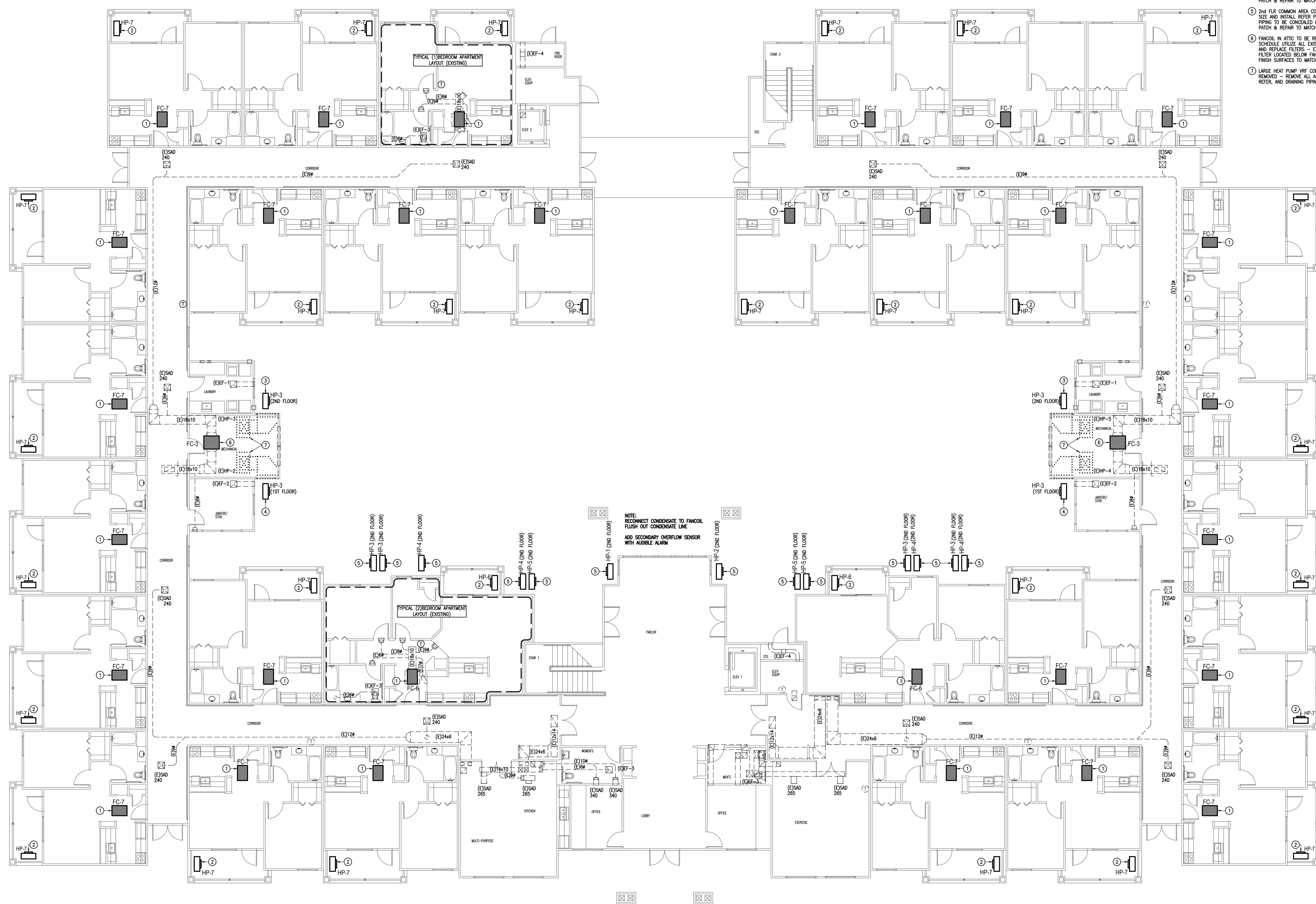
DATE ISSUED FOR
4-26-26 BUILDING DEPT REVIEW

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COMMON AREA
FINISH PLANS

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- KEYNOTES:**
- 1 FANCOIL IN ATTIC TO BE REPLACED PER MECHANICAL SCHEDULE UTILIZE ALL EXISTING DUCTWORK, GRILLES, AND REPLACE FILTERS - EXISTING 36x32 ACCESS w/ FILTER LOCATED BELOW FANCOIL PATCH AND REPAIR FINISH SURFACES TO MATCH EXISTING
 - 2 COND UNIT ON PATIO - SIZE AND INSTALL REFER PIPING PER MANUFACTURER - REFER PIPING TO BE CONCEALED BEHIND FINISHED SURFACES - PATCH & REPAIR TO MATCH EXISTING
 - 3 2nd FLR COMMON AREA COND UNIT ON HOUSEKEEPING PAD SIZE AND INSTALL REFER PIPING PER MANUFACTURER - REFER PIPING TO BE CONCEALED BEHIND FINISHED SURFACES - PATCH & REPAIR TO MATCH EXISTING
 - 4 1st FLR COMMON AREA COND UNIT ON HOUSEKEEPING PAD SIZE AND INSTALL REFER PIPING PER MANUFACTURER - REFER PIPING TO BE CONCEALED BEHIND FINISHED SURFACES - PATCH & REPAIR TO MATCH EXISTING
 - 5 2nd FLR COMMON AREA COND UNIT ON HOUSEKEEPING PAD SIZE AND INSTALL REFER PIPING PER MANUFACTURER - REFER PIPING TO BE CONCEALED BEHIND FINISHED SURFACES - PATCH & REPAIR TO MATCH EXISTING
 - 6 FANCOIL IN ATTIC TO BE REPLACED PER MECHANICAL SCHEDULE UTILIZE ALL EXISTING DUCTWORK, GRILLES, AND REPLACE FILTERS - EXISTING 36x32 ACCESS w/ FILTER LOCATED BELOW FANCOIL PATCH AND REPAIR FINISH SURFACES TO MATCH EXISTING
 - 7 LARGE HEAT PUMP VRF CONDENSING UNITS TO BE REMOVED - REMOVE ALL ASSOCIATED DUCTWORK, REFER, AND DRAINING PIPING

INCORPORATED

NOTICE TO CONTRACTORS

OWNER: VILLAGE PARK MODERNIZATION & REHABILITATION, BAKERSFIELD, CA

DATE: 9-21-28

ISSUED FOR: MECHANICAL

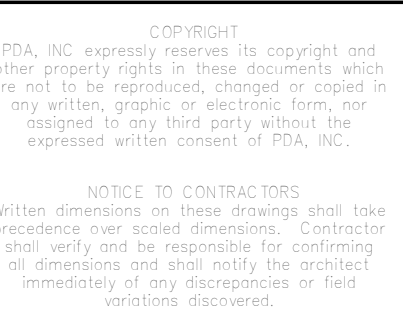
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N FIRST FLOOR MECHANICAL PLAN

1/8"

1/8"



BAKERSFIELD, CA

NO.	REVISIONS
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FILE NAME:	4492
SHEET	

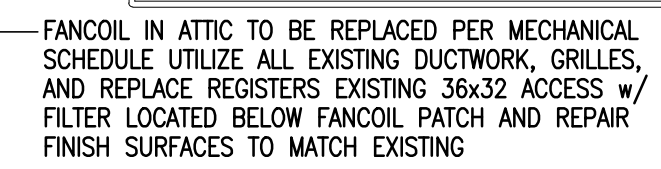
M-2.2



1/8"



1/4"



1/4"

M-3.1

- 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 BE 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.

- CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE USED TO PROVIDE THIS PROTECTION.
2. PIPE INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. ALL PENETRATIONS AND JOINTS SHALL BE SEALED.
3. PIPE INSULATION BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NONCRUSHABLE CASING OR SLEEVE.

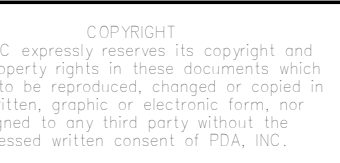
INSULATION THICKNESS

1. FOR INSULATION WITH A CONDUCTIVITY IN THE RANGE SHOWN IN TABLE 120.3–A FOR THE APPLICABLE FLUID TEMPERATURE RANGE, THE INSULATION SHALL HAVE THE APPLICABLE MINIMUM THICKNESS OR R–VALUE SHOWN IN TABLE 120.3–A.
2. FOR INSULATION WITH A CONDUCTIVITY OUTSIDE THE RANGE SHOWN IN TABLE 120.3–A FOR THE APPLICABLE FLUID TEMPERATURE RANGE, THE INSULATION SHALL HAVE A MINIMUM R–VALUE SHOWN IN TABLE 120.3–A OR THICKNESS AS CALCULATED:
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.
43. DUCTWORK SHALL BE LEAK–TESTED IN ACCORDANCE WITH THE SMACNA HVAC AIR DUCT LEAKAGE TEST MANUAL. REPRESENTATIVE SECTIONS TOTALING NOT LESS THAN 10 PERCENT OF THE TOTAL INSTALLED DUCT AREA SHALL BE TESTED. WHERE THE TESTED 10 PERCENT FAIL TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION, THEN 40 PERCENT OF THE TOTAL INSTALLED DUCT AREA SHALL BE TESTED. WHERE THE TESTED 40 PERCENT FAIL TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION, THEN 100 PERCENT OF THE TOTAL INSTALLED DUCT AREA SHALL BE TESTED.

THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB), THE TESTING, ADJUSTING AND BALANCING BUREAU (TABB), OR OTHER EQUIVALENT APPROVED AGENCIES. REPRESENTATIVE SECTIONS TOTALING NOT LESS THAN 10 PERCENT OF THE TOTAL INSTALLED DUCT AREA SHALL BE TESTED. WHERE THE TESTED 10 PERCENT FAIL TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION, THEN 40 PERCENT OF THE TOTAL INSTALLED DUCT AREA SHALL BE TESTED. WHERE THE TESTED 40 PERCENT FAIL TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION, THEN 100 PERCENT OF THE TOTAL INSTALLED DUCT AREA SHALL BE TESTED.

DUCT SIZING (CHAPTER 6 C.M.C.)

0–90 CFM	600 FPM	.08 LOSS PER 100FT	6" DIAMETER
90–200 CFM	600 FPM	.08 LOSS PER 100FT	8" DIAMETER
200–375 CFM	700 FPM	.08 LOSS PER 100FT	10" DIAMETER
375–600 CFM	800 FPM	.08 LOSS PER 100FT	12" DIAMETER
600–900 CFM	875 FPM	.08 LOSS PER 100FT	14" DIAMETER
900–1200 CFM	900 FPM	.08 LOSS PER 100FT	16" DIAMETER
1200–1600 CFM	900 FPM	.08 LOSS PER 100FT	18" DIAMETER
1600–2000 CFM	900 FPM	.08 LOSS PER 100FT	20" DIAMETER
2000–2400 CFM	900 FPM	.08 LOSS PER 100FT	22" DIAMETER



AKERSFIELD, CA

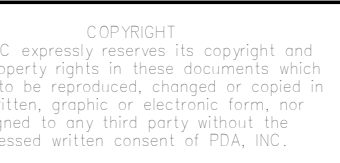
ISSUED FOR
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E NAME: 4492

E-1.1



1/8"



AKERSFIELD, CA

	ISSUED FOR
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	REVISIONS

E NAME:	4492
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1/8"



E-2.1



E-3.1

PANEL M2																																																																																																											
BUS 225 3PH 4W						VOLTS 120/208V						MFR. EXISTING						AIC RATING SERIES						MAIN AMPS_MLO																																																																																			
DESCRIPTION	VOLT-AMPS			OUTLETS	BKR	WIRE	BUS CONNECTION												WIRE	BKR	OUTLETS	VOLT-AMPS			DESCRIPTION																																																																																		
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EXISTING PANEL HBA & HB2																														
BUS 100 3PH 4W					VOLTS 120/208V					MFR. EXISTING					AIC RATING SERIES					MAIN AMPS_MLO										
DESCRIPTION	VOLT-AMPS			OUTLETS	BKR	WIRE	BUS CONNECTION												WIRE	BKR	OUTLETS	VOLT-AMPS			DESCRIPTION					
	A	B	C				REC	W	M	SEC	W	M	SEC	LTG	A	B	C	A				B	C							
(E)DRYER	2500						1	2																	(E)JFC-3					
↓	2500						3	4																	(E)DAMPER					
(E)DRYER	2500						5	6																	(E)REC					
↓	2500						7	8																	(E)NAC. PANEL					
(E)WASHER	1000						9	10																	(E)REC					
(E)WASHER	1000						11	12																	(E)NAC. PANEL					
(E)LOUVER	200						13	14																	(E)FSD					
(E)REC	720						15	16																	(E)LTG					
(E)TELCO	500						17	18																	(E)LTG					
(E)HVAC CONTROL	500						19	20																	(E)LTG					
-	-						21	22																	(E)REC					
-	-						23	24																	-					
-	-						25	26																	-					
-	-						27	28																	-					
-	-						29	30																	-					
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-	-						35	36																	-					
-	-						37	38																	-					
↓	-						39	40																	-					
-	-						41	42																	-					
CONNECTED LOAD	5700	4220	4000																						CONNECTED LOAD					
																								1705	3169	2430				
PHASE A VOLT-AMPS : 7405 VA *REPLACE EXISTING CIRCUIT BREAKER PHASE B VOLT-AMPS : 7389 VA WITH 20A/2P FOR TYPE 'A' AND PHASE C VOLT-AMPS : 6430 VA 30A/2P FOR TYPE 'B' SEE LOAD CALCULATIONS ON SHEET E-4.0																														

EXISTING PANEL HA1																									(NO CHANGE)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
BUS 225 3PH 4W					VOLTS 120/208V					MFR. EXISTING					AIC RATING SERIES					MAIN AMPS_MLO																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
DESCRIPTION	VOLT-AMPS			OUTLETS	BKR	WIRE	BUS CONNECTION												WIRE	BKR	OUTLETS	VOLT-AMPS			DESCRIPTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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