

PROJECT HOMEKEY+



ADAPTIVE REUSE AND APARTMENT CONVERSION FOR UNHOUSED VETERANS

901 UNION AVENUE | BUILDING 300 | BAKERSFIELD, CALIFORNIA | 93307

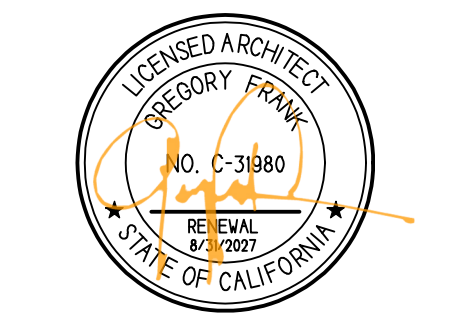


Skarphol/Frank
Associates

ARCHITECTURE-PLANNING-INTERIORS
Paul Skarphol, Architect - Gregory Frank, Architect

925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and
arrangements represented hereby are and shall remain the property
of the Architect and no part thereof shall be copied, disclosed to
others used in connection with any work or project other than
the specific project which they have been prepared and developed
without the written consent of the Architect. Visual contact
with these drawings or specifications shall constitute conclusive
acceptance of these restrictions.



PROJECT INFORMATION	VICINITY MAP	GENERAL NOTES	SHEET INDEX	CONTACT INFORMATION																			
ADDRESS: 901 UNION AVENUE BAKERSFIELD, CA 93307 SHORT LEGAL: CITY CALAVZ BLOCK 1 LOT 3-7 USE CODE: 2800-MOTEL JURISDICTION: CITY OF BAKERSFIELD APN: 009-502-10-5 YEAR BUILT: 1937 ZONING: MX-2 (MIXED-USE TRANSIT) OCCUPANCY TYPE: SINGLE OCCUPANCY OCCUPANCY GROUP(S): R-2 CONSTRUCTION TYPE: V-B SPRINKLERS: YES - SPRINKLERED FIRE ALARM: YES - ALARMED PARCEL SIZE: 103 ACRES / 44,866 S.F. SEWAGE DISTRICT: CITY OF BAKERSFIELD WATER DISTRICT: CITY OF BAKERSFIELD PARKING REQUIRED: CITY OF BAKERSFIELD		- VERIFY, AT SITE, ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. - EQUIPMENT AND ITEMS INDICATED AS NOT BEING INCLUDED IN THE CONTRACT, (NLC), SHALL BE VERIFIED WITH THE OWNERS REPRESENTATIVE AS TO SIZE, SHAPE AND UTILITY REQUIREMENTS TO INSURE COMPLETE AND PROPER INSTALLATION AND OPERATION. - ALL MANUFACTURED MATERIAL, EQUIPMENT, AND SYSTEMS SHALL BE INSTALLED AS DIRECTED BY THE MANUFACTURER UNLESS SPECIFIED TO THE CONTRARY AND ONLY THEN IF SUCH CONFLICT IS FIRST VERIFIED WITH THE ARCHITECT IN WRITING. - THE CONTRACTOR SHALL CAREFULLY EXAMINE THE PROJECT AREA AND SHALL HAVE SATISFIED HIMSELF AS TO THE EXISTING CONDITIONS AND THE CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE, OR WILL IN ANY MANNER EFFECT THE WORK UNDER THE CONTRACT. - WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. - IN THE EVENT OF CONFLICTING STATEMENTS OR REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN SUFFICIENT TIME TO PERMIT THE ISSUANCE OF WRITTEN CLARIFICATION. - ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. - FIRE MARSHAL SHALL CONFIRM NUMBER AND LOCATION OF ALL FIRE EXTINGUISHERS. - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND APPROVAL OF THE FIRE SPRINKLER AND ALARM SYSTEM MODIFICATIONS. - CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CLEAN-UP AS JOB PROGRESSES. - EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE TENANT / OWNER AND ARCHITECT DO NOT GUARANTEE EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS. - THE CONTRACTOR SHALL INVESTIGATE EXISTING CONDITIONS TO ASCERTAIN WORK REQUIRED AND INCLUDE ALL NECESSARY PATCHING AND REFINISHING. - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EQUIPMENT, ACCESSORY, DOOR, HARDWARE, PLUMBING, MECHANICAL, ELECTRICAL, LANDSCAPE, FINISH, CABINETRY, ETC. SUBMITTALS TO ARCHITECT FOR REVIEW AND APPROVAL BY THE ARCHITECT AND TENANT/OWNER PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR ANY EQUIPMENT, ACCESSORIES, DOOR, HARDWARE, PLUMBING, MECHANICAL, ELECTRICAL, LANDSCAPE, FINISHES, CABINETRY, ETC. THAT ARE NOT APPROVED IN WRITING BY THE ARCHITECT AND TENANT/ OWNER. - GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW ALL CONSTRUCTION DOCUMENTS, I.E. ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, LANDSCAPE, AND ANY WRITTEN DOCUMENTS FOR THE PURPOSE OF COORDINATION OF SYSTEMS INSTALLATION PRIOR TO START OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION OF ANY DISCREPANCIES BETWEEN PLANS AND DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION.	ARCHITECTURAL T100 TITLE SHEET T101 CONSTRUCTION WASTE MANAGEMENT T102 CONSTRUCTION WASTE MANAGEMENT CONTINUED T10 OCCUPANT LOAD AND EGRESS DIAGRAM ADDED SHEET A100 SITE PLAN A110 DEMOLITION FLOOR PLAN A111 DEMOLITION FLOOR PLAN A112 DEMOLITION REFLECTED CEILING PLAN A114 DEMOLITION REFLECTED CEILING PLAN A115 DEMOLITION ROOF PLAN A116 DEMOLITION ROOF PLAN A118 DEMOLITION EXTERIOR ELEVATIONS A119 DEMOLITION EXTERIOR ELEVATIONS A210 FLOOR PLAN A211 FLOOR PLAN A212 DOOR & WINDOW SCHEDULE A213 DOOR & WINDOW SCHEDULE A215 REFLECTED CEILING PLAN A311 REFLECTED CEILING PLAN A410 ROOF PLAN A411 ROOF PLAN A510 SECTION A610 INTERIOR ELEVATIONS A611 INTERIOR ELEVATIONS A710 EXTERIOR ELEVATIONS A711 EXTERIOR ELEVATIONS A810 FINISH PLAN A811 FINISH PLAN A812 EQUIPMENT & FURNITURE PLAN A813 EQUIPMENT & FURNITURE PLAN AD1 ACCESSIBILITY DETAILS AD2 FRAMING DETAILS AD3 ROOF/TRASH ENCLOSURE DETAILS AD4 FINISH DETAILS ADDED SHEET	OWNER / DEVELOPMENT COMMUNITY ACTION PARTNERSHIP OF KERN 5005 BUSINESS PARK NORTH BAKERSFIELD, CA 93309 CONTACT: EMILIO WAGNER ewagner@capk.org ARCHITECT SKARPHOL/FRANK ASSOCIATES 925 17TH STREET BAKERSFIELD, CA 93301 CONTACTS: GREG FRANK greg@skarpholfrank.com JASON O. LOVE jason@skarpholfrank.com PLUMBING / MECHANICAL BASKIN MECHANICAL ENGINEERING 175 FULTON STREET FRESNO, CA 93721 CONTACT: MARK BASKIN mbaskin@baskinme.com ELECTRICAL ROSE SING EASTHAM & ASSOCIATES 131 S. DUNSWORTH STREET VISALIA, CA 93292 CONTACT: JEFF JACKSON jjackson@se-eng.com STRUCTURAL 4CRECKS 324 S SANTA FE STREET, SUITE A VISALIA, CA 93292 CONTACT: MARK SORHOUEET marks@4-creeks.com CIVIL SWANSON ENGINEERING, INC. 2000 OAK STREET / SUITE 150 BAKERSFIELD, CA 93301 CONTACT: JUSTIN SWANSON justin@swansonengr.com PG&E UTILITY CONSULTANT CALIFORNIA UTILITY CONSULTANTS, INC. 8050 N. PALM AVENUE - SUITE 308 FRESNO, CA 93711 CONTACT: GARY GANCI JR. gg2@cautilitydesigns.com LANDSCAPE ARCHITECT LANDSCAPE DEVELOPMENT, INC. 88 N. OAK STREET, SUITE 1A VENTURA, CALIFORNIA 93001 CONTACT: MIKE McDONNELL mcdonnell@landscapedevelopment.com SPECIFICATION WRITER A.W.C. WEST 24990 GREENSBRIER DR. STEVENSON RANCH, CA 91381 CONTACT: NATALEE DAVIS natalee@awcwest.com INTERIOR DESIGNER CARL HENRY DESIGNS CONTACT: CARL DEESE carlhenrydesigns.com CONTRACTOR :::::TO BE SELECTED:::::																			
BUILDING AREAS & HEIGHTS BUILDING AREA: 2,959 S.F. EQUATION 5-1 A_{at}=A_t(NS_{at}) WHERE: A_t = TABULAR ALLOWABLE AREA FACTOR (SQUARE FEET), S1 SPRINKLERED NS = TABULAR ALLOWABLE AREA FOR NONSPRINKLERED BUILDING (SQUARE FEET) If = AREA FACTOR INCREASE FOR FRONTAGE, SECTION 506.3 A_a = ALLOWABLE AREA (SQUARE FEET) BUILDING HEIGHT (R-2 OCCUPANCY, SPRINKLERED): 20'-2" ALLOWABLE BUILDING HEIGHT IN FEET: 40 FEET NUMBER OF STORES (R-2 OCCUPANCY, SPRINKLERED): 1 STORY ALLOWABLE NUMBER OF STORES: 2 STORES	SCOPE OF WORK THIS PROJECT INVOLVES THE ADAPTIVE REUSE AND APARTMENT CONVERSION FOR UN-HOUSED VETERANS. THIS SET OF CONSTRUCTION DOCUMENTS ONLY APPLIES TO BUILDING 300. APARTMENTS: THIS SHALL BE ACHIEVED BY REHABILITATING AN EXISTING MOTEL COMPLEX (3 SEPARATE BUILDINGS) INTO INDIVIDUAL APARTMENT HOUSING, APPROXIMATELY (37) UNITS SHALL BE CONVERTED OR REMODELED INTO (30) LIVABLE UNITS FOR THE TENANTS. THESE UNITS SHALL BE PROVIDED WITH PRIVATE: TOILET ROOM, SHOWER, KITCHENETTE, CLOSET, TABLE, AN AREA FOR A BED, AND HEATING / COOLING. ROOMS SHALL COME FULLY EQUIPPED WITH FRIE- DETERMINED AND INSTALLED APPLIANCES. FIVE OF THE NEW UNITS SHALL COME DESIGNED AS FULLY ACCESSIBLE FOR THOSE TENANTS THAT REQUIRE ACCESSIBILITY. EACH UNIT ALSO INCLUDES AN PRIVATE PATIO DIRECTLY IN FRONT OF THEIR DESIGNATED APARTMENT. ADMINISTRATIVE: THE "COMMON AREA" (BUILDING 400) SHALL SERVE THE APARTMENTS IN A SUPPORTIVE MANNER. THE BUILDING WILL HOUSE: TOILET ROOMS, A COMMUNITY KITCHEN, MULTI-PURPOSE ROOM, SECURITY ROOM, LAUNDRY, AND STORAGE AREA. ADDITIONALLY FOR FURTHER SUPPORT TO THE TENANTS IN THIS COMPLEX, OFFICE AREAS ALONG WITH CONFERENCE ROOM WILL BE PROVIDED TO GIVE VISITATION FROM LOCAL AUTHORITIES PROVIDING ASSISTANCE. SITE: ALL NEW UNITS SHALL HAVE AN ACCESSIBLE CONCRETE PATH DIRECTLY OUTSIDE OF THEIR DOOR TO ACCESS ADDITIONAL AREAS / ADJACENCIES OF THE SITE. THESE ACCESSIBLE PATHS ALSO LEAD TO ACCESSIBLE PARKING AREAS PROVIDED THROUGHOUT COMMON SEATING / REFLECTING AREAS, DOG PARK, BBQ / COMMON LAWN AREA. NEW SITE LIGHTING WILL PROVIDE A GREATER SENSE OF SECURITY AS WELL AS MANAGED SECURITY WILL ALSO BE IMPLEMENTED TO ENSURE THE SAFETY OF THE RESIDENTS AS WELL AS DETER ANY UNNECESSARY CRIME AND TENANTS IN THIS COMPLEX. STANDARD PARKING SHALL BE PROVIDED PER NUMBER OF RESIDENTS. NEW REFUSE ENCLOSURES WILL PROVIDE FOR TENANT TRASH REQUIREMENTS. ALL AREAS BEING CONSTRUCTED SHALL MEET COMMUNITY ACTION PARTNERSHIP OF KERN REQUIREMENTS, CBC, ADA, AND TITLE24 REQUIREMENTS AS WELL AS LOCAL REGULATIONS & STATUTES. THIS PROJECT IS ALSO IN CONJUNCTION WITH THE CITY OF BAKERSFIELD	ACCESSIBLE UNIT CALCULATIONS PROJECT TYPE: MULTIFAMILY RESIDENTIAL TOTAL NUMBER OF UNITS: 7 UNITS CODE REFERENCE: 2022 CBC, TITLE 24, PART 2, CHAPTER 11B - HOUSING ACCESSIBILITY REQUIRED ACCESSIBLE UNITS (ACCORDING TO SECTION 11B-233.3.1.1): AT LEAST 5%, BUT NOT LESS THAN ONE, OF THE DWELLING UNITS MUST COMPLY WITH ACCESSIBILITY PROVISIONS. THE ACCESSIBLE UNIT MUST INCLUDE: • AN ACCESSIBLE PRIMARY ENTRY ON AN ACCESSIBLE ROUTE • AT LEAST ONE BATHROOM OR POWDER ROOM ON THE ENTRY LEVEL • ALL ROOMS ON THE ENTRY LEVEL SERVED BY AN ACCESSIBLE ROUTE • COMPLIANT WITH DIVISION II ACCESSIBLE UNITS REQUIRED (7 UNITS) x (5% MINIMUM) 0.35 TOTAL ACCESSIBLE UNITS REQUIRED 1 UNIT ACCESSIBLE UNITS PROVIDED TWO (2) UNITS SHALL BE DESIGNATED AS ACCESSIBLE UNITS IN COMPLIANCE WITH CBC CHAPTER 11B, INCLUDING ACCESSIBLE ENTRY, BATHROOM, AND AN ACCESSIBLE TUB. PLUMBING FIXTURES PROVIDED EACH OF THE SEVEN (7) RESIDENTIAL UNITS INCLUDES ONE (1) FULL BATHROOM, CONTAINING THE FOLLOWING FIXTURES: • (1) WATER CLOSET • (1) LAVATORY • (1) ACCESSIBLE SHOWER OR TUB	STRUCTURAL S10 GENERAL NOTES S20 OVERALL FOUNDATION LOCATION PLAN S21 FOUNDATION PLAN S22 FOUNDATION PLAN S40 ROOF FRAMING PLAN S41 ROOF FRAMING PLAN S50 FOUNDATION DETAILS S70 ROOF FRAMING DETAILS S71 ROOF FRAMING DETAILS S80 WALL FRAMING DETAILS PLUMBING P100 PLUMBING FIXTURE SCHEDULE AND LEGEND P110 PARTIAL PLUMBING FLOOR PLAN P111 PARTIAL PLUMBING FLOOR PLAN P210 DOMESTIC WATER HEATING SYSTEM MECHANICAL M110 PARTIAL MECHANICAL FLOOR PLAN M111 PARTIAL MECHANICAL FLOOR PLAN M210 TITLE24 CALCULATIONS ELECTRICAL EG110 FIXTURE SCHEDULE AND LEGEND EG111 INDOOR LIGHTING COMPLIANCE ET110 PARTIAL LIGHTING AND POWER PLANS ET111 PARTIAL LIGHTING AND POWER PLANS E210 ONE LINE DIAGRAM E211 DETAILS E212 DETAILS E310 PANEL SCHEDULES																				
PARKING CALCULATIONS PARKING REQUIRED: <table><tbody><tr><td>BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):</td><td>2 SPACES</td></tr><tr><td>BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):</td><td>5 SPACES</td></tr><tr><td>BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):</td><td>2 SPACES</td></tr><tr><td>ACCESSORY STORAGE</td><td>0 SPACES</td></tr><tr><td>BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):</td><td>9 SPACES</td></tr><tr><td>TOTAL PARKING REQUIRED:</td><td>18 SPACES</td></tr></tbody></table> PARKING PROVIDED: <table><tbody><tr><td>ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>VAN-ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>STANDARD</td><td>28 SPACES</td></tr><tr><td>TOTAL PARKING PROVIDED:</td><td>33 SPACES</td></tr></tbody></table>	BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES	BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES	BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES	ACCESSORY STORAGE	0 SPACES	BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES	TOTAL PARKING REQUIRED:	18 SPACES	ACCESSIBLE	3 SPACES	VAN-ACCESSIBLE	3 SPACES	STANDARD	28 SPACES	TOTAL PARKING PROVIDED:	33 SPACES	SITE PLAN	ACCESSIBLE UNIT CALCULATIONS PROJECT TYPE: MULTIFAMILY RESIDENTIAL TOTAL NUMBER OF UNITS: 7 UNITS CODE REFERENCE: 2022 CBC, TITLE 24, PART 2, CHAPTER 11B - HOUSING ACCESSIBILITY REQUIRED ACCESSIBLE UNITS (ACCORDING TO SECTION 11B-233.3.1.1): AT LEAST 5%, BUT NOT LESS THAN ONE, OF THE DWELLING UNITS MUST COMPLY WITH ACCESSIBILITY PROVISIONS. THE ACCESSIBLE UNIT MUST INCLUDE: • AN ACCESSIBLE PRIMARY ENTRY ON AN ACCESSIBLE ROUTE • AT LEAST ONE BATHROOM OR POWDER ROOM ON THE ENTRY LEVEL • ALL ROOMS ON THE ENTRY LEVEL SERVED BY AN ACCESSIBLE ROUTE • COMPLIANT WITH DIVISION II ACCESSIBLE UNITS REQUIRED (7 UNITS) x (5% MINIMUM) 0.35 TOTAL ACCESSIBLE UNITS REQUIRED 1 UNIT ACCESSIBLE UNITS PROVIDED TWO (2) UNITS SHALL BE DESIGNATED AS ACCESSIBLE UNITS IN COMPLIANCE WITH CBC CHAPTER 11B, INCLUDING ACCESSIBLE ENTRY, BATHROOM, AND AN ACCESSIBLE TUB. PLUMBING FIXTURES PROVIDED EACH OF THE SEVEN (7) RESIDENTIAL UNITS INCLUDES ONE (1) FULL BATHROOM, CONTAINING THE FOLLOWING FIXTURES: • (1) WATER CLOSET • (1) LAVATORY • (1) ACCESSIBLE SHOWER OR TUB	STRUCTURAL S10 GENERAL NOTES S20 OVERALL FOUNDATION LOCATION PLAN S21 FOUNDATION PLAN S22 FOUNDATION PLAN S40 ROOF FRAMING PLAN S41 ROOF FRAMING PLAN S50 FOUNDATION DETAILS S70 ROOF FRAMING DETAILS S71 ROOF FRAMING DETAILS S80 WALL FRAMING DETAILS PLUMBING P100 PLUMBING FIXTURE SCHEDULE AND LEGEND P110 PARTIAL PLUMBING FLOOR PLAN P111 PARTIAL PLUMBING FLOOR PLAN P210 DOMESTIC WATER HEATING SYSTEM MECHANICAL M110 PARTIAL MECHANICAL FLOOR PLAN M111 PARTIAL MECHANICAL FLOOR PLAN M210 TITLE24 CALCULATIONS ELECTRICAL EG110 FIXTURE SCHEDULE AND LEGEND EG111 INDOOR LIGHTING COMPLIANCE ET110 PARTIAL LIGHTING AND POWER PLANS ET111 PARTIAL LIGHTING AND POWER PLANS E210 ONE LINE DIAGRAM E211 DETAILS E212 DETAILS E310 PANEL SCHEDULES
BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES																						
BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES																						
BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES																						
ACCESSORY STORAGE	0 SPACES																						
BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES																						
TOTAL PARKING REQUIRED:	18 SPACES																						
ACCESSIBLE	3 SPACES																						
VAN-ACCESSIBLE	3 SPACES																						
STANDARD	28 SPACES																						
TOTAL PARKING PROVIDED:	33 SPACES																						
PARKING CALCULATIONS PARKING REQUIRED: <table><tbody><tr><td>BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):</td><td>2 SPACES</td></tr><tr><td>BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):</td><td>5 SPACES</td></tr><tr><td>BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):</td><td>2 SPACES</td></tr><tr><td>ACCESSORY STORAGE</td><td>0 SPACES</td></tr><tr><td>BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):</td><td>9 SPACES</td></tr><tr><td>TOTAL PARKING REQUIRED:</td><td>18 SPACES</td></tr></tbody></table> PARKING PROVIDED: <table><tbody><tr><td>ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>VAN-ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>STANDARD</td><td>28 SPACES</td></tr><tr><td>TOTAL PARKING PROVIDED:</td><td>33 SPACES</td></tr></tbody></table>	BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES	BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES	BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES	ACCESSORY STORAGE	0 SPACES	BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES	TOTAL PARKING REQUIRED:	18 SPACES	ACCESSIBLE	3 SPACES	VAN-ACCESSIBLE	3 SPACES	STANDARD	28 SPACES	TOTAL PARKING PROVIDED:	33 SPACES	SITE PLAN	ACCESSIBLE UNIT CALCULATIONS PROJECT TYPE: MULTIFAMILY RESIDENTIAL TOTAL NUMBER OF UNITS: 7 UNITS CODE REFERENCE: 2022 CBC, TITLE 24, PART 2, CHAPTER 11B - HOUSING ACCESSIBILITY REQUIRED ACCESSIBLE UNITS (ACCORDING TO SECTION 11B-233.3.1.1): AT LEAST 5%, BUT NOT LESS THAN ONE, OF THE DWELLING UNITS MUST COMPLY WITH ACCESSIBILITY PROVISIONS. THE ACCESSIBLE UNIT MUST INCLUDE: • AN ACCESSIBLE PRIMARY ENTRY ON AN ACCESSIBLE ROUTE • AT LEAST ONE BATHROOM OR POWDER ROOM ON THE ENTRY LEVEL • ALL ROOMS ON THE ENTRY LEVEL SERVED BY AN ACCESSIBLE ROUTE • COMPLIANT WITH DIVISION II ACCESSIBLE UNITS REQUIRED (7 UNITS) x (5% MINIMUM) 0.35 TOTAL ACCESSIBLE UNITS REQUIRED 1 UNIT ACCESSIBLE UNITS PROVIDED TWO (2) UNITS SHALL BE DESIGNATED AS ACCESSIBLE UNITS IN COMPLIANCE WITH CBC CHAPTER 11B, INCLUDING ACCESSIBLE ENTRY, BATHROOM, AND AN ACCESSIBLE TUB. PLUMBING FIXTURES PROVIDED EACH OF THE SEVEN (7) RESIDENTIAL UNITS INCLUDES ONE (1) FULL BATHROOM, CONTAINING THE FOLLOWING FIXTURES: • (1) WATER CLOSET • (1) LAVATORY • (1) ACCESSIBLE SHOWER OR TUB	STRUCTURAL S10 GENERAL NOTES S20 OVERALL FOUNDATION LOCATION PLAN S21 FOUNDATION PLAN S22 FOUNDATION PLAN S40 ROOF FRAMING PLAN S41 ROOF FRAMING PLAN S50 FOUNDATION DETAILS S70 ROOF FRAMING DETAILS S71 ROOF FRAMING DETAILS S80 WALL FRAMING DETAILS PLUMBING P100 PLUMBING FIXTURE SCHEDULE AND LEGEND P110 PARTIAL PLUMBING FLOOR PLAN P111 PARTIAL PLUMBING FLOOR PLAN P210 DOMESTIC WATER HEATING SYSTEM MECHANICAL M110 PARTIAL MECHANICAL FLOOR PLAN M111 PARTIAL MECHANICAL FLOOR PLAN M210 TITLE24 CALCULATIONS ELECTRICAL EG110 FIXTURE SCHEDULE AND LEGEND EG111 INDOOR LIGHTING COMPLIANCE ET110 PARTIAL LIGHTING AND POWER PLANS ET111 PARTIAL LIGHTING AND POWER PLANS E210 ONE LINE DIAGRAM E211 DETAILS E212 DETAILS E310 PANEL SCHEDULES
BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES																						
BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES																						
BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES																						
ACCESSORY STORAGE	0 SPACES																						
BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES																						
TOTAL PARKING REQUIRED:	18 SPACES																						
ACCESSIBLE	3 SPACES																						
VAN-ACCESSIBLE	3 SPACES																						
STANDARD	28 SPACES																						
TOTAL PARKING PROVIDED:	33 SPACES																						
PARKING CALCULATIONS PARKING REQUIRED: <table><tbody><tr><td>BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):</td><td>2 SPACES</td></tr><tr><td>BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):</td><td>5 SPACES</td></tr><tr><td>BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):</td><td>2 SPACES</td></tr><tr><td>ACCESSORY STORAGE</td><td>0 SPACES</td></tr><tr><td>BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):</td><td>9 SPACES</td></tr><tr><td>TOTAL PARKING REQUIRED:</td><td>18 SPACES</td></tr></tbody></table> PARKING PROVIDED: <table><tbody><tr><td>ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>VAN-ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>STANDARD</td><td>28 SPACES</td></tr><tr><td>TOTAL PARKING PROVIDED:</td><td>33 SPACES</td></tr></tbody></table>	BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES	BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES	BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES	ACCESSORY STORAGE	0 SPACES	BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES	TOTAL PARKING REQUIRED:	18 SPACES	ACCESSIBLE	3 SPACES	VAN-ACCESSIBLE	3 SPACES	STANDARD	28 SPACES	TOTAL PARKING PROVIDED:	33 SPACES	SITE PLAN	ACCESSIBLE UNIT CALCULATIONS PROJECT TYPE: MULTIFAMILY RESIDENTIAL TOTAL NUMBER OF UNITS: 7 UNITS CODE REFERENCE: 2022 CBC, TITLE 24, PART 2, CHAPTER 11B - HOUSING ACCESSIBILITY REQUIRED ACCESSIBLE UNITS (ACCORDING TO SECTION 11B-233.3.1.1): AT LEAST 5%, BUT NOT LESS THAN ONE, OF THE DWELLING UNITS MUST COMPLY WITH ACCESSIBILITY PROVISIONS. THE ACCESSIBLE UNIT MUST INCLUDE: • AN ACCESSIBLE PRIMARY ENTRY ON AN ACCESSIBLE ROUTE • AT LEAST ONE BATHROOM OR POWDER ROOM ON THE ENTRY LEVEL • ALL ROOMS ON THE ENTRY LEVEL SERVED BY AN ACCESSIBLE ROUTE • COMPLIANT WITH DIVISION II ACCESSIBLE UNITS REQUIRED (7 UNITS) x (5% MINIMUM) 0.35 TOTAL ACCESSIBLE UNITS REQUIRED 1 UNIT ACCESSIBLE UNITS PROVIDED TWO (2) UNITS SHALL BE DESIGNATED AS ACCESSIBLE UNITS IN COMPLIANCE WITH CBC CHAPTER 11B, INCLUDING ACCESSIBLE ENTRY, BATHROOM, AND AN ACCESSIBLE TUB. PLUMBING FIXTURES PROVIDED EACH OF THE SEVEN (7) RESIDENTIAL UNITS INCLUDES ONE (1) FULL BATHROOM, CONTAINING THE FOLLOWING FIXTURES: • (1) WATER CLOSET • (1) LAVATORY • (1) ACCESSIBLE SHOWER OR TUB	STRUCTURAL S10 GENERAL NOTES S20 OVERALL FOUNDATION LOCATION PLAN S21 FOUNDATION PLAN S22 FOUNDATION PLAN S40 ROOF FRAMING PLAN S41 ROOF FRAMING PLAN S50 FOUNDATION DETAILS S70 ROOF FRAMING DETAILS S71 ROOF FRAMING DETAILS S80 WALL FRAMING DETAILS PLUMBING P100 PLUMBING FIXTURE SCHEDULE AND LEGEND P110 PARTIAL PLUMBING FLOOR PLAN P111 PARTIAL PLUMBING FLOOR PLAN P210 DOMESTIC WATER HEATING SYSTEM MECHANICAL M110 PARTIAL MECHANICAL FLOOR PLAN M111 PARTIAL MECHANICAL FLOOR PLAN M210 TITLE24 CALCULATIONS ELECTRICAL EG110 FIXTURE SCHEDULE AND LEGEND EG111 INDOOR LIGHTING COMPLIANCE ET110 PARTIAL LIGHTING AND POWER PLANS ET111 PARTIAL LIGHTING AND POWER PLANS E210 ONE LINE DIAGRAM E211 DETAILS E212 DETAILS E310 PANEL SCHEDULES
BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES																						
BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES																						
BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES																						
ACCESSORY STORAGE	0 SPACES																						
BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES																						
TOTAL PARKING REQUIRED:	18 SPACES																						
ACCESSIBLE	3 SPACES																						
VAN-ACCESSIBLE	3 SPACES																						
STANDARD	28 SPACES																						
TOTAL PARKING PROVIDED:	33 SPACES																						
PARKING CALCULATIONS PARKING REQUIRED: <table><tbody><tr><td>BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):</td><td>2 SPACES</td></tr><tr><td>BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):</td><td>5 SPACES</td></tr><tr><td>BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):</td><td>2 SPACES</td></tr><tr><td>ACCESSORY STORAGE</td><td>0 SPACES</td></tr><tr><td>BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):</td><td>9 SPACES</td></tr><tr><td>TOTAL PARKING REQUIRED:</td><td>18 SPACES</td></tr></tbody></table> PARKING PROVIDED: <table><tbody><tr><td>ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>VAN-ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>STANDARD</td><td>28 SPACES</td></tr><tr><td>TOTAL PARKING PROVIDED:</td><td>33 SPACES</td></tr></tbody></table>	BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES	BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES	BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES	ACCESSORY STORAGE	0 SPACES	BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES	TOTAL PARKING REQUIRED:	18 SPACES	ACCESSIBLE	3 SPACES	VAN-ACCESSIBLE	3 SPACES	STANDARD	28 SPACES	TOTAL PARKING PROVIDED:	33 SPACES	SITE PLAN	ACCESSIBLE UNIT CALCULATIONS PROJECT TYPE: MULTIFAMILY RESIDENTIAL TOTAL NUMBER OF UNITS: 7 UNITS CODE REFERENCE: 2022 CBC, TITLE 24, PART 2, CHAPTER 11B - HOUSING ACCESSIBILITY REQUIRED ACCESSIBLE UNITS (ACCORDING TO SECTION 11B-233.3.1.1): AT LEAST 5%, BUT NOT LESS THAN ONE, OF THE DWELLING UNITS MUST COMPLY WITH ACCESSIBILITY PROVISIONS. THE ACCESSIBLE UNIT MUST INCLUDE: • AN ACCESSIBLE PRIMARY ENTRY ON AN ACCESSIBLE ROUTE • AT LEAST ONE BATHROOM OR POWDER ROOM ON THE ENTRY LEVEL • ALL ROOMS ON THE ENTRY LEVEL SERVED BY AN ACCESSIBLE ROUTE • COMPLIANT WITH DIVISION II ACCESSIBLE UNITS REQUIRED (7 UNITS) x (5% MINIMUM) 0.35 TOTAL ACCESSIBLE UNITS REQUIRED 1 UNIT ACCESSIBLE UNITS PROVIDED TWO (2) UNITS SHALL BE DESIGNATED AS ACCESSIBLE UNITS IN COMPLIANCE WITH CBC CHAPTER 11B, INCLUDING ACCESSIBLE ENTRY, BATHROOM, AND AN ACCESSIBLE TUB. PLUMBING FIXTURES PROVIDED EACH OF THE SEVEN (7) RESIDENTIAL UNITS INCLUDES ONE (1) FULL BATHROOM, CONTAINING THE FOLLOWING FIXTURES: • (1) WATER CLOSET • (1) LAVATORY • (1) ACCESSIBLE SHOWER OR TUB	STRUCTURAL S10 GENERAL NOTES S20 OVERALL FOUNDATION LOCATION PLAN S21 FOUNDATION PLAN S22 FOUNDATION PLAN S40 ROOF FRAMING PLAN S41 ROOF FRAMING PLAN S50 FOUNDATION DETAILS S70 ROOF FRAMING DETAILS S71 ROOF FRAMING DETAILS S80 WALL FRAMING DETAILS PLUMBING P100 PLUMBING FIXTURE SCHEDULE AND LEGEND P110 PARTIAL PLUMBING FLOOR PLAN P111 PARTIAL PLUMBING FLOOR PLAN P210 DOMESTIC WATER HEATING SYSTEM MECHANICAL M110 PARTIAL MECHANICAL FLOOR PLAN M111 PARTIAL MECHANICAL FLOOR PLAN M210 TITLE24 CALCULATIONS ELECTRICAL EG110 FIXTURE SCHEDULE AND LEGEND EG111 INDOOR LIGHTING COMPLIANCE ET110 PARTIAL LIGHTING AND POWER PLANS ET111 PARTIAL LIGHTING AND POWER PLANS E210 ONE LINE DIAGRAM E211 DETAILS E212 DETAILS E310 PANEL SCHEDULES
BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES																						
BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES																						
BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES																						
ACCESSORY STORAGE	0 SPACES																						
BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES																						
TOTAL PARKING REQUIRED:	18 SPACES																						
ACCESSIBLE	3 SPACES																						
VAN-ACCESSIBLE	3 SPACES																						
STANDARD	28 SPACES																						
TOTAL PARKING PROVIDED:	33 SPACES																						
PARKING CALCULATIONS PARKING REQUIRED: <table><tbody><tr><td>BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):</td><td>2 SPACES</td></tr><tr><td>BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):</td><td>5 SPACES</td></tr><tr><td>BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):</td><td>2 SPACES</td></tr><tr><td>ACCESSORY STORAGE</td><td>0 SPACES</td></tr><tr><td>BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):</td><td>9 SPACES</td></tr><tr><td>TOTAL PARKING REQUIRED:</td><td>18 SPACES</td></tr></tbody></table> PARKING PROVIDED: <table><tbody><tr><td>ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>VAN-ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>STANDARD</td><td>28 SPACES</td></tr><tr><td>TOTAL PARKING PROVIDED:</td><td>33 SPACES</td></tr></tbody></table>	BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES	BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES	BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES	ACCESSORY STORAGE	0 SPACES	BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES	TOTAL PARKING REQUIRED:	18 SPACES	ACCESSIBLE	3 SPACES	VAN-ACCESSIBLE	3 SPACES	STANDARD	28 SPACES	TOTAL PARKING PROVIDED:	33 SPACES	SITE PLAN	ACCESSIBLE UNIT CALCULATIONS PROJECT TYPE: MULTIFAMILY RESIDENTIAL TOTAL NUMBER OF UNITS: 7 UNITS CODE REFERENCE: 2022 CBC, TITLE 24, PART 2, CHAPTER 11B - HOUSING ACCESSIBILITY REQUIRED ACCESSIBLE UNITS (ACCORDING TO SECTION 11B-233.3.1.1): AT LEAST 5%, BUT NOT LESS THAN ONE, OF THE DWELLING UNITS MUST COMPLY WITH ACCESSIBILITY PROVISIONS. THE ACCESSIBLE UNIT MUST INCLUDE: • AN ACCESSIBLE PRIMARY ENTRY ON AN ACCESSIBLE ROUTE • AT LEAST ONE BATHROOM OR POWDER ROOM ON THE ENTRY LEVEL • ALL ROOMS ON THE ENTRY LEVEL SERVED BY AN ACCESSIBLE ROUTE • COMPLIANT WITH DIVISION II ACCESSIBLE UNITS REQUIRED (7 UNITS) x (5% MINIMUM) 0.35 TOTAL ACCESSIBLE UNITS REQUIRED 1 UNIT ACCESSIBLE UNITS PROVIDED TWO (2) UNITS SHALL BE DESIGNATED AS ACCESSIBLE UNITS IN COMPLIANCE WITH CBC CHAPTER 11B, INCLUDING ACCESSIBLE ENTRY, BATHROOM, AND AN ACCESSIBLE TUB. PLUMBING FIXTURES PROVIDED EACH OF THE SEVEN (7) RESIDENTIAL UNITS INCLUDES ONE (1) FULL BATHROOM, CONTAINING THE FOLLOWING FIXTURES: • (1) WATER CLOSET • (1) LAVATORY • (1) ACCESSIBLE SHOWER OR TUB	STRUCTURAL S10 GENERAL NOTES S20 OVERALL FOUNDATION LOCATION PLAN S21 FOUNDATION PLAN S22 FOUNDATION PLAN S40 ROOF FRAMING PLAN S41 ROOF FRAMING PLAN S50 FOUNDATION DETAILS S70 ROOF FRAMING DETAILS S71 ROOF FRAMING DETAILS S80 WALL FRAMING DETAILS PLUMBING P100 PLUMBING FIXTURE SCHEDULE AND LEGEND P110 PARTIAL PLUMBING FLOOR PLAN P111 PARTIAL PLUMBING FLOOR PLAN P210 DOMESTIC WATER HEATING SYSTEM MECHANICAL M110 PARTIAL MECHANICAL FLOOR PLAN M111 PARTIAL MECHANICAL FLOOR PLAN M210 TITLE24 CALCULATIONS ELECTRICAL EG110 FIXTURE SCHEDULE AND LEGEND EG111 INDOOR LIGHTING COMPLIANCE ET110 PARTIAL LIGHTING AND POWER PLANS ET111 PARTIAL LIGHTING AND POWER PLANS E210 ONE LINE DIAGRAM E211 DETAILS E212 DETAILS E310 PANEL SCHEDULES
BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES																						
BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES																						
BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES																						
ACCESSORY STORAGE	0 SPACES																						
BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES																						
TOTAL PARKING REQUIRED:	18 SPACES																						
ACCESSIBLE	3 SPACES																						
VAN-ACCESSIBLE	3 SPACES																						
STANDARD	28 SPACES																						
TOTAL PARKING PROVIDED:	33 SPACES																						
PARKING CALCULATIONS PARKING REQUIRED: <table><tbody><tr><td>BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):</td><td>2 SPACES</td></tr><tr><td>BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):</td><td>5 SPACES</td></tr><tr><td>BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):</td><td>2 SPACES</td></tr><tr><td>ACCESSORY STORAGE</td><td>0 SPACES</td></tr><tr><td>BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):</td><td>9 SPACES</td></tr><tr><td>TOTAL PARKING REQUIRED:</td><td>18 SPACES</td></tr></tbody></table> PARKING PROVIDED: <table><tbody><tr><td>ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>VAN-ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>STANDARD</td><td>28 SPACES</td></tr><tr><td>TOTAL PARKING PROVIDED:</td><td>33 SPACES</td></tr></tbody></table>	BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES	BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES	BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES	ACCESSORY STORAGE	0 SPACES	BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES	TOTAL PARKING REQUIRED:	18 SPACES	ACCESSIBLE	3 SPACES	VAN-ACCESSIBLE	3 SPACES	STANDARD	28 SPACES	TOTAL PARKING PROVIDED:	33 SPACES	SITE PLAN	ACCESSIBLE UNIT CALCULATIONS PROJECT TYPE: MULTIFAMILY RESIDENTIAL TOTAL NUMBER OF UNITS: 7 UNITS CODE REFERENCE: 2022 CBC, TITLE 24, PART 2, CHAPTER 11B - HOUSING ACCESSIBILITY REQUIRED ACCESSIBLE UNITS (ACCORDING TO SECTION 11B-233.3.1.1): AT LEAST 5%, BUT NOT LESS THAN ONE, OF THE DWELLING UNITS MUST COMPLY WITH ACCESSIBILITY PROVISIONS. THE ACCESSIBLE UNIT MUST INCLUDE: • AN ACCESSIBLE PRIMARY ENTRY ON AN ACCESSIBLE ROUTE • AT LEAST ONE BATHROOM OR POWDER ROOM ON THE ENTRY LEVEL • ALL ROOMS ON THE ENTRY LEVEL SERVED BY AN ACCESSIBLE ROUTE • COMPLIANT WITH DIVISION II ACCESSIBLE UNITS REQUIRED (7 UNITS) x (5% MINIMUM) 0.35 TOTAL ACCESSIBLE UNITS REQUIRED 1 UNIT ACCESSIBLE UNITS PROVIDED TWO (2) UNITS SHALL BE DESIGNATED AS ACCESSIBLE UNITS IN COMPLIANCE WITH CBC CHAPTER 11B, INCLUDING ACCESSIBLE ENTRY, BATHROOM, AND AN ACCESSIBLE TUB. PLUMBING FIXTURES PROVIDED EACH OF THE SEVEN (7) RESIDENTIAL UNITS INCLUDES ONE (1) FULL BATHROOM, CONTAINING THE FOLLOWING FIXTURES: • (1) WATER CLOSET • (1) LAVATORY • (1) ACCESSIBLE SHOWER OR TUB	STRUCTURAL S10 GENERAL NOTES S20 OVERALL FOUNDATION LOCATION PLAN S21 FOUNDATION PLAN S22 FOUNDATION PLAN S40 ROOF FRAMING PLAN S41 ROOF FRAMING PLAN S50 FOUNDATION DETAILS S70 ROOF FRAMING DETAILS S71 ROOF FRAMING DETAILS S80 WALL FRAMING DETAILS PLUMBING P100 PLUMBING FIXTURE SCHEDULE AND LEGEND P110 PARTIAL PLUMBING FLOOR PLAN P111 PARTIAL PLUMBING FLOOR PLAN P210 DOMESTIC WATER HEATING SYSTEM MECHANICAL M110 PARTIAL MECHANICAL FLOOR PLAN M111 PARTIAL MECHANICAL FLOOR PLAN M210 TITLE24 CALCULATIONS ELECTRICAL EG110 FIXTURE SCHEDULE AND LEGEND EG111 INDOOR LIGHTING COMPLIANCE ET110 PARTIAL LIGHTING AND POWER PLANS ET111 PARTIAL LIGHTING AND POWER PLANS E210 ONE LINE DIAGRAM E211 DETAILS E212 DETAILS E310 PANEL SCHEDULES
BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES																						
BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES																						
BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES																						
ACCESSORY STORAGE	0 SPACES																						
BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES																						
TOTAL PARKING REQUIRED:	18 SPACES																						
ACCESSIBLE	3 SPACES																						
VAN-ACCESSIBLE	3 SPACES																						
STANDARD	28 SPACES																						
TOTAL PARKING PROVIDED:	33 SPACES																						
PARKING CALCULATIONS PARKING REQUIRED: <table><tbody><tr><td>BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):</td><td>2 SPACES</td></tr><tr><td>BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):</td><td>5 SPACES</td></tr><tr><td>BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):</td><td>2 SPACES</td></tr><tr><td>ACCESSORY STORAGE</td><td>0 SPACES</td></tr><tr><td>BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):</td><td>9 SPACES</td></tr><tr><td>TOTAL PARKING REQUIRED:</td><td>18 SPACES</td></tr></tbody></table> PARKING PROVIDED: <table><tbody><tr><td>ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>VAN-ACCESSIBLE</td><td>3 SPACES</td></tr><tr><td>STANDARD</td><td>28 SPACES</td></tr><tr><td>TOTAL PARKING PROVIDED:</td><td>33 SPACES</td></tr></tbody></table>	BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES	BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES	BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES	ACCESSORY STORAGE	0 SPACES	BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES	TOTAL PARKING REQUIRED:	18 SPACES	ACCESSIBLE	3 SPACES	VAN-ACCESSIBLE	3 SPACES	STANDARD	28 SPACES	TOTAL PARKING PROVIDED:	33 SPACES	SITE PLAN	ACCESSIBLE UNIT CALCULATIONS PROJECT TYPE: MULTIFAMILY RESIDENTIAL TOTAL NUMBER OF UNITS: 7 UNITS CODE REFERENCE: 2022 CBC, TITLE 24, PART 2, CHAPTER 11B - HOUSING ACCESSIBILITY REQUIRED ACCESSIBLE UNITS (ACCORDING TO SECTION 11B-233.3.1.1): AT LEAST 5%, BUT NOT LESS THAN ONE, OF THE DWELLING UNITS MUST COMPLY WITH ACCESSIBILITY PROVISIONS. THE ACCESSIBLE UNIT MUST INCLUDE: • AN ACCESSIBLE PRIMARY ENTRY ON AN ACCESSIBLE ROUT	
BUILDING 100 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 5 UNITS):	2 SPACES																						
BUILDING 200 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 19 UNITS):	5 SPACES																						
BUILDING 300 MULTI-FAMILY DWELLING (0.25 SPACES PER UNIT @ 7 UNITS):	2 SPACES																						
ACCESSORY STORAGE	0 SPACES																						
BUILDING 400 GENERAL OFFICE (250 GROSS / 2,205 S.F.):	9 SPACES																						
TOTAL PARKING REQUIRED:	18 SPACES																						
ACCESSIBLE	3 SPACES																						
VAN-ACCESSIBLE	3 SPACES																						
STANDARD	28 SPACES																						
TOTAL PARKING PROVIDED:	33 SPACES																						

General Notes

- | | | | | |
|-------------|------------------|--|--|------------------------|
| Revisions | DATE: 06/16/2003 | COUNTY OF KERN
STATE OF CALIFORNIA

DEVELOPMENT
STANDARD | NPDES BMP

SEDIMENT AND EROSION
CONTROL | PLATE NO.

BMP 1 |
| Date Desc | DESIGNED BY: | | | |
| 5/12 UPDATE | KH | | | |
| - | DRAWN BY: | | | |
| - | BW | | | |
| - | CHECKED BY: | | | |
| - | GF | | | |

NOTE: THIS SAMPLE FORM MAY BE USED TO ASSIST DOCUMENTING COMPLIANCE WITH THE WASTE MANAGEMENT PLAN.

WASTE HAULING CO:

[illegible]

- I CERTIFY THAT THIS CERTIFICATE OF COMPLIANCE DOCUMENTATION IS ACCURATE AND COMPLETE.
- I CERTIFY THAT THE FEATURES AND PERFORMANCE SPECIFICATIONS FOR THE DESIGN IDENTIFIED ON THIS CERTIFICATE OF COMPLIANCE CONFORM TO THE REQUIREMENTS OF TITLE 24, PART 1 OF THE CALIFORNIA CODE OF REGULATIONS.
- THE DESIGN FEATURES IDENTIFIED ON THIS CERTIFICATE OF COMPLIANCE ARE CONSISTENT WITH THE INFORMATION DOCUMENTATION AND OTHER WORKING DRAWINGS, SPECIFICATIONS AND SPECIFICATIONS SUBMITTED TO THE ENFORCEMENT AGENCY FOR APPROVAL WITH THE PERMIT APPLICATION.

CITY/STATE/ZIP:

PHONE:

- ## **A** CATCH BASIN/INLET PROTECTION

Revisions/	DATE:	06/16/2003	COUNTY OF KERN STATE OF CALIFORNIA NPDES BMP SEDIMENT AND EROSION CONTROL	PLATE NO. BMP A
Date Desc	DESIGNED BY:	KH		
5/12 UPDATE	DRAWN BY:	BW		
-	CHECKED BY:	GF		
-				
-				



- (B) EQUIPMENT MAINTENANCE AREAS**

Revisions Date Desc 5/12 URGATE		DATE: 06/16/2003 DESIGNED BY: KCH DRAWN BY: BKH BY: CHECKED BY: GF	COUNTY OF KERN STATE OF CALIFORNIA DEVELOPMENT STANDARD	NPDES BMP SEDIMENT AND EROSION CONTROL	PLATE NO. BMP B
---------------------------------------	--	--	--	--	------------------------

NOTE: THIS SAMPLE TEMPLATE MAY BE USED TO ASSIST DOCUMENTING COMPLIANCE WITH THE WASTE MANAGEMENT PLAN.

CONTACT NAME:

All Subcontractor foremen shall sign the CWM Plan Acknowledgement Sheet.

11. Debris from jobsite office and meeting rooms will be collected by _____ (Disposal Service Company). The Disposal Service Company will, at minimum, recycle office paper, plastic, metal and cardboard.

NOTE: THIS SAMPLE TEMPLATE MAY BE USED TO ASSIST DOCUMENTING COMPLIANCE WITH THE WASTE MANAGEMENT PLAN.

WASTE HAULING CO.:

CONSTRUCTION WASTE MANAGEMENT (CWM) PLAN			
WASTE MATERIAL TYPE	DIVERSION METHOD:		PROJECTED DIVERSION RATE
	COMMINGLED AND SORTED OFF-SITE:	SOURCE-SEPARATED ON-SITE:	
ASPHALT			
CONCRETE			
SHOTCRETE			
METAL			
WOOD			
RIGID INSULATION			
FIBERGLASS INSULATION			
ACOUSTIC CEILING TILE			
GYPSUM DRYWALL			
CARPET / CARPET PAD			
PLASTIC PIPE			
PLASTIC BUCKETS			
PLASTIC			
HARDPLANK SIDING AND BOARDS			
GLASS			
CARDBOARD			
PALLETS			
JOB OFFICE TRASH, PAPER, GLASS & PLASTIC BOTTLES, & CANS			
ALKALINE AND RECHARGEABLE BATTERIES, TONER CARTRIDGES, & ELECTRONIC DEVICES			
OTHER:			
OTHER:			

- I CERTIFY THAT THIS CERTIFICATE OF COMPLIANCE DOCUMENTATION IS ACCURATE AND COMPLETE.
- I CERTIFY THAT THE FEATURES AND PERFORMANCE SPECIFICATIONS FOR THE DESIGN IDENTIFIED ON THIS CERTIFICATE OF COMPLIANCE CONFORM TO THE REQUIREMENTS OF TITLE 24, PARTS 11 OF THE CALIFORNIA CODE OF REGULATIONS.
- THE DESIGN FEATURES IDENTIFIED ON THIS CERTIFICATE OF COMPLIANCE ARE CONSISTENT WITH THE INFORMATION DOCUMENTED ON OTHER APPLICABLE COMPLIANCE FORMS, WORKSHEETS, CALCULATIONS, PLANS AND SPECIFICATIONS SUBMITTED TO THE ENFORCEMENT AGENCY FOR APPROVAL WITH THE PERMIT APPLICATION.

CITY/STATE/ZIP:

DATE AND COMPLETE. DESIGN IDENTIFIED ON THIS CERTIFICATE THE CALIFORNIA CODE OF REGULATIONS. INSISTENT WITH THE INFORMATION RELATIONS, PLANS AND SPECIFICATIONS APPLICATION.	
DATE:	
LICENSE:	
PHONE:	



BAKERSFIELD

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

JOB	7567	<i>T101</i>
DP	RG	
PM	GJF	



ARCHITECTURE • PLANNING • INTERIOR
Paul Skurphol, Architect • Gregory Frank, Architect

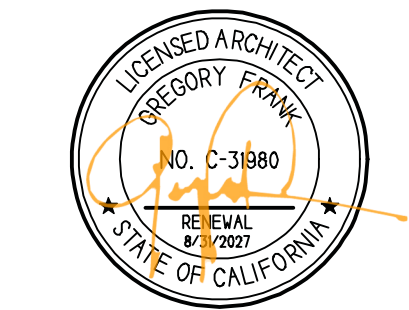
925 17th Street

Bakersfield, CA 93301

(661) 334-2741

skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented thereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed or otherwise used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



BUILDING 300

FINISH MATERIAL CERTIFICATE - ARCHITECTURAL COATINGS

PERMIT #:

FINISH	WHERE USED (TYPE)	MANUFACTURER	VOC LIMIT (GPL) ¹	SUB. CONT. INITIALS
PAINTS & COATINGS				
FLAT COATINGS			50	
NON-FLAT COATINGS			100	
NON-FLAT HIGH GLOSS COATINGS			150	
SPECIALTY COATINGS				
ALUMINUM ROOF COATINGS			400	
BASEMENT SPECIALTY COATINGS			400	
BITUMINOUS ROOF COATING			50	
BITUMINOUS ROOF PRIMERS			350	
BOND BREAKERS			350	
CONCRETE CURING COMPOUNDS			350	
CONCRETE / MASONRY SEALERS			100	
DRIVEWAY SEALERS			50	
DRY FOG COATINGS			150	
FAUX FINISHING COATINGS			350	
FIRE RESISTIVE COATINGS			350	
FLOOR COVERINGS			100	
FORM-RELEASE COMPOUNDS			250	
GRAPHIC ARTS COATINGS (SIGN PAINTS)			500	
HIGH-TEMPERATURE COATINGS			420	
INDUSTRIAL MAINTENANCE COATINGS			250	
LOW SOLIDS COATINGS ²			120	
MAGNESITE CEMENT COATINGS			450	
MASTIC TEXTURE COATINGS			100	
METALLIC PIGMENTED COATINGS			500	
MULTICOLOR COATINGS			250	
PRETREATMENT WASH PRIMERS			420	
SPECIALTY COATINGS				
PRIMERS, SEALERS & UNDERCOATERS			100	
REACTIVE PENETRATING SEALERS			350	
RECYCLED COATINGS			250	
ROOF COATINGS			50	
RUST PREVENTATIVE COATINGS			400/250 ²	
SHELLACS: CLEAR GRANULE			730 950	
SPECIALTY PRIMERS, SEALERS, AND UNDERCOATERS			350/100 ²	
STAINS			250	
STONE CONSOLIDANTS			450	
SWIMMING POOL COATINGS			340	
TRAFFIC MARKING COATINGS			100	
TUB AND TILE REFINISH COATINGS			420	
WATERPROOFING MEMBRANES			250	
WOOD COATINGS			275	
WOOD PRESERVATIVES			350	
ZINC-RICH PRIMERS			340	

CONTRACTOR (DOCUMENTATION AUTHOR'S / RESPONSIBLE DESIGNER'S DECLARATION STATEMENT)

1. (GPL) = GRAMS PER LITER OF COATING.

2. GRAMS OF V.O.C. PER LITER OF COATING, INCLUDING WATER AND INCLUDING EXEMPT COMPOUNDS.

3. EFFECTIVE ON JANUARY 2012:

I CERTIFY THAT THE FEATURES AND PERFORMANCE SPECIFICATIONS FOR THE DESIGN IDENTIFIED ON THIS CERTIFICATE OF COMPLIANCE CONFORM TO THE REQUIREMENTS OF TITLE 24, PARTS 11 OF THE CALIFORNIA CODE OF REGULATIONS.

THE DESIGN FEATURES IDENTIFIED ON THIS CERTIFICATE OF COMPLIANCE ARE CONSISTENT WITH THE INFORMATION DOCUMENTED ON OTHER APPLICABLE COMPLIANCE FORMS, WORKSHEETS, CALCULATIONS, PLANS AND SPECIFICATIONS SUBMITTED TO THE ENFORCEMENT AGENCY FOR APPROVAL WITH THE PERMIT APPLICATION.

SIGNATURE:

COMPANY:

DATE:

ADDRESS:

LICENSE:

CITY/STATE/ZIP:

PHONE:

FINISH MATERIAL CERTIFICATE - ADHESIVES & SEALANTS

PERMIT #:

FINISH	WHERE USED (TYPE)	MANUFACTURER	VOC LIMIT (GPL) ^{1,2}	SUB. CONT. INITIALS
PAINTS & COATINGS				
INDOOR CARPET ADHESIVES			50	
CARPET PAD ADHESIVES			50	
OUTDOOR CARPET ADHESIVES			150	
WOOD FLOORING ADHESIVES			100	
RUBBER FLOOR ADHESIVES			60	
SUBFLOOR ADHESIVES			50	
CERAMIC TILE ADHESIVES			65	
VCT AND ASPHALT TILE ADHESIVES			50	
DRYWALL & PANEL ADHESIVES	WALL SURFACE		50	
COVE BASE ADHESIVES	FLOOR BASE		50	
MULTI-PURPOSE CONSTRUCTION ADHESIVES	VARIES		70	
STRUCTURAL GLAZING ADHESIVES	GLAZING		100	
SINGLE-PLY ADHESIVES	ROOF		250	
OTHER ADHESIVE NOT SPECIFICALLY LISTED			50	
SPECIALTY APPLICATIONS				
PVC WELDING			510	
CPVC WELDING			490	
ABS WELDING			325	
PLASTIC CEMENT WELDING			250	
ADHESIVE PRIMER FOR PLASTIC			550	
CONTACT ADHESIVE			80	
SPECIAL PURPOSE CONTACT			250	
STRUCTURAL WOOD MEMBER			140	
TOP AND TRIM ADHESIVE			250	
SUBSTRATE SPECIFIC APPLICATION				
METAL TO METAL			30	
PLASTIC FOAMS / POROUS MATERIAL			50	
WOOD			30	
FIBERGLASS			80	
SEALANTS & CAULKS				
ARCHITECTURAL			250	
MARINE DECK			760	
NONMEMBRANE ROOF			300	
ROADWAY			250	
SINGLE-PLY ROOF MEMBRANE			450	
OTHER			420	
SEALANT PRIMERS				
ARCHITECTURAL NONPOROUS ARCHITECTURAL POROUS			250 775	
MODIFIED BITUMINOUS			500	
MARINE DECK			760	
OTHER			750	

CONTRACTOR (DOCUMENTATION AUTHOR'S / RESPONSIBLE DESIGNER'S DECLARATION STATEMENT)

I CERTIFY THAT THIS CERTIFICATE OF COMPLIANCE DOCUMENTATION IS ACCURATE AND COMPLETE.

I CERTIFY THAT THE FEATURES AND PERFORMANCE SPECIFICATIONS FOR THE DESIGN IDENTIFIED ON THIS CERTIFICATE OF COMPLIANCE CONFORM TO THE REQUIREMENTS OF TITLE 24, PARTS 11 OF THE CALIFORNIA CODE OF REGULATIONS.

THE DESIGN FEATURES IDENTIFIED ON THIS CERTIFICATE OF COMPLIANCE ARE CONSISTENT WITH THE INFORMATION DOCUMENTED ON OTHER APPLICABLE COMPLIANCE FORMS, WORKSHEETS, CALCULATIONS, PLANS AND SPECIFICATIONS SUBMITTED TO THE ENFORCEMENT AGENCY FOR APPROVAL WITH THE PERMIT APPLICATION.

SIGNATURE:

COMPANY:

DATE:

ADDRESS:

LICENSE:

CITY/STATE/ZIP:

PHONE:

FINISH MATERIAL CERTIFICATE - COMPOSITE WOOD PRODUCTS

PERMIT #:

FINISH	FORMALDEHYDE LIMITS ¹ (MAX. EMISSIONS IN PPM'S PER MILLION)	EFFECTIVE JAN. 1, 2012	EFFECTIVE JULY 1, 2012	SUB. CONT. INITIALS
HARDWOOD PLYWOOD VENEER CORE	0.05			
HARDWOOD PLYWOOD COMPOSITE CORE	0.08		0.05	
PARTICLE BOARD	0.09			
MEDIUM DENSITY FIBERBOARD	0.11			
THIN MEDIUM DENSITY FIBERBOARD ²	0.21	0.13		

CONTRACTOR (DOCUMENTATION AUTHOR'S / RESPONSIBLE DESIGNER'S DECLARATION STATEMENT)

I CERTIFY THAT THIS CERTIFICATE OF COMPLIANCE DOCUMENTATION IS ACCURATE AND COMPLETE.

I CERTIFY THAT THE FEATURES AND PERFORMANCE SPECIFICATIONS FOR THE DESIGN IDENTIFIED ON THIS CERTIFICATE OF COMPLIANCE CONFORM TO THE REQUIREMENTS OF TITLE 24, PARTS 11 OF THE CALIFORNIA CODE OF REGULATIONS.

THE DESIGN FEATURES IDENTIFIED ON THIS CERTIFICATE OF COMPLIANCE ARE CONSISTENT WITH THE INFORMATION DOCUMENTED ON OTHER APPLICABLE COMPLIANCE FORMS, WORKSHEETS, CALCULATIONS, PLANS AND SPECIFICATIONS SUBMITTED TO THE ENFORCEMENT AGENCY FOR APPROVAL WITH THE PERMIT APPLICATION.

SIGNATURE:

COMPANY:

DATE:

ADDRESS:

LICENSE:

CITY/STATE/ZIP:

PHONE:

FINISH MATERIAL CERTIFICATE - FLOORING
(CARPET, CARPET CUSHION, & RESILIENT)

PERMIT #: 23-14727

FINISH	MANUFACTURER	CERTIFIED ORGANIZATION	SUB. CONT. INITIALS
CARPET 1		CARPET AND RUG INSTITUTE – GREEN LABEL PLUS PROGRAM	
		SPECIFICATION 01350	
		NSF / ANSI 140 – GOLD	
		SCIENTIFIC CERTIFICATION SYSTEMS – SUSTAINABLE CHOICE	
CARPET 2		CARPET AND RUG INSTITUTE – GREEN LABEL PLUS PROGRAM	
		SPECIFICATION 01350	
		NSF / ANSI 140 – GOLD	
		SCIENTIFIC CERTIFICATION SYSTEMS – SUSTAINABLE CHOICE	
CARPET CUSHION 1		CARPET AND RUG INSTITUTE – GREEN LABEL PLUS PROGRAM	
CARPET CUSHION 2		CARPET AND RUG INSTITUTE – GREEN LABEL PLUS PROGRAM	
RESILIENT FLOORING 1		CHPS PRODUCT REGISTRY	
		RFQI – FLOOR SCORE PROGRAM	
		GREENGUARD CHILDREN & SCHOOLS	
RESILIENT FLOORING 2		CHPS PRODUCT REGISTRY	
		RFQI – FLOOR SCORE PROGRAM	
		GREENGUARD CHILDREN & SCHOOLS	

CONTRACTOR (DOCUMENTATION AUTHOR'S / RESPONSIBLE DESIGNER'S DECLARATION STATEMENT)

I CERTIFY THAT THIS CERTIFICATE OF COMPLIANCE DOCUMENTATION IS ACCURATE AND COMPLETE.

I CERTIFY THAT THE FEATURES AND PERFORMANCE SPECIFICATIONS FOR THE DESIGN IDENTIFIED ON THIS CERTIFICATE OF COMPLIANCE CONFORM TO THE REQUIREMENTS OF TITLE 24, PARTS 11 OF THE CALIFORNIA CODE OF REGULATIONS.

THE DESIGN FEATURES IDENTIFIED ON THIS CERTIFICATE OF COMPLIANCE ARE CONSISTENT WITH THE INFORMATION DOCUMENTED ON OTHER APPLICABLE COMPLIANCE FORMS, WORKSHEETS, CALCULATIONS, PLANS AND SPECIFICATIONS SUBMITTED TO THE ENFORCEMENT AGENCY FOR APPROVAL WITH THE PERMIT APPLICATION.

SIGNATURE:

COMPANY:

DATE:

ADDRESS:

LICENSE:

CITY/STATE/ZIP:

PHONE:

SF_A

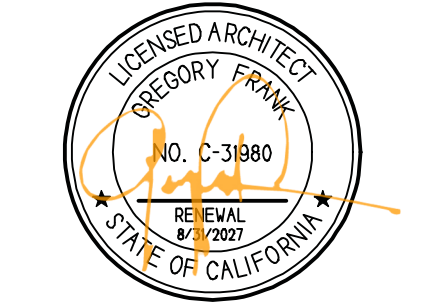
Skarphol / Frank Associates

ARCHITECTURE • PLANNING • INTERIORS

Paul Skarphol, Architect • Gregory Frank, Architect

925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
08-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

JOB 7567	
DP RG	
FM GLF	T102

BUILDING 300

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

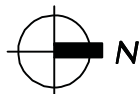
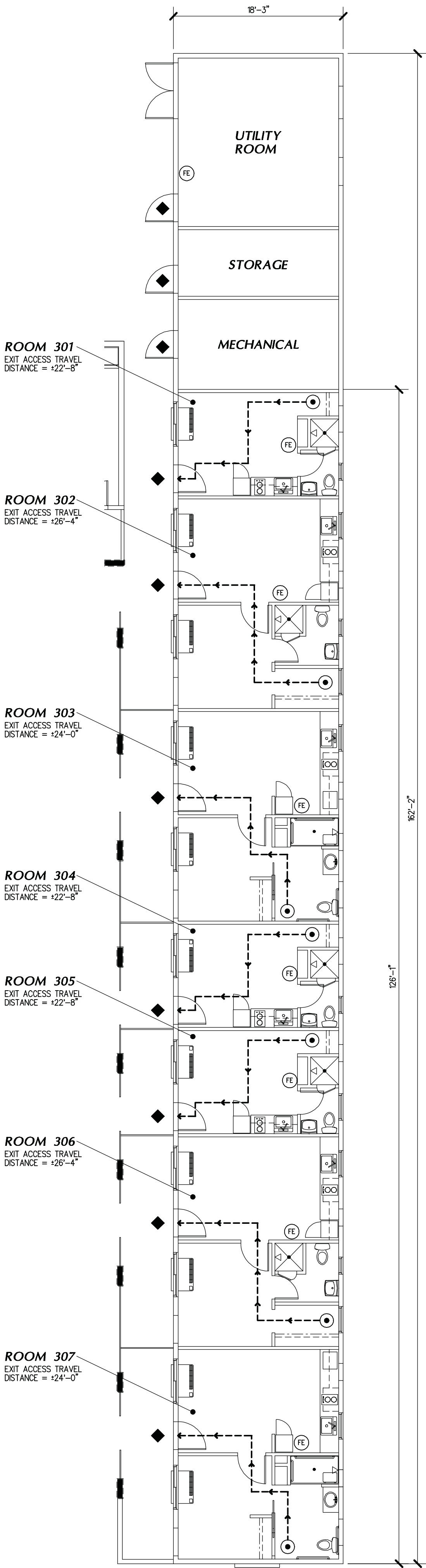
- LEGEND:**
- EXIT - PROVIDE TACTILE EXIT SIGN ADJACENT TO DOOR PER DETAIL THIS SHEET
 - DENOTES DIRECTION OF EXIT PATH
 - PORTABLE FIRE EXTINGUISHER TYPE 2A:10BC

OCCUPANT LOAD

RESIDENTIAL (3,540 S.F. / 200 GROSS)	18 OCCUPANTS
ACCESSORY STORAGE / MECHANICAL (860 S.F. / 300 GROSS)	3 OCCUPANTS
TOTAL OCCUPANT LOAD	21 OCCUPANTS
MINIMUM EXITS REQUIRED:	1 EXIT
TOTAL EXITS PROVIDED:	10 EXITS

EGRESS WIDTH

MINIMUM REQUIRED EGRESS WIDTH: (21 OCC. x .20):	4.2"
EGRESS WIDTH PROVIDED: (10 EXITS @ .36"):	360"

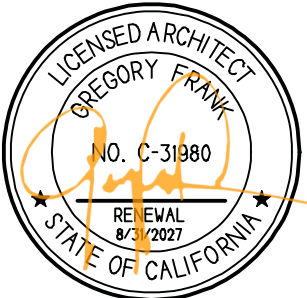


OCCUPANT LOAD & EGRESS DIAGRAM

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

SF_A
Skarphol / Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



**ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:**



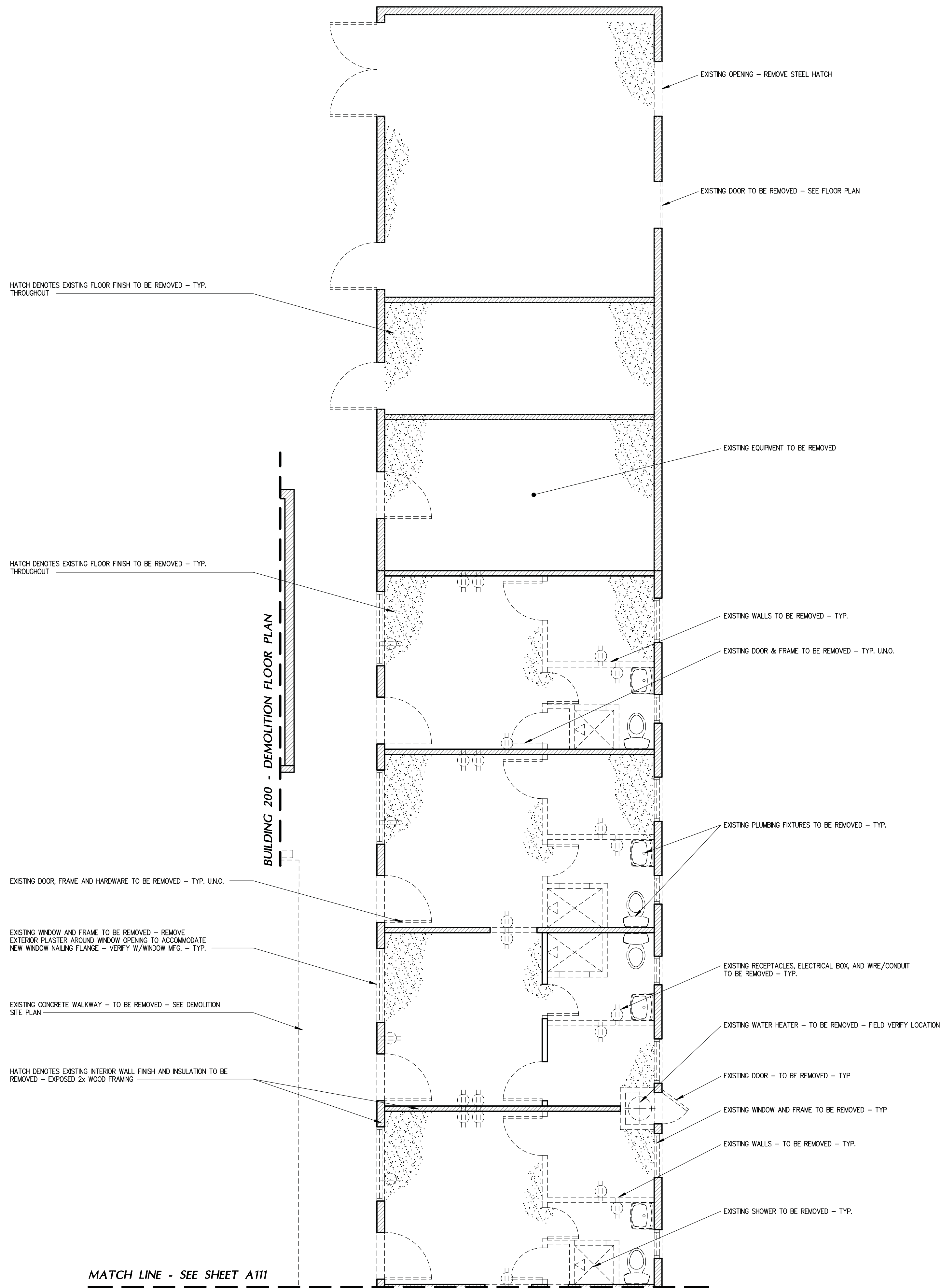
901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
08-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION
RG	T110

JOB 7567	
DP RG	T110
FM GJF	

BUILDING 300



DEMOLITION NOTES

1. REMOVE ALL WALLS, PARTITIONS, DOORS AND FRAMES AS SHOWN ON DRAWINGS. VERIFY EXACT DIMENSIONS w/ FLOOR PLAN.
2. ALL ITEMS DEEMED SALVAGEABLE BY OWNER WILL EITHER HAVE BEEN INDICATED ON THE DRAWINGS, REMOVED PRIOR TO START OF ALTERATION WORK, OR WILL BE DIRECTED BY OWNER TO BE STORED BY CONTRACTOR AND REMAIN THE PROPERTY OF THE OWNER.
3. ALL REMOVED ITEMS OR PORTIONS THEREOF AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE THEM FROM THE PREMISES. DO NOT STORE ON PREMISES.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES ASSOCIATED WITH DEMOLITION WORK.
5. CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO MAINTAIN REMAINING UTILITIES IN A SAFE MANNER READY FOR INTEGRATION IN NEW SYSTEM.
6. REFER TO DEMOLITION REFLECTED CEILING PLAN FOR EXTENT OF CEILING MODIFICATION.
7. CAP ALL WASTE AND WATER LINES FLUSH WITH ADJACENT WALL OR FLOOR TO PROVIDE A SMOOTH SURFACE.
8. DEMOLITION CONTRACTOR SHALL REVIEW ALL DRAWINGS AND NOTES TO INSURE THAT THE EXTENT OF DEMOLITION IS EXACT - ANY DISCREPANCIES OR DEMOLITION NOT PROVIDED ON THE CONSTRUCTION DOCUMENTS SHALL BE NOTED AND RELEASED TO THE ARCHITECT FOR REVIEW / APPROVAL.
9. ALL EXISTING INTERIOR FINISHES, FLOORING, PAINT, WALL BASE, COUNTERTOPS, FRP, ETC., TO BE REMOVED - TYP. THROUGHOUT
10. CONTRACTOR SHALL VERIFY EXPOSED SLAB FOR ANY DEFORMATIONS OR ABNORMALITIES IN THE LEVEL AREAS THAT MAY PROHIBIT SUCCESS OF FUTURE LEVEL FLOORING INSTALLATION. IDENTIFY AREAS AND NOTIFY ARCHITECT FOR IMMEDIATE REMEDY
11. DUST CREATED FROM SAW-CUTS ACCUMULATES AT LEDGES / FRAMES / HORIZONTAL SURFACES ABOVE EYE-LEVEL. CONTRACTOR SHALL INSPECT THESE AREAS AND VERIFY DUST HAS NOT SETTLED - REMOVE AS NECESSARY OR COORDINATE w/ WALL FINISH APPLICATOR FOR REMOVAL PRIOR TO FINISH INSTALLATION
12. REMOVE ALL TOILET ROOM ACCESSORIES FROM WALL (INSET AND SURFACE MOUNTED)
13. REMOVE ALL CABINTRY, CLOTHING ROD AND SHELVING (INCLUDING SUPPORTS VISIBLE AND INSIDE FRAMING)
14. REMOVE ALL PLASTER/GYP. BD. WALL FINISH THROUGHOUT - TYP.
15. REMOVE ALL THERMOSTATS, LIGHT SWITCH, BLANK PLATES, FIRE & SMOKE DETECTORS, ELECTRICAL OUTLETS, BOXES AND CONDUIT WITHIN ROOMS
16. CONTRACTOR IS RESPONSIBLE FOR SHARING OF EXISTING STRUCTURE - CONTRACTOR SHALL PROVIDE ANY STRUCTURAL ENGINEERING CALCULATIONS & DRAWINGS REQUIRED BY THE BUILDING JURISDICTION

SF_A
Skarphol / Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:

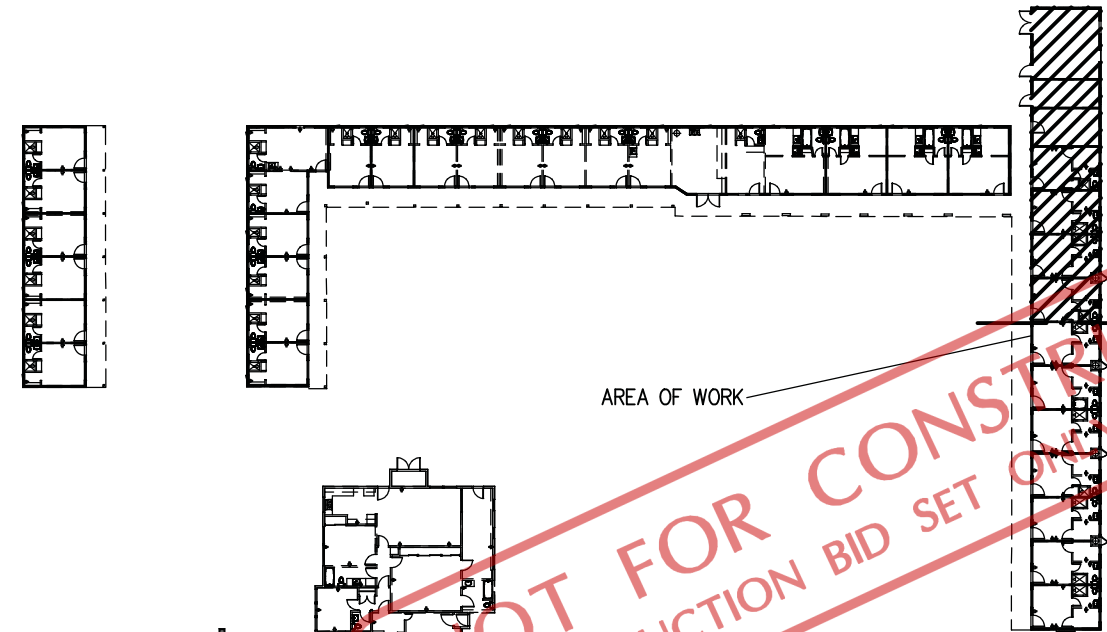


901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

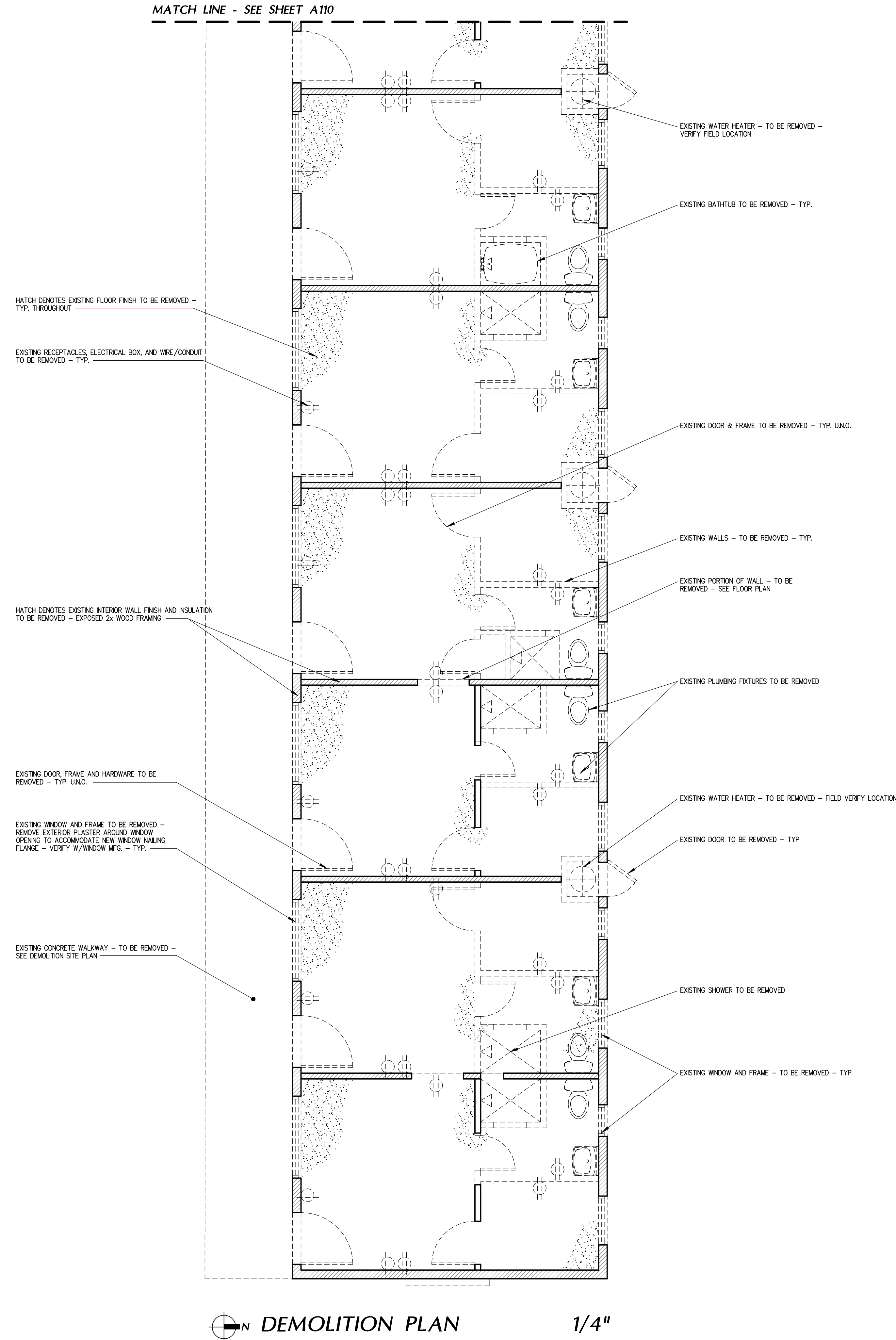
JOB 7567	A110
DP J.P.	
PM G.F.	



KEY PLAN

NTS

BUILDING 300

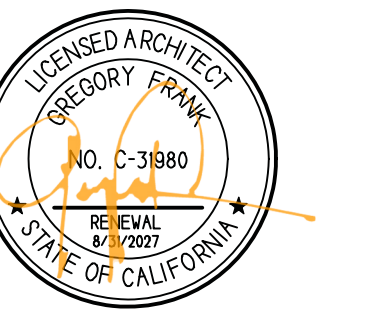


DEMOLITION NOTES

1. REMOVE ALL WALLS, PARTITIONS, DOORS AND FRAMES AS SHOWN ON DRAWINGS. VERIFY EXACT DIMENSIONS w/ FLOOR PLAN.
2. ALL ITEMS DEEMED SALVAGEABLE BY OWNER WILL EITHER HAVE BEEN INDICATED ON THE DRAWINGS, REMOVED PRIOR TO START OF ALTERATION WORK, OR WILL BE DIRECTED BY OWNER TO BE STORED BY CONTRACTOR AND REMAIN THE PROPERTY OF THE OWNER.
3. ALL REMOVED ITEMS OR PORTIONS THEREOF AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE THEM FROM THE PREMISES. DO NOT STORE ON PREMISES.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES ASSOCIATED WITH DEMOLITION WORK.
5. CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO MAINTAIN REMAINING UTILITIES IN A SAFE MANNER READY FOR INTEGRATION IN NEW SYSTEM.
6. REFER TO DEMOLITION REFLECTED CEILING PLAN FOR EXTENT OF CEILING MODIFICATION.
7. CAP ALL WASTE AND WATER LINES FLUSH WITH ADJACENT WALL OR FLOOR TO PROVIDE A SMOOTH SURFACE.
8. DEMOLITION CONTRACTOR SHALL REVIEW ALL DRAWINGS AND NOTES TO INSURE THAT THE EXTENT OF DEMOLITION IS EXACT - ANY DISCREPANCIES OR DEMOLITION NOT PROVIDED ON THE CONSTRUCTION DOCUMENTS SHALL BE NOTED AND RELEASED TO THE ARCHITECT FOR REVIEW / APPROVAL.
9. ALL EXISTING INTERIOR FINISHES, FLOORING, PAINT, WALL BASE, COUNTERTOPS, FRP, ETC., TO BE REMOVED - TYP. THROUGHOUT
10. CONTRACTOR SHALL VERIFY EXPOSED SLAB FOR ANY DEFORMATIONS OR ABNORMALITIES IN THE LEVEL AREAS THAT MAY PROHIBIT SUCCESS OF FUTURE LEVEL FLOORING INSTALLATION. IDENTIFY AREAS AND NOTIFY ARCHITECT FOR IMMEDIATE REMEDY
11. DUST CREATED FROM SAW-CUTS ACCUMULATES AT LEDGES / FRAMES / HORIZONTAL SURFACES ABOVE EYE-LEVEL. CONTRACTOR SHALL INSPECT THESE AREAS AND VERIFY DUST HAS NOT SETTLED - REMOVE AS NECESSARY OR COORDINATE w/ WALL FINISH APPLICATOR FOR REMOVAL PRIOR TO FINISH INSTALLATION
12. REMOVE ALL TOILET ROOM ACCESSORIES FROM WALL (INSET AND SURFACE MOUNTED)
13. REMOVE ALL CABINTRY, CLOTHING ROD AND SHELVING (INCLUDING SUPPORTS VISIBLE AND INSIDE FRAMING)
14. REMOVE ALL PLASTER/GYP. BD. WALL FINISH THROUGHOUT - TYP.
15. REMOVE ALL THERMOSTATS, LIGHT SWITCH, BLANK PLATES, FIRE & SMOKE DETECTORS, ELECTRICAL OUTLETS, BOXES AND CONDUIT WITHIN ROOMS
16. CONTRACTOR IS RESPONSIBLE FOR SHARING OF EXISTING STRUCTURE - CONTRACTOR SHALL PROVIDE ANY STRUCTURAL ENGINEERING CALCULATIONS & DRAWINGS REQUIRED BY THE BUILDING JURISDICTION



These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:

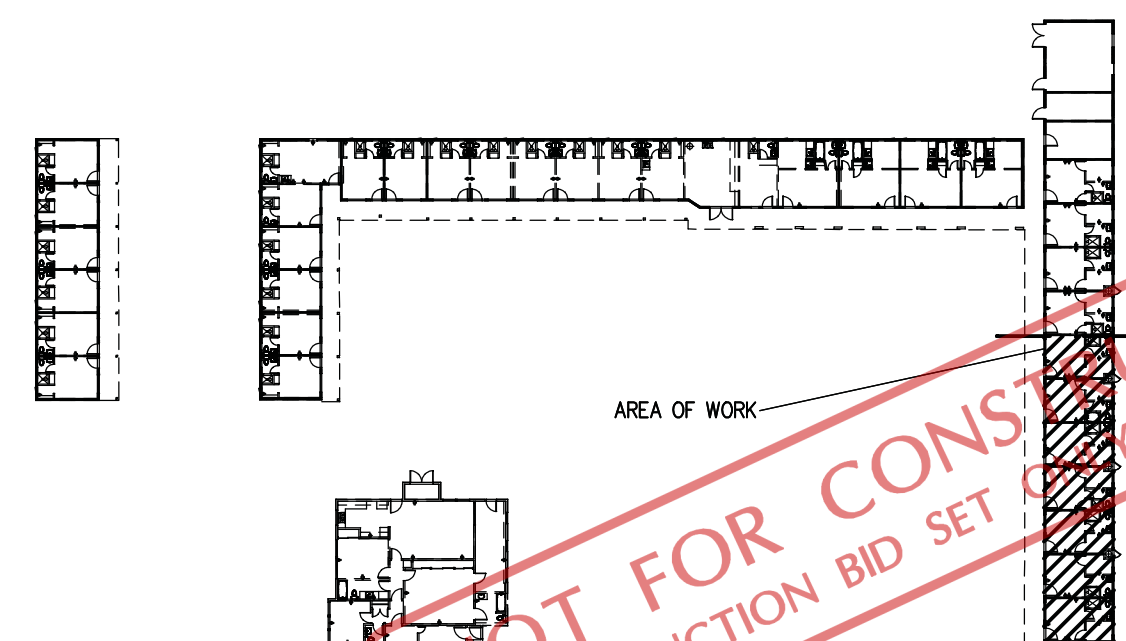


901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

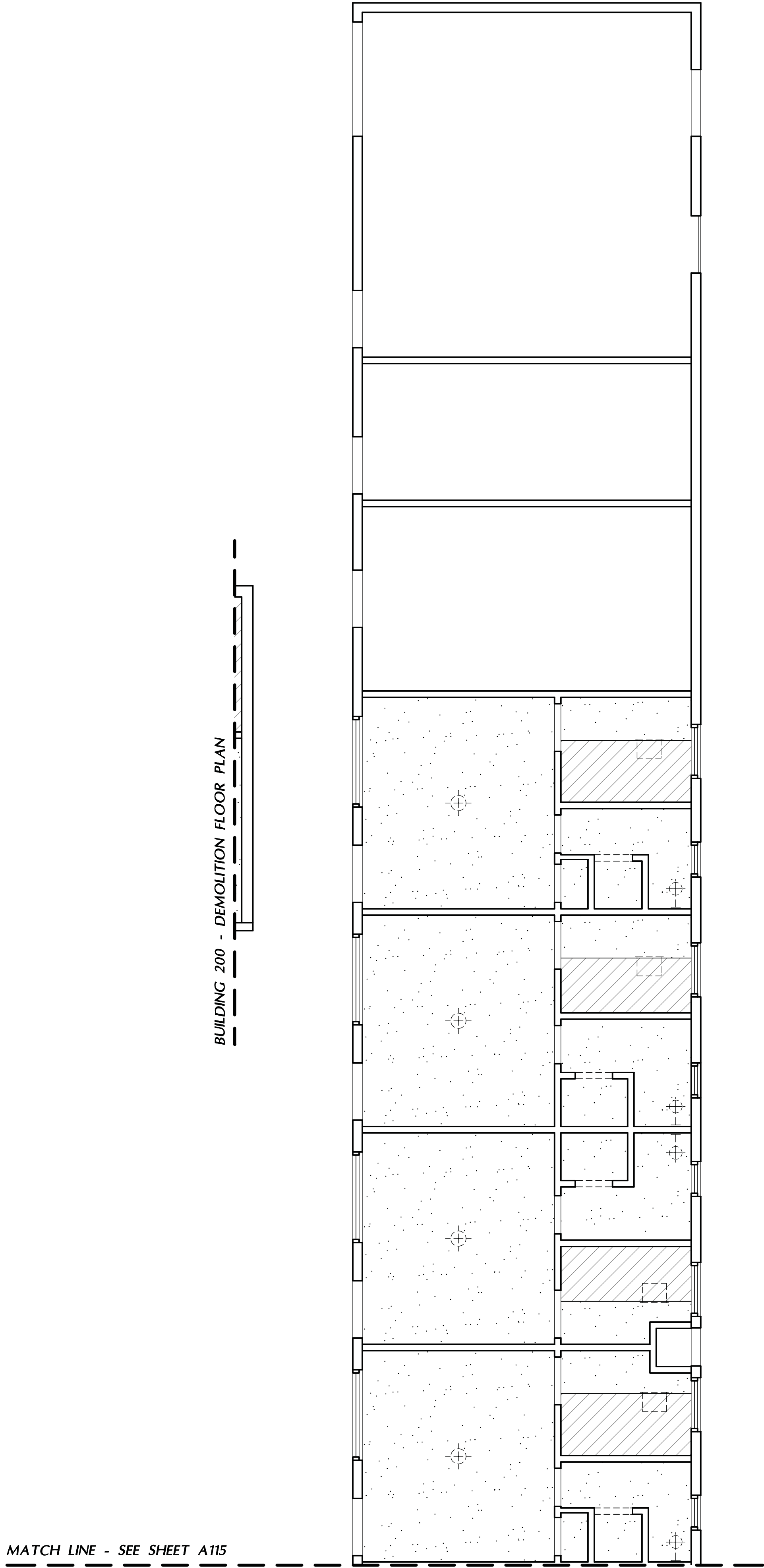
JOB 7567	A111
DP J.P.	
PM G.F.	



KEY PLAN

NTS

BUILDING 300



DEMOLITION REFLECTED CEILING PLAN 1/4"

DEMOLITION CEILING NOTES

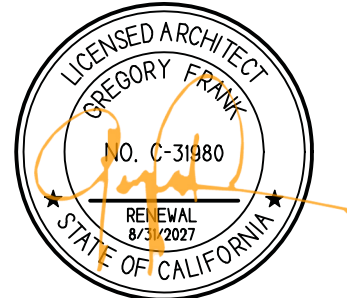
1. REMOVE ALL CEILINGS TYPES, LIGHTING, AND WIRE SUPPORTS AS SHOWN ON DRAWINGS. VERIFY EXACT DIMENSIONS w/ REFLECTED CEILING PLAN AND FLOOR PLAN.
2. ALL ITEMS DEEMED SALVAGEABLE BY OWNER WILL EITHER HAVE BEEN INDICATED ON THE DRAWINGS, REMOVED PRIOR TO START OF ALTERATION WORK, OR WILL BE DIRECTED BY OWNER TO BE STORED BY CONTRACTOR AND REMAIN THE PROPERTY OF THE OWNER.
3. ALL REMOVED ITEMS OR PORTIONS THEREOF AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE THEM FROM THE PREMISES. DO NOT STORE ON PREMISES.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES ASSOCIATED WITH DEMOLITION WORK.
5. CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO MAINTAIN REMAINING UTILITIES IN A SAFE MANNER READY FOR INTEGRATION IN NEW SYSTEM.
6. REFER TO ELECTRICAL & MECHANICAL PLANS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION
7. DEMOLITION CONTRACTOR SHALL REVIEW ALL DRAWINGS AND NOTES TO INSURE THAT THE EXTENT OF DEMOLITION IS EXACT - ANY DISCREPANCIES OR DEMOLITION NOT PROVIDED ON THE CONSTRUCTION DOCUMENTS SHALL BE NOTED AND RELEASED TO THE ARCHITECT FOR REVIEW / APPROVAL.
8. REMOVE ELECTRICAL LIGHT HOUSING @ EACH FIXTURE ONCE LIGHT IS REMOVED
9. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS ABOVE CEILING JOISTS AND WITHIN ATTIC SPACE OF APARTMENTS. LOCATE AND REMOVE ALL EXISTING ABANDONED DUCTWORK (INCLUDING SUPPORTS & STRAPS), WIRING, CABLE, UTILITY CONDUITS, AND PLUMBING LINES THAT NO LONGER SERVE THE ORIGINAL DESIGN OF THE INDIVIDUAL ROOMS.

DEMOLITION CEILING LEGEND

- EXISTING HARD-LD GYP. BOARD CEILING / SOFFIT TO BE REMOVED - EXPOSE FRAMING MEMBERS
- EXISTING HARD-LD / GYP. BOARD CEILING & DROPPED SOFFIT FRAMING TO BE REMOVED - FIELD VERIFY EXTENTS AND IDEAL TERMINATION POINTS
- EXISTING SURFACE MOUNTED LIGHT BOX & CONDUIT/WIRING TO BE REMOVED
- EXISTING SURFACE MOUNTED LIGHT BOX & CONDUIT/WIRING TO BE REMOVED
- EXISTING EXTERIOR WALL SCONCE BOX & CONDUIT/WIRING TO BE REMOVED
- EXISTING METAL DUCTING & SUPPLY COVER TO BE REMOVED

SF_A
Skarphol / Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:

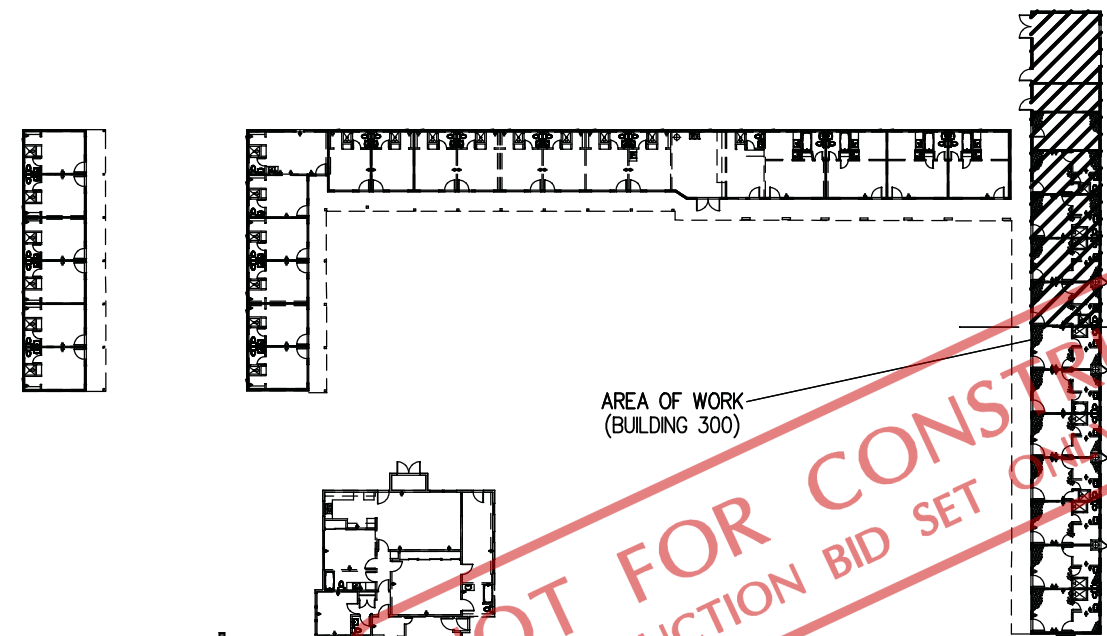


901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

JOB 7567	A113
DP YR	
PM G.F.	

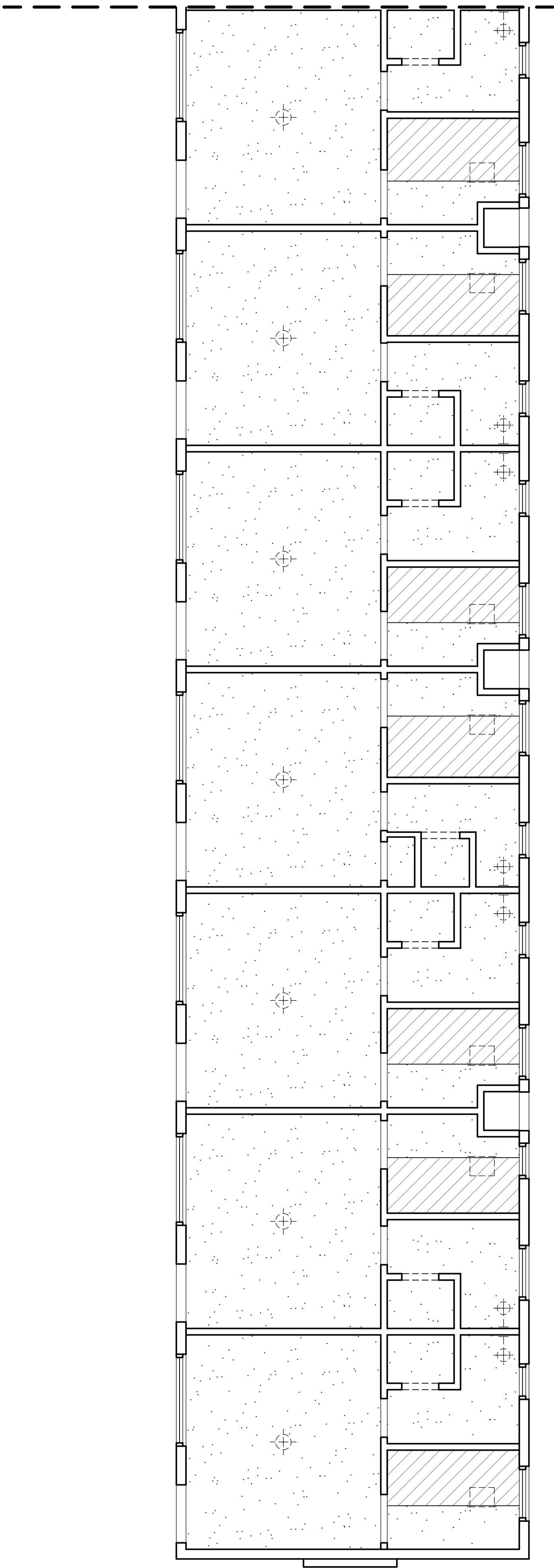


KEY PLAN

NTS

BUILDING 300

MATCH LINE - SEE SHEET A114



DEMOLITION REFLECTED CEILING PLAN 1/4"

DEMOLITION CEILING NOTES

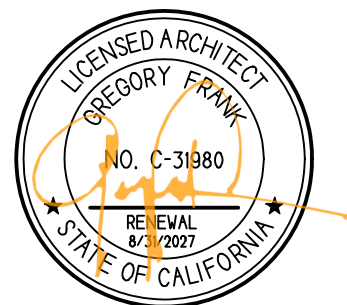
1. REMOVE ALL CEILINGS TYPES, LIGHTING, AND WIRE SUPPORTS AS SHOWN ON DRAWINGS. VERIFY EXACT DIMENSIONS w/ REFLECTED CEILING PLAN AND FLOOR PLAN.
2. ALL ITEMS DEEMED SALVAGEABLE BY OWNER WILL EITHER HAVE BEEN INDICATED ON THE DRAWINGS, REMOVED PRIOR TO START OF ALTERATION WORK, OR WILL BE DIRECTED BY OWNER TO BE STORED BY CONTRACTOR AND REMAIN THE PROPERTY OF THE OWNER.
3. ALL REMOVED ITEMS OR PORTIONS THEREOF AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE THEM FROM THE PREMISES. DO NOT STORE ON PREMISES.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES ASSOCIATED WITH DEMOLITION WORK.
5. CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO MAINTAIN REMAINING UTILITIES IN A SAFE MANNER READY FOR INTEGRATION IN NEW SYSTEM.
6. REFER TO ELECTRICAL & MECHANICAL PLANS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION
7. DEMOLITION CONTRACTOR SHALL REVIEW ALL DRAWINGS AND NOTES TO INSURE THAT THE EXTENT OF DEMOLITION IS EXACT - ANY DISCREPANCIES OR DEMOLITION NOT PROVIDED ON THE CONSTRUCTION DOCUMENTS SHALL BE NOTED AND RELEASED TO THE ARCHITECT FOR REVIEW / APPROVAL.
8. REMOVE ELECTRICAL LIGHT HOUSING @ EACH FIXTURE ONCE LIGHT IS REMOVED
9. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS ABOVE CEILING JOISTS AND WITHIN ATTIC SPACE OF APARTMENTS. LOCATE AND REMOVE ALL EXISTING ABANDONED DUCTWORK (INCLUDING SUPPORTS & STRAPS), WIRING, CABLEING, UTILITY CONDUITS, AND PLUMBING LINES THAT NO LONGER SERVE THE ORIGINAL DESIGN OF THE INDIVIDUAL ROOMS.

DEMOLITION CEILING LEGEND

- EXISTING HARD-LD GYP. BOARD CEILING / SOFFIT TO BE REMOVED - EXPOSE FRAMING MEMBERS
- EXISTING HARD-LD / GYP. BOARD CEILING & DROPPED SOFFIT FRAMING TO BE REMOVED - FIELD VERIFY EXTENTS AND IDEAL TERMINATION POINTS
- EXISTING SURFACE MOUNTED LIGHT BOX & CONDUIT/WIRING TO BE REMOVED
- EXISTING SURFACE MOUNTED LIGHT BOX & CONDUIT/WIRING TO BE REMOVED
- EXISTING EXTERIOR WALL SCONCE BOX & CONDUIT/WIRING TO BE REMOVED
- EXISTING METAL DUCTING & SUPPLY COVER TO BE REMOVED

SF_A
Skarphol / Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:

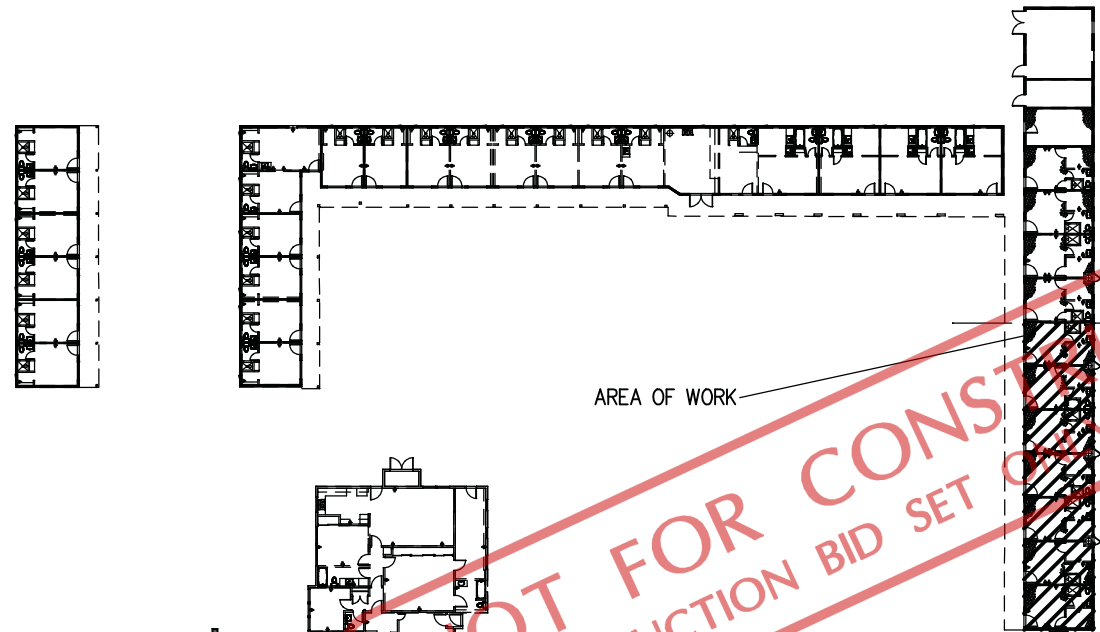


901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

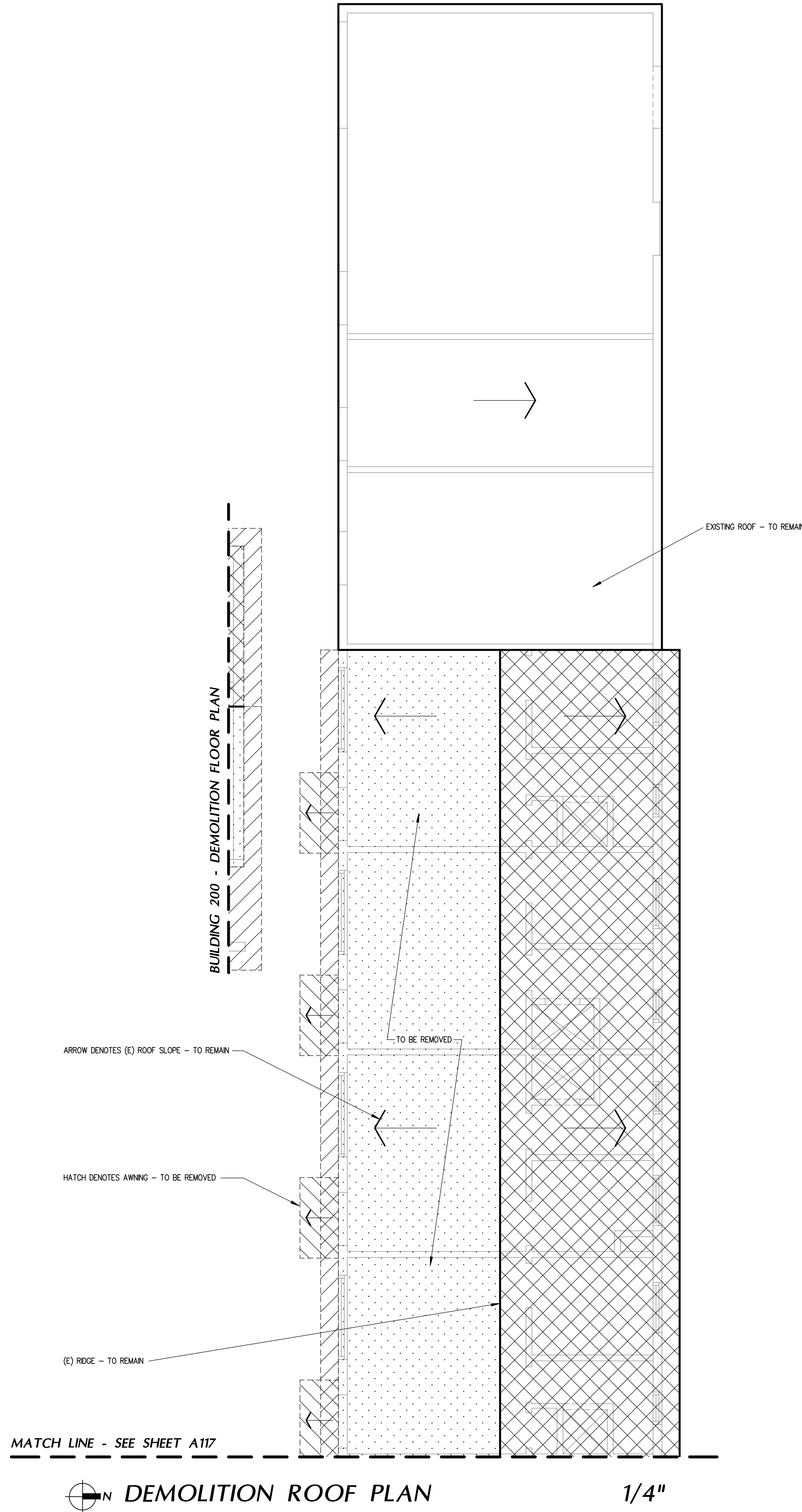
JOB 7567	A114
DP YR	
PM G.F.	



KEY PLAN

NTS

BUILDING 300

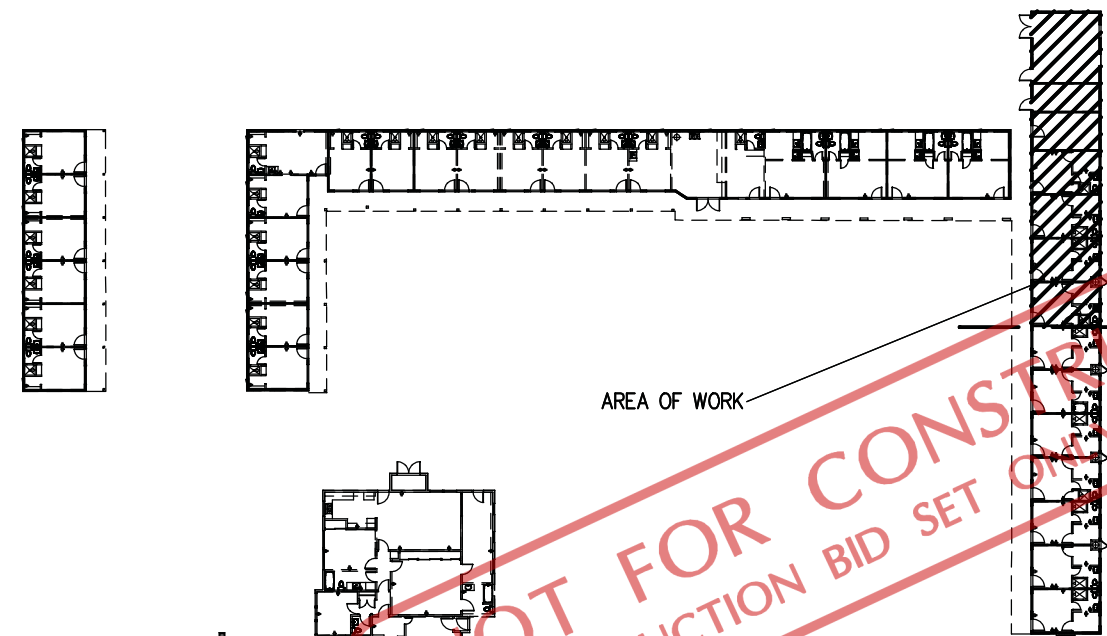


DEMOLITION ROOF NOTES

1. REMOVE ALL ROOF FRAMING AS SHOWN ON DRAWINGS. VERIFY EXACT DIMENSIONS w/ ROOF PLAN AND FLOOR PLAN.
2. ALL ITEMS DEEMED SALVAGEABLE BY OWNER WILL EITHER HAVE BEEN INDICATED ON THE DRAWINGS, REMOVED PRIOR TO START OF ALTERATION WORK, OR WILL BE DIRECTED BY OWNER TO BE STORED BY CONTRACTOR AND REMAIN THE PROPERTY OF THE OWNER.
3. ALL REMOVED ITEMS OR PORTIONS THEREOF AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE THEM FROM THE PREMISES. DO NOT STORE ON PREMISES.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES ASSOCIATED WITH DEMOLITION WORK.
5. CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO MAINTAIN REMAINING UTILITIES IN A SAFE MANNER READY FOR INTEGRATION IN NEW SYSTEM.
6. REFER TO ELECTRICAL & MECHANICAL PLANS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION
7. DEMOLITION CONTRACTOR SHALL REVIEW ALL DRAWINGS AND NOTES TO INSURE THAT THE EXTENT OF DEMOLITION IS EXACT - ANY DISCREPANCIES OR DEMOLITION NOT PROVIDED ON THE CONSTRUCTION DOCUMENTS SHALL BE NOTED AND RELEASED TO THE ARCHITECT FOR REVIEW / APPROVAL.
8. CAREFULLY REMOVE EXISTING ROOF TILES IN A SAFE AND CAUTIOUS MANNER FROM EXISTING LOCATION ON THE ROOF. TILES SHALL BE SAFELY TRANSPORTED TO A SECURE LOCATION ON THE PROPERTY DESIGNATED BY THE CONTRACTOR FOR SECURED STORAGE - TILES SHALL REMAIN PROTECTED UNTIL RE-INSTALLATION
9. ONCE ROOF TILES HAVE BEEN RELOCATED FROM THEIR ORIGINAL LOCATION, CONTRACTOR SHALL REMOVE EXISTING BATTENS, UNDERLAYMENT, PAPER, ETC FOR FUTURE NEW ROOF APPLICATION / CONSTRUCTION.
10. DURING ROOF DEMOLITION (AFTER EXPOSED ROOF IS DEFINED) CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF ANY UNSEEN OR UNKNOWN, ROTTED, DAMAGED, CHARRED, OR OTHERWISE DEFECTIVE FRAMING MEMBERS THAT ARE UNCOVERED DURING DEMOLITION.
11. CONTRACTOR IS RESPONSIBLE FOR SHARING OF EXISTING STRUCTURE - CONTRACTOR SHALL PROVIDE ANY STRUCTURAL ENGINEERING CALC. & DRAWINGS REQUIRED BY THE BUILDING JURISDICTION

DEMOLITION ROOF LEGEND

- HATCH DENOTES PORTION OF EXISTING ROOF, JOISTS, AND FRAMING TO BE REMOVED FROM EXTENTS OF EXTERIOR WALL AND BEYOND
- HATCH DENOTES AREA OF ROOFING TO BE REMOVED - TILES, PLYWOOD, PAPER, CEMENT, ETC. - EXPOSE ROOFING FRAMING FOR NEW FRAMING STRUCTURE - STORE EXISTING TILES FOR RE-INSTALLATION
- HATCH DENOTES AREA OF ROOFING TO BE REMOVED - TILES, PLYWOOD, PAPER, CEMENT, ETC. - EXPOSE EXISTING FRAMING FOR NEW SHEATHING - SEE STRUCTURAL PLAN - STORE EXISTING TILES FOR RE-INSTALLATION

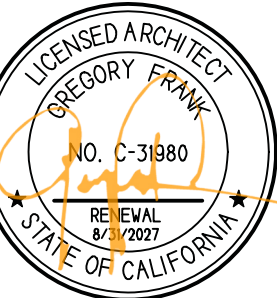


KEY PLAN

NTS

SF_A
Skarphol / Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



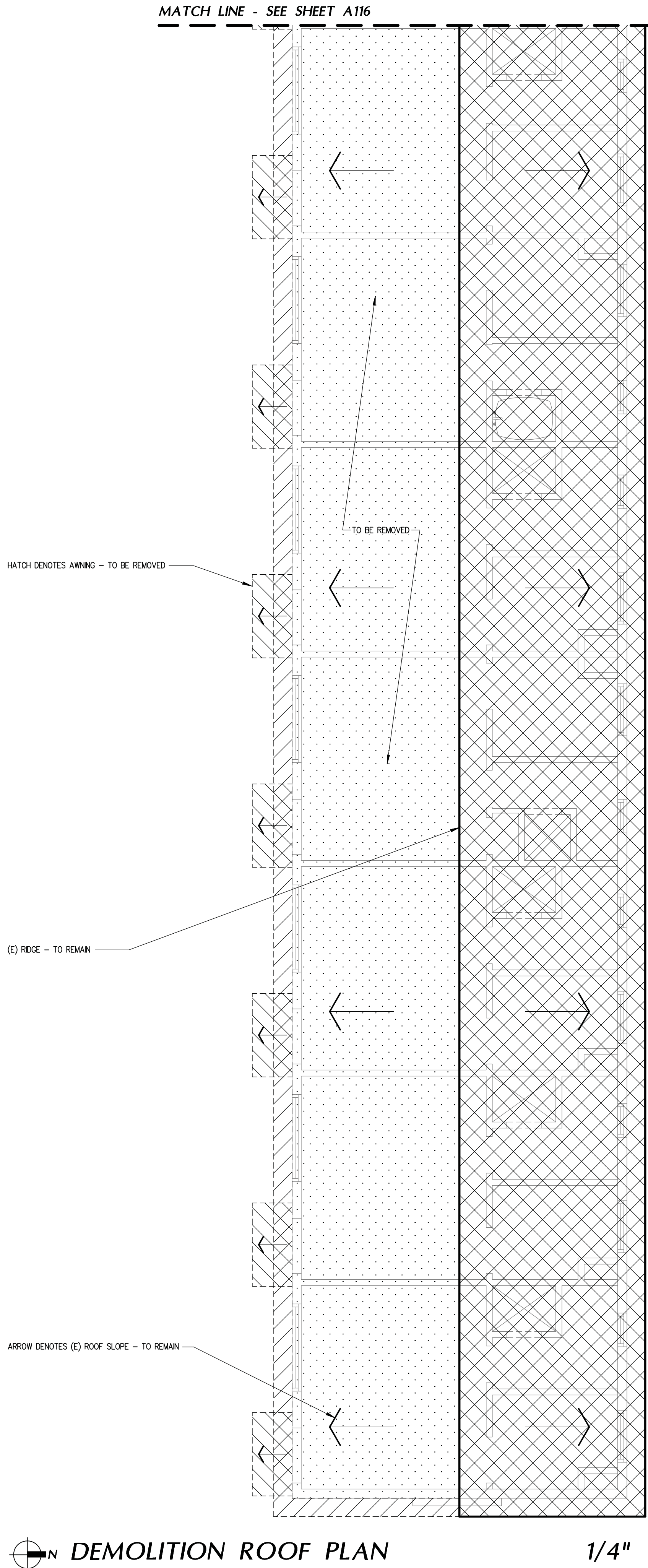
901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

JOB 7567	A115
DP YR	
PM G.F	

BUILDING 300



DEMOLITION ROOF NOTES

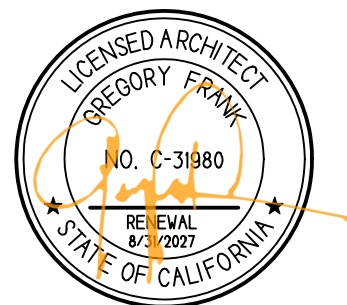
1. REMOVE ALL ROOF FRAMING AS SHOWN ON DRAWINGS. VERIFY EXACT DIMENSIONS w/ ROOF PLAN AND FLOOR PLAN.
2. ALL ITEMS DEEMED SALVAGEABLE BY OWNER WILL EITHER HAVE BEEN INDICATED ON THE DRAWINGS, REMOVED PRIOR TO START OF ALTERATION WORK, OR WILL BE DIRECTED BY OWNER TO BE STORED BY CONTRACTOR AND REMAIN THE PROPERTY OF THE OWNER.
3. ALL REMOVED ITEMS OR PORTIONS THEREOF AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE THEM FROM THE PREMISES. DO NOT STORE ON PREMISES.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES ASSOCIATED WITH DEMOLITION WORK.
5. CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO MAINTAIN REMAINING UTILITIES IN A SAFE MANNER READY FOR INTEGRATION IN NEW SYSTEM.
6. REFER TO ELECTRICAL & MECHANICAL PLANS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION
7. DEMOLITION CONTRACTOR SHALL REVIEW ALL DRAWINGS AND NOTES TO INSURE THAT THE EXTENT OF DEMOLITION IS EXACT - ANY DISCREPANCIES OR DEMOLITION NOT PROVIDED ON THE CONSTRUCTION DOCUMENTS SHALL BE NOTED AND RELEASED TO THE ARCHITECT FOR REVIEW / APPROVAL.
8. CAREFULLY REMOVE EXISTING ROOF TILES IN A SAFE AND CAUTIOUS MANNER FROM EXISTING LOCATION ON THE ROOF. TILES SHALL BE SAFELY TRANSPORTED TO A SECURE LOCATION ON THE PROPERTY DESIGNATED BY THE CONTRACTOR FOR SECURED STORAGE - TILES SHALL REMAIN PROTECTED UNTIL RE-INSTALLATION
9. ONCE ROOF TILES HAVE BEEN RELOCATED FROM THEIR ORIGINAL LOCATION, CONTRACTOR SHALL REMOVE EXISTING BATTENS, UNDERLAYMENT, PAPER, ETC FOR FUTURE NEW ROOF APPLICATION / CONSTRUCTION.
10. DURING ROOF DEMOLITION (AFTER EXPOSED ROOF IS DEFINED) CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF ANY UNSEEN OR UNKNOWN, ROTTED, DAMAGED, CHARRED, OR OTHERWISE DEFECTIVE FRAMING MEMBERS THAT ARE UNCOVERED DURING DEMOLITION.
11. CONTRACTOR IS RESPONSIBLE FOR SHARING OF EXISTING STRUCTURE - CONTRACTOR SHALL PROVIDE ANY STRUCTURAL ENGINEERING CALCCS. & DRAWINGS REQUIRED BY THE BUILDING JURSDICTION

DEMOLITION ROOF LEGEND

- HATCH DENOTES PORTION OF EXISTING ROOF, JOISTS, AND FRAMING TO BE REMOVED FROM EXTENTS OF EXTERIOR WALL AND BEYOND
- HATCH DENOTES AREA OF ROOFING TO BE REMOVED - TILES, PLYWOOD, PAPER, CEMENT, ETC. - EXPOSE ROOFING FRAMING FOR NEW FRAMING STRUCTURE - STORE EXISTING TILES FOR RE-INSTALLATION
- HATCH DENOTES AREA OF ROOFING TO BE REMOVED - TILES, PLYWOOD, PAPER, CEMENT, ETC. - EXPOSE EXISTING FRAMING FOR NEW SHEATHING - SEE STRUCTURAL PLAN - STORE EXISTING TILES FOR RE-INSTALLATION

SF_A
Skarphol / Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



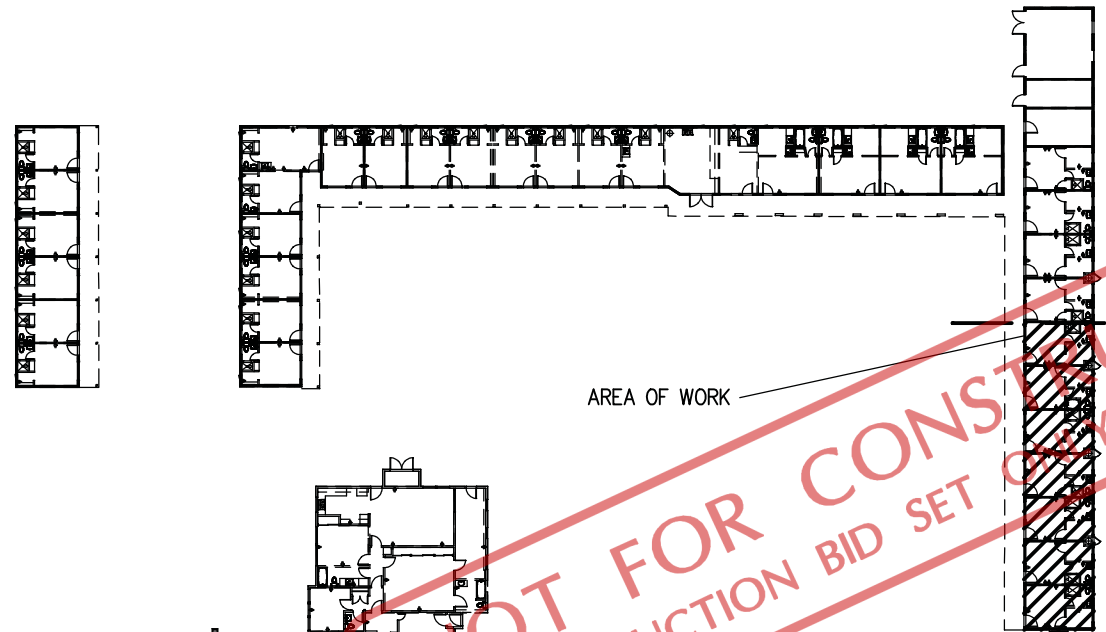
901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

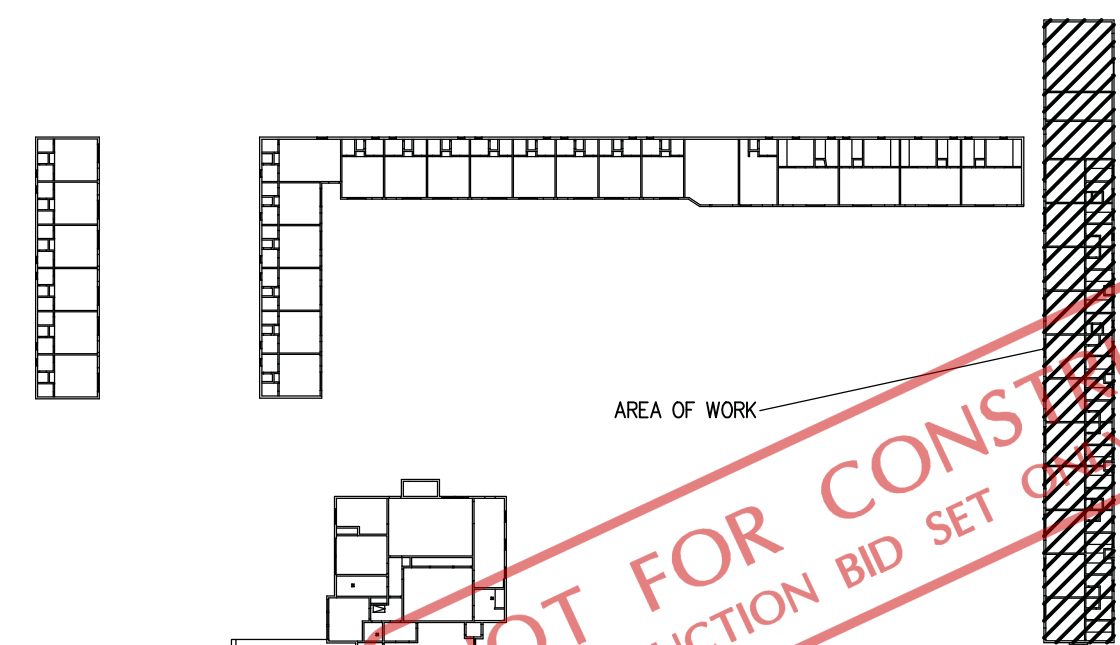
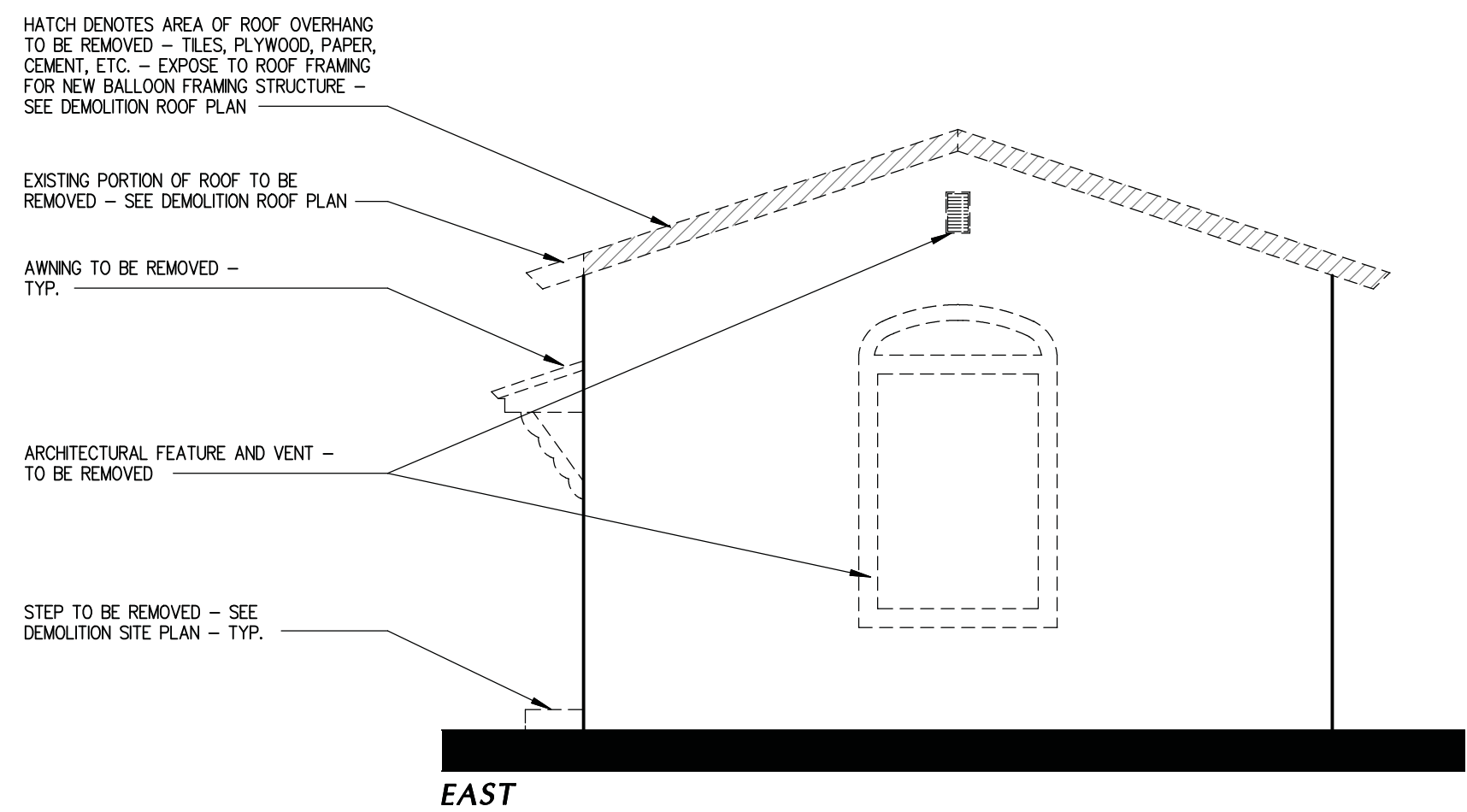
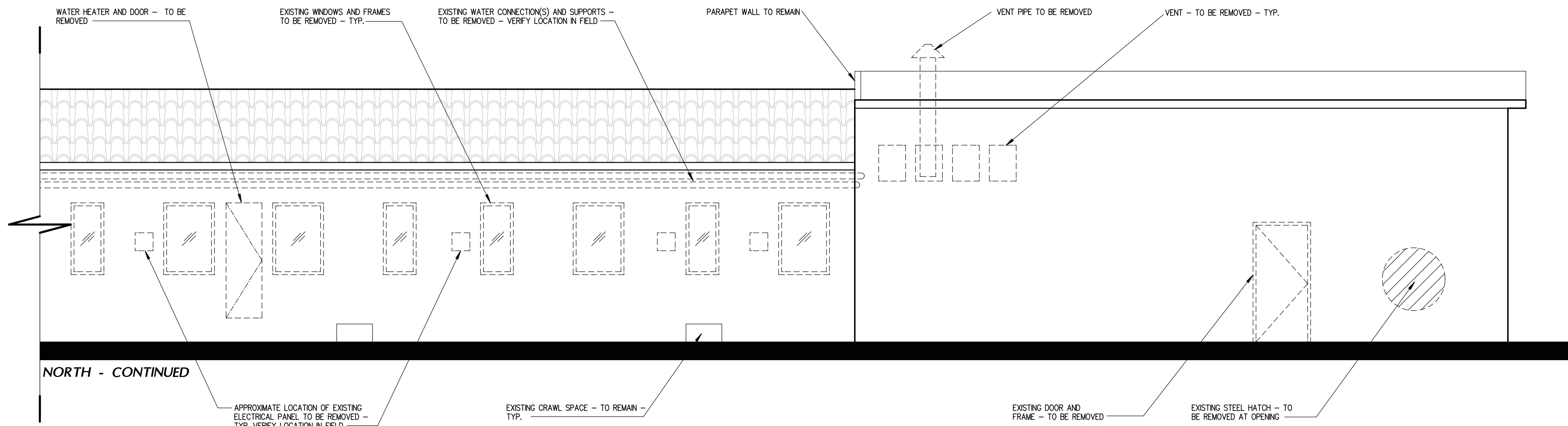
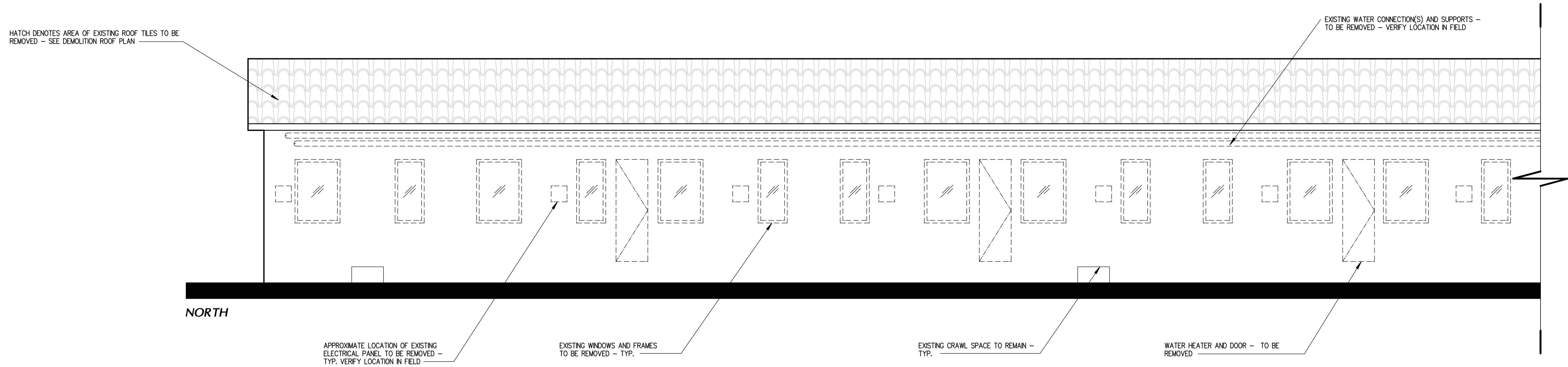
JOB 7567	A116
DP YR	
PM G.F.	

BUILDING 300



KEY PLAN

NTS



DEMOLITION EXTERIOR ELEVATIONS

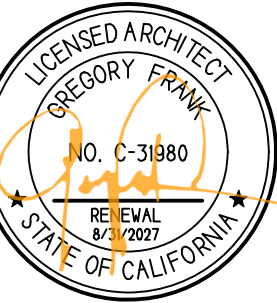
1/4"

KEY PLAN

NTS

SF_A
Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



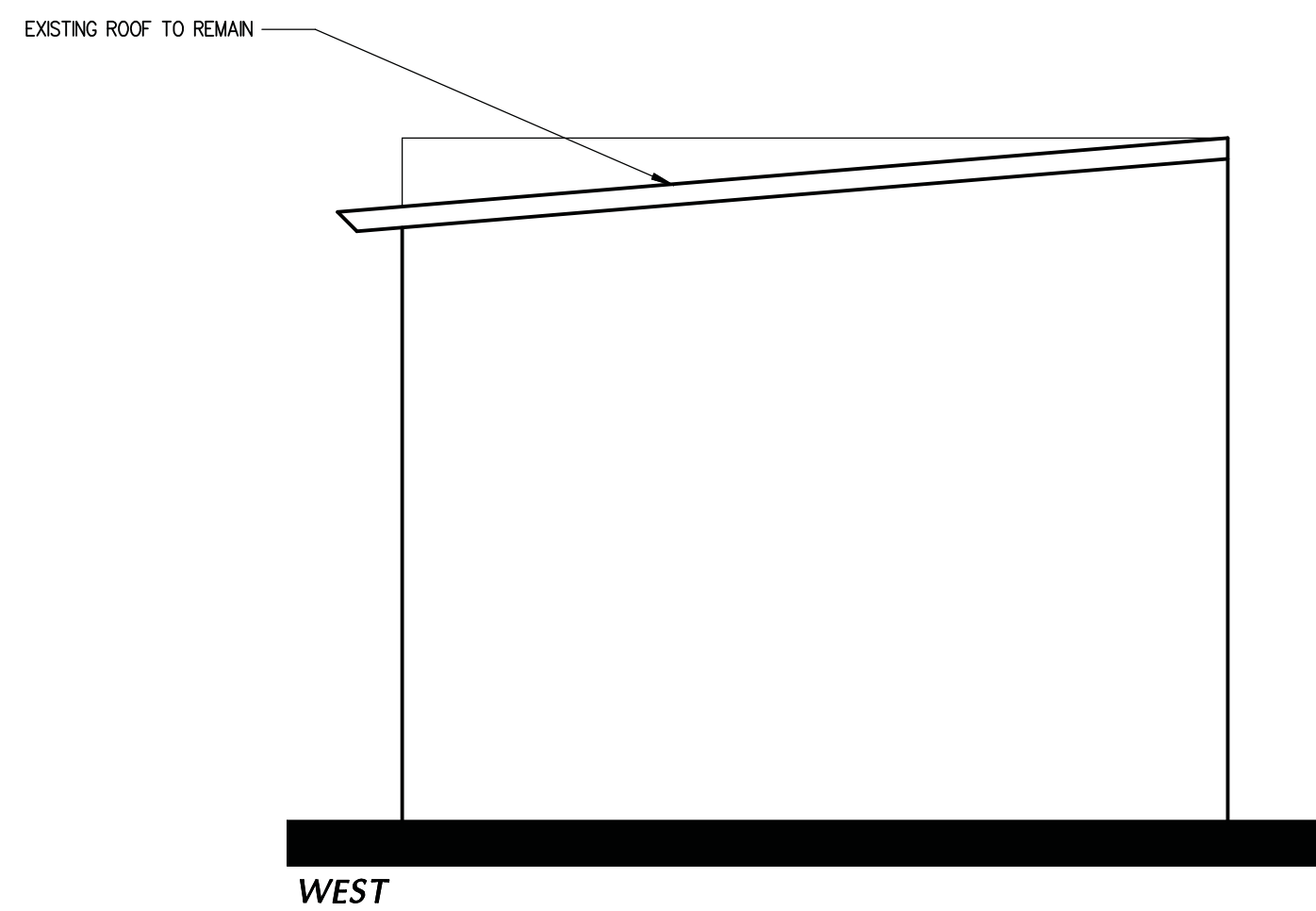
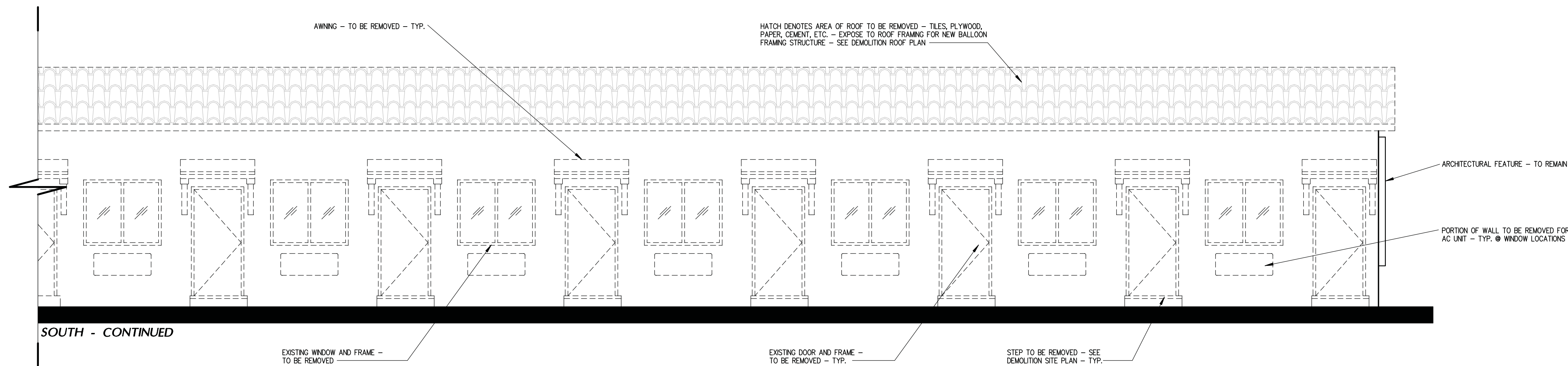
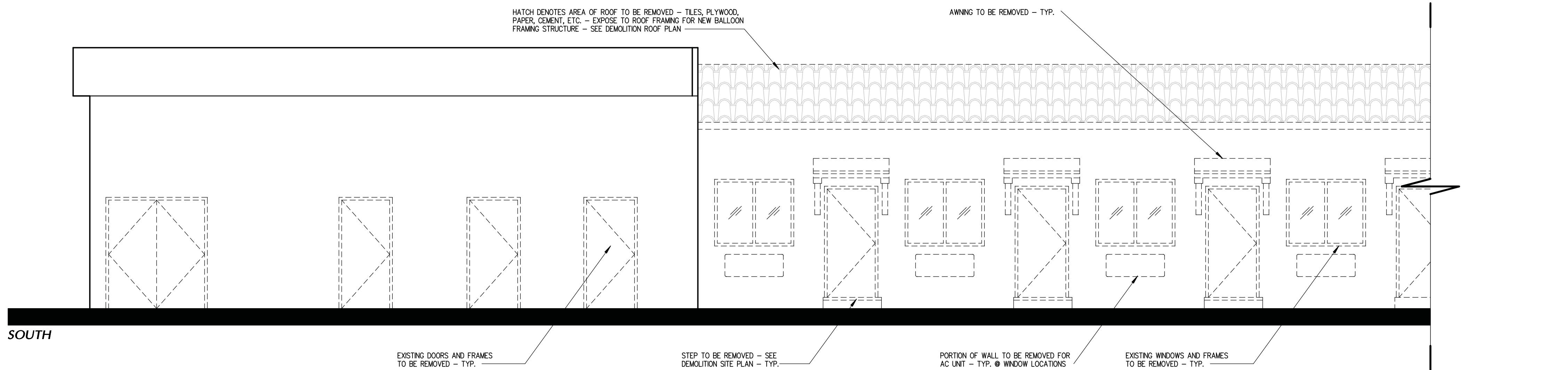
901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

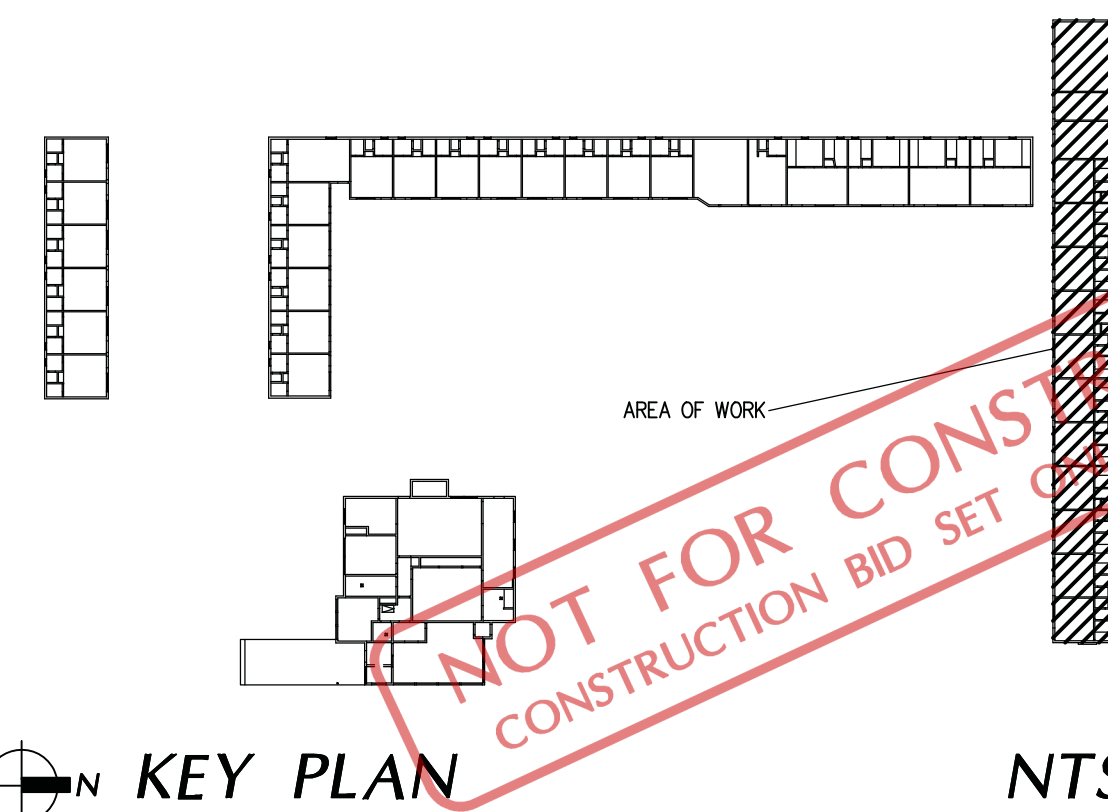
REVISION	DESCRIPTION

JOB 7567	A118
DP YR	
PM G.F.	

BUILDING 300

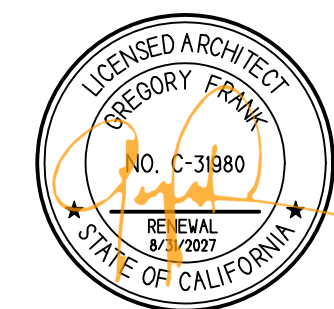


DEMOLITION EXTERIOR ELEVATIONS



SF_A
Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



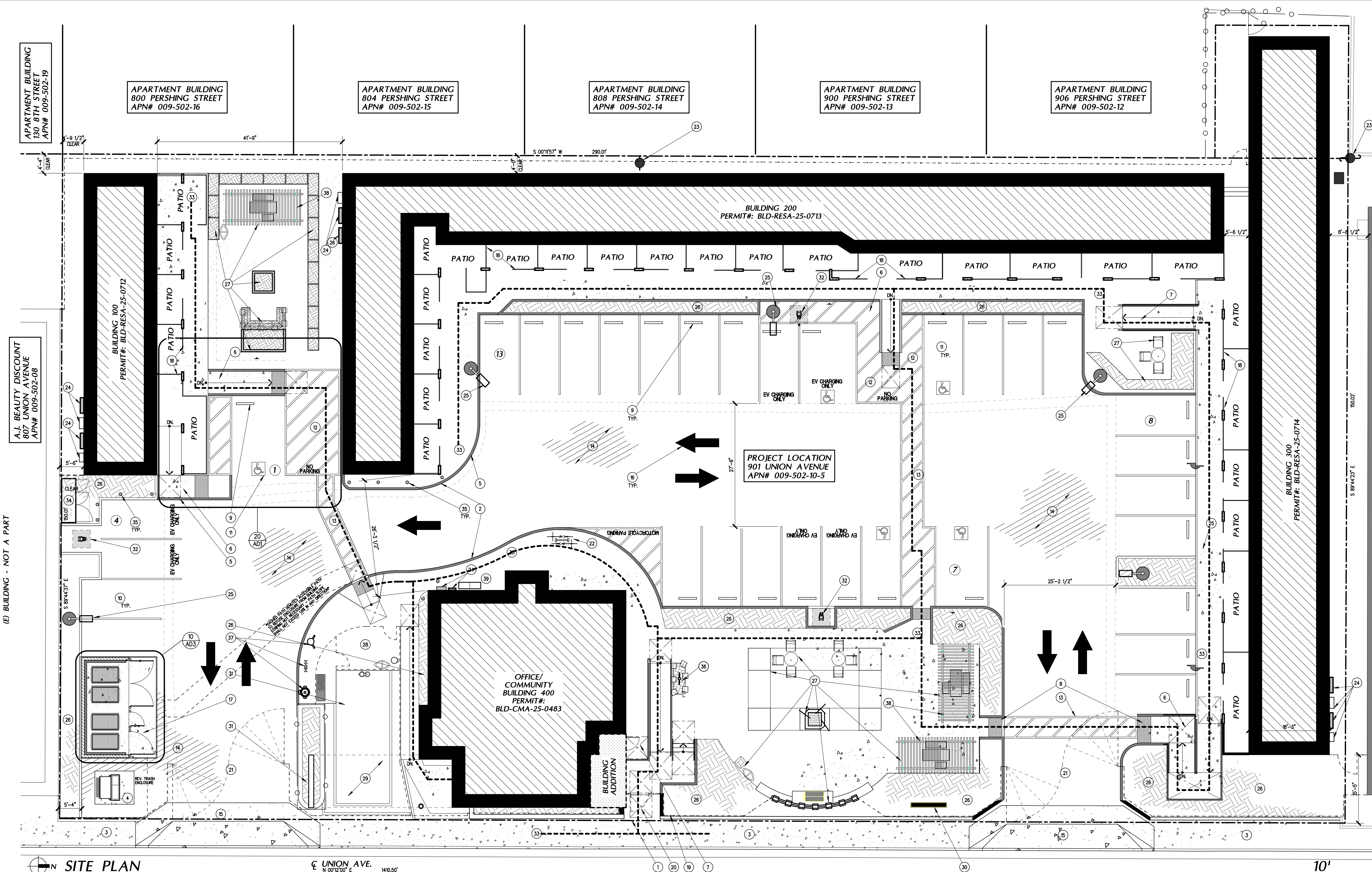
901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

JOB 7567	A119
DP YR	
PM G.F.	

BUILDING 300



- SITE LEGEND**
- PROPERTY LINE
 - 4" ROLLED CURB AREAS FOR FIRE DEPT. ACCESS - REFER TO CIVIL FOR EXTENTS
 - 5'-0" WIDE CONCRETE SIDEWALK, CURB, AND GUTTER - CALTRANS MANAGED AREAS - COORDINATE ALL ENCROACHMENTS
 - ELECTRICAL TRANSFORMER & PRECAST CONCRETE PAD LOCATION PAD DIMENSION = 105" x 90" w/ 3'-0" CLEAR SURROUNDING AND 8'-0" CLEAR AT DOORS
 - FILL DENOTES TYPICAL 6" CONCRETE CURB PER CITY STANDARDS - TYP.
 - ACCESSIBLE CONCRETE CURB RAMP - SLOPE NOT TO EXCEED 1:12 w/ CROSS SLOPE NOT TO EXCEED 2% - PROVIDE 48"x60" MIN. LANDING AT TOP AND BOTTOM OF RAMP - PER CITY, ADA, AND TITLE24 STANDARDS
 - ACCESSIBLE RAMP w/ HANDRAILS EACH SIDE w/ 12" EXTENSION AT TOP AND BOTTOM - SLOPE NOT TO EXCEED 1:12 w/ CROSS SLOPE NOT TO EXCEED 2% - PROVIDE 48"x60" MIN. LANDING AT TOP AND 48"x72" LANDING AT BOTTOM OF RAMP - PER CITY, ADA, AND TITLE24 STANDARDS
 - TRUNCATED DOMES / DETECTABLE WARNING DEVICES - PLACED WHERE PEDESTRIAN ENTERS AN AREA OF TRAFFIC AND AT LEVEL AREA AT BOTTOM OF RAMP (NOT AT EDGE OF SLOPE-SEE PLAN)
 - CONCRETE VEHICULAR WHEEL STOP - ANCHOR TO EARTH w/ REBAR
 - 9'-0" WIDE x 18'-0" DEEP STANDARD PARKING STALL PER CITY STANDARDS
 - 9'-0" / 12'-0" WIDE x 18'-0" DEEP ACCESSIBLE PARKING STALL - PROVIDE 3"x3" PAINTED SYMBOL AND POLE MOUNTED ACCESSIBLE PARKING WARNING SIGN - PER CITY, ADA, AND TITLE24 STANDARDS
 - 5'-0" WIDE MIN. ACCESSIBLE CROSSING - CROSS SLOPE NOT TO EXCEED 2%
 - 4'-0" WIDE MIN. ACCESSIBLE CROSSING - CROSS SLOPE NOT TO EXCEED 2%
 - NEW A.C. PAVING THROUGHOUT SITE UNLO. - MIN. 2" TYPE B2 A.C. PAVING OVER 3" CLASS II AGGREGATE BASE - PER CITY, ADA, AND TITLE24 STANDARDS
 - DRIVE BREAK PER CALTRANS STANDARDS - TYPE A87A' w/ 50" WIDE SIDEWALK
 - DIRECTION OF TRAFFIC - PAINTED
 - CMU BLOCK TRASH AND RECYCLING ENCLOSURE PER CITY STANDARDS - SHALL HOUSE (4) 3-YARD FRONT-LOADER BINS
 - 42" HIGH WROUGHT IRON PRIVACY BARRIER
 - 6'-0" HIGH TUBE-STEEL FENCE
 - 4'-0" WIDE TUBE-STEEL MAIN DOOR
 - 25'-0" WIDE PAIR OF TUBE-STEEL SWING GATES (12'-6" A PIECE)
 - FIXED BICYCLE PARKING RACKS PER CITY OF BAKERSFIELD'S BICYCLE PARKING DESIGN GUIDELINES
 - (E) UTILITY POLE
 - (E) HIGH EFFICIENCY POLE MOUNTED LUMINAIRE TO BE REMOVED AND REPLACED
 - 18'-0" HIGH EFFICIENCY POLE MOUNTED LUMINAIRE
 - LANDSCAPED AREA - SEE LANDSCAPE PLANS
 - LANDSCAPING FEATURES / AMENITIES - SEE LANDSCAPE PLANS
 - DOG LOBBY - SEE LANDSCAPE PLANS FOR ROUGH SIZING
 - DOG PARK - SEE LANDSCAPE PLANS LC.02 - "ROCK" KEY K101
 - 4'-0" WIDE x 8'-0" HIGH MONUMENT SIGN w/ CONCRETE BASE
 - (E) PORTE COCHERE & STRUCTURE SUPPORT
 - E.V. CHARGING STATION / FUTURE CHARGING STATION
 - DASH LINE DENOTES PATH OF TRAVEL FROM A PUBLIC WAY TO ACCESSIBLE AREAS ON-SITE (EACH BUILDING)
 - (N) ELECTRICAL SWITCH GEAR LOCATION- COORDINATE w/ ELEC.
 - NEW SITE BOLLARD - REFER TO DETAIL 15/AD3
 - CUSTOM NEON POLE MOUNTED SIGNAGE w/ FOUNDATION - DEFERRED SUBMITTAL
 - UTILITIES BY CIVIL - REFER TO PLANS
 - TRELLIS - DEFERRED SUBMITTAL
 - (2) USPS APPROVED CLUSTER MAILBOXES - #3316SAN-U

SF_A
Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, including specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



(E) BUILDING - NOT A PART
TRAVELERS MOTEL
915 UNION AVENUE
APN# 009-502-07

ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

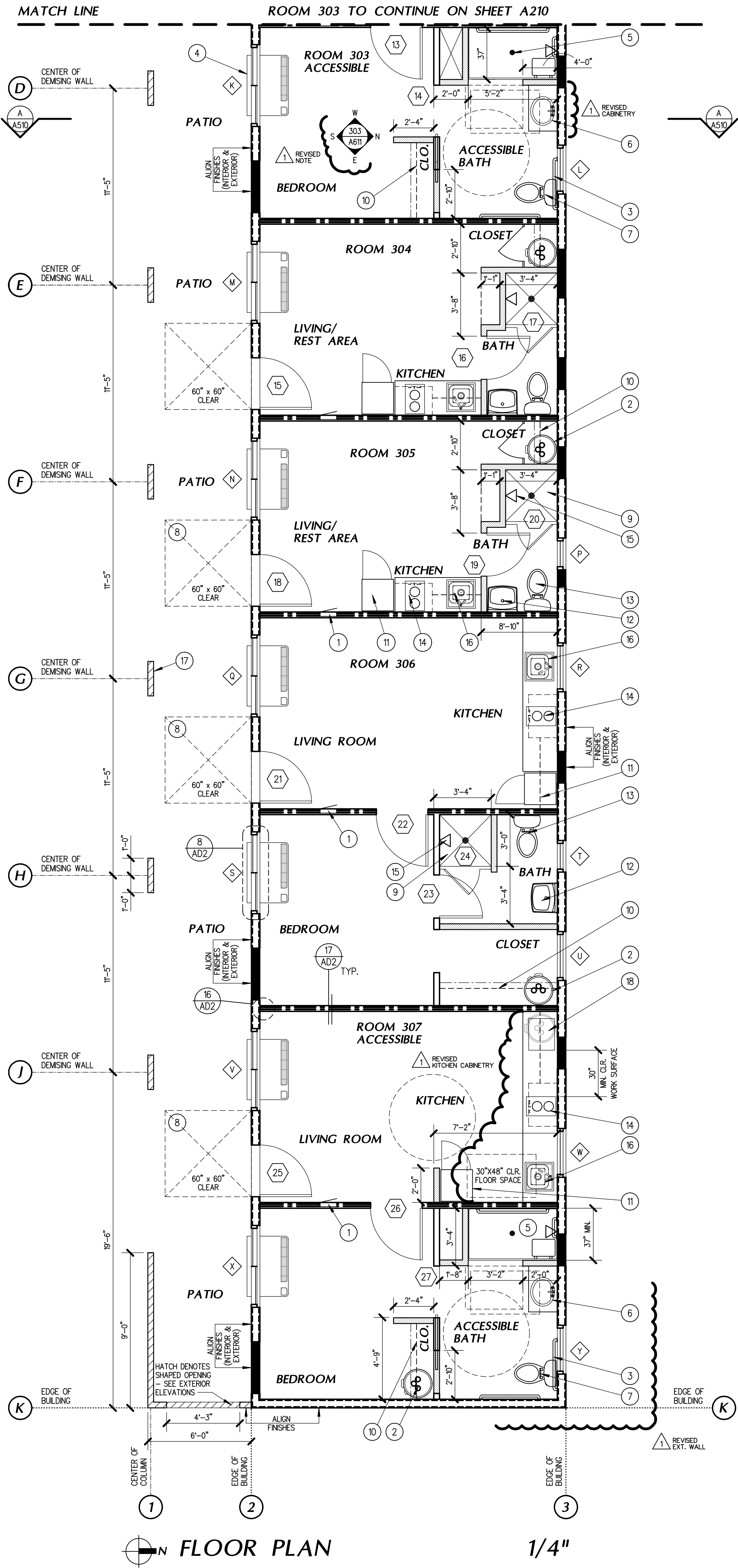
DATE	ISSUED FOR
08-26-2025	BUILDING DEPARTMENT SUBMITTAL
07-31-2026	BUILDING DEPARTMENT RESUBMITTAL

REVISION	DESCRIPTION

JOB 7567	AC	A100
DP	AC	
PM	GL	

BUILDING 300

NOT FOR CONSTRUCTION
NOT ACCESSIBILITY REFERENCE ONLY
REFER TO SITE PLAN PERMIT:
CONSTRUCTION BLD-RESA-25-0862 - 8/10/2026



ENLARGED FLOOR PLAN 1/2"

ACCESSIBLE BATHROOM - ROOM 303 AND 307

KEY PLAN

NTS

FLOOR PLAN NOTES

- UNLESS OTHERWISE NOTED, PLAN DIMENSIONS SHALL BE TO FACE OF STUDS, CENTERLINES OF COLUMN GRID, NOMINAL SURFACE OF MASONRY AND FACE OF CONCRETE WALLS. REFER TO ENLARGED FLOOR PLANS FOR REQUIRED CLEAR FLOOR SPACE DIMENSIONS. THE MOST RESTRICTIVE DIMENSION AND/OR CLEARANCE SHALL GOVERN.
- INSTALL MOISTURE RESISTANT WALL BOARD BEHIND ALL PLUMBING FIXTURE LOCATIONS.
- ALL NEW GYPSUM BOARD SHALL HAVE METAL 90° CLINCH-ON CORNER BEAD - FLOAT FINISH TO PROVIDE A SMOOTH TRANSITION.
- PROVIDE HORIZONTAL BACKING FOR CABINETRY SHELVING AND ACCESSORIES AS REQUIRED - REFER TO DETAIL 0/A-0.0 FOR ADDITIONAL INFORMATION.
- INSTALL R-19 BATT INSULATION IN FRAMING AT ALL NEW EXTERIOR WALLS.
- INSTALL R-38 BATT INSULATION ATTIC SPACE OF CONDITIONED SPACES OR APPROVED EQUAL.
- ALL THERMAL WALL INSULATION SHALL EXTEND TO ROOF INSULATION FOR A CONTINUOUS ENVELOPE.
- FLOOR SURFACE IS REQUIRED TO BE SLIP-RESISTANT.
- ALL CONCRETE SAW CUTS SHALL BE REINFORCED WITH 12" LONG #4 REBAR DOWELS @ 32" O.C. STAGGER EACH SIDE - EMBED EACH DOWEL 6" INTO THE EXISTING CONCRETE SLAB - THE NEW CONCRETE SLAB THICKNESS SHALL MATCH THE EXISTING CONCRETE SLAB THICKNESS - VAPOR BARRIER AND SAND FILL SHALL MATCH THAT OF THE EXISTING CONCRETE SLAB.

WALL LEGEND

- EXISTING
- NEW 2x4 WOOD STUDS @ 16" O.C. w/ EXTERIOR CEMENT PLASTER - SEE EXTERIOR ELEVATIONS - INTERIOR CONDITION SHALL BE 1/2" GYPSUM BOARD
- NEW 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYP. BD. EACH SIDE.
- NEW 2x4 WOOD STUDS @ 16" O.C. w/ EXTERIOR CEMENT PLASTER - SEE EXTERIOR ELEVATIONS
- WINDOW IN EXISTING OPENING - SEE WINDOW SCHEDULE
- DOOR SYMBOL - SEE SHEET A212 FOR DOOR SCHEDULE
- WINDOW SYMBOL - SEE SHEET A212 FOR WINDOW SCHEDULE

KEY NOTES

- APPROXIMATE LOCATION OF 1-HOUR FIRE RATED ELECTRICAL SUB-PANEL - SEE ELECTRICAL PLAN
- PROPOSED LOCATION OF ELECTRICAL WATER HEATER - TYP. - SEE PLUMBING PLAN
- GRAB BARS - FRAMER TO PROVIDE WALL BLOCKING - SEE INTERIOR ELEVATIONS
- WALL MOUNTED AIR CONDITIONER - SEE MECHANICAL PLAN
- ROLL-IN ACCESSIBLE SHOWER w/ GRAB BARS - SEE INTERIOR ELEVATIONS FOR WALL BLOCKING
- LAVATORY w/ SOLID SURFACE COUNTERTOP AND BACKSPLASH - SEE INTERIOR ELEVATION & PLUMBING PLAN
- ACCESSIBLE WATER CLOSET w/ GRAB BARS
- PROVIDE LEVEL LANDING - SEE A211, DOOR NOTES
- 36"x36" PRE-FAB SHOWER KIT INSERT - WALLS TO 72" AFF. - TYPICAL
- SHELF & POLE - SEE INTERIOR ELEVATIONS
- REFRIGERATOR SPACE - "WHIRLPOOL" MODEL #WRT1022JB - COLOR: STAINLESS STEEL
- WALL MOUNTED LAVATORY - TYP. - SEE INTERIOR ELEVATION
- TANK-TYPE STANDARD TOILET FIXTURE - TYP. - SEE PLUMBING PLAN
- 2-BURNER COOKTOP w/ MICROWAVE HOOD TOP, FAN, AND LIGHT - "WHIRLPOOL" MODEL #WMH3107H - COLOR: STAINLESS STEEL
- SHOWER HEAD @ +72" AFF. - SEE INTERIOR ELEVATIONS
- KITCHEN SINK w/ DISPOSAL - SEE PLUMBING PLAN - TYP.
- ACCESSIBLE KITCHEN HOOD w/ REMOTE CONTROL - "HAUSLANE" MODEL: PRO500, SIZE: 30"
- COUNTERTOP MICROWAVE - "WHIRLPOOL" MODEL # WMC57022RB

SF_A

Skarphol/Frank

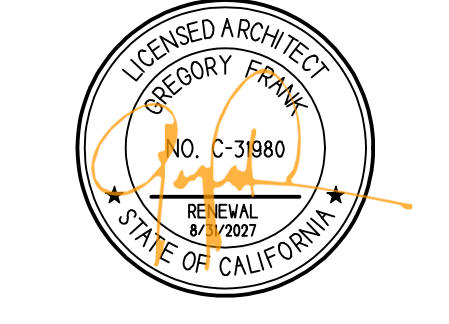
Associates

ARCHITECTURE • PLANNING • INTERIORS

Paul Skarphol, Architect • Gregory Frank, Architect

925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE AND APARTMENT CONVERSION FOR UNHOUSED VETERANS IN COLLABORATION WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL
07-31-2026	BUILDING DEPARTMENT RESUBMITTAL

REVISION	DESCRIPTION
07-31-26	BUILDING DEPARTMENT COMPLIANCE

JOB 7567	A211
DP BA	
PM GJF	

BUILDING 300

[illegible]

SET #1										SET #2										SET #3										SET #4									
6	EA	HINGE	5881 4.5 X 4.5 NRP	6643E/776	IVE	3	EA	HINGE	5881 4.5 X 4.5 NRP	6643E/776	IVE	3	EA	HINGE	5881 4.5 X 4.5	F643E/776	IVE	1	EA	HINGE	101RP 3.5 X 3.5, 3PK	F76E	IVE																
EA1	2-PIECE FLUSH BOLT	PM081 LONA	643	SCH	EA1	2-PIECE FLUSH BOLT	PM081 LONA	643	SCH	EA1	2-PIECE FLUSH BOLT	PM081 LONA	643	SCH	EA1	2-PIECE FLUSH BOLT	PM081 LONA	643	SCH	EA1	2-PIECE FLUSH BOLT	PM081 LONA	643	SCH															
1	EA	STOREROOM LOCK	23-030 EV29 S	643	SCH	1	EA	STOREROOM LOCK	23-030 EV29 S	643	SCH	1	EA	STOREROOM LOCK	23-030 EV29 S	643	SCH	1	EA	STOREROOM LOCK	23-030 EV29 S	643	SCH																
1	EA	FSC CORE	1461 REG OR PA AS REQ	695	IVE	1	EA	FSC CORE	1461 REG OR PA AS REQ	695	IVE	1	EA	FSC CORE	1461 REG OR PA AS REQ	695	IVE	1	EA	FSC CORE	1461 REG OR PA AS REQ	695	IVE																
1	EA	COORDINATOR	8400 10" X 1 1/2" LDW B-CS	695	IVE	1	EA	COORDINATOR	8400 10" X 1 1/2" LDW B-CS	695	IVE	1	EA	COORDINATOR	8400 10" X 1 1/2" LDW B-CS	695	IVE	1	EA	COORDINATOR	8400 10" X 1 1/2" LDW B-CS	695	IVE																
1	EA	MOUNTING BRACKET	MB	BLK	IVE	1	EA	MOUNTING BRACKET	MB	BLK	IVE	1	EA	MOUNTING BRACKET	MB	BLK	IVE	1	EA	MOUNTING BRACKET	MB	BLK	IVE																
1	EA	SURFACE CLOSER	1461 RW/PA STD ST 340B SPEC	695	IVE	1	EA	SURFACE CLOSER	1461 RW/PA STD ST 340B SPEC	695	IVE	1	EA	SURFACE CLOSER	1461 RW/PA STD ST 340B SPEC	695	IVE	1	EA	SURFACE CLOSER	1461 RW/PA STD ST 340B SPEC	695	IVE																
1	EA	SURFACE CLOSER	1461 RW/PA STD ST 340B SPEC	695	IVE	1	EA	SURFACE CLOSER	1461 RW/PA STD ST 340B SPEC	695	IVE	1	EA	SURFACE CLOSER	1461 RW/PA STD ST 340B SPEC	695	IVE	1	EA	SURFACE CLOSER	1461 RW/PA STD ST 340B SPEC	695	IVE																
1	EA	KICK PLATE	8400 10" X 1 1/2" LDW B-CS	695	IVE	1	EA	KICK PLATE	8400 10" X 1 1/2" LDW B-CS	695	IVE	1	EA	KICK PLATE	8400 10" X 1 1/2" LDW B-CS	695	IVE	1	EA	KICK PLATE	8400 10" X 1 1/2" LDW B-CS	695	IVE																
1	EA	FLOOR STOP	F3085/F308L	BLK	IVE	1	EA	FLOOR STOP	F3085/F308L	BLK	IVE	1	EA	FLOOR STOP	F3085/F308L	BLK	IVE	1	EA	FLOOR STOP	F3085/F308L	BLK	IVE																
1	EA	GASKETING	9188BK PSA	BK	ZER	1	EA	GASKETING	9188BK PSA	BK	ZER	1	EA	GASKETING	9188BK PSA	BK	ZER	1	EA	GASKETING	9188BK PSA	BK	ZER																
1	EA	ASTRALGAL	43SP	SP	D	1	EA	ASTRALGAL	43SP	SP	D	1	EA	ASTRALGAL	43SP	SP	D	1	EA	ASTRALGAL	43SP	SP	D																
2	EA	DOOR SWEEP	8654A OR AS DETALLED	D	ZER	2	EA	DOOR SWEEP	8654A OR AS DETALLED	D	ZER	2	EA	DOOR SWEEP	8654A OR AS DETALLED	D	ZER	2	EA	DOOR SWEEP	8654A OR AS DETALLED	D	ZER																
1	EA	THRESHOLD	8654A OR AS DETALLED	A	ZER	1	EA	THRESHOLD	8654A OR AS DETALLED	A	ZER	1	EA	THRESHOLD	8654A OR AS DETALLED	A	ZER	1	EA	THRESHOLD	8654A OR AS DETALLED	A	ZER																

PROVIDE ADDITIONAL DOOR VIEWER @ 42" A.F.F. AT ACCESSIBLE UNITS

Diagram A: Door with peep hole $\varnothing \pm 60"$ center in door and typical lever hardware. SEE SCHEDULE.

Diagram B: Door with accessible pull hardware. SEE SCHEDULE.

Diagram C: Glass door with fixed glass panel in aluminum frame and pull hardware. Varies SEE SCHEDULE. ALL GLASS SHALL BE TEMPERED SAFETY GLAZING.

Diagram D: Door with typical lever hardware. SEE SCHEDULE.

Diagram E: Door with typical lever hardware set. SEE SCHEDULE.

1. EACH DOOR SUB-CONTRACTOR (ALUMINUM, STOREFRONT/WOOD/HM) SHALL BE RESPONSIBLE TO ADJUST ALL INTERIOR DOORS SO THAT THE DOORS REQUIRED OPENING FORCE IS 5lbs or LESS.
2. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM - PER 2022 CBC 1B-404.2.8.1
3. DOOR AND GATE SPRING HINGE SHALL BE ADJUSTED SO THAT THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 15 SECONDS MINIMUM - PER 2022 CBC 1B-404.2.8.2

PROVIDE ALL ACCESSORIES FOR A COMPLETE INSTALLATION

1. HOLLOW METAL DOORS & FRAME SHALL BE "ALLEGION" "STEELCRAFT" DOORS & FRAMES SHALL BE A MINIMUM 16GA. - DOORS SHALL BE "CE SERIES" EMBOSSED "16" PANEL DOORS.
2. SOLID CORE DOOR SHALL BE "VT INDUSTRIES" "FORWARD - P11" PAINTABLE WOOD DOORS w/ PRE-PRIMED SURFACE
3. INSTALL WALL MOUNTED DOOR STOPS AT ALL INTERIOR DOORS - MOUNT AT DOOR HANDLE HEIGHT.
4. INSTALL METAL THRESHOLDS AND WEATHERSTRIPPING ON ALL EXTERIOR DOORS.
5. THE FORCES TO UNLATCH DOORS SHALL COMPLY WITH THE FOLLOWING:
 - A. WHERE DOOR HARDWARE OPERATES BY PUSH OR PULL, THE OPERATIONAL FORCE TO UNLATCH THE DOOR SHALL NOT EXCEED 5 POUNDS (67N)
 - B. WHERE DOOR HARDWARE OPERATES BY ROTATION, THE OPERATIONAL FORCE TO UNLATCH THE DOOR SHALL NOT EXCEED 28 OUNZ POUNDS (315 N-CM).
6. THE FORCE TO OPEN DOORS SHALL COMPLY WITH THE FOLLOWING:
 - A. FOR INTERIOR SWINGING EGRESS DOORS THAT ARE MANUALLY OPERATED, OTHER THAN DOORS REQUIRED TO BE FIRE RATED, THE FORCE FOR PUSHING OR PULLING OPEN THE DOOR SHALL NOT EXCEED 5 POUNDS (22 N)
 - B. FOR OTHER SWINGING OR SLIDING DOORS OR FOLDING DOORS, AND DOORS REQUIRED TO BE FIRE RATED, THE DOOR SHALL REQUIRE NOT MORE THAN A 30-POUND (133 N) FORCE TO BE SET IN MOTION AND SHALL MOVE TO A FULL OPEN POSITION WHEN SUBJECTED TO NOT MORE THAN A 15-POUND FORCE.
7. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVELLED EXCEPT FOR EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2% SLOPE.
8. THE FLOOR OR LANDING SHALL BE NOT LESS THAN 1/2" LOWER THAN THE THRESHOLD OF ANY DOORWAY. CHANGES IN LEVEL BETWEEN 1/4" MIN HIGH AND 1/2" MAX HIGH SHALL BE DEVELOPED WITH A SLOPE NOT STEEPER THAN 12.
9. DOOR AND GATES HANDLES, KICKS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 48" MAX. ABOVE FINISHED FLOOR.

WINDOW NO.	TYPE MARK	WINDOW WIDTH	WINDOW HEIGHT	SILL HEIGHT	WINDOW TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	COMMENTS
A	1	4'-10"	3'-8"	3'-6"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FIELD VERIFY OPENING, FOAM TRIM TO BE INSTALLED - SEE EXTERIOR ELEVATION
B	2	1'-10"	1'-0"	5'-7"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FROSTED FINISH ON GLAZING - FIELD VERIFY OPENING - ADD TRIM
C	1	4'-10"	3'-8"	3'-6"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FIELD VERIFY OPENING, FOAM TRIM TO BE INSTALLED - SEE EXTERIOR ELEVATION
D	3	2'-10"	1'-0"	5'-7"	VERTICAL SLIDING	5/AD2	6/AD2	7/AD2	FROSTED FINISH ON GLAZING - FIELD VERIFY OPENING - ADD TRIM
E	1	4'-10"	3'-8"	3'-6"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FIELD VERIFY OPENING, FOAM TRIM TO BE INSTALLED - SEE EXTERIOR ELEVATION
F	2	1'-10"	1'-0"	5'-7"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FROSTED FINISH ON GLAZING - FIELD VERIFY OPENING - ADD TRIM
G	3	2'-10"	3'-7"	3'-0"	VERTICAL SLIDING	5/AD2	6/AD2	7/AD2	FROSTED FINISH ON GLAZING - FIELD VERIFY OPENING - ADD TRIM
H	1	4'-10"	3'-8"	3'-6"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FIELD VERIFY OPENING, FOAM TRIM TO BE INSTALLED - SEE EXTERIOR ELEVATION
J	3	2'-10"	3'-7"	3'-0"	VERTICAL SLIDING	5/AD2	6/AD2	7/AD2	FROSTED FINISH ON GLAZING - FIELD VERIFY OPENING - ADD TRIM
K	1	4'-10"	3'-8"	3'-6"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FIELD VERIFY OPENING, FOAM TRIM TO BE INSTALLED - SEE EXTERIOR ELEVATION
L	3	2'-10"	1'-0"	5'-7"	VERTICAL SLIDING	5/AD2	6/AD2	7/AD2	FROSTED FINISH ON GLAZING - FIELD VERIFY OPENING - ADD TRIM
M	1	4'-10"	3'-8"	3'-6"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FIELD VERIFY OPENING, FOAM TRIM TO BE INSTALLED - SEE EXTERIOR ELEVATION
N	1	4'-10"	3'-8"	3'-6"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FIELD VERIFY OPENING, FOAM TRIM TO BE INSTALLED - SEE EXTERIOR ELEVATION
P	2	1'-10"	1'-0"	5'-7"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FROSTED FINISH ON GLAZING - FIELD VERIFY OPENING - ADD TRIM
Q	1	4'-10"	3'-8"	3'-6"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FIELD VERIFY OPENING, FOAM TRIM TO BE INSTALLED - SEE EXTERIOR ELEVATION
R	3	2'-10"	3'-7"	3'-0"	VERTICAL SLIDING	5/AD2	6/AD2	7/AD2	FROSTED FINISH ON GLAZING - FIELD VERIFY OPENING - ADD TRIM
S	1	4'-10"	3'-8"	3'-6"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FIELD VERIFY OPENING, FOAM TRIM TO BE INSTALLED - SEE EXTERIOR ELEVATION
T	2	1'-10"	1'-0"	5'-7"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FROSTED FINISH ON GLAZING - FIELD VERIFY OPENING - ADD TRIM
U	3	2'-10"	3'-7"	3'-0"	VERTICAL SLIDING	5/AD2	6/AD2	7/AD2	FROSTED FINISH ON GLAZING - FIELD VERIFY OPENING - ADD TRIM
V	1	4'-10"	3'-8"	3'-6"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FIELD VERIFY OPENING, FOAM TRIM TO BE INSTALLED - SEE EXTERIOR ELEVATION
W	3	2'-10"	3'-7"	3'-0"	VERTICAL SLIDING	5/AD2	6/AD2	7/AD2	FROSTED FINISH ON GLAZING - FIELD VERIFY OPENING - ADD TRIM
X	1	4'-10"	3'-8"	3'-6"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FIELD VERIFY OPENING, FOAM TRIM TO BE INSTALLED - SEE EXTERIOR ELEVATION
Y	3	2'-10"	1'-0"	5'-7"	HORIZONTAL SLIDING	5/AD2	6/AD2	7/AD2	FROSTED FINISH ON GLAZING - FIELD VERIFY OPENING - ADD TRIM

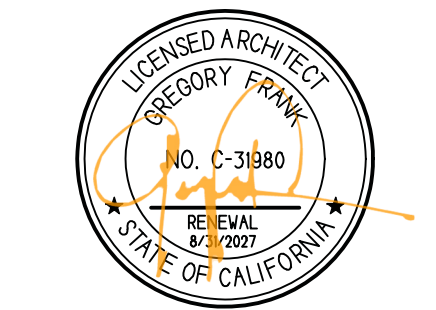
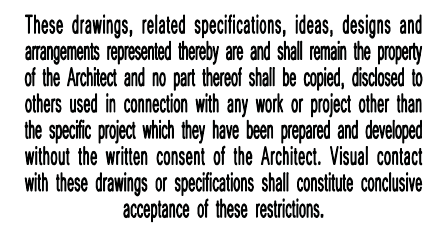
1. PROVIDE ALL HARDWARE NECESSARY FOR A COMPLETE INSTALLATION.
2. ALL WINDOWS SHALL BE "PELLA" "IMPERVIA" DUAL PANEL SLIDING – FRAME COLOR: BROWN
3. GLAZING SHALL BE TEMPERED WHERE NOTED

WINDOW TYPES / FRAMES

Diagram 1: A wide, low-profile window with two panels. The left panel has a right-pointing arrow. Dimensions are indicated by arrows: "SEE SCHEDULE" for the width and "SEE PLAN" for the height. A circled "1" is below the diagram.

Diagram 2: A small, square window with two panels. The left panel has a right-pointing arrow. Dimensions are indicated by arrows: "SEE SCHEDULE" for the width and "SEE PLAN" for the height. A circled "2" is below the diagram.

Diagram 3: A tall, narrow window with two panels. The top panel has a right-pointing arrow, and the bottom panel has an up-pointing arrow. Dimensions are indicated by arrows: "SEE SCHEDULE" for the width and "SEE PLAN" for the height. A circled "3" is below the diagram.



**ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:**



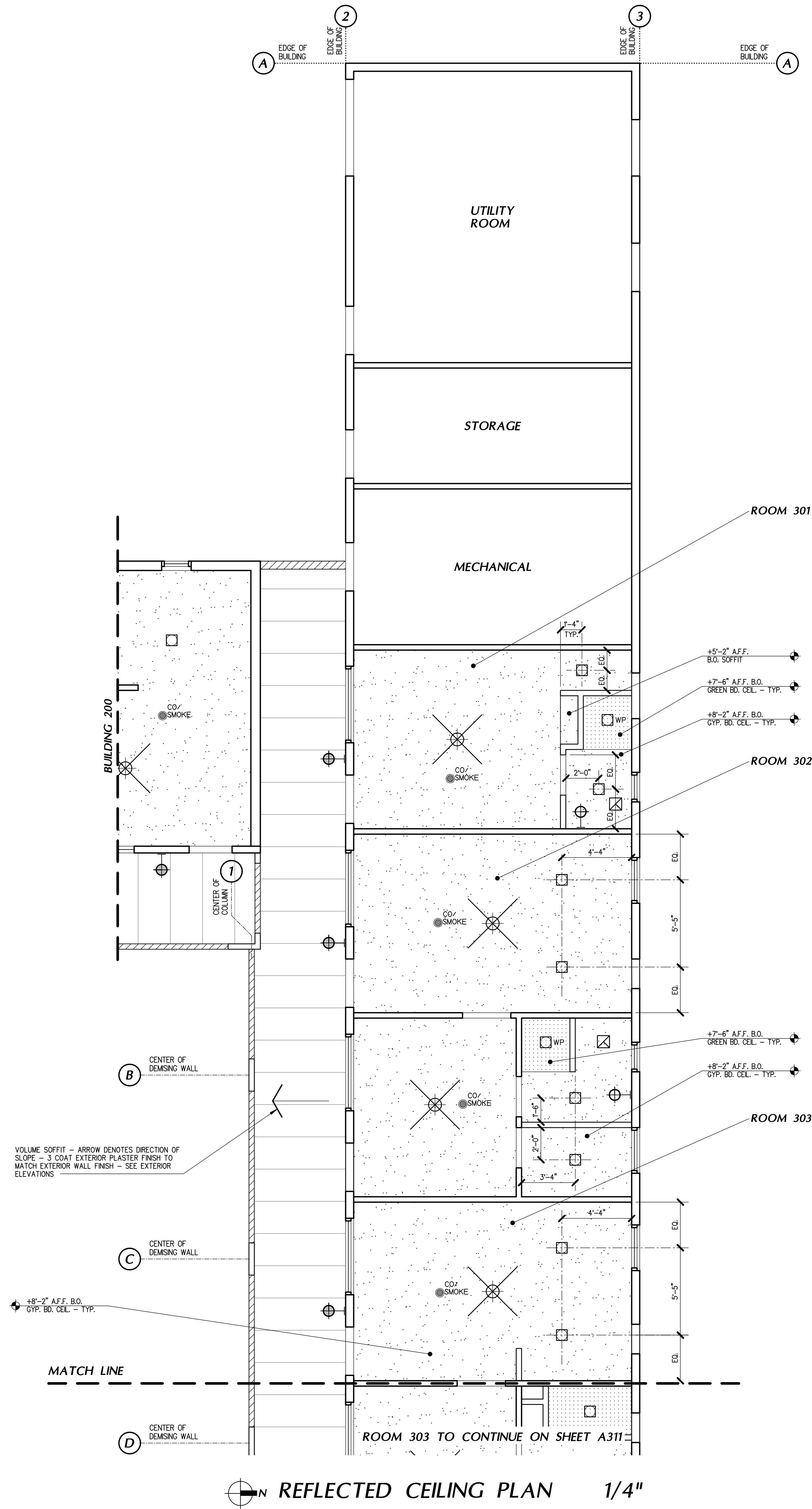
901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

JOB 7567	<i>A212</i>
DP YR	
PM GJF	

BUILDING 300



CEILING PLAN NOTES

- ALL CEILINGS ARE NEW UNO.
- ALL CEILING MOUNTED MECHANICAL/REGISTER ARE NEW - SEE MECHANICAL PLAN
- LOCATION OF ALL FIRE SPRINKLERS IS SUBJECT TO APPROVAL BY THE FIRE MARSHAL - SEE FIRE SPRINKLER PLANS
- PROVIDE ALL NECESSARY HARDWARE FOR A COMPLETE INSTALLATION
- PROVIDE CEILING FAN HOUSING/FAN-RATED BOX DURING BLOCKING AT LOCATIONS OF NEW CEILING FANS AND LIGHT FIXTURES FOR FUTURE ATTACHMENT. INSTALL BLOCKING WHILE CEILING IS EXPOSED (POST DEMOLITION / PRE-HARDWARE INSTALLATION) - REFER TO THIS PLAN FOR EXACT LOCATIONS OF NEW FIXTURES.

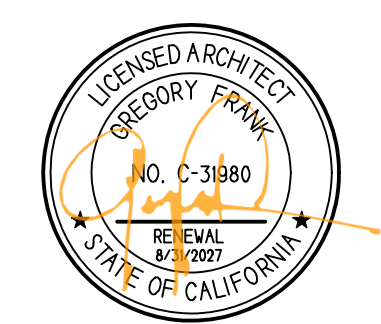
CEILING LEGEND

- HARD-LID VOLUME CEILING AND/OR SOFFIT. CEILING SHALL BE FRAMED ONTO EXISTING 2x4 ROOF JOISTS @ 16" O.C. - PROVIDE MID SPAN BLOCKING @ 8'-0" MAX.
- HARD-LID VOLUME CEILING AND/OR SOFFIT. CEILING SHALL BE FRAMED BELOW EXISTING 2x4 ROOF JOISTS @ 16" O.C. - PROVIDE MID SPAN BLOCKING @ 8'-0" MAX. - ADD 1/2" CEMENT BOARD TO ACCOUNT FOR A MOISTURE RESISTANCE
- ARCHED SOFFIT - SEE EXTERIOR ELEVATIONS
- RECESSED CAN LIGHT - SEE TO ELECTRICAL PLAN
- MOISTURE RESISTANT RECESSED CAN LIGHT - SEE TO ELECTRICAL PLAN
- EXHAUST FAN - TYP. - SEE TO MECHANICAL
- INTERIOR WALL SCONCE - STYLE & TYPE TO BE SELECTED - INSTALL ELECTRICAL BOX @ 50" A.F.F.
- EXTERIOR WALL SCONCE - STYLE & TYPE TO BE SELECTED - INSTALL ELECTRICAL BOX @ 56" A.F.F.
- CEILING FAN w/ LED LIGHT KIT - SEE ELECTRICAL PLAN
- CEILING FAN w/ LED LIGHT KIT AND REMOTE - SEE ELECTRICAL PLAN
- CARBON MONOXIDE / SMOKE DETECTOR COMBO SHALL BE HARDWIRED w/ BATTERY BACKUP



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:

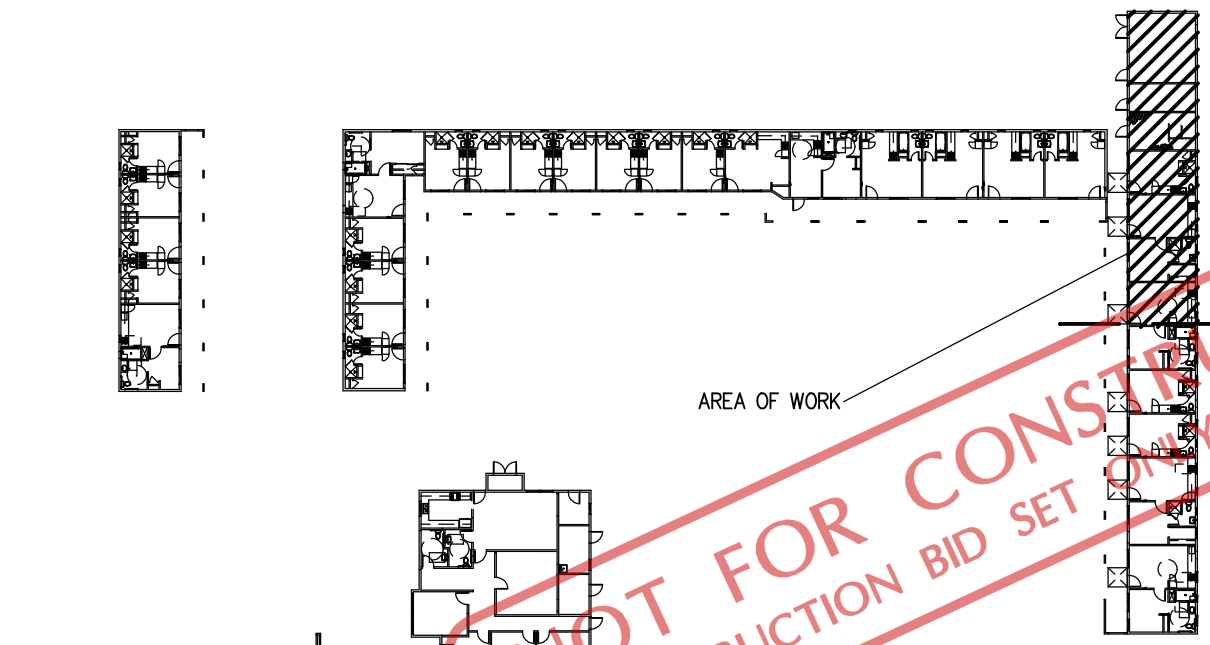


901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

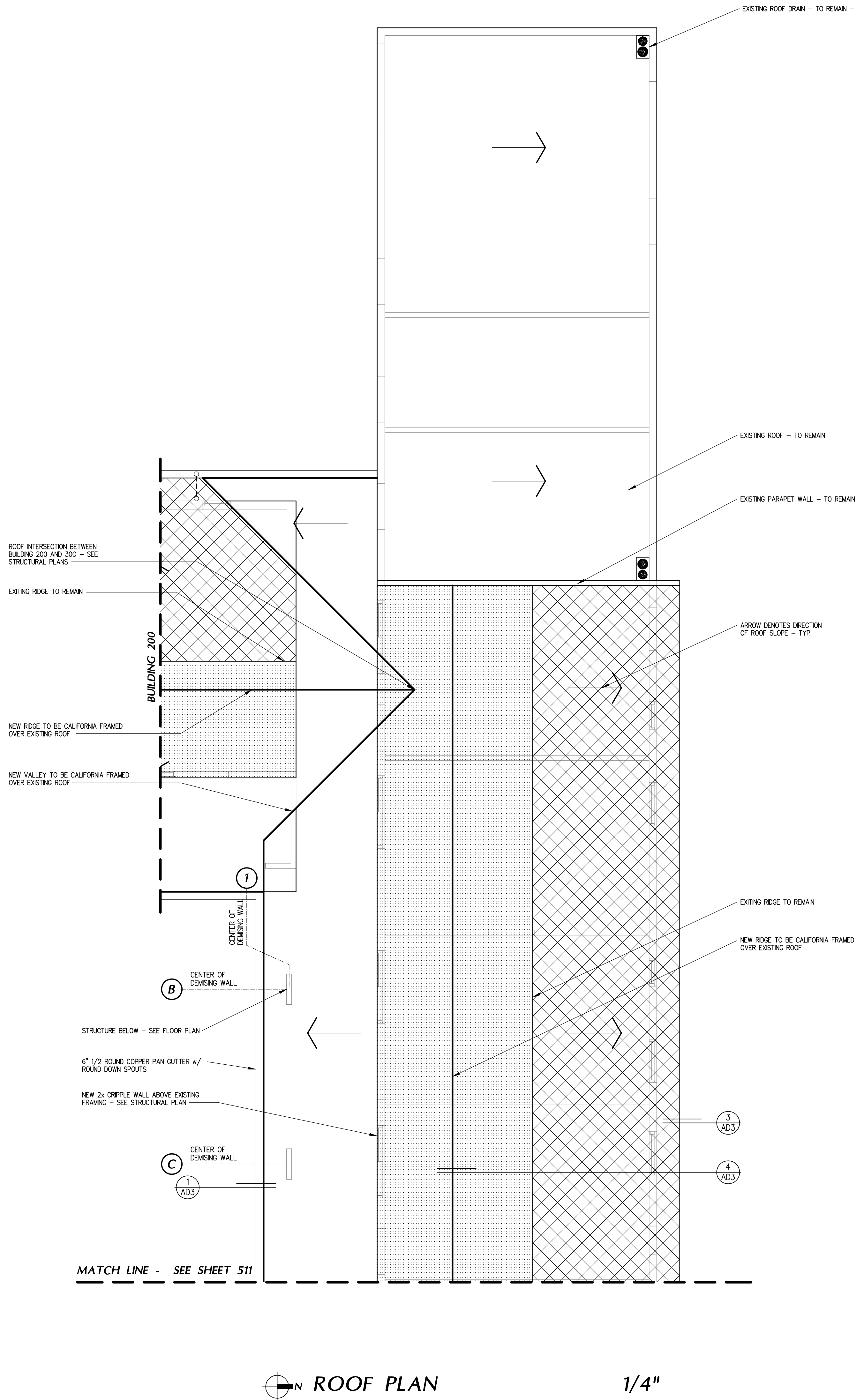
JOB 7567	A310
DP YR	
PM G.F.	



KEY PLAN

NTS

BUILDING 300



ROOF NOTES

1. SEE STRUCTURAL PLANS FOR FRAMING
2. ROOF SLOPE SHALL BE AS INDICATED ON PLAN BE @ 1/2:12 - FIELD VERIFY - MATCH EXISTING ROOF SLOPE
3. TYPICAL ROOFING SHALL BE TWO PEICE SPANISH CLAY TILES o/ 30# FELT - UNDER LAYMENT SHALL MEET A87M B4869 TYPE II OR IV
4. ALL OVER HANGS SHALL BE 18" - FIELD VERIFY - MATCH EXISTING

ROOF LEGEND



HATCH DENOTES AREA OF NEW ROOF TO BE CALIFORNIA FRAMED - SEE STRUCTURAL PLAN

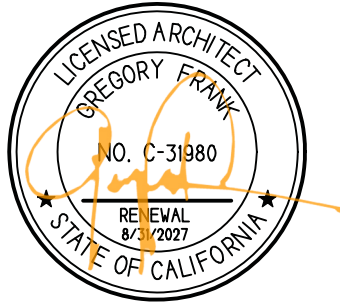


HATCH DENOTES AREA OF ROOF FRAMING TO REMAIN - SEE STRUCTURAL PLAN



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:

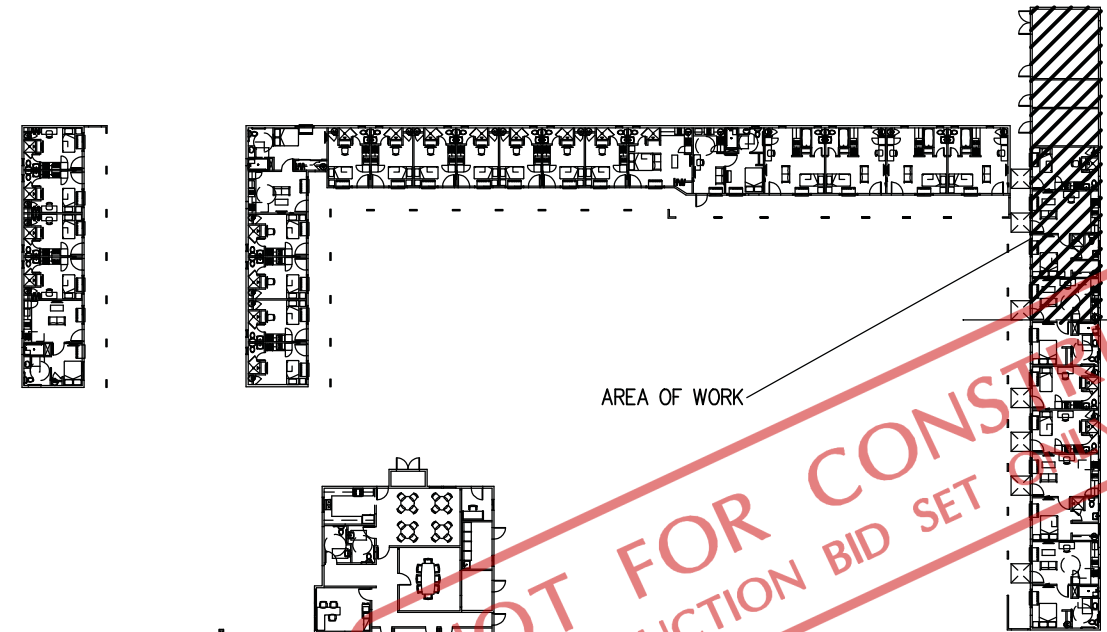


901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

JOB 7567	A410
DP YR	
PM G.F.	



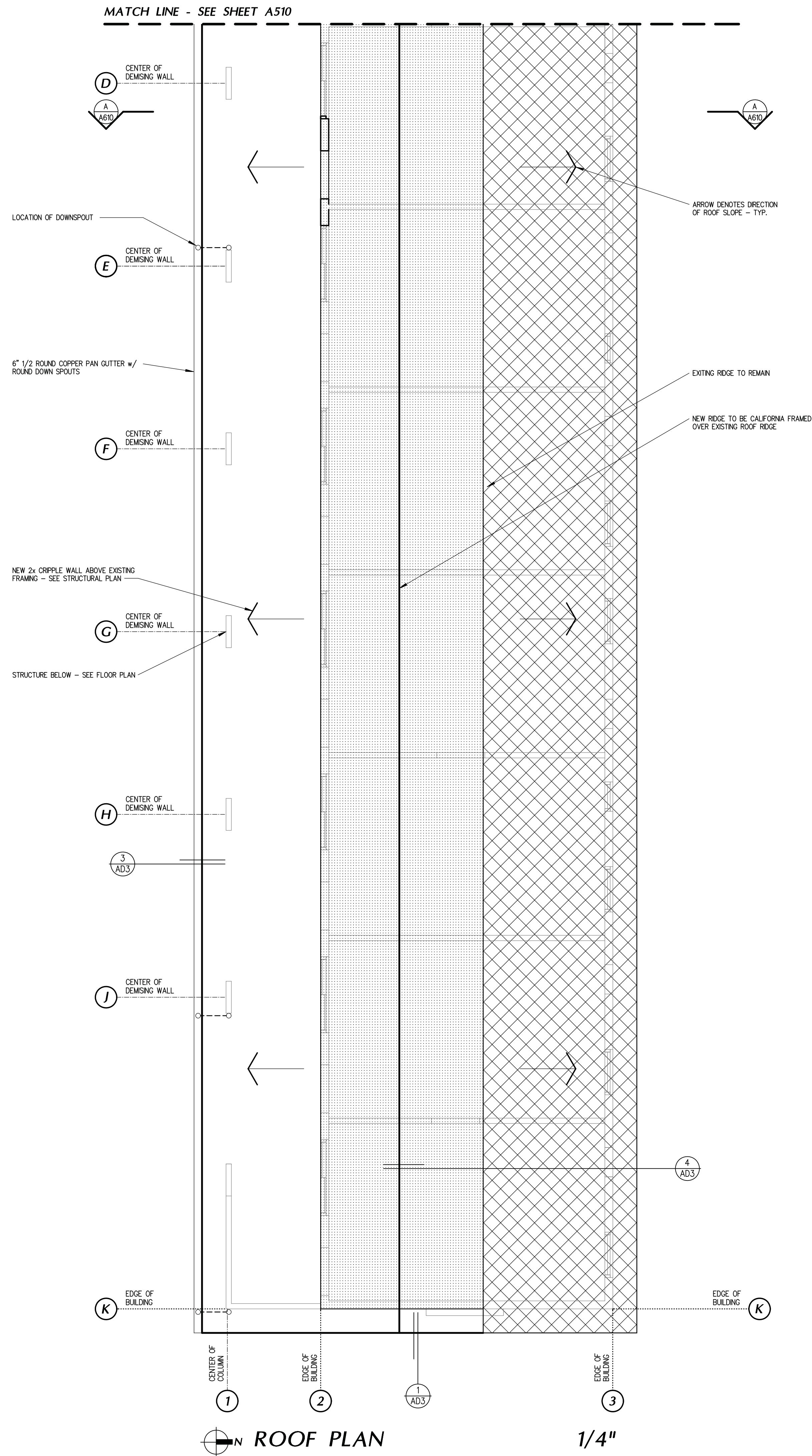
KEY PLAN

NTS

BUILDING 300

1/4"

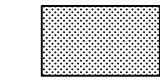
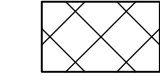
ROOF PLAN



ROOF NOTES

1. SEE STRUCTURAL PLANS FOR FRAMING
2. ROOF SLOPE SHALL BE AS INDICATED ON PLAN BE $\pm 3 \frac{1}{2} : 12$ - FIELD VARY - MATCH EXISTING ROOF SLOPE
3. TYPICAL ROOFING SHALL BE TWO PEICE SPANISH CLAY TILES o/ 30# FELT - UNDER LAYMENT SHALL MEET A87M B4869 TYPE II OR IV
4. ALL OVER HANGS SHALL BE $\pm 18"$ - FIELD VERIFY - MATCH EXISTING

ROOF LEGEND

-  HATCH DENOTES AREA OF NEW ROOF TO BE CALIFORNIA FRAMED - SEE STRUCTURAL PLAN
-  HATCH DENOTES AREA OF ROOF FRAMING TO REMAIN - SEE STRUCTURAL PLAN

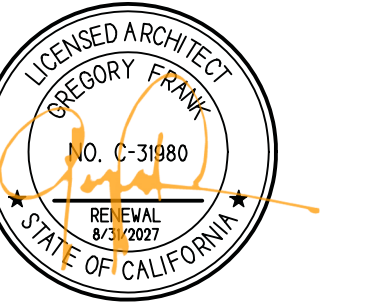


Skarphol/Frank
Associates

ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect

925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:

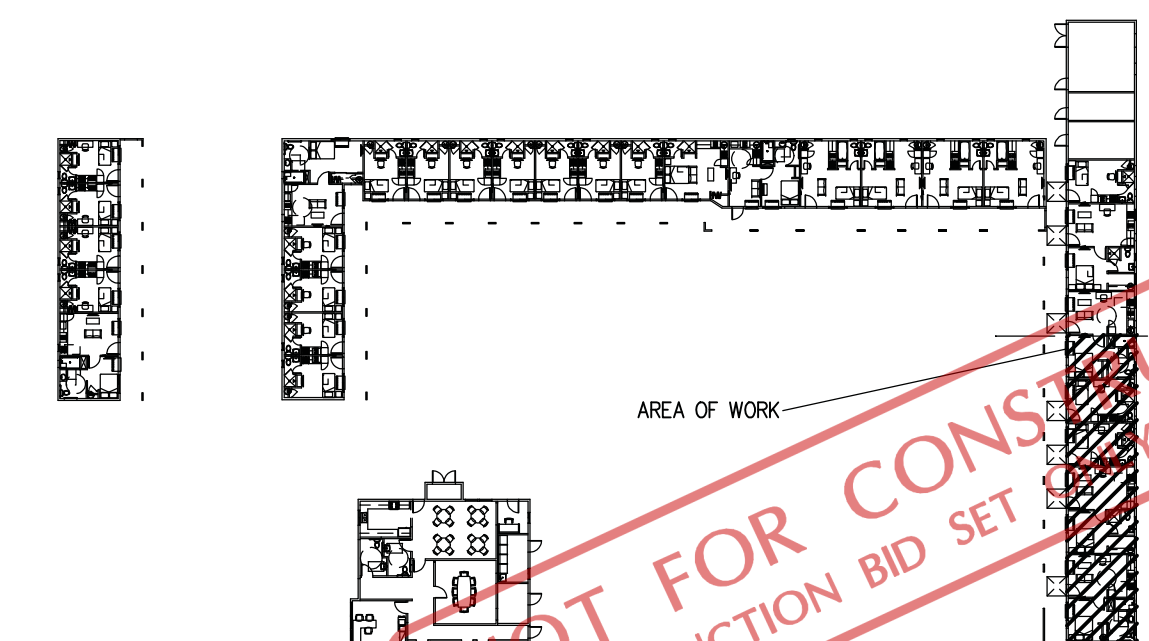


901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

JOB 7567	A411
DP YR	
PM G.F.	

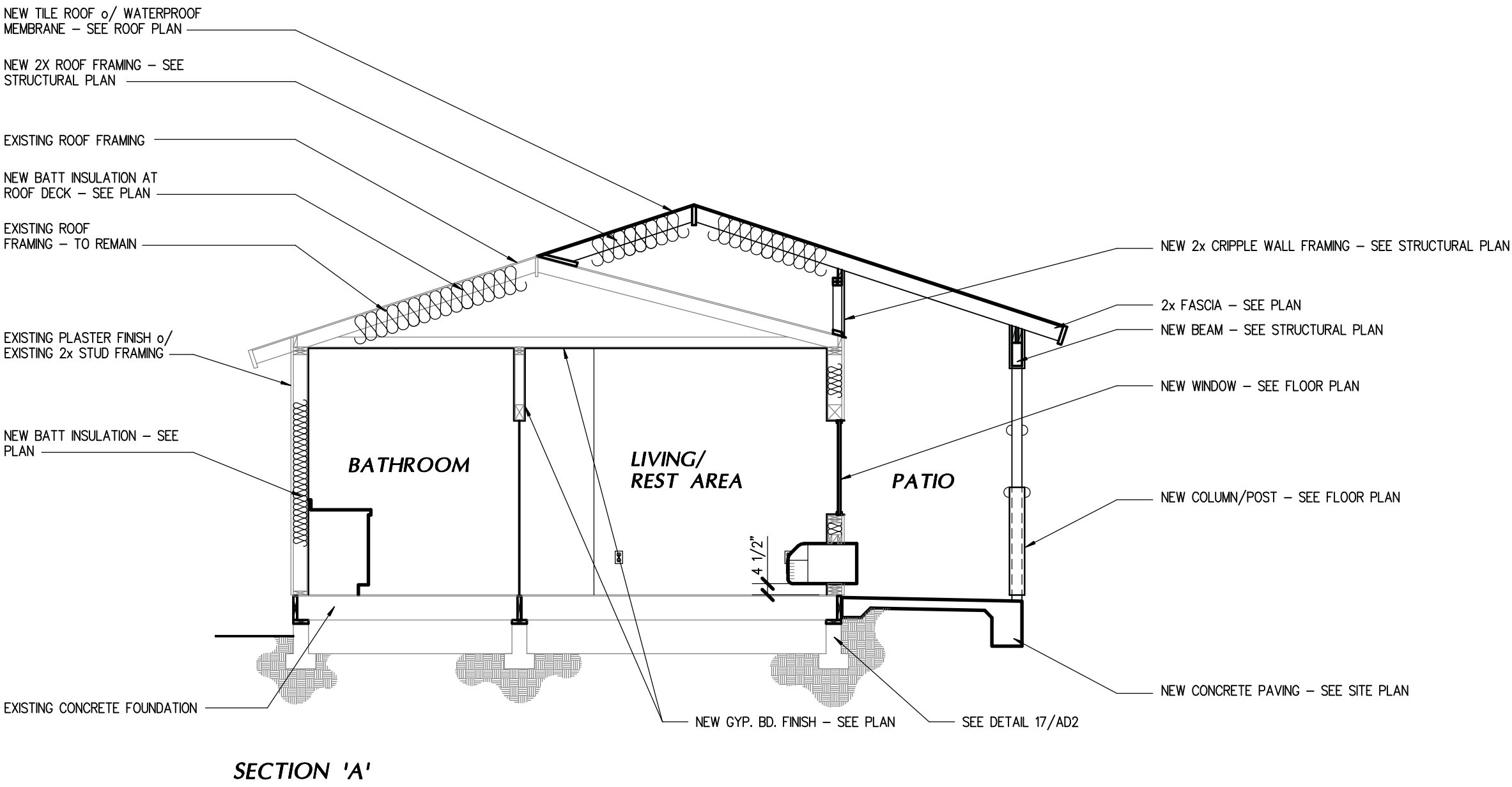


KEY PLAN

NTS

BUILDING 300

1/4"



SF

A

Skarphol / Frank

Associates

ARCHITECTURE • PLANNING • INTERIORS

Paul Skarphol, Architect • Gregory Frank, Architect

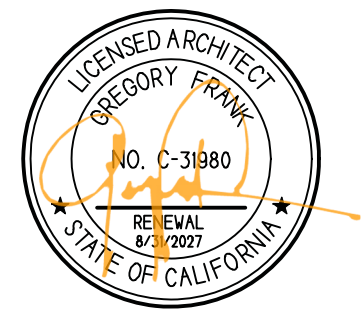
925 17th Street

Bakersfield, CA 93301

(661) 334-2741

skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:

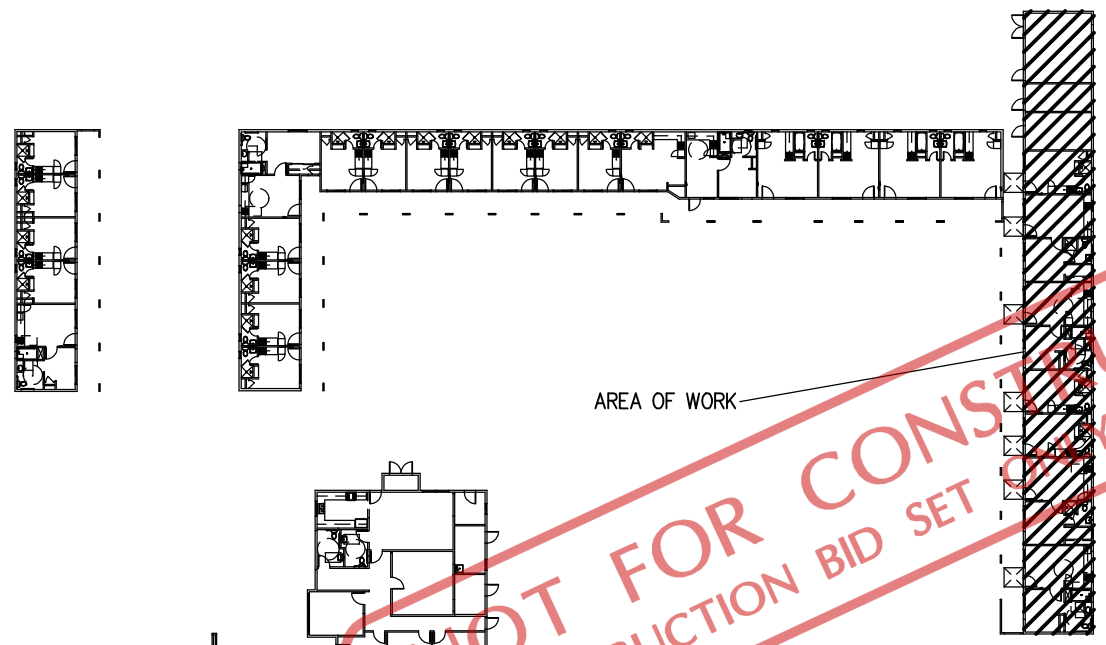


901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

JOB 7567	A510
DP YR	
PM G.F.	



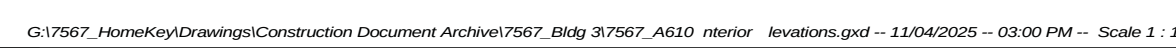
KEY PLAN

NTS

BUILDING 300

SECTIONS

1/4"



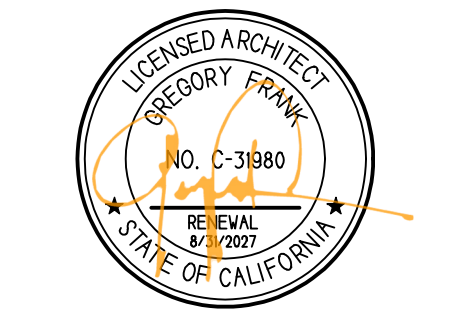


Skarphol/Frank
Associates

ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect

925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL
07-31-2026	BUILDING DEPARTMENT RESUBMITTAL

REVISION	DESCRIPTION
1	REVISION
2	REVISION

JOB 7567	DP BA	FM G.F.	A611
----------	-------	---------	------

BUILDING 300

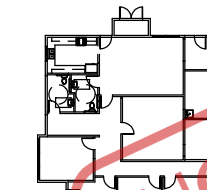
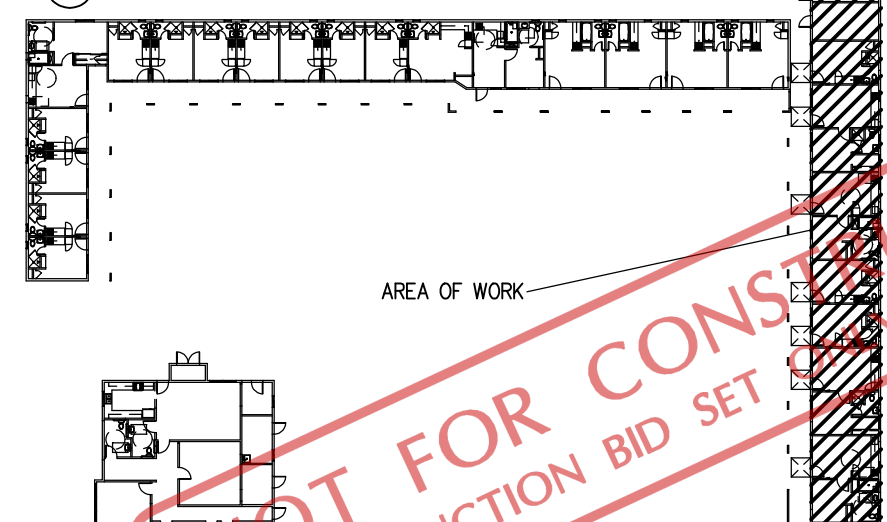
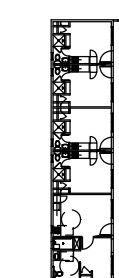
INTERIOR ELEVATION NOTES

- ALL CABINETS SHALL BE SOLID SURFACE, FLUSH OVERLAY CONSTRUCTION WITH WHITE MELAMINE INTERIORS, CONCEALED HINGES AND 3" SATIN WIRE PULLS.
- ALL COUNTERTOPS SHALL BE BRACED AS REQUIRED WITH DIAGONAL SUPPORTS. MATERIAL AND FINISH SHALL MATCH ADJACENT CABINETRY.
- ALL CABINET DOOR SHALL BE EQUIPPED w/ SOFT CLOSE/SELF CLOSING HINGES. CABINET DRAWERS SHALL BE EQUIPPED w/ HEAVY DUTY SOFT CLOSE/SELF CLOSING SLIDES.
- ALL CABINETRY, FIXTURES AND ACCESSORIES SHALL BE CONSTRUCTED AND INSTALLED PER APPLICABLE CODES.

KEY NOTES

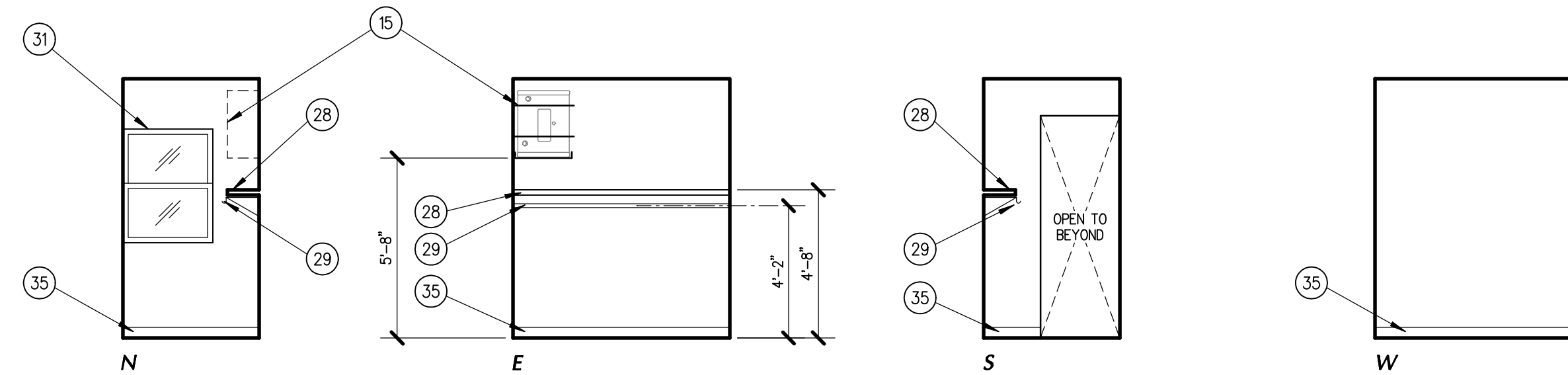
*ALL ACCESSORIES SHALL BE "KOHLER" OR APPROVED EQUAL WITH STAINLESS STEEL FINISH. - UNO.

- 22"x34" STAINLESS STEEL CHANNEL-FRAME MIRROR MODEL NO. K-26052
- RECESSED, TOILET PAPER HOLDER BY "BOBRICK" MODEL NO. B6677
- 42" GRAB BAR NO. K-10545-S - "BOBRICK" MODEL NO. 6806 - 42
- 36" GRAB BAR NO. 10544-BN - "BOBRICK" MODEL NO. 6806 - 36
- 48" GRAB BAR - "BOBRICK" MODEL NO. 6806 - 48
- 12" GRAB BAR - "BOBRICK" MODEL NO. 6806 - 12
- WALL MOUNTED LAVATORY - SEE PLUMBING PLAN
- WALL MOUNTED SHOWER FAUCET @ 476" A.F.F. - SEE PLUMBING PLAN
- ACCESSIBLE TOILET - FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE TOILET. - SEE PLUMBING PLAN
- 36"x36" SHOWER INSERT BY "DELTA" - THREE-PIECE SHOWER WALL SET MODEL NO. B12205-3636-WH w/ SHOWER BASE NO. B12135-3636-WH
- 60"x36" ROLL-IN ACCESSIBLE SHOWER - SEE PLUMBING PLAN
- UPPER CABINET w/ DOOR
- SINGLE LEVER WATER CONTROL VALVE - SEE PLUMBING PLAN
- HAND-HELD SHOWER HEAD w/ 59" LONG FLEXIBLE HOSE - "KOHLER" "AWAKEN" MODEL NO. K-76471-G-cp
- ELECTRIC WATER HEATER/CAB.
- UNDER COUNTER MOUNTED ACCESSIBLE SINK
- ACCESSIBLE UNDER CABINET KITCHEN HOOD w/ REMOTE CONTROL - SEE FLOOR PLAN
- MICROWAVE HOOD, FAN & LIGHT - SEE FLOOR PLAN
- COUNTERTOP MICROWAVE
- 2-BURNER COOKTOP
- REFRIGERATOR
- ACCESSIBLE FOLD UP SHOWER SEAT - "BOBRICK" MODEL NO. B-5191
- UPPER CABINETRY w/ ADJUSTABLE SHELVING
- TOE KICK
- BASE CABINET w/ ADJUSTABLE SHELVING
- BANK OF DRAWERS
- SOLID SURFACE COUNTER TOP - SEE FINISH PLAN
- FIXED MELAMINE SHELVING
- HEAVY DUTY SHELF BRACKET AND ROD SUPPORT BY "EVERBILT" MODEL NO. 14317 - COLOR: WHITE
- DOOR - SEE FLOOR PLAN
- WINDOW - SEE FLOOR PLAN
- DOOR STOP
- AC UNIT - SEE MECHANICAL PLAN
- ELECTRICAL PANEL - SEE ELECTRICAL PLAN
- WALL BASE - SEE FINISH PLAN
- JUNCTION BOX - SEE ELECTRICAL PLAN
- APPROXIMATE LOCATION OF TV MOUNT
- WALL MOUNTED TV
- WALL TILE - SEE FINISH PLAN
- SWITCH/OUTLET LOCATION - SEE ELECTRICAL PLAN
- HATCHED AREA DENOTES LOCATION OF 2x6 SOLID BLOCKING FOR GRAB BAR ATTACHMENT - TOP OF BLOCKING SHALL BE @ +38" BOTTOM OF BLOCKING SHALL BE @ +32"
- UNDERCOUNTER MOUNTED ACCESSIBLE LAVATORY - SEE PLUMBING PLAN
- SOLID SURFACE COUNTERTOP w/ 4" INTEGRAL BACKSPLASH - SEE FINISH PLAN
- BASE CABINET DOORS WITH NO TOE KICK - EXTEND FINISH FLOOR AND WALL BASE BEYOND CABINET DOORS TO END WALLS - SEE FINISH FLOOR PLAN
- COOKTOP HOOD COVER - SEE DETAIL 19/AD2

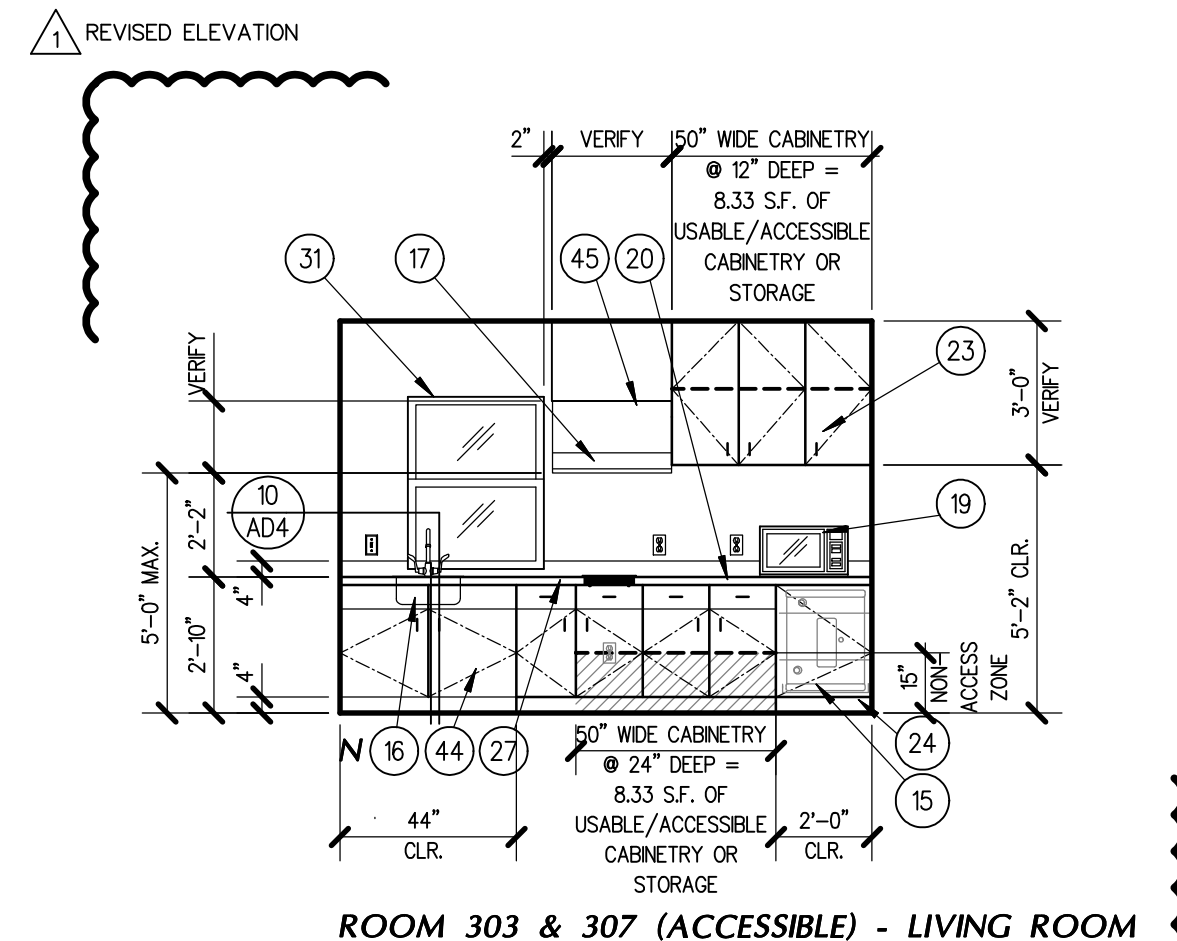
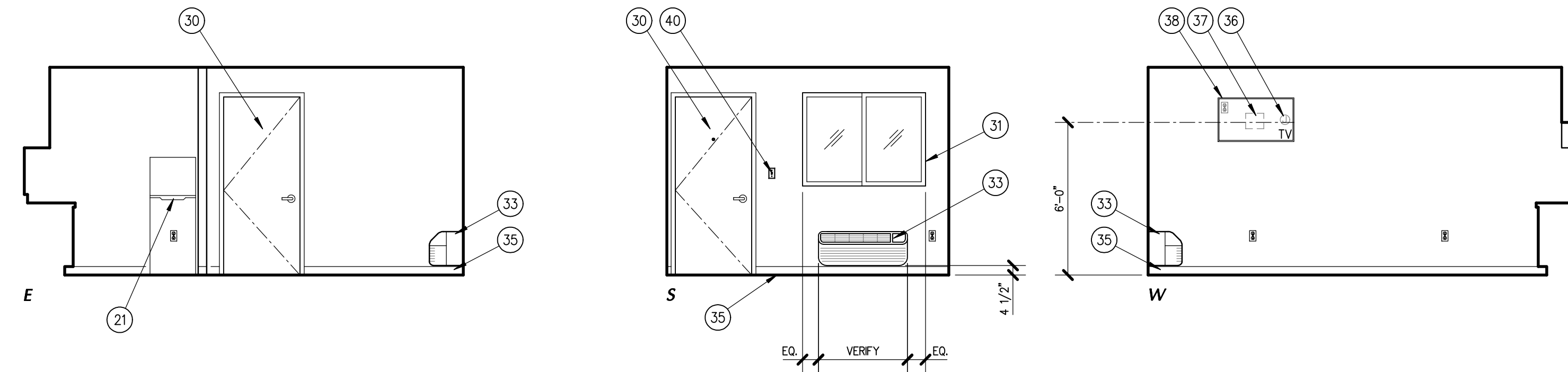


1/4" KEY PLAN

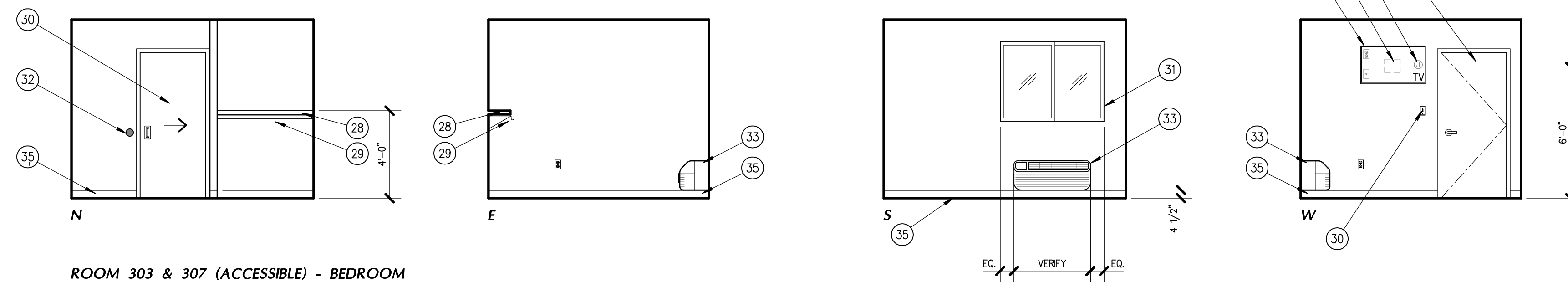
NTS



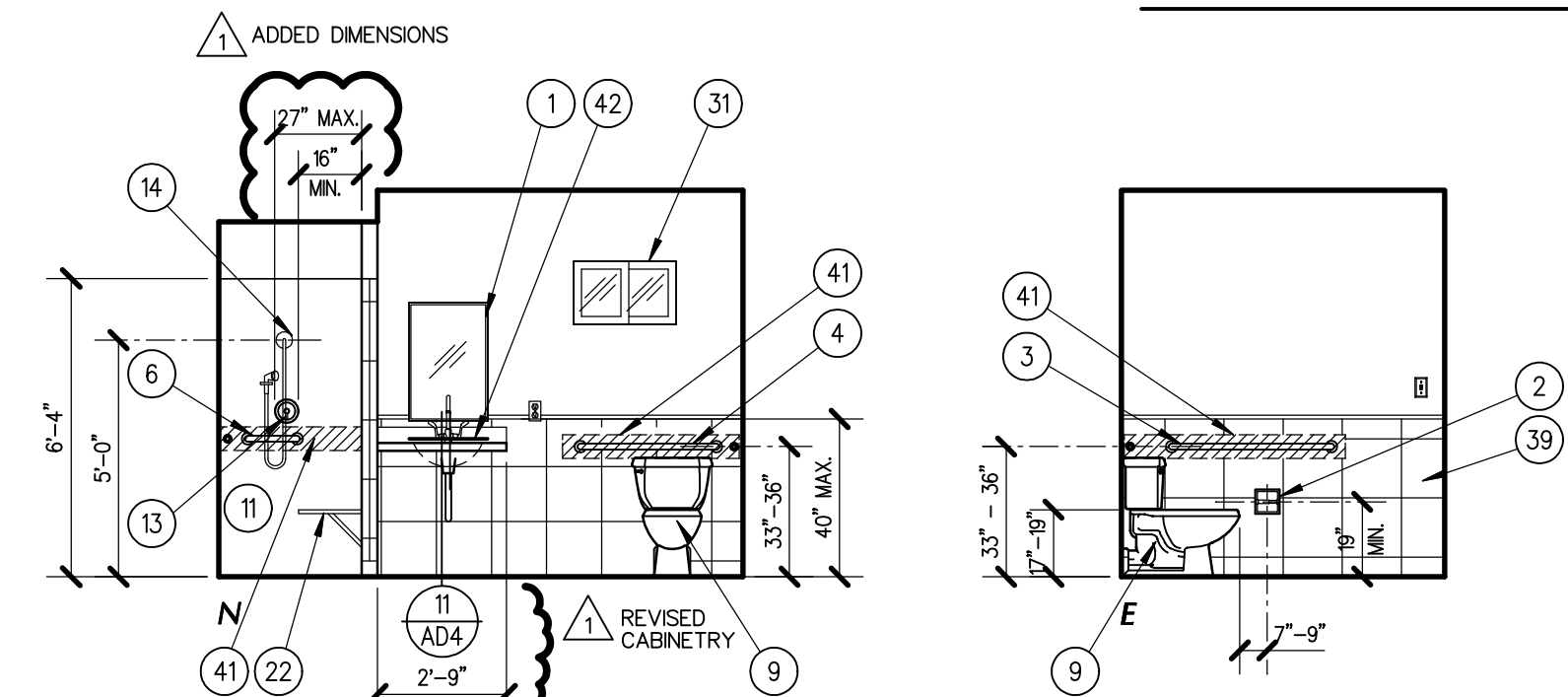
ROOM 302 - CLOSET



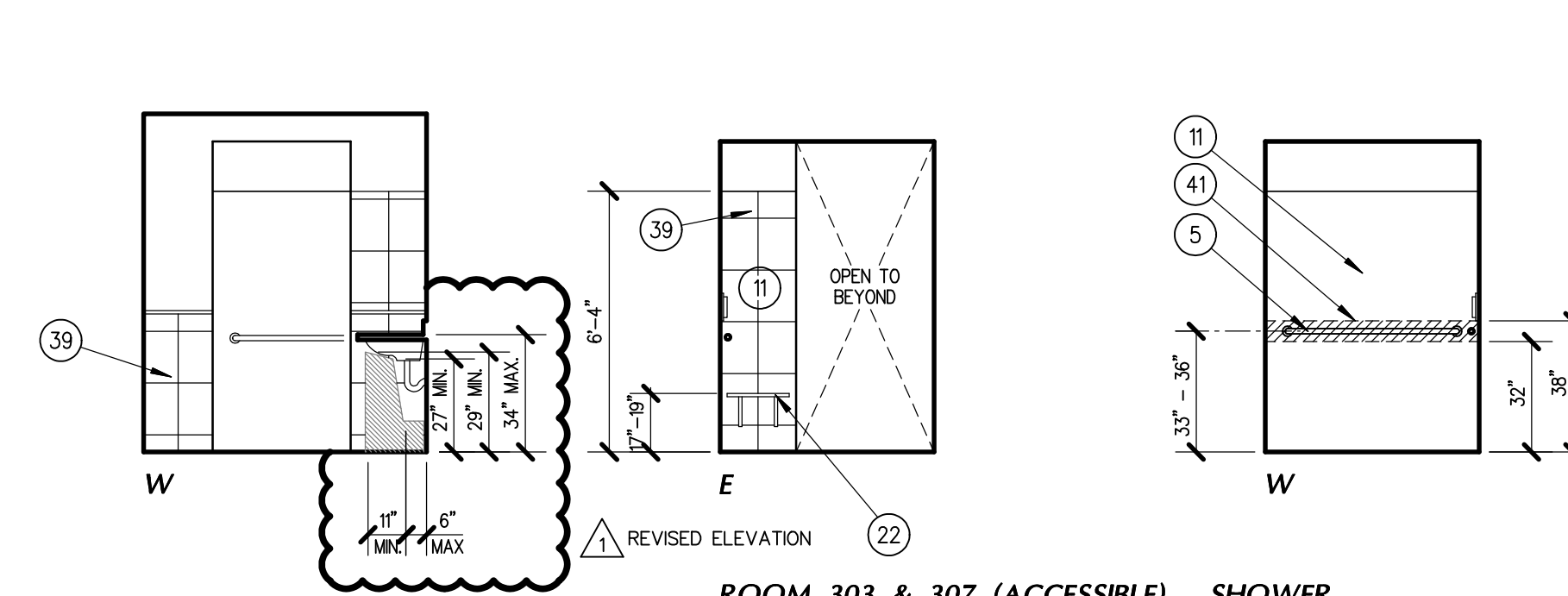
ROOM 303 & 307 (ACCESSIBLE) - LIVING ROOM



ROOM 303 & 307 (ACCESSIBLE) - BEDROOM

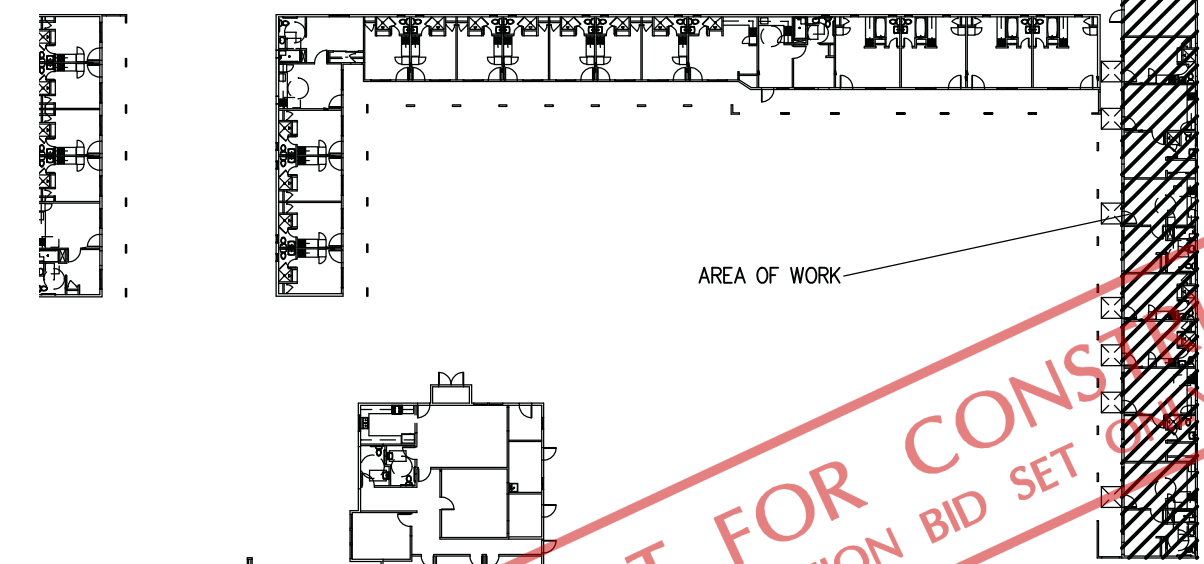
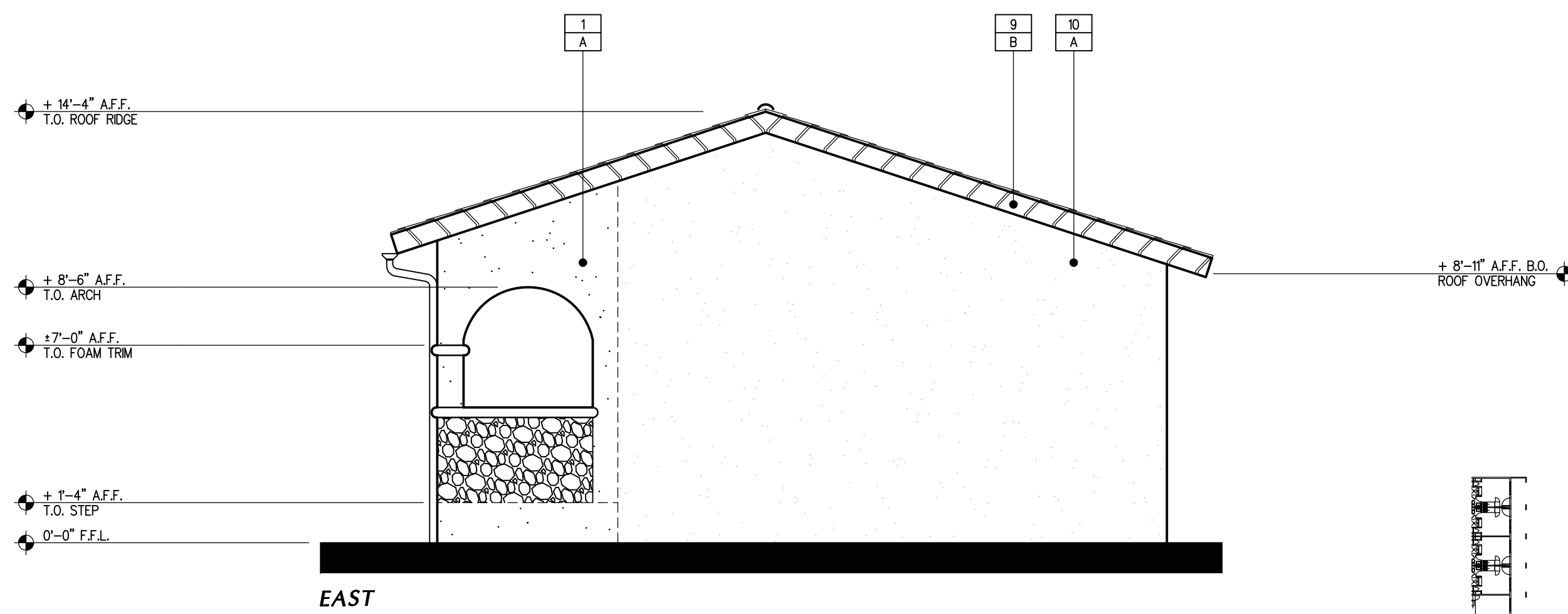
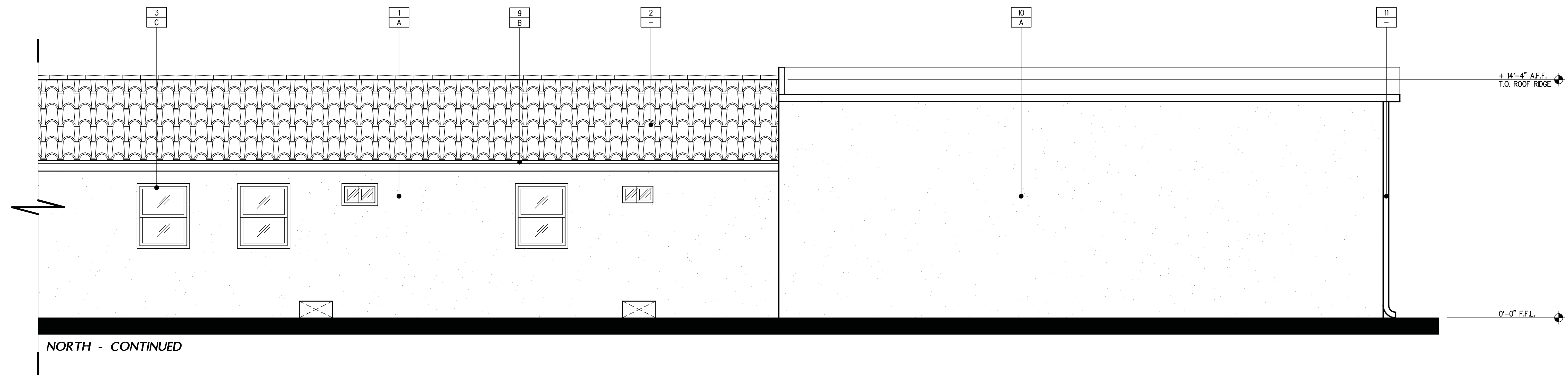
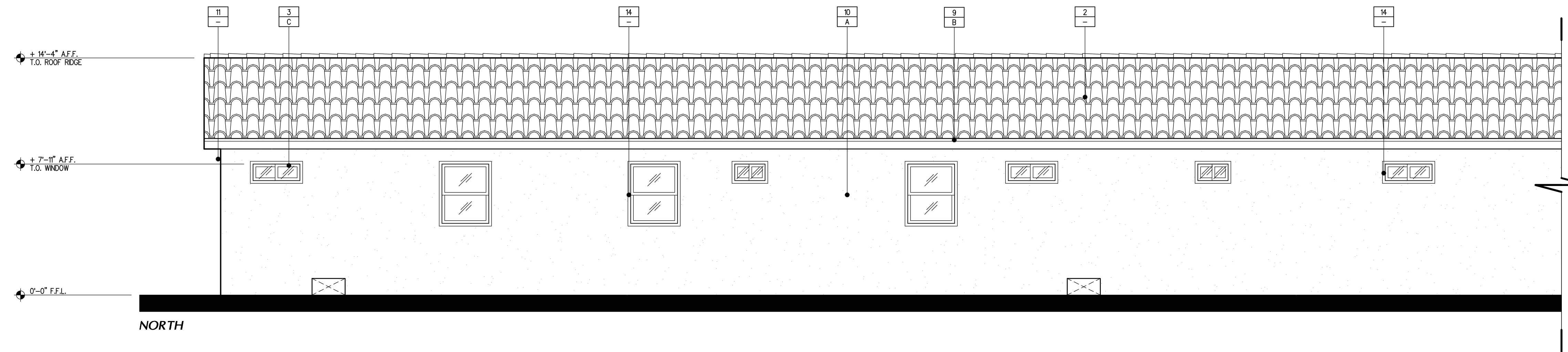


ROOM 303 & 307 (ACCESSIBLE) - BATHROOM



ROOM 303 & 307 (ACCESSIBLE) - SHOWER

INTERIOR ELEVATIONS



EXTERIOR FINISH SCHEDULE

X	MATERIAL
X	COLOR

FINISH

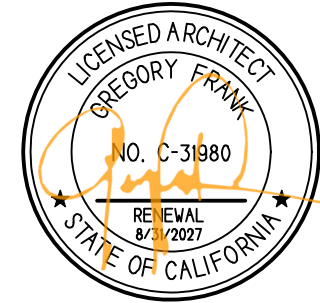
- EXTERIOR 3-COAT CEMENT PLASTER w/ ACRYLIC FINISH
- "ANGELUS" CLAY ROOF TILE OR EQUAL
- "PELLA" DUAL-PANE INSULATING GLASS WINDOW
- HOLLOW METAL DOOR
- FOAM TRIM w/ STUCCO FINISH - TYP
- FAUX ROCK WALL BY "TEXTURE PLUS" IN STYLE ROCK RANDOM/L PANELS - INTERLOCKING FIT
- WROUGHT IRON RAILING - STYLE TO BE SELECTED
- WALL MOUNTED MECHANICAL UNIT - REFER TO ELECTRICAL
- WOOD EAVE
- CEMENT PLASTER w/ ACRYLIC FINISH
- METAL GUTTER/DOWN SPOUT - REFER TO CIVIL
- 4" PRE-FABRICATED FOAM TRIM - "INVICTA" FOAM PRODUCTS MODEL #TIN-100
- 6" PRE-FABRICATED FOAM TRIM - "INVICTA" FOAM PRODUCTS MODEL #SN-101
- 2" PRE-FABRICATED FOAM TRIM - "INVICTA" FOAM PRODUCTS MODEL #STR2

COLOR

- "DUNN EDWARDS" STUCCO TAN DE6205
- "DUNN EDWARDS" FOXTAIL DEC707
- POWDER-COAT BROWN
- WHITE FAUX ROCK WALL PANEL BY "TEXTURE PLUS"

SF_A
Skarphol / Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

JOB 7567	A710
DP J.P.	
PM G.F.	

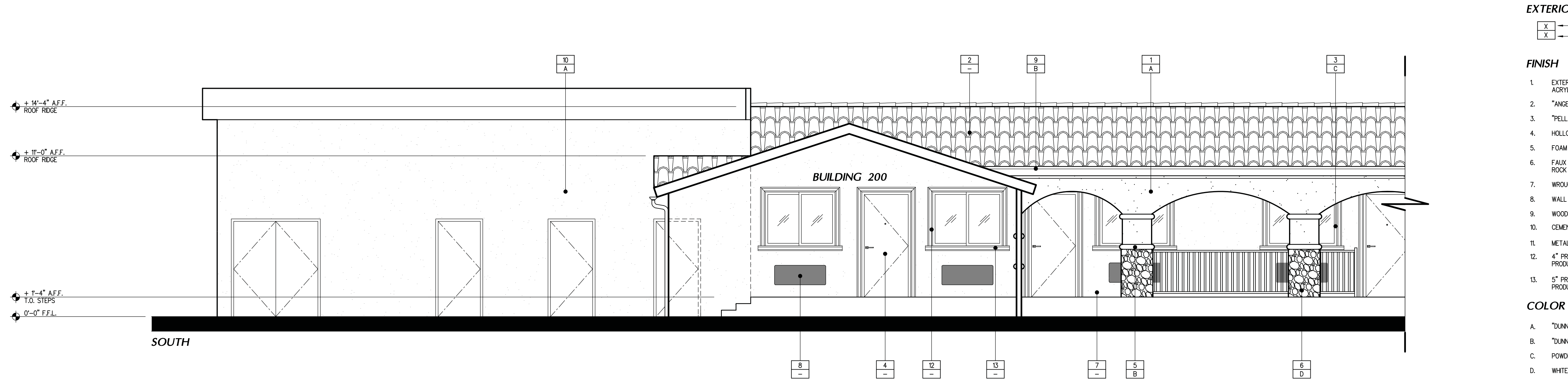
EXTERIOR ELEVATIONS

1/4"

KEY PLAN

NTS

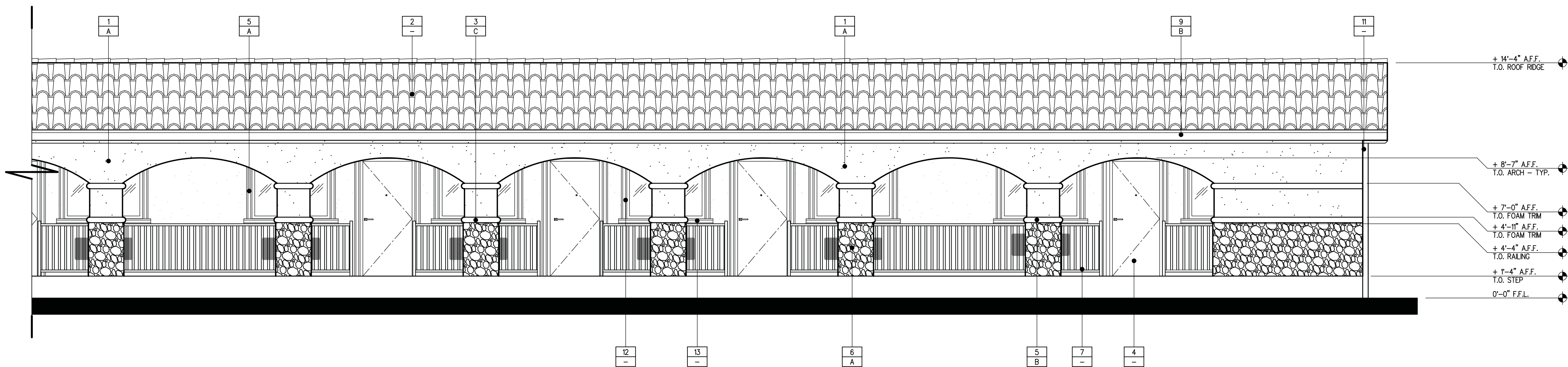
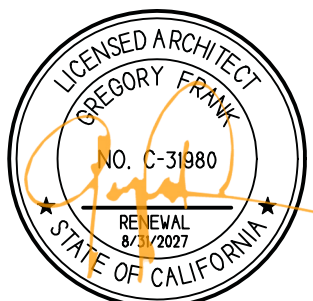
BUILDING 300



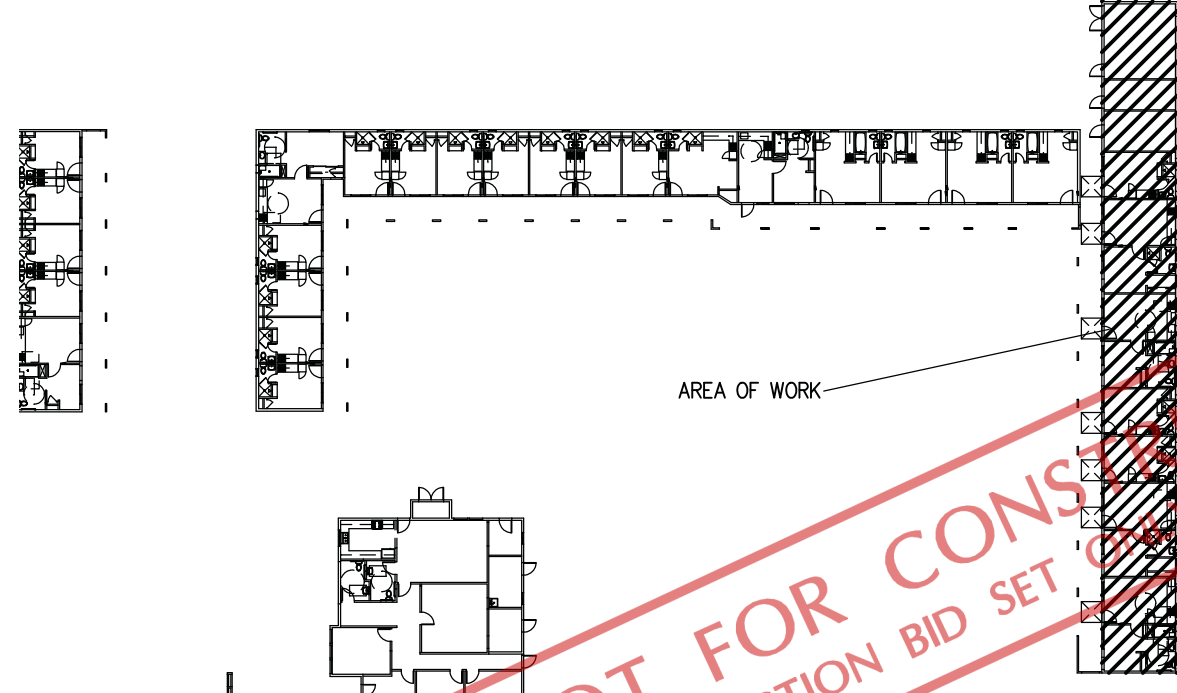
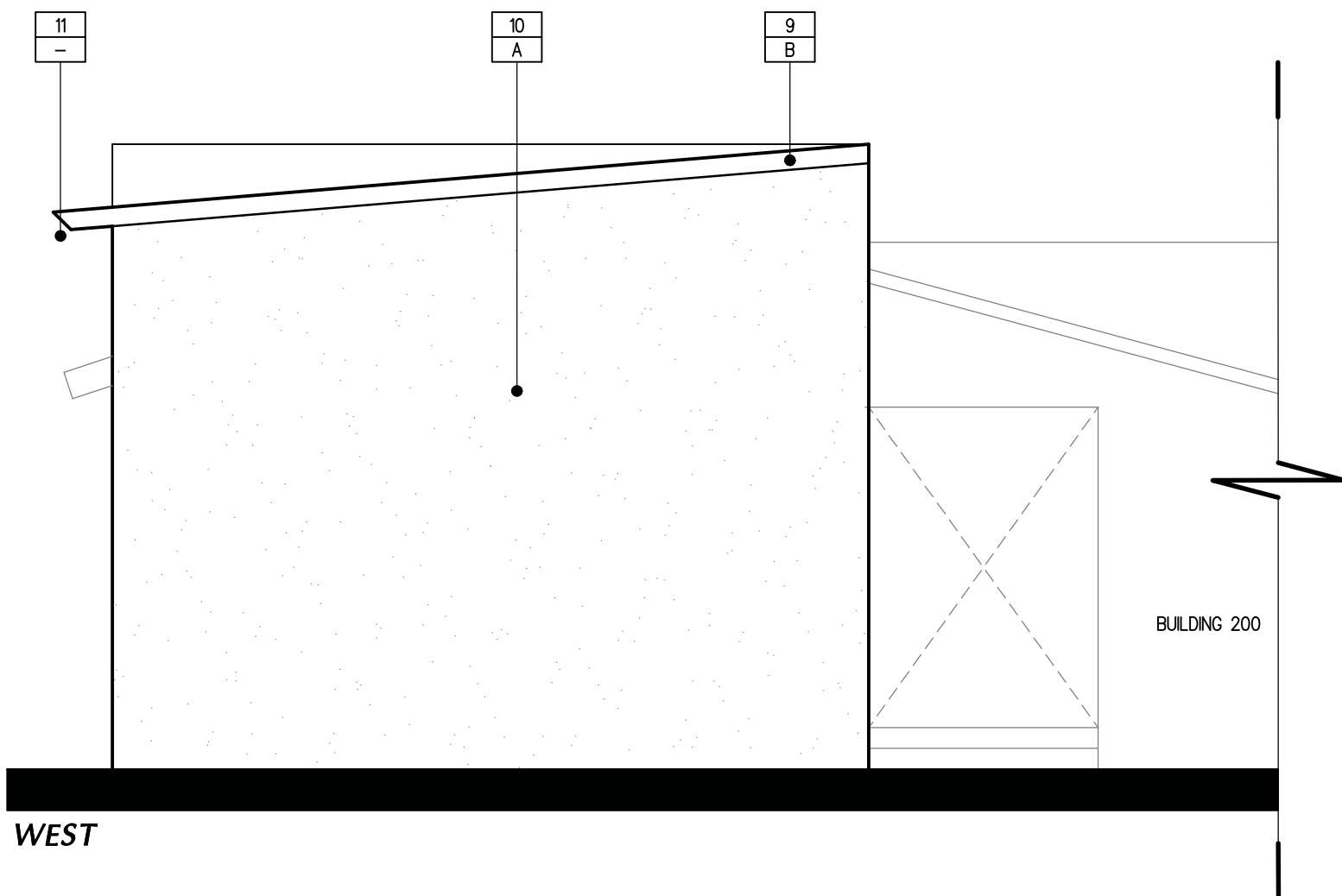
- EXTERIOR FINISH SCHEDULE**
- | | MATERIAL | COLOR |
|---|----------|-------|
| X | | |
| X | | |
- FINISH**
- EXTERIOR 3-COAT CEMENT PLASTER w/ ACRYLIC FINISH
 - "ANGELUS" CLAY ROOF TILE OR EQUAL
 - "PELLA" DUAL-PANE INSULATING GLASS WINDOW
 - HOLLOW METAL DOOR
 - FOAM TRIM w/ STUCCO FINISH - TYP
 - FAUX ROCK WALL BY "TEXTURE PLUS" IN STYLE ROCK RANDOM/L PANELS - INTERLOCKING FIT
 - WROUGHT IRON RAILING - STYLE TO BE SELECTED
 - WALL MOUNTED MECHANICAL UNIT - REFER TO ELECTRICAL
 - WOOD EAVE
 - CEMENT PLASTER w/ ACRYLIC FINISH
 - METAL GUTTER/DOWN SPOUT - REFER TO CIVIL
 - 4" PRE-FABRICATED FOAM TRIM - "INVICTA" FOAM PRODUCTS MODEL #FIN-100
 - 6" PRE-FABRICATED FOAM TRIM - "INVICTA" FOAM PRODUCTS MODEL #FIN-101
- COLOR**
- "DUNN EDWARDS" STUCCO TAN DE6205
 - "DUNN EDWARDS" FOXTAIL DEC707
 - POWDER-COAT BROWN
 - WHITE FAUX ROCK WALL PANEL BY "TEXTURE PLUS"

SF_A
Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



SOUTH - CONTINUED



EXTERIOR ELEVATIONS

KEY PLAN

NTS

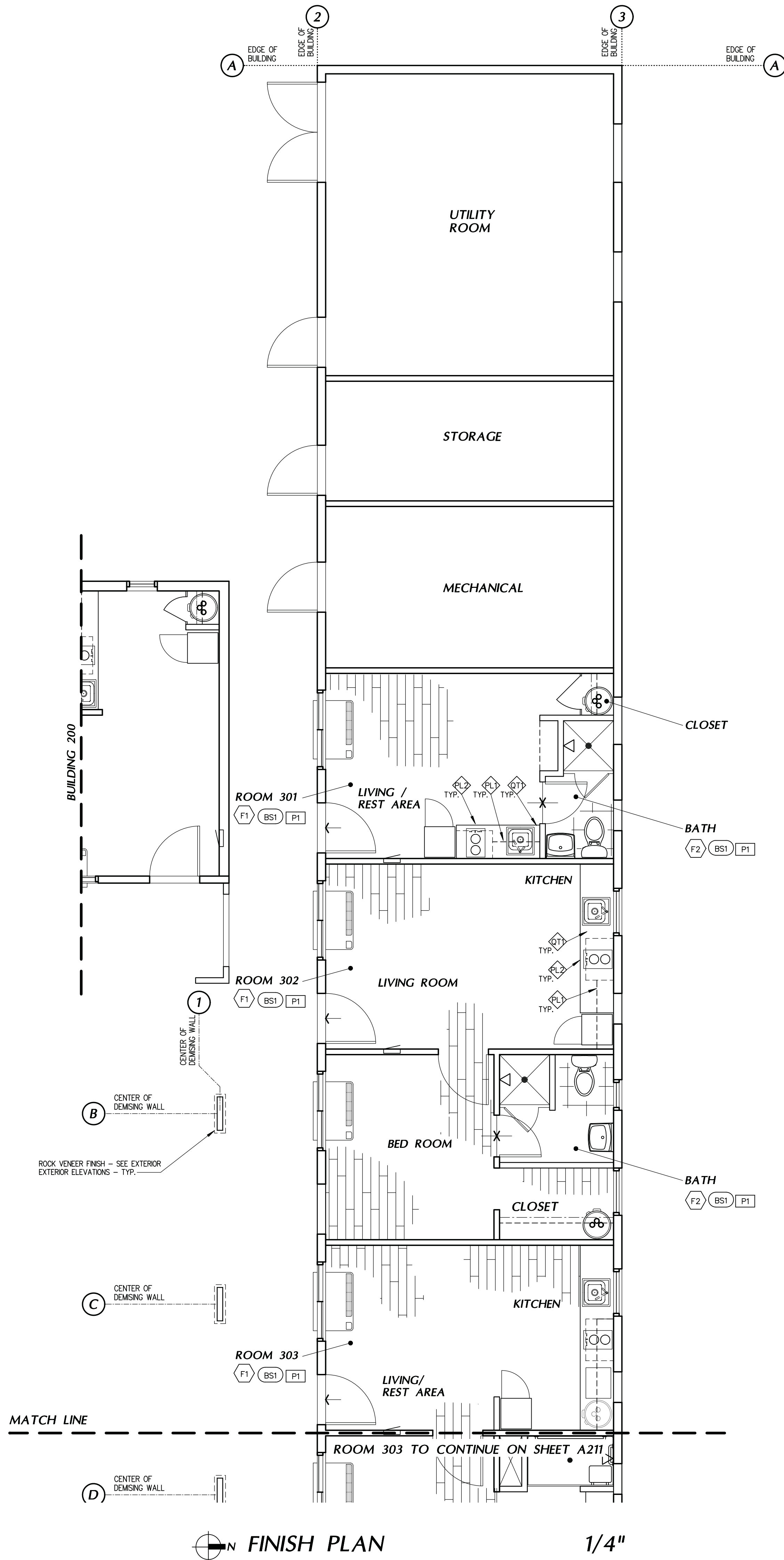
ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL
REVISION	DESCRIPTION
JOB 7567	
DP J.P.	A711
PM G.F.	

BUILDING 300



FINISH NOTES

- TAPE, SAND, PROVIDE LIGHT SKIP TROWEL FINISH AND PAINT ALL EXPOSED GYPSUM BOARD IN A SATIN FINISH.
- PAINT ALL DOORS WITH PROJECT FIELD COLOR - UNO.
- LAMINATE PLASTICS SHALL BE BY "WILSONART", SEE INTERIOR ELEVATIONS FOR EXACT LOCATIONS - UNO.
- INSTALL WINDOW COVERINGS AT ALL EXTERIOR GLAZING - VERIFY STYLE WITH ARCHITECT & TENANT.
- FINAL COLORS SHALL BE SELECTED BY ARCHITECT UNO.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING FINISH SUBMITTALS TO ARCHITECT FOR REVIEW AND APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINISHES THAT ARE NOT APPROVED IN WRITING BY ARCHITECT.
- INTERIOR PAINT SHALL HAVE A VOLATILE ORGANIC COMPOUND (VOC) CONTENT OF LESS THAN 50 G/L FOR FLAT COATINGS, LESS THAN 100 G/L FOR NON-FLAT COATINGS, OR LESS THAN 150 G/L FOR NON-FLAT HIGH-GLOSS COATINGS AND MUST COMPLY WITH GREEN SEAL STANDARD GS-HI PAINTS, 1ST EDITION, MAY 20 1993.
- COMPOSITE WOOD AND AGRIPEER PRODUCTS USED ON THE INTERIOR OF A BUILDING MUST CONTAIN NO ADDED UREA-FORMALDEHYDE RESINS.
- FLOAT FLOORING BETWEEN DIFFERENT MATERIALS FOR A SMOOTH TRANSITION. SLOPE SHALL BE NO GREATER THAN 1/20.
- PROVIDE ALUMINUM TRIM/TRANSITION (SCHEDULE "SCHLUTER" OR EQUAL) AT ALL MATERIAL TRANSITIONS - VERIFY STYLE & COLOR WITH ARCHITECT.
- INTERIOR FLOORING FINISHES SHALL BE CLASS I MATERIALS MIN. (OPTICAL DENSITY SMOKE RATING NOT TO EXCEED 450)
- INTERIOR WALL & CEILING FINISHES SHALL BE CLASS B MIN. (FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450)

FLOOR FINISH SCHEDULE

F1	LVP - FIELD MANUFACTURER: COLLECTION: COLOR: SIZE: INSTALLATION: LVP - PVC & RED FREE	"MILIKEN" MESA OASIS TE208 ASHLAR
F2	TILE - FIELD MANUFACTURER: COLLECTION: COLOR: SIZE: INSTALLATION: UNDERLAYMENT MANUFACTURER: STYLE:	"TILEBAR" BURGOS TERRA COTTA BRICK 14" x 14" MONOLITHIC "SCHLUTER" DHRM CERAMIC TILE UNDERLAYMENT"

WALL BASE

BS1	WOOD BASE MANUFACTURER: COLOR: SIZE:	"RELIABILITY" S4S SPRUCE PINE FIR WHITE 1" x 6"
-----	---	---

WALL TILE

NOTE:
REFER TO WAINSCOT DIAGRAM SHEET A812

WT1	TILE - FIELD MANUFACTURER: COLLECTION: COLOR: FINISH: SIZE: GROUT COLOR:	"TILEBAR" BURGOS TERRA COTTA BRICK MATTE 14" x 14" WHITE
-----	--	---

PAINT

P1	PAINT - FIELD MANUFACTURER: STYLE: COLOR:	"DUN-EDWARDS" EGG SHELL ROSARIAN DEW 307
P2	PAINT - ACCENT 1 MANUFACTURER: STYLE: COLOR:	"DUN-EDWARDS" EGG SHELL FRESH CANTALOUPE DE5159

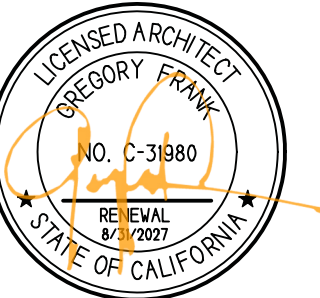
CABINETS / COUNTER TOPS

FL	PLASTIC LAMINATE - VERTICAL SURFACE - KITCHEN UPPER CABINET MANUFACTURER: COLOR: FINISH:	"WILSONART" 1308B ORANGE TO BE SELECTED
FL2	PLASTIC LAMINATE - VERTICAL SURFACE - KITCHEN LOWER CABINET MANUFACTURER: COLOR: FINISH:	"WILSONART" DS15 WHITE TO BE SELECTED
FL3	PLASTIC LAMINATE - VERTICAL SURFACE - BATHROOM VANITY MANUFACTURER: COLOR: FINISH:	"WILSONART" Y0283 TERRA COTTA CROWN TO BE SELECTED
QTZ	QUARTZ - HORIZONTAL SURFACE MANUFACTURER: COLOR: FINISH:	"WILSONART" 9075T WHITE TO BE SELECTED



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:

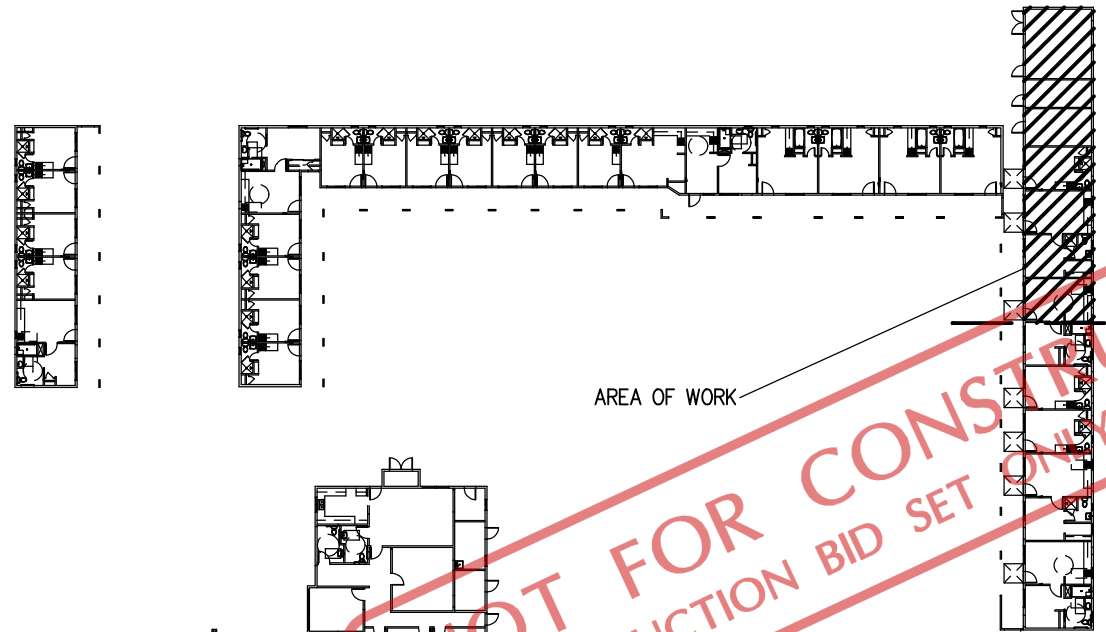


901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

JOB 7567	A810
DP BA	
FM G.F.	



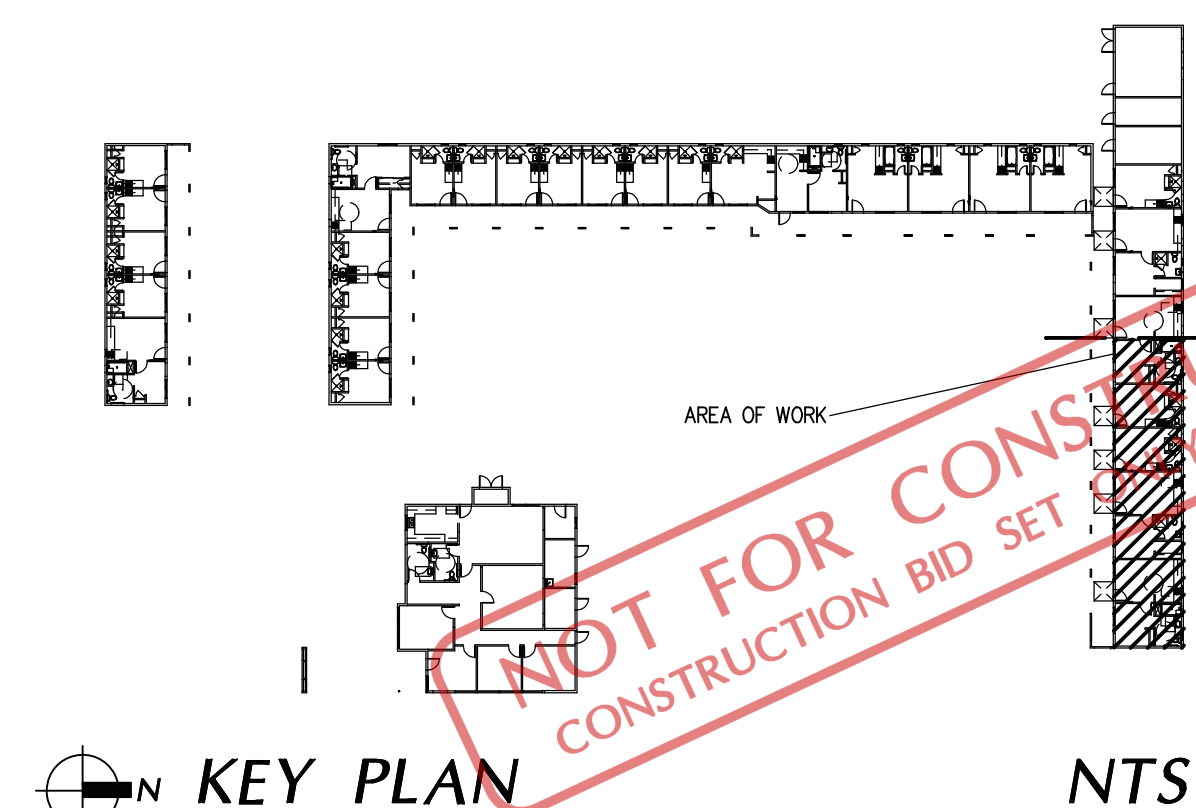
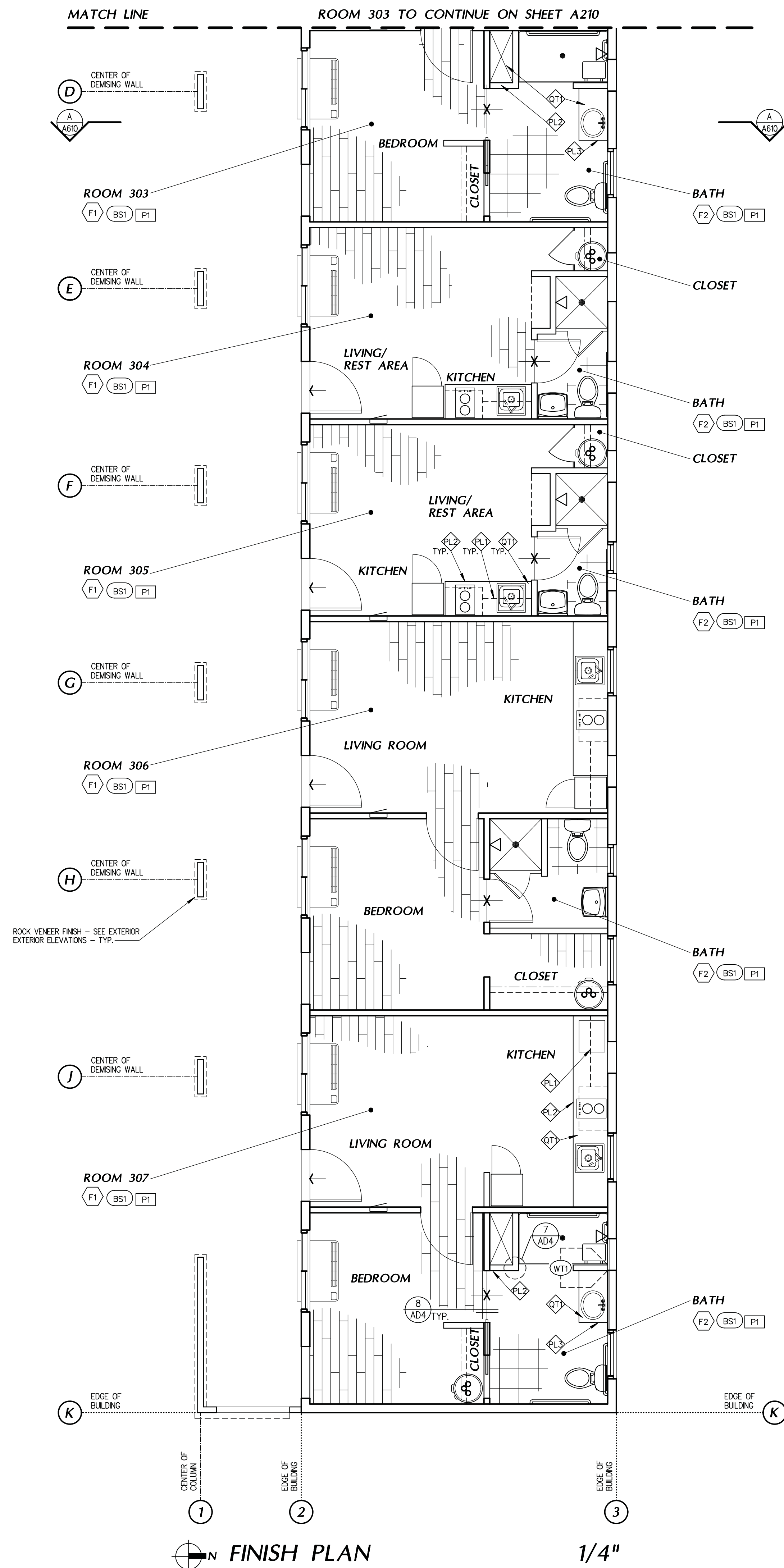
KEY PLAN

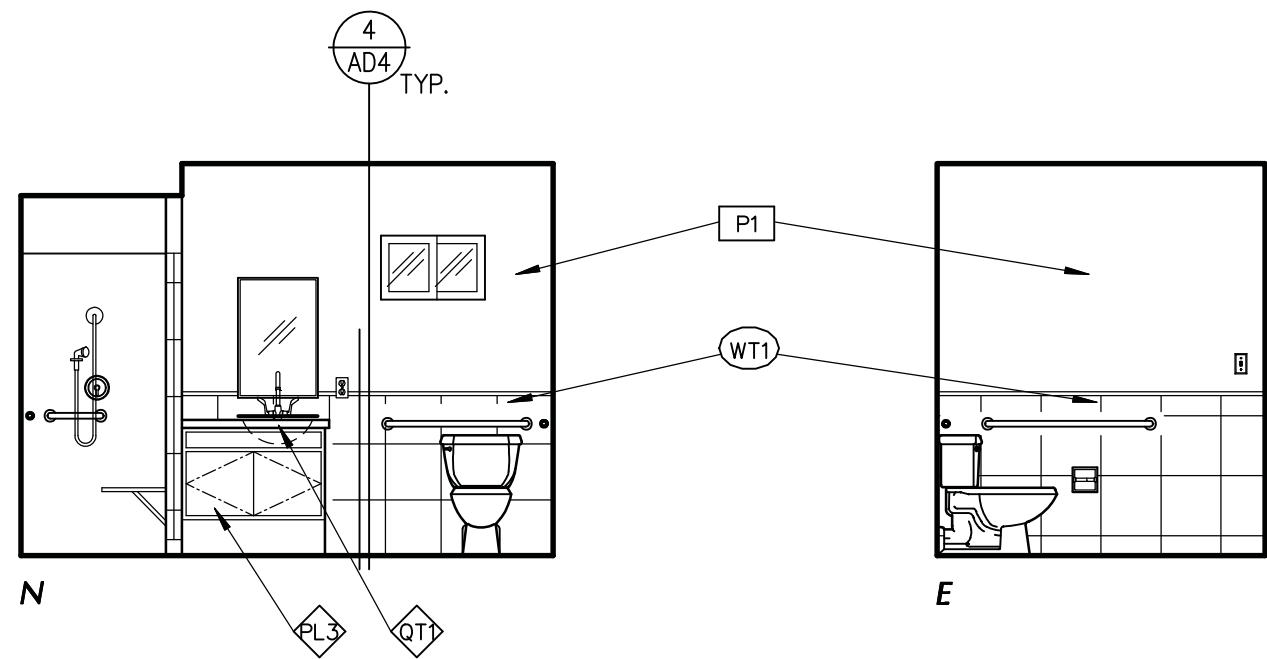
NTS

BUILDING 300

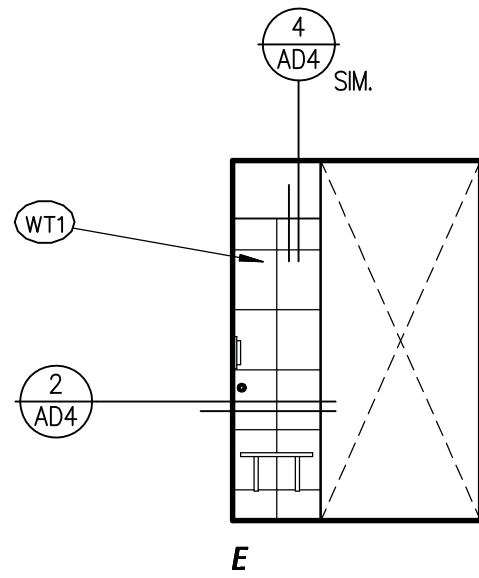
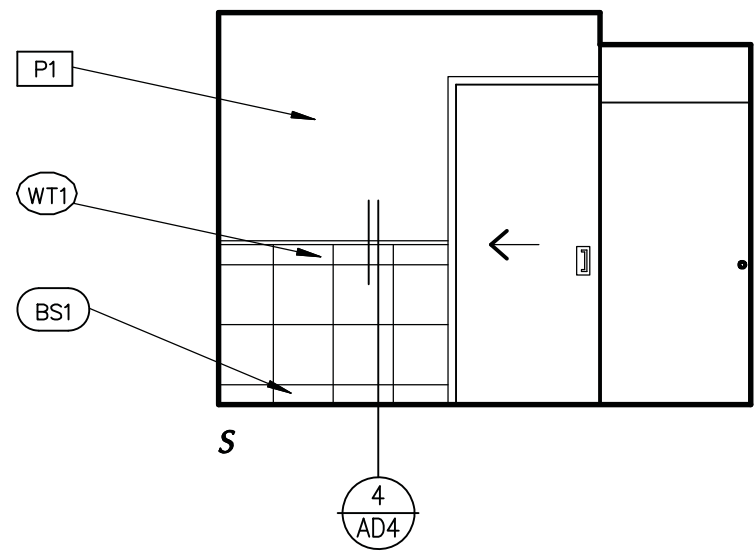
1/4"

FINISH PLAN

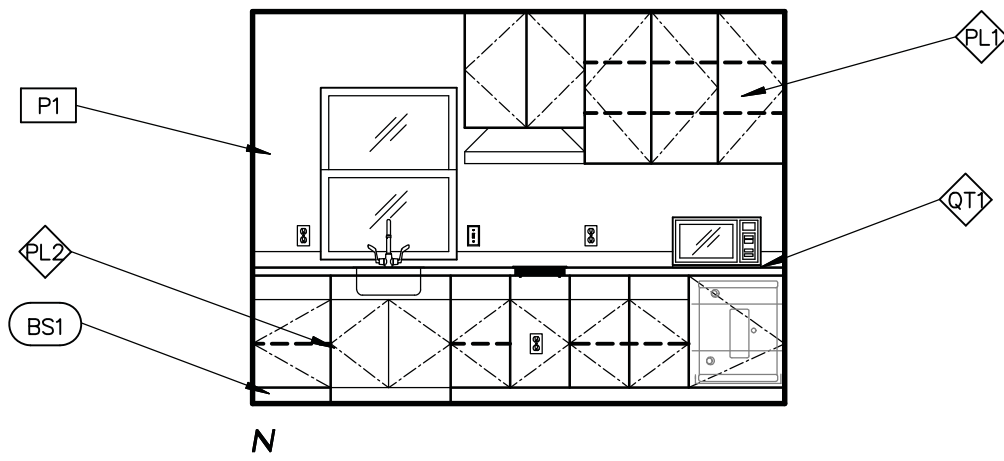
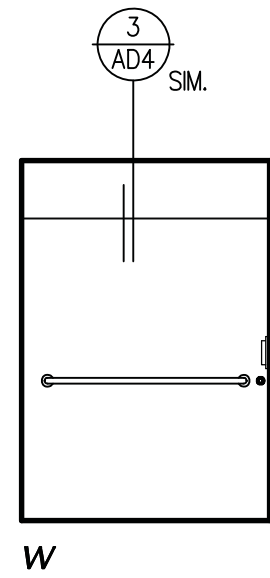




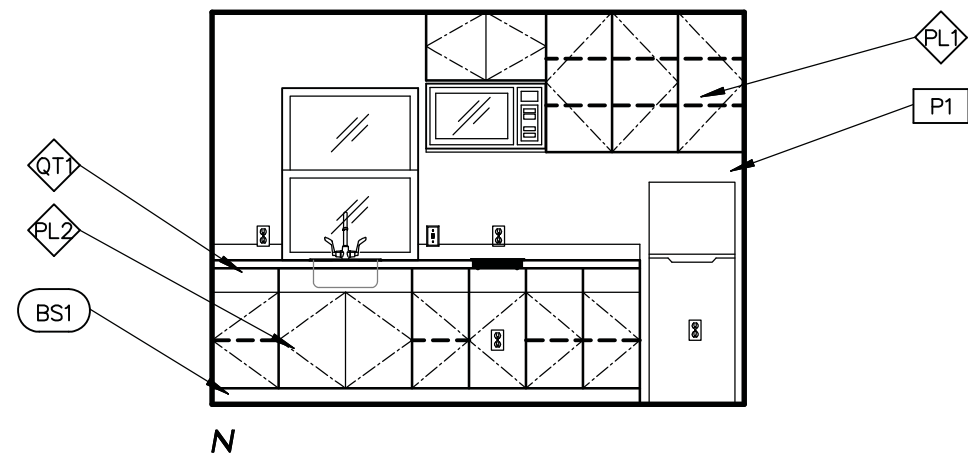
ROOM 303 (ACCESSIBLE) - BATHROOM



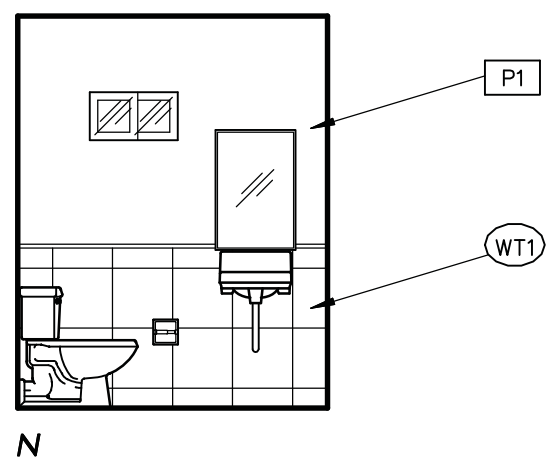
ROOM 303 (ACCESSIBLE) - SHOWER



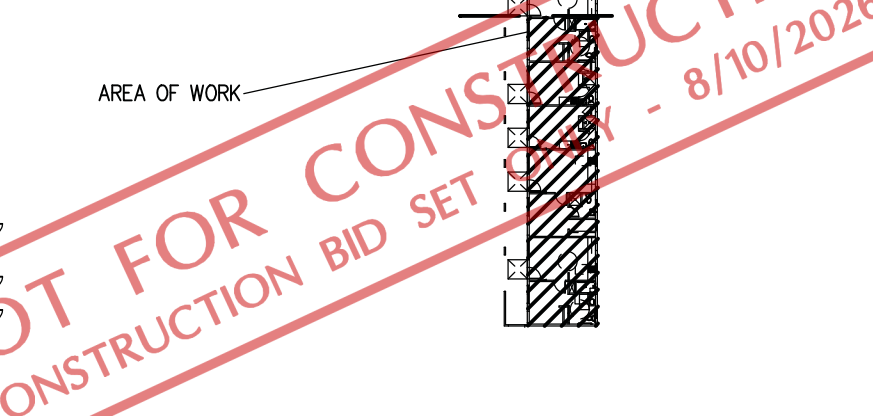
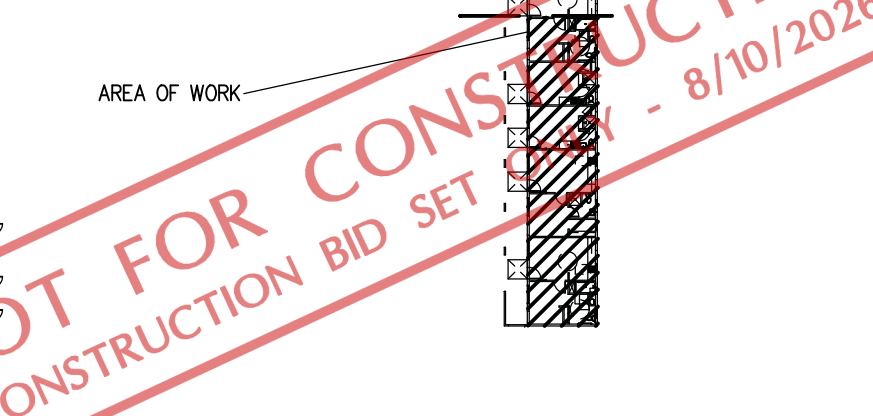
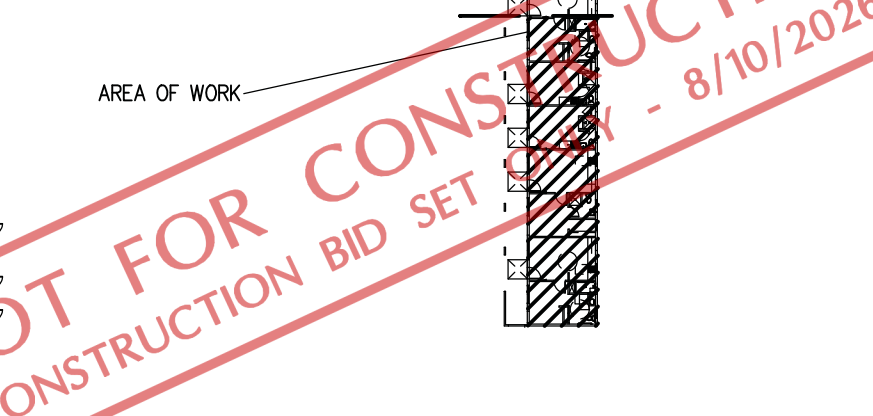
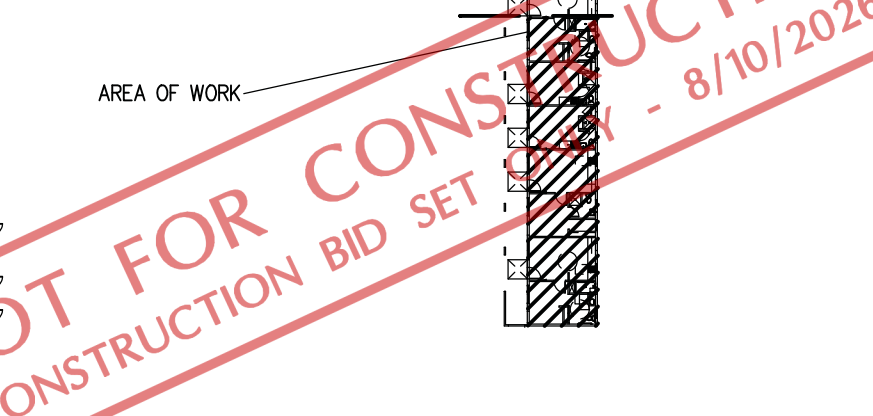
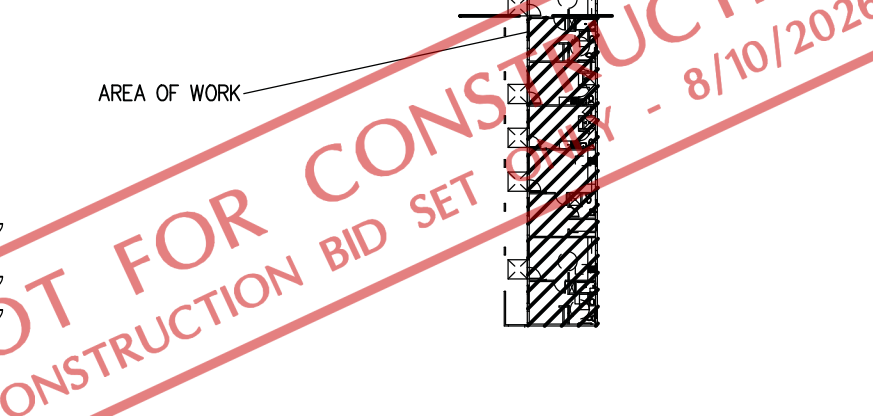
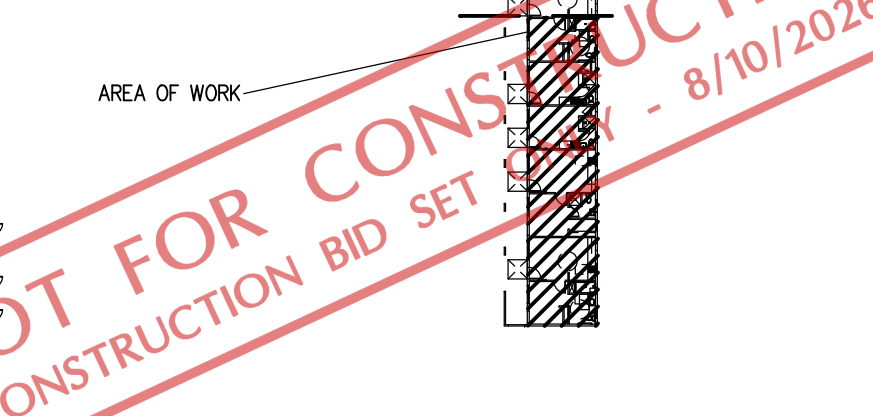
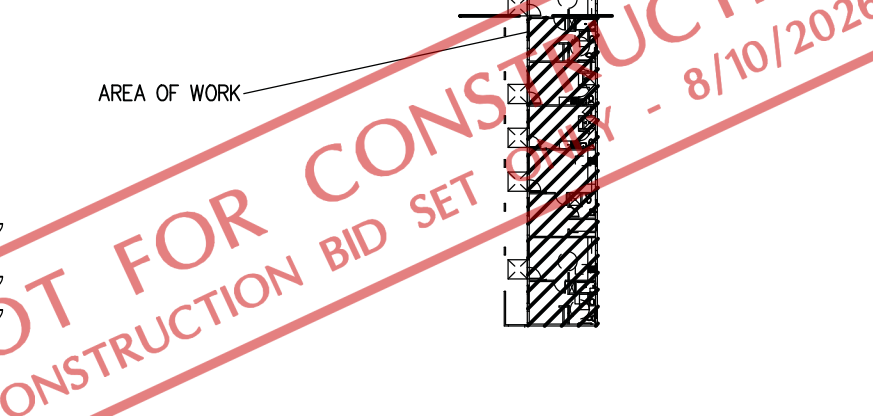
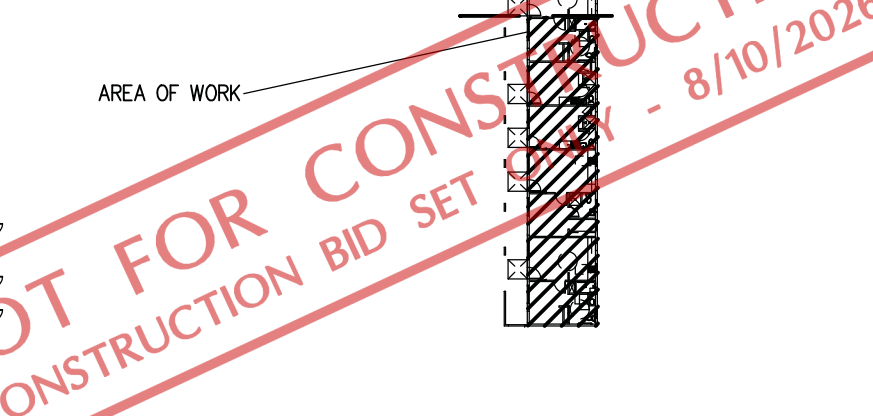
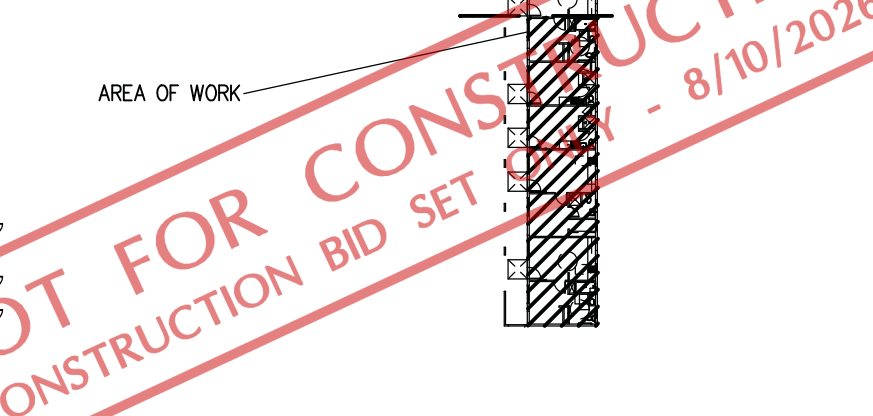
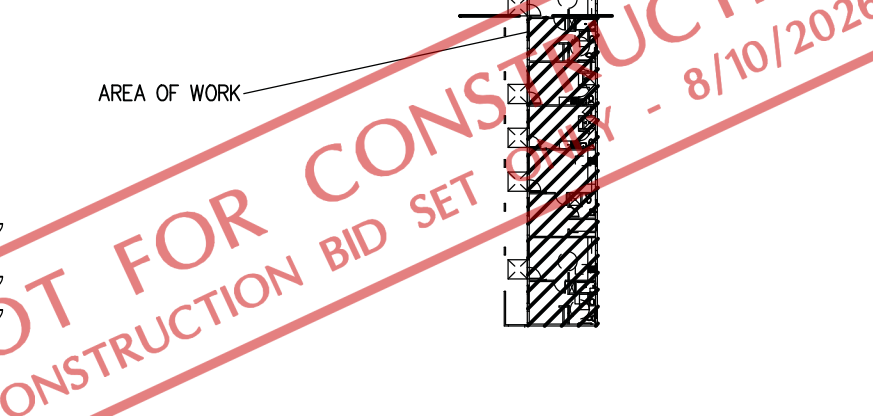
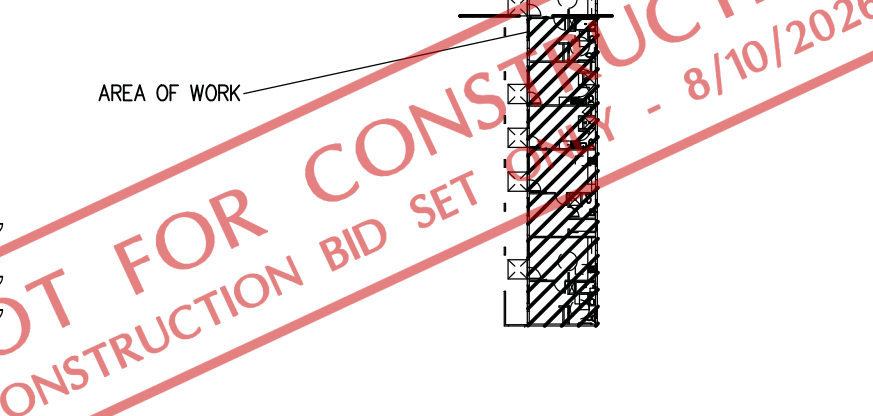
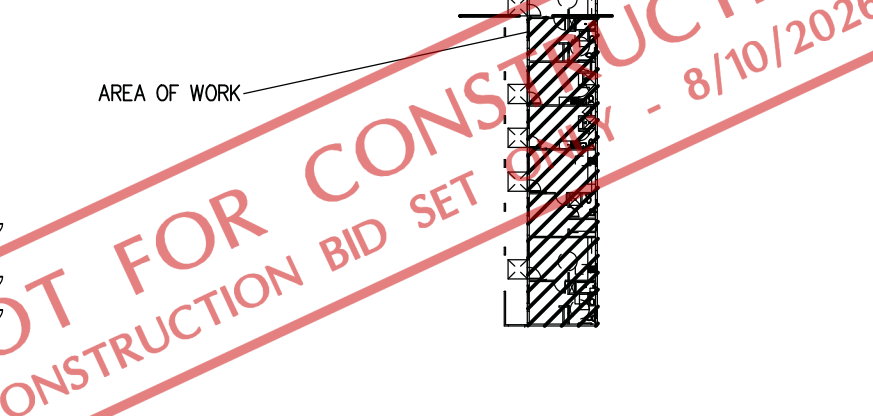
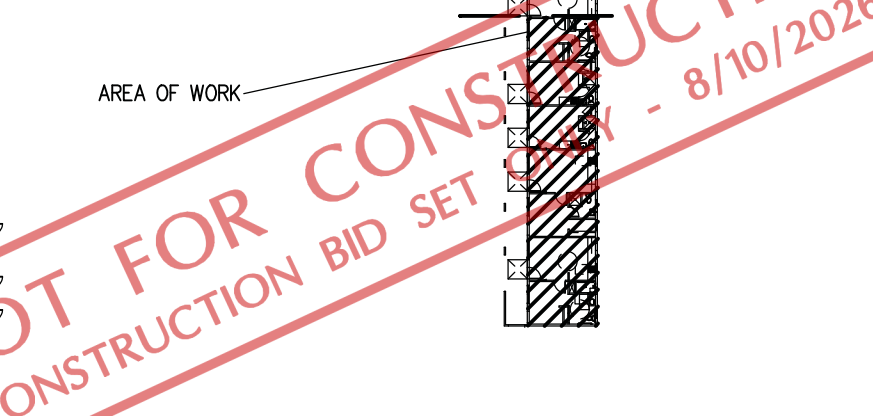
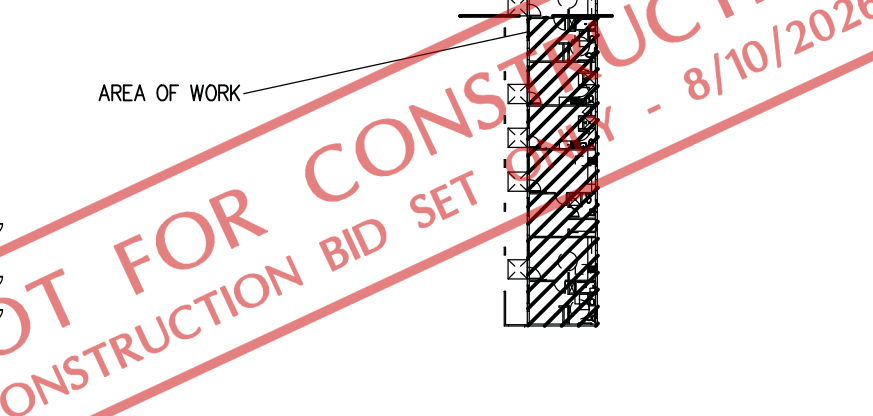
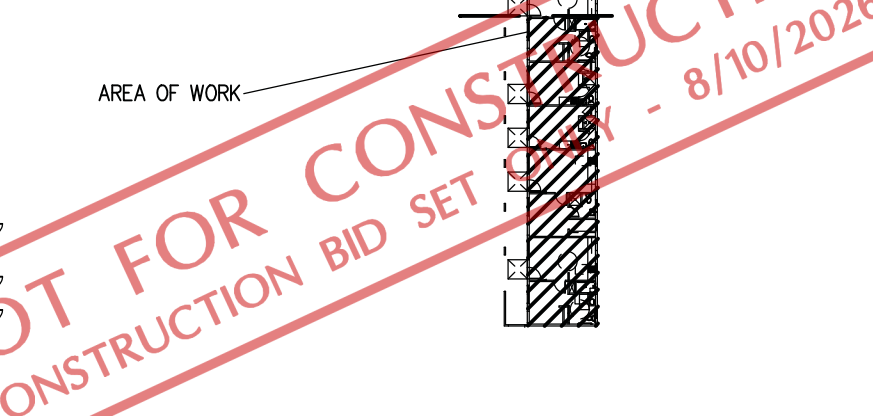
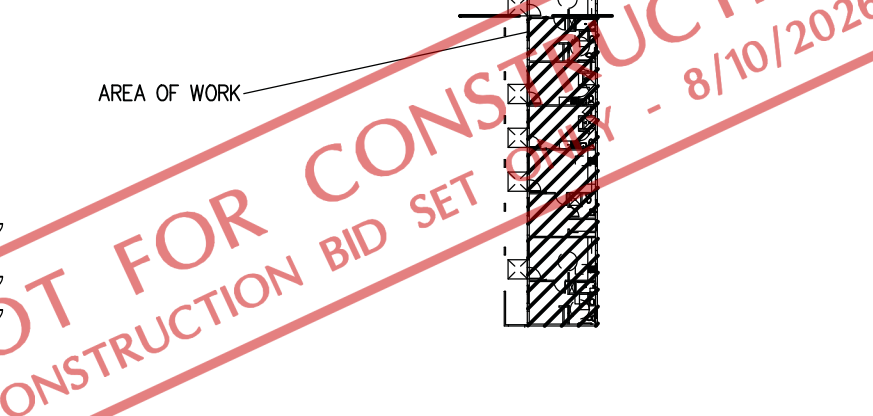
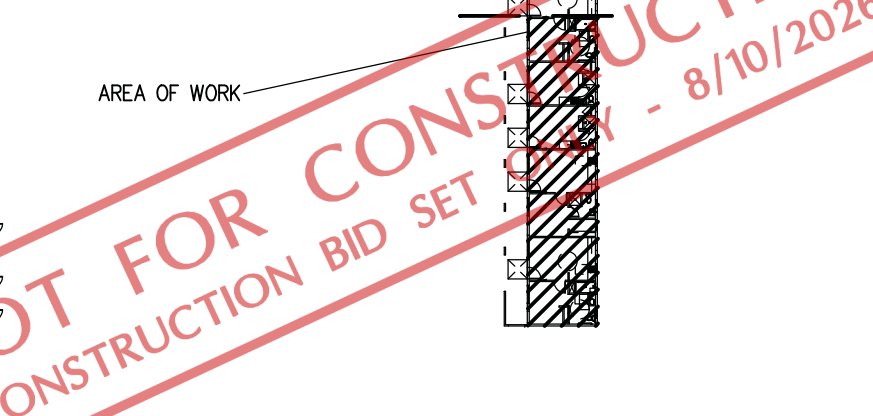
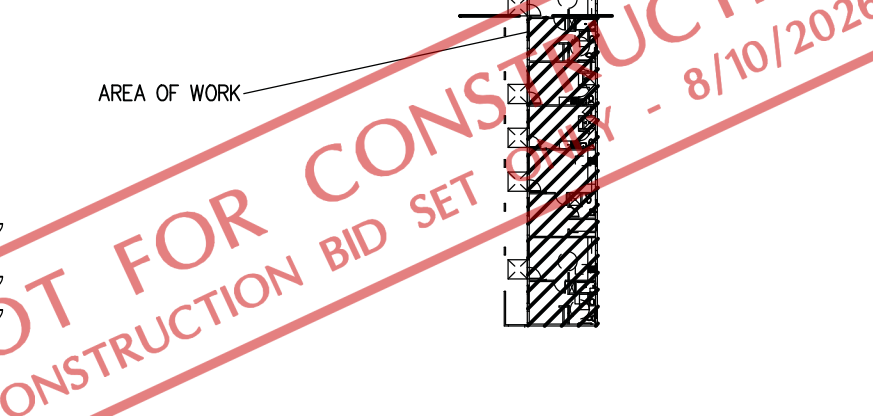
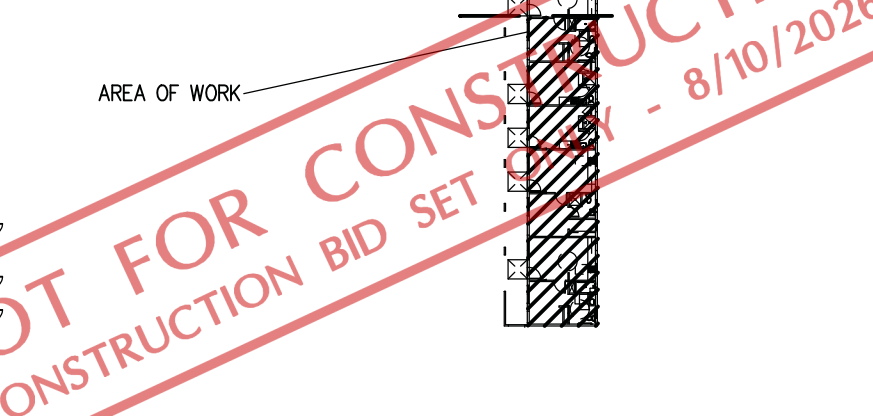
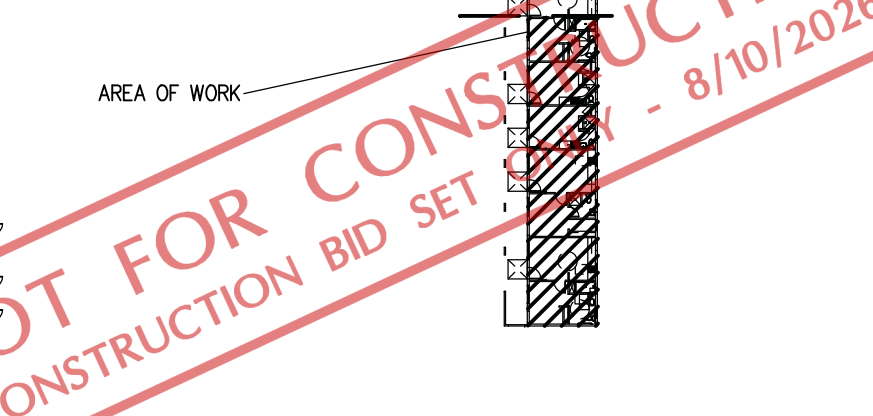
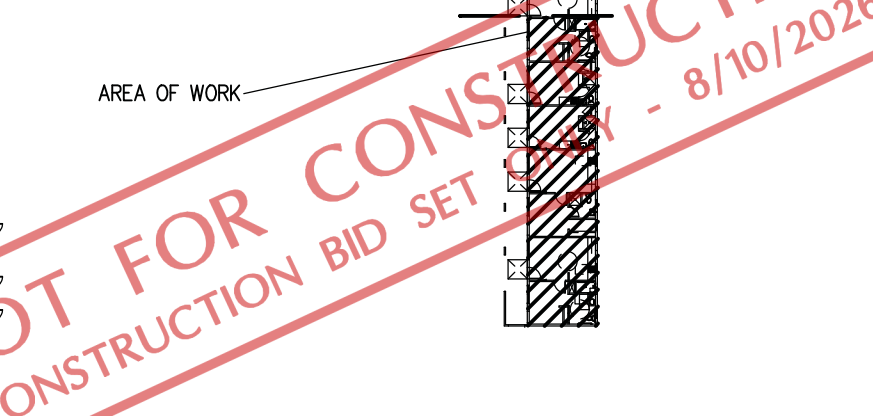
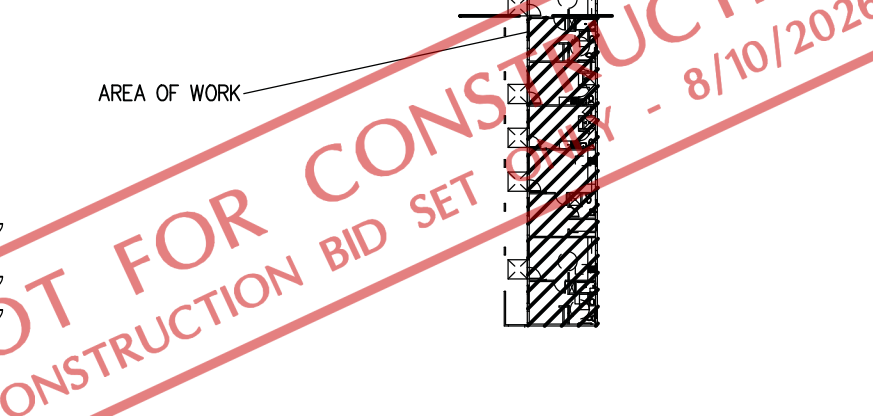
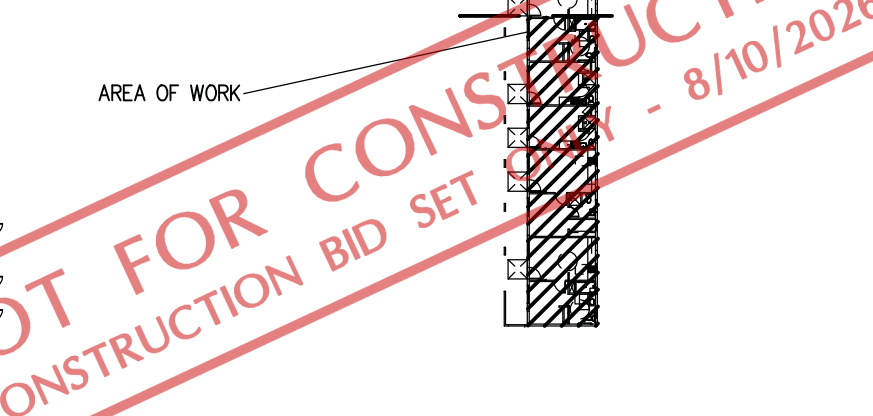
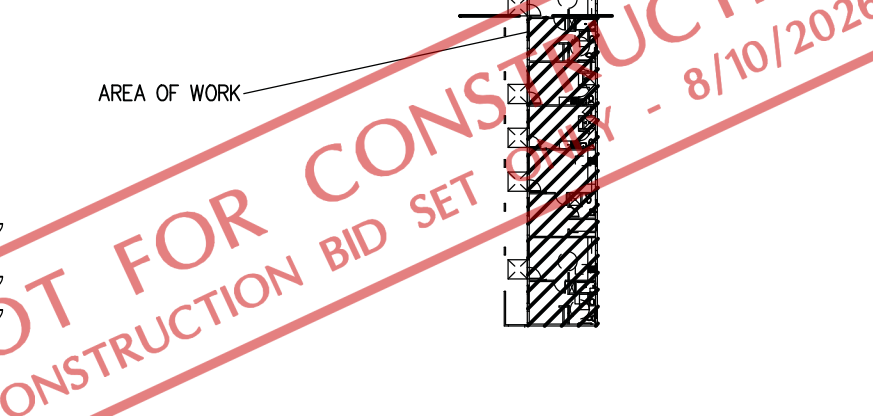
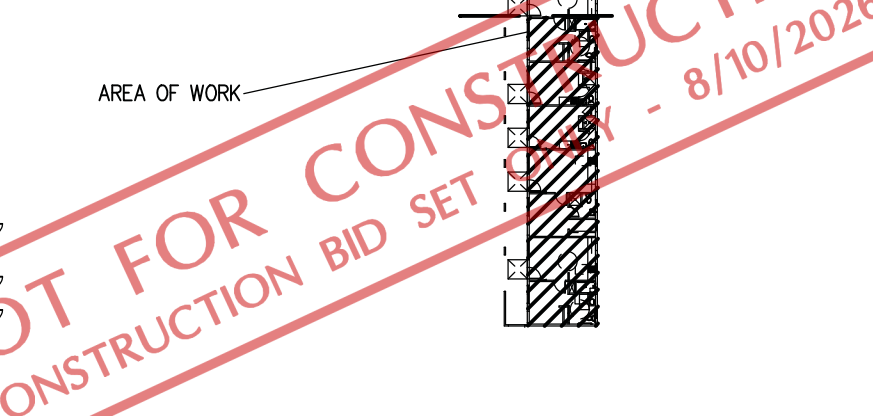
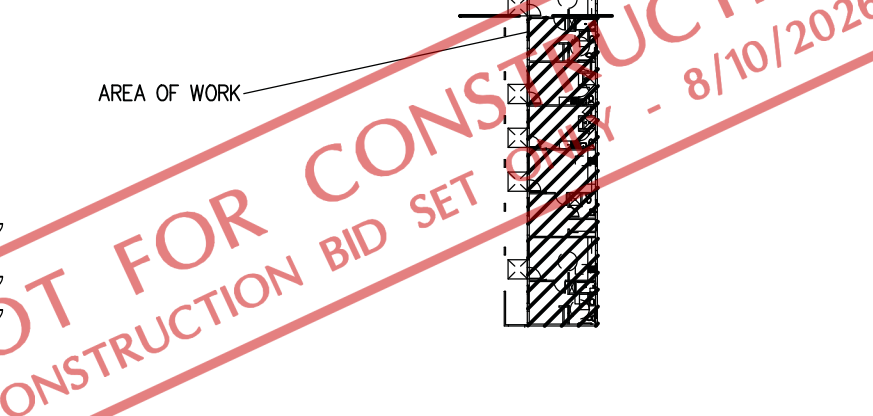
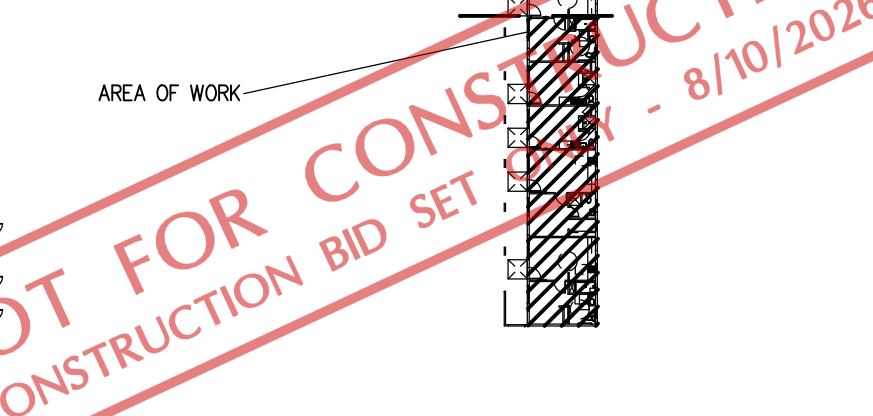
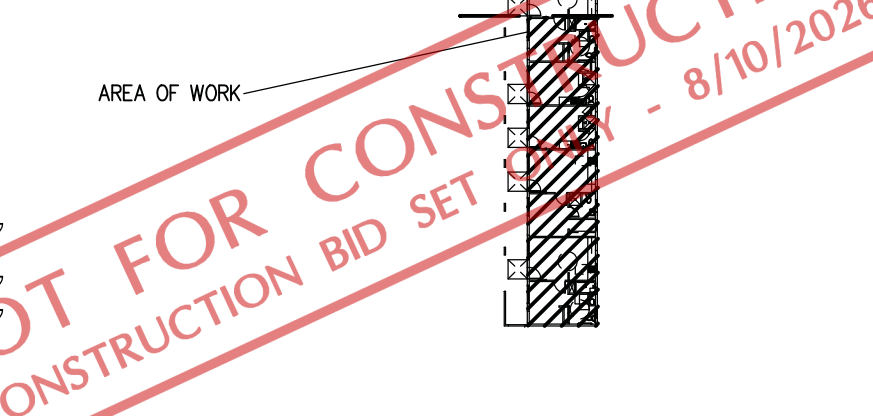
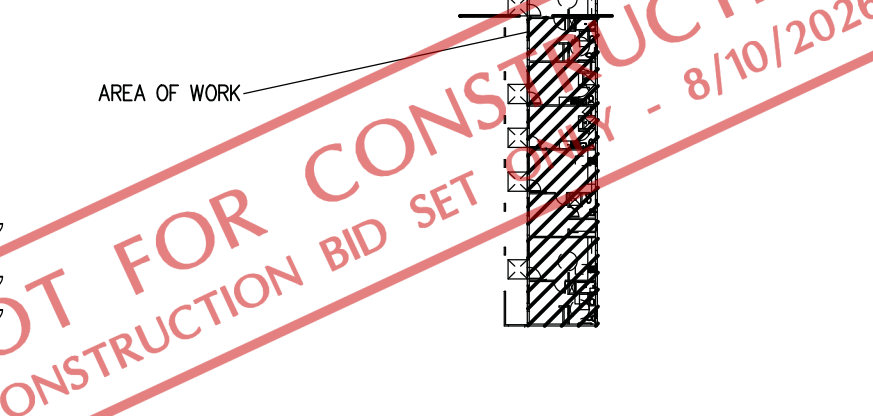
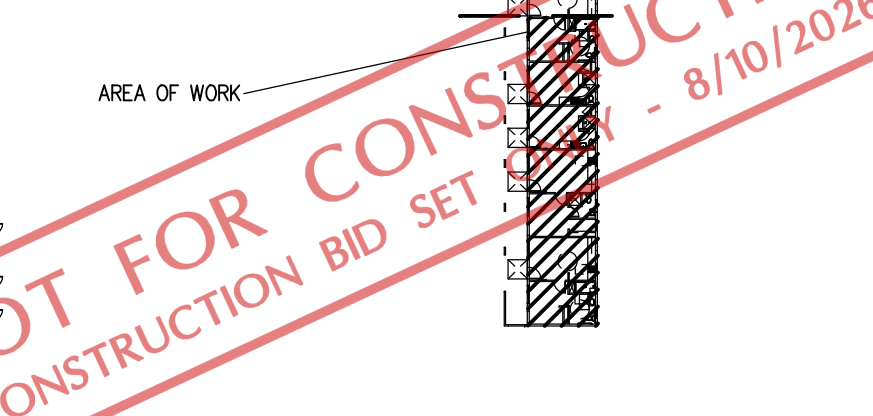
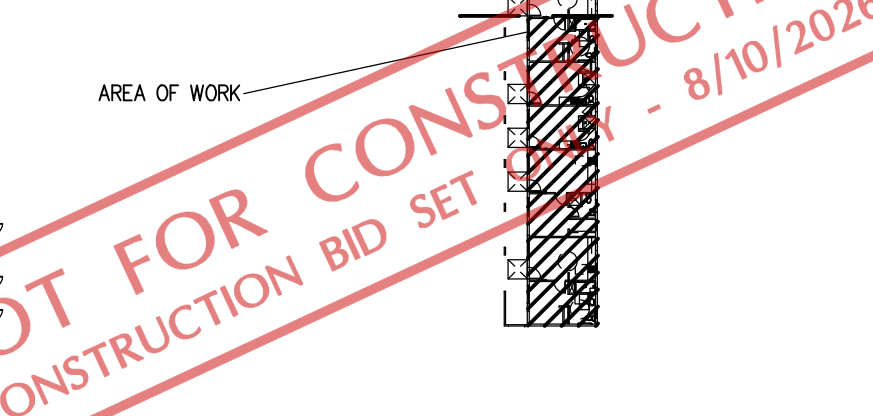
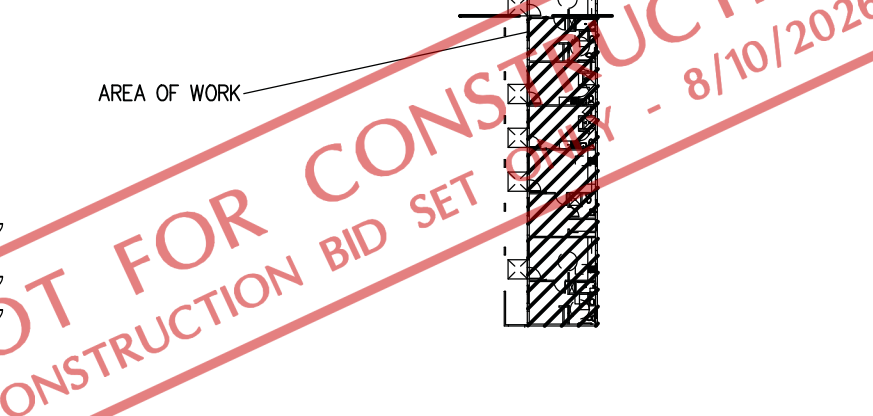
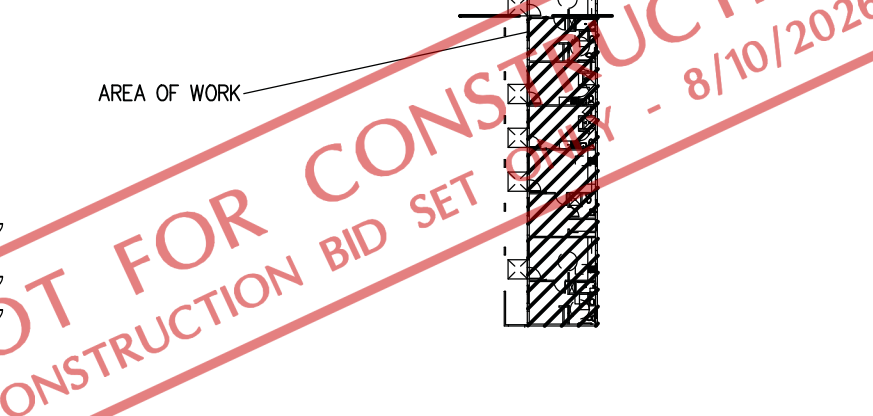
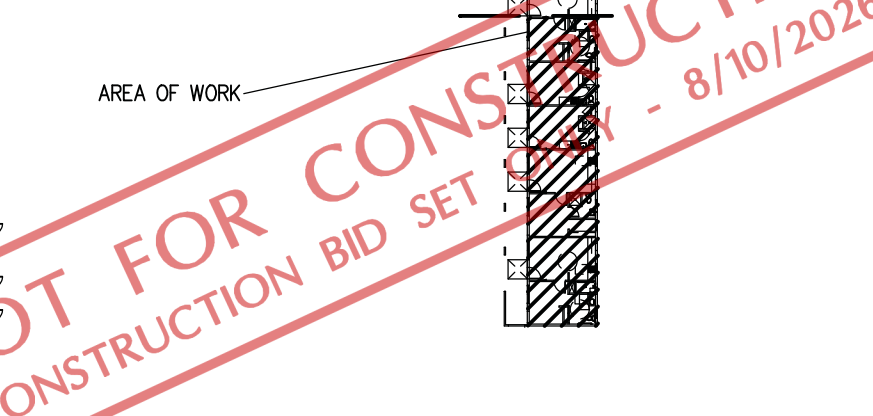
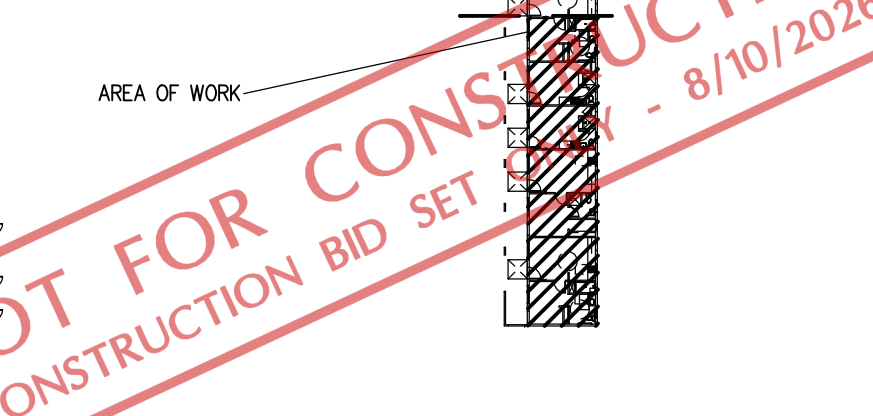
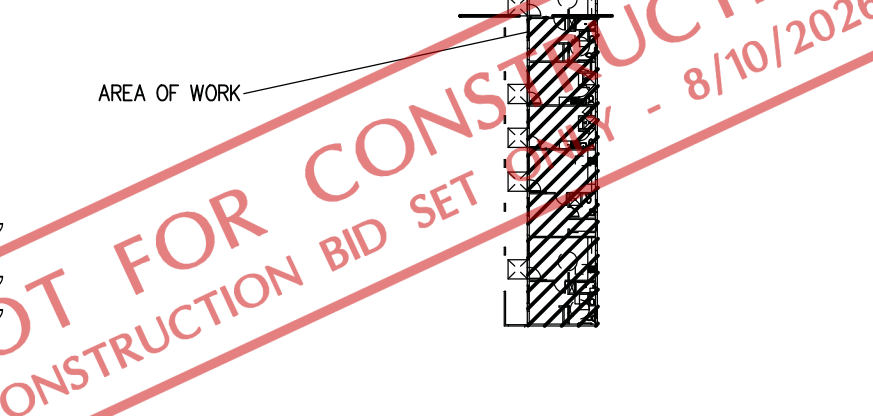
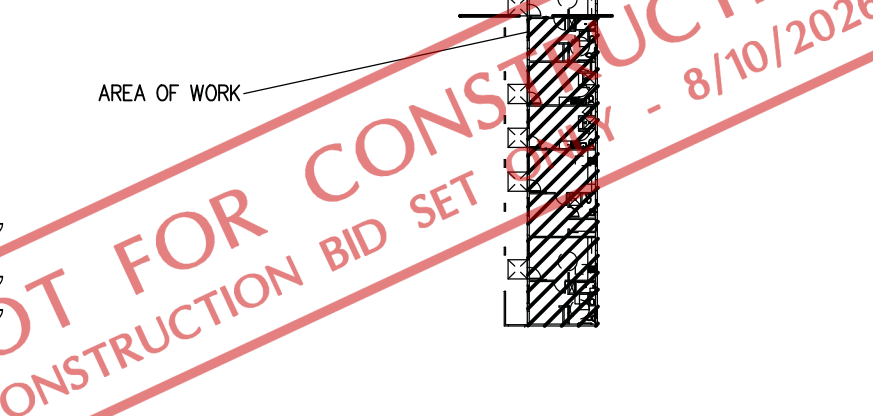
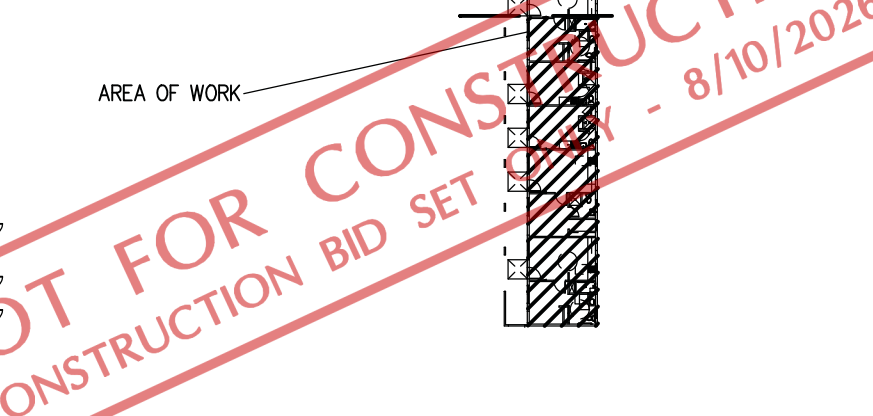
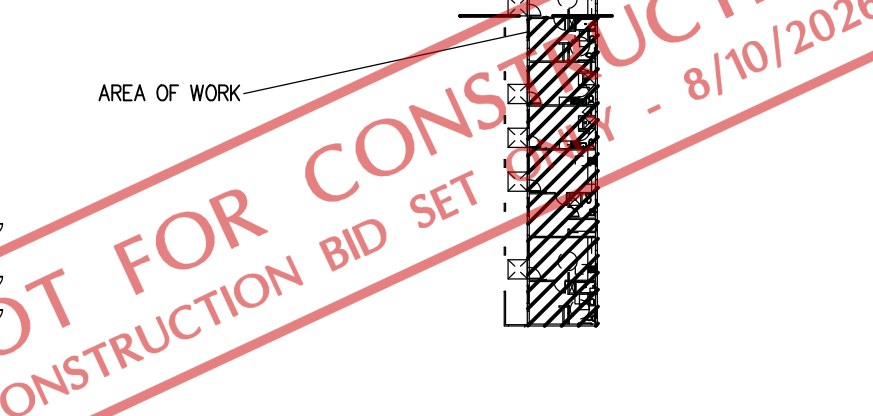
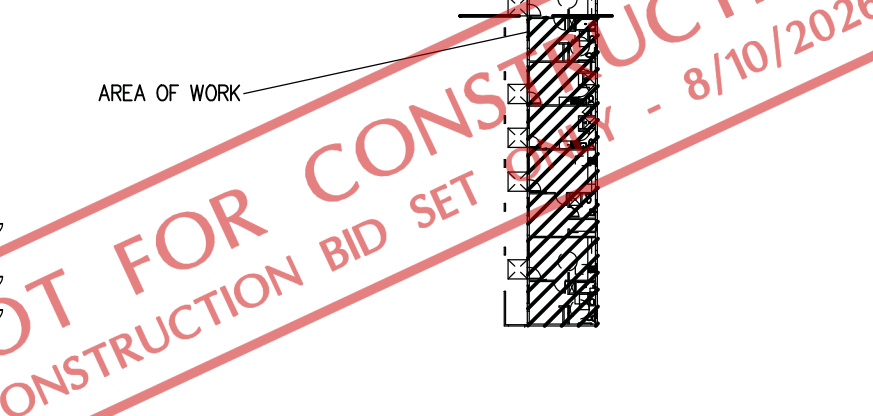
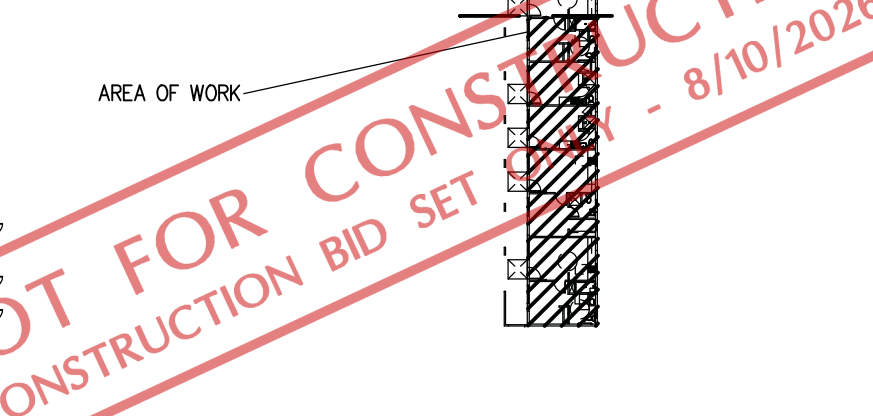
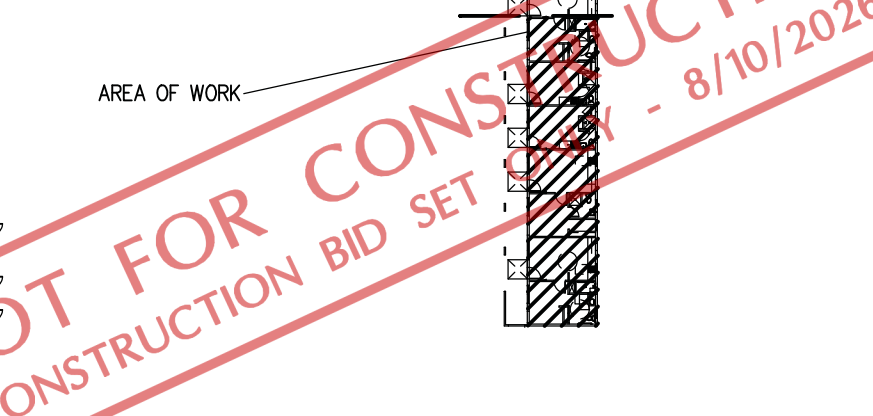
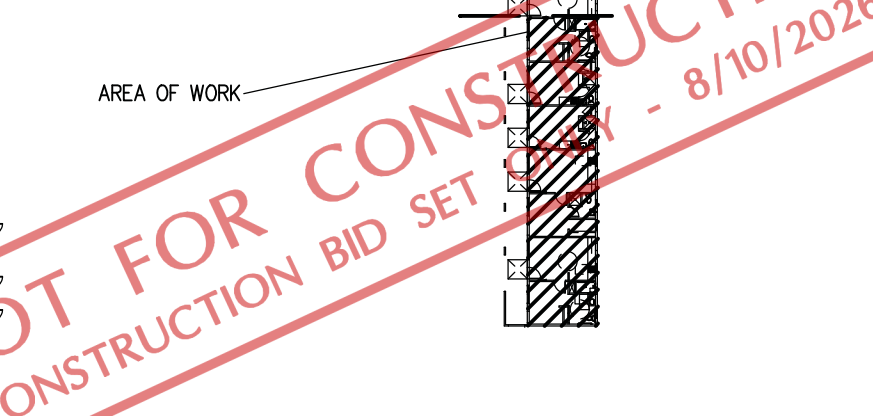
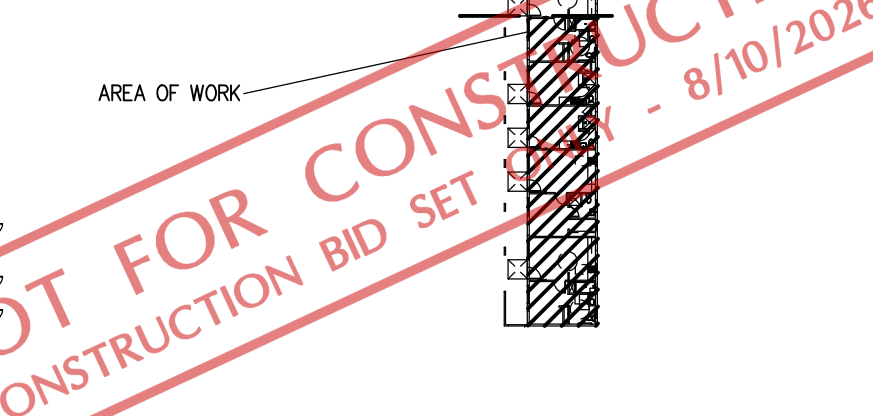
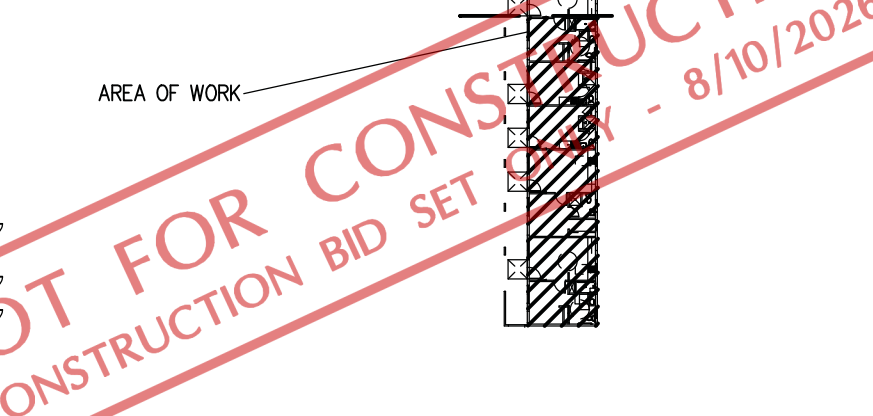
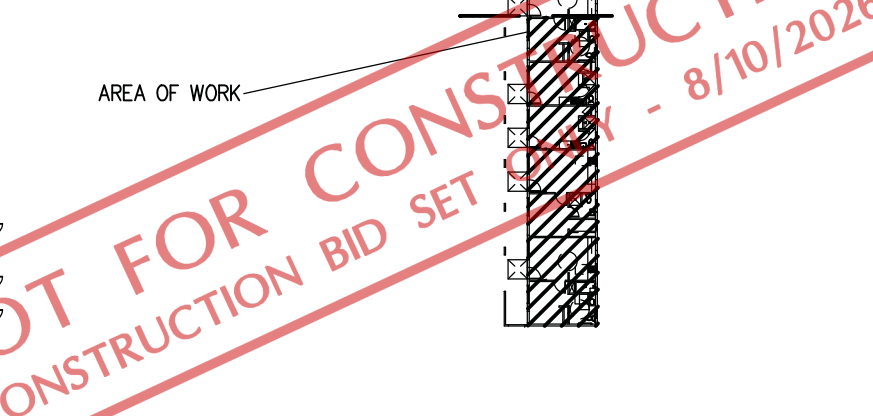
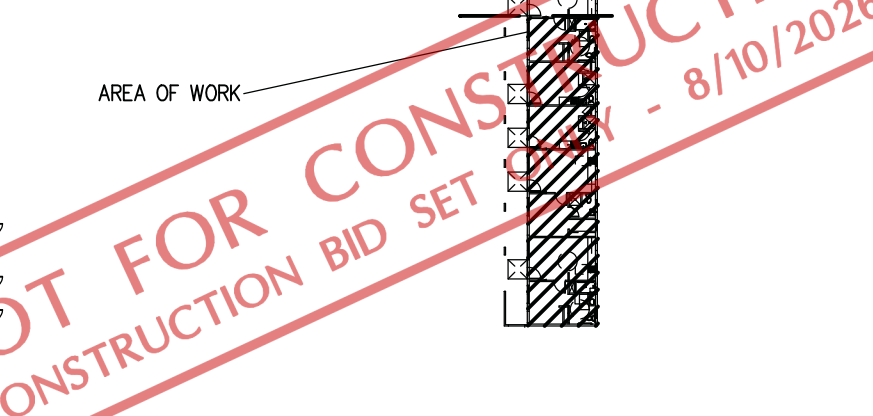
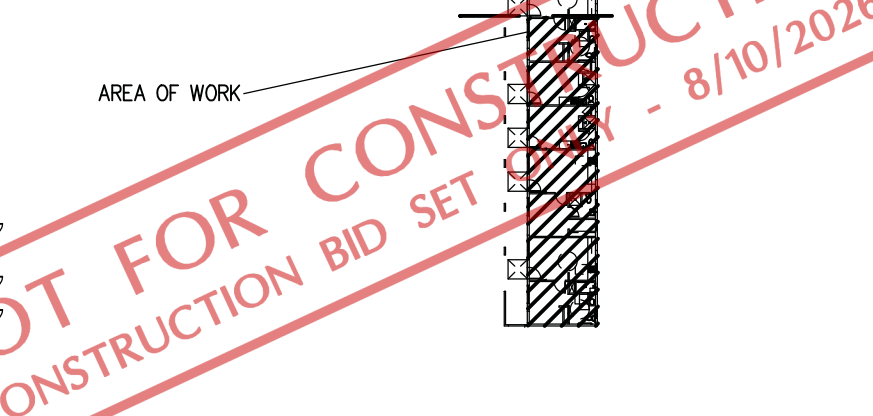
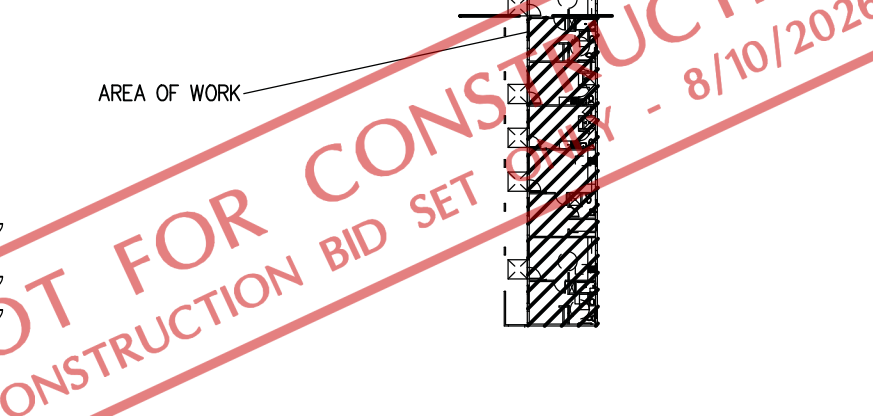
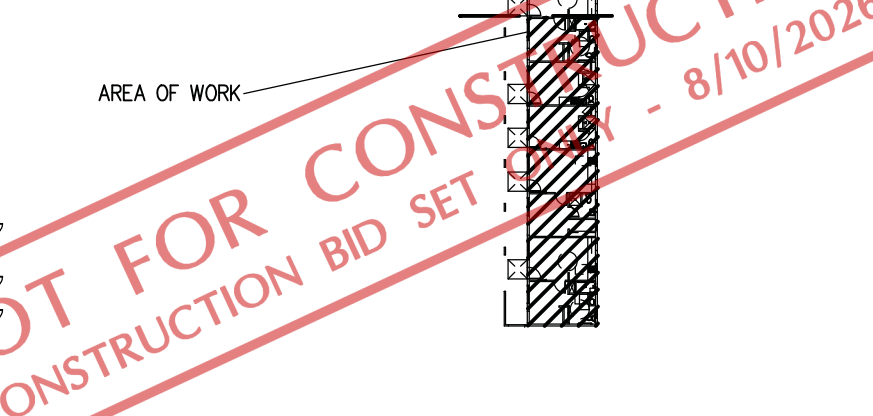
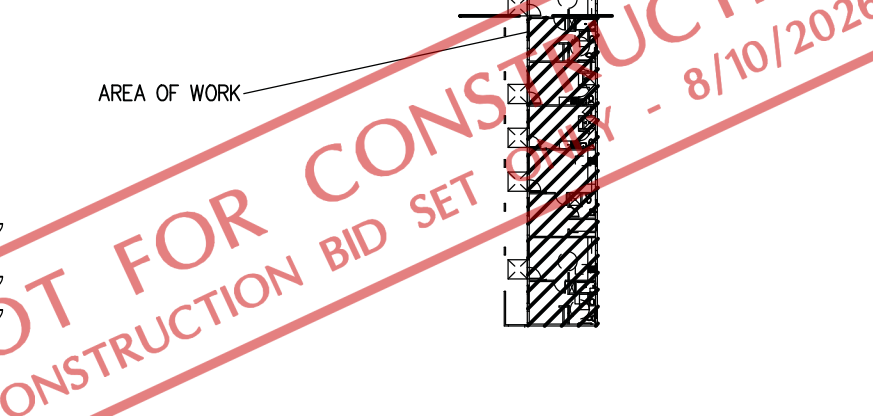
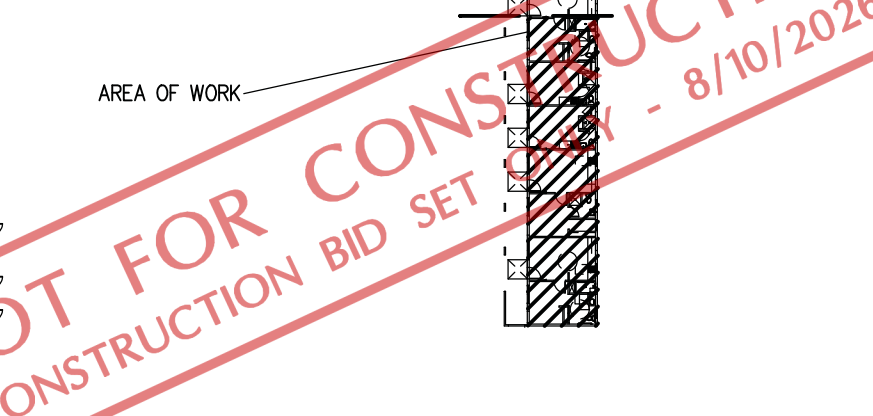
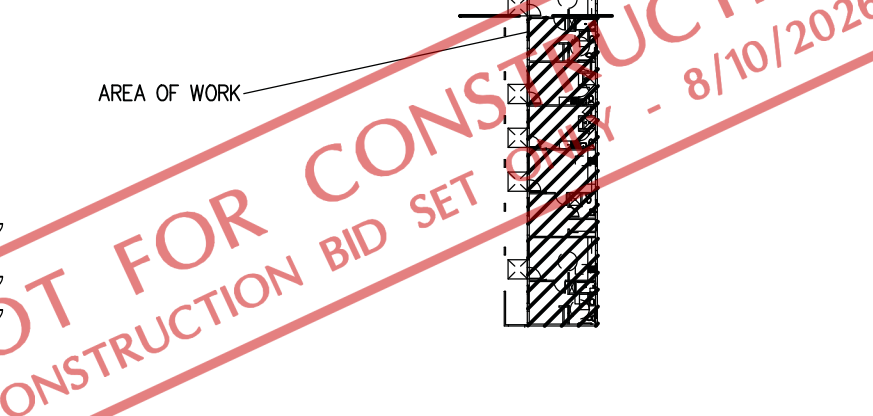
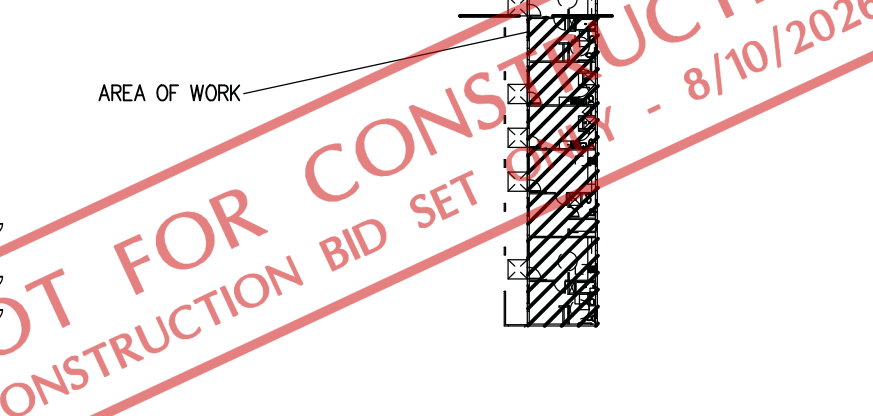
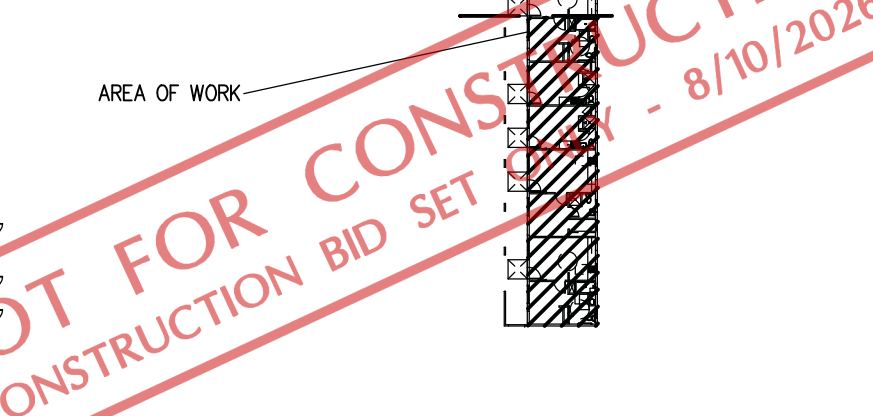
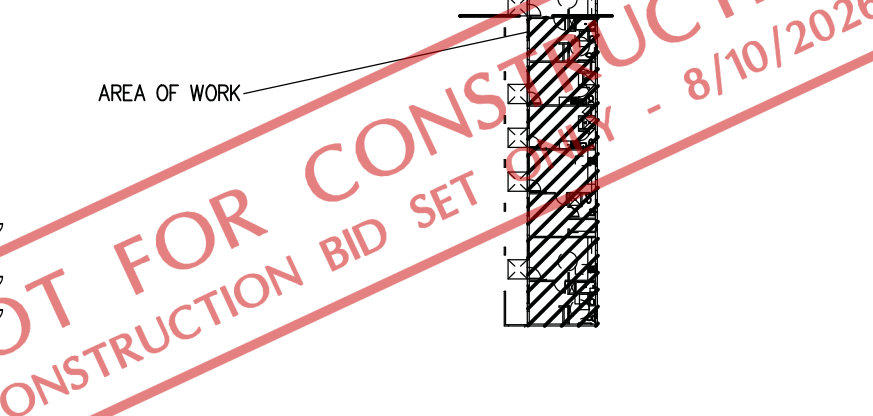
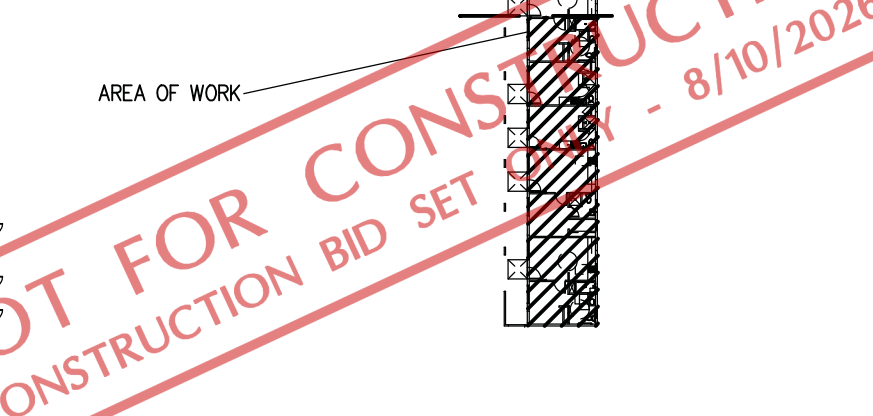
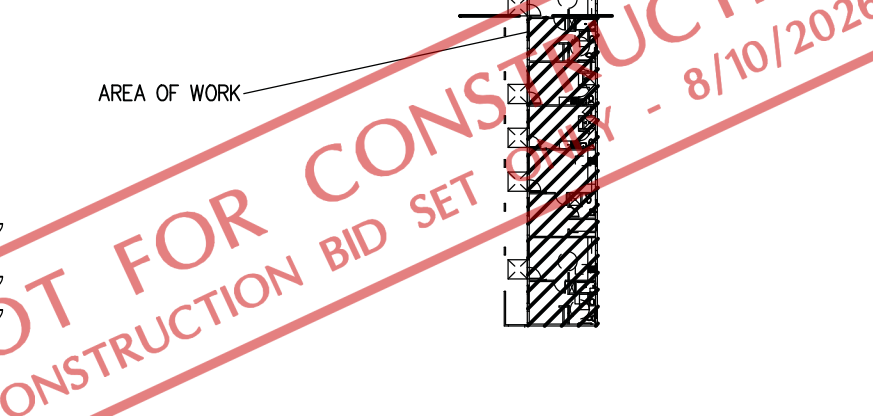
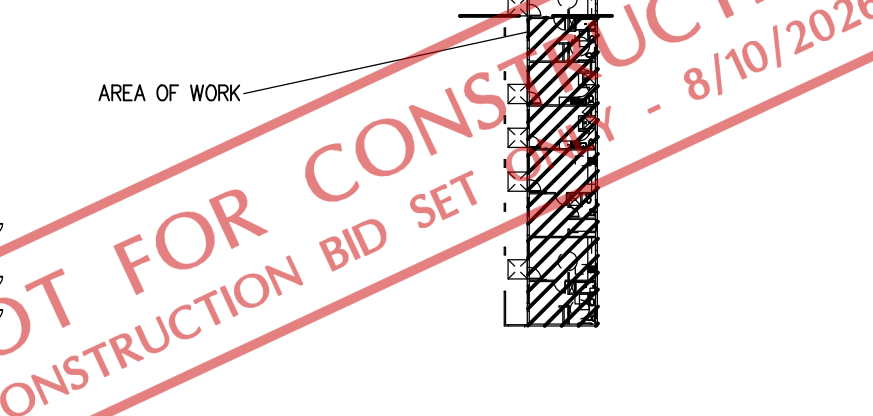
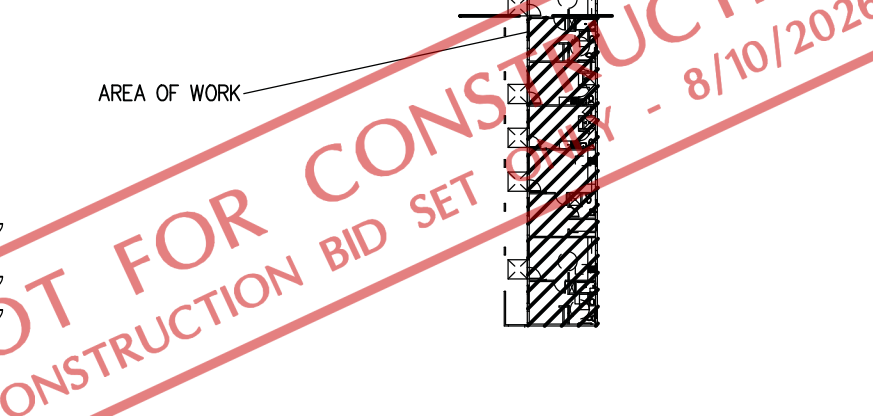
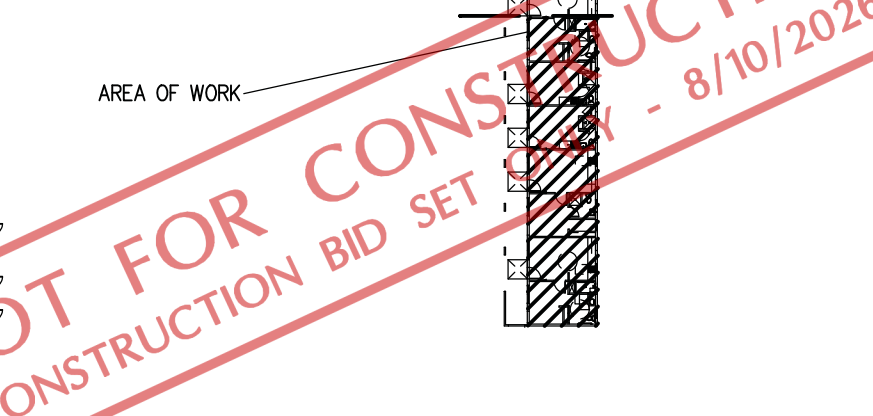
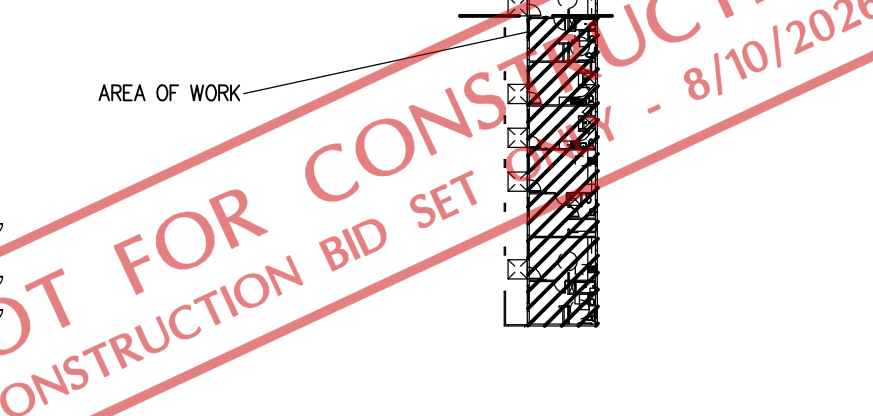
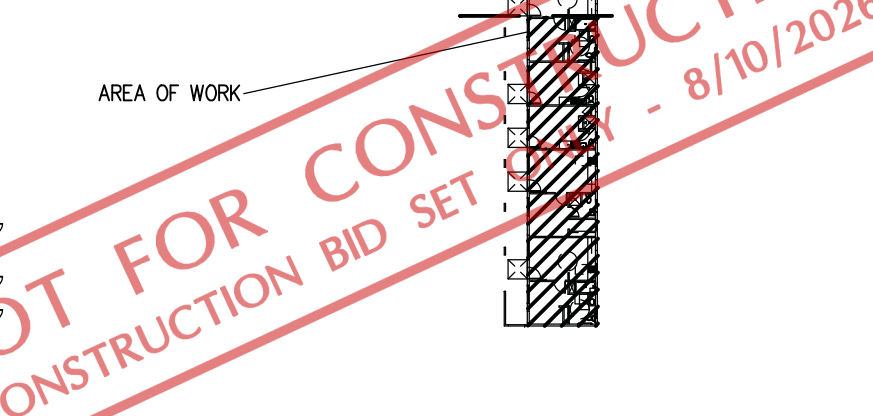
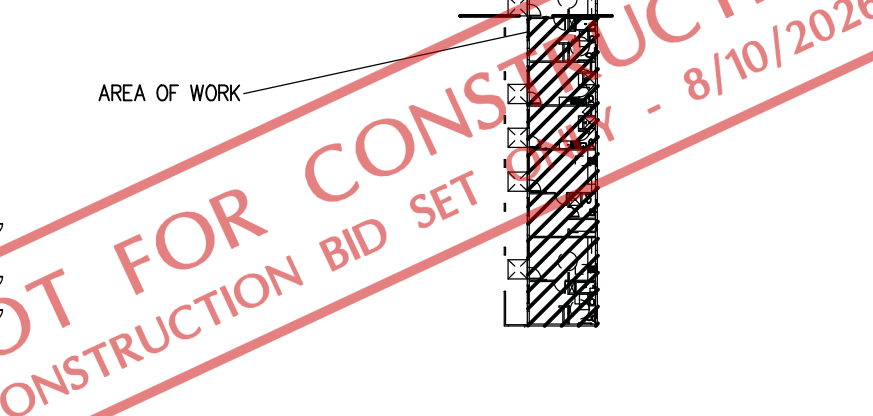
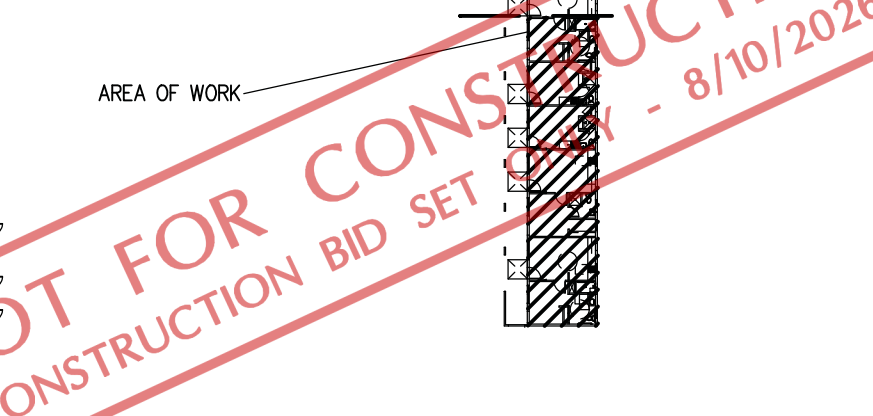
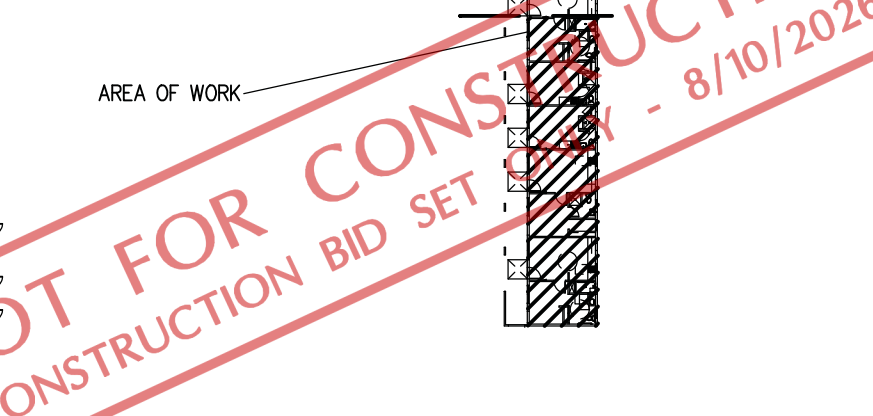
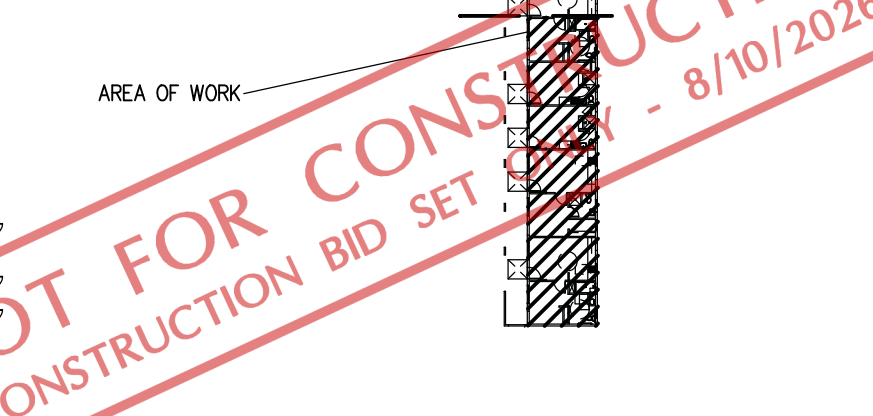
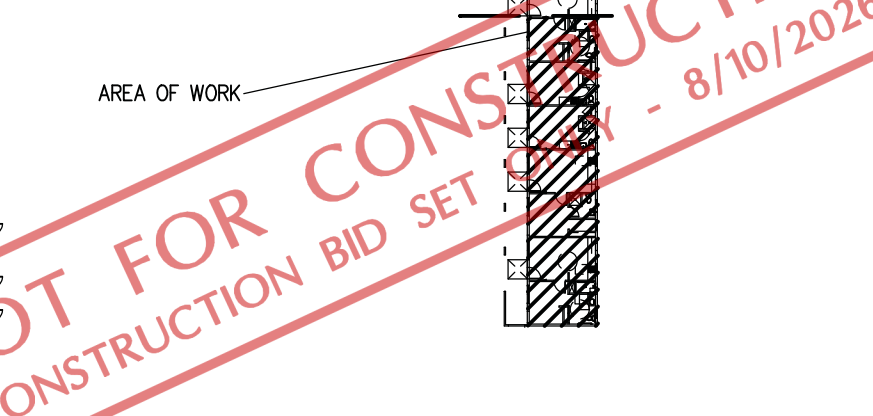
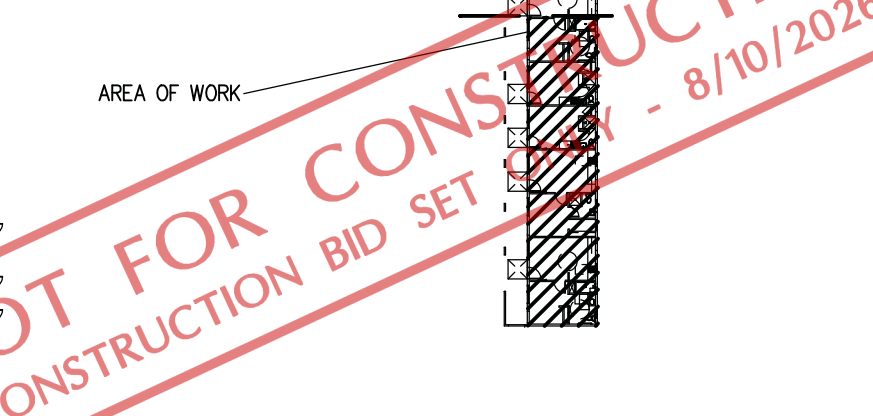
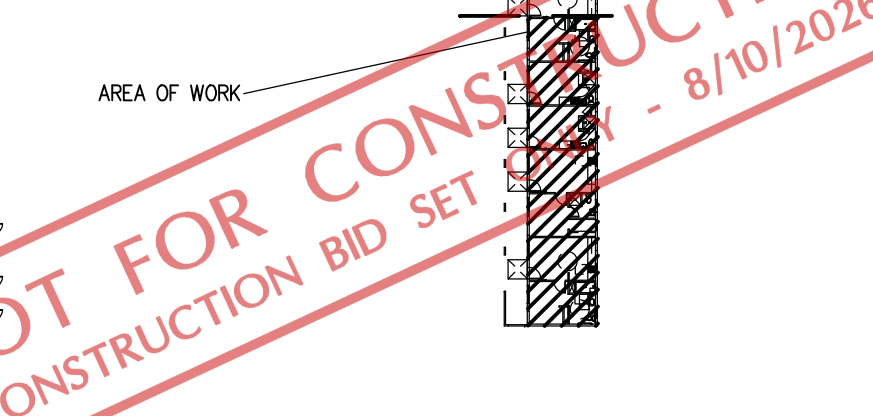
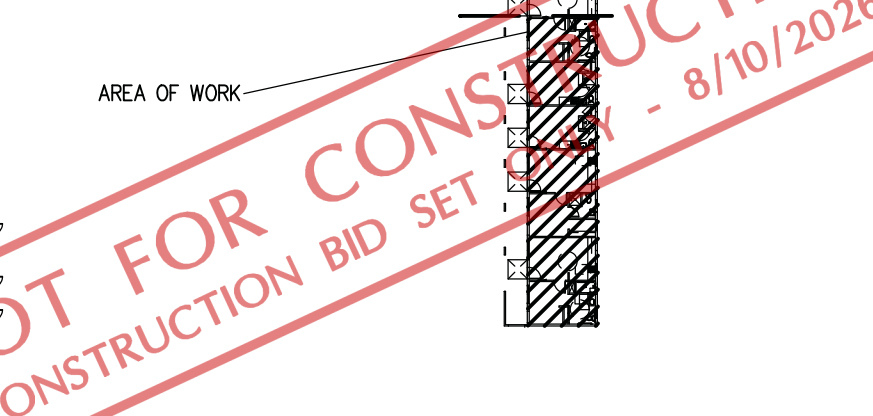
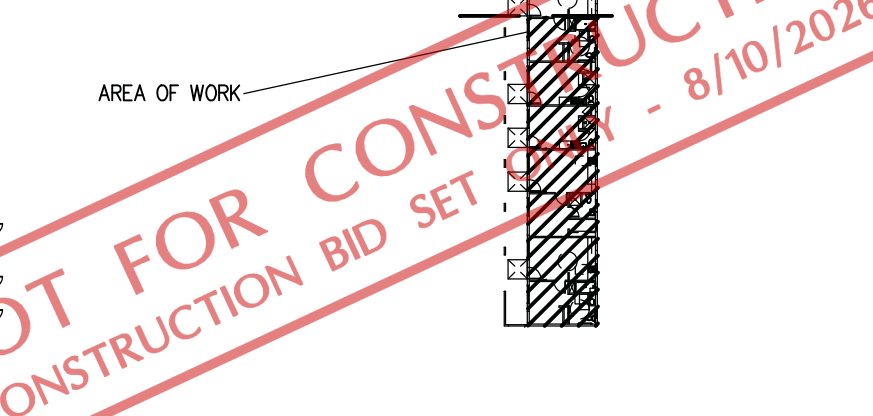
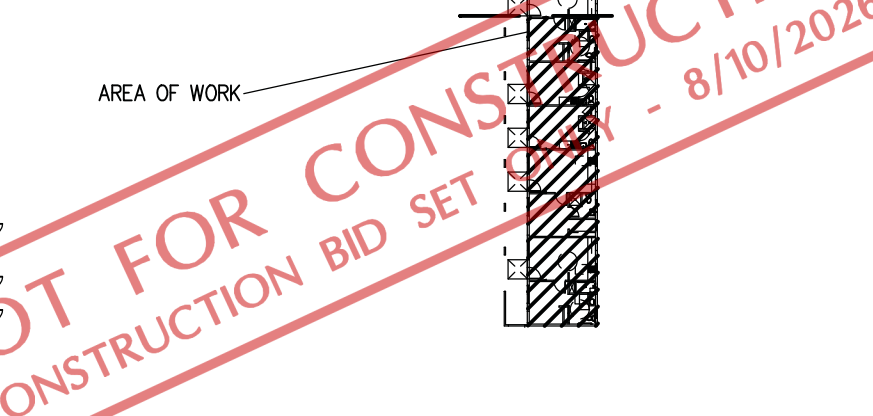
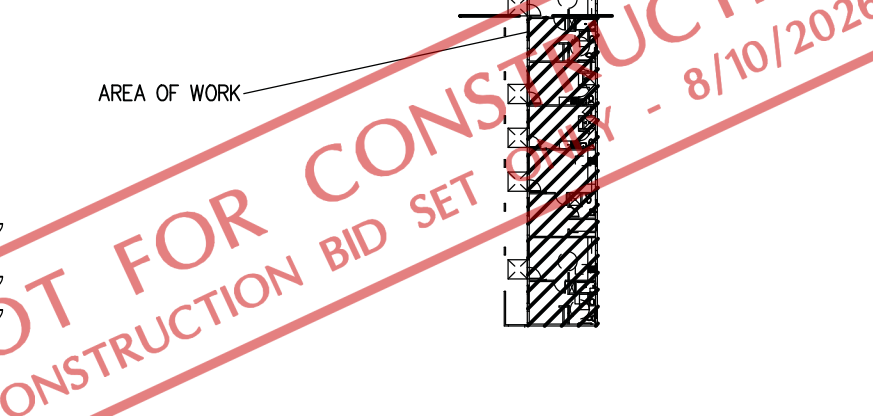
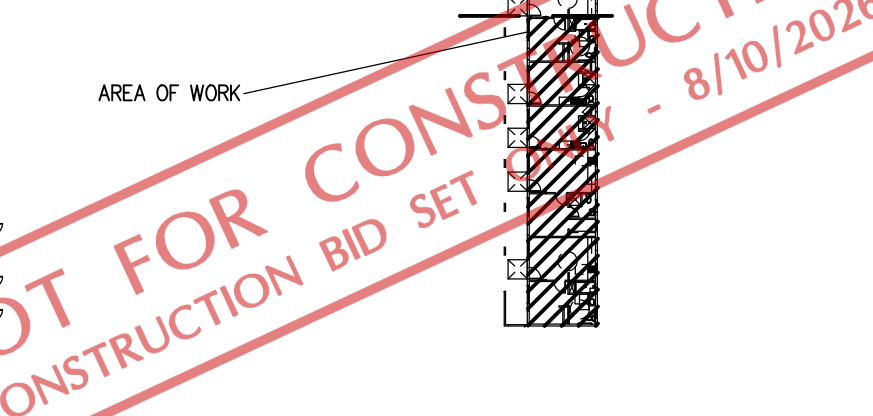
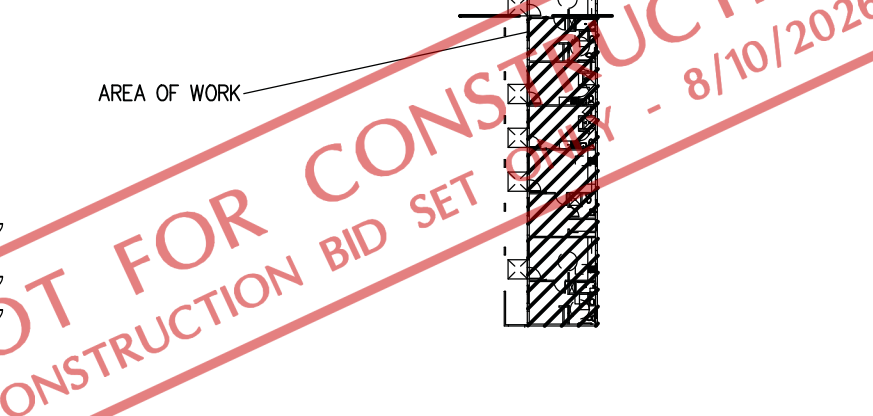
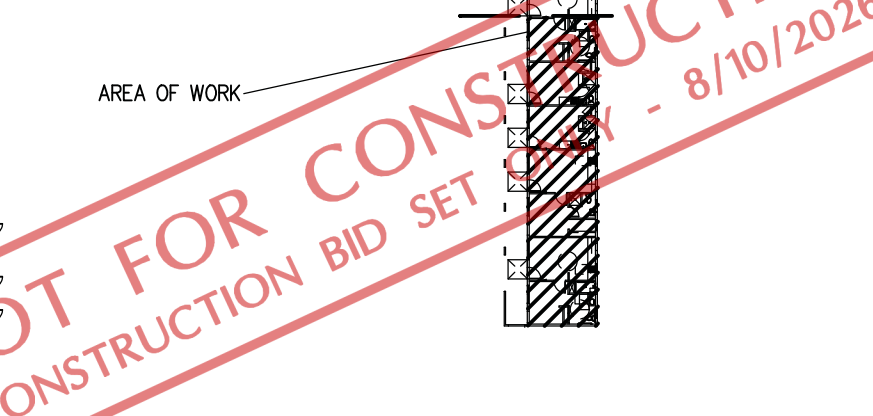
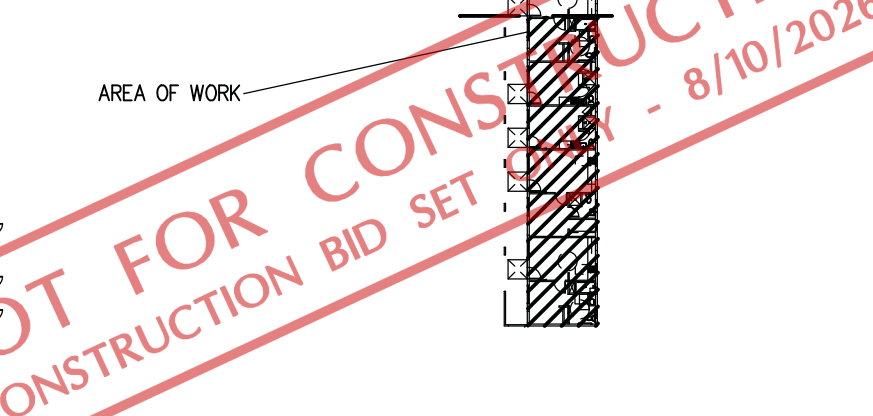
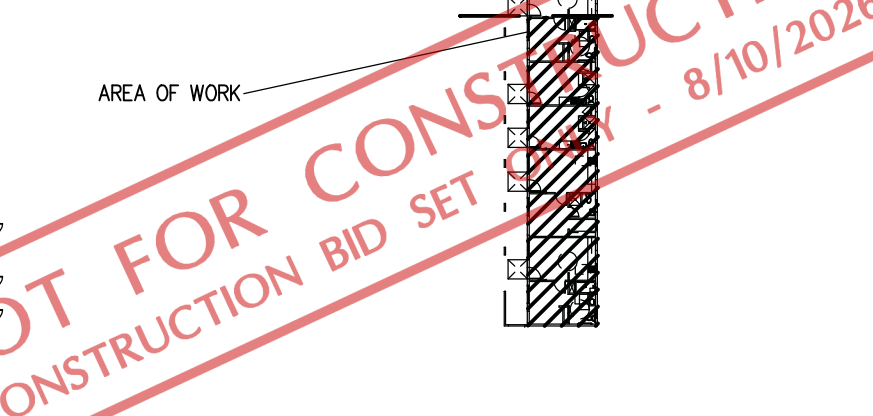
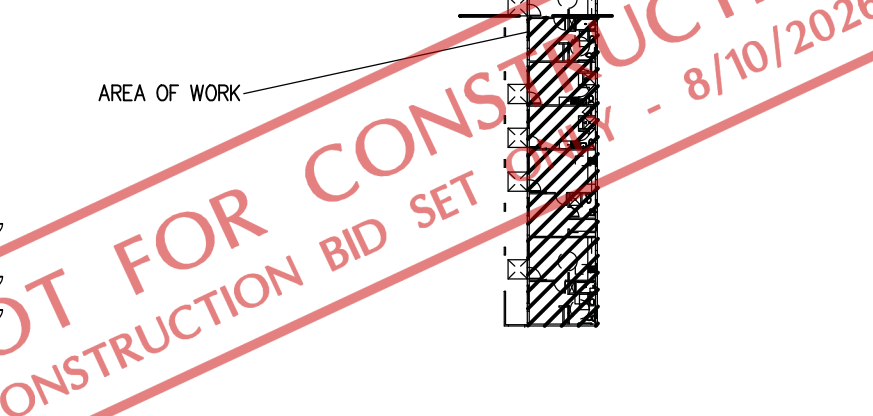
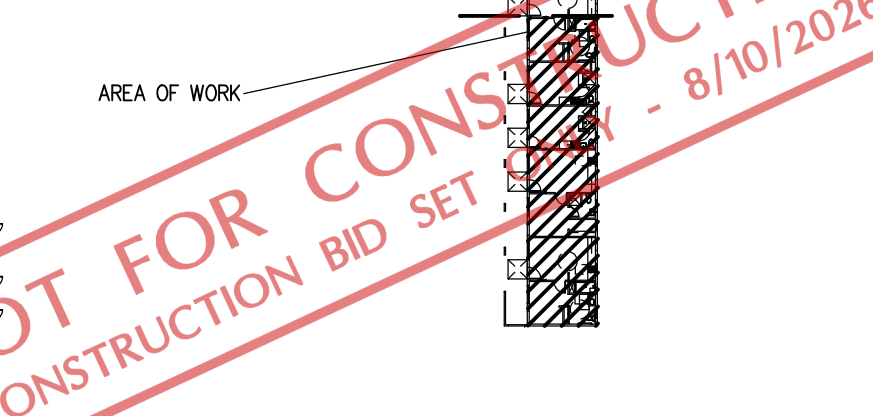
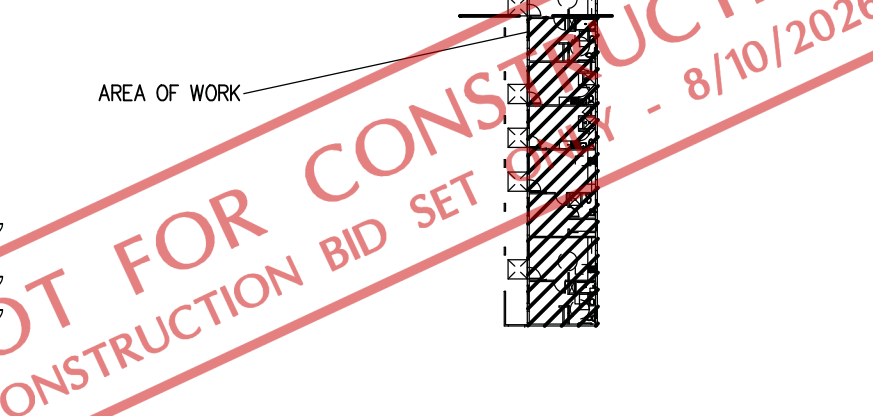
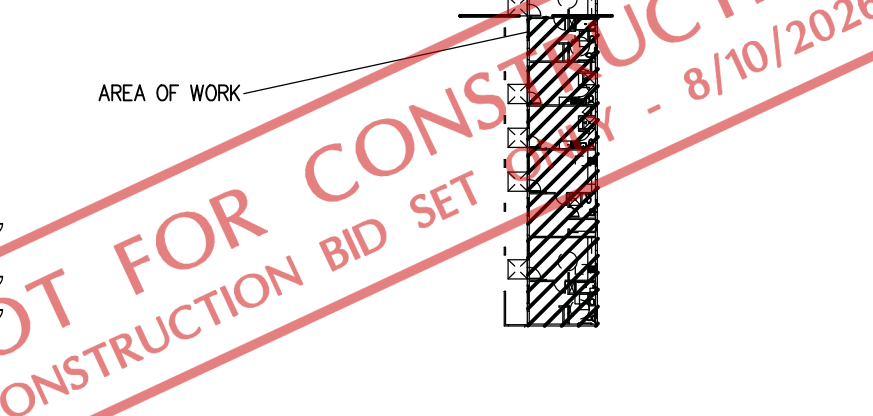
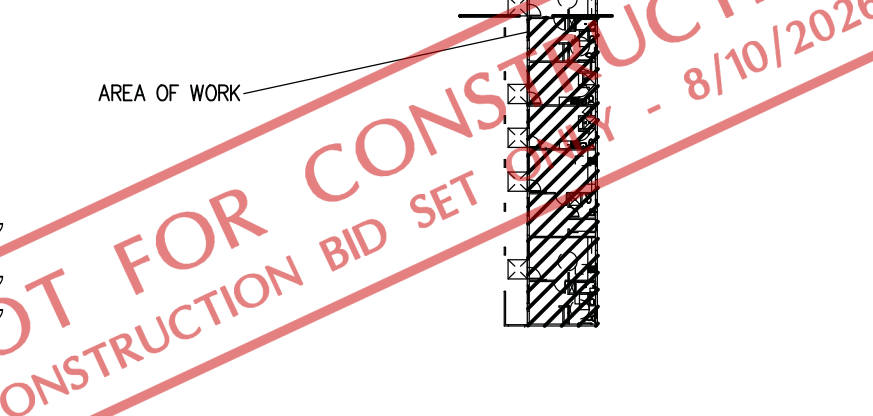
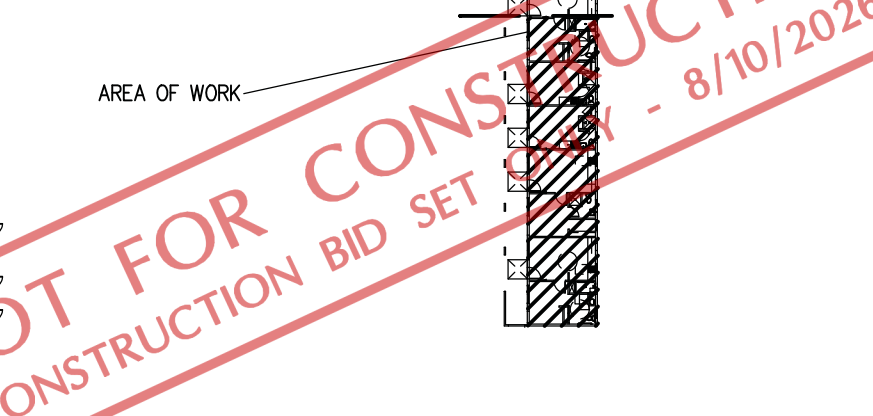
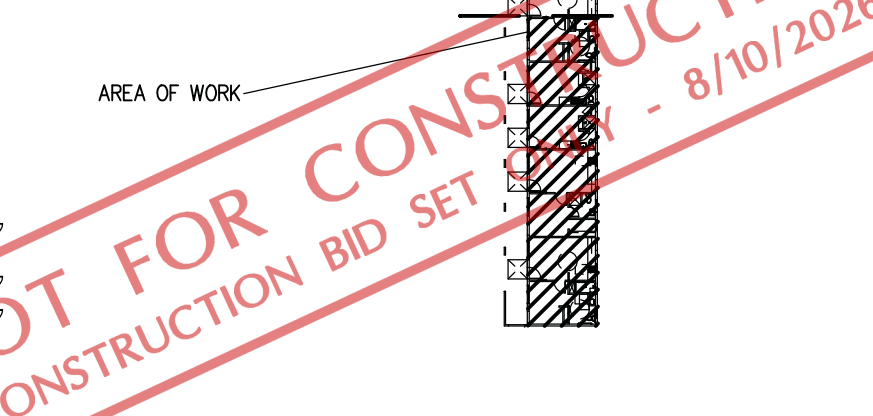
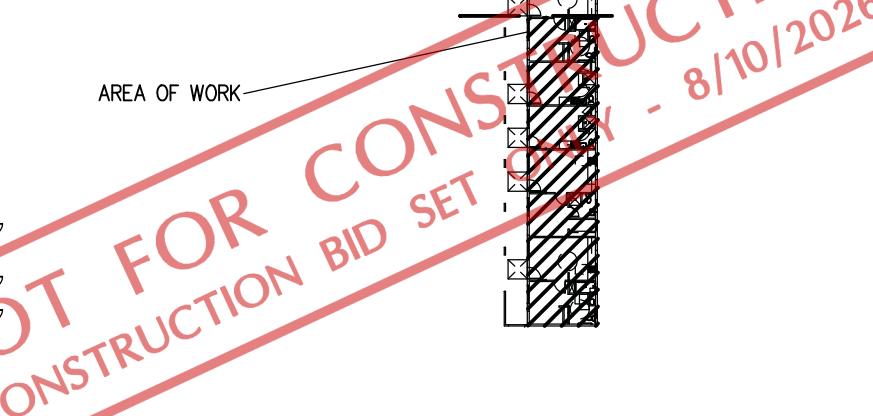
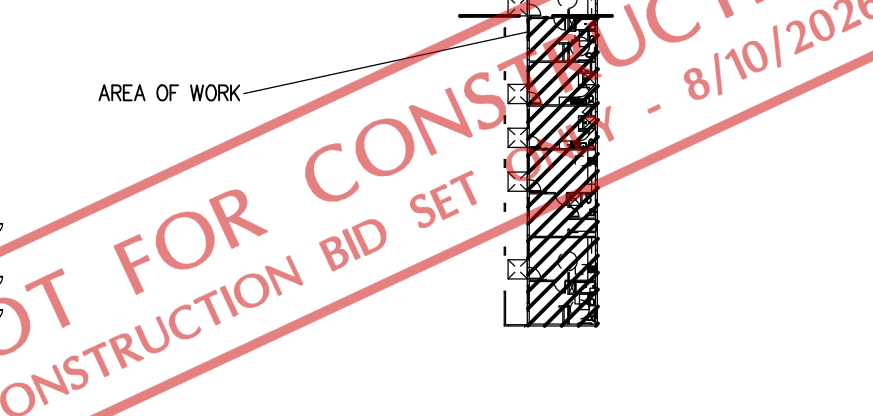
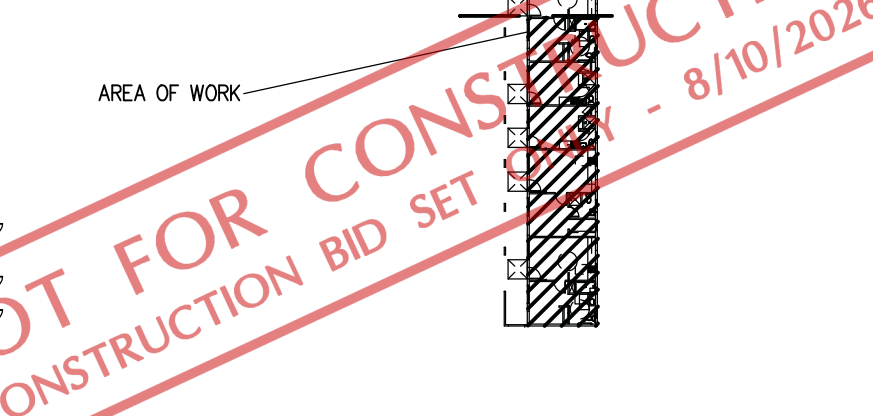
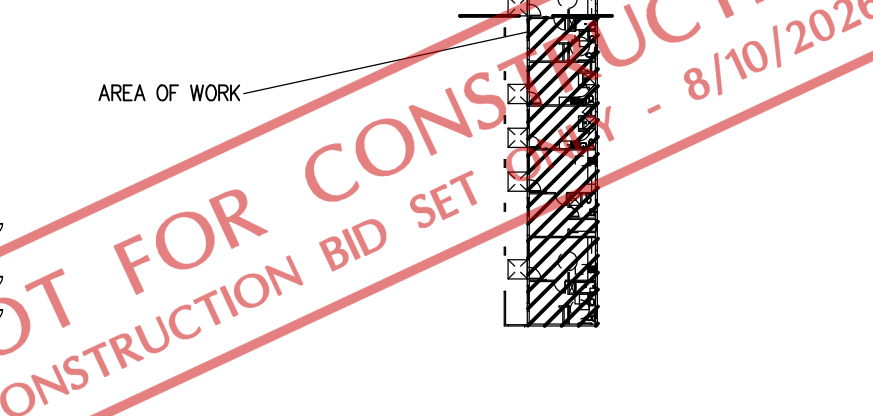
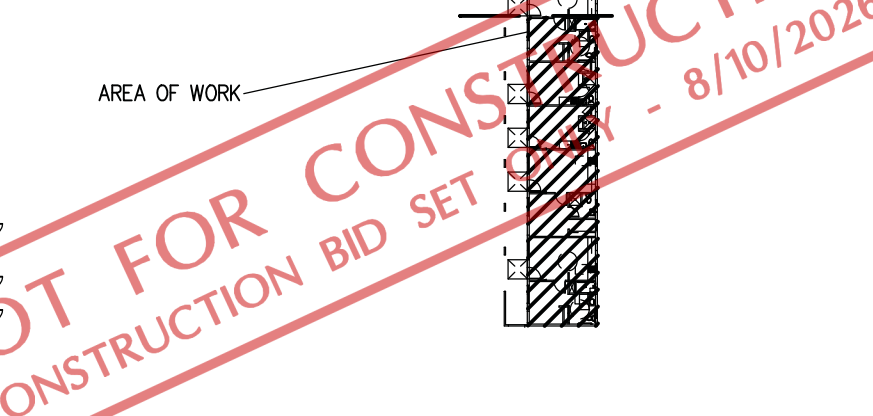
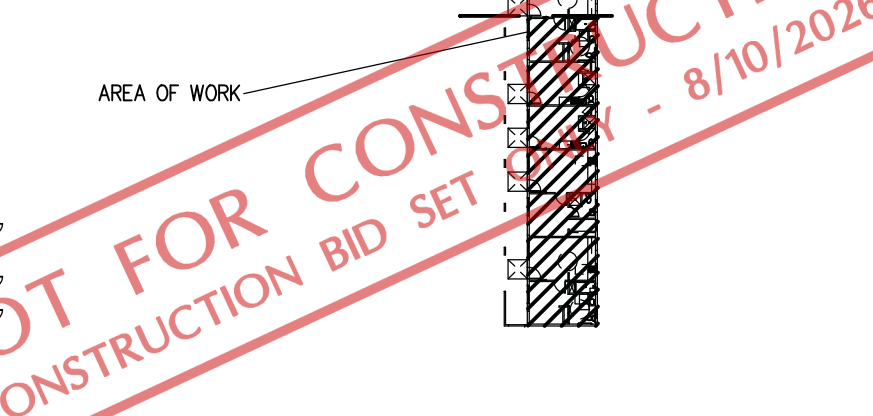
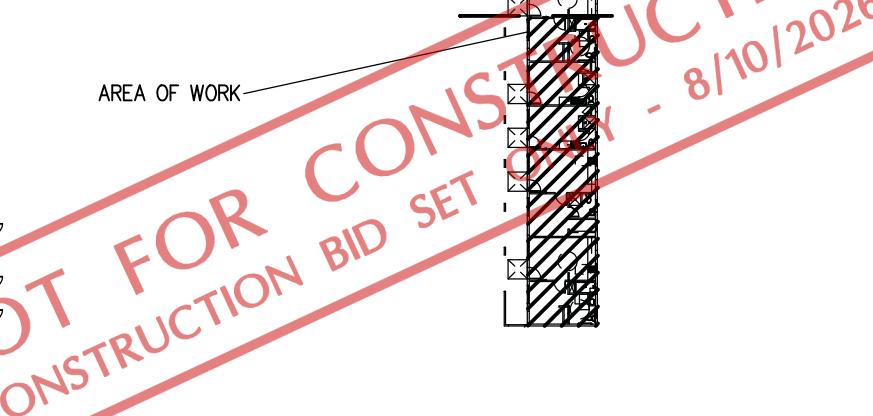
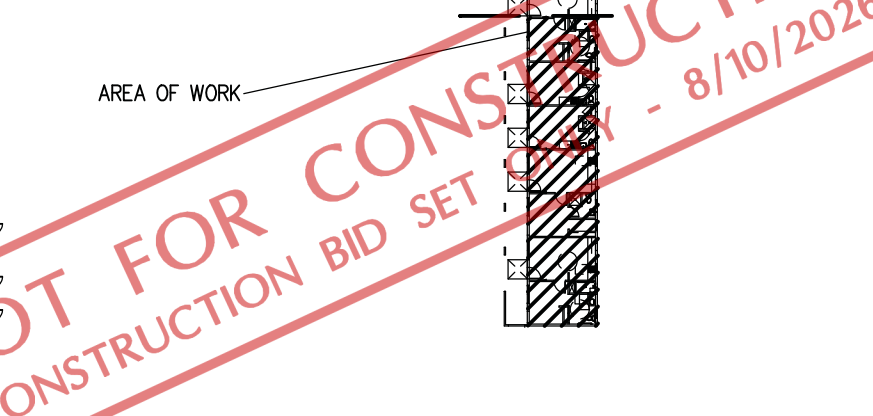
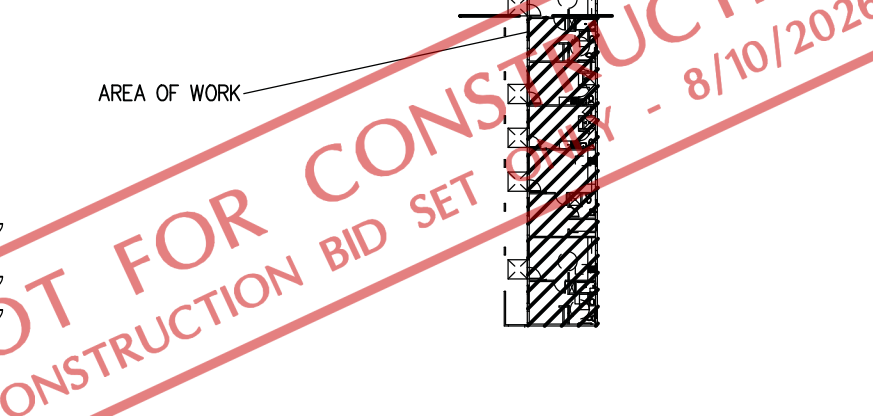
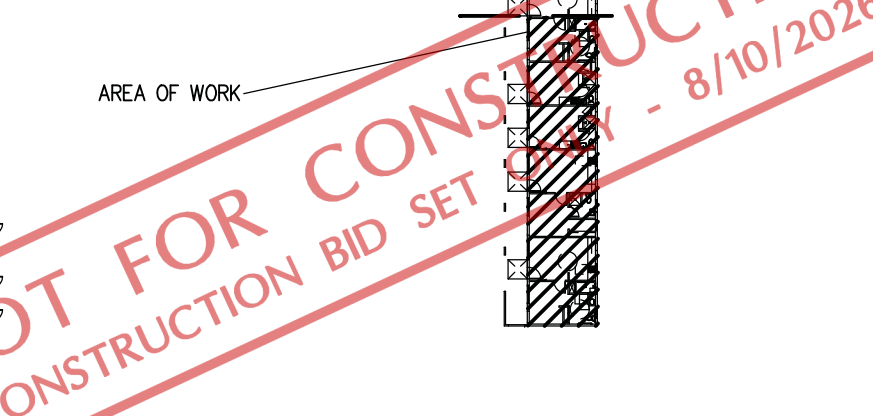
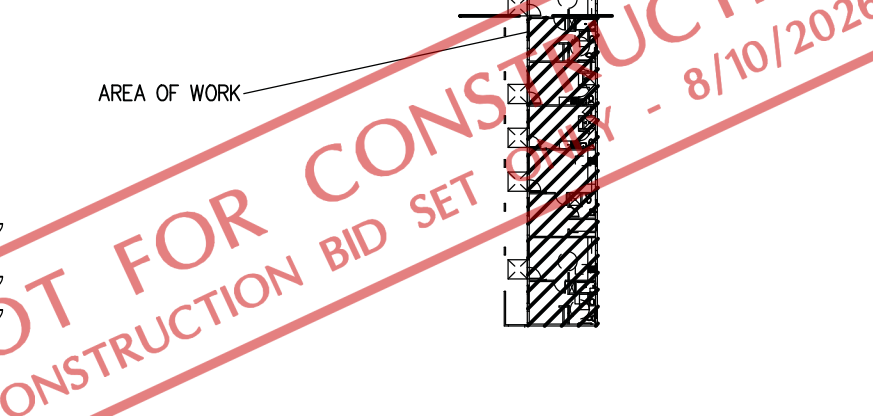
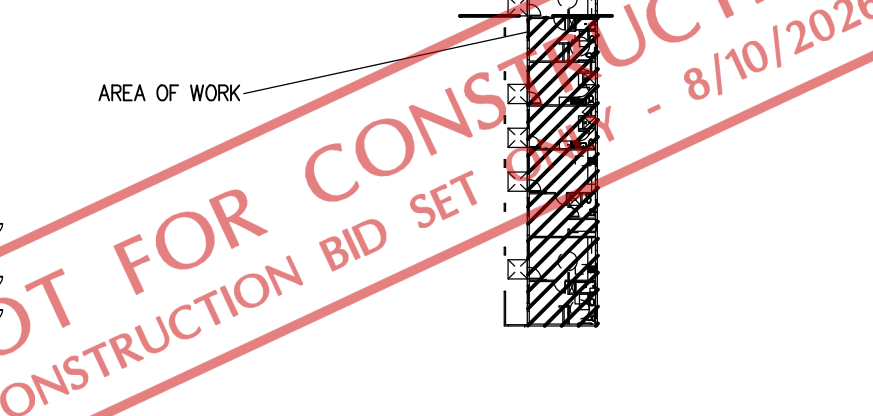
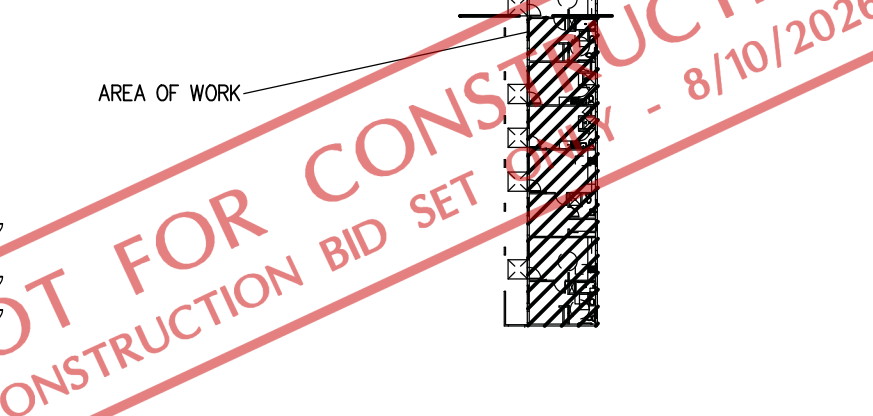
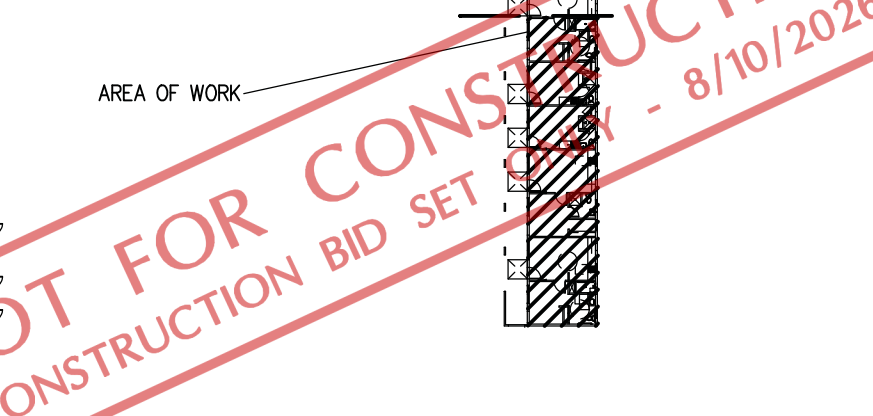
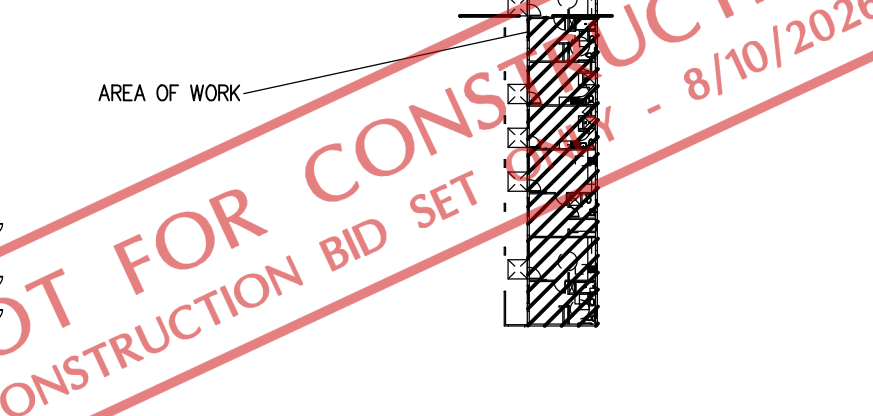
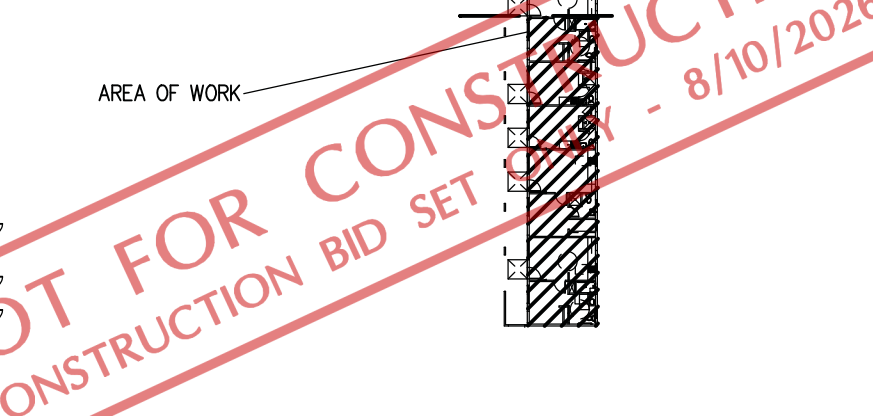
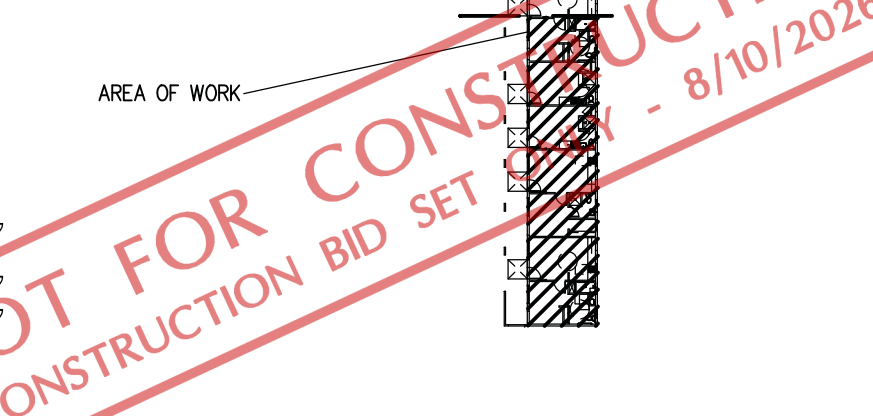
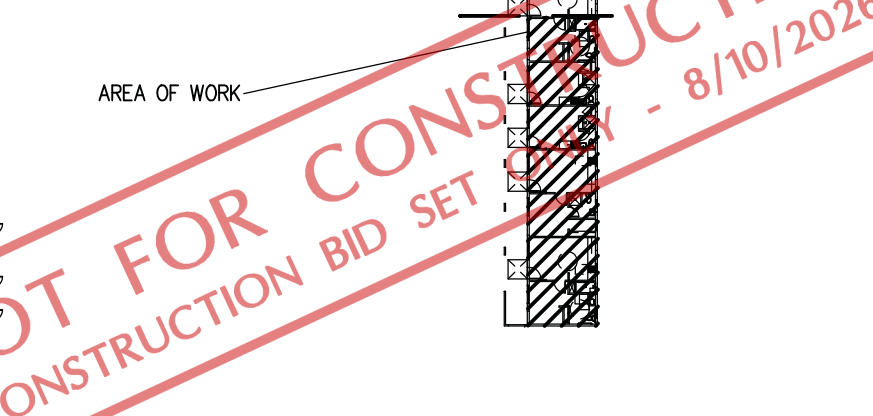
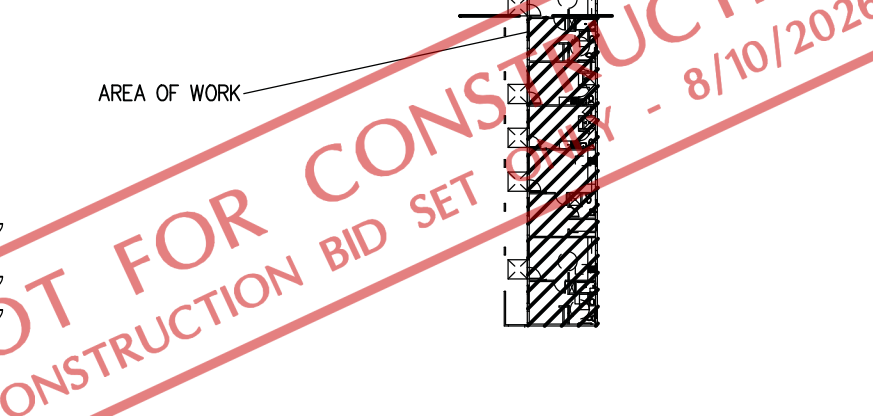
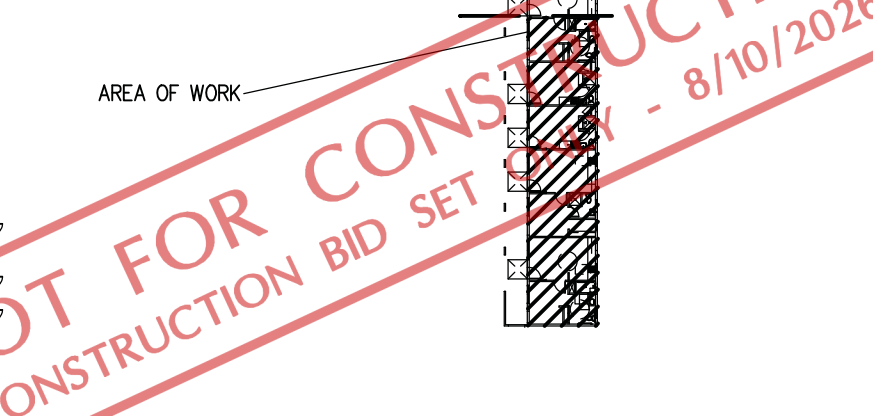
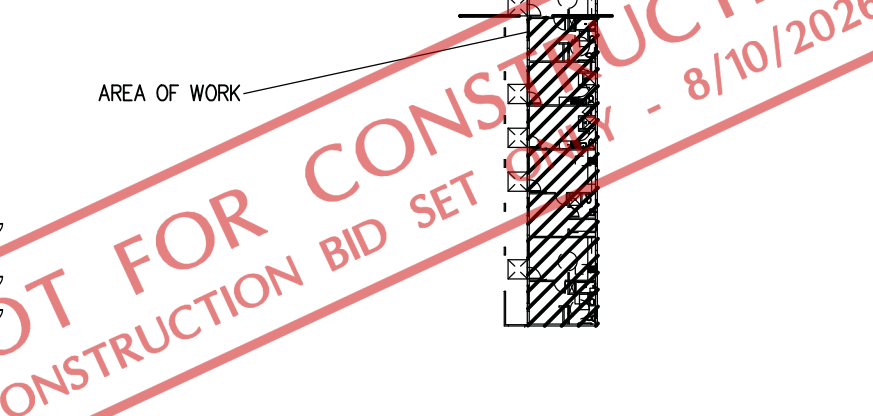
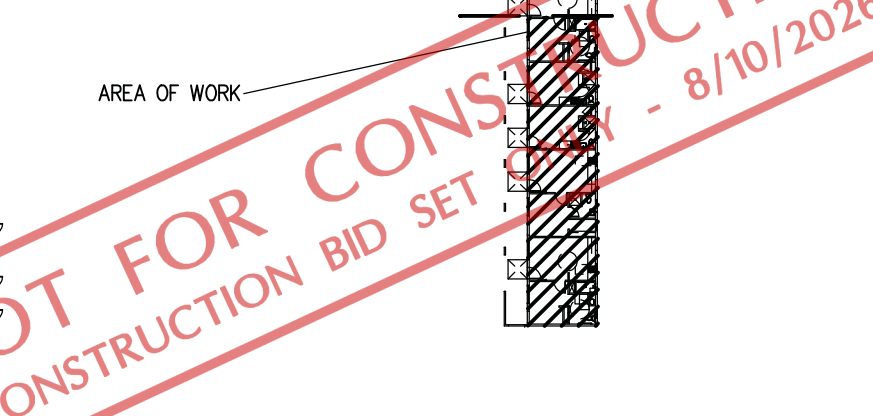
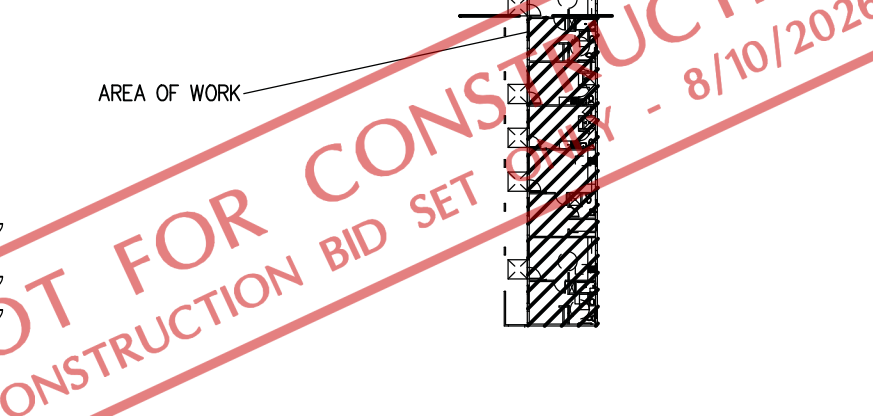
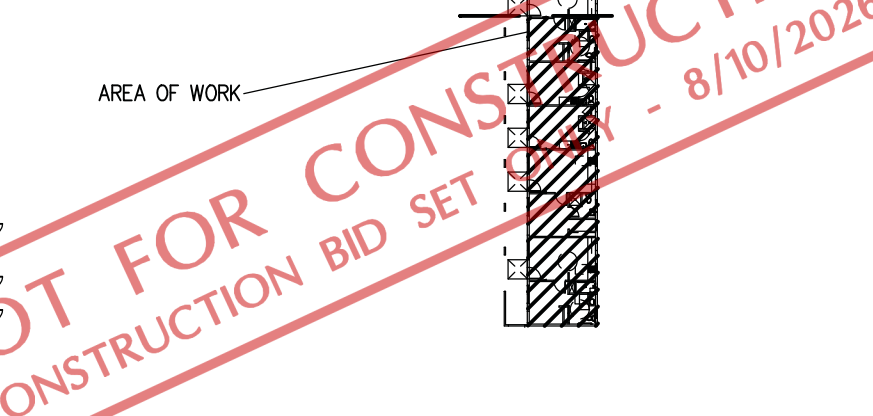
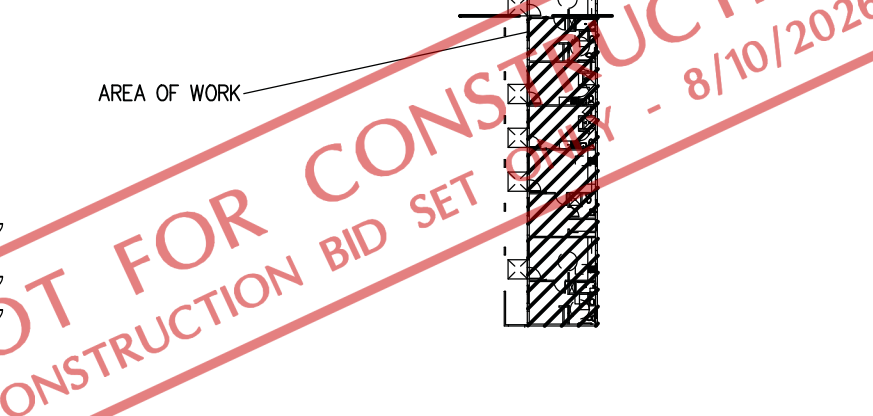
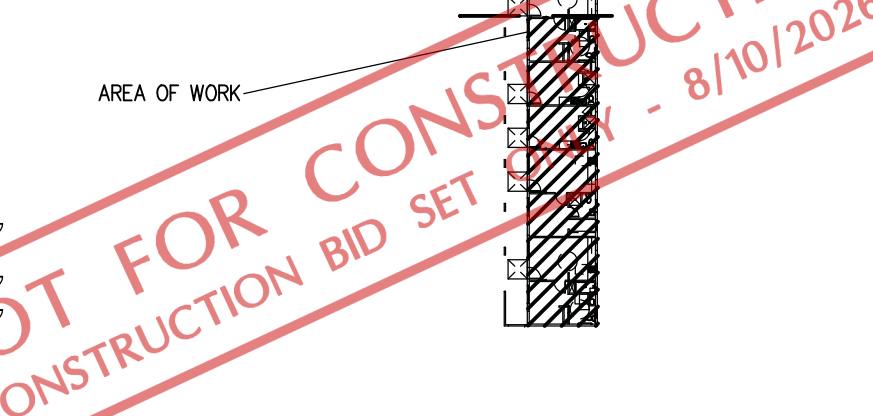
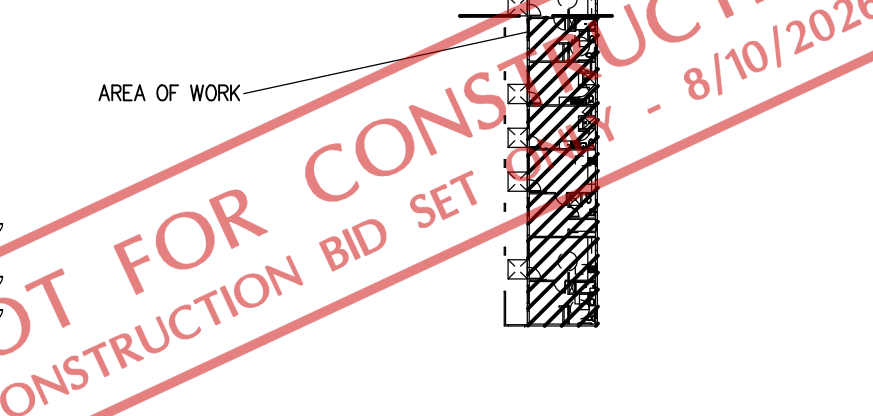
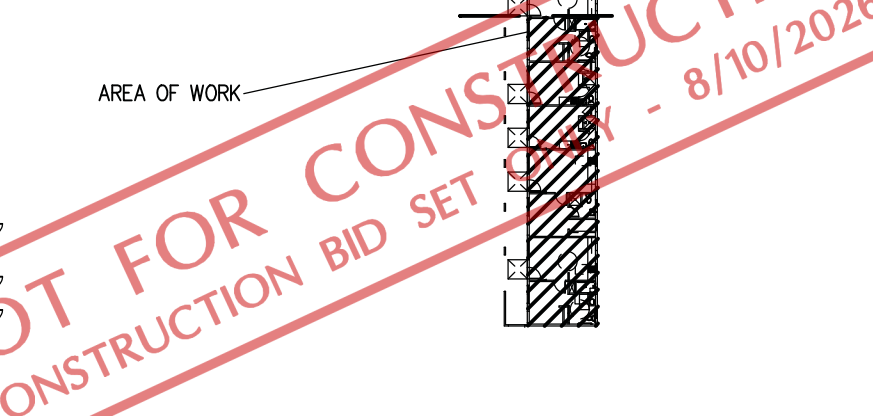
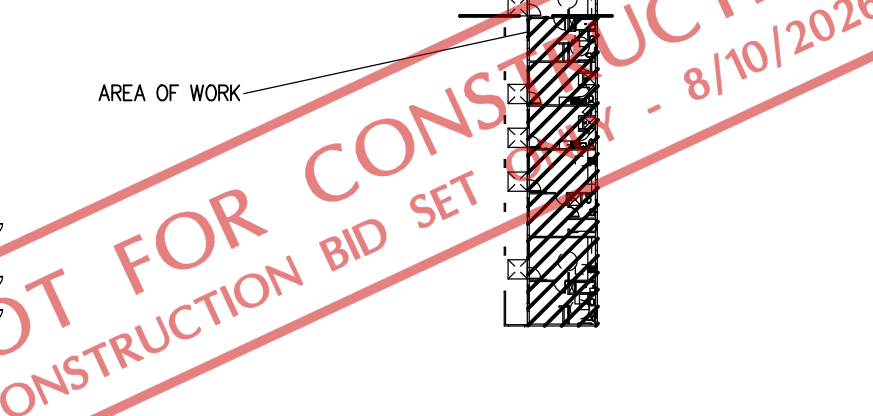
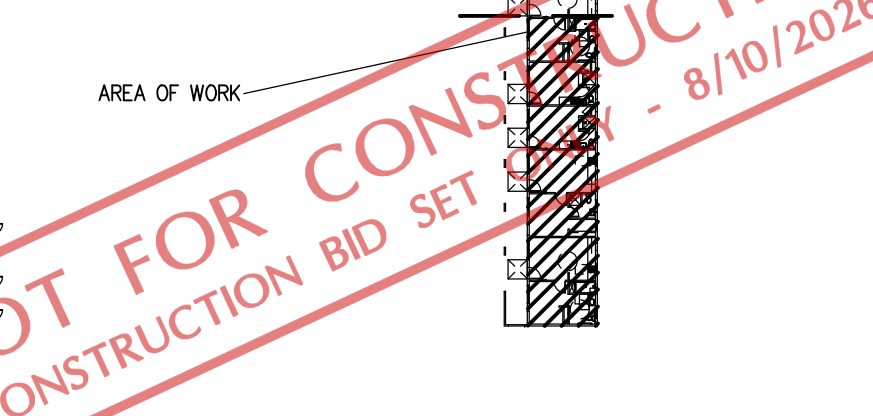
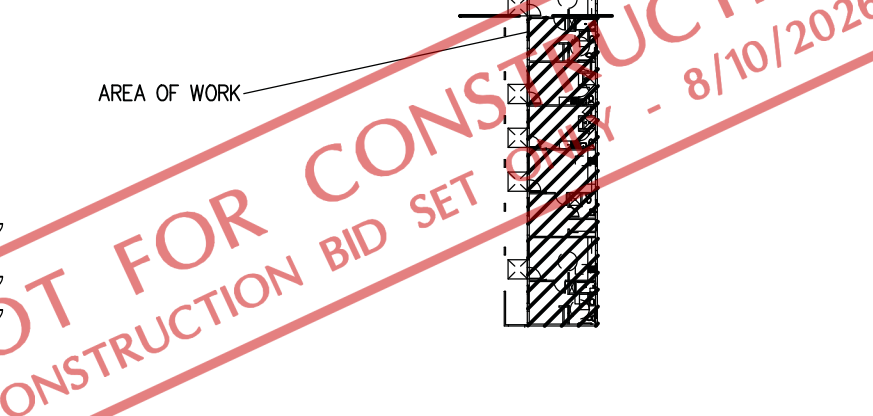
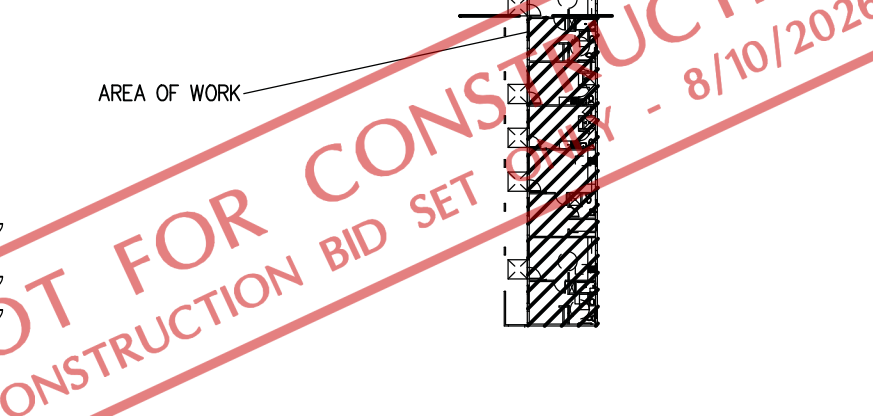
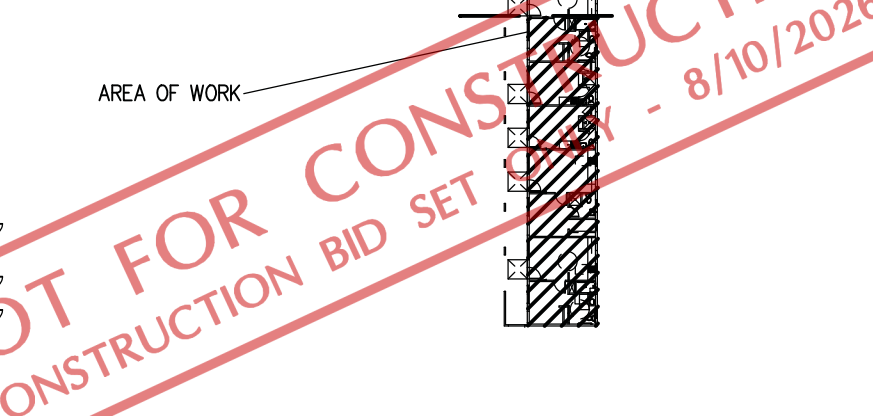
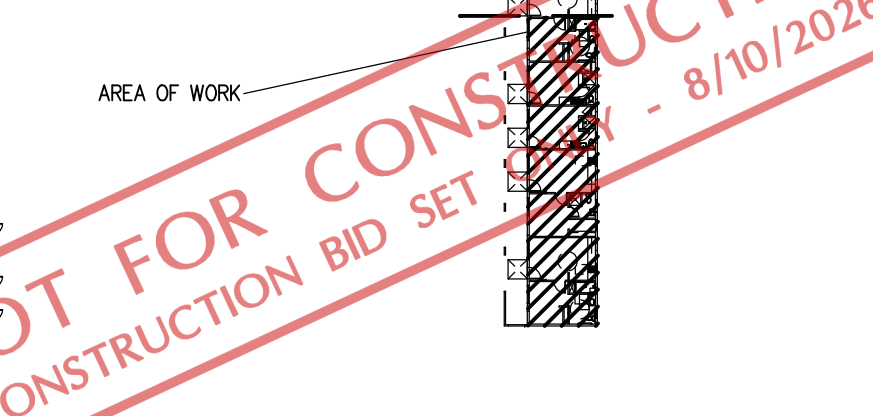
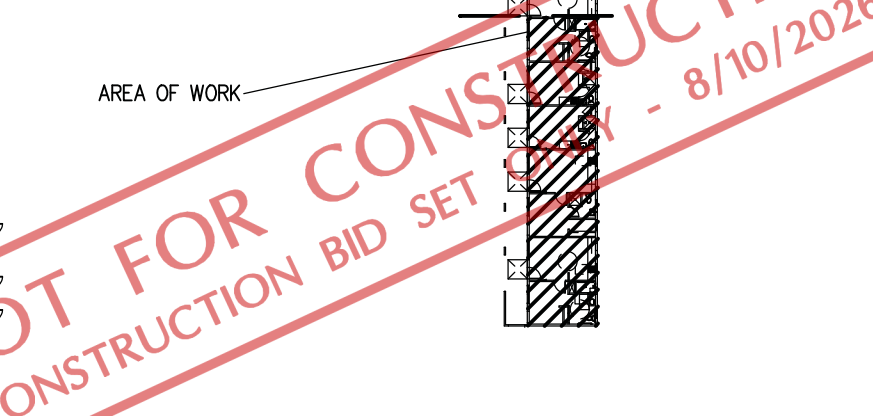
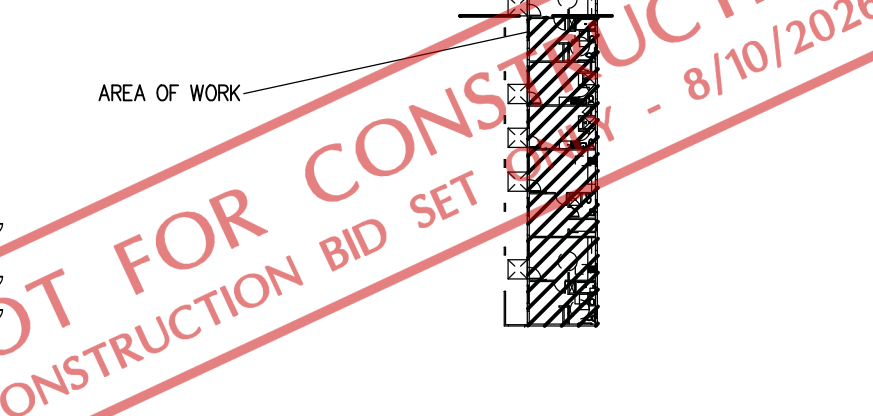
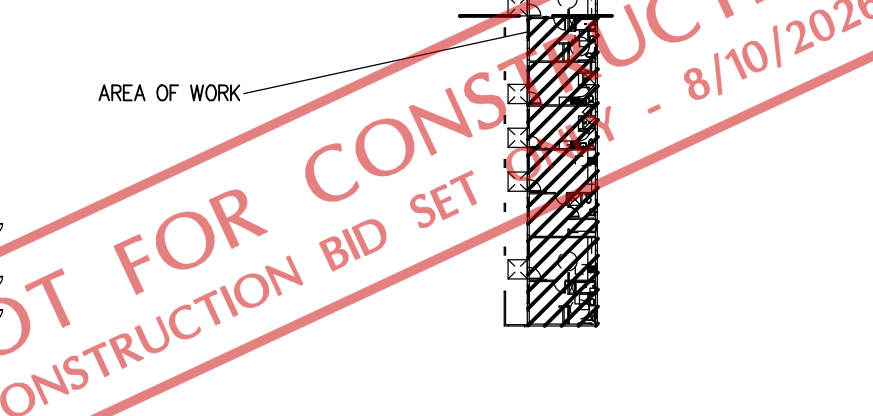
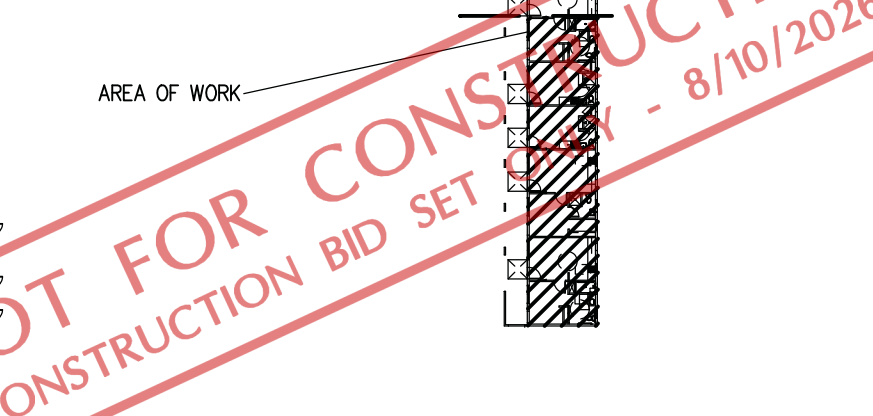
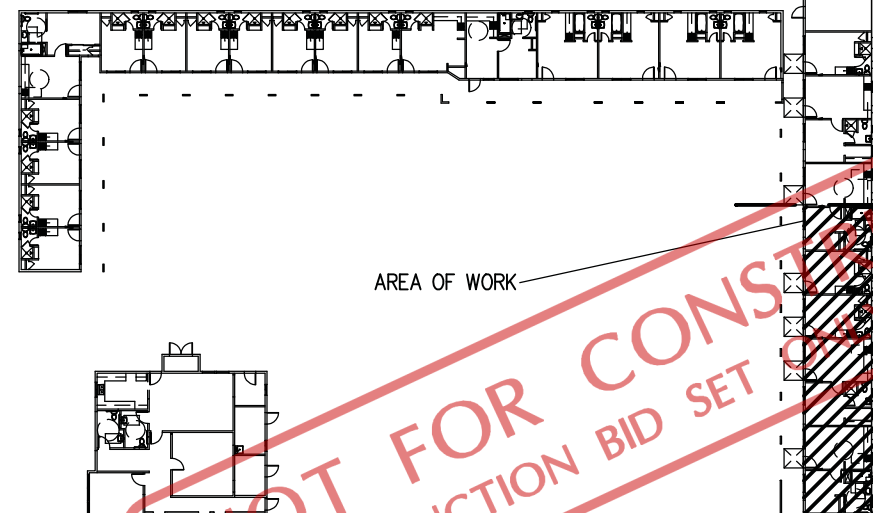
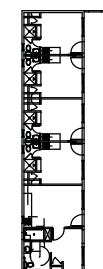
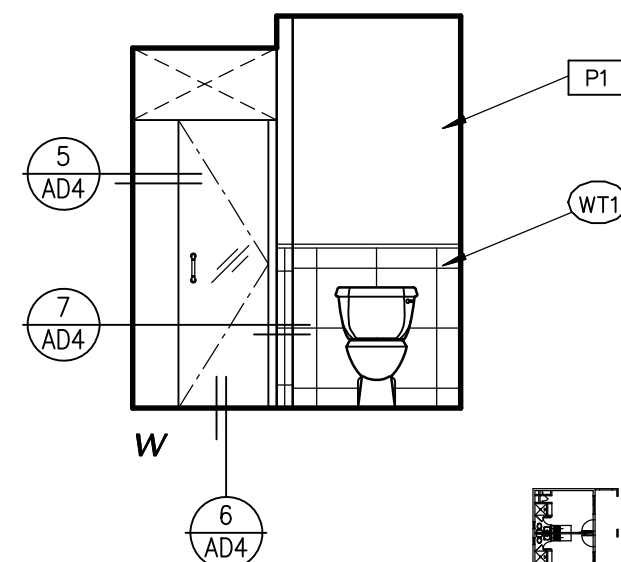
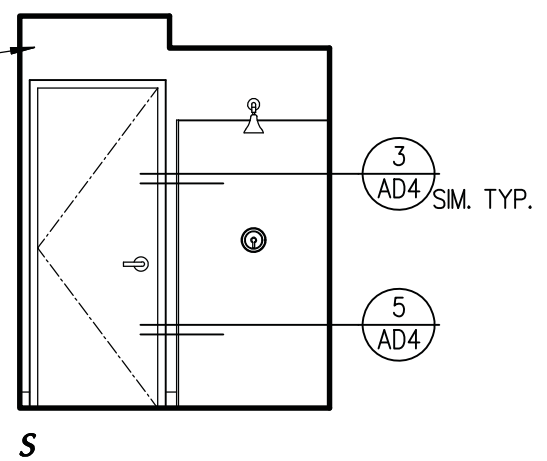
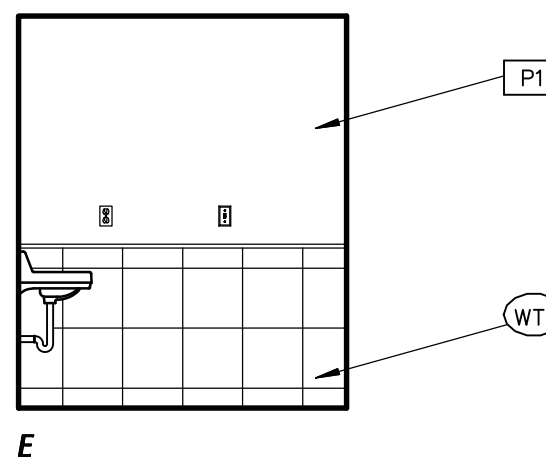
ROOM 303 (ACCESSIBLE) - LIVING

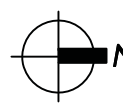
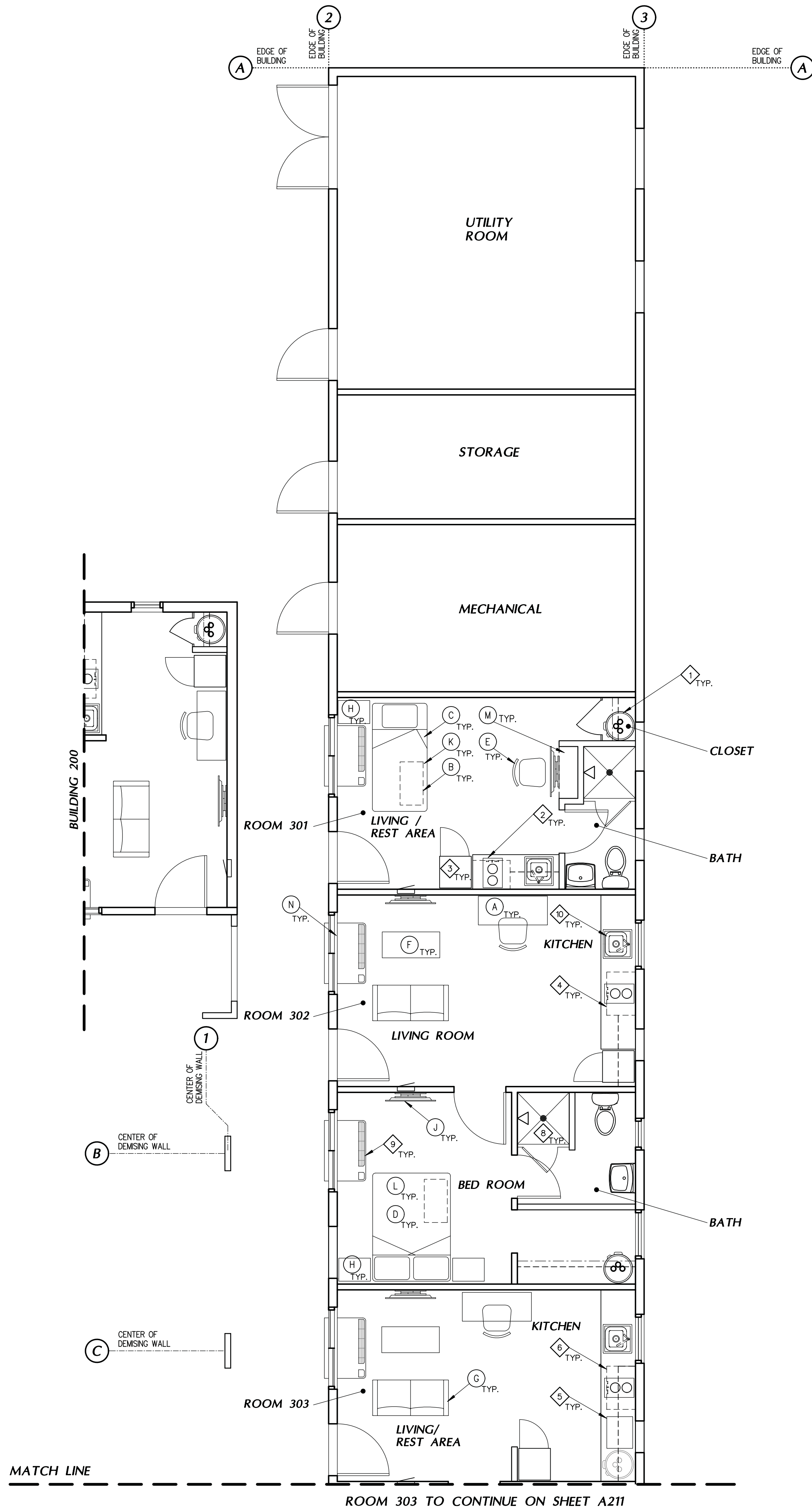


ROOM 302 - LIVING ROOM



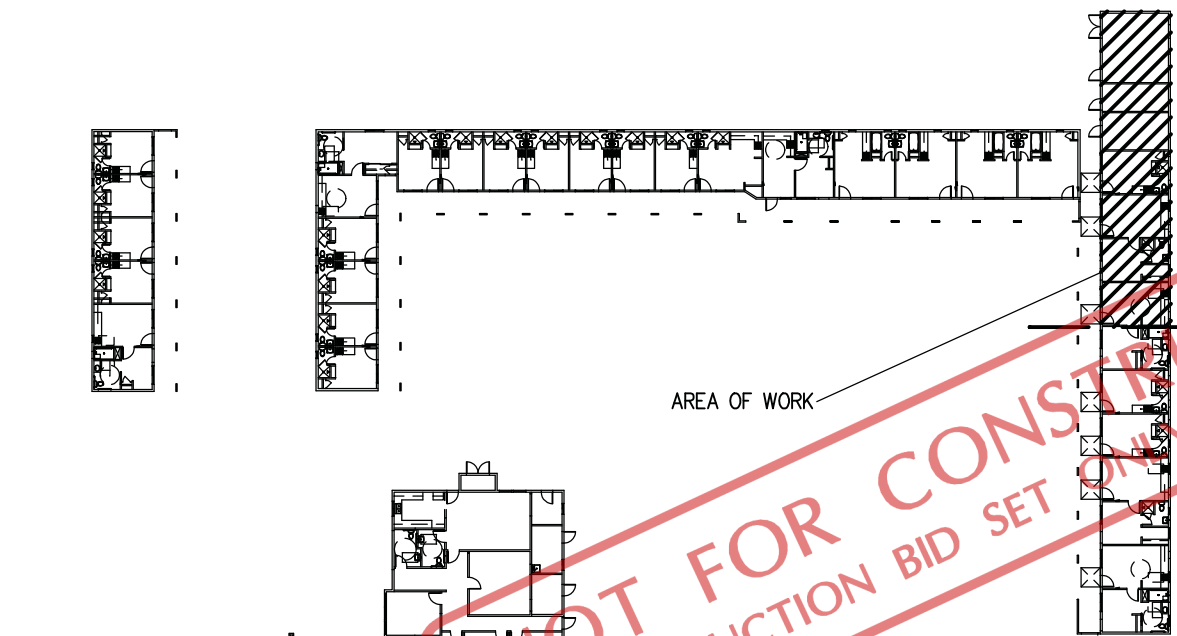
ROOM 302 - BATHROOM





EQUIPMENT AND FURNITURE PLAN

1/4"



KEY PLAN

NTS

EQUIPMENT NOTES

1. ALL EQUIPMENT SHALL BE NATIONAL SANITATION FOUNDATION (NSF) AND MEET ALL APPLICABLE NSF INSTALLATION REQUIREMENTS. ALL EQUIPMENT SHALL BE ON SIX-INCH HIGH ROUND, WASHABLE, WATERPROOF LEGS, OR PLACED ON CASTERS AND BE EASILY MOVABLE OR SEALED TO THE FLOOR AND COVERED WITH 3/8" RADIUS FOUR-INCH-HIGH COVE.
2. ALL FIXTURES ARE TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE.
3. REFER TO PLUMBING MECHANICAL AND ELECTRICAL PLANS FOR EQUIPMENT SPECIFIC INFORMATION.

EQUIPMENT SCHEDULE

1. TANKLESS WATER HEATER - BY 'CHRONOMITE' - SEE ELECTRICAL PLAN
2. 20 1/2"x14 1/8" 2-BURNER COOKTOP - BY 'EMPAVA' - MODEL NO. 'EMPY-DC12B2' IN COLOR 'BLACK'
3. 23.19"x21.50" REFRIGERATOR/FREEZER - BY 'WHIRPOOL' - MODEL NO. 'WRT3165FD' - STAINLESS STEEL
4. 30"x25" MICROWAVE HOOD - BY 'WHIRPOOL' - MODEL NO. 'WMH4310TH' - STAINLESS STEEL
5. 21 3/4"x18 5/16" MICROWAVE OVEN - BY 'WHIRPOOL' - MODEL NO. 'WMC57022RW' - STAINLESS STEEL
6. 36"x36" "ADA" RANGE HOOD - BY 'HAUSLANE' - MODEL NO. 'PRO500' w/ MOTION CONTROL AND SMART PHONE COMPATIBILITY - STAINLESS STEEL
7. 60"x34" ACCESSIBLE ROLL-IN SHOWER - BY 'AQUATIC ADVANTAGE' - MODEL NO. '1603BFST' - IN COLOR 'WHITE'
8. 36"x36" SHOWER INSERT - BY 'DELTA' - MODEL NO. 'B12135-3636-WH' & 'B12205-3636-WH' - IN COLOR 'WHITE'
9. A/C UNIT - SEE ELECTRICAL PLAN
10. 20"x20" STAINLESS STEEL SINGLE BOWL DROP-IN SINK BY 'ELKAY' - MODEL NO. DPC1202010
11. 60"x32" ALCOVE BATHTUB w/ FRAM BY 'KOHLER' - MODEL NO. 'K-2810B-RA' IN STYLE 'ENTITY' COLOR 'WHITE'

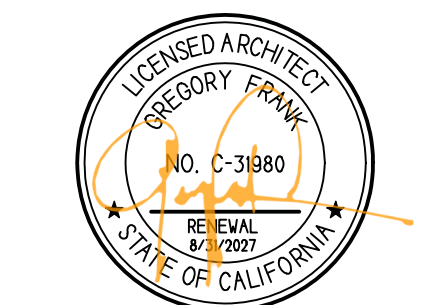
FURNITURE SCHEDULE

- A. 48"x20" DRAWER DESK - BY 'MONTEGO' - MODEL NO. '1021-482030-PL-8298K'
- B. UNDER BEDFRAME 36"x16" 2-DRAWER CHEST - BY 'MONTEGO' - MODEL NO. '1018-LTS-3616B-PL-8298K' - PLATINUM FINISH AND LAMINATE 8298K
- C. TWIN XL MEMORY FOAM MATTRESS - BY 'LUX' - MODEL NO. '9010TX-3XFM-398008'
- D. FULL SIZE MEMORY FOAM MATTRESS - BY 'LUX' - MODEL NO. '9010F-3XFM-547505'
- E. DESK CHAIR - BY 'CAROLINE' - MODEL NO. '5537-222234-CHR-DYT' - CHROME FINISH AND MATTE BLACK PVC
- F. 40"x18" MEDIA CONSOLE - BY 'MONTEGO' - MODEL NO. '1102-401824-PL-8298K' - PLATINUM POWDER COAT w/ LAMINATE 8298K
- G. 2-SEAT BROWN FAUX LEATHER LOVESEAT BY 'FLASH FURNITURE' MODEL NO. B182728N
- H. 18"x18" NIGHT STAND - 'METRO NIGHTSTAND' - MODEL NO. 'SKU 6005' - PLATINUM POWDER COAT AND DARK WALNUT LAMINATE
- J. WALL MOUNTED TELEVISION - TYP.
- K. SIZE TWIN BED FRAME - BY 'MONTEGO' - MODEL NO. '101TX-48250-PL-8298K' - PLATINUM POWDER COAT AND WALNUT LAMINATE
- L. FULL SIZE BED FRAME - BY 'MONTEGO' - MODEL NO. '101F-567750-PL-8298K' - PLATINUM POWDER COAT AND WALNUT LAMINATE
- M. 3-DRAWER WOOD DRESSER BY 'MAXWOOD FURNITURE INC' MODEL NO. P1800213000-187 - COLOR: PECAN DP
- N. WOOD WINDOW BLINDS BY 'SWF CONTRACT' - TRADITIONS WOOD BLINDS



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



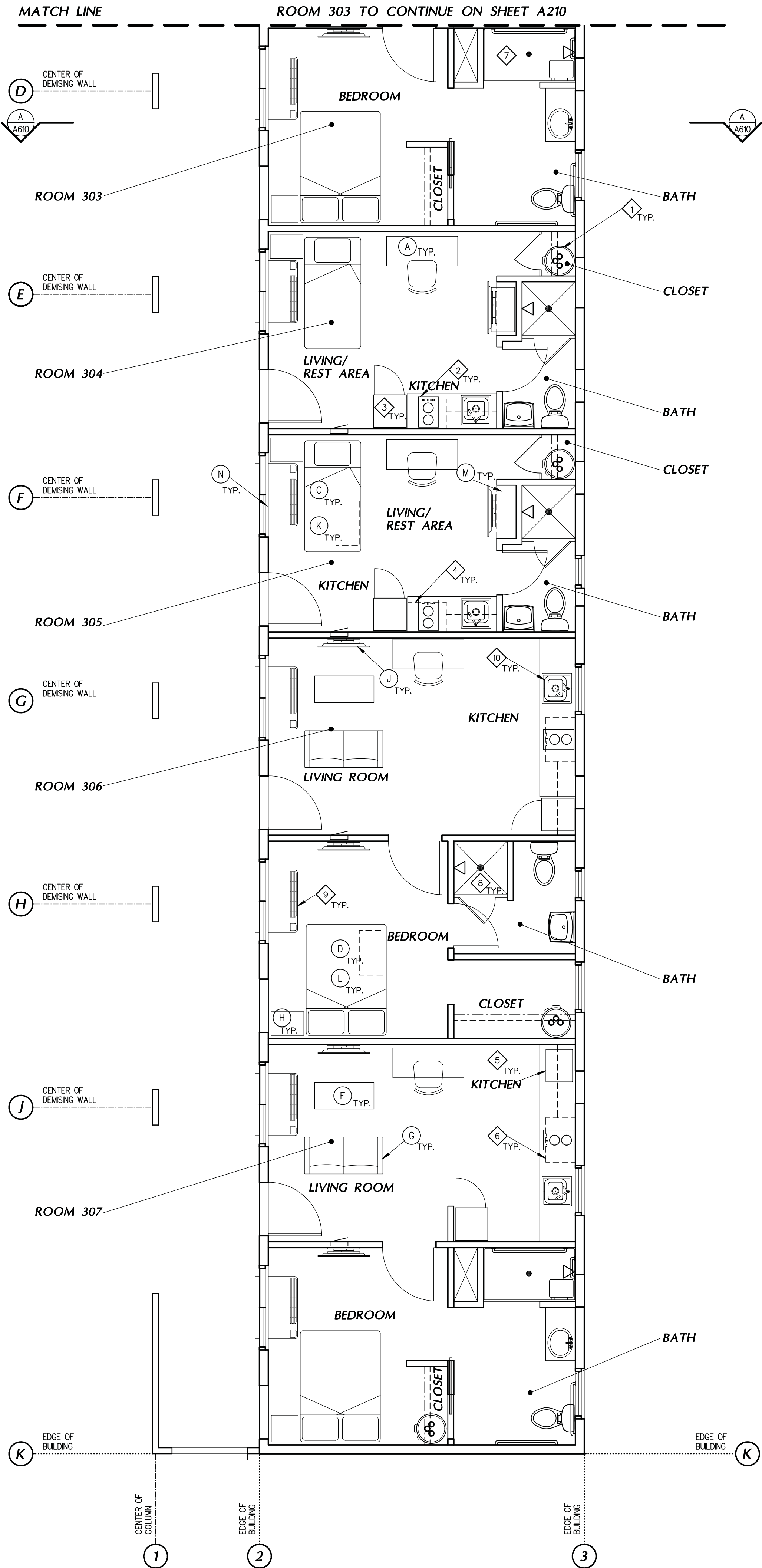
901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

JOB 7567	A813
DP JP	
PM GJF	

BUILDING 300



EQUIPMENT AND FURNITURE PLAN

1/4"

EQUIPMENT NOTES

1. ALL EQUIPMENT SHALL BE NATIONAL SANITATION FOUNDATION (NSF) AND MEET ALL APPLICABLE NSF INSTALLATION REQUIREMENTS. ALL EQUIPMENT SHALL BE ON SIX-INCH HIGH ROUND, WASHABLE, WATERPROOF LEGS, OR PLACED ON CASTERS AND BE EASILY MOVABLE OR SEALED TO THE FLOOR AND COVERED WITH 3/8" RADIUS FOUR-INCH-HIGH COVE.
2. ALL FIXTURES ARE TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE.
3. REFER TO PLUMBING MECHANICAL AND ELECTRICAL PLANS FOR EQUIPMENT SPECIFIC INFORMATION.

EQUIPMENT SCHEDULE

1. TANKLESS WATER HEATER - BY 'CHRONOMITE' - SEE ELECTRICAL PLAN
2. 20 1/2"x14 1/8" 2 BURNER COOKTOP - BY 'EMPAVA' - MODEL NO. 'EMPV-DC12B2' IN COLOR 'BLACK'
3. 23.19"x21.50" REFRIGERATOR/FREEZER - BY 'WHIRPOOL' - MODEL NO. 'WRT3165FD' - STAINLESS STEEL
4. 30"x25" MICROWAVE HOOD - BY 'WHIRPOOL' - MODEL NO. 'WMH4310TH' - STAINLESS STEEL
5. 21 3/4"x18 5/16" MICROWAVE OVEN - BY 'WHIRPOOL' - MODEL NO. 'WMCS7022RW' - STAINLESS STEEL
6. 36"x36" "ADA" RANGE HOOD - BY 'HAUSLANE' - MODEL NO. 'PRO500' w/ MOTION CONTROL AND SMART PHONE COMPATIBILITY - STAINLESS STEEL
7. 60"x34" ACCESSIBLE ROLL-IN SHOWER - BY 'AQUATIC ADVANTAGE' - MODEL NO. '1603BFST' - IN COLOR 'WHITE'
8. 36"x36" SHOWER INSERT - BY 'DELTA' - MODEL NO. 'B12135-3636-WH' & 'B12205-3636-WH' - IN COLOR 'WHITE'
9. A/C UNIT - SEE ELECTRICAL PLAN
10. 20"x20" STAINLESS STEEL SINGLE BOWL DROP-IN SINK BY 'ELKAY' - MODEL NO. 'DPC202010'
11. 60"x32" ALCOVE BATHTUB w/ FRAM BY 'KOHLER' - MODEL NO. 'K-2808-RA' IN STYLE 'ENTITY' COLOR 'WHITE'

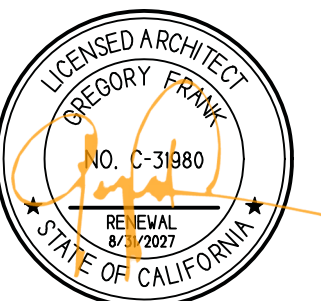
FURNITURE SCHEDULE

- A. 48"x20" DRAWER DESK - BY 'MONTEGO' - MODEL NO. '1021-482030-PL-8298K'
- B. UNDER BEDFRAME 36"x16" 2-DRAWER CHEST - BY 'MONTEGO' - MODEL NO. '1018-LTS-361618-PL-8298K' - PLATINUM FINISH AND LAMINATE 8298K
- C. TWIN XL MEMORY FOAM MATTRESS - BY 'LUX' - MODEL NO. '9010TX-3XFM-398008'
- D. FULL SIZE MEMORY FOAM MATTRESS - BY 'LUX' - MODEL NO. '9010F-3XFM-547505'
- E. DESK CHAIR - BY 'CAROLINE' - MODEL NO. '5537-222234-CHR-DYT' - CHROME FINISH AND MATTE BLACK PVC
- F. 40"x18" MEDIA CONSOLE - BY 'MONTEGO' - MODEL NO. '1010-401824-PL-8298K' - PLATINUM POWDER COAT w/ LAMINATE 8298K
- G. 2-SEAT BROWN FAUX LEATHER LOVESEAT BY 'FLASH FURNITURE' MODEL NO. B182728N
- H. 18"x18" NIGHT STAND - 'METRO NIGHTSTAND' - MODEL NO. 'SKU 6005' - PLATINUM POWDER COAT AND DARK WALNUT LAMINATE
- J. WALL MOUNTED TELEVISION - TYP.
- K. SIZE TWIN BED FRAME - BY 'MONTEGO' - MODEL NO. '1011TX-48250-PL-8298K' - PLATINUM POWDER COAT AND WALNUT LAMINATE
- L. FULL SIZE BED FRAME - BY 'MONTEGO' - MODEL NO. '1010F-567750-PL-8298K' - PLATINUM POWDER COAT AND WALNUT LAMINATE
- M. 3-DRAWER WOOD DRESSER BY 'MAXWOOD FURNITURE INC' MODEL NO. P1800213000-187 - COLOR: PECAN DP
- N. WOOD WINDOW BLINDS BY 'SWF CONTRACT' - TRADITIONS WOOD BLINDS



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:

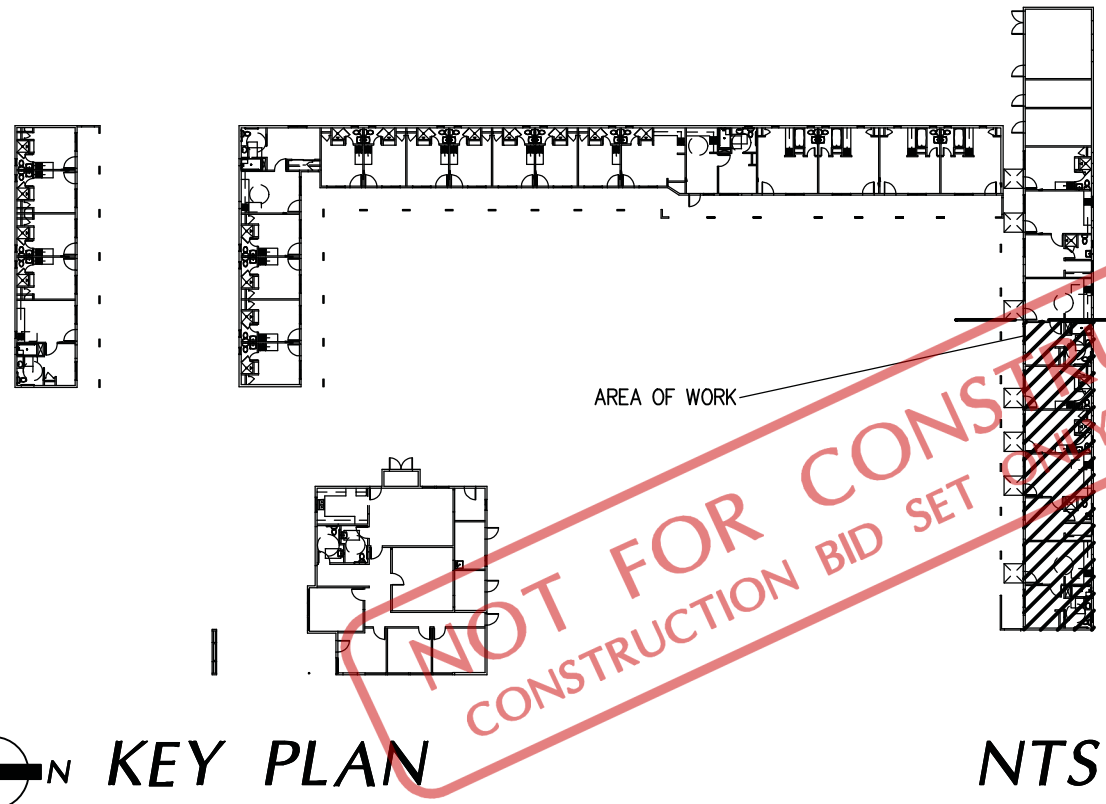


901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL

REVISION	DESCRIPTION

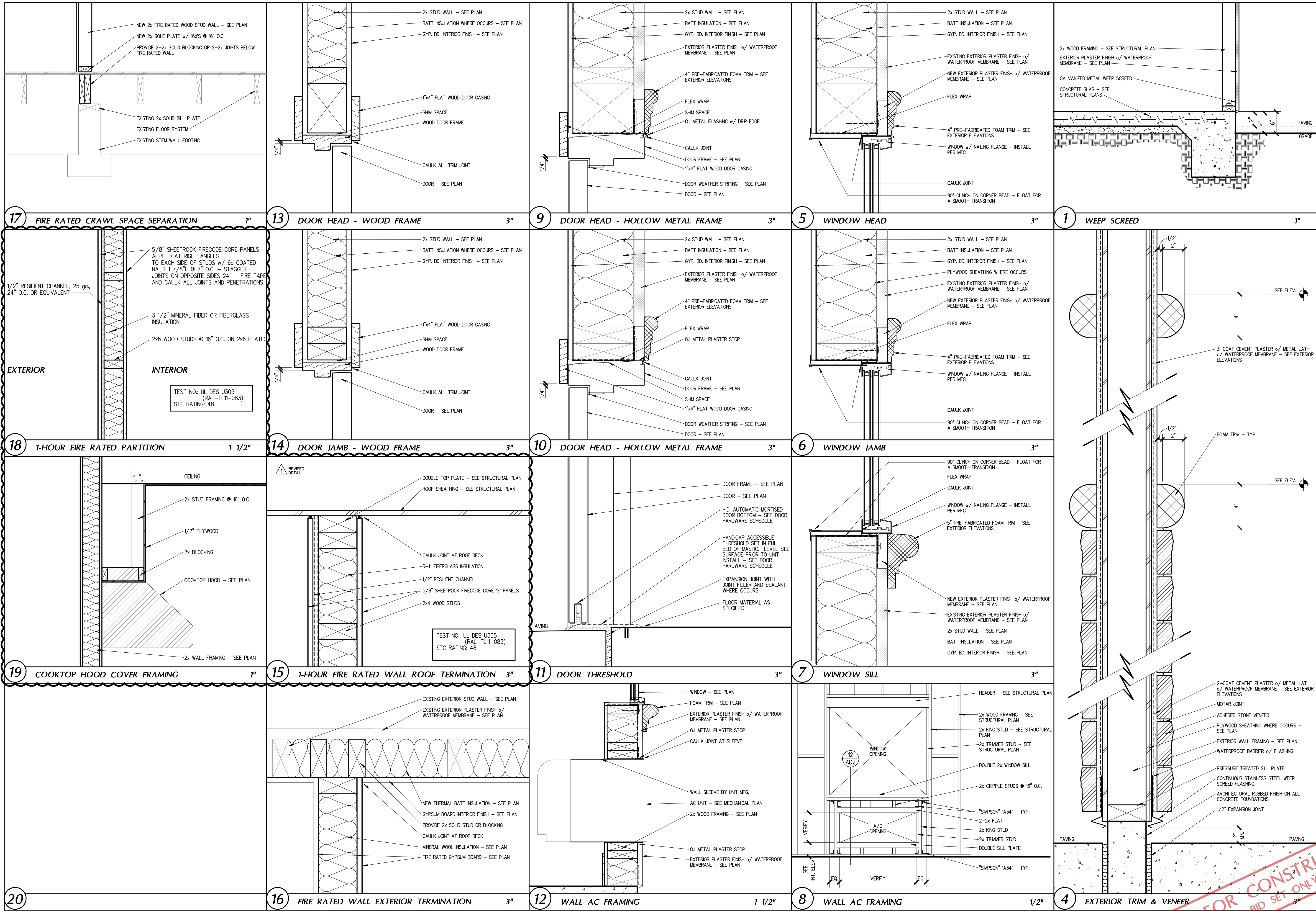
JOB 7567	A814
DP JP	
PM GJF	



KEY PLAN

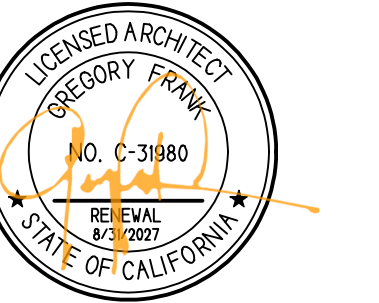
NTS

BUILDING 300



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

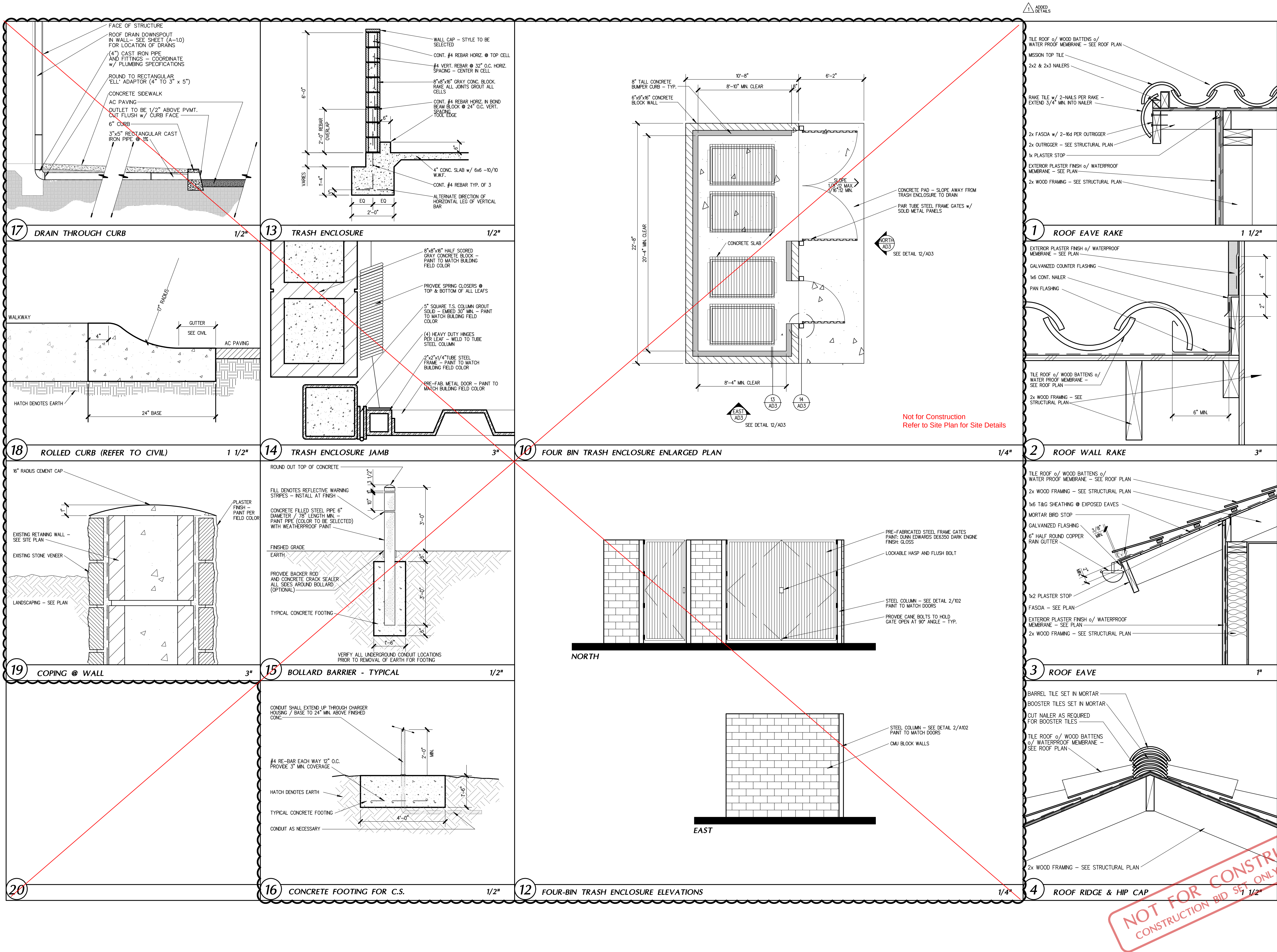
DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL
07-31-2026	BUILDING DEPARTMENT RESUBMITTAL

REVISION	DESCRIPTION
07-31-26	BUILDING DEPARTMENT COMPLIANCE

JOB 7567	AD2
DP BA	
FM G.F	

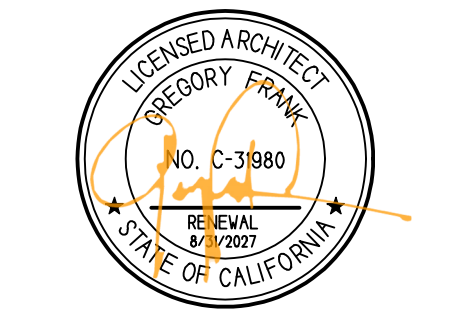
NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

BUILDING 300



SF_A
Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



**ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:**



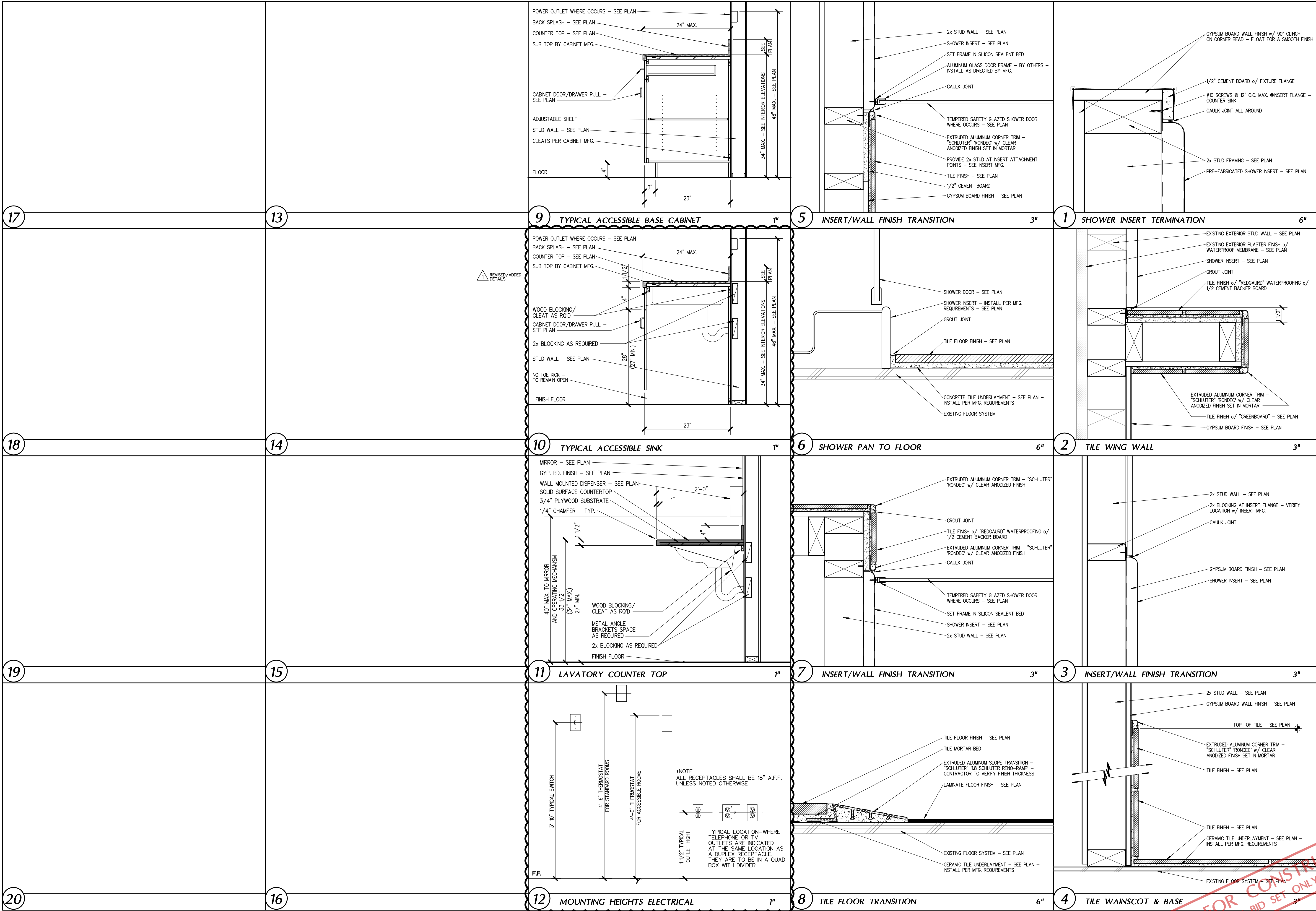
901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL
07-31-2026	BUILDING DEPARTMENT RESUBMITTAL

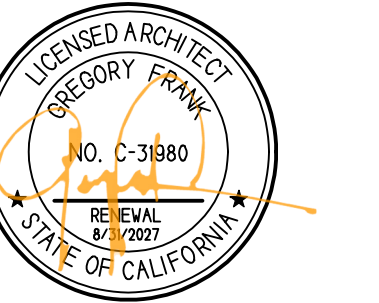
REVISION	DESCRIPTION

JOB 7567	AD3
DP GH	
FM GJ	

BUILDING 300



These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



**ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:**



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

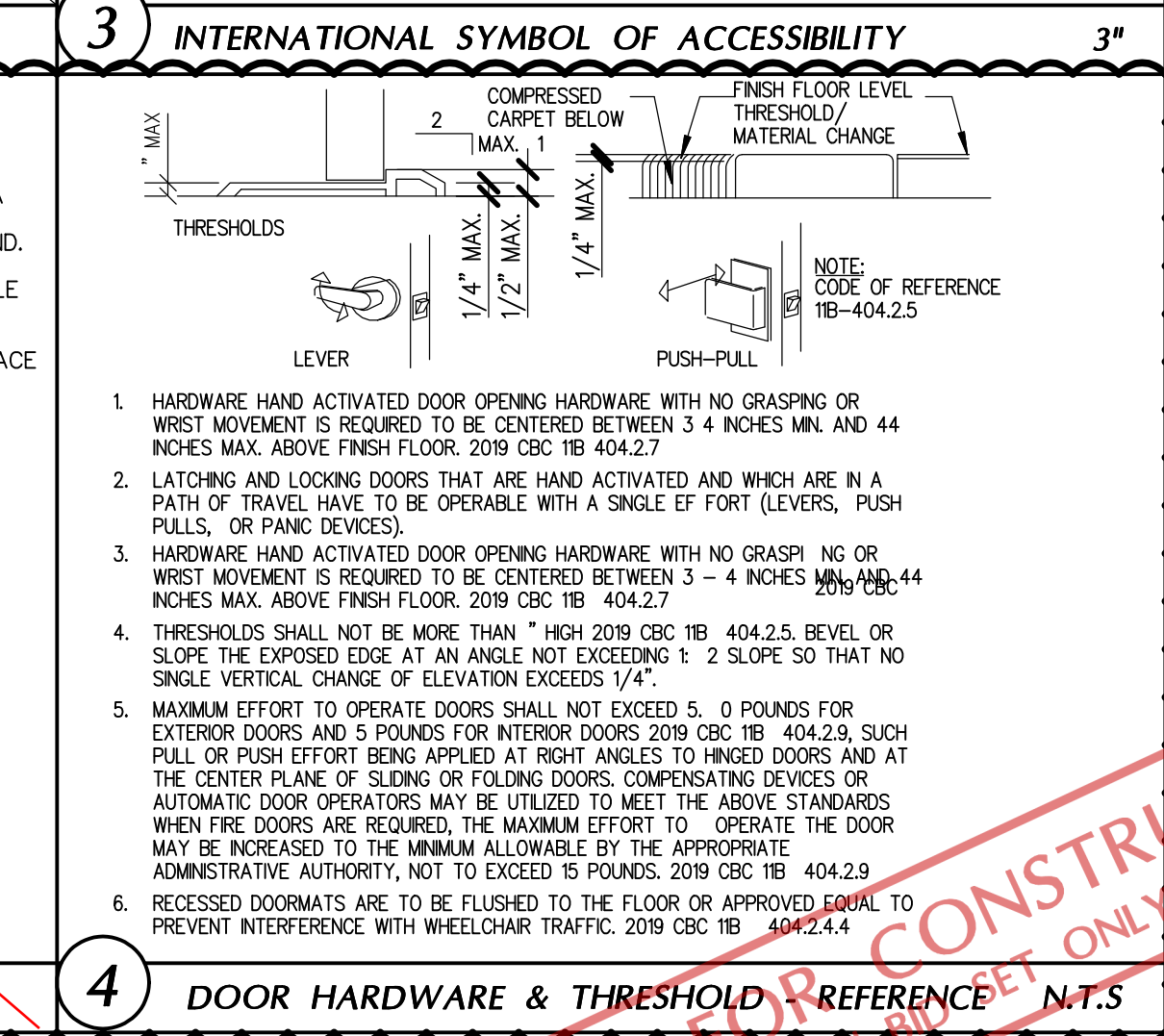
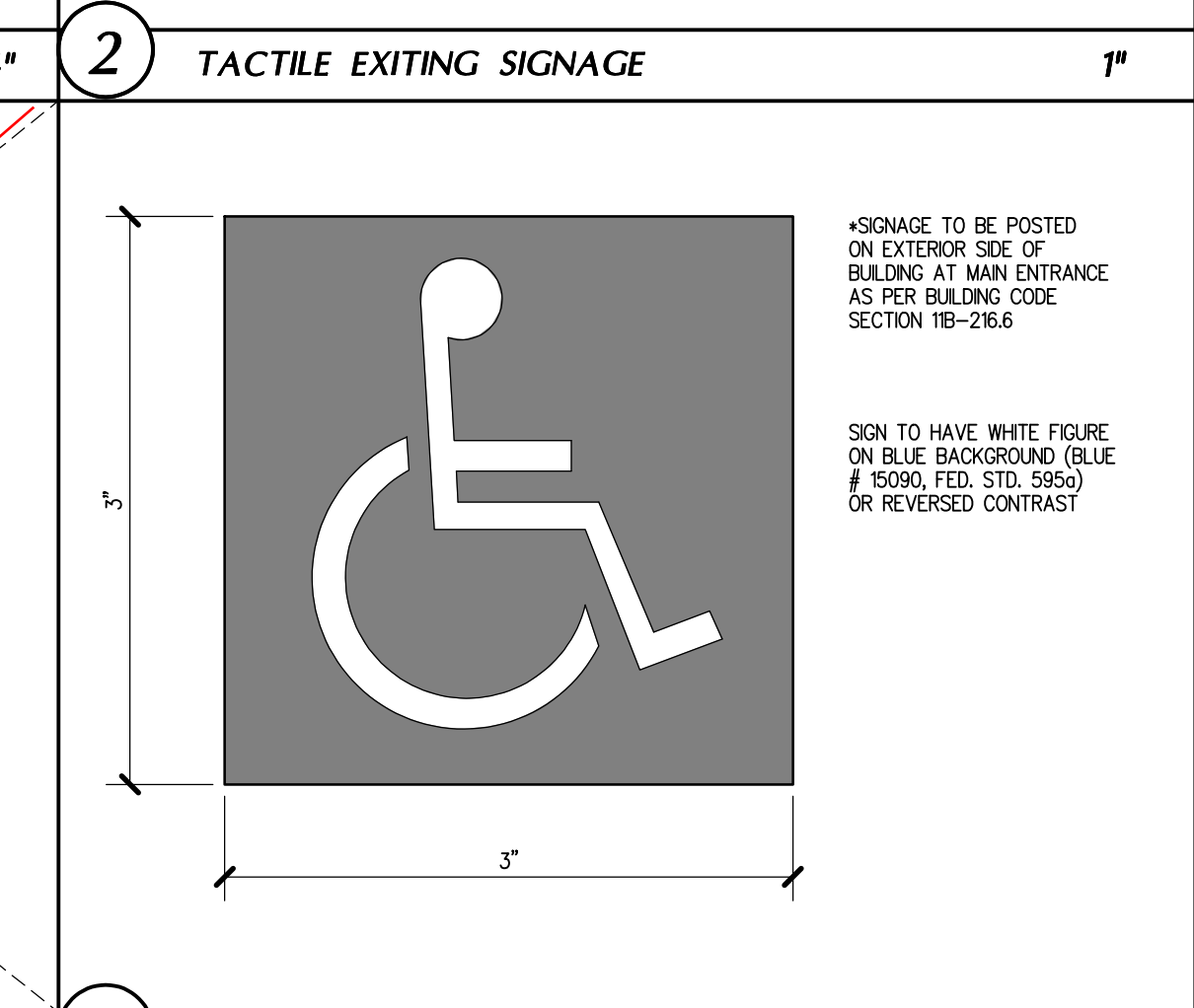
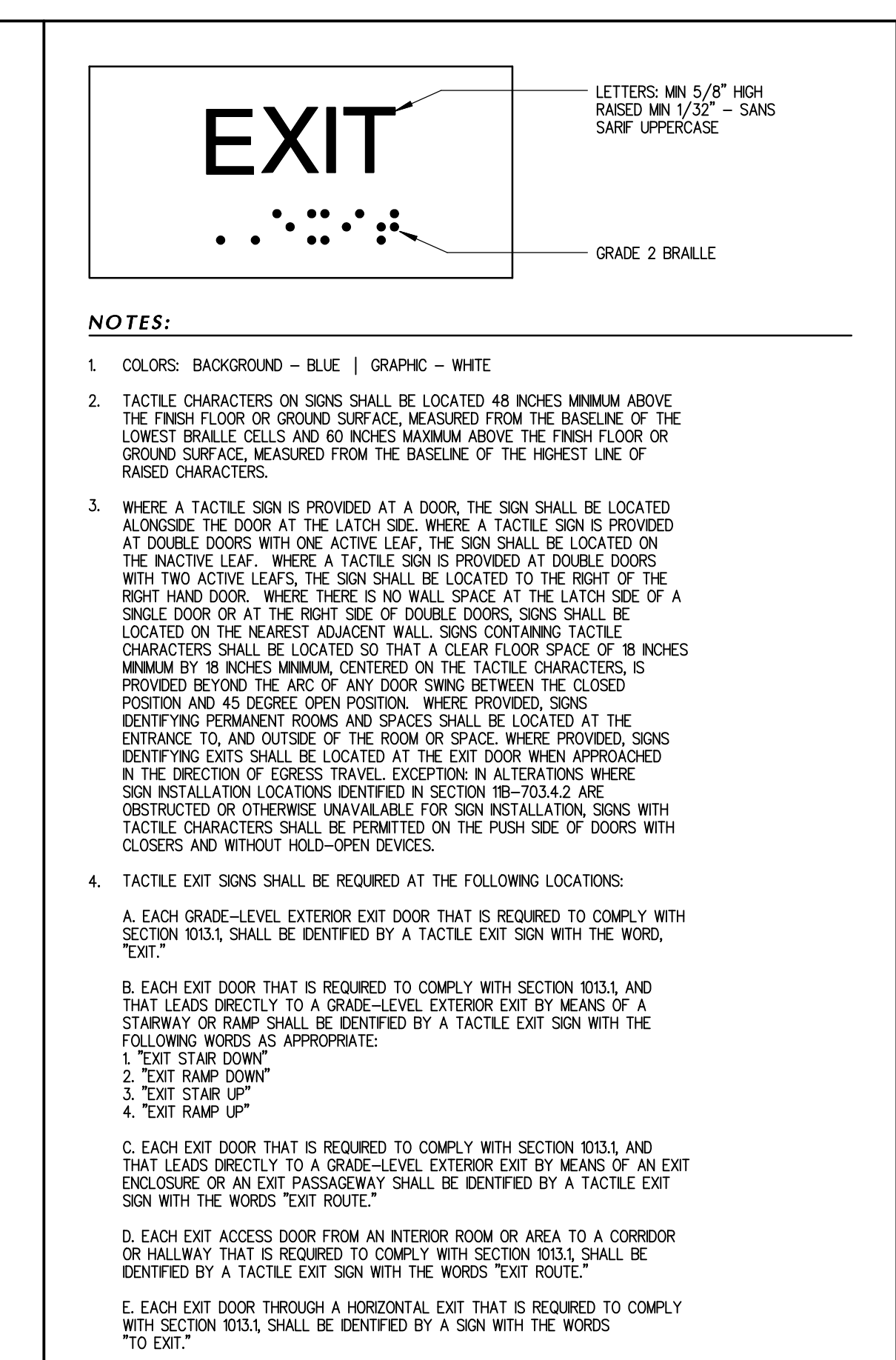
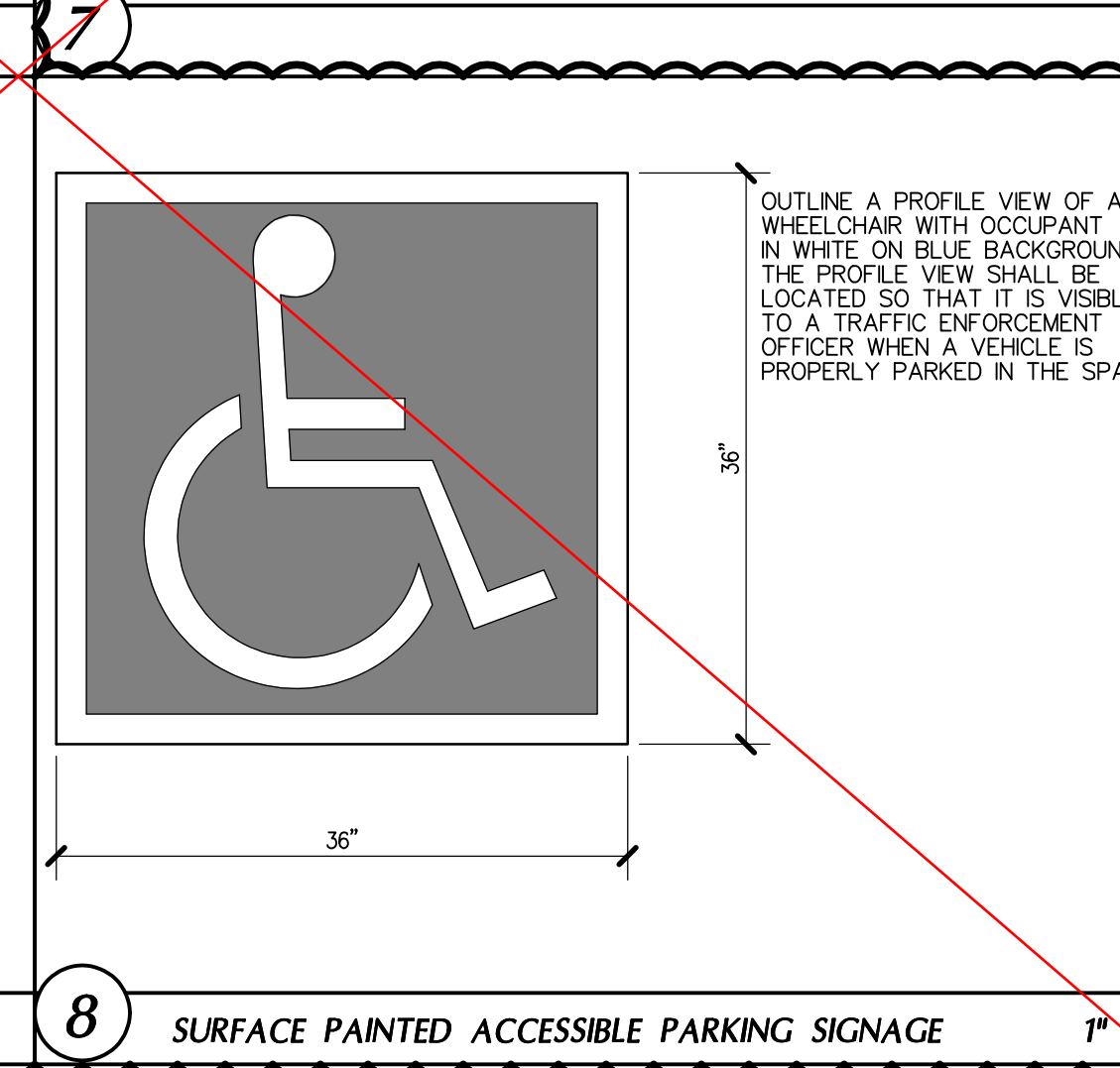
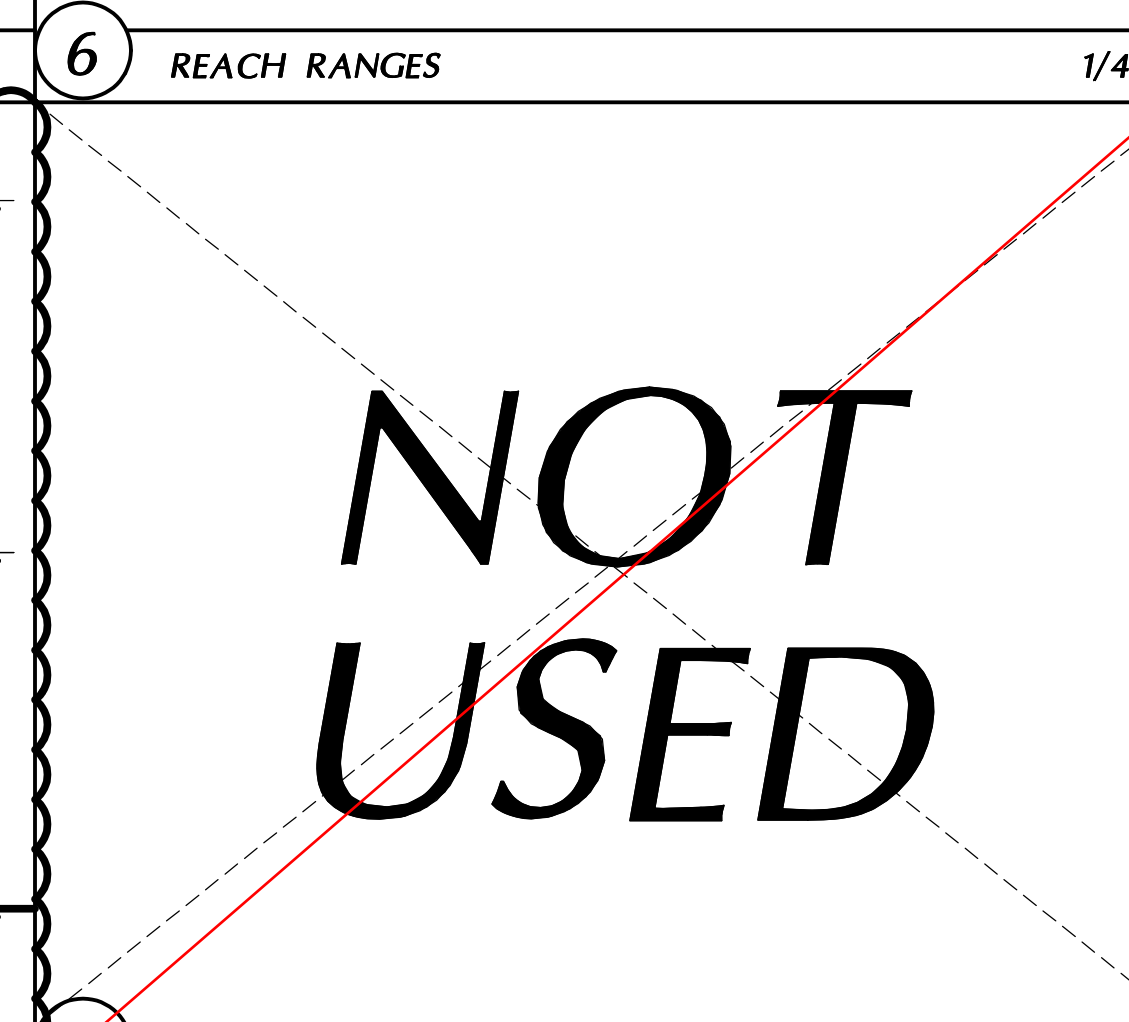
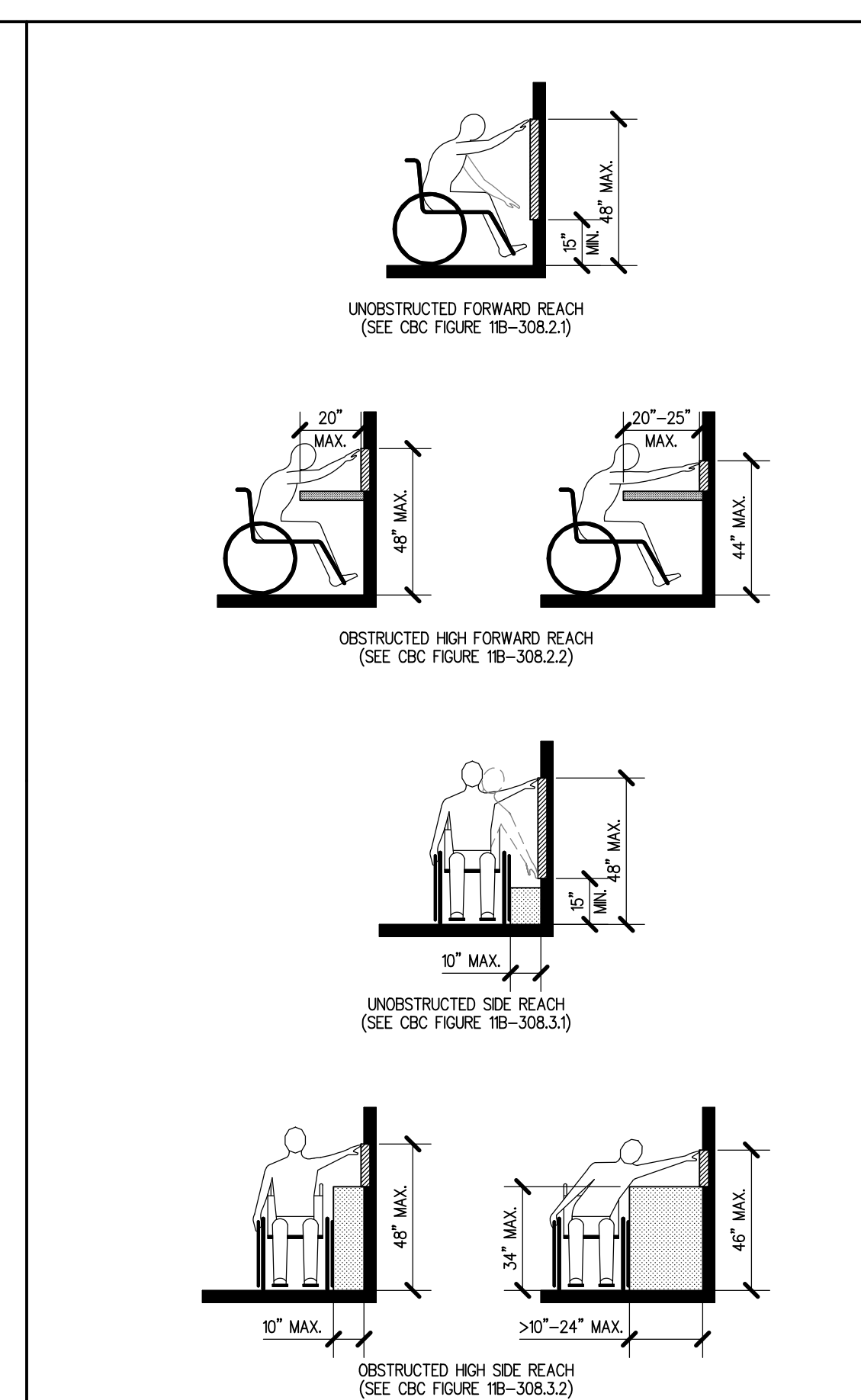
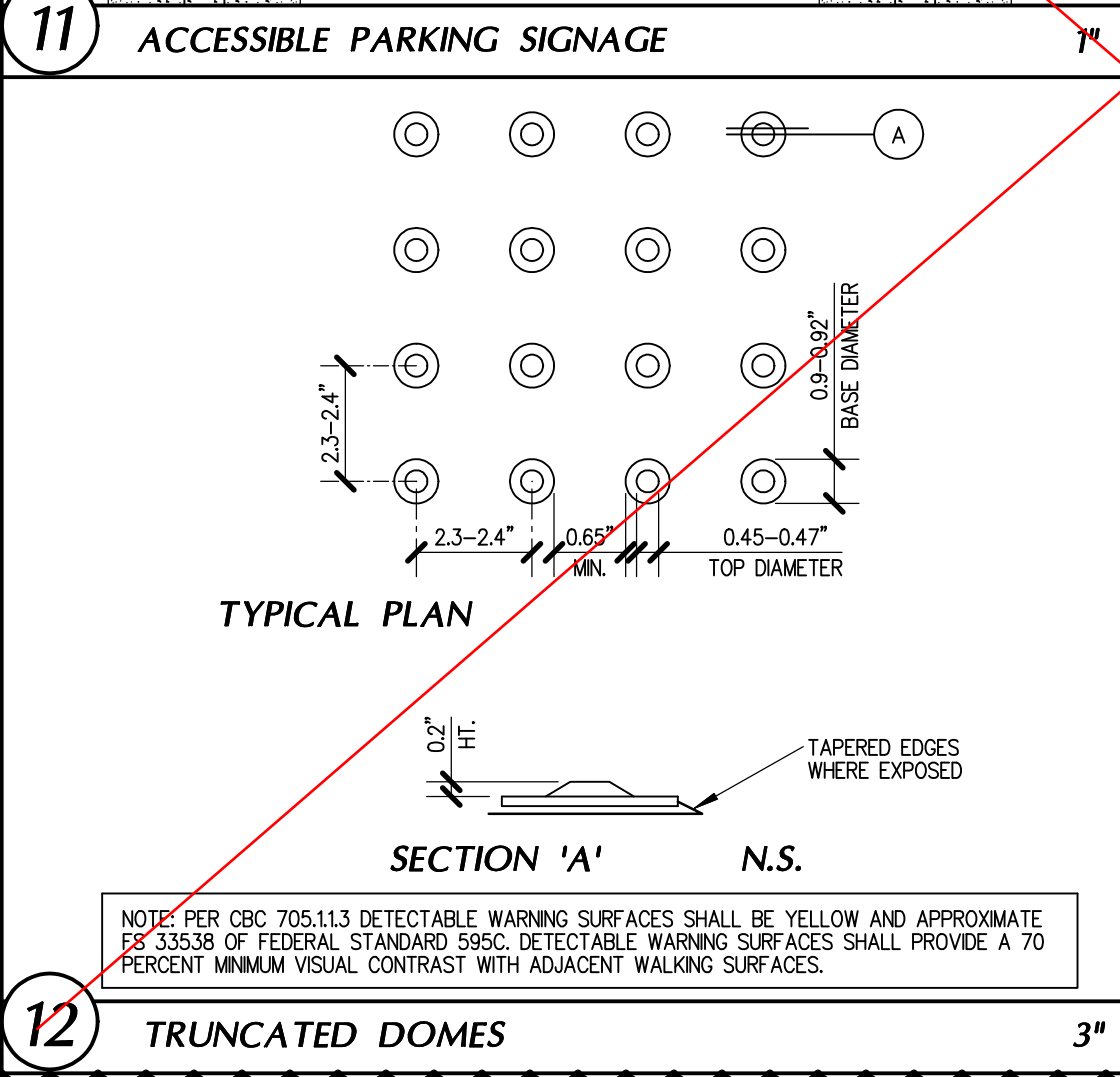
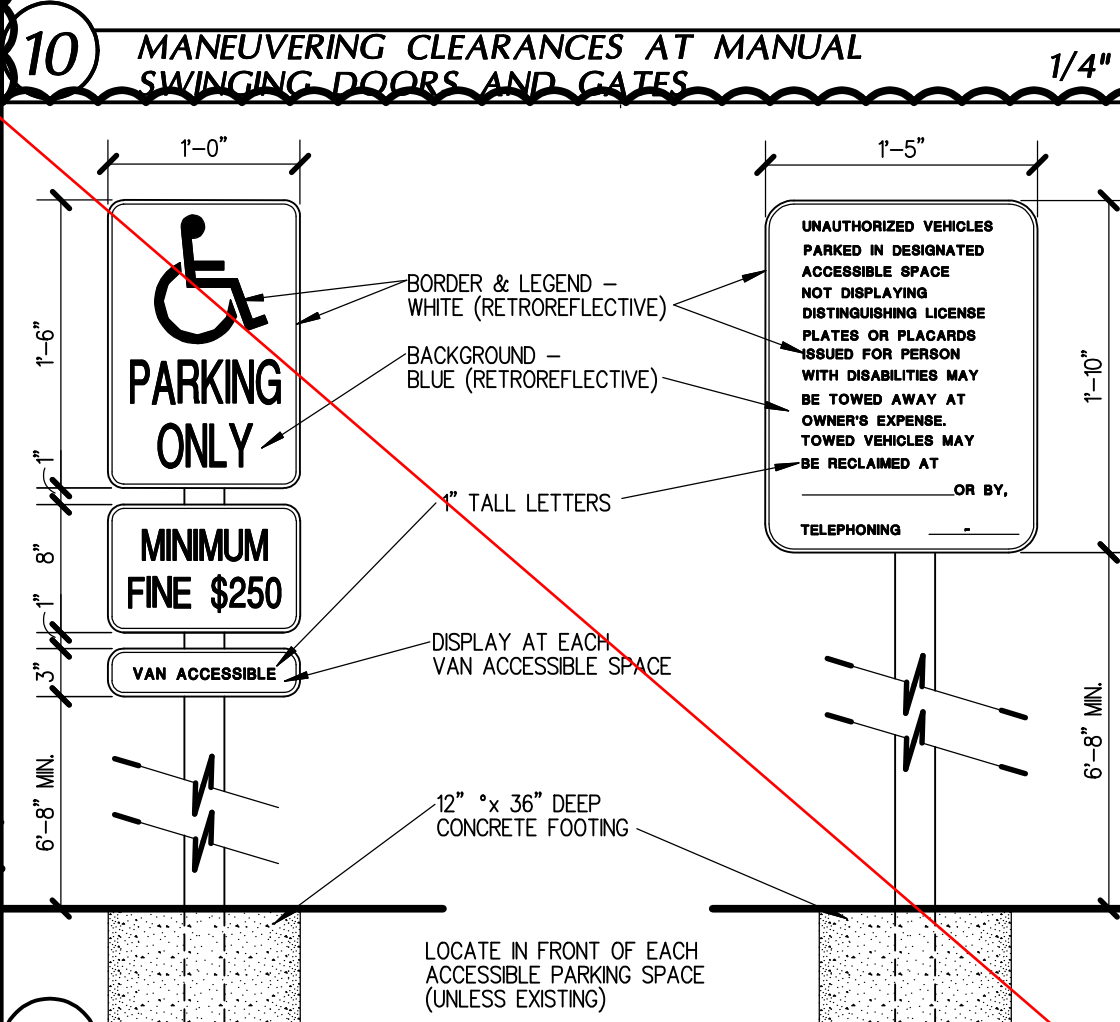
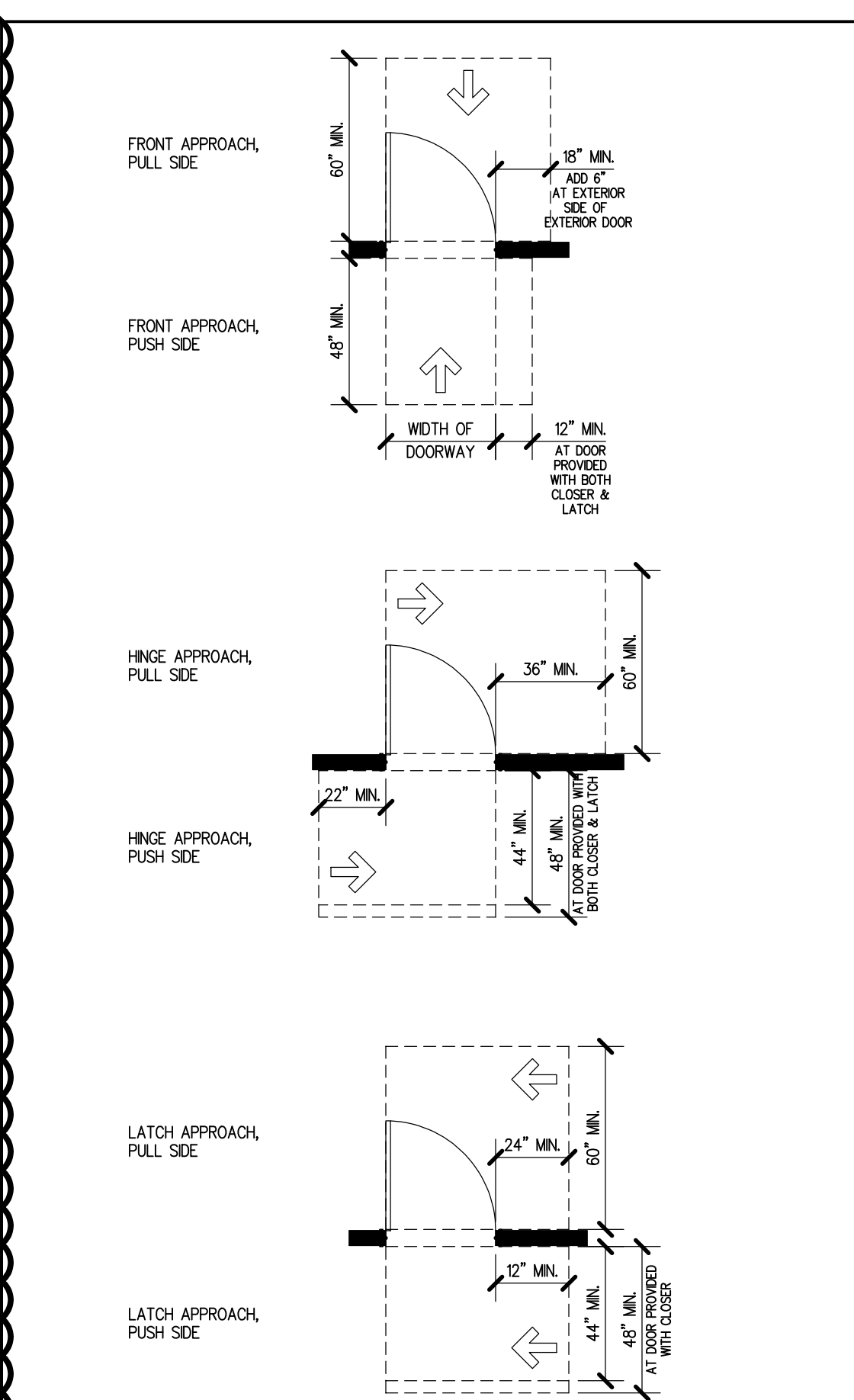
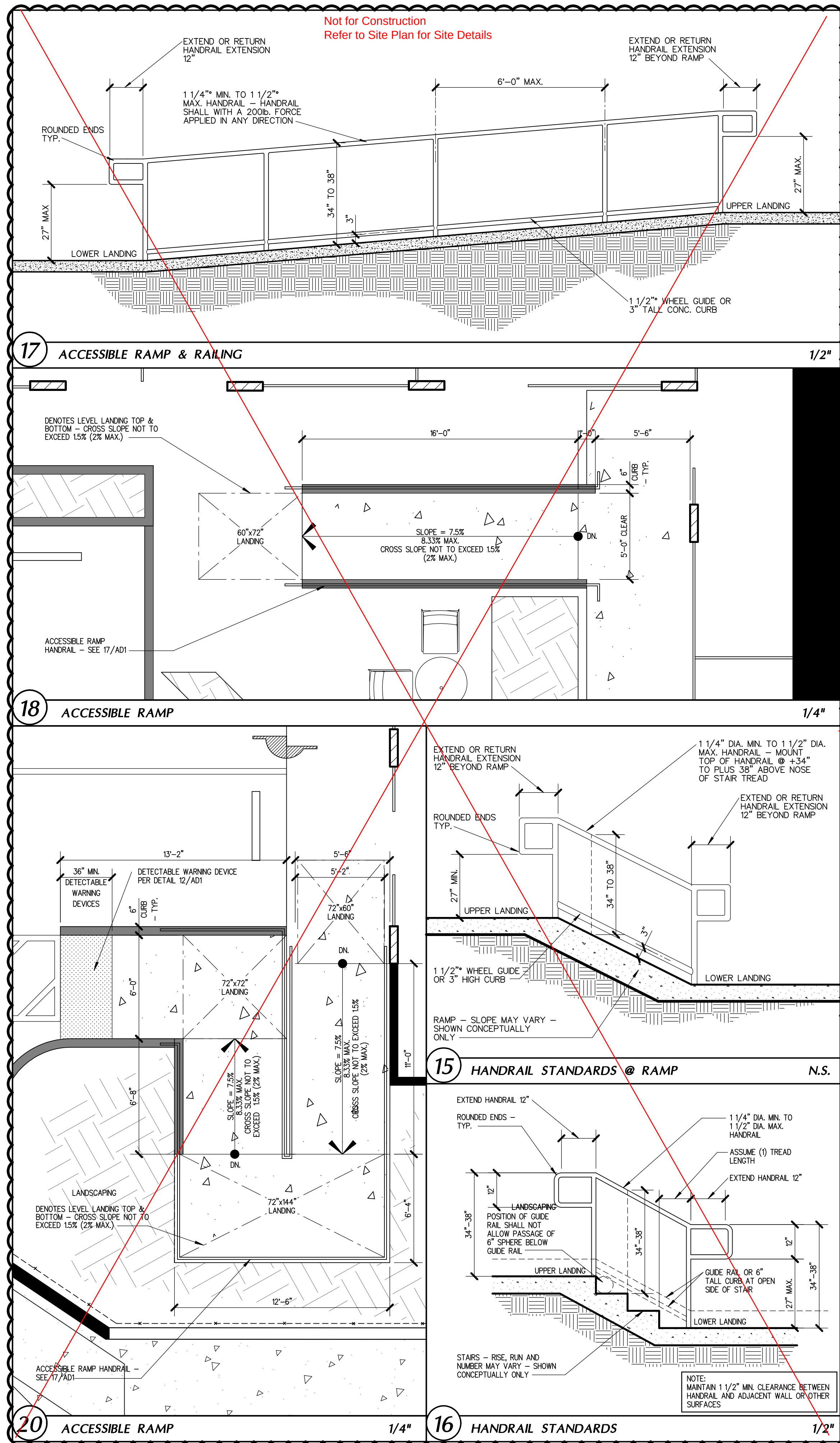
DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL
07-31-2026	BUILDING DEPARTMENT RESUBMITTAL

REVISION	DESCRIPTION
07-31-26	BUILDING DEPARTMENT COMPLIANCE

JOB 7567	
DP GH	AD4
FM GJF	

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

BUILDING 300



DATE	ISSUED FOR
09-26-2025	BUILDING DEPARTMENT SUBMITTAL
07-31-2026	BUILDING DEPARTMENT RESUBMITTAL

REVISION	DESCRIPTION

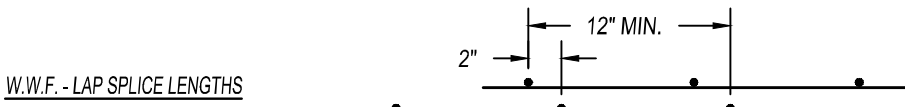
JOB 7567	AD1
DP AC	
FM G.F.	

ABBREVIATIONS

&	AND	F.N.	FIELD NAIL	OWSJ	OPEN WEB STEEL JOIST
@	AT	F.O.	FACE OF	P.	PILE
⊕	CENTERLINE	F.O.C.	FACE OF CONCRETE	P.C.	PRECAST CONCRETE
Ø	DIAMETER OR ROUND	F.S.	FACE SIDE	P.	PLATE
#	FOUND	FT.	FOOT, FEET	P.L.	PARALLEL BEAM (TRUS
(E)	EXISTING	GA	GAGE	P.LB	PARALLEL BEAM (TRUS
(N)	NEW	GALV.	GALVANIZED	P.LY	PLYWOOD
⊥	PLATE	GLB	GLULAM BEAM	P.S.F.	PER SQUARE FOOT
A.B.	ANCHOR BOLT	>	GREATER THAN	P.S.I.	POUND PER SQUARE
ABV	ABOVE	>>	GREATER THAN OR	INCH	INCH
APPROX.	APPROXIMATE	=	EQUAL TO	POINT	POINT
ARCH	ARCHITECTURAL	<	LESS THAN	P.T.	PRESSURE TREATED
ASTM	AMERICAN SOCIETY OF	<=	LESS THAN OR EQUAL	R	RADIUS
	TESTING MATERIALS		TO	R.D.	ROOF DRAIN
AVG.	AVERAGE	H.D.	HOLD DOWN	REF.	REFERENCE
BLW	BELOW	HORIZ	HORIZONTAL	REIN	REINFORCEMENT
BLDG	BUILDING	H.S.B	HIGH STRENGTH BOLT	REQD.	REQUIRED
BLKG	BLOCKING	H.S.S.	HOLLOW STRUCTURAL	RF	ROOF
BM	BEAM	HT.	STEEL	S.A.D.	SEE ARCHITECTURAL
BOT.	BOTTOM	ID.	INSIDE DIAMETER	SECT.	DETAILS
C	COLUMN	I.E.	IN EXAMPLE	SIM.	SIMILAR
C.I.P.	CAST IN PLACE	I.F.	INSIDE FACE	SPEC.	SPECIFICATION
C.J.	CORNER JOINT	INT.	INTERIOR	SQ.	SQUARE
C.R.	CLEAR	JST.	JOIST	STAG.	STAGGERED
CCL	COLUMN	JT.	JOINT	STD.	STANDARD
CONN.	CONNECTION	L	ANGLE	STIFF.	STIFFENER
CONT.	CONTINUOUS	L	LENGTH	STL.	STEEL
C.P.	COMPLETE	LAT.	LATERAL	STRL.	STRUCTURAL
	PENETRATION	LB	POUND	SYM	SYMMETRICAL
CTR	CENTER	LF	LINEAR FEET	T&B	TOP AND BOTTOM
CTSK	COUNTERSINK	LLH	LONG LEG HORIZONTAL	T&G	TONGUE AND GROOVE
DBL	DOUBLE	LLV	LONG LEG VERTICAL	THK	THICK
DET.	DETAIL	MAX.	MAXIMUM	T.O.	TOP OF
D.F.	DOUGLAS FIR	M.B.	MACHINE BOLT	T.O.C.	TOP OF CONCRETE
DIA.	DIAMETER	MC	MISCELLANEOUS	T.O.S	TOP OF STEEL
DIM.	DIMENSION		CHANNEL	TS	TUBE STEEL
DWG.	DRAWING	MECH.	MECHANICAL	TYP.	TYPICAL
EA	EACH	MFR.	MANUFACTURER	U.O.N.	UNLESS OTHERWISE
E.B.	EXPANSION BOLT	MIN.	MINIMUM		NOTED
E.F.	EACH FACE	MISC.	MISCELLANEOUS	VERT.	VERTICAL
EL.	ELEVATION	MLB	MICRO LAM BEAM	W	WIDE FLANGE BEAM
ELEV.	ELEVATOR		(RUSS JOIST)	W	WITH
EMBED.	EMBEDMENT	NO.	NUMBER	WF	WIDE FLANGE BEAM
ENL	EDGE NAIL	N.S.	NEAR SIDE	WO	WITHOUT
E.S.	EACH SIDE	O	OVER	WP	WORK POINT
EQ	EQUAL	O.A.	ON CENTER	WP.C	WEDGEDED PLANE
ETC.	ET CETERA	O.F.	OUTSIDE FACE		JOINT
EXT.	EXTERIOR	O.H.	OPPOSITE HAND	WT	WIDE FLANGE TEE
E.W.	EACH WAY	OPNG.	OPENING	W	WEIGHT
F.F.	FINISHED FLOOR	OPP.	OPPOSITE	W.W.F.	WELDED WIRE FABRIC

REINFORCEMENT BAR LAP SPLICE (Ld) FOR NORMAL WEIGHT CONCRETE (CLASS "B" SPLICE)												
LOCATION	CONC. Fc (PSI)	STEEL Fy (KSI)	BAR SIZE									
			3	4	5	6	7	8	9	10	11	
TOP	3000	60	28	37	42	56	81	93	105	132	162	
OTHER	3000	60	22	29	36	43	63	72	81	102	125	
TOP	4000	60	24	32	40	48	70	80	91	114	140	
OTHER	4000	60	19	25	31	37	54	62	70	88	108	
TOP	5000	60	22	29	36	43	63	72	81	102	125	
OTHER	5000	60	17	22	28	33	49	55	63	79	97	
TOP	6000	60	20	26	33	40	58	66	74	93	115	
OTHER	6000	60	15	20	25	31	44	51	57	72	88	
TOP	7000	60	18	25	31	37	53	61	69	86	106	
OTHER	7000	60	14	19	24	28	41	47	53	67	82	

- NOTES:
- LAP LENGTHS SHOWN IN THE SCHEDULE ARE CASE 1 LAP SPICES PER THE 2009 CRSI MANUAL OF STANDARD PRACTICE. THE MINIMUM CONCRETE COVER MUST BE GREATER THAN Ø AND THE CENTER TO CENTER SPACING MUST BE GREATER THAN 3Ø, WHERE "Ø" IS THE NOMINAL BAR DIAMETER.
 - BAR NOT MEETING CASE 1 REQUIREMENTS SHALL BE PER ADO 318, CHAPTER 25. CASE 1 LAP SPLICE LENGTHS MAY BE FOUND IN THE 2009 CRSI MANUAL OF STANDARD PRACTICE.
 - TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.
 - THE SMALLER LAP SPLICE LENGTH MAY BE USED WHEN TWO BARS OF DIFFERENT SIZES ARE TO BE LAPPED.
 - LAP SPLICE LENGTH SHALL BE INCREASED BY 30% FOR LIGHT WEIGHT CONCRETE.



REINFORCEMENT BAR DEVELOPMENT LENGTH (ld) FOR NORMAL WEIGHT CONCRETE																	
LOCATION	CONC. Fc (PSI)	STEEL Fy (KSI)	BAR SIZE														
			3	4	5	6	7	8	9	10	11	14	18				
TOP	3000	60	22	29	36	43	63	72	81	102	125	170	250				
OTHER	3000	60	17	22	28	33	48	55	62	78	96	131	192				
TOP	4000	60	19	25	31	37	54	62	70	88	108	147	216				
OTHER	4000	60	15	19	24	29	42	48	54	68	83	113	168				
TOP	5000	60	17	22	28	33	49	55	63	79	97	132	193				
OTHER	5000	60	13	17	22	26	37	43	48	61	74	101	149				
TOP	6000	60	15	20	25	31	44	51	57	72	88	120	177				
OTHER	6000	60	12	16	20	24	34	39	44	55	68	92	136				
TOP	7000	60	14	19	24	28	41	47	53	67	82	111	163				
OTHER	7000	60	12	15	18	22	32	36	41	51	63	86	126				

- NOTES:
- DEVELOPMENT LENGTHS SHOWN IN THE SCHEDULE ARE CASE 1 LENGTHS PER THE 2009 CRSI MANUAL OF STANDARD PRACTICE. THE MINIMUM CONCRETE COVER MUST BE GREATER THAN Ø AND THE CENTER TO CENTER SPACING MUST BE GREATER THAN 3Ø, WHERE "Ø" IS THE NOMINAL BAR DIAMETER.
 - BAR NOT MEETING CASE 1 REQUIREMENTS SHALL BE PER ADO 318, CHAPTER 25. CASE 1 DEVELOPMENT LENGTHS MAY BE FOUND IN THE 2009 CRSI MANUAL OF STANDARD PRACTICE.
 - TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.
 - DEVELOPMENT LENGTH SHALL BE INCREASED BY 30% FOR LIGHT WEIGHT CONCRETE.

REINFORCEMENT BAR DEVELOPMENT LENGTH (Ld) FOR STANDARD HOOKS IN NORMAL WEIGHT CONCRETE GENERAL USE (NOT FOR FRAME JOINTS)																	
CONC. Fc (PSI)	STEEL Fy (KSI)	BAR SIZE															
		3	4	5	6	7	8	9	10	11	14	18					
3000	60	6	8	10	12	14	16	18	20	22	37	50					
4000	60	6	7	9	10	12	14	15	17	19	32	43					
5000	60	6	7	8	9	11	12	14	15	17	29	39					
6000	60	6	7	7	8	10	11	13	14	16	27	35					
7000	60	6	7	7	8	9	10	12	14	15	25	33					

- NOTES:
- SIDE COVER MUST BE GREATER THAN OR EQUAL TO 2 1/2".
 - END COVER MUST BE GREATER THAN OR EQUAL TO 2".
 - HOK DEVELOPMENT LENGTH SHALL BE INCREASED BY 30% FOR LIGHT WEIGHT CONCRETE

1. GENERAL NOTES

- CONSIDER GENERAL NOTES AS APPLYING TO ALL STRUCTURAL DRAWINGS.
- DO ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES IN EFFECT AT THE PLACE OF THE BUILDING. DESIGN WAS PERFORMED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE.
- THE ENGINEER SHALL HAVE NO CONTROL OR CHARGE OF, NOR BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- PROVIDE SPECIAL INSPECTION AS REQUIRED BY SECTION 1704 & 1705 OF THE 2022 CALIFORNIA BUILDING CODE FOR THE FOLLOWING ITEMS:
 - PLACEMENT OF REINFORCING STEEL.
 - TAKING OF TEST SPECIMENS AND PLACING OF ALL CONCRETE.
 - BOLTS IN CONCRETE.
 - STRUCTURAL WELDING.
 - INSTALLATION OF BOLTS AND REINFORCEMENT IN EPOXY
- USE THE FOLLOWING DESIGN LOADS/PARAMETERS:

ROOF DEAD LOAD	LIVE LOAD	BUILDING PARAMETERS	SITE PARAMETERS	SEISMIC COEFFICIENTS	WIND PARAMETERS										
JOIST (PSF)	BEAM (PSF)	CCC	I	R	Q	Cd	SITE CLASS	SS	S1	SDC	SOS	SD1	MPH	EXP.	
16	18	20	II	1.00	6.5	3.0	4.0	D-DEFAULT	0.335	0.338	D	0.748	0.442	94	B

 - THE ABOVE BUILDING PARAMETERS ARE FOR A "LIGHT-FRAMED WALL SHEATHED WITH WOOD STRUCTURAL PANELS" TYPE OF SEISMIC FORCE RESISTING SYSTEM.
 - THE SEISMIC ANALYSIS PROCEDURE USED FOR THIS STRUCTURE IS THE EQUIVALENT LATERAL FORCE PROCEDURE.
- CONSTRUCT THOSE FEATURES OF THE PROJECT, WHICH MAY NOT BE FULLY SHOWN, IN A MANNER SIMILAR TO THAT USED FOR SIMILAR FEATURES.
- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING OF CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH WORK. COORDINATE STRUCTURAL DIMENSIONS WITH ARCHITECTURAL AND ALL OTHER DRAWINGS AND SPECIFICATION.
- THE STRUCTURAL SYSTEMS HAVE BEEN DESIGNED TO CARRY THE SUPERIMPOSED LIVE LOADS AS PRESCRIBED BY THE BUILDING CODE AND IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES, WITH NO SPECIAL PROVISIONS FOR CARRYING CONCENTRATED LOADS FROM STORAGE AND HANDLING OF CONSTRUCTION MATERIALS OR FROM OPERATION OF CONSTRUCTION EQUIPMENT. THE CONTRACTOR SHALL PROVIDE ALL SCAFFOLDING, BRACING, AND SHORING SYSTEMS AS REQUIRED FOR INSTALLATION, STABILITY, AND SAFETY OF NEW WORK AND PROVIDE PROTECTION AS REQUIRED FOR THE SAFETY OF PEDESTRIANS AND JOBSITE PERSONNEL. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING CONSTRUCTION AND MATERIALS FROM ADVERSE CONDITIONS AND DAMAGE.
- GENERAL CONTRACTOR SHALL OBTAIN SPECIAL INSPECTION FORMS FROM THE CITY. FORMS SHALL BE COMPLETED, SIGNED, AND RESUBMITTED PRIOR TO PERMIT ISSUE.
- SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE APPEARS TO BE AN ERROR ON THE DRAWINGS OR DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITION, THE ENGINEER SHALL BE NOTIFIED AS SOON AS POSSIBLE FOR A PROCEDURE TO BE FOLLOWED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES TYPOGRAPHICAL ERRORS IN THE SPECIFICATIONS AND ERRORS ON THE DRAWINGS.
- IN THE CASE WHERE TWO OR MORE DETAILS APPLYING TO THE SAME PART OF THE WORK ARE IN CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN UNLESS CLARIFIED OR OTHERWISE APPROVED BY THE ENGINEER.

- THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL CAREFULLY EXAMINE THE CONDITIONS AFFECTING HIS WORK BEFORE PROCEEDING AND SHALL REPORT TO THE ENGINEER ANY CONDITION WHICH WOULD PREVENT THE PROPER AND LEGAL COMPLETION OF HIS WORK, NOT REPORTING ANY SUCH UNSUITABLE CONDITION WILL CONSTITUTE ACCEPTANCE OF ALL CONDITIONS BY THE CONTRACTOR OR SUBCONTRACTOR.

- APPROVAL OF SHOP DRAWINGS MEANS APPROVAL OF GENERAL FABRICATION ONLY. DIMENSIONS AND QUANTITIES MAY NOT BE CHECKED, AND APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY SO INDICATED IN THE APPROVAL.

- THE ENGINEER HAS NOT BEEN RETAINED FOR SUPERVISION OR INSPECTIONS. BUT WILL RESOLVE IN WRITING ITEMS BROUGHT TO HIS ATTENTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR VERBAL INSTRUCTIONS.

- SPECIAL INSPECTION AGENCY AND ALL SPECIAL INSPECTORS SHALL BE RECOGNIZED AND APPROVED BY THE CITY BUILDING OFFICIAL AS DESCRIBED IN THE CURRENT EDITION OF THE SPECIAL INSPECTION AGENCY RECOGNITION LIST WHICH IS PUBLISHED BY THE ICC SPECIAL INSPECTION COMMITTEE.

- CONSTRUCTION DOCUMENTS SHALL CONSIST OF THE "APPROVED" DRAWINGS, SPECIFICATIONS AND ADDENDUM BEARING THE STAMP AND SIGNATURE OF THE ARCHITECT AND THE APPROVAL OF THE JURISDICTIONAL BUILDING DEPARTMENT. STRUCTURAL CALCULATIONS ARE NOT PART OF THE CONSTRUCTION DOCUMENTS AND SHALL NOT BE USED FOR THIS PURPOSE.

2. FOUNDATION NOTES

- DO EXCAVATIONS AS NEARLY AS POSSIBLE TO NEAT LINES REQUIRED BY SIZE AND SHAPE OF FOOTINGS WHICH ARE CAST IN EARTH TRENCHES WITHOUT FORMING, UNLESS OTHERWISE SHOWN, BACKFILL OVER EXCAVATIONS WITH CONCRETE OR REPORT TO THE SOILS ENGINEER AND BACKFILL AS HE DIRECTS (ALSO SEE SOILS REPORT).
- ALLOWABLE SOIL PRESSURES:
 - 1500 LBS/SQ. FT. FOR COMBINED DEAD AND LIVE LOADS
 - 2000 LBS/SQ. FT. FOR COMBINED DEAD, LIVE AND SEISMIC LOADS
- NO SOILS REPORT FOR THIS PROJECT HAS BEEN PREPARED. ALLOWABLE SOIL BEARING VALUES USED ARE PER TABLE 1808-2 OF THE 2022 CALIFORNIA BUILDING CODE.
- FOUNDATIONS AND GRADE BEAMS SHALL BE POURED DIRECTLY AGAINST UNDISTURBED SOIL OR THE VOIDS CREATED FROM FORMING SHALL BE BACKFILLED WITH MATERIAL COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION.

3. CONCRETE NOTES

- CEMENT, ASTM C 150 TYPE II, CEMENT SHALL BE OF SAME BRAND, TYPE AND SOURCE THROUGHOUT PROJECT. WHERE AGGREGATES ARE POTENTIALLY REACTIVE, USE LOW ALKALI CEMENT.
- AGGREGATES SHALL CONFORM TO ASTM C33.
- CONCRETE MIXES SHALL BE DESIGNED BY A TESTING LABORATORY APPROVED BY THE ENGINEER. MIXES SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS, REGARDLESS OF OTHER MINIMUM REQUIREMENTS WITH THE SPECIFIED HEREON OR ON THE DRAWINGS. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE USE. DESIGNS SHALL SHOW PROPORTIONS OF CEMENT, FINE AND COARSE AGGREGATES AND WATER, AND GRADATION OF COMBINED AGGREGATES.
- PROVIDE MIX DESIGNS THAT WILL MEET THE MINIMUM REQUIREMENTS LISTED BELOW. INCREASE CEMENT CONTENT OVER THAT SHOWN, IF REQUIRED TO OBTAIN THE COMPRESSIVE STRENGTH:

CONCRETE MIX DESIGN SCHEDULE									
LOCATION	28-DAY COMPRESSIVE STRENGTH (PSI)	MIN. CEMENT CONTENT (SACKS)	MAX. WATER/CEMENT RATIO	RANGE SLUMP (IN.)	MAX. AGGREGATE SIZE (IN.)				
FOUNDATIONS	3000	5 1/2	0.50	3"-4"	1"				
SLAB-ON-GRADE	3000	5 1/2	0.45	3"-4"	1"				
MISC. SITE WORK	3000	5	0.55	3"-4 1/2"	1"				

- FIELD TESTING SHALL BE PERFORMED DURING POURING OPERATIONS WITH FREQUENCY OF TESTING AND NUMBER OF SPECIMENS DETERMINED IN ACCORDANCE WITH ACI-318, SECTION 26.12. FIELD-CURED SPECIMENS SHALL BE TESTED IN ACCORDANCE WITH SECTION 26.12.2 AND 26.12.3.
- ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY MEANS OF A MECHANICAL VIBRATION DURING CONCRETE PLACEMENT.
- USE INTERMEDIATE GRADE ASTM A615, GRADE 60 REINFORCING TYP U.O.N. USE ASTM A706, GRADE 60 FOR ALL REINFORCING THAT IS TO BE WELDED. WELDING OF REINFORCING BARS TO BE IN ACCORDANCE WITH SECTION 26.6.4 OF THE ADO 318-14.
- ALL WELDED WIRE FABRIC REINFORCING SHALL BE ASTM A165 GRADE 65. LAP OF AT LEAST TWO CROSS WIRES.
- UNLESS OTHERWISE NOTED, OBSERVE THE FOLLOWING REINFORCEMENT CLEARANCES:
 - 3" SURFACES POURED AGAINST EARTH
 - 2" AT FORMED SURFACES EXPOSED TO EARTH OR WEATHER
 - 1-1/2" AT OTHER SURFACES
- PROVIDE 3/4" CHAMFER AT EXPOSED EDGES OF CONCRETE, UNLESS OTHERWISE SHOWN.
- SECURE REINFORCING, ANCHOR BOLTS, INSERTS, ETC. RIGIDLY IN PLACE PRIOR TO POURING CONCRETE.
- SUPPORT HORIZONTAL REINFORCING ON GALVANIZED CHAIRS EXCEPT MORTAR BLOCKS OR OTHER APPROVED METHOD OF SUPPORT MAY BE USED AT FOOTINGS, AND SLABS ON GRADE.
- REMOVE FORMS AT FOLLOWING MINIMUM TIMES AFTER POURING:
 - AT SLAB EDGES - 24 HOURS
 - AT WALLS LESS THAN 4' HIGH - 36 HOURS
- MAKE HOOKS ACI 318-14 STANDARD HOOKS UNLESS OTHERWISE NOTED. PROVIDE 135 DEGREE MINIMUM TURN, PLUS 4" EXTENSION AT FREE ENDS OF COLUMN PILASTER TIES.
- MAKE LAPS CONTACT SPLICES, DEVELOPMENT LENGTHS, HOOK EMBEDMENTS PER ACI 318-14, UNLESS OTHERWISE NOTED. STAGGER LAP SPLICES WHERE POSSIBLE.
- ALL REBAR SHALL BE COLD BENT.

4. STRUCTURAL STEEL NOTES

- STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICES. USE AWS SPECIFICATIONS FOR WELDING.
- SHOP PAINTING IS REQUIRED ONLY AT STEEL EXPOSED TO WEATHER, WHERE USED THE FOLLOWING APPLIES: CLEAN STEEL SURFACES THOROUGHLY. APPLY ONE COAT OF RUST-INHIBITIVE PAINT CONFORMING TO FEDERAL SPECIFICATION TT-P-46; TYPE III EVENLY AND COMPLETELY. TOUCH UP ABRASIONS AND CHIPS IN SHOP. COAT AFTER ERECTION USING THE SAME PAINT.
- WELDED STUDS SHALL BE TRW NELSON STUD WELDING OR EQUIVALENT. 3/4"Ø AND LARGER SHALL BE S3L AND 5/8"Ø AND SMALLER SHALL BE H4L.
- STRUCTURAL STEEL MATERIAL SPECIFICATIONS SHALL BE AS FOLLOWS:

STEEL MATERIAL SCHEDULE	
STEEL MATERIAL SCHEDULE	STEEL MATERIAL SCHEDULE
WF BEAMS AND COLUMNS	ASTM A992
CHANNELS	ASTM A36
ANGLES	ASTM A36
RECTANGULAR HSS TUBE STEEL	ASTM A500 GRADE B
ROUND HSS TUBE STEEL	ASTM A500 GRADE B
STEEL PIPE	ASTM A53 GRADE B
MISCELLANEOUS PLATES	ASTM A36
3/4"Ø MACHINE BOLTS (M.B.)	ASTM A307
THREADED RODS	ASTM A36
NUTS	ASTM A563
HARDENED WASHERS	ASTM F436
ANCHOR BOLTS TYP. (U.O.N)	ASTM F1554 GRADE 36
WELDED STEEL HEADED STUDS	ASTM 108 GRADE 1010 - 1020
WELDING ELECTRODES	ETXXX

 - BOLTS SHALL BE INSTALLED "SNUG TIGHT" WITH THREADS EXCLUDED FROM THE SHEAR PLANE, U.O.N. BOLTS NOTED AS "S/C" ON THE PLANS AND DETAILS SHALL BE INSTALLED AS SLP CRITICAL (THREADS EXCLUDED FROM THE SHEAR PLANE) WITH CONTACT SURFACES FREE OF PAINT.
 - ET0-T4 OR NS-3M ELECTRODES SHALL NOT BE USED.
 - GROUP 3 SHAPES WITH FLANGES 1 1/2" THICK OR THICKER THAT ARE PART OF THE LATERAL FORCE RESISTING SYSTEM AND ASTM A6 GROUP 4 & 5 SHAPES, SHALL MEET THE REQUIREMENTS OF AISC 13TH EDITION.
- ANY CUTS MADE IN FLANGES SHALL BE PROPORTIONED SO AS TO AVOID SHARP CUT CORNERS. ALL CORNERS SHALL BE ROUNDED TO MINIMIZE NOTCH EFFECTS. CUT EDGES SHALL CUT OR GROUND TO HAVE A SURFACE ROUGHNESS MEETING THE REQUIREMENTS OF AWS D1.1.
- STAINLESS STEEL SHALL BE "TYPE 18-8 STAINLESS STEEL" TYPE 302, 303 OR 304, AND SHALL MEET ASTM 276, A479, A581 & A582

5. LUMBER AND TIMBER FRAMING NOTES

- USE DOUGLAS FIR/LARCH FRAMING LUMBER, CLASSIFIED UNDER STRUCTURAL LIGHT FRAMING, MANUFACTURED AND GRADED IN ACCORDANCE WITH WCLUB OR WMPA GRADING RULES, UNLESS SPECIFICALLY SHOWN OTHERWISE AS FOLLOWS:
 - 2x PLATES/BLOCKING: STANDARD GRADE OR BETTER
 - 2x4 STUDS: STANDARD GRADE OR BETTER
 - 2x6 AND DEEPER STUDS/JOISTS: #2 GRADE OR BETTER
 - 4x AND 6x BEAMS: NO. 1 GRADE OR BETTER
- FRAMING LUMBER DIRECTLY IN CONTACT WITH CONCRETE SLABS ON GRADE SHALL BE PRESURE PRESERVATIVELY TREATED. FRAMING LUMBER PERMANENTLY EXPOSED TO WEATHER (MECHANICAL UNIT SLEEPERS) SHALL BE CALIFORNIA REDWOOD NO. 2 GRADE OR BETTER OR DOUGLAS FIR PRESURE PRESERVATIVELY TREATED.
- PROVIDE SHEATHING AS FOLLOWS:
 - ROOF 15/32" CDX 5 PLY OR 1/2" OSB STRUCT 1 APA RATED 32/16. WHERE INDICATED ON ROOF SHEATHING AND NAILING SCHEDULE.
 - FLOOR 3/4" OR 1 1/8" T&G APA STURDI-4-FLOOR
 - WALLS 1/2" CDX APA 24/16 (5 PLY)
 - ALL SHEATHING SUBSTITUTIONS SHALL BE OF EQUAL RATING IN ACCORDANCE WITH REPORT PRP 10



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(805) 334-2741
skarpholfrank.com

These drawings, related specifications, notes, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, altered, or others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

PREPARED BY:



4CREEKS
324 S. SANTA FE STREET
SUITE A
VISALIA, CA 93292
TEL: 661.371.4241



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



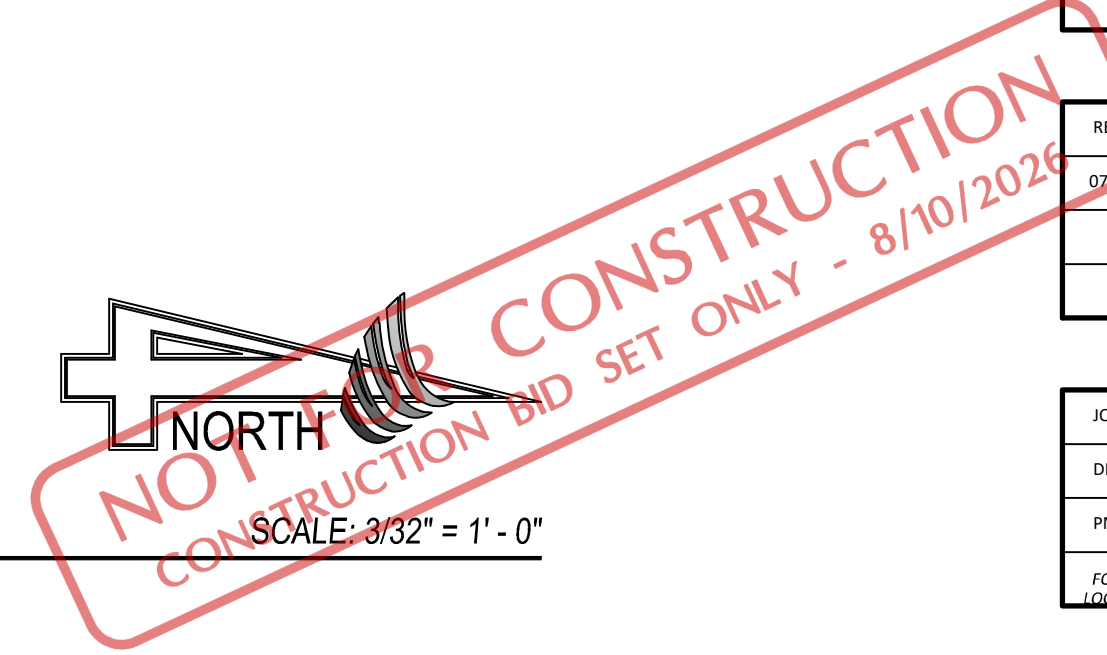
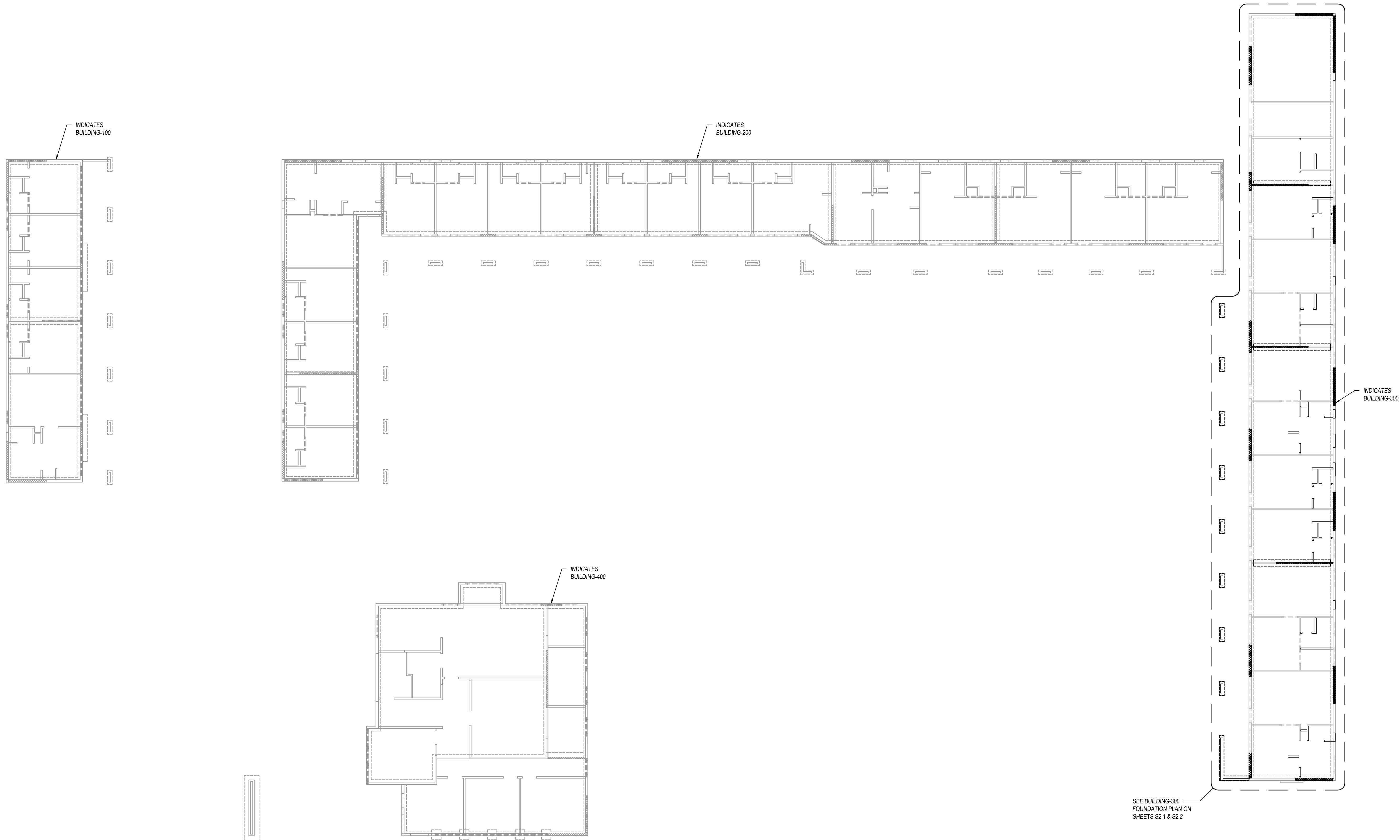
901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-19-25	BUILDING DEPARTMENT REVIEW

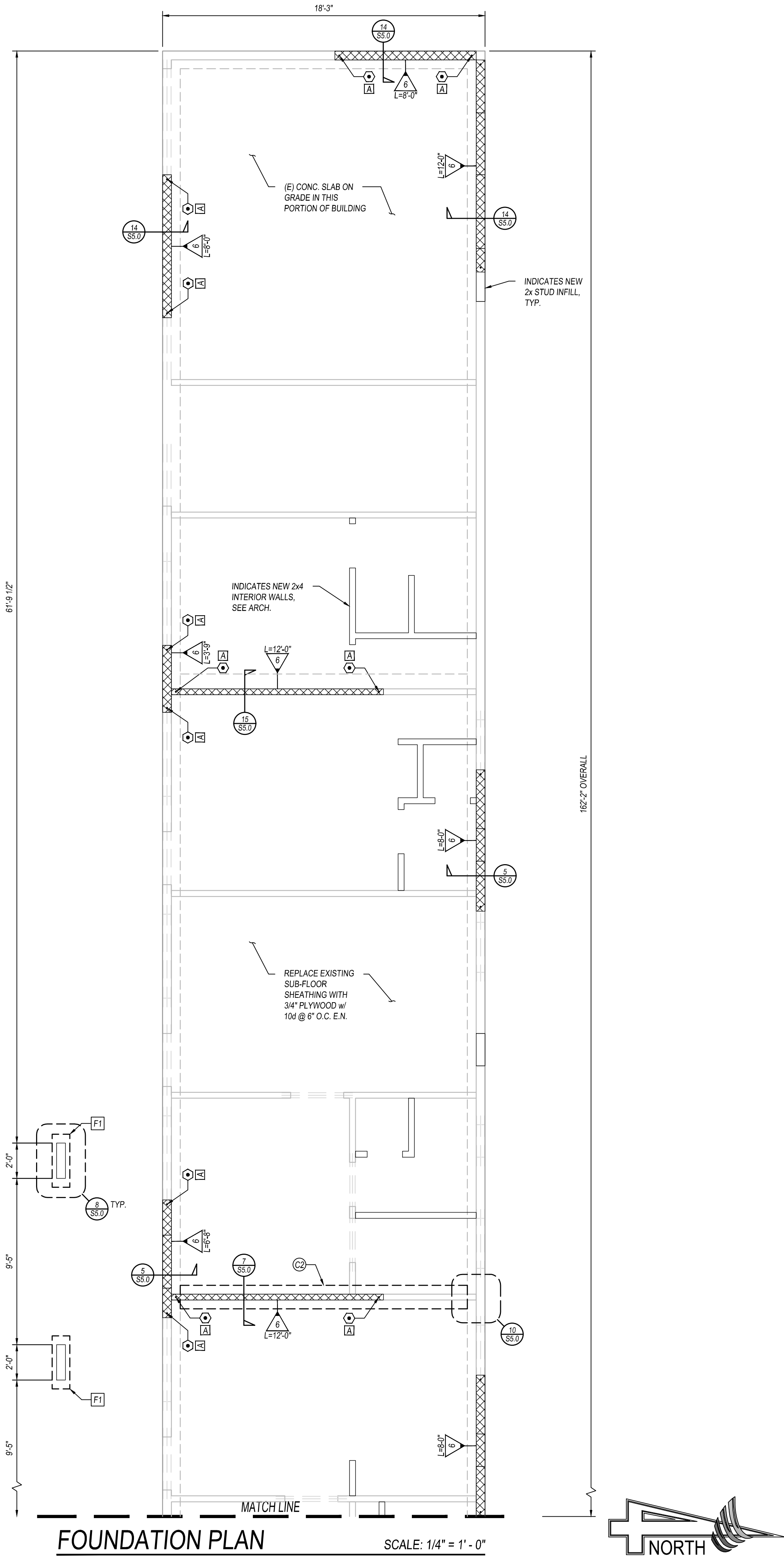
REVISION	DESCRIPTION
07-24-25	BUILDING DEPARTMENT COMPLIANCE

JOB 251718	S2.0
DP LM	
PM MAS	
OVERALL FOUNDATION LOCATION PLAN	

BUILDING 300



OVERALL FOUNDATION LOCATION PLAN



FOUNDATION NOTES

- FOR UTILITY PIPING AND/OR CONDUITS NEAR FOUNDATIONS, SEE DETAIL 1/SS.0 AND 4/SS.0.
- CONTRACTOR SHALL COORDINATE TOP OF FOOTING ELEVATIONS WITH CIVIL DRAWINGS TO ENSURE ADEQUATE COVERAGE OVER TOP OF FOOTINGS.
- F1** **C1** ETC. DENOTES FOOTING REFERENCE. SEE SCHEDULE BELOW.
- FOR TYPICAL BAR BENDS, SEE 3/SS.0.
- FOR TYPICAL BAR LAP AND EMBEDMENTS, SEE S1.0.
- FOR TYPICAL FOOTING REINFORCING AT CORNERS, SEE 19/SS.0.
- COORDINATE WOOD WALL LOCATIONS AND OPENING DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND FOR SIZE AND LOCATION OF NON-BEARING PARTITIONS.
- A** INDICATES APPROXIMATE HOLDDOWN LOCATION AND TYPE BY SIMPSON-TIE (OR APPROVED EQUAL) AS FOLLOWS:
FOR **EDU** **EDU** AND **LS** **THD** SEE 12/SS.0
- S** INDICATES SHEAR WALL TYPE AND APPROXIMATE LENGTH ABOVE. SEE SHEAR WALL SCHEDULE ON 1/SS.0.
- HOLDDOWN LOCATIONS SHALL NOT BE SCALED OFF OF FOUNDATION PLAN. THEY SHALL BE LOCATED BY CLOSE EVALUATION OF ARCHITECTURAL FLOOR PLAN IN CONJUNCTION WITH TYPICAL HOLDDOWN DETAIL.
- ALL FOUNDATION PLATES AND WOOD SHEATHING THAT REST ON CONCRETE AND ARE LESS THAN 8" FROM EXPOSED EARTH, SHALL BE PRESSURE TREATED D.F., USE 3X AT SHEAR WALLS WHERE REQUIRED, USE 2X AT ALL OTHER WALLS.
- ANCHOR BOLT (WHERE CALLED FOR) SHALL BE 5/8"x12" LONG SPACED AT 4'-0" O.C. MAX. U.O.N. SEE PLAN AND SHEARWALL SCHEDULE ON 1/SS.0. PROVIDE MIN. 2 BOLTS PER LENGTH OF SILL PLATE. 12" MAX. AT 6" MIN. FROM PLATE ENDS. OMITTED BOLTS MAY BE REPLACED W/ EXPANSION BOLTS INSTALLED NO LESS THAN 7 DAYS AFTER CONCRETE IS POURED.
- SHOT PINS FOR NON-STRUCTURAL WALL SILL PLATES SHALL BE .145"x2 1/2" LONG POWDER DRIVEN PINS SPACED AT 32" O.C. MAX. PROVIDE MIN. 2 PINS PER LENGTH OF SILL PLATE. 12" MAX. AT 6" MIN. FROM PLATE ENDS. PIN HEADS SHALL BE DRIVEN FLUSH W/ DISK WASHER AND EMBEDDED MIN. 3/4" INTO CONC. SLAB. A.B. (SEE NOTE 12) MAY BE SUBSTITUTED FOR PINS AT CONTRACTORS OPTION.

FOUNDATION SCHEDULE		
FOUNDATION CALLOUT	FOUNDATION SIZE AND REINFORCING	FOUNDATION NOTES
C1	CONTINUOUS 1'-0" WIDE x 1'-0" THICK FTG. w/ (1) #4 @ TOP & BOTTOM.	
C2	CONTINUOUS 1'-4" WIDE x 1'-0" THICK FTG. w/ (2) #4 @ TOP & BOTTOM.	
F1	1'-0" WIDE x 3'-0" LONG x 1'-0" THK FTG. w/ #4 AT 12" O.C. EA. WAY AT BOT.	

- NOTES:
- ALL FOOTINGS SHALL EXTEND A MINIMUM OF 1'-0" INTO NATIVE SOILS.

WALL FRAMING NOTES

- FOR NOTCHES IN STUDS AND TOP PLATES SEE 6/SS.0 & 10/SS.0.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
- ALL PLUMBING WALLS SHALL BE 2X6.
- PROVIDE 2X2 STUD BELOW ALL "FLUSH" BEAM ENDS TYP., U.O.N.
- FOR TYPICAL SHEAR WALL INTERSECTIONS SEE 9/SS.0. FOR INTERIOR NON SHEAR WALL INTERSECTIONS SEE DETAIL 4/SS.0.
- FOR TYPICAL HEADER DETAIL SEE 7/SS.0., U.O.N.
- SL4** **10** ETC. DENOTES FRAMING CONNECTORS BY SIMPSON STRONG-TIE (OR APPROVED EQUAL).
- FOR TYPICAL TOP PLATE CONTINUITY AT ALL SHEAR WALLS OR EXTERIOR WALLS SEE DETAIL 3/SS.0.
- PROVIDE BLOCKING AT ENDS OF ALL FLUSH CEILING BEAMS.
- FRAME ALL WALL WITH 2X4 STUDS AT 16" O.C., U.O.N. (SEE SHEAR WALL NOTES FOR 3X STUD LOCATIONS). SEE ARCH FOR 2X4 AND 2X6 STUD WALL LOCATIONS.
- FOR TYPICAL FLUSH BEAM TO TOP PLATE CONNECTION SEE 8/SS.0. (U.O.N.)
- FOR GENERAL FRAMING REQUIREMENTS NOT NOTED, REFER TO CALIFORNIA BUILDING CODE SECTION 2304 & 2308.
- SHEETS USED FOR DIAPHRAGMS AND SHEARWALLS SHALL NOT BE LESS THAN 4'x8' IN SIZE AND NO SHEETING LESS THAN 2'-0" IN ANY DIRECTION SHALL BE USED.
- ALL DIMENSIONS ARE FROM FACE OF STUD, U.O.N.
- VERIFY ALL PLUMBING, ELECTRICAL AND MECHANICAL CLEARANCE AS REQUIRED.



Skarphol/Frank Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-2741
skarpholfrank.com

These drawings, related specifications, notes, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, reprinted, or others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

PREPARED BY:



324 S. SANTA FE STREET
SUITE A
VISALIA, CA 93292
TEL: 661.371.4241



**ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:**



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

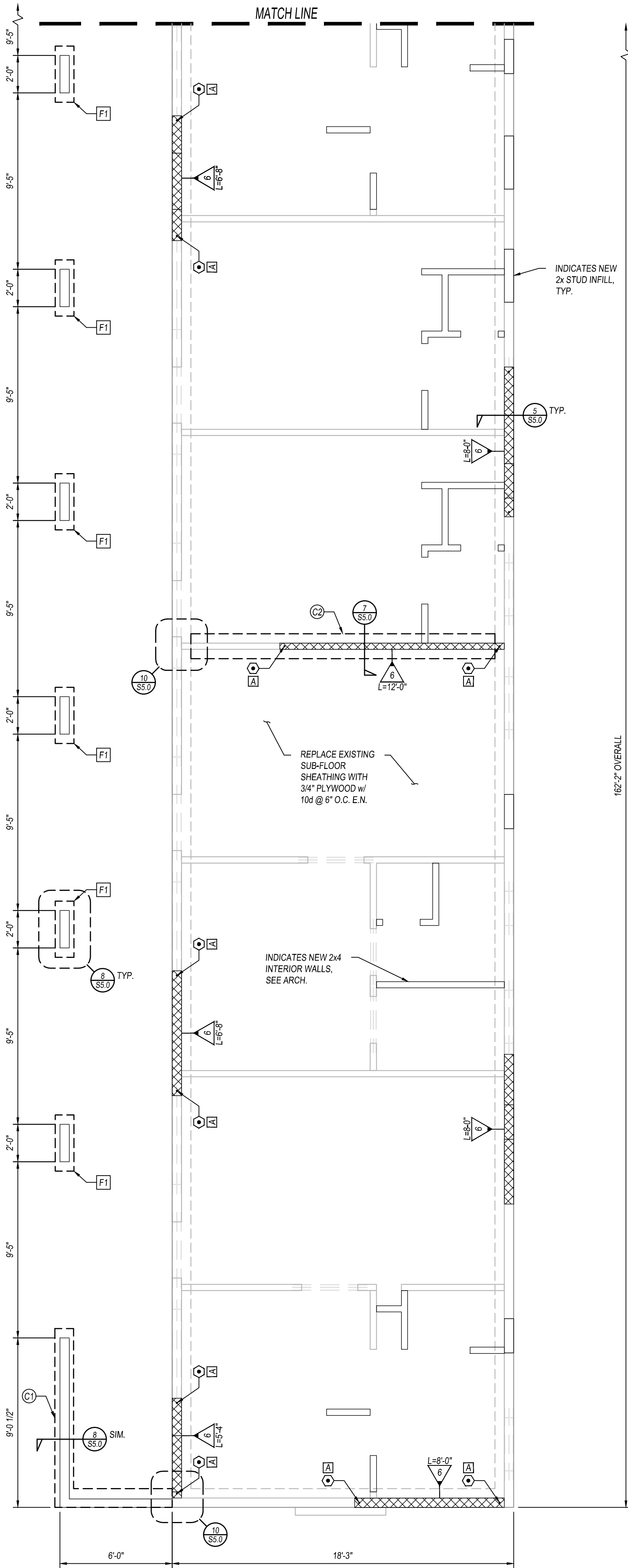
DATE	ISSUED FOR
09-19-25	BUILDING DEPARTMENT REVIEW

REVISION	DESCRIPTION
07-24-25	BUILDING DEPARTMENT COMPLIANCE

JOB 25178	S2.1
DP LM	
PM MAS	
FOUNDATION PLAN	

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

BUILDING 300



FOUNDATION PLAN

SCALE: 1/4" = 1' - 0"



FOUNDATION NOTES

- FOR UTILITY PIPING AND/OR CONDUITS NEAR FOUNDATIONS, SEE DETAIL 1/SS.0 AND 4/SS.0.
- CONTRACTOR SHALL COORDINATE TOP OF FOOTING ELEVATIONS WITH CIVIL DRAWINGS TO ENSURE ADEQUATE COVERAGE OVER TOP OF FOOTINGS.
- F1** (C1) ETC. DENOTES FOOTING REFERENCE. SEE SCHEDULE BELOW.
- FOR TYPICAL BAR BENDS, SEE 3/SS.0.
- FOR TYPICAL BAR LAP AND EMBEDMENTS, SEE S1.0.
- FOR TYPICAL FOOTING REINFORCING AT CORNERS, SEE 19/SS.0.
- COORDINATE WOOD WALL LOCATIONS AND OPENING DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND FOR SIZE AND LOCATION OF NON-BEARING PARTITIONS.
- A** INDICATES APPROXIMATE HOLDOWN LOCATION AND TYPE BY SIMPSON-TIE (OR APPROVED EQUAL) AS FOLLOWS:
FOR **SDU** **SDO** AND **LSHD** SEE 12/SS.0
- S** INDICATES SHEAR WALL TYPE AND APPROXIMATE LENGTH ABOVE. SEE SHEAR WALL SCHEDULE ON 1/SS.0.
L=19'
- HOLDOWN LOCATIONS SHALL NOT BE SCALED OFF OF FOUNDATION PLAN. THEY SHALL BE LOCATED BY CLOSE EVALUATION OF ARCHITECTURAL FLOOR PLAN IN CONJUNCTION WITH TYPICAL HOLDOWN DETAIL.
- ALL FOUNDATION PLATES AND WOOD SHEATHING THAT REST ON CONCRETE AND ARE LESS THAN 8" FROM EXPOSED EARTH, SHALL BE PRESSURE-TREATED D.F., USE 3X AT SHEAR WALLS WHERE REQUIRED, USE 2X AT ALL OTHER WALLS.
- ANCHOR BOLT (WHERE CALLED FOR) SHALL BE 5/8"x12" LONG SPACED AT 4'-0" O.C. MAX. U.O.N. SEE PLAN AND SHEARWALL SCHEDULE ON 1/SS.0. PROVIDE MIN. 2 BOLTS PER LENGTH OF SILL PLATE, 12" MAX. & 4" MIN. FROM PLATE ENDS. OMITTED BOLTS MAY BE REPLACED W/ EXPANSION BOLTS INSTALLED NO LESS THAN 7 DAYS AFTER CONCRETE IS POURED.
- SHOT PINS FOR NON-STRUCTURAL SILL PLATES SHALL BE .145"x2 1/2" LONG POWDER DRIVEN PINS SPACED AT 32" O.C. MAX. PROVIDE MIN. 2 PINS PER LENGTH OF SILL PLATE, 12" MAX. AT 6" MIN. FROM PLATE ENDS. PIN HEADS SHALL BE DRIVEN FLUSH W/ DISK WASHER AND EMBEDDED MIN. 3/4" INTO CONC. SLAB. A.B. (SEE NOTE 12) MAY BE SUBSTITUTED FOR PINS AT CONTRACTORS OPTION.

FOUNDATION SCHEDULE		
FOUNDATION CALLOUT	FOUNDATION SIZE AND REINFORCING	FOUNDATION NOTES
(C1)	CONTINUOUS 1'-0" WIDE x 1'-0" THICK FTG. w/ (1) #4 @ TOP & BOTTOM.	
(C2)	CONTINUOUS 1'-4" WIDE x 1'-0" THICK FTG. w/ (2) #4 @ TOP & BOTTOM.	
F1	1'-0" WIDE x 3'-0" LONG x 1'-0" THK. FTG. w/ #4 AT 12" O.C. EA. WAY AT BOT.	

- NOTES:
- ALL FOOTINGS SHALL EXTEND A MINIMUM OF 1'-0" INTO NATIVE SOILS.

WALL FRAMING NOTES

- FOR NOTCHES IN STUDS AND TOP PLATES SEE 6/SS.0 & 10/SS.0.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
- ALL PLUMBING WALLS SHALL BE 2X6.
- PROVIDE 2X2 STUD BELOW ALL "FLUSH" BEAM ENDS TYP., U.O.N.
- FOR TYPICAL SHEAR WALL INTERSECTIONS SEE 9/SS.0. FOR INTERIOR NON SHEAR WALL INTERSECTIONS SEE DETAIL 4/SS.0.
- FOR TYPICAL HEADER DETAIL SEE 7/SS.0., U.O.N.
- SLU410** ETC. DENOTES FRAMING CONNECTORS BY SIMPSON STRONG-TIE (OR APPROVED EQUAL).
- FOR TYPICAL TOP PLATE CONTINUITY AT ALL SHEAR WALLS OR EXTERIOR WALLS SEE DETAIL 3/SS.0.
- PROVIDE BLOCKING AT ENDS OF ALL FLUSH CEILING BEAMS.
- FRAME ALL WALL WITH 2X4 STUDS AT 16" O.C., U.O.N. (SEE SHEAR WALL NOTES FOR 3X STUD LOCATIONS). SEE ARCH FOR 2X4 AND 2X6 STUD WALL LOCATIONS.
- FOR TYPICAL FLUSH BEAM TO TOP PLATE CONNECTION SEE 8/SS.0. (U.O.N.)
- FOR GENERAL FRAMING REQUIREMENTS NOT NOTED, REFER TO CALIFORNIA BUILDING CODE SECTION 2304 & 2308.
- SHEETS USED FOR DIAPHRAGMS AND SHEARWALLS SHALL NOT BE LESS THAN 4'x8' IN SIZE AND NO SHEETING LESS THAN 2'-0" IN ANY DIRECTION SHALL BE USED.
- ALL DIMENSIONS ARE FROM FACE OF STUD, U.O.N.
- VERIFY ALL PLUMBING, ELECTRICAL AND MECHANICAL CLEARANCE AS REQUIRED.



Skarphol/Frank Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(805) 334-2741
skarpholfrank.com

These drawings, related specifications, notes, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, reprinted, or others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

PREPARED BY:



324 S. SANTA FE STREET
SUITE A
VISALIA, CA 93292
TEL: 661.371.4241



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-19-25	BUILDING DEPARTMENT REVIEW

REVISION	DESCRIPTION
07-24-26	BUILDING DEPARTMENT COMPLIANCE

JOB 251718	S2.2
DP LM	
PM MAS	
FOUNDATION PLAN	

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

BUILDING 300

ROOF FRAMING NOTES

1. PROVIDE CONT. 2x BLOCKING ABOVE ALL INTERIOR "DROPPED" BEAMS AND BEARING WALLS.
2. FOR NOTCHES IN 2x JOISTS SEE DETAIL 3/S7.0.
3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
4. COORDINATE MECHANICAL DUCT AND SKYLIGHT OPENINGS WITH ARCHITECTURAL DRAWINGS.
5. FOR GENERAL FRAMING REQUIREMENTS AND NAILING NOT NOTED, REFER TO CBC SEC. 2320.
6. PROVIDE BLOCKING AT ENDS OF ALL FLUSH CEILING BEAMS.
7. FRAME CEILING JOISTS AT 16" O.C. AND FRAME TO SPAN THE SHORTER WALL DISTANCE. WHERE POSSIBLE, USE D.F. #2 GRADE OR BETTER, SIZED TO SPAN AS FOLLOWS, U.O.N.:
2x4 - 8'-0" MAXIMUM SPAN
2x6 - 14'-0" MAXIMUM SPAN
2x8 - 18'-0" MAXIMUM SPAN, BLKG. AT 10'-0" O.C. MAX.
8. FOR TYPICAL FLUSH BEAM TO TOP PLATE CONNECTION SEE DETAIL 8/S8.0.
9. ALL ROOF SHEATHING SHALL BE 1/2" OR 15/32" CDX PLY WITH 80 AT 6" O.C. E.N. AND 12" O.C. F.N. (UNBLOCKED) U.N.O. STAGGER ALL SHEATHING PANELS ORIENTED PERPENDICULAR TO JOIST DIRECTION. OSB SHEATHING IS AN APPROVED ALTERNATE. ALL ENDS OF SHEATHING SHALL BE SPLICED OVER JOIST OR SUPPORTING MEMBER.
10. CALIFORNIA FRAMING WHERE INDICATED SHALL BE AS FOLLOWS:
2x6 AT 24" O.C. - 8'-0" MAXIMUM SPAN, SEE DETAIL 4/S7.0.
11. FOR INTERIOR PARTITION WALLS (NON-BEARING, NON-SHEAR) BELOW ROOF FRAMING, SEE DETAILS 1/S7.1 AND 2/S7.1 TYP. U.O.N.
12. NO SHEATHING OF LESS THAN 2'-0" IN ANY DIMENSION SHALL BE USED.



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, lines, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, distorted, or others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

PREPARED BY:



4CREEKS

324 S. SANTA FE STREET
SUITE A
VISALIA, CA 93292
TEL: 661.371.4241



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

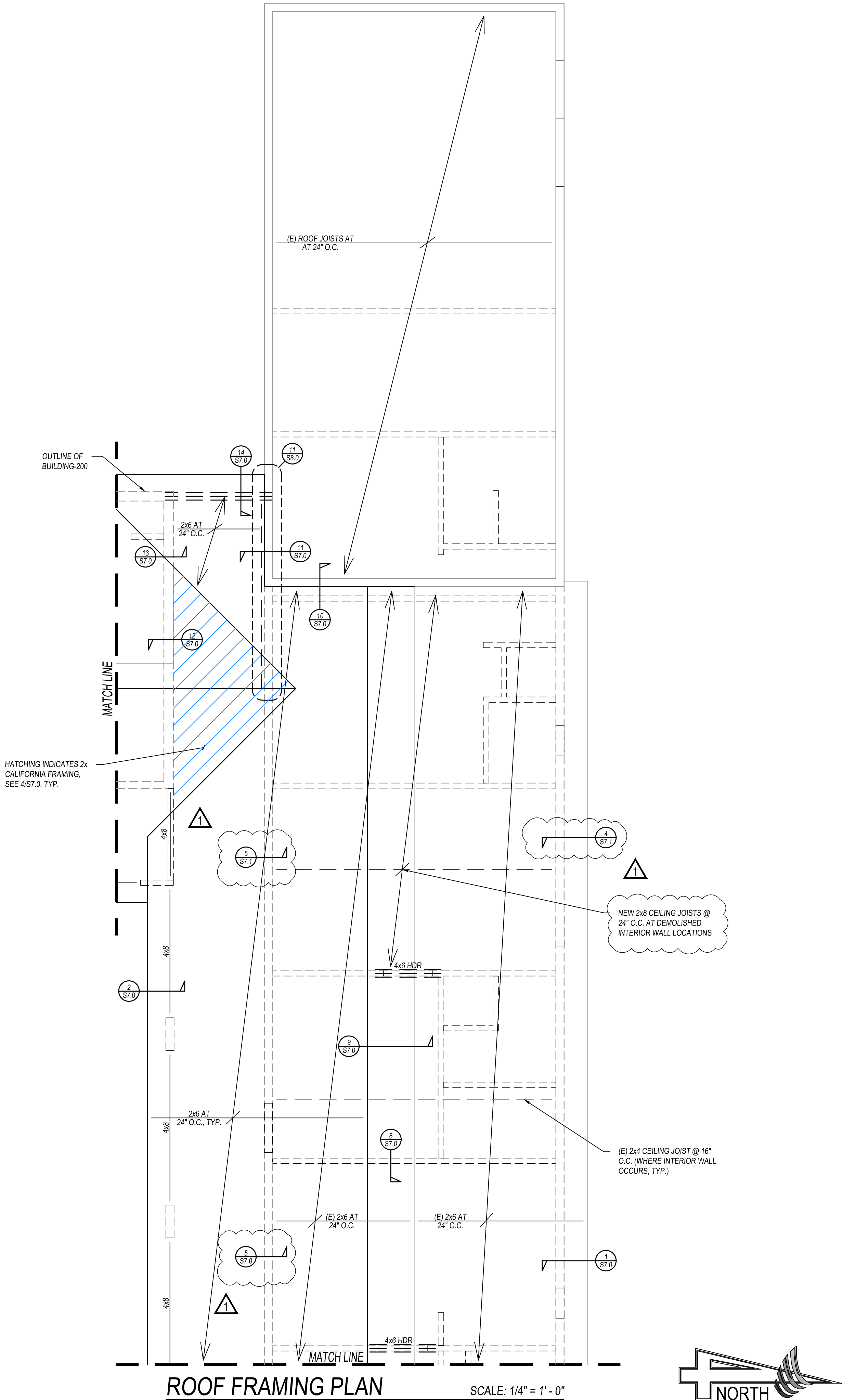
DATE	ISSUED FOR
09-19-25	BUILDING DEPARTMENT REVIEW

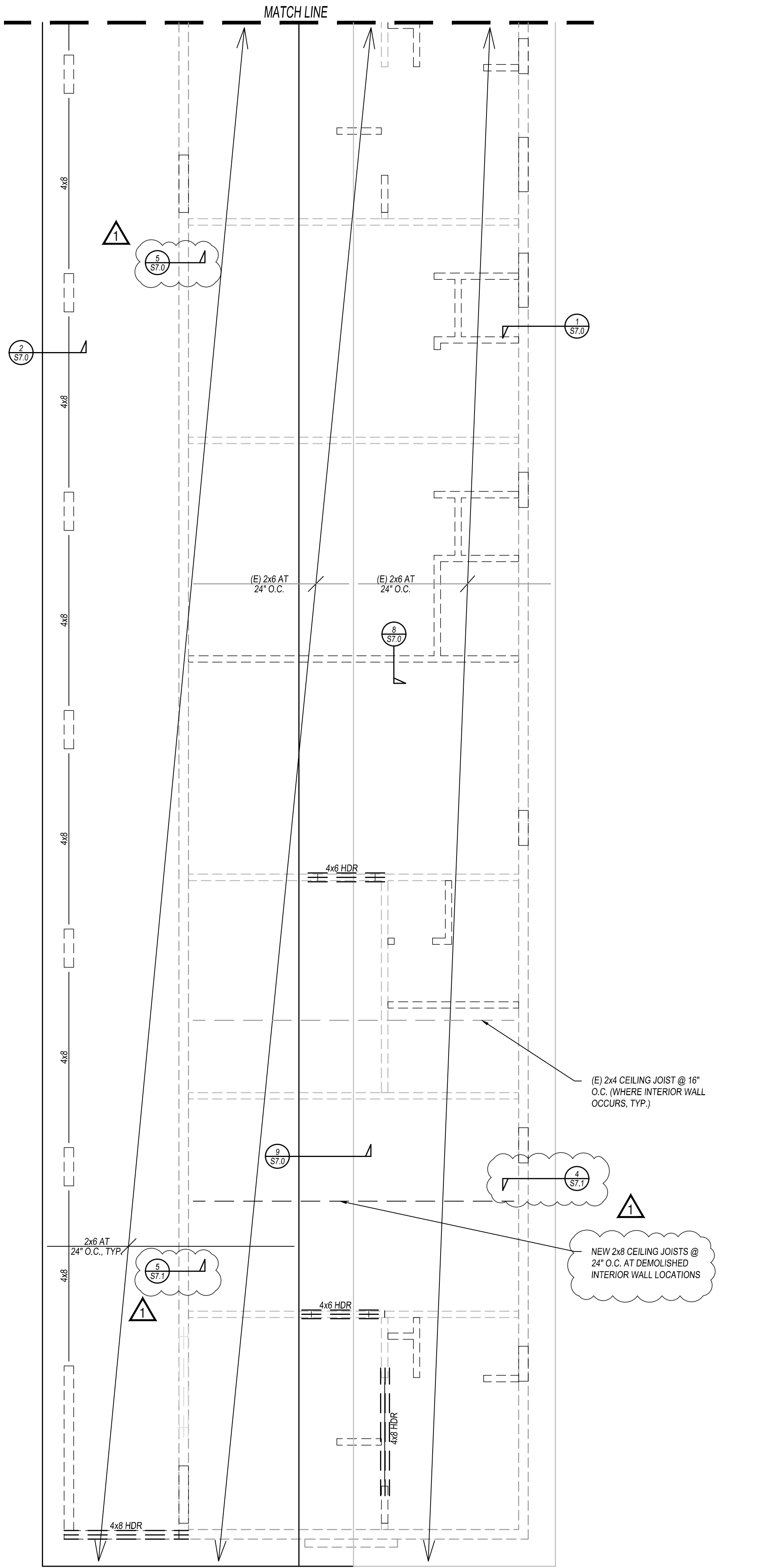
REVISION	DESCRIPTION
07-24-25	BUILDING DEPARTMENT COMPLIANCE

JOB 25178	S4.0
DP LM	
PM MAS	
ROOF FRAMING PLAN	

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2025

BUILDING 300





ROOF FRAMING PLAN

SCALE: 1/4" = 1' - 0"



ROOF FRAMING NOTES

1. PROVIDE CONT. 2x BLOCKING ABOVE ALL INTERIOR "DROPPED" BEAMS AND BEARING WALLS.
2. FOR NOTCHES IN 2x JOISTS SEE DETAIL 3/ST.0.
3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
4. COORDINATE MECHANICAL DUCT AND SKYLIGHT OPENINGS WITH ARCHITECTURAL DRAWINGS.
5. FOR GENERAL FRAMING REQUIREMENTS AND NAILING NOT NOTED, REFER TO CBC SEC. 2320.
6. PROVIDE BLOCKING AT ENDS OF ALL FLUSH CEILING BEAMS.
7. FRAME CEILING JOISTS AT 16" O.C. AND FRAME TO SPAN THE SHORTER WALL DISTANCE. WHERE POSSIBLE, USE D.F. #2 GRADE OR BETTER, SIZED TO SPAN AS FOLLOWS, U.O.N.:
 - 2x4 - 8'-0" MAXIMUM SPAN
 - 2x6 - 14'-0" MAXIMUM SPAN
 - 2x8 - 18'-0" MAXIMUM SPAN, BLKG. AT 10'-0" O.C. MAX.
8. FOR TYPICAL FLUSH BEAM TO TOP PLATE CONNECTION SEE DETAIL 8/ST.0.
9. ALL ROOF SHEATHING SHALL BE 1/2" OR 15/32" CDX PLY WITH 80 AT 6" O.C. E.N. AND 12" O.C. F.N. (UNBLOCKED) U.O.N. STAGGER ALL SHEATHING PANELS ORIENTED PERPENDICULAR TO JOIST DIRECTION. OSB SHEATHING IS AN APPROVED ALTERNATE. ALL ENDS OF SHEATHING SHALL BE SPLICED OVER JOIST OR SUPPORTING MEMBER.
10. CALIFORNIA FRAMING WHERE INDICATED SHALL BE AS FOLLOWS:
 - 2x6 AT 24" O.C. - 8'-0" MAXIMUM SPAN, SEE DETAIL 4/ST.0.
11. FOR INTERIOR PARTITION WALLS (NON-BEARING, NON-SHEAR) BELOW ROOF FRAMING, SEE DETAILS 1/ST.1 AND 2/ST.1 TYP. U.O.N.
12. NO SHEATHING OF LESS THAN 2'-0" IN ANY DIMENSION SHALL BE USED.



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, lines, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, distorted, or others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

PREPARED BY:



4CREEKS

324 S. SANTA FE STREET
SUITE A
VISALIA, CA 93292
TEL: 661.371.4241



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

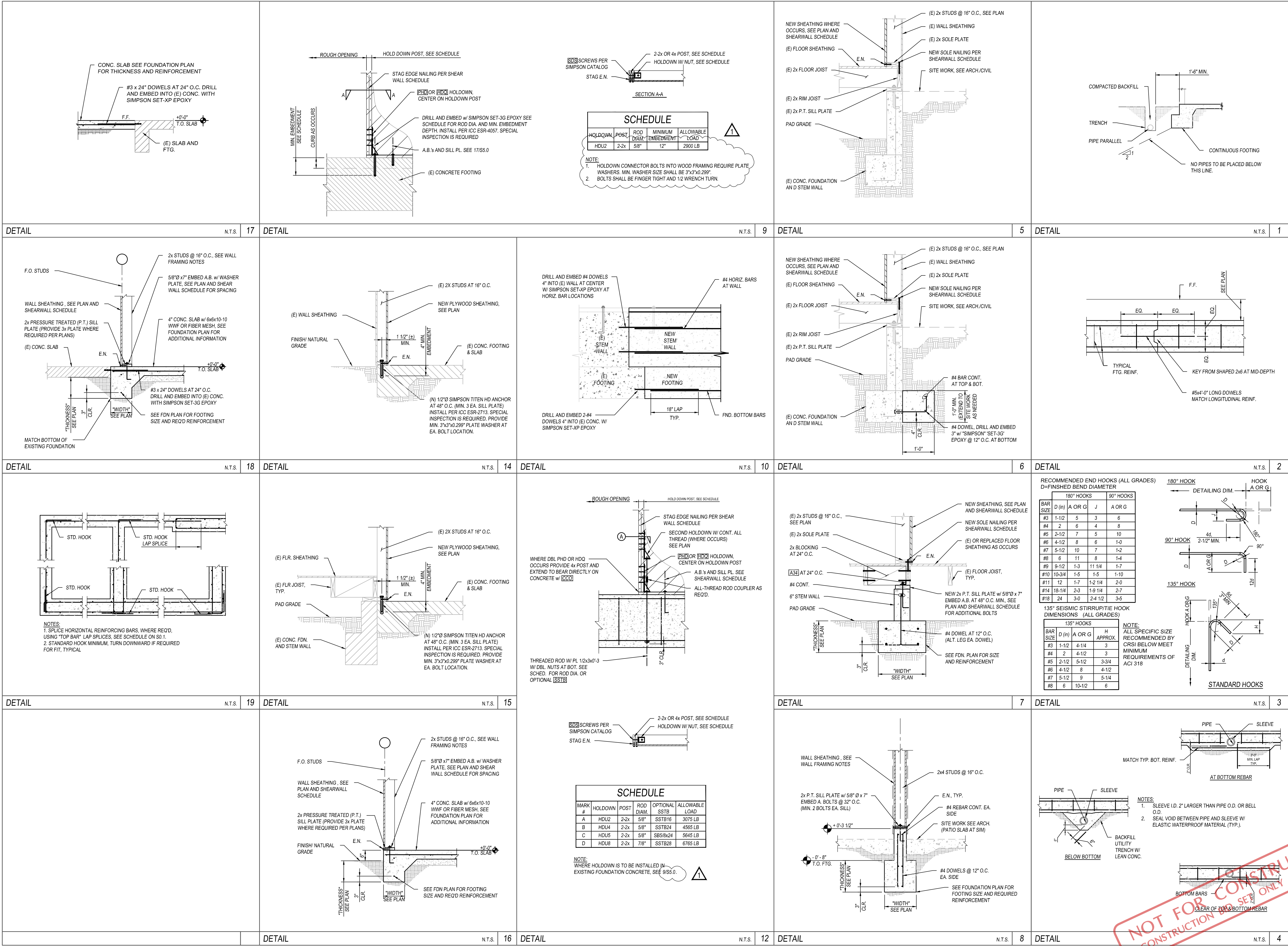
DATE	ISSUED FOR
09-19-25	BUILDING DEPARTMENT REVIEW

REVISION	DESCRIPTION
07-24-25	BUILDING DEPARTMENT COMPLIANCE

JOB 25178	
DP LM	
PM MAS	
ROOF FRAMING PLAN	S4.1

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2025

BUILDING 300



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(805) 334-2741
skarpholfrank.com

These drawings, related specifications, notes, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, distributed or others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these conditions.

PREPARED BY:



4CREEKS

324 S. SANTA FE STREET
SUITE A
VISALIA, CA 93292
TEL: 661.371.4241



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



BAKERSFIELD

901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-19-25	BUILDING DEPARTMENT REVIEW

REVISION	DESCRIPTION
07-24-26	BUILDING DEPARTMENT COMPLIANCE

JOB	251718
DP	LM
PM	MAS
FOUNDATION DETAILS	S5.0

BUILDING 300

NOT FOR CONSTRUCTION
CONSTRUCTION SET ONLY - 8/10/2026

	17		13		9		5		1
	18		14		10		6		2
	19		15		11		7		3
	16		16		12		8		4



Skarphol/Frank Associates
 ARCHITECTURE • PLANNING • INTERIORS
 Paul Skarphol, Architect • Gregory Frank, Architect
 925 17th Street
 Bakersfield, CA 93301
 (805) 334-2741
 skarpholfrank.com

These drawings, related specifications, lines, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, distributed, or others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

PREPARED BY:



4CREEKS

324 S. SANTA FE STREET
 SUITE A
 VISALIA, CA 93292
 TEL: 661.371.4241



**ADAPTIVE REUSE
 AND APARTMENT
 CONVERSION FOR
 UNHOUSED
 VETERANS IN
 COLLABORATION
 WITH:**



BAKERSFIELD

901 UNION AVE
 BUILDING 300
 BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-19-25	BUILDING DEPARTMENT REVIEW

REVISION	DESCRIPTION
07-24-26	BUILDING DEPARTMENT COMPLIANCE

JOB	251718	S7.0
DP	LM	
PM	MAS	
ROOF FRAMING DETAILS		

NOT FOR CONSTRUCTION
 CONSTRUCTION BID SET ONLY - 8/10/2026

BUILDING 300

				5	DETAIL
				1	DETAIL
				2	DETAIL
				3	DETAIL
				4	DETAIL



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented thereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

PREPARED BY:



4 CREEKS

24 S. SANTA FE STREET
SUITE A
VISALIA, CA 93292
TEL: 661.371.4241



**ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:**



BAKERSFIELD

901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-19-25	BUILDING DEPARTMENT REVIEW

REVISION	DESCRIPTION
07-24-26 	BUILDING DEPARTMENT COMPLIANCE

JOB 251718	S7.1
DP LM	
PM MAS	
ROOF FRAMING DETAILS	

BUILDING 300



2x OR 3x STUD W/ E.N. AT VERT PANEL EDGES TYP. SEE SHEAR WALL SCHEDULE AND 2/S8.0.

STAG E.N. ALONG HOLDOWN POST, TYP.

3x BLK/G AND E.N. AT HORIZ. PANEL EDGES AS OCCURS SEE 2/S8.0.

2-2x OR 4x HOLDOWN POST SEE HOLDOWN SCHEDULE

HOLDOWN AS OCCURS. SEE PLAN AND SCHEDULE

TOP PLATES W/ E.N. SPICE PER DETAIL 3/S8.0 U.O.N.

HEADER AS OCCURS. SEE 7/S8.0 U.O.N. ON PLAN

WALL SHEATHING. SEE PLAN AND SHEAR WALL SCHEDULE

3x SILL PLATE OR 2x SOLE PL W/ E.N. SEE SHEAR WALL SCHEDULE FOR ANCHORAGE

F.N. ALL INTER-MEDIATE STUDS TYP.

- ## 1 SHEAR WALL NOTES:
1. SPACE NAILS AT 12" O.C. AROUND INTERMEDIATE FRAMING MEMBERS.
 2. BLOCK ALL HORIZONTAL PANEL EDGES WITH MINIMUM 2X OR 3X BLOCKING WHERE INDICATED. BLOCKING MAY BE "FLAT" ORIENTED.
 3. APPLY NAILING TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING.
 4. STUD SPACING TO BE 16" O.C. MAX.
 5. NAILS SHALL BE DRIVEN FLUSH WITH SURFACE OF SHEATHING.
 6. EXTEND SHEATHING PAST INTERSECTING WALLS TO END OF WALL OR WINDOW/DOR OPENING. U.O.N.
 7. JOIST BUNG TO TOP PLATE CONNECTIONS SHALL BE BASED ON SHEATHING INDICATED ON TOP PLATE. THESE CONNECTORS ARE REQUIRED ONLY WHERE INDICATED IN THE DETAILING.
 8. WHERE SHEAR WALLS INTERSECT SEE S/80 TYP. U.O.N.
 9. ANCHOR BOLT W/SHOER SHALL BE AS FOLLOWS:
 - a. 1. PL 14x30x3 @ 15'0" A.B.S. -
 - b. 1. PL 14x30x3 @ 15'0" A.B.S. - (SEE NOTE 12.1)
 - c. 1. SOLE PLATE SHALL BE THICKER THAN 6" O.C. SHALL BE STAGGERED
 10. ALL SOLE PLATES (BOT PLATES) SHALL BE RAISED 9" O.C. LEVELS) SHALL BE 2X U.O.N. DO NOT LOCATE ADJOINING HORIZONTAL PANEL EDGES ON EITHER TOP OR BOTTOM SOLE PLATES.
 11. WHERE PLYWOOD SHEATHING IS APPLIED ON BOTH FACES OF WALL, THE FOLLOWING ARE REQUIRED:
 12. ANCHOR BOLT SPACING SHALL BE, REDUCED BY HALF VALUE SHOWN OR AT CONTRACTOR'S OPTION 1" BOLT MAY BE USED SPACED AT THE ORIGINAL TABULATED VALUES.
 13. SOLE PLATE NAIL SPACING SHALL BE WITH S/80 @ 18" TYP. LONG ALL JOISTS SPACED @ 16" TABULATED VALUES.
 14. SHEATHING PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT MEMBERS OR FRAMING SHALL BE 3x.
 15. CONTRACTOR'S OPTION TO SUBSTITUTE 1/2" CLIPS FOR 1" CLIPS.

N.T.S.	9
--------	---

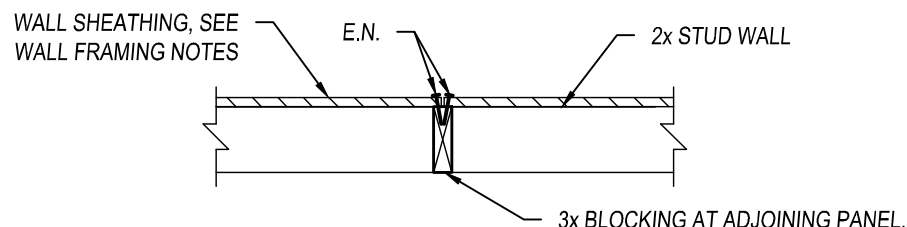
N.T.S.	1
--------	---

TOP PLATE NOTCHES

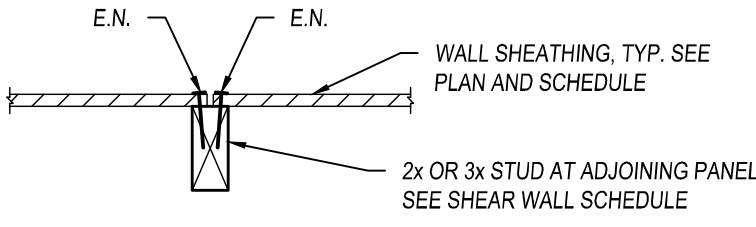
Technical drawings of two types of studs:

- Standard Stud:**
 - Width: D
 - Maximum Height: $40\% D$ MAX.
 - Maximum Hole Diameter: $60\% D$ MAX.
 - Minimum Hole Diameter: $5/8"$ MIN.
- Stud with Notch:**
 - Width: D
 - Maximum Height: $25\% D$ MAX.
 - Maximum Hole Diameter: $60\% D$ MAX.
 - Minimum Hole Diameter: $5/8"$ MIN.
 - Feature: NOTCH IN STUD

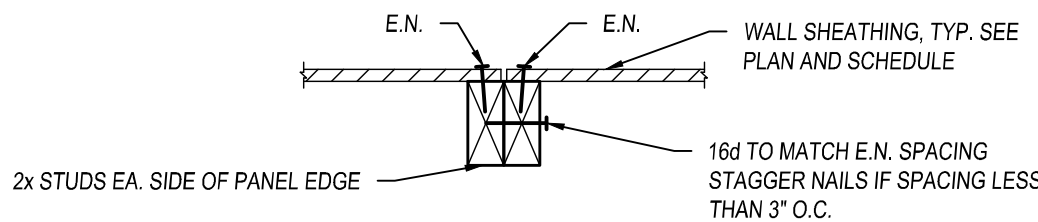
STUD NOTCHES



SHEAR WALL SHEATHING SPLICED AT SINGLE BLOCK



SHEAR WALL SHEATHING SPLICED AT SEPARATE SINGLE STUD

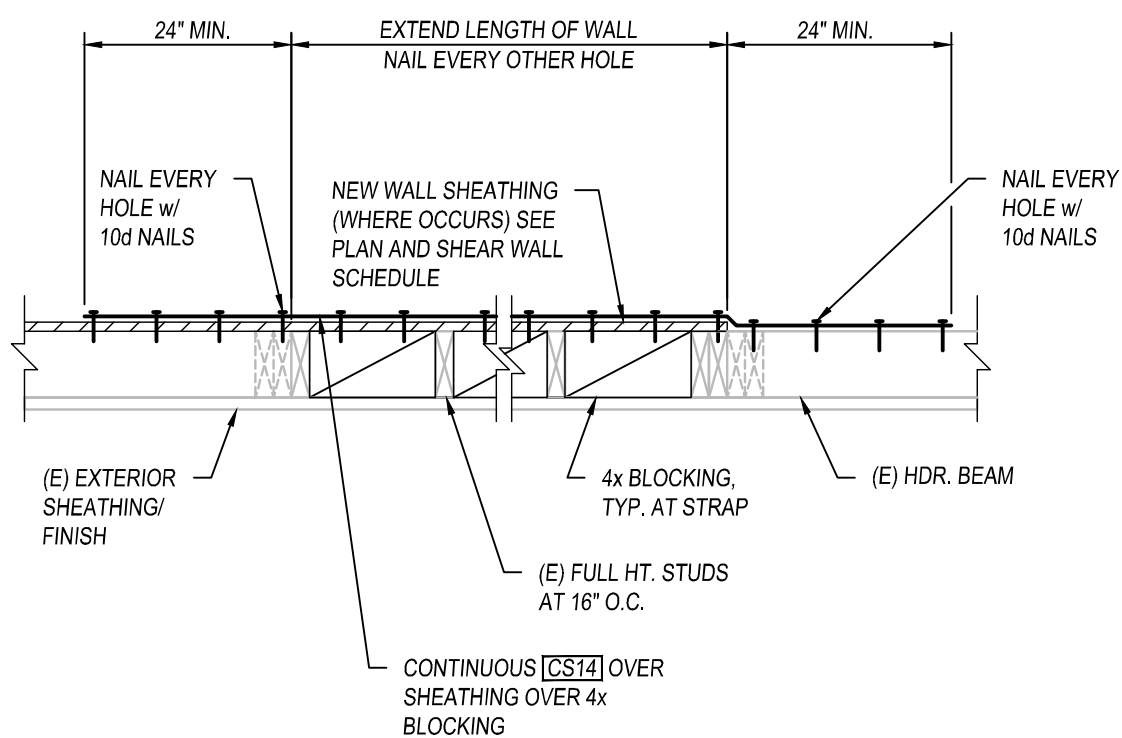


SHEAR WALL SHEATHING SPLICED AT SEPARATE DOUBLE STUD

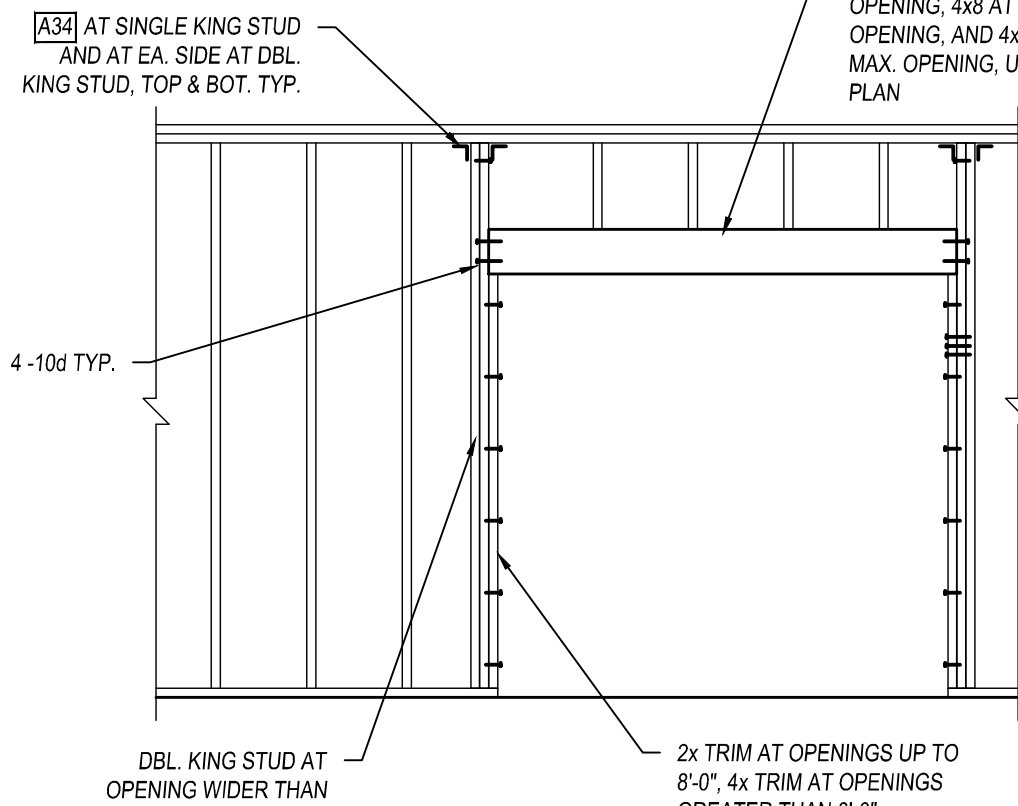
N.T.S.	1
--------	---

N.T.S.	6
--------	---

N.T.S.	2
--------	---

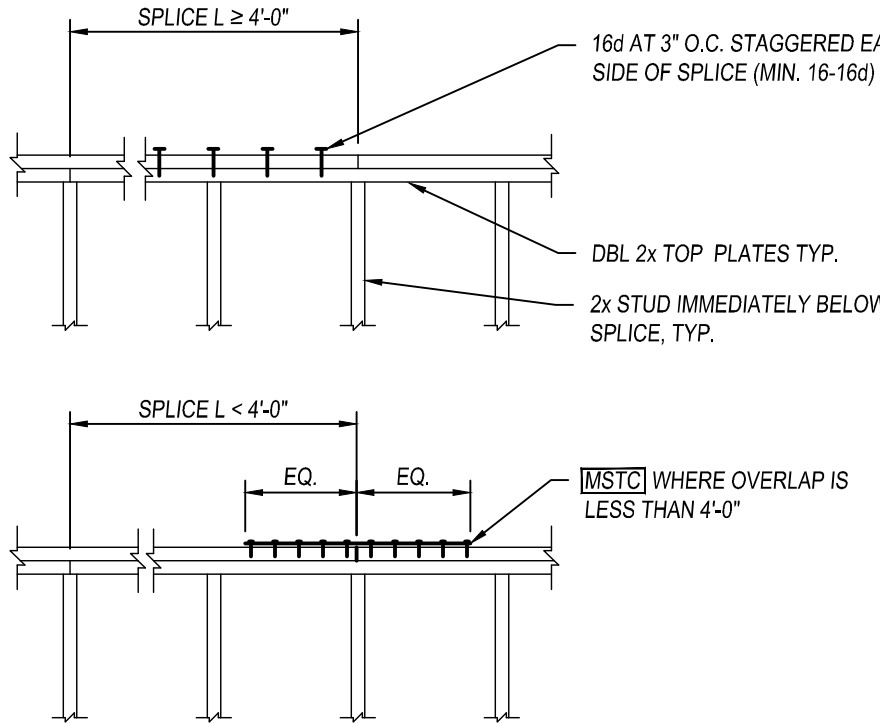


NOTE:
USE 6x HEADERS AT 2x6 STUD WALL



WALL OPENINGS

NOTE:
OPTION TO LOCATE STRAP AT SIDE OF TOP PL

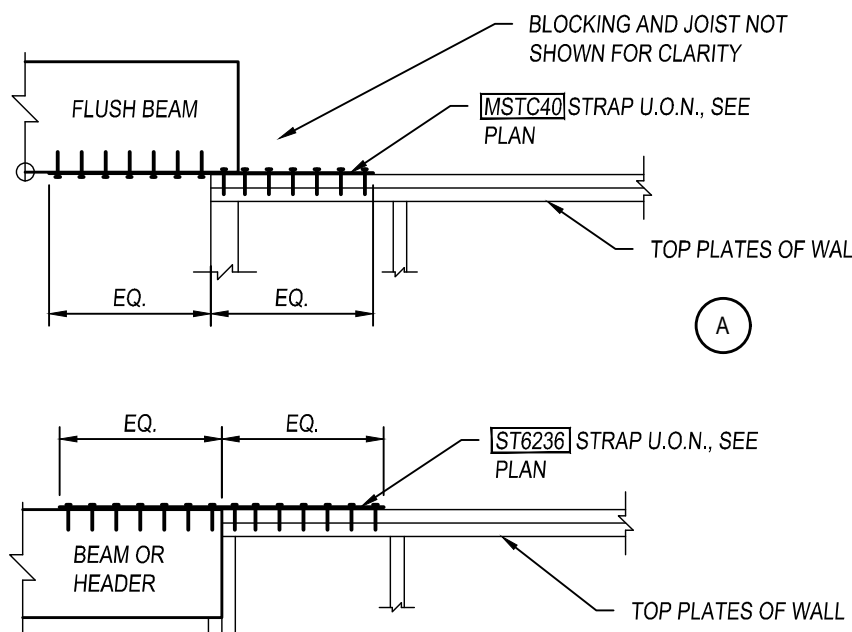


TOP PLATE SPLICE

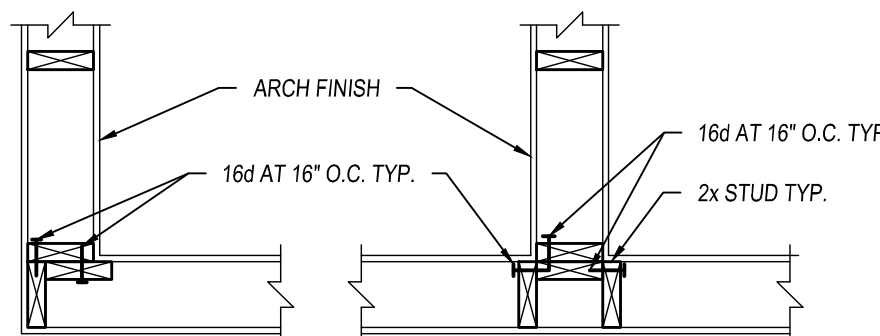
N.T.S.	1
--------	---

N.T.S.	7
--------	---

N.T.S.	3
--------	---



FLUSH BEAM TO WALL



NON-SHEAR WALL INTERSECTIONS

SHEAR WALL INTERSECTIONS

	N.T.S.	4
--	--------	---

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

SF_A
Skarphol/Frank
Associates
 ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
 925 17th Street
 Bakersfield, CA 93301
 (861) 334-2741
 skarpholfrank.com

PREPARED BY:



4CREEKS

324 S. SANTA FE STREET
SUITE A
VISALIA, CA 93292
TEL: 661.371.4241



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



BAKERSFIELD

901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
09-19-25	BUILDING DEPARTMENT REVIEW

REVISION	DESCRIPTION
07-24-26	BUILDING DEPARTMENT COMPLIANCE

JOB 251718	S8.0
DP LM	
PM MAS	
WALL FRAMING DETAILS	

BUILDING 300

Plumbing Fixture Schedule:

WC
Floor mounted 16.5" high accessible flush tank elongated water closet, "Kohler" #K-25077 1.28 gallons / flush, #K-4650-A elongated open-front seat , bolt caps, 3" S. & W., 2" V.O., 1/2" C.W.

L-1
Wall hung vitreous china accessible lavatory, "Kohler" # K-2032 (21" x 18") Greenwich, offset grid drain, "Chicago" manual hot/cold faucet # 802-317ABCP, .5 GPM outlet, (2) threaded angle wall stops with braided S.S. supplies, 17 ga. C.P. trap/offset tailpiece, 1/2" H.W./C.W., 2" W., 2" W.C.O., 1-1/2" V.O., provide "J.R. Smith" # 720 stud mounted support arms & "Leonard" # 170-LF-8P tempering valve set @ 110 degrees.

L-2
Counter mounted vitreous china oval lavatory, "Kohler" # K-2196-4, "Pro-Flow" # PFHGD offset grid drain, "Chicago" manual hot/cold faucet # 802-317ABCP, .5 GPM outlet, (2) threaded angled wall stops with braided stainless steel supplies, 17 ga. C.P. trap/tailpiece, (wrap H.W. and trap/tailpiece per specifications) 1/2" H.W./C.W., 2" W., 1-1/2" V.O., 2" W.C.O., Provide "Leonard" # 170-LF-8P tempering valve set @ 110 degrees.

S
Counter mounted 22 ga. stainless steel (20"x20"x10" deep) single bowl sink. "Dayton" # DPC1202010 with "T&S Brass" # B-0220-060X lever faucet(1.5 GPM), with **GD**, (2) threaded angled wall stops with braided S.S. supplies, 17 ga. C.P. trap/tailpiece, 1/2" H.W./C.W., 2" W., 1-1/2" V.O., 2" W.C.O. (if shown), Provide "Leonard" # 170-LF-8P tempering valve set @ 110 degrees.

GD
Garbage disposal, "Insinkerator" Badger 1, 1/3 H.P. @ 120v.-1ph.,

HB
Wall mounted bent nose brass loose tee key hose bibb, "Acorn" # 8121 with integral vacuum breaker, 3/4" C.W.,

WM
"Assured Automation" #D10-NSF-075 3/4" submeter (1 pulse per gallon), "Next Century" #NCTRY-X outdoor water proof transceiver, "Next Century" #NCGW4 gateway, "Next Century" #NCREY signal repeater (if needed)

SH-1
"Florestone" acrylic shower enclosure # 36-3W with ProFlo # PF140NC brass drain, S.S. strainer, "Moen" model # 82495-C pressure balancing shower assembly with valve (w/stops), 2" trap, 2" W., 1-1/2" V.O., 1/2" H.W./C.W., curtain rod.

SH-2
"Florestone" acrylic accessible shower enclosure # 35-62H complete with "Symmons" pressure balancing valve, "Moen" hand - held shower head with hose, grab bars, seat, curtain rod, 1.5 GPM flow restrictor, C.P. brass drain/overflow, 2" W., 2" W.C.O., 1/2" C.W./H.W., 1-1/2" V.O., curtain rod.

FD
Cast iron floor drain, "Watts" #FD-100-L-2-NH-L5 with 5"x 5" bronze square grate (see plans), 2" trap, 2" W., 1-1/2" V.O. (2" V.O. below slab if shown)

EWB
Electric water heater, "Rheem" # EGP20, 20 gallon glass lined tank, 6,000 Watt element @ 208-1ph., 68 gpm recovery at 60° rise, T.&P. relief valve with full size discharge as shown on plans, 3/4" C.W. to and H.W. from, provide secondary drain pan w/ 1" drain routed as shown on plans. (Set to 120 degrees F.) 597.34 lbs. wet weight

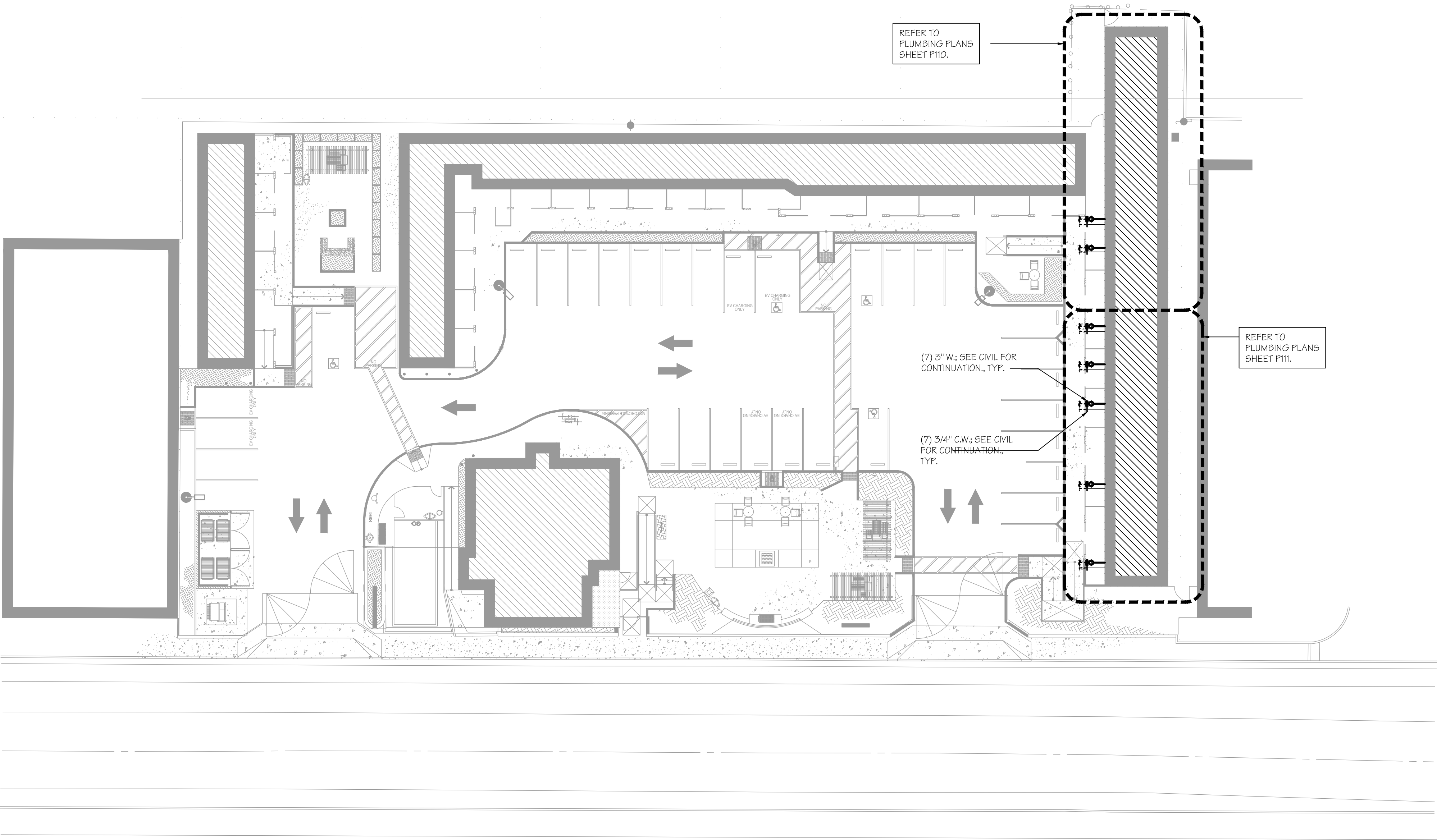
PLUMBING LEGEND					
SYMBOL	ABBR.	ITEM	SYMBOL	ABBR.	ITEM
	ACC.	ACCESSIBLE		GRD.	GRADE
	A.D.	ACCESS DOOR/WALL BOX		G.W.	GREASE WASTE
	A.F.F.	ABOVE FINISHED FLOOR		H.B.	HOSE BIBB
	C.D.	CONDENSATE DRAIN		H.V.(A-C)	AIR CONDITIONING EQPT.
	C.I.	CAST IRON		L.	LAVATORY
	CLG.	CEILING		LOC.	LOCATION
	C.O.	CLEANOUT		(N)	NEW
	COMB.	COMBUSTION		N.I.C.	NOT IN CONTRACT
	CONN.	CONNECTION		P.O.C.	POINT OF CONNECTION
	CONT.	CONTINUATION		PROV.	PROVIDE
	COTG	CLEANOUT TO GRADE		P.R.V.	PRESSURE REDUCING VALVE
	(D)C.W.	(DOMESTIC) COLD WATER		R.D.	ROOF DRAIN
	D.F.	DRINKING FOUNTAIN		R.W.L.	RAINWATER LEADER
	(D)H.W.	(DOMESTIC) HOT WATER		S.	SINK
	(D)HWR	(DOMESTIC) HOT WATER RETURN		S.&W.	SOIL AND WASTE
	DN.	DOWN		SIM.	SIMILAR
	DR'N.	DRAIN		S.O.V.	SHUT OFF VALVE
	(E).	EXISTING		SS	STAINLESS STEEL
	(E)C.W.	EXISTING COLD WATER		S.S.	SERVICE SINK
	(E)H.W.	EXISTING HOT WATER		SURF.	SURFACE
	(E)H.W.R	EXISTING HOT WATER RETURN		T.&P.	TEMPERATURE AND PRESSURE RELIEF
	(E)C.D	EXISTING CONDENSATE DRAIN		T.P.	TRAP PRIMER
	(E)S.&W.	EXISTING SOIL AND WASTE		(TYP)	TYPICAL
	E.D.F.	ELECTRIC DRINKING FOUNTAIN		UR.	URINAL
	E.W.H.	ELECTRIC WATER HEATER		V.O.	VENT OFFSET
	F.C.O.	FLOOR CLEANOUT		V.T.R.	VENT THRU ROOF
	F.D.	FLOOR DRAIN		(E) W.	EXISTING WASTE
	FLR.	FLOOR		W.	WASTE
	F.S.	FLOOR SINK		W.C.	WATER CLOSET
	G.	GAS		W.H.	WATER HEATER
	(E) G.	EXISTING GAS		W.C.O.	WALL CLEANOUT
	G.D.	GARBAGE DISPOSAL			

Pipe Material Schedule:

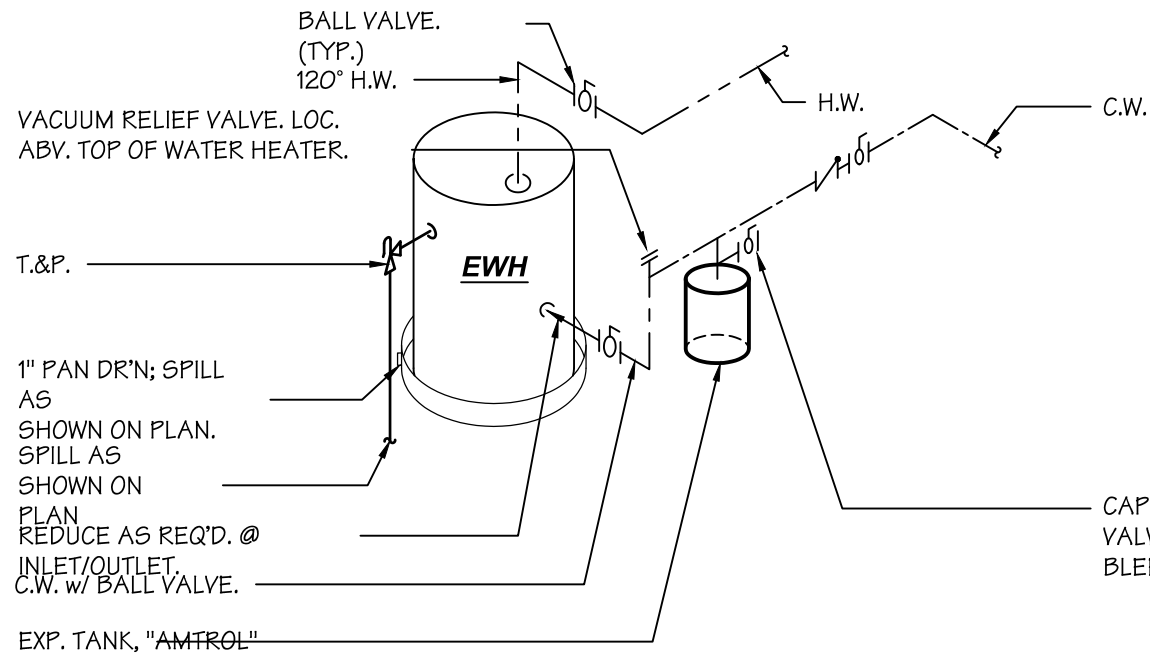
Soil and Waste/Vent: Schedule 40 PVC w/glued fittings
Water: Type "L" copper w/sweat fittings
Condensate: Type "M" copper w/sweat or "Pro-Press" fittings (see "M" sheets)
Water below grade: Schedule 40 PVC w/glued fittings (building riser to be "L" copper)

General Project Note:

- Coordination of work: Layout of materials, equipment and systems is generally diagrammatic unless specifically dimensioned. Some work may be shown offset for clarity. The actual location of all materials, piping, ductwork, fixtures, equipment, supports, etc. shall be carefully planned, prior to installation of any work to avoid all interferences with each other, or with structural, fire sprinkler, electrical, architectural or other elements. Verify the proper voltage and phase of all equipment with the electrical plans. All conflicts shall be called to the attention of the architect and the engineer prior to the installation of any work or the ordering of any equipment.

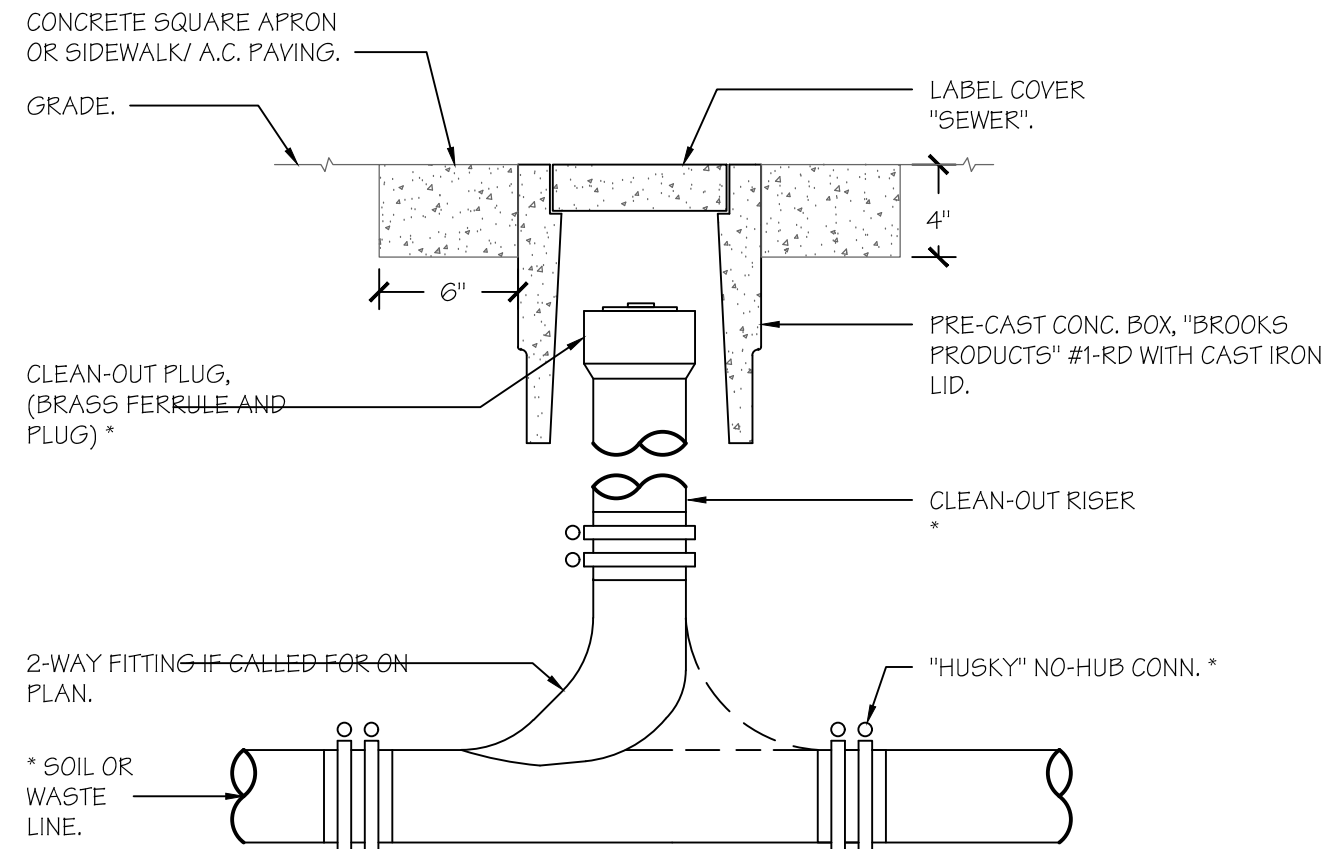


PLUMBING SITE PLAN
SCALE: 1"=20'-0"



EWB PIPING DETAIL

SCALE: N.T.S.



CLEAN-OUT TO GRADE

SCALE: N.T.S.

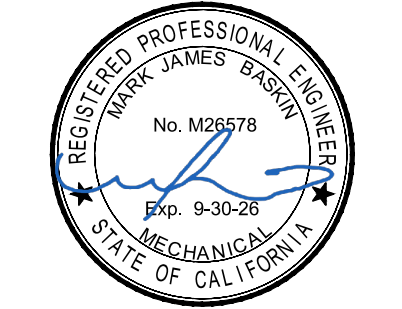
NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

SF_A
Skarphol / Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-0741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

bme
BASKIN
MECHANICAL
ENGINEERS

175 Fulton Street
Fresno, CA 93721
Tel: (559) 237-0376
Job: 25025
Pit: 12-02-25



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



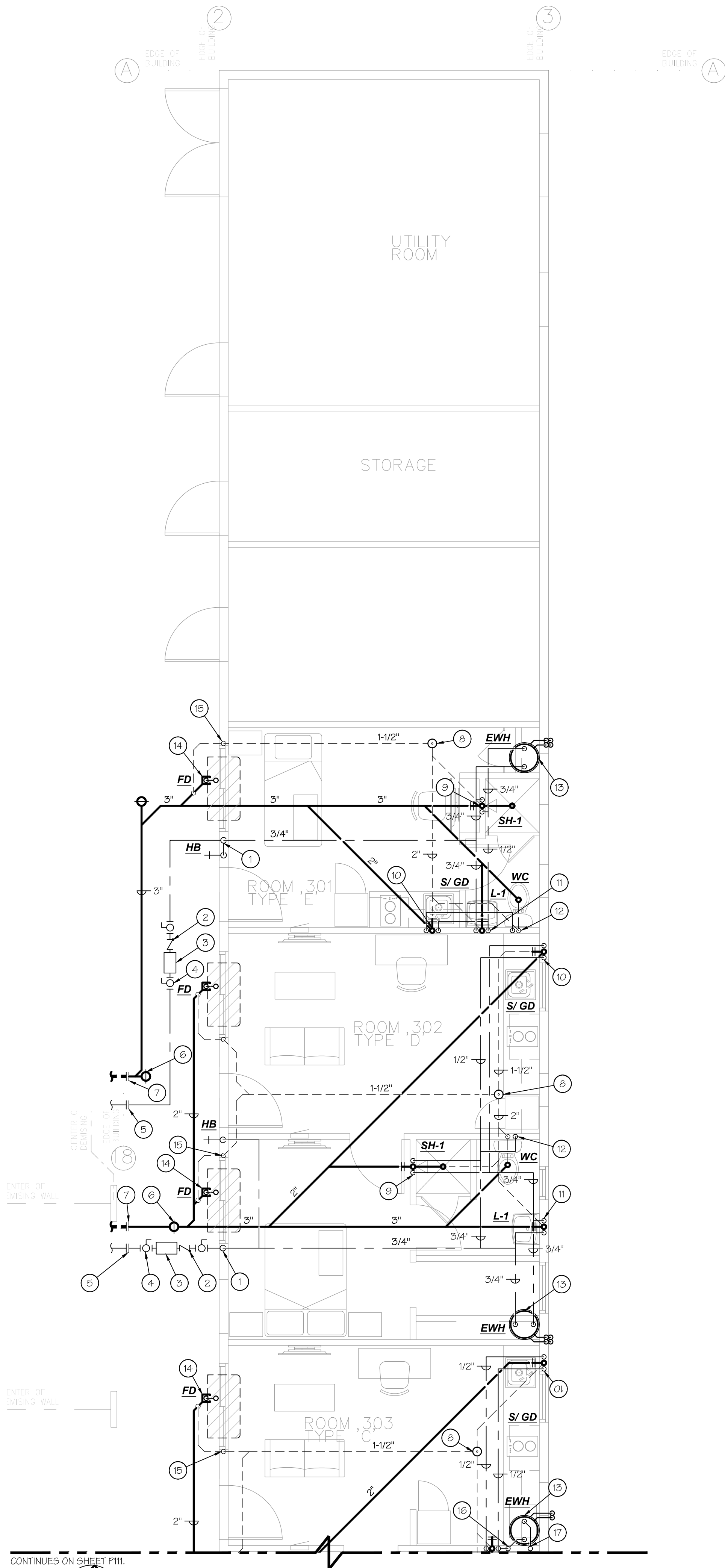
901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR

REVISION	DESCRIPTION

JOB	P100
DP	
PM	

BUILDING 300



C.W. Calc's (Velocity) (ea. unit):				
1	W.C.	@	2.5	Fixt. Units = 2.5
1	LAV's	@	1	Fixt. Units = 1
1	Sink's	@	1.5	Fixt. Units = 1.5
1	Tub/Shower	@	4	Fixt. Units = 4
1	H.B.	@	2.5	Fixt. Units = 2.5
TOTAL				Fixt. Units = 11.5
9 GPM = 3/4" C.W. @				
5.9 F.P.S. Velocity & 9.0 P.S.I. friction loss/100'				

H.W. Calc's (Velocity) (ea. unit):				
1	LAV's	@	1	Fixt. Units = 1
1	Sink	@	1.5	Fixt. Units = 1.5
1	Tub/Shower	@	4	Fixt. Units = 4
TOTAL				Fixt. Units = 6.5
6 GPM = 3/4" H.W. @				
3.9 F.P.S. Velocity & 4.0 P.S.I. friction loss/100'				

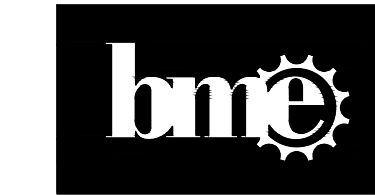
C.W. Calc's (Velocity) (BLDG 300):				
7	W.C.	@	2.5	Fixt. Units = 17.5
7	LAV	@	1	Fixt. Units = 7
7	Sink	@	1.5	Fixt. Units = 10.5
7	Tub/Shower	@	4	Fixt. Units = 28
7	H.B.	@	1	Fixt. Units = 7
TOTAL				Fixt. Units = 70
37 GPM = 1-1/2" C.W. @				
6.0 F.P.S. Velocity & 4.5 P.S.I. friction loss/100'				

- Plumbing Keynotes:
- 3/4" C.W. RISE TO ABOVE CEILING
 - CHECK VALVE, TYPICAL.
 - COLD WATER SUBMETER (**WM**).
 - ISOLATION/BALL VALVE, TYPICAL.
 - 3/4" C.W.; SEE CIVIL FOR CONTINUATION.
 - 3" CLEANOUT TO GRADE.
 - 3" W.; SEE CIVIL FOR CONTINUATION
 - 2" V.T.R.
 - (**SH**) 2" trap, 2" W., 1-1/2" V.O., 1/2" H.W./C.W.
 - (**S**) 1/2" C.W./H.W., 2" W, 2" W.C.O, 1-1/2" V.O. TYP.
 - (**L**) 1/2" C.W./H.W., 2" W, 2" W.C.O, 1-1/2" V.O. TYP.
 - (**WC**) 3" W., 2" V.O., 1/2" C.W.
 - 3/4" C.W. DN. TO & 3/4" H.W. FROM **EWH**. T.&P. RELIEF/ 1" PAN DRAINS TO SPILL TO THE EXTERIOR +6" ABV. GRADE. SEE DETAIL B/P100.
 - CONDENSATE FROM MECHANICAL UNIT SHALL DRAIN INDIRECTLY INTO AND ABOVE **FD** FLOOR DRAIN. DURING FLOOR DRAIN INSTALLATION, CONTRACTOR MUST AVOID FOOTINGS. CONCRETE SHALL BE SLOPED TOWARD FLOOR DRAIN TO ENSURE PROPER DRAINAGE.
 - 2" VENT BELOW GRADE UP TO 1-1/2" VENT RISER., TYP.
 - 3/4" C.W. SUPPLY LINE TO ROUTE DOWN AND WITHIN CABINET SPACE TO ELECTRIC WATER HEATER
 - 3/4" H.W. WITHIN CABINET SPACE; 3/4" H.W. UP IN WALL TO CEILING SPACE ABOVE.



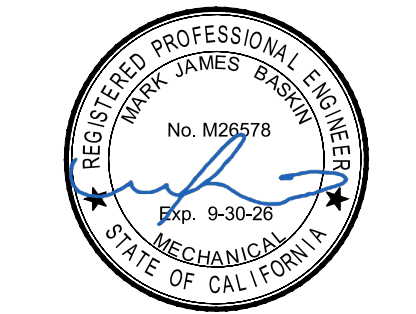
Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-0741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



BASKIN
MECHANICAL
ENGINEERS

175 Fulton Street
Fresno, CA 93721
Tel: (559) 237-0376
Job: 25025
Plt: 12-02-25



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR

REVISION	DESCRIPTION

JOB	P110
DP	
PM	

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

BUILDING 300



STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Domestic Water Heating System

NRCC-PLB-E

This document is used to demonstrate compliance for nonresidential occupancies with requirements in 110.1, 110.3, 120.3, and 140.5, and with requirements in 141.0 for additions and alterations, for domestic water heating scopes using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in 110.1, 110.3, 160.4 and 170.2(d), and with requirements 180.1 for additions and 180.2 for alterations.

Project Name: Adaptive Reuse and Apartment Conversion For Unhoused Veterans

Report Page: (Page 1 of 3)

Project Address: 901 Union Ave.

Date Prepared: 8/25/2025

A. GENERAL INFORMATION

01	Project Location (city)	Bakersfield	02	Climate Zone	13
03	Occupancy Types Within Project (select all that apply):				
• High-Rise Residential					

B. PROJECT SCOPE

This table includes domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in 140./170.2(d) and 141.0(a)/ 180.1, or 141.0(b)2N / 180.2 for additions or alterations. Solar water heating systems are documented on the NRCC-SAB compliance document. Combined hydronic water heating systems are documented on the NRCC-MCH compliance document.

01	02	03
My project consists of (check all that apply):	System Type ^{1,2}	System Components
☐ New system (DHW system being installed for the first time)		☐ Equipment ☐ Distribution ☐ Controls
☐ System Alteration (equipment, distribution or controls)		☐ Equipment ☐ Distribution ☐ Controls

¹FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.

² Dwelling units refers to hotel/motel guest rooms and units in a multifamily residential occupancy.

³ DHW systems serving 2 or more dwelling units are considered "Central Systems" for multifamily occupancies

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, or the table indicated as not compliant for guidance.

01	02	03	04
Domestic Hot Water Equipment	Distribution Systems	Controls	Compliance Results
Table F	Table G	Table H	
Yes	Yes	Yes	
COMPLIES			

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Compliance ID: EnergyPro-8598-0825-0391

Schema Version: rev 20220101

Report Generated: 2025-08-25 15:25:38

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Domestic Water Heating System

NRCC-PLB-E

Project Name: Adaptive Reuse and Apartment Conversion For Unhoused Veterans

Report Page: (Page 3 of 3)

Project Address: 901 Union Ave.

Date Prepared: 8/25/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Mike Mundschau

Company: Baskin Mechanical Engineers

Address: 2131 19th St., Suite B

City/State/Zip: Bakersfield California 93301

Documentation Author Signature: Michael Mundschau

Signature Date: CEA/ HERS Certification Identification (if applicable): M37211

Phone: (661) 397-2114

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Mark Baskin

Company: Baskin Mechanical Engineers

Address: 2131 19th St., Suite B

City/State/Zip: Bakersfield California 93301

Responsible Designer Signature: [Signature]

Date Signed: 2025-08-25

License: M26578

Phone: (661)397-2114

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Compliance ID: EnergyPro-8598-0825-0391

Schema Version: rev 20220101

Report Generated: 2025-08-25 15:25:38

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Domestic Water Heating System

NRCC-PLB-E

Project Name: Adaptive Reuse and Apartment Conversion For Unhoused Veterans

Report Page: (Page 2 of 3)

Date Prepared: 8/25/2025

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. DOMESTIC HOT WATER EQUIPMENT

This section does not apply to this project.

G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

This section does not apply to this project.

H. DOMESTIC HOT WATER CONTROLS

This section does not apply to this project.

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E, Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title

NRCI-PLB-E - Must be submitted for all buildings

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no forms required for this project.

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Compliance ID: EnergyPro-8598-0825-0391

Schema Version: rev 20220101

Report Generated: 2025-08-25 15:25:38

Skarphol/Frank Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-0741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

BASKIN MECHANICAL ENGINEERS

175 Fulton Street
Fresno, CA 93721
Tel: (559) 237-0376
Job: 25025
Pit: 12-02-25

ADAPTIVE REUSE AND APARTMENT CONVERSION FOR UNHOUSED VETERANS IN COLLABORATION WITH:

901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR

REVISION	DESCRIPTION

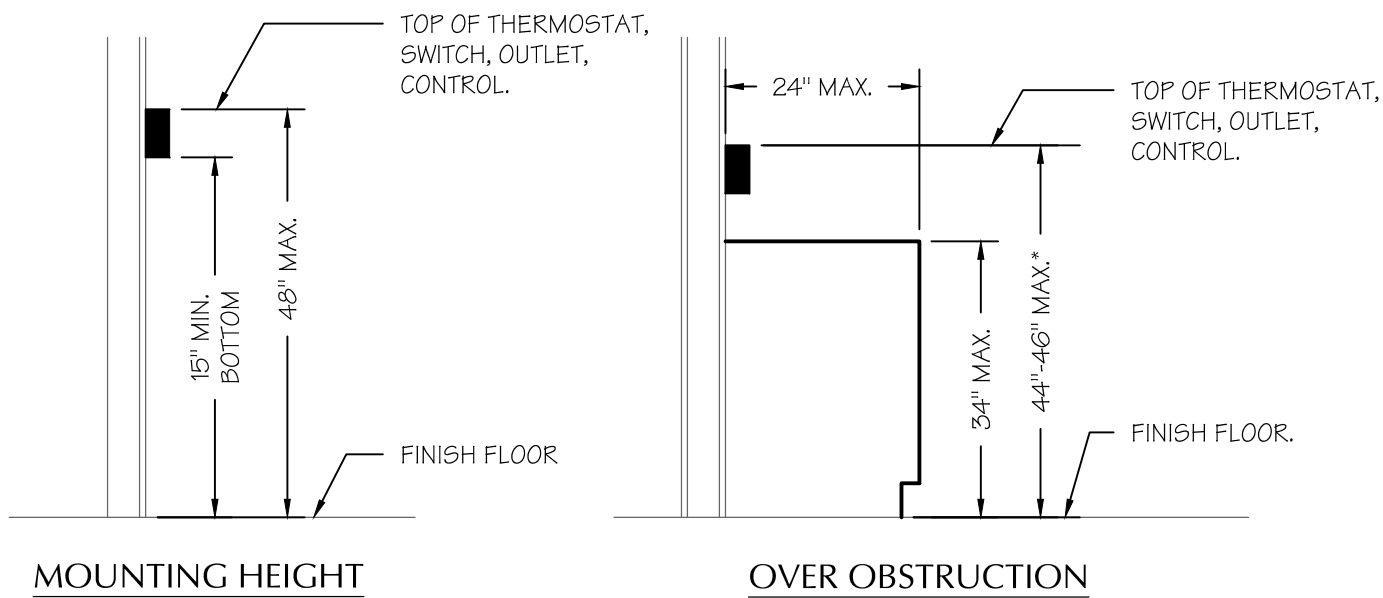
JOB	P210
DP	
PM	

BUILDING 300

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

PACKAGE HEAT PUMP SCHEDULE	
DESIGNATION	HP-1
VOLTS/PHASE	208 / 1
F.L.A.	18.0
MCA/MOCP (AMPS)	17.7 / 20
SEER / EER @ ARI	-- / 10.9
BLOWER	
SUPPLY AIR (CFM)	350
EXT. S.P. (IN. WC)	0.00
MIN. O.S.A. (CFM)	--
HP/BHP	0.07 / --
RPM	1050
DRIVE	DIRECT
COOLING	
SENSIBLE (MBH)	6.8
TOTAL (MBH)	5.9
EADB/EAWB (°F)	80 / 67
AMBIENT AIR (°F)	95
HEATING	
CAPACITY (MBH)	6.0
COP	3.5
FILTER	
QUANTITY/SIZE (RETURN)	
TYPE	MERV 6
MANUFACTURER	
TYPE	PTAC
MODEL NUMBER	PZH07K3SC
LOCATION	WALL MOUNTED
OPER. WT (LBS)	96
ACCESSORIES	1, 2, 3, 4

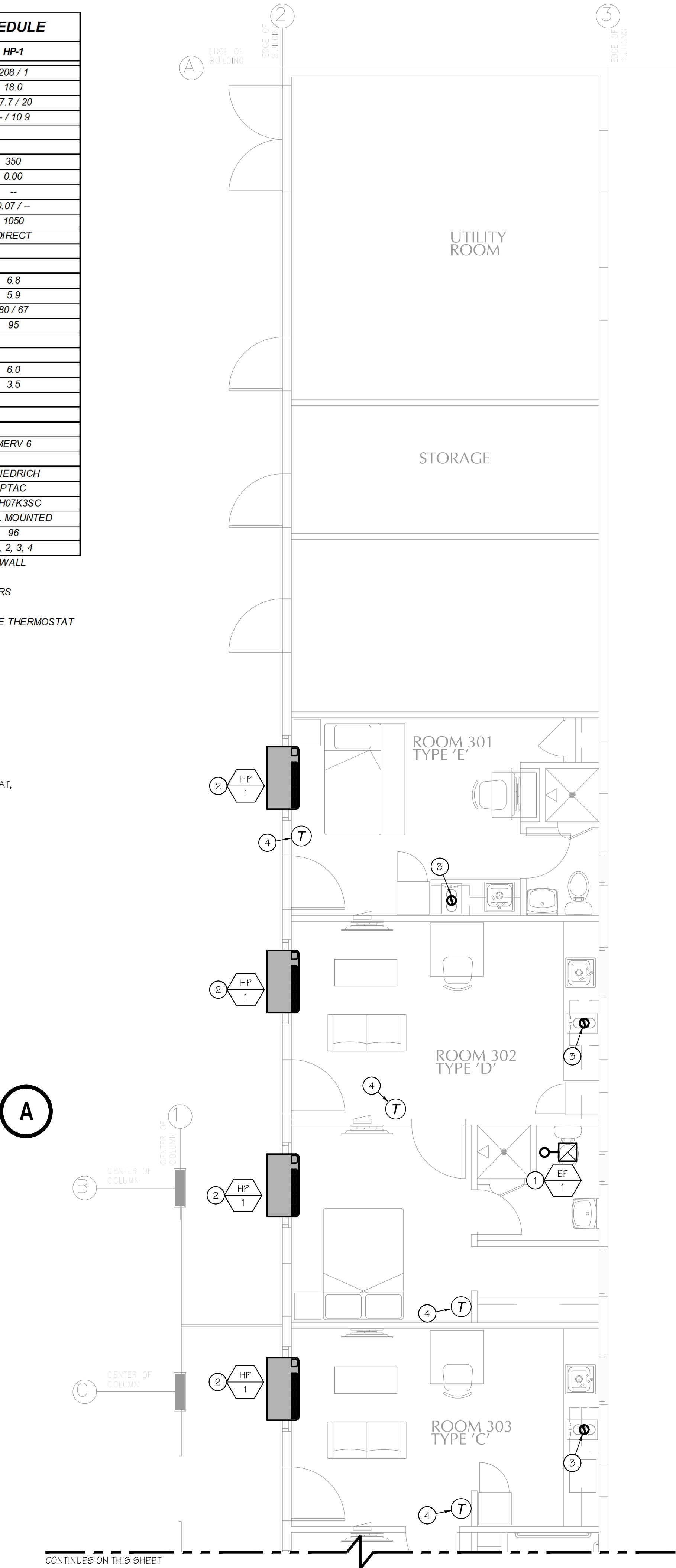
1. MOUNTING KIT, WALL SLEEVE VERIFY WALL THICKNESS PRIOR TO ORDERING.
2. PROVIDE PREMIUM CARBON AIR FILTERS
3. PROVIDE WITH PRDX10 DRAIN KIT
4. PROVIDE PELICAN TC1 PROGRAMMABLE THERMOSTAT



* 44" MAX. FOR WHEEL CHAIR FORWARD APPROACH AND 46" MAX. FOR SIDE APPROACH PER CBC FIGURE 11B-308.2.2(b) & 11B-308.3.2(b).

THERMOSTAT LOCATION DETAIL

SCALE: NTS



Air Conditioning Legend

SYMBOL	ABBR.	ITEM	SYMBOL	ABBR.	ITEM
	A.C.	Air Conditioning		H.W.R.	Heating Water Return
	A.D.	Access Door		H.W.S.	Heating Water Supply
	A.H.F.	Air Handler		INT.	Internal
	B.A.S.	Building Automation System		LOC.	Location
	B.V.	Butterfly Valve		M.O.	Motor Operated
	C.D.	Condensate Drain		(N)	New
	C.E.	Ceiling Exhaust Register		N.C.	Normally Closed
	C.W.R.	Condensor Water Return		N.I.C.	Not in Contract
	C.W.S.	Condensor Water Supply		N.O.	Normally Open
	C.H.W.R.	Chilled/Hot Water Return		O.S.A.	Outside Air
	C.H.W.S.	Chilled/Hot Water Supply		O.B.D.	Opposed Blade Damper
	COMB.	Combustion		P.O.C.	Point of Connection
	CON.	Connection		P.P.	Petco Plug
	CONT.	Continuation		PROV.	Provide
	C.R.	Ceiling Return Register		P.R.V.	Pressure Reducing Valve
	C.S.	Ceiling Supply Register		SIM.	Similar
	C.V.	Check Valve		S.F.D.	Smoke / Fire Damper w/ access panel
	D.C.W.	Domestic Cold Water		S.F.D.	S.F.D.
	DIA.	Diameter		S.M. or S/M	Sheet Metal
	D.L.	Door/Louver		S.O.V.	Shut Off Valve
	DN.	Down		S.P.S.T.	Single Pole Single Throw
	D.P.D.T.	Double Pole Double Throw		STAT	Thermostat or Room Sensor
	D.T.R.	Duct Thru Roof		SURF.	Surface
	EX.	Existing		(TYP)	Typical
	E.F.	Exhaust Fan		U.G.	Underground
	E.M.S.	Energy Management System		U.N.O.	Unless Noted Otherwise
	EX.	Exhaust		V.D.	Volume Damper
	F.D.	Fire Damper w/ acc. panel		V.O.	Vol. Damper w/ Remote Operator
	Flex. Conn.	Flexible Connection		W.	With
	F.L.R.	Floor		W.R.	Wall Return Register
	F.T.R.	Flue Thru Roof		W.S.	Wall Supply Register
	Furn.	Furnace			Duct w/ Acoustic Lining
	GA.	Gauge			Turning Vanes
	GAL.	Gallon			Extractor
	GA.LV.	Galvanized			
	G.P.M.	Gallons per Minute			
	GRD.	Grade			
	GV.	Gate Valve			

EQUIPMENT SCHEDULE

EF-1
Greenheck SP-AP0511W-1 Ceiling Mounted Exhaust Fan, 100 CFM @ 0.12" E.S.P., 880 RPM, 1.50 sones on high speed. Fan shall operate on high speed whenever the occupant sensor or humidity sensor is activated. Fan shall continue operation at high speed for an additional twenty minutes after occupant or humidity sensor is satisfied. Fan shall be set to automatically reduce airflow to 45 CFM at all other periods. Minimum fan operation to be 45 CFM continuous. Provide with backdraft damper, and connect full size discharge to roof vent cap. Complete with 2-speed capability with time delay, motor rated for continuous use, grille mounted motion detector (field installed), integrated humidity sensor (field installed), Energy Star most Efficient rating, NEMA-1 toggle switch.

Electrical: 0.29A @ 115v-1ph. Operating Weight: 10 Lbs.

EF-2
Greenheck SP-AP0511W-1 Ceiling Mounted Exhaust Fan, 75 CFM @ 0.12" E.S.P., 817 RPM, 1.20 sones on high speed. Fan shall operate on high speed whenever the occupant sensor or humidity sensor is activated. Fan shall continue operation at high speed for an additional twenty minutes after occupant or humidity sensor is satisfied. Fan shall be set to automatically reduce airflow to 45 CFM at all other periods. Minimum fan operation to be 45 CFM continuous. Provide with backdraft damper, and connect full size discharge to roof vent cap. Complete with 2-speed capability with time delay, motor rated for continuous use, grille mounted motion detector (field installed), integrated humidity sensor (field installed), Energy Star most Efficient rating, NEMA-1 toggle switch.

Electrical: 0.29A @ 115v-1ph. Operating Weight: 10 Lbs.

MECHANICAL KEY NOTES:

1. CEILING EXHAUST FAN W/FULL SIZE DISCHARGE TO ROOF CAP, FAN IS TWO-SPEED AND IS TO RUN CONTINUOUSLY TO COMPLY WITH ASHRAE 62.2.
2. THRU THE WALL PTAC HEAT PUMP, INSTALL PER MANUFACTURERS INSTRUCTIONS.
3. 7"Ø EXHAUST DUCT FROM KITCHEN HOOD, FOR UNITS WITH MICROWAVE HOOD PROVIDE 3.25"x10" TRANSITION, FIELD COORDINATE EXACT TYPE OF HOOD.
4. SEE TYP. DETAIL A/M110

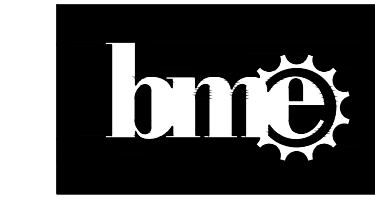


Skarphol/Frank Associates

ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect

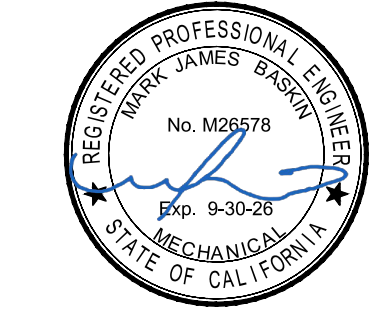
925 17th Street
Bakersfield, CA 93301
(861) 334-0741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



BASKIN MECHANICAL ENGINEERS

175 Fulton Street
Fresno, CA 93721
Tel: (559) 237-0376
Job: 25025
Pit: 12-02-25



ADAPTIVE REUSE AND APARTMENT CONVERSION FOR UNHOUSED VETERANS IN COLLABORATION WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR

REVISION	DESCRIPTION

JOB	
DP	
PM	M110

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

BUILDING 300



- MECHANICAL KEY NOTES:**
1. CEILING EXHAUST FAN W/FULL SIZE DISCHARGE TO ROOF CAP, FAN IS TWO-SPEED AND IS TO RUN CONTINUOUSLY TO COMPLY WITH ASHRAE 62.2.
 2. THRU THE WALL PTAC HEAT PUMP, INSTALL PER MANUFACTURERS INSTRUCTIONS.
 3. 7"Ø EXHAUST DUCT FROM KITCHEN HOOD, FOR UNITS WITH MICROWAVE HOOD PROVIDE 3.25"x10" TRANSITION, FIELD COORDINATE EXACT TYPE OF HOOD.
 4. SEE TYP. DETAIL A/M110



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-0741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



BASKIN
MECHANICAL
ENGINEERS

175 Fulton Street
Fresno, CA 93721
Tel: (559) 237-0376
Job: 25025
Plt: 12-02-25



ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR

REVISION	DESCRIPTION

JOB	M111
DP	
PM	

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

BUILDING 300

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

MECHANICAL SYSTEMS

CERTIFICATE OF COMPLIANCE

NRCC-MCH-E

This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, or 141.0(b)2 for alterations.

Project Name: Adaptive Reuse and Apartment Conversion For Unhoused Veterans

Report Page: (Page 1 of 7)

Project Address: 901 Union Ave.

Date Prepared: 8/25/2025

A. GENERAL INFORMATION

01 Project Location (city)

Bakersfield

04 Total Conditioned Floor Area

0

02 Climate Zone

13

05 Total Unconditioned Floor Area

0

03 Occupancy Types Within Project:

06 # of Stories (Habitable Above Grade)

1

High-Rise Residential

B. PROJECT SCOPE

This table includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)2 and 180.2(b)2 for alterations.

01

02

03

Air System(s)

Wet System Components

Dry System Components

☐ Heating Air System

☐ Cooling Air System

☐ Mechanical Controls

☐ Mechanical Controls (existing to remain, altered or new)

☐ Water Economizer

☐ Pumps

☐ System Piping

☐ Cooling Towers

☐ Chillers

☐ Boilers

☐ Air Economizer

☐ Electric Resistance Heat

☒ Fan Systems

☐ Ductwork (existing to remain, altered or new)

☐ Ventilation

☐ Zonal Systems/ Terminal Boxes

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Schema Version: rev 20220101

Compliance ID: EnergyPro-8598-0825-0390

Report Generated: 2025-08-25 15:23:46

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

MECHANICAL SYSTEMS

CERTIFICATE OF COMPLIANCE

NRCC-MCH-E

Project Name: Adaptive Reuse and Apartment Conversion For Unhoused Veterans

Report Page: (Page 2 of 7)

Date Prepared: 8/25/2025

C. COMPLIANCE RESULTS

This table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.

01

02

03

04

05

06

07

08

09

System Summary

110.1, 110.2, 140.4, 170.2(c)

AND

Pumps

140.4(a)

AND

Fans/ Economizers

140.4(c), 140.4(e), 170.2(c)

AND

System Controls

110.2, 120.2, 140.4(f), 170.2(c)

AND

Ventilation

120.1, 160.2

AND

Terminal Box Controls

140.4(d), 170.2(c)4B

AND

Distribution

120.3, 140.4(i), 160.2, 160.3

AND

Cooling Towers

110.2(e)2

Compliance Results

(See Table F)

(See Table G)

(See Table H)

(See Table I)

(See Table J)

(See Table K)

(See Table L)

(See Table M)

COMPLIES

Mandatory Measures Compliance (See Table Q for Details)

COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

This section does not apply to this project.

G. PUMPS

This section does not apply to this project.

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Schema Version: rev 20220101

Compliance ID: EnergyPro-8598-0825-0390

Report Generated: 2025-08-25 15:23:46

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

MECHANICAL SYSTEMS

CERTIFICATE OF COMPLIANCE

NRCC-MCH-E

Project Name: Adaptive Reuse and Apartment Conversion For Unhoused Veterans

Report Page: (Page 3 of 7)

Date Prepared: 8/25/2025

H. FAN SYSTEMS & AIR ECONOMIZERS

This table is used to demonstrate compliance with prescriptive requirements found in 140.4(c), 140.4(e), 140.4(m), 170.2(c)3, and 170.2(c)4A for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.

System Name

HP-1

Quantit y

2

Fan System Status

New

System Zoning

all other systems

Serving Dwelling Units

Not Serving Dwelling Units

Fan System Airflow (cfm)

730

Site Elevation

475

Economizer

NA: <=33 kbtu/h cooling

01

02

03

04

05

06

07

08

09

10

11

Fan Name or Item Tag

Fan Type

Qty

Component

Airflow through Component (%)

Water Gauge (w.g)

Componen t Allowance

Fan Allowance (watt/cfm) 3

Design Electrical Input Power Method

Motor Nameplate Horsepower

Design Electrical Input Power (kW)

SF

Supply

2

Base Allowance for system serving spaces <=5 floors away
MERV 13-16 Filter upstream of thermal conditioning equipment
Hydronic/DX cooling coil or heat pump coil

100

85

51

51

Manufacturer provided

0.09

Supply Fan Base Allowance (kW)

Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)

Fan System Allowance (kW)3

1

Fan System Electrical Output (kW)

0.17

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Schema Version: rev 20220101

Compliance ID: EnergyPro-8598-0825-0390

Report Generated: 2025-08-25 15:23:46

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

MECHANICAL SYSTEMS

CERTIFICATE OF COMPLIANCE

NRCC-MCH-E

Project Name: Adaptive Reuse and Apartment Conversion For Unhoused Veterans

Report Page: (Page 4 of 7)

Date Prepared: 8/25/2025

H. FAN SYSTEMS & AIR ECONOMIZERS

System Name

HP-1

Quantit y

1

Fan System Status

New

System Zoning

all other systems

Serving Dwelling Units

Not Serving Dwelling Units

Fan System Airflow (cfm)

365

Site Elevation

475

Economizer

NA: <=33 kbtu/h cooling

01

02

03

04

05

06

07

08

09

10

11

Fan Name or Item Tag

Fan Type

Qty

Component

Airflow through Component (%)

Water Gauge (w.g)

Componen t Allowance

Fan Allowance (watt/cfm) 3

Design Electrical Input Power Method

Motor Nameplate Horsepower

Design Electrical Input Power (kW)

SF

Supply

1

Base Allowance for system serving spaces <=5 floors away
MERV 13-16 Filter upstream of thermal conditioning equipment
Hydronic/DX cooling coil or heat pump coil

100

85

51

51

Manufacturer provided

0.09

Supply Fan Base Allowance (kW)

Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)

Fan System Allowance (kW)3

1

Fan System Electrical Output (kW)

0.09

¹ FOOTNOTES: Fans serving spaces with design background noise goals below NC35

² Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.

³ Fan system allowance includes fan system base allowance

⁴ Filter pressure loss can only be counted once per fan system.

⁵ Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.

⁶ Computer room economizers must meet requirements of 140.9(a) and will be documented on the NRCC-PRC-E document..

H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

01

02

03

04

05

06

07

08

09

10

11

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Schema Version: rev 20220101

Compliance ID: EnergyPro-8598-0825-0390

Report Generated: 2025-08-25 15:23:46

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

MECHANICAL SYSTEMS

CERTIFICATE OF COMPLIANCE

NRCC-MCH-E

Project Name: Adaptive Reuse and Apartment Conversion For Unhoused Veterans

Report Page: (Page 5 of 7)

Date Prepared: 8/25/2025

H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

Fan System Name

Qty

Hours of Operation per Year

Design Supply Airflow Rate

Outdoor Airflow

% Outdoor Air at Full Design Airflow

Exemptions to Exhaust Air Heat Recovery Requirement per 140.4(q) & 170.2(c)4O

Exhaust Air Heat Recovery 140.4(q) & 170.2(c)4O

Type Of Heat Recovery Rating

Required Recovery Ratio

Energy Recovery Bypass

01

02

03

Fan Energy Index (FEI)

01

02

03

Name or Item Tag

FEI Exception

FEI

I. SYSTEM CONTROLS

This section does not apply to this project.

J. VENTILATION AND INDOOR AIR QUALITY

This section does not apply to this project.

K. TERMINAL BOX CONTROLS

This section does not apply to this project.

L. DISTRIBUTION (DUCTWORK and PIPING)

This section does not apply to this project.

M. COOLING TOWERS

This section does not apply to this project.

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Schema Version: rev 20220101

Compliance ID: EnergyPro-8598-0825-0390

Report Generated: 2025-08-25 15:23:46

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

MECHANICAL SYSTEMS

CERTIFICATE OF COMPLIANCE

NRCC-MCH-E

Project Name: Adaptive Reuse and Apartment Conversion For Unhoused Veterans

Report Page: (Page 6 of 7)

Date Prepared: 8/25/2025

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCC/

Form/Title

NRCI-MCH-01-E - Must be submitted for all buildings

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCC forms required for this project.

Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01

02

Compliance with Mandatory Measures documented through MCH

Yes

Plan sheet or construction document location

Mandatory Measures Note Block

M-Sheets

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Compliance ID: EnergyPro-8598-0825-0390

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

MECHANICAL SYSTEMS

CERTIFICATE OF COMPLIANCE

NRCC-MCH-E

Project Name: Adaptive Reuse and Apartment Conversion For Unhoused Veterans

Report Page: (Page 7 of 7)

Project Address: 901 Union Ave.

Date Prepared: 8/25/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Mike Mundschau

Documentation Author Signature: Michael Mundschau

Company: Baskin Mechanical Engineers

Signature Date:

Address: 2131 19th St., Suite B

CEA/HERS Certification Identification (if applicable): M372111

City/State/Zip: Bakersfield California 93301

Phone: (661) 397-2114

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

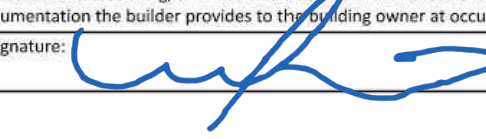
2. I am eligible under Division 5 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Mark Baskin

Responsible Designer Signature: 

Company: Baskin Mechanical Engineers

Date Signed: 2025-08-25

Address: 2131 19th St., Suite B

License: M26578

City/State/Zip: Bakersfield California 93301

Phone: (661)397-2114

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

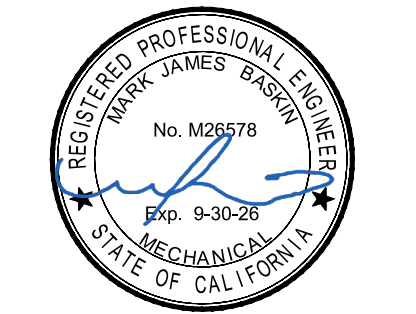
Schema Version: rev 20220101

Compliance ID: EnergyPro-8598-0825-0390

Report Generated: 2025-08-25 15:23:46



These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.



ADAPTIVE REUSE AND APARTMENT CONVERSION FOR UNHOUSED VETERANS IN COLLABORATION WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR

REVISION	DESCRIPTION

JOB	
DP	
PM	

M210

BUILDING 300

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

FIXTURE SCHEDULE						
FIXTURE SYMBOL (3-A-___); 3 = CIRCUIT NUMBER, A = FIXTURE TYPE, ___ = FIXTURE WATTAGE						
TYPE	WATTS	LAMPS	VOLT	MANUFACTURER	CATALOG NO.	NOTES
E	27	L.E.D.	120-277V	LITHONIA	STL4-30L-EZB-LP840-N100	SURFACE PER #2/E311
EE	27	L.E.D.		LITHONIA	STL4-30L-EZB-LP840-N100-E10WLCF	SURFACE PER #2/E311 (1)
G	22	L.E.D.		HINNIXY	Y23FS00045-1801HD2	SURFACE CEILING FAN LIGHT
H	5	L.E.D.		VAKKER LIGHT	VKW8-241006-01	WALL VANITY
J	22	L.E.D.		INCON LIGHTING	190-1-1-22LED-120-40K	SURFACE PER DETAIL #2/E211
K	8	L.E.D.		JUNO	RB45-SWW5-MW-M6	RECESS PER DETAIL #3/E211 (2)

- FIXTURE SCHEDULE NOTES:
- (1) LIGHT FIXTURE SHALL BE EQUIPPED WITH AN EMERGENCY BATTERY PACK TO OPERATE THE L.E.D. DRIVER IN THE EMERGENCY MODE FOR A MINIMUM OF 90 MINUTES. PULL UNSWITCHED CIRCUIT TO EMERGENCY BATTERY PACK. REFER TO LIGHTING PLANS FOR EXACT LOCATIONS AND DETAIL PER #2/E211 FOR WIRING REQUIREMENTS.
- (2) PROVIDE BAR HANGERS AS REQUIRED.

ELECTRICAL SYMBOLS ALL DIMENSIONS TO CENTER OF BOX, U.O.N.	
3-	CIRCUIT NUMBER (3-A-___)
-A-	FIXTURE TYPE (3-A-___)
___	FIXTURE WATTAGE (3-A-___)
⊕	HOME RUN 3/4" C - MIN. (PANEL A, CIRCUIT #3)
(---)	CONDUIT RUN IN WALL OR ATTIC (1/2" C - 2 #12 AWG THWN + 1 #12 GND)
(---)	CONDUIT RUN IN FLOOR OR UG (1/2" C - 2 #12 AWG THWN + 1 #12 GND)
---	ANY CONDUIT RUN - 1/2" C - 3 #12 AWG THWN + 1 #12 GND
---	' ' ' - 3/4" C - 4 #12 AWG THWN + 1 #12 GND
---	' ' ' - 3/4" C - 5 #12 AWG THWN + 1 #12 GND
---	' ' ' - 1" C - 6 #12 AWG THWN + 1 #12 GND
→	CONDUIT STUB - CAPPED AND LABELED.
①	ELECTRICAL KEYNOTE #1, REFER TO NOTES ON SAME SHEET.
U.O.N.	UNLESS OTHERWISE NOTED
W.P.	WEATHERPROOF
▮	TERMINAL CABINET (SIZE AS SHOWN)
■	ELECTRICAL PANELBOARD
(A) ⊕	TAMPER RESISTANT A.F.C.I./G.F.C.I. DUPLEX RECEPTACLE IN WALL (4" MIN. TO BOTTOM OF BOX)
(A), (B) ⊕	TAMPER RESISTANT A.F.C.I./G.F.C.I. DUPLEX RECEPTACLE IN WALL (4" MIN. TO BOTTOM OF BOX)
⊕	WALL MOUNTED LIGHT FIXTURE (MOUNT AS SHOWN)
○	CEILING MOUNTED LIGHT FIXTURE
⊕	RECESSED MOUNTED LIGHT FIXTURE IN CEILING
□	LIGHT FIXTURE
\$	LIGHT SWITCH (4'-0" MAX. TO TOP OF BOX, U.O.N.)
(C) [S]	ON/OFF SWITCH (4'-0" MAX. TO TOP OF BOX, U.O.N.)
(D) [V]	VACANCY SWITCH (4'-0" MAX. TO TOP OF BOX, U.O.N.)
⊕	JUNCTION BOX EQUIPPED WITH BLANK COVER
⊕	JUNCTION BOX EQUIPPED WITH BLANK COVER AND FLEX CONNECTION
⊕	COMBINATION HEAVY-DUTY FUSED SAFETY SWITCH/MAGNETIC STARTER
⊕	MOTOR
□	HEAVY-DUTY FUSED SAFETY SWITCH

TITLE 24, PART 6
THE CALIFORNIA ENERGY EFFICIENCY STANDARDS FOR NONRESIDENTIAL BUILDINGS HAS BEEN REVIEWED AND THE BUILDING DESIGN DESCRIBED ON THESE PAGES IS IN SUBSTANTIAL CONFORMANCE.
CODE, RULES AND REGULATIONS
ALL WORK AND MATERIALS SHALL COMPLY WITH THE LATEST REGULATIONS OF THE STATE FIRE MARSHAL, CALIFORNIA CODE OF REGULATIONS, SERVING UTILITY COMPANIES AND OTHER APPLICABLE STATE ORDINANCES. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THESE CODES. WHERE WORK OF A HIGHER DEGREE IS INDICATED IN THE PLANS OR SPECIFICATIONS THIS REQUIREMENT SHALL GOVERN.

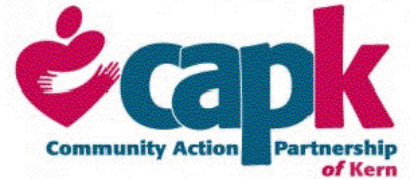
- ELECTRICAL SYMBOLS NOTES:
- (A) ACCEPTABLE TO PROVIDE A.F.C.I./G.F.C.I. PROTECTION AT FEEDING CIRCUIT BREAKER FOR RESIDENCE CIRCUITS IN LIEU OF DEVICE LEVEL PROTECTION TYPE. ALL RECEPTACLES IN LOCATIONS PER C.E.C. 406.12 SHALL BE TAMPER-RESISTANT TYPE.
- (B) AT EXTERIOR LOCATIONS, PROVIDE WEATHER-RESISTANT/TAMPER-RESISTANT G.F.C.I. DUPLEX RECEPTACLES, LEVITON #55362-WTW OR EQUAL. AT DAMP LOCATIONS, PROVIDE A DIECAST WEATHERPROOF LOCKABLE COVER, RAGO #5028-O OR EQUAL. AT WET LOCATIONS, PROVIDE A DIECAST WEATHERPROOF WHILE-IN-USE LOCKABLE COVER, EXTRA-DUTY RATED, RED DOT #K5UV OR EQUAL.
- (C) PROVIDE SNAP-SWITCH STYLE PER SPECIFICATIONS.
- (D) PROVIDE APPROVED VACANCY TYPE SWITCH AS REQUIRED.



Skarphol/Frank Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-9741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
REVISION	DESCRIPTION

JOB - 7567	EG110
DP - CM	
REV - 02	

BUILDING 300

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026



Rose Sing Eastham & Associates
Electrical Consultants
131 S. Dunworth - (559) 733-2671
Visalia, California 93292-6705

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-17-01-4

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.2(b)(2) for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(a) and 180.2(b)(4) for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: CP&K APARTMENT CONVERSION - BLDG 300

Report Page: (Page 1 of 10)

Date Prepared:

A. GENERAL INFORMATION

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)(2) / 180.2(b)(4) for alterations.

01	02	03	04	05
Project Location (city)	BAKERSFIELD	Total Conditioned Floor Area (ft²)	2,959	
Climate Zone	13	Total Unconditioned Floor Area (ft²)	0	
Occupancy Types Within Project (select all that apply)		# of Stories (Habitable Above Grade)	1	
Multi-family/ MF Mixed-use <4 stories				

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)(2) / 180.2(b)(4) for alterations.

Scope of Work		Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05	
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)	
☒ New Lighting System	Complete Building Method	2959	N/A	0	
☐ New Lighting System - Parking Garage	N/A	0	N/A	0	
Total Area of Work (ft²)		2959			

Registration Number:

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000

Compliance ID: 321049-0925-0003

Schema Version: rev 20220101

Report Generated: 2025-09-16 13:18:52

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-17-01-4

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.2(b)(2) for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(a) and 180.2(b)(4) for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: CP&K APARTMENT CONVERSION - BLDG 300

Report Page: (Page 4 of 10)

Date Prepared:

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03
Mandatory Demand Response 110.12(c)	Shut-off controls 110.1(c) / 160.5(b)4C	Field Inspector
NA < 4,000W subject to multilevel	See Area/Space Level Controls	Pass Fail

Area Level Controls

04	05	06	07	08	09	10	11	12
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) / 160.5(b)4C	Primary/Sky Light Daylighting 110.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)(2) / 70.2(e)(2A)	Field Inspector
APARTMENT	All Other Occupancies	Readily Accessible	NA: General Ltg <= 0.5W/SF	Partial Off	NA: Not daylight zone	NA: Not daylight zone	No	Pass Fail

Plan Sheet Showing Daylit Zones:

13

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(d) are being used.

Conditioned Spaces

01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment
APARTMENT	All Other Occupancies	0.4	2,959	1,183.6	No No

Registration Number:

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000

Compliance ID: 321049-0925-0003

Schema Version: rev 20220101

Report Generated: 2025-09-16 13:18:52

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-17-01-4

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.2(b)(2) for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(a) and 180.2(b)(4) for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: CP&K APARTMENT CONVERSION - BLDG 300

Report Page: (Page 7 of 10)

Date Prepared:

T. DWELLING UNIT LIGHTING

This table documents compliance with mandatory requirements for dwelling unit indoor lighting per 160.5(a) and 180.2(b)(4)(A) for alterations. Lighting systems in common use areas providing shared provisions for living, eating, cooking or sanitation to dwelling units that would otherwise lack these provisions may document compliance with 160.5(a) in this table or may document compliance with lighting for nonresidential occupancies in other tables of this form.

01

Indicate lighting and electrical components included in multifamily dwelling units:

☒ Luminaire

☐ Blank Electrical Boxes

Luminaires

02	03	04	05	06	07	08
02	☒	☐	All installed luminaires shall meet the requirements in TABLE 160.5-4 except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, and non-removable lighting attached to ceiling fans; lighting internal to drawers, cabinets, and linen closets with an efficacy of 45 lumens per watt or greater.	Requirement		
03	☐	☒	Screw-based luminaires shall contain lamps that comply with Reference Joint Appendix JAB.	Requirement		
04	☒	☐	Recessed Downlight Luminaires other than those marked for use in fire-rated installations and other than recessed luminaires installed in non-insulated ceilings shall meet all of the following requirements: - Shall not contain screw-base lamp sockets; and - Have a label that certifies the luminaire is airtight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing with integral light shall not be required to be certified airtight; and - Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling; and - Meet the clearance and installation requirements of California Electrical Code Section 410.116 for recessed luminaires.	Requirement		
05	☐	☒	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.	Requirement		
06	☒	☐	Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF. Ceiling fans may provide control of integrated lighting via a remote control.	Requirement		
07	☒	☐	Lighting controls shall comply with the applicable requirements of Section 110.9.	Requirement		
08	☒	☐	No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 160.5(a)(2).	Requirement		

Lighting Controls

06	07	08
06	☒	☐
07	☒	☐
08	☒	☐

Registration Number:

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000

Compliance ID: 321049-0925-0003

Schema Version: rev 20220101

Report Generated: 2025-09-16 13:18:52

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-17-01-4

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.2(b)(2) for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(a) and 180.2(b)(4) for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: CP&K APARTMENT CONVERSION - BLDG 300

Report Page: (Page 9 of 10)

Date Prepared:

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/tbnc/t4/attcp/providers.html>

Form/Title

Systems/Spaces To Be Field Verified

NRCA-17-02-A - Must be submitted for occupancy sensors and automatic time switch controls.

Registration Number:

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000

Compliance ID: 321049-0925-0003

Schema Version: rev 20220101

Report Generated: 2025-09-16 13:18:52

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-17-01-4

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.2(b)(2) for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(a) and 180.2(b)(4) for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: CP&K APARTMENT CONVERSION - BLDG 300

Report Page: (Page 2 of 10)

Date Prepared:

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D for guidance.

Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)		Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)		Compliance Results	
01	02	03	04	05	06
Complete Building 140.6(c)(1)	Area Category 140.6(c)(2) / 170.2(a)(4)	Area Category Additional 140.6(c)(3) / 170.2(a)(4) (+)	Tailored 140.6(c)(3) / 170.2(a)(4) (+)	Total Allowed (Watts)	Total Adjusted (Watts) *Includes Adjustments
(See Table I)	(See Table I)	(See Table I)	(See Table I)	(See Table F)	(See Table P)
Conditioned	1,183.6			1,183.6	947
Unconditioned					
Controls Compliance (See Table H for Details)					COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)					

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with undetable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number:

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000

Compliance ID: 321049-0925-0003

Schema Version: rev 20220101

Report Generated: 2025-09-16 13:18:52

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-17-01-4

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.2(b)(2) for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(a) and 180.2(b)(4) for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: CP&K APARTMENT CONVERSION - BLDG 300

Report Page: (Page 5 of 10)

Date Prepared:

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE / SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Registration Number:

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000

Compliance ID: 321049-0925-0003

Schema Version: rev 20220101

Report Generated: 2025-09-16 13:18:52

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-17-01-4

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.2(b)(2) for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(a) and 180.2(b)(4) for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: CP&K APARTMENT CONVERSION - BLDG 300

Report Page: (Page 8 of 10)

Date Prepared:

T. DWELLING UNIT LIGHTING

09

09 ☐ | ☒ | An Energy Management Control System (EMCS) or a multiscene programmable controller may be used to comply with dimming, occupancy, and lighting control requirements in Section 160.5(a)(2) if it provides the functionality of the specified controls in accordance with Section 110.9, and the physical controls specified in Section 160.5(a)(2A). || 10 | ☐ | ☐ | In bathrooms, garages, laundry rooms, utility rooms, and walk-in closets, at least one installed luminaire shall be controlled by an occupancy or vacancy sensor providing automatic off functionality. |
11	☐	☒	For lighting internal to drawers and cabinets with opaque fronts or doors, controls that turn light off when the drawer or door is closed shall be provided.
12	☐	☐	Lighting in habitable spaces, including but not limited to living rooms, dining rooms, kitchens, and bedrooms, shall have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down OR luminaires must be controlled by an occupancy or vacancy sensor providing automatic off functionality. Forward phase cut dimmers controlling LED light sources shall comply with NEMA SSL 7A. Ceiling fans may provide control of integrated lighting via a remote control.
13	☐	☐	Integrated lighting of exhaust fans shall be controlled independently from the fans. The following shall be controlled separately from ceiling installed lighting such that one can be turned on without turning on the other: Undercabinet lighting - Undershelf lighting - Interior lighting of display cabinets - Switched outlets

Registration Number:

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000

Compliance ID: 321049-0925-0003

Schema Version: rev 20220101

Report Generated: 2025-09-16 13:18:52

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-17-01-4

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.2(b)(2) for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(a) and 180.2(b)(4) for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: CP&K APARTMENT CONVERSION - BLDG 300

Report Page: (Page 10 of 10)

Date Prepared:

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Jeff Jackson

Signature Date: 25-09-2025

Signature:

Company: Rose Sing Eastham & Associates

Address: 131 S. DUNWORTH

City/State/Zip: VISALIA, CA 93220

QA/QC HERS Certification Identification (if applicable):

Phone: 559-733-2671 EXT. 101

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible design).

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1, and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit to the building owner at occupancy.

Inspection: I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation that is submitted to the building owner at occupancy.

Responsible Designer Name: Rose Sing Eastham

Signature Date: 25-09-2025

Signature:

Company: Rose Sing Eastham

Address: 131 S. DUNWORTH

City/State/Zip: VISALIA, CA 93220

Phone: 559-733-2671 EXT. 101

Registration Number:

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000

Compliance ID: 321049-0925-0003

Schema Version: rev 20220101

Report Generated: 2025-09-16 13:18:52

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-17-01-4

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.2(b)(2) for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(a) and 180.2(b)(4) for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: CP&K APARTMENT CONVERSION - BLDG 300

Report Page: (Page 3 of 10)

Date Prepared:

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designated Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change	Watts per luminaire	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)(5) / 170.2(e)(2)C	Design Watts	Field Inspector
E, EE	1" x 4" SURFACE L.E.D.	No	NA	27	Mfr. Spec	8	No	216	Pass Fail
G	CEILING FAN/LIGHT	No	NA	22	Mfr. Spec	11	No	242	Pass Fail
H	VANITY LIGHT	No	NA	5	Mfr. Spec	7	No	35	Pass Fail
I	12" DIA SURFACE LIGHT	No	NA	22	Mfr. Spec	17	No	374	Pass Fail
K	RECESSED L.E.D. DOWNLIGHT	No	NA	8	Mfr. Spec	10	No	80	Pass Fail
Total Designed Watts: CONDITIONED SPACES								947	

Registration Number:

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000

Compliance ID: 321049-0925-0003

Schema Version: rev 20220101

Report Generated: 2025-09-16 13:18:52

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

LMCC-17-01-4

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.2(b)(2) for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(a) and 180.2(b)(4) for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: CP&K APARTMENT CONVERSION - BLDG 300

Report Page: (Page 6 of 10)

Date Prepared:

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

Registration Number:

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance

Report Version: 2022.0.000

Compliance ID: 321049-0925-0003

Schema Version: rev 20220101

Report Generated: 2025-09-16 13:18:52

ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:

901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

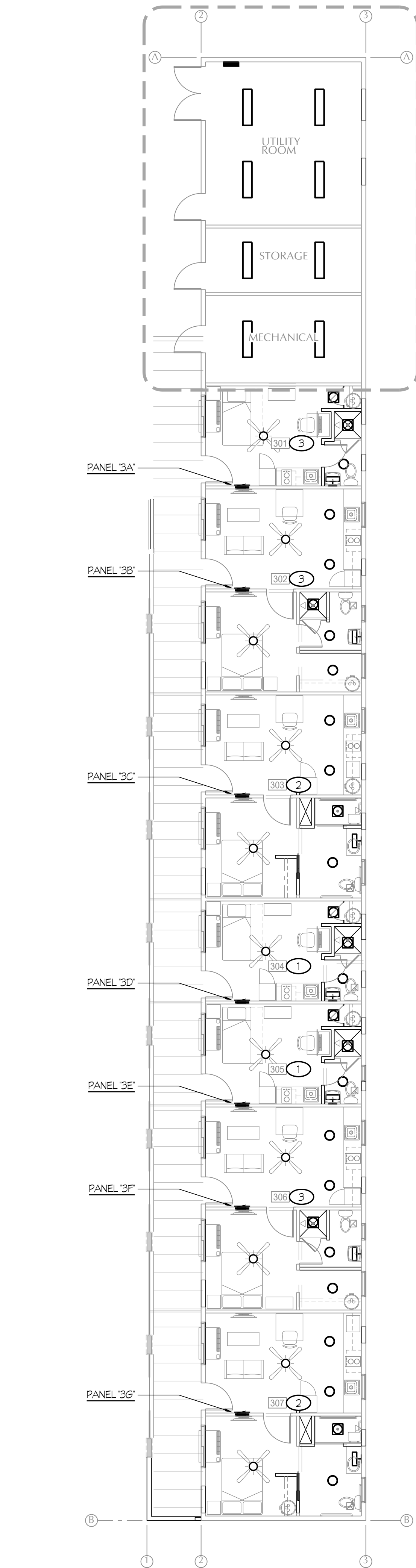
KEY PLAN

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

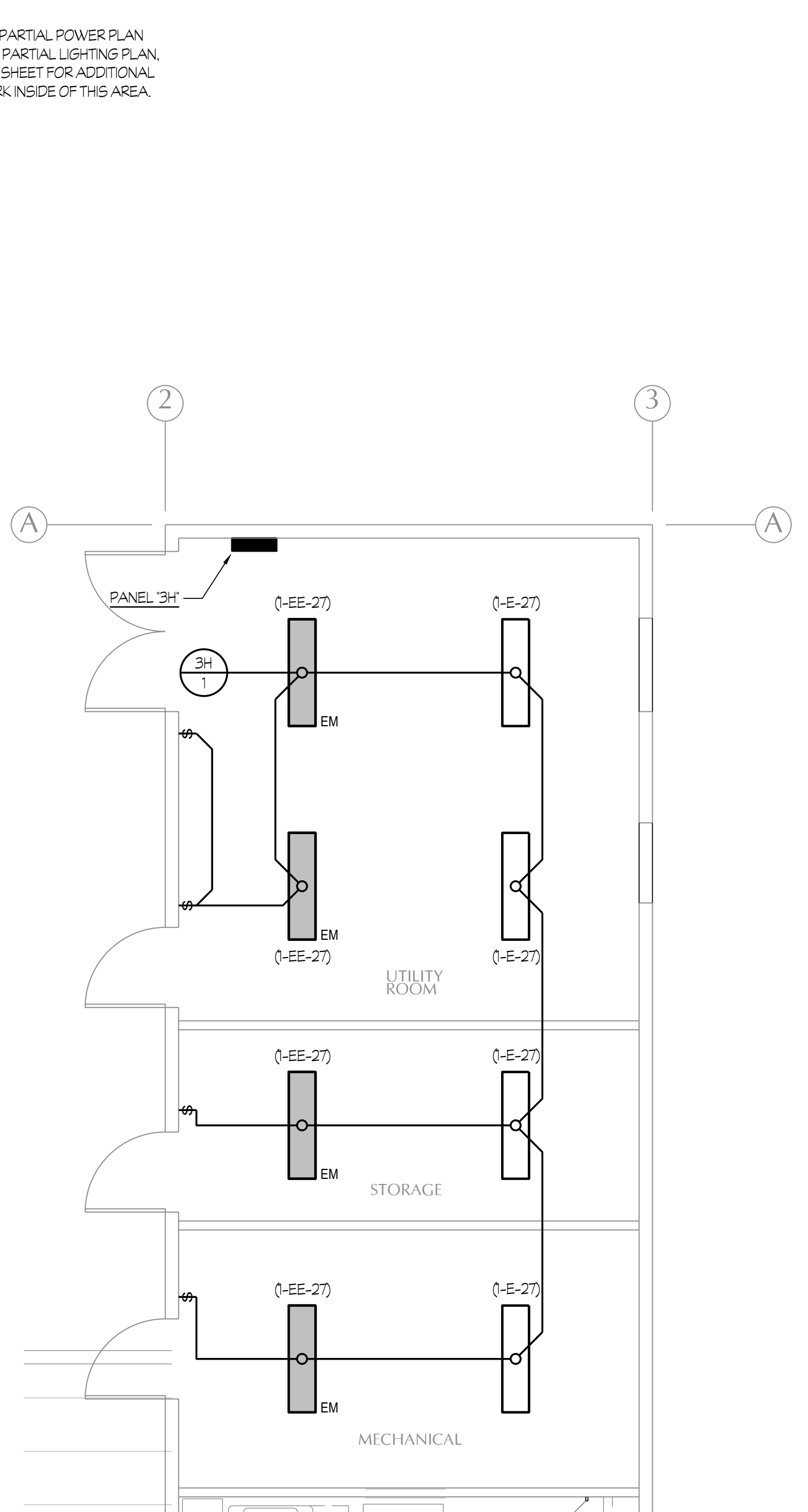
Rose Sing Eastham & Associates
Electrical Consultants
131 S. Dunworth - (559)733-2671
Visalia, California 93229-6705

DATE	ISSUED FOR
REVISION	DESCRIPTION
JOB: 7567	
DR: CM	
REV: 02	
EG111	

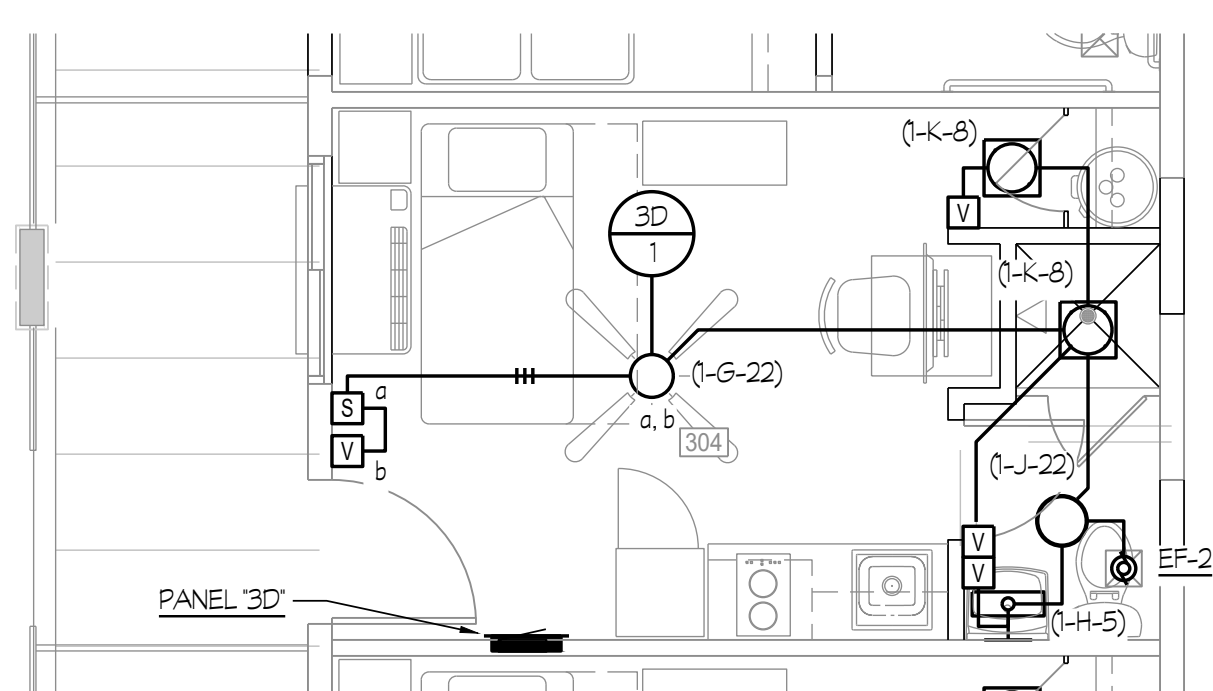
BUILDING 300



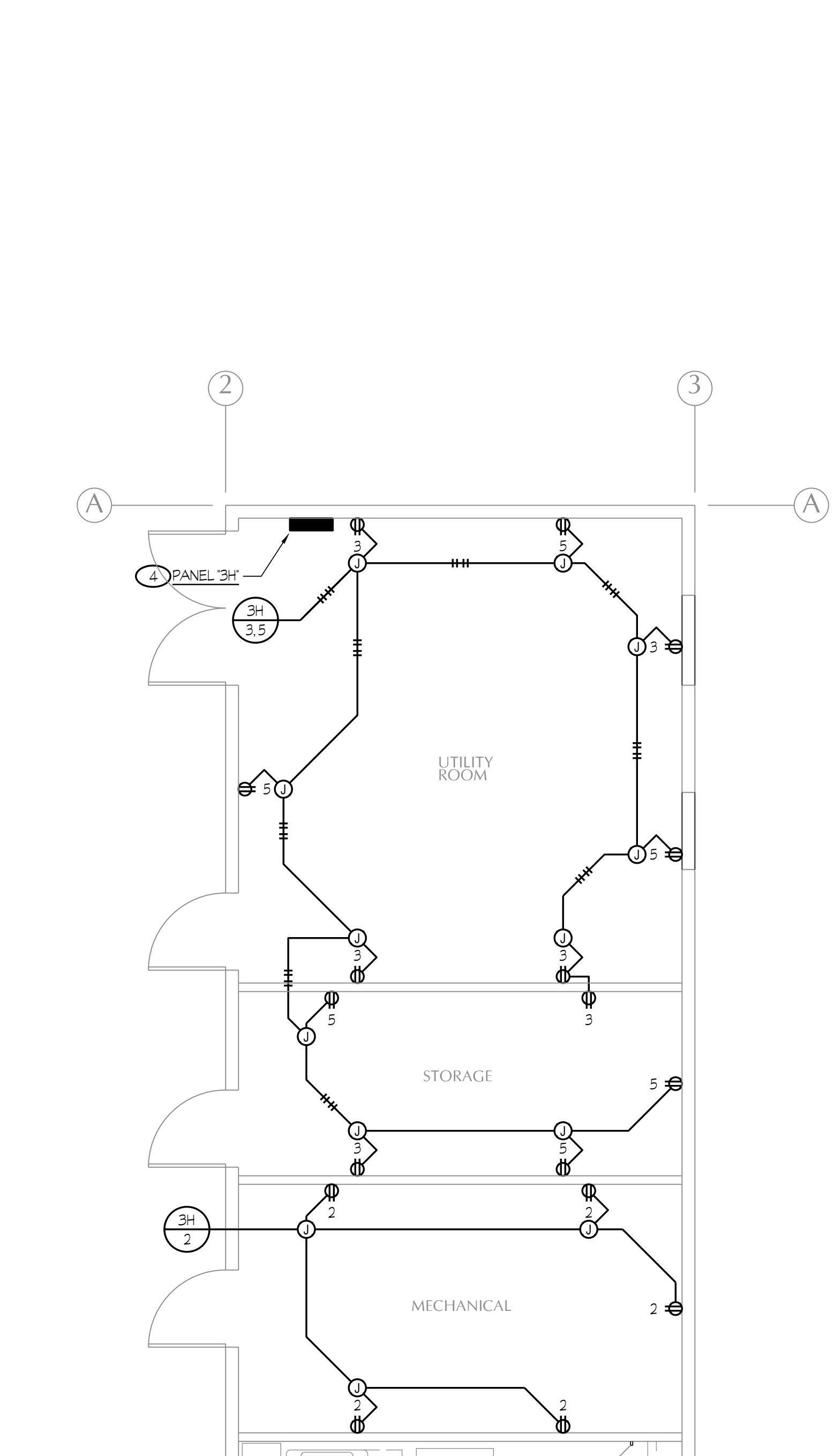
OVERALL PLAN 1/8"



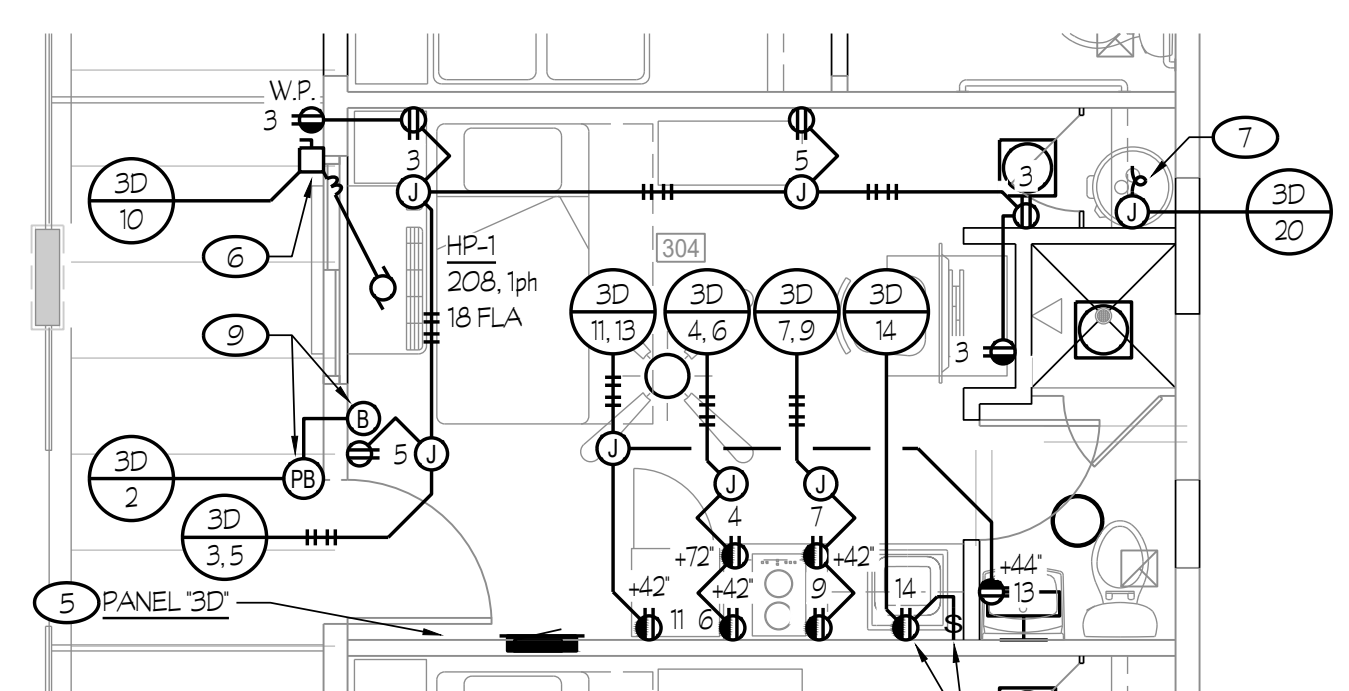
PARTIAL LIGHTING PLAN 1/4"



TYPICAL LIGHTING PLAN (TYPE 'A') 1/4"



PARTIAL POWER PLAN 1/4"



TYPICAL POWER PLAN (TYPE 'A') 1/4"

- NOTES (THIS SHEET ONLY):
- SEE TYPICAL LIGHTING PLAN (TYPE 'A') AND TYPICAL POWER PLAN (TYPE 'A'), THIS SHEET, FOR TYPICAL WORK FOR TYPE 'A' UNITS.
 - SEE TYPICAL LIGHTING PLAN (TYPE 'C') AND TYPICAL POWER PLAN (TYPE 'C'), SHEET HE311, FOR TYPICAL WORK FOR TYPE 'C' UNITS.
 - SEE TYPICAL LIGHTING PLAN (TYPE 'D') AND TYPICAL POWER PLAN (TYPE 'D'), SHEET HE311, FOR TYPICAL WORK FOR TYPE 'D' UNITS. MOUNT PANEL PER DETAIL #4/E212.
 - MOUNT PANEL PER DETAIL #2/E212.
 - PROVIDE 30A, 3-POLE HEAVY-DUTY FUSED SAFETY SWITCH IN A NEMA 3R ENCLOSURE AND MOUNT ONTO H.V.A.C. UNIT. PROVIDE FUSES PER MANUFACTURER RECOMMENDATIONS. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
 - CONNECT WATER HEATER IGNITER, 208V, 1ph.
 - CONNECT GARBAGE DISPOSAL POWER AND CONTROLS 120V. COORDINATE EXACT LOCATION AND WIRING REQUIREMENTS WITH EQUIPMENT SUPPLIER.
 - CONNECT DOORBELL.

GENERAL NOTE:
1. REFER TO DETAIL #1/E212 FOR CONDUIT SUPPORT DETAILS.

ROOM LEGEND	
#	ROOM TYPE
301	TYPE 'A'
302	TYPE 'D'
303	TYPE 'C'
304	TYPE 'A'
305	TYPE 'A'
306	TYPE 'D'
307	TYPE 'C'

KEY PLAN

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

Rose Sing Eastham & Associates
Electrical Consultants
131 S. Dunworth - (559) 733-2671
Visalia, California 93292-6705

REGISTERED PROFESSIONAL ENGINEER
No. E-18786
Exp. 6/30/27
ELECTRICAL
STATE OF CALIFORNIA

DATE ISSUED: 7/15/2026

DATE	ISSUED: 7/15/2026
REVISION	DESCRIPTION

DR CM E110

REV 02

SF_A
Skarphol / Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-9741
skarpholfrank.com

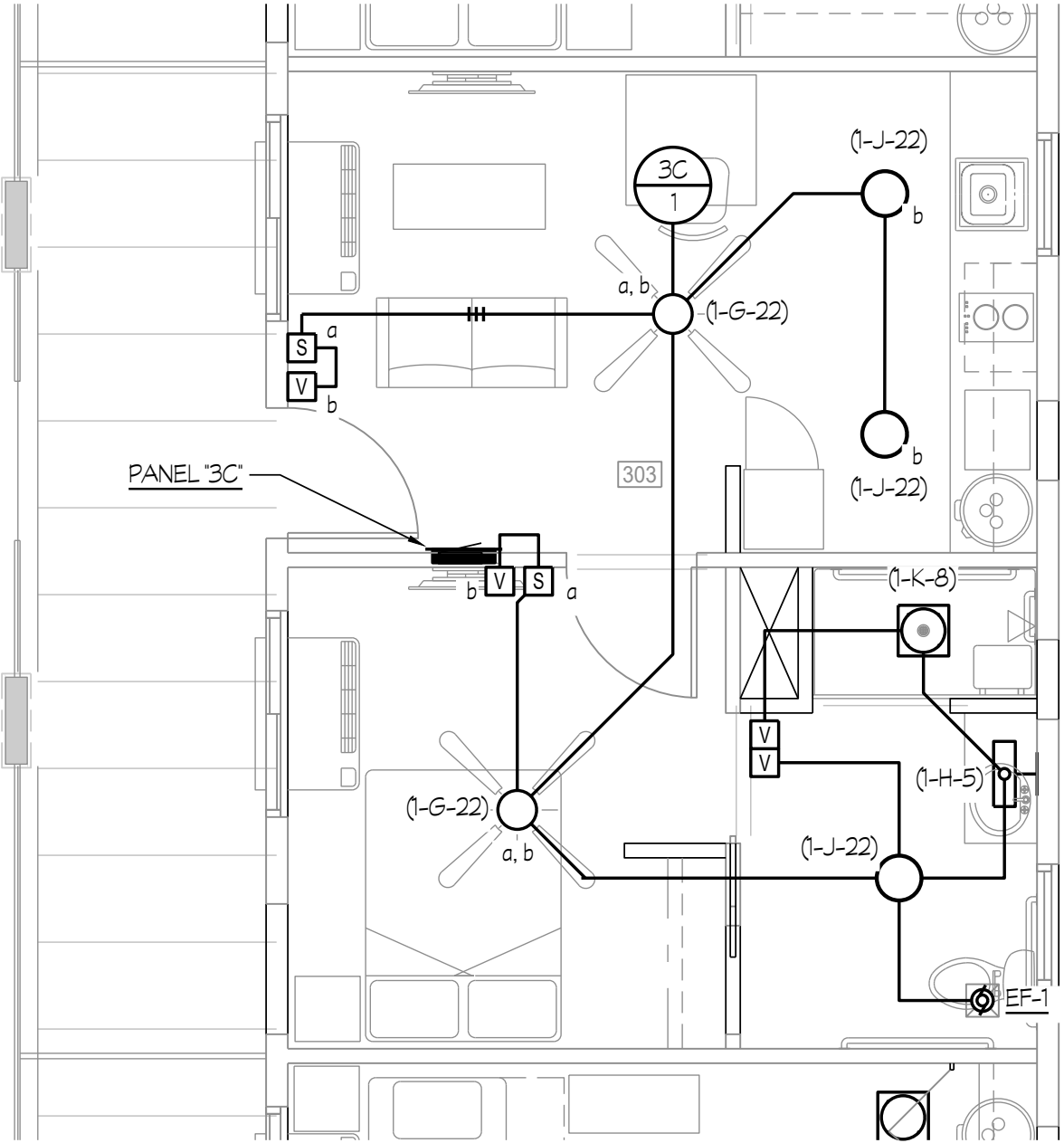
These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:

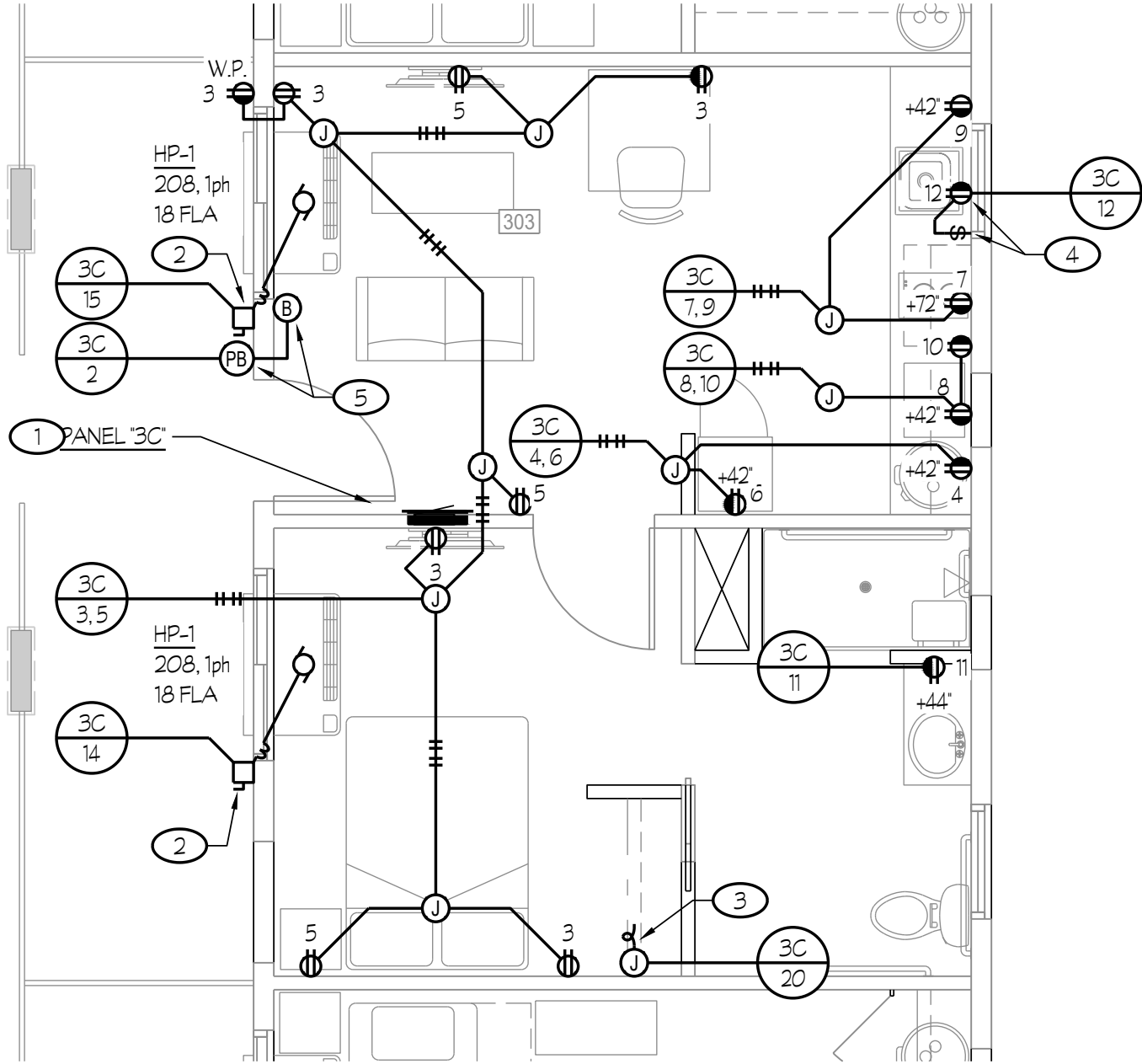


901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

BUILDING 300



⊕N TYPICAL LIGHTING PLAN (TYPE 'C') 1/4"



⊕N TYPICAL POWER PLAN (TYPE 'C') 1/4"

NOTES (THIS SHEET ONLY):

- 1. MOUNT PANEL PER DETAIL #2/E212.
- 2. PROVIDE 30A, 3-POLE HEAVY-DUTY FUSED SAFETY SWITCH IN A NEMA 3R ENCLOSURE AND MOUNT ONTO H.V.A.C. UNIT. PROVIDE FUSES PER MANUFACTURER RECOMMENDATIONS. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- 3. CONNECT WATER HEATER IGNITER, 208V, 1ph.
- 4. CONNECT GARBAGE DISPOSAL POWER AND CONTROLS 120V. COORDINATE EXACT LOCATION AND WIRING REQUIREMENTS WITH EQUIPMENT SUPPLIER.
- 5. CONNECT DOORBELL.

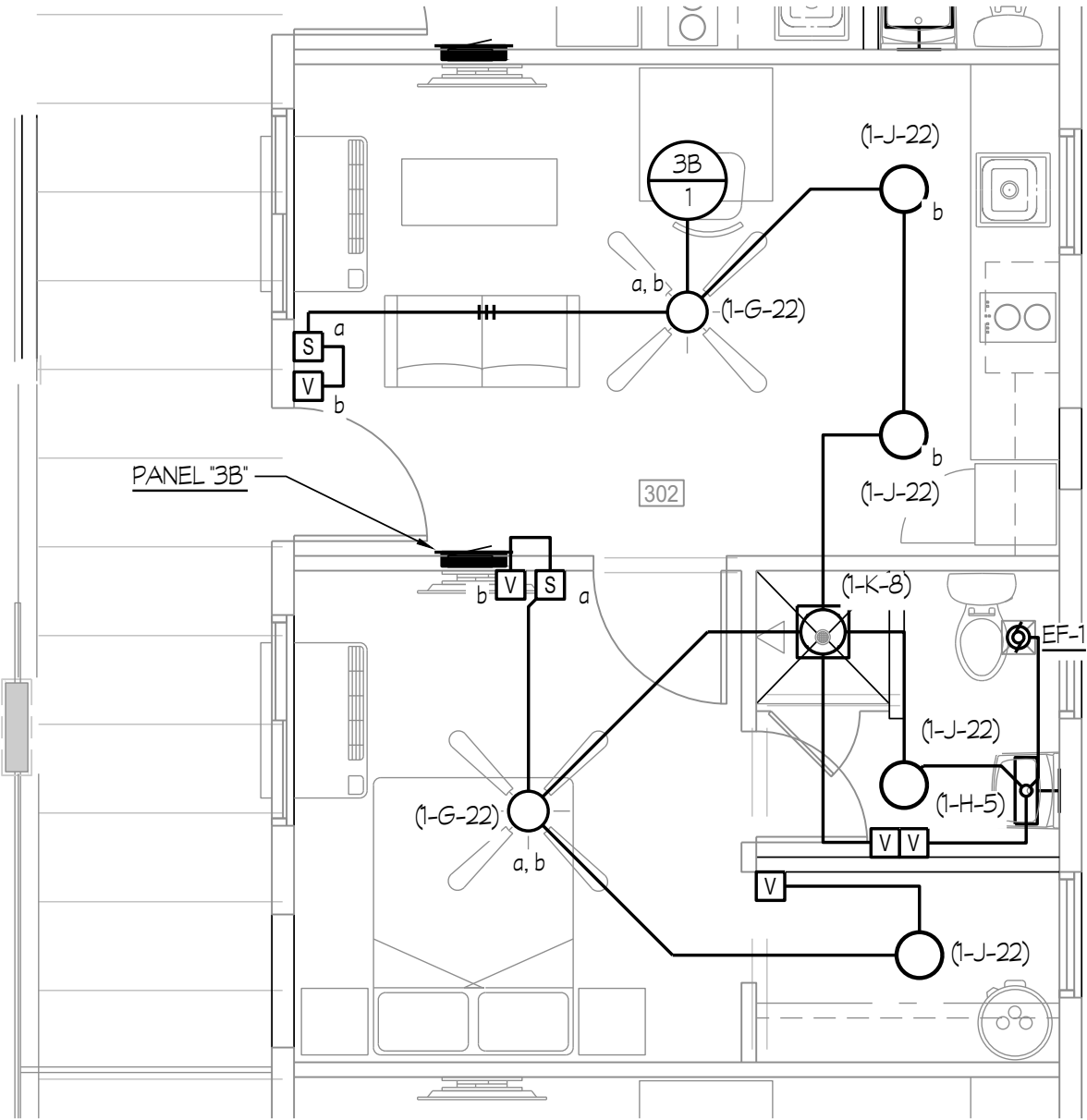
GENERAL NOTE:

- 1. REFER TO DETAIL #1/E212 FOR CONDUIT SUPPORT DETAILS.

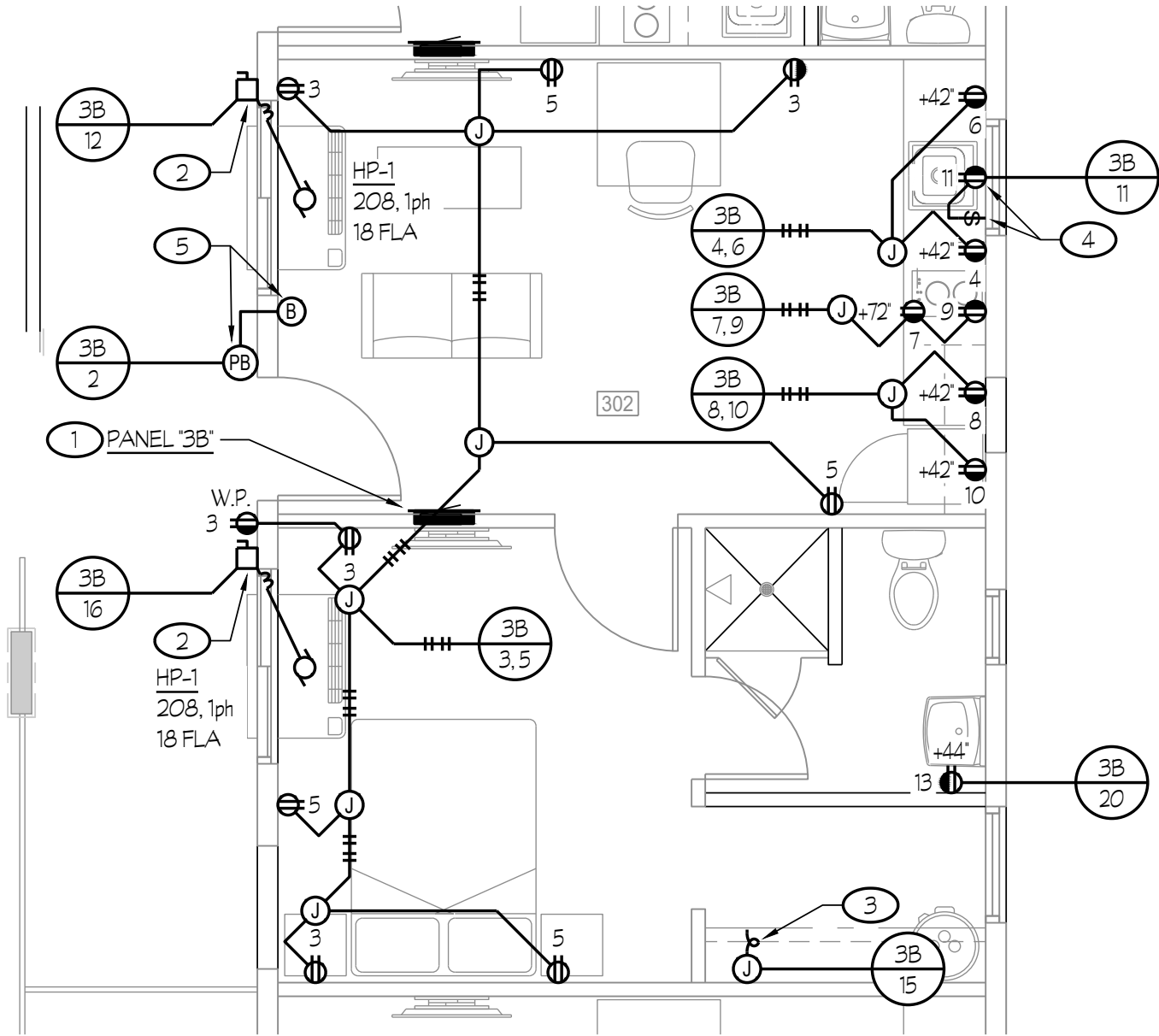


Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(861) 334-9741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

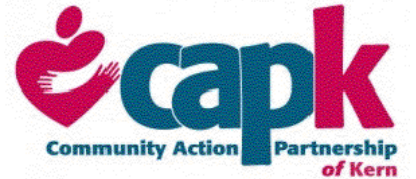


⊕N TYPICAL LIGHTING PLAN (TYPE 'D') 1/4"



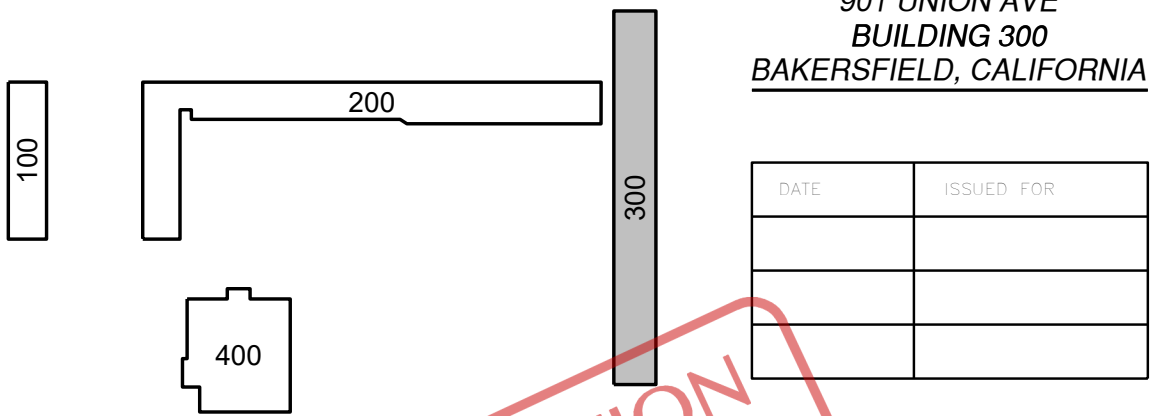
⊕N TYPICAL POWER PLAN (TYPE 'D') 1/4"

ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

ROOM LEGEND	
#	ROOM TYPE
301	TYPE 'A'
302	TYPE 'D'
303	TYPE 'C'
304	TYPE 'A'
305	TYPE 'A'
306	TYPE 'D'
307	TYPE 'C'



KEY PLAN

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026



Rose Sing Eastham & Associates
Electrical Consultants
131 S. Dunworth - (559)733-2671
Visalia, California 93292-6705

DATE	ISSUED FOR
REVISION	DESCRIPTION

JOB # 7567	
DR CM	E111
REV 02	

BUILDING 300

1 EMERGENCY BATTERY PACK WIRING DIAGRAM NTS				
2 SURFACE FIXTURE MOUNTING NTS				
3 RECESSED DOWNLIGHT MOUNTING NTS				



Skarphol/Frank
Associates
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-9741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR

REVISION	DESCRIPTION

JOB	7567
DP	CM
REV	02
E211	

BUILDING 300

NOT FOR CONSTRUCTION
CONSTRUCTION BID SET ONLY - 8/10/2026

Rose Sing Eastham & Associates
Electrical Consultants
131 S. Dunworth - (559)733-2671
Visalia, California 93292-6705

RECEIVED PROFESSIONAL ENGINEER
Kern County
ELECTRICAL
STATE OF CALIFORNIA

(PANELS SCHEDULES '3A', '3D' & '3E' ARE SIMILAR)

120/208V, 1 PH, 3 W						22K	BREAKER A.I.C.				
125 A. BUSSING 125 A. MAIN BKR.						3 3/4"	MAX. ENCL. DEPTH				
30 CIRCUIT						FLUSH	MOUNTING				
PANEL "1A" (TYPE 'A')											
LOAD CENTER											
OKT	BKR	LOAD: V.A.		DESCRIPTION		DESCRIPTION		LOAD: V.A.		BKR	OKT
		A	B					B	A		
1	20/1	57		LIGHTS		DOOR BELL		100		20/1	2
3	20/1		720	RECEPT - LIVING AREA		RECEPT - MICROWAVE		1500		20/1	4
5	20/1	540		RECEPT - LIVING AREA		RECEPT - COUNTER		1000		20/1	6
7	20/1		1000	RECEPT- COUNTER		SPARE				20/1	8
9	20/1	1800		RECEPT - COOK TOP		AIR CONDITIONER		1872		20/2	10
11	20/1		800	RECEPT - REFRIGERATOR				1872			12
13	20/1	180		RECEPT - TOILET		RECEPT - GARBAGE DISPOSAL		500		20/1	14
15	20/1			SPARE		SPARE				20/1	16
17	20/1			SPARE		SPARE				20/1	18
19	20/1			SPARE		WATER HEATER		3000		40/2	20
21	20/1			SPARE				3000			22
23	20/1			SPARE		SPARE				20/1	24
25				SPACE		SPACE					26
27				SPACE		SPACE					28
29				SPACE		SPACE					30
LOAD SUMMARY											
CONNECTED LOAD (VA) :				9049	8892	TOTAL CALCULATED					
25% LCL/LML (VA) :				482	468	LOAD FOR PANEL:					
TOTAL LOAD (VA) :				9531	9360	18891 VA					
TOTAL LOAD (AMPS) :				79.4	78.0						

(PANELS SCHEDULES '3C' & '3G' ARE SIMILAR)

120/208V, 1 PH, 3 W										22K		BREAKER A.I.C.	
125 A. BUSSING										3 3/4"		MAX. ENCL. DEPTH	
30 CIRCUIT										FLUSH		MOUNTING	
PANEL "1E" (TYPE 'C')													
LOAD CENTER													
Ckt	Bkg	LOAD: V.A.		DESCRIPTION	DESCRIPTION	LOAD: V.A.		B	A	BK	Ckt		
		A	B										
1	20/1	79		LIGHTS	DOOR BELL		100		20/1	2			
3	20/1		720	RECEPT - LIVING AREA	RECEPT - MICROWAVE		1500		20/1	4			
5	20/1	540		RECEPT - LIVING AREA	RECEPT - REFRIGERATOR		800		20/1	6			
7	20/1		360	RECEPT- HOOD	RECEPT- COUNTER		1000		20/1	8			
9	20/1	1800		RECEPT - COOKTOP	RECEPT - COUNTER		1000		20/1	10			
11	20/1		360	RECEPT- TOILET	RECEPT - GARBAGE DISPOSAL		500		20/1	12			
13	20/1			SPARE	AIR CONDITIONER		1872		20/2	14			
15	20/2		1872	AIR CONDITIONER			1872				16		
17		1872				SPARE				20/1	18		
19	20/1			SPARE	WATER HEATER		3000		40/2	20			
21	20/1			SPARE			3000				22		
23	20/1			SPARE	SPARE				20/1	24			
25				SPACE	SPACE						26		
27				SPACE	SPACE						28		
29				SPACE	SPACE						30		
LOAD SUMMARY				A	B	TOTAL CALCULATED LOAD FOR PANEL: 22267 VA							
CONNECTED LOAD (VA) :				11063	11184								
25% LCL/LML (VA) :				20	0								
TOTAL LOAD (VA) :				11083	11184								
TOTAL LOAD (AMPS) :				92.4	93.2								

120/208V, 1 PH, 3 W										22K		BREAKER A.I.C.	
100 A. BUSSING										5 3/4"		MAX. ENCL. DEPTH	
24 CIRCUIT										SURF		MOUNTING	
PANEL "3H"													
LOAD CENTER													
Ckt		BK	LOAD: V.A.		DESCRIPTION	DESCRIPTION	LOAD: V.A.	BK	Ckt				
		A	B					B	A				
1	20/1	216		LIGHTS	RECEPT - MECHANICAL		900	20/1	2				
3	20/1		1080	RECEPT - STORAGE, UTILITY	SPARE			20/1	4				
5	20/1	1080		RECEPT - STORAGE, UTILITY	SPARE			20/1	6				
7	20/1			SPARE	SPARE			20/1	8				
9	20/1			SPARE	SPARE			20/1	10				
11	20/1			SPARE	SPARE			20/1	12				
13	20/1			SPARE	SPARE			20/1	14				
15	20/1			SPARE	SPARE			20/1	16				
17	20/1			SPARE	SPARE			20/1	18				
19	20/1			SPARE	SPARE			20/1	20				
21	20/1			SPARE	SPARE			20/1	22				
23	20/1			SPARE	SPARE			20/1	24				
LOAD SUMMARY				A	B	TOTAL CALCULATED LOAD FOR PANEL: 3276 VA							
CONNECTED LOAD (VA) :				2196	1080								
25% LCL/LML (VA) :				0	0								
TOTAL LOAD (VA) :				2196	1080								
TOTAL LOAD (AMPS) :				18.3	9.0								

(PANELS SCHEDULE '3F' IS SIMILAR)

120/208V, 1 PH, 3 W						22K	BREAKER A.I.C.		
150 A. BUSSING						3 3/4"	MAX. ENCL. DEPTH		
30 CIRCUIT						FLUSH	MOUNTING		
PANEL "3B" (TYPE 'D')									
LOAD CENTER									
Ckt	Bk	LOAD: V.A.		DESCRIPTION	DESCRIPTION	LOAD: V.A.		Bk	Ckt
		A	B			B	A		
1	20/1	145		LIGHTS	DOOR BELL		100	20/1	2
3	20/1		900	RECEPT- LIVING AREA	RECEPT - COUNTER	1000		20/1	4
5	20/1	720		RECEPT - LIVING AREA	RECEPT - COUNTER		1000	20/1	6
7	20/1		1500	RECEPT- MICROWAVE	RECEPT - COUNTER	1000		20/1	8
9	20/1	1800		RECEPT - COOK TOP	RECEPT - REFRIGERATOR		800	20/1	10
11	20/1		500	RECEPT- GARGAGE DISPOSAL	AIR CONDITIONER	1872		20/2	12
13	20/1	180		RECEPT- TOILET			1872		
15	20/1			SPARE	AIR CONDITIONER	1872		20/2	16
17	20/1			SPARE			1872		
19	20/1			SPARE	WATER HEATER	3000		40/2	20
21	20/1			SPARE			3000		
23	20/1			SPARE	SPARE			20/1	24
25				SPACE	SPACE				26
27				SPACE	SPACE				28
29				SPACE	SPACE				30
LOAD SUMMARY				A	B	TOTAL CALCULATED LOAD FOR PANEL: 24105 VA			
CONNECTED LOAD (VA) :				11489	11644				
25% LCL/LML (VA) :				504	468				
TOTAL LOAD (VA) :				11993	12112				
TOTAL LOAD (AMPS) :				99.9	100.9				



Skarphol/Frank
Associates
ARCHITECTURE-PLANNING-INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-9741
skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

ADAPTIVE REUSE
AND APARTMENT
CONVERSION FOR
UNHOUSED
VETERANS IN
COLLABORATION
WITH:



901 UNION AVE
BUILDING 300
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR

REVISION	DESCRIPTION

JOB	7567
DP	CM
REV	02
E310	

BUILDING 300

