

RICHLAND MIGRANT CENTER LANDING AND STAIR REPAIRS

479 BERNARD AVE
YUBA CITY, CA 95991



Regional Housing
Authority

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2016 CALIFORNIA CODE
- 2016 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2015 IBC
- 2016 CALIFORNIA RESIDENTIAL CODE (CRC), BASED ON THE 2015 IRC
- 2016 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2014 NEC
- 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC
- 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2015 UPC
- 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2016 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE CITY / COUNTY ORDINANCES

PROJECT TEAM

A&E PROJECT MANAGER:
COMM-SENSE CONSULTING
2930 DOMINGO AVE, SUITE 150
BERKELEY, CA 94705
CONTACT: JIM BURROWS, P.E.
PHONE: (916) 412.7896
EMAIL: commsense.jim@gmail.com

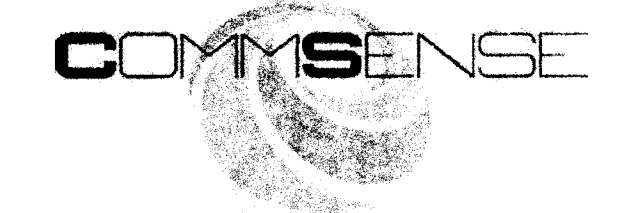
PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF:

- DECK REPAIRS, GUARDRAIL MODIFICATIONS, AND STAIR ALTERATIONS AT ALL UNITS IN BUILDINGS A, B, C, D.

RECEIVED
FEB 15 2018

City of Yuba City
Development Services

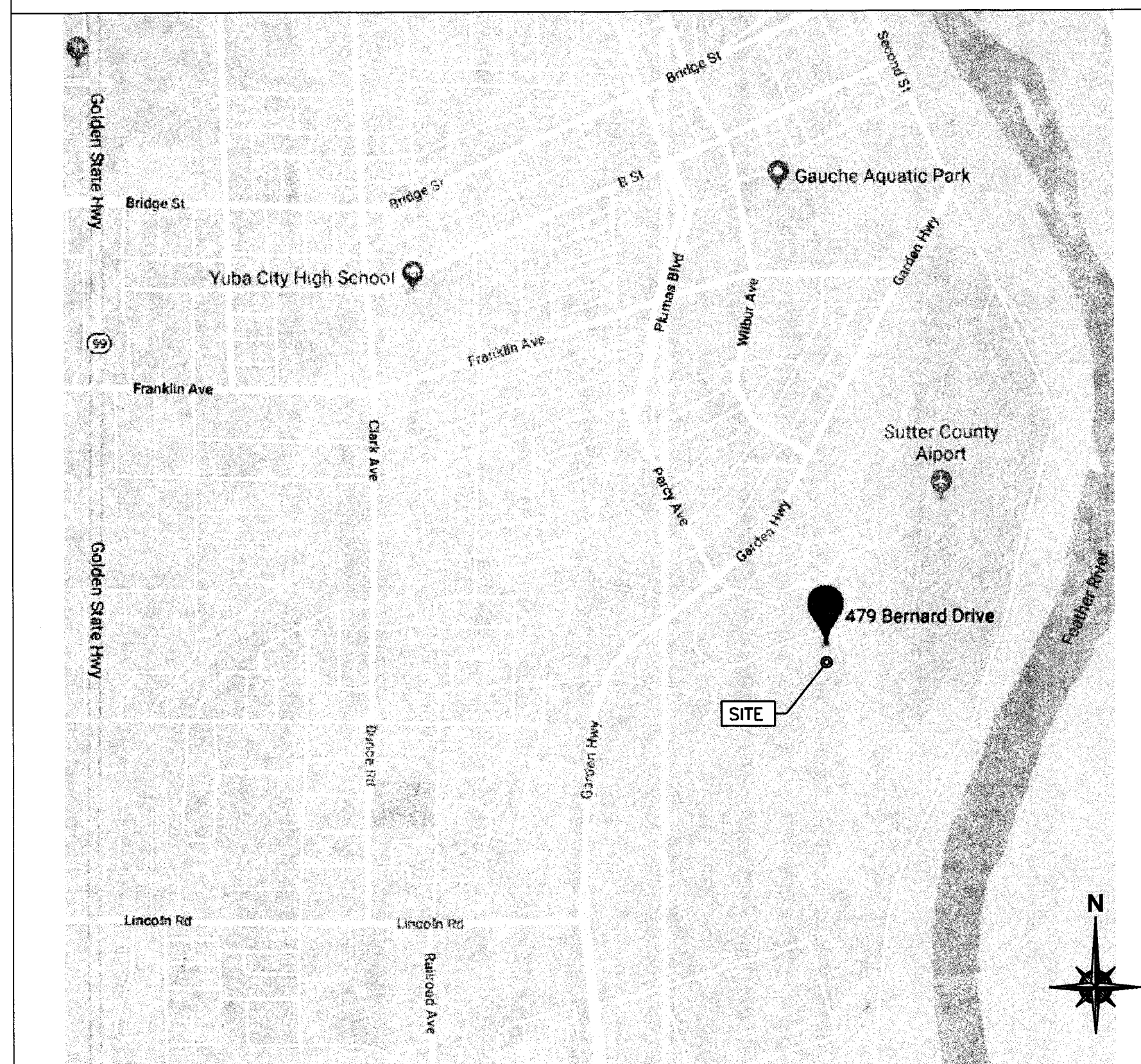


2930 DOMINGO AVE, SUITE 150
BERKELEY, CA 94705

DRAWN BY: SH
CHECKED BY: JB

REV	DATE	DESCRIPTION
0	01/12/18	90% CD
1	02/14/18	100% CD

VICINITY MAP



SITE INFORMATION

SITE ADDRESS: 479 BERNARD AVE
YUBA CITY, CA 95991

OWNER: REGIONAL HOUSING AUTHORITY SUTTER & NEVADA COUNTIES
1455 BUTTE HOUSE ROAD
YUBA CITY, CA 95993
PHONE: 530.671.0220
CONTACT: GUS BECERRA
EMAIL: G.BECERRA@CAHASC.ORG

COUNTY: SUTTER COUNTY

JURISDICTION: SUTTER COUNTY

ASSESSORS PARCEL NUMBER: 053-470-053

ZONING: R4

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CALL 811 BEFORE YOU DIG
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

City of Yuba City

FEB 2 2018

APPROVED

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

**RICHLAND MIGRANT
CENTER LANDING AND
STAIR REPAIRS**
479 BERNARD DR
YUBA CITY, CA 95991

TITLE SHEET

T-1

BLD18-00260

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

- PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 2 WORKING DAYS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE AREA LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY EXISTING COMPONENTS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

GENERAL NOTES FOR EXISTING CELL SITES

- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
- THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
- SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
- CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD (N) TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNERS DESIGNATED LOCATION.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

- CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
- THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE TIME OF PERMITTING AWARD SHALL GOVERN THE DESIGN.
- CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
 - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
 - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
 - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
- TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
 - TELCORDIA GR-43 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
 - TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
 - TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
 - TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
- ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
- FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN, WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL TRENCHING NOTES

- MAINTAIN 24" MINIMUM COVER FOR ALL ELECTRICAL CONDUITS, U.O.N.
- MAINTAIN 30" MINIMUM COVER FOR ALL TELECOMMUNICATIONS CONDUITS.
- MINIMUM 1" SAND SHADING BELOW CONDUITS, AND 6" COVERING ON TOP OF CONDUITS REQUIRED.
- REFER TO SHEET E-1 FOR ADDITIONAL REQUIREMENTS

GENERAL GROUNDING NOTES

- GROUNDING SHALL BE TESTED AT 5 OHMS OR LESS.
- WOOD MOLDING, STAPLED EVERY 3'-0" AND AT EACH END.

GENERAL CONDUIT NOTES

- ALL CONDUITS WILL BE MANDEARED AND EQUIPPED WITH 3/8" PULL ROPE.
- SCHEDULE 40 CONDUIT FOR UNDERGROUND USE.
- SCHEDULE 80 CONDUIT FOR RISER USE AND ELSEWHERE AS NOTES. TRANSITION FROM SCHEDULE 40 PVC OR RIGID STEEL CONDUIT TO SCHEDULE 80 USING APPROVED FITTINGS DESIGNED TO PROVIDE A SMOOTH INTERIOR WALL TRANSITION TO THE REDUCED INTERIOR DIAMETER OF SCHEDULE 80. ADJUST CONDUIT SIZE IF NECESSARY TO MAINTAIN THE INTERIOR AREA REQUIRED FOR THE WIRING SPECIFIED.
- GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10" THEN CONVERT TO SCHEDULE 80.
- CONTRACTOR TO STUB UP POLE 10" w/ 3" POWER CONDUIT. POWER COMPANY TO CONVERT FROM 3" STUB SCHEDULE 80 TO 2" SCHEDULE 80 FROM TOP OF STUB UP.
- ZRC COLD GALVANIZING COMPOUND OR EQUIVALENT IS REQUIRED ON EXPOSED THREADS IN RIGID STEEL CONDUIT AND THE CUT ENDS OF SUPPORT STRUTS, ETC. TO PREVENT RUSTING.

TYPICAL R.O.W. POLE CONSTRUCTION NOTES

- CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
- ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
- NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2"
- ALL HOLES IN POLE LEFT FROM REARRANGEMENT OF CLIMB STEPS TO BE FILLED.
- THE INSIDE OR BOTTOM OF THE ARM (NO CABLE ON TOP OF ARM).
- USE CABLE CLAMPS TO SECURE CABLE TO ARMS, PLACE 2" VERIZON WIRELESS CABLE I.D. TAGS ON BOTH SIDES OF ARMS.
- USE 1/2" DIA. CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
- PLACE GPS ON ARM OF SOUTHERN SKY EXPOSURE AT MINIMUM 6" FROM TRANSMIT ANTENNA WHICH IS 24" AWAY FROM CENTER OF POLE.
- FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ABBREVIATIONS

A.B.	ANCHOR BOLT	G.L.B.	GLUE LAMINATED BEAM
ABV.	ABOVE	(GLU-LAM)	GLOBAL POSITIONING SYSTEM
ACCA	ANTENNA CABLE COVER ASSEMBLY	GPS	GROUND
ADD'L	ADDITIONAL	GRND.	HEADER
A.F.F.	ABOVE FINISHED FLOOR	HDR.	HANGER
A.F.G.	ABOVE FINISHED GRADE	HGR.	HEIGHT
AGL	ABOVE GROUND LEVEL	HT.	ISOLATED COPPER GROUND BUS
ALUM	ALUMINUM	ICGB.	INCH(ES)
ALT.	ALTERNATE	INT.	INTERIOR
AMSL	ABOVE SEA LEVEL	IN.(#)	LAG BOLTS
ANT.	ANTENNA	LB.(#)	LINEAR FEET(FOOT)
APPRX.	APPROXIMATE(LY)	L.	LONGITUDINAL
ARCH.	ARCHITECT(URAL)	MAS.	MASONRY
AWG.	AMERICAN WIRE GAUGE	MAX.	MAXIMUM
BLDG.	BUILDING	M.B.	MACHINE BOLT
BLK.	BLOCK	MECH.	MECHANICAL
BLKG	BLOCKING	MFR.	MANUFACTURER
BM.	BEAM	MIN.	MINIMUM
B.N.	BOUNDARY NAILING	MISC.	MISCELLANEOUS
BN	BACK-UP CABINET	MTL	METAL
BTWC.	BARE TINNED COPPER WIRE	NO.(#)	NUMBER
B.O.	BOTTOM	N.T.S.	NOT TO SCALE
B.O.F.	BOTTOM OF FOOTING	(N)	NEW
CAB.	CABINET	O.C.	ON CENTER
CANT.	CANTILEVER(ED)	OPNG.	OPENING
C.I.P.	CAST IN PLACE	P/C	PRE CAST CONCRETE
CLG.	CEILING	PCS	PERSONAL COMMUNICATION SERVICES
CLR.	CLEAR	PL	PLATE
COL.	COLUMN	PLY.	PLYWOOD
CONC.	CONCRETE	P.P.C.	POWER PROTECTION CABINET
CONN.	CONNECTION(OR) CONSTRUCTION	PRC.	PRIMARY FLEXING CABINET
CONST.	CONTINUOUS	P.S.F.	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
CONTR.	CONTRACT	P.T.	PRESSURE TREATED
COUL.	COURT	PWR.	POWER (CABINET)
CR.	COURT	QTY.	QUANTITY
CR.	COURT	RAD.(R)	RADIUS
CONC.	CONCRETE	REF.	REFERENCE
CONSTR.	CONSTRUCTION	REINF.	REINFORCING
CONTR.	CONTRACT	REQ'D.	REQUIRED
CONTR.	CONTRACT	RGS.	RIGID GALVANIZED STEEL
CONTR.	CONTRACT	R.O.W.	RIGHT OF WAY
CONTR.	CONTRACT	SCH.	SCHEDULE
CONTR.	CONTRACT	SH.	SHEET
CONTR.	CONTRACT	SIM.	SIMILAR
CONTR.	CONTRACT	SPEC.	SPECIFICATION(S)
CONTR.	CONTRACT	SG.	SQUARE
CONTR.	CONTRACT	S.S.	STAINLESS STEEL
CONTR.	CONTRACT	STD.	STANDARD
CONTR.	CONTRACT	STL.	STEEL
CONTR.	CONTRACT	STRUC.	STRUCTURAL
CONTR.	CONTRACT	TEMP.	TEMPORARY
CONTR.	CONTRACT	THK.	THICKNESS
CONTR.	CONTRACT	T.N.	TOE NAIL
CONTR.	CONTRACT	T.O.A.	TOP OF ANTENNA
CONTR.	CONTRACT	T.O.C.	TOP OF CURB
CONTR.	CONTRACT	T.O.F.	TOP OF FOUNDATION
CONTR.	CONTRACT	T.O.P.	TOP OF PLATE(PARAPET)
CONTR.	CONTRACT	T.O.S.	TOP OF STEEL
CONTR.	CONTRACT	T.O.W.	TOP OF WALL
CONTR.	CONTRACT	TYP.	TYPICAL
CONTR.	CONTRACT	U.G.	UNDER GROUND
CONTR.	CONTRACT	U.L.	UNDERWRITES LABORATORY
CONTR.	CONTRACT	U.N.O.	UNLESS NOTED OTHERWISE
CONTR.	CONTRACT	V.I.F.	VERIFY IN FIELD
CONTR.	CONTRACT	W	WITH
CONTR.	CONTRACT	WD.	WOOD
CONTR.	CONTRACT	W.P.	WEATHERPROOF
CONTR.	CONTRACT	WT.	WEIGHT

LEGEND

	NEW ANTENNA		GROUT OR PLASTER
	EXISTING ANTENNA		(E) BRICK
	GROUND ROD		(E) MASONRY
	GROUND BUS BAR		CONCRETE
	MECHANICAL GRND. CONN.		EARTH
	CADWELD		GRAVEL
	GROUND ACCESS WELL		PLYWOOD
	ELECTRIC BOX		SAND
	TELEPHONE BOX		CENTERLINE
	LIGHT POLE		PROPERTY/LEASE LINE
	FND. MONUMENT		MATCH LINE
	SPOT ELEVATION		WORK POINT
	SET POINT		GROUND CONDUCTOR
	REVISION		TELEPHONE CONDUIT
	GRID REFERENCE		ELECTRICAL CONDUIT
	DETAIL REFERENCE		ELECTRICAL & TELCO CONDUITS
	ELEVATION REFERENCE		COAXIAL CABLE
	SECTION REFERENCE		OVERHEAD SERVICE CONDUCTORS
	WOOD CONTINUOUS		CHAIN LINK FENCING
	WOOD BLOCKING		WOOD FENCING
	STEEL		OVERHEAD TELEPHONE/ OVERHEAD POWER
			OVERHEAD TELEPHONE
			OVERHEAD POWER LINE
			POWER RUN



Regional Housing Authority



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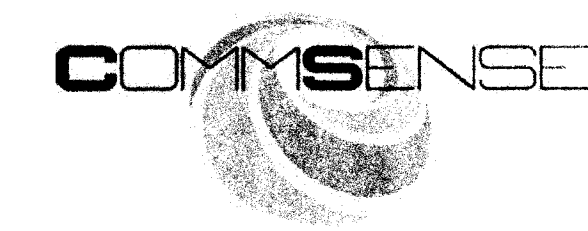
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GENERAL NOTES

DISCLAIMER NOTE:
 THIS SITE PLAN IS GENERATED WITHOUT A TOPOGRAPHIC SURVEY. PROPERTY LINES, ROADS AND EASEMENT SHOWN ON THIS PLAN ARE ESTIMATED.



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SITE PLAN

A-1

McKEEHAN DRIVE

BERNARD DR

BERNARD DRIVE

(E) BUILDING TYP

EXIST'G FENCE

(E) 8'-0" LOCKABLE ROLLING GATE AND TWO REMOVABLE BUT LOCKABLE 8'-0" FENCE SECTIONS ONE ON EACH SIDE OF SWING GATE

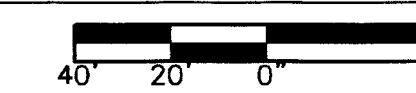
SCOPE OF WORK

BUILDING	UNIT(S)
BUILDING 'A'	1, 3, 5, 7, 9, 11
BUILDING 'B'	1, 3, 5, 7, 9, 11
BUILDING 'C'	1, 3, 5, 7, 9, 11
BUILDING 'D'	1, 3, 5, 7, 9, 11

NOTE:
 ALL EVEN NUMBERED UNITS ARE ON THE GROUND FLOOR
 ALL ODD NUMBERED UNITS ARE ON THE SECOND FLOOR

SITE PLAN

24"x36" SCALE: 1" = 40'-0"
 11"x17" SCALE: 1" = 80'-0"



1





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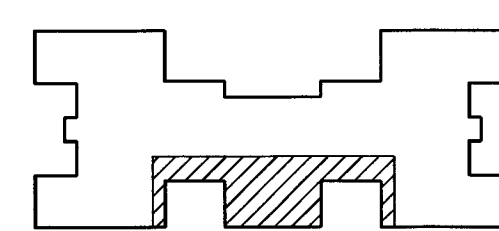
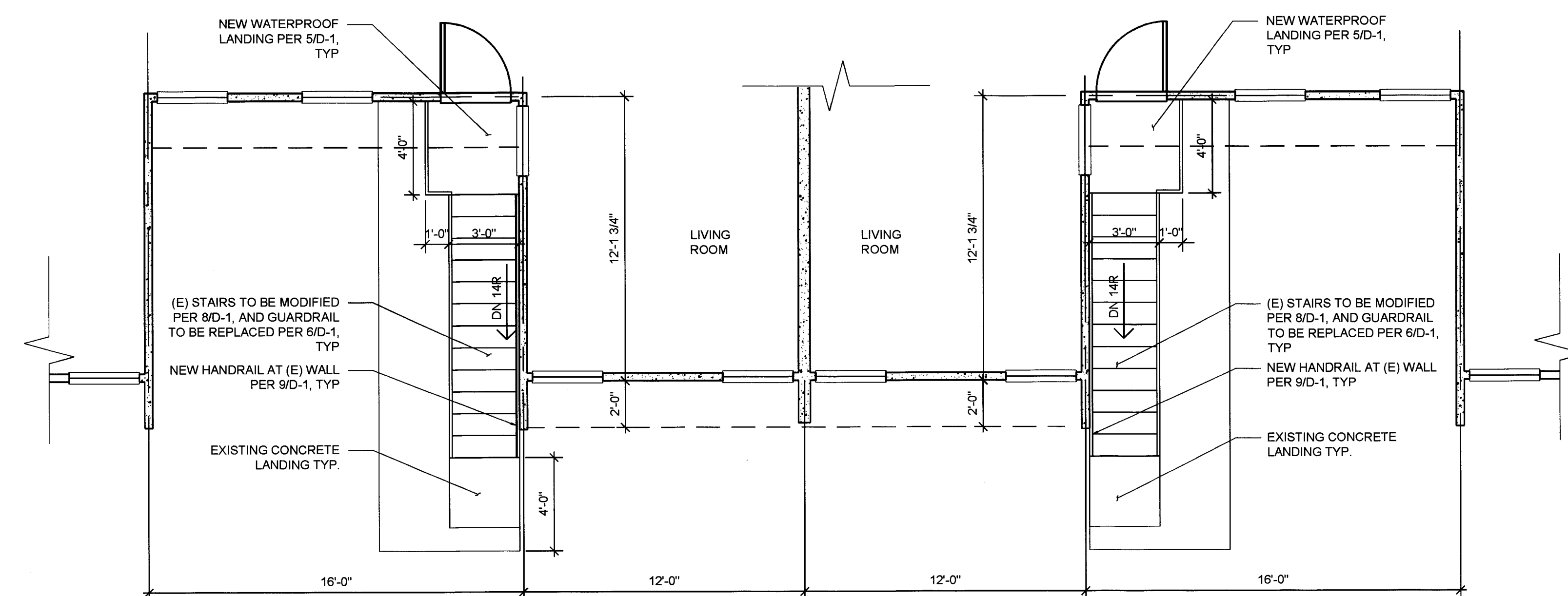
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PARTIAL 2ND FLOOR PLAN

A-2

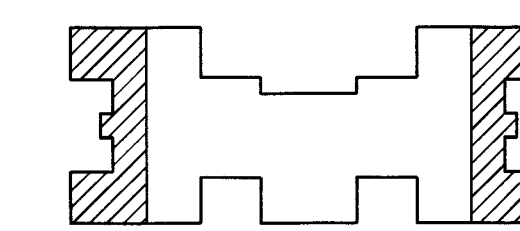
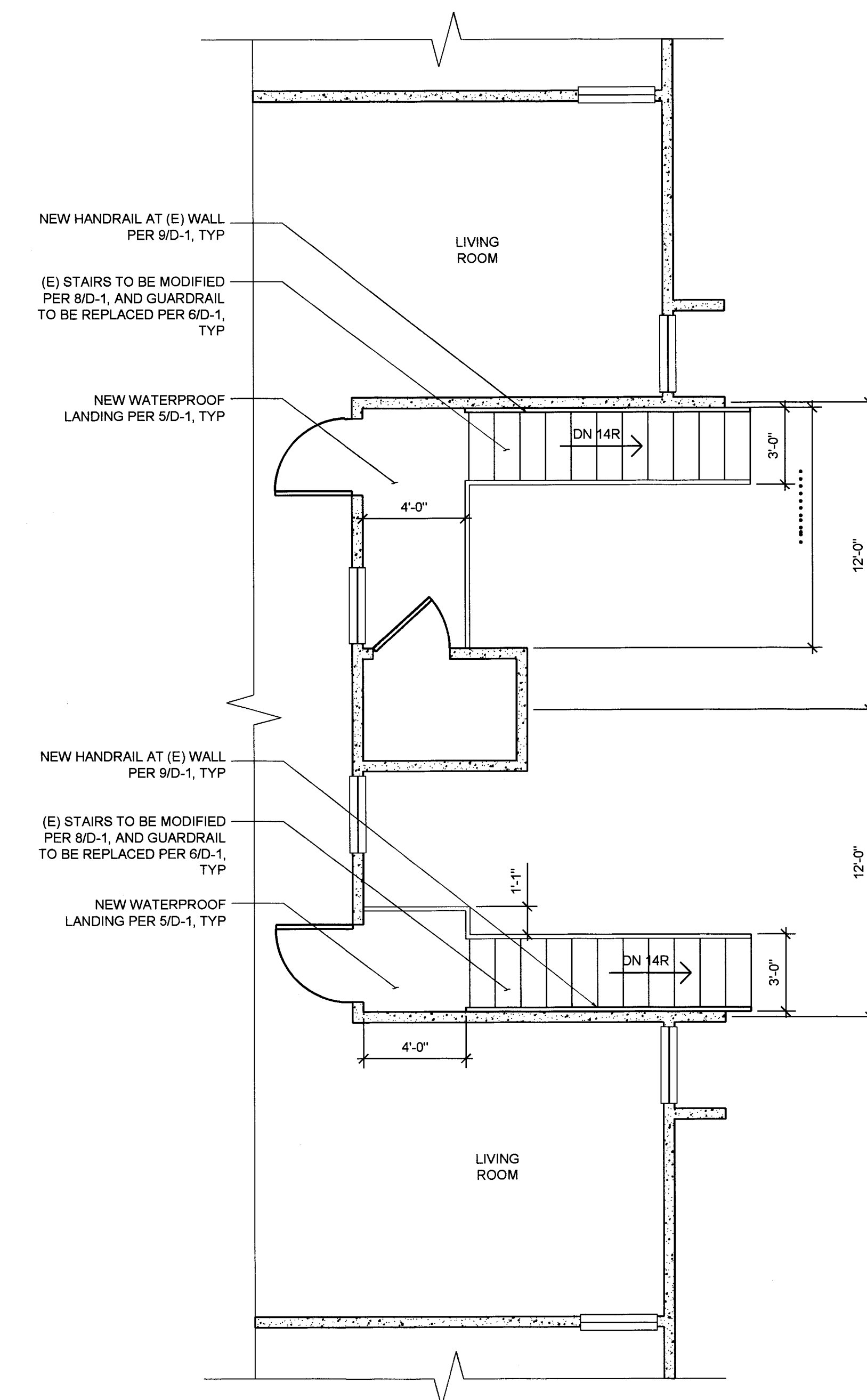


KEY PLAN



24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4 3 2 1 0 4

2



KEY PLAN



24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4 3 2 1 0 4

1

PARTIAL 2ND FLOOR PLAN

PARTIAL 2ND FLOOR PLAN

GENERAL

- ALL CONSTRUCTION SHALL CONFORM TO:
 - 2016 CALIFORNIA BUILDING CODE (C.B.C.)
 - 2015 NATIONAL DESIGN SPECIFICATIONS (NDS)
 - ASCE 7-10 WITH AMENDED SUPPLEMENTS
 - ACI 308-14 AND REVISIONS
 - ASCE 360-10, 341-10
 - APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS
- THE WORDS "THE ENGINEER" AS USED IN THESE NOTES, REFER TO A REPRESENTATIVE OF THE ENGINEERING FIRM OF RECORD.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR BRACING AND SHORING ALL EXCAVATIONS, DEWATERING OF EXCAVATION FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE, TEMPORARY AND EXISTING STRUCTURES, AND PARTIALLY COMPLETED PORTIONS OF THE WORK TO ASSURE THE SAFETY OF ANY PERSON COMING IN CONTACT WITH THE WORK.
- ALL A.S.T.M. SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE AS AMENDED TO DATE.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE SHORING, BRACING AND OTHER WORKING PROVISIONS AS REQUIRED TO SAFELY COMPLETE THE STRUCTURE, PROTECT EXISTING STRUCTURES AND PROTECT AGAINST BODILY INJURY AND PROPERTY DAMAGE. SAFETY MEASURES SHALL MEET THE REQUIREMENTS OF O.S.H.A., ALL LOCAL, STATE AND FEDERAL GUIDELINES.
- STANDARD DETAILS AND GENERAL NOTES ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE NOTED OR SHOWN. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER IN ADVANCE OR SHOWN ON THESE DRAWINGS.
- TYPICAL DETAILS SHALL APPLY IN ADDITION TO ANY OTHER SPECIFIC DETAIL.
- WHERE THESE GENERAL NOTES AND TYPICAL DETAILS ARE IN CONFLICT WITH ANY SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION, THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER DO NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OF THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES WHICH ARE PERFORMED AFTER COMPLETION OF CONSTRUCTION, ARE SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECS; THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISIONS OF CONSTRUCTION.
- ALL ELEVATIONS ARE REFERENCED FROM TOP OF FINISH GROUND FLOOR ELEV. = 0'-0", U.O.N.
- ANY TESTING OR INSPECTIONS REQUIRED BY BUILDING OFFICIALS OR THE PROJECT DRAWINGS OR SPECIFICATIONS SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY.
- OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
- CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR THE INSTALLATION, AND SHALL PROVIDE PROPER FUNCTION OF ALL COSMETIC TREATMENTS AND FINISHES - INCLUDING, BUT NOT LIMITED TO: TILE, STUCCO, GYPSUM BOARD, PAINT, ETC. WHERE STANDARD SPECIFICATIONS CALL FOR CONSTRUCTION MORE STRINGENT THAN SHOWN ON THESE PLANS, THE CONTRACTOR OR OWNER SHALL ADJUST THE CONSTRUCTION ACCORDINGLY.
- CONTRACTOR SHALL READ AND BE FAMILIAR WITH ALL FACETS OF THE PLANS AND SPECIFICATIONS AND SHALL REQUEST CLARIFICATION AS REQUIRED BEFORE COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONSTRUCTION WHICH IS IN DEVIATION FROM THESE PLANS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS AND SHALL OBTAIN APPROVAL BEFORE CONTINUING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE CORRECT INSTALLATION OF ALL MANUFACTURED PRODUCTS, INCLUDING BUT NOT LIMITED TO DS8, T1-11, PARALLAMS AND MICROLAMs. ALL INSTALLATIONS SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- UNLESS CALLED OUT AS EXISTING OR NOT-IN-CONTRACT, EVERYTHING SHOWN ON THESE DRAWINGS SHALL BE PROVIDED AND INSTALLED AS PART OF THE WORK OF THE PROJECT.
- ALL ASTM SPECIFICATIONS NOTED HEREIN SHALL BE AS AMENDED BY THE ASTM STANDARDS AS REFERENCED IN THE 2013 CBC.

FOUNDATION

- FOUNDATION SOIL STRATA IS NATIVE SOIL OR ENGINEERED FILL AS PER THE PROJECT SOILS REPORT WHEN APPLICABLE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE SOILS REPORT & THESE PLANS, THE SOILS REPORT SHALL GOVERN.
- SOILS REPORT: NONE
- FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED FOUNDATION SOIL STRATA, OR ENGINEERED FILL.
- THE DEPTHS OF BOTTOMS OF FOOTINGS AS SHOWN ON THESE DRAWINGS INDICATE THE ESTIMATED MINIMUM FOUNDATION DEPTHS.
- FOUNDATIONS ARE DESIGNED FOR A MAXIMUM DEAD PLUS LIVE LOAD ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF, U.O.N. IN SOILS REPORT
- BOTTOMS OF FOOTINGS SHALL EXTEND A MINIMUM OF 12" BELOW LOWEST ADJACENT GRADE OR AS NOTED IN THE FOOTING SCHEDULE.
- THE BOTTOM OF ALL FOOTINGS SHALL BE LEVEL. CHANGES IN FOOTING ELEVATIONS SHALL BE MADE USING THE STEP FOOTING DETAIL ON THESE DRAWINGS.
- CENTER FOOTINGS UNDER WALLS OR COLUMNS UNLESS OTHERWISE INDICATED ON THESE DRAWINGS.
- ALL WATER SHALL BE REMOVED FROM FOOTING EXCAVATION BEFORE PLACING CONCRETE.
- OWNER/DEVELOPER AND APPROPRIATE SUBCONTRACTOR(S) ARE RESPONSIBLE FOR REVIEWING THE SOILS REPORT (IF APPLICABLE) PRIOR TO COMMENCING CONSTRUCTION.
- IF APPLICABLE, A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING & FOUNDATION PHASE OF CONSTRUCTION PER GEOTECHNICAL REPORT RECOMMENDATIONS. INSPECTION & TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT. SEE TESTING & SPECIAL INSPECTION SCHEDULE FOR ADDITIONAL INFORMATION.

NORMAL WEIGHT CONCRETE

- CONCRETE SHALL CONFORM TO THE FOLLOWING:

CONCRETE CLASS	SLAB ON GRADE	TYPICAL FOOTINGS
MAXIMUM AGGREGATE SIZE	1"	1.5"
MINIMUM SACKS PER YARD	5	4.5
MAXIMUM WATER/CEMENT RATIO	0.54	0.60
SLUMP	3.5" - 4.5"	2.5" - 3.5"
28 DAY COMPRESSIVE STRENGTH	2,500 PSI	2,500 PSI
 - ALL OTHER CONCRETE SHALL BE SIMILAR TO THE FOOTING SPECIFICATIONS EXCEPT THAT THE 28 DAY COMPRESSIVE STRENGTH CAN BE 2,500 PSI.
 - ALL CONCRETE SHALL BE CONSOLIDATED BY MECHANICAL VIBRATORS.
 - ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE C.B.C. AND ACI STANDARD 318, LATEST EDITION, OF THE AMERICAN CONCRETE INSTITUTE UNLESS SHOWN OR NOTED OTHERWISE ON THESE DRAWINGS.
 - CONCRETE AGGREGATE SHALL CONFORM TO ASTM C-33 AND SHALL BE WELL GRADED. SHRINKAGE CHARACTERISTICS SHALL BE LESS THAN -0.04%.
 - PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II U.O.N. IN GEOTECHNICAL REPORT.
 - CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ASTM C-94 AND ACI STANDARD 318.
 - ALL EMBEDDED ITEMS SHALL BE PLACED ACCURATELY AND SECURELY PRIOR TO BEGINNING CONCRETE PLACEMENT.
 - CONSTRUCTION JOINTS SHALL BE LOCATED SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE. JOINTS SHALL BE ROUGHENED AND CLEANED PRIOR TO SUCCEEDING POUR. FOR JOINTS IN ELEVATED SLABS, CONCRETE BEAMS, OR SHEARWALL FOOTINGS, CONTACT ENGINEER.
 - CONTRACTOR IS RESPONSIBLE FOR SUBMITTING CONCRETE MIX DESIGNS TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF ANY CONCRETE.
 - ALL GROUT SHALL BE NON-METALLIC, NON-SHRINK, HIGH STRENGTH GROUT AS APPROVED BY THE ENGINEER. NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 7,000 PSI U.O.N.
 - REINFORCING AND EMBEDMENT ITEMS SHALL BE FREE OF EXCESSIVE SCALE OR RUST, DIRT, GREASE, OIL OR ANY OTHER SUBSTANCE THAT WILL IMPAIR BOND WITH CONCRETE.
 - ALL REINFORCING BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE.
 - HOLDOWN LOCATIONS SHOWN ON THE FOUNDATION PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATIONS BASED ON THE LENGTH OF SHEAR WALLS, THE TYPE OF HOLDOWNS & THE MANUFACTURER'S SPECIFICATIONS.
 - SPECIAL INSPECTION IS REQUIRED ON THE TAKING OF CYLINDERS AND PLACEMENT OF ALL REINFORCED CONCRETE WHICH EXCEEDS A 2500 PSI DESIGN STRENGTH. IN ACCORDANCE WITH C.B.C. SECTION 1905.6.
 - REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PIPES, CONDUITS, AND OTHER INSERTS EMBEDDED OR CAST WITH CONCRETE. CORING SHALL NOT BE ALLOWED WITHOUT THE ENGINEER'S APPROVAL.
 - ADMIXTURES TO BE USED SHALL BE SUBJECT TO PRIOR APPROVAL BY THE ENGINEER.
 - CONCRETE SHALL BE CURED WHILE IN A MOIST CONDITION FOR AT LEAST THE FIRST SEVEN (7) DAYS AFTER PLACEMENT. METHODS FOR ACCELERATED CURING SHALL HAVE PRIOR APPROVAL OF THE ENGINEER, AND SHALL MEET CONDITIONS OF ASTM C308.
 - REMOVE ALL DEBRIS FROM FORMS BEFORE POURING CONCRETE.
 - NO WOOD SPREADERS OR WOOD STAKES ALLOWED IN CONCRETE.
 - MAXIMUM FREE FALL OF CONCRETE SHALL BE 8'-0".
 - CONCRETE SHALL BE READY-MIXED PER ASTM C-94.
 - WHEN COLD WEATHER CONDITIONS EXIST, PLACE CONCRETE IN COMPLIANCE WITH C.B.C. 1905.12
 - WHEN HOT WEATHER CONDITIONS EXIST, PLACE CONCRETE IN COMPLIANCE WITH C.B.C. 1905.13. REINFORCING SHALL BE KEPT COOL DURING PLACEMENT OF CONCRETE.
 - REFER TO DRAWINGS BY OTHERS FOR ADDITIONAL ITEMS REQUIRED TO BE CAST INTO CONCRETE OR REQUIRED FLOOR DEPRESSIONS.
- ## REINFORCING STEEL
- REINFORCING STEEL SHALL BE DEFORMED CONFORMING TO ASTM A615.
 - WELDING OF REINFORCING STEEL SHALL BE PERFORMED ONLY WHERE INDICATED ON THE DRAWINGS AND SHALL BE IN COMPLIANCE WITH AWS D1.4 AND ASTM A615. PROVIDE WELDING PROCEDURE AND MILL TEST REPORTS FOR ALL REINFORCEMENT TO BE WELDED. ENGINEER SHALL APPROVE WELDING PROCEDURE AND MILL TEST REPORTS PRIOR TO EXECUTION OF WELDING.
 - LAP SPLICES FOR REINFORCING SHALL BE 48 BAR DIAMETERS OR 24" MINIMUM UNLESS SHOWN OTHERWISE ON THE DRAWINGS. WIRE BARS TOGETHER AT LAPS OR SPLICES. HOOKS SHALL BE C.B.C. STANDARD HOOKS UNLESS SHOWN OTHERWISE.
 - REINFORCING SHALL BE FABRICATED AND PLACED ACCORDING TO CRSI, "MANUAL OF STANDARD PRACTICE".
 - ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE WELL SECURED IN PLACE PRIOR TO CONCRETE OR GROUT POUR. ADEQUATE SUPPORTS SHALL BE PROVIDED FOR ALL REINFORCING STEEL.
 - THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:

SLABS ON GRADE	CENTER OF SLAB
CONCRETE BELOW GRADE, FORMED	2"
CONCRETE BELOW GRADE, UNFORMED (POURED AGAINST EARTH)	3"
CONCRETE EXPOSED TO WEATHER EXCEPT IN PRECAST	3"
CONCRETE USED IN PRE-CAST PANELS	1 1/2"
BEAMS AND COLUMNS PRIMARY REINFORCING	2"
BEAMS AND COLUMNS STIRRUPS AND TIES	1 1/2"
 - ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 40 FOR #4 BARS AND SMALLER.
 - ALL REINFORCING SHALL BE A615, GRADE 60 FOR #5 BARS AND LARGER.
 - ALL BARS SHALL BE CLEANED OF LOOSE FLAKY RUST, GREASE OR OTHER MATERIALS THAT MAY IMPAIR BOND.
 - WELDED WIRE FABRIC TO BE ASTM A185, LAP 1 1/2 SPACES, 9" MINIMUM FOR STRUCTURAL SLABS.
 - WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A185 STANDARDS FOR COLD DRAWN STEEL WIRE. SPLICES SHALL BE MADE SO THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRES PLUS TWO (2) INCHES. YIELD STRENGTH TO BE 60 KSI.
 - PLACE 20"-0" LENGTH OF REBAR AT ELECTRICAL SERVICE LOCATIONS, AND STUB UP REBAR ABOVE THE CONCRETE NEAR SERVICE METER.
 - ALL BENDS SHALL BE MADE COLD.
 - SPACING OF REINFORCING SHALL BE CONSIDERED A MAXIMUM.

WOOD

- STRUCTURAL FRAMING SHALL BE DOUGLAS FIR - LARCH GRADED IN ACCORDANCE WITH THE STANDARD GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION. GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

	NO. 2
4x MEMBERS	NO. 1 (MIN.)
6x & LARGER MEMBERS	1.5"
EXTERIOR WALL STUDS	NO. 2 (MIN.)
INTERIOR BEARING WALL STUDS	NO. 2 (MIN.)
INTERIOR NON-BEARING WALL STUDS	STUD GRADE
GLU-LAM BEAMS	24F-V4 D.F./D.F., U.O.N.
PARALLAMS	E = 2,000,000 PSI
MICROLAMs	E = 1,900,000 PSI
LSL	E = 1,700,000 PSI
BLOCKING	STUD GRADE
- MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19% AT TIME OF INSTALLATION FOR SAWN LUMBER.
- ALL BEAMS INTENDED FOR EXTERIOR USE SHALL BE TREATED OR PROTECTED FROM THE ELEMENTS.
- AIC CERTIFICATES FOR GLULAM BEAMS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT AND ENGINEER PRIOR TO FABRICATION.
- WOOD MEMBERS SHALL BE CUT OR NOTCHED ONLY AS SHOWN ON THESE DRAWINGS.
- SILL PLATES OR WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE TREATED DOUGLAS FIR. FASTENERS AND BOLTS SHALL BE HOT DIPPED GALVANIZED.
- SOLID BLOCKING SHALL BE INSTALLED BETWEEN JOISTS OR RAFTERS AT THE TOP OF ALL BEARING AND SHEAR WALLS.
- ALL PLYWOOD SHOWN ON THESE DRAWINGS SHALL BE C-D WITH EXTERIOR GLUE IN ACCORDANCE WITH U.S. PRODUCT STANDARD PSI-95. ALL PANELS SHALL BE MARKED WITH AN APA GRADE MARK WITH AN IDENTIFICATION INDEX. ROOF PLY SHALL BE PANEL INDEX 24/0 U.O.N., FLOOR PLY SHALL BE PANEL INDEX 48/24 U.O.N. (PLYWOOD AT EXPOSED ROOF OVERHANGS MAY BE C-C WITH EXTERIOR GLUE.)
- SHEATHING NAILING AT EDGE OF ANY FLOOR OR ROOF OPENING SHALL BE THE SAME AS BOUNDARY NAILING.
- PARTIAL SHEETS OF SHEATHING CALLED OUT ON STRUCTURAL DRAWINGS SHALL HAVE A MINIMUM AREA OF 8 SQ. FT. WITH A MINIMUM DIMENSION OF 2 FEET.
- EXCEPT WHERE MORE STRINGENT CONDITIONS ARE SHOWN ON THE DRAWINGS, WOOD CONSTRUCTION SHALL COMPLY WITH 2013 CBC, SECTION 2301, CONVENTIONAL CONSTRUCTION PROVISIONS, AS A MINIMUM.
- ENDS OF WOOD MEMBERS ENTERING MASONRY OR CONCRETE WALLS SHALL HAVE A 1/2" AIR SPACE AROUND TOP, END, AND SIDES, UNLESS WOOD IS TREATED WITH APPROVED PRESERVATIVE.
- MAXIMUM MOISTURE CONTENT FOR GLU-LAM BEAMS SHALL NOT EXCEED 16%.
- GLU-LAM BEAMS SHALL HAVE A.I.T.C. INSPECTION AND BEAR AN A.I.T.C. STAMP. A COPY OF THE A.I.T.C. INSPECTION CERTIFICATE SHALL BE SENT TO THE BUILDING DEPARTMENT.
- MANUFACTURED LUMBER SHALL NOT BE NOTCHED, CUT OR DRILLED, EXCEPT AS SHOWN ON DRAWINGS, WITHOUT THE APPROVAL OF THE ENGINEER AND THE BUILDING DEPARTMENT.
- MANUFACTURED LUMBER SHALL NOT BE EXPOSED TO THE WEATHER UNLESS PRESSURE TREATED OR OF A DURABLE SPECIES.
- SUBMIT COMPLETE GLU-LAM BEAM SHOP DRAWINGS TO THE ENGINEER AND TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.
- SIMPLE SPAN GLU-LAM BEAMS SHALL BE COMBINATION 24F-V4 D.F./D.F. CANTILEVERED GLU-LAM BEAMS SHALL BE COMBINATION 24F-V8 D.F./D.F.
- CANTILEVERED ENDS OF GLU-LAM BEAMS SHALL HAVE NO CAMBER.

FASTENERS

- BOLTS FOR TIMBER CONNECTIONS SHALL BE ASTM A307 MACHINE BOLTS UNLESS OTHERWISE NOTED. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. BOLT HOLES SHALL BE 1/16 INCH LARGER THAN BOLT DIAMETER.
- ALL BOLTS SHALL BE RETIGHTENED PRIOR TO THE APPLICATION OF SHEATHING, PLASTER, ETC.
- PROVIDE MALLEABLE IRON WASHERS OR EQUIVALENT CUT PLATE WASHERS UNDER NUTS AND BOLT OR LAG SCREW HEADS WHICH BEAR ON WOOD.
- WHEN REQUIRED NAILING TENDS TO SPLIT WOOD MEMBERS, NAIL HOLES SHALL BE PRE-BORED TO 75% OF THE NAIL DIAMETER.
- NAILING NOT SPECIFICALLY INDICATED SHALL COMPLY WITH TABLE 2304.9.1 IN THE 2013 CBC.
- ALL NAILS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE. NAILING SHALL BE PER CHAPTER 23 OF THE C.B.C. UNLESS NOTED OTHERWISE ON THE PLANS AND DETAILS.

8d COMMON = 0.131" x 2 1/2"
10d COMMON = 0.148" x 3"
12d COMMON = 0.148" x 3 1/4"
16d COMMON = 0.162" x 3 1/2"
- ALL PREFABRICATED CONNECTING HARDWARE SPECIFIED IS MANUFACTURED BY SIMPSON COMPANY UNLESS OTHERWISE NOTED. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR MAXIMUM RATED VALUES.
- HOLES FOR LAG SCREW SHANKS SHALL BE BORED THE SAME DEPTH AND DIAMETER AS THE SHANK. THE REMAINING DEPTH OF PENETRATION OF THE SCREW SHALL BE BORED TO 70% OF THE SHANK DIAMETER.
- ALL LAG SCREWS SHALL HAVE WASHERS WHICH HAVE FULL BEARING ON FLATTENED SURFACE OF THE WOOD MEMBER.
- LAG SCREWS SHALL BE TURNED INTO HOLES WITH A WRENCH NOT DRIVEN IN WITH A HAMMER.
- THE CLEARANCE HOLE FOR THE UNTHREADED PORTION OF THE SHANK SHALL BE THE SAME DIAMETER AS THE SHANK.
- ALL COUNTER SUNK HOLES SHALL BE 1/8" DIA. GREATER THAN THE DIAMETER OF THE WASHER. COUNTER SUNK HOLES SHALL NOT BE OVERDRILLED.
- ALL NAILS AND BOLTS AT PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.

WELDING

- ALL SHOP WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AISC STANDARDS.
- ALL WELDS SHALL BE PLACED BY WELDERS CERTIFIED IN THE TYPE OF WELDING TO BE PERFORMED.
- ALL WELDS SHALL BE SHIELDED METAL ARC TYPE (SMAW), IN ACCORDANCE WITH THE "STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION", AWS D1.1, BY THE AMERICAN WELDING SOCIETY.
- WELDING ROD SHALL BE E70XX, MINIMUM (70 KSI).
- WHERE GALVANIZING IS CALLED FOR ON THE DRAWINGS, ANY WELDING DONE AFTER GALVANIZING SHALL BE PROTECTED WITH TWO COATS OF "GALVAWELD" OR "GALVALLOY".
- PERIODIC INSPECTION IS PERMITTED FOR THE FOLLOWING:
 - SINGLE PASS FIELD WELDS NOT EXCEEDING 5/16"
 - FLOOR AND ROOF DECK WELDING
 - WELDED STUDS FOR STRUCTURAL DIAPHRAGM AND COMPOSITE SYSTEMS
 - WELDED COLD FORMED STEEL STUDS AND JOISTS
 - WELDED STAIR AND RAILING SYSTEMS

EXCEPTION - CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR ALL WELDING (NOT LISTED ABOVE) UNLESS PERFORMED IN AN APPROVED FABRICATOR'S SHOP.

DESIGN CRITERIA

WIND

BASIC WIND SPEED (3 SEC.): 110 MPH

WIND EXPOSURE CATEGORY: C

SEISMIC

SEISMIC IMPORTANCE FACTOR: 1.0

RISK CATEGORY: II

Ss (0.2 SECONDS): 0.500g

S1 (1 SECOND): 0.271g

SEISMIC SITE CLASS: D

SPECTRAL RESPONSE SDS: 0.516g

SPECTRAL RESPONSE SDI: 0.336g

SEISMIC DESIGN CATEGORY: D

LOADING

DECK DEAD LOAD: 20 PSF

DECK LIVE LOAD: 60 PSF

NAILING SCHEDULE

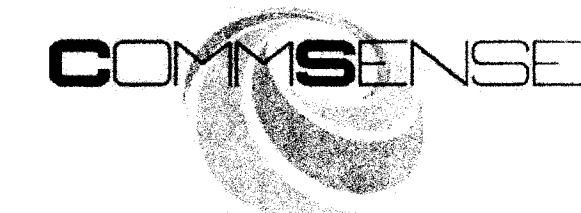
Table 2304.9.1

CONNECTION	NAILING **
1. Joist to sill or girder, toenail	3-8d
2. Bridging to joist, lateral each end	2-8d
3. 1"x6" (25mmx32mm) subfloor or less to each joist, face nail	2-8d
4. Wider than 1"x6" (25mmx32mm) subfloor to each joist, face nail	3-8d
5. 2" (51mm) subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical face nail Sole plate to joist or blocking of braced wall panels	16d at 16" o.c. 3-16d per 16"
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" o.c.
10. Double top plates, typical face nail Double top plates, top splice (each side of splice)	16d at 16" o.c. 8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 6" o.c.
13. Top plates, laps and intersections, face nail	2-16d
14. Continuous header, two pieces	16d at 16" o.c. along each edge
15. Ceiling joists to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joists, laps over partitions, face nail	3-16d
18. Ceiling joists, to parallel rafters, face nail	3-16d
19. Rafter to plate, toenail	3-8d
20. 1" diag. brace to each stud and plate, face nail	2-8d
21. 1"x6" sheathing or less to each bearing, face nail	2-8d
22. Wider than 1"x6" sheathing to each bearing, face nail	3-8d
23. Nail-up corner studs	16d at 24" o.c.
24. Nail-up girder and beams	20d at 32" o.c. at top and bottom and staggered 2'-20d at ends and at each splice
25. 2" planks	16d of each bearing
26. Collar tie to rafter, face nail	3-10d
27. Jack Rafter to hip	toenail 3-10d toenail 2-16d toenail 2-16d
28. Roof rafter to 2x ridge beam	toenail 2-16d
29. Joist to band joist, face nail	3-16d
30. Ledger strip, face nail	3-16d
31. Wood structural panels and particleboard: ¹ Subfloor roof, and wall sheathing (to framing): 1/2" and less 19/32" - 3/4" 7/8"-1" 1 1/8"-1 1/4" Single Floor (Combination subfloor-underlayment to framing): 3/4" and less 7/8" - 1" 1 1/8" - 1 1/4"	6-d ¹ 8d or 8d ¹ 8d or 8d ¹ 10d or 8d ¹
32. Panel siding (to framing) 1/2" or less 5/8"	6d ¹ 8d ¹
33. Fiberboard sheathing: ¹ 1/2" 25/32"	No.11 ga. roofing nail ¹ 6d No.16 ga. staple ¹
34. Interior paneling 1/4" 3/8"	4d ¹ 6d ¹

¹Common or box nails may be used except where otherwise stated.
²Nails spaced at 6 inches on center at edges, 12" at intermediate supports except 6" at supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing may be common, box or casing.
³Common or deformed shank (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148")
⁴Common (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148")
⁵Deformed shank (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148")
⁶Corrosion-resistant siding (6d - 1 7/8" x 0.106"; 8d - 2 3/8" x 0.128")
⁷or casing (6d - 2" x 0.999"; 8d - 2 1/2" x 0.113")
⁸Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports.
⁹When used as structural sheathing, Spacing shall be 5" on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
¹⁰Corrosion-resistant roofing nails with 7/16-inch-diameter head and 1 1/2-inch length for 1/2-inch sheathing and 1 3/4-inch length for 25/32-inch sheathing.
¹¹Corrosion-resistant staples with nominal 7/16-inch crown and 1 1/8-inch length for 1/2-inch sheathing and 1 1/2-inch length for 25/32-inch sheathing. Panel supports at 16 inches [20 inches if strength axis is the long direction of the panel, unless otherwise marked].
¹²Casing (1 1/2" x 0.080") or finish (1 1/2" x 0.072") nails spaced 6 inches (152mm) on panel edges, 12 inches at intermediate supports.
¹³Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intm. supports.
¹⁴For roof sheathing applications, 8d nails (2 1/2" x 0.113") are the minimum required for wood structural panels.
¹⁵Staples shall have a minimum crown width of 7/16".
¹⁶For roof sheathing applications, fasteners spaced 4 inches o.c. at edges, 8 inches at intermediate supports.
¹⁷Fasteners spaced 4" o.c. at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches o.c. at edges, 6 inches at intermediate supports for roof sheathing.
¹⁸Fasteners spaced 4 inches o.c. at edges, 8 inches at intermediate supports.
¹⁹Provide (2) - 20d stud end nails where 3x sill plates occur.



Regional Housing
Authority



2930 DOMINGO AVE, SUITE 150
BERKELEY, CA 94705

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0	01/12/18	90% CD
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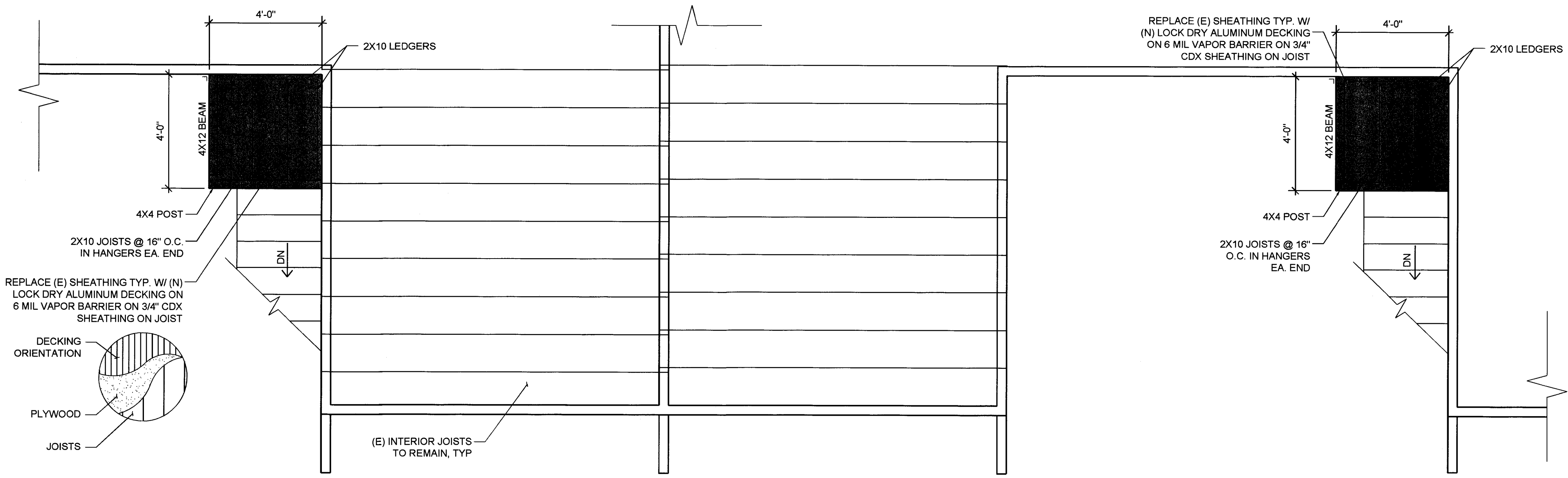
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**RICHLAND MIGRANT
CENTER LANDING AND
STAIR REPAIRS**
479 BERNARD DR
YUBA CITY, CA 95991

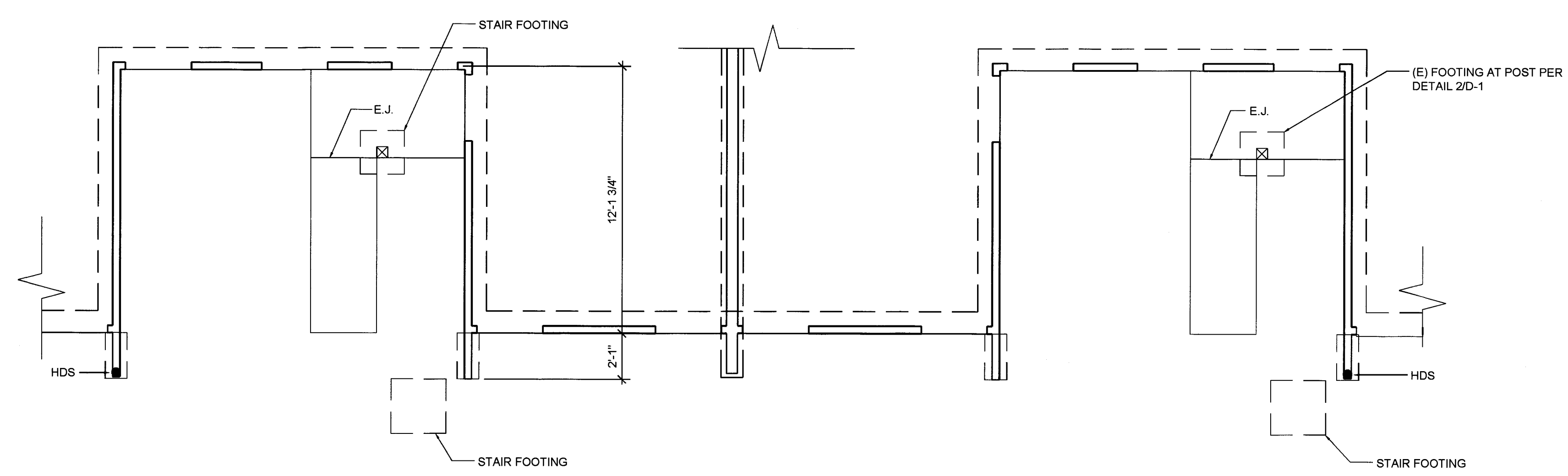
STRUCTURAL NOTES

S0.0



PARTIAL 2ND FLOOR LANDING FRAMING PLAN

SCALE
3/8" = 1'-0" 3



PARTIAL FOUNDATION PLAN

SCALE
1/4" = 1'-0" 2

KEY NOTES - FOUNDATION

SLAB ON GRADE
S1 SLAB ON GRADE:
5" THICK CONCRETE SLAB, W/ #3 BARS AT 16" O.C. EACH WAY (AT MID-DEPTH OF SLAB), OVER 4" OF CLEAN CRUSHED GRAVEL, OVER SUB-GRADE. WHERE MOISTURE PENETRATION THROUGH THE SLAB IS A CONCERN (AS TYPICAL IN CONDITIONED AREAS), BARRIERCRETE (OR EQUIVALENT) MOISTURE REPELLENT MAY BE USED IN THE SLAB.
NOTE: WELDED WIRE MESH REINFORCING, WHILE ACCEPTABLE ACCORDING TO MINIMUM BUILDING CODE REQUIREMENTS, IS GENERALLY CONSIDERED LESS EFFECTIVE AT PREVENTING/REDUCING SLAB CRACKS DUE TO SUB-GRADE SETTLEMENT, AS COMPARED TO STANDARD REBAR REINFORCING. KNOWING THIS, THE OWNER MAY OPT FOR THE 6 X 6 W2.9 X W2.9 WIRE MESH SHEET ALTERNATIVE, IF DESIRED.



COMSENSE
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PARTIAL FOUNDATION & LANDING FRAMING PLANS

S1.0

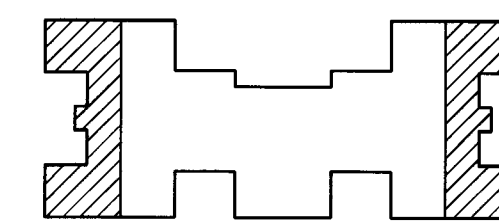
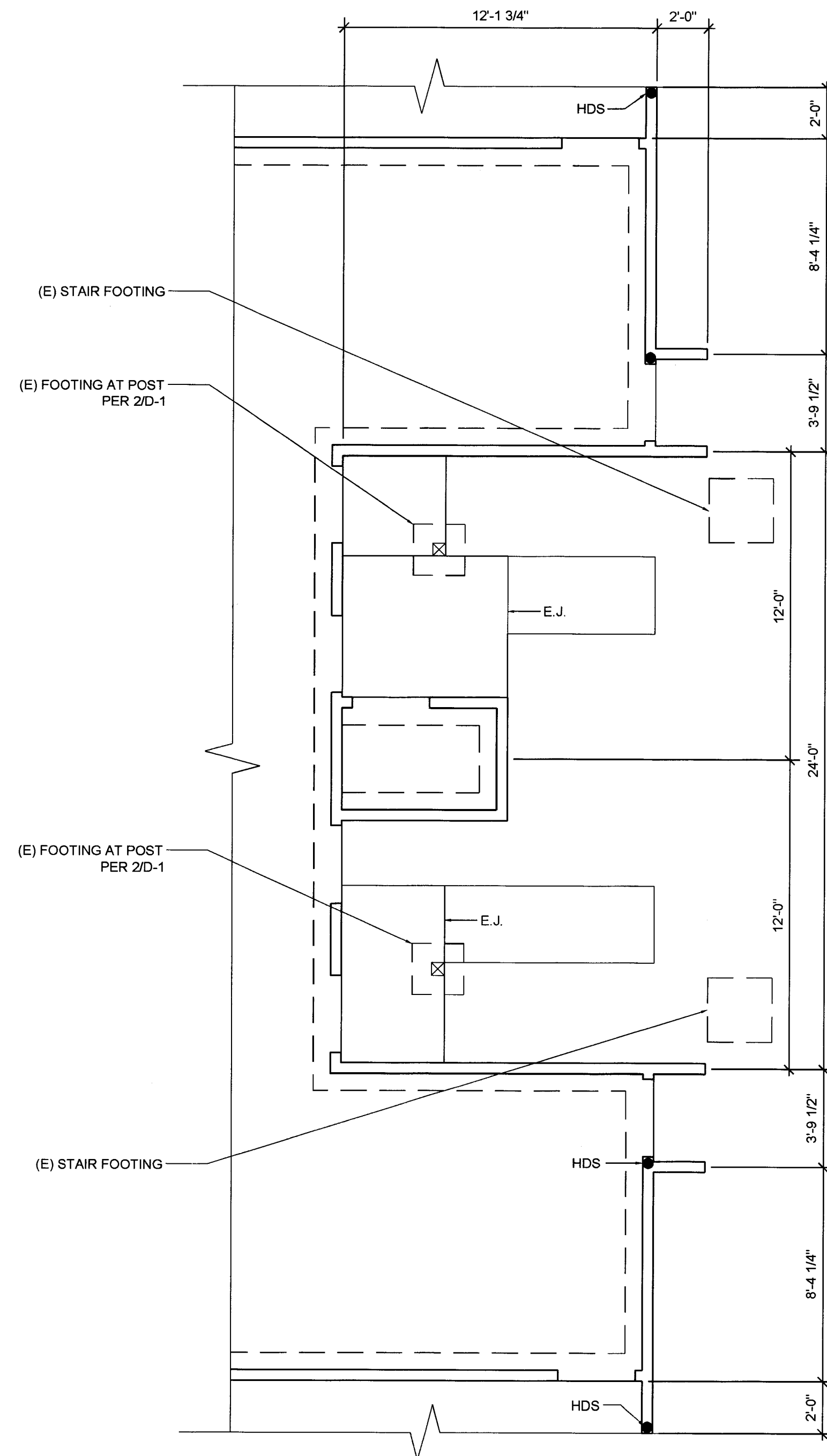
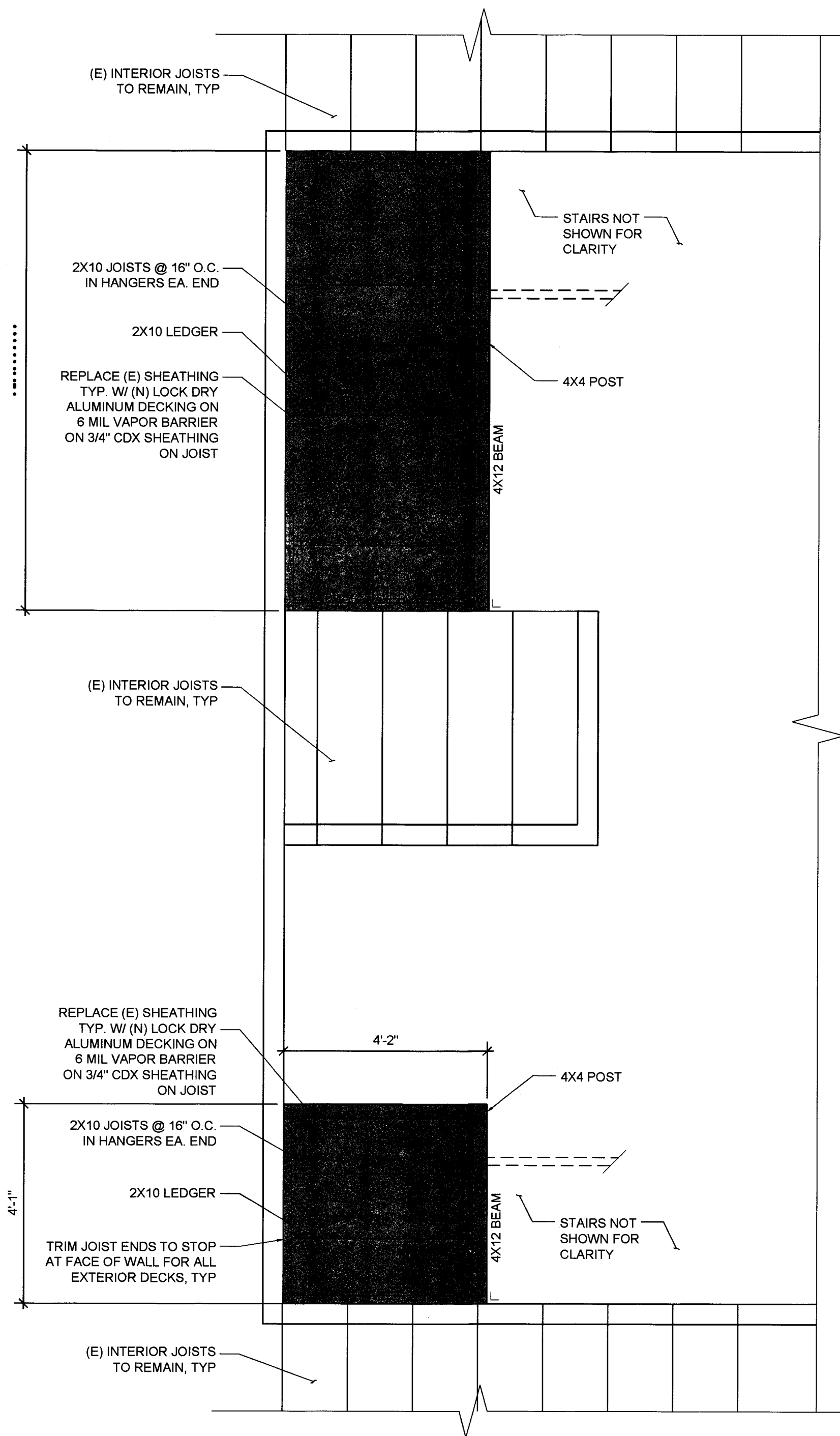
LANDING TABLE

BUILDING	UNIT	REPLACE SHEATHING	REPLACE JOIST(S) (SEE NOTE 2, TYP)	REPLACE BEAM (DET. 3/D-1, 8/D-1)	REPLACE LEDGER (DET. 1/D-1, 5/D-1, 11/D-1)	REPLACE POST (DET. 2/D-1, 3/D-1)	NOTES
A	A1	X		X	X		3
	A3	X		X			1,2
	A5	X	X	X			1,2
	A7	X		X	X		1,2
	A9	X	X			X	2
	A11	X		X	X		1,2,3
B	B1	X	X	X	X		1,2,3
	B3	X	X	X			1,2
	B5	X		X			1,2
	B7	X	X				1,2,3
	B9	X				X	1
	B11	X		X	X		1,2,3
C	C1	X		X	X		1,2,3
	C3	X		X			1
	C5	X		X			1,2
	C7	X		X			1,2
	C9	X	X	X			1,2
	C11	X		X	X		1,2,3
D	D1	X		X	X		1,2,3
	D3	X	X	X			1,2
	D5	X	X				1,2
	D7	X		X			1,2
	D9	X		X			1,2
	D11	X		X	X		1,2,3

NOTES:
1. NEW SHEATHING SHALL BE 3/4" CDX W/ 10d NAILS (GALV.) @ 6" O.C. BOUNDARIES & 12" O.C. IN THE FIELD
2. REPLACE JOISTS WHERE DAMAGE HAS OCCURRED (MOSTLY ON OUTER JOISTS)
3. EXISTING LEDGER HAS BEEN EXCESSIVELY NOTCHED. SEE REPAIR DETAIL 11/D-1

STRUCTURAL NOTES

1



KEY NOTES - FOUNDATION

SLAB ON GRADE

S1 SLAB ON GRADE:
 5" THICK CONCRETE SLAB, W/ #3 BARS AT 16" O.C. EACH WAY (AT MID-DEPTH OF SLAB),
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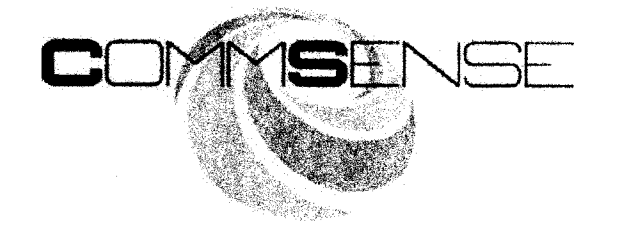
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BUILDING	UNIT	REPLACE SHEATHING	REPLACE JOIST(S) (SEE NOTE 2, TYP)	REPLACE BEAM (DET. 3/D-1, 8/D-1)	REPLACE LEDGER (DET. 1/D-1, 5/D-1, 11/D-1)	REPLACE POST (DET. 2/D-1, 3/D-1)	NOTES
A	A1	X		X	X		3
	A3	X		X			1,2
	A5	X	X	X			1,2
	A7	X		X	X		1,2
	A9	X	X			X	2
	A11	X		X	X		1,2,3
B	B1	X	X	X	X		1,2,3
	B3	X	X	X			1,2
	B5	X		X			1,2
	B7	X	X				1,2,3
	B9	X				X	1
	B11	X		X	X		1,2,3
C	C1	X		X	X		1,2,3
	C3	X		X			1
	C5	X		X			1,2
	C7	X		X			1,2
	C9	X	X	X			1,2
	C11	X		X	X		1,2,3
D	D1	X		X	X		1,2,3
	D3	X	X	X			1,2
	D5	X	X				1,2
	D7	X		X			1,2
	D9	X		X			1,2
	D11	X		X	X		1,2,3

NOTES:
 1. NEW SHEATHING SHALL BE 3/4" CDX W/ 10d NAILS (GALV.) @ 6" O.C. BOUNDARIES & 12" O.C. IN THE FIELD
 2. REPLACE JOISTS WHERE DAMAGE HAS OCCURRED (MOSTLY ON OUTER JOISTS)
 3. EXISTING LEDGER HAS BEEN EXCESSIVELY NOTCHED, SEE REPAIR DETAIL 11/D-1



Regional Housing Authority



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PARTIAL FOUNDATION & LANDING FRAMING PLANS

S2.0

PARTIAL 2ND FLOOR LANDING FRAMING PLAN

SCALE
 1/2"=1'-0"

3

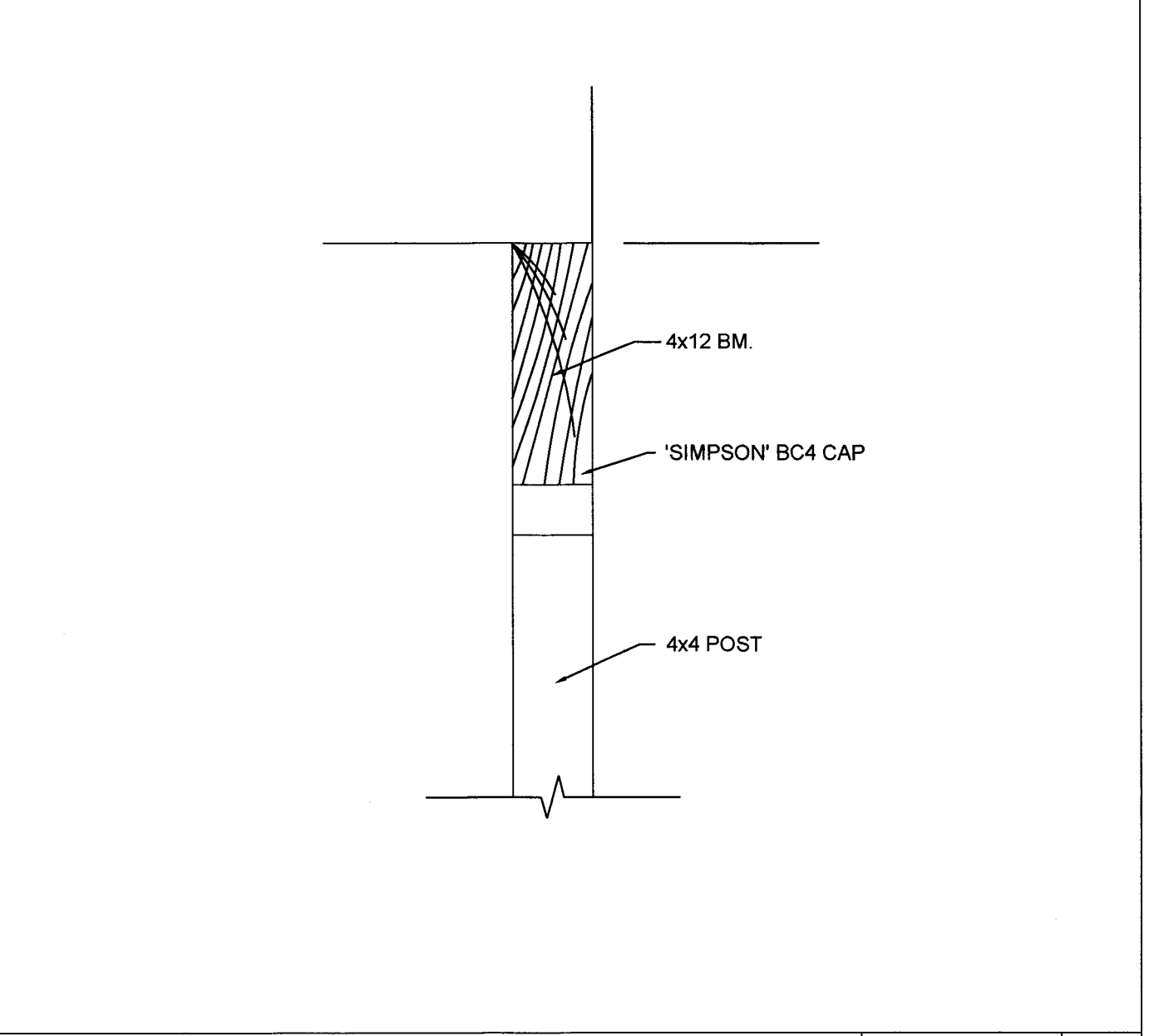
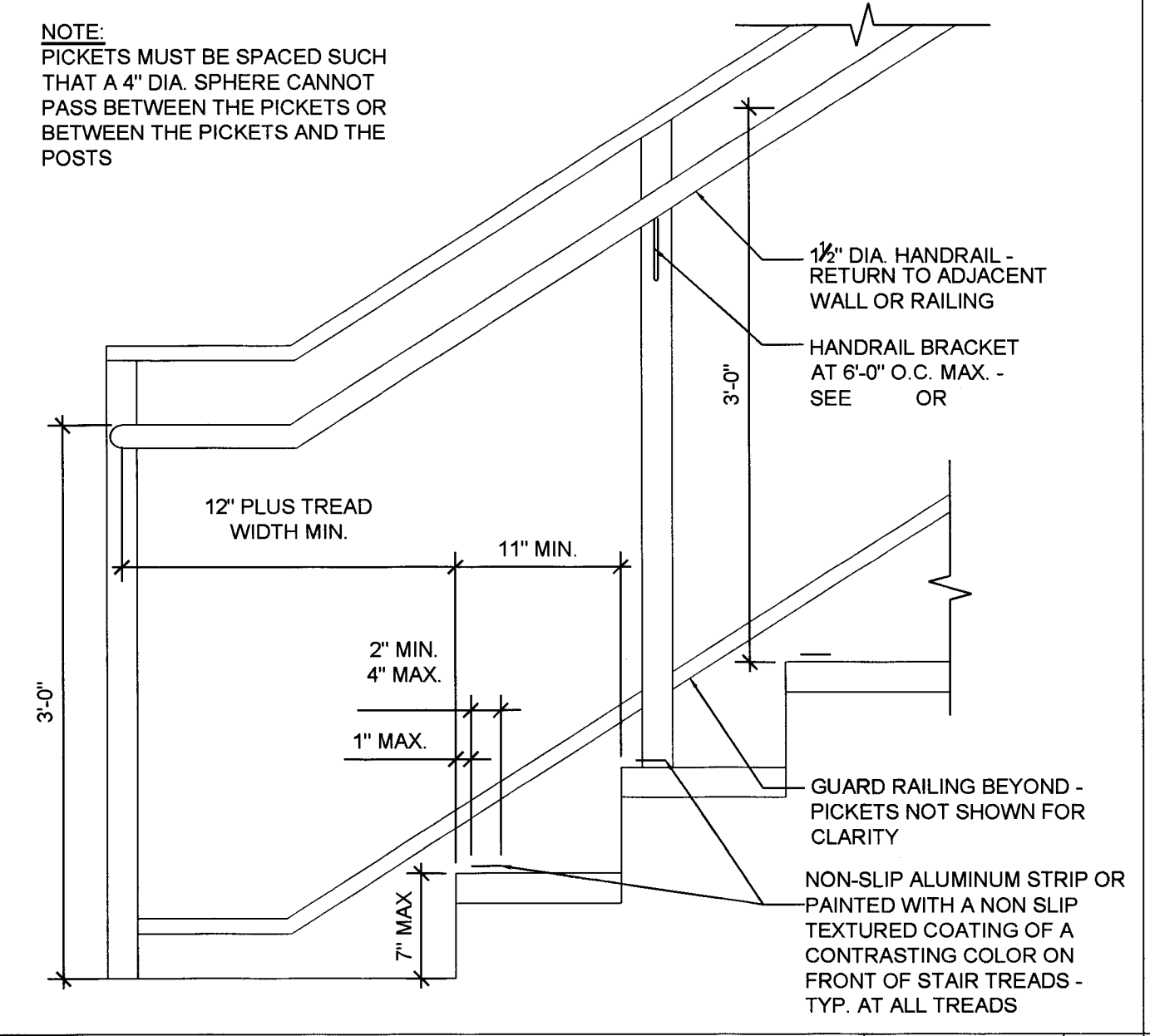
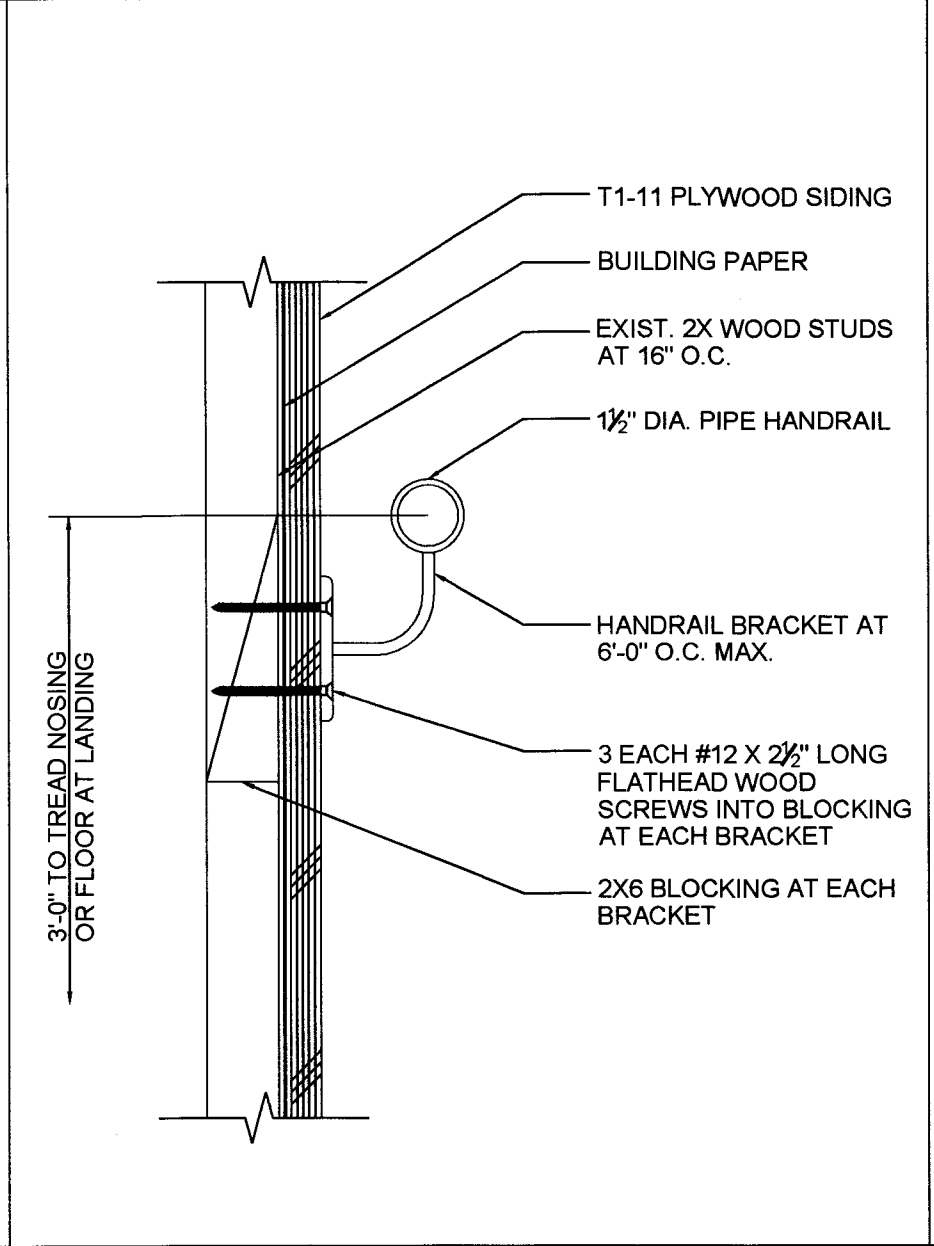
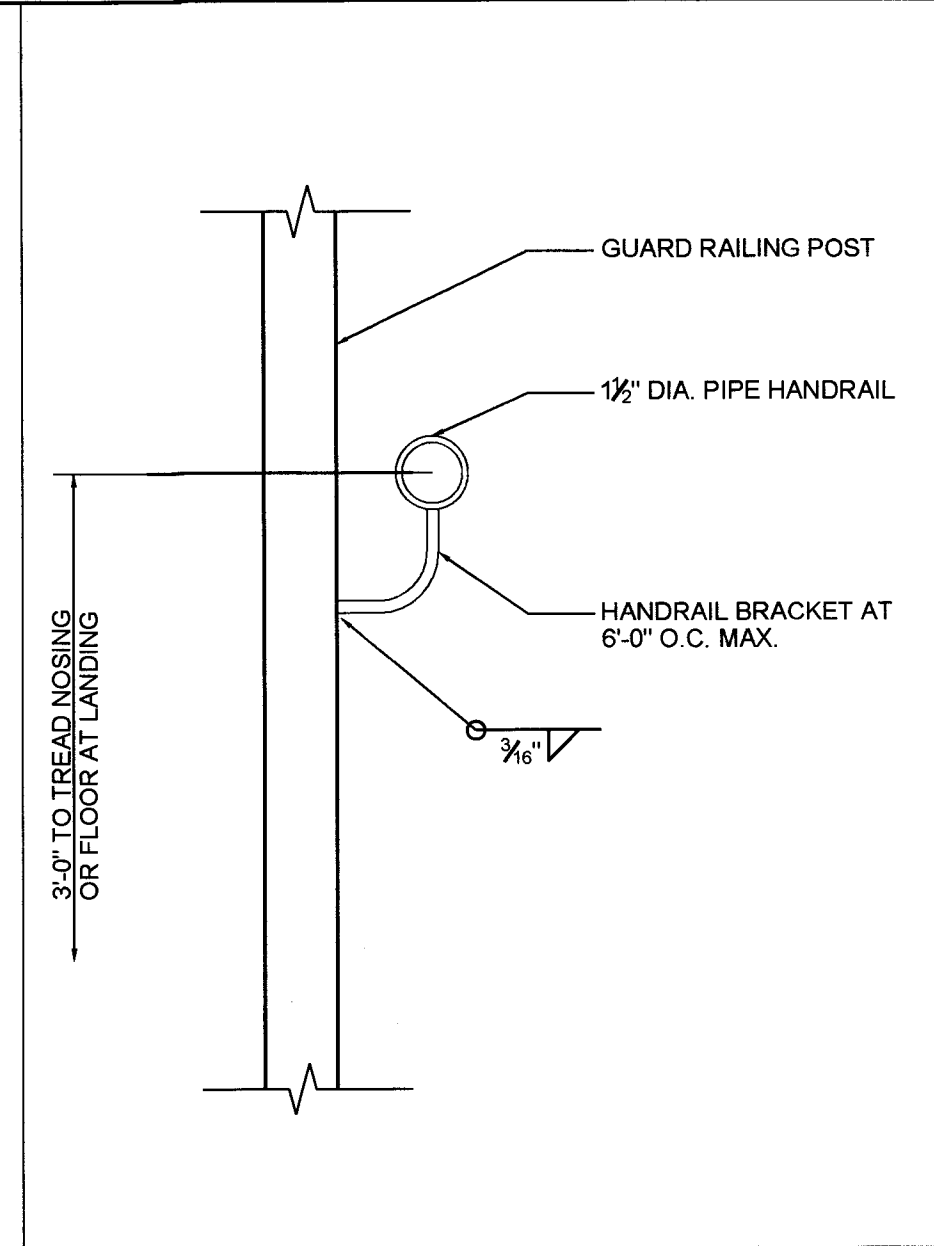
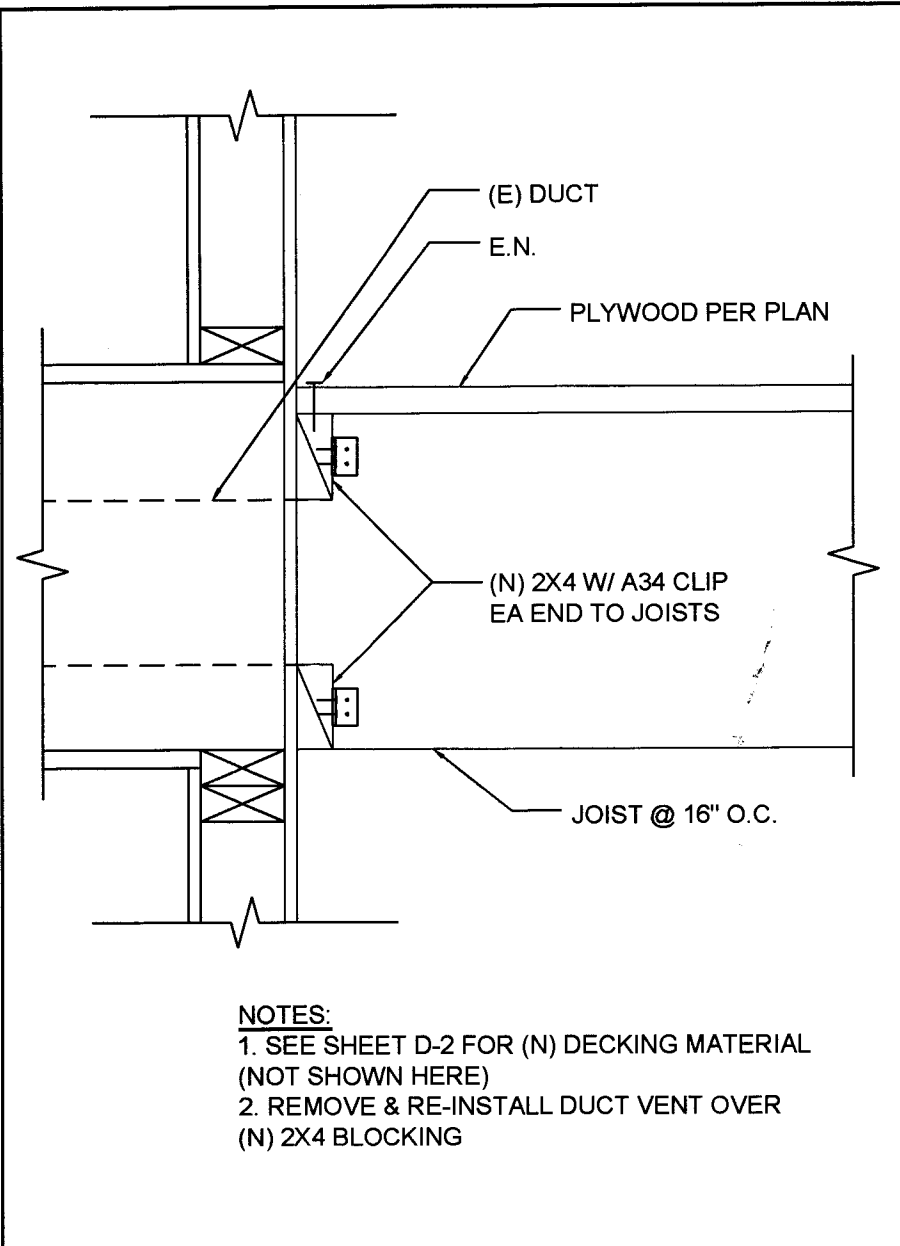
PARTIAL FOUNDATION PLAN

SCALE
 1/4"=1'-0"

2

STRUCTURAL NOTES

1



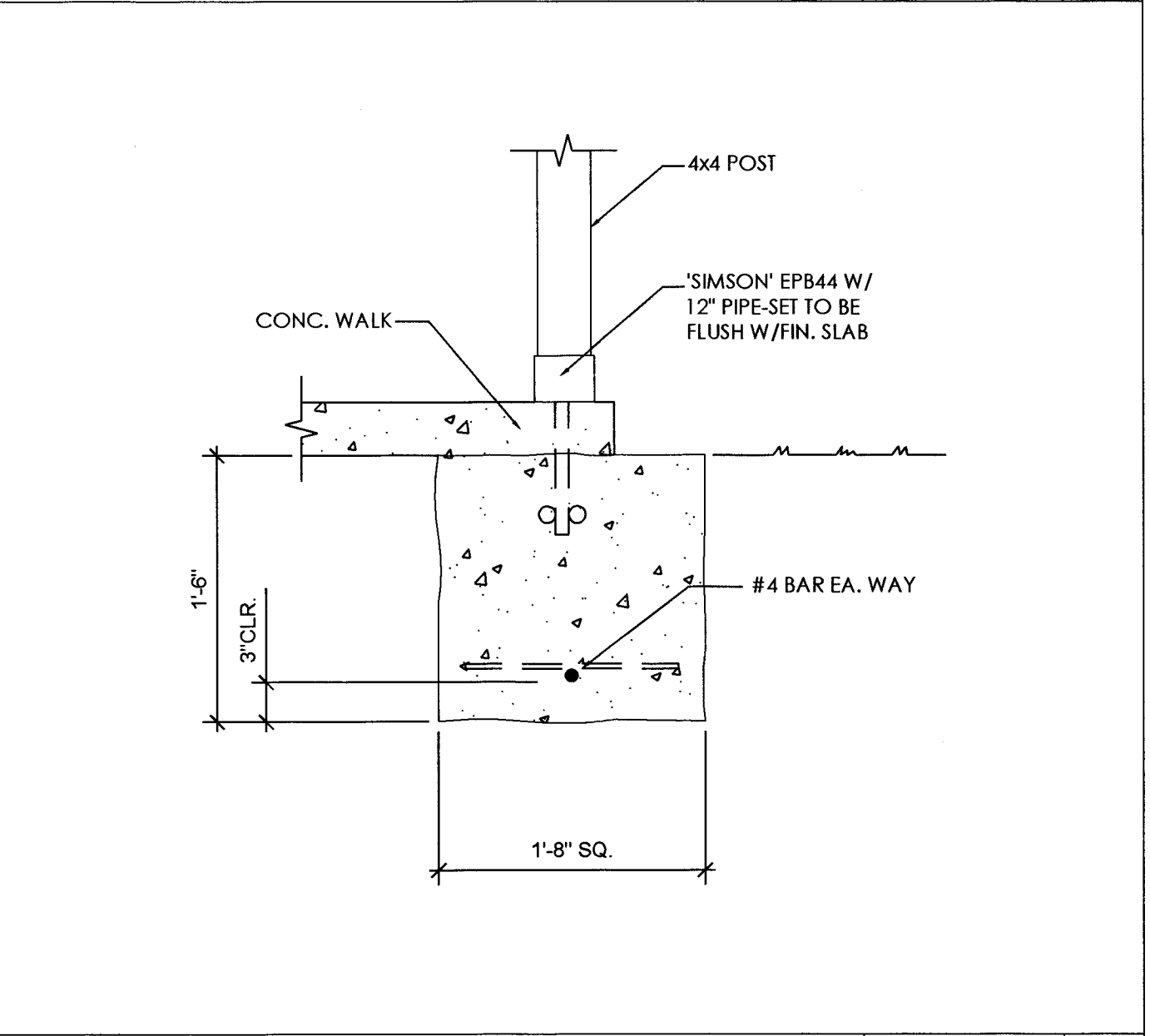
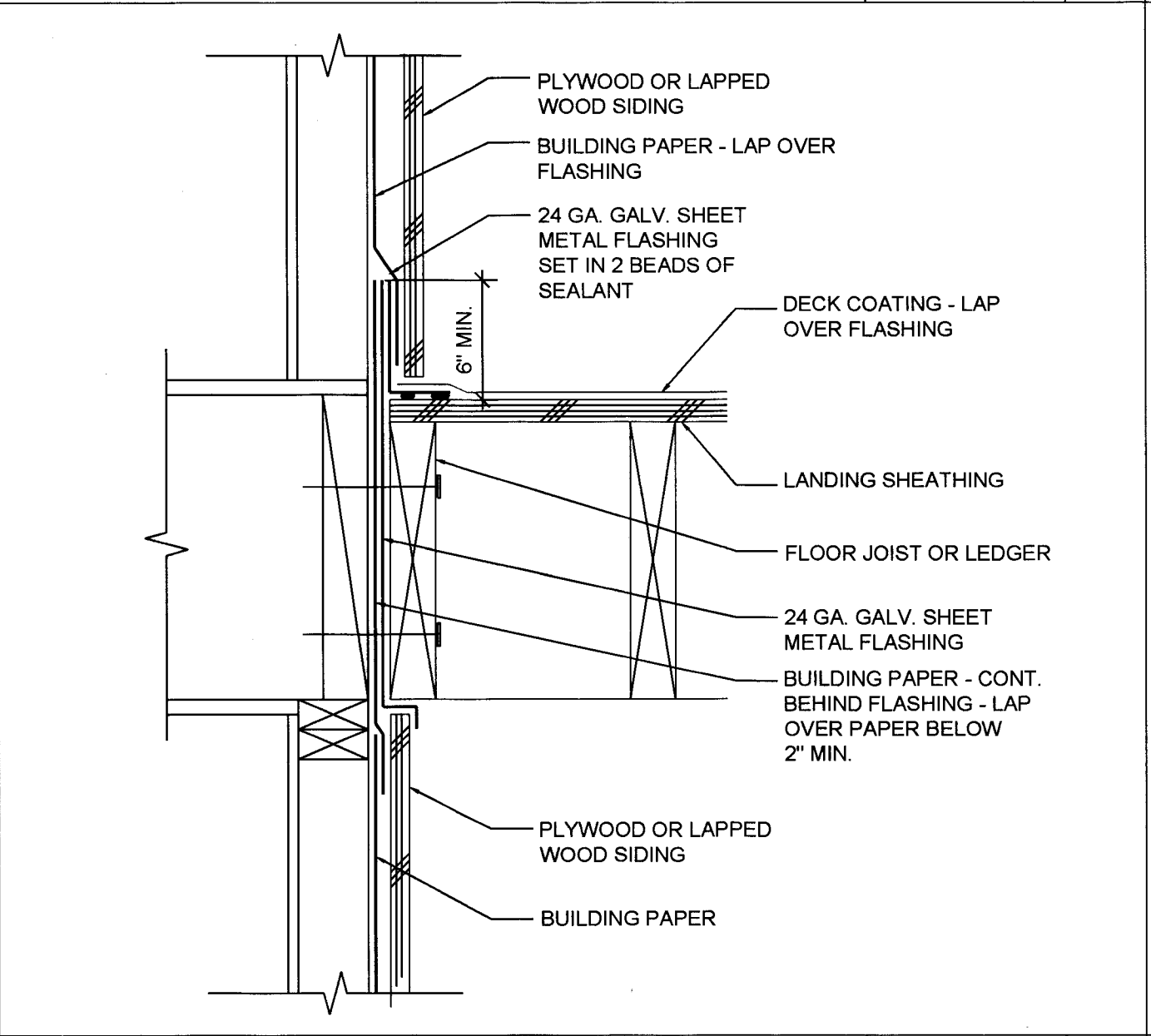
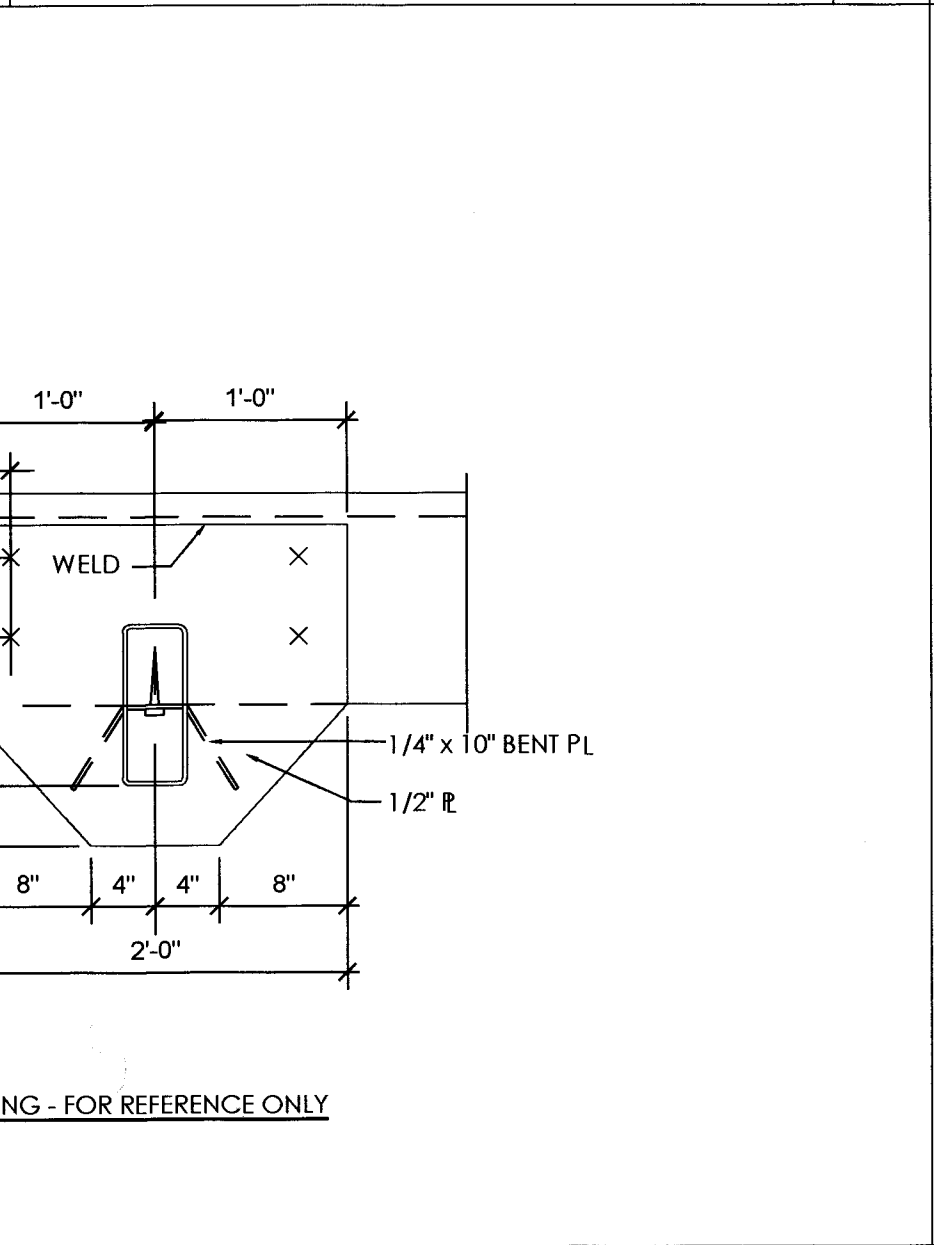
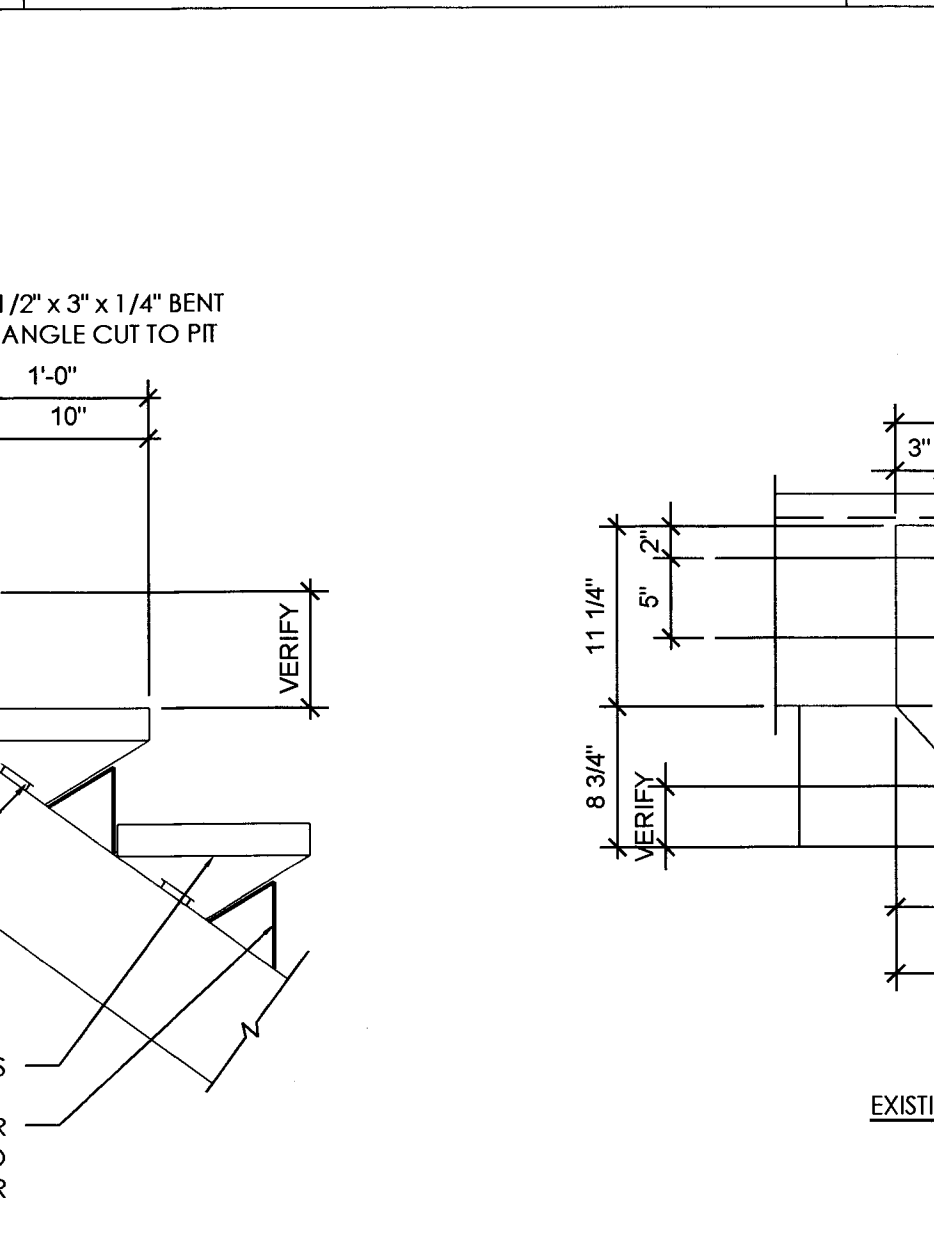
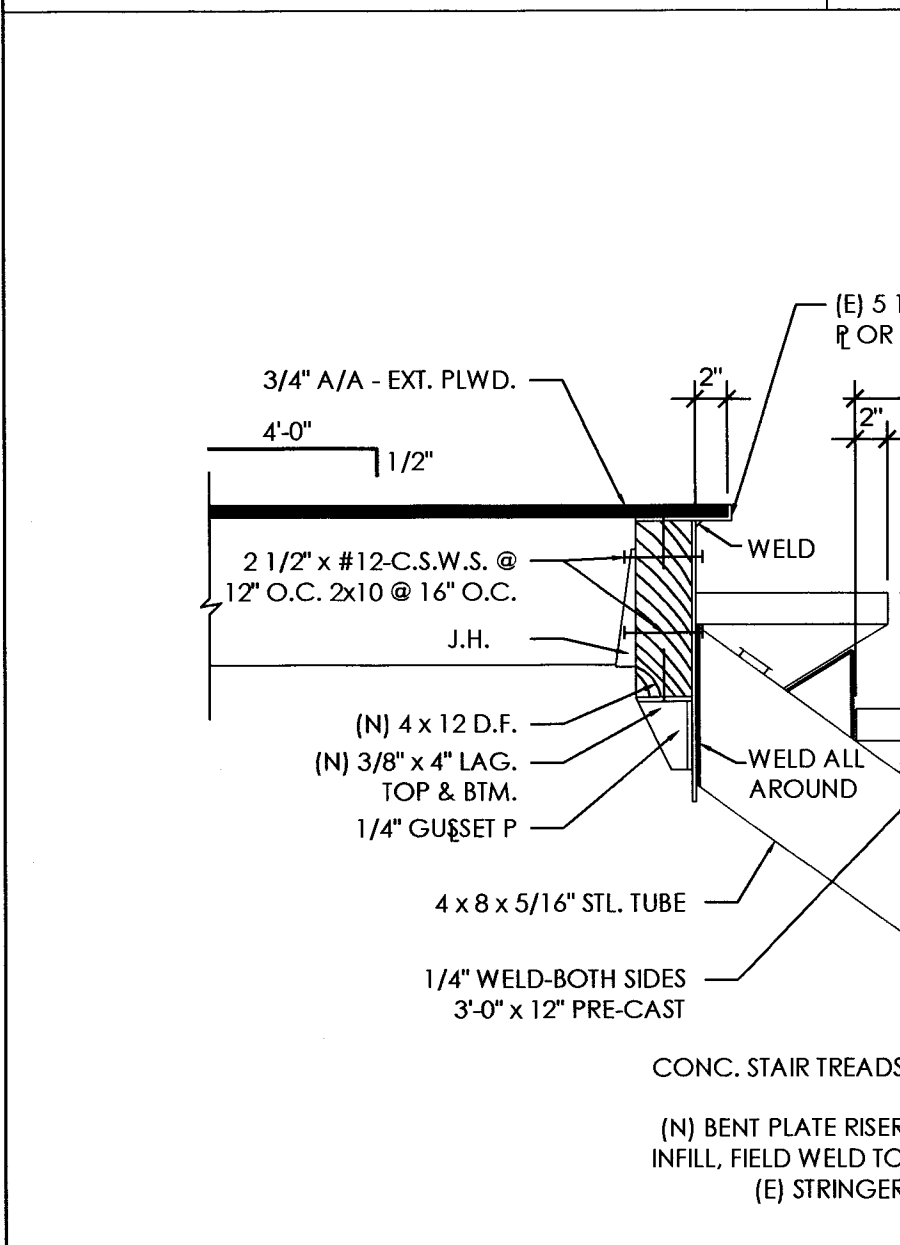
LEDGER REPAIR

11 HANDRAIL AT POST

10 HANDRAIL BRACKET

9 EXTERIOR STAIR

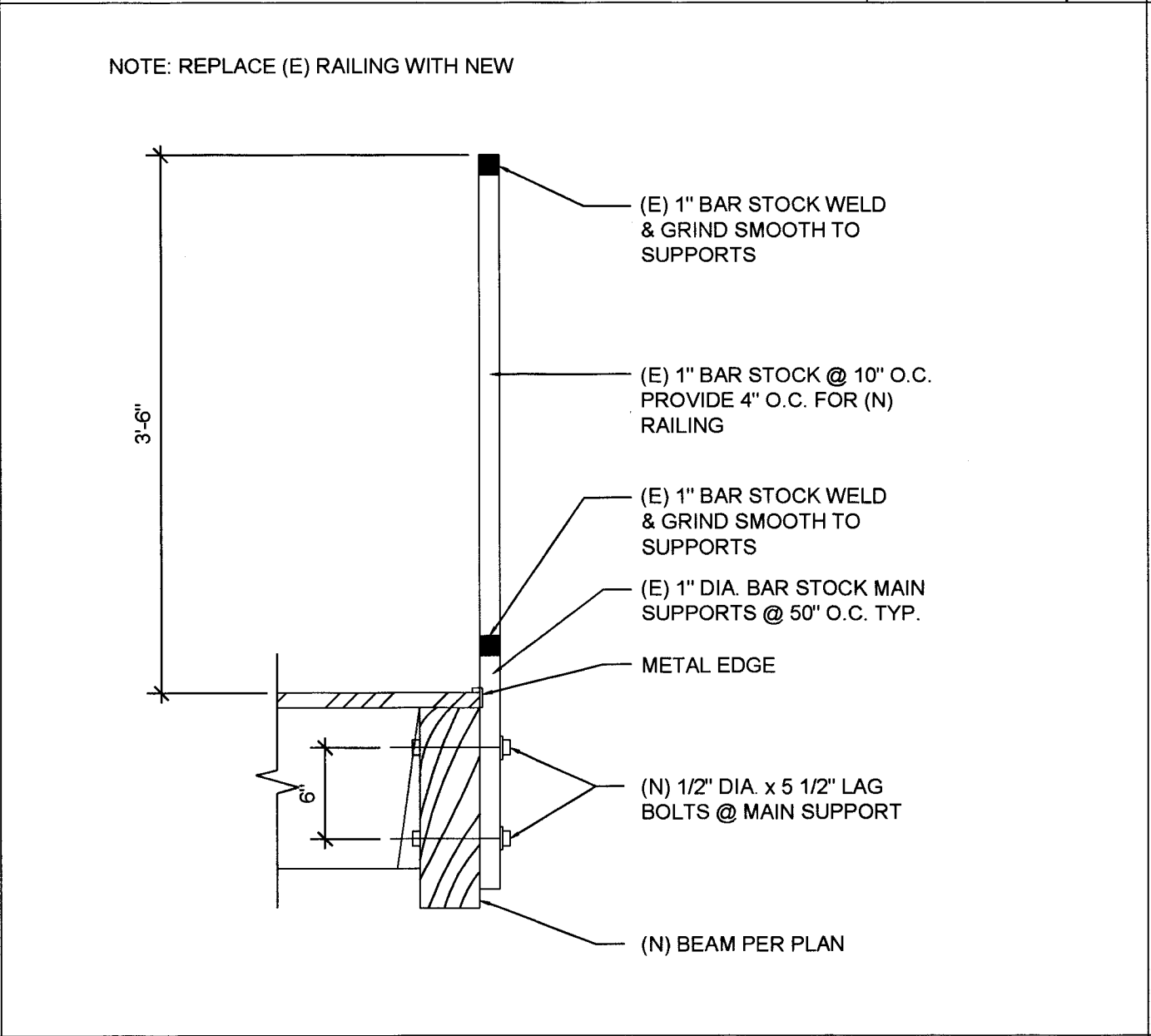
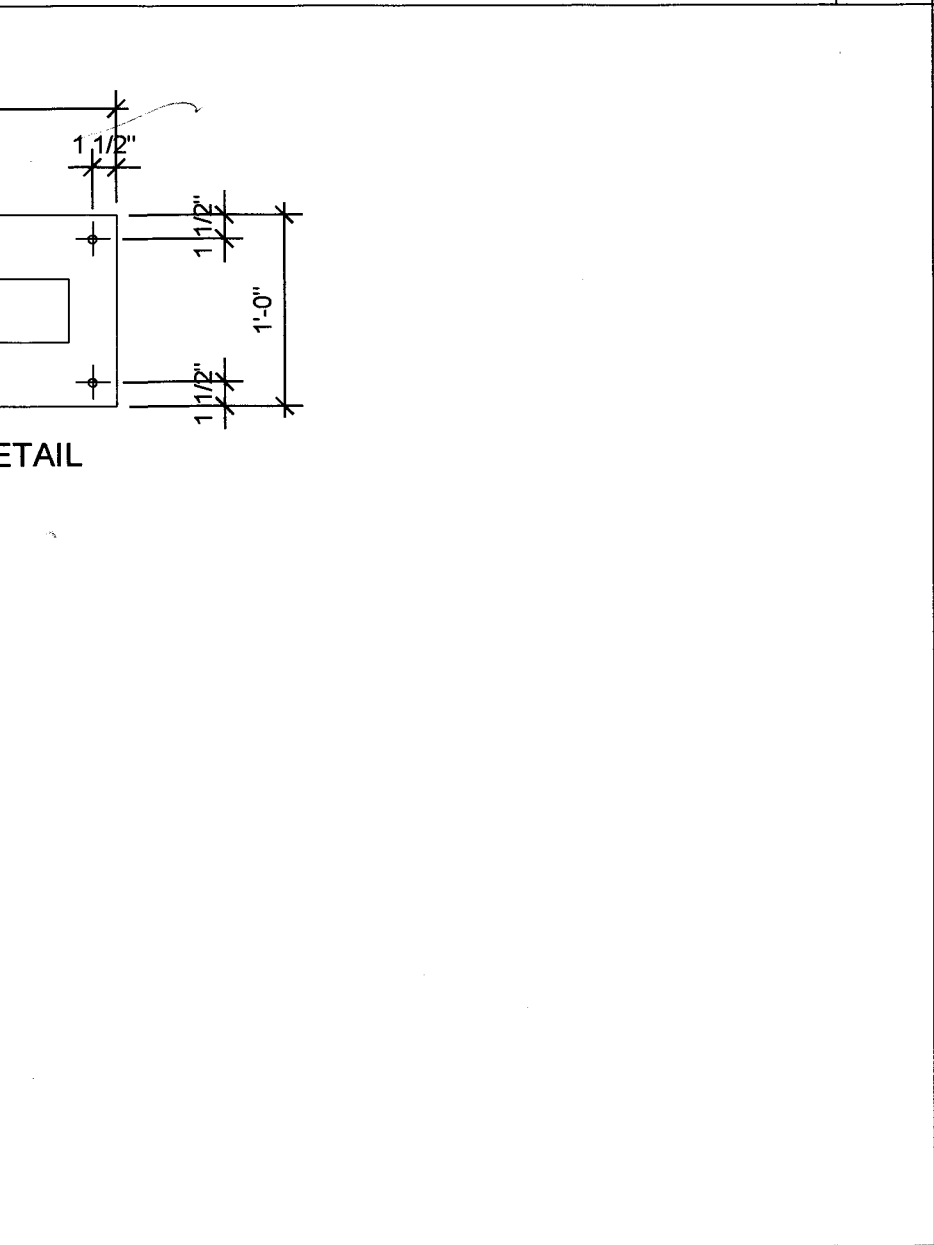
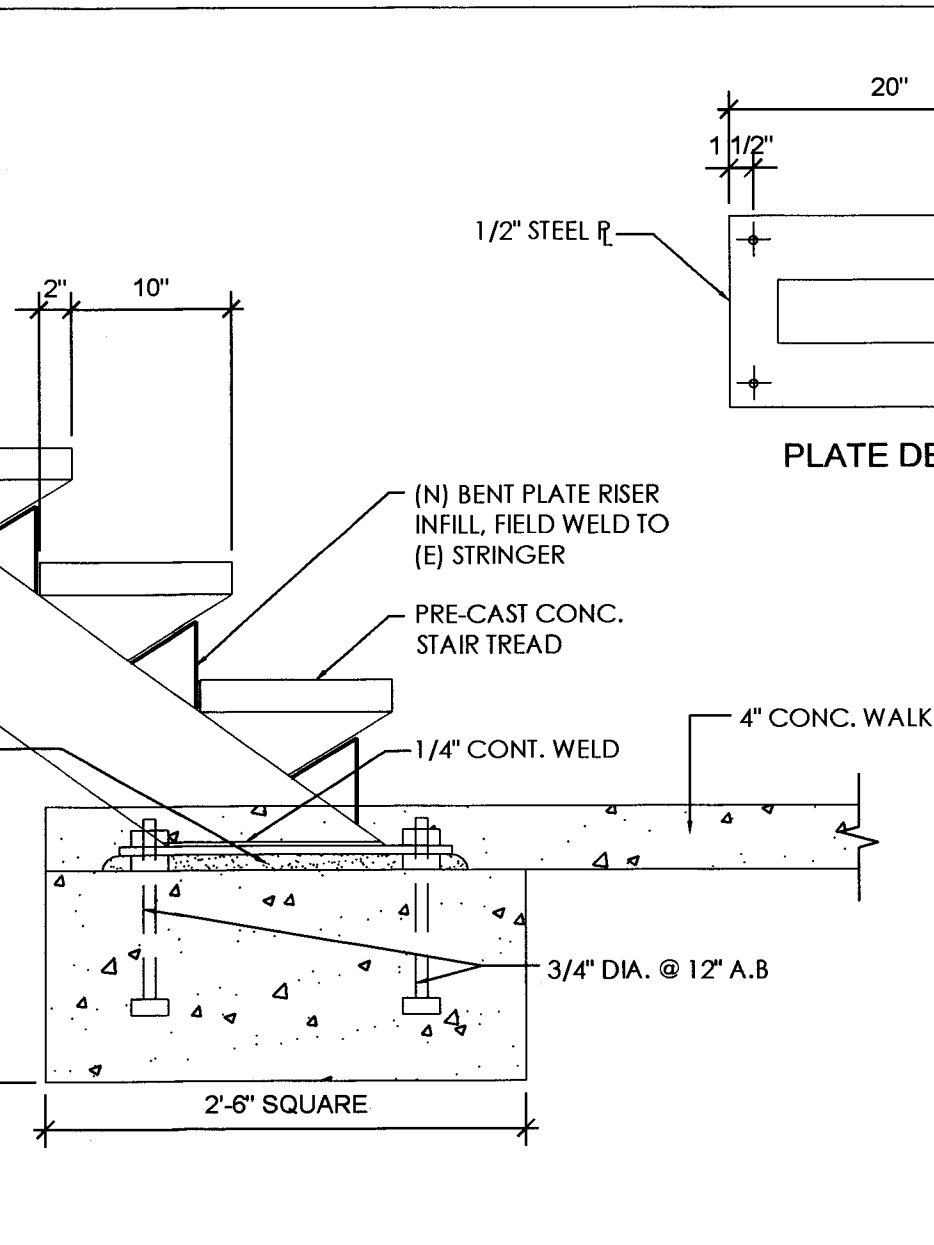
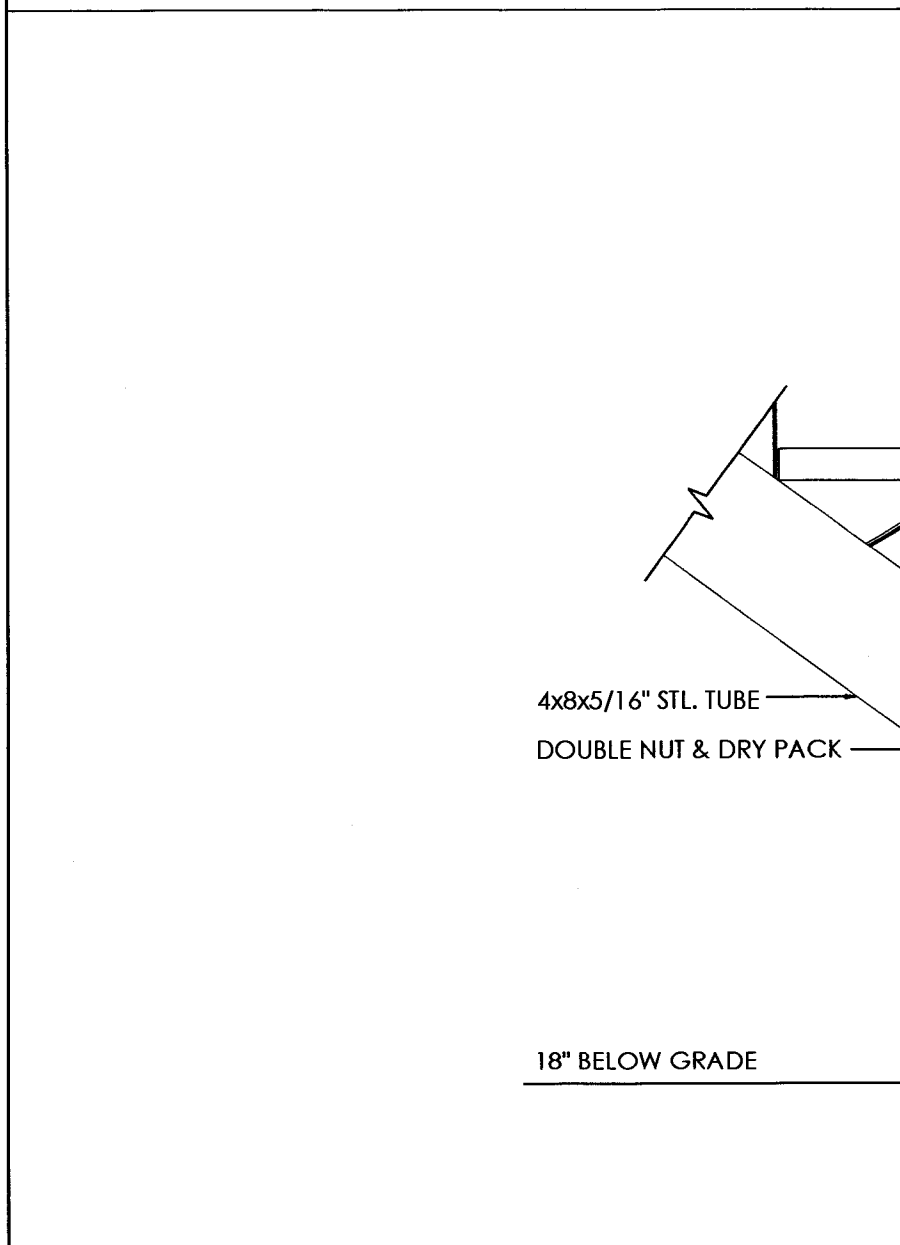
6 BEAM ON POST



STAIR

8 LANDING AT WALL

5 FOOTING



STAIR FOOTING

7 RAILING

4 THRESHOLD



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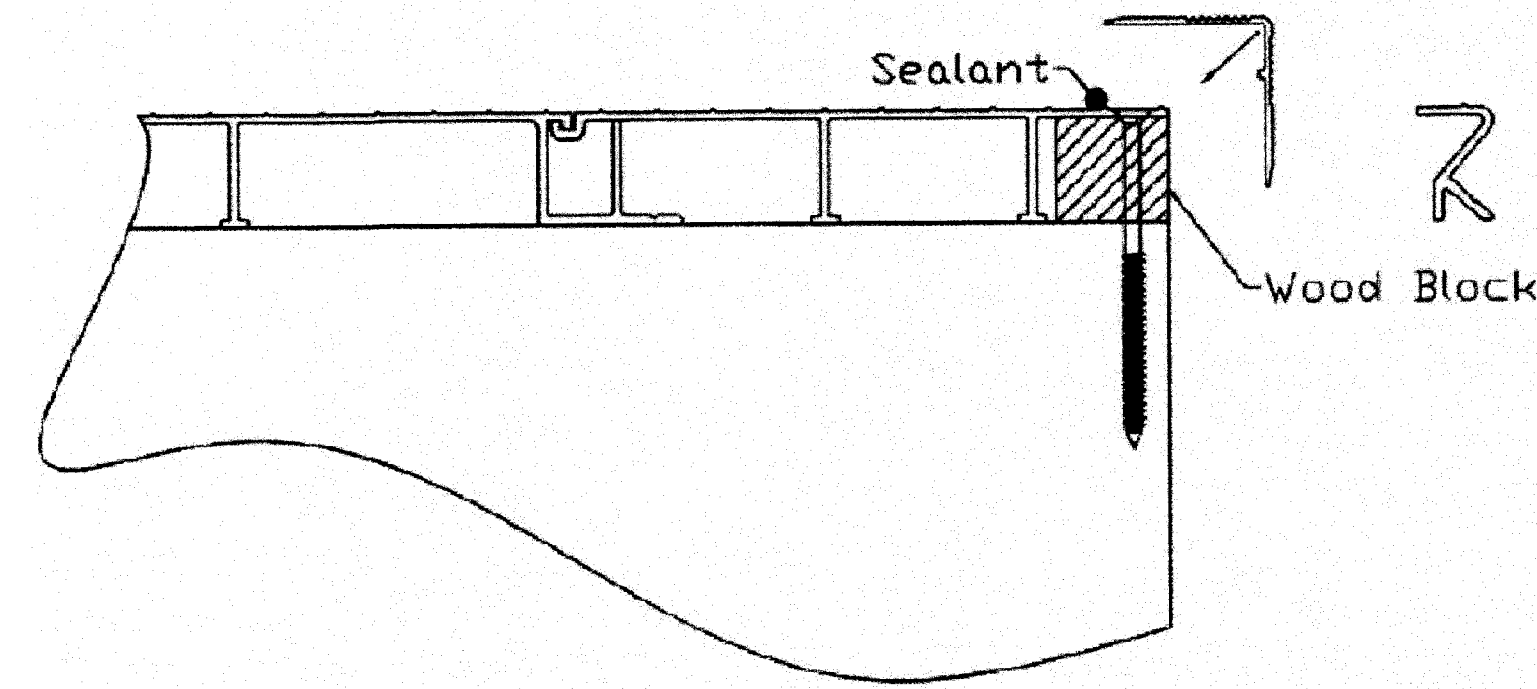
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RICHLAND MIGRANT CENTER LANDING AND STAIR REPAIRS
 479 BERNARD DR
 YUBA CITY, CA 95991

DETAILS

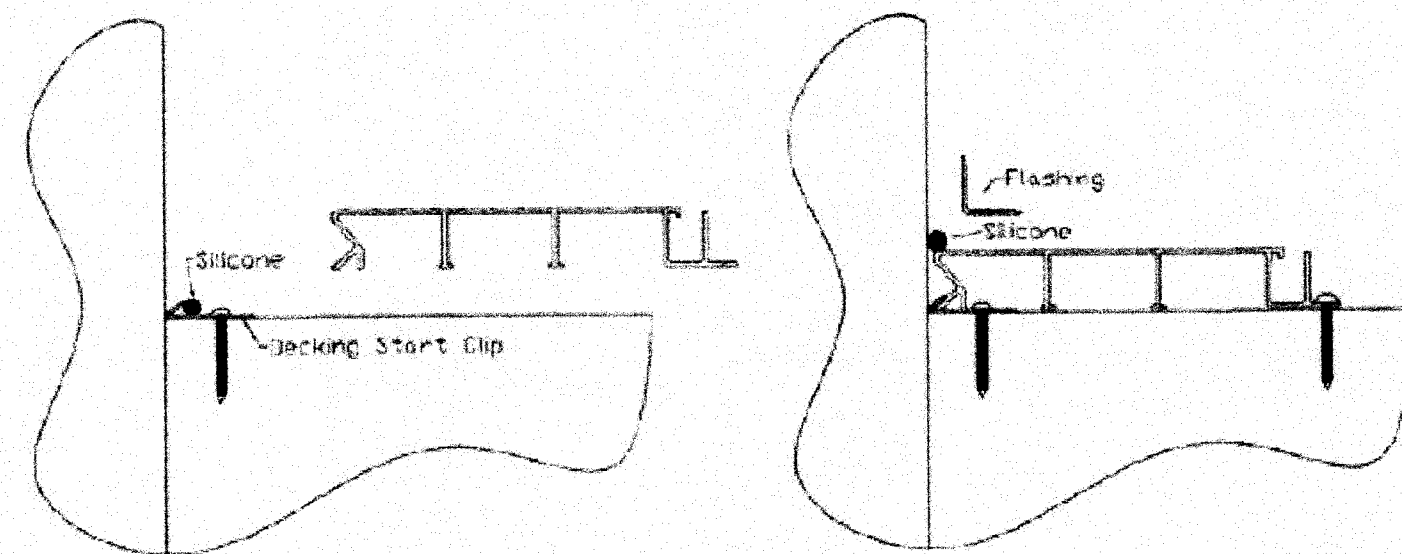
D-1

Un-even Deck Widths



The last board can be cut lengthwise to the required width. Drill and countersink every 24" for a wood screw (not supplied). A wood block may be required if the screw is not against the vertical leg especially if there will be foot traffic on the cut end.

Starter Clip

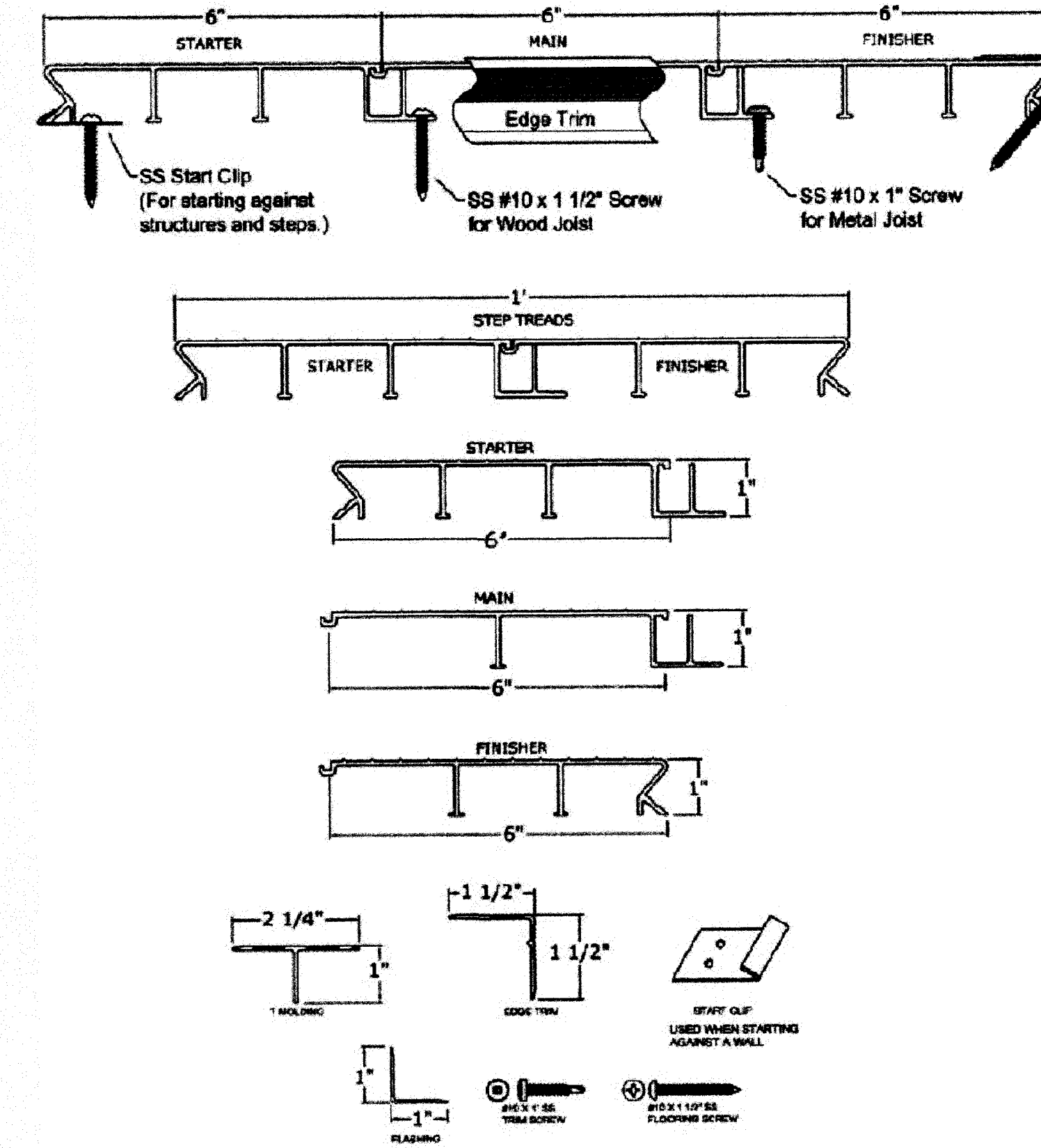


When starting the starter board against a wall, starter clips may be used to simplify installation. They can also be used against the riser of step treads. Ideally, you will install the clips on 24" centers along the wall. Use silicone where the decking and clip meet.

<http://www.nexaninc.com/products/decking/lockdry-waterproof-decking>

- Review pages 6 & 7 and incorporate them into the next steps below if installation will be over a heated living space. If your application is not over a heated living space, continue with steps 8-11.
- With the channel filled, interlock the decking. Important: Caution should be taken when interlocking and fastening. The decking has an expansion joint incorporated into the top groove of the decking. It is possible to cheat or twist the decking to compensate for misalignment, but not recommended. The decking needs to be interlocked and fastened in a natural method, not forced or cheated. Drill a 13/64" hole as previously done and fasten down. Wipe away excess sealant. Denatured alcohol can aid in clean up.
- Repeat steps 6-8 for the remaining decking pieces. Silicone end, interlock, drill hole, and fasten.
- After all the decking is installed, ensure the outside of the decking boards are straight. Straightness is required for edge trim installation. The edge trim acts as a drip edge for water running out from the channels of the decking. The edge trim must be placed against the decking boards and touching. The outside decking boards can be easily cut with a circular saw and proper blade to achieve straightness.
- Clean the outside perimeter of the decking boards where the edge trim will be placed. Apply a layer of silicone sealant** on top of the decking boards about 1" from the end where the edge trim will be placed. This layer of silicone will seal the bottom of the edge trim to the top of the deck permitting water to drain over the top of the edge trim. Install the edge trim along the open, outside edge of the decking. Ensure the rib leg of the trim is on the outside of the decking. Fasten the edge trim with #10 x 1" Trim screws every 6" - 18" on top.
- Seal or flash the gap between the wall and deck. (See step 3 and page 8)

Descriptions of LockDry Decking Materials

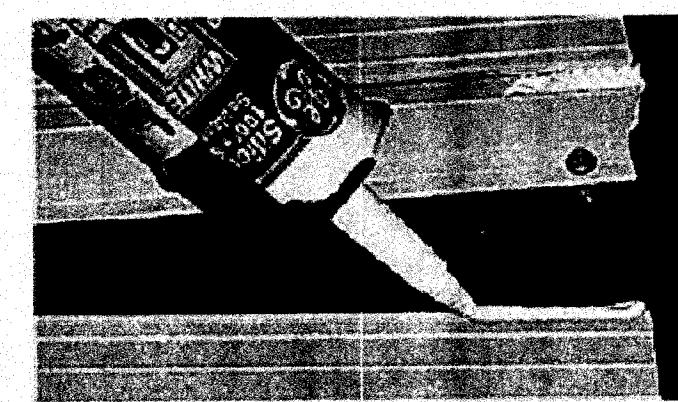


15

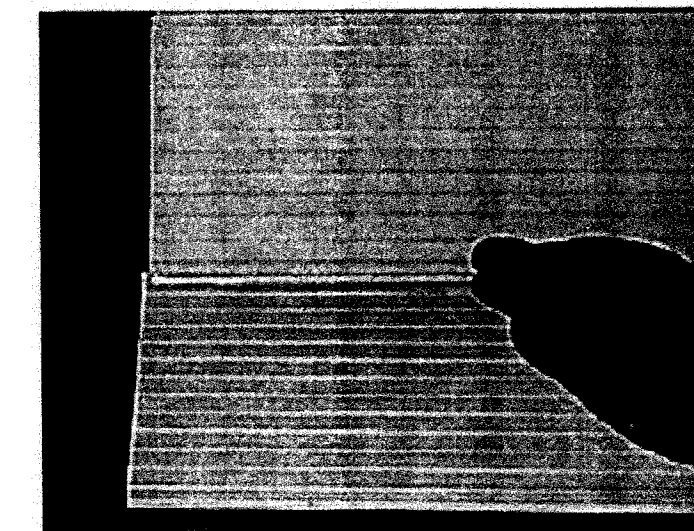
Sealing Instructions for all Applications



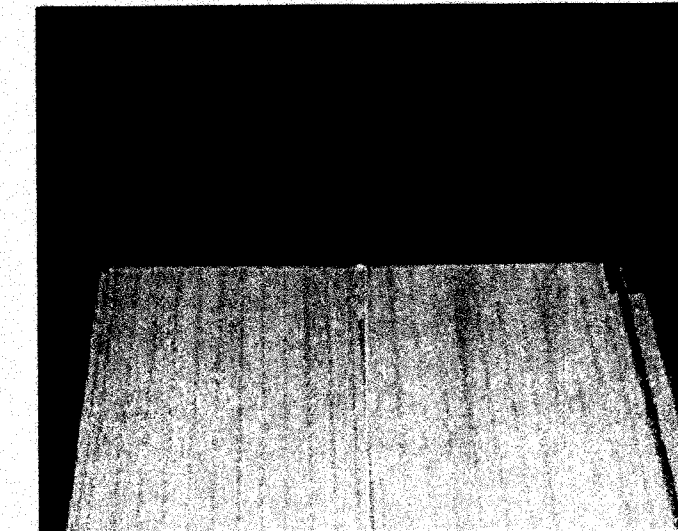
- Fill end of channel 2"-2 1/2" where decking butts against wall or structure only. Opposite end of decking must remain open for drainage.



- Fill upper groove of decking 2"-2 1/2" long on each end.



- Interlock decking and wipe away excess sealant. Denatured Alcohol can aid in removal.



- Repeat steps for the remaining decking boards.

5

LockDry® Decking Standard Installation

Please read all instructions before assembly.

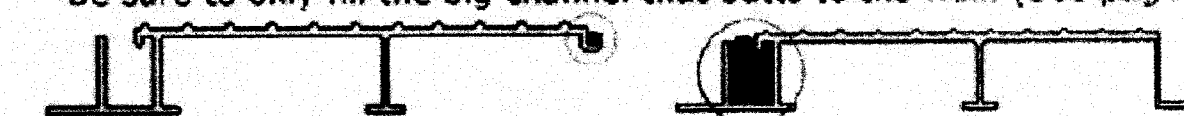
Important Notes:

- *Check all materials and dimensions of the decking you receive against the quote and drawings to ensure you have received all of the correct materials.
- *Prior to installation, check all materials for any significant color variations.
- *Rafters and/or joist must maintain flatness within 1/4".
- *Decking should extend past fascia by 2". When fascia mount railings are used, the decking should extend past fascia by 1 3/4".
- *LockDry decking has a built in expansion joint. It is very important that the decking is not cheated by pushing or pulling to compensate for misalignment.
- *To aid in alignment, mark the framework in 2' increments prior to installing the decking.
- *24" spans on center maximum recommended.
- *A minimum 1/8" per foot drop is required for understructure in the direction of water drainage. 1/4" per foot drop is recommended.
- *Do NOT drill holes through the decking where 2 pieces interlock forming a gutter.

STEPS

- Ensure the decking has a minimum slope of 1/8" per foot running away from the structure to provide proper drainage.
- Layout the decking to ensure no significant color variations are present.
- Prepare the wall or house for installation if necessary.
 - Stone, Brick, and Stucco: Decking will butt against the wall. Clean the area where the decking will meet the wall. After decking installation, a layer of silicone sealant should be applied to the gap between the wall and decking.
 - Vinyl and other lap siding: A (L) shaped flashing will be needed to seal the wall to the deck. Please consult with your siding manufacturer for specific flashing recommendations. It is necessary to run a layer of silicone sealant between the decking and the flashing. (See page 8)
- Make any necessary cuts to the decking.
- Lay out the starter piece of decking. Drill the 13/64" holes through the decking only. Only drill and fasten the decking through the outermost flanges against the framework. There is a small guide in the material to aid in alignment. Square the Starter decking and fasten using #10 x 1 1/2" S.S. wood screws. Squareness should be maintained on a piece-by-piece basis, requiring only minor adjustments. It helps to interlock the next few decking pieces to aid in squaring the Starter.
- Fill the end of the channel where the decking butts against the wall with silicone sealant**. Filling the channel 2"-2 1/2" long will be sufficient. Also seal the upper groove of the opposite piece of decking 2"-2 1/2" long on each end. This prevents water from backing up in the channel to the wall and leaking. Be sure to only fill the big channel that butts to the wall. (See page 9)

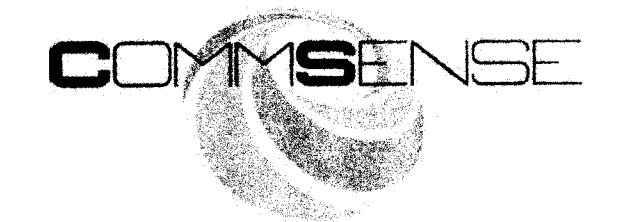
9



4



Regional Housing Authority



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DETAILS

D-2

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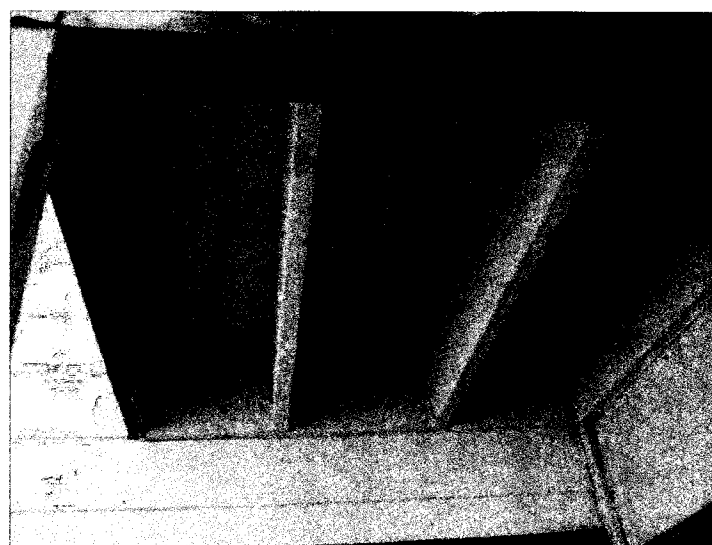


Photo 9: Typical underside of stair landing.

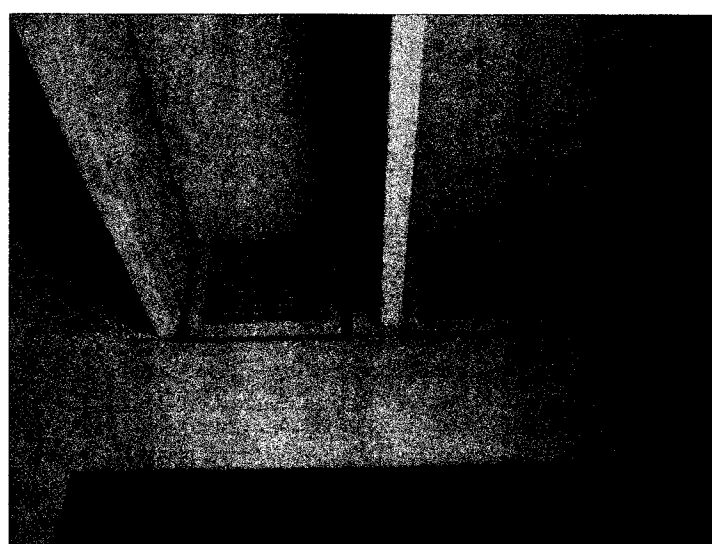


Photo 10: No landing sheathing support at vents. Typical at Units #1 and #11 all buildings.

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Photo 5: Wood decay at end of outer joist.

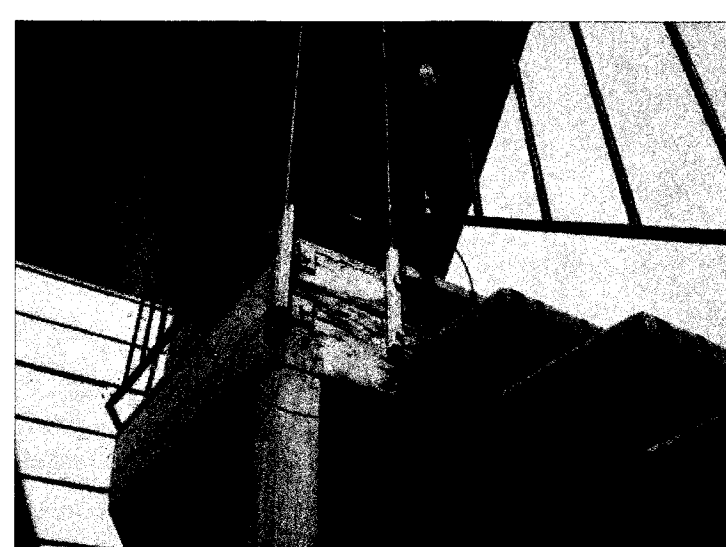


Photo 6: Wood decay at end of outer beam above post connection.

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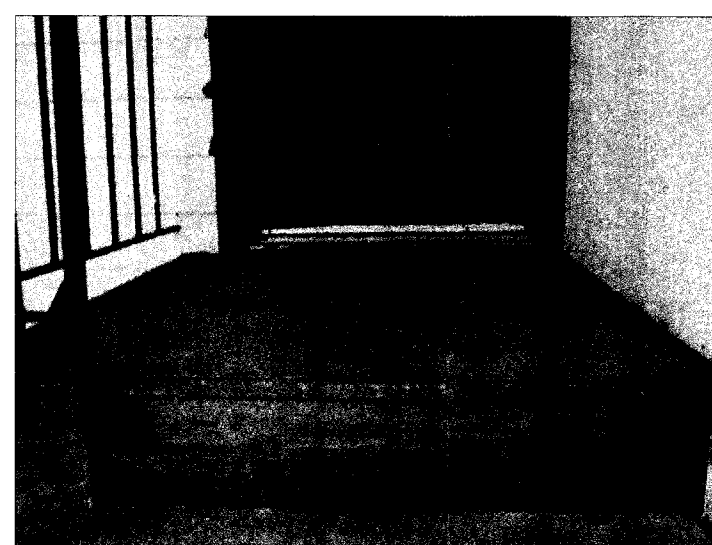


Photo 2: Typical 4'-0" x 4'-0" Stair Landing.



Photo 3: Typical 4'-0" x 10'-0" Stair Landing.

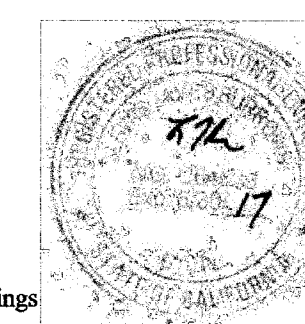
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May 17, 2016

Project No. RHA16002

Mr. Larry Tinker
Senior Development Specialist
Regional Housing Authority of
Sutter & Nevada Counties
1455 Butte House Road
Yuba City, CA 95993



Subject: Yuba City Migrant Farm Worker Housing Center
479 Bernard Drive, Yuba City, CA
Site Visit for Wood Decay Findings at Entry Stair Landings

PROJECT DESCRIPTION

As requested by Mr. Larry Tinker, I have conducted a site visit and observation for the subject property on April 28, 2016 at 9:30 a.m. The purpose of the site visit was to observe the existing wood decay in entry stair landing beams, joists, and sheathing. Twenty-four of twenty-four stair landings were observed and twenty-two exhibited wood decay, mainly in 4x12 support beams. The stair landings observed are located at the following units:

- Building A, Units Nos. A1, A3, A5, A7, A9, A11
- Building B, Units Nos. B1, B3, B5, B7, B9, B11
- Building C, Units Nos. C1, C3, C5, C7, C9, C11
- Building D, Units Nos. D1, D3, D5, D7, D9, D11

The apartments were not occupied.

ANALYSIS

No analysis was performed for this site visit. No site survey was made for measured locations of observed wood decay. Only general visual observations, along with some general probing with an awl for wood decay verification, were performed.

OBSERVATIONS

The stair landings bear on a 2x10 ledger located at the face of the building. 2x10 joists at approximately 16 inches on center, and extend out to a 4x12 support beam, approximately 4'-0"

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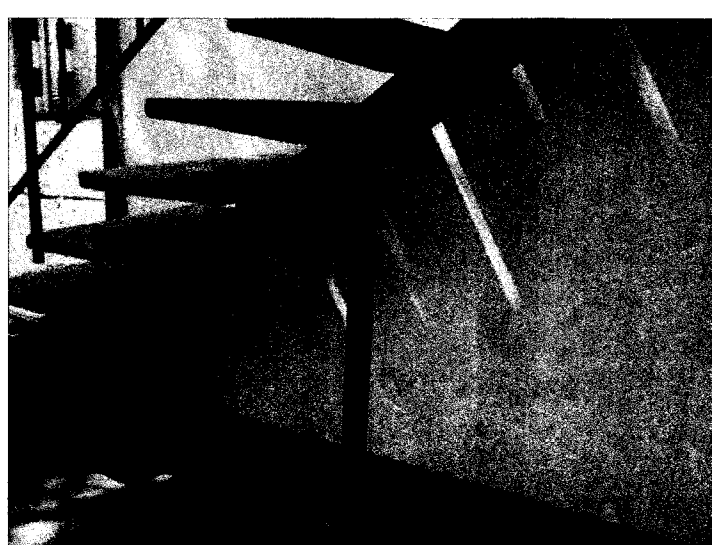


Photo 11: Steel stair beam is supported approximately at mid-span.

Specific Observations Per Apartment Unit:

Refer to the Appendix for Photos of the Following Findings

- Unit A1: Wood decay noted at 4x12 beam.
- Unit A3: Severe wood decay noted at 4x12 beam.
- Unit A5: Wood decay noted at 4x12 beam and at outer 2x10 joist.
- Unit A7: Severe wood decay and guardrail anchorage bolts missing at 4x12 beam. Fungus growth noted at ledger-to-beam interface.
- Unit A9: Wood decay noted at wall-to-landing intersection behind wall sheathing and at outer joist (this appears to be a typical condition for all Apartment Units). Wood decay at 4x4 post near bottom of post. Loose bolt at stair connection and no nails in outer joist clip to ledger.
- Unit A11: Wood decay noted at 4x12 beam. Fungus growth noted at ledger-to-beam interface.
- Unit B1: Wood decay noted at 4x12 beam.

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Photo 7: Apparent wood decay behind wall sheathing.



Photo 8: Guardrail is not in compliance with current building code requirements.

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Wood decay was observed near the ends of approximately 75% of the beams (see Photos Nos. 4 & 6 below). The wood decay varies from moderate to severe. A number of outer 2x10 joists also exhibit wood decay (see Photo No. 5 below). Some fungal growth was also noted at a number of beams and joists.

There is a gap between most wall sheathing-to-stair landing interfaces where water intrusion can, and apparently has, occurred (see Photo No. 7 below). Based on probing with an awl, it appears that the original wall sheathing underneath the outer layer of wall sheathing has areas with wood decay. It is assumed that the ledgers below also have some form of wood decay due to water intrusion; however, these locations were not accessible for observation or probing.

It was noted that the guardrails are not up to current building code standards. The guardrail pickets are spaced greater than 4 inches on center, allowing a 4 inch diameter sphere to pass through (see Photo No. 8). Similarly, the gap between the bottom rail and stair treads is too large.

In general, the undersides of the stair landings appear to be in good condition (see Photo No. 9). However, a few areas at the ledgers-to-beam interface appeared to exhibit small fungal growth (see Appendix Photos). At Units #1 and #11 for all buildings it was noted that the door side ledger has a break at wall vents (see Photo No. 10 below).

Finally, it was noted that the stairs are supported at mid-span by a steel post (see Photo No. 11 below). This post provides redundancy, helping to ensure that a catastrophic failure of the stair connection to the 4x12 beams does not occur.



Photo 4: Wood decay near ends of 4x12 beams.

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away from the building. The 4x12 beams support the stair landings, guardrail anchorage, and partial stair loads.

There are two different approximate widths of stair landings: 10'-5" at Units #1 and #11 for all buildings, and 4'-0" for all other units for all buildings. At the 4'-0" wide stair landings the outer end of the landings bear on a 4x12 beam that is supported on one end by a metal hanger and on the other end by a 4x4 post. At the 10'-5" wide stair landings the outer end of the stair landings bear on a 4x12 beam that is supported on both ends by a metal hanger and has an interior 4x4 post support. The interior of the stair landings consist of 2x10 joists with metal hangers spaced approximately 16" on-center and the walking surface is sheathed with plywood with a rigid waterproof decking material on top. Examples of the two types of stair landings are shown in photos 1 thru 3 below:

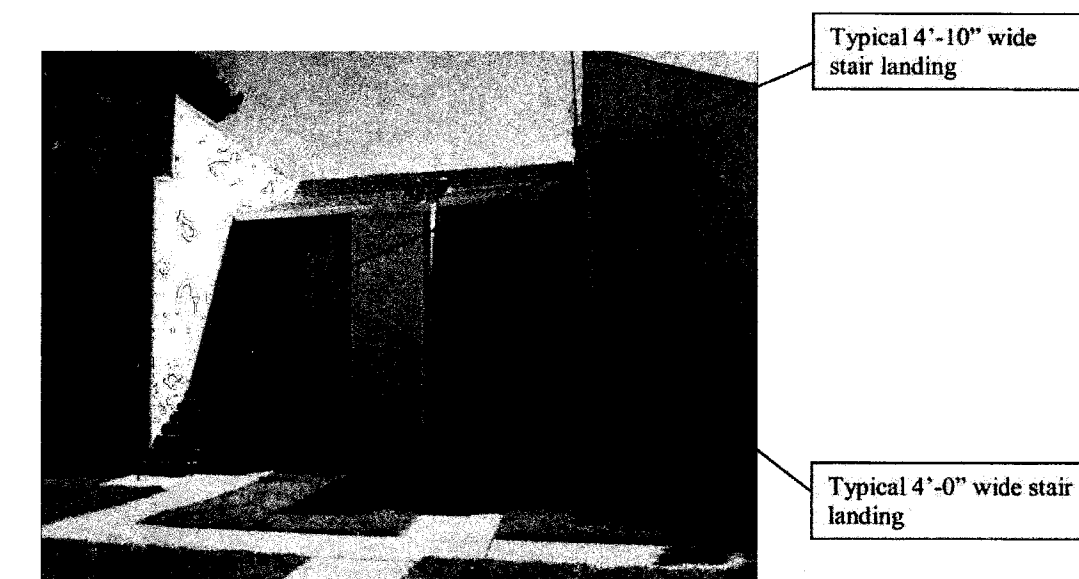


Photo 1: Typical Building End Showing 4'-0" x 10'-5" and 4'-0" x 4'-0" Stair Landings.

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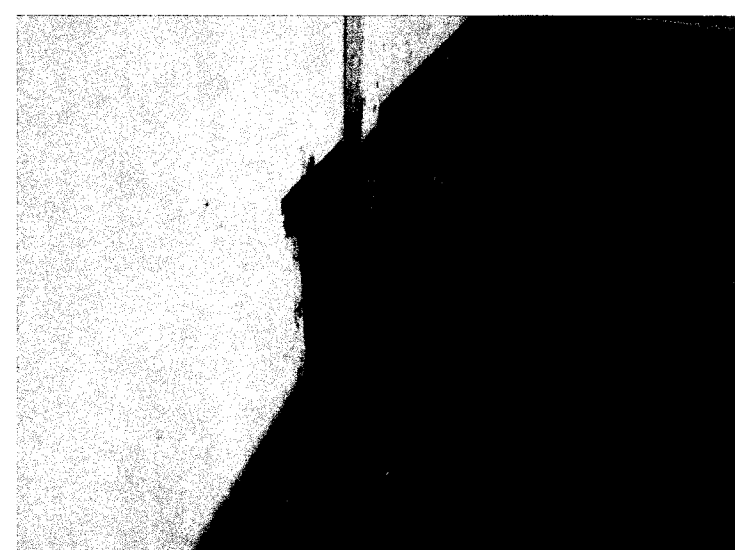
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WOOD DECAY REPORT
(PAGES 1-8)

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Wood decay noted at stair landing beam end at Unit A5.



Severe wood decay noted at stair landing beam end at Unit A7.

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Stair landing surface at Unit A1



Wood decay noted at stair landing beam end at Unit A1.

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Should any additional findings be made, after the issuance of this report, Structural Designs reserves the right to revise the recommendations, as set forth herein. This report shall be valid for one-year from the date prepared.

This concludes the report. If you have any questions, please call.

Sincerely,

Jim Burrows, P.E.
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- Unit B3: Wood decay noted at 4x12 beam. Warped and split outer joist.
- Unit B5: Wood decay noted at 4x12 beam. Landing deck worn.
- Unit B7: Wood decay at 2x10 outer joist. Landing deck worn.
- Unit B9: Wood decay at 4x4 post near bottom of post.
- Unit B11: Wood decay noted at 4x12 beam.
- Unit C1: Wood decay noted at 4x12 beam.
- Unit C3: Severe wood decay noted at 4x12 beam.
- Unit C5: Severe wood decay noted at 4x12 beam. Worn and decayed landing sheathing.
- Unit C7: Severe wood decay noted at 4x12 beam.
- Unit C9: Severe wood decay noted at 4x12 beam and at outer 2x10 joist.
- Unit C11: Severe wood decay noted at 4x12 beam.
- Unit D1: Weathered 4x12 beam. No wood decay noted.
- Unit D3: Severe wood decay noted at 4x12 beam near stair mounting bolts.
- Unit D5: Wood decay noted at outer 2x10 joist-to-wall interface. Stair landing sheathing and waterproofing is damaged.
- Unit D7: Weathered 4x12 beam. Gap between stair landing sheathing and 4x12 beam. No wood decay noted.
- Unit D9: Severe wood decay noted at 4x12 beam. Guardrail anchorage bolts missing.
- Unit D11: Severe wood decay noted at 4x12 beam.

RESULTS

It appears that the wood decay observed was caused by water intrusion through gaps between the stair landing deck sheathing and wall to framing below. The stair landings and guardrails appear to be original construction which means they are approximately 38 years old and thus, reasonably reaching the end of

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Missing guardrail anchorage bolt at beam at Unit A7.



Fungus growth at underside of landing at beam and joist intersection at Unit A7.

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Wood decay noted at stair landing beam end at Unit A3.



Wood decay noted at stair landing outer joist end at Unit A5.

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APPENDIX:

SITE PHOTOS



Stairs up to landing at Unit A1

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their useful service life. Outside of wood decay, most beams, outer joists, and landing deck surfaces are weathered and/or worn. However, most posts appear to be in good condition.

ASSUMPTIONS

It is assumed that there is wood decay behind the wall sheathing and/or on ledgers at locations where there is a gap between the wall sheathing and stair landing decks. This should be verified in the field.

RECOMMENDATIONS

Since significant wood decay is apparent on most all stair landing beams, the guardrails are not in compliance with current building code (and have anchorage in areas with wood decay, which is considered unsafe due to lost load capacity), and the reasonable service life of the landings appears to be at or near their end, it is recommended to replace all of the stair landings and guardrails, including the stair guardrails. It may be possible to reuse the stairs, however, it will have to be verified if they meet current building code requirements or can be modified to meet code.

Although general repair of the stair landings is possible, most of a given stair landing would have to be demolished in order to do so and it is assumed that more wood decay would be found once demolishing has occurred, most likely leading to a total landing deck replacement scenario anyway. Retrofit of the existing guardrails to bring them to current building code requirements is considered uneconomical and not advisable.

As mentioned above, areas behind wall sheathing and ledgers at locations where there is a gap between the wall sheathing and stair landing decks should be verified for signs of wood decay. If wood decay is found at any of these locations Structural Designs should be notified so further recommendations can be made.

It is important to note that any structural replacement or repair should be based on an engineered design.

Replaced or repaired stair landings should have a new landing deck floor covering installed that is watertight, both for the deck and for any gaps between the building and deck.

LIMITATIONS

The site observation was performed under acceptable visual conditions. No destructive testing was performed, nor were any of the existing permanent obstructions removed, to gain a full view of the damaged areas. Existing construction plans, by Martin & Mackensen, Inc., dated March, 1978, were available and used for general review. No existing calculations or reports for the structure were available at the time of this report.

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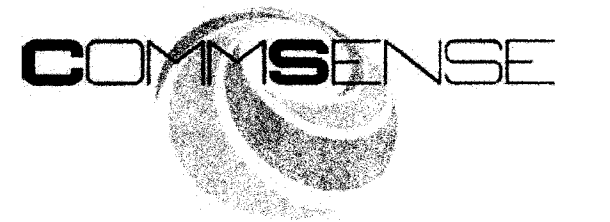
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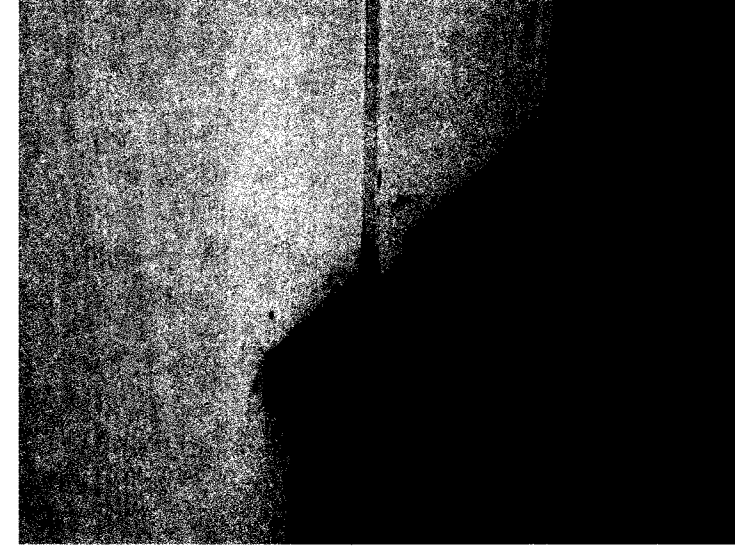
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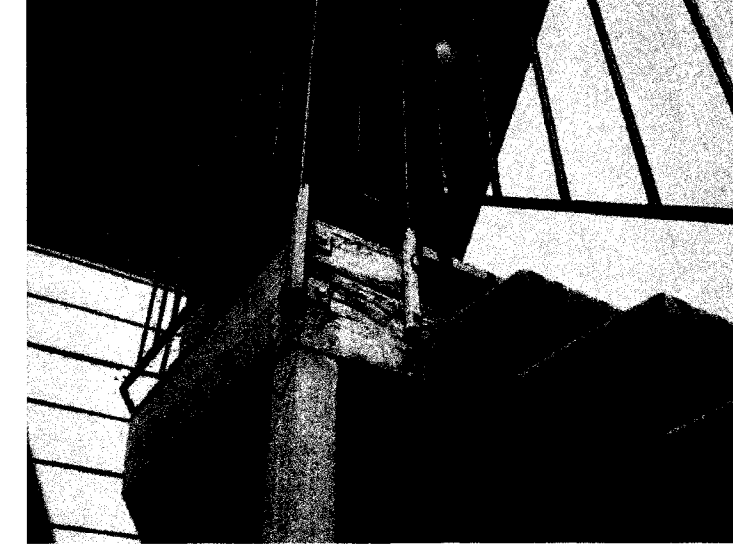
Apparent wood decay behind sheathing at Unit B7. Seam between wall sheathing and landing is not water proof (typical at most stair landings at wall intersections).



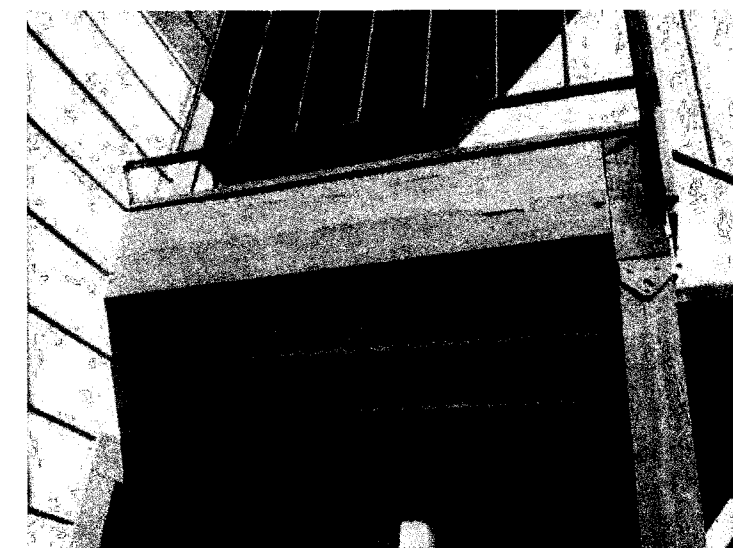
Wood decay at base of support post at Unit B9.

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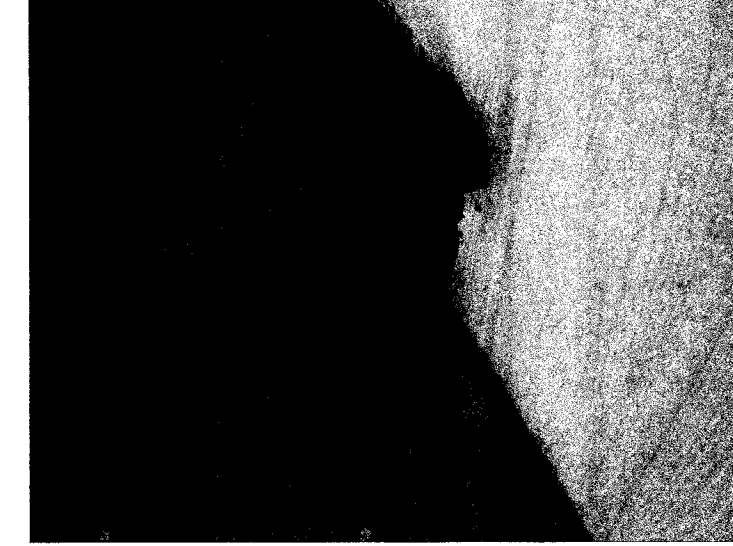
Wood decay noted at stair landing beam end at Unit B3.



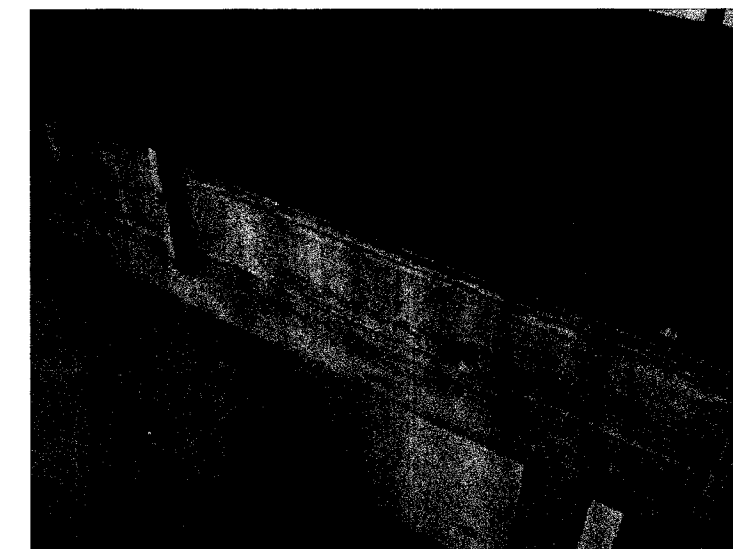
Warped and possibly split outer joist at Unit B3.

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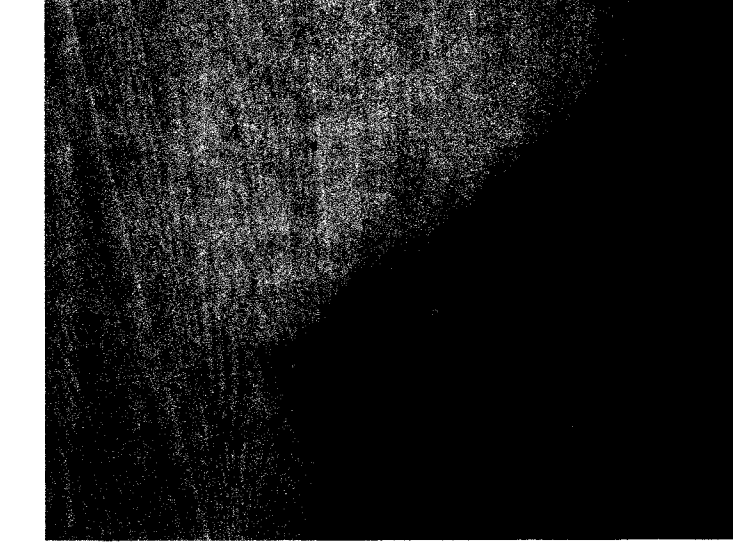
Wood decay noted at stair landing beam end at Unit A11.



Weathered beam and landing sheathing at Unit A11.

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Apparent wood decay behind sheathing at Unit A9. Seam between wall sheathing and landing is not water proof (typical at most stair landings at wall intersections). Beam end is significantly weathered.



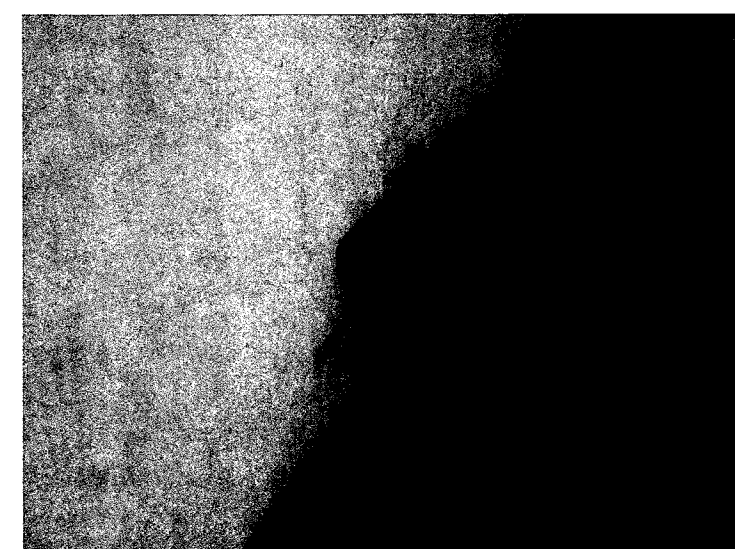
Loose bolt at stair support connection at Unit A9.

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Wood decay at beam above support post at Unit B11. Note weathering and warping of landing sheathing.



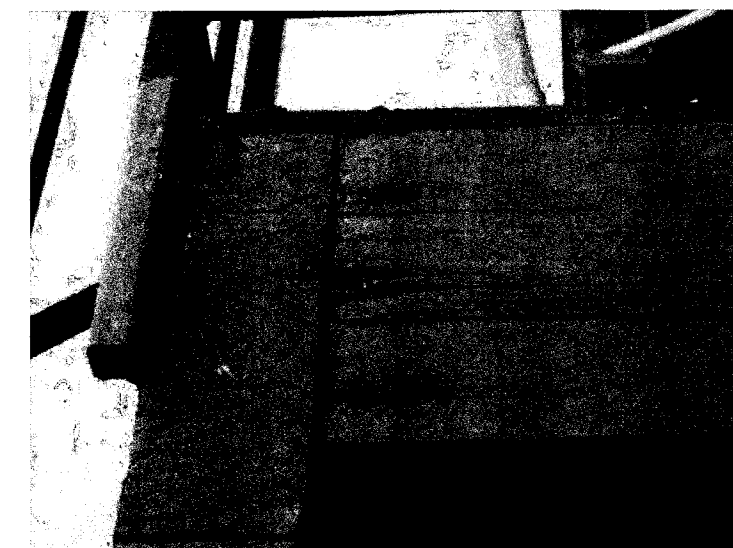
Wood decay noted at stair landing beam end at Unit C1.

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Wood decay in beam end and significantly worn landing sheathing at Unit B5.



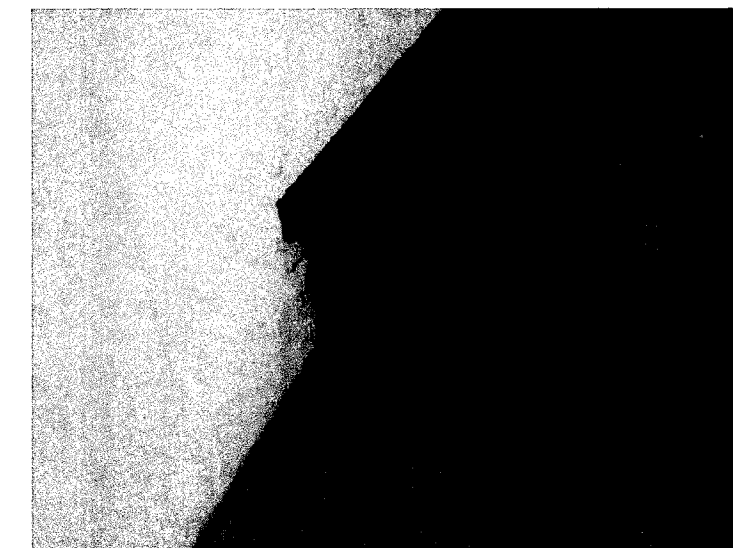
Wood decay in outer joist end at Unit B7.

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Fungus growth at underside of landing at beam and joist intersection at Unit A11.



Wood decay noted at stair landing beam end at Unit B1.

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Exterior joist is warped and weathered at Unit A9. No nails at metal clip-to-joist.



Wood decay at base of support post at Unit A9.

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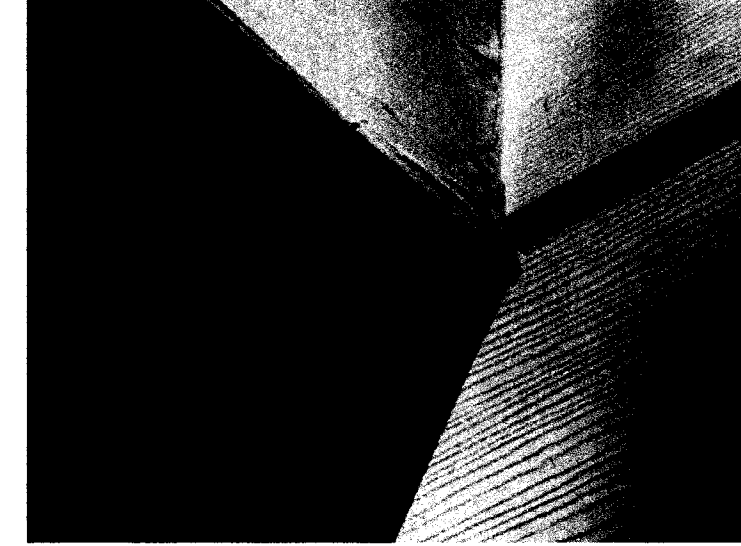
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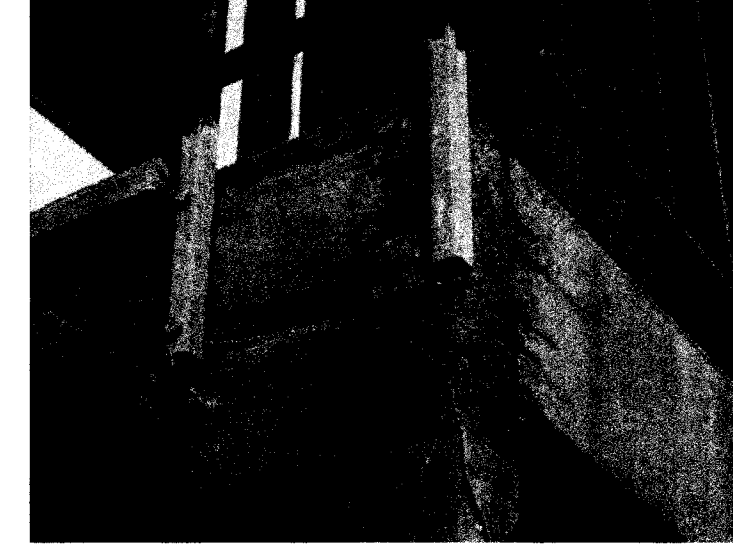
Wood decay noted at stair landing beam end at Unit D3.

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Wood decay at outer joist to Unit intersection at Unit D5.

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Wood decay noted at stair landing beam end, and at guardrail support location, at Unit C7.

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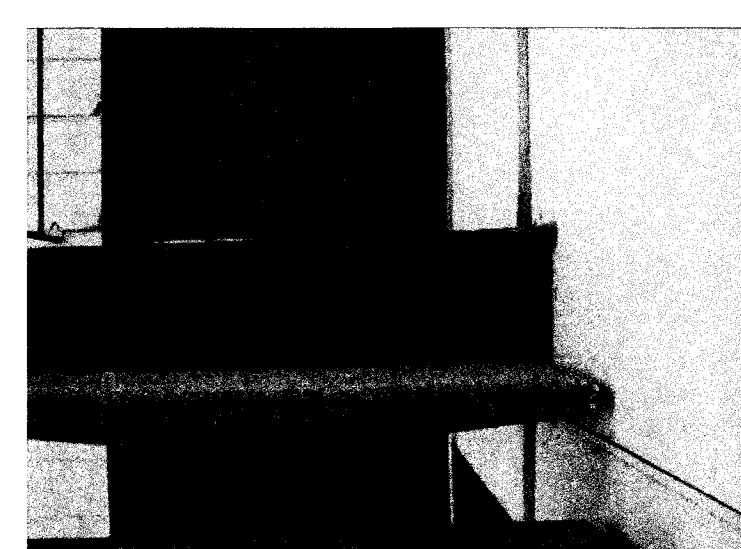


Wood decay noted at stair landing beam end at Unit C3.



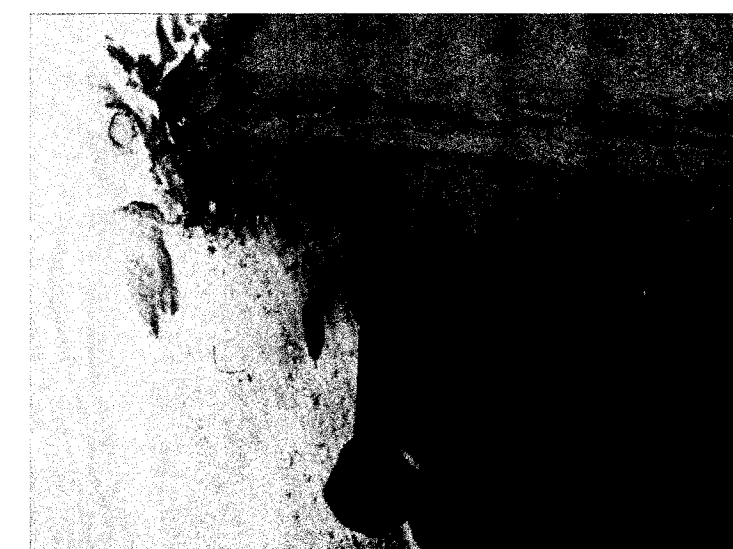
Landing sheathing and waterproofing damaged at Unit D5.

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Gap between landing sheathing and beam at Unit D7. Beam is weathered; however, no wood decay was noted.

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Wood decay noted at stair landing beam end at Unit C7.

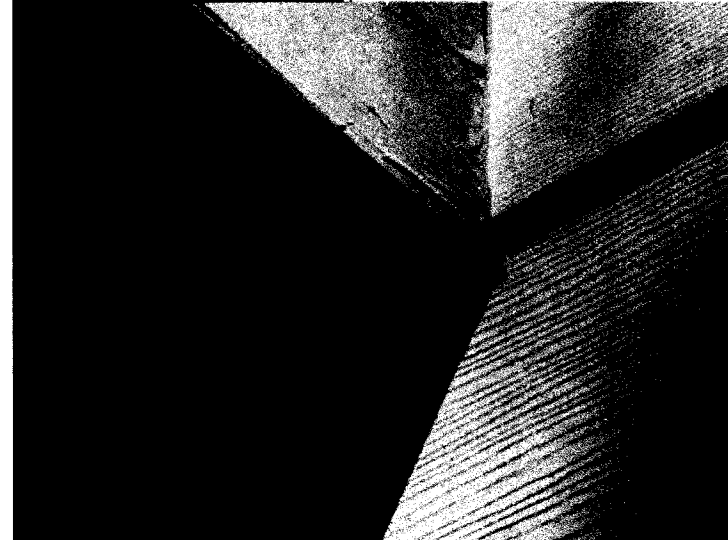
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Wood decay noted at stair landing beam end, and at guardrail support location, at Unit C5.

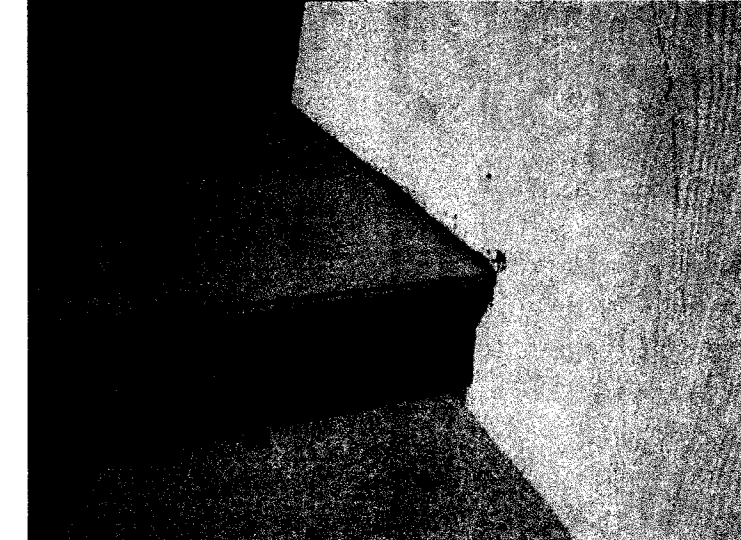
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Wood decay at outer joist to Unit intersection at Unit D5.

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Weathered beam and cracked landing waterproofing material at Unit D1. No wood decay noted at this Unit.

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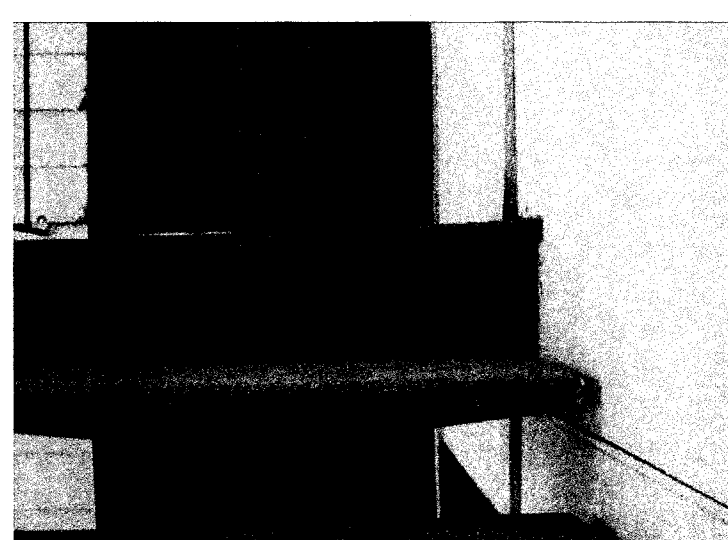


Wood decay noted at stair landing beam end, and at guardrail support location, at Unit C9.

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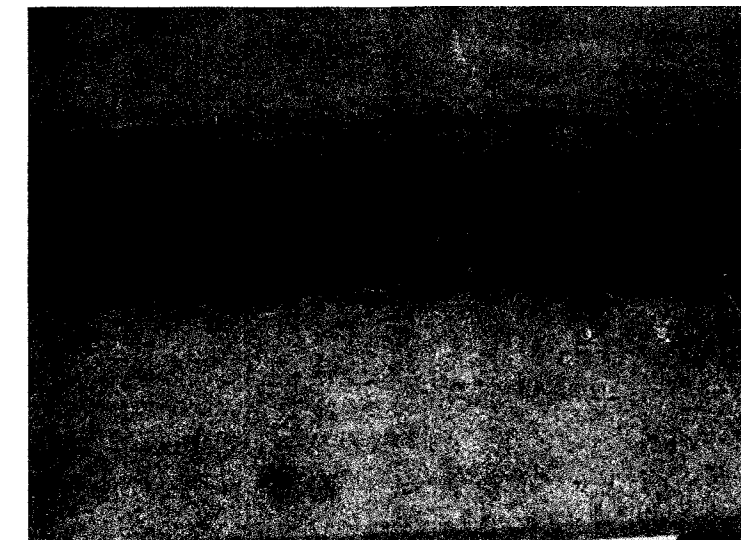


Worn and decayed landing sheathing at Unit C5.



Gap between landing sheathing and beam at Unit D7. Beam is weathered; however, no wood decay was noted.

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Wood decay near stair support bolts at Unit D3.

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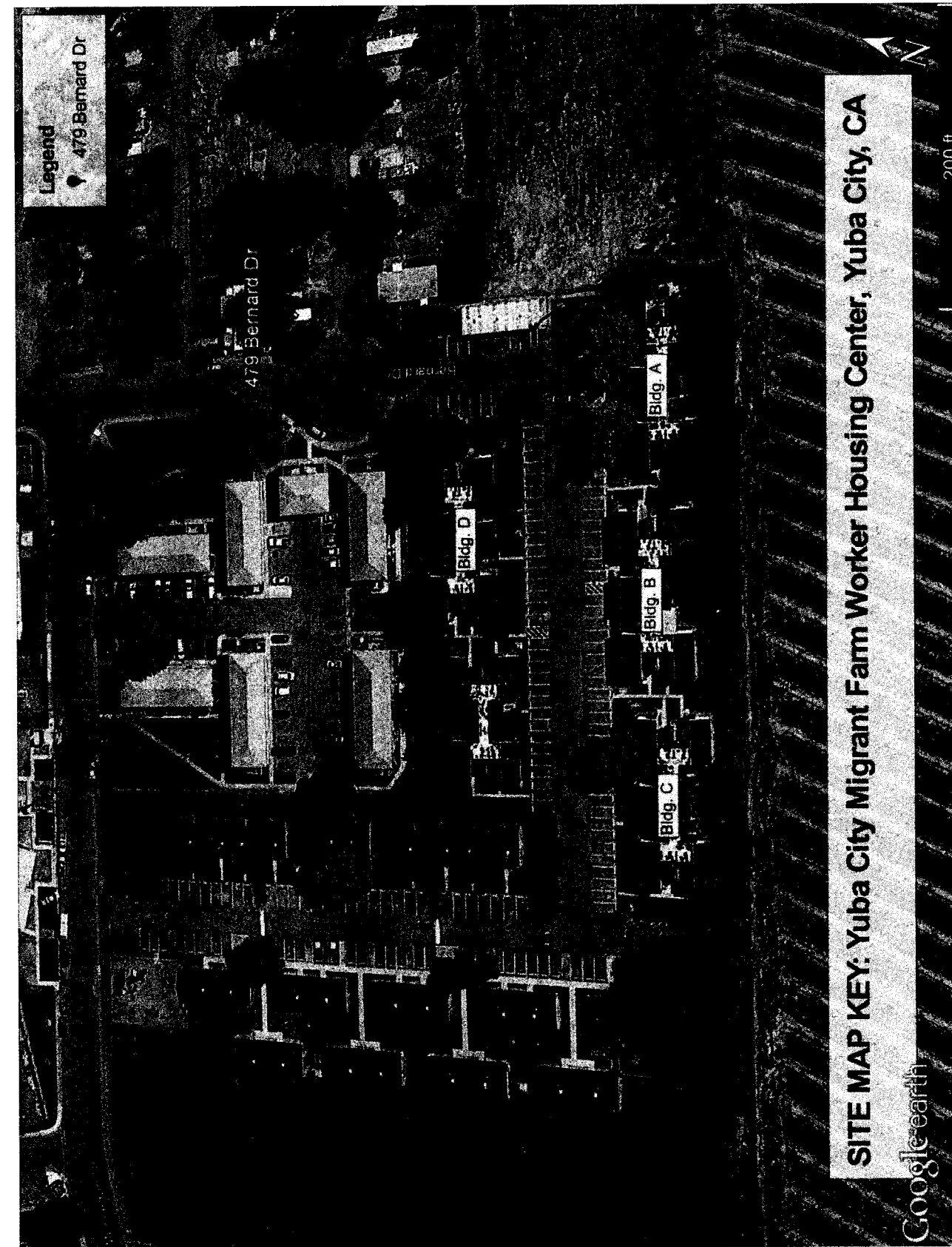
Wood decay noted at outer joist to beam connection at Unit C9.

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Wood decay noted at stair landing beam end at Unit C5.

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Wood decay noted at stair landing beam end at Unit D9.



Missing guardrail anchorage bolts at Unit D9.

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Wood decay noted at stair landing beam end at Unit D11.

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