# **VICINITY MAP**

FOR CONSTRUCTION PURPOSES USE DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS, IN CASE OF DISCREPANCIES, WHICH MAY OCCUR WITHIN THE DRAWINGS OR SITE CONDITIONS, THE ARCHITECT SHALL BE CONSULTED AND MAKE THE FINAL DETERMINATIONS BEFORE PROCEEDING WITH THE WORK.

-ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS, UNLESS OTHERWISE NOTED. -DIMENSIONS NOTED AS "CLEAR" ARE TO FACE OF FINISH.

-PLUMBING SHALL BE INSTALLED IN SUBSTANTIAL CONFORMANCE TO THE DOCUMENTS TAKING INTO ACCOUNT STRUCTURAL AND MECHANICAL SYSTEMS. THERE SHALL BE NO CUTTING OF STRUCTURAL MEMBERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

THEIR RESPECTIVE COMPANIES, AGENCIES AND THE ARCHITECT -THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS

-APPROVED ACCESS ROAD(S) AND HYDRANT(S) SHALL BE PROVIDED ONCE WOOD FRAMING IS AT SITE OR

PROVIDED WITH FIRE DEPT. HOSE CONNECTIONS. LOCATIONS AND NUMBERS OF STANDPIPE(S) SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPT

#### **PROJECT NOTES**

THESE DOCUMENTS ARE A INSTRUMENT OF SERVICE AND AS SUCH ARE THE PROPERTY OF THE ARCHITECT.

THESE DOCUMENTS ARE NOT TO BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT AND SHALL NOT BE USED ON FUTURE PROJECTS. THE ARCHITECTURAL DESIGNS CONTAINED WITHIN THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED UNDER COPYRIGHT LAWS.

ALL WORK SHALL CONFORM TO THE REGULATIONS AND REQUIREMENTS OF THOSE AGENCIES IN AUTHORITY IN THE DISTRICT..

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS/HER BEST SKILL AND ATTENTION. THE SITE VISITS OF THE ARCHITECT AND HIS/HER CONSULTANTS ARE NOT FOR PURPOSE OF REVIEWING OF CONSTRUCTION TECHNIQUE METHODS, SYSTEMS OR SAFETY, BUT SOLELY FOR THE PURPOSE OF ASSURING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SCHEDULES AND FOR COORDINATING ALL WORK UNDER THE CONTRACT. THE WORK SHALL BE COMPLETED TO THE BEST STANDARDS OF THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK BEING DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WORK THAT IS INTEGRAL TO THIS PROJECT THAT IS NOT EXPLICITLY DEFINED, OR DETAILED BY THE CONSTRUCTION DOCUMENTS. ALL WORK NOT EXPLICITLY DEFINED, BUT BY COMMON STANDARDS AND PRACTICES OF THE CONSTRUCTION INDUSTRY IS REQUIRED, SHALL BE ASSUMED TO BE PART OF THIS PROJECT. ALL MATERIALS NOT SPECIFIED AS TO THE MANUFACTURER, MODEL OR GRADE, SHALL BE SELECTED BY THE CONTRACTOR IN ASSOCIATION WITH THE OWNER AND THEY SHALL BE RESPONSIBLE FOR ITS ADEQUACY AND APPROPRIATENESS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT. THE CONTRACTOR SHALL ERECT AND MAINTAIN AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFE GUARDS FOR SAFETY AND PROTECTION AND SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE SAFETY OF PERSONS OR PROPERTY OR THEIR PROTECTION FROM DAMAGE, INJURY OR LOSS.

#### INTERPRETATIONS OF DRAWING AND SPECIFICATIONS

A. FOR CONVENIENCE SPECIFICATIONS HAVE BEEN PREPARED FOR THIS PROJECT IN A SEPARATE MANUAL AND ARE ARRANGED IN A NUMBER OF SECTIONS. BUT SUCH SEPARATION OF SPECIFICATIONS SHALL NOT BE CONSIDERED AS THE LIMITS TO THE WORK REQUIRED OF ANY SEPARATE TRADE. THE TERMS AND CONDITIONS OF ANY SUCH LIMITATIONS ARE SOLELY BETWEEN THE GENERAL CONTRACTOR AND THE SUBCONTRACTOR.

B. AS NO SPECIFIC PORTION OF WORK IN THIS PROJECT IS INDEPENDENT OF ALL OTHERS EACH TRADE SHALL BE RESPONSIBLE FOR REVIEWING AND UNDERSTANDING ALL SECTIONS OF THE DRAWINGS AND SPECIFICATIONS TO DETERMINE HOW THEY WILL INFLUENCE THEIR PARTICULAR PORTION OF WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING PROPER COORDINATION AND EXCHANGE OF INFORMATION BETWEEN THE TRADES AS TO HOW EACH RELATES TO AND IS INFLUENCED BY THE OTHERS.

C. THE INTENT OF THE WORKING DRAWINGS IS TO INDICATE CRITICAL DIMENSIONS POSITION AND KIND OF CONSTRUCTION AND THE SPECIFICATIONS INDICATES QUALITIES AND METHODS OF CONSTRUCTION. ANY WORK ON THE WORKING DRAWINGS NOT MENTIONED IN THE SPECIFICATIONS OR ANY WORK DESCRIBED IN THE SPECIFICATIONS OR ANY WORK DESCRIBED IN THE SPECIFICATIONS AND NOT DETAILED IN THE DRAWINGS SHALL BE CONSTRUED AS IF THEY WERE FULLY DETAILED OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS THE MOST EXPENSIVE MATERIALS OR METHODS SHALL PREVAIL. SEE ITEM F BELOW.

D. CRITICAL DIMENSIONS - I.E. DIMENSION REQUIRED BY CODE OR REGULATION - SHALL BE DENOTED AS "CLEAR". "CLEAR" DENOTES DIMENSIONS REQUIRED BETWEEN FINISHED WALLS, COMPONENTS, ETC. ALL OTHER DIMENSIONS WELL BE FROM FACE OF STUD TO FACE OF STUD, CENTER LINE OR OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD. SHOULD ANY QUESTION ARISE CONCERNING THE OVERALL DIMENSIONS THE GENERAL CONTRACTOR SHALL CALL THE ARCHITECT/OWNER IMMEDIATELY FOR CLARIFICATION OR PROCEED AT HIS/HER OWN RISK. DUE TO REPRODUCTION PROCESSES UNDER NO CIRCUMSTANCES SHOULD THE DRAWINGS BE SCALED.

#### ACCOMPLISHING THE WORK

A. DUE TO THE NATURE OF THIS WORK THE GENERAL CONTRACTOR WILL ASSUME THAT WHEN ACCOMPLISHING A DETAILED PORTION OF THE WORK IF ANOTHER PORTION IS DAMAGED OR OTHERWISE AFFECTED, OR IF WORK OR EXISTING FACILITIES ADJACENT TO THE SITE IS DAMAGED, THE CONTRACTOR SHALL REPAIR AND OR CORRECT THE AFFECTED PORTION AND RETURN IT TO ITS ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.

IMPORTANT NOTE: THE ABOVE IS IN CONJUNCTION WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES,

**GENERAL RESPONSIBILITY NOTES** 

#### APPLICABLE CODES DISCIPLINE **CODE REFERENCE** BUILIDING 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA BUILDING CODE PLUMBING 2013 CALIFORNIA PLUMBING CODE ELECTRICAL 2013 CALIFORNIA ELECTRICAL CODE **MECHANICAL** 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA FIRE CODE 2013 RESIDENTIAL ENERGY STANDARDS 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) APPLICABLE REQUIREMENTS OF THE COUNTY MUNICIPAL CODE, COUNTY HEALTH

DEPARTMENT, AND PACIFIC GAS & ELECTRIC

# RICHLAND HOUSING DEVELPMENT 1, BUILDING TYPES 'A', 'B', & 'C' **REHABILITATION & IMPROVEMENTS**

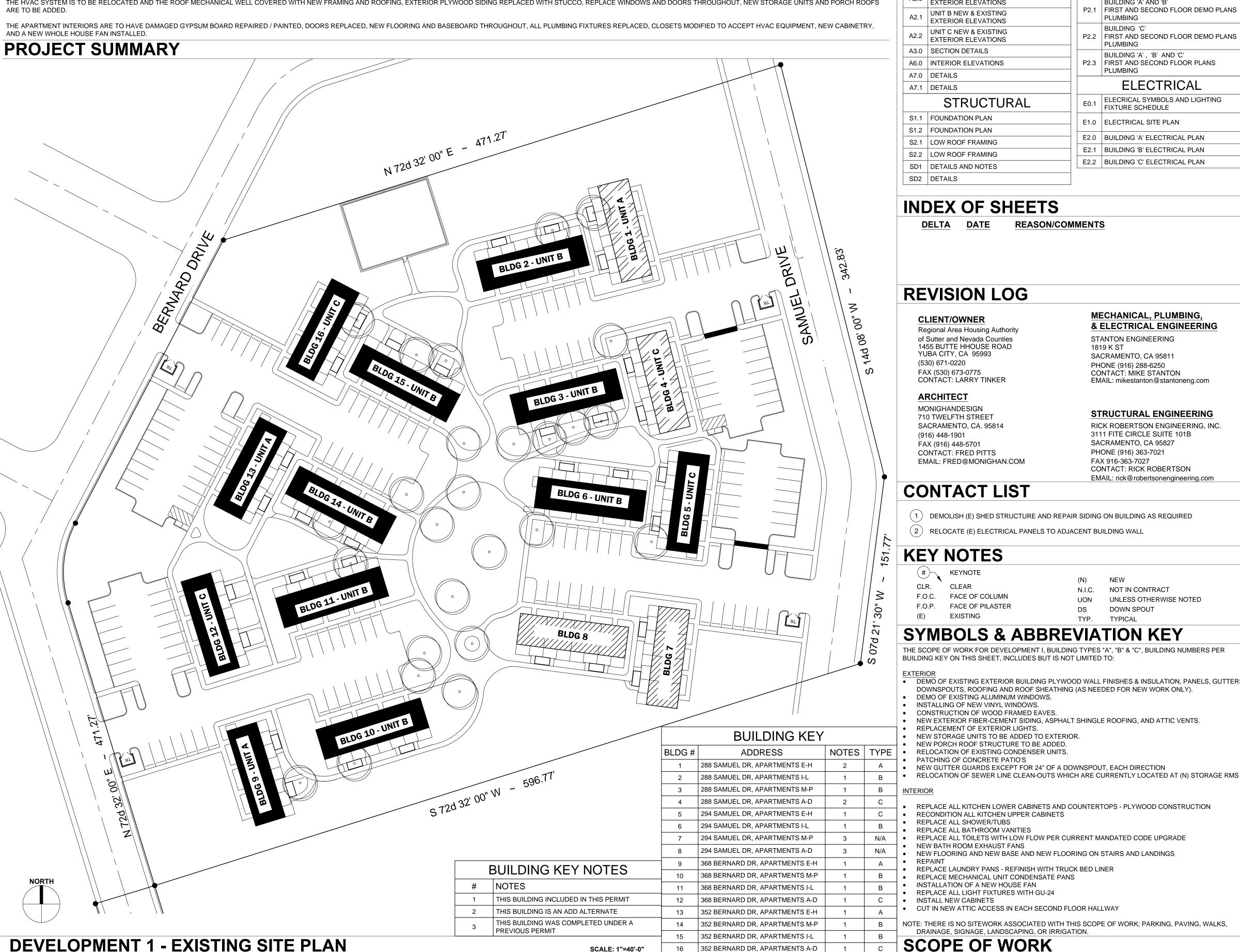
YUBA CITY, **CALIFORNIA** 

	BUILDING INF	ORIVIATION				
APN:	53-470-053					
CONTRUCTION TYPE	VB: NON-RATED & NON WALLS TO BE DEMO'D)	-SPRINKLERED (LESS TH	IAN 50% OF EXISTING			
OCCUPANCY	R-2: RESIDENTIAL (EXIS	STING)				
BUILDING HEIGHT	EXISTING: 24'-6" NEW: 24'-8"					
ROOF CLASSIFICATION	С					
	BLDG TYPE A	BLDG TYPE B	BLDG TYPE C			
BUILDING SQUARE	2nd FLOOR = 2007 SF 1st FLOOR = 1927 SF TOTAL = 3934 SF	2nd FLOOR = 2406 SF 1st FLOOR = 2116 SF TOTAL = 4522 SF	2nd FLOOR = 2006 SF 1st FLOOR = 1927 S TOTAL = 3933 SF			
FOOTAGE	ADDED UNCONDITIONED STORAGE SPACES = 120 SF	ADDED UNCONDITIONED STORAGE SPACES = 120 SF	ADDED UNCONDITIONED STORAGE SPACES = 120 SF			

THE BUILDINGS LISTED IN THE BUILDING KEY ON THIS SHEET ARE TO BE REHABILITATED. THIS WILL ENTAIL REVISIONS TO THE EXTERIOR AND INTERIOR OF THE BUILDING:

THE HVAC SYSTEM IS TO BE RELOCATED AND THE ROOF MECHANICAL WELL COVERED WITH NEW FRAMING AND ROOFING, EXTERIOR PLYWOOD SIDING REPLACED WITH STUCCO, REPLACE WINDOWS AND DOORS THROUGHOUT, NEW STORAGE UNITS AND PORCH ROOFS

AND A NEW WHOLE HOUSE FAN INSTALLED.



	ARCHITECTURAL	MECHANICAL			
G0.0	COVER SHEET	M0.1	MECHANICAL SYMBOLS AND		
G0.1	SCHEDULES & ADD ALTERNATES		GENERAL NOTES  MECHANICAL SCHEDULES, DETAILS AND		
G0.2	ASBESTOS BROWN STUCCO REPORT	M0.2	ELEVATIONS		
G0.3	ASBESTOS FLOOR MASTIC REPORT		BUILDING 'A' AND 'B'		
A1.0	UNIT A EXISTING/DEMO FLOOR PLANS	M2.1	FIRST AND SECOND FLOOR DEMO PLANS MECHANICAL		
A1.1	UNIT A NEW FLOOR PLANS		BUILDING 'C'		
A1.2	UNIT A EXISTING & NEW ROOF PLANS	M2.2	FIRST AND SECOND FLOOR DEMO PLANS MECHANICAL		
A1.3	UNIT B EXISTING/DEMO FLOOR PLANS		BUILDING 'A' , 'B' & 'C'		
A1.4	UNIT B NEW FLOOR PLANS	M2.3	FIRST AND SECOND FLOOR PLANS		
A1.5	UNIT B EXISTING & NEW ROOF PLANS		MECHANICAL		
A1.6	UNIT C EXISTING/DEMO FLOOR PLANS		PLUMBING		
A1.7	UNIT C NEW FLOOR PLANS	P0.1	PLUMBING SYMBOLS AND GENERAL NOTES		
A1.8	UNIT C EXISTING & NEW ROOF PLANS	P0.2	PLUMBING SPECIFICATIONS		
A2.0	UNIT A NEW & EXISTING EXTERIOR ELEVATIONS		AND GAS CALCULATIONS BUILDING 'A' AND 'B'		
A2.1	UNIT B NEW & EXISTING EXTERIOR ELEVATIONS	P2.1	FIRST AND SECOND FLOOR DEMO PLANS PLUMBING		
A2.2	UNIT C NEW & EXISTING EXTERIOR ELEVATIONS	P2.2	BUILDING 'C' FIRST AND SECOND FLOOR DEMO PLANS PLUMBING		
A3.0	SECTION DETAILS		BUILDING 'A', 'B' AND 'C'		
A6.0	INTERIOR ELEVATIONS	P2.3	FIRST AND SECOND FLOOR PLANS		
A7.0	DETAILS		PLUMBING		
A7.1	DETAILS		ELECTRICAL		
	STRUCTURAL	E0.1	ELECRICAL SYMBOLS AND LIGHTING FIXTURE SCHEDULE		
S1.1	FOUNDATION PLAN	E1.0	ELECTRICAL SITE PLAN		
S1.2	FOUNDATION PLAN				
S2.1	LOW ROOF FRAMING		BUILDING 'A' ELECTRICAL PLAN		
S2.2	LOW ROOF FRAMING		BUILDING 'B' ELECTRICAL PLAN		
SD1	DETAILS AND NOTES	E2.2	BUILDING 'C' ELECTRICAL PLAN		
SD2	DETAILS				
	G0.1 G0.2 G0.3 A1.0 A1.1 A1.2 A1.3 A1.4 A1.5 A1.6 A1.7 A1.8 A2.0 A2.1 A2.2 A3.0 A6.0 A7.0 A7.1 S1.1 S1.2 S2.1 S2.2 SD1	G0.0 COVER SHEET G0.1 SCHEDULES & ADD ALTERNATES G0.2 ASBESTOS BROWN STUCCO REPORT G0.3 ASBESTOS FLOOR MASTIC REPORT A1.0 UNIT A EXISTING/DEMO FLOOR PLANS A1.1 UNIT A NEW FLOOR PLANS A1.2 UNIT A EXISTING & NEW ROOF PLANS A1.3 UNIT B EXISTING/DEMO FLOOR PLANS A1.4 UNIT B NEW FLOOR PLANS A1.5 UNIT B EXISTING & NEW ROOF PLANS A1.6 UNIT C EXISTING/DEMO FLOOR PLANS A1.7 UNIT C NEW FLOOR PLANS A1.8 UNIT C EXISTING & NEW ROOF PLANS A2.0 UNIT A NEW & EXISTING EXTERIOR ELEVATIONS A2.1 UNIT B NEW & EXISTING EXTERIOR ELEVATIONS A3.0 SECTION DETAILS A6.0 INTERIOR ELEVATIONS A7.1 DETAILS  STRUCTURAL S1.1 FOUNDATION PLAN S2.2 LOW ROOF FRAMING S2.2 LOW ROOF FRAMING SD1 DETAILS AND NOTES	M0.1   G0.0   COVER SHEET   G0.1   SCHEDULES & ADD ALTERNATES   G0.2   ASBESTOS BROWN STUCCO REPORT   M0.2		

#### **INDEX OF SHEETS**

REASON/COMMENTS

#### **REVISION LOG**

#### **CLIENT/OWNER** Regional Area Housing Authority

of Sutter and Nevada Counties 1455 BUTTE HHOUSE ROAD YUBA CITY, CA 95993 (530) 671-0220 FAX (530) 673-0775 CONTACT: LARRY TINKER

#### **ARCHITECT**

MONIGHANDESIGN 710 TWELFTH STREET SACRAMENTO, CA. 95814 (916) 448-1901 FAX (916) 448-5701 **CONTACT: FRED PITTS** EMAIL: FRED@MONIGHAN.COM

STRUCTURAL ENGINEERING RICK ROBERTSON ENGINEERING, INC. 3111 FITE CIRCLE SUITE 101B SACRAMENTO, CA 95827 PHONE (916) 363-7021 FAX 916-363-7027 CONTACT: RICK ROBERTSON

EMAIL: rick@robertsonengineering.com

MECHANICAL, PLUMBING,

STANTON ENGINEERING

SACRAMENTO, CA 95811

**CONTACT: MIKE STANTON** 

PHONE (916) 288-6250

1819 K ST

& ELECTRICAL ENGINEERING

EMAIL: mikestanton@stantoneng.com

## **CONTACT LIST**

( 1 ) DEMOLISH (E) SHED STRUCTURE AND REPAIR SIDING ON BUILDING AS REQUIRED

( 2 ) RELOCATE (E) ELECTRICAL PANELS TO ADJACENT BUILDING WALL

### **KEY NOTES**

F.O.C. FACE OF COLUMN

N.I.C. NOT IN CONTRACT

UNLESS OTHERWISE NOTED FACE OF PILASTER DOWN SPOUT

### **SYMBOLS & ABBREVIATION KEY**

THE SCOPE OF WORK FOR DEVELOPMENT I, BUILDING TYPES "A", "B" & "C", BUILDING NUMBERS PER BUILDING KEY ON THIS SHEET, INCLUDES BUT IS NOT LIMITED TO:

• DEMO OF EXISTING EXTERIOR BUILDING PLYWOOD WALL FINISHES & INSULATION, PANELS, GUTTERS, DOWNSPOUTS, ROOFING AND ROOF SHEATHING (AS NEEDED FOR NEW WORK ONLY).

 DEMO OF EXISTING ALUMINUM WINDOWS. INSTALLING OF NEW VINYL WINDOWS.

 CONSTRUCTION OF WOOD FRAMED EAVES. NEW EXTERIOR FIBER-CEMENT SIDING, ASPHALT SHINGLE ROOFING, AND ATTIC VENTS.

• REPLACEMENT OF EXTERIOR LIGHTS.

NEW STORAGE UNITS TO BE ADDED TO EXTERIOR.

 NEW PORCH ROOF STRUCTURE TO BE ADDED. NOTES | TYPE | • RELOCATION OF EXISTING CONDENSER UNITS.

 PATCHING OF CONCRETE PATIO'S NEW GUTTER GUARDS EXCEPT FOR 24" OF A DOWNSPOUT, EACH DIRECTION

352 BERNARD DR, APARTMENTS A-D

SCALE: 1"=40'-0"

REPLACE ALL KITCHEN LOWER CABINETS AND COUNTERTOPS - PLYWOOD CONSTRUCTION

C RECONDITION ALL KITCHEN UPPER CABINETS

REPLACE ALL SHOWER/TUBS

REPLACE ALL BATHROOM VANITIES

REPLACE ALL TOILETS WITH LOW FLOW PER CURRENT MANDATED CODE UPGRADE

 NEW BATH ROOM EXHAUST FANS NEW FLOORING AND NEW BASE AND NEW FLOORING ON STAIRS AND LANDINGS

REPLACE LAUNDRY PANS - REFINISH WITH TRUCK BED LINER

REPLACE MECHANICAL UNIT CONDENSATE PANS

INSTALLATION OF A NEW HOUSE FAN • REPLACE ALL LIGHT FIXTURES WITH GU-24

C • INSTALL NEW CABINETS CUT IN NEW ATTIC ACCESS IN EACH SECOND FLOOR HALLWAY

NOTE: THERE IS NO SITEWORK ASSOCIATED WITH THIS SCOPE OF WORK; PARKING, PAVING, WALKS, DRAINAGE, SIGNAGE, LANDSCAPING, OR IRRIGATION.

**SCOPE OF WORK** 

DATE: **11/24/2016** 

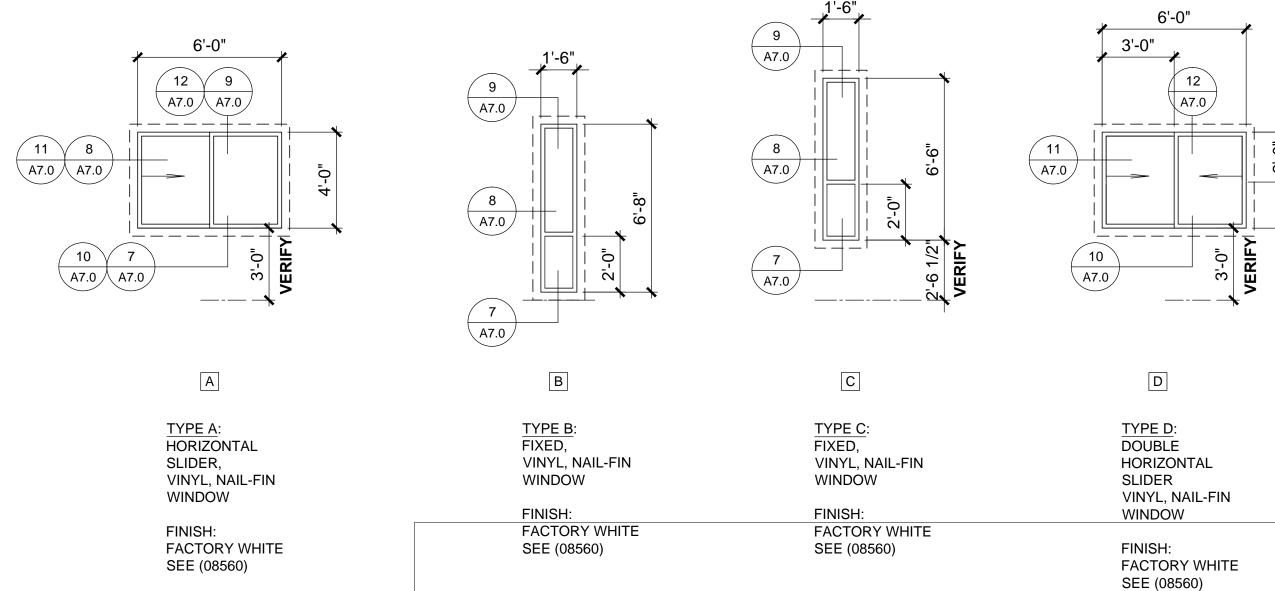
DRAWN BY: ---

SHEET

WINDOW TYPE	LOCATION	SIZE (R.O.)	GLAZING	NOTES
A	BEDRMS., LIV. RM.	72x48	CLR, LOW E	
В	ENTRY SIDELITE	18x80	CLR, LOW E	TEMPERED GLASS AT ENTRY
С	STAIRS	18x78	CLR, LOW E	TEMPERED GLASS AT STAIRS
D	BEDROOM	72x48	CLR, LOW E	BOTH PANES REMOVABLE

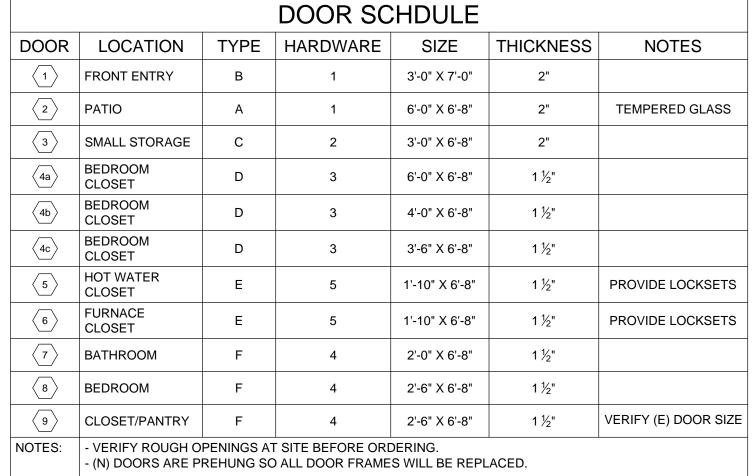
- VERIFY ROUGH OPENINGS AT SITE BEFORE ORDERING

#### **WINDOW TYPES**



- TEMPERED GLASS AT STAIR LANDING.

- SEE ELEVATIONS FOR LOCATIONS OF (HORIZONTAL) SLIDING PARTS.



(3)  $\setminus A7.0 /$ \ A7.0 / ┌

A7.0 \ A7.0 / \ A7.0 / \ A7.0 / \A7.0

PROPLAST FIBERGLASS DOOR RATING: NOT RATED DOOR STYLE: ABERDEEN FLUSH FULL LITE DOOR STYLE: FLUSH DOOR FINISH: FACTORY WHITE DOOR FINISH: FACTORY WHITE DOOR FINISH: FACTORY WHITE FRAME TYPE: SYNTHETIC FRAME FINISH: FACTORY WHITE DOOR FINISH: FACTORY WHITE DOOR FINISH: FACTORY WHITE

\A7.0 PROPLAST FIBERGLASS DOOR DOOR RATING: NOT RATED DOOR STYLE: SIX PANEL HC DOOR FRAME: SYNTHETIC

PROPLAST FIBERGLASS DOOR DOOR RATING: NOT RATED DOOR STYLE: SIX PANEL HC DOOR FRAME: SYNTHETIC

FINISH HARDWARE

RATING: NOT RATED

(3) BUTT HINGES

(1) DOOR STOP

WEATHERSTRIPING

GROUP 2 : STORAGE

RATING: NOT RATED

(3) BUTT HINGES

(1) DOOR STOP

\ A7.0 ∫

\ A7.0 ∕

WEATHERSTRIPING

ALUMINUM THRESHOLD

LOCKSET: SCHLAGE F51-BEL

FINISH: SATIN NICKEL FINISH

**APARTMENT** 

CYLINDER: 6 PIN E SERIES KEYED TO

NOTE: VERIFY KEYING WITH ON-SITE

HOUSING AUTHORITY PERSONNEL.

PER SCHEDULE

EQ

ALUMINUM THRESHOLD

LOCKSET: SCHLAGE F51-BEL

DEADBOLT: SCHLAGE BC160R626

**APARTMENT** FINISH: SATIN NICKEL FINISH

CYLINDER: 6 PIN E SERIES KEYED TO

NOTE: VERIFY KEYING WITH ON-SITE

HOUSING AUTHORITY PERSONNEL.

GROUP 1: FRONT ENTRY AND PATIO DOOR GROUP 3: CLOSET DOOR PAIR

RATING: NOT RATED

RATING: NOT RATED

CYLINDER: PRIVACY

(2) BUTT HINGES

GROUP 5: UTILITY

(2) BUTT HINGES

(1) DOOR STOP

RATING: NOT RATED

LOCKSET: SCHLAGE F51-BEL

FINISH: SATIN NICKEL FINISH

CYLINDER: 6 PIN E SERIES

(1) DOOR STOP

CYLINDER: DUMMY

ADD KNOB ON EACH CLOSET DOOR

GROUP 4: BEDROOM / BATHROOM

NOTE: VERIFY KEYING WITH ON-SITE

NOTE: VERIFY KEYING WITH ON-SITE

HOUSING AUTHORITY PERSONNEL

HOUSING AUTHORITY PERSONNEL.

LOCKSET: SCHLAGE F170-BEL

FINISH: SATIN NICKEL FINISH

LOCKSET: SCHLAGE F10-BEL

FINISH: SATIN NICKEL FINISH

(2) BUTT HINGES EACH DOOR

∖ A7.0 */* A7.0 √ 5 
√ **5** \ A7.0 \ A7.0 / \ A7.0 / TYPE E: PROPLAST FIBERGLASS DOOR

DOOR RATING: NOT RATED DOOR STYLE: SIX PANEL HC DOOR FINISH: FACTORY WHITE DOOR FRAME: SYNTHETIC DOOR FINISH: FACTORY WHITE

∖ A7.0 / PROPLAST FIBERGLASS DOOR DOOR RATING: NOT RATED DOOR STYLE: SIX PANEL HC DOOR FINISH: FACTORY WHITE DOOR FRAME: SYNTHETIC DOOR FINISH: FACTORY WHITE

PER SCHEDULE

**DOOR TYPES** 

A7.0

A7.0



PROPLAST FIBERGLASS PATIO DOOR

DOOR RATING: NOT RATED

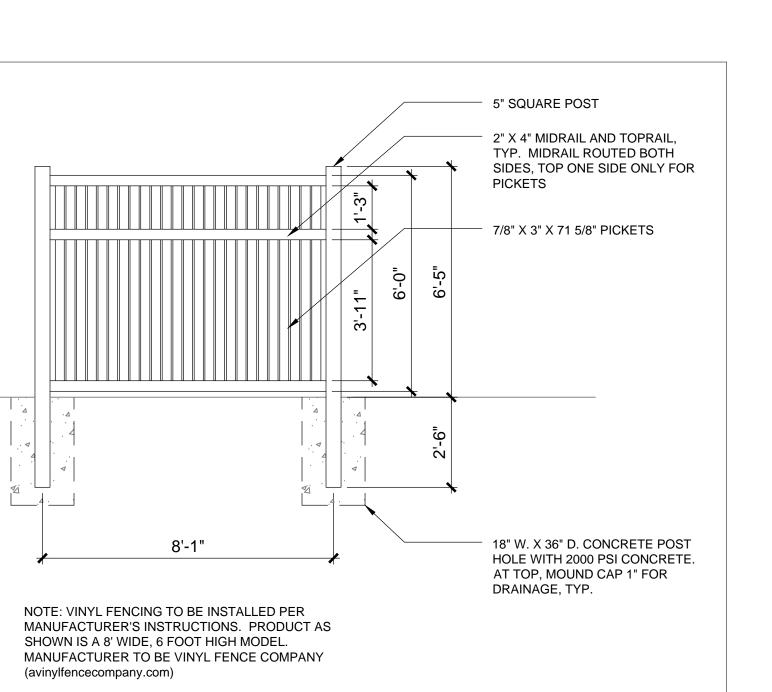
DOOR FRAME: SYNTHETIC

NOTE: TEMPERED GLASS

DOOR FINISH: FACTORY WHITE

FRAME FINISH: FACTORY WHITE

**CENTER HINGED** 



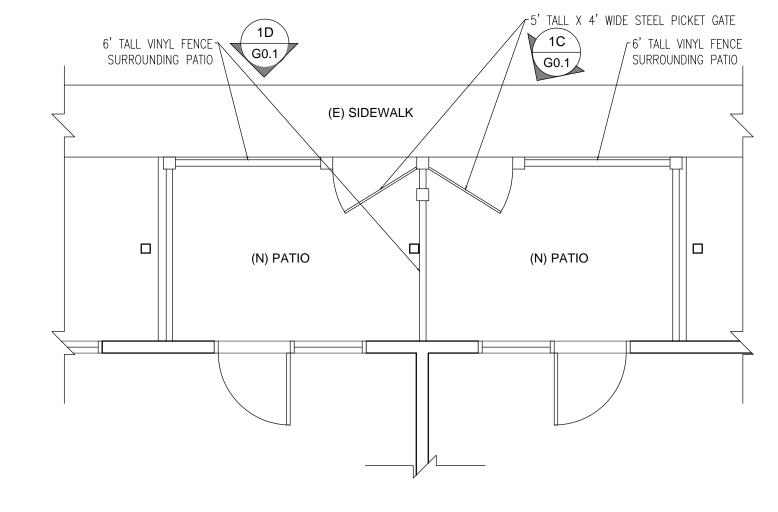
NTS

Chain-Link-01-32

Lexington Vinyl Privacy Fencing www.avinylfence.com

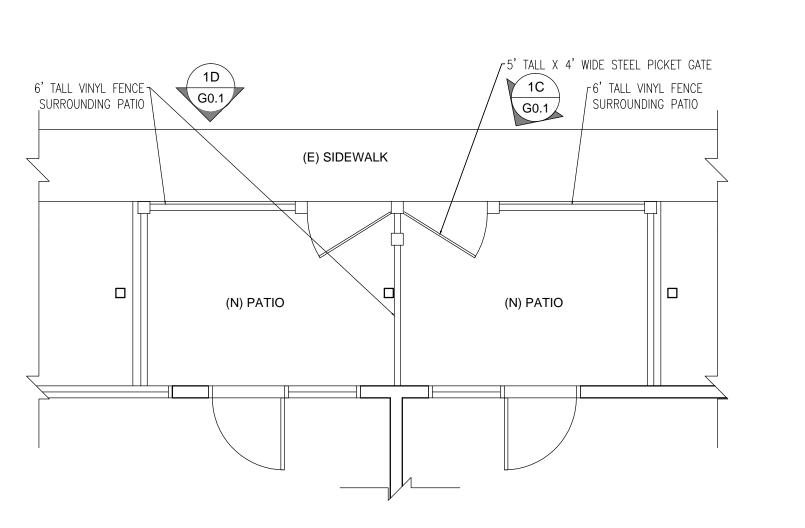


C PHOTO EXAMPLE OF TYPICAL FENCING & GATE



B UNIT B - PATIO FENCE PLAN

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



A UNIT C - PATIO FENCE PLAN

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

**ADD ALTERNATE - PATIO FENCING** 

D VINYL FENCE

onigh**and**e

DATE: **11/24/2016** DRAWN BY: ---

JOB: **15002-000** SHEET

**G0.1** 

2033 Heritage Park Drive / Oldahoma City, OK 73120 / (405) 755-7272 / Fax (405) 755-2058

Polarized Light Microscopy Asbestos Analysis Report

Joint Compound

NORCAL Environmental Management

Sutter County Housing Authority

James Gibson P.O. Box 1261

Project Location: 488 Garden Hwy., Ynha City, CA

05-384

Elk Grove, CA 95759

monigh**and**esign

REHAB RICHL

DRAWN BY: ---JOB: **15002-000** SHEET

Marcus H. Bole & Associates An Environmental Consulting Firm

August 11, 2005

Consolidated Area Housing Authority Sutter County, Attn: Larry Tinker 448 Garden Highway Yuba City, CA 95992

SUTTER CO. H.A.

AUG 1 2 2005

**RE:** Asbestos Inspection and Analysis for multiple units located at 448 Garden Highway, Yuba City, CA 95991.

#### ASBESTOS SURVEY REPORT

On August 3, 2005, Marcus H. Bole and Associates' Certified Asbestos Consultant, Mr. James A. Gibson, conducted an Asbestos Survey at the above referenced site. Several structures on the site will have the sliding glass doors removed and will be retrofitted with French doors. The structures are two-story apartment buildings. Eleven bulk samples of suspect asbestos containing material were collected from the site.

In Unit 288M, samples were collected of wall board material (#01) and exterior stucco (#02). In Unit 352N, samples were collected of wallboard material (#03), a vapor barrier (#04) and exterior stucco (#05). In Unit 380F, samples were collected of wallboard material (#06) and exterior stucco (#07). In 380P, samples were collected of wallboard material (#08) and exterior stucco (#09). Samples were collected of wallboard material in Building 420 in apartment number 9 (#10) and apartment number 11 (#11). After collection, the samples were labeled, sealed and delivered to Precision Micro-Analysis in Sacramento, Ca. to be analyzed via Polarized Light Microscopy (PLM), coupled with dispersion staining, for asbestos content.

The results of the bulk sample analysis indicate that the exterior stucco in Unit 352N contains a trace (<1%) of Chrysotile asbestos. The remaining samples do not contain

The asbestos containing stucco was then analyzed via a 1000-point count. The result of the point count analysis confirmed that the stucco contains <1% of asbestos.

A Certified Asbestos Abatement Contractor must be contracted to remove the exterior stucco on Building 352. The areas must be fully contained and placed under HEPA filter negative pressure prior to the commencement of abatement activities. The exterior stucco is regulated by CAL-OSHA only.

Under CAL-OSHA regulations, the contractor is required to utilize certified asbestos abatement personnel equipped with respirators and protective clothing when removing building materials that contain more than one tenth, of one percent, of asbestos. The contractor is also required to submit an asbestos notification to CAL-OSHA prior to the commencement of asbestos abatement activities. The contractor must follow all local, state and federal asbestos regulations.

Certified Asbestos Consultant (CAC) James A. Gibson, DOSH Certificate # 91-2960, conducted all onsite sampling and evaluation. If you have any questions concerning onsite sampling, evaluation or recommendations contained in this Asbestos Survey Report, please feel free to contact me directly at Marcus H. Bole and Associates, Attention: Marcus H. Bole, 104 Brock Drive, Wheatland, CA 95692. Phone 530-633-0117, fax 530-633-0119, or email: mbole@aol.com.

> Sincerely, No. REA - 08228 Marcus H. Bole, Principal M. S., REA, State of California

08/10/2005 16:06 9165252066

QuanTEM Lab No. 127017 R

Rachel Molieri

08/05/2005

Amy Gill

EPA 600

Sample ID

Account Number: B395

Date Received:

Date Analyzed:

Received By:

Analyzed By:

QuanTEM Sample ID

QuanTEM is a NVLAP according TEM and PLM laboratory (Lab Code; 101959). This report relates only to the specific items tested. NVLAP according only to AHERA analysis [46CFR Ch. 1 (1-1-87 od.) Part 763, Appendix A to Subparts E and F]. This report may not be used to claim product endorsement by NVLAP or any other agency of the US Government. This report may not be reproduced except in full, without the written approval of the laboratory.

08/10/2005 16:06 9165252066

QuanTEM Lab No. 127017 R

NORCAL ENVIRONMENTAL

PAGE U5

NORCAL Environmental Management

James Gibson P.O. Box 1261 Elk Grove, CA 95759 08/10/2005 16:06 9165252066

NURCAL ENVIRUNMENTAL

2033 Heritage Park Drive / Oldahome City, OK 78120 / (405) 755-7272 / Fex (405) 755-2058

# Polarized Light Microscopy Ashestos Analysis Report

Received By:	Rachel M	olieri				
Date Analyzed: Analyzed By: Methodology:	08/05/200 Amy Gill EPA 600	<b>55</b>	Project: Project Location Project Number			
QuanTEM Saruple ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Ĭ
007	07	Homogeneous	Tan. Stucco	Asbesios Not Present	NA	
008	08	Composite	White Sheetrock/Joint Compound	Asbestos Not Present	Cellulose	10
009	<b>09</b>	Humogeneous	Beige Stucco	Asbestos Not Present	Cellulose	<b>&lt;</b> 1
010	<b>10</b> 0	Composite	White Sheetrock/Joint Compound	Asbestos Not Present	Cellulose	10
011	u /	Composite	White Sheetrock/Joint Compound	Asbestos Not Present	Callulose	15
0	MUL	Anelyst	T	8/8/2005 Date of Report		

QuanTEM is a NVLAP accredited TEM and FLM laboratory (Lab Code: 101959). This report relates only to the specific items tested. NVLAP accreditation applies only to AHERA analysis [40CFR Ch. I (1-1-87 ed.) Part 763, Appendix A to Subparts E and FJ. This report may not be used to laim product endowement by NVLAP or any other agency of the US Government. This report may not be reproduced except in full, without the written



2033 Heritage Park Drive / Oldahoma City, OK 73120 / (405) 755-7272 / Fax (405) 755-2058

Polarized Light Microscopy **Asbestos Analysis Report** Point Count Quantification by EPA 600 Methodology

QuanTEM Set ID: 127017 Date Received: 08/08/05

Client: Norcal Account Number: B395

Analyzed By: Shelly Bromley Methodology: EPA 600/M4-82-020

Project: Sutter County Housing Authority Project Location: 488 Garden Hwy., Project No.: 05-384

QuanTEM (D	Client Sample ID	Sample Description	Asbestos Fibers	Total Points	Results
127017-005	05	Stucco	2	1000	<1% Chrysotile

Aug. 9, 2005

DATE: **11/24/2016** 

P.O. Box 505 Bangor, Ca. 95914 530-518-0934 email - astinc17@yahoo.com



Site Inspected: Richland Housing Unit 368G - Bernard Drive, Yuba City, Ca. Date Of Inspection: May 16. 2013

An inspection was conducted at the unit 368 G - Bernard Drive of the Richland Housing area in Yuba City, Ca. on May 16, 2013 by Floyd Warren - Certified Asbestos Consultant (C.A.C. 09-4590)

The inspection of the unit was conducted in accordance with EPA AHERA standards. All suspect

material was touched and sampled to determine asbestos content as well as friability. All

homogeneous areas of potential friable and potential non-friable ACM were identified. This

inspection was conducted in accordance with EPA, CAL/OSHA and local regulatory guidelines.

Sample results are attached. Samples were sent to Schneider laboratories in Richmond, Virginia

Asbestos content shall be determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy. If the asbestos content is less than 10%,

verification shall be made using the point counting method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1,7,2,4 Polarized Light Microscopy, Quantification of Asbestos Content.

There were two positive samples found for asbestos.

Note: The mastic on the floor tile came back as asbestos containing. All floor tile shall be removed under containment along with the mastic as the mastic is adhering to the floor tile and cannot be separated

This report was taken from the field notes provided by Floyd E. Warren C.A.C. 09-4590

#### SCHNEIDER LABORATORIES GLOBAL

2512 W. Cary Street • Richmond, Virginia • 23220-5117 804-353-6778 • 800-785-LABS (5227) • (FAX) 804-359-1475 Over 25 Years of Excellence in Service and Technology AIHA/ELLAP 100527, ISO/IEC 17025, NVLAP 101150-0, VELAP 460135, NYELAP/NELAC 11413 LABORATORY ANALYSIS REPORT

Asbestos Identification by EPA Method<sup>1</sup> 600/R-93/116, EPA 600/M4-82-020 ACCOUNT #: 4038-13-531 DATE COLLECTED: 5/16/2013

ADDRESS: 191 Hazel Street Gridley, CA 95948 PROJECT NAME: 368G-Richland JOB LOCATION: Yuba City CA

Asbestos Science Technologies, Inc

CLIENT:

PO NO.:

Layer 1:

PROJECT NO.:

SampleType:

None Detected

DATE RECEIVED: 5/17/2013

DATE ANALYZED: 5/17/2013

**DATE REPORTED:** 5/20/2013

Identification/ PLM Analysis Results Layer ID Layer Name Asbestos Fibers Other Materials 31887965 Kitchen 100% NON FIBROUS MATERIAL None Detected Layer 1: **Textured Material** White, Granular 31887966 Kitchen 100% NON FIBROUS MATERIAL None Detected Layer 1: Floor Tile White, Organically Bound 31887967 Kitchen Baseboard 100% NON FIBROUS MATERIAL **Baseboard Mastic** None Detected Layer 1: Brown, Soft 31887968 Bedroom 100% NON FIBROUS MATERIAL None Detected Layer 1: Textured Ceiling White, Granular

Total Number of Pages in Report: 2

Tan, Soft

Results relate only to samples as received by the laboratory.

Visit www.slabinc.com for current certifications.

100% NON FIBROUS MATERIAL

Amended Report 05/20/2013 16:26 Changed Project Name Per Client Request.

31887969 Bedroom

Samples analyzed by the EPA Test Method are subject to the limitations of light microscopy including matrix interference. Gravimetric reduction and correlative analyses are recommended for all non-friable, organically bound materials. This method has a reporting limit of 1% or greater. Visual estimation contains an inherent range of uncertainty. This report must not be reproduced except in full with the approval of the lab, and must not be used to claim NVLAP or other gov't agency endorsement. The EPA states that any asbestos found

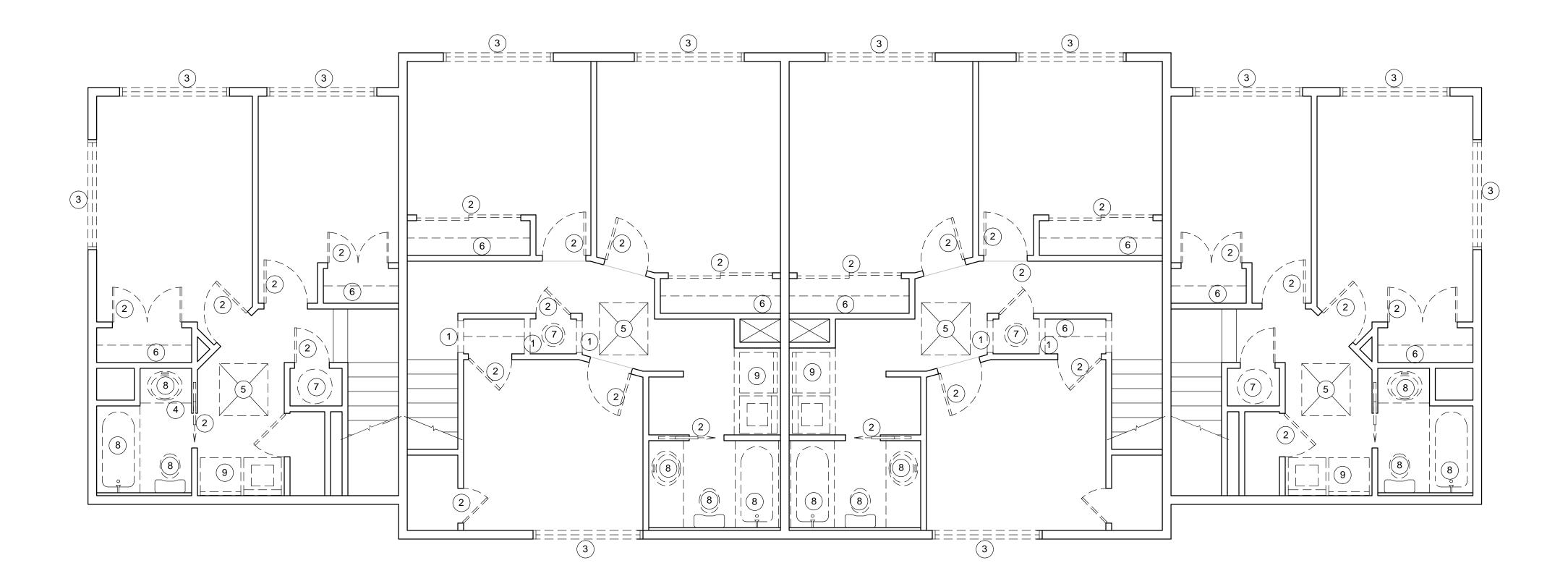
Client	SLI Sample		
Sample	Sample/ Identification/	PLM A	nalysis Results
No.	Layer ID Layer Name	Asbestos Fibers	Other Materials
Layer 2:	Floor Tile Green, Organically Bound	None Detected	100% NON FIBROUS MATERIA
Layer 3:	Mastic Black, Bituminous	3% CHRYSOTILE	97% NON FIBROUS MATERIA
6	31887970 Bedroom		
Layer 1:	Mastic Tan, Soft	None Detected	100% NON FIBROUS MATERIA
Layer 2:	Floor Tile Green, Organically Bound	None Detected	100% NON FIBROUS MATERIA
Layer 3:	Mastic Black, Bituminous	3% CHRYSOTILE	97% NON FIBROUS MATERIA
7	31887971 Bedroom Baseboard		
Layer 1:	Baseboard Glue Tan, Soft	None Detected	100% NON FIBROUS MATERIA
8	31887972 Bedroom Joint Comp		
Layer 1:	Drywall White, Powdery	None Detected	4% CELLULOSE FIBER 96% NON FIBROUS MATERIA
Layer 2:	Joint Compound White, Granular	None Detected	100% NON FIBROUS MATERIA
9	31887973 Upstairs Bedroom		
Layer 1:	Drywall White, Powdery	None Detected	4% CELLULOSE FIBER 96% NON FIBROUS MATERIA
10	31887974 Upstairs Bedroom Wall		
Layer 1:	Wall Texture White/Gray, Granular	None Detected	100% NON FIBROUS MATERIA

Analyst:	Ali Musa	Reviewed By:	Melissa Kanode, Customer Svs Director
Total Number of Pa	ges in Report: 2	ব	
Results relate only to	samples as received by the laboratory.		Visit www.slabinc.com for current certifications.
Amended Report	05/20/2013 16:26		
Changed Project	Name Per Client Request.		
		itations of light micr	oscopy including matrix interference. Gravimetric

Project Name: 3 ©  Project Location:  Project Number:  PO Number:  1 2 hours*  2 hours*  3 business day*  3 business day*  5 business days*  Full TCLP (10d)  Weekend*  not available for all tests  Schedule rush organics, mumetals & weekend tests in advance.	Mate All sal matrix by Air Aqueou	Rick Ci Ci Cix/Sample mples on for pe, Use add	1. 9594	Lab Use- WO# Acct#			B	Phone Fax E-ma	11 (4)	10.000	7 <u>e</u> 1	AH2 (	1. Can
Project Name: 3 &  Project Location:  Project Number:  PO Number:  1 brown Around Time  2 hours*  Same day*  1 business day*  3 business days*  5 business days*  Full TCLP (10d)  Weekend*  not available for all tests  Schedule rush organics, mulmetals & weekend tests in advance.  Sample #	Mate Mate Mate Mate Mate Mate Mate Mate	Rick Ci Ci rix I Sample mples on for oe. Use add	Type (Select ONE	* <b>3</b> 5		Special II	nstructions	E-ma	11 2	10.000			
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Weekend* * not available for all tests Schedule rush organics, mui metals & weekend tests in advance.  Sample # S		ilter (PM10)	Water, Drinking	9	Mi	scellaneou	s Tests	CAELAI	(EPA I	nterim)	3 . S N	etals-Extra	ct
* not available for all tests  Schedule rush organics, mu metals & weekend tests in advance.  Sample #		ilter (TSP)	Compliance	- 7		I Dust (NIO		TEM (C	natfield)		TCLP/		
Schedule rush organics, mui metals & weekend tests in advance.  Sample # S			Wipe			p. Dust (NIC				7-3-3	7=	RCRA Metal	
metals & weekend tests in advance.  Sample # S			Wipe, Compos	- 1		a - FTIR (NI		TYPE OF I		OS AIR:	LLTCLP	Full (w/ orga	nics)
Sample # S						a - XRD (NI	USH 7500)	USED:	(ESFIR/	AIUR		Others	
	Date Sampled 5	Time Sampled	Sampl (e.g. Employee		ification		Wiped Area (ft²)	Type <sup>1</sup> A,B,P,E	Sta	Time <sup>2</sup>	Flov	v Rate <sup>3</sup>	Total <sup>4</sup>
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DATE: **11/24/2016** DRAWN BY: ---



REMOVE (E) STONE LANDSCAPING, PREP GROUND FOR CONCRETE PAD.

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

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

# WALL LEGEND KEY TYPE EXISTING WALL TO REMAIN WALL OR ITEM TO BE REMOVED

**DEMOLITION NOTES** 

REMOVE ALL BUILDING MOUNTED ANTENNAS, ORNAMENTS, ETC.

REMOVE ALL EXISTING SURFACE WALL MOUNTED FLOOD LIGHT

REMOVE PATIO DOORS AND FRAMES AT ALL APARTMENTS, TYP.
REMOVE FRONT DOORS AND FRAMES AT ALL APARTMENTS, TYP.

REMOVE STUCCO 4" AROUND ALL EXISTING DOORS AND WINDOW

IS TO BE REMOVED AND NOT REPLACED. GC TO VERIFY (E) BATT WALL INSULATION AT ALL MODIFIED WALL AREAS, REMOVE AND

OPENINGS TO PREPARE FOR NEW DOORS AND WINDOWS.

REMOVE ALL FLOORING AND BASE BOARD ON STAIRS AND

**KEY NOTES** 

DEMO EXISTING ROOF SHINGLES ON ALL ROOF SURFACES.
DEMO EXISTING ROOF SHEATHING ONLY AS NECESSARY.

SEE ASBESTOS REPORTS SHEETS G0.1 & G0.2 BEFORE PROCEEDING WITH ANY DEMOLITION.

REMOVE ALL EXISTING WOOD SIDING

REMOVE ROOF INSULATION

REPLACE WITH NEW AS NEEDED.

(2) DEMO DOOR, FRAME AND TRIM.

(1) DEMO WALL

(3) DEMO WINDOW

(6) DEMO SHELF AND POLE

(7) REMOVE WATER HEATER

(8) REMOVE PLUMBING FIXTURE

REMOVE ALL INTERIOR LIGHT FIXTURES
REMOVE ALL BATHROOM EXHAUST FANS

SEE SITE PLAN FOR NORTH ORIENTATION

(4) DEMO LOWER CABINETS AND COUNTER TOPS

SEE MECHANICAL PLANS FOR DIMENSIONS

EXISTING LAUNDRY PAN TO REMAIN, CLEAN PAN DRAIN WITH PLUMBING SNAKE

(10) EXISTING CONCRETE PATIO TO REMAIN

(11) EXISTING CONCRETE WALK TO REMAIN

DEMO CEILING AT (N) WHOLE HOUSE FAN LOCATION

FIXTURES

FOR INSTALLATION OF NEW WORK AS NEEDED

REMOVE ALL WINDOWS AT ALL APARTMENTS, TYP.

6 A2.0

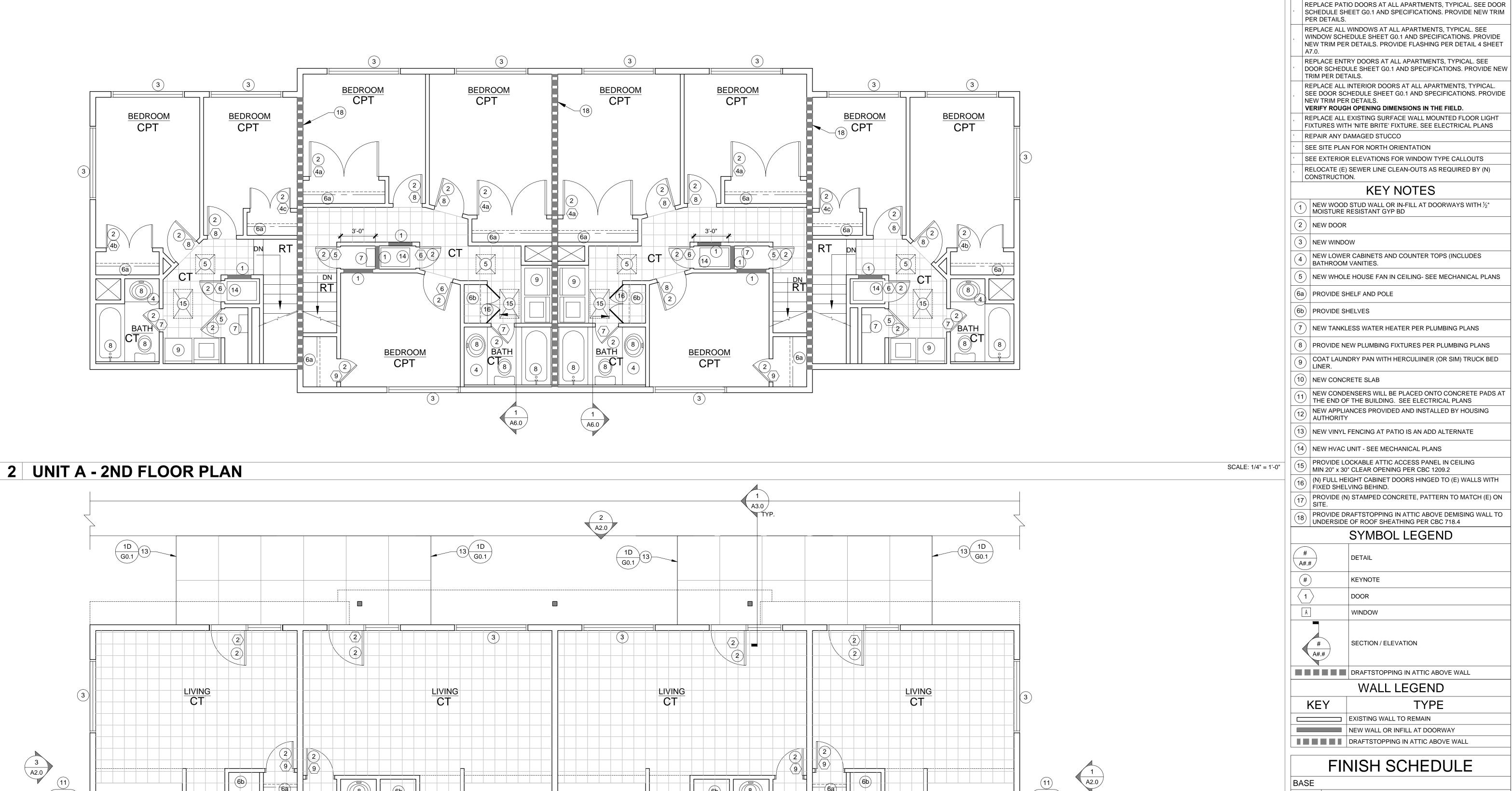
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DATE: **11/24/2016**DRAWN BY: ---

JOB: **15002-00** SHEET

**A1.0** 

2 UNIT A - EXISTING 2ND FLOOR PLAN



RT

RT

STORAGE

3 A2.0

STORAGE

1 UNIT A - 1ST FLOOR PLAN

RT

STORAGE

SEE EXTERIOR ELEVATIONS FOR WINDOW TYPE CALLOUTS RELOCATE (E) SEWER LINE CLEAN-OUTS AS REQUIRED BY (N) **KEY NOTES** NEW WOOD STUD WALL OR IN-FILL AT DOORWAYS WITH  $1\!\!\!/_2$  " MOISTURE RESISTANT GYP BD NEW LOWER CABINETS AND COUNTER TOPS (INCLUDES (5) NEW WHOLE HOUSE FAN IN CEILING- SEE MECHANICAL PLANS

**GENERAL NOTES** 

**TYPE** 

5" MDF BASE, COLONIAL. TO BE INSTALLED AT EVERY BASE

CERAMIC TILE - PROVIDE 1/2" HARDI TILE BACKER BOARD

COLOR: BEIGE (ALL 1ST FLOOR ROOMS, 2ND FLOOR HALL &

STAIR LANDING - TEXTURED (HAMMERED) SAME MATERIAL

BURKE #104, #700 IMPERIAL REDUCER, COLOR TBD. SEE DETAIL. 1 11/32" TRANSITION REDUCER. FOR GLUE-DOWN CARPET; 5/16" UNDERCUT. CAN BE TRIMMED TO BUTT TO

ALL NEW CABINETS TO BE MADE OUT OF MDF. PROVIDE ALDER FACE FRAME, BIRCH VENEER, DOORS TO HAVE 30"

INTERCERAMIC. 12" x 12" CREEKSTONE SERIES

CARPET. COLOR BY OWNER (ALL BEDROOMS)

TBD, PROVIDE FOR OWNER APPROVAL. SEE DETAIL

OF WALL, PRIMED AND FIELD PAINTED.

SEE DETAIL 11 SHEET A7.1

AND COLOR AS TREADS.

PROVIDE CURTAIN ROD

REVERSE BEVEL

FLOORING TRANISITION

FLOORING

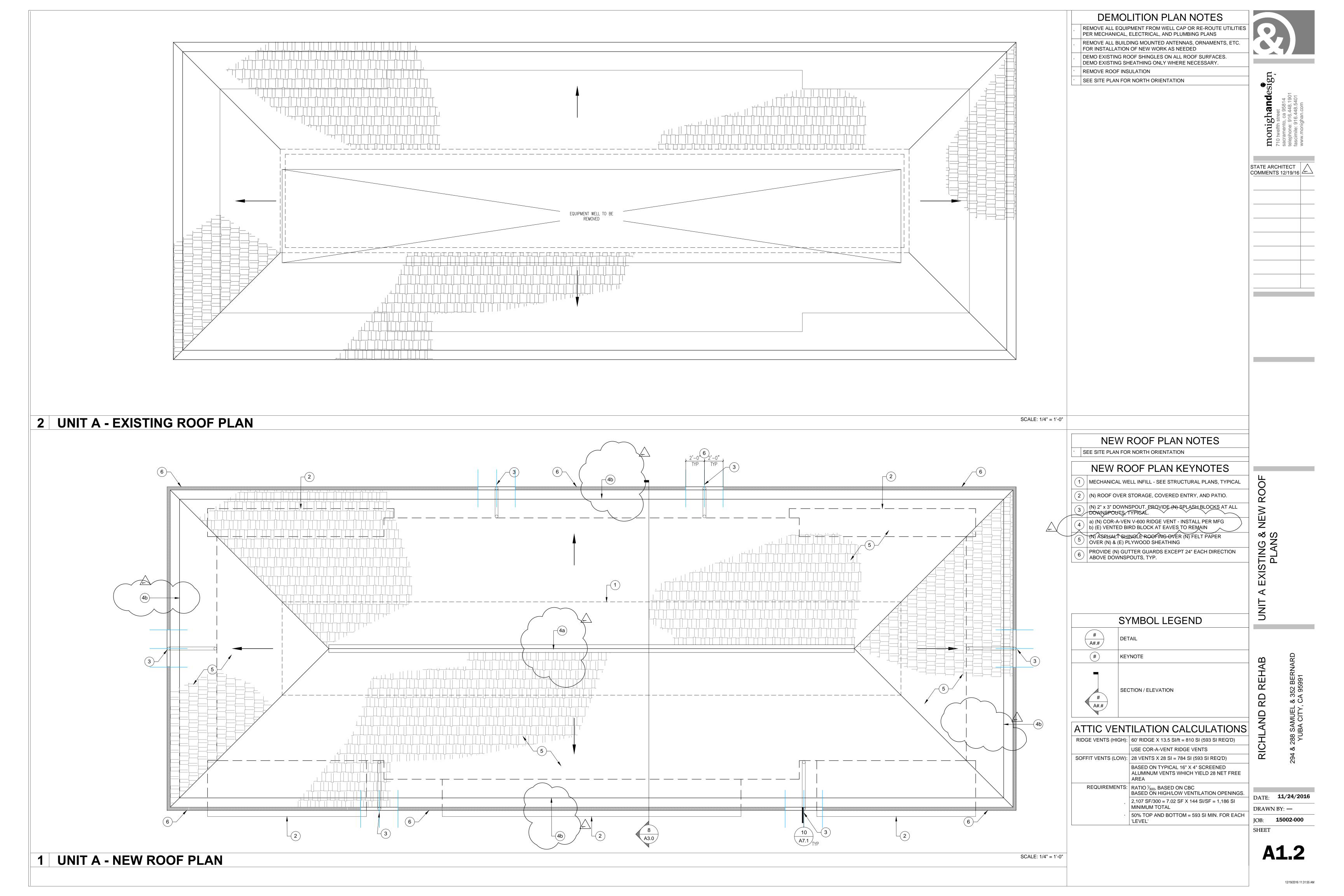
WINDOWS

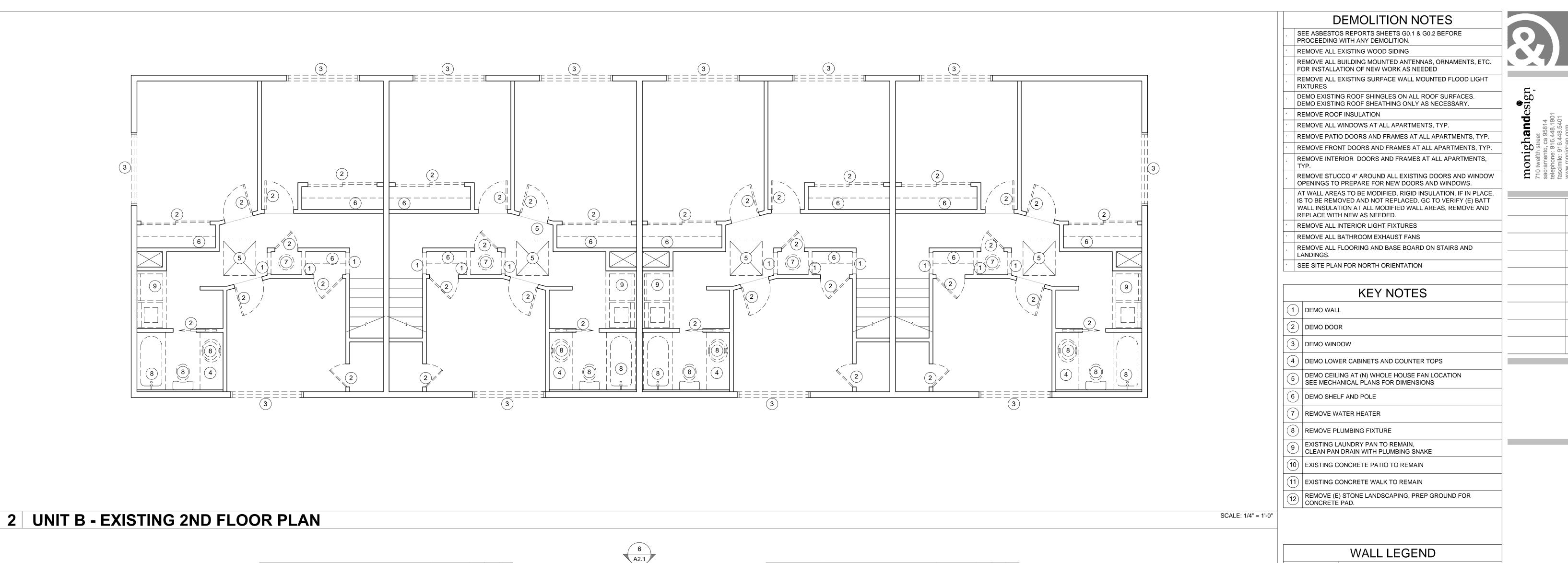
CABINETS

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

DATE: **11/24/2016** DRAWN BY: ---

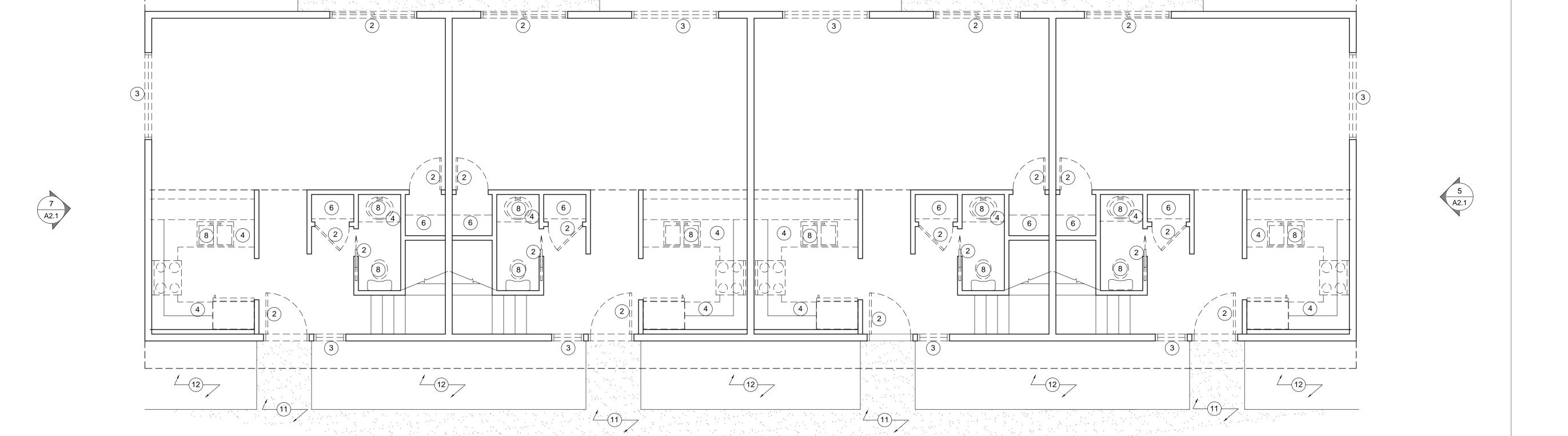
JOB: **15002-000** SHEET





WALL LEGEND TYPE

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

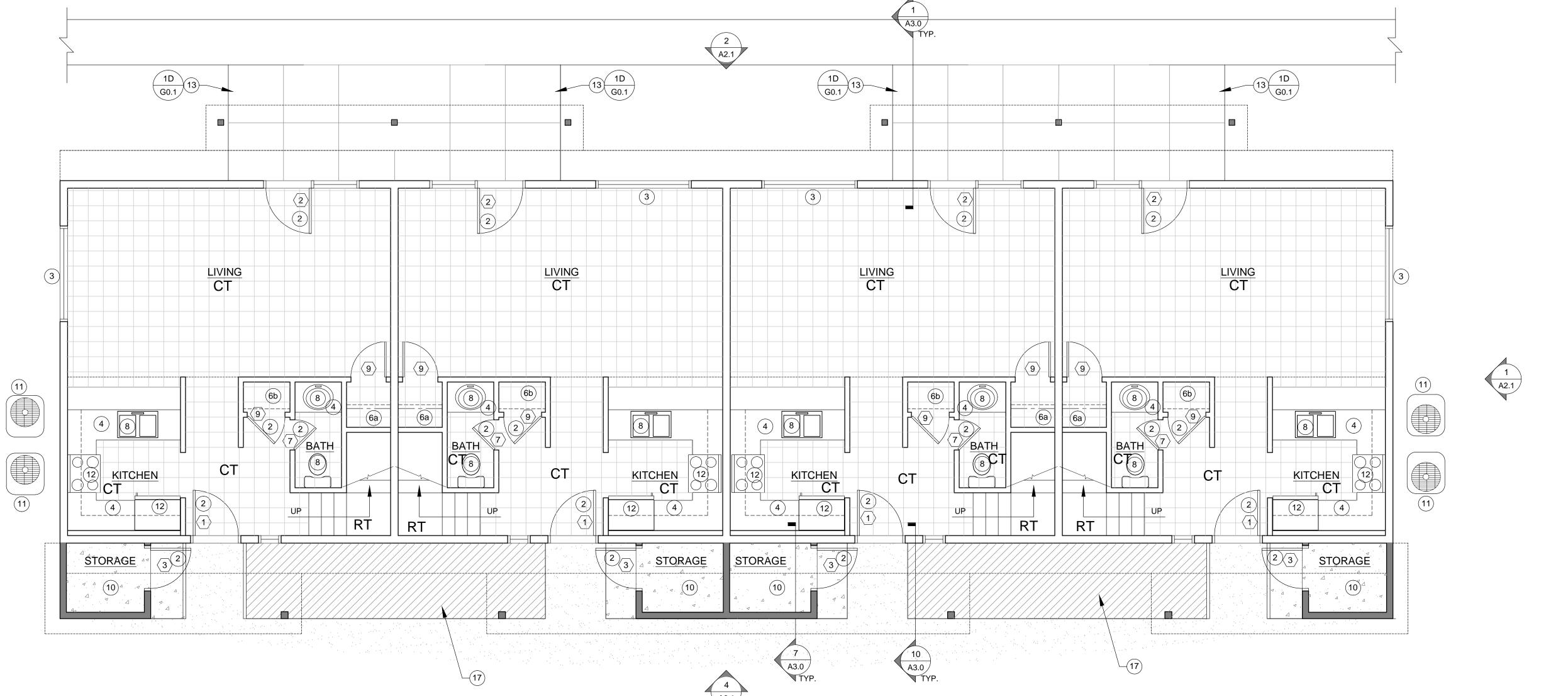


1 UNIT B - EXISTING 1ST FLOOR PLAN

2 UNIT B - 2ND FLOOR PLAN

1 UNIT B - 1ST FLOOR PLAN

3 A2.1



**GENERAL NOTES** 

REPLACE PATIO DOORS AT ALL APARTMENTS, TYPICAL. SEE DOOR SCHEDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW TRIM PER DETAILS.

REPLACE ALL WINDOWS AT ALL APARTMENTS, TYPICAL. SEE WINDOW SCHEDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW TRIM PER DETAILS. PROVIDE FLASHING PER DETAIL 4 SHEET

REPLACE ENTRY DOORS AT ALL APARTMENTS, TYPICAL. SEE DOOR SCHEDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW

TRIM PER DETAILS. REPLACE ALL INTERIOR DOORS AT ALL APARTMENTS, TYPICAL. SEE DOOR SCHEDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW TRIM PER DETAILS.

VERIFY ROUGH OPENING DIMENSIONS IN THE FIELD. REPLACE ALL EXISTING SURFACE WALL MOUNTED FLOOR LIGHT FIXTURES WITH 'NITE BRITE' FIXTURE. SEE ELECTRICAL PLANS REPAIR ANY DAMAGED STUCCO

SEE SITE PLAN FOR NORTH ORIENTATION

SEE EXTERIOR ELEVATIONS FOR WINDOW TYPE CALLOUTS RELOCATE (E) SEWER LINE CLEAN-OUTS AS REQUIRED BY (N) CONSTRUCTION.

#### **KEY NOTES**

NEW WOOD STUD WALL OR IN-FILL AT DOORWAYS WITH  $\frac{1}{2}$ " MOISTURE RESISTANT GYP BD

(2) NEW DOOR

(3) NEW WINDOW

NEW LOWER CABINETS AND COUNTER TOPS (INCLUDES BATHROOM VANITIES.

(5) NEW WHOLE HOUSE FAN IN CEILING- SEE MECHANICAL PLANS

(6) PROVIDE SHELF AND POLE

(7) NEW TANKLESS WATER HEATER PER PLUMBING PLANS

(8) PROVIDE NEW PLUMBING FIXTURES PER PLUMBING PLANS

COAT LAUNDRY PAN WITH HERCULIINER (OR SIM) TRUCK BED

(10) | NEW CONCRETE SLAB

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

NEW CONDENSERS WILL BE PLACED ONTO CONCRETE PADS AT THE END OF THE BUILDING. SEE ELECTRICAL PLANS

NEW APPLIANCES PROVIDED AND INSTALLED BY HOUSING AUTHORITY

(13) NEW VINYL FENCING AT PATIO IS AN ADD ALTERNATE

(14) | NEW HVAC UNIT - SEE MECHANICAL PLANS

PROVIDE LOCKABLE ATTIC ACCESS PANEL IN CEILING MIN 20" x 30" CLEAR OPENING PER CBC 1209.2

(N) FULL HEIGHT CABINET DOORS HINGED TO (E) WALLS WITH FIXED SHELVING BEHIND.

PROVIDE (N) STAMPED CONCRETE, PATTERN TO MATCH (E) ON

PROVIDE DRAFTSTOPPING IN ATTIC ABOVE DEMISING WALL TO

#### UNDERSIDE OF ROOF SHEATHING PER CBC 718.4 SYMBOL LEGEND

- 1		
	# A#.#	DETAIL
	#	KEYNOTE
	1	DOOR
	A	WINDOW
	#	SECTION / ELEVATION

	WALL LEGEND
KEY	TYPE
	EXISTING WALL TO REMAIN
	NEW WALL OR INFILL AT DOORWAY
	DRAFTSTOPPING IN ATTIC ABOVE WALL

# FINISH SCHEDULE

5" MDF BASE, COLONIAL. TO BE INSTALLED AT EVERY BASE OF WALL, PRIMED AND FIELD PAINTED. SEE DETAIL 11 SHEET A7.1

#### FLOORING

**√** A#.# /

٠т	CERAMIC TILE - PROVIDE ½" HARDI TILE BACKER BOARD INTERCERAMIC. 12" x 12" CREEKSTONE SERIES COLOR: BEIGE (ALL 1ST FLOOR ROOMS, 2ND FLOOR HALL & BATHROOM

CARPET. COLOR BY OWNER (ALL BEDROOMS) STAIR TREADS - RUBBER TREAD AND NOSING (ONE PIECE) TBD, PROVIDE FOR OWNER APPROVAL. SEE DETAIL STAIR LANDING - TEXTURED (HAMMERED) SAME MATERIAL

#### FLOORING TRANISITION

AND COLOR AS TREADS.

BURKE #104, #700 IMPERIAL REDUCER, COLOR TBD. SEE DETAIL. 1 11/32" TRANSITION REDUCER. FOR GLUE-DOWN CARPET; 5/16" UNDERCUT. CAN BE TRIMMED TO BUTT TO

#### WINDOWS

PROVIDE CURTAIN ROD

## CABINETS

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

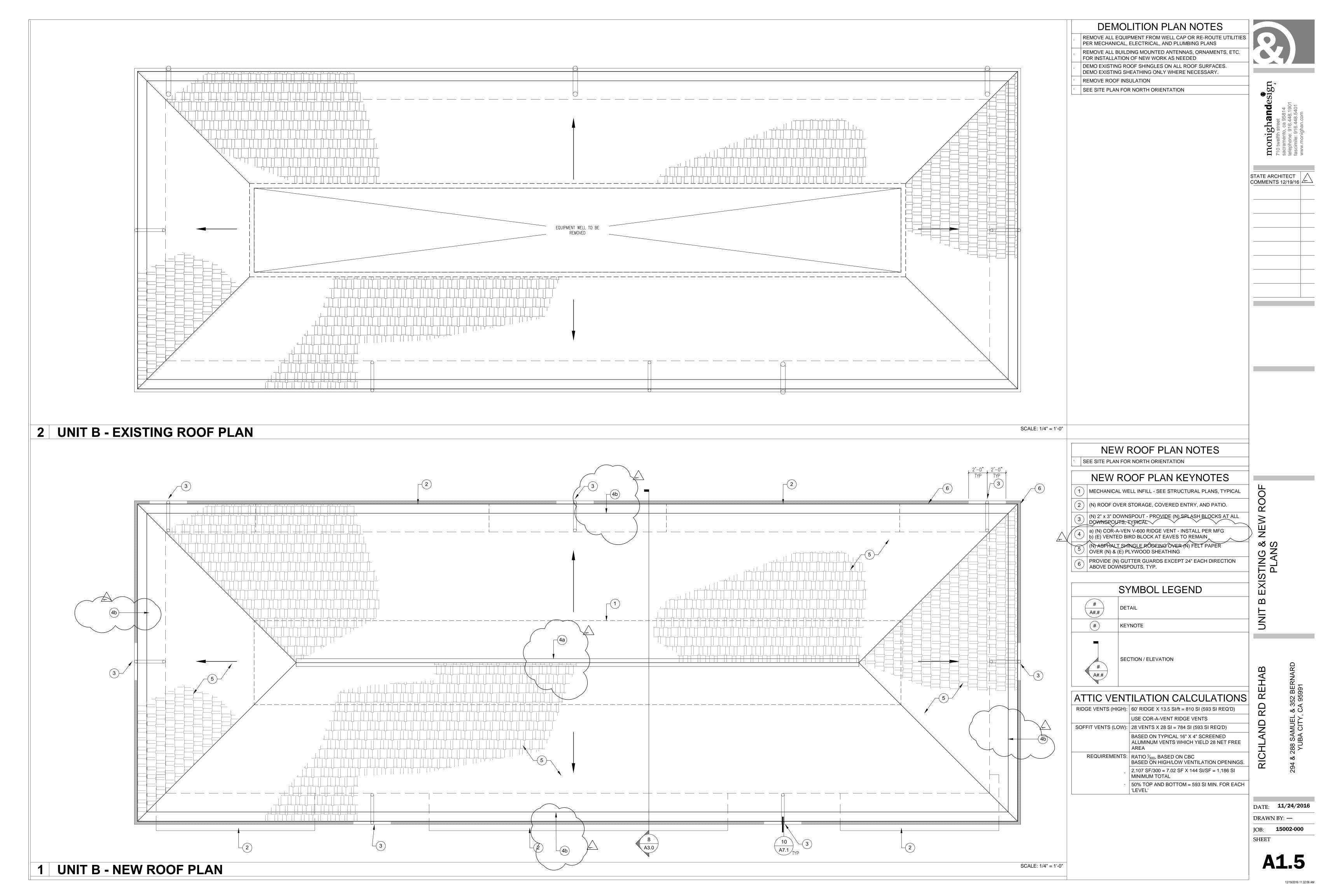
ALL NEW CABINETS TO BE MADE OUT OF MDF. PROVIDE ALDER FACE FRAME, BIRCH VENEER, DOORS TO HAVE 30" REVERSE BEVEL

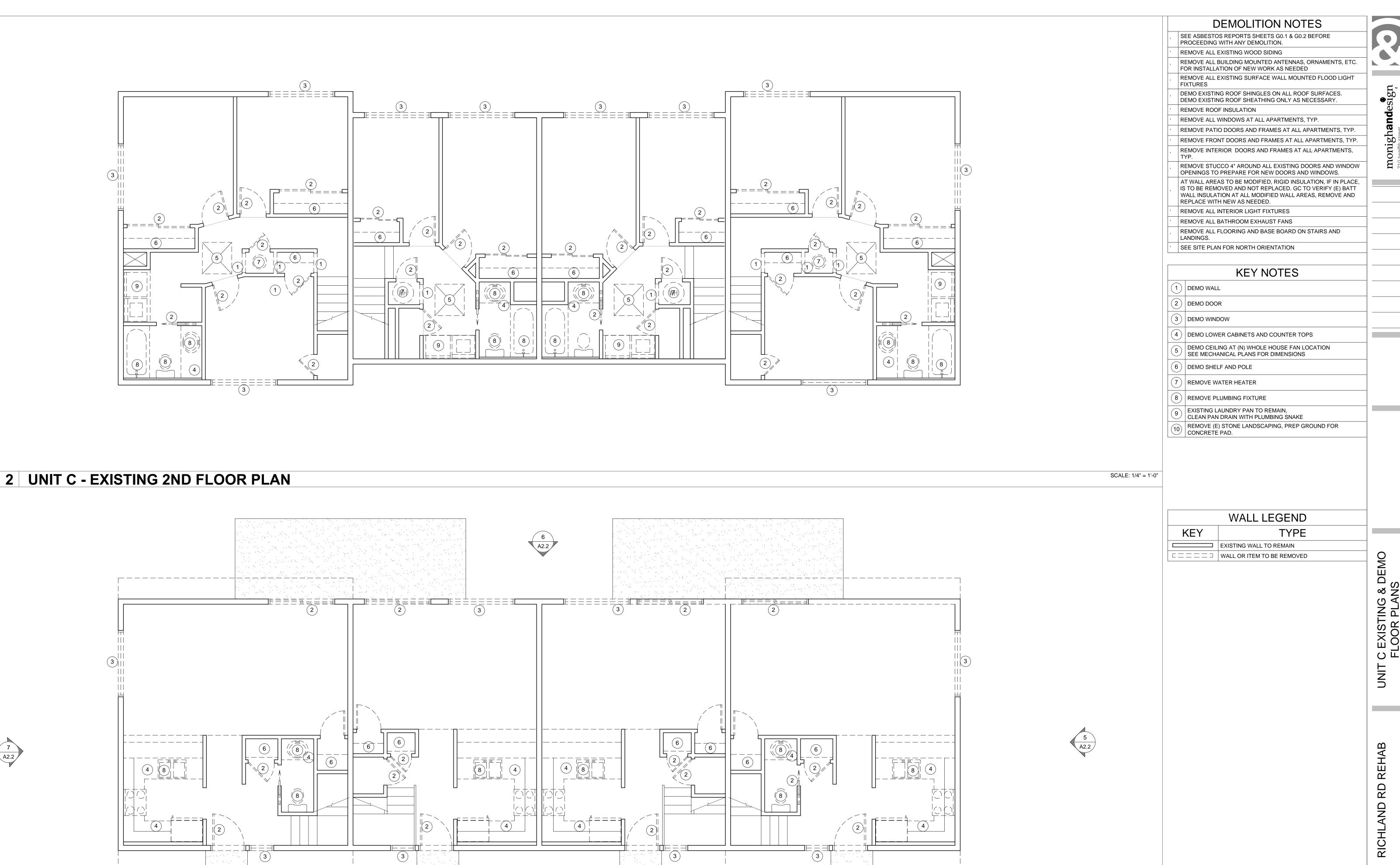
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DATE: **11/24/2016** 

DRAWN BY: ----

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1 UNIT C - EXISTING 1ST FLOOR PLAN

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onighandesign twelfth street amento, ca 95814 ohone: 916.448.1901 imile: 916.448.5401

710 twelfth street sacramento, ca 99 telephone: 916.448 fascimile: 916.448

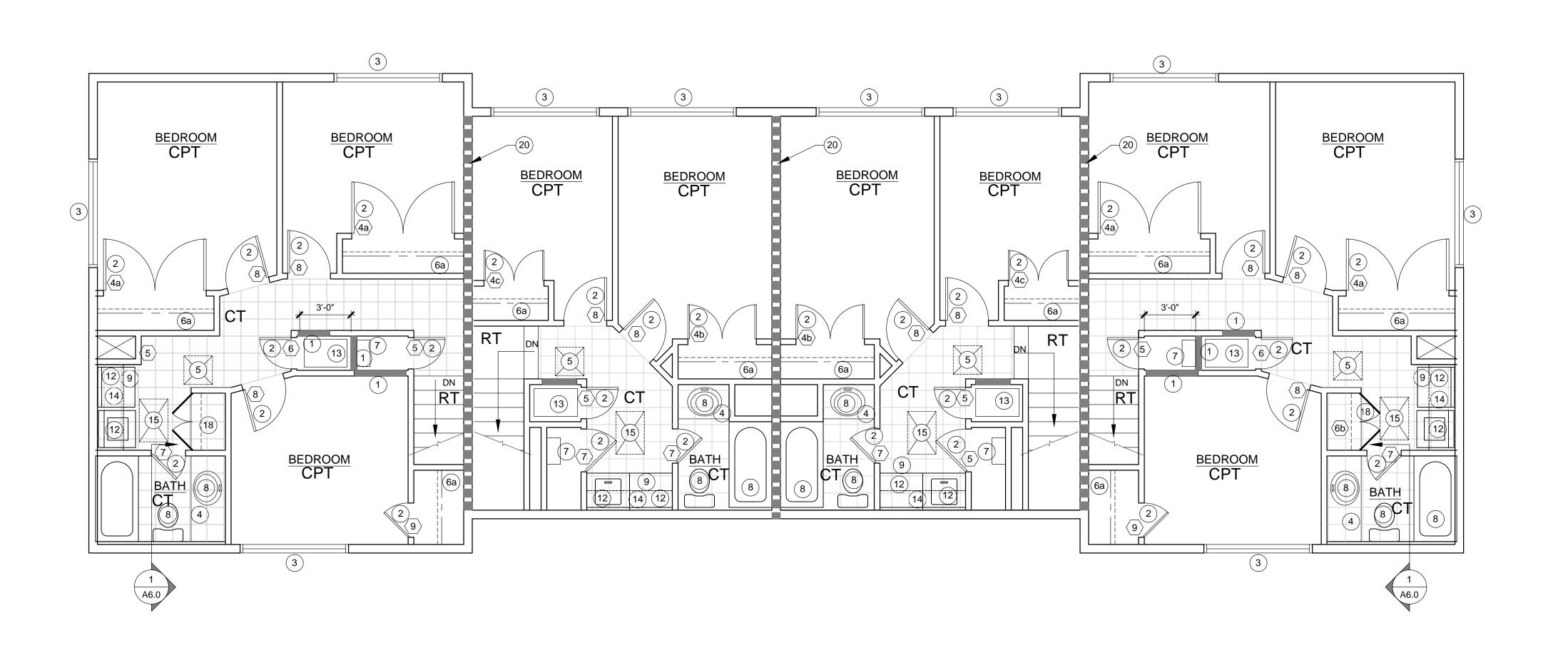
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DATE: **11/24/2016**DRAWN BY: --
IOB: **15002-000** 

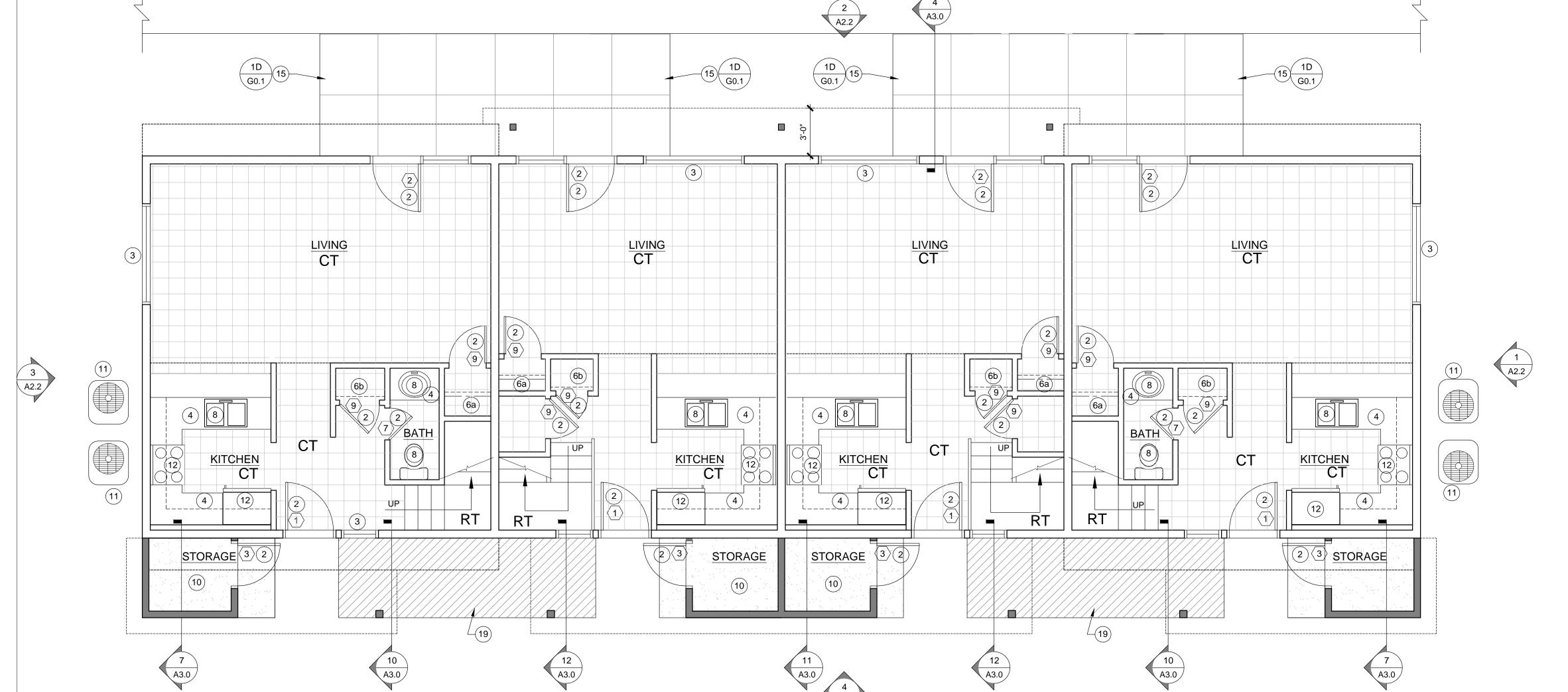
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SCALE: 1/4" = 1'-0"

1.6







1 UNIT C - 1ST FLOOR PLAN

**GENERAL NOTES** 

REPLACE PATIO DOORS AT ALL APARTMENTS, TYPICAL. SEE DOOR SCHEDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW TRIM PER DETAILS.

REPLACE ALL WINDOWS AT ALL APARTMENTS, TYPICAL. SEE WINDOW SCHEDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW TRIM PER DETAILS. PROVIDE FLASHING PER DETAIL 4 SHEET

REPLACE ENTRY DOORS AT ALL APARTMENTS, TYPICAL. SEE

DOOR SCHDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW TRIM PER DETAILS. REPLACE ALL INTERIOR DOORS AT ALL APARTMENTS, TYPICAL. SEE DOOR SCHDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE

NEW TRIM PER DETAILS. VERIFY ALL ROUGH OPENING DIMENSIONS IN FIELD.

REPLACE ALL EXISTING SURFACE WALL MOUNTED FLOOR LIGHT FIXTURES WITH 'NITE BRITE' FIXTURE. SEE ELECTRICAL PLANS REPAIR ANY DAMAGED STUCCO

SEE SITE PLAN FOR NORTH ORIENTATION

SEE EXTERIOR ELEVATIONS FOR WINDOW TYPE CALLOUTS RELOCATE (E) SEWER LINE CLEAN-OUTS AS REQUIRED BY (N) CONSTRUCTION.

## **KEY NOTES**

NEW WOOD STUD WALL OR IN-FILL AT DOORWAYS WITH 1/2" MOISTURE RESISTANT GYP BD

(2) NEW DOOR

(3) NEW WINDOW

NEW LOWER CABINETS AND COUNTER TOPS (INCLUDES BATHROOM VANITIES.

(5) NEW WHOLE HOUSE FAN - SEE MECHANICAL PLANS

(6) PROVIDE SHELF AND POLE

(7) NEW TANKLESS WATER HEATER PER PLUMBING PLANS

(8) PROVIDE NEW PLUMBING FIXTURES PER PLUMBING PLANS

REPLACE LAUNDRY PAN WITH HERCULIINER (OR SIM) TRUCK BED LINER.

(10) | NEW CONCRETE SLAB

NEW CONDENSERS WILL BE PLACED ONTO THE CONCRETE PAD AT THE PATIO. SEE ELECTRICAL PLANS

NEW APPLIANCES PROVIDED AND INSTALLED BY HOUSING AUTHORITY

(13) NEW HVAC UNIT - SEE MECHANICAL PLANS

(14) NEW UPPER CABINETS OVER WASHER / DRYER

MIN 20" x 30" CLEAR OPENING PER CBC 1209.2

(15) | NEW VINYL FENCING AT PATIO PROVIDE LOCKABLE ATTIC ACCESS PANEL IN CEILING

(N) FULL HEIGHT CABINET DOORS HINGED TO (E) WALLS WITH FIXED SHELVING BEHIND.

PROVIDE (N) STAMPED CONCRETE. PATTERN TO MATCH (E) ON

PROVIDE DRAFTSTOPPING IN ATTIC ABOVE DEMISING WALL TO UNDERSIDE OF ROOF SHEATHING PER CBC 718.4

# SYMBOL LEGEND

# A#.#	DETAIL
#	KEYNOTE
1	DOOR
А	WINDOW
# A#.#	SECTION / ELEVATION

# WALL LEGEND

KEY	TYPE
	EXISTING WALL TO REMAIN
	NEW WALL OR INFILL AT DOORWAY
	DRAFTSTOPPING IN ATTIC ABOVE WALL

## FINISH SCHEDULE

BASE	
	5" MDF BASE, COLONIAL. TO BE INSTALLED AT EVERY BA OF WALL, PRIMED AND FIELD PAINTED. SEE DETAIL 11 SHEET A7.1
FLOOR	RING

	СТ	CERAMIC TILE - PROVIDE ½" HARDI TILE BACKER BOARD INTERCERAMIC. 12" x 12" CREEKSTONE SERIES COLOR: BEIGE (ALL 1ST FLOOR ROOMS, 2ND FLOOR HALL & BATHROOM		
	CPT	CARPET. COLOR BY OWNER (ALL BEDROOMS)		
	RT	STAIR TREADS - RUBBER TREAD AND NOSING (ONE PIECE) TBD, PROVIDE FOR OWNER APPROVAL. SEE DETAIL STAIR LANDING - TEXTURED (HAMMERED) SAME MATERIAL AND COLOR AS TREADS.		

#### FLOORING TRANISITION

BURKE #104, #700 IMPERIAL REDUCER, COLOR TBD. SEE DETAIL. 1 11/32" TRANSITION REDUCER. FOR GLUE-DOWN

#### **WINDOWS**

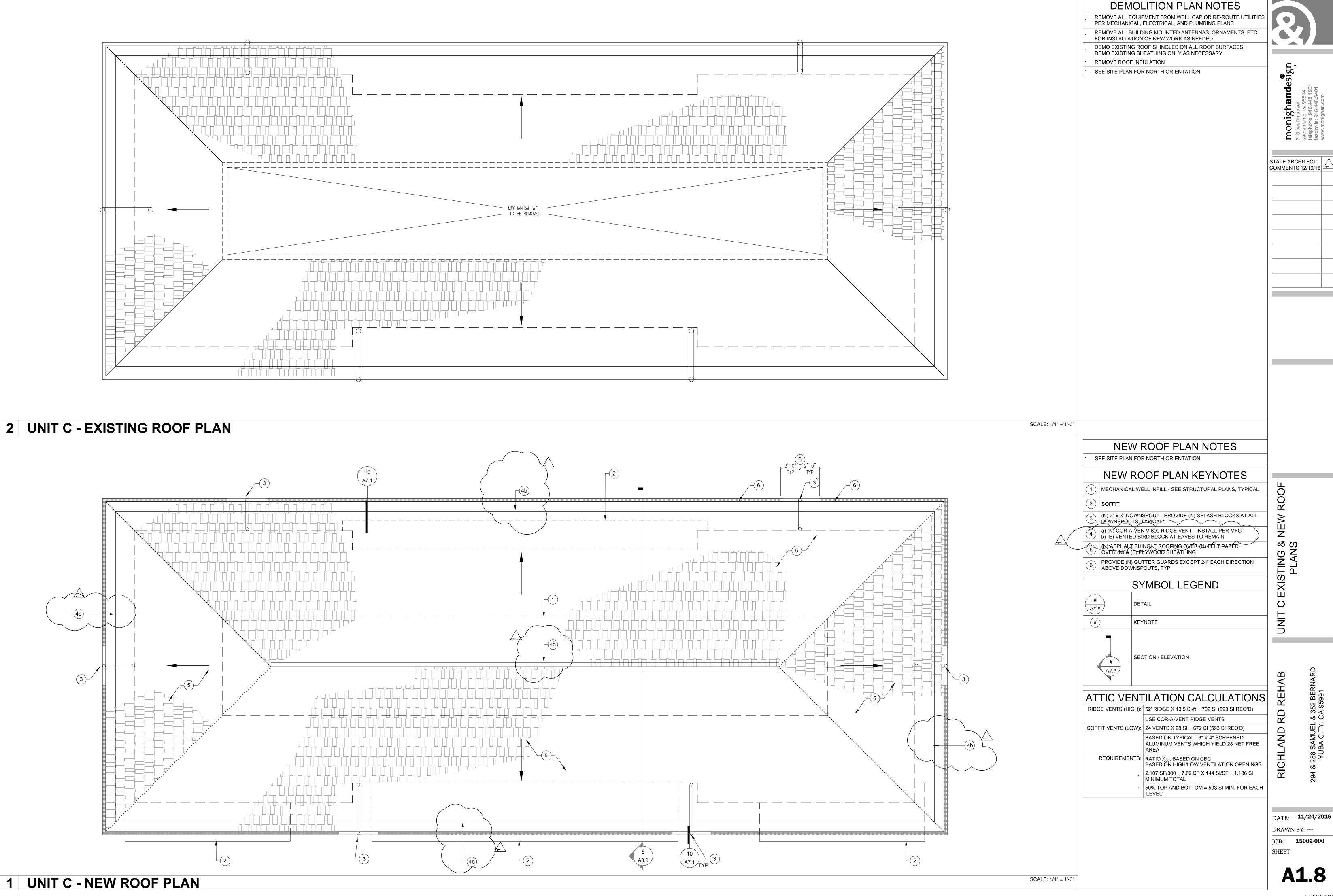
PROVIDE CURTAIN ROD

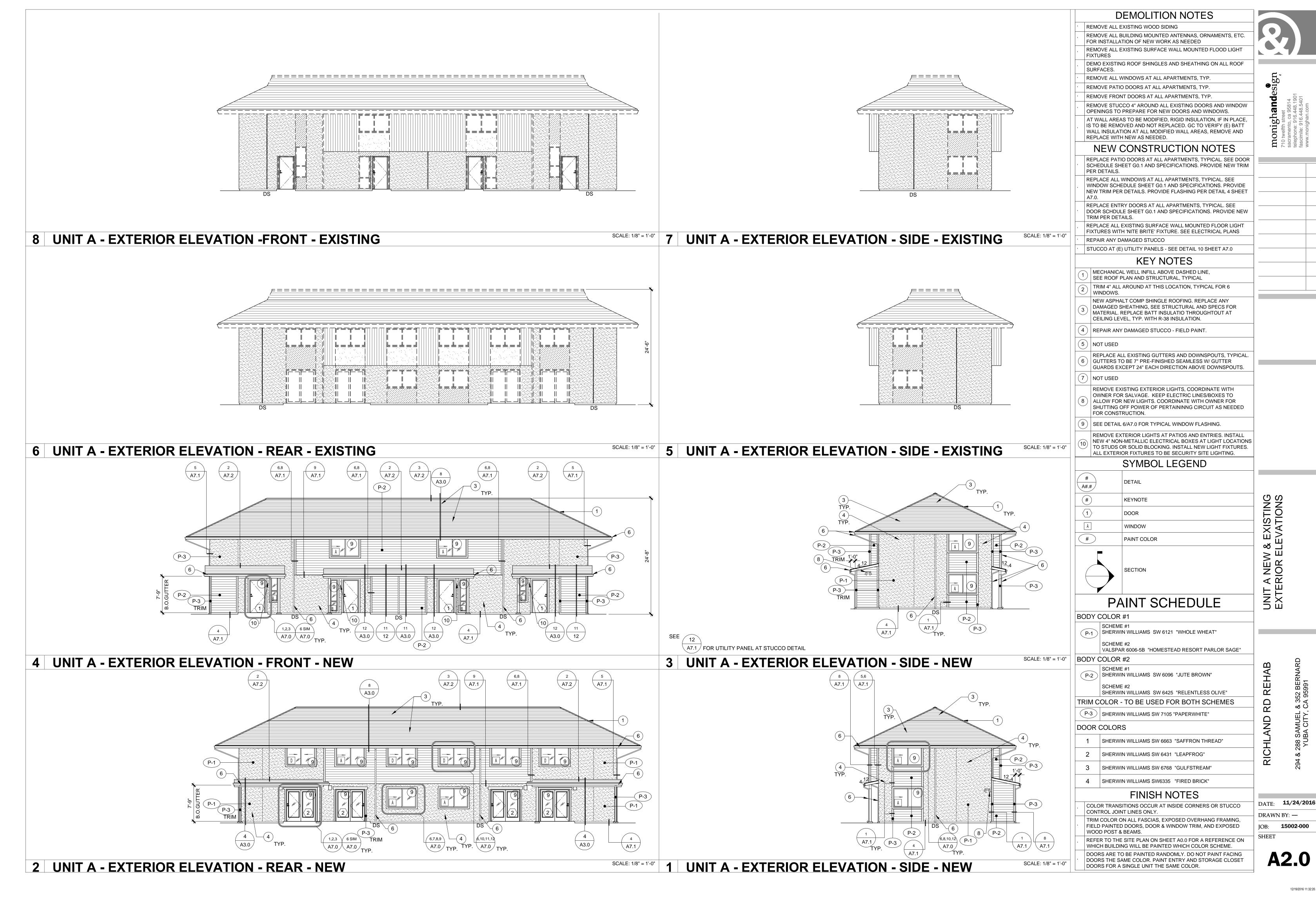
SCALE: 1/4" = 1'-0"

ALL NEW CABINETS TO BE MADE OUT OF MDF. PROVIDE ALDER FACE FRAME, BIRCH VENEER, DOORS TO HAVE 30" REVERSE BEVEL

DATE: **11/24/2016** DRAWN BY: ---

SHEET





2 UNIT B - EXTERIOR ELEVATION - REAR - NEW

**DEMOLITION NOTES** 

REMOVE ALL EXISTING WOOD SIDING REMOVE ALL BUILDING MOUNTED ANTENNAS, ORNAMENTS, ETC. FOR INSTALLATION OF NEW WORK AS NEEDED

FIXTURES DEMO EXISTING ROOF SHINGLES AND SHEATHING ON ALL ROOF

SURFACES.

REMOVE ALL WINDOWS AT ALL APARTMENTS, TYP.

REMOVE PATIO DOORS AT ALL APARTMENTS, TYP.

REMOVE STUCCO 4" AROUND ALL EXISTING DOORS AND WINDOW

OPENINGS TO PREPARE FOR NEW DOORS AND WINDOWS. AT WALL AREAS TO BE MODIFIED, RIGID INSULATION, IF IN PLACE, IS TO BE REMOVED AND NOT REPLACED. GC TO VERIFY (E) BATT WALL INSULATION AT ALL MODIFIED WALL AREAS, REMOVE AND

#### NEW CONSTRUCTION NOTES

REPLACE PATIO DOORS AT ALL APARTMENTS, TYPICAL. SEE DOOR SCHEDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW TRIM PER DETAILS.

REPLACE ALL WINDOWS AT ALL APARTMENTS, TYPICAL. SEE WINDOW SCHEDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW TRIM PER DETAILS. PROVIDE FLASHING PER DETAIL 4 SHEET

REPLACE ENTRY DOORS AT ALL APARTMENTS, TYPICAL. SEE DOOR SCHDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW TRIM PER DETAILS.

REPLACE ALL EXISTING SURFACE WALL MOUNTED FLOOR LIGHT FIXTURES WITH 'NITE BRITE' FIXTURE. SEE ELECTRICAL PLANS REPAIR ANY DAMAGED STUCCO

STUCCO AT (E) UTILITY PANELS - SEE DETAIL 10 SHEET A7.0

#### **KEY NOTES**

MECHANICAL WELLINFILL, SEE ROOF PLAN AND STRUCTURAL,

TRIM 4" ALL AROUND AT THIS LOCATION, TYPICAL FOR 6 WINDOWS.

NEW ASPHALT COMP SHINGLE ROOFING. REPLACE ANY DAMAGED SHEATHING, SEE STRUCTURAL AND SPECS FOR MATERIAL. REPLACE BATT INSULATIO THROUGHTOUT AT CEILING LEVEL, TYP. WITH R-38 INSULATION.

(4) REPAIR ANY DAMAGED STUCCO - FIELD PAINT.

REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS, TYPICAL (6) GUTTERS TO BE 7" PRE-FINISHED SEAMLESS W/ GUTTER GUARDS EXCEPT 24" EACH DIRECTION ABOVE DOWNSPOUTS.

7) NOT USED

REMOVE EXISTING EXTERIOR LIGHTS, COORDINATE WITH OWNER FOR SALVAGE. KEEP ELECTRIC LINES/BOXES TO (8) ALLOW FOR NEW LIGHTS. COORDINATE WITH OWNER FOR SHUTTING OFF POWER OF PERTAININNG CIRCUIT AS NEEDED FOR CONSTRUCTION.

SEE DETAIL 10/A7.1 FOR TYPICAL WINDOW FLASHING.

REMOVE EXTERIOR LIGHTS AT PATIOS AND ENTRIES. INSTALL NEW 4" NON-METALLIC ELECTRICAL BOXES AT LIGHT LOCATIONS TO STUDS OR SOLID BLOCKING. INSTALL NEW LIGHT FIXTURES. ALL EXTERIOR FIXTURES TO BE SECURITY SITE LIGHTING.

## SYMBOL LEGEND

**KEYNOTE** PAINT COLOR

PAINT SCHEDULE

#### BODY COLOR #1

SCHEME #1 P-1 SHERWIN WILLIAMS SW 6121 "WHOLE WHEAT" VALSPAR 6006-5B "HOMESTEAD RESORT PARLOR SAGE"

BODY COLOR #2

P-2 SHERWIN WILLIAMS SW 6096 "JUTE BROWN"

TRIM COLOR - TO BE USED FOR BOTH SCHEMES

(P-3) | SHERWIN WILLIAMS SW 7105 "PAPERWHITE"

#### DOOR COLORS

1 UNIT B - EXTERIOR ELEVATION - SIDE - NEW

SHERWIN WILLIAMS SW 6663 "SAFFRON THREAD" SHERWIN WILLIAMS SW 6431 "LEAPFROG" SHERWIN WILLIAMS SW 6768 "GULFSTREAM"

SHERWIN WILLIAMS SW6335 "FIRED BRICK"

#### FINISH NOTES

COLOR TRANSITIONS OCCUR AT INSIDE CORNERS OR STUCCO CONTROL JOINT LINES ONLY

TRIM COLOR ON ALL FASCIAS, EXPOSED OVERHANG FRAMING,

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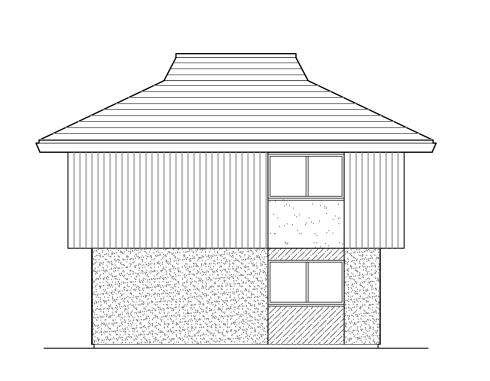
DATE: **11/24/2016** 

JOB: **15002-000** SHEET

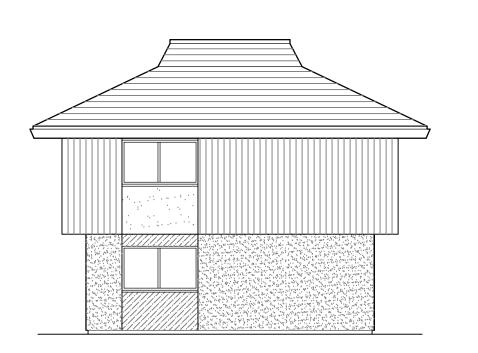
6,7,8,9 A7.0 TYP.

P-2 P-3

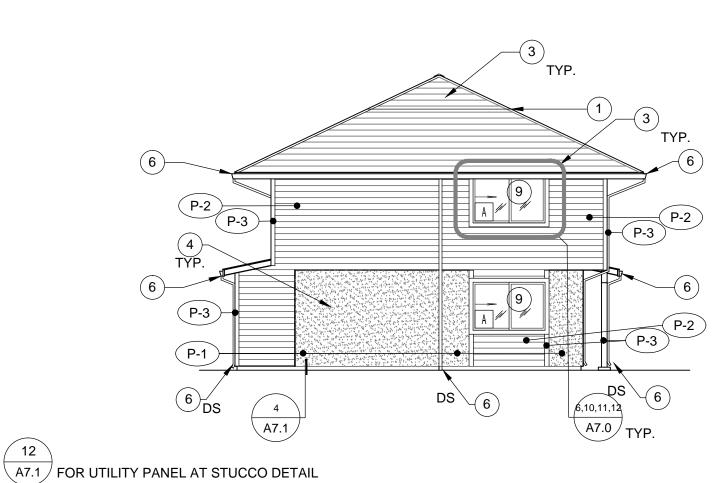
2 UNIT C - EXTERIOR ELEVATION - REAR - NEW



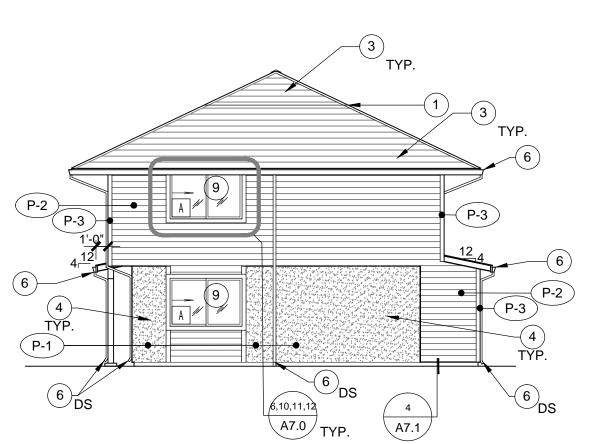
7 UNIT C - EXTERIOR ELEVATION - SIDE - EXISTING



5 UNIT C - EXTERIOR ELEVATION - SIDE - EXISTING



3 UNIT C - EXTERIOR ELEVATION - SIDE - NEW



**DEMOLITION NOTES** REMOVE ALL EXISTING WOOD SIDING REMOVE ALL BUILDING MOUNTED ANTENNAS, ORNAMENTS, ETC.

DEMO EXISTING ROOF SHINGLES AND SHEATHING ON ALL ROOF

REMOVE ALL WINDOWS AT ALL APARTMENTS, TYP.

REMOVE PATIO DOORS AT ALL APARTMENTS, TYP.

FOR INSTALLATION OF NEW WORK AS NEEDED

REMOVE FRONT DOORS AT ALL APARTMENTS, TYP.

REMOVE STUCCO 4" AROUND ALL EXISTING DOORS AND WINDOW OPENINGS TO PREPARE FOR NEW DOORS AND WINDOWS.

IS TO BE REMOVED AND NOT REPLACED. GC TO VERIFY (E) BATT WALL INSULATION AT ALL MODIFIED WALL AREAS, REMOVE AND REPLACE WITH NEW AS NEEDED.

#### NEW CONSTRUCTION NOTES

REPLACE PATIO DOORS AT ALL APARTMENTS, TYPICAL. SEE DOOR SCHEDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW TRIM

REPLACE ALL WINDOWS AT ALL APARTMENTS, TYPICAL. SEE WINDOW SCHEDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW TRIM PER DETAILS. PROVIDE FLASHING PER DETAIL 4 SHEET

REPLACE ENTRY DOORS AT ALL APARTMENTS, TYPICAL. SEE DOOR SCHDULE SHEET G0.1 AND SPECIFICATIONS. PROVIDE NEW TRIM PER DETAILS.

REPLACE ALL EXISTING SURFACE WALL MOUNTED FLOOR LIGHT FIXTURES WITH 'NITE BRITE' FIXTURE. SEE ELECTRICAL PLANS REPAIR ANY DAMAGED STUCCO

#### **KEY NOTES**

- MECHANICAL WELLINFILL, SEE ROOF PLAN AND STRUCTURAL,
- TRIM 4" ALL AROUND AT THIS LOCATION, TYPICAL FOR 6 WINDOWS.
- NEW ASPHALT COMP SHINGLE ROOFING. REPLACE ANY DAMAGED SHEATHING, SEE STRUCTURAL AND SPECS FOR MATERIAL. REPLACE BATT INSULATIO THROUGHTOUT AT CEILING LEVEL, TYP. WITH R-38 INSULATION.
- (4) REPAIR ANY DAMAGED STUCCO FIELD PAINT.

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

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- REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS, TYPICAL (6) GUTTERS TO BE 7" PRE-FINISHED SEAMLESS W/ GUTTER GUARDS EXCEPT 24" EACH DIRECTION ABOVE DOWNSPOUTS.
- ( 7 ) | NOT USED
- REMOVE EXISTING EXTERIOR LIGHTS, COORDINATE WITH OWNER FOR SALVAGE. KEEP ELECTRIC LINES/BOXES TO ALLOW FOR NEW LIGHTS. COORDINATE WITH OWNER FOR SHUTTING OFF POWER OF PERTAININNG CIRCUIT AS NEEDED FOR CONSTRUCTION.
- SEE DETAIL 10/A7.1 FOR TYPICAL WINDOW FLASHING.
- REMOVE EXTERIOR LIGHTS AT PATIOS AND ENTRIES. INSTALL NEW 4" NON-METALLIC ELECTRICAL BOXES AT LIGHT LOCATIONS TO STUDS OR SOLID BLOCKING. INSTALL NEW LIGHT FIXTURES. ALL EXTERIOR FIXTURES TO BE SECURITY SITE LIGHTING.

#### SYMBOL LEGEND

# A#.#	DETAIL
#	KEYNOTE
1	DOOR
A	WINDOW
#	PAINT COLOR
12	SECTION

SHERWIN WILLIAMS SW 6425 "RELENTLESS OLIVE

SHERWIN WILLIAMS SW 6663 "SAFFRON THREAD" SHERWIN WILLIAMS SW 6431 "LEAPFROG"

#### FINISH NOTES

COLOR TRANSITIONS OCCUR AT INSIDE CORNERS OR STUCCO CONTROL JOINT LINES ONLY. TRIM COLOR ON ALL FASCIAS, EXPOSED OVERHANG FRAMING,

FIELD PAINTED DOORS, DOOR & WINDOW TRIM, AND EXPOSED

DOORS THE SAME COLOR. PAINT ENTRY AND STORAGE CLOSET DOORS FOR A SINGLE UNIT THE SAME COLOR

DATE: **11/24/2016** DRAWN BY: ---

SHEET

A7.0 TYP. 1 UNIT C - EXTERIOR ELEVATION - SIDE - NEW

PAINT SCHEDULE

**BODY COLOR #1** 

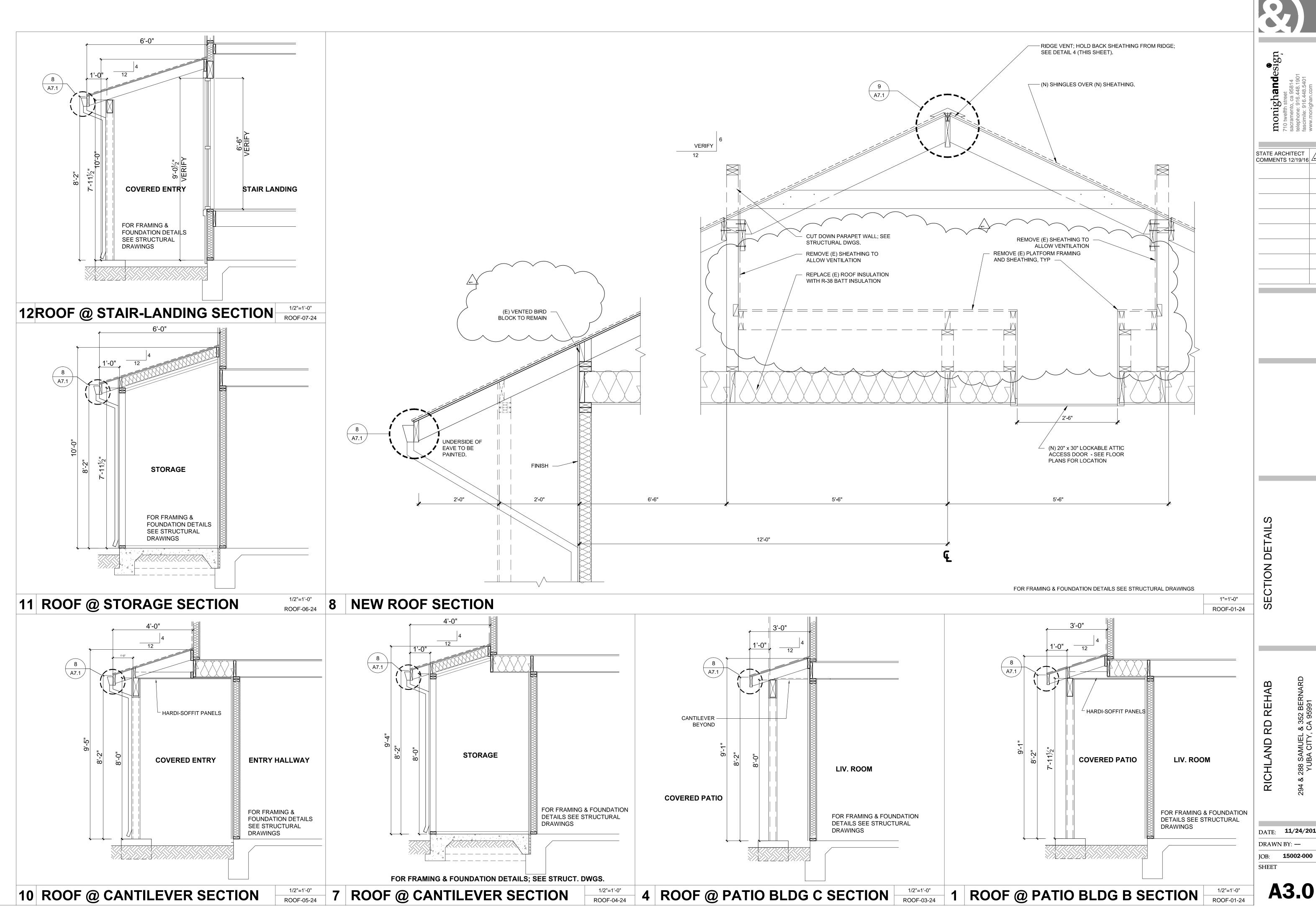
SHERWIN WILLIAMS SW 6121 "WHOLE WHEAT" VALSPAR 6006-5B "HOMESTEAD RESORT PARLOR SAGE"

BODY COLOR #2 SCHEME #1

TRIM COLOR - TO BE USED FOR BOTH SCHEMES

(P-3) SHERWIN WILLIAMS SW 7105 "PAPERWHITE"

DOOR COLORS



STATE ARCHITECT COMMENTS 12/19/16

DATE: **11/24/2016** 



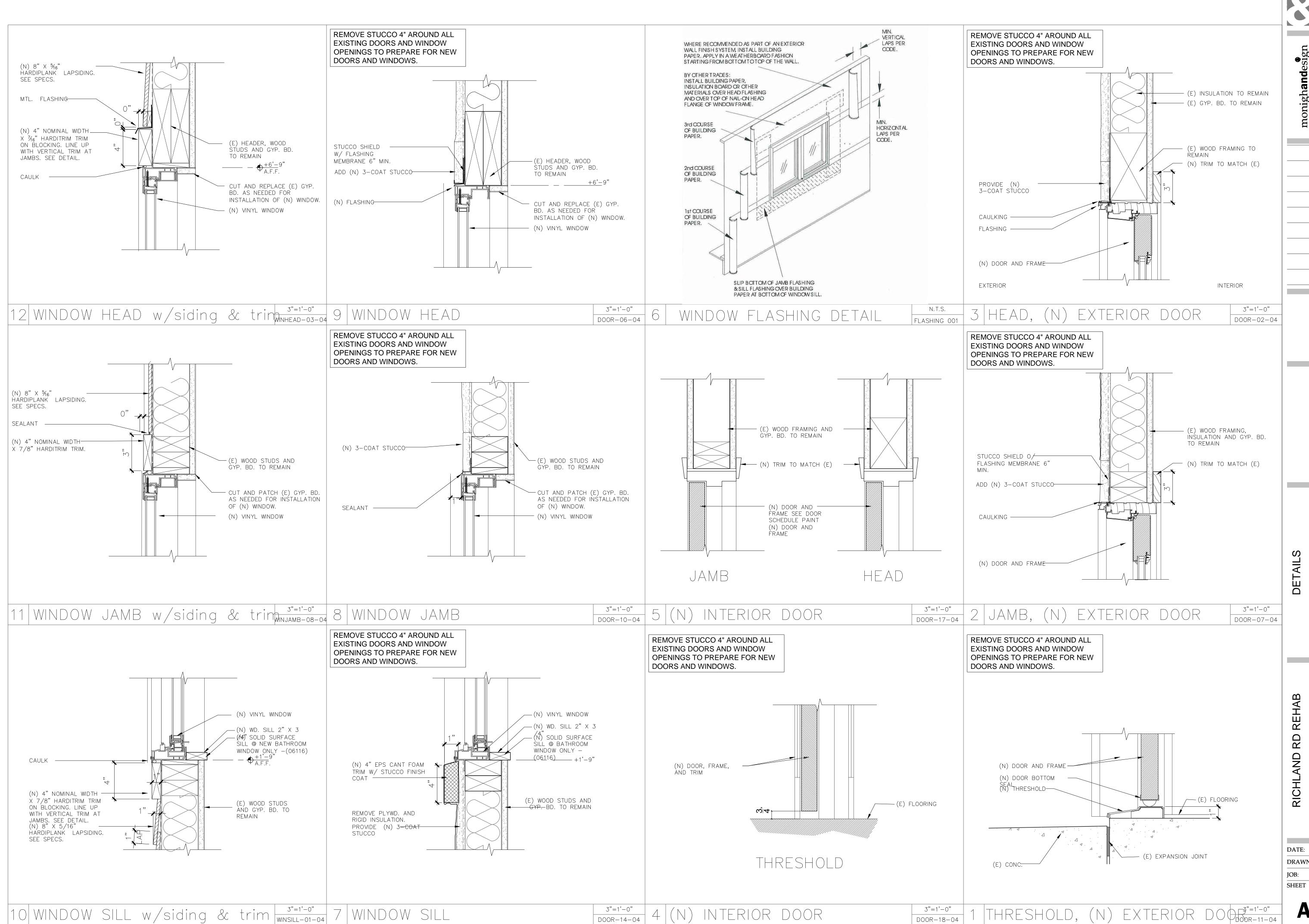
monighandesign 710 twelfth street sacramento, ca 95814 telephone: 916.448.1901 fascimile: 916.448.5401 www.monighan.com

ENLARGED PLANS, INTERIOF ELEVATIONS, & DETAILS

DATE: **11/24/2016**DRAWN BY: ---

JOB: **15002-000** 

**A6.0** 

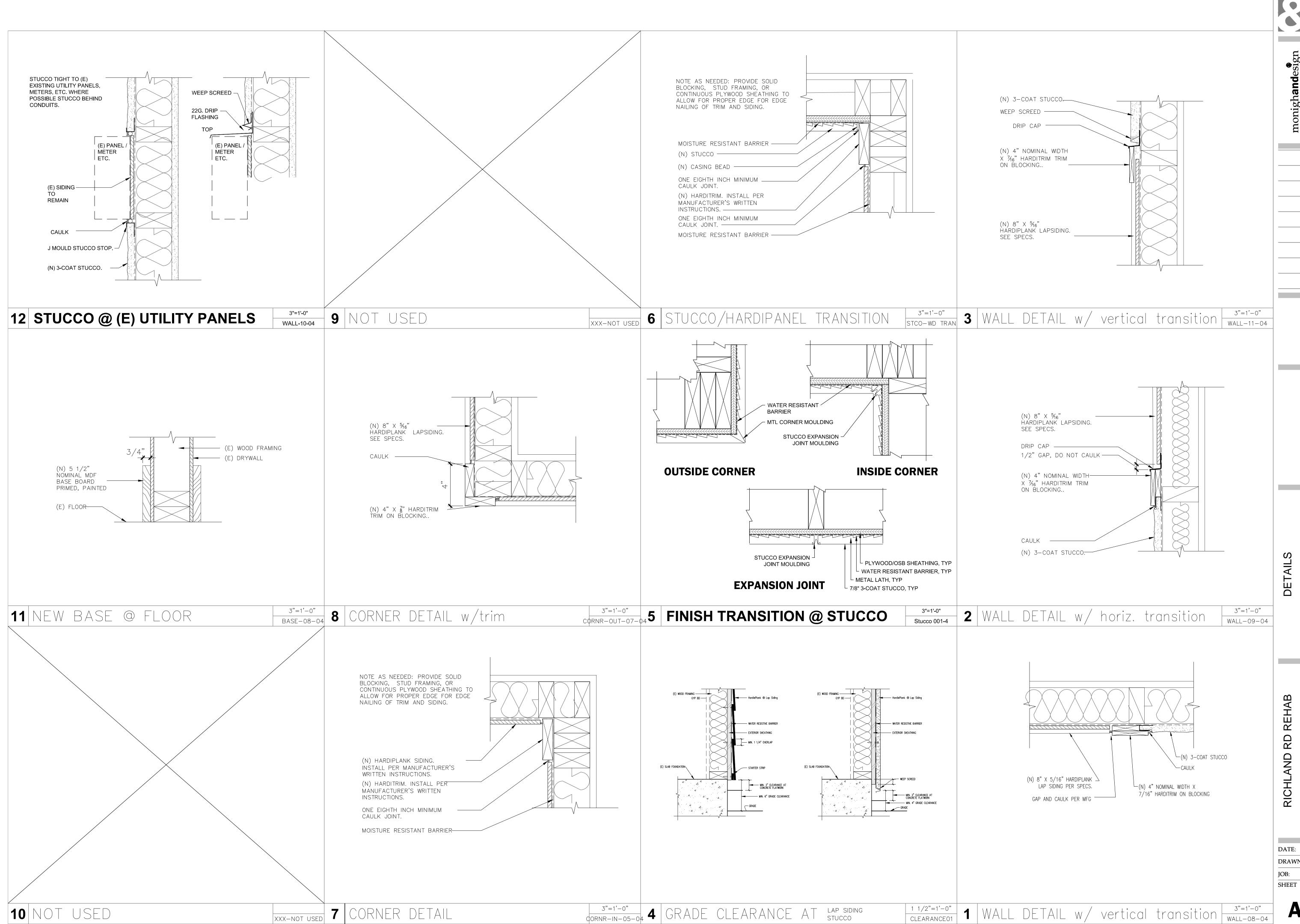


DOOR-14-04

sign

RICHLAND

DATE: **11/24/2016** DRAWN BY: ---JOB: **15002-000** 



DATE: **11/24/2016** DRAWN BY: ---

