

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 EXTERIOR DIMENSIONS ARE TO FACE OF STUDS, CONCRETE PANELS, OR CONCRETE BLOCK, UNLESS OTHERWISE NOTED

-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. -THE DESIGN OF THIS IMPROVEMENT SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF ACCESSIBILITY

STANDARDS. -THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND COORDINATING WITH ALL UTILITIES AND

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 PROVIDE AN ALTERNATE MEANS OF WATER SUPPRESSION SUBJECT TO THE APPROVAL OF THE FIRE DEPARTMENT

-AT LEAST ONE STANDPIPE SHALL BE AVAILABLE FOR USE DURING CONSTRUCTION. THE STANDPIPE SHALL BE 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, REGULATIONS AND LAWS THAT APPLY TO THIS PROJECT.

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 FIRE 2013 CALIFORNIA FIRE CODE ENERGY 2013 RESIDENTIAL ENERGY STANDARDS 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) APPLICABLE REQUIREMENTS OF THE COUNTY OTHER MUNICIPAL CODE, COUNTY HEALTH DEPARTMENT, AND PACIFIC GAS & ELECTRIC, ETC.

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 BUILDINGS. SE THE HVAC SYSTEM IS TO BE RELOCATED AND THE ROOF MECHANICAL WELL COVERED WITH NEW FRAMING AND ROOFING, EXTERIOR PLYWOOD SIDING REPLACED WITH STUC ARE TO BE ADDED.

THE APARTMENT INTERIORS ARE TO HAVE DAMAGED GYPSUM BOARD REPAIRED / PAINTED, DOORS REPLACED, NEW FLOORING AND BASEBOARD THROUGHOUT, ALL PLUMBIN AND A NEW WHOLE HOUSE FAN INSTALLED.

PROJECT SUMMARY

BERNARD ORIVE Ē NORTH

DEVELOPMENT 1 - EXISTING SITE PLAN

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

YUBA CITY, CALIFORNIA

BUILDING INFORMATION				ARCHITECTURAL MECHANICAL		
APN:	53-470-053			G0.0 COVER SHEET G0.1 SCHEDULES & ADD ALTERNATES	M0.1 MECHANICAL SYMBOLS AND GENERAL NOTES	\mathbf{Q}
CONTRUCTION TYPE	WALLS TO BE DEMO'D)		TAN DU% OF EXISTING	G0.2 ASBESTOS BROWN STUCCO REPORT	M0.2 MECHANICAL SCHEDULES, DETAILS AND ELEVATIONS	
	R-2: RESIDENTIAL (EXIS	STING)		G0.3 ASBESTOS FLOOR MASTIC REPORT	BUILDING 'A' AND 'B' M2.1 FIRST AND SECOND FLOOR DEMO PLANS	
BUILDING HEIGHT	NEW: 24'-8"			A1.0 UNIT A EXISTING/DEMO FLOOR PLANS A1.1 UNIT A NEW FLOOR PLANS	MECHANICAL BUILDING 'C'	4 .
ROOF CLASSIFICATION	BLDG TYPE A	BLDG TYPE B	BLDG TYPE C	A1.2 UNIT A EXISTING & NEW ROOF PLANS	M2.2 FIRST AND SECOND FLOOR DEMO PLANS MECHANICAL	ghandesign street o, ca 95814 916.448.1901 16.448.5401 ghan.com
	2nd FLOOR = 2007 SF 1st FLOOR = 1927 SF	2nd FLOOR = 2406 SF 1st FLOOR = 2116 SF	2nd FLOOR = 2006 SF 1st FLOOR = 1927 SF	A1.3 UNIT B EXISTING/DEMO FLOOR PLANS	BUILDING 'A' , 'B' & 'C' M2.3 FIRST AND SECOND FLOOR PLANS	de 14 401
BUILDING SQUARE FOOTAGE	1000000000000000000000000000000000000	TOTAL = 4522 SF	TOTAL = 3933 SF	A1.5 UNIT B EXISTING & NEW ROOF PLANS	MECHANICAL	ande eet 3.448.1901 .448.5401 n.com
	UNCONDITIONED STORAGE SPACES =	UNCONDITIONED STORAGE SPACES =	UNCONDITIONED STORAGE SPACES =	A1.6 UNIT C EXISTING/DEMO FLOOR PLANS	PLUMBING	ith str fith str anto, c ae: 916. onigha
SEE THE SCOPE OF WORK F	120 SF	120 SF	120 SF	A1.7 UNIT C NEW FLOOR PLANS A1.8 UNIT C EXISTING & NEW ROOF PLANS	P0.1 PLUMBING SYMBOLS AND GENERAL NOTES P0.2 PLUMBING SPECIFICATIONS	mor 710 twel sacrame ascimile www.mc
UCCO, REPLACE WINDOWS A		L NEW STORAGE UNITS	AND PORCH ROOFS	A2.0 UNIT A NEW & EXISTING EXTERIOR ELEVATIONS	AND GAS CALCULATIONS BUILDING 'A' AND 'B'	w fac
		.,		A2.1 UNIT B NEW & EXISTING EXTERIOR ELEVATIONS	P2.1 FIRST AND SECOND FLOOR DEMO PLANS PLUMBING	
BING FIXTURES REPLACED, C	CLOSETS MODIFIED TO AC	CEPT HVAC EQUIPMENT	, NEW CABINETRY,	UNIT C NEW & EXISTING	BUILDING 'C' P2.2 FIRST AND SECOND FLOOR DEMO PLANS	
				A3.0 SECTION DETAILS	PLUMBING BUILDING 'A', 'B' AND 'C'	
				A6.0 INTERIOR ELEVATIONS	P2.3 FIRST AND SECOND FLOOR PLANS PLUMBING	
				A7.0 DETAILS A7.1 DETAILS	ELECTRICAL	
		$\langle \rangle \langle \rangle$		STRUCTURAL	E0.1 ELECRICAL SYMBOLS AND LIGHTING FIXTURE SCHEDULE	
				S1.1 FOUNDATION PLAN	E1.0 ELECTRICAL SITE PLAN	
				S1.2 FOUNDATION PLAN	E2.0 BUILDING 'A' ELECTRICAL PLAN	
				S2.1 LOW ROOF FRAMING S2.2 LOW ROOF FRAMING	E2.1 BUILDING 'B' ELECTRICAL PLAN	
				SD1 DETAILS AND NOTES	E2.2 BUILDING 'C' ELECTRICAL PLAN	
MA				SD2 DETAILS		
A A A			\setminus	INDEX OF SHEETS		-
				DELTA DATE REASON/COMMENTS		-
				12/19/16 STATE ARCHITECT COMMENTS		
		<u> </u>	83	2 3/27/17 ARCHITECT CORRECTION		
		IN IN	342.83			
		∩ ∩		REVISION LOG		-
				REVISION LOG		_
			00	CLIENT/OWNER	MECHANICAL, PLUMBING, & ELECTRICAL ENGINEERING	
Stad 08' 00' W				of Sutter and Nevada Counties STANTON ENGINEERING		
				1455 BUTTE HHOUSE ROAD YUBA CITY, CA 95993	YUBA CITY, CA 95993 SACRAMENTO, CA 95811	
				(530) 671-0220 PHONE (916) 288-6250 FAX (530) 673-0775 CONTACT: MIKE STANTON CONTACT: LARRY TINKER		
- UNIT B	4				EMAIL: mikestanton@stantoneng.com	
	A A A			ARCHITECT MONIGHANDESIGN		
·	VA VA			710 TWELFTH STREET SACRAMENTO, CA. 95814	STRUCTURAL ENGINEERING RICK ROBERTSON ENGINEERING, INC.	
				(916) 448-1901 FAX (916) 448-5701	3111 FITE CIRCLE SUITE 101B SACRAMENTO, CA 95827	
				CONTACT: FRED PITTS EMAIL: FRED@MONIGHAN.COM	PHONE (916) 363-7021 FAX 916-363-7027	
					CONTACT: RICK ROBERTSON EMAIL: rick@robertsonengineering.com	
LDG 6 - UNIT B		_		CONTACT LIST		
				(1) DEMOLISH (E) SHED STRUCTURE AND REPAIR SIDING ON BUILDING AS REQUIRED		SHEI
				2) RELOCATE (E) ELECTRICAL PANELS TO ADJACENT BUILDING WALL		し で の の
			151	KEY NOTES		COVI
				(#) KEYNOTE CLR. CLEAR	(N) NEW	U
				F.O.C. FACE OF COLUMN	N.I.C. NOT IN CONTRACT UON UNLESS OTHERWISE NOTED	
			30"	F.O.P. FACE OF PILASTER (E) EXISTING	DS DOWN SPOUT TYP. TYPICAL	
			121	SYMBOLS & ABBR		1
AUXIAIT			07d	THE SCOPE OF WORK FOR DEVELOPMENT I, BUILI	DING TYPES "A", "B" & "C", BUILDING NUMBERS PER	-
			e o	BUILDING KEY ON THIS SHEET, INCLUDES BUT IS N	NOT LIMITED TO:	
	5 - A1			EXTERIOR DEMO OF EXISTING EXTERIOR BUILDING PLYV DOWNSPOUTS, ROOFING AND ROOF SHEATH	VOOD WALL FINISHES & INSULATION, PANELS, GUTTERS, NG (AS NEEDED FOR NEW WORK ONLY)	HAB RNARD
				 DOWNSPOUTS, ROOFING AND ROOF SHEATH DEMO OF EXISTING ALUMINUM WINDOWS. INSTALLING OF NEW VINYL WINDOWS. 	THE	BERI 991
				 CONSTRUCTION OF WOOD FRAMED EAVES. NEW EXTERIOR FIBER-CEMENT SIDING, ASPH 	ALT SHINGLE ROOFING, AND ATTIC VENTS.	J REH 352 BEF A 95991
	F	BUILDING KE	Y	 REPLACEMENT OF EXTERIOR LIGHTS. NEW STORAGE UNITS TO BE ADDED TO EXTEND 	RIOR.	
	BLDG #	ADDRESS	NOTES TYPE	 NEW PORCH ROOF STRUCTURE TO BE ADDED RELOCATION OF EXISTING CONDENSER UNITS).	
		L DR, APARTMENTS E-H		 PATCHING OF CONCRETE PATIO'S NEW GUTTER GUARDS EXCEPT FOR 24" OF A 		BA SA BA
		L DR, APARTMENTS I-L	1 B 1 B	RELOCATION OF SEWER LINE CLEAN-OUTS W INTERIOR	HICH ARE CURRENTLY LOCATED AT (N) STORAGE RMS	RICHL 94 & 288 YU
		L DR, APARTMENTS A-D		1	COUNTERTOPS - PLYWOOD CONSTRUCTION	84 %
		L DR, APARTMENTS E-H		 REPLACE ALL KITCHEN LOWER CABINETS ANI RECONDITION ALL KITCHEN UPPER CABINETS REPLACE ALL SHOWER/TUBS 		5 <u> </u>
		L DR, APARTMENTS I-L	1 B 3 N/A	 REPLACE ALL SHOWER/TODS REPLACE ALL BATHROOM VANITIES REPLACE ALL TOILETS WITH LOW FLOW PER (CURRENT MANDATED CODE UPGRADE	
		L DR, APARTMENTS A-D		 NEW BATH ROOM EXHAUST FANS NEW FLOORING AND NEW BASE AND NEW FLO 		DATE: 11/24/2016
EY NOTES		RD DR, APARTMENTS E-I		REPAINT REPLACE LAUNDRY PANS - REFINISH WITH TR	UCK BED LINER	DATE: 11/24/2016
		RD DR, APARTMENTS M- RD DR, APARTMENTS I-L		REPLACE MECHANICAL UNIT CONDENSATE P/ INSTALLATION OF A NEW HOUSE FAN	ANS	JOB: 15002-000
	12 368 BERNAF	RD DR, APARTMENTS A-I	D 1 C	 REPLACE ALL LIGHT FIXTURES WITH GU-24 INSTALL NEW CABINETS CUT IN NEW ATTIC ACCESS IN EACH SECOND 		SHEET
ADD ALTERNATE		RD DR, APARTMENTS E-I		4	FLOOR HALLWAY	
		RD DR, APARTMENTS M-		DRAINAGE, SIGNAGE, LANDSCAPING, OR IRRI		GO.O
SCALE: 1"=40'-0"	16 352 BERNAF	RD DR, APARTMENTS A-I	D 1 C	SCOPE OF WORK		

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