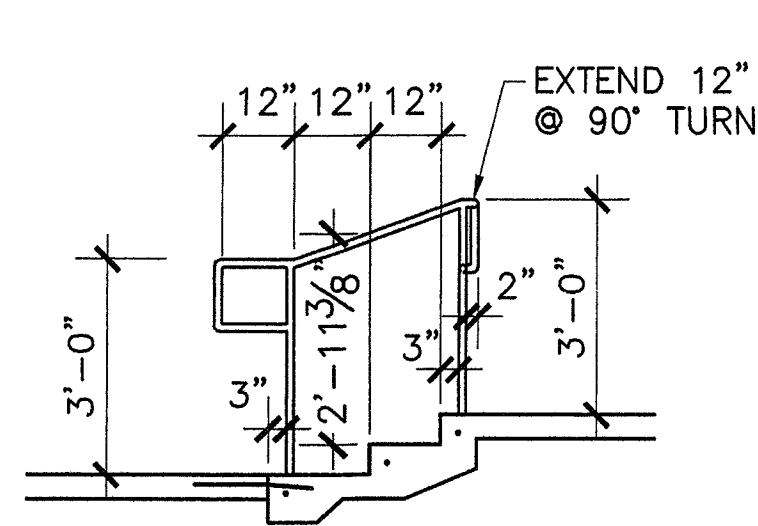


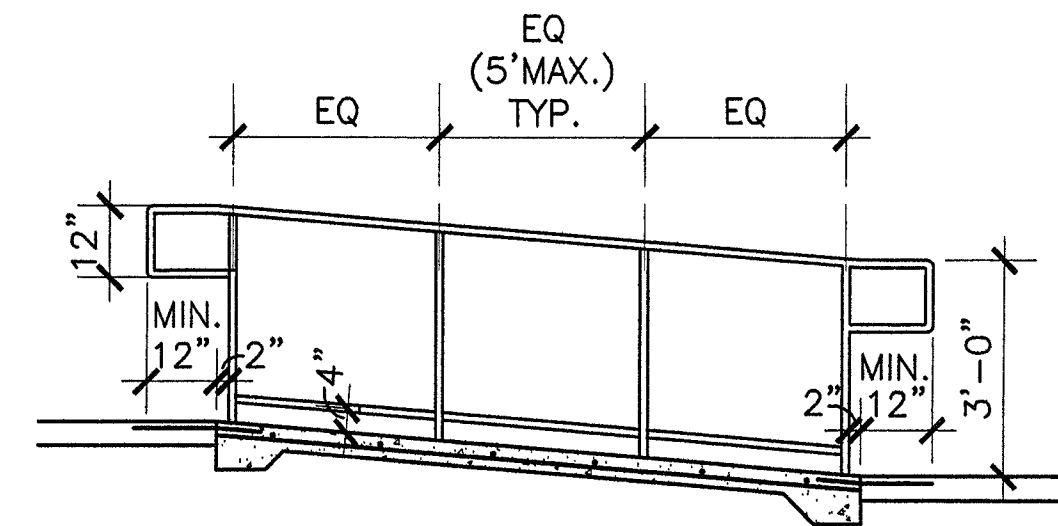
upper step lower step

4 STAIR HANDRAILS DETAILS
A1.01 SCALE: 3/4" = 1'-0"



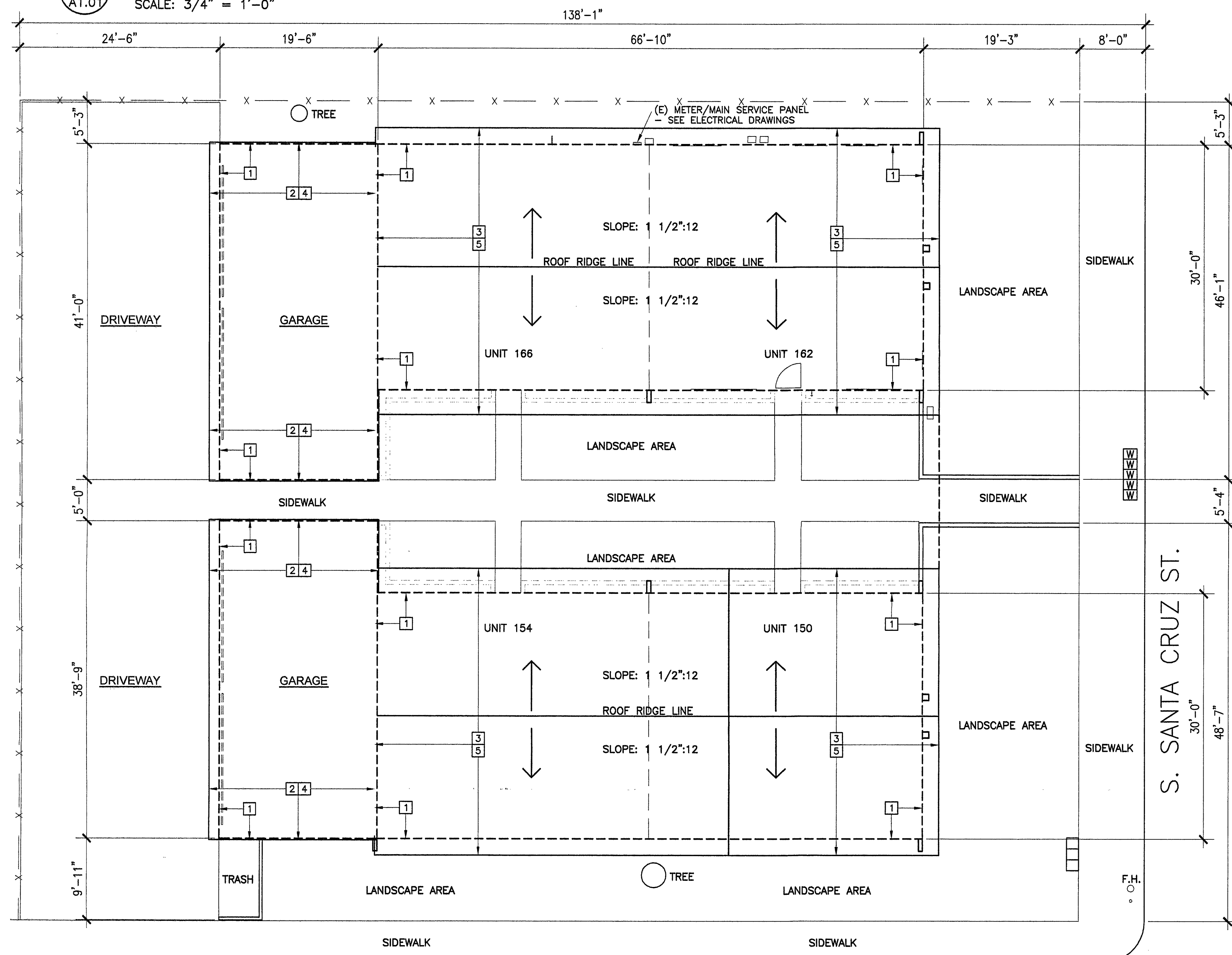
steps

3 STAIR HANDRAIL
A1.01 SCALE: 3/8" = 1'-0"



ramp

2 HANDICAP RAMP GUARDRAIL
A1.01 SCALE: 3/8" = 1'-0"



SAN NICHOLAS ST.

1 EXISTING SITE PLAN / ROOF PLANS
A1.01 SCALE: 1/8" = 1'-0"

KEY NOTES

- 1 WALL LINE BELOW.
- 2 REMOVE EXISTING BUILT-UP ROOFING SYSTEM.
- 3 REMOVE EXISTING ASPHALT SHINGLE ROOFING SYSTEM.
- 4 NEW CLASS 'A' BUILT-UP ROOFING SYSTEM, REFER TO SPECIFICATIONS.
- 5 NEW CLASS 'A' ASPHALT SHINGLE ROOFING SYSTEM, REFER TO SPECIFICATIONS.

ROOFING NOTES

SCOPE OF WORK:
ONLY THE REPLACEMENT OF THE EXISTING ROOFING SYSTEMS ARE UNDER THE SCOPE OF THIS WORK. THE WORK IS FOR TWO DUPLEX BUILDINGS AND TWO GARAGE BUILDINGS.
REMOVE ALL EXISTING ROOFING MATERIALS INCLUDING, FLASHING, ROOF JACKS AND ANY MISCELLANEOUS ITEMS TO EXPOSE ALL THE EXISTING WOOD ROOF SHEATHING.
VENTURA HOUSING AUTHORITY TO MAKE A VISUAL INSPECTION OF ALL REROOF AREAS ONCE THE ROOF SHEATHING IS EXPOSED. REPLACE DAMAGE AREAS AS DIRECTED BY THE V.H.A. INSPECTOR.
PROVIDE IN BID UP TO 500 SQ. FT. OF NEW INSTALLED 3/4" PLYWOOD ROOF SHEATHING.
PAINT ANY UNMATCHING METAL TO MATCH ADJACENT MATERIAL COLOR.
INSTALL NEW ROOFING SYSTEMS PER PLANS AND SPECIFICATIONS.

GENERAL NOTES

- 1 EACH BEDROOM SHALL HAVE A WINDOW THAT WILL PROVIDE A CLEAR SPACE OPENING OF AT LEAST 5.7 SQUARE FEET IN THE OPEN POSITION, AND A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES AND A CLEAR OPENING HEIGHT OF 24 INCHES AND A MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FLOOR (CBC SEC. 310.4). NEW WINDOWS TO BE LABELED WITH A U-VALUE OF .67 OR LESS.
- 2 TYPE "L" COPPER SHALL BE USED FOR WATER LINES.
- 3 SHOWER AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. (CPC 424.4)
- 4 PROVIDE A PERMANENTLY ACCESSIBLE 12" SQUARE BATH TUB ACCESS, (CPC SEC. 405.8)
- 5 WATER CONSERVATION DEVICES ARE REQUIRED TO BE INSTALLED PER CPC SEC. 402 FOR ALL NEW PLUMBING FIXTURES SUCH AS SINKS, LAVS, BAR SINKS, AND TOILETS.
- 6 PLUMBING FIXTURES WITH THE FOLLOWING MAXIMUM WATER USAGES SHALL BE INSTALLED IN THE NEW ADDITION, WHERE APPLICABLE, AND IN EXISTING BATHS, WASHROOMS, KITCHENS, LAUNDRY, ETC.:
1 TANK-TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.6 GALLONS.
2 WATER-SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 2.5 GAL./MIN.
3 WATER -SAVING SINKS AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 2.2 GALLONS PER MINUTE.
- 7 WATER HEATER CABINET SHALL BE PROVIDED WITH VENTED EXTERIOR COMBUSTION AIR INTO THE SPACE. COMBUSTION AIR NEEDS TO BE OBTAINED DIRECTLY FROM THE OUTDOORS. (PER TITLE 24) SEE FLOOR PLAN NOTE 30, SHEET A1.02.
- 8 STRAP WATER HEATER AT UPPER AND LOWER 1/3 OF VERTICAL HEIGHT. (CPC SEC. 510.5)
- 9 WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN LINE NEEDS TO TERMINATE TO OUTSIDE THE BUILDING (CPC SEC 608.5)
- 10 VENT DRYER TO THE OUTSIDE WITH A HORIZONTAL VENT EQUIPPED WITH A BACK DRAFT DAMPER (CMC SEC. 504.3.10)
- 11 FIRE SPRINKLER NOTE: IN EXISTING RESIDENCES WHERE THE TOTAL AREA OF THE CEILING COVERING REMOVED EXCEEDS 75% OR GREATER OF THE FLOOR AREA, A FIRE SPRINKLER SYSTEM WILL BE REQUIRED. SEPARATE PLANS ARE TO BE SUBMITTED AND PERMIT OBTAINED FROM PRESERVATION SERVICES LOCATED AT CITY HALL, 501 POLI ST., ROOM 218, PH. 805-658-4700. (N.A. TO THIS JOB)

AMADOR WHITTLE
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VENTURA HOUSING AUTHORITY
SANTA CRUZ APARTMENTS - ADA
REMODEL (1 UNIT FOR ADA) AND
RE-ROOFING (4 UNITS AND 2 GARAGES)
150, 154, 162 & 166 S. SANTA CRUZ STREET VENTURA, CALIFORNIA

NOTE: THIS SHEET IS ONE OF A SET OF DOCUMENTS WHICH INCLUDES, BUT IS NOT LIMITED TO, DRAWINGS AND SPECIFICATIONS ADDRESSING ALL TRADES. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL BIDDERS WITH A FULL SET OF CONSTRUCTION DOCUMENTS. ALL BIDDERS SHALL REVIEW THE ENTIRE SET OF DOCUMENTS. IF THERE IS A CONFLICT BETWEEN DISCIPLINES, THE MOST EXPENSIVE OPTION SHALL BE BID.

REVISIONS	DATE: 09-10-07
	DRAWN: pf
	CHECK: B.A.
	JOB NO: 07-VHA-011

SITE PLAN
A1.01

IF THIS SHEET IS NOT 36" X 24", IT IS NOT FULL SIZE, SCALE DRAWINGS ACCORDINGLY