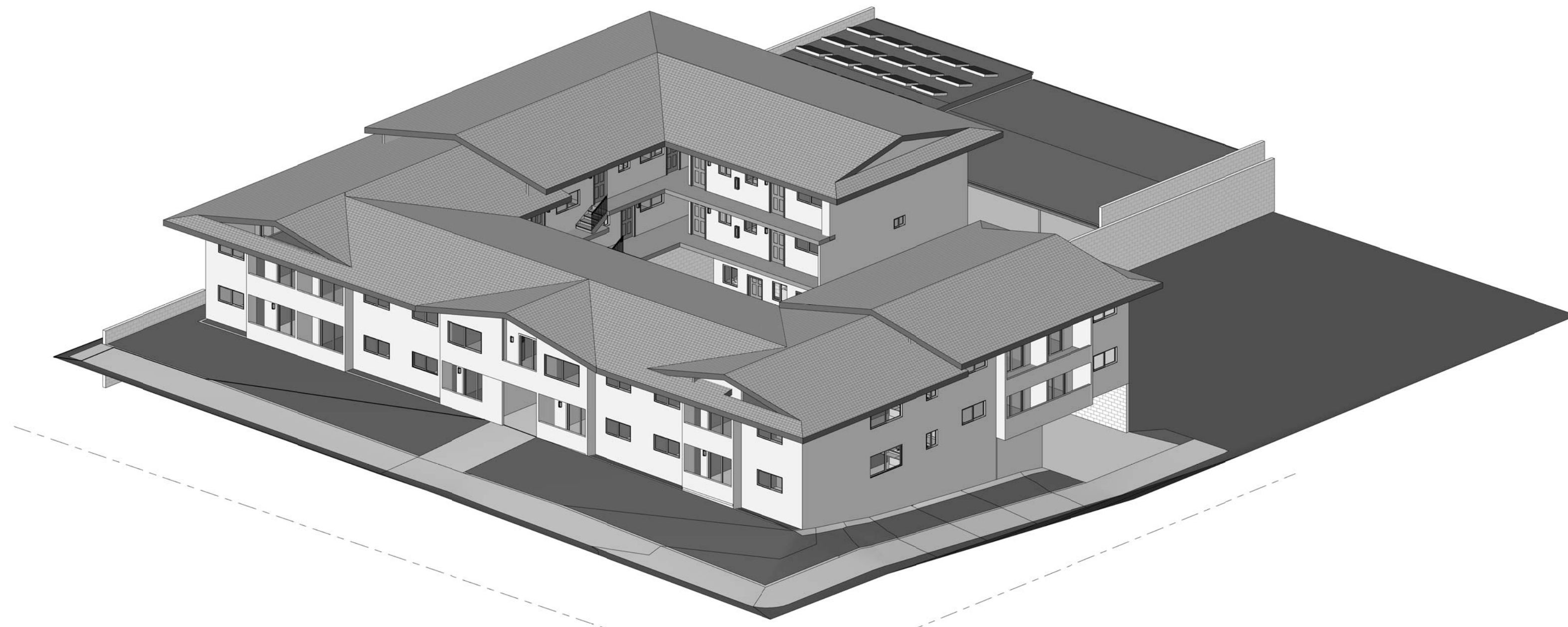


Ventura Housing Authority SANTA CLARA APARTMENTS "GREEN" RENOVATION

1216 E. SANTA CLARA STREET
VENTURA, CALIFORNIA 93001

BID SET / PLAN CHECK SUBMITTAL
JULY 8, 2010



2 NORTH WEST VIEW



1 SOUTH WEST VIEW

DRAWING LIST		DRAWING LIST	
SHT. NO.	DRAWING TITLE	SHT. NO.	DRAWING TITLE
GENERAL		PLUMBING	
G0.00	TITLE SHEET	P1.01	PLUMBING SCHEDULES AND NOTES
G0.01	GENERAL NOTES	P2.01	SITE/PARKING LEVEL PLAN
G0.02	CODE ANALYSIS SITE PLAN	P2.02	FIRST FLOOR PLAN
LANDSCAPE		P2.03	SECOND FLOOR PLAN
L1.0	IRRIGATION PLAN	MECHANICAL	
L2.0	PLANTING PLAN	M0.01	GENERAL NOTES, SYMBOLS & ABBREVIATIONS
L3.0	DETAILS	M0.02	MECHANICAL SCHEDULES
ARCHITECTURAL		M1.02D	FIRST FLOOR HVAC DEMOLITION PLAN
A1.01	SITE/PARKING LEVEL PLAN	M1.03	SECOND FLOOR HVAC DEMOLITION PLAN
A1.02	FIRST FLOOR PLAN	M2.01	ENLARGED PARKING LEVEL PLAN
A1.03	SECOND FLOOR PLAN	M2.02	FIRST FLOOR PLAN
A1.04	PARKING REFLECTED CEILING PLAN	M2.03	SECOND FLOOR PLAN
A1.05	FIRST FLOOR REFLECTED CEILING PLAN	M3.01	MECHANICAL DIAGRAMS
A1.06	SECOND FLOOR REFLECTED CEILING PLAN	ELECTRICAL	
A2.01	EXTERIOR ELEVATIONS	E0.01	GENERAL NOTES & SYMBOLS
A2.02	EXTERIOR COURTYARD ELEVATIONS	E0.02	SINGLE LINES & PNL SCHEDS
A3.01	BUILDING SECTIONS	E1.01	PARKING LEVEL DEMO PLAN
A5.01	DOOR & WINDOW DETAILS	E1.02	FIRST FLOOR DEMO PLAN
A5.02	EXTERIOR AND MISCELLANEOUS DETAILS	E1.03	SECOND FLOOR DEMO PLAN
A6.01	DOOR AND WINDOW SCHEDULES AND FINISHES LIST	E2.01	PARKING LEVEL PLAN
STRUCTURAL		E2.02	FIRST FLOOR PLAN
S0.00	GENERAL NOTES	E2.03	SECOND FLOOR PLAN
S1.01	FND. & ROOF FRAMING PLAN	Grand total: 42	
S2.01	FOUNDATION DETAILS		
S3.01	FRAMING DETAILS		

SCOPE OF WORK

IN THE EXISTING 2 STORY 28 UNIT APARTMENT BUILDING THE FOLLOWING IS TO BE REMOVED, REPLACED AND/OR INSTALLED:

EXTERIOR DOORS, WINDOWS, EXTERIOR WALL INSULATION, ROOF INSULATION, INTERIOR AND EXTERIOR LIGHTING FIXTURES, PLUMBING FIXTURES, WALL FURNACES, STOVE/OVENS, STOVE HOODS, BATHROOM LIGHT SWITCHES, BATHROOM EXHAUST FANS, ELECTRICAL WORK, INDIVIDUAL METERS FOR UNITS, PHOTOVOLTAIC PANELS, LANDSCAPING AND IRRIGATION SYSTEM, NEW HYDRONIC RADIATORS, HYDRONIC LOOP, BOILERS AND CIRCULATION PUMP.

EXISTING WALLS, ROOFS, CEILINGS, CASEWORK, AND FINISHES ARE NOT TO BE ALTERED EXCEPT TO PERFORM THE REQUIRED WORK.

THE EXISTING CARPORT SHALL BE ALTERED PER STRUCTURAL DRAWINGS TO SUPPORT NEW PHOTOVOLTAIC PANELS.

THIS IS A GENERAL SUMMARY OF WORK AND DOES NOT LIMIT OR CHANGE THE WORK DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

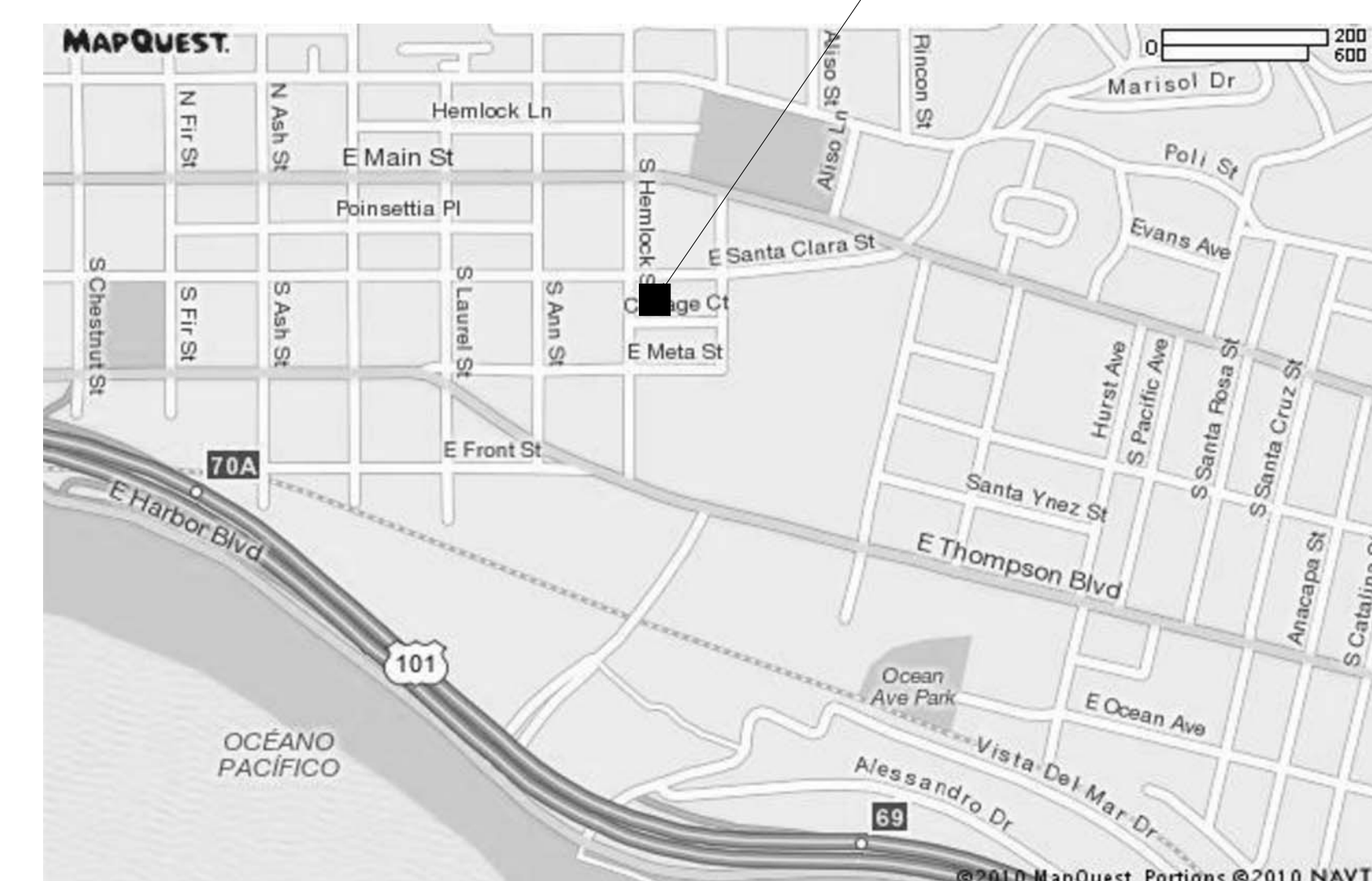
MECHANICAL, ELECTRICAL, PLUMBING
BUDLONG & ASSOCIATES, INC.
5151 VERDUGO WAY SUITE 201
CAMARILLO, CA 93012
(805) 987-4001

LANDSCAPE ARCHITECTURE
LANDMARK DESIGN
275 E. HILLCREST DRIVE #170
THOUSAND OAKS, CA 91360
(805) 494-8155

DESIGN TEAM

ARCHITECT
AMADOR WHITTLE ARCHITECTS
17 EAST HIGH STREET, MOORPARK CA 93021
(805) 530-3938

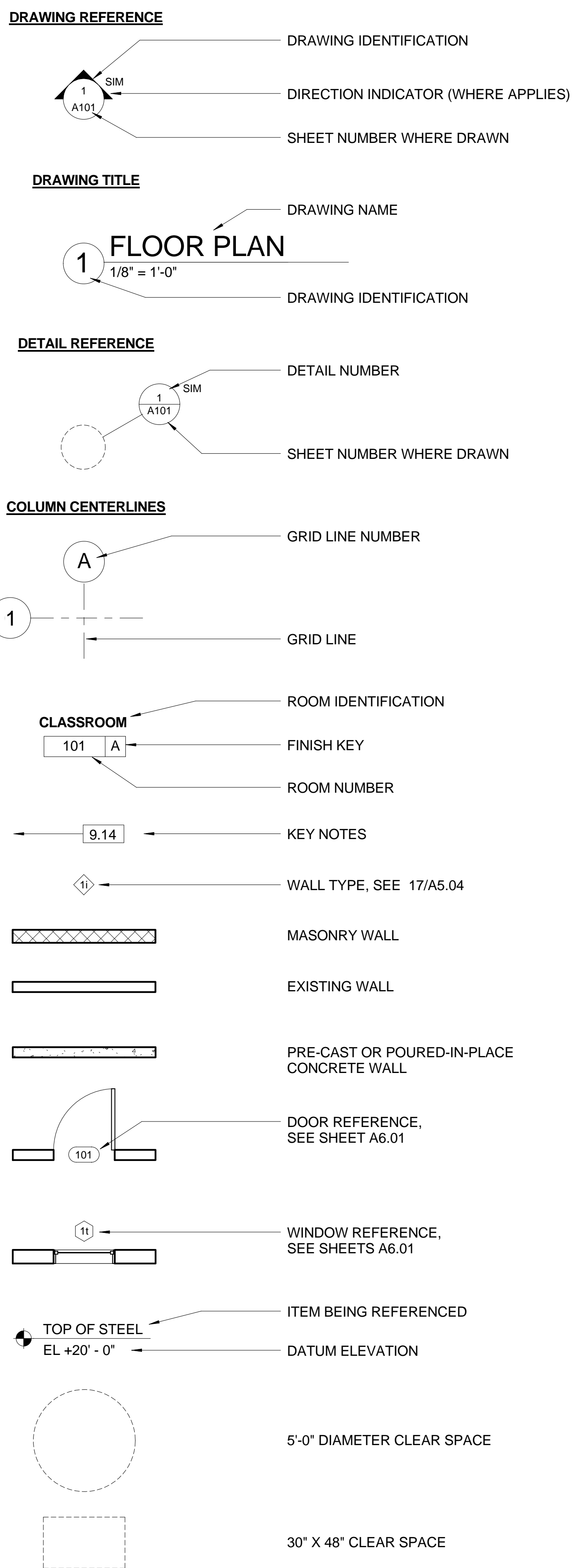
STRUCTURAL
LI & ASSOCIATES, INC.
77 ROLLING OAKS DRIVE, SUITE 203
THOUSAND OAKS, CA 91361
(805) 495-3432



PROJECT LOCATION

			
AMADOR WHITTLE ARCHITECTS, INC.		17 EAST HIGH STREET MOORPARK, CALIFORNIA 93021 TEL (805) 530-3938 FAX (805) 530-3942	
VENTURA HOUSING AUTHORITY SANTA CLARA APTS. "GREEN" RENOVATION			
1216 E. SANTA CLARA ST., VENTURA, CA 93001			
<small>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.</small>			
REVISIONS		DATE:	07/08/10
		DRAWN:	PAN
		CHECK:	-
		JOB NO:	10-VHA-028
TITLE SHEET		G0.00	
<small>IF THIS SHEET IS NOT 42" X 34", IT IS NOT FULL SIZE. SCALE DRAWINGS ACCORDINGLY.</small>			

LEGEND



ABBREVIATIONS

&	AND
(E)	EXISTING
@	AT
A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE
A.F.F.	ABOVE FINISH FLOOR
A/C	AIR CONDITIONER
ACOUST	ACOUSTICAL
AL.	ALUMINUM
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
B.O.C.	BOTTOM OF COPING
B.U.R.	BUILT UP ROOFING
BD	BOARD
BLDG	BUILDING
BLK	BLOCK OR BLOCKING
BOT	BOTTOM
C.I.	CAST IRON
C.J.	CEILING JOIST
C.L.	CHAIN LINK
C.M.U.	CONCRETE MASONRY UNIT
C.T.	CERAMIC TILE
CAB	CABINET
CER	CERAMIC
CLG	CEILING
CLO.	CLOSET
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
d	PENNY
D.F	DOUGLAS FIR
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DIA.	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
E.J.	EXPANSION JOINT
E.W.C.	ELECTRIC WATER COOLER
EA	EACH
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.G	FINISH GRADE
F.H.C.	FIRE HOSE CABINET
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.R.	FIRE RATED, FIRE RESISTANT
F.S.	FINISHED SURFACE
FGC	FIBERGLASS COMPOSITE
FIN	FINISH
FLR	FLOOR
FR	FRAME
FT	FOOT OR FEET
FTG	FOOTING
G.I.	GALVANIZED IRON
G.W.B.	GYPSUM WALLBOARD
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GYP	GYPSUM
H.M.	HOLLOW METAL

ABBREVIATIONS

HDB	HARDBOARD
HDR	HEADER
HDW	HARDWARE
HI	HIGH
HT	HEIGHT
IN	INCHES
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
K.D.	KNOCK-DOWN
LAM	LAMINATE
LAV	LAVATORY
LBS	POUNDS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
N/A	NOT AVAILABLE
NO. #	NUMBER
O.C.	ON CENTER
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
OPNG	OPENING
OPP	OPPOSITE
PL	PLASTIC
PR	PAIR
PT	POINT
PWD	PLYWOOD
R	RISER
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
REF	REFERENCE
REFL	REFLECTED
REINF	REINFORCING
REQD	REQUIRED
REV	REVISION
RM	ROOM
S & P	SHelf AND POLE
S.F.	SQUARE FEET
S.S.	STAINLESS STEEL
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SHM	SIMILAR
SQ	SQUARE
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND, SUSPENDED
T & G	TONGUE AND GROOVE
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PLATE
T.O.P.	TOP OF PARAPET
T.O.W.	TOP OF WALL
TEL	TELEPHONE
THK	THICK
TPC	THERMOPLASTIC COMPOSITE
TYP	TYPICAL
U.L.	UNDERWRITERS LABORATORIES
U.N.O.	UNLESS NOTED OTHERWISE
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
VERT	VERTICAL
VEST	VESTIBULE
VOC	VOLATILE ORGANIC CHEMICALS
W.C.	WATER CLOSET
W.H.	WATER HEATER
W.W.M.	WELDED WIRE MESH
W	WITH
WD	WOOD
WDW	WINDOW

GENERAL NOTES

- INTERPRETATION OF CONSTRUCTION DOCUMENTS
 - A. ALL INFORMATION DEPICTED IN THESE DRAWINGS AND RELATIVE TO EXISTING CONDITIONS IS BASED ON THE BEST AVAILABLE DATA AT THE TIME THESE CONSTRUCTION DOCUMENTS WERE BEING EXECUTED, BUT WITHOUT GUARANTEE OF ACCURACY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND SHALL REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCING ANY WORK.
 - B. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INCURRED RESULTING FROM THE REMOVAL OR REPLACEMENT OF WORK INSTALLED WITHOUT PROPER COORDINATION TO ALL OTHER TRADES, AND/OR PRIOR TO OBTAINING CLARIFICATION FROM THE ARCHITECT WHERE CONFLICTING INFORMATION EXISTS ON THE DRAWINGS.
 - C. ARCHITECT RECOMMENDS THAT THE CONTRACTOR SHALL FURNISH ALL BIDDERS WITH A COMPLETE SET OF CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS AND ADDENDUMS.
 - D. ALL BIDS AND LINE ITEM COSTS SUBMITTED BY THE CONTRACTOR IN CONNECTION WITH HIS SUBCONTRACTORS ARE CONSIDERED TO INCLUDE COMPLETE COORDINATION BETWEEN THE VARIOUS DISCIPLINES AS WELL AS ALL OTHER REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO CODE AND PUBLIC UTILITY REQUIREMENTS. FURTHER, WHERE THERE ARE CONFLICTING SOLUTIONS IN THE CONSTRUCTION DOCUMENTS AND BID OR LINE ITEM COST IS SUBMITTED BY THE CONTRACTOR WITHOUT ANY FORMAL WRITTEN REQUEST FOR CLARIFICATION PRIOR TO BID OPENING, ALL SUCH ITEMS WILL BE CONSIDERED TO INCLUDE THE MOST EXPENSIVE OF THE POSSIBLE SOLUTIONS DEPICTED IN THE CONSTRUCTION DOCUMENTS.
 - E. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND LOCAL AUTHORITY HAVING JURISDICTION.
 - F. ALL NOTES NOT DESIGNATING EXISTING (E) OR NEW (N) ARE NEW AND ARE PART OF THE CONTRACT AS ARE NOTES DESIGNATING DEMOLISH (D).
- GENERAL CONTRACTOR AND ALL MAJOR SUBCONTRACTORS ARE RECOMMENDED TO VISIT THE JOB SITE PRIOR TO SUBMISSION OF BID.
- CONTRACTOR SHALL ENSURE THAT THE WORK SHALL BE DONE IN ACCORDANCE WITH ALL RULES AND REGULATIONS AND APPLICABLE CODES. OWNER SHALL SECURE AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK AND WILL OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF THE WORK.
- CONTRACTOR SHALL SET AND SUPERVISE ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE REMOVAL OF ALL DEBRIS FROM THE SITE ON A DAILY BASIS, AND KEEP THE CONSTRUCTION SITE CLEAN AND FREE FROM ANY OBSTRUCTIONS AT ALL TIMES.
- CONTRACTOR SHALL WORK IN A COOPERATIVE MANNER WITH THE BUILDING VENDORS. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF A DISPUTE ARISES THAT AFFECTS THE PROJECT SCHEDULE OR QUALITY OF WORK.
- COORDINATE WITH EXISTING CONDITIONS WHERE INSUFFICIENT DETAIL DIMENSIONS ARE AVAILABLE. ALL DIMENSIONS INDICATED ARE BELIEVED TO BE ACCURATE, BUT ARE NOT GUARANTEED TO BE SO. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" (CLEAR) ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AND REQUIRED TO VISIT THE AREAS ENTAILED WITHIN THE SCOPE OF WORK, VERIFY DIMENSIONAL DATA, AND REVIEW THE EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK. ANY CONFLICT WITH THE EXISTING CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
- DO NOT SUPPORT FIXTURES OR APPLIANCES FROM DUCTWORK, PIPE OR CONDUTITS OR SUPPORTS FOR SUCH ITEMS.
- THE WORD "PROVIDE" SHALL BE DEFINED AS "FURNISH AND INSTALL COMPLETE AND READY TO USE." THE TERM "DUCTWORK" SHALL INCLUDE DUCT, FITTINGS, DAMPERS, INSULATION AND HANGERS.
- UNLESS OTHERWISE SPECIFIED AND/OR INDICATED ON THE DRAWINGS, CONTRACTOR SHALL APPLY, INSTALL, CONNECT, ERECT, USE, CLEAN AND CONDITION MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT PER MANUFACTURER'S CURRENT PRINTED RECOMMENDATIONS. ALL PRODUCTS, MATERIALS AND EQUIPMENT PROVIDED ON THIS PROJECT SHALL BE SUITABLE FOR THE INTENDED SERVICE AND LOCATION AT WHICH THEY ARE INSTALLED.
- CONTRACTOR SHALL PROTECT ALL WORK AND MATERIALS FROM DAMAGE BY HIS WORK, WORKMAN, SUBCONTRACTOR'S WORK OR SUBCONTRACTOR'S WORKMAN AND SHALL BE LIABLE FOR ALL DAMAGE THUS CAUSED.

GENERAL NOTES

- ALL EQUIPMENT SELECTED WILL FIT INTO THE PHYSICAL SPACES INDICATED, ALLOWING SUFFICIENT ROOM FOR ACCESS, SERVICING, REMOVAL AND REPLACEMENT OF PARTS, ETC. ADEQUATE SPACE SHALL BE ALLOWED FOR CLEARANCE IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE CODES AND LOCAL ORDINANCES. AS PHYSICAL DIMENSIONS AND SPACE REQUIREMENTS OF SUCH EQUIPMENT VARY ACCORDING TO EACH MANUFACTURER, CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL ACCESS AND PROPER FIT.
- ALL MATERIALS AND EQUIPMENT SUPPLIED FOR THIS CONTRACT SHALL BE FREE FROM DEFECTS IN MATERIAL, WORKMANSHIP, TITLE, AND SHALL BE OF THE TYPE AND QUALITY DESCRIBED HEREIN. IF IT BECOMES APPARENT WITHIN ONE YEAR FROM THE DATE OF ACCEPTANCE OF FINAL COMPLETION BY THE OWNER THAT THE EQUIPMENT DOES NOT MEET THE WARRANTIES SPECIFIED ABOVE, CONTRACTOR SHALL CORRECT ANY DEFECT, INCLUDING NONCONFORMANCE WITH THESE SPECIFICATIONS AT NO COST.
- CONTRACTOR SHALL FURNISH A HINGED ACCESS DOOR AND FRAME WHENEVER ACCESS IS REQUIRED THROUGH WALLS, CEILING, OR FIRE-RATED ENCLOSURES TO NEW OR EXISTING VALVES, FIRE DAMPERS, HEATING COILS, JUNCTION BOXES, DAMPERS OR OTHER CONCEALED EQUIPMENT. ACCESS DOORS SHALL BE OF A TYPE AS MANUFACTURED BY MILCOR OR APPROVED EQUAL. ACCESS DOOR LOCATION AND FINISH SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. SIZE AND LOCATION OF ACCESS DOOR SHALL PERMIT MAINTENANCE AND REMOVAL CLEARANCE FOR ITEM SERVED.
- ALL STAGING AND STORAGE OF MATERIALS SHALL BE ON SITE.
- CONTRACTOR SHALL SECURE CERTIFICATES OF INSPECTION AND OF OCCUPANCY AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER SAME TO THE OWNER UPON COMPLETION OF THE WORK.
- CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, SURPLUS MATERIAL, ETC. AT THE COMPLETION OF WORK. ALL WORK SHALL BE LEFT IN CONDITION FOR OCCUPANCY BY THE TENANT SUCH THAT NO CLEANING, WAXING, POLISHING OR OTHER JANITORIAL OPERATIONS ARE REQUIRED.
- ALL INSTALLED MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE STATE AND CITY CODES AND ORDINANCES, INDUSTRY STANDARDS, UTILITY COMPANY REGULATIONS AND ALL REQUIREMENTS OF LOCAL AND FEDERAL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BY ALL SUB-CONTRACTORS. CONTRACTOR SHALL PAY FOR ALL COSTS ASSOCIATED WITH CHANGES DUE TO LACK OF COORDINATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND ADEQUACY OF HIS PLANT, APPLIANCES, AND METHODS. HE SHALL ERECT AND MAINTAIN AT ALL TIMES PROPER SAFEGUARDS AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK FOR THE PROTECTION OF WORKMEN, OWNER, AND OWNER'S PROPERTY, AND SHALL POST DANGER WARNINGS AGAINST HAZARDS CREATED BY THE CONSTRUCTION OPERATIONS. HE SHALL DESIGNATE A RESPONSIBLE MEMBER OF HIS ORGANIZATION ON THE WORK, WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS. IN ABSENCE OF NOTICE TO THE CONTRARY, FILED IN WRITING TO THE OWNER, THIS PERSON WOULD BE THE SUPERINTENDENT OF THE CONTRACTOR.
- PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT, TOILET FIXTURES & ACCESSORIES, RAILINGS, GRAB BARS, AND ALL OTHERS REQUIRING SAME.
- BASIC INTERIOR FINISH IS GYPSUM BOARD.
- CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FACE OF CEILING.
- DOORS SHALL BE PLACED IN ORIGINAL DOOR OPENING WITH MINOR ADJUSTMENTS.
- PROVIDE 3/4" CHAMFER AT ALL EXPOSED CONCRETE EDGES UNLESS SHOWN OTHERWISE.
- ALL EXTERIOR STEEL TO BE FACTORY PRIMED AND FIELD PAINTED.
- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN UBC SECTIONS 709 AND 710. TREAT ALL EXTERIOR WALLS, INTERIOR DEMISING WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS AS 1 HR FIRE RESISTIVE ASSEMBLIES.
- ALL RATING LABELS PERMANENTLY AFFIXED TO THE DOORS AND FRAMES SHALL BE CAREFULLY PRESERVED DURING CONSTRUCTION AND SHALL NOT BE PAINTED OVER.
- INSULATION SHALL BE LOOSE FILL BLOWN IN. PROVIDE INSULATION AT ALL EXTERIOR WALLS AND AT ALL ROOF-CEILING CAVITIES, U.N.O.

GENERAL REQUIREMENTS

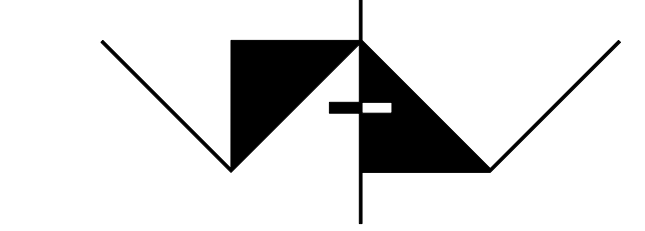
- THIS PROJECT SHALL COMPLY WITH THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE 2006 IBC, 2006 UMC, 2006 UPC, AND THE 2005 NEC.
- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - A. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS, INTERNATIONAL BUILDING CODE, APPLICABLE EDITION
 - B. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK.
 - C. STANDARD SPECIFICATIONS OF ASTM.
 - D. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
 - E. "OR EQUAL": THE CONTRACTOR SHALL SUBMIT FOR THE ARCHITECT'S APPROVAL ALL MATERIALS OR EQUIPMENT WHICH IS CONSIDERED "OR EQUAL" TO THAT SPECIFIED.
- ON SITE VERIFICATION:
 - OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. EACH CONTRACTOR OR SUB-CONTRACTOR SHALL REPORT TO PROJECT SUPERINTENDENT ALL CONDITIONS WHICH PREVENT THE PROPER EXECUTION OF THEIR WORK.
 - CLIENT'S ARCHITECT AND PROJECT SUPERINTENDENT:
 - TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR OR SUB-CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- SUB-CONTRACTOR:
 - SHALL INSURE THAT ALL WORK IS DONE IN A PROFESSIONAL WORKMANLIKE MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY MATERIALS OR ITEMS DAMAGED BY SUB-CONTRACTORS' PERFORMANCE. SUB-CONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHER'S WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK. ALL SUB-CONTRACTOR WORKMANSHIP WILL BE OF QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, LENDING INSTITUTIONS OR ARCHITECT. ANY ONE OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT WORKMANSHIP AT ANY TIME, AND ANY CORRECTIONS NEEDED TO ENHANCE THE QUALITY OF BUILDING WILL BE DONE IMMEDIATELY. EACH SUB-CONTRACTOR, UNLESS SPECIFICALLY EXEMPTED BY THE TERMS OF HIS SUB-CONTRACT AGREEMENT, SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS NOT LEFT BY OTHER SUB-CONTRACTORS. CONTRACTOR WILL DETERMINE HOW SOON AFTER SUB-CONTRACTOR COMPLETED EACH PHASE OF HIS WORK THAT TRASH AND DEBRIS WILL BE REMOVED FROM THE SITE.
- STRUCTURAL ENGINEERING:
 - A. REFER TO STRUCTURAL PLANS FOR ANY INFORMATION REGARDING LUMBER GRADES, BEAM AND HEADER SIZES, FOOTING AND SHEAR REQUIREMENTS.
 - B. NO DEVIATIONS FROM STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. APPROVAL BY CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM PLANS OR SPECIFICATIONS.
- TIMELINE FOR WORK SHALL TAKE INTO CONSIDERATION THAT THE UNITS WILL BE OCCUPIED BY TENANTS. WORK SHALL BE PHASED SO THAT AT NO TIME THE TENANTS WILL BE WITHOUT A TOILET OR RUNNING WATER FOR MORE THAN ONE DAY AT A TIME. TENANTS SHALL NOT BE WITHOUT A DOOR, WINDOWS, HEATING OR ELECTRICITY OVERNIGHT. ARRANGEMENTS SHALL BE MADE WITH THE VENTURA HOUSING AUTHORITY 72 HOURS IN ADVANCE WHEN THIS BECOMES UNFEASIBLE. MINIMIZE THE TIME FOR REPLACEMENT OF REFRIGERATORS, SHOWERHEADS, FAUCETS, STOVES, HOODS, AND LIGHTS AS FEASIBLE AND REASONABLE. MINIMIZE THE TIME WITHOUT HOT WATER. WALL INSULATION SHALL BE BLOWN-IN FROM THE EXTERIOR WHEREVER POSSIBLE. TENANTS AND THEIR BELONGINGS SHALL BE PROTECTED FROM DUST, DAMAGE, DEBRIS AND DANGEROUS WORKING CONDITIONS. WORKING AREAS LEFT OVERNIGHT SHALL BE CLEANED AND SECURED. MINIMIZE NEW TEMPORARY OPENINGS IN WALLS AND CEILINGS. MAINTAIN A 48 HR MINIMUM WRITTEN NOTIFICATION SCHEDULE FOR TENANTS FOR WORK INSIDE THE UNITS.

FIRE DEPARTMENT NOTES

- PORTIONS OF THE STRUCTURE NOT ALTERED AND NOT AFFECTED BY THE ALTERATION ARE NOT REQUIRED TO COMPLY WITH THE CODE REQUIREMENTS FOR A NEW STRUCTURE. CBC 3403.1
- SIZE REQUIREMENTS: REPLACEMENT BEDROOM WINDOWS MAY HAVE A 20" MINIMUM CLEAR VERTICAL OPENING AS LONG AS THEY MEET THE 5.7' SQUARE FOOT MINIMUM CLEAR OPENABLE AREA. (A 20" VERTICAL OPENING REQUIRES A 41" HORIZONTAL OPENING). THIS ESSENTIALLY ALLOWS THE CURRENT OPENING DIMENSIONS TO BE TURNED 90 DEGREES, WHICH WILL PROVIDE EXTRA WIDTH FOR EMERGENCY ESCAPE AND MAKE IT EASIER FOR THE OCCUPANT TO USE THAN THE CURRENT DIMENSIONS. REPLACEMENT OF EMERGENCY ESCAPE WINDOWS SHALL NOT RAISE THE SILL HEIGHT ABOVE THAT ALLOWED BY CODE AT THE TIME OF THE ORIGINAL CONSTRUCTION (PRE-1976 CBC 48"; 1976 TO CURRENT CBC 44"). EMERGENCY ESCAPE WINDOWS-SECTION 1026 OF THE CITY OF VENTURA FIRE DEPARTMENT BUILDING AND SAFETY DIVISION.


DEMOLITION NOTES

- PROTECT WORKERS AND RESIDENTS FROM EXPOSURE TO LEAD. REMOVAL OF OLD PAINT BY SANDING SCRAPING OR OTHER MEANS OR REMOVAL OF MATERIAL WITH OLD PAINT MAY GENERATE DUST OR FUMES THAT CONTAIN LEAD. EXPOSURE TO LEAD DUST OR FUMES MAY CAUSE BRAIN DAMAGE OR OTHER ADVERSE HEALTH EFFECTS, ESPECIALLY IN CHILDREN OR PREGNANT WOMEN. CONTROLLING EXPOSURE TO LEAD OR OTHER HAZARDOUS SUBSTANCES REQUIRES THE USE OF PROPER PROTECTIVE EQUIPMENT, SUCH AS A PROPERLY FITTED RESPIRATOR (NIOSH APPROVED) AND PROPER CONTAINMENT AND CLEANUP. FOR MORE INFORMATION, CALL THE NATIONAL LEAD INFORMATION CENTER AT 1-800-424-LEAD (IN US) OR CONTACT YOUR LOCAL AUTHORITY.
- PROTECT WORKERS AND RESIDENTS FROM EXPOSURE TO ASBESTOS, WHEN REMOVING CEILING MATERIAL TO GAIN ACCESS TO THE ATTIC OR WHEN REMOVING MATERIAL SUSPECT OF CONTAINING ASBESTOS. AIRBORNE MICROSCOPIC FIBERS OF ASBESTOS IF RELEASED FROM ASBESTOS CONTAINING MATERIALS CAN BE INHALED AND MAY CAUSE CANCER AND SIGNIFICANT HEALTH PROBLEMS ESPECIALLY IN CHILDREN. FOR MORE INFORMATION VISIT WWW.EPA.GOV/ASBESTOS. CONTACT THE LOCAL AUTHORITY FOR REQUIREMENTS OF ASBESTOS TESTING AND ABATEMENT. FOLLOW GUIDELINES AND REGULATIONS OF OSHA AND NIOSH.
- GAIN TEMPORARY ACCESS THROUGH BATHROOM CEILINGS AND CLOSET CEILINGS THAT DO NOT CONTAIN ACOUSTIC CEILING MATERIAL.



AMADOR WHITTLE ARCHITECTS, INC.

17 EAST HIGH STREET
MOROPARK, CALIFORNIA 93021
TEL (805) 538-3938 FAX (805) 538-3942



**VENTURA HOUSING AUTHORITY
SANTA CLARA APTS. "GREEN" RENOVATION**

1216 E. SANTA CLARA ST., VENTURA, CA 93001

NOTE: THIS SHEET IS ONE OF A SET OF DOCUMENTS WHICH INCLUDES, BUT IS NOT LIMITED TO, DRAWINGS AND SPECIFICATIONS ADDRESSING ALL TRADES, GENERAL CONDITIONS OF CONTRACT, AND SUPPLEMENTAL CONDITIONS. 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: 07/08/10
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	CHECK: -
	JOB NO: 10-VHA-028

GENERAL NOTES

IF THIS SHEET IS NOT 42" X 36", IT IS NOT FULL SIZE. SCALE DRAWINGS ACCORDINGLY.

G0.01

OF

BID SET/PLAN CHECK

**CODE ANALYSIS
EXISTING BUILDING**

OVERALL BUILDING: 18,691 S.F.

- A. **OCCUPANCY TYPE:** R-2
- B. **CONSTRUCTION TYPE:** ORIGINAL 1964 TYPE IV 1 HR (RESEMBLES TYPE V-A)
- C. **NUMBER OF STORIES:** TWO-STORY
- D. **BUILDING HEIGHT:** APPROXIMATELY 25'-0" MAX. (40 FT MAXIMUM PER CBC TABLE 503)
- E. **AREA ANALYSIS:**

1. ACTUAL FLOOR AREA:	1ST FLOOR	9012 S.F.
	2ND FLOOR	9451 S.F.
	PARKING LEVEL	255 S.F.
	TOTAL =	18,691 S.F.

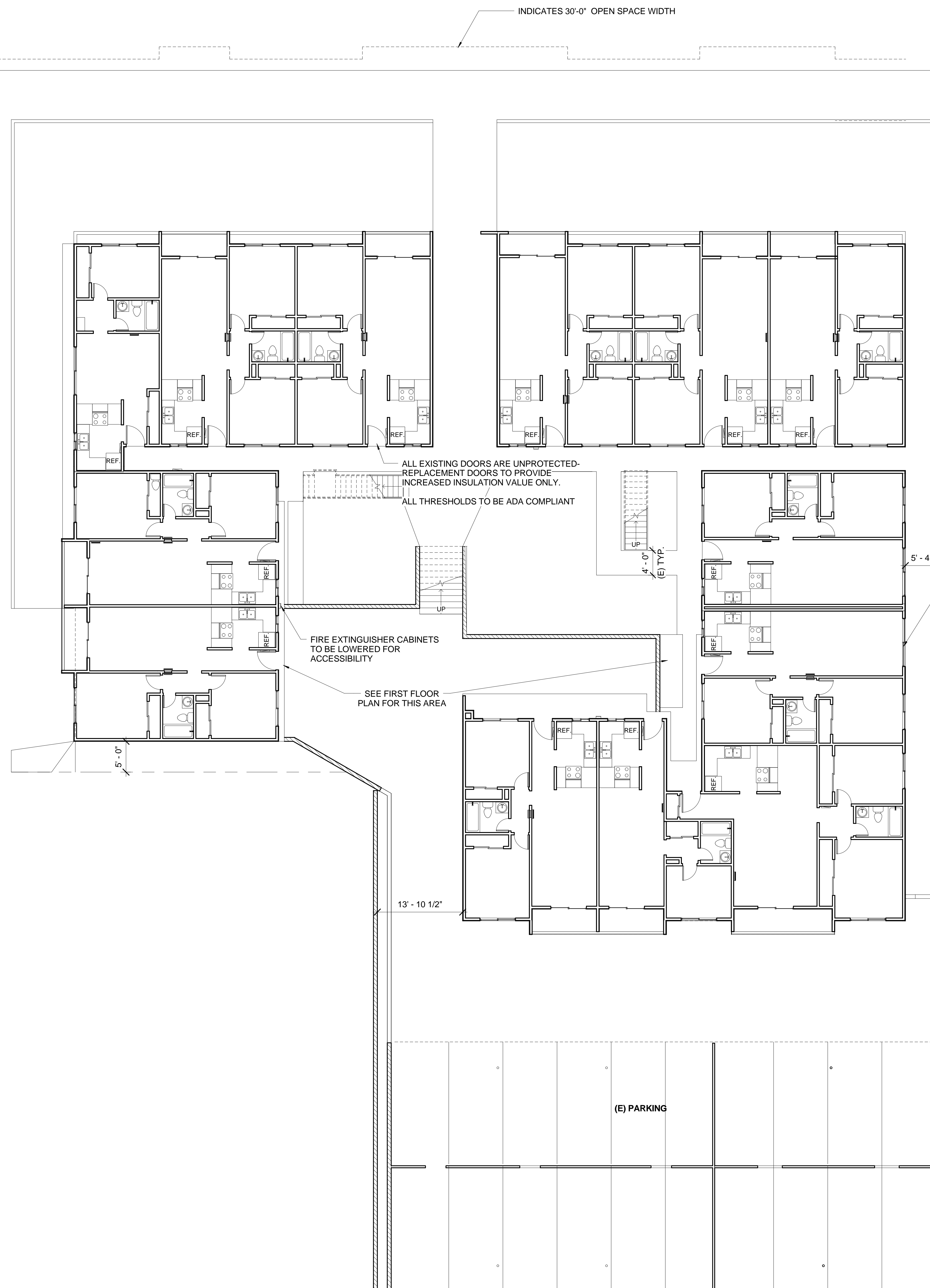
BUILDING ELEMENT	REQUIREMENTS BASED ON CONSTRUCTION TYPE TABLE 601
1. STRUCTURAL FRAME	1 HR.
2. BEARING WALLS-EXTERIOR	1 HR.
3. BEARING WALLS - INTERIOR	1 HR.
4. NONBEARING WALLS - EXTERIOR	TABLE 602 x < 5' 1 HR. 5' ≤ x < 10' 1 HR. 10' ≤ x < 30' 1 HR. x ≥ 30' 0 HR.
5. NONBEARING WALLS - INTERIOR	0 HR.
6. FLOORS AND FLOOR-CEILINGS	1 HR.
7. ROOF AND ROOF-CEILINGS	1 HR.

NOTES:

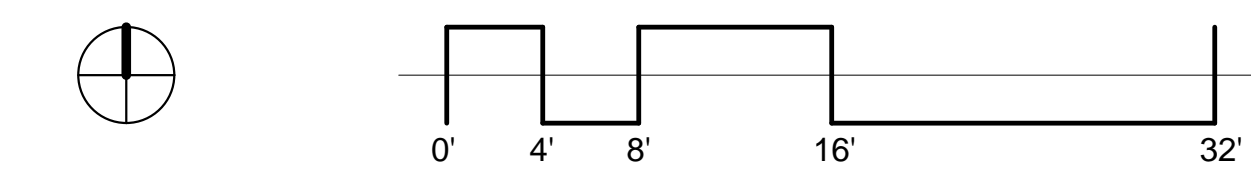
1. PORTIONS OF THE STRUCTURE NOT ALTERED AND NOT AFFECTED BY THE ALTERATION ARE NOT REQUIRED TO COMPLY WITH THE CODE REQUIREMENTS FOR A NEW STRUCTURE. CBC 3403.1
2. ANY NEW PENETRATIONS THROUGH ALL EXISTING ASSEMBLIES LISTED IN TABLE ABOVE (EXCEPT NONBEARING INTERIOR WALLS) SHALL BE FIRE-CAULKED AND TREATED AS A PENETRATION THROUGH 1-HR RATED WALLS.
3. ALL NEW GYPSUM BOARD SHALL BE 5/8" TYPE X OR TO MATCH EXISTING GYP. BD. THICKNESS.
4. WINDOWS SHALL HAVE AN EMERGENCY ESCAPE OPENING OF NOT LESS THAN 5.7 S.F. AND NOT LESS THAN 20" VERTICAL AND SHALL NOT RAISE THE SILL HEIGHT TO ABOVE 48" THE CODE REQUIRED SILL MAXIMUM HEIGHT AT TIME OF CONSTRUCTION: 1964.

EXISTING CARPORT AREA: 3,600 S.F.

- A. **OCCUPANCY TYPE:** U
- B. **CONSTRUCTION TYPE:** TYPE V-B
- C. **NUMBER OF STORIES:** ONE-STORY
- D. **BUILDING HEIGHT:** APPROXIMATELY 12'-0" MAX. (40 FT MAXIMUM PER CBC TABLE 503)
- E. **BASIC ALLOWABLE AREA:** 5,500 S.F.



VICINITY MAP



1 CODE ANALYSIS SITE PLAN
1/8" = 1'-0"

<p>AMADOR WHITTLE ARCHITECTS, INC.</p> <p>17 EAST HIGH STREET MOORPARK, CALIFORNIA 93021 TEL (805) 538-3938 FAX (805) 538-3942</p>	
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<p>REVISIONS</p>	<p>DATE: 07/08/10</p> <p>DRAWN: PAN</p> <p>CHECK: -</p> <p>JOB NO: 10-VHA-028</p>
<p>CODE ANALYSIS SITE PLAN</p>	
<p>G0.02</p>	

KEY NOTES

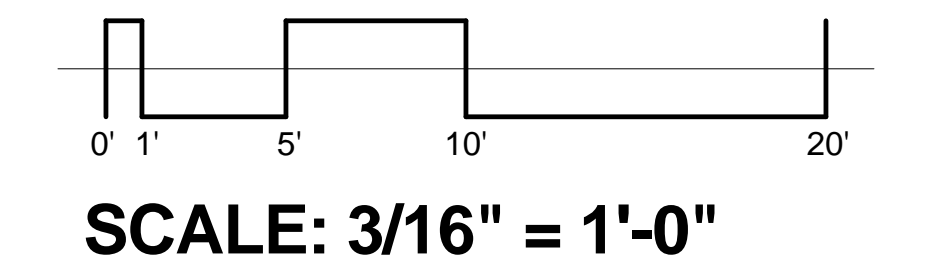
- 6.09 (N) 6" HIGH 30" WIDE BACKSPLASH TO REPLACE (E)
- 11.01 (N) FREESTANDING GAS RANGE/OVEN
- 11.02 (N) "ENERGY STAR" REFRIGERATOR
- 15.01 (E) WALL FURNACE TO BE REMOVED
- 15.02 (E) WALL FURNACE REGISTER TO BE REMOVED
- 15.03 (N) PROGRAMMABLE THERMOSTAT
- 15.08 (N) LOW FLOW TOILET
- 15.09 (N) LOW FLOW FAUCET
- 15.10 (N) LOW FLOW SHOWERHEAD
- 16.03 (N) ELECTRICAL PANEL - SEE ELECTRICAL
- 16.05 (N) LIGHT SWITCH, TYP. - SEE ELECTRICAL

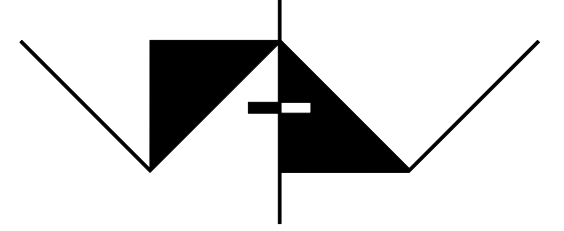
LEGEND

INDICATES (N) LOOSE-FILL BLOW-IN INSULATION, R-13 MINIMUM ON EXTERIOR WALLS, R-30 IN ROOF-CEILING CAVITY.

NOTES


1. KITCHEN COUNTERS 36" HIGH. STOVES SHALL ALIGN TO TOP OF COUNTERS. TYPICAL.
2. REMOVE (E) 4" HIGH BACKSPLASH PROVIDED AT BACK OF STOVE. REPLACE WITH 6" HIGH BACKSPLASH TO MATCH EXISTING COUNTER TOP. PROTECT COUNTER TOP FROM DAMAGE DURING REMOVAL OF 4" BACKSPLASH. TYPICAL OF ALL UNITS.
3. OPENING IN COUNTER IS 30" WIDE. TYPICAL.
4. DOORS NOT LABELED ARE EXISTING TO REMAIN.
5. ALL WALLS AND CASEWORK EXISTING TO REMAIN, EXCEPT AS IN NOTE 2.
6. PAINT WALLS AS NOTED. DO NOT PAINT BASE BOARDS. DO NOT PAINT WOOD TRIM EXCEPT AROUND NEW DOOR FRAMES.
7. REFRIGERATOR SHALL BE FRIGIDAIRE #FFHT1513LW WHITE 15CUFT. ENERGY STAR LABELED AND ADA COMPLIANT. WIRE SHELVES. (OR EQUAL)
8. RANGE SHALL BE AMANA 30" #ADR3311WDW WHITE ADA COMPLIANT CONTROLS, 42" MAX HEIGHT. (OR EQUAL)
9. FOR FINISHES SEE A6.01
10. SEE MECHANICAL DRAWINGS FOR NEW HYDRONIC RADIATOR LOCATIONS. SEE DETAIL 9/A5.02 FOR RECESSED CONDITION.





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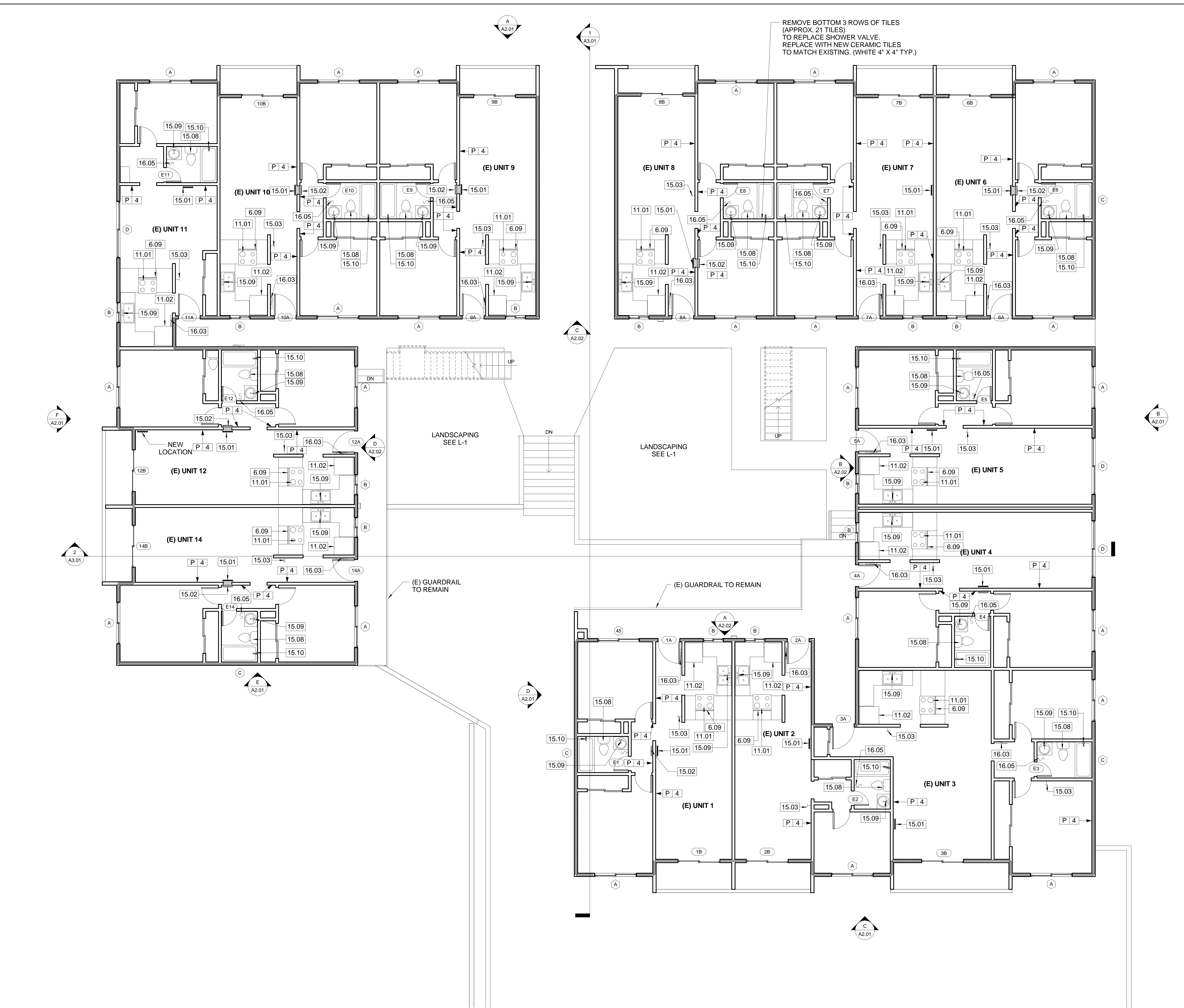
FIRST FLOOR PLAN

A1.02

IF THIS SHEET IS NOT 42" X 36", IT IS NOT FULL SIZE. SCALE DRAWING ACCORDINGLY.

BID SET/PLAN CHECK

1 FIRST FLOOR PLAN
3/16" = 1'-0"



REMOVE BOTTOM 3 ROWS OF TILES (APPROX. 21 TILES) TO REPLACE SHOWER VALVE. REPLACE WITH NEW CERAMIC TILES TO MATCH EXISTING. (WHITE 4" X 4" TYP.)

LANDSCAPING SEE L-1

LANDSCAPING SEE L-1

(E) GUARDRAIL TO REMAIN

(E) GUARDRAIL TO REMAIN

NEW LOCATION

1 FIRST FLOOR PLAN
3/16" = 1'-0"

KEY NOTES

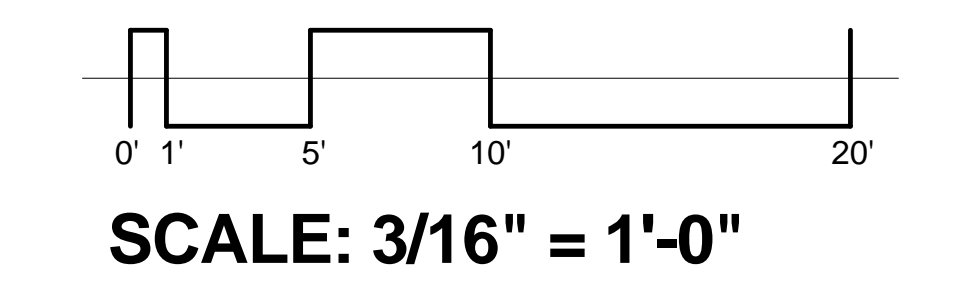
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- 11.01 (N) FREESTANDING GAS RANGE/OVEN
- 11.02 (N) "ENERGY STAR" REFRIGERATOR
- 15.01 (E) WALL FURNACE TO BE REMOVED
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- 15.03 (N) PROGRAMMABLE THERMOSTAT
- 15.08 (N) LOW FLOW TOILET
- 15.09 (N) LOW FLOW FAUCET
- 15.10 (N) LOW FLOW SHOWERHEAD
- 16.03 (N) ELECTRICAL PANEL - SEE ELECTRICAL
- 16.05 (N) LIGHT SWITCH, TYP. - SEE ELECTRICAL

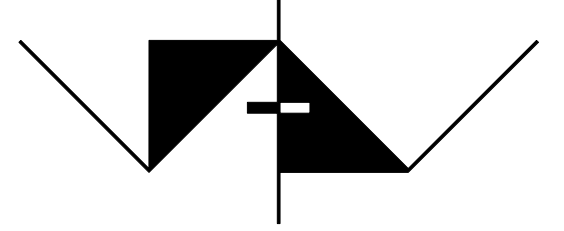
LEGEND

- INDICATES (N) LOOSE-FILL BLOWN-IN INSULATION, R-13 MINIMUM ON EXTERIOR WALLS, R-30 IN ROOF-CEILING CAVITY.

NOTES


1. KITCHEN COUNTERS 36" HIGH. STOVES SHALL ALIGN TO TOP OF COUNTERS. TYPICAL.
2. REMOVE (E) 4" HIGH BACKSPASH PROVIDED AT BACK OF STOVE. REPLACE WITH 6" HIGH BACKSPASH TO MATCH EXISTING COUNTER TOP. PROTECT COUNTER TOP FROM DAMAGE DURING REMOVAL OF 4" BACKSPASH. TYPICAL OF ALL UNITS.
3. OPENING IN COUNTER IS 30" WIDE. TYPICAL.
4. DOORS NOT LABELED ARE EXISTING TO REMAIN.
5. ALL WALLS AND CASEWORK EXISTING TO REMAIN, EXCEPT AS IN NOTE 2.
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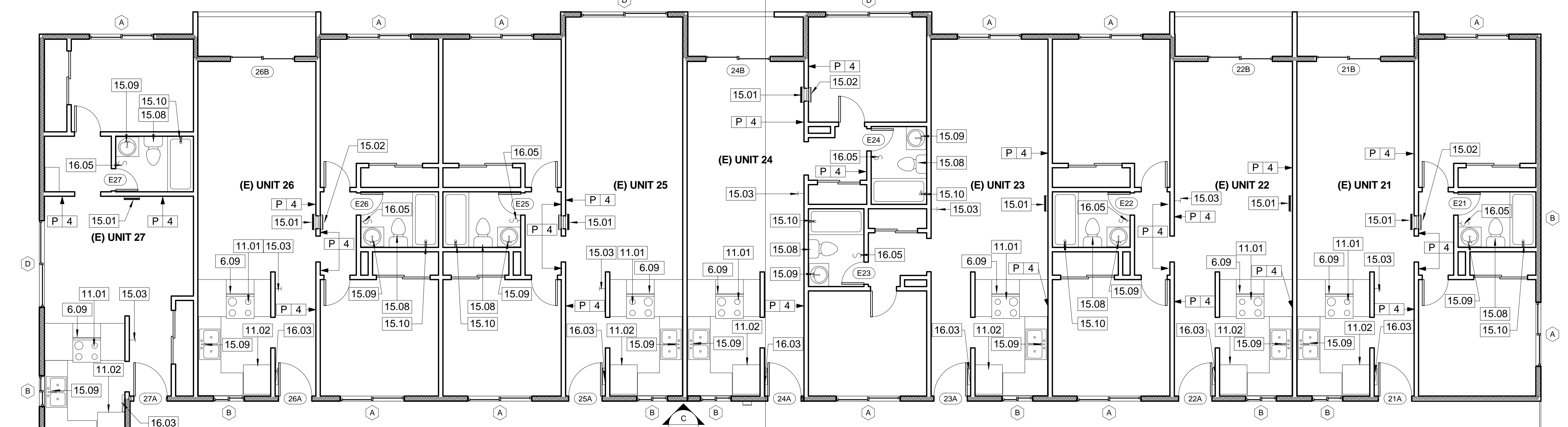
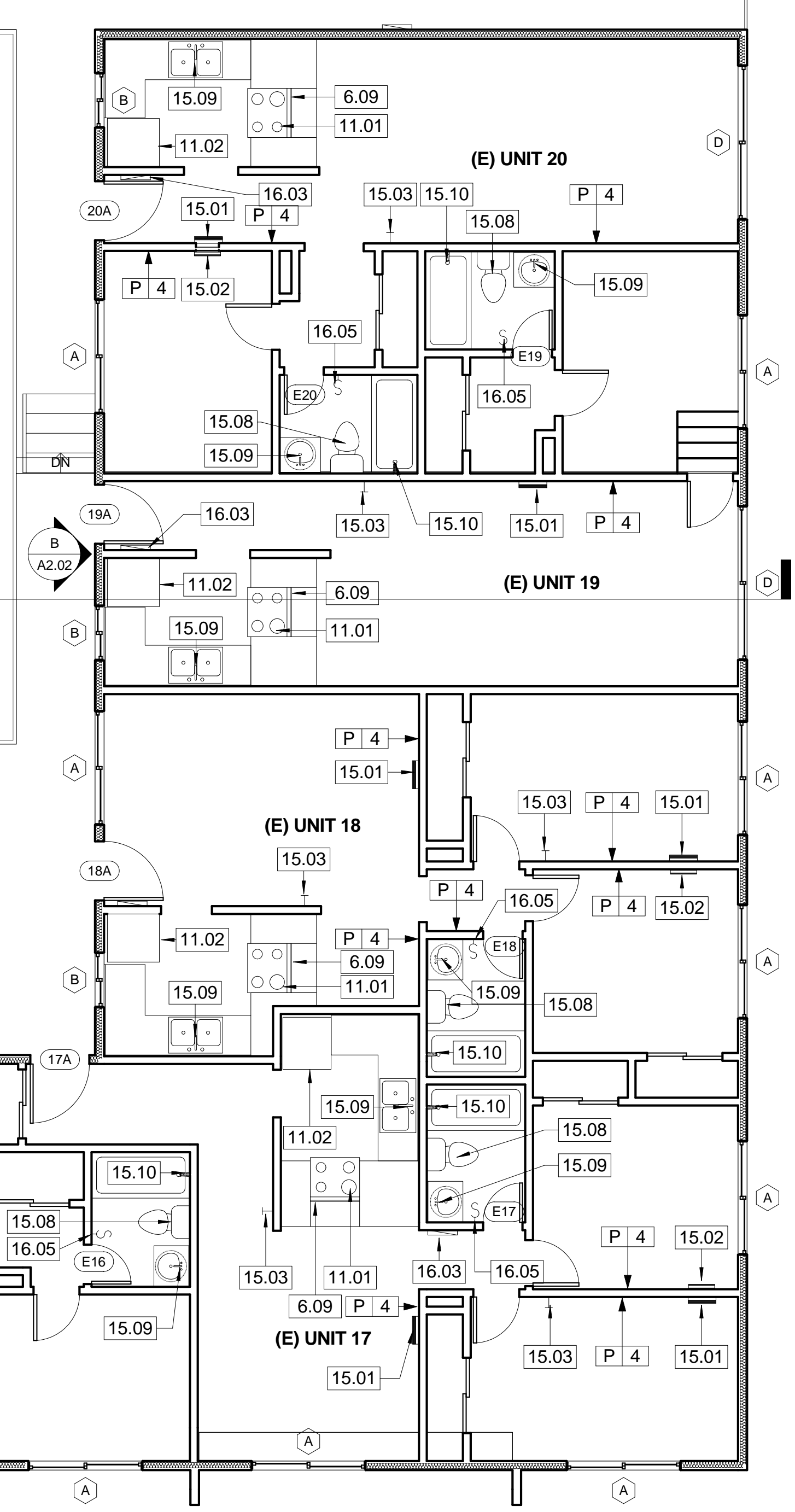
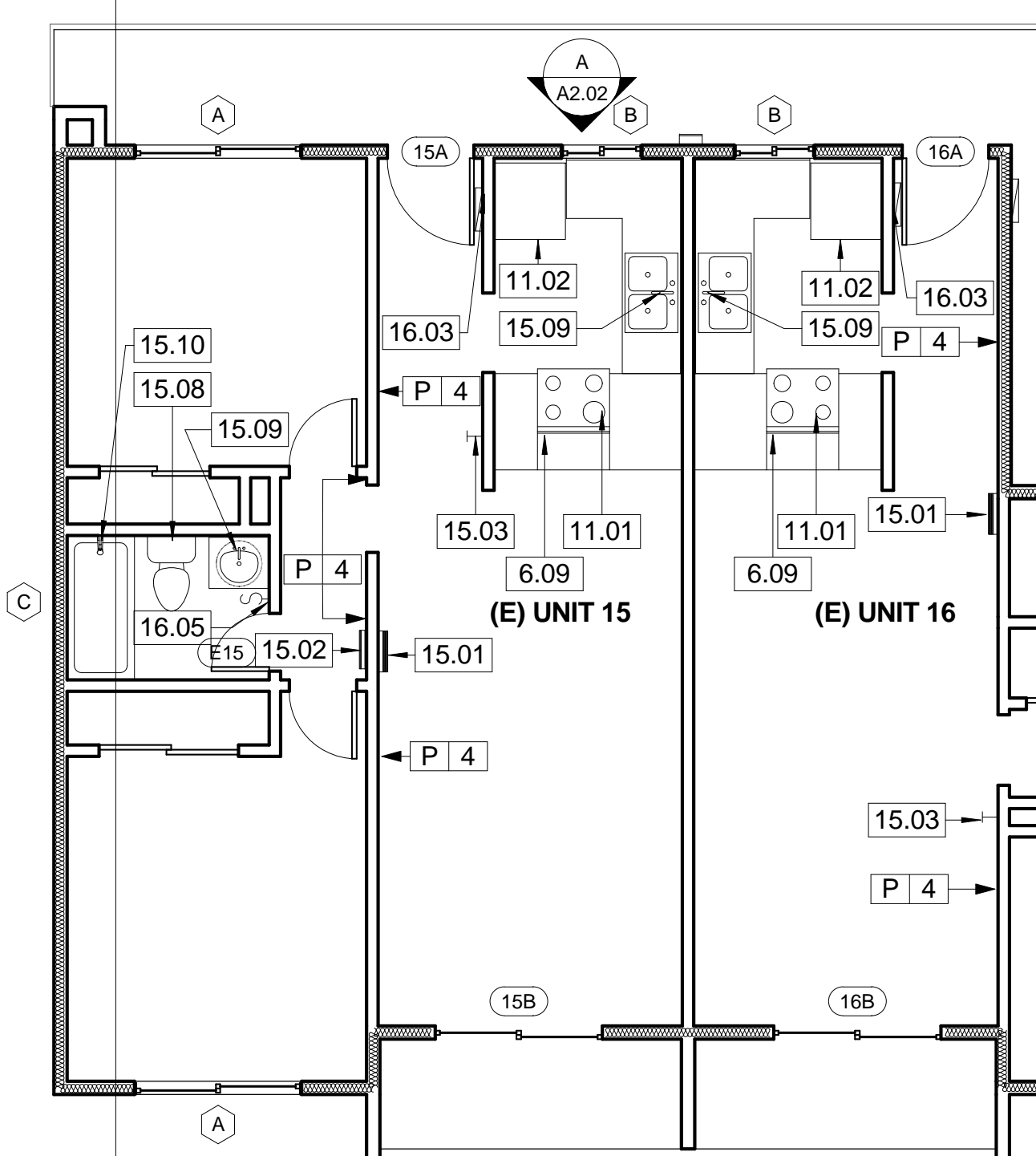
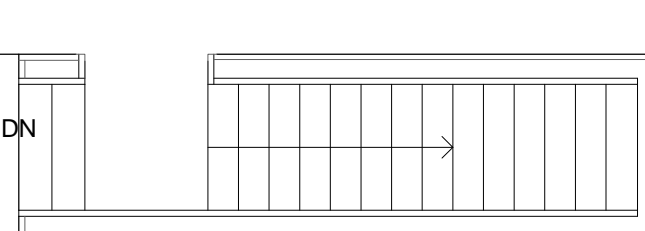
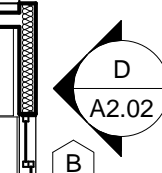
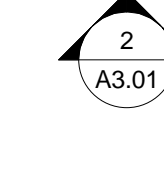
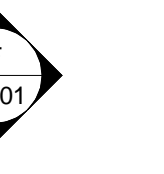
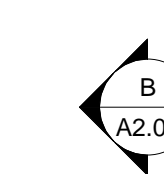
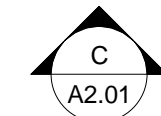
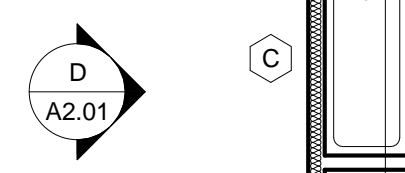
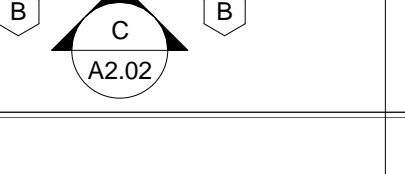
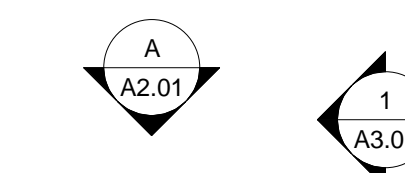
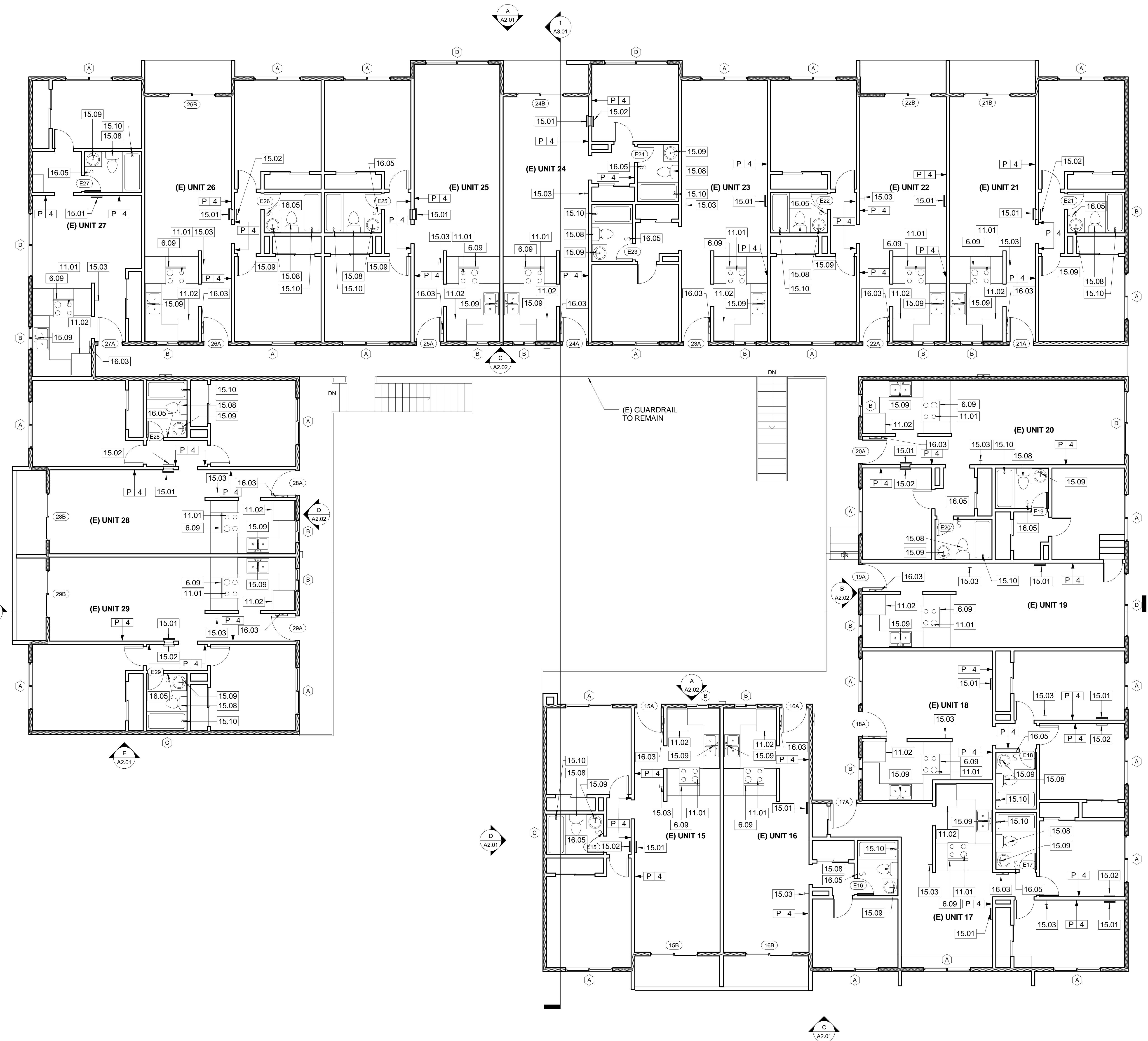
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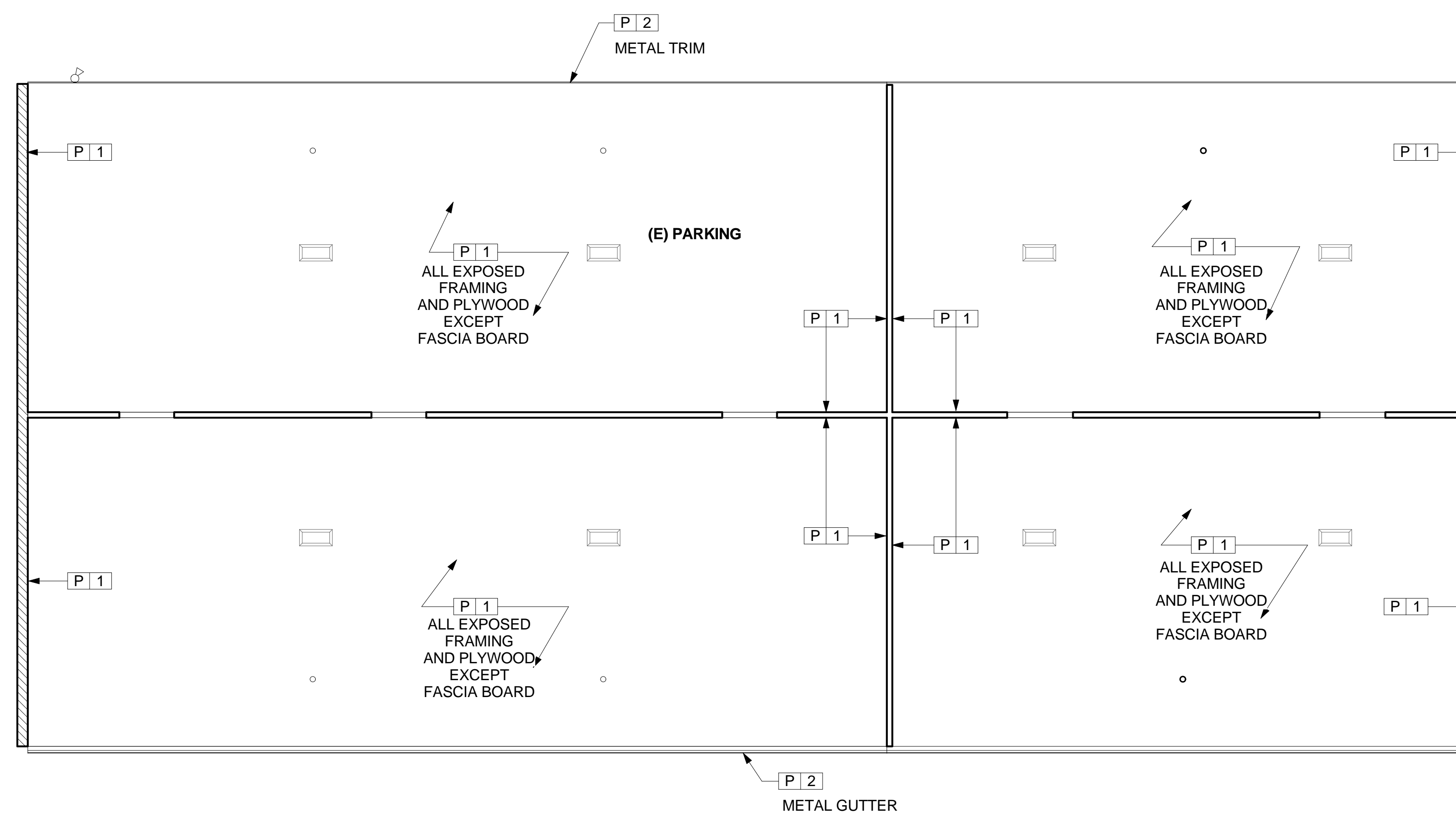
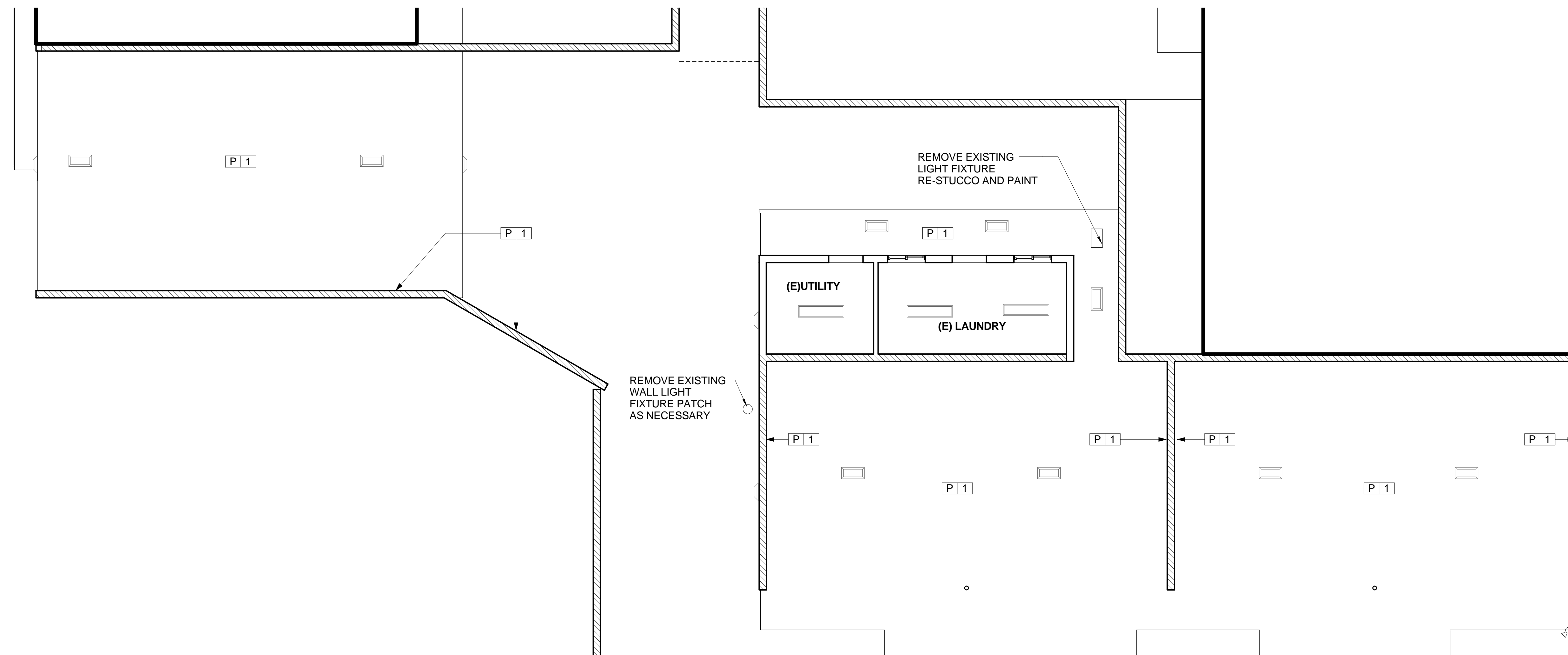
SECOND FLOOR PLAN **A1.03**

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BID SET/PLAN CHECK

1 SECOND FLOOR PLAN
3/16" = 1'-0"



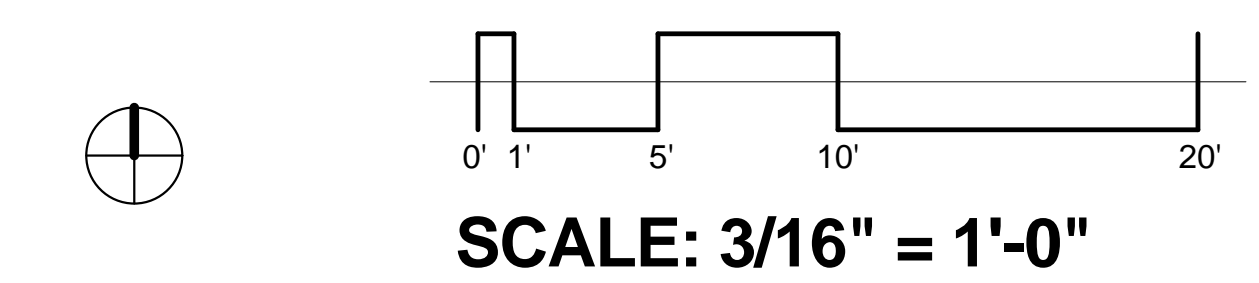


CEILING LEGEND

- (N) EXHAUST FAN
- (N) EXHAUST FAN-TO REPLACE EXISTING
- (N) CEILING MOUNTED LIGHT FIXTURE
- (N) CEILING MOUNTED LIGHT FIXTURE-TO REPLACE EXISTING
- (N) CEILING MOUNTED LINEAR LIGHT FIXTURE
- (N) CEILING MOUNTED LINEAR LIGHT FIXTURE-TO REPLACE EXISTING
- (N) CEILING MOUNTED EXTERIOR LIGHT FIXTURE
- (N) CEILING MOUNTED EXTERIOR LIGHT FIXTURE-TO REPLACE EXISTING
- (N) STOVE/OVEN HOOD - TO REPLACE EXISTING
- (N) WALL MOUNTED LIGHT FIXTURE
- (N) WALL MOUNTED LIGHT FIXTURE-TO REPLACE EXISTING
- (N) CEILING MOUNTED SMOKE/CO DETECTOR
- (N) CEILING MOUNTED SMOKE/CO DETECTOR-TO REPLACE EXISTING
- (N) WALL MOUNTED SMOKE/CO DETECTOR
- (N) WALL MOUNTED SMOKE/CO DETECTOR-TO REPLACE EXISTING
- (N) ATTIC ACCESS PANEL SEE DETAIL 10 ON SHEET A5.02.
- (E) CEILING ACCESS PANEL TO REMAIN
- (N) FLOOD LIGHT TO REPLACE EXISTING
- (N) EXTERIOR WALL LIGHT

NOTES


1. ALL CEILINGS 8'-0" A.F.F.
2. BEDROOM, LIVING ROOM AND HALLWAY CEILINGS ARE ALL ACOUSTIC CEILING TO REMAIN.
3. TEMPORARY ACCESS TO ATTIC SHALL BE THROUGH CEILINGS THAT ARE DRYWALL ONLY; BATHROOMS AND CLOSETS. PATCH AND PAINT P#4.
4. PROVIDE AIR SEAL AT CEILING FIXTURES PER MANUFACTURER'S RECOMMENDATION.
5. PAINT ALL EXTERIOR STUCCO SOFFITS AND UNDERSIDE OF ROOF EAVES P#1. EXISTING ELEMENTS, I.e. FASCIA BOARD, THAT ARE CURRENTLY PAINTED BLUE SHALL REMAIN BLUE, DO NOT PAINT.





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REGISTERED ARCHITECT
AMADOR WHITTLE
STATE OF CALIFORNIA
No. 12225

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PARKING REFLECTED CEILING PLAN

A1.04

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










BID SET/PLAN CHECK

1 PARKING LEVEL REFLECTED CEILING PLAN
3/16" = 1'-0"

KEY NOTES

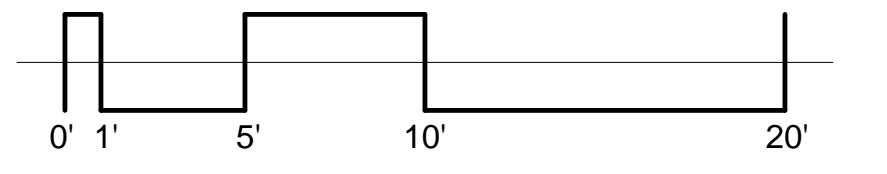
- 15.10 (N) LOW FLOW SHOWERHEAD
- 15.11 (N) "ENERGY STAR" EXHAUST FAN
- 16.01 (N) EXTERIOR LIGHT FIXTURE TO REPLACE EXISTING

CEILING LEGEND

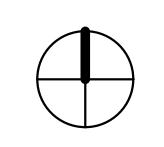
-  (N) EXHAUST FAN
-  (N) EXHAUST FAN-TO REPLACE EXISTING
-  (N) CEILING MOUNTED LIGHT FIXTURE
-  (N) CEILING MOUNTED LIGHT FIXTURE-TO REPLACE EXISTING
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-  (N) WALL MOUNTED SMOKE/CO DETECTOR-TO REPLACE EXISTING
-  (N) ATTIC ACCESS PANEL SEE DETAIL 10 ON SHEET A5.02.
-  (E) CEILING ACCESS PANEL TO REMAIN
-  (N) FLOOD LIGHT TO REPLACE EXISTING
-  (N) EXTERIOR WALL LIGHT

NOTES

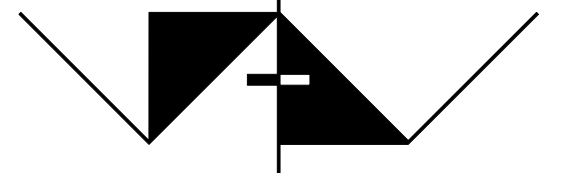
1. ALL CEILINGS 8'-0" A.F.F.
2. BEDROOM, LIVING ROOM AND HALLWAY CEILINGS ARE ALL ACOUSTIC CEILING TO REMAIN.
3. TEMPORARY ACCESS TO ATTIC SHALL BE THROUGH CEILINGS THAT ARE DRYWALL ONLY; BATHROOMS AND CLOSETS. PATCH AND PAINT P#4.
4. PROVIDE AIR SEAL AT CEILING FIXTURES PER MANUFACTURER'S RECOMMENDATION.
5. PAINT ALL EXTERIOR STUCCO SOFFITS AND UNDERSIDE OF ROOF EAVES P#1. EXISTING ELEMENTS, I.E. FASCIA BOARD, THAT ARE CURRENTLY PAINTED BLUE SHALL REMAIN BLUE, DO NOT PAINT.



SCALE: 3/16" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
3/16" = 1'-0"

 AMADOR WHITTLE ARCHITECTS, INC.	 <small>17 EAST HIGH STREET MOORPARK, CALIFORNIA 93021 TEL (805) 538-3938 FAX (805) 538-3942</small>
VENTURA HOUSING AUTHORITY SANTA CLARA APTS. "GREEN" RENOVATION	
<small>1216 E. SANTA CLARA ST., VENTURA, CA 93001</small>	
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<small>REVISIONS</small>	<small>DATE: 07/08/10 DRAWN: PAN CHECK: - JOB NO: 10-VHA-028</small>
FIRST FLOOR REFLECTED CEILING PLAN <small>IF THIS SHEET IS NOT 42" X 36" IT IS NOT FULL SIZE. SCALE DRAWINGS ACCORDINGLY.</small>	
A1.05 <small>OF</small>	

KEY NOTES

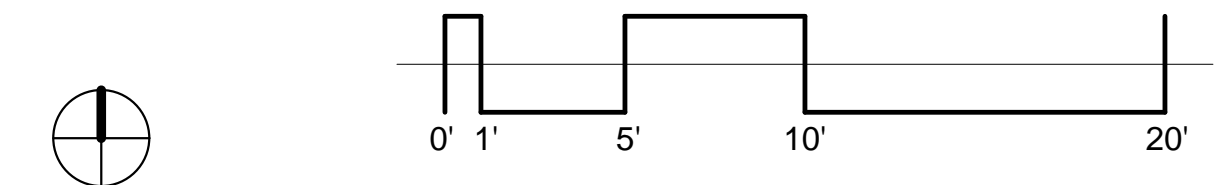
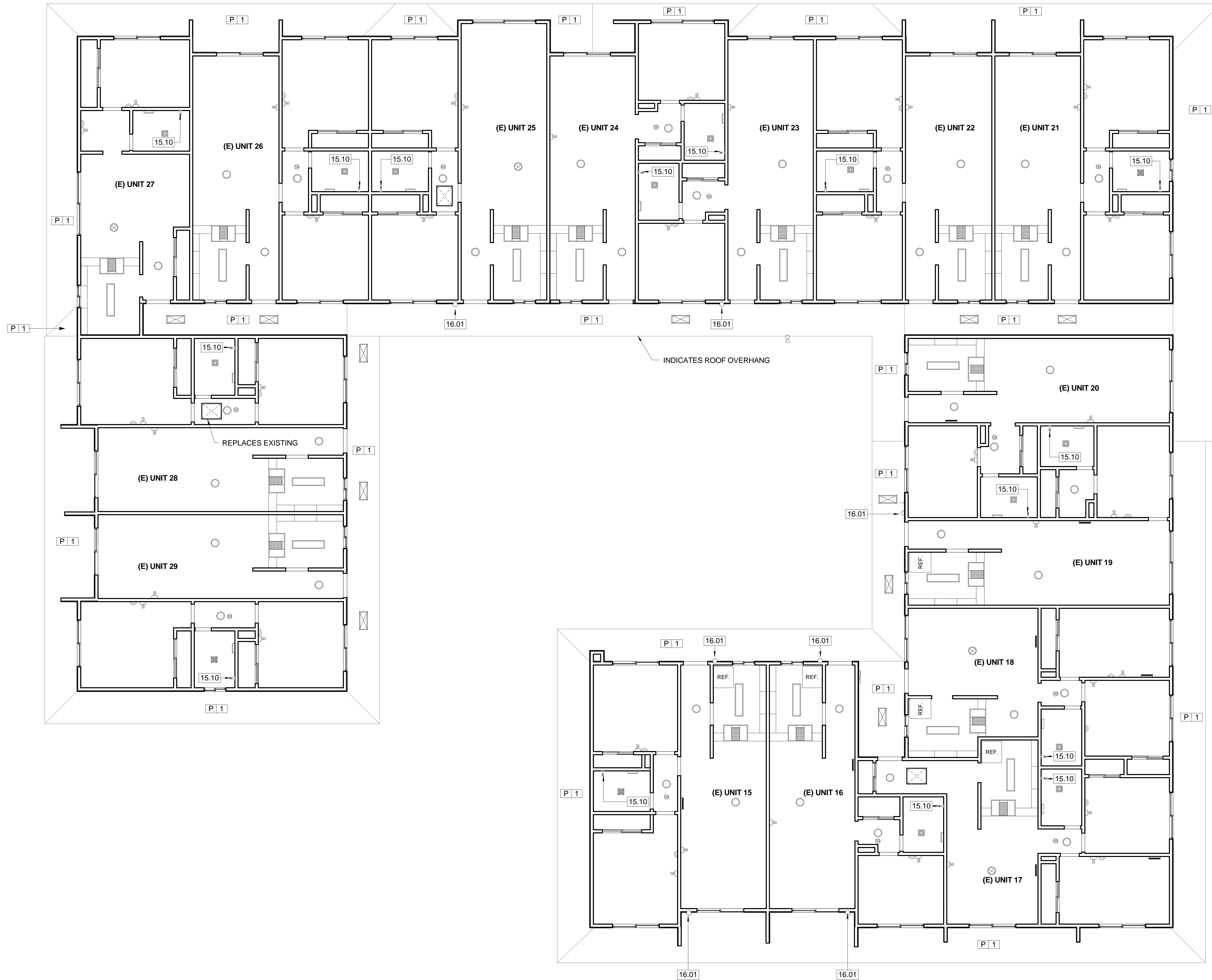
- 15.10 (N) LOW FLOW SHOWERHEAD
- 16.01 (N) EXTERIOR LIGHT FIXTURE TO REPLACE EXISTING

CEILING LEGEND

- (N) EXHAUST FAN
- (N) EXHAUST FAN-TO REPLACE EXISTING
- (N) CEILING MOUNTED LIGHT FIXTURE
- (N) CEILING MOUNTED LIGHT FIXTURE-TO REPLACE EXISTING
- (N) CEILING MOUNTED LINEAR LIGHT FIXTURE TO REPLACE EXISTING
- (N) CEILING MOUNTED LINEAR LIGHT FIXTURE
- (N) CEILING MOUNTED EXTERIOR LIGHT FIXTURE-TO REPLACE EXISTING
- (N) CEILING MOUNTED EXTERIOR LIGHT FIXTURE
- (N) STOVE/OVEN HOOD - TO REPLACE EXISTING
- (N) WALL MOUNTED LIGHT FIXTURE-TO REPLACE EXISTING
- (N) WALL MOUNTED LIGHT FIXTURE TO REPLACE EXISTING
- (N) CEILING MOUNTED SMOKE/CO DETECTOR-TO REPLACE EXISTING
- (N) CEILING MOUNTED SMOKE/CO DETECTOR
- (N) ATTIC ACCESS PANEL SEE DETAIL 10 ON SHEET A5.02.
- (E) CEILING ACCESS PANEL TO REMAIN
- (N) FLOOD LIGHT TO REPLACE EXISTING
- (N) EXTERIOR WALL LIGHT

NOTES

1. ALL CEILINGS 8'-0" A.F.F.
2. BEDROOM, LIVING ROOM AND HALLWAY CEILINGS ARE ALL ACOUSTIC CEILING TO REMAIN.
3. TEMPORARY ACCESS TO ATTIC SHALL BE THROUGH CEILINGS THAT ARE DRYWALL ONLY; BATHROOMS AND CLOSETS. PATCH AND PAINT P#4.
4. PROVIDE AIR SEAL AT CEILING FIXTURES PER MANUFACTURER'S RECOMMENDATION.
5. PAINT ALL EXTERIOR STUCCO SOFFITS AND UNDERSIDE OF ROOF EAVES P#1. EXISTING ELEMENTS, I.E. FASCIA BOARD, THAT ARE CURRENTLY PAINTED BLUE SHALL REMAIN BLUE, DO NOT PAINT.



SCALE: 3/16" = 1'-0"

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	CHECK: -
	JOB NO: 10-VHA-028

SECOND FLOOR REFLECTED CEILING PLAN

A1.06

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

BID SET/PLAN CHECK

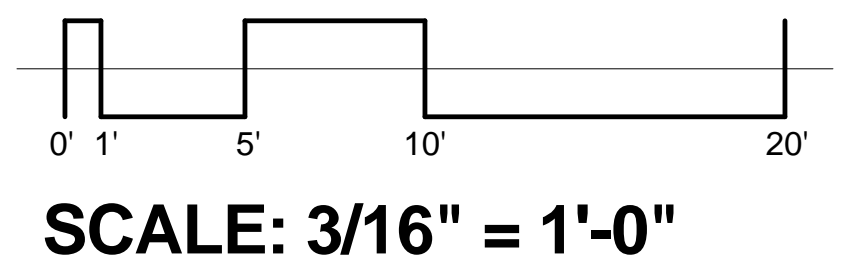
1 SECOND FLOOR REFLECTED CEILING PLAN
3/16" = 1'-0"

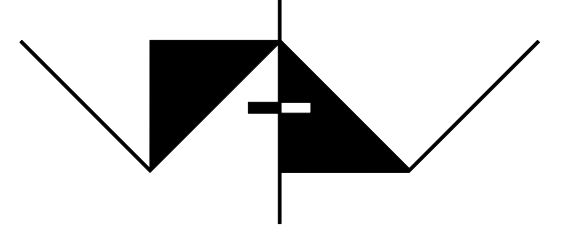
KEY NOTES

- 4.01 (E) CMU WALL
- 7.10 (N) R-13 BLOWN-IN INSULATION
- 7.11 (N) R-30 BLOWN-IN INSULATION
- 8.03 (N) COMPOSITE FRAME SLIDING WINDOW
- 8.05 (N) COMPOSITE FRAME SLIDING PATIO DOORS
- 9.01 (E) EXTERIOR PLASTER FINISH
- 16.01 (N) EXTERIOR LIGHT FIXTURE TO REPLACE EXISTING

NOTES


1. INSTALL INSULATION THROUGH EXTERIOR OF WALLS. CREATE HOLES NO LARGER THAN 2" IN DIAMETER. SEAL HOLE IN PLYWOOD AND RE-STUCCO TO MATCH AND PAINT.
2. INSTALL INSULATION THROUGH GABLE ENDS OF ROOF. SEAL HOLE WITH WOOD-PATCH AND PAINT.
2. PAINT WITH P#1 AT ALL EXTERIOR STUCCO WALLS AND SOFFITS, MASONRY WALLS, UNDER EAVES AND GABLE ENDS, U.N.O.
3. ALL PAINT USED ON DOOR FRAMES AND DOOR PANELS SHALL BE P#2.
4. ALL WINDOW FRAMES AND PATIO DOOR FRAMES SHALL BE FACTORY FINISH WHITE.
5. ALL GLAZING SHALL BE INSULATED LOW-E CLEAR.
6. DO NOT PAINT OVER (E) ELEMENTS PAINTED BLUE
7. PATCH STUCCO BEHIND FIRE EXTINGUISHER CABINET AS NEEDED.





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EXTERIOR ELEVATIONS **A2.01**

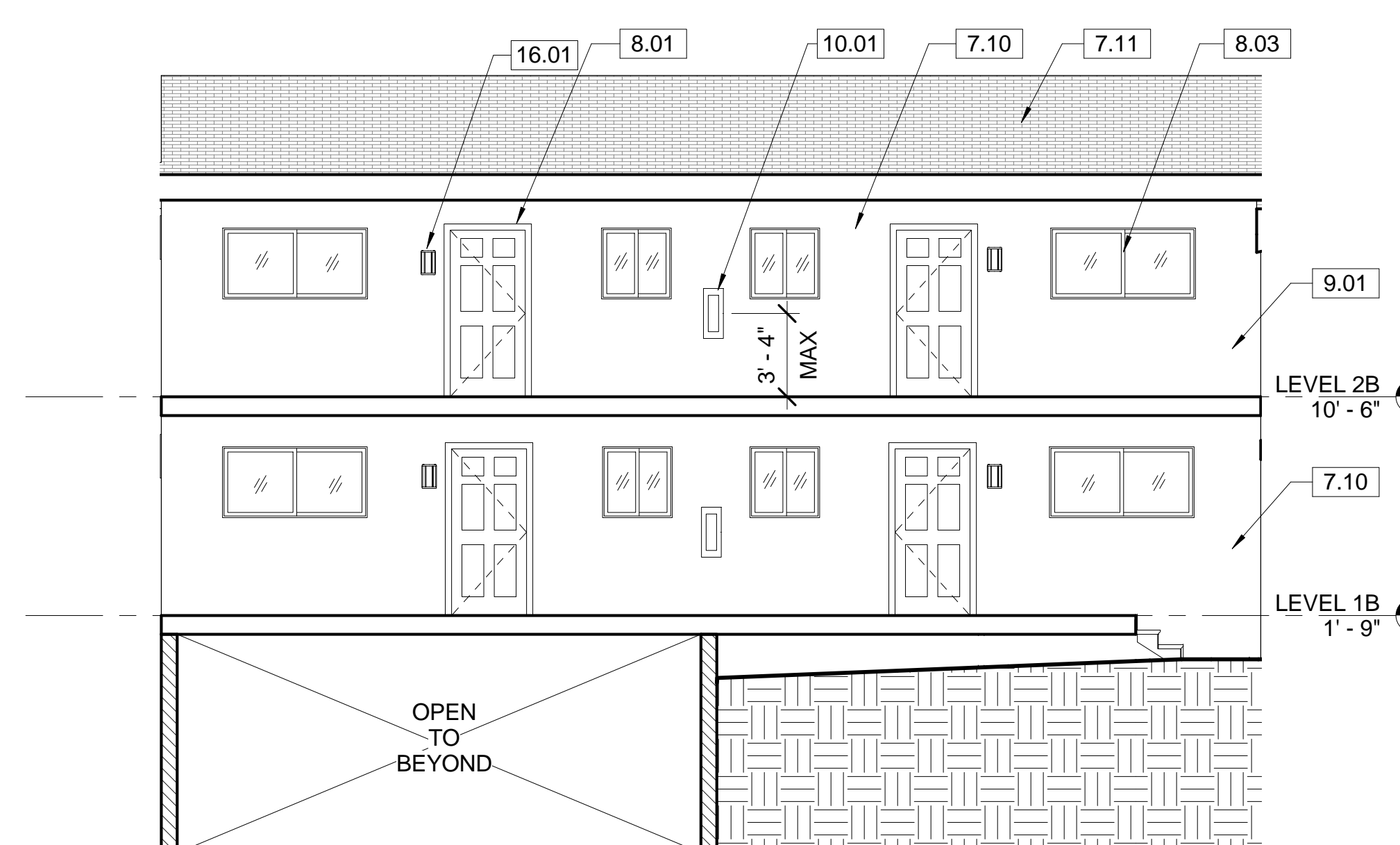
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BID SET/PLAN CHECK

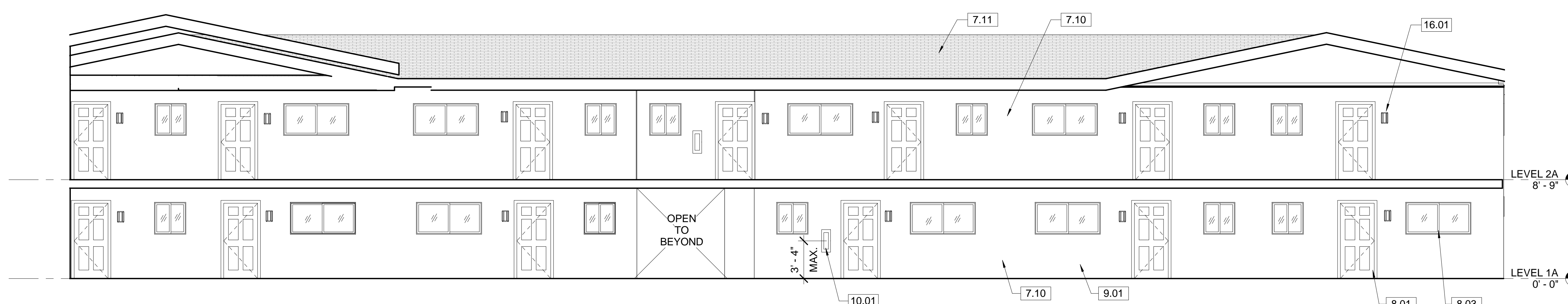


KEY NOTES

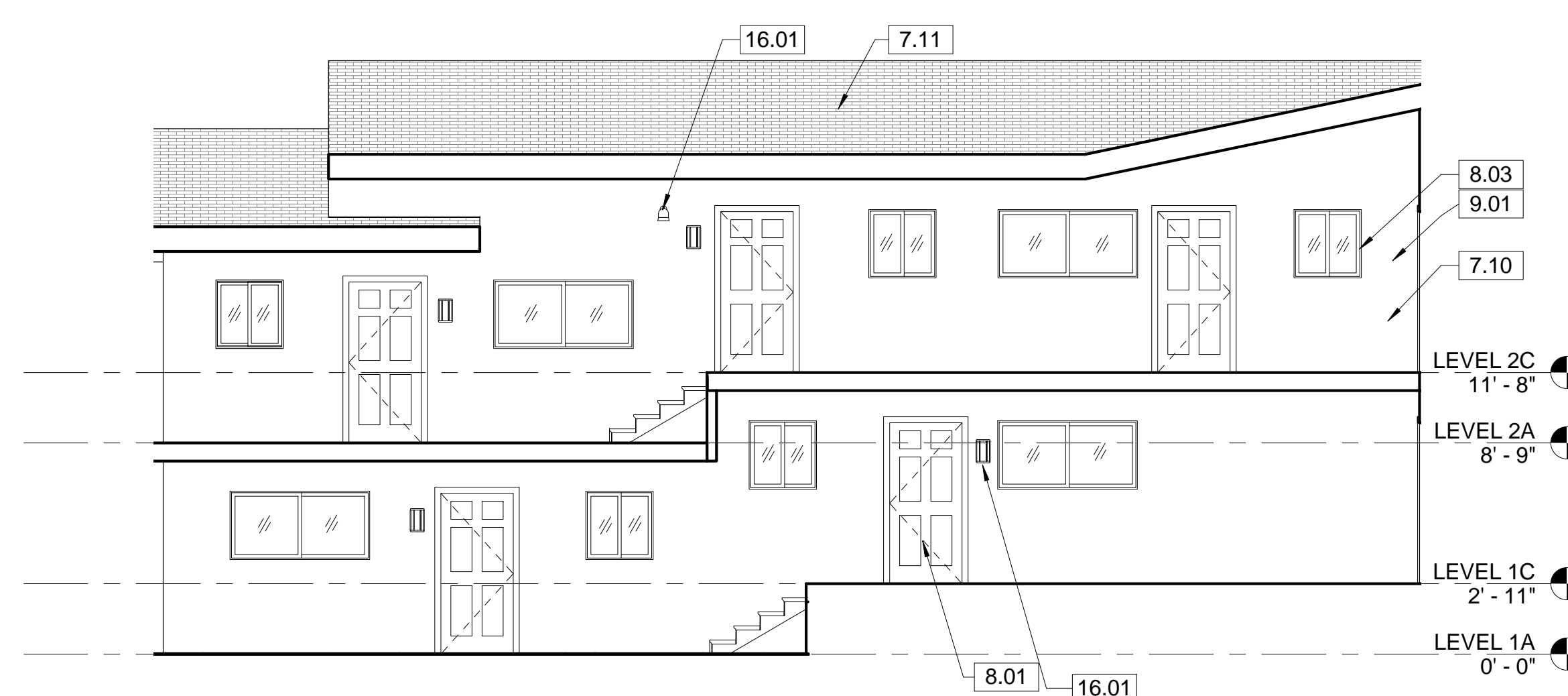
- 7.10 (N) R-13 BLOWN-IN INSULATION
- 7.11 (N) R-30 BLOWN-IN INSULATION
- 8.01 (N) INSULATED FIBERGLASS DOOR
- 8.03 (N) COMPOSITE FRAME SLIDING WINDOW
- 9.01 (E) EXTERIOR PLASTER FINISH
- 10.01 (E) FIRE EXTINGUISHER CABINET MOUNT AT NEW HEIGHT
- 10.03 (E) VENT SCREEN
- 16.01 (N) EXTERIOR LIGHT FIXTURE TO REPLACE EXISTING



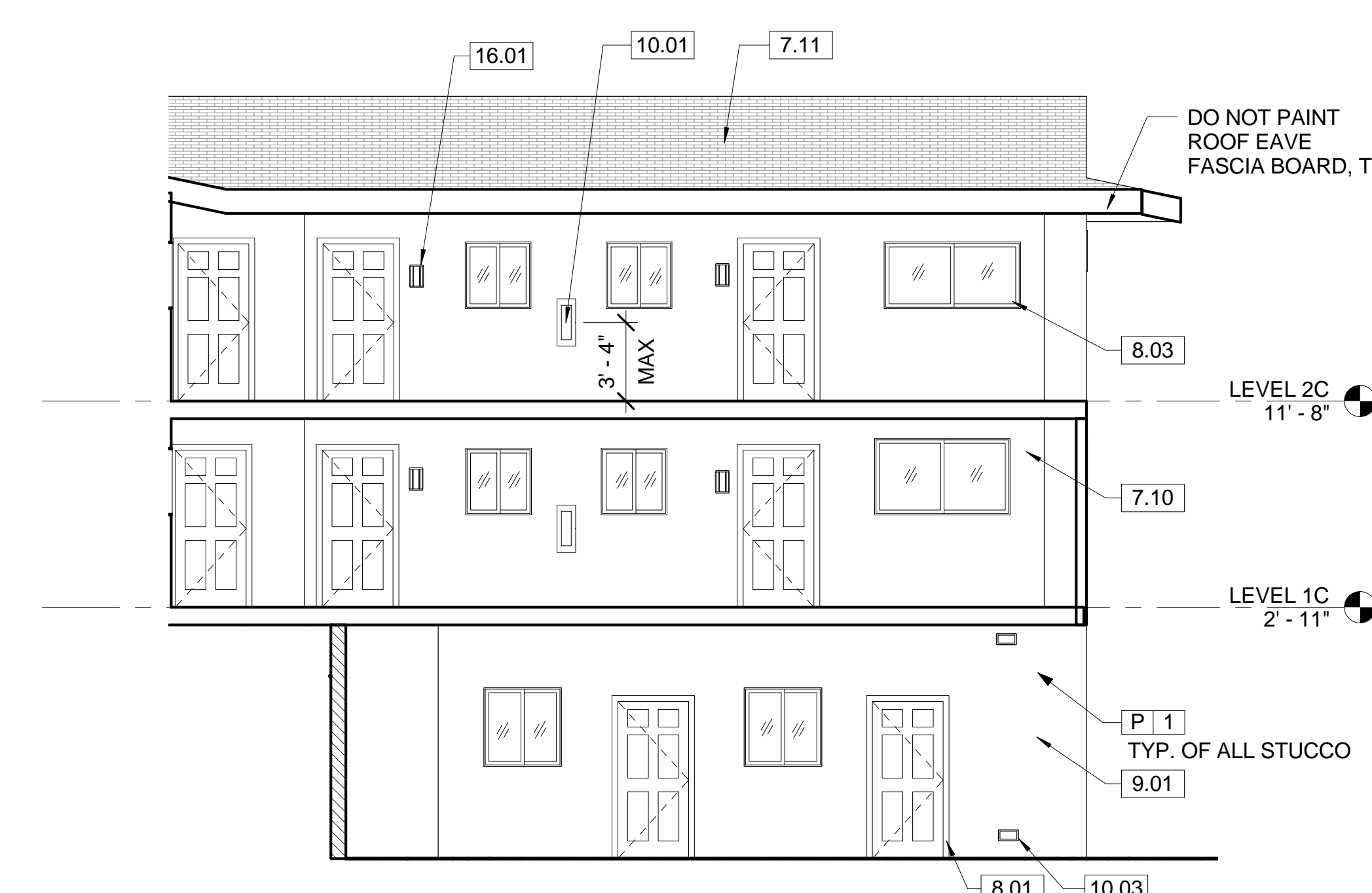
D COURTYARD ELEVATION D
3/16" = 1'-0"



C COURTYARD ELEVATION C
3/16" = 1'-0"



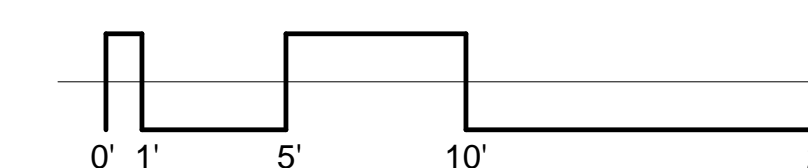
B COURTYARD ELEVATION B
3/16" = 1'-0"



A COURTYARD ELEVATION A
3/16" = 1'-0"

NOTES

1. INSTALL INSULATION THROUGH EXTERIOR OF WALLS. CREATE HOLES NO LARGER THAN 2" IN DIAMETER. SEAL HOLE IN PLYWOOD AND RE-STUCCO TO MATCH AND PAINT.
2. INSTALL INSULATION THROUGH GABLE ENDS OF ROOF. SEAL HOLE WITH WOOD-PATCH AND PAINT.
2. PAINT WITH P#1 AT ALL EXTERIOR STUCCO WALLS AND SOFFITS, MASONRY WALLS, UNDER EAVES AND GABLE ENDS, U.N.O.
3. ALL PAINT USED ON DOOR FRAMES AND DOOR PANELS SHALL BE P#2.
4. ALL WINDOW FRAMES AND PATIO DOOR FRAMES SHALL BE FACTORY FINISH WHITE.
5. ALL GLAZING SHALL BE INSULATED LOW-E CLEAR.
6. DO NOT PAINT OVER (E) ELEMENTS PAINTED BLUE.
7. PATCH STUCCO BEHIND FIRE EXTINGUISHER CABINET AS NEEDED.



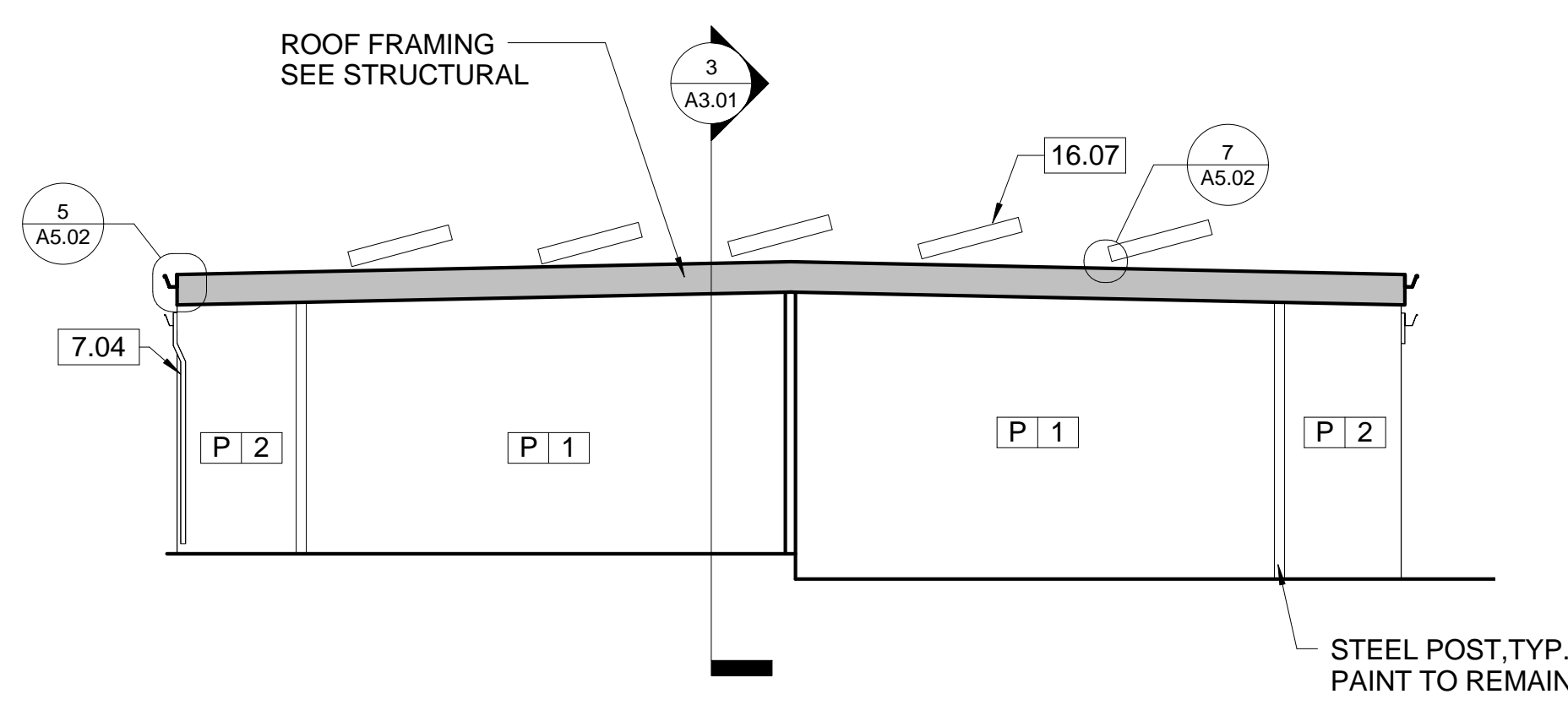
SCALE: 3/16" = 1'-0"

 AMADOR WHITTLE ARCHITECTS, INC.	 <small>17 EAST HIGH STREET MORPARK, CALIFORNIA 93021 TEL (805) 538-3938 FAX (805) 538-3942</small>
VENTURA HOUSING AUTHORITY SANTA CLARA APTS. "GREEN" RENOVATION	
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<small>REVISIONS</small>	<small>DATE: 07/08/10 DRAWN: PAN CHECK: - JOB NO: 10-VHA-028</small>
EXTERIOR COURTYARD ELEVATIONS	
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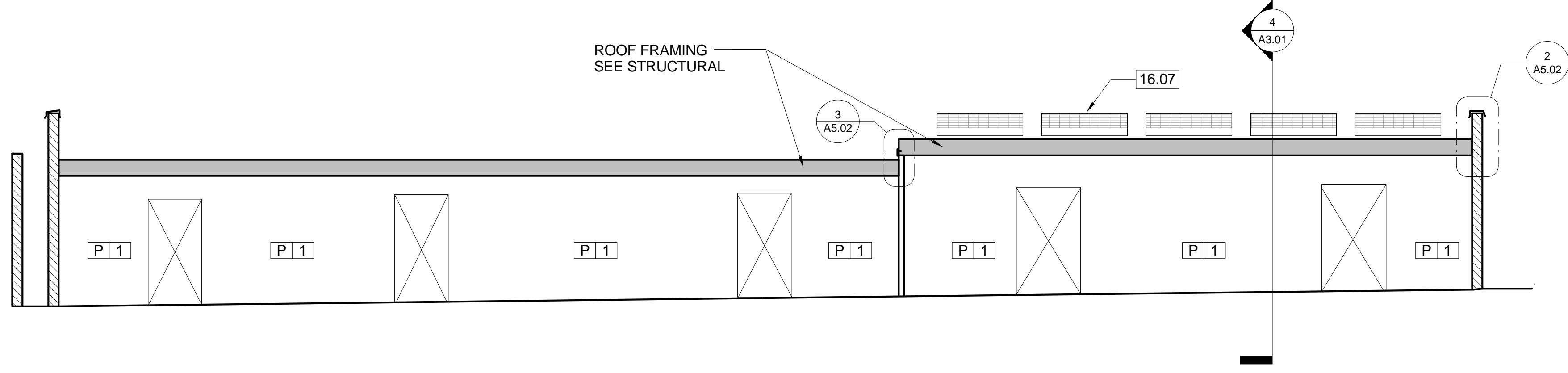
A2.02

KEY NOTES

- 7.04 (N) DOWNSPOUT
- 7.10 (N) R-13 BLOWN-IN INSULATION
- 7.11 (N) R-30 BLOWN-IN INSULATION
- 15.01 (E) WALL FURNACE TO BE REMOVED
- 15.03 (N) PROGRAMMABLE THERMOSTAT
- 16.03 (N) ELECTRICAL PANEL - SEE ELECTRICAL
- 16.07 (N) PHOTOVOLTAIC SOLAR PANEL



4 CARPORT SECTION B
3/16" = 1'-0"



3 CARPORT SECTION A
3/16" = 1'-0"



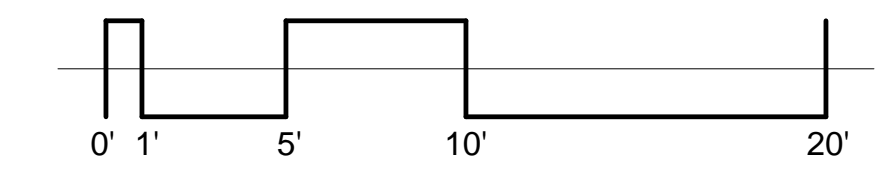
2 BUILDING SECTION B
3/16" = 1'-0"

LEGEND

- INDICATES (N) LOOSE-FILL BLOWN-IN INSULATION, R-13 ON EXTERIOR WALLS. INSTALL FROM EXTERIOR WITH MINIMAL OPENINGS.
- INDICATES (N) LOOSE-FILL BLOWN-IN INSULATION, R-30 IN ROOF-CEILING CAVITY. MINIMIZE NEW TEMPORARY ACCESS IN SECOND STORY CEILINGS.

NOTES

1. CLEAN OUT ATTIC SPACE BEFORE COMMENCING INSTALLATION OF INSULATION. REMOVE EXISTING INSULATION.
2. PAINT ALL CARPORT EXPOSED FRAMING, WALL SHEATHING, UNDERSIDE OF ROOF SHEATHING AND MASONRY WALLS #1#1
3. COMPLETELY FILL ALL EXTERIOR WALL CAVITIES THAT HAVE A 1 1/2" WIDTH OR GREATER.



SCALE: 3/16" = 1'-0"



1 BUILDING SECTION A
3/16" = 1'-0"

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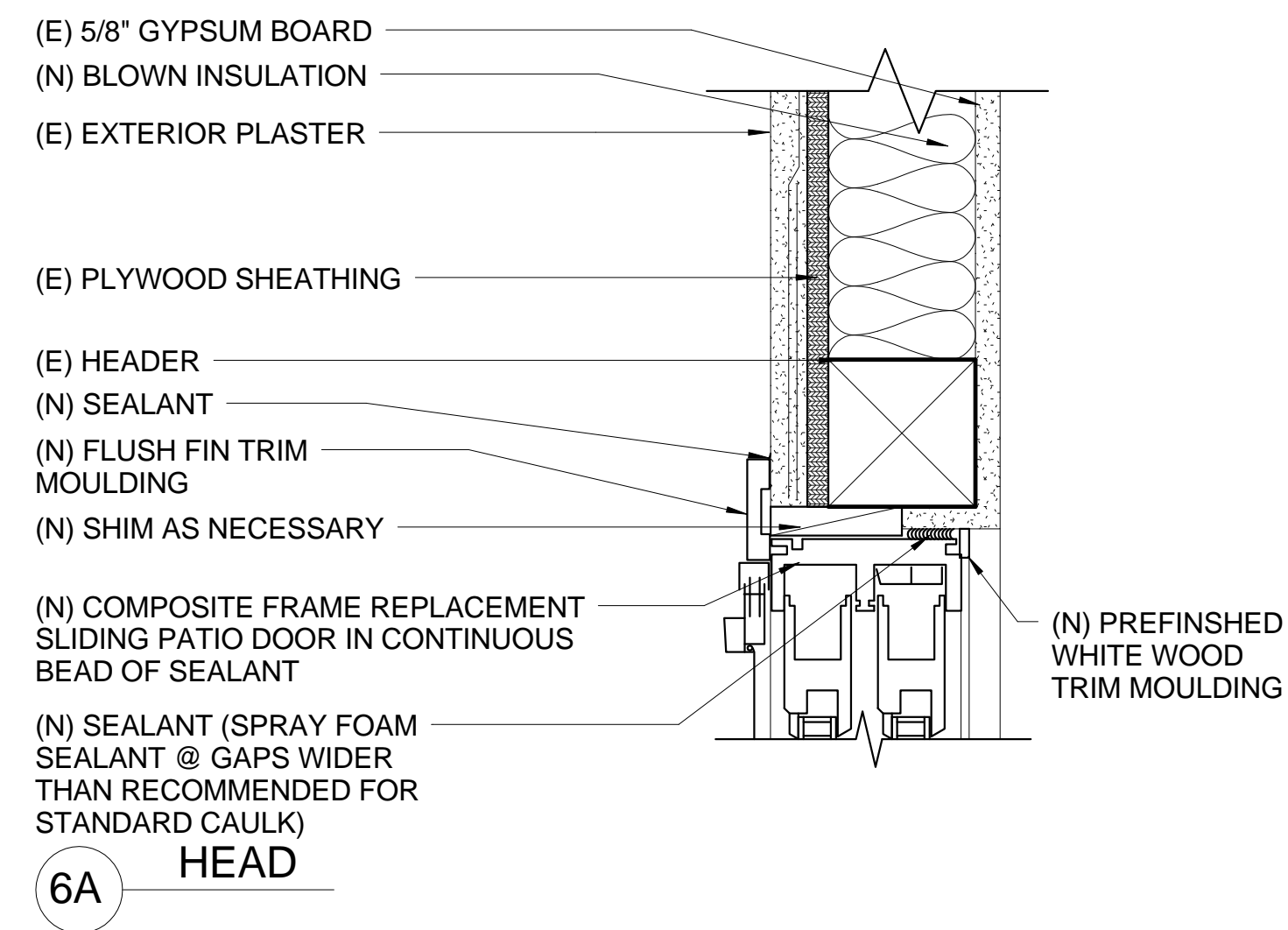
REVISIONS	DATE: 07/08/10
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	JOB NO: 10-VHA-028

BUILDING SECTIONS

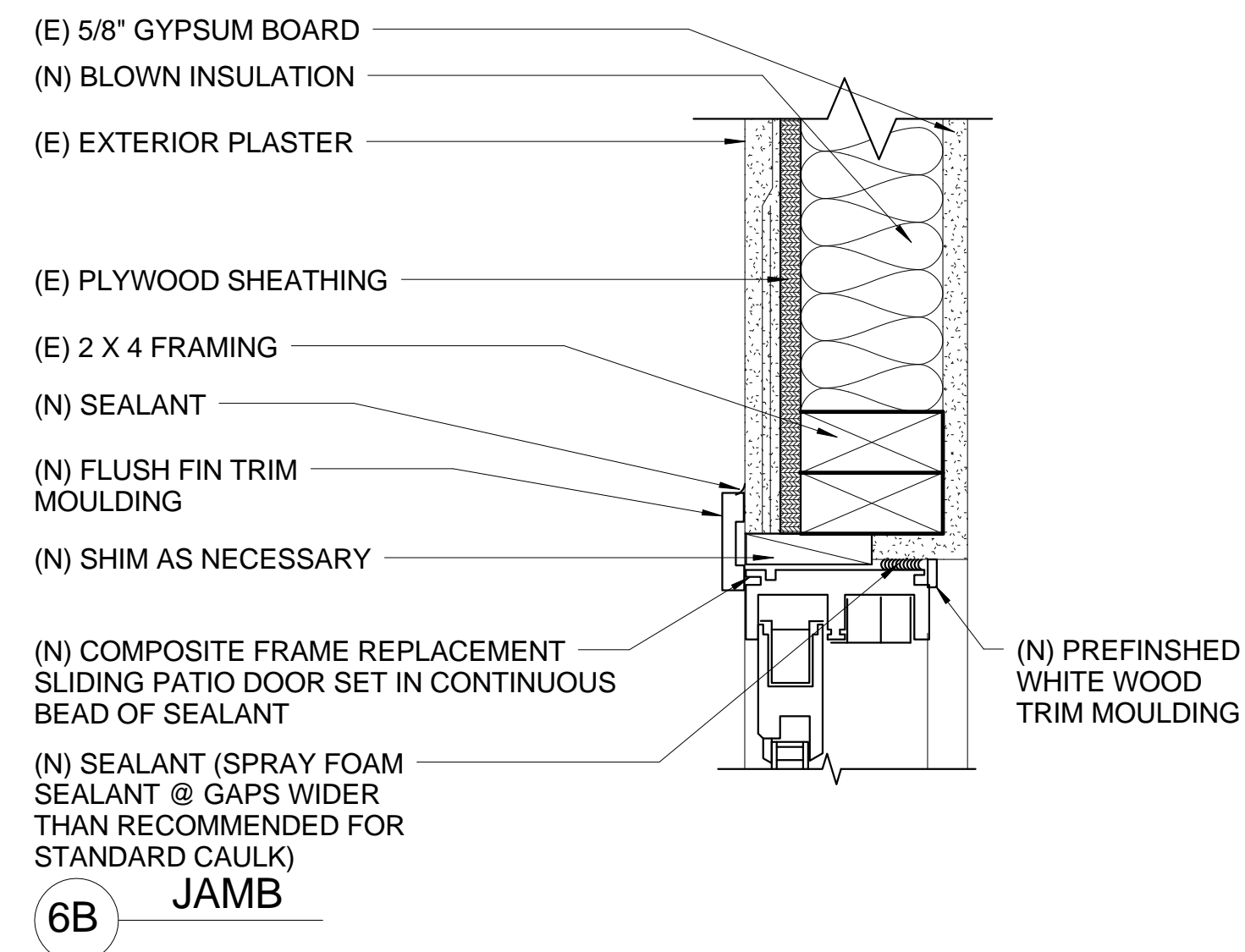
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A3.01

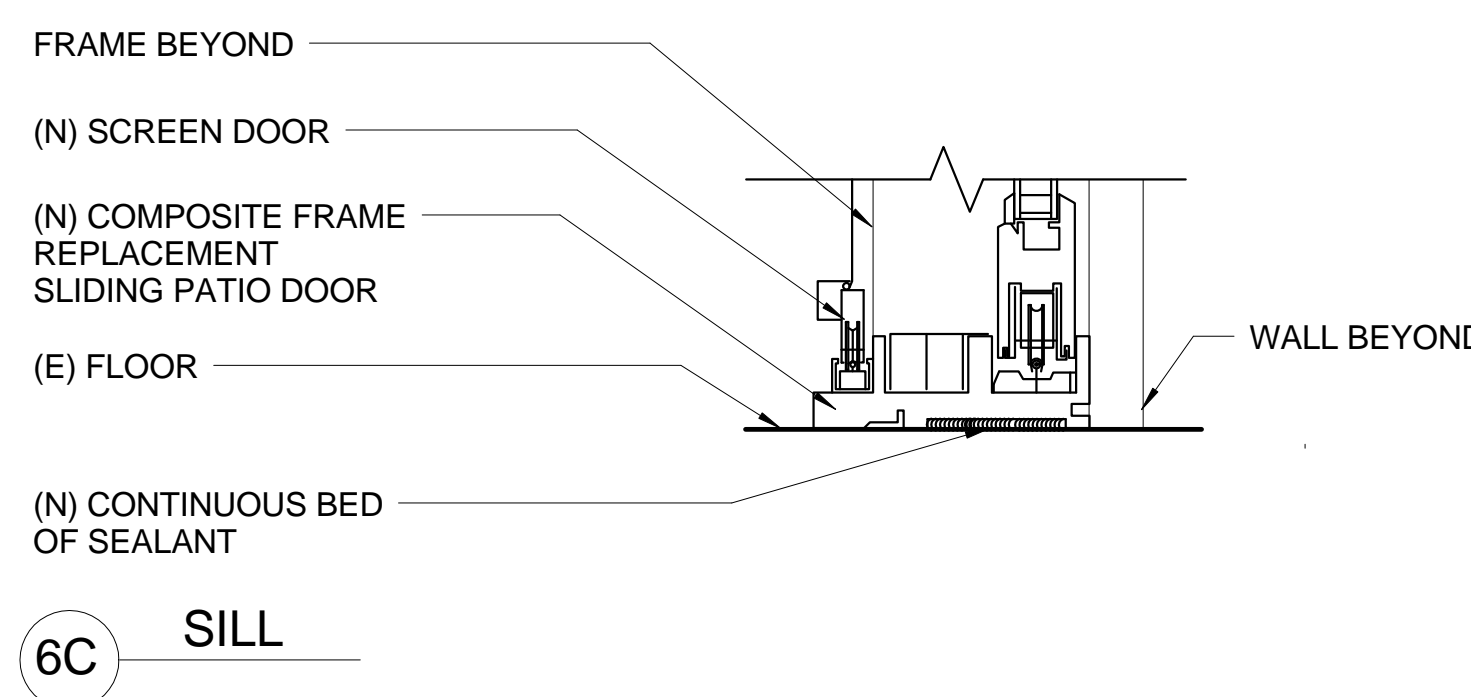
OF



6A HEAD
3" = 1'-0"

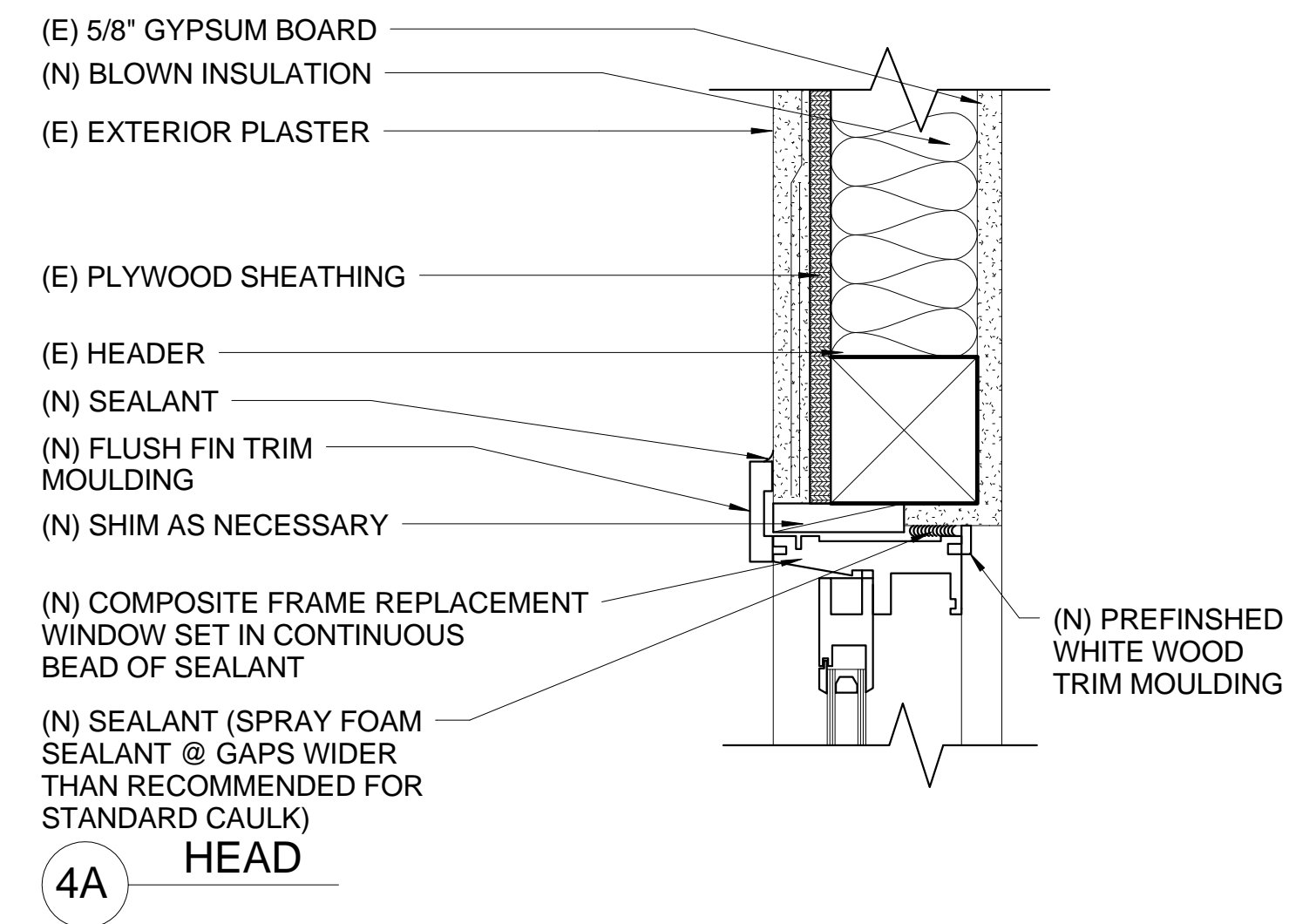


6B JAMB
3" = 1'-0"

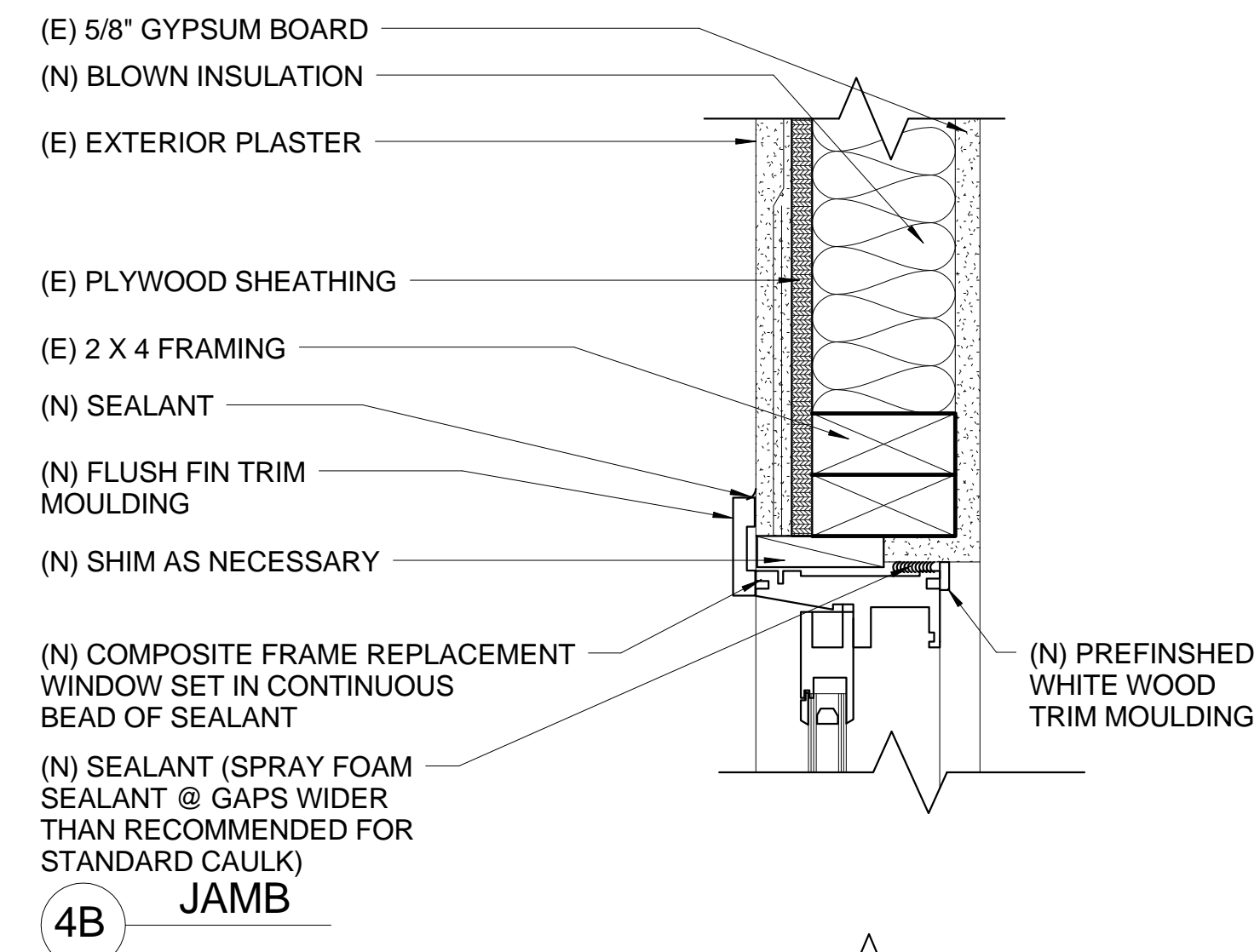


6C SILL
3" = 1'-0"

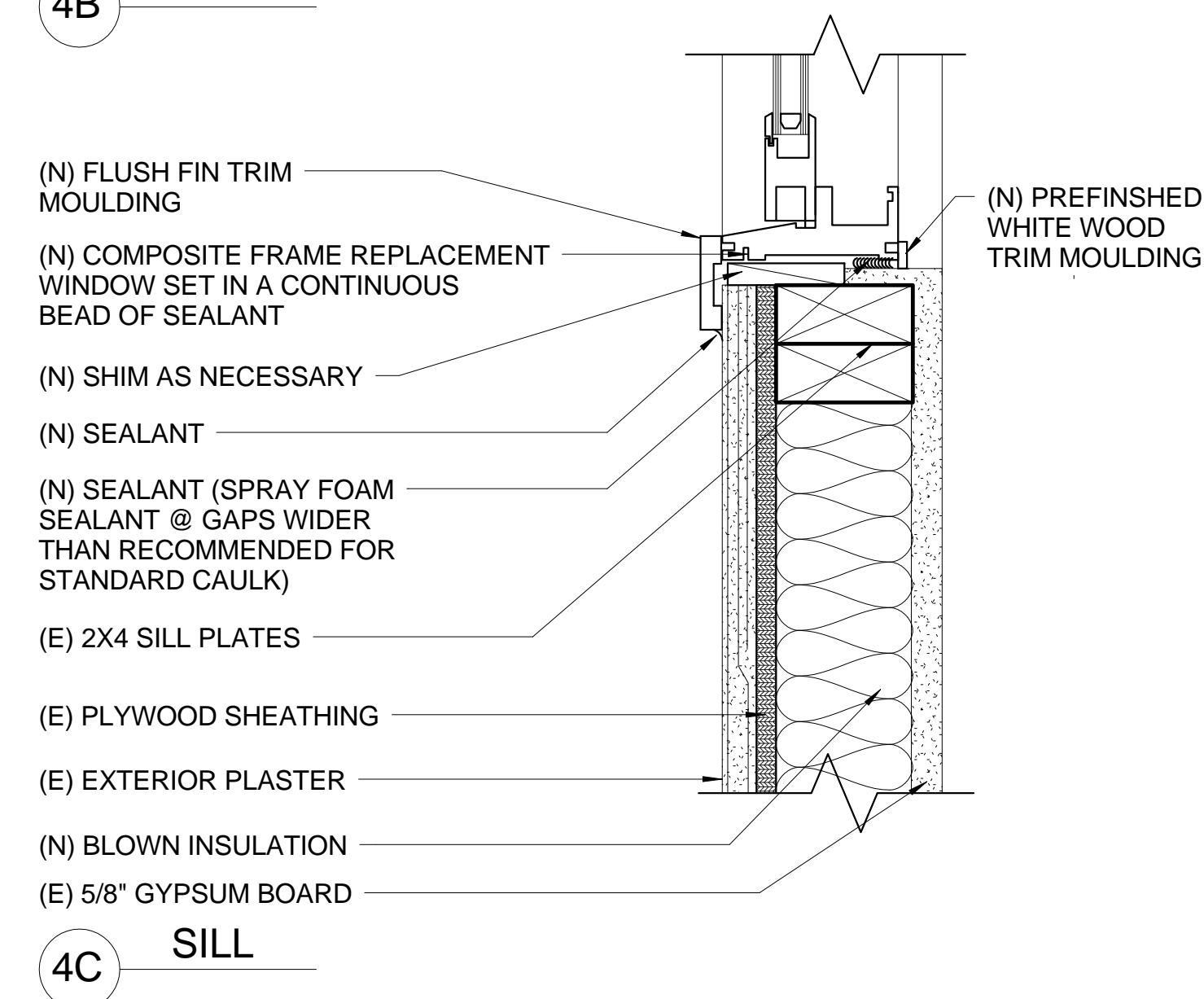
6 SLIDING DOOR DETAIL
3" = 1'-0"



4A HEAD
3" = 1'-0"

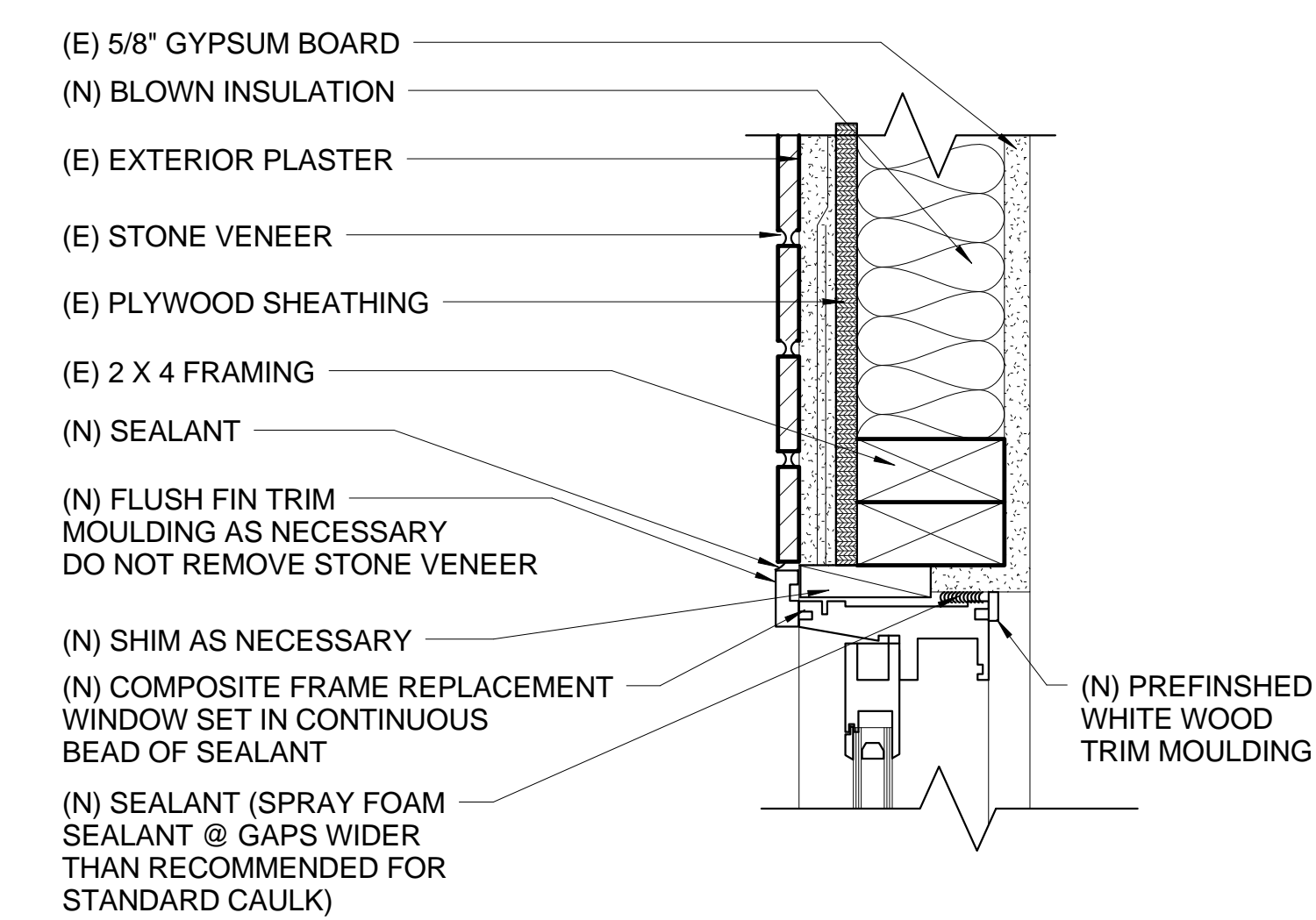


4B JAMB
3" = 1'-0"



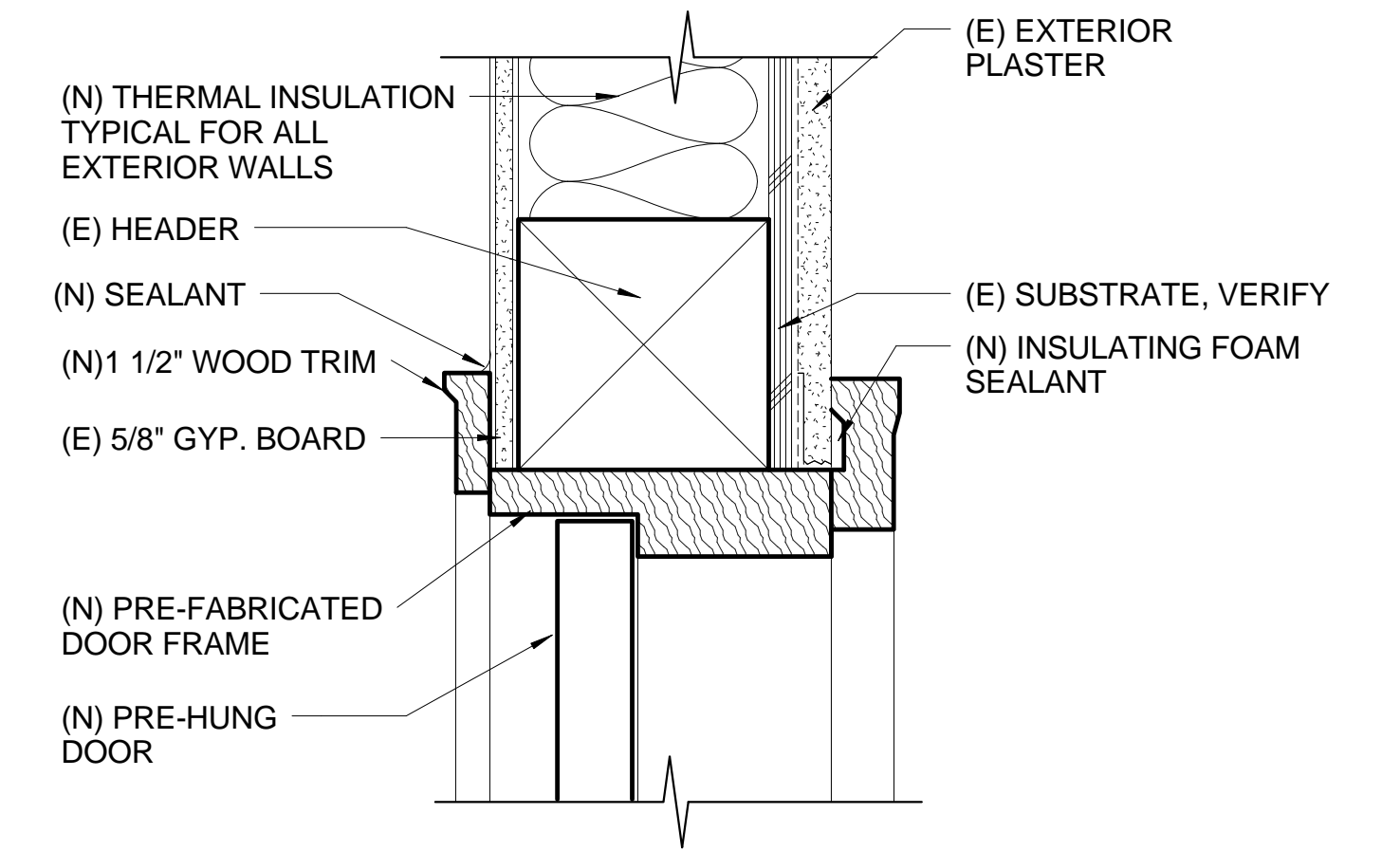
4C SILL
3" = 1'-0"

4 EXTERIOR WINDOW DETAIL
3" = 1'-0"

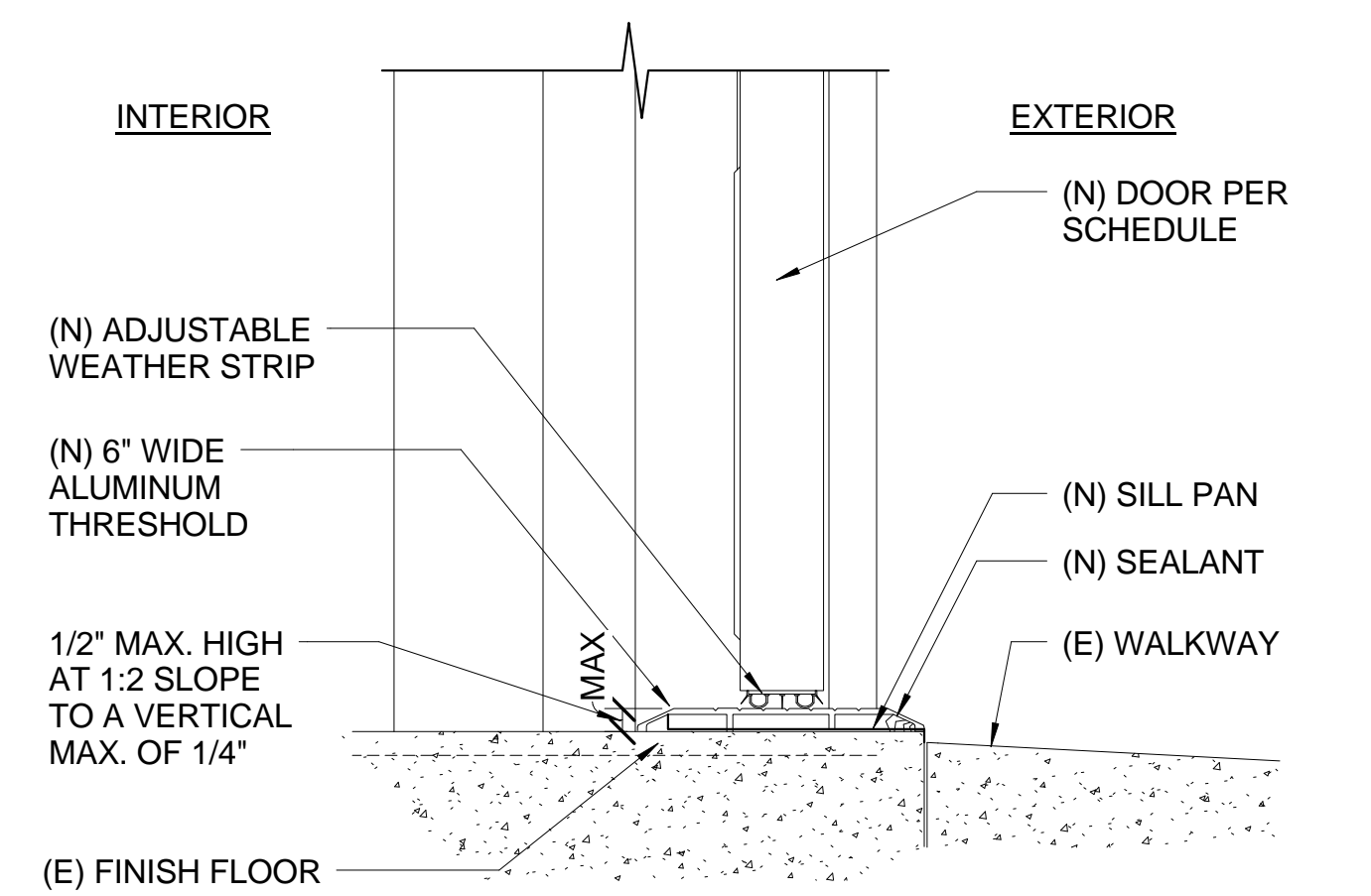


5 JAMB
3" = 1'-0"

5 EXTERIOR WINDOW JAMB
3" = 1'-0"



1 EXTERIOR DOOR HEAD (JAMB SIM.)
3" = 1'-0"



2 EXTERIOR ADA COMPLIANT DOOR SILL, TYP.
3" = 1'-0"

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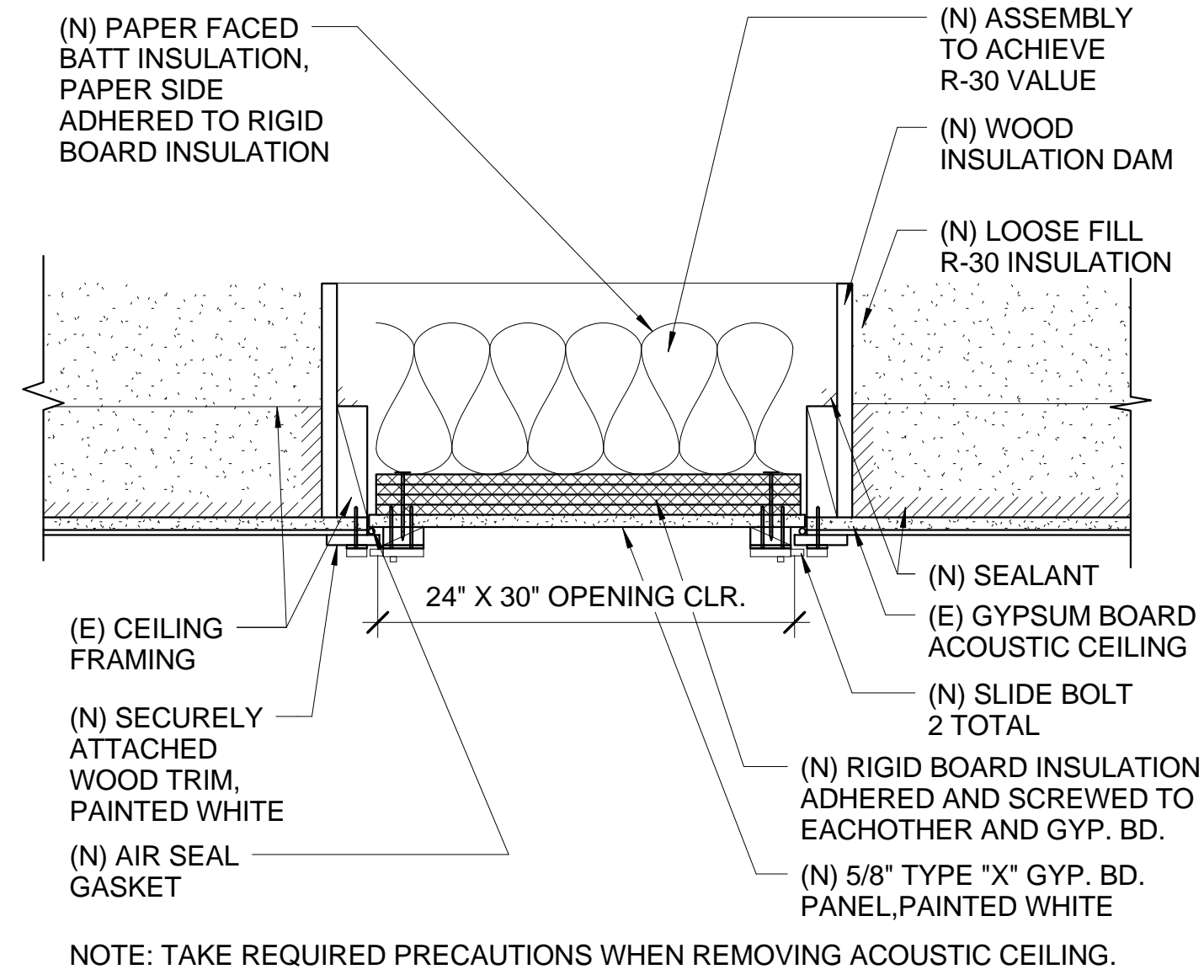
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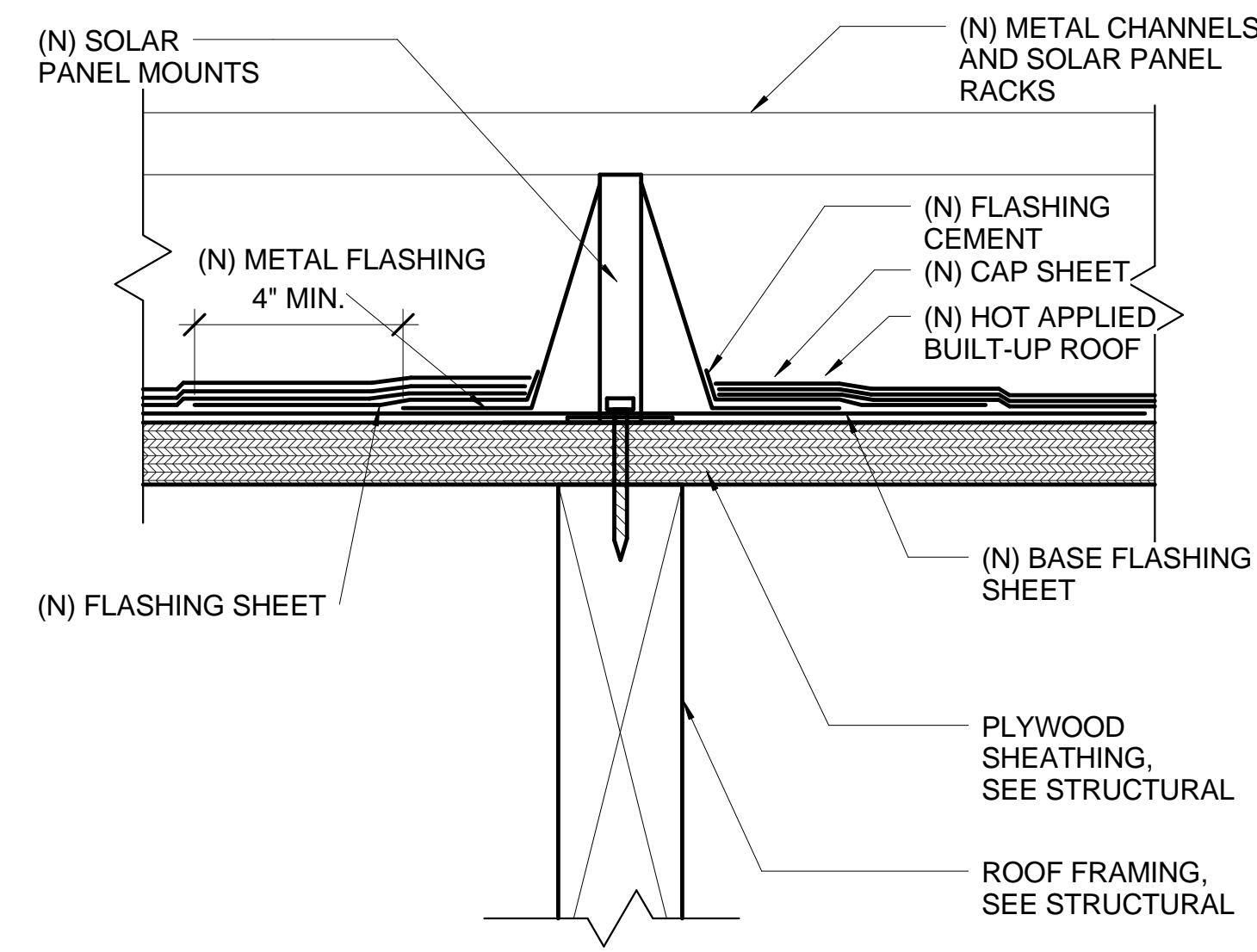
DOOR & WINDOW DETAILS A5.01

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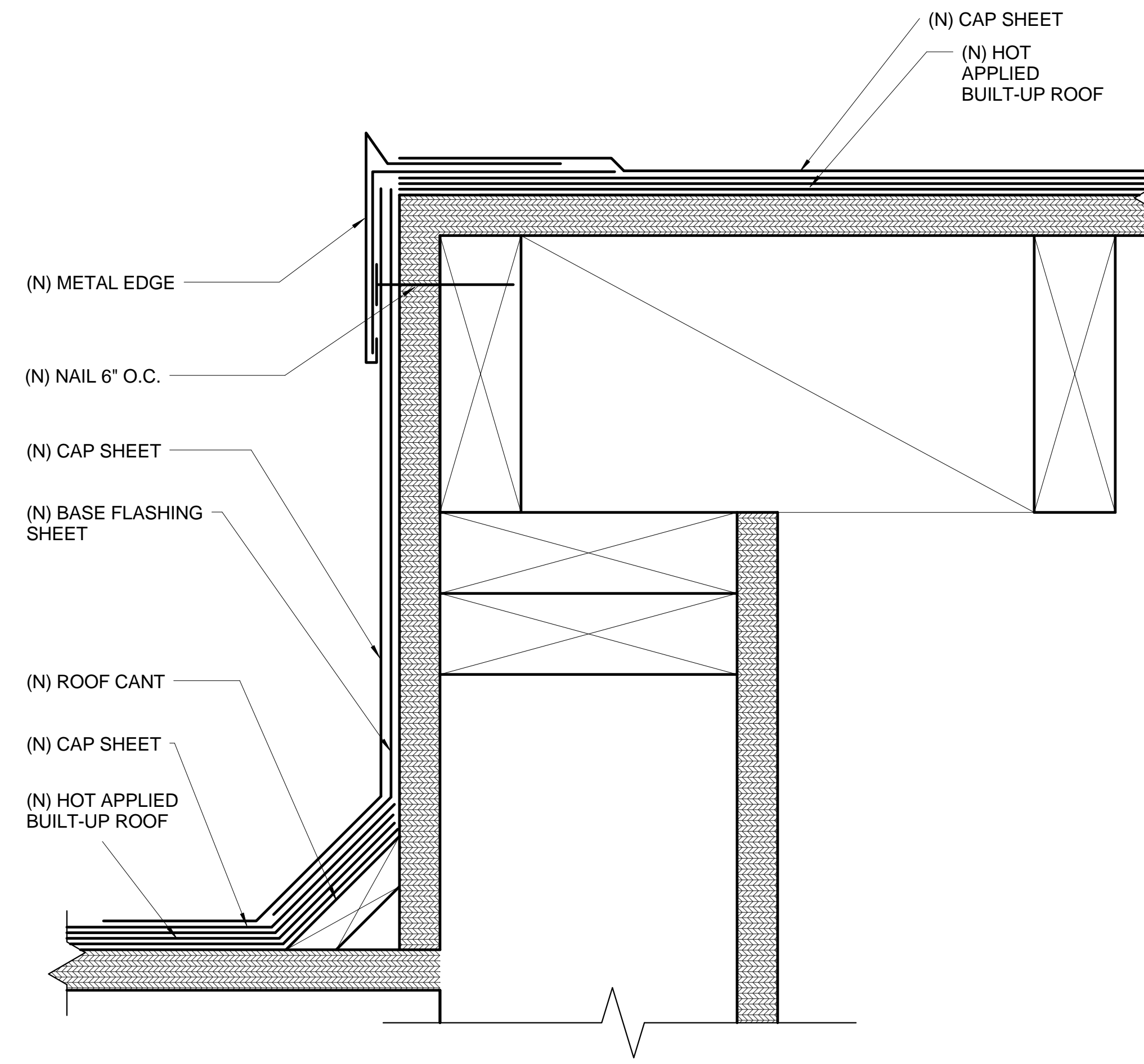
BID SET/PLAN CHECK



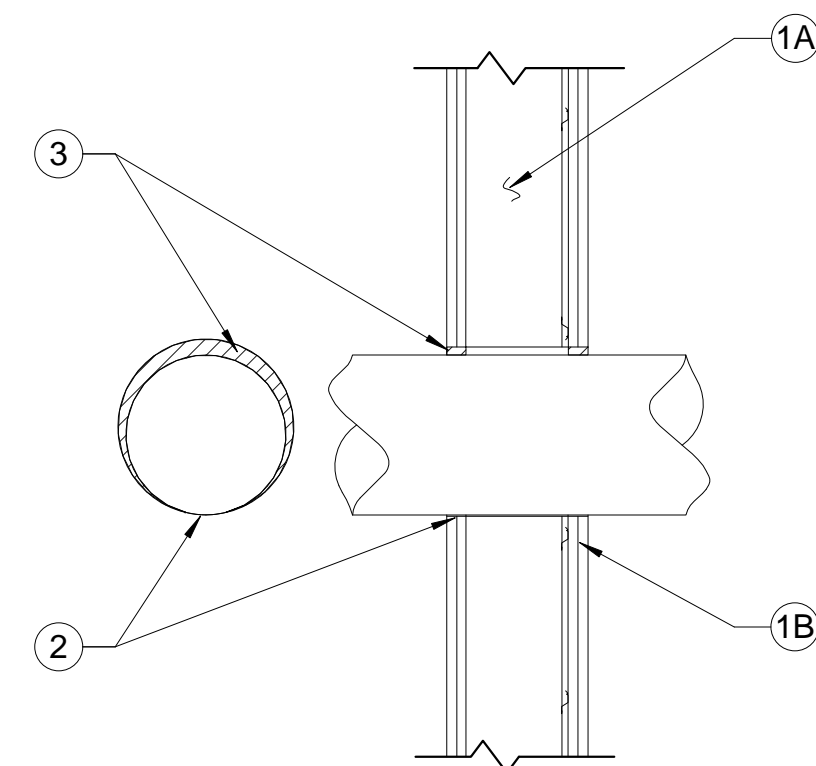
10 NEW ATTIC HATCH
1 1/2" = 1'-0"



7 FLASHING AT PV PANELS
6" = 1'-0"

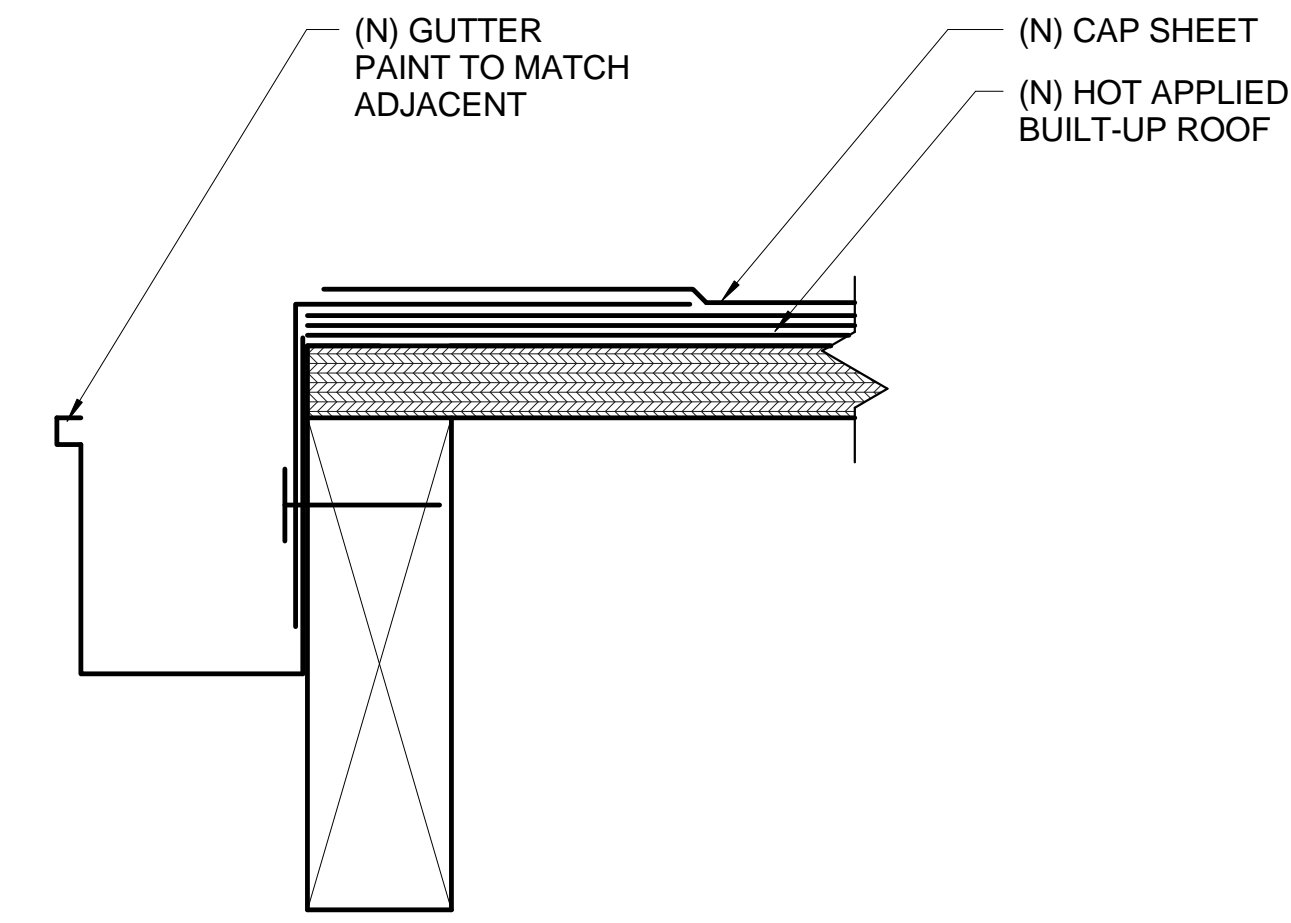


3 ROOF AT STEP
6" = 1'-0"

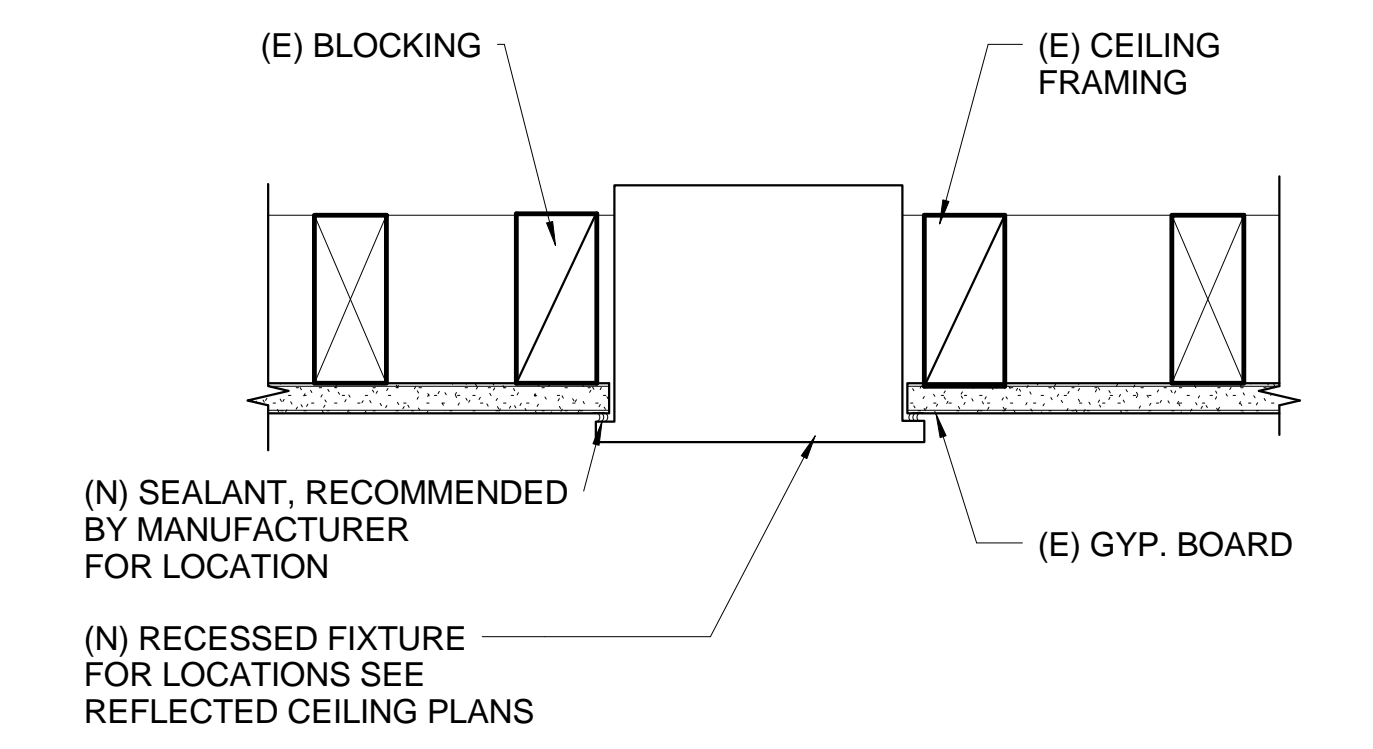


1. THE HOURLY F AND T RATINGS OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
2. THROUGH PENETRANT - GALV. STEEL DUCT TO BE INSTALLED CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE DUCT AND PERIPHERY OF OPENING SHALL BE 0" (POINT CONTACT) AND MAX. 1 1/2" DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
3. FILL, VOID OR CAVITY MATERIAL - SEALANT - MIN 5/8" AND 1 1/2" THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS FLUSH WITH BOTH SURFACES OF WALL ASSEMBLY FOR 1 OR 2 HOUR RATED WALLS, RESPECTIVELY. AT THE POINT CONTACT LOCATION BETWEEN DUCT AND WALLBOARD, A MINIMUM 1/2" DIA. BEAD OF SEALANT SHALL BE APPLIED AT THE WALLBOARD/DUCT INTERFACE ON BOTH SURFACES OF WALL ASSEMBLY.

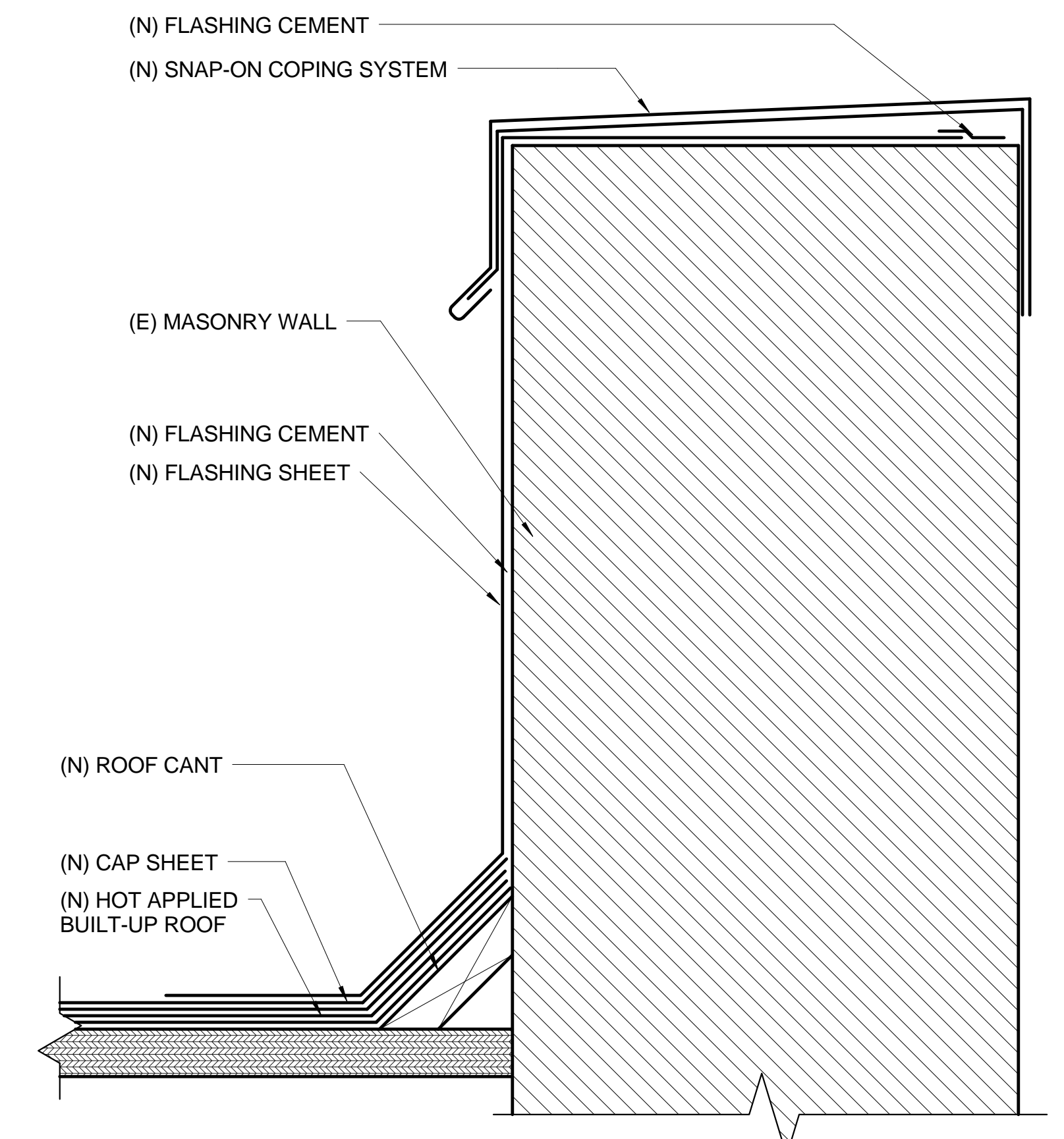
8 PENETRATIONS AT 1-HR WALLS
1" = 1'-0"



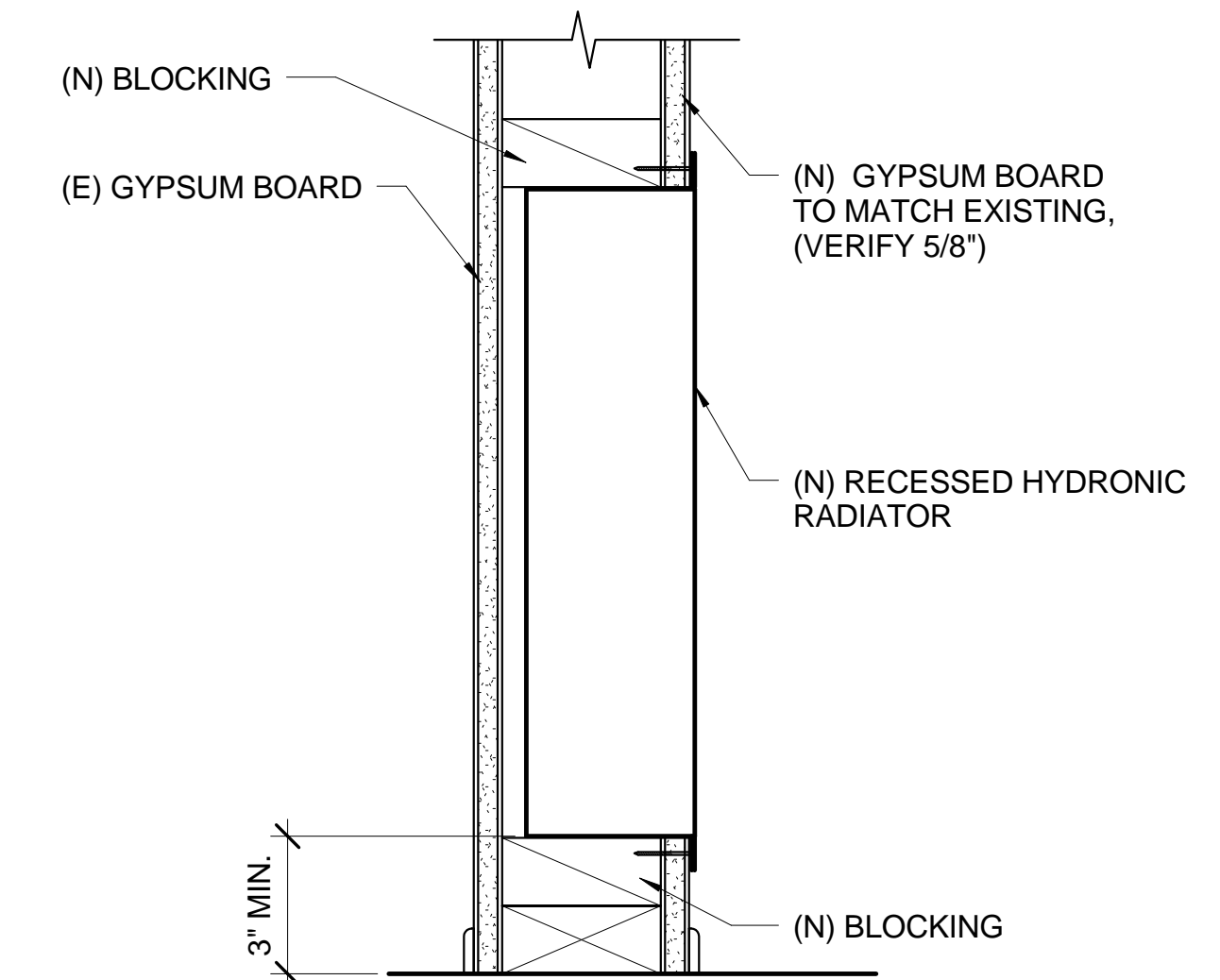
5 GUTTER AT ROOF
6" = 1'-0"



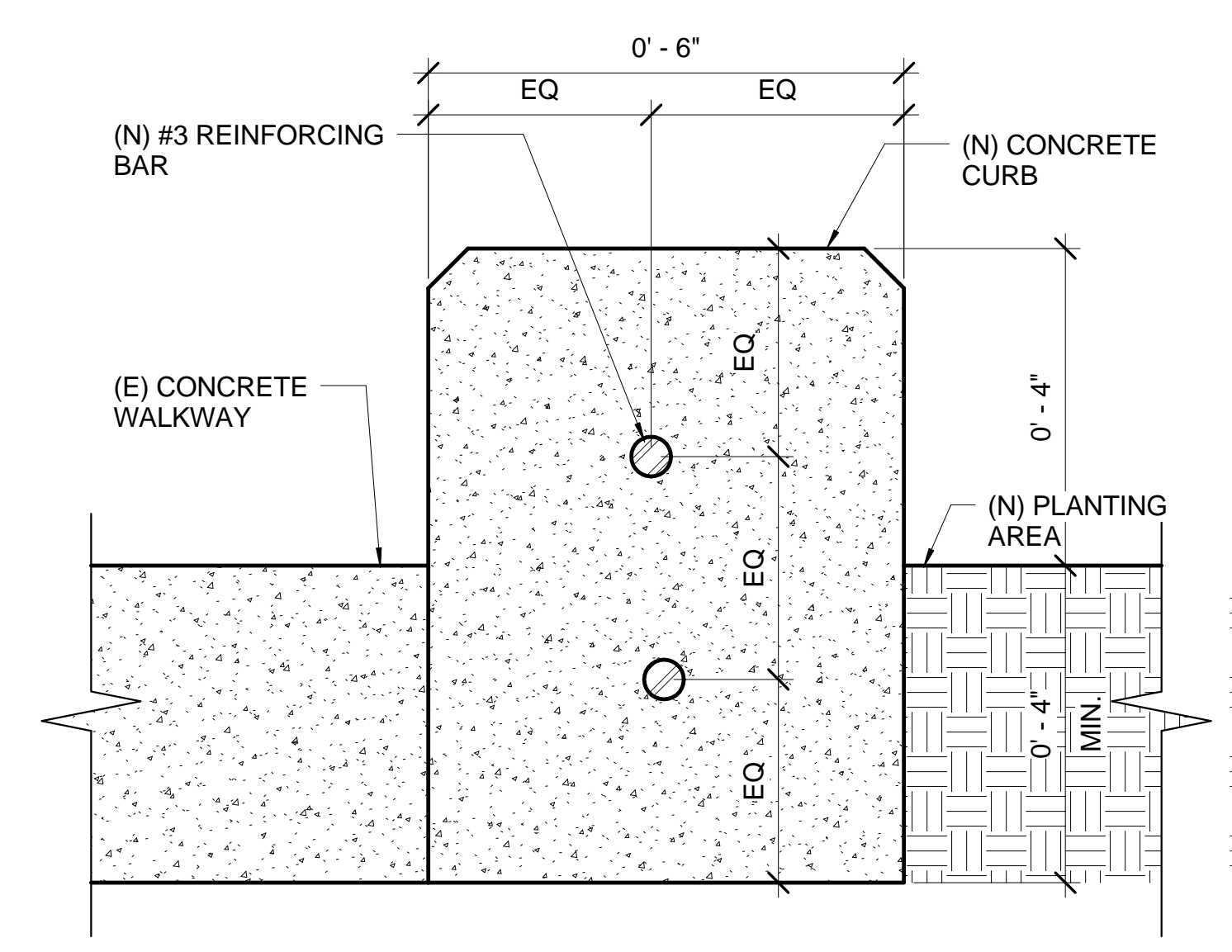
1 TYPICAL RECESSED CEILING FIXTURE
3" = 1'-0"



2 COPING AT PARAPET
6" = 1'-0"



9 RECESSED HYDRONIC RADIATOR
3" = 1'-0"



6 CONCRETE CURB
6" = 1'-0"

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	JOB NO: 10-VHA-028

EXTERIOR AND MISCELLANEOUS DETAILS

IF THIS SHEET IS NOT 42" X 30", IT IS NOT FULL SIZE. SCALE DRAWINGS ACCORDINGLY.

A5.02

OF

BID SET/PLAN CHECK

DOOR NO.	DOOR SCHEDULE											HDW SET	FIRE RATING	PANIC HDW	REMARKS	
	DOOR						FRAME			DETAILS						
	WIDTH	HEIGHT	THICK	MAT'L	FINISH	TYPE	MAT'L	FINISH	HEAD	JAMB	SILL					
1B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
2B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
3B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
6B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
7B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
8B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
9B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
10B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
12B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
14B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
15B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
16B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
21B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
22B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
24B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
26B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
28B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
29B	5'-9 1/2"	6'-5 3/4"	1 3/4"	TPC+GL	P3+GL1	B	TPC	P3	6A/5.01	6B/A5.01	6C/A5.01			No		
1A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.00	1/A5.00	2/A500	1	No	1.4		
2A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.00	1/A5.00	2/A500	1	No	1.4		
3A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.00	1/A5.00	2/A500	1	No	1.4		
4A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.00	1/A5.00	2/A500	1	No	1.4		
5A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.00	1/A5.00	2/A500	1	No	1.4		
6A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
7A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
8A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
9A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
10A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
11A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
12A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
14A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
15A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
16A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
17A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
18A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
19A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
20A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
21A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
22A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
23A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
24A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
25A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
26A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
27A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
28A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
29A	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	1	No	1.4		
L1	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	2	No			
L2	3'-0"	6'-8"	1 3/4"	FGC	P2	A	WDIFGC	P2	1/A5.01	1/A5.01	2/A500	2	No	3		
E1	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E2	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E3	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E4	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E5	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E6	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E7	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E8	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E9	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E10	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E11	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E12	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E14	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E15	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E16	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E17	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E18	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E19	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E20	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E21	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E22	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E23	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E24	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E25	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E26	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E27	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E28	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		
E29	2'-0"	6'-8"	1 3/4"	WD	P4	C							No	5		

DOOR REMARKS:

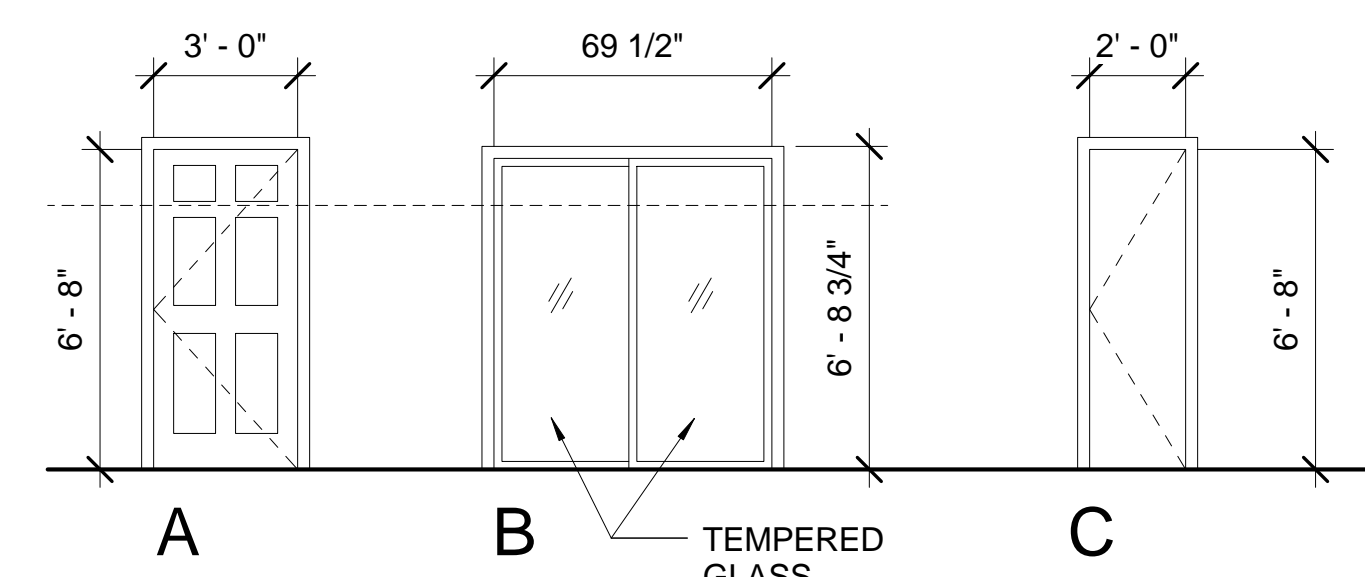
- PROVIDE PEEP HOLE.
- REMOVE AND PROTECT ORIGINAL SCREEN DOOR AND REPLACE IN ORIGINAL LOCATION
- PROVIDE KICK PLATE ON EXTERIOR SIDE OF DOOR.
- SPLIT FINISH. EXTERIOR FINISH PER SCHEDULE. INTERIOR FACE OF DOOR PANEL AND FRAME AND MOLDING PRE-FINISHED STANDARD WHITE.
- EXISTING HOLLOW WOOD DOOR TO REMAIN UNDERCUT 1". PROVIDE NEW BOTTOM RAIL AND BOTTOM FACE. PAINT TO MATCH OTHER INTERIOR DOORS. REUSE HARDWARE.

DOOR NOTES:

- ALL EXTERIOR ENTRY DOORS SHALL BE PRE-HUNG DOORS.
- ALL DOORS AND FRAMES TO BE FACTORY PAINTED CUSTOM COLOR PER FINISHES LIST.
- DOORS TO BE INSULATED FIBERGLASS WITH U-FACTOR OF NOT MORE THAN 0.21.
- DOORS SHALL HAVE ENERGY STAR LABEL.
- SLIDING PATIO DOORS SHALL HAVE A U-FACTOR OF NOT MORE THAN .32 AND A SHGC OF NOT MORE THAN .25.
- THRESHOLDS AND CHANGES IN ELEVATION AT DOORS. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY. C.B.C. 1126A.2.1
- GLAZING WITHIN 24" OF DOORWAY AND GLAZING WITHIN 18" OF FLOOR SHALL BE TEMPERED. C.B.C. 2406
- DOOR HANDLES SHALL BE LEVER TYPE, PUSH/PULL OR EQUIVALENT. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR EXTERIOR DOORS AND INTERIOR DOORS. C.B.C. 1133B.2.5 & 1133B.2.5.2

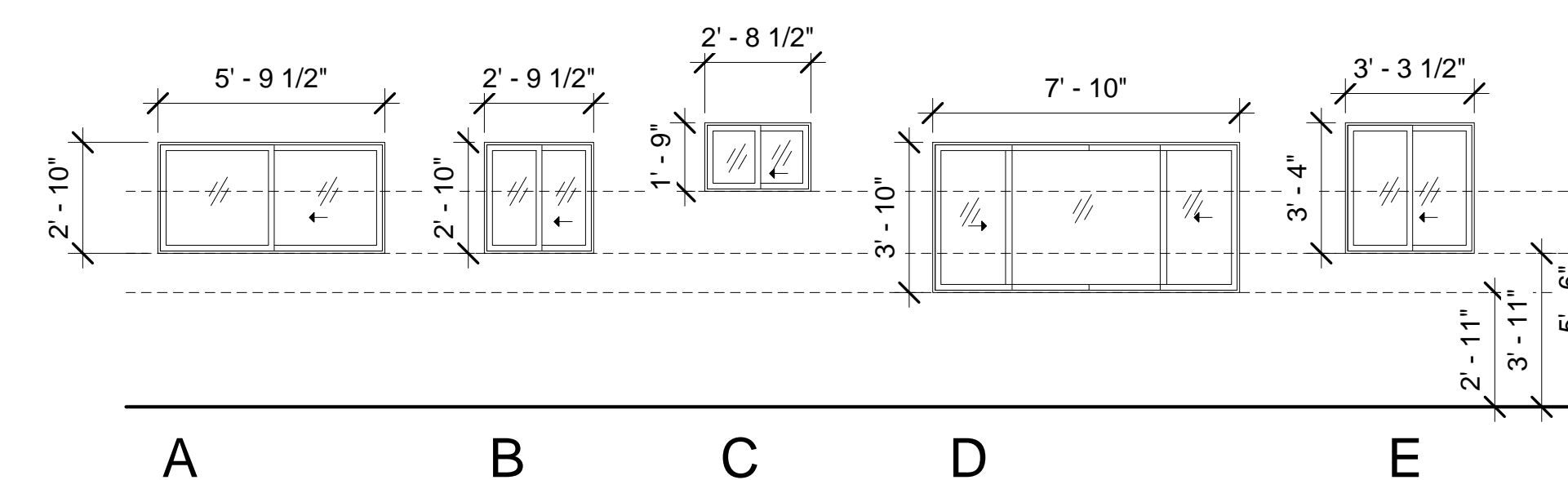
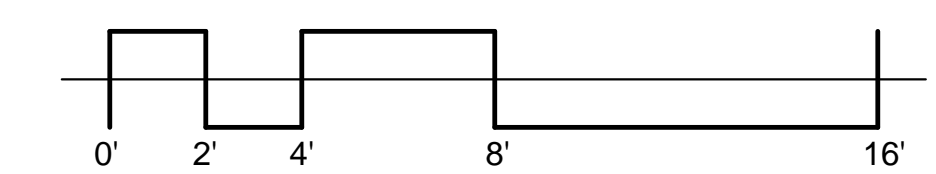
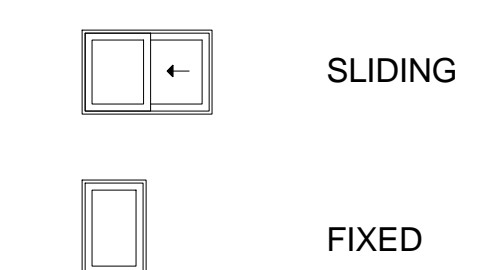
WINDOW NOTES:

- REMOVE AND PROTECT ALL ORIGINAL BLINDS AND REPLACE IN THEIR ORIGINAL LOCATION.
- ALL WINDOWS FRAMES AND HARDWARE TO BE FACTORY FINISHED WHITE INTERIOR AND EXTERIOR. GLAZING SHALL BE LOW E CLEAR GLASS. SHGC VALUE OF NOT MORE THAN .25 AND U FACTOR NOT MORE THAN .33.
- ALL WINDOWS SHALL HAVE ENERGY STAR LABEL.
- WINDOWS SHALL HAVE A COATING TO REDUCE WATER SPOTS.
- SEE DETAILS 4 AND 5 ON SHEET A6.01 FOR TYPICAL WINDOW DETAILS
- SEE FIRE DEPARTMENT NOTES 2 ON SHEET G0.01 FOR SILL MAXIMUM HEIGHT REQUIREMENTS AT EMERGENCY ESCAPE WINDOWS FOR EXISTING PRE-1976 BUILDINGS.
- PROVIDE INSECT SCREENS FOR ALL OPERABLE EXTERIOR WINDOWS.
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH SECTION 2406.3:
 - GLAZING IN INGRESS AND EGRESS DOORS.
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. GLAZING IN FIXED OR SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PAN GREATER THAN 9 SQ FT.
 - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - GLAZING ADJACENT TO STAIRWAY, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE. WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
- GLAZING IN EXIT AND ENTRANCE DOORS AND FIXED GLASS PANELS AND GLAZING IN SLIDING DOORS (BOTH FIXED AND SLIDING PANELS) OVER 6 SQUARE FEET SHALL PASS THE TEST REQUIREMENTS OF ANSI Z97.1 CBC TABLE 2406.1.5.
- IDENTIFY SAFETY GLAZING PER CBC 2406.2.



2 DOOR TYPES
1/4" = 1'-0"

WINDOW LEGEND



1 WINDOW TYPES
1/4" = 1'-0"

FINISHES LIST

NO.	FINISH	MANUFACTURER	LOCATION	COLOR	REMARKS
P1	PAINT	SHERWIN-WILLIAMS HARMONY LINE	EXTERIOR	FRANGIPANE SW 6645	FLAT FINISH, LOW VOC
P2	PAINT	SHERWIN-WILLIAMS-HARMONY LINE	DOOR & FRAMES	TO MATCH EXISTING DOOR FRAMES (BLUE)	FACTORY FINISH, LOW/NO VOC
P3	PAINT	AMSCO/ANDERSON	WINDOWS/PATIO DOORS	WHITE	FACTORY FINISH, LOW/ VOC
P4	PAINT	SHERWIN-WILLIAMS HARMONY LINE	INTERIOR WALLS/CEILINGS	TO MATCH ADJACENT (OFFWHITE, TYP.)	NO VOC
GL1	PAINT	AMSCO/ANDERSON	WINDOWS/PATIO DOORS	CLEAR LOW E	COZE-HV/HP-LOW E4 SMART SUN

AMADOR WHITTLE ARCHITECTS, INC.

17 EAST HIGH STREET
MOORPARK, CALIFORNIA 93021
TEL (805) 538-3938 FAX (805) 538-3942

VENTURA HOUSING AUTHORITY
SANTA CLARA APTS. "GREEN" RENOVATION

1216 E. SANTA CLARA ST., VENTURA, CA 93001

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 MATERIALS 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: 07/08/10
CHECK: -	DRAWN: PAN
	CHECK: -
	JOB NO: 10-VHA-028

DOOR AND WINDOW SCHEDULES AND FINISHES LIST

IF THIS SHEET IS NOT 24" BY 36" IT IS NOT FULL SIZE. SCALE DRAWINGS ACCORDINGLY.