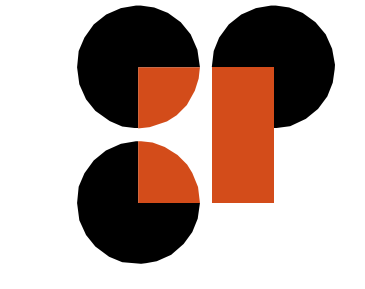


2217 COTTONWOOD MEADOWS - ROOF REPAIR



GELFAND PARTNERS ARCHITECTS

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San Francisco, CA 94103
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PROJECT TEAM

OWNER:
YOLO COUNTY HOUSING
147 WEST MAIN STREET
WOODLAND, CA 95666
CONTACT: TOM DOGIAS
(FACILITIES MANAGER)

ARCHITECT:
GELFAND PARTNERS ARCHITECTS
165 10TH STREET, SUITE 100
SAN FRANCISCO, CA 94103
CONTACT: AUSTEN DILBERTO

COST ESTIMATOR:
KITCHELL
2450 VENTURE OAKS WAY, SUITE 500
SACRAMENTO, CA 95833
CONTACT: KRIS BOGAR

PROJECT INFORMATION

ADDRESS:
120 NORTH COTTONWOOD STREET
WOODLAND, CA 95665

SCOPE OF WORK

- REMOVAL & DISPOSAL OF (E) ROOFING SHINGLES & UNDERLAYMENT.
- REMOVAL & DISPOSAL OF (E) ROTTED ROOF SHEATHING AS NEEDED (ASSUME 25% REMOVAL).
- REMOVAL OF ALL (E) ROOF SHEET METAL FLASHINGS, GUTTERS, RAIN WATER LEADERS, ETC.
- NEW ASPHALT ROOF SHINGLES & UNDERLAYMENT THROUGHOUT.
- NEW ROOF SHEATHING TO REPLACE (E) ROTTED/ REMOVED SHEATHINGS. NEW SHEET METAL FLASHING, G.S.M. GUTTERS, PIPE RAIN WATER LEADERS, ETC AT ROOF.

PROJECT NOTES

- COORDINATE LAYOUT DIMENSIONS INDICATED ON THE STRUCTURAL, ELECTRICAL DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS. REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- IN THE EVENT THAT CERTAIN FEATURES OF THE NEW CONSTRUCTION ARE NOT FULLY SHOWN IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN.
- CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS ON THE PROJECT SITE BEFORE THE WORK BEGINS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES TO THE CONDITIONS SHOWN IN THE CONTRACT DOCUMENTS BEFORE CONSTRUCTION BEGINS.
- EXISTING CONDITIONS SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE OWNER-PROVIDED SURVEY DRAWINGS. THE ORIGINAL SURVEYS ARE PROVIDED AS A REFERENCE TO THESE BID DOCUMENTS. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL DEVIATIONS BEFORE PROCEEDING WITH THE WORK.
- GELFAND PARTNERS ARCHITECTS HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS SPECIFIED, DETAILED, INDICATED, OR SHOWN AS NEW WORK AND ASSUMES NO RESPONSIBILITY FOR OTHER CONSTRUCTION, MATERIAL, OR EQUIPMENT NOTED, INDICATED, OR SHOWN AS "EXISTING" OR AS "PROVIDED BY OTHERS." UNLESS OTHERWISE INDICATED OR NOTED, GELFAND PARTNERS ARCHITECTS HAS NEITHER CHECKED NOR VERIFIED THE STRUCTURAL INTEGRITY, QUALITY OF CONSTRUCTION, ACCESSIBILITY TO, EGRESS FROM, OR DESIGN OF THE EXISTING CONSTRUCTION AND ANY OTHER WORK NOT INCLUDED AS PART OF THE IMPROVEMENTS SPECIFIED, DETAILED, OR SHOWN ON THESE DOCUMENTS.
- PROVIDE U.L. GA, CBC, OR EQUAL LISTING NUMBERS FOR ALL FIRE-RATED CEILING / FLOOR, ROOF, WALL, AND STRUCTURAL FRAME ASSEMBLIES. THE COMPONENTS AND INSTALLATION DETAILS SUCH AS NAILING SCHEDULES SHALL BE AS SHOWN ON PLANS AND MUST CONFORM IN EVERY PARTICULAR WITH THE U.L. GA, CBC, OR EQUAL LISTING NUMBERS SPECIFIED. CUSTOM DESIGNS WHICH COMBINE COMPONENTS FROM DIFFERENT APPROVED DESIGNS BUT HAVE NOT BEEN TESTED AS A COMPLETE ASSEMBLY WILL NOT BE ACCEPTABLE.
- PENETRATIONS OF PIPES, CONDUITS, ETC. IN WALLS REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED. FIRE STOP MATERIAL SHALL BE A TESTED ASSEMBLY APPROVED BY THE STATE FIRE MARSHAL.
- ADEQUATE ENGINEERING OBSERVATION AND TESTING SHALL BE PROVIDED DURING CONSTRUCTION BY INSPECTOR OF RECORD PER TITLE 24.
- DO NOT SCALE DIMENSIONS FROM PLANS. USE WRITTEN DIMENSIONS. WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS.
- DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED CONSTRUCTION. U.O.N. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION.
- NO DEVIATION FROM THE APPROVED DRAWINGS AND SPECIFICATIONS IS PERMITTED WITHOUT THE PRIOR CONSENT OF THE ARCHITECT. WRITTEN CONSENT IS SUBJECT TO DSA APPROVAL. THE ARCHITECTS INTERPRETATION OF THESE DOCUMENTS SHALL BE FINAL.
- LARGER SCALE DRAWINGS GOVERN IN CASE OF CONFLICT WITH SMALLER SCALE DRAWINGS.
- OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, SPECIFICATIONS, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- ALL ITEMS ARE NEW U.O.N.
- WORK INDICATED AS "OWNER FURNISHED" (O.F.C.I.) SHALL MEET ALL APPLICABLE CODES AND REGULATORY REQUIREMENTS INDICATED WITHIN THESE DOCUMENTS AND SHALL BE INSTALLED AND FULLY OPERATIONAL PRIOR TO THE FINAL APPROVAL AND OCCUPANCY OF THIS PROJECT.

ABBREVIATIONS

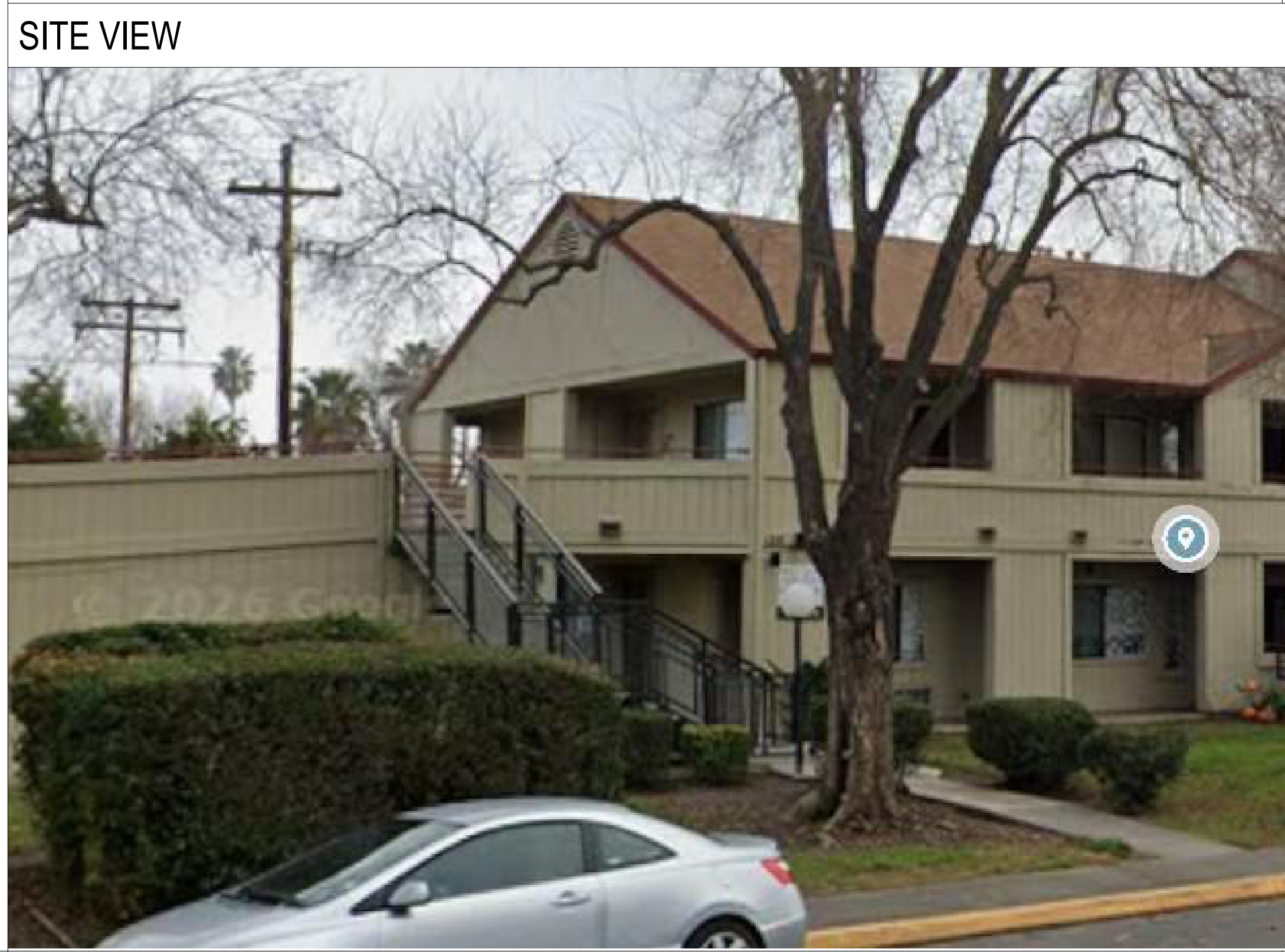
&	AND	ID	INSIDE DIAMETER (DIM)
∠	ANGLE	IN	INCH
@	AT	INFO	INFORMATION
CL	CENTERLINE	INSUL	INSULATION
Ø	DIAMETER OR ROUND	LAV	LAVATORY
#	NUMBER	LB	POUND
#	PENNY	LF	LINEAR FEET
(E)	EXISTING	LIN	LINEAR
(N)	AIR /	LTO	LIGHTING
AC	CONDITIONING	MATL	MATERIAL
ACCS	ACCESS OR ACCESSIBLE	MAX	MAXIMUM
ACT	ACOUSTICAL CEILING TILE	MB	MACHINE BOLT
AD	AREA DRAIN	MECH	MECHANICAL
ADJ	ADJACENT	MFR	MANUFACTURER
AFF	ABOVE FINISH FLOOR	MIN	MINIMUM
AL	ALUMINUM	MISC	MISCELLANEOUS
ALT	ALTERNATE	MS	MACHINE SCREW
ANOD	ANODIZED	N	NORTH
APPROX	APPROXIMATE	NEG	NEGATIVE
ARCH	ARCHITECTURAL	NIC	NOT IN CONTRACT
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	NO	NUMBER
AVG	AVERAGE	NTS	NOT TO SCALE
BD	BOARD	OC	ON CENTER(S)
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BLK	BLOCK, BLOCKING	OFCI	OWNER FURNISHED & CONTRACTOR INSTALLED
BOT	BOTTOM	OFI	OWNER FURNISHED & OWNER INSTALLED
BTW	BETWEEN	PERF	PERFORATED
BUR	BUILT UP ROOF	PERP	PERPENDICULAR
CAB	CABINET	PL	PLATE
CB	CATCH BASIN	PLAM	PLASTIC LAMINATE
CI	CERAMIC TILE	PLBG	PLUMBING
CI	CAST IRON	PLY	PLYWOOD
CLG	CEILING	PREFAB	PREFABRICATED(D)
CLR	CLEAR	PROP	PROPERTY
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
COL	COLUMN	PTD	PAINTED
CONC	CONCRETE	PT	PRESSURE TREATED
CONT	CONTINUOUS	QTY	QUANTITY
DBL	DOUBLE	RCP	REFLECTED CEILING PLAN
DEMO	DEMOLISH	RD	ROOF DRAIN
DF	DRINKING FOUNTAIN	REF	REFERENCE
DIA	DIAMETER	REF	REINFORCED
DIAG	DIAGONAL	REQD	REQUIRED
DM	DIMENSION	RESIL	RESILIENT
DN	DOWN	RO	ROUGH OPENING
DR	DOOR	RWL	RAIN WATER LEADER
DWG	DRAWING	S	SOUTH
EA	EACH	SCD	SEE CIVIL DRAWINGS
ELEV	ELEVATION	SCHED	SCHEDULE, SCHEDULED
ELEC	ELECTRICAL	SED	SEE ELECTRICAL DWGS.
EXT	EXTERIOR	SF	SQUARE FOOT
FAB	FABRICATE	SHT	SHEET
FACP	FIRE ALARM CONTROL PANEL	SIM	SIMILAR
FAR	FLOOR AREA RATIO	SLD	SEE LANDSCAPE DWGS.
FD	FLOOR DRAIN	SMD	SEE MECHANICAL DWGS.
FEN	FOUNDATION	SPD	SEE PLUMBING DWGS.
FEN	FIRE EXTINGUISHER	SPEC	SPECIFICATIONS
FFE	FINISHED FLOOR ELEVATION	SSD	SEE STRUCTURAL DWGS.
FIN	FINISH (E)	SST	STAINLESS STEEL
FKT	FIXTURE	STD	STANDARD
FLEX	FLEXIBLE	STL	STEEL
FLR	FLOOR	STRUT	STRUCTURAL
FLUOR	FLUORESCENT	SUSP	SUSPEND; SUSPENDED
FOC	FACE OF CONCRETE	TAG	TONGUE AND GROOVE
FOF	FACE OF FINISH	THRU	THROUGH
FOS	FACE OF STUD	TOC	TOP OF CURB
FT	FEET, FOOT	TP	TOP OF PAVEMENT
FTG	FOOTING	TYP	TYPICAL
GA	GAUGE	TW	TOP OF WALL
GAL	GALLON	UNON	UNLESS OTHERWISE NOTED
GALV	GALVANIZED	VERT	VERTICAL
GEN	GENERAL	VDFG	VERTICAL GRAIN DOUGLAS FIR
GFCI	GROUND FAULT CIRCUIT INTERRUPTED	W	WEST
GND	GROUND	WHD	WITHOUT
GSM	GALVANIZED SHEET METAL	WIO	WOOD
GYP BD	GYP(SUM WALLBOARD)	WF	WIDE FLANGE (STEEL)
HB	HOSE BIB	WIN	WINDOW
HM	HOLLOW METAL	YD	YARD
HORZ	HORIZONTAL		
HT	HEIGHT		

SYMBOLS

	GRIDLINE INDICATION
	ROOM IDENTIFICATION
	INTERIOR ELEVATION KEY
	SECTION KEY
	DETAIL KEY
	EXTERIOR ELEVATION KEY
	DOOR NUMBER
	SIGNAGE NUMBER
	WINDOW NUMBER
	WALL TYPE
	CASEWORK TYPE
	WORK POINT
	ACCESSORY LETTER
	FLUSH TRANSITION
	DIMENSION POINT

SHEET INDEX

Architectural		
A0.0	COVER SHEET - ROOFING	R
Architectural		
A1.13	BLDG 1 - ROOF DEMO PLAN	R
A1.23	BLDG 2 - ROOF DEMO PLAN	R
A2.13	BLDG 1 - ROOF PLAN	R
A2.23	BLDG 2 - ROOF PLAN	R
A9.20	ROOF DETAILS	R



PROJECT DATA

OCCUPANCY: R-2

CONSTRUCTION TYPE: V-B

AREAS:
SITE: 1.48 ACRES (64,468 S.F.)

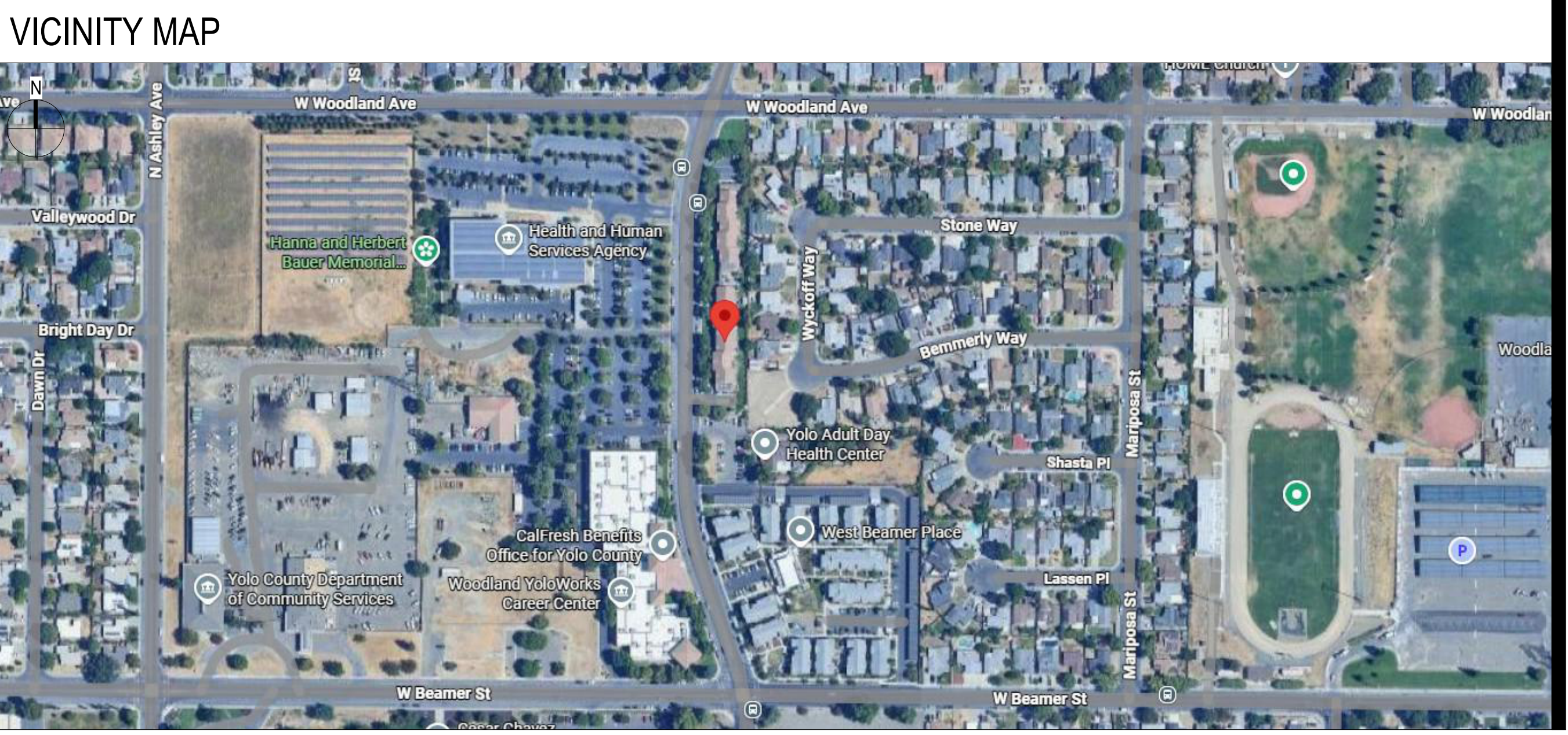
BUILDING 1:
FIRST FLOOR: 7,239 S.F.
SECOND FLOOR: 7,206 S.F.
TOTAL: 14,445 S.F.

UNITS:
BUILDING 1:
FIRST FLOOR: 12 UNITS
SECOND FLOOR: 11 UNITS
TOTAL: 23 UNITS
BUILDING 2:
FIRST FLOOR: 12 UNITS
SECOND FLOOR: 12 UNITS
TOTAL: 24 UNITS

APPLICABLE CODES

Current Codes
2022 Building Standards Administrative Code, Part 1, Title 24 C.C.R.
2022 California Building Code (CBC), Part 2, Title 24 C.C.R.
2009 International Building Code and 2010 California Amendments
2022 California Electrical Code (CEC), Part 5, Title 24 C.C.R.
2008 National Electrical Code and 2010 California Amendments
2022 California Mechanical Code (CMC) Part 4, Title 24 C.C.R.
2009 Uniform Mechanical Code and 2010 California Amendments
2022 California Plumbing Code (CPC), Part 5, Title 24 C.C.R.
2009 Uniform Plumbing Code and 2010 California Amendments
2022 California Energy Code (CEC), Part 5, Title 24 C.C.R.
2022 California Fire Code, Part 9, Title 24 C.C.R.
2009 International Fire Code and 2010 California Amendments
2022 California Green Building Standards Code (CALGreen), Part 11, Title 24 C.C.R.
2022 California Reference Standards, Part 12, Title 24 C.C.R.
Title 19 C.C.R., Public Safety, State Fire Marshal Regulations.

Current Standards
NFPA 13 Automatic Sprinkler Systems 2010 Edition
NFPA 14 Standpipe Systems (CA Amended) 2007 Edition
NFPA 17a Wet Chemical Systems 2002 Edition
NFPA 20 Stationary Pumps 2007 Edition
NFPA 24 Private Fire Mains (CA Amended) 2010 Edition
NFPA 72 National Fire Alarm Code (CA Amended) 2010 Edition
NFPA 88 Fire Door and Other Opening Protective 2007 Edition
NFPA 2001 Clean Agent Fire Extinguishing Systems 2008 Edition
Reference code section for NFP A standards - 2010 CBC (SFM) Chapter 35.
See Chapter 35 for State of California amendments to NFPA standards.



PROJECT TITLE
COTTONWOOD MEADOWS

PROJECT ADDRESS
120 N COTTONWOOD ST.
WOODLAND, CA 95665

JOB NO.
2217.00

ARCHITECT
AUSTEN DILBERTO
LICENSED ARCHITECT
STATE OF CALIFORNIA
NO. C-36278
REN. 6-30-21

DRAWING RECORD

REV.	COMMENTS	DATE

SHEET NAME
COVER SHEET - ROOFING

SHEET NO.
A0.0

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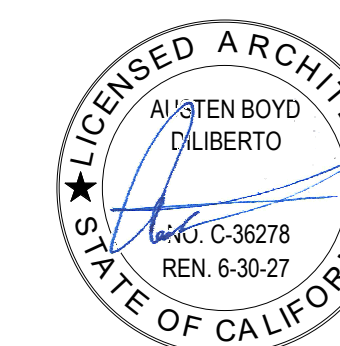
PROJECT ADDRESS

COTTONWOOD MEADOWS

120 N COTTONWOOD ST.
WOODLAND, CA 95665

JOB NO.
2217.00

ARCHITECT



DRAWING RECORD

REV. COMMENTS DATE

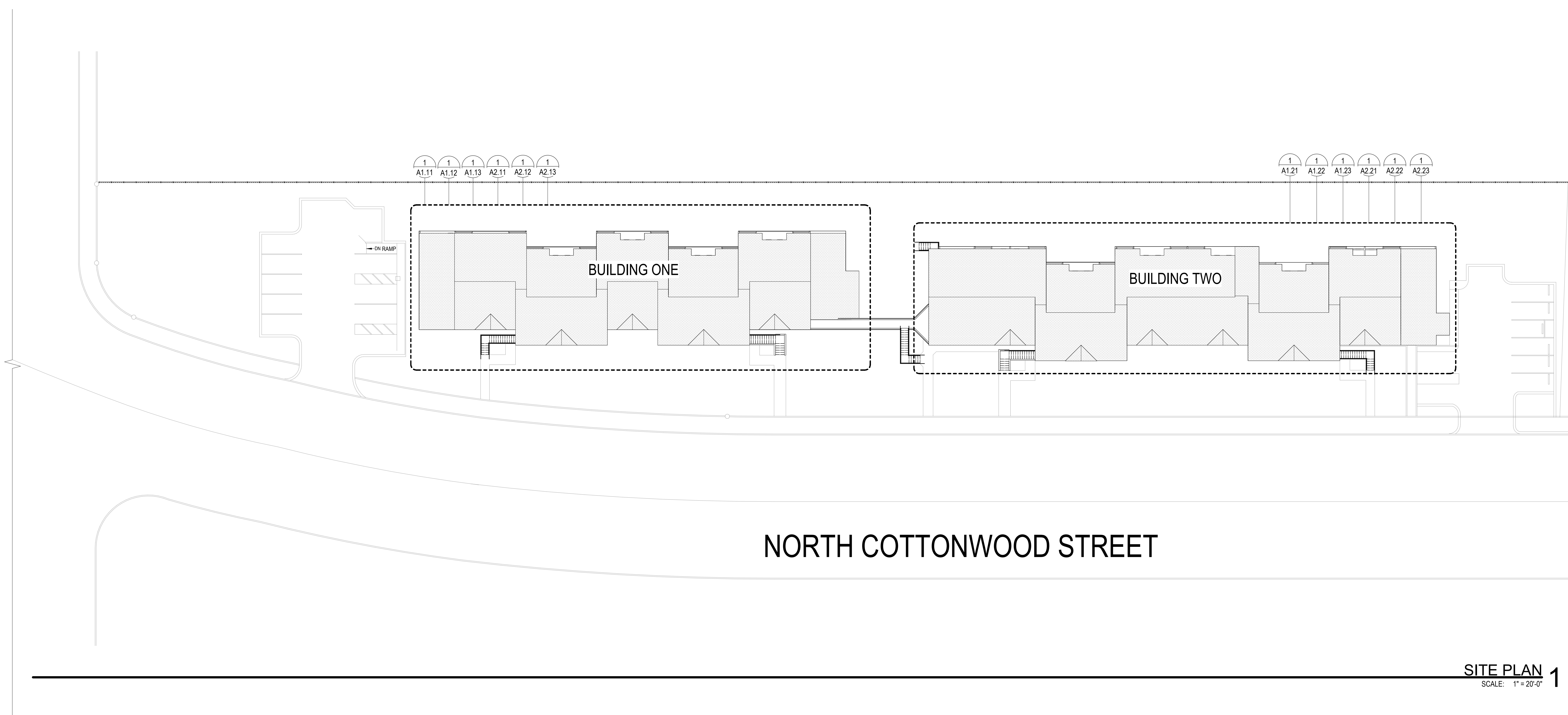
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SITE PLAN

SHEET NO.

A1.01

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SITE PLAN 1
SCALE: 1" = 20'-0"

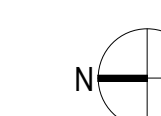
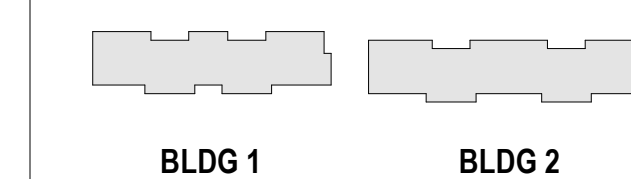
SHEET NOTES

KEYNOTES

LEGEND

- (E) BUILDING AREA
- (E) MANHOLE
- (E) FIRE HYDRANT

KEY PLAN



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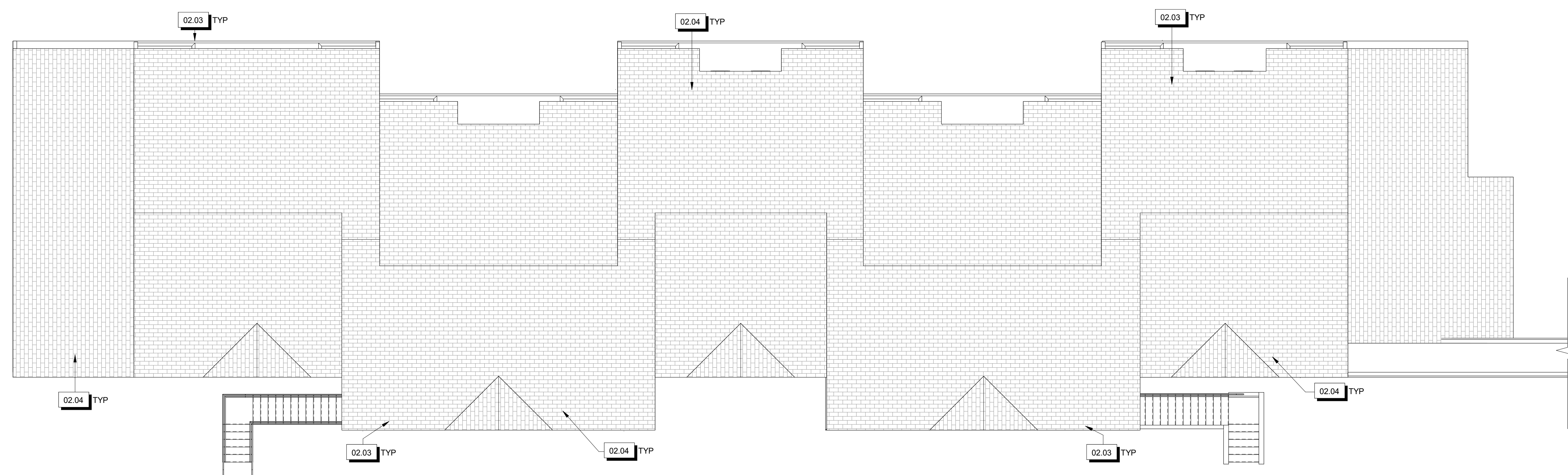
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PROJECT TITLE

PROJECT ADDRESS

COTTONWOOD MEADOWS

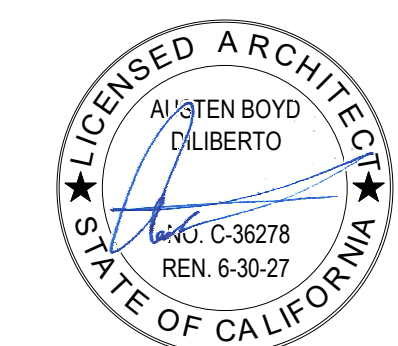
120 N COTTONWOOD ST.
WOODLAND, CA 95665



BLDG 1 - ROOF DEMO PLAN 1
SCALE: 1/8" = 1'-0"

JOB NO. 2217.00

ARCHITECT



DRAWING RECORD

REV.	COMMENTS	DATE

SHEET NOTES

1. ASSUME 25% REMOVAL OF (E) ROOF SHEATHING AND FRAMING DUE TO DRY ROT.

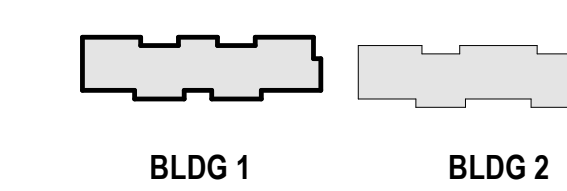
KEYNOTES

- 02.03 REMOVE (E) SHEET METAL FLASHING, GUTTERS, RAIN WATER LEADERS, TYP
- 02.04 REMOVE (E) ASPHALT ROOF SHINGLES & UNDERLAYMENT, TYP

LEGEND

- ASPHALT COMP. SHINGLE ROOFING

KEY PLAN



SHEET NAME

BLDG 1 - ROOF DEMO PLAN

SHEET NO.

A1.13

3/20/2020 09:49:17



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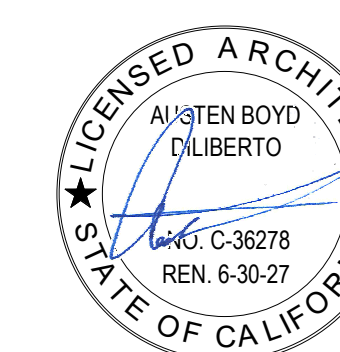
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COTTONWOOD MEADOWS

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WOODLAND, CA 95665

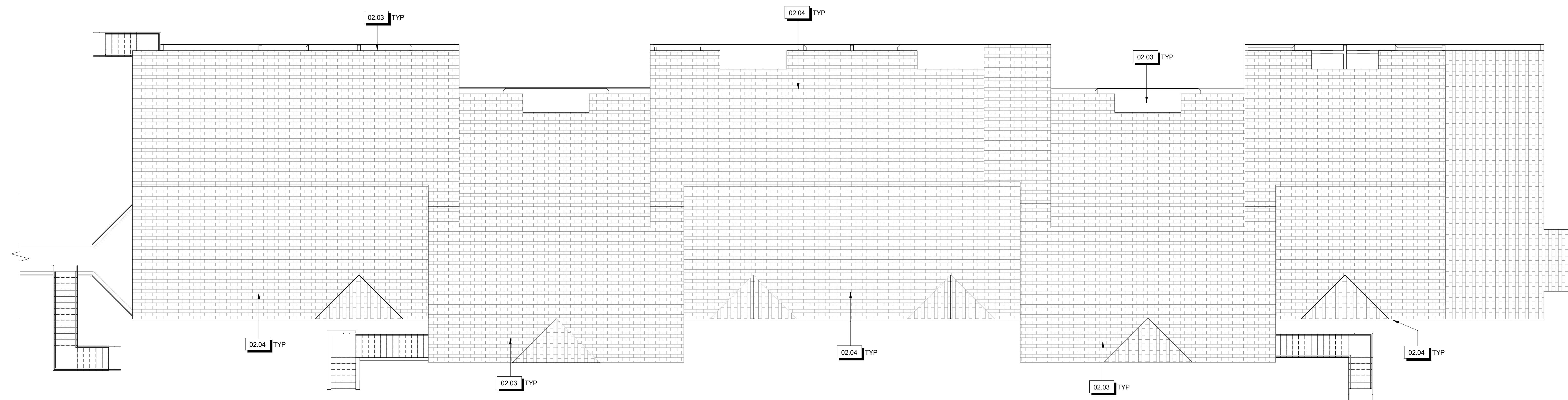
JOB NO. 2217.00

ARCHITECT



DRAWING RECORD

REV.	COMMENTS	DATE



BLDG 2 - ROOF DEMO PLAN 1
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SHEET NOTES

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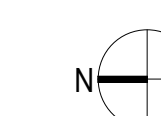
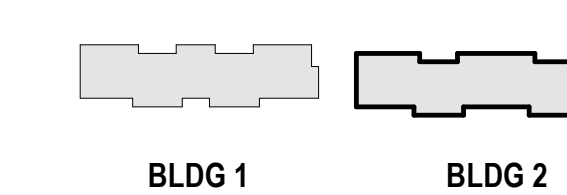
KEYNOTES

- 02.03 REMOVE (E) SHEET METAL FLASHING, GUTTERS, RAIN WATER LEADERS, TYP
- 02.04 REMOVE (E) ASPHALT ROOF SHINGLES & UNDERLAYMENT, TYP

LEGEND

ASPHALT COMP. SHINGLE ROOFING

KEY PLAN



SHEET NAME

BLDG 2 - ROOF DEMO PLAN

SHEET NO.

A1.23

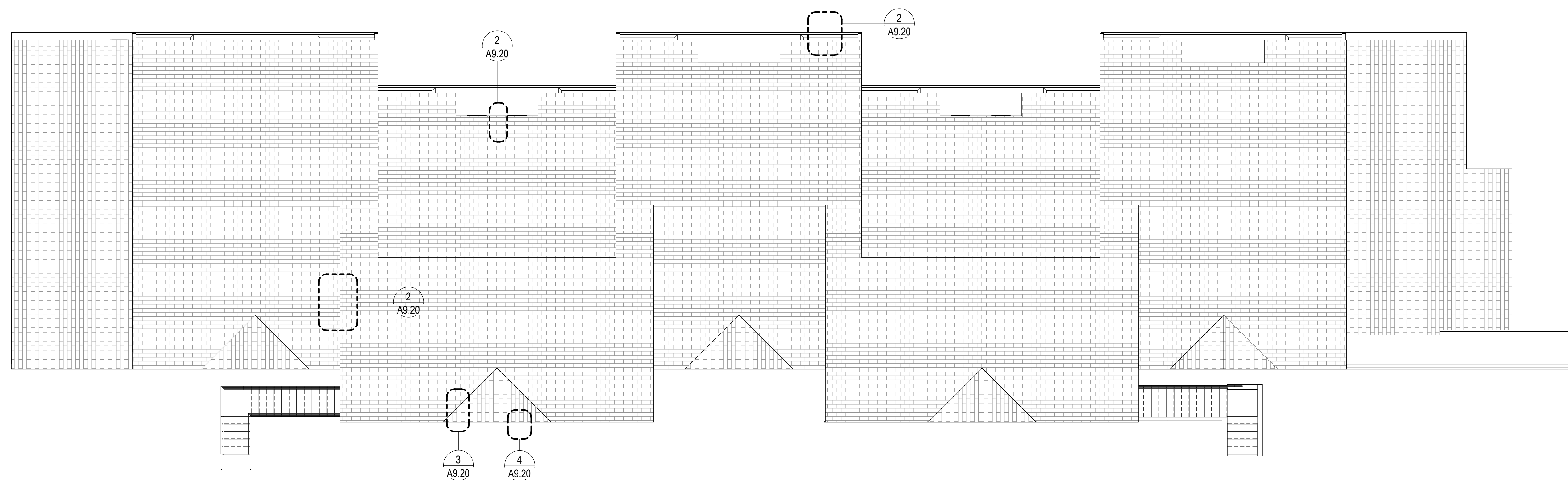
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BLDG 1 - ROOF PLAN 1
SCALE: 1/8" = 1'-0"

PROJECT TITLE

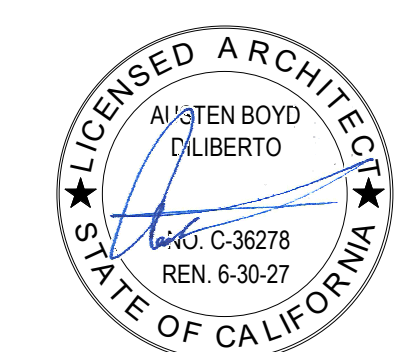
COTTONWOOD MEADOWS

PROJECT ADDRESS

120 N COTTONWOOD ST.
WOODLAND, CA 95665

JOB NO.
2217.00

ARCHITECT



DRAWING RECORD

REV.	COMMENTS	DATE

SHEET NOTES

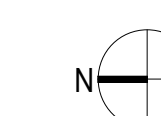
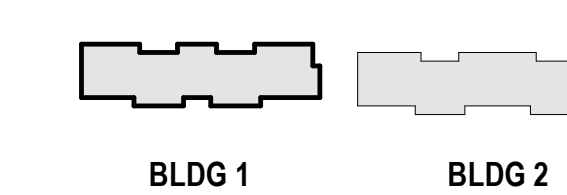
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KEYNOTES

LEGEND

ASPHALT COMP. SHINGLE ROOFING

KEY PLAN



SHEET NAME

BLDG 1 - ROOF PLAN

SHEET NO.

A2.13

3/20/2020 09:45:19



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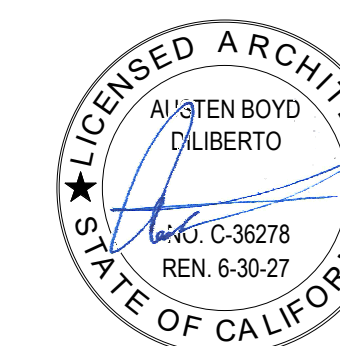
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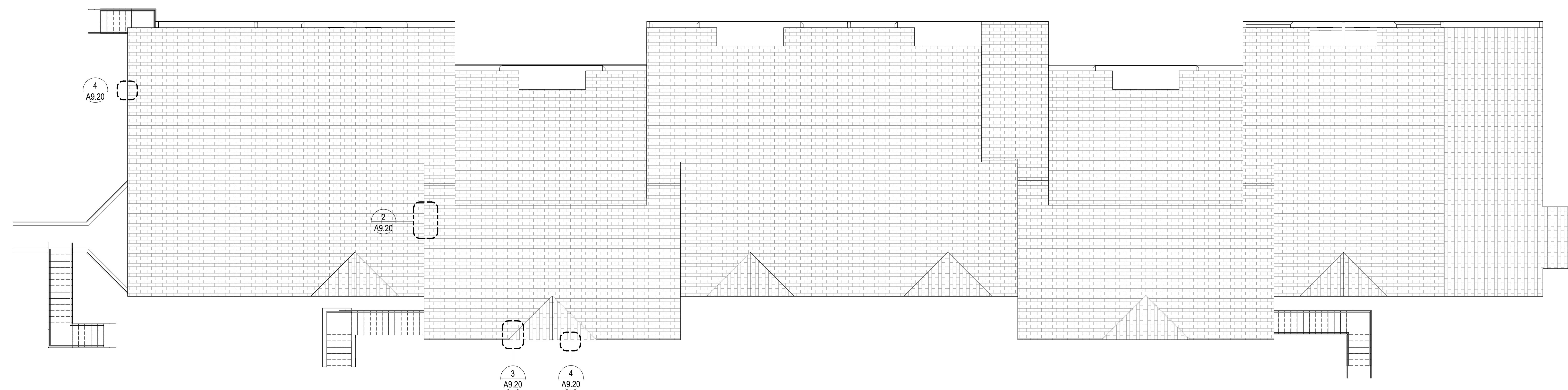
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2217.00

ARCHITECT



DRAWING RECORD

REV.	COMMENTS	DATE



BLDG 2 - ROOF PLAN 1
SCALE: 1/8" = 1'-0"

SHEET NOTES

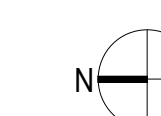
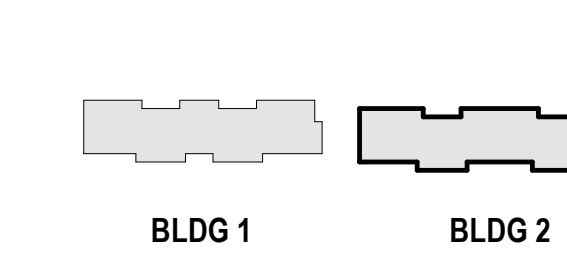
1. ASSUME 25% REMOVAL OF (E) ROOF SHEATHING AND FRAMING DUE TO DRY ROT.

KEYNOTES

LEGEND

ASPHALT COMP. SHINGLE ROOFING

KEY PLAN



SHEET NAME

BLDG 2 - ROOF PLAN

SHEET NO.

A2.23

3/20/2025 09:49:20



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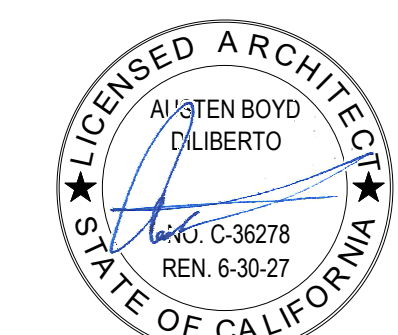
COTTONWOOD MEADOWS

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WOODLAND, CA 95665

2217.00

JOB NO.

ARCHITECT



DRAWING RECORD

REV. COMMENTS DATE

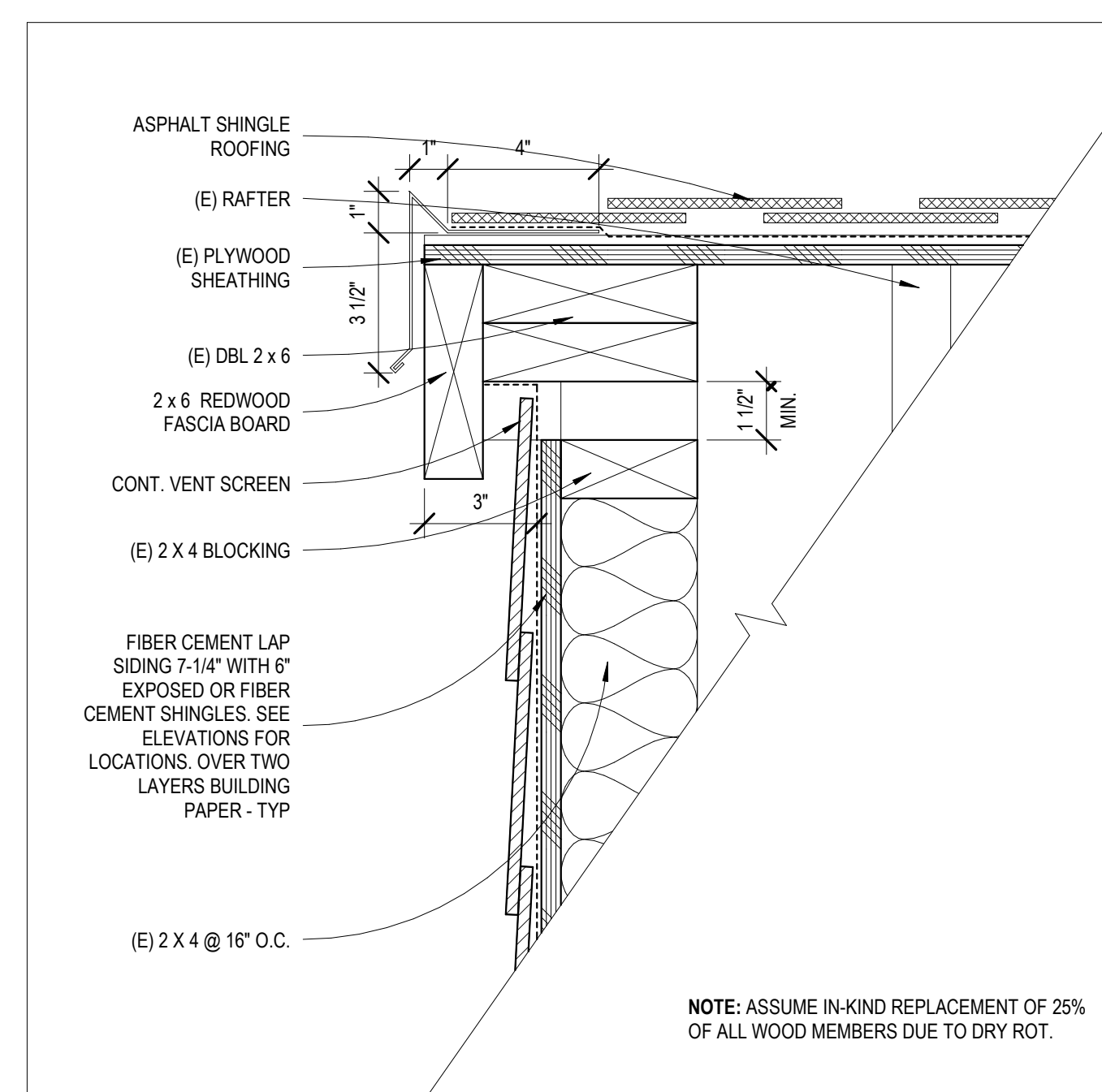
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ROOF DETAILS

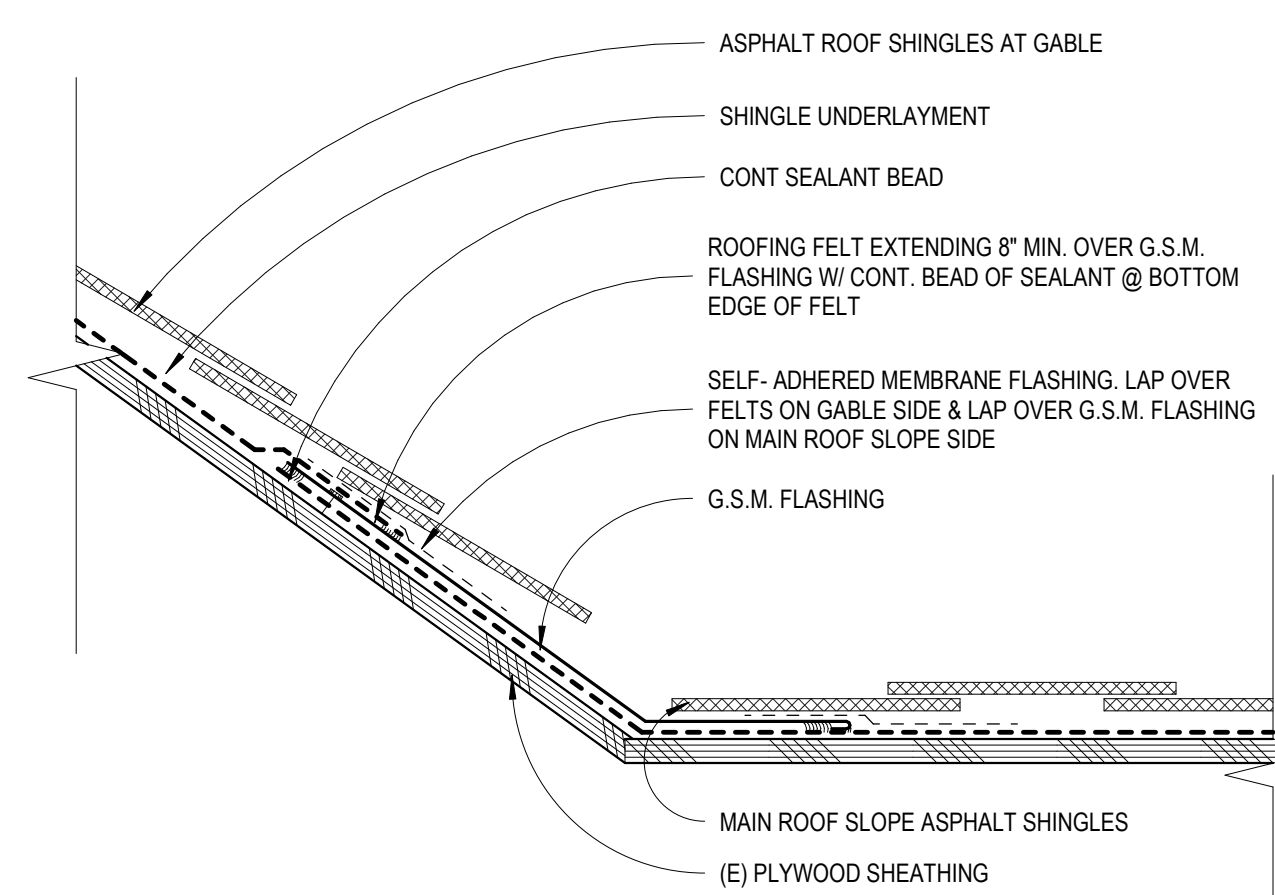
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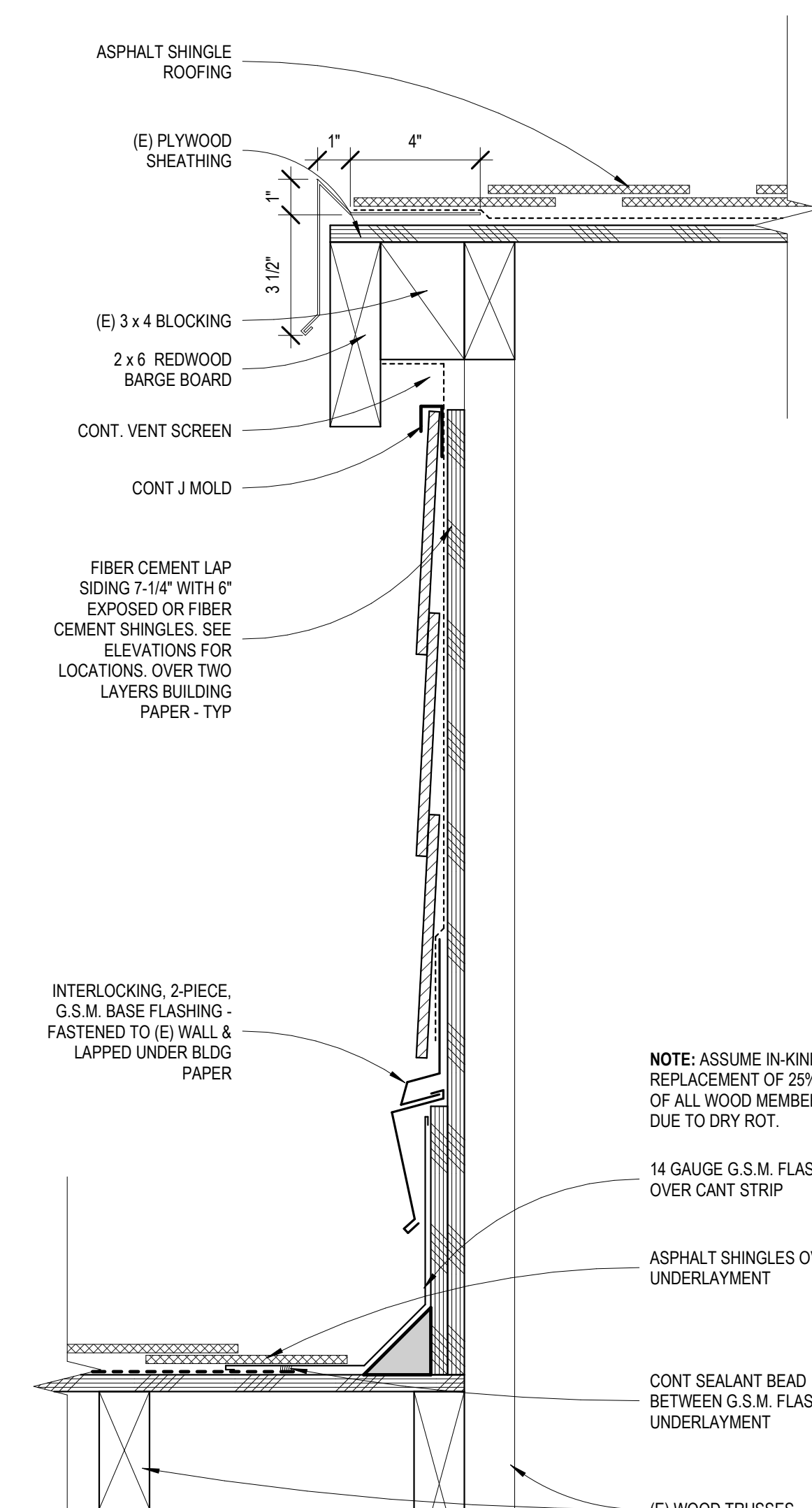
Approved for Construction
Headline, Century, JCL, Clearfont



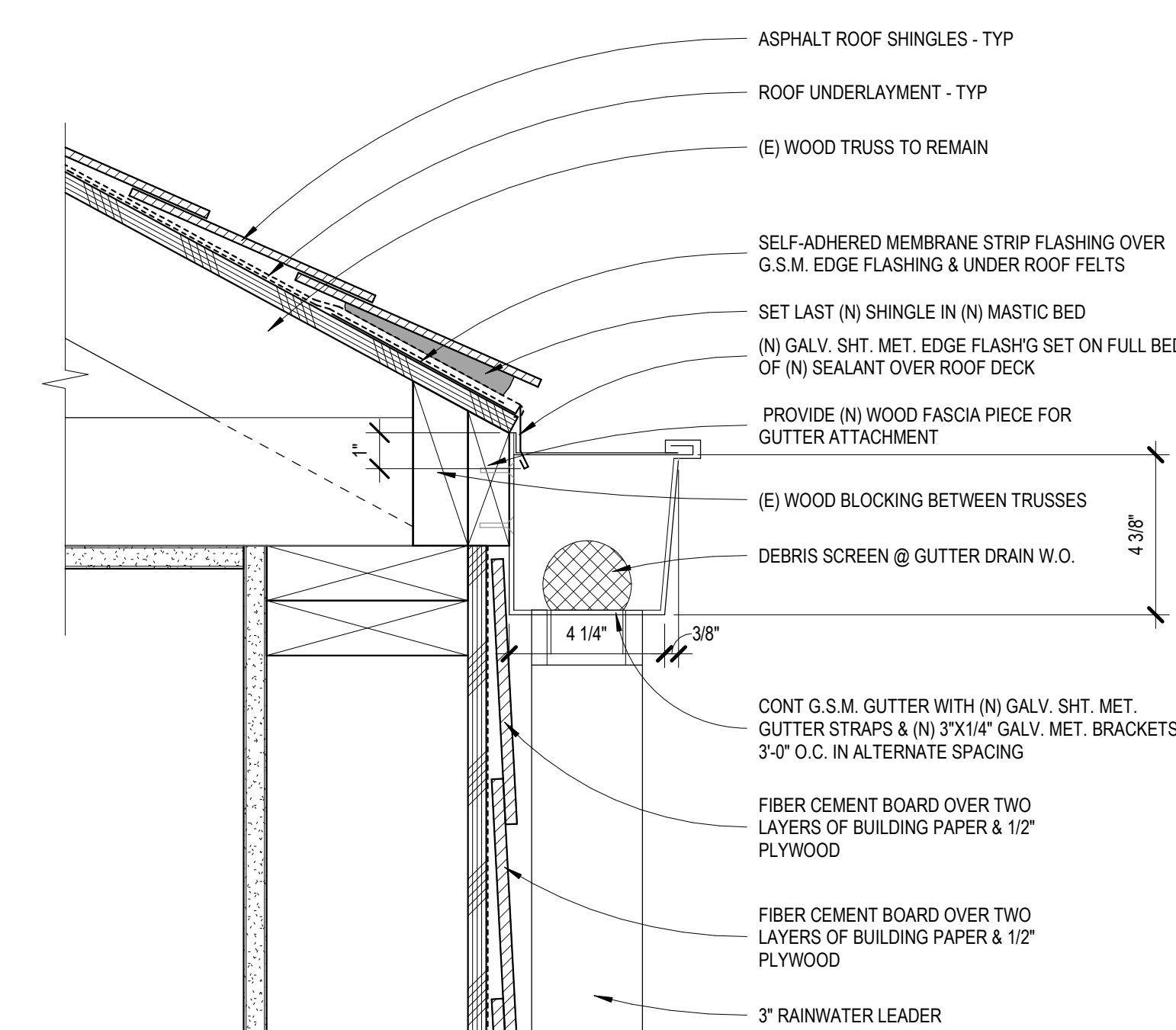
GABLE FASCIA & VENT
SCALE: 3" = 1'-0" **4**



ASPHALT SHINGLE VALLEY
SCALE: 3" = 1'-0" **3**



RAKE AT SPLIT ROOF
SCALE: 3" = 1'-0" **2**



(N) G.S.M. GUTTER AT (E) EAVE
SCALE: 3" = 1'-0" **1**

3/20/2025 09:49:21