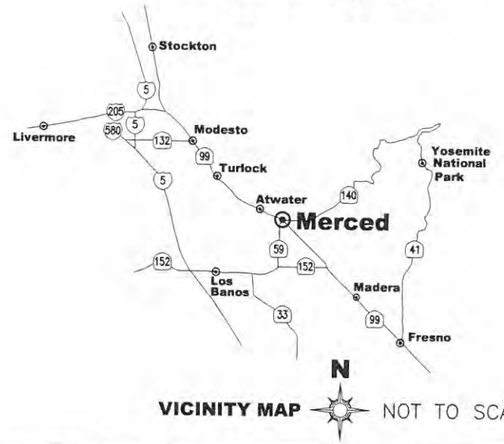
LOCATION MAP NOT TO SCALE

CITY OF MERCED
HOUSING DIVISION
REHABILITATION

253 AND 255 West 23rd Street
MERCED, CA



VICINITY MAP NOT TO SCALE

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	EXISTING SITE PLANS
3	253 EXISTING, DEMOLITION AND CONSTRUCTION PLANS
4	253 EXISTING, DEMOLITION AND CONSTRUCTION PLANS
5	EXISTING, DEMOLITION AND CONSTRUCTION PLANS
6	253 WEST EXTERIOR ELEVATIONS
7	255 WEST EXTERIOR ELEVATIONS
8	EXISTING ROOF PLANS AND INTERIOR ELEVATIONS
9	INTERIOR KITCHEN ELEVATION AT 255 WEST 23 RD STREET
10	DETAILS AND SECTIONS

LEGEND

EXISTING
NEW WALL
PROPERTY LINE
WALL SECTION
BUILDING SECTION
INTERIOR ELEVATION
EXT. ELEVATION

A — NORTH
B — EAST
C — SOUTH
D — WEST

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH CURRENT APPLICABLE BUILDING CODES, THE CALIFORNIA BUILDING CODE AND CITY OF MERCED.

2. CONTRACTOR SHALL EXAMINE CONSTRUCTION DRAWINGS AND WORK WRITE UP AND SHALL VISIT SITE PRIOR TO SUBMITTING A PROPOSAL. CONTRACTOR SHALL INSPECT EXISTING CONDITIONS, WHICH AFFECT THE WORK SHOWN, AND SHALL NOTIFY HOUSING REHABILITATION SPECIALIST OF ANY EXISTING CONDITIONS WHICH CONFLICT WITH OR DIFFER FROM THE WORK SHOWN. CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL THESE CONFLICTS AND DIFFERENCES ARE RESOLVED.

3. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR THE CONDUCT OF THE WORK, INCLUDING CONSTRUCTION METHODS AND PROCEDURES; SITE SAFETY; AND METHODS, DESIGN, AND MATERIALS FOR TEMPORARY VERTICAL AND LATERAL SUPPORT OF EXISTING AND NEW STRUCTURES.

4. THE CONTRACTOR SHALL VERIFY DIMENSIONS.

5. CONTRACTOR SHALL PROVIDE AND INSTALL STIFFENERS, BRACING, BACKING PLATES, AND SUPPORT ALL BRACKETS REQUIRED FOR INSTALLATION OF ALL BATHROOM FIXTURES AND ALL FLOORING OR ELECTRICAL EQUIPMENT.

6. CAULKING IS REQUIRED PER CA TITLE 24: AROUND ALL DOOR FRAMES; BETWEEN WALL SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALLS PANELS; ALL PENETRATIONS IN WALLS, CEILINGS, AND FLOORS DUE TO THE INSTALLATION OF PLUMBING, ELECTRIC, GAS AND HVAC LINES; ALL OPENINGS IN ATTIC FLOORS, ACCESS PANELS OR SIMILAR ASSEMBLIES.

7. DO NOT SCALE DRAWINGS. IN CASE OF CONFLICT, NOTIFY THE HOUSING REHABILITATION SPECIALIST. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES.

8. TIGHT. ALL INTERIOR PENETRATIONS SHALL BE SEALED TO PROVIDED A PROFESSIONAL AND FINISH APPEARANCE.

9. CONTRACTOR RETAINS POSSESSION OF WASTE MATERIALS AND IS RESPONSIBLE FOR REMOVAL FROM SITE AND DISPOSAL IN A TIMELY FASHION.

10. FINISH MATERIALS SHALL BE STORED AND ACCLIMATED TO THE PROPER ENCLOSED CONDITIONS AS SPECIFIED BY THE MANUFACTURER.

11. IN CASE OF DISCREPANCIES OR CONFLICTING INFORMATION OR REQUIREMENTS WITHIN THE DRAWINGS, WITHIN THE WORK WRITE UP, OR BETWEEN DRAWINGS AND WORK WRITE UP, THE MOST EXPENSIVE REQUIREMENTS SHOWN OR SPECIFIED SHALL BE THE BASIS FOR THE CONTRACT. OBVIOUS OR INCIDENTAL PLANS, INCLUDING, BUT NOT LIMITED TO TYPOGRAPHICAL ERROR, INCORRECTLY NOTED DRAWINGS SCALES AND NON-SENSICAL INFORMATION SHALL NOT BE CAUSE FOR CHANGE ORDER OR CONTRACT MODIFICATIONS. ALL SUCH CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE HOUSING REHABILITATION SPECIALIST.

12. WHERE CHOICE OF FINISH COLOR IS NOT SPECIFIED IT IS TO BE SELECTED BY THE HOUSING PROGRAM SUPERVISOR OR APPROVED BY THE OWNER.

13. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF HOUSING PROGRAM SUPERVISOR.

14. THE CONTRACTOR / SUBCONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED LICENSES AND PERMITS ASSOCIATED WITH THEIR WORK.

15. ALL CASEWORK, MILLWORK, ETC. SHALL BE PER W.I.C. WOODWORK STANDARDS.

16. ALL EXTERIOR REPAIRS MUST BE PRIMER AND PAINT TO MATCH EXISTING INCLUDING BARE WOOD, STUCCO AND UNDERSIDE OF EAVES.

17. ONLY NEW MATERIALS WILL BE USED IN THIS PROGRAM. USED MATERIALS ARE UNACCEPTABLE.

HVAC AND ELECTRICAL GENERAL NOTES

1. THE INTENTION OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS, AND EQUIPMENT, NECESSARY, OR REASONABLY INFERABLE AS BEING NECESSARY, FOR FURNISHING, INSTALLATION AND TESTING, COMPLETE AND READY FOR SAFE OPERATION OF THE SYSTEMS DESCRIBED HEREIN.

2. CONTRACTOR TO COORDINATE LOCATION OF ALL EQUIPMENT AND ROOF PENETRATIONS WITHIN THE SCOPE OF THIS PROJECT. PLUMBING VENTS, REGULATOR VENTS, FLUES, AND EXHAUST AIR OUTLETS TO BE KEPT A MIN. OF 10'-0" AWAY FROM THE OUTSIDE AIR INTAKE LOCATIONS.

3. THE HVAC SYSTEM INCORPORATES HERS VERIFIED DUCT LEAKAGE. HVAC CONTRACTORS SHALL INSTALL SYSTEM "LEAK-FREE" USING MASTIC AND UL APPROVED TAPE. CONTRACTORS TO PROVIDE FORMS CF4R AND CF6R.

4. THE CONTRACTOR SHALL VERIFY EXACT LOCATION, HEIGHTS, OUTLET AND SWITCH ARRANGEMENTS, AND EQUIPMENT PRIOR TO ROUGH-IN. NO ADDITIONS TO THE CONTRACT SUM WILL BE PERMITTED FOR OUTLETS IN WRONG LOCATIONS, IN CONFLICT WITH OTHER WORK, AND SO ON. THE OWNER RESERVES THE RIGHT TO RELOCATE ANY DEVICE UP TO 3 FEET PRIOR TO ROUGH-IN, WITHOUT ANY CHARGE BY THE CONTRACTOR.

5. THE CONTRACTOR SHALL FURNISH ALL WIRING MATERIALS AND MAKE ALL FINAL ELECTRICAL OR GAS CONNECTIONS FOR ALL PERMANENTLY INSTALLED APPLIANCES.

GENERAL DEMOLITION NOTES

1. GENERAL CONTRACTOR SHALL VISIT THE PROJECT SITE TO VERIFY ALL FIELD CONDITIONS AS THEY RELATE TO DEMOLITION INDICATED ON THIS PLAN AND WORK WRITE UP. NOTIFY THE HOUSING PROGRAM SUPERVISOR IMMEDIATELY IF ANY DISCREPANCY IS FOUND.

2. GENERAL CONTRACTOR SHALL EXECUTE ALL DEMOLITION AND REMOVAL CAREFULLY, SO AS TO MINIMIZE INTERFERENCE WITH EXISTING CONDITIONS, NEW CONDITIONS, OR SITE CONDITIONS. IF ANY STRUCTURAL COMPONENTS ARE UNCOVERED UNEXPECTEDLY DURING DEMOLITION, THE GENERAL CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE HOUSING PROGRAM SUPERVISOR.

3. WHERE PLUMBING, MECHANICAL OR ELECTRICAL SYSTEMS/ITEMS ARE SPECIFIED TO BE REMOVED, THE GENERAL CONTRACTOR SHALL ENSURE THAT THE SYSTEMS ARE ABANDONED/SEALED/CAPPED TO THE EXTENT THAT THEY IN NO WAY INTERFERE WITH THE FINAL FINISH CONDITIONS. THERE SHALL BE NO INDICATION OF PREVIOUS INSTALLATION WHAT SO EVER. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE HOUSING REHABILITATION SPECIALIST.

4. WHERE EXISTING WALLS, CASEWORK, FIXTURES, EQUIPMENT, ETC. ARE TO BE REMOVED, NEWLY REVEALED SURFACES SHALL BE CLEANED SO AS TO ACCEPT NEW FINISH MATERIALS PER WORK WRITE UP AND DRAWINGS. ALL UNNECESSARY BRACKETS, CLIPS, HANGERS, NAILS, LEDGER BOARDS, ETC. THROUGHOUT THE SPACE SHALL BE REMOVED. WORK SHALL BE PERFORMED SO AS TO LEAVE NO INDICATION OF PREVIOUS DEMOLITION.

5. PROTECT ALL EXISTING WINDOWS AND FRAMES THAT ARE TO REMAIN DURING DEMOLITION

6. PROTECT ALL EXISTING STRUCTURE DURING DEMOLITION.

7. IF EXISTING WALLS ARE TO BE REMOVED, REPAIR WALL AND FLOOR FINISHES TO MATCH ADJACENT SURFACES AT AREAS OF REMOVAL OR SCHEDULED NEW SURFACES AS REQUIRED.

8. WHERE EXISTING WALLS, CASEWORK, FIXTURES, EQUIPMENT, ETC. ARE TO BE REMOVED, CONTRACTORS ARE TO REPAIR, PATCH, CLEAN AND PAINT NEWLY REVEAL SURFACES SO AS TO LEAVE NO INDICATION OF PREVIOUS DEMOLITION WORK.

NO.	DATE	BY	REVISION MADE

NOTE:
IF THERE IS ANY DISCREPANCY BETWEEN THE WORK WRITE UP AND PLANS IT SHALL BE BROUGHT UP TO THE ATTENTION OF THE HOUSING REHABILITATION SPECIALIST IMMEDIATELY. PLANS AND WORK WRITE UP ARE PART AND PARCEL OF THIS CONTRACT.

City of Merced
"Gateway to Yosemite"
HOUSING DIVISION
678 W. 18th Street (209) 385-6863

TYPE OF FUNDING (HOME)

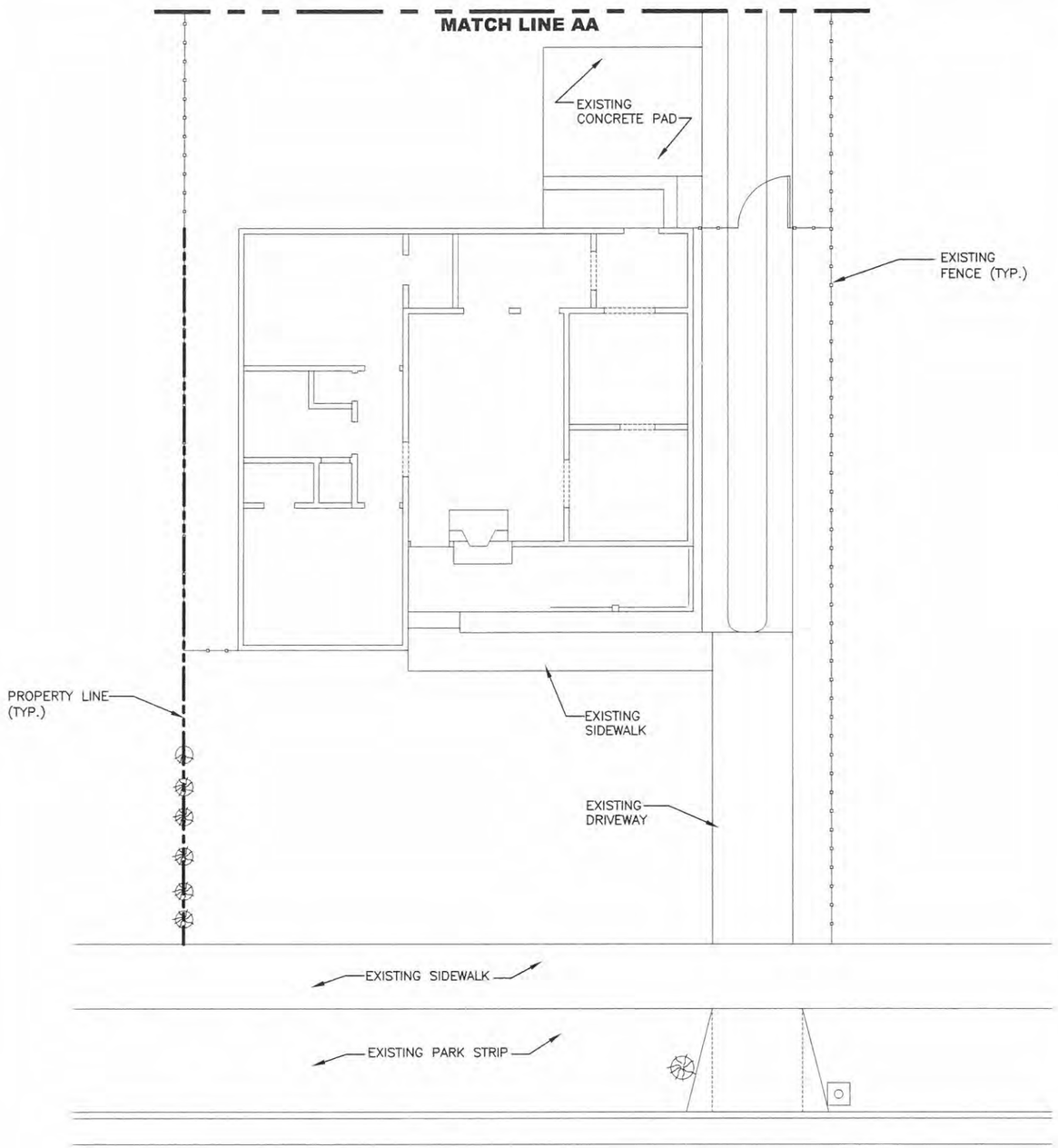
253 and 255 West 23rd Street

COVER SHEET

DR. BY: AV
DATE: 05-15-2014
CH. BY: AV
DATE: 01-23-2015
SCALE: AS SHOWN

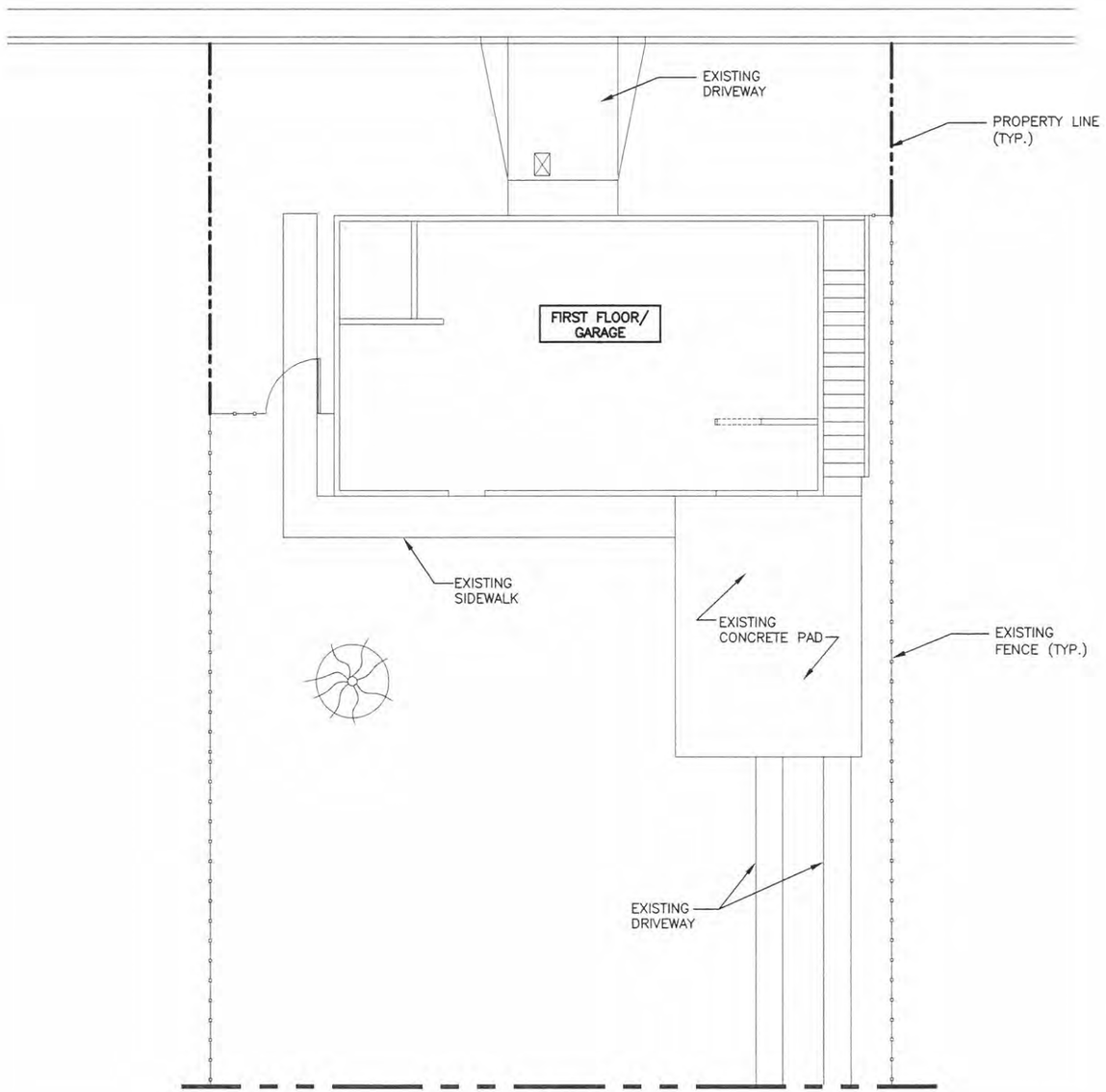
Project No. 2014-03
Sheet 1 of 10

I:\1 CURRENT PROJECTS\HOUSING PROJECT-253 & 255 WEST 23RD



WEST 23TH STREET

1 **255 WEST 23RD STREET - EXISTING SITE PLAN**



2 **253 WEST 23RD STREET - EXISTING SITE PLAN**

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

NO.	DATE	BY	REVISION MADE

NOTE:
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City of Merced
"Gateway to Yosemite"
HOUSING DIVISION
678 W. 18th Street (209) 385-6863

TYPE OF FUNDING (HOME FUND)

253 and 255 West 23rd Street

EXISTING SITE PLANS

DR. BY: AV	
DATE: 05-15-2014	
CH. BY: AV	
DATE: 01-23-2015	
SCALE: AS SHOWN	

Project No. 2014-03
Sheet **2** of **10**

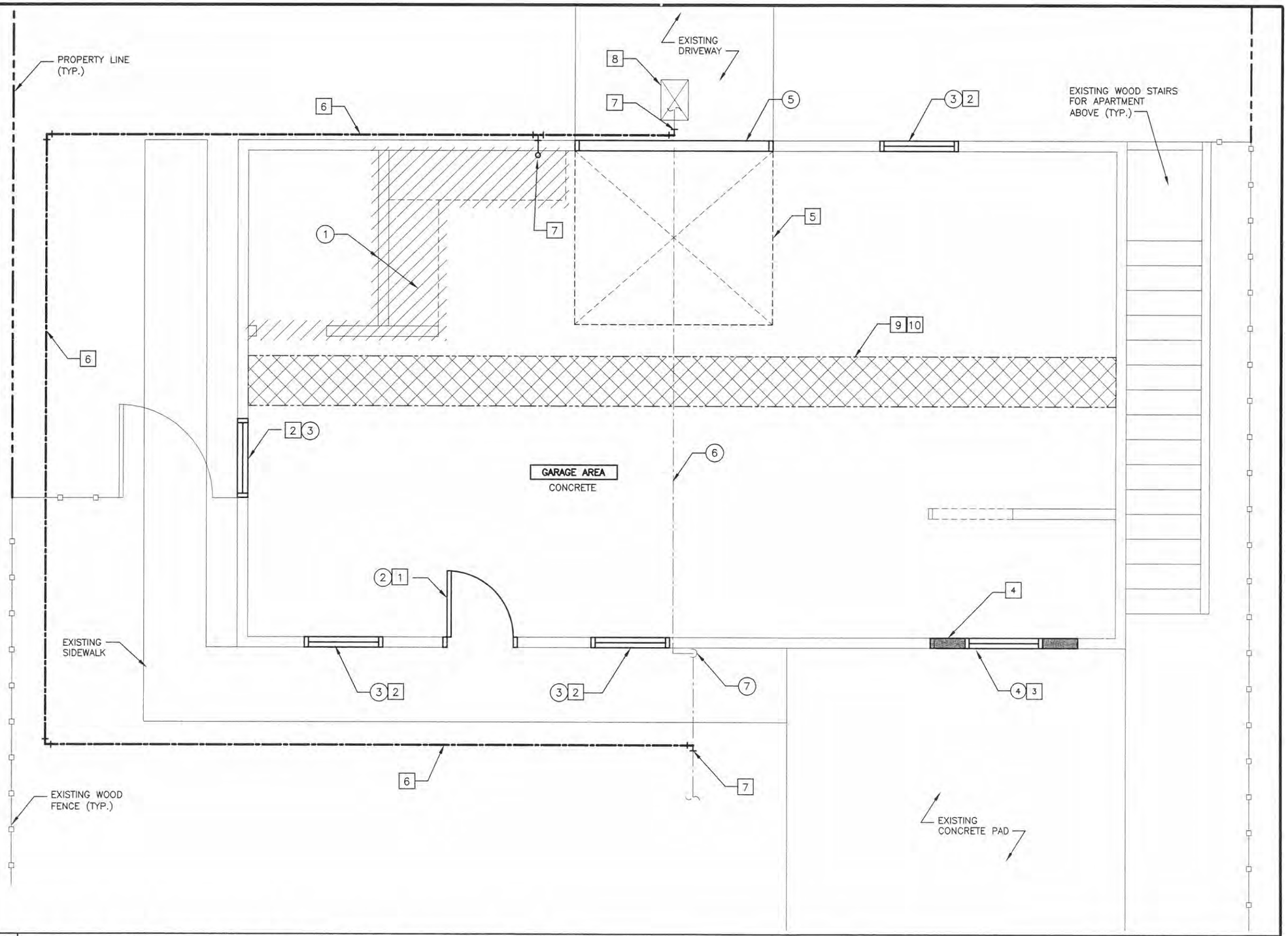
DEMOLITION NOTES:

1. REMOVE EXITING WALLS & SHELVING AS REQUIRED.
2. REMOVE EXISTING DOOR & FRAME.
3. REMOVED EXITING WINDOWS & FRAME.
4. REMOVED EXITING SLIDING DOOR & FRAME.
5. SWACUT & REMOVED EXISTING WALL FRAMING, DRYWALL & STUCCO AS REQUIRED FOR NEW GARAGE OPENING.
6. CONTRACTOR SHALL DISCONNECT & REMOVE EXISTING WATER LINE BELOW CEILING.
7. REMOVE EXISTING WATER LINE RISER & PATCH OPENING

CONSTRUCTION NOTES:

1. INSTALL NEW SOLID CORE METAL DOOR, FRAME & HARDWARE. MATCH EXISTING DOOR OPENING.
2. INSTALL NEW DUAL PANE VINYL WINDOWS & FRAME. MATCH EXISTING WINDOW OPENING.
3. INSTALL NEW DUAL PANE VINYL WINDOW & FAME 36"X36" SIZE.
4. CONTRACTOR SHALL FRAME EXISTING SLIDING DOOR OPENING, DRYWALL INTERIOR & STUCCO PAINT EXTERIOR TO MATCH EXISTING.
5. FURNISH & INSTALL NEW 8'-0" WIDE OVERHEAD METAL GARAGE DOOR INCLUDING FRAME & HARDWARE. PROVIDE ELEC. DOOR OPENER & POWER AS REQUIRED.
6. PLUMBING CONTRATOR SHALL TRENCH & INSTALL NEW 1" SCH. 80 PVC WATER SERVICE. SERVICES SHALL COMPLY WITH UNIFORM PLUMBING CODE.
7. WATER SERVICE POINT OF CONNECTION TO EXISTING. FIELD VERIFY LOCATION.
8. EXISTING WATER BOX TO REMAIN, ADJUST TO NEW FINISHED CONCRETE DRIVEWAY GRADE.
9. CONTRACTOR SHALL REMOVE APPROX. 2 FT. WIDE CEILING DRYWALL AS SHOWN IN CROSS HATCHING. CHECK & VERIFY FLOOR JOIST STRUCTURE AND SUPPORT.
10. AFTER FLOOR JOIST INSPECTION IS COMPLETE, THE CONTRACTOR SHALL INSTALL R-30 BLOW-IN INSULATION BETWEEN FLOOR JOISTS FOR THE ENTIRE CEILING AND CLOSE OPENING WITH DRYWALL BOARD, PAINT TO MATCH EXISTING.

* SEE WORK WRITE UP FOR MORE DESCRIPTION OF WORK TO BE DONE.



3 **253 WEST 23RD STREET- EXISTING / DEMO FIRST FLOOR/GARAGE PLAN**

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

NO.	DATE	BY	REVISION MADE

NOTE:
IF THERE IS ANY DISCREPANCY BETWEEN THE WORK WRITE UP AND PLANS IT SHALL BE BROUGHT UP TO THE ATTENTION OF THE HOUSING REHABILITATION SPECIALIST IMMEDIATELY. PLANS AND WORK WRITE UP ARE PART AND PARCEL OF THIS CONTRACT.

City of Merced
"Gateway to Yosemite"
HOUSING DIVISION
678 W. 18th Street (209) 385-6863

TYPE OF FUNDING (HOME FUND)

253 West 23rd Street First Floor

EXISTING FLOOR AND DEMOLITION / CONSTRUCTION PLAN

DR. BY: AV	
DATE: 05-15-2014	
CH. BY: AV	
DATE: 01-23-2015	
SCALE: AS SHOWN	

Project No. 2014-03
Sheet 3 of 10

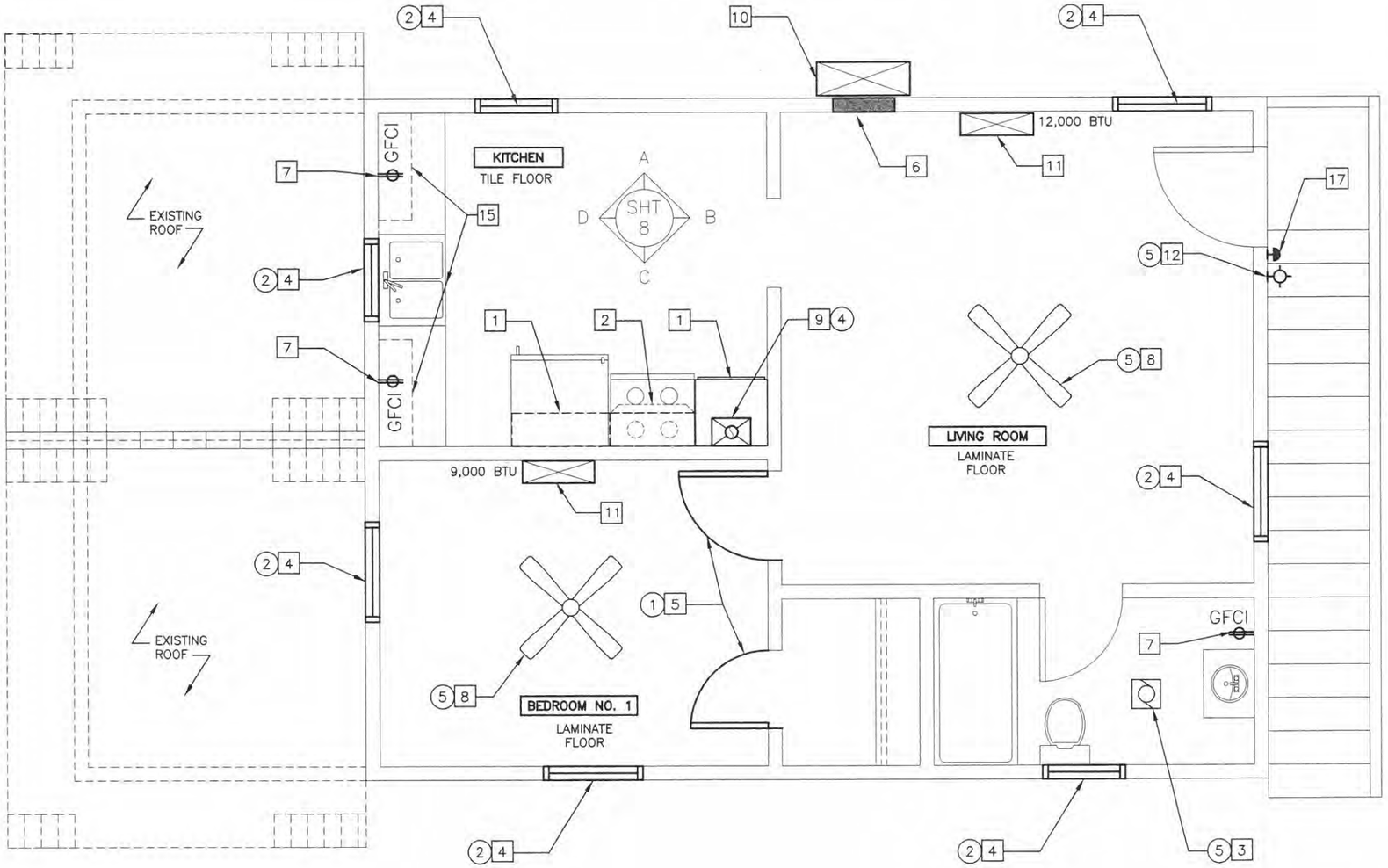
DEMOLITION NOTES:

1. REMOVE EXISTING DOOR.
2. REMOVED EXITING WINDOWS & FRAME.
3. CONTRACTOR IS TO REPLACE EXISTING DAMAGE ROOF TILE WHERE NEED. MATCH EXISTING
4. CONTRACTOR SHALL DISCONNECT ALL PIPING, FLUE & REMOVE EXISTING WATER HEATER.
5. DISCONNECT AND REMOVE EXISTING LIGHT FISTURE AND/OR CEILING FAN.

CONSTRUCTION NOTES:

1. PROVIDE AND INSTALL NEW WOOD CABINETS; BASE CABINET SHALL INCLUDE LAMINATE COUNTERTOP, AND CABINETS OVER THE FRIDGE, RANGE/HOOD. MATCH EXISTING CABINET STYLE AND PAINT. COLOR SELECTION BY OWNER.
2. PROVIDE AND INSTALL NEW RANGE EXHAUST HOOD & ELECTRICAL POWER. CONTRACTOR SHALL PROVIDE & RUN METAL DUCTWORK THRU ATTIC SPACE & TERMINATE WITH WALL CAP.
3. PROVIDE AND INSTALL NEW BATHROOM EXHAUST FAN/LIGHT AND NEW SWITCH. CONTRACTOR SHALL SHALL PROVIDE & RUN METAL DUCTWORK THRU ATTIC SPACE & TERMINATE WITH WALL CAP.
4. INSTALL NEW DUAL PANE VYNL WINDOWS & FRAME. MATCH EXISTING WINDOW OPENING.
5. PROVIDE AND INSTALL NEW SIX PANEL DOOR & HARDWARE.
6. PATCH, REPAIR, TAPE, INSULATE AND TEXTURE INTERIOR & EXTERIOR WALL OPENING AS REQUIRED.
7. ELECTRICAL CONTRACTOR SHALL PROVIDE & INSTALL NEW GFCI OUTLETS AND WIRING.
8. PROVIDE AND INSTALL NEW CEILING FAN/LIGHT.
9. PLUMBING CONTRACTOR SHALL FURNISH & INSTALL NEW "RHEEM" 6.4 GPM, 150,000 BTU HIGH EFFICIENCY INDOOR TANKLESS WATER HEATER. RECONNECT WATER SUPPLY LINES, GAS LINE AS REQUIRED AND EXTEND NEW GAS FLUE THROUGH EXISTING CEILING OPENING AND TERMINATE ON ROOF PER MFG. RECOMMENDATIONS.
10. HVAC CONTRACTOR SHALL FURNISH & INSTALL NEW DUCTLESS HEATING & COOLING "LG" 21,000 BTU, 21 SEER, MULTIZONE HEAT PUMP CONDENSER UNIT. UNIT SHALL BE MOUNTED ON A WALL WITH SUPPORT BRACKETS PER MFG. RECOMMENDATIONS. ELECTRICAL CONTRACTOR SHALL PROVIDE & INSTALL THE REQUIRED POWER INCLUDING WIRING, DISCONNECT SWITCH, ETC...
11. HVAC CONTRACTOR SHALL FURNISH & INSTALL NEW DUCTLESS HEATING & COOLING "LG" (1) 12,000 BTU, & (1) 9,000 BTU FLEX MULTI WALL MOUNTED HEAT PUMP AIR HANDLER UNIT. UNIT SHALL BE MOUNTED ON A WALL PER MFG. RECOMMENDATIONS. ELECTRICAL CONTRACTOR SHALL PROVIDE & INSTALL THE REQUIRED POWER INCLUDING WIRING.
12. PROVIDE & INSTALL MOTION SENSOR OUTDOOR LIGHT FIXTURE.
13. PROVIDE & INSTALL NEW DOOR BELL AND PUSH BUTTON.
14. CONTRACTOR SHALL PATCH ALL WALL OPENINGS, PRIME, PAINT ALL WALLS, CEILING, DOORS THROUGH OUT THE APARTMENT. COLOR SELECTION BY OWNER.
15. CLEAN EXISTING KITCHEN WALL & BASE CABINETS, PRIME & PAINT AS REQUIRED. COLOR SELECTION BY OWNER.
16. EXISTING FLOORING TO REMAIN, CLEAN SURFACE ONLY.
17. FURNISH & INSTALL HARDWIRE DOOR BELL & CHIME. COORDINATE W/ HOFFMAN SECURITY.

TOTAL SF = ± 516 SF



* SEE WORK WRITE UP FOR MORE DESCRIPTION OF WORK TO BE DONE.

1 253 WEST 23RD STREET EXISTING / DEMO SECOND FLOOR PLAN - OVER THE GARAGE

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

NO.	DATE	BY	REVISION MADE

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City of Merced
"Gateway to Yosemite"
HOUSING DIVISION
678 W. 18th Street (209) 385-6863

TYPE OF FUNDING (HOME FUND)

253 West 23rd Street Second Floor

EXISTING FLOOR AND DEMOLITION / CONSTRUCTION PLAN

DR. BY: AV
DATE: 05-15-2014
CH. BY: AV
DATE: 01-23-2015
SCALE: AS SHOWN

Project No. 2014-03
Sheet 4 of 10

DEMOLITION NOTES:

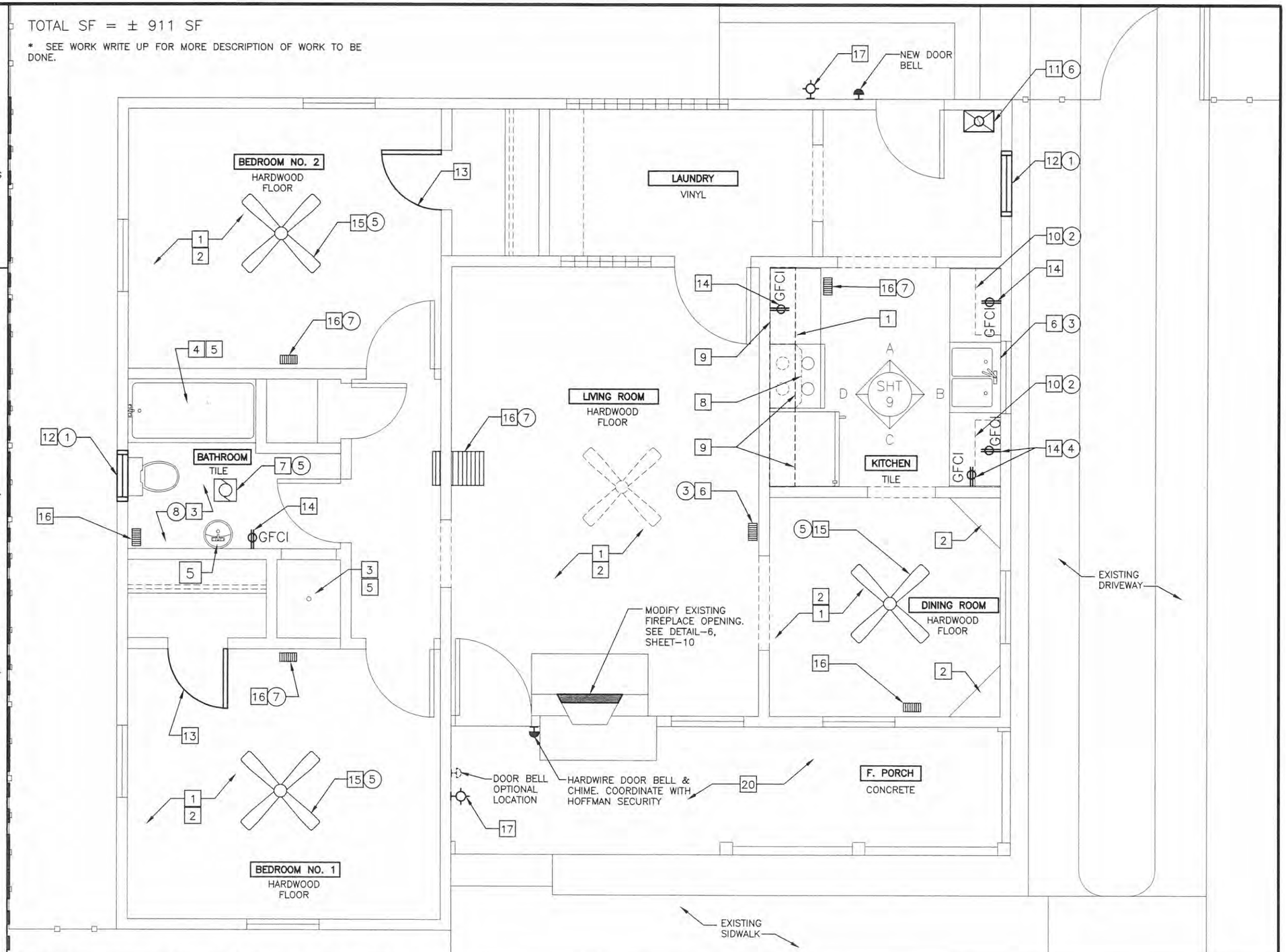
1. REMOVED EXITING WINDOWS & FRAME.
2. REMOVED EXITING KITCHEN WALL DOOR CABINET ONLY.
3. REMOVE EXISTING WALL BACK–SPLASH IN KITCHEN.
4. REMOVE EXISTING ELECTRICAL OUTLET.
5. DISCONNECT AND REMOVE EXISTING CEILING FAN AND/OR CEILING LIGHT FIXTURE.
6. CONTRACTOR SHALL DISCONNECT ALL PIPING, FLUE & REMOVE EXISTING WATER HEATER.
7. REMOVE HVAC FLOOR REGISTERS & CLEAN DUCTWORK.
8. CONTRACTOR SHALL REMOVE ALL TILE SURROUND FROM BATHROOM WALLS INCLUDING SHOWER STALL & BATH TUB. REMOVE ALL PLUMBING FAUCETS SERVING BATH TUB, SHOWER STALL AND BATHROOM SINK. PROTECT BATHROOM FIXTURES DURING DEMOLITION.

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL SAND AND STAIN ALL HARDWOOD FLOORS IN ALL ROOMS.
2. CONTRACTOR SHALL PREP AND PAINT ALL INTERIOR WALLS, CEILING, DOORS, DOOR FRAMES, WALL & FLOOR CABINETS THROUGH OUT INCLUDING ALL CLOSETS SPACES. COLOR SELECTION BY OWNER.
3. CONTRACTOR SHALL FURNISH & INSTALL CEMENT BOARD, CERAMIC TILES TO ALL EXPOSED BATHROOM WALLS & SHOWER STALL. TILE SELECTION AND COLOR BY OWNER. FLOORING TO REMAIN PROTECT DURING DEMOLITION.
4. CONTRACTOR SHALL PREP & REFINISH EXISTING BATH TUB FIXTURE.
5. FURNISH & INSTALL NEW FAUCETS SERVING TUB, SINK & SHOWER STALL INCLUDING TOWEL BARS.
6. CONTRACTOR SHALL FURNISH & INSTALL DRYWALL & CERAMIC BACK–SPLASH TILES IN KITCHEN AREA. BACK–SPLASH SHALL BE INSTALLED OVER THE COUNTERTOP AREAS INCLUDING OVER THE RANGE. TILE SELECTION AND COLOR BY OWNER.
7. PROVIDE AND INSTALL NEW BATHROOM EXHAUST FAN/LIGHT AND NEW SWITCH. CONTRACTOR SHALL SHALL PROVIDE & RUN METAL DUCTWORK THRU ATTIC SPACE & TERMINATE WITH WALL CAP.
8. FURNISH AND INSTALL NEW RANGE EXHAUST HOOD & ELECTRICAL POWER. CONTRACTOR SHALL SHALL PROVIDE & RUN METAL DUCTWORK THRU ATTIC SPACE & TERMINATE WITH WALL CAP.
9. FURNISH AND INSTALL NEW WALL KITCHEN CABINETS. MATCH EXISTING CABINET.
10. FURNISH & INSTALL NEW WALL CABINET DOORS FOR EXISTING CABINETS IN THE KITCHEN INCLUDING NEW HARDWARE. MATCH EXISTING CABINET.
11. PLUMBING CONTRACTOR SHALL FURNISH & INSTALL NEW "RHEEM" 6.4 GPM, 150,000 BTU HIGH EFFICIENCY INDOOR TANKLESS WATER HEATER. RECONNECT WATER SUPPLY LINES, GAS LINE AS REQUIRED AND EXTEND NEW GAS FLUE THROUGH EXISTING CEILING OPENING AND TERMINATE ON ROOF PER MFG. RECOMMENDATIONS.
12. INSTALL NEW DUAL PANE VYNL WINDOWS & FRAME. MATCH EXISTING WINDOW OPENING.
13. PROVIDE AND INSTALL NEW HALLOW CORE DOOR & HARDWARE. MATCH EXISTING DOOR.
14. ELECTRICAL CONTRACTOR SHALL PROVIDE & INSTALL NEW GFCI OUTLETS AND WIRING.
15. FURNISH AND INSTALL NEW CEILING FAN/LIGHT.
16. FURNISH AND INSTALL NEW FLOOR REGISTERS. MATCH EXISTING SIZE.
17. FURNISH & INSTALL OUTDOOR MOTION SENSOR LIGHT FIXTURE.
18. CLEAN EXISTING KITCHEN SURFACE CABINETS, PRIME & PAINT AS REQUIRED. COLOR SELECTION BY OWNER.
19. FURNISH & INSTALL NEW DOOR BELL AND PUSH BUTTON.
20. CONTRACTOR SHALL FILL IN ALL CONCRETE CRACKS IN THE FRONT PORCH AREA.
21. PATCH, REPAIR, TAPE, INSULATE AND TEXTURE INTERIOR & EXTERIOR WALL OPENING AS REQUIRED.

TOTAL SF = ± 911 SF

* SEE WORK WRITE UP FOR MORE DESCRIPTION OF WORK TO BE DONE.



1 255 WEST 23RD STREET EXISTING/DEMO FLOOR PLAN

SCALE: 1/4" = 1'–0"

NO.	DATE	BY	REVISION MADE

NOTE:
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City of Merced
"Gateway to Yosemite"
HOUSING DIVISION
678 W. 18th Street (209) 385-6863

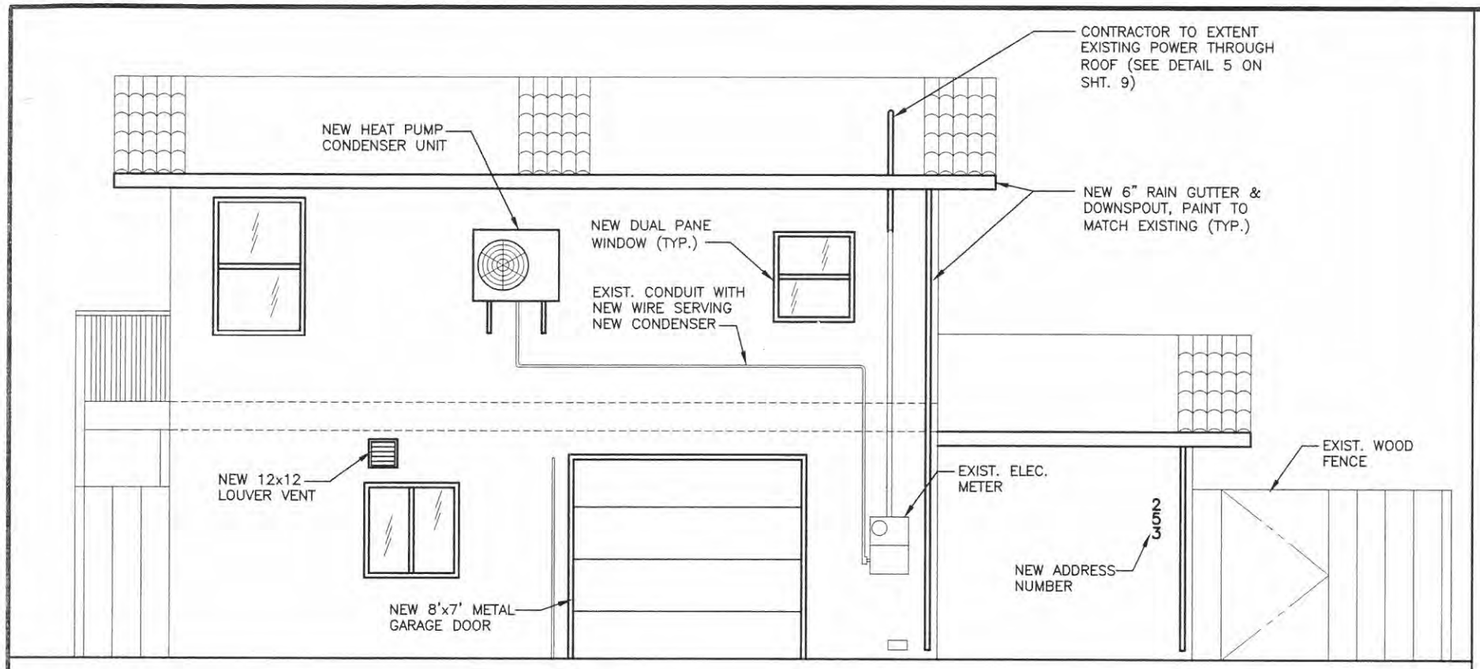
TYPE OF FUNDING (HOME FUND)

255 West 23rd Street

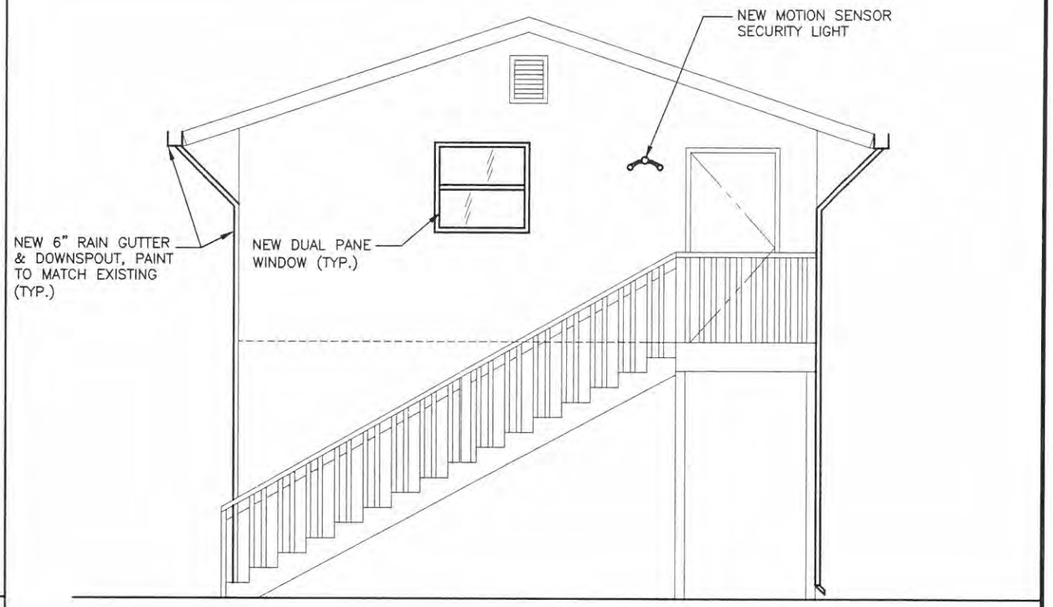
EXISTING FLOOR AND DEMOLITION / CONSTRUCTION PLAN

DR. BY: AV	
DATE: 05–15–2014	
CH. BY: AV	
DATE: 01–23–2015	
SCALE: AS SHOWN	

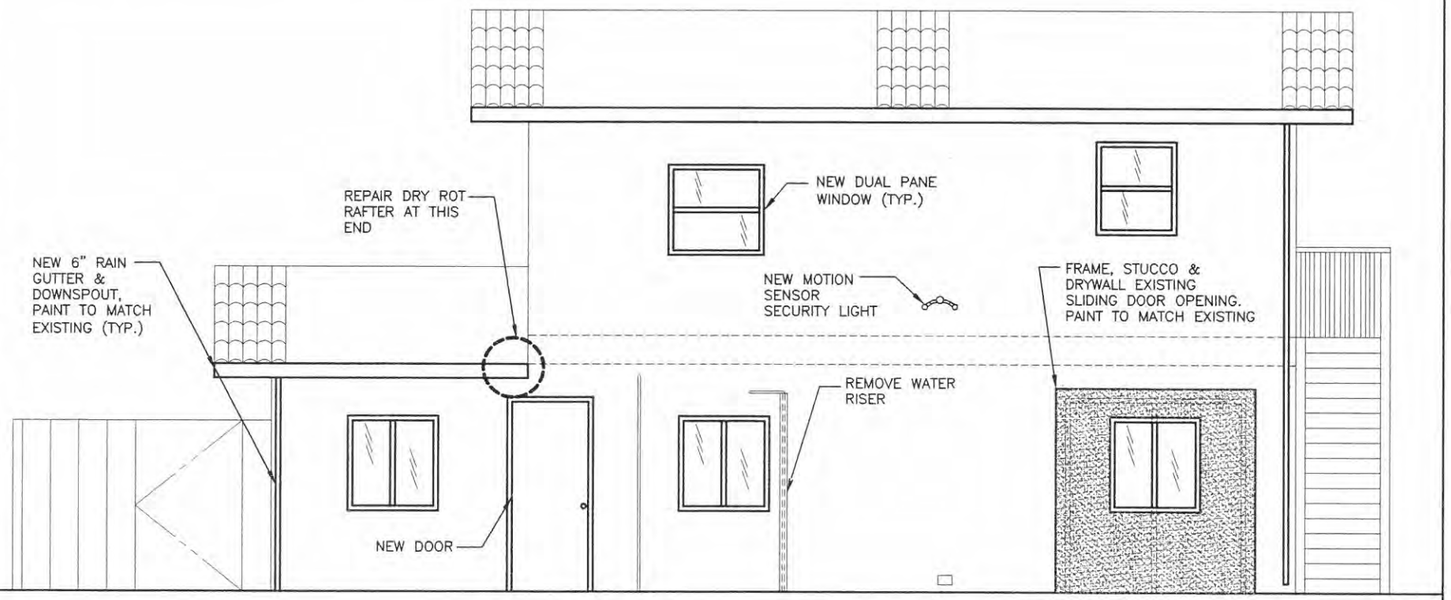
Project No. 2014–03
Sheet 5 of 10



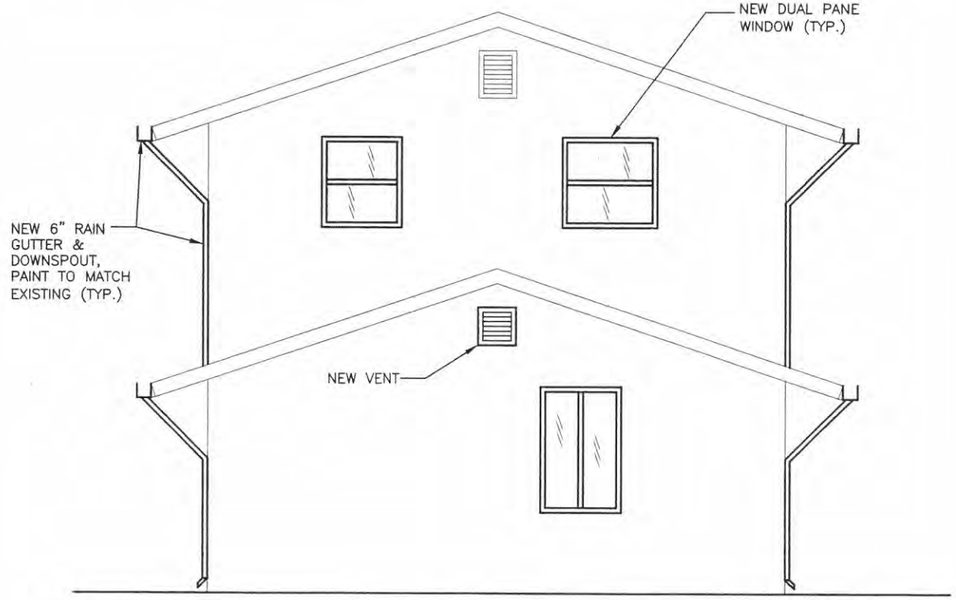
1 **NORTH ELEVATION** SCALE: 3/16" = 1'-0"



2 **EAST ELEVATION** SCALE: 3/16" = 1'-0"



3 **SOUTH ELEVATION** SCALE: 3/16" = 1'-0"



4 **WEST ELEVATION** SCALE: 3/16" = 1'-0"

NO.	DATE	BY	REVISION MADE

NOTE:
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City of Merced
"Gateway to Yosemite"
HOUSING DIVISION
678 W. 18th Street (209) 385-6863

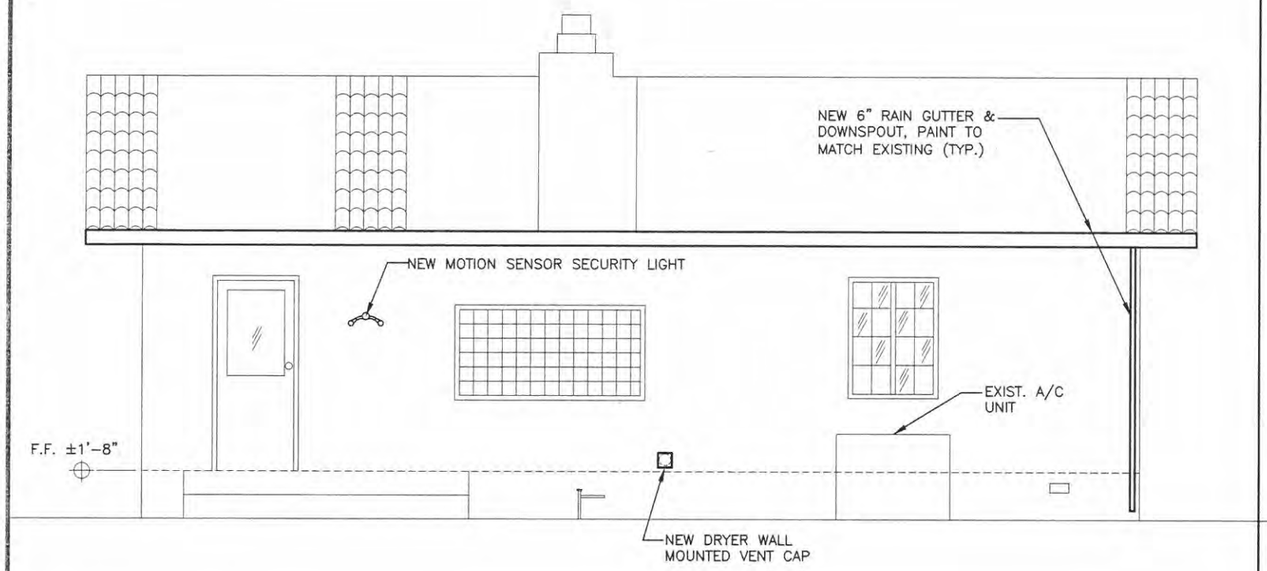
TYPE OF FUNDING (HOME FUND)

253 West 23rd Street

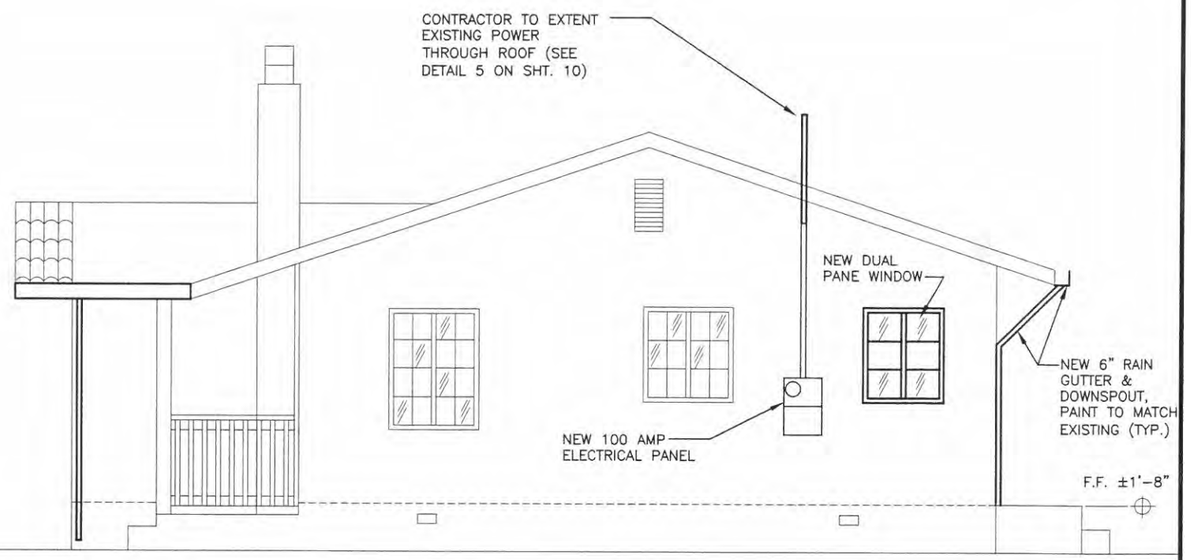
EXTERIOR ELEVATIONS

DR. BY:	AV
DATE:	05-15-2014
CH. BY:	AV
DATE:	01-23-2015
SCALE:	AS SHOWN

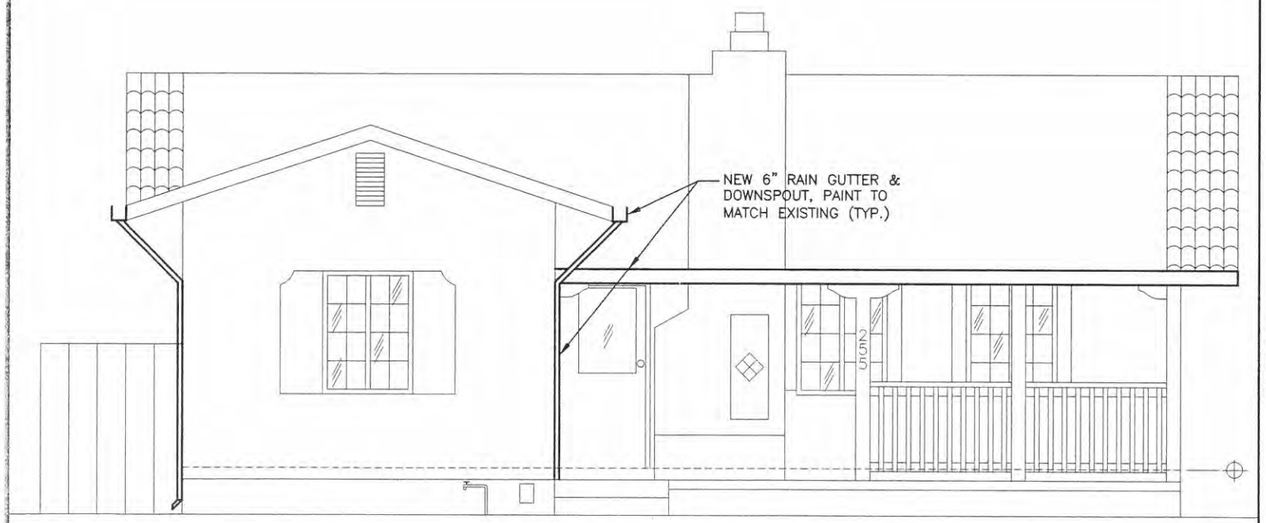
Project No. 2014-03
Sheet 6 of 10



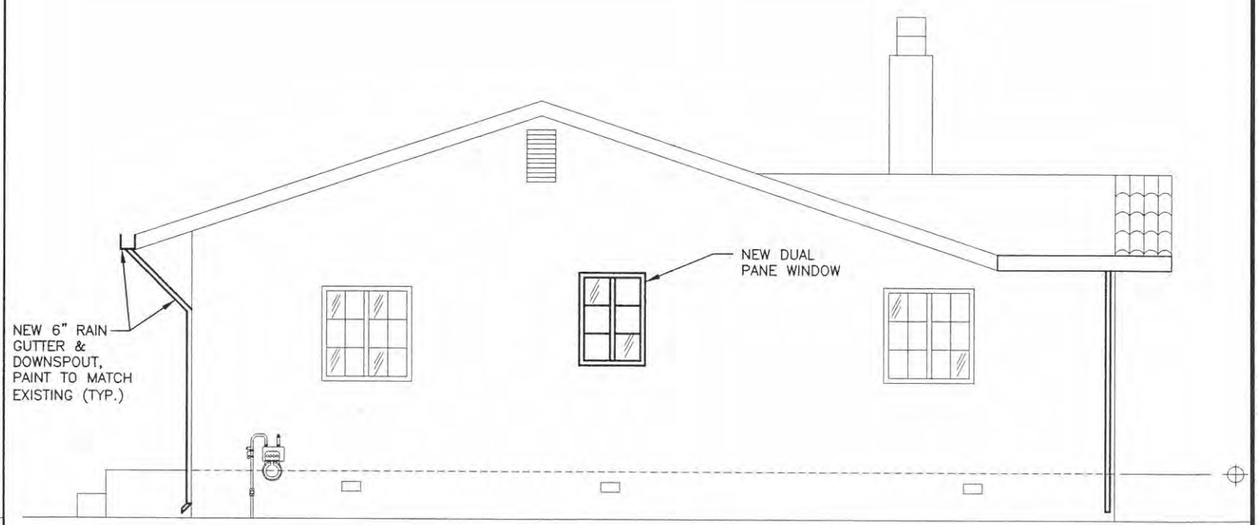
1 NORTH ELEVATION SCALE: 3/16" = 1'-0"



2 EAST ELEVATION SCALE: 3/16" = 1'-0"



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



4 WEST ELEVATION SCALE: 3/16" = 1'-0"

NO.	DATE	BY	REVISION MADE

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City of Merced
"Gateway to Yosemite"
HOUSING DIVISION
678 W. 18th Street (209) 385-6863

TYPE OF FUNDING (HOME FUND)

255 West 23rd Street

EXTERIOR ELEVATIONS

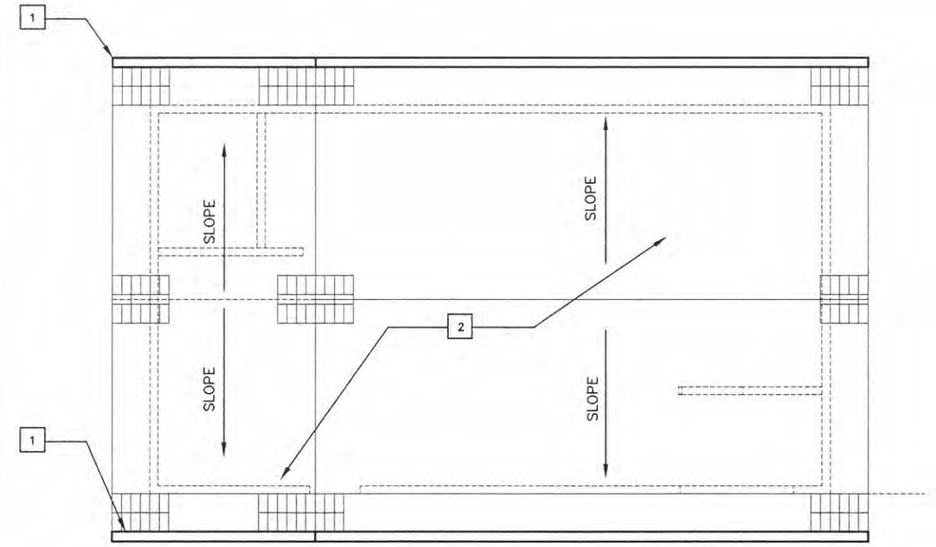
DR. BY: AV	
DATE: 05-15-2014	
CH. BY: AV	
DATE: 01-23-2015	
SCALE: AS SHOWN	

Project No. 2014-03
Sheet 7 of 10

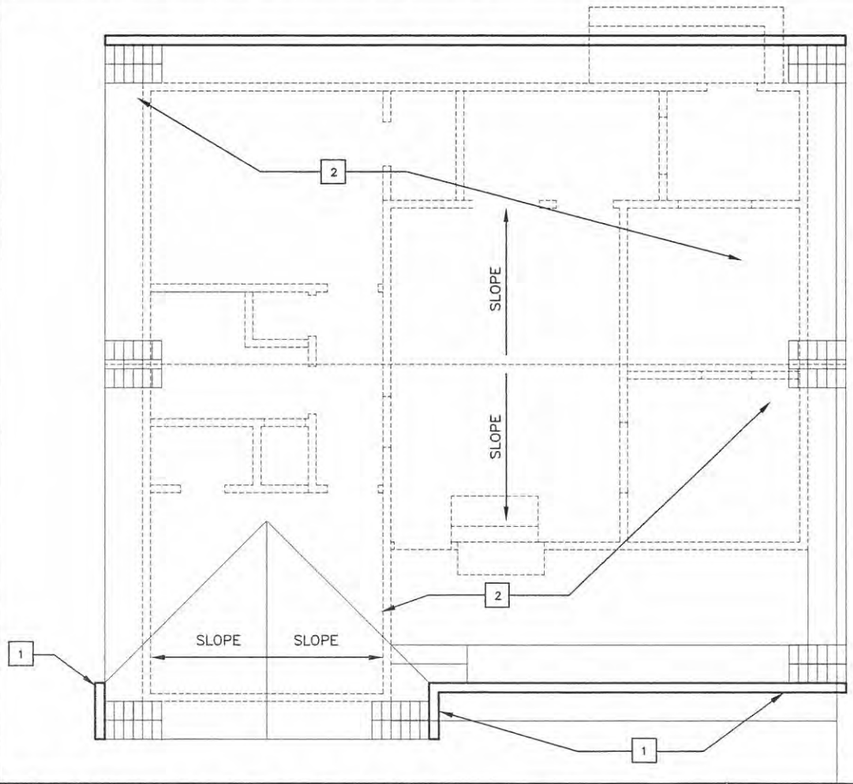
CONSTRUCTION NOTES:

1. CONTRACTOR TO PROVIDE AND INSTALL NEW RAIN GUTTER AND DOWNSPOUT
2. SEE HOME INSPECTION REPORT
3. NEW UPPER, BASE CABINET, PRIME & PAINT. COLOR SELECTION BY OWNER.
4. NEW KITCHEN EXHAUST HOOD RUN EXHAUST PIPING THRU ATTIC & TERMINATE WITH WALL CAP.
5. NEW DUAL PANE WINDOW
6. CONTRACTOR SHALL PRIME & PAINT EXISTING CABINET. COLOR SELECTION BY OWNER.
7. NEW LAMINATED COUNTER TOP TO MATCH EXISTING.
8. NEW WALL MOUNTED TANKLESS WATER HEATER. RUN NEW FLUE PIPE THROUGH EXISTING OPENING AND TERMINATE ABOVE ROOF PER MFG. RECOMMENDATIONS.

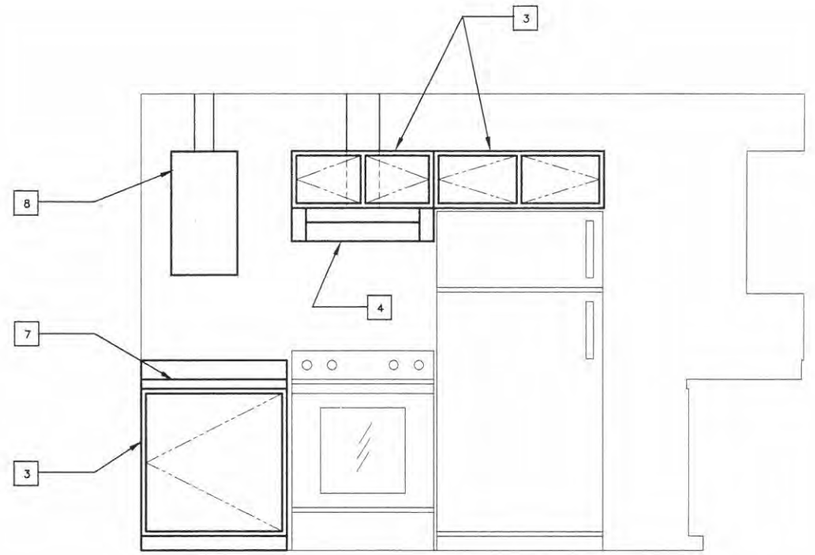
* SEE WORK WRITE UP FOR MORE DESCRIPTION OF WORK TO BE DONE.



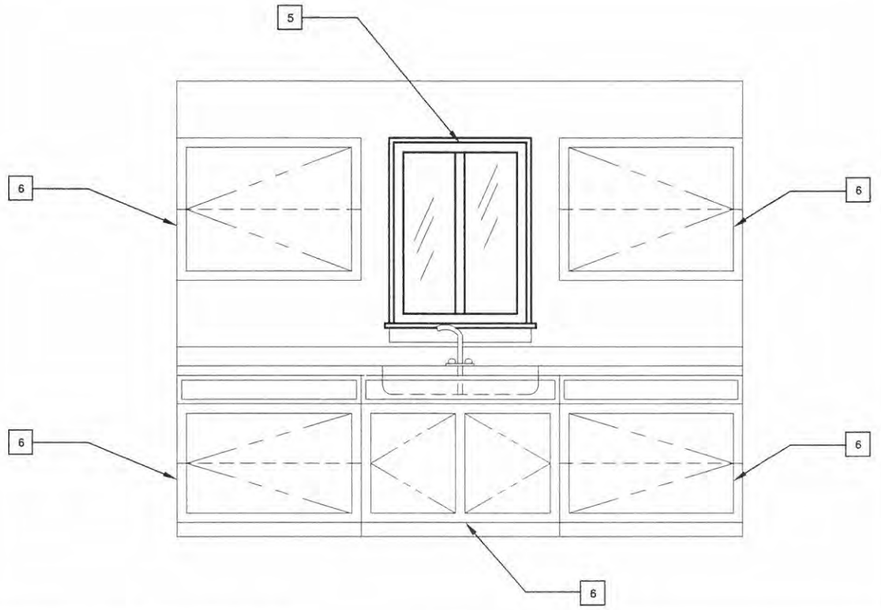
1 EXISTING ROOF PLAN AT 253 W. 23RD STREET SCALE: 1/8" = 1'-0"



2 EXISTING ROOF PLAN AT 255 WEST 23RD STREET SCALE: 1/8" = 1'-0"



C INTERIOR ELEVATION AT KITCHEN SCALE: 3/8" = 1'-0"



D INTERIOR ELEVATION AT KITCHEN SCALE: 3/8" = 1'-0"

NO.	DATE	BY	REVISION MADE

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City of Merced
"Gateway to Yosemite"
HOUSING DIVISION
678 W. 18th Street (209) 385-6863

TYPE OF FUNDING (HOME FUND)

253 AND 255 West 23rd Street

EXISTING ROOF PLAN AND INTERIOR ELEVATIONS

DR. BY: AV
DATE: 05-15-2014
CH. BY: AV
DATE: 06-09-2014
SCALE: AS SHOWN

Project No. 2014-03
Sheet 8 of 10

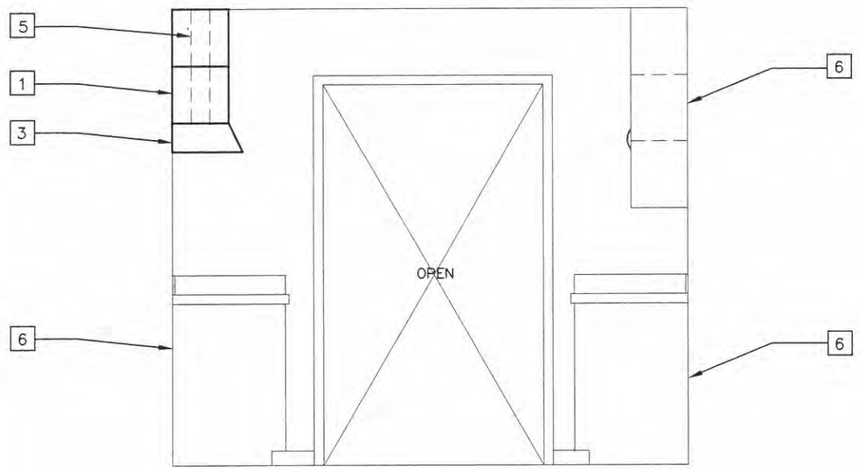
DEMOLITION NOTES:

1. EXISTING TILE BACK SPLASH TO BE REMOVED, PATCH, TAPE, TEXTURE EXISTING WALL
2. REMOVE EXISTING CABINET DOORS AND HARDWARE

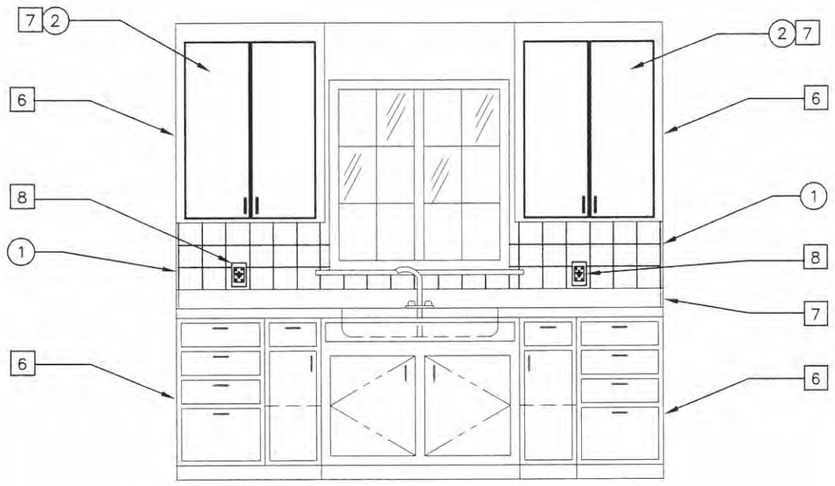
CONSTRUCTION NOTES:

1. NEW UPPER CABINET TO MATCH EXISTING AND IS TO BE PAINT
2. NEW PLASTIC LAMINATE COUNTER TOP
3. NEW EXHAUST HOOD
4. NEW 4" BACK SPLASH
5. NEW VENT, VENT TO BE TERMINATE AT ROOF
6. EXISTING CABINET TO BE PAINT
7. INSTALL NEW CABINET DOORS & HARDWARE TO MATCH EXISTING.
8. NEW GFCI

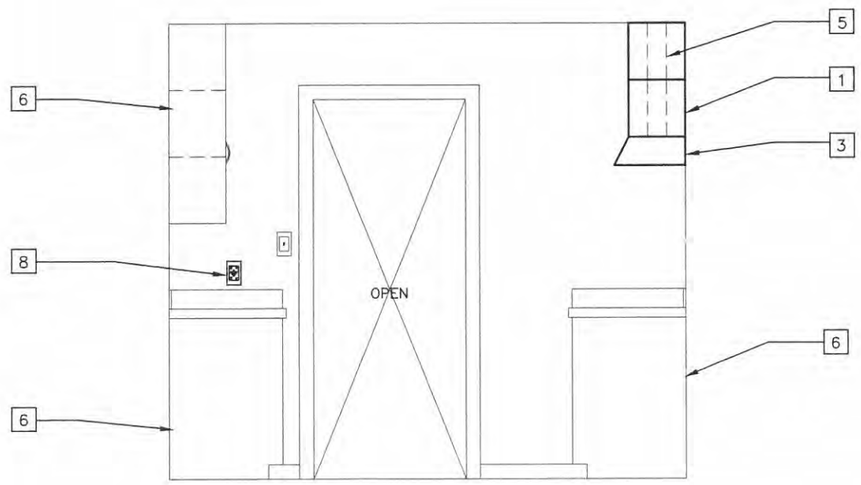
* SEE WORK WRITE UP FOR MORE DESCRIPTION OF WORK TO BE DONE.



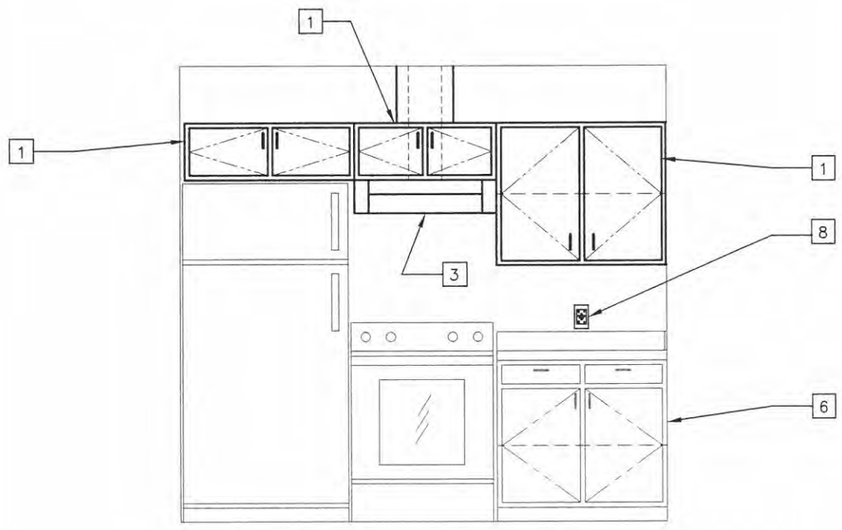
A **NORTH INT. ELEVATION AT 255 W. 23RD STREET** SCALE: 3/8" = 1'-0"



B **EAST INT. ELEVATION AT 255 W. 23RD STREET** SCALE: 3/8" = 1'-0"



C **SOUTH INT. ELEVATION AT 255 W. 23RD STREET** SCALE: 3/8" = 1'-0"



D **WEST INT. ELEVATION AT 255 W. 23RD STREET** SCALE: 3/8" = 1'-0"

NO.	DATE	BY	REVISION MADE

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City of Merced
"Gateway to Yosemite"
HOUSING DIVISION
678 W. 18th Street (209) 385-6863

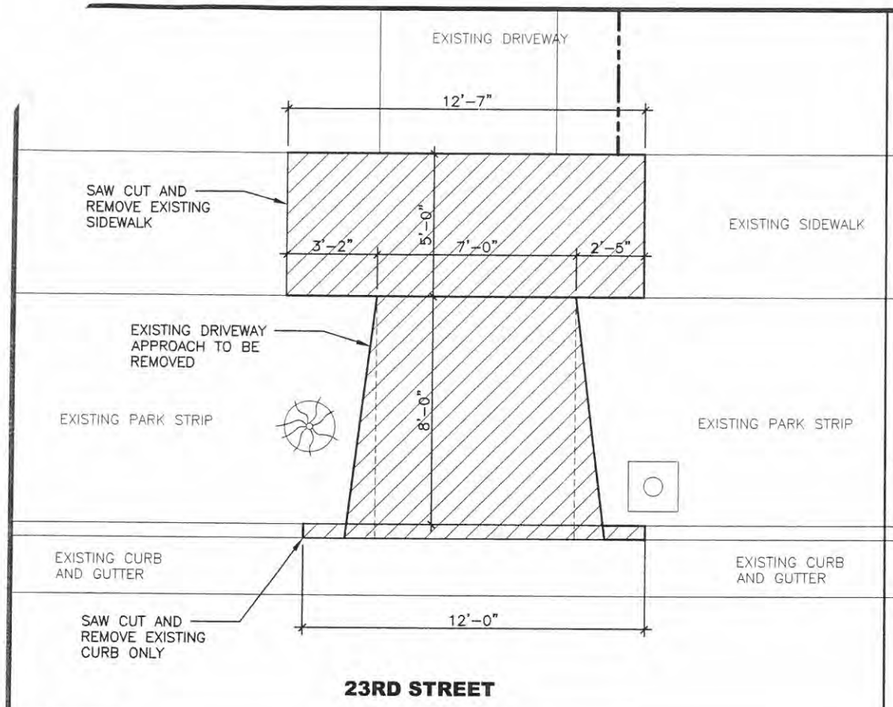
TYPE OF FUNDING (HOME FUND)

255 West 23rd Street

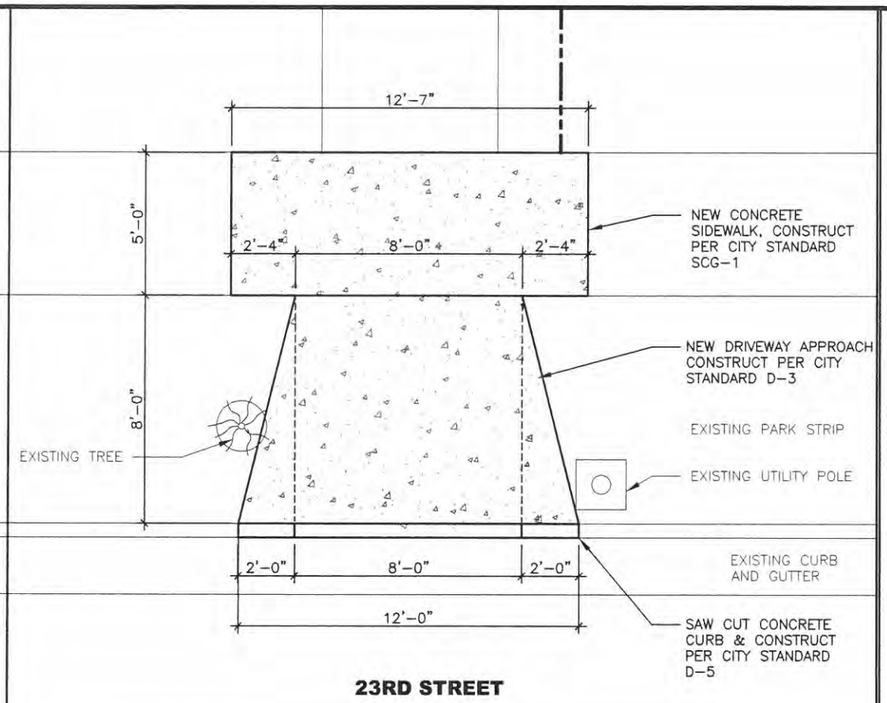
INTERIOR KITCHEN ELEVATIONS

DR. BY: AV
DATE: 05-15-2014
CH. BY: AV
DATE: 06-09-2014
SCALE: AS SHOWN

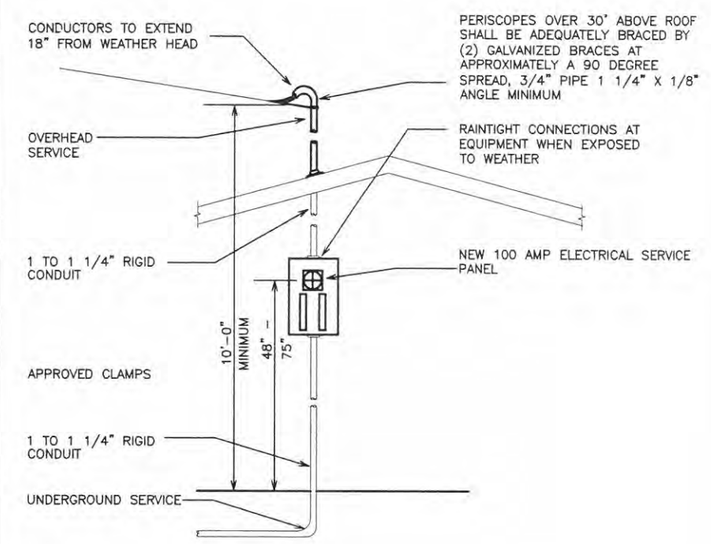
Project No. 2014-03
Sheet 9 of 10



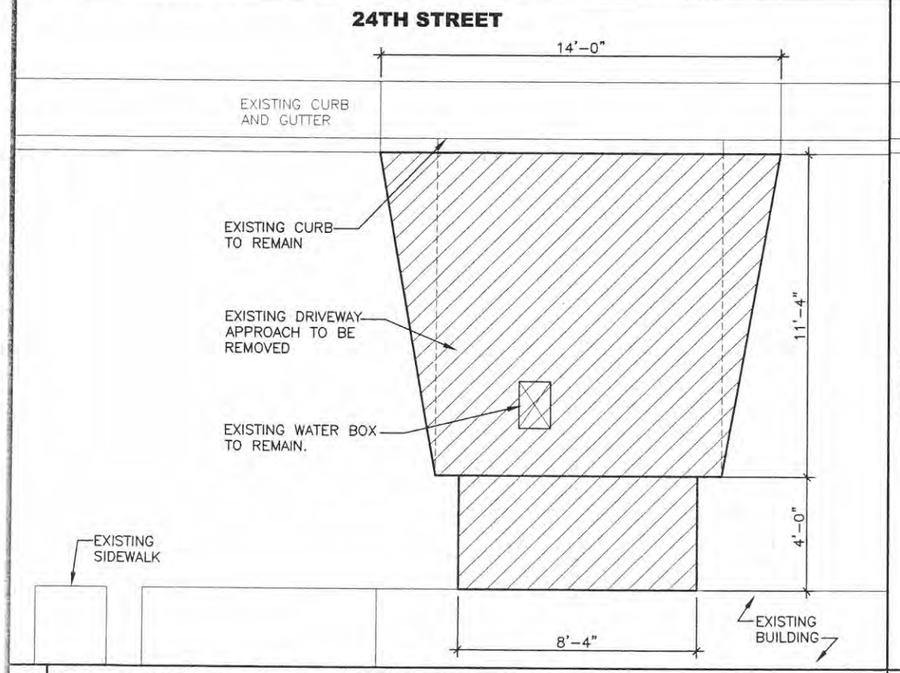
1 **DEMOLITION PLAN AT EXISTING DRIVEWAY - 23RD ST.** SCALE: 3/16" = 1'-0"



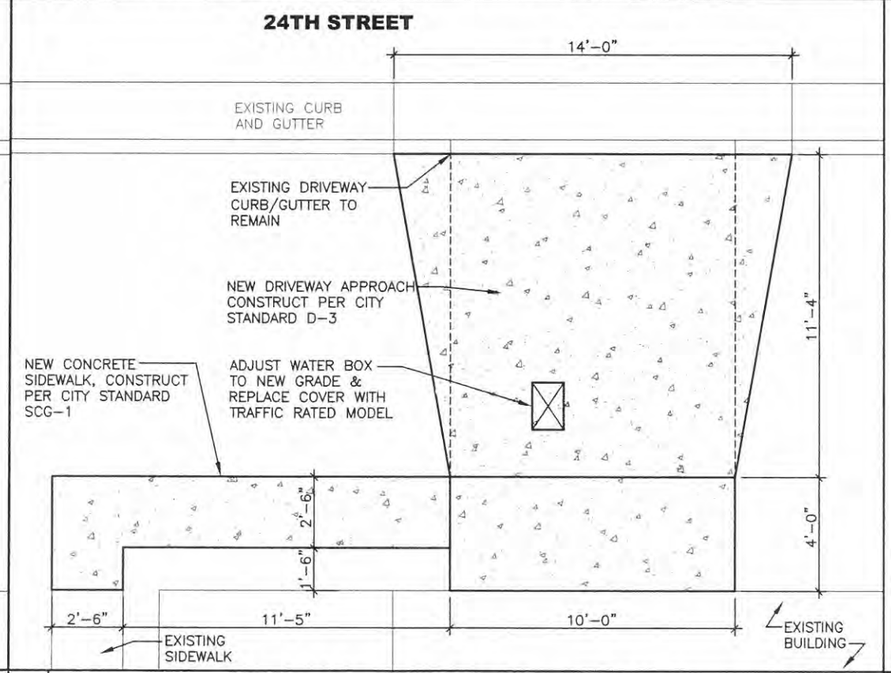
2 **CONSTRUCTION PLAN AT EXISTING DRIVEWAY - 23RD ST.** SCALE: 3/16" = 1'-0"



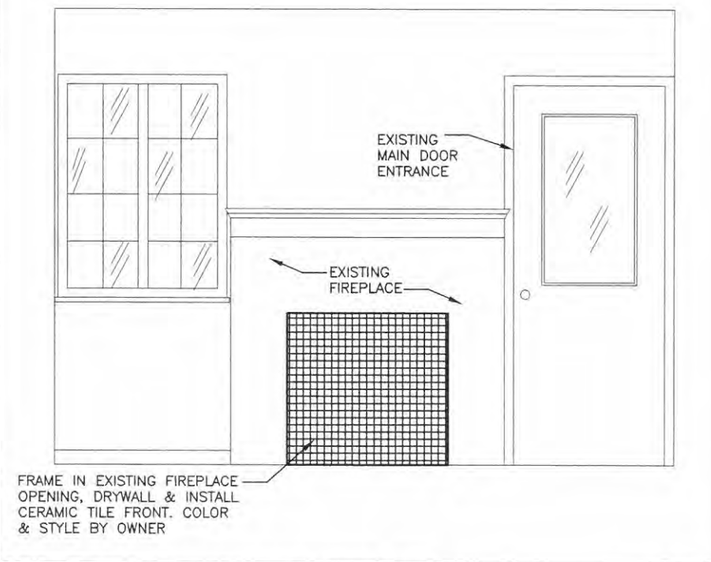
3 **ELECTRICAL SERVICE PANEL** SCALE: NTS



4 **DEMOLITION PLAN AT EXISTING DRIVEWAY - ALLEY** SCALE: 3/16" = 1'-0"



5 **CONSTRUCTION PLAN AT EXISTING DRIVEWAY - ALLEY** SCALE: 3/16" = 1'-0"



6 **EXISTING FIREPLACE MODIFICATION** SCALE: 3/8" = 1'-0"

NO.	DATE	BY	REVISION MADE

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City of Merced
"Gateway to Yosemite"
HOUSING DIVISION
678 W. 18th Street (209) 385-6863

TYPE OF FUNDING (HOME)

253 AND 255 West 23rd Street

DETAILS AND SECTIONS

DR. BY: AV	
DATE: 05-15-2014	
CH. BY: AV	
DATE: 01-23-2015	
SCALE: AS SHOWN	

Project No. 2014-03
Sheet 10 of 10