

GENERAL NOTES

- THE CONTRACTOR SHALL EXAMINE THE CONDITION OF THE PROJECT AREA AND PRIOR TO COMMENCEMENT OF WORK, REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN ALL PERMITS, LICENSE, AND PAY ALL REQUIRED FEES.
- DIMENSIONS SHOWN ON PLANS ARE TO FACE OF EXTERIOR MASONRY, CONCRETE COLUMN OR GRID LINES AND FACES OF GYPSUM BOARD, UNLESS OTHERWISE NOTED OR DETAILED.
- CEILING HEIGHTS ON FINISH SCHEDULE ARE FROM FINISH CEILING
- CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE, NECESSARY TO COMPLETE THE WORK AND TO RESTORE ANY DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.
- PROVIDE BLOCKING BEHIND ALL FIXTURES, CLOSET SHELVES, POLES ETC., WHERE INDICATED OR REQUIRED.
- EXTEND SOFFIT FRAMING TO STRUCTURE ABOVE, DIAGONALLY BRACE AS REQUIRED.
- PROVIDE METAL BULLNOSE CORNER BEAD AT ALL OUTSIDE CORNERS OF PLASTERED OR DRYWALLED SURFACES, UNLESS OTHERWISE NOTED.
- ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL PER CODE.
- ALL EXTERIOR WALL OPENINGS, WINDOWS, DOORS, VENTS FLASHING, COPING AND EXPANSION JOINTS SHALL BE WEATHERPROOF.
- IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- PROVIDE STIFFENERS, BRACING, BACK UP PLATE, ETC., AS REQUIRED AT STUD WALLS FOR SUPPORT OF TOILET ROOM FIXTURES OR OTHER EQUIPMENT.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMANS COMPENSATION INSURANCE COVERED ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH THE LOCAL LABOR CODE.
- NO TRENCHES EXCAVATIONS OR MORE DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR OBTAIN NECESSARY PERMISSION FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
- ALL DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
- PROVIDE 70" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
- FIRE CLASS A ROOF IS REQUIRED.
- WHERE FACTORY FINISHED ON FACTORY PRIMED ITEMS OCCUR SUCH AS GRILLES, DIFFUSERS, METAL TRIM AND ACCESSORIES, ETC., THEY SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE AND OR AS DIRECTED BY THE ARCHITECT.
- ALL MATERIALS AND FINISHES INDICATED ON PLANS SHALL BE NEW AND UNUSED.
- CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER SUB CONTRACTORS, DISCREPANCIES, IF ANY, SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- SHOULD THE DRAWING DISCREPANCIES IN THEMSELVES OR WITH THE SPECIFICATIONS OR SHOULD THE SPECIFICATIONS DISAGREE IN THEMSELVES, THE BETTER QUALITY AND/OR GREATER QUANTITY OF WORK AND/OR MATERIAL SHALL BE ESTIMATED UPON, AND UNLESS OTHERWISE ORDERED IN WRITING, SHALL BE FURNISHED AND INSTALLED.
- IF ANY ERROR OR OMISSIONS OCCUR IN THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH ERROR OR OMISSION. IF CONTRACTOR FAILS TO GIVE SUCH NOTICE, HE WILL BE HELD RESPONSIBLE FOR RESULTS OF SUCH ERRORS AND OMISSIONS AND FOR THE COST OF RECTIFYING SAME.

- KEEP ALL PIPING AS CLOSE TO WALLS AND AS HIGH TO UNDERSIDE OF FLOOR ROOF FRAMING AS POSSIBLE.
- DO NOT SCALE DRAWINGS.

- CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK. COORDINATE WITH ARCHITECT.
- ALL MILL WORK, ARCHITECTURAL WOODWORK, WOOD DOORS, MODULAR AND CUSTOM CASEWORK SHALL BE MANUFACTURED IN ACCORDANCE WITH THE STANDARD ESTABLISHED IN THE LATEST EDITION OF THE MANUAL OF MILLWORK OF THE WOODWORK INSTITUTE OF CALIFORNIA IN THE GRADE OR GRADES SPECIFIED THEREIN OR AS SHOWN ON THE DRAWINGS.

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ OR ADDITIONAL EXPENSES.

- N/A
- ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED, VIA GRAVITY, TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM.
- PROVIDE RESIDENTIAL FIRE SPRINKLER SYSTEM. SPRINKLER CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS AND PERMIT. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

9-1-1-310.8: BUILDING SECURITY

9-1-1-310.8.1: GENERAL REQUIREMENTS:

DOORS, WINDOWS OR HATCHWAYS FOR DWELLING UNITS, ROOM UNITS OR HOUSEKEEPING UNITS, OPENINGS BETWEEN ATTACHED GARAGES AND DWELLING UNITS, AND OPENINGS IN ENCLOSED ATTACHED GARAGES, OTHER THAN VEHICULAR ACCESS, SHALL BE PROVIDED WITH DEVICES DESIGNED TO PROVIDE SECURITY FOR THE OCCUPANTS AND PROPERTY WITHIN. [ADDED BY ORD. NO. 16-3,888, EFF. 1/1/17.]

9-1-1-310.8.2: DOORS:
DOORS PROVIDING ACCESS TO A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT SHALL BE EQUIPPED WITH A DEADBOLT LOCK DESIGNED TO BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE NEED FOR KEYS, SPECIAL KNOWLEDGE OR EFFORT AND SHALL HAVE A LOCK THROW OF NOT LESS THAN 1 INCH. SUCH DEADBOLT LOCKS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND MAINTAINED IN GOOD WORKING ORDER. FOR THE PURPOSE OF THIS SECTION, A SLIDING BOLT SHALL NOT BE CONSIDERED AN ACCEPTABLE DEADBOLT LOCK. [ADDED BY ORD. NO. 16-3,888, EFF. 1/1/17.]

9-1-1-310.8.3: WINDOWS:
A. OPERABLE WINDOWS LOCATED IN WHOLE OR IN PART WITHIN 6 FEET ABOVE GROUND LEVEL OR A WALKING SURFACE BELOW THAT PROVIDE ACCESS TO A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT SHALL BE EQUIPPED WITH A WINDOW SASH LOCKING DEVICE.

B. BARS, GRILLES, GRATES OR SIMILAR DEVICES SHALL NOT BE INSTALLED ON ANY EMERGENCY OR ESCAPE WINDOWS. [ADDED BY ORD. NO. 16-3,888, EFF. 1/1/17.]

CONSTRUCTION REQUIREMENTS

- NOTCHING OF EXTERIOR AND BEARING/NONBEARING WALLS SHALL NOT EXCEED 25% / 40% RESPECTIVELY. BORED HOLES IN BEARING/NONBEARING WALLS SHALL NOT EXCEED 40% / 60% RESPECTIVELY. (2308.9.10, 2308.9.11)
- PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS, PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL, AND AT 10-FT. INTERVALS BOTH VERTICAL AND HORIZONTAL. (717.2)
- DUCTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE SHALL NOT PREVENT ACCESS TO AN AREA OF CRAWL SPACE, WHERE IT IS REQUIRED TO MOVE UNDER DUCTS FOR ACCESS TO AREAS OF THE CRAWL SPACE, A VERTICAL CLEARANCE OF 18" MIN. SHALL BE PROVIDED.
- WHERE FLASHING IS METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN .019 INCH (NO. 26 GALVANIZED SHEET)
- NOTE ON THE PLANS: "ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS."
- SUBFLOORS SHALL HAVE END-MATCHED LUMBER, HAVE BLOCKED PANEL EDGES, OR OCCUR OVER SUPPORT. FLOOR SHEATHING SHALL COMPLY WITH SECTION R503

MECHANICAL NOTES

PLUMBING NOTES:

- WALL COVERINGS SHALL BE GYPSUM GREEN BOARD, TILE OR APPROVED EQUAL TO 70 INCHES ABOVE THE DRAIN INLET AT SHOWERS OR TUB WITH SHOWER. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
- GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II; SWING DOOR OUTWARD; NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. INCHES OF FLOOR AREA AND ENCOMPASS 30 INCH DIA. METER CIRCLE.
- ALL PLUMBING WALLS SHALL BE 2x6 STUDS @ 16 INCH O.C.
- PROVIDE LOW CONSUMPTION WATER CLOSETS (1.6 GALS. PER FLUSH)

WATER HEATER NOTES:

- PROVIDE 18 INCH HIGH PLATFORM.
- INSTALL 3/4"x24 GAUGE PERFORMANCE STEEL PLUMBERS TAPE TOP AND BOTTOM OF WATER HEATER.
- PROVIDE 30" SQ. EACH VENT, TOP AND BOTTOM OF WATER HEATER ENCLOSURE DOOR.
- PROVIDE VENT THRU ROOF. (12" MIN. ABOVE ROOF LINE.)

GENERAL NOTES:

- ALL DOORS OPEN ON A LANDING 1/2" BELOW THE THRESHOLD.
- UNDER CUT BEDROOM DOORS BY 2" MIN. FOR WARM AIR CIRCULATION.
- ALL GLASS WITHIN 18" OF FLOOR SURFACE SHALL BE APPROVED FOR IMPACT HAZARD.

WATER HEATER

WATER HEATER, GAS AMERICAN APPLIANCE MODEL #GPK454T CAPACITY: 50.00 GALS.

SHADING DEVICES typ.

EXTERIOR: BUG SCREEN
INTERIOR: DRAPERY-STANDARD
FRAME: METAL
TYPE: DOUBLE GLASS

INSULATION typ.

CEILING: R-30
WALLS: R-13
FLOOR: R-19
(U VALUE: 0.87)

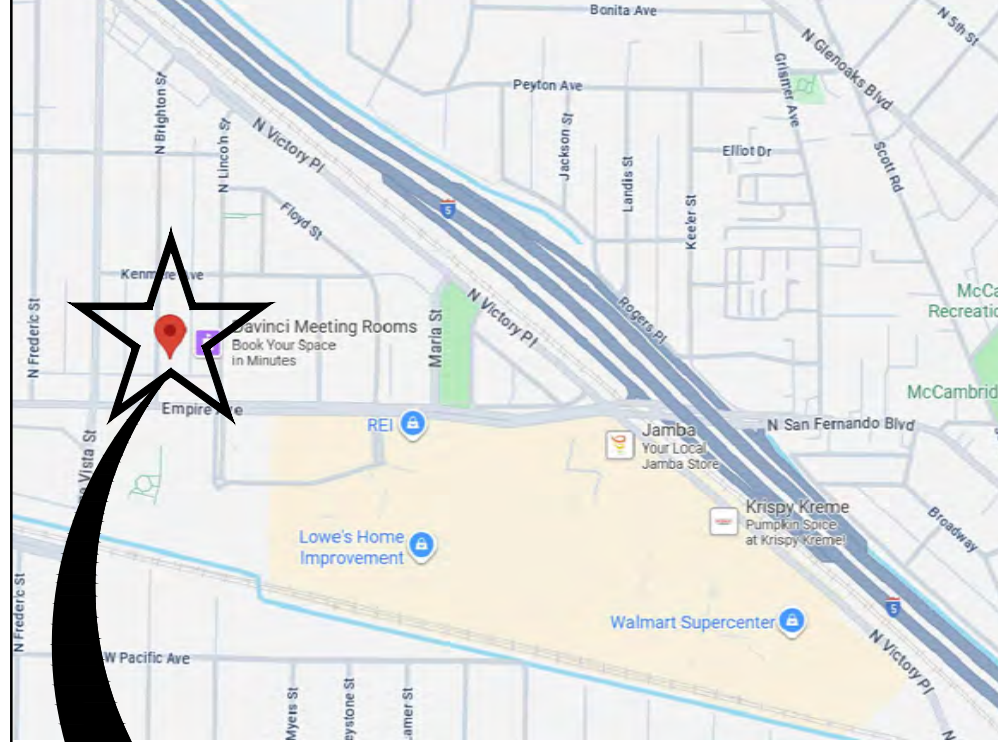
INSULATION typ.

THERMAL MASS
SLAB + VA SHEET
TILE.



DESIGN BUILD
SPLIT SYSTEM
FORCED AIR FURNACES
FOR 72,000 CU. FT.
PROPOSED DESIGN 5.96
REMOTE CONDENSERS
(CONDITIONED COOLING)
PROPOSED DESIGN 5.73
SEE TITLE 24 CALCULATIONS

VICINITY MAP



SITE LOCATION

PROJECT SCOPE

TO CONSTRUCT 2-UNITS, 2,888 S.F., DETACHED FROM EXISTING RESIDENCE, ATTACHED TO ONE ANOTHER, BEHIND THE EXISTING SINGLE FAMILY RESIDENCE, 2 STORIES IN HEIGHT WITH DETACHED CARPORT, 776 SF, AT THE REAR OR PROPERTY.

SUBMITTALS/PERMITS BY GENERAL CONTRACTOR

- AUTOMATIC NFPA 13 FIRE SPRINKLER SYSTEM IN ACCORDING WITH BURBANK MUNICIPAL CODE.
- FIRE ALARM SYSTEM
- T.J.I. JOIST SHOP SUBMITTAL
- GRADING AND SHORING
- MEP
- STEEL STAIR SHOP DRAWINGS

SETBACK AVERAGE CALCULATIONS

SEE SHEET A1.0 FOR LIST OF SETBACK CALCULATIONS

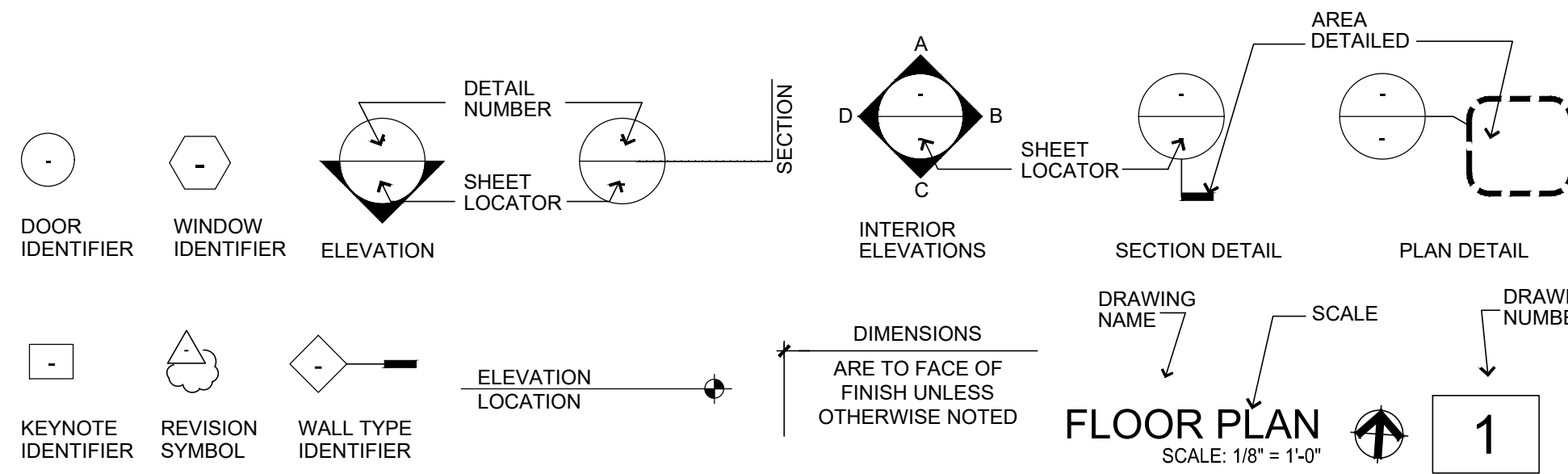
MEANS OF EGRESS

SEE SHEET A1.0 FOR LIST OF SETBACK CALCULATIONS

NOTE:

THIS BUILDING INCORPORATES FEATURES THAT REQUIRE FIELD TESTING AND/ OR VERIFICATION BY A CERTIFIED HERS RATER UNDER SUPERVISION OF A CEC-APPROVED HERS PROVIDER.

SYMBOLS



ABBREVIATIONS

& L @ C O # (E)	AND ANGLE AT CENTERLINE DIAMETER OR ROUND POUND OR NUMBER EXISTING	E. EA. ELEC. EMER. ENCL. EQ. EXIST. EXP. EXT.	EAST EACH ELECTRICAL EMERGENCY ENCLOSURE EQUAL EXISTING (E) MIN. EXTERIOR	LAM. LAV. LT.	LAMINATE LAVATORY LIGHT	S. SCHED. SECT. SIM. SPEC. SQ. ST. STL. STD. STL. STOR. STRUCT. SUSP. SYM.	SOUTH SCHEDULE SECTION SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
ACOUS. ADJ. APPROX. ARCH.	ACOUSTICAL ADJUSTABLE APPROXIMATE ARCHITECTURAL	F.A. F.D. F.F. FIN. FL. FLASH FLOOR. FT. FURR. FUT.	FIRE ALARM FLOOR DRAIN FIRE EXTINGUISHER FINISH FLOOR FLOOR. FLUORESCENT FOOT OR FEET FURRING FUTURE	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	TRD. TEL. THK. TYP.	TREAD TELEPHONE THICK TYPICAL
BD. BLDG. BLK. BLKG. BOT.	BOARD BUILDING BLOCK BLOCKING BOTTOM	G.A. GALV. GL. G.C. GND. GYP.	GALVANIZED GLASS GENERAL CONTRACTOR GROUND GYPSUM	O.C. OPNG. OPP.	ON CENTER OPENING OPPOSITE	UNF. UN.O. V.I.F	UNFINISHED UNLESS NOTED OTHERWISE VERIFY IN FIELD
CEM. CER. CLG. CLR. COL. CONC. CONSTR. CONT. CNTR. CTR.	CEMENT CERAMIC CEILING CLEAR COLUMN CONCRETE CONSTRUCTION CONTINUOUS COUNTER CENTER	H.M. HORIZ. HR. HGT. INSUL. INT. JT.	HOLLOW METAL SLAB + VA SHEET HOUR HEIGHT INSULATION INTERIOR JOINT	P.L. PLAM. PLAS. PLYWD. PR. PT.	PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR POINT	W. WD.	WEST WITH WOOD
DBL. DEPT. D.F. DETAIL DIA. DIM. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DRAWING	R. REF. REINFORCED REQ. RESIL. RM.	RADIUS REFERENCE REINFORCED REQUIRED RESILIENT ROOM				

BRIGHTON UNITS

2016 N. BRIGHTON AVE, CA 91504

PROJECT DIRECTORY

OWNER: MR. & MRS. ISSAGHOLIAN
240 N. GLENOAKS BLVD.
BURBANK, CA. 91504
(818)-632-5406

ARCHITECT: LR/ ARCHITECTURE
213 W ALAMEDA, SUITE 203
BURBANK, CA 91502
(818) 840-8361
(818) 840-8341 FAX

PROJECT INDEX

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PROJECT INFORMATION

ADDRESS: 2016 N. BRIGHTON ST
BURBANK, CA 91502

BUILDING USAGE: RESIDENTIAL

EXISTING ZONE: R-3

PLANNING NO. -

APN: 2464-011-012

TRACT: 9847

LOT: 30

AREA ANALYSIS:

(E) LOT SIZE: 7,370 SQ. FT.

(E) RESIDENCE: 1,149 SQ. FT.

(E) LOT COVERAGE: 16%

(N) TOTAL BLDG SQUARE AREA: 1,149 + 1,444 = 2,593 SQ. FT.

(N) LOT COVERAGE: 35% (2,593 / 7370)

LANDSCAPE PERCENTAGE: 21% (1,550 SQ. FT.)

1ST FLOOR SQUARE AREA: 1,444 SQ. FT.

CARPORT AREA: 776 SQ. FT.

2ND FLOOR SQUARE AREA: 1,444 SQ. FT.

BALCONIES SQUARE AREA: 0 SQ. FT.

CONSTRUCTION TYPE: V

OCCUPANCY: R-3

STORIES: 2 STORIES

HEIGHT: 24'-6" TOP OF RIDGE

ALLOWABLE BUILDING 35'-0" TO TOP PLATE MAX.

SETBACKS: FRONT 25'-0" MIN. 27'-0" AVERAGE
INT. SIDE 6'-4" MIN. 7'-0" AVERAGE
REAR 10'-6" MIN. 7'-0" AVERAGE

APPLICABLE CODES: BURBANK MUNICIPAL CODE
TITLE 9, CHAPTER 1
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA BUILDING CODE
2022 GREEN BUILDING STANDARDS
AND CALIFORNIA ENERGY EFFICIENCY STANDARDS

GOVERNING AGENCY: CITY OF BURBANK
150 N. 3RD ST
BURBANK, CA 91502
818.238.5564

NOTE:

A MASTER TELEVISION CABLE SYSTEM WITH ONE OR MORE TELEVISION CABLE OUTLETS IN EACH INDIVIDUAL UNIT WILL BE PROVIDED

NOTE:

APPROVED HOURS OF CONSTRUCTION ARE:

MONDAY - FRIDAY 7:00 AM TO 7:00 PM
SATURDAY 8:00 AM TO 5:00 PM

NO CONSTRUCTION IS PERMITTED BY CONTRACTORS OR SUBCONTRACTORS AFTER HOURS, ON SUNDAY OR ON CITY HOLIDAYS WITHOUT PRIOR WRITTEN REQUEST AND APPROVAL FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

LR/A

LR/ARCHITECTURE

Architecture
Planning
Interior Design

Construction Management

217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840-8361 Fax (818) 840-8341

N O T E

THESE DRAWINGS ARE PROPERTY OF THE ARCHITECT. THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS ARE PROPRIETARY AND CANNOT BE COPIED, REPRODUCED, OR COMMERCIALY EXPLOITED IN ANY MANNER. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR OTHER PERSONS FOR ANY PURPOSES OTHER THAN THE CONSTRUCTION OF THE PROJECT. THE OWNER AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.

SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	_____	_____
BLD'G. DEPT.:	_____	_____
BID SET:	_____	_____

RELEASES:	NO.	DATE	DESCRIPTION
○	_____	_____	_____
○	_____	_____	_____
○	_____	_____	_____

ARCH/CONSULTANT:



PROJECT

BRIGHTON ST. DEVELOPMENT
2016 N. BRIGHTON ST

BURBANK, CA 91504

CLIENT

MR. & MRS. ISSAGHOLIAN
240 N. GLENOAKS BLVD.
BURBANK, CA 91504

REVISIONS

ISSUE	DATE	REVISION
△ 1	12-22-25	INCOMPLETE RESPONSE
△ 2	7/13/25	RESUBMITTAL OF UNITS
△ 3	_____	_____
△ 4	_____	_____
△ 5	_____	_____
△ 6	_____	_____

DRAWN _____ CHECKED _____

STAFF _____ WR/ RE _____

CAD FILE

JOB NO.

25664

DATE

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SCALE

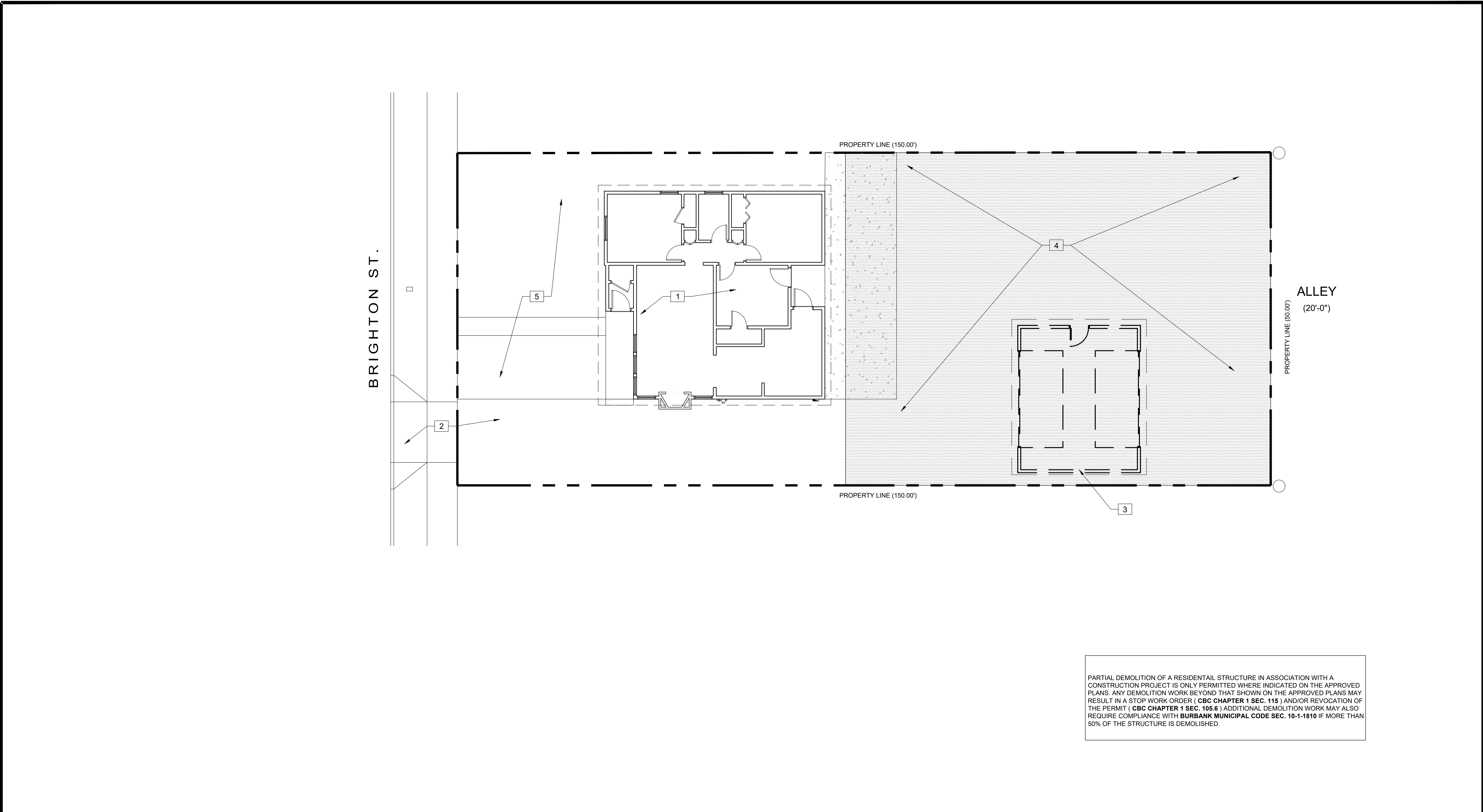
AS SHOWN

TITLE

COVER SHEET

SHEET

A-0.0



PARTIAL DEMOLITION OF A RESIDENTIAL STRUCTURE IN ASSOCIATION WITH A CONSTRUCTION PROJECT IS ONLY PERMITTED WHERE INDICATED ON THE APPROVED PLANS. ANY DEMOLITION WORK BEYOND THAT SHOWN ON THE APPROVED PLANS MAY RESULT IN A STOP WORK ORDER (**CBC CHAPTER 1 SEC. 115**) AND/OR REVOCATION OF THE PERMIT (**CBC CHAPTER 1 SEC. 105.6**) ADDITIONAL DEMOLITION WORK MAY ALSO REQUIRE COMPLIANCE WITH **BURBANK MUNICIPAL CODE SEC. 10-1-1810** IF MORE THAN 50% OF THE STRUCTURE IS DEMOLISHED.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE PROJECT SITE AND FOR BEING AWARE OF ALL ITEMS TO BE DEMOLISHED AND REMOVED INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, CEILING, MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES, ELECTRICAL AND TELEPHONE WALL OUTLETS AND FLOOR MONUMENTS, MILLWORKS AND FINISH SURFACES, WHETHER OR NOT SPECIFICALLY INDICATED. 2. DURING DEMOLITION, THE CONTRACTOR SHALL MAINTAIN FREE AND SAFE PASSAGE TO AND THROUGH THE WORK AS REQUIRED. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN DUST-PROOF PARTITIONS AND/OR BARRICADES AS REQUIRED. 3. THE CONTRACTOR SHALL PROTECT: A) THE CONSTRUCTION AREA, B) AREAS ADJACENT TO THE CONSTRUCTION AREA, AND C) NEW OR EXISTING MATERIALS AND FINISHES FROM ANY DAMAGE(I.E., IMPACT, DUST, WATER, SPARKS, FLAMES, FUMES, ETC.) WHICH COULD OCCUR AS A RESULT OF CONSTRUCTION AND/OR DEMOLITION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, OR OTHER MEASURES NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELL BEING DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR AGREES THAT ANY DAMAGE INCURRED TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT, LANDLORD, AND/OR TENANT AT THE CONTRACTOR'S SOLE COST AND EXPENSE. 4. THE CONTRACTOR SHALL REVIEW THE PHASING OF DEMOLITION WORK AND NEW CONSTRUCTION WITH THE ARCHITECT WHEN THE CONTRACT FOR CONSTRUCTION IS AWARDED. 5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OF ANY WORK AFFECTING THE STRUCTURAL INTEGRITY OF THE BUILDING OR TENANT SPACE BEFORE PROCEEDING WITH THE WORK. 6. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, FIRE/LIFE SAFETY AND/OR ANY OTHER CONSULTANT OR VENDOR DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION PRIOR TO PROCEEDING WITH THE DEMOLITION.		7. WHERE CEILINGS ARE INDICATED FOR REMOVAL, ALL CEILING TILE, GRID, FURRING CHANNELS, SUPPORT BRACING, LIGHTING FIXTURES, AIR SUPPLY REGISTERS, RETURN REGISTERS, RETURN AIR DIFFUSERS, CEILING TILES AND LIGHTING FIXTURES SHALL BE REMOVED AS INDICATED ON THE CONSTRUCTION DOCUMENTS. ALL EXISTING MECHANICAL DUCTWORKS SHALL REMAIN UNDISTURBED AND IN-PLACE UNLESS NOTED OTHERWISE. AREAS WHERE CEILING TO BE INSTALLED AT GREATER HEIGHT, PATCH, REPAIR AND REFINISH WALL SURFACES TO RECEIVE NEW CEILING. 8. WHERE EXISTING WALLCOVERING OR WALLTILE IS INDICATED FOR REMOVAL, ALL UNDERLYING SURFACES SHALL BE SUBSEQUENTLY REPAIRED AS NECESSARY AND PREPARED TO ACCEPT NEW FINISHES AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS. 9. WHERE DOORS AND FRAMES ARE INDICATED FOR REMOVAL, ALL DOOR COMPONENTS BUT NOT LIMITED TO SHIMS, DOOR HARDWARES, FASTENERS SHALL BE REMOVED UP TO BARE WALL STRUCTURE, IF WALL STRUCTURE IS TO BE REMAIN. 10. THE CONTRACTOR SHALL REPAIR ALL DAMAGED MATERIALS IN EXISTING ADJACENT AREAS CAUSED BY THIS DEMOLITION WORK. 11. THE CONTRACTOR SHALL PATCH, FILL, AND FINISH SMOOTH AS REQUIRED FOR PROPER INTERFACE WITH NEW CONSTRUCTION. 12. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. CONSTRUCTION WASTE WILL BE HANDLED BY AN APPROVED RECYCLING AND REUSE PLAN (RRP) FROM ENVIRONMENTAL PROGRAMS DIVISION. 13. PATCH AND REPAIR ALL WALLS, FLOORS, AND CEILINGS TO MATCH ADJACENT FINISHES. 5. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS TO DETERMINE EXACT SCOPE OF WORK. 6. VERIFY WITH OWNER BEFORE DISPOSING OF ANY EXISTING FIXTURES, DOORS, WINDOWS, OR OTHER REUSABLE MATERIALS.		DEMOLISH EXISTING WALLS EXISTING WALLS TO REMAIN. AREA OF NEW CONSTRUCTION LEGEND REMOVE DOORS AND WINDOWS AS NOTED. REMOVE EXISTING PLUMBING FIXTURES AS NOTED. DESCRIPTION OF WORK DEMOLITION PLAN KEYNOTES		1 EXISTING SINGLE FAMILY RESIDENCE TO REMAIN 2 EXISTING DRIVEWAY TO REMAIN 3 EXISTING GARAGE TO BE DEMO 4 PREPARE AREA FOR NEW WORK 5 EXISTING FRONT LANDSCAPE TO REMAIN		DEMO PLAN SCALE: 1/4"= 1'-0" 1	
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LR/A

LR/ARCHITECTURE

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SUBMITTALS

DATE

DESCRIPTION

PRE-BID:

BLD'G. DEPT.:

BID SET:

RELEASES:

NO.

DATE

DESCRIPTION

1

2

3

4

5

ARCH/CONSULTANT:

LICENSED ARCHITECT

JOHN GILMORE DEENIHAN

C-9147

REN. 8/31/2027

STATE OF CALIFORNIA

PROJECT

BRIGHTON ST. DEVELOPMENT

2016 N. BRIGHTON ST

BURBANK, CA 91504

CLIENT

MR. & MRS. ISSAGHOLIAN

240 N. GLENOAKS BLVD.

BURBANK, CA 91504

REVISIONS

ISSUE

DATE

REVISION

1

12-22-25

INCOMPLETE RESPONSE

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THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET OF THE SUBMITTED DRAWINGS:



BUILDING DIVISION
Community Development Department
City of Burbank

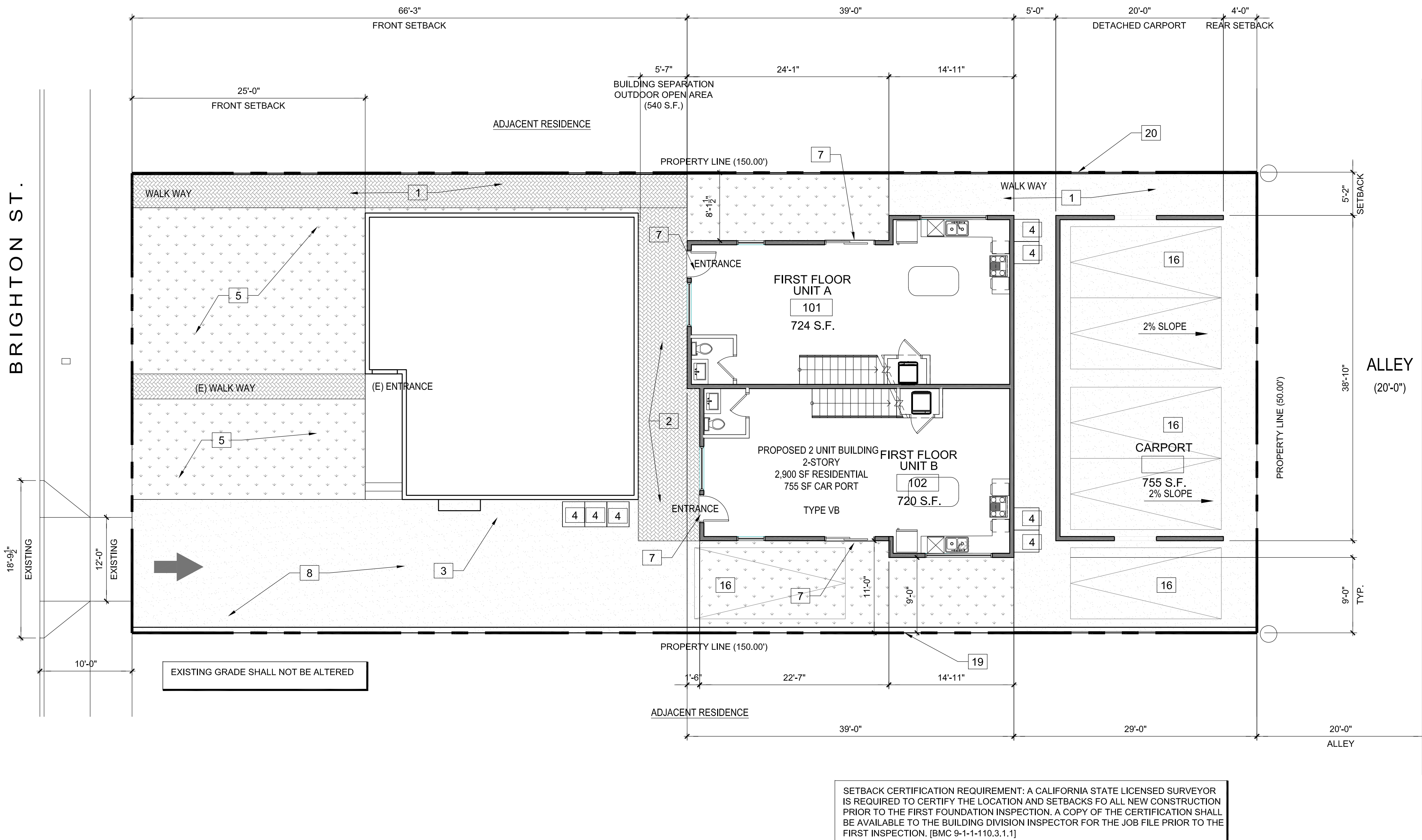
WATER-CONSERVING PLUMBING FIXTURES
CERTIFICATE OF COMPLIANCE
(For buildings built on or before Jan. 1, 1994)

Project Address: Permit No:

I certify, under penalty of perjury, as owner of this property, that noncompliant plumbing fixtures have been replaced with water-conserving plumbing fixtures in accordance with Civil Code Sections 1101.1 through 1101.8, the current California Plumbing Code and California Green Building Standards Code, and manufacturer's installation requirements, and that the water-conserving plumbing fixtures comply with the requirements as listed below.

Owner's Name: Date:
Owner's Signature:

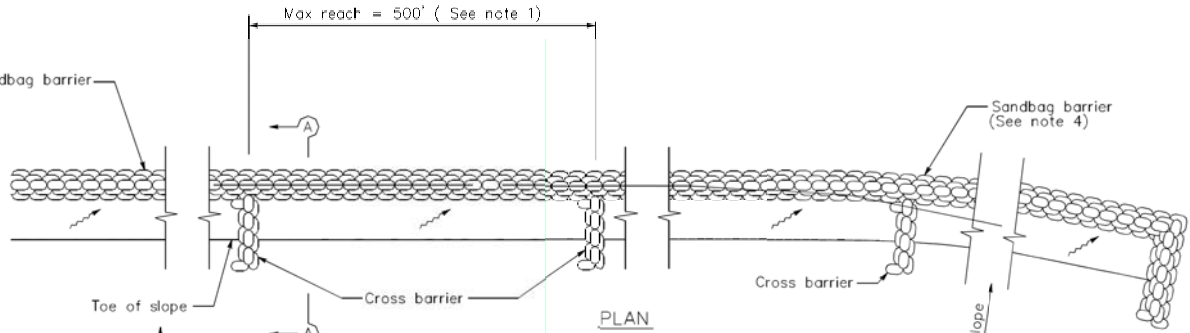
SINGLE-FAMILY RESIDENTIAL	
Fixture	CALGreen/ CPC
Water Closet	1.28 gals/flush
Showerhead	1.8 gals/min
Multiple Showerheads	1.8 gals/min combined
Lavatory Faucet	1.2 gals/min
Kitchen Faucet	1.8 gals/min
MULTI-FAMILY RESIDENTIAL	
Fixture	CALGreen/ CPC
Water Closet	1.28 gals/flush
Urinal	0.5 gals/flush
Showerhead	1.8 gals/min
Multiple Showerheads	1.8 gals/min combined
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Lavatory Faucet (common areas)	0.5 gals/min
Kitchen Faucet	1.8 gals/min



SETBACK CERTIFICATION REQUIREMENT: A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS FOR ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. [BMC 9-1-1-110.3.1.1]

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

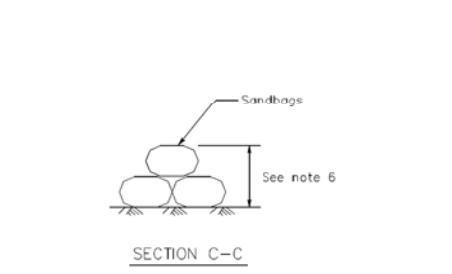
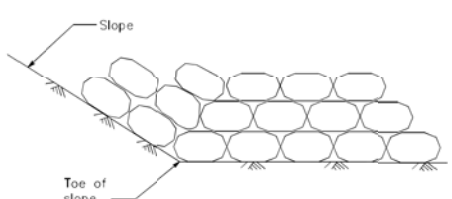
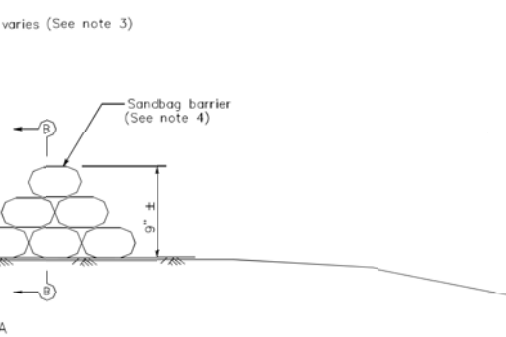
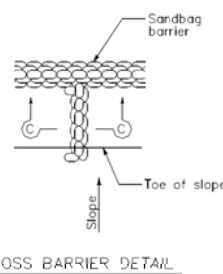
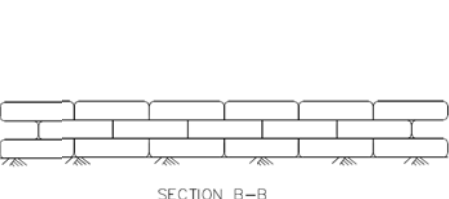
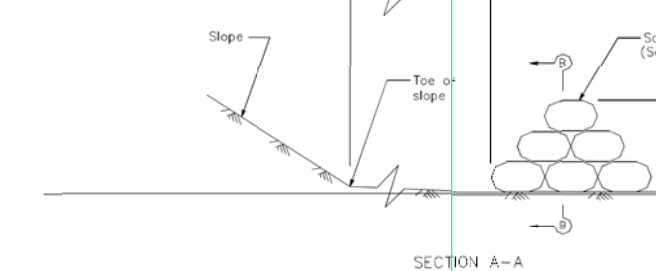
1



SANDBAG BARRIER

- NOTES**
- Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/2" the height of the linear barrier. No core and no reach length exceed 500'.
 - Place sandbags tightly.
 - Dimension may vary to fit field condition.
 - Sandbag barrier shall be a minimum of 3 bags high.
 - The end of the barrier shall be turned up slope.
 - Cross barriers shall be a min. of 1/2" and c min of 2/3 the height of the linear barrier.
 - Sandbag rows and layers shall be staggered to eliminate gaps.

LEGEND
DIRECTION OF FLOW



FIRST /SECOND/THIRD FLOOR
NORTH AVERAGE SETBACKS (SIDE YARD) 5'-0" MIN (7' AVERAGE)
 $24.08' \times 8.08' + 14.8' \times 5.17' = 6.95' = 7'-0"$ AVERAGE
39'

EAST AVERAGE SETBACKS (REAR YARD)
29'-0"

SOUTH AVERAGE SETBACKS (SIDE YARD)
 $1.5' \times 29.2' + 22.6' \times 11' + 14.5' \times 9' = 10.8'$
39'

SETBACK AVERAGE

OPEN SPACE

PRIVATE 195 + 382 = 577 SF PER UNIT

OPEN SPACE CALC

SQUARE FOOTAGES:

FIRST FLOOR: 1,444 S.F.
SECOND FLOOR: 1,444 S.F.
CARPORT: 776 S.F.

- PROPERTY LINE
EXISTING BUILDING WALL
NEW BUILDING WALL
(E) WOOD FENCE
SLOPE
2% SLOPE SITE DRAINAGE DIRECTION
AREA OF WORK
SUSMP SANDBAG BARRIER

LEGEND

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- PERMEABLE PAVERS
- LANDSCAPE AREA
- EXISTING GAS METER LOCATIONS.
- TRASH BIN
- EXISTING LANDSCAPE
- NEW HARDSCAPE
- (N) LANDING WITH 1/2" TRANSITION AT DOOR.
- EXISTING DRIVEWAY
- (N) TANKLESS WATER HEATER. SEE SPEC ON A-0.01
- (N) AIR CONDITIONING UNIT. SEE SPEC ON A-0.01
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- EXISTING CMU FENCE 5'-11" TO REMAIN
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SANDBAG BARRIER

BLDG SQUARE FOOTAGES

GENERAL NOTES

SITE PLAN KEYNOTES

LR/A

LR/ARCHITECTURE

Architecture
Planning
Interior Design

Construction Management

217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840-8361 Fax (818) 840-8341

N O T E

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SUBMITTALS	DATE	DESCRIPTION
PRE-BID:		
BLD'G. DEPT.:		
BID SET:		

RELEASES:	DATE	DESCRIPTION

ARCH/CONSULTANT:



PROJECT

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2016 N. BRIGHTON ST

BURBANK, CA 91504

CLIENT

MR. & MRS. ISSAGHOLIAN
240 N. GLENOAKS BLVD.
BURBANK, CA 91504

REVISIONS	DATE	REVISION
1	12-22-25	INCOMPLETE RESPONSE
2	8/07/25	RESUBMITTAL OF UNITS
3		
4		
5		
6		
7		

DRAWN CHECKED
STAFF WR/ RE

CAD FILE
25664 A-1.0 Site Plan.dwg

JOB NO.

25664

DATE

SCALE

AS SHOWN

TITLE

SITE PLAN

SHEET

A-1.0

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City of Burbank

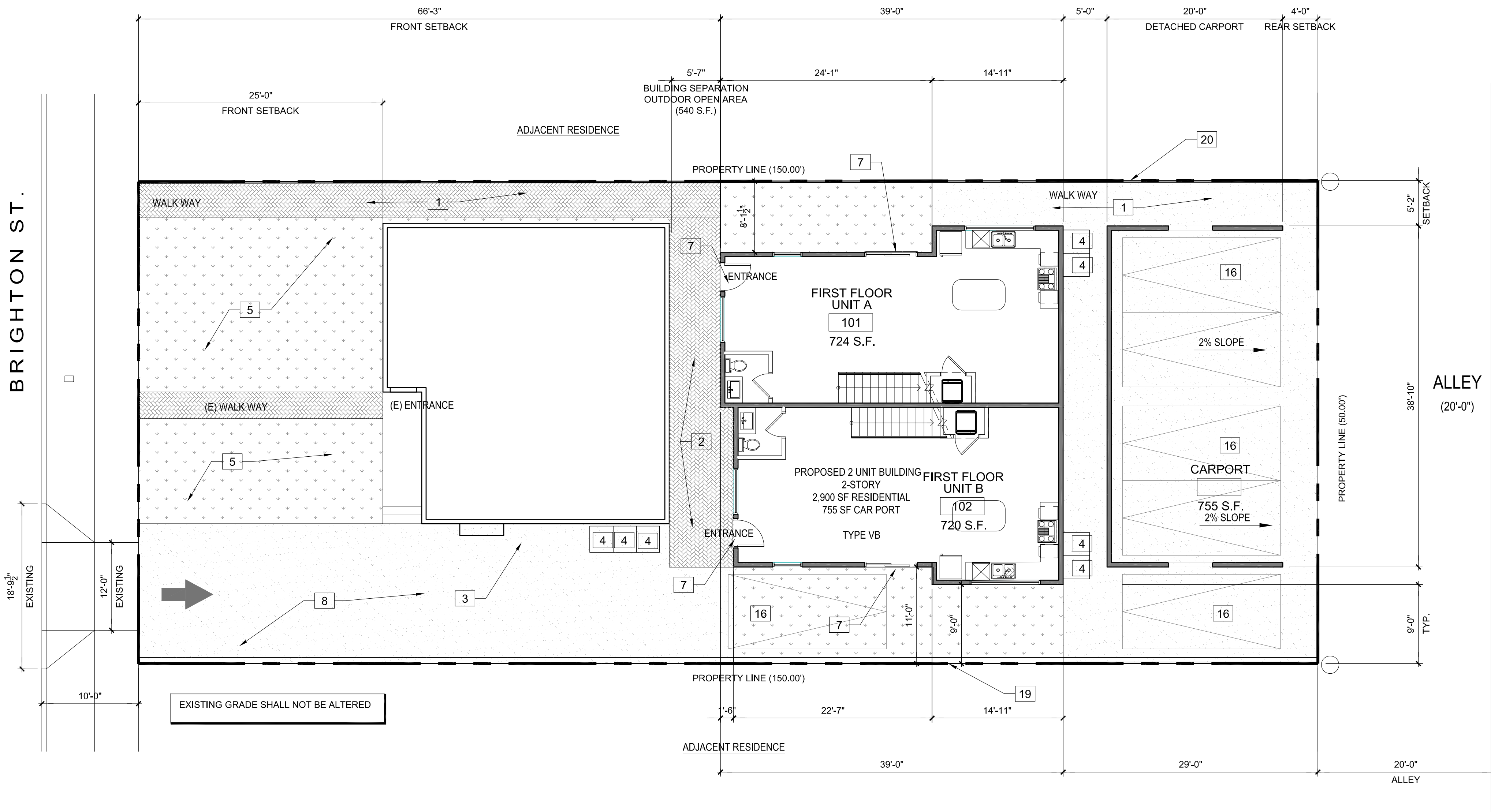
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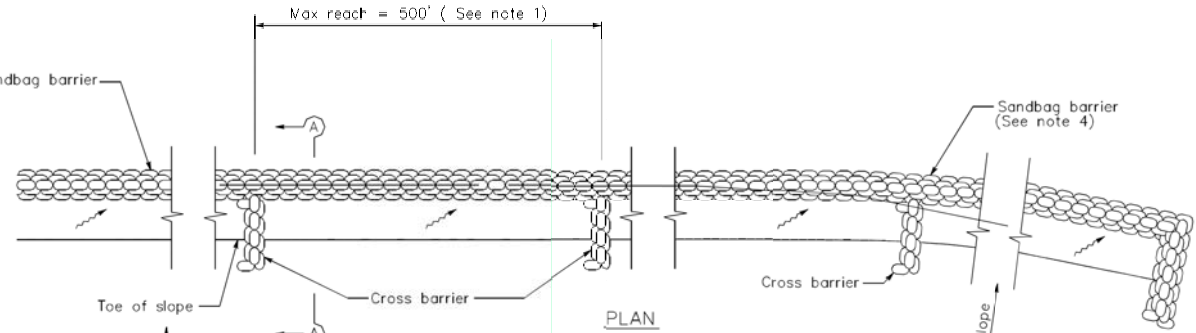
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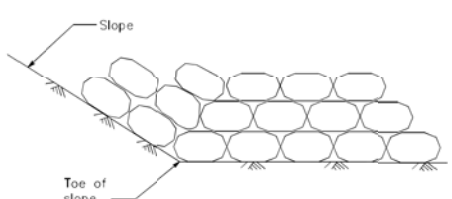
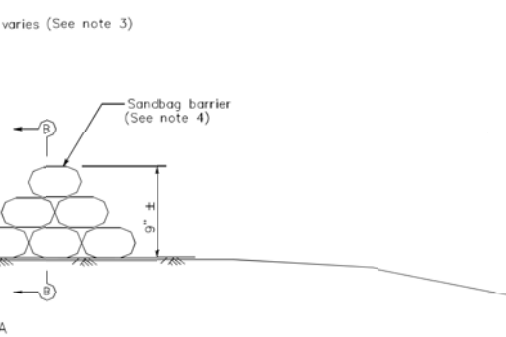
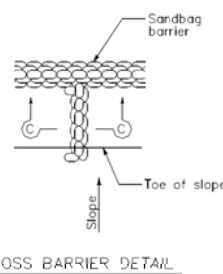
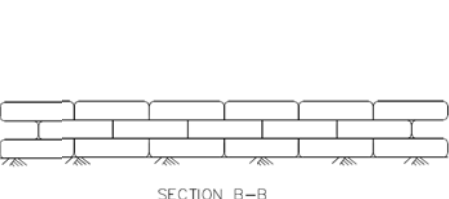
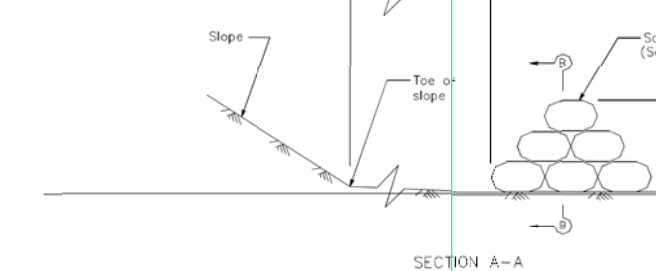
1



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LEGEND
DIRECTION OF FLOW



END DETAIL

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E

SECTION F-F

SECTION G-G

SECTION H-H

SECTION I-I

SECTION J-J

SECTION K-K

SECTION L-L

FIRST /SECOND/THIRD FLOOR
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NEW BUILDING WALL
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SLOPE
2% SLOPE SITE DRAINAGE DIRECTION

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SUSMP SANDBAG BARRIER

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SANDBAG BARRIER

BLDG SQUARE FOOTAGES

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REVISIONS	DATE	REVISION
1	12-22-25	INCOMPLETE RESPONSE
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DRAWN CHECKED
STAFF WR/ RE

CAD FILE
25664 A-1.0 Site Plan.dwg

JOB NO.

25664

DATE

SCALE

AS SHOWN

TITLE

SITE PLAN

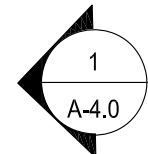
SHEET

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- | | |
|---|--|
|  | COMPACT FLOURESCENT RECESSED
DOWNLIGHT - VERIFY LOCATION IN FIELD |
|  | PENDANT LIGHT |
|  | SMOKE STAR W/ HUMIDISTAT
EXHAUST FAN 50 CFM TO OUTSIDE |
|  | ELECTRICAL DUPLEX OUTLET |
|  | GFI ELECTRICAL DUPLEX OUTLET |
|  | SWITCH LOCATION |
|  | JUNCTION BOX |
|  | EXTERIOR WALL LIGHTS |
|  | HOSE BIB |
|  | SMOKE DETECTORS TO BE HARD-WIRED
WITH BATTERY BACK-UP. TYP. |
|  | CARBON MONOXIDE ALARM |
|  | DOOR TAG |
|  | WINDOW TAG |
|  | EXISTING
TO REMAIN |
|  | EXISTING
RELOCATED |
|  | (N) 2x STUD WALL @ 16" O.C. W/ 5/8" GYP. BD. |
|  | EXISTING WALL |

LEGEND

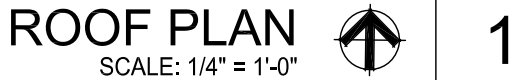


SCALE: 1/4" = 1'-0"

- | | |
|---|---|
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|  | WINDOW TAG |
|  | EXISTING TO REMAIN |
|  | EXISTING RELOCATED |
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|  | EXISTING WALL |

A-2.1

LEGEND



1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFIT, DROP CEILINGS, AND COVE CEILINGS;
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN-LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
4. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS; AND
5. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
6. A MINIMUM OF 1" OF SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENTS FOR VAULTED CEILING OR FLAT ROOFS.

FIRE BLOCKING NOTES

- NOTE:
FOR ROOF COVERING INSTALLATION SHALL BE IN ACCORDANCE WITH
MANUFACTURER'S SPECIFICATIONS.

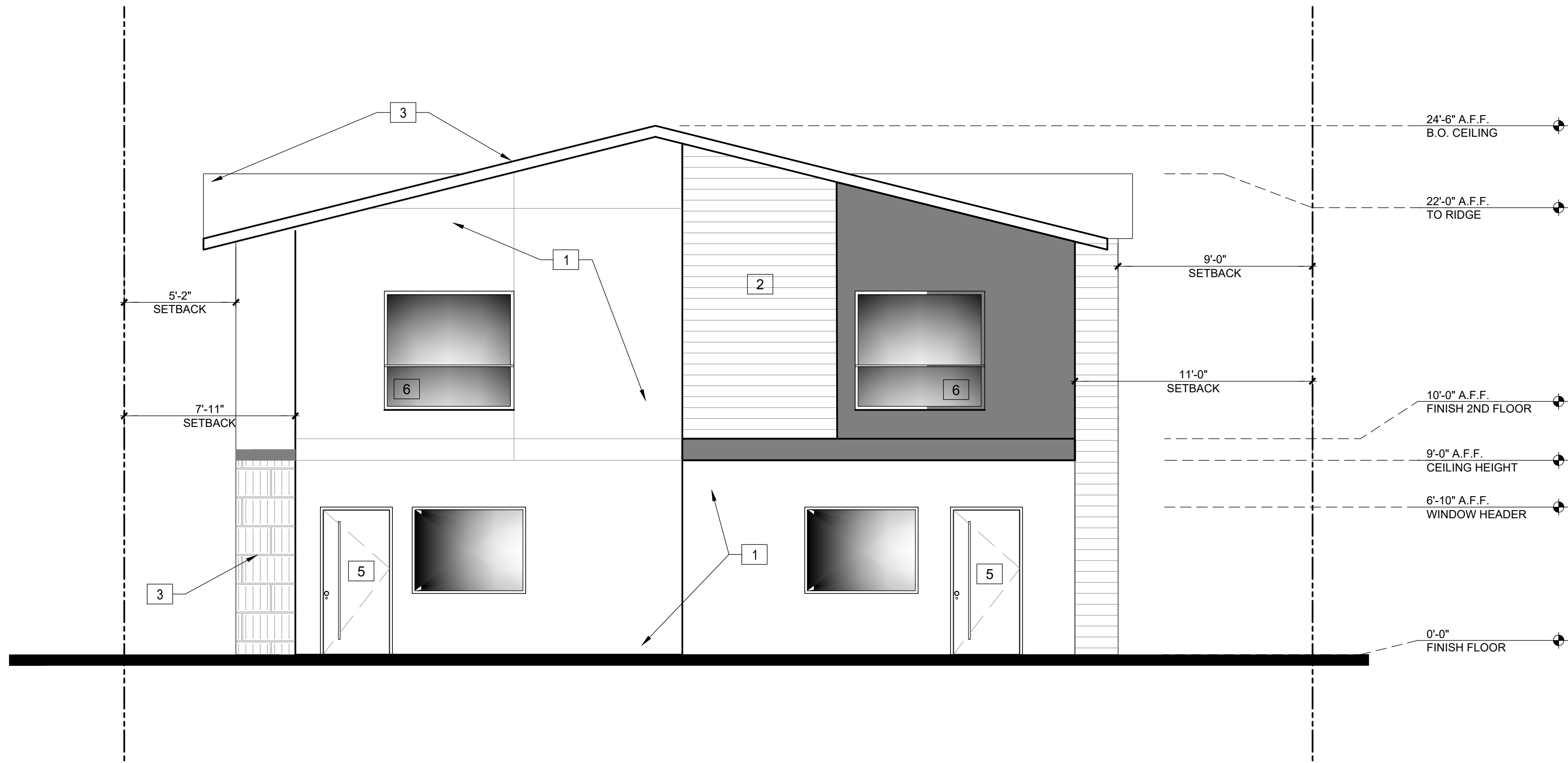
 EXHAUST FAN
 ROOF DRAIN
 SLOPE DIRECTION

1. THE FOLLOWING ITEMS SHALL COMPLY WITH SPECIFIC I.C.C. JOISTDOWNS, STRAPS, FRAMING CLIPS, RETROFIT ANCHOR BOLTS, SHEAR PLATES, JOIST HANGERS.
2. ICBO EVALUATION REPORTS OR LARR'S ARE ACCEPTABLE FOR THE FOLLOWING NON-STRUCTURAL ITEMS; PROVIDE REPORT NUMBER. ROOFING TILE.
3. DRAFT STOPS SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION. (1000 S.F. AND 60" MAX BETWEEN DRAFT STOPS)
4. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION. (3000 S.F. AND 60" MAX.)
5. NOTCHING OF EXTERIOR AND BEARING/NON BEARING WALLS SHALL NOT EXCEED 25% / 40% OF ITS WIDTH, RESPECTIVELY. BORED HOLES IN BEARING/NON BEARING WALLS SHALL NOT EXCEED 40% / 60% OF ITS WIDTH RESPECTIVELY.
6. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS, PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL, AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
7. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN .019 IN. (NO. 26 GALVANIZED SHEET)
8. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.

1. CONTRACTOR SHALL PROVIDE AND INSTALL ROOFING IN ACCORDANCE WITH GAF ASTM SPECIFICATION NO D4601 OR APPROVED EQUAL.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ROOFING IN ACCORDANCE WITH THE SYSTEM MANUFACTURER'S REQUIREMENTS FOR A CLASS A FIRE RETARDANT ROOFING, THAT CAN BE GUARANTEED FOR TWELVE YEARS WHEN INSTALLED UNDER MANUFACTURER'S OBSERVATION, COMPLYING WITH STATUTORY REQUIREMENTS AT THE PLACE OF CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION TO THE ARCHITECT THAT APPLICATOR IS APPROVED BY SYSTEM MANUFACTURER.
4. THE OWNER RESERVES THE RIGHT TO EMPLOY A ROOFING CONSULTANT FOR THE PURPOSE OF FIELD OBSERVATION AND TESTING AND TO ADVISE OWNER AND CONTRACTOR REGARDING COMPLIANCE OF THIS WORK WITH THE CONTRACT REQUIREMENTS FOR AND RELATED TO ROOFING.
5. CONTRACTOR SHALL PROVIDE SYSTEM MANUFACTURER'S WRITTEN APPROVAL OF MODIFICATIONS CONTAINED HEREIN OF THEIR REQUIREMENTS FOR THE SPECIFIED SYSTEM(S)
6. CONTRACTOR SHALL INSTALL INTERPLIES, CAP SHEET AND BASE FLASHING IN A MANNER TO ACHIEVE, AS NEARLY AS POSSIBLE, AN UNBROKEN FILM OF ASPHALT, FREE OF VOIDS, BETWEEN EACH LAYER. CONTRACTOR IS RESPONSIBLE FOR METHOD OF ACHIEVING THIS RESULT.
7. ALL ROOF PENETRATIONS SHALL NOT BE CLOSER THAN 18" TO CURBS, CRICKETS, WALLS ETC.
8. CONTRACTOR TO REMOVE ALL EXISTING MECHANICAL UNITS AND ACCESSORIES.

CONSTRUCTION ROOF NOTES

A-3.0



NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

- 1 7/8" THCK SMOOTH STUCCO, PAINTED, MATCH EXISTING RESIDENCE.
- 2 WOOD SIDING
- 3 WOOD SHINGLE SIDING
- 4 ASPHALT SHINGLE (CLASS 'A') ROOF. PER ESR-1475
- 5 DOOR - REFER TO DOOR SCHEDULE ON SHEET A-7.0
- 6 OPERABLE ESCAPE WINDOW.
- 7 GABLE VENT - 14" x 18" (1.75 Sq.FT)
- 8 FASCIA BOARD W/ ROOF GUTTER
- 9 RAKE BOARD
- 10 7/8" THCK STUCCO UNDERSIDE OF EAVE.
- 11 #26 GALVANIZED SHEET GAGE WEEP SCREED W/3-1/2" FLANGE AT STUCCO SIDING, MIN. 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS

ELEVATION KEYNOTES

LR/A
LR/ARCHITECTURE

Architecture
Planning
Interior Design

Construction Management

217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840-8361 Fax (818) 840-8341

N O T E

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SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	..	..
BLD'G. DEPT.:	..	..
BID SET:	..	..

RELEASES:	NO.	DATE	DESCRIPTION
..	..	..	..
..	..	..	..
..	..	..	..

ARCH/CONSULTANT:



PROJECT

BRIGHTON ST. DEVELOPMENT
2016 N. BRIGHTON ST

BURBANK, CA 91504

CLIENT

MR. & MRS. ISSAGHOLIAN
240 N. GLENOAKS BLVD.
BURBANK, CA 91504

REVISIONS	ISSUE	DATE	REVISION
1	12-22-25	INCOMPLETE RESPONSE	
2	8/07/25	RESUBMITTAL OF UNITS	
3	..	..	..
4	..	..	..
5	..	..	..
6	..	..	..
7	..	..	..

DRAWN	CHECKED
STAFF	WR/ RE

CAD FILE

JOB NO.

25664

DATE

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SCALE

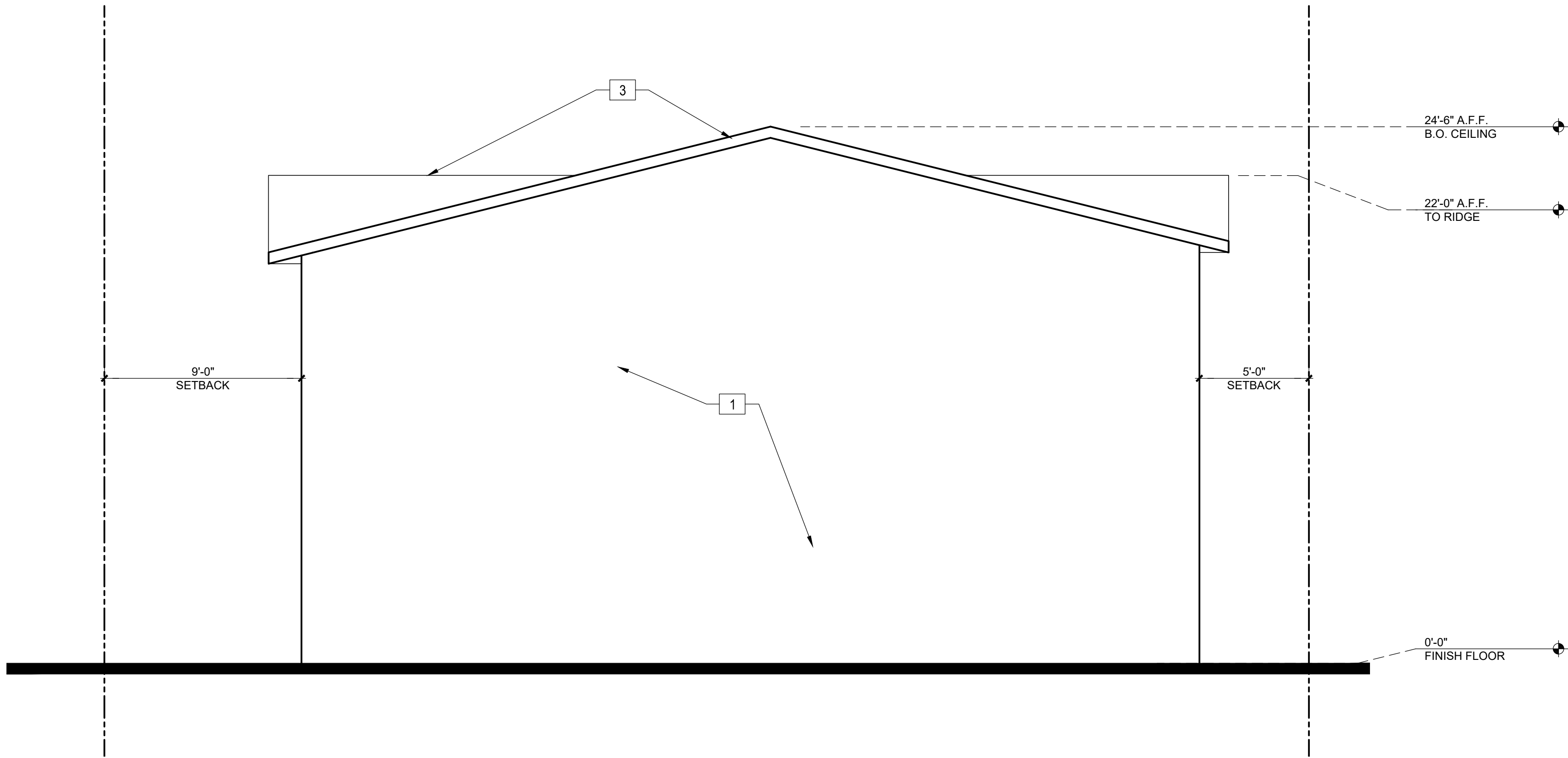
AS SHOWN

TITLE

EXTERIOR
ELEVATIONS
VERSION 1

SHEET

A-4.0

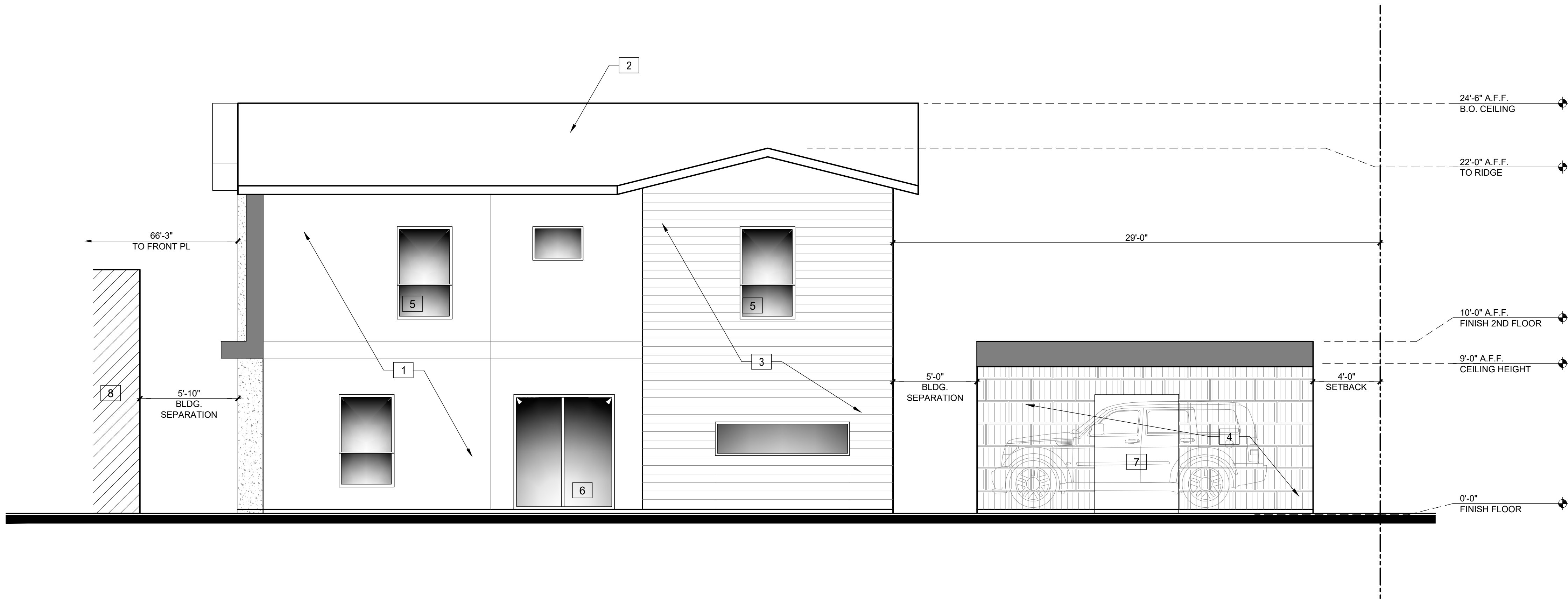


SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

NOTES

ANY ADDITION OR CHANGES MADE TO THE APPROVED EXTERIOR ELEVATION DESIGN EITHER ON THE DRAWINGS OR DURING CONSTRUCTION WILL REQUIRE PLANNING DIVISION AND BUILDING DIVISION REVIEW AND APPROVAL AND MAY RESULT IN A DELAY OF THE PROJECT OR THE REMOVAL OF NON-APPROVED WORK.

NOTE: IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:
1. A NET CLEAR OPENING ARE OF NOT LESS THAN 5.7 S.F.
2. A MINIMUM CLEAR HEIGHT OF 24-IN.
3. A MINIMUM CLEAR WIDTH OF 20 IN.
4. THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44-IN. MEASURED FROM THE FLOOR.



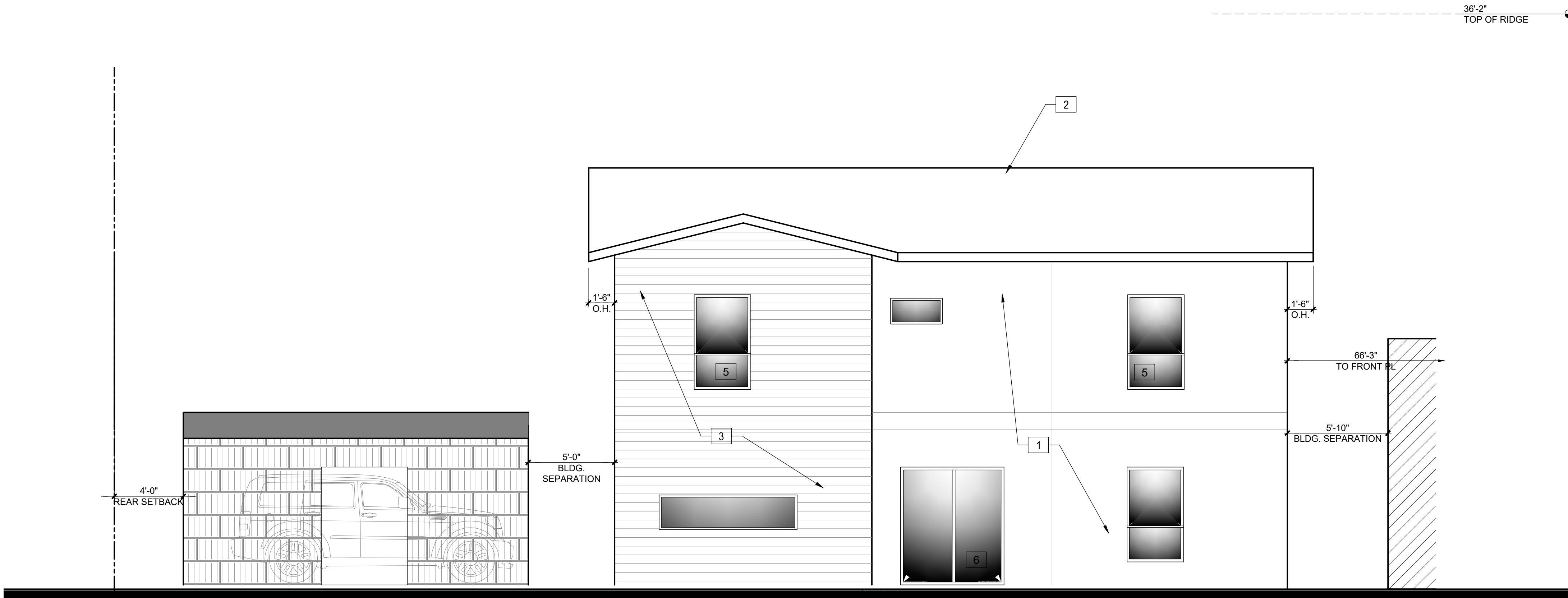
- 1 7/8" THICK SMOOTH STUCCO, PAINTED, MATCH EXISTING RESIDENCE.
2 ASPHALT SHINGLE (CLASS 'A') ROOF. PER ESR-1475
3 WOOD SIDING
4 WOOD SIDING SHINGLE
5 OPERABLE ESCAPE WINDOW.
6 SLIDING DOORS
7 DETACHED CARPORT
8 EXISTING SFR

ELEVATION KEYNOTES

NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

2

SPECIFICATION



SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

1

NOTES

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LR/A
LR/ARCHITECTURE

Architecture
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Interior Design

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SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	..	..
BLD'G. DEPT.:	..	..
BID SET:	..	..

RELEASES:	NO.	DATE	DESCRIPTION
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ARCH/CONSULTANT:



PROJECT

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7	..	..	

DRAWN	CHECKED
STAFF	WR/ RE

CAD FILE

JOB NO.

25664

DATE

..

SCALE

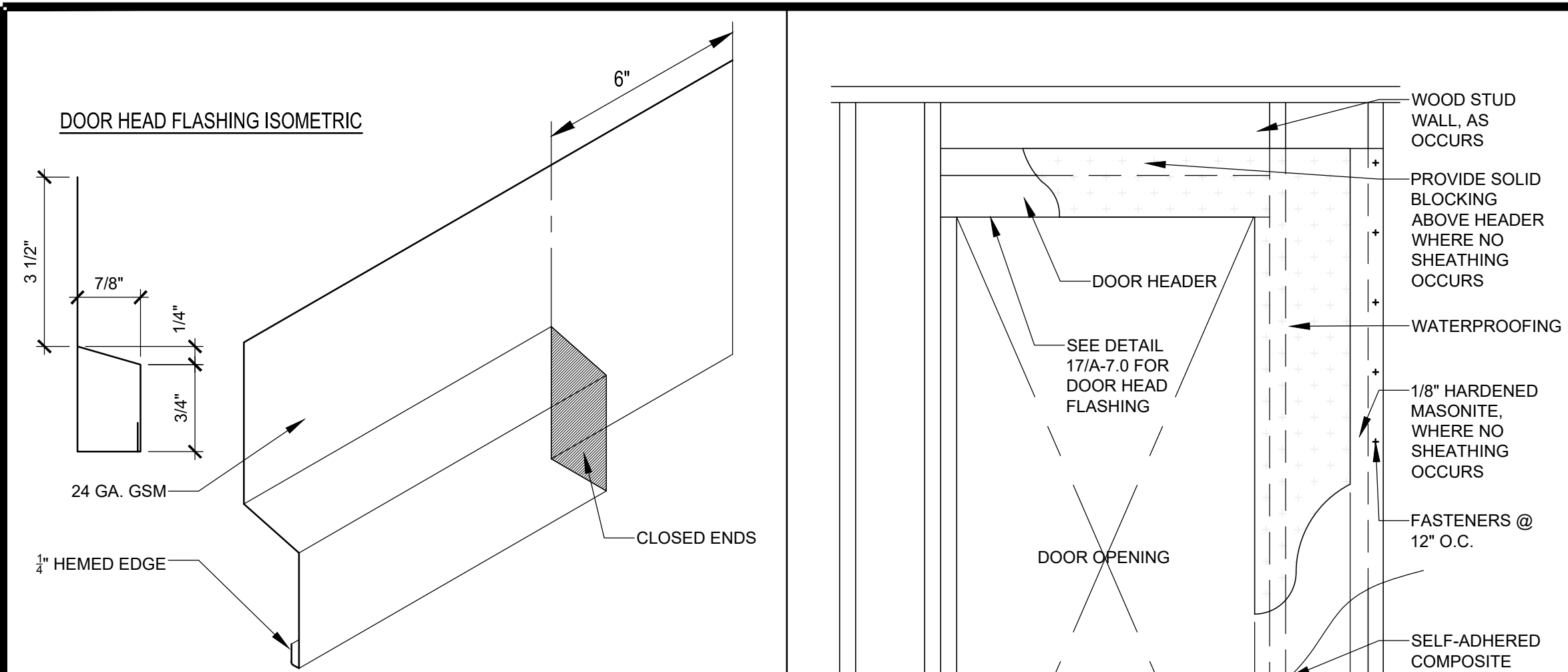
AS SHOWN

TITLE

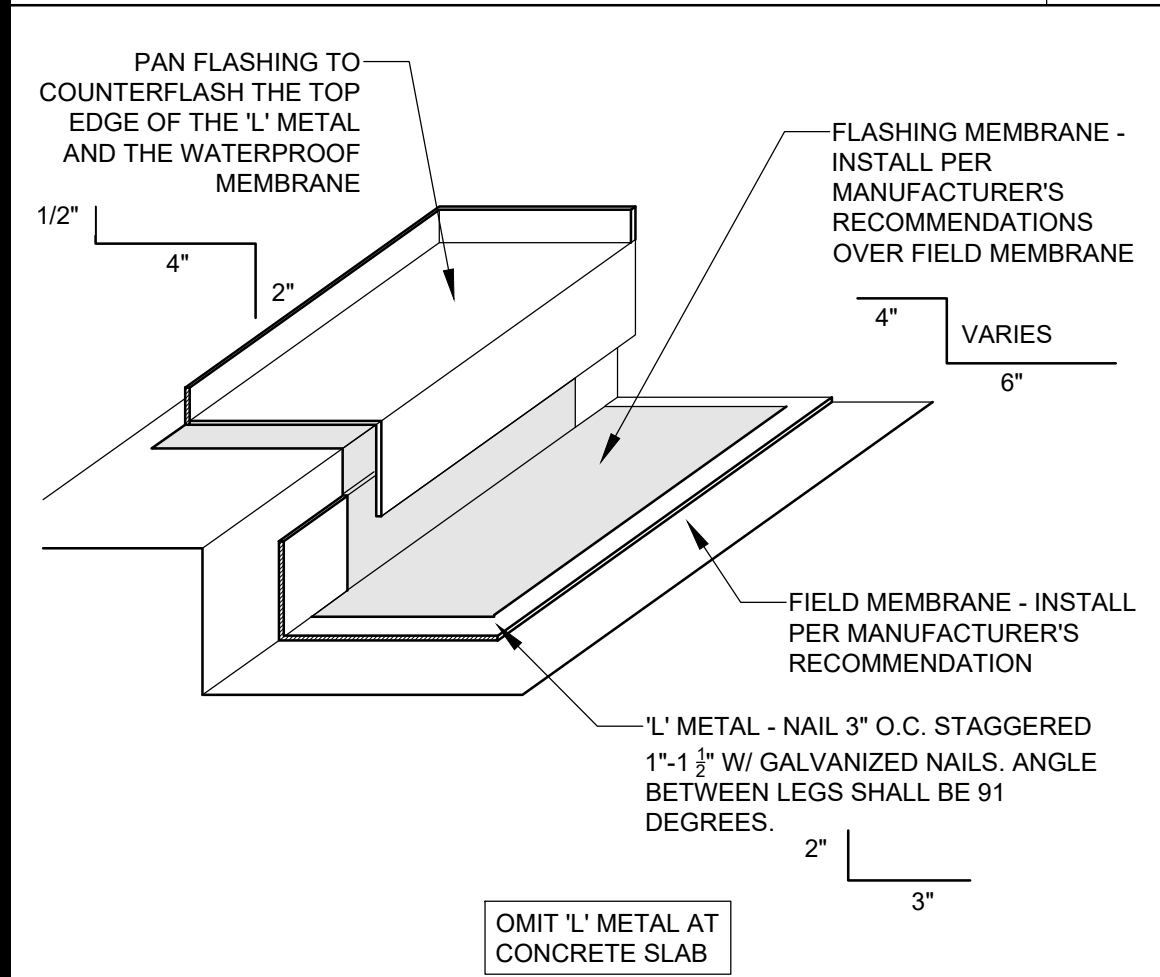
EXTERIOR
ELEVATIONS
VERSION 1

SHEET

A-4.1



EXT. DOOR HEAD FLASHING DETAIL
SCALE: 3" = 1'-0" 17

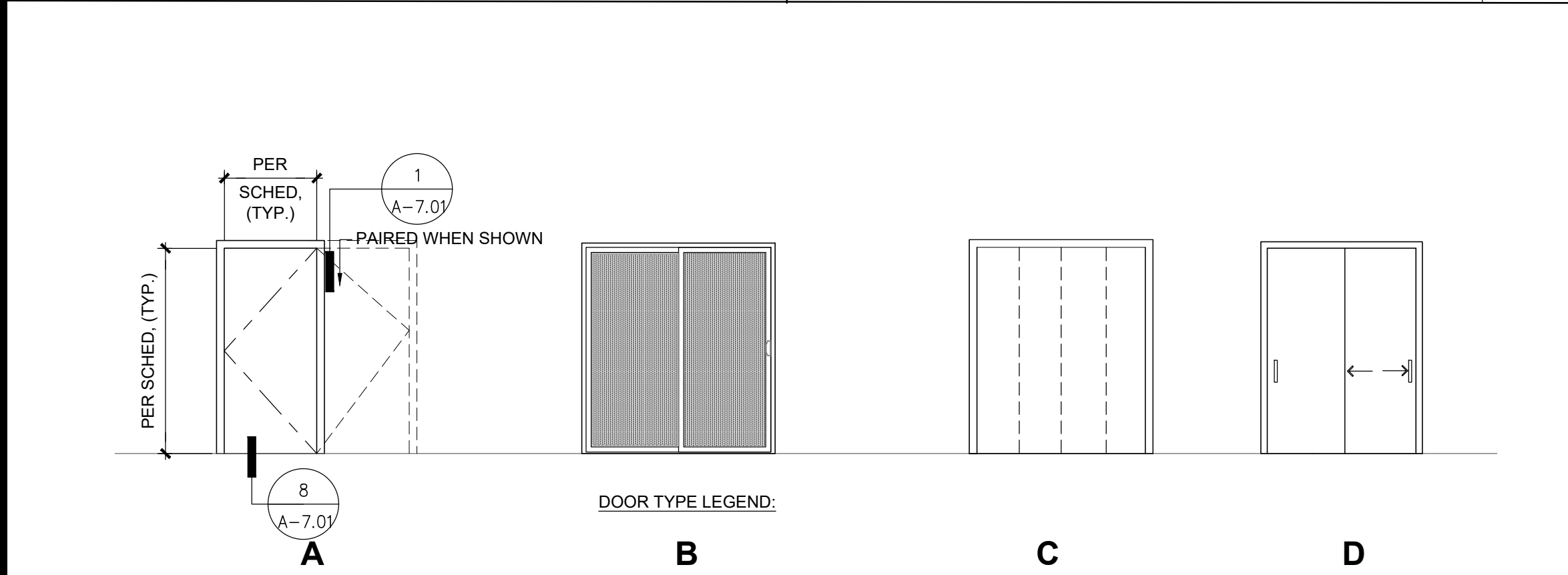


PAN FLASHING INSTALLATION DETAIL
SCALE 3" = 1'-0" 18

HW-1
LOCKSET
TO BE SCHLAGE AL50PD LEVER TYPE. SATURN SERIES
CERTIFICATION: ANSI A156.2, 1989 SERIES 4000 GRADE 2
STANDARD DUTY. BRUSHED CHROME FINISH.

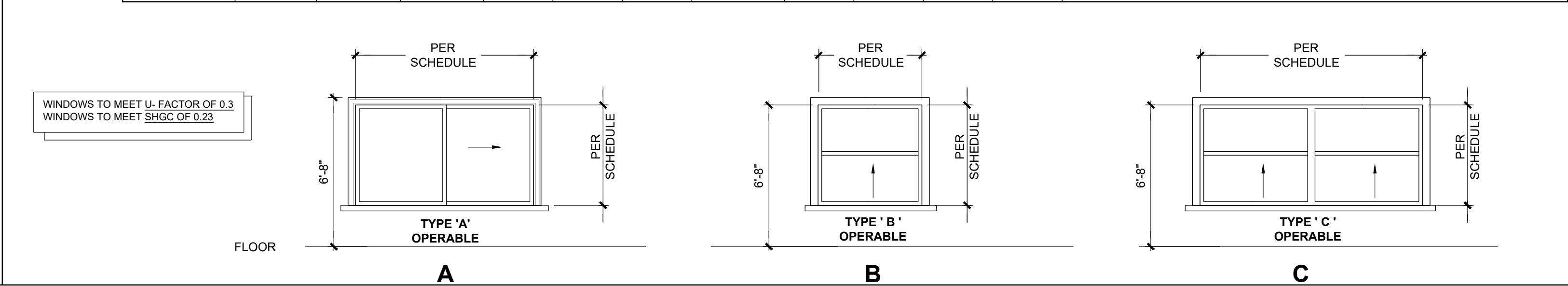
HW-2
PASSAGE
TO BE SCHLAGE AL25D LEVER TYPE. SATURN SERIES
CERTIFICATION: ANSI A156.2, 1989 SERIES 4000 GRADE 2
STANDARD DUTY. BRUSHED CHROME FINISH.

HW-3
PRIVACY
TO BE SCHLAGE AL40S LEVER TYPE.
CERTIFICATION: ANSI A156.2, 1989 SERIES 4000 GRADE 2
STANDARD DUTY. BRUSHED CHROME FINISH.



DOOR SCHEDULE															
FLOOR #	DOOR #	LOCATION	PR.	WIDTH	HEIGHT	THK.	TYPE	MAT'L		FIRE RATING	DETAILS			HARD-WARE	REMARKS
								FRAME	DR.		HEAD	JAMB	THRESHOLD		
1ST	101	ENTRY	1	3'-0"	6'-8"		A	WD	SCWD	20 MIN.	2/A-7.01	2/A-7.01	4/A-7.01	LOCKSET	ENTRY
	102	ENTRY	1	3'-0"	6'-8"		A	WD.	SCWD	20 MIN.	2/A-7.01	2/A-7.01	4/A-7.01	LOCKSET	ENTRY
	103	SLIDING DOOR	1	5'-0"	6'-8"		B	WD.	GLS.		1/A-7.01	1/A-7.01	8/A-7.01	LOCKSET	
	104	SLIDING DOOR	1	5'-0"	6'-8"		B	WD.	GLS.		1/A-7.01	1/A-7.01	8/A-7.01	LOCKSET	
	105	TRASH	2	5'-0"	6'-8"		A	WD.	SCWD	20 MIN.	1/A-7.01	1/A-7.01	8/A-7.01	LOCKSET	
	106	ENTRY STAIR	1	3'-0"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	LOCKSET	
	107	ENTRY STAIR	1	3'-0"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	LOCKSET	
	108	TRASH	2	5'-0"	6'-8"		A	WD	SCWD	20 MIN.	2/A-7.01	2/A-7.01	4/A-7.01	LOCKSET	
	109	PANTRY	1	4'-0"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	110	COAT	1	2'-10"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	111	BATHROOM	1	4'-0"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
	112	LAUNDRY	2	6'-0"	6'-8"		C	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	113	BEDROOM	1	2'-10"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
	114	BATHROOM	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
	115	WALK-IN CLOSET	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	116	PANTRY	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	117	COAT	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	118	BATHROOM	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
119	LAUNDRY	2	6'-0"	6'-8"		C	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU		
120	BEDROOM	1	2'-10"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY		
121	BATHROOM	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY		
122	WALK-IN CLOSET	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU		
2ND	201	ENTRY	1	3'-0"	6'-8"		A	WD	SCWD	20 MIN.	2/A-7.01	2/A-7.01	4/A-7.01	LOCKSET	ENTRY
	202	ENTRY	1	3'-0"	6'-8"		A	WD.	SCWD	20 MIN.	2/A-7.01	2/A-7.01	4/A-7.01	LOCKSET	ENTRY
	203	CLOSET	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS-THRU	
	204	POWDER ROOM	1	2'-10"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
	205	PANTRY	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	206	PANTRY	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	207	POWDER	1	2'-10"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
	208	CLOSET	1	2'-08"	6'-8"		A	WD	HWD.		2/A-7.01	2/A-7.01	4/A-7.01	PASS THRU	
3RD	301	LINEN	2	5'-0"	6'-8"		C	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	302	BEDROOM	1	2'-10"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	303	LAUNDRY	2	6'-0"	6'-8"		C	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
	304	BEDROOM	1	2'-10"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	305	CLOSET	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
	306	WALK-IN CLOSET	2	6'-0"	6'-8"		C	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
	307	BATHROOM	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	308	TOILET	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	309	WALK-IN CLOSET	2	6'-0"	6'-8"		C	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	310	BATHROOM	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
	311	TOILET	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	312	LINEN	2	5'-0"	6'-8"		C	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
	313	BEDROOM	1	2'-10"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
	314	LAUNDRY	2	6'-0"	6'-8"		C	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	315	BEDROOM	1	2'-10"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
	316	CLOSET	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	317	WALK-IN CLOSET	2	6'-0"	6'-8"		C	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU	
	318	BATHROOM	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY	
319	TOILET	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU		
320	WALK-IN CLOSET	2	6'-0"	6'-8"		C	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU		
321	BATHROOM	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PRIVACY		
322	TOILET	1	2'-08"	6'-8"		A	WD.	HWD.		1/A-7.01	1/A-7.01	8/A-7.01	PASS THRU		

WINDOW SCHEDULE														
FLOOR #	SPACE #	WINDOW	WIDTH	HEIGHT	TYPE	MATL	GLASS	DETAILS				REMARKS		
								HEAD	JAMB	SILL	OTHER			
1ST	100	101	4'-0"	4'-0"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01		KITCHEN		
		102	3'-0"	3'-4"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01		BEDROOM, EGRESS (MIN OPEN AREA 5.7 SF)		
		103	4'-0"	4'-0"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
2ND	200	201	10'-0"	4'-6"	C	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		202	10'-0"	4'-6"	C	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		203	8'-0"	4'-6"	A	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		204	8'-0"	4'-6"	A	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		205	10'-0"	4'-6"	C	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		206	10'-0"	4'-6"	C	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		207	4'-0"	4'-0"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		208	4'-0"	4'-0"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		209	4'-0"	4'-0"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		210	4'-0"	4'-0"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		301	4'-6"	4'-6"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01		BEDROOM, EGRESS (MIN OPEN AREA 5.7 SF)		
		302	4'-6"	4'-6"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01		BEDROOM, EGRESS (MIN OPEN AREA 5.7 SF)		
3RD	300	303	4'-0"	4'-0"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01		BEDROOM, EGRESS (MIN OPEN AREA 5.7 SF)		
		304	2'-6"	2'-6"	A	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		305	2'-6"	2'-6"	A	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		306	4'-0"	4'-0"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01		BEDROOM, EGRESS (MIN OPEN AREA 5.7 SF)		
		307	4'-6"	4'-6"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01		BEDROOM, EGRESS (MIN OPEN AREA 5.7 SF)		
		308	4'-6"	4'-6"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01		BEDROOM, EGRESS (MIN OPEN AREA 5.7 SF)		
		309	4'-0"	4'-0"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01		BEDROOM, EGRESS (MIN OPEN AREA 5.7 SF)		
		310	2'-6"	2'-6"	A	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		311	2'-6"	2'-6"	A	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01				
		312	4'-0"	4'-0"	B	ALUMINUM	DOUBLE PANE	5/A7.01	5/A7.01	6/A7.01		BEDROOM, EGRESS (MIN OPEN AREA 5.7 SF)		



DOOR SCHEDULE 2

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ARCH/CONSULTANT:

LICENSED ARCHITECT

JOHN GILMORE DEENHAN
C

SUBMITTALS	DATE	DESCRIPTION
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	1.		
	2.		
	3.		

ARCH/CONSULTANT:



PROJECT

BRIGHTON ST. DEVELOPMENT
2016 N. BRIGHTON ST

BURBANK, CA 91504

CLIENT

MR. & MRS. ISSAGHOLIAN
240 N. GLENOAKS BLVD.
BURBANK, CA 91504

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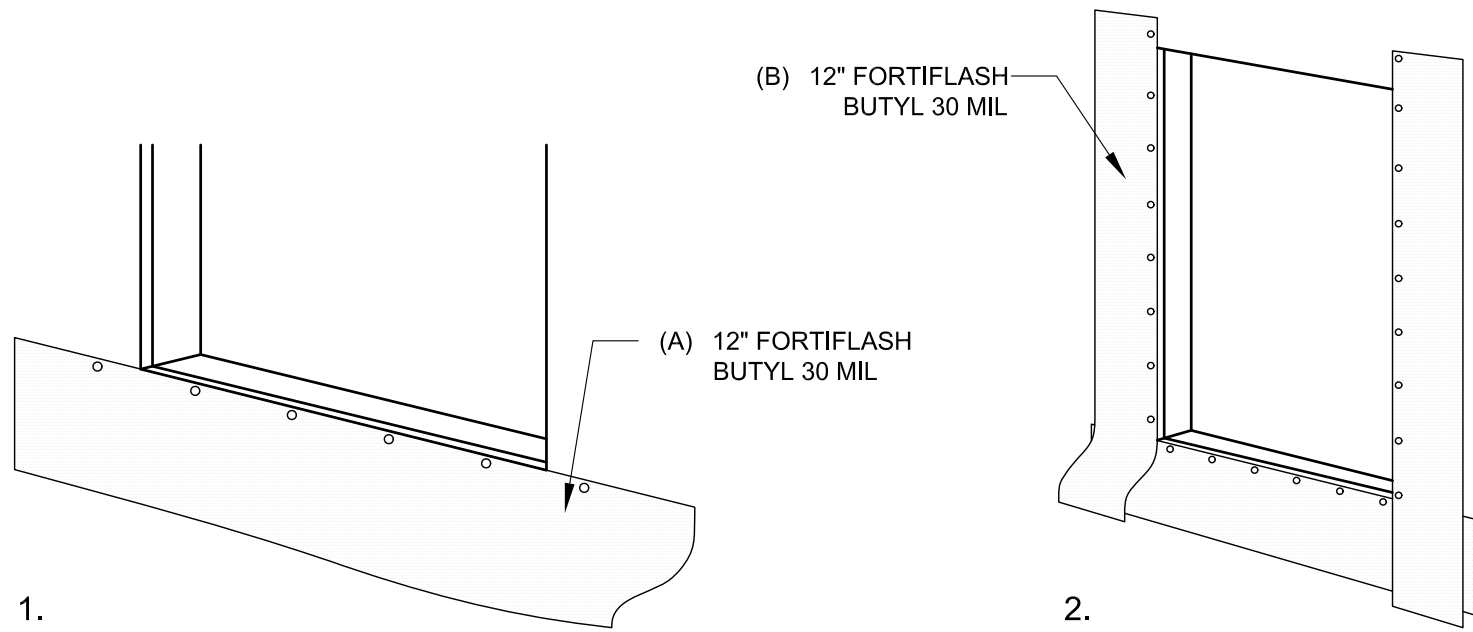
AS SHOWN

TITLE

WINDOW
FLASHING AND
INTERIOR DETAILS

SHEET

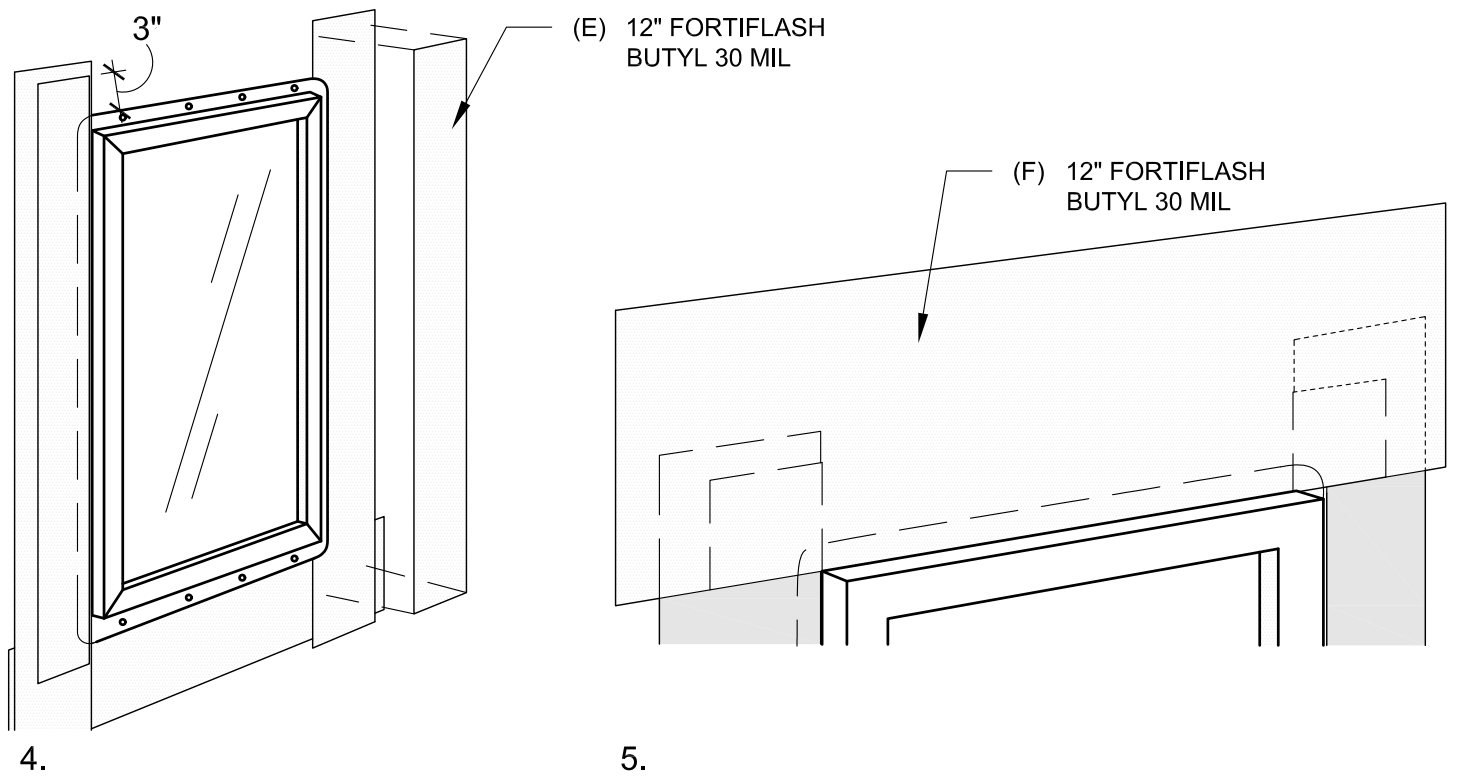
A-7.02



1.

(C) 12" FORTIFLASH BUTYL 30 MIL

3.



4.

BASIS OF DESIGN:
FORTIFIBER FORTIFLASH BUTYL SELF ADHESIVE WATERPROOFING FLASHING MEMBRANE

NOTE:
FLASHING SEQUENCE SHOWN SUPERCEDES TWO DIMENSION GRAPHICAL REPRESENTATIONS ON DETAILS THROUGHOUT THIS DRAWING SET. BASIS OF DESIGN FORTIFIBER HIGH PERFORMANCE WINDOW FLASHING SYSTEM. IF USING APPROVED EQUAL, INSTALL PER MANUFACTURER'S RECOMMENDED SPECIFICATIONS.

ALL BUILDING PAPER (REFERENCE PROJECT SPECIFICATION MANUAL) TO BE 60 MINUTE, GRADE D.

ALL WINDOW FLASHING TO BE 12" WIDE **MOISTOP neXT** BY FORTIFIBER OR APPROVED EQUAL.

SELF-ADHESIVE SHEET FLASHING TO BE **12" FORTIFLASH BUTYL 30 MIL BY FORTIFIBER** OR APPROVED EQUAL.

FRAMING - **FORTIFLASH BUTYL** WHERE THE OPENING OCCURS IN A WALL WITHOUT EXTERIOR SHEATHING, THE BLOCKING MEMBERS SHOULD BE INSTALLED AS NECESSARY TO SUPPORT THE OUTSIDE EDGES OF SIDE FLASHING. INSTALL APPROXIMATELY 16" O.C. BLOCKING MAY BE OMITTED WHEN A STUD IS INSTALLED TO SUPPORT THE OUTSIDE EDGE OF THE SIDE FLASHING.

1. BOTTOM (SILL) FLASHING - ATTACH THE FIRST STRIP OF **12" FORTIFLASH BUTYL 30 MIL (A)**, TIGHT TO THE BOTTOM OF THE WINDOW OPENING. EXTEND FLASHING GREATER THAN 12" PAST THE SIDES OF THE OPENING AND ATTACH TO THE NEXT AVAILABLE STUD. FASTEN ONLY THE TOP EDGE SO THAT SUBSEQUENT LAYERS OF THE BUILDING PAPER MAY BE LAPPED UNDER (SHINGLED).

2. CUT A STRIP OF **12" FORTIFLASH BUTYL 30 MIL** LONG ENOUGH TO EXTEND BEYOND SILL FLASHING ALREADY IN PLACE AND ABOVE WHERE THE **12" FORTIFLASH BUTYL 30 MIL** HEAD FLASHING WILL INTERSECT. NEXT, ATTACH JAMB FLASHING (B) FLUSH TO THE EDGE OF THE ROUGH OPENING LEAVING THE BOTTOM FREE. REPEAT ABOVE STEPS FOR REMAINING JAMB.

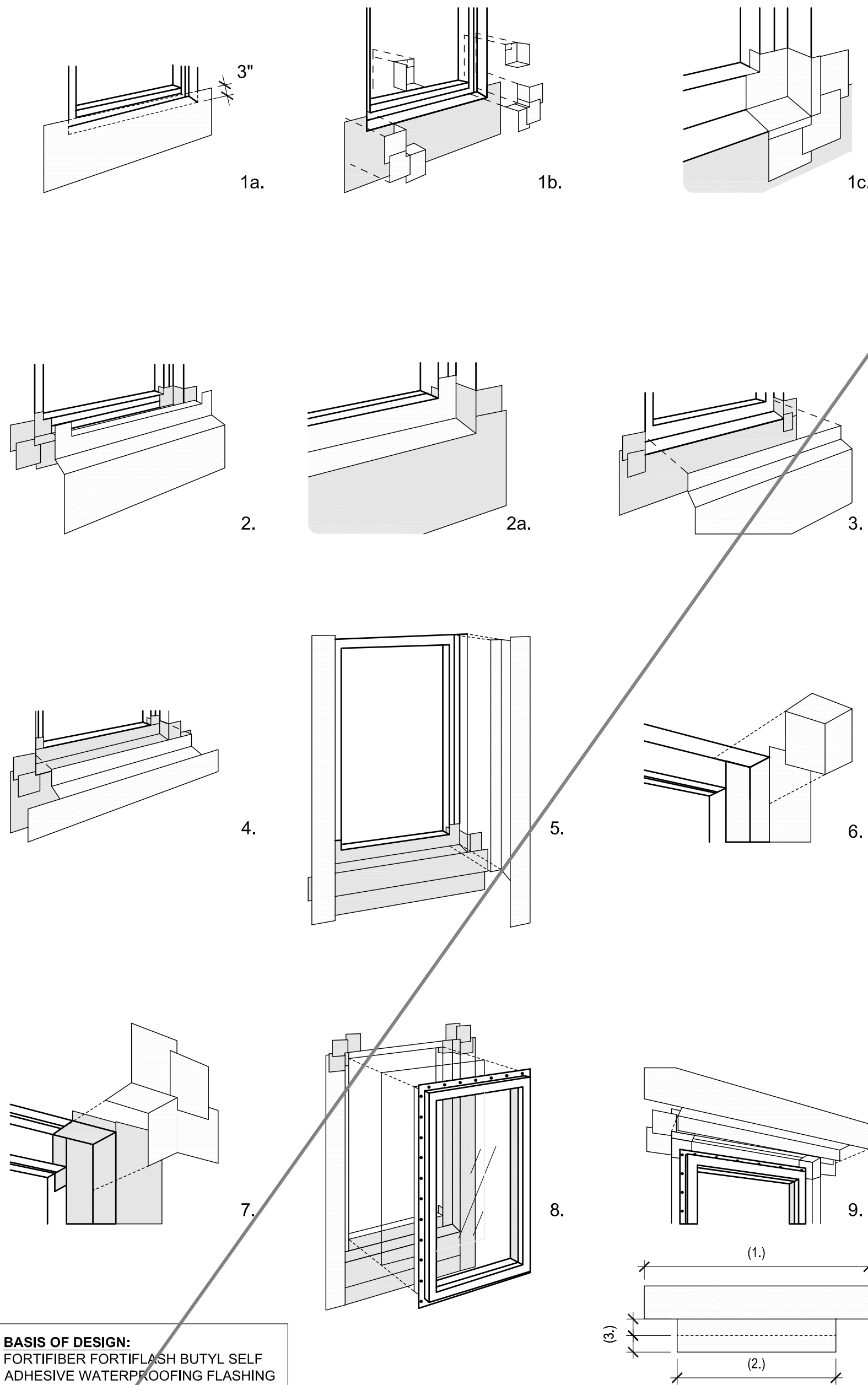
3. BEFORE INSTALLING THE WINDOW (C), APPLY A CONTINUOUS 3/8" BEAD OF **Moistop Sealant** TO THE PERIMETER OF THE ROUGH OPENING OR TO THE BACKSIDE OF THE MOUNTING FLANGE (D) OF THE WINDOW. INSTALL THE WINDOW ACCORDING TO THE WINDOW MANUFACTURER'S INSTRUCTIONS.

4. SIDE (JAMB) FLASHING - CUT A STRIP OF **12" FORTIFLASH BUTYL 30 MIL** FOR THE JAMB THAT EXTENDS (3" MIN.) BEYOND THE TOP AND BOTTOM OF THE OPENING. PLACE THE **MOISTOP E-Z SEALON** TOP OF THE FLANGE (D) AND SEAL BY APPLYING PRESSURE ALONG THE STRIP. IF DESIRED, STAPLES OR SEALANT MAY BE USED TO SECURE THE TOP CORNERS OF THE HEAD FLASHING IN PLACE.

5. TOP (HEAD) FLASHING - CUT A STRIP OF **12" FORTIFLASH BUTYL 30 MIL** FOR THE HEAD (F) OF THE WINDOW EXTENDING BEYOND THE JAMB FLASHING ALREADY IN PLACE. PLACE THE **12" FORTIFLASH BUTYL 30 MIL** ON TOP OF THE FLANGE (D) OF THE WINDOW WITH THE ADHESIVE STRIP OVERLAYING THE FLANGE AND SEAL BY APPLYING PRESSURE ALONG THE STRIP. IF DESIRED, STAPLES OR SEALANT MAY BE USED TO SECURE THE TOP CORNERS OF THE HEAD FLASHING IN PLACE.

6. STARTING AT THE BOTTOM OF THE WALL, INSTALL THE WATERPROOF BUILDING PAPER IN "SHINGLE" FASHION UP THE WALL. THE LAYER WHICH FALLS AT THE BOTTOM OF THE WINDOW OPENING SHOULD BE LAPPED UNDER THE BOTTOM FLASHING. SUCCESSIVE LAYERS OF BUILDING PAPER SHOULD LAP OVER THE SIDE NAILING FLANGES.

7. SEALANT PER MANUFACTURER'S RECOMMENDATION.



1a.

1b.

1c.

2.

2a.

3.

4.

5.

6.

7.

8.

9.

BASIS OF DESIGN:
FORTIFIBER FORTIFLASH BUTYL SELF ADHESIVE WATERPROOFING FLASHING MEMBRANE

ALL WINDOW FLASHING TO BE 12" WIDE **MOISTOP neXT** BY FORTIFIBER OR APPROVED EQUAL.

ALL SELF-ADHESIVE SHEET FLASHING TO BE **FORTIFLASH BUTYL 30 MIL** BY FORTIFIBER OR APPROVED EQUAL.

1a. ATTACH **12" MOISTOP neXT** 3" ABOVE AND 2" BELOW THE BOTTOM OF THE SLOPED SILL. REMOVE EXTRA MATERIAL BETWEEN JAMBS.

1b. **12" FORTIFLASH BUTYL 30 MIL** AT ALL INSIDE AND OUTSIDE CORNERS WITH TARGET PATCH AT RECESS AND ROUGH OPENING OF WINDOW.

2. CUT **12" FORTIFLASH BUTYL 30 MIL** TO THE WIDTH OF THE EXTERIOR WALL ROUGH OPENING. DRAW LINE 9" FROM BOTTOM OF FLASHING. THIS PORTION IS THE "TAIL" THAT COVERS THE EXTERIOR OF THE WALL. STARTER BIB, AND CORNER PIECES. ALIGN TOP OF TAIL TO BOTTOM OF ROUGH OPENING. EVENLY PRESS THE TAIL IN PLACE, THEN THE EXTERIOR SILL, FOLLOWED BY THE SECTION THAT COVERS THE INTERIOR SILL AND JAMB. TRIM AT INTERIOR SILL.

3. UPPER BIB (SILL) - PLACE 3/8" **MOISTOP SEALANT** IN CORNERS BETWEEN JAMB AND SILL. NEXT CUT **SUPER JUMBO TEX** TO THE WIDTH OF THE EXTERIOR WALL OPENING. THE HEIGHT GOES FROM FLUSH WITH THE INTERIOR WALL SILL AND EXTENDS 2" BELOW **12" FORTIFLASH BUTYL 30 MIL**.

4. SILL FLASHING - FASTEN **MOISTOP neXT** FLUSH WITH THE TOP OF THE INTERIOR SILL. COVER EXTERIOR SILL AND EXTEND EDGES TO EDGE JAMB FLASHING. INSTALL IN STEP 5. SINCE LENGTH OF JAMB FLASHING CAN VARY, RUN THE SILL FLASHING LONG AND TRIM ONCE JAMB FLASHING IS INSTALLED.

5. **12" FORTIFLASH BUTYL 30 MIL** IS USED FOR JAMB FLASHING. THIS PIECE STARTS 1" ABOVE THE TOP OF THE EXTERIOR WALL ROUGH OPENING AND EXTENDS EVEN WITH THE BOTTOM OF THE LOWEST PIECE OF SILL FLASHING. ONCE JAMB FLASHING IS IN PLACE TRIM SILL FLASHING FLUSH.

6. **12" FORTIFLASH BUTYL 30 MIL** AT ALL INSIDE AND OUTSIDE CORNERS WITH TARGET PATCH AT RECESS AND ROUGH OPENING OF WINDOW.

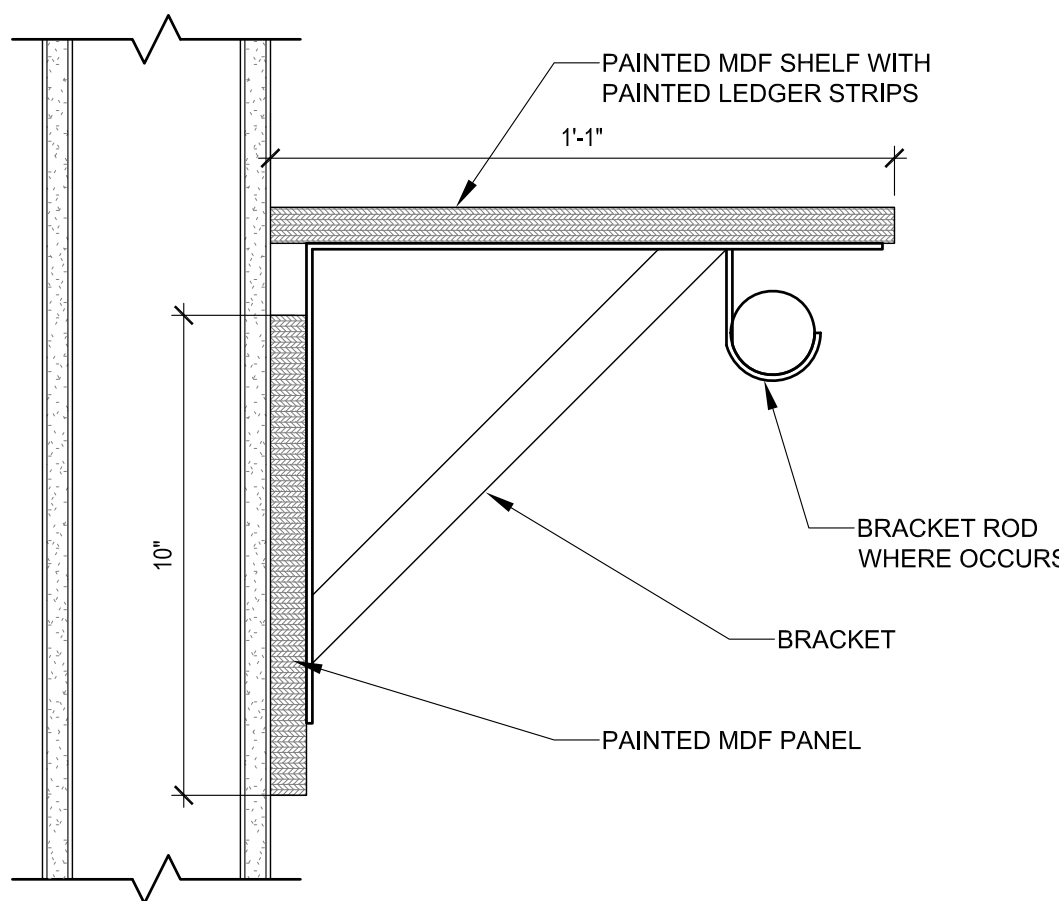
7. WINDOW - BEFORE INSTALLING WINDOW, APPLY A CONTINUOUS 3/8" BEAD OF **MOISTOP SEALANT** TO THE INTERIOR OF THE MOUNTING FLANGE. INSTALL THE WINDOW ACCORDING TO THE WINDOW MANUFACTURER'S INSTRUCTIONS.

8. HEAD FLASHING - THREE MEASUREMENTS ARE REQUIRED TO PROPERLY FIT THIS FLASHING: (1) MEASURE THE DISTANCE FROM THE OUTER EDGES OF THE JAMB FLASHING. (2) THE EXTERIOR WALL ROUGH OPENING. (3) THE COMBINED LENGTH OF THE SPACE ABOVE THE TOP OF THE WINDOW AND THE DEPTH OF THE EXTERIOR WALL HEADER. STAPLE INTO POSITION.

FLUSH WINDOW FLASHING

SCALE: 3" = 1'-0"

11



TYPICAL CLOSET SHELF

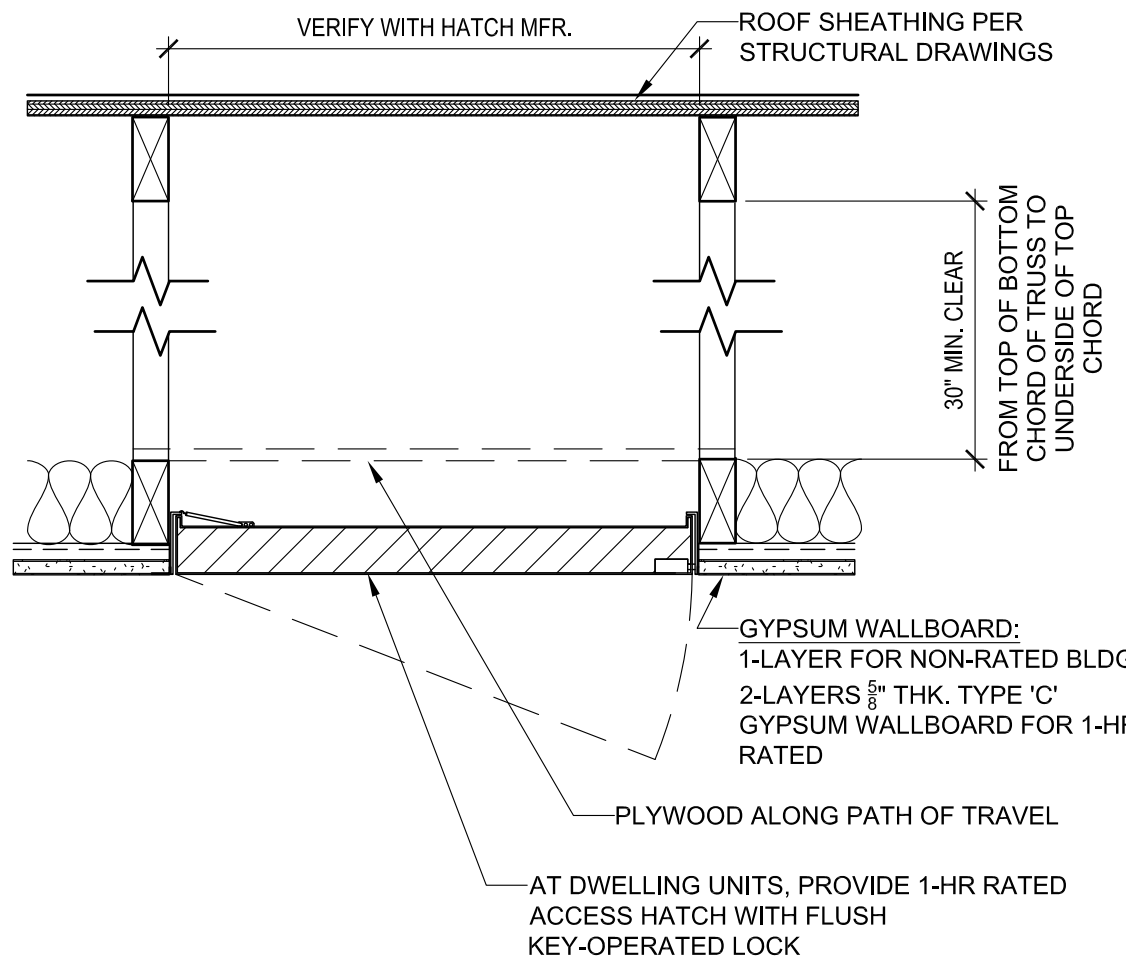
3" = 1'-0"

12

RECESSED WINDOW FLASHING

SCALE: 6" = 1'-0"

3



ATTIC ACCESS HATCH

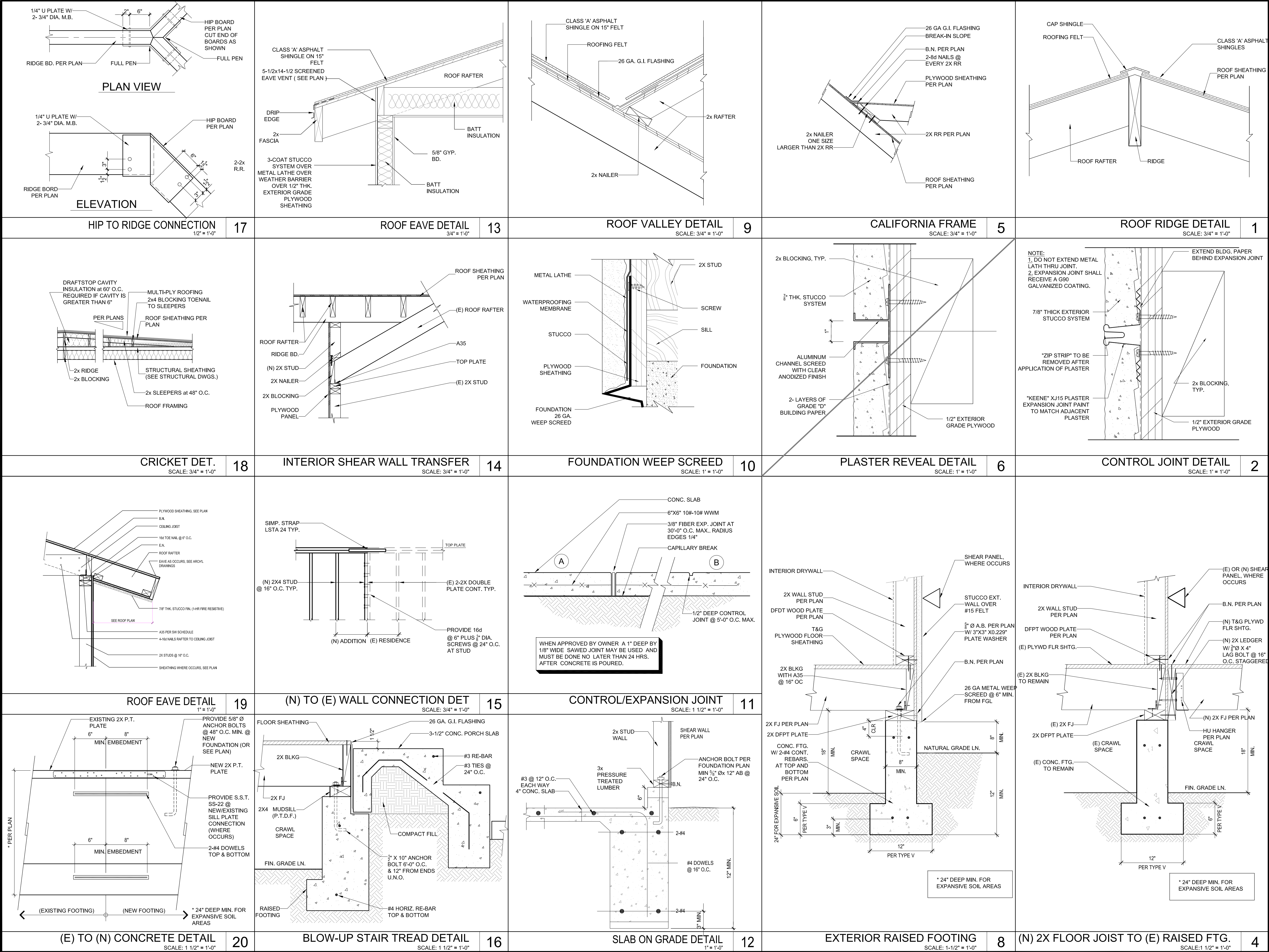
SCALE: 1-1/2" = 1'-0"

4

TYPICAL WALL BASE

1 1/2" = 1'-0"

8



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LICENSED ARCHITECT

JOHN GILMORE
DEENIHAN
C-9147
REN. 8/31/2019

STATE OF CALIFORNIA

PROJECT

BRIGHTON ST. DEVELOPMENT

2016 N. BRIGHTON ST

BURBANK, CA 91504

CLIENT

MR. & MRS. ISSAGHOLIAN

240 N. GLENOAKS BLVD.

BURBANK, CA 91504

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JOB NO.

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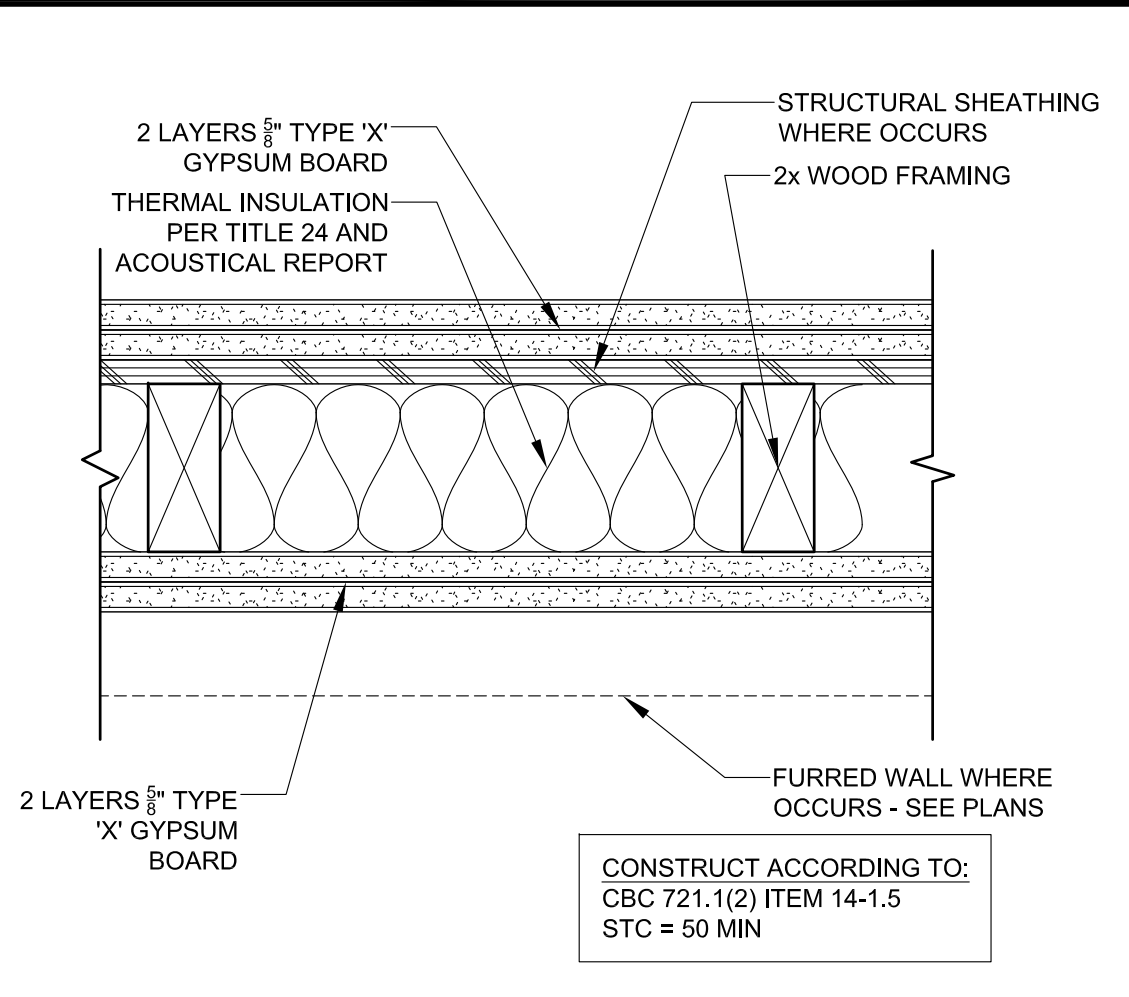
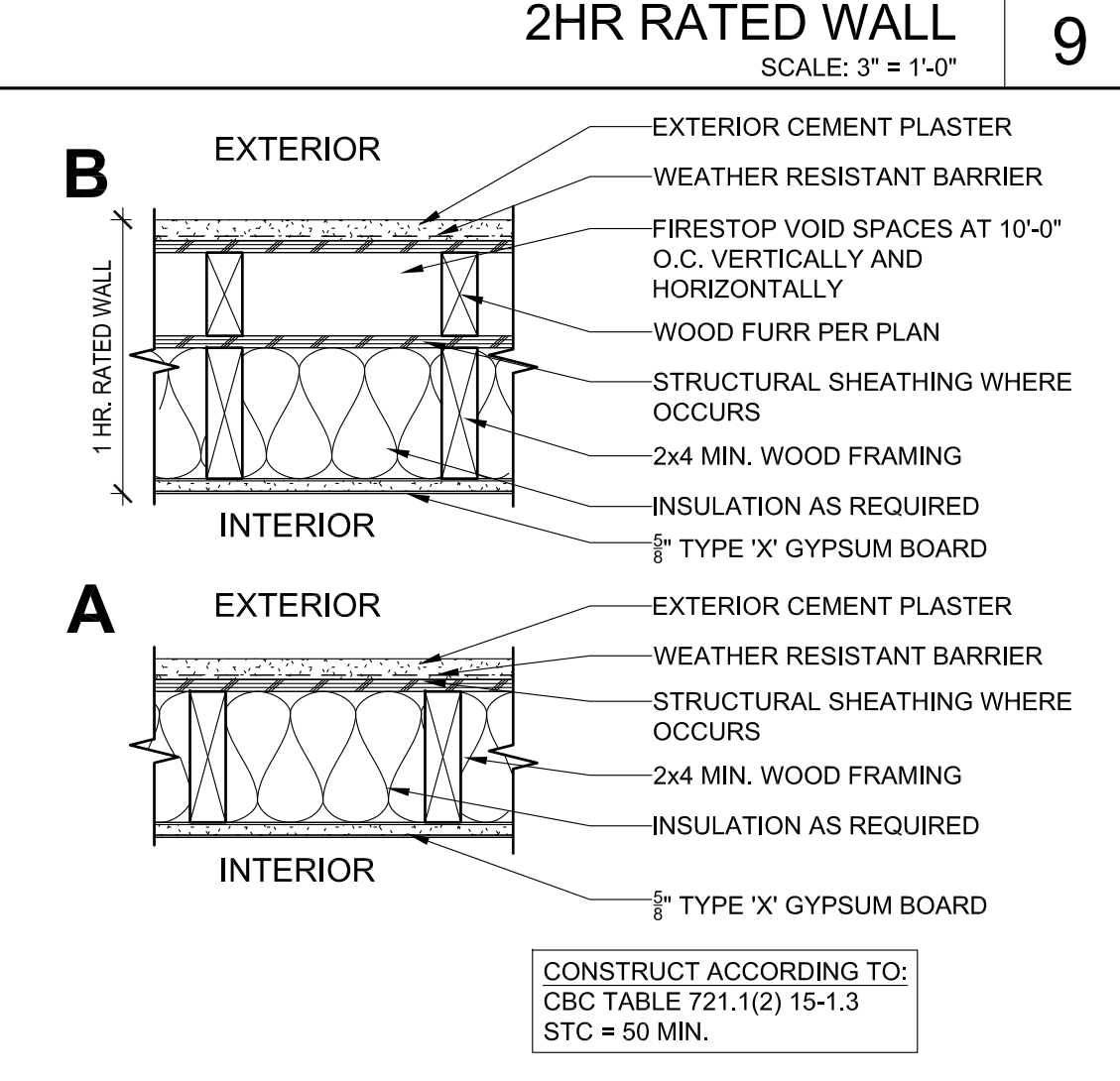
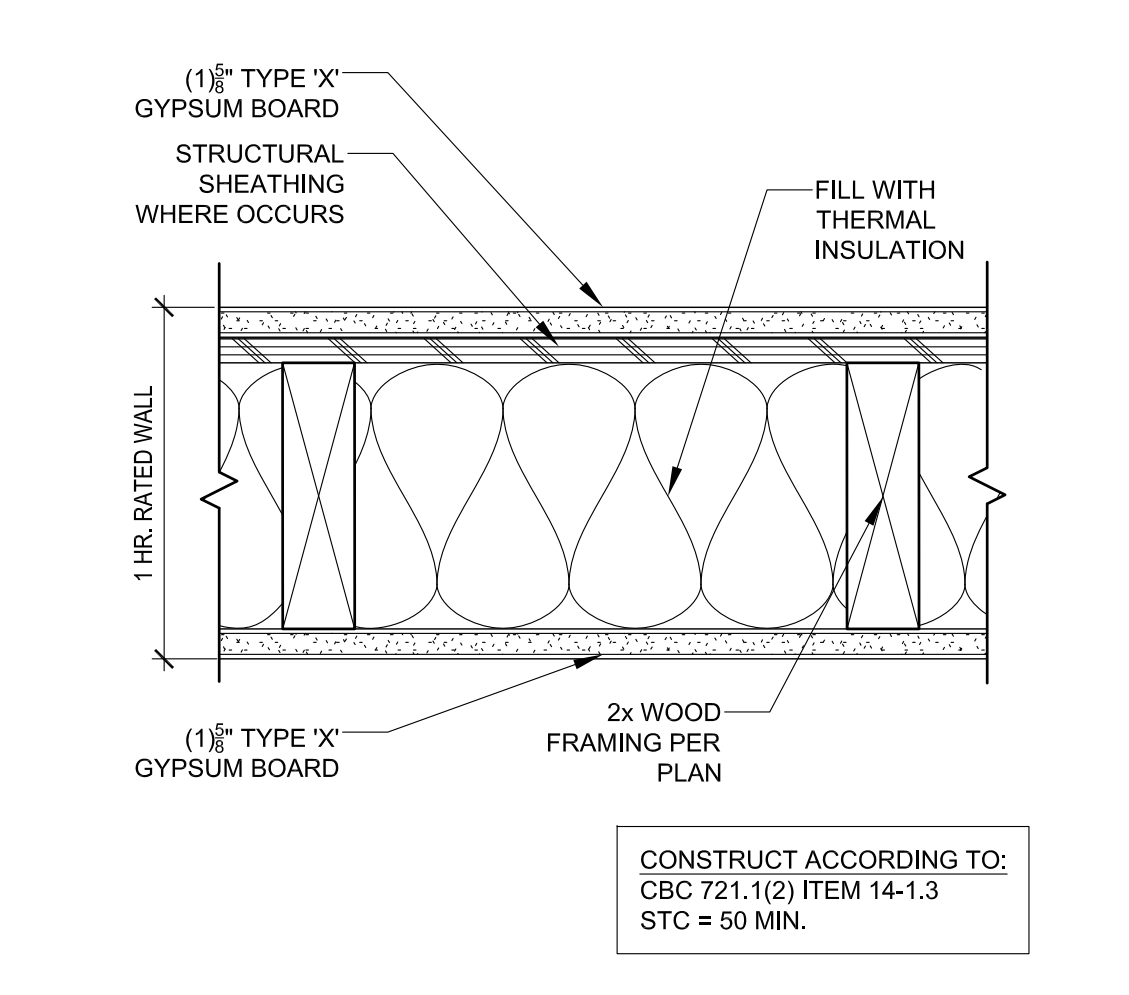
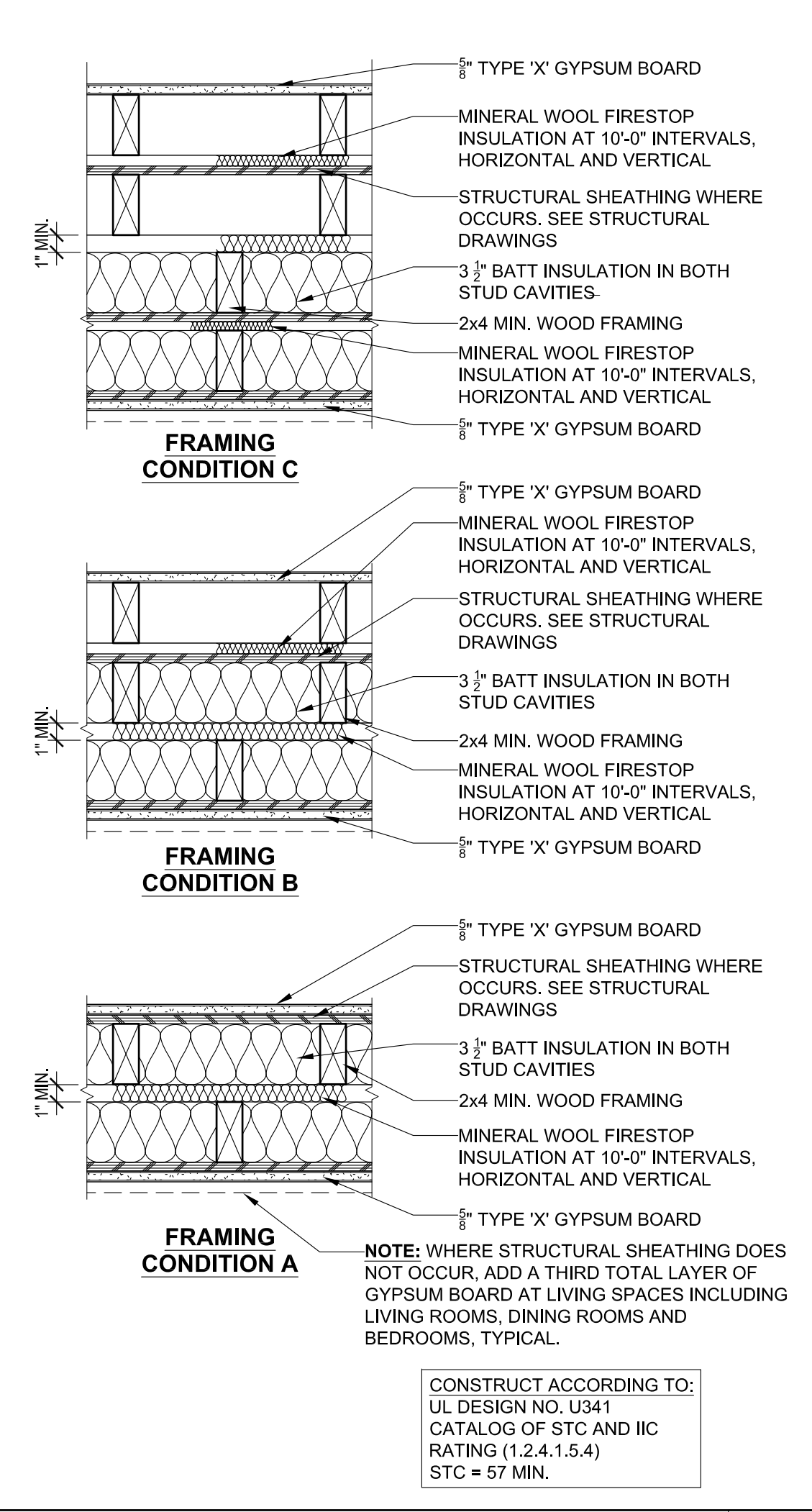
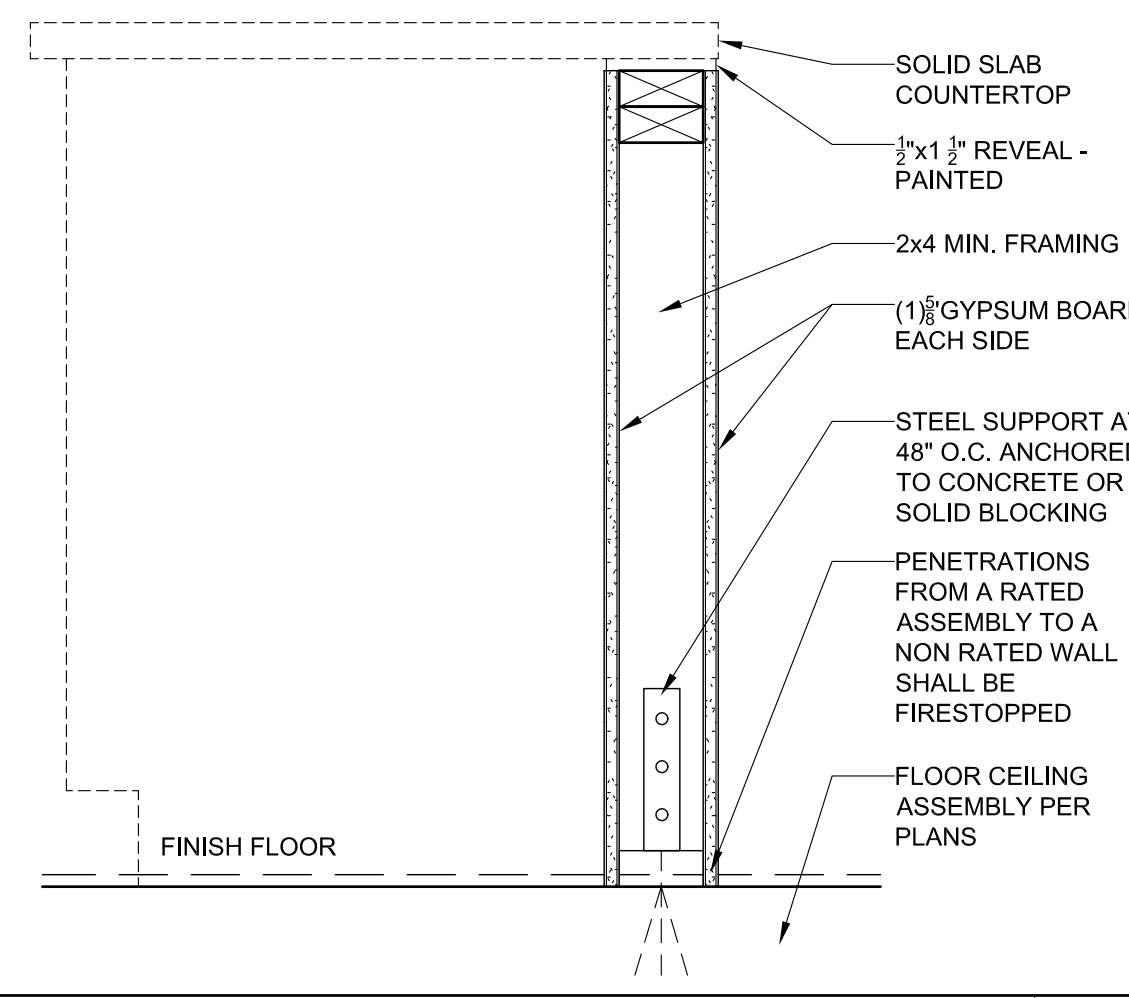
AS SHOWN

TITLE

EXTERIOR
DETAILS

SHEET

A-7.03

			
		2HR RATED WALL SCALE: 3" = 1'-0" 9	
			
		1HR RATED EXTERIOR PLASTER WALL SCALE: 1 1/2" = 1'-0" 10	
			
	1HR FIRE PARTITION (TYPICAL) SCALE: 3" = 1'-0" 15		
		NON-RATED LOW WALL SCALE: 1 1/2" = 1'-0" 16	1HR FIRE PARTITIONS (UNITS) SCALE: 1 1/2" = 1'-0" 12

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BURBANK, CA 91504

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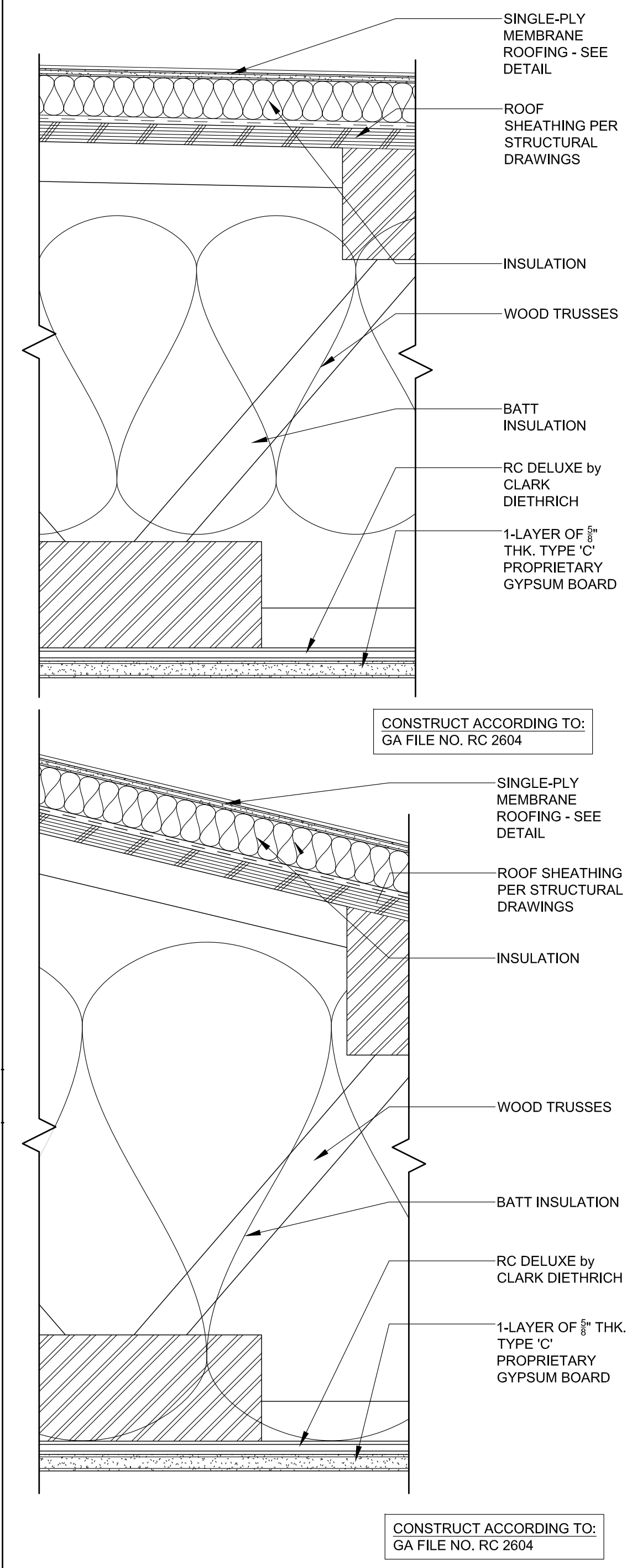
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TITLE

WALL SECTIONS &
ASSEMBLY
DETAILS

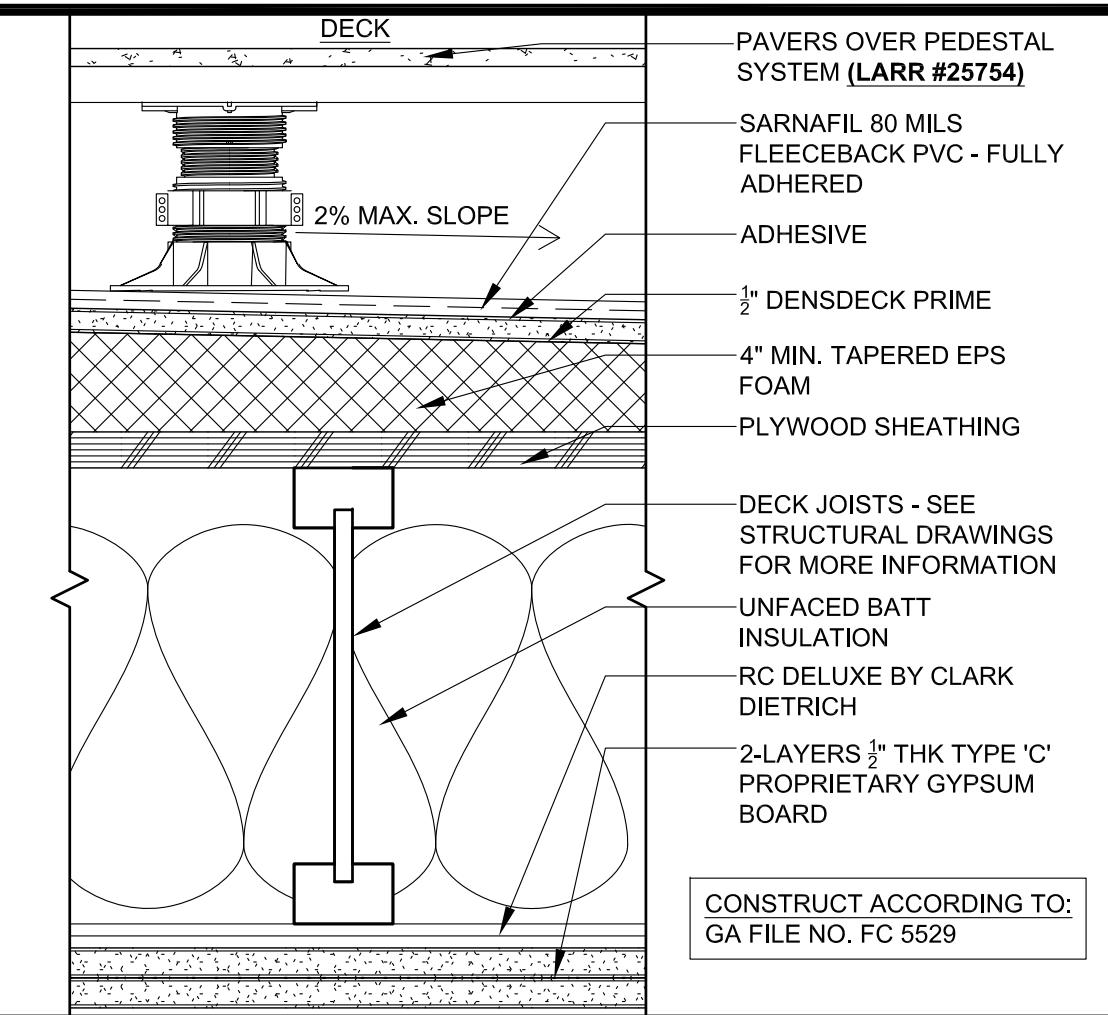
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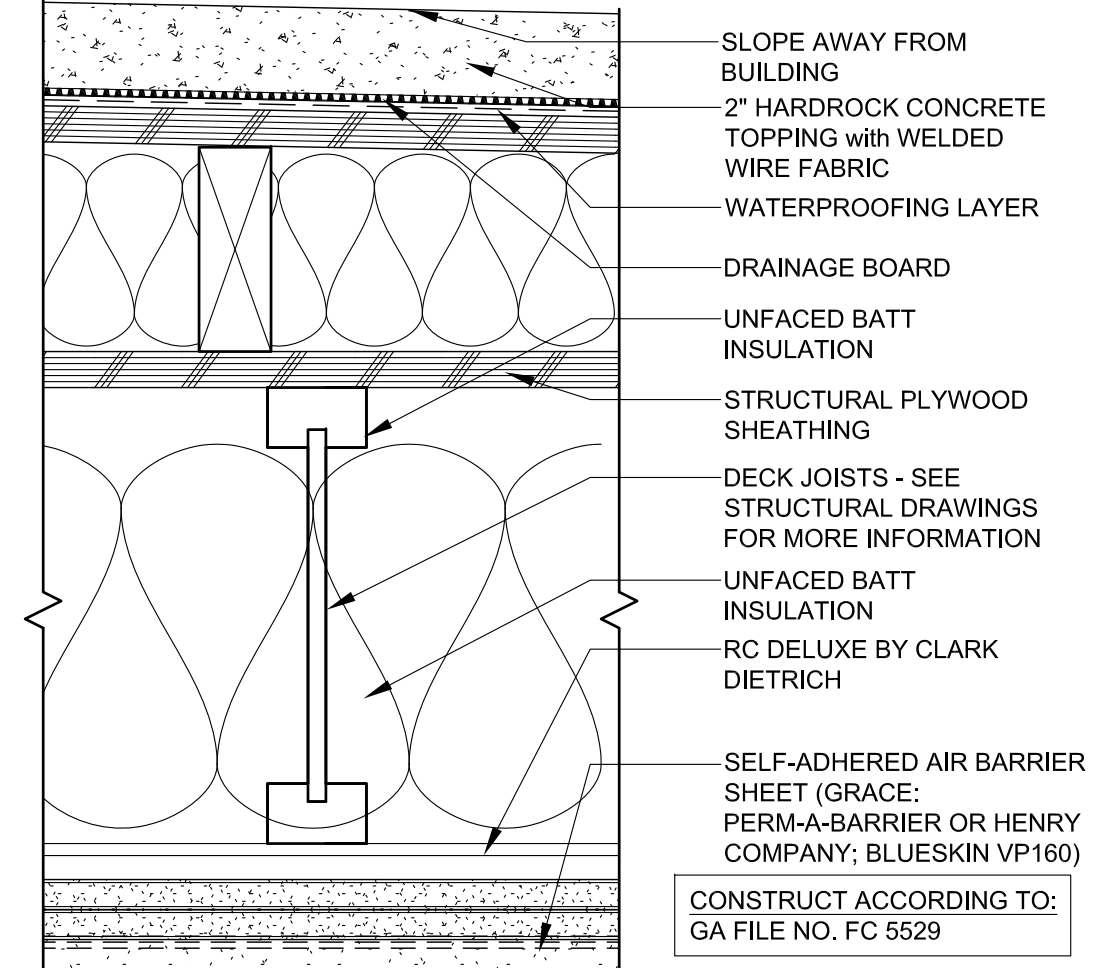
1HR RATED ROOF-CEILING ASSEMBLY
SCALE: 3" = 1'-0"

11



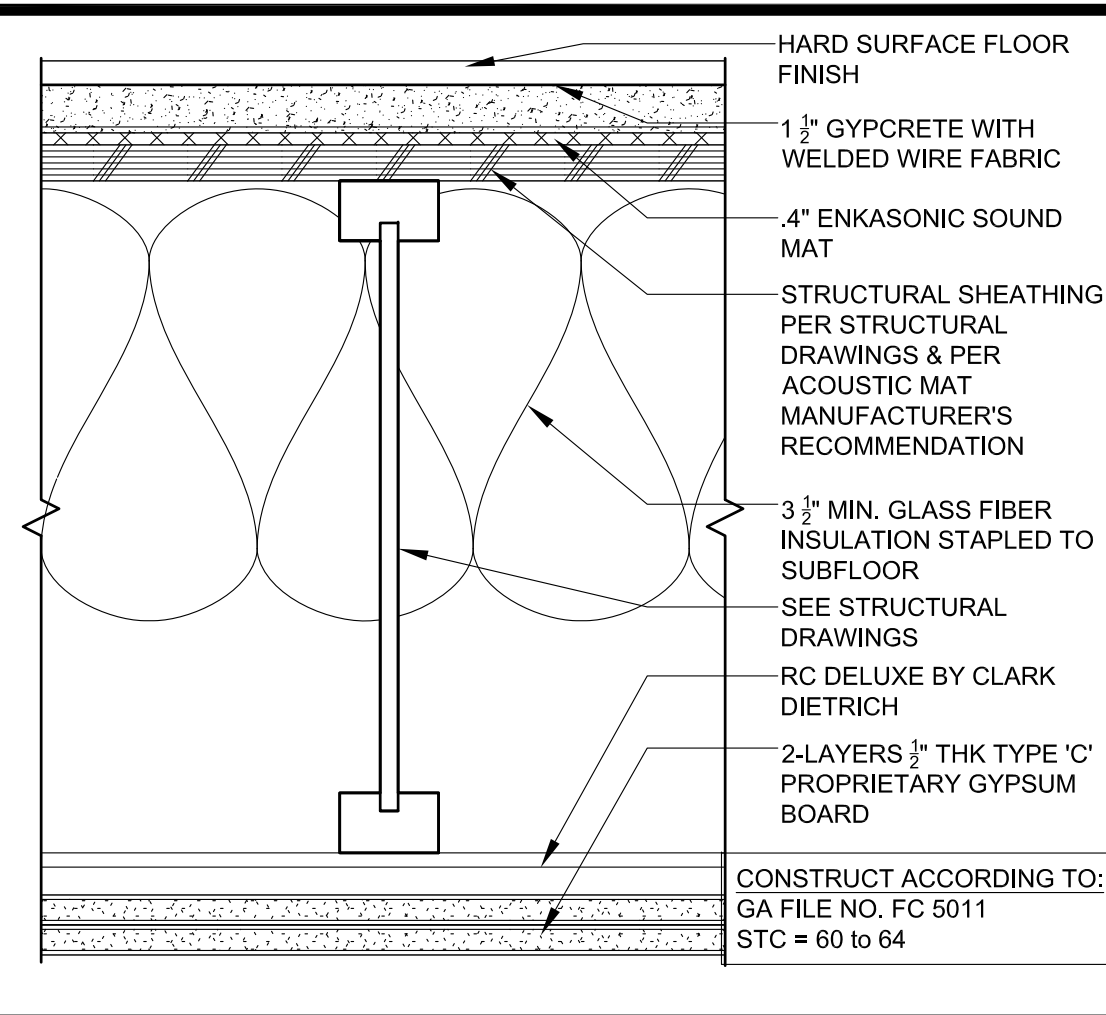
1HR RATED FLOOR-CEILING ASSEMBLY
(at ROOF DECK)
SCALE: 3" = 1'-0"

5



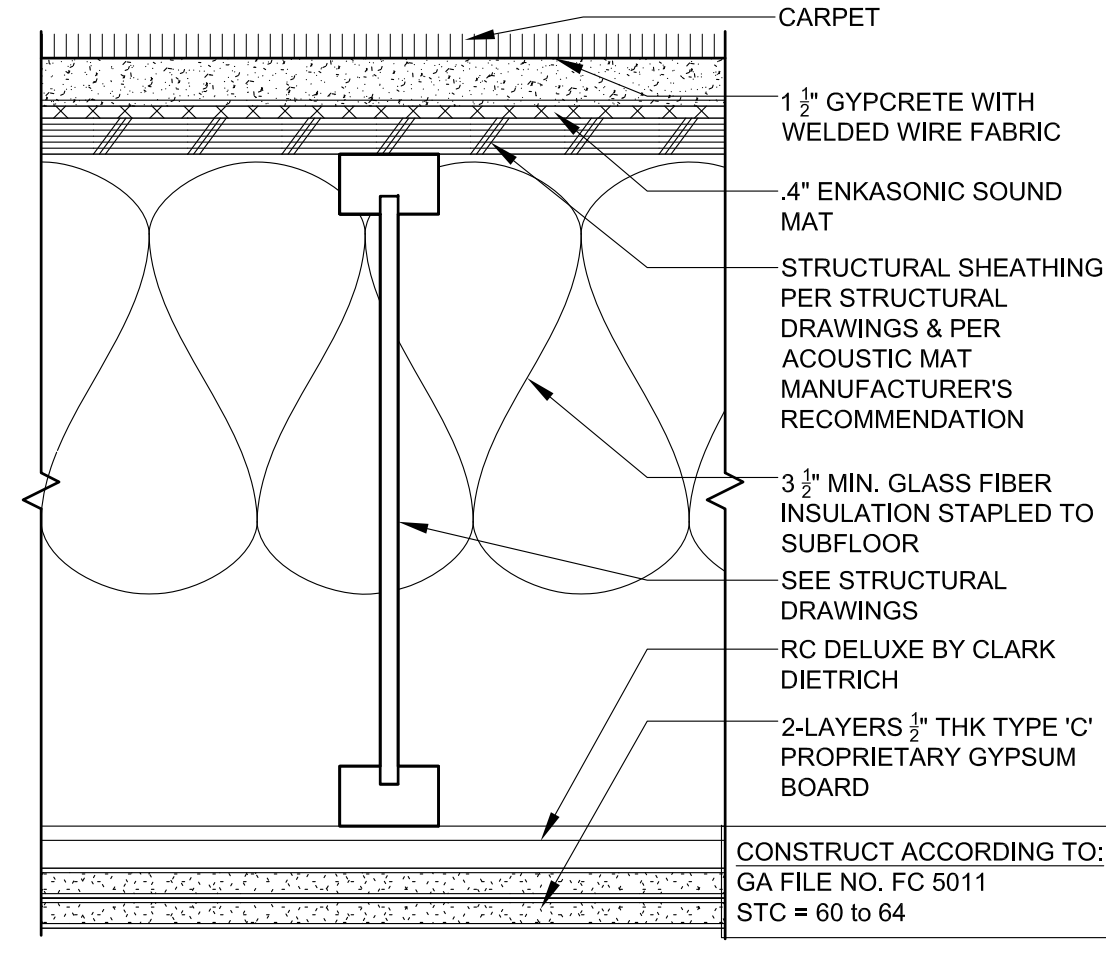
1HR RATED FLOOR-CEILING ASSEMBLY
(at ROOF DECK)
SCALE: 3" = 1'-0"

6



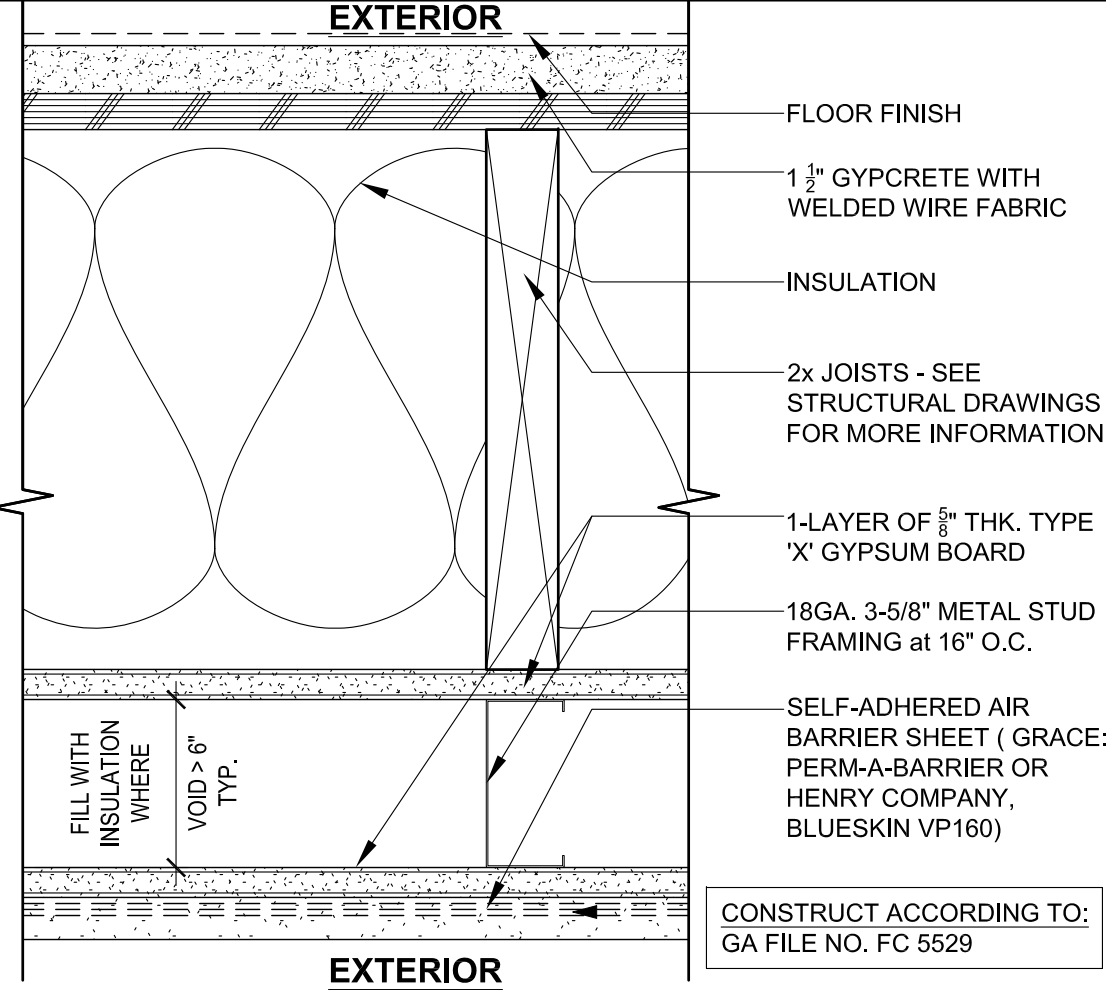
1HR RATED FLOOR-CEILING ASSEMBLY
(HARD SURFACE)
SCALE: 3" = 1'-0"

1



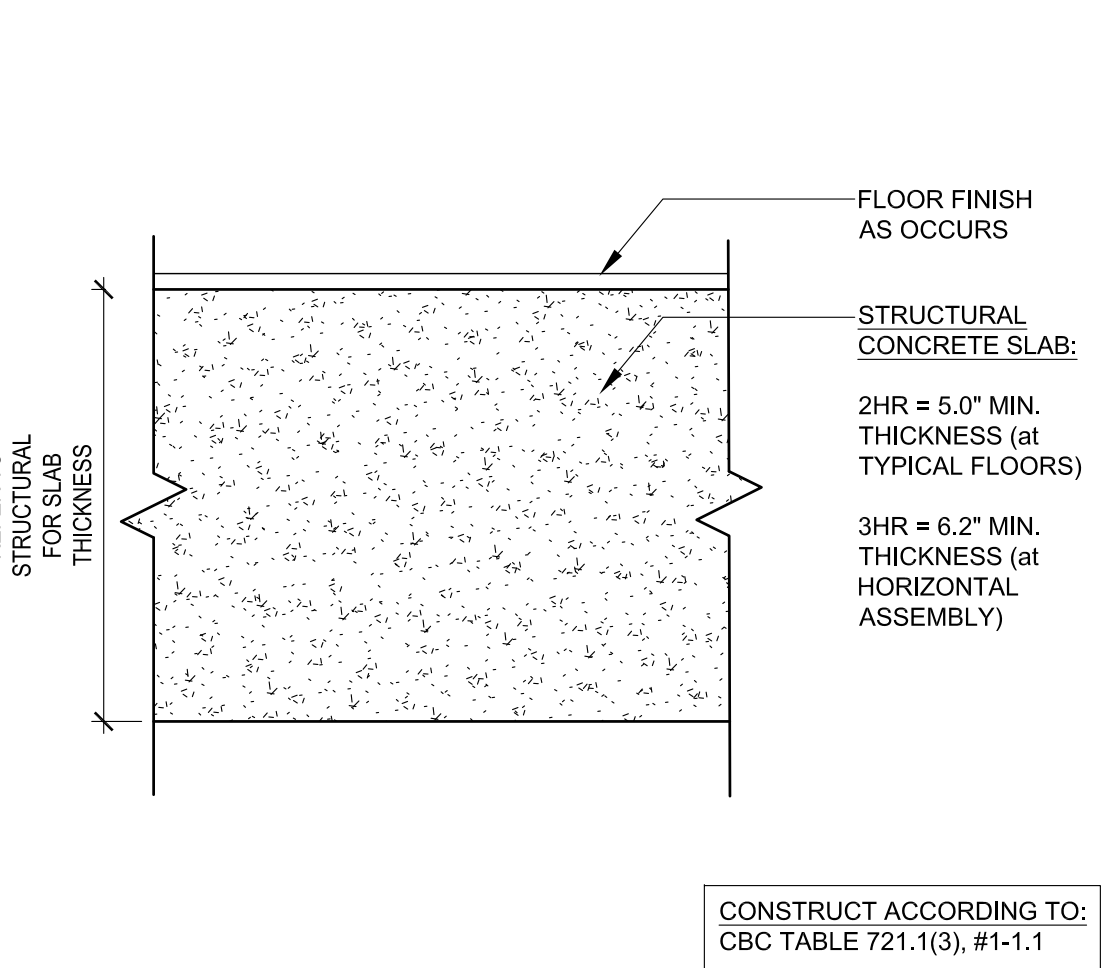
1HR RATED FLOOR-CEILING ASSEMBLY
(CARPET)
SCALE: 3" = 1'-0"

2



1HR RATED FLOOR-CEILING ASSEMBLY
(at EXTERIOR CORRIDOR)
SCALE: 3" = 1'-0"

3



3HR RATED HORIZONTAL OCCUPANCY
(OCCUPANCY SEPARATION)
SCALE: 3" = 1'-0"

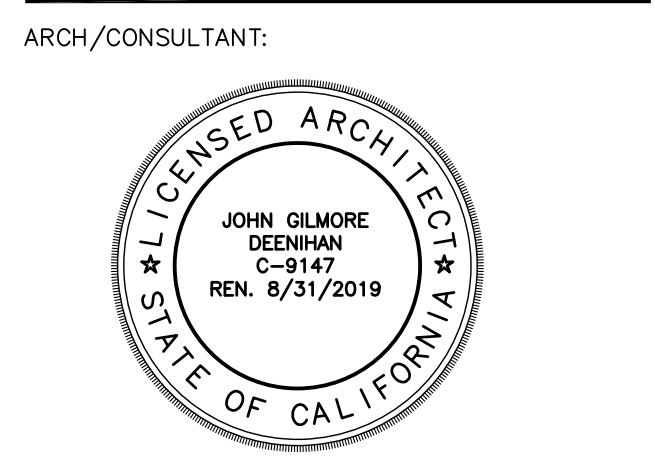
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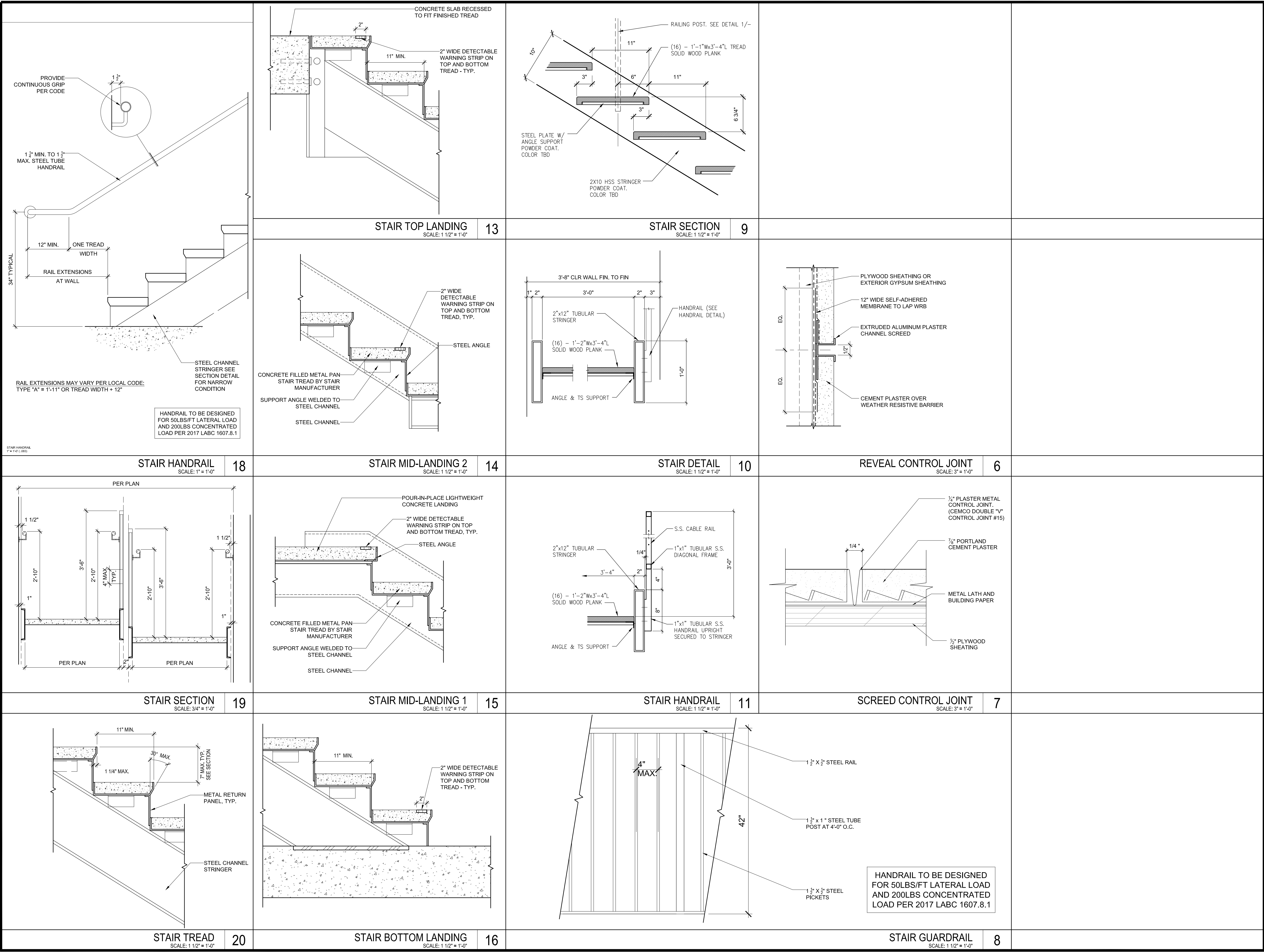
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**FLOOR-CEILING
ASSEMBLY
DETAILS**

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A-7.07



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JOHN GILMORE DEENIHAN

C-9147

REN. 8/31/2019

STATE OF CALIFORNIA

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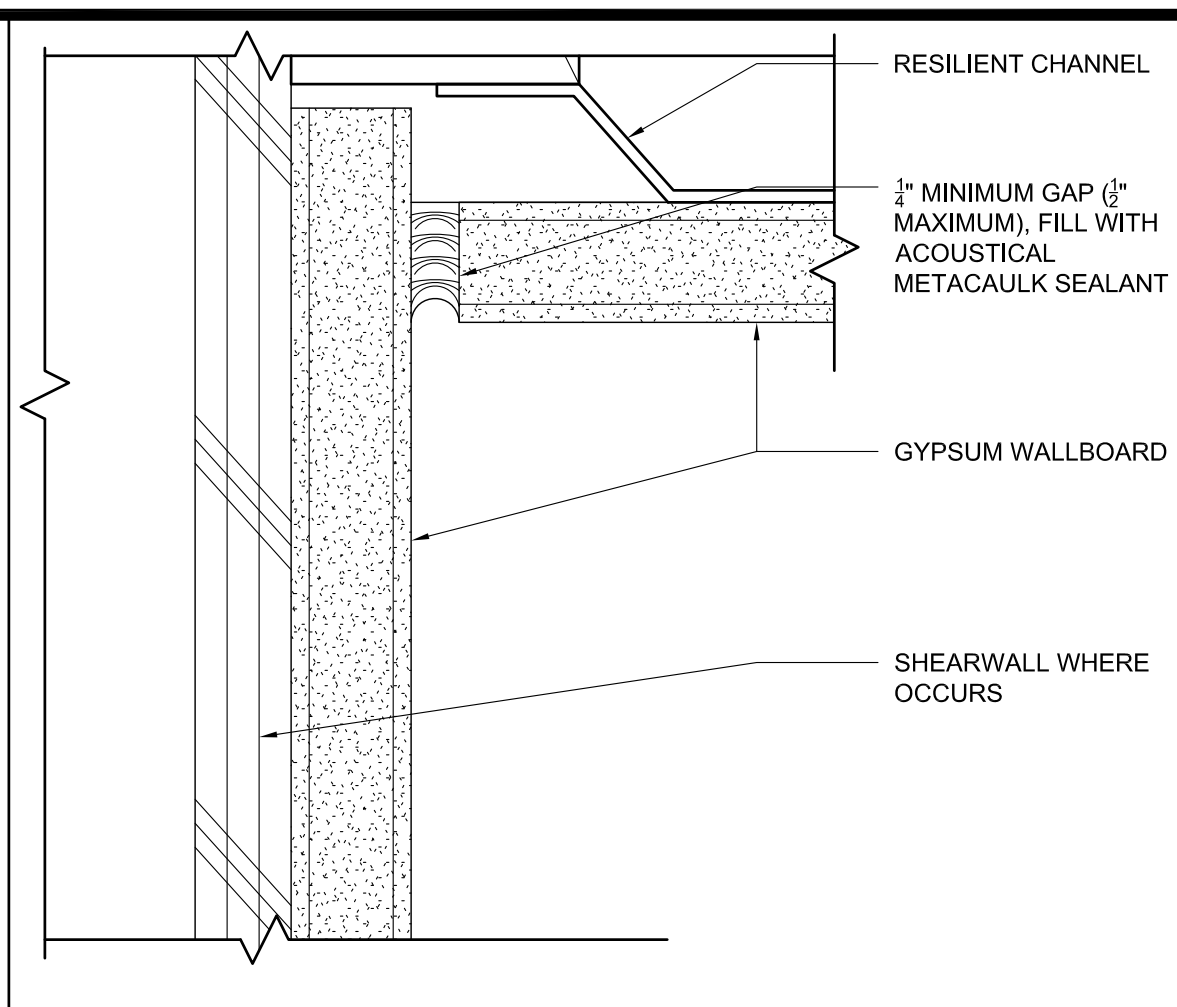
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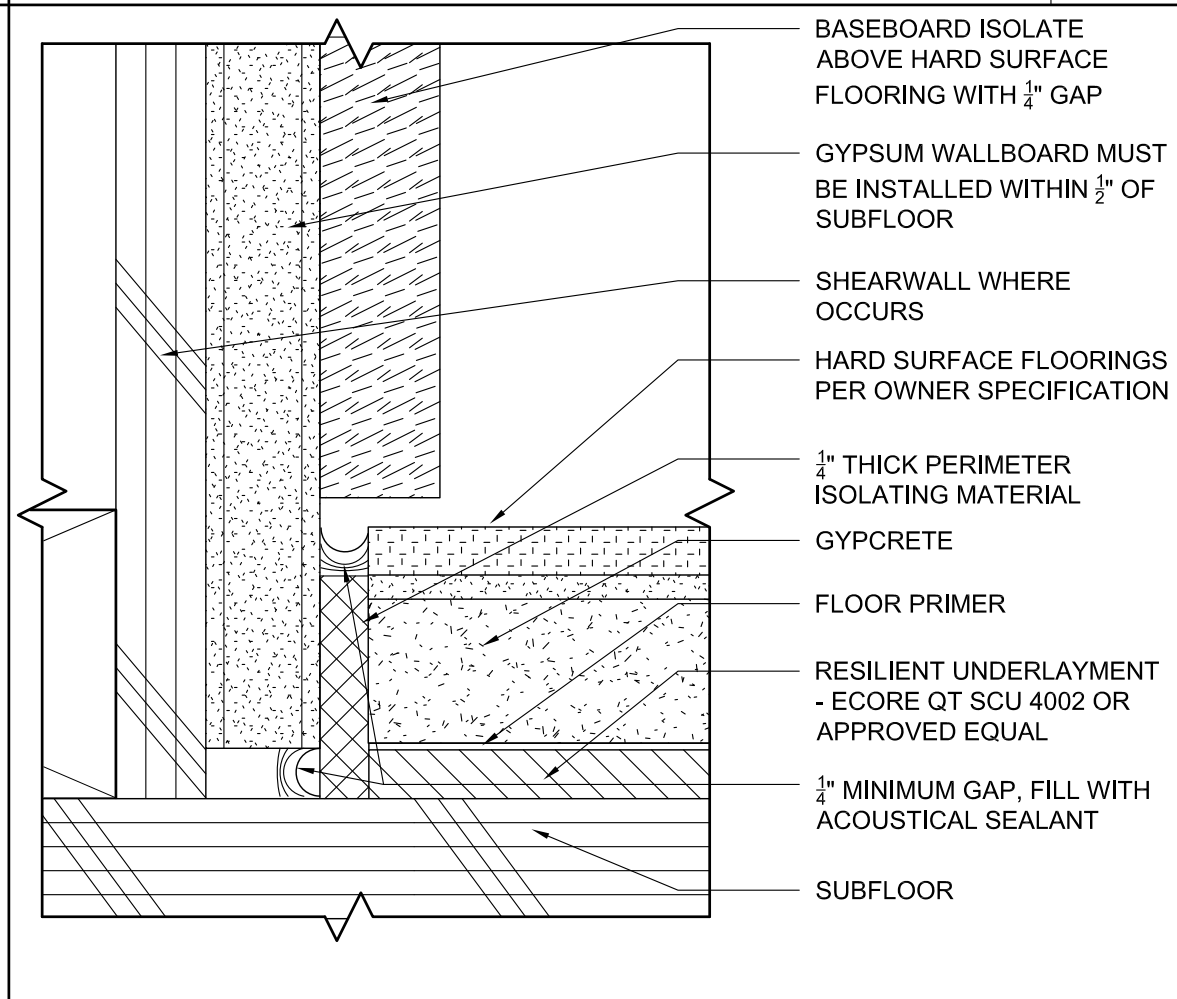
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DETAILS

SHEET

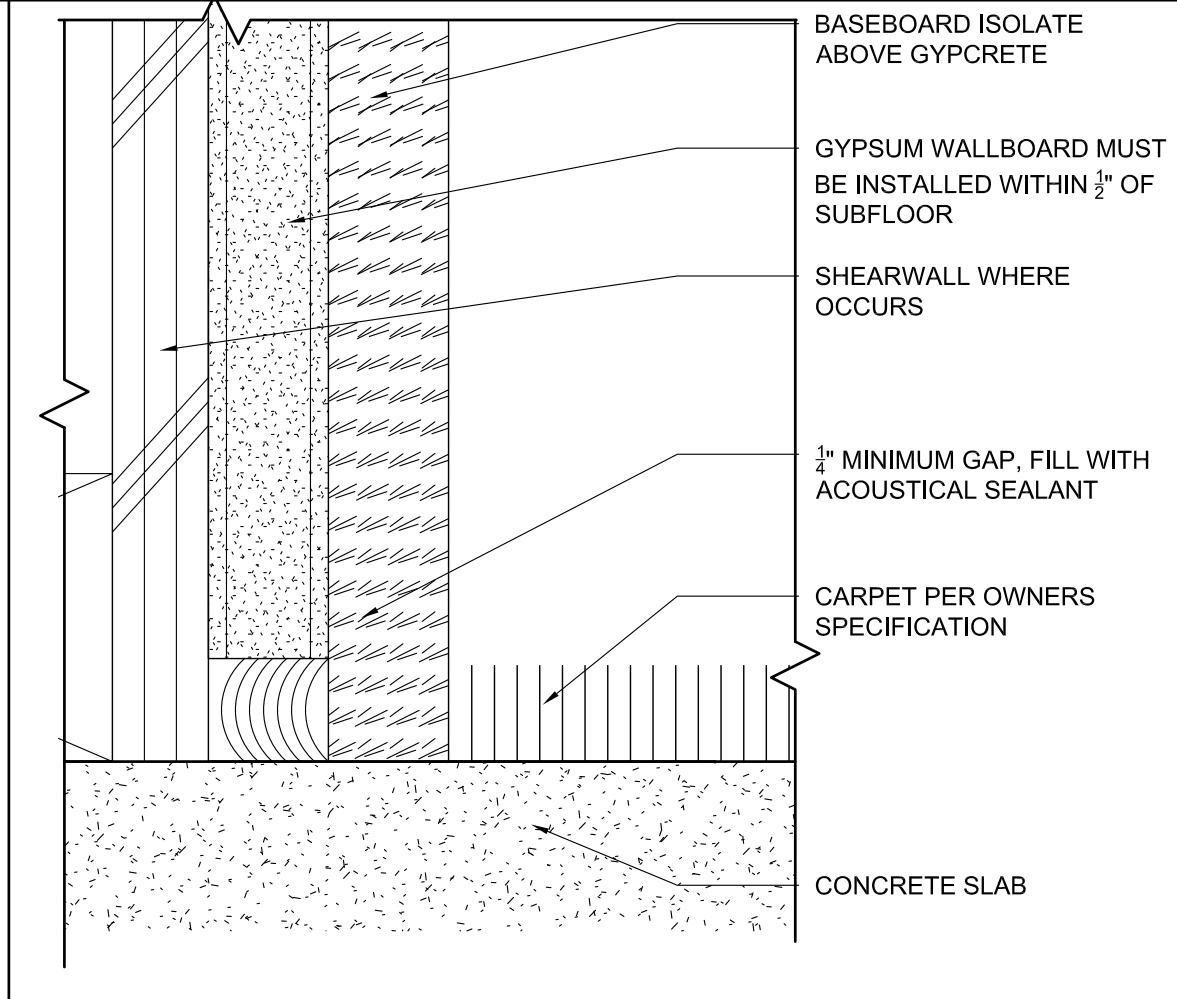
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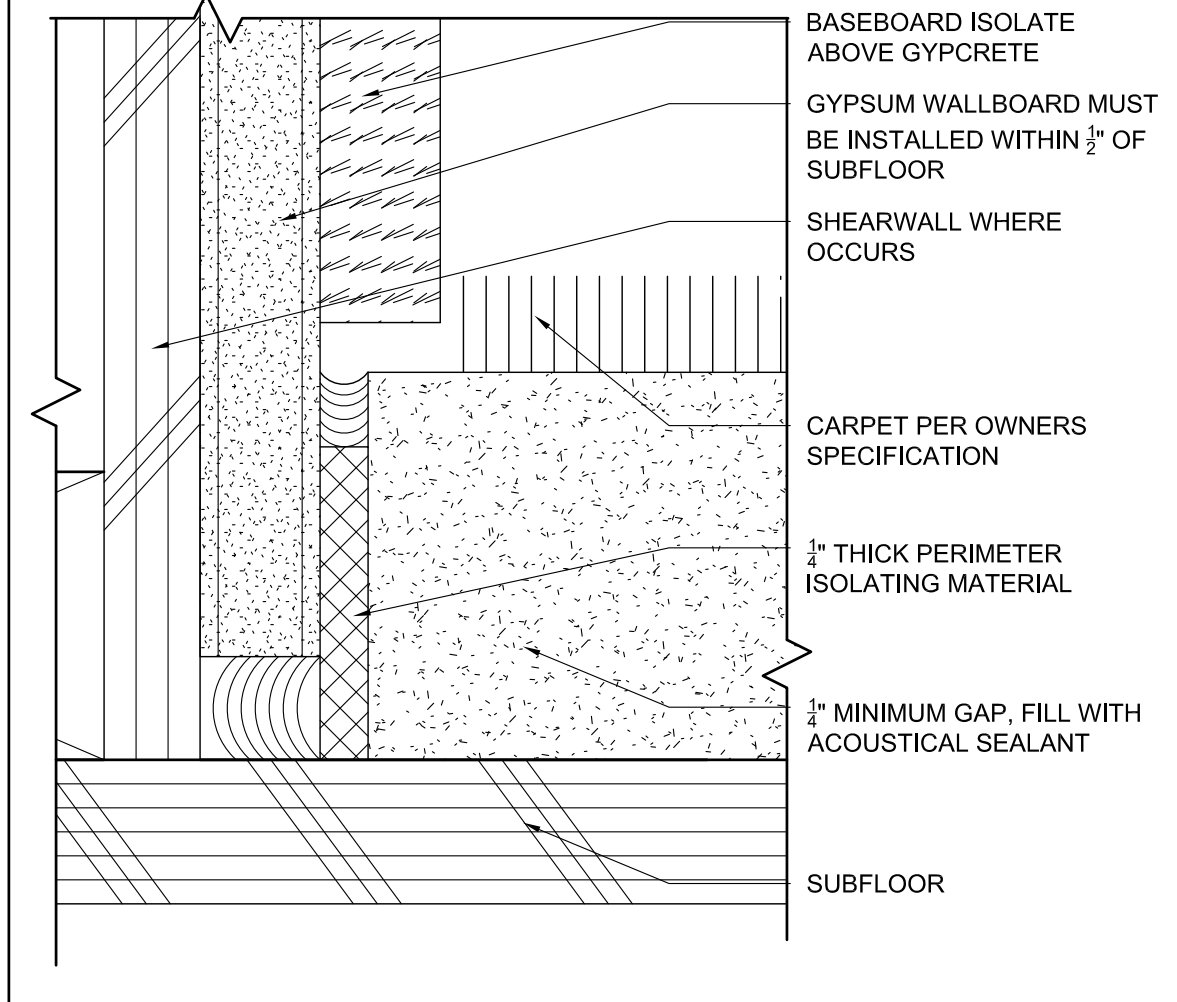
ACOUSTICAL SEALANT at 1HR WALL & CEILING 12 = 1'-0"	1
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ACOUSTICAL SEALANT AT 1HR WALL & FLOOR HARD SURFACE FLOOR	2
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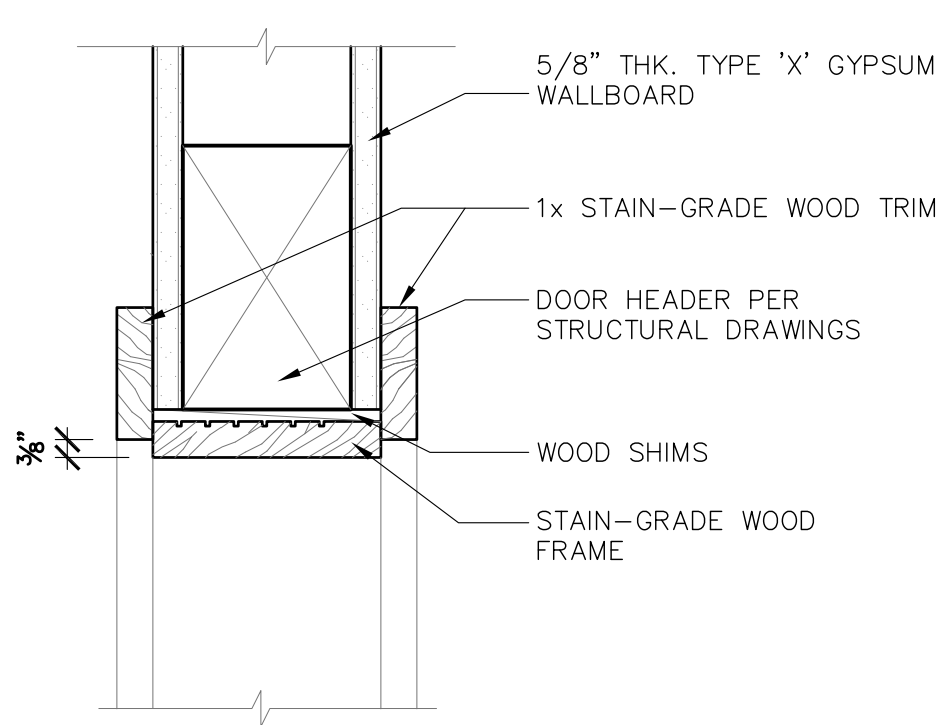
ACOUSTICAL SEALANT AT 1HR PARTITION	3
1HR PARTITION/PARTY WALL	12 = 1'-0"



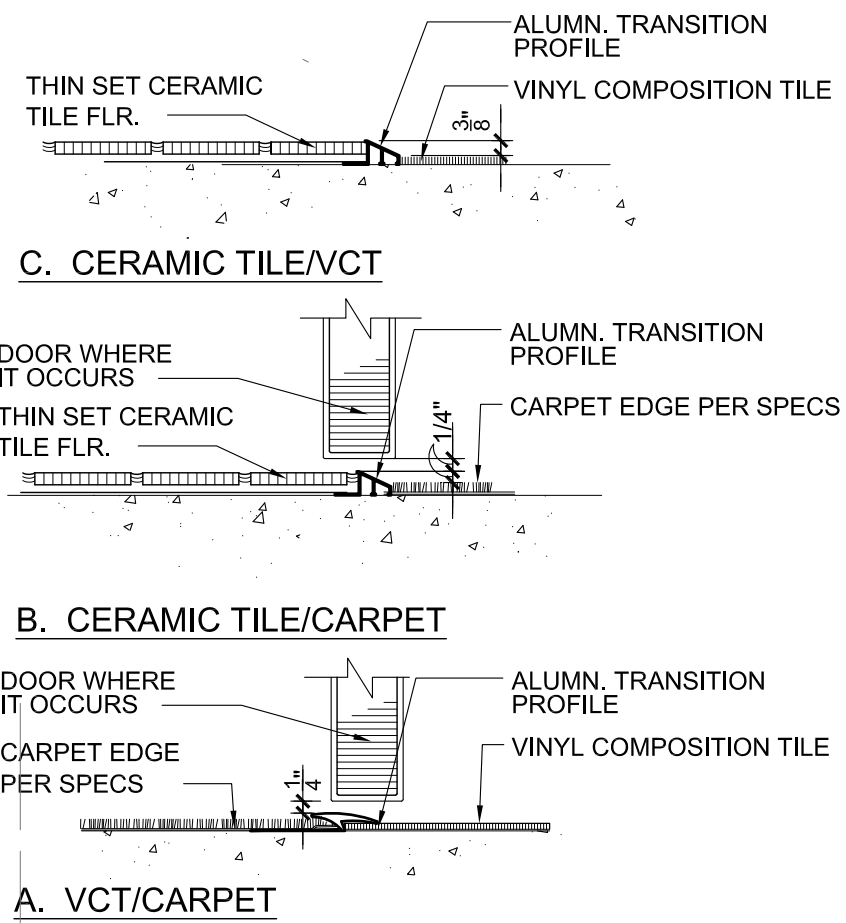
ACOUSTICAL SEALANT AT WALLS 12 = 1'-0"	4
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- The diagrams illustrate the installation of a sliding door system in two different settings: a closet and a bedroom.
- Top Diagram (Closet):** This diagram shows a cross-section of a closet door. The door is composed of two panels with diagonal hatching, mounted on a track. The track is supported by a structural framing. The door is surrounded by gypsum wallboard and a corner bead. The top of the door is labeled "HEAD" and the bottom is labeled "HEAD". The door is labeled "BI-PASS DOOR PER SCHEDULE".
- Middle Diagram (Bedroom):** This diagram shows a cross-section of a bedroom door. The door is composed of two panels with diagonal hatching, mounted on a track. The track is supported by a structural framing. The door is surrounded by gypsum wallboard and a corner bead. The top of the door is labeled "JAMB" and the bottom is labeled "JAMB". The door is labeled "BEDROOM".
- Bottom Diagram (Sill):** This diagram shows a cross-section of a door sill. The door is composed of two panels with diagonal hatching, mounted on a track. The track is supported by a structural framing. The door is surrounded by gypsum wallboard and a corner bead. The top of the door is labeled "FLOOR GUIDE TRACK" and the bottom is labeled "SILL".

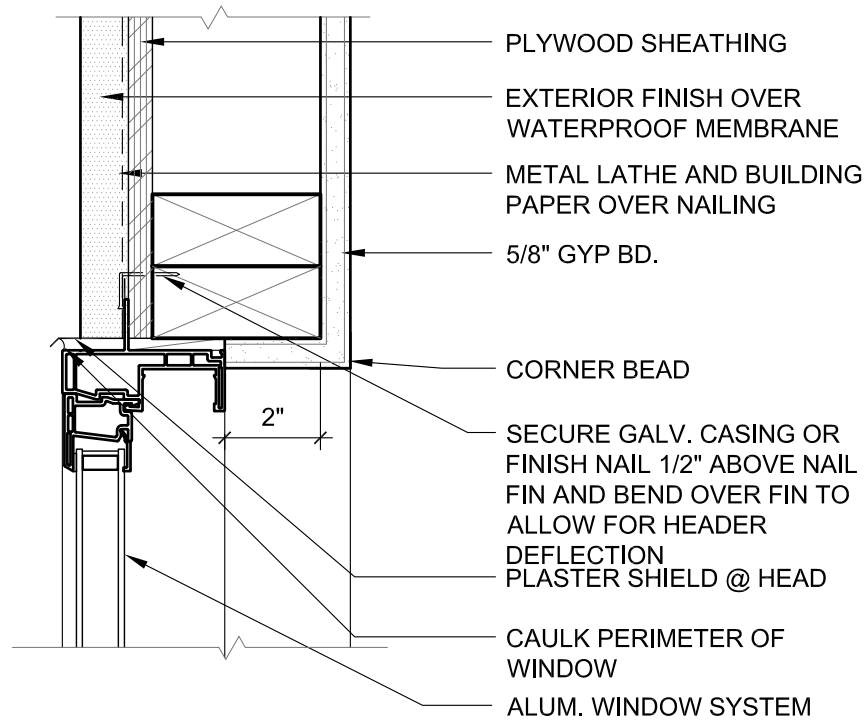
BI-PASS DOOR HEAD-JAMB-SILL DETAIL SCALE: 3" = 1'-0"	15
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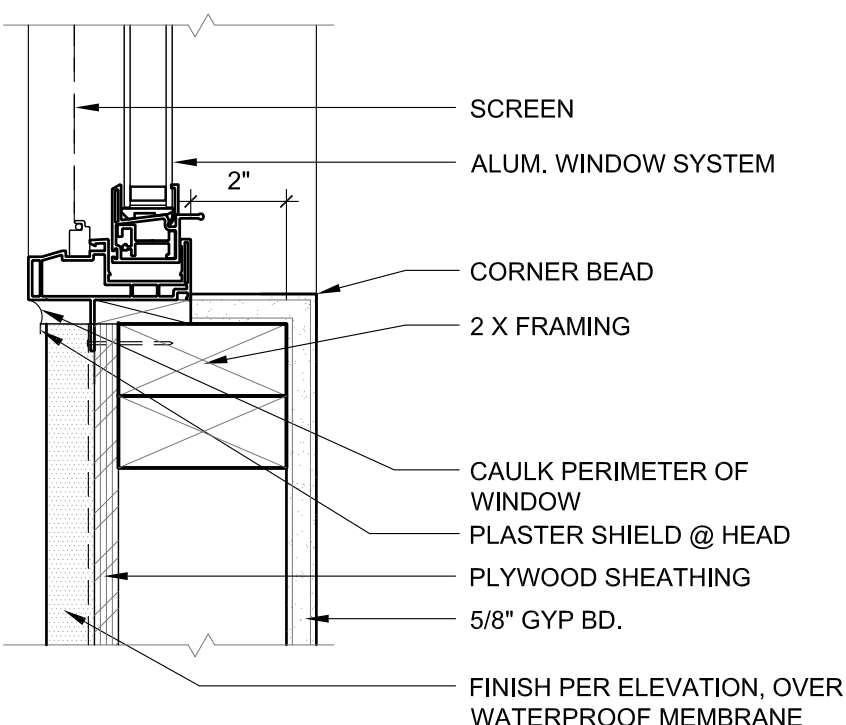
TYPICAL WD CASE OPENING SCALE: 3" = 1'-0"	9
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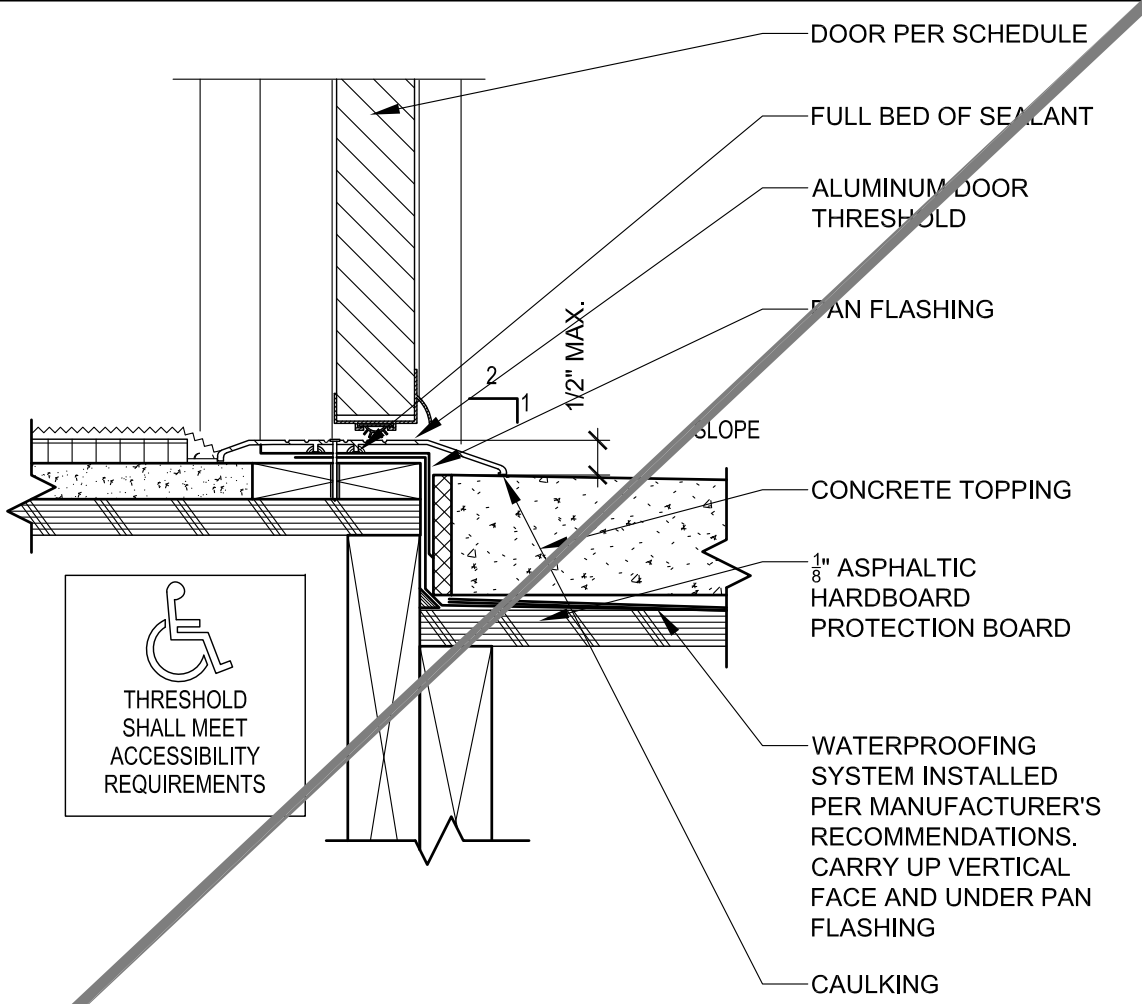
FLOOR TRANSITION DETAILS SCALE: 3" = 1'-0"	10
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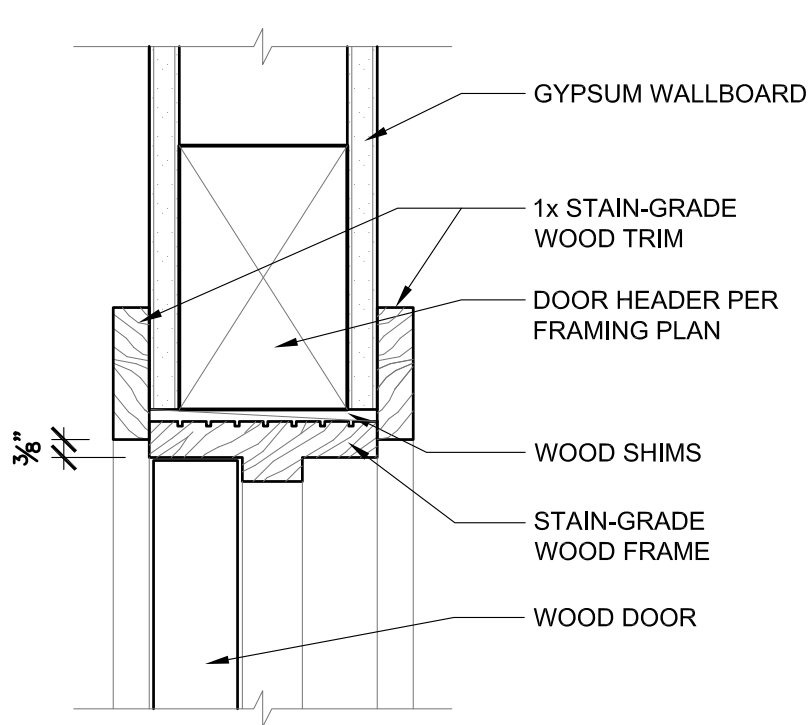
TYPICAL WINDOW HEAD/JAMB SIM. SCALE: 3" = 1'-0"	5
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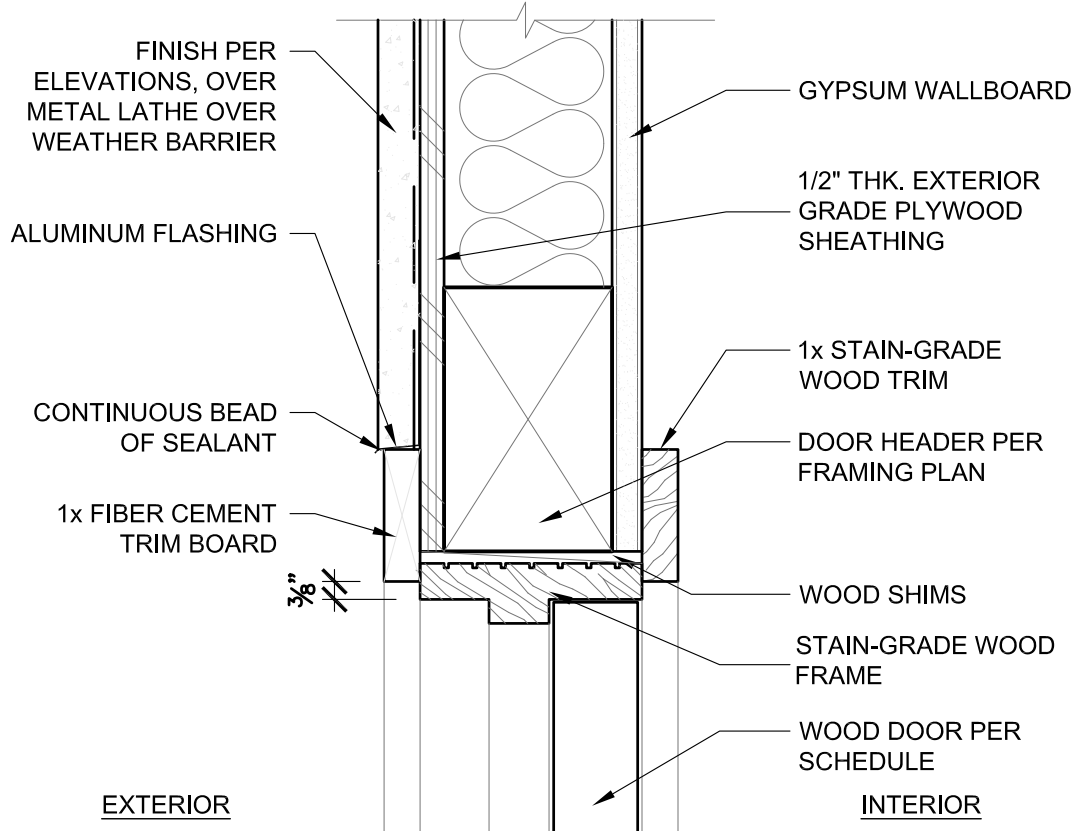
WINDOW SILL
SCALE: 3" = 1'-0"



EXT. DOOR THRESHOLD at WD FRAME 7
SCALE: 6' = 1'-0"

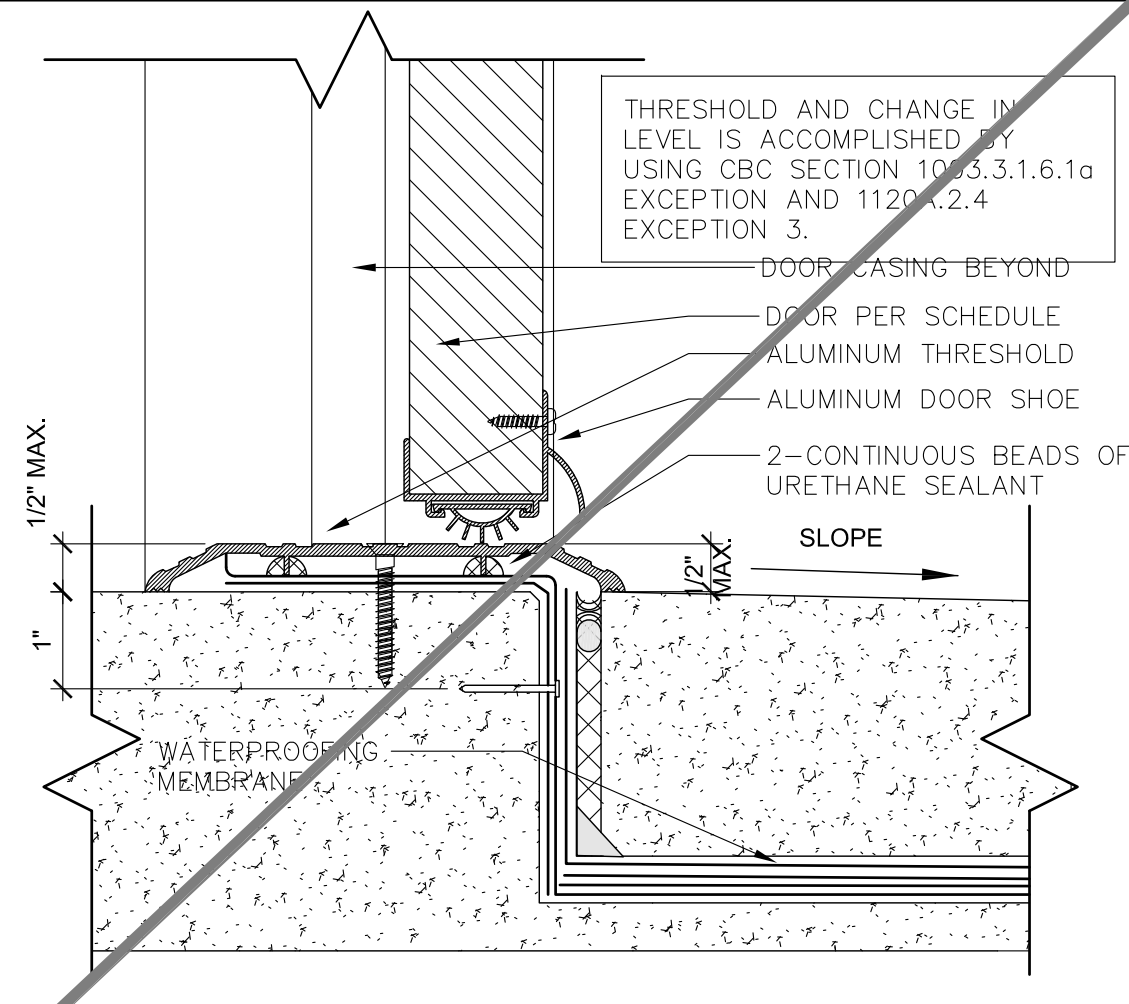


TYPICAL WD DOOR HEAD/JAMB SIM. SCALE: 3" = 1'-0"	1
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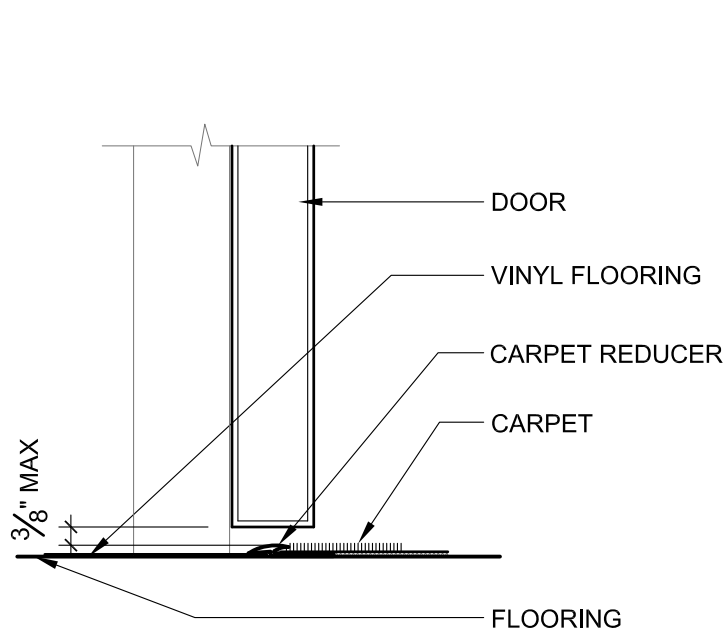


EXTERIOR DOOR HEAD/ JAMB SIM. 2

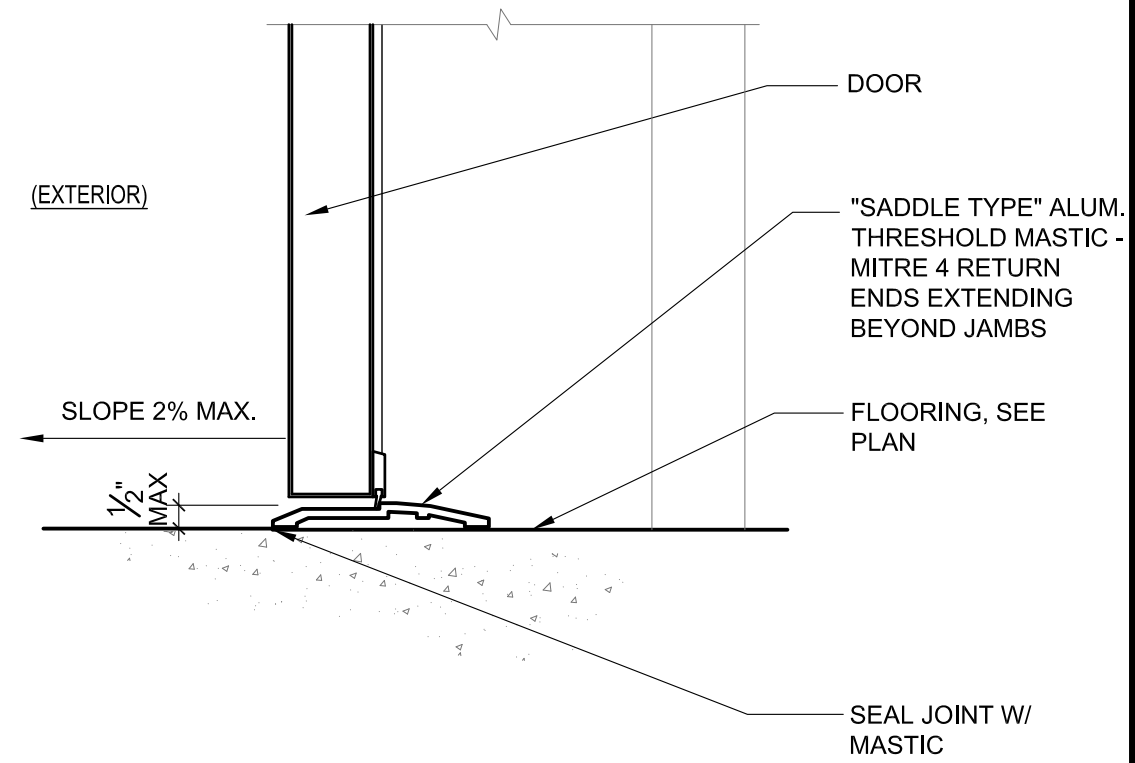
SCALE: 3" = 1'-0"



EXT. DOOR THRESHOLD at CONC. SLAB SCALE: 6' = 1'-0"	3
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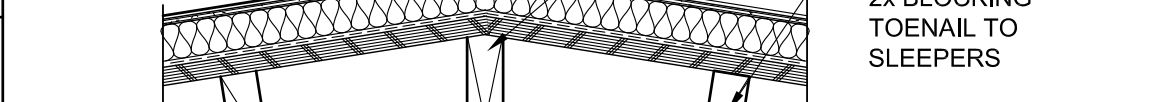


INTERIOR THRESHOLD SCALE: 3" = 1'-0"	8
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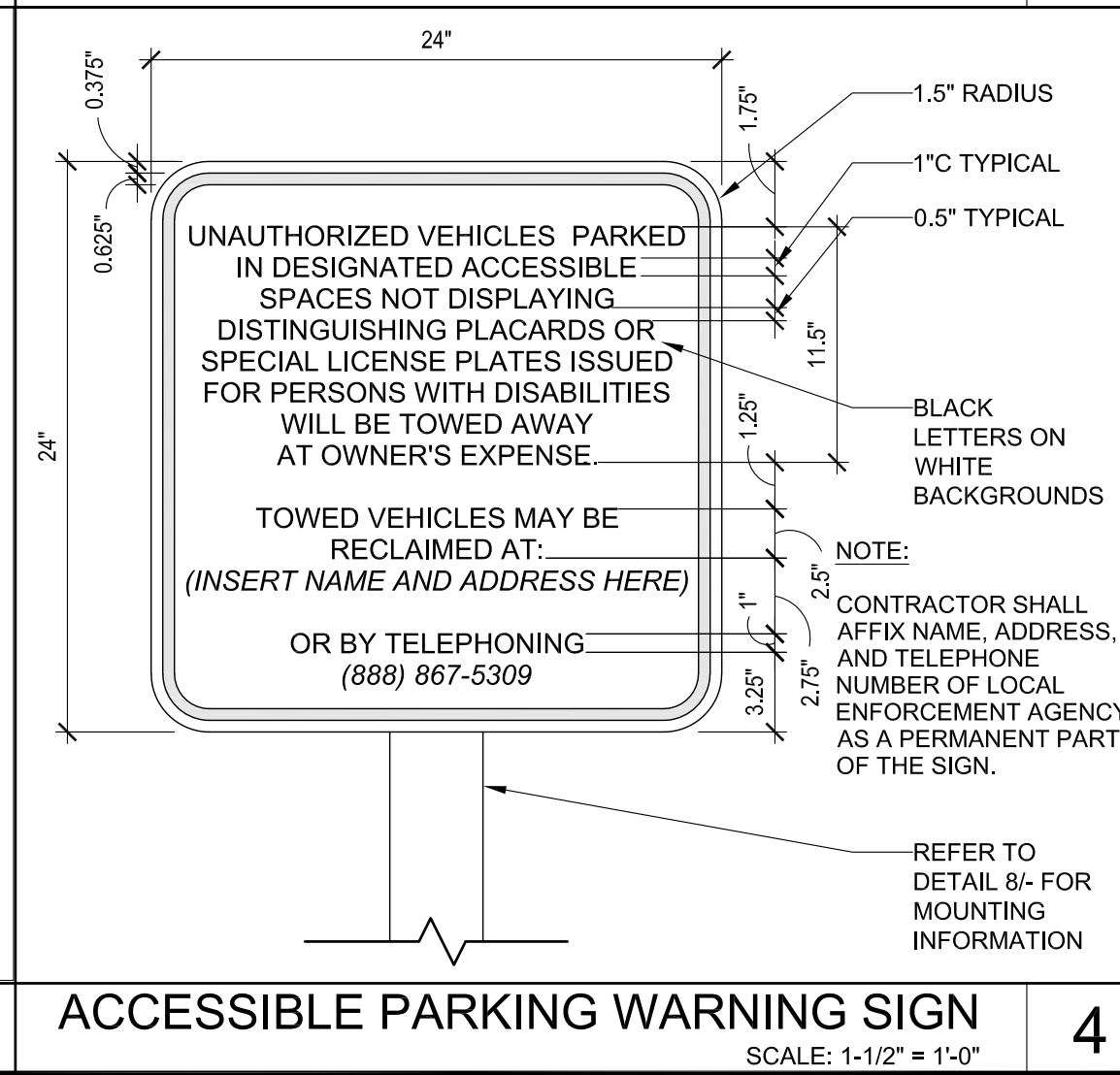
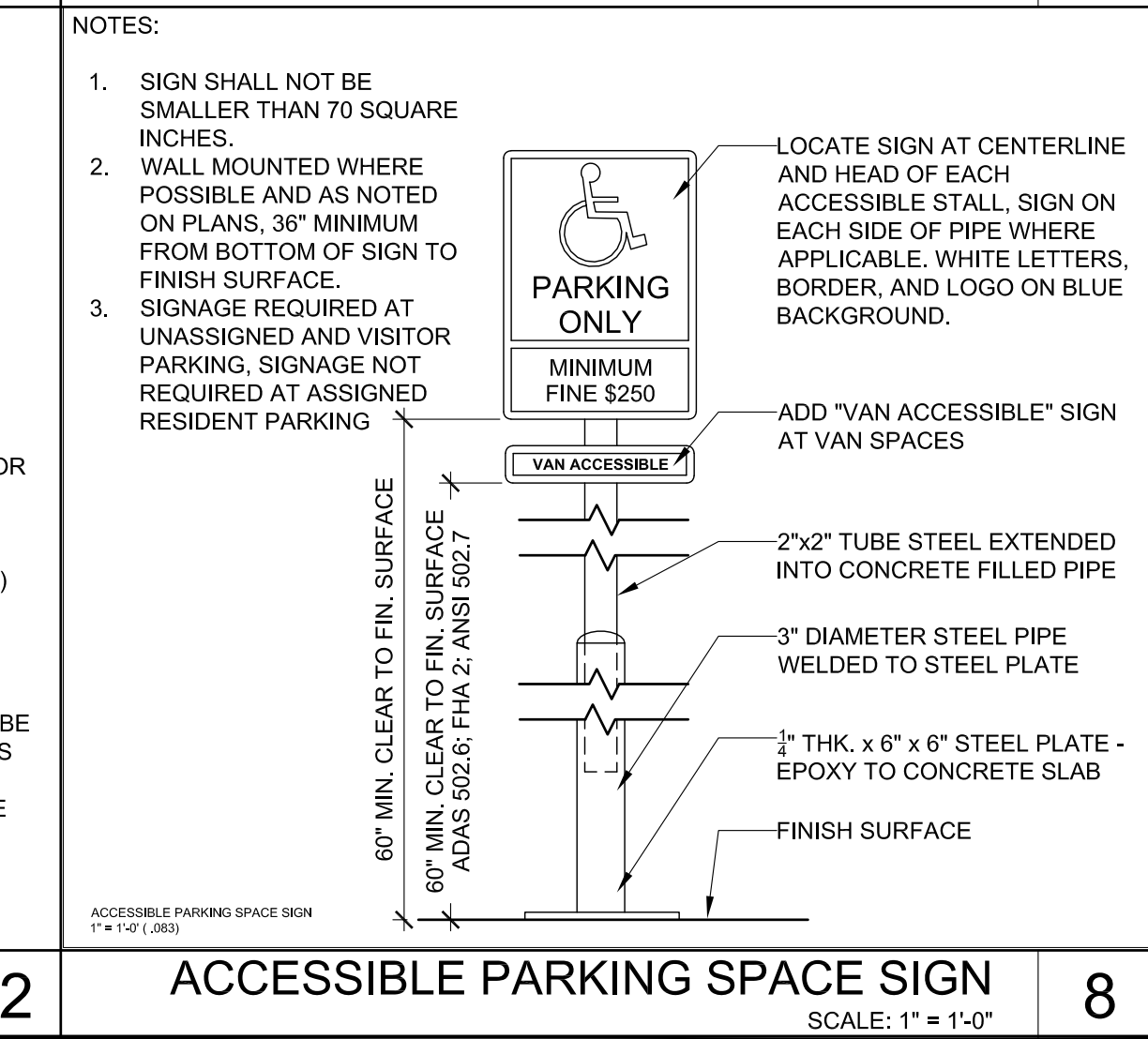
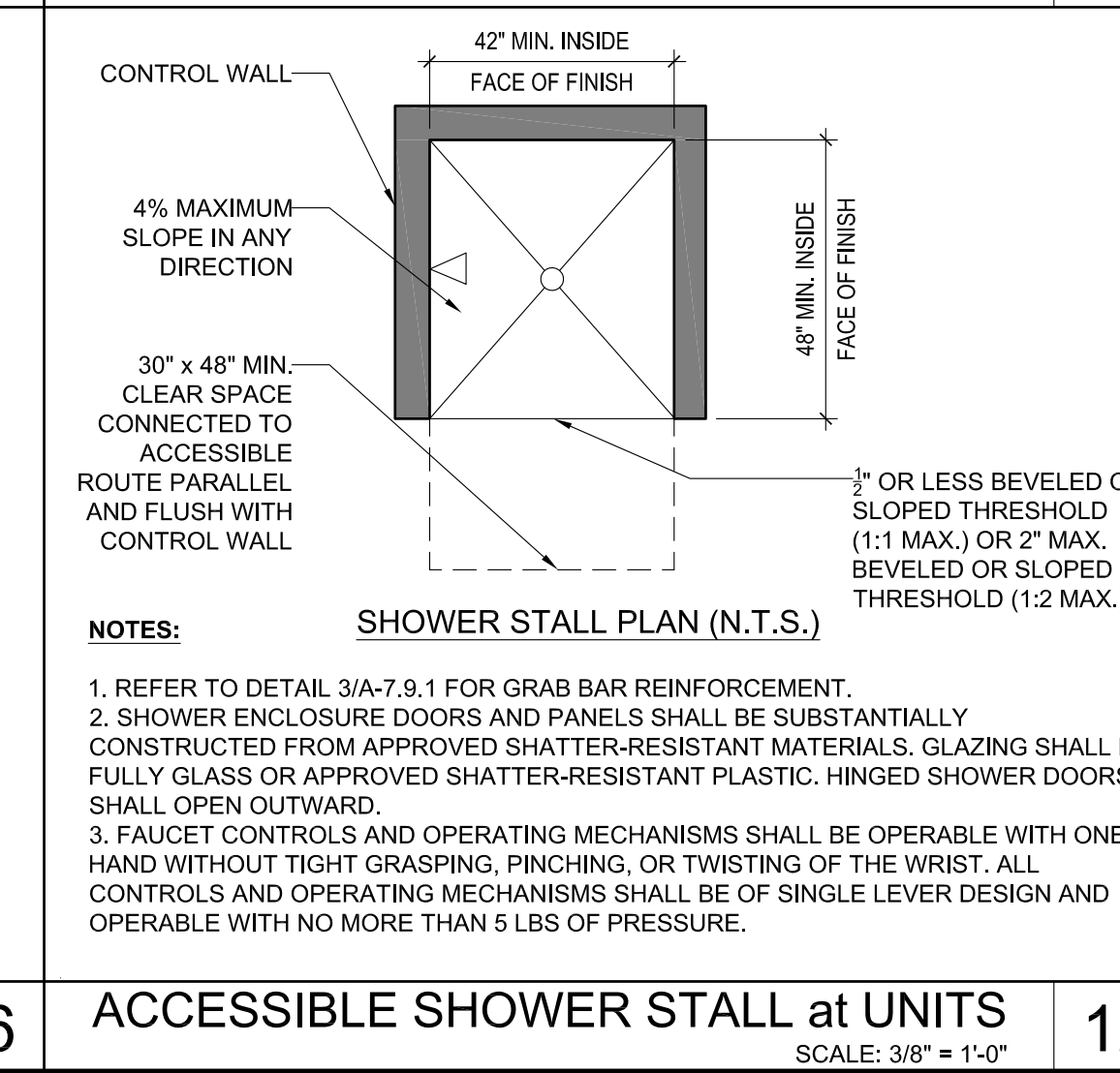
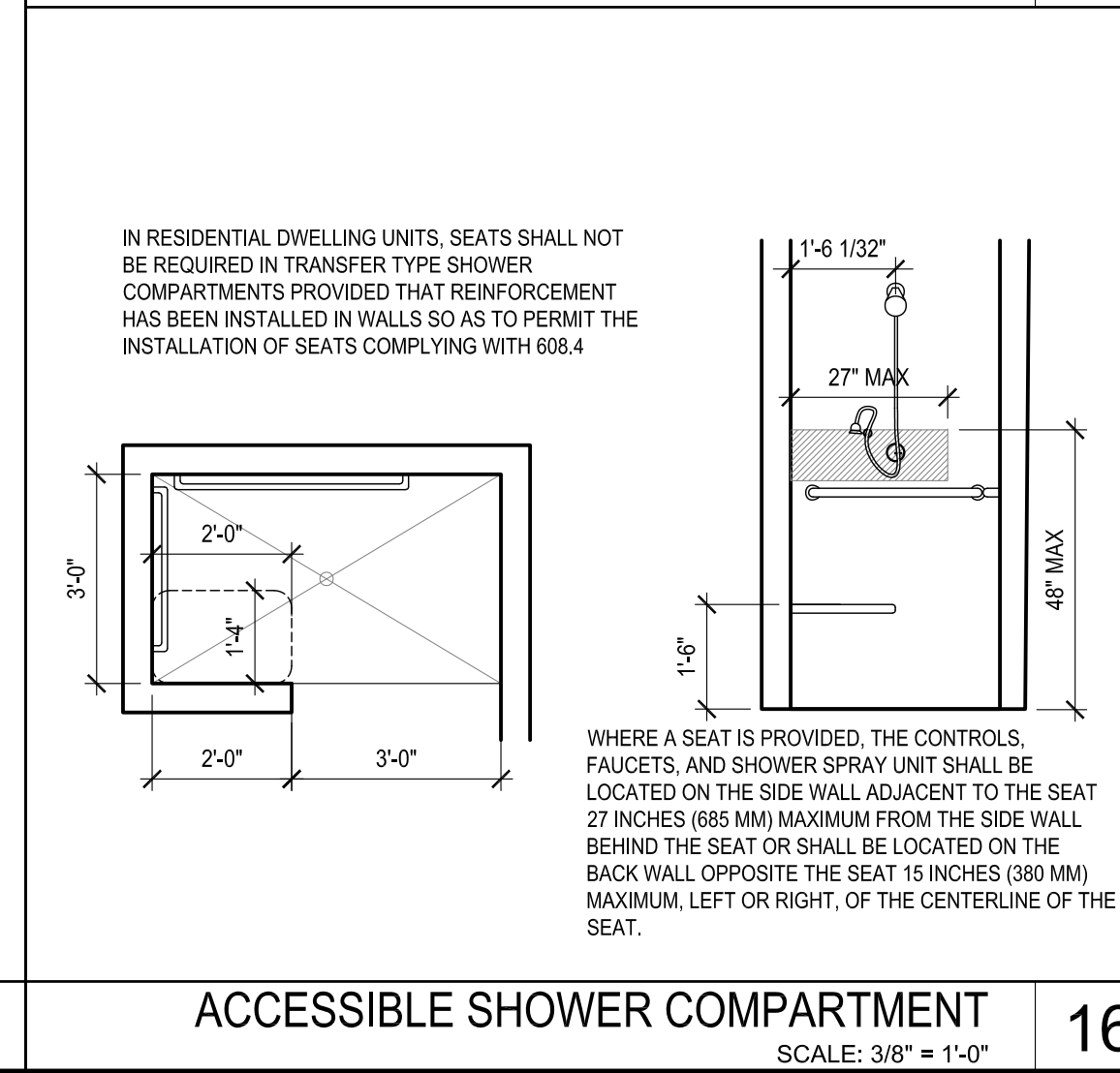
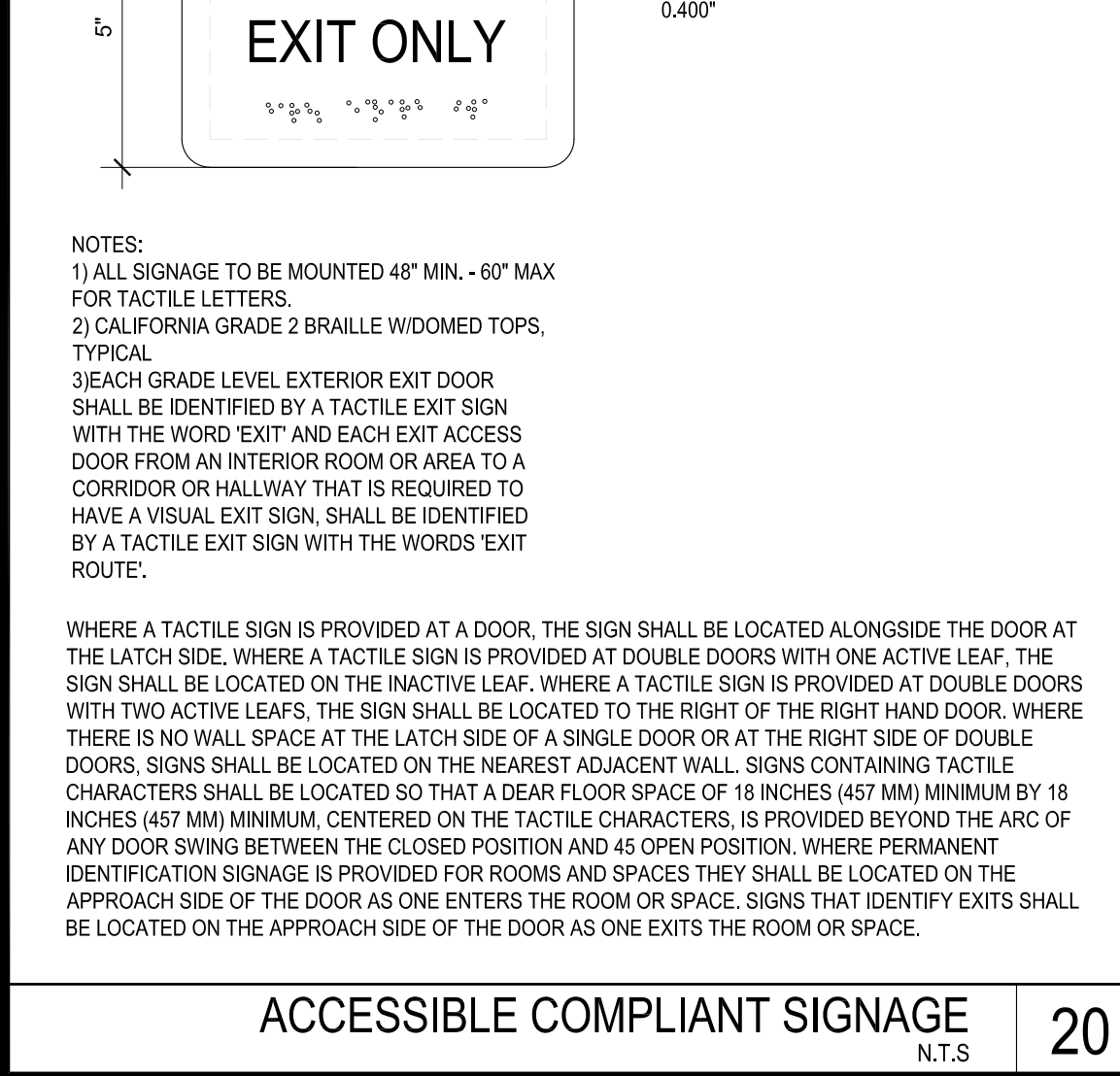


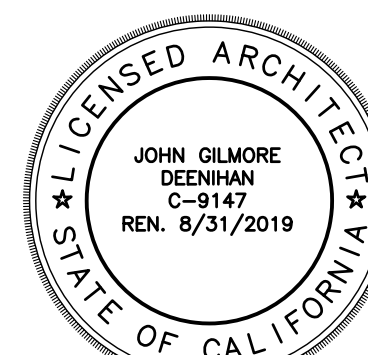
ENTRY THRESHOLD DETAIL

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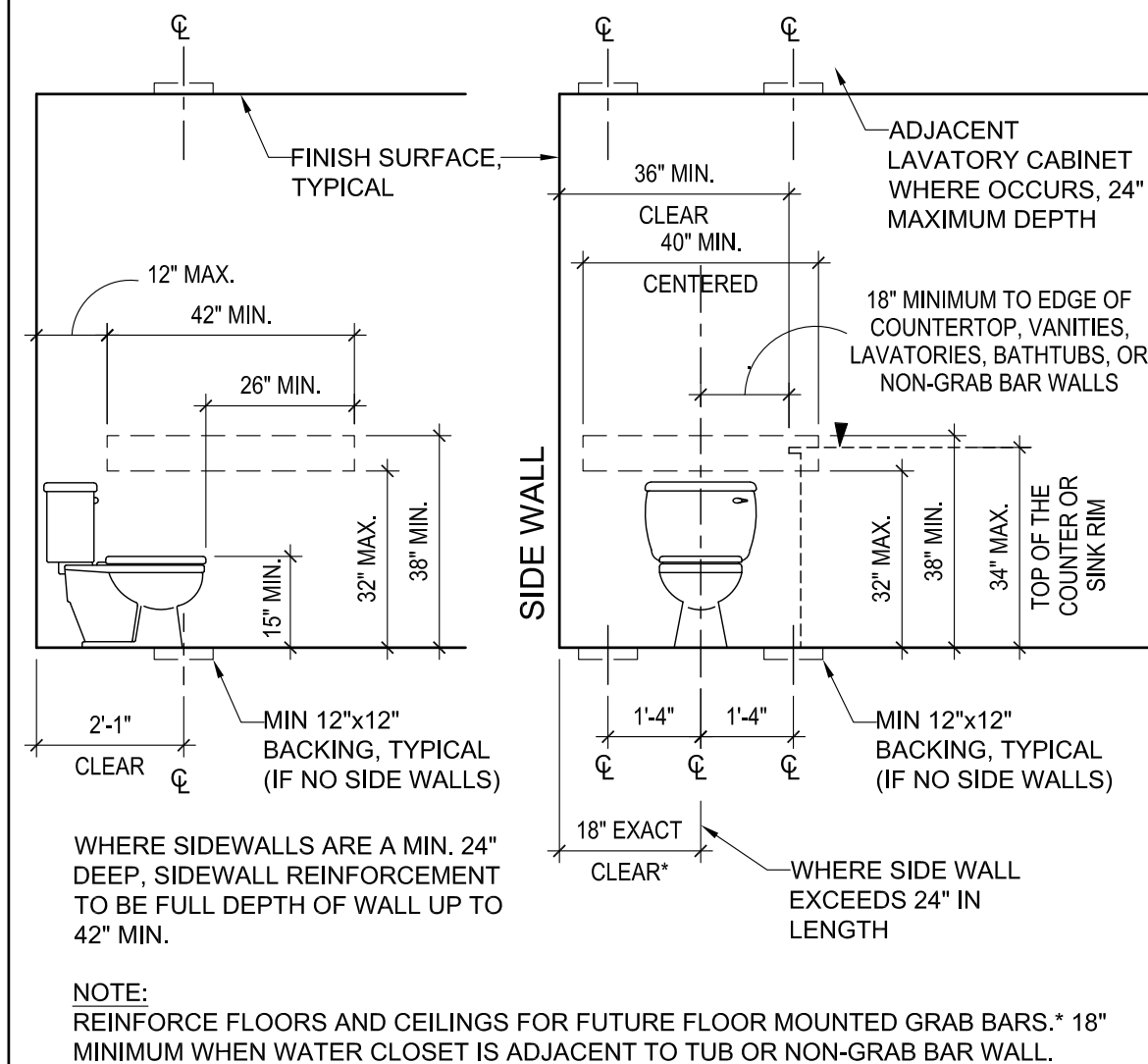
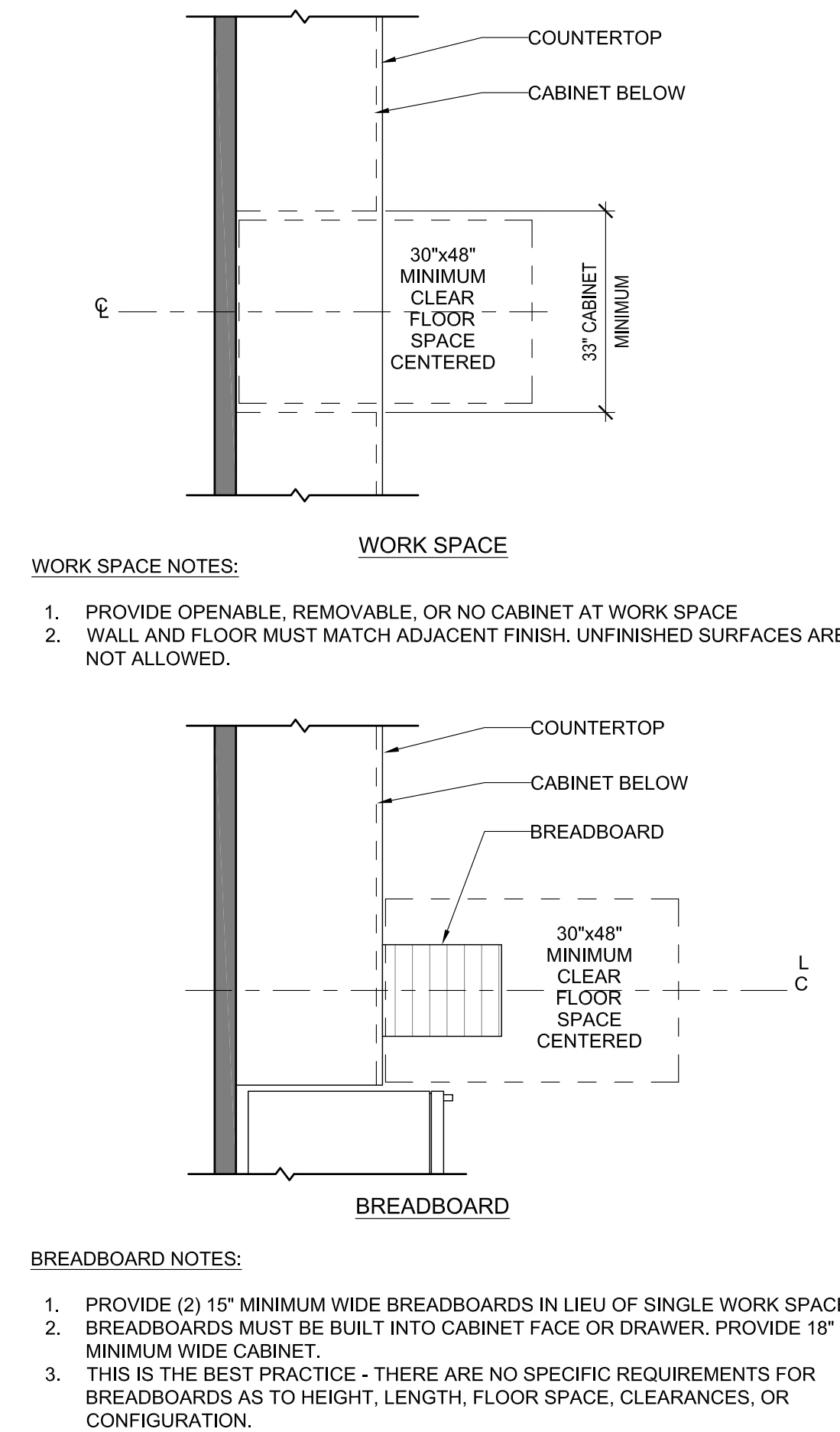
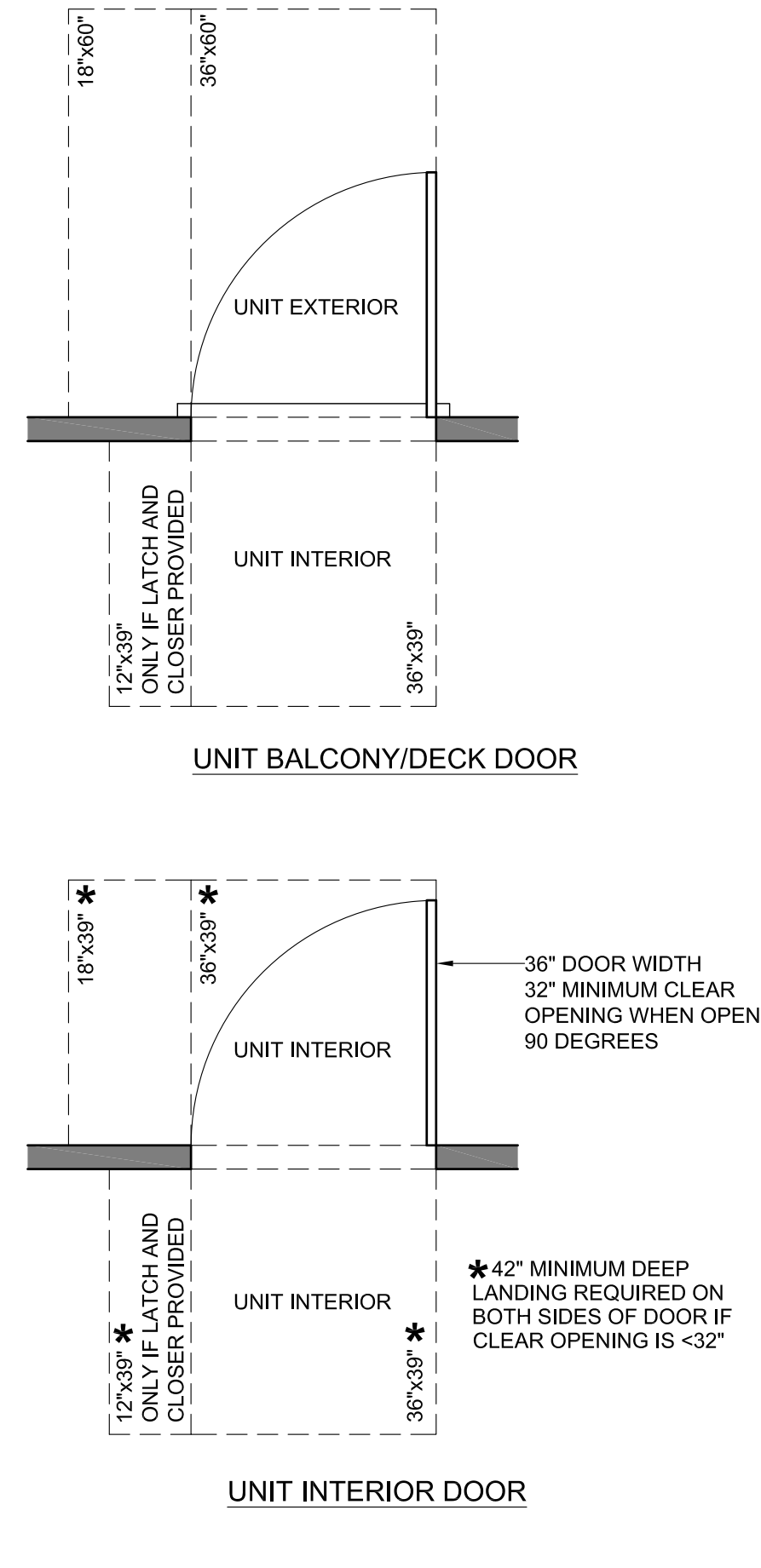
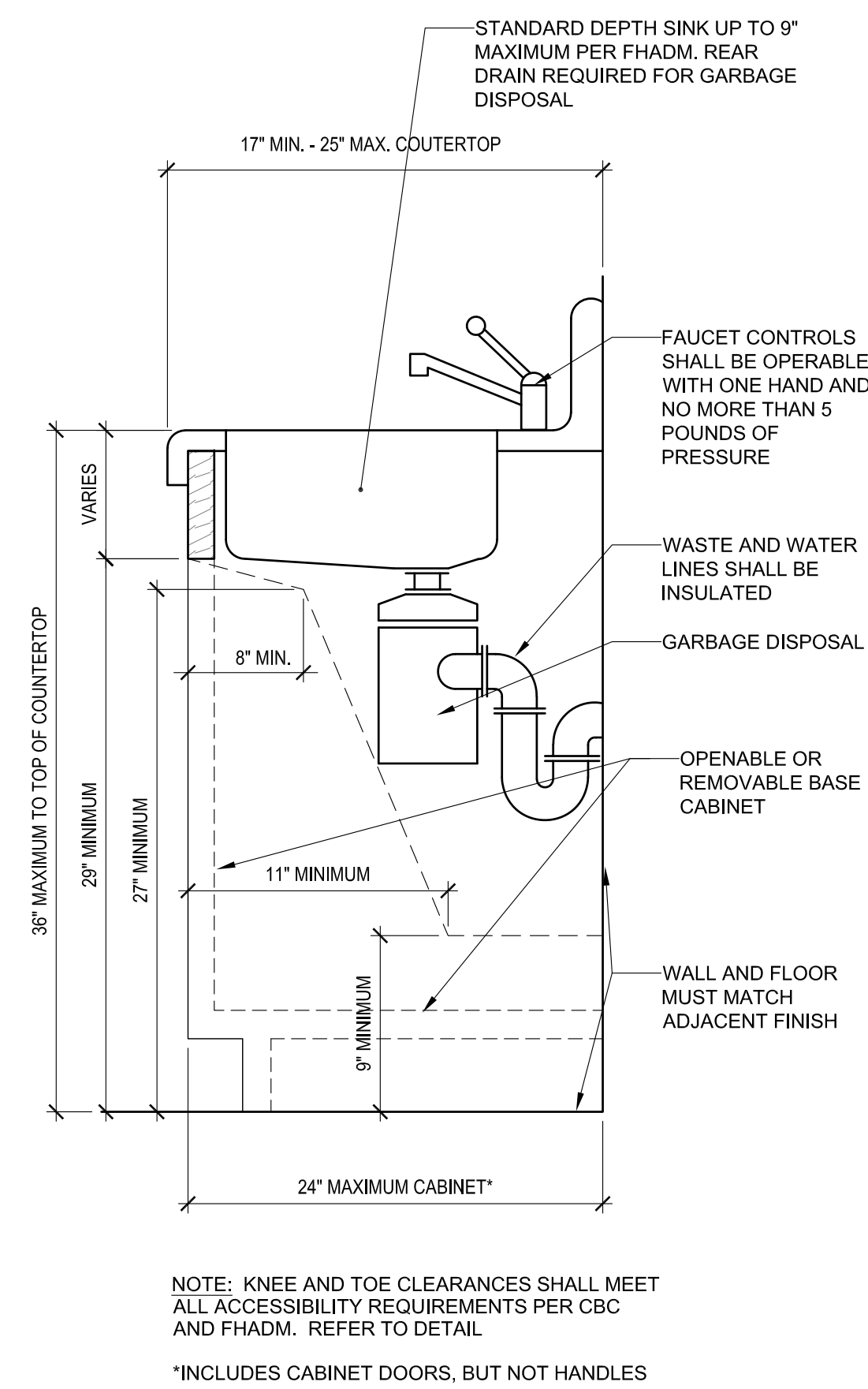
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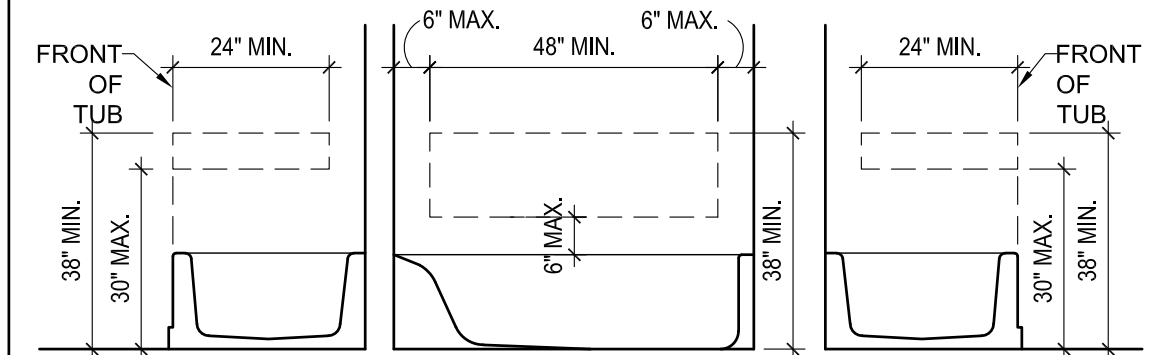
LR/A LR/ARCHITECTURE Architecture Planning Interior Design Construction Management 217 W. Alameda Avenue, Suite 203 Burbank, CA 91502 (818) 840-8361 Fax (818) 840-8341			
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ARCH/CONSULTANT:			
			
PROJECT			
BRIGHTON ST. DEVELOPMENT 2016 N. BRIGHTON ST BURBANK, CA 91504			
CLIENT			
MR. & MRS. ISSAGHOLIAN 240 N. GLENOAKS BLVD. BURBANK, CA 91504			
REVISONS			
ISSUE	DATE		REVISION
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TITLE			
ACCESSIBILITY DETAILS			
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OUTLET AND SWITCHES OVER CABINETS / COUNTERTOPS AT CORNER CONDITION

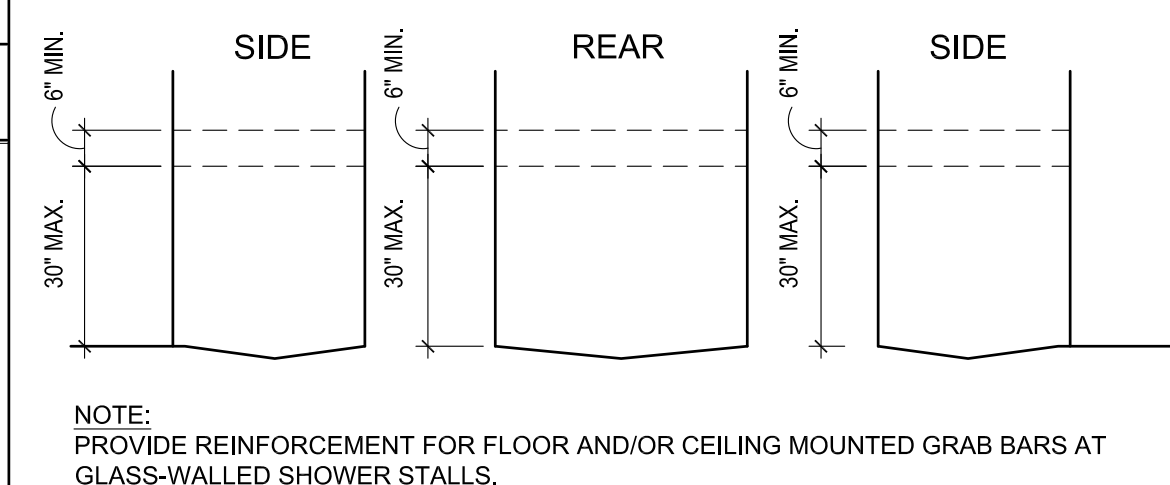
ALTERNATE LOCATION FOR OUTLETS AND SWITCHES OVER CABINETS / COUNTERTOPS AT CORNER CONDITION



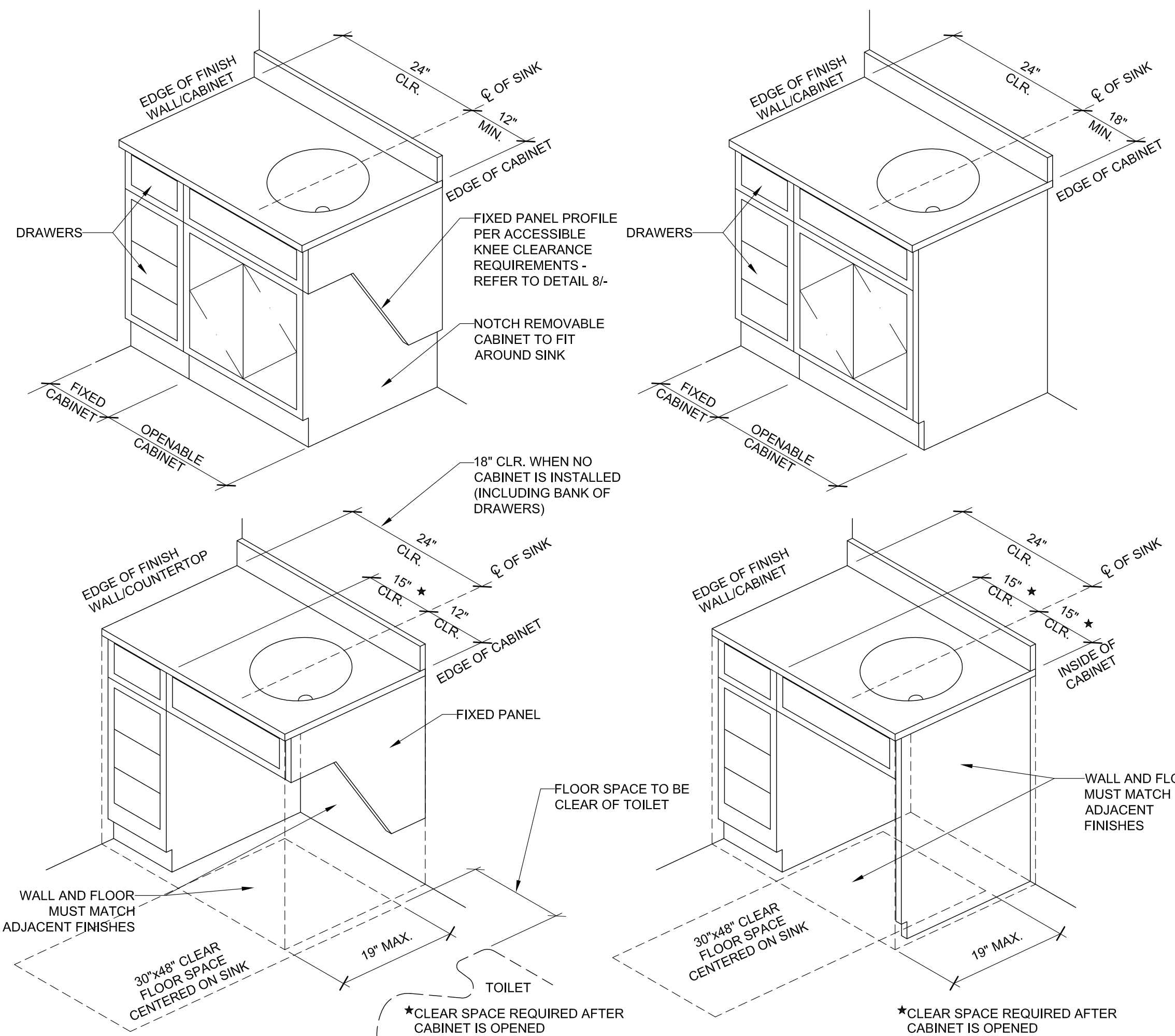
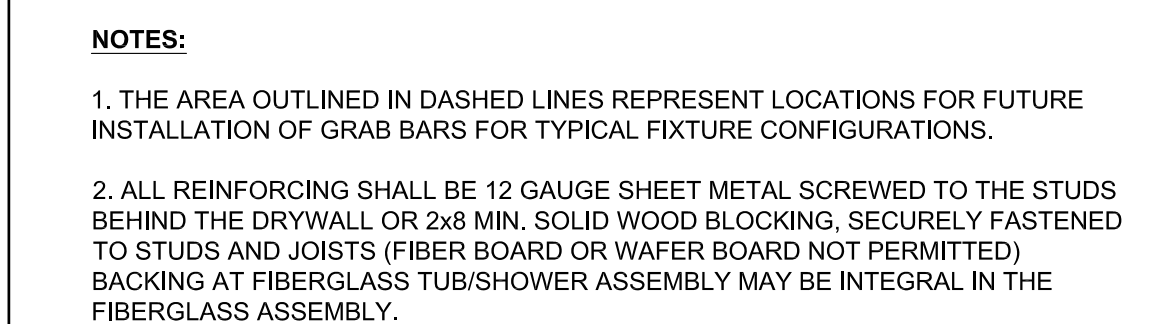
(A) LOCATION OF GRAB BAR REINFORCEMENTS
FOR ALL UNIT WATER CLOSETS



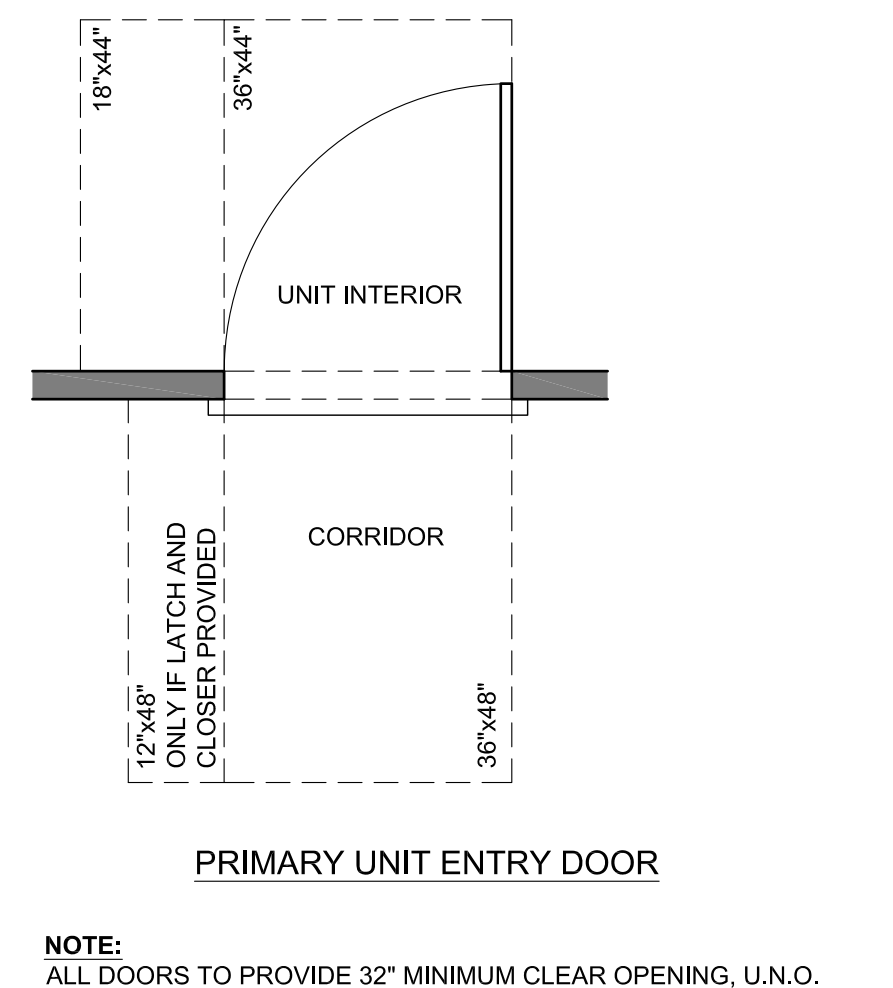
**(B) LOCATION OF GRAB BAR REINFORCEMENTS
FOR ALL UNIT BATHTUBS**



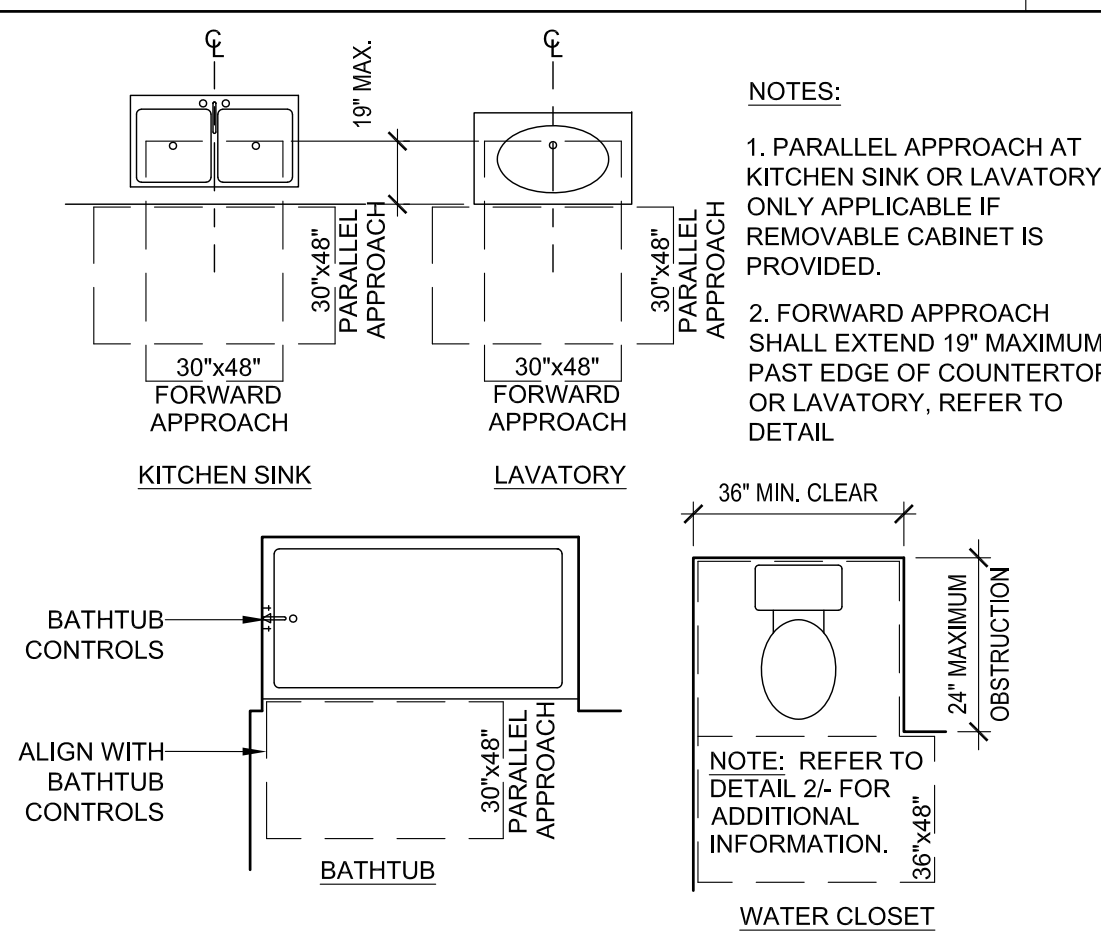
(C) LOCATION OF GRAB BAR REINFORCEMENTS
FOR ALL UNIT SHOWERS



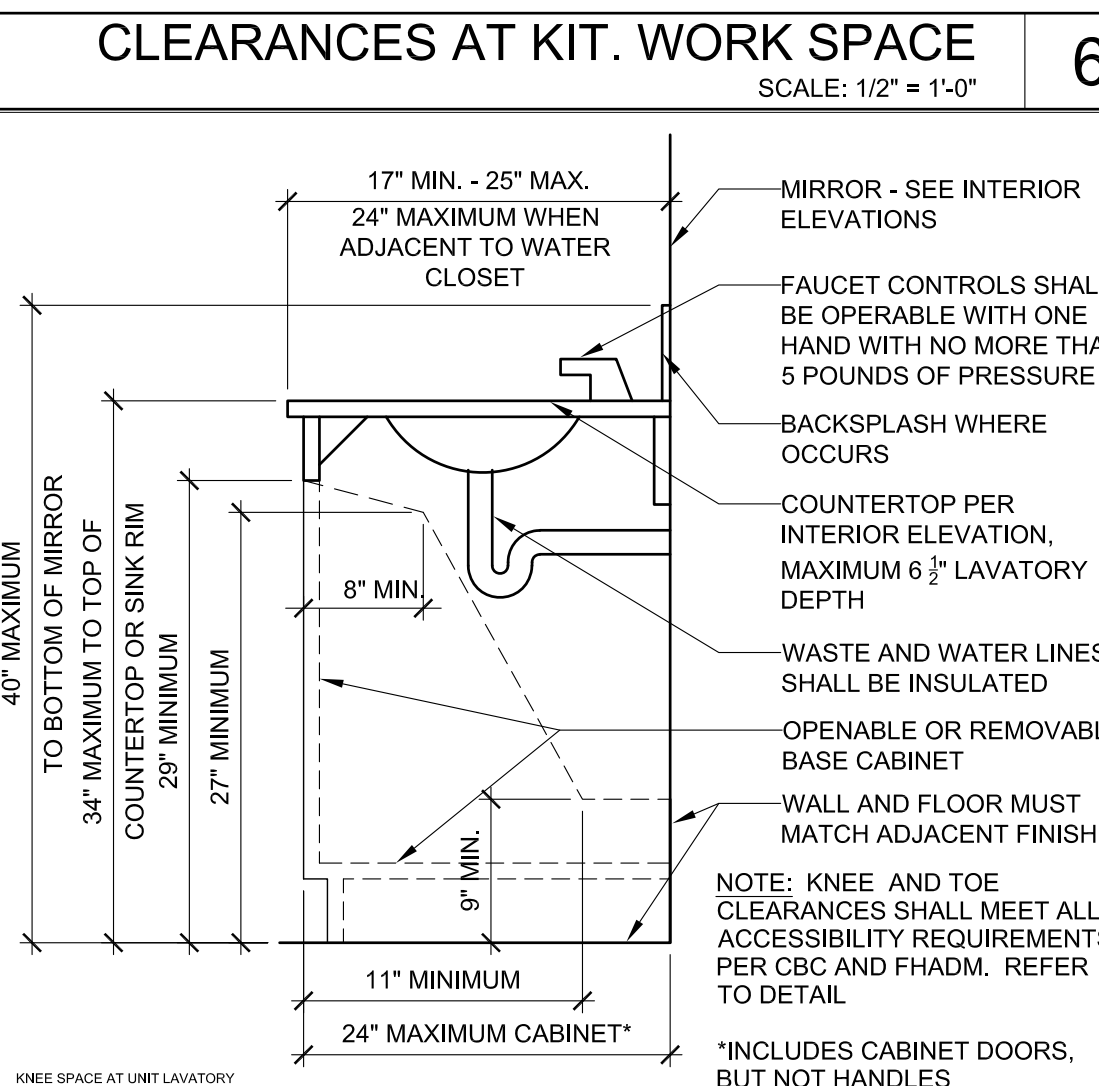
ACCESSIBLE UNIT LAVATORIES



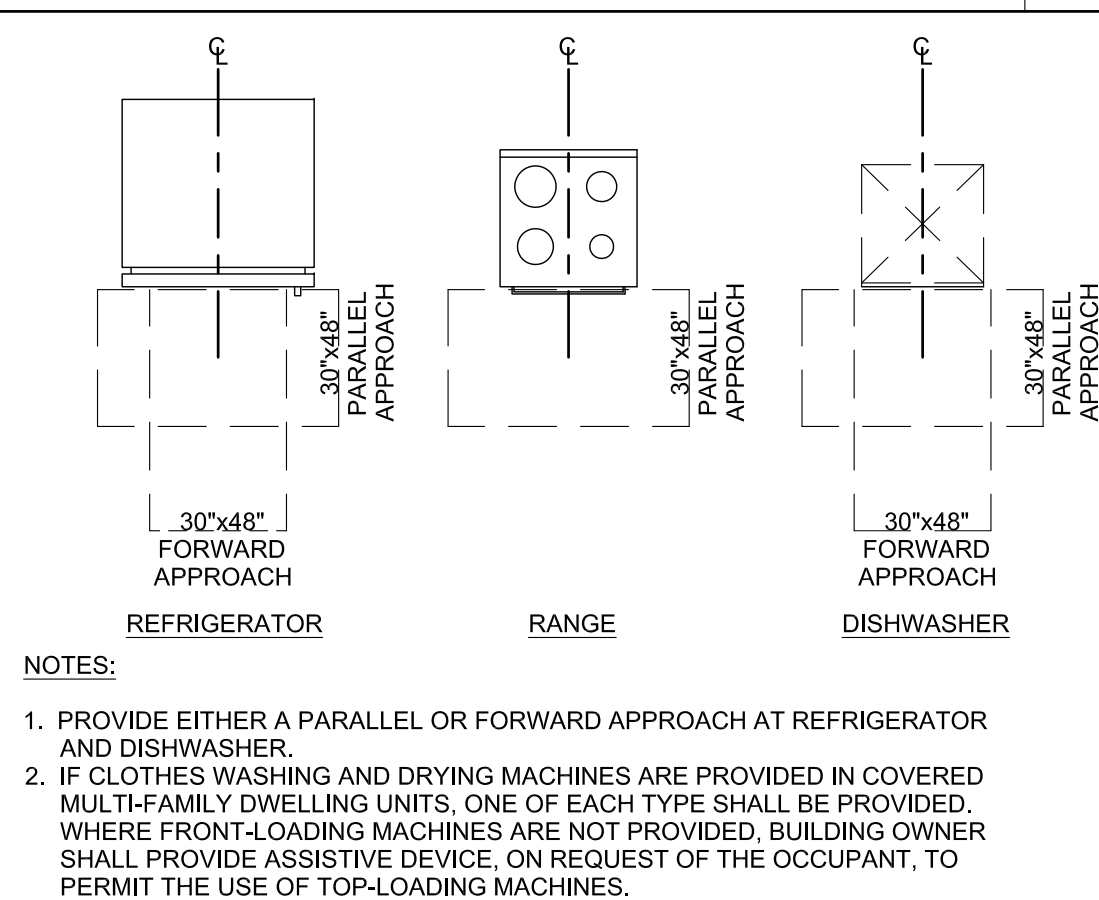
UNIT DOOR CLEARANCES



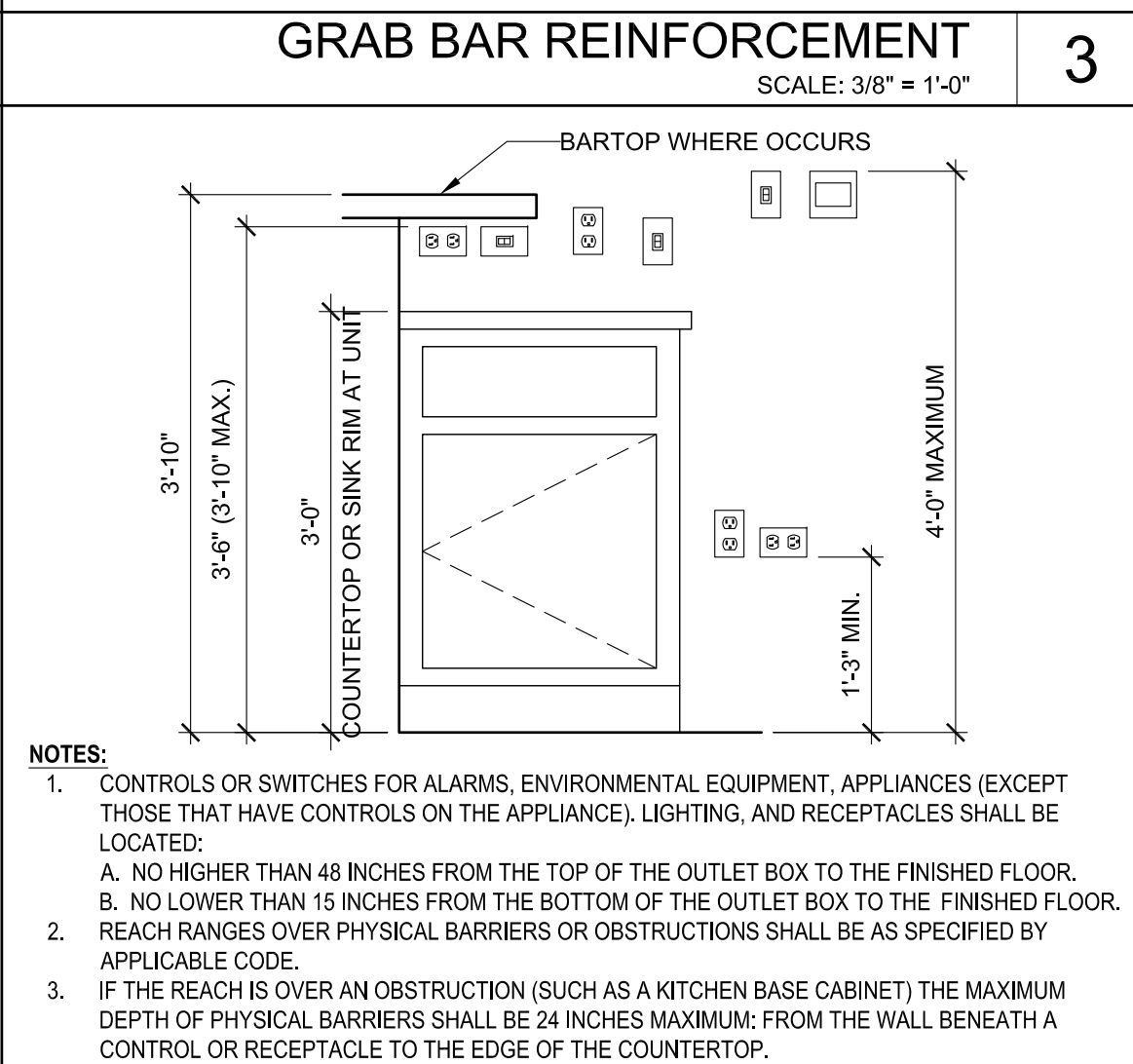
UNIT PLUMBING FIXTURE CLEARANCES



KNEE SPACE AT UNIT LAVATORY



APPLIANCE CLEARANCES
SCALE: 1 1/2" = 1'-0"



SWITCHES AND OUTLETS

- 04 INSULATION WITHIN WALL AND CEILING ASSEMBLIES:
- A. DETAILS HEREIN PROVIDE THE MINIMUM INSULATION REQUIRED, WITHIN WALL AND FLOOR/CEILING ASSEMBLIES SEPARATING UNITS OR BETWEEN UNITS AND COMMON AREAS, TO ACHIEVE THE STC AND IIC SOUND TRANSMISSION RATINGS NOTED. ADDED THICKNESS REQUIRED FOR ENERGY COMPLIANCE WILL GOVERN.
- B. FILL ALL STUD OR JOIST BAYS WITH BATT INSULATION WHERE WATER LINES, WASTE LINES, OR STORM DRAIN LINES OCCUR.
- C. ISOLATE ALL LINES THAT HAVE FLUIDS RUNNING THROUGH THEM FROM THE FRAMING.

DIVISION 7.C: WATERPROOFING, FLASHING, AND WEATHER-RESISTIVE BARRIERS

- 01 WEATHER RESISTIVE BARRIERS:
- A. ALL EXTERIOR "WEATHER-EXPOSED" WALL SURFACES ARE TO PROVIDE A CONTINUOUS AND INTEGRATED WEATHER-RESISTIVE BARRIER SYSTEM UNDER THE EXTERIOR CLADDING MATERIALS PER CODE.
- B. TWO LAYERS OF WEATHER-RESISTIVE BARRIER IS TO BE APPLIED OVER ALL EXTERIOR WALL FRAMING COVERED WITH SOLID SHEATHING.
- C. TWO LAYERS MAY BE APPLIED (UNLESS NOTED OTHERWISE) OVER FRAMING SURFACES WITHOUT SHEATHING.
- D. SEE EXTERIOR CLADDING MATERIAL SPECIFICATIONS FOR TYPICAL UNDERLAYMENT REQUIREMENTS. SHEETS ARE TO BE APPLIED HORIZONTALLY IN A "WEATHERBOARD" MANNER. THE SECOND LAYER IS TO BE SEPARATELY APPLIED. ALL SEAMS ARE TO BE STAGGERED. VERTICAL SEAMS ARE TO BE SEALED. ALL MATERIALS ARE TO BE LAYERED / LAPPED IN A WEATHER-BOARD MANNER. AT MATERIAL OR SURFACE TRANSITIONS, OPENINGS, AND PENETRATIONS THROUGH THE EXTERIOR CLADDING AND WEATHER-RESISTIVE BARRIER, THE SYSTEM IS BE FLASHED AND SEALED, AS NECESSARY TO MAINTAIN THE INTEGRITY OF THE WEATHER-RESISTANT SYSTEM.

- 02 FENESTRATION FLASHING: OPENINGS AT EXTERIOR SURFACES SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. SEALANTS SHALL MEET FEDERAL SPECIFICATION TT-S-1657 FOR SINGLE COMPONENT BUTYL RUBBER SEALANT. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

- 03 ALL MEMBRANE FLASHING IS TO BE SELF-ADHERING AND CAN ONLY BE USED WHERE IT WILL BE COMPLETELY COVERED BY OTHER MATERIALS (IT IS NOT U.V. TOLERANT). THE LAPPING OF THE MEMBRANE FLASHING MATERIALS IS TO BE IN COMPLIANCE WITH THE MANUFACTURER'S WRITTEN GUIDELINES (4 INCH MINIMUM). IT CAN ONLY BE APPLIED OVER SOLID BACKING / SHEATHING THAT IS CLEAN, DRY, AND PRIMED (COMPATIBLE WITH THE MEMBRANE). THE SUBSTRATE UNDER THE MEMBRANE IS TO SLOPE NO LESS THAN 2% (EXCEPT AT WALLS). CONTACTOR TO VERIFY COMPATIBILITY OF ALL SEALANTS, MEMBRANE FLASHINGS, AND WEATHER-RESISTIVE BARRIERS.

- 04 WATERPROOFING AND ROOFING: EXTERIOR "WEATHER-EXPOSED" ROOF AND DECK SURFACES, LEDGES, AND SLOPED VERTICAL SURFACES (NOT MORE THAN 60 DEGREES ABOVE THE HORIZONTAL PLANE) ARE TO BE SLOPED TO DRAIN AND WATERPROOFED. ALL EXPOSED JOINTS BETWEEN DIFFERENT MATERIALS ARE TO BE FLASHED AND WATER-PROOFED, TO PROVIDE AN INTEGRATED WATER-TIGHT SYSTEM. ALL BASE AND PAN FLASHING (AT DOORS AND WINDOWS WITHOUT NAILING FIN) IS TO BE SANDWICHED BETWEEN LAYERS OF THE WATERPROOFING SYSTEM. COUNTER-FLASHING IS TO BE STRAIGHT, TIGHT AGAINST THE WATERPROOFING AND SUBSTRATE, AND INTEGRATED WITH THE ADJOINING WEATHER-RESISTIVE BARRIER AND CLADDING SYSTEMS. ALL WATERPROOFING DEBRIS IS TO BE REMOVED FROM FLASHING AND ADJOINING EXPOSED MATERIALS.

- 05 ALL GALVANIZED SHEET METAL FLASHING IS TO CONFORM TO DETAILS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS. ALL GALVANIZED FLASHING IS TO BE 24 GAUGE MINIMUM, UNLESS NOTED OTHERWISE. ALL SHEET METAL FABRICATION IS TO CONFORM TO SMACNA PUBLISHED GUIDELINES OR NRCA GUIDELINES (AT ROOF CONDITIONS), WHETHER OR NOT THE DETAILS ARE PROVIDED. CONTRACTOR IS TO COMPLY WITH THE MOST STRINGENT REQUIREMENTS. LAPPING/INTEGRATION WITH WATERPROOFING OR WEATHER-RESISTIVE BARRIER SYSTEMS ARE TO CONFORM TO CODE. MANUFACTURER'S DETAILS WILL SUPERSEDE DETAILS AND GUIDELINES, ONLY IF THEY ARE MORE STRINGENT.

- 06 ALL PENETRATIONS THROUGH THE WEATHER-RESISTIVE BARRIER OF "WEATHER-EXPOSED SURFACES" (INCLUDING FASTENERS GREATER THAN 3/8 INCH IN DIAMETER) ARE TO BE FLASHED WITH GALVANIZED SHEET METAL PENETRATION FLASHING INTEGRATED WITH THE ADJOINING MATERIALS. WHEREVER BOLTS PENETRATE IT, A 60 MIL SHEET OF MEMBRANE FLASHING IS TO BE CENTERED WITH THE PENETRATIONS. FASTENER PENETRATIONS LESS THAN 3/8 INCH TO BE SEALED PER MANUFACTURER'S RECOMMENDATIONS.

- 07 PROVIDE HEAD FLASHING OVER ALL DOOR AND WINDOW OPENINGS AT "WEATHER-EXPOSED" SURFACES.

- 08 SEALANT PRODUCTS USED ARE TO BE COMPATIBLE WITH THE MATERIALS THEY ARE TO BOND WITH AND REMAIN FLEXIBLE. CONTACTOR TO VERIFY COMPATIBILITY OF ALL SEALANTS, MEMBRANE FLASHINGS, AND WEATHER-RESISTIVE BARRIERS. EXPOSED SEALANT IS TO COMPLETELY FILL THE JOINT. THE SEALANT IS NOT TO BE SMEARED OR FEATHERED TOPICALLY BEYOND THE JOINT. ALL EXCESS SEALANT IS TO BE NEATLY REMOVED. ALL SEALANTS ARE TO BE INSTALLED OVER BACKER RODS OR BOND BREAKERS PER INDUSTRY STANDARDS.

- 09 WHERE PRE-MANUFACTURED PRODUCT DO NOT PROVIDE COMPLIANT FLASHING INTERFACE, SELF-ADHERING MEMBRANE FLASHING IS TO BE BONDED TO FLANGES AS REQUIRED BY THE MANUFACTURER'S INSTALLATION SPECIFICATIONS. PRODUCTS WITH NAILING FLANGES LESS THAN 1 INCH IN WIDTH WILL BE CONSIDERED TO NOT HAVE FLANGES AND SHALL BE ADDRESSED PER THIS NOTE.

- 10 ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN. THIS INCLUDES CONCRETE TO METAL FLASHING.

DIVISION 8.A: DOORS AND WINDOWS

- 01 ALL EXTERIOR DOORS SHALL BE FULLY WEATHER-STRIPPED INCLUDING THRESHOLD, DOOR BOTTOM DRIP STRIP, AND HEAD DRIP FLASHING.

- 02 REFER TO THE MECHANICAL DRAWINGS FOR THE TITLE 24 CERTIFICATE OF COMPLIANCE REQUIREMENTS RELEVANT TO EXTERIOR OPENINGS (I.E. "U" FACTOR AND SHGC COEFFICIENT). WINDOW PERFORMANCE RATINGS OF ALL GLAZED OPENINGS SHALL COMPLY WITH AAMA/WDMA 101/I.S.2 (NAFS), ADDRESSING THE FOLLOWING ISSUES:
- A. OPERATING FORCE (IF APPLICABLE)
- B. AIR LEAKAGE RESISTANCE
- C. WATER PENETRATION RESISTANCE
- D. UNIFORM LOAD DEFLECTION TEST
- E. UNIFORM LOAD STRUCTURAL TEST
- F. FORCED-ENTRY RESISTANCE (IF APPLICABLE)

- 03 PROTECTED OPENINGS: ALL FIRE-RATED DOORS ARE TO BE EQUIPPED WITH SMOKE SEALS. DOORS AND FRAMES ARE TO BE DELIVERED TO JOB SITE WITH PERMANENT APPROVED LABELS. DOORS NORMALLY KEPT IN THE CLOSED POSITION ARE TO BE EQUIPPED WITH A SELF-CLOSING DEVICE TO ENSURE CLOSING AND LATCHING OF THE DOOR. DOORS NORMALLY KEPT IN THE OPEN POSITION ARE TO BE EQUIPPED WITH AN AUTO-CLOSING DEVICE, ACTUATED BY SMOKE DETECTORS (BOTH SIDES OF DOOR) RATED AT A MAXIMUM TEMPERATURE OF 165 DEGREES F.

- 03 MOISTURE CONTENT OF FRAMING MEMBERS SHALL BE VERIFIED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN). WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN IT EXCEEDS 19% MOISTURE CONTENT. PRESERVATIVE-TREATED WOOD SHALL BE AT A MOISTURE CONTENT OF 19% OR LESS BEFORE BEING COVERED BY OTHER MATERIALS. FIRE-RETARDANT-TREATED WOOD SHALL BE DRIED TO A MOISTURE CONTENT OF 19% OR LESS FOR LUMBER AND 15% OR LESS FOR WOOD STRUCTURAL PANELS BEFORE USE.

- 04 PROTECT STORED MATERIALS AND FRAMING IN PLACE FROM ADVERSE WEATHER CONDITIONS. PRIOR TO INSTALLATION, VERIFY THAT ADDITIONAL MOISTURE HAS NOT BEEN ACCUMULATED. AT ALL TIMES, DO NOT ALLOW PONDING OR SATURATION OF WATER TO OCCUR ON UNPROTECTED SHEATHING. DISCARD ALL DAMAGED MATERIALS.

- 05 ALL FRAMING IN DIRECT CONTACT WITH CONCRETE IS TO BE NATURALLY DURABLE OR PRESERVATIVE-TREATED (PT) WOOD. FASTENERS AND CONNECTORS IN DIRECT CONTACT WITH PT LUMBER, TREATED WITH ALKALINE COPPER QUAT (ACQ) OR COPPER AZOLE (CBA) ARE SUBJECT TO GREATER POTENTIAL TO CORROSION. FASTENERS, INCLUDING NUTS AND WASHERS, ARE TO BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL (ASTM A 153), STAINLESS STEEL, SILICON BRONZE, OR COPPER. CONNECTORS IN CONTACT WITH THE PT MEMBERS ARE TO HAVE A MINIMUM CLASS G185 ZINC COATING, CONFORMING TO ASTM A 653. STAINLESS STEEL FASTENERS ARE TO BE TYPE 304 OR 316. ELECTROPLATED COATINGS DO NOT PROVIDE EQUIVALENT PROTECTION. ISOLATE GALVANIZED FLASHING FROM PT MEMBERS WITH A MINIMUM 40 MIL MODIFIED BITUTHENE MEMBRANE.

- 06 IN TYPE III CONSTRUCTION, THE EXTERIOR WALLS AND HORIZONTAL MEMBERS FRAMED INTO OR THROUGH EXTERIOR WALLS SHALL BE FRAMED WITH FIRE-RETARDANT-TREATED WOOD WITHIN EXTERIOR ASSEMBLIES THAT HAVE A FIRE RATING OF 2-HOURS OR LESS. FASTENERS, INCLUDING NUTS AND WASHERS, ARE TO BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL (ASTM A 153), STAINLESS STEEL, SILICON BRONZE, OR COPPER. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW INDICATING THE EXTENT OF FIRE-RETARDANT-TREATED LUMBER PRIOR TO THE BEGINNING OF FRAMING.

- 07 THE SIZE AND LOCATION OF BORES AND NOTCHES THROUGH STRUCTURAL MEMBERS AND STRUCTURAL SHEATHING IS TO BE IN STRICT CONFORMANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS (AND MANUFACTURER'S GUIDELINES FOR PRE-ENGINEERED MEMBERS WHEN APPLICABLE). DEVIATIONS ARE TO BE APPROVED PRIOR TO COMMENCING WORK. BORES THROUGH MEMBERS FOR PIPES ARE TO BE OVERSIZED ENOUGH TO ALLOW FOR ACOUSTICAL ISOLATION. BORES THROUGH PLATES ARE TO ALLOW FOR FIRESTOP MATERIALS TO BE INSTALLED. OVERCUTS OF NOTCHED OPENINGS WILL NOT BE ACCEPTED.

- 08 THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL FLOOR, ROOF, AND DECK SHEATHING, IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS HEREIN AND APA GUIDELINES. STRUCTURAL PANELS AT FLOORS, ROOFS AND WALLS ARE TO BE GAPPED 1/8 INCH AT ALL PANEL EDGES AND 1/4 INCH ABOVE CONCRETE SURFACES (AS PER APA DESIGN/ CONSTRUCTION GUIDELINES) TO ALLOW FOR MOISTURE ABSORPTION AND TO PREVENT BUCKLING. ALL SHEATHING AT WEATHER-EXPOSED ROOF AND DECK CONDITIONS IS TO SLOPE TO DRAIN 2%% MINIMUM, UNLESS NOTED OTHERWISE, INCLUDING EXTERIOR LEDGES, AND SHALL BE OF A TYPE AND QUALITY AS RECOMMENDED BY THE ROOFING OR WATERPROOFING MANUFACTURER, AND SHALL BE FULLY BLOCKED OR SUPPORTED AS RECOMMENDED BY THE ROOFING OR WATERPROOFING MANUFACTURER. QUALITY AND TYPE OF SHEATHING SHALL BE CONFIRMED IN WRITING AT THE PRE-CONSTRUCTION CONFERENCES. OSB PANELS ARE NOT TO BE USED AT EXTERIOR BALCONY SURFACES THAT WILL HAVE A WATERPROOF SYSTEM APPLIED OVER IT. STRUCTURAL PANELS ARE TO LAY FLUSH AND TIGHT AGAINST ALL ADJACENT FRAMING MEMBERS. PANEL EDGES ARE TO BE CENTERED WITH THE CENTER ON ALL FRAMING AND JOIST MEMBERS (EXCEPT AT BOUNDARIES), NAILING IS TO MAINTAIN A UNIFORM 3/8 INCH CLEARANCE ALONG ALL PANEL EDGES AND CENTER WITH FRAMING MEMBERS IN THE FIELD, UNLESS NOTED OTHERWISE BY THE STRUCTURAL ENGINEER. OVERDRIVEN NAILING OF PANELS WILL NOT BE ACCEPTED. ANY SURFACE IRREGULARITIES ARE TO BE CORRECTED. INTERIOR FLOORS ARE TO BE LEVEL, UNLESS NOTED OTHERWISE ON DRAWINGS. WHERE SHEATHING IS APPLIED DIRECTLY OVER FURRING, THE LENGTH OF FASTENERS ARE TO BE INCREASED TO MAINTAIN REQUIRED PENETRATION INTO THE FRAMING MEMBERS.

- 09 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FURRING, SOFFITS, TRIM, BACKING AND/OR BLOCKING FOR ALL FLASHING, LIGHT FIXTURES, FIRE SPRINKLERS, EQUIPMENT, METERS, ELECTRICAL PANELS, IRRIGATION CONTROLLERS, TELEPHONE EQUIPMENT, SIGNS, HARDWARE AND ANY SIMILAR APPARATUS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW DOCUMENTS FROM ALL DISCIPLINES AND TO COORDINATE THE INSTALLATION OF THESE ITEMS.

- 10 FRAMING OF ANY TYPE IS NOT TO BE CONCEALED, PRIOR TO HAVING THE APPROPRIATE INSPECTIONS PERFORMED AND SIGNED OFF BY GOVERNING AGENCIES.

DIVISION 7.A: WATERPROOFING AND ROOFING SYSTEMS

- 01 SURFACE AND SUBSTRATE DRAINAGE: PROVIDE 1/4" PER FOOT MINIMUM SLOPE AT ALL NON-VERTICAL "WEATHER-EXPOSED" SURFACES (I.E. PATIOS, LANDINGS, BALCONIES, AND ROOF DECKS).

- 02 SURFACE DRAINAGE IS TO SHEET FLOW OR COLLECT INTO APPROPRIATE STORM DRAIN SYSTEM PER CODE.

- 03 PROVIDE FIBER CANTS AND CRICKETS ON ROOF WHEREVER REQUIRED TO PROVIDE COMPLETE DRAINAGE OF THE ROOF, WHETHER OR NOT SUCH CRICKETS ARE SHOWN ON THE ROOF PLANS.

- 04 PROVIDE ALL ATTIC ACCESS HATCHES AS REQUIRED BY CODE IN EACH AREA WHERE ATTIC HEIGHT IS 30 INCHES OR MORE.

- 05 PROVIDE ATTIC VENTS THROUGHOUT EACH ATTIC SPACE, AS NECESSARY TO PROVIDE VENTILATION AT 1/300 RATIO PER CODE. NOTIFY THE ARCHITECT IF VENTILATION INDICATED DOES NOT COMPLY WITH THIS REQUIREMENTS. VENTS SHALL NOT BE LOCATED WHERE PROHIBITED BY CODE. DUE TO PROXIMITY OF OPENINGS, PROPERTY LINES OR ASSUMED PROPERTY LINE CREATED BY AREA SEPARATION WALLS.

DIVISION 7.B: INSULATION

- 01 THE WALL, FLOOR/CEILING, ROOF ASSEMBLY DETAILS PROVIDED HEREIN HAVE THERMAL, FIRE-RESISTANCE RATINGS, AND SOUND TRANSMISSION RATINGS PROVIDED BY TESTING AGENCIES. INSULATION CAN NOT BE ARBITRARILY ADDED TO RAISED FLOOR, FLOOR/CEILING OR ROOF ASSEMBLIES WITHOUT AFFECTING THE DETRIMENTALLY AFFECTING THE FIRE RESISTIVENESS OF THAT ASSEMBLY. IF INSULATION IS NECESSARY, CONTACT THE ARCHITECT FOR A DETERMINATION IF IT CAN BE ADDED.

- 02 INSULATION CONTRACTOR WILL PROVIDE ALL NECESSARY DOCUMENTATION AND REQUIRED CERTIFICATION TO THE OWNER TO CONFIRM COMPLIANCE WITH TITLE-24 REQUIREMENTS (REFER TO COMPLIANCE SHEETS INCORPORATED INTO THE MECHANICAL DRAWINGS). THE TYPE AND R-VALUE OF INSULATING MATERIALS AT ALL FLOOR/CEILING, ROOF/CEILING, WALL, FLOOR OVER UNCONDITIONED SPACES, AND HOT WATER LINES ARE TO BE VERIFIED. BATT INSULATION PLACED BETWEEN FRAMING MEMBERS IS TO BE FRICTION FIT. INSTALLATION IS TO FORM A COMPLETE ENVELOPE OVER ALL EXTERIOR SURFACES.

- 03 PLACEMENT OF INSULATION IN CATHEDRAL ROOF/CEILING OR EXTERIOR FLOOR ASSEMBLIES IS TO ALLOW FOR A 1" VENTILATED AIR SPACE DIRECTLY UNDER THE PLYWOOD AND/OR OSB SHEATHING. ENDS OF THE ROOF/CEILING ARE TO HAVE VENTED OPENINGS.

- 08 THE CONTRACTOR IS TO REVIEW SHOP DRAWINGS AND SUBMITTALS, PRIOR TO ISSUING THEM TO THE ARCHITECT. THE ARCHITECT'S REVIEW OR APPROVAL DOES NOT RELIEVE THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR FROM THEIR OBLIGATION UNDER THE CONSTRUCTION DOCUMENTS. WHEN THE RESPONSE IS NOTED "FURNISH AS CORRECTED", THE CONTRACTOR IS RESPONSIBLE TO CORRECT ALL ISSUES ADDRESSED, WITHOUT EXCEPTION. SHOP DRAWINGS AND SUBMITTALS SHALL NOT REQUEST INFORMATION RELATIVE TO CONFIRMATION OR PROVISION OF DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ARCHITECT'S DIMENSIONS. ARCHITECT'S REVIEW OF SUBMITTALS IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONSTRUCTION DOCUMENTS. REVIEW OF FOR THE PURPOSE OF DETERMINING THE ACCURACY AND NOT SUBMITTALS IS COMPLETENESS OF OTHER INFORMATION SUCH AS DIMENSIONS, QUANTITIES, AND INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, WHICH IS ALL THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT'S REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS OR OF CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCING, OR PROCEDURES.

- 09 TRUSS SHOP DRAWINGS SHALL SHOW DIMENSIONS AND ALL CEILING-MOUNTED, RECESSED, AND CONCEALED ITEMS THAT ARE TO BE INSTALLED WITHIN ROOF AND / OR FLOOR FRAMING. THE CONTRACTOR IS TO VERIFY THE LOCATIONS OF ALL TRUSS MEMBERS WITH THE LOCATIONS OF ALL CEILING-MOUNTED HVAC REGISTERS, ROOF HATCHES, CEILING ACCESS PANELS, ATTIC ACCESS OPENINGS, ELECTRICAL FIXTURES AND J-BOXES, CONCEALED DUCTING AND EQUIPMENT WITHIN ATTIC SPACES, ETC., PRIOR TO SUBMITTING TRUSS SUBMITTAL FOR REVIEW.

- 10 WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, THE CONTRACTOR SHALL CONSULT THE ARCHITECT IN A TIMELY MANNER FOR CLARIFICATION, PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS REVIEWED THE PLANS THOROUGHLY AND HAS ALL THE INFORMATION NECESSARY TO CONSTRUCT THE PROJECT.

- 11 THE CONTRACTOR SHALL, AT ALL TIMES AND AT ITS OWN EXPENSE, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS, TRASH, RUBBISH, AND HAZARDOUS CONDITIONS. DAILY CLEANUP IS REQUIRED.

DIVISION 2.A: SOILS AND CIVIL ENGINEERING

- 01 ALL SOILS AND FOUNDATION WORK SHALL BE PERFORMED UNDER STRICT COMPLIANCE WITH RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY THE GEOTECHNICAL ENGINEER OF RECORD.

- 02 FINISH GRADES, TOP OF SLAB ELEVATIONS, AND SIMILAR NOTES, ON THE ARCHITECT'S DRAWINGS ARE APPROXIMATIONS AND INDICATE INTENT. THE CIVIL ENGINEERING DRAWINGS ARE TO BE USED FOR CALCULATED LOCATION OF EXISTING AND PROPOSED STRUCTURES, EXISTING AND FINISH GRADES, FINISHED SLAB ELEVATIONS, SLOPING OF WEATHER-EXPOSED SURFACES, ETC.

- 03 THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES, DIMENSIONS, AND ALL OTHER EXISTING CONDITIONS AT THE JOB SITE PRIOR TO SUBMITTING A BID FOR THE WORK, SINCE SUCH BID SHALL TAKE INTO CONSIDERATION ALL SUCH EXISTING CONDITIONS WHICH MAY AFFECT THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION WITH CIVIL DRAWINGS. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER, CIVIL ENGINEER, AND THE ARCHITECT ANY CONFLICTS OR DISCREPANCIES BETWEEN THESE CONSTRUCTION DOCUMENTS AND THE EXISTING SITE CONDITIONS.

- 04 SITE ACCESSIBILITY:
- A. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS FOR PROVIDING ACCESSIBILITY TO PERSONS WITH DISABILITIES, AS SET FORTH IN THE CALIFORNIA BUILDING CODE, FFHA, ADA AND HEREIN.
- B. SIGNS AND IDENTIFICATION: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY DISABLED PERSONS AS SET FORTH IN THE APPLICABLE FEDERAL, STATE, AND LOCAL CODES. EXCEPTION: FACILITIES WITHIN AN ADAPTABLE DWELLING UNIT.

- 05 ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL (1) BE CONTINUOUSLY ACCESSIBLE, (2) HAVE MAXIMUM 1/2" CHANGE IN ELEVATION, (3) BE A MINIMUM 48" IN WIDTH, (4) HAVE A MAXIMUM 2% CROSS SLOPE, AND (5) WHEN NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E. 1:20) SHALL COMPLY WITH RAMP REQUIREMENTS IN THE CALIFORNIA BUILDING CODE.

DIVISION 3.A AND 4.A: CONCRETE AND MASONRY

- 01 THE CONTRACTOR WILL COORDINATE THE PLACEMENT OF ALL PENETRATION SLEEVES AND EMBEDMENTS DESIGNED TO BE SET INTO / THROUGH THE CMU AND CONCRETE WALL AND DECKS. PLACEMENT IS TO BE APPROVED BY THE POST-TENSION STRUCTURAL ENGINEER PRIOR TO THEIR PLACEMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE X-RAY SERVICES AS NECESSARY FOR PENETRATIONS AFTER THE CONCRETE HAS SET, AT NO ADDITIONAL COST TO THE OWNER.

- 02 CONTRACTOR SHALL FILL ALL UNUSED PENETRATIONS IN CONCRETE DECKS WITH CONCRETE OR STRUCTURAL EPOXY.

- 03 ALL "WEATHER-EXPOSED" CONCRETE SURFACES ARE TO BE SLOPED TO DRAIN. WHERE A TOPPING SLAB IS TO BE PROVIDED, BOTH THE SUBSTRATE SLAB AND THE TOPPING SLAB ARE TO BE SLOPED TO DRAIN, U.N.O. REFER TO WATERPROOFING REQUIREMENTS AS INDICATED IN DIVISION 7.C.

- 04 STRUCTURAL EXPANSION JOINTS: THE WIDTH OF THE GAP BETWEEN CONCRETE AND FRAMING (WHERE SHOWN) IS TO BE MAINTAINED FROM THE FOUNDATION TO THE TOP OF THE FRAMED STRUCTURE, U.N.O. PROVIDE EXPANSION JOINT COVERS AND FULL WATERPROOFING AT EXTERIOR SURFACES AND AROUND ALL OPENINGS THROUGH THEM.

DIVISION 5.A AND 6.A: FRAMING SYSTEMS

- 01 THE STRUCTURAL FRAMING DRAWINGS SHOW STRUCTURAL ELEMENTS ONLY. THE ARCHITECTURAL DRAWINGS ONLY SHOW THE STRUCTURAL FRAMING IN A CONCEPTUAL MANNER. CEILINGS, SOFFITS, NON-BEARING WALLS, BLOCKING, BRIDGING AND BACKING SHALL BE PROVIDED PER CODE.

- 02 FRAMING TOLERANCES:
- A. ALL FRAMING MEMBERS ARE TO BE TRUE AND SQUARE, WITHOUT CHECKS OR SPLITS. WALL, FLOOR AND ROOF FRAMING IS TO BE PLUMB AND SQUARE, WITH VARIATIONS LESS THAN 1/8 INCH IN 10 FEET. WALL CORNERS ARE TO BE SQUARE, UNLESS NOTED OTHERWISE ON ARCHITECT'S DRAWINGS.
- B. HORIZONTALLY OR VERTICAL JOINTS BETWEEN MEMBERS ARE TO BE FLUSH, SQUARE, AND TIGHT.
- C. ALL FRAMING MEMBERS OR SHEATHING THAT ARE DAMAGED, OVER CUT, OR WITH OVERDRIVEN FASTENERS, ARE TO BE REPLACED. FINAL DETERMINATION WILL BE PER RECORD ENGINEER'S INSPECTION.
- D. FRAMING SURFACES INTENDED TO RECEIVE STRUCTURAL PANELS, WALLBOARD, OR CLADDING, ETC. ARE TO BE FLUSH. MEMBERS ARE TO BE WITHOUT SPLITS CHECKS OR WAYNE. THE MINIMUM STUD WIDTH, 2 INCH (NOMINAL). MAXIMUM FLOOR JOIST DEFLECTION IS NOT TO EXCEED 1/360, UNLESS NOTED OTHERWISE. PRIOR TO COVERING SUBSTRATE WITH UNDERLAYMENT, INSPECT AND REMOVE/CORRECT ANY PANELS THAT BOW OR SQUEAK.

GENERAL NOTES:

ALL WORK SHALL COMPLY WITH ALL PROVISIONS OF ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES GOVERNING THIS PROJECT. THESE CONSTRUCTION DOCUMENTS MAY NOT CONTRADICT ANY OF THESE PROVISIONS. ANYONE SUPPLYING LABOR, MATERIALS, OR BOTH IS RESPONSIBLE FOR PROVIDING SUCH LABOR AND MATERIALS IN COMPLIANCE WITH SAID CODES AND ORDINANCES, WHETHER OR NOT IT IS CORRECTLY SHOWN HEREIN.

DIVISION 1.A: CONSTRUCTION DOCUMENTS

- 01 THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF LR/ARCHITECTURE AND / OR LR/AS CLIENT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE WORK SHOWN HEREIN, PER THE PROVISIONS OF THE OWNER-ARCHITECT AGREEMENT.

- 02 THE USE OR REPRODUCTION OF THE CONSTRUCTION DOCUMENTS BY ANY CONTRACTOR, SUBCONTRACTOR, FABRICATOR, INSTALLER, OR PROVIDER OF MATERIALS, IN LIEU OF PREPARATION OF SUBMITTALS AND / OR SHOP DRAWINGS, IS STRICTLY PROHIBITED.

- 03 NO CHANGES SHALL BE MADE TO THESE DRAWINGS WITHOUT THE KNOWLEDGE AND CONSENT OF THE ARCHITECT/ENGINEER WHOSE NAME AND / OR SIGNATURE APPEARS HEREIN. ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR WORK DONE DIFFERENTLY THAN INDICATED HEREIN.

- 04 CONTRACTOR IS TO BOTH KNOW OF AND UNDERSTAND THE ORDINANCES GOVERNING THIS PROJECT AND TO BRING TO THE ATTENTION OF THE OWNER AND ARCHITECT ANY CONFLICTS OR DISCREPANCIES BETWEEN THE VARIOUS CONSTRUCTION DOCUMENTS AND THE ORDINANCES OR ANY DISCREPANCIES OR CONFLICTS CONTAINED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUCH LABOR AND MATERIALS IN COMPLIANCE WITH THE ORDINANCES, WHETHER OR NOT IT IS CORRECTLY SHOWN HEREIN.

- 05 DIMENSIONS, AS INDICATED, ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR THE WORK PRIOR TO THE LAYOUT OF THE WORK AND SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCY OR CONFLICT IN THE FIGURED DIMENSIONS. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS ARE SNAPPED FROM THE ROUGH FACE OF CONCRETE, ROUGH FACE OF MASONRY, FACE OF STUD, OR CENTERLINE OF COLUMN (WHERE NOTED), UNLESS NOTED OTHERWISE. DIMENSIONS THAT ARE NOTED AS "CLEAR" ARE SNAPPED BETWEEN FINISHED SURFACES, INCLUDING PROJECTIONS AND ENCROACHMENTS. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS AND DIMENSIONS HAVE PRECEDENCE OVER SCALE, UNLESS SPECIFICALLY NOTED OTHERWISE.

- 06 REFERENCES TO ANY DETAILS OR DRAWINGS ARE FOR CONVENIENCE ONLY AND DO NOT LIMIT THE APPLICATION OR USE OF ANY DETAIL OR DRAWING.

- 07 ALL PORTIONS OF THE BUILDING(S) ARE INTENDED TO BE OF EQUAL QUALITY, CHARACTER, AND TYPE OF CONSTRUCTION, UNLESS SPECIFICALLY INDICATED OTHERWISE. DETAILS OR CONDITIONS SHOWN, SPECIFIED, OR REFERENCED IN ONE AREA OF THE PROJECT SHALL BE CONSIDERED TO APPLY IN ALL SIMILAR CONDITIONS THROUGHOUT THE PROJECT. THE CONTRACTOR IS TO REPORT DISCREPANCIES TO THE ARCHITECT.

- 08 THESE CONSTRUCTION DOCUMENTS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

DIVISION 1.B: CONTRACTOR BIDDING AND COORDINATION

- 01 THESE DRAWINGS DO NOT CONTAIN ALL THE INFORMATION NECESSARY FOR CONSTRUCTION OF A COMPLETELY OPERATIONAL BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE ITS PROFESSIONAL SKILLS TO PROVIDE A COMPLETE, OPERATIONAL BUILDING. IF ANY ELEMENT(S) WHICH COULD BE REASONABLE CONSTRUED OR IMPLIED TO BE REQUIRED IN THE PROJECT, BUT IS NOT SHOWN HEREIN, THE CONTRACTOR SHALL INCLUDE SUCH ITEMS WITHIN THE BID UNLESS SUCH ITEM IS EXPLICITLY EXCLUDED. IN THE EVENT THAT A BIDDER FOR THIS PROJECT BELIEVES THAT IT CANNOT DISCERN THE FULL EXTENT OF THE SCOPE OF WORK NECESSARY TO PROVIDE A COMPLETE OPERATIONAL BUILDING, RELATIVE TO ITS BID, THE BIDDER SHALL NOTIFY THE ARCHITECT BY WAY OF A "REQUEST FOR INFORMATION". THE ARCHITECT WILL ISSUE A RESPONSE TO CLARIFY THE REQUIREMENTS.

- 02 SUBSTITUTION OF ANY DETAIL, MATERIAL, OR PRODUCT THAT IS APPROVED FOR USE ON THIS PROJECT SHALL BE UNDER THE FOLLOWING STIPULATIONS: THE CONTRACTOR HEREBY ACKNOWLEDGES AND ACCEPTS THE RESPONSIBILITY FOR ANY AND ALL RAMIFICATIONS ARISING FROM ALL SUBSTITUTIONS, WHETHER OR NOT SUCH RAMIFICATIONS WERE NOTED DURING THE APPROVAL PROCESS. THE CONTRACTOR SHALL VERIFY AND CONFIRM THAT EACH SUBSTITUTED ITEM MEETS ALL APPLICABLE STANDARDS, REGULATIONS, AND LOCAL ORDINANCES, THAT IT WILL INTERFACE PROPERLY WITH ALL OTHER PRODUCTS AND / OR DETAILS IN THE PROJECT, AND THAT IT WILL NOT IMPACT THE SCHEDULE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVALS AND PERMITS FOR ALL SUBSTITUTIONS. WHENEVER THE DOCUMENTS INDICATE MORE THAN ONE MANUFACTURER OF A PRODUCT, THE FIRST MANUFACTURER LISTED IS THE BASIS OF DESIGN; USE OF A SECOND OR OTHER LISTED MANUFACTURER, OR USE OF AN "OR EQUAL" MANUFACTURER, SHALL CONSTITUTE A SUBSTITUTION, AND CONTRACTOR SHALL SUBMIT SUCH REQUEST FOR SUBSTITUTION PER THE PROCESS CONTAINED WITHIN THE DOCUMENTS. ALL TIME EXPENDED BY ARCHITECT IN REVIEWING REQUESTS FOR SUBSTITUTIONS SHALL BE BILL TO THE OWNER AS ADDITIONAL SERVICES AND SHALL BE REIMBURSED BY CONTRACTOR TO THE OWNER, UNLESS OTHERWISE AGREED BETWEEN OWNER AND CONTRACTOR.

- 03 THE CONTRACTOR SHALL ENSURE THAT EACH TRADE INSPECTS ALL WORK RELATED TO THEIR SCOPE OF WORK, DETERMINE ITS COMPLETENESS, REPORT FINDINGS, AND SHALL CERTIFY THAT THEY ACCEPT IT AS PROPER. COMMENCEMENT OF WORK EXPLICITLY INDICATES ACCEPTANCE OF THE CONDITION OF THE PRIOR WORK. NO CLAIM AGAINST PRIOR WORK SHALL BE MADE AFTER COMMENCEMENT OF SUBSEQUENT WORK.

- 04 OPENINGS MADE IN THERMAL, FIRE-RESISTIVE AND/OR SOUND-RATED ASSEMBLIES MUST BE PATCHED AND FILLED, IN ORDER TO MAINTAIN THE PROPER PERFORMANCE AND RATINGS.

- 05 APPLIANCES, EQUIPMENT, FIXTURES, ETC. SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE CONSTRUCTION DOCUMENTS SHALL SUPERSEDE MANUFACTURER'S WRITTEN RECOMMENDATIONS ONLY WHEN THEY EXCEED THE MANUFACTURER'S REQUIREMENTS. DETAILS AND NOTES ARE NOT INTENDED TO CONTRADICT MANUFACTURER'S INSTALLATION INSTRUCTIONS. SHOULD THERE BE A CONFLICT, THE MORE RESTRICTIVE REQUIREMENTS SHALL HAVE PRECEDENCE UNLESS DETERMINED OTHERWISE BY THE ARCHITECT IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION AND CONNECTION OF ALL APPLIANCES, EQUIPMENT, FIXTURES, ETC. THE CONTRACTOR SHALL VERIFY THAT THE REQUIRED AREA, CLEARANCES, UTILITIES, CAPACITY, ETC. ARE PROVIDED PRIOR TO COMMENCING CONSTRUCTION.

- 06 THE CONTRACTOR IS RESPONSIBLE FOR ALL OF ITS "DESIGN-BUILD" SUBCONTRACTORS AND SHALL COORDINATE THE INTEGRATION OF THEIR WORK WITH ALL OTHER TRADES AND THE CONSTRUCTION DOCUMENTS.

- 07 **SUBCONTRACTOR COORDINATION:**
- A. CONTRACTOR ACKNOWLEDGES ITS RESPONSIBILITY FOR THE INTER- COORDINATION OF ALL SUBCONTRACTORS AND THEIR WORK. FOR OBTAINING APPROVALS AND PERMITS FOR ALL SUBSTITUTIONS.
- B. THE CONTRACTOR WILL HOLD PRE-CONSTRUCTION MEETINGS, AND ADDITIONAL MEETINGS, AS REQUIRED, SO THAT ALL SUBCONTRACTORS WILL BE FAMILIARIZED WITH THE RELATED WORK OF OTHER TRADES INVOLVED.
- C. WHEN A CONFLICT ARISES BETWEEN THE REQUIREMENTS OF TWO OR MORE SUBCONTRACTORS, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE AMONG THEMSELVES TO RESOLVE THE CONFLICT IMMEDIATELY.
- D. IF ADDITIONAL OR DUPLICATE MATERIAL OR LABOR IS NECESSARY TO FACILITATE COORDINATION OR REMEDIAL WORK, IT SHALL BE PROVIDED AT NO ADDITIONAL COST OR DELAY OF COMPLETION TO THE OWNER. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY SUCH CONFLICT IMMEDIATELY.
- E. THE ARCHITECT MAY ISSUE INFORMATION, AS TO WHICH ITEM IS MOST CRITICAL; THE NON-CRITICAL ITEM CAN THEN BE RELOCATED OR DUPLICATED.

LR/A
LR/ARCHITECTURE

Architecture
Planning
Interior Design

Construction Management

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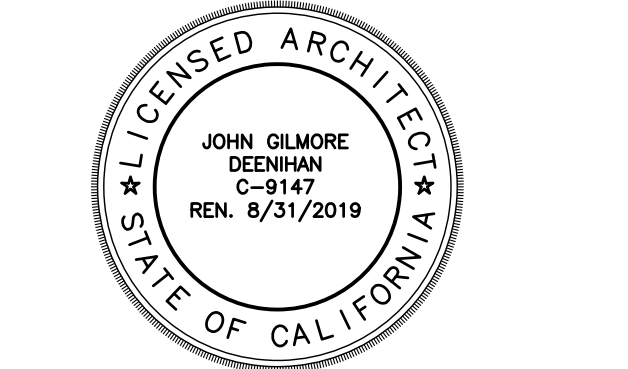
N O T E

THESE DRAWINGS ARE PROPERTY OF THE ARCHITECT. THE DESIGNS, WORK AND METHODS HEREIN INCLUDING ALL TECHNICAL DRAWINGS ARE PROPRIETARY AND CANNOT BE COPIED, REPRODUCED OR SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT, IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN THE ARCHITECT'S WRITTEN PERMISSION. ANY CHANGES TO THE DRAWINGS OR SPECIFICATIONS, INCLUDING DEFENSE TEST AWARD, MUST BE MADE WITH THE AUTHORIZATION OF THE ARCHITECT.

SUBMITTALS	DATE	DESCRIPTION
PRE-BID:		
BLD'G. DEPT.:		
BID SET:		

RELEASES:	NO.	DATE	DESCRIPTION
	1		
	2		
	3		

ARCH/CONSULTANT:



PROJECT

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BURBANK, CA 91504

CLIENT

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240 N. GLENOAKS BLVD.
BURBANK, CA 91504

REVISIONS	ISSUE	DATE	REVISION
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SCALE

AS SHOWN

TITLE

GENERAL NOTES

SHEET

A-9.0

DIVISION 15.A: PLUMBING, MECHANICAL, AND ELECTRICAL

- 01 ALL PLUMBING LINES ARE TO BE ISOLATED FROM FRAMING MEMBERS.
- 02 PROVIDE EXPANSION FITTINGS FOR RIGID PLUMBING AND MECHANICAL LINES WITHIN STRUCTURE TO ACCOMMODATE FOR BUILDING EXPANSION / CONTRACTION AND SETTLEMENT OF UP TO 3/8 INCH PER FLOOR WITHOUT DAMAGE OR MALFUNCTION OF PIPING.
- 03 CONTRACTOR SHALL SUBMIT ALL SWIMMING POOL AND SPA DRAWINGS TO HEALTH DEPARTMENT AND OBTAIN APPROVAL PRIOR TO CONSTRUCTION.
- 04 TERMINATE ALL WATER HEATER PRESSURE-TEMPERATURE RELEASE VALVE AND CONDENSATE DRAIN DISCHARGE PIPING TO EXTERIOR PER ALL APPLICABLE CODES AND ORDINANCES.
- 05 ALL BATHROOM EXHAUST FANS AND CLOTHES DRYER EXHAUST DUCTING SHALL DISCHARGE TO THE EXTERIOR. DISCHARGE TO AN INTERIOR CORRIDOR IS PROHIBITED. PROVIDE CLEANOUTS AS PER CODE OR OTHER REGULATIONS. TERMINATION IS TO BE 3 FEET FROM ANY OPENING.
- 06 HVAC HEATING COOLING AND VENTILATION REQUIREMENTS; DWELLING UNIT HEATING SYSTEMS SHALL BE ABLE TO MAINTAIN A ROOM TEMPERATURE OF 68 DEGREES AT A POINT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
- 07 MECHANICAL DUCTING (2 INCH MINIMUM) IN THE ATTIC SPACE, BETWEEN UNITS AND OVER UNCONDITIONED SPACES TO COMPLY WITH TITLE-24 REQUIREMENTS.
- 08 THE CONSTRUCTION DOCUMENTS SHOW COMPLIANCE WITH DIMENSIONAL REQUIREMENTS AND SPANNING OF ELECTRICAL ITEMS (I.E. OUTLETS, LIGHT FIXTURES, SWITCHES), DUCTING, VENTING, REGISTERS, PLUMBING LINES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO ENSURE THAT THE CODE REQUIREMENTS ESTABLISHING THEIR PLACEMENT ARE MAINTAINED. RELOCATION AND / OR DUPLICATION OF ELECTRICAL, MECHANICAL, AND PLUMBING AND STUDS, JOISTS, RAFTERS, AND TRUSSES MAY BE REQUIRED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES IN THIS REGARD. ANY EXTRA LABOR OR MATERIALS REQUIRED TO MEET THESE REQUIREMENTS SHALL BE PROVIDED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.
- 09 ALL EXPOSED HOT WATER LINES SHALL BE INSULATED AS REQUIRED BY CALIFORNIA BUILDING CODE.
- 10 ALL STORAGE ROOMS SHALL BE MECHANICALLY VENTILATED TO THE EXTERIOR. FIRE DAMPERS ARE REQUIRED WHEN A DUCT PENETRATES A RATED WALL ASSEMBLY.
- 11 GENERAL CONTRACTOR AND CONCRETE SUB-CONTRACTOR TO VERIFY ALL POWER SUPPLY REQUIREMENTS FOR ALL EXTERIOR BUILDING SIGNAGE WITH CLIENT'S SIGNAGE CONSULTANT PRIOR TO FOUNDATION POUR.
- 12 ALL PLUMBING, ELECTRICAL, LOW VOLTAGE, HVAC, AND SIMILAR ELEMENTS ARE SHOWN IN THE DOCUMENTS SCHEMATICALLY AND CONCEPTUALLY ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AMONGST THE SEVERAL TRADES TO DETERMINE THE EXACT LOCATIONS OF SUCH ITEMS TO PROVIDE FULLY FUNCTIONAL SYSTEMS IN COMPLIANCE WITH THE DESIGN INTENT OF THESE DOCUMENTS.

GENERAL REQUIREMENTS

- A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170, 158)(SEPARATE PLUMBING PERMIT IS REQUIRED)
- C. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVES SEWAGE DISPOSAL SYSTEM (R306.3)
- D. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- E. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
- F. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- G. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVES LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED) (R308.6.9)
- H. WATER HEATER MUST BE STRAPPED TO WALL.(SEC. 507.3, LAPC)
- I. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUEL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)
- J. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL. TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977 (3162B)
- K. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325 (R309.4)
- L. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS. (R314.2)
- M. WHERE A PERMIT IS REQUIRED FOR ALTERCATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLING OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLINGS UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- N. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WIT ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (R303.1)

- 03 PROVIDE CONTROL JOINTS IN EXTERIOR PLASTER SURFACES. AREAS SEPARATED BY CONTROL JOINTS ARE NOT TO EXCEED 144 SQUARE FEET. SEE EXTERIOR ELEVATIONS AND PROJECT SPECIFICATION REQUIREMENTS.
- 04 ALL JOINTS BETWEEN EXTERIOR CLADDING SYSTEMS ARE TO BE PLUMB, SQUARE, AND UNIFORM. WHERE THERE IS POTENTIAL FOR BUCKLING FROM DIFFERENTIALS IN THERMAL EXPANSION AND CONTRACTION, SEALED EXPANSION JOINTS ARE TO BE INSTALLED BETWEEN JOINTS.
- 05 CLADDING IS TO EXTEND AROUND OUTSIDE BUILDING CORNERS, UNLESS NOTED OTHERWISE.

DIVISION 9.C: INTERIOR SURFACES

- 01 UNITS: ALL TUB/SHOWER AND SHOWER SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE UP TO A MIN. HEIGHT OF 7'-0" ABOVE THE DRAIN INLET. AT FIBERGLASS ENCLOSURES, BACK WITH MOISTURE RESISTANT GYPSUM BOARD; AT CERAMIC TILE ENCLOSURES OVER CEMENTITIOUS BACKER BOARD OVER A WATERPROOF MEMBRANE SYSTEM; SEE INTERIOR ELEVATION AND SPECIFICATIONS FOR EXACT CONDITIONS. SUBSTRATES FOR ALL TUB PLATFORMS, LEDGES AND WALLS SURFACES, SUBJECT TO DIRECT SPLASH, SHALL BE WATERPROOFED.
- 02 COMMON AREA RESTROOMS: FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE, OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES. FLOOR IS TO SLOPE TO DRAIN. PROVIDE A 3/8 INCH RADIUS AT COVED BASES. FLOOR SURFACES SUBJECT TO WATER EXPOSURE ARE TO BE SLIP-RESISTANT. WALLS WITHIN 2 FEET OF THE FRONT OR SIDE OF URINALS OR WATER CLOSETS SHALL BE SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET MINIMUM ABOVE THE FINISHED FLOOR. GRAB BARS AND ALL ACCESSORIES ARE TO BE ACCESSIBLE TO PERSONS WITH DISABILITIES.

DIVISION 13.A: LIFE SAFETY SYSTEMS

- 01 MEANS OF EGRESS ILLUMINATION: ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. LIGHTING SHALL BE POWERED BY PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE ILLUMINATION SHALL BE AUTOMATICALLY POWERED FROM AN EMERGENCY SYSTEM.
- 02 EXIT SIGNAGE.
A. PROVIDE EXIT SIGNS THROUGHOUT THE ENTIRE PROJECT. THE EXIT SIGNS ALONG THE PATH OF EGRESS TRAVEL SHALL BE LOCATED SO THEY ARE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL (GRAPHICS SHALL INDICATE DIRECTION OF EGRESS). NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN. LOCATE EXIT SIGNS PER PLAN AND INSTALL ADDITIONAL SIGNS PER THE AUTHORITY HAVING JURISDICTION.
B. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES. ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL COMPLY WITH UL 924 AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND CBC CHAPTER 27. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
C. EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- 03 FIRE EXTINGUISHERS
A. PROVIDE ALL FIRE EXTINGUISHERS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. ALL FIRE EXTINGUISHERS SHALL BE INSTALLED IN SEMI- RECESSED ENCLOSURES IN THE RESIDENTIAL CORRIDORS, OFFICES, LOBBIES, AND OTHER COMMON AREAS. PROVIDE SURFACE-MOUNTED ENCLOSURES IN PARKING STRUCTURES AND WITHIN EQUIPMENT ROOMS (AT CONCRETE WALLS).
B. EXTINGUISHER LOCATIONS SHOWN ON PLANS ARE AN ESTIMATION. THE EXACT NUMBER, LOCATION AND TYPE OF EXTINGUISHER SHALL BE DETERMINED BY LOCAL FIRE AUTHORITY HAVING JURISDICTION. FIRE EXTINGUISHERS SHALL HAVE A MINIMUM RATING OF 2-A:10-B:C. THEY SHALL BE INSTALLED THROUGHOUT THE BUILDING, SO THAT THERE IS AN AVAILABLE EXTINGUISHER WITHIN 75 FEET OF TRAVEL FROM ANY POINT OF THE BUILDING AND/OR NO LESS THAN ONE EXTINGUISHER PER 3,000 SQUARE FEET.
- 04 MANUAL AND / OR AUTOMATIC FIRE ALARM SYSTEMS SHALL COMPLY WITH CBC CHAPTER 9 AND NFPA 72.
- 05 PROJECT SHALL HAVE AN AUTOMATIC FIRE ALARM SYSTEM BASED UPON FULLY SPRINKLERED BUILDINGS, PER CALIFORNIA FIRE CODE. THE CONTRACTOR SHALL SUBMIT DRAWINGS AND OBTAIN APPROVAL FROM THE CITY FOR APPROVAL PRIOR TO FABRICATION.
- 06 ALL DWELLING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATIONS (I.E. STROBES). VISUAL SMOKE ALARMS SHALL ALSO BE PROVIDED FOR THE HEARING IMPAIRED IN RESTROOMS, CORRIDORS, MULTI-PURPOSE ROOMS, LOBBIES, MEETING ROOMS, AND OTHER AREAS FOR COMMON USE. THESE SYSTEMS ARE TO BE PROVIDED IN ACCORDANCE WITH CBC CHAPTER 9 AND NFPA 72.
- 07 SMOKE ALARMS IN UNITS ARE TO BE LOCATED IN SLEEPING ROOMS AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. THEY ARE NOT TO BE LOCATED IN GARAGES AND AT LEAST 20 FEET AWAY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES. SMOKE ALARMS ARE TO BE WIRED TO THE PRIMARY POWER FROM THE BUILDING AND BE EQUIPPED WITH A BATTERY BACKUP.
- 08 CARBON MONOXIDE (CO) ALARMS SHALL BE LOCATED IN UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE. THEY SHALL BE LISTED TO COMPLY WITH UL 2034 AND BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND NFPA 720. CO ALARMS ARE TO BE WIRED TO THE PRIMARY POWER FROM THE BUILDING AND BE EQUIPPED WITH A BATTERY BACKUP.
- 09 CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATIONS (I.E. STROBES) IN ACCORDANCE WITH NFPA 720.
- 10 CARBON MONOXIDE / SMOKE ALARM COMBINATION UNITS SHALL COMPLY WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, LISTING, AND APPROVALS FOR BOTH.
- 11 FIRE EXTINGUISHING SYSTEMS (FIRE-SPRINKLERS):
A. FIRE EXTINGUISHING SYSTEMS SHALL COMPLY WITH CBC CHAPTER 9 AND NFPA 13. EXCEPTION: APARTMENT BUILDINGS FOUR STORIES OR LESS MAY BE ON ACCORDANCE WITH NFPA 13R.
B. PROJECT SHALL HAVE AN APPROVED SUPERVISED FIRE SPRINKLER SYSTEM HAVING A LOCAL ALARM FOR NOTIFICATION OF ALL OCCUPANTS.
- 12 STAIR SIGNAGE: STRUCTURES FOR (4) OR MORE STORIES IN HEIGHT SHALL HAVE AN APPROVED STAIRWAY SIGN INDICATING THE FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR AND THE IDENTIFICATION OF THE STAIR. IT SHALL BE LOCATED APPROXIMATELY 5 FEET ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION.
- 13 BUILDING ADDRESS NUMBERS OR LETTERS SHALL BE A MINIMUM OF 4 INCHES HIGH AND NOT LESS THAN 1/2 INCH IN WIDTH. THEY SHALL BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE MAIN ROADWAY WHICH THE BUILDING IS ADDRESSED ON. ADDRESS NUMBERS SHALL BE ILLUMINATED, CLEARLY VISIBLE, AND LEGIBLE FROM THE MAIN ROADWAY FRONTING THE PROPERTY. ADDITIONAL BUILDING IDENTIFICATION MAY BE REQUIRED THE AUTHORITY HAVING JURISDICTION.

- 04 ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT NON-GRASP HARDWARE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE. THE DOOR OPENING FORCE SHALL BE 5 POUNDS MAXIMUM FOR ALL DOORS OTHER THAN FIRE DOORS. REQUIRED FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, BUT SHALL NOT EXCEED 15 POUNDS.

DIVISION 9.A: THERMAL, FIRE-RESISTANT AND SOUND-CONTROL RATED ASSEMBLIES

- 01 THE LENGTH OF FASTENERS IS TO BE INCREASED AT MULTI-LAYER APPLICATION AND WHERE WALLBOARD IS APPLIED OVER STRUCTURAL PANELS OR NON- STRUCTURAL FURRING. THE LENGTH OF FASTENERS IS TO BE INCREASED, AS NECESSARY TO ACHIEVE THE REQUIRED PENETRATION INTO THE FRAMING MEMBERS. FASTENERS PENETRATING THROUGH WALLBOARD AND INTO RESILIENT CHANNELS ARE NOT TO CONTINUE AND PENETRATE THE MEMBERS SUPPORTING THE RESILIENT CHANNELS.
- 02 MULTI-LAYER WALLBOARD ASSEMBLIES: EXTERIOR OR INTERIOR ASSEMBLIES OCCURRING ALONG A PORTION OF A WALL SHALL CONTINUE FOR THE REMAINDER OF THE WALL (UP TO A PROPER TERMINATION).
- 03 WHERE EXTERIOR SHEATHING/UNDERLAYMENT IS REQUIRED UNDER WOOD SIDING OR PLASTER (I.E., AS PART OF A SOUND-RATED OR FIRE-RATED EXTERIOR WALL), CONTINUE THE SAME MATERIALS FOR THE REMAINDER OF THE SURFACE TO THE NEAREST CORNER.
- 04 WHERE RESILIENT CHANNELS ARE REQUIRED UNDER THE GYPSUM BOARD FOR A PORTION OF A WALL OR CEILING (I.E., FOR SOUND-CONTROL RATED ASSEMBLIES), USE RESILIENT CHANNELS FOR THE REMAINDER OF THE WALL OR CEILING IN THAT ROOM.
- 05 WALLBOARD AND PLYWOOD SHEATHING IS TO BE GAPPED 1/4" ABOVE THE CONCRETE OR PLYWOOD SUBFLOOR, AS PER GYPSUM ASSOCIATION RECOMMENDATIONS. GAPS ARE TO BE FILLED WITH FLEXIBLE FIRE-RESISTANT SEALANT.
- 06 REFER TO THE CODE AND THE LATEST VERSION OF THE ACOUSTICAL REPORT FOR SITE SPECIFIC ACOUSTICAL REQUIREMENTS. THE CONTRACTOR IS TO FULLY UNDERSTAND THE REQUIREMENTS AND COORDINATE WORK TO ACHIEVE COMPLIANCE.
- 07 AT SHEAR WALLS: WHERE THE PLYWOOD DOES NOT CONTINUE TO THE CORNER OF THE ROOM, ADDITIONAL PLYWOOD OR TYPE "X" GYPSUM WALL BOARD IS TO BE ADDED FOR THE REMAINING PORTION, SO AS TO ACHIEVE A FLUSH FINISHED SURFACE FOR THE ENTIRE WALL.

- 08 ALL RECESSED OPENINGS FOR ACCESSORIES (I.E. FIRE EXTINGUISHERS, MEDICINE CABINETS, ETC.) SHALL BE LINED WITH GYPSUM WALLBOARD AT ALL SIDES AND BACK. RECESSED OPENINGS NOT PERMITTED AT UNIT-TO-UNIT DEMISING WALLS.

- 09 NOTE THAT WHERE CLEARANCE TO COMBUSTIBLE MATERIALS IS REQUIRED, I.E. AT FLUES AND VENTS, THAT GYPSUM WALLBOARD IS CONSIDERED "COMBUSTIBLE".

- 10 AT PENETRATIONS THROUGH WALLBOARD: PROVIDE THE REQUIRED CLEARANCE TO GYPSUM BOARD AND FILL THE OPENING WITH JOINT BUCKING AND / OR OTHER APPROPRIATE FIRE STOPPING, AS APPROVED BY CODE AND LOCAL BUILDING OFFICIALS.

- NOTE: GYPSUM BOARD IS CONSIDERED COMBUSTIBLE IN THIS APPLICATION; PROVIDE CLEARANCE AND FIRESTOPPING PER THIS NOTE.

11 PROVIDE FIRE BLOCKS PER CODE PER THE FOLLOWING LOCATIONS:

- A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
- B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
- C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVER CEILINGS.
- D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

12 PROVIDE ALL DRAFT STOPS PER CODE:

- A. IN THE ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS SET OUT FROM THE WALLS AND SIMILAR CONCEALED SPACES IN FLOOR-CEILING ASSEMBLIES, DRAFT STOPS SHALL BE IN LINE WITH WALLS SEPARATING INDIVIDUAL DWELLING UNITS AND GUEST ROOMS FROM OTHER USES. THE SEPARATED ATTIC SPACE MAY NOT EXCEED 3000 SQUARE FEET AND THE GREATEST HORIZONTAL DIMENSION MAY NOT EXCEED 60 FEET.
- B. OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT AGGREGATE MORE THAN 100 SQUARE INCHES IN 100 SQUARE FEET OF WALL OR PARTITIONS.
- C. ELECTRICAL OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A MINIMUM DISTANCE OF 24 INCHES.
- D. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY A TEST CONDUCTED IN ACCORDANCE WITH THE CODE.
- 13 SMOKE AND FIRE DAMPERS MUST BE INSTALLED AND BE ACCESSIBLE FOR INSPECTION AND SERVICING IN THE FOLLOWING DUCTED OR UNDUCTED AIR OPENINGS IN THE FOLLOWING LOCATIONS.
A. DUCT PENETRATIONS OF AREA OR OCCUPANCY SEPARATION WALLS.
B. EXIT CORRIDORS.
C. DUCTS PENETRATING SHAFTS ENCLOSURES, EXCEPT EXHAUST ONLY OPENINGS SERVING CONTINUOUSLY OPERATING FANS AND PROTECTED USING PROVISIONS OF CHAPTER 9.
D. DUCTS PENETRATING FIRE-RESISTIVE ELEMENTS OF FIRE-RATED CORRIDOR.
E. ELEVATOR LOBBIES PER CODE.
F. AREAS OF REFUGE.

- 14 INDIVIDUAL STRUCTURAL MEMBERS SUPPORTING DIRECT LOAD FROM A FLOOR AND A ROOF OR FROM MORE THAN ONE FLOOR ARE TO BE INDIVIDUALLY PROTECTED WITH AN APPROVED FIRE-RATED ASSEMBLY.

- 15 FIRE-RESISTIVE MATERIALS MAY BE OMITTED FROM THE BOTTOM FLANGE OF LINTELS SPANNING NOT OVER 6 FEET, SHELF ANGLES, OR PLATES THAT ARE NOT PART OF THE STRUCTURAL FRAME.

- 16 THE EDGES OF LUGS, BRACKETS, RIVETS, AND BOLT HEADS ATTACHED TO THE STRUCTURAL MEMBERS MAY EXTEND TO WITHIN ONE INCH OF THE SURFACE OF THE FIRE PROTECTION.

- 17 FIRE-RESISTANT FIRE-RATED ASSEMBLIES AT SHAFT ENCLOSURES SHALL EXTEND TO COMPLETELY ENCLOSE SHAFT AT ALL SIDES AND ENDS.

- 18 ALL WORK BY ALL TRADES SHALL BE PERFORMED UNDER STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE ACOUSTICAL ENGINEER OF RECORD AND WITH THE ACOUSTICAL REPORT / NOTES.

DIVISION 9.B: EXTERIOR CLADDING

- 01 ALL 3-COAT EXTERIOR PLASTER SHALL BE MINIMUM 7/8" THICK, OVER LATH AND WEATHER-RESISTIVE BARRIER. SEE SPECIFICATIONS FOR TYPICAL UNDERLAYMENT REQUIREMENTS AND FINISH. FINISHED SURFACES AND CORNERS ARE TO BE PLUMB, STRAIGHT, AND SQUARE. MAXIMUM DEVIATION IS NOT TO EXCEED 1/4 INCH IN 10 FEET.
- 02 PROVIDE WEEP SCREED/DRIP SCREEDS AT THE WALL TERMINATION (BOTTOM EDGE). ALL SCREEDS ARE TO HAVE A MINIMUM 3-1/2 INCH FLANGE. INSTALL PLASTER AND ACCESSORIES TO PERMIT CONCEALED MOISTURE TO DRAIN READILY AND NOT BUILD UP WITHIN PLASTER ASSEMBLY. WHERE PLASTER IS TO BE PAINTED, A PERFORATED SCREED IS REQUIRED FOR DRAINAGE.

LR/A
LR/ARCHITECTURE

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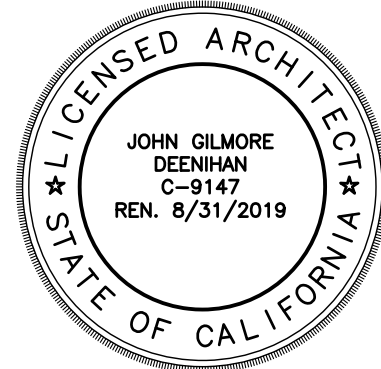
N O T E

THESE DRAWINGS ARE PROPERTY OF THE ARCHITECT. THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR REPRODUCED IN ANY MANNER OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE OWNER AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING DEFENSE COSTS AND ATTORNEY'S FEES, OF THE OWNER AND SPECIFICALLY WITHOUT LIMITATION, AUTHORIZATION OF THE ARCHITECT.

SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	_____	_____
BLD'G. DEPT.:	_____	_____
BID SET:	_____	_____

RELEASES:		
NO.	DATE	DESCRIPTION
○	_____	_____
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STAFF	WR/ RE

CAD FILE

JOB NO.
25664

DATE

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SCALE
AS SHOWN

TITLE
GENERAL NOTES

SHEET

A-9.1

01010 SUMMARY OF WORK

1. GENERAL

CONTRACTS: THE WORK OF THIS PROJECT IS TO BE ACCOMPLISHED UNDER A SINGLE LUMP SUM GENERAL CONTRACT WHEREBY THE VARIOUS TRADES INCLUDING MECHANICAL, ELECTRICAL AND SUPPLIERS SHALL PERFORM THEIR WORK SUBORDINATE TO, UNDER THE DIRECTION OF, AND IN CONJUNCTION AND COMPLETE WITH THE GENERAL CONTRACTOR.

2. SCOPE

3. WORK TO BE PERFORMED

GENERAL CONTRACTOR RESPONSIBILITIES SHALL INCLUDE GENERAL SUPERVISION, MANAGEMENT AND CONTROL OF THE WORK OF THE PROJECT AND IN ADDITION TO OTHER ITEMS MORE SPECIFICALLY NOTED THROUGHOUT THE SPECIFICATIONS HIS RESPONSIBILITIES SHALL ENCOMPASS THE FOLLOWING SPECIAL REQUIREMENTS.

- EXISTING CONDITIONS: BEFORE COMMENCING ANY OTHER WORK OF THIS PROJECT THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS PARTICULARLY CONCERNING EXISTING BUILDING SYSTEMS AND SITE CONDITIONS AND LOCATIONS, CLEARANCES AND HEIGHTS, AND IMMEDIATELY REPORT TO OWNER REPRESENTATIVE AND ARCHITECT ANY APPARENT DISCREPANCIES OR INCONSISTENCIES.
- SUBMITTALS: SHOP DRAWINGS, SAMPLES, COLOR CHIPS, SCHEDULES, LISTS, CATALOGS, MANUFACTURERS LITERATURE, CERTIFICATES, GUARANTEES, BONDS, SUBSTITUTIONS, AS-BUILT PRINTS AND OTHER ITEMS REQUIRING ARCHITECT, ENGINEER OR OWNER REVIEW OR ACCEPTANCE SHALL BE SUBMITTED THROUGH THE GENERAL CONTRACTOR AS PART OF THE CONTROL OF THE WORK OF THIS PROJECT. THE GENERAL CONTRACTOR SHALL THOROUGHLY REVIEW ALL SUBMITTALS BEFORE SUBMITTING TO THE ARCHITECT.
- CUTTING AND PATCHING: GENERAL CONTRACTOR SHALL OVERSEE CUTTING AND PATCHING OF CONCRETE, MASONRY AND STRUCTURAL MEMBERS AND OTHER MATERIALS ON THE DRAWINGS AND AS JOB CONDITIONS REQUIRE. NO CUTTING AND PATCHING OF STRUCTURAL MEMBERS WILL BE PERMITTED WITHOUT THE PERMISSION AND SUPERVISION OF THE ARCHITECT OR STRUCTURAL ENGINEER. PATCHING MATERIALS AND WORKMANSHIP SHALL BE OF EQUAL QUALITY TO THAT INDICATED ON DRAWINGS OR SPECIFIED IN CERTAIN OTHER SECTIONS OF THE SPECIFICATIONS.
- PUMPING AND DRAINING: GENERAL CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR DRAINING TO KEEP WORK AREAS FREE OF WATER.
- WORKING SPACE: GENERAL CONTRACTOR SHALL CONTROL HIS WORK AND STORAGE AREAS WITHIN THE DESIGNATED SITE AREA. VEHICLE ROUTES TO SUCH AREAS SHALL BE STRICTLY ENFORCED.
- COOPERATION: GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COOPERATE WITH OTHERS ENGAGED ON THE PREMISES AS MAY BE NECESSARY TO FACILITATE PROGRESS AND TO PROVIDE COORDINATION AND INTEGRATION OF THE ENTIRE WORK.
- COORDINATION: GENERAL CONTRACTOR SHALL COORDINATE AND EXPEDITE THE WORK; PARTICULARLY THE WORK OF THE MECHANICAL AND ELECTRICAL TRADES TO AVOID DELAYS EITHER IN TIMING OR METHODS OF WORKING.
- GLASS INSURANCE: GENERAL CONTRACTOR WILL CARRY HIS OWN GLASS AND GLAZING INSURANCE OR OTHERWISE GUARANTEE REPLACEMENT OF NEWLY INSTALLED GLASS BREAKAGE AFTER INSTALLATION IS COMPLETE AND UNTIL THE BUILDING IS ACCEPTED BY OWNER.
- EXTENT OF WORK: IF NECESSARY BOUNDARY LIMITS FOR WORK REQUIRED OF THIS CONTRACT SHALL BE CONFINED TO ONLY THE AREAS SO DESIGNATED BY THE ARCHITECT.
- CONSTRUCTION BARRICADE: VERIFY WITH THE LOCAL AGENCIES AND THE OWNERS REPRESENTATIVE FOR ANY CONSTRUCTION BARRICADE REQUIREMENTS.

4. WORK PERFORMED UNDER SEPARATE CONTRACT

SEPARATE CONTRACT WORK CONTEMPLATED BY THE OWNER REQUIRES THAT THE CONTRACTORS FOR THIS CONSTRUCTION WORK TO MUTUALLY ARRANGE THEIR WORK AND REQUIREMENTS TO PROVIDE THE OWNER WITH A COMPLETELY ACCEPTABLE OPERATIONAL PROJECT.

5. OWNER OCCUPANCY

OWNER RESERVES THE RIGHT TO ENTER THE PREMISES TO OCCUPY SPACE AS AVAILABLE TO DO ADDITIONAL WORK AND PROVIDE OTHER ITEMS, PROPERTY, MATERIALS AND EQUIPMENT IN THE BUILDING DURING THE CONSTRUCTION PERIOD PROVIDED HIS WORK DOES NOT INTERFERE WITH CONTRACTORS WORK NOR CAUSE DELAY IN COMPLETION OF THE WORK. SHOULD OWNER EXERCISE THIS RIGHT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING THE WORK OF THE VARIOUS TRADES SO THAT OWNER MAY ACCOMPLISH HIS WORK AT DESIRED TIMES; HOWEVER, SAID OCCUPANCY SHALL NOT INDICATE THAT OWNER HAS ACCEPTED SUCH SPACE OR ANY PART OF IT AS BEING COMPLETELY FINISHED UNTIL FINAL ACCEPTANCE OF THE ENTIRE BUILDING.

7. UTILITIES

REFER TO SECTION 01500

01300 SUBMITTALS

1. SHOP DRAWINGS

- CONTRACTOR SHALL SUBMIT TO THE ARCHITECT, FOUR COPIES OF SHOP DRAWINGS FOR REVIEW. ONE COPY SHALL BE A SEPIA OR ORIGINAL FOR REPRODUCING PURPOSE.
- EACH SHEET SHALL BE IDENTIFIED WITH THE NAME OF THE PROJECT AND AT LEASE 4" X 8" SPACE IN THE LOWER RIGHT HAND CORNER OF EACH SHEET SHALL BE LEFT BLANK FOR REVIEW STAMPS AND NOTES. AFTER THE ARCHITECT AND/OR THE ENGINEER HAS REVIEWED EACH PRINT, HE WILL SO STAMP IT AND RETURN IT TO THE CONTRACTOR WHO SHALL MAKE AND DISTRIBUTE SUCH COPIES AS HE REQUIRES. IN INSTANCES WHERE CORRECTIONS ARE REQUIRED, THE REPRODUCIBLE PRINT WILL BE RETURNED TO THE CONTRACTOR WHO SHALL OBTAIN NEW PRINTS INCORPORATING THE REQUIRED CORRECTIONS FOR DISTRIBUTION AS REQUIRED.
- SHOP DRAWINGS IN THE FORM OF DESCRIPTIVE INFORMATION SHALL BE BOUND TOGETHER WITH A TITLE AND INDEX SHEET LISTING EACH SHEET IN THE BINDING. THE TITLE AND INDEX SHEET SHALL HAVE A BLANK RECTANGULAR SPACE OF AT LEAST 4" X 8" FOR NOTES AND REVIEW STAMPS. A MINIMUM OF THREE (3) SUCH SETS OF BOUND COPIES OF THESE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. AFTER CHECKING AND REVIEWING, THE ARCHITECT AND/OR THE ENGINEER WILL RETAIN ONE COPY AND RETURN THE BALANCE TO THE CONTRACTOR FOR DISTRIBUTION.
- SHOP DRAWINGS SHALL BE SUBMITTED IN TIME TO PERMIT THE ARCHITECT AND THE ENGINEER NOT LESS THAN TWO WEEKS FOR CHECKING. IF SHOP DRAWINGS ARE NOT SUBMITTED IN TIME TO ALLOW TWO WEEKS FOR CHECKING WITHOUT DELAY OF THE PROJECT, CONTRACTOR SHALL PAY ARCHITECT'S CHARGES FOR CHECKING ON AN ACCELERATED SCHEDULE.

2. SERVICE MANUALS

- THE CONTRACTOR SHALL FURNISH TO THE ARCHITECT, TWO (2) COPIES OF SERVICE MANUALS COMPLETE WITH LAMPING SCHEDULES, MAINTENANCE DATA SUCH AS PARTS, CATALOGS AND OPERATING INSTRUCTIONS COVERING ALL EQUIPMENT FURNISHED UNDER THE CONTRACT WHICH MAY BE NEEDED OR USEFUL OPERATION, MAINTENANCE, REPAIRS, DISMANTLING OR ASSEMBLING REPLACEMENT. ALL DATA SHALL BE ASSEMBLED UNDER A SUITABLE COMMON COVER.

01500 TEMPORARY FACILITIES AND CONTROL

1. TEMPORARY POWER AND LIGHTS

GENERAL CONTRACTOR SHALL ARRANGE FOR ADEQUATE TEMPORARY ELECTRICAL SERVICES REQUIRED DURING CONSTRUCTION. HE SHALL HAVE THE POWER BROUGHT TO A PROPERLY SIZED AND FUSED DISTRIBUTION PANEL. HE SHALL HAVE THE TEMPORARY METER INSTALLED IN HIS NAME AND PAY FOR ALL INSTALLATION CHARGES AND ALL POWER USED UNTIL THE PROJECT SITE IS TURNED OVER TO THE TENANT.

GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ADEQUATE WIRING, OUTLETS, LAMPS, ETC. FOR THE DISTRIBUTION OF POWER AND LIGHTING FOR THE DISTRIBUTION PANEL TO THE VARIOUS PARTS OF THE BUILDING WHERE AND WHEN REQUIRED. AS PERMANENT WIRING IS PLACED IN SERVICE HE SHALL REMOVE THE TEMPORARY WIRING IN THE AREAS BEING SERVED BY PERMANENT WIRING AND AFTER TEMPORARY ELECTRIC SERVICE IS NO LONGER REQUIRED BY ANY CONTRACTOR HE SHALL REMOVE ALL REMAINING TEMPORARY WIRING FROM THE BUILDING AREA.

2. TEMPORARY WATER

GENERAL CONTRACTOR SHALL MAKE ARRANGEMENTS FOR TEMPORARY WATER REQUIRED DURING CONSTRUCTION AND PAY FOR ALL TEMPORARY PERMITS, CONNECTION METERS AND ALL WATER ON THE JOB.

3. TEMPORARY BUILDINGS

NOT USED OR AS NEEDED BY GENERAL AND SUB-CONTRACTORS.

4. TEMPORARY TELEPHONE

GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TELEPHONE UNTIL PROJECT IS COMPLETE. OTHER CONTRACTORS AND THE ARCHITECT MAY USE THE TELEPHONE FREE OF CHARGE FOR ALL LOCAL CALLS, BUT THE GENERAL CONTRACTOR SHALL BE REIMBURSED FOR EACH LONG DISTANCE CALL BY THE PARTY MAKING THE CALL.

5. TEMPORARY TOILETS

GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TOILET(S) FOR USE OF ALL WORKMEN UNTIL THE PROJECT IS COMPLETE. TOILET(S) SHALL BE IN GOOD WORKING ORDER AND COMPLY WITH ALL GOVERNING REQUIREMENTS.

6. TEMPORARY SIGNS

EACH CONTRACTOR SHALL PROVIDE AND MAINTAIN UTILITY AND SAFETY SIGNS AS DANGER, HIGH VOLTAGE, ETC. FOR HIS PART OF THE WORK. NO SIGNS, BILLBOARDS OR OTHER ADVERTISEMENTS NOT SPECIFIED SHALL BE ERECTED ON THE PREMISES.

7. STORAGE

GENERAL CONTRACTOR SHALL CONTAIN HIS STORAGE OF MATERIALS AND HIS OPERATIONS WITHIN THE PREMISES AND SUCH OTHER SPACE AS HE MAY BE ASSIGNED BY THE TENANT'S REPRESENTATIVE.

8. TRASH

ALL TRASH AND SURPLUS CONSTRUCTION MATERIALS SHALL BE STORED WITHIN THE PREMISES AND SHALL BE PROPERLY REMOVED FROM THE JOB SITE. GENERAL CONTRACTOR TO PROVIDE AN EMPTY DUMPSTER FOR USE BY THE OWNER FOLLOWING PROJECT

01720 PROJECT RECORD DOCUMENTS

1. GENERAL

- MAINTENANCE OF DOCUMENTS: MAINTAIN ONE COPY OF THE FOLLOWING DOCUMENTS IN THE JOB SITE OFFICE:
 - CONTRACT DRAWINGS
 - PROJECT MANUAL, SPECIFICATIONS INCLUDING ADDENDA
 - REVIEWED SHOP DRAWINGS
 - BULLETINS AND CHANGE ORDERS
 - ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
 - OTHER MODIFICATIONS TO CONTRACT DOCUMENTS
 - FIELD TEST RECORDS
- MAINTAIN DOCUMENTS IN A CLEAN, DRY AND LEGIBLE CONDITION.
- DO NOT USE RECORD DOCUMENTS FOR CONSTRUCTION PURPOSES.
- MAKE DOCUMENTS AVAILABLE AT ALL TIMES FOR INSPECTION BY THE ARCHITECT AND THE OWNER.

2. MARKING DEVICES

- USE A FINE FELT OR NYLON TIP PEN WITH WATERPROOF COLORED INK FOR MARKING THE RECORD DOCUMENTS.

3. RECORDING

- CLEARLY LABEL EACH DOCUMENT PROJECT RECORD
- KEEP RECORD DOCUMENTS CURRENT. RECORD CHANGES WITHIN 24 HOURS AFTER WORK IN AFFECTED AREA IS COMPLETED.
- DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL THE REQUIRED INFORMATION HAS BEEN RECORDED.

4. CONTRACT DRAWINGS

LEGIBLY RECORD THE FOLLOWING INFORMATION:

- DEPTHS OF VARIOUS FOUNDATION ELEMENTS IN RELATION TO GROUND FLOOR LEVEL.
- HORIZONTAL AND VERTICAL LOCATIONS OF UNDERGROUND UTILITIES AND APPURTENANCES REFERENCED TO PERMANENT SURFACE IMPROVEMENTS.
- LOCATIONS OF INTERNAL UTILITIES AND APPURTENANCES CONCEALED IN CONSTRUCTION REFERENCED TO VISIBLE AND ACCESSIBLE FEATURES.
- FIELD CHANGES OF DIMENSIONS AND DETAILS.
- CHANGES MADE BY CHANGE ORDER AND ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS.

5. SPECIFICATIONS

LEGIBLY MARK-UP EACH SECTION TO RECORD:

- MANUFACTURER, TRADE NAME, CATALOG NUMBER, AND SUPPLIER OF EACH PRODUCT AND ITEM OF EQUIPMENT INSTALLED.
- CHANGES MADE BY CHANGE ORDER, AND ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS.

7. SUBMITTAL

- ELECTRONIC FILES: IF THE CONTRACT DRAWINGS WERE PRODUCED AS ELECTRONIC FILES THE ARCHITECT WILL FURNISH THE CONTRACTOR WITH A COMPUTER DISC CONTAINING THE CONTRACT DRAWINGS. THE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING THE INFORMATION ON THE RECORD DOCUMENTS TRANSFERRED TO THE ELECTRONIC FILE. DELIVER THE ELECTRONIC FILE AND THE MARKED UP FIELD DOCUMENTS TO THE ARCHITECT BEFORE FINAL PAYMENT FOR THE PROJECT.
- HAND DRAWN DOCUMENTS: IF THE CONTRACT DRAWINGS WERE HAND DRAWN THE ARCHITECT WILL FURNISH THE CONTRACTOR WITH A SET OF REPRODUCIBLE DRAWINGS. THE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING THE INFORMATION ON THE RECORD DOCUMENTS TRANSFERRED TO THESE REPRODUCIBLE DRAWINGS. DELIVER THE REPRODUCIBLE DRAWINGS AND THE MARKED UP FIELD DOCUMENTS TO THE ARCHITECT BEFORE FINAL PAYMENT FOR THE PROJECT.
- SPECIFICATIONS: SUBMIT THE MARKED UP RECORD COPY OF THE PROJECT MANUAL TO THE ARCHITECT BEFORE FINAL PAYMENT FOR THE PROJECT.

- CERTIFICATION: ACCOMPANY SUBMITTALS WITH TWO SIGNED COPIES OF A LETTER LISTING THE DATE, PROJECT TITLE AND CONTRACTOR'S JOB NUMBER, CONTRACTOR'S NAME AND ADDRESS, TITLE AND NUMBER OF EACH RECORD DOCUMENT, AND CERTIFICATION THAT EACH DOCUMENT AS SUBMITTED IS COMPLETE AND ACCURATE.
- 01740 GUARANTEES/WARRANTIES
- GENERAL
 - IN ADDITION TO OTHER REQUIREMENTS OF THE CONTRACT DOCUMENTS REGARDING THE GENERAL ONE YEAR WARRANTY AS A CONDITION PRECEDENT TO CERTIFYING FINAL PAYMENT THE CONTRACTOR SHALL PROVIDE EXTENDED GUARANTEES/WARRANTIES FOR CERTAIN WORK AS SPECIFIED IN THE APPLICABLE SPECIFICATION SECTIONS. SUBMIT THESE EXTENDED GUARANTEES/WARRANTIES ON A FORM WRITTEN ON THE CONTRACTORS OWN LETTER HEAD. THE GUARANTEES/WARRANTY SHALL COMMENCE ON THE DAY INDICATED ON THE CERTIFICATE OF SUBSTANTIAL COMPLETION AS ISSUED BY THE ARCHITECT.

05400 LIGHT GAUGE METAL FRAMING

1. SCOPE

- AS INDICATED ON THE DRAWINGS SPECIFIED HEREIN AND NECESSARY TO COMPLETE THE WORK OF THIS SECTION.

2. RELATED WORK SPECIFIED ELSEWHERE

- PARTITION FRAMING AND MISCELLANEOUS METAL WORK.

3. MATERIALS

- METAL STUDS AND FURRING MATERIALS (ICC ESR-3064P) FOR METAL STUD PARTITION SYSTEM AND METAL FURRING SHALL BE MANUFACTURED BY STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) OR APPROVED EQUAL MATERIALS SHALL BE AS FOLLOWS:
 - METAL STUDS SHALL BE SCREW TYPE CHANNEL, GALVANIZED STEEL, GAUGE AND SIZE INDICATED ON DRAWINGS, WITH KNOCKOUTS FOR PIPES AND CONDUITS. RUNNERS SHALL BE CHANNEL SHAPED WITH 1" MINIMUM LEGS FORMED OF GALVANIZED STEEL. SAME GAUGE AS STUDS.
 - CLIPS, SCREWS AND OTHER ACCESSORIES FOR THE ATTACHMENT OF METAL STUDS, RUNNERS AND DRYWALL FURRING CHANNELS SHALL BE MANUFACTURER'S STANDARD TYPE FOR INTENDED USE. .ON
 - FURRING CHANNELS AS INDICATED ON PLANS

4. INSTALLATION

- CONSTRUCT METAL STUD PARTITIONS AND WALLS USING STUDS OF GAUGE, WIDTH AND SPACING INDICATED ON THE DRAWINGS.
- INSTALL METAL STUDS, RUNNERS AND ACCESSORIES STRICTLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. ALIGN PARTITIONS ACCURATELY ACCORDING TO DETAILS.
- ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR AS REQUIRED FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD POSITIVELY IN PLACE PROPERLY FASTENED.
- TEMPORARY BRACING SHALL BE PROVIDED UNTIL ERECTION IS COMPLETED.

07280 FIRESTOPPING

1. SCOPE

FURNISH MATERIALS AND EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS SPECIFICATIONS HEREIN AND AS NECESSARY TO COMPLETE THE WORK OF THIS SECTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING PRINCIPAL ITEMS:

A. FIRESTOPPING

2. RELATED WORK SPECIFIED ELSEWHERE

- DIVISION 15, MECHANICAL AND PLUMBING SECTIONS
- DIVISION 16, ELECTRICAL SECTION

3. QUALITY ASSURANCE

- USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.
- FIRESTOPPING WORK SHALL BE PERFORMED BY A FIRM ACCEPTABLE TO THE MATERIAL MANUFACTURER.
- PRODUCTS, EXECUTION AND FIRESTOPPING THICKNESS SHALL CONFORM TO THE APPLICABLE CODE REQUIREMENTS FOR THE EXISTING FIRE RESISTANCE RATINGS.

4. MATERIALS

- FORMING MATERIAL: THERMAFIBER SAFING INSULATION AS MANUFACTURED BY THE UNITED STATES GYPSUM COMPANY.
- FIRESTOPPING: FIRECODE COMPOUND AS MANUFACTURED BY THE UNITED STATES GYPSUM COMPANY

5. INSTALLATION

- COMPLY WITH MANUFACTURERS INSTALLATION AND PREPARATION INSTRUCTIONS.

FIRE DEPARTMENT NOTES

- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. CBC SECTION 1008.1.9
- WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH CBC SECTION 1008.1.1
- PROVIDE EXIT SIGNS PER CBC SECTION 1011
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC SECTION 1011.3)
- PROVIDE PORTABLE FIRE EXTINGUISHERS PER CBC SECTION 906.
- BUILDING ADDRESS NUMBERS SHALL BE PROVIDED PER CFC SECTION 505.
- COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM. (CFC SECTION 304.3.3)
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
- FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH CFC SECTION 903.1.1
- PROVIDE APPROVED FIRE SPRINKLER SYSTEM PLANS. SUBMIT PLANS FOR APPROVAL TO ARCHITECT PRIOR TO INSTALLATION. (CFC SECTION 903) FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT.
- THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED AS REQUIRED. (CBC SECTION 903.4)
- PLANS SHOWING UNDERGROUND PIPING OF ON-SITE HYDRANTS AND SPRINKLER SYSTEMS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
- ON-SITE PROTECTION FACILITIES (i.e., HYDRANTS, SPRINKLER SYSTEMS, ETC.) SHALL BE SUBMITTED FOR APPROVAL PRIOR TO OCCUPANCY.
- THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AND/ OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.

BUILDING DEPARTMENT NOTES

- INTERIOR WALL AND CEILING FINISH REQUIREMENTS SHALL COMPLY WITH 2013 CBC SECTION 803.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FORM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES OUN SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OD RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRAKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SOAS TO INHIBIT EROSION BY WIND AND WATER.

LR/A

LR/ARCHITECTURE

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Planning
Interior Design

Construction Management

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N O T E

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BID SET:	_____	_____

RELEASES:

NO.	DATE	DESCRIPTION
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•	_____	_____
•	_____	_____

ARCH/CONSULTANT:



PROJECT

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CLIENT

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REVISIONS

ISSUE	DATE	REVISION
△	_____	_____
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DRAWN

CHECKED

STAFF _____ WR/ RE _____

CAD FILE

JOB NO.

25664

DATE

SCALE

AS SHOWN

TITLE

SPECIFICATIONS

SHEET

A-9.2

07900 SEALANTS

1. SCOPE
- FURNISH MATERIAL, EQUIPMENT AND LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN AS NECESSARY TO COMPLETE THE WORK OF THIS SECTION.
2. RELATED DOCUMENTS
- REFER TO PLANS FOR SEALANT REQUIREMENTS.
3. MATERIALS
- A. JOINT FILLER, FLEXIBLE, COMPRESSIBLE, CLOSED-CELL POLYETHYLENE RODS OR SHEET FILLERS AS RECOMMENDED BY SEALANT MANUFACTURER.
- B. SEALANT, MONO ONE-PART ACRYLIC TERPOLYMER OR DYMETIC TWO-PART POLYTREMZYNE SEALANT BY TREMCO, COLORS TO MATCH.
- C. ACOUSTICAL SEALANT, TREMCO ACOUSTICAL SEALANT.
4. INSTALLATION
- A. EXAMINE THE JOINT SURFACES, BACKING AND ANCHORAGE OF UNITS FORMING SEALANT RABBIT, AND THE CONDITIONS UNDER WHICH THE SEALANT WORK IS TO BE PREPARED. DO NOT PROCEED WITH THE SEALANT WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- B. CLEAN JOINT SURFACES IMMEDIATELY BEFORE INSTALLATION OF SEALANT, REMOVE DIRT, INSECURE COATINGS, MOISTURE AND OTHER SUBSTANCES WHICH WOULD INTERFERE WITH BOND OF SEALANT.
- C. COMPLY WITH SEALANT MANUFACTURER'S PRINTED INSTRUCTIONS EXCEPT WHEN MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED AND EXCEPT WHEN MANUFACTURER'S TECHNICAL REPRESENTATIVE DIRECTS OTHERWISE.
- D. SEALANT: WHEREVER SEALANT IS CALLED FOR AT DIVIDING WALLS, APPLY A DOUBLE HEAD OF ACOUSTICAL SEALANT ON TOP AND BOTTOM TRACK RUNNERS AND ON ALL STUDS WHERE THREE MEMBERS COME INTO CONTACT WITH FLOORS, WALLS, CEILINGS OTHER STRUCTURAL MEMBERS, ETC.

8100 METAL DOORS AND FRAMES

1. SCOPE
- FURNISH MATERIALS, EQUIPMENT AND LABOR AS REQUIRED TO EXECUTE THE WORK AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS HEREIN AS NECESSARY TO COMPLETE THE WORK OF THIS SECTION.
2. RELATED WORK SPECIFIED ELSEWHERE
- A. LIGHT GAUGE METAL FRAMING, SECTION 05400
- B. GYPSUM BOARD, SECTION 09250
- C. PAINTING- SECTION 09900
3. MATERIALS
- A. ALUMINUM DOOR FRAMES - FURNISH AND INSTALL WESTERN INTEGRATED MATERIALS, INC. SERIES 300 DOOR FRAMES WITH 302 TRIM. FINISH TO BE FACTORY FINISH BAKED ENAMEL, COLORS AS INDICATED ON DRAWING SCHEDULES, FURNISH SIZES AS INDICATED ON THE DRAWINGS.
4. SHOP DRAWINGS
- A. SUBMIT MANUFACTURERS DESCRIPTIVE LITERATURE.
5. INSTALLATION
- A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS; PLUM, LEVEL AND TRUE

08200 WOOD AND LAMINATED PLASTIC FACED DOORS

1. SCOPE
- FURNISH MATERIALS, EQUIPMENT AND LABOR AS REQUIRED TO EXECUTE THE WORK AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS HEREIN AS NECESSARY TO COMPLETE THE WORK OF THIS SECTION.
2. RELATED WORK SPECIFIED ELSEWHERE
- A. LIGHT GAUGE METAL FRAMING, SECTION 05400
- B. METAL DOORS AND FRAMES, SECTION 08100
- C. GYPSUM BOARD, SECTION 09250
- D. PAINTING- SECTION 09900
3. APPLICABLE STANDARDS
- A. CONFORM TO THE STANDARDS OF WOODWORK INSTITUTE OF CALIFORNIA "MANUAL OF MILLWORK" SECTION 20, CUSTOM GRADE.
4. SHOP DRAWINGS
- A. SUBMIT MANUFACTURERS DESCRIPTIVE LITERATURE.
5. PRODUCTS
- A. SOLID, NON RATED CORE: SOLID PARTICLE BOARD
- B. HOLLOW CORE: ANSIWWDA I.S.1; CELLULAR CORE INCLUDING LOCK BLOCKS, VERTICAL EDGE BANDS AND TOP AND BOTTOM RAILS.
- C. SOLID, SPECIAL, FUNCTION CORE: LABELED FIRE PERFORMANCE DOORS - REFER TO SCHEDULE FOR RATED DOORS AND FRAMES. CONSTRUCTION SHALL BE THE STANDARD OF THE DOOR MANUFACTURER AND SHALL CONFORM WITH THE REQUIREMENTS OF THE APPLICABLE LABELING AGENCY, SUCH AS THE LISTING AND LABELING AGENCY FOR FOR THE LABEL SPECIFIED, THE STATE FIRE MARSHAL'S OFFICE, AND/OR OTHER LABELING AGENCY.
- D. FLUSH DOOR WOOD VENEER: FOR OPAQUE FINISH ANY SOUND CLOSE-GRAINED HARDWOOD VENEER FREE OF OPEN DEFECTS.
- E. FLUSH DOOR PLASTIC LAMINATE FACE: COMPLY WITH NFMS LD-1, GENERAL PURPOSE TYPE, COLOR AS INDICATED ON THE DRAWING SCHEDULE. VERTICAL EDGES, MATCHING PLASTIC LAMINATED EDGES ON THE DOOR STRIKE SIDE AND HINGE SIDE.
6. INSTALLATION
- A. INSTALL IN ACCORDANCE WITH WIC "MANUAL OF MILLWORK" SECTION 26; AND WIC TECHNICAL BULLETIN 420-R. CONFORM TO WIC REQUIREMENTS FOR FIT TOLERANCES, ADJUST DOORS FOR SMOOTH BALANCED MOVEMENT.

08305 METAL ACCESS DOORS

1. SCOPE
- FURNISH MATERIALS, EQUIPMENT AND LABOR AS REQUIRED TO EXECUTE THE WORK AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS HEREIN AS NECESSARY TO COMPLETE THE WORK OF THIS SECTION.
2. RELATED WORK SPECIFIED ELSEWHERE
- A. LATH AND PLASTER-09100
- B. PAINTING-09900
3. PRODUCT
- FURNISH AND INSTALL 14 GA. 1" WIDE STEEL FRAME AND DOOR PANEL, MILCOR STYLE M OR EQUAL TO BE PRIME PAINTED, PROVIDE CYLINDER LOCK WITH TWO KEYS, FURNISH SIZES AS INDICATED ON THE DRAWINGS.
4. SHOP DRAWINGS
- SUBMIT MANUFACTURER'S DESCRIPTIVE LITERATURE.
5. INSTALLATION
- A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS; PLUM, LEVEL AND TRUE.

08710 FINISH HARDWARE

1. SCOPE
- PROVIDE FINISH HARDWARE AS INDICATED AND SPECIFIED, COMPLETE, HARDWARE ITEMS WHICH ARE NOT SPECIFICALLY INCLUDED BUT, WHICH ARE REQUIRED TO COMPLETE THE WORK, SHALL BE INCLUDED, AND SHALL BE OF A TYPE AND QUALITY SUITABLE TO THE SERVICE REQUIRED AND COMPARABLE TO OTHER HARDWARE AS SPECIFIED.

2. RELATED WORK SPECIFIED ELSEWHERE

- A. METAL DOORS AND FRAMES, SECTION 08100
- B. FINISH CARPENTRY, SECTION 06200
- C. HARDWARE SCHEDULE
- D. TOILET ACCESSORIES

3. REGULATORY REQUIREMENTS

A.COMPLY WITH THE FOLLOWING:

1. CALIFORNIA BUILDING CODE (CBC)
2. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) LIFE SAFETY CODE 101 AND FIRE DOORS AND WINDOWS CODE 80.
3. APPLICABLE STATE, LOCAL, CODES, LAWS, REGULATIONS AND ACCESSIBILITY REQUIREMENTS.
4. UNDERWRITERS' LABORATORIES, INC. (UL) STANDARDS.
5. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
4. EXIT DOORS PROVIDE EXIT DOOR LOCKS AND PANIC EXIT DEVICES OF SUCH CONSTRUCTION THAT WHEN LOCKED, THE DOOR MAY BE OPENED FROM THE INSIDE BY TURNING THE KNOB OR BY DEPRESSING THE CROSS-BAR WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

5. MANUFACTURES

PROVIDE FINISH HARDWARE AS FOLLOWS:

SPECIFIED ITEM	SPECIFIED MANUFACTURER	OTHER APPROVED MANUFACTURER
HINGES	STANLEY	MCKINNEY
LOOKS	YAL YALE	AS SPECIFIED
CLOSERS	NOR NORTON	YALE 3501
MISCELLANEOUS	QUA QUALITY	BBW, TRIMCO
KICK, PUSH/PULL	TEL TEL-KEE	BBW, TRIMCO
KEY CABINET	Q.H. CONC.	LUND
Q.H. CONC. CLOSER	DOR DORMA	RUXSON, LCN
GATE PIVOT	BOM BOMMER	AS SPECIFIED
GATE LATCH	MER MERRIT	AS SPECIFIED
DOOR CLOSER	RIX RUXSON	DOOR-O-MATIC
POWER SUPPLY	VON VONDUPRIN	SDI, LOCKNETIC

6. KEYING

- A. ALL KEYING WILL BE COORDINATED BY THE TENANT'S LANDLORD, INSTALL ALL HARDWARE WITHOUT CYLINDERS AND TURN OVER CYLINDERS TO THE LANDLORDS' REPRESENTATIVE.
- B. PROVIDE TEMPORARY CYLINDERS FOR CONSTRUCTION SECURITY AS DIRECTED BY OWNER.

7. SUBMITTALS

- A. SUBMIT TO ARCHITECT FOR APPROVAL, A FULL AND COMPLETE LIST OF ALL HARDWARE REQUIRED FOR THE PROJECT WORK, INDICATE QUANTITY, PART NUMBER AND INSTALATION LOCATION.

8. TEMPLATES

- A. ALL MORTISE TYPE HARDWARE SHALL BE MADE TO TEMPLATE, AND WHERE POSSIBLE OTHER HARDWARE SHALL BE MADE TO TEMPLATE. PROVIDE TEMPLATES TO TRADE DOING WORK.

9. PACKING, MARKING AND LABELING

- A. INDIVIDUALLY PACK OR WRAP EACH ITEM OF FINISH HARDWARE, GROUP SMALL ITEMS TOGETHER AND MARK PACKAGE WITH PART NUMBER, HARDWARE SCHEDULE, NUMBER AND LOCATION IN WORK.

10. DELIVERY, HANDLING AND STORAGE

- A. DELIVER PACKAGED HARDWARE TO PROJECT SITE IN STRONG CONTAINERS. HANDLE WITH CARE TO PREVENT DAMAGE. STORE INSIDE BUILDING IN A CLEAN DRY SECURE SPACE.

11. PRODUCTS

A. FINISH

1. HARDWARE SHALL HAVE THE FOLLOWING STANDARO FINISHES: 602 (US26D) DULL CHROME PLATED FOR HINGES 626(US26D)DULL CHROME PLATED 630(US23D)DULL STAINLESS STEEL
2. FOR EXPOSED SURFACES OF SURFACE TYPE DOOR CLOSERS SPRAY PAINT TO MATCH HARDWARE FINISH ON REMANDER OF DOOR.
3. METAL ASTRAGALS AND/OR METAL DOOR EDGES INCLUDING FACTORY PAINTED UNITS, SPRAY PAINT TO MATCH DOOR FRAME OR DOOR HARDWARE FINISH A DIRECTED BY ARCHITECT.
- B. FASTENERS
1. SCREWS FOR STRIKES, FACE PLATES AND SIMILAR ITEMS SHALL BE PHILLIPS HEAD, FLATHEAD, COUNTERSUNK TYPE; MACHINE SCREWS FOR METAL AND STANDARD WOOD SCREWS FOR WOOD.
2. SCREWS FOR BUTT HINGES SHALL BE PHILLIPS HEAD, FLATHEAD COUNTERSUNK FULL THREAD TYPE
3. FASTENING OF CLOSER BASES OR CLOSER SHOES TO DOORS SHALL BE BY MEANS OF THROUGH BOLTS AND GROMMETS SPRAY PAINTED TO MATCH CLOSER FINISH.
4. PROVIDE LEAD SHIELDS OR SIMILAR TYPE ANCHORS FOR ATTACHING HARDWARE TO CONCRETE OR MASONRY.
- C. BUTT HINGES - PROVIDE 1-1/2 PAIR BUTTS FOR DOORS BETWEEN 4'-0" AND 7'-5" IN HEIGHT. PROVIDE 2 PAIR MIN. FOR DOORS 7'-6" HIGH AND OVER, FURNISH NRP AT EXTERIOR OUTSWINGING DOORS.

- D. LOOKS - PROVIDE LOCKS AND LATCHSETS, 8000 SERIES ORR DESIGN OF YALE, ALL LOCKSETS, HEADBOLTS AND LATCHSETS SHALL HAVE 2 3/4" BACKSET, LIP LENGTH ON STRIKE PLATE SHALL BE OF THE PROPER LENGTH FOR GIVEN DOOR THICKNESS AND JAMB CONDITION, ALL STRIKE PLATES SHALL BE BOX TYPE.

- E. DOOR CLOSERS - TO BE FULLY ADJUSTABLE. EXTERIOR DOORS WITH 2 THRU 8 SPRING POWER WHILE INTERIOR DOOR WITH 1 THRU 4-1/2 SPRING POWER, FINAL ADJUSTMENT AFTER INSTALLATION TO MEET HANDICAPPED REQUIREMENTS.
- F. KICK PLATES - EXCEPT AS INDICATED OTHERWISE, PROVIDE 16 GA. BRONZE OR 18 GA. STAINLESS STEEL KICK PLATES 10" HIGH AND 21" LESS THAN DOOR HEIGHT.
- G. WEATHERSEALS - SOLID NEOPRENE TO MEET MIL SPEC R6855, CLASS II, GR.40, SPONGE NEOPRENE TO MIL SPEC R6130, TYPE II, GR.C.

12. INSTALLATION

- A. SECURE FINISH HARDWARE WITH SUITABLE FASTENERS OF THE SAME MATERIAL AND FINISH AS THE ITEM BEING ATTACHED. AFTER FITTING HARDWARE TO DOORS, REMOVE ALL FINISH HARDWARE EXCEPT BUTT HINGES. CAREFULLY REPLACE IN PROPERLY MARKET BOXES AND PLACE IN STORAGE UNTIL PAINTING AND FINISHING IS COMPLETED. AFTER PAINTING AND FINISHING IS COMPLETED PERMANENTLY INSTALL
- B. TYPICAL HARDWARE LOCATIONS

1. BUTT HINGES - 5" FROM HEAD TO OPENING TO TOP OF TOP BUTT, 10" FROM FLOOR TO BOTTOM BUTT, INTERMEDIATE BUTT(S) SPACE EQUIDISTANT BETWEEN TOP AND BOTTOM BUTTS.
2. LOCK - 38" ABOVE FLOOR TO CENTERLINE OF KNOB OR LEVER.
3. PANIC BOLT CROSS-BAR: 36" - 40" ABOVE FLOOR. VERIFY WITH MANUFACTURER'S TEMPLATES.
4. PUSH - PULLS 44" ABOVE FLOOR
5. CLOSERS - REFER TO MANUFACTURER'S TEMPLATES

- C. WARRANTY - ALL HARDWARE SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS FROM DATE OF SUBSTANTIAL COMPLETION, DEFECTS IN MATERIALS AND WORKMANSHIP OCCURRING DURING THE WARRANTY PERIOD SHALL CORRECTED TO THE COMPLETE SATISFACTION OF THE ARCHITECT, A 5 YEAR GUARANTEE FOR ALL DOOR CLOSURES

08810 GLASS AND GLAZING

1. SCOPE
- FURNISH MATERIALS, EQUIPMENT AND LABOR AS REQUIRED TO EXECUTE THE WORK AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS HEREIN AS NECESSARY TO COMPLETE THE WORK OF THIS SECTION.
2. RELATED WORK SPECIFIED ELSEWHERE
- A. METAL DOORS AND FRAMES, SECTION 08100
3. APPLICABLE STANDARDS
- A. "GLAZING SEALING SYSTEMS MANUAL" AND "GLAZING MANUAL" OF THE FLAT GLASS MARKETING ASSOCIATION
4. SUBMITTALS
- A. SUBMIT A MATERIALS LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION.
- B. SUBMIT MANUFACTURER'S SPECIFICATIONS AND OTHER DATA NEEDED TO PROVE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS
- C. SUBMIT SHOP DRAWINGS, INCLUDE SYSTEM AND COMPONENT DIMENSIONS, COMPONENTS WITHIN THE ASSEMBLY, AND TOLERANCES FOR COORDINATION WITH ADJACENT CONSTRUCTION, ANCHORAGE, FASTENERS, GLASS SIZE, TYPE THICKNESS, EDGE TREATMENT AND CUTOUTS.
- D. SUBMIT MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES WHICH, WHEN APPROVED BY THE ARCHITECT, WILL BECOME THE BASIS FOR ACCEPTING OR REJECTION ACTUAL INSTALLATION PROCEDURES USED ON THE WORK.

5. PRODUCTS

- A. GLAZING SHALL BE NEW GLASS, BEST GRADE OF RESPECTIVE KIND, FREE FROM FLAWS, UP TO GRADE REQUIREMENTS MANUFACTURED BY LIBBY-OWENS FORD, PPG INDUSTRIES OR ASG INDUSTRIES. EACH INDIVIDUAL PIECE SHALL BEAR A LABEL WHICH SHALL NOT BE REMOVED UNTIL PROFESSIONAL CLEANERS HAVE CLEANED THE GLASS.
- B. ACCESSORIES - SPRING CLIPS, SPACE SHIMS, SETTING BLOCKS AND GLASS CENTERING DEVICES AS REQUIRED.
6. GUARANTEE
- A. PROVIDE WRITTEN GUARANTEE TO THE OWNER THAT ANY DEFECT IN THIS WORK DUE TO FAULTY WORKMANSHIP OR MATERIALS, DISCOVERED AND MADE KNOWN TO THE CONTRACTOR WITHIN TWO (2) YEARS FROM DATE OF FINAL ACCEPTANCE OF THIS WORK, WILL BE CORRECTED BY HIM WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
7. INSTALLATION
- A. SIZING - TAKE GLAZING SIZES AND SHAPES FROM ACTUAL FIELD MEASUREMENTS, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CORRECT SIZES AND SHAPES.
- B. SETTING - SET GLAZING TO ACCURATELY FIT FRAMES AND PROVIDE EQUAL BEARING ALONG ENTIRE LENGTH OF EACH PANE; EDGES SMOOTH. CONTRACTOR IS RESPONSIBLE FOR BROKEN GLASS DUE TO IMPROPER SETTING.
- C. BREAKAGE - GLASS BROKEN PRIOR TO ACCEPTANCE OF BUILDING SHALL BE REPLACED WITHOUT EXTRA CHARGE TO THE OWNER.
- D. CLEANING - AT COMPLETION PROJECT, HAVE GLASS CLEANED BY PROFESSIONAL CLEANERS.
- E. DEFECTS - IF DEFECTS IN GLASS BECOME APPARENT AFTER CLEANING THE CONTRACTOR SHALL REPLACE FAULTY GLASS AT NO EXTRA CHARGE TO OWNER.
8. SPECIAL CONSIDERATIONS
- A. PROTECTION - PROTECT GLASS FROM DAMAGE DURING CONSTRUCTION, ANY GLASS THAT IS CRACKED, SCRATCHED OR BROKEN SHALL BE REPLACED AT NOT EXTRA COST TO THE OWNER.
- B. CLEAN UP - CLEAN GLASS AFTER ALL PAINTING IS COMPLETE AND DRY. DO NOT DISTURB GLAZING COMPOUND WITH SCRAPPERS. DO NOT USE ACID OR CAUSTIC SOAP SOLUTION TO CLEAN GLASS OR ALUMINUM. LEAVE ALL WINDOWS THOROUGHLY CLEAN AND READY FOR OCCUPANCY.

SECTION 09200 LATH AND PLASTER

1. GENERAL
- A. WORK INCLUDED:
1. METAL LATH AND ACCESSORIES FOR PLASTER AND METAL SUSPENSION SYSTEM FOR PLASTIC SOFFITS AND CEILINGS.
2. STUCCO: EXTERIOR THREE-COAT PORTLAND CEMENT PLASTER FINISH.
3. INTERIOR THREE COAT GYPSUM CEMENT PLASTER WITH KEENE'S CEMENT FINISH OVER METAL LATH.
4. INTERIOR TWO COAT GYPSUM CEMENT PLASTER WITH KEENE'S CEMENT FINISH OVER GYPSUM LATH.
- B. RELATED WORK:
1. SECTION 05400: COLD FORMED METAL FRAMING, 18 GAUGE AND HEAVIER.
2. SECTION 09260: METAL STUDS, 20 GAUGE AND LIGHTER, AND GYPSUM LATH.
- C. REFERENCES:
1. ANSI A42.3: LATHING AND FURRING FOR PORTLAND CEMENT PLASTERING, EXTERIOR (STUCCO) AND INTERIOR
2. ASTM C841: INSTALLATION FOR INTERIOR LATHING AND FURRING.
3. ASTM C842: SPECIFICATION FOR APPLICATION OF INTERIOR GYPSUM PLASTER.
4. ASTM C926: APPLICATION OF PORTLAND CEMENT BASED PLASTER.
- D. SUBMITTALS: SUBMIT THE FOLLOWING IN ACCORDANCE WITH SECTION 01300: PRODUCT DATA: SUBMIT MANUFACTURER'S LITERATURE FOR EACH LATHING MATERIAL AND ACCESSORY.
2. SAMPLES: PROVIDE SAMPLE PANEL WITH EACH TYPE OF SPECIFIED FINISHED SURFACE, USING MATERIALS AND METHODS SPECIFIED; ACCEPTED SAMPLES SHALL ESTABLISH MINIMUM STANDARDS OF QUALITY AND WORKMANSHIP.
3. MOCK-UP: PROVIDE MINIMUM 100 SQUARE FOOT MOCK-UP OF EXTERIOR PLASTER CONTROL JOINT; REMOVE FROM SITE WHEN SUFFICIENT WORK HAS BEEN COMPLETED AND APPROVED TO ESTABLISH ACCEPTABLE QUALITY.
- E. SITE CONDITIONS:
1. PROVIDE SUFFICIENT HEAT AND VENTILATION IN INTERIOR AREAS WHERE PLASTER WORK IS BEING PERFORMED, SO AS TO ALLOW PLASTER TO PROPERLY CURE.
2. TAKE PRECAUTIONARY MEASURES NECESSARY TO ENSURE EXCESSIVE TEMPERATURE CHANGES TO NOT OCCUR.

2. PRODUCTS:

- A. ACCEPTABLE MANUFACTURERS:
1. INRYCO, INC.
2. KEENE CORPORATION
3. U.S. GYPSUM CO.
4. WESTERN METAL LATH CO.
5. SUBSTITUTIONS: ITEMS OF SAME FUNCTION AND PERFORMANCE ARE ACCEPTABLE IN ACCORDANCE WITH SECTION 01630.
- B. LATHING MATERIALS AND ACCESSORIES
1. METALS AND FINISHES: MANUFACTURER'S STANDARD GALVANIZED STEEL PRODUCTS EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE; COMPLY WITH ANSI A42.3 AND ASTM C841.
- EXTERIOR COMPONENTS: HOT-DIP GALVANIZED FINISH; ASTM A525 G90 FOR 18 GAUGE AND LIGHTER FORMED METAL PRODUCTS, ASTM A123 GALVANIZED AFTER FABRICATION FOR 16 GAUGE AND HEAVIER PRODUCTS.
- EXPOSED EXTERIOR COMPONENTS: ZINC ALLOY ACCESSORIES UNLESS FULLY CONCEALED IN PLASTER.
- INTERIOR HEAVY-GAUGE MEMBERS: RUST-INHIBITIVE PAINT FINISH ON METAL, 16 GAUGE OR HEAVIER.
- INTERIOR METAL LATH: RUST-INHIBITIVE PAINT ON COPPER-BEARING STEEL; ASTM A659.

2. SUSPENSION SYSTEM: SIZE TO COMPLY WITH REFERENCED STANDARDS.
- (A) MAIN RUNNERS: HOT TO COLD-ROLLED STEEL.
- (1) MAIN CARRYING CHANNELS: MINIMUM 16 GAUGE, 1-1/2" X ".
- (2) FURRING CHANNELS: MINIMUM 25 GAUGE, 7/8" DEEP X 2-9/4" WIDE.
- (B) HANGERS: SIZE AND TYPE TO SUITE APPLICATION AND TO RIGIDLY SECURE SYSTEM IN PLACE, WITH MAXIMUM DEFLECTION OF 1/360.
- (1) HANGER WIRE: ASTM A641, CLASS 1 GALVANIZED.
- (2) HANGER RODS AND PLATS: MILD STEEL
- (C) LATERAL BRACING: MINIMUM 16 GAUGE COLD-ROLLED STEEL.

3. WALL FURRING MEMBERS:
- (A) FURRING CHANNELS: MINIMUM 25 GAUGE GALVANIZED SHEET STEEL; STANDARD WIDTH, LENGTHS AS REQUIRED.
- (B) RESILIENT CHANNELS: GALVANIZED STEEL; MINIMUM 25 GAUGE SIZE AND LENGTH AND REQUIRED

4. EXTERIOR METAL LATH: DIAMOND MESH; MINIMUM 3.4 LBS. PER SQUARE YARD; LARGE MESH OPENINGS, APPROXIMATELY 1-3/8" X 1-1/8"; HOT DIPPED GALVANIZED.
- (A) BACKING: FACTORY APPLIED POLYETHYLENE FILM OR MOISTURE RESISTANT PAPER.
- (B) SELF-FURRING: WHERE OVER SOLID SUBSTRATE, PROVIDE TO HOLD LATH APPROXIMATELY " FROM SUPPORTING BASE.

5. INTERIOR METAL LATH: DIAMOND MESH; MINIMUM 2.5 LBS. PER SQUARE YARD; STANDARD MESH.
- (A) SELF-FURRING: WHERE EVER SOLID SUBSTRATE; PROVIDE TO HOLD LATH APPROXIMATELY " FROM SUPPORTING BASE.

6. INSIDE CORNER MESH: MINIMUM 26 GAUGE STEEL; PERFORATED OR EXPANDED FLANGES OR CLIPS SHAPED TO PERMIT COMPLETE EMBEDDING IN PLASTER; MINIMUM 2" X 2" SIZE.

7. CASING BEADS AND BASE SCREEDS: MINIMUM 26 GAUGE, SQUARE EDGES AT CASING BEADS, DRIP TYPE BASE SCREEDS.

8. EXPANSION AND CONTROL JOINTS: TWO PIECE JOINTS; NO. 40 TYPE.

9. ANCHORAGES: TIE, WIRE, NAILS, SCREWS AND METAL SUPPORTS AS RECOMMENDED BY FRAMING SYSTEM MANUFACTURER, TYPE AND SIZES O SUITE APPLICATIONS AND TO MAINTAIN FRAMING RIGIDLY IN PLACE.

C. PLASTER MATERIALS

1. STUCCO (PORTLAND CEMENT PLASTER):
- A. PROVIDE EITHER NEAT OR READY-MIXED (WHERE APPLICABLE) MATERIALS, AT CONTRACTOR'S OPTION, COMPLYING WITH ASTM C926.
- B. BASECOAT MATERIALS:
- (1) CEMENT: NORMAL TYPE 1 OR 1A PORTLAND CEMENT, ASTM C150.
- (2) HYDRATED LIME: SPECIAL FINISHING HYDRATED LIME, TYPE S, ASTM C206.
- (3) AGGREGATE: NATURAL SAND, CONFORMING TO ASTM C897.

- C. FINISHING MATERIALS: PROVIDE FACTORY PREMIX PRECOLORED FINISH COAT.
- (1) CEMENT: NORMAL TYPE 1, WHITE CEMENT, ASTM C150; UNIFORM COLOR THROUGHOUT. CEMENT SHALL BE FROM A SINGLE SOURCE.
- (2) HYDRATED LIME: SPECIAL FINISHING HYDRATED LIME, ASTM C206, TYPE S.
- (3) AGGREGATE: NATURAL LIMESTONE OR WHITE MARBLE SAND CONFORMING TO ASTM C144 OR ASTM C897; AS REQUIRED TO PROVIDE UNIFORM FINISH.
- (4) SUBMIT MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES WHICH, WHEN APPROVED BY THE ARCHITECT, WILL BECOME THE BASIS FOR ACCEPTING OR REJECTION ACTUAL INSTALLATION PROCEDURES USED ON THE WORK.
- (a) COLOR: UP TO THREE COLORS AS SELECTED BY ARCHITECT.

2. GYPSUM PLASTER MATERIALS:

- A. BASECOAT MATERIALS: PROVIDE EITHER NEAT OR READY-MIXED (WHERE APPLICABLE) MATERIALS, AT CONTRACTOR'S OPTION, COMPLYING WITH ASTM C28.
- (1) CEMENT: PROVIDE EITHER READY-MIXED OR NEAT GYPSUM PLASTER CONFORMING TO ASTM C28.
- (2) HYDRATED LIME: NORMAL FINISHING HYDRATED LIME, TYPE S, ASTM C206.
- (3) AGGREGATE: CLEAN WHITE NATURAL SAND CONFORMING TO ASTM C35.
- B. FINISHING MATERIALS:
- (1) CEMENT: KEENE'S CEMENT CONFORMING TO ASTM C150.
- (2) HYDRATED LIME: SPECIAL FINISHING HYDRATED LIME, TYPE S, ASTM C206.
- (3) AGGREGATE: CLEAN WHITE NATURAL SAND, CONFORMING TO ASTM C35.

3. WATER: CLEAN, FRESH AND FREE FROM NUJIOUS AMOUNTS OF OIL ACID, ALKALI, ORGANIC MATTER OR OTHER DELETERIOUS SUBSTANCES.

D. PLASTER MIXES:

1. STUCCO: PROVIDE PORTLAND CEMENT STUCCO PLASTER MIXES IN ACCORDANCE WITH ASTM C926 AS APPROPRIATE TO SUBSTRATE INDICATED AND APPROVED SAMPLES; MIX KEENE'S CEMENT PLASTER FINISH FOR A HARD FINISH.

2. GYPSUM PLASTER: PROVIDE GYPSUM PLASTER MIXES IN ACCORDANCE WITH ASTM C842 AS APPROPRIATE TO SUBSTRATE INDICATED AND APPROVED SAMPLES; MIX KEENE'S CEMENT PLASTER FINISH FOR A HARD FINISH.

3. MIX ONLY AS MUCH PLASTER AS CAN BE USED IN ONE HOUR.

4. MIX MATERIALS DRY, TO UNIFORM COLOR AND CONSISTENCY, BEFORE ADDING WATER.

5. PROTECT MIXES FROM FROST, DUST AND EVAPORATION.

6. DO NOT RETEMPER MIXES AFTER INITIAL SET HAS OCCURRED.

3. EXECUTION:

- A. PREPARATION:
1. COORDINATE SUSPENDED WORK WITH STRUCTURAL WORK TO ENSURE INSERTS AND STRUCTURAL ANCHORAGE PROVISIONS HAVE BEEN INSTALLED TO RECEIVE HANGERS.
- A. COORDINATE LOCATION OF HANGERS WITH OTHER WORK.
2. PRIOR TO APPLICATION ENSURE MECHANICAL AND ELECTRICAL SERVICES BEHIND SURFACES TO RECEIVE CEMENT PLASTER HAVE BEEN TESTED AND APPROVED.
3. ENSURE METAL FRAMING HAS BEEN PROPERLY INSTALLED AND RIGIDLY SECURED.

B. INSTALLATION:

1. ERECT FURRING AND LATH IN ACCORDANCE WITH ANSI A42.3, ASTM C841 AND LATH AND PLASTER INSTITUTE "PLASTER, METAL FRAMING SYSTEMS, LATH MANUAL" RECOMMENDATIONS.
2. INSTALL WORK TRUE TO LINES AND LEVELS AND TO PROVIDE SURFACE FLATNESS WITH MAXIMUM VARIATION OF 1/8" IN 10'-0" IN ANY DIRECTION.

3. ISOLATION: ISOLATE LATHING AND METAL SUPPORT SYSTEM WHERE IT ABUTS BUILDING STRUCTURE HORIZONTALLY, AND WHERE PARTITION/WALL WORK ABUTS OVERHEAD STRUCTURE, TO PREVENT TRANSFER OF BUILDING LOADS INTO PLASTER.

- A. INSTALL SLIP OR CUSHION TYPE JOINTS TO ABSORB DEFLECTIONS BUT MAINTAIN LATERAL SUPPORT.

4. FRAME BOTH SIDES OF CONTROL AND EXPANSION JOINTS INDEPENDENTLY, DO NOT BRIDGE JOINTS WITH FURRING AND LATHING OR ACCESSORIES.

5. FIXTURE SUPPORT FRAMING: INSTALL SUPPLEMENTARY FRAMING, BLOCKING AND BRACING WHERE WORK IS INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES AND SIMILAR WORK REQUIRING ATTACHMENT AND SUPPORT.

6. COORDINATE INSTALLATION OF ANCHORS, BLOCKING, ELECTRICAL AND MECHANICAL WORK WHICH IS TO BE PLACED IN OR BEHIND FRAMING. ALLOW FOR SUCH ITEMS TO BE INSTALLED AFTER FRAMING IS COMPLETE.

7. INSTALL EXPANSION JOINTS SO PLASTER AREAS DO NOT EXCEED 120 SQ. FT. WITH A MAXIMUM 12" SEPARATION AT EXTERIOR APPLICATIONS AND 150 SQ. FT. AT INTERIOR APPLICATIONS.

8. SUSPENSION SYSTEM: (U.S. GYPSUM LARR# 22096) INSTALL TO HEIGHTS INDICATED.

- A. INSTALL INDEPENDENT OF WALLS, COLUMNS AND OVERHEAD WORK.

- B. USE HANGERS SPACED MAXIMUM 4'-0" ON CENTER.

- C. SPECS MAIN CARRYING CHANNELS MAXIMUM 4'-0" ON CENTER AND NOT MORE THAN 6' FROM PERIMETER WALLS; LAP SPLICES MINIMUM 12" AND SECURE TOGETHER 2" FROM EACH END OF SPLICE.

- D. SECURELY FIX CARRYING CHANNELS TO HANGERS TO PREVENT TURNING OR TWISTING AND TO DEVELOP FULL STRENGTH OF HANGERS.

- E. PLACE FURRING CHANNELS PERPENDICULAR TO CARRYING CHANNELS, NOT MORE THAN 2" FROM PERIMETER WALLS; RIGIDLY SECURE TO CARRYING CHANNELS.

- F. LAP SPLICES MINIMUM 8" AND SECURE TOGETHER 1" FROM EACH END OF SPLICE.

- G. REINFORCE OPENINGS IN SUSPENSION SYSTEM WHICH INTERRUPT MAIN CARRYING CHANNELS OR FURRING CHANNELS WITH LATERAL CHANNEL BRACING. EXTEND BRACING MINIMUM 24" PAST OPENINGS.

- H. LATERALLY BRACE SUSPENSION SYSTEM TO MEET SEISMIC LOAD REQUIREMENTS OF UNIFORM BUILDING CODE, 1982 EDITION.

9. METAL LATHING: APPLY LATH TAUT, WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS; SECURE AND LAP WITH THE WIRE WHERE THEY OCCUR BETWEEN SUPPORTS; LAP SIDES MINIMUM 1'-1/2".

- A. CONTINUOUSLY REINFORCE INTERNAL ANGLES.

- B. PLACE 4" WIDE X 12" LONG STRIPS OF METAL LATH DIAGONALLY AT CORNERS OF OPENINGS; SECURE RIGIDLY IN PLACE.

- C. PLACE 4" WIDE STRIPS OF METAL LATH AT JUNCTIONS OF DISSIMILAR MATERIALS; PLACE PARALLEL WITH DISSIMILAR MATERIALS; SECURE RIGIDLY IN PLACE.

10. STUCCO: APPLY PORTLAND CEMENT STUCCO PLASTER IN ACCORDANCE WITH ASTM C926, USING 3-COAT SYSTEM.

- A. APPLY EACH BASE COAT, SCRATCH AND BROWN COATS, TO MINIMUM THICKNESS OF 3/8". MOIST CURE AND ALLOW EACH COAT TO SLOWLY DRY TO A MINIMUM PERIOD OF 48 HOURS.
- B. ALLOW BASE COATS TO CURE FOR MINIMUM 7 DAYS PRIOR TO APPLICATION OF FINISH COAT.

- C. EVENLY DAMPEN BASE COAT TO ENSURE UNIFORM SUCTION, AND APPLY FINISH COAT, APPLY THICKNESS SUFFICIENT TO SECURE REQUIRED TEXTURE BUT IN NO CASE LESS THAN 1/8".
- (1) APPLY PRE-MIXED FINISH COAT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO ASSURE UNIFORM COLOR.

- D. MOIST CURE FINISH COAT FROM MINIMUM PERIOD OF 48 HOURS.

- E. PROVIDE SURFACES WITH FINISH TO MATCH APPROVED SAMPLE PANEL, STUCCO: SAND FINISH.
- (1)

11. GYPSUM PLASTER: APPLY GYPSUM PLASTER IN ACCORDANCE WITH ASTM C842, USING THREE-COAT SYSTEM OVER METAL LATH AND TWO-COAT SYSTEM OVER GYPSUM LATH.

- A. APPLY EACH BASE COAT TO MINIMUM THICKNESS SPECIFIED IN ASTM C842.

- B. MOIST CURE AND ALLOW EACH COAT TO SLOWLY DRY FOR MINIMUM PERIOD OF 48 HOURS.

- C. ALLOW BASE COATS TO CURE FOR MINIMUM 7 DAYS PRIOR TO APPLICATION OF FINISH COAT.

- D. EVENLY DAMPEN BASE COAT TO ENSURE UNIFORM SUCTION, AND APPLY FINISH COAT, APPLY THICKNESS SUFFICIENT TO SECURE REQUIRED TEXTURE BUT IN NO CASE LESS THAN 1/8".

- E. PROVIDE SURFACES WITH FINISH TO MATCH APPROVED SAMPLE PANEL.
- (1) GYPSUM PLASTER: SMOOTH-TROWEL KEENE'S CEMENT FINISH.

12. MAINTAIN SURFACE FLATNESS, WITH MAXIMUM VARIATION OF 1/8" IN 10'-0".

13. AVOID EXCESSIVE WORKING OF SURFACE AND DELAY TROWELLING AS LONG AS POSSIBLE TO AVOID DRAWING EXCESS LINES TO SURFACE.

LR/A

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N O T E

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09250 GYPSUM WALLBOARD SYSTEM

1. SCOPE
- PROVIDE GYPSUM DRYWALL AND ACCESSORIES WHERE INDICATED ON THE DRAWINGS AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.
2. RELATED WORK
- A. DOCUMENTS AFFECTING WORK OF THIS SECTION INCLUDE BUT ARE NOT NECESSARILY LIMITED TO GENERAL CONDITIONS OF THESE SPECIFICATIONS.
- B. SECTION 05400 - LIGHT GAUGE METAL FRAMING
- C. SECTION 08305 - METAL ACCESS DOORS
3. QUALITY ASSURANCE
- A. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.
- B. IN ADDITION TO COMPLYING WITH PERTINENT CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION COMPLY WITH RECOMMENDED SPECIFICATION FOR APPLICATION AND FINISHING OF GYPSUM BOARD PUBLISHED BY GYPSUM ASSOCIATION.
4. MATERIALS
- A. GYPSUM WALLBOARD
1. PROVIDE GYPSUM WALL BOARD COMPLYING WITH FED SPEC SS-L-30D IN 48 WIDTHS AND IN SUCH LENGTHS AS WILL RESULT IN A MINIMUM OF JOINTS.
2. FIRE-RETARDANT WALLBOARD; GRADE X, 5/8" THICK
3. WATER-RESISTANT WALLBOARD; GRADE X, 5/8" THICK
- B. METAL TRIM - FORM FROM ZINC-COATED STEEL NOT LIGHTER THAN 26 GAGE, COMPLYING WITH FED SPEC QQ-S-775, TYPE I, CLASS D OR E.
1. CASING BEADS - PROVIDE CHANNEL-SHAPES WITH AN EXPOSED WING AND WITH A CONCEALED WING NOT LESS THAN 7/8" WIDE. THE EXPOSED WING MAY BE COVERED WITH PAPER CEMENTED TO THE METAL BUT SHALL BE SUITABLE FOR JOINT TREATMENT.
2. CORNER BEADS - PROVIDE ANGLE SHAPES WITH WINGS NOT LESS THAN 7/8" WIDE AND PERFORATED FOR NAILING AND JOINT TREATMENT OR WITH COMBINATION METAL AND PAPER WINGS BONDED TOGETHER NOT LESS THAN 1-1/4" WIDE AND SUITABLE FOR JOINT TREATMENT.
3. REVEAL MOLDING - FRY DRYWALL REVEAL MOLDING DR18 & DRMF SERIES DIMENSIONS AS INDICATED ON THE DRAWINGS.
- C. JOINTING SYSTEM - PROVIDE A JOINTING SYSTEM INCLUDING REINFORCING TAPE AND COMPOUND DESIGNED AS SYSTEM TO BE USED TOGETHER AND AS RECOMMENDED FOR THIS USE BY THE MANUFACTURER OF THE GYPSUM WALL BOARD APPROVED FOR USE ON THIS WORK. JOINTING COMPOUND MAY BE USED FOR FINISHING IF SO RECOMMENDED BY ITS MANUFACTURER.
- D. FASTENING DEVICES - FOR FASTENING GYPSUM WALL BOARD IN PLACE ON METAL STUDS AND METAL CHANNELS, USE FLAT-HEAD SCREWS SPECIALLY DESIGNED FOR USE WITH POWDER
- E. OTHER MATERIALS - PROVIDE OTHER MATERIALS NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE ARCHITECT.
1. COMPLY WITH ASTM C150, TYPE I OR II.
2. WHEN SPECIFICALLY APPROVED IN ADVANCE BY THE ARCHITECT, OTHER CEMENTS SUCH AS MASONRY CEMENT, PLASTIC CEMENT AND GUN CEMENT MAY BE USED IN THE PROPORTIONS SHOWN IN THE APPROVED MIX DESIGNS.
5. INSTALLATION
- A. GENERAL - INSTALL THE GYPSUM WALL BOARD IN ACCORDANCE WITH THE DRAWINGS AND WITH THE SEPARATE BOARDS IN MODERATE CONTACT BUT NOT FORCE INTO PLACE. AT INTERNAL AND EXTERNAL CORNERS CONCEAL THE CUT EDGES OF THE BOARDS BY THE OVERLAPPING COVERED EDGES OF THE ABUTTING BOARDS. STAGGER THE BOARDS SO THAT CORNERS OF ANY FOUR BOARDS WILL NOT MEET AT A COMMON POINT EXCEPT IN VERTICAL CORNERS.
- B. CEILINGS - INSTALL THE GYPSUM WALL BOARD TO CEILINGS WITH THE LONG DIMENSION OF THE WALLBOARD AT RIGHT ANGLES TO THE SUPPORTING MEMBERS. WALLBOARD MAY BE INSTALLED WITH THE LONG DIMENSION PARALLEL TO SUPPORTING MEMBERS THAT ARE SPACED 16" ON CENTERS WHEN ATTACHMENT MEMBERS ARE PROVIDED AT END JOINTS.
- C. WALLS - INSTALL THE GYPSUM WALLBOARD TO STUDS AT RIGHT ANGLES TO THE FURRING OR FRAMING MEMBERS. MAKE END JOINTS WHERE REQUIRED OVER FRAMING OR FURRING MEMBERS.
- D. ATTACHING - DRIVE THE SPECIFIED SCREWS WITH CLUTCH CONTROLLED POWER SCREWDRIVERS SPACING THE SCREWS 12" ON CENTERS AT CEILINGS AND 16" ON CENTERS AT WALLS OR AS REQUIRED BY THE BUILDING CODE. ATTACH DOUBLE LAYERS IN ACCORDANCE WITH THE PERTINENT CODES AND THE MANUFACTURER'S RECOMMENDATIONS.
- E. ACCESS DOORS - BY CAREFUL COORDINATION WITH THE DRAWINGS AND WITH THE TRADES INVOLVED INSTALL THE SPECIFIED ACCESS DOORS WHERE REQUIRED. ANCHOR FIRMLY INTO POSITION AND ALIGN PROPERLY TO ACHIEVE AN INSTALLATION FLUSH WITH THE FINISHED SURFACE.
- F. JOINT AND CORNER TREATMENT - INSPECT AREAS TO BE TREATED VERIFYING THAT THE GYPSUM WALLBOARD FITS SNUGLY AGAINST SUPPORTING FRAMEWORK. APPLY TAPE AND COMPOUND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALLOW CURING AS RECOMMENDED BY THE MANUFACTURER. FINISH READY FOR PAINTING OR SPECIFIED FINISH.
- G. OTHER METAL TRIM - THE DRAWINGS DO NOT PURPORT TO SHOW ALL LOCATIONS AND REQUIREMENTS. FOR METAL TRIM, CAREFULLY STUDY THE DRAWINGS AND THE INSTALLATION AND PROVIDE ALL METAL TRIM NORMALLY RECOMMENDED BY THE MANUFACTURER OF THE GYPSUM WALL BOARD APPROVED FOR USE IN THIS WORK.
6. CLEANING UP
- A. IN ADDITION TO OTHER REQUIREMENTS FOR CLEANING USE NECESSARY CARE TO PREVENT SCATTERED GYPSUM WALLBOARD SCRAPS AND DUST AND TO PREVENT TRACKING GYPSUM AND JOINT FINISHING COMPOUND ONTO FLOOR SURFACES. AT COMPLETION OF EACH SEGMENT OF INSTALLATION IN A ROOM OR SPACE PROMPTLY PICK UP AND REMOVE FROM THE WORKING AREA ALL SCRAP, DEBRIS AND SURPLUS MATERIAL OF THIS SECTION.

09500 ACOUSTIC CEILING SYSTEM

1. SCOPE
- FURNISH MATERIALS AND EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS SPECIFIED HEREIN AND NECESSARY TO COMPLETE THE WORK OF THIS SECTION INCLUDING BUT NOT LIMITED TO THE FOLLOWING PRINCIPAL ITEMS:
- A. ACOUSTICAL CEILING ASSEMBLY
2. RELATED WORK SPECIFIED ELSEWHERE
- A. SECTION 09250 - GYPSUM DRYWALL
- B. SECTION 16000 - ELECTRICAL
3. QUALITY ASSURANCE
- A. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.
4. STANDARDS
- A. CEILING SUSPENSION SYSTEMS - ASTM C635 & ASTM E1264
- B. PRACTICES AND RECOMMENDATIONS OF THE CEILINGS AND INTERIOR SYSTEMS CONSTRUCTION ASSOCIATION
5. MATERIALS
- A. ACOUSTIC CEILING TILES - MANUFACTURER, COLOR, SURFACE PATTERN, SIZE, EDGE DETAIL AND PERFORMANCE CHARACTERISTICS. B. SUSPENSION SYSTEM - MANUFACTURER, COLOR, DIMENSION, MATERIAL, ACCESSORIES, SUSPENSION SYSTEM INCLUDING SEISMIC RESTRAINTS OF THE EXISTING SUSPENSION SYSTEM.
- B. NO SUBSTITUTIONS FROM THE EXISTING SYSTEM WILL BE ALLOWED
6. INSTALLATION
- ALL METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILES AND LAY-IN PANEL CEILINGS (T-BAR CEILINGS) SHALL BE INSTALLED IN CONFORMANCE WITH 1994 UNIFORM BUILDING CODE STANDARD 25-2.
- A. INSTALL COMPLETE ACOUSTIC CEILING SYSTEM AS INDICATED AND IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- B. SUPPORT MAIN RUNNERS DIRECTLY FROM HANGERS DO NOT BEAR ON WALLS OR PARTITIONS.
- C. PROVIDE LATERAL BRACING AS REQUIRED BY PERTINENT CODES AND REGULATIONS.
- D. PROVIDE HOLD CLIPS FOR CEILING TILES WHEN SO REQUIRED BY CODES AND REGULATIONS.

09900 PAINTING

1. SCOPE
- FURNISH LABOR AND MATERIALS TO PAINT AND FINISH THE EXTERIOR EXPOSED SURFACES LISTED ON THE PAINTING SCHEDULE OF THIS SECTION, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.
2. RELATED WORK
- A. DOCUMENTS AFFECTING WORK OF THIS SECTION INCLUDE, BUT ARE NECESSARILY LIMITED TO, GENERAL CONDITION, SPECIAL CONDITIONS OF THESE SPECIFICATIONS.
- B. PRIMING OR PRIMING AND FINISHING OF CERTAIN SURFACES MAY BE SPECIFIED TO BE FACTORY- PERFORMED OR INSTALLER-PERFORMED UNDER PERTINENT OTHER SECTIONS.
3. WORK NOT INCLUDED
- A. UNLESS OTHERWISE INDICATED, PAINTING IS NOT REQUIRED ON SURFACES IN CONCEALED AREAS AND INACCESSIBLE AREAS SUCH AS FURRED SPACES, FOUNDATION SPACES, UTILITY TUNNELS PIPE SPACES AND DUCT SHAFTS.
- B. METAL SURFACES OF STAINLESS STEEL, CHROMIUM PLATE, COPPER, BRONZE, AND SIMILAR FINISHED MATERIALS WILL NOT REQUIRE PAINTING UNDER THIS SECTION EXCEPT AS MAY BE SO SPECIFIED.
- C. DO NOT PAINT MOVING PARTS OF OPERATING UNITS: MECHANICAL OR ELECTRICAL PARTS SUCH AS VALVE OPERATORS; LIMAGES; SENSING DEVICES AND MOTOR SHAFTS UNLESS OTHERWISE INDICATED.
- D. DO NOT PAINT OVER REQUIRED LABELS OR EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES.
4. DEFINITIONS
- A. PAINT AS USED HEREIN, MEANS COATING SYSTEMS MATERIALS INCLUDING PRIMERS, EMULSIONS, EPOXY, ENAMELS, SEALERS, FILLERS AND OTHER APPLIED MATERIALS WHETHER USED AS PRIME, INTERMEDIATE OR FINISH COATS.
5. QUALITY ASSURANCE
- A. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.
- B. PAINT COORDINATION:
1. PROVIDE FINISH COATS WHICH ARE COMPATIBLE WITH THE PRIME COATS ACTUALLY USED.
2. REVIEW OTHER SECTIONS OF THESE SPECIFICATIONS AS REQUIRED, VERIFYING THE PRIME COATS TO BE USED AND ASSURING COMPATIBILITY OF THE TOTAL COATING SYSTEM FOR THE VARIOUS SUBSTRATA.
3. UPON REQUEST, FURNISH INFORMATION OF THE CHARACTERISTICS OF THE SPECIFIC FINISH MATERIALS TO ASSURE THAT COMPATIBLE PRIME COATS ARE USED.
4. PROVIDE BARRIER COATS OVER INCOMPATIBLE PRIMERS OR REMOVE THE PRIMER AND REPRIME AS REQUIRED.
5. NOTIFY THE ARCHITECT IN WRITING OF ANTICIPATED PROBLEMS IN USING THE SPECIFIED COATING SYSTEMS OVER PRIME-COATINGS SUPPLIED UNDER OTHER SECTIONS.
6. SUBMITTALS
- A. PRODUCT DATA: WITHIN 14 CALENDAR DAYS AFTER THE CONTRACTOR HAS RECEIVED THE OWNER'S NOTICE TO PROCEED; SUBMIT:
- 1). MATERIALS LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION;
- 2). MANUFACTURER'S SPECIFICATIONS AND OTHER DATA NEEDED TO PROVIDE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.
- B. SAMPLES:
- 1). FOLLOWING THE SELECTION OF COLORS AND GLOSSES BY THE ARCHITECT, AS DESCRIBED UNDER PAINTING SCHEDULE, SUBMIT SAMPLES FOR THE ARCHITECT'S REVIEW.
- A. PROVIDE ONE SAMPLE OF EACH COLOR AND EACH GLOSS FOR EACH MATERIAL ON WHICH THE FINISH IS SPECIFIED TO BE APPLIED.
- B. EXCEPT AS OTHERWISE DIRECTED BY THE ARCHITECT, MAKE SAMPLES APPROXIMATELY 8" X 10" IN SIZE, IF SO DIRECTED BY THE ARCHITECT, SUBMIT SAMPLES DURING PROGRESS OF C.
- C. IF SO DIRECTED BY THE ARCHITECT, SUBMIT SAMPLES DURING PROGRESS OF THE WORK IN THE FORM OF ACTUAL APPLICATION OF THE APPROVED MATERIALS ON ACTUAL SURFACES TO BE PAINTED.
- 2). REVISE AND RESUBMIT EACH SAMPLE AS REQUESTED UNTIL THE REQUIRED GLOSS, COLOR AND TEXTURE IS ACHIEVED. SUCH SAMPLES WHEN APPROVED WILL BECOME STANDARDS OF COLOR AND FINISH FOR ACCEPTING OR REJECTING THE WORK OF THIS SECTION.
- 3). DO NOT COMMENCE FINISH PAINTING UNTIL APPROVED SAMPLES ARE ON FILE AT THE JOB SITE.
7. JOB CONDITIONS
- A. DO NOT APPLY SOLVENT-THINNED PAINTS WHEN THE TEMPERATURE OF SURFACES TO BE PAINTED AND THE TEMPERATURES OF THE SURFACES ARE BELOW 45 DEGREES F, UNLESS OTHERWISE PERMITTED BY THE MANUFACTURER'S PRINTED INSTRUCTIONS.
- B. WEATHER CONDITIONS:
1. DO NOT APPLY PAINT IN RAIN, FOG OR MIST OR WHEN THE RELATIVE HUMIDITY EXCEEDS 85% OR TO DAMP OR WET SURFACES UNLESS OTHERWISE PERMITTED THE MANUFACTURER'S PRINTED INSTRUCTIONS.
2. APPLICATIONS MAY BE CONTINUED DURING INCLEMENT WEATHER ONLY WITHIN THE TEMPERATURE LIMITS SPECIFIED BY THE PAINT MANUFACTURER AS BEING SUITABLE FOR USE DURING APPLICATION AND DRYING PERIODS.
8. EXTRA STOCK
- A. UPON COMPLETION OF THE WORK OF THIS SECTION, DELIVER TO THE TENANT AN EXTRA STOCK EQUALING 2% OF EACH COLOR, TYPE AND GLOSS OF PAINT USED IN THE WORK, TIGHTLY SEALING EACH CONTAINER AND CLEARLY LABELING WITH CONTENTS AND LOCATION WHERE USED.
9. PAINT MATERIALS
- A. ACCEPTABLE MATERIALS:
1. THE PAINTING SCHEDULE IS BASED IN GENERAL ON PRODUCTS OF THE PITTSBURGH PAINT COMPANY.
2. EQUAL PRODUCTS OF FRAZEE, DUNN-EDWARDS OR OTHER MANUFACTURERS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT.
3. WHERE PRODUCTS ARE PROPOSED OTHER THAN THOSE SPECIFIED BY NAME AND NUMBER IN THE PAINTING SCHEDULE, PROVIDE UNDER THE PRODUCT DATA SUBMITTAL REQUIRED BY ARTICLE 6 OF THIS SECTION AND NEW PAINTING SCHEDULE COMPILED IN THE SAME FORMAT USED FOR THE PAINTING SCHEDULE INCLUDED IN THIS SECTIONS.
- B. UNDERCOATS AND THINNERS:
1. PROVIDE UNDERCOAT PAINT PRODUCED BY THE SAME MANUFACTURER AS THE FINISH COAT.
2. USE ONLY THE THINNERS RECOMMENDED BY THE PAINT MANUFACTURER, AND USE ONLY TO RECOMMENDED LIMITS.
3. INsofar AS PRACTICABLE USE UNDERCOAT, FINISH COAT AND THINNER MATERIAL AS PARTS OF A UNIFIED SYSTEM OF PAINT FINISH.
10. COLOR SCHEDULES
- A. THE ARCHITECT WILL PREPARE A COLOR SCHEDULE WITH SAMPLES FOR GUIDANCE IN PAINTING.
11. APPLICATION EQUIPMENT
- A. FOR APPLICATION OF THE APPROVED PAINT USE ONLY SUCH EQUIPMENT AS IS RECOMMENDED FOR APPLICATION OF THE PARTICULAR PAINT.
- B. PRIOR TO USE OF APPLICATION EQUIPMENT VERIFY THAT THE PROPOSED EQUIPMENT IS ACTUALLY COMPATIBLE WITH THE MATERIAL TO BE APPLIED AND THAT INTEGRITY OF THE FINISH WILL NOT BE JEOPARDIZED BY USE OF THE PROPOSED EQUIPMENT.
12. OTHER MATERIALS
- A. PROVIDE OTHER MATERIALS NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE ARCHITECT.
13. SURFACE CONDITIONS
- A. EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
14. MATERIALS PREPARATION
- A. GENERAL:
1. MIX AND PREPARE PAINT MATERIALS IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.
2. WHEN MATERIALS ARE NOT IN USE STORE IN TIGHTLY COVERED CONTAINERS.
3. MAINTAIN CONTAINERS USED IN STORAGE, MIXING AND APPLICATION OF PAINT IN A CLEAN CONDITION FREE FROM FOREIGN MATERIALS AND RESIDUE.
- B. STIRRING:
1. STIR MATERIALS BEFORE APPLICATION, PRODUCING A MIXTURE OF UNIFORM DENSITY.
2. DO NOT STIR INTO THE MATERIAL ANY FILM WHICH MAY FORM ON THE SURFACE BUT REMOVE THE FILM AND IF NECESSARY STRAIN THE MATERIAL BEFORE USING.

15. SURFACE PREPARATION

- A. GENERAL:
1. PERFORM PREPARATION AND CLEANING PROCEDURES IN STRICT ACCORDANCE WITH THE PAINT MANUFACTURERS' RECOMMENDATIONS.
2. REMOVE REMOVABLE ITEMS WHICH ARE IN PLACE AND ARE NOT SCHEDULED TO RECEIVE PAINT. FINISH OR PROVIDE SURFACE-APPLIED PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS.
3. FOLLOWING COMPLETION OF PAINTING IN EACH SPACE OR AREA REINSTALL THE REMOVED ITEMS BY USING WORKMEN WHO ARE SKILLED IN THE NECESSARY TRADES.
4. CLEAN EACH SURFACE TO BE PAINTED PRIOR TO APPLYING PAINT ON SURFACE TREATMENT.
5. REMOVE OIL AND GREASE WITH CLEAN CLOTHS AND CLEANING SOLVENT OF LOW TOXICITY AND FLASH POINT IN EXCESS OF 200 DEGREES F, PRIOR TO START OF MECHANICAL CLEANING.
6. SCHEDULE THE CLEANING AND PAINTING SO THAT DUST AND OTHER CONTAMINANTS FROM THE CLEANING PROCESS WILL NOT FALL ONTO WET NEWLY PAINTED SURFACES.
- B. PREPARATION OF WOOD SURFACES:
1. CLEAN WOOD SURFACES UNTIL FREE FROM DIRT, OIL, AND OTHER FOREIGN SUBSTANCE.
2. SMOOTH FINISHED WOOD SURFACES EXPOSED TO VIEW USING THE PROPER SANDPAPER, WHERE SO REQUIRED USE VARYING DEGREES OF COARSENESS IN SANDPAPER TO PRODUCE A UNIFORMLY SMOOTH AND UNMARRED WOOD SURFACE.
3. UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT, DO NOT PROCEED WITH PAINTING OF WOOD SURFACES UNTIL THE MOISTURE CONTENT OF THE WOOD IS 12% OR LESS AS MEASURED BY A MOISTURE METER.
- C. PREPARATION OF METAL SURFACES:
1. THOROUGHLY CLEAN SURFACES UNTIL FREE FROM DIRT, OIL, AND GREASE.
2. ON GALVANIZED SURFACES USE SOLVENT FOR THE INITIAL CLEANING AND THEN TREAT THE SURFACE THOROUGHLY WITH PHOSPHORIC ACID ETCH. REMOVE ETCHING SOLUTION COMPLETELY BEFORE PROCEEDING.
3. ALLOW TO DRY THOROUGHLY BEFORE APPLICATION OF PAINT.
- D. PAINT APPLICATION
- A. GENERAL:
1. TOUCHUP SHOP-APPLIED PRIME COATS WHICH HAVE BEEN DAMAGED AND TOUCHUP BARE AREAS PRIOR TO START OF FINISH COATS APPLICATION.
2. SLIGHTLY VARY THE COLOR OF SUCCEEDING COATS.
- A. DO NOT APPLY ADDITIONAL COATS UNTIL THE COMPLETED COAT HAS BEEN INSPECTED AND APPROVED.
- B. ONLY THE INSPECTED AND APPROVED COATS OF PAINT WILL BE CONSIDERED IN DETERMINING THE NUMBER OF COATS APPLIED.
3. SAND AND DUST BETWEEN COATS TO REMOVE DEFECTS VISIBLE TO THE UNAIDED EYE FROM A DISTANCE OF FIVE FEET.
4. ON REMOVABLE PANELS AND HINGED PANELS, PAINT THE BACK SIDES TO MATCH THE EXPOSED SIDES.
- B. DRYING:
1. ALLOW SUFFICIENT DRYING TIME BETWEEN COATS, MODIFYING THE PERIOD AS RECOMMENDED BY THE MATERIAL MANUFACTURER, TO SUIT ADVERSE WEATHER CONDITIONS.
2. CONSIDER OIL-BASE AND OLEO-RESINOUS SOLVENT-TYPE PAINT AS DRY FOR RECOATING WHEN THE PAINT FEELS FIRM, DOES NOT DEFORM OR FEEL STICKY UNDER MODERATE PRESSURE, AND WHEN THE THUMB AND FINGER CAN BE USED TO REMOVE A COAT OF PAINT DOES NOT CAUSE LIFTING OR LOSS OF ADHESION OF THE UNDERCOAT.
- C. BRUSH APPLICATIONS:
1. BRUSH OUT AND WORK THE BRUSH COATS ONTO THE SURFACE IN AN EVEN FILM.
2. CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPINNESS AND OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE.
- D. SPRAY APPLICATION:
1. EXCEPT AS SPECIFICALLY OTHERWISE APPROVED BY THE ARCHITECT, CONFINE SPRAY APPLICATION TO METAL FRAMEWORK AND SIMILAR SURFACES WHERE HAND BRUSH WORK WOULD BE INFERIOR.
2. WHERE SPRAY APPLICATION IS USED, APPLY EACH COAT TO PROVIDE THE HIDING EQUIVALENT OF BRUSH COATS.
3. DO NOT DOUBLE BACK WITH SPRAY EQUIPMENT TO BUILD UP FILM THICKNESS OF TWO COATS IN ONE PASS.
- E. FOR COMPLETED WORK MATCH THE APPROVED SAMPLES AS TO TEXTURE, COLOR AND COVERAGE. REMOVE, REFINISH OR REPAINT WORK NOT IN COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.
- F. MISCELLANEOUS SURFACES AND PROCEDURES:
1. EXPOSED MECHANICAL ITEMS:
- A. FINISH ELECTRIC PANELS, ACCESS DOORS, CONDUITS, PIPES, DUCTS, GRILLES, REGISTERS, VENTS AND ITEMS OF SIMILAR NATURE TO MATCH THE ADJACENT WALL AND CEILING SURFACES OR AS DIRECTED
- B. PAINT VISIBLE DUCT SURFACES BEHIND VENTS, REGISTERS AND GRILLES FLAT BLACK.
- C. WASH METAL WITH SOLVENT, PRIME AND APPLY TWO COATS OF ALKYD ENAMEL.
2. EXPOSED PIPE AND DUCT INSULATION:
- A. APPLY ONE COAT OF LATEX PAINT ON INSULATION WHICH HAS BEEN SIZED OR PRIMED UNDER OTHER SECTIONS; APPLY TWO COATS ON SUCH SURFACES WHEN UNPREPARED.
- B. MATCH COLOR OF ADJACENT SURFACES.
- C. REMOVE BAND BEFORE PAINTING AND REPLACE AFTER PAINTING.
3. HARDWARE: PAINT PRIME COATED HARDWARE TO MATCH ADJACENT SURFACES.

17. PAINTING SCHEDULE

- A. PLASTER/DRYWALL
- PRIMER: LATEX QUICK DRY PRIME SEAL (201)
- FLAT FINISH: 2 COATS ALKYD SANI-FLAT (204)
- SATIN/LOW LUSTER FINISH: 2 COATS SATIN IMPERVO (235)
- B. WOOD:
- PRIMER: LATEX ENAMEL UNDERBODY (345)
- FLAT FINISH: 2 COATS ALKYD SANI-FLAT (204)
- SATIN/LOW LUSTER FINISH: 2 COATS SATIN IMPERVO (235)
- C. FERROUS METAL:
- PRIMER: IRONCLAD RETARD-X RUST INHIBITIVE LATEX PRIMER (162)
- FLAT FINISH: 2 COATS ALKYD SANI-FLAT (204)
- SATIN/LOW LUSTER FINISH: 2 COATS SATIN IMPERVO (235)
- D. GALVANIZED IRON:
- PRIMER: IRONCLAD GALVANIZED METAL LATEX PRIMER (155)
- FLAT FINISH: 2 COATS ALKYD SANI-FLAT (204)
- SATIN/LOW LUSTER FINISH: 2 COATS SATIN IMPERVO (235)

15000 MECHANICAL

1. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS

15300 FIRE PROTECTION

1. SCOPE OF WORK
- A. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION AND FACILITIES NECESSARY FOR, REASONABLY IMPLIED AND INCIDENTAL TO, THE FURNISHING, INSTALLATION, COMPLETION AND TESTING OF ALL THE WORK FOR THE SPRINKLER SYSTEMS AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS, TO INCLUDE, BUT NOT BE LIMITED TO
- THE FOLLOWING:
1. INSTALLATION OF NEW WET SPRINKLER SYSTEM AS REQUIRED TO PROVIDE COVERAGE IN ACCORDANCE WITH NFPA-13 LOCAL CODES, LANDLORD'S CRITERIA, AND INSURANCE CARRIERS FOR THE BUILDING AND TENANT.
2. TAPS, RISERS, LATERALS, BRANCHES, VALVES, ALARMS, SPRINKLER HEADS AND ALL COMPONENTS REQUIRED FOR A COMPLETE SYSTEM.
3. DESIGN DRAWINGS, CALCULATIONS, SUBMITTALS AND APPROVALS.
4. PERMITS, FEES, AND CHARGES.
5. TESTS AND TEST CERTIFICATES.
6. COST FOR SHUT DOWN FEES.
- B. THE CONTRACTOR THAT DOES THE ACTUAL SPRINKLER WORK IS REQUIRED TO BE A LANDLORD/ OWNER APPROVED SPRINKLER CONTRACTOR.
- C. BEFORE STARTING WORK, THE CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS TO SEQUENCE, COORDINATE, AND INTEGRATE THE VARIOUS ELEMENTS OF THE FIRE PROTECTION SYSTEM, MATERIALS, AND EQUIPMENT WITH OTHER CONTRACTORS TO AVOID INTERFERENCES AND CONFRONTATIONS.

2. DRAWINGS

- A. THE FIRE PROTECTION CONTRACTOR SHALL PREPARE DETAILED DRAWINGS AND CALCULATIONS FOR HIS WORK. SUBMIT SIX (6) COPIES TO GENERAL CONTRACTOR FOR APPROVAL. NO WORK SHALL BEGIN UNTIL TENANT'S CONSTRUCTION MANAGER APPROVES HEAD AND PIPING LOCATIONS.
- B. THE FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR SUBMITTING COORDINATED DRAWINGS, CALCULATIONS, HEAD TYPES AND COLORS TO ALL AUTHORITIES HAVING JURISDICTION FOR APPROVAL. NO WORK SHALL BEGIN UNTIL ALL APPROVALS HAVE BEEN RECEIVED.
- C. A COPY OF THE LETTER OF APPROVAL FROM THE LANDLORD'S INSURANCE RATING BUREAU SHALL BE FORWARDED TO THE LANDLORD'S AGENT AND TO THE TENANT'S CONSTRUCTION MANAGER.

3. EQUIPMENT

- A. SPRINKLER HEADS:
1. WHEN RELOCATING EXISTING HEADS, REINSTALL THE EXISTING HEADS. ALL NEW HEADS SHALL BE UL, F.M. LISTED AND APPROVED AUTOMATIC SPRAY TYPE AS MANUFACTURED BY CENTRAL SPRINKLER CO., GLOBE, GRINNELL, RELIABLE, STAR, OR VIKING. IF A SIGNIFICANT NUMBER OF HEADS ARE RELOCATED, THE CITY FIRE MARSHAL MAY REQUIRE ALL HEADS ON THE PROJECT BE RELOCATED WITH QUICK RESPONSE TYPE HEADS - VERIFY REQUIREMENTS WITH THE FIRE MARSHAL.

2. ALL SPRINKLER HEADS SHALL BE RATED FOR 165°F UNLESS INDICATED OTHERWISE ON DRAWINGS OR REQUIRED BY LOCAL CODES.
3. ALL HEADS AND COVER PLATES ARE TO HAVE BE FACTORY APPLIED COLOR FINISH TO MATCH ARCHITECTURAL CEILING FINISH. VERIFY HEAD TYPES AND COLORS WITH TENANT'S CONSTRUCTION MANAGER AND SUBMIT WITH SPRINKLER DRAWINGS.

4. SPRINKLER HEAD TYPES SHALL BE AS FOLLOWS:
- a. LAY-IN CEILING - SEMI-RECESSED.
- b. GYP. BD. CEILINGS AND SOFFITS - CONCEALED W/ PAINTED COVERS. CONTRACTOR SHALL COMPLY TO ALL LANDLORD CRITERIA REGARDING SPRINKLER HEADS.

NOTE: SEMI-RECESSED HEADS SHALL PROTRUDE NO MORE THAN 1" BELOW LEVEL OF CEILING.

4. GENERAL PIPING

- A. A FIRE PROTECTION SYSTEM STUB IN SHALL BE FURNISHED BY THE LANDLORD COMPLY WITH LANDLORD'S DESIGN CRITERIA. PIPE SIZING SHALL BE BASED ON NFPA ORDINARY HAZARD.
- B. ALL SPRINKLER LINES SHALL BE INSTALLED CONCEALED, AVOIDING INTERFERENCE WITH LIGHTS, DUCTS, PIPES, ETC. FIRE PROTECTION CONTRACTOR SHALL PREPARE COORDINATED DRAWINGS INDICATING THE LOCATIONS OF ALL SPRINKLER HEADS, SPRINKLER LINES, LIGHTS, DISCHARGES, GRILLS AND REGISTERS PRIOR TO INSTALLATION. HORIZONTAL SPRINKLER RUNS AT SOFFITS SHALL BE PLACED INSIDE SOFFIT STRUCTURE.
- C. WHERE POSSIBLE, REWORK THE EXISTING SPRINKLER SYSTEM TO MEET THE NEW REQUIREMENTS OF THIS DESIGN. RELOCATE ALL MAINS AND BRANCHE INTERFERING WITH CEILING HEIGHTS, EQUIPMENT, AND MAJOR COMPONENTS. REMOVE ALL UNUSED PIPING.
- D. LOCATIONS OF ALL HEADS SHOULD BE APPROVED BY THE LOCAL FIRE PROTECTION OFFICIAL AND THE TENANT'S CONSTRUCTION MANAGER BEFORE INSTALLATION. HEADS MUST BE LOCATED IN THE CENTER OF CEILING TILES AND IN A SYMMETRICAL PATTERN WITH OTHER CEILING FIXTURES. ADDITIONAL MONIES WILL NOT BE ALLOCATED FOR ADDITIONAL HEADS REQUIRED BY FIELD FIRE INSPECTOR AFTER BIDS ARE ACCEPTED.
- E. PROVIDE AND INSTALL A VALVED TEST CONNECTION FOR THE SPRINKLER SYSTEM AS REQUIRED OR REQUESTED BY THE LOCAL INSPECTOR, OR INSURANCE CARRIER. COORDINATE LOCATION WITH TENANT'S CONSTRUCTION MANAGER AND LOCAL FIRE PROTECTION OFFICIAL PRIOR TO ROUGH-IN.
- F. SPRINKLER HEADS LOCATED IN ROOM CEILINGS OR WALLS BELOW 8'-0" ABOVE THE FINISHED FLOOR ARE TO BE PROTECTED WITH APPROVED GUARDS.
5. PIPING:
- A. SCHEDULE 40, BLACK STEEL PIPE, ASTM A-53 FOR FERROUS PIPING, WELDED AND SEAMLESS, ANSI B-36-10-70 FOR WROUGHT STEEL PIPE.
- B. CAST IRON OR MALLEABLE IRON SCREWED FITTINGS FOR PIPES 2 INCHES AND SMALLER. SCREWED OR CAST IRON FLANGED JOINTS FOR PIPES LARGER THAN 2 INCHES.
- C. GALVANIZED OR BLACK MALLEABLE IRON WITH BRASS SEAT SCREWED UNIONS FOR PIPES 2 INCHES AND SMALLER.
- D. VIRTUAL TYPE COUPLINGS ARE ACCEPTABLE, WHERE APPROVED BY CODE AND THE LANDLORD.

6. TESTS

- A. WHEN COMPLETED, THE ENTIRE FIRE PROTECTION PIPING SYSTEM SHALL BE HYDROSTATICALLY TESTED AS REQUIRED BY THE RULES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION. SYSTEM SHALL SHOW NO SIGNS OF LEAKAGE OR OTHER DEFECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO THE WORK OF THE OTHER CONTRACTORS OR TO THE BUILDING, OR TO ITS CONTENTS, PEOPLE, ETC., CAUSED BY LEAKS IN ANY OF THE EQUIPMENT INSTALLED BY HIM, ALL REPAIRS OR REPLACEMENT OF DAMAGES SHALL BE AT THIS CONTRACTOR'S EXPENSE.
- B. PROPERLY COMPLETED AND SIGNED "SPRINKLER CONTRACTOR'S MATERIAL AND TEST CERTIFICATES" SHALL BE FURNISHED TO THE LANDLORD, AUTHORITIES HAVING JURISDICTION, AND TENANT'S CONSTRUCTION MANAGER.

16000 ELECTRICAL

1. SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS.

LR/A

LR/ARCHITECTURE

Architecture
Planning
Interior Design

Construction Management

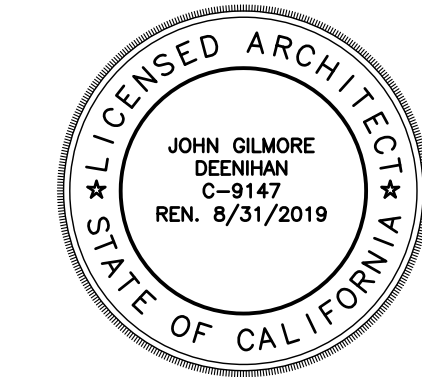
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N O T E

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BID SET:	_____	_____
RELEASES:		
NO.	DATE	DESCRIPTION
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____

ARCH/CONSULTANT:



PROJECT

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CLIENT

MR. & MRS. ISSAGHOLIAN
240 N. GLENOAKS BLVD.
BURBANK, CA 91504

REVISIONS	ISSUE	DATE	REVISION
1.	△	_____	_____
2.	△	_____	_____
3.	△	_____	_____
4.	△	_____	_____
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10.	△	_____	_____

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STAFF _____ WR/ RE _____

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25664

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SCALE

AS SHOWN

TITLE

SPECIFICATIONS

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A-9.4