SANDERS RESIDENCE FACADE REMODELING

34455 CAMINO EL MOLINO, CAPISTRANO BEACH, CALIFORNIA 92624



LEGAL DESCRIPTION SCOPE OF WORK RE-FINISHING OF STREET-FACING FACADE OF AN EXISTING TWO-STORY, SINGLE-FAMILY BLOCK 18 . REMOVAL OF EXISTING UNREINFORCED BRICK PLANTER WALLS (LESS THAN 24 INCHES HIGH), TO TRACT 883 BE REPLACED BY NEW CAST-IN-PLACE CONCRETE PLANTER WALLS IN SAME GENERAL CITY OF DANA POINT, CALIFORNIA SURFACES. TO BE REPLACED BY NEW PLYWOOD SIDING AND FIBER-CEMENT BOARD SIDING WITH AP# 123-303-07 CODE DATA 5. INSTALLATION OF NEW FIBER-CEMENT PANEL SOFFIT FINISH AT EXISTING EXPOSED EAVES OF CPC, 2010 EDITION CEC, 2010 EDITION 6. REMOVAL OF EXISTING WALL-MOUNTED EXTERIOR LIGHT FIXTURES TO BE REPLACED BY NEW CMC, 2010 EDITION TITLE 24, STATE OF CALIFORNIA ADMINISTRATIVE CODE SWITCHING TO BE REUSED FOR NEW FIXTURES. ALL OTHER APPLICABLE LOCAL, STATE AND / OR NATIONAL CODES THE EXISTING STRUCTURAL FRAME OF THE BUILDING WILL NOT BE ALTERED, EXCEPT FOR MINOR OCCUPANCY: R3/U REPAIRS REQUIRED WHERE FOUND NECESSARY ON EXPOSURE OF EXISTING WORK. CONSTRUCTION: VB THE EXISTING ROOF FINISH ASSEMBLY WILL REMAIN UN-ALTERED EXCEPT FOR THE WALL FLASHING INTEFACE AT NEW WORK ON GABLE WALL ABOVE THE GARAGE / PORCH ROOF EXISTING SITE DRAINAGE PATTERNS AND PAVING WILL REMAIN UN-ALTERED. SHEET INDEX G1 TITLE SHEET & PROJECT DATA G2 GENERAL NOTES AND SPECIFICATIONS A1 SITE PLAN AND PARTIAL FLOOR PLANS A2 EXTERIOR ELEVATIONS AND DETAILS A3 SECTIONS AND DETAILS A4 ARCHITECTURAL DETAILS PROJECT DIRECTORY **OWNERS** DAVID & SHELBY SANDERS 34455 CAMINO EL MOLINO CAPISTRANO BEACH, CA 92624 (949) 248-2767

1. All materials and workmanship shall conform to the codes and ordinances specified on the cover sheet of this set of drawings.

01062. CODE COMPLIANCE REQUIREMENTS:

01070. GENERAL NOTES:

1. It is the intent and meaning of these drawings and specifications to provide for and secure a first class, workmanlike job of high quality from all subcontractors. The finished structure(s) shall be complete in every detail including all incidental items for a proper and functional project.

2. The general contractor and subcontractors shall review these drawings and specifications and shall notify the designer of any discrepancies, errors or omissions prior to construction. Failure to do so shall hold the general contractor and subcontractors responsible for such discrepancies, errors or omissions in these drawings and specifications

3. The general contractor shall verify all dimensions, elevations and site conditions before starting work. The designer shall be notified immediately of any

 Notes and details on drawings shall take precedence over these general specifications.

5. The design, adequacy and safety of erection, bracing, shoring, temporary supports, etc. is the sole responsibility of the general contractor, and has not been considered by the structural engineer. The contractor is responsible for the stability of the structure prior to the application of all shear panel, roof and floor diaphragms and finish materials. He or she shall provide all the necessary bracing and/or shoring to provide stability prior to the application of the afore-mentioned materials. Observation visits

by the designer or structural engineer shall not include inspection of the above items. 6. Vibrational effects of mechanical equipment have not been considered by the structural engineer 7. It shall be the responsibility of the general contractor to locate all existing utilities whethe

shown hereon or not and to protect them from damage.

The General contractor shall bear all expense of repair or replacement in conjunction with the execution of 01200. ADDITION AND REMODELING:

1. The general and subcontractors shall verify all

existing conditions and dimensions as shown on drawings and notify the designer immediately of any 2. Shore and/or brace all existing framing as required prior to removing existing construction. Remove after

erection of new supports has been completed **DIVISION 2: SITEWORK**

02055. DEMOLITION

1. Includes removal of existing building, or portions

thereof, including foundations and domestic utilities from site as indicated on drawings 2. Demolition contractor shall be held liable for any damage to adjacent public or private properties of structures during demolition and debris removal 3. Remove existing structures or portions therof as

indicated on drawings. Existing construction to remain shall be adequately protected during all demolition and debris removal operations 4. All demolition debris shall be removed from site and transported to a legal dump site per applicable

municipal and/or county requirements. 5. Site shall be left in neat and orderly condition after completion of demolition and debris removal operations.

02200. EARTHWORK

1. Includes all rough grading, excavation, recompaction and trenching to prepare site for construction of structure(s). Grading work shall be complete in every detail including all incidental items and procedures for a proper job See Foundation Plan for soil design pressure data

character of soil. 3. All earthwork and grading shall be conducted per Soils Report prepared by the person(s) noted in the project directory on the front sheet of this set of drawings. See soils report for list of special inspections.

4. Utility trench and retaining wall backfilling shall be executed as specified in soils report. 5. Soils Engineer shall verify that construction at site

is in accordance with the recommendations and conclusions contained in soils report. 6. Before any concrete is placed, excavations shall be

checked and approved by a qualified soils engineer to insure compliance with the requirements of the soils

02520. PORTLAND CEMENT CONCRETE PAVING:

1. All non-structural exterior slabs shall be minimum 4 inches thick with #4 deformed bar reinforcement placed at 16 inches on center each way in middle third of slab thickness. Slabs shall be placed over a minimum of 3 inches of clean sand bedding. 2. Slabs shall be formed and finished to slope as indicated on Drainage/Grading Plan to within 1/4 inch

of specified elevations. 3. All slabs shall receive light broom finish unless

otherwise noted on drawings 4. Expansion, construction, and control joints shall be placed as indicated on drawings or at intervals to divide slab into maximum 400 sq. ft. / 8 lin. ft. sections 02725. SITE UTILITY AND DRAINAGE PIPING:

1. Site drainage piping shall be schedule 40 PVC, size as indicated on drawings 2. Landscape drains, area drains and catch basins shall be provided with gratings or screens to prevent the entrance of foreign materials or debris into drainage

3. Plumbing contractor shall furnish and install: a. Copper water service from building to gate valve at meter (ferrous water piping not permitted below

b. Sewer line from building to property line. Natural gas service piping

4. Electrical feeder conduits shall be concrete encased per utility company requirements. Supply and placement of conduit(s) in trenches and connection to service by **Electrical Contractor** 5. Natural gas service piping materials and installation

shall be in accordance with utility company 6. Site utility piping shall be installed per applicable utility company requirements. . Trench backfilling materials and methods shall be in

applicable. 02830. FREE STANDING WALLS AND FENCES:

accordance with soils report specifications when

 Wood fences shall be constructed of redwood, cedar o other wood of natural resistance to decay. Hardware shall be galvanized unless noted otherwise or 3. Wood fences shall be constructed in such a manner as to remain sturdy and plumb under normal wear and tear.

DIVISION 3: CONCRETE

--SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CONCRETE SPECIFICATIONS---

03505. NON-STRUCTURAL LIGHTWEIGHT CONCRETE . Portland cement shall conform to ASTM C-150. Aggregates shall conform to ASTM C-330 for lightweight

3. Floor sheathing shall be swept clean and free of debris, standing water or foreign matter immediately prior to underlayment 4. Install primer and lightweight concrete per

manufacturer's recommendations to final thickness indicated on drawings.

03510. GYPSUM CONCRETE UNDERLAYMENT:

. Material shall be "Gyp-Crete" as manufactured by Gyp-Crete Corporation, or equal. Install per manufacturer's recommendations to final thickness indicated on plans 2. Floor sheathing shall be swept clean and free of

debris, standing water or foreign matter immediately prior to underlayment installa 3. Underlayment shall attain a final compressive strength of 1000 psi when tested in accordance with ASTM C472-79.

DIVISION 4: MASONRY

---SEE STRUCTURAL DRAWINGS FOR STRUCTURAL MASONRY AND GROUT SPECIFICATIONS--

O4270. GLASS MASONRY UNITS:

I. Glass block shall be as manufactured by Pittsburgh Corning Corporation, or equal, verify style with

2 Expansion joints shall be provided at edges of glass block panels at the sides and top with a minimum thickness of 1/2 inch. Expansion joints shall be entirely free of mortar and shall be filled with resilient material.

3. Glass block panels shall have mortar joints minimum 3 inches wide and mortared edges of units shall be treated for proper mortar bonding. 4. Courses shall be level and true, and face of panels shall be flush and neatly finished with no depressed or projecting units.

DIVISION 5: METALS

minimum Grade 40 steel

---SEE STRUCTURAL DRAWINGS FOR STRUCTURAL METALS SPECIFICATIONS---

05500. METAL FABRICATIONS: 1. Fabricated steel handrails and guardrails shall be constructed and installed as indicated on drawings

Handrails and guardrails shall be constructed of 2. Fabricator shall submit shop drawings to Designer of

other architectural metal fabrications such as balconies, decorative grilles window grilles, etc. unless specifically detailed on drawings 3. Metalwork surfaces to be welded shall be free of any

paint, grease, loose scale and foreign matter. All welding shall conform to AWA standards. 4. Fabricator shall deliver finished components painted with a minimum of two coats of rust inhibitive primer. 5. Fabrications shall have all required fastening points

ready to recieve fasteners upon delivery to site. DIVISION 6: WOOD AND PLASTIC

---SEE STRUCTURAL DRAWINGS FOR STRUCTURAL WOOD PRODUCTS AND METHODS SPECIFICATIONS---

clean and neat, and free of tooling marks, scratches

or other defacements of finished, visible surfaces.

06200. FINISH CARPENTRY: 1. Install all bath and washroom accessories. 2. Fabrications and installations by this section shall be

3. All fasteners in architectural woodwork shall be countersunk and plugged or filled to match surrounding

finish surfaces unless noted otherwise on drawings. 4. Pre-manufactured casework shall be installed per manufacturer's recommendations. 5. This section shall install all plastic laminate counter tops or shall provide and install plywood counter top

base to recieve tile or stone work where indicated on 6. Finish carpentry shall be adequately protected from damage by other trades by the finish carpentry sub.

DIVISION 7: THERMAL AND MOISTURE PROTECTION ---SEE STRUCTURAL DRAWINGS FOR RETAINING WALL

AND GENERAL FOUNDATION DAMPPROOFING SPECS .--07180. WATER REPELLANT MATERIALS:

1. Exposed, un-stained rough sawn wood: "Thompson's Water Seal Waterproofing Formula" or equa in two applications, first at a rate of 100 square feet per gallon, second at a rate of 150 square feet per

2. Smooth, un-stained wood: "Thompson's Water Seal Waterproofing Formula" or equa in two applications, first at a rate of 200 square feet per gallon, second at a rate of 300 square feet per

3. Concrete sealer "Thompson's Water Seal Waterproofing Formula" or equal in two applications, first at a rate of 200 square feet per gallon, second at a rate of 400 square feet per

weather exposure): Thompson's Water Seal Waterproofing Formula" or equal in two applications, first at a rate of 50 square feet per gallon, second at a rate of 100 square feet per 5. Un-painted exterior plaster: 'Thompson's Water Seal Architectural 55" or equal in

intervals, second same. NOTE, test this product prior

two applications, first 3 fog coats at 2 hour

to final application to verify compatibility with

4. Concrete block sealer (where concrete block is left to

plaster color coat. 07190. VAPOR AND AIR BARRIERS

 Under-slab vapor barrier: Glass fiber reinforced polyethylene sheet. Shall meet or exceed ASTM E-96 A & B.

Vapor barrier materials shall be installed per manufacturer's reccomendations for specific

07210. BUILDING INSULATION:

1. Batt thermal insulation: "CertainTeed Foil Faced" or equal in R values indicated on drawings. Shall meet or exceed ASTM C653 & C518 2. Batt insulation products shall be installed to completely fill all voids in framing and shall be

securely attached so as to remain in place until wall,

1. See section 07620 for metal flashings, vents and other

roof or ceiling finish assemblies are applied. 07320 ROOFING TILE

sheet metal accessories for installation by this Roofing felts Georgia Pacific GP-30 Residential, unperforated, or equal. Shall meet or exceed ASTM D-4869-88 Type 2, and ULR-10879.

3. Installer shall verify and insure that roof deck is clean, solid and free of voids or projections and otherwise ready to recieve work. 4. Roofing tiles shall be installed per all manufacturer's recommendations using all specified fasteners.

07510. BUILT-UP BITUMINOUS ROOFING:

1. Furnish and install Class A built-up bituminous roofing and ballast at areas indicated on drawings. Roofing system(s) shall be complete in every detail, including all incidental items for a proper, watertight,

functioning installation. installation by this section

4. Bitumen shall be Type II asphalt. 5. Ballast shall be crushed tile or colored crushed rock. Color as indicated on drawings. 6. Mineral surface cap sheet flashing shall be mineral surfaced and shall comply with ASTM D228, Type M.

7. This section shall furnish and install 3 inch x 3 inch cant strip at all roof intersections with vertical 8. Roof deck shall be swept clean of debris, standing

water or other foreign materials immediately prior to roofing installation 9. Care shall be taken not to damage or deface other work during roofing operations.

07620. SHEET METAL FLASHING AND TRIM:

shall be painted to match roof material.

1. Roof attic vents shall be of size and quantity indicated on drawings, 1/4 inch galvanized wire mesh screened 2. Copper flashings shall be minimum 16 oz., uncoated finish. Galvanized iron flashings shall be min. 26 gauge. 3. All sheet metal flashings shall be installed in

workmanlike manner in compliance with standard industry practices to insure a clean, true to line, watertight job. 4. Sealants and caulking shall be installed in conjunction with sheet metal flashings where applicable. 5. Roof accessories or flashings installed on roof planes

DIVISION 8: DOORS AND WINDOWS

08210. WOOD DOORS AND FRAMES:

prevent air infiltration.

08305. ACCESS DOORS:

accessible to public.

be furnished by this section

hardware attachment points.

 Door and frame assemblies shall be delivered free of defects in material or workmanship 2. Fire rated doors as indicated on drawings shall bear

5. Metal thresholds at fire rated and exterior doors shall

6. Hollow core doors shall be internally reinforced at all

. Access doors shall be weathertight at exterior

Access doors placed in fire rated walls or

and hardware shall have free operation.

applications and shall have provision for locking when

partitions, where permitted shall be of appropriate

re resistance for application and shall bear U.L.

3. Access doors shall be placed to allow for proper

working space to service items being accessed.

08505. METAL WINDOWS AND SLIDING DOORS:

1. Furnish aluminum frame windows and sliding glass doors

installation. See drawings for specification of any

hardware package supplied by the window or sliding door

special locking devices other than the standard

2. All windows and sliding doors shall be completely

labeled indicating that they meet the appropriate

1. Hardware shall be as manufactured by Schlage Lock

3. Hardware shall function properly and freely without

without any special effort. All hardware shall be

1. Specifications herein shall apply to all door and

2. All windows and sliding doors shall be glazed as

a. Glass and glazing subject to the following

c. Safety glazing shall be required as follows:

iv. Glazing in all unframed swinging doors.

v. Glazing in shower and bathtub doors and

60 inches above the walking surface.

of the plane of the glazing.

09220. PORTLAND CEMENT PLASTER:

1. Furnish and install all fiber glass reinforced portland

cement exterior plaster, lath, joints, beading and wire

Plaster finish system shall be complete in every detail

accessories, required flashings, paper backing, etc.

including all incidental items for a true, proper and

functioning installation. All work shall conform to applicable codes listed on title sheet of the plans.

DIVISION 9: FINISHES

specified in Title 24 compliance calculations. Al

glazing shall be properly sealed in sash to prevent

intrusion of wind, water or particulate matter. Dual

permit condensation formation on interior sides of

specifications shall be certified and labeled by

b. Safety glazing, where required, shall be tempered

Glazing in ingress and egress doors except

ii. Glazing in fixed panels and sliding or swinging

panels of sliding or swing-type doors other

vi. Glazing, operable or inoperable, adjacent to a

door in where the nearest exposed of the glazing

is within a 24 inch arc of either vertical edge of

the door in a closed position and where the bottom

other than those covered by items (v) & (vi.) which

bottom exposed edge of the glazing is less than

vii. Glazing in an individual fixed or operable panel,

have a glazed area in excess of 9 square feet.

the exposed bottom edge is less than 18 inches

above the floor, the exposed top edge is greater

than 36 inches above the floor, and one or more

walking surfaces are within 36 inches horizontaly

glazed panes shall have a sealed airspace and shall not

binding, and all mechanisms shall cycle completely

General Contractor for style and finish.

supplied and/or specified fasteners.

Company "E Series" or equal. See drawings or consult

2. Hardware types and placement shall be as indicated on

installed per manufacture's recommendations using all

weather stripped with polymeric material and which

shall become compressed for a positive seal between

manufacturer.

sash and frame upon closure.

08705. DOOR HARDWARE:

window glazing.

3. Safety Glazing:

or laminated glass.

than wardrobe doors.

iii. Glazing in storm doors

enclosures.

injurious amounts of oil, acid/alkali, organic matter or other harmful substances appropriate labelling as to their fire resistance by 4. Lath at vertical surfaces shall be K-Lath "Stucco-Rite" Underwriter's Laboratories. paper backed or equal. Lath shall be attached to all 3. Fire rated doors shall be provided with smoke gaskets structural frame members with No. 16 gauge x 7/8 inch at head and jambs, and approved type seal at threshold. leg staples at 6 inches on centers, unless noted 4. Exterior doors shall be fully weatherstripped to otherwise on Shear Panel schedule (see Structural

> 5. Lath at horizontal surfaces shall be 3/8 inch high ribbed, kraft paper backed, galvanized expanded metal. Lath shall be attached to all structural frame members with No. 16 gauge x 7/8 inch leg staples at 3 inches on

2. Installer shall take care not to cover any electrical

mechanical, plumbing or ventilation boxes, outlets or

stub-outs. Failure to do so shall render the Plaste

Contractor responsible for required alterations and

3. Water used in plaster work shall be clean and free from

6. Corner bead shall be installed firmly and true to line to provide straight, consistent corners. Expansion and crack control joints shall be placed to limit flat, continuous plaster panels to maximum 400 square feet in area. Review drawings to verify special placement or arrangement of joints indicated, if any. Prior to placement of plaster materials, grooves in joints shall be masked to prevent the incursion of plaster into them.

8. Inside corners of plaster surfaces shall be well

. Furnish and install all gypsum wallboard and

struck, straight and not coved or curved in any way.

4. Doors shall be placed solidly in opening and door leaf This item will be strictly enforced upon final inspection 09260. GYPSUM BOARD SYSTEMS:

of size. type and quantity indicated on drawings. accessories as indicated on drawings. Gypsum board Window and door assemblies and hardware packages shall installation shall be complete in every detail be complete in every detail including all incidental including all items for a proper and functioning items for a proper and functioning installation. installation ready to receive paint or other final

finish. All work shall conform to code requirements 08605. WOOD WINDOWS AND SLIDING DOORS: 2. Installer shall take care not to cover any electrical, mechanical, plumbing or ventilation boxes, outlets or Furnish all wood sash and frame windows and sliding stub-outs. Failure to do so shall render the Drywall glazed doors as indicated on drawings. Glazing shall Contractor responsible for required alterations and be as specified in Section 08800. Window and sliding door units shall be complete in every detail including 3. Gypsum wallboard is used in some cases on this project all incidental items for a proper and functioning

in structural and fire-protective capacities. The installer shall take special care in verifying any special nailing or gypsum board assemblies indicated on architectural and structural drawings, and shall be responsible for adherence to and remedy of departures from, these specifications. Gypsum board materials and accessories shall conform

to applicable code requirements Accessories and Finishing Materials 3. All manufactured units shall meet or exceed ASTM E283, a. Nails shall be 8d cooler nails placed at 8 inches 331 and E330 standards, and shall be certified and on centers unless noted otherwise on drawings b. Screws shall conform to code requirements and standards listed in Table 2-53V of the state building be long enough to penetrate into wood framing a minimum of 5/8 inch.

c. Casing bead shall be utilized at all edges of gypsum board not covered by wood casing or other finish trim material d. Resilient channel material (where used) shall be 26 gauge galvanized steel, installed perpendicular

to framing and fastened with screws. Ceiling material shall be installed using screws. All material shall be placed with long dimension of sheets perpendicular to framing or supports. 8. All face joints of gypsum wallboard shall be taped and nails coated. All taping and nails shall be coated twice, in separate operations, or more if required, and shall be sanded to a smooth, uniform finish if

9. All joints shall be tight-fitting, and material shall not be crushed or deformed during or after 10. All materials shall be delivered to site in good condition and free of defects. All materials shall be new. Materials shall be stored in such a manner that they will not be damaged by the elements or other

09900. PAINTING:

to any other work.

trades prior to installation

1. Interior walls and ceilings shall recieve minimum two coats or as many coats as required to obtain proper coverage over one coat PVA sealer as indicated on 2. Painting contractor shall protect existing construction

from painting operations and shall be liable for damage

DIVISION 10: SPECIALTIES

10305. MANUFACTURED FIREPLACES 1. Furnish and install manufactured fireplace and flue system(s) as indicated on drawings per manufacturerr specifications. Final installations shall be complete in every

10800. TOILET AND BATH ACCESSORIES 1. Furnish towel bars, toilet paper dispensers, etc. in

all bathrooms and toilet rooms. Verify items and placement with owner and designer

DIVISION 11: EQUIPMENT 11450. RESIDENTIAL EQUIPMENT

1. Furnish appliances as indicated on drawings. Gas fired appliances shall have intermittent ignition devices. 2. Plumbing and Electrical contractors shall provide hookup to utility service as applicable

DIVISION 12: FURNISHINGS

12100. Consult Designer for any special requirements. **DIVISION 14: CONVEYING SYSTEMS**

where occur, if any.

14100. See drawings for residential elevator specificationss

DIVISION 15: MECHANICAL

SECTION 15300. FIRE PROTECTION

1. Furnish and install residential fire sprinkler system per city code requirements. Fire sprinkler system shall be complete in every detail including all incidental items for a proper and functioning

SECTION 15400. PLUMBING

1. Basic materials:

a. Cleanouts shall be ICBO approved with plastic rings b. Hose bibbs shall be Calco No.108 or equal with anti-siphon device c. Copper tubing shall be type L hard drawn for above-

slab installations. d. Copper tubing in below-slab installations shall be type K with plastic sheathing at contact with e. Fittings for copper tubing shall be wrought or cast

f. Brass piping shall conform to ASTM B-43, standard

 g. Sanitary soil, waste and vent piping and fittings shall be ABS plastic u.n.o. on drawings. h. Fuel gas piping shall be black pipe (steel) and shall meet all code requirements for underground

SECTION 15440. PLUMBING FIXTURES

copper, standard weight.

weight, iron pipe sizes.

1. Furnish and install all plumbing fixtures, faucets controls and devices as indicated on drawings. 2. Plumbing fixtures shall be Kohler or equal. Verify selections with owner and designer.

15500. HEATING, VENTILATING AND AIR COND'G:

1. Furnish and install HVAC systems and equipment including but not limited to: Air conditioning units exhaust fans, all rigid and flexible ductwork and fittings, diffusers, registers, grilles, dampers, louvers, duct insulation, control systems, flashings, firestopping, labeling and tagging, painting as specified herein, motor starters if not a part factory prefabricated packages, all in-line and low voltage wiring and conduit that forms a part of the HVAC

systems and condensate piping. 2. HVAC system(s) shall be complete in every detail including all incidental items for a proper and functioning installation.

3. Whether shown on drawings or not, all duct and conduit penetrations through fire-rated floors or walls shall be sealed against the spread of fire or smoke with approved duct and conduit fire stops, fire dampers and/or fire resistant sealant, to give the equivalent fire rating before the penetration. See Section 07270 for permitted sealant materials/systems. Systems installed by this section shall be tested and

corrected for proper functioning as outlined in Section 5. The locations of apparatus and equipment indicated on drawings are approximate. Install piping, ducts, registers, diffusers and equipment in such a manner as to avoid all obstructions, preserve headroom and keep openings and passageways clear. No holes or openings will be allowed in, nor shall any equipment, ducts or pipes be supported from any structural member without written consent of the Structural Engineer. Coordinate

the locations of all diffusers, registers and grilles with other work indicated on the drawings. 6. This section shall hook-up all electrically serviced 7. Install thermostats as indicated on drawings at 60

inches above finish floor. 8. Upon completion and testing, provide Owner with operation and maintenance instructions for all equipment.

15600. FURNACES:

15740. AIR CONDITIONING EQUIPMENT: 1. Equipment shall be complete in every detail including all incidental items necessary for proper installation. Temperature control system shall consist of a thermostat and all mounting hardware with automatic

for each separate HVAC system and/or zone.

15880. AIR DISTRIBUTION: 1. Furnish all rigid and flexible ductwork, elbows, fittings, duct insulation, diffusers, grilles, registers, dampers, louvers, etc. to provide for a complete installation by Section 15500. All products shall be new domestic make, and free from all defects

change over, concealed set point, and thermometer. An

automatic temperature control device shall be provided

or imperfections. 2. Galvanized steel ductwork shall conform to ASTM A525 with a Class D coating. 3. Flexible ductwork shall be "Glass-Flex Type SL" or equal consisting of a galvanized spring steel wire helix covered with a continuous, non-perforated interior air seal liner and wrapped with a 1 inch thickness of glass fiber insulation jacketed with a vapor barrier jacket, factory sealed at both ends of each section. The flexible duct shall be labelled by

Underwriter's Laboratories, Inc. as an air duct. Duct supports a. Rectangular ducts with a maximum side not exceeding 30 inches shall be supported by 1 inch wide. 18

gauge galvanized steel straps. b. Rectangular ducts with a maximum side of more than 30 inches shall be supported by 1 inch wide, 16 gauge galvanized steel straps. c. Round, rigid ducts shall be supported by 1 inch

wide galvanized steel straps equal to gauge of duct wall, minimum. d. Vertical rigid ducts shall be supported by galvanized steel angles.

5. Ductwork access panels shall be airtight, zinc coated, continuous hinge type, with zinc coated sash locks utilizing locking feature to keep door airtight. "Duro-Dyne" or equal

Volume dampers:

a. Provide single blade volume dampers in rectangular ducts not exceeding 8 inches in depth, constructed of not less than 16 gauge galvanized steel with edges bent and center grooved. Hardware locking quadrant shall be heavy-duty type as manufacture by "Duro-Dyne" Type KS-385 with 3/8 inch rod, K-4

quadrant and SB-338 closed end bearing, or equal. b. Provide single blade volume dampers in round ducts constructed of 22 gauge galvanized steel and "Duro-Dyne" KS-145L hardware, or equal, for dampers not larger than 10 inches; 20 gauge with "Duro-Dyne" KS-195L hardware for dampers not larger than 20 inches; and 18 gauge with "Duro-Dyne" KS-385L hardware for dampers exceeding 20 inches in

8. Duct sealant shall be "Tuff-Bond" No.12 (buna N rubber based) as manufactured by Goodloe E. Moore Inc., or

9. Diffusers and Registers Ceiling or wall mounted return and exhaust air registers shall have baked enamel finish and opposed blade damper. b. Wall and ceiling registers shall be adjustable

louver type and painted to match wall finish.

15950. CONTROLS:

1. Furnish thermostats, low voltage transformers, remote controls, outdoor bulb relays, labels, nameplates, low limit electrical switches, controls, etc. to provide for a complete installation Control devices and systems shall be complete in every

detail including all items necessary for a proper and functioning installation 3. Thermostats shall be Honeywell, or equal, and shall permit ready and positive acting and entirely free from any objectionable noises

15990 TESTING ADJUSTING AND BALANCING:

1. Perform all tests to the satisfaction of the Owner and the General Contractor.

HVAC Systems: a. After completion of the work, test and regulate all heating, ventilating and air systems to provide proper and comfortable air volume or as noted on drawings. Adjust apparatus and duct dampers to secure proper volumes and face distribution of air for each register and/or diffuser. Where required by the Owner or General Contractor larger or smaller pulleys shall be installed at no additional

DIVISION 16: ELECTRICAL

16010. GENERAL Install all electrical work on site for power and lighting, including service to mechanical systems and

equipment requiring electrical service, as indicated on 2 Flectrical systems shall be complete in every detail including all incidental items for a proper and functioning installation. All required permits and inspections shall be obtained and paid for by Electrical Contractor. 3. Provide temporary power and lighting during

of the project. Temporary services shall be as

required by code and OSHA 4. Ground continuity shall be maintained throughout the electrical system. Consult code for applicable requirements. 5. The Electrical contractor shall furnish and install all necessary electrical power wire for the heating and air conditioning systems, including disconnect switches and

construction. Remove temporary wiring upon completion

internal power wiring of the units. 6. Electrical Contractor shall arrange with utility company for the installation of meter(s) Electrical Contractor shall arrange with telephone company to provide service to the premises

8. Provide 3/4 inch x 20 foot long ufer ground at electrical service. 9. Smoke and/or heat detector wiring shall be labelled to assure proper installation location for unit(s) 10. Electrical Contractor shall verify location of all outlets, switches, phone jacks, wall brackets and other in-wall accessories prior to installation of finish wall materials.

11. The electrical drawings are essentially diagrammatic, DO NOT scale the electrical drawings for location of any architectural, structural, civil or mechanical items. Refer to the appropriate discipline's drawings for required information. The locations of any electrical devices or lighting fixtures shown on architectural drawings take precedence over those shown

on the electrical drawings. Testing and Adjustments Upon completion of all electrical work, the Electrical Contractor shall adjust and test all circuits, outlets, switches, lights and electrical equipment. Items, fixtures, and parts in need of correction and discovered during such testing shall be immediately repaired or replaced with all new equipment and tha part of the system shall then be retested. All such replacement or repair shall be done at no additiona

cost to the owner.

proper and functioning installation.

finish floor, except at kitchen and bath

16050. ELECTRICAL DEVICES: . Furnish all electrical switches, outlets, boxes, etc. to complete job. Devices shall be complete in every detail including all incidental items necessary for a

countertops, which shall be mounted at 42 inches above finish floor and at garages which shall be mounted at 48 inches above finish floor: or as noted on drawings. 3. All exterior outlets shall be equipped with a ground fault interupter and weather resistant

2. All outlets shall be mounted at 12 inches above

ABBREVIATIONS

& AND @ AT SPACING ON CENTERS # POUNDS OR NUMERIC VALUE (###) NUMBERS IN PARANTHESES INDICATE G.B. GYPSUM BOARD EXISTING ELEVATIONS A.B. ANCHOR BOLT ABV ABOVE

A.C. AIR CONDITIONER A/C AIR CONDITIONER ADJ. ADJUSTABLE A.F.C.I. ARC FAULT CIRCUIT INTERRUPTER ALUM. ALUMINUM ANOD. ANODIZED ARCH. ARCHITECTURAL ASSY ASSEMBLY

conduits are not practical, or where movement of the item is required due to vibration or for maintenance. Flexible aluminum conduits are not permitted. 4. All conduits shall be concealed from view wherever practical. Electrical Contractor shall notify Designer BEL. BELOW BELW. BELOW 5. Conduits and wiring in ceilings shall be self BD. BOARD supporting and in no way shall be supported by lights fixtures or their supports. Conduits shall be held BITUM. BITUMEN OR BITUMINOUS

BLDG. BUILDING

BSMT. BASEMENT

C.L. CENTER LINE

CAB. CABINET

CAP. CAPACITY

CER. CERAMIC

CLG. CEILING

CLO. CLOSET

CNTR. COUNTER

C.O. CLEAN OUT

CONC. CONCRETE

CORR. CORRIDOR

C.Y. CUBIC YARDS

D.F. DOUGLAS FIR

I. DIMENSION

D.S. DOWNSPOUT

DIFF. DIFFUSER OR DIFFERENCE

E.F.S. EXISTING FINISH SURFACE

ELEC. ELECTRIC OR ELECTRICAL

ENCL. ENCLOSED OR ENCLOSURE

ENGR. ENGINEER OR ENGINEERING

E.T.W. EXISTING TOP OF WALL

DIA DIAMETER

DIAG. DIAGONAL

DN. DOWN

DR. DOOR

DTL. DETAIL

E EAST

EA. EACH

(E) EXISTING

E.G. EXISTING GRADE

E.J. EXPANSION JOINT

EL. ELEVATION

ELEV. ELEVATOR

EQ. EQUAL

EMER. EMERGENCY

EQPM. EQUIPMENT

EXH. EXHAUST

EXST. EXISTING

EXSTG. EXISTING

EXT. EXTERIOR

F.A. FREE AREA

F.D. FLOOR DRAIN

FERR. FERROUS

F.F. FINISH FLOOR

F.G. FINISH GRADE

F.H. FIRE HYDRANT

FIN. FINISH FIX. FIXTURE

FIXT. FIXTURE

FL. FLOOR

FLR. FLOOR

F.O. FACE OF

F.H.C. FIRE HOSE CABINET

FLSHG. FLASH OR FLASHING

FLUOR. FLUORESCENT

FNDN. FOUNDATION

F.O.S. FACE OF STUD

F.O.W. FACE OF WALL

F.S. FINISH SLAB OR FINISH SURFACE

FRZR. FREEZER

FT. FOOT OR FEET

FTG. FOOTING

F.R. FIRE RETARDANT OR FIRE RESISTANT RNG. RANGE

F.A.U. FORCED AIR UNIT

F.E. FIRE EXTINGUISHER

F.E.C. FIRE EXTINGUISHER CABINET

EXP. EXPANSION

DWG. DRAWING

CTR. CENTER

CU. CUBIC

D. DOWN

DET. DETAIL

COMM. COMMUNICATION

CONST. CONSTRUCTION

CONT. CONTINUOUS OR CONTINUES

CONT. CONTRACT OR CONTRACTOR

CONN. CONNECTOR OR CONNECTION

COL. COLUMN

C.F. CUBIC FEET

C.I. CUBIC INCHES

C.I.P. CAST-IN-PLACE

C.J. CONTROL JOINT

CARP. CARPET

CAT. CATALOG OR CATEGORY

CEM. CEMENT OR CEMENTITIOUS

CMU CONCRETE MASONRY UNIT

BLK. BLOCK 16120. CONDUCTORS: BLKG. BLOCKING BM. BEAM 1. Furnish all conductor materials and assemblies for вот. воттом completion of job. Conductors shall be complete in every detail. B.S. BOTH SIDES

grade insulation 3. All conductors #8 AWG and larger shall be made up of stranded single conductor cable and shall have THWN or THHN insulation as applicable. Conductors in underground conduits and service entrance conductors shall have XHHW or THWN insulation Aluminum wire shall not permitted.

Outlets within 6 feet of a lavatory or sink, and all

5 All switches shall be mounted at 48 inches above.

6. Device cover plates shall be of type and number of

Furnish all flexible and rigid conduits to complete

including all items necessary for a proper and

Conduits shall be of galvanized steel or rigid

job. Conduit systems shall be complete in every detail

galvanized steel where subject to mechanical damages

located below 8 feet of finish grade or walking surface

and exposed. Minimum size of conduit in or under floor

such as in mechanical spaces, located in slabs or

Thin wall steel flexible conduits shall be used for

if concealment can not be obtained

connection to recessed lighting fixtures, motor

minimum 7 1/2 inches above grid in acoustic tile

2. All conductors shall be soft-drawn copper and be

insulated with 600 volt, 75 degrees centigrade code

connections and in areas where installation of rigid

finish floor, or as noted on drawings

gangs for devices installed.

functioning installation.

slab(s) shall be 3/4 inch.

ground fault interupter.

16110. CONDUITS:

garage [and warehouse] outlets shall be equipped with a

16400. ELECTRICAL PANELS: 1. Furnish all electrical power and or lighting panels to

complete job. Panel systems shall be complete in every detail including all items necessary for a proper and functioning installation.

16500. LIGHTING FIXTURES:

thermal protection.

1. Furnish all interior and exterior luminaries as indicated on drawings. Luminaries shall be complete in every detail including all incidental items necessary for a proper and functioning installation. All lighting fixtures shall have lamps installed. 3. All recessed incandescent fixtures installed in gypsum board ceilings shall be equipped with auto-resetting

4. All lighting fixtures shall be supplied with the

the fixtures. See architectural drawings for

mounting accessories, trims, and/or shrouds necessary to properly and completely install the fixtures in the type of ceilings shown on the architectural drawings. Verify prior to ordering. 5. For all custom or special lighting fixtures, or where lighting fixtures are indicated to be mounted in architectural elements, verify from jobsite conditions and measurements, the exact fixture dimensions, mounting requirements and fittings required to install

additional information. Fixtures installed in fire resistive walls and ceilings shall be installed in an approved fire resistive manner consistent with the rating of the wall or ceiling.

All lighting fixtures shall be U.L. listed 16700. COMMUNICATIONS SYSTEMS:

 Furnish all communication devices as indicated on drawings, including but not limited to: Door chime system, cable television outlets and wiring, intercom systems, etc. Communications systems shall be complete in every detail including all incidental items necessary for a proper and functioning installation

G. GRADE

GA. GAUGE

GEN. GENERAL

H. HORIZONTAL

H.B. HOSE BIBB

HDR. HEADER

HDWD. HARDWOOD

HDWR. HARDWARE

HOR. HORIZONTAL

H.P. HIGH POINT

HR. HOUR

HT. HEIGHT

HTG. HEATING

HTR. HEATER

IN. INCH

JT. JOINT

INSUL. INSULATION

K DEGREES KELVIN

LAV. LAVATORY

LB. POUND

LBS. POUNDS

LEV. LEVER

LGT. LENGTH

L.P. LOW POINT

LSCP. LANDSCAPE

L.V. LOW VOLTAGE

LIN. LINEAL OR LINEAR

LG. LONG

LT. LIGHT

LTG. LIGHTING

LVR. LOUVRE

MACH. MACHINE

MAS. MASONRY

MAX. MAXIMUM

MECH. MECHANICAI

MEMB. MEMBRANE

MEZZ. MEZZANINE

MEMBR. MEMBER

MIN. MINIMUM

HVAC HEATING, VENTILATING AND

AIR CONDITIONING

IDEN. IDENTIFY OR INDENTIFIER

INV. INVERT OR INVERTED

JAN. JANITOR OR JANITORIAL

LAM. LAMINATE OR LAMINATED

LAT. LATERAL OR LATITUDINAL

HGT. HEIGHT

HD. HEAD

SCHED. SCHEDULE GALV. GALVANIZED SCRN. SCREEN S.F. SQUARE FEET SECT. SECTION G.F.I. GROUND FAULT INTERRUPTER SERV. SERVICE G.I. GALVANIZED IRON SHT. SHEET GL. GLASS OR GLAZING SHTG. SHEATHING GR. GRADE OR GROUND SIM. SIMILAR G.S.M. GALVANIZED SHEET METAL SPKR. SPEAKER

SPKLR. SPRINKLER SQ. SQUARE SQR. SQUARE S.S. STAINLESS STEEL STD. STANDARD STOR. STORAGE STL. STEEL STR. STRUCTURAL STRUC. STRUCTURAL SUSP. SUSPENDED

S SOUTH

T. TREAD OR TOP T&B TOP AND BOTTOM T.F. TOP OF FENCE T&G TONGUE AND GROOVE

SYMM. SYMMETRICAL

TEL. TELEPHONE I.D. INSIDE DIAMETER OR DIMENSION TH. THICK OR THICKNESS THK. THICK OR THICKNESS THRU THROUGH T.O. TOP OF T.O.S. TOP OF SLAB OR SHEATHING T.O.W. TOP OF WALL

> TYP. TYPICAL V. VERTICAL VER. VERSION OR VERIFY VERT. VERTICAL VEST. VESTIBULE

T.W. TOP OF WALL

W/ WITH W/O WITHOUT W. WIDTH W.C. WATER CLOSET WD. WOOD WDW. WINDOW WGT. WEIGHT WID. WIDTH

V.T.R. VENT THROUGH ROOF

V.T.W. VENT THROUGH WALL

L.P.G. LIQUEFIED PETROLEUM GAS W.P. WEATHER OR WATER PROOF WT. WEIGHT

MISC. MISCELLANEOU M.O. MASONRY OPENING MTD. MOUNTED MTG. MEETING MTL. METAL MTR. METER N NORTH

N.F.A. NET FREE AREA N.I.C. NOT IN CONTRACT NO. NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE NUM. NUMBER

O.C. ON CENTERS OCC. OCCUPANCY O.D. OUTSIDE DIAMETER OR DIMENSION OFF. OFFICE O.H. OVERHANG OR OVERHEAD

OPNG. OPENING OPP. OPPOSITE OVHD. OVERHEAD PART, PARTITION P.C. PIPE COLUMN

P.C.C. PRE-CAST CONCRETE

PL. PLATE PLA. PLASTIC PLMBG. PLUMBING PLST. PLASTER PLSTR. PLASTER PLY PLYWOOD PLYWD. PLYWOOD PNL. PANEL POL. POLISHED

PERF. PERFORATED

R. RADIUS OR RISER R.A. RETURN AIR R.A.G. RETURN AIR GRILLE RAD. RADIUS OR RADIAL R.D. ROOF DRAIN RECC. RECCOMENDATION REINF. REINFORCEMENT REV. REVERSE OR REVISED RM. ROOM

PR. PAIR

R.O. ROUGH OPENING RQMTS. REQUIREMENTS RT. RIGHT

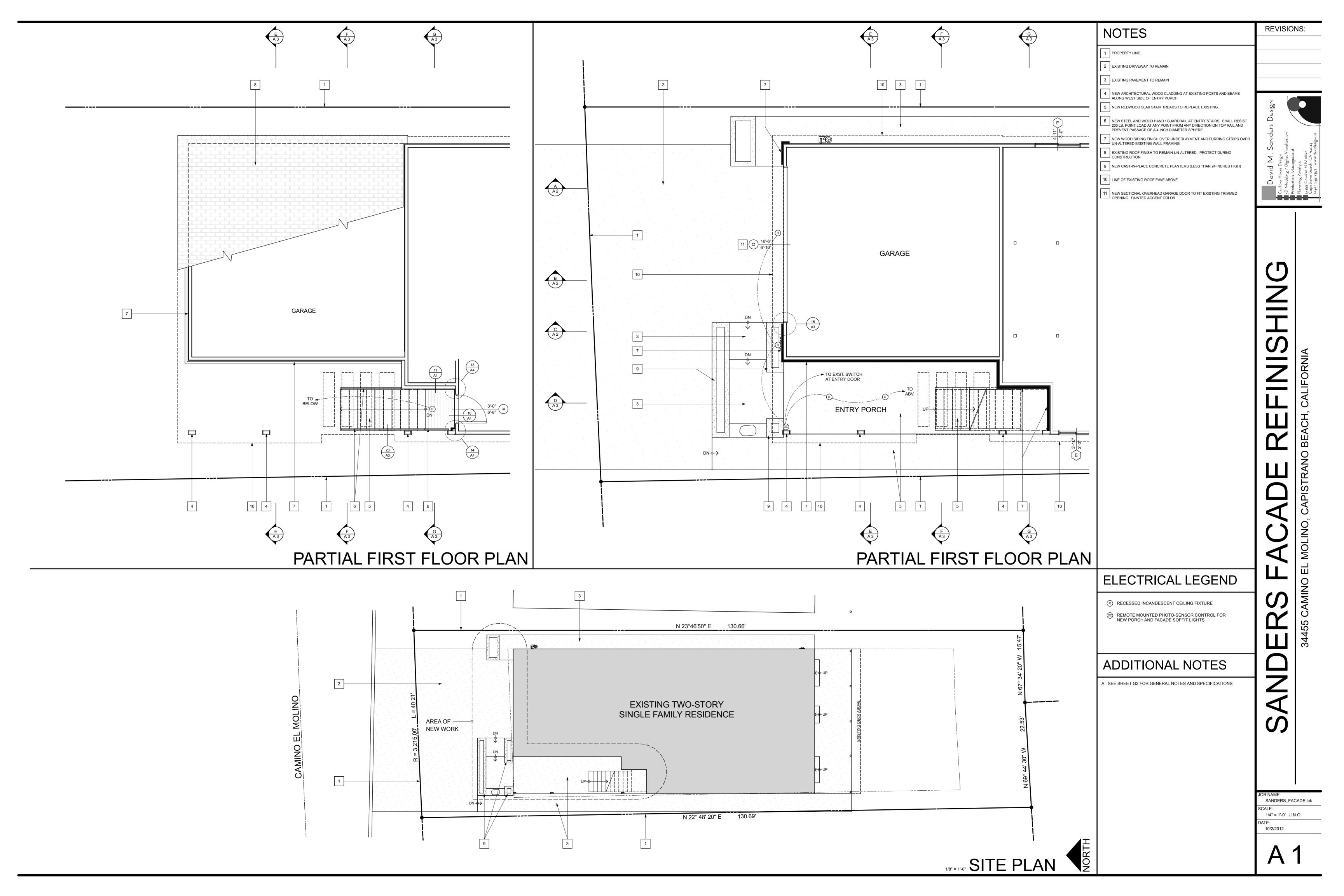
REFR. REFRIGERATOR OR REFERANCE

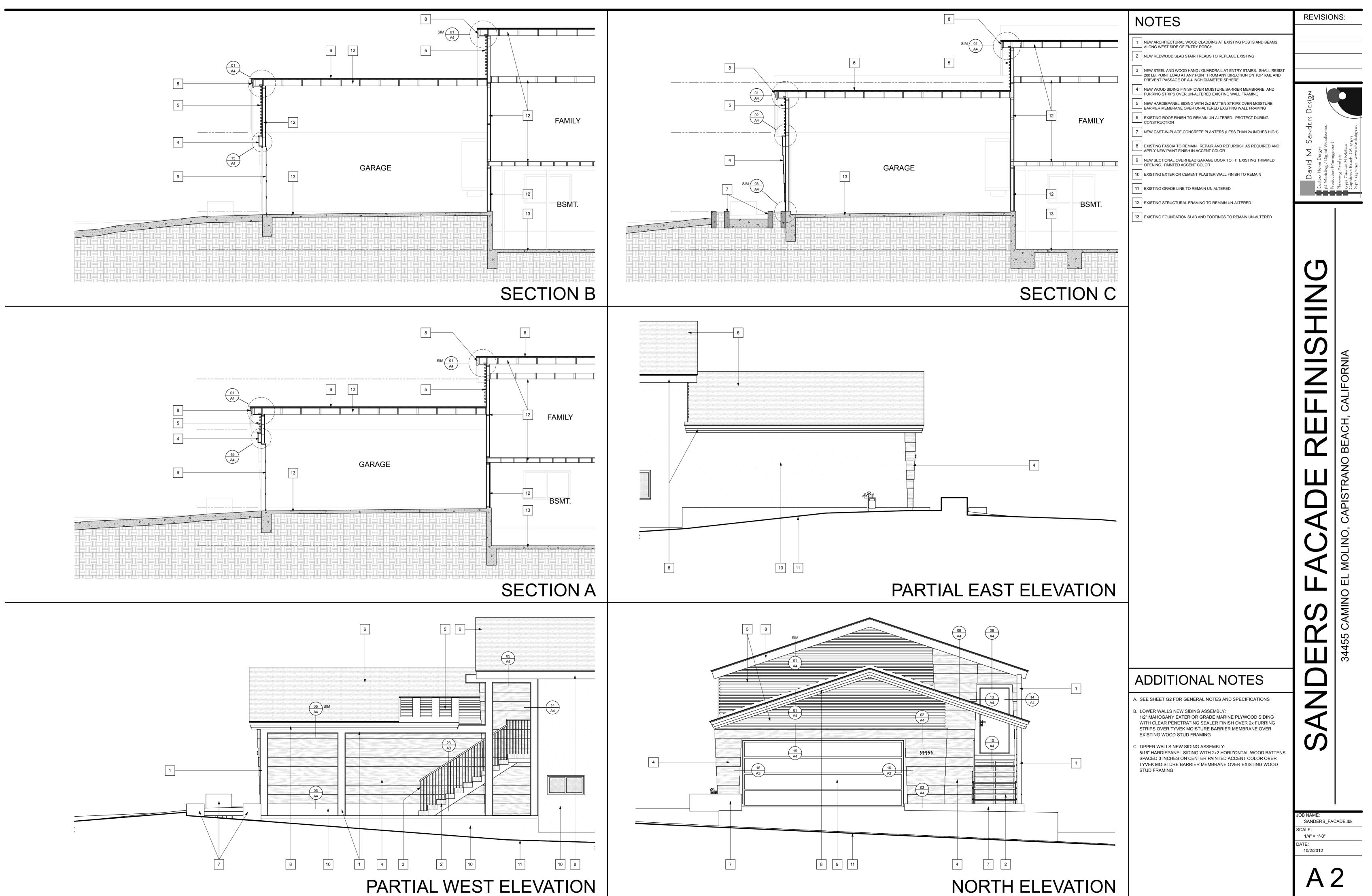
CALE N/A

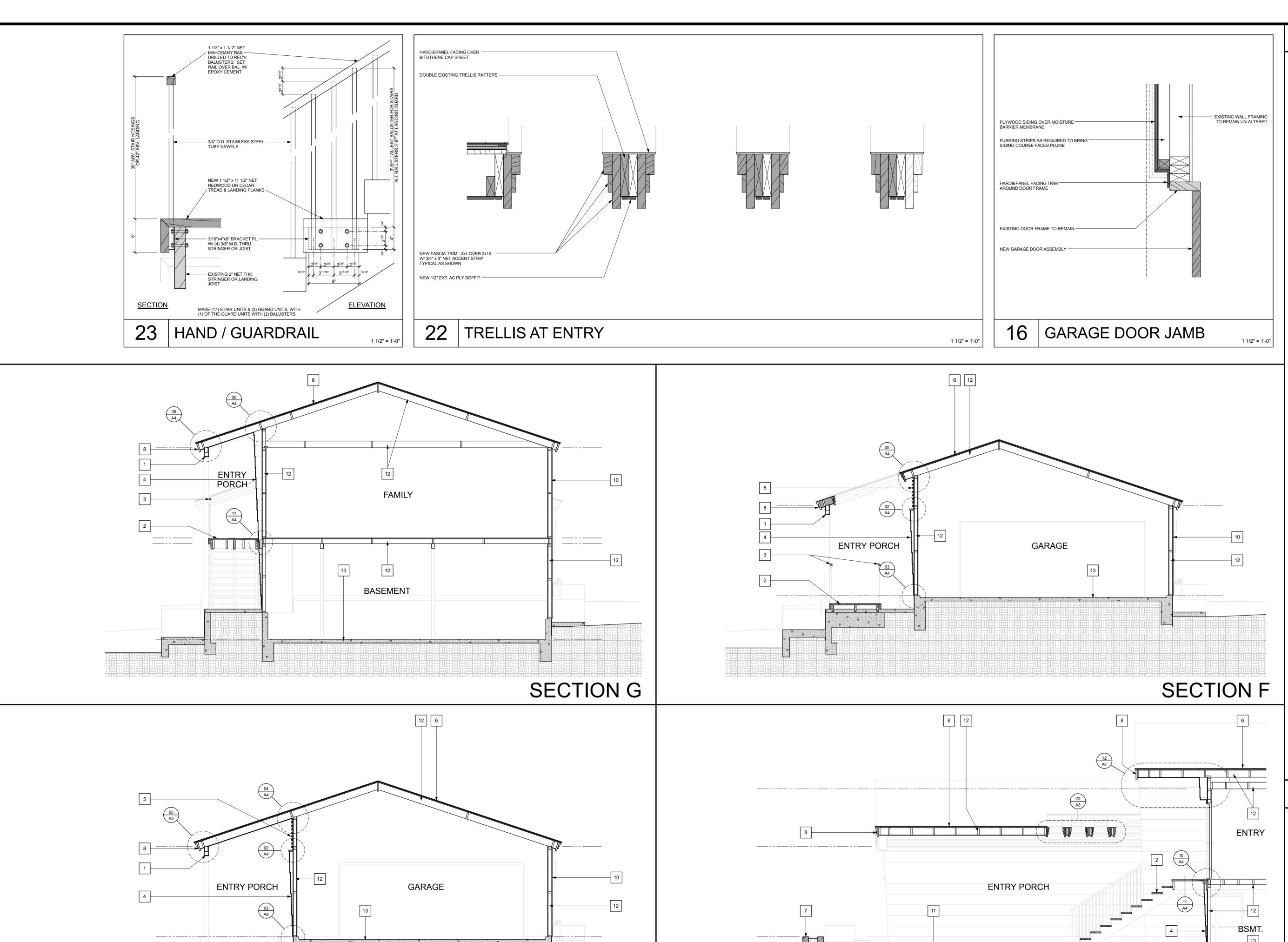
REVISIONS:

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10/2/2012







SECTION E

NOTES

1 NEW ARCHITECTURAL WOOD CLADDING AT EXISTING POSTS AND BEAMS

ALONG WEST SIDE OF ENTRY PORCH

2 NEW REDWOOD SI AB STAIR TREADS TO REPLACE EXISTING

2 NEW REDWOOD SLAB STAIR TREADS TO REPLACE EXISTING

3 NEW STEEL AND WOOD HAND / GUARDRAIL AT ENTRY STAIRS. SHALL RESIST 200 LB. POINT LOAD AT ANY POINT FROM ANY DIRECTION ON TOP RAIL AND PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE

4 NEW WOOD SIDING FINISH OVER MOISTURE BARRIER MEMBRANE AND FURRING STRIPS OVER UN-ALTERED EXISTING WALL FRAMING

5 NEW HARDIEPANEL SIDING WITH 2x2 BATTEN STRIPS OVER MOISTURE BARRIER MEMBRANE OVER UN-ALTERED EXISTING WALL FRAMING

6 EXISTING ROOF FINISH TO REMAIN UN-ALTERED. PROTECT DURING CONSTRUCTION

7 NEW CAST-IN-PLACE CONCRETE PLANTERS (LESS THAN 24 INCHES HIGH)

EXISTING FASCIA TO REMAIN. REPAIR AND REFURBISH AS REQUIRED AND APPLY NEW PAINT FINISH IN ACCENT COLOR

NEW SECTIONAL OVERHEAD GARAGE DOOR TO FIT EXISTING TRIMMED OPENING. PAINTED ACCENT COLOR

10 EXISTING EXTERIOR CEMENT PLASTER WALL FINISH TO REMAIN

11 EXISTING GRADE LINE TO REMAIN UN-ALTERED

12 EXISTING STRUCTURAL FRAMING TO REMAIN UN-ALTERED

13 EXISTING FOUNDATION SLAB AND FOOTINGS TO REMAIN UN-ALTERED

NDERS FACADE REFINISHING

REVISIONS:

ADDITIONAL NOTES

A. SEE SHEET G2 FOR GENERAL NOTES AND SPECIFICATIONS

B. LOWER WALLS NEW SIDING ASSEMBLY:

1/2" MAHOGANY EXTERIOR GRADE MARINE PLYWOOD SIDING
WITH CLEAR PENETRATING SEALER FINISH OVER 2x FURRING
STRIPS OVER TYVEK MOISTURE BARRIER MEMBRANE OVER
EXISTING WOOD STUD FRAMING

E. UPPER WALLS NEW SIDING ASSEMBLY:
5/16" HARDIEPANEL SIDING WITH 2x2 HORIZONTAL WOOD BATTEN
SPACED 3 INCHES ON CENTER PAINTED ACCENT COLOR OVER
TYVEK MOISTURE BARRIER MEMBRANE OVER EXISTING WOOD

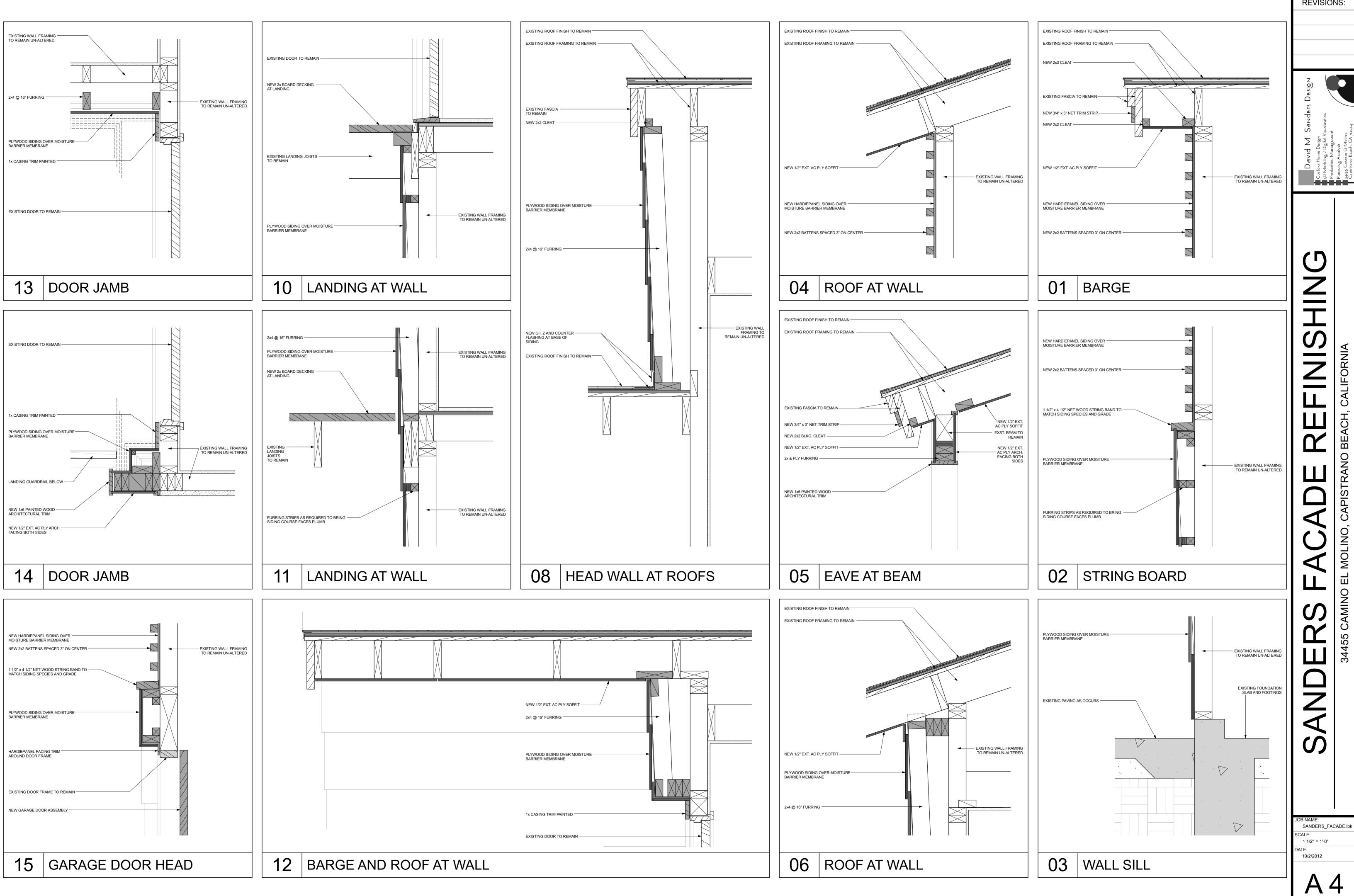
SECTION D

JOB NAME:
SANDERS_FACADE.lbk

SCALE:
1/4" = 1'-0" U.N.O.

CALE: 1/4" = 1'-0" U.N.O. DATE: 10/2/2012

A 3



REVISIONS: