

Project

Drive and 7995

422 E. MAIN STREET VENTURA, CALIFORNIA 93001
phone: (805) 652-2115 fax: (805) 652-1532
mainstreetarchitects.com

Maintenance Project - Bid Set
1050 Partridge Drive and 7995
Telephone Rd

XX

CONSTRUCTION TYPE

X

WINDOW TAG

#

REVISION NUMBER

KN

KEYNOTE

XX

GRID BUBBLE

ELEVATION

ELEVATION DATUM TAG

FINISH

FINISH TAG

XX

AX.X

DETAIL TAG

XX

AX.X

EQUIPMENT TAG

XX

AX.X

INTERIOR ELEVATION TAG

NAME

XXX

ROOM TAG

XX

AX.X

EXTERIOR ELEVATION TAG

XXX

DOOR TAG

AX.X

MATCH LINE

XX

PLAN DETAIL TAG

XX

WALL SECTION TAG

XX

BUILDING SECTION TAG

ABBREVIATIONS

A

ANNEALED

AC

AIR CONDITIONING

ACT

ACOUSTIC CEILING TILE

AFF

ABOVE FINISH FLOOR

AHU

AIR HANDLING UNIT

AL

ALUMINUM

ASPH

ASPHALT

CJ

CONTROL JOINT

CL

CENTERLINE

CLING

CEILING

CMU

CONCRETE MASONRY UNIT

COL

COLUMN

CONC

CONCRETE

CONT

CONTINUOUS

CPT

CARPET

CT

CERAMIC TILE

DBL

DOUBLE

DF

DRINKING FOUNTAIN

DIA

DIAMETER

DIM

DIMENSION

DN

DOWN

DS

DOWNSPOUT

EA

EACH

EJ

EXPANSION JOINT

ELEC

ELECTRICAL

ELEV

ELEVATION

EQ

EQUAL

EXIST

EXISTING

FASL

FEET ABOVE SEA LEVEL

FD

FLOOR DRAIN

FE

FIRE EXTINGUISHER

FEC

FIRE EXTINGUSIHER CABINET

FF

FINISH FLOOR

FRP

FIBERGLASS REINFORCED PLASTIC

GALV

GALVANIZED

GYP BD

GYPSUM BOARD

HC

HANDICAP

HDW

HARDWARE

HM

HOLLOW METAL

HT

HEIGHT

HVAC

HEATING, VENTILATION, AIR CONDITIONING

INSUL

INSULATION

MAX

MAXIMUM

MECH

MECHANICAL

MFR

MANUFACTURER

MIN

MINIMUM

MO

MASONRY OPENING

MR

MOISTURE RESISTANT

MTL

METAL

NA

NOT APPLICABLE

NIC

NOT IN CONTRACT

NOM

NOMINAL

NTS

NOT TO SCALE

OC

ON CENTER

OPP

OPPOSITE

PF

PRE-FABRICATED

PSF

POUNDS PER SQUARE FOOT

PT

PRESSURE TREATED

PTD

PAINTED

QT

QUARRY TILE

R

RADIUS

REBAR

REINFORCING BAR

REF

REFERENCE

REQ'D

REQUIRED

RO

ROUGH OPENING

SB

SPLASHBLOCK

SF

SQUARE FOOT

SIM

SIMILAR

SPEC

SPECIFICATION

SS

STAINLESS STEEL

STOR

STORAGE

SUSP

SUSPENDED

T

TEMPERED

TYP

TYPICAL

UNO

UNLESS NOTED OTHERWISE

VCT

VINYL COMPOSITION TILE

VERT

VERTICAL

WD

WOOD

WP

WATERPROOF

WWF

WELDED WIRE FABRIC

CODE DATA

APPLICABLE CODES

THIS PROJECT TO COMPLY WITH THE FOLLOWING CODES:
TITLE 24
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2020 CITY OF VENTURA ORDINANCE

FIRE DEPARTMENT NOTES

1. BUILDING IS NOT SPRINKLERED, IMPROVEMENTS ARE NOT INTENDED TO REQUIRE THE ADDITION OF SPRINKLERS TO THE EXISTING BUILDING.

2. NO MODIFICATIONS TO FIRE BARRIERS, SEPERATATIONS OR PARTY WALLS IS PROPOSED

3. ALL REQUIRED PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE WORK IS TO BE SIGNED OFF BY THE CITY.

4. DURING CONSTRUCTION THE GENERAL CONTRACTOR IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDINGS.

5. FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHERS WITHIN SPECIFIED TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY; THE EXTINGUISHER SHALL BE MOUNTED (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48 INCHES (1219MM) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.

6. SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH A BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS WITHIN ONE UNIT.

7. CARBON MONOXIDE ALARM/DETECTORS: SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

8. REQUIRED VENTURA CITY FIRE DEPARTMENT INSPECTIONS; FOR ALL INSPECTIONS, CALL 805-339-4333. FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE:
1. SMOKE AND CARBON MONOXIDE DETECTOR AND ALARM APPROVAL

GENERAL NOTES

1. ARCHITECT SHALL REVIEW & APPROVE THE PLACEMENT AND/OR LOCATION OF ALL HVAC UNITS, GRILLS, REGISTERS, ACCESS PANELS, & THERMOSTATS IN THE FIELD PRIOR TO THEIR INSTALLATION

2. PROTECTION OF PEDESTRIANS IS REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH 2016 CBC SECTION 3303

3. CONTRACTOR SHALL VERIFY ALL MATERIAL, AND EQUIPMENT SIZES, MEANS OF INSTALLATION IN EXISTING SPACES, ROUTING, CONNECTIONS TO EXISTING CONDITIONS AND PROVIDE AN ALLOWANCE IN THE BID FOR ANY FIELD ADJUSTMENTS, ADDITIONAL COMPONENTS, REMOVAL OF EXISTING MATERIALS ETC. WHICH MAY BE NECESSARY TO ENSURE FULL AND PROPER INSTALLATION.

4. CONTRACTOR SHALL THOROUGHLY CLEAN ALL AREAS AFFECTED BY CONSTRUCTION WORK.

5. CONTRACTOR AND OWNER ARE TO CONFIRM LOCATION OF STAGING/STORAGE AREAS PRIOR TO PLACEMENT OF JOB RELATED FENCING, EQUIPMENT, OR MATERIALS.

6. CONTRACTOR TO ADMINISTER CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF NON-HAZARDOUS CONSTRUCTION WASTE PER LOCAL CONSTRUCTION AND WASTE MANAGEMENT ORDINANCE.

7. PROVIDE TRASH CONTAINER AS REQUIRED AT LOCATION TO SUIT LANDLORD, REMOVE DEBRIS DAILY AND HAUL FROM THE SITE AT TIME TO SUIT LANDLORD.

8. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR UNFORESEEN ITEMS NOT SHOWN ON THE DRAWINGS.

9. ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR, WHO SHALL REMOVE IT FROM THE SITE.

10. CONTRACTOR SHALL NOT DEMOLISH ANY LOAD BEARING WALLS OR CONSTRUCTION THAT WILL COMPROMISE THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. GC TO NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IMMEDIATELY OF ANY STRUCTURAL CONDITIONS DURING CONSTRUCTION.

11. EXISTING EQUIPMENT NOT BEING USED MUST BE COMPLETELY REMOVED AND DISPOSED OF PROPERLY. NOTHING CAN BE ABANDONED WITHIN THE CAVITY OF THE STRUCTURE.

12. REMOVE ALL CONSTRUCTION DEBRIS FROM AREA, REPAIR ALL ADJACENT DAMAGED SURFACES AS NECESSARY. PREPARE ALL DAMAGED SURFACES FOR FINISHES TO MATCH EXISTING FINISH.

PROJECT TEAM

OWNER:
HOUSING AUTHORITY OF THE CITY OF SAN BUENAVENTURA
995 RIVERSIDE STREET, VENTURA CA 93001
TEL:805.626.5820
CONTACT: SUSAN EVERETT
EMAIL:SEVERETT@HACITYVENTURA.ORG

ARCHITECT:
MAINSTREET ARCHITECTS + PLANNERS, INC.
422 EAST MAIN ST.
VENTURA, CA 93001
TEL: 805.652.2115 X 27
FAX: 805.652.1532
CONTACT: ANDREW GARL
EMAIL:ANDREW@MAINSTREETARCHITECTS.COM

PROJECT DATA

1050 PARTRIDGE LANE
EXISTING SITE DATA
ADDRESS: 1050 PARTRIDGE LN VENTURA, CA 93003
APN: 083006225
LOT AREA: 2.0 AC (87,120 SF)

7995 TELEPHONE RD (STERLING APARTMENTS
EXISTING SITE DATA
ADDRESS:7995 TELEPHONE RD VENTURA, CA 93004
APN: 087016222,087016223
LOT AREA: 1.99 AC (86,684 SF)

EXISTING BUILDING DATA
EXISITNG UNIT COUNT:20

EXISTING BUILDING DATA
EXISITNG UNIT COUNT:20

BUILDING COVERAGE: 13,315 SF TOTAL BUILDING COVERAGE
15.2% LOT COVERAGE

BUILDING COVERAGE: 13,348 SF TOTAL BUILDING COVERAGE
15.3% LOT COVERAGE

DATE CONSTRUCTED: 1982

DATE CONSTRUCTED: 1982

EXISTING OCCUPANCY GROUP:
R-2, MORE THAN 2 DWELLING UNITS PER BLDG

EXISTING OCCUPANCY GROUP:
R-2, MORE THAN 2 DWELLING UNITS PER BLDG

EXISTING CONSTRUCTION TYPE:
TYPE V-B (ALL MATERIALS)
1 HOUR SEPARATION BETWEEN DWELLING UNITS
NON SPRINKLERED

EXISTING CONSTRUCTION TYPE:
TYPE V-B (ALL MATERIALS)
1 HOUR SEPARATION BETWEEN DWELLING UNITS
NON SPRINKLERED

07 - SEALANTS

- A. PROVIDE LABOR, MATERIAL, EQUIPMENT, AND SERVICES NECESSARY FOR THE INSTALLATION OF SEALANTS COMPLETE WHERE SHOWN ON THE DRAWINGS AND NOTED HEREIN. THE GENERAL NOTES HEREWITH PERTAINING TO SEALANTS OCCURRING THROUGHOUT THE PROJECT AS INDICATED OR REQUIRED AND BECOMES A PART OF ALL TRADE SECTIONS REQUIRING SEALANTS. THE TERM "SEALANT" IS USED THROUGHOUT THE DRAWINGS AND GENERAL NOTES TO DEFINE AS THE MATERIALS AND METHODS OF FILING WITH AN ELASTIC COMPOUND THE SMALL CREVICES, HOLES, SEPARATIONS, AND JOINTS BETWEEN SIMILAR AND DIFFERENT MATERIALS THAT CANNOT BE SEALED BY ANY OTHER MEANS TO PREVENT THE PASSAGE OR PENETRATION OF WIND, RAIN, WATER, DUST, HEAT AND SMOKE; TO MAKE JOINTS FIRE OR WEATHERTIGHT.
- B. CONDUCT ALL WORK IN CONFORMANCE WITH THE SEALANT AND WATER-ROOFERS INSTITUTE, NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) "NRCA ROOFING AND WATERPROOFING MANUAL", UNDERWRITERS LABORATORIES, INC. (U.L.) WITH ALL MATERIALS IN COMPLIANCE WITH ASTM STANDARDS FOR THEIR SPECIFIC USE.
- C. USE PRODUCTS OF ONLY ONE MANUFACTURER FOR RESPECTIVE ITEMS THROUGHOUT THE PROJECT AND FOR EACH ITEM OF MATERIAL UNDER THIS SECTION UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN. UNLESS INDICATED OR SPECIFIED OTHERWISE, EXPOSED SEALANTS SHALL MATCH COLOR OF ADJACENT MATERIALS AND BE MANUFACTURED CAPABLE TO ACCEPT PAINT. JOINT FILLERS, PRIMERS, OR OTHER MATERIALS USED IN CONJUNCTION WITH SEALANTS SHALL NOT CAUSE STAINING OF SEALANTS OR MATERIALS TO WHICH THEY ARE APPLIED.
1. SEALANTS TYPES AND LOCATIONS
- I. RESERVED
- II. ELASTOMERIC SEALANT: SEALING EXPANSION AND CONTROL JOINT, PRE-CAST PANEL JOINTS, SEISMIC JOINTS, EXTERIOR INSULATION FINISH SYSTEM JOINTS, CURTAIN WALL JOINTS, MULLION AND OTHER JOINTS THAT EXPERIENCE EXTREME MOVEMENT.
- III. WEATHER PROOFING SEALANT: SEALING PRE-CAST CONCRETE PANEL JOINTS, CURTAIN WALL JOINTS, MULLION JOINTS, METAL PANEL WALLS AND PERIMETERS OF WINDOW AND DOOR FRAMES.
- IV. RESERVED
- V. RESERVED
- VI. RESERVED
- VII. RESERVED
- VIII. POLYURETHANE: FOR JOINTS IN FLOORS AND SIDEWALKS
- IX. NON-SAGGING, PERMANENTLY ELASTIC BUTYL OR SIMILAR POLYMER. ALL INTERIOR LOCATION.
- X. RESERVED
2. PRIMER: AS RECOMMENDED BY SEALANT MANUFACTURER FOR USE WITH SEALANT AND APPLICATION ON TO THE VARIOUS TYPES OF MATERIALS TO WHICH SEALANT IS APPLIED.
3. CLEANERS: WHERE REQUIRED IN LIEU OF PRIMERS, USE THOSE RECOMMENDED BY SEALANT MANUFACTURER
4. JOINT FILLER: MUST BE COMPATIBLE WITH SEALANT USED AND AS RECOMMENDED BY SEALANT MANUFACTURER.
5. OPEN CELL NEOPRENE OR PLASTIC FOAM "ROD".
6. FELT TAPE: MILF-5656A, PRESSURE-SENSITIVE ADHESIVE WITH INTERLINER ON ONE FACE, 1.5MM THICK.
7. SEALANT BEAD OR TAPE: APPROVED NON-DRYING ELASTIC POLYMER TAPE FOR USE BELOW SILL PLATES OR THRESHOLDS.
8. EXTRUDED NEOPRENE: ASTM D 750.
9. FILLERS AND BACKING SHALL BE FREE FROM OIL OR OTHER STAINING ELEMENTS AND COMPATIBLE WITH THE SEALANT USED. OAKUM AND OTHER TYPES OF ABSORPTIVE MATERIALS SHALL NOT BE USED, INCLUDING MATERIALS IMPREGNATED WITH SOLVENT OF BITUMINOUS MATERIALS. FILLER AND BACKING MATERIAL SHALL BE OF COMPRESSIBLE NATURE.
- D. APPLY IN ACCORDANCE WITH MANUFACTURER'S AND TRADE ASSOCIATION'S RECOMMENDED INSTALLATION INSTRUCTIONS AND AS INDICATED ON DRAWINGS.
1. JOINT DIMENSIONS: NO JOINT SHALL BE LESS THAN 1/4 INCH WIDE. DEPTH OF SEALANT SHALL NOT BE GREATER THAN THE WIDTH NOR LESS THAN 1/4 INCH. FOR JOINTS ONE INCH WIDE OR GREATER, DEPTH OF SEALANT SHALL BE AT LEAST ¼ THE WIDTH.
2. JOINT PREPARATION
- I. PERFORM IN STRICT ACCORDANCE WITH MANUFACTURER'S APPLICATION INSTRUCTION.
- II. REMOVE PROTECTIVE COATINGS AND PRIME WHEN RECOMMENDED FROM METAL COMPONENTS SO THAT SEALANT ADHERES TO BASE METAL
3. JOINT FILLER: USE WHERE JOINTS ARE DEEPER THAN 1/2 INCH. POSITION ACCURATELY INSIDE JOINT TO WITHIN 1/2" OF SURFACE. TO ESTABLISH AND CONTROL THE UNIFORM DESIGN THICKNESS OF SEALANT. WHERE JOINTS ARE OVER ¾ INCH WIDE, PLACE FILLER SO THAT DEPTH OF JOINT TO RECEIVE SEALANT DOES NOT EXCEED ¾ INCH.
4. SEALANT PLACING: APPLY MATERIAL WITH SUFFICIENT PRESSURE TO COMPLETELY FILL THE VOID SPACE, TO ASSURE COMPLETE WETTING OF CONTACT AREA AND LO OBTAIN UNIFORM ADHESION. DURING APPLICATION, KEEP TIP OF NOZZLE AT BOTTOM OF JOINT, FORCING SEALANT TO FILL FROM BOTTOM OF JOINT TO TOP. FINISH JOINTS SMOOTH AND FLUSH WITH ADJACENT SURFACE UNLESS DETAILED OTHERWISE. MODIFICATION OF THE SEALANT BY ADDITION OF LIQUIDS, SOLVENTS, OR POWERS ARE NOT PERMITTED.
- E. CEC REQUIREMENTS FOR CAULKING AND SEALANTS
1. EXTERIOR JOINTS, SEAMS, OR PENETRATIONS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE, SHALL BE SEALED WITH DURABLE CAULKING MATERIALS, CLOSED WITH GASKETING SYSTEMS, TAPED OR COVERED WITH MOISTURE VAPOR-PERMEABLE HOUSEWRAP. PROVIDE CAULKING OR SILICON SEAL AT JOINT BETWEEN SILL PLATES OF FRAMED EXTERIOR WALLS AND FOUNDATION. THE SPACE BETWEEN FRAMED ROUGH OPENINGS AND DOOR OR WINDOW FRAMES MUST BE LOAM INSULATED OR CAULKED. SEAL RECESSED LIGHTING, PLUMBING, ELECTRICAL BOX AND WIRING PENETRATIONS AGAINST AIR INFILTRATION. EXTERIOR DOORS MUST BE WEATHER-STRIPPED. INSULATE AND SEAL BEHIND TUB SHOWER ENCLOSURES SET AGAINST EXTERIOR WALLS. ATTIC ACCESS OPENING COVERS BE GASKETED TO PREVENT AIR LEAKAGE.

07 - GUTTER AND DOWNSPOUTS

- A. PROVIDE LABOR, MATERIAL, EQUIPMENT, AND SERVICES NECESSARY FOR THE INSTALLATION OF GUTTER AND DOWNSPOUTS WHERE SHOWN ON THE DRAWINGS AND AS NOTED HEREIN. DOWNSPOUTS TO BE TERMINATED 4" BELOW WEEP SCREED OR BOTTOM EDGE OF SIDING FOR TIE-IN TO SUBSURFACE DRAIN PIPES. LOCATIONS WILL BE VERIFIED WITH CONTRACTOR AND WILL BE AT A CONSTANT LOCATION PER PLAN.
- B. CONDUCT ALL WORK IN CONFORMANCE WITH THE SMACNA "ARCHITECTURAL SHEET METAL MANUAL" WITH MATERIALS IN COMPLIANCE WITH ASTM A446 AND ASTM A 361.
- C. MATERIALS:
1. SHEET METAL SHALL CONFORM TO ASTM A361, BONDERIZED, GALVANIZED GAUGE SHALL BE NO LESS THAN 26-GAUGE, SIZE AND PROFILE SHALL BE PER DETAILS, SMACNA AND CURRENT CODE REQUIREMENTS.
- D. GUTTERS AND DOWNSPOUTS WILL OCCUR IN CONFORMANCE WITH THE FOLLOWING:
1. INSTALL IN ACCORDANCE WITH SMACNA INSTALLATION STANDARDS OR MANUFACTURER'S PRINTED INSTRUCTIONS WHEN AVAILABLE.
2. INSTALL GUTTERS AND DOWNSPOUTS, WHERE INDICATED ON PLANS.
3. THE NUMBER OF DOWNSPOUTS AND LOCATIONS SHALL BE DETERMINED BY THE INSTALLER BASED ON SMACNA AND THE CURRENT CODE.
4. GUTTER SIZE SHALL BE AS DETAILED BASED ON SMACNA AND CURRENT CODE.
5. INSTALL GUTTERS AT ALL AREAS WHERE ROOF WATER IS DEPOSITED ONTO DECKS, BALCONIES OR LANDINGS.
6. ALL DOWNSPOUTS SHALL BE CONTINUOUS TO GRADE.
7. PROVIDE SPLASH BLOCKS AL ALL DOWNSPOUT OUTLETS. SPLASH BLOCKS SHALL BE SELECTED BY OWNER. OR
8. CONNECT DOWNSPOUTS TO INDEPENDENT UNDERGROUND DRAINAGE SYSTEM AS REQUIRED BY THE SOILS REPORTS OR LOCAL JURISDICTION OR WHERE NOTED ON PLAN. (REFER TO CIVIL DRAWINGS).

07 - VAPOR BARRIERS

- A. PROVIDE LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY FOR INSTALLATION OF A WEATHER RESISTIVE BARRIER/FLASHING AT DOOR AND WINDOW SASH ASSEMBLIES WHERE SHOWN ON THE DRAWINGS AND NOTED HEREIN.
- B. CONDUCT ALL WORK IN CONFORMANCE WITH THE FEDERAL SPECIFICATION UU-B-790A, ICC WITH MATERIALS IN COMPLIANCE WITH ASTM STANDARDS FOR THEIR SPECIFIC USE.
- C. USE REINFORCED HIGH WATER-VAPOR RESISTIVE KRAFT PAPER (GRADE A, STYLE 4) 9" WIDE WITH GLASS REINFORCING FIBERS AND A POLYETHYLENE COATING ON BOTH SURFACES. USE 18" TYPE 30 FELT UNDER FLASHING.
- D. INSTALL IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
1. APPLY THE FIRST STRIP HORIZONTALLY UNDERNEATH THE SILL, CUT IT SUFFICIENTLY LONG TO EXTEND PAST EACH SIDE OF THE OPENING, SO THAT IT PROJECTS BEYOND (2" MINIMUM) THE VERTICAL FLASHING TO BE APPLIED. WHEN FASTENING FLASHING ONLY FASTEN WITHIN 1" OF THE OPENING FRAMED EDGE WHERE THE WINDOW NAIL FIN WILL COVER THE FASTENER. FASTEN THE TOP EDGE TO THE WALL, BUT DO NOT SECURE THE BODY AND LOWER EDGE, SO THE BUILDING PAPER APPLIED LATER MAY BE SLIPPED UP AND UNDERNEATH IN WEATHERBOARD FASHION. NEXT, APPLY THE TWO VERTICAL SIDE SECTIONS OF FLASHING, CUT THE SIDE SECTIONS SUFFICIENTLY LONG TO EXTEND THE WIDTH OF THE FLASHING ABOVE THE TOP OF THE OPENING AND TO PROJECT BEYOND THE HORIZONTAL SILL STRIP (2" MINIMUM). APPLY THE TOP HORIZONTAL SECTION OF FLASHING LAST, OVERLAPPING THE FULL HEIGHT OF THE OUTER LACE OF THE TOP NAILING FLANGE. CUT THE TOP PIECE OF FLASHING SUFFICIENTLY LONG SO THAT IT WILL PROJECT BEYOND THE VERTICAL STRIPS OF SIDE FLASHING (2" MINIMUM); APPLY A BEAD OF CAULKING ON UPPER NAIL FLANGE BEFORE INSTALLING UPPER FLASHING.
2. INSTALL FLASHING WITH FASTENERS AS APPROPRIATE FOR SUPPORTING SUBSTRATE, AND OF A TYPE RECOMMENDED BY MANUFACTURER.
3. BEFORE COVERING OVER FLASHING WITH OTHER WORK, PATCH PUNCTURES AND TEARS WITH ADHESIVE-APPLIED BARRIER MATERIAL OR TAPE WITH A WEATHER RESISTIVE RATING EQUAL TO THE FLASHING.
4. NAILING FLANGES, BRICK MOULDS AND STOPS TO BE APPLIED OVER OPENING FLASHING ON A CONTINUOUS BEAD OF SEALANT.

09 - PAINTING

- A. PROVIDE LABOR, MATERIAL, EQUIPMENT, AND SERVICES NECESSARY FOR THE INSTALLATION OF ALL SURFACES WHERE SHOWN ON THE DRAWINGS AND AS NOTED HEREIN.
- B. CONDUCT WORK IN COMPLIANCE WITH THE PAINTING AND DECORATING CONTRACTORS OF AMERICA (PDCA), "PAINTING SPECIFICATION MANUAL".
- C. THE OWNER WILL SELECT ALL PAINT AND STAIN PRODUCTS WITH THE PRODUCT SELECTION BEING APPROPRIATE FOR THE PROJECT'S CLIMACTIC CONDITIONS. THE INTERIOR COLORS TO BE SELECTED BY DEVELOPER, EXTERIOR COLORS TO BE SELECTED BY ARCHITECT WITH OWNER'S APPROVAL. THINNING OF PRODUCT IS UNACCEPTABLE.
- D. MIX AND APPLY PAINTS AND STAINS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MINIMUM STANDARDS:
1. SURFACES SHALL BE CLEAN, DRY AND IN A SUITABLE CONDITION FOR FINISH SPECIFIED. REMOVE ALL OIL, GREASE, BOND BREAKING AGENTS, DUST, MILL SCALE AND EFFLORESCENCE.
2. CRACKS, HOLES AND KNOTS SHALL BE FILLED, SANDED SMOOTH, AND SEALED WOOD SURFACES, EXCEPT RE-SAWN WOOD, SHALL BE SANDED SMOOTH. SANDING DUST SHALL BE COMPLETELY REMOVED.
3. PAINT SHOULD BE COMPLETE BEFORE HARDWARE IS INSTALLED.
4. TRIM AND OTHER FINISH WORK SHALL BE BACKPAINTED PRIOR TO INSTALLATION TO MINIMIZE INCONSISTENT SHRINKAGE.
5. EACH COAT SHALL BE UNIFORMLY APPLIED, WELL BRUSHED OUT, AND FREE OF BRUSH MARKS, RUNS, SAGS OR SKIPS.
6. PAINT FINISHES SHALL BE CUT SHARPLY TO LINE.
7. SUBCONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE RESULTING FROM OVERSPRAY, AND FOR ALL NECESSARY CLEAN UP.
8. SEMI-GLOSS PAINT TO BE APPLIED BY BRUSH OR ROLLER.
9. PAINT ALL EXPOSED EDGES OF TRIM TO MATCH THE TRIP FACE COLOR.
10. TOUCH UP ANY IMPERFECTIONS IN PAINTED SURFACES AFTER INSTALLATION OF TRIM, BASE, COUNTERS, ETC.
11. PROTECT ALL ADJACENT SURFACES.
12. APPLICATION OF THE FIRST COAT CONSTITUTES ACCEPTANCE OF THE SURFACE.
13. SURPLUS PAINT WILL BE PROVIDED TO THE OWNER IN UNOPENED CONTAINERS (AMOUNT AS REQUESTED BY OWNER) FOR MAINTENANCE TOUCH-UP WORK
14. THE PAINTING CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND PROPER DISPOSAL OF ALL PAINT OR STAIN MATERIALS AND SUPPLIES AT JOB COMPLETION.

09 - THREE COAT CEMENT STUCCO

- A. PROVIDE LABOR, MATERIAL, EQUIPMENT, AND SERVICES NECESSARY FOR THE INSTALLATION OF METAL LATH AND BUILDING PAPER COMPLETE FOR APPLICATION OF THREE-COAT STUCCO AS INDICATED ON DRAWINGS AND NOTED HEREIN:
- B. CONDUCT ALL WORK IN CONFORMANCE WITH THE CALIFORNIA BUILDING CODE, ICC AND ASTM.
- C. PROTECTION: USE ALL MEANS NECESSARY TO PROTECT THE MATERIAL OF THIS SECTION BEFORE, DURING AND AFTER INSTALLATION AND TO PROTECT THE WORK AND MATERIAL OF ALL OTHER TRADES.
- D. REPLACEMENT: IN THE EVENT OF DAMAGE, RIPS OR TEARS IN THE BUILDING PAPER, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO PROVIDE SUBSTANTIAL WATER PROTECTION BEFORE APPLICATION OF STUCCO.
- E. WELDED AND WOVEN-WIRE LATH, EXPANDED METAL LATH, WIRE MESH, OR APPROVED EQUIVALENT SHALL BE INSTALLED PER CBC AND APPLICABLE ICC REPORT.
- F. WATER RESISTIVE BARRIER PER CBC SECTION 1404.2, ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS, WITH FLASHING PER CBC SECTION 1405.4 TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER. ALTERNATE AS REQUIRED BY APPLICABLE ICC REPORT.
1. APPLICATION: INSTALL ALL COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S APPLICATION INSTRUCTIONS AND SHOWING COMPLIANCE WITH CBC STANDARDS AND ALL TESTING STANDARDS OF ICC.
2. THE PAPER BACKING OF THE WIRE LATH SHALL BE LAPPED PER MANUFACTURER'S INSTRUCTIONS.

MAIN STREET
ARCHITECTS + PLANNERS, INC.



422 E. MAIN STREET VENTURA, CALIFORNIA 93001
phone: (805) 652-2115 fax: (805) 652-1532
mainstreetarchitects.com

Maintenance Project - Bid Set
1050 Partridge Drive and 7995
Telephone Rd

SEAL

NOT FOR
CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT BLOCK INFORMATION

JOB NUMBER:	20-012
DRAWN BY:	KM
CHECKED BY:	AG
SCALE:	
ISSUE DATE:	7/13/20

SHEET TITLE:

STANDARD NOTES
FOR CONSTRUCTION

SHEET NUMBER:

A0.02

SECTION 4.101
GENERAL

4.101.1 Scope. The provisions of this division outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 4.102
DEFINITIONS

4.102.1 Definitions. The following terms are defined in Chapter 2.

FRENCH DRAIN.

WATTTLES.

SECTION 4.103
SITE SELECTION
(Reserved)

SECTION 4.104
SITE PRESERVATION
(Reserved)

SECTION 4.105
DECONSTRUCTION AND REUSE
OF EXISTING STRUCTURES
(Reserved)

SECTION 4.106
SITE DEVELOPMENT

4.106.1 General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1, 4.106.4.2, or 4.106.4.3, to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - 1.1. Where there is no commercial power supply.
 - 1.2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or sub-panel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where com-

mon use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric vehicle charging stations (EVCS). When EV chargers are installed, EV spaces required by Section 4.106.4.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11B, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11 B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

- a. Surface space for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or sub-panel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1	
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0–9	0
10–25	1
26–50	2
51–75	4
76–100	5
101–150	7
151–200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the *California Building Code*, Chapter 11B.

Division 4.2 – ENERGY EFFICIENCY
**SECTION 4.201
GENERAL**

4.201.1 Scope. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

Division 4.3 – WATER EFFICIENCY AND CONSERVATION

SECTION 4.301
GENERAL

4.301.1 Scope. The provisions of this chapter shall establish the means of conserving water used indoors, outdoors and in wastewater conveyance.

SECTION 4.302
DEFINITIONS

SECTION 4.303
INDOOR WATER USE

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

SECTION 4.304
OUTDOOR WATER USE

4.304.1 Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code of Regulations*, Title 23, Chapter 2.7, Division 2.

MWELO and supporting documents, including a water budget calculator, are available at <https://www.water.ca.gov/>

SECTION 4.305
WATER REUSE SYSTEMS

4.305.1 Recycled water supply systems. Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems. See Chapter 15 of the *California Plumbing Code*.

Division 4.4 – MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 4.401
GENERAL

4.401.1 Scope. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment techniques to reduce pollution through recycling of materials, and building commissioning or testing, adjusting and balancing.

SECTION 4.402
DEFINITIONS

SECTION 4.403
FOUNDATION SYSTEMS
(Reserved)

SECTION 4.404
EFFICIENT FRAMING TECHNIQUES
(Reserved)

SECTION 4.405
MATERIAL SOURCES
(Reserved)

SECTION 4.406
ENHANCED DURABILITY
AND REDUCED MAINTENANCE

4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/top/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

SECTION 4.407
WATER RESISTANCE
AND MOISTURE MANAGEMENT
(Reserved)

SECTION 4.408
CONSTRUCTION WASTE REDUCTION,
DISPOSAL AND RECYCLING

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.

2. Specify if construction and demolition waste materials will be sorted on site (source-separated) or bulk mixed (single stream).

3. Identify diversion facilities where the construction and demolition waste material will be taken.

4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.

5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verification documents that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 Waste stream reduction alternative [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 pounds per square foot of the building area, shall meet the minimum 65 percent construction waste reduction requirement in Section 4.408.1.

4.408.4.1 Waste stream reduction alternative. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65 percent construction waste reduction requirement in Section 4.408.1.

4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <http://www.hcd.ca.gov/building-standards/calgreen/cal-green-form.html> may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

SECTION 4.409
LIFE CYCLE ASSESSMENT
(Reserved)

SECTION 4.410
BUILDING MAINTENANCE AND OPERATION

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
 - a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - b. Roof and yard drainage, including gutters and downspouts.
 - c. Space conditioning systems, including condensers and air filters.
 - d. Landscape irrigation systems.
 - e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.

10. A copy of all special inspection verifications required by the enforcing agency or this code.

4.410.2 Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, to meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

Division 4.5 – ENVIRONMENTAL QUALITY

SECTION 4.501
GENERAL

4.501.1 Scope. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 4.502
DEFINITIONS

4.502.1 Definitions. The following terms are defined in Chapter 2.

AGRIFIBER PRODUCTS.

COMPOSITE WOOD PRODUCTS.

DIRECT VENT APPLIANCE.

MAXIMUM INCREMENTAL REACTIVITY (MIR).

MOISTURE CONTENT.

PRODUCT-WEIGHTED MIR (PWIMIR).

REACTIVE ORGANIC COMPOUND (ROC).

VOC.

SECTION 4.503
FIREPLACES

4.503.1 General. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

SECTION 4.504
POLLUTANT CONTROL

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural and Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local rules apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.26, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 ADHESIVE VOC LIMIT ^{1,2}	
Less Water and Less Exempt Compounds in Grams per Liter	VOC LIMIT
ARCHITECTURAL APPLICATIONS	
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490

ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	30
Wood	30
Fiberglass	80

- A. Basis of Design: spunbonded polyolefin, non-woven, non-perforated, weather barrier is based upon DuPont™ Tyvek® HomeWrap® and related assembly components.
- B. Performance Characteristics:
1. Air Penetration: <.004 cfm/ft² at 1.57 psf, when tested in accordance with ASTM E2178. Type I per ASTM E1677.
 2. Water Vapor Transmission: 56 perms, when tested in accordance with ASTM E96-05, Method A.
 3. Water Penetration Resistance: 250 cm when tested in accordance with AATCC Test Method 127.
 4. Basis Weight: 1.8 oz/yd², when tested in accordance with TAPPI Test Method T-410.
 5. Air Resistance: 1200 seconds, when tested in accordance with TAPPI Test Method T-460.
 6. Tensile Strength: 30/30 lbs/in., when tested in accordance with ASTM D882.
 7. Tear Resistance: 8/6 lbs, when tested in accordance with ASTM D1117.
 8. Surface Burning Characteristics: Class A, when tested in accordance with ASTM E84. Flame Spread: 15, Smoke Developed: 15

2.3 ACCESSORIES

- A. Seam Tape: [2] [or] [3] inch wide, DuPont™ Tyvek® Tape as distributed by DuPont Building Innovations.
- B. Fasteners:
1. (Specifier Note: Wood Frame Construction) DuPont™ Tyvek® Wrap Caps, as distributed by DuPont: #4 nails with large 1-inch plastic cap fasteners, or 1-inch plastic cap staples with leg length sufficient to achieve a minimum penetration of 5/8-inch into the wood stud.
- C. Sealants
2. Provide sealants that comply with ASTM C 920, elastomeric polymer sealant to maintain watertight conditions.
 3. Products:
 - a. DuPont™ Residential Sealant
 - b. DuPont™ Commercial Sealant
 - c. Sealants recommended by the weather barrier manufacturer.
- D. Adhesive:
1. Provide adhesive recommended by weather barrier manufacturer.
 2. Products:
 - a. Liquid Nails® LN-109
 - b. Denso Butyl Liquid
 - c. 3M High Strength 90
 - d. SIA 655
 - e. Adhesives recommend by the weather barrier manufacturer.
- E. Primer:
1. Provide flashing manufacturer recommended primer to assist in adhesion between substrate and flashing.

Project Name/Project Number/12-Jun-20	07 25 00	Weather Barriers DuPont™ Tyvek® HomeWrap®
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- C. Starting at a corner, remove release sheet and apply membrane to primed surfaces in lengths of 8 to 10 feet.
- D. Extend membrane through wall and leave ¼ inch minimum exposed to form drip edge.
- E. Roll flashing into place. Ensure continuous and direct contact with substrate.
- F. Lap ends and overlap preformed corners 4 inches minimum. Seal all laps with sealant.Trim exterior edge of membrane 1-inch and secure metal drip edge per manufacturer's written instructions.
- H. Terminate membrane on vertical wall. [Terminate into reglet, counterflashing or with termination bar.]
- I. Apply sealant bead at each termination.

3.11 THRU-WALL FLASHING / WEATHER BARRIER INTERFACE AT WINDOW HEAD

- A. Cut flap in weather barrier at window head.
- B. Prime exposed sheathing.
- C. Install lintel as required. Verify end dams extend 4 inches minimum beyond opening.
- D. Install end dams bedded in sealant.
- E. Adhere 2 inches minimum thru-wall flashing to wall sheathing. Overlap lintel with thru-wall flashing and extend ¼ inch minimum beyond outside edge of lintel to form drip edge.
- F. Apply sealant along thru-wall flashing edges.
- G. Fold weather barrier flap back into place and tape bottom edge to thru-wall flashing.
- H. Tape diagonal cuts of weather barrier.
- I. Secure weather barrier flap with fasteners.

3.12 PROTECTION

- A. Protect installed weather barrier from damage.

END OF SECTION

DISCLAIMER:

DuPont Building Innovations Guide Specifications have been written as an aid to the professionally qualified specifier and design professional. The use of this guideline specification requires the sole professional judgment and expertise of the qualified specifier and design professional to adapt the information to the specific needs for the building owner and the project, to coordinate with their construction document process, and to meet all the applicable building codes, regulations and laws. DUPONT EXPRESSLY DISCLAIMS ANY WARRANTY, EXPRESSED OR IMPLIED, INCLUDING THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE OF THIS PRODUCT FOR THE PROJECT.

Please contact your local DuPont™ Tyvek® Specialist at 1-800-44-Tyvek or visit www.construction.tyvek.com

Project Name/Project Number/12-Jun-20	07 25 00	Weather Barriers DuPont™ Tyvek® HomeWrap®
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1.3 SUBMITTALS

- A. Refer to Section [01 33 00 Submittal Procedures]
- B. Product Data: Submit manufacturer current technical literature for each component.
- C. Samples: Weather Barrier membrane, minimum 8-1/2 inches by 11 inch.
- D. Quality Assurance Submittals
1. Manufacturer Instructions: Provide manufacturer's written installation instructions.
- (Specifier Note: See the DuPont website for more information on residential warranties.)
- E. Closeout Submittals
1. Refer to Section [01 78 00 Closeout Submittals] [insert section number and title].

1.4 QUALITY ASSURANCE

- A. Qualifications
1. Installer shall have experience with installation of similar weather barrier assemblies under similar conditions.
 2. Installation shall be in accordance with manufacturer's installation guidelines and recommendations.
 3. Source Limitations: Provide weather barrier and accessory materials produced by single manufacturer.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Refer to Section [01 60 00 Product Requirements] [insert section number and title].
- B. Deliver weather barrier materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact.
- C. Store weather barrier materials as recommended by system manufacturer.

1.6 SCHEDULING

- A. Review requirements for sequencing of installation of weather barrier assembly with installation of windows, doors, louvers and flashings to provide a weather-tight barrier assembly.

PART 2 – PRODUCTS

2.1 MANUFACTURER

- A. DuPont; 4417 Lancaster Pike, Chestnut Run Plaza 728, Wilmington, DE 19805; 1-800-44-TYVEK (8-9835); <http://www.construction.tyvek.com>

2.2 MATERIALS

Project Name/Project Number/12-Jun-20	07 25 00	Weather Barriers DuPont™ Tyvek® HomeWrap®
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3.3 SEAMING

- A. Seal seams of weather barrier with seam tape at all vertical and horizontal overlapping seams.
- B. Seal any tears or cuts as recommended by weather barrier manufacturer.

3.4 OPENING PREPARATION (for use with flanged windows)

- A. Cut weather barrier in an "I-cut" pattern. A modified I-cut is also acceptable.
1. Cut weather barrier horizontally along the bottom and top of the window opening.
 2. From the top center of the window opening, cut weather barrier vertically down to the sill
 3. Fold side and bottom weather barrier flaps into window opening and fasten.
- B. Cut a head flap at 45-degree angle in the weather barrier membrane at window head to expose 8 inches of sheathing. Temporarily secure weather barrier membrane flap away from sheathing with tape.

3.5 FLASHING

- A. Cut [7-inch] [9-inch] wide DuPont™ FlexWrap™ or DuPont™ FlexWrap™ NF a minimum of 12 inches longer than width of sill rough opening. Apply primer as recommended by the manufacturer.
- B. Cover horizontal sill by aligning DuPont™ FlexWrap™ or DuPont™ FlexWrap™ NF edge with inside edge of sill. Adhere to rough opening across sill and up jambs a minimum of 6 inches. Secure flashing tightly into corners by working in along the sill before adhering up the jambs.
- C. Fan DuPont™ FlexWrap™ or DuPont™ FlexWrap™ NF at bottom corners onto face of wall. Firmly press in place. Mechanically fasten fanned edges. Mechanical fastening is not required for DuPont™ FlexWrap™ NF.
- D. On exterior, apply continuous bead of sealant to wall or backside of window mounting flange across jambs and head. Do not apply sealant across sill.
- E. Install window according to manufacturer's instructions.
- F. Apply 4-inch wide strips of DuPont™ StraightFlash™ at jambs overlapping entire mounting flange. Extend jamb flashing 1-inch above top of rough opening and below bottom edge of sill flashing.
- G. Apply 4-inch wide strip of DuPont™ StraightFlash™ as head flashing overlapping the mounting flange. Head flashing should extend beyond outside edges of both jamb flashings.
- H. Position weather barrier head flap across head flashing. Adhere using 4-inch wide DuPont™ StraightFlash™ over the 45-degree seams.
- I. Tape head flap in accordance with manufacturer recommendations.
- J. On interior, install backer rod in joint between frame of window and flashed rough framing. Apply sealant around entire window to create air seal. Apply sealant in accordance with sealant manufacturer's instructions and ASTM C1193.

3.8 THRU-WALL FLASHING INSTALLATION

- A. Apply primer per manufacturer's written instructions.
- B. Install preformed corners and end dams bedded in sealant in appropriate locations along wall.

Project Name/Project Number/12-Jun-20	07 25 00	Weather Barriers DuPont™ Tyvek® HomeWrap®
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DuPont Building Innovations
4417 Lancaster Pike
Chestnut Run Plaza 721
Wilmington, DE 19805
1-800-448-9835
www.construction.TYVEK.com

March 2009

Product and System Specifications
DuPont™ Tyvek® HomeWrap®

SECTION 07 25 00
WEATHER BARRIERS
DuPont™ Tyvek® HomeWrap®

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Weather barrier membrane (DuPont™ Tyvek® HomeWrap®)
- B. Seam Tape (DuPont™ Tyvek® Tape)
- C. Flashing (DuPont™ FlexWrap™, DuPont™ FlexWrap™ NF, DuPont™ StraightFlash™, DuPont™ StraightFlash™ VF, and/or DuPont™ Thru-Wall Flashing)
- D. Fasteners (DuPont™ Tyvek® Wrap Caps)

1.2 REFERENCES

- A. ASTM International
1. ASTM C920; Standard Specification for Elastomeric Joint Sealants
 2. ASTM C1193; Standard Guide for Use of Joint Sealants
 3. ASTM D882; Test Method for Tensile Properties of Thin Plastic Sheeting
 4. ASTM D1117; Standard Guide for Evaluating Non-woven Fabrics
 5. ASTM E84; Test Method for Surface Burning Characteristics of Building Materials
 6. ASTM E96; Test Method for Water Vapor Transmission of Materials
 7. ASTM E1677; Specification for Air Retarder Material or System for Framed Building Walls
 8. ASTM E2178; Test Method for Air Permeance of Building Materials
- B. AATCC – American Association of Textile Chemists and Colorists
1. Test Method 127 Water Resistance: Hydrostatic Pressure Test
- C. TAPPI
1. Test Method T-410; Grams of Paper and Paperboard (Weight per Unit Area)
 2. Test Method T-460; Air Resistance (Gurley Hill Method)

Project Name/Project Number/12-Jun-20	07 25 00	Weather Barriers DuPont™ Tyvek® HomeWrap®
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2. Products:
 - a. 3M High Strength 90
 - b. Denso Butyl Spray
 - c. SIA 655
 - d. Permagrip 105
 - e. ITW TACC Sta' Put SPH
 - f. Primers recommended by the flashing manufacturer
- F. Flashing
 1. DuPont™ FlexWrap™, as distributed by DuPont: flexible membrane flashing materials for window openings and penetrations.
 2. DuPont™ FlexWrap™ NF, as distributed by DuPont: flexible membrane flashing materials for window openings and penetrations.
 3. DuPont™ StraightFlash™, as distributed by DuPont: straight flashing membrane materials for flashing windows and doors and sealing penetrations, masonry ties, etc.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify substrate and surface conditions are in accordance with weather barrier manufacturer recommended tolerances prior to installation of weather barrier and accessories.

3.2 INSTALLATION – WEATHER BARRIER

- A. Install weather barrier over exterior face of exterior wall substrate in accordance with manufacturer recommendations.
- B. Start weather barrier installation at a building corner, leaving 6-12 inches of weather barrier extended beyond corner to overlap.
- C. Install weather barrier in a horizontal manner starting at the lower portion of the wall surface. Maintain weather barrier plumb and level.
- D. Extend bottom roll edge over sill plate interface 2" to 3" minimum. Seal weather barrier with sealant or tape. Shingle weather barrier over back edge of thru-wall flashings and seal weather barrier with sealant or tape. Ensure weeps are not blocked.
- E. Subsequent layers shall overlap lower layers a minimum of 6 inches horizontally in a shingling manner.
- F. Window and Door Openings: Extend weather barrier completely over openings.
- G. Weather Barrier Attachment:
1. (Specifier Note: Steel or Wood Frame Construction) Attach weather barrier to studs through exterior sheathing. Secure using weather barrier manufacturer recommended fasteners, spaced 12 -18 inches vertically on center along stud line, and 24 inch on center, maximum horizontally.
- H. Apply 4 inch by 7 inch piece of DuPont™ StraightFlash™ or weather barrier manufacturer approved alternate to weather barrier membrane prior to the installation cladding anchors.

Project Name/Project Number/12-Jun-20	07 25 00	Weather Barriers DuPont™ Tyvek® HomeWrap®
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MAIN STREET
ARCHITECTS + PLANNERS, INC.



422 E. MAIN STREET VENTURA, CALIFORNIA 93001
phone: (805) 652-2115 fax: (805) 652-1532
mainstreetarchitects.com

Maintenance Project - Bid Set
1050 Partridge Drive and 7995
Telephone Rd

SEAL

NOT FOR
CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT BLOCK INFORMATION

JOB NUMBER:	20-012
DRAWN BY:	KM
CHECKED BY:	AG
SCALE:	
ISSUE DATE:	7/13/20

SHEET TITLE:

PROJECT
SPECIFICATIONS

SHEET NUMBER:

A0.04



2. Glazing
3. Accessories
4. Substitutions: No substitutions permitted.

2.3 MATERIALS

- A. Integral color PVC compound containing impact-resistant solid plasticizer, titanium dioxide UV inhibitor, and surface and color stabilizers.
B. Weatherstripping:
1. Vinyl compression bulb seal
2. Integrated replacement or existing building waterproofing as verified in field, proper components as recommended, approved by manufacturer or required by architectural details.

2.4 SYSTEM DESCRIPTION

- A. General Performance Requirements: Products and systems provided must be manufactured, fabricated, and installed to the following performance criteria:
1. Comply with ANSI/AAMA/NWWDA 101/I.S.2, except as noted herein.
2. Performance Class: (Specify)
3. Performance Grade: (Specify)
4. U-Factor (NFRC 100): (Specify)
5. SHGC – Solar Heat Gain Coefficient (NFRC 200): (Specify)
6. OITC – Outdoor-Indoor Transmission Class (ASTM E90): (Specify)
7. STC – Sound Transmission Class (ASTM E90): (Specify)
B. Structural Requirements: Products and systems provided must be capable of withstanding wind loads based on testing units representative of those indicated for Project that pass AAMA/NWWDA 101/I.S.2/NAFS, Uniform Structural Load Test:
1. Design Wind Loads: Determine design wind loads, according to ASCE, Section 6, applicable to Product from basic wind speeds (MPH) at 33 feet above grade, based upon mean roof heights indicated on Elevations/Drawings
a. Basic Wind Speed: (Specify)
b. Importance Factor: (Specify)
c. Exposure Category: (Specify)
d. Wind Load Requirement: (Specify)

2.5 WINDOW TYPES

- A. Horizontal Slider – [6110 Series, 1-3/8" nail fin setback] [6130 Series, 1" nail fin setback] [6130J Series, J-channel] [6170 Series, Z-bar]
1. Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile.
2. Sash: 1-3/16" minimum depth. Multi-chambered vinyl profile.
3. Structural Class:
a. 71-1/2" x 59-1/2" and smaller: HS-LC25.
b. Larger than 71-1/2" x 59-1/2": HS-R20.
4. Hardware:
a. Positive action locking mechanism.

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1.5 WARRANTY

Specifier Note: Select pertinent "Residential" warranty below for owner occupied single family residential and multi-family residential projects; select "Commercial" warranty for non-owner occupied condominiums, multi-family and commercial projects.

- A. Residential Special Warranty: (Owner Occupied Single Family Residential)
1. Full Lifetime Warranty to original homeowner.
2. Transferability:
a. Permit unlimited transfer of ownership in first 10 years.
b. Upon first transfer of ownership, warranty period shall become ten years from date of original purchase.
c. Guarantee windows against defects in materials and workmanship including costs for replacement parts and labor.
3. Submit, for Owner's acceptance, Manufacturer's Full Lifetime Warranty document.
B. Residential Special Warranty: (Owner Occupied Multi-Family Residential)
1. 10 Year Multi-Family Limited Warranty.

Part 2 - PRODUCTS

2.1 MANUFACTURER

- A. Products supplied by the following manufacturer:

Milgard Manufacturing, Inc.

1010 54th Avenue East

Tacoma, WA 98424

(800)-Milgard (645-4273)

milgard.com

Manufacturer's Representative:

Name: **Peggy Millar**

Telephone: 805 387 5090

E-mail: peggymillar@milgard.com

- B. Window Series: Milgard Style Line® Series
C. Substitutions: Reference Section 01 25 13 - Product Substitution Procedures

2.2 MANUFACTURE UNITS

- A. Proprietary Products: Tubular Extruded Poly Vinyl Chloride (PVC) Windows
1. Style Line® Series Windows

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2. Shop Drawings: Include window schedule, elevations, sections, details, & multiple-window assembly details. Include head, sill & jamb conditions; operable parts & direction/handing; and special mullion reinforcement details.
3. Samples: Submit selection samples for verification, include the following:
3.1 Exterior Color: Minimum 1x4 color chips on fiberglass substrate: (Specify)
3.2 Glass, showing specified tint color. (Specify)
B. Quality Assurance/Control Submittals:
1. Qualifications: Proof of Manufacturer's qualifications.
2. U-Factor and Structural Rating charts required for NFRC and AAMA labeling requirements.
3. Installation Instructions: AAMA 2400, ("Mounting Flange Installation") or AAMA 2410 ("Flush Fin Installation").
C. Closeout Submittals: Reference Section 01 78 00 – Submit following items:
1. Temporary window labels to identify windows that labels were applied to.
2. Owner's Manual/Maintenance Instructions.
3. Special Warranties.

1.3 QUALITY ASSURANCE

- A. Overall Standards: Comply with ANSI/AAMA/101/I.S.2, except where noted herein.
B. Manufacturer Qualifications:
1. Minimum 10 years experience in producing vinyl windows.
2. Member AAMA & NFRC.
C. Regulatory Requirements and Approvals must be met, including Cal Green and all applicable state and local codes
D. Certifications for Insulated Glass Units:
1. Insulated glass units are certified to ASTM E2188/E2190 per the Associated Laboratories Incorporated (ALI) guidelines.
E. AAMA: Windows shall be Gold Label certified with label attached to frame per AAMA requirements.
F. NFRC: Windows shall be NFRC certified with temporary U-factor label applied to glass and an NFRC tab added to permanent AAMA frame label.

1.4 DELIVERY, STORAGE and HANDLING

- A. General: Reference Section 01 66 00 – Product Storage and Handling Requirements.
B. Comply with Manufacturer's/Dealer's ordering instructions and lead time requirements to avoid construction delays.
C. Delivery: Deliver materials in Manufacturer's standard packaging for protection of product.
D. Storage & Protection: Store products away from exposure to environmental conditions that may be harmful to materials.
E. Store materials off ground in an upright position. Provide cover from weather and construction activity.
F. Follow Manufacturer's instructions on label applied to units.

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SECTION 08 53 13
MASTER FORMAT™ 2004 EDITION
VINYL WINDOWS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Horizontal Sliding windows
2. Single Hung windows
3. Single Hunt Tilt windows (available in Colorado and Texas markets only)
4. Casement windows
5. Awning windows
6. Picture windows
7. Picture windows with Horizontal Slider frame
8. Radius windows
9. Glazing
10. Accessories

- B. Related Sections:

Specifier Note: Insert appropriate Section Numbers and Titles below for window flashing and installation sealant.

08 32 16 - Vinyl Sliding Doors.070 25 00- Weather BarriersSections 01 25 13 Product Substitution Procedures, 01 33 00 – Submittal Procedures, 01 62 00 – Product Options, 01 66 00 – Product Storage and Handling Requirements, 01 7400 – Cleaning and Waste Management, 01 77 00 - Closeout Procedures, and 01 78 00 – Closeout Submittals

Specifier Note: Include appropriate language below if products specified in this Section are to be bid as alternates, otherwise delete following paragraph.

- C. Alternates
1. Reference Section 01 23 00 – Alternates
2. Architect and Owner Approved Equal Items may be appropriate. Proposed Items must be consistent with manufacturer recommendations, and interoperability.

1.2 SUBMITTALS

- A. Reference Section 01 33 00 - Submittal Procedure; submit following items:
1. Product Data: Submit Milgard product data.

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PART 3- EXECUTION

3.1 EXAMINATION

- A. Examine openings in which windows will be installed.
1. Verify that framing complies with AAMA 2400 (Mounting Flange Installation) & AAMA 2410 (Flush Fin Installation).
2. Verify that fasteners in framed walls are fully driven and will not interfere with window installation.
B. Coordinate with responsible entity to correct unsatisfactory conditions.
C. Commencement of work by installer is acceptance of substrate conditions.

3.2 INSTALLATION

- A. Install windows in framed walls in accordance with AAMA 2400 ("Mounting Flange Installation") and/or AAMA 2410 ("Flush Fin Installation").
B. Do not remove temporary labels.
C. Install insect screens on operable windows.
1. Hold Screens: [Please coordinate with local supplier.]

3.3 CLEANING AND FINISHING

- A. Reference Section 01 74 00 – Cleaning and Waste Management.
B. Remove temporary labels and retain for Closeout Submittals.
C. Clean soiled painted surfaces and glass using a mild detergent and warm water solution with soft, clean cloths.

END OF SECTION

Issue Date: May 11, 2017.

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2.7 GRIDS/GRILLES/MUNTINS: none

2.8 INSECT SCREENS: Provide tight fitting screen (with hardware) for operating windows

- A. Screen Frame:
1. Cambered formed aluminum with rigid plastic corner keys.
B. Screen Mesh:
1. Charcoal colored fiberglass mesh.

2.9 FABRICATION

- A. Fabricate frames and sash with mitered and fusion welded corners and joints.
B. Trim and finish corners and welds to match adjacent surfaces.
C. Provide concealed metal reinforcements in sash frame for attachment of lock mechanism.
D. Factory interior glaze (except Double Hung and Double Slider) with snap-on mitered PVC glazing stops matching bevels on the sash and frame. Insulated glass units shall be reglazable without dismantling sash framing.
1. Note: Field glazing is required for large window units (over 40 sq. ft.).

2.10 FINISH

- A. Frame and Sash Color: (Specify)
1. Exterior: [White] [Clay] [Tan] [Ivory] [Sand] [Tweed] [Silver] [Fog] [Classic Brown] [Espresso] [Bronze].
2. Interior matched to exterior on White, Clay and Tan only. All other exterior finish colors have white interior.
B. Simulated Divided Lite (SDL) Muntins:
1. Interior Vinyl Grids: Match interior of window
2. Internal Shadow Bars: Bronze finished aluminum
3. Exterior Vinyl Grid: Match exterior color of window
C. Grids Between Glass (GBG) Muntins:
1. Single Color – [White] [Clay] [Tan]
2. Two-tone Color (white interior) – [Tan/White] [Sand/White] [Silver/White] [Espresso/White] [Bronze/White]
D. Hardware: [Painted or Metal finishes as supplied by Milgard]
1. [White] [Clay] [Tan] (matched to interior frame finish)
E. Screen Frame Color:
1. Matched to exterior frame color

2.11 SOURCE QUALITY CONTROL:

- A. Inspect windows in accordance with Manufacturer's Quality Control Program as required by AAMA Gold Label Certification.

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- b. Nylon rollers, extruded vinyl snap-on monorail roller track.
5. Weatherstripping: Fin seal polypropylene pile.

- B. Picture Window - [6340 Series, 1-3/8" nail fin setback] [6330 Series, 1" nail fin setback] [6330J Series, J-channel] [6370 Series, Z-bar]
1. Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile.
2. Structural Class: F-C40.

- C. Radius - [6340 Series, 1-3/8" nail fin setback] [6330 Series, 1" nail fin setback] [6330J Series, J-channel]
1. Frame: 3-1/4" minimum depth. Multi-chambered vinyl profile.
2. Sightlines: Equal to Awning.
3. Structural Class:
a. 59-1/2" x 95-1/2" and smaller: AP-C40.

- D. Radius with Horizontal Slider Frame - [6310 Series, 1-3/8" nail fin setback] [6331 Series, 1" nail fin setback] [6331J Series, J-channel]
1. Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile.
2. Structural Class: F-C40.

2.6 GLAZING

- A. Insulated Glass Units: ASTM E 774, Class A
1. Glazing Type: Dual (Specify)
a. SunCoat® Low-E/Clear
b. SunCoatMAX® Low-E/Clear
c. [Tinted] [Obscure-several types] [Specialty] – Per Approval
2. Overall IG Unit Thickness:
a. 3/4".
3. Spacer Type: (Specify)
a. Tin-plated steel spacer
b. Stainless steel spacer
c. Foam spacer
4. Gas Filled: (Specify)
a. Argon
b. None
5. Glass Thickness: (Specify)
a. Per Manufacturer's Specifications
b. Special: Per Manufacturer's Approval
1. 3/32", 1/8", 3/16", 1/4", 7/32" Laminate, Other

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MAIN STREET
ARCHITECTS + PLANNERS, INC.



422 E. MAIN STREET VENTURA, CALIFORNIA 93001
phone: (805) 652-2115 fax: (805) 652-1532
mainstreetarchitects.com

Maintenance Project - Bid Set
1050 Partridge Drive and 7995
Telephone Rd

SEAL

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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT BLOCK INFORMATION

JOB NUMBER: 20-012

DRAWN BY: KM

CHECKED BY: AG

SCALE:

ISSUE DATE: 7/13/20

SHEET TITLE:

PROJECT
SPECIFICATIONS

SHEET NUMBER:

A0.06

A. Manufacturer: Pemko Manufacturing Company.

1. Contact: PO Box 3780, 4226 Transport Street, Ventura, CA 93003; Telephone: (800) 283-9988, (805) 642-2600; Fax: (805) 642-4109; E-mail: pemkosales@pemko.com; website: www.pemko.com.

B. Proprietary Products/Systems: Door Bottoms, including the following:

1. Pemko Automatic Door Bottoms [Low closing force model] [Non-handed surface model] [Semi-mortise model].
 - a. Material: Extruded tempered aluminum 6063-T6.
 - b. Finish [ANSI/BHMA 156.18]: [Clear anodized aluminum] [Dark bronze anodized aluminum] [Bright dip gold anodized aluminum] [Mill finish aluminum] [Cladded stainless steel] [Mill finish bronze (brass)] [Gold anodized aluminum].
 - c. Seal: [Soft closed cell sponge neoprene] [PemkoPrene thermo-plastic elastomer] [Nylon brush] [Silicone] [Vinyl].
 - d. End Plates: Provide end plates for semi-mortise models.
 - e. Manufacturer Model Number: [Specify manufacturer model number].
2. Pemko Residential Automatic Door Bottoms:
 - a. Material: Extruded tempered aluminum 6063-T6.
 - b. Mounting Type: Surface mount with actuation button.
 - c. Height: 2 1/2 inches (64 mm).
 - d. Manufacturer Model Number: [Specify manufacturer model number].
 - e. Seal: Vinyl.
3. Pemko Door Shoes:
 - a. Material: Extruded tempered aluminum 6063-T6.
 - b. Seal: [PemkoPrene thermo-plastic elastomer] [Vinyl].
 - c. Width: [1 1/4 inches (32 mm)] [1 5/32 inches (29 mm)] [1 3/8 inches (35 mm)] [1 3/4 inches (45 mm)].
 - d. Fasteners: Stainless steel.
 - e. Finish [ANSI/BHMA 156.18]: [Mill finish aluminum] [Brass] [Bright dip clear anodized aluminum] [Bright dip gold anodized aluminum] [Dark bronze anodized aluminum] [Gold anodized aluminum] [Painted white aluminum].
 - f. Fabrication Option: [1/2 inch (12.7 mm) full notch] [1/2 inch (12.7 mm) half notch].
 - g. Manufacturer Model Number: [Specify manufacturer model number].
4. Pemko Door Bottom Sweeps:
 - a. Material: [Extruded tempered aluminum 6063-T6] [Stainless steel] [Solid oak].
 - b. Seal: [Neoprene] [Vinyl] [Pile] [Nylon brush].
 - c. Finish [ANSI/BHMA 156.18]: [Mill finish aluminum] [Mill finish bronze (brass)] [Bright dip gold anodized aluminum] [Clear anodized aluminum] [Dark bronze anodized aluminum] [Gold anodized aluminum] [Painted aluminum: (Specify color.)] [Painted dark bronze aluminum] [Painted gold aluminum] [Painted white aluminum] [Mill finish stainless steel] [Unfinished oak].
 - d. Manufacturer Model Number: [Specify manufacturer model number.].
5. Pemko Door Bottoms:
 - a. Material: Extruded tempered aluminum 6063-T6.
 - b. Seal: [Neoprene] [Vinyl].
 - c. Finish: [Specify finish.].
 - d. Manufacturer Model Number: [Specify manufacturer model number.].
6. Pemko Door Top Weatherstrip/Overhead Rain Drip:
 - a. Material: [Extruded tempered aluminum 6063-T6] [Rigid tan colored vinyl for door top or bottom insert for hollow metal doors].

Specifier Note: Article below should include statements of prerequisites, standards, limitations and criteria that establish an overall level of quality for products and workmanship for this section. Coordinate article below with Division 1 Quality Assurance Section.

1.05 QUALITY ASSURANCE

A. Installer Qualifications: Utilize an installer having demonstrated experience on projects of similar size and complexity.

Specifier Note: Paragraph below should list obligations for compliance with specific code requirements particular to this section and authority having jurisdiction. General statements to comply with a particular code are typically addressed in Conditions of the Contract and Division 1 Regulatory Requirements Section. Repetitive statements should be avoided.

B. Regulatory Requirements and Approvals: [Specify applicable requirements of regulatory agencies.].

1. [Code agency name].
 - a. [Report or approval number].

C. Certifications: [Specify requirement for certifications.].

D. Field Samples: [Specify requirement for field samples.].

E. Mock-Ups: [Specify requirements for mock-up.].

1. Subject to acceptance by owner, mock-up may be retained as part of finish work.
2. If mock-up is not retained, remove and properly dispose of mock-up.

Specifier Note: Retain paragraph below if preinstallation meeting is required.

F. Preinstallation Meetings: [Specify requirements for meeting.].

Specifier Note: Article below should include specific protection and environmental conditions required during storage. Coordinate article below with Division 1 Product Requirements Section.

1.06 DELIVERY, STORAGE & HANDLING

A. General: Comply with Division 1 Product Requirement Section.

B. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.

C. Storage and Protection: Store materials protected from exposure to harmful environmental conditions and at temperature and humidity conditions recommended by the manufacturer.

Specifier Note: Coordinate article below with Conditions of the Contract and with Division 1 Closeout Submittals (Warranty) Section. Use this article to require special or extended warranty or bond covering the work of this section.

1.07 WARRANTY

A. Project Warranty: Refer to Conditions of the Contract for project warranty provisions.

B. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty document executed by authorized company official. Manufacturer's warranty is in addition to, and not a limitation of, other rights Owner may have under contract documents.

Specifier Note: Coordinate subparagraph below with manufacturer's warranty requirements.

1. Warranty Period: 3 years against defects in materials or workmanship, beginning with Date of Substantial Completion.

PART 2 PRODUCTS

Specifier Note: Retain article below for proprietary method specification. Add product attributes, performance characteristics, material standards and descriptions as applicable. Use of such phrases as "or equal" or "or approved equal" or similar phrases may cause ambiguity in specifications. Such phrases require verification (procedural, legal and regulatory) and assignment of responsibility for determining "or equal" products.

2.01 DOOR BOTTOMS

Specifier Note: Paragraph below is an addition to CSI *SectionFormat* and a supplement to MANU-SPEC. Retain, edit or delete paragraph below to suit project requirements and specifier practice.

2. Federal Standard FED-STD-795-1988 (Revised 1989) Uniform Federal Accessibility Standards.

F. Underwriters Laboratories, Inc. (UL):

1. UL 10B Fire Tests of Door Assemblies.
2. UL 10C Fire Tests of Door Assemblies.
3. UL 410 Slip Resistance of Floor Surface Materials.

G. International Code Council (ICC):

1. UBC 7-2 Fire Test of Door Assemblies (Positive Pressure).
2. International Building Code (IBC) Code 2000 (Positive Pressure).
3. ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities.

H. British Standards (BS):

1. BS 476 Fire Tests on Building Materials and Structures.

I. State Standards:

1. California Title 24, Part 2.

J. National Fire Protection Association (NFPA):

1. NFPA 105 Recommended Practice for the Installation of Smoke-Control Door Assemblies.

Specifier Note: Article below should be restricted to statements describing design or performance requirements and functional (not dimensional) tolerances of a complete system. Limit descriptions to composite and operational properties required to link components of a system together and to interface with other systems.

1.03 SYSTEM DESCRIPTION

A. Design Requirements: Provide door bottoms which have been manufactured, fabricated and installed to meet the following design criteria:

1. For automatic door bottoms, provide components with an aluminum case which surrounds a movable drop bar seal, actuated by a plunger which contacts the jamb as door is closing, forcing drop bar seal down against floor or threshold.
2. Acoustical Performance (ASTM E90, ASTM E1408): [Specify required STC or other acoustical performance criteria.].
3. Smoke, Air Leakage: Recommended practice per NFPA 105.
4. Provide performance obtained from test procedures [UL 10B] [UL 10C] [UBC 7-2] [BS 476].

Specifier Note: Article below includes submittal of relevant data to be furnished by Contractor before, during or after construction. Coordinate this article with Architect's and Contractor's duties and responsibilities in Conditions of the Contract and Division 1 Submittal Procedures Section.

1.04 SUBMITTALS

A. General: Submit listed submittals in accordance with Conditions of the Contract and Division 1 Submittal Procedures Section.

B. Product Data: Submit manufacturer's product data and installation instructions.

C. Shop Drawings: Provide drawings indicating required component locations, installation interface with adjacent materials, anchorage, fastening and similar information.

D. Samples: Submit one each of manufacturer's standard selection samples.

E. Quality Assurance/Control Submittals: Submit the following:

1. Test Reports: Upon request, submit [Fire] [Sound] [And] [Durability] test reports from recognized testing laboratory.
2. Certificates: Submit manufacturer's certificate that products meet or exceed specified requirements.

F. Closeout Submittals: Submit the following:

1. Warranty documents specified herein.

1. Drill and tap doors and frames for hardware per manufacturer's installation instructions.
2. Comply with ANSI A250.8/SDI-100.
3. Comply with: [Specify standard or requirements.].

Specifier Note: Coordinate article below with manufacturer's recommended installation requirements.

3.04 INSTALLATION

A. Mounting Location: Comply with the following requirements, unless otherwise indicated:

1. Steel Doors and Frames:
 - a. Comply with ANSI A250.8/SDI-100.
 - b. Ensure doors and frames are properly sized, plumb and square.
 - c. [Specify standard or specific requirements.].
 2. Wood Doors:
 - a. Comply with ANSI/WDMA I.S.1-A.
 - b. Ensure doors and frames are properly sized, plumb and square.
 - c. [Specify standard or specific requirements.].
- B. Adjust and reinforce attachment substrates as necessary for proper installation and operation.
- C. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.
- D. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant.

Specifier Note: Specify the final actions required to prepare installed equipment or other completed work to properly function or perform.

3.05 ADJUSTING

A. Perform adjustments required to ensure that door bottoms function in compliance with manufacturer's performance criteria prior to acceptance by Owner.

1. Adjust door control devices to compensate for final operation of HVAC system and to comply with accessibility requirements.

Specifier Note: Specify the final actions required to clean installed equipment or other completed work to properly function or perform. Coordinate article below with Division 1 Execution Requirements (Cleaning) Section.

3.06 CLEANING

A. Remove any protective films and clean components as necessary following manufacturer's recommended procedures.

Specifier Note: Specify provisions for protecting work after installation but prior to acceptance by Owner. Coordinate article below with Division 1 Execution Requirements Section.

3.07 PROTECTION

A. Protect installed work from damage due to subsequent construction activity on the site.

END OF SECTION

SECTION 08710 DOOR HARDWARE (DOOR BOTTOMS)

Pemko Manufacturing Company
5535 Distribution Drive
Memphis, TN 38141
Phone: (800) 824-3018
Fax: (800) 243-3656
E-mail: pemkosales@pemko.com
www.pemko.com

PART 1 GENERAL

1.01 SUMMARY

A. Section Includes: Door Bottoms.

Specifier Note: Revise paragraph below to suit project requirements. If a reader of this section could reasonably expect to find a product or component specified in this section, but it is actually specified elsewhere, then the related section number(s) should be listed in the paragraph below. Add section numbers and titles per CSI *MasterFormat* and specifier's practice. In the absence of related sections, delete paragraph below.

B. Related Sections:

1. Division 8 Section(s): Steel Doors, Wood Doors, Sound Control Doors, Aluminum Frame Storefront Doors.
2. Division 10 Section(s): Compartments and Cubicles, Partitions.
3. Division 13 Section(s): Special Facilities, Integrated Construction, Special Structures, Special Purpose Rooms.

Specifier Note: Article below may be omitted when specifying manufacturer's proprietary products and recommended installation. Retain References Article when specifying products and installation by an industry reference standard. If retained, list standard(s) referenced in this section. Indicate issuing authority name, acronym, standard designation and title. Establish policy for indicating edition date of standard referenced. Conditions of the Contract or Division 1 References Section may establish the edition date of standards. This article does not require compliance with standard. It is a listing of all references used in this section.

1.02 REFERENCES

A. ASTM International:

1. ASTM E90 Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements.
2. ASTM E1408 Standard Test Method for Laboratory Measurement of the Sound Transmission Loss of Door Panels and Door Systems.
3. ASTM E2074 Standard Test Method for Fire Tests of Door Assemblies, Including Positive Pressure Testing of Side-Hinged and Pivoted Swinging Door Assemblies.

B. American National Standards Institute/Builders Hardware Manufacturers Association (ANSI/BHMA):

1. ANSI/BHMA A156.1B, Materials and Finishes.
2. ANSI/BHMA A156.22 Door Gaslifting Systems.

C. American National Standards Institute/Steel Door Institute (ANSI/SDI):

1. ANSI A250.8/SDI-100 Recommended Specifications for Standard Steel Doors and Frames.

D. American National Standards Institute/Window and Door Manufacturers Association (ANSI/WDMA):

1. ANSI/WDMA I.S.1-A Architectural Wood Flush Doors.

E. Federal Government:

1. U.S. Architectural & Transportation Barriers Compliance Board: Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG), 1992.

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NO.	DATE	DESCRIPTION

PROJECT BLOCK INFORMATION

JOB NUMBER: 20-012

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SCALE:

ISSUE DATE: 7/13/20

SHEET TITLE:

PROJECT SPECIFICATIONS

SHEET NUMBER:

A0.07

MAIN STREET
ARCHITECTS + PLANNERS, INC.



422 E. MAIN STREET VENTURA, CALIFORNIA 93001
phone: (805) 652-2115 fax: (805) 652-1532
mainstreetarchitects.com

Maintenance Project - Bid Set
1050 Partridge Drive and 7995
Telephone Rd

Ordering instructions

Order using standard Schlage order form as follows; images of designs and finishes shown on bottom of page:

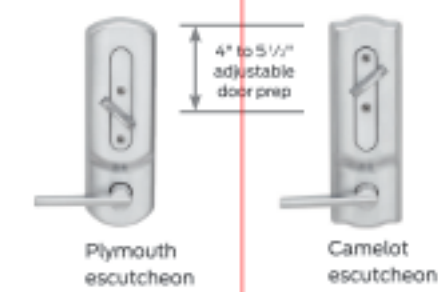
CS210 Series interconnected lock								
Function	Cylinder	Trim	Finish	Escutcheon	Handing	Door thickness	Options	
CS210-B500	P	ACC	626	Plymouth	VERIFY IN FIELD			
Lock specifications								
Function	CS210-B500 (commercial deadbolt, see picture below) CS210-B60 (residential deadbolt, see picture below)							
Cylinder	Standard P (Everest 29) L (Less cylinder)	FSIC R (Everest 29 FSIC) J (Less FSIC) T (Construction FSIC)	SFIC (not available - B60 trim) G (Everest 29 SFIC) B (Less SFIC) BDC (Disposable SFIC) H (Construction SFIC) Z (Everest SL 7 pin Cylinder)					
Trim*	ACC, AVA, AVL, BRK, BRW, CLT, CHP, ELA, FLA, IAZ, JUP, LAT, LON, MNH, MER, NEP, SAT, STA							
Finish*	605 Bright brass 609 Satin brass, blackened		619 Satin nickel 625 Bright chrome		622 Matte black 626 Satin chrome			643e Aged bronze
Handing*	LH (Left Hand) LR (Left Hand Reverse)		RH (Right Hand) RR (Right Hand Reverse)		VERIFY IN FIELD VERIFY IN FIELD VERIFY IN FIELD			
Door thickness	1 1/2", 1 3/4", 2"							
Options	Please see pricebook for available options							
*Split lever designs and finishes available, please see pricebook for details								

Lever styles



Selected

Escutcheon designs



Selected

Deadbolt options



Selected

Finishes



Selected

About Allegion

Allegion (NYSE: ALLE) is a global pioneer in safety and security, with leading brands like CISA®, Interflex®, LCN®, Schlage®, SimonsVoss® and Von Duprin®. Focusing on security around the door and adjacent areas, Allegion produces a range of solutions for homes, businesses, schools and other institutions. Allegion is a \$2 billion company, with products sold in almost 130 countries. For more, visit www.allegion.com.

KRYPTONITE ■ LCN ■ SCHLAGE ■ STEELCRAFT ■ VON DUPRIN



CS210 Series
Interconnected lock



Overview

The CS210 interconnected lock provides exceptional performance, aesthetics, and flexibility for both residential and commercial applications. The CS210 features single motion egress (retracting both the latch and deadbolt simply by rotating the inside lever) to meet Life and Safety code requirements, while exceeding BHMA Grade 2 requirements for operational usage, security, cycle and finish. Eighteen lever designs, two outside deadbolt designs and two inside escutcheon designs - each in a choice of seven finishes - ensure the right aesthetics for whatever type of project. The adjustable escutcheon allows each lock to easily support either 4" or 5 1/2" door preps, eliminating any job-site surprises.

Features and benefits

- Aesthetics**
 - 18 lever styles
 - Two deadbolt designs
 - Two escutcheon designs
 - Seven finishes
 - Suites with F Series and S Series tubular locks
- Flexible**
 - Field-configurable for 4" or 5 1/2" door prep
 - Supports 2 1/8" or 2 1/4" backsets
 - 1 1/4" - 2" door range standard; 1 1/8" available
- Key systems**
 - Standard, FSIC, and SFIC
- Reliable**
 - ANSI/BHMA Grade 2 (A156.12)
 - 3 hour UL fire rating

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mainstreetarchitects.com

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PROJECT BLOCK INFORMATION

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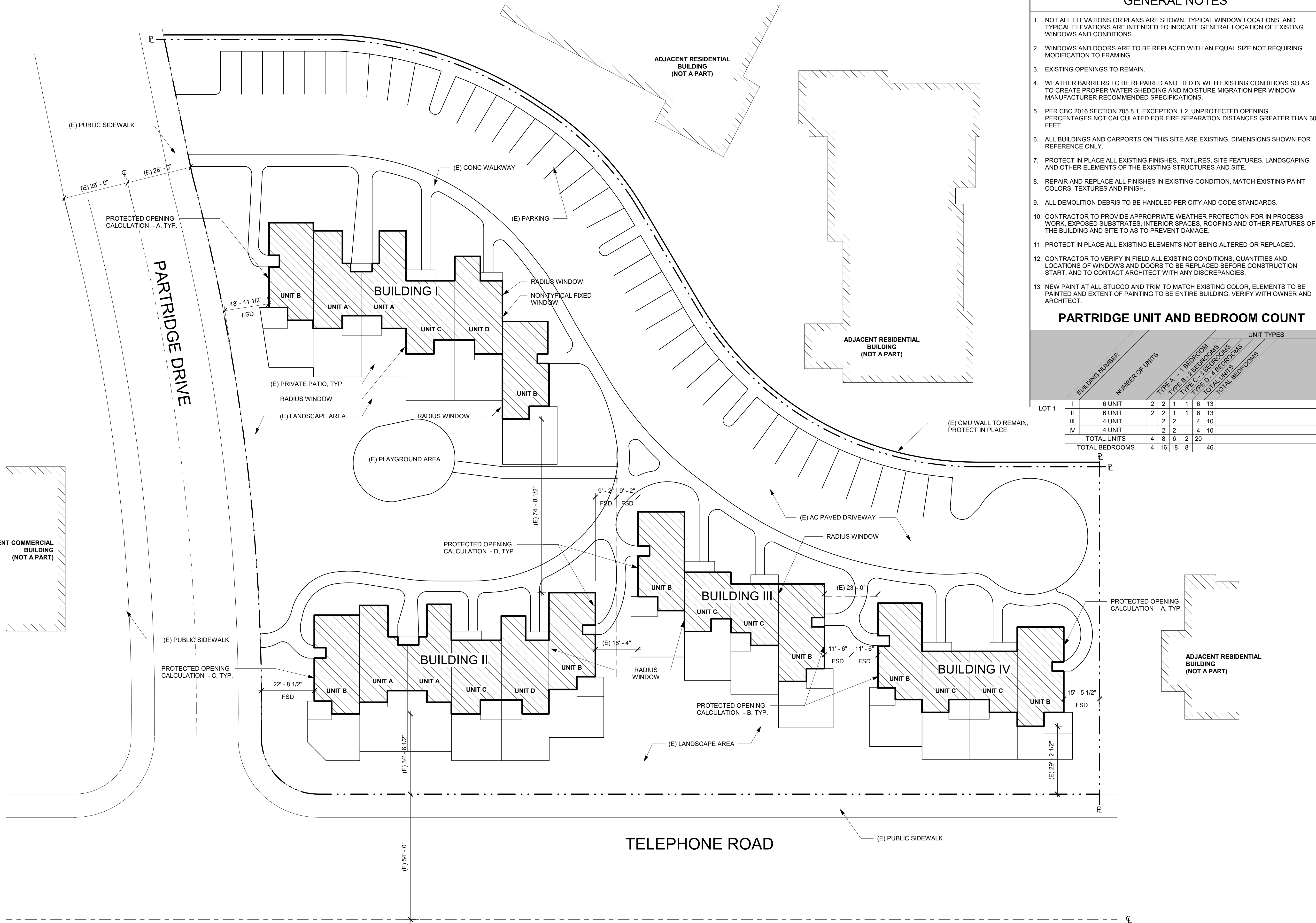
ISSUE DATE: 7/13/20

SHEET TITLE:

PROJECT
SPECIFICATION

SHEET NUMBER:

A0.09



GENERAL NOTES

1. NOT ALL ELEVATIONS OR PLANS ARE SHOWN, TYPICAL WINDOW LOCATIONS, AND TYPICAL ELEVATIONS ARE INTENDED TO INDICATE GENERAL LOCATION OF EXISTING WINDOWS AND CONDITIONS.
2. WINDOWS AND DOORS ARE TO BE REPLACED WITH AN EQUAL SIZE NOT REQUIRING MODIFICATION TO FRAMING.
3. EXISTING OPENINGS TO REMAIN.
4. WEATHER BARRIERS TO BE REPAIRED AND TIED IN WITH EXISTING CONDITIONS SO AS TO CREATE PROPER WATER SHEDDING AND MOISTURE MIGRATION PER WINDOW MANUFACTURER RECOMMENDED SPECIFICATIONS.
5. PER CBC 2016 SECTION 705.8.1, EXCEPTION 1.2, UNPROTECTED OPENING PERCENTAGES NOT CALCULATED FOR FIRE SEPARATION DISTANCES GREATER THAN 30 FEET.
6. ALL BUILDINGS AND CARPORTS ON THIS SITE ARE EXISTING, DIMENSIONS SHOWN FOR REFERENCE ONLY.
7. PROTECT IN PLACE ALL EXISTING FINISHES, FIXTURES, SITE FEATURES, LANDSCAPING AND OTHER ELEMENTS OF THE EXISTING STRUCTURES AND SITE.
8. REPAIR AND REPLACE ALL FINISHES IN EXISTING CONDITION, MATCH EXISTING PAINT COLORS, TEXTURES AND FINISH.
9. ALL DEMOLITION DEBRIS TO BE HANDLED PER CITY AND CODE STANDARDS.
10. CONTRACTOR TO PROVIDE APPROPRIATE WEATHER PROTECTION FOR IN PROCESS WORK, EXPOSED SUBSTRATES, INTERIOR SPACES, ROOFING AND OTHER FEATURES OF THE BUILDING AND SITE TO AS TO PREVENT DAMAGE.
11. PROTECT IN PLACE ALL EXISTING ELEMENTS NOT BEING ALTERED OR REPLACED.
12. CONTRACTOR TO VERIFY IN FIELD ALL EXISTING CONDITIONS, QUANTITIES AND LOCATIONS OF WINDOWS AND DOORS TO BE REPLACED BEFORE CONSTRUCTION START, AND TO CONTACT ARCHITECT WITH ANY DISCREPANCIES.
13. NEW PAINT AT ALL STUCCO AND TRIM TO MATCH EXISTING COLOR, ELEMENTS TO BE PAINTED AND EXTENT OF PAINTING TO BE ENTIRE BUILDING, VERIFY WITH OWNER AND ARCHITECT.

PARTRIDGE UNIT AND BEDROOM COUNT

BUILDING NUMBER	NUMBER OF UNITS				UNIT TYPES			
					TYPE A - 1 BEDROOM	TYPE B - 2 BEDROOMS	TYPE C - 3 BEDROOMS	TYPE D - 4 BEDROOMS
					TOTAL UNITS	TOTAL UNITS	TOTAL UNITS	TOTAL UNITS
LOT 1	I	6 UNIT	2	2	1	1	6	13
	II	6 UNIT	2	2	1	1	6	13
	III	4 UNIT		2	2		4	10
	IV	4 UNIT		2	2		4	10
	TOTAL UNITS		4	8	6	2	20	
	TOTAL BEDROOMS		4	16	18	8	46	

(E) FIRE SEPERATION VERIFICATION

PROTECTED OPENINGS CALCULATION A (ALL CONSIDERED ELEVATIONS SIMILAR) BUILDING: I,II,III,IV ELEVATION : EAST AND WEST SIMILAR FIRE SEPARATION DISTANCE : 15FT-20FT WALL AREA : 352 SF ALLOWABLE UNPROTECTED OPENING AREA 25%: 88SF EXISTING FENESTRATION AREA: 33SF PROPOSED FENESTRATION AREA: 33SF 33SF < 88SF PER CFC 705.8.1	PROTECTED OPENINGS CALCULATION B (ALL CONSIDERED ELEVATIONS SIMILAR) BUILDING: I,II ELEVATION : EAST AND WEST SIMILAR FIRE SEPARATION DISTANCE : 10FT-15FT WALL AREA : 352 SF ALLOWABLE UNPROTECTED OPENING AREA 15%: 52.8SF EXISTING FENESTRATION AREA: 33SF PROPOSED FENESTRATION AREA: 33SF 33SF < 52.8 SF PER CFC 705.8.1	PROTECTED OPENINGS CALCULATION C (ALL CONSIDERED ELEVATIONS SIMILAR) BUILDING: I,II ELEVATION : EAST AND WEST SIMILAR FIRE SEPARATION DISTANCE : 20-25FT+ (OVER 30 FT NOT CALCULATED) WALL AREA : 352 SF ALLOWABLE UNPROTECTED OPENING AREA 45%: 158.4SF EXISTING FENESTRATION AREA: 33SF PROPOSED FENESTRATION AREA: 33SF 33SF < 158.4SF PER CFC 705.8.1	PROTECTED OPENINGS CALCULATION D (ALL CONSIDERED ELEVATIONS SIMILAR) BUILDING: I,II ELEVATION : EAST AND WEST SIMILAR FIRE SEPARATION DISTANCE : 5FT-10FT WALL AREA : 352 SF ALLOWABLE UNPROTECTED OPENING AREA 10%: 35.2SF EXISTING FENESTRATION AREA: 33SF PROPOSED FENESTRATION AREA: 33SF 33SF < 35.2 SF PER CFC 705.8.1
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1 SITE PLAN - PARTRIDGE DRIVE
1" = 20'-0"

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ARCHITECTS + PLANNERS, INC.
422 E. MAIN STREET VENTURA, CALIFORNIA 93001
phone: (805) 652-2115 fax: (805) 652-1532
mainstreetarchitects.com

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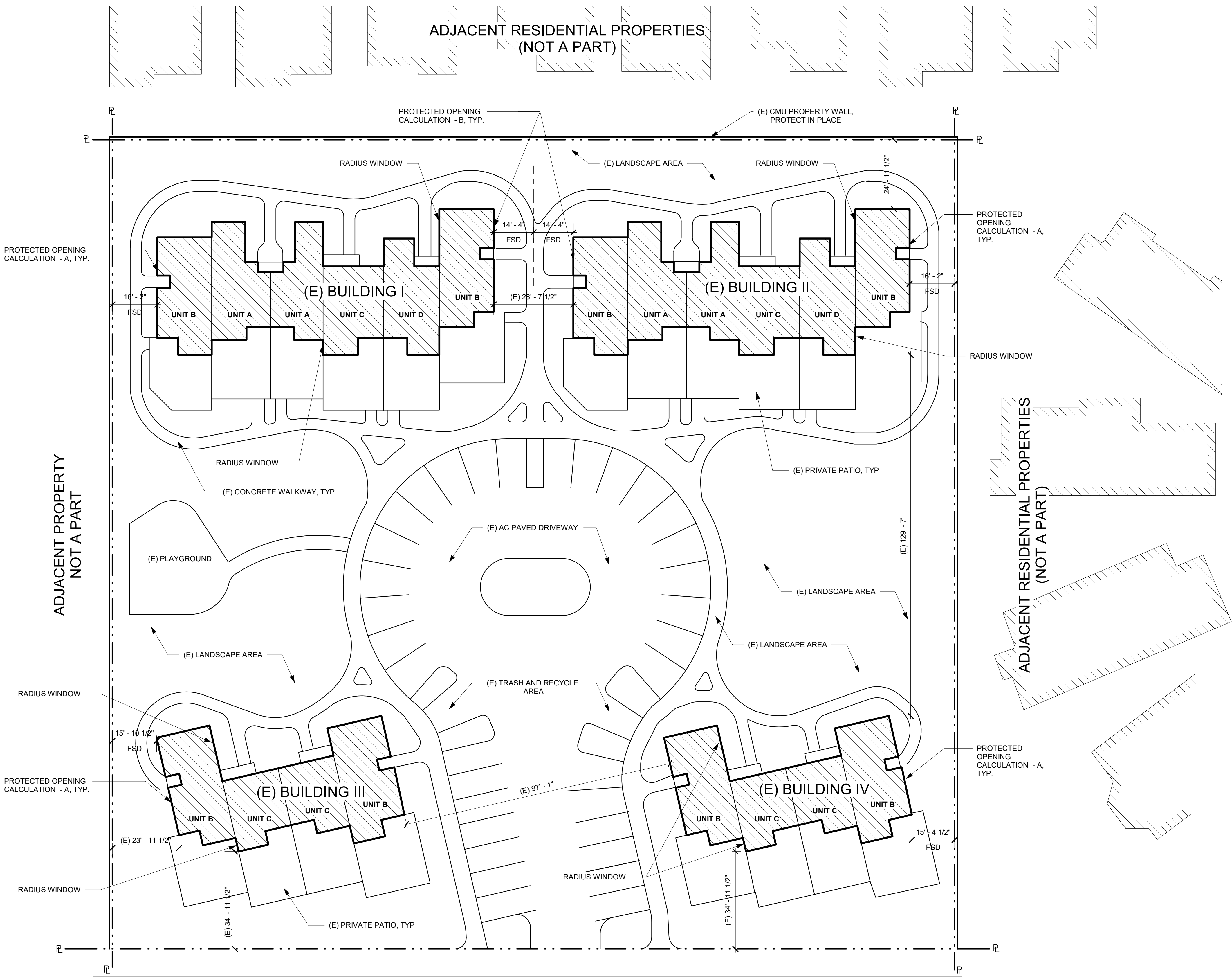
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ISSUE DATE:	7/13/20

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SITE PLAN -
PARTRIDGE

SHEET NUMBER:

A1.0



(E) FIRE SEPERATION VERIFICATION	
PROTECTED OPENINGS CALCULATION - A BUILDING: I,II,III,IV ELEVATION : EAST AND WEST SIMILAR FIRE SEPARATION DISTANCE :15FT-20FT WALL AREA : 352 SF ALLOWABLE UNPROTECTED OPENING AREA 25%: 88SF EXISTING FENESTRATION AREA:33SF PROPOSED FENESTRATION AREA:33SF 33SF < 88SF PER CFC 705.8.1	PROTECTED OPENINGS CALCULATION - B BUILDING: I,II ELEVATION : EAST AND WEST SIMILAR FIRE SEPARATION DISTANCE :10FT-15FT WALL AREA : 352 SF ALLOWABLE UNPROTECTED OPENING AREA 15%: 52.8SF EXISTING FENESTRATION AREA:33SF PROPOSED FENESTRATION AREA:33SF 33SF < 52.8 SF PER CFC 705.8.1

GENERAL NOTES

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- PER CBC 2016 SECTION 705.8.1, EXCEPTION 1.2, UNPROTECTED OPENING PERCENTAGES NOT CALCULATED FOR FIRE SEPARATION DISTANCES GREATER THAN 30 FEET.
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- PROTECT IN PLACE ALL EXISTING ELEMENTS NOT BEING ALTERED OR REPLACED.
- CONTRACTOR TO VERIFY IN FIELD ALL EXISTING CONDITIONS, QUANTITIES AND LOCATIONS OF WINDOWS AND DOORS TO BE REPLACED BEFORE CONSTRUCTION START, AND TO CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- NEW PAINT AT ALL STUCCO AND TRIM TO MATCH EXISTING COLOR, ELEMENTS TO BE PAINTED AND EXTENT OF PAINTING TO BE ENTIRE BUILDING, VERIFY WITH OWNER AND ARCHITECT.

TELEPHONE UNIT AND BEDROOM COUNT

	BUILDING NUMBER	NUMBER OF UNITS	UNIT TYPES				TOTAL UNITS	TOTAL BEDROOMS
			TYPE A - 1 BEDROOM	TYPE B - 2 BEDROOMS	TYPE C - 3 BEDROOMS	TYPE D - 4 BEDROOMS		
LOT 1	I	6 UNIT	2	2	1	1	6	13
	II	4 UNIT	2	2			4	10
LOT 2	III	6 UNIT	2	2	1	1	6	13
	IV	4 UNIT	2	2			4	10
	TOTAL UNITS		4	8	6	2	20	
	TOTAL BEDROOMS		4	16	18	8		46

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ARCHITECTS + PLANNERS, INC.

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mainstreetarchitects.com

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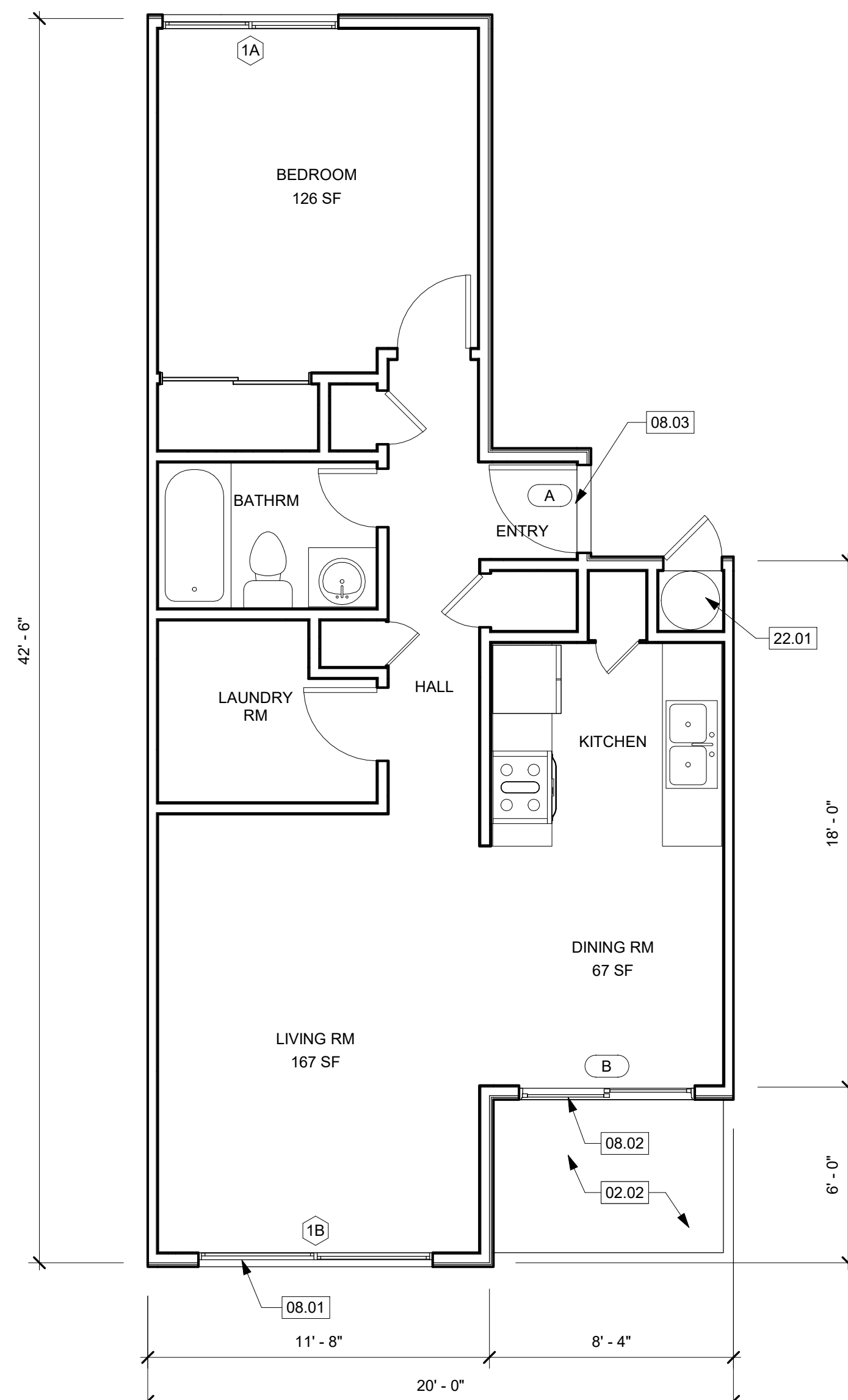
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SHEET TITLE:

**SITE PLAN -
TELEPHONE**

SHEET NUMBER:

A1.0b



EGRESS,NATURAL LIGHT AND VENTILATION VERIFICATION			
UNIT A			
ROOM	LIVING	DINING	BED 1
ROOM AREA	167SF	67SF	126SF
MIN. LIGHT/VENT AREA (8%/4%)	14SF/ 7SF	10SF/5F	10SF/5F
MIN. EGRESS DIM (5.7SF MIN)	20" x 24"	20" x 24"	20" x 24"
MAX SILL HEIGHT	44"	44"	44"
EXISTING EGRESS DIM	39"x45"	33"x80"	39"x33"
EXISTING SIZE (WXH)	96" x 42"	72" x 80"	72" x 42"
EXISTING SILL HGT	38"	0"	38"
EXISTING LIGHT/VENT AREA	24SF/12SF	32SF/18SF	18SF/8SF
PROPOSED DIM	42" x 96"	72" x 80"	42" x 72"
PROPOSED LIGHT AND VENT	24SF/12SF	32SF/18SF	18SF/9SF
PROPOSED SILL HGT	38"	0"	38"

CFC 1032.2
*MIN. SILL HEIGHT 36"

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN FOR REFERENCE ONLY, SHALL BE VERIFIED IN THE FIELD AS NEEDED.
2. SEE SHEET A5.0 FOR WINDOW AND DOOR SCHEDULE, AND TEMPERED SAFETY GLAZING LOCATION INDICATION. SLIDING GLASS DOORS TO BE TEMPERED GLAZING.
3. WALLS & FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER SHALL BE 2 HOUR FIRE RATED AND PROVIDE IMPACT AIRBORNE SOUND INSULATION TO ACHIEVE A SOUND TRANSMISSION CLASS (STC) RATING OF AT LEAST 22.
4. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DUCTS, RECESSED CABINETRY, KITCHEN SODFFITS, CLOSING VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED, OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED FIRE AND STC RATINGS. SEE DETAILS ON SHEETS FD1 - FD--.
5. WALL AND CEILING MATERIAL SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.1.1.
6. EACH BEDROOM SHALL HAVE A DOOR DIRECTLY TO THE EXTERIOR OR WINDOW AT LEAST 5'7" IN AREA WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20" AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISH FLOOR PER CBC SECTION 1030
7. PENETRATION OF FIRE RESISTIVE WALLS, FLOORS, CEILINGS, & ROOF SHALL BE PROTECTED AS REQUIRED BY CBC SECTION 714.
8. NEW PAINT AT ALL STUCCO AND TRIM TO MATCH EXISTING COLOR, ELEMENTS TO BE PAINTED AND EXTENT OF PAINTING TO BE ENTIRE BUILDING, VERIFY WITH OWNER AND ARCHITECT.

KEYNOTES

02.02	EXISTING PRIVATE CONCRETE PATIO, TYPICAL, PROTECT IN PLACE, REPAIR ANY DAMAGE TO MATCH ADJACENT FINISH
08.01	EXISTING WINDOW TO BE REPLACED WITH NEW MILGARD SLIDER, TYPICAL
08.02	EXISTING SLIDER DOOR TO BE REPLACED WITH NEW MILGARD, TYPICAL
08.03	EXISTING ENTRY DOOR TO BE REPLACED WITH NEW, REMOVE AND REPLACE EXISTING THRESHOLDS WITH LOW PROFILE, AND COMPLIANT ENTRY DOOR THRESHOLD PER SPECIFICATION, REINFORCEMENT DOOR WEATHERSTRIPPING, AND BOTTOM SEAL PER MANUFACTURER RECOMMENDED INSTALLATION, PEMKO OR APPROVED EQUAL LOW CLOSING FORCE GASKET SEAL, TYPICAL
09.02	EXISTING S-TILE ROOF AND WATERPROOFING SYSTEM TO REMAIN, FOR PARITIDGE SITE ONLY, PROTECT IN PLACE AND REPAIR ANY DAMAGE DONE DURING CONSTRUCTION TO MATCH EXISTING
09.03	EXISTING FIBERGLASS ROOF AND WATERPROOFING SYSTEM TO REMAIN, FOR TELEPHONE SITE ONLY, PROTECT IN PLACE AND REPAIR ANY DAMAGE DONE DURING CONSTRUCTION TO MATCH EXISTING
22.01	WATER HEATER CLOSET, PROTECT IN PLACE

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TYPICAL 1 BEDRM UNIT PLANS

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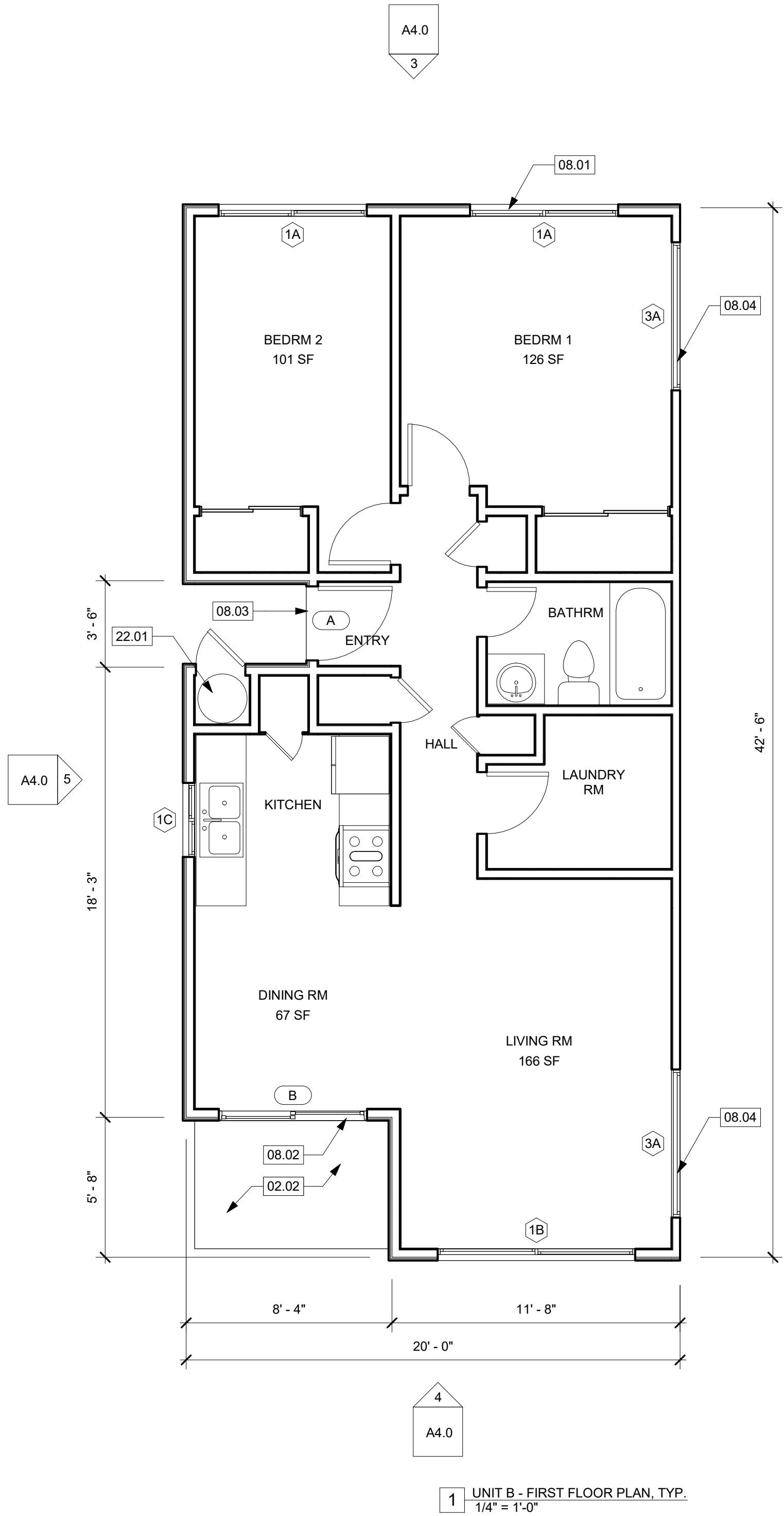
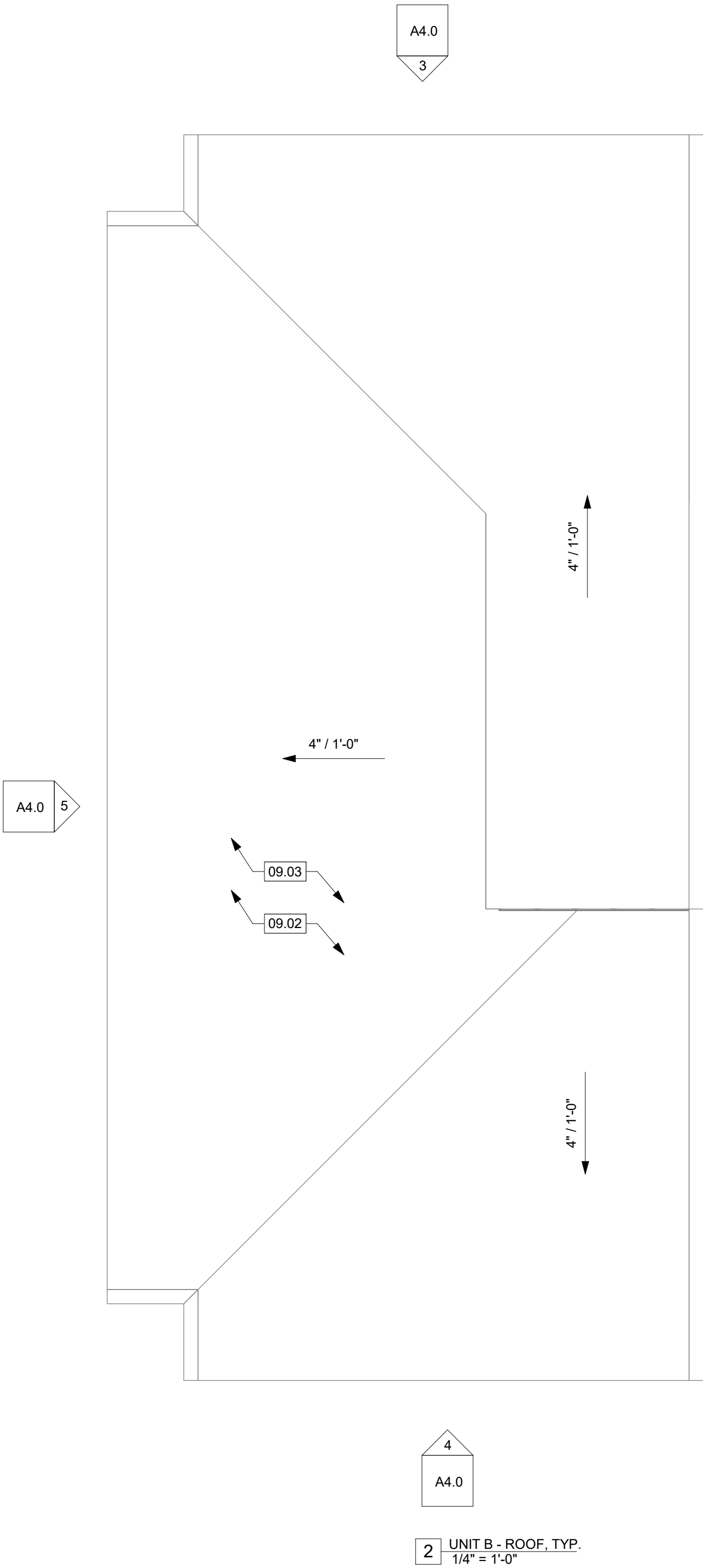
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EGRESS, NATURAL LIGHT AND VENTILATION VERIFICATION				
UNIT B				
ROOM	LIVING	DINING	BED 1	BED 2
ROOM AREA	166SF	67SF	126SF	101SF
MIN. LIGHT/VENT AREA (8%/4%)	14SF/ 7SF	10SF/5F	10SF/5F	9SF/5SF
MIN. EGRESS DIM (5.7SF MIN)	20" x 24"	20" x 24"	20" x 24"	20" x 24"
MAX SILL HEIGHT	44"	44"	44"	44"
EXISTING EGRESS DIM	39"x45"	33"x80"	39"x33"	33"x80"
EXISTING SIZE (WXH)	96" x 42"	72" x 80"	72" x 42"	96" x 42"
EXISTING SILL HGT	38"	0"	38"	38"
EXISTING LIGHT/VENT AREA	24SF/12SF	32SF/18SF	18SF/8SF	18SF/8SF
PROPOSED DIM	92" x 42"	72" x 80"	42" x 72"	72" x 42"
PROPOSED LIGHT AND VENT	24SF/12SF	32SF/18SF	18SF/8SF	18SF/8SF
PROPOSED SILL HGT	38"	0"	38"	38"

CFC 1032.2
*MIN. SILL HEIGHT 36".

GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN FOR REFERENCE ONLY, SHALL BE VERIFIED IN THE FIELD AS NEEDED.
- SEE SHEET A5.0 FOR WINDOW AND DOOR SCHEDULE, AND TEMPERED SAFETY GLAZING LOCATION INDICATION. SLIDING GLASS DOORS TO BE TEMPERED GLAZING.
- WALLS & FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER SHALL BE 1-HOUR FIRE RATED AND PROVIDE IMPACT & AIRBORNE SOUND INSULATION TO ACHIEVE A SOUND TRANSMISSION CLASS (STC) RATING OF AT LEAST 22.
- PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED, OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED FIRE AND STC RATINGS. SEE DETAILS ON SHEETS FD1 - FD---
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- EACH BEDROOM SHALL HAVE A DOOR DIRECTLY TO THE EXTERIOR OR WINDOW AT LEAST 5.7 SF IN AREA, WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20" AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISH FLOOR PER CBC SECTION 1030
- PENETRATION OF FIRE RESISTIVE WALLS, FLOORS, CEILINGS, & ROOF SHALL BE PROTECTED AS REQUIRED BY CBC SECTION 714.
- NEW PAINT AT ALL STUCCO AND TRIM TO MATCH EXISTING COLOR. ELEMENTS TO BE PAINTED AND EXTENT OF PAINTING TO BE ENTIRE BUILDING, VERIFY WITH OWNER AND ARCHITECT.

KEYNOTES

02.02	EXISTING PRIVATE CONCRETE PATIO, TYPICAL, PROTECT IN PLACE, REPAIR ANY DAMAGE TO MATCH ADJACENT FINISH
08.01	EXISTING WINDOW TO BE REPLACED WITH NEW MILGARD SLIDER, TYPICAL
08.02	EXISTING SLIDER DOOR TO BE REPLACED WITH NEW MILGARD, TYPICAL
08.03	EXISTING ENTRY DOOR TO BE REPLACED WITH NEW, REMOVE AND REPLACE EXISTING THRESHOLDS WITH LOW PROFILE, ADA COMPLIANT ENTRY DOOR THRESHOLD PER SPECIFICATIONS, REPLACEMENT DOOR WEATHERSTRIPPING, AND BOTTOM SEAL PER MANUFACTURER RECOMMENDED INSTALLATION, PEMKO OR APPROVED EQUAL LOW CLOSING FORCE GASKET SEAL, TYPICAL
08.04	EXISTING RADIUS TOP FIXED WINDOW, REMOVE AND REPLACE WITH NEW MILGARD OR EQUAL, TYPICAL; SEE SITE PLANS FOR LOCATIONS
09.02	EXISTING S-TILE ROOF AND WATERPROOFING SYSTEM TO REMAIN, FOR PARTRIDGE SITE ONLY, PROTECT IN PLACE AND REPAIR ANY DAMAGE DONE DURING CONSTRUCTION TO MATCH EXISTING
09.03	EXISTING FIBERGLASS ROOF AND WATERPROOFING SYSTEM TO REMAIN, FOR TELEPHONE SITE ONLY, PROTECT IN PLACE AND REPAIR ANY DAMAGE DONE DURING CONSTRUCTION TO MATCH EXISTING
22.01	WATER HEATER CLOSET, PROTECT IN PLACE

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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT BLOCK INFORMATION

JOB NUMBER:	20-012
DRAWN BY:	KM
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SCALE:	As indicated
ISSUE DATE:	7/13/20

SHEET TITLE:

TYPICAL 2 BEDRM
UNIT PLANS

SHEET NUMBER:

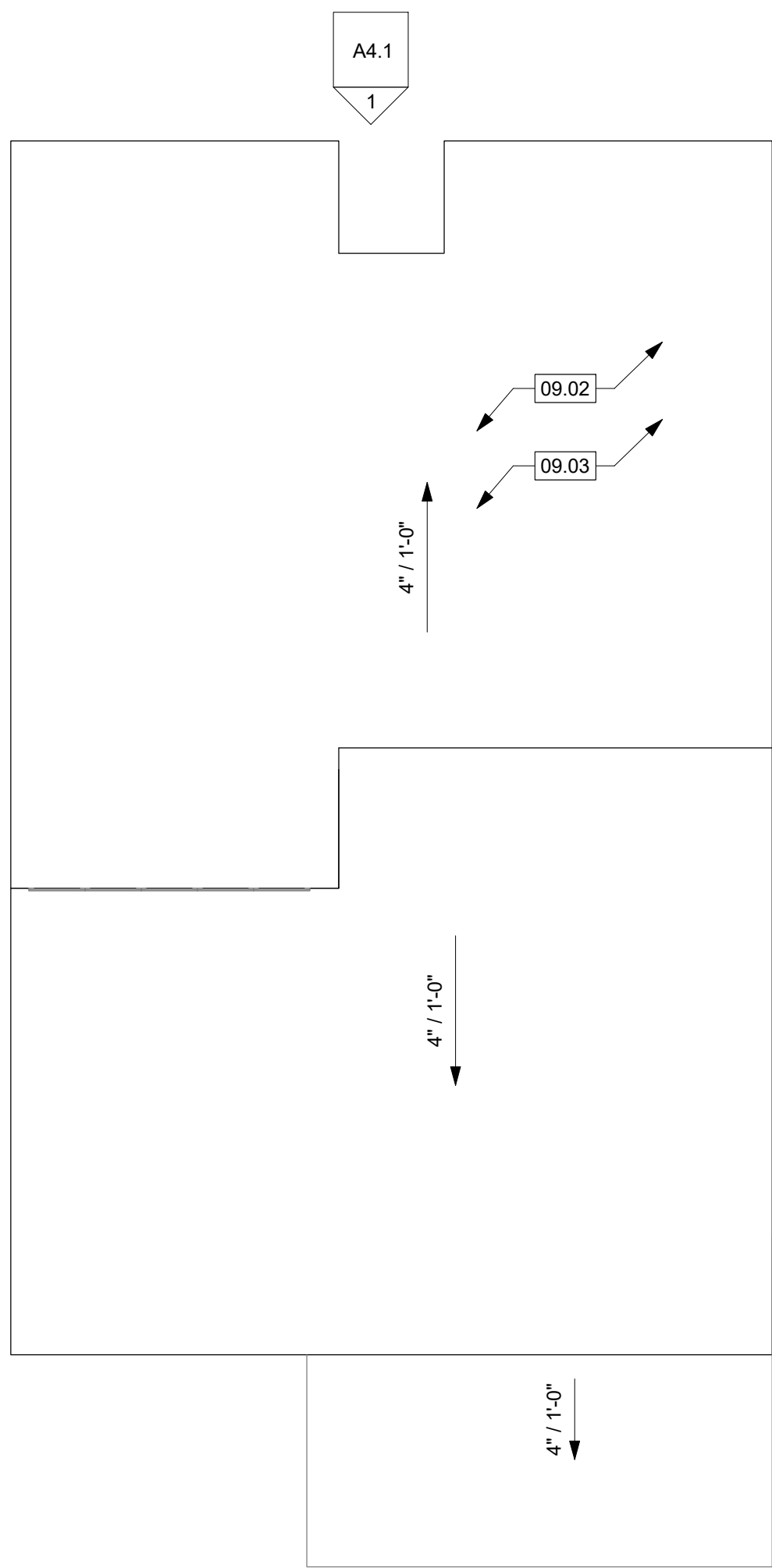
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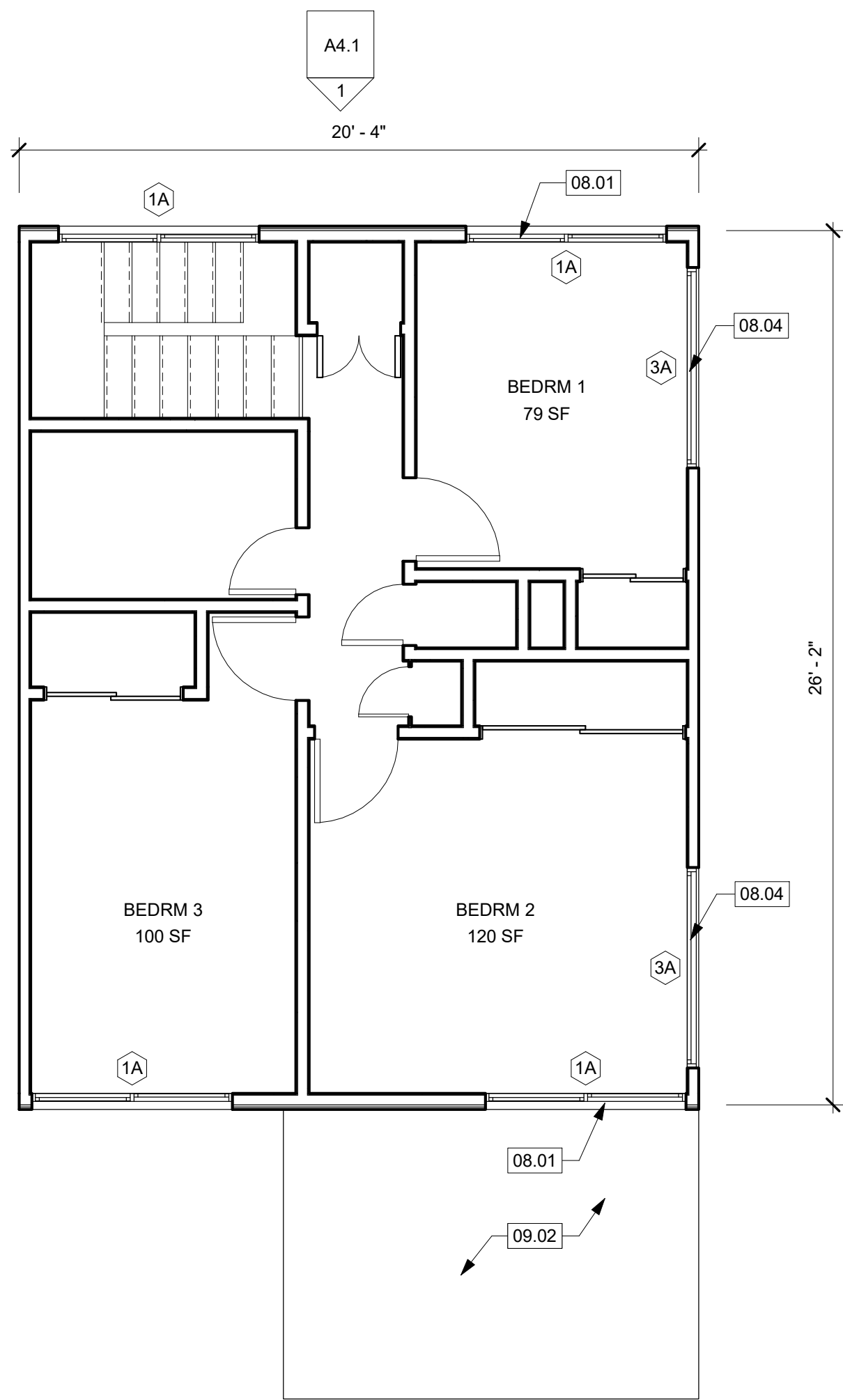


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phone: (805) 652-2115 fax: (805) 652-1532
mainstreetarchitects.com

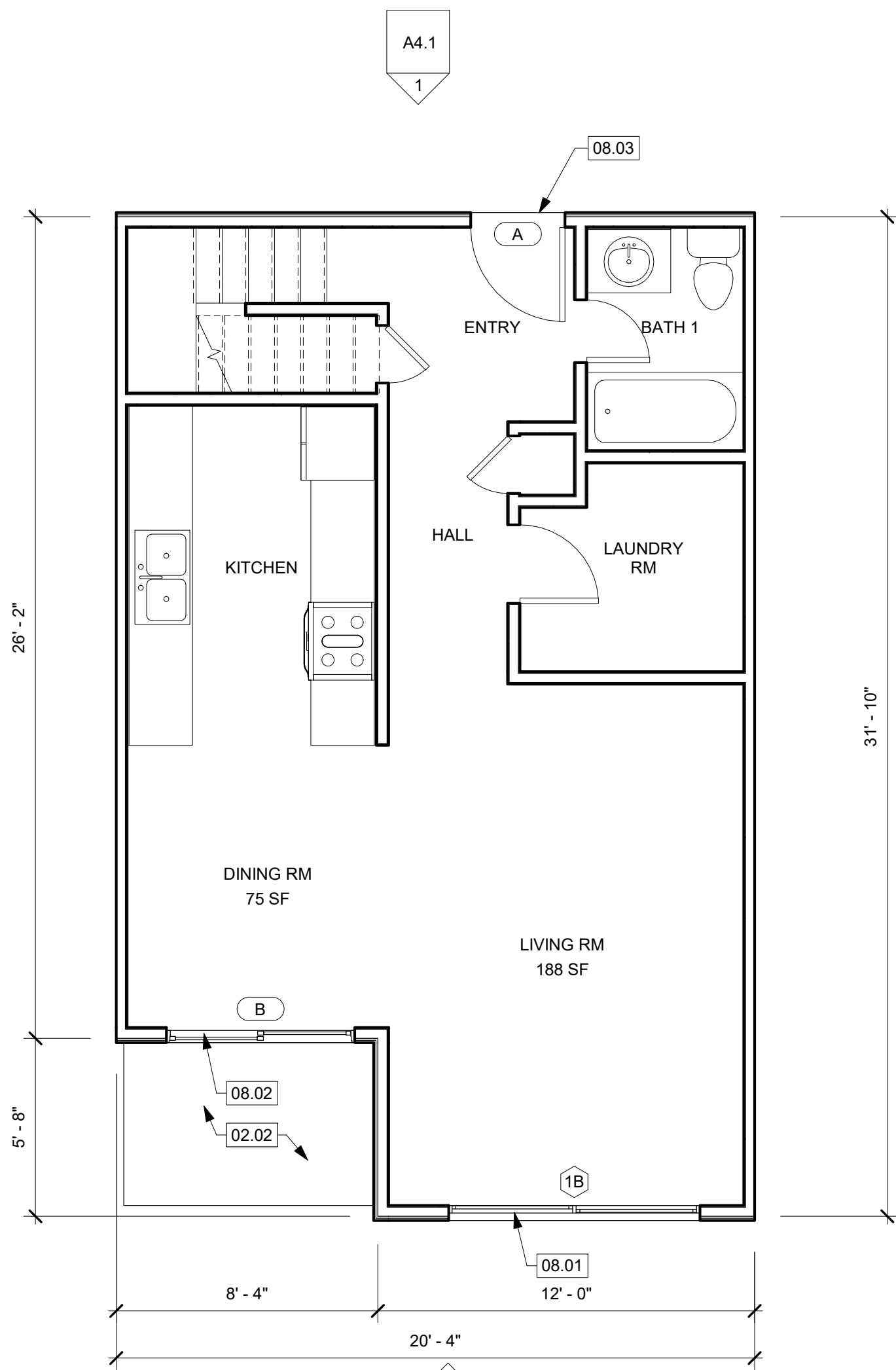
Maintenance Project - Bid Set
1050 Partridge Drive and 7995
Telephone Rd



3 UNIT C - ROOF PLAN, TYP.
1/4" = 1'-0"



2 UNIT - C - SECOND FLOOR PLAN, TYP.
1/4" = 1'-0"



1 UNIT - C - FIRST FLOOR PLAN, TYP.
1/4" = 1'-0"

EGRESS, NATURAL LIGHT AND VENTILATION VERIFICATION					
UNIT C					
ROOM	LIVING	DINING	BED 1	BED 2	BED 2
ROOM AREA	166SF	67SF	126SF	101SF	101SF
MIN. LIGHT/VENT AREA (8%/4%)	14SF/7SF	10SF/5F	10SF/5F	9SF/5SF	9SF/5SF
MIN. EGRESS DIM (5.7SF MIN)	20" x 24"	20" x 24"	20" x 24"	20" x 24"	20" x 24"
MAX SILL HEIGHT	44"	44"	44"	44"	44"
EXISTING EGRESS DIM	39"x45"	33"x80"	39"x33"	33"x80"	33"x80"
EXISTING SIZE (WXH)	96" x 42"	72" x 80"	72" x 42"	96" x 42"	96" x 42"
EXISTING SILL HGT	38"	0"	38"	38"	38"
EXISTING LIGHT/VENT AREA	24SF/12SF	32SF/18SF	18SF/8SF	18SF/8SF	18SF/8SF
PROPOSED DIM	92" x 42"	72" x 80"	42" x 72"	72" x 42"	72" x 42"
PROPOSED LIGHT AND VENT	24SF/12SF	32SF/18SF	18SF/9SF	18SF/9SF	18SF/9SF
PROPOSED SILL HGT	38"	0"	38"	38"	38"

CFC 1032.2
*MIN. SILL HEIGHT 36".

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KEYNOTES

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08.04	EXISTING RADIUS TOP FIXED WINDOW, REMOVE AND REPLACE WITH NEW MILGARD OR EQUAL, TYPICAL; SEE SITE PLANS FOR LOCATIONS
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PROJECT BLOCK INFORMATION

JOB NUMBER: 20-012

DRAWN BY: KM

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SCALE: As indicated

ISSUE DATE: 7/13/20

SHEET TITLE:

TYPICAL 3 BEDRM
UNIT PLANS

SHEET NUMBER:

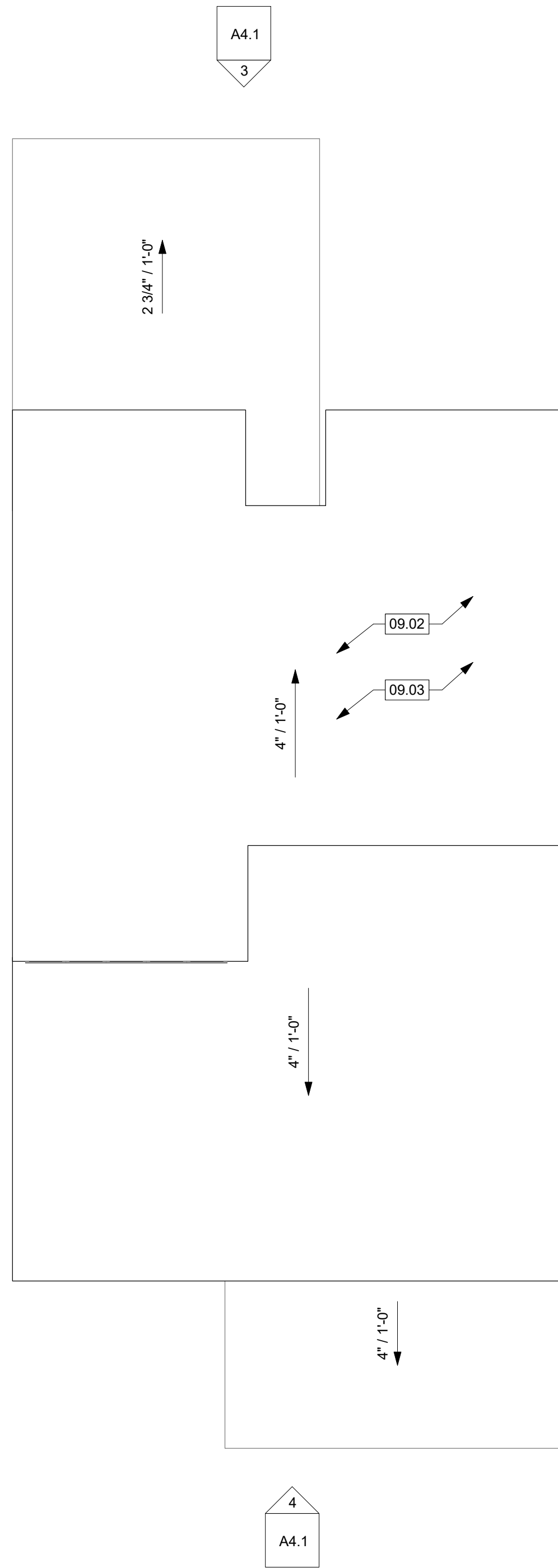
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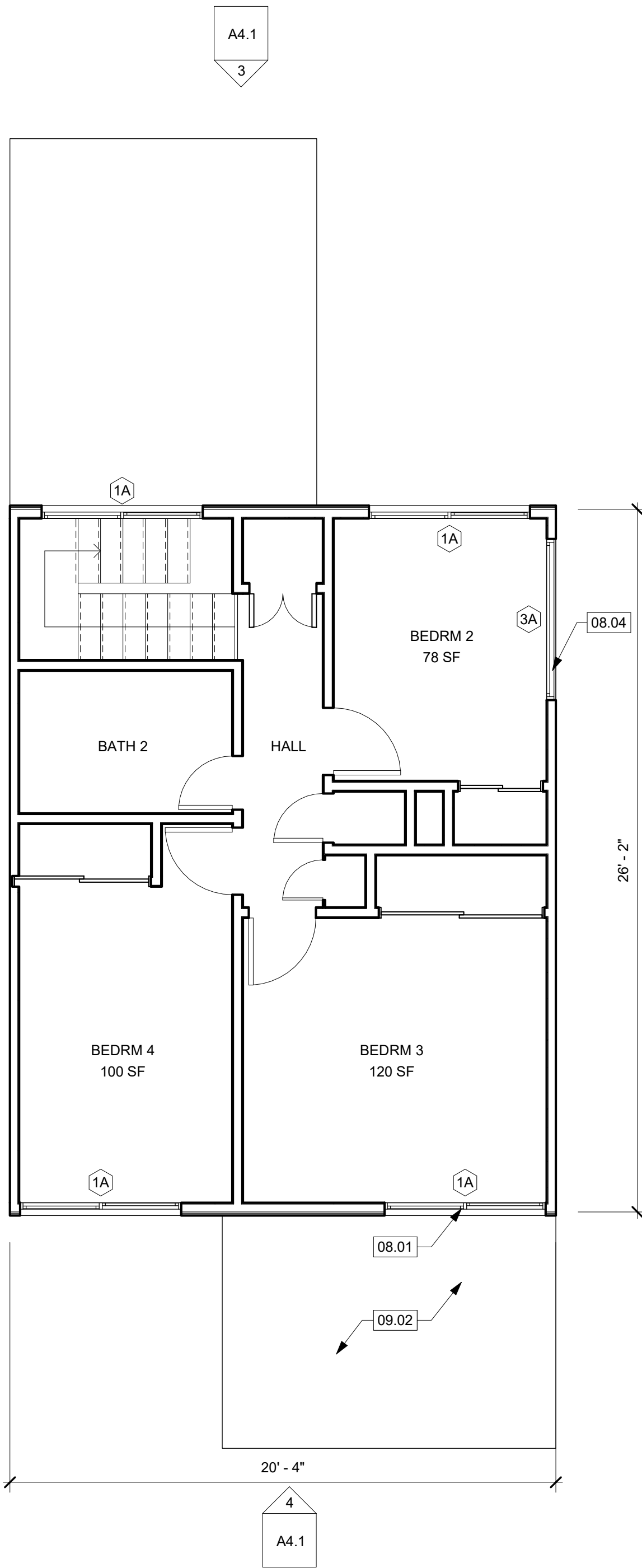


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phone: (805) 652-2115 fax: (805) 652-1532
mainstreetarchitects.com

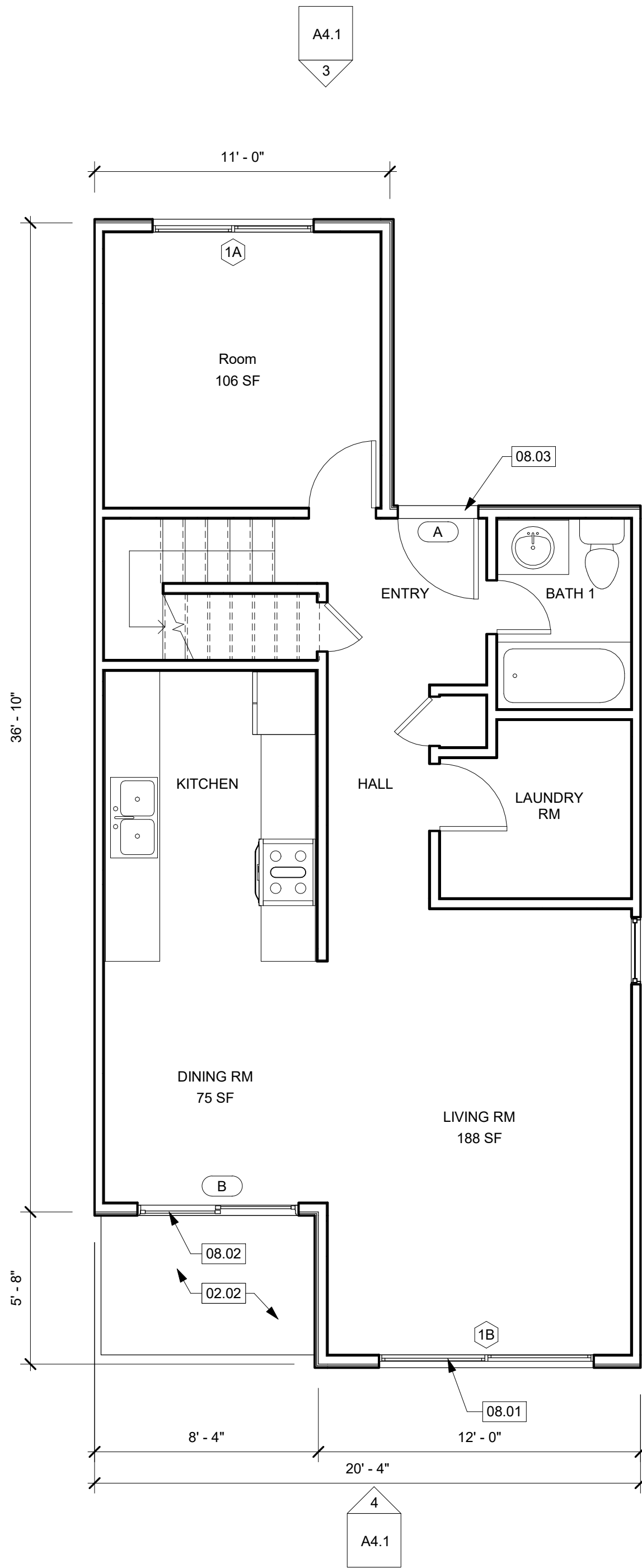
Maintenance Project - Bid Set
1050 Partridge Drive and 7995
Telephone Rd



3 UNIT D - ROOF PLAN, TYP.
1/4" = 1'-0"



2 UNIT - D - SECOND FLOOR PLAN, TYP.
1/4" = 1'-0"



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EGRESS, NATURAL LIGHT AND VENTILATION VERIFICATION

UNIT D						
ROOM	LIVING	DINING	BED 1	BED 2	BED 3	BED 4
ROOM AREA	166SF	67SF	106SF	78SF	120SF	100SF
MIN. LIGHT/VENT AREA (8%/4%)	14SF/ 7SF	10SF/5F	10SF/5F	9SF/5SF	9SF/5SF	9SF/5SF
MIN. EGRESS DIM (5.7SF MIN)	20" x 24"	20" x 24"	20" x 24"	20" x 24"	20" x 24"	20" x 24"
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CFC 1032.2
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KEYNOTES

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SEAL

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NO.	DATE	DESCRIPTION

PROJECT BLOCK INFORMATION

JOB NUMBER:	20-012
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SCALE:	As indicated
ISSUE DATE:	7/13/20

SHEET TITLE:

TYPICAL 4 BEDRM
UNIT PLANS

SHEET NUMBER:

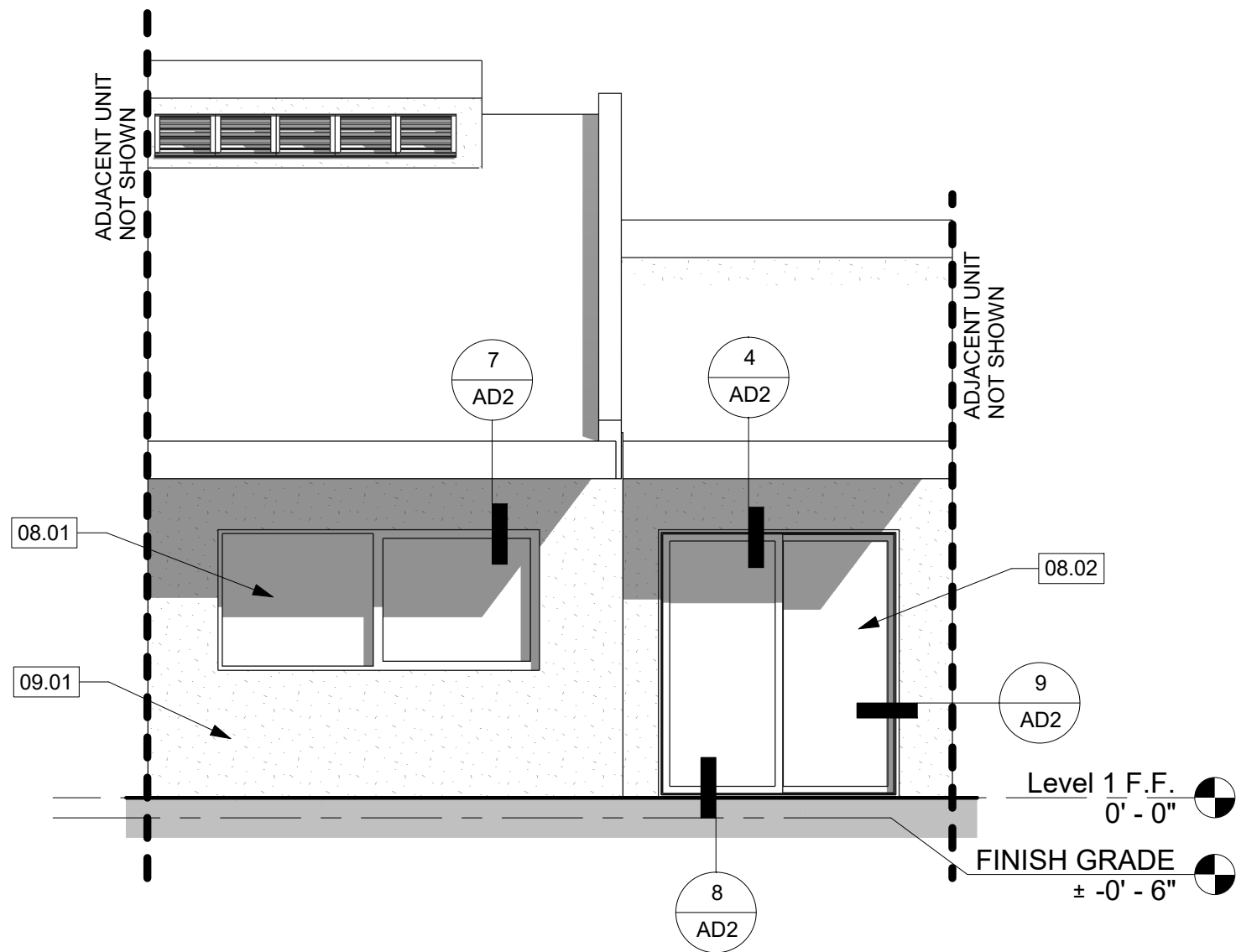
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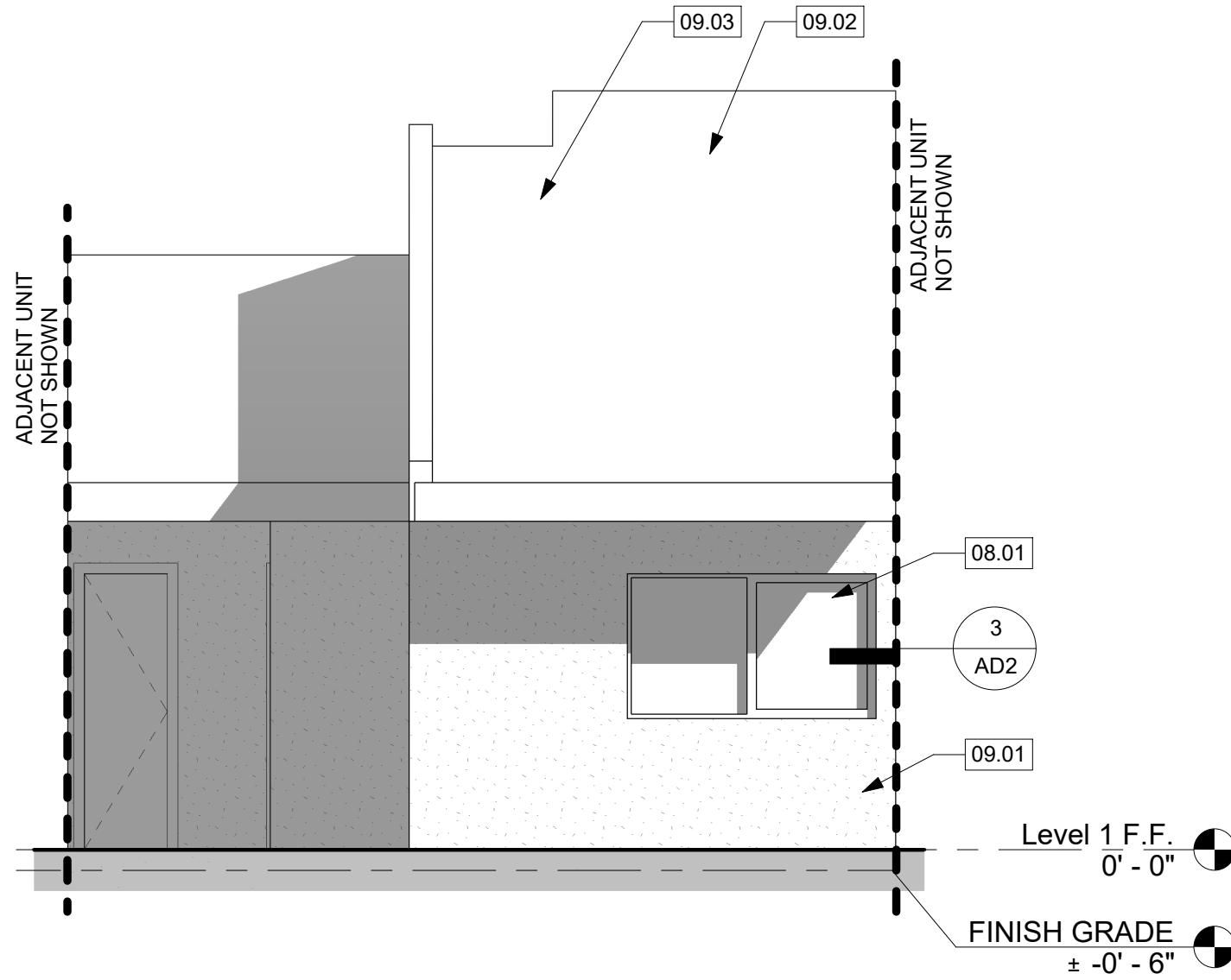


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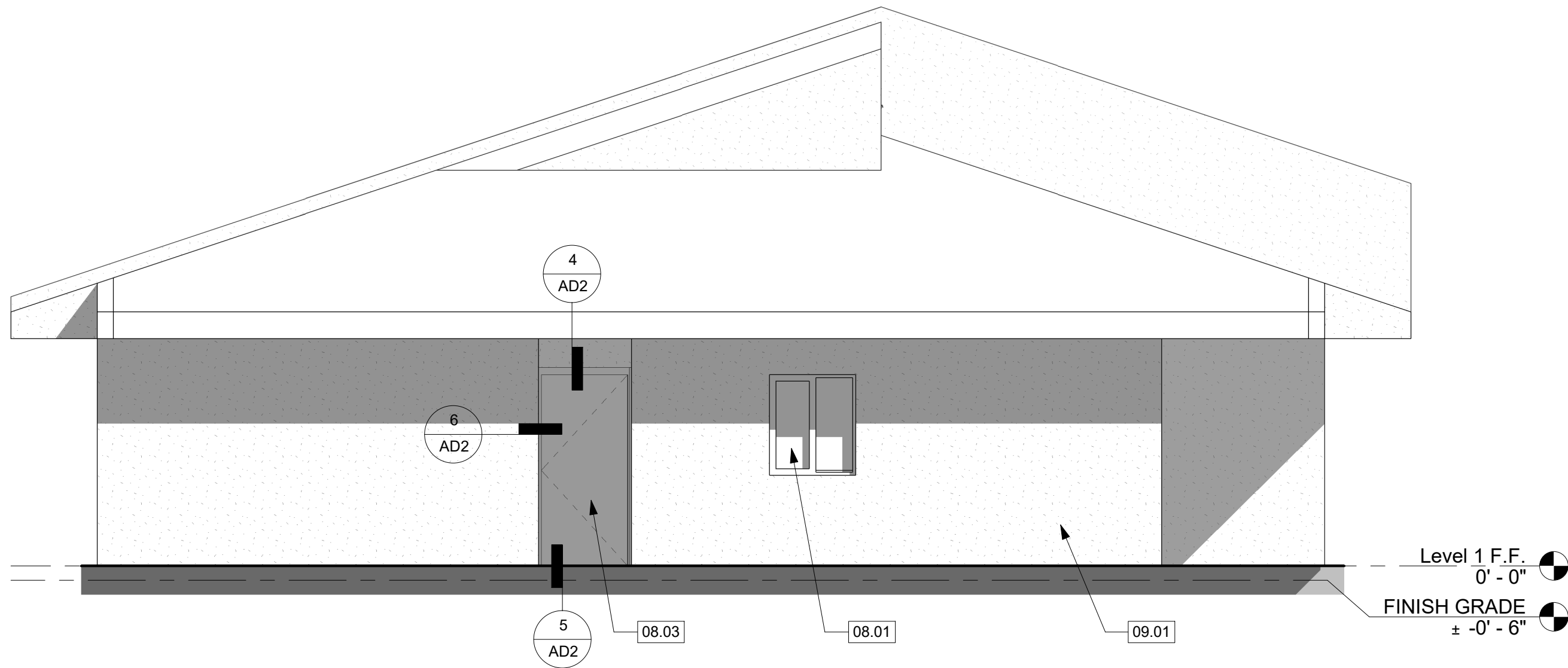
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1050 Partridge Drive and 7995
Telephone Rd



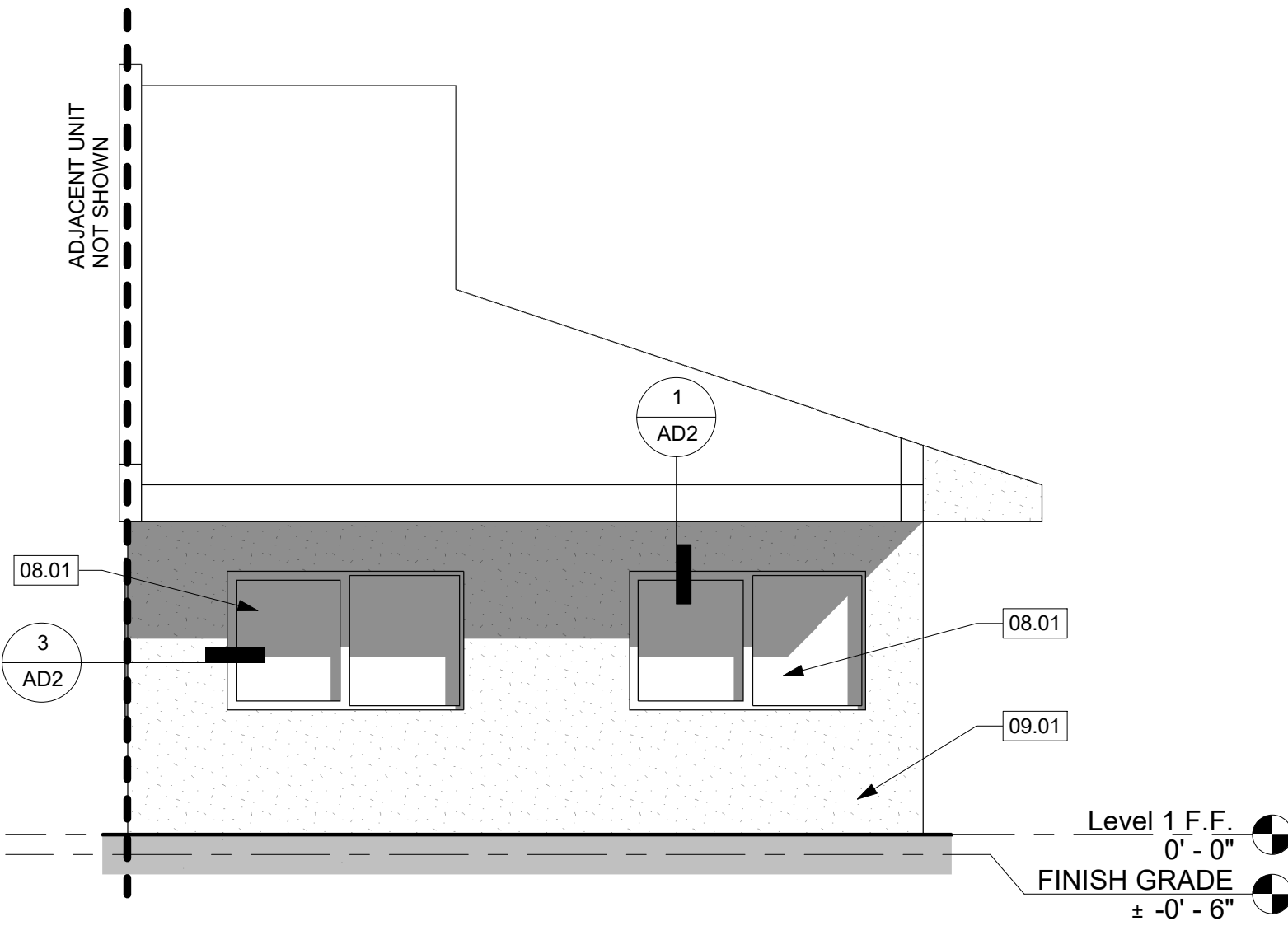
2 UNIT A - SOUTH ELEVATION
1/4" = 1'-0"



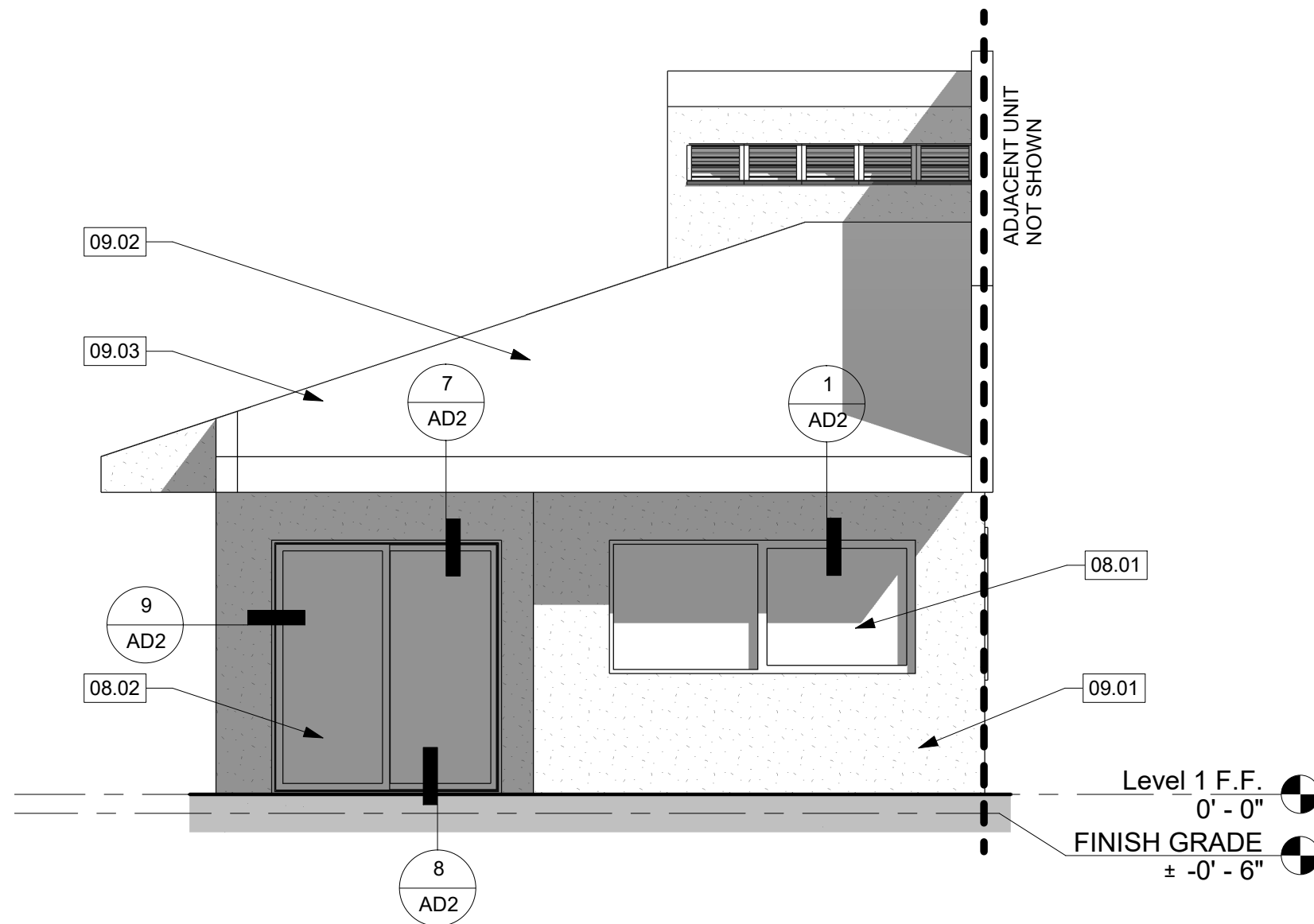
1 UNIT A - NORTH ELEVATION
1/4" = 1'-0"



5 UNIT B - EXTERIOR ELEVATION
1/4" = 1'-0"



3 UNIT B - NORTH ELEVATION
1/4" = 1'-0"



4 UNIT B - SOUTH ELEVATION
1/4" = 1'-0"

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- SEE SHEET AD2 FOR WINDOW AND DOOR SCHEDULE
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MAIN STREET
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phone: (805) 652-2115 fax: (805) 652-1532
mainstreetarchitects.com

Maintenance Project - Bid Set
1050 Partridge Drive and 7995
Telephone Rd

SEAL

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CONSTRUCTION

KEYNOTES

NO.	DESCRIPTION
08.01	EXISTING WINDOW TO BE REPLACED WITH NEW MILGARD SLIDER, TYPICAL
08.02	EXISTING SLIDER DOOR TO BE REPLACED WITH NEW MILGARD, TYPICAL
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09.01	EXISTING STUCCO. REPAIR STUCCO TEXTURE TO MATCH EXISTING BUILDING WHERE REQUIRED, PRIME AND PAINT TO MATCH ADJACENT
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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT BLOCK INFORMATION

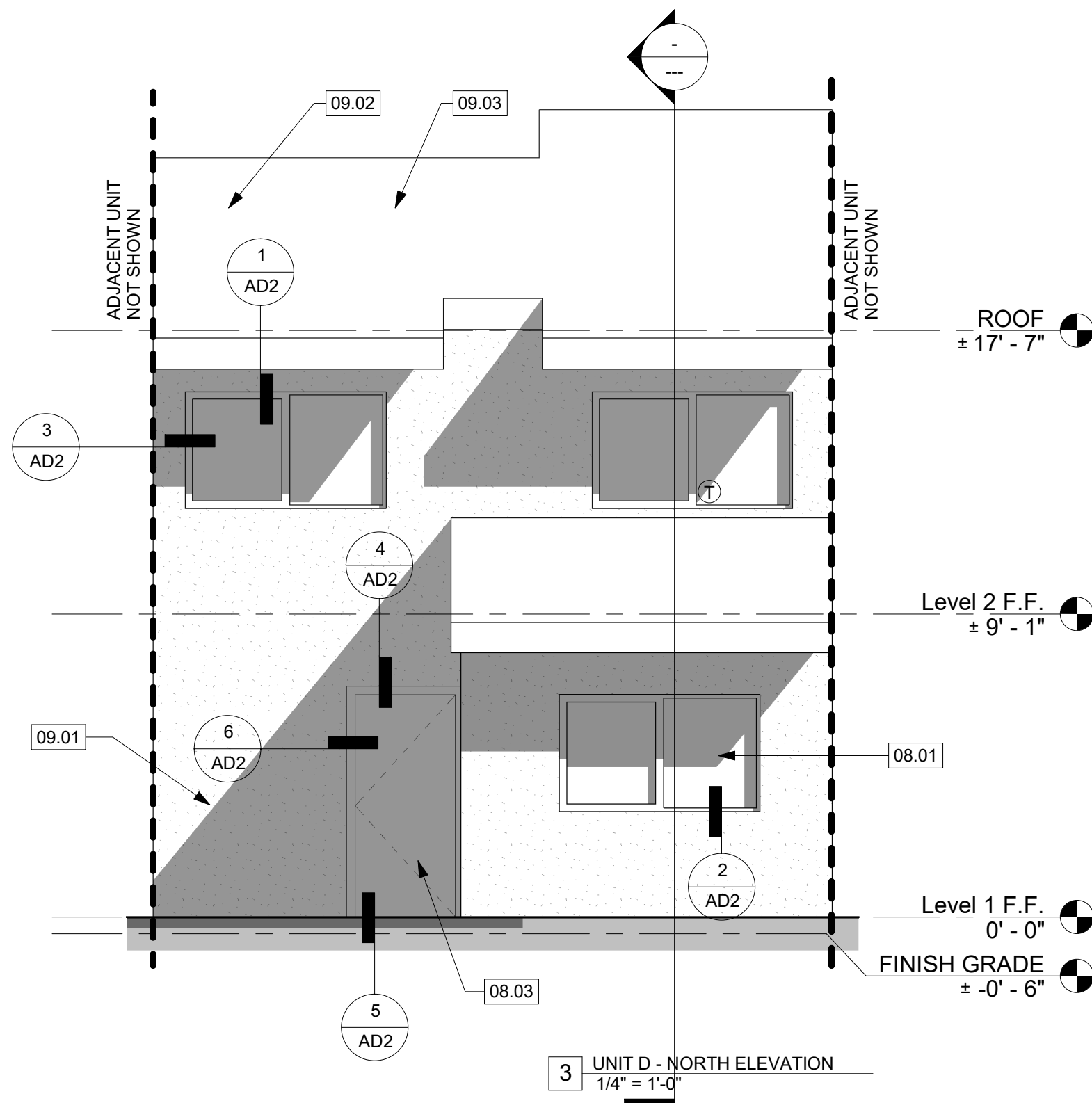
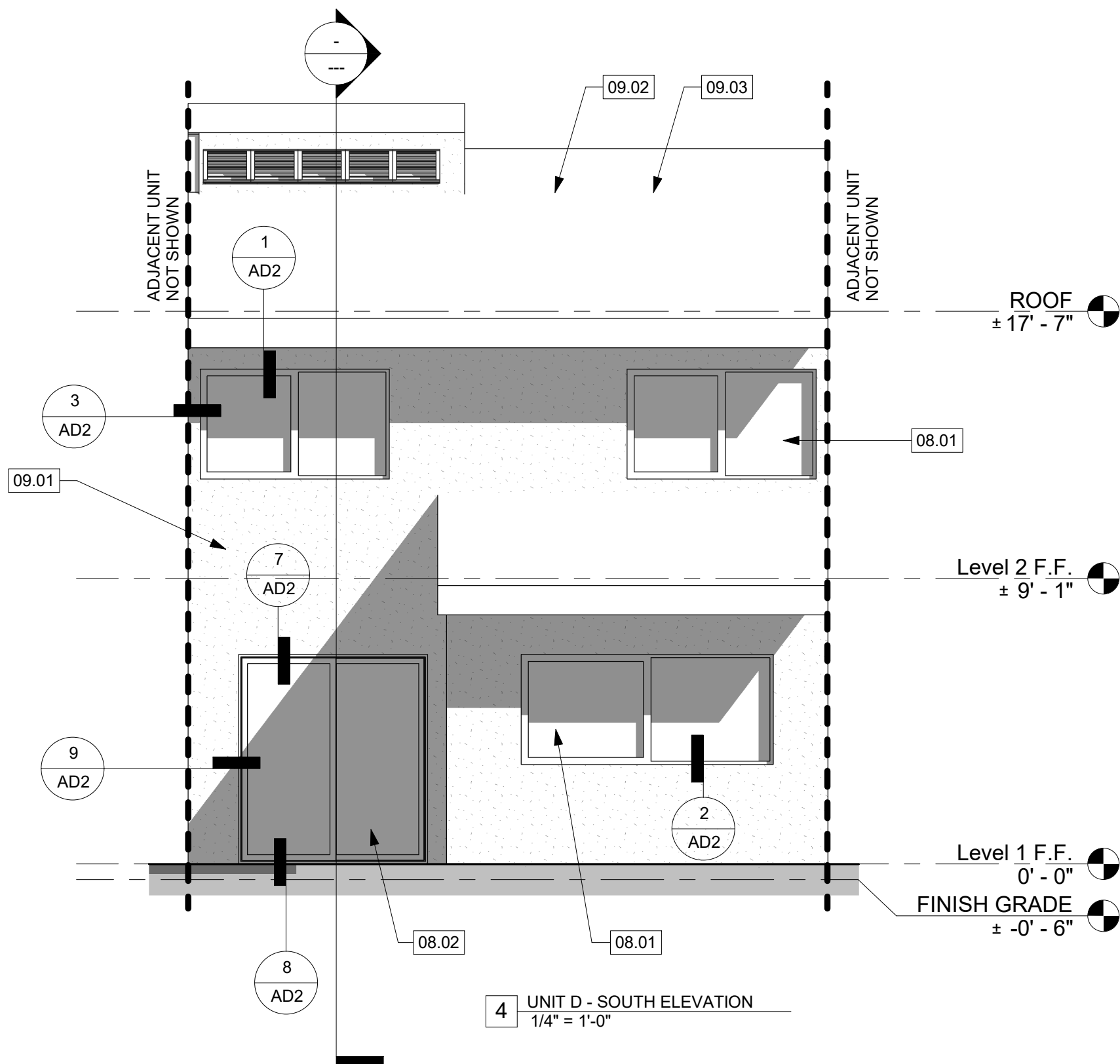
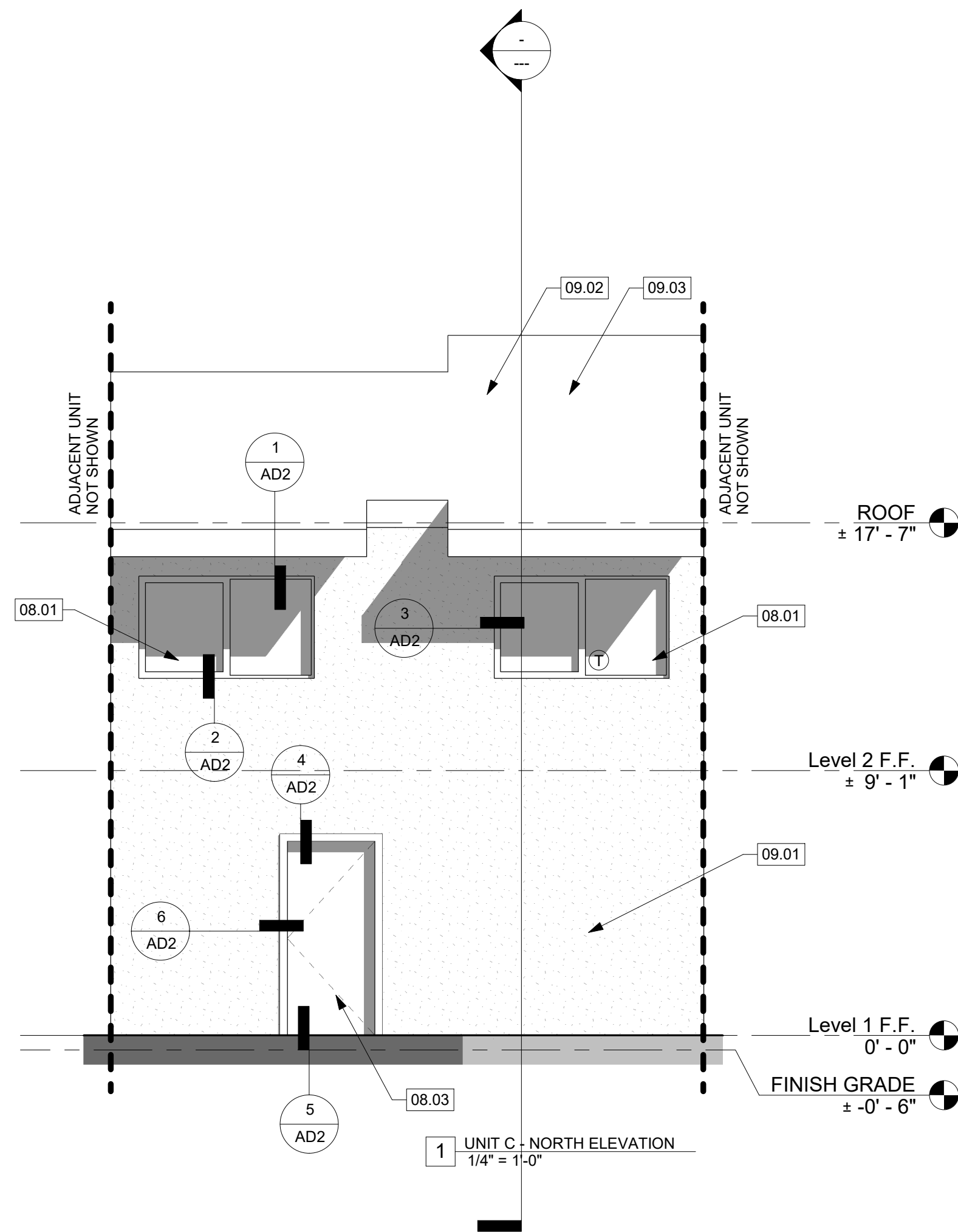
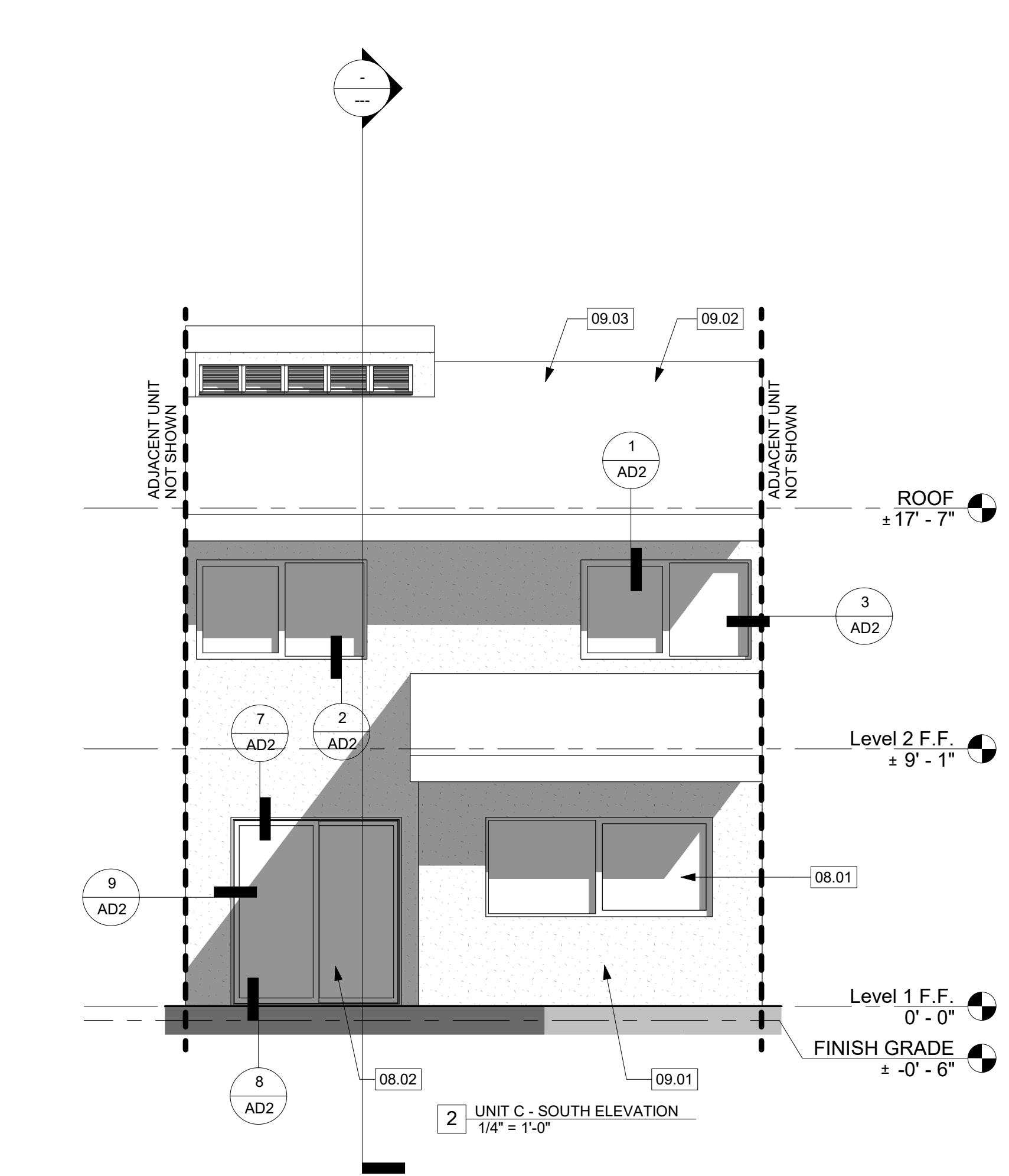
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DRAWN BY: KM
CHECKED BY: AG
SCALE: As indicated
ISSUE DATE: 7/13/20

SHEET TITLE:

TYPICAL UNIT
ELEVATIONS

SHEET NUMBER:

A4.0



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SEAL

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CONSTRUCTION**

KEYNOTES

NO.	DESCRIPTION
08.01	EXISTING WINDOW TO BE REPLACED WITH NEW MILGARD SLIDER, TYPICAL
08.02	EXISTING SLIDER DOOR TO BE REPLACED WITH NEW MILGARD, TYPICAL
08.03	EXISTING ENTRY DOOR TO BE REPLACED WITH NEW, REMOVE AND REPLACE EXISTING THRESHOLDS WITH LOW PROFILE, ADA COMPLIANT ENTRY DOOR THRESHOLD PER SPECIFICATIONS, REPLACEMENT DOOR WEATHERSTRIPPING, AND BOTTOM SEAL PER MANUFACTURER RECOMMENDED INSTALLATION, PEMKO OR APPROVED EQUAL LOW CLOSING FORCE GASKET SEAL, TYPICAL
09.01	EXISTING STUCCO. REPAIR STUCCO TEXTURE TO MATCH EXISTING BUILDING WHERE REQUIRED, PRIME AND PAINT TO MATCH ADJACENT
09.02	EXISTING S-TILE ROOF AND WATERPROOFING SYSTEM TO REMAIN, FOR PARTRIDGE SITE ONLY, PROTECT IN PLACE AND REPAIR ANY DAMAGE DONE DURING CONSTRUCTION TO MATCH EXISTING
09.03	EXISTING FIBERGLASS ROOF AND WATERPROOFING SYSTEM TO REMAIN, FOR TELEPHONE SITE ONLY, PROTECT IN PLACE AND REPAIR ANY DAMAGE DONE DURING CONSTRUCTION TO MATCH EXISTING

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT BLOCK INFORMATION

JOB NUMBER:	20-012
DRAWN BY:	KM
CHECKED BY:	AG
SCALE:	As indicated
ISSUE DATE:	7/13/20

SHEET TITLE:

**TYPICAL UNIT
ELEVATIONS**

SHEET NUMBER:

A4.1

WINDOW SCHEDULE

1. GLAZING IN THE FOLLOWING LOCATIONS SHALL HAVE BOTH PANES BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH SECTION 2406.4 OF THE UBC:

- A. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS
- B. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE WALKING SURFACE.
- C. INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE, SHALL MEET ALL OF THE FOLLOWING CONDITIONS:
 - 1. EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ FT.
 - 2. EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR.
 - 3. EXPOSED EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - D. WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP OF THE STAIRWAYS WHERE BOTTOM EDGE OF GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE.

2. ALL EXTERIOR WINDOW AND DOOR GLAZING SHALL BE DUAL GLAZED WITH "LOW-E" GLASS, UNLESS NOTED OTHERWISE.

3. PROVIDE REINFORCEMENT AS NEEDED PER MANUFACTURER.

4. PER CBC 1029.2 EGRESS WINDOWS AT GRADE FLOOR SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 SQ FT, NET CLEAR OPENABLE HEIGHT OF 24", AND A NET CLEAR OPENABLE WIDTH OF 20".

5. FINISHED SILL HEIGHT IN SLEEPING ROOMS SHALL BE MAX 44" ABOVE FINISH FLOOR PER CBC 1029.3.

6. MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED STATING CERTIFICATION BY THE NATIONAL FENESTRATION RATING COUNCIL (NRCF) AND SHOWING COMPLIANCE WITH MINIMUM PRESCRIPTIVE SPECIFICATIONS FOR RESIDENTIAL REPLACEMENT WINDOWS, PER CALIFORNIA ENERGY CODE (CEC).

7. WINDOWS SHALL BE ENERGY STAR RATED.

8. T = TEMPERED SAFETY GLAZING. LOCATION PER WINDOW SCHEDULE AND PLANS.

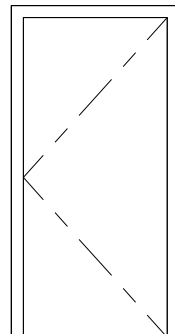
WINDOW SCHEDULE									
Type Mark	Count	Width	Height	Head Height	Glazing	Window Frame	U-Value	SHGC	Comments
Existing									
1E	12	6' - 0"	3' - 6"	6' - 8"					
1F	4	8' - 0"	3' - 6"	6' - 8"					
1G	1	3' - 0"	3' - 6"	6' - 6"					
2E	1	2' - 6"	6' - 0"	6' - 8"					
New Construction									
1A	12	6' - 0"	3' - 6"	6' - 8"			.30	.23	
1B	4	8' - 0"	3' - 6"	6' - 8"			.30	.23	
1C	1	3' - 0"	3' - 6"	6' - 8"			.30	.23	
2A	1	2' - 6"	6' - 0"	6' - 8"			.30	.23	
3A	5	6' - 0"	4' - 0"	7' - 0"			.30	.23	



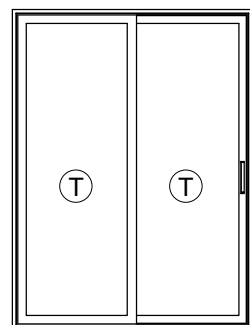
DOOR SCHEDULE

- SEE PROJECT SPECIFICATION SHEETS

Type Mark	Count	Width	Height	Thickness	Door Material	Frame Material	Hardware GROUP 1	Fire Rating	Comments
A	4	3' - 0"	6' - 8"	0' - 2"		WOOD			
B	4	6' - 0"	6' - 8"	0' - 0"		VINYL	MANUF		



TYPE A



TYPE B

FINISH FLOOR

422 E. MAINSTREET VENTURA, CALIFORNIA 93001
phone: (805) 652-2115 fax: (805) 652-1532
mainstreetarchitects.com

SEAL

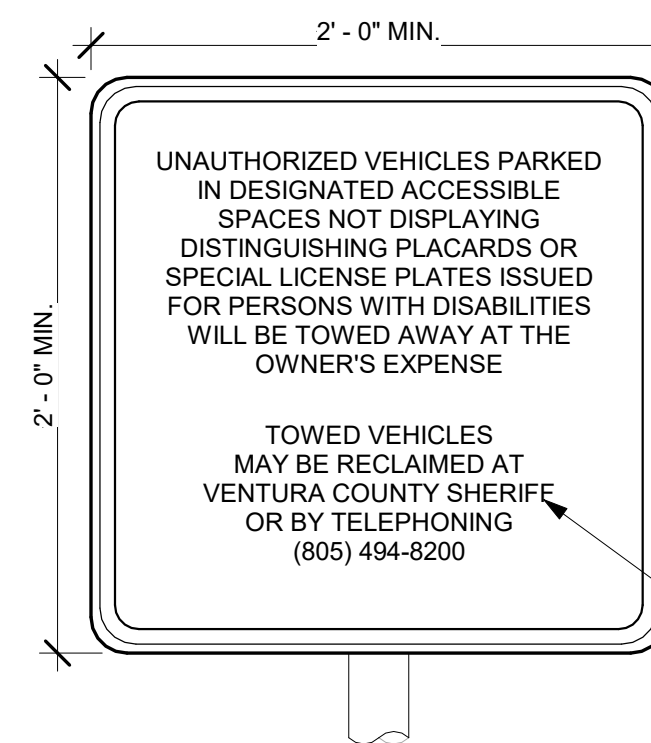
REVISIONS

PROJECT BLOCK INFORMATION

SHEET TITLE:

SHEET NUMBER:

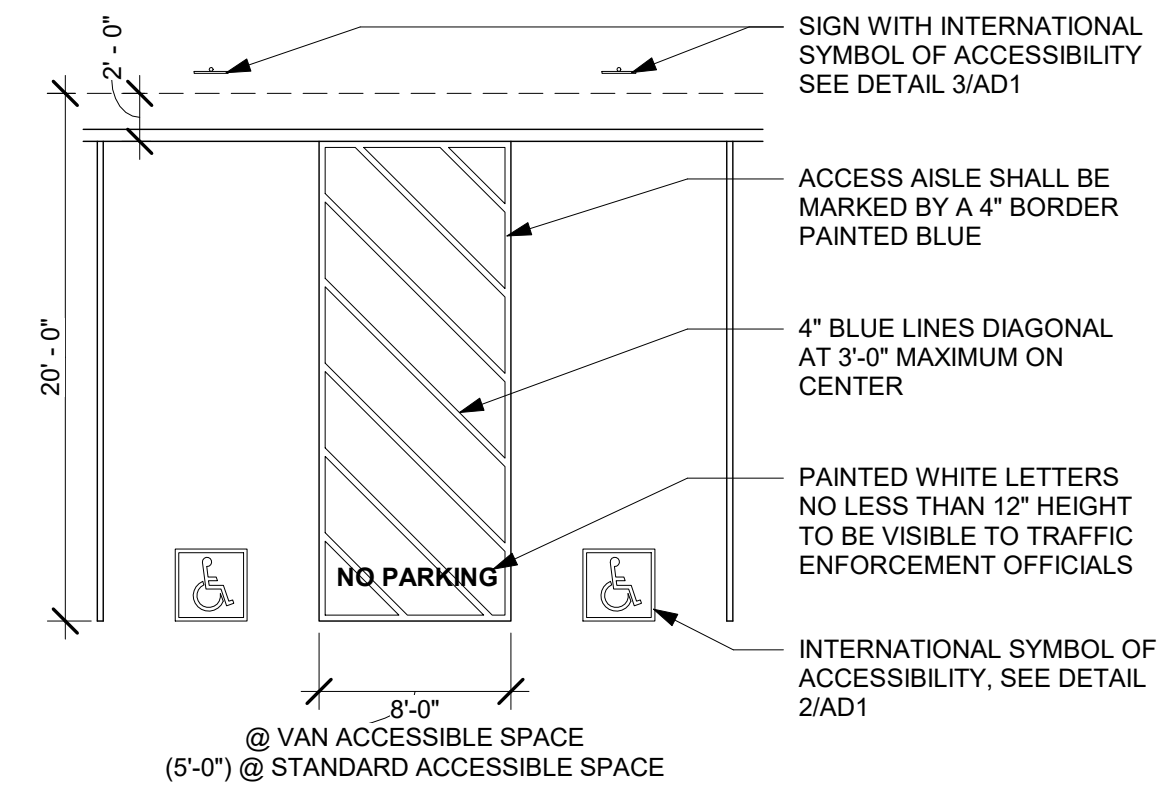
A5.0



NOTES :

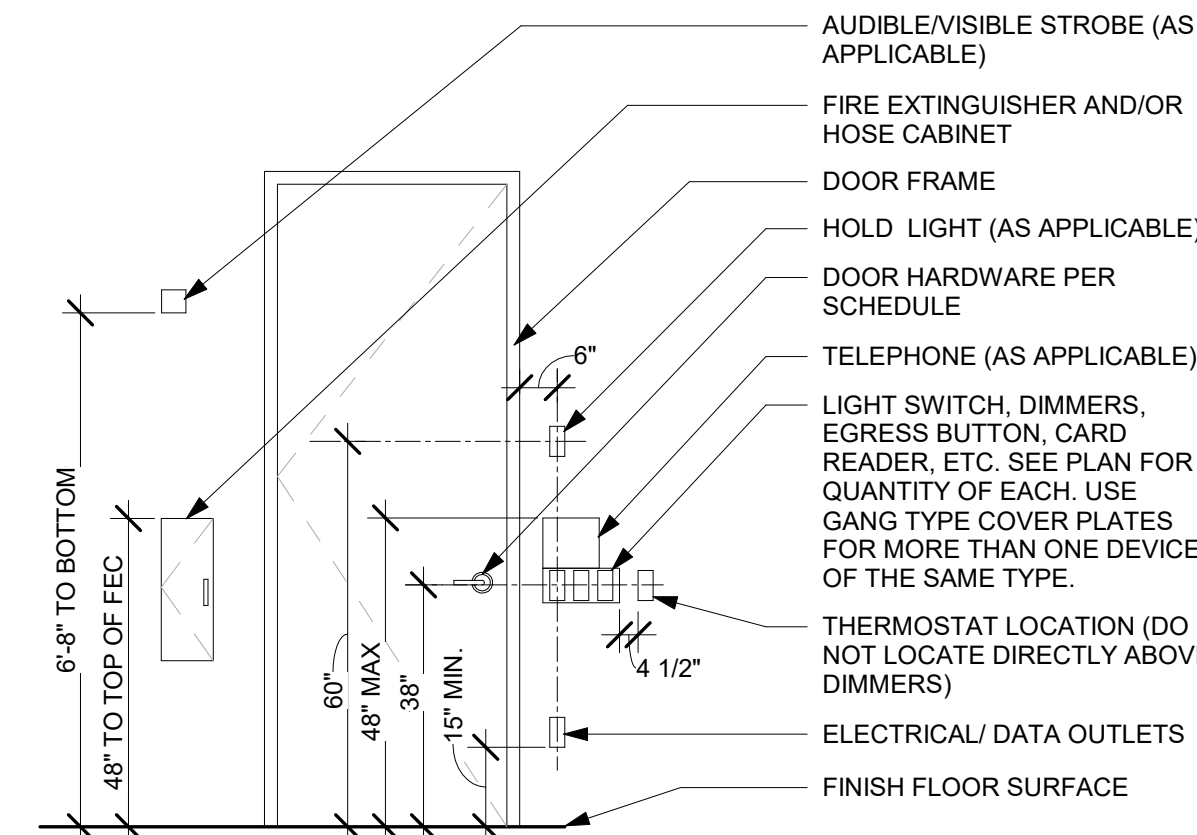
1. WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES SHALL BE POSTED CONSPICUOUSLY AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE.
2. BLANK SPACES ON SIGN SHALL BE FILLED IN WITH APPROPRIATE INFORMATION
3. BACKGROUND COLOR :
WHITE (REFLECTIVE)
BORDER & TEXT COLOR :
BLACK

— LETTERS AND NUMBERS SHALL BE PERMANENT AND MEASURE A MINIMUM HEIGHT OF 1" IN HEIGHT



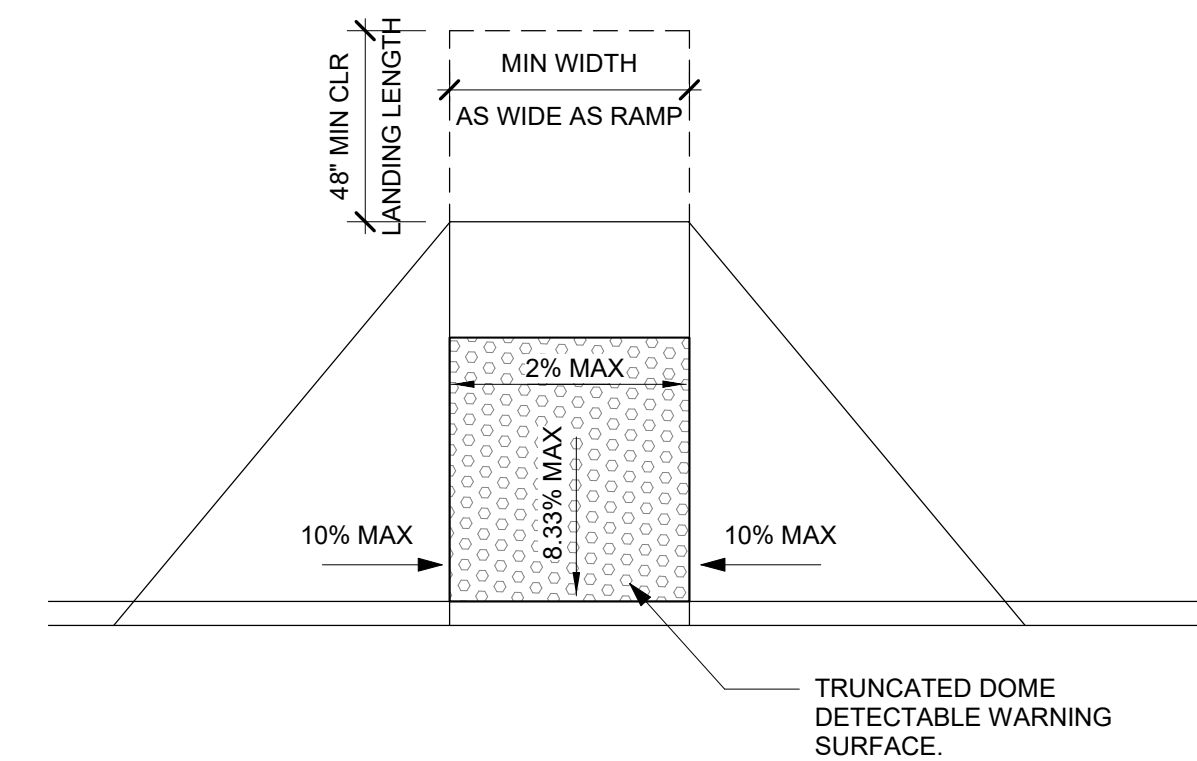
- SIGN WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY SEE DETAIL 3/A01
- ACCESS AISLE SHALL BE MARKED BY A 4" BORDER PAINTED BLUE
- 4" BLUE LINES DIAGONAL AT 3'-0" MAXIMUM ON CENTER
- PAINTED WHITE LETTERS NO LESS THAN 12" HEIGHT TO BE VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS
- INTERNATIONAL SYMBOL OF ACCESSIBILITY, SEE DETAIL 2/A01

5 UNAUTHORIZED PARKING SIGN
1 1/2" = 1'-0"

$$1\frac{1}{2}'' = 1'-0''$$


NOTE :
ALL DIMENSIONS TO CENTERLINE OF DEVICES
SEE PLANS FOR SPECIFIC LOCATIONS.

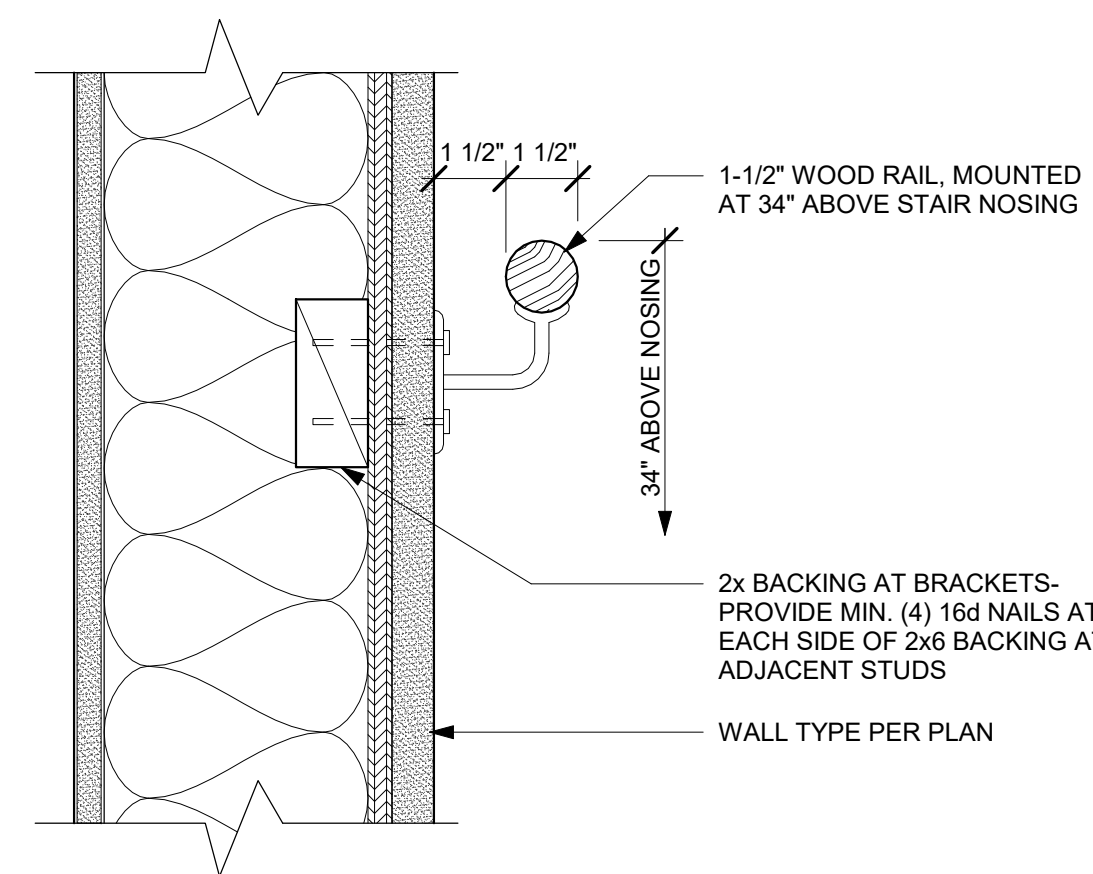
6 TYPICAL MOUNTING HEIGHTS

$$\frac{3}{4}'' = 1'-0''$$


NOTE:

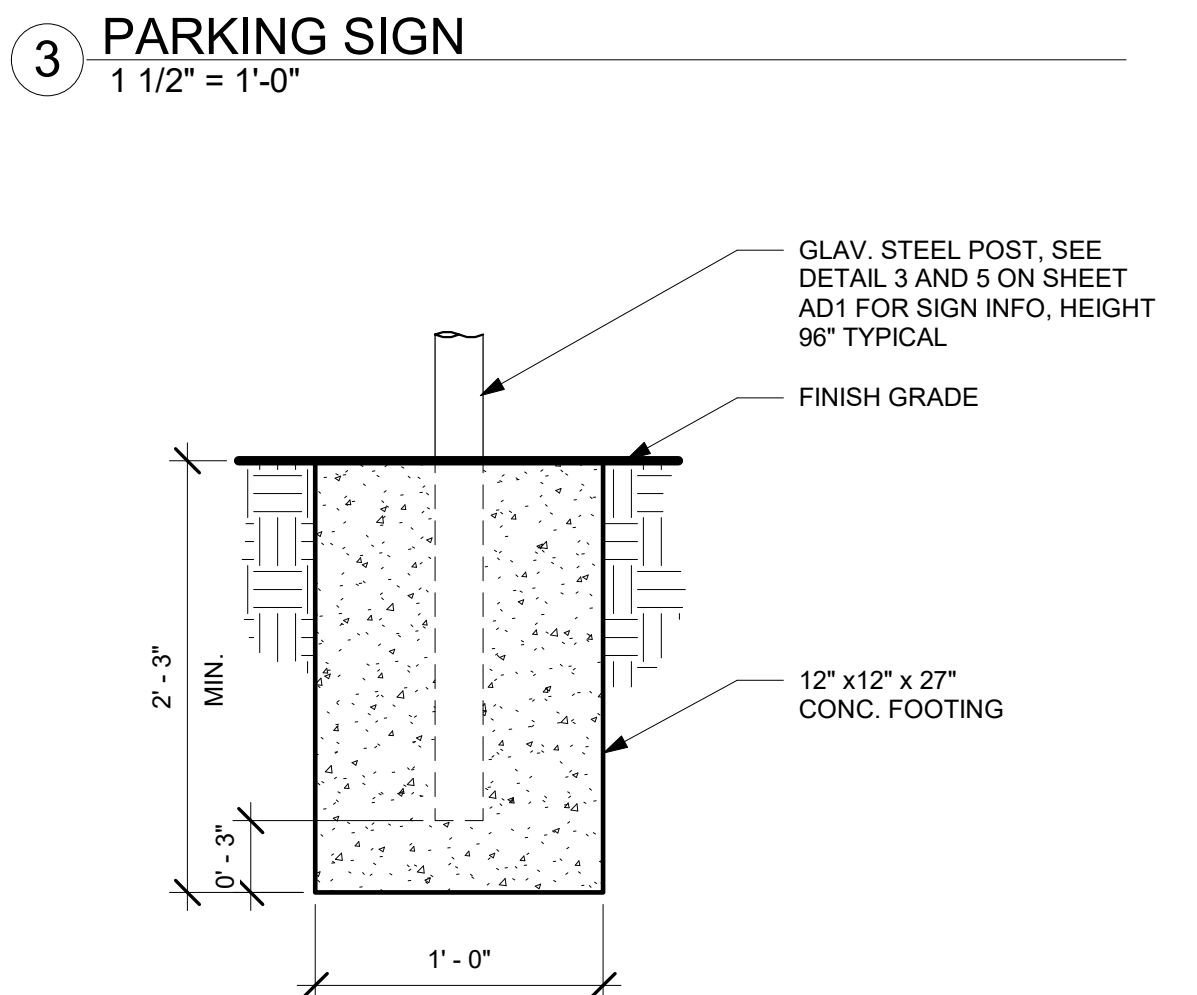
1. CROSS SLOPE OF LANDING AREA DOES NOT EXCEED 2% IN ANY DIRECTION.
2. (X) PER UFAS FIGURE 12 AND ADA STANDARDS FIGURE 406.1.

7 CURB RAMP
1/4" = 1'-0"

$$1/4'' = 1'-0''$$


- 1-1/2" WOOD RAIL, MOUNTED AT 34" ABOVE STAIR NOSING
- 2x BACKING AT BRACKETS- PROVIDE MIN. (4) 16d NAILS AT EACH SIDE OF 2x6 BACKING AND ADJACENT STUDS
- WALL TYPE PER PLAN

8 TYPICAL HANDRAIL SECTION AT WALL
3" = 1'-0"

$$3'' = 1'-0''$$


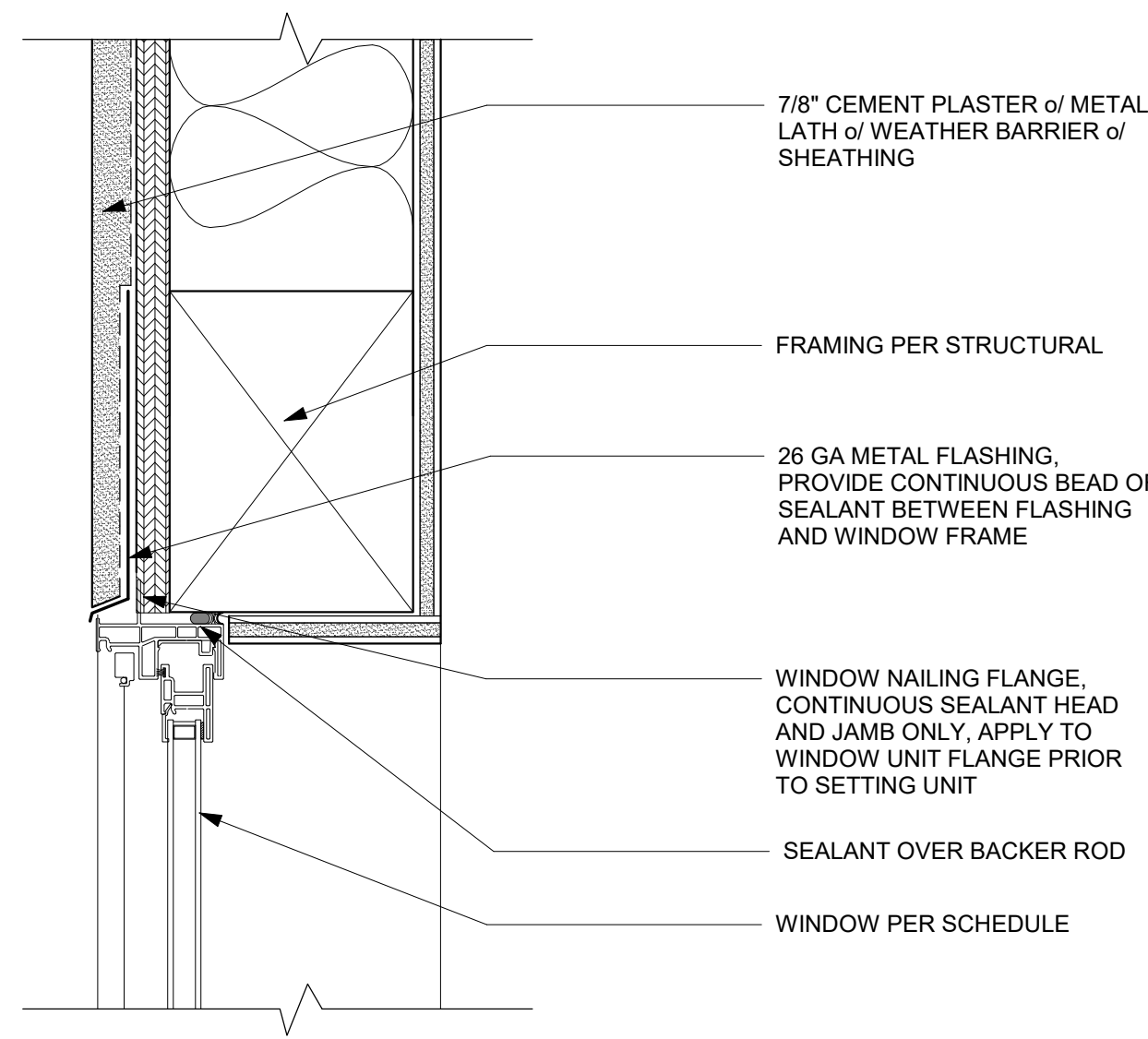
GLAV. STEEL POST, SEE
DETAIL 3 AND 5 ON SHEET
AD1 FOR SIGN INFO, HEIGHT
96" TYPICAL

FINISH GRADE

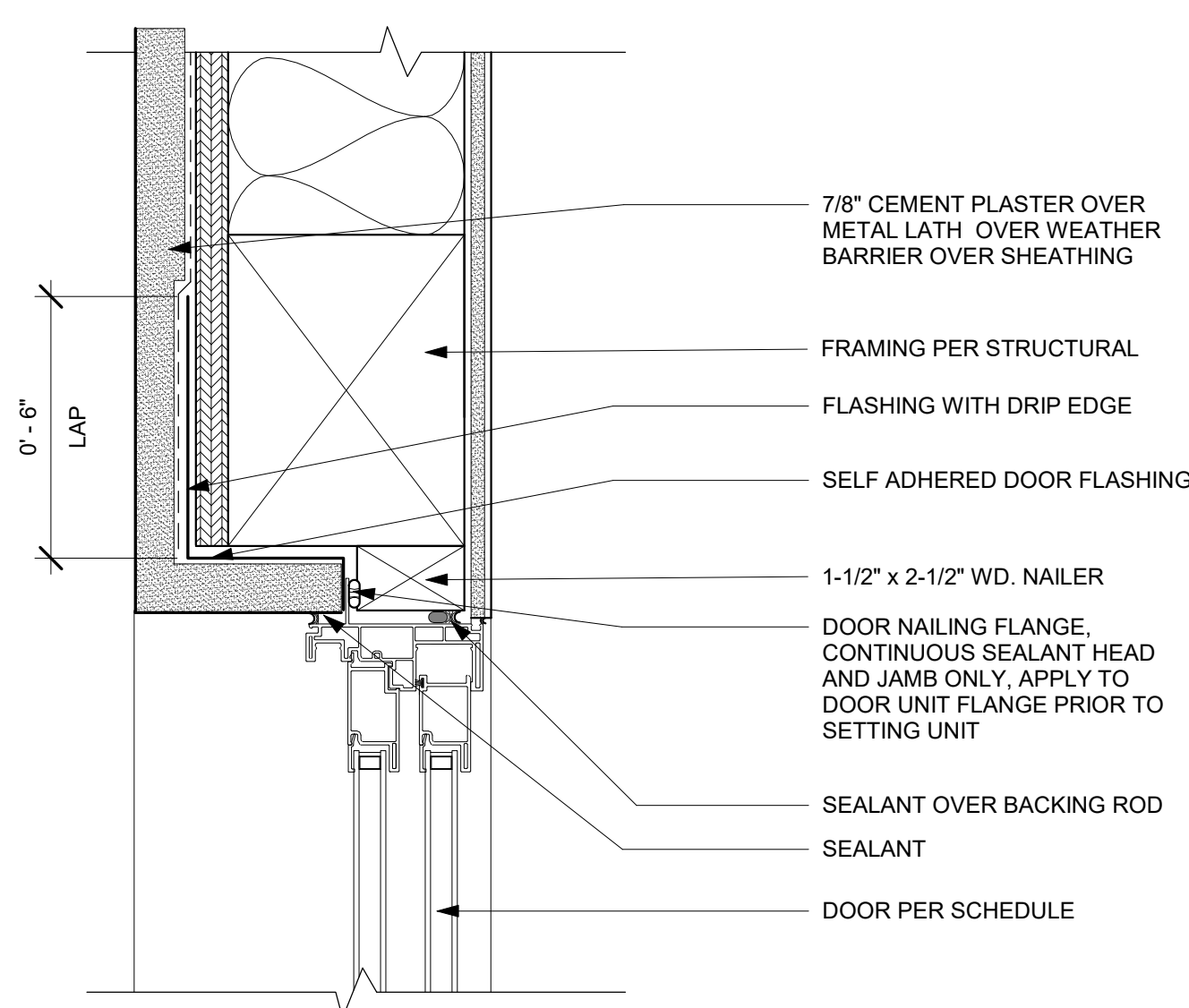
12" x 12" x 27"
CONC. FOOTING

④ POLE FOOTING
1 1/2" = 1'-0"

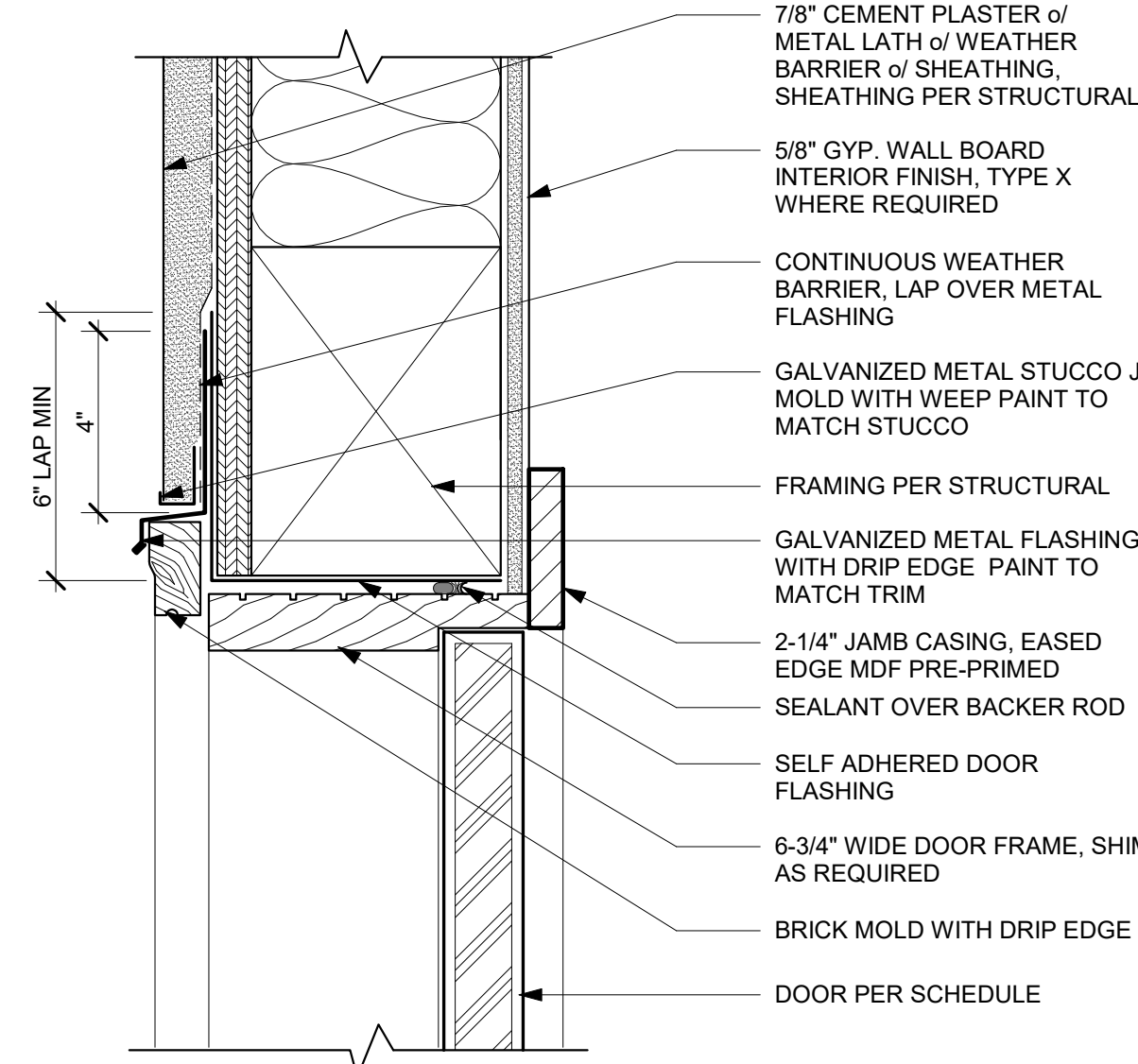
$$1\frac{1}{2}'' = 1'-0''$$



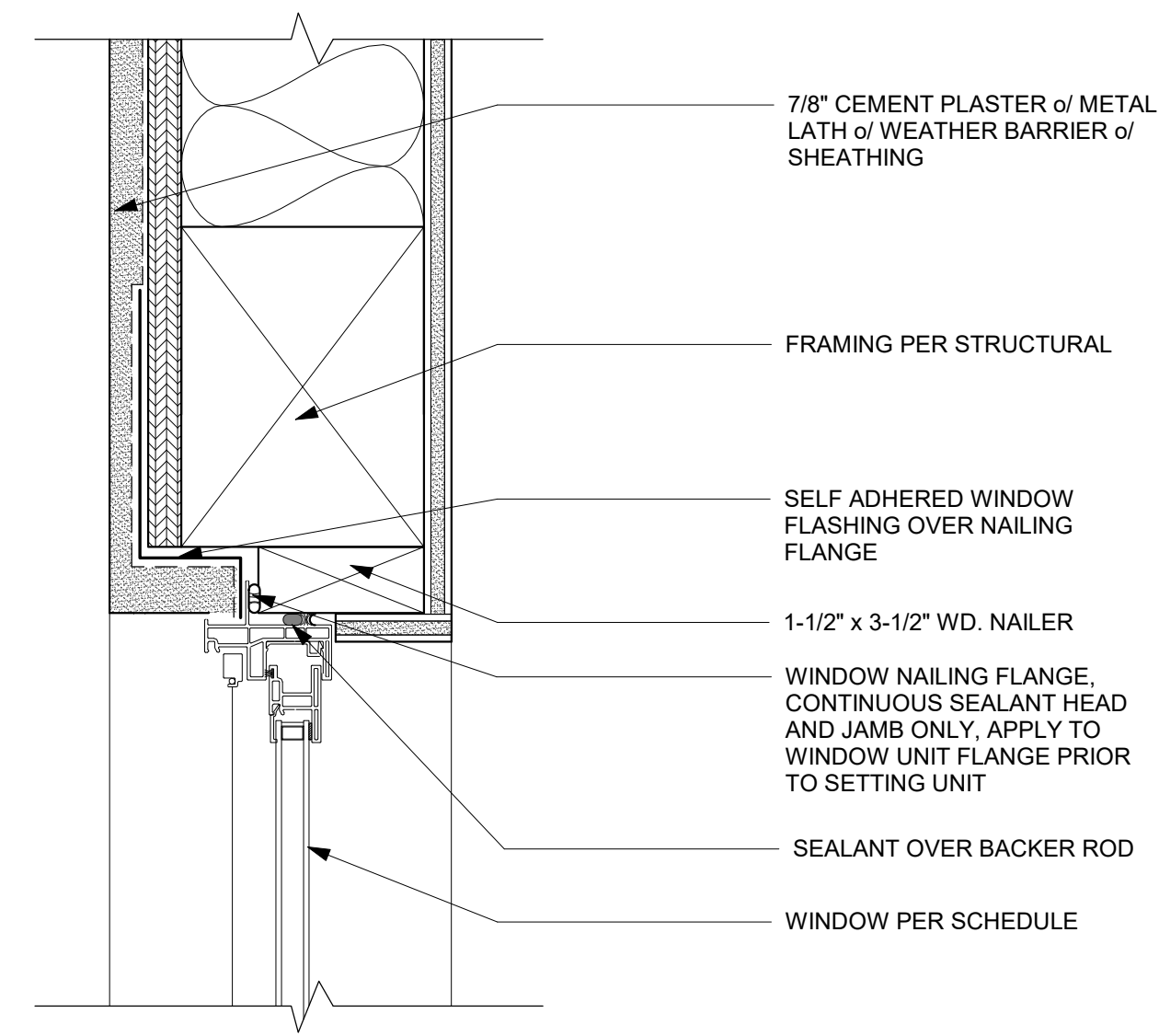
10 WINDOW HEAD AT STUCCO
3" = 1'-0"



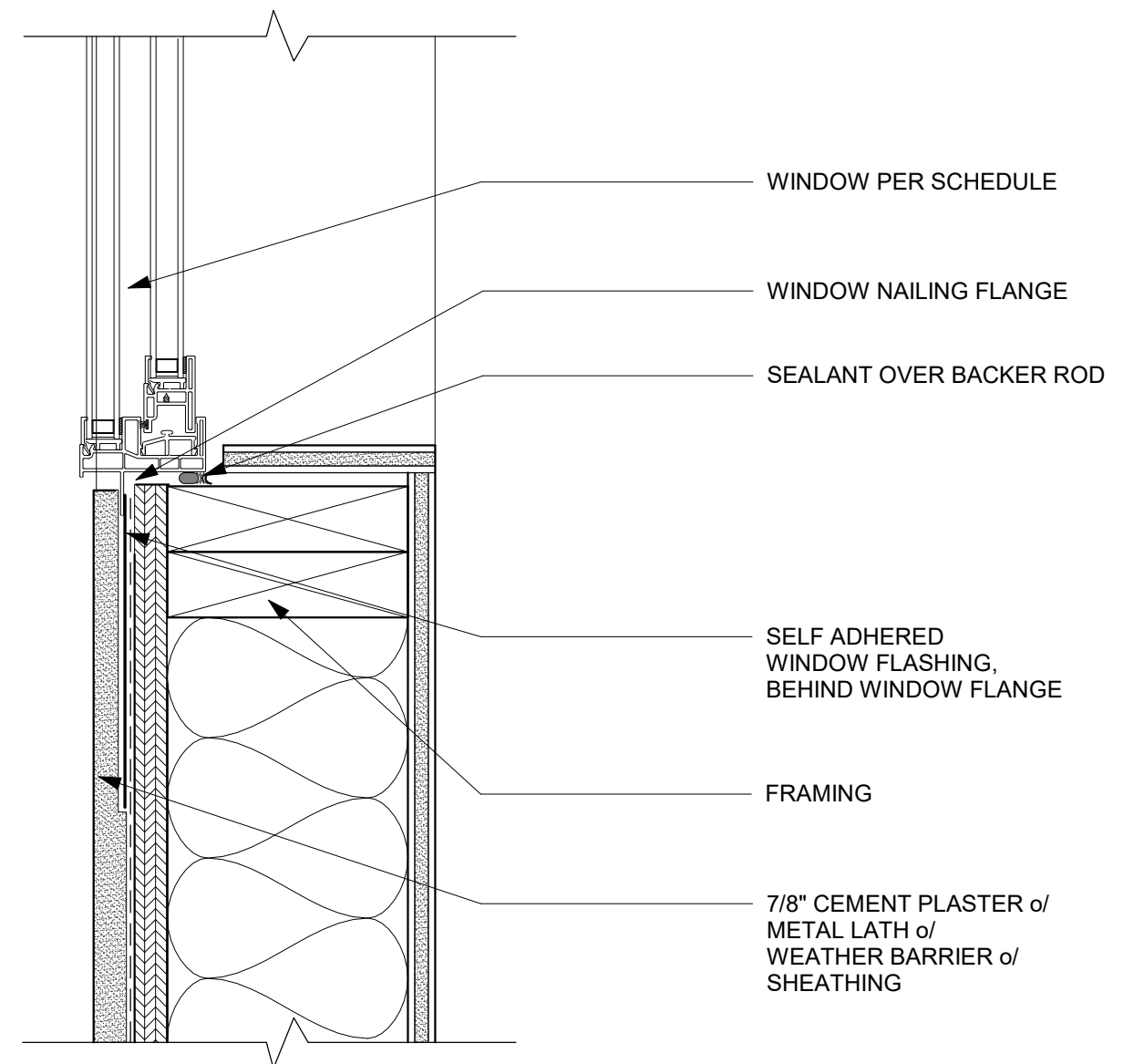
7 SLIDER HEAD AT STUCCO
3" = 1'-0"



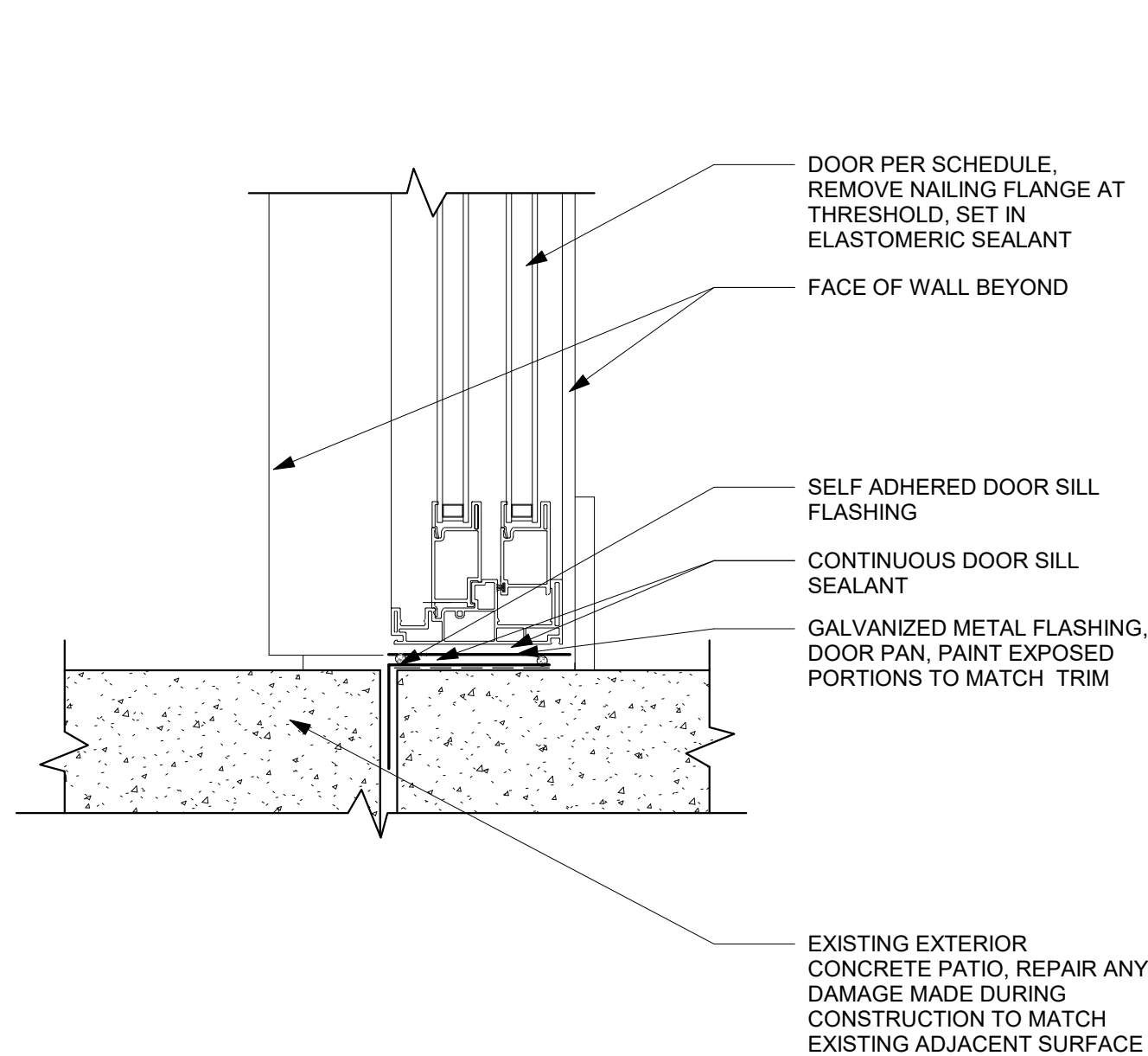
4 DOOR HEAD AT STUCCO WALL
3" = 1'-0"



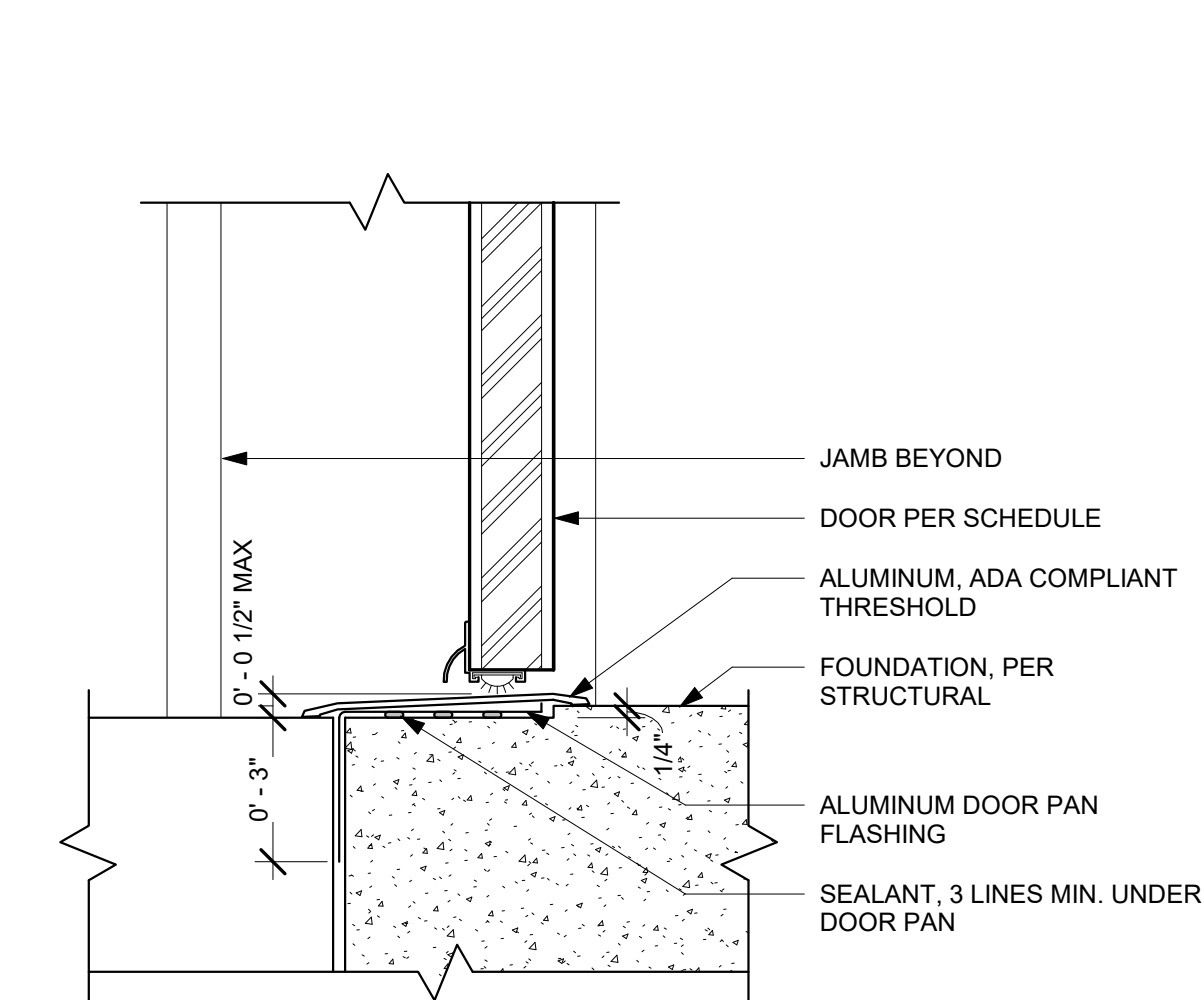
1 WINDOW HEAD AT STUCCO
3" = 1'-0"



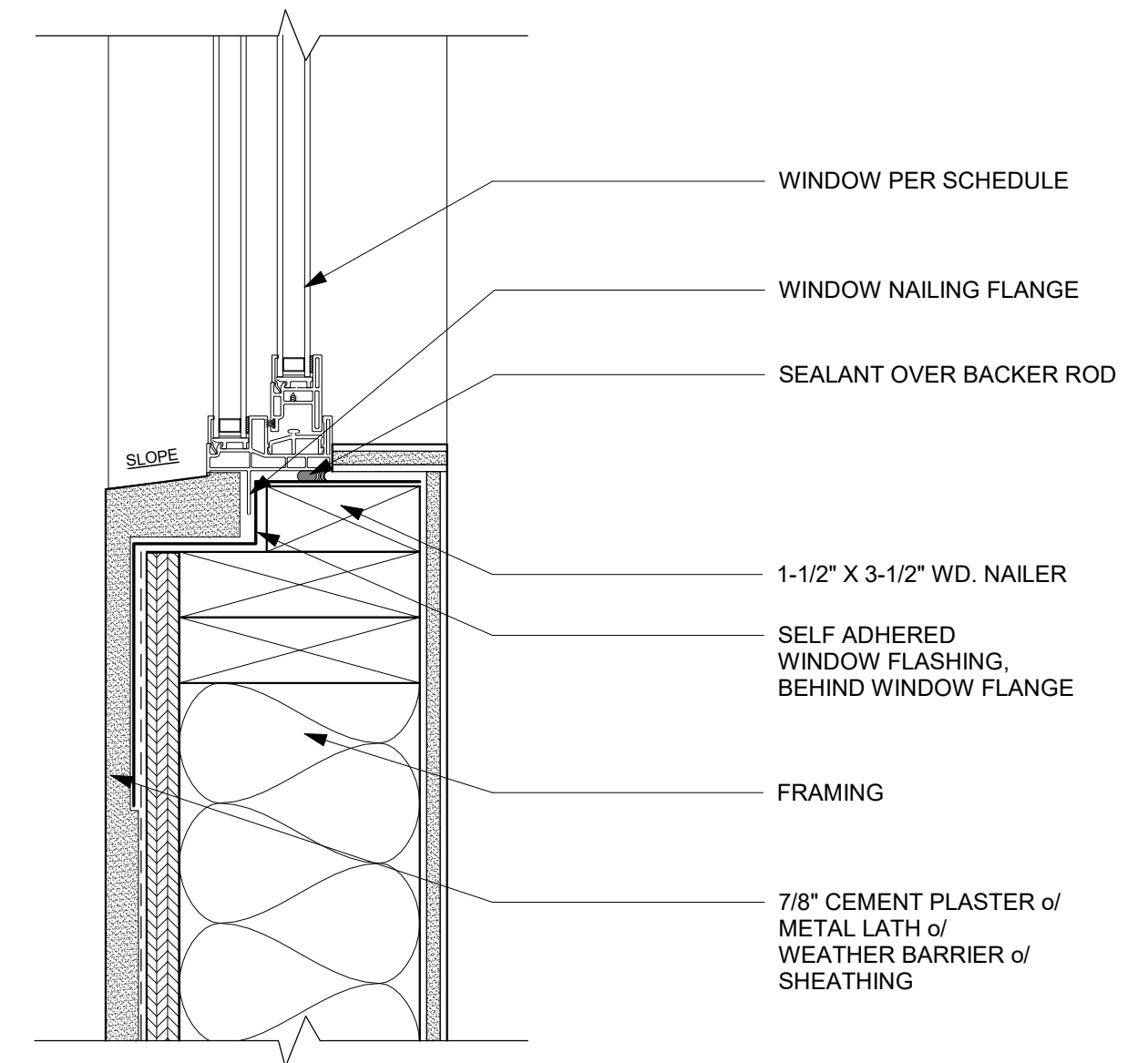
11 WINDOW SILL AT STUCCO
3" = 1'-0"



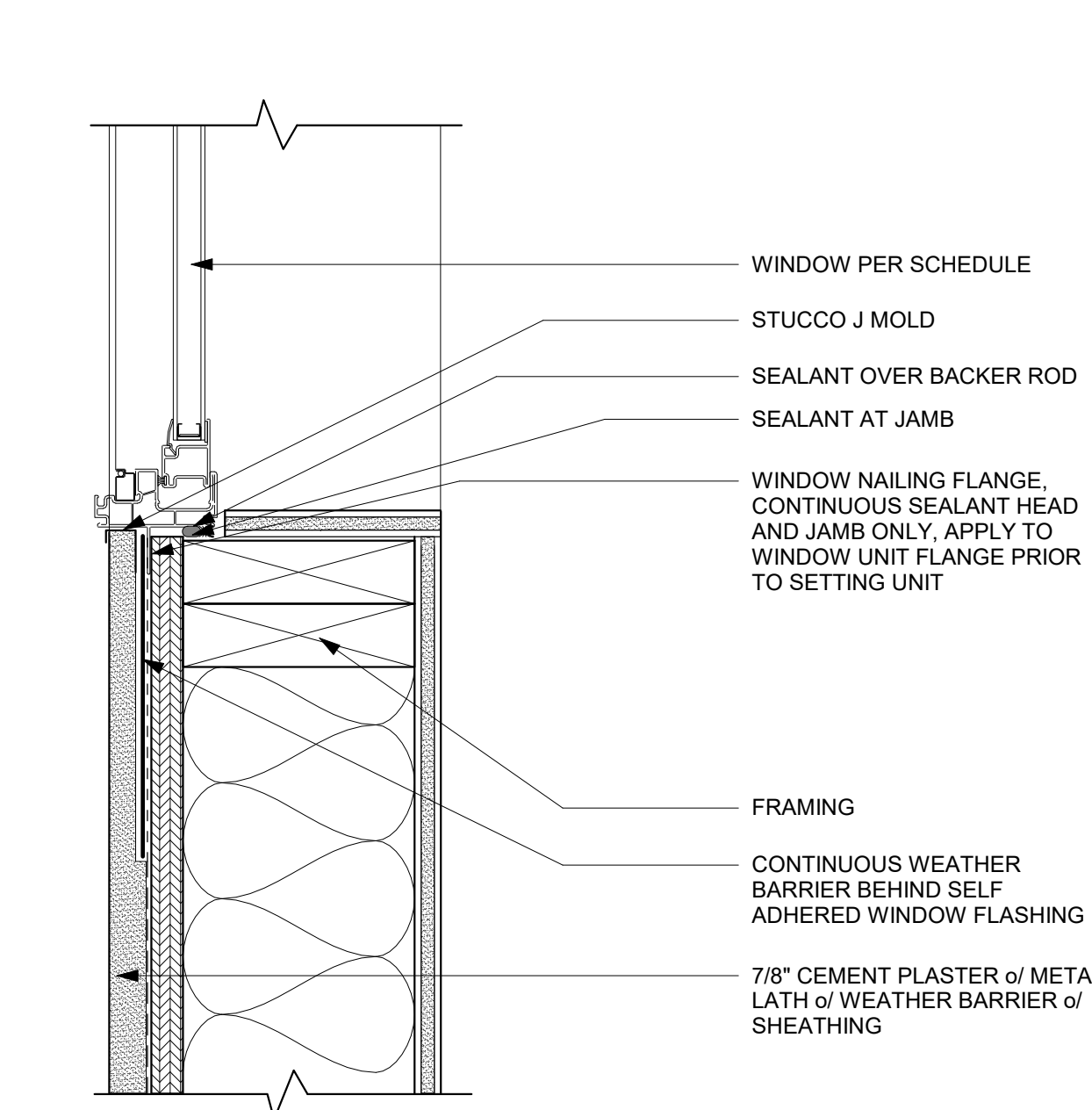
8 SLIDER THRESHOLD AT STUCCO
3" = 1'-0"



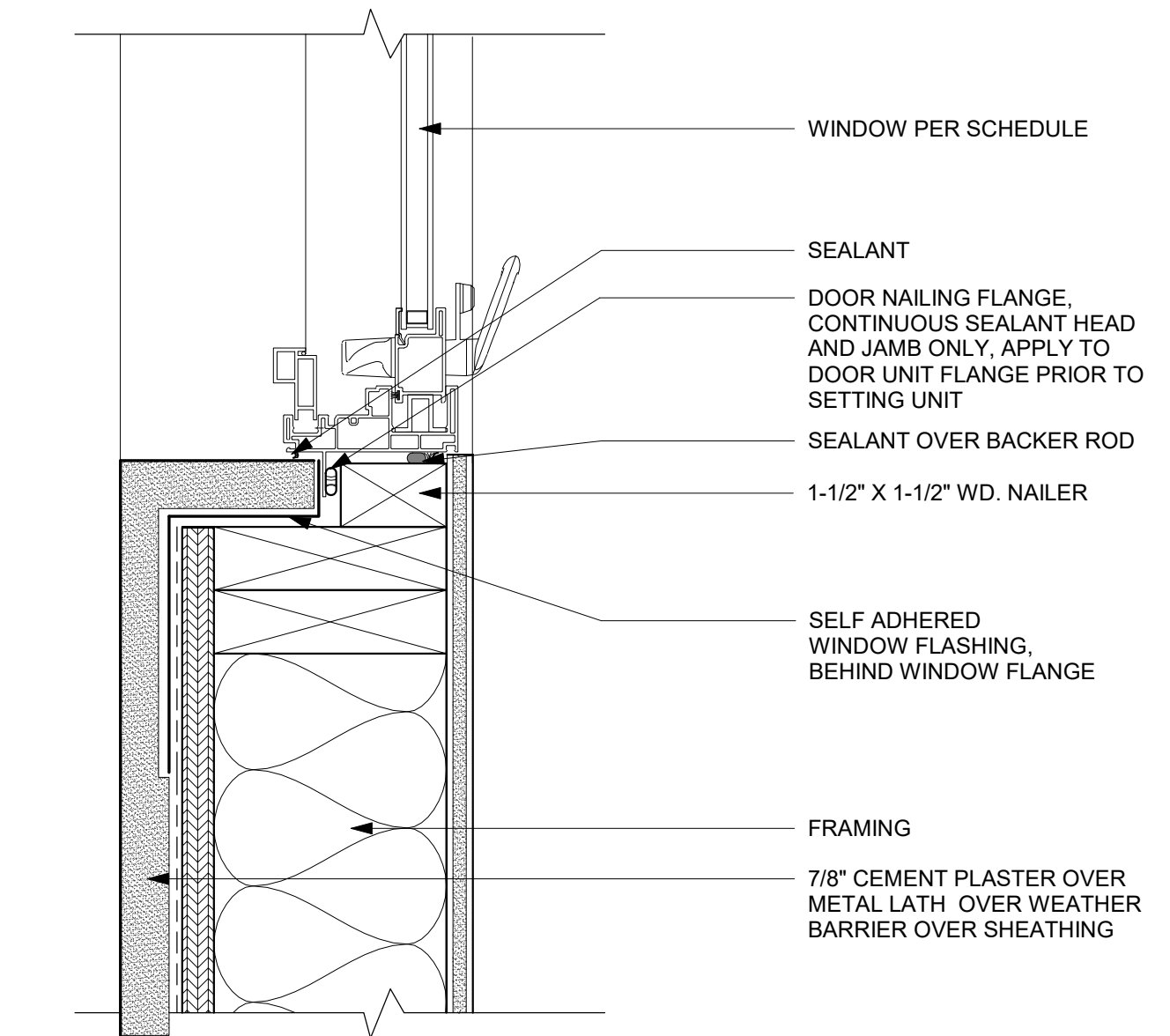
5 TYPICAL DOOR THRESHOLD AT SLAB
3" = 1'-0"



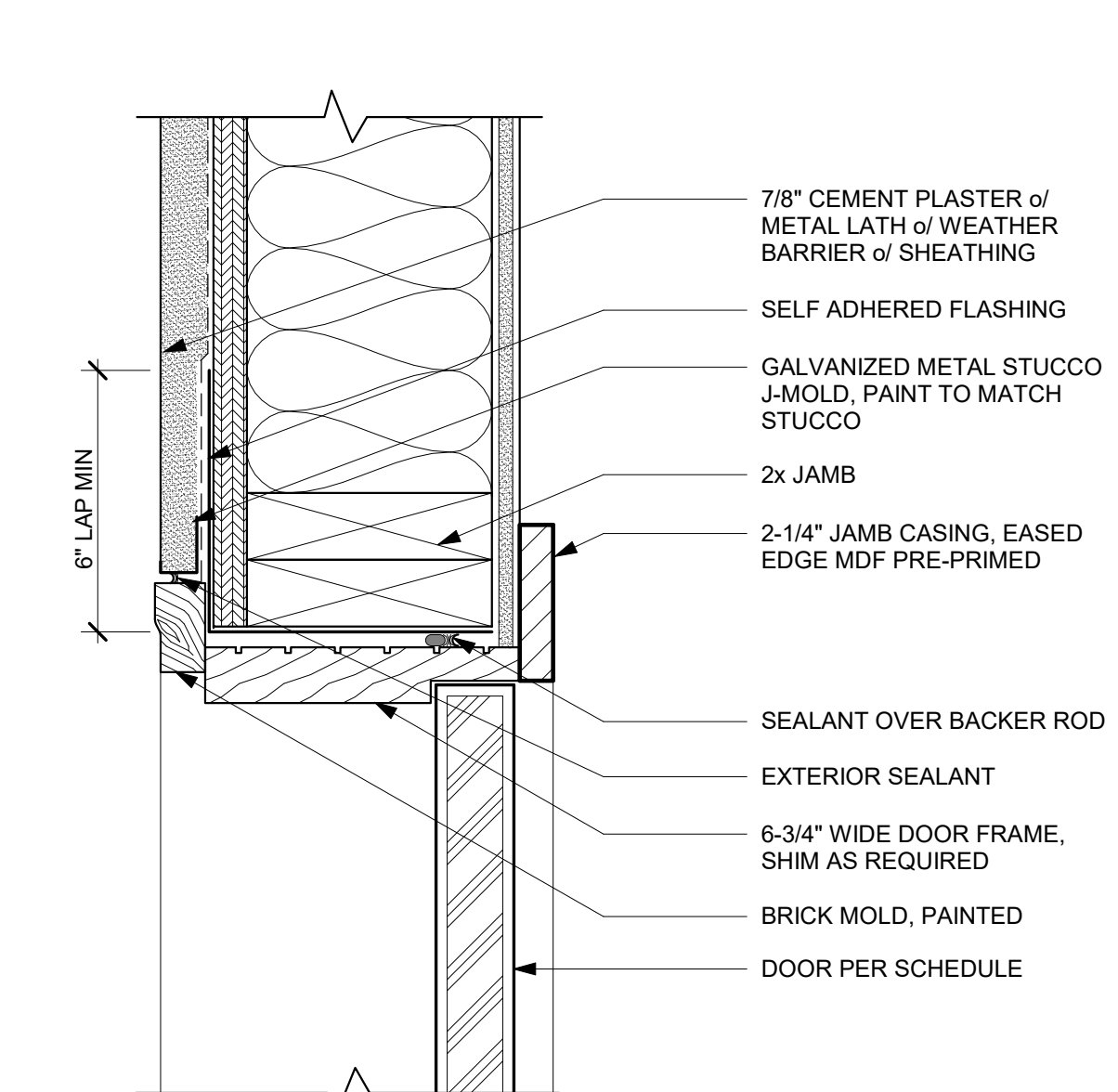
2 WINDOW SILL AT STUCCO
3" = 1'-0"



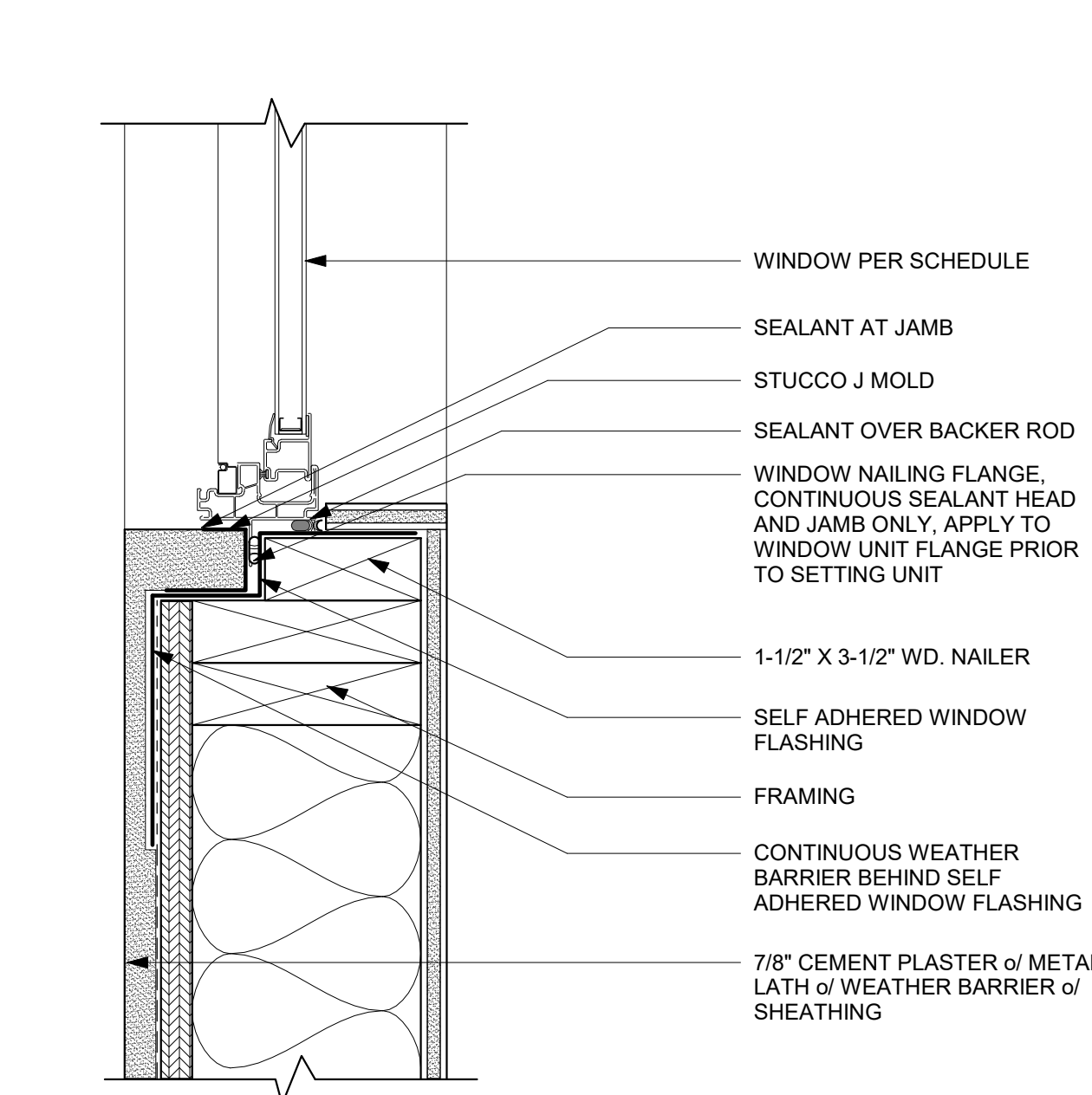
12 WINDOW JAMB AT STUCCO
3" = 1'-0"



9 SLIDER JAMB AT STUCCO
3" = 1'-0"



6 DOOR JAMB AT (6x) STUCCO WALL
3" = 1'-0"



3 WINDOW JAMB AT STUCCO
3" = 1'-0"

IF SHEET IS SMALLER THAN 36" WIDE BY 24" HIGH IT HAS BEEN REDUCED

SEAL

NOT FOR
CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT BLOCK INFORMATION

JOB NUMBER:	20-012
DRAWN BY:	KM
CHECKED BY:	AG
SCALE:	3" = 1'-0"
ISSUE DATE:	7/13/20

SHEET TITLE:

DOOR + WINDOW
DETAILS

SHEET NUMBER:

AD2