Maintenance Project - Bid Set

1050 Partridge Drive and 7995 Telelphone Rd

SYMBO	L LEGEND	CODE DATA	PROJEC	CT TEAM	SHEET INDEX	
REVISION NUMBER XX GRID BUBBLE FINISH FINISH TAG XX EQUIPMENT TAG	KN KEYNOTE ELEVATION ELEVATION DATUM TAG XX DETAIL TAG INTERIOR ELEVATION TAG	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 2019 CALIFORNIA ENERGY CODE 2020 CITY OF VENTURA ORDINANCE	OWNER: HOUSING AUTHORITY OF THE CITY OF SAN BUEN 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		GENERAL A0.0 BID COVER SHEET A0.01 STANDARD NOTES FOR CONSTRUCTION A0.02 STANDARD NOTES FOR CONSTRUCTION A0.03 CAL GREEN A0.04 PROJECT SPECIFICATIONS A0.05 PROJECT SPECIFICATIONS A0.06 PROJECT SPECIFICATIONS A0.07 PROJECT SPECIFICATIONS A0.08 PROJECT SPECIFICATION A0.09 PROJECT SPECIFICATION A0.10 PROJECT SPECIFICATION A0.11 PROJECT SPECIFICATION A0.12 PROJECT SPECIFICATION ARCHITECTURAL A1.0 SITE PLAN - PARTRIDGE A1.0b SITE PLAN - TELEPHONE A2.0 TYPICAL 1 BEDRM UNIT PLANS A2.1 TYPICAL 2 BEDRM UNIT PLANS A2.2 TYPICAL 3 BEDRM UNIT PLANS	nce Project - Bid Set tridge Drive and 7995 elelphone Rd
NAME ROOM TAG	EXTERIOR	FIRE DEPARTMENT NOTES	PROJEC	CT DATA	A2.3 TYPICAL 4 BEDRM UNIT PLANS A4.0 TYPICAL UNIT ELEVATIONS A4.1 TYPICAL UNIT ELEVATIONS	enal Part
XXX DOOR TAG	ELEVATION TAG MATCH LINE	 BUILDING IS NOT SPRINKLERED, IMPROVEMENTS ARE NOT INTENDED TO REQUIRE THE ADDITION OF SPRINKLERS TO THE EXISTING BUILDING. NO MODIFICATIONS TO FIRE BARRIERS, SEPERATATIONS OR PARTY WALLS IS PROPOSED ALL REQUIRED PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE WORK IS TO BE SIGNED OFF BY THE CITY. 	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 930 APN: 087016222,087016223 LOT AREA: 1.99 AC (86,684 SF)	A5.0 DOOR & WINDOW SCHEDULE 04	Maint 1050
PLAN DETAIL TAG	WALL SECTION TAG	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.	EXISTING BUILDING DATA EXISITNG UNIT COUNT:20	EXISTING BUILDING DATA EXISITNG UNIT COUNT:20		
BUILDING SECTION TAG		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.	BUILDING COVERAGE: 13,315 SF TOTAL BUILDING COVERAGE 15.2% LOT COVERAGE DATE CONSTRUCTED: 1982	BUILDING COVERAGE: 13,348 SF TOTAL BUILDING COVERAGE 15.3% LOT COVERAGE DATE CONSTRUCTED: 1982		SEAL
ABBRE	EVIATIONS	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	EXISTING OCCUPANCY GROUP: R-2, MORE THAN 2 DWELLING UNITS PER BLDG	EXISTING OCCUPANCY GROUP: R-2, MORE THAN 2 DWELLING UNITS PER BLDG		FORTION
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	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	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: i. SMOKE AND CARBON MONOXIDE DETECTOR AND ALARM APPROVAL	EXISTING CONSTRUCTION TYPE: TYPE V-B (ALL MATERIALS) 1 HOUR SEPARATION BETWEEN DWELLING UNITS NON SPRINKLERED PROPOSED REPAIR ONLY	EXISTING CONSTRUCTION TYPE: TYPE V-B (ALL MATERIALS) 1 HOUR SEPARATION BETWEEN DWELLING UNITS NON SPRINKLERED PROPOSED REPAIR ONLY		REVISIONS NO. DATE DESCRIPTION
CT CERAMIC TILE DBL DOUBLE DF DRINKING FOUNTAIN	OPP OPPOSITE PF PRE-FABRICATED PSF POUNDS PER SQUARE FOOT	GENERAL NOTES	PROJECT D	ESCRIPTION		
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 EXTINGUSHER CABINET FF FINISH FLOOR FRP FIBERGLASS REINFORCED PLASTIC GALV GALVANIZED GYP BD GYPSUM BOARD HC HANDICAP HDW HARDWARE HM HOLLOW METAL HT HEIGHT	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	 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 PROTECTION OF PEDESTRIANS IS REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH 2016 CBC SECTION 3303 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. CONTRACTOR SHALL THOROUGHLY CLEAN ALL AREAS AFFECTED BY CONSTRUCTION WORK. CONTRACTOR AND OWNER ARE TO CONFIRM LOCATION OF STAGING/STORAGE AREAS PRIOR TO PLACEMENT OF JOB RELATED FENCING, EQUIPMENT, OR MATERIALS. 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. PROVIDE TRASH CONTAINER AS REQUIRED AT LOCATION TO SUIT LANDLORD, REMOVE DEBRIS DAILY AND HAUL FROM THE SITE AT TIME TO SUIT LANDLORD. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR UNFORESEEN ITEMS NOT SHOWN ON THE DRAWINGS. ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR, WHO SHALL REMOVE IT FROM THE SITE. 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. EXISTING EQUIPMENT NOT BEING USED MUST BE COMPLETELY REMOVED AND DISPOSED OF PROPERLY. NOTHING CAN BE ABANDONED WITHIN THE CAVITY OF THE STRUCTURE. 		ACING THE ENTRY DOOR AT EACH DWELLING UNIT	VICINITY MAP	PROJECT BLOCK INFORMATION JOB NUMBER: 20-012 DRAWN BY: KM CHECKED BY: AG SCALE: As indicated ISSUE DATE: 7/13/20 SHEET TITLE: BID COVER SHEE SHEET NUMBER: A O O

MAINECTS + PLANNERS, INC.

00 - GENERAL CONDITIONS

THESE DRAWINGS ARE INTENDED TO SHOW GENERAL ARRANGEMENT, DESIGN & EXTENT OF C. ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES WORK & ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED.

THE INTENT OF THE PLANS AND NOTES IS THAT ALL LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION SHALL BE INCLUDED IN THE WORK FOR THE COMPLETE EXECUTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.

ALL WORK SHALL COMPLY WITH THE MOST CURRENT AND STRINGENT REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY, STATE AND GENERAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AND FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE-MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE NON-CONFORMING WORK.

COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER, ARCHITECT, AND CONTRACTOR.

ALL SHOP DRAWINGS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND GENERAL NOTES G. PROVIDE A SMOOTH, NEAT, CONTINUOUS APPEARANCE WHERE DEMOLITION WORK SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER PRIOR TO FABRICATION FOR REVIEW OF COMPLIANCE WITH THE DESIGN CONCEPT.

IT IS THE OWNER'S (GENERAL CONTRACTOR AND ALL SUBCONTRACTORS) RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND GENERAL NOTES OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION IS AWARE OF. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE OWNER OR OWNER'S SUBCONTRACTORS PROCEEDING WITH THE WORK. THE OWNER WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

THE CONTRACTOR SHALL PROVIDE PROOF OF WORKER'S COMPENSATION INSURANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. A BUSINESS LICENSE MAY ALSO BE REQUIRED.

THE CONTRACTOR SHOULD BECOME FAMILIAR WITH THE JURISDICTIONAL PROCESS REGARDING ANY AND ALL INSPECTIONS FROM THE VARIOUS DEPARTMENTS, INCLUDING ADVANCED NOTIFICATION FOR INSPECTIONS.

THE CONTRACTOR AND SUBCONTRACTOR PERFORMING WORK UPON OR PROVIDING SERVICES AND/OR MATERIALS FOR THE WORK IS REQUIRED TO PURCHASE AND MAINTAIN IN FORCE "ALL RISK" BUILDER'S RISK INSURANCE PRIOR TO COMMENCEMENT OF THE WORK AND/OR FURNISHING LABOR, SERVICES AND MATERIALS. EACH "ALL RISK" POLICY SHALL BE IN AN AMOUNT SUFFICIENT TO COVER THE REPLACEMENT VALUE OF THE WORK BEING PERFORMED AND/OR THE LABOR, SERVICES, AND MATERIALS BEING SUPPLIED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, ARCHITECT, AND ALL PROFESSIONAL CONSULTANTS.

THE CONTRACTOR AND SUBCONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO COMPLETE THE WORK INDICATED ON THE PLANS AND REQUIRED BY THE APPLICABLE CODES.

NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S WRITTEN AUTHORIZATION. ANY SUBSTITUTION SHALL BE MADE IN ADVANCE TO AVOID ANY DELAY IN THE PROJECT SCHEDULE. THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR SHALL NOT MAKE STRUCTURAL CHANGES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND APPROVAL BY THE ARCHITECT AND/OR THE OWNER.

ANY ADDITION, DELETION, OR CHANGE IN THE SCOPE OF THE WORK DESCRIBED BY THE PLANS AND GENERAL NOTES SHALL BE BY WRITTEN CHANGE ORDER ONLY. THE GENERAL CONTRACTOR SHALL PROCURE THE BUILDING OFFICIAL'S APPROVAL FOR ANY CHANGE IN

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION THE WORK BETWEEN THE DIFFERENT SUBCONTRACTORS AND REQUIRING ALL SUBCONTRACTORS TO USE THE MOST CURRENT BUILDING DEPARTMENT APPROVED SET OF CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING TO REVIEW OMISSIONS AND DISCREPANCIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO ASSURE THE ORDERLY PROGRESS OF THE PROJECT PRIOR TO THE PERFORMANCE OF ANY WORK. ALL PARTIES USING THESE CONSTRUCTION DOCUMENTS ARE RESPONSIBLE FOR REVIEWING THE FULL CONTENT OF THESE DRAWINGS FOR OMISSIONS AND DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THE FOLLOWING DOCUMENTS, WHEN APPLICABLE:

- 1 MOST RECENT SOILS REPORT
- ENERGY COMPLIANCE REPORT 3 STRUCTURAL CALCULATIONS
- THE CONTRACTOR SHALL KEEP A COPY OF THE ABOVE DOCUMENTS AND ALL UPDATES ON THE SITE AT ALL TIMES.

ALL SUBCONTRACTORS SHALL PERFORM THEIR OWN CUTTING, FITTING, AND PATCHING OF MATERIALS IN A WORKMANLIKE MANNER, WITHOUT CAUSING ANY DAMAGE TO OR CONFLICT WITH OTHER SUBS WORK.

ALL TRADES SHALL KEEP THE PREMISES CLEAN OF ANY ACCUMULATED WASTE MATERIALS AND RUBBISH CAUSED BY THEIR WORK, SUBCONTRACTORS SHALL REMOVE ALL RUBBISH. TOOLS, SCAFFOLDING, AND SURPLUS MATERIALS AT THE COMPLETION OF THE WORK. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, AND OTHER SURFACES SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT, INDUCING SWEEPING OR VACUUMING IF NECESSARY.

THE FOLLOWING STANDARD NOTES OF CONSTRUCTION REFER TO VARIOUS PROFESSIONAL TRADE ASSOCIATION MANUALS AND PUBLICATIONS. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH AND REFER TO THE MOST RECENT TRADE PUBLICATIONS RELATING TO THEIR WORK.

THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS, AND VANDALS. ANY DAMAGES OR LOST MATERIALS ARISING OUT OF MATERIALS STORED ON SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR WHO STORED THE DAMAGED OR LOST MATERIALS.

THE CONTRACT AND SUBCONTRACTOR WILL USE ALL MEANS NECESSARY TO PROTECT THE MATERIAL OF THEIR SCOPE OF SERVICES DURING AND AFTER INSTALLATION AND TO PROTECT THE WORK AND MATERIALS OF ALL OTHER TRADES AND IN THE EVENT OF DAMAGE IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF THE OWNER AND AT NO ADDITIONAL COST TO THE OWNER.

THE CONTRACTOR AND SUBCONTRACTOR SHALL REVIEW THE PLANS, DETAILS AND PREVIOUS WORK BY OTHERS FOR SATISFACTORY AND APPROPRIATE COMPLETENESS AS ADEQUATE SUBSTRATE FOR THE INSTALLATION OF THEIR SCOPE OF WORK. REPORT DEFICIENCIES IMMEDIATELY IN WRITING TO THE DEVELOPER/OWNER AND ARCHITECT. FAILURE TO DO SO, OR COMMENCEMENT OF WORK WITHOUT SUCH NOTIFICATION WILL CONSTITUTE AN ACCEPTANCE BY THE CONTRACTOR OF SUITABILITY OF PREVIOUS WORK BY OTHERS.

ALL PRODUCTS WILL BE INSTALLED IN COMPLIANCE WITH THEIR MANUFACTURERS LISTED REQUIREMENTS, RECOMMENDATIONS AND IN STRICT COMPLIANCE WITH APPROVED LABORATORY TEST REPORTS (IE: ICC-ES REPORTS, N.E.R., F.A., U.S. REPORTS, ETC.) INSTALLATION WILL MEET ALL REQUIREMENTS NECESSARY TO MAINTAIN PRODUCT GUARANTEES AND WARRANTIES. FAILURE TO SATISFY MANUFACTURER'S INSTALLATION REQUIREMENTS WILL CONSTITUTE THE CONTRACTOR'S/SUBCONTRACTOR'S ACCEPTANCE OF PRODUCTS GUARANTEE OR WARRANTY LIABILITIES.

- STRUCTURAL CODE REQUIREMENTS OR CONDITIONS. THESE NOTES ARE NOT INTENDED TO A. GENERAL CONTRACTOR (GC) TO ADMINISTER CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION WASTE PER LOCAL CONSTRUCTION AND WASTE MANAGEMENT
 - B. PROVIDE TRASH CONTAINER AS REQUIRED AT LOCATION TO SUIT LANDLORD. REMOVE DEBRIS DAILY AND HAUL FROM THE SITE AT TIME TO SUIT LANDLORD.
 - THE PROPERTY OF THE GC, WHO SHALL REMOVE IT FROM THE SITE.
 - D. GC SHALL NOT DEMOLISH ANY LOAD BEARING WALLS OR CONSTRUCTION THAT WILL COMPROMISE THE STRUCTURAL INTEGRITY OF THE EXISTING SPACE. GC TO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY STRUCTURAL CONDITIONS DURING CONSTRUCTION.
 - REMOVE ALL EXISTING INTERIOR PARTITIONS, DOORS AND DOOR FRAMES SCHEDULED FOR DEMOLITION. REMOVE ALL MILLWORK, EQUIPMENT, ETC. ATTACHED TO PARTITIONS SCHEDULED FOR DEMOLITION. GC SHALL SALVAGE MATERIALS IN GOOD CONDITION AND STORE IN AN ONSITE STORAGE AREA TO REUSE ON THIS PROJECT UPON VERIFICATION WITH OWNER TO DETERMINE WHICH ITEMS ARE TO BE SAVED AND
 - REMOVE ALL CONSTRUCTION DEBRIS FROM AREA, REPAIR ALL ADJACENT DAMAGED SURFACES, AS NECESSARY, PREPARE ALL DAMAGED SURFACES FOR FINISHES AS SCHEDULED FOR REFINISH TO MATCH EXISTING FINISH.
 - MEETS ADJACENT EXISTING WORK. REMOVE EXISTING FINISHES AS REQUIRED TO PROVIDE NEAT, STRAIGHT SEAMS AND TRANSITIONS BETWEEN EXISTING AND MATCHING NEW FINISHES.
 - H. REPLACE OR RELOCATE, IN ACCORDANCE WITH LOCAL CODES, ALL FIRE SUPPRESSION AND FIRE ALARM EQUIPMENT DISTURBED BY DEMOLITION WORK. MAINTAIN INTEGRITY OF FIRE SUPPRESSION AND FIRE ALARM SYSTEMS.
 - GC TO CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - J. EXISTING EQUIPMENT NOT BEING USED MUST BE COMPLETELY REMOVED AND DISPOSED OF PROPERLY.

06 - ROUGH CARPENTRY

- A PROVIDE LABOR, MATERIAL, EQUIPMENT, AND SERVICES NECESSARY FOR INSTALLATION AND COMPLETION OF ALL ROUGH CARPENTRY AS SHOWN ON THE DRAWINGS AND AS NOTED HEREIN.
- B SEE SHEET CONTAINING STRUCTURAL GENERAL NOTES, BOUND WITH THE
- CONDUCT ALL WORK IN CONFORMANCE WITH THE CALIFORNIA BUILDING CODE. ALL MATERIALS WILL BE IN COMPLIANCE WITH THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) AND THE AMERICAN PLYWOOD ASSOCIATION (APA) STANDARDS.
- D GROUND CONTACT. ALL WOOD IN CONTACT WITH THE GROUND AND THAT SUPPORT PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE PRESERVATIVE TREATED WOOD SUITABLE FOR GROUND CONTACT USE.
- RESERVED
- WOOD COLUMNS. WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE PRESERVATIVE TREATED WOOD.
- H. VERIFY ALL SIZES AND DIMENSIONS BY TAKING FIELD MEASUREMENTS PRIOR TO INSTALLATION.
- ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE USED
- K. PROTECTION AGAINST TERMITES:
- 1. SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE

07 - CONCRETE ROOF TILES

- PROVIDE LABOR MATERIAL. EQUIPMENT AND SERVICES NECESSARY FOR INSTALLATION OF COMPLETE ROOFING, INCLUDING BUT NOT NECESSARILY LIMITED TO CAN'T STRIPS AND INCORPORATING FLASHING, SLEEVES AND JACKS WHERE SHOWN ON PLANS AND NOTED HEREIN.
- B. CONDUCT ALL WORK IN CONFORMANCE WITH THE CALIFORNIA BUILDING CODE REPORT ESR-2015 AND THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA), THE "NRCA ROOFING AND WATERPROOFING MANUAL" WITH MATERIALS IN CONFORMANCE WITH ASTM STANDARDS.
- DELIVER ALL PACKAGED MATERIALS TO THE JOB SITE IN THEIR ORIGINAL UNDAMAGED, UNOPENED CONTAINERS WITH ALL LABELS LEGIBLE AT THE TIME OF INSTALLATION. STORE ALL MATERIALS IN AN APPROVED MANNER, PROTECTING FROM CONTRACT WITH SOIL AND FROM EXPOSURE TO THE ELEMENTS.
- D. FASTENERS SHALL BE PER ICC REPORT ESR-2015
- INSTALL ROOFING AND WALL FLASHING PER MANUFACTURER'S RECOMMENDATIONS, CAREFULLY INCORPORATING FLASHING, SCUPPERS, JACKS, SLEEVES, ROOF DRAINS, ETC., SUPPLIED BY OTHERS AS NECESSARY FOR A WATER TIGHT ROOF INSTALLATION.

07 - FLASHING AND SHEET METAL

- A. PROVIDE LABOR, MATERIAL, EQUIPMENT, AND SERVICES NECESSARY FOR THE INSTALLATION OF SHEET METAL AND/OR FLASHING WHERE SHOWN ON THE DRAWINGS AND NOTED HEREIN.
- B. CONDUCT ALL WORK IN CONFORMANCE WITH THE CALIFORNIA BUILDING CODE. FEDERAL SPECIFICATION UU-B-790A, ICC WITH MATERIALS IN COMPLIANCE WIT ASTM STANDARDS FOR THEIR SPECIFIC USE. SMACNA "ARCHITECTURAL SHEET METAL MANUAL", WITH MATERIALS IN COMPLIANCE WITH ASTM STANDARDS FOR THEIR SPECIFIC USE.
- C. SHEET METAL SHALL CONFORM TO ASTM A361, BONDERIZED GALVANIZED SURFACE TO RECEIVE PAINT, GAUGE SHALL BE AS INDICATED AND IN NO CASE BE LESS THAN 26-GAUGE. GENERAL: PROVIDE ALL FLASHING, LOUVERS, WALL VENTS, ROOF FLASHING, DECK SCREEDS, SCUPPERS AND ANY OTHER
- MISCELLANEOUS SHEET METAL AS REQUIRED FOR COMPLETE JOB.
- D. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL
- BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
- 1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCHES (28 MM) OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING: JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
- RESERVED
- 4. CONTINUOUSLY ABOVE ALL PROJECTING EXTERIOR WOOD TRIM.
- 5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
- 6. AT WALL AND ROOF INTERSECTIONS.
- 7. AT BUILT-IN GUTTERS.
- 8. FLASHING AND SIMILAR ITEMS RELATED TO THE ROOF OR WATERPROOF MEMBRANES SHALL BE INSTALLED IN COOPERATION WITH THE ROOFING
- 9. PROVIDE FLASHING AND COUNTERFLASHING TO EXTENT INDICATED ON THE DRAWINGS AND NECESSARY TO INSURE WATERPROOF CONDITIONS.
- 10. SHEET METAL FLASHING SHALL BE INSTALLED AT ALL LOCATIONS WHERE DIFFERENT MATERIALS INTERSECT, SUCH AS ROOF TO WALL: ROOF TO ROOF: DECK/BALCONY/LANDING TO WALL; PENETRATIONS INTO OTHER LOCATIONS RECOMMENDED IN THE "ARCHITECTURAL SHEET METAL MANUAL".
- 11. WORK SHALL BE ACCURATELY FABRICATED TO DETAIL AND FITTED TO JOB
- 12. LOCK SEAMS (IF REQUIRED) SHALL BE FLAT AND TRUE TO LINE, 1/2 INCH WIDE, SWEATED FULL WITH SOLDER.
- 13. RESERVED
- 14. RESERVED
- 15. WHERE EXPOSED TO WEATHER, FLASH ALL HORIZONTAL WOOD TRIM BUTTING TO EXTERIOR FINISH.
- 16. RESERVED
- 17. ROOF VALLEY FLASHING SHALL BE PROVIDED FOR ROOFING MATERIALS AS
- A. COMPOSITION SHINGLES PER THE CBC.
- B. CONCRETE ROOF TILES PER ICC REPORT ESR-2015 AND THE CBC.
- C. THE CENTER OF ALL FLASHING FOR ALL THROUGH FLOOR VENTS, ELECTRICAL SERVICE CONNECTIONS OR OTHER ROOF PENETRATIONS, SHALL NOT BE LESS THAN 16 INCHES FROM THE CENTERLINE OF ANY VALLEY.

07 - SHEET MEMBRANE WATERPROOFING

- A. PROVIDE LABOR, MATERIAL, EQUIPMENT, AND SERVICES NECESSARY FOR THE INSTALLATION OF A COMPLETE ABOVE GRADE WATERPROOFING SYSTEM AS INDICATED ON DRAWINGS OF AS REQUIRED IN THIS SECTION TO ACHIEVE WATERPROOF PERFORMANCE.
- B. WORK AND MATERIALS SHALL CONFORM TO REQUIREMENTS OF APPLICABLE "ASTM" STANDARDS AND CURRENT ICC TEST REPORT FOR THIS SPECIFIED USE.
- C. OBTAIN PRIMARY WATERPROOFING MATERIALS FROM A SINGLE MANUFACTURER. PROVIDE SECONDARY MATERIALS ONLY AS INSTRUCTED BY PRIMARY MANUFACTURER FOR FULL COMPATIBILITY OF ALL COMPONENTS.
- D. COLD APPLIED, SELL-ADHERING, HIGH STRENGTH, RUBBERIZED ASPHALT SHEET MEMBRANE OF UNIFORM THICKNESS (60 MIL. MINIMUM) WITH A RELEASE FILM TO PROTECT MATERIAL PRIOR TO INSTALLATION. MEMBRANE SHALL BE CAPABLE OF FULL ADHESION TO A SUBSTRATE OF WOOD OR METAL, FLEXIBLE AND RESISTANT TO CHEMICALS, MILDEW, BACTERIA, FUNGUS, ROT, DETERIORATION, TEARS AND
- E. SUBSTRATE PREPARATION SHALL HAVE SURFACES STRUCTURALLY SOUND AND FREE OF VOIDS, SHARP PROTRUSIONS, DIRT, DUST AND CONTAMINANTS THAT MAY DETRIMENTALLY EFFECT FULL SYSTEM ADHESION. ALL NON-VERTICAL SUBSTRATES SHALL BE SLOPED A MINIMUM OF 1/4" PER FOOT FOR DRAINAGE AWAY FROM STRUCTURE U.N.O. PROCEED WITH WATERPROOFING WORK ONLY AFTER SUBSTRATE AND PENETRATING WORK HAVE BEEN COMPLETED AND INSPECTED FOR COMPATIBILITY WITH WATERPROOFING LO BE APPLIED.
- F. ALL INSIDE CORNERS SHALL BE PROVIDED WITH PRIME MATERIAL MANUFACTURER APPROVED CANT STRIPS OR SIMILAR ACCESSORIES EVEN IF NOT SHOWN. SPECIAL ATTENTION SHALL BE PAID TO ALL CORNERS, TERMINATIONS AND MATERIAL JOINTS TO PROVIDE PROPER REINFORCING, LAPPING AND ADHESION.
- G. WATERPROOF SYSTEM SHALL BE APPLIED ONLY OVER PROPERLY PREPARED AND CURED SUBSTRATES AND WITHIN THE TEMPERATURE AND CLIMATE CONDITIONS SPECIFIED BY THE PRIME MATERIAL MANUFACTURER
- H. PROTECTION MATERIALS SHALL BE INSTALLED AS SOON AS POSSIBLE TO FULLY PROTECT INSTALLED WATERPROOFING SYSTEM.
- I. ELASTIC SELF-ADHESIVE WATERPROOF MEMBRANE SHEET "VYCOR ULTRA" OR APPROVED EQUAL WITH 26 GA GALVANIZED SHEET METAL, 2 X OR PLYWOOD BACKING AT VERTICAL SURFACES TO BE USED AS AN UNDERLAYMENT BELOW A FINISH PRODUCT (PLASTER, ROOFING, SIDING, ETC.) NOT TO BE EXPOSED TO

O 0 <u>'</u> trid an a: 0

SEAL

REVISIONS						
NO.	DATE	DESCRIPTION				

PROJECT BLOCK INFORMATION JOB NUMBER: 20-012 DRAWN BY: KM CHECKED BY: DTG SCALE: ISSUE DATE: | 7/13/20 SHEET TITLE:

STANDARD NOTES FOR CONSTRUCTION

SHEET NUMBER:

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 1/4 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 3/4 INCH WIDE, PLACE FILLER SO THAT DEPTH OF JOINT TO RECEIVE SEALANT DOES NOT EXCEED 1/4 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

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
- 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 LINACCEPTABLE.
- D. MIX AND APPLY PAINTS AND STAINS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MINIMUM STANDARDS:
- 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
- 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
- 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.
- 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.

NSTRES, INC

ARCHIIECIS + P

ARCHIIECIS + P

ARCHIIECIS + P

ARCHIIECIS + P

aintenance Project - Bid Sont of the Sont

e

SEAL



REVISIONS						
DATE	DESCRIPTION					
	DATE					

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 4.102 **DEFINITIONS**

4.102.1 Definitions. The following terms are defined in

FRENCH DRAIN.

WATTLES.

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

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

4.106.2 Storm water drainage and retention during con**struction.** 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

- 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
- 3. Compliance with a lawfully enacted storm water man-
- agement 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
- (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:

- Swales
- 2. Water collection and disposal systems
- 3. French drains
- 4. Water retention gardens
- 5. Other water measures which keep surface water away

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:
 - 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.

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 subpanel 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".

ing is available, ten (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.

strate the project's capability and capacity for facilitating future EV charging.

1. Construction documents are intended to demon-

2. There is no requirement for EV spaces to be constructed or available until EV chargers are

cate the location of proposed EV spaces. Where com-

installed for use. 4.106.4.2.1 Electric vehicle charging space (EV **space)** locations. Construction documents shall indi-

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 11A, 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 slope 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 subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Flectrical 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.

- 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 **4.106.4.3.6 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 com-

ply 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 CONSERVA-**TION**

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

4.302.1 Definitions. Reserved. **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 wallmounted 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 other 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 max-

imum 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 strin-

gent.

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regu*lations*, 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 Califor-

nia 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 of techniques to reduce pollution through recycling of materials; and building commissioning or testing, adjusting and balancing.

SECTION 4.402 DEFINITIONS

4.402.1 Definitions. Reserved.

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/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 manage-

Exceptions:

ment ordinance.

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

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 gener-
- 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 verifiable documentation 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.

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.shtml 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 (CalRe-

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 refer-

- ence 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 fola. 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 down-
- c. Space conditioning systems, including condensers
- 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 loca-
- 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
- relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve

7. Instructions for maintaining gutters and downspouts

what methods an occupant may use to maintain the

- 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 multifam-

ily 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, or 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 wellbeing 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 (PWMIR).

REACTIVE ORGANIC COMPOUND (ROC).

VOC.

SECTION 4.503

FIREPLACES 4.503.1 General. Any installed gas fireplace shall be a directvent 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

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 *Califor*nia 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 Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits 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, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Non-

flat-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(e)(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 ARCHITECTURAL APPLICATIONS VOC LIMIT Indoor carpet adhesives Carpet pad adhesives Outdoor carpet adhesives Wood flooring adhesive Rubber floor adhesives Subfloor adhesives Ceramic tile adhesives VCT and asphalt tile adhesives Drywall and panel adhesives Cove base adhesives fultipurpose construction adhesives Structural glazing adhesives Single-ply roof membrane adhesives Other adhesives not specifically listed SPECIALTY APPLICATIONS

PVC welding

CPVC welding

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

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed. 2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule

TABLE 4.504.2 SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter				
SEALANTS	VOC LIMIT			
Architectural	250			
Marine deck	760			
Nonmembrane roof	300			
Roadway	250			
Single-ply roof membrane	450			
Other	420			
SEALANT PRIMERS				
Architectural Nonporous Porous	250 775			
Modified bituminous	500			
Marine deck	760			
Other	750			

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2, 3} Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds COATING CATEGORY VOC LIMIT

Flat coatings	50	
Nonflat coatings	100	
Nonflat-high gloss coatings	150	
SPECIALTY COATINGS		
Aluminum roof coatings	400	
Basement specialty coatings	400	
Bituminous roof coatings	50	
Bituminous roof primers	350	
Bond breakers	350	
Concrete curing compounds	350	
Concrete/masonry sealers	100	
Driveway sealers	50	
Dry fog coatings	150	
Faux finishing coatings	350	
Fire resistive coatings	350	
Floor coatings	100	
Form-release compounds	250	
Graphic arts coatings (sign paints)	500	
High temperature coatings	420	
Industrial maintenance coatings	250	
Low solids coatings ¹	120	
Magnesite cement coatings	450	
Mastic texture coatings	100	
Metallic pigmented coatings	500	
Multicolor coatings	250	
Pretreatment wash primers	420	
Primers, sealers, and undercoaters	100	
Reactive penetrating sealers	350	
Recycled coatings	250	
Roof coatings	50	
Rust preventative coatings	250	
Shellacs		
Clear	730	
Opaque	550	
Specialty primers, sealers and undercoaters	100	
Stains	250	
Stone consolidants	450	
Swimming pool coatings	340	
Traffic marking coatings	100	
Tub and tile refinish coatings	420	
Waterproofing membranes	250	
Wood coatings	275	

- Zinc-rich primers
- 1. Grams of VOC per liter of coating, including water and including exempt 2. The specified limits remain in effect unless revised limits are listed in

Wood preservatives

- 3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board. **4.504.3 Carpet systems.** All carpet installed in the building
- one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources

interior shall meet the testing and product requirements of

- Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSF/ANSI 140 at the Gold level.
- 4. Scientific Certifications Systems Indoor AdvantageTM **4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. **4.504.4 Resilient flooring systems.** Where resilient flooring is installed, at least 80 percent of floor area receiving resilient

Carpet and Rug Institute's Green Label program.

flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools

(CHPS) High Performance Products Database.

- 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools pro-3. Certification under the Resilient Floor Covering Insti-
- tute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- 1. Product certifications and specifications.
- 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17,
- Section 93120, *et seq.*). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S, and Canadian CSA O121, CSA O151, CSA O153 and CSA O325 standards.
- 5. Other methods acceptable to the enforcing agency.

TABLE 4.504.5 FORMALDEHYDE LIMITS¹

Maximum Formaldehyde Emissions in Parts per Million				
PRODUCT	CURRENT LIMIT			
Hardwood plywood veneer core	0.05			
Hardwood plywood composite core	0.05			
Particleboard	0.09			
Medium density fiberboard	0.11			
Thin medium density fiberboard ²	0.13			
. Values in this table are derived from those sp	ecified by the California A			

Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12 2. Thin medium density fiberboard has a maximum thickness of $\frac{5}{16}$ inch (8 mm). **SECTION 4.505**

INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code. 4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residen-

4.505.2.1 Capillary break. A capillary break shall be

tial Code, Chapter 5, shall also comply with this section.

- installed in compliance with at least one of the following: 1. A 4-inch-thick (101.6 mm) base of $\frac{1}{2}$ inch (12.7) mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- 2. Other equivalent methods approved by the enforcing 3. A slab design specified by a licensed design profes-

4.505.3 Moisture content of building materials. Building

materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the fol-1. Moisture content shall be determined with either a

probe-type or contact-type moisture meter. Equivalent

moisture verification methods may be approved by the

enforcing agency and shall satisfy requirements found

in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.

3. At least three random moisture readings shall be per-

formed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation

dations prior to enclosure. SECTION 4.506

products shall follow the manufacturers' drying recommen-

- **INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:
- to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humida. Humidity controls shall be capable of adjustment

between a relative humidity range of ≤ 50 percent to

a maximum of 80 percent. A humidity control may

1. Fans shall be ENERGY STAR compliant and be ducted

utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral

4.507.1 Reserved.

shower combination.

design software or methods.

(i.e., built-in). 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/

2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. SECTION 4.507

ENVIRONMENTAL COMFORT

4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J—2016 (Residential Load

Calculation), ASHRAE handbooks or other equivalent

2. Duct systems are sized according to ANSI/ACCA 1 Manual D—2016 (Residential Duct Systems) ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to

ment Selection) or other equivalent design software or **Exception:** Use of alternate design temperatures necessary to ensure the systems function are acceptable.

ANSI/ACCA 3 Manual S—2014 (Residential Equip-

SECTION 4.508 **OUTDOOR AIR QUALITY** (Reserved)

93001 - 1532 o m

et 99 S 0 р $\mathbf{\Omega}$ $\boldsymbol{\omega}$ ct O Dri≻ 5 0 Φ artrid aintenanc \Box 50

0

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:

CAL GREEN

SHEET NUMBER:

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

GENERAL

SECTION 4.101

4.106.1 General. Preservation and use of available natural

total disturbs one acre or more of soil.

from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.

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

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

4.106.4.2 New multifamily dwellings. If residential park-

B. Performance Characteristics:

- Air Penetration: <.004 cfm/ft² at 1.57 psf, when tested in accordance with ASTM E2178. Type I per ASTM E1677.
- Water Vapor Transmission: 56 perms, when tested in accordance with ASTM E96-05, Method A.
- Water Penetration Resistance: 250 cm when tested in accordance with AATCC Test Method 127.
- Basis Weight: 1.8 oz/yd², when tested in accordance with TAPPI Test Method T-410.
- Air Resistance: 1200 seconds, when tested in accordance with TAPPI Test Method T-460.
- Tensile Strength: 30/30 lbs/in., when tested in accordance with ASTM D882.
- 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: 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: (Specifier Note: Wood Frame Construction) DuPont™ Tyvek® Wrap Caps, as distributed by DuPont:

sufficient to achieve a minimum penetration of 5/8-inch into the wood stud.

2. Provide sealants that comply with ASTM C 920, elastomeric polymer sealant to maintain watertight conditions.

#4 nails with large 1-inch plastic cap fasteners, or 1-inch plastic cap staples with leg length

- Products:
- a. DuPont™ Residential Sealant
- b. DuPont™ Commercial Sealant
- Sealants recommended by the weather barrier manufacturer.

D. Adhesive:

- Provide adhesive recommended by weather barrier manufacturer.
- Products:
- a. Liquid Nails[®] LN-109 b. Denso Butyl Liquid
- c. 3M High Strength 90
- d. SIA 655
- Adhesives recommend by the weather barrier manufacturer.

 Provide flashing manufacturer recommended primer to assist in adhesion between substrate and flashing.

Project Name/Project Number/12-Jun-20

DuPont™ Tyvek® HomeWrap®

Weather Barriers

© 2009 DuPont. DuPont™, and all products denoted herein with ™ or ® are trademarks or registered trademarks of E.I. du Pont de Nemours and Company. All rights reserved

07 25 00

- 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
- Manufacturer Instructions: Provide manufacturer's written installation instructions.

(Specifier Note: See the DuPont website for more information on residential warranties.)

E. Closeout Submittals

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
- Installation shall be in accordance with manufacturer's installation guidelines and recommendations.
- 3. Source Limitations: Provide weather barrier and accessory materials produced by single

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.

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.

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

© 2009 DuPont. DuPont™, and all products denoted herein with ™ or ® are trademarks or registered trademarks of E.I. du Pont de Nemours and Company. All rights reserved

Products:

a. 3M High Strength 90

Project Name/Project Number/12-Jun-20

du Pont de Nemours and Company. All rights reserved.

DuPont Building Innovations

www.construction.TYVEK.com

B. Seam Tape (DuPont™ Tyvek® Tape)

D. Fasteners (DuPont™ Tyvek® Wrap Caps)

A. Weather barrier membrane (DuPont™ Tyvek® HomeWrap®)

StraightFlash™ VF, and/or DuPont™ Thru-Wall Flashing)

2. ASTM C1193; Standard Guide for Use of Joint Sealants

ASTM C920; Standard Specification for Elastomeric Joint Sealants

ASTM D1117; Standard Guide for Evaluating Non-woven Fabrics

ASTM E96; Test Method for Water Vapor Transmission of Materials

ASTM E2178; Test Method for Air Permeance of Building Materials

Test Method T-410; Grams of Paper and Paperboard (Weight per Unit Area)

07 25 00

© 2009 DuPont. DuPont™, and all products denoted herein with ™ or ® are trademarks or registered trademarks of E.I.

B. AATCC – American Association of Textile Chemists and Colorists

Test Method T-460; Air Resistance (Gurley Hill Method)

Test Method 127 Water Resistance: Hydrostatic Pressure Test

ASTM D882; Test Method for Tensile Properties of Thin Plastic Sheeting

ASTM E84; Test Method for Surface Burning Characteristics of Building Materials

ASTM E1677; Specification for Air Retarder Material or System for Framed Building Walls

Weather Barriers

DuPont™ Tyvek® HomeWrap®

4417 Lancaster Pike

Chestnut Run Plaza 721

Wilmington, DE 19805

1-800-448-9835

PART 1 - GENERAL

1.2 REFERENCES

C. TAPPI

A. ASTM International

1.1 SECTION INCLUDES

- b. Denso Butyl Spray c. SIA 655
- d. Permagrip 105
- e ITW TACC Sta' Put SPH
- Primers recommended by the flashing manufacturer

DuPont™ FlexWrap™, as distributed by DuPont: flexible membrane flashing materials for window

Product and System Specifications

DuPont™ Tyvek® HomeWrap®

SECTION 07 25 00

WEATHER BARRIERS

DuPont™ Tyvek® HomeWrap*

C. Flashing (DuPont™ FlexWrap™, DuPont™ FlexWrap™NF, DuPont™ StraightFlash™, DuPont™

- DuPont™ FlexWrap™ NF, as distributed by DuPont: flexible membrane flashing materials for window openings and penetrations.
- 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.
- 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:
- (Specifier Note: Steel or Wood Frame Construction) Attach weather barrier to study 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®

© 2009 DuPont. DuPont™, and all products denoted herein with ™ or ® are trademarks or registered trademarks of E.I. du Pont de Nemours and Company. All rights reserved

March 2009

et 99 S Bid and roject Driv ON artrid aintenanc <u>Д</u> 50 0

SEAL

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:

C. Starting at a corner, remove release sheet and apply membrane to primed surfaces in lengths of 8 to 10 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.]

3.11 THRU-WALL FLASHING / WEATHER BARRIER INTERFACE AT WINDOW HEAD Cut flap in weather barrier at window head.

Apply sealant bead at each termination.

- 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.
- G. Fold weather barrier flap back into place and tape bottom edge to thru-wall flashing.
- H. Tape diagonal cuts of weather barrier. Secure weather barrier flap with fasteners.

F. Apply sealant along thru-wall flashing edges.

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®

© 2009 DuPont. DuPont™, and all products denoted herein with ™ or ® are trademarks or registered trademarks of E.I. du Pont de Nemours and Company. All rights reserved

1.3 SUBMITTALS

manufacturer.

1.6 SCHEDULING

PART 2 - PRODUCTS

DuPont™ Tyvek® HomeWrap®

- 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 "⊥-cut" pattern. A modified ⊥-cut is also acceptable.
- Cut weather barrier horizontally along the bottom and top of the window opening.
- From the top center of the window opening, cut weather barrier vertically down to the sill
- 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

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.

of sheathing. Temporarily secure weather barrier membrane flap away from sheathing with tape.

- 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™

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.

Tape head flap in accordance with manufacturer recommendations.

- 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.

On interior, install backer rod in joint between frame of window and flashed rough framing. Apply sealant

Weather Barriers

around entire window to create air seal. Apply sealant in accordance with sealant manufacturer's

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.

instructions and ASTM C1193.

Project Name/Project Number/12-Jun-20

- 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.

DuPont™ Tyvek® HomeWrap® © 2009 DuPont. DuPont™, and all products denoted herein with ™ or ® are trademarks or registered trademarks of E.I.

07 25 00

du Pont de Nemours and Company. All rights reserved

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

Elevator Thresholds:

Material: Extruded tempered aluminum 6063-T6.

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Bright dip gold anodized aluminum] [Dark bronze anodized aluminum] [Gold anodized aluminum] [Mill finished stainless steel].

Manufacturer Model Number: [Specify manufacturer model number.].

Half Saddles/Offset Saddles:

Material: Extruded tempered aluminum 6063-T6.

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Bright dip gold anodized aluminum] [Dark bronze anodized aluminum] [Gold anodized aluminum] [Mill finished stainless steel].

Manufacturer Model Number: [Specify manufacturer model number.].

Thermal Barrier Saddles:

Material: Extruded tempered aluminum 6063-T6.

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Dark bronze anodized aluminum] [Gold anodized aluminum].

Thermal Break: Black rigid vinyl key. Manufacturer Model Number: [Specify manufacturer model number.].

Threshold Stop Strips:

Material: Extruded tempered aluminum 6063-T6.

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Dark bronze anodized aluminum] [Gold anodized aluminum].

Seal: [Pemko SiliconSeal] [Pemko PemkoPrene] [Pemko ThermoSeal] [Vinyl]. Manufacturer Model Number: [Specify manufacturer model number.].

Floor Closer Thresholds and Cover Plate Assemblies:

Material: Extruded tempered aluminum 6063-T6.

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Dark bronze anodized aluminum] [Gold anodized aluminum].

Width: [Specify width.].

Manufacturer Model Number: [Specify manufacturer model number.].

Floor Plate Supports and Accessories:

Material: Extruded tempered aluminum 6063-T6

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Dark bronze anodized aluminum] [Gold anodized aluminum].

Expansion Joint: Cork

Width: [Specify width.].

Manufacturer Model Number: [Specify manufacturer model number.].

Floor Plates and Safety Treads:

Material: Extruded tempered aluminum 6063-T6. Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Dark

bronze anodized aluminum] [Gold anodized aluminum].

Width: [Specify width.]. Manufacturer Model Number: [Specify manufacturer model number.].

Latching Panic Exit Saddles:

Material: Extruded tempered aluminum 6063-T6.

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Dark bronze anodized aluminum] [Gold anodized aluminum].

If mock-up is not retained, remove and properly dispose of mock-up.

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

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

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

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

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.

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.

B. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty document

Warranty Period (PemKote Finish): 10 years against defects in materials or workmanship, beginning with Date of Substantial Completion

beginning with Date of Substantial Completion.

1.08 MAINTENANCE

number of units or percentage.].

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

3.03 INSTALLATION

function or perform

3.04 ADJUSTING

3.05 CLEANING

3.06 PROTECTION

2.01 THRESHOLDS

A. Manufacturer: Pemko Manufacturing Company.

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:

B. Proprietary Products/Systems: Thresholds, including the following:

Saddle Thresholds:

 Material: Extruded tempered aluminum 6063-T6. Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Bright dip

gold anodized aluminum] [Dark bronze anodized aluminum] [Gold anodized aluminum] [Mill finished stainless steel].

Offset: [Specify offset.].

Material: Cast aluminum.

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [PemKote].

Type: [WING 10] [WINGEXT] [WING16].

Pemkote Skid Resistant Surface:

Coating: Proprietary nickel aluminum composite alloy skid resistant surface.

Recycled Rubber Ramp Thresholds:

Material: Recycled rubber from tires.

Width: [Specify width.].

Offset: [Specify offset.].

Fire Retardant Rubber Ramp:

Material: Extruded styrene butadiene rubber and fire retardant material. Width: [Specify width.].

Offset: [Specify offset.].

Rubber Ramp Miter Returns:

Material: Molded styrene butadiene rubber.

Specifier Note: Edit Article below to suit project requirements. If substitutions are permitted, edit text below. Add text to refer to Division 1 Project Requirements (Product Substitutions Procedures) Section.

2.02 PRODUCT SUBSTITUTIONS

A. Substitutions: No substitutions permitted.

Specifier Note: Article below is an addition to the CSI SectionFormat and a supplement to MANU-SPEC. Revise article below to suit project requirements and specifier's practice.

3.01 MANUFACTURER'S INSTRUCTIONS

A. Comply with the instructions and recommendations of the threshold manufacturer.

Specifier Note: Specify actions to physically determine that conditions are acceptable to receive primary products of the

3.02 EXAMINATION

A. Site Verification of Conditions:

Examine doors and frames for compliance with requirements for door and frame manufacturer's installation tolerances, labeled fire door assembly construction, wall and floor construction and other conditions affecting performance.

Do not proceed with installation of thresholds until unacceptable conditions are corrected. Specifier Note: Specify actions required to physically prepare the surface, area or site or to incorporate the primary

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

SECTION 08720 WEATHERSTRIPPING & SEALS

PART 1 GENERAL 1.01 SUMMARY

A. Section Includes: [Commercial Thresholds] [And] [Ramp Thresholds].

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.

(THRESHOLDS AND RAMP THRESHOLDS)

B. Related Sections:

Division 8 Section(s): Steel Doors, Wood Doors, Sound Control Doors, Aluminum Frame Storefront Doors.

Division 10 Section(s): Compartments and Cubicles, Partitions.

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

 ANSI/BHMA A156.18: Materials and Finishes. ANSI/BHMA A156.21 Thresholds.

B. Underwriters Laboratories, Inc. (UL):

 UL 10B Fire Tests of Door Assemblies. UL 10C Fire Tests of Door Assemblies.

UL 410 Slip Resistance for Floor Surface Materials.

C. Federal Government:

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

Federal Standard FED-STD-795-1988 (Revised 1989) Uniform Federal Accessibility Standards. Federal Specification P-F-430C Finish, Floor, Water Emulsion (for Use On Light Colored Floors). D. International Code Council (ICC):

UBC 7-2 Fire Test of Door Assemblies (Positive Pressure).

International Building Code (IBC) Code 2000 (Positive Pressure). ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities.

Seal: [Pemko ThermoSeal] [Sponge silicone] [Sponge neoprene] [Vinyl] [Pile].

Manufacturer Model Number: [Specify manufacturer model number.]. 10. Latching Panic Exit Saddles - Thermal Barrier:

Width: [Specify width.].

 Material: Extruded tempered aluminum 6063-T6. Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Dark bronze anodized aluminum] [Gold anodized aluminum].

Width: [Specify width.].

Seal: [Pemko ThermoSeal] [Sponge silicone] [Sponge neoprene] [Vinyl] [Pile].

Thermal Break: Black rigid vinyl key.

Manufacturer Model Number: [Specify manufacturer model number.]. Carpet/Special Purpose Thresholds:

Material: Extruded tempered aluminum 6063-T6.

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Bright dip gold anodized aluminum] [Dark bronze anodized aluminum] [Gold anodized aluminum].

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Bright dip

Width: [Specify width.].

Manufacturer Model Number: [Specify manufacturer model number.].

Aluminum Plates: Material: Extruded tempered aluminum 6063-T6.

gold anodized aluminum] [Dark bronze anodized aluminum] [Gold anodized aluminum]. Width: [Specify width.].

Manufacturer Model Number: [Specify manufacturer model number.].

Modular Ramp Threshold Assemblies - Flush Applications: Material: Extruded tempered aluminum 6063-T6.

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [PemKote]. Width: [Specify width.].

 Offset: [Specify offset.]. Manufacturer Model Number: [Specify manufacturer model number.].

Modular Ramp Threshold Assemblies - Offset Applications (7 Inch Top Plate): Material: Extruded tempered aluminum 6063-T6.

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [PemKote].

Offset: [Specify offset.]. Manufacturer Model Number: [Specify manufacturer model number.].

Modular Ramp Threshold Assemblies - Offset Application (3 1/2 Inch Top Plate): Material: Extruded tempered aluminum 6063-T6.

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [PemKote]. Width: [Specify width.].

Width: [Specify width.].

Offset: [Specify offset.]. Manufacturer Model Number: [Specify manufacturer model number.].

Modular Ramp Threshold Assemblies - Variable:

Material: Extruded tempered aluminum 6063-T6. Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [PemKote].

c. Width: [Specify width.].

0 р $\mathbf{\Omega}$ $\boldsymbol{\omega}$ ct O 0 Ω artrid C $\overline{\mathbf{\Phi}}$ B en aint 0 5 0

et

S

5

0

0

930(- 15(o l

SEAL

RE\	/ISIONS	
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**

SHEET NUMBER:

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

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

1.06 DELIVERY, STORAGE & HANDLING

C. Storage and Protection: Store materials protected from exposure to harmful environmental conditions and at

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

Warranty Period (Standard Products): 3 years against defects in materials or workmanship, beginning with Date of Substantial Completion

Warranty Period (Recycled Rubber Ramps): 5 years against defects in materials or workmanship,

A. Extra Materials: Provide additional material for use by owner in building maintenance and repair. [Specify

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.

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.

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

B. Adjust and reinforce attachment substrates as necessary for proper installation and operation.

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

A. Perform adjustments required to ensure that thresholds function in compliance with manufacturer's

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

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

Specifier Note: Specify provisions for protecting work after installation but prior to acceptance by the owner. Coordinate

END OF SECTION

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

D. Rubber Ramps: Install using "Liquid Nails" per manufacturer's installation instructions.

C. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors

A. Mounting Location: Comply with drawings and approved shop drawings.

performance criteria prior to acceptance by Owner

article below with Division 1 Execution Requirements Section.

or perform. Coordinate article below with Division 1 Execution Requirements (Cleaning) Section.

E. British Standards (BS):

California Title 24, Part 2.

F. State Standards:

1.03 SYSTEM DESCRIPTION

1.04 SUBMITTALS

Assurance Section.

1.05 QUALITY ASSURANCE

BS 476 Fire Tests on Building Materials and Structures.

required to link components of a system together and to interface with other systems.

installed to meet the following design criteria:

Compliant with ADA standards.

Compliant with UL 410.

Contract and Division 1 Submittal Procedures Section.

Procedures Section

F. Closeout Submittals: Submit the following:

[Code agency name].

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

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

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

Specifier Note: Article below should be restricted to statements describing design or performance requirements and

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

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

installation, anchorage, fastening and similar information.

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

Warranty documents specified herein.

[Report or approval number].

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

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

C. Shop Drawings: Provide drawings indicating required component locations, interface with adjacent materials,

Test Reports: Upon request, submit [Fire] [Sound] [And] [Durability] test reports from recognized

Certificates: Submit manufacturer's certificate that products meet or exceed specified

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

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

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.].

Subject to acceptance by owner, mock-up may be retained as part of finish work.

functional (not dimensional) tolerances of a complete system. Limit descriptions to composite and operational properties

A. Design Requirements: Provide threshold and seal products which have been manufactured, fabricated and

Performance obtained from test procedures [UL 10B] [UL 10C] [ICC/ANSI A117.1].

Miter Returns for Modular Ramp Thresholds:

Manufacturer Model Number: [Specify manufacturer model number.].

Manufacturer Model Number: "AK".

Manufacturer Model Number: [Specify manufacturer model number.].

Manufacturer Model Number: [Specify manufacturer model number.].

Manufacturer Model Number: [Specify manufacturer model number.].

PART 3 EXECUTION

Verify that site conditions are acceptable for installation of thresholds.

products of the section.



Glazing

Accessories 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: 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:

Comply with ANSI/AAMA/NWWDA 101/I.S.2, except as noted herein.

- - Performance Class: (Specify) 3. Performance Grade: (Specify)
 - 4. U-Factor (NFRC 100): (Specify)
 - SHGC Solar Heat Gain Coefficient (NFRC 200): (Specify)
 - OITC Outdoor-Indoor Transmission Class (ASTM E90): (Specify)
 - 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, Jchannel] [6170 Series, Z-bar]
- Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile.
- 2. Sash: 1-3/16" minimum depth. Multi-chambered vinyl profile. Structural Class:
- a. 71-1/2" X 59-1/2" and smaller: HS-LC25.
- Larger than 71-1/2" x 59-1/2": HS-R20.
- Hardware: Positive action locking mechanism.

More Technical Documents can be found at milgard.com/professionals

Style Line® Series Windows

3-Part Specification



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)
- Full Lifetime Warranty to original homeowner.
- Transferability:
- Permit unlimited transfer of ownership in first 10 years.
- b. Upon first transfer of ownership, warranty period shall become ten years from date of
- 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) 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

E-mail: peggymillar@milgard.com

B. Window Series: Milgard Style Line® Series

Telephone: 805 387 5090

2.2 MANUFACTURED UNITS

Style Line® Series Windows

Examine openings in which windows will be installed.

Coordinate with responsible entity to correct unsatisfactory conditions.

Hold Screens: [Please coordinate with local supplier.]

A. Reference Section 01 74 00 - Cleaning and Waste Management.

B. Remove temporary labels and retain for Closeout Submittals.

Commencement of work by installer is acceptance of substrate conditions.

Fin Installation).

AAMA 2410 ("Flush Fin Installation").

C. Install insect screens on operable windows.

B. Do not remove temporary labels.

3-Part Specification

PART 3- EXECUTION

3.1 EXAMINATION

3.2 INSTALLATION

3.3 CLEANING AND FINISHING

cloths.

Issue Date: May 11, 2017.

END OF SECTION

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

C. Substitutions: Reference Section 01 25 13 - Product Substitution Procedures

More Technical Documents can be found at milgard.com/professionals

Verify that framing complies with AAMA 2400 (Mounting Flange Installation) & AAMA 2410 (Flush

2. Verify that fasteners in framed walls are fully driven and will not interfere with window installation.

A. Install windows in framed walls in accordance with AAMA 2400 ("Mounting Flange Installation") and/or

C. Clean soiled painted surfaces and glass using a mild detergent and warm water solution with soft, clean

More Technical Documents can be found at milgard.com/professionals

Style Line® Series Windows

3-Part Specification

1.3 QUALITY ASSURANCE

reinforcement details.

B. Quality Assurance/Control Submittals:

Installation").

Special Warranties.

B. Manufacturer Qualifications:

(ALI) guidelines.

1.4 DELIVERY, STORAGE and HANDLING

construction delays.

Member AAMA & NFRC.

D. Certifications for Insulated Glass Units:

added to permanent AAMA frame label.

F. Follow Manufacturer's instructions on label applied to units.



Style Line® Series Windows

3-Part Specification



SECTION 08 53 13 MASTER FORMAT™ 2004 EDITION VINYL WINDOWS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
- 1. Horizontal Sliding windows Single Hung windows
- 3. Single Hunt Tilt windows (available in Colorado and Texas markets only)
- Casement windows
- 7. Picture windows with Horizontal Slider frame
- Accessories

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

> 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

as alternates, otherwise delete following paragraph.

C. Alternates 1. Reference Section 01 23 00 - Alternates

2. Architect and Owner Approved Equal Items may be appropriatre. Proposed Items must be

A. Reference Section 01 33 00 - Submittal Procedure; submit following items:

1. Product Data: Submit Milgard product data.

More Technical Documents can be found at milgard.com/professionals

and d roject

et

S

Bid

99



REVISIONS

PROJECT BLOCK INFORMATION JOB NUMBER: 20-012 DRAWN BY: KM CHECKED BY: AG SCALE:

SHEET TITLE: **PROJECT**

SPECIFICATIONS

ISSUE DATE: | 7/13/20

SHEET NUMBER:

3-Part Specification

Document #/Rev. 5.11.2017

- 2.8 INSECT SCREENS: Provide tight fitting screen (with hardware) for operating windows
 - 1. Cambered formed aluminum with rigid plastic corner keys.
- Charcoal colored fiberglass mesh.

2.9 FABRICATION

- B. Trim and finish corners and welds to match adjacent surfaces.

- A. Frame and Sash Color: (Specify)
 - Exterior: [White] [Clay] [Tan] [Ivory] [Sand] [Tweed] [Silver] [Fog] [Classic Brown] [Espresso]
 - 2. Interior matched to exterior on White, Clay and Tan only. All other exterior finish colors have white
- B. Simulated Divided Lite (SDL) Muntins:

 - 2. Internal Shadow Bars: Bronze finished aluminum
- C. Grids Between Glass (GBG) Muntins: Single Color – [White] [Clay] [Tan]
- 1. [White] [Clay] [Tan] (matched to interior frame finish)
- Matched to exterior frame color
- 2.11 SOURCE QUALITY CONTROL:
- Label Certification.

Style Line® Series Windows

2.7 GRIDS/GRILLES/MUNTINS: none

- A. Screen Frame:
- B. Screen Mesh:

- A. Fabricate frames and sash with mitered and fusion welded corners and joints.
- 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
 - Note: Field glazing is required for large window units (over 40 sq. ft).

2.10 FINISH

- 1. Interior Vinyl Grids: Match interior of window
- 3. Exterior Vinyl Grid: Match exterior color of window
- 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]
- E. Screen Frame Color:
- A. Inspect windows in accordance with Manufacturer's Quality Control Program as required by AAMA Gold

More Technical Documents can be found at milgard.com/professionals

Style Line® Series Windows 3-Part Specification

b. Nylon rollers, extruded vinyl snap-on monorail roller track.

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] Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile.
- Frame: 3-1/4" minimum depth. Multi-chambered vinyl profile. Sightlines: Equal to Awning.
- D. Radius with Horizontal Slider Frame [6310 Series, 1-3/8" nail fin setback] [6331 Series, 1" nail fin setback] [6331J Series, J-channel]

2.6 GLAZING

- A. Insulated Glass Units: ASTM E 774, Class A Glazing Type: Dual (Specify)
 - b. SunCoatMAX® Low-E/Clear c. [Tinted] [Obscure-several types] [Specialty] - Per Approval

a. SunCoat[®] Low-E/Clear

- Overall IG Unit Thickness: a. 3/4". Spacer Type: (Specify)
- Tin-plated steel spacer Stainless steel spacer c. Foam spacer

Gas Filled: (Specify)

Argon

- b. None Glass Thickness: (Specify)
- a. Per Manufacturer's Specifications b. Special: Per Manufacturer's Approval

3/32", 1/8", 3/16", 1/4", 7/32" Laminate, Other

More Technical Documents can be found at milgard.com/professionals

ON artrid aintenanc $\overline{\Phi}$ **D** 50 0

SEAL

Document #/Rev. 5.11.2017

NO. DATE DESCRIPTION

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



3. Samples: Submit selection samples for verification, include the following:

1. Temporary window labels to identify windows that labels were applied to.

A. Overall Standards: Comply with ANSI/AAMA/101/I.S.2, except where noted herein.

A. General: Reference Section 01 66 00 - Product Storage and Handling Requirements.

Glass, showing specified tint color. (Specify)

1. Qualifications: Proof of Manufacturer's qualifications.

C. Closeout Submittals: Reference Section 01 78 00 - Submit following items:

Owner's Manual/Maintenance Instructions.

1. Minimum 10 years experience in producing vinyl windows.

3.1. Exterior Color: Minimum 1x4 color chips on fiberglass substrate: (Specify)

2. U-Factor and Structural Rating charts required for NFRC and AAMA labeling requirements.

C. Regulatory Requirements and Approvals must be met, including Cal Green and all applicable state and locat

1. Insulated glass units are certified to ASTM E2188/E2190 per the Associated Laboratories Incorporated

E. AAMA: Windows shall be Gold Label certified with label attached to frame per AAMA requirements.

Comply with Manufacturer's/Dealer's ordering instructions and lead time requirements to avoid

D. Storage & Protection: Store products away from exposure to environmental conditions that may be harmful

E. Store materials off ground in an upright position. Provide cover from weather and construction activity.

More Technical Documents can be found at milgard.com/professionals

C. Delivery: Deliver materials in Manufacturer's standard packaging for protection of product.

F. NFRC: Windows shall be NFRC certified with temporary U-factor label applied to glass and an NFRC tab

3. Installation Instructions: AAMA 2400, ("Mounting Flange Installation") or AAMA 2410 ("Flush Fin

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

Awning windows Picture windows

8. Radius windows Glazing

B. Related Sections:

08 32 16 - Vinyl Sliding Doors.070 25 00- Weather BarriersSections 01 25 13 Product Substitution

Specifier Note: Include appropriate language below if products specified in this Section are to be bid

1.2 SUBMITTALS

consistant with manufacturer recommendations, and interoperability.

Weatherstripping: Fin seal polypropylene pile.

Structural Class: F-C40.

C. Radius - [6340 Series, 1-3/8" nail fin setback] [6330 Series, 1" nail fin setback] [6330J Series, J-channel]

Structural Class: a. 59-1/2" x 95-1/2" and smaller: AP-C40.

1. Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile. Structural Class: F-C40.

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:

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

Pemko Automatic Door Bottoms [Low closing force model] [Non-handed surface model] [Semimortise model].

Material: Extruded tempered aluminum 6063-T6.

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].

Seal: [Soft closed cell sponge neoprene] [PemkoPrene thermo-plastic elastomer] [Nylon brush] [Silicone] [Vinyl].

End Plates: Provide end plates for semi-mortise models.

e. Manufacturer Model Number: [Specify manufacturer model number.].

Pemko Residential Automatic Door Bottoms:

Material: Extruded tempered aluminum 6063-T6.

Mounting Type: Surface mount with actuation button. Height: 2 1/2 inches (64 mm).

Manufacturer Model Number: [Specify manufacturer model number.].

e. Seal: Vinyl.

Material: Extruded tempered aluminum 6063-T6.

Pemko Door Shoes:

Seal: [PemkoPrene thermo-plastic elastomer] [Vinyl].

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)].

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].

Fabrication Option: [1/2 inch (12.7 mm) full notch] [1/2 inch (12.7 mm) half notch].

Manufacturer Model Number: [Specify manufacturer model number.]. Pemko Door Bottom Sweeps:

Material: [Extruded tempered aluminum 6063-T6] [Stainless steel] [Solid oak].

Seal: [Neoprene] [Vinyl] [Pile] [Nylon brush].

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].

Manufacturer Model Number: [Specify manufacturer model number.].

Pemko Door Bottoms:

Material: Extruded tempered aluminum 6063-T6.

b. Seal: [Neoprene] [Vinyl].

Finish: [Specify finish.].

Manufacturer Model Number: [Specify manufacturer model number.]. 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

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.].

 [Code agency name]. [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.]. Subject to acceptance by owner, mock-up may be retained as part of finish work.

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

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.

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.

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.

UL 10B Fire Tests of Door Assemblies.

UL 10C Fire Tests of Door Assemblies. UL 410 Slip Resistance of Floor Surface Materials.

G.International Code Council (ICC):

F. Underwriters Laboratories, Inc. (UL):

UBC 7-2 Fire Test of Door Assemblies (Positive Pressure).

International Building Code (IBC) Code 2000 (Positive Pressure). ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities. H.British Standards (BS):

 BS 476 Fire Tests on Building Materials and Structures. State Standards:

California Title 24, Part 2.

J. National Fire Protection Association (NFPA):

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.

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

Acoustical Performance (ASTM E90, ASTM E1408): [Specify required STC or other acoustical performance criteria.].

Smoke, Air Leakage: Recommended practice per NFPA 105.

 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

1.03 SYSTEM DESCRIPTION

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:

Test Reports: Upon request, submit [Fire] [Sound] [And] [Durability] test reports from recognized

Certificates: Submit manufacturer's certificate that products meet or exceed specified

F. Closeout Submittals: Submit the following:

Warranty documents specified herein.

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

SECTION 08710 DOOR HARDWARE

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.

(DOOR BOTTOMS)

B. Related Sections:

Division 8 Section(s): Steel Doors, Wood Doors, Sound Control Doors, Aluminum Frame

Division 10 Section(s): Compartments and Cubicles, Partitions.

Division 13 Section(s): Special Facilities, Integrated Construction, Special Structures, Special

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:

ASTM E90 Standard Test Method for Laboratory Measurement of Airborne Sound Transmission

Loss of Building Partitions and Elements. ASTM E1408 Standard Test Method for Laboratory Measurement of the Sound Transmission Loss of Door Panels and Door Systems.

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):

ANSI/BHMA A156.18: Materials and Finishes.

ANSI/BHMA A156.22 Door Gasketing Systems.

C. American National Standards Institute/Steel Door Institute (ANSI/SDI): 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): ANSI/WDMA I.S.1-A Architectural Wood Flush Doors.

E. Federal Government:

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

<u>α</u> artrid C an en aint 50 0

et

S

0

 $\mathbf{\Omega}$

ct

O

5

99

р

 $\overline{\sigma}$

 $\overline{\mathsf{O}}$

SEAL

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**

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:

Steel Doors and Frames:

c. [Specify standard or specific requirements.].

Comply with ANSI/WDMA I.S.1-A.

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

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

performance criteria prior to acceptance by Owner.

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

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

3.07 PROTECTION

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

Drill and tap doors and frames for hardware per manufacturer's installation instructions.

Comply with ANSI A250.8/SDI-100.

accessibility requirements.

 Comply with ANSI A250.8/SDI-100. Ensure doors and frames are properly sized, plumb and square.

Wood Doors:

according to industry standards.

3.05 ADJUSTING

A. Perform adjustments required to ensure that door bottoms function in compliance with manufacturer's Adjust door control devices to compensate for final operation of HVAC system and to comply with

or perform. Coordinate article below with Division 1 Execution Requirements (Cleaning) Section. 3.06 CLEANING

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

END OF SECTION

Insert Material: [Vinyl] [Pile].

Manufacturer Model Number: [Specify manufacturer model number.]. Pemko Garage/Overhead Door Weatherstrip:

Material: Extruded tempered aluminum 6063-T6. Seal Material: [Neoprene] [Vinyl] [Nylon brush].

[Dark bronze anodized aluminum] [Painted aluminum: {Specify color.}] [Mill finish bronze (brass)] [Clear anodized aluminum] [Gold anodized aluminum] [Painted white aluminum]. Manufacturer Model Number: [Specify manufacturer model number.].

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Mill finish bronze (brass)] [Clear Stop Bar: [Specify requirements.].

Specifier Note: Edit Article below to suit project requirements. If substitutions are permitted, edit text below. Add text to refer to Division 1 Project Requirements (Product Substitutions Procedures) Section.

Specifier Note: Article below is an addition to the CSI SectionFormat and a supplement to MANU-SPEC. Revise article below to suit project requirements and specifier's practice.

3.01 MANUFACTURER'S INSTRUCTIONS A. Comply with the instructions and recommendations of the door bottom manufacturer. Specifier Note: Specify actions to physically determine that conditions are acceptable to receive primary products of the

PART 3 EXECUTION

3.02 EXAMINATION

Examine doors and frames for compliance with requirements for door and frame manufacturer's installation tolerances, labeled fire door assembly construction, wall and

floor construction and other conditions affecting performance.

Do not proceed with installation of door bottoms until unacceptable conditions are corrected. Specifier Note: Specify actions required to physically prepare the surface, area or site or to incorporate the primary

Comply with ANSI/WDMA I.S.1-A.

Comply with: [Specify standard or requirements.].

SHEET NUMBER:

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

Finish: [Specify finish.].

Finish (ANSI/BHMA 156.18): [Mill finish aluminum] [Bright dip gold anodized aluminum]

Pemko Security Door Bottoms: Material: Extruded tempered aluminum 6063-T6.

> anodized aluminum] [Dark bronze anodized aluminum] [Gold anodized aluminum]. Threshold: [Carpet threshold] [Half saddle threshold] [Saddle threshold] [Specify

Manufacturer Model Number: [Specify manufacturer model number.]. Seal: [Nylon brush] [Extruded tempered aluminum drop bar 6063-T6]. g. Cam: Impact resistant injection molded Delrin.

2.02 PRODUCT SUBSTITUTIONS A. Substitutions: No substitutions permitted.

A. Site Verification of Conditions: Verify that site conditions are acceptable for installation of door bottoms.

products of the section.

3.03 PREPARATION A. Wood Door Preparation:

B. Steel Door and Frame Preparation:

Belleville Wood-Grain Textured & Belleville Smooth **Fiberglass Entry Doors**

Part 3: DELIVERY, STORAGE & HANDLING

3.1 Delivery: Reasonable care shall be exercised during shipping 5.1 Structural Performance & Impact Rating: Unit scheduled for

and handling in keeping with the decorative nature of product. installation in openings requiring compliance with national, state

3.2 Storage & Protection: Store upright in a dry, well ventilated building or shelter at a constant temperature. Do not store in damp areas or freshly plastered buildings. Place units on wood blocks at least 2" high to present moisture at threshold and/or. blocks at least 2" high to prevent moisture at threshold and/or Institute (NAMI). Belleville Wood-Grain Textured and Belleville possible damage. Do not place in non-vented plastic or canvas Smooth fiberglass door unit at +70.0 / -70.0 maximum rating. shelters. (See structural performance data for unit specific DP/impact

Part 4: EXECUTION

4.1 Examination: Site verification of substrate conditions, which when product is ordered. U-Value & SHGC ratings in accordance have been previously completed, are acceptable for the product with the International Energy Conservation Code (IECC) and/or installation instructions in accordance with manufacturer's the National Fenestration Rating Council (NFRC) are available for specifications. Verify that door frame openings are constructed a wide selection of door styles. ENERGY STAR compliance / plumb, true and level before beginning installation process. labeling is available for various door styles. Belleville Wood-Grain Select fasteners of adequate type, number and quality to perform Textured and Belleville Smooth fiberglass at U-value of 0.17 & the intended functions.

4.2 Installation: Remove protective packaging just prior to for unit specific thermal information). installation. Installer shall be experienced in performing work 5.3 Acoustical Performance: Unit scheduled for installation in required and shall be specialized in the installation of work openings requiring a specified noise control rating shall be clearly similar to that required for this project. Comply with noted when product is ordered. Belleville Wood-Grain Textured manufacturer's product data, including product technical and Belleville Smooth fiberglass sound transmission bulletins, product catalog installation instructions and product classification (STC) rating is 22 for a door without a glass insert. packaging instructions for installation.

shall be flashed, trimmed & sealed to prevent air infiltration 5.4 General Performance: All door systems are designed to and/or water penetration. Interior of installed unit shall be comply with water penetration guidelines in accordance with insulated & trimmed to prevent thermal and/or acoustical ASTM E331 and/or Florida Building Code TAS202; air infiltration transmission.

various environmental conditions. Make sure to seal and inspect all 5-surfaces (top, hinge side, lock side, exterior face and interior face) of the active door panel(s). Finishing and/or re-finishing must be completed within 45-days from the time the 6.1 Manufacturer warrants the panel to be free of manufacturing protective packaging was removed and/or the installation was defects in material and workmanship for the lifetime of the panel. performed. Conduct periodic inspections of all coated surfaces Please check with manufacturer or distributor for current warranty to insure that door components are not exposed. Inspections terms and conditions. should occur at least once a year. Reseal the surface as needed.

Our continuing program of product impresement makes specifications, design and product detail subject to change without notice.

© 2018 Masonite International Corporation. All Rights Reserved.

Part 5: BUILDING CODE & REGULATORY COMPLIANCE

5.2 Thermal Performance: Unit Scheduled for installations in

openings requiring compliance with national, state, or local

thermal resistance and/or solar heat gain shall be clearly noted

SHGC of 0.37 minimum rating. (See thermal performance data

Part 1: GENERAL

1.1 Scope: Subject to local building codes, this product is intended for use in:

1.1.1 One and two family dwellings. 1.1.2 Low-rise multifamily dwellings, low-rise professional offices, libraries and low-rise motels.

MASONITE.

1.1.3 Lighter use industrial buildings and factories, hotels, and retail sales buildings. 1.2 Product Description: Side-hinged door systems manufactured by MASONITE or meeting MASONITE specifications.

1.2.1 Door system components include: door panel(s), sidelite

panel(s), glass inserts, transom, door frame, hinges, weather

Part 2: BASIC MATERIALS

2.1 Door Panel: Belleville" Wood-Grain Textured and Belleville" Smooth fiberglass doors shall be fabricated using 6-piece construction that includes fiberglass reinforced facings featuring high-definition sticking design, laminated lock stile, finger-jointed or laminated wood hinge stile, wood top rail and rot resistant composite bottom rail. Door facings are to be bonded to stiles and rails forming a structural attachment. Insulated core to be poured-in-place polyurethane foam forming a secure attachment to all door components.

2.1.1 Bottom rail may be machined to accept weather seal. rabbet jamb design. Hinge jamb(s), strike jamb, head jamb, and (See acoustical performance data for unit specific acoustical Mounting surface for latching hardware to be reinforced with mullion(s) shall be machined to accept a kerf applied weather solid internal blocking. Hinge preparations are to be placed at seal. Hinge jamb preparations are to be placed at MASONITE MASONITE specifications and are to be machined for standard specifications and are to be machined for standard weight full weight full mortise 4" butt hinges. Latch preparations are to be mortise 4" butt hinges. Strike jamb preparations are to be placed placed at MASONITE specifications. Face bore(s) for cylindrical at MASONITE specifications and are to be machined for full lip lock and deadbolt are to be 2-1/8" diameter at 2-3/4" or 2-3/8" cylindrical strike plate. Inswing or bumper outswing threshold guidelines in accordance with ASTM E283 and/or Florida Building backset and 5-1/2" on center (5-1/2" or 10-1/2" on 8'0" panels). shall be high-dam design. Low profile threshold shall be required

2.2.1 Belleville" Wood-Grain Textured and Belleville" Smooth and bottom flush bolts that securely strike into the head jamb fiberglass sidelites shall be fabricated using 6-piece construction and threshold. that includes fiberglass reinforced facings, MDF or wood stiles and rails. Door facings are to be bonded to stiles and rails forming 2.6 Hinges: (3) standard weight full mortise 4" butt hinges are a structural attachment. Insulated core to be poured-in-place polyurethane or expanded polystyrene foam forming a secure than 7"0". attachment to all door components.

plastic, cellular vinyl or extruded aluminum.

with 1/2" double pane or 1" triple pane glass mounted to the framing system as a non-operable panel. Our continuing program of product improvement makes specifications, leeign and product detail subject to change without notice.

© 2018 Masonite International Corporation. All Rights Reserved.

Belleville Smooth Fiberglass Entry Doors

Belleville' Wood-Grain Textured &

Wood Hinge Stile

Textured Shown Also Available In



et S

5

99

 Φ

Drive

Φ

artrid

D

50

0

and d

0

elph

<u>Φ</u>

DESCRIPTION

Bid

roject

aintenance

SEAL

REVISIONS

NO. DATE

for handicap accessible openings. Double door units shall

include a t-astragal attached to the "passive" panel with top

2.5 Door Frame: Wood frames shall be fabricated as a single

2.3 Glass Insert: Specialty™ insulated glass inserts shall be fabricated in 1/2" double pane or 1" triple pane construction. Glass frame may be "lip lite" or "flush glazed" design in rigid plastic, cellular vinyl or extruded aluminum. bottom sweep shall be sealed and securely attached to the 2.4 Transom: Specialty insulated transoms shall be fabricated operable door panel(s).

Section 8220.1

ASSA ABLOY is the global leader in door opening solutions, dedicated to satisfying end-user needs for security, safety and convenience

CARE AND MAINTENANCE

with a chamois, squeegee, or lint-free cloth.

"general cleaning" arise, please consult Pemko Customer Service.

Pemko's aluminum products and solid gasket products can be cleaned with a mild soap with warm water. A clean non-abrasive

such as mineral spirits may be used; then clean with mild soap mixed with warm water. To dry, either allow to air dry or wipe dry

For sponge gasket and weatherstrip products, wipe with a damp cloth. Do not use mineral spirits or other chemical as this may

cause the plastic to "melt" or deteriorate. To dry, either allow to air dry or wipe dry with a chamois, squeegee, or lint-free cloth.

Pemko products are generally low-maintenance and require nothing more than general cleaning. Should anything outside of

The use of strong solvents or cleaner concentrations may cause damage to the finish surface and isn't recommended.

If you have any questions, or if you have a situation outside this scope, please contact Pemko Customer Service.

cloth should be used to clean the surface of these products. For removing grease, sealant, or other minimal adhesives a mild solvent

assa abloy

ASSA ABLOY is the global leader in door opening solutions, dedicated to satisfying end-user needs for security, safety and convenience

ASSA ABLOY

Door Accessories

Pemko Product Reference Tech-Spec

The global leader in

door opening solutions

Product Test

Ratings:

See Product Testing

section for more

ASSA ABLOY

Adhesive Gaskets

Architectural

Example: AM88 | D | 20 Profile# Finish Length (feet)

SiliconSeal Antimicrobial Gasketing BL (Black), CL (Clear), D (Dark Brown), W (White),

LENGTHS: 17',18', 20', 21', 25', 30', 510' 1/2" (12.7 mm) 1/4* (6.4 mm) Estimated per foot: 0.08 lbs

AM88_ is shipped from Pemko's Memphis, Ventura, Vancouver and Toronto locations WARRANTY: 5 Years from purchase date CROSS REFERENCE: N/A

ANSI NUMBER:

LEAD TIME:

INSTRUCTIONS, CAD DRAWINGS, PROFILE DRAWINGS and CUT SHEET Available upon request and on website

R0E154

4 working days (or less)

PRODUCT TESTING:

• Air Infiltration Tested - Tested to ASTM E-283-04 (2012) for low air leakage allowance; allows no more than 0.3 cfm per square • Sound Tested - Tested to ASTM E90 - 2009 in a single or in multiple sound seal configurations for sound attenuation in an opening

more than 3.0 cfm per square foot at 0.10" water column (about 75 Pa).

Fire Rated – Tested to UL10B Standard Fire Tests and UL10C Positive Pressure Fire Tests of Door Assemblies

. BHMA Certified - Tested for performance with regards to the requirements in:

ANSI/BHMA A156.22 – Door Gasketing and Edge Seal Systems

SHEET NUMBER:

PROJECT BLOCK INFORMATION

PROJECT

JOB NUMBER: 20-012

ISSUE DATE: | 7/13/20

DRAWN BY: KM

CHECKED BY: AG

SHEET TITLE:

SCALE:

• Smoke Tested - Tested to UL 1784 and meets the requirements of NFPA 105-2013 for smoke leakage in an opening; allows no

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

4.3 Flashing, Insulating & Trimming: Exterior of installed unit information).

4.4 Finishes: Various types of materials are used in the Code TAS202; forced entry resistance guidelines in accordance construction of the door system; each shall be sealed in accordance with manufacturer's specifications to protect against with Florida Building Code TAS202; physical endurance guidelines in accordance with ANSI A151.1 / level C.

Section 8220.2

MATERIAL SAFETY / FIRE HAZARDS

(c), meaning that it is a manufactured item other than a fluid and is not a hazard. To help our customers we are providing additional information in this section to cover relevant topics found on Safety Data Sheets (SDS) but not found elsewhere in this document.

Aluminum alloy is a non-combustible material. Solid aluminum does not present a fire hazard.

Under normal conditions this item presents no small parts and so this item cannot be inhaled or swallowed and has no adverse reac-

tion when coming in contact with skin. Observe good industrial hygiene after installation. Note to physician: treat symptomatically and supportively FIREFIGHTING MEASURES As in any fire, prevent human exposure to fire, smoke, fumes, or products of combustion. Evacuate non-essential personnel from the

fire area. Firefighters should wear face mask with self-contained breathing apparatus (SCBA) and impervious protective clothing. In

Per OSHA Regulations (Standards - 29 CFR) this Pemko item is considered an "article" as described in section 1910.1200 paragraph

case of aluminum fire, use class D dry powder to extinguish. DO NOT USE water or halogenated extinguishing media.

 Hazardous combustion products: none. SPILL PROCEDURES

Sweep up any off-cuts from product and store in a suitable container for disposal HANDLING, STORAGE, AND DISPOSAL

There are no specific handling instructions. Always store at room temperature and keep away from heat sources. When disposing, if possible, recycle the item and its packaging. Otherwise disposal should be in accordance with local, state, or federal legislation. Bury in an authorized landfill site or incinerate under approved controlled conditions.

EFFECTS OF EXPOSURE

There is no toxicity hazard under normal conditions of use

HEALTH HAZARD

There are no effects under normal conditions of use. Observe good industrial hygiene.

This product may contain hazardous ingredients; harmful effects are unlikely under normal conditions.





www.allegion.com/us



Set 7995 Bid and ?d **Project** Drive a artridge [Telelpho Maintenance Δ_ 020

SEAL

RE\	/ISIONS	
NO.	DATE	DESCRIPTION
PRO	DJECT B	LOCK INFORMATION
JOB	NUMBER:	20-012

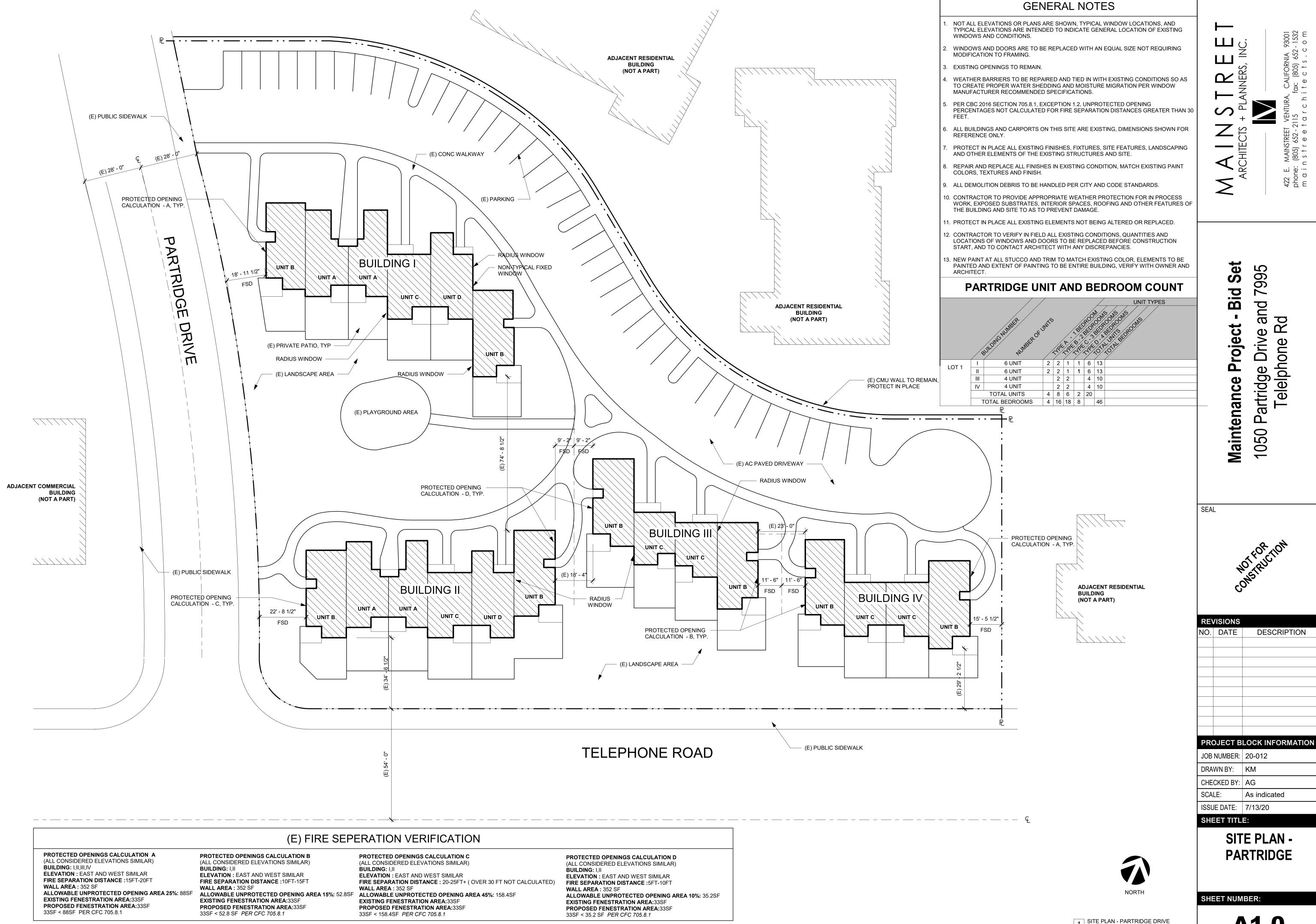
DRAWN BY: KM CHECKED BY: AG ISSUE DATE: 7/13/20

SHEET TITLE:

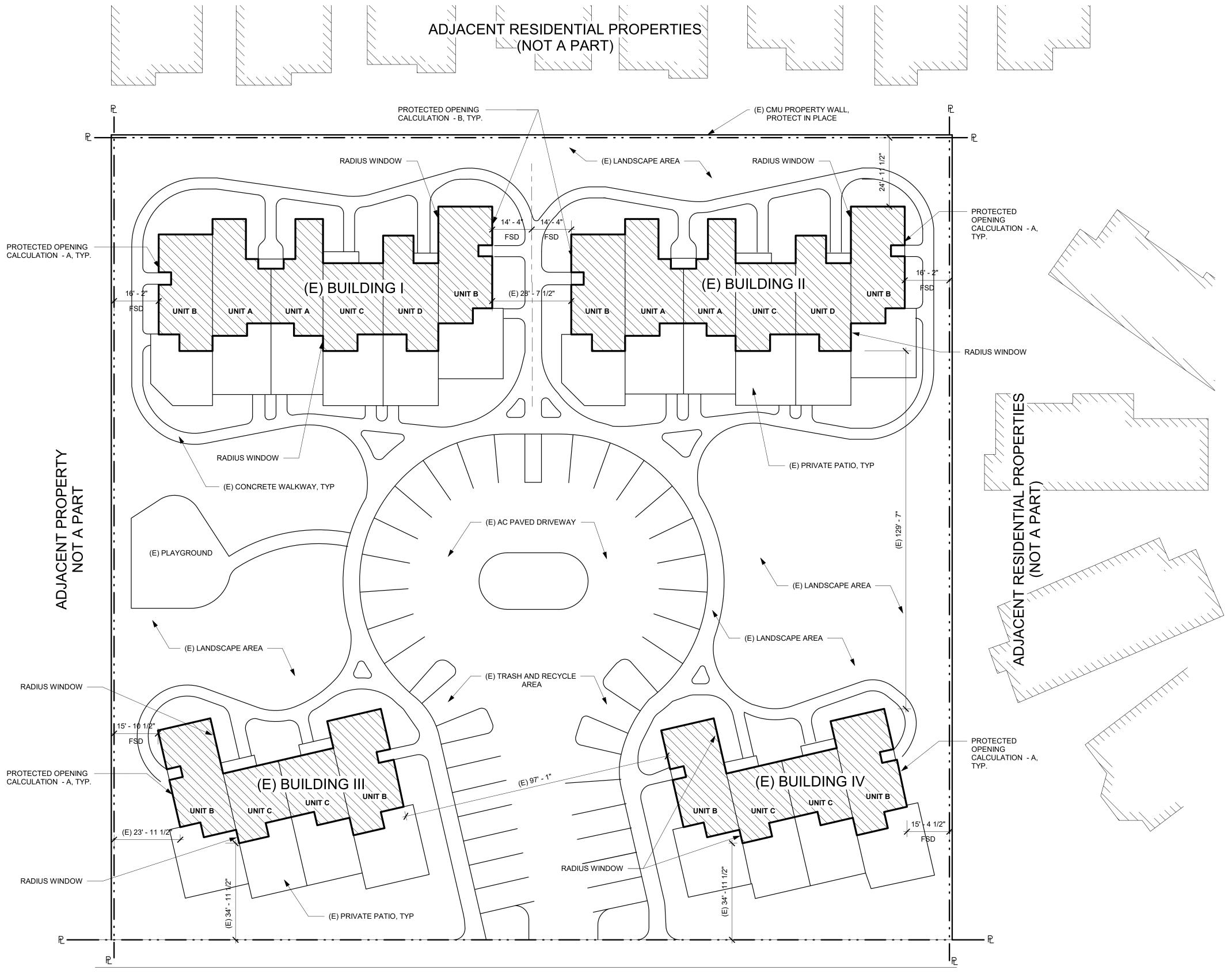
PROJECT SPECIFICATION

SHEET NUMBER:

A0.09



A1.0



TELEPHONE ROAD

(E) FIRE SEPERATION VERIFICATION

PROTECTED OPENINGS CALCULATION - A BUILDING: I,II,III,IV ELEVATION: EAST AND WEST SIMILAR FIRE SEPARATION DISTANCE: 15FT-20FT

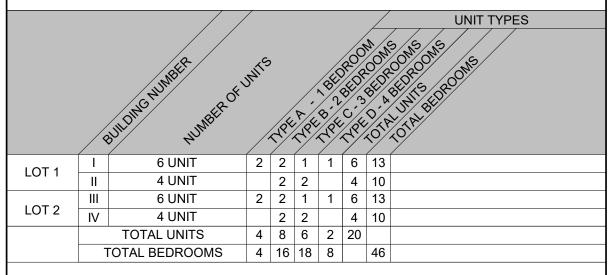
WALL AREA: 352 SF
ALLOWABLE UNPROTECTED OPENING AREA 25%: 88SF
EXISTING FENESTRATION AREA: 33SF
PROPOSED FENESTRATION AREA: 33SF
33SF < 88SF PER CFC 705.8.1

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

- 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.
- B. 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 FEFT
- 6. ALL BUILDINGS AND CARPORTS ON THIS SITE ARE EXISTING, DIMENSIONS SHOWN FOR REFERENCE ONLY.
- 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.
- ALL DEMOLITION DEBRIS TO BE HANDLED PER CITY AND CODE STANDARDS.
- 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.
- . 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.

TELEPHONE UNIT AND BEDROOM COUNT



— Ш і

NTURA, CALIFORNIA

MAINSTREET VENTURA, (805) 652 - 2115 ft

422 E. MAINSTR phone: (805) 65 m a i n s t r e

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

SEAL

NOT FOR TION CONSTRUCTION

REVISIONS				
	DATE	DESCRIPTION		

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

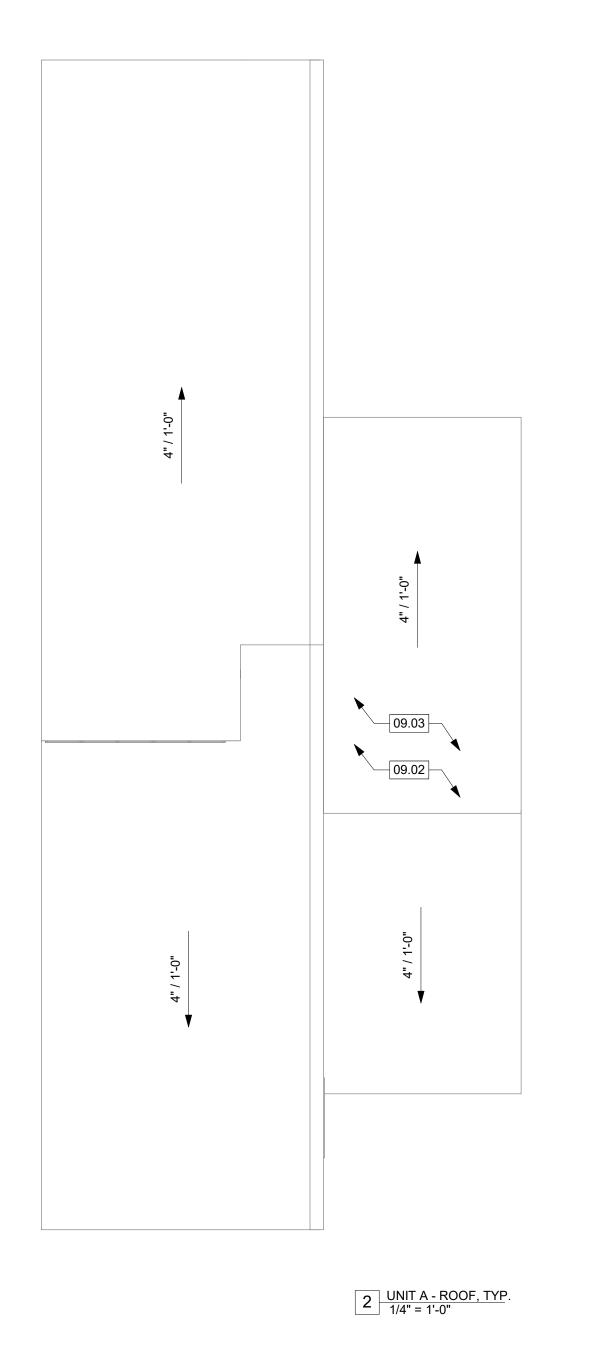
SITE PLAN -TELEPHONE

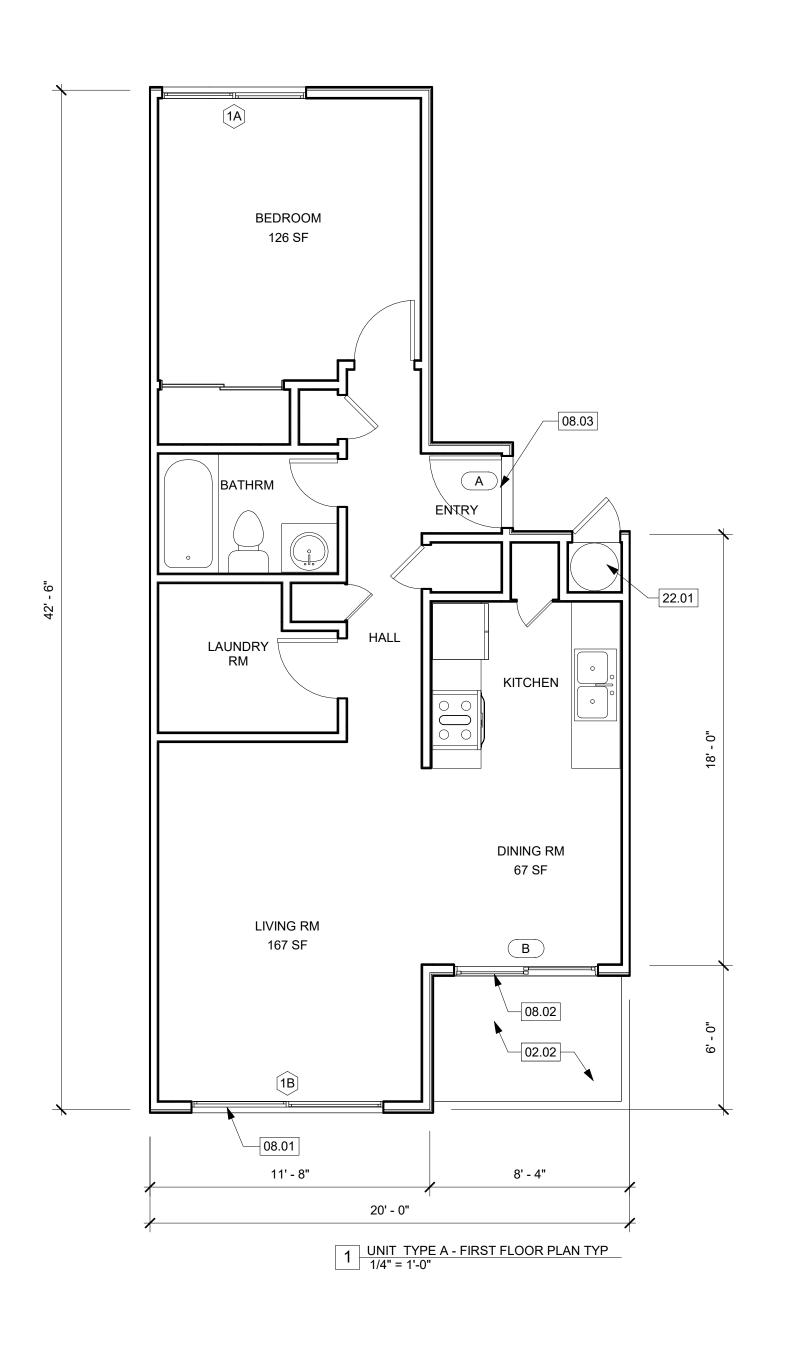
SHEET NUMBER:

SHEET TITLE:

A1.0b







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"

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.
- 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 1-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 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---
- WALL AND CEILING MATERIAL SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.11
- 6. 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
- 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.

MAINECTS + PLANNERS,

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

	KEYNOTES
)2.02	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
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
9.03	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

WOTFOR TION CONSTRUCTION

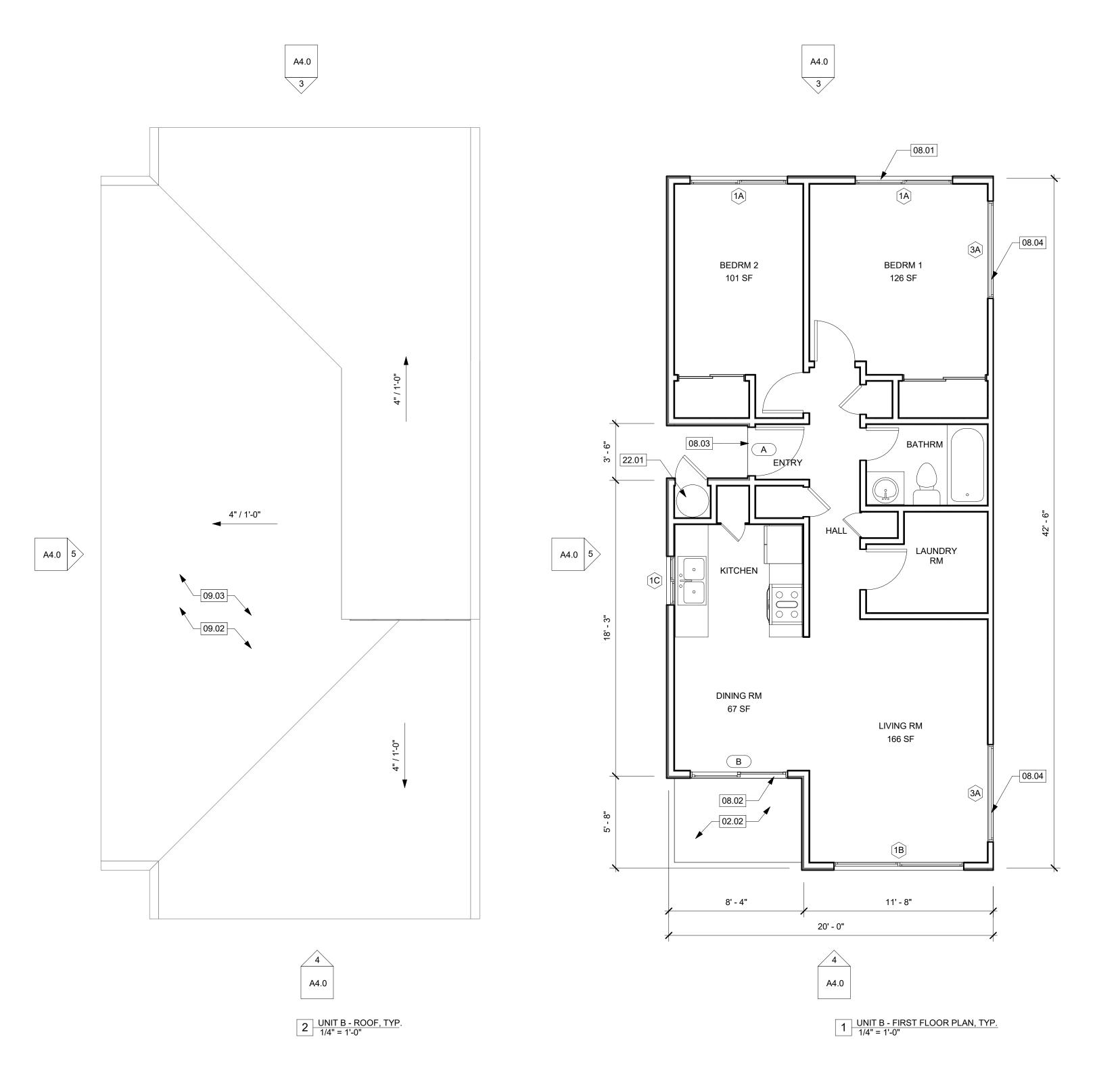
RE\	/ISIONS	
NO.	DATE	DESCRIPTION

PRO	DJECT B	LOCK INFORMATI
JOB	NUMBER:	20-012
DRA	WN BY:	KM
CHE	CKED BY:	AG
SCA	LE:	As indicated
ISSL	JE DATE:	7/13/20
СПЕ	ET TITI	E .

TYPICAL 1 BEDRM UNIT PLANS

SHEET NUMBER:

A2.0



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/9SF	18SF/9SF
PROPOSED SILL HGT	38"	0"	38"	38"

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

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---
- WALL AND CEILING MATERIAL SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.11
- 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

KEYNOTES

EXISTING WINDOW TO BE REPLACED WITH NEW MILGARD SLIDER, TYPICAL

EXISTING SLIDER DOOR TO BE REPLACED WITH NEW MILGARD, TYPICAL EXISTING ENTRY DOOR TO BE REPLACED WITH NEW, REMOVE AND REPLACE EXISTING THRESHOLDS WITH LOW PROFILE, ADA COMPLIANT ENTRY DOOR

EXISTING S-TILE ROOF AND WATERPROOFING SYSTEM TO REMAIN, FOR PARTRIDGE SITE ONLY, PROTECT IN PLACE AND REPAIR ANY DAMAGE DONE

TELEPHONE SITE ONLY, PROTECT IN PLACE AND REPAIR ANY DAMAGE DONE

APPROVED EQUAL LOW CLOSING FORCE GASKET SEAL, TYPICAL

OR EQUAL, TYPICAL; SEE SITE PLANS FOR LOCATIONS

DURING CONSTRUCTION TO MATCH EXISTING

DURING CONSTRUCTION TO MATCH EXISTING

WATER HEATER CLOSET, PROTECT IN PLACE

DAMAGE TO MATCH ADJACENT FINISH

EXISTING PRIVATE CONCRETE PATIO, TYPICAL, PROTECT IN PLACE, REPAIR ANY

THRESHOLD PER SPECIFICATIONS, REPLACEMENT DOOR WEATHERSTRIPPING, AND BOTTOM SEAL PER MANUFACTURER RECOMMENDED INSTALLATION, PEMKO OR

EXISTING RADIUS TOP FIXED WINDOW, REMOVE AND REPLACE WITH NEW MILGARD

Set e and 7995 Rd Bid Maintenance Project 1050 Partridge Drive Telelphone F

SEAL

EXISTING FIBERGLASS ROOF AND WATERPROOFING SYSTEM TO REMAIN, FOR **REVISIONS** NO. DATE DESCRIPTION

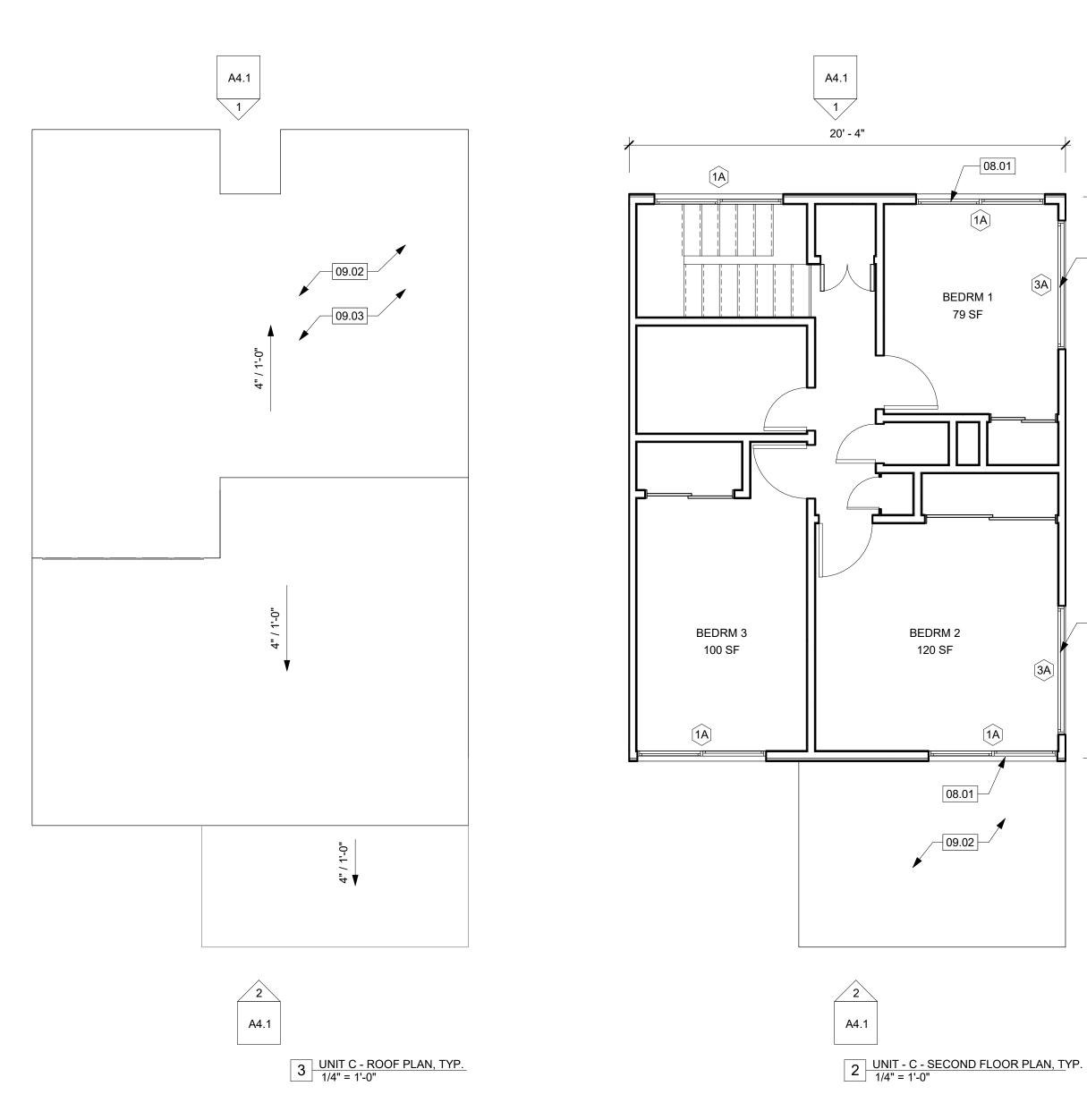
PRO	OJECT B	LOCK INFORMATION
JOB	NUMBER:	20-012
DRA	WN BY:	KM
CHE	CKED BY:	AG
SCA	LE:	As indicated

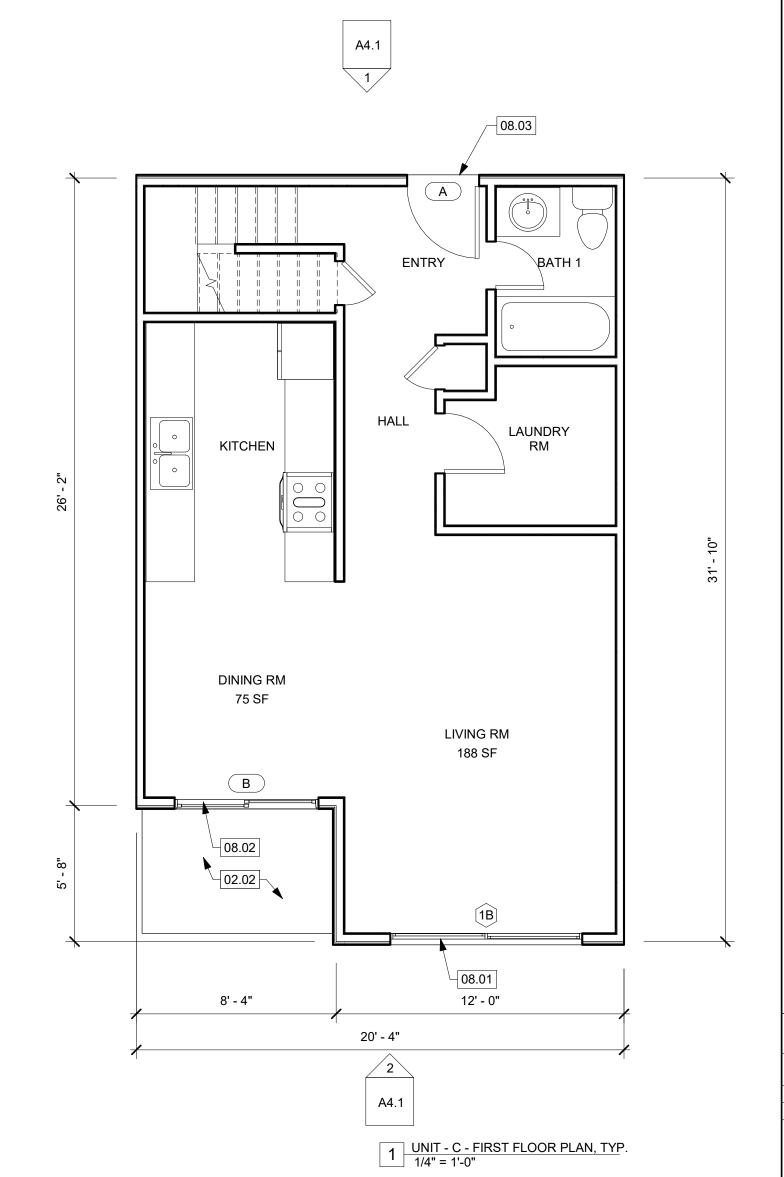
ISSUE DATE: 7/13/20 SHEET TITLE:

TYPICAL 2 BEDRM **UNIT PLANS**

SHEET NUMBER:

A2.1





EGRESS, NATURAL LIGHT	AND VENTIL	ATION VER	RIFICATION		
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"

08.04

08.04

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---
- WALL AND CEILING MATERIAL SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.11
- 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

Set e and 7995 Rd Bid Maintenance Project 1050 Partridge Drive Telelphone F

SEAL

KEYNOTES EXISTING PRIVATE CONCRETE PATIO, TYPICAL, PROTECT IN PLACE, REPAIR ANY DAMAGE TO MATCH ADJACENT FINISH EXISTING WINDOW TO BE REPLACED WITH NEW MILGARD SLIDER, TYPICAL EXISTING SLIDER DOOR TO BE REPLACED WITH NEW MILGARD, TYPICAL 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 EXISTING RADIUS TOP FIXED WINDOW, REMOVE AND REPLACE WITH NEW MILGARD OR EQUAL, TYPICAL; SEE SITE PLANS FOR LOCATIONS

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 EXISTING FIBERGLASS ROOF AND WATERPROOFING SYSTEM TO REMAIN, FOR TELEPHONE SITE ONLY, PROTECT IN PLACE AND REPAIR ANY DAMAGE DONE

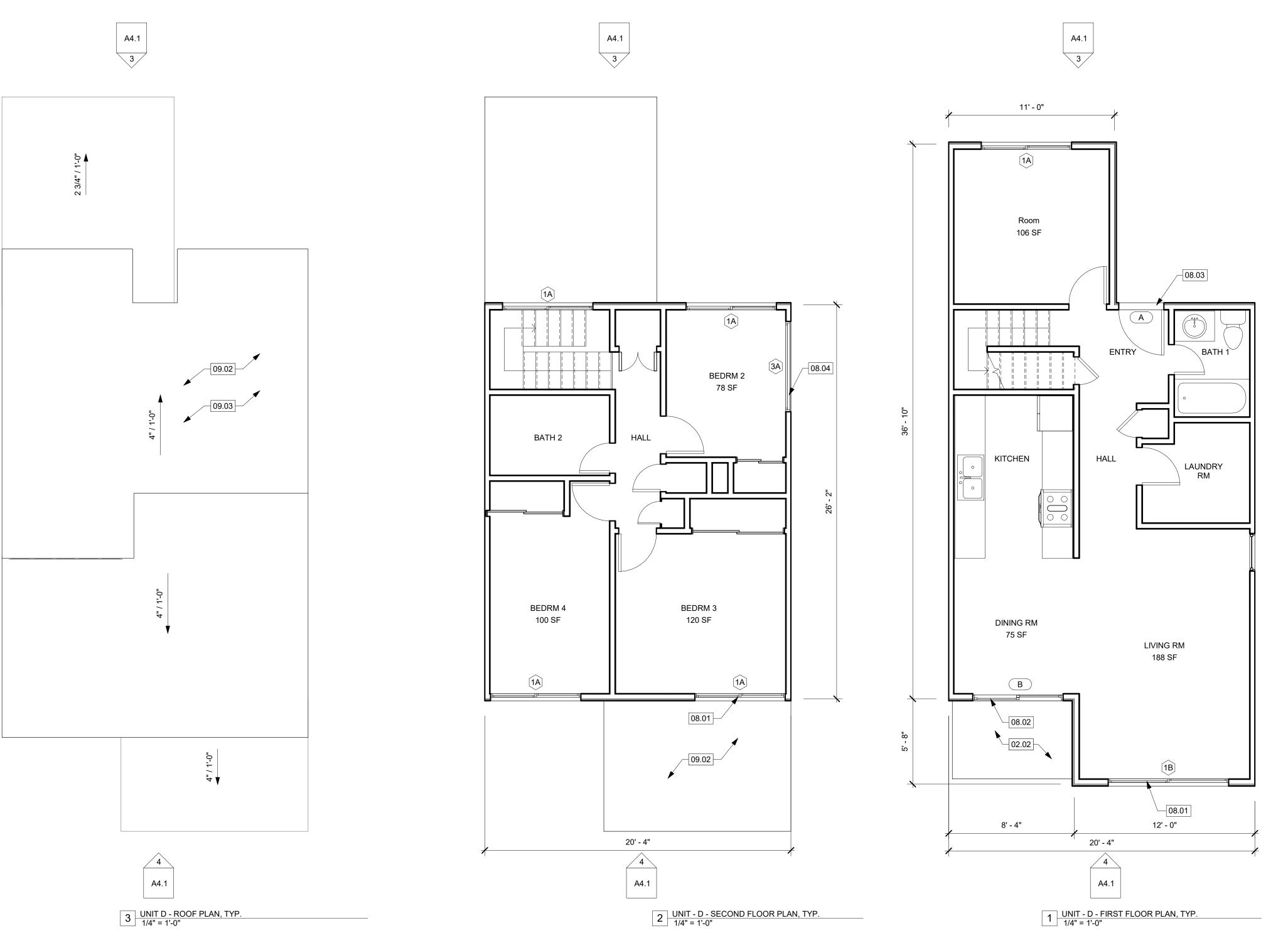
DURING CONSTRUCTION TO MATCH EXISTING

REVISIONS NO. DATE DESCRIPTION

PROJECT BLOCK INFORMATION JOB NUMBER: 20-012 DRAWN BY: KM CHECKED BY: AG As indicated ISSUE DATE: | 7/13/20

SHEET TITLE: TYPICAL 3 BEDRM **UNIT PLANS**

SHEET NUMBER:



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"						
MAX SILL HEIGHT	44"	44"	44"*	44"*	44"*	44"*	
EXISTING EGRESS DIM	39"x45"	33"x80"	39"x33"	33"x80"	33"x80"	33"x80"	
EXISTING SIZE (WXH)	96" x 42"	72" x 80"	72" x 42"	96" x 42"	96" x 42"	96" x 42"	
EXISTING SILL HGT	38"	0"	38"	38"	38"	38"	
EXISTING LIGHT/VENT AREA	24SF/12SF	32SF/18SF	18SF/8SF	18SF/8SF	18SF/8SF	18SF/8SF	
PROPOSED DIM	92" x 42"	72" x 80"	42" x 72"	72" x 42"	72" x 42"	72" x 42"	
PROPOSED LIGHT AND VENT	24SF/12SF	32SF/18SF	18SF/9SF	18SF/9SF	18SF/9SF	18SF/9SF	
PROPOSED SILL HGT	38"	0"	38"	38"	38"	38"	

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---
- WALL AND CEILING MATERIAL SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.11
- 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

KEYNOTES

EXISTING WINDOW TO BE REPLACED WITH NEW MILGARD SLIDER, TYPICAL EXISTING SLIDER DOOR TO BE REPLACED WITH NEW MILGARD, TYPICAL

EXISTING THRESHOLDS WITH LOW PROFILE, ADA COMPLIANT ENTRY DOOR

EXISTING S-TILE ROOF AND WATERPROOFING SYSTEM TO REMAIN, FOR

EXISTING FIBERGLASS ROOF AND WATERPROOFING SYSTEM TO REMAIN, FOR

TELEPHONE SITE ONLY. PROTECT IN PLACE AND REPAIR ANY DAMAGE DONE

APPROVED EQUAL LOW CLOSING FORCE GASKET SEAL, TYPICAL

OR EQUAL, TYPICAL; SEE SITE PLANS FOR LOCATIONS

DURING CONSTRUCTION TO MATCH EXISTING

DURING CONSTRUCTION TO MATCH EXISTING

DAMAGE TO MATCH ADJACENT FINISH

Set e and 7995 Rd Bid Maintenance Project 1050 Partridge Drive Telelphone F

SEAL

EXISTING PRIVATE CONCRETE PATIO, TYPICAL, PROTECT IN PLACE, REPAIR ANY EXISTING ENTRY DOOR TO BE REPLACED WITH NEW. REMOVE AND REPLACE THRESHOLD PER SPECIFICATIONS, REPLACEMENT DOOR WEATHERSTRIPPING, AND BOTTOM SEAL PER MANUFACTURER RECOMMENDED INSTALLATION, PEMKO OR EXISTING RADIUS TOP FIXED WINDOW, REMOVE AND REPLACE WITH NEW MILGARD PARTRIDGE SITE ONLY, PROTECT IN PLACE AND REPAIR ANY DAMAGE DONE

> **REVISIONS** NO. DATE DESCRIPTION

PROJECT BLOCK INFORMATION

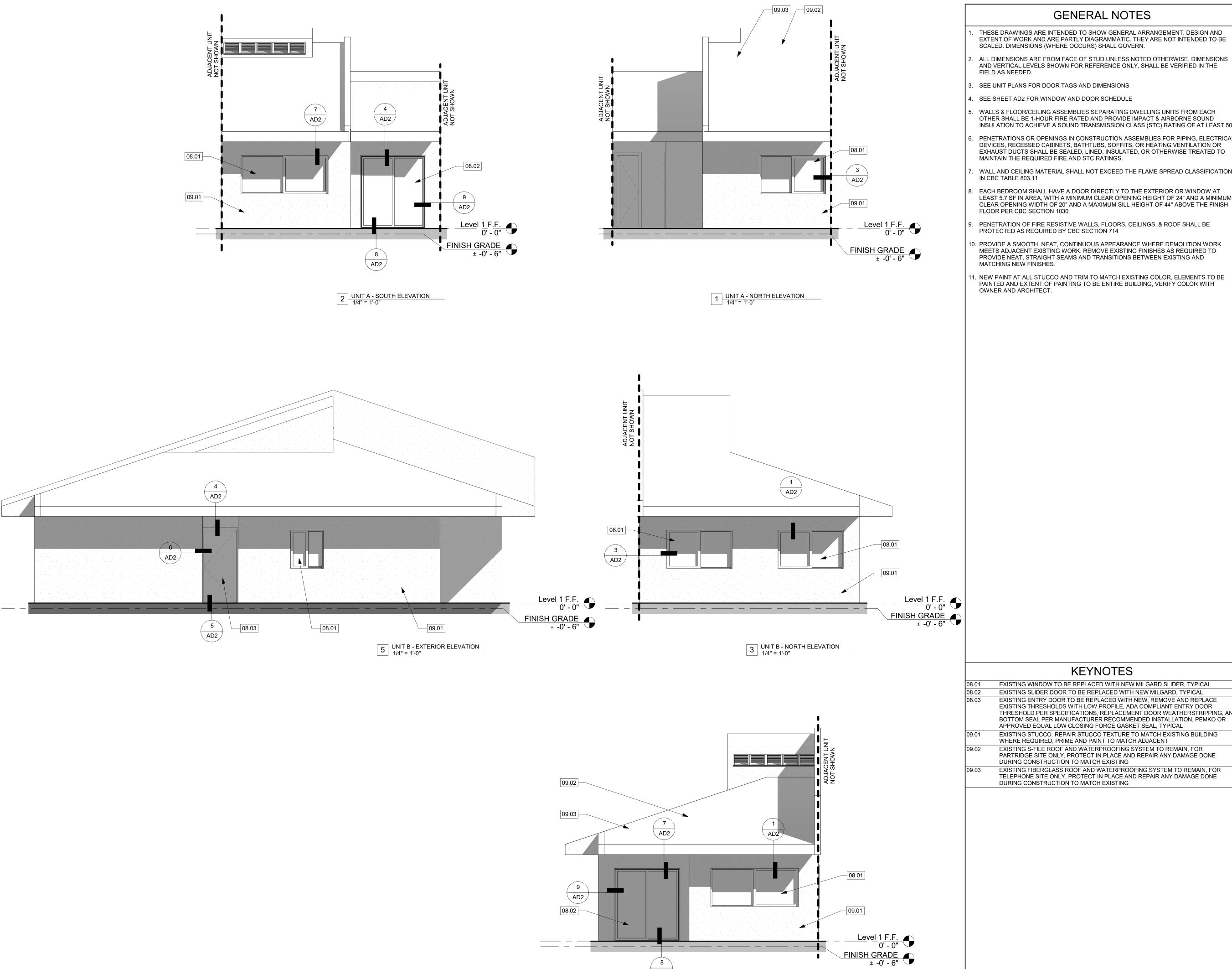
JOB NUMBER: 20-012 DRAWN BY: KM CHECKED BY: AG As indicated ISSUE DATE: | 7/13/20

SHEET TITLE:

TYPICAL 4 BEDRM **UNIT PLANS**

SHEET NUMBER:

A2.3



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

GENERAL NOTES

- THESE DRAWINGS ARE INTENDED TO SHOW GENERAL ARRANGEMENT, DESIGN AND EXTENT OF WORK AND ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED. DIMENSIONS (WHERE OCCURS) SHALL GOVERN.
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE, DIMENSIONS AND VERTICAL LEVELS SHOWN FOR REFERENCE ONLY, SHALL BE VERIFIED IN THE
- SEE UNIT PLANS FOR DOOR TAGS AND DIMENSIONS
- SEE SHEET AD2 FOR WINDOW AND DOOR SCHEDULE
- WALLS & FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER SHALL BE 1-HOUR FIRE RATED AND PROVIDE IMPACT & AIRBORNE SOUND
- 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.
- WALL AND CEILING MATERIAL SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.11
- 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
- PROVIDE A SMOOTH, NEAT, CONTINUOUS APPEARANCE WHERE DEMOLITION WORK MEETS ADJACENT EXISTING WORK. REMOVE EXISTING FINISHES AS REQUIRED TO PROVIDE NEAT, STRAIGHT SEAMS AND TRANSITIONS BETWEEN EXISTING AND MATCHING NEW FINISHES.
- . NEW PAINT AT ALL STUCCO AND TRIM TO MATCH EXISTING COLOR, ELEMENTS TO BE PAINTED AND EXTENT OF PAINTING TO BE ENTIRE BUILDING, VERIFY COLOR WITH OWNER AND ARCHITECT.

Set e and 7995 Rd Bid Maintenance Project Partridge Drive Telelphone I 1050

SEAL

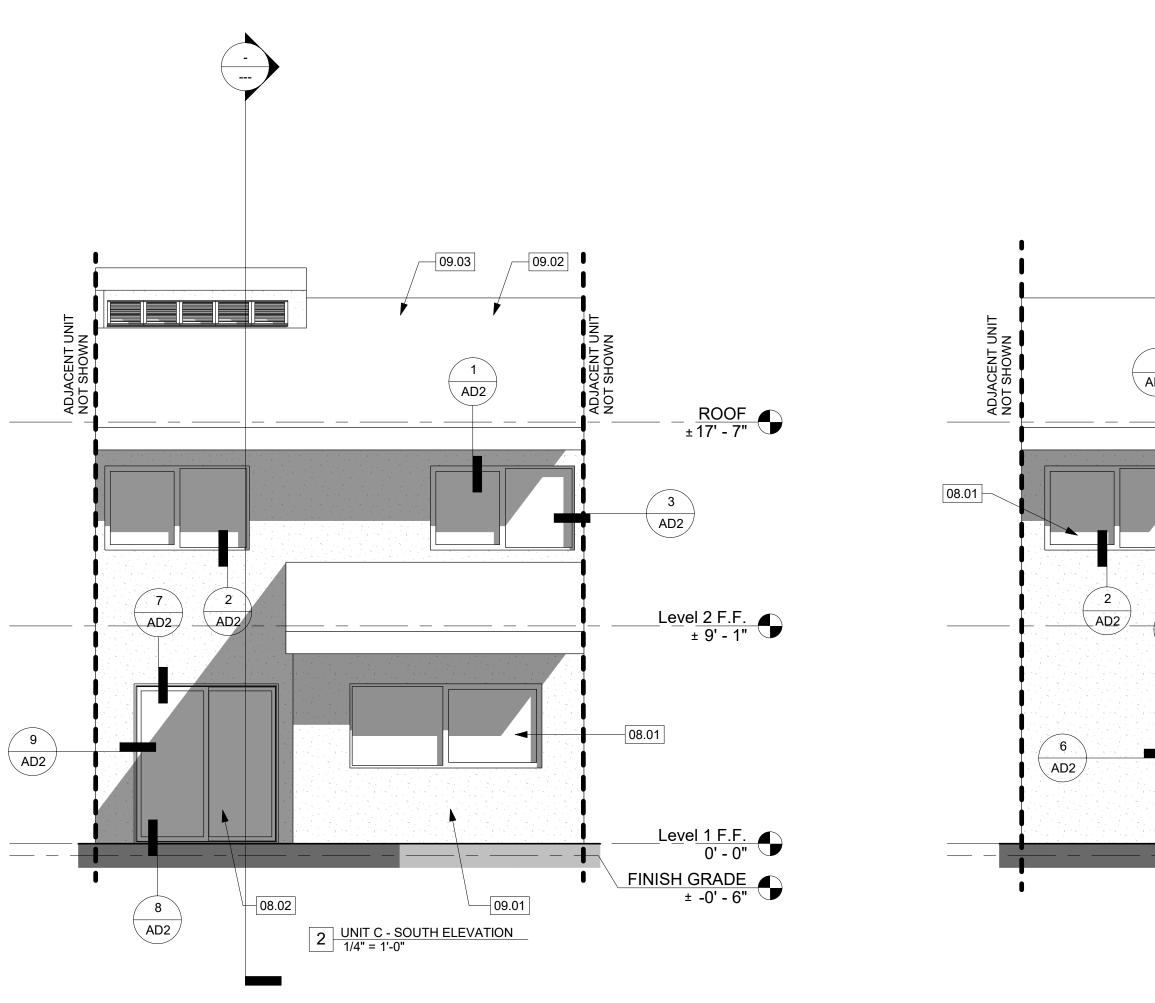
	KEYNOTES	RE\	/ISIONS	
3.01	EXISTING WINDOW TO BE REPLACED WITH NEW MILGARD SLIDER, TYPICAL	NO.	DATE	DESCRIPTION
	, ,			
3.02	EXISTING SLIDER DOOR TO BE REPLACED WITH NEW MILGARD, TYPICAL			
3.03	EXISTING ENTRY DOOR TO BE REPLACED WITH NEW, REMOVE AND REPLACE			
	EXISTING THRESHOLDS WITH LOW PROFILE, 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			
.01	EXISTING STUCCO. REPAIR STUCCO TEXTURE TO MATCH EXISTING BUILDING			
	WHERE REQUIRED, PRIME AND PAINT TO MATCH ADJACENT			
.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			
.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			

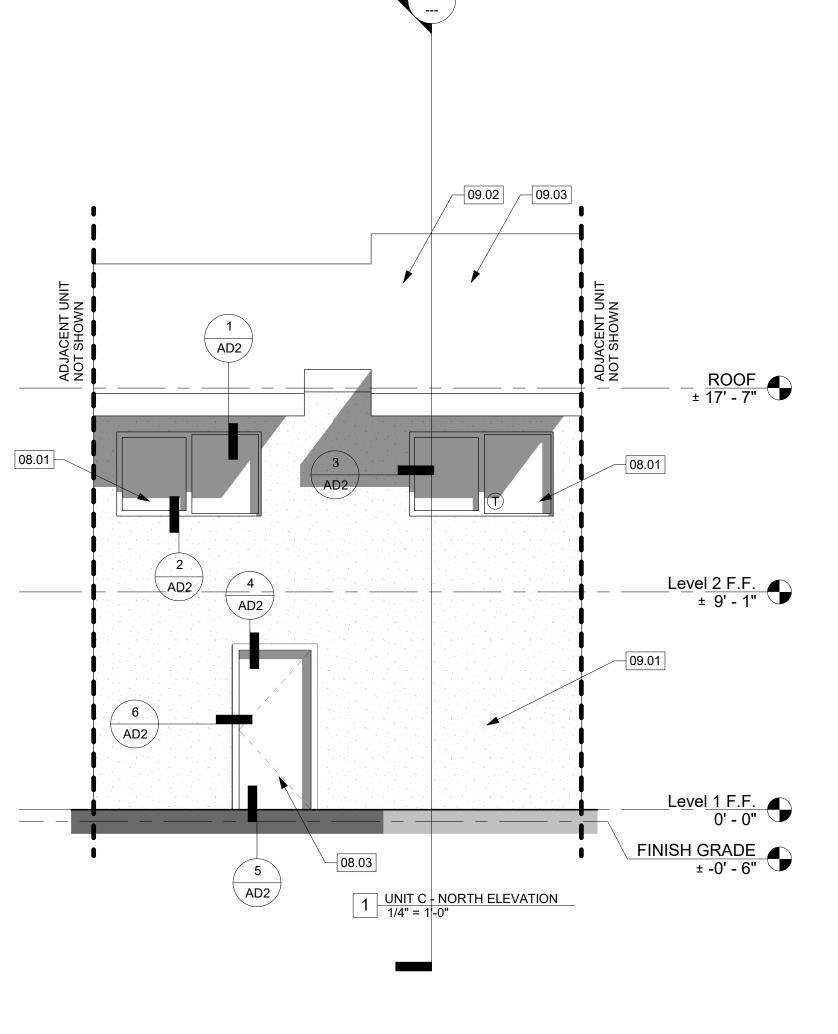
PRO	OJECT B	LOCK INFORMATION
JOB	NUMBER:	20-012
DRA	WN BY:	KM
CHE	CKED BY:	AG
SCA	LE:	As indicated
ISSL	JE DATE:	7/13/20
SHE	EET TITL	E:

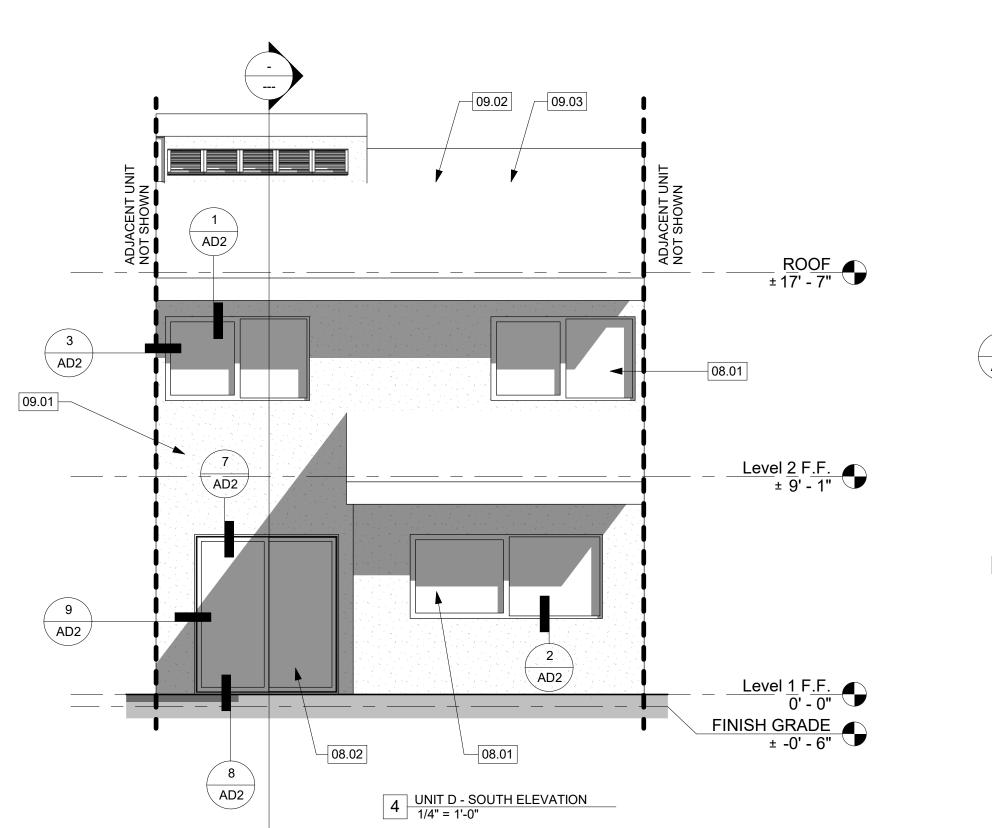
TYPICAL UNIT ELEVATIONS

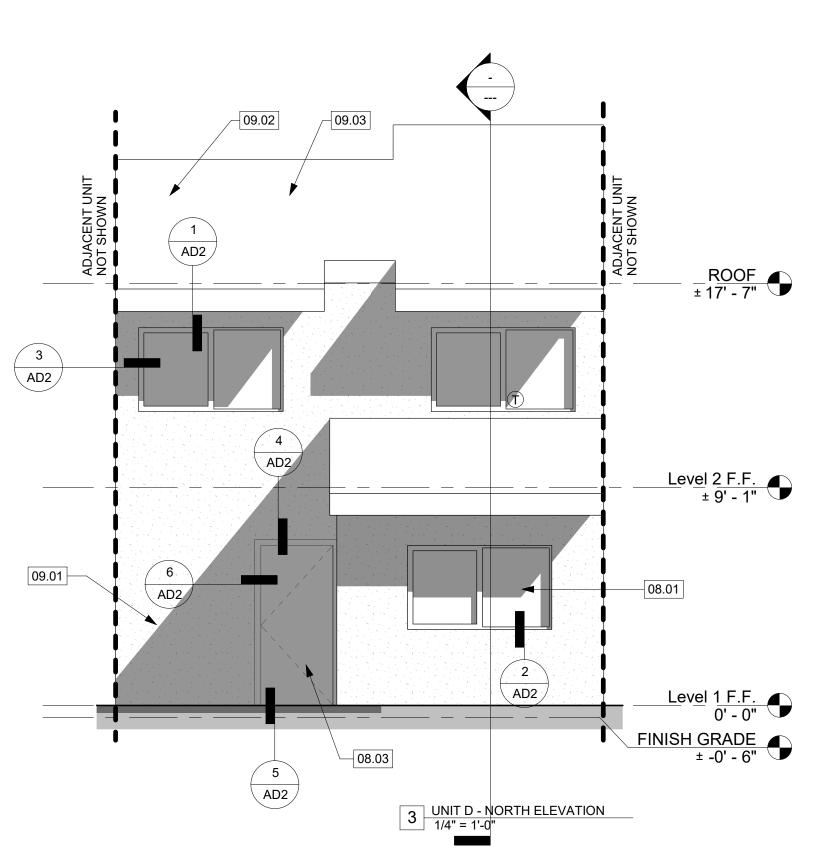
SHEET NUMBER:

A4.0









GENERAL NOTES

- THESE DRAWINGS ARE INTENDED TO SHOW GENERAL ARRANGEMENT, DESIGN AND EXTENT OF WORK AND ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED. DIMENSIONS (WHERE OCCURS) SHALL GOVERN.
- 2. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE, DIMENSIONS AND VERTICAL LEVELS SHOWN FOR REFERENCE ONLY, SHALL BE VERIFIED IN THE FIELD AS NEEDED.
- SEE UNIT PLANS FOR DOOR TAGS AND DIMENSIONS
- SEE SHEET AD2 FOR WINDOW AND DOOR SCHEDULE
- 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 50

- DENETRATIONS 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.
- WALL AND CEILING MATERIAL SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.11
- 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
- 10. PROVIDE A SMOOTH, NEAT, CONTINUOUS APPEARANCE WHERE DEMOLITION WORK MEETS ADJACENT EXISTING WORK. REMOVE EXISTING FINISHES AS REQUIRED TO PROVIDE NEAT, STRAIGHT SEAMS AND TRANSITIONS BETWEEN EXISTING AND MATCHING NEW FINISHES.
- . NEW PAINT AT ALL STUCCO AND TRIM TO MATCH EXISTING COLOR, ELEMENTS TO BE PAINTED AND EXTENT OF PAINTING TO BE ENTIRE BUILDING, VERIFY COLOR WITH OWNER AND ARCHITECT.

ARCHITECTS + PLANNERS, IN

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

NOTFOR TO

SEAL

	KEYNOTES	RE\	/ISIONS	
0.04	EVIOTINO MINIDOM TO BE BERLAGED MITH NEW MIL GARD OF IDED. TVDIOAL	NO.	DATE	DESCRIPTION
8.01	EXISTING WINDOW TO BE REPLACED WITH NEW MILGARD SLIDER, TYPICAL		<i>D,</i> (12	BEGGIAII TIGIA
8.02	EXISTING SLIDER DOOR TO BE REPLACED WITH NEW MILGARD, TYPICAL			
8.03	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			
9.01	EXISTING STUCCO. REPAIR STUCCO TEXTURE TO MATCH EXISTING BUILDING	1		
	WHERE REQUIRED, PRIME AND PAINT TO MATCH ADJACENT			
9.02	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			
9.03	EXISTING FIBERGLASS ROOF AND WATERPROOFING SYSTEM TO REMAIN, FOR			
0.00	TELEPHONE SITE ONLY, PROTECT IN PLACE AND REPAIR ANY DAMAGE DONE			
	DURING CONSTRUCTION TO MATCH EXISTING			

PRO	OJECT B	LOCK INFORMATION
JOB	NUMBER:	20-012
DRA	WN BY:	KM
CHE	CKED BY:	AG
SCA	LE:	As indicated
ISSL	JE DATE:	7/13/20
епп	ET TITI	E .

TYPICAL UNIT ELEVATIONS

SHEET NUMBER:

A4.1

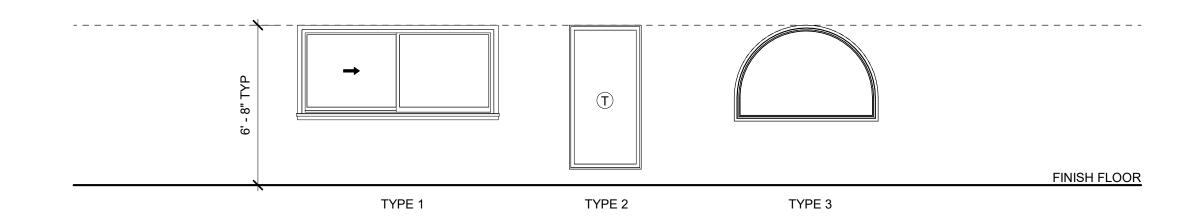
WINDOW SCHEDULE DOOR SCHEDULE

WINDOWS: MILGARD, PER SPECIFICATIONS

- 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.
- EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR.
 EXPOSED EDGE IS GREATER HAN 36 INCHES ABOVE THE FLOOR.
- EXPOSED EDGE IS GREATER HAN 36 INCHES ABOVE THE FLOOR.
 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 (NRFC) 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 Constr	uction								
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	



- I. EXTERIOR DOOR SURFACE CLADDING SHALL BE NON-COMBUSTIBLE, OR THE STILES/RAILS SHALL NOT BE LESS THAN 1-3/8" THICK AND RAISED PANELS NOT LESS THAN NOT LESS THAN 1-1/4" THICK, SHALL BE RATED FOR PROTECTION OF 20 MINUTE MINIMUM.
- 2. ALL MAIN ENTRY DOORS TO BE PROVIDED WITH A DEAD BOLT, INTEGRATED WITH THE OPENING MECHANISM TO OPERATE WITH ONE MOTION FOR EGRESS PURPOSES.
- 3. ALL GLAZING IN DOORS SHALL BE IMPACT RESISTANT, TEMPERED SAFETY GLAZING
- 4. DOOR PRESSURE, MAX EFFORT TO OPERATE = 5LBS
- 5. ALL DOORS SHALL HAVE LEVER TYPE HARDWARE.
- 6. ALL INTERIOR DOORS TO REMAIN AS-IS, AREA OF WORK TO INCLUDE ONLY EXTERIOR UNIT DOORS.
- 7. REPLACE ALL HARDWARE AT EXISTING ENTRY OPENING, INCLUDING LATCH STRIKE, WALL OR FLOOR STOP, BOLT STRIKE, HINGES.
- 8. REPAIR OR RETROFIT DOOR FRAME AS REQUIRED TO PREP FOR NEW DOOR AND HARWARE. MATCH EXISTING TRIM STYLE.

HARDWARE GROUPS :

GROUP 1 UNIT ENTRY DOOR:

SCHLAGE INTEGRATED LEVER AND DEAD BOLT, KICK PLATE, FLOOR STOP, EXTERIOR WEATHERSTRIPPING AND THRESHOLD, HINGES, BRUSHED CHROME, DOOR VIEWERS, ASSOCIATED PARTS FOR INSTALLATION IN EXISTING OPENINGS

SEE PROJECT SPECIFICATION SHEETS

DOOR SCHEDULE										
Type Mark	Count	Width	Height	Thickness	Door Material	Frame Material	Hardware	Fire Rating	Comments	
Α	4	3' - 0"	6' - 8"	0' - 2"		WOOD	GROUP 1			
В	4	6' - 0"	6' - 8"	0' - 0"		VINYI	MANUE			



MAINECTS + PLANNERS,

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

NOTFOR TION CONSTRUCTION

RE\	/ISIONS				
NO.	DATE	DESCRIPTION			
DD(LOCK INFORMATION			

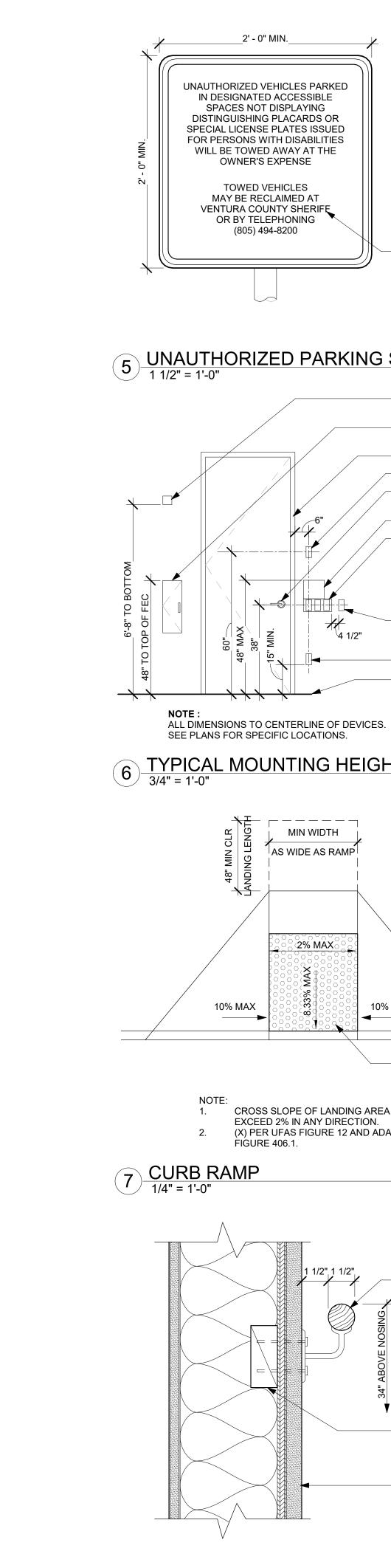
	PRO	OJECT B	LOCK INFORMATIO				
	JOB	NUMBER:	20-012				
	DRA	WN BY:	KM				
	CHE	CKED BY:	AG				
	SCALE:		1/4" = 1'-0"				
	ISSU	JE DATE:	7/13/20				
	CUEET TITI E.						

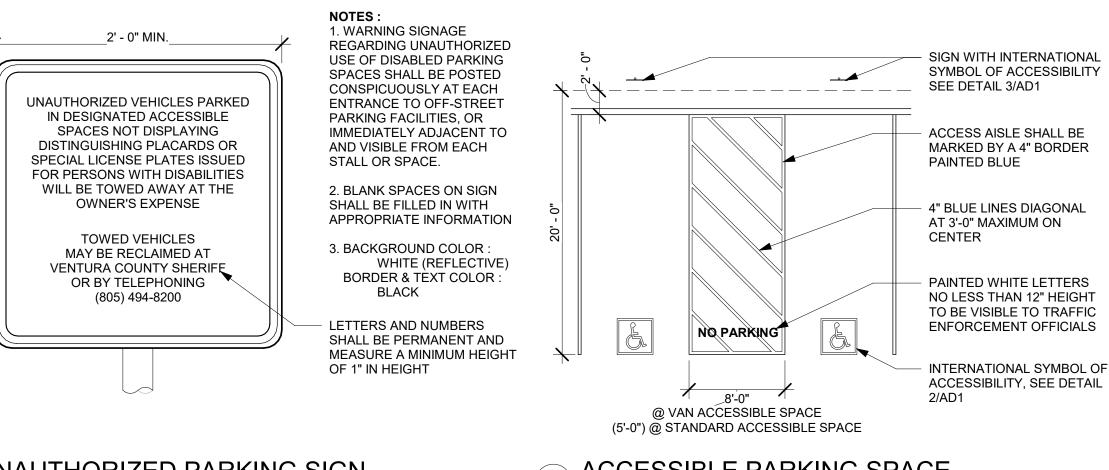
DOOR & WINDOW SCHEDULE

SHEET NUMBER:

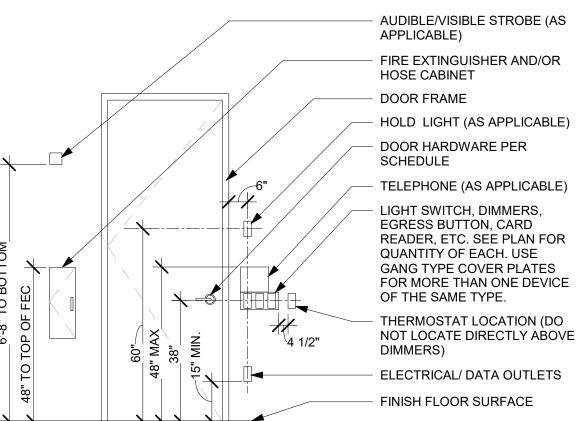
A5.0

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

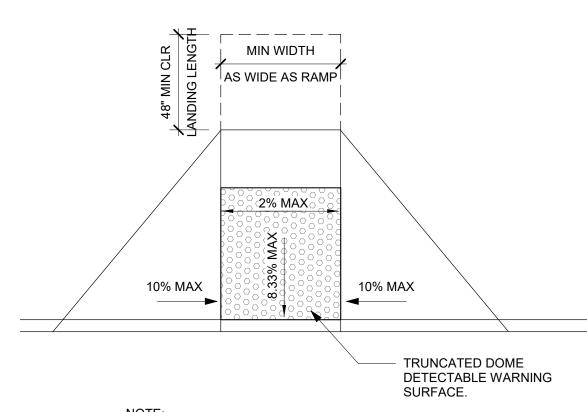




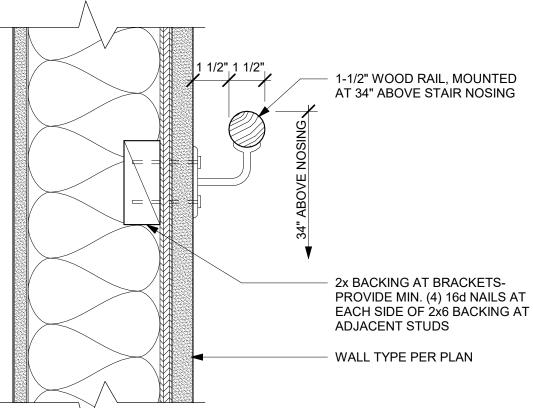
5 UNAUTHORIZED PARKING SIGN 1 1/2" = 1'-0"



6 TYPICAL MOUNTING HEIGHTS 3/4" = 1'-0"



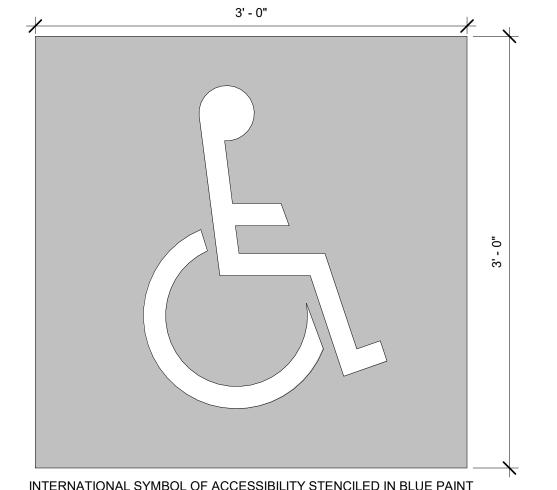
CROSS SLOPE OF LANDING AREA DOES NOT EXCEED 2% IN ANY DIRECTION. (X) PER UFAS FIGURE 12 AND ADA STANDARDS



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

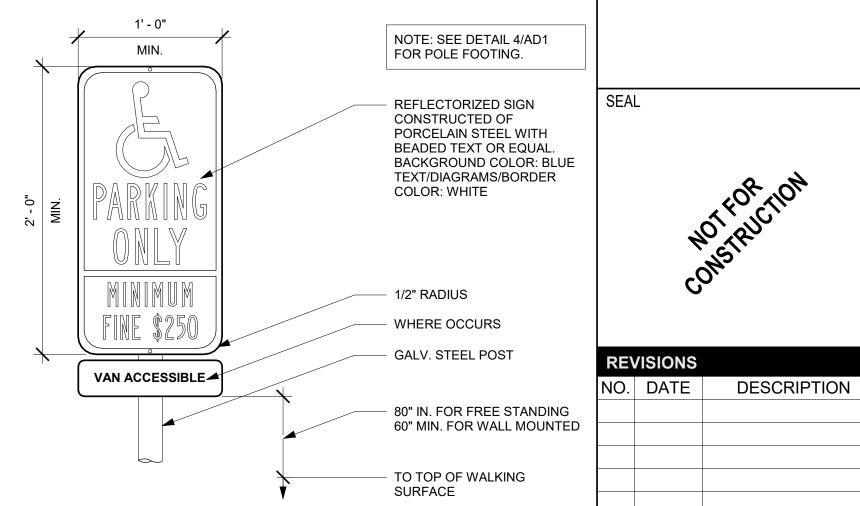
4 POLE FOOTING
1 1/2" = 1'-0"

ACCESSIBLE PARKING SPACE 1/8" = 1'-0"

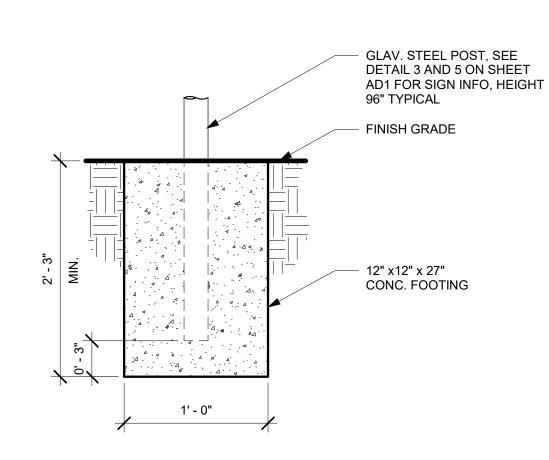


INTERNATIONAL SYMBOL OF ACCESSIBILITY STENCILED IN BLUE PAINT

2 INTERNA 1 1/2" = 1'-0"



3 PARKING SIGN 1 1/2" = 1'-0"



PROJECT BLOCK INFORMATION JOB NUMBER: 20-012 DRAWN BY: | GSM, KAM

Set

Bid

roject

Maintenance

SEAL

REVISIONS

7995

and td

artridge I Telelpho

1050

O

CHECKED BY: DG, AG As indicated ISSUE DATE: 7/13/20

SHEET TITLE: **GENERAL DETAILS**

SHEET NUMBER:

AD1

