



# Courtesy Notice

Dear Campbell Resident,

August 15, 2025

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 655 Creekside Way  
Zoning | Area Plan: P-D | Pruneyard/Creekside District  
Neighborhood Association(s): N/A  
Council District: 2  
File No.: PLN-2025-112  
APN: 288-01-026  
Applicant: Scout Services c/o Wilfredo Hernandez  
Property Owner: HHG HOTEL DEVEL LP  
Application Type: Site and Architectural Review Permit

**Project Planner:** Daniel Fama, Senior Planner

**Email Contact:** danielf@campbellca.gov

**Phone Contact:** (408) 866-2193

## Project Description:

Alterations to the Courtyard (Marriot) hotel, including reconstruction of an existing porte-cochere from a hipped roof to a flat-roof design, minor surface improvements, and use of a new building color scheme. Approval would supersede prior Planned Development Permit (PLN2006-179). Replacement wall and ground signage under separate permit.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**Note:** Applications may change after initial application submittal. To view the project plans, please scan the QR code.

\*\*Asistencia en Español disponible,  
Simplemente marque (408) 866-2140 y pida traduccion en Español





## EXTERIOR PAINT + PORTICO MODIFICATION TO EXISTING HOTEL

655 Creekside Way | Campbell, CA 95008



### CODE REVIEW

BUILDING WAS CONSTRUCTED IN 2008 UNDER THE 2007 CALIFORNIA BUILDING CODE.

BUILDING IS FULLY SPRINKLERED PER NFPA 13

NEW WORK SHALL COMPLY WITH THE THE FOLLOWING CODE AND ASSOCIATED CODES:

2022 CALIFORNIA BUILDING CODE AS ADOPTED BY THE CITY OF CAMPBELL

### 3. USE AND OCCUPANCY

- 3.1 NO CHANGE OF USE. MIXED USE, NON-SEPARATED
  - A-2 DINING | A-3 LOBBY
  - B OFFICES, LAUNDRY, STORAGE + MECHANICAL
  - R1 GUESTROOMS

### 4. SPECIAL REQUIREMENTS

- 4.1 NO CHANGES.

### 5. HEIGHT + AREA

- 5.1 NO AREA CHANGES - 95,473 s.f.
- 5.2 NO HEIGHT CHANGES. EXISTING BUILDING - 7 STORIES - 84'-6"

### 6. CONSTRUCTION TYPE

- 6.1 TYPE I-B (FULLY SPRINKLERED)

### 7. FIRE RESISTANCE

- 7.1 STRUCTURAL FRAME - 2 HRS
- 7.2 ROOF CONSTRUCTION - 1 HR

### 9. FIRE PROTECTION SYSTEMS

- 9.1 EXISTING OPERATING SPRINKLER SYSTEM REMAINS. MODIFICATIONS OR ADJUSTMENTS SHALL BE MADE BY A QUALIFIED CONTRACTOR/DESIGN. CONTRACTOR SHALL SUBMIT DEFERRED SUBMITTAL FOR THESE MODIFICATIONS

### 11. ACCESSIBILITY

- 11.1 SITE ACCESSIBILITY CURRENTLY PROVIDES THE FOLLOWING COMPLIANT FEATURES
  - DROP OFF
  - PATH OF TRAVEL TO ENTRY
  - ACCESSIBLE MAIN ENTRANCE
  - PATH OF TRAVEL TO EACH, AND WITHIN EACH AMENITY
- 11.2 ACCESSIBILITY IS ADDRESSED AS PART OF SEPARATE (INTERIOR) PERMIT

### SCOPE

#### MAIN BUILDING

- PAINTING
  - RESTORE ANY DAMAGED EXTERIOR FINISH
  - PREP AND PAINT ENTIRE BUILDING TO NEW COLORS.
  - PROVIDE NEW SEALANTS AND ACCESSORIES AS REQUIRED
- SIGNAGE
  - REPLACE EXISTING CHANNEL LETTER SIGNS WITH NEW BRAND SIGNAGE
  - REPLACE DIRECTIONAL / ENTRY BOX SIGNS WITH NEW

#### PORTE COCHERE

- REPLACE ROOF FRAMING, SOFFITS AND CEILING
- REPLACE LIGHTING
- REINSTALL SPRINKLERS
- PROTECT AND REPAIR ALL ADJACENT MATERIALS AND SURFACES

#### CUPOLA (ALTERNATE)

- REPLACE ROOF FRAMING AND CEILING
- REINSTALL LIGHTING
- REINSTALL SPRINKLERS
- PROTECT AND REPAIR ALL ADJACENT MATERIALS AND SURFACES

### PROJECT TEAM

#### ARCHITECT

COMPANY: JOSEPH M. MATTONI, AIA  
 CONTACT: JOE MATTONI  
 ADDRESS: 34029 SE VAUGHAN ST. | SNOQUALMIE, WA 98065  
 PHONE: 206-890-2122  
 EMAIL: joem@mattonidesignstudio.com

#### ENGINEER

COMPANY: FACET ENGINEERING  
 CONTACT: MELISSA DOONAN, PE, SE  
 ADDRESS: 9706 4TH AVE NE, SUITE 300 | SEATTLE, WA 98115  
 PHONE: 206-523-0024 EXT 113  
 EMAIL: MDoonan@facetnw.com

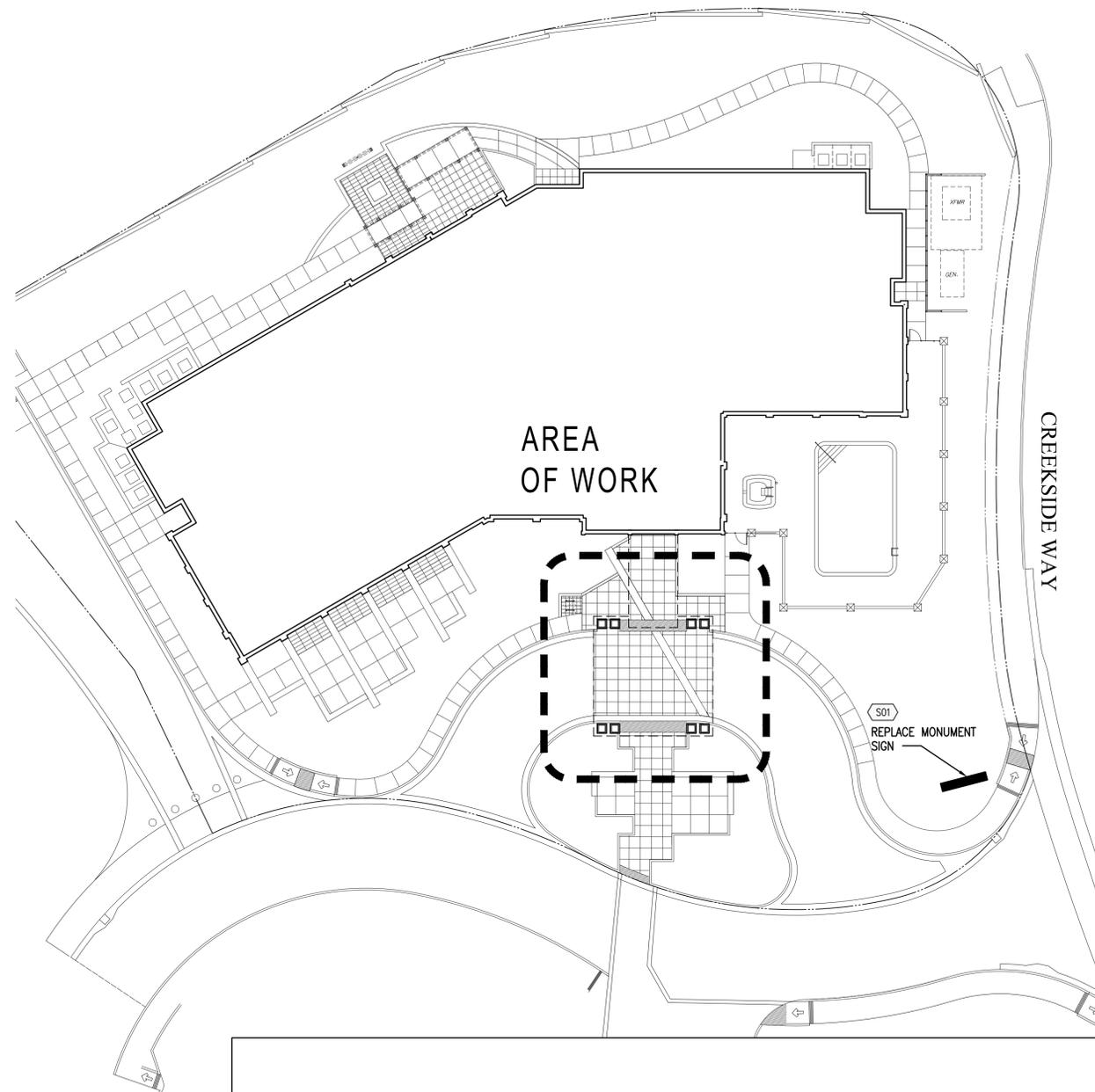
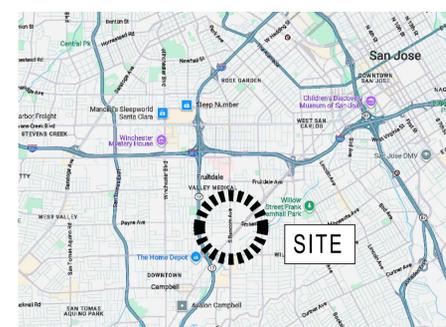
### DRAWING INDEX

ARCHITECTURAL DRAWINGS		DATE
AE00	COVERSHEET - SCOPE OF WORK + GENERAL NOTES	5.19.2025
A02	MANDATORY MEASURES - CA GREEN	5.19.2025
A03	SPECIFICATIONS - PAINTING, EIFS RESTORE + ROOFING	5.19.2025
A04	SPECIFICATIONS - FLASHING + SEALANTS	5.19.2025
A10	EXISTING SITE PLAN, NOTES AND DETAILS	5.30.2025
A90	BUILDING ELEVATIONS	5.19.2025
A93	ELEVATIONS - COLOR SELECTIONS	5.19.2025
A100	PORTE COCHERE DEMOLITION PLANS + SECTIONS	5.19.2025
A101	PORTE COCHERE CONSTRUCTION PLANS + SECTIONS	5.19.2025
A102	PORTE COCHERE ENLARGED SECTIONS	5.19.2025
A103	PORTE COCHERE ENLARGED DETAILS	5.19.2025

STRUCTURAL DRAWINGS		DATE
S1	GENERAL NOTES	5.8.2025
S2	FRAMING DETAILS	5.8.2025

### REVISION LOG

### VICINITY MAP



1 EXISTING SITE PLAN

1" = 20'-0"

# AIR QUALITY TABLES

ADHESIVE VOC LIMIT <sup>1,2</sup> Less Water and Less Exempt Compounds in Grams Per Liter	CURRENT VOC LIMIT
<b>ARCHITECTURAL APPLICATIONS</b>	
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesive not specifically listed	50
<b>SPECIALTY APPLICATIONS</b>	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
<b>SUBSTRATE SPECIFIC APPLICATIONS</b>	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together the adhesive with the highest VOC content shall be listed.  
 2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, <http://www.arb.ca.gov/CRRDC/SCQR/TML/TML1168.PDF>.

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

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

### VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS<sup>2,3</sup> Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
<b>SPECIALTY COATINGS</b>	
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 <sup>1</sup>	120
Magnesium 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	730
Clear	550
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinishing coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.  
 2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.  
 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.

# CAL GREEN CHECKLIST

## 2022 CALGreen

### NONRESIDENTIAL MANDATORY MEASURES CHECKLIST

SECTION	REQUIREMENTS	SHEET	VERIFICATION	COMMENTS
<b>5.1 PLANNING AND DESIGN (Site Development)</b>				None apply
<b>5.2 ENERGY EFFICIENCY</b>				None apply
<b>5.3 WATER EFFICIENCY AND CONSERVATION</b>				None apply
<b>5.4 MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal &amp; Recycling)</b>				
5.408.1	Construction Waste Management	A02	Enforcing agency	Contractor shall complete records and be prepared to submit a plan to authorities.
5.408.1.1	Construction waste management plan	A02	Enforcing agency	Where a local jurisdiction does not have a construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that complies with Items 1 through 4 of this section.
5.408.1.2	Waste management company	A02	Enforcing agency	Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.
5.408.1.4	Documentation	A02	Enforcing agency	Provide documentation of the waste management plan that meets the requirements listed in Sections 5.408.1.1 through 5.408.1.3, and the plan is accessible to the enforcement authority.
<b>5.5 ENVIRONMENTAL QUALITY (Pollutant Control)</b>				
5.504.4.1	Adhesives, Sealants and Caulks	A02	Architect	Adhesives and sealants used on the project shall meet the requirements of the following standards.  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 Tables 5.504.4.1 and 5.504.4.2. 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 one pound and do not consist of more than 18 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.  Contractor shall obtain and save MSDS material safety data sheets for all products used and forward to architect for confirmation.
5.504.4.3	Paints and Coatings		Architect	Architectural paints and coatings shall comply with Table 5.504.4.3 unless more stringent local limits apply.  <b>5.504.4.3.1 Aerosol paints and coatings.</b> Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for VOC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94520 et seq).  <b>5.504.4.3.2 Verification.</b> Verification of compliance with this section shall be provided at the request of the enforcing agency.  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 or European 636 35 standards. 5. Other methods acceptable to the enforcing agency.
5.504.4.5	Composite Wood Products		Architect	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 A02's (Air Toxic Control Measure)(ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ACTM must meet the specified emission limits, as shown in the Table 5.504.4.5.  <b>5.504.4.5.3 Documentation.</b> 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 or European 636 35 standards. 5. Other methods acceptable to the enforcing agency.

# CAMPBELL WASTE MANAGEMENT

## Campbell Waste Tracking Requirements



State building standards<sup>1</sup> require 65% of debris generated by construction and demolition to be diverted from landfills. Failure to meet this requirement will result in fines and delays<sup>2</sup>. Your project's debris diversion will be tracked with a Waste Management Plan (WMP) created through Green Halo at [campbell.wastetracking.com](http://campbell.wastetracking.com).

### Step 1: Before You Begin

- Starting March 1, 2024: Debris must be collected and disposed of in containers provided by a City-approved hauler(s)<sup>3</sup>. Current approved haulers are listed on page two of this handout.
  - Tell the hauler you are tracking your debris generation for a WMP to receive disposal tickets.
- To self-haul your debris, you *must* use your company's own disposal bins with your logo on it and take the debris to an approved facility listed on page two of this handout. You *may not* use any other hauling or processing companies.

### Step 2: Creating a WMP

- Create your WMP at [campbell.wastetracking.com](http://campbell.wastetracking.com). Click [HERE](#) for a short video explaining how to use Green Halo, create your WMP, and upload debris tickets.
  - You will need to provide your permit (or permit application) number.
- Create a separate WMP for *each* applicable permit. If you cannot separate the debris from multiple permits, you may use the same WMP but all permits must be reviewed and finalized at the same time.
- If you have questions regarding how to use Green Halo, call their Customer Support at 1-888-525-1301.

### Step 3: Meeting a 65% Diversion Rate

- Separate and sort your debris to your selected facility's material descriptions.
  - Debris with excessive amounts of trash will be classified as "trash" or "miscellaneous debris" and will lower your diversion rate.
  - Use Green Halo's "Recycler Search" to find facilities with high recycling rates.
- Reuse, salvage, or donate debris or materials and upload relevant documentation to your WMP.
- Only report debris from your permit's scope of work.

### Step 4: Prior to Final Review

- Upload all disposal/recycling/donation tickets and reuse/salvage documentation
- Submit your final WMP; City staff will be notified and review it.

If you have questions about WMPs and/or Green Halo, call customer support at 1-888-525-1301. If you have questions about debris diversion policy and regulation, contact Peri Newby at [perin@campbellca.gov](mailto:perin@campbellca.gov).

<sup>1</sup> Campbell Municipal Code 6.12.030  
<sup>2</sup> Campbell Municipal Code 6.10  
<sup>3</sup> Campbell Municipal Code 6.12.040



May 23, 2024

The West Valley Solid Waste Management Authority (Authority) and the cities of Campbell, Monte Sereno, and Saratoga; and the Town of Los Gatos (Member Agencies), require **permitted** construction and demolition (C&D) debris projects to utilize an approved C&D debris collection contractor or self-haul for transport of C&D debris within the Member Agencies' service area.

The use of an approved C&D processing facility is required for all mixed C&D debris. Source separated C&D debris shall be taken to any facility that can demonstrate minimum recovery rate of 90%. C&D debris intended for disposal shall be taken to the Guadalupe Landfill.

The use of any other C&D collection contractor or mixed processing facility outside of those listed below is prohibited.

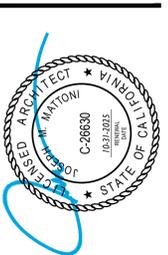
### Approved C&D Collection Contractors

Contractor Name	Address	Contact Information
Accurate Cleaning Systems (ACS)	PO Box 2465 Hollister, CA 95024	831-636-9767
Devcon Construction Inc.	690 Gibraltar Drive Milpitas, CA 95035	408-942-8200 <a href="http://www.devcon-const.com">www.devcon-const.com</a>
Eco Box Recycling	PO Box 610218 San Jose, CA 95161	408-639-1373 <a href="http://www.ecoboxrecycling.com">www.ecoboxrecycling.com</a>
Ferma Greenbox Inc.	6547 Smith Ave Newark, CA 94560	877-337-5211 <a href="http://www.fermagreenbox.com">www.fermagreenbox.com</a>
G W Debris Services	675 Los Esteros Rd San Jose, CA 95134	408-538-4668 <a href="http://www.greenwaste.com/services/debris-boxes/bay-area/">www.greenwaste.com/services/debris-boxes/bay-area/</a>
Premier Recycle Company	348 Phelan Ave San Jose, CA 95112	408-297-7910 <a href="http://www.premierrecycle.com">www.premierrecycle.com</a>
Recology South Bay	1675 Rogers Ave San Jose, CA 95112	408-588-7200 <a href="http://www.recology.com">www.recology.com</a>
7 Days Box	1125 Maybury Rd San Jose, CA 95133	408-375-8670 <a href="http://www.lamdumpsters.com">www.lamdumpsters.com</a>
Valley Recycling	1615 S 7 <sup>th</sup> St. #B San Jose, CA 95112	408-297-5404 <a href="http://www.valleyservices.biz">www.valleyservices.biz</a>

### Approved Mixed C&D Processing Facilities

Facility Name	Address	Contact Information
Guadalupe Recycling & Disposal	15999 Guadalupe Mines Rd San Jose, CA 95120	408-268-1670 <a href="http://www.guadalupe.wm.com">www.guadalupe.wm.com</a>
Leo Recycle	215 Leo Ave San Jose, CA 95112	408-780-5557 <a href="http://www.leorecyclesj.com">www.leorecyclesj.com</a>
Premier Recycle Company	348 Phelan Ave San Jose, CA 95112	408-297-7910 <a href="http://www.premierrecycle.com">www.premierrecycle.com</a>
Superior Demolition Services, Inc.	12475 Llagas Ave San Martin, CA 95046	408-683-5654 <a href="http://www.superiordemolitioninc.com">www.superiordemolitioninc.com</a>
Valley Recycling	1615 S 7 <sup>th</sup> St. #B San Jose, CA 95112	408-297-5404 <a href="http://www.valleyservices.biz">www.valleyservices.biz</a>
Zanker Materials Processing Facility and Landfill	675 Los Esteros Rd San Jose, CA 95134	408-263-2384 <a href="http://www.greenwaste.com/facilities/san-jose-c-and-d-recycling/">www.greenwaste.com/facilities/san-jose-c-and-d-recycling/</a>

1821 S BASCOM AVE, #405 • CAMPBELL, CA 95008 • (408) 471-6255 • [WESTVALLEYRECYCLES.COM](http://WESTVALLEYRECYCLES.COM)



COURTYARD BY MARRIOTT  
 CAMPBELL CALIFORNIA | HUNTINGTON HOTEL GROUP  
 2416 - MARSHA SUCC

MANDATORY MEASURES  
 CALIFORNIA GREEN BUILDING CODE NOTES  
 ISSUE DATE: 5 . 19 . 2025 | PERMIT

# A02

Part 1 GENERAL

- 1.01 SUMMARY
A. Section Includes:
1. The Rehabilitation of existing Exterior Insulation and Finish Coatings Systems Application as described and specified herein including:
a. Cleaning
b. Repair
c. Recoating
2. Application of Sealants
1.02 REFERENCES
A. EIFS Industry Members Association (EIMA) Publications
1. EIMA Guide for Use of Sealants with Exterior Insulation and Finish Systems, Class PB
B. Gypsum Association (GA) Publications:
1. GA-253 "Recommended Specifications for the Application of Gypsum Sheathing"
C. International Code Council (ICC)
D. Dryvit Systems, Inc.
1. Dryvit Document DS252 - Dryvit CARE Brochure for Cleaning and Restoration of EIFS
2. Dryvit Document DS498 - Dryvit CARE EIFS Repair Procedures
a. Documents D001 thru D016 - EIFS Repair
3. Dryvit Document DS153 - Expansion Joints and Sealants
1.03 DEFINITIONS
A. EIFS: Exterior Insulation and Finish System
B. Class PB Exterior Insulation and Finish System (EIFS) is defined by ASTM C1397 practice for application of Class PB Exterior Insulation and Finish Systems as a "nonload bearing, exterior wall cladding system that consists of an insulation board attached adhesively to the substrate, an integrally reinforced base coat, and a texture protective finish coat."
C. Surface Cracks: Defined as small surface chips, spalls, or cracks that do not penetrate beyond the EIFS base coat, and in which the EIFS reinforcing mesh is not severed.
D. Puncture Damage: Defined as any damage that fractures the EIFS reinforcing mesh and deforms the surface of the EPS board.
E. Aesthetic Joint: Defined as a joint that is scored or routed into the EIFS insulation board. Minimum 1/8" inch of insulation board is required at the base of the joint. The joint functions as a convenient starting and stopping point for application of the EIFS finish coat. It also serves to break up the monotony of a monolithic facade and to add visual interest to the facade.

- 1.04 SYSTEM DESCRIPTION
A. Design Requirements
1. Evaluation and identification of existing EIFS conditions:
a. Surface cracks
b. Cracks which penetrate the EIFS basecoat or that sever the EIFS reinforcing mesh
c. Puncture Damage
d. Cracks at aesthetic joints
e. Sealant conditions at joints in EIFS and between EIFS and adjacent components such as different exterior finish materials and doors and windows.
2. Development of schedule of repair methods for damage or defects in existing EPS.
3. System Materials: Polymer-based protective coating 100% pure acrylic resin based materials. No materials using non-acrylic resins in their formulas will be accepted.
4. Sealant System: Approved sealants are required at all dissimilar materials as specified in Section 07 92 00.
B. Performance Requirements
1. General: Provide systems that comply with the following performance requirements:
a. Bond Integrity: Free from bond failure within system components or between system and supporting wall construction, resulting from exposure to fire, wind loads, weather, or other in-service conditions.
b. Weather-tightness: Resistant to water penetration from exterior through the EIFS system into interior of building that result in deterioration of thermal-insulating effectiveness or other degradation of system and assemblies behind it, including substrates, supporting wall construction, and interior finish, direct incidental moisture to the exterior.
c. Moisture Control:
1) Prevent the accumulation of water behind the EIFS system, either by condensation or leakage through the wall construction, in the design and detailing of the wall assembly.
2) Provide flashing to direct water to the exterior where it is likely to penetrate components in the wall assembly, including above window and door heads, beneath window and door sills, at roof/wall intersections, decks, abutments of lower walls with higher walls, above projecting features, and at the base of the wall.
3) Air Leakage Prevention: Provide continuity of air barrier system at foundation, roof, windows, doors, and other penetrations through the system with connecting and compatible air barrier components to minimize condensation and leakage caused by air movement.
1.05 QUALITY ASSURANCE
A. Qualifications:
1. The Applicator shall supply a copy of their approved applicator certificate issued by the EIFS manufacturer.
2. The Insulation Board Manufacturer shall be approved by the EIFS manufacturer in writing on company letterhead. Attach this letter to warranty.
3. The manufacturer shall be a member of the Exterior Insulation Manufacturers' Association - EIMA.
4. The installer shall have had a minimum of five years experience installing a specified product on projects similar in scope, and with a record of successful in-service performance.
B. Design and Detailing:
1. The Applicator shall verify that the Substrate is acceptable type prior to the application of the recoating system.
2. The systems specified shall be installed in accordance with the project documents, manufacturer's published details, and specific recommendations for this project.
C. The methods of repair and recoating of the existing system shall be the sole responsibility of the EIFS installer. The EIFS installer shall comply with the manufacturer's recommendations.
1.06 PROJECT CONDITIONS
A. Environmental Limitations: Do not install system when ambient outdoor air and substrate temperatures are 40 deg F and falling unless temporary protection and heat are provided to maintain substrate temperatures above 40 deg F during installation of wet materials and until they have dried thoroughly and become weather resistant, but for at least 24 hours after installation.
B. Adjacent materials and the wall system shall be protected during installation, while curing and/or unattended, from weather and other damaging conditions.
C. Do not apply materials to frozen surface.
1.07 COORDINATION
A. The work of this Section shall be coordinated with the work specified in related Sections. This includes installation of new EIFS system, repairs of other exterior building components such as windows, doors, and other penetrating elements, and cleaning and recoating of existing EIFS system. Outstanding issues and concerns shall be resolved at the pre-installation meeting prior to start of installation.
B. Temporary protection shall be provided during the rehabilitation work and prior to the installation of the sealant and flashing systems at all locations that could allow moisture penetration. Do not allow water to penetrate behind EIFS.
C. All repairs must be completed at the end of each work day. No openings into existing EIFS system will be permitted to remain open at the end of each work day.
D. All joints to be sealed shall be done immediately after completion of field applied wall system.
E. Provide water tight seal at all penetrations at areas of EIFS repair as soon as is permitted by manufacturer's recommendations.
1.08 MAINTENANCE
A. Maintenance Kit:
1. Supply maintenance kit and store at site where directed by Owner's Representative.
a. Containers of liquids shall be unopened.
2. Maintenance kit shall contain the following components:
a. Printed maintenance instructions.
b. One gallon of adhesive
c. One gallon of finish color coating for each color used
d. 32 square feet of each type repair fabric
e. 32 square feet of insulation board
1.09 WARRANTY
A. WARRANTY shall provide limited warranties on the labor and materials associated with the EIFS rehabilitation system. This warranty is exclusive of flashings.
1. Manufacturer shall provide a 10-year limited warranty on recoating system.
2. Manufacturer shall provide a 10-year limited warranty on all repair materials specified here and in the Manufacturer's repair guidelines.
3. This installer shall provide a 3-year warranty for all workmanship related to EIFS application.
B. Work is warranted against:
1. Material defects, including, but not limited to, peeling, cracking, delamination, flaking, or similar failures.
2. Seepage and leakage of water or excessive moisture through the EIFS into the building or wall cavities through the system. EIFS to EIFS and EIFS to substrate water joints.
C. Inspection:
1. The installer must have on-site inspections by manufacturers' representatives including EIFS, Sealants and Coatings. Inspection reports shall be included with warranty documents including final inspection and written confirmation of the completion of application of the system including all contiguous sealant areas.
Part 2 PRODUCTS
2.01 MANUFACTURERS
A. Basis of Design:
1. Dryvit Systems, Inc. (401-822-1980)
a. Contact: Bob Dazel (734-276-0404) Ed West (770-331-3428)
b. Base Coat:
1) Dryvit Genesis DM (Cementitious)
2) Dryvit NCB (Non-Cementitious)
c. Adhesive: Dryvit Genesis DM.
d. Mesh:
1) Dryvit Standard 4.3 oz. Mesh
2) Dryvit Detail Mesh.
e. Finish: Dryvit DPR Acrylic
1. Sto Corp. (800-221-2397) - Equivalent system (StoTherm Classic)
B. Sealants, sealant primer and closed cell backer rods as recommended by EIFS Mfr.
2.02 GENERAL
A. All components of the wall system shall be obtained from one manufacturer. No substitutions or addition of other materials will be allowed.
2.03 MATERIALS
A. Compatibility: Provide substrates, air/water barrier adhesive, board insulation, reinforcing meshes, base- and finish-coat materials, sealants, and accessories that are compatible with one another and approved for use by system manufacturer.
B. Primer/Adhesive: A factory blended, polymer modified, cement based adhesive/base coat as recommended by the Manufacturer.
C. Insulation Board:
1. Molded-Polystyrene Board Insulation: Rigid, cellular thermal insulation formed by expansion of polystyrene resin beads or granules in a closed mold. Comply with system manufacturer's requirements, ASTM C578 for Type I, and ASTM E2430 for more stringent requirements for material performance and qualities of insulation, including dimensions and permissible variations, and the following:
D. Adhesive: Factory blended, polymer based adhesive as recommended by the system manufacturer to be compatible with the substrate and insulation being utilized.
E. Reinforcing Mesh: Balanced, alkali-resistant, open-weave glass-fiber mesh treated for compatibility with other system materials, made from continuous mulend strands with retained mesh tensile strength of not less than 120 lb/in. per ASTM E2098, complying with ASTM D578 and the following requirements for minimum weight:
1. Standard weight, as recommended by manufacturer to meet "Standard Impact Resistance", not less than 4 oz.
2. Intermediate weight, as recommended by manufacturer to meet "Medium Impact Resistance", not less than 6 oz.
3. Heavy weight, as recommended by manufacturer to meet "Ultra-High Impact Resistance", not less than 20 oz..
F. Base-Coat Materials: Factory blended, polymer based base coat as recommended by the system manufacturer to be compatible with the EPS insulation board and reinforcing mesh.
G. Finish Coat: Materials System manufacturer's standard mixture, complying with the following requirements for material composition and method of combining materials:
1. Factory mixed formulation of 100% pure acrylic polymer emulsion texture finish with color fast mineral pigments forming integral finish color.
2. Color: As selected by Owner's Representative.
3. Texture: As selected by Owner's Representative.
H. Cement: Type I Portland Cement, ASTM C150, gray or white; fresh and free of lumps.
I. Water:
1. Water shall be clean and potable. Water shall be tested by the installer for excessive levels of iron and all other potentially damaging substances prior to its incorporation in accordance with the manufacturer's published instructions.
J. Sheathing (Vertical and Horizontal Applications):
1. Type X Glass Mat Water-Resistant Gypsum Sheathing Board, per Section 06 10 00 (06100). Conform to ASTM C1177.
K. Elastomeric Sealant Products: Provide system manufacturer's listed and recommended chemically cured, elastomeric sealant in accordance with ASTM C1382 that is compatible with joint fillers, joint substrates, and other related materials, and complies with requirements for products and testing

SPEC NOTES

- 1. PROTECT EXISTING FINISHES TO REMAIN. REPAIR ANY CONSTRUCTION RELATED DAMAGE.
2. EIFS SYSTEM NOTES ARE BASED DRYVIT. CONTRACTOR TO EVALUATE SYSTEM IN PLACE - IF ANOTHER PRODUCT IS IN PLACE, FOLLOW THE RECOMMENDATIONS AND TECHNICAL BULLETINS BY THE MFR.
3. THESE ABBREVIATED SPECIFICATIONS ARE INCOMPLETE. FULL MARRIOTT GUIDELINE SPECIFICATIONS ARE INCORPORATED BY REFERENCE. RELATED, APPLICABLE SECTIONS INCLUDE:
3.1. 047300 - MANUFACTURED MASONRY
3.2. 076200 - FLASHING
3.3. 075400 - MEMBRANE ROOFING SYSTEMS
3.4. 079200 - JOINT SEALANTS

Part 1 GENERAL

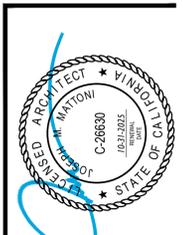
- 1.01 SUMMARY
A. Section Includes:
1. This Section includes surface preparation and the application of paint materials to exposed interior and exterior items and surfaces scheduled. Surface preparation, prime and finish coats specified are in addition to shop-priming and surface treatments.
2. Paint all exposed surfaces, whether or not colors are designated, except where a surface or material is indicated not to be painted or is to remain natural. Where an item or surface is not painted, paint the same color as similar adjacent materials or surfaces. If color or finish is not designated, the Owner will select from standard colors or finishes available.
3. Unless noted otherwise, painting is not required on pre-finished items, finished metal surfaces, concealed surfaces, opening parts, sprinkler heads, or labels.
a. Labels: Do not paint over Underwriter's Laboratories, FMG or other code-required labels, or equipment name, identification, performance rating, or nomenclature plates.
1.02 QUALITY ASSURANCE
A. Single Source Responsibility: Provide primers and undercoat paint produced by the same manufacturer as the finish coats.
B. The Painting subcontractor shall have a minimum of five (5) years proven satisfactory experience and shall show proof before commencement of work that he will maintain a qualified crew of painters throughout the duration of the job.
C. Coordination of Work: Review Sections in which primers are provided to ensure compatibility of the total systems for various substrates.
D. Material Quality: Provide the manufacturer's best quality trade name type paint material of the various types specified. Paint material containers not displaying manufacturer's product identification will not be acceptable. Proprietary names used to designate colors or materials are not intended to imply that products named are required or to exclude of equal products of other manufacturers.
E. Contract to requirements of local authorities having jurisdiction in regard to the storage, mixing, application and disposal of all paint and related waste materials.
1.03 PROJECT CONDITIONS:
A. Do not apply coatings in snow, rain, fog, or mist, or when the relative humidity exceeds 85 percent, or at temperatures less than 5 degrees F. above the dew point, or to damp or wet surfaces, unless otherwise permitted by manufacturer's printed instructions. Allow wet surfaces to dry thoroughly and attain the temperature and conditions specified before proceeding with or continuing the coating operation.
1. Unless specifically pre-approved by Owner's Representative, and the applied product manufacturer, perform no painting or decorating work when the ambient air and substrate temperatures are below 50° F. for both interior and exterior work.
1.04 WASTE MANAGEMENT AND DISPOSAL:
A. Paint, stain and wood preservative finishes and related materials (thinners, solvents, etc.) are regarded as hazardous products and are subject to regulations for disposal. Obtain information on these controls from applicable government agencies having jurisdiction
B. All waste materials shall be separated and recycled. Where paint recycling is available, collect waste paint by type and provide for delivery to recycling or collection facility. Materials that cannot be recycled must be treated as hazardous waste and disposed of in an appropriate manner.
C. To reduce the amount of contaminants entering waterways, sanitary/sewage drain systems or into the ground the following procedures shall be strictly adhered to:
1. Retain cleaning water for water based materials to allow sediments to be filtered out. In no case shall equipment be cleaned using free draining water.
2. Retain cleaners, thinners, solvents and excess paint and place in designated containers and ensure proper disposal.
3. Return solvent and oil soaked rags used during painting operations for contaminant recovery, proper disposal, or appropriate cleaning and laundering.
4. Dispose of contaminants in an approved legal manner in accordance with hazardous waste regulations.
5. Empty paint cans and to recycling (where available).
6. Close and seal tightly partly used cans of materials including sealant and adhesive containers and store protected in well ventilated fire safe area at moderate temperature.
D. Set aside and protect surplus and uncontaminated finish materials not required by the Owner and deliver or arrange collection for verifiable re\_use or re\_manufacturing.
Part 2 PRODUCTS
2.01 MANUFACTURERS
A. Except where noted otherwise, all finishing materials, thinners, etc., shall be the best quality, first line materials as manufactured by one of the following manufacturer:
1. Approved Manufacturers:
a. Sherwin-Williams Co. (S-W) (800-321-9194)
b. Master Builder Solutions - Westcoast (800-243-6739)
c. PPG Architectural Finishes, Inc. - Pittsburgh Plants (888-441-6905)
d. Sika - sealants (see Sealant spec)
e. Sto - finish (see EIFS spec)
2.02 PAINT MATERIALS - GENERAL
A. Material Compatibility: Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
B. Material Quality: Provide manufacturer's best-quality paint material of the various coating types specified that are factory formulated and recommended by manufacturer for application indicated.
1. Paint-material containers not displaying manufacturer's product identification will NOT be acceptable.
a. Recycled content paints and primers will not be permitted for interior or exterior application.
b. Toxicity/REG: Comply with regarding toxic and hazardous materials, and as specified. Paints and coatings must meet or exceed the VOC and chemical component limits of Green Seal requirements.
1) Interior paint: Comply with Green Seal GS-11.
2) Exterior paint: Comply with Green Seal GS-11.
c. All materials used shall be lead and mercury free.
C. Raw linseed oil, turpentine, benzene, gloss oil, or oil of coal shall not be used in any of the materials for painting work.
D. Chemical Components of Interior Paints and Coatings: Provide products that comply with the following limits for VOC content when calculated according to 40 CFR 59, Subpart D (EPA Method 24) and the following chemical restrictions:
Products/VOC Content:1. Flat Paints, Coatings and Primers:Not more than 50 g/L2. Non-Flat Paints, Coatings and Primers:Not more than 150 g/L3. Anti-Corrosive and Anti-Rust Paints Applied to Ferrous Metals:Not more than 250 g/L4. Exterior Flat Paints, Coatings and Primers:Not more than 100 g/L5. Exterior Non-Flat Paints, Coatings and Primers:Not more than 150 g/L6. Aromatic Compounds: Paints and coatings shall not contain more than 1.0 percent by weight of total aromatic compounds (hydrocarbon compounds containing one or more benzene rings).
7. Restricted Components: Paints and coatings shall not contain any of the following:
a. Azolesin, Acrylonitrile, Antimony, Benzene, Butyl benzyl phthalate, Cadmium, Di (2-ethylhexyl) phthalate, Di-n-butyl phthalate, Di-n-octyl phthalate, Di-n-octylterephthalate, Diethyl phthalate, Ethylbenzene, Formaldehyde, Hexavalent chromium, Isophorone, Lead, Mercury, Methyl ethyl ketone, Methyl isobutyl ketone, Methylene chloride, Naphthalene, Toluene (methylbenzene), 1,1,1-trichloroethane, Vinyl chloride.
2.03 COLOR SAMPLES
A. The Contractor shall furnish samples of all finishes in triplicate and obtain the approval of color match before starting work. Final colors must match exactly with the approved sample. Colors selection and quantity of different colors, as shown on Drawings, and approved by Owner's Representative.
B. Colors: Refer to the Interior Finish Index.
1. Where a different manufacturer is utilized that product identified in Interior Finish Index, color must match listed name or number.
2.04 MIXING AND TINTING
A. Unless otherwise specified herein or pre-approved, all paint shall be ready-mixed and pre-tinted. Re-mix all paint in containers prior to and during application to ensure break-up of lumps and complete dispersion of settled pigment, and color and gloss uniformity.
B. Paste, powder or catalyzed paint mixes shall be mixed in strict accordance with manufacturer's written instructions.
C. Where thinner is used, addition shall not exceed paint manufacturer's recommendations. Do not use kerosene or any such organic solvents to thin water-based paints.
Part 3 EXECUTION
3.01 EXAMINATION
A. Examine substrates and conditions under which painting will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected.
1. Start of painting will be construed as Applicator's acceptance of surfaces and conditions within a particular area.
3.02 SURFACES TO BE COATED
A. Unless noted otherwise, paint access doors, panels, registers, diffusers, light fixture trim, metal speaker covers and grilles the same color as adjacent surfaces. Paint access doors and panels in open position.
B. Paint prime coat or previously painted finishes the same as door frame to which they are attached.
C. Finish edges of doors to match adjacent faces.
D. Do not paint electrical device face plates or devices, sprinkler heads, smoke alarms or thermostats/covers.
E. Unless otherwise directed, remove and spray paint metal items/products that are removable such as vents, registers, access panels, covers, louvers and diffusers. Reinstall upon completion.
1. Replace broken, rusted or missing screws.
3.03 PREPARATION:
A. Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted, or provide protection prior to surface preparation and painting. Remove items if necessary for complete painting of the items and adjacent surfaces. Doors shall be removed before painting to paint bottom and top edges and then re-hung. Following completion of painting, reinstall items removed using workmen skilled in the trades involved.
B. Clean surfaces before applying paint or surface treatments. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces.
C. Provide protection for adjacent surfaces as necessary to prevent paint from coming into contact with adjacent materials not scheduled for painting.
3.04 SURFACE PREPARATION:
A. Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition. Notify Architect in writing of problems anticipated using specified finish coat material with substrates primed by others.
B. Previously Painted:
1. For any interior wood surface where the previous clear finish (not paint or enamel) is dull or worn, but not cracked or peeling to bare wood, wash the surface with a solvent to remove accumulated wax, dirt and grease. Wipe with clean cloths while surface is still wet. Sand lightly with a fine paper unit smooth and remove all dust with a tack rag.
2. For any interior wood surface where the previous clear finish (except floors) is badly worn, chipped, cracked or peeling, remove the old finish down to the bare wood by sanding or using paint and varnish remover. Bleach out any undesirable stains. Wash the entire surface with solvent and allow to dry. Sand lightly with a fine paper unit smooth and remove all dust with a tack rag.
3. For any interior wood surface where the previous opaque finish is in good condition, clean all grease, dust and dirt from surface. Traces of wax, if any, shall be removed with a solvent, followed by thorough washing using a non-susding detergent in hot water. Rinse thoroughly and allow to dry before finishing. Be sure all wax is removed before refinishing.
4. Surfaces previously coated with gloss or semi-gloss paint or varnish shall be roughened, using abrasive paper, after cleaning with a strong washing solution such as TSP. The surface must be absolutely dry before sandpapering or repainting. Disintegrated, chalked or powdery areas should be sanded carefully and thoroughly to insure adhesion.
5. Existing surfaces being repaired shall be primed before being finished in accordance with paint manufacturer's recommendation.
6. If mold and mildew is found, clean area with germicidal detergent followed manufacturer's printed instructions.
3.05 MATERIALS PREPARATION
A. Mix and prepare paint in accordance with manufacturer's directions.
B. Stir material before application to produce a mixture of uniform density, stir as required during application. Do not stir surface film into material. Remove film and, if necessary, strain before using.
C. Use only thinners approved by manufacturer, and only within recommended limits.
3.06 APPLICATION
A. Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.
B. Paint colors, surface treatments, and finishes are indicated in "schedules."
C. The number of coats and film thickness requirements for the same regardless of application method. Do not apply successive coats until previous coat has cured. Sand between applications where required to produce a smooth, even surface. Apply additional coats when undercoats or other conditions show through final coat, until paint film is of uniform finish, color, and appearance.
D. The term "exposed surfaces" includes areas visible when permanent or built-in items are in place. Extend coatings in these areas to maintain system integrity and provide desired protection.
E. Paint back sides of access panels and removable or hinged covers to match exposed surfaces.
F. Omit primer on metal surfaces that have been shop-primed, unless primer becomes worn, damaged, or more than six months old from date of delivery to job site.
G. Paint all edges of every door to match faces, including top and bottoms.
3.07 MINIMUM COATING THICKNESS
A. Apply materials at the manufacturer's recommended spreading rate. Provide total dry film thickness of the system as recommended by the manufacturer.
3.08 BLOCK FILERS:
1. Apply block fillers at a rate to ensure complete coverage with pores filled.
3.09 PRIME COATS:
A. Before application of finish coats, apply a prime coat as recommended by the manufacturer to material required to be painted or finished, and has not been prime coated by others.
B. Tinting of primers will not be permitted.
C. Re-coat primed and sealed substrates where there is evidence of suction spots or unsealed areas in the first coat to assure a finish coat with no burn-through or other defects due to insufficient sealing.
D. Back Priming:
1. All wood trim shall be back primed before installation. Spot prime all ends of trim.
a. Backprime and paint face and edges of plywood service panels for telephone and electrical equipment before installation to match adjacent wall surface.

3.10 BRUSH APPLICATION:

- A. Brush-out and work brush coats into surfaces in an even film. Eliminate cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections. Draw neat glass lines and color breaks. Apply primers and first coats by brush unless manufacturer's instructions permit use of mechanical application.
3.11 ROLLER APPLICATION
A. Rollers: Use rollers of carpet, velvet-back, or high-pile sheep's wool as recommended by manufacturer for material and texture required.
3.12 MECHANICAL APPLICATIONS:
A. Mechanical methods for paint application will ONLY be permitted by written permission of the Architect.
3.13 FIELD QUALITY CONTROL
A. Match approved samples for color, texture and coverage. Remove, refinish or repaint work not in compliance with specified requirements.
B. Where touch-ups occur, match color and sheen of existing surface. Touch-ups must be done invisibly, or painting must be extended to nearest corner or other termination point, as acceptable to the Owner's Representative.
C. Painted exterior and interior surfaces shall be considered to lack uniformity and soundness if any of the following defects are apparent to the Owner's Representative:
1. Brush / roller marks, streaks, laps, runs, sags, dips, heavy stippling, hiding or shadowing by inefficient application methods, skipped or missed areas, and foreign materials in paint coatings.
2. Evidence of poor coverage at rivet heads, plate edges, lap joints, crevices, pockets, corners and re-entrant angles.
3. Damage due to touching before paint is sufficiently dry or any other contributory cause.
4. Damage due to application on moist surfaces or caused by inadequate protection from the weather.
5. Damage and/or contamination of paint due to blown contaminants (dust, spray paint, etc.).
6. Visible defects are evident on vertical surfaces when viewed at normal viewing angles from a distance of not less than 48".
7. Visible defects are evident on horizontal surfaces when viewed at normal viewing angles from a distance of not less than 48".
8. Visible defects are evident on ceiling, soffit and other overhead surfaces when viewed at normal viewing angles.
9. When the final coat on any surface exhibits a lack of uniformity of color, sheen, texture, and hiding across full surface area.
3.14 CLEANING:
A. At the end of each work day, remove empty cans, rags, rubbish, and other discarded paint materials from the site.
1. Clean equipment and dispose of wash water / solvents as well as all other cleaning and protective materials (e.g. rags, drop cloths, masking papers, etc.), paints, thinners, paint removers / strippers in accordance with the safety requirements of authorities having jurisdiction.
B. Upon completion of painting, clean glass and paint-splattered surfaces. Remove splattered paint by washing, scraping, or other proper methods, using care not to scratch or damage adjacent finished surfaces.
C. Protect work of other trades, whether to be painted or not, against damage from painting. Correct damage by cleaning, repairing or replacing, and repainting, as acceptable to Architect.
D. Provide "Wet Paint" signs to protect newly-painted finishes. Remove temporary protective coverings provided by others for protection of their work after completion of painting operations. At completion of construction activities of other trades, touch-up and restore damaged or defaced painted surfaces.

Part 1 GENERAL

- 1.01 SUMMARY
A. Section Includes:
1. The partial removal and replacement of the existing roofing, and the extension of the existing roofing onto the new parapet, including:
a. Cutting and removal of existing roofing where indicated
b. Moving existing ballast (if any) from area of work
c. Cleaning existing roofing in area of work
d. Installation of new fully adhered roofing on new parapet
e. Repairs as necessary to restore roofing
f. New ballast if system requires
g. Installation of new accessories to facilitate the installation of the membrane, including seal strips, cover strips, etc.
h. Installation of new flashing and flashing accessories
2. Related Sections:
a. Exterior Insulation Finishing System
b. Sheet Metal Flashing and Trim
1.02 General considerations
A. Petroleum based products: certain chemicals and waste products (i.e., grease, oil, animal fats, etc.) are not compatible with some roofing systems.
B. On structural concrete decks, when a vapor retarder is not used, gaps in the deck along the perimeter and around penetrators must be sealed along with vertical joints between tilt-up panels, if present, to prevent infiltration of hot humid air and possible moisture.
C. Contractor shall familiarize himself with roof conditions prior to submittal of bid. The existing roof is of unknown age and type. It is believed to be a single-ply membrane. No other information is available. Prior to submittal of bid, Contractor shall visit the site and examine the existing roof. As part of his bid submittal, contractor shall identify type of existing roof, estimated age, and whether tie-in is viable.
1.03 Warranty
A. Provide mfr standard 25 year warranty for work.
1.04 EXISTING CONDITIONS
A. Contractor shall inspect roofing and insulation prior to commencement of subsequent demolition work. Unsuitable conditions shall be reported within 24 hours to the MFR representative and the Architect. Contractor shall verify roof type prior to commencement of work.
Part 2 Products
2.01 PRODUCTS
A. Provide all roofing membrane system components from a single manufacturer, as necessary to complete project. NOTE: Not all components are shown on drawings. Contractor shall provide all components to accomplish full installation of new system.
a. Membrane: Minimum 45-mil non-reinforced membrane unless otherwise advised by Manufacturer.
b. Insulation: Match existing thickness unless otherwise indicated. Provide board insulation type compatible with existing. Match existing slopes unless otherwise indicated.
Part 3 EXECUTION
3.01 EXISTING CONDITIONS
A. Report defects in the substrate to the MFR representative and the Architect within 24 hours.
B. Clear surface of debris and foreign material prior to commencement of installation of new roofing system. Clean existing membrane in area of work.
C. Cut and remove wet insulation within area of work. Fill all voids with new insulation. Install new/mem and new/old with gaps no greater than 1/4".
3.02 NEW ROOF
A. Insulation - Existing conditions understood to be two layers of board insulation. Match thickness, stagger joints.
B. Do not install more underlayment/insulation than can be covered in one day by membrane.
C. Attach insulation per mfr recommendations
3.03 NEW MEMBRANE
A. Position over substrate without stretching. Allow to relax approx. 1/2 hour before splicing. Place adjoining sheets in same manner.
B. Pull back existing membrane and lay new membrane over substrate. Re-lay existing membrane where not and splice per MFR recommendations.
C. Refer to MFR's U-series detail sheets, including, but not limited to, U-1 series, U-8 and U-12 and 12A for attachment at edge flashing, angle changes, and tie-in to existing scuppers. Use 6" W Reinforced Universal Securement Strips (RUSS) at all locations recommended by MFR.
3.04 Ballast
A. Provide and install per MFR's specifications.
3.05 Cleaning, protection and close-out
A. Remove all temporary covering, etc. Clean and remove any debris, spills, etc. of construction materials.
B. Notify MFR representative of project completion. Coordinate any walk-throughs or other requirements by manufacturer prior to turnover and start of warranty.



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EXTERIOR SPECIFICATIONS 5 - 19 - 2025 | PERMIT ISSUE DATE:

A03

END OF SECTION

# FLASHING

# SHEET METAL + TRIM

SECTION 07 62 00

## Part 1 GENERAL

### 1.01 SUMMARY

- A. Section Includes:
- Flashing at Roof, Windows, Doors, and other locations as shown on Drawings.
  - Aluminum Formed Cap Flashings (Copings)
  - Fasteners
- B. Related Sections:
- Section 07 24 00 (07240) - Exterior Insulation and Finish Systems (EIFS)
  - Section 07 53 21 (07530) - Elastomeric Membrane Roofing
  - Section 07 92 00 (07920) - Joint Sealants

### 1.02 REFERENCES

- A. ASTM International Publications:
- B32 "Standard Specification for Solder Metal"
  - B209 "Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate"
  - C920 "Standard Specification for Elastomeric Joint Sealants"
  - D1079 "Standard Terminology Relating to Roofing, Waterproofing, and Bituminous Materials"
- B. American Architectural Manufacturers Association (AAMA) Publications:
- 1402 "Standard Specifications for Aluminum Siding, Soffit and Fascia"
- C. Sheet Metal and Air Conditioning Contractors' National Association (SMACNA) Publications:
- "Architectural Sheet Metal Manual", Current Edition
- D. Single Ply Roofing Industry (SPRI) Publications:
- ANSI/SPRI ES-1 "Wind Design Standard for Edge Systems Used with Low Slope Roofing Systems"
- E. The Society for Protective Coatings (SSPC) Publications:
- "SSPC Painting Manual"
- F. National Association of Architectural Metal Manufacturers (NAAMM) Publications:
- "Metal Finishes Manual"

### 1.03 PERFORMANCE REQUIREMENTS

- A. General: Install sheet metal flashing and trim to withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failing.
- B. Copings and roof edge flashings, except for gutters, shall be designed and installed in accordance with Chapter 16 of the International Building Code (IBC) and tested for resistance in accordance with ANSI/SPRI ES-1.
- C. Thermal Movements: Provide sheet metal flashing and trim that allow for thermal movements resulting from the following maximum range in ambient and surface temperatures by preventing buckling, opening of joints, hole elongation, overstressing of components, failure of joint sealants, failure of connections and other detrimental effects. Provide clips that resist rotation and avoid shear stress as a result of sheet metal and trim thermal movements.
- Temperature Change (Range): 120 Degree F ambient; 180 Degree F material surfaces.
- D. Water Infiltration: Provide sheet metal flashing and trim that do not allow water infiltration to building interior
- 1.04 SUBMITTALS
- A. General: Submit the following in accordance with Conditions of Contract and Division 01 Specification Sections.
- B. Product Data: Submit "Letter of Conformance" indicating specified items selected for use in project with the following supporting data.
- Manufacturer's standard color charts for selection purposes.
- 1.05 QUALITY ASSURANCE
- A. Installer Qualifications: Engage an experienced installer who has completed sheet metal flashing and trim work similar in material, design, and extent to that indicated for this project and with a record of successful in-service performance.
- B. Do not proceed with the installation of flashing and sheet metal work until curb and substrate construction, cant strips, blocking, reglets, and other construction to receive the work is completed.
- C. Flashing and sheet metal shall be installed in accordance with:
- FM Global (FMG) Standards (Factory Mutual Engineering and Research Requirements)
  - SMACNA's Architectural Sheet Metal Manual"
  - Conform to dimensions and profiles shown unless more stringent requirements are indicated.
- D. The installer must examine the substrate and the conditions under which flashing and sheet metal work is to be performed, and notify the Architect in writing of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the installer.

### 1.06 PROJECT CONDITIONS

- A. Existing/Construction Conditions:
- Exercise care when working on or about roof surfaces to avoid damaging or puncturing membrane or flexible flashings.
  - Place plywood panels on roof surfaces adjacent to work of this Section and on access routes. Keep in place until completion of work.
  - DO NOT WALK ON THE TOP OF NEW BUILDING OR PORTE COCHERE PARAPETS.
- B. Roofing and flashing shall not be applied during precipitation and shall not be started in the event there is a probability of precipitation during application. Metal faced flashing shall not be applied when ambient temperature is below 35 degrees F.
- C. Coordinate work of this Section with interfacing and adjoining Work for proper sequencing of each installation. Ensure best possible weather resistance, durability of Work, and protection of materials and finishes.

### 1.07 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- B. Storage and Protection: Protect materials from rain and physical damage. Provide cover on top and on all sides, allowing for adequate ventilation. Store flashing where temperatures will not exceed 90 degrees F for extended periods. Store all products in a dry area away from high heat, flames or sparks.
- C. Store Membrane Flashing System products in manufacturer's unopened packaging until ready for installation and dispense the needed amounts of materials from the manufacturer box.

### 1.08 WARRANTY

- A. Provide Owner with warranty stating that flashing material will properly shed water and protect roof and wall from physical damage for a minimum period of five years from date of Substantial Completion and the damage resulting from failure to provide above stated performances will be repaired to satisfaction of Owner at no additional cost.

## Part 2 PRODUCTS

### 2.01 ALUMINUM FLASHING AND SHEET METAL

- A. Materials:
- Aluminum Sheet: ASTM B209, Alloy 3003, Tempier H14, AA-C22A41, minimum .032 inch thick (20 ga) sheet.
    - Finish: 5-year Fluoropolymer 2-Coat System: Manufacturer's standard 2-coat, thermocured system consisting of specially formulated inhibitive primer and fluoropolymer color topcoat containing not less than 70 percent polyvinylidene fluoride resin by weight, complying with AAMA 2604 where exposed.
  - Fasteners: Concealed type; of same material as flashings; sized to suit application.
  - Size and shape as shown on Drawings.
  - Color: Refer to Exterior Finish Index.

### 2.02 ALUMINUM FORMED CAP FLASHING

- A. Approved Manufacturers:
- "Perma-Tile Coping (Tapered)"; Metal-Era, Inc. (800-558-2162)
  - "Permasnap Coping"; W.P. Hickman Company (800-313-9543)
  - "Press-Loc Coping"; Perimeter Systems; a division of Southern Aluminum Finishing Company, Inc. (800-334-9823)
- B. Aluminum Formed Cap Flashing shall be smooth aluminum, 0.050 thickness, custom size and shape as shown on Drawings. All joints shall receive concealed splice plates to accommodate thermal movement. Provide premanufactured inside and outside corners as required. Stainless steel screws and washers shall be used for installation.
- Finish: 5-year Fluoropolymer 2-Coat System: Manufacturer's standard 2-coat, thermocured system consisting of specially formulated inhibitive primer and fluoropolymer color topcoat containing not less than 70 percent polyvinylidene fluoride resin by weight, complying with AAMA 2604 where exposed.
  - Color as shown on Exterior Finish Index.
  - Fasteners: Concealed type; Series 300 stainless steel screws and washers; sized to suit application.
- C. Thru-Wall Flashing:
- Approved Manufacturers:
    - "5 oz. Copper Flashing with Stainless Steel Drip Edge"; York Manufacturing, Inc. (800-551-2828)
    - "Flex Flashing with Stainless Steel Drip Edge"; Hohnman and Bernard, Inc. (800-645-0616)
    - "Perm-A-Barrier" wall flashing and "Perm-A-Barrier" primer and stainless steel drip edge as manufactured by W.R. Grace & Company (800-778-2880)
    - "Hyload SA with Stainless Steel Drip Edge"; Hyload Flashing (800-457-4056)
    - "DuPont Thru-Wall Flashing System with Integrated Drip Edge"; DuPont Company (800-448-9635).
      - System to include preformed inside/outside corners and end dams to match the wall design.
    - Provide fasteners, primers, sealants, and mastic as approved by manufacturer, as required.

### 2.03 MISCELLANEOUS MATERIALS AND ACCESSORIES

- A. Fasteners: Same metal as sheet metal flashing or other noncorrosive metal as recommended by sheet metal manufacturer. Match finish of exposed heads with material being fastened.
- B. Elastomeric Sealant: Generic type recommended by sheet metal manufacturer and fabricator of components being sealed and complying with requirements for joint sealants as specified in Division 07 Section "Joint Sealants".
- C. Epoxy Seam Sealer: Two-part, noncorrosive, aluminum seam-cementing compound, recommended by aluminum manufacturer for exterior and interior nonmoving joints, including riveted joints.
- D. Adhesives: Type recommended by flashing sheet metal manufacturer for waterproof and weather-resistant seaming and adhesive application of flashing sheet metal.
- E. Metal Accessories: Provide sheet metal clips, straps, anchoring devices, and similar accessory units as required for installation of work, matching or compatible with material being installed; noncorrosive; size and thickness required for performance.

## Part 2 PRODUCTS - CONT'D

### 2.04 FABRICATION - GENERAL

- A. Sheet Metal Fabrication Standard: Fabricate sheet metal flashing and trim to comply with recommendations of SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of the item indicated.
- B. Comply with details shown to fabricate sheet metal flashing and trim that fit substrates and result in waterproof and weather-resistant performance once installed. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.
- C. Form exposed sheet metal work that is without excessive oil canning, buckling, and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems.
- D. Seams: Fabricate nonmoving seams in aluminum with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.
- E. Expansion Provisions: Comply with SMACNA standards. Space movement joints at maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapged or bayonet-type expansion provisions in work cannot be used or would not be sufficiently waterproof and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).
- F. Sealed Joints: Form nonexpansion, but movable, joints in metal to accommodate elastomeric sealant to comply with SMACNA standards.
- G. Separate metal from noncompatible metal or corrosive substrates by coating concealed surfaces at locations of contact with asphalt mastic or other permanent separation as recommended by manufacturer.
- H. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of sheet metal exposed to public view.
- I. Fabricate cleats and attachment devices from same material as sheet metal component being anchored or from compatible, noncorrosive metal recommended by sheet metal manufacturer.
- J. Form gutters and downspouts of profiles and sizes indicated and as required to properly collect and remove water. Fabricate complete with required connection pieces.
  - Form sections square, true, and accurate in size, in maximum possible lengths and free of distortions and defects detrimental to appearance or performance hem exposed edges. Allow for expansion at joints. Miller gutter corners.

### 2.05 FABRICATION - FLASHINGS [AND CAP FLASHINGS]

- A. Form sections square, true, and accurate to size, free from distortion and other defects detrimental to appearance or performance.
- B. Form sections in maximum lengths. Make allowances for expansion at joints.
- C. Seams are to be standing lock or batten type except corners. Fabricate corners minimum 18 inches mitered, soldered, or welded, and sealed as one piece.
- D. Wipe and wash clean, soldered joints, to remove traces of flux immediately after soldering.
- E. Hem exposed edges of flashings on underside 1/2 inch.
- F. Backpaint flashings with bituminous paint where expected to be in contact with cementitious materials or dissimilar metals.

## Part 3 EXECUTION

### 3.01 INSTALLATION - GENERAL

- A. Comply with manufacturer's instructions and recommendations for handling and installation of flashing and sheet metal work.
- B. Performance: Coordinate the work with other work for the correct sequencing of items which make up the entire membrane or system of weatherproofing or waterproofing and rain drainage. It is required that the flashing and sheet metal work be permanently watertight, and not deteriorate in excess of manufacturer's published limitations.
- C. Examine substrates and conditions under which sheet metal flashing and trim are to be installed and verify that work may properly commence. Do not proceed with installation until unsatisfactory conditions have been corrected.

### 3.02 INSTALLATION - SHEET METAL

- A. General: Unless otherwise indicated, install sheet metal flashing and trim to comply with performance requirements, manufacturer's installation instructions, and SMACNA's "Architectural Sheet Metal Manual". Anchor units of work securely in place by methods indicated, providing for thermal expansion of metal units; conceal fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints, and seams that will be permanently watertight and weatherproof.
- B. Install exposed sheet metal work that is without excessive oil canning, buckling, and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and to result in waterproof and weather-resistant performance. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.
- C. Sealed Joints: Form nonexpansion, but movable, joints in metal to accommodate elastomeric sealant to comply with SMACNA standards. Fill joint with sealant and form metal to completely conceal sealant.
  - Use joint adhesive for nonmoving joints specified not to be soldered.
- D. Seams: Fabricate nonmoving seams in sheet metal with flat-lock seams. Tin edges to be seamed, form seams, and solder. Fabricate nonmoving seams in aluminum with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.
- E. Separations: Separate metal from noncompatible metal or corrosive substrates by coating concealed surfaces, at locations of contact, with asphalt mastic or other permanent separation as recommended by manufacturer.

### 3.03 CLEANING AND PROTECTION

- A. Clean exposed metal surfaces, removing substances that might cause corrosion of metal or deterioration of finishes.
- B. Provide final protection and maintain conditions that ensure sheet metal flashing and trim work during construction is without damage or deterioration other than natural weathering at the time of Substantial Completion.

END OF SECTION

# JOINT SEALANTS

# SPEC

SECTION 07 92 00

## Part 1 GENERAL

### 1.01 SUMMARY

- A. Section Includes:
- Clean and Prepare Joint Surfaces
2. Sealant and Backing Materials including primers, backer rods, bond breakers and accessories.
- B. Related Sections:
- Section 04 70 00 - Manufactured Masonry
  - Section 07 62 00 (07600) - Sheet Metal Flashing and Trim
  - Section 09 20 00 - Stucco
  - Section 09 90 00 (09900) - Painting

### 1.02 REFERENCES

- A. ASTM International Publications:
- C834 "Standard Specification for Latex Sealants"
  - C920 "Standard Specification for Elastomeric Joint Sealants"
  - C1193 "Standard Guide for Use of Joint Sealants"
  - C1248 "Standard Test Method for Staining of Porous Substrate by Joint Sealants"
  - ASTM D1056 "Standard Specification for Flexible Cellular Materials-Sponge or Expanded Rubber"
- B. Underwriter's Laboratories, Inc. (UL) Standards:
- "Fire Resistance Directory"
- C. Warnock Hersey, ETI, SEMKO division of Intertek (WHI) Publications:
- "Certification Listings"

### 1.03 SYSTEM DESCRIPTION

- A. Work shall include providing sealant at intersection of construction components on exterior to building, including, but not limited to the following:
- Exterior joints in the following vertical surfaces and nontraffic horizontal surfaces:
    - Joints in exterior insulation and finish systems (EIFS).
    - Perimeter joints between materials listed above and frames of doors and windows.
    - Joints in coping caps and exposed flashing.
    - Other joints as indicated.
  - Exterior joints in the following horizontal traffic surfaces:
    - Joints between different materials listed above.
    - Other joints as indicated.

### 1.04 SUBMITTALS

- A. Where required by local building codes, provide certification from sealant manufacturer that sealants used in conjunction with EIFS installations is in compliance with EIFS manufacturers requirements.
- Affidavit Form at end of this Section shall be completed by sealant applicator and submitted with EIFS warranty.

### 1.05 QUALITY ASSURANCE

- A. Installer Qualifications: An experienced installer who has specialized in installing joint sealants similar in material, design, and extent to those indicated for this Project and whose work has resulted in joint-sealant installations with a record of successful in-service performance.
- B. Source Limitations: Obtain each type of joint sealant through one source from a single manufacturer.
- C. All materials shall be verified by this Contractor to be compatible with adjacent materials.

### 1.06 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to Project site in original unopened containers or bundles with labels indicating manufacturer, product name and designation, color, expiration date, pot life, curing time, and mixing instructions for multicomponent materials.
- B. Store and handle materials in compliance with manufacturer's written instructions to prevent their deterioration or damage due to moisture, high or low temperatures, contaminants, or other causes.

### 1.07 PROJECT CONDITIONS

- A. Environmental Limitations: Do not proceed with installation of joint sealants under the following conditions:
- When ambient and substrate temperature conditions are outside limits permitted by joint sealant manufacturer or are below 40 degrees F. and less than 100 degrees F.
  - When joint substrates are wet.

- B. Joint-Width Conditions: Do not proceed with installation of joint sealants where joint widths are less than those allowed by joint sealant manufacturer for applications indicated.

### 1.08 WARRANTY

- A. Special Warranty:
- Submit two copies of a written guarantee agreeing to repair or replace joint sealers which fail to perform as air tight and water-tight joints; or fail in joint adhesion, cohesion, abrasion resistance weather resistance, or general durability; or appear to deteriorate or become unserviceable or causing an objectionable appearance resulting from either defective or non-conforming materials and workmanship or in any other manner not clearly specified by submitted manufacturer's data as an inherent quality of the material for the exposure indicated. Provide one-year Warranty.
    - Defects shall include, but are not limited to:
      - Staining from abutting materials or filler.
      - Migrating, bleeding into, or staining abutting materials.
      - Unightly surface deformation by causes other than movement.
      - Excessive color change, chalking, or dust pick-up.
      - Railing adhesively or cohesively where maximum elongation is less than 25% of designed width of exposed joints.
      - Hardening to more than 25% over specified hardness.
    - Replace sealants which fail because of loss of cohesion or adhesion or do not cure.

## Part 2 PRODUCTS

### 2.01 MANUFACTURERS

- A. Products shall be provided only by those manufacturers whose products are compatible with stucco and adhered concrete masonry systems.

### 2.02 JOINT SEALANTS

- A. General:
- Colors: Sealant material to colors of adjacent materials, as approved by Architect unless indicated otherwise.
  - Elastomeric Sealant Standard: Comply with ASTM C920 and other requirements indicated for each liquid-applied chemically curing sealant, including those referencing ASTM C920 classifications for type, grade, class, and uses.
  - Stain-Test-Response Characteristics: Where elastomeric sealants are specified to be nonstaining to porous substrates, provide products that have undergone testing according to ASTM C1248 and have not stained porous joint substrates indicated for Project.
- B. Exterior joints greater than 1/2" (except E.I.F.S. areas):
- Two-part non-sag, polyurethane type, meeting ASTM C920, Type M, Grade NS, Class 50, Use NT, with 20 year life expectancy.
2. Acceptable Products All proposed sealants must be approved by the Northwest Wall and Ceiling Bureau prior to use on stucco, and by the adhered concrete masonry manufacturer prior to use on their system. The following products must be verified by the concrete for their suitability:
- "Chem-Calk 2000"; Booth Inc. (800-523-2678)
  - "Dymec 240 or 240FC"; Tremco, Inc., an RPM Company (800-562-2728)
  - "Dynatrol II"; Pecora Corp. (800-523-6688)
  - "Scolastic NP2"; BASF Building Systems (952-496-6000)
- C. Exterior joints less than 1/2" (except E.I.F.S. areas):
- One-part, non-sag acrylic Terpolymer formulation meeting the requirements of ASTM C920, Type S, Grade NS, Class 25, Use FT, with 20-year life expectancy.

## Part 2 PRODUCTS - CONT'D

2. Acceptable Products:
- "Dynatrol I-XL"; Pecora Corp. (800-523-6688)
  - "Dymonic"; Tremco, Inc., an RPM Company (800-562-2728)
  - "Vulkem 116"; Tremco, Inc., an RPM Company (800-562-2728)
  - "Scolastic NP1"; BASF Building Systems (952-496-6000)
  - "SikaHyflex"; Sika USA (800-933-7452)

### 2.03 ACCESSORIES

- D. Primer: Non-staining type, recommended by sealant manufacturer to suit application.
- E. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.
- F. Joint Filler Backer Rod: ASTM C1330; round, closed cell polyethylene, non-gassing rod, sized to produce 25% compression when installed in joint.
1. Approved Manufacturers:
- "Soft Backer Rod"; BASF Building Systems (952-496-6000)
  - "Soft Rod"; Nomaco Inc. (800-345-7278)
  - "Ethafoam Rod"; Dow Chemical (800-447-4361)
- G. Bond Breaker Tape:
- Approved Manufacturers:
    - Pressure Sensitive 470 or 481 Polyethylene"; 3M Adhesives, Coatings and Sealers Div., (800-328-1687)
    - Approved Substitution
- E. Cleaners for Nonporous Surfaces: Provide nonstaining, chemical cleaners of type which are acceptable to manufacturers of sealants and sealant backing materials, which are not harmful to substrates and adjacent nonporous materials, and which do not leave oily residues or otherwise have a detrimental effect on sealant adhesion or in-service performance.
- Provide cleaner conditioner required for glass and glazed surfaces as recommended by sealant manufacturer.

- F. Masking Tape: Provide nonstaining, nonabsorbent type compatible with joint sealants and to surfaces adjacent to joints.

## Part 3 EXECUTION

### 3.01 EXAMINATION

- A. Examine joints indicated to receive joint sealers, for compliance with requirements for joint configuration, installation tolerances and other conditions affecting joint sealer performance. Do not proceed with installation of joint sealers until unsatisfactory conditions have been corrected. Beginning of Installation means acceptance of all existing conditions making this Contractor responsible for correcting all unsatisfactory and defective work encountered at his expense.

### 3.02 PREPARATION

- A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealers to comply with recommendations of joint sealer manufacturers and the following requirements:
- Remove all foreign material from joint substrates which could interfere with adhesion of joint sealer, including dust; paints, except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer; old joint sealers; oil; grease; waterproofing; water repellents; water, surface dirt, and frost.
  - Clean concrete, masonry, unglazed surfaces of ceramic tile and similar porous joint substrate surfaces, by brushing, grinding, blast cleaning, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealers. Remove loose particles remaining from above cleaning operations by vacuuming or blowing out joints with oil-free compressed air. Remove lantance and form release agents from concrete.
  - Joint Priming: Prime joint substrates where indicated or where recommended by joint sealer manufacturer based on preconstruction joint sealer-substrate tests or prior experience. Apply primer to comply with manufacturer's recommendations. Confine primers to areas of joint sealer bond, do not allow spillage or migration onto adjoining surfaces.
  - Masking Tape: Use masking tape where required to prevent contact of sealant with adjoining surfaces which otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears such as masonry or EIFS materials. Remove tape immediately after tooling without disturbing joint seal.
- B. Joint Priming: Prime joint substrates where indicated or where recommended by joint sealer manufacturer based on preconstruction joint sealer-substrate tests or prior experience. Apply primer to comply with manufacturer's recommendations. Confine primers to areas of joint sealer bond, do not allow spillage or migration onto adjoining surfaces.
- C. Masking Tape: Use masking tape where required to prevent contact of sealant with adjoining surfaces which otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears such as masonry or EIFS materials. Remove tape immediately after tooling without disturbing joint seal.

### 3.03 INSTALLATION - JOINT SEALERS

- A. General: Comply with joint sealer manufacturers' printed installation instructions applicable to products and applications indicated, except where more stringent requirements apply. Surfaces and air temperature shall be greater than 30 degrees F and less than 100 degrees F.
- B. Joint Priming: Prime joint substrates where recommended in writing by joint sealer manufacturer, based on reconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint sealer manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
- Ensure that primer fully covers surfaces to which sealant is to adhere.
  - Apply with bristle brush. Do not flood surfaces.
  - Allow primer to dry 30 minutes minimum or as recommended by manufacturer prior to application of backing rod and sealant.
- C. Install sealant backings of type indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
- Do not leave gaps between ends of sealant backings.
  - Do not stretch, twist, puncture, or tear sealant backings.
  - Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.
- D. Install bond breaker tape between sealants and joint fillers, compression seals, or back of joints where adhesion of sealant to surfaces at back of joints would result in sealant failure. Bond breaker must be used in all conditions where three-sided adhesion may be possible.
- E. Install sealants by proven techniques to comply with the following and at the same time backings are installed:
- Place sealants so they directly contact and fully wet joint substrates.
  - Completely fill recesses provided for each joint configuration.

3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.

### 4. Joint Size:

- Depth of joint shall not exceed width of joint.
  - Minimum depth: 1/2"
  - Maximum depth: 1/2"
- F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
- Remove excess sealants from surfaces adjacent to joint.
  - Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
    - Provide concave joint configuration per Figure 5A in ASTM C 1193, unless otherwise indicated.
    - Provide flush joint configuration, per Figure 5B in ASTM C 1193, where indicated.
    - Provide recessed joint configuration, per Figure 5C in ASTM C 1193, of recess depth and at locations indicated.
      - Use masking tape to protect adjacent surfaces of recessed tooled joints.
      - All joints shall be free of air pockets, foreign embedded matter, ridges, and sags.

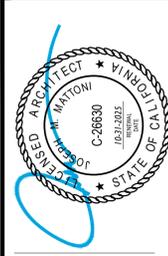
### 3.04 CURE:

- A. Cure sealant in compliance with manufacturer's instructions and recommendations to obtain high, early bond strength, internal cohesion strength and surface durability.
- 3.05 CLEANING:
- A. Clean off excess sealants or sealant smears adjacent to joints as work progresses by methods and with cleaning materials approved by manufacturers of joint sealers and of products in which joints occur. Remove masking material immediately following sealant application.

### 3.06 PROTECTION:

- A. Protect joint sealers during and after curing period from contact with contaminating substances or from damage resulting from construction operations or other causes so that they are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage and deterioration occurs, cut out and remove damaged or deteriorated joint sealers immediately and reseal joints with new materials to produce joint sealer installations with repaired areas indistinguishable from original work.

END OF SECTION



COURTYARD BY MARRIOTT  
CAMPBELL CALIFORNIA | HUNTINGTON HOTEL GROUP  
2416 - MARSHA SUCC

EXTERIOR SPECIFICATIONS

ISSUE DATE: 5 . 19 . 2025 | PERMIT

A04



# SITE NOTES

- SITE PLAN IS FOR REFERENCE ONLY
- ORIGINAL PARKING PROVIDED (PRIOR TO GARAGE) = 177 SPACES
  - 171 STANDARD SPACES
  - 6 ACCESSIBLE SPACES
  - 1 VAN ACCESSIBLE SPACE
- REFER TO OWNERS SCOPE OF WORK. EXTERIOR PAINTING / ALL EXTERIOR WORK MAY BE INCLUDED IN SEPARATE PROJECT.



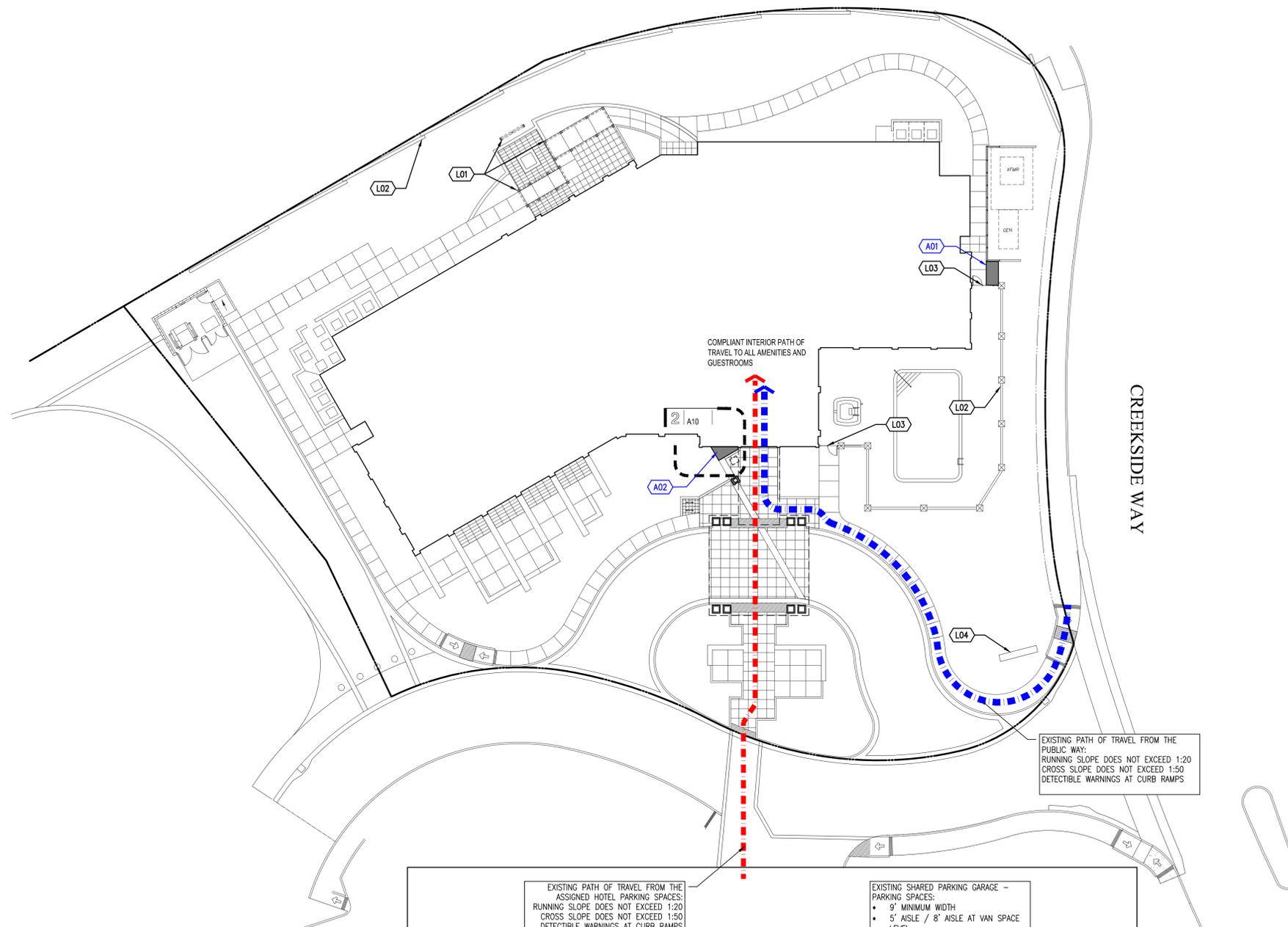
# EXTERIOR NOTES

## LANDSCAPE NOTES

- L01 SAND PREP AND OPAQUE STAIN EXTERIOR TRELLIS. ALLOW FOR REPLACEMENT OF 5% OF BOARDS AND CLIPS/HARDWARE.
- L02 PRESSURE WASH AND PAINT PREVIOUSLY PAINTED PRIVACY WALLS AND SCREENS - TYPICAL. PROTECT BRICK / STONE SURFACES
- L03 PREP AND PAINT STEEL GATES AND FENCES TYPICAL
- L04 COORDINATE REPLACEMENT OF MONUMENT SIGNS WITH OWNERS SIGN CONTRACTOR

## SITE ACCESSIBILITY

- A01 INSTALL NEW PAVING TO ENSURE 24" PULL-SIDE CLEARANCE AT POOL GATE. SEE PHOTO MARKUP THIS SHEET
- A02 RELOCATE TRASH RECEPTACLE AND EXTEND PAVING TO PROVIDE ACCESS TO CARD READER AND DOOR BUZZER.



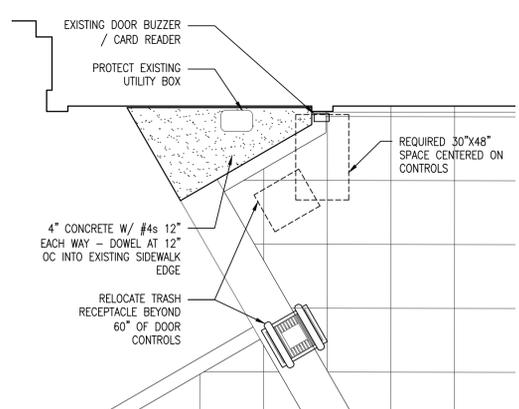
EXISTING PATH OF TRAVEL FROM THE ASSIGNED HOTEL PARKING SPACES:  
 RUNNING SLOPE DOES NOT EXCEED 1:20  
 CROSS SLOPE DOES NOT EXCEED 1:50  
 DETECTIBLE WARNINGS AT CURB RAMPS

EXISTING SHARED PARKING GARAGE - PARKING SPACES:  
 • 9' MINIMUM WIDTH  
 • 5' AISLE / 8' AISLE AT VAN SPACE  
 • LEVEL  
 • COMPLIANT CURB RAMP



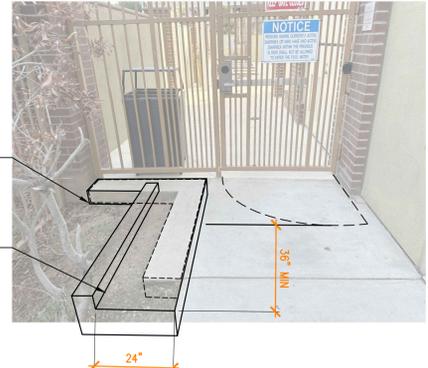
## 1 EXISTING SITE PLAN

1" = 20' - 0"



## 2 MAIN ENTRY MODIFICATION

1/4" = 1' - 0"



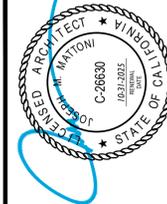
## 3 POOL GATE MODIFICATION

NOT TO SCALE

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EXISTING SITE PLAN  
 NOTES AND DETAILS  
 ISSUE DATE: 5 . 30 . 2025 | 100% PERMIT

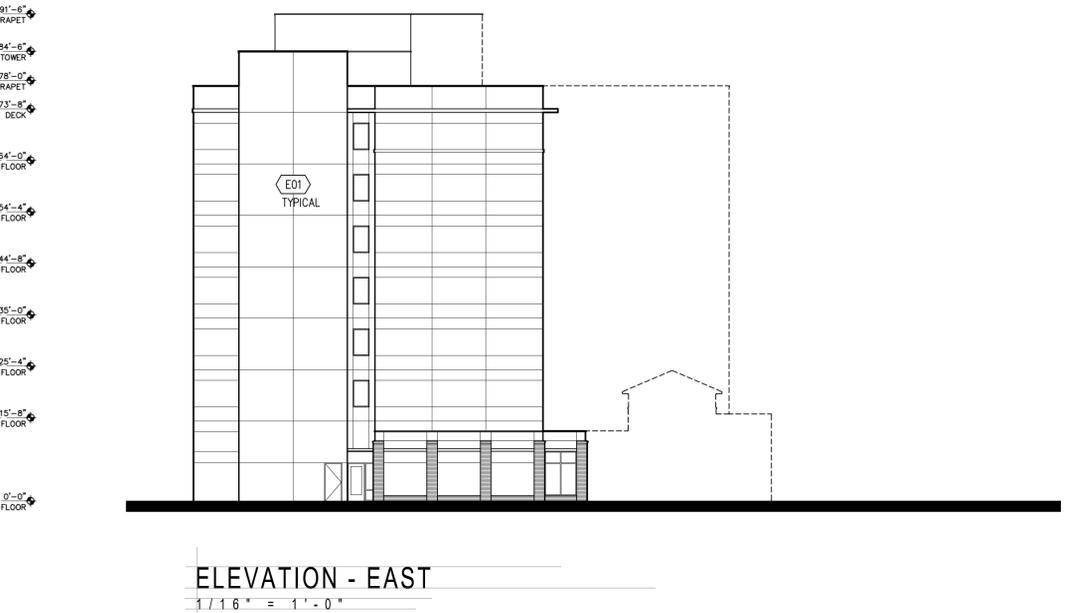
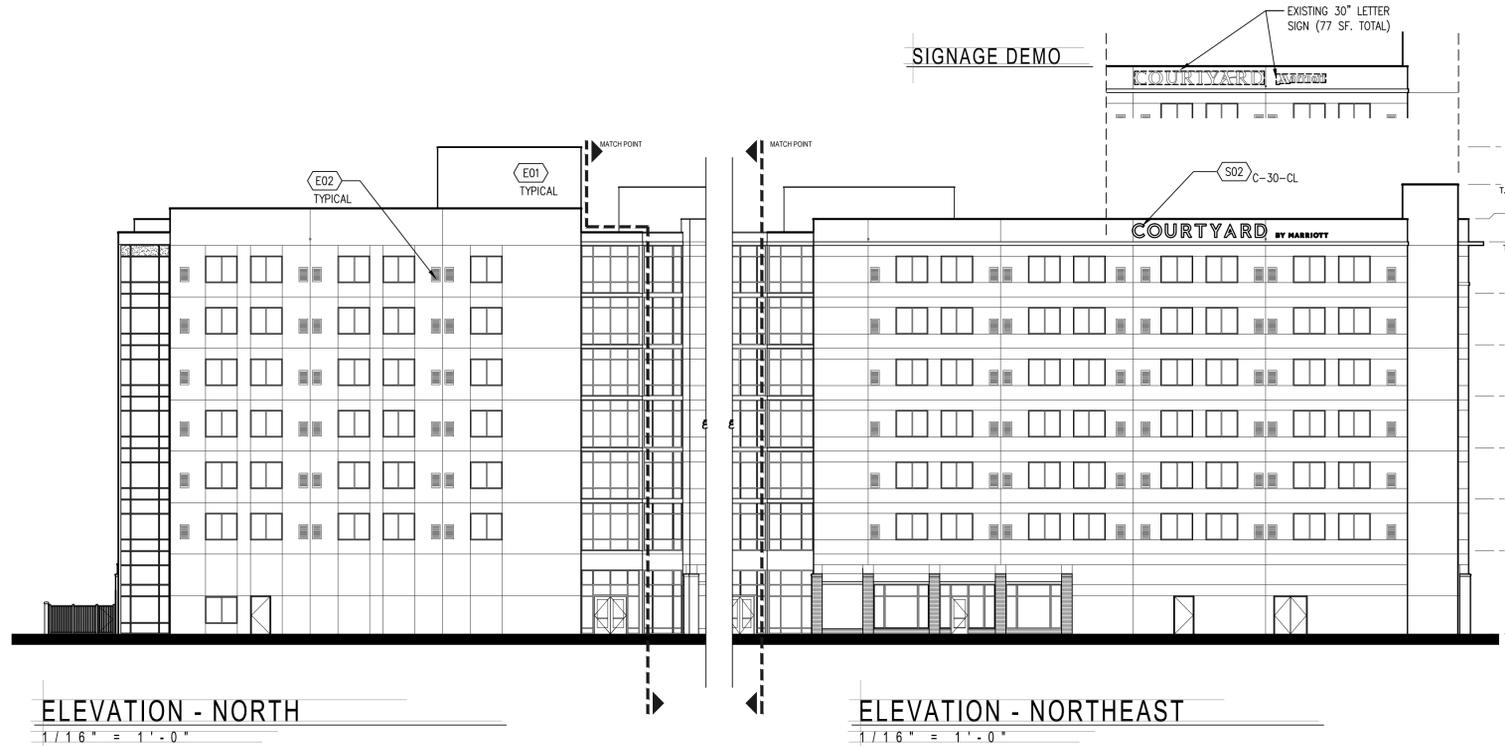
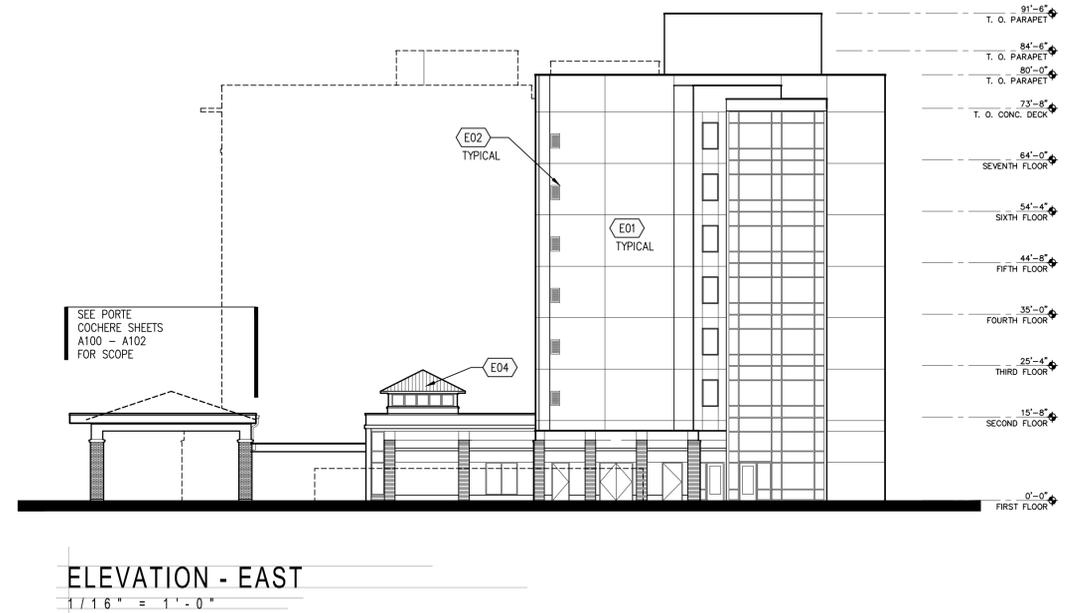
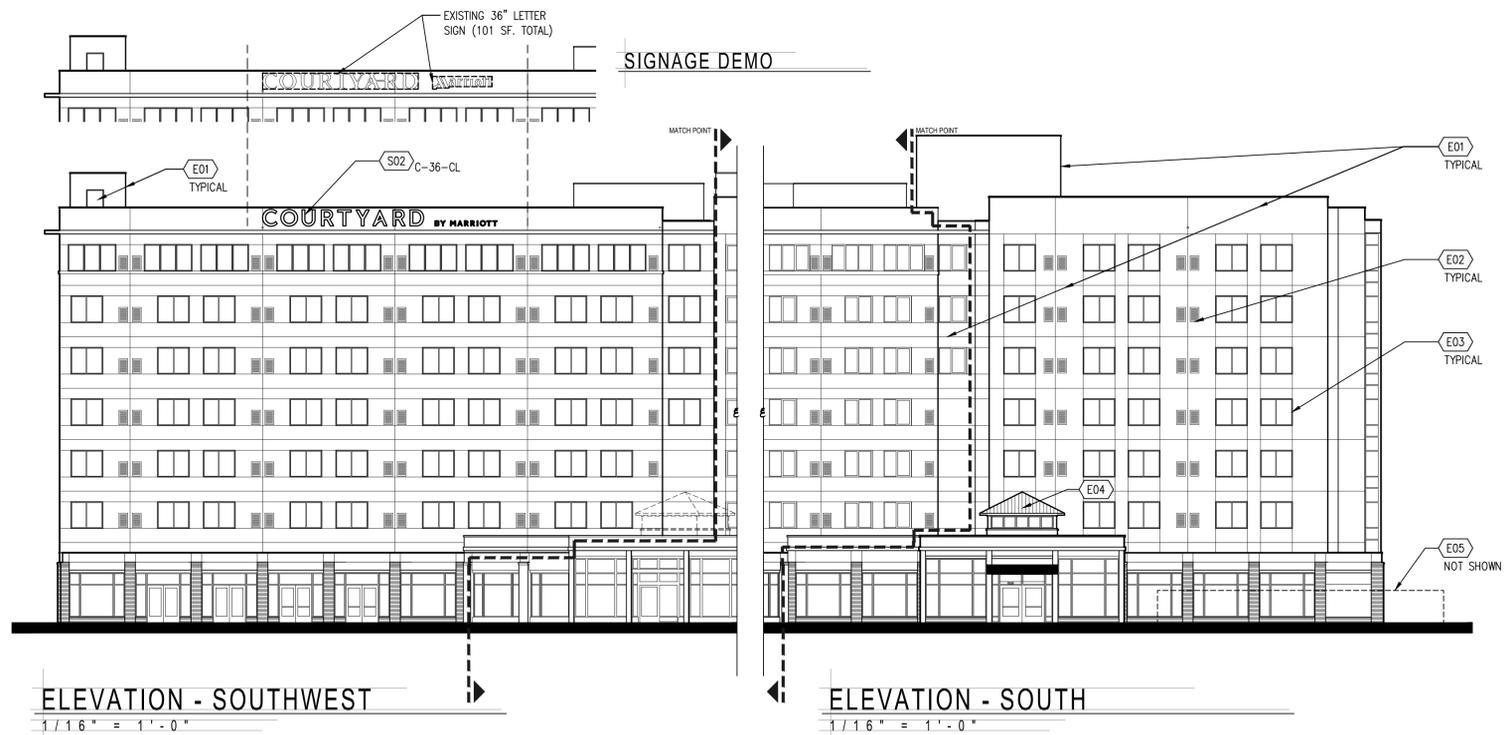
# A10



**COURTYARD BY MARRIOTT**  
BUILDING ELEVATIONS AND NOTES  
2416 - MARSHA SUCC

**BUILDING ELEVATIONS**  
ISSUE DATE: 5.19.2025 | PERMIT

**A90**



**SHEET NOTES**

- NEW PAINTING TO INCLUDE ALL BUILDING AREAS INCLUDING THOSE HIDDEN OR NOT OTHERWISE SHOWN IN THIS SET.
- DOWNSPOUTS AND GRILLS TO BE PAINTED ARE NOT SHOWN TYPICALLY, BUT CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING AND PAINTING THESE ITEMS.
- ADVISE OWNER OF ANY AREAS OF DISREPAIR PRIOR TO PAINTING. VERIFY QUANTITIES OF REPAIR WORK WITH PROJECT MANAGER PRIOR TO ACCEPTANCE OF BIDS.

**SIGNAGE**

- SIGNAGE DESIGNATIONS ARE BASED ON MARRIOTT'S EXTERIOR SIGNAGE MANUAL. C-36-CL = 36" HIGH MAIN LETTERS (COURTYARD) 11.5" SECONDARY LETTERS (BY MARRIOTT) C-30-CL = 30" HIGH MAIN LETTERS (COURTYARD) 9.6" SECONDARY LETTERS (BY MARRIOTT)
- SIGNS ARE PROVIDED BY OWNER FROM APPROVED SIGNAGE VENDORS. CONTRACTOR TO COORDINATE NECESSARY MOUNTING AND ELECTRICAL ADJUSTMENTS (IF REQUIRED)
- SIGN AREA IS LESS THAN THE EXISTING SIGNS. CURRENT SOUTHWEST SIGN - 101 S.F. PROPOSED SIGN - 102 S.F. CURRENT NORTHEAST SIGN - 77 S.F. PROPOSED SIGN - 71 S.F.
- MONUMENT SIGN BOX TO BE REPLACED WITH THE LARGEST UNIT THAT WILL FIT WITHIN THE EXISTING FOOTPRINT. SIGNAGE CONTRACTOR TO VERIFY PLINTH SIZE AND SELECT APPROPRIATE MONUMENT BOX.
- CHANNEL LETTERS SHALL APPEAR WHITE (ON DARK BACKGROUND) DURING THE DAY AND ILLUMINATE WHITE IN THE EVENING.
- SIGN PERMIT BEING PULLED BY INSTALLER/MANUFACTURER.**

**Building Channel Letters**

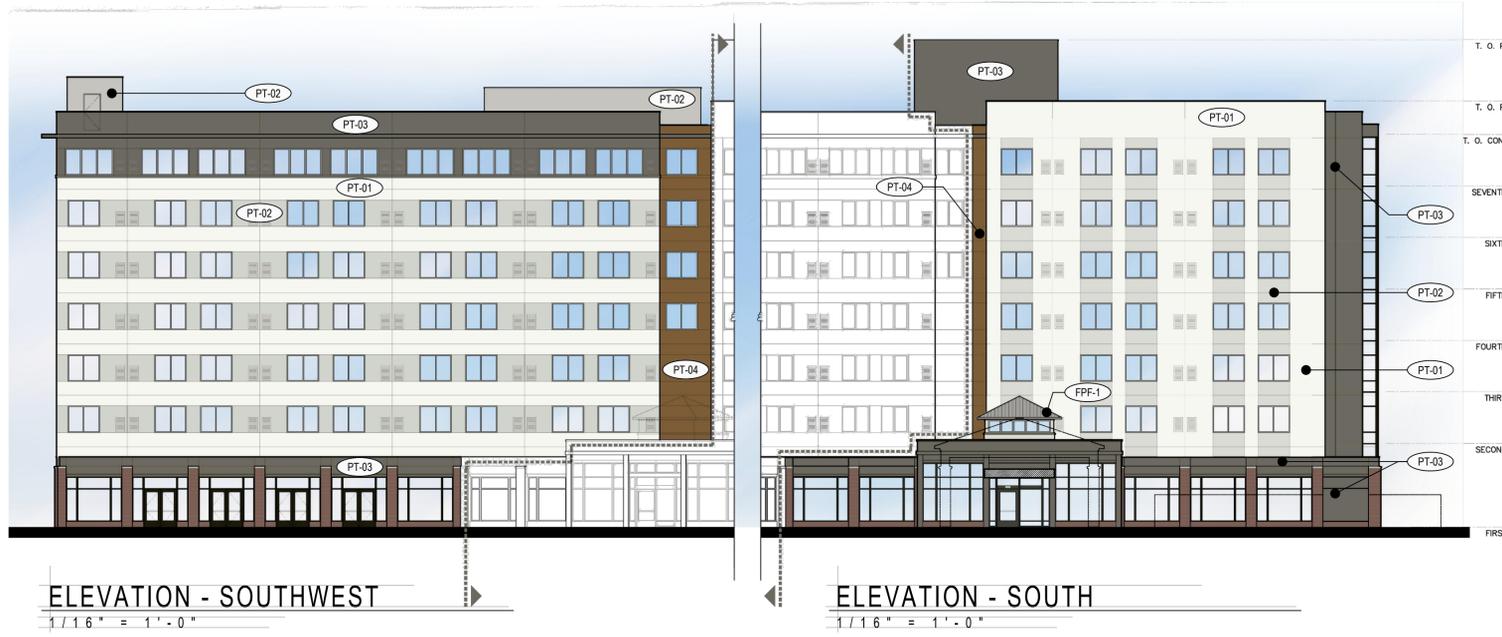
**Channel Letter Specifications:**  
Construction: 3/8\"/>

**ELEVATION NOTES**

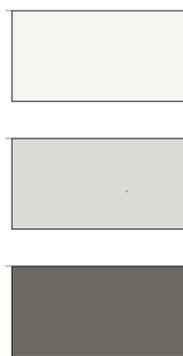
- ELEVATIONS**
- E01 PREP AND PAINT EXTERIOR INCLUDING EIFS, CONCRETE, WOOD TRIM AND ALL PREVIOUSLY PAINTED ITEMS - SEE COLOR ELEVATIONS, COLOR SCHEDULE AND PAINTING SPECS
  - E02 REMOVE PTAC GRILLS - PREP AND PAINT AND REINSTALL
  - E03 IF EXISTING - REMOVE SCREENS - LABEL, CLEAN AND REINSTALL AFTER EXTERIOR REFINISHING IS COMPLETE. CONFIRM QUANTITY OF NEW REQUIRED SCREENS WITH PM.
  - E04 PRIME AND PAINT PREFINISHED METAL ROOFING.
  - E05 PAINT SERVICE YARD AND POOL ENCLOSURES INCLUDING GATES AND SOUND WALLS. PROTECT BRICK AND STONE PIERS.

**SIGNAGE / LIGHTING**

- S01 INSTALL NEW BOX SIGN ON EXISTING FOUNDATION - VERIFY FOUNDATION SIZE PRIOR TO ORDERING.
- S02 REMOVE AND REPLACE EXISTING CHANNEL LETTER SIGN. MAKE ANY JBOX ADJUSTMENTS AS REQUIRED TO ACCOMMODATE NEW LETTER SPACING. PATCH PREVIOUS MOUNTING / HARDWARE LOCATIONS.



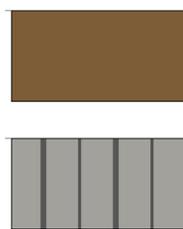
### COLORS



PT-01  
SHERWIN WILLIAMS  
SW 7002 - DOWNY

PT-02  
SHERWIN WILLIAMS  
SW 7029 - AGREEABLE GRAY

PT-03  
SHERWIN WILLIAMS  
SW 7068 - GRIZZLE GRAY



PT-04 (ACCENT PAINT)  
SHERWIN WILLIAMS  
SW6356 - COPPER MOUNTAIN

FPF-1 (METAL ROOFING)  
PPG CORAFLO  
HAMPTONS GRAY TEX  
PCNT29329P

### SHEET NOTES

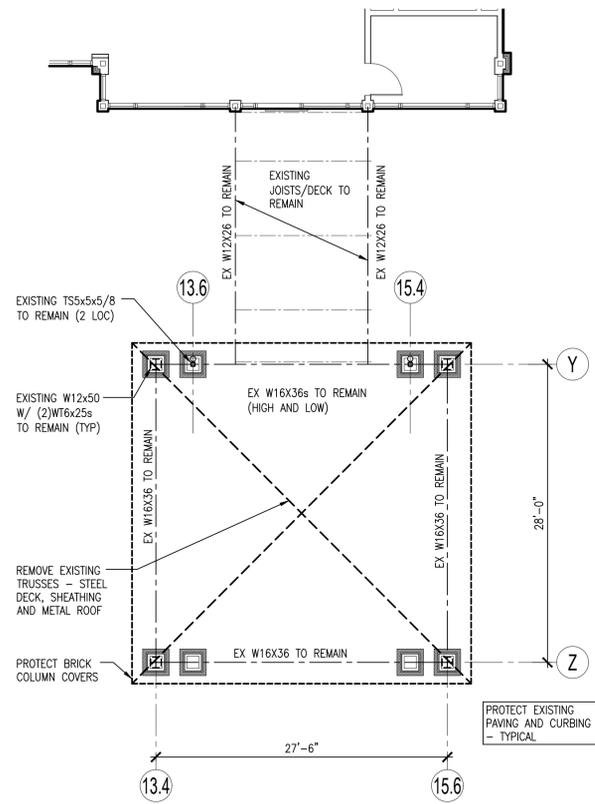
1. NEW PAINTING TO INCLUDE ALL BUILDING AREAS INCLUDING THOSE HIDDEN OR NOT OTHERWISE SHOWN IN THIS SET.
2. DOWNSPOUTS AND GRILLS TO BE PAINTED ARE NOT SHOWN TYPICALLY, BUT CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING AND PAINTING THESE ITEMS.
3. PTAC GRILLS SHALL BE REMOVED AND SHOP PAINTED TO ADJACENT MATCH BODY COLOR (SEMI-GLOSS) THEN REINSTALLED.
4. ADVISE OWNER OF ANY AREAS OF DISREPAIR PRIOR TO PAINTING. VERIFY QUANTITIES OF REPAIR WORK WITH PROJECT MANAGER PRIOR TO ACCEPTANCE OF BIDS.
5. SERVICE YARDS, GATES AND POOL ENCLOSURE SHALL ALL BE PAINTED MAIN FIELD COLOR (PT-2) UNLESS NOTED OTHERWISE.
6. GATES, METAL FENCING AND RAILINGS SHALL ALL BE PAINTED FIELD COLOR (PT-3) GLOSS SHEEN - UNLESS NOTED OTHERWISE.



COURTYARD BY MARRIOTT  
PAINTING DIAGRAMS  
2416 - MARSHA SUCCO

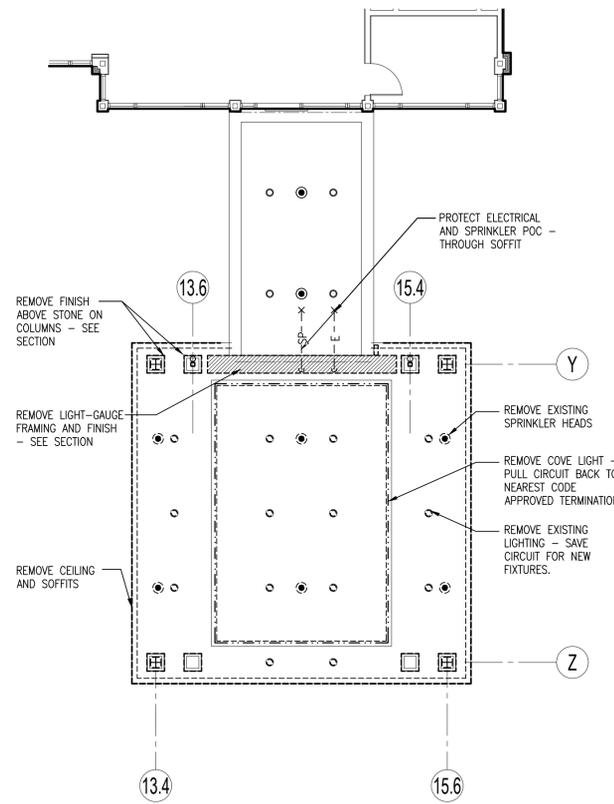
PAINTING DIAGRAMS  
ISSUE DATE: 5 . 19 . 2025 | PERMIT

A91



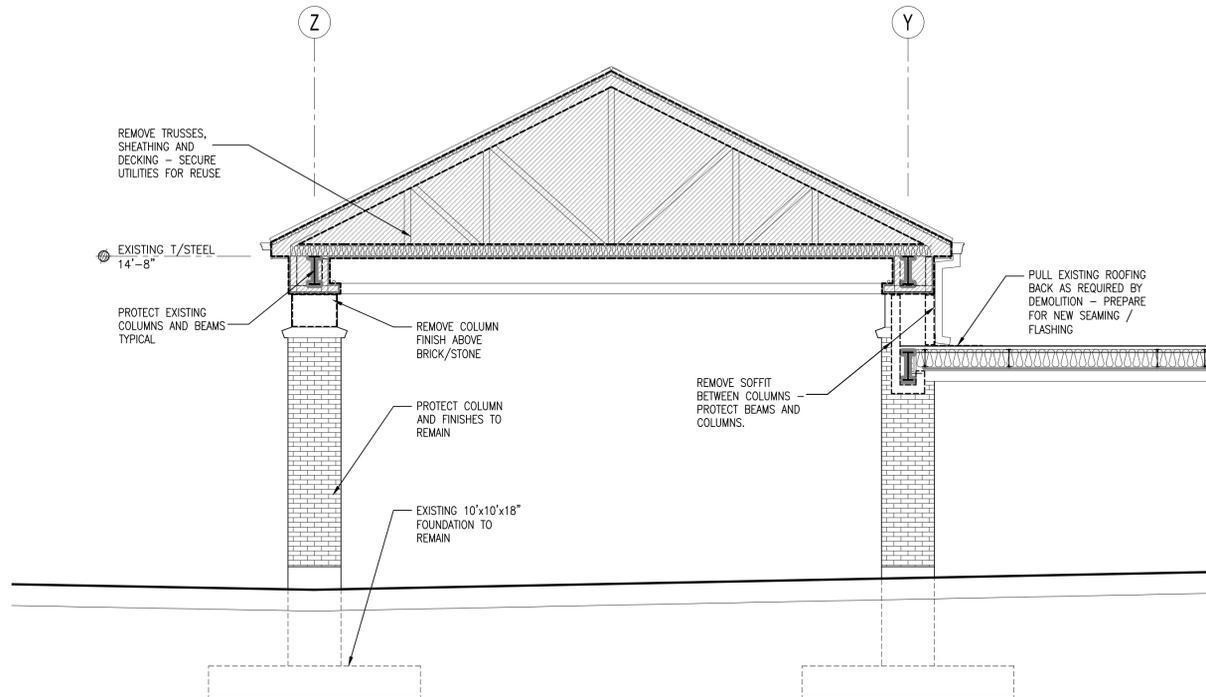
**DEMOLITION PLAN**

1/8" = 1'-0"



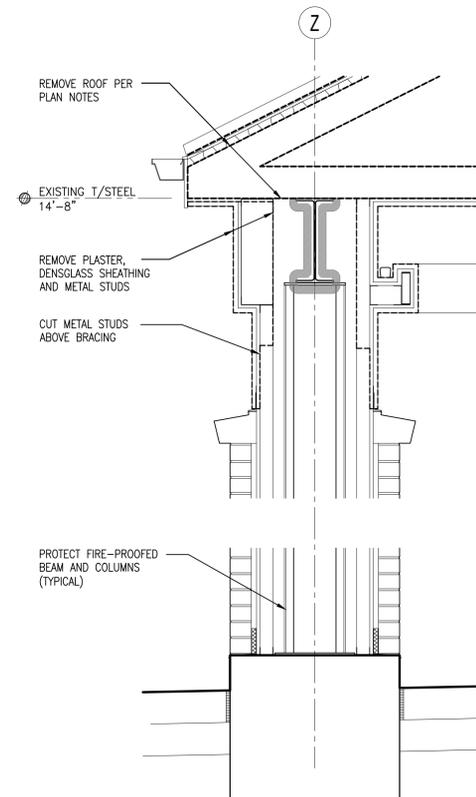
**DEMO CEILING PLAN**

1/8" = 1'-0"



**DEMOLITION SECTION**

1/4" = 1'-0"



**ENLARGED TYPICAL COLUMN**

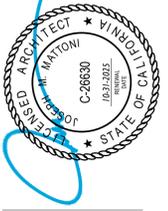
3/4" = 1'-0"

**SHEET NOTES**

1. PROTECT EXISTING FINISHES TO REMAIN. REPAIR ANY CONSTRUCTION RELATED DAMAGE.
2. WHERE CIRCUITS ARE BEING ADJUSTED OR REMOVED - CONTRACTOR SHALL REVIEW AND ENSURE RECEPTACLES/LIGHTS TO REMAIN ARE NOT ORPHANED. RUN NEW HOME-RUN CIRCUITS IF NECESSARY.

**GREEN BUILDING - SEE SHEET A02**

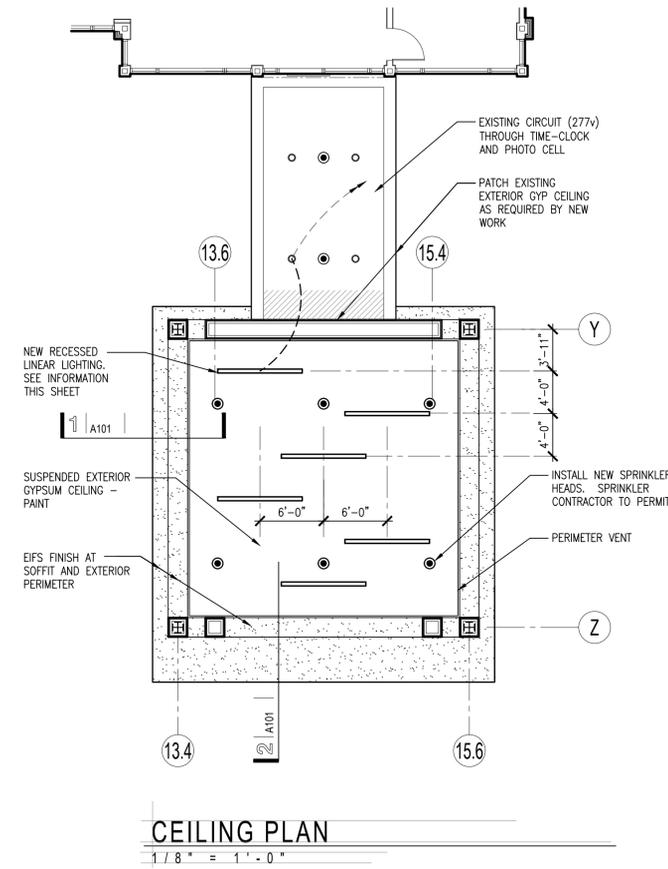
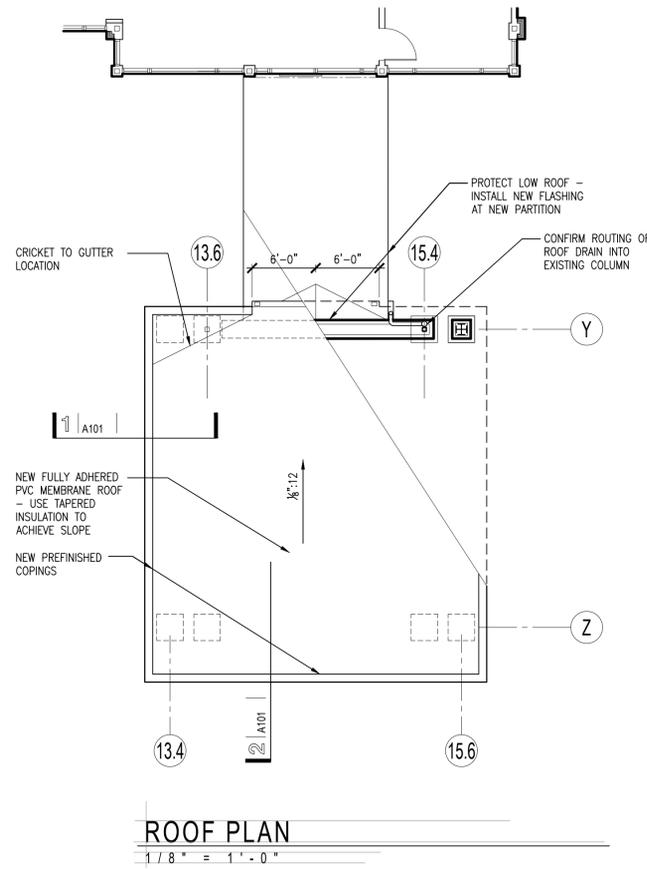
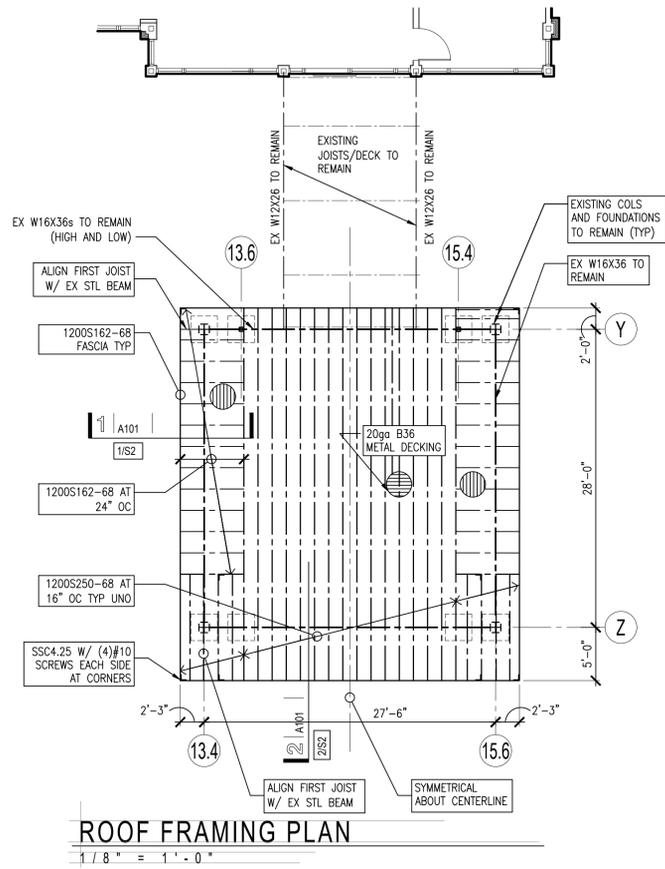
- G1. IN ACCORDANCE WITH THE MANDATORY MEASURES, CONTRACTOR MUST PROVIDE A WASTE MANAGEMENT PLAN TO RECYCLE AND/OR DIVERT WASTE FROM LAND FILLS.



**COURTYARD BY MARRIOTT**  
 CAMPBELL CALIFORNIA | HUNTINGTON HOTEL GROUP  
 2416 - MARSHA SUCC

**PORTE COCHERE**  
 DEMOLITION PLANS AND SECTIONS  
 ISSUE DATE: 5.19.2025 | PERMIT

**A101**



## ROOF DRAINAGE

1. RAINFALL RATE = 1.5 INCHES PER HOUR (PER TABLE D101.1 - SAN FRAN)
2. PER TABLE 1103.2 OF 2022 CALIFORNIA PLUMBING CODE
  - 2.1 1/2" PER FOOT SLOPE
  - 2.2 4" DIA = 3,760 S.F. ROOF AREA
3. ACTUAL CONTRIBUTING PER DRAIN = 1,120 S.F.

## RAFTER VENTING

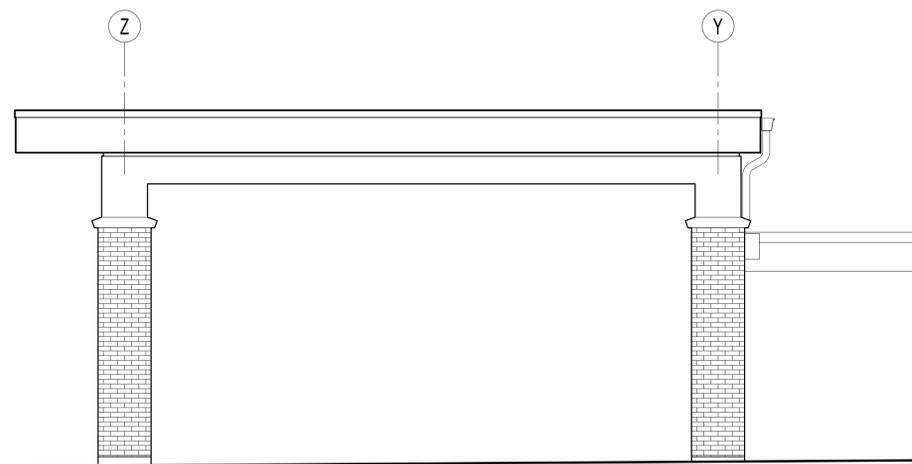
1. AREA OF THE ATTIC SPACE - 1120 S.F.
2. VENT AREA REQUIRED 1/150 PER PARAGRAPH 1202.2.1
  - 2.1 1120 / 150 = 7.47 S.F. VENT REQUIRED
  - 2.2 2" CONTINUOUS VENT AREA = 17 S.F. / 50% OPEN 8.5 S.F. TOTAL

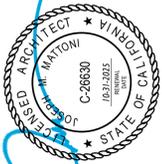


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2416 - MARSHA SUCC

**PORTE COCHERE**  
DEMOLITION PLANS AND SECTIONS  
ISSUE DATE: 5.19.2025 | PERMIT

**A102**

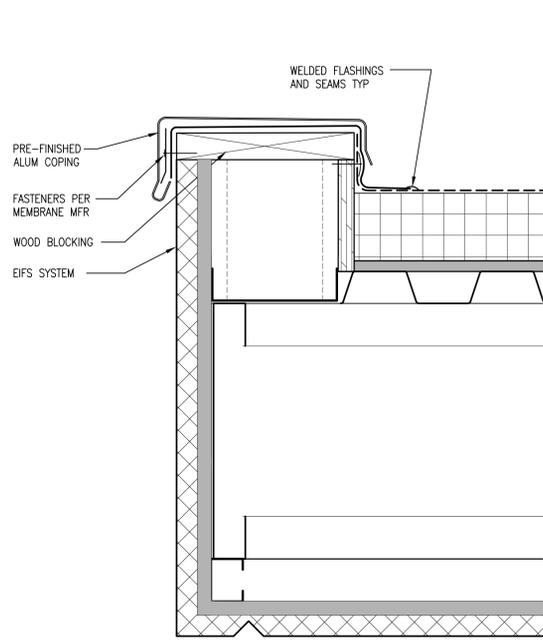




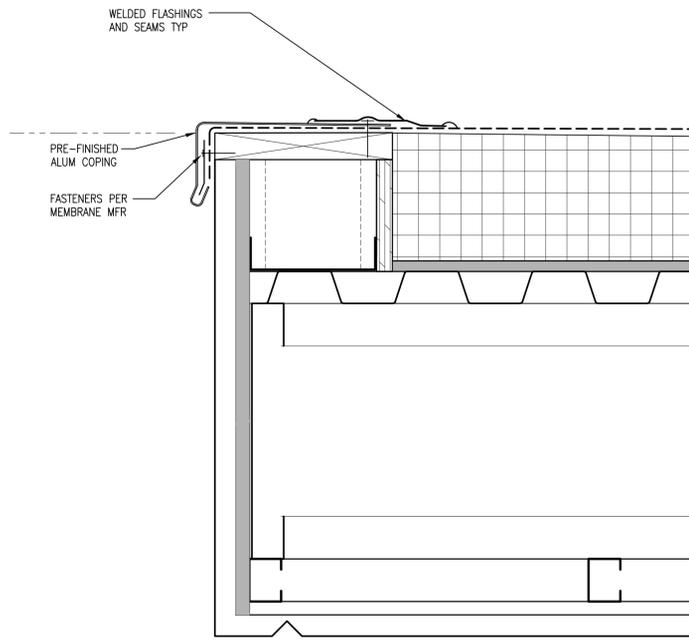
COURTYARD BY MARRIOTT  
 CAMPBELL CALIFORNIA | HUNTINGTON HOTEL GROUP  
 2416 - MARSHA SUCC

PORTE COCHERE  
 SECTIONS AND DETAILS  
 ISSUE DATE: 5.19.2025 | PERMIT

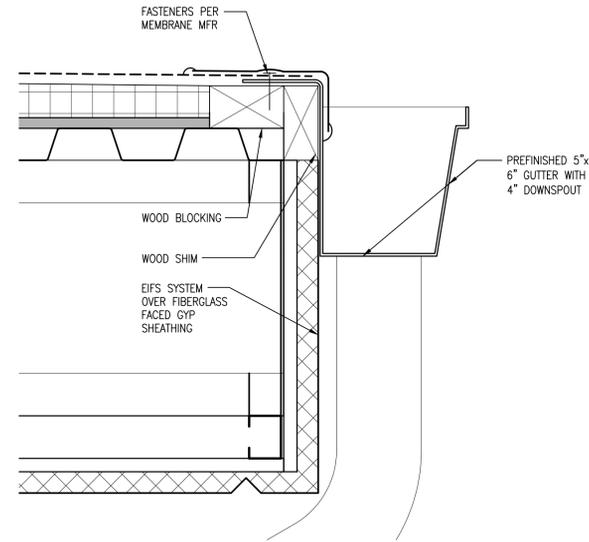
A103



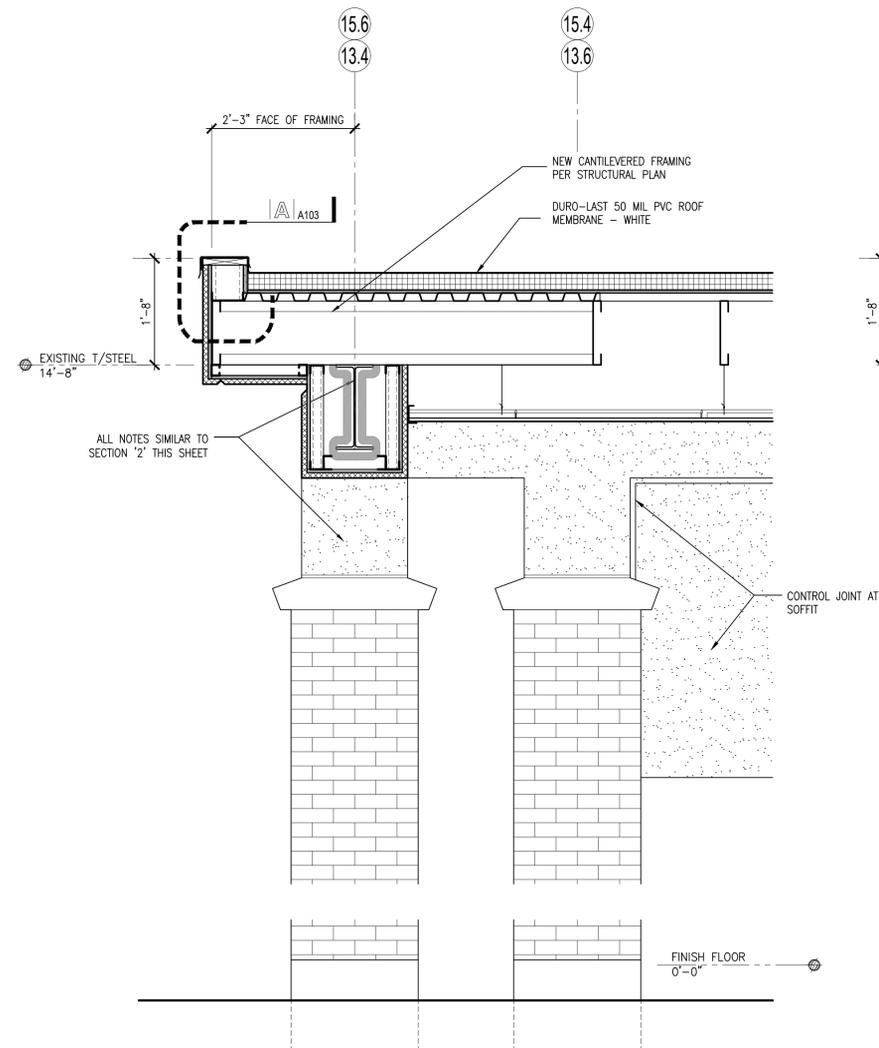
**A** DETAIL  
 3/4" = 1'-0"



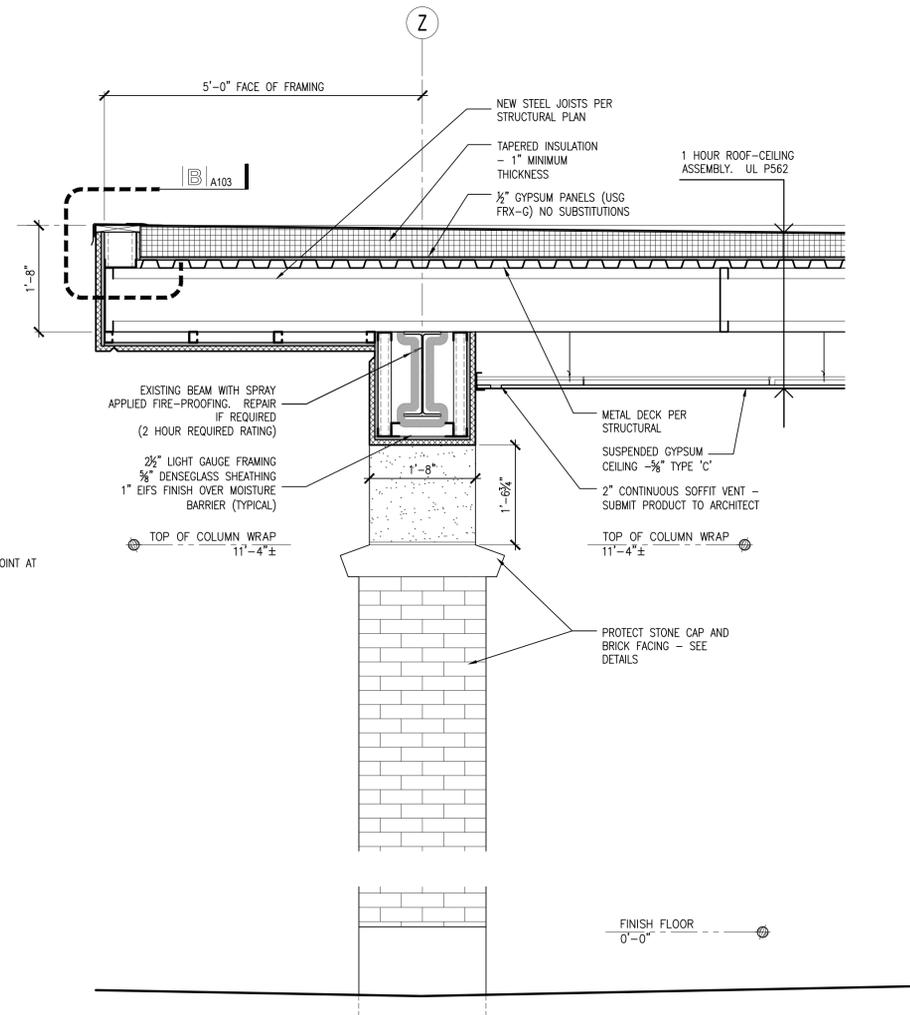
**B** DETAIL  
 3/4" = 1'-0"



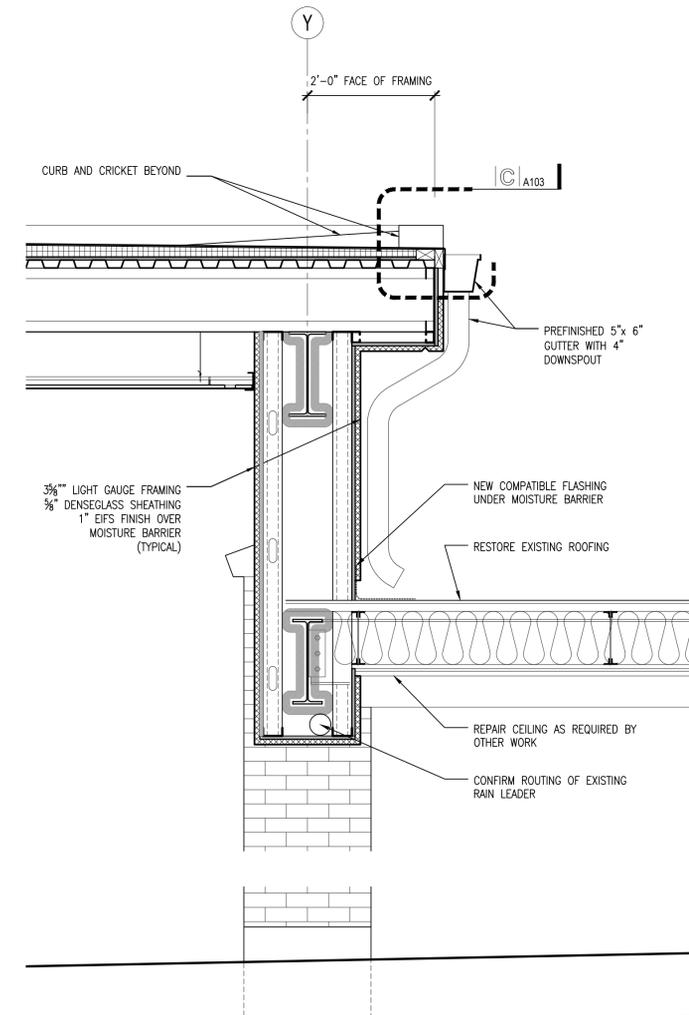
**C** DETAIL  
 3/4" = 1'-0"



**1** SECTION  
 3/4" = 1'-0"



**2** LONGITUDINAL SECTION  
 3/4" = 1'-0"



**3** AT VESIBULE  
 3/4" = 1'-0"

**DESIGN CRITERIA**

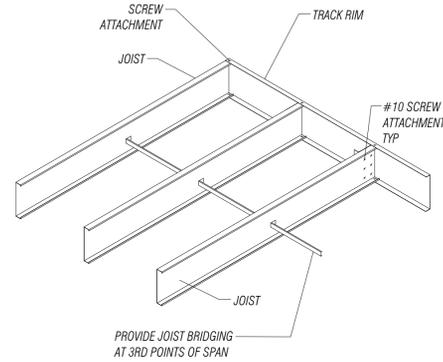
CODE:	2022 CALIFORNIA BUILDING CODE	
ROOF:		20 PSF
WIND:		
BASIC WIND SPEED	95 MPH	
RISK CATEGORY	II	
EXPOSURE	B	
TOPOGRAPHICAL FACTOR, $K_{zt}$	1.0	
SEISMIC:		
SPECTRAL RESPONSE ACCELERATION, $S_s$	1.627	
SPECTRAL RESPONSE ACCELERATION, $S_1$	0.6	
SPECTRAL RESPONSE ACCELERATION, $S_{ds}$	1.302	
SPECTRAL RESPONSE ACCELERATION, $S_{d1}$	0.68	
SOIL SITE CLASS, $F_a$	1.2	
SOIL SITE CLASS, $F_v$	1.7	
SEISMIC DESIGN CATEGORY	D	

**GENERAL CONDITIONS**

- THE CONTRACTOR SHALL VERIFY AND REVIEW ALL ITEMS WITHIN THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY THE ENGINEER/ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES.
- IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
- DIMENSIONS ARE NOT TO BE SCALED FROM THE PLANS, SECTIONS, OR DETAILS WITHIN THE DRAWINGS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND PROCEDURES.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE REFERENCED BUILDING AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
- SPECIFIC NOTES AND DETAILS IN THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND SPECIFICATIONS.
- NOTIFY THE ENGINEER OF ALL CHANGES MADE IN THE FIELD PRIOR TO INSTALLATION.

**COLD FORMED METAL (STEEL STUD)**

- REFERENCE STANDARDS: AISI "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
- MEMBER AND ACCESSORY SIZES AND SECTION PROPERTIES PER PLAN.
- ALL MEMBERS AND ACCESSORIES ARE TO HAVE A YIELD STRESS OF 33 KSI (MIN) AND 50 KSI FOR 54 GAUGE AND THICKER UNLESS NOTED OTHERWISE IN THE DRAWINGS.



**STEEL DECK**

- REFERENCE STANDARDS: AISI "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" AND AWS D1.3-89 "SPECIFICATIONS FOR WELDING SHEET STEEL IN STRUCTURES".
- STEEL DECKING TYPE AND GAUGE PROPERTIES PER PLAN. USE VERCO DECKING OR APPROVED ALTERNATE.
- PROVIDE A MINIMUM 2" BEARING OVER SUPPORTING MEMBERS AT END AND 4" MINIMUM BEARING AT INTERIOR MEMBERS. PLACE UNITS END TO END PRIOR TO PERMANENTLY FASTENING. ALIGN RIBS OVER ENTIRE LENGTH.
- DECK FASTENING:
  - SUPPORTS PERPENDICULAR TO RIBS: SECURE TO SUPPORTING MEMBERS WITH #12 SCREW AT EVERY VALLEY, EIGHT (8) SCREWS PER 36" SHEET, U.N.O.
  - PARALLEL PANEL TO PANEL (SIDELAP) CONNECTION: BUTTON PUNCH AT THREE (3) PER 36" SHEET OR #12 SCREW AT 24" O.C.

**SHOP DRAWINGS AND SUBMITTALS**

- SUBMIT LAYOUT DRAWINGS IN PDF FORMAT FOR REVIEW OF:
  - COLD-FORMED STEEL

**JOB SITE SAFETY**

THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM THE WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF THE WORK BY THE CONTRACTOR, SUB-CONTRACTOR OR ANY PERSON ON THE SITE.

**ABBREVIATIONS:**

A	BOLT	ANCHOR BOLT
ADDL	ADDITIONAL	
A.F.F	ABOVE FINISH FLOOR	
ALT	ALTERNATE	
APPROX	APPROXIMATE	
ARCH	ARCHITECTURAL	
BLKG	BLOCKING	
BM	BEAM	
B.O.O.	BOTTOM OF OPENING	
BTM	BOTTOM	
BRG	BEARING	
BTW	BETWEEN	
CLR	CLEAR	
CMU	CONCRETE MASONRY UNIT	
COL	COLUMN	
CONC	CONCRETE	
COND	CONDITION	
CONN	CONNECTION	
CONST	CONSTRUCTION	
CONT	CONTINUOUS	
DBL	DOUBLE	
DIA	DIAMETER	
DIM	DIMENSION	
DL	DEAD LOAD	
EA	EACH	
EF	EACH FACE	
ELEV	ELEVATION	
EN	EDGE NAILING	
EQ	EQUAL	
EQUIP	EQUIPMENT	
ES	EACH SIDE	
EXIST	EXISTING	
EXT	EXTERIOR	
FD	FLOOR DRAIN	
FDN	FOUNDATION	
FF	FINISH FLOOR	
FG	FINISH GRADE	
FLFR	FLUSH FRAMED	
FLR	FLOOR	
FT	FEET	
FTG	FOOTING	
FRT	FIRE RETARDANT TREATED	
FS	FAR SIDE	
GA	GAUGE	
GALV	GALVANIZED	
GLB	GLUE LAMINATED BEAM	
HDR	HEADER	
HGR	HANGER	
HORIZ	HORIZONTAL	
HT	HEIGHT	
I.F.	INSIDE FACE	
IN	INCH	
LL	LIVE LOAD	
MAX	MAXIMUM	
MECH	MECHANICAL	
MFR	MANUFACTURER	
MIN	MINIMUM	
MISC	MISCELLANEOUS	
NS	NEAR SIDE	
NTS	NOT TO SCALE	
O.C.	ON CENTER	
PARA	PARALLEL	
PERP	PERPENDICULAR	
PSF	POUNDS PER SQUARE FOOT	
PSI	POUNDS PER SQUARE INCH	
PT	PRESSURE TREATED	
RAP	RAMMED AGGREGATE PIER	
REINF	REINFORCING	
REQD	REQUIRED	
SCHD	SCHEDULE	
SEC	SECTION	
SF	SQUARE FEET	
SIM	SIMILAR	
SPEC	SPECIFICATIONS	
STD	STANDARD	
STL	STEEL	
STRUCT	STRUCTURAL	
SW	SHEARWALL	
THRU	THROUGH	
TOC	TOP OF CONCRETE	
TOF	TOP OF FOOTING	
T.O.O.	TOP OF OPENING	
TOS	TOP OF STEEL	
TOW	TOP OF WALL	
TS	TUBE STEEL	
TYP	TYPICAL	
U.N.O.	UNLESS NOTED OTHERWISE	
VERT	VERTICAL	
WI	WITH	
WF	WIDE FLANGE	
WHS	WELDED HEADED STUD	
WTS	WELDED THREADED STUD	
WT	WEIGHT	
WWR	WELDED WIRE REINFORCING	

**SHEET INDEX:**

- S1- GENERAL NOTES
- S2- FRAMING DETAILS

PRINCIPAL: MS PROJECT MANAGER: MS DESIGNED BY: MS, SF DRAWN BY: SF CHECKED BY: MS

NO. DATE BY REVISION

**FACET**

9706 4th Ave NE  
 Suite 300  
 Seattle, WA 98115



5/13/2025

**PORTE COCHERE**  
 COURTYARD BY MARRIOTT  
 CAMPBELL, CA  
 PROJECT NO: 2504-0448-00

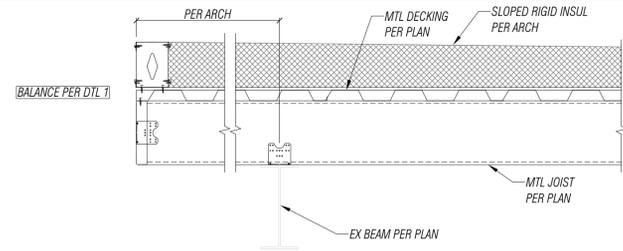
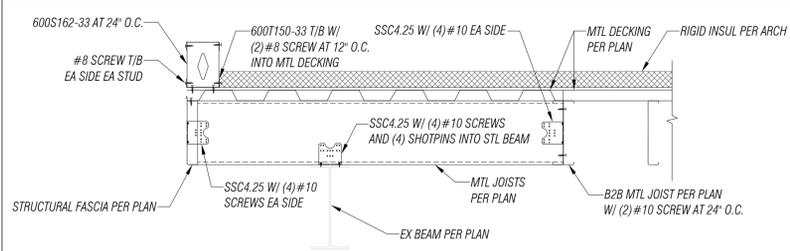
**GENERAL NOTES**

DATE: **MAY 8, 2025**

PLAN NUMBER:

**S1**

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1  
S2

PORTE COCHERE FRAMING DETAIL

SCALE 3/4" = 1'-0"

2  
S2

PORTE COCHERE FRAMING DETAIL

SCALE 3/4" = 1'-0"

PRINCIPAL: MS PROJECT MANAGER: MS DESIGNED BY: MS, SF DRAWN BY: SF CHECKED BY: MS

NO.	DATE	BY	REVISION

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 www.facetfirm.com



**PORTE COCHERE**  
 COURTYARD BY MARRIOTT  
 CAMPBELL, CA  
 PROJECT NO: 2504.0448.00

FRAMING DETAILS

DATE: MAY 8, 2025  
 PLAN NUMBER:

S2

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