



CITY OF CAMPBELL
Community Development Department

June 9, 2016

NOTICE OF ADMINISTRATIVE SITE & ARCHITECTURAL REVIEW PERMIT

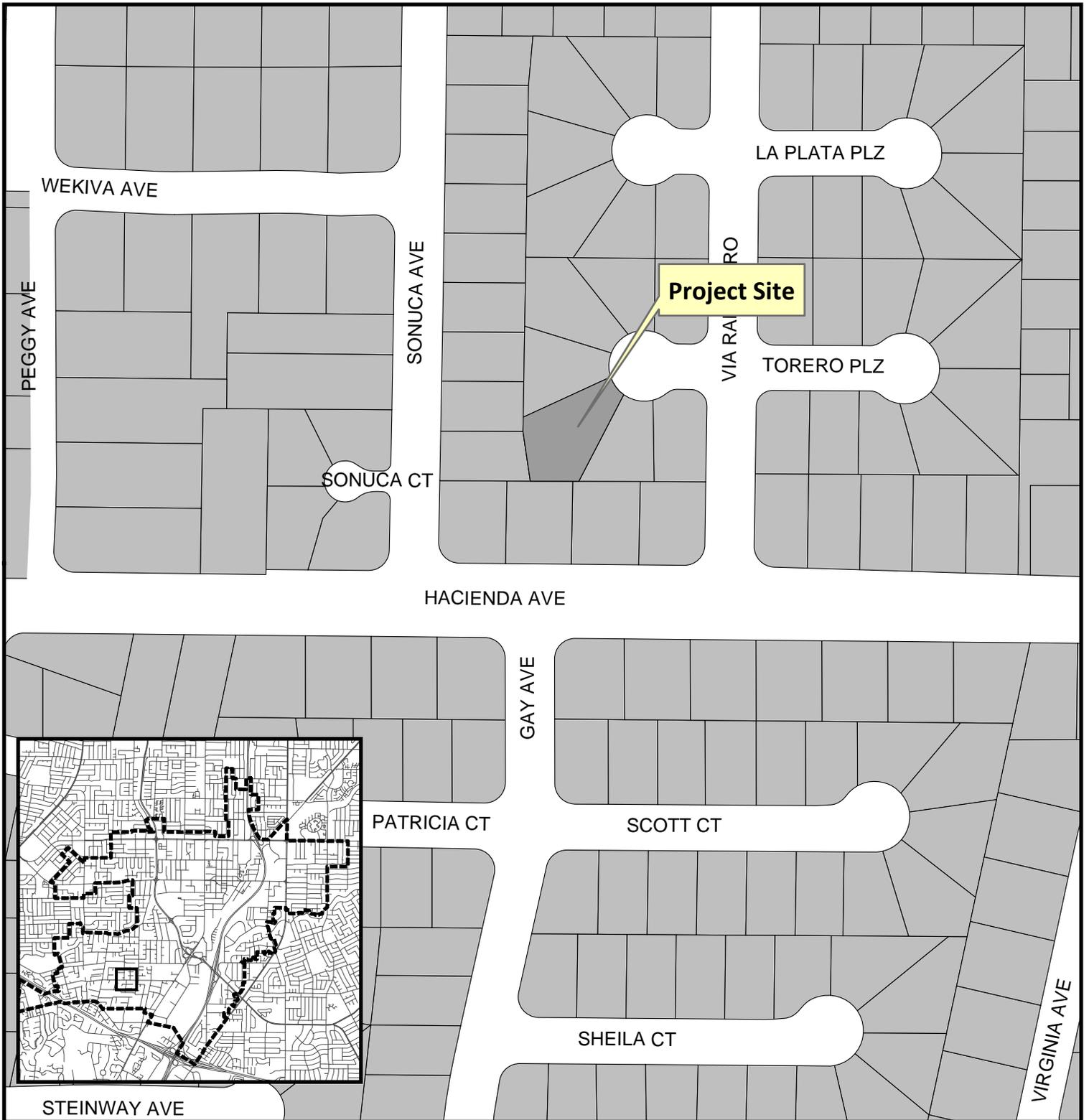
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site & Architectural Review Permit for the following project proposal:

File No.:	PLN2016-151
Applicant:	Chapman Design Associates
Project Address:	956 Torero Plaza
Property Owner:	Carey Kozlowski
Zoning District:	R-1-6 (Single-Family Residential)
General Plan:	Low Density Residential
Project Description:	One-story rear addition and partial remodel of an existing single-story, single-family residence.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on June 10, 2016 and ends on June 20, 2016. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **June 20, 2016**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Stephen Rose, Associate Planner, in the Community Development Department, at (408) 871-2142 or by email stephenr@cityofcampbell.com.

Project Location Map

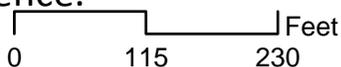


Project Location: 956 Torero Plaza

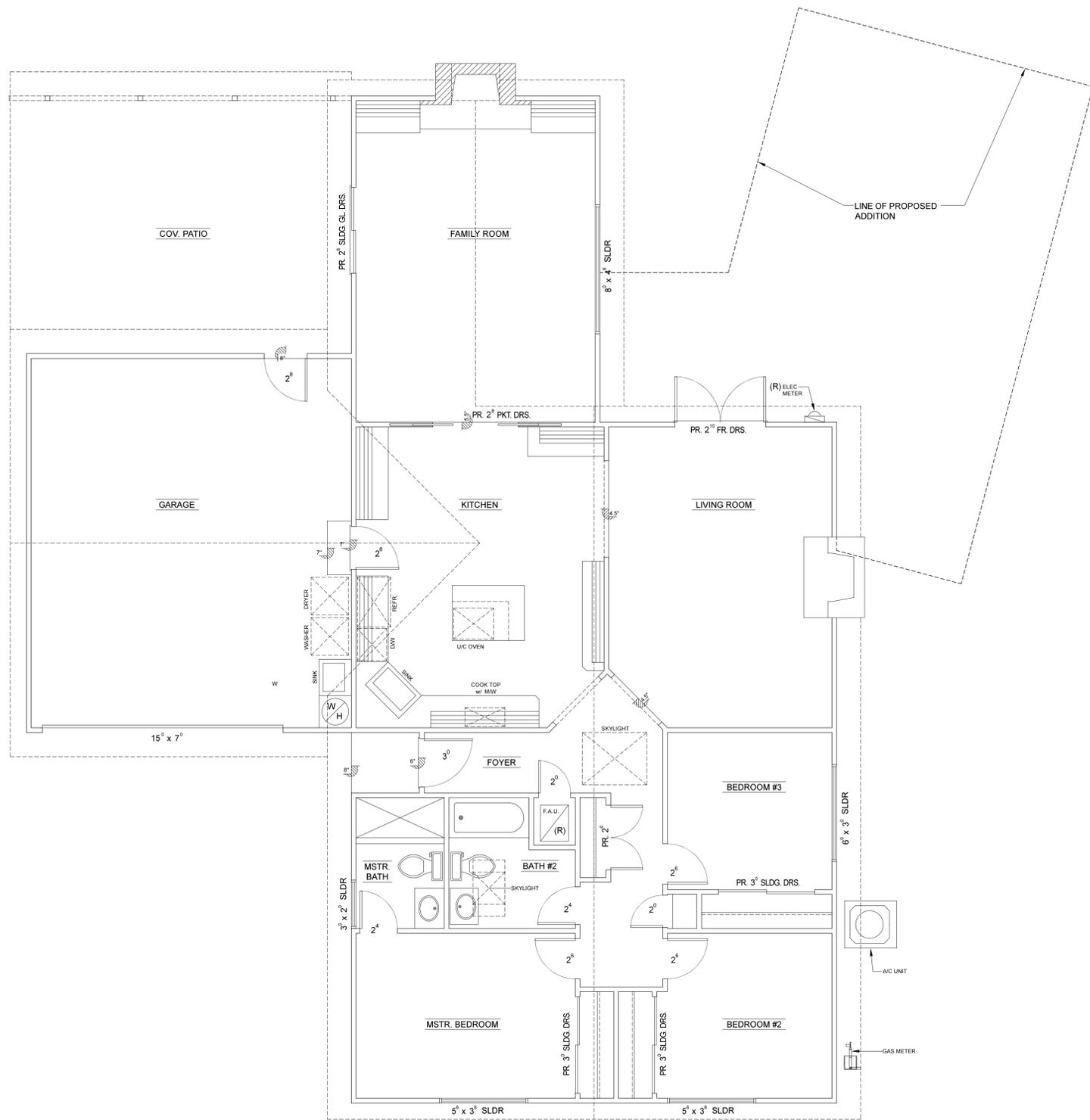
Application Type: Admin Site and Arch Review

Planning File No.: PLN2016-151

Description: One-story addition and partial remodel of existing single-family residence.



Community Development Department
Planning Division



DEMOLITION PLAN

1/4" = 1'-0"

GENERAL NOTES

- I PLUMBING CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- II ELECTRICAL REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
- III DUCTWORK REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
- IV BRACING CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
- V DISPOSAL ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
- VI HAZARDOUS MATERIALS IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND C.D.A. FOR INSTRUCTIONS

DEMOLITION NOTES

- 1 DOORS EXISTING TO BE REMOVED AND DISCARDED
- 2 WINDOWS & SKYLIGHTS EXISTING DUAL GLAZED VINYL TO BE REMOVED, RELOCATED OR DISCARDED AS PER PLAN
- 3 CABINERY REMOVED, RELOCATE OR DISCARDED AS PER PLAN
- 4 FLOOR COVERINGS STRIP TO SUB-FLOOR IN AFFECTED ROOMS
- 5 LIGHT FIXTURES REMOVED, RELOCATE OR DISCARDED AS PER PLAN
- 6 APPLIANCES EXISTING TO REMAIN
- 7 LANDSCAPE PROTECT EXISTING DURING CONSTRUCTION
- 8 FLATWORK PROTECT EXISTING DURING CONSTRUCTION
- 9 VENEER N/A
- 10 ELECTRICAL METER REMOVED AS PER ELEC. AND MECH. PLAN
- 11 GAS METER EXISTING TO REMAIN

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
- (E) EXISTING TO REMAIN
- (R) EXISTING TO BE REMOVED
- EXISTING TO BE RELOCATED

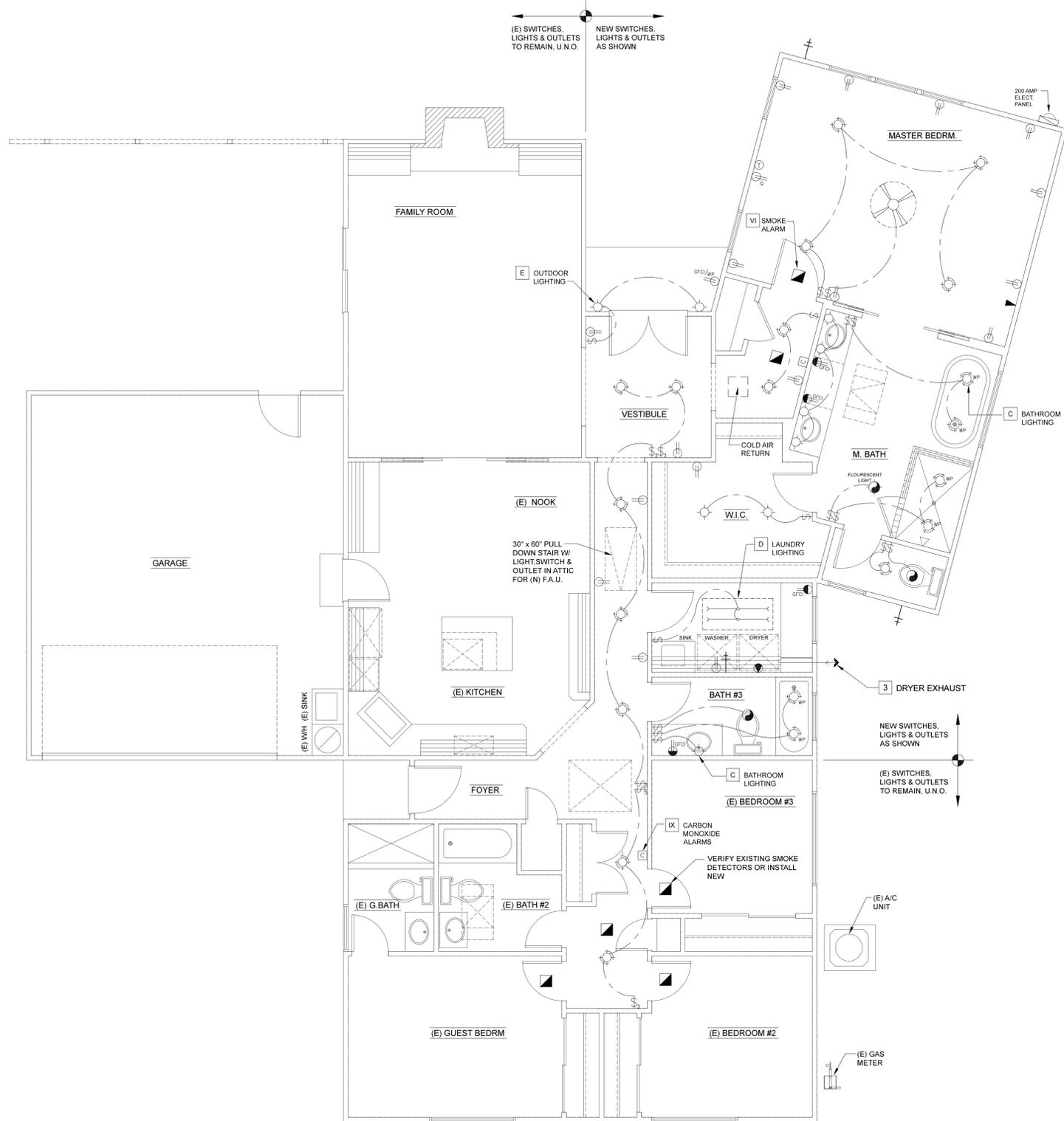
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06-01-14	SUBMITTED FOR BUILDING PERMIT

CLIENT (JOB NO. 21358)
KOZLOWSKI RESIDENCE
 956 TORENO PLAZA, CAMPBELL, CA 95008
 PHONE NO. (408) 718-4939

CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6890

SHEET
A - 2



☒ THERMOSTAT

ELECTRICAL/GEN. NOTES

- I** CODES 2013 C.E.C.
- II** GROUND GROUND SERVICE PANEL TO U.F.E.R. GROUND @ GARAGE
- III** GFCI INSTALL GROUND FAULT CIRCUIT INTERRUPTER OUTLETS @ ALL LOCATIONS AS SPECIFIED IN ARTICLE 210.8 C.E.C. 2013
- IV** SERVICE PANEL ELECTRICAL CONTRACTOR TO VERIFY SIZE & LOAD OF EXISTING SERVICE PANEL - UPGRADE IF NECESSARY AND/OR REQUIRED
- V** WIRING ROMEX (OR EQUIVALENT) PER CODE
- VI** SMOKE ALARM INSTALL PER SECTION R314, C.R.C. 2013 - SMOKE ALARMS TO BE INTERCONNECTED (R314.5, C.R.C. 2013)
- VII** ARC-FAULT CIRCUIT INTERRUPTER AN AFCI DEVICE (COMBINATION TYPE) SHALL BE PROVIDED TO PROTECT ALL RECEPTACLES IN ALL ROOMS PER SECTION 210.12, C.R.C. 2013
- VIII** DEDICATED BRANCH CIRCUIT ALL NEW/REMODELED BATHROOMS AND LAUNDRY ROOMS TO HAVE A DEDICATED BRANCH CIRCUIT PER ARTICLE 550.12(E), C.E.C. 2013
- IX** CARBON MONOXIDE ALARMS INSTALL PER SECTION R315, C.R.C. 2013 - CARBON MONOXIDE ALARMS TO BE INTERCONNECTED (R315.1.2, C.R.C. 2013)
- X** TAMPER RESISTANT RECEPTACLES PER ARTICLE 406.12, C.E.C. 2013. PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS SPECIFIED IN ARTICLE 210.52, C.E.C. 2013

LIGHTING REQUIREMENTS

- A** GENERAL LIGHTING ALL HARDWIRED LIGHTING (HALLWAYS, STAIRS, LIVING ROOM & BEDROOMS) MUST BE HIGH EFFICACY (FLUORESCENT) OR, IF LOW EFFICACY, MUST BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR SWITCH OR DIMMER SWITCH THAT CONTROLS WATTAGE
- B** KITCHEN LIGHTING ALL KITCHEN LIGHTING IS EXISTING TO REMAIN (NO ALTERATIONS)
- C** BATHROOM LIGHTING ALL HARDWIRED LIGHTING MUST BE HIGH EFFICACY (FLUORESCENT) OR, IF LOW EFFICACY, MUST BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR SWITCH
- D** LAUNDRY, MECHANICAL & GARAGE LIGHTING ALL HARDWIRED LIGHTING MUST BE HIGH EFFICACY (I.E. FLUORESCENT) & MUST BE CONTROLLED BY A VACANCY SENSOR SWITCH
- E** OUTDOOR LIGHTING ALL OUTDOOR LIGHTING ATTACHED TO THE BUILDING EXTERIOR MUST BE HIGH EFFICACY OR, IF LOW EFFICACY, MUST BE CONTROLLED BY BOTH A MOTION SENSOR AND PHOTO CONTROL DEVICE SWITCH (MUST BE ON A DEDICATED CIRCUIT)
- F** DEFINITIONS
 HIGH EFFICACY: 0-15 WATTS REQ'S MIN. 40 LUMENS/WATT (FLUORESCENT)
 15-40 WATTS REQ'S MIN. 50 LUMENS/WATT (FLUORESCENT)
 40+ WATTS REQ'S MIN. 60 LUMENS/WATT (FLUORESCENT)
 LOW EFFICACY: INCANDESCENT
 LOW VOLTAGE HALOGEN
 LOW VOLTAGE TUNGSTEN
- G** NOTES
 HIGH EFFICACY LIGHTING SYSTEMS MUST BE OPERATED ON SEPARATE SWITCH FROM ANY LOW EFFICACY SYSTEM
 ALL RECESSED LIGHTING FIXTURES MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND BE CERTIFIED AIRTIGHT

LEGEND

⊖	110 V. ELEC. DUPLEX OUTLET (WALL)	⊖	WALL FIXTURE	☒	THERMOSTAT
⊖	110 V. ELEC. DUPLEX OUTLET (WALL) +36"	⊖	OVERHEAD FIXTURE	☒	HOT AIR OUTLET (FLOOR)
⊖	110 V. ELEC. DUPLEX OUTLET (WALL) +44"	⊖	EXISTING FIXTURE	☒	HOT AIR OUTLET (CEILING)
⊖	110 V. ELEC. DUPLEX OUTLET (WALL) +66"	⊖	OVERHEAD FLUORES. FIXTURE	☒	HOT AIR OUTLET (WALL)
⊖	110 V. ELEC. DUPLEX OUTLET (1/2 HO)	⊖	FLUORESCENT CAN LIGHT	☒	COLD AIR RETURN (CEILING)
⊖	110 V. ELEC. QUAD OUTLET (WALL)	⊖	MINI CAN LIGHT	☒	COLD AIR RETURN (WALL)
⊖	GROUND FAULT INTERRUPTER	⊖	STANDARD CAN LIGHT	⊖	EXISTING HAO (FLOOR)
⊖	WATERPROOF DUPLEX OUTLET	⊖	WATERPROOF CAN LIGHT	⊖	EXISTING HAO (CEILING)
⊖	OUTLET (FLOOR)	⊖	RECESSED SPOT LIGHT	⊖	AC/DC SMOKE ALARM
⊖	220 V. ELEC. OUTLET	⊖	FLOODLIGHT	⊖	ETHERNET
⊖	EXISTING OUTLET	⊖	HEAT LAMP	⊖	TELEVISION
⊖	SWITCH	⊖	HEAT LAMP FAN COMBO	⊖	TELEPHONE
⊖	3-WAY SWITCH	⊖	HEAT LAMP, FAN, LIGHT COMBO	⊖	CARBON MONOXIDE
⊖	DIMMER SWITCH	⊖	70 CFM FAN	⊖	FUEL GAS
⊖	FLUORESCENT FIXTURE	⊖	FAN, LIGHT COMBO	⊖	HOSE BIBB
		⊖		⊖	TRACK LIGHT

NOTE: NUMBERS THAT APPEAR NEXT TO LIGHTING SYMBOLS INDICATE WATTAGE OF PARTICULAR FIXTURE

ELECTRICAL PLAN

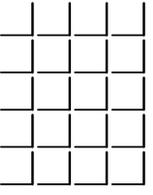
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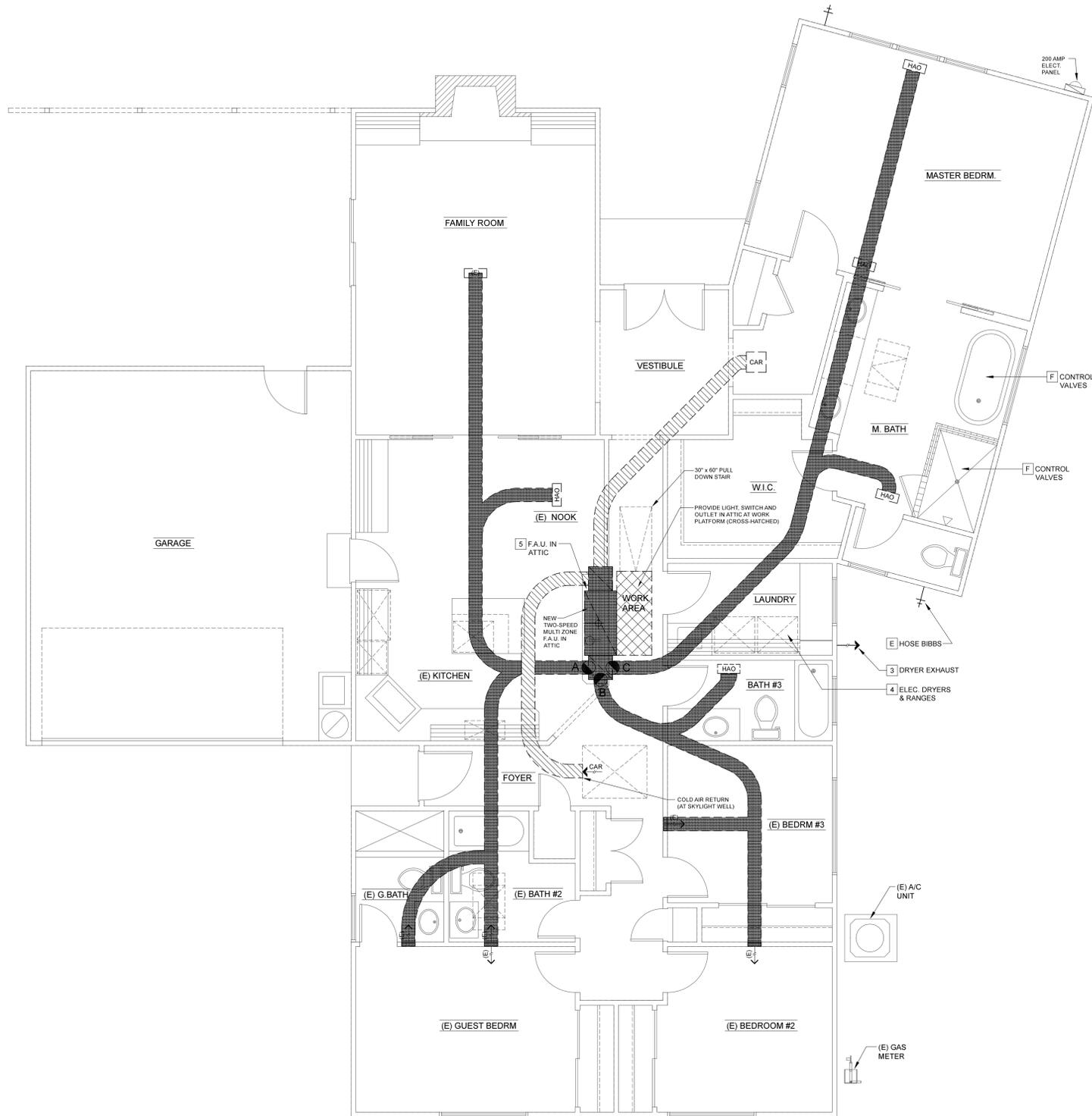
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SHEET

A - 5

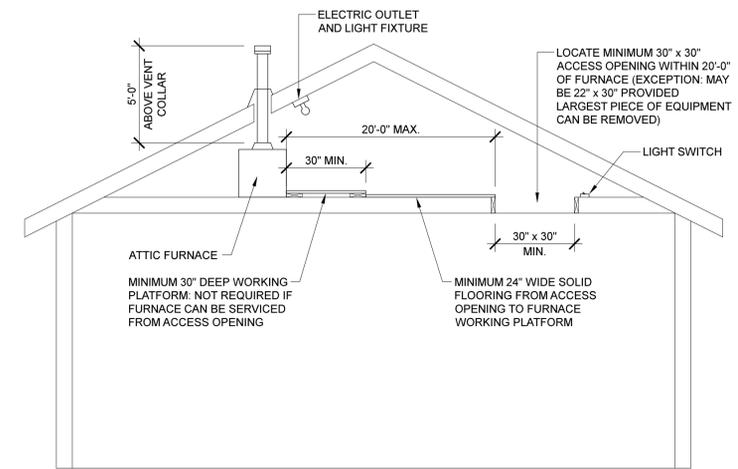


MECHANICAL NOTES

- 1 CODES 2013 C.M.C.
- 2 COMBUSTION AIR PROVIDE COMBUSTION AIR @ FURNACE(S) AND WATER HEATER(S) PER CH. 7, C.M.C. 2013
- 3 DRYER EXHAUST PROVIDE DRYER EXHAUST VENT TO EXTERIOR AS SHOWN ON PLAN PER SECTIONS 504.3 & 905.4, C.M.C. 2013. PROVIDE VENTILATION PER R303, C.R.C. 2013
- 4 ELEC. DRYERS & RANGES ELEC. CLOTHES DRYERS & RANGES SHALL HAVE 4-4-WIRE GROUNDED ELECTRICAL OUTLET PER ARTICLE 250.140, C.E.C. 2013
- 5 F.A.U. IN ATTIC ALL ATTIC FURNACES SHALL COMPLY W/ SECTION 904.11 & CH. 3, C.M.C. 2013. PROVIDE COMBUSTION AIR PER CH. 7, C.M.C. 2013

PLUMBING NOTES

- A CODES 2013 C.P.C.
- B WASTE & DRAIN PIPE ABS PIPE, U.O.N. (USE CAST IRON FOR TWO-STORY DROP)
- C VENT PIPE ABS PIPE
- D HOT & COLD WATER PIPE COPPER - INSULATE HOT WATER LINES
- E HOSE BIBBS PROVIDE NON-REMOVABLE BACK FLOW PREVENTER PER SECTION 603.2, C.P.C. 2013
- F CONTROL VALVES PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE @ ALL SHOWERS & TUB/SHOWERS PER SECTION 418.0, C.P.C. 2013



F.A.U. IN ATTIC

HEATING ZONES

- PROVIDE ELECTRONICALLY CONTROLLED DAMPERS FOR THE FOLLOWING HEATING ZONES:
- Ⓐ KITCHEN, NOOK, FAMILY ROOM, (E) GUEST BEDROOM, (E) GUEST BATH & (E) BATH #2
 - Ⓑ BEDROOMS #2 & #3 & BATH #3
 - Ⓒ MASTER BEDROOM & MASTER BATH

DUCTING LEGEND

- HAO DUCTING IN ATTIC SPACE
- CAR DUCTING IN ATTIC SPACE

MECHANICAL PLAN

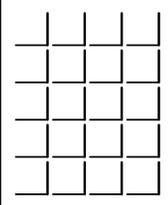
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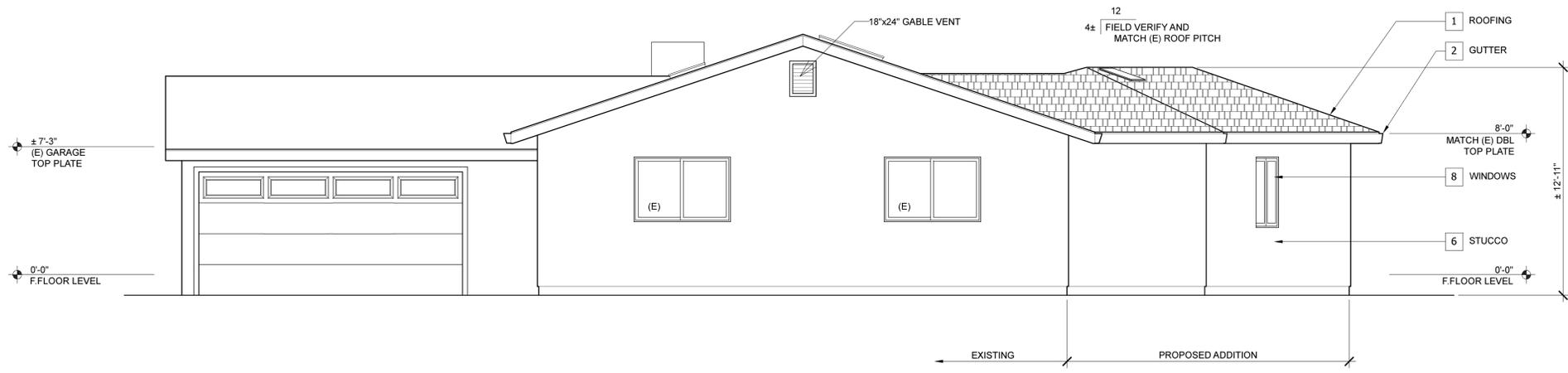
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GENERAL NOTES

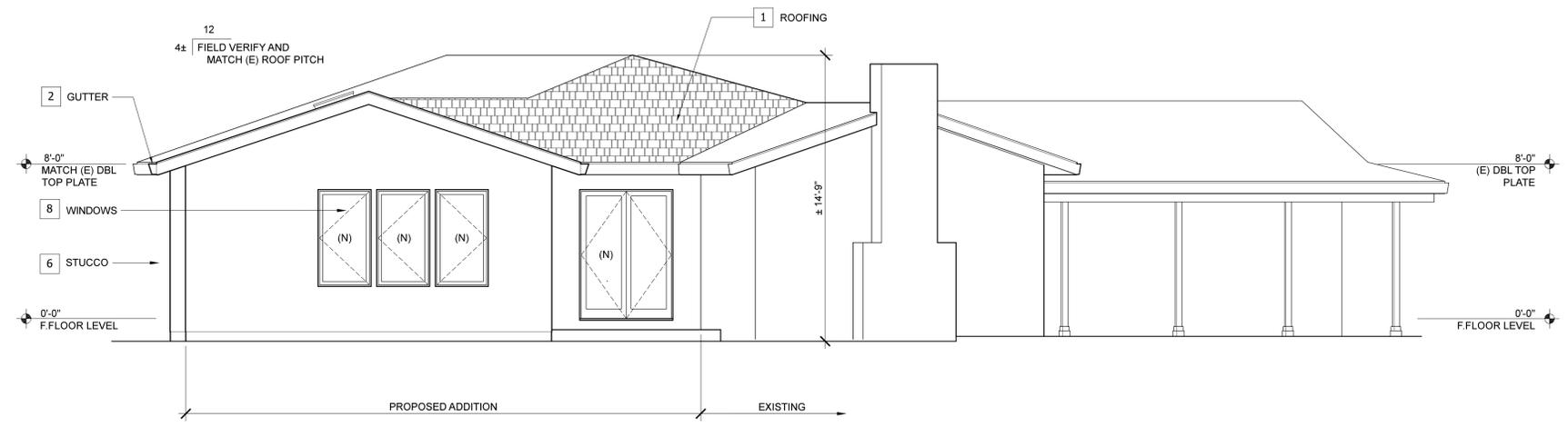
- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2013)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2013, 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2013
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2013
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2013

EXTERIOR MATERIAL NOTES

- 1 ROOFING 30 - 40 YEAR COMPOSITION SHINGLE TO MATCH EXISTING
- 2 GUTTER MATCH EXISTING G.I. RECTANGULAR
- 3 DOWN SPOUTS MATCH EXISTING G.I. RECTANGULAR
- 4 SIDING N/A
- 5 TRIM N/A
- 6 STUCCO MATCH EXISTING TEXTURE
- 7 VENEER N/A
- 8 WINDOWS "MILGARD" DUAL GLAZED VINYL WINDOWS OR EQUIVALENT
- 9 WINDOW TRIM PER MANUFACTURER'S SPEC'S
- 10 SKYLIGHTS "VELUX" WDMA HALLMARK CERTIFICATION 426 OR EQUAL
- 11 CHIMNEY EXISTING TO REMAIN



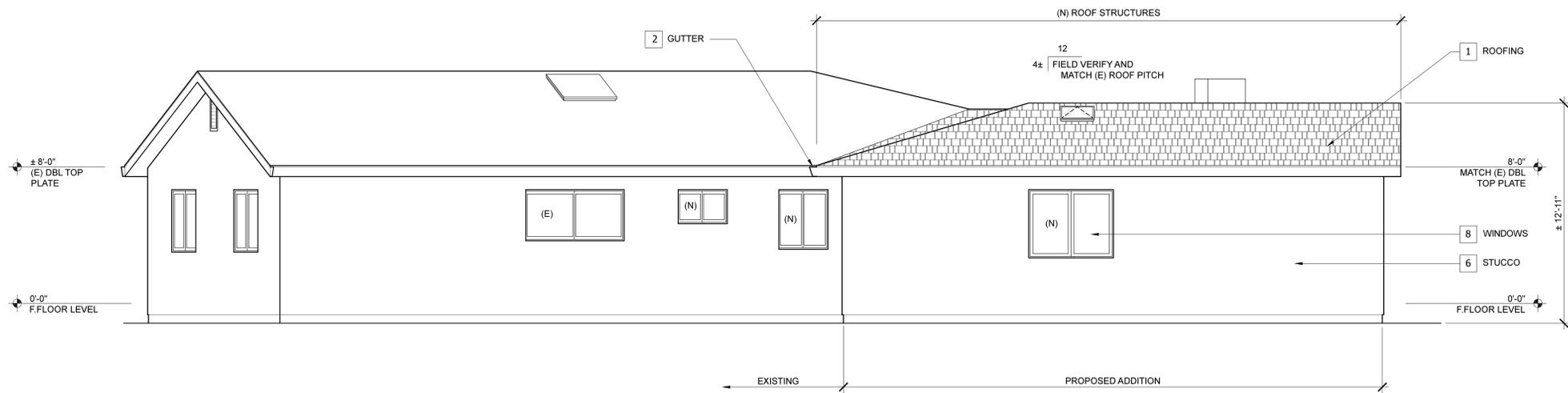
FRONT ELEVATION
 1/4" = 1'-0"



REAR ELEVATION
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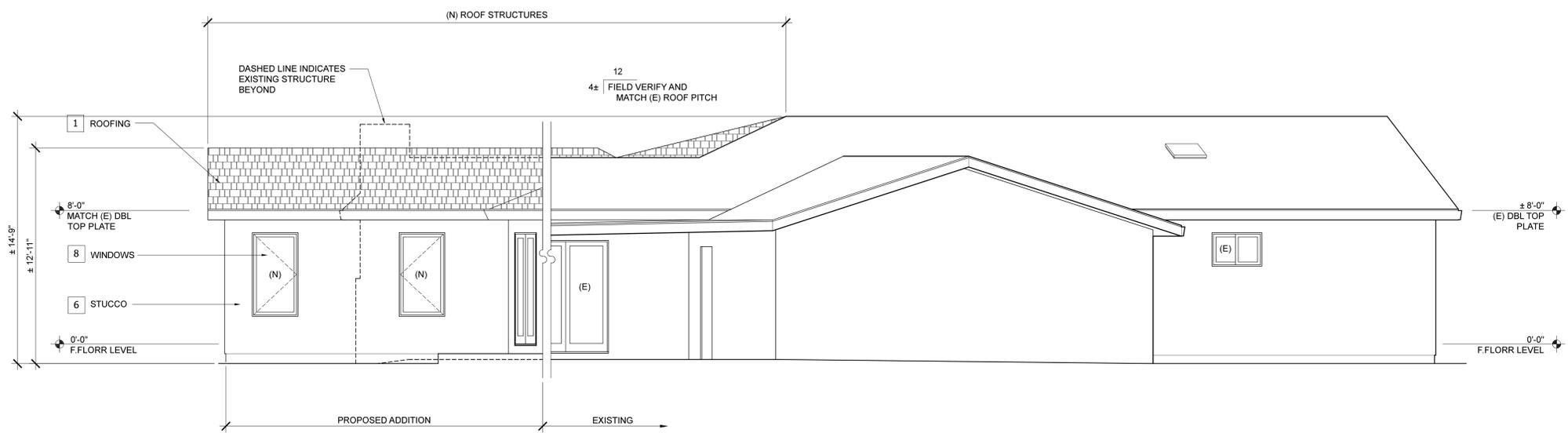
LEGEND

- ◇ WINDOW SEE "WINDOW SCHEDULE" ON SHEET (A-9) FOR FURTHER SPECIFICATIONS
- ⬡ DOOR SEE "DOOR SCHEDULE" ON SHEET (A-9) FOR FURTHER SPECIFICATIONS



RIGHT SIDE ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

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SHEET
A - 8

GENERAL NOTES

1. SCOPE OF CONTRACT:

THE SCOPE OF THE CONTRACT IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, SCAFFOLDING, FREIGHTAGE, CARRIAGE AND HANDLING OF MATERIAL FOR PROPER SERVICE INCIDENTAL TO PERFORMING AND COMPLETING THE WORK OUTLINED IN THE DRAWINGS AND SPECIFICATIONS. WORK OMITTED IN THE PLANS, NECESSARY FOR THE PROPER COMPLETION OF THE WORK PER INTENT OF PLANS, SHALL BE FURNISHED BY THE CONTRACTOR. THE CONTRACTOR SHALL INDICATE TO THE SUBCONTRACTOR THE JURISDICTION OF THEIR TRADE AS IT APPLIES TO THE JOB. ALL WORKPERSONS AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.

2. EXISTING CONDITIONS:

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A PROPOSAL FOR THE WORK AND SHALL NOT START WORK UNTIL HE/SHE IS SATISFIED THAT THE ACTUAL SITE CONDITIONS ARE AS SET FORTH ON THE DRAWINGS. ONCE HAVING STARTED WORK, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE WHATEVER ADJUSTMENTS, CORRECTIONS OR REPAIRS AS REQUIRED TO COMPLETE THE PROJECT WITHOUT EXTRA COMPENSATION.

3. PERMITS AND INSPECTIONS:

THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND SHALL SECURE AND VERIFY ALL INSPECTIONS WHEN REQUIRED AS PER LOCAL CITY/COUNTY REQUIREMENTS. ANY INSPECTIONS, SPECIAL OR OTHERWISE, THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS OR THESE PLANS SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY. JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AS AN OFFICIAL INSPECTION UNLESS SPECIFICALLY CONTRACTED FOR.

4. CODES:

ALL WORK UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AND LOCAL ORDINANCES AS WELL AS ALL PUBLIC AGENCIES HAVING JURISDICTION, INCLUDING THE LATEST CALIFORNIA BUILDING CODE AND COUNTY REQUIREMENTS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

5. INSURANCE:

THE CONTRACTOR SHALL CARRY HIS/HER OWN WORKMAN'S COMPENSATION INSURANCE AS REQUIRED. THE OWNER WILL CARRY FIRE INSURANCE IN PROPORTION TO WORK COMPLETED AND QUANTITY OF MATERIALS STORED ON SITE.

6. SITE SAFETY:

THE CONTRACTOR ALONE IS RESPONSIBLE FOR JOB SITE SAFETY. SITE REVIEW OF THE CONSTRUCTION BY THE ENGINEER AND/OR DESIGNER IS TO DETERMINE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. IT DOES NOT ENCOMPASS SAFETY PROCEDURES OR OPERATIONS. STRUCTURES HAVE BEEN DESIGNED FOR OPERATIONAL LOADS ON COMPLETED STRUCTURES. DURING CONSTRUCTION, STRUCTURES AND PARTS OF THE STRUCTURE SHALL BE PROTECTED AND/OR SUPPORTED BY BRACING AND SHORING WHEREVER LOADING MAY OCCUR.

7. WORKMANSHIP AND GUARANTEES:

ALL WORK SHALL BE DONE BY PERSONS SKILLED IN THEIR RESPECTIVE TRADES AND IN ACCORDANCE WITH THE BEST RECOGNIZED PRACTICE OF EACH TRADE. ALL WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS WHERE APPLICABLE. WORKMANSHIP THAT DOES NOT COMPLY WITH THE OBVIOUS INTENT OF THE CONTRACT DOCUMENTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE NEW, OF THE BEST QUALITY AND FREE FROM DEFECTS. THE CONTRACTOR SHALL GUARANTEE A WATER-TIGHT BUILDING ENCLOSURE AND THAT ALL MATERIALS AND WORKMANSHIP FURNISHED AND RENDERED UNDER THE CONTRACT SHALL BE FREE FROM DEFECT OR FAULT. THE CONTRACTOR SHALL GUARANTEE THE WORK TO BE FREE FROM DEFECT FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION. DURING THAT TIME, THE CONTRACTOR SHALL PROMPTLY CORRECT ANY DEFECTS WITHOUT COST TO THE OWNER.

8. DISCREPANCIES:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO NOTIFY THE OWNER AND THE DESIGNER AND/OR ENGINEER OF ANY CONDITIONS FOUND IN THE FIELD TO BE DIFFERENT FROM THOSE SHOWN ON THE PLANS, AS WELL AS ERRORS AND/OR OMISSIONS ON THE PLANS WHICH MIGHT AFFECT THE COMPLETION OF THE PROJECT.

9. DIMENSIONS:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS AT THE JOB SITE AND BRING ANY DISCREPANCIES TO THE DESIGNER'S ATTENTION; VERIFY ALL DIMENSIONS OF THE FRAMING PLANS TO THE ARCHITECTURAL PLANS; VERIFY TYPE AND SIZE OF METAL WORK AGAINST APPROPRIATE MEMBER SIZE BEFORE ORDERING HARDWARE. STRUCTURAL DIMENSIONS CONTROLLED BY OR RELATED TO MECHANICAL AND/OR ELECTRICAL EQUIPMENT SHALL BE CERTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

10. PRECEDENCE:

IN GENERAL, LARGER SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DETAILS. IN CASE OF DISCREPANCIES DISCOVERED BY THE CONTRACTOR OR WHERE THE INTENT OF THE PLANS OR SPECIFICATIONS IS NOT CLEAR, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH THE WORK AFFECTED THEREBY.

11. SUBSTITUTIONS:

WHERE THE NAME BRAND OR MANUFACTURER'S PRODUCT IS SPECIFIED, IT IS USED AS A MEASURE OF QUALITY AND UTILITY OR AS A STANDARD. IF THE CONTRACTOR DESIRES TO USE ANY OTHER BRAND OR MANUFACTURER FOR NONSTRUCTURAL ITEMS, HE/SHE SHALL REQUEST APPROVAL FROM THE OWNER, JUSTIFYING THE EQUALITY OF THE ARTICLE IN QUALITY AND UTILITY AND SUBMIT SAMPLES IF REQUESTED. FOR STRUCTURAL ITEMS, APPROVAL SHALL BE REQUESTED FROM THE ENGINEER. HARDWARE NOTED IS SIMPSON "STRONGTIE". HARDWARE OF SIMILAR CONSTRUCTION AND EQUAL I.C.B.O. VALUE IS ACCEPTABLE.

12. CLEAN-UP:

DURING EXECUTION OF THE WORK, THE PREMISES SHALL BE KEPT CLEAN AT ALL TIMES. UPON COMPLETION, WINDOWS SHALL BE WASHED AND THE FLOORS SHALL BE SWEEPED. ALL DEBRIS SHALL BE REMOVED FROM THE JOB SITE. WOOD SCRAPS MAY BE STOCKPILED IN A PLACE DESIGNATED BY THE OWNER. ALL CLEANING OF CONCRETE, STUCCO, PAINTING UTENSILS, ETC., TO BE DONE AT DRIVEWAY. NO DUMPING OF ANY OIL-BASED OR TOXIC MATERIAL ON SITE. CONTRACTOR SHALL PROVIDE DRUM ON SITE FOR SOLVENT DISPOSAL.

GENERAL NOTES CONT'D

13. CHANGE ORDERS:

MAKE NO DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS W/O SPECIFIC INSTRUCTIONS FROM THE OWNER. OBTAIN WRITTEN AUTHORIZATION FOR CHANGES INVOLVING EXTRA COSTS PRIOR TO COMMENCING WITH ANY CHANGES. STRUCTURAL CHANGES OR CHANGES THAT WILL AFFECT THE STRUCTURE SHALL BE APPROVED BY THE ENGINEER AND/OR THE DESIGNER.

DOORS & WINDOWS

1. METAL DOORS & FRAMES:

PREPARE OPENING TO PERMIT CORRECT INSTALLATION OF DOOR UNIT AND AIR AND VAPOR SEAL. COORDINATE INSTALLATION WITH PLACEMENT OF INSULATION TO ACHIEVE AN AIR AND VAPOR BARRIER AT FRAME PERIMETER.

INSTALL DOOR UNIT ASSEMBLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

USE ANCHORAGE DEVICES TO SECURELY FASTEN ASSEMBLY TO WALL CONSTRUCTION WITHOUT DISTORTION OR STRESS.

MAINTAIN DIMENSIONAL TOLERANCES AND ALIGNMENT WITH ADJACENT WORK

VARIATION FROM PLUMB: 1/16 INCH MAXIMUM

VARIATION FROM LEVEL: 1/16 INCH MAXIMUM

CLEAN FRAMES AND GLASS AND REMOVE ALL VISIBLE LABELS AND MARKINGS.

2. WOOD DOORS:

A. DOOR TYPES AND CONSTRUCTION:

- FLUSH EXTERIOR DOORS: 1-3/4" THICK SOLID CORE TYPE A CONSTRUCTION; WOOD VENEER FACES, WIC PREMIUM GRADE. FINISH PER OWNER SPECIFICATIONS.
- STILE AND RAIL INTERIOR AND EXTERIOR DOORS: 1-3/4" THICK SOLID STOCK CONSTRUCTION; SOLID STOCK WOOD RAISED PANELS; WIC PREMIUM GRADE. FINISH PER OWNER SPECIFICATIONS.
- FRENCH DOORS: 1-3/4" THICK SOLID STOCK CONSTRUCTION, DUAL GLAZED CLEAR GLASS; WIC PREMIUM GRADE. FINISH PER OWNER SPECIFICATIONS.

B. ADHESIVES:

- EXTERIOR DOORS: ANSI/NWMA, TYPE I ADHESIVE
- INTERIOR DOORS: ANSI/NWMA, TYPE II BOND

C. FABRICATION:

- PROVIDE ASTRAGALS AT DOUBLE DOORS
- BEVEL STRIKE EDGE OF SINGLE ACTING DOORS 1/8" IN 2". RADIUS STRIKE EDGE OF DOUBLE ACTING SWING DOORS 2-1/8".
- PREMACHINE DOORS TO RECEIVE HARDWARE
- INSTALLATION:
 - INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - MACHINE CUT RELIEF FOR HINGES AND CORING FOR HANDSETS AND CYLINDERS. PILOT DRILL SCREW AND BOLT HOLES. PREPARE DOORS TO RECEIVE FINISH HARDWARE IN ACCORDANCE WITH ANSI/AWMA REQUIREMENTS.
 - TRIM DOOR WIDTH BY CUTTING EQUALLY ON BOTH JAMB EDGES TO A MAXIMUM OF 3/16". TRIM DOOR HEIGHT BY CUTTING EQUALLY ON TOP AND BOTTOM EDGES TO A MAXIMUM OF 3/4".
 - CONFORM TO ANSI/AWMA REQUIREMENTS FOR FIT TOLERANCES.
 - ADJUST FOR SMOOTH AND BALANCED DOOR MOVEMENT.

3. DOOR HARDWARE:

INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING PROPER TEMPLATES. FURNISH ALL NECESSARY FASTENINGS OF SUITABLE SIZE AND TYPE TO ANCHOR HARDWARE IN POSITION FOR HEAVY USE AND LONG LIFE. FASTENINGS SHALL MATCH HARDWARE IN WHICH IT OCCURS. FOLLOW MANUFACTURER'S RECOMMENDATIONS WHERE APPLICABLE. ANCHORS IN CONCRETE SHALL BE EXPANSION BOLTS. ALL SCREWS TO HAVE PHILLIPS HEAD.

ALL LOCKSET CYLINDERS SHALL HAVE SIX PINS. ALL LOCKSETS SHALL HAVE 2-3/4" BACK SET. ALL LOCKSETS AND DEADLOCKS SHALL BE EQUIPPED WITH WROUGHT BOX STRIKES WITH 1-1/8" LONG LIP TO PROTECT TRIM FROM ACTIVITY OF BOLT. ALL LOCKSETS SHALL BE OF ONE MANUFACTURE, UNLESS NOTED OTHERWISE ON PLANS OR PER OWNER SPECIFICATIONS.

HAND OF LOCK SHALL BE AS INDICATED ON THE DRAWINGS. IF DOOR HAND IS CHANGED DURING CONSTRUCTION, CONTRACTOR SHALL MAKE NECESSARY CHANGES IN HARDWARE AT NO ADDITIONAL COST TO THE OWNER.

ALL DOORS SHALL BE EQUIPPED WITH DOOR STOPS. PROVIDE CARPET RISERS AT CARPETED AREAS.

ALL DOORS, EXCEPT LABEL DOORS, SHALL HAVE SILENCERS. PROVIDE THREE PER SINGLE DOOR, TWO PER PAIR.

EXTERIOR THRESHOLDS SHALL BE PEMKO OR EQUAL. SECURE WITH EXPANSION BOLTS, 3/8" DIAMETER FLAT COUNTERSUNK HEAD. PROVIDE FOUR PER 3'-0" OPENING.

INSURE THAT ALL BUTTS HAVE PROPER CLEARANCE AT TRIM CONDITIONS. ALL DOORS OVER 7'-0" SHALL HAVE TWO PAIR BUTTS. ALL EXTERIOR OUTSWING DOORS SHALL HAVE NONFERROUS BUTTS WITH NON-REMOVABLE PINS. UNLESS OTHERWISE NOTED, DOORS 1-3/8" INCHES THICK; 3-1/2"; DOORS 1-3/4" THICK AND UP TO 41" WIDE; 4-1/2". PROVIDE WIDTHS SUFFICIENT TO CLEAR TRIM PROJECTION WHEN DOOR SWINGS 180 DEGREES.

4. WINDOWS:

VERIFY WALL OPENINGS AND ADJOINING AIR AND VAPOR SEAL MATERIALS ARE READY TO RECEIVE WORK.

INSTALL WINDOW FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. USE ANCHORAGE DEVICES TO SECURELY ATTACH FRAME TO STRUCTURE. ALIGN WINDOW FRAME PLUMBS AND LEVEL, FREE TO WARP OR TWIST. MAINTAIN DIMENSIONAL TOLERANCES, ALIGNING WITH ADJACENT WORK.

COORDINATE ATTACHMENT AND SEAL OF AIR AND VAPOR BARRIER MATERIALS. INSTALL UNDER SILL, JAMBS AND HEAD. PACK INSULATION IN SHIM SPACES AT PERIMETER TO MAINTAIN CONTINUITY OF THERMAL BARRIER. INSTALL PERIMETER SEALANT, BACKING MATERIALS, AND SEALANT TO ENDS OF SILL FOR WATER-TIGHT SEAL.

ADJUST HARDWARE FOR SMOOTH OPERATION AND TIGHT FIT OF SASH.

REMOVE PROTECTIVE MATERIAL AND LABELS FROM SURFACES. WASH EXPOSED SURFACES AND TAKE CARE TO REMOVE DIRT FROM CORNERS. WIPE SURFACES CLEAN. REMOVE EXCESS SEALANT BY USE OF SOLVENT ACCEPTABLE TO SEALANT MANUFACTURER.

MOISTURE PROTECTION

1. ASPHALT SHINGLES:

INSTALL NEW 3 TAB SINGLE LAYER ASPHALT SHINGLES ON NEW CONSTRUCTION TO MATCH EXISTING. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S APPLICATION INSTRUCTIONS OVER ONE LAYER OF 15lb ASPHALT SATURATED FELT.

2. CEDAR SHINGLES-WALLS:

INSTALL NEW NUMBER ONE GRADE CEDAR SHINGLES ON NEW CONSTRUCTION TO MATCH EXISTING. INSTALL IN STRICT ACCORDANCE WITH THE APPLICATION INSTRUCTIONS OF THE RED CEDAR AND HANDSPLIT SHAKE BUREAU.

3. WATERPROOF MEMBRANES:

INSTALL WATERPROOF MEMBRANE AT NEW SHOWER PAN AND SEAT. MATERIAL SHALL BE CHLORALLOY 240, 40 mil. CHLORINATED POLYETHYLENE SHEET, AS MANUFACTURED BY THE NOBLE CO. INSPECT ALL SURFACES BEFORE INSTALLING AND CONFIRM THAT THERE IS ADEQUATE SLOPE TO DRAIN. INSTALL WITHOUT CUTS PER MANUFACTURER'S INSTRUCTIONS. TURN MEMBRANE UP WALL A MINIMUM OF 6" ABOVE SHOWER PAN. COVER CURB WITH SAME MATERIAL. FLOOD TEST AFTER DRAIN FITTING IS INSTALLED.

4. BUILDING PAPER:

INSTALL 15lb ASPHALT SATURATED BUILDING PAPER UNDER ALL NEW SHINGLES AND SIDING. FASTEN AND LAP IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

5. THERMAL INSULATION:

INSTALL PAPER FACED R-13 FIBERGLASS BATTS IN ALL NEW EXTERIOR WALLS AND IN NEW WALLS BETWEEN HEATED AND UNHEATED SPACES. INSTALL THE SAME MATERIAL IN SIMILAR EXISTING WALLS WHICH HAVE BEEN OPENED UP DUE TO NEW CONSTRUCTION.

INSTALL PAPER FACED R-30 FIBERGLASS BATTS ABOVE ALL NEW CEILINGS. INSURE A MINIMUM OF 3" CLEARANCE BETWEEN RECESSED LIGHT FIXTURES AND THE INSULATION.

INSTALL UNFACED R-19 FIBERGLASS BATTS IN THE JOIST SPACE OF ALL NEW FLOORS OCCURRING OVER UNHEATED SPACES. INSTALL LINE WIRES OR INSULATION NETTING AT THE BOTTOM OF THE JOISTS TO HOLD INSULATION SECURELY IN PLACE.

INSTALL PAPER-FACED R-11 FIBERGLASS BATTS IN THE FLOOR BELOW THE MASTER BATH AND LAVATORY FOR ACOUSTICAL CONTROL.

INSTALL INSULATION SO THAT THE FACING WILL BE IN SUBSTANTIAL CONTACT WITH THE GYPSUM BOARD WHEN IT IS INSTALLED. FIT INSULATION TIGHTLY AROUND ALL PENETRATIONS AND TO ALL FRAMING MEMBERS. INSURE FREE AIR PASSAGE AT EAVE VENTS.

PROVIDE CERTIFICATION THAT INSULATION HAS BEEN INSTALLED IN ACCORDANCE WITH CALIFORNIA ENERGY REGULATIONS.

6. SHEET METAL:

INSTALL 26 GAUGE GALVANIZED STEEL FLASHING TO INSURE WEATHER-TIGHT ENCLOSURE. INSTALL EQUIVALENT ALUMINUM FLASHING WHERE FLASHING COMES IN CONTACT WITH ALUMINUM SECTIONS.

INSTALL NEW GUTTERS AND DOWNSPOUTS AT NEW CONSTRUCTION TO MATCH EXISTING UNLESS NOTED OTHERWISE.

7. CAULKING:

APPLY ACRYLIC LATEX BASE CAULKING COMPOUND AT ALL EXTERIOR JOINTS TO THE EXTENT NECESSARY TO PROVIDE A WEATHER-TIGHT ENCLOSURE. REMOVE EXCESS CAULKING FROM FINISH SURFACES PRIOR TO TAKING INITIAL SET.

CAULK ALL JOINTS, HOLES AND GAPS AT SILLS, PLATES AND OPENINGS AS REQUIRED BY THE CALIFORNIA ENERGY REGULATIONS.

DOW CORNING SILICONE SEALANT OR G.E. SILICONE SEALANT TO BE USED OR APPROVED EQUAL.

MECHANICAL

1. CODES:

ALL MECHANICAL WORK SHALL BE INSTALLED TO CONFORM WITH THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE AND OTHER LOCAL AND STATE CODES AND ORDINANCES THAT APPLY.

2. DESIGN AND INSTALLATION:

IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO ASSESS ALL MECHANICAL REQUIREMENTS AS SHOWN ON THE DRAWINGS AND TO DESIGN AND INSTALL THE MECHANICAL SYSTEM, DETERMINING ALL SIZES, CONNECTIONS AND ROUTING OF DUCTWORK AS REQUIRED FOR PROPER OPERATION.

3. COORDINATION:

MECHANICAL CONTRACTOR SHALL COORDINATE INSTALLATION WITH INSTALLATIONS OF OTHER TRADES.

4. BALANCING:

UPON COMPLETION OF INSTALLATION, THE MECHANICAL CONTRACTOR SHALL CONTINUOUSLY RUN ALL HEATING, VENTILATING AND AIR-CONDITIONING SYSTEMS AS REQUIRED TO DEMONSTRATE GOOD WORKING ORDER AND TO PROPERLY BALANCE THE MECHANICAL SYSTEM.

PLUMBING

1. CODES:

ALL PLUMBING SHALL BE INSTALLED TO CONFORM WITH THE LATEST EDITION OF THE CALIFORNIA PLUMBING CODE AND ALL OTHER LOCAL AND STATE CODES AND ORDINANCES THAT APPLY.

2. DESIGN AND INSTALLATION:

IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO ASSESS ALL PLUMBING REQUIREMENTS FOR FIXTURES AS SHOWN ON DRAWINGS AND INSTALL THE SUPPLY, DRAINAGE AND VENTING SYSTEMS, DETERMINING ALL SIZES, ROUTING CONNECTIONS, VALVES AND CONFIGURATIONS AS REQUIRED FOR PROPER OPERATION OF ALL PLUMBING FIXTURES.

3. COORDINATION:

PLUMBING CONTRACTOR SHALL COORDINATE PLUMBING INSTALLATION WITH INSTALLATIONS OF OTHER TRADES.

FINISHES

1. PLASTER:

DEVELOP PLASTER MIX IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY PLASTER IN ACCORDANCE WITH ANSI/ASTM C843 AND MANUFACTURER'S INSTRUCTIONS.

INSTALL ANGLE, CORNER AND JOINT REINFORCEMENT. APPLY SINGLE COAT WORK OVER SUBSTRATE TO A THICKNESS OF 3/32", PLUS OR MINUS 1/64". FINISH SURFACE AS PER ROOM FINISH SCHEDULE OR OWNER SPECIFICATIONS.

2. GYPSUM BOARD:

USE 1/2" OR 5/8" TYPE "X" GYPSUM BOARD AS MANUFACTURED BY U.S. GYPSUM OR EQUAL IN ACCORDANCE WITH ANSI/ASTM C588, WITH TAPERED EDGES AND SQUARE ENDS.

INSTALL GYPSUM BOARD IN ACCORDANCE WITH GA 216 AND AS RECOMMENDED BY THE MANUFACTURER, KEEPING END JOINTS TO A MINIMUM. ERECT SINGLE LAYER BOARD IN DIRECTION MOST PRACTICAL AND ECONOMICAL, WITH ENDS AND EDGES OCCURRING OVER FIRM BEARING.

TAPE, FILL AND SAND FILLED JOINTS, EDGES, CORNERS, OPENINGS AND FIXINGS TO PRODUCE SURFACE READY TO RECEIVE FINISH. FINISH WALLS AND CEILINGS PER ROOM FINISH SCHEDULES OR OWNER SPECIFICATIONS.

3. TILE:

MIX AND PROPORTION PRE-MIX SETTING BED AND GROUT METHODS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

INSTALL CERAMIC COUNTER AND WALL TILE IN ACCORDANCE WITH ANSI108.1 OVER PORTLAND CEMENT MORTAR BED. SETTING MORTAR SHALL CONSIST OF ONE PART PORTLAND CEMENT, 5-6 PARTS CLEAN, DRY SAND AND UP TO 1/10 HYDRATED LIME. INSTALL MEMBRANE AND 16 GAUGE REINFORCED MESH AT MORTAR BED. USE ADMIXTURE FOR WATER RESISTANT MORTAR BED.

FORCE MAXIMUM GROUT INTO JOINT. BEFORE GROUT SETS, STRIKE OR TOOL THE JOINTS OF CUSHION EDGE TILE TO DEPTH OF CUSHION. FILL SMOOTH WITHOUT VOIDS, PINHOLES OR LOW SPOTS.

SET FLOOR TILE IN FULL MORTAR BED TO SUPPORT TILE OVER FULL BEARING SURFACE AND TO ESTABLISH JOINT DIMENSIONS.

MAINTAIN UNIFORM JOINT WIDTHS WHERE ABUTTING VERTICAL SURFACES OR PROTRUSIONS.

UPON COMPLETION OF SETTING AND GROUTING, SPONGE AND WASH TILE THOROUGHLY, DIAGONALLY ACROSS JOINTS. FINALLY, POLISH WITH CLEAN, DRY CLOTHS.

PROHIBIT TRAFFIC FROM FLOOR TILE FINISH FOR 48 HOURS AFTER INSTALLATION.

4. PAINTING:

NO PAINTING SHALL BE COMMENCED UNTIL SURFACES ARE IN PROPER CONDITION TO RECEIVE PAINT. IF THE PAINTING CONTRACTOR CONSIDERS ANY SURFACE UNSUITABLE FOR THE PROPER FINISH OF HIS/HER WORK, HE/SHE SHALL NOTIFY THE CONTRACTOR OF THIS FACT AND SHALL NOT APPLY ANY MATERIAL UNTIL SUCH SURFACES HAVE BEEN PROPERLY PREPARED FOR PAINTING.

SURFACES TO BE PAINTED SHALL BE CLEAN, FREE FROM OIL OR GREASE.

ALL KNOTS OR SAPPY SPOTS SHALL BE TOUCHED UP WITH A KNOT SEALER OR SHELLAC PRIOR TO PAINTING.

ALL NECESSARY PUTTYING OF NAIL HOLES, CRACKS AND BLEMISHES SHALL ONLY BE DONE AFTER PRIMING COAT HAS BECOME DRY AND HARD. ON STAIN WORK, NAIL HOLES SHALL BE PUTTIED TO MATCH FINISH COLOR.

TINT UNDERCOATS TO THE APPROXIMATE SHADE OF THE FINISH COAT. APPLY ALL COATINGS SMOOTHLY AND EVENLY, FREE FROM RUNS, SAGS OR OTHER DEFECTS. ALLOW EACH COAT TO DRY THOROUGHLY BEFORE APPLYING FOLLOWING COAT. FINISH ALL EDGES, TOPS AND BOTTOMS OF ALL DOORS AND ALL INSIDE SURFACES OF ALL CABINETS WHICH ARE NOT MELAMINE FACED.

PROTECT ALL SURFACES NOT TO BE PAINTED FROM DAMAGE. REMOVE EXISTING FINISH HARDWARE AND ELECTRICAL PLATES ON EXISTING SURFACES TO BE REPAINTED. REPLACE AFTER COMPLETION OF PAINTING.

ALL COLORS SHALL BE AS SELECTED BY OWNER OR INTERIOR DESIGNER. THE PAINTING CONTRACTOR SHALL PROVIDE PAINT COLOR SAMPLES UPON REQUEST.

ELECTRICAL

1. CODES:

ALL ELECTRICAL WORK SHALL BE INSTALLED TO CONFORM WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE AND ALL OTHER LOCAL AND STATE ORDINANCES THAT APPLY.

2. DESIGN AND INSTALLATION:

IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ASSESS AND IDENTIFY ALL ELECTRICAL LOADS NECESSARY FOR PROPER OPERATION OF ALL ELECTRICAL APPLIANCES, OUTLETS, FIXTURES, ETC., AND TO DESIGN AND INSTALL THE ELECTRICAL SYSTEM FOR PROPER DISTRIBUTION OF LOADS SO AS TO PREVENT OVERLOADING OF THE SYSTEM.

AVOID CUTTING AND BORING HOLES THROUGH STRUCTURE OR STRUCTURAL MEMBERS WHEREVER POSSIBLE. OBTAIN PRIOR APPROVAL OF ENGINEER AND/OR DESIGNER AND CONFORM TO ALL STRUCTURAL REQUIREMENTS WHEN CUTTING OR BORING THE STRUCTURE IS NECESSARY AND PERMITTED.

3. COORDINATION:

ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL INSTALLATION WITH INSTALLATIONS OF OTHER TRADES.

4. LIGHTING FIXTURES:

FURNISH AND INSTALL ALL FIXTURES COMPLETE AND READY FOR SERVICE, INCLUDING LAMPS.

POWER SUPPORTS AND MOUNTING ACCESSORIES, SUCH AS HANGERS, STEMS, YOKES, PLASTER FRAMES, ETC., SHALL BE PROVIDED AS REQUIRED BY TYPE OF CEILING INSTALLED.

*
NOTE

06-01-14	SUBMITTED FOR BUILDING PERMIT

CLIENT (JOB NO. 21358)

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SHEET

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