ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ADJ	ADJACENT, ADJOINING, ADJUSTABLE
AUTO	AUTOMATIC
AVG	AVERAGE
BD	BOARD
BRG	BEARING
BM	BEAM
BN	BOUNDARY NAILING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BO	BOTTOM OF
BOT	BOTTOM
BLDG	BUILDING
BW	BOTH WAYS
CB	CARRIAGE BOLT
CEM	CEMENT
CF	CUBIC FOOT/FEET
CTR	CENTER (ED)
CLO	CLOSET
CLR	CLEAR (ANCE)
CO	CLEANOUT
COL	COLUMN (S)
CONC	CONCRETE
COORD	COORDINATE
CMU	CONCRETE MASONRY UNIT
CU FT	CUBIC FOOT
CJ	CEILING JOIST
CU YD	CUBIC YARD
CW	COLD WATER
(D)	DEMOLISH
DBL	DOUBLE
DEG	DEGREE (S)
DSGN(R)	DESIGN(ER)
DL	DEAD LOAD
DTL	DETAIL (S)
DIA	DIAMETER
DIM	DIMENSION (S)
DF	DOUGLAS FIR
DN	DOWN
DS	DOWN SPOUT
DW	DISHWASHER
DWG(S)	DRAWING (S)
(E)	EXISTING
E	EAST
EN	EDGE NAILING
EA	EACH
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EB	EXPANSION BOLT
EW	EACH WAY
EXP	EXPOSE (D)
EXT	EXTERIOR
FE	FIRE EXTINGUISHER
FN	FIELD NAILING
FAB	FABRICAT (ED) (ION)
FAR	FLOOR AREA RATIO
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FG	FINISH GRADE
FLASH	FLASHING
FIN	FINISH
FF	FINISH FLOOR
FJ	FLOOR JOIST
FL	FLOOR LINE
FLL	FLOW LINE
FLR	FLOOR
FLUOR	FLUORESCENT
FOC	FACE OF CURB
FOW	FACE OF WALL
FS	FINISHED SURFACE
FT	FOOT, FEET
FTG	FOOTING
FDN	FOUNDATION
FN	FIELD NAILING
GA	GAUGE
GALV	GALVANIZE (D)
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GLB	GLUED LAMINATED WOOD BEAM
GPM	GALLONS PER MINUTE
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
H&C	HOT AND COLD
HB	HOSE BIBB
HDR	HEADER
HP	HORSEPOWER
HVAC	HEATING/VENTILATION/ A/C
HOR	HORIZONTAL
HT	HEIGHT
HW	HOT WATER
INCAND	INCANDESCENT
INCL	INCLUDED (D) (ING)
ID	INSIDE DIAMETER / DIMENSION
ID	INTERIOR DESIGN (ER)
IN	INCH (ES)
INS	INSULATE (D) (ING)
INSP	INSPECT (ING) (ION) (OR)
INT	INTERIOR
JT	JOINT
JST	JOIST
KIT	KITCHEN
LB(S)	POUND (S)
LAM	LAMINATE (D)
LAV	LAVATORY
LDG	LEDGER
LL	LIVE LOAD
LOS	LINE OF SIGHT
LPT	LOW POINT
MB	MACHINE BOLT
MEMB	MEMBRANE
MFR	MANUFACTURER
MTRL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MLB	MICRO-LAM BEAM
MTL	METAL
KP	KING POST
MISC	MISCELLANEOUS
MO	MASONRY OPENING
(N)	NEW
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHANG, OVERHEAD
(P)	PROPOSED
P	POST
PLY	PLYWOOD
POT	PATH OF TRAVEL
PT	POINT
PCF	POUNDS PER CUBIC FOOT
PLF	POUNDS PER LINEAR FOOT
PSI	POUNDS PER SQUARE INCH
PREFAB	PREFABRICATE (D)
PREP	PREPARE, PREPARATION
PFN	PREFINISH (ED)
PSL	PARALLEL STRAND LUMBER
PTDF	PRESSURE TREATED DOUGLAS FIR
PL	PLATE (S)
POE	POINT OF ENTRY
RA	RETURN AIR
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECOMMENDATION
REF	REFER (ANCE)
REQ	REQUIRE (D) (S)
RM	ROOM
RR	ROOF RAFTER
SATC	SUSPENDED ACOUSTICAL TILE CEILING
SF	SQUARE FEET, FOOT (AGE)
SGL	SINGLE
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
S	SOUTH
SA	SUPPLY AIR
SQ	SQUARE
STAG	STAGGER (ED)
STL	STEEL
SSTL	STAINLESS STEEL
STD	STANDARD
	STRUCT STRUCTURAL, STRUCTURAL DWGS
TBD	TO BE DETERMINED
THK	THICK, THICKNESS
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T&P	TEMPERATURE AND PRESSURE
TO	TOP OF
TOC	TOP OF CONCRETE, TOP OF CURB
TOG	TOP OF GRADE
TOP	TOP OF PAVING, TOP OF PLATE
TOS	TOP OF SLAB
TOR	TOP OF ROOF
TOW	TOP OF WALL
TYP	TYPICAL
UGND	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES, VARIATION
VB	VAPOR BARRIER
VERT	VERTICAL
W	WEST
WD	WOOD
W/	WITH
W/O	WITHOUT
WP	WATERPROOF (ING)
WRB	WEATHER RESISTIVE BARRIER
YD	YARD

GENERAL PROJECT NOTES

1. ALL WORK SHALL CONFORM TO THE 2019 EDITION TITLE 24 CALIFORNIA CODE OF REGULATIONS (C.C.R.).
2. THE DRAWINGS AND SPECIFICATIONS AND ALL COPIES THEREOF, ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND AUTHORIZED REPRESENTATIVE ON THE DESIGNATED PROPERTY ONLY. OTHER USE, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT, IS PROHIBITED.
3. SPECIFICATIONS, DETAILS AND SCHEDULES WHICH MAY BE BOUND SEPARATELY, ARE PART OF THESE CONTRACT DOCUMENTS. DRAWINGS BY SEPARATELY CONTRACTED CONSULTING PROFESSIONALS (SUCH AS STRUCTURAL, INTERIORS OR LANDSCAPE) ARE SUPPLEMENTARY TO THE DESIGN DRAWINGS AND ARE PART OF THESE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF INFORMATION IS NOT SHOWN OR IS UNCLEAR. REPORT APPARENT DISCREPANCIES ON DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVAL FOR ALL WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE WORK FOR ALL UTILITIES AND SERVICES.
7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. QUESTIONS REGARDING THE SAME, OR THEIR EXACT MEANING, SHALL BE DIRECTED TO THE ARCHITECT.
8. CODE REQUIREMENTS: ALL WORK TO COMPLY WITH DIVISION OF THE STATE ARCHITECT REGULATIONS AND CURRENT EDITION OF TITLE 24 CODE OF REGULATIONS.
9. CONSTRUCTION IS TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24.
10. EXISTING CONDITIONS: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS DESIGNATED AS, OR REQUIRED TO, INTERFACE WITH NEW CONSTRUCTION. REPORT ANY DISCREPANCIES, DEFICIENCIES, OR CONDITIONS INCOMPATIBLE WITH PROPOSED CONSTRUCTION PRIOR TO PROCEEDING.
11. IT IS THE RESPONSIBILITY OF THE G.C. TO INSTALL ALL TEMPORARY BRACING AND SHORING TO ENSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM. DO NOT REMOVE EXISTING STRUCTURAL SUPPORTS OR BEARING WALLS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT OR STRUCTURAL ENGINEER.
12. DIMENSIONS/ NOTES/ DETAILS: DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD, AND IMMEDIATELY REPORT ANY DISCREPANCIES OR EXISTING AND PROPOSED VARIATIONS TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING DIMENSIONS. ALL WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS, AND DETAILS. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY GENERAL NOTES OR DETAILS. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED AS SIMILAR CONDITIONS DETAILED AND/OR INDICATED ON THE DRAWINGS. ANY WORK INSTALLED IN CONFLICT WITH THE DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.
13. ALL EXTERIOR DIMENSIONS ARE TO ASSUMED FACE OF PLYWOOD SHEATHING OR FACE OF MASONRY UNO. INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD FINISH OR CENTERLINE OF WALL UNO.
14. ONLY APPROVED WORKING DRAWINGS, WITH THE STATEMENT "APPROVED DRAWINGS" , ARE TO BE USED FOR CONSTRUCTION OF THIS PROJECT. CONTRACTORS USING OTHER THAN APPROVED DRAWINGS ARE SOLELY RESPONSIBLE FOR SUCH WORK.
15. GEOTECHNICAL REPORTS ARE NOT INCLUDED IN THE CONTRACT DOCUMENTS, BUT MAY BE MADE AVAILABLE TO THE CONTRACTOR FOR INFORMATION ONLY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CONCLUSIONS THE CONTRACTOR MAY DRAW FROM SUCH INFORMATION. THE CONTRACTOR SHALL INVESTIGATE AND DETERMINE EXISTING SOILS AND SITE CONDITIONS UNDER WHICH CONTRACTOR WILL OPERATE IN PERFORMING THE WORK.
16. THE CONTRACTOR IS TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL RESTRICT GENERAL PUBLIC ACCESS TO THE DEMOLITION, CONSTRUCTION, AND STORAGE AREAS.
17. HAZARDOUS MATERIALS ARE NOT TO BE STORED IN THE BUILDING, NOR USED IN CONSTRUCTION, IN QUANTITIES EXCEEDING THOSE SPECIFIED IN THE CBC.
18. DURING DEMOLITION AND CONSTRUCTION THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXISTENCE AND PRECISE LOCATION OF UNDERGROUND PIPING AND OTHER STRUCTURES WHICH MAY BE AFFECTED BY CONSTRUCTION. PROMPTLY NOTIFY EACH UTILITY COMPANY, MUNICIPALITY, OR OTHER AGENCY OWNING OR OPERATING ANY AFFECTED FACILITIES OR STRUCTURES, AND REQUEST ENGINEERING INFORMATION AND MARKING OF FACILITIES IN FIELD, PRIOR TO COMMENCING ANY WORK ON THE SITE. REMOVE ALL ITEMS SPECIFIED TO BE ABANDONED, AND TAKE CARE TO PREVENT ANY DAMAGE TO, OR DISRUPTION OF, ITEMS TO REMAIN.
19. WHERE FIRE-RATED WALL OR CEILING ASSEMBLIES ARE PENETRATED BY RECESSED FIXTURES, MECHANICAL DUCTS, OR OTHER ITEMS, THE FIXTURES, DUCTS, OR OTHER ITEMS SHALL BE FIRE-RATED TO MATCH THE WALL OR CEILING ASSEMBLY.
20. U.N.O. ALL EXTERIOR DOORS SHALL LIMIT AIR INFILTRATION WHEN IN CLOSED POSITION AS FOLLOWS: PROVIDE WEATHERSTRIPPING AT HEAD, SILL AND JAMBS. INSTALL ASTRAGAL AT MEETING PORTION OF DOUBLE DOORS. DOORS REQUIRING VERTICAL TRACKS OR GUIDES SHALL USE CONTINUOUS MOUNTING ANGLE, AND SHALL BE SEALED TO LIMIT AIR LEAKAGE.
21. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACKING, HANGERS, BACK-UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES, PARTITIONS, AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, KITCHEN, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHING.
22. CONTRACTOR SHALL VERIFY EXACT SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS, BASE STRUCTURES, ROOF OPENINGS, AS WELL AS POWER, WATER, DRAIN INSTALLATIONS AND STRUCTURAL STEEL SUPPORT LOCATIONS, WHEN APPLICABLE, WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR APPROVED SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
23. ALL PIPES, CONDUIT, WIRES, AND DUCTS SHALL BE CONCEALED FROM VIEW UNO.
24. ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS, AS DEFINED BY CBC CHAPTER 24, SHALL BE TEMPERED GLASS. SKYLIGHTS ARE TO BE TEMPERED GLASS OR FIBERGLASS AS SPECIFIED.
25. INSTALL SEALANT AT JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AND AT PENETRATIONS OF UTILITIES THROUGH THE BUILDING ENVELOPE, TO LIMIT AIR INFILTRATION.
26. THE CONTRACTOR SHALL PROVIDE THE OWNER A LIST OF THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR OF THE STATE ENERGY COMMISSION. THE ENERGY "CERTIFICATION OF COMPLIANCE" SHALL BE SUBMITTED AFTER THE INSTALLATION OF THE REQUIRED EQUIPMENT AND/OR MATERIAL, AND PRIOR TO ANY REQUEST FOR A FINAL INSPECTION.
27. ITEMS IN THESE DRAWINGS NOT SPECIFICALLY IDENTIFIED AS EXISTING ARE ASSUMED TO BE NEW
28. ALL ASTM AND/OR ANSI DESIGNATIONS REFERRED TO ON THESE DRAWINGS SHALL BE THE LATEST ADOPTED OR REVISED SPECIFICATIONS.
29. MATERIAL AND EQUIPMENT NECESSARY FOR WORK SHALL NOT BE PLACED OR STORED ON PUBLIC PROPERTY SO AS TO OBSTRUCT A FREE AND CONVENIENT APPROACH TO AND USE OF ANY FIRE HYDRANT, FIRE OR POLICE ALARM BOX, UTILITY BOX, CATCH BASIN OR MANHOLE OR SO AS TO INTERFERE WITH THE FREE FLOW OF WATER IN STREET OR ALLEY GUTTER. PROTECTION AGAINST DAMAGE SHALL BE PROVIDED TO SUCH UTILITY FIXTURES DURING THE PROGRESS OF THE WORK, BUT SIGHT OF THEM SHALL NOT BE OBSTRUCTED.
30. WHERE NOT SPECIFICALLY DESCRIBED IN ANY OF THE NOTES OR SPECIFICATIONS, WORKMANSHIP SHALL CONFORM TO THE METHODS AND OPERATIONS OF BEST STANDARDS AND ACCEPTED PRACTICES OF THE RESPECTIVE TRADE.
31. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT.
32. REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING REMODELING, ALTERATIONS, REPAIRS OR ADDITIONS TO THE BUILDING UNLESS THE REQUIRED ELEMENTS OR DEVICES ARE BEING REMODELED, ALTERED, OR REPAIRED IN WHICH CASE ADEQUATE SUBSTITUTE PROVISIONS SHALL BE MADE.
33. SERVICE UTILITY CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH THE APPROVED RULES AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
34. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING, OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH 2019 CPC.
35. AREAS OF CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER PER 2019 CFC.
36. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING, ALTERATIONS, AND ADDITIONS TO BUILDING UNLESS APPROVED TEMPORARY MEANS OF EGRESS SYSTEMS AND FACILITIES HAVE BEEN PROVIDED.
37. PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS AND HORIZONTAL ASSEMBLIES SHALL BE PROTECTED AS REQUIRED IN CBC SECTIONS 714.4 AND 714.5.
38. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
39. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE ARCHITECT WILL PROVIDE ONLY PERIODIC OBSERVATION OF THE WORK. SEE DSA INSPECTION REQUIREMENTS LISTED IN NOTE 44.
40. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD & ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
41. CUTTING, BORING, SAWCUTTING OR DRILLING THROUGH THE NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS OR ACCEPTED BY THE ARCHITECT AND THE STRUCTURAL ENGINEER WITH THE APPROVAL OF DSA REPRESENTATIVE.
42. ALL WELDING SHALL BE SPECIALLY INSPECTED BY AN AWS-CWI QUALIFIED INSPECTOR APPROVED BY DSA.
43. ALL BRACING OF DUCTS AND PIPINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND SMACNA GUIDELINES AS APPROVED BY DSA (CBC WILL GOVERN WHERE CONFLICTS OCCUR). THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT, MECHANICAL ENGINEER AND FIELD ENGINEER. A COPY OF THE GUIDELINES PUBLISHED BY SMACNA AND APPROVED BY DSA SHALL BE PROVIDED BY THE CONTRACGTOR AND KEPT ON THE JOB AT ALL TIMES.
44. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE APPROVED DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24 C.C.R., A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED REPARI WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE REPAIR WORK.
45. CHANGES TO APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CHANGE ORDER APPROVED BY THE DIVISION OF THE STARTE ARCHITECT AS REQUIRED BY SECTION 4-338, PART 1, T24 C.C.R.
46. A DSA CERTIFIED INSPECTOR WITH CLASS 3 SHALL BE EMPLOYRED BY THE DISTRICT AND SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTION ARE DEFINED IN SECTION 4-342, PART 1, T24, C.C.R. THRE PROJECT INSPECTOR IS TO BE CERTIFIED BY DSA TO INSPECT.
47. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE OWNER SHALL CONDECT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
48. ALL WORK (AS APPLICABLE) MUST MEET THE MANDATORY MEASURES OF THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CAL GREEN) CODE (TITLE 24, PART 11)
49. THE SEISMIC ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT SHALL CONFORM TO C.C.R. TITLE 24, 2019 CBC CHAPTER 16A. ANCHORAGE DETAILS SHALL BE SHOWN ON THE PLANS.

APPLICABLE CODES

PARTIAL LIST OF APPLICABLE CODES AND STANDARDS AS OF JANUARY 1, 2020

2019 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24)
- PART 1 - CALIFORNIA ADMINISTRATIVE CODE (CAC)
- PART 2 - CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (CBC)
- PART 3 - CALIFORNIA RESIDENTIAL CODE (CRC)
- PART 4 - CALIFORNIA MECHANICAL CODE (CMC)
- PART 5 - CALIFORNIA PLUMBING CODE (CPC)
- PART 6 - CALIFORNIA ENERGY CODE (CEC)
- PART 7 - VACANT
- PART 8 - CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- PART 9 - CALIFORNIA FIRE CODE (CFC)
- PART 10 - CALIFORNIA EXISTING BUILDING CODE (CEBC)
- PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

CALIFORNIA CODE OF REGULATIONS TITLE 19, PUBLIC SAFETY

NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS:
- NFPA 10-18 STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- NFPA 13-16 STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS
- NFPA 14-16 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEM
- NFPA 20-16 STANDARD D FOR THE INSTALL. OF STATIONARY PUMPS FOR FIRE PROTECTION
- NFPA 24-16 INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
- NFPA 54-15 NATIONAL FUEL GAS CODE
- NFPA 72-16 NATIONAL FIRE ALARM AND SIGNALING CODE
- NFPA 80-16 STANDARD FOR FIRE DOORS AND OTHER OPENINGI PROTECTIVES
- NFPA 101-18 LIFE SAFETY CODE
- NFPA 105-16 STANDARD FOR SMOKE DOOR ASSEMBLIES AND OTHER OPENING PROTECTIVES
- NFPA 170-18 STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS
- NFPA 221-18 STANDARD FOR HIGH CHALLENGE FIRE WALLS, FIRE WALLS, AND FIRE BARRIER WALLS
- NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATIONS, AND DEMOLITION OPERATIONS
- NFPA 252-17 STANDARD METHODS OF FIRE TESTS DOOR ASSEMBLIES
- NFPA 253-15 STANDARD METHOD OF TEST FOR CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS USING A RADIANT HEAT ENERGY SOURCE
- NFPA 257-17 STANDARD FOR FIRE TEST FOR WINDOW AND GLASS BLOCK ASSEMBLIES
- NFPA 720-15 STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE (CO) DETECTION AND WARNING EQUIPMENT

REFERENCE 2019 CBC CHAPTER 35 FOR NFPA STANDARDS AND CA AMENDMENTS

SPECIAL INSTRUCTIONS

NONE

BID ALTERNATES

NONE

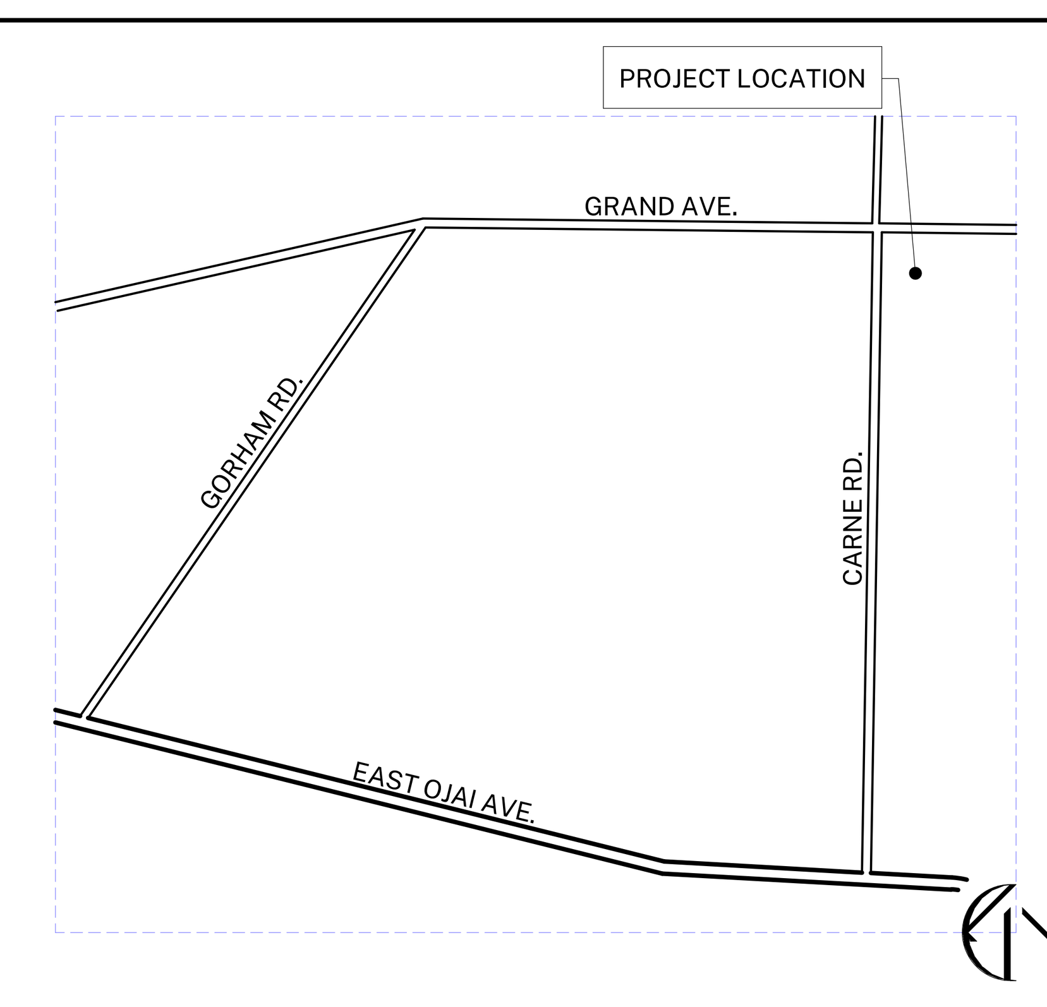
DEFERRED SUBMITTALS

NONE

GENERAL DEMOLITION NOTES

1. IN ACCORDANCE WITH PERTINENT ITEMS OF THESE NOTES AND THOSE ITEMS SO INDICATED ON THE DRAWINGS "CAREFULLY" DEMOLISH AND REMOVE FROM THE JOB SITE THOSE ITEMS SCHEDULED TO BE SO DEMOLISHED AND REMOVED.
2. ALL EXISTING CONDITIONS REPRESENTED MUST BE VERIFIED IN THE FIELD.
3. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.
4. SURFACE CONDITIONS: EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
5. DEMOLITION: BY CAREFUL STUDY OF THE DRAWINGS, DETERMINE THE LOCATION AND EXTENT OF SELECTIVE DEMOLITION TO BE PERFORMED.
6. VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED.
7. CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION.
8. MARK INTERFACE SURFACES AS REQUIRED TO ENABLE WORKMAN ALSO TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO BE LEFT IN PLACE INTACT.
9. PREPARE AND FOLLOW AN ORGANIZED PLAN FOR DEMOLITION AND REMOVAL OF ITEMS.
10. COMPLETELY REMOVE ITEMS SCHEDULED TO BE SO DEMOLISHED AND REMOVED, LEAVING SURFACES CLEAN, SOLID, AND READY TO RECEIVE NEW MATERIALS SPECIFIED ELSEWHERE.
11. SALVAGE: AFTER CAREFUL REVIEW OF THE DRAWINGS SHOWING PROPOSED NEW CONSTRUCTION, IDENTIFY THOSE ITEMS THAT ARE GOOD CANDIDATES FOR RE-USE AND CAREFULLY REMOVE AND STOCKPILE THEM ON SITE IN A PROTECTED AREA.
12. DEMOLISHED MATERIALS SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.
13. REPLACEMENTS: IN THE EVENT OF DEMOLITION OF ITEMS NOT SO SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS TO THE APPROVAL OF THE DESIGNER AND AT NO ADDITIONAL COST TO THE OWNER.
14. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE PRESENCE OR NON-PRESENCE OF HAZARDOUS AND/OR TOXIC CONSTRUCTION MATERIALS IN THE EXISTING BUILDING. IF HAZARDOUS AND/OR TOXIC MATERIALS ARE ENCOUNTERED, THEN THE OWNER SHALL IMMEDIATELY NOTIFY THE CONTRACTOR AND THE ARCHITECT AND TAKE APPROPRIATE REMEDIAL ACTION PURSUANT TO ALL STATE AND FEDERAL LAWS PERTAINING TO SAID MATERIALS.
15. DURING DEMOLITION AND CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE CONTROL MEASURES TO PREVENT THE MIGRATION OF DEMOLITION AND CONSTRUCTION-RELATED DEBRIS AND OTHER POTENTIAL CONTAMINANTS SUCH AS MOISTURE, DUST, VAPORS, UNNECESSARY NOISE, ETC INTO OCCUPIED AREAS OF THE SITE AND ADJOINING PUBLIC AREAS.
16. DURING DEMOLITION AND CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES, LANDSCAPING AND PAVING SURFACES DURING CONSTRUCTION EXCEPT FOR ALLOWABLE PRUNING AND REMOVAL OF FOILAGE NECESSARY TO CARRY OUT THE SCOPE OF WORK.
17. TERMINATE ALL ELECTRICAL CONDUITS CONTAINED IN WALLS TO BE DEMOLISHED PER CEC 2019. CONDUITS FEEDING DEMOLISHED AREAS, BUT CONTAINED WITHIN CONSTRUCTION TO REMAIN MAY BE ABANDONED IN PLACE.
18. REMOVE ABANDONED WASTE LINES.
19. RE-USE EXISTING PLUMBING LINES IN PLACE WHERE PRACTICAL.
20. THE DISPOSAL OF ALL DEMOLISHED MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND ORDINANCES.
21. UNLESS CALLED OUT TO BE SALVAGED FOR RE-USE, ALL ITEMS NOT NOTED AS "EXISTING TO REMAIN" ARE TO BE REMOVED AND DISCARDED.
22. CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING R334.1 CGBC DIV 4
23. DECONSTRUCTION, DEMOLITION, AND CONSTRUCTION DEBRIS DIVERSION:
    A. CONTRACTOR TO DEVISE AND IMPLEMENT A DECONSTRUCTION, DEMOLITION, AND CONSTRUCTION DEBRIS PROGRAM. THE PROGRAM SHALL BE PRESENTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. WASTE PREVENTION AND RECYCLING ACTIVITIES TO BE DISCUSSED AT THE BEGINNING OF EACH SAFETY MEETING. SUBCONTRACTORS TO COMPLY WITH THE CONTRACTOR'S PROGRAM.
    B. DECONSTRUCTION: EXISTING MATERIALS NOTED TO BE DISCARDED AND IDENTIFIED AS RE-USABLE SUCH AS WALL TILE, PLUMBING HARDWARE, LIGHT FIXTURES, TOILET PARTITIONS, ET. TO BE CAREFULLY REMOVED, MINIMALLY PROCESSED, SORTED AND SECURELY STORED FOR DONATION TO HABITAT FOR HUMANITY'S RESTORE ((805) 981-2268) OR SIMILAR SALVAGE COMPANY. CONTRACTOR TO PROVIDE WRITTEN DOCUMENTATION THAT RE-USABLE ITEMS HAVE BEEN ACCEPTED OR REJECTED BY SALVAGE COMPANY.
    C. DEMOLITION: EXISTING MATERIALS NOTED TO BE DISCARDED AND IDENTIFIED AS NOT RE-USABLE BUT RECYCLABLE SUCH AS GYPSUM BOARD, METALS, GLASS, CONCRETE, ETC. TO BE REMOVED AND HAULED TO DEL NORTE REGIONAL RECYCLING & TRANSFER FACILITY ((805) 278-8200) OR SIMILAR FACILITY FOR RECYCLING. CONTRACTOR TO PROVIDE WRITTEN DOCUMENTATION THAT RECYCLABLE ITEMS HAVE BEEN ACCEPTED BY DISPOSAL FACILITY.
    D. CONSTRUCTION: RECYCLABLE CONSTRUCTION WASTE MATERIALS SUCH AS METAL, CARDBOARD, WOOD, PLASTIC, GLASS, ETC. TO BE SORTED AND RECYCLED.
24. LEAD PAINT: MANY SCHOOL BUILDINGS ON CAMPUS WERE CONSTRUCTED BEFORE 1978 AND ANY DISTURBANCE TO EXISTING PAINT WILL REQUIRE APPROPRIATE REMOVAL OF DISTURBED LEAD PAINT BY AN EPA CERTIFIED CONTRACTOR. REFER TO THE CONTRACT LANGUAGE.
25. ASBESTOS: MANY WINDOWS ON CAMPUS WERE CONSTRUCTED USING GLAZING COMPOUND THAT CONTAINS ASBESTOS. DISTURBANCE TO EXISTING GLAZING COMPOUND IDENTIFIED BY THE DISTRICT'S HAZARDOUS MATERIALS REPORTS WILL REQUIRE APPROPRIATE REMOVAL OF DISTURBED GLAZING COMPOUND BY A CERTIFIED CONTRACTOR. REFER TO THE CONTRACT LANGUAGE. PAINT OVER EXISTING GLAZING COMPOUND WHERE OCCURS ON PROJECT AS DIRECTED BY DISTRICT AND IN ACCORDANCE WITH THE PAINT MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

VICINITY MAP



DRAWING SHEET INDEX

PROJECT SCOPE

THE PROJECT SCOPE PRIMARILY CONSISTS OF THE FOLLOWING:

CAMPUS-WIDE PAINTING OF EXISTING BUILDINGS AND SITE STUCTURES AT A ELEMENTARY SCHOOL AND ASSOCIATED MINOR CARPENTRY AND FINISH REPAIRS.

AGENCY APPROVAL:

HARTMANN ARCHITECTURE STUDIO

HARTMANNARCHITECTURESTUDIO.COM
430 S. CARRILLO RD.
OJAI, CALIFORNIA 93023
(805) 530-5559

CONSULTANTS:

SEALS:

LICENSED ARCHITECT
MARTIN EWALD HARTMANN
C 37789
REN. 10/31/21
STATE OF CALIFORNIA

PROJECT:

SAN ANTONIO ELEMENTRY SCHOOL CAMPUS - WIDE EXTERIOR PAINTING

OWNER:
OJAI UNIFIED SCHOOL DISTRICT
414 EAST OJAI AVENUE
OJAI, CA 93023
(805) 640-4300
CONTACT: ADAM DUTTER
EMAIL: adutter@ojaiusd.org

PROJECT ADDRESS:
SAN ANTONIO ELEMENTARY SCHOOL
650 CARNE ROAD.
OJAI, CA 93023

OJAI USD PROJECT NO.: 2021-1304

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:

PROJECT NUMBER:	2021.032
PROJECT PHASE:	CD
DRAWN BY:	PBS
REVIEWED BY:	MH

THE ORIGINAL SIZE OF THIS SHEET IS 36"x24". IF THE CURRENT SIZE IS OTHER THAN 36"x24", THEN ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY.

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

G-000

DATE: 11/1/2021 7:13:44 PM

SECTION 01 10 00 - SUMMARY OF WORK

PART 1 - GENERAL

1.1 SUMMARY OF THE WORK:
A. The Work under this Contract necessary for and incidental to the execution and completion of all Work indicated and inferred in the Contract Documents for the repainting project at the locations indicated in the summary of work below.
B. Contract Documents, were prepared by:
HARTMANN ARCHITECTURE STUDIO
430 S. CARRILLO RD OJAI, CA 93023
C. Summary of Work:
1. San Antonio Elementary School (OJAI USD PROJ# 2021-1600) 650 Carne Rd., Ojai, CA 93023
a. Repaint:
(1) Building A
(2) Building B
(3) Building C
(4) Building D
(5) Accessory Structures as Indicated
D. Bid Documents are available online at the Ojai Unified School District's Website (https://www.ojaiusd.org/page/construction-projects)

1.1 OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS:
A. During the entire construction period, it shall be the responsibility of the Contractor to maintain conditions at the Project site so as to meet in all respects the requirements of the Federal Occupational Safety and Health Administration (OSHA) and the California Occupational Safety and Health Administration (CAL-OSHA). These provisions shall cover the Contractor's employees and all other persons working upon or visiting the site. To this end, the Contractor shall inform himself and his representatives of Federal OSHA and California OSHA standards.

1.2 COORDINATION REQUIREMENTS:
A. It is the Contractor's responsibility to coordinate the Work so as to minimize conflicts and optimize efficiency.
B. Coordinate scheduling, submittals, and Work of the various Sections of Specifications to assure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.

1.3 BUILDING SYSTEM COORDINATION:
A. Notify Architect if conditions are uncovered which would prevent the completed project from conforming to the requirements of the Work.
B. Materials/Systems: As specified. Verify compatibility with District-wide standard systems.
C. "NIC" construction is indicated and specified herein as an aid to the Contractor in scheduling the amount of time and materials necessary for the completion of the Contract.

1.4 DISTRICT OCCUPANCY:
A. The District will occupy the campus during the entire period of construction. Cooperate with the District in all construction operations including the following to minimize conflict and to facilitate District usage.
B. If and when it should be necessary for the Contractor to impact the day-to-day operations of District's functions in order to pursue the Work, the Contractor shall furnish at least 14 days notice to the District and coordinate the means and timing to avoid, minimize, or circumvent such impacts. The District reserves the right to assess and anticipate such impacts and the right to stop or postpone the Work until a mutually satisfactory time and means can be agreed upon. The Contractor shall include costs for delays caused by normal school operations and scheduled special events.

1.5 CONTRACTOR'S USE OF THE PREMISES:
A. The Contractor shall limit his use of the premises for construction activities and for storage, to allow for District occupancy.
B. The Contractor shall be responsible for the following:
1. Coordinate the use of the premises under the direction of the District.
2. Assume full responsibility for the protection and safekeeping of products under this Contract which are stored at the site.
3. Move stored products that are under the Contractor's control, which interfere with operations of the District.
4. Obtain and pay for the use of additional storage or construction areas needed for operations.

1.6 COORDINATION OTHER DISTRICT CONTRACTORS:
A. The District may have separate contractors or vendors working on the site at the time of this project. The Contractor shall coordinate work activities to not interfere with other District work.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

SECTION 01 21 00 - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY
A. Section Includes: Allowances which the Contractor shall provide for designated construction activities in the Work and in his/her bid.
B. Related Documents
1. Section 01 26 00: Modification procedures

1.2 DESCRIPTION OF REQUIREMENTS
A. Definitions and Explanations: Certain requirements of the construction related to each allowance are indicated and specified. The allowance has been established instead of additional requirements for that construction, and further requirements thereof will be issued by Change Order.
B. Contingency Allowance: Contingency allowance shall be used only as directed for District's purposes, and only by change orders which designate amounts to be charged to contingency allowance. Contractor's related costs are not included in the Contract sum (other than allowance itself) for construction so ordered to be charged to contingency allowance. The change orders will include costs and reasonable overhead/profit margins. At time of project closeout, unused amounts remaining in contingency allowance shall be credited to the District by change order.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALLOWANCES
A. Allowance No. 1: The Contractor shall include in the bid an allowance of $15,000 for repair of miscellaneous existing conditions, including, but not limited to the replacement of existing stucco, plywood paneling, unsatisfactory dimensional lumber not otherwise identified in the drawings.

SECTION 01 26 00 - MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY:
A. Section Includes: Procedures for processing Change Orders.

1.2 CHANGE INITIATION PROCEDURES:
A. The Contractor may initiate a change by submittal of a request to the Architect describing the proposed change with a statement of the reasons or the change and the effect on the Contract Sum and the Contract Time with full documentation.
B. The Architect may issue a Price Modification Request (PMR), signed by the District, instructing the Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order. The directive will describe changes in the Work, and will designate method of determining changes in Contract Sum and/or Contract Time.
C. The Architect may issue Supplemental Instructions for minor changes that will not affect Contract Sum or Contract Time. The Contractor shall sign and return the original copy of the form to the Architect.
1.3 CONTRACTOR'S PROPOSALS AND DOCUMENTATION:
A. In response to each PMR issued by the Architect, submit an itemized quotation detailing all changes in Contract Sum and Contract Time. Upon request, the Contractor shall provide additional data, including the following, to support the quotation.
1. Quantities of products, labor, and equipment.
2. Taxes, insurance, and bonds.
3. Overhead and profit.
4. Justification for change in Contract Time.
5. Credit for deletions from the Contract, similarly documented.
6. Quotation shall include all components necessary, whether or not specifically described, to complete the work, such as, but is not limited to, cutting, patching and painting, additional power supply required for equipment, etc. By failing to provide quotation for component(s) of the work without prior notification to the District that additional quotation(s) to be furnished at a later date, the Contractor waives all claims for extra costs for such component(s) required to complete the work.
B. If additional costs necessitated by a Construction Change Directive are indicated to be paid on a time and materials basis, provide additional data, including the following, after completing the Change.
1. Date and number of Change Authorization.
2. Dates and times work was performed and by whom.
3. Time records and wage rates paid.
4. Invoices and receipts for products, equipment, and subcontracts.
1.4 EXECUTION OF CHANGE ORDERS:
A. The Architect will issue Change Orders on AIA Form G701 for signatures of parties as provided in the Conditions of the Contract.
B. On fixed price Change Orders, changes in Contract Sum and Contract Time will be based on the PMR and the Contractor's quotation as accepted by the District.
C. On time and material Change Orders, changes in Contract Sum and Contract Time will be determined by the District and Architect from the Contractor's data.
1.5 CORRELATION OF CONTRACTOR SUBMITTALS:
A. Promptly revise the Schedule of Values, and Application for Payment forms to record each authorized Change Order as a separate line item and adjust the Contract Sum as shown on the Change Order.
B. Promptly revise Progress Schedules to reflect changes in Contract Time, revise subschedules to adjust times for other items of Work affected by the change and resubmit.
C. Promptly enter changes on the Project Record Documents.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

SECTION 09 01 90.52 - MAINTENANCE REPAINTING

PART 1 - GENERAL

1.1 SUMMARY
A. Section includes maintenance repainting as follows:
1. Patching substrates.
2. Repainting.
a. Concrete
b. Metal, galvanized and ungalvanized
c. Wood, dimensional and panel
d. Portland cement plaster (stucco) – existing
1.2 UNIT PRICES
A. Work of this Section contributes to the amount specified in Section 012100 "Allowances."

1.3 DEFINITIONS
A. Gloss Level 1: Not more than 5 units at 60 degrees and 10 units at 85 degrees, according to ASTM D523.
B. Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.
C. Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.
D. Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D523.
E. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D523.
F. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D523.
G. Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D523.

1.4 PREINSTALLATION MEETINGS
A. Preinstallation Conference: Conduct conference at Project site.

1.5 ACTION SUBMITTALS
A. Product Data: For each type of product.
B. Samples: For each type of paint system and each pattern, color, and gloss.
1. Label each Sample for location and application.
C. Product List: Printout of current "MPI Approved Products List" for each MPI-product category specified in paint systems, with the proposed product highlighted.

1.6 INFORMATIONAL SUBMITTALS
A. Color Matching Certificate: For computer-matched colors.

PART 2 - PRODUCTS

2.1 PREPARATORY CLEANING MATERIALS
A. Water: Potable.
B. Hot Water: Water heated to a temperature of 140 to 160 deg F (60 to 71 deg C).
C. Detergent Solution: Solution prepared by mixing 2 cups (0.5 L) of tetrasodium pyrophosphate (TSPP), 1/2 cup (125 mL) of laundry detergent that contains no ammonia, 5 quarts (5 L) of 5 percent sodium hypochlorite bleach, and 15 quarts (15 L) of warm water for every 5 gal. (20 L) of solution required. Or, apply Jasco TSP No-Rinse Substitute. Follow manufacturer's instructions for mixing and application.
D. Mildewcide: Commercial proprietary mildewcide or a job-mixed solution prepared by mixing 1/3 cup (80 mL) of household detergent that contains no ammonia, 1 quart (1 L) of 5 percent sodium hypochlorite bleach, and 3 quarts (3 L) of warm water.
E. Abrasives for Ferrous Metal Cleaning: Aluminum oxide paper, emery paper, fine steel wool, steel scrapers, and steel-wire brushes of various sizes.
F. Rust Remover: Manufacturer's standard phosphoric acid-based gel formulation, also called "naval jelly," for removing corrosion from iron and steel.

2.2 PAINT REMOVERS
A. Low-Odor, water based paste paint remover: Manufacturer's standard low odor, water-rinsable, water based paste, gel, or foamed emulsion formulation for removing paint from masonry, stone, wood, plaster, or metal as required to suit Project; and containing no methanol or methylene chloride.

2.3 PAINT, GENERAL
A. Material Compatibility:
1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.
B. Colors: Match District-standard paint manufacturer and Campus-standard colors as indicated in drawings:
COLOR 1 - BABY'S BREATH - DUNN EDWARDS: DE342
COLOR 2 - BLACK EYES - DUNN EDWARDS: DE3083
COLOR 3 - WOOD STAIN/SEALANT
COLOR 4 - INDIGO - SHERWIN WILLIAMS: SW6531

2.4 PAINT MATERIALS, GENERAL
A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."
B. Transition Coat: Paint manufacturer's recommended coating for use where a residual existing coating is incompatible with the paint system.

2.5 PAINT MATERIALS
A. Primers and Sealers:
1. Primer Sealer, Latex, Alkali Resistant, Exterior: MPI #3.
B. Metal Primers:
1. Primer, Rust-Inhibitive, Water Based: MPI #107.
2. Primer, Galvanized, Water Based: MPI #134.
C. Wood Primers:
1. Primer, Latex for Exterior Wood: MPI #6.
D. Water-Based Paints:
1. Latex, Exterior Low Sheen (Gloss Levels 3-4): MPI #15.
E. Floor Coatings:
1. Floor Paint, Latex, Low Gloss (Maximum Gloss Level 3): MPI #60.

2.6 PATCHING MATERIALS
A. Wood-Patching Compound: Two-part, epoxy-resin, wood-patching compound; knife-grade formulation as recommended in writing by manufacturer for type of wood repair indicated, tooling time required for the detail of work, and site conditions. Compound shall be designed for filling voids in damaged wood materials that have deteriorated from weathering and decay. Compound shall be capable of filling deep holes and spreading to feather edge.
B. Metal-Patching Compound: Two-part, polyester-resin, metal-patching compound; knife-grade formulation as recommended in writing by manufacturer for type of metal repair indicated, tooling time required for the detail of work, and site conditions. Compound shall be produced for filling metal that has deteriorated from corrosion. Filler shall be capable of filling deep holes and spreading to feather edge.
C. Cementitious Patching Compounds: Cementitious patching compounds and repair materials specifically manufactured for filling cementitious substrates and for sanding or tooling prior to repainting; formulation as recommended in writing by manufacturer for type of cementitious substrate indicated, exposure to weather and traffic, the detail of work, and site conditions.

PART 3 - EXECUTION

3.1 MAINTENANCE REPAINTING, GENERAL
A. Execution of the Work: In repainting surfaces, disturb them as minimally as possible and as follows:
1. Remove failed coatings and corrosion and repaint.
a. Lead Paint: Many school buildings on campus were constructed before 1978 and any disturbance to existing paint will require appropriate testing for existing lead paint and appropriate removal of disturbed lead paint by an EPA certified contractor. Refer to the contract language.
2. Verify that substrate surface conditions are suitable for repainting.
3. Allow other trades to repair items in place before repainting.
B. Mechanical Abrasion: Where mechanical abrasion is needed for the work, use gentle methods, such as scraping and lightly hand sanding, that will not abrade softer substrates, reducing clarity of detail.
C. Heat Processes: Do not use torches, heat guns, or heat plates.

3.2 EXAMINATION
A. Examine substrates and conditions, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of painting work. Comply with paint manufacturer's written instructions for inspection.
B. Maximum Moisture Content of Substrates: Do not begin application of coatings unless moisture content of exposed surface is below the maximum value recommended in writing by paint manufacturer and not greater than the following maximum values when measured with an electronic moisture meter appropriate to the substrate material:
1. Concrete or Fiber Cement: 12 percent.
2. Masonry (Clay and CMU): 12 percent.
3. Portland Cement Plaster: 12 percent.
4. Wood: 15 percent.
C. Alkalinity: Do not begin application of coatings unless surface alkalinity is within range recommended in writing by paint manufacturer. Conduct alkali testing with litmus paper on exposed plaster, cementitious, and masonry surfaces.

3.3 PREPARATORY CLEANING
A. General: Use the gentlest, appropriate method necessary to clean surfaces in preparation for painting. Clean all surfaces, corners, contours, and interstices.
B. Detergent Cleaning: Wash surfaces by hand using clean rags, sponges, and bristle brushes. Scrub surface with detergent solution and bristle brush until soil is thoroughly dislodged and can be removed by rinsing. Use small brushes to remove soil from joints and crevices. Dip brush in solution often to ensure that adequate fresh detergent is used and that surface remains wet. Rinse with water applied by clean rags or sponges.
C. Solvent Cleaning: Use solvent cleaning to remove oil, grease, smoke, tar, and asphalt from painted or unpainted surfaces before other preparation work. Wipe surfaces with solvent using clean rags and sponges. If necessary, spot-solvent cleaning may be employed just prior to commencement of paint application, provided enough time is allowed for complete evaporation. Use clean solvent and clean rags for the final wash to ensure that all foreign materials have been removed. Do not use solvents, including primer thinner and turpentine, that leave residue.
D. Mildew: Clean off existing mildew, algae, moss, plant material, loose paint, grease, dirt, and other debris by scrubbing with bristle brush or sponge and detergent solution. Scrub mildewed areas with mildewcide. Rinse with water applied by clean rags or sponges.
E. Chemical Rust Removal:
1. Remove loose rust scale with specified abrasives for ferrous-metal cleaning.
2. Apply rust remover with brushes or as recommended in writing by manufacturer.
3. Allow rust remover to remain on surface for period recommended in writing by manufacturer or as determined by preconstruction testing. Do not allow extended dwell time.
4. Wipe off residue with mineral spirits and either steel wool or soft rags, or clean with method recommended in writing by manufacturer to remove residue.
5. Dry immediately with clean, soft cloths. Follow direction of grain in metal.
6. Prime immediately to prevent rust. Do not touch cleaned metal surface until primed.
F. Mechanical Rust Removal:
1. Remove rust with specified abrasives for ferrous-metal cleaning. Clean to bright metal.
2. Wipe off residue with mineral spirits and either steel wool or soft rags.
3. Dry immediately with clean, soft cloths. Follow direction of grain in metal.
4. Prime immediately to prevent rust. Do not touch cleaned metal surface until primed.

3.4 PAINT REMOVAL
A. General: Remove paint where existing paint adherence or surface integrity has failed. Where cleaning methods have been attempted and further removal of the paint is required because of incompatible or unsatisfactory surfaces for repainting, remove paint to extent required by conditions.
1. Brushes: Use brushes that are resistant to chemicals being used.
a. Metal Substrates: If using wire brushes on metal, use brushes of same metal composition as metal being treated.
b. Wood Substrates: Do not use wire brushes.
2. Spray Equipment: Use spray equipment that provides controlled application at volume and pressure indicated, measured at nozzle. Adjust pressure and volume to ensure that spray methods do not damage surfaces.
a. Equip units with pressure gages.
b. Unless otherwise indicated, hold spray nozzle at least 6 inches (150 mm) from surface and apply material in horizontal, back-and-forth sweeping motion, overlapping previous strokes to produce uniform coverage.
c. For chemical spray application, use low-pressure tank or chemical pump suitable for chemical indicated, equipped with nozzle having a cone-shaped spray.
d. For water-spray application, use fan-shaped spray tip that disperses water at an angle of 25 to 50 degrees.
e. For heated water-spray application, use equipment capable of maintaining temperature between 140 and 160 deg F (60 and 71 deg C) at flow rates indicated.
B. Paint Removal with Hand Tools: Remove paint manually using hand-held scrapers, wire brushes, sandpaper, and metallic wool as appropriate for the substrate material.
C. Paint Removal with Low-Odor, water based paste paint remover:
1. Apply thick coating of paint remover to dry, painted surface with natural-fiber cleaning brush, deep-nap roller, or large paintbrush. Apply in one or two coats according to manufacturer's written instructions.
2. Allow paint remover to remain on surface for period recommended in writing by manufacturer or as determined by preconstruction testing.
3. Rinse with water applied by low-pressure spray to remove chemicals and paint residue.
4. Use mechanical methods recommended in writing by manufacturer to remove chemicals and paint residue.
5. Repeat process if necessary to remove all paint.

3.5 SUBSTRATE REPAIR
A. General: Repair substrate surface defects that are inconsistent with the surface appearance of adjacent materials and finishes.
B. Wood Substrate:
1. Repair wood defects including dents and gouges more than 1/8 inch (3 mm) in size and all holes and cracks by filling with wood-patching compound and sanding smooth. Reset or remove protruding fasteners.
2. Where existing paint is allowed to remain, sand irregular buildup of paint, runs, and sags to achieve a uniformly smooth surface.
C. Cementitious Material Substrate:
1. General: Repair defects including dents and chips more than 1/4 inch (6 mm) in size and all holes and cracks by filling with cementitious patching compound and sanding smooth. Remove protruding fasteners.
2. New and Bare Plaster: Neutralize surface of plaster with mild acid solution as recommended in writing by paint manufacturer. In lieu of acid neutralization, follow manufacturer's written instruction for primer or transition coat over alkaline plaster surfaces.
3. Concrete, Cement Plaster, and Other Cementitious Products: Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. If surfaces are too alkaline to paint, correct this condition before painting.
D. Metal Substrate:
1. Preparation: Treat repair locations by wire-brushing and solvent cleaning. Use chemical or mechanical rust removal method to clean off rust.
2. Defects in Metal Surfaces: Repair non-load-bearing defects in existing metal surfaces, including dents and gouges more than 1/8 inch (3 mm) deep or 1/2 inch (13 mm) across and all holes and cracks by filling with metal-patching compound and sanding smooth. Remove burrs and protruding fasteners.
3. Priming: Prime iron and steel surfaces immediately after repair to prevent flash rusting. Stripe paint corners, crevices, bolts, welds, and sharp edges. Apply two coats to surfaces that are inaccessible after completion of the Work.

3.6 PAINT APPLICATION, GENERAL
A. Prepare surfaces to be painted according to the Surface-Preparation Schedule and with manufacturer's written instructions for each substrate condition.
B. Apply a transition coat over incompatible existing coatings.
C. Metal Substrate: Stripe coat corners, crevices, bolts, welds, and sharp edges before applying full coat. Apply two coats to surfaces that are inaccessible after completion of the Work. Tint stripe coat different than the main coating and apply with brush.
D. Blending Painted Surfaces: When painting new substrates patched into existing surfaces or touching up missing or damaged finishes, apply coating system specified for the specific substrate. Apply final finish coat over entire surface from edge to edge and corner to corner.

3.7 FIELD QUALITY CONTROL
A. Manufacturer's Field Service: Engage paint-remover manufacturer's factory-authorized service representative for consultation and Project-site inspection and to provide on-site assistance when requested by Architect.

3.8 CLEANING AND PROTECTION
A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
B. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
C. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.9 SURFACE-PREPARATION SCHEDULE
A. General: Before painting, prepare surfaces for painting according to applicable requirements specified in this schedule.
1. Examine surfaces to evaluate each surface condition according to paragraphs below.
2. Where existing degree of soiling prevents examination, preclean surface and allow it to dry before making an evaluation.
3. Repair substrate defects according to "Substrate Repair" Article.
B. Surface Preparation for MPI DSD 0 Degree of Surface Degradation:
1. Surface Condition: Existing paint film in good condition and tightly adhered.
2. Paint Removal: Not required.
3. Preparation for Painting: Wash surface by detergent cleaning; use solvent cleaning where needed. Roughen or degloss cleaned surfaces to ensure paint adhesion according to paint manufacturer's written instructions.
C. Surface Preparation for MPI DSD 1 Degree of Surface Degradation:
1. Surface Condition: Paint film cracked or broken but adhered.
2. Paint Removal: Scrape by hand-tool cleaning methods to remove loose paint until only tightly adhered paint remains.
3. Preparation for Painting: Wash surface by detergent cleaning; use other cleaning methods for small areas of bare substrate if required. Roughen, degloss, and sand the cleaned surfaces to ensure paint adhesion and a smooth finish according to paint manufacturer's written instructions.

D. Surface Preparation for MPI DSD 2 Degree of Surface Degradation:
1. Surface Condition: Paint film loose, flaking, or peeling.
2. Paint Removal: Remove loose, flaking, or peeling paint film by hand-tool or chemical paint-removal methods.
3. Preparation for Painting: Wash surface by detergent cleaning; use solvent cleaning where needed. Use other cleaning methods for small areas of bare substrate if required. Sand surfaces to smooth remaining paint film edges. Prepare bare cleaned surface to be painted according to paint manufacturer's written instructions for substrate construction materials.
E. Surface Preparation for MPI DSD 3 Degree of Surface Degradation:
1. Surface Condition: Paint film severely deteriorated.
2. Paint Removal: Completely remove paint film by hand-tool or chemical paint-removal methods. Remove rust.
3. Preparation for Painting: Prepare bare cleaned surface according to paint manufacturer's written instructions for substrate construction materials.
F. Surface Preparation for MPI DSD 4 Degree of Surface Degradation:
1. Surface Condition: Missing material, small holes and openings, and deteriorated or corroded substrate.
2. Substrate Preparation: Repair, replace, and treat substrate according to "Substrate Repair" Article.
3. Preparation for Painting: Sand substrate surfaces to smooth remaining paint film edges and prepare according to paint manufacturer's written instructions for substrate construction materials. Remove rust.
4. Painting: Paint as required for MPI DSD 2 degree of surface degradation.

3.10 EXTERIOR MAINTENANCE REPAINTING SCHEDULE
A. Cementitious Substrates Horizontal:
1. Latex System: MPI REX 3.1 system:
a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Alkali Resistant, Water Based, MPI #3.
c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Alkali Resistant, Water Based, MPI #3.
d. Intermediate Coat: Latex, exterior, matching topcoat.
e. Topcoat: Floor Paint, Latex, exterior, low sheen (Gloss Level 3), MPI #60.
f. Color: Match colors indicated on Drawings.
B. Cementitious/composite Substrates Vertical:
1. Latex System: MPI REX 3.2 system:
a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Alkali Resistant, Water Based, MPI #3.
c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Alkali Resistant, Water Based, MPI #3.
d. Intermediate Coat: Latex, exterior, matching topcoat.
e. Topcoat: Latex, Exterior, low sheen (Gloss Level 3), MPI #15.
f. Color: Match colors indicated on Drawings.
C. Ferrous Metal Substrates::
1. Latex System: MPI REX 5.1 system over a transition coat where required.
a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Rust-Inhibitive, Water Based, MPI #107.
c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Rust-Inhibitive, Water Based, MPI #107.
d. Intermediate Coat: Latex, exterior, matching topcoat.
e. Topcoat: Latex, Exterior, low sheen (Gloss Level 3), MPI #15.
f. Color: Match colors indicated on Drawings.
D. Galvanized Ferrous Metal Substrates::
1. Latex System: MPI REX 5.3 system over a transition coat where required.
a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Galvanized, Water Based, MPI #134.
c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Galvanized, Water Based, MPI #134.
d. Intermediate Coat: Latex, exterior, matching topcoat.
e. Topcoat: Latex, Exterior, low sheen (Gloss Level 3), MPI #15.
b. Color: Match colors indicated on Drawings.
E. Wood Paneling and Plywood:
1. Latex System: MPI REX 6.4 system.
a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Latex for Exterior Wood, MPI #6.
c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Latex for Exterior Wood, MPI #6.
d. Intermediate Coat: Latex, exterior, matching topcoat.
e. Topcoat: Latex, Exterior, low sheen (Gloss Level 3), MPI #15.
f. Color: Match colors indicated on Drawings.
F. Dimensional Wood:
1. Latex System: MPI REX 6.3A system.
a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Latex for Exterior Wood, MPI #6.
c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Latex for Exterior Wood, MPI #6.
d. Intermediate Coat: Latex, exterior, matching topcoat.
e. Topcoat: Latex, Exterior, low sheen (Gloss Level 3), MPI #15.
f. Color: Match colors indicated on Drawings.
G. Portland Cement Plaster:
1. Latex System: MPI REX 9.1 system:
a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Alkali Resistant, Water Based, MPI #3.
c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Alkali Resistant, Water Based, MPI #3.
d. Intermediate Coat: Latex, exterior, matching topcoat.
e. Topcoat: Latex, Exterior, low sheen (Gloss Level 3), MPI #15.
f. Color: Match colors indicated on Drawings.

AGENCY APPROVAL:

HARTMANN ARCHITECTURE STUDIO
HARTMANNARCHITECTURESTUDIO.COM
430 S. CARRILLO RD.
OJAI, CALIFORNIA 93023
(805) 530-5559

CONSULTANTS:

SEALS:

LICENSED ARCHITECT MARTIN EWALD HARTMANN C 37789 10 / 31 / 21 STATE OF CALIFORNIA

PROJECT:

SAN ANTONIO ELEMENTRY SCHOOL CAMPUS - WIDE EXTERIOR PAINTING

OWNER:
OJAI UNIFIED SCHOOL DISTRICT
414 EAST OJAI AVENUE
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PROJECT ADDRESS:
SAN ANTONIO ELEMENTARY SCHOOL
650 CARNE ROAD.
OJAI, CA 93023

OJAI USD PROJECT NO.: 2021-1304

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:
PROJECT NUMBER: 2021.032
PROJECT PHASE: CD
DRAWN BY: PBS
REVIEWED BY: MH

THE ORIGINAL SIZE OF THIS SHEET IS 36"x24". IF THE CURRENT SIZE IS OTHER THAN 36"x24", THEN ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY.

SHEET TITLE:

GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER:

A-001

DATE: 11/1/2021 7:13:24 PM

SECTION 09 91 13 PAINTING

PART 1 - GENERAL

1.01 DESCRIPTION: Division 1 applies to this section. Provide and perform painting, complete.
A. Work In This Section: Principal items include:
1. Preparation of surfaces.
2. Painting of interior surfaces, except as otherwise specified.
3. Painting of exterior surfaces, except as otherwise specified.
B. Related Work Not In This Section:
1. Shop prime coats and factory finishes.
2. Painting specified as work of other sections.
3. Caulking and sealants.
C. Surfaces Not To Be Painted:
1. Non-ferrous metal work (other than zinc-coated surfaces) and plated metal, unless particular items are specified to be painted.
2. Stone surfaces.
3. Exterior concrete walls and surfaces unless particular items are specified to be painted..
4. Surfaces concealed in walls and above solid ceilings.
5. Non-metallic walking surfaces unless specifically shown or specified to be painted.
6. Factory finished surfaces.
7. Ceramic tile and plastic surfaces.
8. Resilient base.
9. Galvanized fencing.
10. Galvanized gratings.
11. Surfaces indicated not to be painted.
12. Surfaces specified to be finish painted under other sections.

1.02 COMPLIANCE WITH REGULATIONS: All materials shall comply with the current rules and regulations of the local air quality management district, with the rules regarding volatile organic compounds, and with FDA rules and regulations for dangerous materials in paint.

1.03 SUBMITTALS:
A. List of Paint Materials: Prior to submittal of samples, submit a complete list of proposed paint materials, identifying each material by manufacturer's name, product name and number, including primers, thinners, and coloring agents, together with manufacturers' catalog data fully describing each material as to contents, recommended usage, and preparation and application methods. Identify surfaces to receive various paint materials. Do not deviate from approved list.
B, Color Samples: Prior to preparing samples, obtain color and gloss selections and instructions. Using materials from approved list, prepare and submit 8-1/2" by 11" samples of each complete opaque paint finish.
C. Natural or Stain Finish Samples: Prepare samples on 1 2" squares of the same species and appearance of wood as used in the work.
D. Job Samples: Apply minimum 100 square foot samples on site, on actual surfaces to be finished with each material, color, and gloss, in locations as directed. Prime and intermediate coats shall extend one foot beyond finish coat on each sample in at least 2 directions. Obtain approval of each sample prior to proceeding with the work. Leave the samples in place, with removable tags, until completion of the work. All work shall match approved samples.
E. Certificates: Submit certificate showing that all products meet the requirements of paragraph "Compliance with Regulations" above.

1.04 JOB CONDITIONS:
A. Protection: Protect all painting while in progress and cover and protect adjoining surfaces and property of others from damage. Exercise care to prevent paint from contacting surfaces not to be painted. During painting of exterior work, cover windows, doors, concrete, and other surfaces not to be painted.
B. Examination of Surfaces: Examine surfaces to be painted or finished under this Section and verify satisfactory condition. Unsatisfactory conditions shall be corrected before application of the first coat of paint.
C. Weather Conditions: Apply paint to clean, dry, prepared surfaces. Do not apply exterior paint during rainy, damp, foggy, or excessively hot and/or windy weather. Arrange for temporary heat and ventilation for interior painting.
D. Precaution: Place rags and waste in self-closing metal containers, removed from site at the end of each day. Do not let rags and waste accumulate.

1.07 EXTRA STOCK:
A. Provide a one gallon container of each paint color and surface texture to Owner at acceptance.
B. Label each container with color, texture, and original application locations, in addition to the manufacturer's label.

PART 2 - PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS:

Dunn-Edwards Corp. (Basis of Design)
4885 E. 52nd Place
Los Angeles CA, 90058
(323) 771-3330

The Sherwin-Williams Company, Inc.
101 W. Prospect Ave.
Cleveland, OH 44115
(216) 566-2000
FAX (216) 566-2947

Benjamin Moore & Co.
51 Chestnut Ridge Road
Montvale NJ 07645
(888) 236-6667

Vista Paint Corporation
2020 Orangethorpe Avenue, Suite 210
Fullerton CA 92831
(323) 397-9000
FAX (323) 883-0273

PART 3 - EXECUTION

3.01 WORKMANSHIP: Apply painting materials in accordance with manufacturer's instructions by brush or roller; spray painting is not allowed without specific approval in each case unless noted otherwise. For this project, spray painting and backrolling is acceptable at exterior walls and exterior ceilings. Apply each coat at the proper consistency, free of brush or roller marks, sags, runs, or other evidence of poor workmanship. Do not lap paint on glass, hardware, and other surfaces not to be painted; apply masking as required. Sand between enamel coats. Apply painting materials in accordance with manufacturer's

3.02 PREPARATION OF SURFACES: Properly prepare surfaces to receive finishes.
A. Concrete: Fill cracks, holes, and other blemishes with Portland cement patching plaster or a stiff paste mixed of finish paint and fine sand, finished to match adjoining surfaces. Remove glaze by sanding, wire brushing, or light brush-off sandblasting. Neutralize all alkali conditions according to the paint manufacturer's directions. Dry surfaces to receive breathing type latex paints at least two weeks, free of visible moisture. Dry the surfaces to receive oil, alkyd, or epoxy based paint until the moisture content does not exceed 8% when tested with an electronic moisture-measuring instrument.
B. Masonry: Repair minor holes and cracks with a stiff paste of finish paint and fine sand or vinyl type block filler. Report major or unsightly defects for correction. Neutralize all alkali and efflorescence according to paint manufacturer's directions, and allow to dry.
C. Exterior Plaster: Fill hairline cracks with Portland cement patching material; report larger cracks for correction. Test and ensure plaster is sufficiently dry to receive the paint finish.
D. Gypsum Wallboard: Touch-up minor defects with spackle and sand smooth and flush. Report other defects as specified. Verify that skim coat specified in Section 09250 is properly applied. If not, apply one heavy coat of skim coat material specified in Section 09250, over entire surface by brush or roller.
E. Shop Coated Metal: Degrease and clean of foreign matter. Clean and spot prime field connections, welds, soldered joints, burned, or abraded portions with same material used in shop coats. After complete hardening, sand entire surfaces for coat to follow.
F. Uncoated Ferrous Metal: Degrease and clean of dirt, rust, mill scale, and all other foreign matter using power tool rotary brushes to achieve a clean surface consistent with SSPC-SP3. Remove pits and welding slag, and clean surfaces to bright metal before priming. Apply metal primer not more than three hours after preparation.
G. Galvanized Metal: Eliminate contaminants and stabilize zinc film by solvent wiping or sweep blasting, as appropriate, followed by not less than one coat of wash primer of type specified in Paint Schedule hereafter, to provide suitable surface for finish painting. Allow to dry. Prepare a representative surface, not smaller than 24" square, or 36" by length of section, as applicable, and obtain approval prior to proceeding.
1. Solvent wiping: Remove oil and grease with rags or brushes saturated in trisodium phosphate or similar alkaline detergent. For heavier soil, use MEK,or equivalent proprietary cleaner. Do not use vinegar or acetic acid.
2. Sweep blasting: Use aluminum/magnesiumsilicate, limestone or other non- metallic blast media to expose pure zinc.
3. Wash primer: Spray apply one coat of specified wash primer after other preparation is complete, to thickness of 0.5 mils. Allow to dry 60 minutes, and apply top coating in not more than 4 hours, If this time is exceeded for any reason, reapply wash primer prior to applying finish paint.

H.Enameled Woodwork: Remove handling marks and effects of exposure to moisture with a thorough sanding overa ll surfaces of the exposed portions, using at least 150 grit of finer sandpaper and thoroguhly clean all surfaces before applying sealer. After priming, putty nail holes, cracks, or other defects with putty matching color of finish paint. Cover knots and sappy areas with shallac or approved knot sealer. Sand each base coat smooth when dry.
I. Transparent Finished Woodwork: Remove handling marks and effects of exposure to moisture with a thorough sanding parallel to the grain of the wood, over all surfaces of the exposed portions, including interiors of cases and drawers, using at least 150 grit or finer sandpaper and thoroughly clean all surfaces before applying sealer. Repair all defects with filler tinted to match stain or wood color, as required, after first coat of sanding sealer and remove all smears.
J. Fixtures, Equipment, and Flardware Items: Coordinate with the work of other sections, and coordinate removal of fixtures, equipment, and hardware as required to perform painting. Items to be removed include, without limitation: signs and graphics; switch and receptacle plates; escutcheons and plates; all surface-mounted equipment; free-standing equipment blocking access; grilles and louvers at ducts opening into finished spaces; and other items as required and directed.
Surfaces Not Mentioned: Prepare surfaces according to recommendations of the paint manufacturer and as approved.
K. Surfaces Not Mentioned: Prepare surfaces according to recommendations of the paint manufacturer and as approved.
L. Moisture Content: Measure moisture at surfaces using an electronic moisture meter.

Do not apply finishes unless moisture is below the following maximums:
1. Exterior Plaster and Concrete: 15 percent
2. Exterior Wood: 19 percent
3. Interior Gypsum Wallboard: 12 percent Interior Wood:4. 1 5 percent
measured in accordance with ASTM D2016

3.03 COATS: The number of paint coats specified to be applied are minimum. Apply additional coats if required to obtain complete hiding and approved results. Ensure acceptable paint finishes of uniform color, free from cloudy or mottled areas and evident thinness on arises. "Spot" or undercoat surfaces as necessary to produce such results. Tint each coat a slightly different shade of finish color to permit identification. Conform to the approved Samples. Obtain approval of each coat before applying next coat; otherwise, apply an additional coat over entire surface involved at no additional contract cost.
3.04 COLORS: The numbers given in the following schedule indicate the types of paints required for each surface, identified by their number in white. The actual paint to be applied on each surface shall be the same material in the color or colors as selected, and as approved on submitted samples. Allow for the use of several colors in each room or space, and for doors, frames, dadoes, trim and other items to be finished in different colors.
3.05 DEGREE OF GLOSS: Degrees of gloss shown on drawings and herein specified are approximate only. The exact degree of gloss required for each surface will be determined. Materials shall meet the following requirements for degree of gloss, when tested according to ASTM D523, using Gardner Laboratory 60 degree gloss meter after 14 days.

NOMENCLATURE	PERCENTAGE OF GLOSS
FLAT	LESS THAN 10
SUEDE OR EGGSHELL	25 - 55
SATIN OR SEMI-GLOSS	55 - 70
GLOSS OR HIGH GLOSS	MORE THAN 70

3.06 MISCELLANEOUS PAINTING:
A. Fire Extinguisher and Fire Hose Cabinets and Fire Alarm Bells: Apply 2 coats of paint finish, inside and out, matching finish and color of adjoining areas, unless otherwise noted or directed.
B. Weatherstripping and Sound Seals. Paint exposed metal surfaces to match the door frame, whether or not unfinished, furnished with factory prime coat, or factory treated for paint adhesion.
C. Doors: Seal top and bottom edges after cleaning with coat of primer. Where the faces of the doors differ in color or finish, finish the edges to match the face visible when the door is open. Coat cutouts for hinges, edges of lockset holes and strikes same as for first coat.
D. Access doors and panels: Generally, paint same color as surrounding walls and ceiling.
E. Louvers and glazed frames in wood and metal doors: Unless otherwise directed, paint 3 coats, colors to match doors.
G. Door Trim and Prime Coated Hinges: Paint trim to match door and paint hinges to match frame only where hinges are currently painted. Do not paint unfinished hinges.
H. Speaker Grilles: Paint to match surrounding surfaces unless specified otherwise.
I. Miscellaneous. For any items not specifically indicated or specified that require a paint finish, apply 3 coats of paint as directed.
3.07 CLEANING AND TOUCH-UP WORK. Make a detailed inspection of paint finishes after all painting is completed, remove spatterings of paint from the adjoining surfaces, and make good all damage that may be caused by cleaning operations. Carefully touch-up all abraded, stained, or otherwise disfigured painting, as approved, and leave entire painting in first-class condition.

PAINT SCHEDULES

TABLE 1
EXTERIOR PAINTING SCHEDULE *

* TYPICAL SCOPE FOR ALL EXISTING PAINTED SURFACES IN THE PROJECT: SPOT PRIME WHERE NEEDED & APPLY (2) COATS OF PAINT PER TABLE BELOW. TYPCIAL SCOPE FOR ALL EXISTING UNPAINTED SURACES: PRIME & APPLY (2) COATS OF PAINT PER TABLE BELOW.

SURFACE, COATS	DUNN-EDWARDS	BENJAMIN MOORE	VISTA PAINT	SHERWIN WILLIAMS
PLASTER & CONCRETE (100% ACRYLIC EGGSHELL/SATIN) FIRST COAT SECOND COAT THIRD COAT	ESPR00 - EFF-STOP PREMIUM EVSH10 - EVERSHIELD10 EVSH10 - EVERSHIELD10	N023 FRESH START PRIMER 631 AURA SATIN 631 AURA SATIN	4600 UNIPRIME 2000 DURATONE 2000 DURATONE	LOXON LX02W0050 SUPERPAINT SATIN A89 SUPERPAINT SATIN A89
CONC. UNIT MASONRY (100% ACRYLIC EGGSHELL/SATIN) FIRST COAT SECOND COAT THIRD COAT	SBSL00-SMOOTHBLOC-FIL SELECT EVSH10 - EVERSHIELD10 EVSH10 - EVERSHIELD10	571 LATEX BLOCK FILL 631 AURA SATIN 631 AURA SATIN	040 BLOCK KOTE 2000 DURATONE 2000 DURATONE	HVY DUTY FILLER B42W46 SUPERPAINT SATIN A89 SUPERPAINT SATIN A89
FERROUS METAL ALKYD URETHNE SEMIGLOS ENAMEL FIRST COAT SECOND COAT THIRD COAT	BRPR00-BLOC-RUST PREMIUM ASHL50 - ARISTOSHIELD50 ASHL50 - ARISTOSHIELD50	OR EQUAL FROM OTHER MFRS	9600 PROTEC METAL PRIME 9800 PROTEC SEMIGLOSS 9800 PROTEC SEMIGLOSS	PROCRYL PRIMER B66 SERIES PI WB ALKYD URETHANE B53 PI WB ALKYD URETHANE B53
GALVANIZED METAL, ALKYD URETHNE SEMIGLOS ENAMEL PRETREAT FIRST COAT SECOND COAT THIRD COAT	SC-ME01 - KRUD KUTTER METAL CLEAN AND ETCH UGPR00 - ULTRAGRIP PREMIUM ASHL50 - ARISTOSHIELD50 ASHL50 - ARISTOSHIELD50	OR EQUAL FROM OTHER MFRS	JASCO PREP N'PRIME 9600 PROTEC METAL PRIME 9800 PROTEC SEMIGLOSS 9800 PROTEC SEMIGLOSS	DTM WASH PRIMER PROCRYL PRIMER B66 SERIES PI WB ALKYD URETHANE B53 PI WB ALKYD URETHANE B53
WOOD - PAINTED, 100% ACRYLIC SEMI-GLOSS ENAMEL FIRST COAT SECOND COAT THIRD COAT	EZPR00 - E-Z PRIME PREMIUM ASHL50 - ARISTOSHIELD50 ASHL50 - ARISTOSHIELD50	N023 FRESH START PRIMER W096 MOORGLO W096 MOORGLO	4200 TERMINATOR 8400 CAREFREE 8400 CAREFREE	PREPRITE PROBLOCK B51 SOLO A76 SERIES SOLO A76 SERIES
WOOD, SEMI-TRANSPARENT STAIN FIRST COAT SECOND COAT (IF REQ'D)	CABOT STAIN SEMI-SOLID	C329 SEMI-SOLID STAIN C329 SEMI-SOLID STAIN	OLYMPIC ST STAIN OLYMPIC ST STAIN	WOODSCAPES A15T5 WOODSCAPES A15T5

TABLE 2
INTERIOR ENAMEL MATERIALS

SURFACE, COATS	DUNN-EDWARDS	BENJAMIN MOORE	VISTA PAINT	SHERWIN WILLIAMS
100% ACRYLIC FINISH, GLOSS	SWLL50 SPARTAWALL60	309 IMPERVEX	8500 CAREFREE	SOLO A77 GLOSS SERIES
100% ACRYLIC FINISH, SEMI-GLOSS WALLS AND CEILINGS ONLY NON-BLICKING, FOR DOORS AND WINDOWS	W6160E VERBAGLO SWLL50 SPARTAWALL60	276 MOORCRAFT 333 REGAL AQUAGLO	7000 ACRIGLO 8400 CAREFREE	SOLO A76 SEMI-GLOSS SERIES
100% ACRYLIC FINISH, EGGSHELL	W6Z50E VERSASATIN	277 SUPER SPEC PEARL	1700 COVERALL	SOLO EGGSHELL A75 SERIES

TABLE 3
INTERIOR PAINTING SCHEDULE

SURFACE, COATS	DUNN-EDWARDS	BENJAMIN MOORE	VISTA PAINT	SHERWIN WILLIAMS
WOOD, SEMI-TRANSPARENT STAIN FIRST COAT SECOND COAT	SWLL50 SPARTAWALL60 SWLL50 SPARTAWALL60	215 REGAL WALL SATIN 215 REGAL WALL SATIN	8100 CAREFREE 8100 CAREFREE	PROMAR 200HP EGGSHELL B20-1900 PROMAR 200HP EGGSHELL B20-1900
CONCRETE UNIT MASONRY, ACRYLIC FLAT FINISH FIRST COAT SECOND COAT THIRD COAT	SB5L00 - SMOOTH BLOCK-FIL SELECT ENAMEL FINISH ENAMEL FINISH	205 BLOCK FILLER 215 REGAL WALL SATIN 215 REGAL WALL SATIN	040 BLOCK KOTE 8100 CAREFREE 8100 CAREFREE	BLOCK FILLER B42W46 PROMAR 200HP EGGSHELL B20-1900 PROMAR 200HP EGGSHELL B20-1900
GYPSUM BOARD, ENAMEL FINISH FIRST COAT SECOND COAT THIRD COAT	VNSL00 - VINYLASTIC SELECT ENAMEL FINISH ENAMEL FINISH	216 FIRST COAT ENAMEL FINISH ENAMEL FINISH	110 HI BUILD SEALER ENAMEL FINISH ENAMEL FINISH	PROMAR 200 B28W2600 PROMAR 200HP EGGSHELL B20-1900 PROMAR 200HP EGGSHELL B20-1900
WOOD, ENAMEL FINISH FIRST COAT SECOND COAT THIRD COAT	BIPR00 - BLOCK-IT PREMIUM ENAMEL FINISH ENAMEL FINISH	023 FRESH START ENAMEL FINISH ENAMEL FINISH	188 ACRYLIC UNDERCOATER ENAMEL FINISH ENAMEL FINISH	PREPRITE B51 SERIES SOLO A76 SERIES SOLO A76 SERIES
WOOD, SATIN CLEAR VARNISH 3 COATS	MCCLOSKEY'S 6701	C435 BENWOOD LOW LUSTER	DEFTHANE SATIN CLEAR	MINWAX WATERBASE SPARURETHANE SATIN
FERROUS METAL, ENAMEL FINISH FIRST COAT SECOND COAT THIRD COAT	UGPR00 - ULTRA-GRIP PREMIUM ENAMEL FINISH ENAMEL FINISH	MO4ACRYLIC METAL RIMER ENAMEL FINISH ENAMEL FINISH	4800 METAL PRO ENAMEL FINISH ENAMEL FINISH	PROCRYL PRIMER B66 SERIES PI WB ALKYD URETHANE B53 PI WB ALKYD URETHANE B53
GALVANISED METAL, ENAMEL FINISH PRETREAT FIRST COAT SECOND COAT THIRD COAT	SC-ME01 - KRUD KUTTER METAL CLEAN & ETCH UGPR00 - ULTRA-GRIP PREMIUM	JASCO PREP N'PRIME MO4 ACRYLIC METAL PRIMER ENAMEL FINISH ENAMEL FINISH	JASCO PREP N'PRIME 4800 METAL PRO ENAMEL FINISH ENAMEL FINISH	DTM WASH PRIMER PROCRYL PRIMER B66 SERIES PI WB ALKYD URETHANE B53 PI WB ALKYD URETHANE B53

SECTION 06 16 43 - GYPSUM SHEATHING

PART 1 - GENERAL

1.01 SECTION INCLUDES
A. Gypsum sheathing board on exterior face of exterior stud walls.
1.02 RELATED SECTIONS
A. See Division 01
B. See section 01 81 22 Acoustical Performance Requirements
C. See section 09 21 16 Gypsum Board Assemblies
1.03 ADMINISTRATIVE REQUIREMENTS
A. Schedule installation to keep gypsum sheathing exposure to ultraviolet (UV) rays within manufacturer's recommended limits.
B. Preinstallation Meeting: Conduct a preinstallation meeting one week prior to the start of the work of this section; require attendance by all affected installers.
1.04 SUBMITTALS
A. Product Data: Provide Manufacturer product data for sheathing and fasteners.
1. Submit a list of proposed products and accessories to be used on this project.
B. Test Reports: For all stud framing products that do not comply with ASTM C645 or C 754, provide independent laboratory reports showing maximum stud heights at required spacings and deflections.
C. Warranty: Submit manufacturer warranty and ensure that forms have been completed in College District's name and registered with manufacturer.
D. Sustainable Design Submittals: Provide the following information;
1. Low Emitting Materials
2. Local/Regional Materials
3. Recycled Materials
1.05 QUALITY ASSURANCE
A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than three years of documented experience.
B. Installer Qualifications: Company specializing in performing the work of this section with minimum 5 years of experience.
1.06 DELIVERY, STORAGE, AND HANDLING
A. Delivery: Comply with Gypsum Association (GA) publication GA-801 "Handling Gypsum Board" and applicable requirements of ASTM C 1264 for sampling, inspection, rejection, certification, packaging, marking, shipping, handling, and storage of gypsum panel products.
1.07 WARRANTY
A. Manufacturer's Warranty: Provide specific protection against problems resulting from defective materials for 5 years after Substantial completion.

PART 2 - PRODUCTS

2.01 MANUFACTURERS
A. Basis of Design: G-P Gypsum Products Dens-Glass Gold (Type X) sheathing board complying with ASTM C 1177, HYPERLINK "http://www.gpgypsum.com" www.gpgypsum.com.
B. National Gypsum Goldbond E2 XP, HYPERLINK "http://www.nationalgypsum.com" www.nationalgypsum.com
C. USG Securock Glass-Mat Sheathing, HYPERLINK "http://www.usg.com" www.usg.com
D. Temple Inland GreenGlass, HYPERLINK "http://www.templeinland.com" www.templeinland.com.
E. CertainTeed GlasRoc Sheathing, HYPERLINK "http://www.certainteed.com" www.certainteed.com.
F. Substitutions: See Section 01 60 00 - Product Requirements.
2.02 MATERIALS
A. Gypsum sheathing: One of the following 1/2-inch thick, or equal complying with ASTM C 1177.
1. Dens-Glass Gold (Standard and Type X) sheathing board by G-P Gypsum Products complying with ASTM C 1177 (basis of design).
2. National Gypsum "Goldbond E2 XP."
3. USG "Securock Glass-Mat Sheathing."
4. Temple Inland "GreenGlass."
B. Screws: Steel drill screws with organic-polymer or other corrosion-protective coating having a salt-spray resistance of more than 800 hours according to ASTM B 117.
1. For steel framing less than 0.0329-inch thick, attach sheathing in compliance with ASTM C 1002.
2. For steel framing from 0.033 to 0.112-inch thick, attach sheathing in compliance with ASTM C 954.
2.03 ACCESSORIES
A. Gypsum sheathing tape: Use only tapes approved by the sheathing manufacturers.
1. 3M" contractor sheathing tape NO.8086-inch by 3M Company.
2. Perm-A-Barrier" wall seam tape by WR Grace &CO.
3. 108JTN" by Royston Laboratories.
4. Polyken 610" by Polyken Technologies.
5. Substitutions: See Section 01 60 00 - Product Requirements.
B. Joint compound: As recommended by panel manufacturer.
C. Nails, wood framing: 11-gauge galvanized roofing nails with 7/16" head, 1-1/2" min. length for 1/2" panel and 1-3/4" length for 5/8" panel.
D. Screws, metal framing per manufacturers recommendations:
1. Bugle or wafer head, self-tapping, rust-resistant, fine thread for heavy-steel gauge
2. Bugle or wafer head, rust-resistant sharp point, fine thread for light-gauge metal framing or furring.
E. Screws, wood framing:
1. Rust-resistant, bugle or wafer head, coarse thread, 1-1/4" length sharp point for wood.
2. Attachment to Wood Members: ASTM C 514.

PART 3 - EXECUTION

3.01 EXAMINATION
A. Examine framing to support sheathing board and verify that the surface of any framing or furring member does not vary more than 1/8-inch from the plane of faces of adjacent members.
B. Verify that studs, blocking and supporting materials are in place and ready for sheathing attachment prior to starting work.
C. Coordinate the exterior placement of electrical, mechanical and plumbing wall devices, accessories and access panels, wall signage and other type wall construction with other trades before proceeding with work and during installation.
D. Correct detrimental conditions before proceeding with installation.
3.02 INSTALLATION
A. General:
1. Sheathing must be installed in accordance with the instructions in Gypsum Association document GA-253 and ASTM C1280. Sheathing can be attached parallel or perpendicular to wood or metal framing. Use appropriate board orientation for specific fire assemblies and shear wall applications within this document, other reference documents or as required by designing authority. The framing width shall not be less than 1-1/2" (38 mm) wide for wood framing and 1-1/4" (32 mm) for steel framing. Framing members shall not vary more than 1/8" (3 mm) from the plane of the faces of adjacent framing.
2. Fasteners should be driven flush with the panel surface (not countersunk) and into the framing system. Locate fasteners at least 3/8" (9 mm) from the ends and edges of the sheathing. Nails or screws, as listed in the fastener chart, may be used to attach Sheathing to framing. When a pneumatic fastening system into metal is used to attach Sheathing, consult with manufacturer for application specifications and shear resistance data. Sheathing is not to be used as a base for nailing or other fastening.
3. Install Sheathing with joints staggered. Sheathing shall be properly flashed at openings and preferably located so that no joint will align with an edge of the opening. Ends and edges of the sheathing should fit tightly. Sheathing panels shall not be less than 7" (178 mm) from the finish grade in fully weather- and water-protected siding systems, and not less than 12" (305 mm) from the ground for properly drained and ventilated crawl spaces.
4. Provide sheathing board where indicated on drawings.
a. Install sheathing board with correct face out.
b. Use maximum lengths possible to minimize number of joints.
c. Attach sheathing board to wood and metal framing per manufacturers installation guide.
d. Ceilings and Soffits
1. Soffits must be dried in and protected from the elements during and after installation. Install per manufacturers installation recommendations.
2. Apply fiberglass mesh joint tape over joints and embed in setting-type joint compound specified.
3. Skim coat surface with setting-type joint compound for smooth finish.
4. Prime and paint with exterior grade, high quality paint.

3.03 PROTECTION
A. Protect sheathing panels in place during the construction period against exposure UV rays, to weather, and to other sources of moisture in excess of manufacturer's recommended limits by covering exposed sheathing surfaces with products acceptable to manufacturer for accomplishing these goals.

END OF SECTION

SECTION 09 22 00 - PORTLAND CEMENT PLASTER

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
1.2 SUMMARY
A. This Section includes the following:
1. Plaster work on concrete or masonry.
2. Integral colored finish coat and field painted finish.
B. Related Sections include the following:
1. Division 7 Section "Flexible Sheet Flashing" for flashing windows, door, and other openings.
2. Division 7 Section "Joint Sealants" for acoustical sealants and sealants installed with exterior portland cement plaster (stucco).
3. Division 9 Section "Painting" for field painting of plaster.
1.3 SUBMITTALS
A. Product Data: For each type of product indicated.
B. Shop Drawings:
1. Showing details of construction for framing, reinforcement, and trims; including locations where each type material, mix, coating thickness, material sizes and thicknesses, and fastenings will be used.
2. Show locations and installation of control and expansion joints including plans, elevations, sections, details of components, and attachments to other work.
3. Include details of penetration and termination, flashing details, joint locations and configurations, fastening and anchorage details including mechanical fasteners, and connections to other work.
4. Show locations and extent of weather-barrier (building paper and flashing sheet). Include details for substrate joints and cracks, counterflashing strip, penetrations, inside and outside corners, terminations, and tie-ins with adjoining construction.
a. Include details of interfaces with other materials that form part of weather barrier.
b. Include details of mockups.
C. Coordination Drawings:
1. Comprehensive, completely integrated set of plans, sections, elevations, and details, drawn to scale, of separate trades work, indicating interface support/connections, and relationships between materials, and products, on which the following items are shown and coordinated with each other, based on input from fabricators and installers of the items involved:
a. Framing, including backing, blocking, strapping, and similar accessory/sub-framing materials.
b. Sheathing, including building paper.
c. Portland cement plaster, including trim and self-adhering flashing sheet.
d. Other materials and products that occur in, on, adjacent to, or contiguous with above work.
2. At a minimum, indicate the following
a. Locations/spacing of plaster trim moldings.
b. Locations/dimensions of self-adhering flashing sheet (underlying trim moldings).
c. Locations/spacings of connections/fastenings of:
1. Plaster trim moldings
d. Sequence of installation of:
1. Plaster trim moldings.
D. Samples for Initial Selection: For each type of factory-prepared finish coat indicated with texture and color.
E. Samples for Verification: For each type of factory-prepared finish coat indicated; 12 by 12 inches, and prepared on rigid backing with color selected.
1.4 QUALITY ASSURANCE
A. Reference Standards:
1. 2019 Building Standards Administrative Code, Part 1, CBSC.
2. 2019 California Building Code (CBC), Part 2, CBSC (2015 IBC & California Amendments).
3. 2019 California Electrical Code (CEC), Part 3, CBSC (2014 National Electrical Code & California Amendments).
4. 2019 California Mechanical Code (CMC), Part 4, CBSC (2015 Uniform Mechanical Code & California Amendments).
5. 2019 California Plumbing Code (CPC), Part 5, CBSC (2015 Uniform Plumbing Code & California Amendments).
6. 2019 California Energy Code, Part 6, CBSC.
7. 2019 California Historical Building Code, Part 8, CBSC.
8. 2019 California Fire Code, Part 9, CBSC (2015 International Fire Code & California Amendments).
9. 2019 California referenced Standards, Part 12 CBSC.
10. Title 8 C.C.R. Chapter 4, Sub-Ch. 6 – Elevator Safety Orders.
11. Title 19 C.C.R., Public Safety, SFM Regulations.
12. Americans with Disabilities Act (ADA), Title II or Title III.
B. Comply with requirements of 2019 CBC Chapter 25.
C. Fire-Test-Response Characteristics: For portland cement plaster assemblies with fire-resistance ratings, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing and inspecting agency acceptable to DSA.
D. Mockups: Before plastering, install mockups of at least 100 sq. ft. in surface area to demonstrate aesthetic effects and set quality standards for materials and execution.
1. Comprehensive, completely integrated mockups of separate trades work, indicating interface connections, transitions, relationships between materials and finishes, and quality of workmanship. Coordinated mockups shall include, but is not limited to, the following:
a. Work of this Section.
b. Framing, including backing, blocking, strapping, and similar accessory/sub-framing materials.
c. Sheathing, including building paper.
d. Sealants.
e. Penetrations of portland cement plaster assemblies.
f. Other materials and finishes that are within indicated area of coordinated mockups, including barrier/backing/support for above work.
2. Install mockups for each type of finish indicated.
3. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
4. Use of self-furring lath is subject to satisfactory jobsite demonstration for each project of lath installation, with approval by Inspector of Record.
E. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."
1.5 DELIVERY, STORAGE, AND HANDLING
A. Store materials inside under cover and keep them dry and protected against damage from weather, direct sunlight, surface contamination, corrosion, construction traffic, and other causes.
1.6 PROJECT CONDITIONS
A. Comply with ASTM C 926 requirements.
B. Exterior Plasterwork:
1. Apply and cure plaster to prevent plaster drying out during curing period. Use procedures required by climatic conditions, including moist curing, providing coverings, and providing barriers to deflect sunlight and wind.
2. Apply plaster when ambient temperature is greater than 40 deg F.
3. Protect plaster coats from freezing for not less than 48 hours after set of plaster coat has occurred.
C. Factory-Prepared Finishes: Comply with manufacturer's written recommendations for environmental conditions for applying finishes.
1.7 WARRANTY
A. Manufacturer's Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of cement plaster system that fail in materials within specified warranty period. Failure includes, but is not limited to, blistering, peeling, flaking, delaminating, rusting, checking, crazing, fading beyond manufacturer's published limits, or chipping as a result of manufacturing defects.
1. Warranty Period: 3 years.
B. Special Waterproof Warranty: Submit cement plaster system manufacturer's warranty certifying that work of this Section has been properly applied in strict accordance with system manufacturer's recommended procedures, instructions, and systems current applicable specifications; has been properly integrated into building construction in accordance with sound design and building construction practices; and will remain resistant to water penetration for specified warranty period.
1. Warranty Period: 3 years.
C. Weather Resistive Barriers: 10 years.
D. Installer's Warranty: 2 years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS
A. Finish-Coat Plaster: Subject to compliance with requirements, provide products by one of the following manufacturers.
1. ColorTek by Omega. (Basis of Design)
2. LaHabra Stucco.
3. Merlex.
4. Sto.
5. Or equal.
B. Zinc-Coated (Galvanized) Steel Accessories: Subject to compliance with requirements, provide either the named product or an equal product by one of the other manufacturers specified.
1. Superior Metal Trim. (Basis of Design)
2. Fry Reglet Corp.
3. Alabama Metal Industries Corporation (AMICO).
4. California Expanded Metal Products Company (CEMCO).
5. Dietrich Industries, Inc.
6. Or equal.
C. Aluminum Trim and Reveals: Subject to compliance with requirements, provide either the named product or an equal product by one of the other manufacturers specified.
a. Fry Reglet Corp. (Basis of Design)
b. Gordon, Inc.
c. Pittcon Industries.
d. Or equal.
D. Expanded Lath: Nominal 3.4 lb/yd2 weight, galvanized steel complying with ASTM C847.
E. Water Resistive Barrier
a. Over Open Framing and non-Wood-based Sheathing: One layer of D kraft building paper complying with UBC Standard 14-1.
b. Over Wood-based Sheathing: Two layers of D kraft building paper complying with UBC Standard 14-1.
2.2 ACCESSORIES
A. General: Comply with ASTM C 1063 and coordinate depth of trim and accessories with thicknesses and number of plaster coats required.
B. Zinc-Coated (Galvanized) Steel Accessories: Fabricated from hot-dip galvanized steel sheet, ASTM A 653 G90 zinc coating.
1. Foundation Weep Screed.
2. Cornerite: Fabricated.
3. External-Corner Reinforcement.
4. Cornerbeads.
a. Small nose cornerbead with expanded flanges; use unless otherwise indicated.
b. Small nose cornerbead with perforated flanges; use on curved corners.
c. Small nose cornerbead with expanded flanges reinforced by perforated stiffening rib; use on columns and for finishing masonry corners.
d. Bull nose cornerbead, radius 3/4 inch minimum, with expanded flanges; use at exterior columns.
5. Casing Beads: Square-edged style; with expanded flanges.
6. Control Joints: One-piece-type, folded pair of unperforated screeds in M-shaped configuration; with perforated flanges and removable protective tape on plaster face of control joint.
7. Expansion Joints: Folded pair of unperforated screeds in M-shaped configuration; with expanded flanges.
a. Internal Corners: Double-V, narrow reveal type ("No. 30").
8. Two-Piece Expansion Joints: Formed to produce slip-joint and square-edged reveal that is adjustable from 1/4-to-5/8-inch wide; with perforated flanges.
9. Stucco Reglet:
A. Product: "ST" Stucco Reglet by Fry Reglet.
B. Thickness: 24 gage.
10. Surface Mounted Reglet:
A. Product: "SM" Surface Mount Reglet by Fry Reglet.
B. Thickness: 24 gage.
11. Flashing System:
A. Product: Springlok Flashing System by Fry Reglet.
B. Thickness: 24 gage.
12. Continuous Soffit Vents: Perforated screeds, with expanded flanges.
A. Product: Model SRS Superior Reveal Screed by Superior Metal Trim.
B. Vent Width: As indicated on Drawings**.**
13. Termination Screed: J Mold.
a. Product: SJB Superior "J" Bead by Superior Metal Trim.
14. Window /Door Drip: Door Drip Screed.
a. Product: SWD Superior Window Drip by Superior Metal Trim.
15. Drip Screed: Stucco Drip Soffit.
a. Product: SSC Superior Soffit Corner by Superior Metal Trim.
C. Aluminum Trim and Reveals:
1. Aluminum shall be extruded alloy 6063 T5, with clear anodized finish.
a. Size: As indicated on Drawings.
2.3 MISCELLANEOUS MATERIALS
A. Water for Mixing: Potable and free of substances capable of affecting plaster set or of damaging plaster, lath, or accessories.
B. Bonding Compound: ASTM C 932.
C. Fasteners for Attaching Metal Lath to Substrates: Complying with ASTM C 1063 and CBC Section 2507.
1. Nails, screws, and staples as specified in CBC.
2. Per CBC 2510.7.1 - Bonding agents shall conform with the provisions of United States Government Military Specifications MIL-B-19235.
3. Masonry Applications: Galvanized steel fasteners of furring type and length suitable for at least 1/2 inch penetration of the brick or block substrate.
4. Wood Stud Applications: Galvanized steel furring nails and or screws, of type and length suitable for at least a 5/8 inch penetration of the wood stud system.
D. Sheathing: Comply with requirements of Division 6 Section "Rough Carpentry".
E. Isolation Strip at Exterior Walls: Comply with requirements of Division 7 Section "Flexible Sheet Flashing" for flashing windows, door, and other openings.
F. Thermal Insulation: Comply with requirements of Division 7 Section "Building Insulation".
G. Acoustical Sealant for Exposed and Concealed Joints: Comply with requirements of Division 7 Section "Joint Sealants".
2.4 PLASTER MATERIALS
A. Scratch and Brown Coat:
1. Portland Cement: ASTM C 150, Type I or II.
2. Sand Aggregate: ASTM C 897.
3. Lime: ASTM C 206, Type S; or ASTM C 207, Type S.
B. Ready-Mixed Finish-Coat Plaster: Mill-mixed portland cement, aggregates, coloring agents, and proprietary ingredients.
1. Finish Texture:
a. Exterior: Sand 30/30 finish
2. Colorant: Match color of field finish coating specified in Division 9 Section "Painting".
2.5 PLASTER MIXES
A. General: Comply with ASTM C 926 for applications indicated.
B. Factory-Prepared Finish-Coat Mixes: For ready-mixed finish-coat plasters, comply with manufacturer's written instructions.

PART 3 - EXECUTION

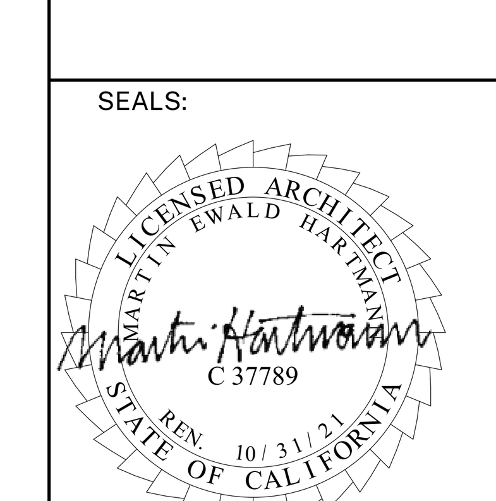
3.1 EXAMINATION
A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other conditions affecting performance.
1. Proceed with installation only after unsatisfactory conditions have been corrected.
3.2 PREPARATION
A. Protect adjacent work from soiling, spattering, moisture deterioration, and other harmful effects caused by plastering.
B. Prepare solid-plaster bases that are smooth or that do not have the suction capability required to bond with plaster according to ASTM C 926.
3.3 INSTALLATION, GENERAL
A. Fire-Resistance-Rated Assemblies: Install components according to requirements for design designations from listing organization and publication indicated on Drawings.

AGENCY APPROVAL:

HARTMANN ARCHITECTURE STUDIO
HARTMANNARCHITECTURESTUDIO.COM
430 S. CARRILLO RD.
OJAI, CALIFORNIA 93023
(805) 530-5559

CONSULTANTS:

SEALS:



PROJECT:
SAN ANTONIO ELEMENTRY SCHOOL CAMPUS - WIDE EXTERIOR PAINTING

OWNER:
OJAI UNIFIED SCHOOL DISTRICT
414 EAST OJAI AVENUE
OJAI, CA 93023
(805) 640-4300
CONTACT: ADAM DUTTER
EMAIL: adutter@ojaiusd.org

PROJECT ADDRESS:
SAN ANTONIO ELEMENTARY SCHOOL
650 CARNE ROAD.
OJAI, CA 93023

OJAI USD PROJECT NO.: 2021-1304

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:
PROJECT NUMBER: 2021.032
PROJECT PHASE: CD
DRAWN BY: PBS
REVIEWED BY: MH

THE ORIGINAL SIZE OF THIS SHEET IS 36"x24". IF THE CURRENT SIZE IS OTHER THAN 36"x24", THEN ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY.

SHEET TITLE:
GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER:
A-002

DATE: 11/1/2021 7:13:26 PM

1. Warranty Period: 3 years.

B. Special Waterproof Warranty: Submit cement plaster system manufacturer's warranty certifying that work of this Section has been properly applied in strict accordance with system manufacturer's recommended procedures, instructions, and systems current applicable specifications; has been properly integrated into building construction in accordance with sound design and building construction practices; and will remain resistant to water penetration for specified warranty period.
   1. Warranty Period: 3 years.
C. Weather Resistive Barriers: 10 years.
D. Installer's Warranty: 2 years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Finish-Coat Plaster: Subject to compliance with requirements, provide products by one of the following manufacturers.
   1. ColorTek by Omega. (Basis of Design)
   2. LaHabra Stucco.
   3. Merlex.
   4. Sto.
   5. Or equal.
B. Zinc-Coated (Galvanized) Steel Accessories: Subject to compliance with requirements, provide either the named product or an equal product by one of the other manufacturers specified.
   1. Superior Metal Trim. (Basis of Design)
   2. Fry Reglet Corp.
   3. Alabama Metal Industries Corporation (AMICO).
   4. California Expanded Metal Products Company (CEMCO).
   5. Dietrich Industries, Inc.
   6. Or equal.
C. Aluminum Trim and Reveals: Subject to compliance with requirements, provide either the named product or an equal product by one of the other manufacturers specified.
   a. Fry Reglet Corp. (Basis of Design)
   b. Gordon, Inc.
   c. Pittcon Industries.
   d. Or equal.
D. Expanded Lath: Nominal 3.4 lb/yd2 weight, galvanized steel complying with ASTM C847.
E. Water Resistive Barrier
   a. Over Open Framing and non-Wood-based Sheathing: One layer of D kraft building paper complying with UBC Standard 14-1.
   b. Over Wood-based Sheathing: Two layers of D kraft building paper complying with UBC Standard 14-1.

2.2 ACCESSORIES

A. General: Comply with ASTM C 1063 and coordinate depth of trim and accessories with thicknesses and number of plaster coats required.
B. Zinc-Coated (Galvanized) Steel Accessories: Fabricated from hot-dip galvanized steel sheet, ASTM A 653 G90 zinc coating.
   1. Foundation Weep Screed.
   2. Cornerite: Fabricated.
   3. External-Corner Reinforcement.
   4. Cornerbeads.
      a. Small nose cornerbead with expanded flanges; use unless otherwise indicated.
      b. Small nose cornerbead with perforated flanges; use on curved corners.
      c. Small nose cornerbead with expanded flanges reinforced by perforated stiffening rib; use on columns and for finishing masonry corners.
      d. Bull nose cornerbead, radius 3/4 inch minimum, with expanded flanges; use at exterior columns.
   5. Casing Beads: Square-edged style; with expanded flanges.
   6. Control Joints: One-piece-type, folded pair of unperforated screeds in M-shaped configuration; with perforated flanges and removable protective tape on plaster face of control joint.
   7. Expansion Joints: Folded pair of unperforated screeds in M-shaped configuration; with expanded flanges.
      a. Internal Corners: Double-V, narrow reveal type ("No. 30").
   8. Two-Piece Expansion Joints: Formed to produce slip-joint and square-edged reveal that is adjustable from 1/4-to-5/8-inch wide; with perforated flanges.
   9. Stucco Reglet:
      A. Product: "ST" Stucco Reglet by Fry Reglet.
      B. Thickness: 24 gage.
   10. Surface Mounted Reglet:
      A. Product: "SM" Surface Mount Reglet by Fry Reglet.
      B. Thickness: 24 gage.
   11. Flashing System:
      A. Product: Springlok Flashing System by Fry Reglet.
      B. Thickness: 24 gage.
   12. Continuous Soffit Vents: Perforated screeds, with expanded flanges.
      A. Product: Model SRS Superior Reveal Screed by Superior Metal Trim.
      B. Vent Width: As indicated on Drawings.
   13. Termination Screed: J Mold.
      a. Product: SJB Superior "J" Bead by Superior Metal Trim.
   14. Window /Door Drip: Door Drip Screed.
      a. Product: SWD Superior Window Drip by Superior Metal Trim.
   15. Drip Screed: Stucco Drip Soffit.
      a. Product: SSC Superior Soffit Corner by Superior Metal Trim.
C. Aluminum Trim and Reveals:
   1. Aluminum shall be extruded alloy 6063 T5, with clear anodized finish.
      a. Size: As indicated on Drawings.

2.3 MISCELLANEOUS MATERIALS

A. Water for Mixing: Potable and free of substances capable of affecting plaster set or of damaging plaster, lath, or accessories.
B. Bonding Compound: ASTM C 932.
C. Fasteners for Attaching Metal Lath to Substrates: Complying with ASTM C 1063 and CBC Section 2507.
   1. Nails, screws, and staples as specified in CBC.
   2. Per CBC 2510.7.1 - Bonding agents shall conform with the provisions of United States Government Military Specifications MIL-B-19235.
   3. Masonry Applications: Galvanized steel fasteners of furring type and length suitable for at least 1/2 inch penetration of the brick or block substrate.
   4. Wood Stud Applications: Galvanized steel furring nails and or screws, of type and length suitable for at least a 5/8 inch penetration of the wood stud system.
D. Sheathing: Comply with requirements of Division 6 Section "Rough Carpentry".
E. Isolation Strip at Exterior Walls: Comply with requirements of Division 7 Section "Flexible Sheet Flashing" for flashing windows, door, and other openings.
F. Thermal Insulation: Comply with requirements of Division 7 Section "Building Insulation".
G. Acoustical Sealant for Exposed and Concealed Joints: Comply with requirements of Division 7 Section "Joint Sealants".

2.4 PLASTER MATERIALS

A. Scratch and Brown Coat:
   1. Portland Cement: ASTM C 150, Type I or II.
   2. Sand Aggregate: ASTM C 897.
   3. Lime: ASTM C 206, Type S; or ASTM C 207, Type S.
B. Ready-Mixed Finish-Coat Plaster: Mill-mixed portland cement, aggregates, coloring agents, and proprietary ingredients.
   1. Finish Texture:
      a. Exterior: Sand 30/30 finish
   2. Colorant: Match color of field finish coating specified in Division 9 Section "Painting".

2.5 PLASTER MIXES

A. General: Comply with ASTM C 926 for applications indicated.
B. Factory-Prepared Finish-Coat Mixes: For ready-mixed finish-coat plasters, comply with manufacturer's written instructions.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other conditions affecting performance.
   1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Protect adjacent work from soiling, spattering, moisture deterioration, and other harmful effects caused by plastering.
B. Prepare solid-plaster bases that are smooth or that do not have the suction capability required to bond with plaster according to ASTM C 926.

3.3 INSTALLATION, GENERAL

A. Fire-Resistance-Rated Assemblies: Install components according to requirements for design designations from listing organization and publication indicated on Drawings.
B. Thermal Insulation: As specified in Division 7 Section "Building Insulation".
C. Sound Attenuation Blankets: Where required, install blankets before installing lath unless blankets are readily installed after lath has been installed on one side.
D. Acoustical Sealant: Where required, seal joints between edges of plasterwork and abutting construction with acoustical sealant.

3.4 INSTALLING METAL LATH AND WEATHER-RESISTANT BARRIER INSTALLATION

A. General: Comply with requirements of Title 24.
   1. Use of self-furring lath is subject to satisfactory jobsite demonstration for each project of lath installation, with approval by Inspector of Record.
B. Expanded-Metal Lath: Install according to ASTM C 1063.
   1. Lath shall be attached to framing members at spacing of not more than 6 inches o.c., 2 inches maximum from longitudinal edges, in accordance with CBC.
      C. Weather-Resistant Barrier: Install 2 layers over sheathing.

3.5 INSTALLING ACCESSORIES

A. Install according to ASTM C 1063 and at locations indicated on Drawings.
B. Reinforcement for External Corners:
   1. Install lath-type external-corner reinforcement at exterior locations.
C. Weep screed: Install at foundation plate line on all exterior stud walls per CBC.
   1. Minimum 4 inches above earth.
   2. Minimum 2 inches above paved areas.
D. Control Joints: Install control joints in specific locations approved by Architect for visual effect as follows.
E. As required to delineate plasterwork into areas (panels) of the following maximum sizes:
   a. Vertical Surfaces: 144 sq. ft.
   b. Horizontal and other Nonvertical Surfaces: 100 sq. ft.
F. At distances between control joints of not greater than 18 feet o.c.
G. As required to delineate plasterwork into areas (panels) with length-to-width ratios of not greater than 2-1/2:1.
H. Where control joints occur in surface of construction directly behind plaster.
I. Where plasterwork areas change dimensions, to delineate rectangular-shaped areas (panels) and to relieve the stress that occurs at the corner formed by the dimension change.

3.6 PLASTER APPLICATION

A. General: Comply with ASTM C 926.
   1. Do not deviate more than plus or minus 1/4 inch in 10 feet from a true plane in finished plaster surfaces, as measured by a 10-foot straightedge placed on surface.
   2. Grout hollow-metal frames, bases, and similar work occurring in plastered areas, with base-coat plaster material, before lathing where necessary. Except where full grouting is indicated or required for fire-resistance rating, grout at least 6 inches at each jamb anchor.
   3. Finish plaster flush with metal frames and other built-in metal items or accessories that act as a plaster ground, unless otherwise indicated. Where casing bead does not terminate plaster at metal frame, cut base coat free from metal frame before plaster sets and groove finish coat at junctures with metal.
   4. Provide plaster surfaces that are ready to receive field-applied finishes indicated.
B. Three-Coat System: Total minimum thickness of 7/8 inch for lathing base.
C. Curing Time: Comply with CBC, or longer as needed to insure compliance with manufacturer's recommendations for quality stucco installation.
   1. Portland cement plaster:
   2. Minimum period moist curing:
      a. First Coat: 48 hours.
      b. Second Coat: 48 hours.
   3. Minimum interval between coats:
      a. First Coat: 48 hours.
      b. Second Coat: 7 days.
D. Bonding Compound: Apply on concrete plaster bases.
E. Plaster Finish Coats: Apply to provide finish to match texture, finish, and color of Architect approved sample.

3.7 ASSEMBLY

A. Exterior Side from framing out:
   1. Sheathing.
   2. Weather-Resistive Barrier.
   3. Metal Lath.
   4. 3-coat portland cement plaster.
B. Exterior Side from Masonry/Concrete:
   1. 2-coat portland cement plaster.

3.8 CUTTING AND PATCHING

A. Cut, patch, replace, and repair plaster as necessary to accommodate other work and to restore cracks, dents, and imperfections. Repair or replace work to eliminate blisters, buckles, crazing and check cracking, dry outs, efflorescence, sweat outs, and similar defects and where bond to substrate has failed.

3.9 CLEANING AND PROTECTION

A. Remove temporary protection and enclosure of other work. Promptly remove plaster from doorframes, windows, and other surfaces not indicated to be plastered. Repair floors, walls, and other surfaces stained, marred, or otherwise damaged during plastering.

END OF SECTION 09 22 00

SECTION 06 10 00 – ROUGH CARPENTRY

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SECTION INCLUDES

A. Provide all labor, material, equipment and installation to complete framing and sheathing of interior walls and partitions as shown and specified.

1.3 RELATED SECTIONS 06 16 00 – Sheathing

1.4 REFERENCES

A. The latest editions of specifications and standards referenced herein and published by the following organizations apply to the Work of this Section only to the extent specified by the reference.

APA	American Plywood Association - Visual Inspection ASTM
	American Society for Testing and Materials.
AWPA	American Wood Preservers Association DFPA Douglas Fir Plywood Association
ICC	International Code Council
PSPublic	Standards of the U.S. Department of Commerce, Bureau of Standards
CBC STDS	2019 California Building Code Standards
WCLIB	West Coast Lumber Inspection Bureau
WWPA	Western Wood Products Association

1.5 SUBMITTALS

A. General: Submit the following according to Conditions of Contract and Division 1 Specifications Sections.
   1. Product data and current ICC Evaluation Service Reports for attachment accessories.
      a. Framing Devices and framing connectors
      b. Gun nails

1.6 QUALITY ASSURANCE

A. Codes and Standards: Perform Work in compliance with applicable requirements of governing authorities having jurisdiction.
   1. Chapter 23A of the 2019 California Building Code (CBC).
   2. ANSI/AF&PA NDS-2012 National Design Specification for Wood Construction.
   3. Standard Grading Rules No. 17 of the WCLIB or the Standard Grading Rules of the WWPA. Lumber to have visible grade stamp of an agency certified by the WCLIB.

1.7 COORDINATION

A. Coordinate Work of this Section with Work of other Sections to be attached to, or built into, wood framing.

PART 2 – PRODUCTS

2.1 LUMBER

A. Moisture content: The maximum moisture content of framing lumber shall not exceed 19% just prior to enclosing or covering framing with plywood, gypsum wallboard and/or plaster. To ensure compliance, lumber up to 2 inch thick should be seasoned to a moisture content of 19% or less and be stamped "S-Dry". Lumber over 2 inch thick may be shipped unseasoned and stamped "S-Green".
B. Structural lumber shall be S4S stress-marked Douglas Fir-Larch, manufactured and graded in accordance with WCLIB or WWPA, with minimum grades as follows unless noted otherwise:

1. Joists & Rafters	No. 1
2. 4x & 6x Beams/Headers	No. 1 or better
3. Wall Studs	No. 1
4. Blocking, stripping & misc.	No. 2

C. Grade stamp: Provide lumber with each piece factory-marked with grade stamp of inspection agency evidencing compliance with grading rule requirements and identifying grading agency, grade species, moisture content at time of surfacing, and mill.

2.2 ACCESSORY MATERIALS

A. All Nails shall be common wire nails with dimensions complying with CBC Table 2304.9.1, manufacture shall conform to Fed. Spec, FF-N-1-1 and shall be hot-dipped galvanized for exterior locations, high humidity locations and for treated wood; plain finish for other interior locations; size and type to suit application.
   1. Box nails and/or "Sinker" nails are not acceptable for Work shown and/or detailed on the Structural Drawings.
B. Bolts, Nuts and Washers conforming to ASTM A-307 shall be hot-dipped galvanized for exterior locations, high humidity locations and treated wood; plain finish for other interior locations.
C. Anchor Bolts: ASTM A 307, non-headed type.
D. Lag Screws, Lag Bolts, Pins and Wood Screws: Sized to suit application: hot-dipped galvanized for exterior locations, high humidity locations and treated wood; plain finish for other interior locations. Comply with NDS Section 11.1.3.
E. Framing connectors: current ICC Evaluation Services Report, sized and profiled to suit application; hot-dipped galvanized finish, manufactured by Simpson Strong-Tie Company, KC Metals, or approved equal.
F. Gun Nails: Use Common Nails or current ICC Evaluation Services Report special gun nails of the same wire diameter and length as common nails specified on the Drawings. Box nails and/or "Sinker" nails are not acceptable for Work shown on the Structural Drawings.
G. Drypack: Cement/sand drypack composed of one part cement to 3 parts sand. Dry mix first then add with only enough water to hold the mix together. Drypack required under sills as noted on the Drawings.

2.3 WOOD TREATMENT

A. Wood Preservative (Pressure Treatment): Chromated zinc chloride or Wolman salts for pressure treated members.
B. Pressure treatment of Douglas Fir-Larch plates, nailers, ledgers and other exposed wood structures, shall be in accordance with the AWPA's standards for the purchase and preservation of treated timber, with a retention of a least 0.35 lb. Wolman salts, 0.75 lb chromated zinc chloride per cubic feet of lumber, or 0.30 lb. per cubic foot of Pentachlorophenol type "C" light solvent. In exposed conditions, the incising of the lumber shall be waived.
   1. See Architectural Drawings for treatment of trellis members.
C. Wood Preservative (Surface Application): Clear, manufactured by Woodlife, "Res" or equal.

PART 3 – EXECUTION

3.1 WOOD TREATMENT

A. Shop pressure treat and deliver to the site ready for installation all wood materials requiring pressure impregnated preservatives.
B. Treat site-sawn ends and holes in pressure treated lumber.
   1. Apply preservative treatment in accordance with manufacturer's instruction.
   2. Allow site applied preservative to cure prior to erecting members.

3.2 FRAMING

A. Layout, cutting and installation of framing shall be under the continuous supervision of a full- time carpenter foreman experienced in all phases of framing construction and exposed architectural framing required for the Work of this Section and on the Contract Drawings.
B. Structural members shall not be cut for pipes, conduits, ducts, etc., unless specifically noted or detailed on the Structural Drawings.
C. Erect wood framing members true to lines and levels. Do not deviate from true alignment more than 1/4 inch. Install simple span members with crown up.
D. Space framing members at 16 inches on center unless otherwise noted on the Drawings.
E. Construct members of continuous pieces of longest possible lengths except as noted on the Drawings.
F. Holes in wood for bolts shall be drilled 1/32" to 1/16" larger than the diameter of the bolt.
G. Number of fasteners shall be as indicated on the Drawings or as noted in the ICC Evaluation Report where number of fasteners are not shown on the Drawings.
H. Sheet metal framing connectors shown on the Drawings shall be Simpson connectors as manufactured by the Simpson Strong-Tie Company, Inc., Superspeed Connectors as manufactured by the KC Metals company or equal.
I. Bolts shall have standard cut washers under heads and/or nuts where in contact with wood. Bolt threads shall not bear on wood.
J. Lag bolts, lag screws and wood screws shall be screwed (not driven) into wood members. In placing lag screws or wood screws in wood, a hole of the same diameter and depth of "the solid shank" shall be bored after which the hole with a diameter equal to the diameter of the screw at the root of the thread shall be continued to a depth equal to the threaded screw length portion. Provide cut washers under the heads of lag bolts/lag screws where in contact with wood.
K. Bolts, lag screws and wood screws shall be re-tightened prior to the application of drywall, plywood, plaster, etc.
L. Drive nails perpendicular to grain of wood in lieu of toenailing, where feasible.
M. For conditions not covered on the Drawings, provide penetration into the piece receiving the point of not less than 1/2 the length of the common nail or spike, provided, however, that 16d nails may be used to connect two pieces of two inch (nominal) thickness.
N. Provide fire blocking in furred spaces, stud spaces and other concealed cavities as indicated and as follows:
   1. Fire block furred spaces of walls at each floor level, at ceiling, and at not more than 96 inches o.c. with 2-inch nominal thickness solid wood blocking or noncombustible materials accurately fitted to close furred spaces.

3.4 CLEAN-UP

A. Clean up leftover materials of this Section and legally dispose off site. Dispose of pressure- treated wood in an authorized disposal area. Burning of materials on the Site is prohibited. Do not bury material and/or wood of any type on the job site.

END OF SECTION 06 10 00

SECTION 07 92 00 JOINT SEALANTS

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Sealants and joint backing.

1.2 RELATED SECTIONS

1.3 DEFINITIONS

A. Based on ASTM C 920 Substrates:
   1. M type substrates: Concrete, concrete masonry units, brick, mortar, natural stone. The term "masonry" means brick, stone, and concrete masonry work.
   2. G type substrates: Glass and transparent plastic glazing sheets.
   3. A type substrates: Metals, porcelain, glazed tile, and smooth plastics.
   4. O type substrates: Wood, unglazed tile; substrates not included under other categories

1.4 SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures.
B. Product Data: Provide data indicating sealant chemical characteristics, performance criteria, substrate preparation, limitations, and color availability.
C. Samples: Submit two samples, 6 inch long illustrating sealant colors for selection.
D. Color selection: Color selection shall be made from manufacturers standard color selection. Selection shall be made by Architect.
E. Manufacturer's Installation Instructions: Indicate special procedures.
F. Sustainable Design Submittals: Provide the following information
   1. Low Emitting Materials

1.5 QUALITY ASSURANCE

A. Maintain one copy of each referenced document covering installation requirements on site.
B. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.
C. Applicator Qualifications: Company specializing in performing the work of this section with minimum three years of experience.

1.6 FIELD CONDITIONS

A. Maintain temperature and humidity recommended by the sealant manufacturer during and after installation.

1.7 WARRANTY

A. See Section 01 77 00 - Closeout Procedures, for additional warranty requirements.
B. Correct defective work within a five year period after Date of Substantial Completion.
C. Warranty: Include coverage for installed sealants and accessories which fail to achieve airtight seal, exhibit loss of adhesion or cohesion, or do not cure.

PART 2 - PRODUCTS

2.1 SEALANTS

A. Sealants and Primers - General: Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No. 1168.
D. Type SJ-3 - Silicone Sealant: ASTM C 920, Type S, Grade NS, Class 100/50, Uses NT, A, G; single component, solvent curing, non-sagging, non-staining, non-bleeding.
   1. Color: Match adjacent finished surfaces.
   2. Movement Capability: Plus 100 percent, minus 50 percent.
   3. Service Temperature Range: -65 to 180 degrees F.
   4. Shore A Hardness Range: 15 to 35
   5. Applications: Use for:
      a. Glazing at aluminum frames.
E. Type SJ-4 - Exterior Metal Lap Joint Sealant: One-part non-sag silyl terminated polyether sealant: ASTM C-920, Type S. Grade NS, Class 25, Use NT, T, M, G, A, O.
   1. Applications: Use for:
      a. Concealed sealant bead in sheet metal work.
F. Type SJ-5 - General Purpose Interior Sealant: Acrylic emulsion latex; ASTM C834, Type OP, Grade NF single component, paintable.
   1. Color: To be selected by Architect from manufacturer's standard range.
   2. Applications: Use for:
      A. Interior wall and ceiling control joints.
      B. Joints between door and window frames and wall surfaces.
      C. Interior joint sealant between window frames and wall or curb below
      D. Other interior joints for which no other type of sealant is indicated.
G. Type SJ-6 - Bathtub|Tile Sealant: White silicone; ASTM C920, Uses I, M and A; single component, mildew resistant.
   1. Applications: Use for:
      A. Joints between plumbing fixtures and floor and wall surfaces.
      B. Joints between countertops with faucets and wall surfaces and backsplash.
H. Type SJ-7 - Acoustical Sealant: Non-skinning, sound dampering; single component, solvent release curing, non-skinning.
   A. Applications: Use for concealed locations only:
      a. Sealant bead between top stud runner and structure and between bottom stud track and floor.

2.2 ACCESSORIES

A. Primer: Non-staining type, recommended by sealant manufacturer to suit application.
B. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.
C. Joint Backing: Round foam rod compatible with sealant; ASTM 0 1667, closed cell PVC; oversized 30 to 50 percent larger than joint width; Backer Rod manufactured by Backer Rod Manufacturing, Inc., Denver, CO.
D. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that substrate surfaces are ready to receive work.
B. Verify that joint backing and release tapes are compatible with sealant.

3.2 PREPARATION

A. Remove loose materials and foreign matter that could impair adhesion of sealant.
B. Clean and prime joints in accordance with manufacturer's instructions.
C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.
D. Protect elements surrounding the work of this section from damage or disfigurement.

3.3INSTALLATION

A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
B. Perform installation in accordance with ASTM C1193.
C. Perform acoustical sealant application work in accordance with ASTM C919.
D. Install bond breaker where joint backing is not used.
E. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.
F. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.
G. Tool joints concave.
H. Precompressed Foam Sealant: Do not stretch; avoid joints except at corners, ends, and intersections; install with face 1/8 to 1/4 inch below adjoining surface.
I. Compression Gaskets: Avoid joints except at ends, corners, and intersections; seal all joints with adhesive; install with face 1/8 to 1/4 inch below adjoining surface.

3.4 CLEANING

A. Clean adjacent soiled surfaces.

3.5 PROTECTION

A. Protect sealants until cured.

3.6 SCHEDULE

A. Control and Expansion Joints in Paving: Type SJ-2.
B. Joints Between Concrete Panels and Between Panels and Adjacent Work: Type SJ-1.
C. Control Expansion, and Soft Joints in Masonry, and Between Masonry and Adjacent Work: Type SJ-1.
D. Lap Joints in Exterior Sheet Metal Work: Type SJ-4.
E. Joints Between Exterior Metal Frames and Adjacent Work (except masonry): Type SJ-1.
F. Joints Between Interior Metal Frames and Adjacent Work (except masonry): Type SJ-5.
G. Under Exterior Door Thresholds: Type SJ-4.
H. Interior Joints for Which No Other Sealant is Indicated: Type SJ-5; None; N/A.
I. Control and Expansion Joints in Interior Concrete Slabs and Floors: Type SJ-2.
J. Joints Between Plumbing Fixtures and Walls and Floors, and Between Countertops and Walls: Type SJ-6.
K. In Sound Rated Walls, Between Metal Stud Track/Runner and Adjacent Construction: Type SJ- 7.

END OF SECTION

SECTION 10 14 24
SIGNAGE

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Cast aluminum letters.

B. Interior and Exterior signage of the following types:
   1. ADA compliant interior signage, without borders.
   2. Fire evacuation, area of rescue assistance and specialty signs.

1.2REFERENCES

A. California Building Code, current edition.

B. ANSI/ICC A117.1 - Accessible and Useable Buildings and Facilities.

C. ATBCB ADAAG - Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG); U.S. Architectural Transportation Barriers Compliance Board.

1.3SUBMITTALS

A. See Section 01 33 00 - Submittal Procedures.

B. Product Data: Manufacturer's descriptive literature.

C. Shop Drawings: List sign styles, lettering, locations and dimensions of each interior and exterior signs.

D. Selection Samples: One complete set of color chips representing manufacturer's full range of available colors.

E. Verification Samples: Two full size samples, representing type, style and color specified including method of attachment.

1.4QUALITY ASSURANCE

A. Regulatory Requirements: Comply with requirements of California Building Code.

1.5DELIVERY, STORAGE, AND HANDLING

A. Inspect products upon receipt. Store products in manufacturer's packaging until ready for installation.

1.6PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results.

PART 2 - PRODUCTS

2.1REGULATORY REQUIREMENTS

A. A. Raised (Tactile) character depth, case, and style: Raised character on sign shall be raised 1/32 inch minimum, uppercase, sans serif style, and shall be duplicated in Braille. (11B-703.2)

B. B. Braille: Braille shall be contacted (Grade 2). Braille dots shall have a domed or rounded shape and shall comply with Table 11B-703.3.1. Braille shall be positioned below the corresponding text in a horizontal format, flush left or center. With multi-lined text, Braille shall be placed below the entire text. Braille shall be separated 3/8 inch minimum and ½ inch maximum from any other tactile characters, and 3/8 inch minimum from raised borders and decorative elements. (11B-703.2)

C. Raised character stroke thickness: Stroke thickness of the uppercase letter "I" shall be 15 percent maximum based on the height of the uppercase letter "I". (11B-703.2)

D. Raised character height: Raised character height shall be 5/8 inch minimum and a maximum of 2 inches maximum based on the height of the uppercase letter "I". (11B-703.2)

E. Raised character and line spacing: Character spacing shall be measured between the two closest points of adjacent raised character within a message, excluding word spaces. Where characters have rectangle cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke width maximum. Where characters have the other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height. (11B-703.2)

F. Tactile sign installation height and location: Tactile characters on signs shall be located minimum 48 inches above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where at double doors with one active leaf, the sign shall be located on the inactive leaf. Where at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of the single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches maximum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 decree open position. (11B-703.4)

G. Raised and visual character proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase "I". (11B-703.2 and 11B-703.5)

H. Raised and visual character format: Text shall be in a horizontal format. (11B-703.2 and 11B-703.5)

I. Visual character and line spacing: Visual character spacing on sign shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height. (11B-703.5)

J. Visual character height and installation height: Minimum character height shall comply with Table 11B-703.5.k. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I". Visual characters shall be installed at 40 inches minimum above the finish floor or ground except for the elevator car controls, floor-level exit signs and emergency procedures information. (11B-703.5)

K. Visual character case and style: Visual characters on sign shall be uppercase or lowercase or a combination of both and conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. (11B-703.5)

L. Visual character stroke thickness: Stroke thickness of the uppercase letter "I" shall be 10 percent maximum of the height of the character. (11B-703.5)

M. Visual character pictogram finish and contrast: Visual characters and their background, and pictograms and their fields sign shall have a non-glare finish. Characters shall contrast with their background; and pictograms shall contrast with their field. (11B-703.5 and 11B-703.5)

N. Pictogram field and text descriptors: Pictograms shall have a field height of 6 inches minimum; characters and Braille shall not be located in the pictogram field. Text descriptions shall be located directly below the pictogram field; and shall comply with the requirements for raised characters and Braille. (11B-703.6)

2.2 MANUFACTURERS

A. Interior Flat Signs:
   1. Best Sign Systems, Inc: www.bestsigns.com.
   2. Mohawk Sign Systems, Inc: www.mohawksign.com.
   3. Seton Identification Products: www.seton.com/aec.
   4. Substitutions: See Section 01 60 00 - Product Requirements.

B. Cast Metal Leters:
   1. Metal Arts, www.metalarts.com.
   2. Or equal.
   3. Substitutions: See Section 01 60 00 - Product Requirements.

2.3 INTERIOR SIGNS

A. See drawing sheet 11.01 and 11.02 for additional requirements.
B. ADA-Compliant Interior and Exterior Signage, Borderless:
   1. See drawings for overall requirements for size, style, layout, and braille requirements.
   2. Sign Thickness: 1/4 inch thick or 1/2 inch thick as indicated on drawings.
   3. Construction: One-piece and two-piece with inserts; added-on or engraved characters not acceptable.
   4. Lettering Style: Avenir by Adobe.
   5. Braille: California contracted Grade 2 Braille, placed directly below last line of letters or numbers.
   6. Performance: Non-static, fire-retardant, and self-extinguishing.
   7. Contrast: Letters numbers and symbols shall contrast with background.
   8. Corners: Square and round as drawn.
   9. Color of Plastic: As selected from manufacturer's standard colors.
   10. Finish of Plastic: Matte.
   11. Color of Background: As selected from manufacturer's standard paint colors.
   12. Letter and Number Sizes: See drawings.
   13. Sign Margins: Letters and numbers, 1/2 inch left margin and 3/8 inch top margin.
   14. Sign Sizes: See drawings.

AGENCY APPROVAL:

HARTMANN ARCHITECTURE STUDIO
HARTMANNARCHITECTURESTUDIO.COM
430 S. CARRILLO RD.
OJAI, CALIFORNIA 93023
(805) 530-5559

CONSULTANTS:

SEALS:

PROJECT:

SAN ANTONIO ELEMENTRY SCHOOL CAMPUS - WIDE EXTERIOR PAINTING

OWNER:
OJAI UNIFIED SCHOOL DISTRICT
414 EAST OJAI AVENUE
OJAI, CA 93023
(805) 640-4300
CONTACT: ADAM DUTTER
EMAIL: adutter@ojaiusd.org

PROJECT ADDRESS:
SAN ANTONIO ELEMENTARY SCHOOL
650 CARNE ROAD.
OJAI, CA 93023

OJAI USD PROJECT NO.: 2021-1304

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:
PROJECT NUMBER: 2021.032
PROJECT PHASE: CD
DRAWN BY: PBS
REVIEWED BY: MH

THE ORIGINAL SIZE OF THIS SHEET IS 36"x24". IF THE CURRENT SIZE IS OTHER THAN 36"x24", THEN ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY.

SHEET TITLE:

GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER:

A-003

DATE: 11/1/2021 7:13:26 PM

C. Fire Evacuation, Area of Rescue Assistance and Specialty Signs:
   1. Style: Fire Evacuation and Area of Rescue Assistance Signs by Best Sign Systems.
   2. Emergency Exit Only Signs: 18-1/2 by 6-1/2 inches 'MP' plastic with copy raised with background and symbol painted 2 standard paint colors.
   3. Lettering Style: Typeface as selected, upper case.
   4. Letter and Number Size: As selected.
   5. Lettering Location: Centered on sign..
   6. Symbol Height: As selected.
   7. Braille: Grade 2 Braille, placed directly below last line of letters or numbers.
   8. Corners: Square.

D. Nonilluminated Message-Strip Directories: Extruded-aluminum profiled frame at top and bottom, with sheet metal rear cover, housing changeable message strips in configuration indicated.
   1. Frame:
      a. Top and Bottom Profile: Square.
      b. Side Trim: Aluminum angle.
      c. Depth: Manufacturer's standard 1-1/2- to 2-1/2-inch (38- to 64-mm) frame depth.
      d. Profile Face Dimension: 6 inches (152 mm) high.
      e. Aluminum Finish: Clear anodic.
      f. Cover: Removable, clear acrylic sheet held in place by perimeter frame. Provide suction cup tool for cover removal.
      g. Number of Columns: As indicated on Drawings.
      h. Mounting: Surface.
      i. Header: Copy applied to top section of profiled frame.
      j. Divider Color: As indicated on Drawings.

2.4 DIMENSIONAL CHARACTERS

A. Cast Metal Characters:
   1. Style: Floating.
   2. Height: 9 inches.
   3. Finish: Brushed Aluminum.
   4. Mounting: Pin mounted.
   5. Provide UL Listed LED backlighting at exterior cast metal letters.

B. Field-Applied, Vinyl-Character Signs
   1. Prespaced characters die cut from 3- to 3.5-mil (0.076- to 0.089-mm) thick, weather-resistant vinyl film with release liner on the back and carrier film on the front for on-site alignment and application.
   2. Substrate: Glass

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine installation areas to ensure that conditions are suitable for installation.

B. Examine signage for defects prior to installation. Do not install damaged signage.

3.2 PREPARATION

A. Verify mounting heights and locations for interior signage will comply with referenced standards.

B. Clean mounting locations of dirt, dust, grease or similar conditions that would prevent proper installation.

3.3 INSTALLATION

A. Install signs level, plumb, without distortion, and in proper relationship with adjacent surfaces using manufacturer's recommended standard mounting system.
   1. Mounting: Mount with vinyl foam tape where possible.
      a. Where exposed fasteners are required, use stainless steel or painted to match sign.

B. Remove adhesive from exposed sign surfaces as recommended by manufacturer.

C. Clean signs after installation as recommended by manufacturer.

D. Replace damaged products before Substantial Completion.

TABLE 11B-703.3.1 BRAILLE DIMENSIONS

MEASUREMENT RANGE	MINIMUM TO MAXIMUM
Dot base diameter	0.059 to 0.063 inch
Distance between two dots in the same cell [1]	0.100 inch
Distance between corresponding dots in adjacent cells [1]	0.300 inch
Dot height	0.025 to 0.037 inch
Distance between corresponding dots from one cell directly below [1]	0.395 to 0.400 inch

[1] Measure center to center.

TABLE 11B-703.5.k

HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 inches to less than or equal to 70 inches	less than 72 inches	5/8 inch
	72 inches and greater	5/8 inch, plus 1/8 inch per foot of viewing distance above 72 inches
greater than 70 inches to less than or equal to 120 inches	less than 180 inches	2 inches
	180 inches and greater	2 inches, plus 1/8 inch per foot of viewing distance above 180 inches
greater than 120 inches	less than 21 feet	3 inches
	21 feet and greater	3 inches, plus 1/8 inch per foot of viewing distance above 21 feet

END OF SECTION

STUC-O-FLEX

BEAKGUARD ELASTOMERIC ACRYLIC COATING (PAINT GRADE)
MANUFACTURERS SPECIFICATION / SECTION 09 97 23

PART 1-GENERAL

1.00 SCOPE:
Manufacturer's specifications containing the requirements necessary for proper installation of the Stuc-O-Flex BEAKGUARD Elastomeric Coating (Paint Grade) over a properly prepared substrates.

1.01 DESCRIPTION
A. Provide all labor, materials, and equipment necessary to install the field applied Stuc-O-Flex BEAKGUARD Elastomeric Coating (Paint Grade).

B. Related work specifications:
   1. Section 03 30 00 / Cast-in-Place Concrete
   2. Section 03 41 00 / Precast Structural Concrete
   3. Section 04 20 00 / Unit Masonry Assemblies
   4. Section 07 02 40 / Exterior Insulation and Finish System
   5. Section 09 96 00 / Acrylic Textured Finish
   6. Section 09 24 00 / Portland Cement Plastering

1.02 QUALITY ASSURANCE

A. Qualifications:

1. Manufacturer Qualifications: Company with minimum 15 years of experience in manufacturing of specified products
2. Applicator Qualifications: Company with minimum of 5 years' experience in application of specified products on projects of similar size and scope, and is acceptable to product manufacturer.
   a. Successful completion of a minimum of 5 projects of similar size and complexity to specified Work.

B. Field Sample:

1. Contracted applicator shall provide one (1), 2' by 2' foot sample for each color selection. This will be fabricated using the same tools, equipment and techniques as intended for project installation. Install at project site or pre-selected area of building, using specified material.
2. Apply material in accordance with manufacturer's written application instructions.
3. Approved samples shall be maintained throughout project construction in order to judge completed work for acceptance.
4. Do not destroy sample until application is complete and approved.
5. Obtain Architect's written approval of sample before material application, including color and texture.
6. Perform adhesion tests if any questionable areas are encountered

C. Prior to starting, obtain appropriate approvals from architect and / or building owner.

D. Approved samples shall be maintained throughout project construction in order to judge completed work for acceptance.

E. Stuc-O-Flex BeakGuard Specifications and Specimen Warranty

1.04 DELIVERY, STORAGE, AND HANDLING

A. Materials shall be delivered in original unopened packages with labels clearly visible.
B. Products shall be stored out of direct sunlight, protected from the weather, tightly sealed at temperatures above 40°F.
C. Do not allow product to freeze.
D. Do not apply over moving cracks, control joints, or expansion joints.
E. Do not apply to horizontal traffic-bearing surfaces

1.05 JOB CONDITIONS

A. Ambient temperatures shall be 40°F or greater at time of installation, and will remain so for a minimum 24 hours or protection and heat must be supplemented to insure proper drying.
B. Product installation shall not take place during inclement weather unless adequate protection is provided both during application and until cured. Protect materials from rain or freezing temperatures until dried.
C. High humidity conditions (fog, mist, etc.) can significantly extend drying time.

1.07 PERFORMANCE REQUIREMENTS (MINIMUM)

A.

TEST	METHOD	RESULT
ELONGATION % (FINISH)	ASTM D 2370	305 PERCENT
WATER VAPOR TRANSMISSION	ASTM - 1653	10 GRAINS PER HOUR / SQ. FT. (AVERAGE)
SALT SPRAY RESISTANCE	B-117	300 HOURS NO DELETERIOUS EFFECTS
ACCELERATED WEATHERING	ASTM D 4587	2000 HOURS NO DELETERIOUS EFFECTS
ABSORPTION FREEZE THAW	60 CYCLES	NO CRACKING, CHECKING
TENSILE BOND	ASTM D 2370	200 PSI
WATER PENETRATION TEST	ASTM-E-331	NO WATER PENETRATION OCCURRED ON SUBSTRATE
WATER RESISTANCE TEST	ASTM D-2247	NO CRACKING, BLISTERING, PEELING OR COMPROMISE
MILDEW / FUNGUS RESISTANCE	810 B	NO MOLD OR MILDEW GROWTH DURING TEST
WIND DRIVEN RAIN	TTC 555	MAX. 0.2 LBS GAIN
FIRE TESTING TUNNEL TEST	ASTM E-84	FLAME SPREAD < 25 SMOKE DEVELOPED < 450 CLASS "A" FIRE RATED
FUNGUS RESISTANCE	ASTM D 3273	MINIMUM 8 / NO GROWTH
LOW TEMPERATURE FLEXIBILITY	ASTM D 1737	NO CRACKING

PART 2 - PRODUCTS

2.01 GENERAL

A. In accordance with these specifications all materials required for the installation of BEAKGUARD shall be obtained from STUC-O-FLEX INTERNATIONAL unless otherwise approved in writing.
   Stuc-O-Flex International Inc.
   17639 NE 76th Court
   Redmond, WA 98052
   1-800-305-1045
   425-885-5085 / www.stucoflex.com

2.02 MATERIALS

A. PRIME SEAL (Acrylic based stain blocking primer), protects substrate from moisture, creates uniform porosity and prevents bleed through which could discolor finish coat. (optional - as required / contact technical service) (Optional – as required)
B. ELASTOMERIC JOINT COMPOUND, Stuc-O-Flex Elastomeric Joint Compound offers new technology in flexible sealants. This ready to apply product is specifically designed for treatment of cracks, butt joints or seams in existing surfaces prior to application of Stuc-O-Flex BeakGuard. Stuc-O-Flex Elastomeric Joint Compound is the first component used prior to Prime Seal or Stuc-O-Flex BeakGuard (as required for cracks in the substrate / contact technical service)

C. STUC-O-FLEX BEAKGUARD, as manufactured by STUC-O-FLEX INTERNATIONAL, factory premixed, 100% acrylic based, color integrated, elastomeric finish for use as a decorative protective membrane. Provided in 20 standard colors, special colors upon request. See STUC-O-FLEX standard color chart.

D. WATER, shall be clean and potable in clean containers without any residue or foreign materials.

E. Sealant system shall be of appropriate quality to prevent water intrusion. Consult manufacturers for specific details and specification.

2.03 MIXING AND PREPARATION

A. PRIME SEAL: Mix to a uniform consistency (do not add water)
B. ELASTOMERIC JOINT COMPOUND: Mix to a uniform consistency.
C. STUC-O-FLEX "BEAKGUARD": Using a paddle type mixer agitate material until a homogeneous consistency is obtained. Care should be taken so as NOT to introduce air into finish coat material.
D. Never add modifiers, admixtures or other products not specified to any STUC-O-FLEX manufactured products.

PART 3 – EXECUTION

3.01 INSPECTION

A. Substrate shall be examined for compliance with construction documents and system specifications prior to application of the Stuc-O-Flex BeakGuard.
B. Architect and/or General Contractor will be made aware of any such substrate concerns. Any problem areas shall be rectified before installation may continue.
C. The minimum slope of any surface shall not be less than 4" in 12'.
D. To insure performance substrate system shall be engineered with regard for intended installation.
E. Do not use below grade or on surfaces subject to hydrostatic pressure
F. Substrates shall be cured, clean, dry, and free of form oil, curing compounds or bond breaker.

3.02 INSTALLATION

A. SUBSTRATE: shall comply with Section 1.02 "General" listed above, prior to product applications.
B. ELASTOMERIC JOINT COMPOUND: Using a stainless steel trowel or sheetrock knife apply Joint Compound mixture to all cracks larger than 1/32 inch providing a smooth finished appearance.
   1. Allow to dry minimum 24 hours or until dried below 15% moisture content.

C. PRIME SEAL (Optional): Apply primer with airless sprayer, medium nap roller, or paint brush to all areas which Stuc-O-Flex BeakGuard is to be applied. A uniform pinhole free layer should be provided to insure no shadowing or discoloration will occur from the Stucco substrate.
1. Allow to dry completely.

D. STUC-O-FLEX BEAKGUARD ELASTOMERIC COATING. Apply in color as approved by Architect and/or Client using or appropriate spray equipment or rollers with sufficient manpower and equipment to insure a continuous operation without cold joints, scaffolding lines, etc. Finished wall sections shall match approved job site sample. Coverage and thickness shall vary depending on substrate, method of application. Although to assure proper material thickness, coverage will average approximately 800 Sq. Ft. per 5-gallon pail

1. Mix STUC-O-FLEX BEAKGUARD prior to use with paddle type blade to insure consistency.
2. Small amounts of water may be added to adjust viscosity, 16oz. maximum per 5-gallon pail.

3.03 JOB SITE CLEAN UP

A. STUC-O-FLEX applicator shall remove all excess materials from completed project areas.
B. Coverings, scaffolds, etc. shall be removed.

BEAKGUARD® Woodpecker Deterrent Elastomeric Coating

Description:

"BeakGuard" is a new product concept incorporating a blend of ingredients that offer safe and effective deterrent protection from woodpeckers. These compounds immediately communicate a warning signal to the birds, prompting them to find a more desirable location. The success rate exceeds 70% in preventing further damage. In fact, humans and animals are very sensitive to these components. For example - taste testing has determined that people can detect our ingredients in water at 50 parts per billion.

BeakGuard is a Breathable Elastomeric Acrylic Finish formulated to apply like standard latex paint. Performance on the other hand far exceeds your typical latex product. BeakGuard offers outstanding coating durability, extended service life, provides maximum dirt pick-up resistance and weatherability in a vapor permeable, flexible membrane with exceptional color retention. Although specifically formulated for EIFS and existing acrylic finishes, BeakGuard is easily applied to virtually any exterior surface including wood, fiber-cement, stucco, aluminum or vinyl.

Color
20 standard colors, see color chart for specifics. Special colors available upon request, virtually no limit to selection; see color chart for special color formulation policy.

Container
48 pounds net weight / 5-gallon pail
9 pound / 1 gallon pail

STUC-O-FLEX®

Environmentally Safe:

BeakGuard will not harm woodpeckers or any other bird species. The ingredients in BeakGuard are found in many consumer products today – even nail biting and thumb sucking deterrents for children incorporate this technology. The National Safety Council and American Medical Association recommend similar agents be used, along with other safety measures, in products defined as mild to moderately toxic.

Use
BeakGuard is a decorative "Deterrent" coating reducing the potential of Woodpecker damage for both new and existing buildings. Also used to change the color of existing structures when maximum crack coverage and bridging capabilities are required. BeakGuard provides a durable protection barrier against the environment for most any cladding material.

Advantages
Environmentally Friendly
Will NOT Harm Wildlife
Applies like Standard Latex Paint
Plasticizer Free - Mildew Resistant
Dirt Pickup Resistant – Will not Chalk
Flexible in any Environment
Bridges Hairline Cracks

Adhesion
Excellent adhesion to properly prepared surfaces, EIFS, Acrylic Finishes, Existing Latex Paint, Wood & Fiber-Cement Sidings, Vinyl and all Stuc-O-Flex Finish Products.

Coverage
Approximately 800 square feet per 5 gallon container, depending on substrate & application method. Apply 2 coats of BeakGuard where maximum crack resistance and substrate protection is required.

Surface Preparation
Substrate must be clean, dry, and free from all loose or foreign materials prior to application.

Application

BeakGuard may be applied by brush, roller, paint pad or appropriate spray equipment. Thinning of the product is not recommended. BeakGuard should be screened prior to spray application. Back-rolling is recommended when applying over acrylic finishes or other textured substrates. BeakGuard should be applied at a minimum thickness of 7 - 10 wet mils per coat.
Avoid application of different batches side by side (always box pails from different batch numbers). Check color for proper match prior to application. Ambient temperatures shall be 40°F or greater at time of installation, and will remain so for a minimum 24 hours or protection and heat shall be supplemented to ensure proper drying.

Typical dry time is 24 hours, depending on climate. Drying time can be greatly affected by low temperatures and/or high humidity. Do not allow product to freeze or allow exposure to rain while drying. Allow additional time during humid and/or cold temperatures.

Note: BeakGuard has over 305% elongation characteristics. The thicker the material is applied, the greater the ability to bridge cracks in the existing substrate.

Physical properties

TEST	METHOD	RESULT
ELONGATION % (FINISH)		305 PERCENT
WATER VAPOR TRANSMISSION	ASTM-E96	10 GRAINS PER HOUR / SQ. FT. (AVERAGE)
SALT SPRAY RESISTANCE	B-117	300 HOURS NO DELETERIOUS EFFECTS
ACCELERATED WEATHERING	G-23-81	2000 HOURS NO DELETERIOUS EFFECTS
ABSORPTION FREEZE THAW	60 CYCLES	NO CRACKING, CHECKING
TENSILE BOND	ASTM C-297	127.9 PSIF
WATER PENETRATION TEST	ASTM-E-331	NO WATER PENETRATION OCCURRED ON SUBSTRATE
WATER RESISTANCE TEST	ASTM D-2247	NO CRACKING, BLISTERING, PEELING OR COMPROMISE
MILDEW / FUNGUS RESISTANCE	810 B	NO MOLD OR MILDEW GROWTH DURING TEST
WIND DRIVEN RAIN		NO DELAMINATION, NO WATER INTRUSION
FIRE TESTING TUNNEL TEST	ASTM E-84	FLAME SPREAD < 25 SMOKE DEVELOPED < 450 CLASS "A" FIRE RATED

Storage
Protect from freezing. Store in a cool, dry area out of direct sunlight in a tightly sealed container. Recommended storage temperature between 40-90° F.

Clean-up
Water soluble when wet. Clean tools and equipment with water immediately after use. Dried material is very difficult to remove. See BeakGuard Handling Instruction!

Proper Handling & Precautions

Educating new BeakGuard users to the **EXTREMELY** unpleasant taste!

1. Ingredients in BeakGuard® have an incredibly repulsive taste but also have a 50-year safety record in consumer products around the world.
2. Chocolate is the only thing we know that helps reduces the horrible taste.
3. BeakGuard is Safe: The ingredients are even used in children's products to stop thumb-sucking and nail-biting, in toys and cosmetics to stop ingestion. Even State and Federal regulations as outlined below:
   a. FDA- use as ethanol denaturant for cosmetics in US and 40+ other countries.
   b. State Laws: compliance antifreeze ingestion deterrent agent laws.
   c. EPA- approved additive used to prevent pesticide ingestions.
   d. OSHA – required in respirator fit testing for nurses, firemen, first responders.

To Reduce Potential Mouth Exposure:
Follow these Recommendations Below:

1. Extremely Unpleasant if gets inside Mouth!!! **Chocolate will help lessen the taste**.
2. Use disposable gloves.
3. Do not touch anything else before clean-up.
4. Handle very carefully to avoid unpleasant taste.
5. Clean up by washing hands with soap & water.
6. Rinse hands with 3% Hydrogen Peroxide, which destroys BeakGuard.
7. Use 3% Hydrogen Peroxide to wipe down exterior of containers, any contact surfaces or items that may have come in contact with BeakGuard

See SDS for Additional Precautions

Limitations
1. Ambient and surface temperatures must be above 40°F during application and drying period.
2. BeakGuard should never be used on horizontal surfaces (exceptions – ceilings, soffits, etc.).
3. Product performance is directly related to substrate integrity.
4. BeakGuard is a vertical wall coating. Small areas can be sloped; those surfaces shall be minimum 4 in 12 pitch.
5. Never cover BeakGuard with solvent based materials.

Shelf Life
One year, if protected from direct sunlight and freezing temperatures.

Distributor:

Stuc-O-Flex International, Inc.
17639 NE 67th Court
Redmond, WA 98052
1-800-305-1045
1-425-885-5085
1-425-869-0107 Fax
Info@stucoflex.com (E-mail)
www.stucoflex.com (Web page)

AGENCY APPROVAL:

HARTMANN ARCHITECTURE STUDIO
HARTMANNARCHITECTURESTUDIO.COM
430 S. CARRILLO RD.
OJAI, CALIFORNIA 93023
(805) 530-5559

CONSULTANTS:

SEALS:

LICENSED ARCHITECT MARTIN EWALD HARTMANN
C 37789
STATE OF CALIFORNIA
10 / 31 / 21

PROJECT:

SAN ANTONIO ELEMENTRY SCHOOL CAMPUS - WIDE EXTERIOR PAINTING

OWNER:
OJAI UNIFIED SCHOOL DISTRICT
414 EAST OJAI AVENUE
OJAI, CA 93023
(805) 640-4300
CONTACT: ADAM DUTTER
EMAIL: adutter@ojaiusd.org

PROJECT ADDRESS:
SAN ANTONIO ELEMENTARY SCHOOL
650 CARNE ROAD.
OJAI, CA 93023

OJAI USD PROJECT NO.: 2021-1304

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:
PROJECT NUMBER: 2021.032
PROJECT PHASE: CD
DRAWN BY: PBS
REVIEWED BY: MH

THE ORIGINAL SIZE OF THIS SHEET IS 36"x24". IF THE CURRENT SIZE IS OTHER THAN 36"x24", THEN ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY.

SHEET TITLE:

GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER:

A-004

DATE: 11/1/2021 7:13:29 PM

FIELD VERIFY NO. OF PICNIC TABLES & BENCHES DURING BID WALK

47 NOTE: ADD'L STRIPING NOT SHOWN. FIELD VERIFY PRIOR TO BID.

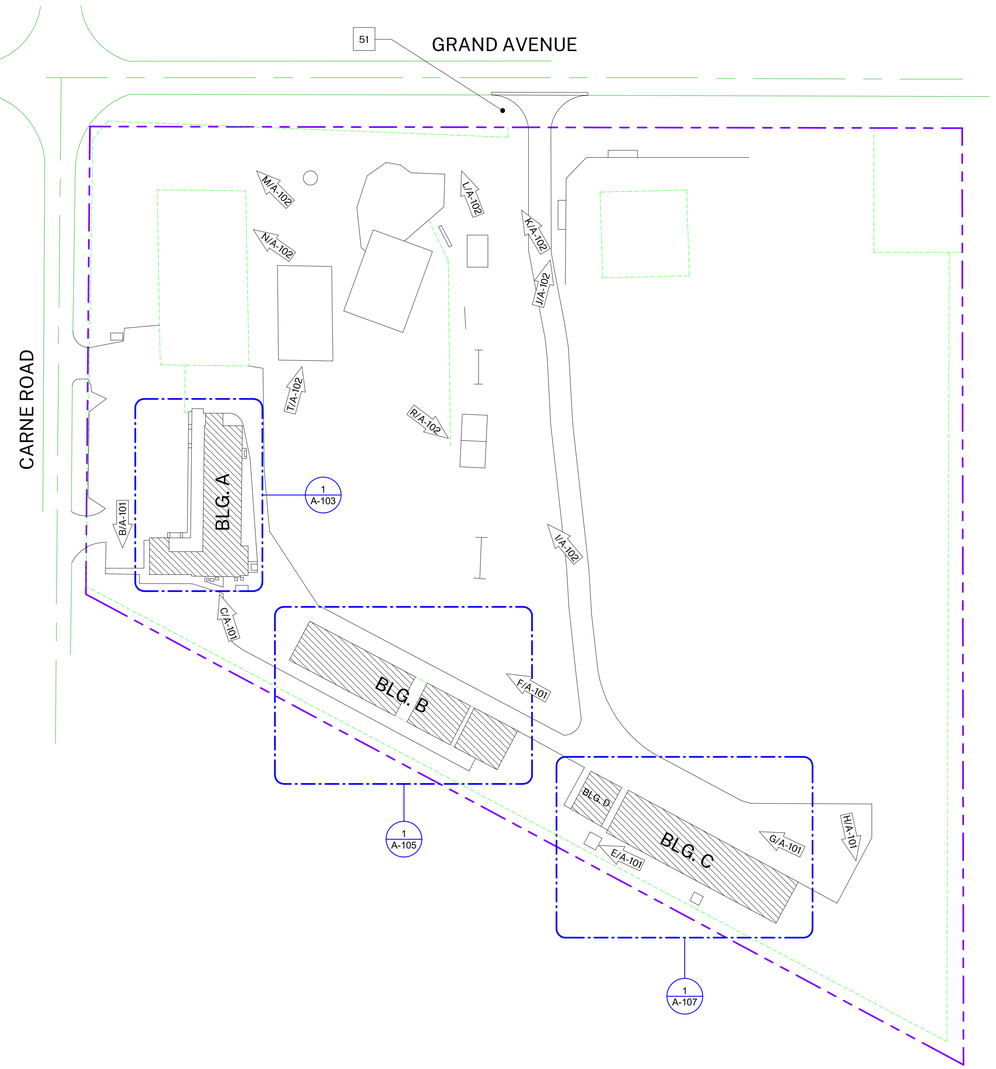
SHEET KEYNOTES

NOTE: NOT ALL KEYNOTES USED ON EVERY SHEET

1. PAINT COLOR 1
2. PAINT COLOR 2
3. PAINT COLOR 3
4. REMOVE / PAINT WALL / REINSTALL: EXISTING SIGN
5. PROTECT IN PLACE: EXISTING SECURITY CAMERA TYPICAL AT ALL LOCATIONS
6. PREP / PAINT: UTILITY CONDUITS, CABINETS & HVAC TO MATCH WALL BEYOND. U.N.O.
7. PREP / PAINT: EXISTING SIGNAGE IN PLACE
8. PREP / PAINT: EXISTING LOUVERS AND/OR VENTS, TYPICAL
9. REMOVE / PAINT WALL / REINSTALL: LIGHT FIXTURE ESCUTCHEON PLATE OR LIGHT FIXTURE ITSELF TO WALL SURFACE BEHIND. TYPICAL AT ALL LIGHT FIXTURES U.N.O.
10. PREP / PAINT: EXISTING GUTTERS AND DOWNSPOUTS. DO NOT PAINT PRE-FINISHED COMPONENTS.
11. PROTECT IN PLACE: EXISTING GUTTERS AND LEADERHEADS
12. PROTECT IN PLACE: EXISTING LIGHT FIXTURE / SPEAKER / FIRE ALARM DEVICE
13. PREP / PAINT: EXISTING HVAC DUCTWORK WHERE ALREADY PAINTED. U.N.O.
14. PROTECT IN PLACE: EXISTING MURAL. PAINT WALLS AROUND MURAL TO MATCH EXISTING BUILDING COLOR SCHEME. TOUCH-UP/REPAINT MURALS WHERE PAINTED TO MATCH EXISTING.
15. PROTECT IN PLACE: EXISTING DRINKING FOUNTAIN
16. PREP / PAINT: EXISTING PAINTED DRINKING FOUNTAIN CANE DETECTION RAILS
17. PREP / PAINT / SEAL: EXISTING WOOD DISPLAY CASES, FIELD VERIFY STAIN COLOR + SEALER SHEEN
18. REMOVE / DISCARD: EXISTING SIGN
19. REMOVE ACCESSIBLE SIGN / PAINT WALL / REINSTALL
20. PROTECT IN PLACE: EXISTING CONCRETE, CMU OR TILE
21. PREP / PAINT: EXISTING CONCRETE / CMU WALL
22. PREP / PAINT: EXISTING METAL FENCE & GATE
23. PROTECT IN PLACE: EXISTING MECHANICAL EQUIPMENT
24. PREP / PAINT: EXISTING STORAGE CONTAINER, ALL SIDES AND TOP, PAINT COLOR 2
25. PREP / PAINT: EXISTING WOOD BENCH / SEATS AND PICNIC TABLES
26. PREP / PAINT: EXISTING CMU WALLS. PAINT INSIDE AND OUTSIDE OF ENCLOSURE AND DOORS.
27. PREP / PAINT: EXISTING DOOR OR WINDOW METAL SECURITY GRATING
28. PATCH / REPAIR / PREP / PRIME / PAINT: EXISTING PLASTER, SEE 1&3/A-201
29. PREP / PAINT: METAL PARAPET WALL CAP
30. PREP / PAINT: PLASTERED ROOF TOP EQUIPMENT SCREEN WALLS INSIDE AND OUT
31. CONTINUE WAINSCOAT AROUND ENTIRE PERIMETER OF BUILDING INCLUDING RECESSED DOOR AND WINDOW RETURNS
32. PREP / PAINT: EXISTING RAIL W/ GALVANIZED COATING
33. REMOVE / REPLACE CEILING LIGHTS, OWNER PROVIDED
34. EXISTING MURAL, PAINT OVER MURAL
35. PROTECT IN PLACE: EXISTING SIGN/PLAQUE
36. PREP / PAINT SAFETY YELLOW
37. REMOVE / PAINT / REINSTALL EQUIPMENT
38. PATCH W/ EPOXY FILL. PAINT W/ BEAK GUARD PAINT PER SPECS
39. PREP / PAINT: EXISTING WINDOW FRAMES & MUNTINS
40. REMOVE / DISCARD AS NOTED
41. PROTECT IN PLACE AS NOTED
42. RESTRIPE ACCESSIBLE PARKING AISLE & WALK WAY. SEE DETAIL 5/A-201
43. PREP / PAINT ROOF VENTS GRAY TO MATCH (E) ROOF
44. REMOVE / PAINT / REINSTALL BACKPACK RACKS
45. ACCESSIBLE PARKING I.D. SIGNS, SEE 3/A-201
46. PATCH / PREP / PAINT INSIDE AND OUT WOOD WINDOW COLOR 2
47. REPAINT ASPHALT STRIPING, MATCH EXISTING COLORS AND CONFIGURATIONS
48. CLEAR EARTH AWAY FROM WALLS, REGRADE EARTH AROUND BUILDING PERIMETER TO SLOPE AWAY FROM CONCRETE FOOTING A MINIMUM OF 5% FOR 10 FEET
49. WASH EXISTING LIGHT BOLLARDS INCLUDING LENS COVERS
50. PREP / PAINT FIRE DEPARTMENT RED
51. PREP / PAINT EXISTING MAILBOX AND POST
52. PAINT COLOR 4

CAMPUS BUILDING INFO

BUILDING NAME	DSA APP. NOS. / A#'s	USE	OCCUPANCY	CONSTRUCTON TYPE	BUILDING AREA	FIRE SPRINKLERS
BUILDING A	13008 03-104379	ADMIN / MULTIPUPOSE	E	V-B	3750 +/-	NO
BUILDING B	9144 13008 54126 03-104379	CLASSROOMS & RESTROOMS	E	V-B	4670 +/-	NO
BUILDING C	03-106166 03-107321	CLASSROOMS	E	V-B	4460 +/-	NO
BUILDING D	03-108534	RESTROOMS	E	V-B	740 +/-	NO



1 MASTER SITE PLAN
1" = 50'-0"

GENERAL NOTES

1. SITE PLAN IS SCHEMATIC TO ONLY SHOW APPROXIMATE BUILDING LOCATIONS. FOR DETAILS OF SITE PAINTING SCOPE.

COLOR LEGEND AND NOTES

COLOR 1	-	BABY'S BREATH	DUNN EDWARDS: DE342
COLOR 2	-	BLACK EYES	DUNN EDWARDS: DE3083
COLOR 3	-	WOOD STAIN/SEALANT	TBD
COLOR 4	-	INDIGO	SHERWIN WILLIAMS: SW6531

1. PHOTOS WITH KEYNOTES ARE CREATED ELECTRONICALLY AND ARE INTENDED TO BE VIEWED IN COLOR TO SEE LOCATIONS OF COLORS ON THE BUILDINGS. CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATIONS AND DIMENSIONS OF COLORS PRIOR TO BID.

AGENCY APPROVAL:

HARTMANN ARCHITECTURE STUDIO
HARTMANNARCHITECTURESTUDIO.COM
430 S. CARRILLO RD.
OJAI, CALIFORNIA 93023
(805) 530-5559

CONSULTANTS:

SEALS:

LICENSED ARCHITECT MARTIN EWALD HARTMANN
C 37789
10 / 31 / 21
RENEWAL
STATE OF CALIFORNIA

PROJECT:

SAN ANTONIO ELEMENTRY SCHOOL CAMPUS - WIDE EXTERIOR PAINTING

OWNER:
OJAI UNIFIED SCHOOL DISTRICT
414 EAST OJAI AVENUE
OJAI, CA 93023
(805) 640-4300
CONTACT: ADAM DUTTER
EMAIL: adutter@ojaiusd.org

PROJECT ADDRESS:
SAN ANTONIO ELEMENTARY SCHOOL
650 CARNE ROAD.
OJAI, CA 93023

OJAI USD PROJECT NO.: 2021-1304

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:

PROJECT NUMBER:	2021.032
PROJECT PHASE:	CD
DRAWN BY:	PBS
REVIEWED BY:	MH

THE ORIGINAL SIZE OF THIS SHEET IS 36"x24". IF THE CURRENT SIZE IS OTHER THAN 36"x24", THEN ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY.

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-101

DATE: 11/1/2021 7:13:31 PM

25 | 1 TYP. FIELD VERIFY EXACT NUMBER

GENERAL NOTES

1. BUILDING PLANS ARE SCHEMATIC TO ONLY SHOW APPROXIMATE OVERALL BUILDING DIMENSIONS, DOOR QUANTITIES AND APPROXIMATE DOOR LOCATIONS AND ARE PROVIDED AS A CONVENIENCE FOR BIDDING. FIELD VERIFY CONDITIONS PRIOR TO BID. REFER TO SHEET KEYNOTES, PHOTOS, AND LEGENDS FOR ADDITIONAL INFORMATION.
2. ALL EXISTING PAINTED EXTERIOR WALLS OF BUILDING, PAINTED ROOF EAVES, OVERHANGS, CONDUITS, CABINTES, LOUVERS, VENTS, DUCTS AND ROOF EAVES AND GABLES INCLUDED IN THE SCOPE OF WORK ARE TO BE REPAINTED COLORS AS LISTED AND AS DETAILED IN THESE DRAWINGS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.
3. ALL EXISTING UNPAINTED EXTERIOR SURFACES ARE TO REMAIN UNPAINTED UNLESS NOTED OTHERWISE. PROTECT IN PLACE ALL UNPAINTED SURFACES.
4. CAREFULLY PRUNE SHRUBS AND PLANTS AND REMOVE WEEDS AND PLANTINGS AT BASE OF WALL TO BARE EARTH TO ALLOW FOR COMPLETE WALL COVERAGE.
5. PAINT ALL DOORS, DOOR FRAMES, WINDOWS AND TRIM THROUGHOUT. DO NOT PAINT ALUMINUM WINDOWS. PROTECT IN PLACE.
6. TYPICAL WORK AT EXISTING SIGNS TO REMAIN: REMOVE SIGN, PAINT BEHIND SIGN, CLEAN SIGN, REINSTALL SIGN UNLESS NOTED OTHERWISE.
7. REMOVE AND DISCARD ALL CLASSROOM SIGNS. FIELD VERIFY LOCATIONS WITH DISTRICT.
8. THERE WILL BE TRIM PIECES PAINTED WITH A BLUE ACCENT COLOR IN LOCATIONS TO BE DETERMINED BY THE DISTRICT DURING THE BIDDING PROCESS.

COLOR LEGEND AND NOTES

COLOR 1	-	BABY'S BREATH	DUNN EDWARDS: DE342
COLOR 2	-	BLACK EYES	DUNN EDWARDS: DE3083
COLOR 3	-	WOOD STAIN/SEALANT	TBD
COLOR 4	-	INDIGO	SHERWIN WILLIAMS: SW6531

1. PHOTOS WITH KEYNOTES ARE CREATED ELECTRONICALLY AND ARE INTENDED TO BE VIEWED IN COLOR TO SEE LOCATIONS OF COLORS ON THE BUILDINGS. CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATIONS AND DIMENSIONS OF COLORS PRIOR TO BID.

SHEET KEYNOTES

NOTE: NOT ALL KEYNOTES USED ON EVERY SHEET

1. PAINT COLOR 1
2. PAINT COLOR 2
3. PAINT COLOR 3
4. REMOVE / PAINT WALL / REINSTALL: EXISTING SIGN
5. PROTECT IN PLACE: EXISTING SECURITY CAMERA TYPICAL AT ALL LOCATIONS
6. PREP / PAINT: UTILITY CONDUITS, CABINETS & HVAC TO MATCH WALL BEYOND. U.N.O.
7. PREP / PAINT: EXISTING SIGNAGE IN PLACE
8. PREP / PAINT: EXISTING LOUVERS AND/OR VENTS, TYPICAL
9. REMOVE / PAINT WALL / REINSTALL: LIGHT FIXTURE ESCUTCHEON PLATE OR LIGHT FIXTURE ITSELF TO WALL SURFACE BEHIND. TYPICAL AT ALL LIGHT FIXTURES U.N.O.
10. PREP / PAINT: EXISTING GUTTERS AND DOWNSPOUTS. DO NOT PAINT PRE-FINISHED COMPONENTS.
11. PROTECT IN PLACE: EXISTING GUTTERS AND LEADERHEADS
12. PROTECT IN PLACE: EXISTING LIGHT FIXTURE / SPEAKER / FIRE ALARM DEVICE
13. PREP / PAINT: EXISTING HVAC DUCTWORK WHERE ALREADY PAINTED, U.N.O.
14. PROTECT IN PLACE: EXISTING MURAL. PAINT WALLS AROUND MURAL TO MATCH EXISTING BUILDING COLOR SCHEME. TOUCH-UP/REPAINT MURALS WHERE PAINTED TO MATCH EXISTING.
15. PROTECT IN PLACE: EXISTING DRINKING FOUNTAIN
16. PREP / PAINT: EXISTING PAINTED DRINKING FOUNTAIN CANE DETECTION RAILS
17. PREP / PAINT / SEAL: EXISTING WOOD DISPLAY CASES, FIELD VERIFY STAIN COLOR + SEALER SHEEN
18. REMOVE / DISCARD: EXISTING SIGN
19. REMOVE ACCESSIBLE SIGN / PAINT WALL / REINSTALL
20. PROTECT IN PLACE: EXISTING CONCRETE, CMU OR TILE
21. PREP / PAINT: EXISTING CONCRETE / CMU WALL
22. PREP / PAINT: EXISTING METAL FENCE & GATE
23. PROTECT IN PLACE: EXISTING MECHANICAL EQUIPMENT
24. PREP / PAINT: EXISTING STORAGE CONTAINER, ALL SIDES AND TOP, PAINT COLOR 2
25. PREP / PAINT: EXISTING WOOD BENCH / SEATS AND PICNIC TABLES
26. PREP / PAINT: EXISTING CMU WALLS. PAINT INSIDE AND OUTSIDE OF ENCLOSURE AND DOORS.
27. PREP / PAINT: EXISTING DOOR OR WINDOW METAL SECURITY GRATING
28. PATCH / REPAIR / PREP / PRIME / PAINT: EXISTING PLASTER, SEE 1&3/A-201
29. PREP / PAINT: METAL PARAPET WALL CAP
30. PREP / PAINT: PLASTERED ROOF TOP EQUIPMENT SCREEN WALLS INSIDE AND OUT
31. CONTINUE WAINSCOAT AROUND ENTIRE PERIMETER OF BUILDING INCLUDING RECESSED DOOR AND WINDOW RETURNS
32. PREP / PAINT: EXISTING RAIL W/ GALVANIZED COATING
33. REMOVE / REPLACE CEILING LIGHTS, OWNER PROVIDED
34. EXISTING MURAL, PAINT OVER MURAL
35. PROTECT IN PLACE: EXISTING SIGN/PLAQUE
36. PREP / PAINT SAFETY YELLOW
37. REMOVE / PAINT / REINSTALL EQUIPMENT
38. PATCH W/ EPOXY FILL. PAINT W/ BEAK GUARD PAINT PER SPECS
39. PREP / PAINT: EXISTING WINDOW FRAMES & MUNTINS
40. REMOVE / DISCARD AS NOTED
41. PROTECT IN PLACE AS NOTED
42. RESTRIPE ACCESSIBLE PARKING AISLE & WALK WAY. SEE DETAIL 5/A-201
43. PREP / PAINT ROOF VENTS GRAY TO MATCH (E) ROOF
44. REMOVE / PAINT / REINSTALL BACKPACK RACKS
45. ACCESSIBLE PARKING I.D. SIGNS, SEE 3/A-201
46. PATCH / PREP / PAINT INSIDE AND OUT WOOD WINDOW COLOR 2
47. REPAINT ASPHALT STRIPING, MATCH EXISTING COLORS AND CONFIGURATIONS
48. CLEAR EARTH AWAY FROM WALLS, REGRADE EARTH AROUND BUILDING PERIMETER TO SLOPE AWAY FROM CONCRETE FOOTING A MINIMUM OF 5% FOR 10 FEET
49. WASH EXISTING LIGHT BOLLARDS INCLUDING LENS COVERS
50. PREP / PAINT FIRE DEPARTMENT RED
51. PREP / PAINT EXISTING MAILBOX AND POST
52. PAINT COLOR 4

AGENCY APPROVAL:

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HARTMANNARCHITECTURESTUDIO.COM
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(805) 530-5559

CONSULTANTS:

SEALS:

LICENSED ARCHITECT MARTIN EWALD HARTMANN
C 37789
10 / 31 / 21
STATE OF CALIFORNIA

PROJECT:

SAN ANTONIO ELEMENTRY SCHOOL CAMPUS - WIDE EXTERIOR PAINTING

OWNER:
OJAI UNIFIED SCHOOL DISTRICT
414 EAST OJAI AVENUE
OJAI, CA 93023
(805) 640-4300
CONTACT: ADAM DUTTER
EMAIL: adutter@ojaiusd.org

PROJECT ADDRESS:
SAN ANTONIO ELEMENTARY SCHOOL
650 CARNE ROAD.
OJAI, CA 93023

OJAI USD PROJECT NO.: 2021-1304

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:
PROJECT NUMBER: 2021.032
PROJECT PHASE: CD
DRAWN BY: PBS
REVIEWED BY: MH

THE ORIGINAL SIZE OF THIS SHEET IS 36"x24". IF THE CURRENT SIZE IS OTHER THAN 36"x24", THEN ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY.

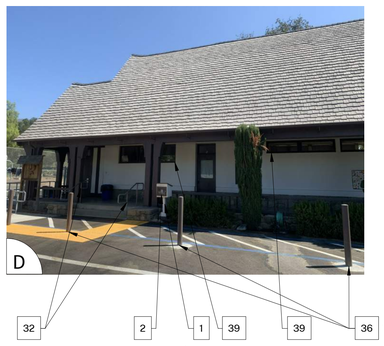
SHEET TITLE:

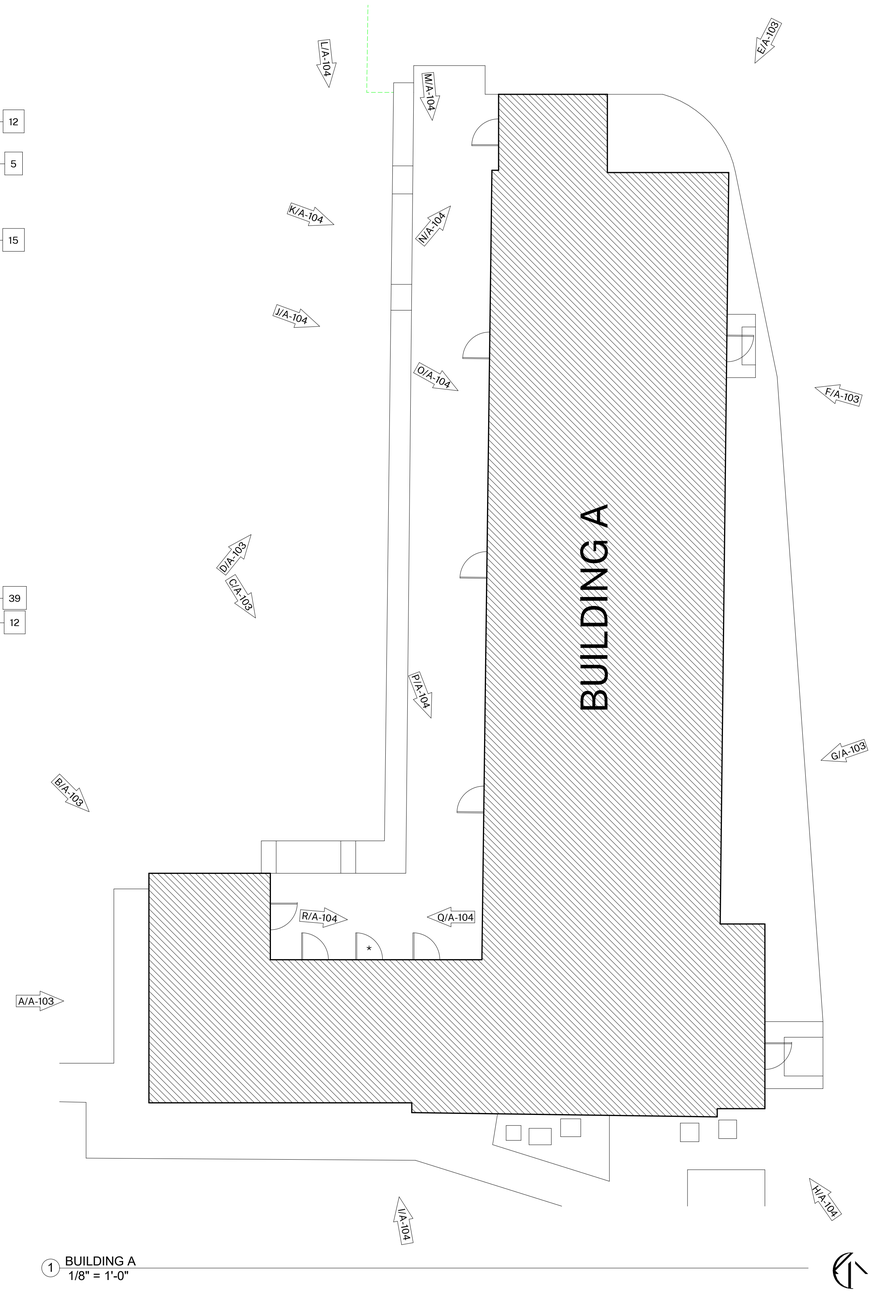
SITE PLAN

SHEET NUMBER:

A-102

DATE: 11/1/2021 7:13:33 PM





1 BUILDING A
1/8" = 1'-0"

GENERAL NOTES

1. BUILDING PLANS ARE SCHEMATIC TO ONLY SHOW APPROXIMATE OVERALL BUILDING DIMENSIONS, DOOR QUANTITIES AND APPROXIMATE DOOR LOCATIONS AND ARE PROVIDED AS A CONVENIENCE FOR BIDDING. FIELD VERIFY CONDITIONS PRIOR TO BID. REFER TO SHEET KEYNOTES, PHOTOS, AND LEGENDS FOR ADDITIONAL INFORMATION.
2. ALL EXISTING PAINTED EXTERIOR WALLS OF BUILDING, PAINTED ROOF EAVES, OVERHANGS, CONDUITS, CABINTES, LOUVERS, VENTS, DUCTS AND ROOF EAVES AND GABLES INCLUDED IN THE SCOPE OF WORK ARE TO BE REPAINTED COLORS AS LISTED AND AS DETAILED IN THESE DRAWINGS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.
3. ALL EXISTING UNPAINTED EXTERIOR SURFACES ARE TO REMAIN UNPAINTED UNLESS NOTED OTHERWISE. PROTECT IN PLACE ALL UNPAINTED SURFACES.
4. CAREFULLY PRUNE SHRUBS AND PLANTS AND REMOVE WEEDS AND PLANTINGS AT BASE OF WALL TO BARE EARTH TO ALLOW FOR COMPLETE WALL COVERAGE.
5. PAINT ALL DOORS, DOOR FRAMES, WINDOWS AND TRIM THROUGHOUT. DO NOT PAINT ALUMINUM WINDOWS. PROTECT IN PLACE.
6. TYPICAL WORK AT EXISTING SIGNS TO REMAIN: REMOVE SIGN, PAINT BEHIND SIGN, CLEAN SIGN, REINSTALL SIGN UNLESS NOTED OTHERWISE.
7. REMOVE AND DISCARD ALL CLASSROOM SIGNS. FIELD VERIFY LOCATIONS WITH DISTRICT.
8. THERE WILL BE TRIM PIECES PAINTED WITH A BLUE ACCENT COLOR IN LOCATIONS TO BE DETERMINED BY THE DISTRICT DURING THE BIDDING PROCESS.

COLOR LEGEND AND NOTES

COLOR 1	-	BABY'S BREATH	DUNN EDWARDS: DE342
COLOR 2	-	BLACK EYES	DUNN EDWARDS: DE3083
COLOR 3	-	WOOD STAIN/SEALANT	TBD
COLOR 4	-	INDIGO	SHERWIN WILLIAMS: SW6531

1. PHOTOS WITH KEYNOTES ARE CREATED ELECTRONICALLY AND ARE INTENDED TO BE VIEWED IN COLOR TO SEE LOCATIONS OF COLORS ON THE BUILDINGS. CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATIONS AND DIMENSIONS OF COLORS PRIOR TO BID.

SHEET KEYNOTES

NOTE: NOT ALL KEYNOTES USED ON EVERY SHEET

1. PAINT COLOR 1
2. PAINT COLOR 2
3. PAINT COLOR 3
4. REMOVE / PAINT WALL / REINSTALL: EXISTING SIGN
5. PROTECT IN PLACE: EXISTING SECURITY CAMERA TYPICAL AT ALL LOCATIONS
6. PREP / PAINT: UTILITY CONDUITS, CABINETS & HVAC TO MATCH WALL BEYOND. U.N.O.
7. PREP / PAINT: EXISTING SIGNAGE IN PLACE
8. PREP / PAINT: EXISTING LOUVERS AND/OR VENTS, TYPICAL
9. REMOVE / PAINT WALL / REINSTALL: LIGHT FIXTURE ESCUTCHEON PLATE OR LIGHT FIXTURE ITSELF TO WALL SURFACE BEHIND. TYPICAL AT ALL LIGHT FIXTURES U.N.O.
10. PREP / PAINT: EXISTING GUTTERS AND DOWNSPOUTS. DO NOT PAINT PRE-FINISHED COMPONENTS.
11. PROTECT IN PLACE: EXISTING GUTTERS AND LEADERHEADS
12. PROTECT IN PLACE: EXISTING LIGHT FIXTURE / SPEAKER / FIRE ALARM DEVICE
13. PREP / PAINT: EXISTING HVAC DUCTWORK WHERE ALREADY PAINTED. U.N.O.
14. PROTECT IN PLACE: EXISTING MURAL. PAINT WALLS AROUND MURAL TO MATCH EXISTING BUILDING COLOR SCHEME. TOUCH-UP/REPAINT MURALS WHERE PAINTED TO MATCH EXISTING.
15. PROTECT IN PLACE: EXISTING DRINKING FOUNTAIN
16. PREP / PAINT: EXISTING PAINTED DRINKING FOUNTAIN CANE DETECTION RAILS
17. PREP / PAINT / SEAL: EXISTING WOOD DISPLAY CASES, FIELD VERIFY STAIN COLOR + SEALER SHEEN
18. REMOVE / DISCARD: EXISTING SIGN
19. REMOVE ACCESSIBLE SIGN / PAINT WALL / REINSTALL
20. PROTECT IN PLACE: EXISTING CONCRETE, CMU OR TILE
21. PREP / PAINT: EXISTING CONCRETE / CMU WALL
22. PREP / PAINT: EXISTING METAL FENCE & GATE
23. PROTECT IN PLACE: EXISTING MECHANICAL EQUIPMENT
24. PREP / PAINT: EXISTING STORAGE CONTAINER, ALL SIDES AND TOP, PAINT COLOR 2
25. PREP / PAINT: EXISTING WOOD BENCH / SEATS AND PICNIC TABLES
26. PREP / PAINT: EXISTING CMU WALLS. PAINT INSIDE AND OUTSIDE OF ENCLOSURE AND DOORS.
27. PREP / PAINT: EXISTING DOOR OR WINDOW METAL SECURITY GRATING
28. PATCH / REPAIR / PREP / PRIME / PAINT: EXISTING PLASTER, SEE 1&3/A-201
29. PREP / PAINT: METAL PARAPET WALL CAP
30. PREP / PAINT: PLASTERED ROOF TOP EQUIPMENT SCREEN WALLS INSIDE AND OUT
31. CONTINUE WAINSCOAT AROUND ENTIRE PERIMETER OF BUILDING INCLUDING RECESSED DOOR AND WINDOW RETURNS
32. PREP / PAINT: EXISTING RAIL W/ GALVANIZED COATING
33. REMOVE / REPLACE CEILING LIGHTS. OWNER PROVIDED
34. EXISTING MURAL, PAINT OVER MURAL
35. PROTECT IN PLACE: EXISTING SIGN/PLAQUE
36. PREP / PAINT SAFETY YELLOW
37. REMOVE / PAINT / REINSTALL EQUIPMENT
38. PATCH W/ EPOXY FILL. PAINT W/ BEAK GUARD PAINT PER SPECS
39. PREP / PAINT: EXISTING WINDOW FRAMES & MUNTINS
40. REMOVE / DISCARD AS NOTED
41. PROTECT IN PLACE AS NOTED
42. RESTRIPE ACCESSIBLE PARKING AISLE & WALK WAY. SEE DETAIL 5/A-201
43. PREP / PAINT ROOF VENTS GRAY TO MATCH (E) ROOF
44. REMOVE / PAINT / REINSTALL BACKPACK RACKS
45. ACCESSIBLE PARKING I.D. SIGNS, SEE 3/A-201
46. PATCH / PREP / PAINT INSIDE AND OUT WOOD WINDOW COLOR 2
47. REPAINT ASPHALT STRIPING, MATCH EXISTING COLORS AND CONFIGURATIONS
48. CLEAR EARTH AWAY FROM WALLS, REGRADE EARTH AROUND BUILDING PERIMETER TO SLOPE AWAY FROM CONCRETE FOOTING A MINIMUM OF 5% FOR 10 FEET
49. WASH EXISTING LIGHT BOLLARDS INCLUDING LENS COVERS
50. PREP / PAINT FIRE DEPARTMENT RED
51. PREP / PAINT EXISTING MAILBOX AND POST
52. PAINT COLOR 4

SYMBOL LEGEND

EXISTING DOOR: FIELD VERIFY SIZES AND CONDITIONS, PAINT DOOR WARNING STRIPING ON LANDING AT ALL OUTSWINGING EXTERIOR DOORS U.N.O. PREP/PAINT EXTERIOR DOOR, DOOR FRAME, TRIM. PAINT DOOR EDGES, TOPS, AND EXTERIOR HALF OF JAMBS AND FRAMES.

EXISTING RESTROOM DOOR: FIELD VERIFY SIZES AND CONDITIONS, PAINT DOOR WARNING STRIPING ON LANDING AT ALL OUTSWINGING EXTERIOR DOORS U.N.O. PAINT EXTERIOR DOOR FACE, FRAME EXTERIOR AND INTERIOR JAMB TO FACE OF DOOR STOP. PROVIDE RESTROOM IDENTIFICATION DOOR SIGNAGE ON EXTERIOR AND INTERIOR WHERE DOORS ARE PROPPED OPEN. SEE 2/A-201.

AGENCY APPROVAL:

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HARTMANNARCHITECTURESTUDIO.COM
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REVIEWED BY: MH

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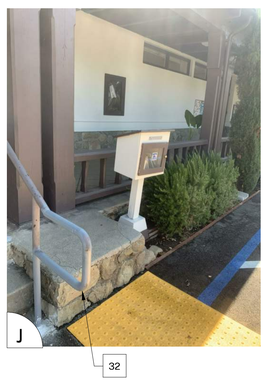
SHEET TITLE:

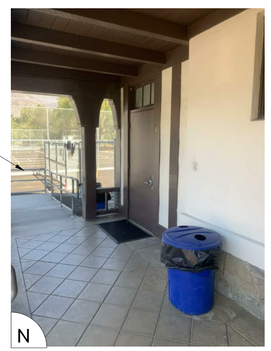
BUILDING A

SHEET NUMBER:

A-103

DATE: 11/1/2021 7:13:34 PM





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COLOR 2	-	BLACK EYES	DUNN EDWARDS: DE3083
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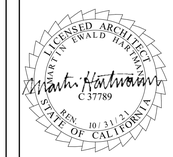

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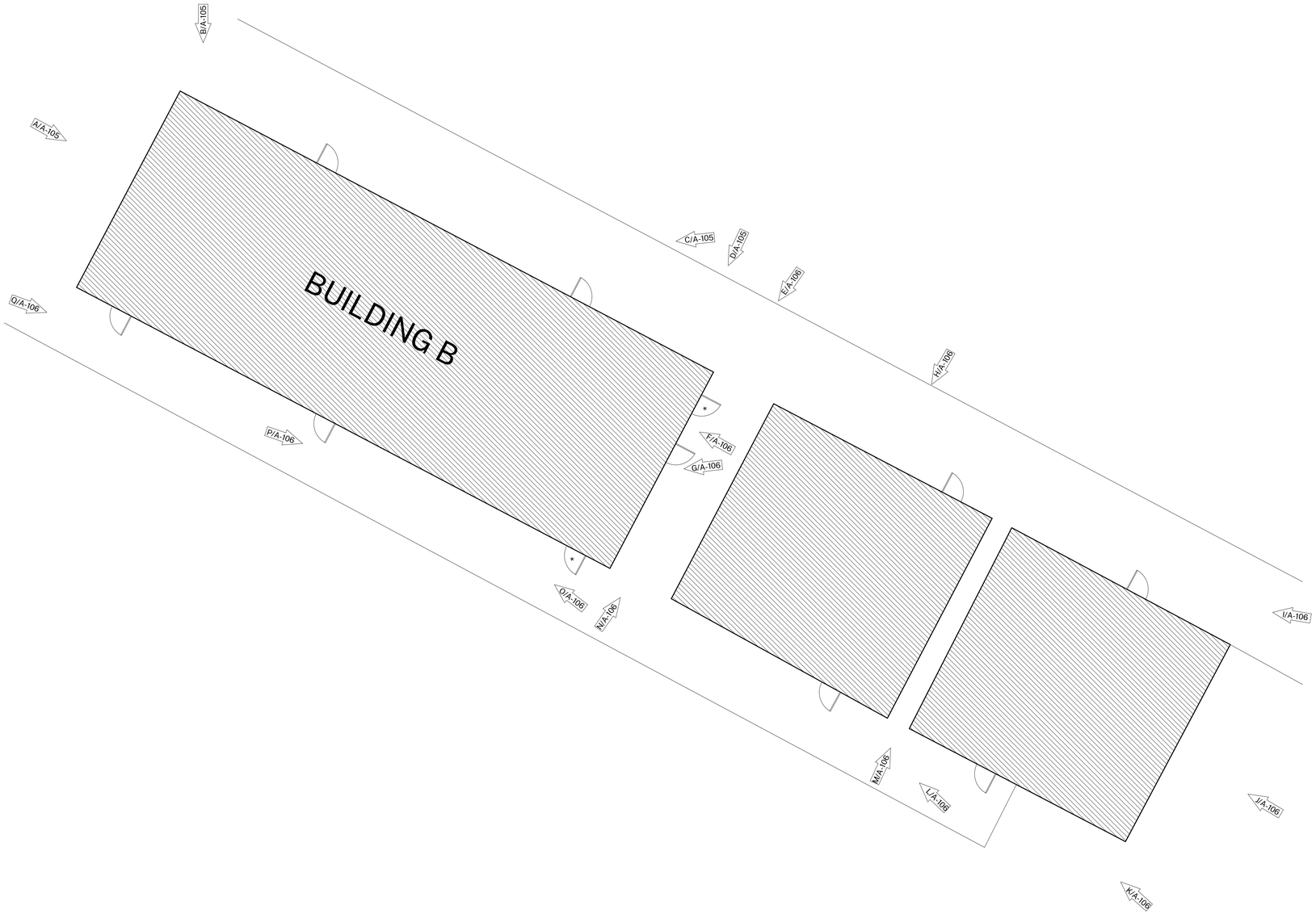
SHEET TITLE:

BUILDING A

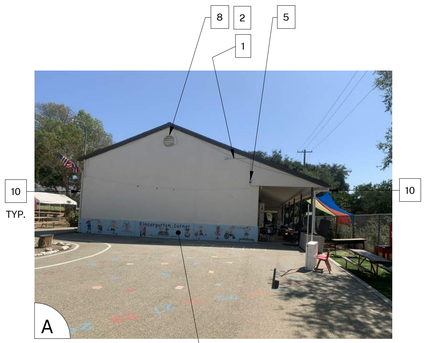
SHEET NUMBER:

A-104

DATE: 11/1/2021 7:13:36 PM



1 BUILDING B
1/8" = 1'-0"



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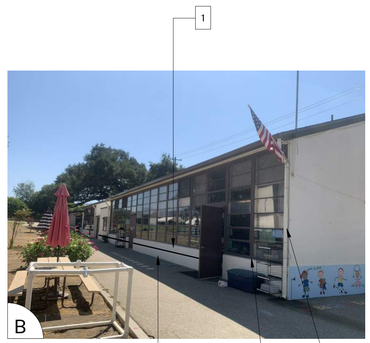

2

FIELD VERIFY COUNT

3

4

5

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44. REMOVE / PAINT / REINSTALL BACKPACK RACKS
45. ACCESSIBLE PARKING I.D. SIGNS, SEE 3/A-201
46. PATCH / PREP / PAINT INSIDE AND OUT WOOD WINDOW COLOR 2
47. REPAINT ASPHALT STRIPING, MATCH EXISTING COLORS AND CONFIGURATIONS
48. CLEAR EARTH AWAY FROM WALLS. REGRADE EARTH AROUND BUILDING PERIMETER TO SLOPE AWAY FROM CONCRETE FOOTING A MINIMUM OF 5% FOR 10 FEET
49. WASH EXISTING LIGHT BOLLARDS INCLUDING LENS COVERS
50. PREP / PAINT FIRE DEPARTMENT RED
51. PREP / PAINT EXISTING MAILBOX AND POST
52. PAINT COLOR 4

SYMBOL LEGEND

EXISTING DOOR: FIELD VERIFY SIZES AND CONDITIONS, PAINT DOOR WARNING STRIPING ON LANDING AT ALL OUTSWINGING EXTERIOR DOORS U.N.O. PREP/PAINT EXTERIOR DOOR, DOOR FRAME, TRIM. PAINT DOOR EDGES, TOPS, AND EXTERIOR HALF OF JAMBS AND FRAMES.

*

EXISTING RESTROOM DOOR: FIELD VERIFY SIZES AND CONDITIONS, PAINT DOOR WARNING STRIPING ON LANDING AT ALL OUTSWINGING EXTERIOR DOORS U.N.O. PAINT EXTERIOR DOOR FACE, FRAME EXTERIOR AND INTERIOR JAMB TO FACE OF DOOR STOP. PROVIDE RESTROOM IDENTIFICATION DOOR SIGNAGE ON EXTERIOR AND INTERIOR WHERE DOORS ARE PROPPED OPEN. SEE 2/A-201.

AGENCY APPROVAL:

HARTMANN ARCHITECTURE STUDIO
HARTMANNARCHITECTURESTUDIO.COM
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(805) 530-5559

CONSULTANTS:

SEALS:

LICENSED ARCHITECT MARTIN EWALD HARTMANN
C 37789
REN 10/31/21
STATE OF CALIFORNIA

PROJECT:

SAN ANTONIO ELEMENTRY SCHOOL CAMPUS - WIDE EXTERIOR PAINTING

OWNER:
OJAI UNIFIED SCHOOL DISTRICT
414 EAST OJAI AVENUE
OJAI, CA 93023
(805) 640-4300
CONTACT: ADAM DUTTER
EMAIL: adutter@ojaiusd.org

PROJECT ADDRESS:
SAN ANTONIO ELEMENTARY SCHOOL
650 CARNE ROAD.
OJAI, CA 93023

OJAI USD PROJECT NO.: 2021-1304

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:
PROJECT NUMBER: 2021.032
PROJECT PHASE: CD
DRAWN BY: PBS
REVIEWED BY: MH

THE ORIGINAL SIZE OF THIS SHEET IS 36"x24". IF THE CURRENT SIZE IS OTHER THAN 36"x24", THEN ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY.

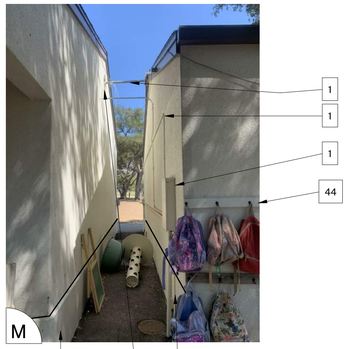
SHEET TITLE:

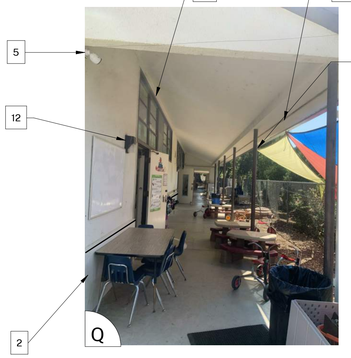
BUILDING B

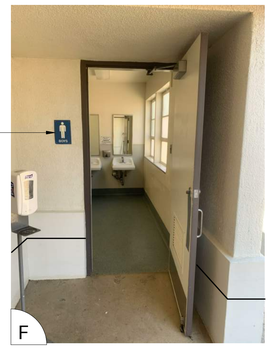
SHEET NUMBER:

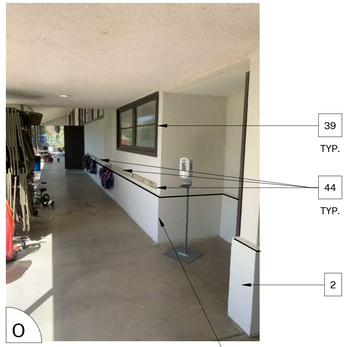
A-105

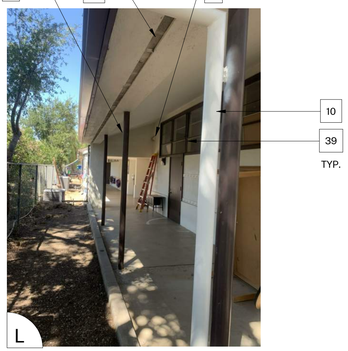
DATE: 11/1/2021 7:13:37 PM

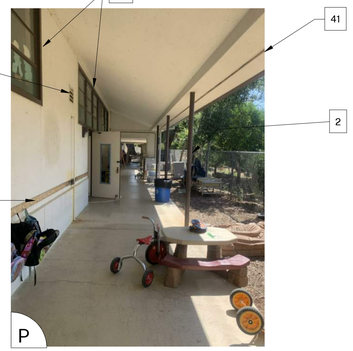












GENERAL NOTES

1. BUILDING PLANS ARE SCHEMATIC TO ONLY SHOW APPROXIMATE OVERALL BUILDING DIMENSIONS, DOOR QUANTITIES AND APPROXIMATE DOOR LOCATIONS AND ARE PROVIDED AS A CONVENIENCE FOR BIDDING. FIELD VERIFY CONDITIONS PRIOR TO BID. REFER TO SHEET KEYNOTES, PHOTOS, AND LEGENDS FOR ADDITIONAL INFORMATION.
2. ALL EXISTING PAINTED EXTERIOR WALLS OF BUILDING, PAINTED ROOF EAVES, OVERHANGS, CONDUITS, CABINTES, LOUVERS, VENTS, DUCTS AND ROOF EAVES AND GABLES INCLUDED IN THE SCOPE OF WORK ARE TO BE REPAINTED COLORS AS LISTED AND AS DETAILED IN THESE DRAWINGS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.
3. ALL EXISTING UNPAINTED EXTERIOR SURFACES ARE TO REMAIN UNPAINTED UNLESS NOTED OTHERWISE. PROTECT IN PLACE ALL UNPAINTED SURFACES.
4. CAREFULLY PRUNE SHRUBS AND PLANTS AND REMOVE WEEDS AND PLANTINGS AT BASE OF WALL TO BARE EARTH TO ALLOW FOR COMPLETE WALL COVERAGE.
5. PAINT ALL DOORS, DOOR FRAMES, WINDOWS AND TRIM THROUGHOUT. DO NOT PAINT ALUMINUM WINDOWS. PROTECT IN PLACE.
6. TYPICAL WORK AT EXISTING SIGNS TO REMAIN: REMOVE SIGN, PAINT BEHIND SIGN, CLEAN SIGN, REINSTALL SIGN UNLESS NOTED OTHERWISE.
7. REMOVE AND DISCARD ALL CLASSROOM SIGNS. FIELD VERIFY LOCATIONS WITH DISTRICT.
8. THERE WILL BE TRIM PIECES PAINTED WITH A BLUE ACCENT COLOR IN LOCATIONS TO BE DETERMINED BY THE DISTRICT DURING THE BIDDING PROCESS.

COLOR LEGEND AND NOTES

COLOR 1	-	BABY'S BREATH	DUNN EDWARDS: DE342
COLOR 2	-	BLACK EYES	DUNN EDWARDS: DE3083
COLOR 3	-	WOOD STAIN/SEALANT	TBD
COLOR 4	-	INDIGO	SHERWIN WILLIAMS: SW6531

1. PHOTOS WITH KEYNOTES ARE CREATED ELECTRONICALLY AND ARE INTENDED TO BE VIEWED IN COLOR TO SEE LOCATIONS OF COLORS ON THE BUILDINGS. CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATIONS AND DIMENSIONS OF COLORS PRIOR TO BID.

SHEET KEYNOTES

NOTE: NOT ALL KEYNOTES USED ON EVERY SHEET

1. PAINT COLOR 1
2. PAINT COLOR 2
3. PAINT COLOR 3
4. REMOVE / PAINT WALL / REINSTALL: EXISTING SIGN
5. PROTECT IN PLACE: EXISTING SECURITY CAMERA TYPICAL AT ALL LOCATIONS
6. PREP / PAINT: UTILITY CONDUITS, CABINETS & HVAC TO MATCH WALL BEYOND. U.N.O.
7. PREP / PAINT: EXISTING SIGNAGE IN PLACE
8. PREP / PAINT: EXISTING LOUVERS AND/OR VENTS, TYPICAL
9. REMOVE / PAINT WALL / REINSTALL: LIGHT FIXTURE ESCUTCHEON PLATE OR LIGHT FIXTURE ITSELF TO WALL SURFACE BEHIND. TYPICAL AT ALL LIGHT FIXTURES U.N.O.
10. PREP / PAINT: EXISTING GUTTERS AND DOWNSPOUTS. DO NOT PAINT PRE-FINISHED COMPONENTS.
11. PROTECT IN PLACE: EXISTING GUTTERS AND LEADERHEADS
12. PROTECT IN PLACE: EXISTING LIGHT FIXTURE / SPEAKER / FIRE ALARM DEVICE
13. PREP / PAINT: EXISTING HVAC DUCTWORK WHERE ALREADY PAINTED, U.N.O.
14. PROTECT IN PLACE: EXISTING MURAL. PAINT WALLS AROUND MURAL TO MATCH EXISTING BUILDING COLOR SCHEME. TOUCH-UP/REPAINT MURALS WHERE PAINTED TO MATCH EXISTING.
15. PROTECT IN PLACE: EXISTING DRINKING FOUNTAIN
16. PREP / PAINT: EXISTING PAINTED DRINKING FOUNTAIN CANE DETECTION RAILS
17. PREP / PAINT / SEAL: EXISTING WOOD DISPLAY CASES, FIELD VERIFY STAIN COLOR + SEALER SHEEN
18. REMOVE / DISCARD: EXISTING SIGN
19. REMOVE ACCESSIBLE SIGN / PAINT WALL / REINSTALL
20. PROTECT IN PLACE: EXISTING CONCRETE, CMU OR TILE
21. PREP / PAINT: EXISTING CONCRETE / CMU WALL
22. PREP / PAINT: EXISTING METAL FENCE & GATE
23. PROTECT IN PLACE: EXISTING MECHANICAL EQUIPMENT
24. PREP / PAINT: EXISTING STORAGE CONTAINER, ALL SIDES AND TOP, PAINT COLOR 2
25. PREP / PAINT: EXISTING WOOD BENCH / SEATS AND PICNIC TABLES
26. PREP / PAINT: EXISTING CMU WALLS. PAINT INSIDE AND OUTSIDE OF ENCLOSURE AND DOORS.
27. PREP / PAINT: EXISTING DOOR OR WINDOW METAL SECURITY GRATING
28. PATCH / REPAIR / PREP / PRIME / PAINT: EXISTING PLASTER, SEE 1&3/A-201
29. PREP / PAINT: METAL PARAPET WALL CAP
30. PREP / PAINT: PLASTERED ROOF TOP EQUIPMENT SCREEN WALLS INSIDE AND OUT
31. CONTINUE WAINSCOAT AROUND ENTIRE PERIMETER OF BUILDING INCLUDING RECESSED DOOR AND WINDOW RETURNS
32. PREP / PAINT: EXISTING RAIL W/ GALVANIZED COATING
33. REMOVE / REPLACE CEILING LIGHTS, OWNER PROVIDED
34. EXISTING MURAL, PAINT OVER MURAL
35. PROTECT IN PLACE: EXISTING SIGN/PLAQUE
36. PREP / PAINT SAFETY YELLOW
37. REMOVE / PAINT / REINSTALL EQUIPMENT
38. PATCH W/ EPOXY FILL. PAINT W/ BEAK GUARD PAINT PER SPECS
39. PREP / PAINT: EXISTING WINDOW FRAMES & MUNTINS
40. REMOVE / DISCARD AS NOTED
41. PROTECT IN PLACE AS NOTED
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44. REMOVE / PAINT / REINSTALL BACKPACK RACKS
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46. PATCH / PREP / PAINT INSIDE AND OUT WOOD WINDOW COLOR 2
47. REPAINT ASPHALT STRIPING, MATCH EXISTING COLORS AND CONFIGURATIONS
48. CLEAR EARTH AWAY FROM WALLS, REGRADE EARTH AROUND BUILDING PERIMETER TO SLOPE AWAY FROM CONCRETE FOOTING A MINIMUM OF 5% FOR 10 FEET
49. WASH EXISTING LIGHT BOLLARDS INCLUDING LENS COVERS
50. PREP / PAINT FIRE DEPARTMENT RED
51. PREP / PAINT EXISTING MAILBOX AND POST
52. PAINT COLOR 4

AGENCY APPROVAL:

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HARTMANNARCHITECTURESTUDIO.COM
430 S. CARRILLO RD.
OJAI, CALIFORNIA 93023
(805) 530-5559

CONSULTANTS:

SEALS:

LICENSED ARCHITECT MARTIN EWALD HARTMANN C 37789 10/31/21 STATE OF CALIFORNIA

PROJECT:

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OWNER:
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EMAIL: adutter@ojaiusd.org

PROJECT ADDRESS:
SAN ANTONIO ELEMENTARY SCHOOL
650 CARNE ROAD.
OJAI, CA 93023

OJAI USD PROJECT NO.: 2021-1304

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:
PROJECT NUMBER: 2021.032
PROJECT PHASE: CD
DRAWN BY: PBS
REVIEWED BY: MH

THE ORIGINAL SIZE OF THIS SHEET IS 36"x24". IF THE CURRENT SIZE IS OTHER THAN 36"x24", THEN ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY.

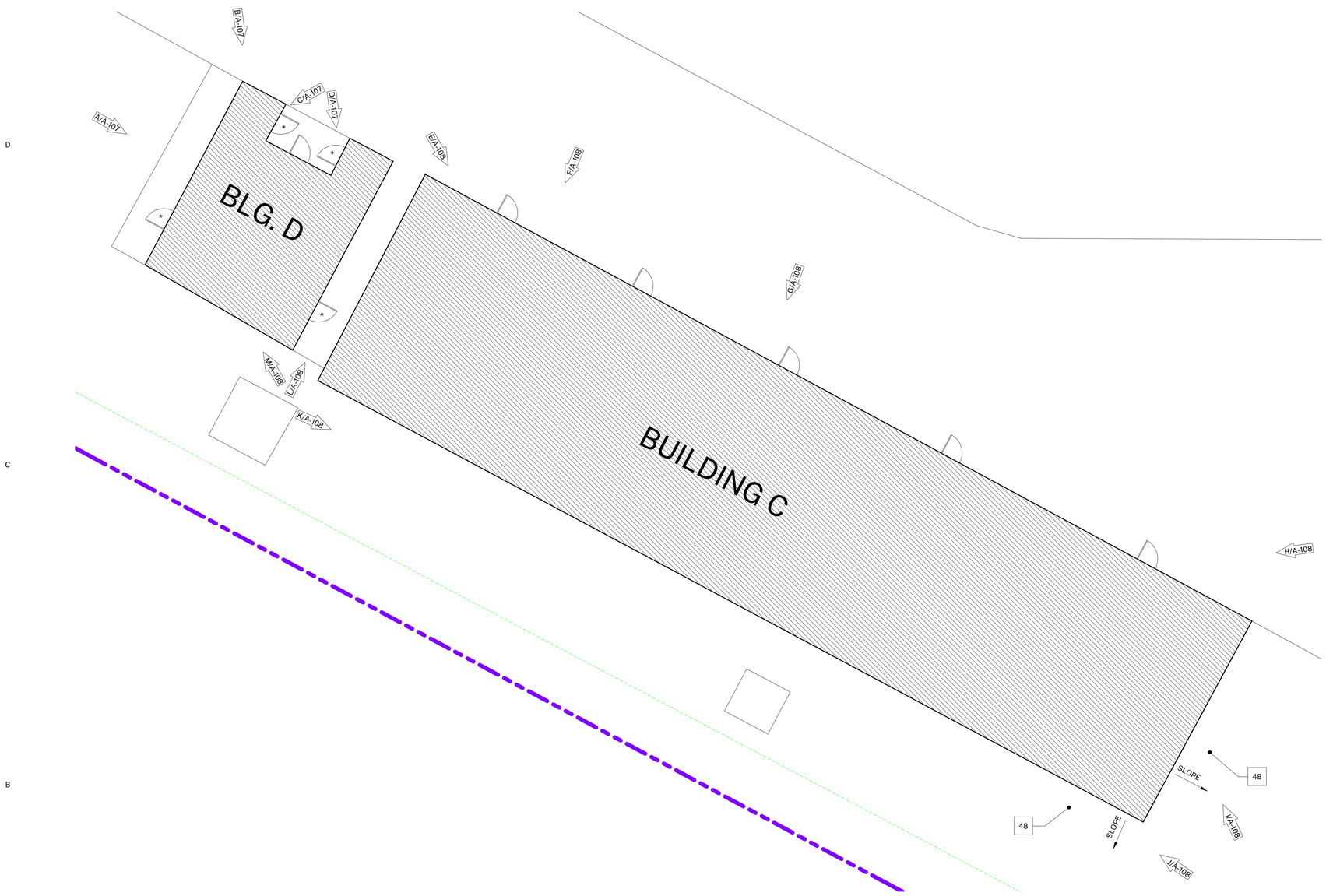
SHEET TITLE:

BUILDING B

SHEET NUMBER:

A-106

DATE: 11/1/2021 7:13:39 PM



1 BUILDING C & D
1/8" = 1'-0"

GENERAL NOTES

1. BUILDING PLANS ARE SCHEMATIC TO ONLY SHOW APPROXIMATE OVERALL BUILDING DIMENSIONS, DOOR QUANTITIES AND APPROXIMATE DOOR LOCATIONS AND ARE PROVIDED AS A CONVENIENCE FOR BIDDING. FIELD VERIFY CONDITIONS PRIOR TO BID. REFER TO SHEET KEYNOTES, PHOTOS, AND LEGENDS FOR ADDITIONAL INFORMATION.
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6. TYPICAL WORK AT EXISTING SIGNS TO REMAIN: REMOVE SIGN, PAINT BEHIND SIGN, CLEAN SIGN, REINSTALL SIGN UNLESS NOTED OTHERWISE.
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COLOR LEGEND AND NOTES

COLOR 1	-	BABY'S BREATH	DUNN EDWARDS: DE342
COLOR 2	-	BLACK EYES	DUNN EDWARDS: DE3083
COLOR 3	-	WOOD STAIN/SEALANT	TBD
COLOR 4	-	INDIGO	SHERWIN WILLIAMS: SW6531

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SHEET KEYNOTES

NOTE: NOT ALL KEYNOTES USED ON EVERY SHEET

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3. PAINT COLOR 3
4. REMOVE / PAINT WALL / REINSTALL: EXISTING SIGN
5. PROTECT IN PLACE: EXISTING SECURITY CAMERA TYPICAL AT ALL LOCATIONS
6. PREP / PAINT: UTILITY CONDUITS, CABINETS & HVAC TO MATCH WALL BEYOND. U.N.O.
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8. PREP / PAINT: EXISTING LOUVERS AND/OR VENTS, TYPICAL
9. REMOVE / PAINT WALL / REINSTALL: LIGHT FIXTURE ESCUTCHEON PLATE OR LIGHT FIXTURE ITSELF TO WALL SURFACE BEHIND. TYPICAL AT ALL LIGHT FIXTURES U.N.O.
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11. PROTECT IN PLACE: EXISTING GUTTERS AND LEADERHEADS
12. PROTECT IN PLACE: EXISTING LIGHT FIXTURE / SPEAKER / FIRE ALARM DEVICE
13. PREP / PAINT: EXISTING HVAC DUCTWORK WHERE ALREADY PAINTED, U.N.O.
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22. PREP / PAINT: EXISTING METAL FENCE & GATE
23. PROTECT IN PLACE: EXISTING MECHANICAL EQUIPMENT
24. PREP / PAINT: EXISTING STORAGE CONTAINER, ALL SIDES AND TOP, PAINT COLOR 2
25. PREP / PAINT: EXISTING WOOD BENCH / SEATS AND PICNIC TABLES
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40. REMOVE / DISCARD AS NOTED
41. PROTECT IN PLACE AS NOTED
42. RESTRIPE ACCESSIBLE PARKING AISLE & WALK WAY. SEE DETAIL 5/A-201
43. PREP / PAINT ROOF VENTS GRAY TO MATCH (E) ROOF
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46. PATCH / PREP / PAINT INSIDE AND OUT WOOD WINDOW COLOR 2
47. REPAINT ASPHALT STRIPING, MATCH EXISTING COLORS AND CONFIGURATIONS
48. CLEAR EARTH AWAY FROM WALLS. REGRADE EARTH AROUND BUILDING PERIMETER TO SLOPE AWAY FROM CONCRETE FOOTING A MINIMUM OF 5% FOR 10 FEET
49. WASH EXISTING LIGHT BOLLARDS INCLUDING LENS COVERS
50. PREP / PAINT FIRE DEPARTMENT RED
51. PREP / PAINT EXISTING MAILBOX AND POST
52. PAINT COLOR 4

SYMBOL LEGEND

EXISTING DOOR: FIELD VERIFY SIZES AND CONDITIONS, PAINT DOOR WARNING STRIPING ON LANDING AT ALL OUTSWINGING EXTERIOR DOORS U.N.O. PREP/PAINT EXTERIOR DOOR, DOOR FRAME, TRIM. PAINT DOOR EDGES, TOPS, AND EXTERIOR HALF OF JAMBS AND FRAMES.

EXISTING RESTROOM DOOR: FIELD VERIFY SIZES AND CONDITIONS, PAINT DOOR WARNING STRIPING ON LANDING AT ALL OUTSWINGING EXTERIOR DOORS U.N.O. PAINT EXTERIOR DOOR FACE, FRAME EXTERIOR AND INTERIOR JAMB TO FACE OF DOOR STOP. PROVIDE RESTROOM IDENTIFICATION DOOR SIGNAGE ON EXTERIOR AND INTERIOR WHERE DOORS ARE PROPPED OPEN. SEE 2/A-201.

AGENCY APPROVAL:

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CONSULTANTS:

SEALS:

LICENSED ARCHITECT MARTIN EWALD HARTMANN C 37789 REN 10/31/21 STATE OF CALIFORNIA

PROJECT:

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PROJECT ADDRESS:
SAN ANTONIO ELEMENTARY SCHOOL
650 CARNE ROAD.
OJAI, CA 93023

OJAI USD PROJECT NO.: 2021-1304

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:

PROJECT NUMBER:	2021.032
PROJECT PHASE:	CD
DRAWN BY:	PBS
REVIEWED BY:	MH

THE ORIGINAL SIZE OF THIS SHEET IS 36"x24". IF THE CURRENT SIZE IS OTHER THAN 36"x24", THEN ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY.

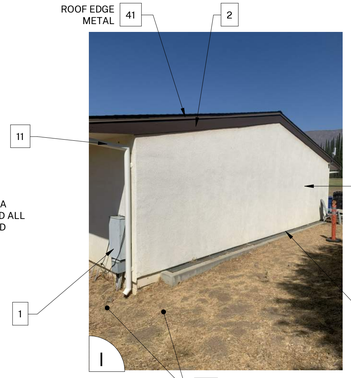
SHEET TITLE:

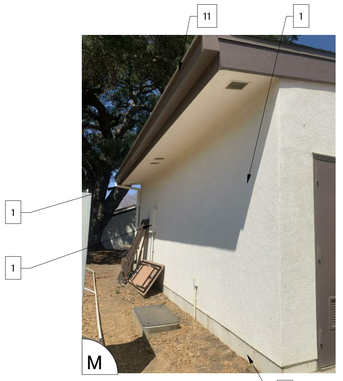
BUILDING C & D

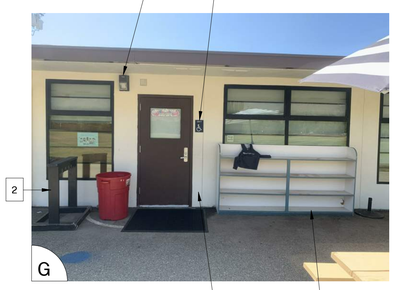
SHEET NUMBER:

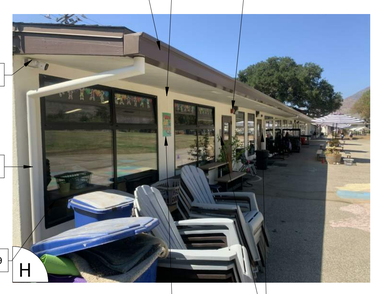
A-107

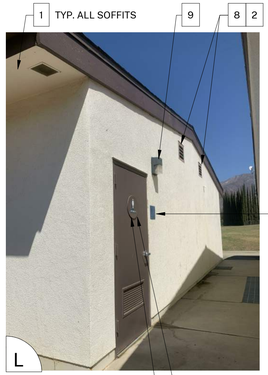
DATE: 11/1/2021 7:13:40 PM











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2. ALL EXISTING PAINTED EXTERIOR WALLS OF BUILDING, PAINTED ROOF EAVES, OVERHANGS, CONDUITS, CABINTES, LOUVERS, VENTS, DUCTS AND ROOF EAVES AND GABLES INCLUDED IN THE SCOPE OF WORK ARE TO BE REPAINTED COLORS AS LISTED AND AS DETAILED IN THESE DRAWINGS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.
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4. CAREFULLY PRUNE SHRUBS AND PLANTS AND REMOVE WEEDS AND PLANTINGS AT BASE OF WALL TO BARE EARTH TO ALLOW FOR COMPLETE WALL COVERAGE.
5. PAINT ALL DOORS, DOOR FRAMES, WINDOWS AND TRIM THROUGHOUT. DO NOT PAINT ALUMINUM WINDOWS. PROTECT IN PLACE.
6. TYPICAL WORK AT EXISTING SIGNS TO REMAIN: REMOVE SIGN, PAINT BEHIND SIGN, CLEAN SIGN, REINSTALL SIGN UNLESS NOTED OTHERWISE.
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COLOR LEGEND AND NOTES

COLOR 1	-	BABY'S BREATH	DUNN EDWARDS: DE342
COLOR 2	-	BLACK EYES	DUNN EDWARDS: DE3083
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2. PAINT COLOR 2
3. PAINT COLOR 3
4. REMOVE / PAINT WALL / REINSTALL: EXISTING SIGN
5. PROTECT IN PLACE: EXISTING SECURITY CAMERA TYPICAL AT ALL LOCATIONS
6. PREP / PAINT: UTILITY CONDUITS, CABINETS & HVAC TO MATCH WALL BEYOND. U.N.O.
7. PREP / PAINT: EXISTING SIGNAGE IN PLACE
8. PREP / PAINT: EXISTING LOUVERS AND/OR VENTS, TYPICAL
9. REMOVE / PAINT WALL / REINSTALL: LIGHT FIXTURE ESCUTCHEON PLATE OR LIGHT FIXTURE ITSELF TO WALL SURFACE BEHIND. TYPICAL AT ALL LIGHT FIXTURES U.N.O.
10. PREP / PAINT: EXISTING GUTTERS AND DOWNSPOUTS. DO NOT PAINT PRE-FINISHED COMPONENTS.
11. PROTECT IN PLACE: EXISTING GUTTERS AND LEADERHEADS
12. PROTECT IN PLACE: EXISTING LIGHT FIXTURE / SPEAKER / FIRE ALARM DEVICE
13. PREP / PAINT: EXISTING HVAC DUCTWORK WHERE ALREADY PAINTED, U.N.O.
14. PROTECT IN PLACE: EXISTING MURAL. PAINT WALLS AROUND MURAL TO MATCH EXISTING BUILDING COLOR SCHEME. TOUCH-UP/REPAINT MURALS WHERE PAINTED TO MATCH EXISTING.
15. PROTECT IN PLACE: EXISTING DRINKING FOUNTAIN
16. PREP / PAINT: EXISTING PAINTED DRINKING FOUNTAIN CANE DETECTION RAILS
17. PREP / PAINT / SEAL: EXISTING WOOD DISPLAY CASES, FIELD VERIFY STAIN COLOR + SEALER SHEEN
18. REMOVE / DISCARD: EXISTING SIGN
19. REMOVE ACCESSIBLE SIGN / PAINT WALL / REINSTALL
20. PROTECT IN PLACE: EXISTING CONCRETE, CMU OR TILE
21. PREP / PAINT: EXISTING CONCRETE / CMU WALL
22. PREP / PAINT: EXISTING METAL FENCE & GATE
23. PROTECT IN PLACE: EXISTING MECHANICAL EQUIPMENT
24. PREP / PAINT: EXISTING STORAGE CONTAINER, ALL SIDES AND TOP, PAINT COLOR 2
25. PREP / PAINT: EXISTING WOOD BENCH / SEATS AND PICNIC TABLES
26. PREP / PAINT: EXISTING CMU WALLS. PAINT INSIDE AND OUTSIDE OF ENCLOSURE AND DOORS.
27. PREP / PAINT: EXISTING DOOR OR WINDOW METAL SECURITY GRATING
28. PATCH / REPAIR / PREP / PRIME / PAINT: EXISTING PLASTER, SEE 18/3/A-201
29. PREP / PAINT: METAL PARAPET WALL CAP
30. PREP / PAINT: PLASTERED ROOF TOP EQUIPMENT SCREEN WALLS INSIDE AND OUT
31. CONTINUE WAINSCOAT AROUND ENTIRE PERIMETER OF BUILDING INCLUDING RECESSED DOOR AND WINDOW RETURNS
32. PREP / PAINT: EXISTING RAIL W/ GALVANIZED COATING
33. REMOVE / REPLACE CEILING LIGHTS. OWNER PROVIDED
34. EXISTING MURAL, PAINT OVER MURAL
35. PROTECT IN PLACE: EXISTING SIGN/PLAQUE
36. PREP / PAINT SAFETY YELLOW
37. REMOVE / PAINT / REINSTALL EQUIPMENT
38. PATCH W/ EPOXY FILL. PAINT W/ BEAK GUARD PAINT PER SPECS
39. PREP / PAINT: EXISTING WINDOW FRAMES & MUNTINS
40. REMOVE / DISCARD AS NOTED
41. PROTECT IN PLACE AS NOTED
42. RESTRIPE ACCESSIBLE PARKING AISLE & WALK WAY. SEE DETAIL 5/A-201
43. PREP / PAINT ROOF VENTS GRAY TO MATCH (E) ROOF
44. REMOVE / PAINT / REINSTALL BACKPACK RACKS
45. ACCESSIBLE PARKING I.D. SIGNS, SEE 3/A-201
46. PATCH / PREP / PAINT INSIDE AND OUT WOOD WINDOW COLOR 2
47. REPAINT ASPHALT STRIPING, MATCH EXISTING COLORS AND CONFIGURATIONS
48. CLEAR EARTH AWAY FROM WALLS, REGRADE EARTH AROUND BUILDING PERIMETER TO SLOPE AWAY FROM CONCRETE FOOTING A MINIMUM OF 5% FOR 10 FEET
49. WASH EXISTING LIGHT BOLLARDS INCLUDING LENS COVERS
50. PREP / PAINT FIRE DEPARTMENT RED
51. PREP / PAINT EXISTING MAILBOX AND POST
52. PAINT COLOR 4

AGENCY APPROVAL:

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(805) 530-5559

CONSULTANTS:

SEALS:

LICENSED ARCHITECT MARTIN EWALD HARTMANN C 37789 STATE OF CALIFORNIA REN. 10/31/21

PROJECT:

SAN ANTONIO ELEMENTRY SCHOOL CAMPUS - WIDE EXTERIOR PAINTING

OWNER:
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OJAI, CA 93023
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CONTACT: ADAM DUTTER
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PROJECT ADDRESS:
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650 CARNE ROAD.
OJAI, CA 93023

OJAI USD PROJECT NO.: 2021-1304

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:

PROJECT NUMBER:	2021.032
PROJECT PHASE:	CD
DRAWN BY:	PBS
REVIEWED BY:	MH

THE ORIGINAL SIZE OF THIS SHEET IS 36"x24". IF THE CURRENT SIZE IS OTHER THAN 36"x24", THEN ADJUST THE SCALE OF THE DRAWINGS ACCORDINGLY.

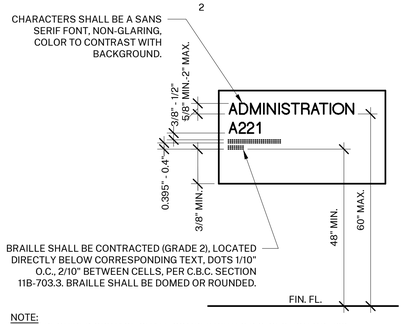
SHEET TITLE:

BUILDING C & D

SHEET NUMBER:

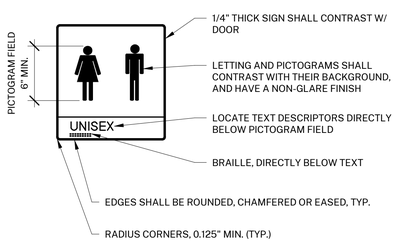
A-108

DATE: 11/1/2021 7:13:41 PM



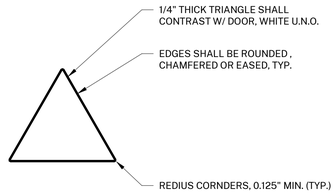
NOTE:
1. ALL REQUIRED SIGNAGE SHALL COMPLY WITH C.B.C. SECTION 11B-703.
2. FOR REQUIRED TACTILE SIGNS LOCATIONS, SEE SHEET -, ACCESSIBILITY STANDARDS, "SECTION 11B-216".
3. ATTACH SIGNS USING ADHESIVE AND MIN (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.

12 PERMANENT ROOM I.D. SIGNAGE
3" = 1'-0"



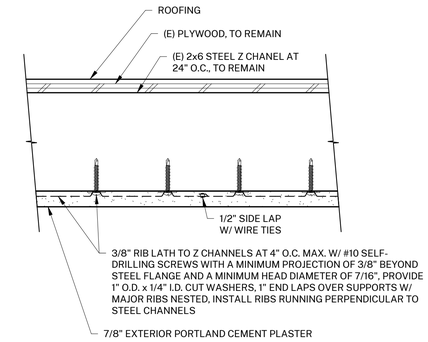
NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.
2. LOCATE PER DETAIL 12/-

8 WALL MOUNTED RESTROOM SYMBOLS - UNISEX
3" = 1'-0"

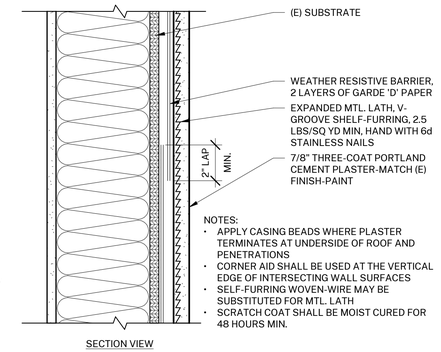


NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.
2. LOCATE PER DETAIL 2/-

9 DOOR MOUNTED RESTROOM SYMBOLS - BOYS
1 1/2" = 1'-0"



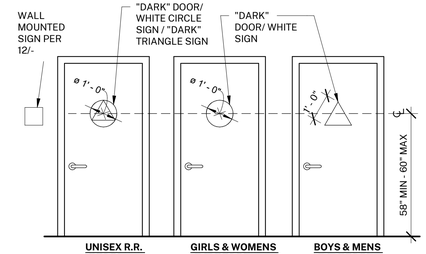
4 HORIZONTAL EXTERIOR PLASTER AT CANOPY
3" = 1'-0"



SECTION VIEW

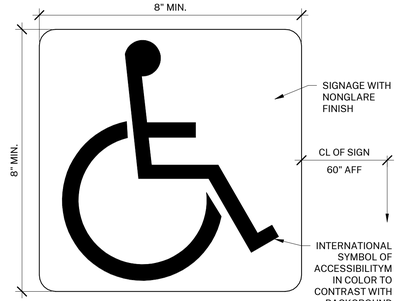
NOTES:
- APPLY CASING BEADS WHERE PLASTER TERMINATES AT UNDERSIDE OF ROOF AND PENETRATIONS
- CORNER AID SHALL BE USED AT THE VERTICAL EDGE OF INTERSECTING WALL SURFACES
- SELF-FURRING WOVEN-WIRE MAY BE SUBSTITUTED FOR MTL. LATH
- SCRATCH COAT SHALL BE MOIST CURED FOR 48 HOURS MIN.

1 EXTERIOR CEMENT PLASTER
3" = 1'-0"

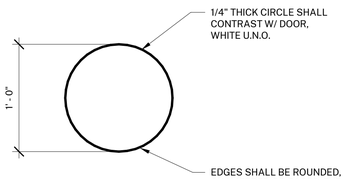


UNISEX R.R. DOORS	GIRLS & WOMENS R.R. DOORS	BOYS & MENS R.R. DOORS
• 1/4 INCH THICK (SINGLE SIGN) OR 1/2 INCH THICK OVERALL (UNISEX SIGN). • NON-STATIC, FIRE-RETARDANT, AND SELF-EXTINGUISHING. • SYMBOLS SHALL CONTRAST WITH BACKGROUND. • ROUNDED EDGES 1/16" MIN OR 1/8" CHAMFERED.	• VERTICES ROUNDED 1/8" MIN. AND 1/4" MAX. • COLOR OF PLASTIC: AS SELECTED FROM MANUFACTURER'S STANDARD COLORS. • FINISH OF PLASTIC: MATTE. • SUBMIT FOR APPROVAL: 1. SHOP DRAWINGS 2. MANUFACTURER'S PRODUCT INFO 3. SAMPLE • CENTER SIGN WITHIN 1" OF DOOR C.L.	

2 TOILET FACILITY GEOMETRIC SYMBOLS
3/8" = 1'-0"

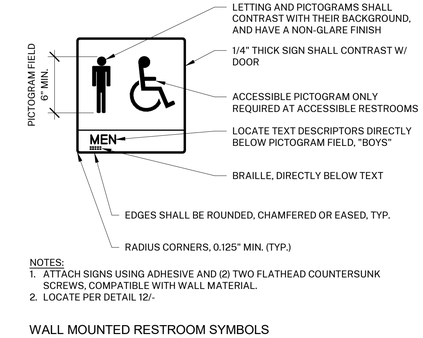


14 INTERNATIONAL SYMBOL OF ACCESSIBILITY
6" = 1'-0"



NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.
2. LOCATE PER DETAIL 2/-

10 DOOR MOUNTED RESTROOM SYMBOLS - GIRLS
1 1/2" = 1'-0"

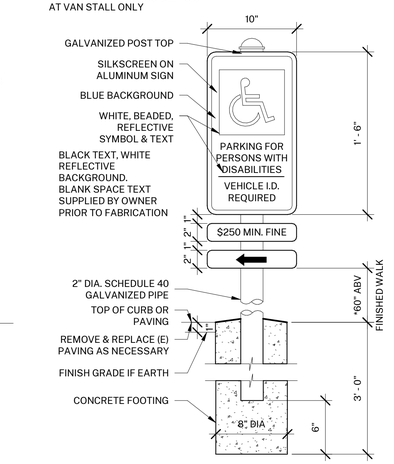


NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.
2. LOCATE PER DETAIL 12/-

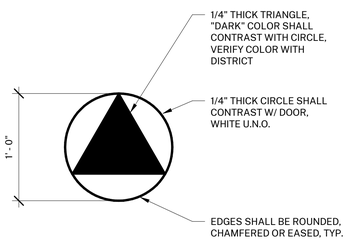
6 WALL MOUNTED RESTROOM SYMBOLS - BOYS
3" = 1'-0"

*60" IF IN PLANTER OUT OF PATH OF TRAVEL
*60" IF ATTACHED TO WALL

PROVIDE "VAN ACCESSIBLE" SIGN AT VAN STALL ONLY

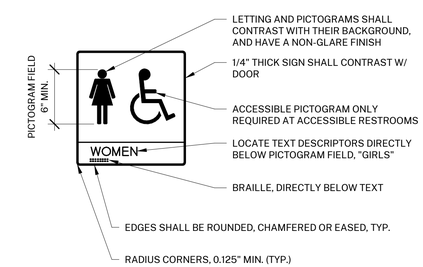


3 PARKING LOT SIGNAGE
1 1/2" = 1'-0"



NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.
2. LOCATE PER DETAIL 2/-

11 DOOR MOUNTED RESTROOM SYMBOLS - UNISEX
1 1/2" = 1'-0"



NOTES:
1. ATTACH SIGNS USING ADHESIVE AND (2) TWO FLATHEAD COUNTERSUNK SCREWS, COMPATIBLE WITH WALL MATERIAL.
2. LOCATE PER DETAIL 12/-

7 WALL MOUNTED RESTROOM SYMBOLS - GIRLS
3" = 1'-0"

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CONSULTANTS:

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C 37789
STATE OF CALIFORNIA
10 / 31 / 21

PROJECT:

SAN ANTONIO ELEMENTRY SCHOOL CAMPUS - WIDE EXTERIOR PAINTING

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OJAI USD PROJECT NO.: 2021-1304

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT INFORMATION:
PROJECT NUMBER: 2021.032
PROJECT PHASE: CD
DRAWN BY: PBS
REVIEWED BY: MH

THE ORIGINAL SIZE OF THIS SHEET IS 36"x24". IF THE CURRENT SIZE IS OTHER THAN 36"x24", THEN ADJUST THE SCALE OF THIS DRAWINGS ACCORDINGLY.

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-201

DATE: 11/1/2021 7:13:43 PM