

A. PLUMBING NOTES: SEE PLUMBING PLAN AND SPECS

1. PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL PLUMBING AS INDICATED AND/OR SPECIFIED HEREIN AND AS REQUIRED FOR A COMPLETE PLUMBING JOB. SEE GENERAL NOTE # 3. PAY SPECIAL ATTENTION TO AREAS WHERE REMODELING TAKES PLACE.
2. ALL WORK SHALL COMPLY WITH LOCAL CODES, REGULATIONS, AND GOVERNING ORDINANCES.
3. PROVIDE AND INSTALL INDIVIDUAL SHUT-OFF VALVES ON WATER AND GAS LINES.
4. ALL FLOOR, WALL, AND CEILING PENETRATIONS SHALL BE SEALED WATER TIGHT AND VERMIN PROOF. AT FIRE-RATED ASSEMBLIES, PROVIDE METAL SLEEVES AND MAINTAIN A MAX. OF 3/8" OVERCUT AND REPAK TO MAINTAIN RATING OF ASSEMBLY.
5. WATER HEATER SHALL BE SIZED AND PROVIDED FOR ADEQUATE WATER CONSUMPTION BY PLUMBING CONTRACTOR. VERIFY REQUIREMENTS AND LOCATION WITH OWNER/TENANT. WATER HEATER SHALL COMPLY WITH ANSI Z-31-10.3 REQUIREMENTS. PROVIDE SEISMIC STRAPS REQUIRED BY CODE.
6. SOIL, WASTE, VENT PIPING, AND FITTINGS SHALL BE SERVICE WEIGHT CAST IRON, NO HUB, OR DIMEY COPPER.
7. HOT AND COLD WATER PIPING SHALL BE TYPE "L" SEAMLESS COPPER TUBING ABOVE GRADE AND TYPE "K" BELOW GRADE WITH WROUGHT SEAMLESS COFFER WITH SWEAT FITTINGS. NO JOINTS BELOW SLAB.
8. ALL GAS PIPING SHALL RUN IN CEILING SPACE.
9. ALL CONDENSATE LINES FROM AIR CONDITIONING AND OTHER EQUIPMENT SHALL BE TRAPPED, VENTED, AND PIPED TO A PROPER RECEPTACLE BY A PLUMBER.
10. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. WRAP PER LOCAL CODE REQUIREMENTS.
11. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER-OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES MUST REMAIN OPEN FOR AT LEAST 10 SECONDS.
12. PLUMBER SHALL PROVIDE PROTECTIVE METAL STRAPS WHERE WOOD IS NOTCHED FOR PLUMBING LINES.
13. ALL BUILT-IN PLUMBING FIXTURES SHALL BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR, UNLESS OTHERWISE NOTED. PLUMBING CONTRACTOR SHALL SUPPLY ALL NECESSARY INFORMATION FOR CUT-OUTS TO BE PERFORMED BY MILLWORK CONTRACTOR OR GENERAL CONTRACTOR.
14. ALL PLUMBING FIXTURES TO COMPLY WITH LOCAL AGENCY WATER USE RESTRICTIONS. VERIFY REOMTS.

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C. DOOR, FRAME AND HARDWARE NOTES

1. ALL NEW HARDWARE IS LEVER TYPE TO MEET HANDICAPPED REQUIREMENTS.
2. ALL DOORS SHALL BE LOCATED 3" FROM DAYLIGHT OF DOOR TO ADJACENT WALL U.N.O.
3. ALL DOOR STOPS TO BE WALL MOUNTED TYPE WHERE DOOR IN FULLY OPEN POSITION IS AGAINST AN ADJACENT WALL WHICH DOES NOT CONTAIN ANY GLAZING. PROVIDE A FLOOR STOP AT ALL OTHER LOCATIONS.
4. ALL LOCKSETS SHALL BE KEYPED SEPARATELY WITH A MASTER KEY PROVIDED, U.N.O.
5. PAIR OF DOORS WILL REQUIRE APPLICABLE ASTRAGALS AND COORDINATORS.
6. UNDERCUT ALL DOORS TO CLEAR FINISHED FLOORING BY 1/4". ORDER ALL FIRE-RATED DOORS TO MEET THIS REQUIREMENT.
7. ALL WIRING AT AUTOMATIC HOLD OPEN DEVICES SHALL BE COORDINATED BY ELECTRICAL CONTRACTOR.
8. ALL DOOR FINISHES SHALL BE BUILDING STANDARD OR PER GBA SPECIFICATION, UNLESS PAINTED FINISH IS SPECIFIED, CONTRACTOR TO PROVIDE GBA WITH SAMPLE FOR APPROVAL BEFORE FINISHING ANY DOORS.
9. DOOR FRAMES AND TRIM TO BE PREFINISHED KNOCK DOWN STEEL, U.N.O.
10. DOORS SHALL BE 1 3/4" THK SOLID COLOR DOORS, U.N.O.

E. FLOOR FINISH NOTES

1. CONTRACTOR TO VERIFY EXISTING FLOOR CONDITIONS WITH RESPECT TO NEW INSTALLATION. PATCHING, LEVELING AND OTHER REQUIRED PREPARATION OF EXISTING FLOOR SHALL BE PERFORMED PRIOR TO FINISH FLOOR INSTALLATION TO PROVIDE SMOOTH CONTINUOUS SURFACE BASE FOR FLOOR FINISH MATERIAL.
2. ALL CHANGES IN FINISH FLOORING MATERIALS OCCURRING AT DOORWAYS SHALL BE CENTERED UNDER THE DOOR.
3. PROVIDE AND INSTALL VINYL EDGE STRIP BETWEEN ALL CARPET AND RESILIENT FLOORING. COLOR TO MATCH CARPET.
4. THE CONTRACTOR SHALL COORDINATE THE EFFORTS OF ALL FLOOR COVERING CONTRACTORS IN ORDER TO MEET SPECIFIED COMPLETION DATES.
5. POWER STRETCH ALL CARPETS LAID OVER PAD.
6. FLOOR COVERING IN CLOSETS OR STORAGE ROOMS OFF MAIN ROOM SHALL BE FINISHED TO MATCH, U.N.O.
7. PROVIDE AND INSTALL VINYL STRAIGHT BASE FOR ALL CARPETED AREAS (WHERE OVER PAD) AND VINYL COVE BASE AT ALL GLUEDOWN CARPET AREAS.
8. PROVIDE AND INSTALL VINYL COVE BASE AT ALL RESILIENT FLOORING.

F. PARTITION NOTES

1. GENERAL CONTRACTOR TO ENSURE THAT ALL WALLS AND STUDS ARE TIED INTO STRUCTURAL MEMBERS AND/OR SLAB ABOVE AS REQUIRED TO BE SAFE AND SECURE. SUPPORT LATERALLY AND SEISMICALLY AS REQUIRED BY APPLICABLE BUILDING CODES.
2. ALL DRYWALL PARTITIONS TO BE STRAIGHT, TRUE AND PLUMB IN FLAT EVEN PLANES, WITHOUT WAVERNESS OR CRACKS. USE SPECIAL CARE IN PROVIDING TRIM AND FLAT SURFACES FOR FINAL FINISH BY OTHER BUILDING TRADES INCLUDING PAINTING, WALL COVERING, RESILIENT BASE, MILLWORK AND TRIM.
3. PROVIDE MUD-IN TYPE L-METAL (USG METAL TRIM 200A OR APPROVED EQUAL) FOR ALL EXPOSED EDGES OF GYPSUM WALLBOARD SURFACES, WHERE WALLBOARD ABUTS OTHER MATERIALS, AND AT ALL EXTERIOR CORNERS.
4. ALL PARTITIONS SHOWN "ALIGN" SHALL BE FLUSH WITH ADJACENT NOTED SURFACE.
5. WHERE NEW PARTITIONS ARE TO ALIGN WITH EXISTING PARTITIONS, REMOVE EXISTING CORNER BEAD(S), ALIGN TAPE AND SPACKLE WITH NEW PARTITION.
6. ALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED IN ACCORDANCE WITH ALL LOCAL BUILDING CODE REQIITS.
7. ALL WALLS SHALL BE TAPED AND FINISHED SMOOTH, READY FOR PAINT.
8. ALL METAL FRAMING SHALL COMPLY WITH GBA REPORT NO. 2274.

G. WALL FINISH NOTES

1. WALL SURFACES SHALL BE PREPARED FOR PAINT APPLIED IN ACCORDANCE WITH MANUF. SPECS. FOR PARTICULAR SURFACES. PROVIDE MINIMUM TWO COATS OVER PRIME AS REQUIRED. REPAINT OF TOUCH-UP AREAS, WHERE NECESSARY, BEFORE COMPLETION.
2. WALL SURFACES RECEIVING VINYL WALLCOVERING SHALL RECEIVE ONE COAT OF SEALER AND/OR PRIME PAINT IN FLAT FINISH.
3. PAINT FINISH ALL WALLS AND COLUMNS SHALL BE LATEX FLAT U.N.O.
4. PAINT FINISH OF ALL METAL PARTS, I.E. DOOR FRAMES, DOORS, CONVECTOR ENCLOSURES, WINDOW FRAMES, METAL POCKETS, METAL TRIM (NOT SHOP FINISHED), ETC. TO BE SEMI-GLOSS, U.N.O.
5. SEAMS MUST BE BUTTED STRAIGHT. ALL MATERIALS MUST BE LEFT CLEAR WITHOUT UNGLUED EDGES OR AIR BUBBLES. CUT EDGES MUST BE CONCEALED BY HAREWARE, ELECTRICAL PLATES, ETC.
6. WALLCOVERING CONTRACTOR TO VERIFY EXISTING WALL SURFACES. PROVIDE MINIMUM TWO COATS OF CORNER OFFSETS, CUPPING, SCRATCHES, GOUGES, OR OTHER DEFECTS. CLEAN EXPOSED SURFACE AND REMOVE FOREIGN MATTER.
7. ALL DRAPERY POCKETS, COLUMNS, FACIAS, SOFFITS, DOOR/WINDOW TRANSMISSION CONDITIONS AND PARTIAL HEIGHT WALLS SHALL RECEIVE WALLCOVERINGS OR PAINT AS INDICATED ON PLANS OR SPECIFICATIONS. CONTRACTOR TO DETERMINE LOCATION OF THESE OR SIMILAR ELEMENTS PRIOR TO PROVIDING BID.
8. ALL BLINDS SHALL BE INSTALLED PER MANUF. SPECS. IF ANY CHANGES TO MANUF. SPECS. WILL OCCUR, CONTRACTOR TO NOTIFY GBA PRIOR TO INSTALLATION. COORDINATE LOCATION OF WANDS WITH OWNER. WANDS SHALL NOT BE LOCATED BETWEEN COLUMNS OR WALL OFFSETS.

H. CEILING FINISH NOTES

1. SUSPENDED CEILING NOTES:
 - a. THE MAIN RUNNERS AND CROSS RUNNERS OF THE CEILING SYSTEM AND THEIR SPLICES, INTERSECTION CONNECTORS AND EXPANSION DEVICES SHALL BE DESIGNED AND CONSTRUCTED TO CARRY A MEAN ULTIMATE TEST LOAD OF NOT LESS THAN 200 POUNDS OR TWICE THE ACTUAL LOAD, WHICHEVER IS GREATER, IN TENSION WITH A FIVE DEGREE MISALIGNMENT OF MEMBERS IN ANY DIRECTION AND IN COMPRESSION.
 - b. SUSPENSION WIRES SHALL BE MIN. OF #12 GA., SPACED AT 4'-0" O.C. EACH VERTICAL WIRE SHALL BE ATTACHED TO THE CEILING SUSPENSION MEMBER AND TO THE SUPPORT ABOVE WITH A MIN. OF THREE TIGHT TURNS. SUSPENSION WIRES SHALL NOT HANG MORE THAN 1" IN OUT OF PLUMB UNLESS COUNTER-SLOPING WIRES ARE PROVIDED.
 - c. HORIZONTAL RESTRAINTS FOR LATERAL FORCE BRACING SHALL BE EFFECTED BY FOUR #12 GA. WIRES SECURED TO THE MAIN RUNNER WITH FOUR TIGHT TWISTS AND WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPAYED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT TO EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINTS SHALL BE PLACED NOT MORE THAN 12'-0" X 12'-0" ON CENTERS. THERE SHALL BE A RESTRAINT POINT A DISTANCE OF NOT MORE THAN 1/2 OF THE ABOVE SPACING FROM EACH SURROUNDING WALL. PROVIDE 25 GA. COMPRESSION STRUTS AT 12'-0" O.C.
 - d. LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 8" FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOAD, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF TWO.
 - e. COMPRESSION STRUTS BETWEEN CEILING GRID AND STRUCTURE ABOVE SHALL BE EFFECTED BY 2" X 2" X 25 GA. MTL. STUDS AND SHALL BE PLACED NOT MORE THAN 12'-0" X 12'-0" O.C. AND A MAX. OF 4'-0" FROM EXT. WALLS.
2. ALL RECESSED OR DROP-IN LIGHT FIXTURES AND GRILLS SHALL BE SUPPORTED DIRECTLY FROM THE PLANE OF THE STRUCTURE ABOVE WITH A MINIMUM OF 2 #12 GA. WIRES LOCATED AT DIAGONALLY OPPOSITE CORNERS. LEVELLING AND POSITIONING OF FIXTURES MAY BE PROVIDED BY THE CEILING GRID. FIXTURE SUPPORT WIRES MAY BE SLIGHTLY SLACK TO ALLOW THE FIXTURE TO SEAT IN THE GRID SYSTEM. ALL LIGHTING FIXTURES SHALL BE POSITIVELY ATTACHED TO THE SUSPENDED CEILING. THE ATTACHMENT DEVICE SHALL HAVE A CAPACITY OF 100% OF THE FIXTURE WEIGHT WITHIN 3" OF EACH CORNER OF EACH FIXTURE.
3. CEILING MOUNTED AIR TERMINALS OR SERVICES SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION MAIN RUNNERS OR CROSS RUNNERS WITH THE SAME CARRYING CAPACITY AS THE MAIN RUNNERS. TERMINALS WEIGHING MORE THAN 50 POUNDS SHALL HAVE 2 #12 GA. WIRES CONNECTED FROM THE TERMINAL TO THE STRUCTURE ABOVE. THESE WIRES MAY BE SLACK.
4. ALL CEILING WIRES, NON-SUPPORTED DUCTS, PIPES MUST BE SEPARATED BY A MINIMUM 6".
5. THE ABOVE REQUIREMENTS ARE INTENDED TO BE IDENTICAL THOSE CURRENTLY IN FORCE BY THE CITY OF SAN DIEGO. U.B.C. STANDARD 7-4 (1981) IS ALSO AN ACCEPTABLE BRACING METHOD. OTHER METHODS MAY BE USED PROVIDING THEY ARE SUBSTANTIATED BY DESIGN CALCULATIONS USING THE LOADS SPECIFIED IN CHAPTER 25 (F.P.C.).
6. GENERAL INSTALLATION REQUIREMENTS: INSTALL CEILINGS UNDER THE SUPERVISION OF AN EXPERIENCED SUPERINTENDENT. CONSULT WITH AND COORDINATE INSTALLATION WITH OTHER TRADES. INSTALL CEILINGS WATER LEVEL WITHIN A TOLERANCE OF 1/8" IN 12' IN ANY DIRECTION. CONFORM TO REVIEWED SUBMITTALS.
7. PATTERN: UNLESS OTHERWISE INDICATED OR SPECIFIED, INSTALL CEILING IN REGULAR PATTERN WITHOUT ORDER. JOINT LINES TO PARALLEL TO WALLS. INSTALL ACoustICAL UNITS SYMMETRICALLY ABOUT CENTER LINES OF EACH ROOM OR SPACE, AVOIDING NARROW UNITS (LESS THAN HALF A TILE) AT WALLS.
8. FRAMING FOR LIGHTING AND MECHANICAL FIXTURES: OBTAIN NECESSARY DATA FROM OTHER TRADES AND PROVIDE ADDITIONAL HANGER WIRES AND FRAMING IN SUSPENDED GRIDS AS REQUIRED TO SUPPORT LIGHTING AND MECHANICAL FIXTURES.
9. CEILING OFFSETS: PROVIDE TRIMS WHERE SHOWN OR NECESSARY TO PROPERLY FINISH AT OFFSETS OR CEILING BREAKS, TYPES AS INDICATED, DIRECTED AND REVIEWED.
10. REPAIR, CLEANING AND COMPLETION: REMOVE AND REPLACE ALL DISCOLORED, BROKEN OR DAMAGED MATERIALS. COMPLETED CEILINGS SHALL PRESENT A SMOOTH LEVEL SURFACE FREE OF EDGE OR CORNER OFFSETS, CUPPING, SCRATCHES, GOUGES, OR OTHER DEFECTS. CLEAN EXPOSED SURFACE AND REMOVE FOREIGN MATTER.

J. FIRE RESISTIVE AND LIFE SAFETY NOTES

1. PROVIDE A MINIMUM OF ONE 2A10BC CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 6,000 SF OF LIGHT HAZARD, (3,000 SF IN ORDINARY HAZARD) OR PORTION THEREOF ON EACH FLOOR. ADDITIONAL FIRE EXTINGUISHERS SHALL BE PROVIDED AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR. UFC SEC. 13.301
2. THE LOWEST LEVEL OF FIRE DEPT. ACCESS IS THE GROUND FLOOR.
3. BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEDGEABLE FROM THE STREET FRONTING THE PROPERTY. UFC SEC. 10.226.
4. THE INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL COMPLY WITH USC STD. 38-1. FIRE ALARM SYSTEMS SHALL COMPLY WITH CAC PART 3, T-24, ART. 3-760, AND UFC ART. 14.
5. THE BUILDING OCCUPANT SHALL SECURE PERMITS REQUIRED BY THE FIRE PREVENTION BUREAU PRIOR TO OCCUPANCY THIS BUILDING.
6. PROVIDE ACCESS PANELS WHERE NECESSARY TO PROVIDE ACCESS TO FIRE DAMPERS, ELECTRICAL DISCONNECTS, PUMPS, VALVES, ETC. WHERE SUCH PANEL IS IN A FIRE-RATED CEILING/WALL ASSEMBLY, IT SHALL HAVE THE SAME RATING AS THAT ASSEMBLY.
7. AT FIRE-RATED WALL OR CEILING ASSEMBLIES WHERE PENETRATIONS FOR MECHANICAL, ELECTRICAL OR PLUMBING OCCUR, PROVIDE METAL SLEEVES "E" CITY STDs. MAINTAIN A MAX. 3/8" OVER-CUT AND RE-PACK ALL GAPS TO MAINTAIN THE ASSEMBLY RATING.
8. UNPROTECTED OPENINGS ARE PROHIBITED IN ENVELOPE PROTECTION TYPE CEILINGS. ALL DUCT OPENINGS REQUIRE FIRE DAMPERS AND ARE LIMITED TO 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF CEILING (UFC SEC. 4303)
9. DRAFTSTOPS SHALL BE INSTALLED IN FLOOR/CEILING ASSEMBLIES OF COMBUSTIBLE CONSTRUCTION SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF. AND SO THAT THE HORIZONTAL DISTANCE BETWEEN STOPS DOES NOT EXCEED 90 FEET. WHERE APPROVED AUTOMATIC SPRINKLERS ARE INSTALLED WITHIN THE CONCEALED SPACE, THE AREA BETWEEN DRAFTSTOPS MAY BE 3,000 SF AND THE HORIZONTAL DISTANCE MAY BE 100 FEET.
10. DRAFTSTOPS SHALL BE INSTALLED IN ROOF/CEILING ASSEMBLIES AND ATTICS OF COMBUSTIBLE CONSTRUCTION. THE AREAS AND HORIZONTAL DISTANCES ARE 3,000-SF AND 9,000-100 RESPECTIVELY.
11. EMERGENCY LIGHTING SHALL BE PROVIDED GIVING A VALUE OF ONE FOOT-CANDLE AT FLOOR LEVEL (TITLE 19, CH. 33, UDC). PROVIDE TWO SEPARATE CIRCUITS UNDER SEPARATE PERMIT BY ELECTRICAL CONTRACTOR.
12. EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED. THE WORD "EXIT" SHALL BE LETTERED IN GREEN ON A WHITE OR OPAQUE BACKGROUND. 2 1/2" X 4" CHARACTERS (SEE 25-4 (F.P.C.))
13. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 PERSONS. (TITLE 19, ART. 33 UDC)
14. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE (TITLE 19, CH. 33 UDC SEC. 25.04 (F.P.C.))
15. THE CONSTRUCTION OR REMODEL OF A BUILDING SHALL COMPLY WITH UFC ART. 67.
16. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION (UFC SEC. 25.104, CAC T-19 SEC. 1.14, 3.08).
17. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS SERVING ROOMS, CORRIDORS, OR STAIRWAYS HANDLING AN OCCUPANT CAPACITY OF 50 OR MORE PERSONS, 100 OR MORE IN SCHOOLS, AND 10 OR MORE IN MOTION PICTURE THEATERS. (TITLE 19, CH. 33 UDC)
18. DOORS OPENING INTO REQUIRED ONE-HOUR FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP FIRE ASSEMBLY HAVING A 20 MINUTE RATING AND A SELF CLOSER.
19. FIRE SPRINKLER DESIGN (IF APPLICABLE) SHALL BE PROVIDED BY THE CONTRACTOR.
20. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM, SYSTEMS MUST BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED.
21. ALL INTERIOR WALL AND FINISH MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF CH. 42 OF THE UBC AND TO THE FOLLOWING MAXIMUM FLAME-SPREAD CLASSIFICATION FOR FINISH MATERIALS:
 - a. ENCLOSED VERTICAL EXITS..... CLASS I, FS 0-25
 - b. OTHER ROOMS..... CLASS II, FS 25-75
 - c. ROOMS OR AREAS..... CLASS III, FS 75-200
22. GLASS DOORS, ADJ. PANELS AND ALL GLAZED OPENINGS WITHIN 12" OF A DOOR AND WHOSE LOWER EDGE IS WITHIN 18" OF THE FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.
23. ALL EXIT CORRIDORS SHALL BE 44" CLEAR MINIMUM, 48" @ H.C. ACCESSIBLE AREAS WITH DOORS

K. REQUIREMENTS FOR THE PHYSICALLY HANDICAPPED

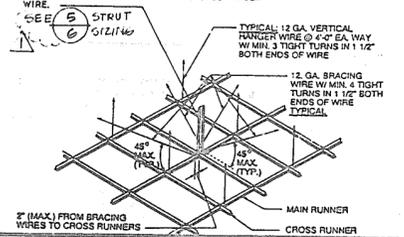
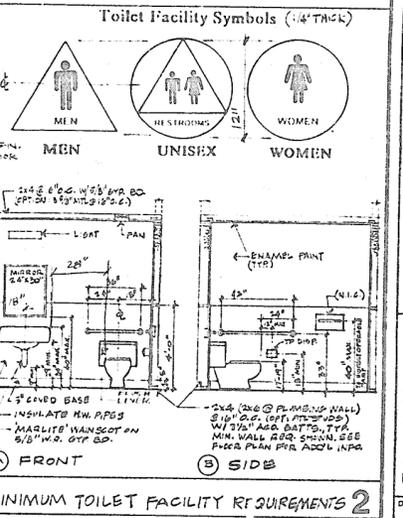
1. ALL PRIMARY ENTRANCES TO THE BUILDING SHALL BE MADE ACCESSIBLE TO THE HANDICAPPED.
 2. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED FLOOR. LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATED BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
 3. THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT.
 4. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 48 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATED BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
- A. WIDTHS AND HEIGHTS:**
- EVERY REQUIRED EXIT DOORWAY SHALL BE A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH, AND NOT LESS THAN 6'-8" IN HEIGHT.
 - WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXIT WAY IS NOT LESS THAN 32 INCHES.
 - FOR HINGED DOORS, THE OPENING SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES TO ITS CLOSED POSITION. AT LEAST ONE OF A PAIR OF DOORS SHALL MEET THIS OPENING WIDTH REQUIREMENT. REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR THE PHYSICALLY HANDICAPPED.
 - MAXIMUM EFFORT TO OPERATE THE DOORS SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARD. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS.
- B. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE LEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" INCH MAY BE VERTICAL. WHEN CHANGES IN LEVELS GREATER THAN 1/2" INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.**
- C. THE TENANT SPACE, PRIMARY ENTRANCES, AND THE PATH OF TRAVEL FROM THE ENTRANCE TO THE TENANT SPACE, AND THE SANITARY FACILITIES, DRINKING FOUNTAINS AND PUBLIC TELEPHONES SERVING THE TENANT SPACE SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.**
- D. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER-OPERATED PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.**

B. ELECTRICAL AND COMMUNICATION NOTES: SEE ELECT. PLANS

1. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ALL ELECTRICAL AS INDICATED AND/OR SPECIFIED HEREIN AND AS REQUIRED FOR A COMPLETE JOB. SEE GENERAL NOTE # 3. PAY SPECIAL ATTENTION TO AREAS WHERE REMODELING TAKES PLACE.
2. ELECTRICAL CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES, INCLUDING HVAC CEILING INSTALLATION, MECHANICAL EQUIPMENT, AND SECURITY SYSTEMS. HVAC CONTRACTOR WILL DIRECT THIS CONTRACTOR AS TO ADEQUATE POWER AND CABLE REQUIREMENTS OF VARIOUS HVAC EQUIPMENT. ALL WIRING OF EQUIPMENT AND CONTROLS SHALL BE PERFORMED BY ELECTRICAL CONTRACTOR.
3. ALL ELECTRICAL WORK SHALL CONFORM TO THE N.E.C. AND LOCAL ORDINANCES HAVING JURISDICTION. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND AS SUCH APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, AND IEEE.
4. WHERE ONE SWITCH ONLY IS INDICATED ON THE PLAN, CONTRACTOR SHALL PROVIDE ADDITIONAL SWITCHES AS REQUIRED IN ACCORDANCE WITH CODE AND BEST TRADE PRACTICE. SUCH SWITCHES SHALL BE IN LOCATIONS AS INDICATED ON PLANS AND GROUPED IN GANG PLATES.
5. ALL LIGHT SWITCHES SHALL BE AT 48" AFF. ALL ELECTRICAL AND COMMUNICATIONS OUTLETS SHALL BE AT 15" AFF, UNLESS NOTED OTHERWISE.
6. ELECTRICAL CONTRACTOR SHALL PROVIDE NIGHT LIGHTING BY ASSIGNING SELECTED FIXTURES TO A 24 HOUR (EMERGENCY) CIRCUIT, OR AS INDICATED ON PLANS.
7. ALL DIMENSIONS OF LIGHTING FIXTURES ARE GIVEN TO THE CENTERLINE OF THE FIXTURE.
8. OUTLETS INDICATED AS BACK TO BACK SHALL BE INSTALLED STAGGERED, UNLESS NOTED OTHERWISE.
9. LIGHT FIXTURES IN FIRE-RATED CEILINGS SHALL BE FIRE-PROOFED PER LOCAL CODE REQUIREMENTS.

D. HVAC NOTES: SEE HVAC SPECS AND PLANS

1. HVAC CONTRACTOR TO FURNISH AND INSTALL ALL HVAC AS INDICATED AND/OR SPECIFIED HEREIN AS REQUIRED FOR A COMPLETE HVAC JOB. SEE GENERAL NOTE # 3. PAY CLOSE ATTENTION TO AREAS WHERE REMODELING TAKES PLACE.
2. HVAC CONTRACTOR TO SUBMIT DUCTWORK LAYOUT TO ARCHITECT (OR OWNER) FOR APPROVAL OF SUPPLY DIFFUSER AND RETURN REGISTER LOCATIONS. THIS WORK SHALL BE COORDINATED WITH LIGHTING LAYOUT BY THIS CONTRACTOR, SO THAT RECESS DEPTHS AS REQUIRED FOR LIGHTING FIXTURES ARE MAINTAINED SHOULD THERE BE REVISIONS MADE TO DRAWINGS WHICH AFFECT THIS WORK. REPEAT THIS PROCESS AS NECESSARY.
3. THERMOSTATS TO BE MOUNTED 48" AFF NEXT TO LIGHT SWITCH. VERIFY LOCATION WITH ARCHITECT (OR OWNER) FOR APPROVAL. WIRING BY ELECTRICAL CONTRACTOR.
4. HVAC CONTRACTOR TO NOTIFY ARCHITECT WHERE ACCESS PANELS ARE REQUIRED TO MEET CODE AND SERVICE MECHANICAL EQUIPMENT. ARCHITECT TO APPROVE ALL ACCESS PANEL LOCATIONS BEFORE INSTALLATION.
5. RESTROOM EXHAUST FAN DUCTWORK BY HVAC CONTRACTOR. PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST FANS.
6. FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE-RATED WALL OR CEILINGS. FIRE DAMPER ASSEMBLIES, INCLUDING SLEEVES AND INSTALLATION PROCEDURES, SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.



REVISIONS	BY
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8	GC
9	GC
10	GC

DATE: 5-16-94
SCALE: AS SHOWN
JOB: 9325.1
SHEET: 2 OF 23 SHEETS

UNANSWERED CONTENTS

DESIGN CHECK 1
PLAN CHECK 2
BIDDING 3
CONSTRUCTION 4
CLARIFICATION 5
RECORD 6

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