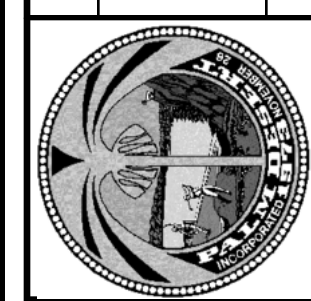


PROPOSED ADDITION & REMODEL OF: MICHAEL & JANET LEITMAN RESIDENCE



73-060 SOMERA ROAD
PALM DESERT, CALIFORNIA 92260

NO.	REVISIONS	DATE



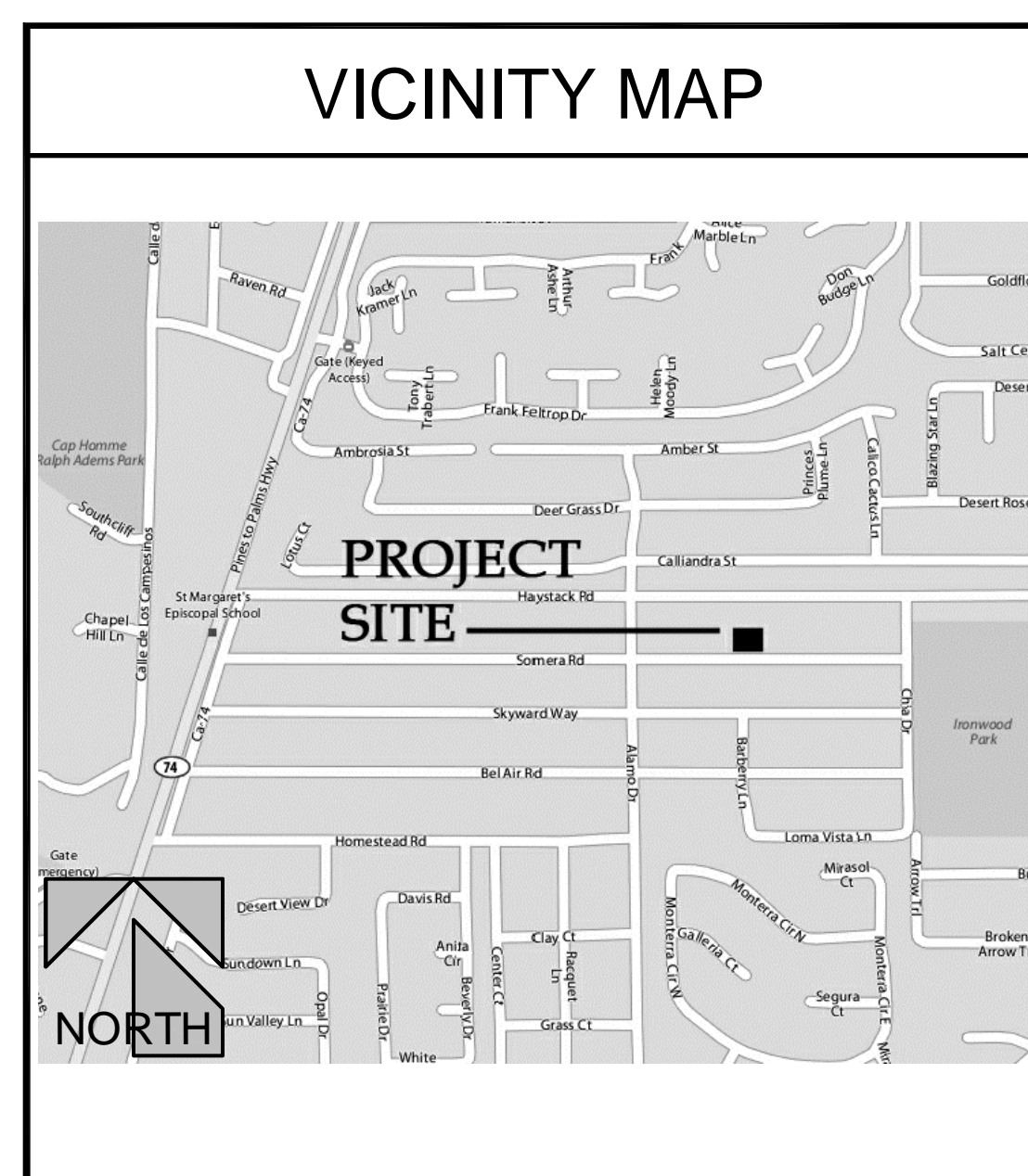
**ARCABASCIO
STUDIOS PC**
ARCHITECTURE · PLANNING
INTERIOR DESIGN
35751 GATEWAY DR., J1011 · PALM DESERT, CA 92260 · 760.320.9406

TITLE SHEET /
SHEET INDEX
AND VICINITY MAP

PROPOSED ADDITION & REMODEL FOR:
**MICHAEL + JANET
LEITMAN RESIDENCE**
73-060 SOMERA ROAD
PALM DESERT, CALIFORNIA 92260

PROPOSED ADDITION & REMODEL FOR:
**MICHAEL + JANET
LEITMAN RESIDENCE**
73-060 SOMERA ROAD
PALM DESERT, CALIFORNIA 92260

PLOT DATE: 06/17/10
SCALE: AS NOTED
DRAWN: ARCABASCIO
PROJECT:
SHEET:
T1.0



PROJECT DATA			
SCOPE OF WORK: [E] RESIDENCE - REMODEL	TYPE OF CONSTRUCTION V-B NON-SPRINKLERED	EXISTING RESIDENCE: 491 SQ. FT. EXISTING GARAGE/MECH: 327 SQ. FT.	3,059 SQ. FT.
OCCUPANCY GROUP R-3 APN NUMBER: 630-301-008	BUILDING HEIGHT 14'-0"	TOTAL EXISTING: 579 SQ. FT.	3,877 SQ. FT.
		PROPOSED ADDITION:	4,456 SQ. FT.
		TOTAL STRUCTURE:	4,456 SQ. FT.

PROJECT SUMMARY	
PROJECT IS PROPOSED ADDITION + REMODEL OF AN EXISTING RESIDENCE WITH EXPANSION AND ASSOCIATED SITE WORK, GENERALLY DESCRIBED AS FOLLOWS:	
A. REMOVE SITE WALLS, INTERIOR WALLS AND SOME EXTERIOR WALLS + HARDSCAPE. B. ADD NEW SITE WALLS, TRELIS + HARDSCAPE. C. ADD NEW INTERIOR + EXTERIOR WALLS, FOOTINGS + SLABS. D. REPAIR, PATCH AND EXTEND NEW ROOF TO NEW EXTERIOR ENVELOPE.	

APPLICABLE CODES			
APPLICABLE CODES: (AS OF JANUARY 1, 2008) CALIFORNIA CODE OF REGULATIONS (C.C.R.) GOVERNING THIS PROJECT:			
2007	CALIFORNIA ADMINISTRATIVE CODE,	PART 1	
2007	CALIFORNIA BUILDING CODE,	PART 2	
2007	CALIFORNIA ELECTRICAL CODE,	PART 3	
2007	CALIFORNIA MECHANICAL CODE,	PART 4	
2007	CALIFORNIA PLUMBING CODE,	PART 5	
2007	CALIFORNIA ENERGY CODE,	PART 6	
2007	CALIFORNIA FIRE CODE,	PART 9	
2007	CALIFORNIA REFERENCED STANDARDS CODE,	PART 12	
PARTIAL LIST OF APPLICABLE STANDARDS			
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	1998 EDITION	
NFPA 72	NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED)	2002 EDITION	
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEM	2000 EDITION	
PARTIAL LIST OF FEDERAL CODES AND STANDARDS			
AMERICANS WITH DISABILITIES ACT (ADA), TITLE II			

SHEET INDEX			
ARCHITECTURAL		MECHANICAL	
SHEET	SHEET DESCRIPTION	SHEET	SHEET DESCRIPTION
T1.0	TITLE/COVER SHEET, MAP, SHEET INDEX	M1.0	GENERAL NOTES & LEGENDS
A0.1	ABBREVIATIONS, GRAPHIC STANDARDS.	M1.1	SCHEDULES & DETAILS
A1.0	DEMOLITION SITE PLAN	M2.0	BUILDING 'A' - FLOOR PLAN
A1.1	SITE PLAN	M2.1	BUILDING 'B' - FLOOR PLAN & SECTION
A2.0	DEMOLITION PLAN	M3.0	BUILDING 'A' - SECTIONS
A2.1	FLOOR PLAN	ELECTRICAL	
A2.2	DIMENSION PLAN	SHEET SHEET DESCRIPTION	
A2.3	ROOF PLAN	E1.0	GENERAL NOTES & LEGENDS
A3.0	DEMOLITION EXTERIOR ELEVATION	E1.1	SINGLE LINE DIAGRAM & SCHEDULES
A3.1	EXTERIOR ELEVATIONS	E2.0	BUILDING 'A' - LIGHTING PLAN
A4.0	BUILDING SECTIONS	E2.1	BUILDING 'A' - POWER PLAN
A5.0	DOOR + WINDOW SCHEDULE	E2.2	BUILDING 'B' - LIGHTING & POWER PLAN
A6.0	SPECIFICATIONS	PLUMBING	
A6.1	SPECIFICATIONS	SHEET SHEET DESCRIPTION	
A6.2	SPECIFICATIONS	P1.0	GENERAL NOTES & LEGENDS
A6.3	SPECIFICATIONS	P1.1	PLUMBING SCHEDULES
		P2.0	BUILDING 'A' - FLOOR PLAN
		P2.1	BUILDING 'B' - FLOOR PLAN
		P3.0	PLUMBING DETAILS

OWNER
MICHAEL + JANET LEITMAN 73-060 SOMERA RD. PALM DESERT, CALIFORNIA 92260 TEL: 650.796.9378 CONTACT: JANET LEITMAN

ARCHITECT
ARCABASCIO STUDIOS PC 35751 GATEWAY DR. #J1011 PALM DESERT, CALIFORNIA 92211 TEL: 248.320.9406 CONTACT: SEBASTIAN ARCABASCIO E-MAIL: CDUSEBAS@YAHOO.COM

STRUCTURAL
B.G. STRUCTURAL ENG., INC. 43-100 COOK STREET, SUITE 203 PALM DESERT, CALIFORNIA 92211 TEL: 760.568.3553 FAX: 760.568.5681 CONTACT: BRIAN GOTTLIEB E-MAIL: BRIAN@BGSTRUCTURAL.COM

MECHANICAL
MRC ENGINEERING, INC. 72-880 FRED WARING DRIVE, SUITE C-11 PALM DESERT, CALIFORNIA 92260 TEL: (760) 340-9005 FAX: (760) 340-9100 CONTACT: JIM O'CONNOR E-MAIL: JOCONNOR@MRC-E.COM

ELECTRICAL
MRC ENGINEERING, INC. 72-880 FRED WARING DRIVE, SUITE C-11 PALM DESERT, CALIFORNIA 92260 TEL: (760) 340-9005 FAX: (760) 340-9100 CONTACT: VICTOR LEON E-MAIL: VLEON@MRC-E.COM

PLUMBING
MRC ENGINEERING, INC. 72-880 FRED WARING DRIVE, SUITE C-11 PALM DESERT, CALIFORNIA 92260 TEL: (760) 340-9005 FAX: (760) 340-9100 CONTACT: BIBI MOSCOVICI E-MAIL: BIBI@MRC-E.COM

STRUCTURAL	
SHEET	SHEET DESCRIPTION
S-1	GENERAL NOTES
S-1.1	GENERAL NOTES
S-1.2	GENERAL NOTES
S-2	FOUNDATION PLAN
S-2.1	FOUNDATION PLAN
S-3	FRAMING PLAN
S-3.1	FRAMING PLAN
S-4	SECTION VIEWS
S-4.1	SECTION VIEWS
S-5	FOUNDATION DETAILS
S-6	FRAMING DETAILS
S-6.1	FRAMING DETAILS

TITLE 24	
SHEET	SHEET DESCRIPTION
T1.0	TITLE 24 COMPLIANCE FORMS
T1.1	TITLE 24 COMPLIANCE FORMS
T1.2	TITLE 24 COMPLIANCE FORMS

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 PLOT DATE: 06/17/2010 12:29 PM
 SCALE: AS NOTED
 DRAWN: G.R.
 PROJECT:
 SHEET:
 A0.1

ABBREVIATIONS		
A/C	AIR-CONDITIONING	MISC
ACC	ACCESSIBLE	MM
AB	ANCHOR BOLT	NO
ABV	ABOVE	MT
ADA	AMERICANS WITH DISABILITIES ACT	MTL
ADB	AUTOMATIC DOOR BOTTOM	N
ADJ	"ADJUSTABLE, ADJACENT"	(N)
ADJ	"ADJUSTABLE, ADJACENT"	NEW
AFF	ABOVE FINISHED FLOOR	NA
AL	ALUMINUM	NOT ALLOWED
ANOD	ANODIZED	NAT
APPROX	APPROXIMATELY	NIC
ARCH	ARCHITECT (URE),(URAL)	NOT IN CONTRACT
AUTO	AUTOMATIC	NUMBR
BD	BOARD	NOM
BEL	BELOW	NTS
BET	BETWEEN	OC
BLDG	BUILDING	OC
BLKG	BLOCKING	OD
BM	BEAM	OFCl
BTM	BOTTOM	OFCl
BUR	BUILT UP ROOFING	OPP
C	CHANNEL	OPF
CA	CALIFORNIA	PERF
CAB	CABINET	PL
CBC	CALIFORNIA BUILDING CODE	PLM
CCR	CALIFORNIA CODE OF REGULATIONS	PLAS
CDE	CALIFORNIA DEPARTMENT OF EDUCATION	PLF
CEM	CEMENT	PLUMB
CFCI	CONTRACTOR FURNISHED-CONTRACTOR INSTALLED	POC
CFOI	CONTRACTOR FURNISHED-OWNER INSTALLED	PR
CI	CAST IRON	PROP
CJ	CONTROL JOINT	PSF
CL	CENTERLINE	PSI
CLF	CHAIN LINK FENCE	PT
CLG	CEILING	PTD
CLR	CLEAR(ANCE)	PTN
CMU	CONCRETE MASONRY UNIT	PVC
CNT	COUNT	PLWD
CO	CASED OPENING	QT
COL	COLUMN	QTY
COMP	COMPARTMENT, COMPONENT, COMPOSITE, COMPOSITION, COMPRESS, COMPUTER	QUAL
CONC	CONCRETE	R
CONST	CONSTRUCTION	RA
CONTN	CONTINUOUS, CONTINUE(D)	RAD
CONTR	CONTRACTOR	REF
CORR	CORRECT, CORRESPONDING, CORRIDOR	REFR
CT	CERAMIC TILE	REQ
CTSK	COUNTERSUNK	REOD
DA	DISABLED ACCESS, DESIGNATED ACCESSIBLE	REV
DECR	DECREASE (D, ING)	SA
DEPT	DEPARTMENT	SCHD
DF	DRINKING FOUNTAIN	SEC
DIA	DIAMETER	SECT
DM	DIMENSION	SF
DIV	DIVISION	SG
DK	DARK	SHT
DN	DOWN	SHTNG
DO	DOOR	SIM
DR	DR	SJ
DSA	DIVISION OF THE STATE ARCHITECT	ST
DWG	DRAWING	STD
E	EAST	STFR
(E)	EXISTING	STR
EG	EGGSHELL	SUSP
EJ	EXPANSION JOINT	SYM
EL	ELEVATION	T
ELECT	ELECTRICAL	T&G
ELEV	ELEVATOR	TBD
EMER	EMERGENCY	TBL
ENC	ENCLOSURE	THK
EQ	EQUAL, EQUIVALENT	TOC
EQUIP	EQUIPMENT	TOP
EW	ELECTRIC WATER COOLER	TOS
EXH	EXHAUST	TOW
EXP	EXPOSED, EXPANSION	TS
EXS	EXTRA STRONG	TYP
EXG	EXISTING	UNCF
EXT	EXTERIOR	UNF
FAST	FASTEN, FASTENER	UNL
FD	FLOOR DRAIN	VCT
FE	FIRE EXTINGUISHER	V.I.F.
FEC	FIRE EXTINGUISHER CABINET	VERT
FF	FINISH(ED) FLOOR	VT
FFE	FINISH FLOOR ELEVATION	VWC
FHMS	FLATHEAD MACHINE SCREW	W
FHWS	FLATHEAD WOOD SCREW	W
FIN	FINISHED	WC
FIXT	FIXTURE(S)	WO
FLR	FLOOR(ING), FLUORESCENT	WP
FO	FINISH(ED) OPENING, FACE OF	
FOC	FACE OF CONCRETE	
FOF	FACE OF FINISH	
FOM	FACE OF MASONRY	
FOS	FACE OF STUDS	
FS	FLOOR SINK	
FT	FEET, FOOT	
FTG	FOOTING	
FWC	FABRIC WALL COVERING	
GA	GAGE, GAUGE	
GALV	GALVANIZED	
GA	GAGE, GAUGE	
GALV	GALVANIZED	
GFR	GLASS FIBER REINFORCED CONCRETE	
GI	GALVANIZED IRON	
GR	GRADE	
GYP	GYPSPUM	
HDR	HEADER	
HDWR	HARDWARE	
HP	HIGH POINT	
HDR	HORIZONTAL	
HM	HOLLOW METAL	
HR	HOUR	
HT	HEIGHT	
HVAC	HEATING/VENTILATING/ AIR-CONDITIONING	
ID	INSIDE DIAMETER	
IN	INCH, INCHES	
INT	INTERIOR	
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY	
JT	JOINT	
L	ANGLE	
LA	LOS ANGELES	
LAM	LAMINATE(D)	
LAN	LOCAL AREA NETWORK	
LAV	LAVATORY	
LB	POUND	
LBL	LABEL	
LBS	POUNDS	
LED	LIGHT EMITTING DIODE	
LF	LINEAR FOOT/FEET	
LH	LEFT HAND	
LN	LINE	
LP	LOW POINT	
LT	LIGHT	
MATL	MATERIAL	
MAX	MAXIMUM	
MBR	MEMBER	
MECH	MECHANICAL	
MED	MEDIUM	
MFR	MANUFACTURE(R)	
MIN	MINIMUM, MINUTE	

GRAPHIC STANDARDS	
	LINE INDICATIONS
	CENTER LINES OF COLUMNS GRIDS, FLOOR LINES IN EXTERIOR ELEVATIONS, PROJECTED LINES
	PROPERTY LINE BOUNDARY LINE
	BREAK LINES / MATERIAL CONTINUES
	EXTERIOR ELEVATIONS
	ELEVATION SHOWN ELEVATION NUMBER SHEET WHERE ELEVATION IS LOCATED
	BUILDING SECTION
	SECTION IDENTIFICATION SHEET WHERE SECTION IS LOCATED
	WALL SECTION
	SECTION IDENTIFICATION SHEET WHERE SECTION IS LOCATED
	SECTION DETAIL
	SECTION IDENTIFICATION SHEET WHERE DETAIL IS LOCATED
	PLAN OR AREA DETAIL
	DETAIL IDENTIFICATION SHEET WHERE DETAIL IS LOCATED
	EXISTING COLUMN LINE SYMBOLS
	NUMERICAL SEQUENCING [NORTH-SOUTH] ALPHABETICAL SEQUENCING [EAST-WEST]
	NEW COLUMN LINE SYMBOLS
	NUMERICAL SEQUENCING [NORTH-SOUTH] ALPHABETICAL SEQUENCING [EAST-WEST]
	KEYED NOTE
	DEMOLITION KEYNOTE
	CONSTRUCTION KEYNOTE
	ROOM IDENTIFICATION
	ROOM NAME
	ROOM NUMBER
	ELEVATION DATUM
	LOCATION DESCRIPTION
	HEIGHT LOCATION
	REVISION, BULLETIN + ADDENDUM
	DELTA SYMBOL
	REVISION CLOUD
	WINDOW + DOOR TAG
	DOOR IDENTIFICATION
	WINDOW IDENTIFICATION
	MATCH LINE
	CONTINUATION
	PROJECT NORTH
	WALL TAG
	DATUM POINT, CONTROL POINT OR WORK POINT
	EXIT SIGN
	EXIT LOCATION
	FIRE EXTINGUISHER CABINET
	CONCRETE MASONRY UNIT
	LIGHT WEIGHT CONCRETE
	CAST-IN-PLACE/ PRE-CAST CONCRETE
	STONE
	BLOCKING (NON-CONTINUOUS)
	ROUGH/CONTINUOUS BLOCKING
	FINISH WOOD
	RIGID INSULATION
	BATT/LOOSE FILL INSULATION
	GYPSPUM WALLBOARD
	STEEL/ OTHER METALS
	PLYWOOD

- GENERAL NOTES**
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:
 - 2007 CALIFORNIA ADMINISTRATIVE CODE, PART 1
 - 2007 CALIFORNIA BUILDING CODE, PART 2
 - 2007 CALIFORNIA ELECTRICAL CODE, PART 3
 - 2007 CALIFORNIA MECHANICAL CODE, PART 4
 - 2007 CALIFORNIA PLUMBING CODE, PART 5
 - 2007 CALIFORNIA ENERGY CODE, PART 6
 - 2007 CALIFORNIA FIRE CODE, PART 9
 - 2007 CALIFORNIA REFERENCED STANDARDS CODE, PART 12
 - MECHANICAL AND ELECTRICAL DRAWINGS ARE COMPLIMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL, OR FINISH WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTANT DRAWINGS THAT COULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR AND AT NO ADDITIONAL COST TO THE OWNER OR THE ARCHITECT.
 - DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH SUBSEQUENT WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH SAID WORK.
 - SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SYMBOLS AND ABBREVIATIONS, OR THERE EXACT MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.
 - THE CONTRACTOR SHALL IN CONJUNCTION WITH OTHER TRADES, PROVIDE ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE NECESSARY TO COMPLETE THE WORK AND RESTORE ANY DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.
 - ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTERFLASHING, EXPANSION JOINTS, SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
 - PROVIDE ELECTROLYTIC ISOLATION BETWEEN DISSIMILAR METALS.
 - PROVIDE INSPECTION AND REPAIR ACCESS FOR PLUMBING FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS AND SHUT OFF VALVES.
 - STEEL SHOP DRAWINGS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE ARCHITECT AND THE STRUCTURAL ENGINEER, PRIOR TO ANY FABRICATION OR INSTALLATION.
 - GENERAL CONTRACTOR SHALL COORDINATE SITE UTILITIES (PLUMBING, ELECTRICAL, TELEPHONE AND UNDERGROUND WORK).
 - ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, CENTERLINE OF STEEL BEAMS OR COLUMNS, (UNLESS OTHERWISE NOTED).
 - FINISH FLOOR ELEVATIONS ARE TOP OF CONCRETE SLAB, (UNLESS OTHERWISE NOTED).
 - THE GENERAL CONTRACTOR SHALL COORDINATE FRAMING MEMBERS, THEY SHALL BE SPACED TO PERMIT INSTALLATION OF REQUIRED PIPING / CONDUITS PER CODE. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES AND BLOCKING AS REQUIRED FOR A COMPLETE INSTALLATION. THIS INCLUDES ALL BACKING PLATES FOR RAILINGS, CASEWORK, TOILET ROOM ACCESSORIES, MECHANICAL, PLUMBING, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
 - INSTALL METAL CORNER BEADS AT ALL EXPOSED GYP. BOARD EDGES AND OR WHEREVER PLASTER, ETC. ABUTS DISSIMILAR FINISH MATERIALS. PROVIDE A CONTINUOUS SEALANT JOINT WITH A BACKER ROD AS REQUIRED.
 - ALL EXTERIOR DOOR LANDINGS GRADE SHALL HAVE A SMOOTH TRANSITION TO ADJACENT PAVED SURFACES.
 - WITH 72 HOUR NOTIFICATION AND PRIOR TO THE POURING OF CONCRETE, THE FOUNDATION ENGINEER AND STRUCTURAL ENGINEER SHALL INSPECT AND APPROVE THE FOOTING EXCAVATIONS.
 - THE REUSE OF ORIGINAL OR ALTERED DRAWINGS, BY THE OWNER, AGENTS FOR THE OWNER, OR OTHER PARTIES WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT IS PROHIBITED. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEY FEES ARISING OUT OF THE REUSE OF THESE DRAWINGS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, MATERIALS, TECHNIQUES, SEQUENCES OR PROCEDURES AND THE SAFETY PRECAUTIONS/PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE. IN NO CASE, DO THESE CONTRACT DOCUMENTS RELIEVE THE GENERAL CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE OR ERRORS OF OMISSION.
 - THE ARCHITECT PREPARING THESE CONSTRUCTION DOCUMENTS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR, UNAUTHORIZED CHANGES TO THESE DOCUMENTS. ALL CHANGES TO THESE DOCUMENTS MUST BE SUBMITTED IN WRITING AND THE APPROPRIATE DOCUMENTS.
 - DO NOT START DEMOLITION WITHOUT OBTAINING WRITTEN NOTICE TO PROCEED FROM CITY OF PALM DESERT.
 - COORDINATE ALL BUILDING DEMOLITION WITH CITY OF PALM DESERT; COORDINATING ALL WORK WITH THE LEAST AMOUNT OF DISTURBANCE POSSIBLE.
 - LEAVE SITE AND BUILDINGS IN A SECURED/BARRICADED CONDITION DURING OFF HOURS ACCEPTABLE TO THE CITY OF PALM DESERT.
 - PROTECT EXISTING COMMON AREAS DURING CONSTRUCTION, PATCH, REPAIR AND OR REPLACE AS NECESSARY PRIOR TO COMPLETION OF WORK.
 - DISPOSE OF DEBRIS, RUBBISH, ETC., AS REQUIRED BY CODE. LEAVE THE WORK AREAS BROOM SWEEP CLEAN ON A DAILY BASIS.
 - COORDINATE TEMPORARY DUST-TIGHT PARTITIONS WITH THE CITY OF PALM DESERT, TO SEPARATE WORK FROM ON-GOING DAILY OPERATIONS.
 - ALL SUBSTITUTIONS MUST BE SUBMITTED AND APPROVED BY THE CITY OF PALM DESERT, PRIOR TO PURCHASE, FABRICATION AND INSTALLATION OF SUCH ITEM(S).

WALL LEGEND	
	INTERIOR WALL: 2 X 4 STUDS AT 16" O.C. WITH 5/8" GYP. BOARD BOTH SIDES.
	INTERIOR WALL: 2 X 4 STUDS AT 16" O.C. WITH 5/8" GYP. BOARD BOTH SIDES + FULL THICK SONO-BATTS INSULATION
	INTERIOR WALL: 2 X 6 STUDS AT 16" O.C. WITH 5/8" GYP. BOARD BOTH SIDES + FULL THICK SONO-BATTS INSULATION
	INTERIOR WALL: 2 X 4 STUDS AT 16" O.C. WITH 5/8" GYP. BOARD ONE SIDE AND TILE IN TOILET ROOMS AT 48" A.F.F.
	EXT. PLASTER OVER STUD WALL: INTEGRAL COLOR EXT. CEMENT PLASTER OVER SELF-FURRING LATH ON 2x6 STUDS AT 16" O.C. W/ R-21 BATT INSULATION, 5/8" GYP. BOARD AT INTERIOR FACE.
	OUTDOOR PATIO WALL SYSTEM: EXTERIOR FINISH ON CEMENT PLASTER OVER SELF-FURRING LATH ON 8 x 8 x 16 CMU WALLS PER STRUCTURAL.

NO. REVISIONS DATE

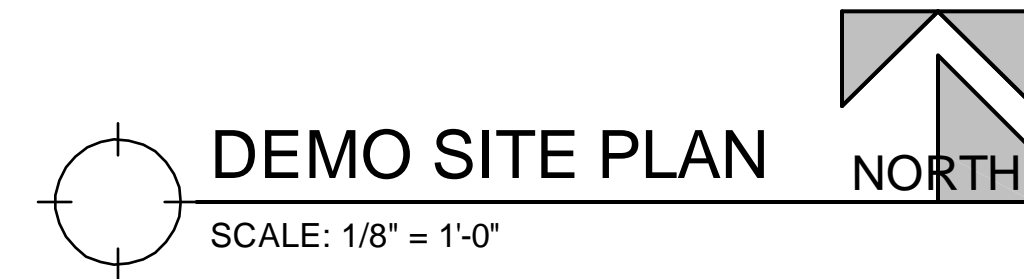
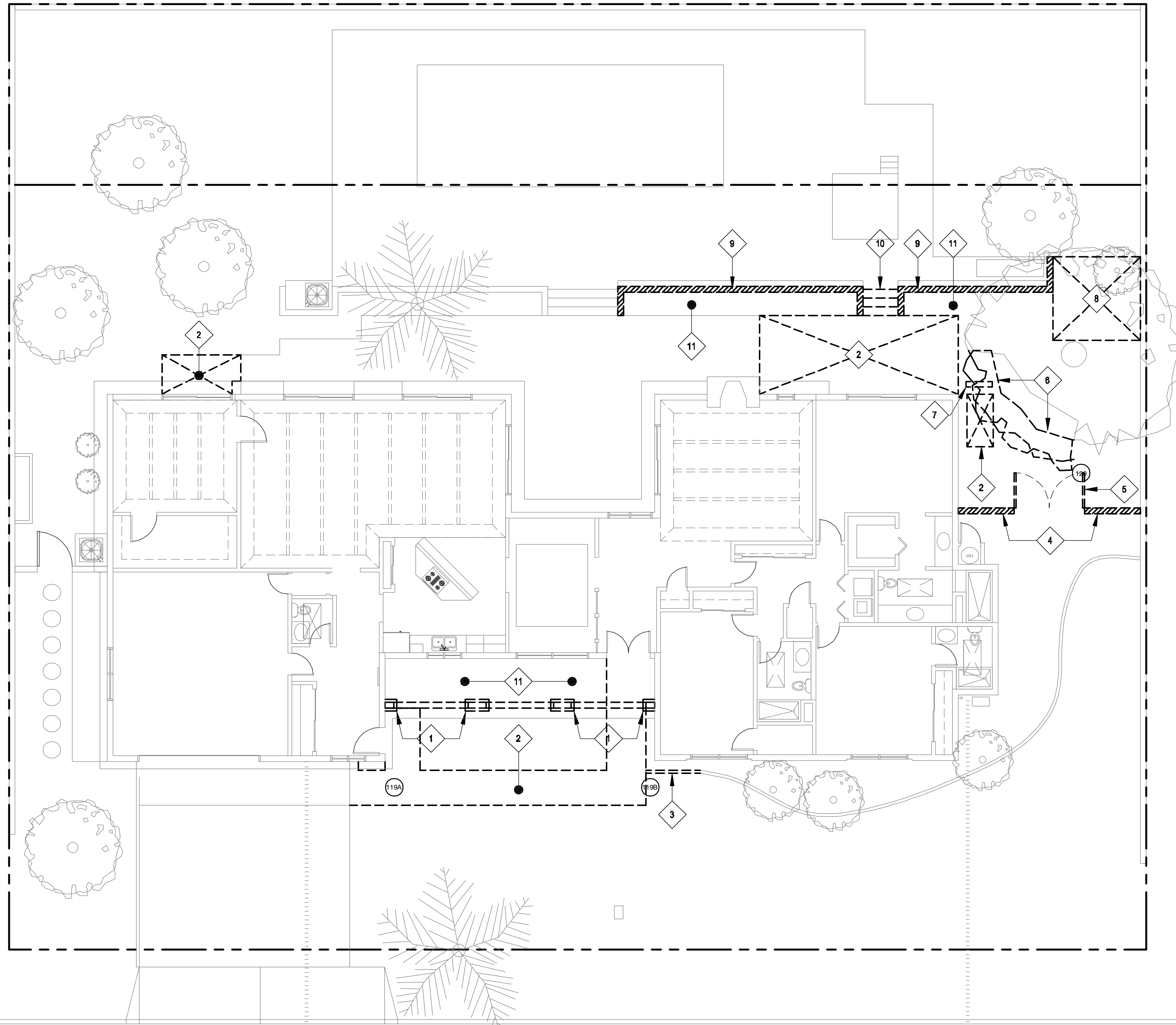
ARCABSCIO STUDIOS PC
 ARCHITECTURE . PLANNING
 INTERIOR DESIGN
 35751 GATEWAY DR. J011 - PALM DESERT, CA 92260

ABBREVIATIONS
 GRAPHIC STANDARDS
 GENERAL NOTES
 CBC 2007 CODE ANALYSIS

PROPOSED ADDITION & REMODEL FOR:
MICHAEL + JANET LEITMAN RESIDENCE
 73-060 SOMERA ROAD
 PALM DESERT, CALIFORNIA 92260

PLOT DATE: 06/17/10
 SCALE: AS NOTED
 DRAWN: G.R.
 PROJECT:
 SHEET:
A0.1

FILE NAME: C:\projects\palm\leitmans\DWG\11 DEMO SITE PLAN.dwg
 USER: ARCHITECTO STUDIO
 DATE/TIME: 06/17/2010 12:29pm
 ATTENTION TO SERVICE: THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF ARCHITECTO STUDIO. THEY ARE NOT TO BE REPRODUCED OR ALTERED, DISCLOSED OR ASSIGNED TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECTO STUDIO.



DEMOLITION NOTES

1. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL EXISTING EXITS, EXIT PASSAGEWAYS AND STAIRWAYS CLEAR AT ALL TIMES.
2. MAINTAIN EXISTING CONSTRUCTION UTILITIES, INCLUDING POWER AND LIGHTING, OPERATIONAL IN REMAINING BUILDINGS. SALVAGE AND STOCKPILE UTILITY FIXTURES AND APPARATUS AS DIRECTED BY OWNER.
3. PROVIDE TEMPORARY BARRICADES AT EXPOSED CONSTRUCTION. PROVIDE BRACING, SHORING SUPPORT (BOTH TEMPORARY AND INTERIM) AND GRAPHICS WHERE REQUIRED BY CITY OF PALM DESERT.

WALL LEGEND

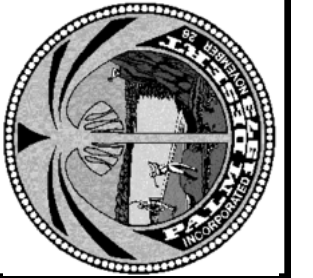
- EXISTING WALL TO REMAIN
- - - EXISTING SITE WALL OR HARDSCAPE TO BE REMOVED

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING WALL SYSTEM IDENTIFIED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DEMOLITION ACTIVITIES THAT IMPACT EXISTING BUILDING STRUCTURE.
- 2 REMOVE EXISTING HARDSCAPE AND PREPARE AREA FOR NEW SLAB.
- 3 REMOVE EXISTING PLANTER PAVER TO ACCOMMODATE NEW SLAB.
- 4 REMOVE EXISTING CMU SITE WALLS.
- 5 REMOVE EXISTING SITE GATE.
- 6 EXISTING TREE TO BE TRIMMED BACK TO ACCOMMODATE NEW ADDITION.
- 7 RELOCATE EXISTING UTILITIES TO NEW LOCATION - REFER TO MECHANICAL DRAWINGS.
- 8 REMOVE EXISTING TREE ROOTS AND PREPARE AREA FOR NEW HARDSCAPE.
- 9 REMOVE TOP TWO COURSES OF CMU BLOCK ON RETAINING WALLS. PREPARE FOR NEW HARDSCAPE.
- 10 REMOVE EXISTING CONCRETE STEPS.
- 11 DEMOLISH EXISTING PLANTS+SHURBS IDENTIFIED AND DISPOSE OF PER GENERAL NOTES. CAP ANY IRRIGATION LINES DISCOVERED AND REPORT LOCATION TO ARCHITECT.

PRELIMINARY 06.17.2010

NO.	REVISIONS	DATE



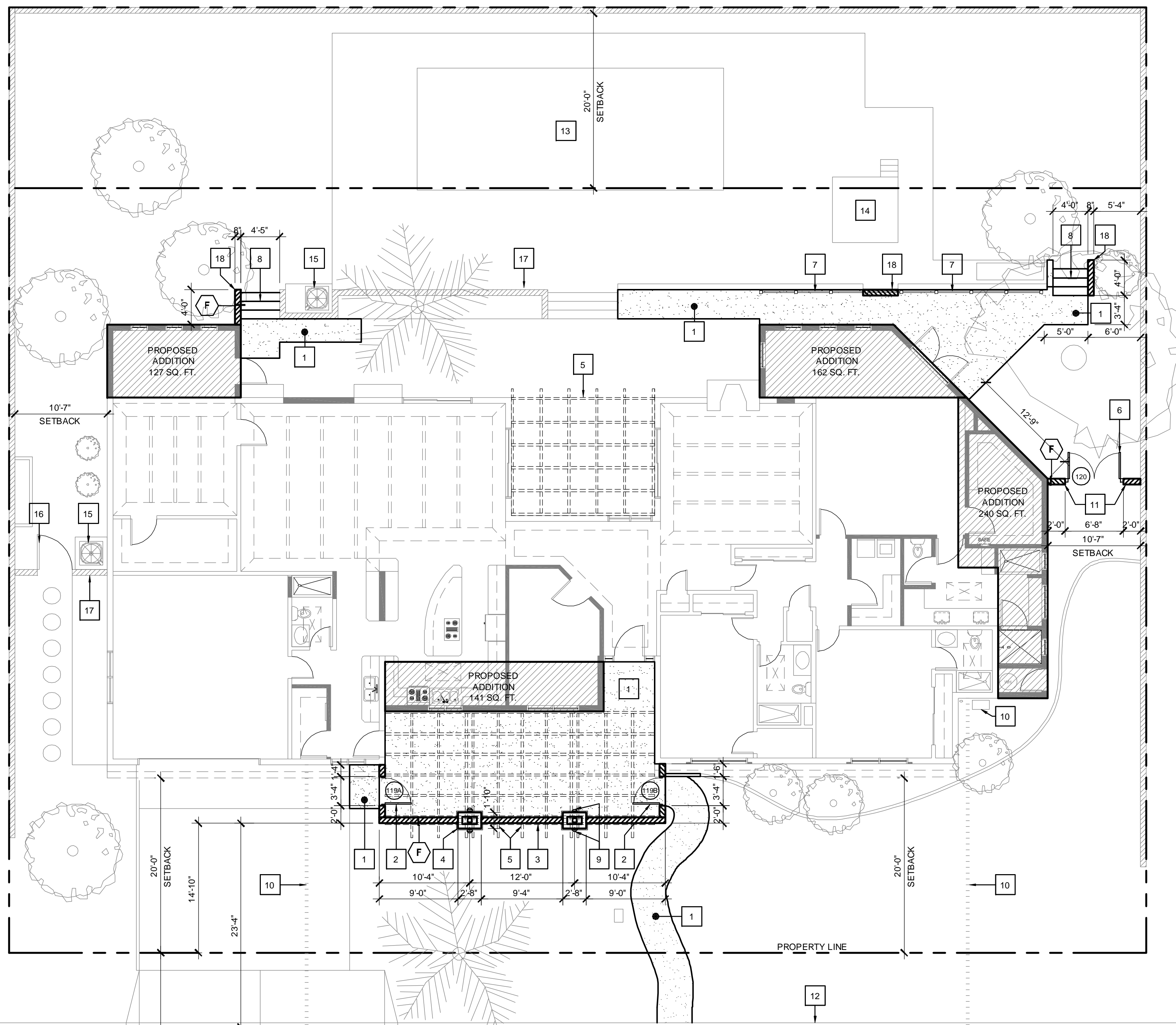
ARCA BASCIO
STUDIOS PC
 ARCHITECTURE · PLANNING
 INTERIOR DESIGN
35751 GATEWAY DR., J1011 - PALM DESERT, CA 92271 760.320.9486

DEMOLITION SITE PLAN

PROPOSED ADDITION & REMODEL FOR:
MICHAEL + JANET
LEITMAN RESIDENCE
 73-060 SOMERA ROAD
 PALM DESERT, CALIFORNIA 92260

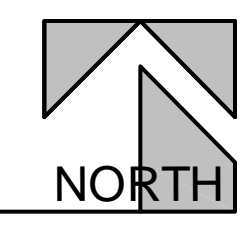
PLOT DATE: 06/17/10
SCALE: AS NOTED
DRAWN: SAA
PROJECT:
SHEET: A1.0

FILE NAME: C:\projects\73-060\73-060_SOMERA\DWG\73-060_SOMERA_SITELAN.PLT DATE TIME: 06/17/2010 12:29:38 USER: ARCAMBOSIO STUDIOZ ATTORNEY OF RECORD: ARCAMBOSIO STUDIOZ ARCHITECTURE INC. 15555 GATEWAY DR., SUITE 10011 - PALM DESERT, CALIFORNIA 92260 PROJECT NO: 73-060-SOMERA-01



73-060 SOMERA ROAD

SITE PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. CONCRETE SIDEWALKS WHERE ADJACENT TO EXISTING SIDEWALKS SHALL HAVE JOINTS AND EDGES TO MATCH EXISTING THROUGHOUT. ALL CONTROL OR CONSTRUCTION JOINTS SHALL MATCH EXISTING IN APPEARANCE AND SPACING. PROVIDE EXPANSION JOINTS EVERY 20 FEET OR AS INDICATED ON THE DRAWINGS OR DIRECTED OTHERWISE. CONCRETE FINISH SHALL HAVE A STEEL HAND TROWEL SMOOTH OR BROOM FINISH TO MATCH EXISTING.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS SHALL BE TO THE FACE OF STUD, OR TO THE FACE OF CONCRETE, OR TO THE FACE OF MASONRY, UNLESS OTHERWISE NOTED OR DETAILED.
3. THIS CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE JOBSITE CONDITIONS, ADDRESS AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT IN WRITING. THESE CONDITIONS SHALL BE RESOLVED PRIOR TO THE START OF ANY WORK OR DEMOLITION. WRITTEN CLARIFICATION(S) FROM THE ARCHITECT WILL BE FORWARDED TO THIS CONTRACTOR FOR FURTHER REVIEW AND ACTION.
4. PRIOR TO THE START OF DEMOLITION - THIS CONTRACTOR SHALL PROVIDE A LIST OF SALVAGEABLE ITEMS FOR THE OWNERS AND ARCHITECTS REVIEW. THE OWNER WILL REQUIRE THIS CONTRACTOR TO EXERCISE CARE DURING REMOVAL, TRANSPORTATION AND STORAGE OF SUCH ITEMS.

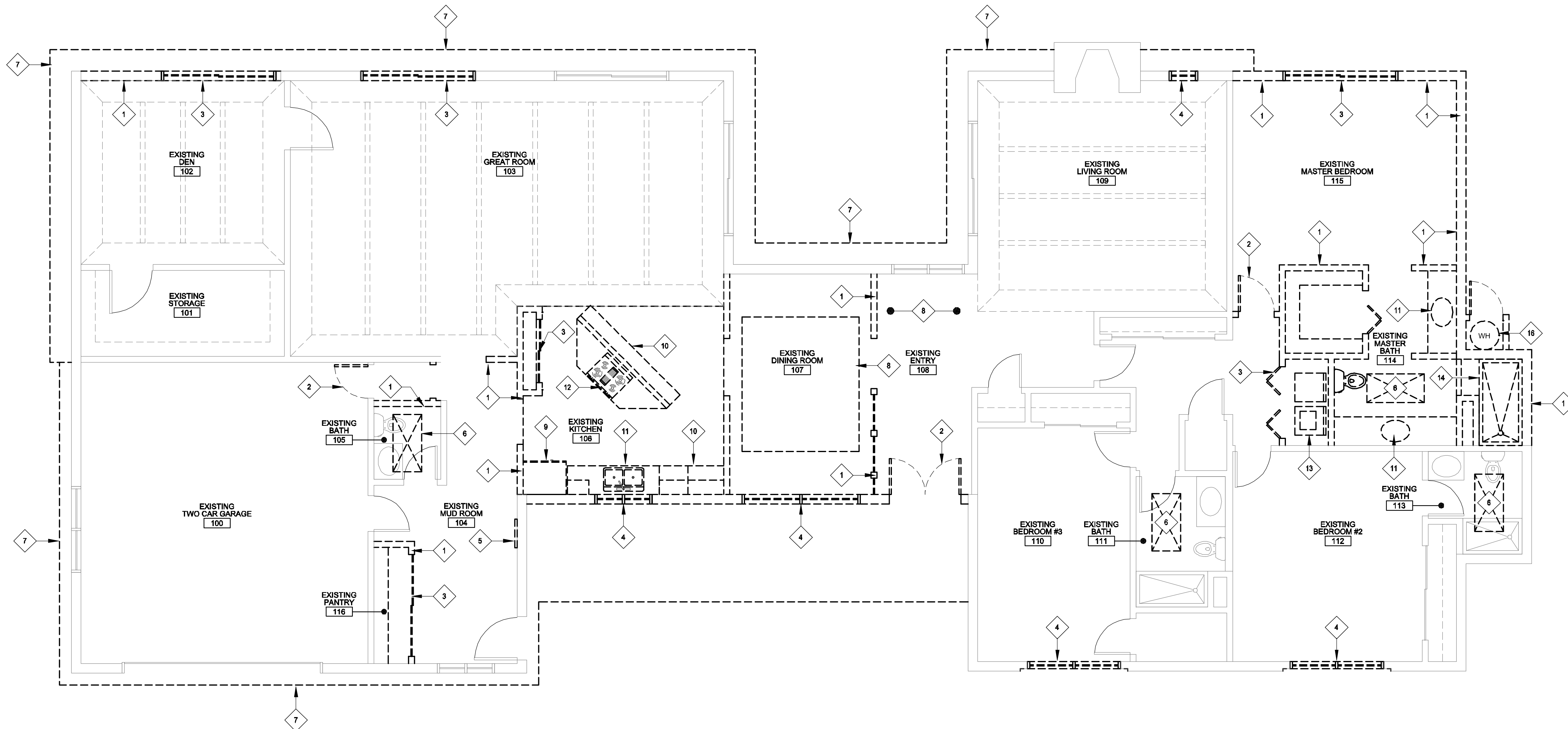
CONSTRUCTION KEY NOTES

- 1 NEW 4" CONCRETE WALK W/ 2% MAX CROSS SLOPE.
- 2 NEW 36" METAL OR WOOD GATE+ FRAME TO BE SELECTED BY OWNER.
- 3 OUTDOOR PATIO WALL SYSTEM - EXTERIOR FINISH ON CEMENT PLASTER OVER SELF-FURRING LATH ON 8 x 8 x 16 CMU WALLS 5'-4" AFF W/ STONE CAP PER STRUCTURAL.
- 4 WOOD FRAMED COLUMNS NEW WITH ADHERED STONE VENEER OVER PLASTER SUBSTRATE AND STONE CAP - REFER TO ELEVATIONS FOR MORE INFORMATION.
- 5 WOOD FRAMED SUNSCREEN AND TRELIS WITH MISTING SYSTEM - FOR ADDITIONAL INFORMATION REFER TO STRUCTURAL DRAWINGS.
- 6 TWO 36" - NEW PAINTED METAL GATES + FRAME TO BE SELECTED BY OWNER.
- 7 NEW 36" A.F.F. - PAINTED METAL HANDRAIL + POST TO BE SELECTED BY OWNER.
- 8 NEW CONCRETE STEPS.
- 9 EXTERIOR WALL SCONCES. SEE ELECTRICAL DRAWINGS.
- 10 EXISTING CITY UTILITIES
- 11 SITE WALL - EXTERIOR FINISH ON CEMENT PLASTER OVER SELF-FURRING LATH ON 8 x 8 x 16 CMU WALLS 6'-8" A.F.F. PER STRUCTURAL.
- 12 EXISTING CURB + GUTTER.
- 13 EXISTING POOL.
- 14 EXISTING SPA.
- 15 EXISTING A/C UNITS.
- 16 EXISTING SITE GATE.
- 17 EXISTING SITE WALL.
- 18 SITE WALL - EXTERIOR FINISH ON CEMENT PLASTER OVER SELF-FURRING LATH ON 8 x 8 x 16 CMU WALLS 2'-8" A.F.F. PER STRUCTURAL.

PRELIMINARY 06.17.2010

NO.	REVISIONS	DATE
ARCAMBOSIO STUDIOS PC ARCHITECTURE - PLANNING INTERIOR DESIGN <small>35751 GATEWAY DR. 10011 - PALM DESERT, CA 92260</small>		
PROPOSED ADDITION & REMODEL FOR: MICHAEL + JANET LEITMAN RESIDENCE <small>73-060 SOMERA ROAD PALM DESERT, CALIFORNIA 92260</small>		
PLOT DATE: 06/17/10 SCALE: AS NOTED DRAWN: SAA PROJECT: SHEET: A1.1		
SITE PLAN		

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 ATTACHMENT OF SERVICE: THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF ARCADIBO ARCHITECTS, INC. THEY ARE NOT TO BE REPRODUCED OR ALTERED, DISCLOSED OR ASSIGNED TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCADIBO ARCHITECTS, INC.



DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

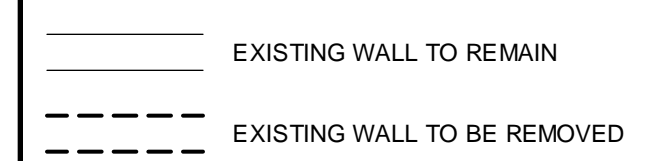
DEMOLITION KEY NOTES

- | | |
|--|---|
| 1 REMOVE EXISTING WALL AS SHOWN. | 12 REMOVE EXISTING STOVE OVEN AS SHOWN. |
| 2 REMOVE EXISTING DOOR + FRAME AS SHOWN. | 13 REMOVE EXISTING WASHER + DRYER AS SHOWN. |
| 3 REMOVE EXISTING SLIDING DOOR + FRAME AS SHOWN. | 14 REMOVE EXISTING BATHTUB AS SHOWN. |
| 4 REMOVE EXISTING WINDOWS AS SHOWN. | 15 REMOVE EXISTING WATER HEATER AS SHOWN. |
| 5 REMOVE EXISTING ELECTRICAL PANEL - REFER TO ELECTRICAL DRAWINGS. | |
| 6 REMOVE EXISTING SKYLIGHT - REFER TO ELECTRICAL DRAWINGS. | |
| 7 REMOVE EXISTING MANSARD ROOF + ROOF TILE TO EXISTING FRAMING. | |
| 8 REMOVE EXISTING CEILING TO FRAMING ABOVE. | |
| 9 REMOVE EXISTING REFRIGERATOR AS SHOWN. | |
| 10 REMOVE EXISTING CASEWORK AS SHOWN. | |
| 11 REMOVE EXISTING SINK AS SHOWN. | |

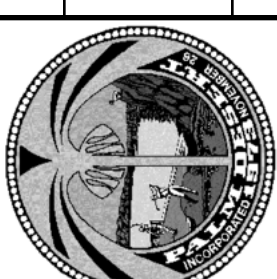
DEMOLITION NOTES

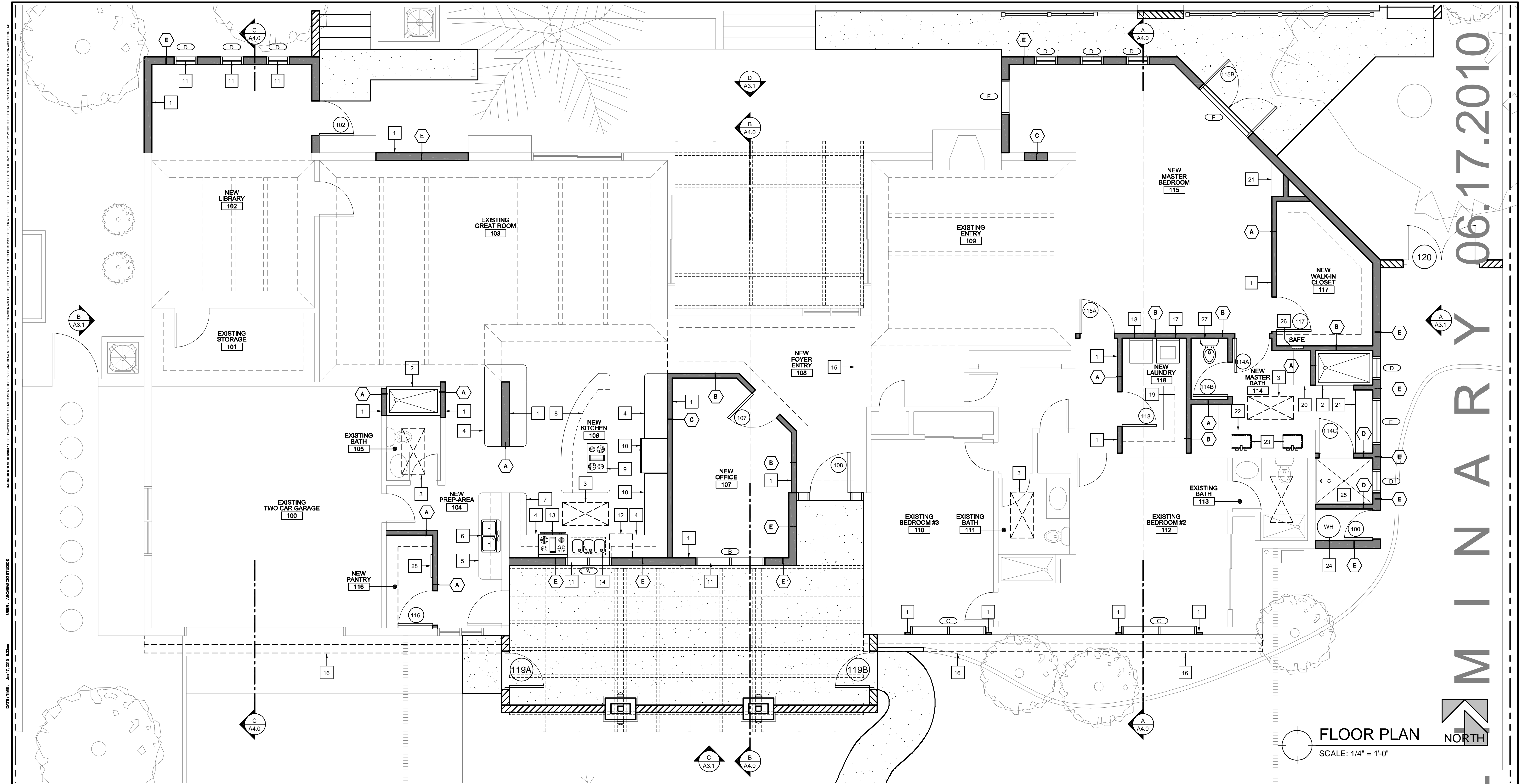
- THE GENERAL CONTRACTOR SHALL MAINTAIN ALL EXISTING EXITS, EXIT PASSAGEWAYS AND STAIRWAYS CLEAR AT ALL TIMES.
- MAINTAIN EXISTING CONSTRUCTION UTILITIES, INCLUDING POWER AND LIGHTING, OPERATIONAL IN REMAINING BUILDINGS. SALVAGE AND STOCKPILE UTILITY FIXTURES AND APPARATUS AS DIRECTED BY OWNER.
- PROVIDE TEMPORARY BARRICADES AT EXPOSED CONSTRUCTION. PROVIDE BRACING, SHORING SUPPORT (BOTH TEMPORARY AND INTERIM) AND GRAPHICS WHERE REQUIRED BY CITY OF PALM DESERT.

WALL LEGEND



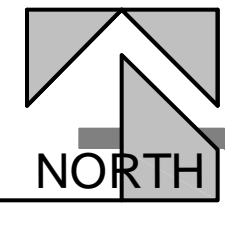
P R E L I M I N A R Y 06.17.2010

NO.	REVISIONS	DATE
		
ARCABASCIO STUDIOS PC ARCHITECTURE · PLANNING INTERIOR DESIGN <small>35151 GATEWAY DR., J1011 - PALM DESERT, CA 92271 760.320.9498</small>		
DEMOLITION FLOOR PLAN		
PROPOSED ADDITION & REMODEL FOR: MICHAEL + JANET LEITMAN RESIDENCE <small>73-060 SOMERA ROAD PALM DESERT, CALIFORNIA 92260</small>		
PLOT DATE: 06/17/10		
SCALE: AS NOTED		
DRAWN: ARCADIBO		
PROJECT:		
SHEET: A2.0		



06.17.2010

MINIARY



FLOOR PLAN
SCALE: 1/4" = 1'-0"

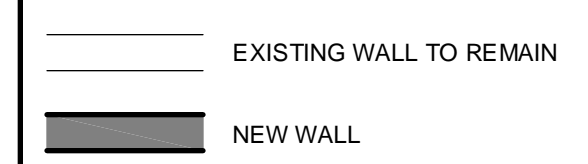
CONSTRUCTION KEY NOTES

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> 1 NEW WOOD FRAMED WALLS REFER TO WALL LEGEND FOR WALL TYPES - FOR ADDITIONAL INFORMATION REFER TO STRUCTURAL DRAWINGS. 2 NEW TUB WITH SHOWER TO BE SELECTED BY OWNER. 3 NEW SKYLIGHT - DOUBLE PANED CURB MOUNTED - TO BE SELECTED BY OWNER. 4 NEW 18" BASE CABINETS W/ GRANITE COUNTER TOPS - TO BE SELECTED BY OWNER. 5 NEW 24" BASE CABINETS WITH ABOVE 12" CABINETS AND GRANITE COUNTER TOPS - TO BE SELECTED BY OWNER. 6 NEW 2-BAY PREP SINK W/ GARBAGE DISPOSAL - TO BE SELECTED BY OWNER. 7 NEW 18" BASE CABINETS WITH ABOVE 12" CABINETS AND GRANITE COUNTER TOPS - TO BE SELECTED BY OWNER. 8 NEW ISLAND WITH 12 KNEE SPACE UNDER GRANITE COUNTERTOPS - TO BE SELECTED BY OWNER. 9 NEW BUILT-IN RANGER WITH RANGE ABOVE OPTIONAL - TO BE SELECTED BY OWNER. 10 NEW REFRIGERATOR - TO BE SELECTED BY OWNER. 11 NEW GLASS WINDOWS - TO BE SELECTED BY OWNER, REFER TO WINDOW SCHEDULE A5.0 12 NEW UNDER CABINET DISHWASHER - TO BE SELECTED BY OWNER 13 NEW BUILT-IN DOUBLE STACK OVENS - TO BE SELECTED BY OWNER. | <ul style="list-style-type: none"> 14 NEW 3-BAY KITCHEN SINK W/ GARBAGE DISPOSAL - TO BE SELECTED BY OWNER. 15 NEW 12" SOFFIT WITH COVE LIGHTING - REFER TO ELECTRICAL DRAWINGS. 16 NEW 2X FRAMED SOFFIT WITH EXTERIOR CEMENT PLASTER OVER PLYWOOD SHEATHING - ON 2 X 6 STUDS AT 16" O.C., TYPICAL 17 PROVIDE WASTE AND WATER FOR WASHING MACHINE IN RECESSED WALL BOX - REFER TO PLUMBING DRAWINGS. 18 PROVIDE DRYER VENT TO OUTSIDE AIR WITH BACK DRAFT DAMPER - REFER MECHANICAL DRAWINGS. 19 NEW 24" BASE CABINETS WITH ABOVE 12" CABINETS AND COUNTERTOPS - TO BE SELECTED BY OWNER. 20 NEW 24" VANITY SPACE WITH GRANITE COUNTERTOP AND MIRROR - TO BE SELECTED BY OWNER. 21 NEW CABINET OR SHELVES - TO BE SELECTED BY OWNER. 22 NEW 24" BASE CABINETS WITH GRANITE COUNTERTOPS - TO BE SELECTED BY OWNER. 23 NEW FLUSH COUNTERTOP SINK - TO BE SELECTED BY OWNER. 24 NEW WATER HEATER - REFER TO PLUMBING DRAWINGS. 25 NEW CERAMIC TILE SHOWER PAN AND CURB WITH CERAMIC TILE WAINSCOT 96" OVER TWO COATS OF PORTLAND CEMENT PLASTER AND FELT AT ADJACENT WALLS - TO BE SELECTED BY OWNER. | <ul style="list-style-type: none"> 26 NEW BUILT-IN WALL SAFE - TO BE SELECTED BY OWNER. 27 NEW TOILET - TO BE SELECTED BY OWNER. 28 NEW ELECTRICAL PANEL - REFER TO ELECTRICAL DRAWINGS. |
|--|--|---|

GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
2. COORDINATE DETAILS AND DIMENSIONS WITH RELATED REQUIREMENTS ON ALL DRAWINGS.
3. THE GENERAL CONTRACTOR SHALL PERFORM SITE INSPECTIONS TO VERIFY EXACT EXISTING CONDITIONS.
4. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD AND FACE OF CMU TO FACE OF CMU. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION
5. NEW DOOR & FRAME TO BE INSTALLED AS SHOWN. REFER TO DOOR + HARDWARE SCHEDULE. SEE SHEET A7.0 AND A7.1
6. WATER HEATERS STRAPPED TO WALLS.
7. (X) = WALL TYPE PER SHEET A0.1

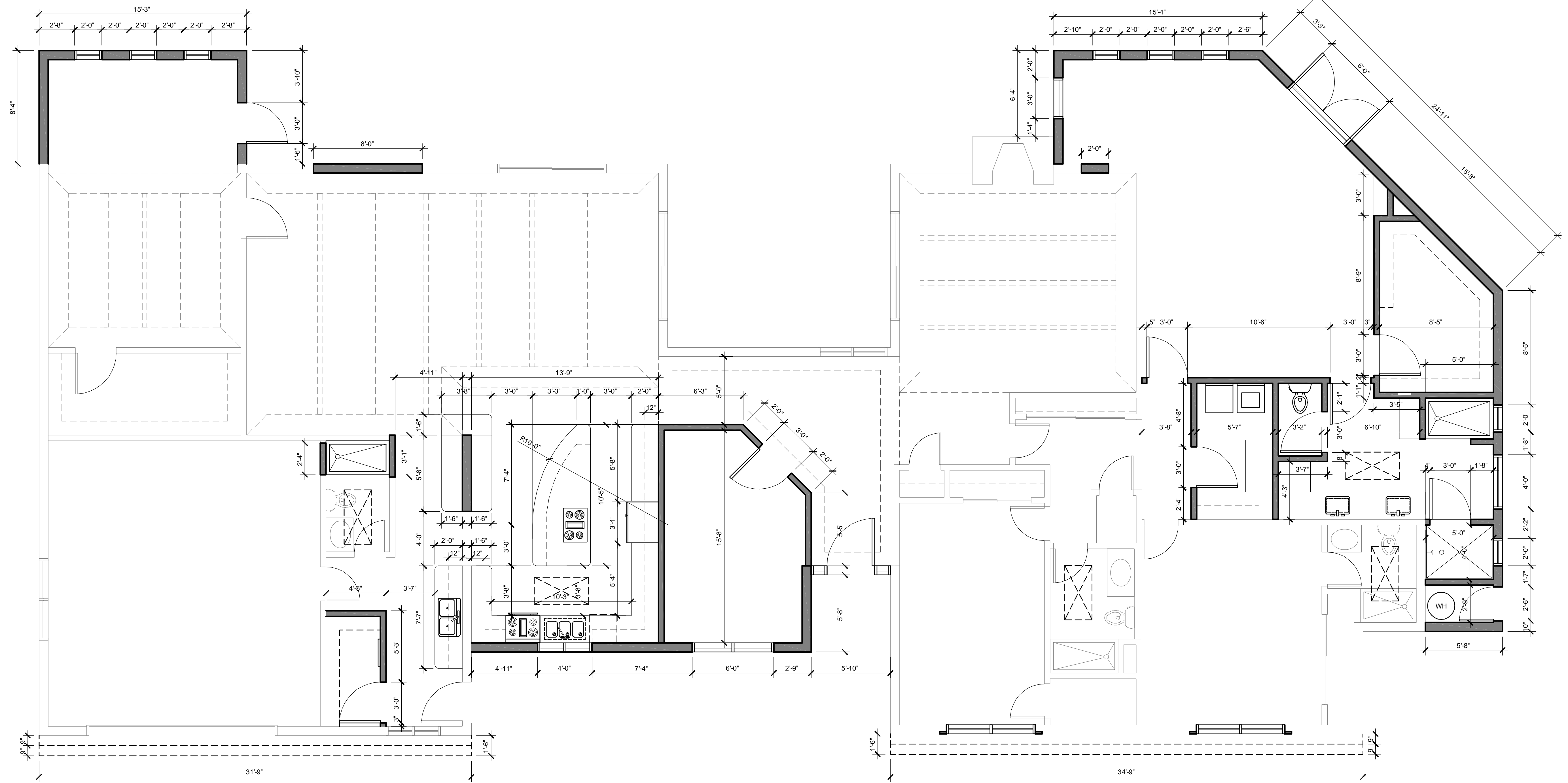
WALL LEGEND



NO.	REVISIONS	DATE
ARCABASCIO STUDIOS PC ARCHITECTURE · PLANNING INTERIOR DESIGN <small>35751 GATEWAY DR., J0111 - PALM DESERT, CA 92271 760.320.9498</small>		
FLOOR PLAN		
PROPOSED ADDITION & REMODEL FOR: MICHAEL + JANET LEITMAN RESIDENCE <small>73-060 SOMERA ROAD PALM DESERT, CALIFORNIA 92260</small>		
PLOT DATE: 06/17/10 SCALE: AS NOTED DRAWN: ARCABASCIO PROJECT:		
SHEET: A2.1		

DATE/TIME: 06.17.2010 12:22PM
 USER: ARCAMASCIO STUDIO
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DATE/TIME: 06/17/2010 09:52:28am
 USER: ARCADIBO D11002
 ATTENTION: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF ARCADIBO ARCHITECTS, INC. IT IS NOT TO BE REPRODUCED OR ALTERED, DISCLOSED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCADIBO ARCHITECTS, INC.



DIMENSION FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

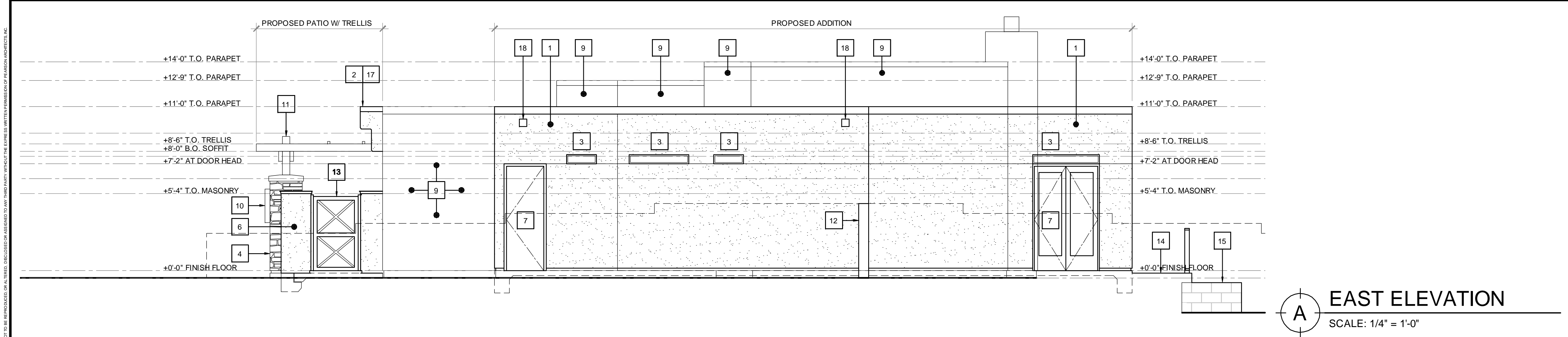
CONSTRUCTION KEY NOTES			
1	NEW WOOD FRAMED WALLS REFER TO WALL LEGEND FOR WALL TYPES - FOR ADDITIONAL INFORMATION REFER TO STRUCTURAL DRAWINGS.	14	NEW 3-BAY KITCHEN SINK W/ GARBAGE DISPOSAL - TO BE SELECTED BY OWNER.
2	NEW TUB WITH SHOWER TO BE SELECTED BY OWNER.	15	NEW 12" SOFFIT WITH COVE LIGHTING - REFER TO ELECTRICAL DRAWINGS.
3	NEW SKYLIGHT - DOUBLE PANED CURB MOUNTED - TO BE SELECTED BY OWNER.	16	NEW 2X FRAMED SOFFIT WITH EXTERIOR CEMENT PLASTER OVER PLYWOOD SHEATHING - ON 2 X 6 STUDS AT 16" O.C., TYPICAL
4	NEW 18" BASE CABINETS W/ GRANITE COUNTER TOPS - TO BE SELECTED BY OWNER.	17	PROVIDE WASTE AND WATER FOR WASHING MACHINE IN RECESSED WALL BOX - REFER TO PLUMBING DRAWINGS.
5	NEW 24" BASE CABINETS WITH ABOVE 12" CABINETS AND GRANITE COUNTER TOPS - TO BE SELECTED BY OWNER.	18	PROVIDE DRYER VENT TO OUTSIDE AIR WITH BACK DRAFT DAMPER - REFER MECHANICAL DRAWINGS.
6	NEW 2-BAY PREP SINK W/ GARBAGE DISPOSAL - TO BE SELECTED BY OWNER.	19	NEW 24" BASE CABINETS WITH ABOVE 12" CABINETS AND COUNTERTOPS - TO BE SELECTED BY OWNER.
7	NEW 18" BASE CABINETS WITH ABOVE 12" CABINETS AND GRANITE COUNTER TOPS - TO BE SELECTED BY OWNER.	20	NEW 24" VANITY SPACE WITH GRANITE COUNTERTOP AND MIRROR - TO BE SELECTED BY OWNER.
8	NEW ISLAND WITH 12 KNEE SPACE UNDER GRANITE COUNTERTOPS - TO BE SELECTED BY OWNER.	21	NEW CABINET OR SHELVES - TO BE SELECTED BY OWNER.
9	NEW BUILT-IN RANGER WITH RANGE ABOVE OPTIONAL - TO BE SELECTED BY OWNER.	22	NEW 24" BASE CABINETS WITH GRANITE COUNTERTOPS - TO BE SELECTED BY OWNER.
10	NEW REFRIGERATOR - TO BE SELECTED BY OWNER.	23	NEW FLUSH COUNTERTOP SINK - TO BE SELECTED BY OWNER.
11	NEW GLASS WINDOWS - TO BE SELECTED BY OWNER, REFER TO WINDOW SCHEDULE A5.0	24	NEW WATER HEATER - REFER TO PLUMBING DRAWINGS.
12	NEW UNDER CABINET DISHWASHER - TO BE SELECTED BY OWNER	25	NEW CERAMIC TILE SHOWER PAN AND CURB WITH CERAMIC TILE WAINSCOT 96" OVER TWO COATS OF PORTLAND CEMENT PLASTER AND FELT AT ADJACENT WALLS - TO BE SELECTED BY OWNER.
13	NEW BUILT-IN DOUBLE STACK OVENS - TO BE SELECTED BY OWNER.	26	NEW BUILT-IN WALL SAFE - TO BE SELECTED BY OWNER.
		27	NEW TOILET - TO BE SELECTED BY OWNER.
		28	NEW ELECTRICAL PANEL - REFER TO ELECTRICAL DRAWINGS.

GENERAL NOTES	
1.	VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
2.	COORDINATE DETAILS AND DIMENSIONS WITH RELATED REQUIREMENTS ON ALL DRAWINGS.
3.	THE GENERAL CONTRACTOR SHALL PERFORM SITE INSPECTIONS TO VERIFY EXACT EXISTING CONDITIONS.
4.	DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD AND FACE OF CMU TO FACE OF CMU. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION
5.	NEW DOOR & FRAME TO BE INSTALLED AS SHOWN. REFER TO DOOR + HARDWARE SCHEDULE. SEE SHEET A7.0 AND A7.1
6.	WATER HEATERS STRAPPED TO WALLS.
7.	= WALL TYPE PER SHEET A0.1

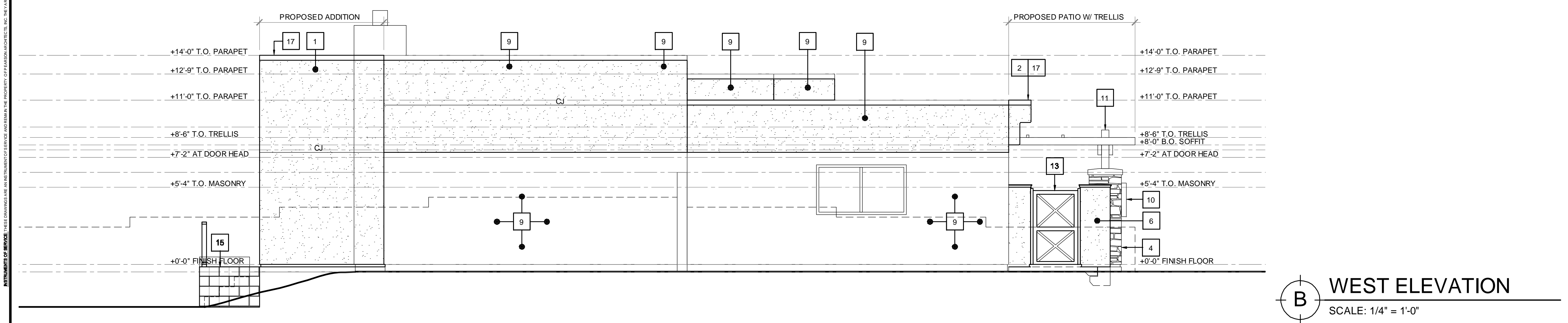
WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL

PRELIMINARY 06.17.2010

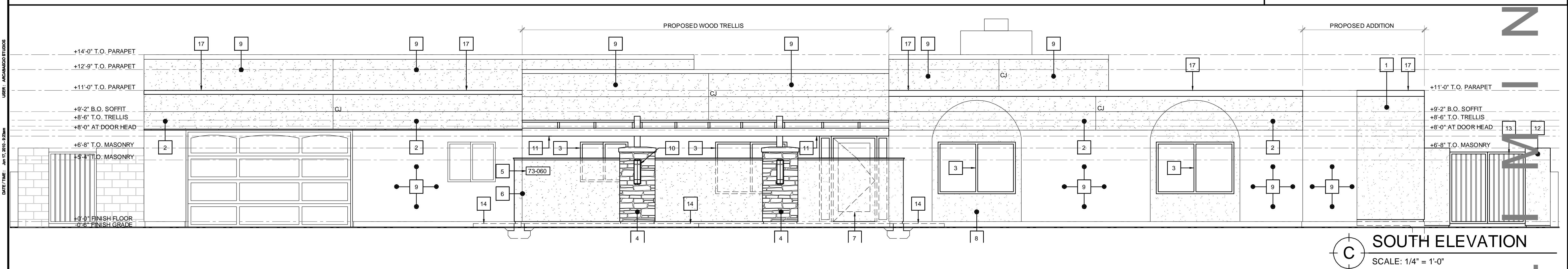
NO.	REVISIONS	DATE
ARCABASCIO STUDIOS PC ARCHITECTURE - PLANNING INTERIOR DESIGN <small>35751 GATEWAY DR. J1011 - PALM DESERT, CA 92271 760.320.9486</small>		
DIMENSION FLOOR PLAN		
PROPOSED ADDITION & REMODEL FOR: MICHAEL + JANET LEITMAN RESIDENCE 73-060 SOMERA ROAD PALM DESERT, CALIFORNIA 92260		
PLOT DATE: 06/17/10 SCALE: AS NOTED DRAWN: ARCADIBO PROJECT:		
SHEET: A2.2		



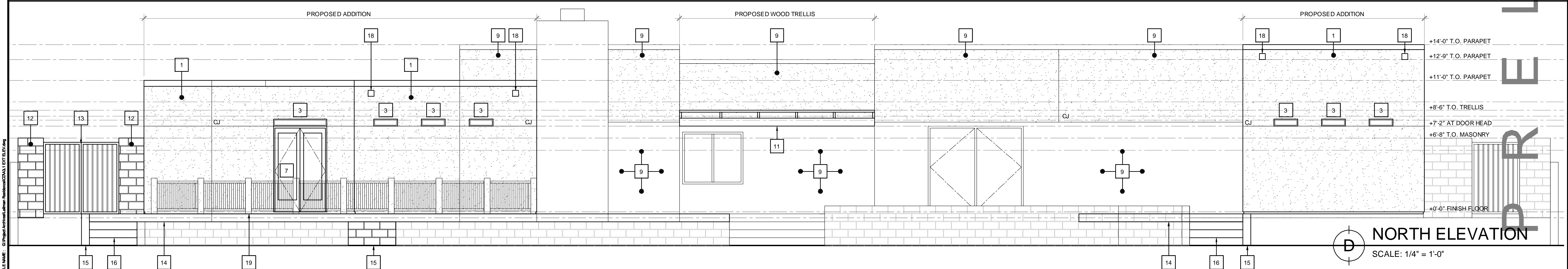
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SCALE: 1/4" = 1'-0"



B WEST ELEVATION
SCALE: 1/4" = 1'-0"



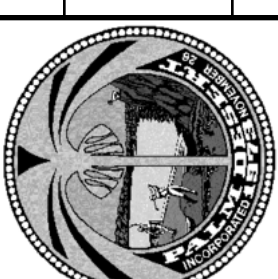
C SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



D NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- ### GENERAL NOTES
1. VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
 2. COORDINATE DETAILS AND DIMENSIONS WITH RELATED REQUIREMENTS ON ALL DRAWINGS.
 3. THE GENERAL CONTRACTOR SHALL PERFORM SITE INSPECTIONS TO VERIFY EXACT EXISTING CONDITIONS.
 4. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD AND FACE OF CMU TO FACE OF CMU. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
 5. NEW DOOR & FRAME TO BE INSTALLED AS SHOWN. REFER TO DOOR + HARDWARE SCHEDULE, SEE SHEET A5.0
- ### CONSTRUCTION KEY NOTES
1. EXTERIOR THREE COAT PLASTER FINISH SYSTEM. COORDINATE COLOR WITH OWNER AND PROVIDE SMOOTH FINISH U.N.O. INSTALL CONTINUOUS VERTICAL CONTROL JOINTS (CJ) AT ALL INSIDE CORNERS WHERE WALL PANELS CHANGE DIRECTION AND AT HORIZONTAL LOCATIONS AS COORDINATED WITH ELEVATIONS SO THAT SURFACE AREAS DO NOT EXCEED 144 SF.
 2. NEW 2X FRAMED SOFFIT WITH EXTERIOR CEMENT PLASTER OVER PLYWOOD SHEATHING - ON 2 X 6 STUDS AT 16" O.C., TYPICAL.
 3. ALUMINUM STOREFRONT WINDOW SYSTEM - REFER TO DOOR + WINDOW SCHEDULE.
 4. WOOD FRAMED COLUMNS WITH NEW ADHERED STONE VENEER OVER PLASTER SUBSTRATE AND STONE CAP - REFER TO ELEVATIONS FOR MORE INFORMATION.
 5. RECESSED PLASTER ADDRESS PANEL, WITH TENANT SIGNAGE. COORDINATE SIZE AND STYLE WITH OWNER.
 6. OUTDOOR PATIO WALL SYSTEM - EXTERIOR FINISH ON CEMENT PLASTER OVER SELF-FURRING LATH ON 8 X 8 X 16 CMU WALLS 5'-4" AFF W/ STONE CAP PER STRUCTURAL.
 7. ALUMINUM STOREFRONT AND ENTRY DOOR SYSTEM - REFER TO DOOR + WINDOW SCHEDULE.
 8. INSTALL FURRING SHEATHING & PLASTER SYSTEM AS REQUIRED TO PROVIDE NEW FINISH SURFACE AND PAINT TO BE SELECTED BY OWNER.
 9. EXISTING WALL W/ INSULATION SHEATHING. ADD NEW PLASTER SYSTEM FINISH AND PAINT TO BE SELECTED BY OWNER.
 10. EXTERIOR WALL SCANCES TO BE SELECTED BY OWNER. SEE ELECTRICAL DRAWINGS.
 11. WOOD FRAMED SUNSCREEN AND TRELLIS WITH MISTING SYSTEM - FOR ADDITIONAL INFORMATION REFER TO STRUCTURAL DRAWINGS.
 12. SITE WALL - EXTERIOR FINISH ON CEMENT PLASTER OVER SELF-FURRING LATH ON 8 X 8 X 16 CMU WALLS 6'-8" A.F.F. PER STRUCTURAL.
 13. TWO 36" - NEW PAINTED METAL GATES + FRAME TO BE SELECTED BY OWNER.
 14. NEW 4" CONCRETE WALK W/ 2% MAX CROSS SLOPE.
 15. SITE WALL - EXTERIOR FINISH ON CEMENT PLASTER OVER SELF-FURRING LATH ON 8 X 8 X 16 CMU WALLS 2'-8" A.F.F. PER STRUCTURAL.
 16. NEW CONCRETE STEPS.
 17. 24 GAUGE PAINTED METAL REGLET FLASHING AND BELLOW STYLE FLASHING WITH COUNTER FLASHING TO EXISTING PARAPET FLASHING AS REQUIRED.
 18. NEW SCUPPER THROUGH PARAPET.
 19. NEW 36" A.F.F. - PAINTED METAL HANDRAIL + POST TO BE SELECTED BY OWNER.

NO.	REVISIONS	DATE



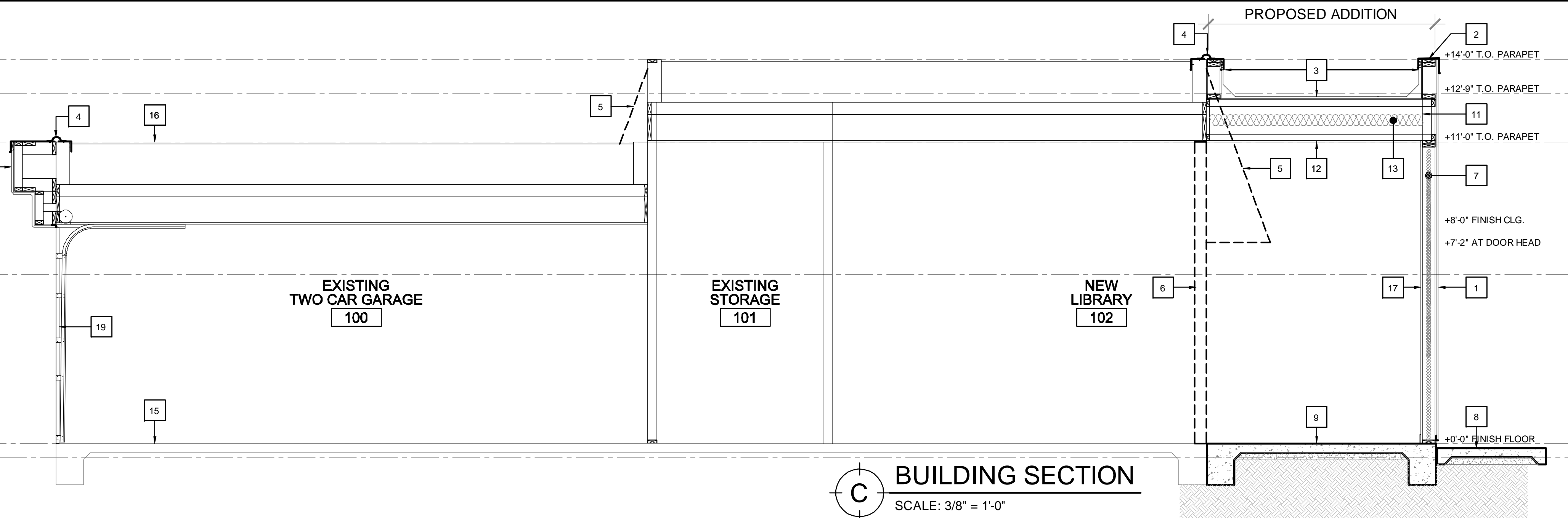
ARCA BASCIO
STUDIOS PC
ARCHITECTURE - PLANNING
INTERIOR DESIGN
35751 GATEWAY DR. J0111 - PALM DESERT, CA 92271 760.320.9498

EXTERIOR ELEVATIONS

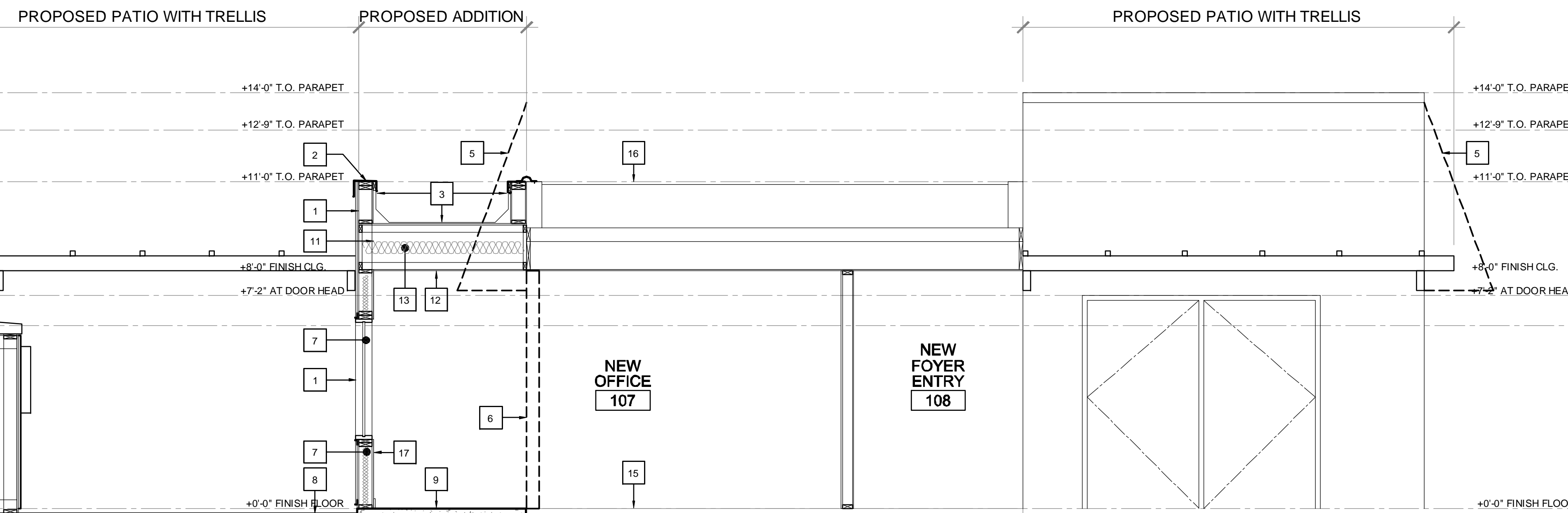
PROPOSED ADDITION & REMODEL FOR:
MICHAEL + JANET
LEITMAN RESIDENCE
73-060 SOMERA ROAD
PALM DESERT, CALIFORNIA 92260

PLOT DATE: 06/17/10
SCALE: AS NOTED
DRAWN: ARCA BASCIO
PROJECT:
SHEET:
A3.1

+14'-0" T.O. PARAPET
 +12'-9" T.O. PARAPET
 +11'-0" T.O. PARAPET
 +9'-2" B.O. SOFFIT
 +8'-0" B.O. SOFFIT
 +7'-2" AT DOOR HEAD
 +0'-0" FINISH FLOOR

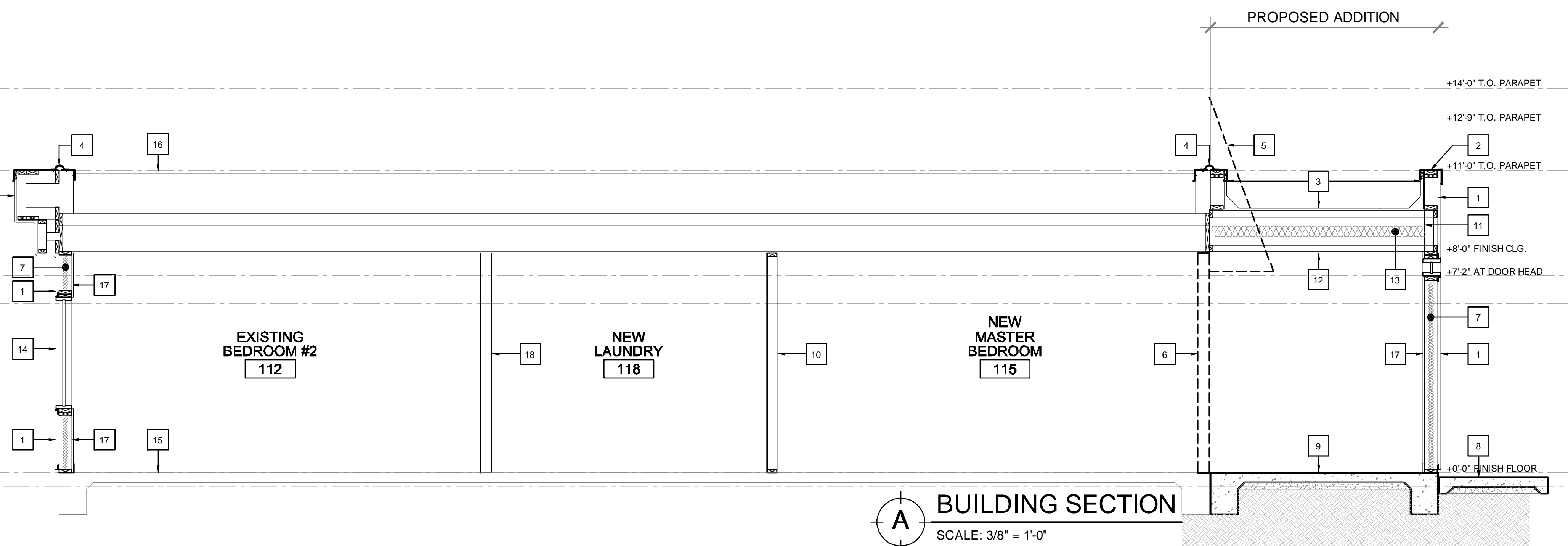


C BUILDING SECTION
 SCALE: 3/8" = 1'-0"



B BUILDING SECTION
 SCALE: 3/8" = 1'-0"

+14'-0" T.O. PARAPET
 +12'-9" T.O. PARAPET
 +11'-0" T.O. PARAPET
 +9'-2" B.O. SOFFIT
 +8'-0" B.O. SOFFIT
 +7'-2" AT DOOR HEAD
 +0'-0" FINISH FLOOR

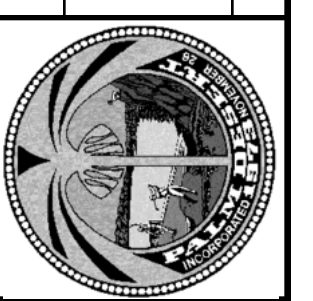


A BUILDING SECTION
 SCALE: 3/8" = 1'-0"

CONSTRUCTION KEY NOTES

- 1 EXTERIOR CEMENT PLASTER OVER PLYWOOD SHEATHING - ON 2 X 6 STUDS AT 16" O.C., TYPICAL.
- 2 CONT. PRE-MANUFACTURED FLASHING AND COUNTERFLASHING - REFER TO SPECIFICATIONS, TYPICAL.
- 3 CLASS B - BUILT-UP ROOF OVER PLYWOOD SHEATHING - REFER TO SPECIFICATIONS, TYPICAL.
- 4 24 GAUGE PAINTED METAL REGLET FLASHING WITH BELLOWS STYLE AND COUNTER FLASHING TO EXISTING PARAPET FLASHING AS REQUIRED.
- 5 REMOVE EXISTING BUILDING PROJECTIONS IDENTIFIED AS REQUIRED TO CONSTRUCT NEW WALL FINISH. SEE DEMOLITION NOTES ON DEMOLITION PLANS AND ELEVATIONS.
- 6 REMOVE EXISTING WALL IDENTIFIED AS REQUIRED TO CONSTRUCT NEW WALL. SEE DEMOLITION NOTES ON DEMOLITION PLANS AND ELEVATIONS.
- 7 R-21 FRICTION FIT BATTS INSULATION, TYPICAL.
- 8 4" CONCRETE WALK W/ 2% MAX CROSS SLOPE.
- 9 CONCRETE SLAB + FOOTING - REFER TO STRUCTURAL DRAWINGS FOR SIZE AND LOCATION, TYPICAL.
- 10 2 X 4 STUDS AT 16" O.C., WITH 5/8" GYP. BOARD - REFER TO WALL LEGEND FOR SIZE, TYPICAL.
- 11 ROOF FRAMING - REFER TO STRUCTURAL DRAWINGS FOR SIZE AND LOCATION, TYPICAL.
- 12 GYP. BOARD CEILING OR SOFFIT, TYPICAL.
- 13 R-38 BATTS INSULATION, TYPICAL.
- 14 ALUMINUM STOREFRONT WINDOW SYSTEM - REFER TO DOOR + WINDOW SCHEDULE.
- 15 EXISTING CONCRETE SLAB + FOOTING, TYPICAL.
- 16 EXISTING ROOF + FRAMING, TYPICAL.
- 17 5/8" GYPSUM BOARD - REFER TO WALL LEGEND FOR SIZE, TYPICAL.
- 18 EXISTING INTERIOR WALL, TYPICAL.
- 19 EXISTING GARAGE DOOR, TYPICAL.
- 20 NEW 2X FRAMED SOFFIT WITH EXTERIOR CEMENT PLASTER OVER PLYWOOD SHEATHING - ON 2 X 6 STUDS AT 16" O.C., TYPICAL.

PRELIMINARY 06.17.2010



**ARCABASCIO
 STUDIOS PC**
 ARCHITECTURE . PLANNING
 INTERIOR DESIGN
35751 GATEWAY DR., J0111 - PALM DESERT, CA 92271 760.320.9498

BUILDING SECTIONS

PROPOSED ADDITION & REMODEL FOR:
**MICHAEL + JANET
 LEITMAN RESIDENCE**
 73-060 SOMERA ROAD
 PALM DESERT, CALIFORNIA 92260

AS NOTED
 ARCABASCIO

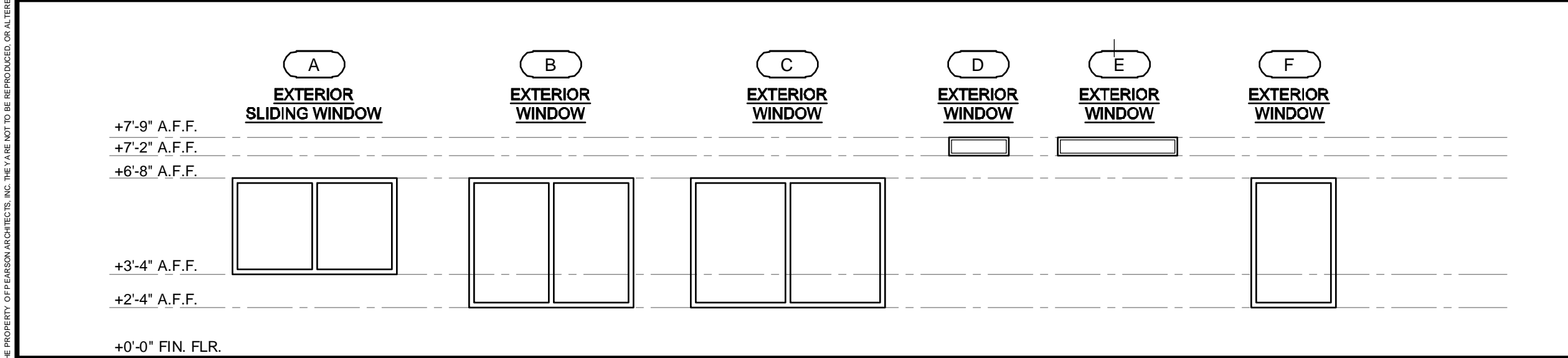
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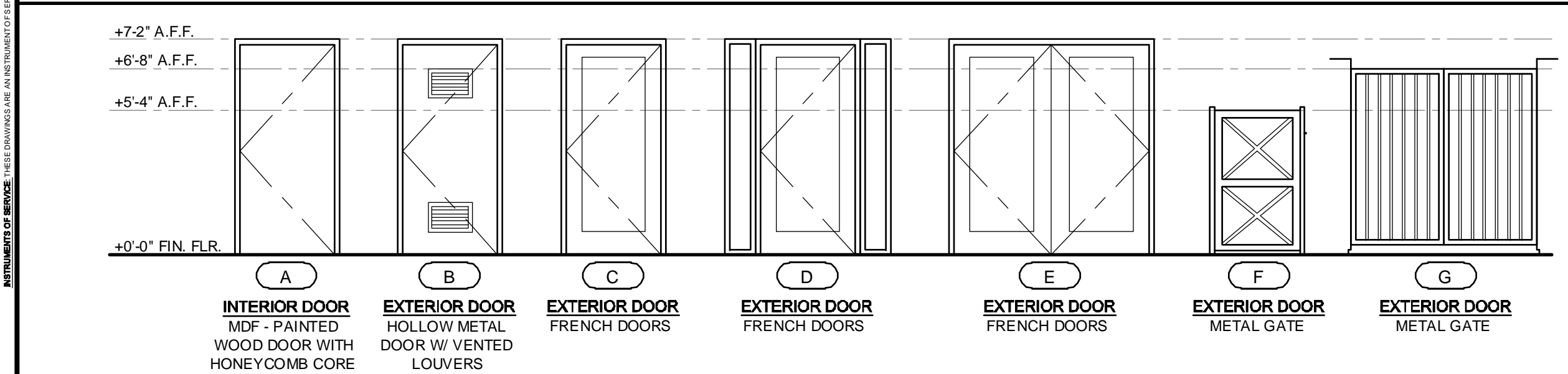
WINDOW SCHEDULE

WINDOW NUMBER	WINDOW			FRAME						S.H.G.C.	REMARKS	
	DIMENSIONS		TYPE	MAT'L	FINISH	DETAILS						
	W	H				HEAD	JAMB	SILL				
A	4'-0"	3'-4"	AL	GL	FF	AL	FF	7	7	7	0.67	SLIDING WINDOW - TO BE SELECTED BY OWNER
B	6'-0"	4'-4"	AL	GL	FF	AL	FF	7	7	7	0.67	WINDOW - TO BE SELECTED BY OWNER
C	6'-6"	4'-4"	AL	GL	FF	AL	FF	7	7	7	0.67	WINDOW - TO BE SELECTED BY OWNER
D	0'-7"	2'-0"	AL	GL	FF	AL	FF	7	7	7	0.67	WINDOW - TO BE SELECTED BY OWNER
E	0'-7"	4'-0"	AL	GL	FF	AL	FF	7	7	7	0.67	WINDOW - TO BE SELECTED BY OWNER
F	3'-0"	4'-4"	AL	GL	FF	AL	FF	7	7	7	0.67	WINDOW - TO BE SELECTED BY OWNER

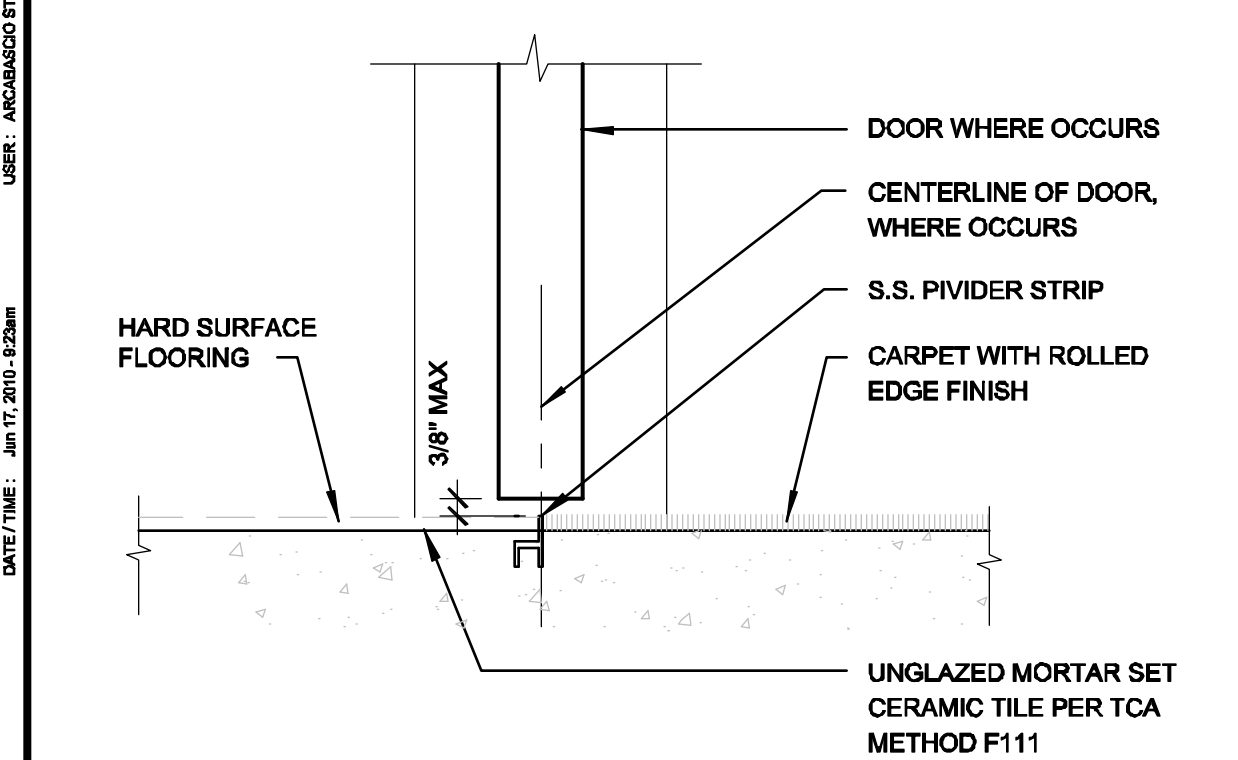
WINDOW TYPES



DOOR TYPES

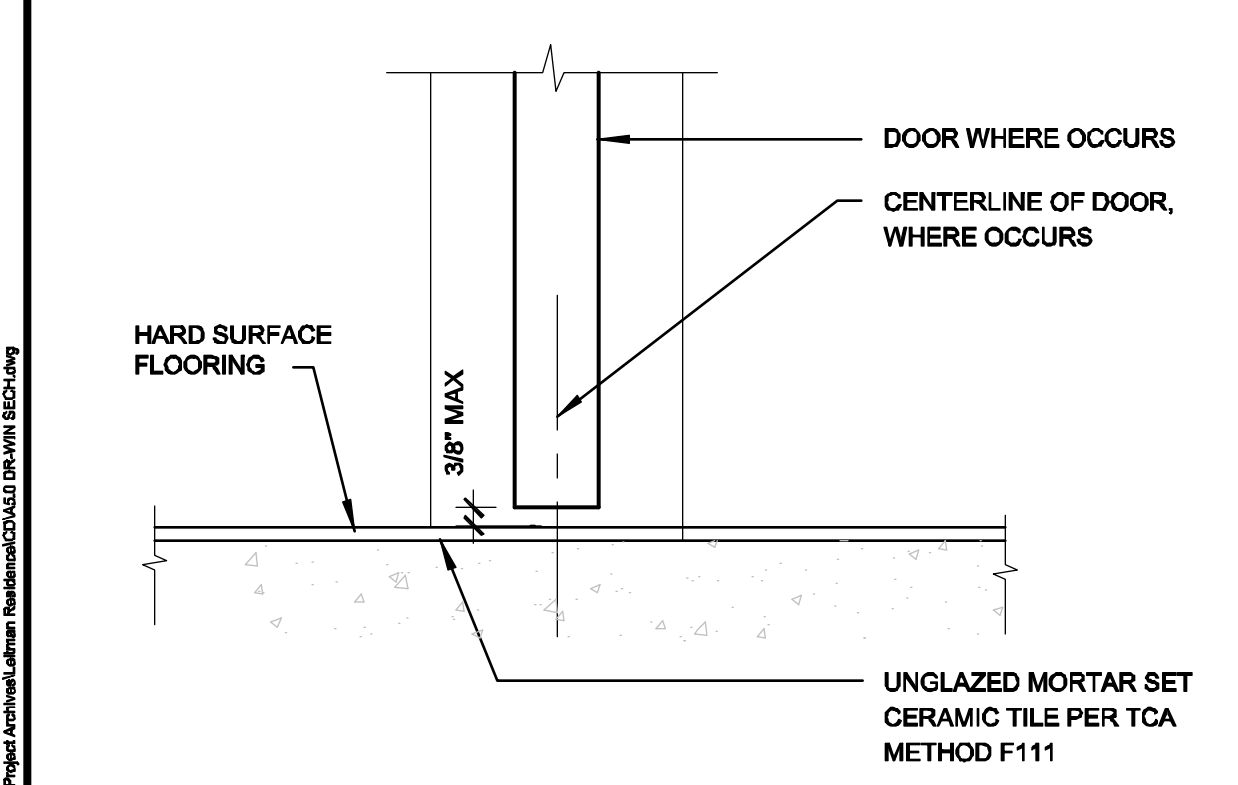


NOTE:
FLOOR LEVEL ELEVATION CHANGE BETWEEN THIS ROOM AND ADJACENT ROOM SHALL NOT EXCEED 1/2" PER UBC 1003.3.3.1.6.



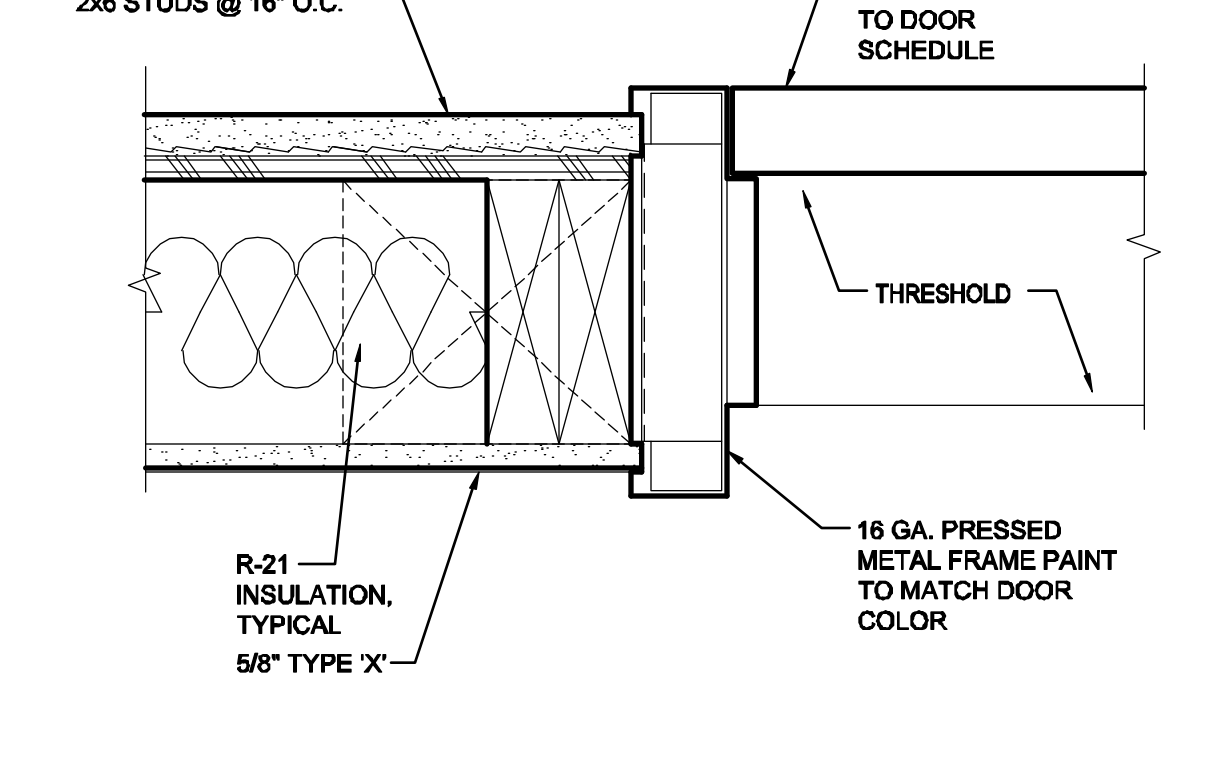
5 DOOR @ CARPET TO WOOD TRANSITION SCALE: 3" = 1'-0"

NOTE:
FLOOR LEVEL ELEVATION CHANGE BETWEEN THIS ROOM AND ADJACENT ROOM SHALL NOT EXCEED 1/2" PER UBC 1003.3.3.1.6.



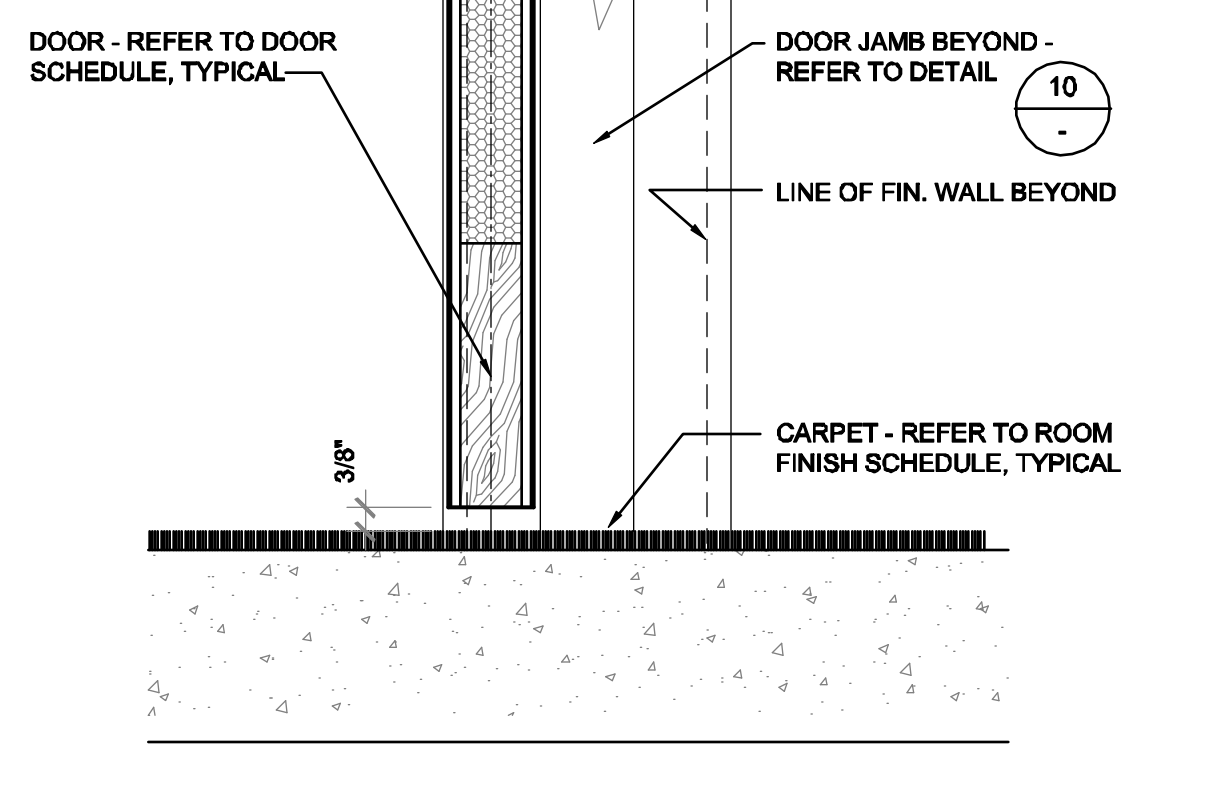
17 DOOR @ WOOD TRANSITION SCALE: 3" = 1'-0"

EXT. CEM. PLASTER OVER PAPERBACKED METAL LATH OVER 1/2" SHEATHING ON 2x6 STUDS @ 16" O.C.



14 EXT. MTL. DOOR JAMB/HEAD DETAIL SCALE: 3" = 1'-0"

DOOR - REFER TO DOOR SCHEDULE, TYPICAL



13 DOOR @ CARPET TRANSITION SCALE: 3" = 1'-0"

DOOR NOTES

1008.1.2 DOOR SWING
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP OCCUPANCY. THE OPENING FORCE FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED A 5-POUND (22 N) FORCE. FOR OTHER SIDE-SWINGING, SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE.

1008.1.4 FLOOR ELEVATION
THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

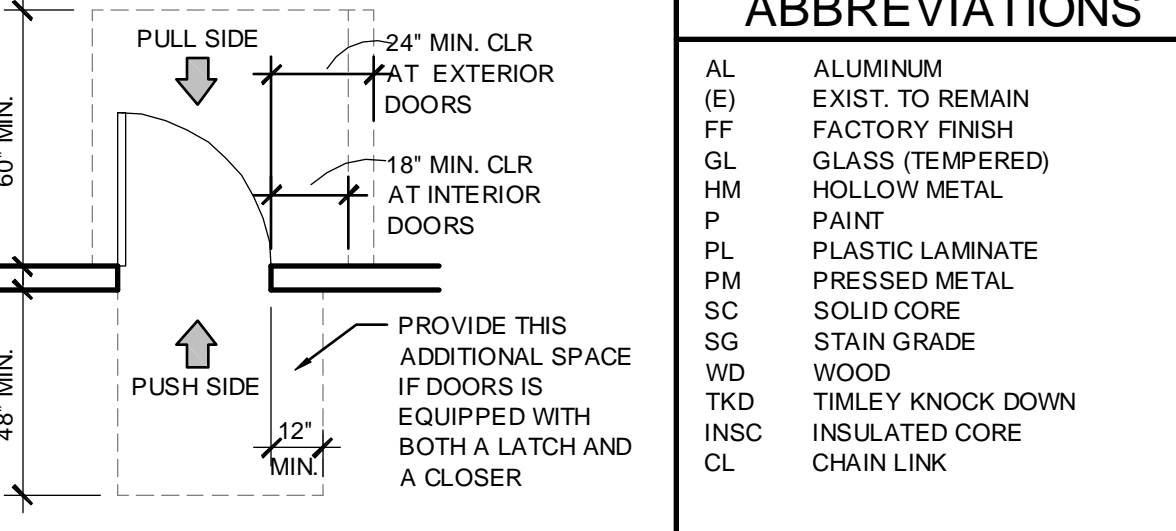
1008.1.6 THRESHOLDS
THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75 INCH (19.1 MM) IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5 INCH (12.7 MM) FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 0.25 INCH (6.4 MM) AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (50-PERCENT SLOPE).

1008.1.8 DOOR OPERATIONS
EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

1008.1.8.1 HARDWARE
DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11A OR CHAPTER 11B SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

1008.1.8.2 HARDWARE HEIGHT
DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES (864 MM) MINIMUM AND 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.

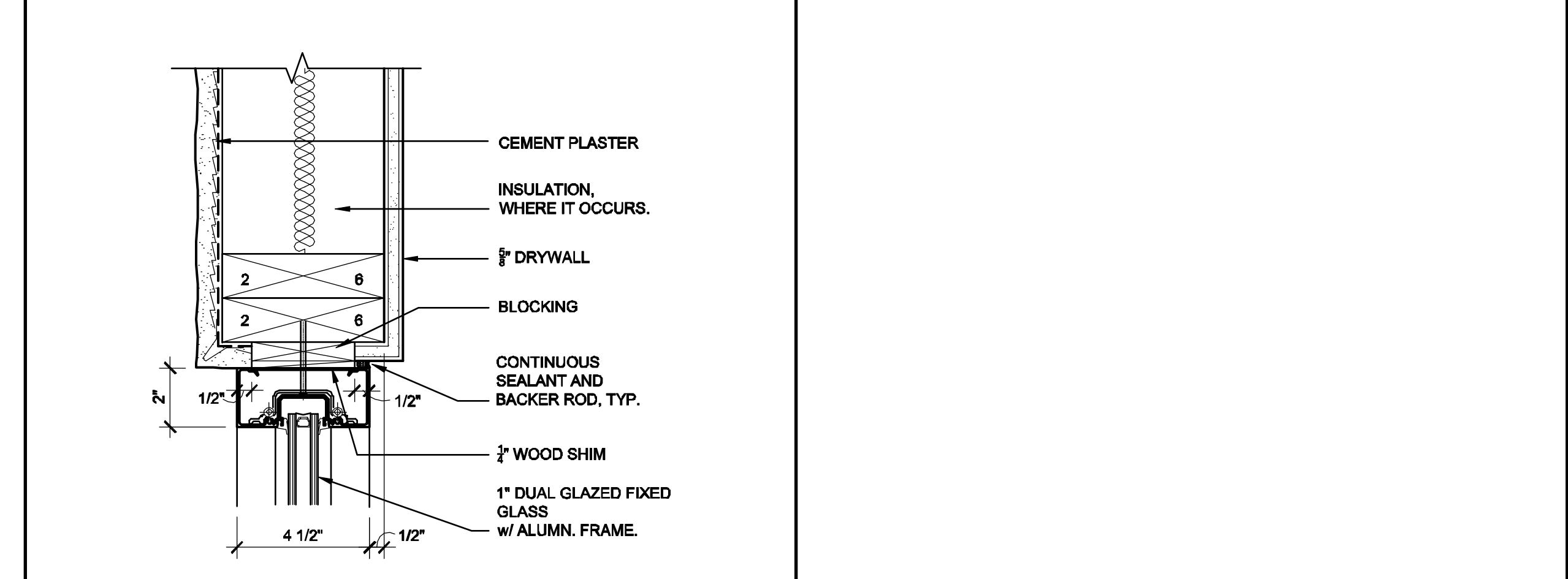
1008.1.8.3 LOCKS AND LATCHES
IN BUILDINGS - OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, N, AND S OCCUPANCIES AND IN PLACES OF WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICE FROM THE EGRESS SIDE PROVIDED:
1. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS BEING LOCKED.
2. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". THE SIGN SHALL BE IN LETTERS 1 INCH (25MM) HIGH ON A CONTRASTING BACKGROUND.
3. WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS SHALL BE PERMITTED TO BE USED, PROVIDED THAT THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS HAS NO DOORKNOB OR SURFACE-MOUNTED HARDWARE.
4. THE FLOOR OR LANDING SHALL EXTEND A MINIMUM OF 18" (457MM) PAST THE STRIKE EDGE OF INTERIOR DOORS OR 24" (610MM) PAST THE STRIKE EDGE OF EXTERIOR DOORS. FIGURE 11B-26A BELOW.



ABBREVIATIONS	
AL	ALUMINUM
(E)	EXIST. TO REMAIN
FF	FACTORY FINISH
GL	GLASS (TEMPERED)
HM	HOLLOW METAL
P	PAINT
PL	PLASTIC LAMINATE
PM	PRESSED METAL
SC	SOLID CORE
SG	STAIN GRADE
WD	WOOD
TKD	TIMLEY KNOCK DOWN
INSC	INSULATED CORE
CL	CHAIN LINK

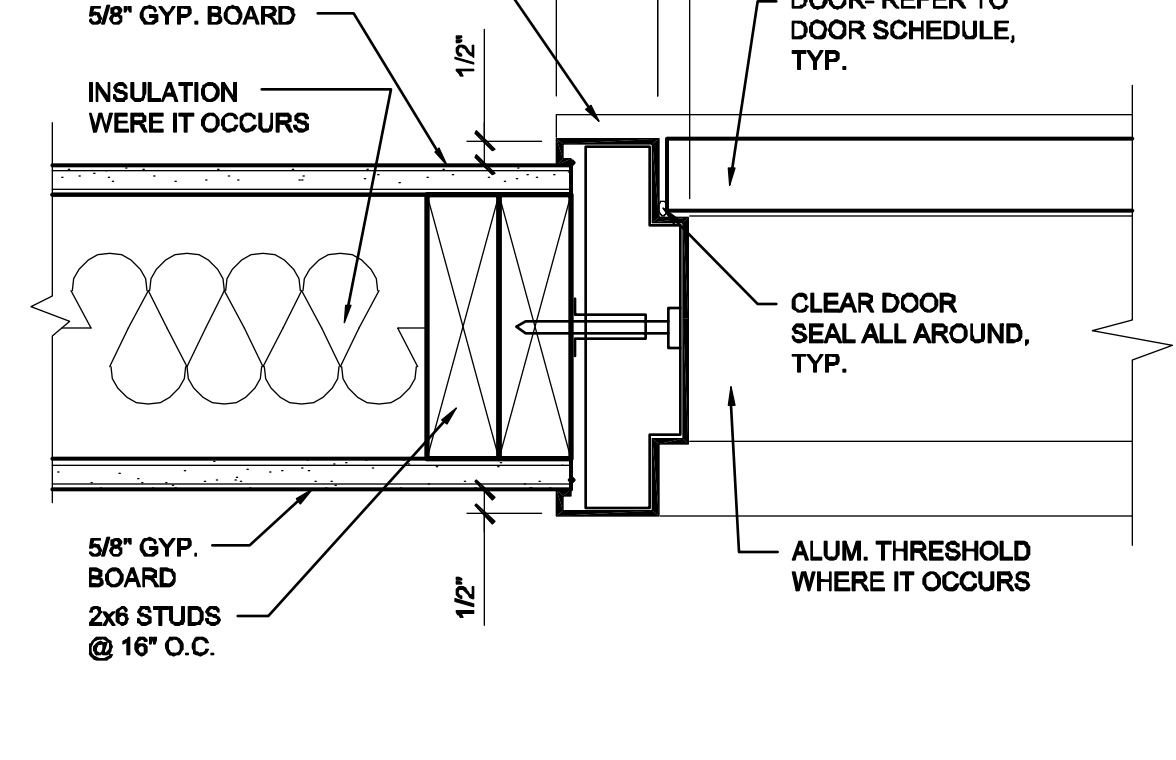
DOOR SCHEDULE

DOOR NO.	DOOR								FRAME			FIRE RATING	HWWARE TYPE NUMBER	REMARKS	
	DIMENSION			TYPE	CORE	MAT'L	FINISH	MAT'L	FINISH	DOOR DETAILS					
	W	H	THK.							HEAD	JAMB				SILL
100	2'-6"	7'-0"	1-3/4"	B	SC	HM	PT	PM	FF	6	2	9	-	-	-
102	3'-0"	7'-0"	1-3/4"	C	WD	AL	FF	AL	FF	14	14	9	-	-	-
107	3'-0"	7'-0"	1-3/4"	A	WD	WD	PT	WD	PT	10	10	17	-	-	-
108	3'-6"	7'-0"	1-3/4"	D	WD	AL	FF	AL	FF	14	14	9	-	-	-
114A	3'-0"	7'-0"	1-3/4"	A	WD	WD	PT	WD	PT	10	10	17	-	-	-
114B	3'-0"	7'-0"	1-3/4"	A	WD	WD	PT	WD	PT	10	10	17	-	-	-
114C	3'-0"	7'-0"	1-3/4"	-	GL	GL	GL	PM	PM	-	-	-	-	-	GLASS DOOR - SELECTED BY OWNER
115A	3'-0"	7'-0"	1-3/4"	A	WD	WD	PT	WD	PT	10	10	17	-	-	-
115B	3'-0"	7'-0"	1-3/4"	E	WD	AL	FF	AL	FF	14	14	9	-	-	-
116	3'-0"	7'-0"	1-3/4"	A	WD	WD	PT	WD	PT	10	10	17	-	-	-
117	3'-0"	7'-0"	1-3/4"	A	WD	WD	PT	WD	PT	10	10	17	-	-	-
118	3'-0"	7'-0"	1-3/4"	A	WD	WD	PT	WD	PT	10	10	17	-	-	-
119A	3'-0"	5'-0"	1-3/4"	F	PM	WD	WD	PM	FF	-	-	-	-	-	ANCHOR STL POST TO CMU WALL
119B	3'-0"	5'-0"	1-3/4"	F	PM	WD	WD	PM	FF	-	-	-	-	-	ANCHOR STL POST TO CMU WALL
120	2]-3'-0"	6'-0"	1-3/4"	G	PM	WD	WD	PM	FF	-	-	-	-	-	ANCHOR STL POST TO CMU WALL



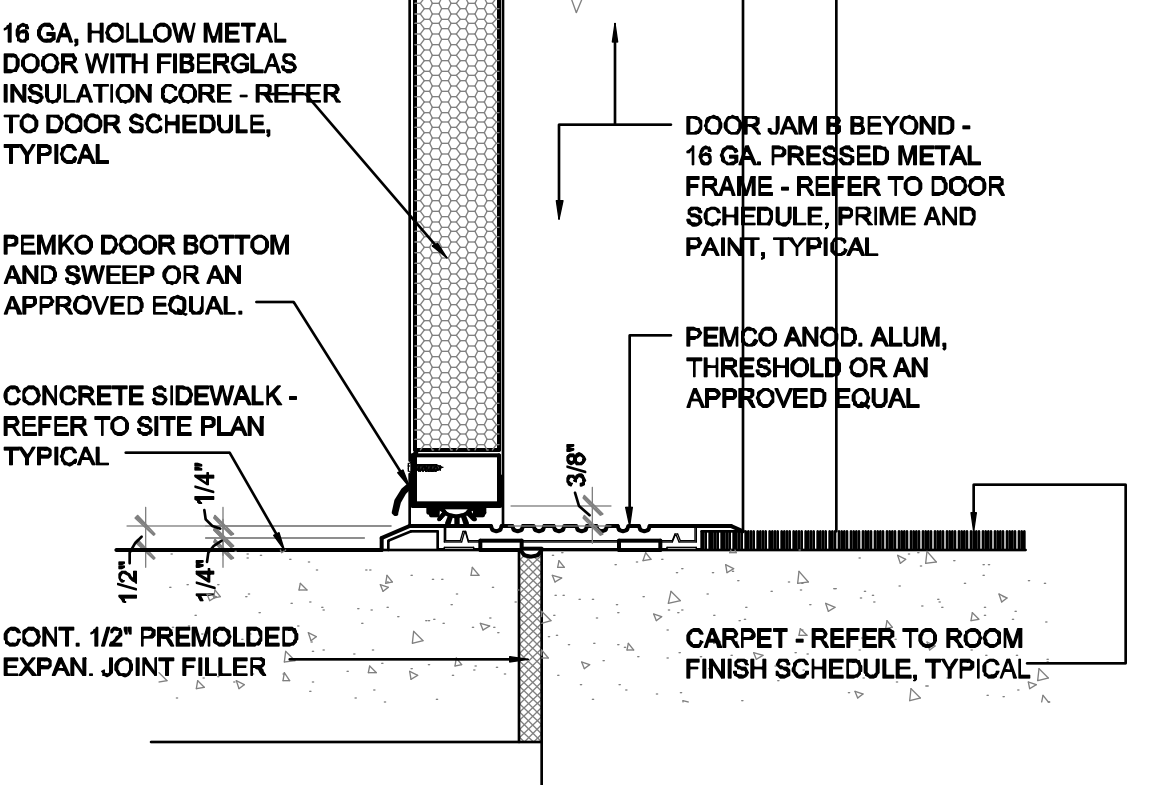
7 WINDOW HEAD / JAMB / SILL DETAIL SCALE: 3" = 1'-0"

16 GA. PRESSED METAL WELDED DOOR FRAME



10 INTERIOR DOOR JAMB/ HEAD DETAIL SCALE: 3" = 1'-0"

9-1/4" ± DOOR JAMB



9 THRESHOLD AT EXTERIOR DOOR SCALE: 3" = 1'-0"

NO. REVISIONS DATE

ARCABASCIO STUDIOS PC ARCHITECTURE, PLANNING INTERIOR DESIGN
35751 GATEWAY DR. J0111 - PALM DESERT, CA 92211 760.320.9486


DOOR SCHEDULE AND TYPES, WINDOW SCHEDULE / WINDOW TYPES AND MISCELLANEOUS DETAILS

PROPOSED ADDITION & REMODEL FOR:
MICHAEL + JANET LEITMAN RESIDENCE
73-060 SOMERA ROAD
PALM DESERT, CALIFORNIA 92260

PLOT DATE: 06/17/10
SCALE: AS NOTED
DRAWN: ARCABASCIO
PROJECT:
SHEET:
A5.0

<p>SECTION 07620 - SHEET METAL WORK - FLASHING AND TRIM (continued)</p> <p>A. Flashing - Lap all joints a minimum of six inches and fill with a non-hardening sealant material. Coordinate installation of flashings with all trades involved. All exposed edges shall be soldered and beaded or hemmed as required for strength and appearance. The sheet metal work shall be closely fitted neatly to the framework.</p> <p>B. Shop prime uncoated ferrous metal and galvanized sheet steel where hereinafter specified for surfaces that are inaccessible after fabrication or installation.</p>	<p>SECTION 07920 - JOINT SEALANTS</p> <p>PART 1 - GENERAL</p> <p>1.1 SCOPE:</p> <p>A. Furnish an install all coatings, sealants, sealant back-up materials and mastics as shown on the drawings and specified herein.</p> <p>PART 2 - PRODUCTS</p> <p>2.1 MATERIALS:</p> <p>A. Masonry Weatherproofing Solution - Shall be Thompson Water Seal or approved equal, guaranteed in writing by the manufacturer for a period of five (5) years.</p> <p>B. Sealants back up Material - Formed polyurethane strip.</p> <p>C. Sealants - Exterior - General: One or two part component polysulfide liquid polymer based compounds, which cure at normal temperature to a flexible firm mbber, tack free, paintable, in gun grade consistency, conforming to ASA specification A116.1-1960, Class A or B as required. Use "Dip Flex Seal Polysulfide Polymer Sealer", Prestite #1176 "Structureseal", A.C. Hom's "Homflex LP-32" polysulfide sealant or approved equal. Color of sealants shall match color of adjacent work.</p> <p>D. Interior - Butyl-based compound, smooth flowing single component architectural grade, synthetic, general purpose caulking compound, composed of 80 - 100% solids, butyl, non oily, non-haultering, curing to a tack free paintable surface in gun grade consistency. Use "DAP Butyl-Flex Caulking Compound", Prestite #432 "Butyl Caulk", A.C. Hom's "Vulcares Elastic Caulking Compound", or approved equal. Color of caulking and sealants shall match the color of adjacent surfaces.</p> <p>E. Mastic - Where mastic is shown on the drawings, it shall be the general purpose butyl-based caulking compound here in before specified, except that it shall be knife or trowel consistency. Exterior applications exposed to weather shall be the polysulfide sealant here in before specified in knife or trowel consistency.</p> <p>F. Primers - Primers shall be quick-drying, colorless, non-staining sealer of type and consistency as recommended by the manufacturer.</p> <p>PART 3 - EXECUTION</p> <p>3.1 PREPARATION:</p> <p>A. Clean and or prime all surfaces of bonding areas to receive above specified materials according to the written directions of the applica manufacturers.</p> <p>3.2 INSTALLATION - WATER REPELLENT COATING:</p> <p>A. Material shall be designed to penetrate and react chemically with the surface to form a new surface repellent to liquid water and permeable to water vapor. Material shall be colorless and shall not change the appearance or color of the surface to which it is applied.</p> <p>3.3 INSTALLATION - SEALANTS:</p> <p>A. Install back-up material in joints to be sealed, compressing it to one quarter of its original thickness. Joints shall have a depth of not more than half of their width, but shall be not less than 1/4". Seal all perimeters between frames and adjacent construction continuously and elsewhere as indicated on the drawings. Sealant shall be applied according to the manufactures recommendations. Remove excess sealant and leave adjacent surfaces clean.</p>	<p>SECTION 08100 - METAL DOORS AND METAL FRAMES</p> <p>PART 1 - GENERAL</p> <p>1.1 SHOP DRAWINGS/CERTIFICATES:</p> <p>A. Properly coordinate work of this section with the supplier of the finish hardware and with the supplier of other doors to be installed in the project. Shop drawing submittals are only required if there are changes from the material specified herein. Any changes are to be clearly noted on the submittal.</p> <p>PART 2 - PRODUCTS</p> <p>2.1 MATERIALS:</p> <p>A. Doors - Steelerft L-18 flush series with an 18-ga facesheet. At doors with vision panel, use door type "N". Finish - Standard Prime Paint - G.C. to paint as shown on drawings. Provide mated doors and glass as shown on drawings. Provide metal frames for specified wood doors (See Schedule).</p> <p>B. Frames - Steelerft F-16 series, in widths to wrap around walls as shown on drawings, supplied with factory installed rubber bumpers, (3) per strike jamb and (2) per head. Frames shall be furnished with a minimum of six wall anchors and two base anchors of manufacturer's standard design. Conceal all fastening and anchorage unless otherwise noted. Provide factory finish.</p> <p>C. Frame Anchors - Locate all other frame anchors on each jamb, 4" from top, 4" from bottom and at intermediate points not exceeding 24". Except as specified below, provide anchors not lighter than 14 ga steel, sizes and shapes as specified or indicated.</p> <p>PART 3 - EXECUTION</p> <p>3.1 INSTALLATION:</p> <p>A. Deliver product to site, see section 06200 for installation.</p>	<p>SECTION 08210 - WOOD DOORS</p> <p>The requirements of the General Conditions and Division 1 apply to all work hereunder.</p> <p>PART 1 - GENERAL</p> <p>1.1 SCOPE:</p> <p>A. Furnish and install wood doors as shown on the drawings and as indicated herein including installation of finish hardware, Provide and install all wood door frames and trim.</p> <p>1.2 STANDARDS:</p> <p>A. All wood doors shall be manufactured in accordance with the WIC-MM Section 18 and the NWMA IS. 1-78.</p> <p>1.3 GUARANTEE:</p> <p>A. All doors shall be guaranteed against: warp or twist exceeding 1/4" or more when the surface of the door exceeds 10 feet, delamination in any degree, any manufacturing defect which may impair or affect the performance of the door for the purpose for which it is intended. Any door found defective within the specified length of time shall be replaced without charge. Any finish stain or paint required on the replacement door shall be covered in the guarantee.</p> <p>B. Interior doors shall be guaranteed for the life of the installation.</p> <p>PART 2 - PRODUCTS</p> <p>2.1 MANUFACTURER:</p> <p>A. All wood doors shall be of the same manufacturer, Weyerhaeuser Co. or equal.</p> <p>2.2 INTERIOR DOORS:</p> <p>A. Premium grade rotary sliced white oak face veneer for stained or painted finish with particle board core, Weyerhaeuser DPC-1 or approved equal.</p> <p>PART 3 - EXECUTION</p> <p>3.1 INSTALLATION:</p> <p>A. Deliver products to site. See Section 06200 for installation requirements.</p>	<p>SECTION 08310 - ACCESS DOORS AND PANELS</p> <p>PART 1 - GENERAL</p> <p>1.1 SCOPE:</p> <p>A. Provide all access doors as specified herein and shown on the drawings. Shop drawings are not required unless material used is other than specified.</p> <p>PART 2 - PRODUCTS</p> <p>2.1 ACCESS DOORS:</p>
				<p>SECTION 08310 - ACCESS DOORS AND PANELS (continued)</p> <p>A. Milcor DW Access Door or equal. Minimum size, 30" x 36". Flush panel, factory applied primer finish, insulated door. Hinge is to be double acting concealed spring hinge to allow opening to 175 degrees. Panels to be removable by taking pin out of hinge attached to panel. Lock is to be flush, cylinder with two keys.</p> <p>PART 3 - EXECUTION</p> <p>3.1 INSTALLATION:</p> <p>A. Install per manufacturer's instructions. Coordinate all work with finished openings. Doors shall open smooth and level.</p> <p>SECTION 08710 - FINISH HARDWARE</p> <p>The requirements of the General Conditions and Division 1 apply -to all work hereunder.</p> <p>PART 1 - GENERAL</p> <p>1.1 SUBMITTALS:</p> <p>A. Supply hardware installation schedule only if hardware is not to be supplied as specified herein. Clearly note on the submittal any changes from the material specified. Submit in accordance with the requirements of Section 01300.</p> <p>1.2 SCOPE:</p> <p>A. Provide all finish hardware complete with suitable fasteners for all work whether listed herein or not. Items not specifically mentioned, but necessary to complete the work, shall be furnished, matching in quality, design and finish those items specified for similar locations.</p> <p>B. Provide for hardware allowance. Allowance to include installation of all door hardware.</p> <p>PART 2 - PRODUCTS:</p> <p>2.1 MANUFACTURER:</p> <p>A. Schlage Lock Company or an approved equal.</p> <p>2.2 HARDWARE TYPE:</p> <p>A. Schlage "D" Series Commercial Grade, interchangeable core levers, handicap acceptable Rhoades lever design in a 626 brushed aluminum finish.</p> <p>2.3 HARDWARE SCHEDULE:</p> <p>A. Hardware schedule is to be provided by Hardware Contractor for approval prior to ordering materials.</p> <p>PART 3 - EXECUTION</p> <p>3.1 INSTALLATION:</p> <p>A. Installation to be installed under sections 08100. Installed hardware shall operate smoothly with no bind or slack. Set hardware in accordance with the manufacturer's written instructions.</p> <p>SECTION 08780 - CABINET/DRAWER HARDWARE & SHELF BRACKETS</p> <p>PART 1 - GENERAL</p> <p>1.1 SUBMITTALS:</p> <p>A. Supply hardware installation schedule only if hardware is not to be supplied as specified herein. Clearly note on the submittal any changes from the material specified. Submit in accordance with the requirements of Section 01300.</p> <p>1.2 SCOPE:</p> <p>A. Provide all cabinet and drawer hardware complete with suitable fasteners for all work whether listed herein or not. Provide all shelving brackets and shelving with suitable fasteners for all work whether listed herein or not. Items not specifically mentioned, but necessary to complete the work, shall be furnished, matching in quality, design and finish, those items specified for similar locations.</p> <p>PART 2 - PRODUCTS</p> <p>2.1 MANUFACTURERS:</p> <p>A. Hinges - BLUM "Modul" concealed hinge or equal.</p> <p>B. Drawer Slides - ACCURIDE #3800 full extension or equal.</p> <p>C. Pulls/Knobs - To be determined by interior - designer.</p> <p>D. Shelving Standards & Brackets - Provide KV87 ANO slotted standards in lengths shown on drawings. Provide KV 187LL ANO 12" extra heavy duty brackets.</p> <p>E. Shelving - Provide KV 1980 white shelving. Shelving is to be solid 5/8" particle board overlaid with a melamine laminated finish with edge bands on all exposed edges.</p> <p>F. Verify all hardware with interior designer. All finishes to be determined by interior designer.</p> <p>PART 3 - EXECUTION</p> <p>3.1 INSTALLATION:</p> <p>A. Installation to be installed under sections 06400. Installed hardware shall operate smoothly with no bind or slack. Set hardware in accordance with the manufacturers written instructions. Install shelving brackets true and level to wall studs.</p> <p>SECTION 08810 - GLASS AND GLAZING</p> <p>PART 1 - PRODUCTS</p> <p>1.1 FRAME</p> <p>A. Select kiln dried Western Pine, water-repellent, preservative-treated in accordance with WDMA I.S.4.; exterior surfaces extruded aluminum. Overall frame depth see DWGs.</p> <p>1.2 SASH</p> <p>A. Select kiln dried Western Pine, water-repellent, preservative-treated in accordance with WDMA I.S.4.; interior exposed surfaces clear Western Pine. Exterior surfaces clad with roll formed aluminum. Corner joints mortised-and-tenoned. Glass shall be mounted to sash frame utilizing a silicone glazing compound and secured with profiled wood stops on the interior of the sash. Upper sash of Sector Top Single Hung units shall be fixed with lower sash operational. Sash thickness is 1-7/8" (37 mm).</p> <p>1.3 GLAZING</p> <p>A. Sealed insulating glass shall be constructed of [two panes of clear float glass] Overall insulated unit width is 3/4" (19 mm) with a 3/4" (13 mm) cavity air space. Glass shall be mounted to sash frame utilizing a silicone glazing compound and secured with profiled wood stops on the interior of the sash. See T-24.</p> <p>1.4 EXTERIOR FINISH:</p> <p>A. Exterior aluminum surfaces shall be finished with a fluoropolymer(70% Kynar 500*) multi-coat finish system, to meet or exceed standards required by AAMA specification #2605. Color shall be selected by owner.</p> <p>1.5 WEATHERSTRIPPING:</p> <p>A. Concealed non-compression jamb liners shall form primary compression seal with dual durometer bulb seal weather-stripping against sash sides. Dual durometer bulb seal compressed between the top and bottom rails of the sash and frame. Dual durometer bulb seal between the top rail and header filler stop. Dual durometer bulb seal compressed between the meeting rails of the sash.</p> <p>1.6 INSECT SCREEN:</p> <p>A. Charcoal fiberglass 1/8" mesh screen cloth set in painted roll formed aluminum frame fitted to outside of window with all necessary hardware. Color shall be selected by owner.</p> <p>1.7 INTERNAL GRIDS:</p> <p>A. Specified insulated glazing shall include between the panes of glass 3/8" (5mm) by 3/4" (16mm) roll formed aluminum muntin bars configured in divided lite patterns as shown on drawings. Internal grid finish shall be selected by owner.</p> <p>1.8 INTERIOR FINISH:</p> <p>A. One coat factory applied acrylic latex primer.</p>
				<p>SECTION 09200 - LATH AND PLASTER</p> <p>The requirements of the General Conditions and Division 1 apply to all work hereunder.</p> <p>PART 1 - GENERAL</p> <p>1.1 SCOPE:</p> <p>A. Furnish and install all lath and plaster work as shown on the drawings and as specified herein.</p> <p>1.2 SAMPLES:</p> <p>A. Provide a 24" x 24" sample of the proposed finish for the project.</p> <p>B. Finish is to be smooth steel troweled Mission finish.</p> <p>PART 2 - PRODUCTS</p> <p>2.1 MATERIALS:</p> <p>A. Exterior - <i>Cement</i> - Portland Cement, ASTM C150 Type II, low alkali.</p> <p>B. Hydrated Lime - ASTM C-206 Type S.</p> <p>C. Bonding Agent - Type recommended for bonding plaster to cement conforming to ASTM C 631</p> <p>D. Gauging Plaster - ASTM C-28</p> <p>E. Sand - Natural or manufactured sand, clean and graded. ASTM C144-66T; in accordance with ASA Specifications A42.3 1946.</p> <p>F. Water - Fresh, clean, and potable, and free from such amounts of mineral and organic substances as would adversely affect the hardening of cement mortar.</p> <p>G. Gypsum Lath - Vertical and horizontal lath to be waterproof exterior gypsum lath sheathing as indicated on the drawings.</p> <p>H. Lathing Accessories - Shall be not less than 26 ga steel, zinc coated, US Gypsum, Penmetal, or approved equal. Furnish and install corner and casing beads, corner reinforcement, stops, base screeds, expansion joints, etc., and any other accessories shown or required to complete the installation.</p> <p>I. Vent Screenshot - Fry Reglet as shown on drawings.</p> <p>J. Expansion Screenshot - Fry Reglet as shown on drawing</p> <p>PART 3 - EXECUTION</p> <p>3.1 APPLICATION OF LATH:</p> <p>A. Install as per manufacturers instruction.</p> <p>3.2 ACCESSORIES:</p> <p>A. Install all required plaster grounds, casing beads, or stops, base screeds, corner reinforcements, special stops, and other metal accessories. Apply and shim out to required thickness. Set plumb, level and straight, free of kinks and bends. Install casing beads or stops at the end of all plaster continuously. Provide expansion joints or control joints where shown or required.</p> <p>3.3 APPLICATION OF EXTERIOR CEMENT PLASTER:</p> <p>A. General Requirements - Exterior cement plaster shall be applied in a three coat process to a minimum of 3/4" thickness.</p> <p>B. Scratch and brown coats of cement plaster shall consists of ingredients proportioned as follows: 1 part Portland Cement to not less than 3 parts aggregate, and not more than 10 % of lime putty. Finish coat shall be mixed as recommended by the manufacturer to provide a uniform texture matching the approved sample. Finish coat for smooth trowel finish shall consist of 1 part Portland Cement to not less than 3 parts fine aggregate and not more than 20% lime putty.</p> <p>C. Scratch Coat - Shall be applied to a minimum thickness of 3/8", completely embedding lath. Before scratch coat has set, it shall be well cross-br scratched to provide a strong bond. Scratch coat shall be damaged cured 48 hours before brown coat is applied with a frog spray.</p> <p>D. Brown Coat - Shall be applied to a minimum thickness of 1/4". Scratch coat shall be dampened evenly with a frog spray to obtain uniform suction before the brown coat is applied. Brown coat shall be applied to scratch coat with sufficient pressure to force the plaster into scratches and shall be brought to plumb, true, and even surfaces, but left in a rough texture. When set sufficiently, brown coat shall be floated with a dry float. Frog spray for 48 hours. Intervals between application of brown coat and finish coat shall be at least 14 days of dry weather.</p> <p>E. Finish Coat - Shall be laid out to permit completion of entire surface in one operation. Finish coat shall be applied to a minimum thickness of 1/8" or in such thickness as may be necessary to insure full thickness as required for this work. Brown coat shall be dampened evenly to provide suction before applying finish coat. Finish coat texture to be a smooth trowel finish.</p>
				<p>SECTION 09220 - PORTLAND CEMENT PLASTER</p> <p>The requirements of the General Conditions and Division 1 apply to all work hereunder.</p> <p>PART 1 - GENERAL</p> <p>1.1 RELATED DOCUMENTS:</p> <p>A. Drawings and general provision of the Contract, including General and Supplementary Conditions and Division 1 Specifications Sections, apply to this Section.</p> <p>1.2 SUMMARY:</p> <p>A. This Section includes the following:</p> <ol style="list-style-type: none"> 1. Metal framing and furring. 2. Metal lath and accessories. 3. Portland cement plaster 4. Stucco finishes. <p>1.3 SUBMITTALS:</p> <p>A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections.</p> <p>B. Product Data for each product specified.</p> <p>C. Contractor to submit drawings of proposed control joint layout for architect for review prior to commencing this work.</p> <p>D. Material Certificates: Submit certificate signed by the manufacturer for each kind of plaster aggregate certifying that materials comply with requirements.</p> <p>1.4 QUALITY ASSURANCE:</p> <p>A. Except as otherwise indicated or specified, conform to applicable requirements of the Plaster / metal Framing Systems / lath Manual as published by California Lathing and Plastering Contractors Association Inc., Los Angeles, California, hereinafter referred to as Ref. Spec. In case of conflict between code, law, ordinance, ref. Spec., and requirements, herein comply with the most restrictive requirements.</p> <p>B. Mockups: Prior to installing plaster work, construct panels for each type of finish and application required to demonstrate aesthetic effects as well as qualities of materials and execution. Build mockups to comply with the following requirements, using materials indicated for final unit of Work.</p> <ol style="list-style-type: none"> 1. Locate mockups on-site in the location as directed by the architect. 2. Erect mockups (min. 24" by 24") by full thickness in the presence of Architect using materials, including lath, support system, and control joints indicated in final Work. 3. Notify Architect 7 days in advance of the dates and times when mockups will be constructed. 4. Demonstrate the proposed range of aesthetic effects and workmanship. 5. Obtain Architects approval of mockups before start of plaster Work. 6. Retain and maintain mockups during construction in an undisturbed condition as a standard for judging and completed Portland cement plaster Work. <p>a. When directed, remove mockups from Projxist site.</p> <p>C. Installer is responsible for ensuring that substrate for stucco, including metal framing, is structurally sufficient for plaster installation. Metal framing and supports for stucco assemblies: Structural engineering of ceiling and soffit framing is the responsibility of the Contractor. The drawings indicate the design concept, final configuration and dimensions. The size and spacing of metal framing to structurally support the stucco in each application, including other applicable components such as mechanical diffusers, lighting, millwork, etc. is the responsibility of the installer. The systems are to be designed in accordance with the Code and standard engineering practice.</p> <p>D. Scaffolds and Equipment. Comply with CAC Title 8 and all applicable laws and ordinances.</p> <p>1.5 DELIVERY, STORAGE, AND HANDLING:</p> <p>A. Deliver cementitious materials to Project site in original packages, containers, or bundles, labeled with manufacturer's name, product brand name, and lot number.</p> <p>B. Store materials inside, under cover, and dry, protected from weather, direct sunlight, surface contamination, aging, comosion, and damage frUI-9QYA (% -om construction traffic and other causes.</p> <p>1.6 PROJECT CONDITIONS:</p> <p>A. Environmental Requirements, General: Comply with requirements of referenced plaster application standards and recommendations of plaster manufacturer for environmental conditions before, during, and after plaster application.</p>
				<p>SECTION 09220 - PORTLAND CEMENT PLASTER (continued)</p> <p>B. Cold Weather Requirements: Provide heat and protection, temporary or permanent, as required to protect each coat of plaster from freezing for at least 24 hours after application. Distribute heat uniformly to prevent concentration of heat on plaster near heat sources; provide deflection or protective screens.</p> <p>C. Warm-Weather Requirements: Protect plaster against uneven and excessive evaporation and from strong flows of dry air, both natural and artificial. Apply and cure plaster as required by climatic and job conditions to prevent dry out during cure period. Provide suitable coverings, moist curing, barriers to deflect sunlight and wind, or combinations of these, as required.</p> <p>D. Exterior Plaster Work: Do not apply plaster when ambient temperature is below 40 ° F.</p> <p>E. Interior Plaster Work: Maintain at least 50 ° F temperature in areas to be plastered for at least 48 hours before, during and after application.</p> <p>F. Ventilation: Provide natural or mechanical means of ventilation to properly dry interior spaces after cement plaster has cured.</p> <p>G. Protect contiguous work from soiling and moisture deterioration caused by plastering. Provide temporary coverings and other provisions necessary to minimize harmful spattering of plaster on other work.</p> <p>PART 2 - PRODUCTS</p> <p>2.1 MANUFACTURERS:</p> <p>A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:</p> <ol style="list-style-type: none"> 1. Metal Framing and Supports: <ol style="list-style-type: none"> a. Alabama Metal Industries Corp. (AMICO) b. American Stucco, Inc. c. Angeles Metal Systems. d. California Expanded Metal Products Co. e. Clark Steel Framing, Inc. f. Consolidated Systems, Inc. h. Dietrich Industries, Inc. i. Marino-Ware Industries. j. National Gypsum Co. k. Unimast, Inc. 2. Expanded-Metal Lath: <ol style="list-style-type: none"> a. Alabama Metal Industries Corp. (AMICO) b. California Expanded Metal Products Co. c. Dale / Incor Industries, Inc. e. National Gypsum Co. f. United States Gypsum Co. g. Western Metal Lath Co. 3. Wire-Fabric Lath: <ol style="list-style-type: none"> a. Davis Wire Corporation. b. Jaeson Wire Company. c. Keystone Steel and Wire Co. d. K-Lath Building Projects. 4. Metal Accessories: <ol style="list-style-type: none"> a. Alabama Metal Industries Corp. (AMICO) b. California Expanded Metal Products Co. c. Dale/Incor Industries, Inc. d. Delta Star, Inc. e. Fry Reglet Corporation. f. Gordon, Inc. g. Metales (Keene Products). i. National Gypsum Co. j. Pitcon Industries. k. Stockton Products. l. Unimast Inc. m. United States Gypsum Co. n. Western Metal Lath Co. 5. Plastic Accessories: <ol style="list-style-type: none"> a. Alabama Metal Industries Corp. (AMICO) b. Plastic Components, Inc. c. Vinyl Corp. 6. Stucco: <ol style="list-style-type: none"> a. California Stucco Products Corp. b. Highland Stucco. c. United States Gypsum Co. d. La Habra. <p>2.2 METAL SUPPORT FOR SUSPENDED AND FURRED CEILINGS:</p> <p>A. General: Size metal ceiling supports to comply with ASTM C 1063, unless otherwise indicated.</p> <p>B. Wire for Hangers and Ties: ASTM A 641 (ASTM A 641M), Class 1 zinc coating, soft temper.</p> <p>C. Rod Hangers: Mild steel, zinc coated.</p> <p>D. Flat Hangers: Mild Steel, zinc coated or protected with rust-inhibitive paint.</p> <p>E. Channels: Cold-rolled steel, minimum 0.0598-inch- (1.5mm) thick base (uncoated) metal and 7/16-inch- (11.1-mm-) wide flanges, and as follows: <ol style="list-style-type: none"> 1. Carrying Channels: 2-inch- (50mm) deep by 19/32-inch- (15mm) wide flanges, 590 lb/1000 feet (0.87kg/m). 2. Carrying Channels: 1-1/2 inches (38mm) deep, 475 lb/1000 feet (0.7 kg/m). 3. Furring Channels: 3/4 inch (19mm) deep, 300lb/1000 feet (0.45 kg/m) 4. Finish: Rust inhibitive paint, unless otherwise indicated. 5. Finish: ASTM A 653, G60 (ASTM A 653M, Z180) HOT-DIP GALVANIZED COATING FOR FRAMING WHERE INDICATED. </p> <p>2.3 STEEL STUDS AND RUNNERS:</p> <p>A. General: Provide steel studs and runners complying with the following requirements:</p> <ol style="list-style-type: none"> 1. Protective coating: Manufacturer's standard corrosion resistant coating. <p>B. Non-Load-Bearing Studs and Runners: ASTM C 645 and complying with the following requirements for minimum thickness at base (uncoated) metal and other characteristics.</p> <ol style="list-style-type: none"> 1. Thickness: As required for given application. 2. Depth: 3-5/8 inches (92.1 mm), or as required for given application. <p>2.4 LATH:</p> <p>A. Expanded-Metal Lath: Comply with ASTM C 847 for material, type, configuration, and other characteristics indicated below.</p> <p>1. Material: Fabricate expanded-metal lath from sheet metal conforming to the following: <ul style="list-style-type: none"> Galvanized Steel: Structural-quality, zinc coated (galvanized) steel sheet complying with ASTM A 653, G60, (ASTM A 653M, Z180) minimum coating designation. Diamond-Mesh Lath: Comply with the following requirements: <ol style="list-style-type: none"> a. Configuration: Self-flaming. b. Weight: 3.4 lbs/sq. Yd. (1.8 kg/sq. m). </p> <p>B. Paper Backing: Where paper-backed lath is indicated, provide the following material factory bonded to back of lath: Comply with FS UU-B-790, Type I, grade and style as indicated below: <ol style="list-style-type: none"> 1. Vapor-retardant Paper: Grade B, Style I with flame spread rating of 25 per ASTM E84. </p> <p>2.5 ACCESSORIES:</p> <p>A. General: Comply with material provision of ASTM C 1063 and the requirements indicated below; coordinate depth of accessories with thickness and number of plaster coats required.</p> <ol style="list-style-type: none"> 1. Galvanized Steel Components: Fabricated from zinc-coated (galvanized) steel sheet complying with ASTM A 653, G40 (ASTM 653M, Z90) minimum coating designation. <p>B. Metal Corner Reinforcement: Expanded, large mesh, diamond-metal lath fabricated from zinc-alloy or wire-welded mesh fabricated from 0.0475-inch-(1.2mm) diameter, zinc-coated (galvanized) wire and specially formed to reinforce external corners of portland cement plaster on exterior exposures while allowing full plaster encasement.</p> <p>C. Cornerbeads: Small nose cornerbeads fabricated from the following metal, with expanded flanges of large-mesh diamond-metal lath allowing full plaster encasement. <ol style="list-style-type: none"> 1. Galvanized Steel: Minimum 0.0172 inch (0.44mm) thick. </p> <p>D. Casing Beads: Square-edged style, with expanded flanges of the following material: <ol style="list-style-type: none"> 1. Galvanized Steel: Minimum 0.0172 inch (0.44mm)thick.. </p> <p>E. Control Joints: Prefabricated, of material and type indicated below: <ol style="list-style-type: none"> 1. Galvanized Steel: Minimum 0.0172 (044mm) thick. 2. One Piece Type: Folded pair of non perforated screeds in M-shaped configuration, with expanded or perforated flanges. <ol style="list-style-type: none"> a. Provide removable protective tape on plaster face of control joints. </p> <p>F. Foundation Sill (Weep) Screenshot: Manufacturer's standard profile designed for use at sill plate line to form plaster stop and prevent plaster from contacting damp earth, fabricated from zinc-coated (galvanized) steel sheet.</p> <p>G. Lath Attachment Devices: Material and type required by ASTM C 1063 for installation indicated.</p> <p>2.6 PLASTER MATERIALS:</p> <p>A. Base-Coat Cements: Type as indicated below: <ol style="list-style-type: none"> 1. Portland cement, ASTM C 150, Type II. </p>

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SPECIFICATIONS		
PROPOSED ADDITION & REMODEL FOR: MICHAEL + JANET LEITMAN RESIDENCE 73-060 SOMERA ROAD PALM DESERT, CALIFORNIA 92260		
PLOT DATE: 06/17/10		
SCALE: AS NOTED		
DRAWN: ARCBASCO		
PROJECT:		
SHEET: A6.1		

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