

SPECIFICATIONS

GENERAL REQUIREMENTS

The General Conditions of the "Contract for Construction" AIA Document A-201, latest edition, shall be incorporated into these specifications by this reference.

The contractor shall obtain and pay for all licenses and permits, inspections and inspection certificates, as required to be obtained or made by any authority having jurisdiction over any part of the work included in this contract.

The contractor shall comply with all laws, ordinances, and regulations applicable to the work as adopted by the governing regulatory agency, included but not limited to the following:

California Building Code = 2007
California Mechanical Code = 2007
California Plumbing Code = 2007
California Electrical Code = 2007

The Construction Safety Rules of the division of Industrial Safety of the State of California.

The rules and Regulations of the board of underwriters of the Pacific.

Federal Standards of the Department of Labor, Occupational Safety and Health Administration, and all applicable State, County and City Codes, Ordinances, and Regulations having jurisdiction thereof.

The general contractor shall verify all dimensions and site conditions before starting work. The architect shall be notified of any discrepancy before proceeding with the work.

The contract drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include but not be limited to bracing, shoring for loads due to construction equipment, etc. Construction materials shall be spread out if placed on framed floor. Load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where structure has not attained design strength. Protect all materials from moisture while stored on site.

Unless otherwise directed and/or specified and/or indicated, all materials, equipment, etc., shall be installed in accordance with manufacturer's recommendations and instructions.

CLEANUP

Cleanup During Construction: It is required that the entire site be kept in a neat and orderly condition and the Architect may at any time during construction, order a general cleanup of the premises.

Dispose of waste, trash, and debris in a safe, acceptable manner, in accordance with the applicable laws and ordinances. Do not bury on the site.

Final Building Cleanup: Prior to final inspection by the Architect and after all construction work is essentially complete, thoroughly clean the building, utilizing professional building cleaners. Items to be cleaned include, but are not limited to, all glass, plastic, aluminum, doors, openings, frames, tile, louvers, gilles, trim, flooring covering, light fixtures and plates, plumbing fixtures and trim, cabinets inside and outside, counter tops and splashboards, and all finish surfaces throughout the construction. Vacuum—clean the building and remove all spots, smears, dust, debris, hand prints and defacements of every sort, including those of vandals. Follow recommendations of the manufacturers of the material and items cleaned for all cleaning, polishing and treatment such as waxing.

Final Site Cleanup: Also prior to final inspections, thoroughly clean the entire site of the work and put it into a neat, acceptable condition. Remove from the entire site all construction waste and unused materials, dunnage, loose work. Hose down and scrub where necessary all concrete pavement dirtied as a result of the work. Clean all lighting, handrails, hardware, etc.

01500 PROTECTION OF WORK AND FACILITIES

Overloading: The Contractor shall be responsible for the overloading of any part of the structures beyond their safe calculated carrying capacity by the placing of materials and/or equipment, tools, machinery or any other item thereon. No loads shall be placed on the floors or roofs before they have attained their permanent and safe strength.

Dust Palliation: Throughout the entire structure period, effectively dust-palliate the working area, unpaved areas used in the operation shall include application of calcium chloride or intermittent watering and sprinkling of such frequency as will satisfactorily lay the dust.

Fire Precautions and Protections: The Contractor shall take necessary precautions to guard against and eliminate possible fire hazards and to prevent damage to construction work, building materials, equipment, temporary field offices, storage sheds and public and private property.

TEMPORARY UTILITIES

Water: All water used on the work shall be furnished and for by the Contractor. The Contractor shall furnish the necessary temporary piping and hose from the distribution point to the points on the site where water is necessary.

Temporary Electric Services: Electric service required in the performance of the Contract shall be furnished and paid for by the Contractor. Contractor shall furnish, install and maintain all temporary poles and overhead construction, transformers, meters, drops and other wiring and fittings for both light and power at locations required in the work and shall bear the cost of making the service connections. It shall be specifically understood that the Contractor shall provide electric power and light during working hours of all trades and shall include in his bid any overtime considerations or any standby services required to achieve that end.

Toilet Facilities: The Contractor shall install and maintain temporary chemical toilet facilities for the durations of the operations. Properly proportion the number of units for the number of workmen employed. The buildings shall be weather tight and floored structures and shall be maintained in a clean and sanitary condition acceptable to the Owner and Architect.

Temporary Heat: Contractor shall be responsible for providing temporary heat in the buildings as may be required by the various trades. Provide heat for 48 hours immediately prior to laying the finish resilient flooring, during resilient flooring installation and for 48 hours thereafter. Areas involved in laying resilient flooring shall be maintained at 70°F for the time periods specified above.

03000 CONCRETE

All concrete shall conform to the latest edition of the Uniform Building Code.

All cement shall conform to A.S.T.M. (C-150), Type II

Fine and coarse aggregate shall conform to A.S.T.M. (C-33) for standard weight concrete.

Drypack shall be composed of one part Portland Cement to not more than three parts sand.

Anchor bolts, dowels, insets, etc. shall be securely tied in place prior to pouring concrete.

Concrete shall be cared by keeping continuously wet for 10 days or by application of an approved curing compound.

Refer to architectural, mechanical, electrical, and plumbing drawings for miscellaneous items to be cast into concrete and floor depressions, pits, etc.

See architectural drawings for the locations of expansion joints, scoring, etc. for concrete walks and slabs.

Minimum concrete compressive strengths at 28 days—shall be as follows:

Foundations----- 2500 PSI (Stone)
Slabs on Grade----- 2500 PSI (Stone)

Refer to drawings for locations, quantity, color, and type of finish of all concrete walks, slabs, paving, etc.

Reinforcing bars shall be deformed, of all intermediate grade 40, conforming to A.S.T.M. A-615.

Slab Membrane shall be "vis-Queen" 6 mil plastic film as manufactured by the VisKing Corporation. Sand base for concrete shall be level and compacted. Membrane shall be applied in the widest practicable widths over the base, parallel with the direction of pour. Lap and seal all joints no less than 6". Cut around plumbing and other obstructions as required; apply additional overlay patch pieces as per manufacturer's recommendations and seal to insure a watertight installation.

06100 ROUGH CARPENTRY

All structural lumber shall be graded in accordance with the "Grading and Dressing Rules (#16) of the West Coast Lumberman's Association."

All wood bearing on concrete or masonry, shall be pressure treated Douglas Fir or Foundation grade Redwood.

Holes for bolts shall be bored with a bit (1/32" to 1/16") larger than the normal bolt diameter.

Structural members shall not be cut for pipes, etc. unless specifically noted or detailed.

2x solid blocking shall be placed between joist or rafters at all supports.

Cross-bridging shall be provided at 8'-0" O.C. maximum for all roof joist over 8" in depth. Use 2x3 or solid Blocking or an approved type metal bridging.

All structural plywood shall be structural (II) (C-D) grade with exterior glue and conform to (PS-1-74).

All bolts bearing on wood shall have standard cut washers under head and nut, unless noted otherwise.

Firestopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier in all stud walls and partitions, including furred spaces, so placed that the maximum dimension of any concealed space is not over 10 feet.

All structural lumber shall be Douglas Fir Larch of the following grades unless noted otherwise.

| USE | GRADE |
|---------------------------------|---|
| Horizontal Load Bearing Members | No. 1 Paragraph 123b, WCLB |
| Stud and Blocking | "Construction" Studding Paragraph 122, WCLB No. 2 Paragraph 123 |

| | |
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| Other Vertical Load Bearing members | Dense No. 1 Paragraph 131, WCLB |
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Refer to Table No. 25—P of U.B.B. for nailing schedule

07200 INSULATION

Furnish and stall all thermal and sound insulation as indicated on the drawings and as specified herein. All insulation shall comply with the following minimum requirements:

Walls: Install 13 Minimum thick, .Kraft faced mineral wool or fiberglass insulation in all exterior walls from floor to roof and in all toilet room walls.

Ceilings: Install 30 Minimum thick, Kraft faced mineral wool or fiberglass insulation between all ceilings joist from wall to wall within building.

Secure batt insulation to framing members with staples at 6" O.C. on each flange. Lap ends of rolls 4" minimum and provide 3/4" minimum dead air space between insulation and exterior of building.

Insulation shall be installed in accordance with the manufacturer's instructions and shall completely cover and solidly fill all areas indicated to receive the insulation. Materials shall be firmly fastened in place in such a manner to preclude any of it coming loose or any part of the material being displaced within its individual wrapping.

07920 CAULKING

Apply one part G.E. Silicone sealant at all locations shown on the drawings and as required for a complete weather-tight and water-proof installation. Color shall match adjacent surfaces or shall be "clear" as directed by the Architect.

SHEET METAL

Sheet metal work shall be fabricated and installed in accordance with the "Architectural Sheet Metal Manual," A.I.A. File No. 12—L, of the Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA), unless detailed otherwise on the drawings. Materials shall be in accordance with the specifications and standards of the American Society for Testing and Materials (ASTM) latest editions. Provide miscellaneous flashings as shown and required to complete the entire project.

Roofing sheet metal work is an integral part of the roofing, and it shall be installed simultaneously with the roofing. Sheet Metal Contractor and Roofing Contractor shall coordinate their respective operations so that the work will progress smoothly and without delay. All sheet metal must be primed for asphalt and installed in a full bed of roofing mastic as directed by the roofing contractor.

08000 SLIDING ALUMINUM AND FIXED SASH WINDOWS

Furnish and install all sliding and aluminum and fixed sash windows as detailed, indicated and scheduled on the drawings and as specified herein. Frame and sash shall be constructed of 6063-T5 extruded aluminum alloy with satin bronze finish. Rolling sash shall contain self-lubrication metal rollers and locking type latch and manufacturer's standard pulls. Screens shall have roll-formed aluminum tubular sections with satin bronze finish and 18 x 14 mesh fiberglass screen. Units shall conform to or exceed the requirements of the AAMA specifications for HS-BI and HS-BI-HP windows.

08210 WOOD DOORS

Furnish all wood doors shown, scheduled and/or indicated on the drawings.

Door Guarantee: Door manufacturer shall provide a written guarantee to the owner. Guarantee shall state that doors will not warp, twist, wind, shrink, the veneers buckle or delaminate, or the joints open, for the guarantee period. However, any door of 25 square feet or larger shall have a warp or twist of not more than 1/4" in seven (7) feet. Any door which develops defects within the scope of the guarantee, shall be replaced with a new door without expense to the owner.

08710 FINISH HARDWARE

Contractor shall consult drawings and furnish all finish hardware for all doors shown and indicated on the drawings.

A complete schedule of all cabinet and passage door hardware and toilet bath accessories shall be prepared and submitted to the owner for his approval prior to delivery any materials or starting any number. The schedule shall indicate the price, quantity, part number, location and finish of each item.

Codes and Standards: All hardware furnished shall comply, regardless of conflict with the specifications and/or drawings, with all current State Codes and Requirements of the Underwriters' Laboratory.

08810 GLASS AND GLAZING

Furnish and install all glass and glazing in all windows, doors, stationary glass openings, and mirrors as detailed, indicated, and scheduled on the drawings and as specified herein. All glass and glazing shall comply with UBC Chapter 54 Standards #54-1 and #54-2, and the "Glazing Manual of the Flat Glass Marketing Association." Tempered glass shall be installed in all locations subject to human impact as defined by the UBC and the "Health and Safety code." Installation of glass shall conform with the Federal Specifications 16-CFR-1201.

12130

Furnish and stall all painting and finishing of exterior and interior surfaces as shown on the drawings and specified herein. Paint materials shall be manufactured by Dunn-Edwards, Sinclair, Glidden, W.P. Fuller C.O. or approved equal.

MATERIALS

Plaster, Concrete, or Masonry

1st Coat — Pigmented Sealer
2nd Coat — 100% Acrylic-Emulsion Based

Gypsum Drywall (all areas except toilet rooms)

1st Coat — Pigmented Sealer
2nd Coat — Flat (PVA)

Gypsum Drywall (Toilet Rooms)

1st Coat — Pigmented Sealer
2nd Coat — Semi-gloss Enamel
3rd Coat — Semi-gloss Enamel

Painted Wood

1st Coat — Enamel Undercoater
2nd Coat — Semi-gloss Enamel
3rd Coat — Semi-gloss Enamel

METAL (Except Prefinished Items)

Acid Wash Galvanized Sheet Metal and Prime Coat Roofing Sheet Metal for Asphalt.
1st Coat — Metal Primer
2nd Coat — Semi-gloss Enamel

NOTE:

Each coat shall be uniform, free from dirt, runs, brush marks, sags, laps, holidays, etc., and when completed, present a first-class and workmanlike appearance. Full Coverage is required.

REVISION

PROJECT SCOPE OF WORK:
- ADD 3-BED ROOMS/CLONEST 2 NEW BATHROOM AND 1 LAUNDRY ROOM. ADD DECK AREA AND OPEN DECK AT 1ST FLOOR. PROVIDE NEW ASPHALT SINGLE ROOF TO ENTIRE BLDG.

TITLE
ADDITION & REHABILITATION OF EXIST. 1-STORY SINGLE FAMILY RESIDENCE.

OWNER:
KHAL SAHAR FOUNDATION
10007 LAUREL CANYON BLVD.
PACOMA, CA 91331

LOT AREA ----- 11862.0 SQ. FT.
SIZE OF EXIST. RES. ----- 882.0 SQ. FT.
SIZE OF NEW ADDITION ----- 3600.0 SQ. FT.
NO. OF STORIES ----- 1
TYPE OF CONSTRUCTION ----- RAISED WOOD FOUNDATION
ROOF ----- ASPHALT SINGLE
WALLS ----- WOOD/STUCCO EXTERIOR

SITE INFORMATION:
LOT # -----
TRACK # ----- FR 903
THE MACLAY RANCH
MAP REFERENCE # ----- MR. 37-5/16
MAP SHEET ----- 2016/57, 2046/57
ZONING ----- R1-1
APN # 262202003

DATE:

SCALE:

PROJECT NO:

SP.1

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