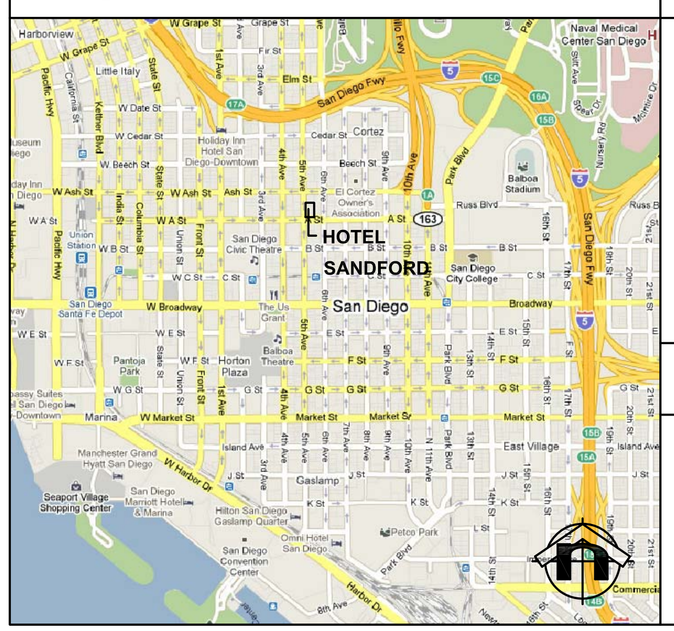
HOTEL SANDFORD
REHABILITATION



HOTEL SANDFORD ca. 1914, SAN DIEGO HISTORY CENTER

VICINITY MAP



CONSTRUCTION PHASING

THE BUILDING WILL REMAIN OCCUPIED DURING CONSTRUCTION. THE TOTAL CONSTRUCTION PERIOD SHALL BE 9 MONTHS. CONTRACTOR TO MAINTAIN CONTINUOUS ACCESS TO RETAIL ESTABLISHMENTS DURING CONSTRUCTION. CONTRACTOR MAY USE UNIMPROVED PORTIONS OF THE BASEMENT FOR STORAGE AND STAGING. COORDINATE WITH OWNER.

CONTRACTOR TO COORDINATE WITH OWNER'S RELOCATION CONSULTANT FOR PHASED RELOCATION OF RESIDENTIAL TENANTS DURING CONSTRUCTION. CONSTRUCTION ON THE RESIDENTIAL FLOORS SHALL BE PHASED, EACH PHASE MAY INCLUDE UP TO 15 UNITS AND SHALL BE COMPLETED WITHIN 2 WEEKS (INCLUDING PUNCHLIST). COMMON AREAS AND CORRIDORS SHALL BE COMPLETED WITH THE LAST GROUP OF RESIDENTIAL UNITS ON THAT FLOOR. CONSTRUCTION SHALL BEGIN ON THE NORTH EAST CORNER OF THE THIRD FLOOR. CONTRACTOR TO COORDINATE PHASING AND TENANT RELOCATION WITH OWNER AND BUILDING MANAGER. ** CONTRACTOR TO SUBMIT A CONSTRUCTION SCHEDULE WITH THE BID. THE CONSTRUCTION SCHEDULE SHALL INCLUDE A DETAILED PHASING STRATEGY INDICATING WHICH ROOMS ARE IN EACH PHASE AND DURATION PER PHASE.

BUILDING DATA

HOTEL SANDFORD
1301-1333 FIFTH AVENUE
SAN DIEGO, CA 92101
APN: 533-453-0300

CITY OF SAN DIEGO HISTORIC SITE NO. 215
CONSTRUCTION TYPE: EXISTING TYPE IIIB
OCCUPANCY GROUPS: EXISTING R-2, A-2, B, M
FIRE SPRINKLERED THROUGHOUT

BUILDING OWNER:
SAN DIEGO HOUSING COMMISSION

LENDER:
CENTER CITY DEVELOPMENT CORP.

OCCUPANCY DATA

USE - OCCUPANCY CLASSIFICATION	AREA	O.L.F.	OCC. LOAD
BASEMENT			
UNIMPROVED (MECH. & STOR.) - N/A	7,850 SF	300	26
OFFICE (VACANT) - B	3,240 SF	100	33 (VACANT)
ACCESSORY RESIDENTIAL - B	4,075 SF	50	82
MULTI-PURPOSE ROOM (DINING) - A-2	1,300 SF	15	87
FIRST FLOOR			
ACCESSORY RESIDENTIAL - B	3,950 SF	100	40
RETAIL TENANT 1301-1305 5TH - M	1,875 SF	30	63 (VACANT)
RETAIL TENANT 1311 5TH - M	1,066 SF	30	36 (VACANT)
RETAIL TENANT 1315 5TH - M	700 SF	30	24 (VACANT)
RETAIL TENANT 1321 5TH - M	773 SF	30	26
RETAIL TENANT 1323-1325 5TH - M	3,142 SF	30	105
RETAIL TENANT 518 A ST. - M	248 SF	30	9 (VACANT)
SECOND FLOOR			
RESIDENTIAL - R-2	9,300 SF	200	47
THIRD FLOOR			
RESIDENTIAL - R-2	9,300 SF	200	47
FOURTH FLOOR			
RESIDENTIAL - R-2	9,300 SF	200	47

ALL EXISTING OCCUPANCY USES SHALL REMAIN: NO CHANGES

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HERITAGE
ARCHITECTURE & PLANNING

625 BROADWAY, SUITE 800
SAN DIEGO CALIFORNIA 92101
(619) 239-7888 FAX (619) 234-6286

LICENSED ARCHITECT
PAUL DAVID MARSHALL
C-24785
03-31-11
RENEWAL DATE
STATE OF CALIFORNIA

ARCHITECT
C 2 0 1 9 3

HOTEL SANDFORD
REHABILITATION
1301-1333 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

CLIENT
SDHC

OWNER
SDHC

PROJECT
10011

DRAWN

REVEIWED
PDM

SPEC FILE

DATE
02-04-11

REVISIONS

BID SET - FEBRUARY 23, 2011

ALL DESIGNS, IDEAS, AND ARRANGEMENTS AS INDICATED ON THESE DRAWINGS ARE THE LEGAL PROPERTY OF HERITAGE ARCHITECTURE AND PLANNING, AND SHALL BE RESTRICTED TO THE ORIGINAL SITE AND SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. ANY REPRODUCTION, PUBLICATION, RE-USE BY ANY METHOD, WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING IS PROHIBITED. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING. ANY ATTEMPT TO BIFURCATE OR BREAK-UP THESE DRAWINGS WILL VOID THE STAMPS AND SIGNATURES AND ABSOLVE THE DESIGN TEAM OF ANY AND ALL LIABILITY. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS, WHERE APPLICABLE, SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF ALL THESE RESTRICTIONS WITHOUT PREJUDICE.

SHEET TITLE
TITLE SHEET

TS1

GENERAL NOTES

1. THE HOTEL SANDFORD IS A DESIGNATED HISTORICAL RESOURCE. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.

2. ANY PART OF THE BUILDING IS POTENTIALLY CONSIDERED TO BE "HISTORIC FABRIC" AND MAY NOT BE REMOVED FROM THE SITE U.N.O. WITHOUT THE ARCHITECT'S APPROVAL. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROTECT THE HISTORIC FABRIC FROM DAMAGE OR THEFT AND SHALL REPAIR OR REPLACE IN-KIND ALL DAMAGED OR STOLEN ITEMS AT NO ADDITIONAL COST TO THE OWNER.

3. WORK SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS INCLUDING THE 2007 CALIFORNIA BUILDING, FIRE, ELECTRICAL, MECHANICAL, AND PLUMBING CODES, 2007 CALIFORNIA HISTORICAL BUILDING CODE (CHBC), AND ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

4. ICC REPORT NUMBERS, WHERE SHOWN ON DRAWINGS, AND IN THE SPECIFICATIONS, ARE ONLY TO INDICATE THE REQUIREMENTS BY THE BUILDING INSPECTION DEPARTMENT. OTHER PRODUCTS WITH AN APPROVED ICC REPORT NUMBER MAY BE USED IF APPROVED BY THE ARCHITECT AND THE BUILDING INSPECTION DEPARTMENT PRIOR TO INSTALLATION.

5. PROVIDE OCCUPANT LOAD SIGNAGE COMPLYING WITH C.F.C. SECTION 2501.6, C.C.R. T-19 SECTION 330 AND C.B.C. SECTION 1007.2.6.

6. NON-COMBUSTIBLE THRESHOLDS SHALL BE PROVIDED UNDER DOORS WITH FIRE RATINGS OF 45 MINUTES OR GREATER.

7. ALL MECHANICAL AND ELECTRICAL EQUIPMENT AS WELL AS OTHER REQUIRED LIFE SAFETY SYSTEMS SHALL BE APPROVED AND INSTALLED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS AND SHALL BE TESTED AND APPROVED TO BE IN PROPER WORKING CONDITION TO THE SATISFACTION OF THE BUILDING INSPECTOR PRIOR TO FINAL ACCEPTANCE.

8. ALL PLUMBING PIPE PENETRATING A FIRE RATED ASSEMBLY INCLUDING WATER LINES, WASTE LINES, CONDENSATE DRAIN LINES, VENTS, ETC. SHALL BE METAL NON-COMBUSTIBLE AND SHALL BE INSTALLED IN CONFORMANCE WITH CBC SECTIONS 709 AND 710.

9. ALL INTERIOR FINISHES AND DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION PER C.C.R. T-19, SECTION 1.14, 3.08, 3.21, AND C.F.C. SECTION 1103.3.3, SECTION 2501.5, SECTION 2501.6, AND CBC CHAPTER 8

10. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.

11. IN CASE OF CONFLICT THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT WHETHER THESE NOTES OR SPECIFIC NOTES ON THE DRAWING SHALL TAKE PRECEDENCE.

12. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS AND PERFORM ALL WORK NECESSARY AS INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPER FINISHED JOB.

13. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL WORKMANSHIP WILL BE OF A QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, THE ARCHITECT, AND THE OWNER'S REPRESENTATIVE. ANY ONE OF THE ABOVE MENTIONED ENTITIES MAY INSPECT WORKMANSHIP AT ANY TIME AND REQUIRE CORRECTIONS WHICH SHALL BE TRANSMITTED BY THE ARCHITECT TO THE GENERAL CONTRACTOR. ANY CORRECTIONS NEEDED TO COMPLY WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS SHALL BE MADE IMMEDIATELY.

14. "IN KIND" REPLICATION OR REPLACEMENT SHALL EXACTLY MATCH THE HISTORIC ELEMENT. "IN KIND" IS USED TO INDICATE A MATERIAL OR ELEMENT FROM WHICH SOMETHING IS MADE IN THE EXACT SAME MANNER AS THE ORIGINAL. FOR EXAMPLE: A WOODEN MOLDING WOULD BE THE EXACT SAME SIZE, SHAPE, SPECIES OF WOOD, GRADE OF WOOD, FINISH GRAINING, DENSITY, AND IF POSSIBLE FROM THE ORIGINAL LOCATION OR MANUFACTURER AND TO BE FINISHED USING THE SAME CRAFTSMANSHIP METHODS AND TOOLS FROM THE SAME PERIOD. IN OTHER WORDS AN EXACT REPLICA OF THE ORIGINAL ELEMENT.

15. ALL MATERIALS, MACHINERY AND EQUIPMENT SHALL BE STORED IN A MANNER APPROVED BY THE GENERAL CONTRACTOR, IN A PLACE APPROVED BY THE OWNER. FIRE HAZARD SHALL BE MINIMIZED BY ALL REASONABLE MEANS. TEMPORARY STORAGE AREAS SHALL BE PROMPTLY VACATED UPON REQUEST BY THE OWNER AND LEFT IN A BROOM-CLEAN CONDITION.

16. IT IS THE RESPONSIBILITY OF ALL SUBCONTRACTORS TO APPROVE ANY WORK PREVIOUSLY PERFORMED BY OTHERS UPON WHICH THEIR WORK RELIES. PERFORMANCE OF WORK BY A SUBCONTRACTOR ASSUMES ACCEPTANCE OF PREVIOUS WORK BY OTHERS. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR TO NOTIFY THE GENERAL CONTRACTOR OF PREVIOUSLY PERFORMED DEFECTIVE WORK PRIOR TO THE SUBCONTRACTOR BEGINNING HIS OWN WORK. IF NO NOTICE IS GIVEN BY THE SUBCONTRACTOR TO THE GENERAL CONTRACTOR OF PREVIOUSLY PERFORMED DEFECTIVE WORK THEN THE SUBSEQUENT SUBCONTRACTOR MUST REPAIR OR INSTALL ANY MISSING WORK AT THEIR OWN COST.

17. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE DEMOLITION NOTES, SPECIFICATIONS, AND PLANS AS SHOWN IN EACH DISCIPLINE THROUGHOUT THE SET OF CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL WALK THE BUILDING WITH THE CONTRACTOR PRIOR TO BEGINNING DEMOLITION TO VERIFY EXTENT OF WORK AND CONSERVATION OF HISTORIC FABRIC.

18. CONTRACTOR IS RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS OF ALL ITEMS TO BE REMOVED AND REINSTALLED PER PLANS. DOCUMENTATION SHALL INCLUDE, BUT NOT BE LIMITED TO, SCALED DRAWINGS, DIMENSIONS, STRUCTURAL ATTACHMENTS, AND PHOTOGRAPHS. DOCUMENTATION SHALL BE THOROUGH ENOUGH TO ALLOW PROPER REINSTALLATION OF THE ITEM REMOVED. ALL REINSTALLATION SHALL BE BID TO COVER THE COST OF REINSTALLATION OR IN-KIND REPLICATION, WHICH EVER IS GREATER.

19. WHERE EXISTING CONDITIONS ARE IMPACTED BY DEMOLITION WORK, THE CONTRACTOR SHALL RESTORE FINISH CONDITIONS TO MATCH THE EXISTING CONDITION, PER THE ARCHITECT.

20. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS. VERIFY WITH THE ARCHITECT.

21. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL GOVERN. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO F.O.S., F.O.M., F.O.C., OR CENTERLINE OF GRID, U.N.O. ANY WORK PERFORMED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS FROM SCALED INFORMATION SHALL BE PERFORMED AT THE SOLE RISK OF THE GENERAL CONTRACTOR.

22. AS USED IN THE CONSTRUCTION DOCUMENTS, "PROVIDE" SHALL BE UNDERSTOOD TO MEAN "PROVIDE COMPLETE IN PLACE", THAT IS TO FURNISH AND INSTALL, AND MEANS TO FURNISH, FABRICATE, DELIVER, AND ERECT INCLUDING ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE IN PLACE, READY TO USE.

23. DIFFERENT FINISHES AT THE FLOOR SHALL MEET UNDER THE DOOR UNLESS OTHERWISE NOTED.

24. NEW INTERIOR WALLS AND CEILINGS SCHEDULED FOR NEW GYPSUM BOARD SHALL HAVE A MINIMUM 5/8" TYPE 'X' GYP. BOARD UNLESS OTHERWISE NOTED. COMPLY WITH MINIMUM REQUIREMENTS OF CBC TABLE 7-B ITEM #11.

25. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU BEFORE THE BUILDING IS OCCUPIED.

26. WHEN ANY EXISTING PAINT IS DISTURBED IN THE PROCESS OF DEMOLITION/CONSTRUCTION ACTIVITIES, THE PAINT IS TO BE CONSIDERED LEAD-BASED. ONLY THE PAINT THAT IS DISTURBED SHALL BE REMOVED AND DISPOSED OF AS A HAZARDOUS MATERIAL. CONTRACTOR SHALL COMPLY WITHIN ALL STATE, FEDERAL, AND LOCAL REGULATIONS FOR WORKING WITHIN, REMOVAL, AND DISPOSAL OF HAZARDOUS MATERIALS.

27. ITEMS NOTED AS EXISTING TO REMAIN SHALL BE PROTECTED IN PLACE THROUGH CONSTRUCTION AND REPAIRED OR RESTORED AS INDICATED ON THE DRAWINGS.

28. THESE DRAWINGS AND THE WRITTEN SPECIFICATIONS SHALL CONSTITUTE THE CONSTRUCTION DOCUMENTS. THERE SHALL BE NO CHANGES TO OR DEVIATION FROM THE CONSTRUCTION DOCUMENTS WITHOUT THE WRITTEN CONSENT FROM THE ARCHITECT. THE CONSTRUCTION DOCUMENTS SHALL NOT BE BIFURCATED OR SEPARATED. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF THE STAMPED APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.

29. A HAZARDOUS MATERIALS SURVEY HAS BEEN COMPLETED BY SDHC. CONTRACTOR SHALL COMPLY WITH THE ABATEMENT RECOMMENDATION INCLUDED IN THE REPORT (SEE SPECIFICATIONS APPENDIX).

30. CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT AND INSTALLATION OF ALL SPECIFIED FURNITURE, FINISHES, FIXTURES, AND EQUIPMENT (SEE PROJECT SPECIFICATIONS). THERE ARE ADDITIONAL FURNITURE ITEMS TO BE REUSED FROM STORAGE. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ITEMS FROM ON-SITE STORAGE, REPAIR AS NOTED, AND REINSTALL AS NOTED ON THE FURNITURE PLANS AND SPECIFICATIONS. EXISTING ACCESSORIES INCLUDING ART, RUGS, PLANTER, ETC. MAY ALSO BE REUSED. CONTRACTOR TO RETAIN AND STORE DURING CONSTRUCTION.

31. CONTRACTOR TO PROVIDE CONSTRUCTION RECORD DRAWINGS FOLLOWING SUBSTANTIAL COMPLETION SUCH RECORDS SHALL BE CLEAR, CONCISE, LEGIBLE, AND ACCURATE.

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ACOUS.	ACOUSTIC(AL)
ADJ.	ADJUSTABLE/ADJACENT
ALT.	ALTERNATE
ARCH.	ARCHITECT(URAL)
BD.	BOARD
BLK(G).	BLOCK(ING)
BN.	BOUNDARY NAIL
BOT.	BOTTOM
CAB.	CABINET
CBC	CALIFORNIA BUILDING CODE
CJ.	CONTROL JOINT/CEILING JOIST
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR/COLOR
CO.	CLEANOUT/CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
C.F.C	CALIF. FIRE CODE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION (VERTICAL)
ELEC.	ELECTRIC(AL)
ENCL.	ENCLOSURE
EQ.	EQUAL
EXP.	EXPANSION
EXT.	EXTERIOR
FDN.	FOUNDATION
FD	FLOOR DRAIN
F.F.	FINISH FLOOR
FIN.	FINISH(ED)
FLR(G)	FLOOR(ING)
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FT.	FOOT/FEET
FTG.	FOOTING
GAL.	GALLON
GA.	GAUGE
HAP	HERITAGE ARCHITECTURE & PLANNING
H.B.	HOSE BIBB
HDWR	HARDWARE
HR.	HOUR
H.V.A.C.	HEATING, VENTILATING, & AIR COND.
I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
IN.	INCH/INCHES
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAV.	LAVATORY
LT.	LIGHT/LITE
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBER/MEMBRANE
MFR.	MANUFACTURE(R)
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.S.F.	NET SQUARE FEET
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.S.H.A.	DIVISION OF OCCUPATIONAL SAFETY & HEALTH
OZ.	OUNCE
P.C.	PORTLAND CEMENT
PL.	PLATE/PROPERTY LINE
PLYWD.	PLYWOOD
PNT.	PAINT
PR.	PAIR
RAD.	RADIUS
REINF.	REINFORCING
REQD.	REQUIRED
RESIL.	RESILIENT
RJ.	ROOF JOIST
R.O.	ROUGH OPENING
S	SOUTH
SCH.	SCHEDULE
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SLNT.	SEALANT
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TEL.	TELEPHONE
T.O.	TOP OF
T9	TUBE STEEL (STRUCTURAL TUBING)
TYP.	TYPICAL
UL.	UNDERWRITER'S LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
VAR.	VARIES
V.T.R.	VENT THROUGH ROOF
W	WEST
W.C.	WATER CLOSET
WD.	WOOD
WDW	WINDOW

ALTERNATE BID ITEMS

ALL ALTERNATE BID ITEMS SHALL INCLUDE ANY LABOR, EQUIPMENT, TOOLS, & WORK NECESSARY TO COMPLETE THE RELATED WORK SHOWN ON THE PLANS OR NOTED IN THE SPECIFICATIONS. THE GENERAL AREAS OF THE ALTERNATES ARE BUBBLED ON THE DRAWINGS FOR REFERENCE AND DESCRIBED BELOW. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ITEMS REQUIRED TO COMPLETE THE ALTERNATE (WHETHER SHOWN BUBBLED OR NOT) ARE INCLUDED IN THE BID AND BID PRICE SHALL INCLUDE ALL COSTS ASSOCIATED WITH THE ITEM DESCRIBED HEREIN.

1 ALTERNATE 1:
CAP ONE BASEMENT STAIR OPENING. THE EXISTING CONCRETE STAIR SHALL BE LEFT IN PLACE, FOR REFERENCE. THE STAIR IS LOCATED ADJACENT TO THE 5TH AVENUE HOTEL ENTRANCE SHOWN ON THE DRAWINGS NEXT TO GRID LINE F, BETWEEN GRID LINES 7-9. AS INDICATED ON SHEET A1-2 AND REFERENCED DETAILS.

2 ALTERNATE 2:
CONSTRUCTION OF THE RESIDENTIAL STORAGE LOCKER ROOM IN THE BASEMENT. WORK SHALL INCLUDE DEMOLITION OF EXISTING WOOD FRAMED WALLS & RAMPS, CONSTRUCTION OF NEW WALLS & RAMP, INSTALLATION OF PREFABRICATED METAL LOCKER UNITS, LIGHTING, & FINISHES. AS INDICATED ON SHEET A5-1 & CONSULTANT DRAWINGS.

3 ALTERNATE 3:
INSTALLATION OF THE STAFF KITCHENS IN THE BASEMENT. WORK SHALL INCLUDE RELATED DEMOLITION, NEW WALL CONSTRUCTION, LIGHTING, FIXTURES, EQUIPMENT, BUILT-IN CABINETS, & FINISHES AS INDICATED ON SHEET A5-1 & CONSULTANT DRAWINGS. THE ADJACENT NEW RESIDENT KITCHEN SHALL BE INCLUDED IN THE BASE BID.

4 ALTERNATE 4:
BASEMENT VENDING AREA & STORAGE CLOSET IMPROVEMENTS. WORK SHALL INCLUDE RELATED DEMOLITION, NEW WALL CONSTRUCTION, LIGHTING, MECHANICAL, AND FINISHES AS INDICATED ON SHEET A1-1 & CONSULTANT DRAWINGS.

5 ALTERNATE 5:
BASEMENT ACTIVITY ROOM & STORAGE CLOSET IMPROVEMENTS. WORK SHALL INCLUDE RELATED DEMOLITION, NEW WALL CONSTRUCTION, LIGHTING, & FINISHES AS INDICATED ON SHEET A1-1 & CONSULTANT DRAWINGS.

6 ALTERNATE 6:
REMOVAL OF THE EXISTING ALUMINUM STOREFRONT ENTRY TO THE HOTEL LOBBY AND INSTALLATION OF A NEW PERIOD STYLE WOOD FRAMED STOREFRONT DOOR AND WINDOWS. THIS ITEM ALSO INCLUDES REMOVAL OF THE EXISTING PLASTER COLUMNS AND PLANTERS ON THE INSIDE OF THE ENTRY AS WELL AS RELATED FLOORING AND FINISH REPAIRS AND PATCHING AS INDICATED ON SHEET A1-2, A8-3 & CONSULTANT DRAWINGS.

7 ALTERNATE 7:
COMPUTER ROOM IMPROVEMENTS INCLUDING BUILT-IN CABINETS & COUNTERS, DATA/ ELECTRICAL CONNECTIONS, & THE GLASS-LITE DOOR & SIDELIGHTS IN INDICATED ON SHEET A1-2 & CONSULTANT DRAWINGS.

8 ALTERNATE 8:
INSTALLATION OF FLOOR DRAINS IN THE SECOND FLOOR RESIDENTIAL BATHROOMS ABOVE RETAIL SPACES(28 TOTAL) AS INDICATED ON PLUMBING DRAWINGS.

9 ALTERNATE 9:
INSTALLATION OF KEYLESS ENTRY HARDWARE AT ALL RESIDENTIAL UNITS (130 UNITS) PER THE SPECIFICATIONS.

10 ALTERNATE 10:
NON-CODE MECHANICAL IMPROVEMENTS INCLUDING INSTALLATION OF CONTROL AND SHUT-OFF VALVES FOR FAN COIL UNITS IN THE RESIDENTIAL CORRIDORS AND UNITS, NEW RETURN AIR FILTERS AT RESIDENTIAL CORRIDORS AND UNITS, CLEANING ALL DIFFUSERS AND HAVC SYSTEM, AND CLEANING/SERVICING ALL EXISTING FAN COIL UNITS IN RESIDENTIAL UNITS AS INDICATED ON MECHANICAL DRAWINGS.

11 ALTERNATE 11:
BUILT-IN CASEWORK IN THE LIBRARY AND COFFEE BAR PER SHEET A1-2, ID5.3, AND ID6.1.

12 ALTERNATE 12:
INSTALLATION ALUMINUM FRAMED INSECT SCREENS AT ALL OPERABLE WINDOWS (INCLUDING LIGHT-WELL WINDOWS). FRAMES SHALL HAVE BAKED-ENAMEL OR POWDER-COAT FINISH, COLOR TO MATCH WINDOW FRAMES.

13 ALTERNATE 13:
INSTALLATION OF NEW FLOORING IN THE BARBER COLLEGE TENANT SPACE ON THE FIRST FLOOR.

PROJECT DIRECTORY

OWNER
SAN DIEGO HOUSING COMMISSION
1122 BROADWAY, SUITE 300
SAN DIEGO, CA 92101
CONTACT: ROGER GREEN, REAL ESTATE MANAGER
PHONE: 619-578-7587
E-MAIL: rogerg@sdhc.org

LENDER
CENTER CITY DEVELOPMENT CORP.
401 B STREET, SUITE 400
SAN DIEGO, CA 92101
CONTACT: JOHN COLLUM, SR. PROJECT MANAGER
PHONE: 619-533-7124
E-MAIL: collum@ccdc.com

ARCHITECT
HERITAGE ARCHITECTURE & PLANNING
625 BROADWAY, SUITE 800
SAN DIEGO, CA 92101
CONTACT: DAVID MARSHALL, AIA, PRESIDENT/ SR. PRINCIPAL
PHONE: 619-239-1888
E-MAIL: david@heritagearchitecture.com
CONTACT: CARMEN PAUL, PROJECT ARCHITECT
PHONE: 619-239-1888
E-MAIL: carmen@heritagearchitecture.com

CONSTRUCTION MANAGER
TATUM CONSULTING & MANAGEMENT
26382 VIA CONCHITA
MISSION VIEJO, CA 92691
CONTACT: CHRIS TATUM
PHONE: 949-609-9445
E-MAIL: ctatum@tatumconsult.com

CIVIL ENGINEER
RICK ENGINEERING
5620 FRIARS ROAD
SAN DIEGO, CA 92110
CONTACT: KAREN VAN ERT
PHONE: 949-291-0707
E-MAIL: kvanert@rickengineering.com

STRUCTURAL ENGINEER
MJ STRUCTURAL ENGINEERS
7710 BALBOA AVENUE, SUITE 206-C
SAN DIEGO, CA 92111
CONTACT: JAMES MILLER
PHONE: 858-442-7771
E-MAIL: jmiller@mj-se.com

MECHANICAL/PLUMBING/ELECTRICAL
ENGINEERED SYSTEMS
P.O. BOX 2186
SPRING VALLEY, CA 91979
CONTACT: CRAIG MOYA
PHONE: 619-295-1985
E-MAIL: engineeredsystems@cox.net

INTERIOR DESIGN
KLANG & ASSOCIATES
2748 LOKER AVENUE WEST
CARLSBAD, CA 92008
CONTACT: LISA KLANG
PHONE: 858-438-1144
E-MAIL: lklang@klangdesigns.com

LANDSCAPE ARCHITECT
DAVID REED LANDSCAPE ARCHITECTS
2171 INDIA STREET, SUITE A
SAN DIEGO, CA 92101
CONTACT: DAVID REED, ASLA
PHONE: 619-239-3300
E-MAIL: david@drasla.com

WATERPROOFING & ROOFING CONSUT.
INDEPENDENT ROOFING CONSULTANTS
1761 E GARRY AVENUE, SUITE 100
SANTA ANA, CA 92705
CONTACT: CHRIS WOOLFOLK
PHONE: 949-476-8626
E-MAIL: chrisw@irctech.com

PROJECT SCOPE

THE HOTEL SANDFORD IS A FOUR-STORY UNREINFORCED BRICK MASONRY (URM) BUILDING WITH A FULL BASEMENT. THE BUILDING WAS CONSTRUCTED IN 1914 AND IS LISTED ON THE LOCAL REGISTER OF HISTORIC RESOURCES.

THE SCOPE OF WORK INCLUDES CODE REQUIRED STRUCTURAL UPGRADES AND IMPROVEMENTS RELATED TO THE CITY'S URM ORDINANCE AS WELL AS EXTERIOR AND INTERIOR IMPROVEMENTS. EXTERIOR IMPROVEMENTS WILL INCLUDE PAINTING THROUGHOUT, REROOFING, WINDOW REPAIR, LANDSCAPING, AND SIDEWALK IMPROVEMENTS. INTERIOR IMPROVEMENTS WILL INCLUDE INTERIOR PAINTING THROUGHOUT, NEW CARPET AND FLOORING, REPLACEMENT OF TOILET FIXTURES, ELECTRICAL, MECHANICAL, AND PLUMBING IMPROVEMENTS, ACCESSIBILITY IMPROVEMENTS, ENERGY EFFICIENCY UPGRADES, AND HAZARDOUS MATERIALS ABATEMENT. THE CONSTRUCTION PROJECT WILL BE PHASED TO ALLOW CONTINUED OCCUPANCY OF THE BUILDING. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.

SYMBOLS

DETAIL TARGET — 5 / A6.1 — DETAIL NUMBER / SHEET NUMBER

BUILDING SECTION TARGET — Ø / A-000 — SECTON NUMBER / SHEET NUMBER

DOOR NUMBER TARGET — 000A — DOOR NUMBER

VERTICAL ELEVATION TARGET — FIRST FLOOR Ø'-Ø"

DIMENSION — DIMENSION TO FACE OF STUD OR FACE OF CONCRETE, U.N.O.

DEMOLITION KEYNOTE — 1 — KEYNOTE NUMBER

IMPROVEMENT KEYNOTE — 1 — KEYNOTE NUMBER

WALL INDICATION — W4 — WALL TYPE

ALTERNATE BID ITEM (SEE LIST BELOW) — 1

HERITAGE
ARCHITECTURE & PLANNING
625 BROADWAY, SUITE 800
SAN DIEGO CALIFORNIA 92101
(619) 239-7888 FAX (619) 234-6286

LICENSED ARCHITECT — PAUL DAVID MARSHALL — C-24785 — 03-31-11 RENEWAL DATE — STATE OF CALIFORNIA

ARCHITECT
C 20193

HOTEL SANDFORD
REHABILITATION
1301-1333 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

CLIENT: SDHC
OWNER: SDHC
PROJECT: 10011
DRAWN:
REVEIWED: PDM
SPEC FILE:
DATE: 02-04-11
REVISIONS:

BID SET - FEBRUARY 23, 2011

ALL DESIGNS, IDEAS, AND ARRANGEMENTS AS INDICATED ON THESE DRAWINGS ARE THE LEGAL PROPERTY OF HERITAGE ARCHITECTURE AND PLANNING, AND SHALL BE RESTRICTED TO THE ORIGINAL SITE AND SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING IS PROHIBITED. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING. ANY ATTEMPT TO BIFURCATE OR BREAK-UP THESE DRAWINGS WILL VOID THE STAMPS AND SIGNATURES AND ABSOLVE THE DESIGN TEAM OF ANY AND ALL LIABILITY. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS, WHERE APPLICABLE, SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF ALL THESE RESTRICTIONS WITHOUT PREJUDICE.

SHEET TITLE
GENERAL NOTES

TS2

IMPROVEMENT PLANS FOR:
HOTEL SANDFORD
ENHANCED SIDEWALK

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.

2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET.SEQ.)

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.

4. IMPORTANT NOTICE: SECTION 4216 THROUGH SECTION 4216.9 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.

5. CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.

6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT-ISSUING AUTHORITY.

7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.

8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.

9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.

10. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.

11. THE AREA WHICH IS DEFINED AS NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INLCUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME COMPLIANCE MAY BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT HSALL NOT RELIEVE THE APPLICANT INCLUDE OBTAINING PERMITS ORTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.

12. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK. DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES - SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >/= 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMERCIALLY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (11"x17") FOR APPROVAL PRIOR TO STARTING WORK. THE PLAN SHOULD BE SUBMITTED TO THE TRAFFIC CONTROL PERMIT COUNTER, 3RD FLOOR, BOOTH 22, LAND DEVELOPMENT REVIEW DIVISION, DEVELOPMENT SERVICES CENTER, 1222 FIRST AVENUE, SAN DIEGO (619-446-5150). CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO STARTING WORK, AND A MINIMUM OF FIVE (5) DAYS IF WORK WILL AFFECT A BUS STOP OR AN EXISTING TRAFFIC SIGNAL, OR IF WORK WILL REQUIRE A ROAD OR ALLEY CLOSURE.

STREET DATA TABLE

STREET NAME	CLASSIFICATION	DESIGN SPEED (MPH)	FUTURE ADT (VEHICLES)	R/W (FT)
A STREET	BUSINESS	25	14,300	89.3'
5TH AVENUE	BUSINESS	25	13,300	79.3'

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

OWNER/APPLICANT

SAN DIEGO HOUSING COMMISSION
1122 BROADWAY, SUITE 300
SAN DIEGO, CA. 92101

ASSESSORS PARCEL NUMBER

533-453-03-00

REFERENCE DRAWINGS

WATER: 23409-4-D, 13949-6-D, 20540-D, 30-L, 35378-16-D
SEWER: 11057-11-AD, 24937-D, 13949-4-D, 15727-D, 35378-16-D
STORM DRAIN: 5375-L, 45567-L, 11828-1-D
GAS: 15-282
ELECTRIC: 202-1719A
CABLE TV: *488
TELEPHONE: CO6, cs0301bc, cs0301dq, 202-1716
IMPROVEMENTS: 1131-L, 657-L, 877-L, 5375-L, 657-L, 1086-L
1479-2-L

SOURCE OF TOPOGRAPHY

EXISTING CONVENTIONAL TOPOGRAPHY WAS PREPARED BY RICK ENGINEERING COMPANY, DATED JULY 7, 2010. (CONTOURS SHOWN ON PLAN ARE 0.5 FOOT INTERVAL)

BENCHMARK

A BRASS PLUG LOCATED AT THE SOUTHWEST CORNER OF SEVENTH STREET AND ASH STREET PER CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK. ELEVATION: 134.83 FT. DATUM: M.S.L.

SITE ADDRESS

1301-1333 FIFTH AVENUE
SAN DIEGO, CA 92101

SHEET INDEX

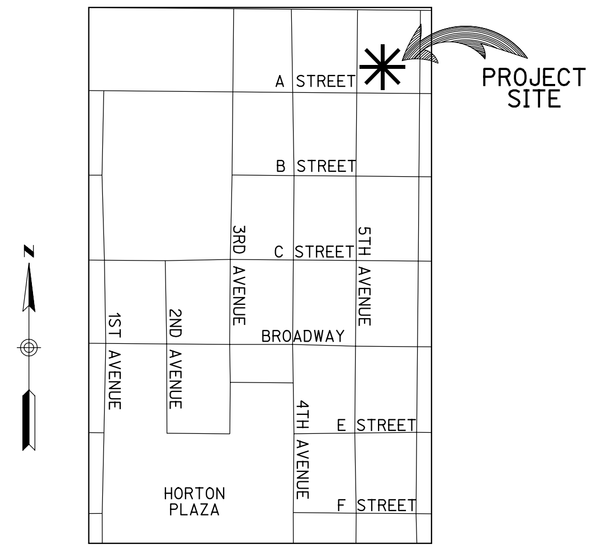
1 - TITLE SHEET & NOTES
2 - DETAILS
3 - PLAN SHEET
4 - CURB PLAN AND PROFILE SHEET
5 - EXISTING AND PROPOSED SIGNING/STRIPING & CURB UTILIZATION
6 - EROSION CONTROL NOTES AND DETAILS
7 - EROSION CONTROL PLANS
8 - STREET LIGHT PLAN
9 -STREET LIGHT DETAIL
10-14 - LANDSCAPE PLANS
15 - ARCHITECTURAL FIRST FLOOR PLAN
16 - ARCHITECTURAL DETAILS

LEGAL DESCRIPTION

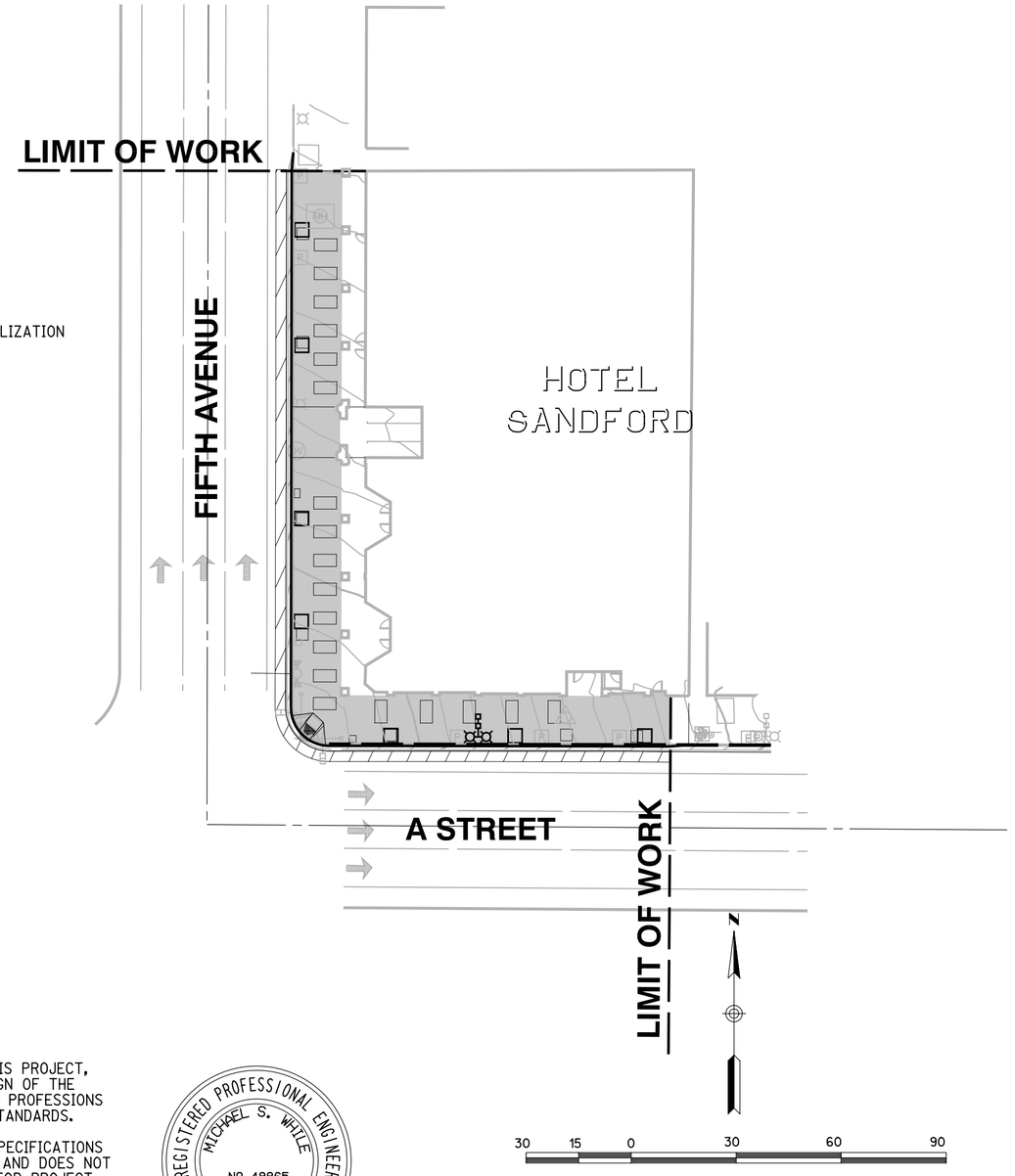
BLOCK 191 LOTS D THROUGH E
OF MAP NO. 150

TOTAL DISTURBED AREA

5,100 SF-0.12 ACRES



VICINITY MAP
NO SCALE



DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

MICHAEL S. WHILE R.C.E. NO. 49865 EXP. 09-30-12 DATE

REGISTERED PROFESSIONAL ENGINEER * MICHAEL S. WHILE * NO. 49865 EXP. 09/30/12 CIVIL * STATE OF CALIFORNIA *

DECEMBER 1, 2010

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165
JN 16335
rickengineering.com
San Diego Riverside Sacramento Orange Phoenix Tucson

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\\srv_nnt\R1\pw$standards\Bentley_2006\workspace\projects\Corp$tds_2005_50\plot\Corp$tds_2005_50.pen
22-FEB-2011 14:43

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	FILED	DESCRIPTION
PITS05040901	05-04-09	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2009 EDITION
PITS090110-1	09-01-10	CITY OF SAN DIEGO SUPPLEMENT, 2010 UPDATE
769842	10-22-99	STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING, AND ELECTRICAL SYSTEMS
AEC1231064	12-31-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD 2006)
AEC0925062	09-25-06	CALTRANS 2006 (U.S. CUSTOMARY SPECIFICATIONS)

STANDARD DRAWINGS:

DOCUMENT NO.	FILED	DESCRIPTION
AEC1230163	12-31-06	CITY OF SAN DIEGO STANDARD DRAWINGS INCLUDING REGIONAL STANDARD DRAWINGS
AEC0925061	09-25-06	CALTRANS 2006 U.S. CUSTOMARY UNIT STANDARD PLANS

LEGEND

PROPOSED IMPROVEMENTS

ITEM	STD. DWG.	SYMBOL
NEW CONSTRUCTION TOPPING	SEE SHT 2 FOR DETAILS	
6" TYPE 'G' CURB AND GUTTER	G-2	
COLDPLANE AND CONFORM	SEE SHT 2 FOR DETAILS	
GRIND AND OVERLAY		
PEDESTRIAN RAMP	SDG 132	
STANDARD STREET LIGHT (TYPE C)		
GATEWAY STREET LIGHT (TYPE A)		
PROPOSED PLANTER BOX PER LANDSCAPE PLANS		

EXISTING IMPROVEMENTS

ITEM	STD. DWG.	SYMBOL
EXISTING 8" CURB AND GUTTER		
EXISTING PEDESTRIAN RAMP		
EXISTING PLANTER BOX		
EXISTING STREET SIGN		
EXISTING STREET LIGHT		
EXISTING TRAFFIC SIGNAL POLE		
EXISTING WATER VALVE		W
EXISTING SLOPE		(2% MAX)

BID SET - FEBRUARY 23, 2011

BUILDING PLAN FILE NUMBER: 224316
CONSTRUCTION SITE PRIORITY: LOW

PRIVATE CONTRACT

IMPROVEMENT PLANS FOR:
HOTEL SANDFORD
ENHANCED SIDEWALK

INDEXING INFORMATION

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 1 OF 16 SHEETS

I.O. NO. 24001393
P.T.S NO. 227986

FOR CITY ENGINEER ____ DATE ____

V.T.M. ____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			
AS-BUILTS				

1842-6402
CCS NAD83 COORDINATES

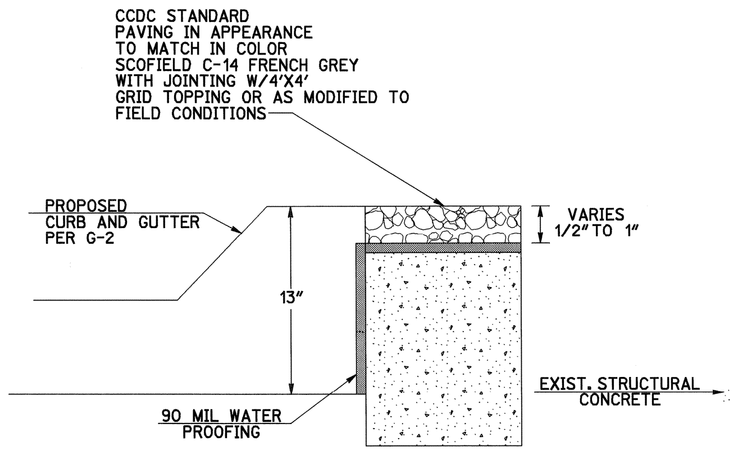
202-1720
LAMBERT COORDINATES

CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

36311- 1 -D

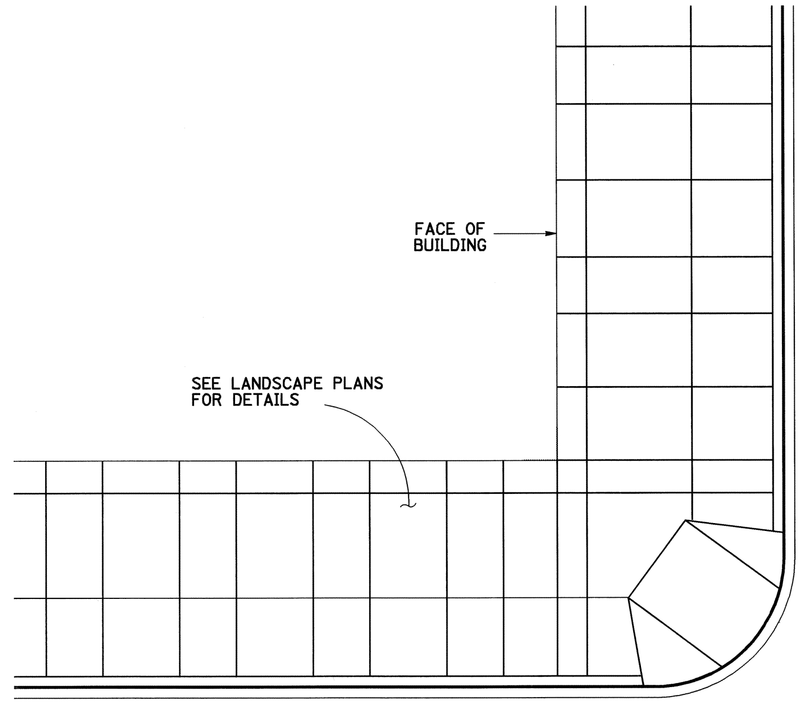
C-1

PRELIMINARY
NOT FOR CONSTRUCTION



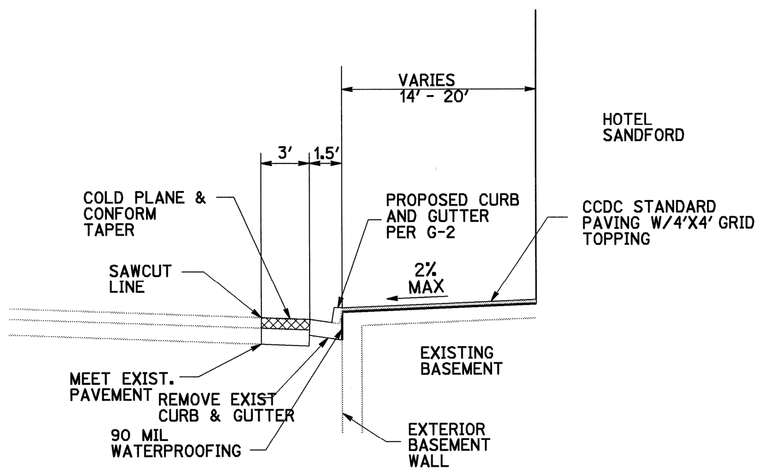
TYPICAL PAVING DETAIL

NO SCALE



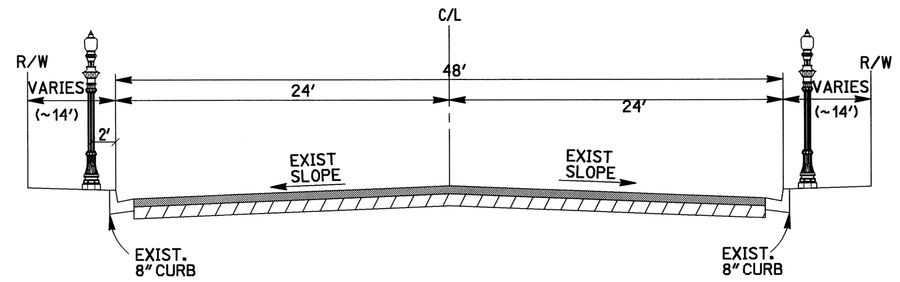
TYPICAL CONCRETE SCORING PATTERN

NOT TO SCALE



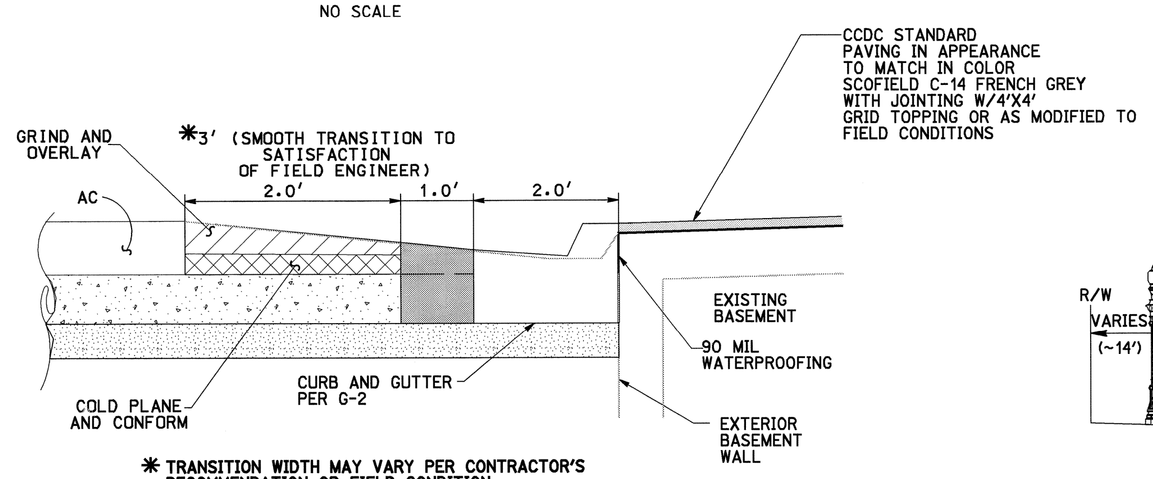
TYPICAL SECTION

NO SCALE



SECTION: EXIST. A STREET

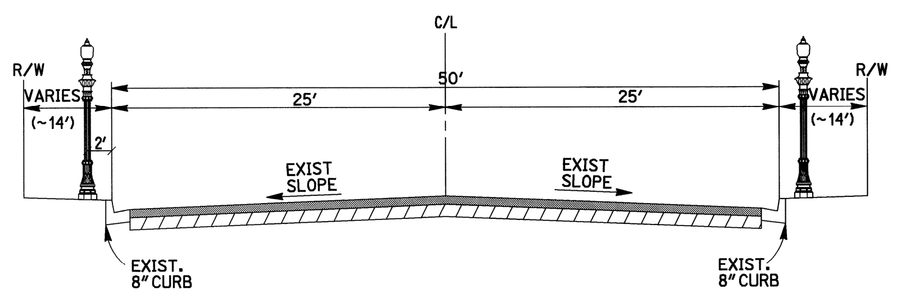
NO SCALE



* TRANSITION WIDTH MAY VARY PER CONTRACTOR'S RECOMMENDATION OR FIELD CONDITION

DETAIL: COLD PLANE AND CONFORM TAPER

NO SCALE



SECTION: EXIST. 5th AVENUE

NO SCALE

SPECIAL NOTES

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY NOR THE ENGINEER OF WORK WILL BE RESPONSIBLE FOR THEIR ENFORCEMENT.

1. NEITHER THE OWNER, NOR THE ENGINEER OF WORK, NOR THE SDCWA WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND THE SDCWA HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM DRAINS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT (619) 291-0707. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
4. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. CONTRACTOR SHALL SECURE PERMITS, REQUIRED PRIOR TO EXCAVATIONS, FROM AGENCY HAVING JURISDICTION.
5. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND AT THE EXPENSE OF THE CONTRACTOR.
6. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES, AND EXPOSED UTILITIES IN BASEMENT, THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS.
7. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
8. IF APPLICABLE, THE CONTRACTOR SHALL HIRE A "QUALIFIED PERSON," WHO HAS BEEN PROPERLY TRAINED TO CONDUCT INSPECTIONS AND PREPARE REPORTS OF THE CONSTRUCTION SITE WITH RESPECT TO THE CITY'S MUNICIPAL CODE/ORDINANCES AND THE SWPPP. THE QUALIFIED PERSON SHALL ATTEND THE PRE-CONSTRUCTION MEETING. THE QUALIFIED PERSON SHALL HAVE KNOWLEDGE AND TRAINING OF THE INTENT AND ENFORCEMENT OF SWPPPS AND BMPS.
9. IF APPLICABLE, THE CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE AND MAKE IT AVAILABLE TO THE CITY OF SAN DIEGO AND REGIONAL WATER QUALITY CONTROL BOARD'S (RWQCB) REPRESENTATIVES UPON REQUEST.
10. IF APPLICABLE, THE QUALIFIED PERSON SHALL CONDUCT REGULAR INSPECTIONS OF THE PROJECT SITE IN ACCORDANCE WITH RECOMMENDATIONS OUTLINED IN THE SWPPP. EACH INSPECTION SHALL BE DOCUMENTED IN THE FORM OF WRITTEN REPORTS RETAINED ON-SITE. ALL REPORTS SHALL BE MADE AVAILABLE TO THE CITY OF SAN DIEGO AND RWQCB REPRESENTATIVES UPON REQUEST.
11. THE CONTRACTOR SHALL HAVE EMERGENCY MATERIALS AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER AND SEWER UTILITIES WHEREBY FLOWS MAY GENERATE EROSION AND SEDIMENT POLLUTION.
12. THE GENERAL CONTRACTOR IS REQUIRED TO KEEP AND MAINTAIN A SIGNED SET OF THESE PLANS ONSITE AT ALL TIMES FOR USE BY THE ENGINEER OF WORK, SOILS ENGINEER, AND THE CITY INSPECTORS. THE GENERAL CONTRACTOR SUPERINTENDENT IS REQUIRED TO UPDATE SAID PLANS WITH "AS-BUILT" INFORMATION ON A DAILY BASIS AS WORK PROGRESSES. SAID PLANS SHALL BE GIVEN TO THE ENGINEER OF WORK AT THE COMPLETION OF THE PROJECT, AS THE RED LINE SET, AND CERTIFIED BY THE SUPERINTENDENT AS ACCURATE AND COMPLETE.
13. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
14. THESE PLANS ARE DRAWN SHOWING FULL IMPROVEMENTS WITHIN SPOT PORTIONS. AREAS BETWEEN SPOT PORTIONS SHALL BE CONSTRUED TO RECEIVE THE FULL IMPROVEMENTS AS SHOWN ON THE SPOT PORTIONS.
15. PRIOR TO ANY DISTURBANCE ON THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION. 858-627-3200
16. THE CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS REMOVING THE EXISTING CONCRETE TOPPING SLAB AS REQUIRED SO AS TO NOT DAMAGE THE EXISTING STRUCTURAL CONCRETE SLAB TO REMAIN. THE CONTRACTOR THE CONTRACTOR MAY USE LIGHT CHIPPING AND SCRAPING TECHNIQUES TO REMOVE THE EXISTING CONCRETE TOPPING SLAB. OTHER METHODS TO REMOVE THE TOPPING SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR DAMAGES THE SLAB, THE CONTRACTOR SHALL PAY FOR THE SLAB REPAIR AT NO EXPENSE TO THE OWNER.

BID SET - FEBRUARY 23, 2011

BENCHMARK

A BRASS PLUG LOCATED AT THE SOUTHWEST CORNER OF SEVENTH STREET AND ASH STREET PER CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK. ELEVATION: 134.83 FT. DATUM: M.S.L.

ENGINEER OF WORK

MICHAEL S. WHILE R.C.E. NO. 49865 EXP. 09-30-12

REGISTERED PROFESSIONAL ENGINEER — MICHAEL S. WHILE — NO. 49865 EXP. 9/30/12 CIVIL — STATE OF CALIFORNIA

PRIVATE CONTRACT

IMPROVEMENT PLANS FOR:

HOTEL SANDFORD ENHANCED SIDEWALK

NOTES AND DETAILS

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 2 OF 16 SHEETS

I.O. NO. 24001393
P.T.S NO. 227986
V.T.M.

FOR CITY ENGINEER ____ DATE ____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			
AS-BUILTS				

CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

1842-6402 CCS NAD83 COORDINATES
202-1720 LAMBERT COORDINATES
36311- 2 -D

C-2

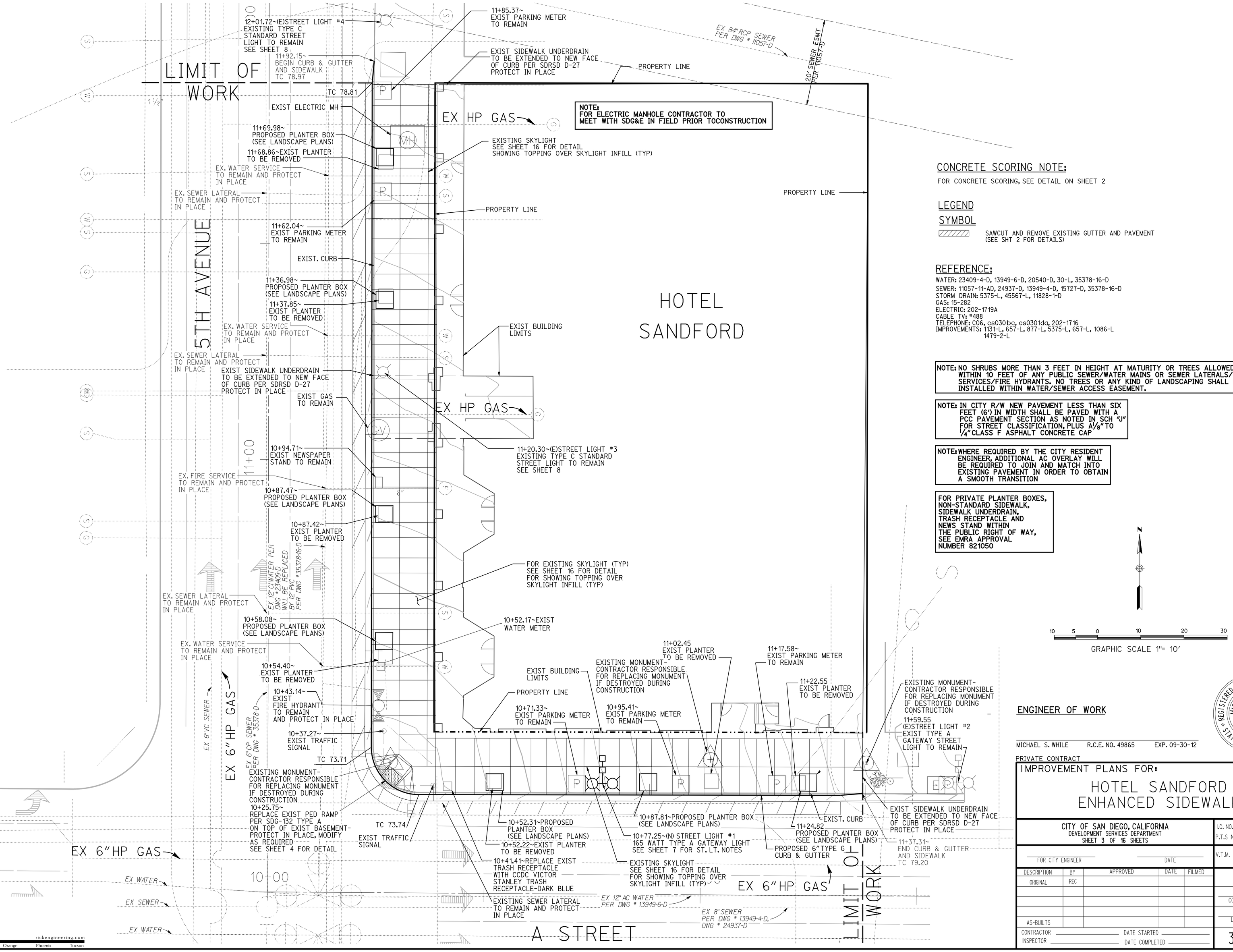
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DECEMBER 1, 2010

RICK ENGINEERING COMPANY
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CONCRETE SCORING NOTE:

FOR CONCRETE SCORING, SEE DETAIL ON SHEET 2

LEGEND

SYMBOL

SAWCUT AND REMOVE EXISTING GUTTER AND PAVEMENT (SEE SHT 2 FOR DETAILS)

REFERENCE:

WATER: 23409-4-D, 13949-6-D, 20540-D, 30-L, 35378-16-D
SEWER: 11057-11-AD, 24937-D, 13949-4-D, 15727-D, 35378-16-D
STORM DRAIN: 5375-L, 45567-L, 11828-1-D
GAS: 15-282
ELECTRIC: 202-1719A
CABLE TV: *488
TELEPHONE: CO6, cs0301bc, cs0301da, 202-1716
IMPROVEMENTS: 1131-L, 657-L, 877-L, 5375-L, 657-L, 1086-L 1479-2-L

NOTE: NO SHRUBS MORE THAN 3 FEET IN HEIGHT AT MATURITY OR TREES ALLOWED WITHIN 10 FEET OF ANY PUBLIC SEWER/WATER MAINS OR SEWER LATERALS/WATER SERVICES/FIRE HYDRANTS. NO TREES OR ANY KIND OF LANDSCAPING SHALL BE INSTALLED WITHIN WATER/SEWER ACCESS EASEMENT.

NOTE: IN CITY R/W NEW PAVEMENT LESS THAN SIX FEET (6') IN WIDTH SHALL BE PAVED WITH A PCC PAVEMENT SECTION AS NOTED IN SCH "J" FOR STREET CLASSIFICATION, PLUS A 1/8" TO 1/4" CLASS F ASPHALT CONCRETE CAP

NOTE: WHERE REQUIRED BY THE CITY RESIDENT ENGINEER, ADDITIONAL AC OVERLAY WILL BE REQUIRED TO JOIN AND MATCH INTO EXISTING PAVEMENT IN ORDER TO OBTAIN A SMOOTH TRANSITION

FOR PRIVATE PLANTER BOXES, NON-STANDARD SIDEWALK, SIDEWALK UNDERDRAIN, TRASH RECEPTACLE AND NEWS STAND WITHIN THE PUBLIC RIGHT OF WAY, SEE EMRA APPROVAL NUMBER 821050

10 5 0 10 20 30

GRAPHIC SCALE 1"= 10'

BID SET - FEBRUARY 23, 2011

ENGINEER OF WORK

MICHAEL S. WHILE R.C.E. NO. 49865 EXP. 09-30-12

REGISTERED PROFESSIONAL ENGINEER * MICHAEL S. WHILE * NO. 49865 EXP. 9/30/12 CIVIL * STATE OF CALIFORNIA *

PRIVATE CONTRACT

IMPROVEMENT PLANS FOR:

HOTEL SANDFORD ENHANCED SIDEWALK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 16 SHEETS

I.O. NO. 24001393
P.T.S NO. 227986

FOR CITY ENGINEER ____ DATE ____

V.T.M. ____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			
AS-BUILTS				

CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

1842-6402 CCS NAD83 COORDINATES
202-1720 LAMBERT COORDINATES
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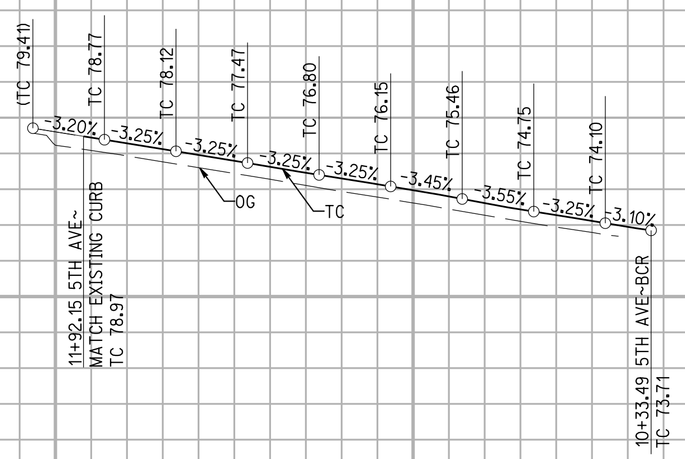
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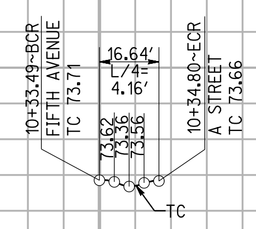
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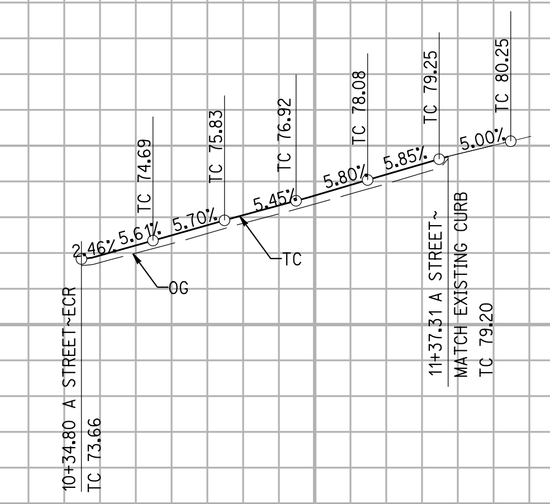
PROFILE: FIFTH AVENUE

SCALE: HORIZ. 1"=30', VERT. 1"=6'



PROFILE: CURB RETURN [2]

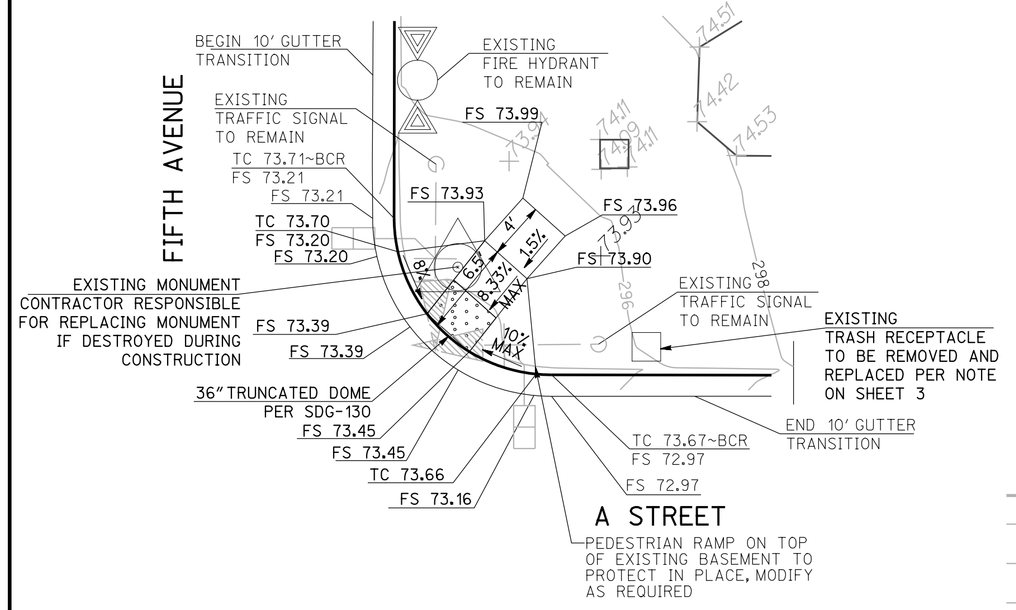
SCALE: HORIZ. 1"=30', VERT. 1"=6'



PROFILE: A STREET

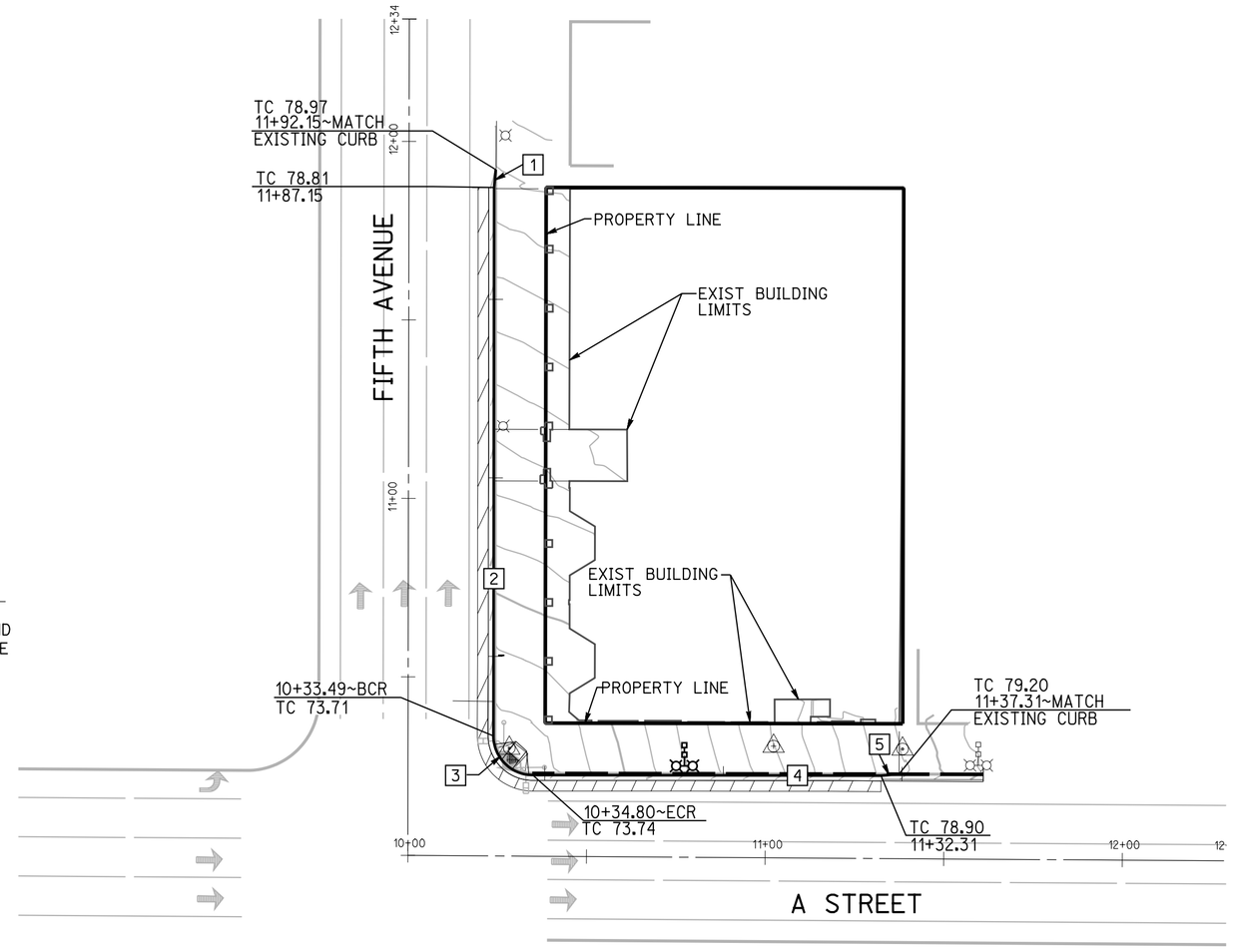
SCALE: HORIZ. 1"=30', VERT. 1"=6'

CURB DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
1	N03° 21' 36"E		10.03'	6" TYPE 'G' CURB AND GUTTER
2	N00° 04' 49"E		153.66'	6" TYPE 'G' CURB AND GUTTER
3	Δ= 89° 41' 33"	11.00'	17.22'	6" TYPE 'G' CURB AND GUTTER
4	N89° 54' 05"W		97.51'	6" TYPE 'G' CURB AND GUTTER
5	N87° 30' 42"E		10.02'	6" TYPE 'G' CURB AND GUTTER

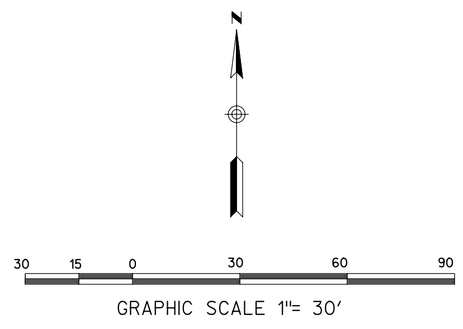


PEDESTRIAN RAMP DETAIL

NOT TO SCALE



PLAN: FIFTH AVENUE/A STREET



GRAPHIC SCALE 1"= 30'

PED RAMP NOTES

1. THE REQUIRED DETECTABLE WARNING (TRUNCATED DOMES) ON CURB RAMPS ARE TO COMPLY WITH THE CITY STANDARDS (SDG-130) AND SPECIFICATIONS. A 6"X6" (MIN) SAMPLE OF THE DETECTABLE WARNING, THE PRODUCT'S TEST REPORT AND A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTION MUST BE SUBMITTED TO THE DESIGNATED CITY RESIDENT ENGINEER FOR REVIEW PRIOR TO INSTALLATION. FAILURE TO COMPLY WITH THE STANDARDS, SPECIFICATIONS AND SAMPLE SUBMITTAL REVIEW PROCESS WILL RESULT IN THE REMOVAL OR REPLACEMENT OF THE DETECTABLE WARNING AND/OR CURB RAMP(S) AT CONTRACTOR AND/OR OWNER'S EXPENSE.

CONCRETE SCORING NOTE:

FOR CONCRETE SCORING, SEE DETAIL ON SHEET 16

BID SET - FEBRUARY 23, 2011

ENGINEER OF WORK

MICHAEL S. WHILE R.C.E. NO. 49865 EXP. 09-30-12

REGISTERED PROFESSIONAL ENGINEER · MICHAEL S. WHILE · NO. 49865 EXP. 9/30/12 CIVIL · STATE OF CALIFORNIA

PRIVATE CONTRACT

TOP OF CURB PLAN AND PROFILE

HOTEL SANDFORD ENHANCED SIDEWALK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 4 OF 16 SHEETS

I.O. NO. 24001393
P.T.S NO. 227986

FOR CITY ENGINEER _____ DATE _____

V.T.M. _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			
AS-BUILTS				

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

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LAMBERT COORDINATES

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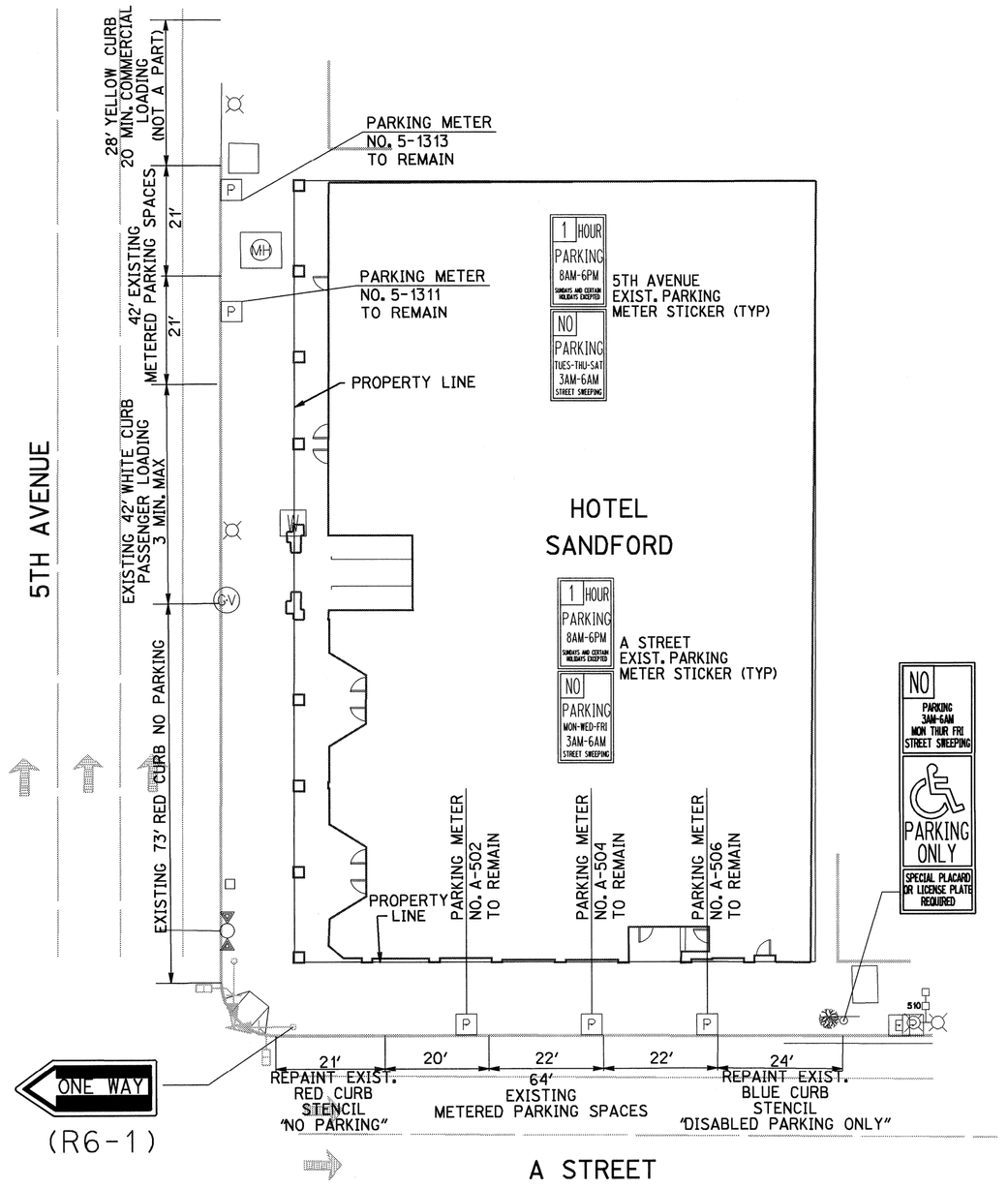
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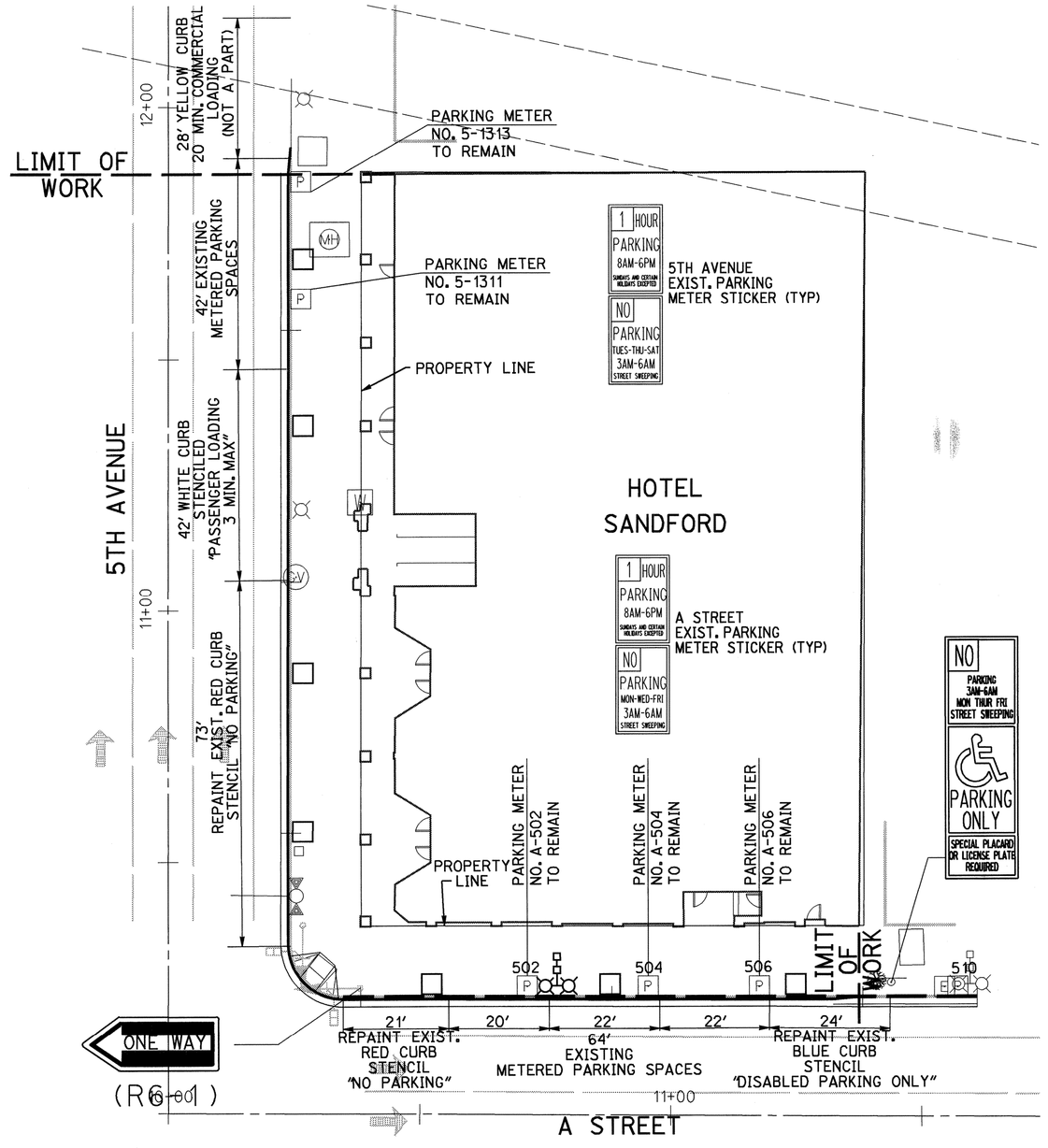
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EXISTING CURB UTILIZATION PLAN

STRIPING AND SIGNING GENERAL NOTES

1. INSTALLATION OF ALL STRIPPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE FOLLOWING MANUALS:
   - THE MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) 2003 EDITION, INCLUDING THE CALIFORNIA SUPPLEMENT AND THE CITY OF SAN DIEGO DOCUMENT NO. AE516051.
   - CITY OF SAN DIEGO STANDARD DRAWINGS (APPENDIX A), DOCUMENT NO. 769846, FILED JULY 21, 2000.
   - STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2000 EDITION, INCLUDING THE REGIONAL AND THE CITY OF SAN DIEGO SUPPLEMENTAL AMENDMENTS, DOCUMENT NO. 769845, FILED JULY 21, 2000.
3. ALL STRIPING AND SIGNING IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO INSTALLATION AND/ OR REMOVAL.
4. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY SANDBLASTING AND/OR GRINDING WITH THE SEAL. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
5. SIGN POSTS SHALL BE INSTALLED WITH SQUARE PERFORED STEEL TUBING WITH A BREAKAWAY BASE PER CITY OF SAN DIEG STANDARD DRAWING M-45.
6. ALL RAISED MEDIAN NOSES SHALL BE PAINTED YELLOW.
7. ALL SIGNS SHOWN ON THE STTRIPING AND SIGNING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMAIN.
8. STRIPPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION OF 10 FEET UNLESS INDICATED OTHERWISE.
9. ALL LIMITID LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS (EXCEPT WITHIN BIKE LANES) SHALL BE THERMOPLASTIC.
10. THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER AT (858) 495-4741 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNING.



PROPOSED CURB UTILIZATION PLAN

STRIPING AND SIGNING GENERAL NOTES

1. INSTALLATION OF ALL STRIPPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE FOLLOWING MANUALS:
   - THE MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) 2003 EDITION, INCLUDING THE CALIFORNIA SUPPLEMENT AND THE CITY OF SAN DIEGO DOCUMENT NO. AEC1231064, FILED DECEMBER 31, 2006
   - CITY OF SAN DIEGO STANDARD DRAWINGS (APPENDIX A), DOCUMENT NO. AEC1231063, FILED DECEMBER 31, 2006.
   - STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2009 EDITION (GREENBROOK) DOCUMENT NO PITS 0504091 FILED MAY 4, 2009, INCLUDING THE REGIONAL AND THE CITY OF SAN DIEGO SUPPLEMENT, DOCUMENT NO. PITS 0504092 FILED MAY 4, 2009
3. ALL STRIPING AND SIGNING IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO INSTALLATION AND/ OR REMOVAL.
4. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY SANDBLASTING AND/OR GRINDING WITH THE SEAL. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
5. SIGN POSTS SHALL BE INSTALLED WITH SQUARE PERFORED STEEL TUBING WITH A BREAKAWAY BASE PER CITY OF SAN DIEG STANDARD DRAWING M-45.
6. ALL RAISED MEDIAN NOSES SHALL BE PAINTED YELLOW.
7. ALL SIGNS SHOWN ON THE STTRIPING AND SIGNING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMAIN.
8. STRIPPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION OF 10 FEET UNLESS INDICATED OTHERWISE.
9. ALL LIMITID LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS (EXCEPT WITHIN BIKE LANES) SHALL BE THERMOPLASTIC.
10. THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER AT (858) 495-4741 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNING.

NOTE:
PARKING METERS MAY BE REPLACED WITH KIOSK. CCDC TO COORDINATE WITH PARKING MANAGEMENT DISTRICT.

BENCHMARK
A BRASS PLUG LOCATED AT THE SOUTHWEST CORNER OF SEVENTH STREET AND ASH STREET PER CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK. ELEVATION: 134.83 FT. DATUM: M.S.L.

ENGINEER OF WORK

MICHAEL S. WHILE R.C.E. NO. 49865 EXP. 09-30-12

REGISTERED PROFESSIONAL ENGINEER
MICHAEL S. WHILE
NO. 49865
EXP. 9/30/12
CIVIL
STATE OF CALIFORNIA

BID SET - FEBRUARY 23, 2011

N

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GRAPHIC SCALE 1"= 20'

DECEMBER 1, 2010

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PRIVATE CONTRACT

EXISTING & PROPOSED CURB UTILIZATION PLAN

HOTEL SANDFORD
ENHANCED SIDEWALK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 5 OF 16 SHEETS

I.O. NO. 24001393
P.T.S NO. 227986

FOR CITY ENGINEER ____ DATE ____ V.T.M. ____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			
AS-BUILTS				

1842-6402
CCS NAD83 COORDINATES

202-1720
LAMBERT COORDINATES

CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

36311- 5 -D

C-5

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EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WATER QUALITY TECHNICAL REPORT (WQTR), AND/OR WATER POLLUTION CONTROL PLAN (WPCP).
2. FOR STORM DRAIN INLET, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
3. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) DUE TO CONSTRUCTION ACTIVITY.
5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

LEGEND

EROSION CONTROL BLANKET/TACKIFIER/ BONDED FIBER MATRIX (BFM)/IRRIGATED HYDROSEED WITH BINDER, (METHOD/PRODUCT TO BE DETERMINED BY OWNER/CONTRACTOR)

GRAVEL BAGS

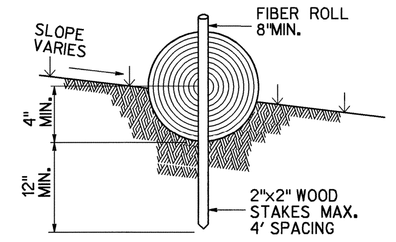
MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

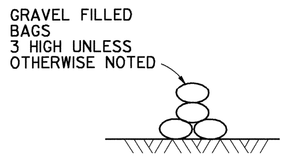
1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.

2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.

3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.



TYPICAL SECTION
FOR FIBER ROLL
NO SCALE



NOTE: TOP ELEVATIONS OF GRAVEL BAGS SHALL BE EQUAL TO ADJACENT TOP OF CURB ELEVATION

TYPICAL SECTION
FOR GRAVEL BAGS
NO SCALE

BENCHMARK

A BRASS PLUG LOCATED AT THE SOUTHWEST CORNER OF SEVENTH STREET AND ASH STREET PER CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK. ELEVATION: 134.83 FT. DATUM: M.S.L.

ENGINEER OF WORK

MICHAEL S. WHILE R.C.E. NO. 49865 EXP. 09-30-12

REGISTERED PROFESSIONAL ENGINEER * MICHAEL S. WHILE * NO. 49865 EXP. 9/30/12 CIVIL * STATE OF CALIFORNIA *

PRIVATE CONTRACT

EROSION CONTROL NOTES

HOTEL SANDFORD ENHANCED SIDEWALK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 6 OF 16 SHEETS

L.O. NO. 24001393
P.T.S NO. 227986

FOR CITY ENGINEER _____ DATE _____

V.T.M. _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			
AS-BUILTS				

1842-6402
CCS NAD83 COORDINATES

202-1720
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

36311-6-D

C-6

PRELIMINARY
NOT FOR CONSTRUCTION

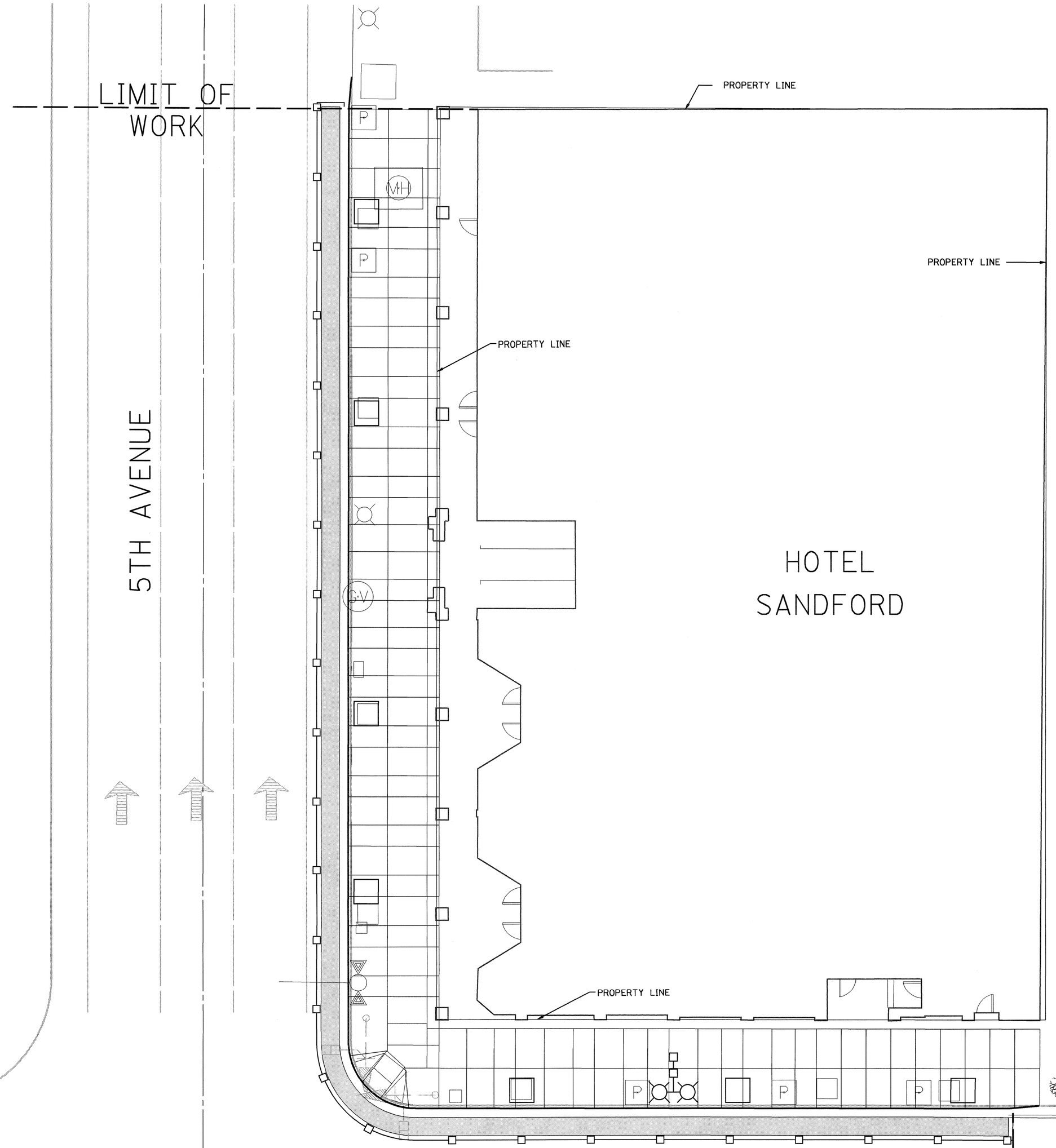
BID SET - FEBRUARY 23, 2011

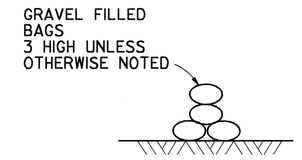
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DECEMBER 1, 2010

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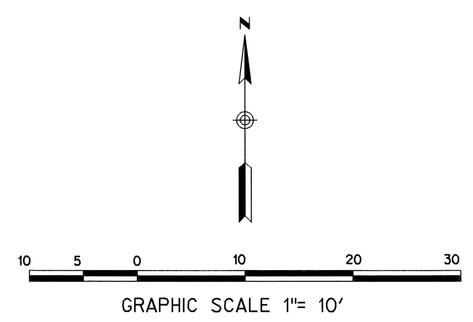
NOTE: TOP ELEVATIONS OF GRAVEL BAGS SHALL BE EQUAL TO ADJACENT TOP OF CURB ELEVATION

TYPICAL SECTION FOR GRAVEL BAGS
NO SCALE

LEGEND

EROSION CONTROL BLANKET/TACKIFIER/ BONDED FIBER MATRIX (BFM)/IRRIGATED HYDROSEED WITH BINDER, (METHOD/PRODUCT TO BE DETERMINED BY OWNER/CONTRACTOR)

GRAVEL BAGS



GRAPHIC SCALE 1"= 10'

BENCHMARK

A BRASS PLUG LOCATED AT THE SOUTHWEST CORNER OF SEVENTH STREET AND ASH STREET PER CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK. ELEVATION: 134.83 FT. DATUM: M.S.L.

ENGINEER OF WORK

MICHAEL S. WHILE R.C.E. NO. 49865 EXP. 09-30-12

REGISTERED PROFESSIONAL ENGINEER * MICHAEL S. WHILE * NO. 49865 EXP. 9/30/12 CIVIL STATE OF CALIFORNIA

PRIVATE CONTRACT

EROSION CONTROL PLANS FOR:

HOTEL SANDFORD ENHANCED SIDEWALK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 7 OF 16 SHEETS

L.O. NO. 24001393
P.T.S NO. 227986

FOR CITY ENGINEER _____ DATE _____

V.T.M. _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			
AS-BUILTS				

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

1842-6402
CCS NAD83 COORDINATES

202-1720
LAMBERT COORDINATES

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C-7

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BID SET - FEBRUARY 23, 2011

DECEMBER 1, 2010

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NOTES:

1. CONTRACTOR INSTALLING THE STREET LIGHTING DISTRIBUTION SYSTEM SHALL NOTIFY THE CITY FIELD ENGINEER, AT (858)627-3200, A MINIMUM OF THREE (3) DAYS PRIOR TO STARTING OF WORK FOR APPROVAL OF CONDUIT LOCATIONS AND REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY THAT ALL STREET LIGHTS ARE ACTIVATED AND SHALL NOTIFY THE CITY FIELD, AT (858)627-3200, A MAXIMUM OF FOUR (4) WEEKS AFTER FINAL ELECTRICAL INSPECTION.
3. NATIONAL ELECTRICAL CODE (NEC) WIRE COLOR CODING SHALL BE USED FOR ALL ELECTRICAL WORK.
4. THE IMPROVEMENT PLANS SHOULD SHOW ALL OF THE EXISTING AND PROPOSED STREET LIGHTS, PULL BOXES AND SERVICE POINTS IN THE VICINITY OF THE PROJECT AREA.
5. STREET LIGHT SCHEDULE GUIDELINES:
   - A. STREET LIGHT LUMINAIRES SHALL INDUCTION.
   - B. STREET LIGHT STANDARDS (POLE SHAFT AND BASE) SHALL BE TYPE C OR EQUAL TO THE PRODUCTS MANUFACTURED BY VALLEY IRON AND STEEL (VISCO) OR HOLOPHANE OUTDOOR ARCHITECTURAL LIGHTING.
   - C. MID-BLOCK STREET LIGHTING SHALL BE SPACED IN ACCORDANCE WITH THE CITY OF SAN DIEGO STREET DESIGN MANUAL, STREET LIGHTING SECTION (LT), PG. 94 AND CITY STANDARD DRAWING, SDE-101.
   - D. SUPPLEMENTAL AND SPECIAL ORNAMENTAL STREET LIGHTING SHALL BE INCLUDED IN A SPECIAL STREET LIGHTING ASSESSMENT DISTRICT OR MAINTENANCE ASSESSMENT DISTRICT AND SHALL BE DESIGNATED WITH AND ASTERISK NEXT TO THE STREET LIGHT NUMBER. THE DEVELOPER/APPLICANT WILL BE ASSESSED THE COST OF THE STREET LIGHTS FOR THE PERIOD FORM THE DATE THE LIGHTS ARE ENERGIZED TO THE DATE THE ASSESSMENT DISTRICT IS FORMED. THE FEE MUST BE PAID PRIOR TO THE ENERGIZING OF THE STREET LIGHTS. THE DEVELOPER/ APPLICANT SHALL CONTACT CLAY BINGHAM, PARK & RECREATION MAINTENANCE ASSESSMENT DISTRICT, AT (619)533-6724 TO DETERMINE THE TOTAL FEE.
   - E. ALL PRIVATE STREET LIGHTS SHALL HAVE SEPARATE SERVICE POINT AND SHALL NOT BE CONNECTED TO THE CITY CIRCUITS.
   - F. ANY PRIVATE STREET LIGHTS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. PROPOSED PRIVATE STREET LIGHTS SHALL BE PERMITTED AND INSPECTED UNDER A SEPARATE ELECTRICAL PERMIT

CONSTRUCTION NOTES:

[1] EXISTING JUNCTION BOX.

[4] NEW GATEWAY LIGHT (TYPE A) PER CENTRE CITY STREETSCAPE MANUAL-AUGUST 20, 2003. LUMINAIRE SHALL HAVE TWO (2) 165 WATT INDUCTION

LEGEND

NEW GATEWAY LIGHT (TYPE A) PER CENTRE CITY STREETSCAPE MANUAL-AUGUST 20, 2003. LUMINAIRE SHALL HAVE TWO (2) 165 WATT INDUCTION

EXISTING JUNCTION BOX

PROPOSED JUNCTION BOX

EXISTING CONDUIT

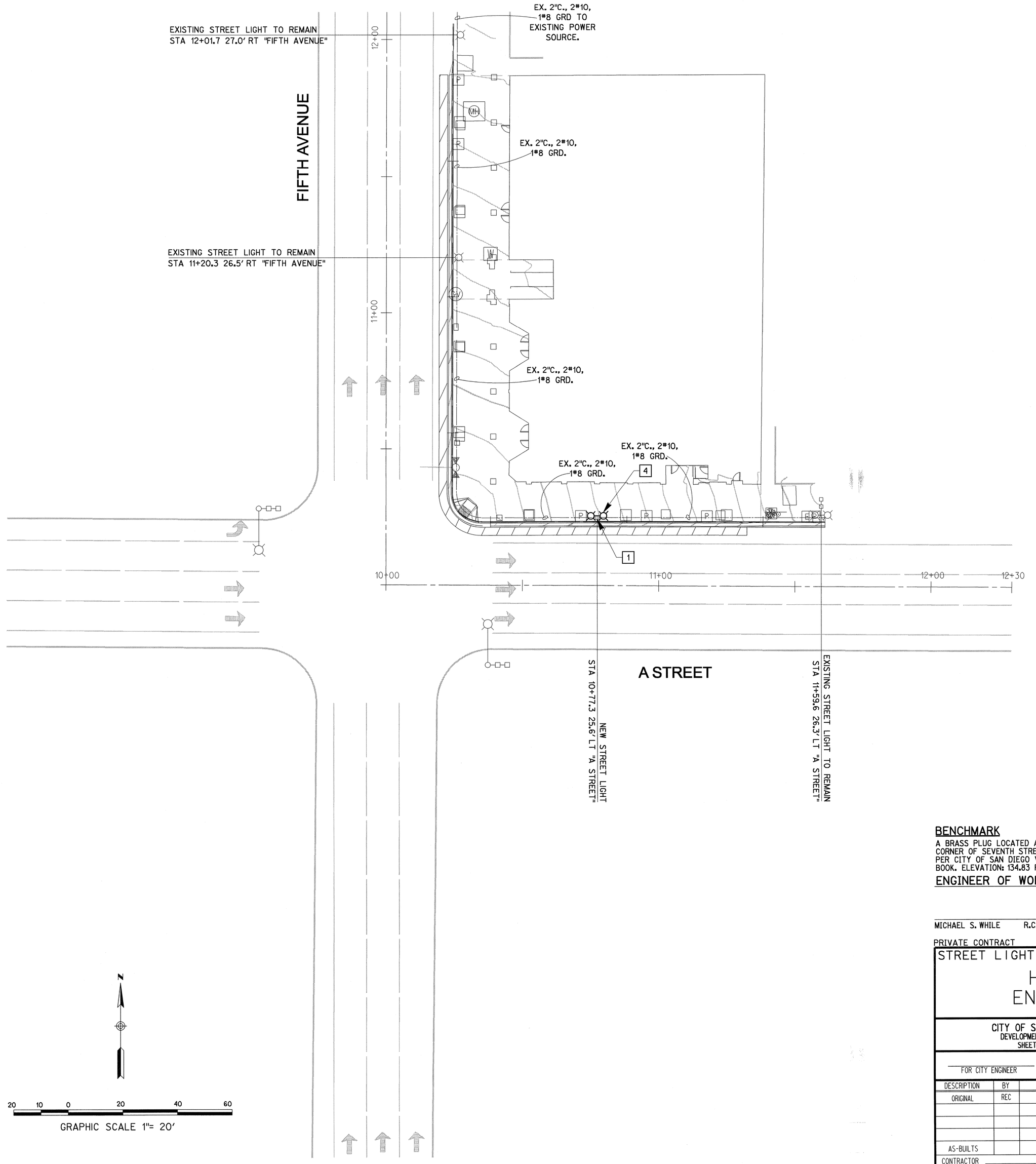
STREET LIGHT NOTES (FOR CENTRE CITY AREA) *

1. ALL STREET LIGHTS WITHIN THE CENTRE CITY AREA SHALL CONFORM TO CCDC (CENTRE CITY DEVELOPMENT CORPORATION) GUIDELINES AND STANDARDS AS STATED IN DRAFT CENTRE CITY STREETSCAPE MANUAL DATED AUGUST 20, 2003.
2. CONTRACTOR SHALL SUBMIT ALL STREET LIGHT SPECIFICATIONS TO CCDC FOR REVIEW AND APPROVAL PRIOR TO ORDERING OR INSTALLING NEW STREET LIGHTS IN THE PUBLIC RIGHT-OF-WAY. CONTACT ABBAS RASTANDEH, ASSOCIATE ENGINEER AT (619) 533-7113, RASTANDEH@CCDC.COM OR JOHN L. ANDERSON, RESIDENT ENGINEER, SENIOR PROJECT MANAGER AT (619) 533-7140 OR FAX (619) 236-9148.
3. CONTRACTOR INSTALLING THE STREET LIGHTING DISTRIBUTION SYSTEM SHALL NOTIFY CITY FIELD ENGINEER AT (858) 627-3200, A MINIMUM OF THREE (3) DAYS PRIOR TO STARTING OF WORK FOR APPROVAL OF CONDUIT, POLE LOCATIONS AND FIELD REQUIREMENTS.
4. CONTRACTOR SHALL VERIFY THAT ALL STREET LIGHTS ARE ACTIVATED AND NOTIFY CITY FIELD ENGINEER AT (858) 627-3200, A MAXIMUM OF FOUR (4) WEEKS AFTER FINAL ELECTRICAL INSPECTION.
5. NATIONAL ELECTRIC CODE (NEC) WIRE COLOR CODING SHALL BE USED FOR ALL ELECTRICAL WORK.
6. THE IMPROVEMENT PLANS SHOULD SHOW ALL OF THE EXISTING AND PROPOSED STREET LIGHTS, PULL BOXES AND SERVICE POINTS IN THE VICINITY OF THE PROJECT AREA.
7. STREET LIGHT SCHEDULE

STREET LIGHT #	STREET NAME	LOCATION REFERENCE*	CORNER/ STREET SIDE	INDUCTION TYPE OF WORK/WATTAGE**	POLE TYPE
1	A STREET	10+77.25	NORTH	(N) 165 WATT	A(GATEWAY)
2	A STREET	11+59.55	NORTH	(E) 250 WATT HPS	A(GATEWAY)
3	5TH AVENUE	11+20.30	EAST	(E) 150 WATT HPS	C(STANDARD) HPS
4	5TH AVENUE	12+01.72	EAST	(E) 150 WATT HPS	C(STANDARD) HPS

*LOCATION REFERENCE FOR MID-BLOCK STREET LIGHTS: APPROXIMATE DISTANCE FROM CENTERLINE OF NEAREST CROSS STREET.
**TYPE OF WORK: NEW (N), UPGRADE (U), AND RELOCATE (R).
***A(GATEWAY), C (STANDARD), GASLAMP, 15 (STEEL), OR SPECIAL.

8. CONTRACTOR SHALL REPAIR AND/OR REPAINT ALL EXISTING STREET LIGHTS TO "AS NEW" CONDITION AND TO THE SATISFACTION OF THE CITY ENGINEER. ALL EXISTING SHALL BE MODIFIED TO "FULL CUT OFF" AS REQUIRED PER CITY ORDINANCE. NEW WIRING AND CONDUIT SHALL BE REQUIRED TO A NEW SERVICE POINT, AS DIRECTED BY THE CITY FIELD ENGINEER.



DECEMBER 1, 2010

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BENCHMARK

A BRASS PLUG LOCATED AT THE SOUTHWEST CORNER OF SEVENTH STREET AND ASH STREET PER CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK. ELEVATION: 134.83 FT. DATUM: M.S.L.

ENGINEER OF WORK

MICHAEL S. WHILE R.C.E. NO. 49865 EXP. 09-30-12

REGISTERED PROFESSIONAL ENGINEER — MICHAEL S. WHILE — NO. 49865 EXP. 9/30/12 CIVIL — STATE OF CALIFORNIA

PRIVATE CONTRACT

STREET LIGHT PLAN FOR:

HOTEL SANDFORD ENHANCED SIDEWALK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 8 OF 9 SHEETS

FOR CITY ENGINEER _____ DATE _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			
AS-BUILTS				

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

L.O. NO. 24001393
P.T.S NO. 227986
V.T.M. _____

1842-6402
CCS NAD83 COORDINATES

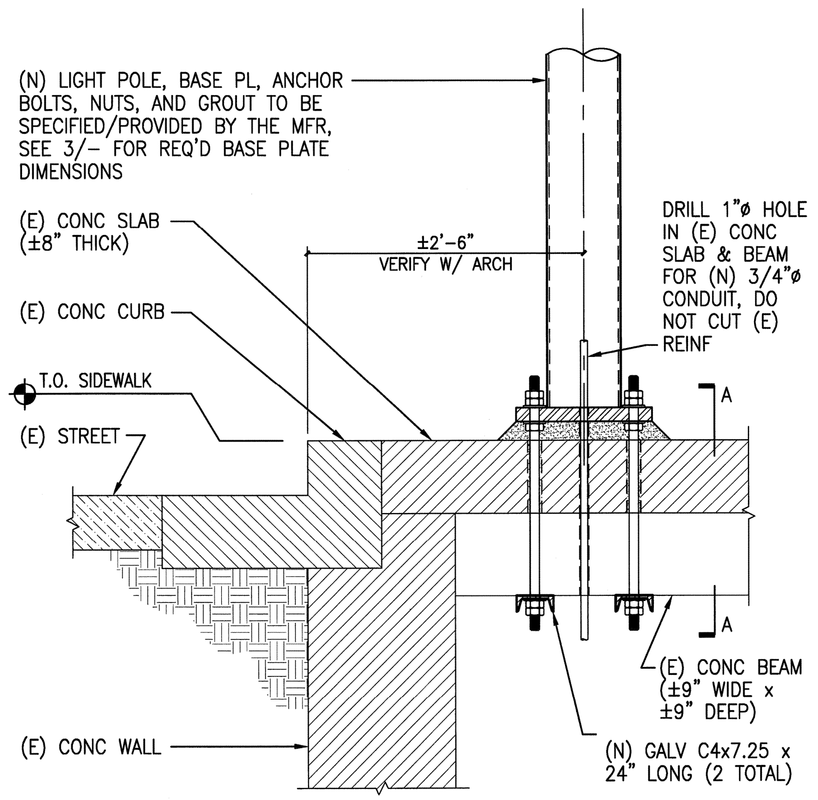
202-1720
LAMBERT COORDINATES

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C-8

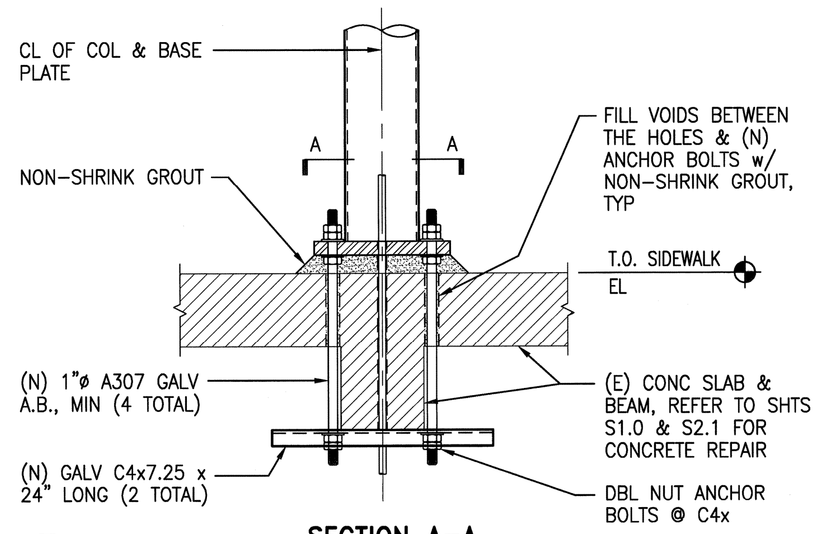
PRELIMINARY
NOT FOR CONSTRUCTION

BID SET - FEBRUARY 23, 2011



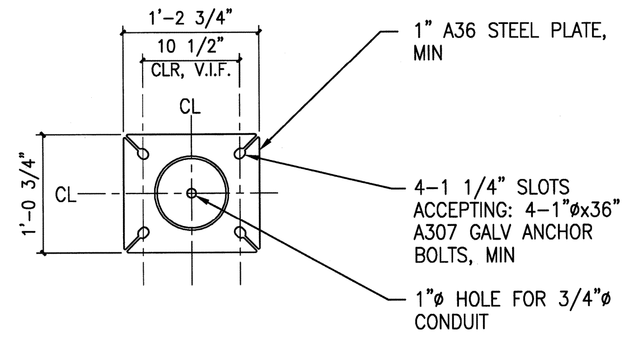
NOTE:
CONTRACTOR SHALL PROVIDE GROUNDING WIRE AND CONDUIT IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS

SECTION



SECTION A–A

2 DETAIL
N.T.S.



NOTE:
THE CONTRACTOR SHALL FIELD MEASURE THE WIDTH OF THE (E) CONCRETE BEAM PRIOR TO FABRICATION, TO VERIFY THE BOLTS CAN BE INSTALLED AS SHOWN IN DETAIL 2/–

3 BASE PLATE DETAIL
N.T.S.

MJ structural engineers
7710 Balboa Ave, Suite 206-C
San Diego, CA 92111
Phone: 858.442.7771
Fax: 619.996.2082

REGISTERED PROFESSIONAL ENGINEER
JAMES A. MILLER
No. 4186
Exp. 12-12
STRUCTURAL
STATE OF CALIFORNIA

LIGHT POLE CONNECTIONS

HOTEL SANDFORD ENHANCED SIDEWALK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET **9** OF **16** SHEETS

I.O. NO. 24001393
P.T.S NO. 227986

FOR CITY ENGINEER _____ DATE _____

V.T.M. _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			
AS-BUILTS				

1842–6402
CCS NAD83 COORDINATES

202–1720
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

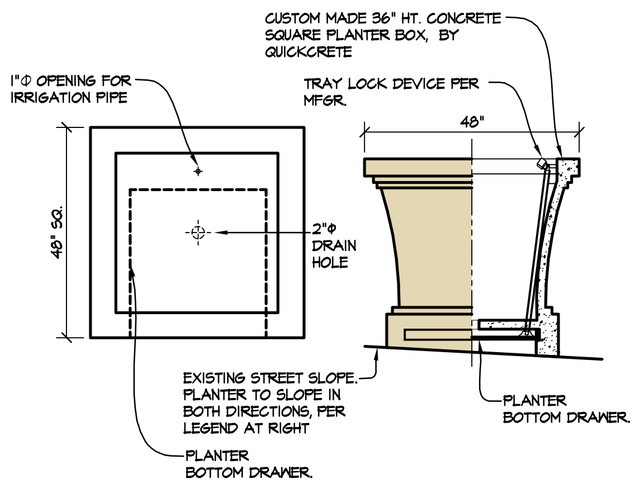
36311–9 –D

BID SET - FEBRUARY 23, 2011

DRAWING BY: COLUMBIA RIVER CADD 10–048 – 09040–1 3420 SE 56TH AVE. PORTLAND, OR 97206 503–777–6949

NOTE: ALL PLANTERS IN THE R.O.W TO BE COATED WITH A NON-SACRIFICIAL ANTI-GRAFFITI PROTECTION SUCH AS MANUFACTURED BY MONOFOLE INC. MATERIALS SHALL BE APPLIED AS SPECIFIED BELOW:

- -1ST COAT: AQUASEAL ME12 (ITEM 5200)
- -2ND COAT: PERMASHIELD BASE (ITEM 6100)
- -3RD COAT: PERMASHIELD PREMIUM (ITEM 5600 FOR MATTE FINISH)
- -4TH COAT: PERMASHIELD PREMIUM (ITEM 5600 FOR MATTE FINISH)

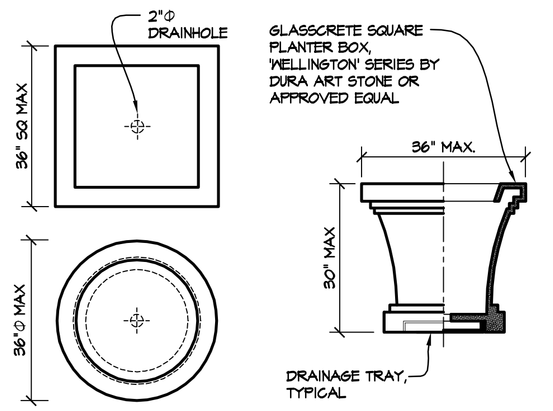


PLAN VIEW SECTION

CONCRETE PLANTERS IN R.O.W.

NOT TO SCALE

A



PLAN VIEW SECTION

GLASSCRETE PLANTERS AT PALM COURT

NOT TO SCALE

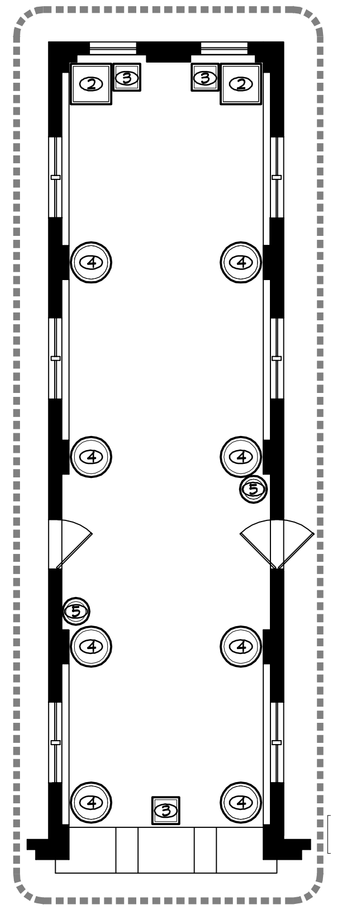
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ADJACENT BUILDING

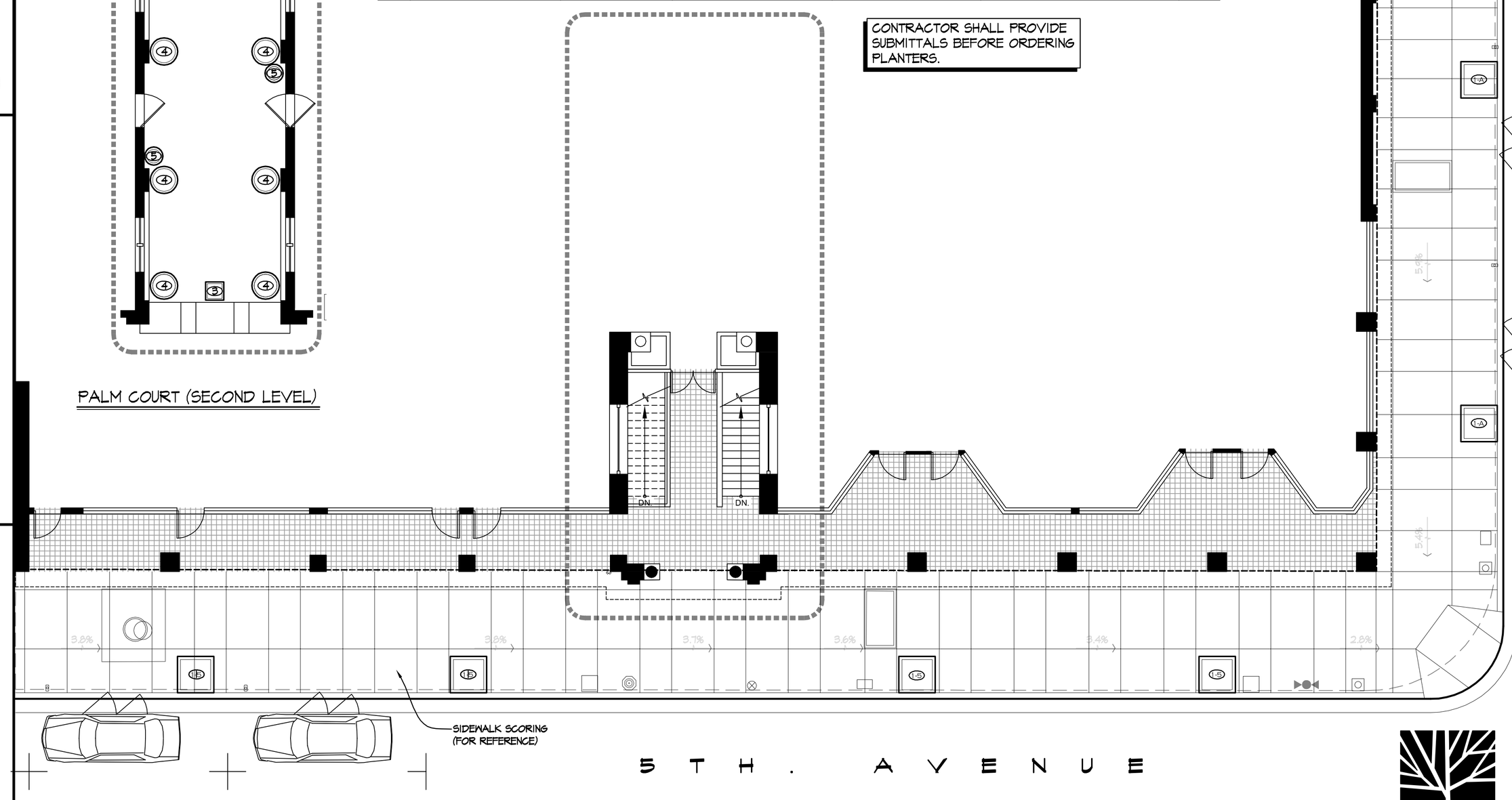
PLANTER LEGEND

SIM	DESCRIPTION	MANUFACTURER	MODEL	SLOPE X	SLOPE Y	NOTES	DETAIL
1-A	48" x 48" x 36" CUSTOM CONCRETE PLANTER BOX, FOR 'A' STREET	QUICKCRETE	MFGR'S CUSTOM MADE, WITH LIGHT SANDBLAST FINISH, AND COLOR TO BE SELECTED, TYPICAL. (3 TOTAL)	5.9%	1.8%	MFGR TO PROVIDE CUSTOM MADE PLANTERS WITH DIFFERENT BASE ADJUSTED TO EXISTING STREET SLOPE, PER DETAIL	A -
1-B	48" x 48" x 36" CUSTOM CONCRETE PLANTER BOX, FOR 5TH AVE.	QUICKCRETE	MFGR'S CUSTOM MADE, WITH LIGHT SANDBLAST FINISH, AND COLOR TO BE SELECTED, TYPICAL. (4 TOTAL)	3.4%	1.8%	MFGR TO PROVIDE CUSTOM MADE PLANTERS WITH DIFFERENT BASE ADJUSTED TO EXISTING STREET SLOPE, PER DETAIL	A -
2	36" x 36" x 30" SQUARE GLASSCRETE PLANTER BOX, "WELLINGTON" SERIES	DURA ART STONE	G-3-WE-30-X-LSB-2"CENTERED-TRAY COLOR TO BE SELECTED			PER DETAIL	B -
3	24" x 24" x 22" SQUARE GLASSCRETE PLANTER BOX, "WELLINGTON" SERIES	DURA ART STONE	G-2-WE-22-X-LSB 2"CENTERED-TRAY COLOR TO BE SELECTED			PER DETAIL	
4	36"Ø x 30" ROUND GLASSCRETE PLANTER BOX, "WELLINGTON" SERIES	DURA ART STONE	G-3-WE-30-X-LSB-2"CENTERED-TRAY COLOR TO BE SELECTED			PER DETAIL	
5	24"Ø x 22" ROUND GLASSCRETE PLANTER BOX, "WELLINGTON" SERIES	DURA ART STONE	G-2-WE-22-X-LSB-2"CENTERED-TRAY COLOR TO BE SELECTED			PER DETAIL	

CONTRACTOR SHALL PROVIDE SUBMITTALS BEFORE ORDERING PLANTERS.



PALM COURT (SECOND LEVEL)



PLANTER BOX PLAN

SCALE 1/8"=1'-0"

NOTE: NO SHRUBS MORE THAN 3 FEET IN HEIGHT AT MATURITY OR TREES ALLOWED WITHIN 10 FEET OF ANY PUBLIC SEWER/WATER MAINS OR SEWER LATERALS/WATER SERVICES/FIRE HYDRANTS. NO TREES OR ANY KIND OF LANDSCAPING SHALL BE INSTALLED WITHIN WATER/SEWER ACCESS EASEMENT.

0 2' 4' 8'

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

BID SET - FEBRUARY 23, 2011

BENCHMARK

A BRASS PLUG LOCATED IN THE TOP OF AN INLET AT THE NORTHEAST CORNER OF FOURTH AVE AND E STREET PER CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK. ELEVATION: 43.353 FT. DATUM: M.S.L.

LANDSCAPE ARCHITECT OF WORK

DAVID W. REED R.L.A. NO. 1962 EXP. 09-30-11

LICENSED LANDSCAPE ARCHITECT DAVID REED #1962 STATE OF CALIFORNIA Signature 9-30-11 Renewal Date 2-22-11 Date

PRIVATE CONTRACT

LANDSCAPE PLAN:

HOTEL SANDFORD ENHANCED SIDEWALK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 10 OF 16 SHEETS

I.O. NO. 24001393
P.T.S. NO. 227986

FOR CITY ENGINEER DATE

V.T.M.

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	DWR			
AS-BUILTS				

1842-6402 NAD83 COORDINATES

202-1720 LAMBERT COORDINATES

CONTRACTOR DATE STARTED
INSPECTOR DATE COMPLETED

36311-10-D

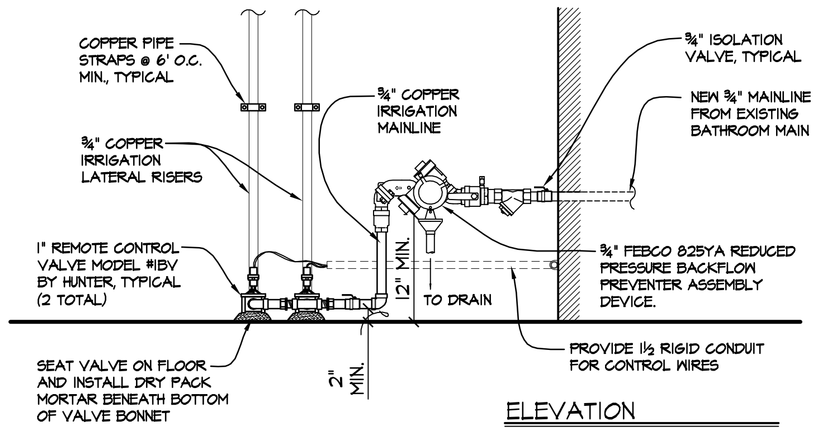
DAVID REED LANDSCAPE ARCHITECTS

2171 INDIA STREET SUITE A
SAN DIEGO, CALIFORNIA 92101
(619) 239-3300
www.dreslla.com

L-1

NOTE: CONTRACTOR TO SECURE AND STABILIZE BACKFLOW PREVENTER AND VALVE ASSEMBLY WITH COPPER PIPE STRAPS AND BRACKETS

NOTE: VERIFY LOCATION WITH ARCHITECT PRIOR TO INSTALLATION

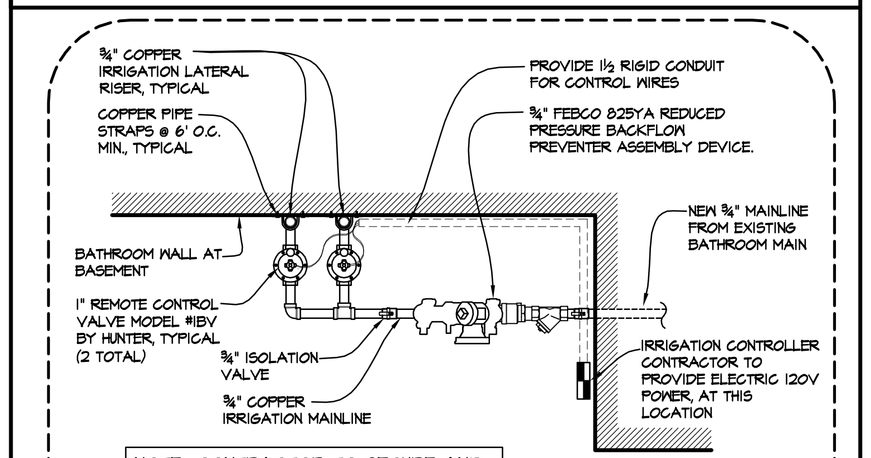


ELEVATION

BACKFLOW PREVENTER AND REMOTE CONTROL VALVES

B

SCALE: 1"=1'-0"



NOTE: CONTRACTOR TO SECURE AND STABILIZE BACKFLOW PREVENTER AND VALVE ASSEMBLY WITH COPPER PIPE STRAPS AND BRACKETS

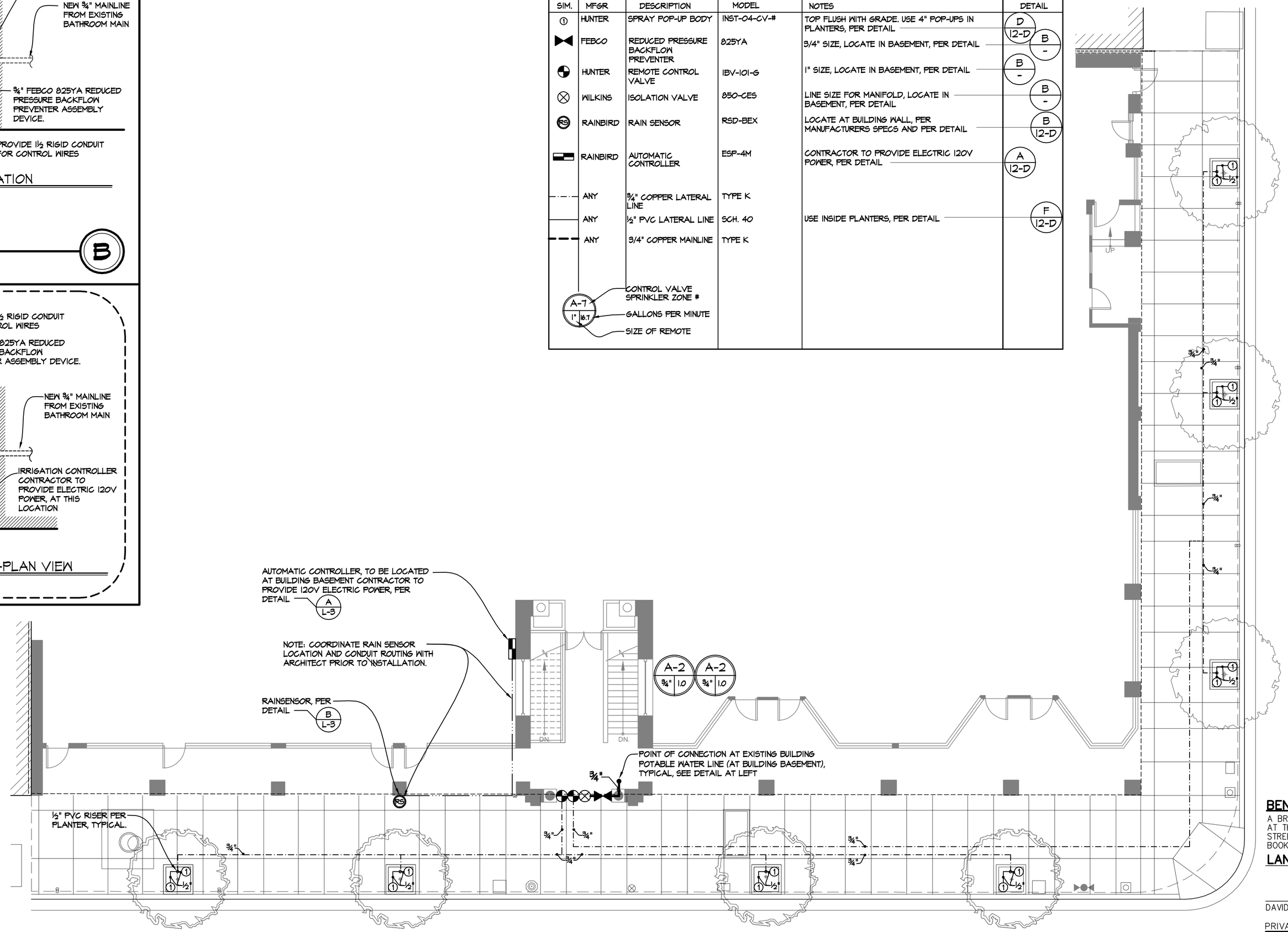
INSET -PLAN VIEW

IRRIGATION LEGEND

SIM.	MFGR	DESCRIPTION	MODEL	PSI	RAD	GPM	NOTES	DETAIL
1	TORO	PRECISION NOZZLE	0-F-5-Q	30	-	.06		D 12-D

SIM.	MFGR	DESCRIPTION	MODEL	NOTES	DETAIL
①	HUNTER	SPRAY POP-UP BODY	INST-04-CV-#	TOP FLUSH WITH GRADE. USE 4" POP-UPS IN PLANTERS, PER DETAIL	D 12-D
⋈	FEBCO	REDUCED PRESSURE BACKFLOW PREVENTER	825YA	3/4" SIZE, LOCATE IN BASEMENT, PER DETAIL	B -
◓	HUNTER	REMOTE CONTROL VALVE	IBV-101-G	1" SIZE, LOCATE IN BASEMENT, PER DETAIL	B -
⊗	WILKINS	ISOLATION VALVE	850-CES	LINE SIZE FOR MANIFOLD, LOCATE IN BASEMENT, PER DETAIL	B -
RS	RAINBIRD	RAIN SENSOR	RSD-BEX	LOCATE AT BUILDING WALL, PER MANUFACTURERS SPECS AND PER DETAIL	B 12-D
▬	RAINBIRD	AUTOMATIC CONTROLLER	ESP-4M	CONTRACTOR TO PROVIDE ELECTRIC 120V POWER, PER DETAIL	A 12-D
·-·-	ANY	¾" COPPER LATERAL LINE	TYPE K		
——	ANY	½" PVC LATERAL LINE	SCH. 40	USE INSIDE PLANTERS, PER DETAIL	F 12-D
- - -	ANY	3/4" COPPER MAINLINE	TYPE K		

A-7 — CONTROL VALVE SPRINKLER ZONE #
1" | 16.7 — GALLONS PER MINUTE
SIZE OF REMOTE



IRRIGATION PLAN

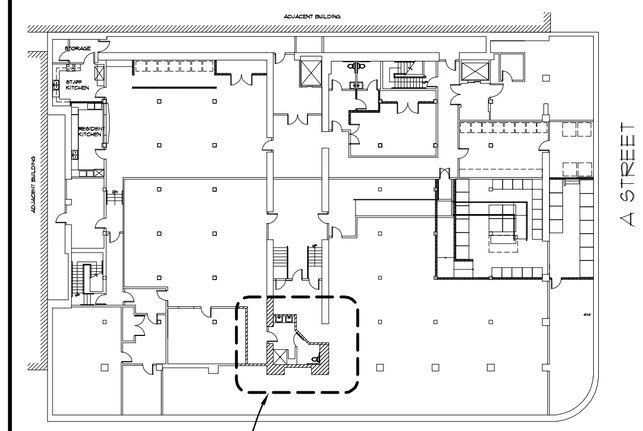
SCALE 1/8"=1'-0"

A

FOR IRRIGATION NOTES, DETAILS AND SPECIFICATIONS, SEE SHEET 12-D

0 2' 4' 8'

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



BASEMENT PLAN

NOTE: PLAN IS DIAGRAMMATIC. LOCATE MAIN, LATERAL LINE AND VALVES INSIDE PLANTED AREA. SLEEVE ALL IRRIGATION PIPE AND WIRING WHICH RUNS UNDER ANY PAVEMENT, TYPICAL.

NOTE: ALL PLANTS IN SECOND FLOOR (PALM COURT) SHALL BE HAND WATERED

IRRIGATION NOTES

ALL STREET TREES IN PLANTES SHALL BE IRRIGATED WITH A PERMANENT, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM USING LOW PRECIPITATION AND PRECIPITATION MATCHED HEADS. ALL SPRINKLER HEADS IN THE RIGHT-OF-WAY OR WITHIN TWO FEET OF THE SIDEWALK SHALL HAVE EXCESS FLOW VALVES IN THEM AND BE ON VALVES CONTROLLED FROM WITHIN THE PROPERTY. ALL PLANTER IN SECOND FLOOR COURT SHALL BE HAND WATERED.

BENCHMARK

A BRASS PLUG LOCATED IN THE TOP OF AN INLET AT THE NORTHEAST CORNER OF FOURTH AVE AND E STREET PER CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK. ELEVATION: 43.353 FT. DATUM: M.S.L.

LANDSCAPE ARCHITECT OF WORK

DAVID W. REED R.L.A. NO. 1962 EXP. 09-30-11

LICENSED LANDSCAPE ARCHITECT — DAVID REED #1962 — Signature 9-30-11 Renewal Date 2-22-11 Date — STATE OF CALIFORNIA

PRIVATE CONTRACT

IRRIGATION PLAN AND DETAILS:

HOTEL SANDFORD ENHANCED SIDEWALK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 11 OF 16 SHEETS

I.O. NO. 24001393
P.T.S NO. 227986

FOR CITY ENGINEER _____ DATE _____

V.T.M. _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	DWR			
AS-BUILTS				

1842-6402 NAD83 COORDINATES

202-1720 LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

36311- 11 -D

DAVID REED LANDSCAPE ARCHITECTS
2171 INDIA STREET SUITE A
SAN DIEGO, CALIFORNIA 92101
(619) 239-3300
www.drasla.com

BID SET - FEBRUARY 23, 2011

L-2

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION
A. WORK DISCUSSED IN THIS SECTION INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED ON THE DRAWINGS. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE VARIOUS TRADES AND UNDER THE CONTINUOUS SUPERVISION OF A COMPETENT FOREMAN, CAPABLE OF INTERPRETING THE DRAWINGS, NOTES, AND THESE SPECIFICATIONS.

B. IRRIGATION AND LANDSCAPE WORK MAY BE DONE CONCURRENTLY, HOWEVER, PLANTING MAY NOT START IN ANY SECTION PRIOR TO INSPECTION AND APPROVAL OF THE SPRINKLER WORK.

C. PRIOR TO EXCAVATION FOR IRRIGATION PIPE, LOCATE ALL ELECTRICAL CABLE, CONDUITS, AND ALL UTILITY LINES SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS OR EXISTING CONDITIONS. IN THE EVENT OF A CONFLICT BETWEEN SUCH LINES AND PIPE LOCATIONS, PROMPTLY NOTIFY THE OWNER WHO SHALL ARRANGE FOR RELOCATION OF ONE OR THE OTHER. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON THE CONTRACTOR THE RESPONSIBILITY FOR (AT HIS OWN EXPENSE) MAKING ANY AND ALL REPAIRS FOR DAMAGE RESULTING FOR WORK HEREUNDER.

1.02 SPECIAL CONDITIONS
THE GENERAL CONDITIONS ARE A PART OF THIS SECTION AND THE CONTRACT FOR THIS WORK, AND APPLY TO THIS SECTION FULLY AS IF REPEATED HERE.

1.03 GENERAL REQUIREMENTS
FURNISH AND INSTALL IRRIGATION SYSTEM, INCLUDING ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED WHICH CAN REASONABLY BE INFERRED AS PART OF THE WORK, AS NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.

1.04 WORK INCLUDED
THE FOLLOWING ITEMS ARE DETERMINED TO BE A PART OF THE IRRIGATION WORK (OR WORK OF LANDSCAPE SUBCONTRACTOR) WHEN APPLICABLE TO THE PLANS.

A. P.O.C. CONNECTION OF IRRIGATION SYSTEM TO EXISTING DOMESTIC WATER SUPPLY.
B. REVIEW OF UTILITY PLANS SHOWING OTHER UNDERGROUND FACILITIES.
C. ALL IRRIGATION MATERIAL AND EQUIPMENT INDICATED ON DRAWINGS.
D. AUTOMATIC CONTROLLER AND ELECTRICAL CONNECTION.
E. WATER CONNECTION.

1.05 WORK BY GENERAL CONTRACTOR
A. ELECTRICAL STUB-OUT.

1.06 CODES, RULES, AND SAFETY ORDERS
ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY; THE UNIFORM PLUMBING CODE PUBLISHED BY THE WESTERN PLUMBING OFFICIALS' ASSOCIATION; AND OTHER APPLICABLE LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1.07 PERMITS AND FEES
OBTAIN ALL PERMITS AND PAY ALL REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE FOR INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ON COMPLETION OF THE WORK, SATISFACTORY EVIDENCE SHALL BE FURNISHED TO LANDSCAPE ARCHITECT TO SHOW THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE ORDINANCES AND CODE REQUIREMENTS.

1.08 SUBSTITUTIONS AND APPROVAL
WHEREVER THE TERMS "APPROVE", "APPROVAL", OR "APPROVED EQUAL" ARE USED IN THE PLANS & SPECIFICATIONS, THEY SHALL MEAN THE APPROVAL OF LANDSCAPE ARCHITECT IN WRITING.

1.09 SCHEDULE OF WORK
SCHEDULE AND COORDINATE THE ELECTRICAL AND WATER CONNECTIONS, AND THE PLACEMENT OF MATERIAL AND EQUIPMENT IN A MANNER THAT WILL EFFECT THE EARLIEST COMPLETION OF THE WORK IN CONFORMANCE WITH THE CONSTRUCTION PROGRESS SCHEDULE.

PART 2 - DELIVERY, STORAGE AND HANDLING

2.01 NOTIFICATION
PROVIDE NOTIFICATION OF DELIVERY SCHEDULE IN ADVANCE SO MATERIAL MAY BE INSPECTED UPON ARRIVAL AT THE JOB SITE. REMOVE UNACCEPTABLE MATERIAL FROM THE JOB SITE IMMEDIATELY.

2.02 PROTECTION
A. PROTECT WORK AND MATERIALS UNDER THIS SECTION FROM DAMAGE DURING CONSTRUCTION AND STORAGE. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SHIELDED FROM DIRECT SUNLIGHT.

B. ASSUME ALL RESPONSIBILITY FOR DAMAGE TO EXISTING CONSTRUCTION AND RESTORE PROPERTY TO ITS ORIGINAL CONDITION SHOULD DAMAGE OCCUR AS A RESULT OF THE WORK OF THIS SECTION.

C. HANDLE PLASTIC PIPE AND FITTINGS CAREFULLY AND STORE UNDER COVER TO AVOID DAMAGE. BEDS ON WHICH MATERIALS ARE STORED MUST BE FULL LENGTH OF PIPE TO AVOID DAMAGE. ANY PIPE THAT HAS BEEN DAMAGED OR DENTED SHALL NOT BE USED IN THE WORK.

PART 3 - MATERIALS

3.01 GENERAL
ALL MATERIALS THROUGHOUT THE SYSTEM SHALL BE NEW AND IN PERFECT CONDITION. FOR ALL MATERIALS, AN INVOICE SHALL BE SUBMITTED SHOWING QUANTITIES OF MATERIALS.

3.02 DESCRIPTION
A. PLASTIC PIPING: ALL MAIN AND LATERAL LINE PIPE AND PIPE THAT IS HUNG IN THE BASEMENT SHALL BE TYPE K COPPER. ALL LATERAL PIPE IN PLANTER BOXES SHALL BE SCHEDULE 40 POLYVINYL CHLORIDE (PVC) . ALL PIPE SHALL CONFORM TO ASTM D1785 AND ASTM D2241.

B. PLASTIC FITTINGS AND OTHER PARTS: SCHEDULE 40, POLYVINYL CHLORIDE (PVC) STANDARD WEIGHT, AS MANUFACTURED BY SLOANE, LASCO, OR AN APPROVED EQUAL, ASTM D2464, ASTM D2466, OR ASTM D2467 AS REQUIRED.

C. ALL MAIN LINE AND LATERAL LINE PIPING IN THE BASEMENT SHALL BE TYPE K COPPER IN ACCORDANCE WITH ASTM B 88;

D. BRASS PIPE AND FITTINGS: WHERE USED, SHALL BE STANDARD WEIGHT, IPS THREADED, CLASS 1, 85% RED BRASS. FITTINGS SHALL BE RED BRASS OR CAST BRONZE THREADED JOINT AND SHALL COMPLY WITH A.S.A. SPECIFICATIONS. THREAD ON PIPE AND FITTINGS SHALL BE TAPER TYPE.

E. SOLDER: SHALL BE IN ACCORDANCE WITH ASTM B32-08 FOR COPPER PIPING.

F. PIPE CLAMPS AND SUPPORTS FOR COPPER PIPING SHALL BE COPPER OR BRONZE, SO AS NOT TO CREATE ANY DIELECTRIC EFFECT. SCREWS AND FASTENERS SHALL ALSO BE OF A MATERIAL THAT WOULD NOT CREATE A DIELECTRIC EFFECT.

G. SOLVENT CEMENT: COMPATIBLE WITH PVC PIPE AND OF PROPER CONSISTENCY. NO MIXING OF SOLVENT WITH THINNER WILL BE ALLOWED.

H. PIPE PRIMER: COMPATIBLE WITH PVC PIPE AND OF PROPER CONSISTENCY.

I. CONTROL WIRES: 24 VOLT SOLID WIRE U.L. APPROVED FOR DIRECT BURIAL IN GROUND. BLACK #14 UF DIRECT LEAD AND WHITE #12 UF COMMON GROUND, UNLESS NOTED ON PLANS. COLOR CODE CONTROL WIRES FOR EASY IDENTIFICATION.

J. BACKFLOW PREVENTION UNITS SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS.

F. SPRINKLER HEADS: OF THE MANUFACTURE SPECIFIED IN LEGEND ON DRAWINGS

G. RISERS: SCHEDULE 80 PVC.

H. A REMOTE CONTROL VALVES: OF THE MANUFACTURE SPECIFIED IN LEGEND ON DRAWINGS.

PART 4 - INSTALLATION

4.01 WATER SUPPLY

CONTRACTOR SHALL CONNECT TO THE WATER SOURCE AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL VERIFY STATIC PRESSURE AS STATED ON THE DRAWINGS PRIOR TO BEGINNING WORK. IF STATIC PRESSURE OR POINT OF CONNECTION DIFFER FROM THAT SHOWN ON THE DRAWINGS, CONTRACTOR SHALL PROMPTLY NOTIFY LANDSCAPE ARCHITECT BEFORE STARTING WORK.

4.02 COPPER PIPE AND FITTINGS
ALL COPPER PIPE, FITTING, CLAMP AND BRACKET INSTALLATIONS SHALL BE NEAT, CLEAN AND TRIMMED AND INSTALLED IN THE MOST DISCREET MANNER AND PLACEMENT PRACTICABLE. SOLDERING OF COPPER PIPE SHALL BE AS STANDARD FOR THE INDUSTRY AND IN ACCORDANCE WITH THE COPPER DEVELOPMENT ASSOCIATION PUBLICATION A1298. SOLDER WORK SHALL BE INSPECTED DURING THE REQUIRED PRESSURE TEST.

ALL THREADED PIPE AND FITTINGS SHALL BE ASSEMBLED USING TEFLON TAPE OR EQUIVALENT, APPLIED TO THE MALE THREADS ONLY.

4.03 LAYOUT
A. LAYOUT WORK AS ACCURATELY AS POSSIBLE TO THE DRAWINGS. THE DRAWINGS, THOUGH CAREFULLY DRAWN, ARE GENERALLY DIAGRAMMATIC TO THE EXTENT THAT SWING JOINTS, OFFSETS AND ALL FITTINGS ARE NOT SHOWN. JOB CONDITIONS WILL NOT ALWAYS PERMIT LOCATING PIPING, VALVES, AND HEADS WHERE SHOWN. WHEN THIS SITUATION OCCURS, IT SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY AND THE RELOCATION DETERMINED IN A JOINT CONFERENCE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RELOCATING OF ANY ITEMS WITHOUT FIRST OBTAINING OWNER'S APPROVAL. HE SHALL REMOVE AND RELOCATE SUCH ITEMS AT HIS OWN EXPENSE IF SO DIRECTED BY THE OWNER.

B. MINOR CHANGES IN LOCATIONS TO THE ABOVE FROM LOCATIONS SHOWN SHALL BE MADE WHEN DIRECTED BY OWNER AT NO ADDITIONAL COST (TO THE OWNER) PROVIDING SUCH CHANGE IS ORDERED BEFORE SUCH ITEMS OF WORK, OR WORK DIRECTLY CONNECTED TO SAME ARE INSTALLED, AND PROVIDING NO ADDITIONAL MATERIALS ARE REQUIRED.

4.04 PIPE LINE ASSEMBLY
A. REMOTE CONTROL VALVE: INSTALL WHERE SHOWN. GROUP TOGETHER WHERE PRACTICAL. PLACE NO CLOSER THAN 3 INCHES AND PARALLEL TO EACH OTHER. PROVIDE A 12-INCH MINIMUM LOOP OF WIRE AT EACH VALVE. BUNDLE WIRE AT 10-FOOT INTERVALS WITH A 12-INCH LOOP OF ELECTRICIAN'S TAPE. CONTROL WIRE SPLICES SHALL BE ALLOWED ONLY AT VALVES AND CONTROLLER. CRIMP WIRES TOGETHER WITH STA KON #PT-10 CONNECTOR OR APPROVED EQUAL. SEAL CONNECTION WITH APPROVED SEALING COMPOUND. PROVIDE CONDUIT FOR CONTROL WIRES.

B. PLASTIC PIPE AND FITTINGS: PIPE MAY BE ASSEMBLED AND WELDED ON THE SURFACE. SOLVENT-WELD PLASTIC PIPE AND FITTINGS, USING SOLVENTS AND METHODS AS RECOMMENDED BY MANUFACTURER OF THE PIPE, EXCEPT WHERE SCREWED CONNECTIONS ARE REQUIRED. PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST, AND MOISTURE BEFORE APPLYING SOLVENT. INSTALL PIPE AT TEMPERATURES OVER 40 DEGREES F.

IMPORTANT! - CLEAN OFF EXCESS SOLVENT. ALL WELDED JOINTS SHALL CURE AT LEAST 15 MINUTES BEFORE MOVING OR HANDLING, AND AT LEAST 24 HOURS BEFORE WATER IS PERMITTED IN THE PIPE.

C. SPRINKLER HEADS: PLACE TOP OF POP-UP HEADS FLUSH WITH FINISH GRADE. ALL RISERS SHALL BE OF SCHEDULE 80 PVC PIPE.

D. PLUGGING PIPE: CAP OR PLUG ALL OPENINGS AS SOON AS LINES HAVE BEEN INSTALLED TO PREVENT THE ENTRANCE OF MATERIALS THAT COULD OBSTRUCT THE PIPE, AND LEAVE IN PLACE UNTIL REMOVAL IS NECESSARY FOR COMPLETION OF INSTALLATION.

E. FLUSHING IRRIGATION SYSTEM: THOROUGHLY FLUSH OUT ALL WATERLINES, THEN INSTALL HEADS, VALVES, AND OTHER HYDRANTS. TEST IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

- 1. REQUEST THE PRESENCE OF OWNER OR HIS REPRESENTATIVE AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. TEST IS TO BE ACCOMPLISHED AT THE EXPENSE OF CONTRACTOR, AND IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE IF SO DESIRED, OR WITH SUBMITTAL OF RECORDED RESULTS OF TEST.
- 2. CENTER LOAD PIPING WITH SUFFICIENT AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. APPLY CONTINUOUS WATER PRESSURE OF THE NUMBER OF POUNDS PER SQUARE INCH SPECIFIED ON THE PLANS AT THE POINT OF CONNECTION.
  A. PRESSURE LINES TO BE TESTED FOR FOUR HOURS.
  B. LATERAL LINES TO BE TESTED FOR TWO HOURS.
- 3. REPAIR LEAKS RESULTING FROM TESTS AND RETEST UNTIL SYSTEM MEETS SPECIFIED TESTS.

F. UPON COMPLETION OF THE TESTING, THE CONTRACTOR SHALL COMPLETE ASSEMBLY AND ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION.

4.05 AUTOMATIC CONTROLLER
A. INSTALL CONTROLLER AS SHOWN ON THE PLAN, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN A SEQUENCE CORRESPONDING TO VALVE STATION NUMBERS AS SHOWN ON THE PLANS.

B. CONTROLLER CHART: PREPARE A MAP DIAGRAM SHOWING LOCATION OF ALL VALVES, LATERAL LINES, AND ROUTE OF THE CONTROL WIRE. IDENTIFY ALL VALVES AS TO SIZE, STATION NUMBER, AND TYPE OF PLANTING IRRIGATED, I.E., SLOPES, TREES, SHRUBS, & GROUND COVER. SUBMIT DIAGRAM TO OWNER OR HIS REPRESENTATIVE FOR APPROVAL, PRIOR TO FINAL INSPECTION.

PART 5 - JOB COMPLETION

5.01 "AS-BUILT" IRRIGATION DRAWINGS
PREPARE AN "AS-BUILT" DRAWING ON A BLUELINE PRINT WHICH SHALL SHOW DEVIATIONS FROM THE BID DOCUMENTS MADE DURING CONSTRUCTION AFFECTING THE MAIN OR LATERAL LINE PIPE, CONTROLLER LOCATION AND VALVES. THE DRAWINGS SHALL BE DELIVERED TO OWNER OR HIS REPRESENTATIVE BEFORE FINAL ACCEPTANCE OF WORK. LANDSCAPE CONTRACTOR SHALL KEEP REDLINES AS-BUILTS UP TO DATE IN A DAILY BASIS.
DRAWINGS IN MAINTENANCE MANUAL.

5.02 GUARANTEE
A. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES, RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP TO THE SATISFACTION OF OWNER OR HIS REPRESENTATIVE.

B. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY UPON NOTIFICATION BY OWNER OR HIS REPRESENTATIVE AT NO ADDITIONAL COST.

C. MAINTENANCE DATA: SUBMIT MAINTENANCE DATA AND PARTS LISTS FOR IRRIGATION SYSTEM MATERIALS AND PRODUCTS. INCLUDE THESE DATA, PRODUCT DATA, SHOP DRAWINGS AND RECORD DRAWINGS IN MAINTENANCE MANUAL.

IRRIGATION NOTES

S.C.I. CITY SAN DIEGO NOTE: ALL IRRIGATION IMPROVEMENTS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

1. CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS THAT ARE COMPLETE AND FUNCTIONING IN EVERY WAY.

2. PLANS ARE PRECISE, AND YET DIAGRAMMATIC. PRECISE LOCATION OF PIPING MAY BE FIELD ADJUSTED WITH APPROVAL OF LAND. ARCH. OR ARCHITECT FOR OPTIMAL ROUTING THROUGH THE BASEMENT.

3. CONTRACTOR SHALL CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES, AND SERVICES PRIOR TO TRENCHING.

4. CONTRACTOR SHALL CHECK AND VERIFY WATER PRESSURE OF 75 PSI AT POINT OF CONNECTION (P.O.C.) NEAR SITE ENTRY PRIOR TO BEGINNING OF WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY.

5. POINT OF CONNECTION (P.O.C.) SHALL BE ALONGSIDE EXISTING BUILDING POTABLE WATER LINE AT BASEMENT.

6. CONTROL WIRE SHALL BE 24 VOLT, SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATIONS, UF, UL APPROVED, 14-GAUGE (MINIMUM) CONTROL WIRE, 12-GAUGE (MINIMUM) FOR COMMON GROUND RETURN WIRE. SIZE OF WIRE FOR RUNS OVER 1000' LONG SHALL BE PER MANUFACTURER'S SPECS.

NEUTRAL WIRES: WHITE (#12 AWG),

PILOT WIRES: (#14 AWG),

SPARE WIRES: TWO (2) RED (# 14 AWG) FROM FURTHEST VALVE OR MANIFOLD TO CONTROLLER.

7. CONTRACTOR TO PROVIDE TWO EXTRA CONTROL WIRES AT FURTHEST VALVE BACK TO THE CONTROLLER AND (ALT ITEM) ONE EXTRA WIRE FROM EACH VALVE BANK BACK TO CONTROLLER.

8. IN-LINE WIRE SPLICES SHALL BE MADE ONLY IN WATERPROOF SEALING PACKETS AT VALVE OR CONTROLLER.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES IN PAVING, THROUGH WALLS, ETC., FOR PVC LATERAL AND/OR MAINLINE ONLY. **COPPER PIPES** ARE NOT REQUIRE SLEEVING.

10. FLUSH ALL PIPES CLEAN PRIOR TO INSTALLING SPRINKLER HEADS.

11. OBTAIN AN IRRIGATION COVERAGE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTACT LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF DESIRED INSPECTION TIME.

12. PROVIDE ANTI-DRAIN VALVES OF CORRECT LINE SIZE WHERE FIELD CONDITIONS DEMAND, PER PLANS, AND/OR AS REQUIRED.

13. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 8'-0" INTERVALS..

14. SYSTEM CONTROLLER SHALL BE SUPPLIED WITH THE CORRECT BATTERY BACK UP AND CONNECTED TO A RAIN SENSOR SHUTOFF DEVICE, PER PLAN.

15. CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE SATISFIED AND APPROVED BY THE LANDSCAPE ARCHITECT:

VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

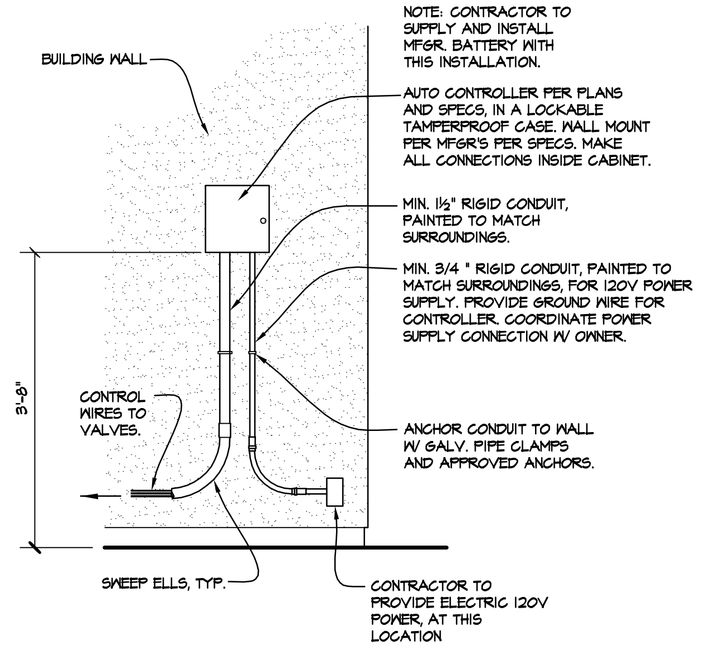
PROVIDE PLASTIC SEALED DIAGRAMMATIC PLAN OF SYSTEM IDENTIFYING STATION NUMBERS AND AREA THEY WATER, MOUNT INSIDE CONTROLLER.

C. CONTRACTOR SHALL MOUNT IRRIGATION SCHEDULING GUIDELINES (PROVIDED BY LANDSCAPE ARCHITECT) IN A PLASTIC SLEEVE IN THE CONTROLLER BOX. CONTRACTOR IS REQUIRED TO USE MULTIPLE STARTS FOR EACH VALVE TO ACHIEVE DEEP WATERING.

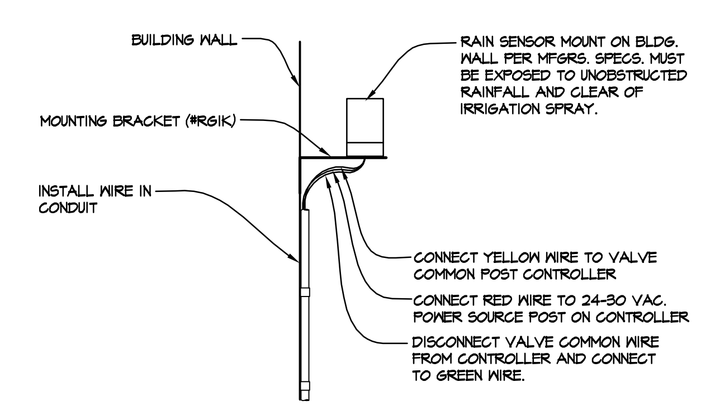
D. "AS-BUILT" DRAWINGS SHALL INCLUDE LOCATIONS OF ALL MAINS, VALVES, SOURCE OF ELECTRICAL POWER FOR CONTROLLER CLOCK, IF DIFFERENT THAN PLANS. LOCATE BY DIMENSIONING FROM TWO FIXED POINTS (CONTRACTOR MAY USE A BLUEPRINT OF THE SPRINKLER PLAN AND EDIT IN PERMANENT RED INK FOR THE AS-BUILT DRAWING.)

16. PROVIDE THE FOLLOWING TOOLS AND MATERIALS AS PART OF THIS CONTRACT:

A. ALL EQUIPMENT OPERATION MANUALS AND GUARANTEES.
B. 1 PLASTIC SEALED DIAGRAM OF SYSTEM AREAS. GET REDUCED PRINT FROM LANDSCAPE ARCHITECT.
C. 1 AS-BUILT DRAWINGS.
D. 2 SETS OF AUTOMATIC CONTROLLER KEYS FOR EACH CONTROLLER.
E. 1 WRENCH FOR DISASSEMBLING EACH TYPE OF SPRINKLER HEAD SUPPLIED.
F. 1 SCREWDRIVER FOR ADJUSTING EACH TYPE OF SPRINKLER HEAD SUPPLIED.

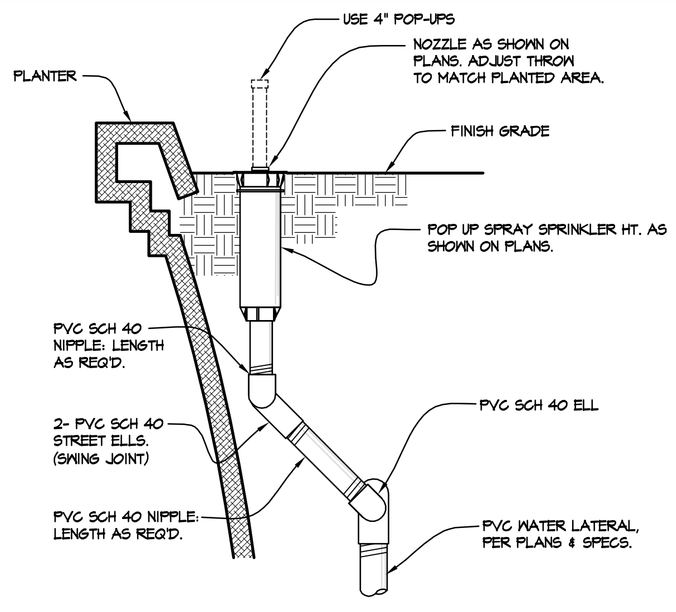


AUTOMATIC CONTROLLER — NTS — A

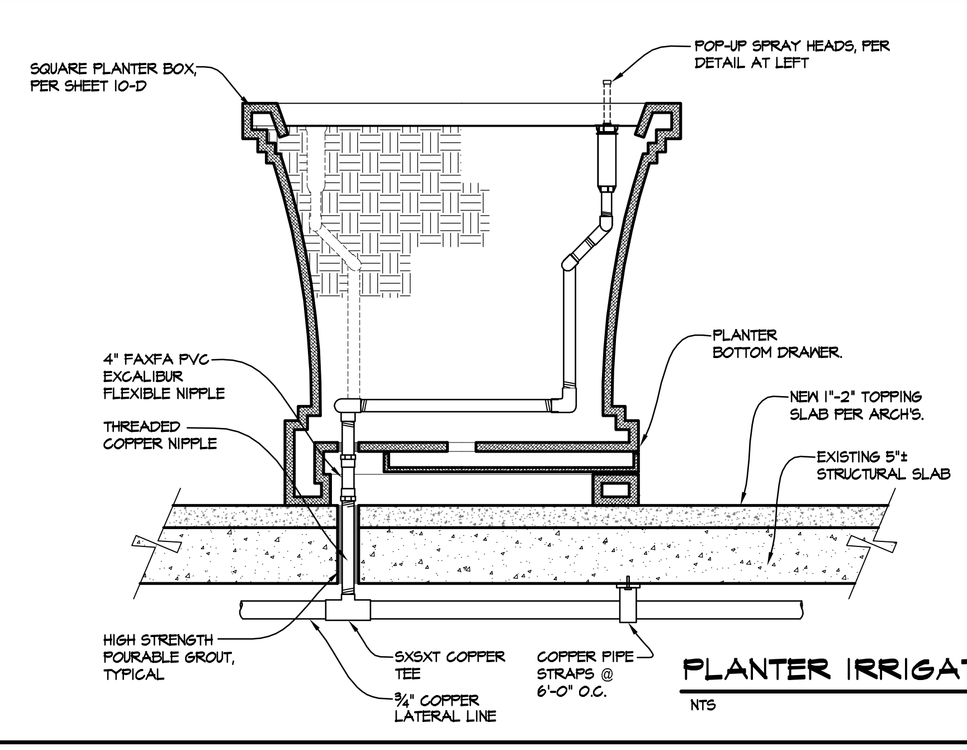


NOTE: COORDINATE RAIN SENSOR LOCATION AND CONDUIT ROUTING WITH ARCHITECT PRIOR TO INSTALLATION.

RAINSENSOR — NTS — B



POP-UP SPRAY HEAD — NTS — D



PLANTER IRRIGATION — NTS — C

BID SET - FEBRUARY 23, 2011

DAVID REED
LANDSCAPE ARCHITECTS

2171 INDIA STREET SUITE A
SAN DIEGO, CALIFORNIA 92101
(619) 239-3300
www.dreala.com

BENCHMARK
A BRASS PLUG LOCATED IN THE TOP OF AN INLET AT THE NORTHEAST CORNER OF FOURTH AVE AND E STREET PER CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK. ELEVATION: 43.353 FT. DATUM: M.S.L.

LANDSCAPE ARCHITECT OF WORK

DAVID W. REED R.L.A. NO. 1962 EXP. 09-30-11

LICENSED LANDSCAPE ARCHITECT — DAVID REED #1962 — Signature 4-30-11 Renewal Date 2-22-11 Date — STATE OF CALIFORNIA

PRIVATE CONTRACT

IRRIGATION SPECIFICATIONS NOTES AND DETAILS:

HOTEL SANDFORD
ENHANCED SIDEWALK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 12 OF 15 SHEETS

I.O. NO. 24001393
P.T.S NO. 227986

FOR CITY ENGINEER ____ DATE ____ V.T.M. ____

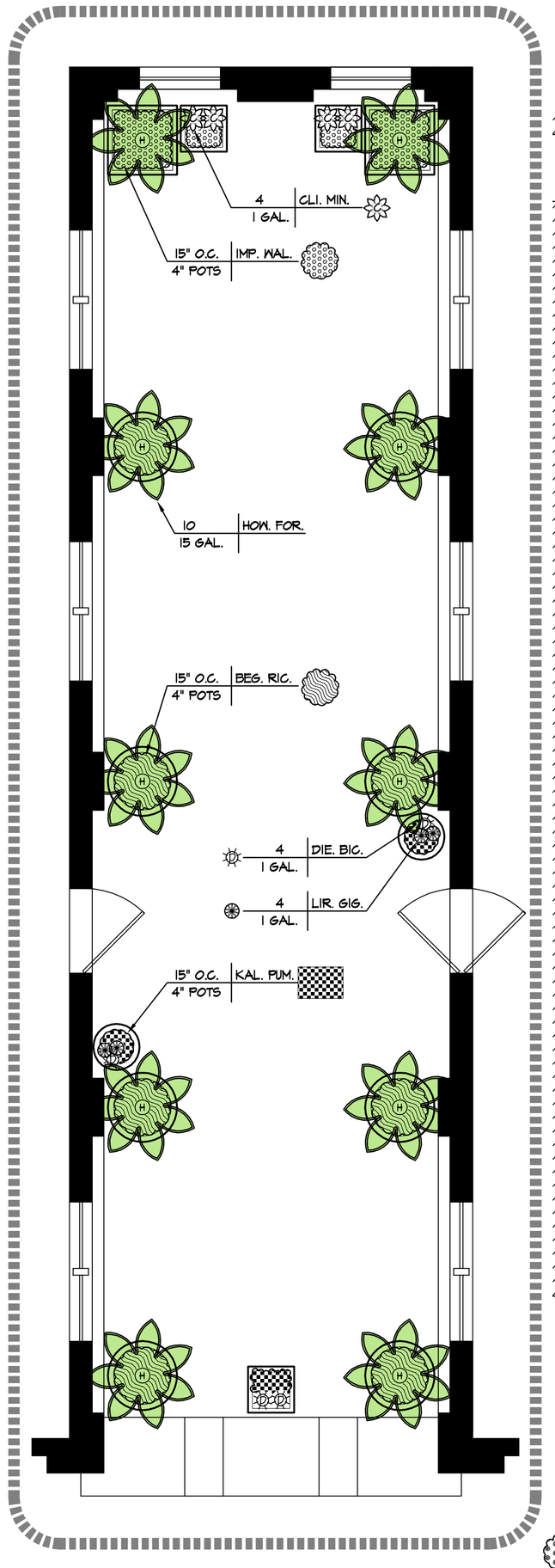
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ORIGINAL	DWR			
AS-BUILTS				

1842-6402 NAD83 COORDINATES
202-1720 LAMBERT COORDINATES

CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

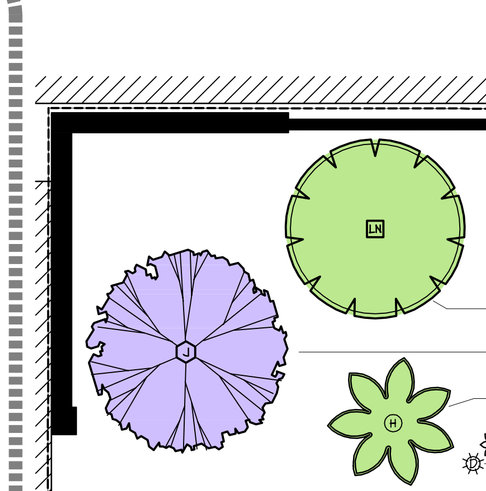
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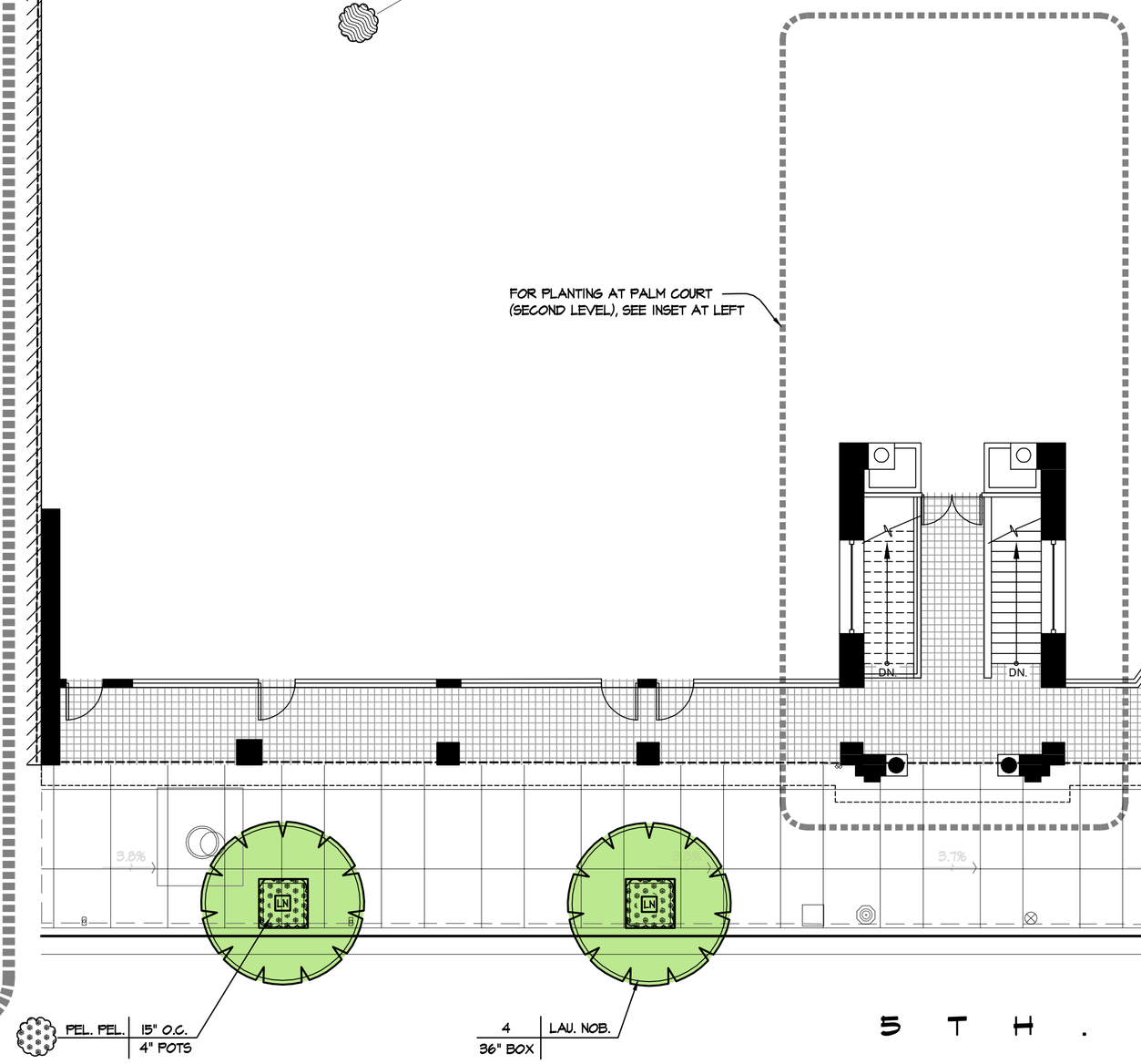
SECOND LEVEL COURT

SCALE 1/4"=1'-0"



PLANTING LIST

ABBR.	SIZE	QTY.	SCIENTIFIC NAME	COMMON NAME
TREES				
LAU. NOB.*	36" BOX	4	LAURUS NOBILIS	SWEET BAY
* NOTE: CONTRACT GROWN IF REQUIRED				
JAC. MIM.	36" BOX	3	JACARANDA MIMOSIFOLIA	JACARANDA
PALMS				
HOM. FOR.	15 GAL.	10	HOWEA FORSTERIANA	KENTIA PALM
ACCENT PLANTS				
CLI. MIN.	1 GAL.	4	CLIVIA MINIATA	KAFFIR LILY
DIE. BIG.	1 GAL.	4	DIETES BICOLOR	AFRICAN IRIS
LIR. GIG.	1 GAL.	4	LIRIOPE GIGANTEA	GIANT LILY TURF
SMALL SHRUBS, PERENNIALS & GROUNDCOVER				
PEL. PEL.	4" POTS	15" O.C.	PELARGONIUM PELTATUM 'BALKAN PINK'	BALKAN PINK IVY GERANIUM
IMP. WAL.	4" POTS	15" O.C.	IMPATIENS WALLERANA	BUSY LIZZIES
KAL. PUM.	4" POTS	8" O.C.	KALANCHOE PUMILA	N.C.N.
BEG. RIC.	4" POTS	15" O.C.	BEGONIA RICHMONDENSIS	N.C.N.



PLANTING PLAN

SCALE 1/8"=1'-0"

GENERAL NOTES

MAINTENANCE. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER, SDHC. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
SEWER LINES - 10 FEET

MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH [142.0413(B)].

ALL LANDSCAPE PLANTING AREAS SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.

MAINTENANCE CRITERIA

TREES SHALL BE WATERED DEEPLY, BUT INFREQUENTLY, TO PROMOTE DEEPER ROOTING, AND SHALL BE FERTILIZED AS REQUIRED BY SOUND HORTICULTURAL PRACTICES.

PLANTS SHALL BE PRUNED IN ACCORDANCE WITH PROFESSIONAL TRIMMING STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES, AND TO INSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC.

TREE GUYS AND STAKE TIES SHALL BE INSPECTED AND ADJUSTED PERIODICALLY, AND REMOVED WHEN NECESSARY, TO INSURE THAT THEY ARE ADEQUATELY SURROUNDING THE TREE WITHOUT GIRDLING TRUNKS OR BRANCHES.

PLANTS SHALL BE PRUNED TO AVOID BLOCKING WALLS, PASSAGEWAYS AND SIGHT DISTANCE VIEWS FOR VEHICULAR TRAFFIC.

DEAD PLANTS SHALL BE REPLACED, DAMAGED BRANCHES SHALL BE REMOVED, AND OVERGROWN AREAS SHALL BE THINNED BY THE SELECTIVE REMOVAL OF UNNECESSARY PLANTS.

SHRUBS AND TREES, USED TO MEET THE "REMAINING YARD RESIDENTIAL BUFFERING" REQUIREMENT OR FOR SCREENING ADJACENT PROPERTIES SHALL BE KEPT PRUNED SO THEY DO NOT INTERFERE WITH PEDESTRIAN TRAFFIC AND DO NOT ENCROACH EXCESSIVELY ONTO THE ADJACENT PROPERTY.

3 | 36" BOX | JAC. MIM.

S T R E E T 4

NOTE: NO SHRUBS MORE THAN 3 FEET IN HEIGHT AT MATURITY OR TREES ALLOWED WITHIN 10 FEET OF ANY PUBLIC SEWER/WATER MAINS OR SEWER LATERALS/WATER SERVICES/FIRE HYDRANTS. NO TREES OR ANY KIND OF LANDSCAPING SHALL BE INSTALLED WITHIN WATER/SEWER ACCESS EASEMENT.

* ALL TREES AND SHRUBS FOR THIS PROJECT ARE PLANTED IN RAISED POTS

FOR PLANTING NOTES, DETAILS AND SPECIFICATIONS, SEE SHEET 14-D

0 2' 4' 8'

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

DAVID REED LANDSCAPE ARCHITECTS
2171 INDIA STREET SUITE A
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DAVID W. REED R.L.A. NO. 1962 EXP. 09-30-11

LICENSED LANDSCAPE ARCHITECT — DAVID REED # 1962 — Signature 9-30-11 — Renewal Date 2-22-11 — Date — STATE OF CALIFORNIA

PRIVATE CONTRACT

PLANTING PLAN:

HOTEL SANDFORD ENHANCED SIDEWALK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 13 OF 16 SHEETS

I.O. NO. 24001393
P.T.S NO. 227986

FOR CITY ENGINEER _____ DATE _____

V.T.M. _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	DWR			
AS-BUILTS				

1842-6402 NAD83 COORDINATES

202-1720 LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

36311-13-D

BID SET - FEBRUARY 23, 2011

L-4

LANDSCAPE PREPARATION & PLANTING

PART 1 - GENERAL

1.01 SCOPE OF WORK

- **A.** WORK DISCUSSED IN THIS SECTION INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED ON THE DRAWINGS. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE VARIOUS TRADES INVOLVED UNDER THE CONTINUOUS SUPERVISION OF A COMPETENT FOREMAN, CAPABLE OF INTERPRETING THE DRAWINGS, NOTES, AND THESE SPECIFICATIONS.
- **B.** IRRIGATION AND LANDSCAPE WORK MAY BE DONE CONCURRENTLY, HOWEVER, LANDSCAPE WORK MAY NOT START IN ANY SECTION PRIOR TO INSPECTION AND APPROVAL OF THE SPRINKLER WORK.
- **C.** PRIOR TO EXCAVATION, LOCATE ALL ELECTRICAL CABLES, CONDUITS, SPRINKLER VALVES, AND ALL UTILITY LINES SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS. IN THE EVENT OF A CONFLICT BETWEEN SUCH LINES AND AREAS REQUIRING SOIL PREPARATION, PROMPTLY NOTIFY THE OWNER. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON THE CONTRACTOR THE RESPONSIBILITY FOR (AT HIS OWN EXPENSE) MAKING ANY AND ALL REPAIRS FOR DAMAGE RESULTING FROM WORK HEREUNDER.

1.02 SUBMITTALS

- **A.** CERTIFICATIONS OF CONFORMANCE OR COMPLIANCE: IN ADDITION TO ANY OTHER CERTIFICATES SPECIFIED, THE CONTRACTOR SHALL FURNISH A CERTIFICATE WITH EACH DELIVERY OF BULK MATERIAL STATING THE SOURCE, QUANTITY, TYPE OF MATERIAL, AND THAT THE MATERIAL CONFORMS TO THE SPECIFICATION REQUIREMENTS. THESE CERTIFICATES SHALL BE SUBMITTED TO THE OWNER PRIOR TO THE START OF THE MAINTENANCE PERIOD.

  AFTER THE SOIL HAS BEEN PREPARED AS CALLED FOR IN THE SECTION ON SOIL PREPARATION, THE IRRIGATION SYSTEM HAS BEEN INSTALLED AND TESTED, AND CONDITIONS ARE FAVORABLE TO PLANT, THE LANDSCAPE CONTRACTOR SHALL REQUEST APPROVAL TO START PLANTING FROM THE OWNER.
- **B.** AGRICULTURAL SUITABILITY SOIL TESTS SHALL BE MADE BY THE CONTRACTOR (AT THE DIRECTION OF THE LANDSCAPE ARCHITECT) AFTER ROUGH GRADING IS COMPLETED AND CONTRACTOR SHALL ADJUST SOIL AMENDMENTS ACCORDINGLY.

PART 2 - DELIVERY AND STORAGE

2.01 DELIVERY

- **A.** PROVIDE NOTIFICATION OF THE DELIVERY SCHEDULE IN ADVANCE SO MATERIAL MAY BE INSPECTED UPON ARRIVAL AT THE JOB SITE. REMOVE UNACCEPTABLE MATERIAL FROM THE JOB SITE IMMEDIATELY.
- **B.** PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO THE ROOT BALLS OR DESICCATION OF LEAVES. PROTECT TREES DURING TRANSPORT BY TYING IN THE BRANCHES AND COVERING ALL EXPOSED BRANCHES.
- **C.** DELIVER PESTICIDES OR OTHER CHEMICALS TO THE SITE IN THE ORIGINAL, UNOPENED CONTAINERS. CONTAINERS THAT DO NOT HAVE A LEGIBLE LABEL THAT IDENTIFIES THE ENVIRONMENTAL MANUFACTURER'S REGISTERED USES WILL BE REJECTED.

2.02 STORAGE

- **A.** KEEP LIGHTWEIGHT SOIL AND FERTILIZER IN DRY STORAGE AND AWAY FROM CONTAMINANTS.
- **B.** STORE AND PROTECT PLANTS NOT INSTALLED ON THE DAY OF ARRIVAL AT THE SITE AS FOLLOWS:
  1. OUTSIDE STORAGE SHALL BE PROTECTED FROM THE WIND.
  2. KEEP PLANTS, INCLUDING THOSE IN CONTAINERS, IN A MOIST CONDITION BY WATERING WITH A FINE MIST SPRAY.
  3. SEPARATE PLANTS TO PREVENT DAMPING OFF.
- **C.** DO NOT STORE CHEMICALS AND HERBICIDES WITH ANY OTHER LANDSCAPE MATERIALS. STORE IN AN APPROVED, LOCKED, SEPARATE STRUCTURE OR VEHICLE.

2.03 HANDLING

- **A.** PLANTS: TAKE CARE TO AVOID DAMAGING PLANTS BEING MOVED FROM THE NURSERY OR STORAGE AREA TO THE PLANTING SITE. HANDLE ALL PLANTS CAREFULLY TO AVOID CRACKING OR BREAKING THE ROOT BALL. DO NOT HANDLE PLANTS BY THE TRUNK OR STEM. REMOVE DAMAGED PLANTS OR PLANTS WITH BROKEN OR CRACKED ROOT BALLS FROM THE SITE.
- **B.** SPECIMEN PLANTS SHALL BE PLANTED, MULCHED, GUYED, AND IN A BASIN AND FERTILIZED WITHIN 48 HOURS AFTER REMOVAL FROM PREVIOUS LOCATION.

2.04 JOB CONDITIONS

PLANTING CONDITIONS: PLANTING SHALL NOT BE DONE WHEN THE GROUND IS MUDDY OR IN AN UNSATISFACTORY CONDITION FOR PLANTING.

2.05 GUARANTEE

WORK SHALL BE SUBJECT TO THE TERMS OF THE GENERAL PROVISIONS, EXCEPT THAT PLANT MATERIAL SHALL BE GUARANTEED THROUGH THE PLANT MAINTENANCE PERIOD. ALL PLANTINGS SHALL BE GUARANTEED FOR AS LONG AS THE CONTRACTOR IS MAINTAINING THE LANDSCAPING, WITH THE EXCEPTION THAT BOXED TREES SHALL BE GUARANTEED FOR ONE YEAR. ANY MATERIAL THAT IS NOT GROWING PROPERLY DURING THIS PERIOD SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITHIN SEVEN (7) DAYS AFTER THE RECEIPT OF A WRITTEN NOTICE BY THE OWNER. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR THE ORIGINAL PERIOD, STARTING FROM THE DATE OF REPLACEMENT. THE CONTRACTOR'S GUARANTEE MAY BE EXTENDED BY THE OWNER IN CASES WHERE PLANTS ARE SLOW TO ESTABLISH. IF THE CONTRACTOR FAILS TO MAKE REPLACEMENTS WITHIN THE TIME LIMIT, THE OWNER MAY REPLACE THEM AT THE CONTRACTOR'S EXPENSE AFTER DULY NOTIFYING HIM.

PART 3 - PRODUCTS

3.01 LIGHTWEIGHT SOIL

- **A.** GENERAL: LIGHTWEIGHT SOIL AS SPECIFIED FOR THIS PROJECT SHALL BE A DESIGNED MEDIUM, WHICH CAN ACHIEVE OR BE BELOW WEIGHT LIMITATIONS, BE OF THE SPECIFIC COMPONENTS SPECIFIED AND SUPPORT TREE ROOT GROWTH.

- **B.** LIGHTWEIGHT SOIL MATERIAL SHALL BE A MIXTURE OF FOUR (4) COMPONENTS IN THE FOLLOWING PROPORTIONS BY VOLUME: EXPANDED SHALE: 45%; USGA PLASTER SAND: 25%; PEAT MOSS: 20%; AND 1/4"-1/8" ORCHID BARK 10%. TOTAL MOISTURE AT MIXING SHOULD BE 10%+. CONTRACTOR MAY ADD (OR HAVE ADDED) THE SPECIFIED FERTILIZERS AND OTHER AMENDMENTS TO THE MIX BEFORE DELIVERY, AS LONG AS IT IS SO CERTIFIED. OTHERWISE THEY SHALL BE ADDED ON SITE.

3.04 FERTILIZER

A. FERTILIZER: USE AN ORGANIC FERTILIZER CONTAINING THE FOLLOWING MINIMUM PERCENTAGES, BY WEIGHT, BY PLANT FOOD NUTRIENTS, AND HUMUS.

- 6% NITROGEN
- 2% PHOSPHATE
- 4% POTASH
- 5% SULFUR
- 20% HUMIC ACIDS IN A HUMATE BASE, SUCH AS TRI-C FERTILIZER, NO KNOWN EQUAL

B. PALM TREE FERTILIZER SHALL CONTAIN THE FOLLOWING:

- 9% AVAILABLE NITROGEN
- 3% AVAILABLE PHOSPHORIC ACIDS
- 9% SOLUBLE POTASH
- 4% MAGNESIUM
- 2% IRON
- 5% MANGANESE
- 5% ZINC
- 5% HUMIC ACIDS

C. FERTILIZER PLANTING TABLETS: TIGHTLY COMPRESSED FERTILIZER CHIPS FORMING A TABLET THAT IS INSOLUBLE IN WATER IS DESIGNATED TO PROVIDE A CONTINUOUS RELEASE OF NUTRIENTS FOR AT LEAST 24 MONTHS AND CONTAINS THE FOLLOWING MINIMUM PERCENTAGES, BY WEIGHT, OF PLANT FOOD NUTRIENTS:

- 20% AVAILABLE NITROGEN
- 10% AVAILABLE PHOSPHORUS
- 5% AVAILABLE POTASSIUM

PLANTING TABLETS SHALL WEIGHT APPROXIMATELY 21 GRAMS EACH FOR TREES AND SHRUBS AND 5 GRAMS FOR GROUND COVER PLANTS.

3.05 PLANTS

- **A.** CARE OF STOCK PILED PLANTS. WHERE EXISTING PLANTS ARE TO BE DUG, STOCKPILED AND LATER TRANSPLANTED DURING CONSTRUCTION TRANSPLANTS FROM AREA OF BUILDING ADDITION, THEY SHOULD BE HEELED IN WELL WITH A MIXTURE OF SOIL AND APPROVED SOIL AMENDMENT AND WATERED TWICE A WEEK WITH WATER AND ONCE A WEEK WITH WATER AND SUPERTHRIVE™. THEY MUST BE PLACED IN AN AREA PROTECTED FROM DAMAGE BY CONSTRUCTION.
- **B.** PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND / OR SPACING AS SHOWN, OR NOTED FOR EACH LOCATION, AND SHALL BE OF THE SPECIES, KINDS, SIZES, ETC., AS SYMBOLIZED AND/OR DESCRIBED IN THE DRAWINGS. PLANT NAMES INDICATED OR LISTED ON THE DRAWINGS CONFORM TO "STANDARD PLANT NAMES" ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, EXCEPT FOR NAMES NOT COVERED HEREIN, THE ESTABLISHED CUSTOM OF THE NURSERY IS FOLLOWED.
- **C.** PLANTING STOCK: PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS HEALTHY, AND FREE FROM DISEASE, SUNSCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL, AND UNBROKEN ROOT SYSTEMS AND NOT ROOT BOUND. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT BOLES OR STEMS AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. GROUND COVERS AND VINES SHALL BE VIGOROUS, HAVE THE NUMBER AND LENGTH OF RUNNERS, AND CLUMP SIZE SPECIFIED, AND BE THE PROPER AGE FOR THE GRADE OF PLANTS SPECIFIED. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVABLE CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY, EXCEPT AS AUTHORIZED BY THE LANDSCAPE ARCHITECT, OR HIS REPRESENTATIVE. IN NO CASE SHALL TREES BE TOPPED BEFORE DELIVERY.
- **D.** SIZES OF PLANTS: SHALL BE AS STATED IN THE PLANT LIST. CONTAINER STOCK (1 GALLON, 5 GALLON, 15 GALLON AND 24" BOXED SIZE) SHALL HAVE BEEN GROWN IN CONTAINERS FOR A PERIOD OF TIME SUFFICIENT TO DEVELOP ROOT GROWTH SUFFICIENT TO HOLD THE SOIL BALL TOGETHER TO THE SIDE AND BOTTOM OF THE SUFFICIENT TO HOLD THE SOIL BALL TOGETHER TO THE SIDE AND BOTTOM OF THE CONTAINER IN WHICH IT WAS DELIVERED. THE HEIGHT AND SPREAD OF ALL PLANT MATERIAL SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION, AND SHALL BE AS INDICATED ON THE DRAWINGS. THE CALIPER OF ALL TREES SHALL BE MEASURED 2'-0" ABOVE THE SURFACE OF THE GROUND. WHERE CALIPER OR OTHER DIMENSIONS OF ANY PLANT MATERIALS ARE OMITTED FROM THE DRAWINGS IT SHALL BE AVERAGE STOCK FOR TYPE LISTED.
- **E.** PLANT MATERIAL: PLANT MATERIAL SHALL BE NURSERY GROWN, UNLESS OTHERWISE INDICATED.
  1. GROUND COVER PLANTS SHALL BE WELL ROOTED CUTTINGS GROWN IN FLATS AND SHALL REMAIN IN THOSE FLATS UNTIL PLANTED.
  1. PLANT LIST, AS INDICATED ON DRAWINGS.
  2. SAMPLES, TESTS, AND INSPECTIONS: SOURCE OF MATERIAL SHALL BE FURNISHED IF REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.
- **F.** SUBSTITUTIONS: SUBSTITUTIONS FOR THE INDICATED PLANT MATERIALS WILL BE PERMITTED, PROVIDED THE SUBSTITUTE MATERIAL IS APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT, AND THE SUBSTITUTIONS ARE MADE AT NO ADDITIONAL CHARGE TO THE OWNER. EXCEPT FOR THE VARIATIONS SO AUTHORIZED, ALL SUBSTITUTE PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THESE SPECIFICATIONS. IF ACCEPTED SUBSTITUTE MATERIALS ARE OF LESS VALUE THAN THOSE INDICATED OR SPECIFIED, THE CONTRACT PRICE WILL BE ADJUSTED IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT.
- **G.** APPROVAL: ALL PLANT MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF OWNER OR HIS REPRESENTATIVE, BEFORE PLANTING. ALL PLANTS SUPPLIED TO THE PROJECT (WHETHER PLANTED OR NOT) ARE SUBJECT TO REJECTION BY THE OWNER OR HIS REPRESENTATIVE. PLANTS NOT APPROVED SHALL BE REMOVED FROM SITE IMMEDIATELY AND REPLACED WITH SUITABLE PLANTS.

3.06 MULCH

BARK MULCH SHALL BE A 1" LAYER OF MEDIUM BROWN, SHREDDED, SCREENED MULCH, MADE FROM ASSORTED TREE TRIMMINGS, WOOD AND BARK, WEIGHING AT LEAST 575 LBS. PER CUBIC YARD, WITH A MAXIMUM PARTICLE SIZE OF 1". IT SHALL NOT CONTAIN ANY ANIMAL WASTE, OR CONSTRUCTION OR DEMOLITION WOOD BY PRODUCTS. BARK MULCH SHALL BE FOREST FINES, BY AGRI-SERVICE, INC. OR APPROVED EQUAL.

3.07 TREE STAKING MATERIAL

- **A.** STAKES: SHALL BE LODGEPOLE STAKES POINTED ON ONE END.
- **B.** TREE TIES: SHALL BE ARBORTAPE™ OR APPROVED EQUAL
- **C.** TREES ARE TO BE FREED FROM THEIR STAKES AT THE EARLIEST POSSIBLE TIME.

3.08 PESTICIDES AND CHEMICAL CONTROLS

A. CONTRACTOR TO USE INTEGRATED PEST MANAGEMENT (IPM) OR ORGANIC METHODS OF PEST CONTROL.

PART 4 - EXECUTION

4.01 LIGHTWEIGHT SOIL INSTALLATION

A. NO LIGHTWEIGHT SOIL SHALL BE INSTALLED UNTIL ALL STRUCTURES, WALLS AND CONSTRUCTION ITEMS (INCLUDING ALL PENETRATIONS, DRAINS, AND ABOVE MENTIONED APPURTENANCES) HAVE BEEN INSTALLED. INSTALLATION OF LARGE CONTAINER SPECIES MAY BEGIN BEFORE COMPLETION OF THE BACKFILL, IF THE SOILS HAVE BEEN AMENDED IN ADVANCE, PER THESE SPECIFICATIONS (SEE 2.1B, ABOVE.)
B. THE LANDSCAPE ARCHITECT SHALL APPROVE THE PLANTER BACKFILLING, HOWEVER, THE CONTRACTOR SHALL ALLOW FOR EXTRA MATERIAL TO MOUND UP AT ALL PLANTING AREAS, ALLOWING FOR SETTLEMENT, AS THIS SOIL IS HIGHLY ORGANIC (30%)
C. THE SITE AND PLANTERS SHALL BE FREE FROM ALL TRASH AND DELETERIOUS MATERIALS PRIOR TO SOIL INSTALLATION.
D. THE SOIL THICKNESS SHALL BE THE FULL DEPTH OF THE PLANTER, UP TO THE TOP OF THE PLANTER, TO ALLOW FOR SETTLEMENT.
E. UNDER-DRAINAGE SHALL BE PROVIDED UNDER THE LIGHTWEIGHT SOIL MATERIAL WHERE SPECIFIED.
F. ALL SOIL CONDITIONERS SHALL BE ADDED TO THE SOIL AS INDICATED SPECIFICALLY ON THE PLANS.

4.01 FINAL GRADING

A. AFTER COMPLETION OF ALL SOIL BACKFILL, CONDITIONING, AND AMENDING, CORRECT IRREGULARITIES IN FINISHED SURFACES TO ELIMINATE DEPRESSIONS.

4.02 FINAL PLANTING

- **A.** ALL PLANTS SHALL BE SET SO THAT, WHEN SETTLED, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED. EACH PLANT SHALL BE PLANTED IN THE CENTER OF THE PIT AND BACKFILLED UNLESS OTHERWISE SPECIFIED, WITH THE PREPARED SOIL. NO SOIL WILL BE PERMITTED AROUND TRUNKS OR STEMS. ALL BROKEN OR FRAYED ROOT SHALL BE PROPERLY CUT OFF. USE EXCESS TOPSOIL TO FORM WATERING BASINS AROUND PLANTS, AMEND AS DESCRIBED IN NOTES AND DETAILS.
  2. GROUND COVERS AND VINES: DO NOT REMOVE FROM FLATS AND CONTAINERS UNTIL IMMEDIATELY BEFORE PLANTING. SPACE AT THE INTERVALS INDICATED. SUFFICIENTLY TO COVER ALL ROOTS. AFTER PLANTING DO PLANTS, WATER THOROUGHLY WITH A SOLUTION OF SUPERTHRIVE™ PER MANUFACTURER'S SPECIFICATIONS IMMEDIATELY AFTER PLANTING, UNTIL ENTIRE AREA IS SOAKED. SMOOTH PLANTING AREAS AFTER PLANTING TO PROVIDE EVEN, SMOOTH FINISH.
- **B.** STAKING AND GUYING:
  1. STAKE ALL 15 GALLON TREES WITH ONE STAKE. DO NOT INJURE THE BALL OR ROOTS.
  2. STAKE ALL LARGER TREES WITH TWO STAKES.
- **C.** MULCHING: WHEN PLANTING OPERATIONS ARE COMPLETE AND SHRUB AREAS HAVE BEEN RAKED AND DRESSED, MULCH ALL SHRUBS AND GROUND COVER AREA WITH A 1-1/2" LAYER OF SHREDDED FIR BARK (0-1/4" SIZE). NOTE: MULCH FLATTENED GROUND COVER AREAS PRIOR TO PLANTING GROUND COVER.
- **D.** APPLICATION OF PESTICIDES (ING. HERBICIDES AND FUNGICIDES): INTEGRATED PEST MANAGEMENT (IPM) SHALL BE USED AS A FIRST CHOICE ON THIS JOB. APPLY ALL HERBICIDES AND OTHER CHEMICALS IN ACCORDANCE WITH EPA LABEL RESTRICTIONS AND RECOMMENDATIONS AND FEDERAL AND STATE LAWS. REPORTS TO THE OWNER STATING AREAS TO BE TREATED WITH EACH CHEMICAL, THE QUANTITY APPLIED AND SPRAY MIXTURE OF FORMULATION USED. APPLICATION AT EACH SITE SHALL BE UNDER THE SUPERVISION OF A CERTIFIED APPLICATOR.

PART 5 - COMPLETION OF CONTRACT

- **5.01 RESTORATION AND CLEAN-UP**
  REMOVE EXCESS WASTE MATERIAL DAILY. WHEN PLANTING IN AN AREA IS COMPLETE, CLEAR THE AREA OF DEBRIS, SPOIL PILES, AND CONTAINERS. WHERE EXISTING PLANTING BEDS HAVE BEEN SCARRED OR DAMAGED, RESTORE THESE DAMAGED AREAS TO THEIR ORIGINAL CONDITION. REMOVE DISUSED EQUIPMENT AND IMPLEMENTS OF SERVICE AND LEAVE ENTIRE AREA INVOLVED IN A NEAT ACCEPTABLE CONDITION SUCH AS TO MEET THE APPROVAL OF THE OWNER.

- **5.02 INSPECTIONS AND ON SITE REVIEW**
  THE OWNER, HIS REPRESENTATIVE OR THE LANDSCAPE ARCHITECT MAY MAKE PERIODIC ON SITE REVIEWS DURING THE PLANTING. ANY PLANTS THAT HAVE NOT BEEN HANDLED, SPOTTED OR PLANTED PROPERLY SHALL BE SUBJECT TO REMOVAL, AND THEY SHALL, IF NECESSARY, BE REPLACED OR RELOCATED AS DIRECTED AS PART OF THE CONTRACT. A PLANT MAY BE REJECTED BY THE LANDSCAPE ARCHITECT FOR ANY REASON AT ANY TIME.

- **5.03 MAINTENANCE PERIOD**
  A. DEFINITION: THE MAINTENANCE PERIOD SHALL BEGIN ON THE DATE THAT THE OWNER OR DULY APPOINTED REPRESENTATIVE INSPECTS AND GIVES WRITTEN PROVISIONAL ACCEPTANCE OF THE WORK, AND SHALL CONTINUE FOR 90 DAYS FROM THAT DATE. THE DATE FOR ACCEPTANCE OF BOXED TREES SHALL BE SET AT 12 MONTHS FROM THAT DATE.
  B. MAINTENANCE: MAINTAIN ALL PLANTING AREAS IN A VIGOROUS, THRIVING CONDITION, BY WATERING, CULTIVATING, SPRAYING, WASHING OFF WALKS, AND ANY OTHER NECESSARY OPERATIONS DURING THE ENTIRE PERIOD OF THE INSTALLATION AND UNTIL FINAL ACCEPTANCE BY THE OWNER.
  C. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK, THROUGH THE ESTABLISHMENT PERIOD, AND UNTIL FINAL ACCEPTANCE OF THE WORK.
  D. THE ENTIRE PROJECT SHALL BE SATISFACTORILY MAINTAINED FOR A PERIOD OF 90 CALENDAR DAYS, COMMENCING FROM THE TIME ALL ITEMS OF IRRIGATION AND LANDSCAPE PLANTING WORK HAVE BEEN COMPLETED AS SPECIFIED IN THE FOREGOING ARTICLES OF THESE SPECIAL PROVISIONS AND TO THE SATISFACTION OF THE OWNER.
  E. ESTABLISHMENT WORK: INCLUDES ALL WATERING, WEEDING, PLANTING, CULTIVATING, SPRAYING, AND TRIMMING NECESSARY TO BRING THE PLANTED AREAS TO A HEALTHY GROWING CONDITION, AND ANY ADDITIONAL WORK NEEDED TO KEEP THE AREAS NEAT, EDGED, AND ATTRACTIVE.
  F. DURING THE PLANT ESTABLISHMENT PERIOD, ALL PLANTS AND PLANTED AREAS SHALL BE KEPT WELL AND WEED-FREE AT ALL TIMES.
  G. ANY DAY THE CONTRACTOR FAILS TO ADEQUATELY WATER, REPLACE UNSUITABLE PLANTS, WEED, AND OTHER WORK DETERMINED TO BE NECESSARY BY THE OWNER, WILL NOT BE CREDITED AS PART OF THE MAINTENANCE PERIOD.
  H. DURING THE MAINTENANCE PERIOD, ANY PLANT INDICATING WEAKNESS OR PROBABILITY OF DYING, SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.
  I. ALL BASINS AROUND SHRUBS AND TREES SHALL BE MAINTAINED AT A 2-1/2" INCH DEPTH THROUGHOUT MAINTENANCE PERIOD, UNLESS OTHERWISE INSTRUCTED BY THE OWNER OR HIS REPRESENTATIVE.
  J. TREE STAKES (WHICH FOR ANY REASON ARE DAMAGED OR RENDERED INADEQUATE FOR SUPPORT) SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
  K. CONSTANT DILIGENCE SHALL BE MAINTAINED TO DETECT THE PRESENCE OF DISEASE, INSECTS, AND/OR RODENT INFESTATIONS AND PROPER PREVENTATIVE OR CONTROL MEASURES TAKEN.
  L. ALL SHRUBS AND TREES SHALL BE MAINTAINED IN THEIR NATURAL SHAPES. TALL OR SCRAGGLY BRANCHES SHALL BE THINNED OUT WHERE NECESSARY. IN NO CASE SHALL TREES OR SHRUBS BE TRIMMED BY HEADING OR SHEARING. ANY PLANTS SEVERELY PRUNED IN THIS MANNER SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
  M. AT COMPLETION OF ESTABLISHMENT PERIOD, ALL AREAS INCLUDED IN THE CONTRACT SHALL BE SUBSTANTIALLY CLEAN AND FREE OF DEBRIS AND WEEDS. ALL PLANT MATERIALS SHALL BE LIVE, HEALTHY, AND FREE OF INFESTATIONS.
  N. ANY EROSION OR SLIPPAGE OF SOIL CAUSED BY WATERING SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
  O. ALL WALKS, CURBS, AND GUTTERS SHALL BE KEPT CLEAR OF DEBRIS, MUD, DUST, AND STANDING WATER BY SWEEPING, MOPPING, OR HOSING DOWN AS REQUIRED TO MAINTAIN CLEANLINESS THROUGHOUT.

5.04 WRITTEN NOTICE

AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PRESENT WRITTEN NOTICE TO THE OWNER THAT HE HAS SUBSTANTIALLY COMPLETED THE REQUIRED WORK AND WANTS TO START MAINTENANCE AS OF A DATE MENTIONED IN THE NOTICE. AT THE END OF SPECIFIED MAINTENANCE PERIOD, THE CONTRACTOR SHALL PRESENT WRITTEN NOTICE TO OWNER THAT HE HAS COMPLETED THE REQUIRED MAINTENANCE, AND THAT ANY FURTHER MAINTENANCE WILL BE THE RESPONSIBILITY OF THAT OWNER.

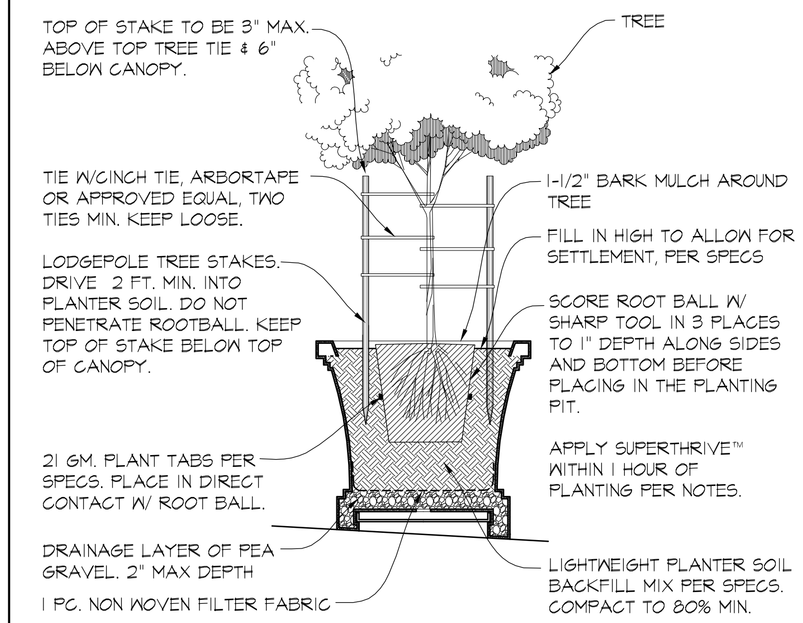
5.05 FINAL INSPECTION AND ACCEPTANCE

A. EXCEPT FOR BOXED TREES, FINAL INSPECTION AND ACCEPTANCE IN WRITING, OF LANDSCAPING WORK WILL BE MADE AFTER REPLACEMENT, FERTILIZING, AND CORRECTIVE MAINTENANCE HAVE BEEN COMPLETED.
B. INSPECTION OF BOXED TREES SHALL BE MADE 12 MONTHS FROM THE DATE OF PROVISIONAL ACCEPTANCE TO DETERMINE THE HEALTH OF BOXED TREES. REJECTED TREES SHALL BE REPLACED BY SPECIMEN BOXED TREES OF THE SAME SIZE AS THAT WHICH WAS REJECTED WITHIN SEVEN DAYS OF INSPECTION AND SHALL BE PLANTED, FERTILIZED, WATERED, AND GUYED AS DIRECTED ON PLANS. FINAL INSPECTION AND ACCEPTANCE WILL BE MADE AFTER REQUIRED STEPS HAVE BEEN COMPLETED.

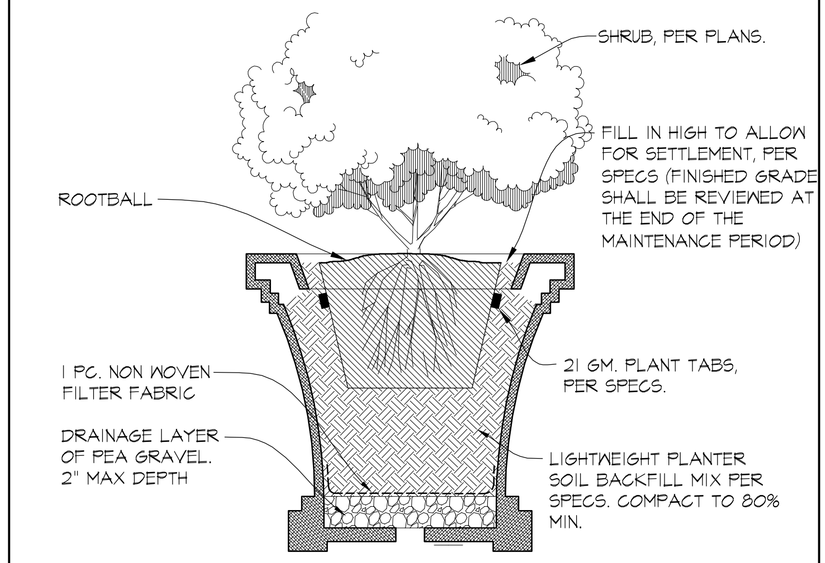
5.06 CRITERIA FOR BIDDING

BASE BIDS ON THE FOLLOWING CRITERIA:
1. THAT THE SURFACE ELEVATIONS ARE AS INDICATED.
2. THAT NO PIPES OR OTHER ARTIFICIAL OBSTRUCTIONS, OTHER THAN THOSE OF UTILITIES AND SPRINKLER LINES AS MENTIONED IN THE SPECIAL CONDITIONS, WILL BE ENCOUNTERED.
3. THAT HARD MATERIALS WILL NOT BE ENCOUNTERED. (SEE DEFINITION FOLLOWING.)

IN CASE THE ACTUAL CONDITIONS DIFFER SUBSTANTIALLY FROM THOSE STATED OR SHOWN, THE CONTRACT SHALL PROVIDE FOR AN ADJUSTMENT FOR CHANGED CONDITIONS, SUBJECT TO THE REQUIREMENTS OF NOTIFICATION THEREUNDER BEING GIVEN. HARD MATERIAL SHALL BE DEFINED AS SOLID ROCK, FIRMLY CEMENTED UNSTRATIFIED MASSES OF CONGLOMERATE DEPOSITS POSSESSING THE CHARACTERISTICS OF SOLID ROCK NOT ORDINARILY REMOVED WITHOUT SYSTEMATIC DRILLING AND BLASTING, AND ANY BOULDER, MASONRY, OR CONCRETE EXCEPT PAVEMENT, EXCEEDING 1/2 CUBIC YARD IN VOLUME. FIRM MATERIALS (LINDA VISTA, FONAY, OR SWEITZEN FORMATION, A FERRUGINOUS CEMENTED CONGLOMERATE OF CLAY, SAND, SILT OR GRAVEL) IS NOT INCLUDED IN THE DEFINITION OF HARD MATERIAL. HOWEVER, THE FIRM MATERIAL USUALLY REQUIRES HEAVY EXCAVATION EQUIPMENT OR JACKHAMMER FOR REMOVAL.



TREE PLANTING IN PLANTER — A
NOT TO SCALE



SHRUB PLANTING IN PLANTER — B
NOT TO SCALE

PLANTING NOTES

S.C.I. ALL PLANTING IMPROVEMENTS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

1. LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE AS IS.

2. THE PLANTING PLANS ARE DIAGRAMMATIC. MINOR ADJUSTMENTS IN PLANT LOCATIONS AND TYPE MAY BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

3. CONTRACTOR TO BE ADVISED THAT CERTAIN CULTIVARS OR SPECIES OF PLANTS FOR THIS PROJECT MAY ONLY BE AVAILABLE THROUGH RETAIL SOURCES (IE.: PATENED MONROVIA SELECTIONS). CONTRACTOR IS FURTHER ADVISED THAT ALL PLANT MATERIAL FOR THIS PROJECT SHALL BE "PREMIUM" NURSERY STOCK.

4. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND REPLACED UPON REQUEST BEFORE OR AFTER THE PLANTING.

5. THE LANDSCAPE CONTRACTOR WILL COORDINATE HIS WORK WITH THE OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.

6. PLANT QUANTITIES AND AREAS SHOWN ON LEGENDS ARE FOR CONTRACTORS' CONVENIENCE IN ESTIMATING ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS TO COVER ALL AREAS AS SHOWN ON PLANS.

7. LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES AND SHRUBS PRIOR TO PLANTING.

8. TREES AND SHRUBS SHALL BE PLANTED IN THE SPECIFIED BACKFILL MIX.

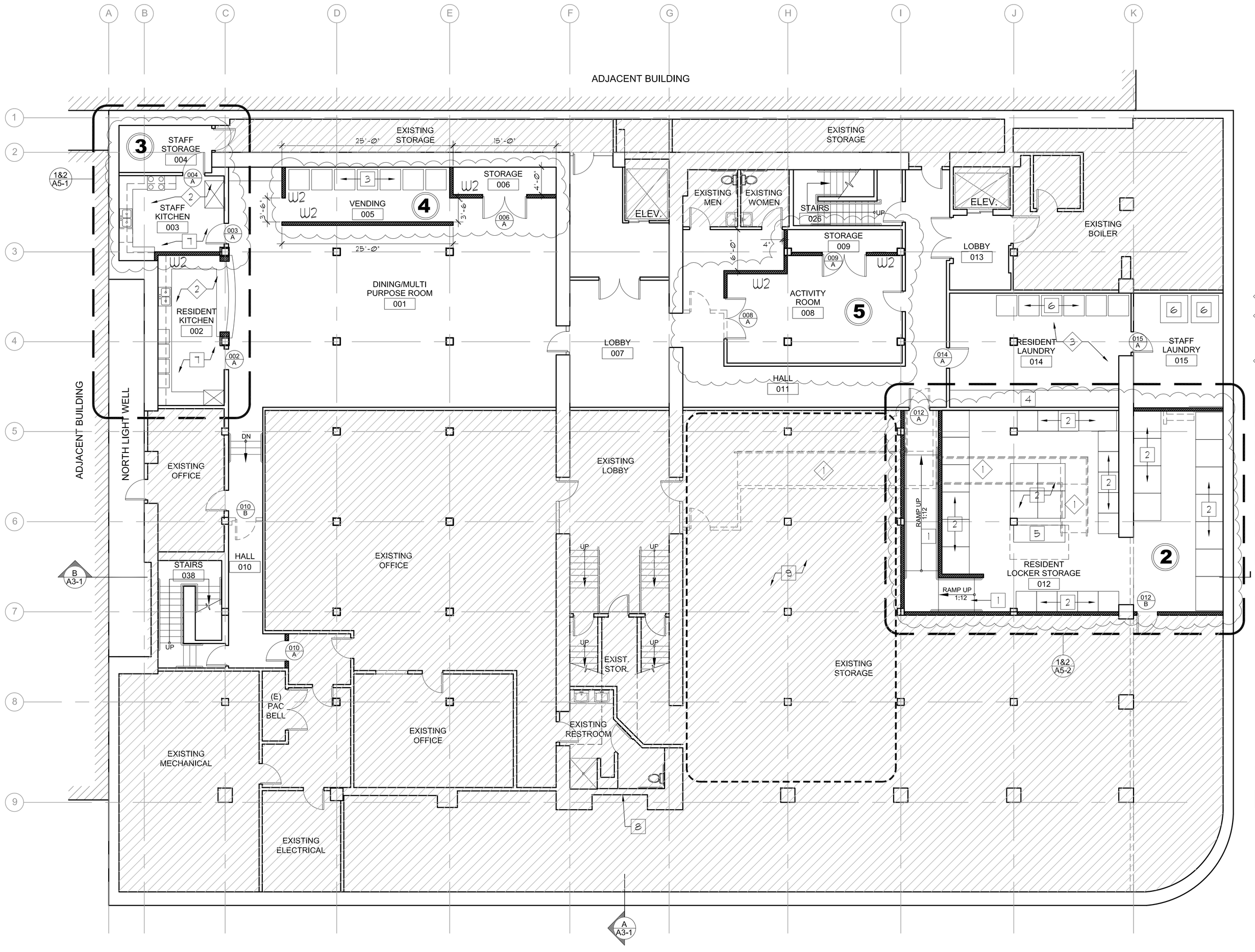
9. TREES THAT CANNOT STAND WITHOUT THE NURSERY STAKE SHALL BE REJECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S STABILITY DURING THE LENGTH OF THE GUARANTEE PERIOD. ALL STAKING MATERIALS SHALL BE REMOVED BEFORE THE END OF THE 1-YEAR TREE GUARANTEE PERIOD.

10. DO NOT DAMAGE PLANT ROOTBALL DURING TRANSPORTATION OR PLANTING.

11. CONTRACTOR SHALL USE THE FOLLOWING FERTILIZER SCHEDULE AND BLEND COMPLETELY INTO LIGHTWEIGHT SOIL MIX.

- 8 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER CUBIC YARD OF LIGHT WEIGHT SOIL

ALSO



GENERAL NOTES

A. CONTRACTOR TO PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLITION AREAS. FINISH TERMINATIONS WITH MATERIALS AND WORKMANSHIP TO MATCH REMAINING ADJACENT SURFACES IN-KIND.
B. ADDITIONAL DEMOLITION WILL BE REQUIRED TO PERFORM STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. CONTRACTOR TO COORDINATE AND VERIFY THE EXTENT OF REMOVAL PRIOR TO CONSTRUCTION.
C. THE BUILDING WILL REMAIN OCCUPIED THROUGH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A SECURED WORK AREA, PROVIDE A CONTINUOUS SAFE AND ACCESSIBLE PATH OF TRAVEL TO OCCUPIED AREAS IN THE BUILDING, AND COORDINATE ANY DISRUPTIONS OF SERVICES WITH THE BUILDING MANAGER IN ADVANCE.
D. AREAS NOTED AS EXISTING SHALL REMAIN AS-IS U.N.O.
E. TYPICAL ALL INTERIOR WALLS, CEILING, AND TRIM IN RESIDENT AREAS SHALL BE REPAINTED. REFER TO FINISH SCHEDULE FOR ADDITIONAL NOTES AND LIST OF ALTERNATES FOR AREAS NOT WITHIN THE BASE BID. INTERIOR IMPROVEMENTS IN SHADED AREAS ARE EXCLUDED FROM THE SCOPE OF WORK.

DEMOLITION KEY NOTES

1. REMOVE EXISTING WOOD RAMP
2. REMOVE EXISTING COMMERCIAL EXHAUST HOOD AND EQUIPMENT, RECONFIGURE UTILITIES PER MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR NEW KITCHENS.
3. REMOVE EXISTING LAUNDRY EQUIPMENT (3 WASHERS, 3 DRYERS).

KEY NOTES

1. NEW ACCESSIBLE WOOD FRAMED RAMP WITH HANDRAILS AT BOTH SIDES.
2. NEW RESIDENT LOCKERS.
3. NEW VENDING MACHINE AREA. MACHINES BY OWNER. CONTRACTOR TO COORDINATE INSTALLATION.
4. NEW WALL MOUNTED BUILT-IN P-LAM COUNTER TOP.
5. NEW 8-BIKE COMMERCIAL GRADE BIKE RACK.
6. NEW LAUNDRY MACHINES BY OWNER. CONTRACTOR TO PROVIDE HOOK-UPS AND COORDINATE INSTALLATION.
7. (E) CERAMIC TILE FLOORING REPAIR/PATCH AS NEEDED FOR REMOVAL OF EXISTING CABINETS AND EQUIPMENT. ASSUME PATCHING OF 20% OF FLOOR AREA IN RESIDENT AND STAFF KITCHEN.
8. LOCATION OF NEW IRRIGATION BACKFLOW PREVENTOR, REFER TO LANDSCAPE DRAWINGS.
9. APPROXIMATE LOCATION AVAILABLE FOR CONTRACTOR STAGING AND STORAGE, COORDINATE USE WITH OWNER.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING FEATURE TO BE DEMOLISHED
- NEW WALL
- IMPROVEMENTS IN THIS AREA ARE NOT WITHIN THE PROJECT SCOPE OF WORK EXCEPT AS NOTED FOR STRUCTURAL RETROFIT AND INSTALLATION OF MECHANICAL, PLUMBING, ELECTRICAL, AND LANDSCAPE IRRIGATION EQUIPMENT.
- W1 WALL TYPE, REFER TO A8-1
- 1 ALTERNATE BID ITEM, REFER TO SHEET T52 FOR SUMMARY OF ALTERNATE BID ITEMS

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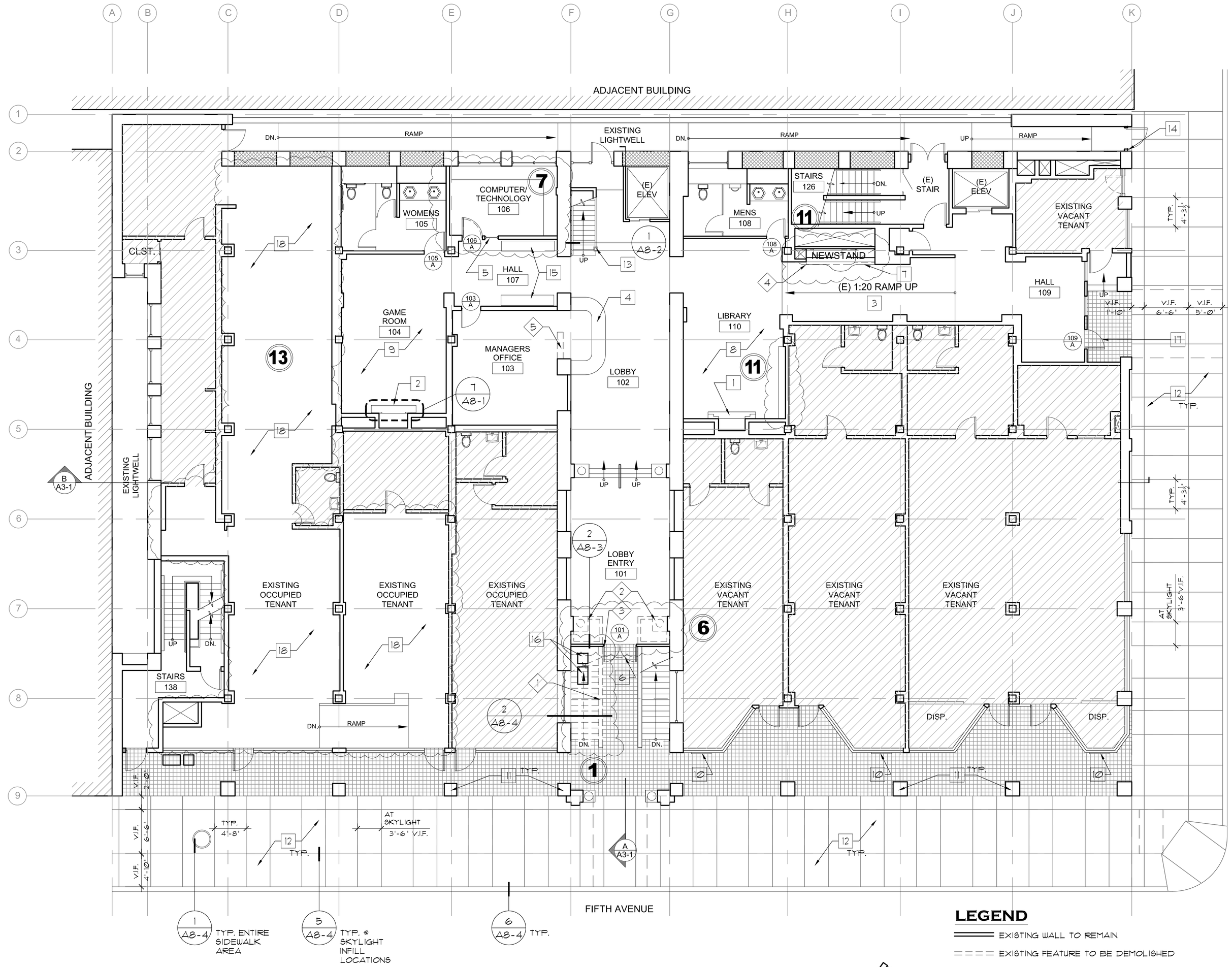
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HOTEL SANDFORD - BASEMENT PLAN

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

SHEET TITLE
BASEMENT FLOOR PLAN

A1-1



HOTEL SANDFORD - FIRST FLOOR PLAN

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

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING FEATURE TO BE DEMOLISHED
- NEW WALL
- IMPROVEMENTS IN THIS AREA ARE NOT WITHIN THE PROJECT SCOPE OF WORK EXCEPT AS NOTED FOR STRUCTURAL RETROFIT AND AS INDICATED IN HAZMAT ABATEMENT SPECIFICATIONS
- (1) ALTERNATE BID ITEM, REFER TO SHEET TS2 FOR SUMMARY OF ALTERNATE BID ITEMS
- EXISTING TILE TO REMIAN, PROTECT IN PLACE.

GENERAL NOTES

A. CONTRACTOR TO PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLITION AREAS. FINISH TERMINATIONS WITH MATERIALS AND WORKMANSHIP TO MATCH REMAINING ADJACENT SURFACES IN-KIND.
B. ADDITIONAL DEMOLITION WILL BE REQUIRED TO PERFORM STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. CONTRACTOR TO COORDINATE AND VERIFY THE EXTENT OF REMOVAL PRIOR TO CONSTRUCTION.
C. THE BUILDING WILL REMAIN OCCUPIED THROUGH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A SECURED WORK AREA, PROVIDE A CONTINUOUS SAFE AND ACCESSIBLE PATH OF TRAVEL TO OCCUPIED AREAS IN THE BUILDING, AND COORDINATE ANY DISRUPTIONS OF SERVICES WITH THE BUILDING MANAGER.
D. TYPICAL ALL INTERIOR WALL, CEILINGS, AND TRIM IN RESIDENTIAL AREAS SHALL BE REPAINTED. REFER TO FINISH SCHEDULE FOR ADDITIONAL NOTES. INTERIOR IMPROVEMENTS IN THE EXISTING TENANT SPACES ARE EXCLUDED FROM THE SCOPE OF WORK U.N.O. REFER TO DOOR SCHEDULE FOR DOOR REPAIR AND HARDWARE NOTES.
E. REFER TO STRUCTURAL DRAWINGS FOR FLOOR-TO-WALL CONNECTIONS. STRUCTURAL RETROFIT WORK WILL REQUIRE SELECTIVE REMOVAL OF EXISTING INTERIOR LATH AND PLASTER. CONTRACTOR TO REPAIR PLASTER AS NEEDED TO MATCH ADJACENT FINISH IN-KIND.
F. REFER TO THE TEMPORARY FACILITIES SECTION IN THE SPECIFICATIONS FOR CONTRACTOR PROVIDED AND INSTALLED TEMPORARY SIGNAGE INDICATING RETAIL TENANTS ARE OPEN DURING CONSTRUCTION.
G. CONTRACTOR TO TAKE SPECIAL PRECAUTIONS REMOVING THE EXISTING CONCRETE SIDEWALK TOPPING SLAB AS REQUIRED TO PREVENT DAMAGE TO THE EXISTING STRUCTURAL CONCRETE SLAB TO REMAIN. THE CONTRACTOR MAY USE LIGHT CHIPPING AND SCRAPPING TECHNIQUES TO REMOVE THE EXISTING CONCRETE TOPPING SLAB. OTHER METHODS TO REMOVE THE TOPPING SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE. ANY SLAB DAMAGE CAUSED BY TOPPING REMOVAL SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

DEMOLITION KEY NOTES

1. REMOVE EXISTING STEM WALL AND RAILING FOR BASEMENT STAIR AND CAP OPENING.
2. EXISTING PLANTER BOX & DECORATIVE PLASTER COLUMN TO BE REMOVED. PATCH TILE FLOOR TO MATCH ADJACENT.
3. REMOVE EXISTING ALUMINUM STOREFRONT AND ENTRY DOOR. REFER TO NOTES, **DET. 1/A8-3.**
4. REMOVE EXISTING RECEPTION DESK.
5. REMOVE EXISTING WALL AND RELOCATE FIRE ALARM CONTROL PANEL PER ELECTRICAL DRAWINGS. REMOVE INTERCOM PANEL. PATCH ADJACENT FINISHES.

KEY NOTES

1. EXISTING NON-HISTORIC MANTEL TO BE REMOVED. REINSTALL HISTORIC WOOD MANTEL (CURRENTLY LOCATED IN BASEMENT STORAGE AREA).
2. EXISTING NON-HISTORIC MANTEL TO BE REMOVED. PROVIDE NEW PERIOD-STYLE WOOD MANTEL.
3. EXISTING TILE RAMP TO REMAIN. PROTECT IN PLACE AND REPAIR CRACKS AT FLOOR TRANSITION BY REMOVING AND RESETTING TILE TO PROVIDE SMOOTH TRANSITION.
4. EXISTING LOBBY DESK TO REMAIN PROTECT IN PLACE.
5. NEW GLASS LITE DOOR AND SIDELITE.
6. NEW PERIOD-STYLE WOOD FRAMED STOREFRONT DOOR AND SIDELITES PER **DET. 2/A8-3**.
7. NEW NEWSTAND/COFFEE BAR REFER TO INTERIOR DESIGN DRAWINGS.
8. NEW LIBRARY. REFER TO INTERIOR DESIGN DRAWINGS FOR BUILT-INS CASEWORK AND FURNISHINGS.
9. NEW GAME ROOM. REFER TO INTERIOR DESIGN DRAWINGS FOR BUILT-INS CASEWORK AND FURNISHINGS.
10. EXISTING VENT. REMOVE DAMAGED SCREEN. PROVIDE NEW METAL SCREEN W/ GLOSS BLACK FINISH.
11. EXISTING COLUMN. REPAIR PLASTER DAMAGE AT BASE AND CORNERS, PREP PRIME AND PAINT.
12. REMOVE CONCRETE TOPPING (ASSUMED THICKNESS 1"-1-1/2"). REMOVE TILE AND GROUT BED @ FORMER GLASS PAVER/SKYLIGHT LOCATIONS. PROVIDE WATERPROOFING AND NEW CONCRETE TOPPING PER **DET. 1/A8-4**. SCORING PATTERN SHALL BE AS SHOW TO REFLECT HISTORIC GLASS PAVER PANEL/SKYLIGHT LOCATIONS. SCORING JOINTS SHALL BE ⅜" - ½" DEPTH WITH ¼" RADIUS TYP. CONTRACTOR TO DOCUMENT PRIOR TO RE-TOPPING TO MATCH NEW SCORE LINES TO HISTORIC PANEL LOCATIONS AND PROVIDE MOCK-UP FOR ARCHITECT'S APPROVAL. REFER TO CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL NOTES.
13. EXISTING HISTORIC STAIR TO REMAIN. REPAINT BALUSTRADE AND PROVIDE NEW WALL MOUNTED HANDRAIL.
14. EXISTING METAL GATE. PREP, PRIME, & PAINT.
15. EXISTING RESIDENT MAILBOXES TO REMAIN.
16. NEW POSTAL SERVICE COMPLIANT CBU 5208-BA MAIL BOX AND 5100-AA BIN LOCKER W/ PEDESTALS BY JENSEN MAILBOXES OR APPROVED EQUAL. FINISH TO BE DARK BRONZE. PROVIDE COLOR SAMPLE FOR VERIFICATIONS.
17. EXISTING ACCESSIBLE ENTRY.
18. ALTERNATE BID ITEM **13:** INSTALL NEW FLOORING IN PART OF EXISTING OCCUPIED TENANT SPACE (AREA SHOWN UNSHADED). REFER TO SHEET **A7-1** FOR TYPE OF FLOORING. WORK SHALL INCLUDE REMOVAL OF EXISTING FLOORING AND SELECTIVE REPLACEMENT OF PLYWOOD SUB-FLOOR IN AREAS WHERE PLYWOOD IS DETERIORATED. CONTRACTOR TO REMOVE AND REINSTALL BUILT-IN CHAIRS AND EQUIPMENT AS NEEDED.

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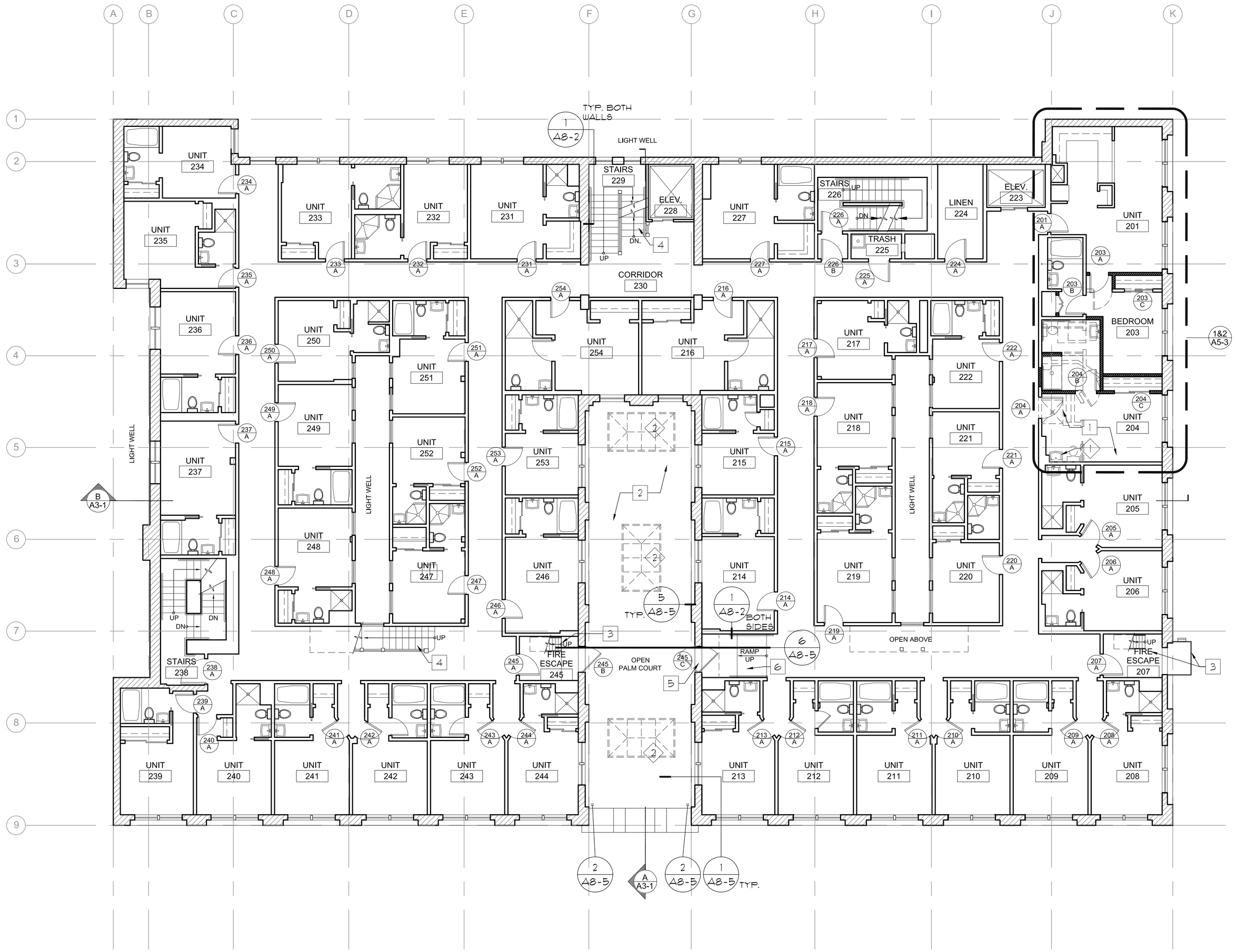
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SHEET TITLE
FIRST FLOOR PLAN

A1-2



HOTEL SANDFORD - SECOND FLOOR PLAN

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

GENERAL NOTES

A. CONTRACTOR TO PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLITION AREAS. FINISH TERMINATIONS WITH MATERIALS AND WORKMANSHIP TO MATCH REMAINING ADJACENT SURFACES IN-KIND.
B. ADDITIONAL DEMOLITION WILL BE REQUIRED TO PERFORM STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. CONTRACTOR TO COORDINATE AND VERIFY THE EXTENT OF REMOVAL PRIOR TO CONSTRUCTION.
C. THE BUILDING WILL REMAIN OCCUPIED THROUGH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A SECURED WORK AREA, PROVIDE A CONTINUOUS SAFE AND ACCESSIBLE PATH OF TRAVEL TO OCCUPIED AREAS IN THE BUILDING, AND COORDINATE ANY DISRUPTIONS OF SERVICES WITH THE BUILDING MANAGER.
D. CONTRACTOR TO VERIFY FRAMING OF PALM COURT FLOOR. LANDSCAPE PLANTER SIZES ARE BASED ON ASSUMED FRAMING OF 2X12 JOISTS AT 16" O.C. IF ACTUAL FRAMING VARIES, CONTRACTOR TO NOTIFY ARCHITECT SO LANDSCAPE PLANTER SIZES CAN BE VERIFIED BY THE PROJECT STRUCTURAL ENGINEER.
E. TYPICAL ALL INTERIOR WALL, CEILINGS, AND TRIM TO BE REPAINTED. ALL FLOORING TO BE REPLACED. REFER TO FINISH SCHEDULE
F. TYPICAL ALL WINDOWS TO BE CLEANED REPAIRED AND PAINTED (INTERIOR & EXTERIOR). REFER TO A7-2 FOR ADDITIONAL NOTES.
G. REFER TO DOOR SCHEDULE FOR DOOR REPAIR AND HARDWARE NOTES.
H. TYPICAL AT RESIDENTIAL FLOORS, ASSUME 20% REPLACEMENT OF (E) TOILET ACCESSORIES (TOILET PAPER HOLDER, TOWEL RACKS, AND MIRROR). ASSUME 15% REPLACEMENT OF (E) ELECTRICAL TRIM (SWITCH PLATES AND RECEPTACLE COVERS). ASSUME REPLACEMENT OF 5% OF (E) BATHROOM & BEDROOM LIGHT FIXTURES. PROVIDE (N) GRAB BARS AT ALL UNITS W/ TUBS (62 UNITS TOTAL).
E. REFER TO STRUCTURAL DRAWINGS FOR FLOOR-TO-WALL CONNECTIONS. STRUCTURAL RETROFIT WORK WILL REQUIRE SELECTIVE REMOVAL OF EXISTING INTERIOR LATH AND PLASTER. CONTRACTOR TO REPAIR PLASTER AS NEEDED TO MATCH ADJACENT FINISH IN-KIND.
F. TYPICAL AT ALL RESIDENTIAL BATHROOMS ON RESIDENTIAL FLOORS, REMOVE AND REPLACE EXISTING DRYWALL COVERING ENTIRE CEILING AND INSTALL NEW ⅝" TYPE X DRYWALL IN PLENUMS ABOVE BATHROOMS. COORDINATE WITH MECHANICAL DRAWINGS.

DEMOLITION KEY NOTES

1. REMOVE EXISTING PLUMBING FIXTURES, WALLS, AND FINISHES IN AREA INDICATED. RECONFIGURE UTILITIES PER MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
2. REMOVE EXISTING SKYLIGHT PYRAMID AND WOOD CURB. (E) GLASS PAVERS TO REMAIN. PROTECT IN PLACE AND COVER W/ BUILDING PAPER PRIOR TO ROOFING OVER-TOP.

KEY NOTES

1. NEW ACCESSIBLE GUEST ROOM
2. EXISTING PALM COURT ROOF DECK. REMOVE EXISTING ROOFING, FLASHING AND WOOD DECK. PROVIDE NEW ROOFING DECK COATING SYSTEM AND FLASHING PER **DET. 1/A8-5 & 5/A8-5**. REFER TO LANDSCAPE DRAWINGS FOR PLANTING.
3. EXISTING FIRE ESCAPE. CLEAN, REPAIR AND REPAINT LADDER AND RAILINGS.
4. EXISTING HISTORIC STAIR TO REMAIN. REPAINT BALUSTRADE AND PROVIDE NEW WALL MOUNTED HANDRAIL.
5. EXISTING DOOR. LOCATION LOWER THRESHOLD 4.5" AND PROVIDE NEW DOOR, FRAME AND ADA COMPLIANT THRESHOLD.
6. NEW 1:10 RAMP PROVIDE WALL MOUNTED HANDRAILS (BOTH SIDES) SIM. TO **DET. 1/A8-2**. PROVIDE SIGN AT TOP AND BOTTOM OF RAMP INDICATING STEEPNESS OF SLOPE.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING FEATURE TO BE DEMOLISHED
- NEW WALL
- W1 WALL TYPE, REFER TO A8-1
- (1) ALTERNATE BID ITEM, REFER TO SHEET T52 FOR SUMMARY OF ALTERNATE BID ITEMS

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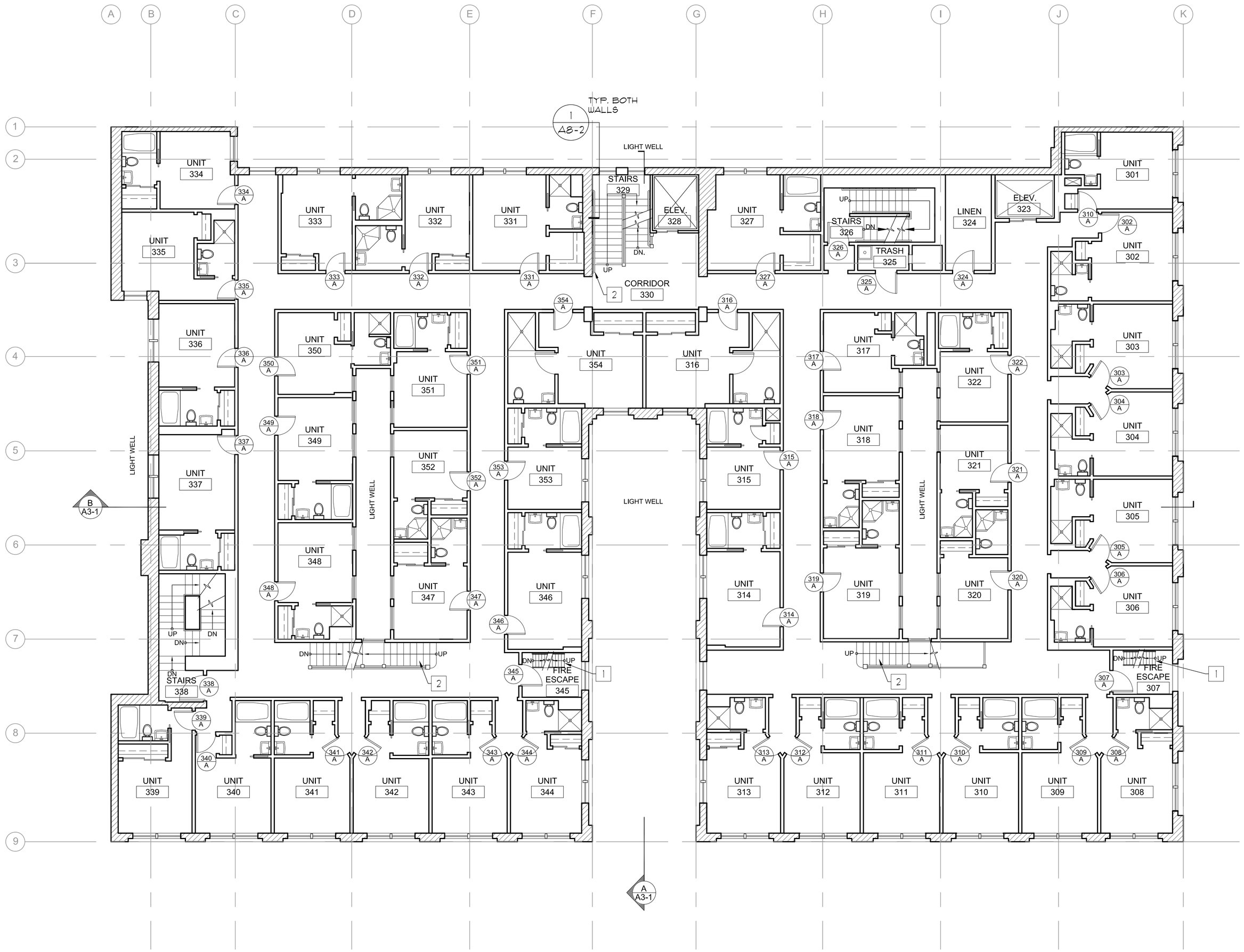
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SHEET TITLE
SECOND FLOOR PLAN

A1-3



GENERAL NOTES

A. CONTRACTOR TO PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLITION AREAS, FINISH TERMINATIONS WITH MATERIALS AND WORKMANSHIP TO MATCH REMAINING ADJACENT SURFACES IN-KIND.

B. ADDITIONAL DEMOLITION WILL BE REQUIRED TO PERFORM STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. CONTRACTOR TO COORDINATE AND VERIFY THE EXTENT OF REMOVAL PRIOR TO CONSTRUCTION.

C. THE BUILDING WILL REMAIN OCCUPIED THROUGH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A SECURED WORK AREA, PROVIDE A CONTINUOUS SAFE AND ACCESSIBLE PATH OF TRAVEL TO OCCUPIED AREAS IN THE BUILDING, AND COORDINATE ANY DISRUPTIONS OF SERVICES WITH THE BUILDING MANAGER.

D. TYPICAL ALL INTERIOR WALL, CEILINGS, AND TRIM TO BE REPAINTED. ALL FLOORING TO BE REPLACED. REFER TO FINISH SCHEDULE .

E. TYPICAL ALL WINDOWS TO BE CLEANED REPAIRED AND PAINTED (INTERIOR & EXTERIOR). REFER TO WINDOW SCHEDULE FOR ADDITIONAL NOTES.

F. REFER TO DOOR SCHEDULE FOR DOOR REPAIR AND HARDWARE NOTES.

H. TYPICAL AT RESIDENTIAL FLOORS, ASSUME 20% REPLACEMENT OF (E) TOILET ACCESSORIES (TOILET PAPER HOLDER, TOWEL RACKS, AND MIRROR). ASSUME 15% REPLACEMENT OF (E) ELECTRICAL TRIM (SWITCH PLATES AND RECEPTACLE COVERS). ASSUME REPLACEMENT OF 5% OF (E) BATHROOM & BEDROOM LIGHT FIXTURES. PROVIDE (N) GRAB BARS AT ALL UNITS W/ TUBS (62 UNITS TOTAL).

E. REFER TO STRUCTURAL DRAWINGS FOR FLOOR-TO-WALL CONNECTIONS. STRUCTURAL RETROFIT WORK WILL REQUIRE SELECTIVE REMOVAL OF EXISTING INTERIOR LATH AND PLASTER. CONTRACTOR TO REPAIR PLASTER AS NEEDED TO MATCH ADJACENT FINISH IN-KIND.

F. TYPICAL AT ALL RESIDENTIAL BATHROOMS ON RESIDENTIAL FLOORS, REMOVE AND REPLACE EXISTING DRYWALL COVERING ENTIRE CEILING AND INSTALL NEW 5/8" TYPE X DRYWALL IN PLENUMS ABOVE BATHROOMS. COORDINATE WITH MECHANICAL DRAWINGS.

KEY NOTES

1 EXISTING FIRE ESCAPE, CLEAN REPAIR AND REPAINT LADDER AND RAILINGS. REPLACE SCREEN OVER OPENING.

2 EXISTING HISTORIC STAIR TO REMAIN. REPAINT BALUSTRADE AND PROVIDE NEW WALL MOUNTED HANDRAILS.

LEGEND

EXISTING WALL TO REMAIN

EXISTING FEATURE TO BE DEMOLISHED

NEW WALL

1 ALTERNATE BID ITEM, REFER TO SHEET T52 FOR SUMMARY OF ALTERNATE BID ITEMS

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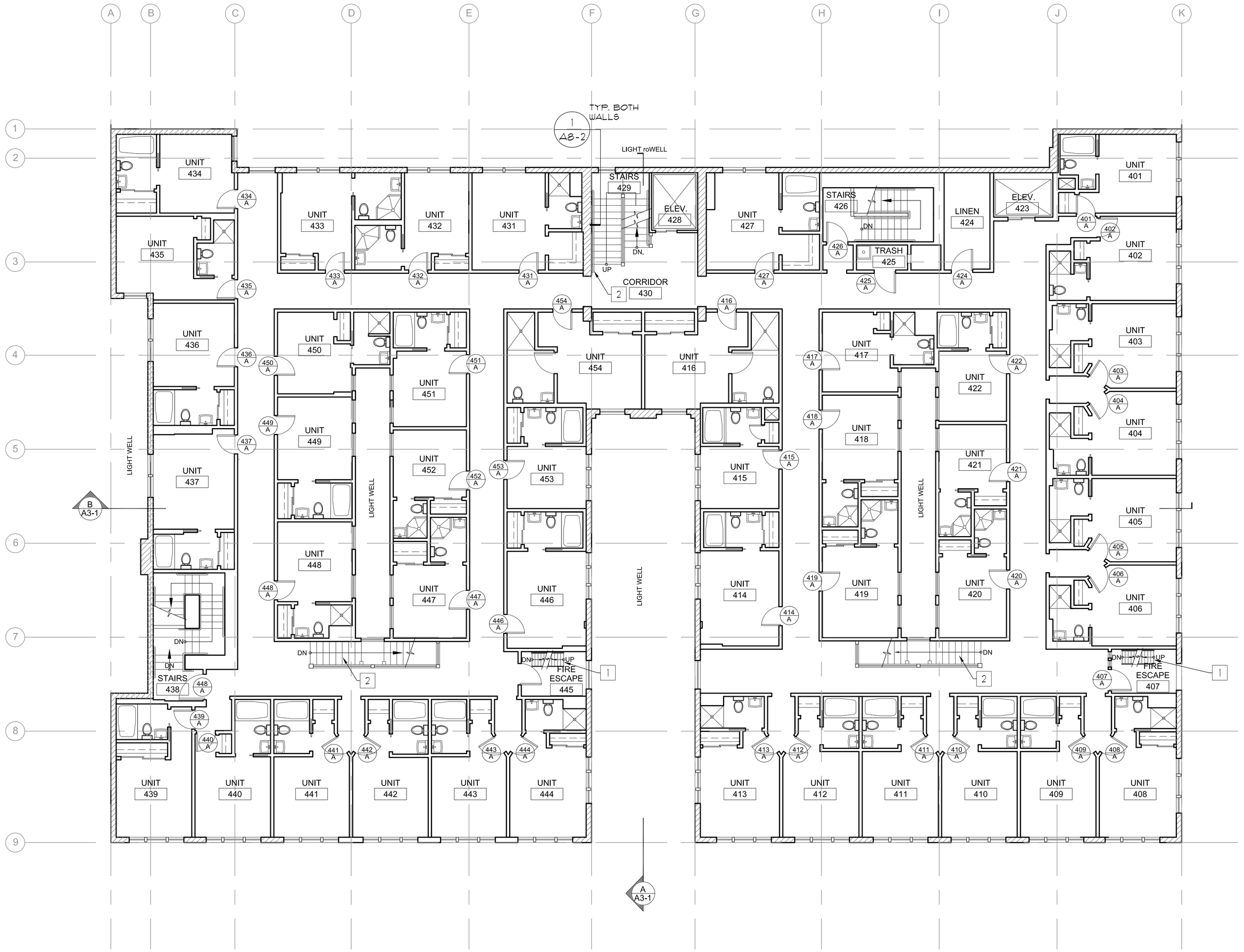
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SHEET TITLE
THIRD FLOOR PLAN

A1-4

HOTEL SANDFORD - THIRD FLOOR PLAN

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



GENERAL NOTES

A. CONTRACTOR TO PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLITION AREAS, FINISH TERMINATIONS WITH MATERIALS AND WORKMANSHIP TO MATCH REMAINING ADJACENT SURFACES IN-KIND.

B. ADDITIONAL DEMOLITION WILL BE REQUIRED TO PERFORM STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. CONTRACTOR TO COORDINATE AND VERIFY THE EXTENT OF REMOVAL PRIOR TO CONSTRUCTION.

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D. TYPICAL ALL INTERIOR WALL, CEILINGS, AND TRIM TO BE REPAINTED. ALL FLOORING TO BE REPLACED. REFER TO FINISH SCHEDULE .

E. TYPICAL ALL WINDOWS TO BE CLEANED REPAIRED AND PAINTED (INTERIOR & EXTERIOR). REFER TO WINDOW SCHEDULE FOR ADDITIONAL NOTES.

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E. REFER TO STRUCTURAL DRAWINGS FOR FLOOR-TO-WALL CONNECTIONS. STRUCTURAL RETROFIT WORK WILL REQUIRE SELECTIVE REMOVAL OF EXISTING INTERIOR LATH AND PLASTER. CONTRACTOR TO REPAIR PLASTER AS NEEDED TO MATCH ADJACENT FINISH IN-KIND.

F. TYPICAL AT ALL RESIDENTIAL BATHROOMS ON RESIDENTIAL FLOORS, REMOVE AND REPLACE EXISTING DRYWALL COVERING ENTIRE CEILING AND INSTALL NEW 5/8" TYPE X DRYWALL IN PLENUMS ABOVE BATHROOMS. COORDINATE WITH MECHANICAL DRAWINGS.

KEY NOTES

1 EXISTING FIRE ESCAPE. CLEAN, REPAIR, AND REPAINT LADDER AND RAILINGS. REPLACE SCREEN OVER OPENING.

2 EXISTING HISTORIC STAIR TO REMAIN. REPAINT BALUSTRADE AND PROVIDE NEW WALL MOUNTED HANDRAILS.

LEGEND

EXISTING WALL TO REMAIN

EXISTING FEATURE TO BE DEMOLISHED

NEW WALL

(1) ALTERNATE BID ITEM, REFER TO SHEET TS2 FOR SUMMARY OF ALTERNATE BID ITEMS

HOTEL SANDFORD - FOURTH FLOOR PLAN

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

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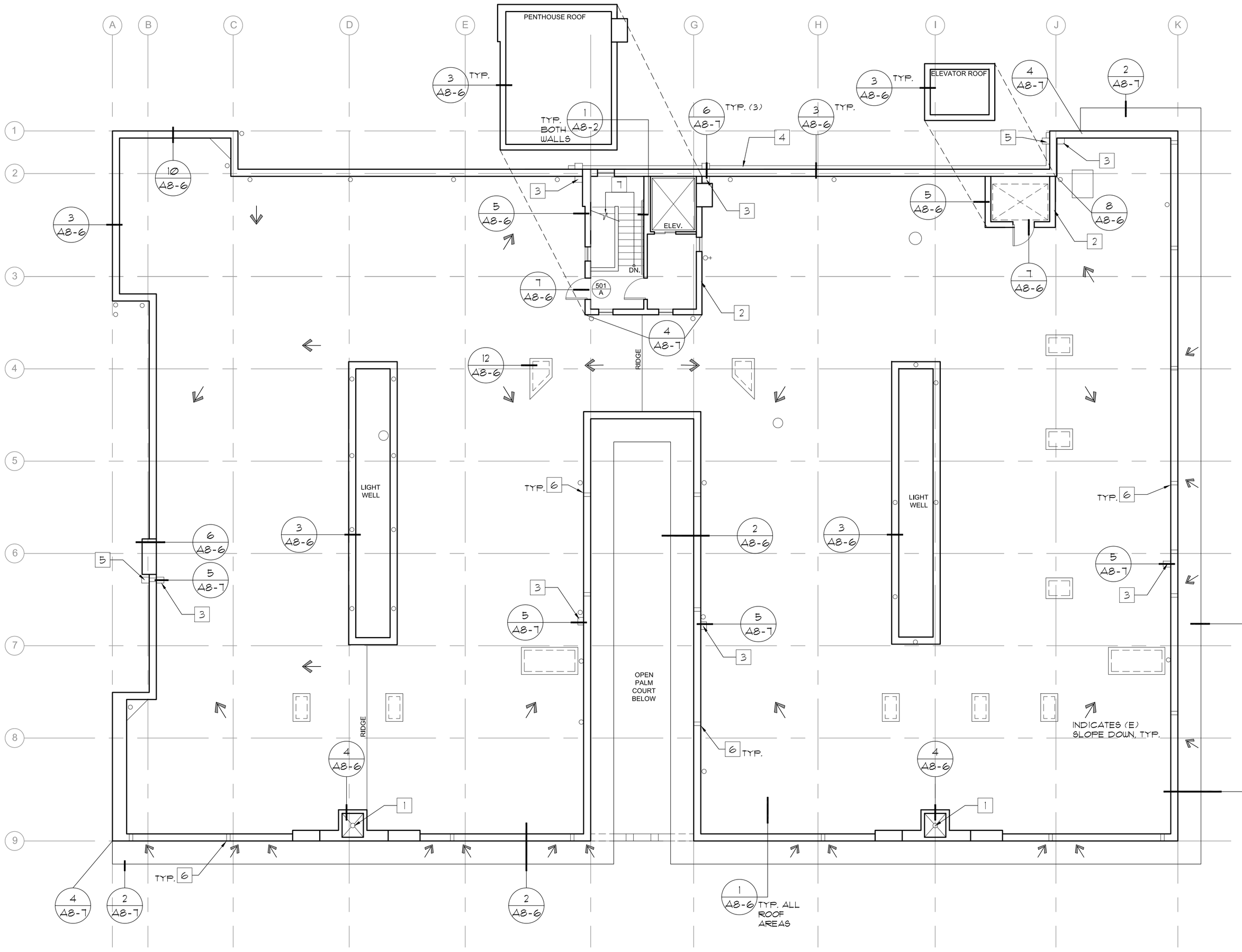
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SHEET TITLE
FOURTH FLOOR PLAN

A1-5



GENERAL NOTES

A. CONTRACTOR TO PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLITION AREAS. FINISH TERMINATIONS WITH MATERIALS AND WORKMANSHIP TO MATCH REMAINING ADJACENT SURFACES IN-KIND.
B. ADDITIONAL DEMOLITION WILL BE REQUIRED TO PERFORM STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. CONTRACTOR TO COORDINATE AND VERIFY THE EXTENT OF REMOVAL PRIOR TO CONSTRUCTION.
C. THE BUILDING WILL REMAIN OCCUPIED THROUGH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A SECURED WORK AREA, PROVIDE A CONTINUOUS SAFE AND ACCESSIBLE PATH OF TRAVEL TO OCCUPIED AREAS IN THE BUILDING, AND COORDINATE ANY DISRUPTIONS OF SERVICES WITH THE BUILDING MANAGER.
D. CUT ALL NON-STRUCTURAL TEST ANCHORS FLUSH WITH PARAPET WALL.
E. REMOVE AND REPLACE EXISTING ROOFING AND FLASHING PER THE SPECIFICATIONS OVER ENTIRE ROOF INCLUDING CORNICE OVERHANG ROOFS AND LIGHT WELL ROOFS.
F. ALL EXPOSED ROOF-MOUNTED PIPING AND CONDUIT SHALL BE PAINTED TO MATCH ROOF COLOR.
G. ALL EXPOSED FLASHING SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR PER THE SPECIFICATIONS U.N.O.

KEY NOTES

1. EXISTING FLAGPOLE TO REMAIN. REPAIR, PREP, PRIME, AND PAINT SILVER TO MATCH HISTORIC. CONTRACTOR TO SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL.
2. EXISTING PENTHOUSE. REPAIR DAMAGED PLASTER AND PAINT. REFER TO WINDOW AND DOOR SCHEDULE FOR ADDITIONAL WORK.
3. EXISTING ROOF DRAIN TO REMAIN. PROVIDE NEW FLASHING AND DRAIN ASSEMBLY PER DET. 5/A8-7.
4. REMOVE AND REPLACE EXISTING PAINTED SHT. MTL. GUTTER.
5. REMOVE AND REPLACE EXISTING PAINTED SHT. MTL. CONDUCTOR HEAD AND DOWNSPOUT
6. EXISTING CORNICE ROOF DRAIN PIPES TO REMAIN. CLEAN AND PROVIDE NEW FLASHING.
7. EXISTING HISTORIC STAIR TO REMAIN. REPAINT BALUSTRADE AND PROVIDE NEW WALL MOUNTED HANDRAIL.

LEGEND

(1) ALTERNATE BID ITEM, REFER TO SHEET TS2 FOR SUMMARY OF ALTERNATE BID ITEMS

HOTEL SANDFORD - ROOF PLAN

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

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SHEET TITLE
ROOF PLAN

A1-6



HOTEL SANDFORD - WEST ELEVATION

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



HOTEL SANDFORD - SOUTH ELEVATION

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

GENERAL NOTES

A. CONTRACTOR TO PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLITION AREAS. FINISH TERMINATIONS WITH MATERIALS AND WORKMANSHIP TO MATCH REMAINING ADJACENT SURFACES IN-KIND.

B. ADDITIONAL DEMOLITION WILL BE REQUIRED TO PERFORM STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. CONTRACTOR TO COORDINATE AND VERIFY THE EXTENT OF REMOVAL PRIOR TO CONSTRUCTION.

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D. ALL EXISTING WINDOWS, DOORS, AND TRIM ARE TO BE PROTECTED IN PLACE, REPAIRED, AND RE-PAINTED U.N.O. REFER TO THE WINDOW & DOOR SCHEDULES FOR REPAIR NOTES.

E. ALL EXTERIOR SURFACES OF THE BUILDING ARE TO BE PAINTED. VERIFY COLOR PALETTE WITH ARCHITECT PRIOR TO PAINTING. ALL EXPOSED CONDUIT AND PIPES SHALL BE PAINTED TO MATCH THE ADJACENT FINISH. PAINT PREP SHALL INCLUDE REMOVAL OF LOOSE FLAKY PAINT TO SOUND SUBSTRATE, REPAIR OF DAMAGED WOOD FEATURES PER THE SPECIFICATIONS, REPAIR OF CRACKED OR SPALLING PLASTER, AND OTHER WORK AS REQUIRED TO PROVIDE A SMOOTH/ SOUND PAINTING SURFACE. REFER TO A1-1 FOR PAINT COLORS (P-EXT).

KEY NOTES

1. EXISTING HISTORIC FLAGPOLE TO REMAIN. PREP, PRIME AND PAINT SILVER. CONTRACTOR TO SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL. CONTRACTOR TO REMOVE PORTION OF WOOD PEDESTAL COVERING FOR FURTHER INVESTIGATION OF (E) SUPPORTS BY PROJECT STRUCTURAL ENGINEER. CONTRACTOR TO INCLUDE AN ALLOWANCE OF $15,000 FOR STRUCTURAL IMPROVEMENTS TBD BY STRUCTURAL ENGINEER.
2. EXISTING PENTHOUSE, REPAIR PLASTER AND PAINT.
3. REPLACE BROKEN GLASS AT TRANSOM. MATCH (E) IN KIND.
4. EXISTING VENT. REMOVE DAMAGED SCREEN. PROVIDE NEW METAL SCREEN TO MATCH W/ GLOSS BLACK FINISH.
5. EXISTING COLUMN. REPAIR DAMAGED PLASTER AT BASE AND CORNERS. PREP, PRIME, & PAINT.
6. EXISTING CORNICE VENT COVER. REPAIR SCREEN, PREP, PRIME & PAINT.
7. REPLACE CORNICE LAMPS PER ELECTRICAL DRAWINGS.
8. EXISTING FIRE ESCAPE. PROTECT IN PLACE. CLEAN, PREP, PRIME, & PAINT (GLOSS BLACK).
9. REMOVE EXISTING NON-HISTORIC LIGHTED BOX SIGN. PATCH & REPAIR PLASTER AS NEEDED.
10. EXISTING CHIMNEY. REFER TO STRUCTURAL DRAWINGS FOR STABILIZATION DETAILS.
11. (N) PERIOD-STYLE WOOD FRAMED DOOR, SIDELITES, AND TRANSOM PER **DET. 2/A8-3 (ALTERNATE BID ITEM 6)**.

LEGEND

(1) ALTERNATE BID ITEM. REFER TO SHEET T02 FOR SUMMARY OF ALTERNATE BID ITEMS

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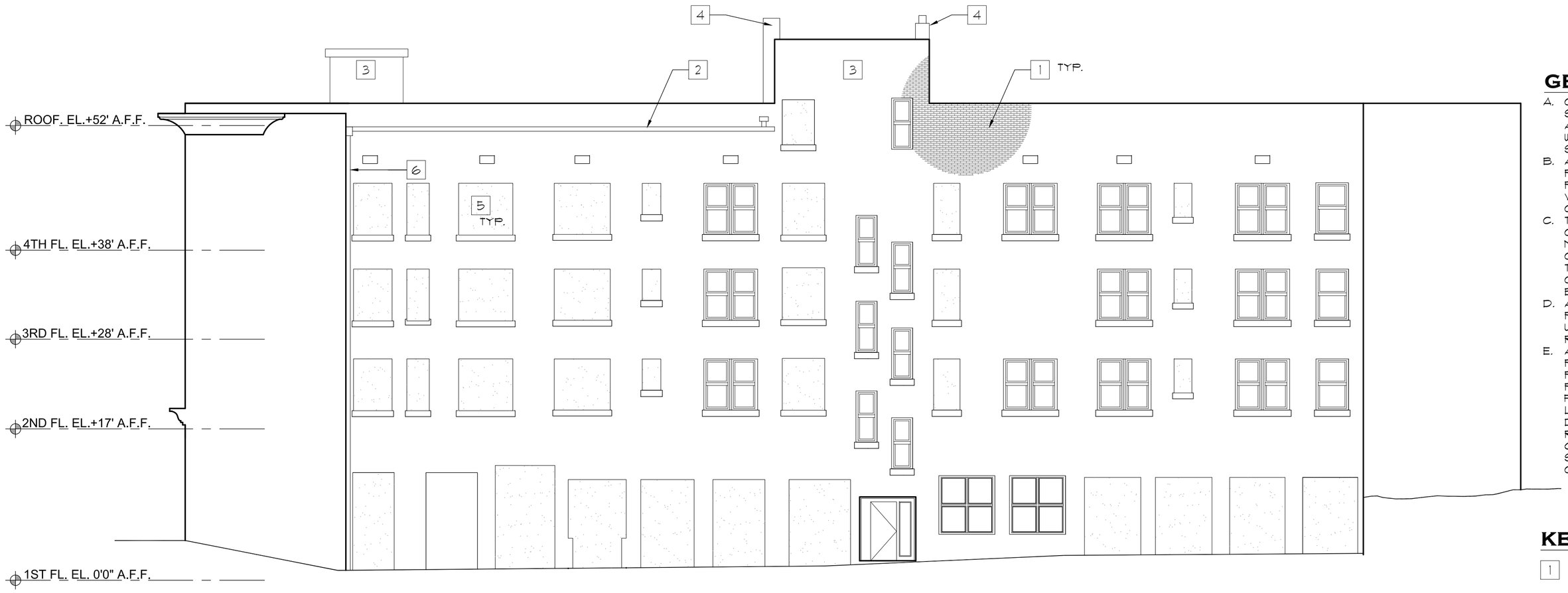
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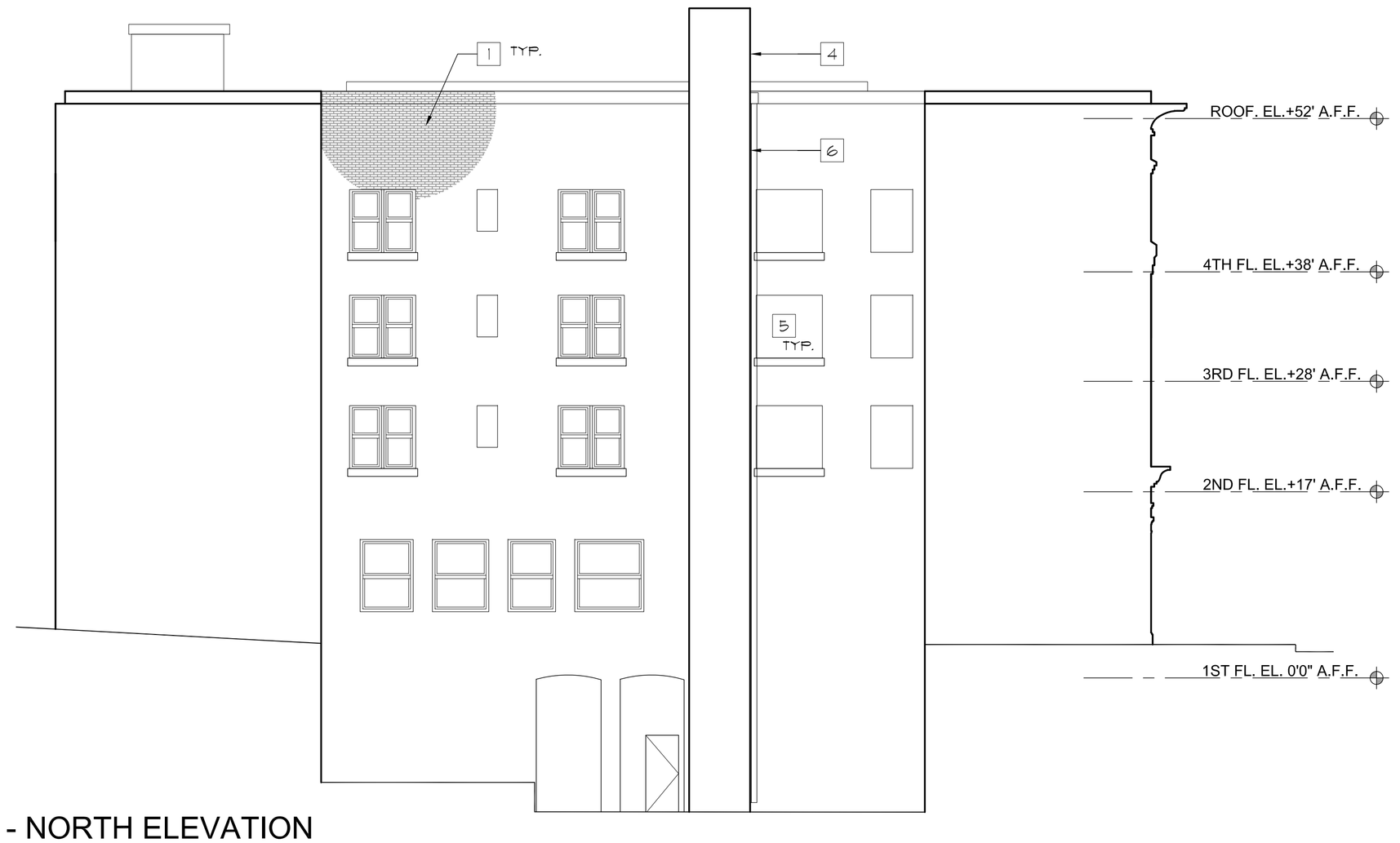
SHEET TITLE
EXTERIOR ELEVATIONS

A2-1



HOTEL SANDFORD - EAST ELEVATION

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



HOTEL SANDFORD - NORTH ELEVATION

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

GENERAL NOTES

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B. ADDITIONAL DEMOLITION WILL BE REQUIRED TO PERFORM STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. CONTRACTOR TO COORDINATE AND VERIFY THE EXTENT OF REMOVAL PRIOR TO CONSTRUCTION.
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D. ALL EXISTING WINDOWS, DOORS, AND TRIM ARE TO BE PROTECTED IN PLACE, REPAIRED, AND RE-PAINTED U.N.O. REFER TO THE WINDOW & DOOR SCHEDULES FOR REPAIR NOTES.
E. ALL EXTERIOR SURFACES OF THE BUILDING ARE TO BE PAINTED. VERIFY COLOR PALETTE WITH ARCHITECT PRIOR TO PAINTING. ALL EXPOSED CONDUIT AND PIPES SHALL BE PAINTED TO MATCH THE ADJACENT FINISH. PAINT PREP SHALL INCLUDE REMOVAL OF LOOSE FLAKY PAINT TO SOUND SUBSTRATE, REPAIR OF DAMAGED WOOD FEATURES PER THE SPECIFICATIONS, REPAIR OF CRACKED OR SPALLING PLASTER, AND OTHER WORK AS REQUIRED TO PROVIDE A SMOOTH/ SOUND PAINTING SURFACE. REFER TO A7-1 FOR PAINT COLORS (P-EXT.).

KEY NOTES

1 TYPICAL AT ALL LIGHT WELL WALLS EXISTING BRICK MASONRY. REPOINT AND REPAIR PER STRUCTURAL. PREP, PRIME & PAINT.

2 REMOVE AND REPLACE EXISTING GUTTER.

3 EXISTING PENTHOUSE. REPAIR DAMAGED PLASTER AND PAINT.

4 EXISTING CHIMNEY. REFER TO STRUCTURAL DRAWINGS FOR STABILIZATION DETIALS.

5 PREVIOUSLY FILLED IN WINDOW

6 REPLACE EXISTING SHT. MTL. CONDUCTOR HEAD AND DOWNSPOUT AND CONNECT TO EXISTING DRAINAGE SYSTEM.

LEGEND

(1) ALTERNATE BID ITEM, REFER TO SHEET T52 FOR SUMMARY OF ALTERNATE BID ITEMS

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SDHC

OWNER
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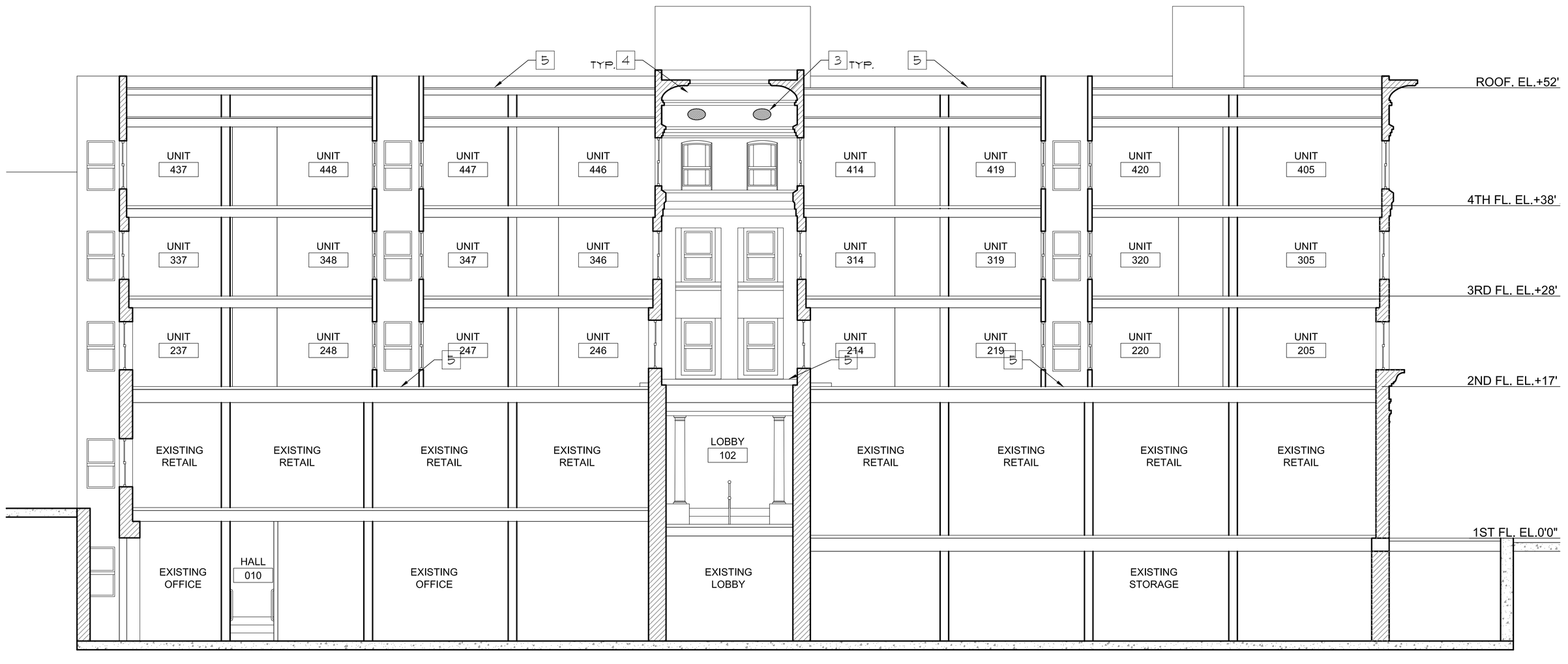
SHEET TITLE
EXTERIOR ELEVATIONS

A2-2



HOTEL SANDFORD - EAST/WEST SECTION A

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



HOTEL SANDFORD - NORTH/SOUTH SECTION B

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

GENERAL NOTES

A. CONTRACTOR TO PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLITION AREAS. FINISH TERMINATIONS WITH MATERIALS AND WORKMANSHIP TO MATCH REMAINING ADJACENT SURFACES IN-KIND.
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KEY NOTES

1. EXISTING SCREEN OVER FIRE ESCAPE OPENING. REPLACE SCREEN, CLEAN, PREP, PRIME & PAINT EXISTING METAL RAILING.
2. REMOVE EXISTING SKYLIGHT OVER EXISTING HISTORIC GLASS BLOCK PAVERS. COVER PAVERS W/ BUILDING PAPER AND ROOF OVER.
3. EXISTING CORNICE VENT. REPAIR SCREEN, PREP, PRIME & PAINT.
4. REPLACE BULBS IN CORNICE LAMPS. REPAIR FIXTURES AS NEEDED. REFER TO ELECTRICAL DRAWINGS.
5. REMOVE AND REPLACE BUILT-UP ROOFING (TYP. ALL ROOFS)

LEGEND

(1) ALTERNATE BID ITEM. REFER TO SHEET TS2 FOR SUMMARY OF ALTERNATE BID ITEMS

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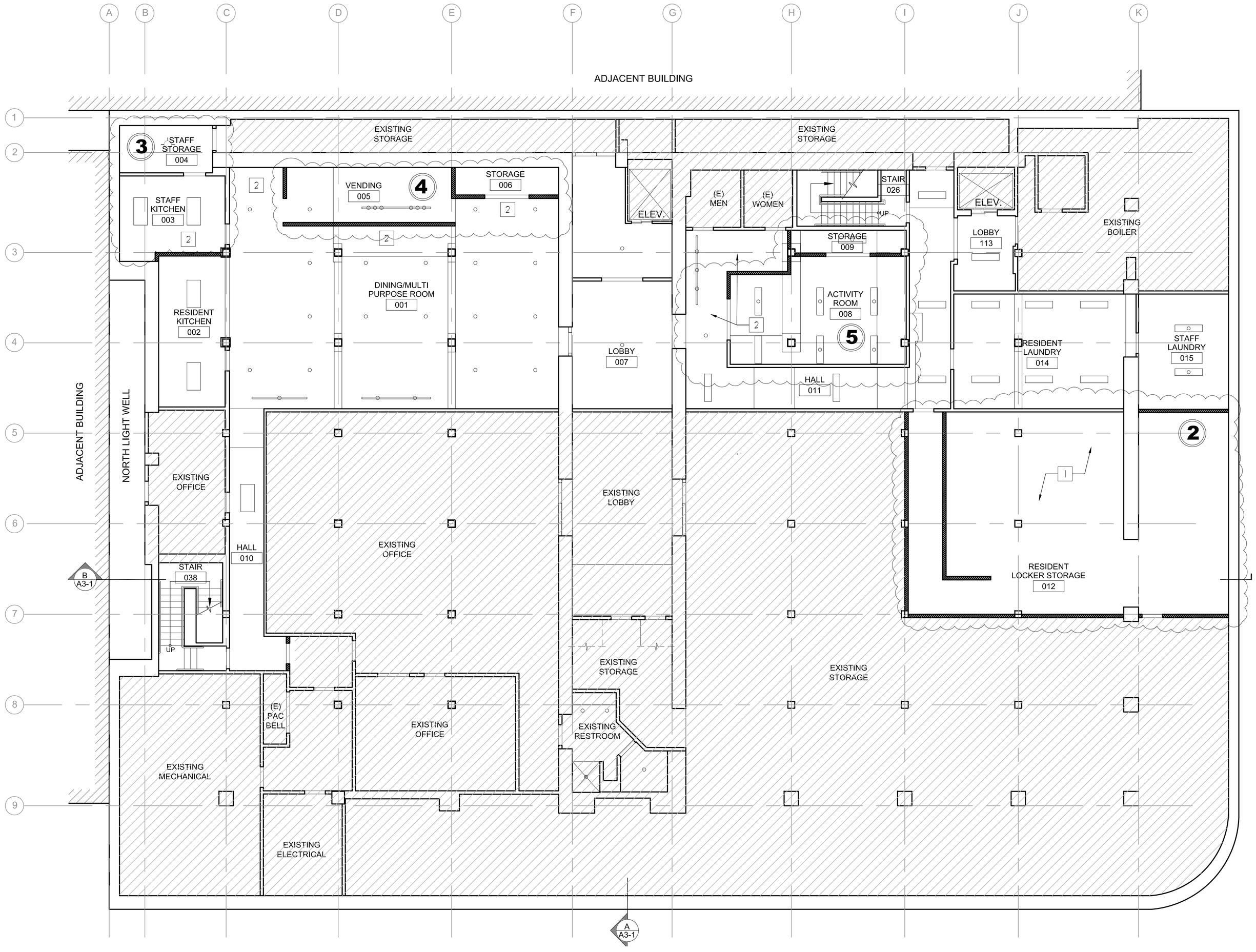
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SHEET TITLE
SECTIONS

A3-1



GENERAL NOTES

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D. AREAS NOTED AS EXISTING SHALL REMAIN AS-IS U.N.O.
E. PAINT CEILINGS AND WALLS AT ROOMS 001 THROUGH 015 PER FINISH SCHEDULE.
F. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS AND TYPES.

KEY NOTES

1 NEW SUSPENDED T-GRID ACOUSTICAL CEILING SYSTEM.
2 REPAIR CEILING AS NEEDED IN LOCATIONS OF NEW OR DEMOLISHED WALLS.

LEGEND

EXISTING WALL TO REMAIN
EXISTING FEATURE TO BE DEMOLISHED
NEW WALL
IMPROVEMENTS IN THIS AREA ARE NOT WITHIN THE PROJECT SCOPE OF WORK
1 ALTERNATE BID ITEM, REFER TO SHEET T52 FOR SUMMARY OF ALTERNATE BID ITEMS

HOTEL SANDFORD - BASEMENT REFLECTED CEILING PLAN

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

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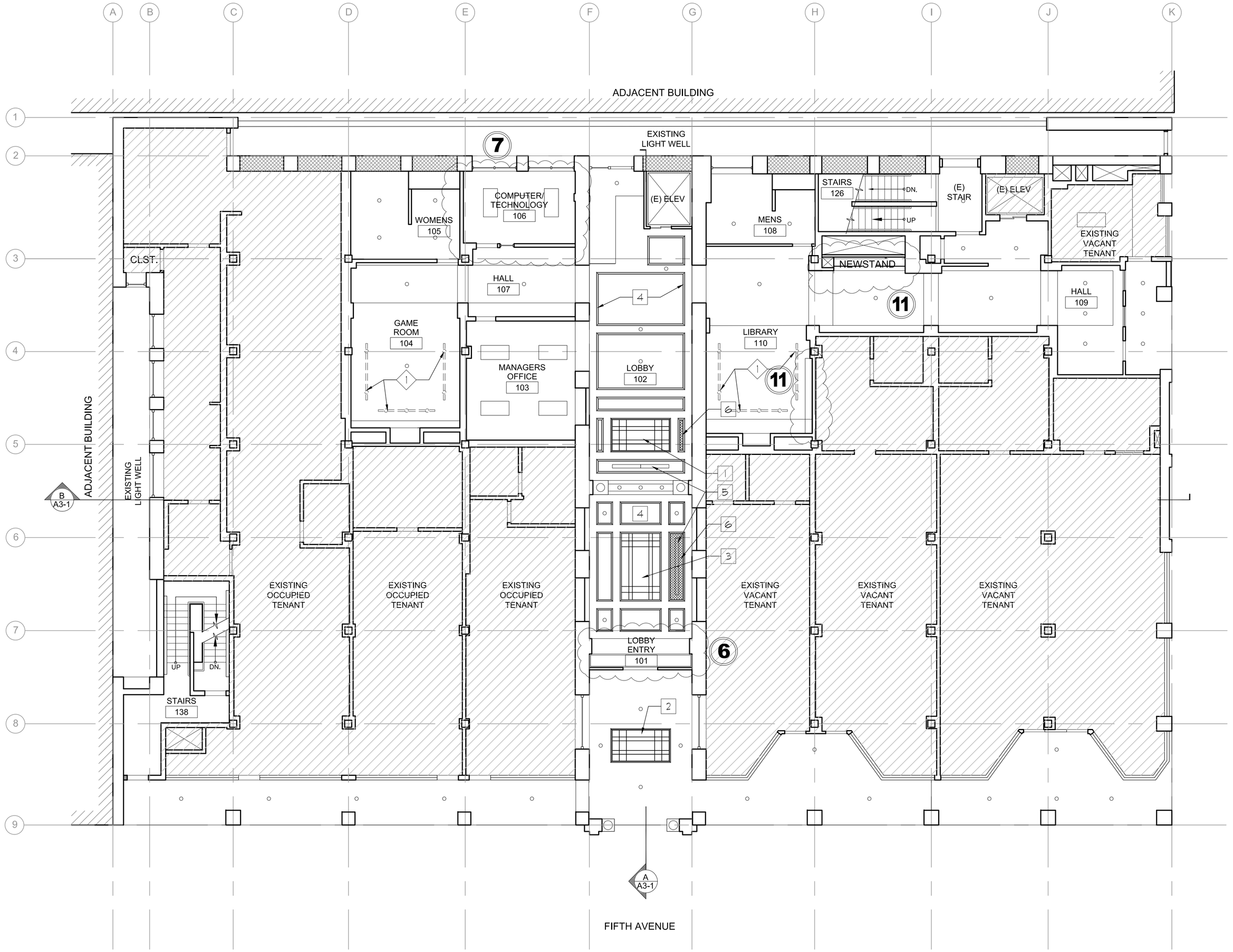
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SHEET TITLE
BASEMENT RCP

A4-1



GENERAL NOTES

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D. TYPICAL ALL INTERIOR WALL, CEILINGS, AND TRIM IN RESIDENTIAL AREAS SHALL BE REPAINTED. REFER TO FINISH SCHEDULE FOR ADDITIONAL NOTES. INTERIOR IMPROVEMENTS IN THE EXISTING TENANT SPACES ARE EXCLUDED FROM THE SCOPE OF WORK U.N.O. REFER TO DOOR SCHEDULE FOR DOOR REPAIR AND HARDWARE NOTES.
F. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS AND TYPES.

DEMOLITION KEY NOTES

1 REMOVE EXISTING TRACK LIGHTING. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES.

KEY NOTES

1 EXISTING HISTORIC SKYLIGHT PROTECT IN PLACE. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING.

2 EXISTING HISTORIC SKYLIGHT PROTECT IN PLACE. REMOVE PAINT FROM COLORED GLASS. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING.

3 EXISTING HISTORIC SKYLIGHT PROTECT IN PLACE. REMOVE NON-HISTORIC CHANDELIER AND REPLACE MISSING ART GLASS CENTER PANEL TO MATCH HISTORIC SKYLIGHT PANELS IN KIND. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING.

4 TYP. EXISTING APPLIED WOOD TRIM. PROTECT IN PLACE AND PAINT.

5 NEW CEILING DIFFUSER, REFER TO MECHANICAL DRAWINGS.

6 REMOVE EXISTING PERFORATED METAL SCREEN AND INSTALL GYP. BRD. IN CEILING PANEL.

LEGEND

EXISTING WALL TO REMAIN

EXISTING FEATURE TO BE DEMOLISHED

NEW WALL

IMPROVEMENTS IN THIS AREA ARE NOT WITHIN THE PROJECT SCOPE OF WORK

1 ALTERNATE BID ITEM, REFER TO SHEET T52 FOR SUMMARY OF ALTERNATE BID ITEMS

HOTEL SANDFORD - FIRST FLOOR REFLECTED CEILING PLAN

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

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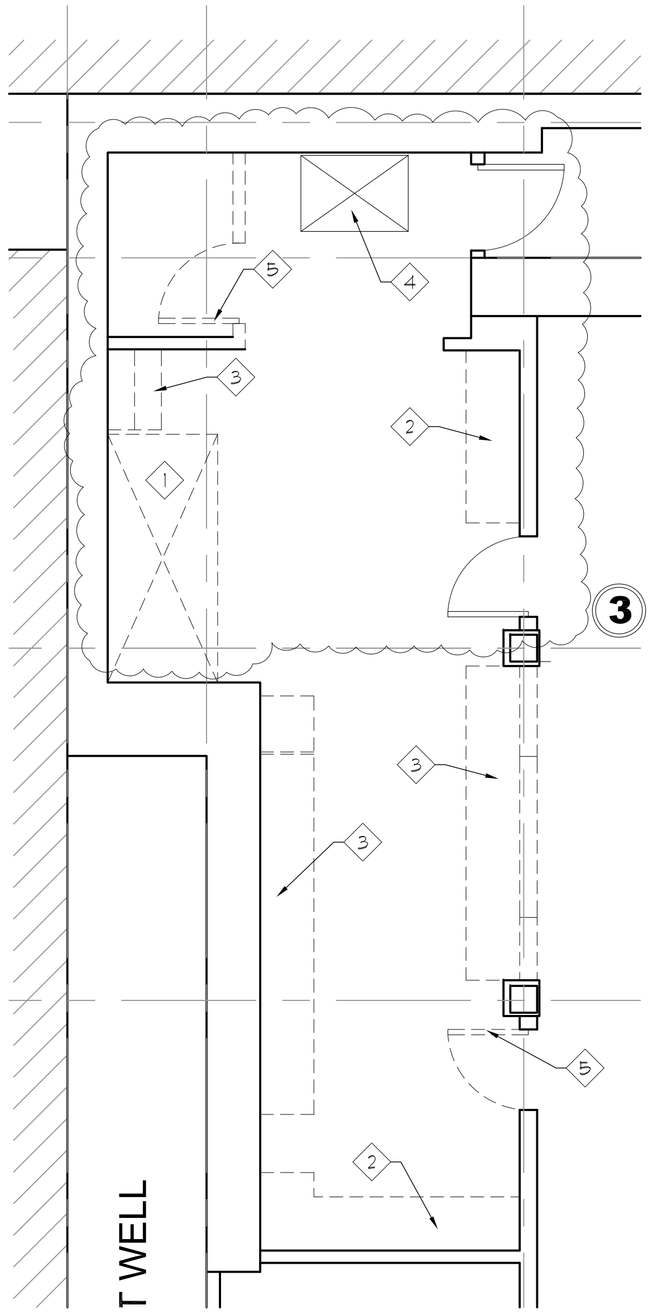
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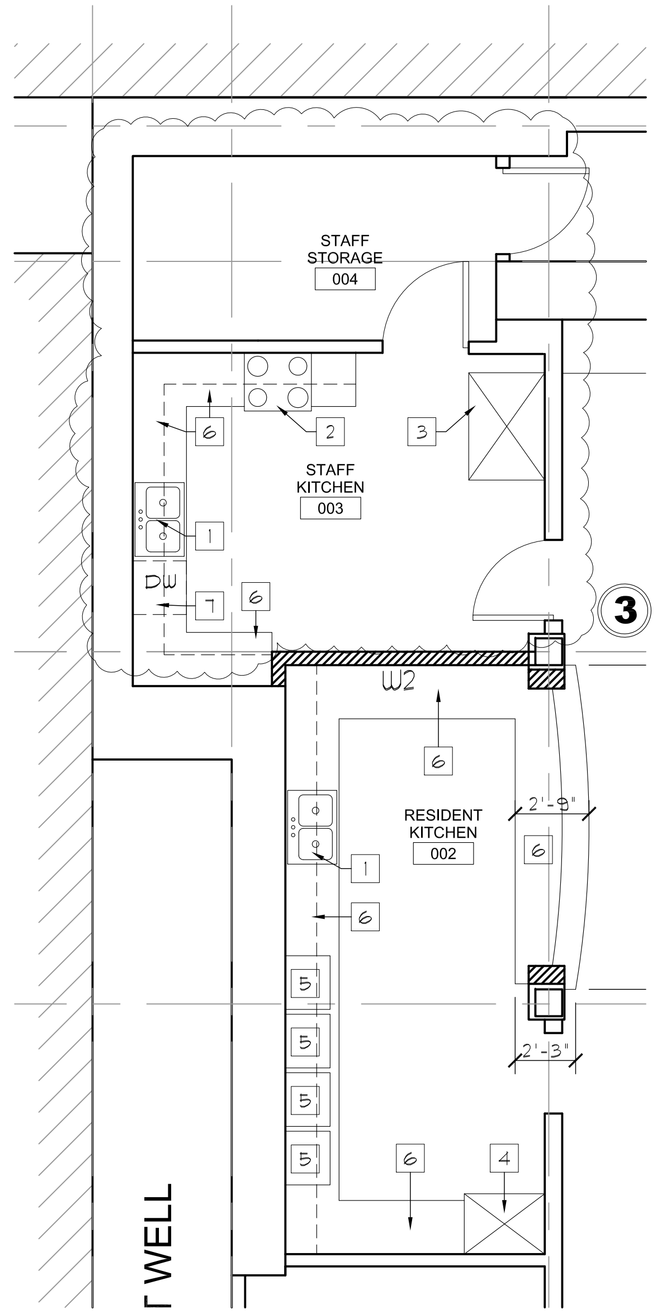
SHEET TITLE
FIRST FLOOR RCP

A4-2



1 A5-1 BASEMENT KITCHEN DEMOLITION PLAN

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



2 A5-1 BASEMENT KITCHEN PLAN

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

GENERAL NOTES

A. CONTRACTOR TO PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLITION AREAS. FINISH TERMINATIONS WITH MATERIALS AND WORKMANSHIP TO MATCH REMAINING ADJACENT SURFACES IN KIND.
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D. REFER TO FLOOR PLANS AND DOOR SCHEDULE FOR DOOR NOTES.
E. REFER TO FINISH SCHEDULE FOR INTERIOR FINISHES.
F. REFER TO INTERIOR DESIGN DRAWINGS FOR BUILT-IN CABINETS IN KITCHEN.

DEMOLITION KEY NOTES

1. REMOVE EXISTING COMMERCIAL EXHAUST HOOD, CAP AND RECONFIGURE UTILITIES PER MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR NEW KITCHENS.
2. REMOVE (E) COMMERCIAL GRADE STAINLESS STEEL SINK.
3. REMOVE (E) BUILT-IN CABINETS.
4. (E) REFRIGERATOR TO BE RELOCATED.
5. REMOVE (E) DOOR.

KEY NOTES

1. NEW STAINLESS STEEL DOUBLE COMPARTMENT SINK WITH DISPOSAL.
2. NEW OVEN/ COOK TOP.
3. EXISTING RELOCATED REFRIGERATOR.
4. NEW REFRIGERATOR.
5. NEW BUILT-IN MICROWAVE.
6. SOLID SURFACE COUNTER TOP, BUILT-IN CABINETS AND CABINET UPPERS (WHERE INDICATED). REFER TO INTERIOR DESIGN DRAWINGS.
7. NEW BUILT-IN DISHWASHER

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL OR FEATURE TO BE DEMOLISHED
- NEW WALL
- W1 WALL TYPE, REFER TO A8-1
- 1 ALTERNATE BID ITEM, REFER TO SHEET T52 FOR SUMMARY OF ALTERNATE BID ITEMS

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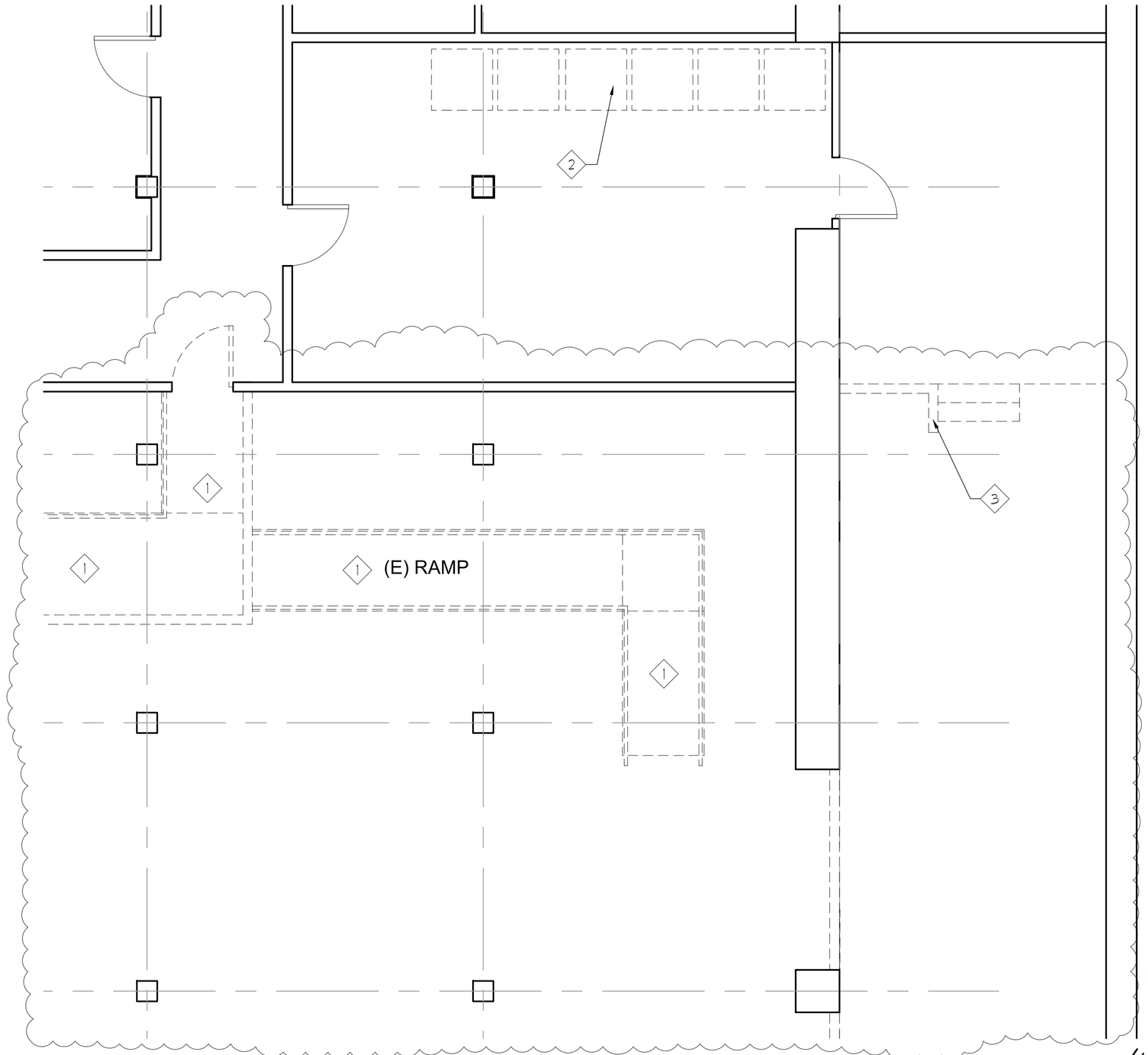
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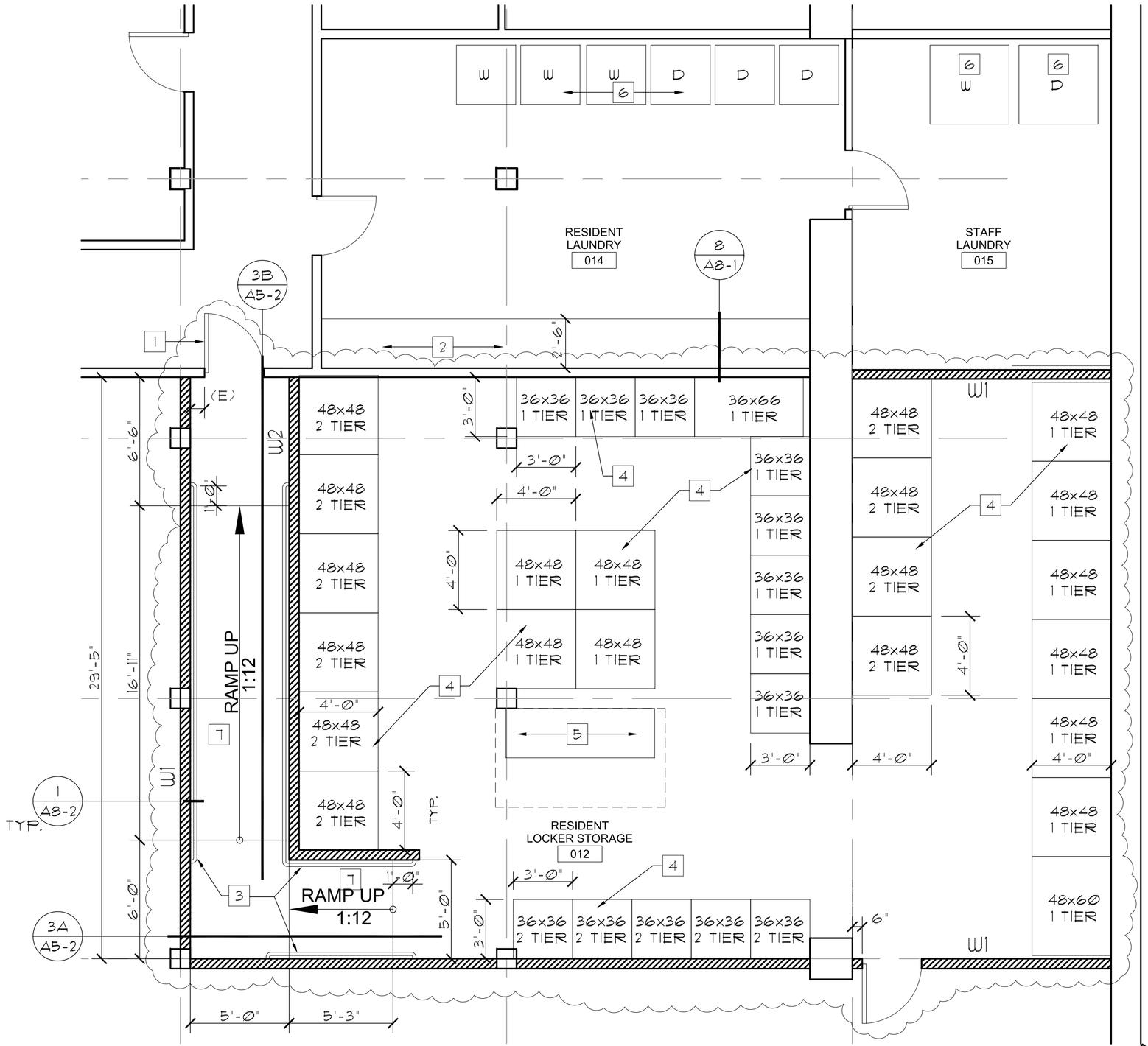
SHEET TITLE
ENLARGED PLANS

A5-1



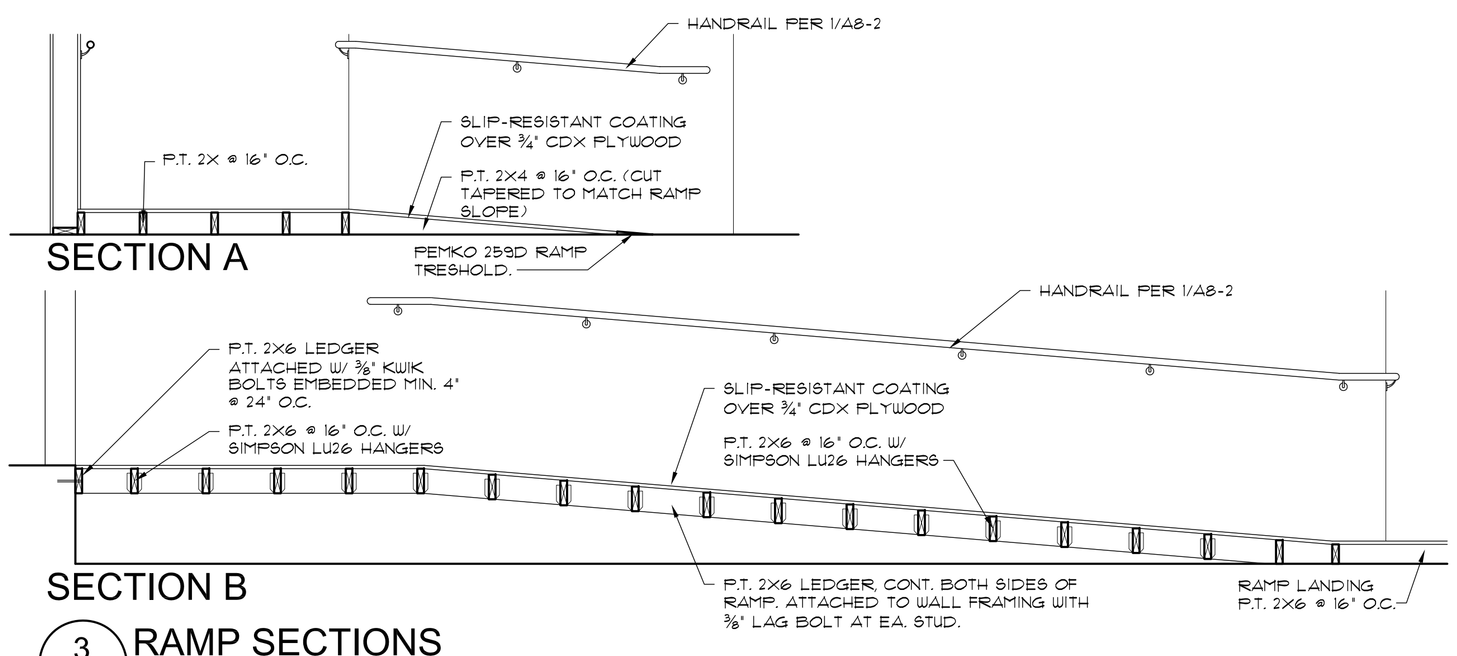
1 A5-2 BASEMENT STORAGE/LAUNDRY DEMOLITION PLAN
ALTERNATE BID ITEM 2

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



2 A5-2 BASEMENT STORAGE/LAUNDRY PLAN
ALTERNATE BID ITEM 2

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



3 A5-2 RAMP SECTIONS

SCALE: 1/2" = 1'-0"

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D. REFER TO FLOOR PLANS AND DOOR SCHEDULE FOR DOOR NOTES.
E. REFER TO FINISH SCHEDULE FOR INTERIOR FINISHES.
F. REFER TO INTERIOR DESIGN DRAWINGS FOR BUILT-IN CABINETS IN KITCHEN.

DEMOLITION KEY NOTES

1. REMOVE EXISTING WOOD RAMP
2. REMOVE EXISTING LAUNDRY EQUIPMENT AND FURNITURE.
3. REMOVE EXISTING STAIR AND PARTIALLY FRAMED WALL.

KEY NOTES

1. EXISTING DOOR. RE-HANG TO REVERSE SWING AS SHOWN
2. NEW FULL-LENGTH WALL MOUNTED P-LAM COUNTER TOP.
3. NEW WALL MOUNTED HANDRAILS (BOTH SIDES).
4. NEW PREFABRICATED METAL BULK STORAGE LOCKER UNITS BY HALLOWELL DIV. LIST INDUSTRIES INC. OR APPROVED EQUAL. PROVIDE 6" HIGH CONCRETE PAD UNDER ALL LOCKERS TYP. CONTRACTOR TO SUBMIT PRODUCT DATA AND SHOP DRAWINGS. NOTE: AT LEAST ONE OF EACH TYPE OF LOCKER SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES (ADA COMPLIANT).

LOCKER COUNT	
48X48X90 (FULL-HEIGHT, 1 TIER)	10 LOCKERS
48X48X45 (2 TIER)	20 LOCKERS
36X36X90 (FULL-HEIGHT, 1 TIER)	8 LOCKERS
36X36X45 (2 TIER)	10 LOCKERS
48X60X90 (FULL-HEIGHT, 1 TIER)	1 LOCKER
36X66X90 (FULL-HEIGHT, 1 TIER)	1 LOCKER
TOTAL	50 LOCKERS

5. NEW COMMERCIAL GRADE 8-BIKE CAPACITY BIKE RACK. BLACK POWDER COAT FINISH.
6. NEW LAUNDRY MACHINES BY OWNER CONTRACTOR TO PROVIDE HOOK-UPS AND COORDINATE INSTALLATION.
7. NEW ACCESSIBLE WOOD FRAMED RAMP WITH HANDRAILS AT BOTH SIDES. FLOOR FINISH TO BE ¾" PLYWOOD WITH TREMCO VULKEM DECK COATING SYSTEM PER SPECS.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL OR FEATURE TO BE DEMOLISHED
- NEW WALL
- W1 WALL TYPE, REFER TO A8-1
- (1) ALTERNATE BID ITEM, REFER TO SHEET T02 FOR SUMMARY OF ALTERNATE BID ITEMS

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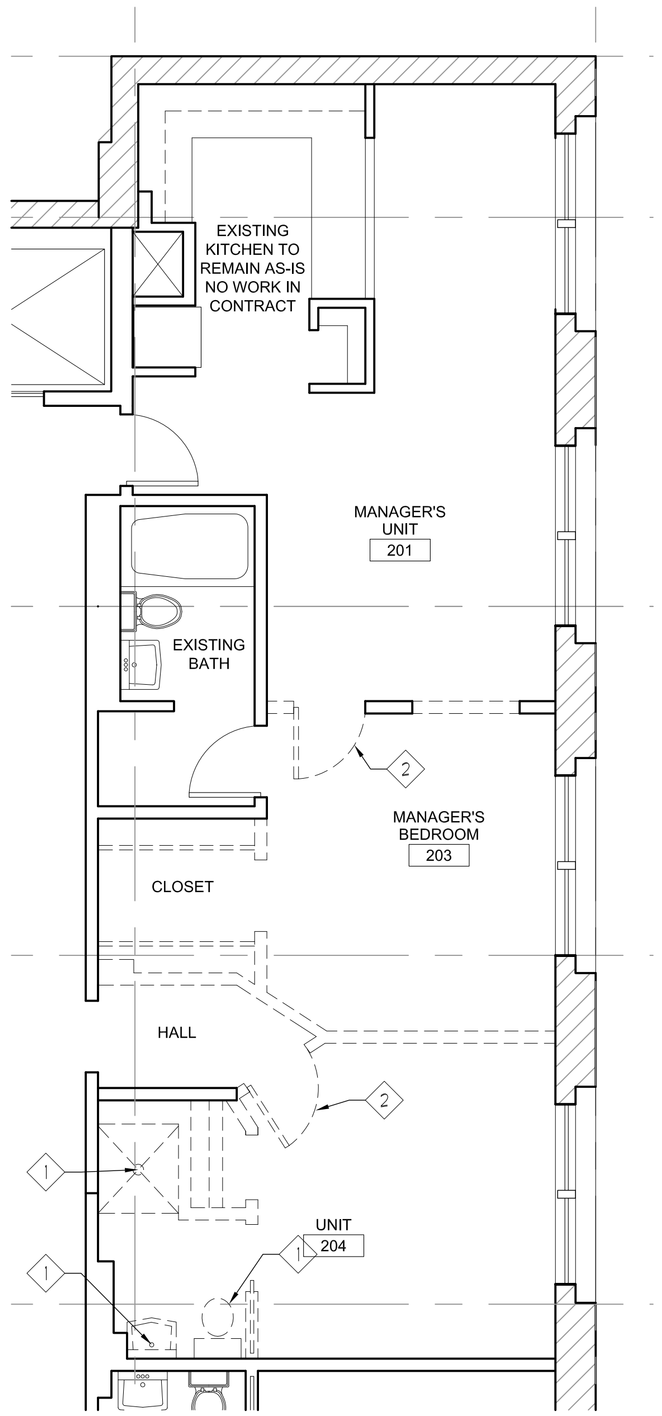
REVISIONS

BID SET - FEBRUARY 23, 2011

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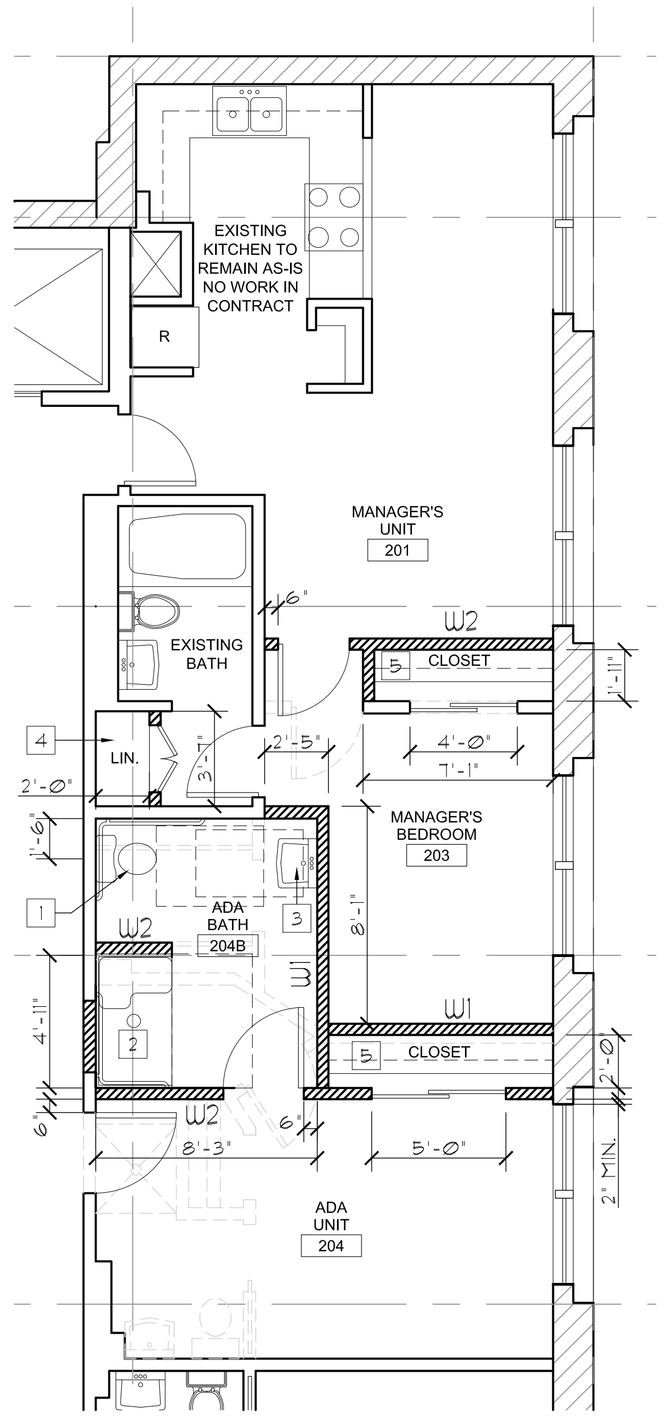
SHEET TITLE
ENLARGED PLANS

A5-2



1 A5-3 ADA UNIT & MANAGER'S SUITE PLAN DEMOLITION PLAN

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



2 A5-3 ADA UNIT & MANAGER'S SUITE PLAN

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

GENERAL NOTES

A. CONTRACTOR TO PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLITION AREAS. FINISH TERMINATIONS WITH MATERIALS AND WORKMANSHIP TO MATCH REMAINING ADJACENT SURFACES IN-KIND.
B. ADDITIONAL DEMOLITION WILL BE REQUIRED TO PERFORM STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. CONTRACTOR TO COORDINATE AND VERIFY THE EXTENT OF REMOVAL PRIOR TO CONSTRUCTION.
C. THE BUILDING WILL REMAIN OCCUPIED THROUGH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A SECURED WORK AREA, PROVIDE A CONTINUOUS SAFE AND ACCESSIBLE PATH OF TRAVEL TO OCCUPIED AREAS IN THE BUILDING, AND COORDINATE ANY DISRUPTIONS OF SERVICES WITH THE BUILDING MANAGER.
D. NO WORK IS SCHEDULED IN THE EXISTING MANAGERS KITCHEN. FLOORING INSIDE MANAGERS UNIT IS EXISTING WOOD FLOORING.
E. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR DOOR NOTES.
F. REFER TO FINISH SCHEDULE FOR INTERIOR FINISHES.

DEMOLITION KEY NOTES

1. REMOVE EXISTING PLUMBING FIXTURES, RECONFIGURE UTILITIES PER MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
2. REMOVE AND SALVAGE DOOR.

KEY NOTES

1. NEW ADA COMPLIANT TOILET AND S.S. GRAB BARS
2. NEW ADA COMPLIANT ROLL-IN 60x30 SHOWER W/ ADA COMPLIANT HANDRAILS, FIXTURES, AND HOLD-DOWN SEAT.
3. NEW ADA COMPLIANT WALL-MOUNTED LAVATORY.
4. NEW LINEN CLOSET. PROVIDE SHELVES.
5. NEW CLOSET, PROVIDE SHELF AND POLE.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL OR FEATURE TO BE DEMOLISHED
- NEW WALL
- W1 WALL TYPE, REFER TO A8-1
- (1) ALTERNATE BID ITEM, REFER TO SHEET TS2 FOR SUMMARY OF ALTERNATE BID ITEMS

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PAUL DAVID MARSHALL
C-24785
03-31-11
RENEWAL DATE
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1301-1333 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

CLIENT
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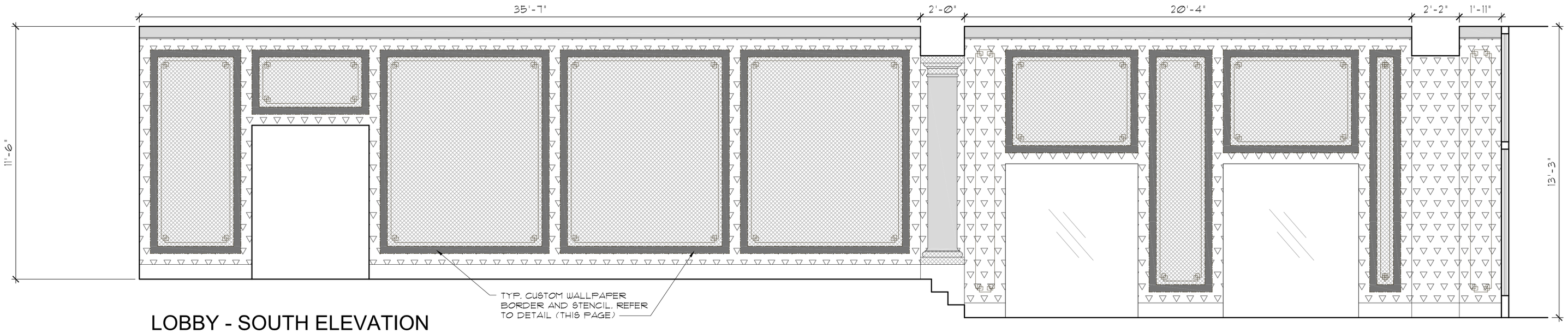
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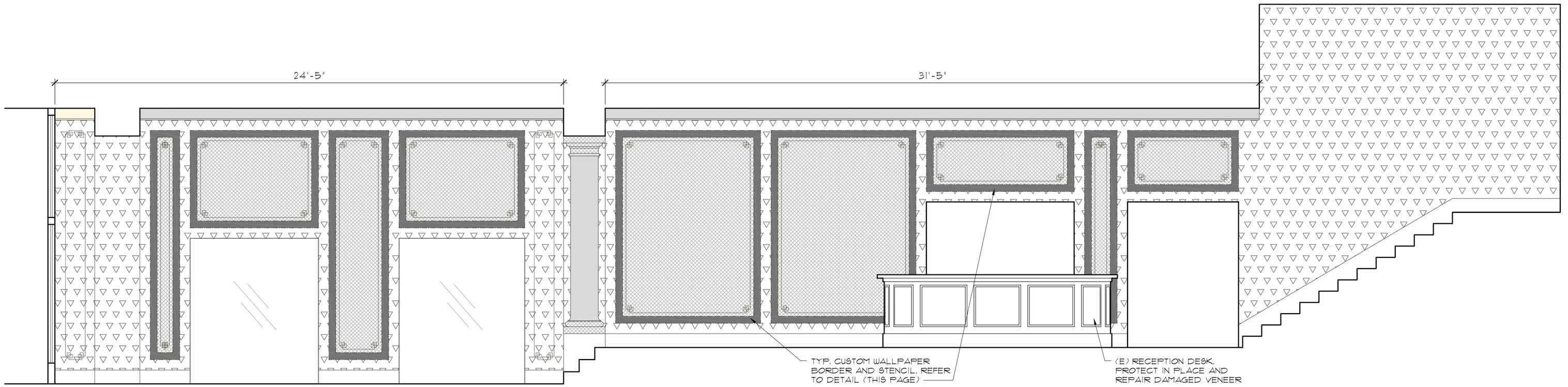
SHEET TITLE
ENLARGED PLAN

A5-3



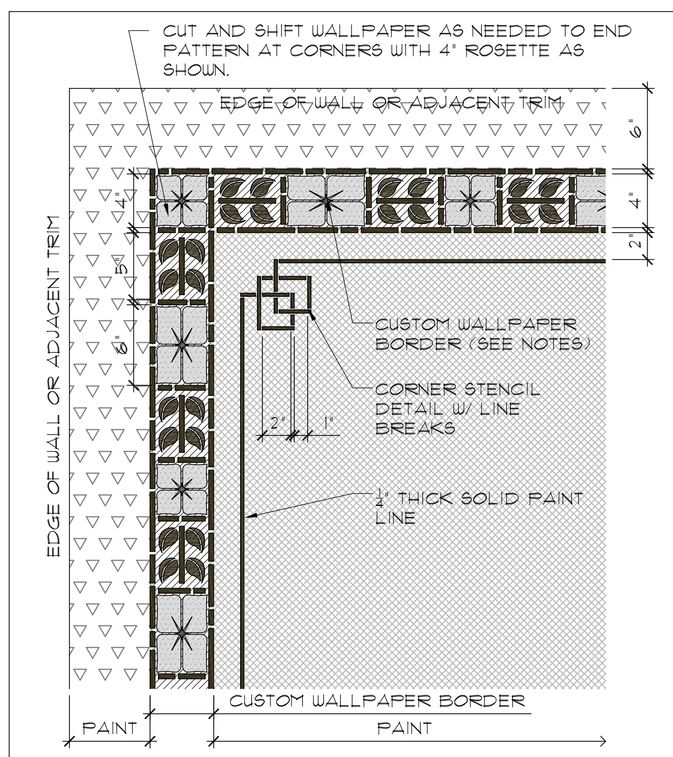
LOBBY - SOUTH ELEVATION

SCALE: 3/8" = 1'-0"



LOBBY - NORTH ELEVATION

SCALE: 3/8" = 1'-0"



STENCIL DETAIL

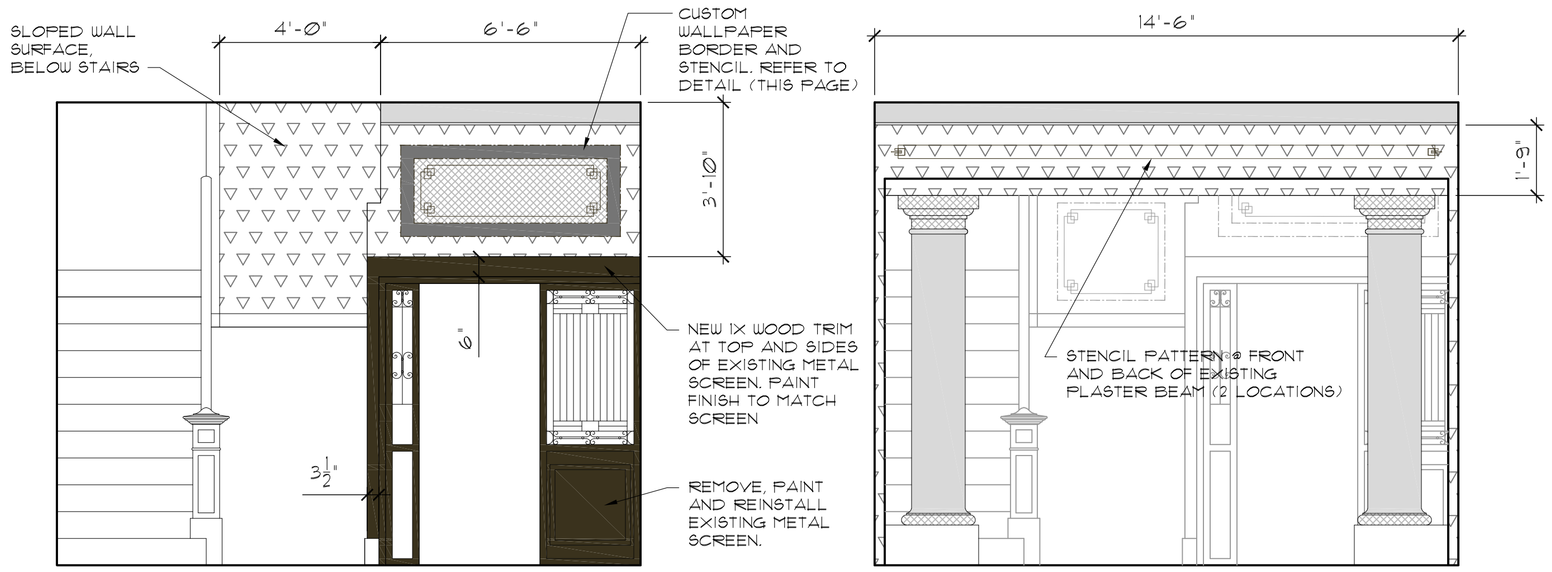
SCALE: 1 1/2" = 1'-0"

WALLPAPER/STENCIL NOTES

1. CUSTOM DIGITAL PRINT WALLPAPER BORDER BY BRADBURY & BRADBURY, www.bradbury.com, TEL: 707-746-1900 OR APPROVED EQUAL.
2. ARCHITECT TO PROVIDE CUSTOM WALLPAPER BORDER DESIGN IN PDF FORMAT FOR CUSTOM PRINTING. WALLPAPER BORDER IS 4¾" WIDE AND THE PATTER REPEATS AT 21½" INTERVALS.
3. COLORS ON WALLPAPER BORDER (3 COLORS) TO BE CUSTOM MATCHED TO REFERENCED SHERWIN WILLIAMS PAINT CHIPS.
4. CONTRACTOR TO PROVIDE PAPER PROOF OF WALLPAPER BORDER FOR ARCHITECT'S APPROVAL PRIOR TO PRINTING.
5. CONTRACTOR TO PROVIDE MOCK-UP OF WALLPAPER INSTALLATION AND STENCIL.
6. CONTRACTOR TO PROVIDE DRAW-DOWN SAMPLES FOR ALL PAINTS.
7. VERIFY WALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING BORDER AND LAYING OUT WALL DESIGN & STENCIL.

COLOR LEGEND

- SHERWIN WILLIAMS SW6129 Restrained Gold
- SHERWIN WILLIAMS SW6127 Ivoire
- SHERWIN WILLIAMS SW6153 Protege Bronze
- SHERWIN WILLIAMS SW6425 Relentless Olive
- SHERWIN WILLIAMS SW0042 Ruskin Room Green
- SHERWIN WILLIAMS SW7008 Alabaster *TRIM COLOR - NOT SHOWN ON THIS DETAIL



LOBBY - EAST ELEVATION

SCALE: 3/8" = 1'-0"

EAST ELEVATION @ COLUMNS

SCALE: 3/8" = 1'-0"

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SHEET TITLE
LOBBY INT. ELEVATIONS

A6-1

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MAT.	FINISH	BASE MAT.	FINISH	N WALL MAT.	FINISH	WSCT.	FINISH	E WALL MAT.	FINISH	WSCT.	FINISH	S WALL MAT.	FINISH	WSCT.	FINISH	W WALL MAT.	FINISH	WSCT.	FINISH	CEILING MAT.	FINISH	CEILING HEIGHT	PAINT COLOR	KEY NOTES
	BASEMENT																									
001	DINING/MULTI-PURPOSE	(E) CT	-	(E) WD	P-SG	(E) GB	P-F	-		(E) GB	P-F	-		(E) GB	P-F	-		(E) GB	P-F	-		(E) GB	P-F	-	P4	PROVIDE OCCUPANT LOAD SIGNAGE PER DET. 9/A8-2.
002	RESIDENT KITCHEN	(E) CT	-	(E) CT	P-SG	(E) GB	P-SG	-	-	GB	P-SG	-	-	(E) GB	P-SG	-	-	(E) GB	P-SG	-	-	(E) GB	P-F	-	P5	PATCH & REPAIR (E) CT FLOOR. ASSUME 20% (N) CT & 20% (N) CT BASE
003	STAFF KITCHEN	(E) CT	-	(E) CT	P-SG	(E) GB	P-SG	-	-	(E) GB	P-SG	-	-	(E) GB	P-SG	-	-	GB	P-SG	-	-	(E) GB	P-F	-	P5	PATCH & REPAIR (E) CT FLOOR. ASSUME 20% (N) CT & 20% (N) CT BASE
004	STAFF STORAGE	(E) CT	-	(E) CT	P-SG	(E) GB	P-SG	-	-	(E) GB	P-SG	-	-	(E) GB	P-SG	-	-	(E) GB	P-SG	-	-	(E) GB	P-F	-	P5	
005	VENDING	(E) CT	-	(E) WD	P-SG	GB	P-SG	-	-	(E) GB	P-SG	-	-	GB	P-SG	-	-	GB	P-SG	-	-	(E) GB	P-F	-	P5	
006	STORAGE	(E) CT	-	WD	P-SG	GB	P-SG	-	-	(E) GB	P-SG	-	-	(E) GB	P-SG	-	-	GB	P-SG	-	-	(E) GB	P-F	-	P5	
007	LOBBY	(E) CT	-	(E) WD	P-SG	(E) BR	-	-	-	(E) GB	P-F	-	-	(E) BR	-	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	P4	
008	ACTIVITY ROOM	RSF-1	-	WD	P-SG	GB	P-F	-	-	GB	P-F	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	P4	PROVIDE OCCUPANT LOAD SIGNAGE PER DET. 9/A8-2.
009	STORAGE	RSF-1	-	WD	P-SG	GB	P-F	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	-	GB	P-F	-	-	(E) GB	P-F	-	P4	
010	HALL	CPT-4	-	(E) WD	P-SG	(E) GB	P-F	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	P4	
011	HALL	(E) CT	-	(E) WD	P-SG	(E) GB	P-F	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	P4	
012	RES. LOCKER STOR.	(E)CONC	SLR	RB	-	GB	P-SG	-	-	GB	P-SG	-	-	GB	P-SG	-	-	GB	P-SG	-	-	ACC	-	-	P5	
013	LOBBY	(E) CT.	-	(E) WD	P-SG	(E) GB	P-F	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	-	(E) GB	P-F	-	P4	
014	RESIDENT LAUNDRY	(E) RSF	-	RB	-	(E) GB	P-SG	-	-	(E) GB	P-SG	-	-	(E) GB	P-SG	-	-	(E) GB	P-SG	-	-	(E) GB	P-SG	-	P5	
015	STAFF LAUNDRY	(E)CONC	-	RB	-	(E) GB	P-SG	-	-	(E) GB	P-SG	-	-	(E) CONC	P-SG	-	-	GB	P-SG	-	-	ACC	-	-	P5	
016	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	VARIES	P5	
038	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	VARIES	P5	
	FIRST FLOOR																									
101	ENTRY LOBBY	(E) CT	-	(E) MBL	-	(E) PL	P-F	-	-	-	-	-		(E) PL	P-F	-		GLASS	-	-		(E) PL	P-F	-	P2	SEE A6-1 FOR DECORATIVE PAINTING
102	LOBBY	(E) CT	-	(E) MBL	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	-	-	-	-	(E) PL	P-F	-	P2	SEE A6-1 FOR DECORATIVE PAINTING
103	MANAGER'S OFFICE	CPT-4	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P1	
104	GAME ROOM	CPT-3	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P1	PROVIDE OCCUPANT LOAD SIGNAGE PER DET. 9/A8-2.
105	WOMEN	(E) CT	-	(E) CT	-	(E) PL	P-SG	(E)CT	-	(E) PL	P-SG	(E)CT	-	(E) PL	P-SG	(E)CT	-	(E) PL	P-SG	(E)CT	-	(E) PL	P-SG	-	P5	
106	COMPUTER/TECH.	CPT-4	-	(E) WD	P-SG	(E) PL	P-F	-		(E) PL	P-F	-		(E) PL	P-F	-		(E) PL	P-F	-		(E) PL	P-F	-	P6	
107	HALL	CPT-3	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	VARIES	P1	
108	MEN	(E) CT	-	(E) CT	-	(E) PL	P-SG	(E)CT	-	(E) PL	P-SG	(E)CT	-	(E) PL	P-SG	(E)CT	-	(E) PL	P-SG	(E)CT	-	(E) PL	P-SG	-	P5	
109	HALL	(E) CT	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P1	REMOVED AND RESET (E) CT AT RAMP. ASSUME 20 SF REPAIR AREA
110	LIBRARY	CPT-3	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P1	PROVIDE OCCUPANT LOAD SIGNAGE PER DET. 9/A8-2.
-	(E) OCCUPIED TENANT	RSF-3	-	RB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BARBER COLLEGE FLOORING ONLY - ADD ALT. #13
126	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	VARIES	P5	
138	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	VARIES	P5	
	SECOND FLOOR																									
201	MANAGER'S UNIT	(E) WD	-	(E) WD	-	(E) PL	P-F	-		(E) PL	P-F	-		(E) PL	P-F	-		(E) PL	P-F	-		(E) PL	P-F	-	P3	PROTECT (E) WOOD FLOOR IN PLACE
ALL	RESIDENT UNITS (40)	CPT-5	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P3	
204	NEW ADA UNIT	CPT-5	-	WD	P-SG	(E) PL	P-F	-	-	GB	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	GB	P-F	-	P3	SEE DET. 6/A8-2 FOR STANDARD TOILET ACCESSORY MOUNT HEIGHTS
ALL	UNITS BATHROOM (42)	RSF-2	-	RB	P-SG	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	GB	P-SG	-	P5	
207	FIRE ESCAPE	(E)CONC	-	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P3	
224	LINEN	RSF-2	-	RB	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	P5	
225	TRASH	RSF-2	-	RB	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	P5	
226	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	VARIES	P5	
229	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	VARIES	P3	
230	CORRIDOR	CPT-4	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P3	
238	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	VARIES	P5	(E) WD BASE TO REMAIN. REPLACE SECTIONS OF (E) RB WITH (N) RB
245	FIRE ESCAPE	(E)CONC	-	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P3	
	THIRD FLOOR																									
ALL	RESIDENT UNITS (44)	CPT-5	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P3	
ALL	UNITS BATHROOM (44)	RSF-2	-	RB	P-SG	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	GB	P-SG	-	P5	
307	FIRE ESCAPE	(E)CONC	-	-	-	(E) PL	P-F	-	-		P-F	-	-		P-F	-	-		P-F	-	-	(E) PL	P-F	-	P3	
324	LINEN	RSF-2	-	RB	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	P5	
325	TRASH	RSF-2	-	RB	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	P5	
326	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	VARIES	P5	
329	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	VARIES	P3	
330	CORRIDOR	CPT-4	-	(E)WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P3	
338	STAIR	CPT-4	-	RB	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	VARIES	P5	(E) WD BASE TO REMAIN. REPLACE SECTIONS OF (E) RB WITH (N) RB
345	FIRE ESCAPE	(E)CONC	-	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P3	
	FOURTH FLOOR																									
ALL	RESIDENT UNITS (44)	CPT-5	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P3	
ALL	UNITS BATHROOM (44)	RSF-2	-	RB	P-SG	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	GB	P-SG	-	P5	
407	FIRE ESCAPE	(E)CONC	-	-	-	(E) PL	P-F	-	-		P-F	-	-		P-F	-	-		P-F	-	-	(E) PL	P-F	-	P3	
424	LINEN	RSF-2	-	RB	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	P5	
425	TRASH	RSF-2	-	RB	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	P5	
426	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	VARIES	P5	
429	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	VARIES	P3	
430	CORRIDOR	CPT-4	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P3	
438	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	-	-	(E) PL	P-SG	VARIES	P5	(E) WD BASE TO REMAIN. REPLACE SECTIONS OF (E) RB WITH (N) RB
445	FIRE ESCAPE	(E)CONC	-	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	P3	
	PENTHOUSE																									
501	STAIR	CPT-4	-	(E) WD	P-SG	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	-	-	(E) PL	P-F	VARIES	P3	

PAINT COLOR SCHEDULE

	PAINT COLOR:	NOTES:
P1	SHERWIN WILLIAMS SW6129 - RESTRAINED GOLD (FLAT)	ALL TRIM AND DOORS DOORS TO BE SHERWIN WILLIAMS, SW 7008 - ALABASTER (SEMI-GLOSS)
P2	DECORATIVE PAINT WITH STENCIL/WALLPAPER BORDER SEE A6.1	CEILING TO BE SHERWIN WILLIAMS SW 6127 - IVOIRE (FLAT). ALL TRIM AT CEILING PANELS TO BE SHERWIN WILLIAMS, SW 7008 - ALABASTER (SEMI-GLOSS). SEE A6.1.
P3	SHERWIN WILLIAMS SW0046 - WHITE HYACINTH (FLAT)	ALL TRIM, DOORS, AND WINDOWS TO BE SHERWIN WILLIAMS, SW 6069 - FRENCH ROAST (SEMI-GLOSS)
P4	SHERWIN WILLIAMS SW0046 - WHITE HYACINTH (FLAT)	ALL TRIM AND DOORS DOORS TO BE SHERWIN WILLIAMS, SW 7008 - ALABASTER (SEMI-GLOSS)
P5	SHERWIN WILLIAMS SW0046 - WHITE HYACINTH (SEMI-GLOSS)	ALL TRIM AND DOORS DOORS TO BE SHERWIN WILLIAMS, SW0046 - WHITE HYACINTH (SEMI-GLOSS)
P6	SHERWIN WILLIAMS SW0046 - WHITE HYACINTH (SEMI-GLOSS)	ALL TRIM AND DOORS DOORS TO BE SHERWIN WILLIAMS, SW 7008 - ALABASTER (SEMI-GLOSS)
P-EXT	SHERWIN WILLIAMS SW6114 - BAGEL (FLAT EXCEPT 1ST FLOOR, SEE SPECS)	ALL TRIM AND EXT. SIDE OF WINDOW SASHES TO BE SHERWIN WILLIAMS, SW 2847 - ROYCROFT BOTTLE GREEN (SEMI-GLOSS)

WINDOW COVERINGS

BALI BLINDS
TRADITIONAL VERTICAL BLINDS
DURALITE HEADRAIL
VERTICAL SOLUTIONS
FINISH: FOUNDATIONS SNOW 9306
SIZE: TO BE SITE VERIFIED
NOTE: REPLACE EXISTING AS NEEDED PER SITE VERIFICATION. ASSUME 50% REPLACEMENT OF ALL WINDOW BLINDS ON RESIDENTIAL FLOORS FOR BIDDING.

TRANSITION STRIPS

TR-1 JOHNSONITE (OR EQUIVALENT)
FINISHES & ACCESSORIES
VINYL TRANSITION STRIP
COLOR: T.B.D.
ITEM NUMBER: SPECIFICATION TO BE SELECTED TO MEET ADA REQUIREMENTS AND PER ADJACENT FLOOR FINISH MATERIAL HEIGHT

GENERAL NOTES

A. COLORS WILL BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE.
B. FINISHES ARE NEW U.N.O. IN THE SCHEDULES.
C. REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL NOTES AND DETAILS.
D. TYPICAL THROUGHOUT (INCLUDING STAIRS), ALL INTERIOR WALLS AND CEILINGS SHALL BE REPAINTED.

SCHEDULE LEGEND

ACC	ACOUSTICAL SUSPENDED CEILING	PLAM	PLASTIC LAMINATE
CB	INTEGRAL RSF COVE BASE	PL	PLASTER
CONC	CONCRETE	P-F	PAINT (FLAT)
CR	CROWN	P-G	PAINT (HIGH-GLOSS)
CT	CERAMIC TILE	P-SG	PAINT (SEMI-GLOSS)
(E)	EXISTING	RB	RUBBER BASE
L	LIGHT FIXTURE	RSF	RESILIENT SHEET FLOORING
MBL	MARBLE	SLR	SEALER
MLD	MOULDING	SS	SOLID SURFACE
(N)	NEW	S/V	STAIN AND VARNISH
-	NOT APPLICABLE	TR	TRANSITION STRIPS
		WD	WOOD
		WC	WINDOW COVERINGS

RESIDENT UNIT FINISH NOTES

1. ALL EXISTING CARPET AND PADS SHALL BE REMOVED AND REPLACED PER INTERIOR DESIGN SPECIFICATIONS.
2. ALL RESILIENT FLOORING IN RESIDENT BATHROOMS AND WHERE NOTED IN SCHEDULE SHALL BE REMOVED AND REPLACED, INCLUDING INSTALLATION OF NEW RUBBER BASE PER INTERIOR DESIGN SPECIFICATIONS.
3. BID SHALL INCLUDE REPLACEMENT OF 20% OF EXISTING TOILET ACCESSORIES (TOILET PAPER HOLDER, TOWEL RACKS, AND MIRRORS).
4. BID SHALL INCLUDE 15% REPLACEMENT OF EXISTING ELECTRICAL TRIM (SWITCH PLATES AND RECEPTACLE COVERS).
5. BID SHALL INCLUDE 5% REPLACEMENT OF EXISTING BEDROOM AND BATHROOM LIGHT FIXTURES.
6. PROVIDE NEW GRAB BARS AT ALL TUB LOCATIONS (62 TOTAL).
7. RE-CAULK ALL JOINTS AROUND EXISTING TUBS, SHOWERS, LAVATORIES, AND BATHROOM VANITIES.
8. BID SHALL INCLUDE REPLACEMENT OF 10 LAVATORY VANITIES.
9. EXISTING EMERGENCY CALL BUTTONS IN RESIDENTIAL ROOMS SHALL REMAIN IN PLACE.

SPECIFICATIONS

RSF-1 ARMSTRONG
INITIATOR
66233
(54IN REPEAT)

RSF-2 ARMSTRONG
INITIATOR
66236
(18IN REPEAT)

RSF-3 CENTIVA
EVENT, TRADITIONAL WOOD
6"X36" LVT
COLOR SELELCTED BY ARCHITECT FROM FULL RANGE

CPT-1 AREA RUG
12' X 18'
PER FF4E SPECS

CPT-2 AREA RUG
8'-6" X 11'-6"
PER FF4E SPECS

CPT-3 PATCRAFT
BROADLOOM
10265-CONDUCT
00210-SCALE
CONTACT: JERRY CORDOVA
Jerry.Cordova@patcraft.com

CPT-4 PATCRAFT
BROADLOOM
HEADLINES II 10148
1 OLYMPIC GOLD5 48201
28 OZ PATTERN LOOP
CONTACT: JERRY CORDOVA
Jerry.Cordova@patcraft.com

CPT-5 TUFTEX
IN THE CITY (STAINMASTER)
PACIFIC HEIGHTS
ZU791-011 ROCKY RIDGE
25 OZ. CUT AND LOOP
CONTACT: DAVID GEOFFREY
P: 619-787-5144
david.geoffroy@shawinc.com

CPT-6 FLOORMATSYSTEMS.COM
(OR EQUAL)
DURAMAT INDOOR
ENTRANCE FLOOR MAT
COMMERCIAL GRADE
MIDNIGHT GRAY
6'x12'

PLAM-1 NEVAMAR
REGENCY MAHOGANY
VELVET
W8352V

PLAM-2 NEVAMAR
ARMORED PROTECTION
CLASSIC ROCK
RK200IT (TEXTURED)

SS-1 CAESAR STONE
QUARTZ CONCEPTS
9350 CARMEL

CR-1 EL & EL
CROWN
ALDER
423ALD 1 3/4" X 4 3/4"
CAROLINA CROWN

MLD-1 EL & EL
PANEL MOLD
ALDER
631ALD
3/4" X 1 5/8"

LIGHTING

NOTE: THESE FIXTURES ARE TO BE INSTALLED IN BUILT-IN CASEWORK. REFER TO INTERIOR DESIGN DRAWINGS FOR LOCATION AND QUANTITY. REFER TO ELECTRICAL DRAWINGS FOR OTHER FIXTURES.

L-1 LIGHTING UNIVERSE
DT-DIRECT WIRE PICTURE LIGHT
4347893
FINISH: MAHOGANY BRONZE
SIZE:2"H X 14"LONG
LAMPING: (2) 40WATT T10
NOTE: STYLE AND SPEC TO BE CONFIRMED

L-2 LAMPS PLUS
BEAUX ARTS PENDANT WALL SCONCE
10839
FINISH: ANTIQUE RUST W/ SEEDED GLASS
SIZE:12"H X 6"WIDE
LAMPING: (1) 60WATT BULB
NOTE: STYLE AND SPEC TO BE CONFIRMED

HERITAGE
ARCHITECTURE & PLANNING
625 BROADWAY, SUITE 800
SAN DIEGO, CALIFORNIA 92101
(619) 239-7888 FAX (619) 236-6286

LICENSED ARCHITECT
PAUL DAVID MARSHALL
C-24785
03-31-11
RENEWAL DATE
STATE OF CALIFORNIA

ARCHITECT
C 20193

HOTEL SANDFORD
REHABILITATION
1301-1333 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

CLIENT
SDHC

OWNER
SDHC

PROJECT
10011

DRAWN

REVEIWED
PDM

SPEC FILE

DATE
02-04-11

REVISIONS

BID SET - FEBRUARY 23, 2011

ALL DESIGNS, IDEAS, AND ARRANGEMENTS AS INDICATED ON THESE DRAWINGS ARE THE LEGAL PROPERTY OF HERITAGE ARCHITECTURE AND PLANNING, AND SHALL BE RESTRICTED TO THE ORIGINAL SITE AND SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE BY ANY METHOD, WHOLE OR PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING IS PROHIBITED. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING. ANY ATTEMPT TO BIFURCATE OR BREAK-UP THESE DRAWINGS WILL VOID THE STAMPS AND SIGNATURES AND ABSOLVE THE DESIGN TEAM OF ANY AND ALL LIABILITY. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS, WHERE APPLICABLE, SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF ALL THESE RESTRICTIONS WITHOUT PREJUDICE.

SHEET TITLE
FINISH SCHEDULE

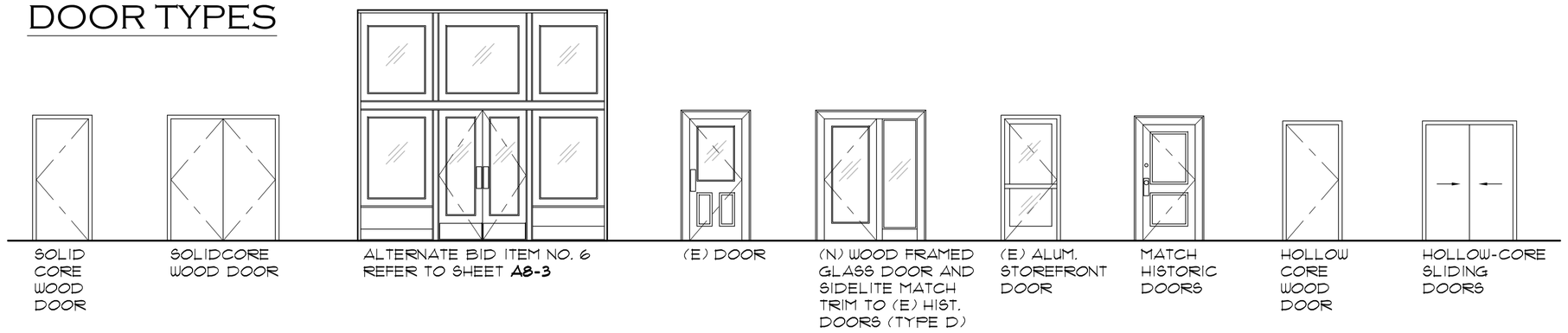
A7-1

DOOR SCHEDULE

OPENING NUMBER	DOOR SIZE • (WXH)	-	-	DOOR TYPE	MAT.	INT. FIN.	FRAME MAT.	EXT. FIN.	DETAILS HEAD	DETAILS JAMB	DETAILS THRESH.	KEY NOTES
002-A	(E) 3'-0" X 7'-0"	-	-	-	-	-	-	-	(E)	(E)	(E)	REMOVE DOOR
004-A	(N) 3'-0" X 7'-0"	-	-	A	WD	P-G	WD	P-G	4/A8-1	5/A8-1	6/A8-1	
006-A	(N) 6'-0" X 7'-0"	-	-	B	WD	P-G	WD	P-G	4/A8-1	5/A8-1	6/A8-1	
008-A	(N) 6'-0" X 7'-0"	-	-	B	WD	P-G	WD	P-G	4/A8-1	5/A8-1	6/A8-1	
009-A	(N) 6'-0" X 7'-0"	-	-	B	WD	P-G	WD	P-G	4/A8-1	5/A8-1	6/A8-1	PROVIDE SIGNAGE PER DET. 7/A8-2
010-A	(N) 3'-0" X 7'-0"	-	-	A	MTL	P-G	MTL	P-G	(E)	(E)	(E)	INSTALL (E) SALVAGES DOOR AND FRAME IN (N) WALL
010-B	(E) 3'-0" X 7'-0"	-	-	A	-	-	-	-	(E)	(E)	(E)	REMOVE AND SALVAGE DOOR AND FRAME
012-A	(E) 3'-0" X 7'-0"	-	-	A	MTL	P-G	MTL	P-G	(E)	(E)	(E)	RE-HANG (E) DOOR TO REVERSE HINGE/STRIKE SIDES
012-B	(N) 3'-0" X 7'-0"	-	-	A	MTL	P-G	MTL	P-G	4/A8-1	5/A8-1	6/A8-1	
101-A	(N) 5'-0" X 7'-0"	-	-	C	WD	S/V	WD	S/V	5/A8-3	8/A8-3	9/A8-3	NEW WOOD FRAMED DOOR TRANSOMS AND SIDELITES
105-A	(E) 3'-0" X 7'-0"	-	-	D	WD	P-G	WD	P-G	(E)	(E)	(E)	PROVIDE SIGNAGE PER DET. 4/A8-2
106-A	(N) 3'-0" X 7'-0"	-	-	E	WD	P-G	WD	P-G	4/A8-1	5/A8-1	6/A8-1	NEW GLASS-LITE DOOR AND SIDELITE
108-A	(E) 3'-0" X 7'-0"	-	-	D	WD	P-G	WD	P-G	(E)	(E)	(E)	PROVIDE SIGNAGE PER DET. 4/A8-2
109-A	(E) 3'-0" X 7'-0"	-	-	F	AL	-	AL	P-G	(E)	(E)	(E)	
203A	(N) 3'-0" X 6'-8"	-	-	H	WD	P-G	WD	P-G	4/A8-1	5/A8-1	6/A8-1	
203-B	(N) 3'-0" X 6'-8"	-	-	H	WD	P-G	WD	P-G	4/A8-1	5/A8-1	6/A8-1	
203-C	(N) 4'-0" X 6'-8"	-	-	I	WD	P-G	WD	P-G	9/A8-1	10/A8-1	9/A8-1	
204-A	(N) 3'-0" X 6'-8"	-	-	G	WD	P-G	WD	P-G	4/A8-1	5/A8-1	6/A8-1	
204-B	(N) 3'-0" X 6'-8"	-	-	H	WD	P-G	WD	P-G	4/A8-1	5/A8-1	6/A8-1	
204-C	(N) 5'-0" X 6'-8"	-	-	I	WD	P-G	WD	P-G	9/A8-1	10/A8-1	9/A8-1	
245-C	(N) 3'-8" X 7'-0"	-	-	A	WD	P-G	WD	P-G	4/A8-1	5/A8-1	4/A8-5	LOWER THRESHOLD OF (E) OPENING FOR ADA, REMOVE SCREEN DOOR
501-A	(N) 2'-9" X 6'-8"	-	-	A	WD	P-G	WD	P-G	(E)	(E)	(E)	

• NOTE: CONTRACTOR TO FIELD VERIFY ALL OPENING SIZES

DOOR TYPES



A — SOLID CORE WOOD DOOR

B — SOLIDCORE WOOD DOOR

C — ALTERNATE BID ITEM NO. 6 REFER TO SHEET A8-3

D — (E) DOOR

E — (N) WOOD FRAMED GLASS DOOR AND SIDELITE MATCH TRIM TO (E) HIST. DOORS (TYPE D)

F — (E) ALUM. STOREFRONT DOOR

G — MATCH HISTORIC DOORS

H — HOLLOW CORE WOOD DOOR

I — HOLLOW-CORE SLIDING DOORS

HISTORIC TREATMENT OF WOOD WINDOWS NOTES

NOTE: THE FOLLOWING TEXT IS AN EXCERPT FROM THE PROJECT SPECIFICATIONS (FOR REFERENCE). REFER TO THE SPECIFICATIONS FOR COMPLETE TEXT.

HISTORIC TREATMENT PROCEDURES

A. GENERAL: HAVE HISTORIC TREATMENT OF WOOD WINDOWS DIRECTED AND PERFORMED BY A QUALIFIED HISTORIC TREATMENT SPECIALIST. ENSURE THAT HISTORIC TREATMENT SPECIALIST'S FIELD SUPERVISORS ARE PRESENT WHEN HISTORIC TREATMENT OF WOOD WINDOWS BEGINS AND DURING ITS PROGRESS. IN TREATING HISTORIC ITEMS, DISTURB THEM AS MINIMALLY AS POSSIBLE AND AS FOLLOWS:
   1. APPLY EACH PRODUCT ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS UNLESS OTHERWISE INDICATED.
   2. STABILIZE AND REPAIR WOOD WINDOWS TO REESTABLISH STRUCTURAL INTEGRITY AND WEATHER RESISTANCE WHILE MAINTAINING THE EXISTING FORM OF EACH ITEM.
   3. REPAIR ITEMS IN PLACE WHERE POSSIBLE AND RETAIN AS MUCH ORIGINAL MATERIAL AS POSSIBLE.
   4. REPLACE OR REPRODUCE HISTORIC ITEMS WHERE INDICATED OR SCHEDULED.
   5. MAKE HISTORIC TREATMENT OF MATERIALS REVERSIBLE WHENEVER POSSIBLE.
   6. INSTALL TEMPORARY PROTECTIVE MEASURES TO PROTECT WOOD WINDOW WORK THAT IS INDICATED TO BE COMPLETED LATER.

B. MECHANICAL ABRASION: WHERE MECHANICAL ABRASION IS NEEDED FOR THE WORK, USE ONLY THE GENTLEST MECHANICAL METHODS, SUCH AS SCRAPING AND NATURAL-FIBER BRISTLE BRUSHING, THAT WILL NOT ABRADE WOOD SUBSTRATE, REDUCING CLARITY OF DETAIL. DO NOT USE ABRASIVE METHODS SUCH AS SANDING, WIRE BRUSHING, OR POWER TOOLS EXCEPT AS INDICATED AS PART OF THE HISTORIC TREATMENT PROGRAM AND AS APPROVED BY ARCHITECT.

C. REPAIR AND REFINISH EXISTING HARDWARE: DISMANTLE WINDOW HARDWARE, REPAIR AND REFINISH IT TO MATCH FINISH SAMPLES.

D. REPAIR WOOD WINDOWS: MATCH EXISTING MATERIALS AND FEATURES, RETAINING AS MUCH ORIGINAL MATERIAL AS POSSIBLE TO PERFORM REPAIRS.
   1. UNLESS OTHERWISE INDICATED, REPAIR WOOD WINDOWS BY CONSOLIDATING, PATCHING, SPLICING, OR OTHERWISE REINFORCING WOOD WITH NEW WOOD MATCHING EXISTING WOOD OR WITH SALVAGED, SOUND, ORIGINAL WOOD.
   2. WHERE INDICATED, REPAIR WOOD WINDOWS BY LIMITED REPLACEMENT MATCHING EXISTING MATERIAL.

E. PROTECTION OF OPENINGS: WHERE SASH OR WINDOWS ARE INDICATED FOR REMOVAL, COVER RESULTANT OPENINGS WITH TEMPORARY ENCLOSURES SO THAT OPENINGS ARE WEATHERTIGHT DURING REPAIR PERIOD.

F. IDENTIFY REMOVED WINDOWS, SASH, AND MEMBERS WITH NUMBERING SYSTEM CORRESPONDING TO WINDOW LOCATIONS TO ENSURE REINSTALLATION IN SAME LOCATION. KEY WINDOWS, SASH, AND MEMBERS TO DRAWINGS SHOWING LOCATION OF EACH REMOVED UNIT. PERMANENTLY STAMP UNITS IN A LOCATION THAT WILL BE CONCEALED AFTER REINSTALLATION.

GLAZING:

A. REMOVE CRACKED AND DAMAGED GLASS AND GLAZING MATERIALS FROM OPENINGS AND PREPARE SURFACES FOR REGLAZING.

WOOD WINDOW PATCH-TYPE REPAIR:

A. PATCH WOOD MEMBERS THAT ARE DAMAGED AND EXHIBIT DEPRESSIONS, HOLES, OR SIMILAR VOIDS, AND THAT HAVE LIMITED ROTTED OR DECAYED WOOD.
   1. REMOVE SASH FROM WINDOWS BEFORE PERFORMING PATCH-TYPE REPAIRS AT MEETING OR SLIDING SURFACES UNLESS OTHERWISE INDICATED. REGLAZE UNITS PRIOR TO REINSTALLATION.
   2. VERIFY THAT SURFACES ARE SUFFICIENTLY CLEAN AND FREE OF PAINT RESIDUE PRIOR TO PATCHING.
   3. TREAT WOOD MEMBERS WITH WOOD CONSOLIDANT (ABATRON LiquidWood) PRIOR TO APPLICATION OF PATCHING COMPOUND (ABATRON LiquidWood WITH WoodEpox). COAT WOOD SURFACES BY BRUSHING, APPLYING MULTIPLE COATS UNTIL WOOD IS SATURATED AND REFUSES TO ABSORB MORE. ALLOW TREATMENT TO HARDEN BEFORE FILLING VOID WITH PATCHING COMPOUND.
   4. REMOVE ROTTED OR DECAYED WOOD DOWN TO SOUND WOOD.
   5. APPLY WOOD-PATCHING COMPOUND (ABATRON LiquidWood WITH WoodEpox) TO FILL DEPRESSIONS, NICKS, CRACKS, AND OTHER VOIDS CREATED BY REMOVED OR MISSING WOOD.
      1. PRIME PATCH AREA WITH APPLICATION OF WOOD CONSOLIDANT (ABATRON LiquidWood).
      2. MIX ONLY AS MUCH PATCHING COMPOUND AS CAN BE APPLIED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
      3. APPLY PATCHING COMPOUND IN LAYERS AS RECOMMENDED BY MANUFACTURER UNTIL THE VOID IS COMPLETELY FILLED.
      4. FINISH PATCH SURFACE TO MATCH CONTOUR OF ADJACENT WOOD MEMBER. SAND PATCHING COMPOUND SMOOTH AND FLUSH, MATCHING CONTOUR OF EXISTING WOOD MEMBER.
      5. CLEAN SPILLED COMPOUND FROM ADJACENT MATERIALS IMMEDIATELY.

ADJUSTMENT

A. ADJUST EXISTING AND REPLACEMENT OPERATING SASH, SCREENS, HARDWARE, WEATHER STRIPPING, AND ACCESSORIES FOR A TIGHT FIT AT CONTACT POINTS AND WEATHER STRIPPING FOR SMOOTH OPERATION AND WEATHERTIGHT CLOSURE. LUBRICATE HARDWARE AND MOVING PARTS.

CLEANING AND PROTECTION

A. PROTECT WINDOW SURFACES FROM CONTACT WITH CONTAMINATING SUBSTANCES RESULTING FROM CONSTRUCTION OPERATIONS. MONITOR WINDOW SURFACES ADJACENT TO AND BELOW EXTERIOR CONCRETE AND MASONRY DURING CONSTRUCTION FOR PRESENCE OF DIRT, SCUM, ALKALINE DEPOSITS, STAINS, OR OTHER CONTAMINANTS. IF CONTAMINATING SUBSTANCES CONTACT WINDOW SURFACES, REMOVE CONTAMINANTS IMMEDIATELY ACCORDING TO GLASS MANUFACTURER'S WRITTEN RECOMMENDATIONS.

B. CLEAN EXPOSED SURFACES IMMEDIATELY AFTER HISTORIC TREATMENT OF WOOD WINDOWS. AVOID DAMAGE TO COATINGS AND FINISHES. REMOVE EXCESS SEALANTS, GLAZING AND PATCHING MATERIALS, DIRT, AND OTHER SUBSTANCES.

GENERAL DOOR/WINDOW NOTES

A. NEW REPLICATED DOORS SHALL MATCH THE DOOR TYPE IDENTIFIED ON THE SCHEDULE. HISTORIC DOORS ARE SOLID WOOD. REPLICATED DOORS ARE TO MATCH HISTORIC 'IN-KIND' VIA CUSTOM WOOD FABRICATION AND MILLING. THIS INCLUDES SPECIES OF WOOD, JOINERY, AND FINISHING OF THE WOOD.
B. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT ALL DOORS AND WINDOWS PRIOR TO SUBMITTAL OF THE BID.
C. WIDTH AND HEIGHT DIMENSIONS ON DOOR AND WINDOW SCHEDULE ARE FOR DOOR OR WINDOW UNIT ONLY. ALL ROUGH OPENINGS SHALL PROVIDE SHIM SPACE BETWEEN WALL AND DOOR FRAME TYPICAL.
D. FIELD VERIFY ALL DOOR AND WINDOW SIZES.
E. NEW DOORS SHALL INCLUDE SALVAGED HARDWARE WHERE FEASIBLE. NEW LEVER HARDWARE SHALL BE ADA COMPLIANT.
F. REPAIR DETERIORATED WOOD W/ APPROVED EPOXY-BASED FILLER, PRIME AND PAINT.
G. ALL PAINT COLORS WILL BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE.
H. ALL NECESSARY (N) DOOR AND WINDOW HARDWARE SHALL BE PROVIDED BY THE CONTRACTOR. HARDWARE FINISH TO OIL RUBBED BRONZE U.N.O.
I. ALL ORIGINAL JAMBS, TRANSOMS AND HEADS FROM EXISTING DOORS ARE TO BE PROTECTED IN PLACE AND RESTORED U.N.O.
J. ALL DOORS AND WINDOWS SHALL BE RESTORED TO GOOD WORKING ORDER AND PROVIDED WITH ALL HARDWARE COMPLETE AND FUNCTIONAL.
K. MAXIMUM EFFORT TO OPERATE DOORS WITH AUTOMATIC CLOSERS SHALL NOT EXCEED 5 POUNDS, SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS (PER CBC SECTION 1133B.2.5). CONTRACTOR TO VERIFY COMPLIANCE PRIOR TO SUBSTANTIAL COMPLETION.
L. FINISHES ARE NEW U.N.O. IN THE SCHEDULES.
M. ALL DOORS AND WINDOWS SHALL BE REPAINTED.
N. TYPICAL AT ALL GUEST ROOM DOORS PROVIDE NEW SIGNAGE PER DET. 10/A8-2 AND CBC 1117B.5.
N. TYPICAL AT ALL STAIWAYS PROVIDE NEW SIGNAGE PER DET. 6/A8-2 AND CBC 1133B.4.3.
O. PROVIDE MAXIMUM OCCUPANT LOAD SIGNAGE PER DET. 9/A8-2 AND CBC 1004.3 AT ROOM 001.

WINDOW & DOOR REPAIR CLASSES

REPAIR CLASSES FOR DOORS AND WINDOWS ARE AS FOLLOWS:
'1' - ROUTINE MAINTENANCE
'2' - STABILIZATION & MINOR PARTS REPLACEMENT
'3' - SPLICES & MAJOR PARTS REPLACEMENT
'4' - REPLICATE ENTIRE DOOR OR WINDOW.

REPAIR CLASSES FOR HARDWARE IS AS FOLLOWS:
'1' - ROUTINE MAINTENANCE
'2' - STABILIZATION & MINOR PARTS REPLACEMENT
'3' - MAJOR PARTS REPLACEMENT
'4' - REPLICATE ENTIRE HARDWARE SET

WINDOWS:
ORIGINAL WOOD DOUBLE-HUNG WINDOWS REMAIN ON THE 4TH FLOOR IN ROOMS 401-416, 439-446, 453-454, AND PENTHOUSE. THE GENERAL REPAIR CLASS OF THESE WINDOWS IS '2' TO '3'. FOR BIDDING ASSUME 50% '2' AND 50% '3'. MOST OTHER WINDOWS ARE CA. 1989 WOOD DOUBLE-HUNG. THE GENERAL REPAIR CLASS OF THE NON-HISTORIC WOOD WINDOWS IS '1'. CONTRACTOR TO FIELD VERIFY CONDITION AND SCOPE OF REPAIR PRIOR TO PREPARATION OF BID. ALL WINDOWS TO BE REPAINTED (BOTH SIDES). REFER TO HISTORIC TREATMENT NOTES (THIS SHEET) AND PROJECT SPECIFICATIONS.

DOORS:
THE BUILDING CONTAINS A VARIETY OF DOOR TYPES. REFER TO DOOR SCHEDULE FOR NEW DOORS. EXISTING DOORS SHALL REMAIN U.N.O. THE DOOR SCHEDULE DOES NOT CONTAIN A COMPLETE LIST OF ALL DOORS IN THE BUILDING. THE SCHEDULE ONLY LISTS ALL NEW AND ALTERED DOORS. ALL DOORS (INCLUDING DOORS NOT LISTED ON THE SCHEDULE) SHALL BE REPAINTED. REFER TO HARDWARE SPECS FOR ADDITIONAL WORK.

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03-31-11
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HOTEL SANDFORD
REHABILITATION
1301-1333 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

CLIENT
SDHC

OWNER
SDHC

PROJECT
10011

DRAWN

REVEIWED
PDM

SPEC FILE

DATE
02-04-11

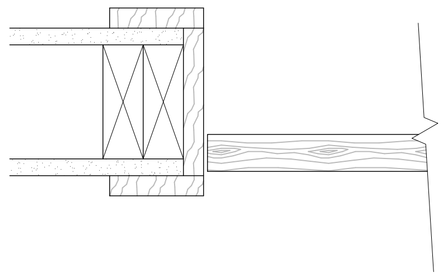
REVISIONS

BID SET - FEBRUARY 23, 2011

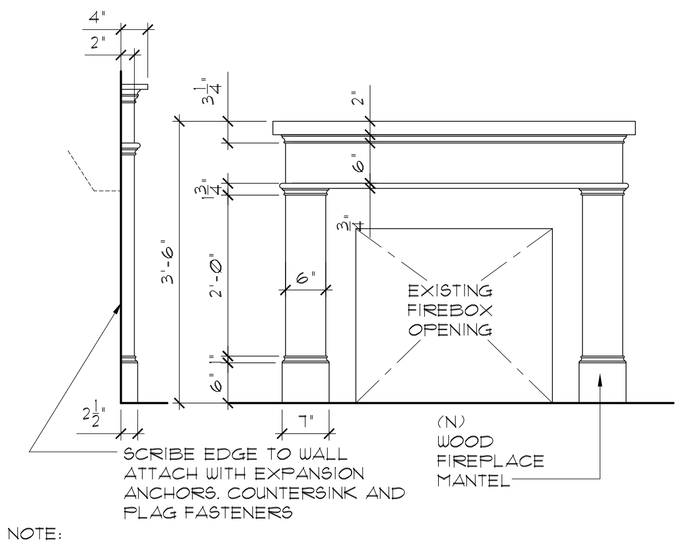
ALL DESIGNS, IDEAS, AND ARRANGEMENTS AS INDICATED ON THESE DRAWINGS ARE THE LEGAL PROPERTY OF HERITAGE ARCHITECTURE & PLANNING AND WERE PREPARED SOLELY TO THE ORIGINAL SITE AND SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE BY ANY METHOD, WHOLE OR PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING IS PROHIBITED. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING. ANY ATTEMPT TO BIFURCATE OR BREAK-UP THESE DRAWINGS WILL VOID THE STAMPS AND SIGNATURES AND ABSOLVE THE DESIGN TEAM OF ANY AND ALL LIABILITY. CONTACT HERITAGE AT (619) 239-7888 FOR ADDITIONAL INFORMATION. WHERE APPLICABLE, SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF ALL THESE RESTRICTIONS WITHOUT PREJUDICE.

SHEET TITLE
DOOR/WINDOW NOTES

A7-2

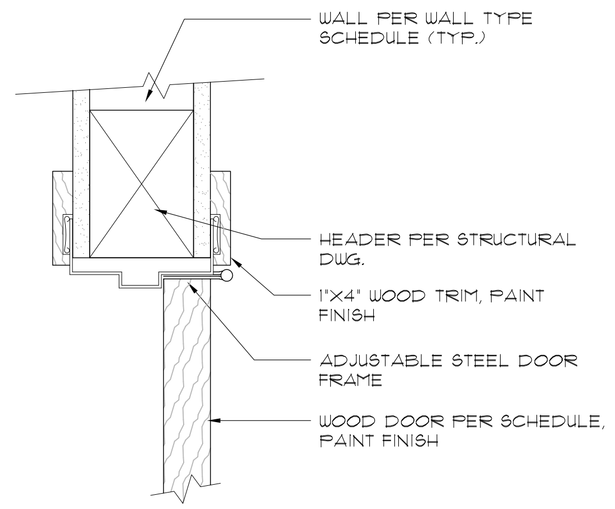


CLOSET DR. JAMB — SCALE: 3" = 1'-0" — 10



NOTE:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.
2. FINISH TO BE DARK STAIN with 3-COATS URETHANE VARNISH, CONTRACTOR TO PROVIDE SAMPLES FOR COLOR SELECTION BY ARCHITECT.
3. WOOD SPECIES TO BE CHERRY.

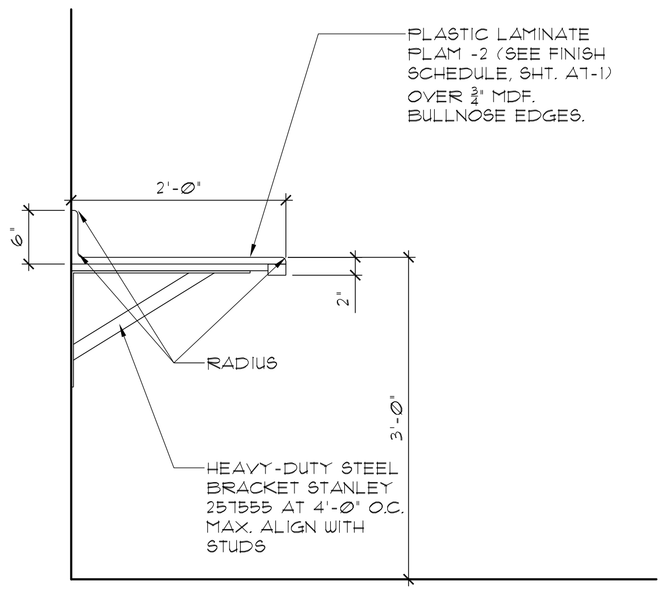
GAME ROOM MANTEL — SCALE: 3/4" = 1'-0" — 7



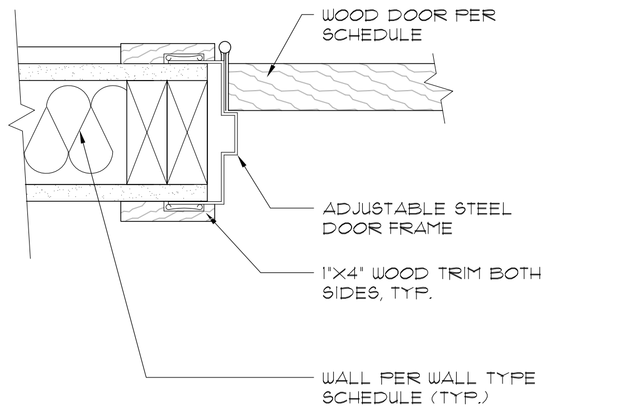
TYPICAL (N) DOOR HEAD — SCALE: 3" = 1'-0" — 4

WALL NOTES:
1. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10-FOOT (3048 MM) INTERVALS BOTH HORIZONTAL AND VERTICAL.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL FRAMING NOTES

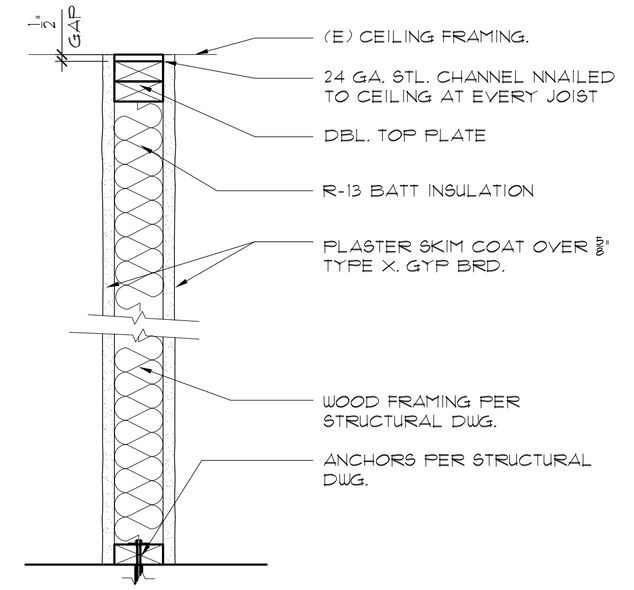
WALL NOTES — NO SCALE — 1



BUILT-IN COUNTER — SCALE: 1" = 1'-0" — 8

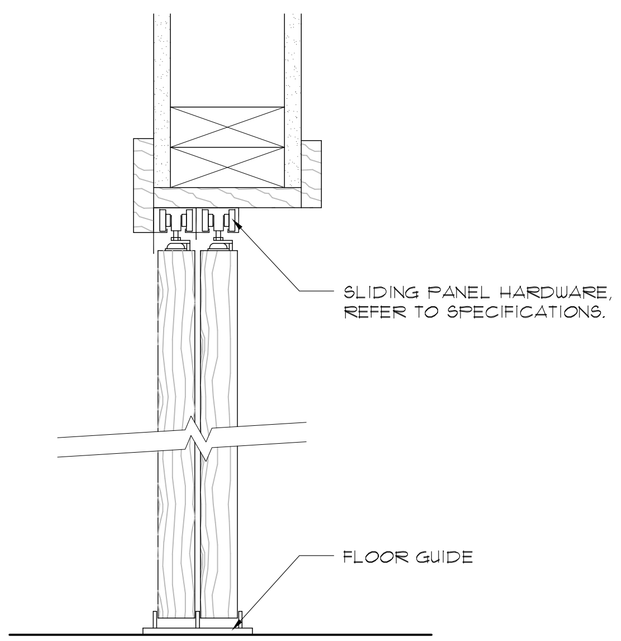


TYPICAL (N) DOOR JAMB — SCALE: 3" = 1'-0" — 5

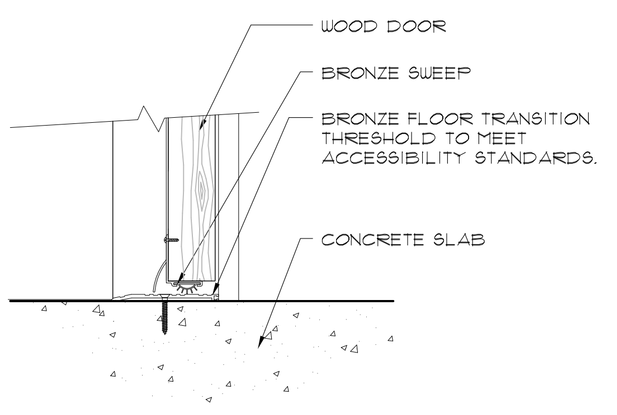


REFER TO WALL NOTES DET. 1/A8-1.

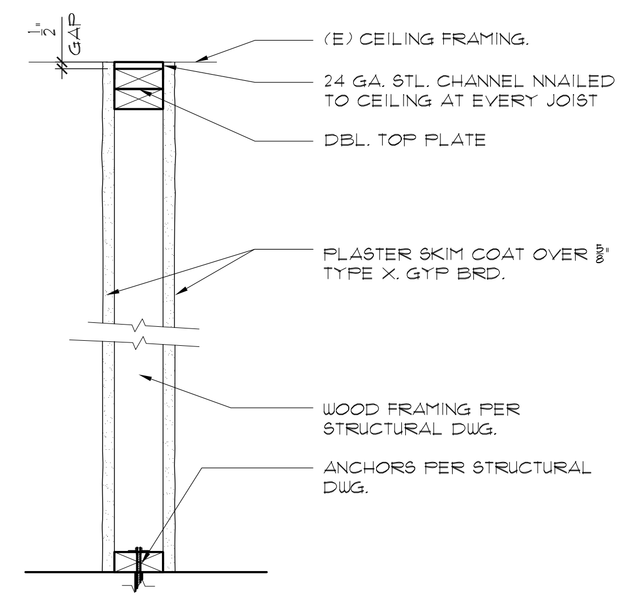
WALL TYPE W1 — SCALE: 1 1/2" = 1'-0" — 2



CLOSET DR. HEAD/SILL — SCALE: 3" = 1'-0" — 9



TYP. (N) DR. THRESHOLD — SCALE: 3" = 1'-0" — 6



REFER TO WALL NOTES DET. 1/A8-1.

WALL TYPE W2 — SCALE: 1 1/2" = 1'-0" — 3

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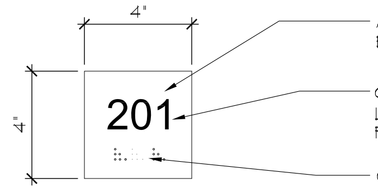
CLIENT: SDHC
OWNER: SDHC
PROJECT: 10011
DRAWN:
REVIEWED: PDM
SPEC FILE:
DATE: 02-04-11
REVISIONS:

BID SET - FEBRUARY 23, 2011

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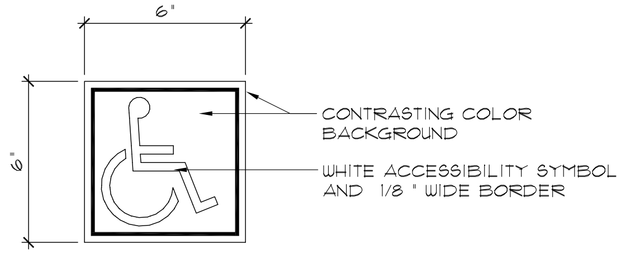
SHEET TITLE: DETAILS

A8-1



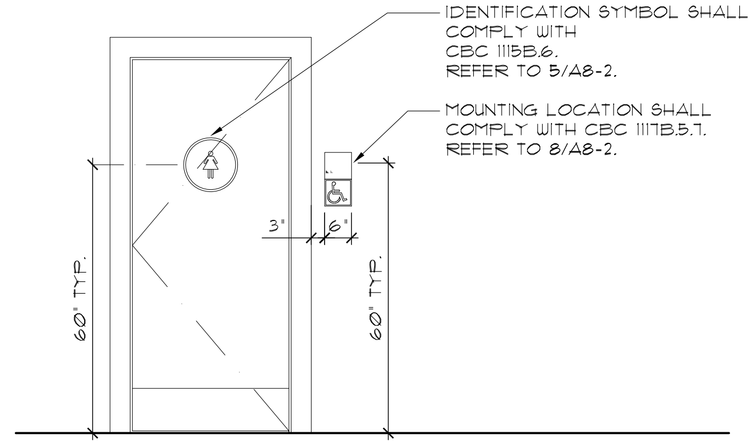
NOTES:
1. ATTACH SIGN USING (4) FOUR FLATHEAD WOOD SCREWS, COUNTERSUNK, AND ADHESIVE. SIGN SHALL BE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR OR ON THE NEAREST ADJACENT WALL 60" ABOVE THE FLOOR.
2. ATTACH SIGN TO DOOR GLAZING, WHERE OCCURS, USING CLEAR SILICONE SEALANT COUNTERSUNK, AND ADHESIVE. SIGN SHALL BE MOUNTED.
3. SIGN AND LETTERING COLOR AND FONT STYLE TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE. CONTRACTOR TO PROVIDE SAMPLE FOR SELECTION AND VERIFICATION.
4. PROVIDE ONE SIGN PER RESIDENT ROOM (130 SIGNS). COORDINATE ROOM NUMBERS WITH FLOOR PLANS AND MOUNTING LOCATIONS WITH ARCHITECT.

ROOM NUMBER SIGNAGE | SCALE: 3" = 1'-0" | 10



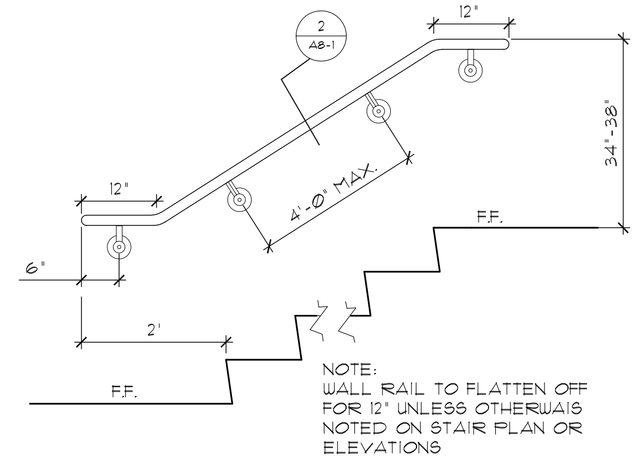
NOTES:
1. ATTACH SIGN USING (4) FOUR FLATHEAD CONCRETE SUBSTRATE SCREWS, COUNTERSUNK, AND ADHESIVE. SIGN SHALL BE MOUNTED ON THE DOOR OR ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR 60" ABOVE THE FLOOR.
2. ATTACH SIGN TO DOOR GLAZING, WHERE OCCURS, USING CLEAR SILICONE SEALANT.
3. SIGN COLOR TO BE SELECTED BY ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR SELECTING.

ACCESSIBLE SIGNAGE | SCALE: 3" = 1'-0" | 7



NOTES:
1. ATTACH SIGN USING (4) FOUR FLATHEAD WOOD SCREWS, COUNTERSUNK, AND ADHESIVE.
2. LETTER STYLE TO BE SANS-SERIF UPPER CASE ACCOMPANIED BY GRADE 2 BRAILLE. COLORS TO BE SELECTED BY THE ARCHITECT.
3. SIGNAGE SHALL BE MOUNTED IN A LOCATION APPROVED BY THE ARCHITECT.

TYPICAL TOILET RM. SIGNAGE | SCALE: 1/2" = 1'-0" | 4

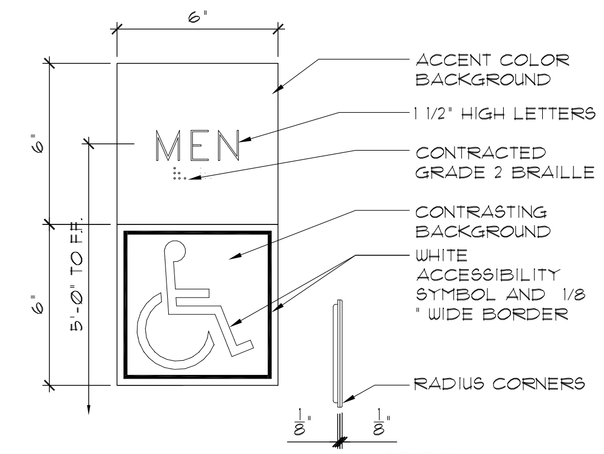


TYPICAL WALL RAIL

WALL MTD. HANDRAIL | SCALE: 3/4" = 1'-0" | 1

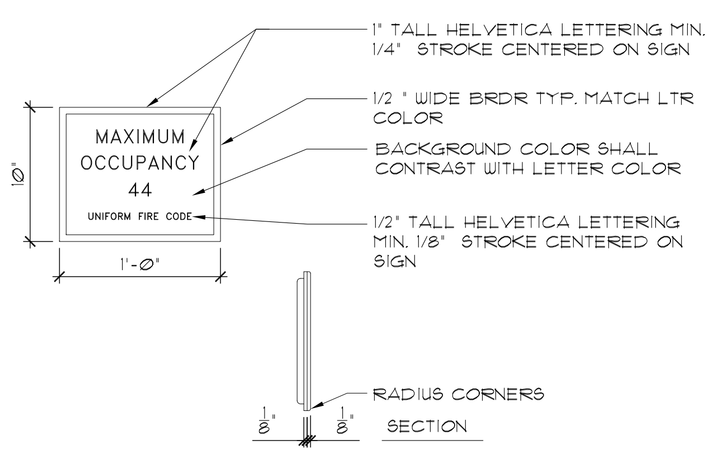
1. GENERAL: WHEN SIGNS AND/OR IDENTIFICATION DEVICES ARE PROVIDED THEY SHALL COMPLY WITH CBC SECTION 1143A. EXCEPTION: SIGNS NEED NOT BE PROVIDED WITHIN DWELLING UNITS.
2. IDENTIFICATION SIGNS. WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH CBC SECTIONS 1143A.5, 1143A.6, 1143A.8, 1143A.9 AND 1143A.10.
3. DIRECTIONAL AND INFORMATIONAL SIGNS. WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH CBC SECTIONS 1143A.5, 1143A.6 AND 1143A.7.
4. ACCESSIBILITY SIGNS. WHEN SIGNS IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OF A BUILDING OR SITE, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY AND SHALL COMPLY WITH CBC SECTION 1143A.5 AND, WHEN APPLICABLE, CBC SECTION 1143A.10.
5. FINISH AND CONTRAST. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
6. PROPORTIONS. CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:5 AND 1:10.
7. CHARACTER HEIGHT. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE "X." LOWERCASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR GREATER THAN 80 INCHES (2032 MM), THE MINIMUM CHARACTER HEIGHT SHALL BE 3 INCHES (76 MM).
8. RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS. WHEN RAISED CHARACTERS ARE REQUIRED OR WHEN PICTORIAL SYMBOLS PICTOGRAMS) ARE USED ON SUCH SIGNS, THEY SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
   A. CHARACTER TYPE. CHARACTERS ON SIGNS SHALL BE RAISED 1/32-INCH (0.794 MM) MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING WITH CBC SECTION 1143A.9.
   B. CHARACTER SIZE. RAISED CHARACTERS SHALL BE A MINIMUM OF 5/INCH (15.9 MM) AND A MAXIMUM OF 2 INCHES (51 MM) HIGH.
   C. PICTORIAL SYMBOL SIGNS (PICTOGRAMS). PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6 INCHES(152 MM) IN HEIGHT.
   D. CHARACTER PLACEMENT. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MINIMUM OF 3/8 INCH (9.5 MM) AND A MAXIMUM OF 1/2 INCH (12.7 MM) DIRECTLY BELOW THE TACTILE CHARACTERS, FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTILINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
9. BRAILLE. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH (2.54 MM) ON CENTER IN EACH CELL WITH 2/10-INCH (5.08 MM) SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635 MM) ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.
10. MOUNTING LOCATION AND HEIGHT. WHERE PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. WHERE THERE ARE NO FLAT WALL SURFACES NEXT TO DOORS, ROOM IDENTIFICATION SIGNS MAY BE MOUNTED ON THE DOOR. SIGNAGE SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE SAME SIDE OF THE DOOR AS THE VISUAL EXIT SIGN. MOUNTING HEIGHT SHALL BE 60 INCHES (1524 MM) ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES (76 MM) OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

GENERAL SIGNAGE NOTES | N.T.S. | 12



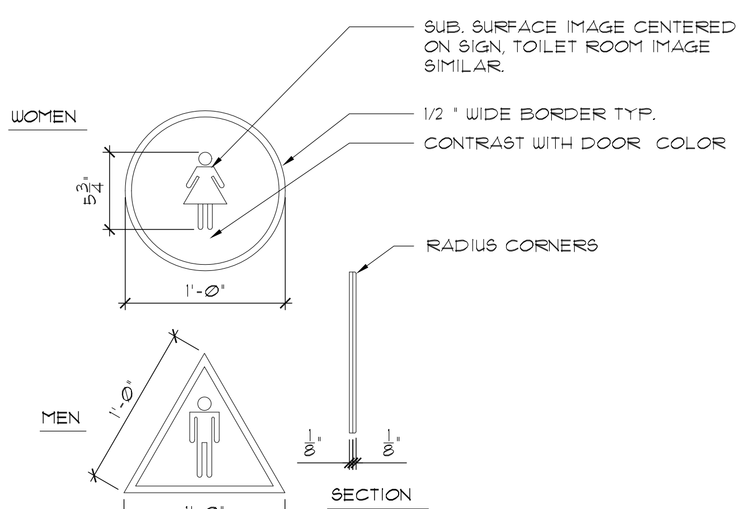
NOTES:
1. ATTACH SIGN USING (4) FOUR FLATHEAD WOOD SCREWS, COUNTERSUNK, AND ADHESIVE. SIGN SHALL BE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR OR ON THE NEAREST ADJACENT WALL 60" ABOVE THE FLOOR.
2. LETTER STYLE TO BE SANS-SERIF UPPER CASE ACCOMPANIED BY GRADE 2 BRAILLE.
3. SIGN COLOR TO BE SELECTED BY ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR SELECTION.

ACCESSIBLE RESTROOM SIGN | SCALE: 3" = 1'-0" | 8



NOTES:
1. ATTACH SIGN USING (4) FOUR FLATHEAD WOOD SCREWS, COUNTERSUNK, AND ADHESIVE. SIGN SHALL BE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR OR ON THE NEAREST ADJACENT WALL 60" ABOVE THE FLOOR.
2. LETTER STYLE TO BE SANS-SERIF UPPER CASE HELVETICA MED.
3. MOUNTING LOCATION TO BE VERIFIED WITH ARCHITECT.
4. CONTRACTOR TO OBTAIN MAXIMUM OCCUPANT LOAD FOR EACH SPACE FROM ARCHITECT PRIOR TO FABRICATION OF SIGNS (EACH SPACE HAS DIFFERENT OCCUPANT LOAD BASED ON USE AND SIZE).

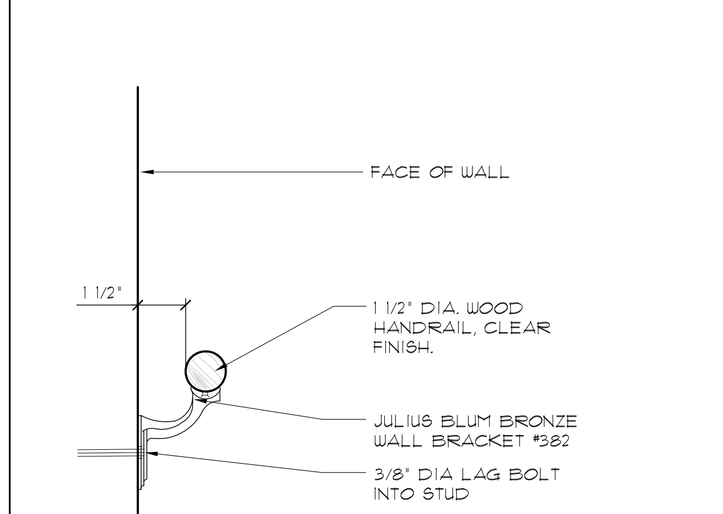
OCCUPANT LOAD SIGNAGE | SCALE: 1 1/2" = 1'-0" | 9



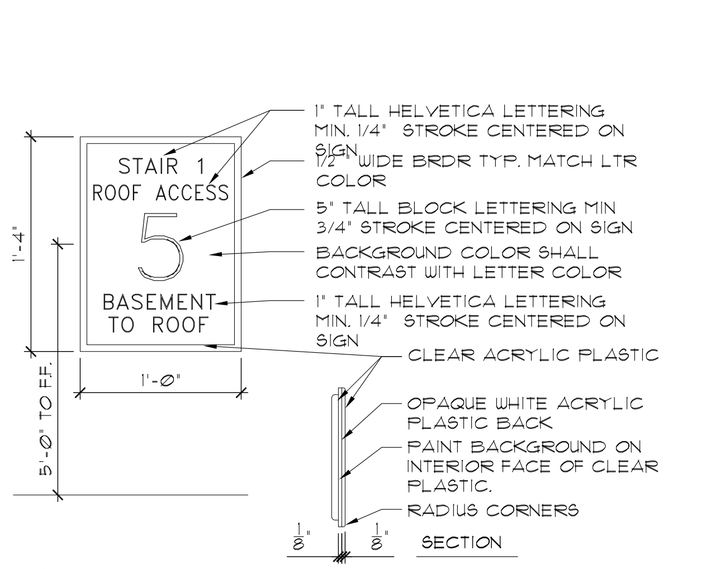
NOTE:
ATTACH SIGN USING (3) THREE FLATHEAD WOOD SCREWS, COUNTERSUNK, AND ADHESIVE. SIGN SHALL BE MOUNTED ON THE DOOR OR ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR 60" ABOVE THE FLOOR.

REFER TO DETAIL 5/A8-3 FOR REQUIRED MOUNTING HEIGHTS.

TOILET ROOM SIGNAGE | SCALE: 1 1/2" = 1'-0" | 5

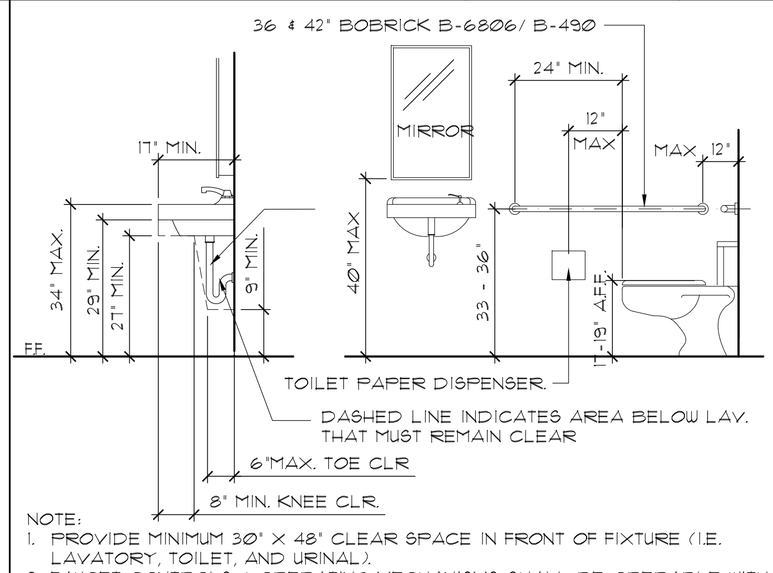


HANDRAIL SECTION | SCALE: 3" = 1'-0" | 2



NOTES:
1. ATTACH SIGN USING (4) FOUR FLATHEAD WOOD SCREWS, COUNTERSUNK, AND ADHESIVE. SIGN SHALL BE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR OR ON THE NEAREST ADJACENT WALL 60" ABOVE THE FLOOR.
2. LETTER STYLE TO BE SANS-SERIF UPPER CASE HELVETICA MED. LETTERS

STAIRWAY SIGNAGE | SCALE: 1 1/2" = 1'-0" | 6



NOTE:
1. PROVIDE MINIMUM 30" X 48" CLEAR SPACE IN FRONT OF FIXTURE (I.E. LAVATORY, TOILET, AND URINAL).
2. FAUCET CONTROLS & OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO MORE THAN 5 LBS. LEVER OPERATED, PUSH TYP. & ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE, SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
3. HOT WATER & DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE WRAPPED PER SPECS. THERE SHALL BE NO SHARP OR ABRASIVE OBJECTS OR SURFACES UNDER LAVATORIES.

TYPICAL LAVATORY & TOILET ACCESSORY MOUNTING HEIGHTS | SCALE: 1/2" = 1'-0" | 3

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LICENSED ARCHITECT
PAUL DAVID MARSHALL
C-24785
03-31-11
RENEWAL DATE
STATE OF CALIFORNIA

ARCHITECT
C 20193

HOTEL SANDFORD
REHABILITATION
1301-1333 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

CLIENT
SDHC

OWNER
SDHC

PROJECT
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DATE
02-04-11

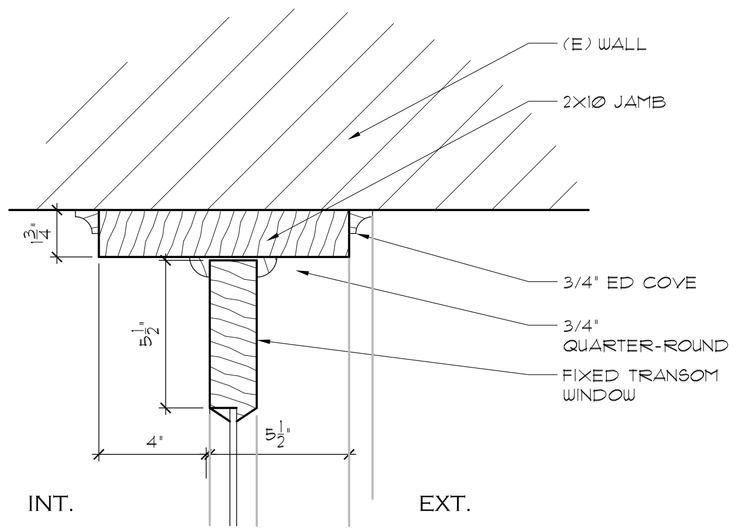
REVISIONS

BID SET - FEBRUARY 23, 2011

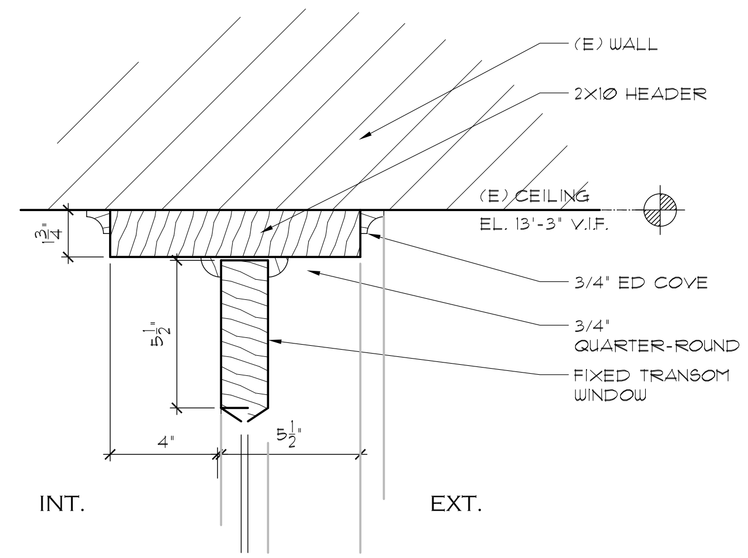
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SHEET TITLE
DETAILS

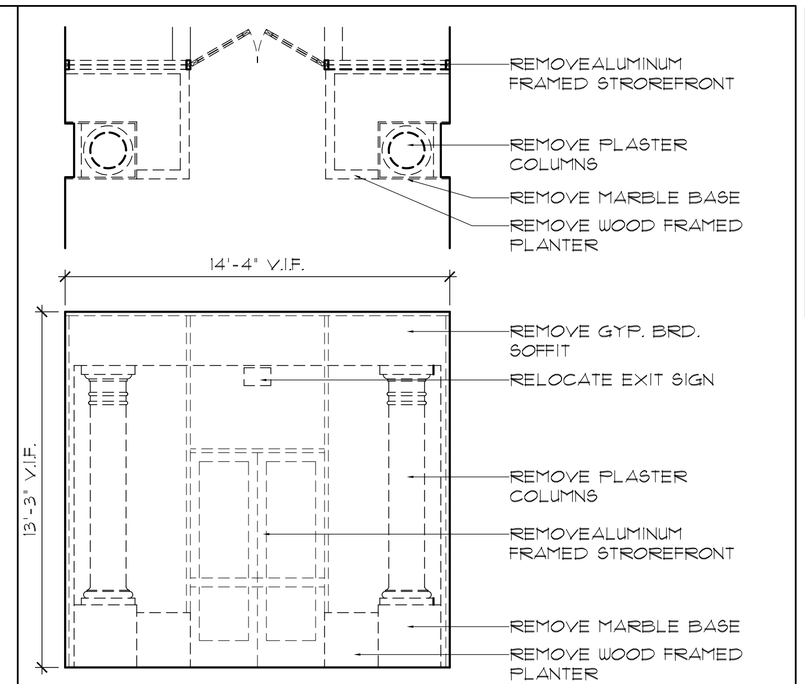
A8-2



10 TRANSOM/WINDOW JAMB SCALE: 3" = 1'-0"

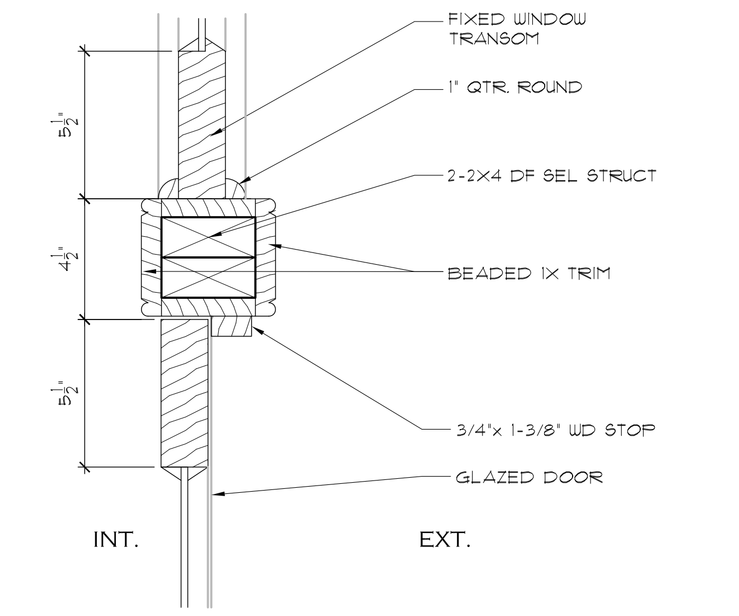


7 TRANSOM HEAD SCALE: 3" = 1'-0"



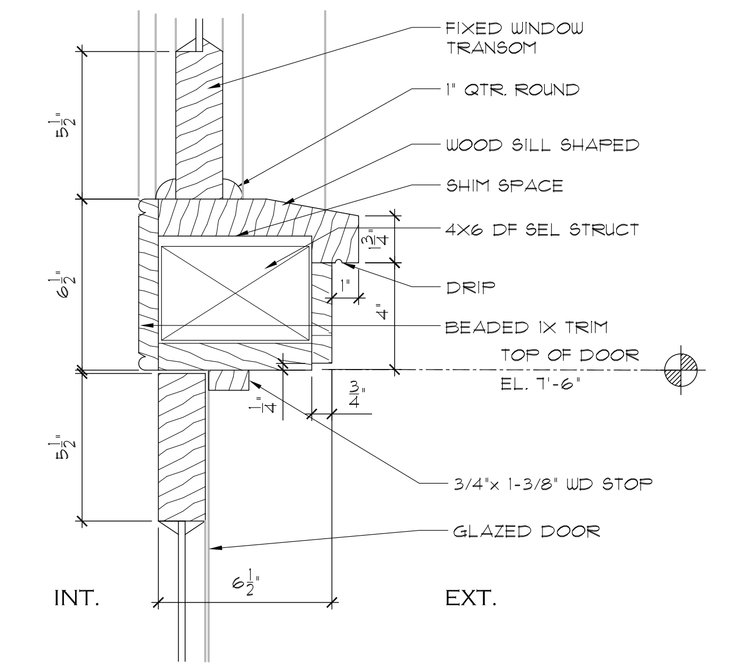
4 DEMOLITION NOTES SCALE: 1/4" = 1'-0"

1

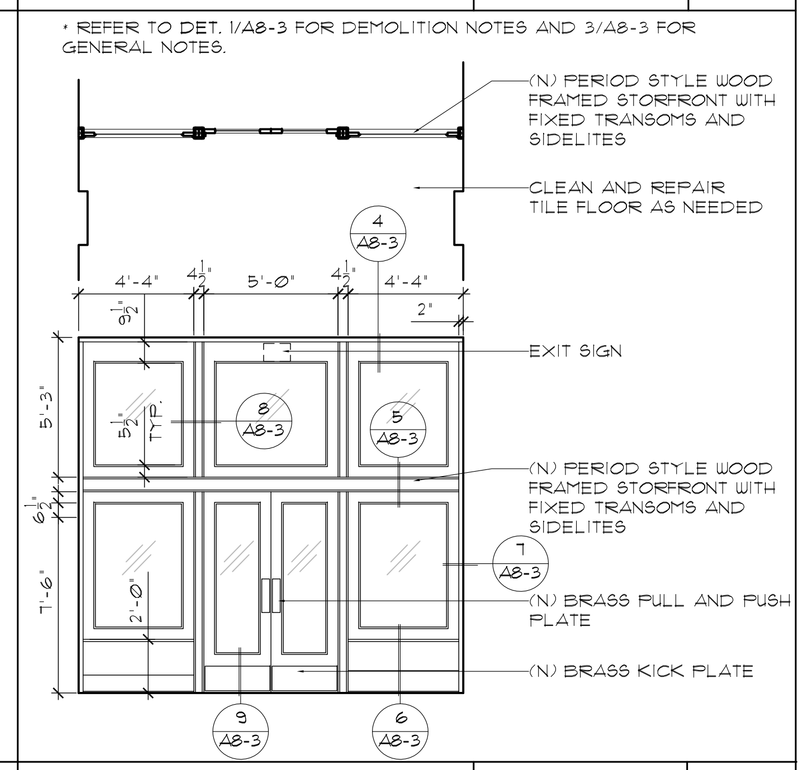


11 DOOR/WINDOW JAMB SCALE: 3" = 1'-0"

8



5 TRANSOM SILL/ DOOR HEAD DETAIL SCALE: 3" = 1'-0"

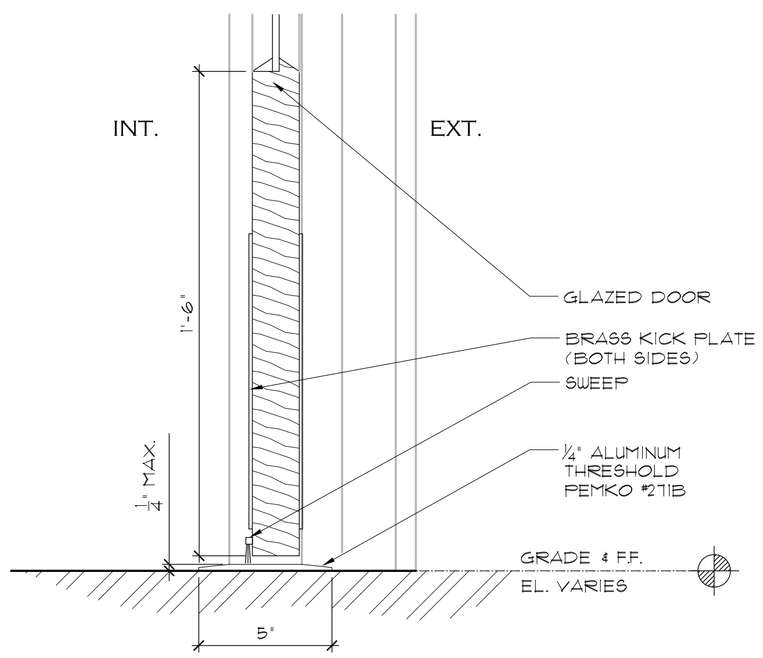


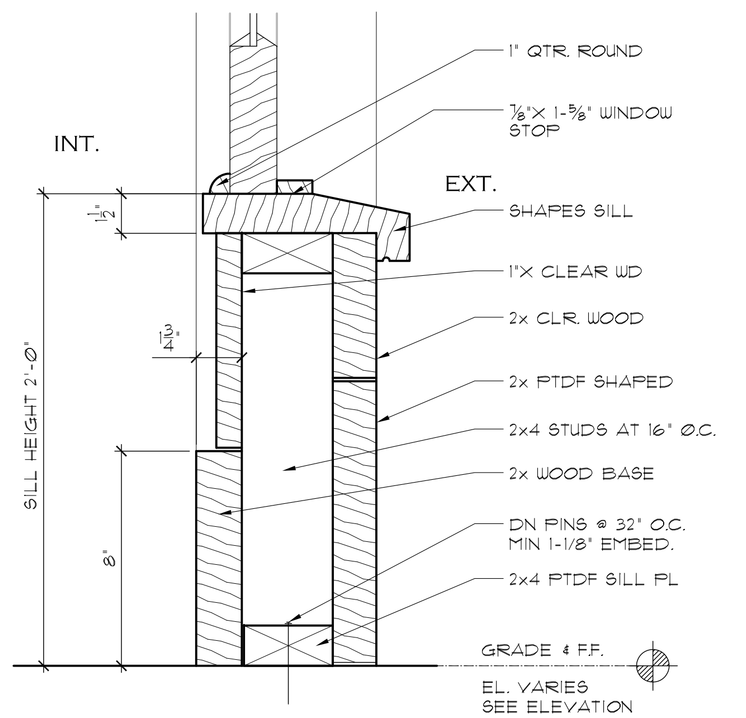
2 DETAIL NAME SCALE: 1/4" = 1'-0"

* REFER TO DET. 1/A8-3 FOR DEMOLITION NOTES AND 3/A8-3 FOR GENERAL NOTES.

12 DOOR THRESHOLD SCALE: 3" = 1'-0"

9





WINDOW SILL SCALE: 3" = 1'-0"

6

NOTES:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FINISH TO BE STAIN AND VARNISH, CONTRACTOR TO PROVIDE SAMPLES FOR COLOR SELECTION BY ARCHITECT. VARNISH TO BE MINWAX HELMSMAN SPAR URETHANE (OR APPROVED EQUAL), GLOSS FINISH, 3-COATS, APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
3. CONTRACTOR TO FIELD VERIFY EXISTING DIMENSIONS PRIOR TO PREPARATION OF SHOP DRAWINGS.
4. MILLWORK IS NEW AND CUSTOM FABRICATED UNLESS NOTED OTHERWISE. WOOD SPECIES TO BE CLEAR VERTICAL GRAIN DOUGLAS FIR OR AKUME MAHOGANY.
5. ALL WORK SHOWN ON THIS SHEET AND RELATED TO REPLACEMENT OF THE EXISTING STOREFRONT IS ALTERNATE 6 INCLUDING REMOVAL OF THE EXISTING PLANTERS AND COLUMNS.
6. ALL GLASS TO BE CLEAR LAMINATED GLASS.

GENERAL NOTES

3

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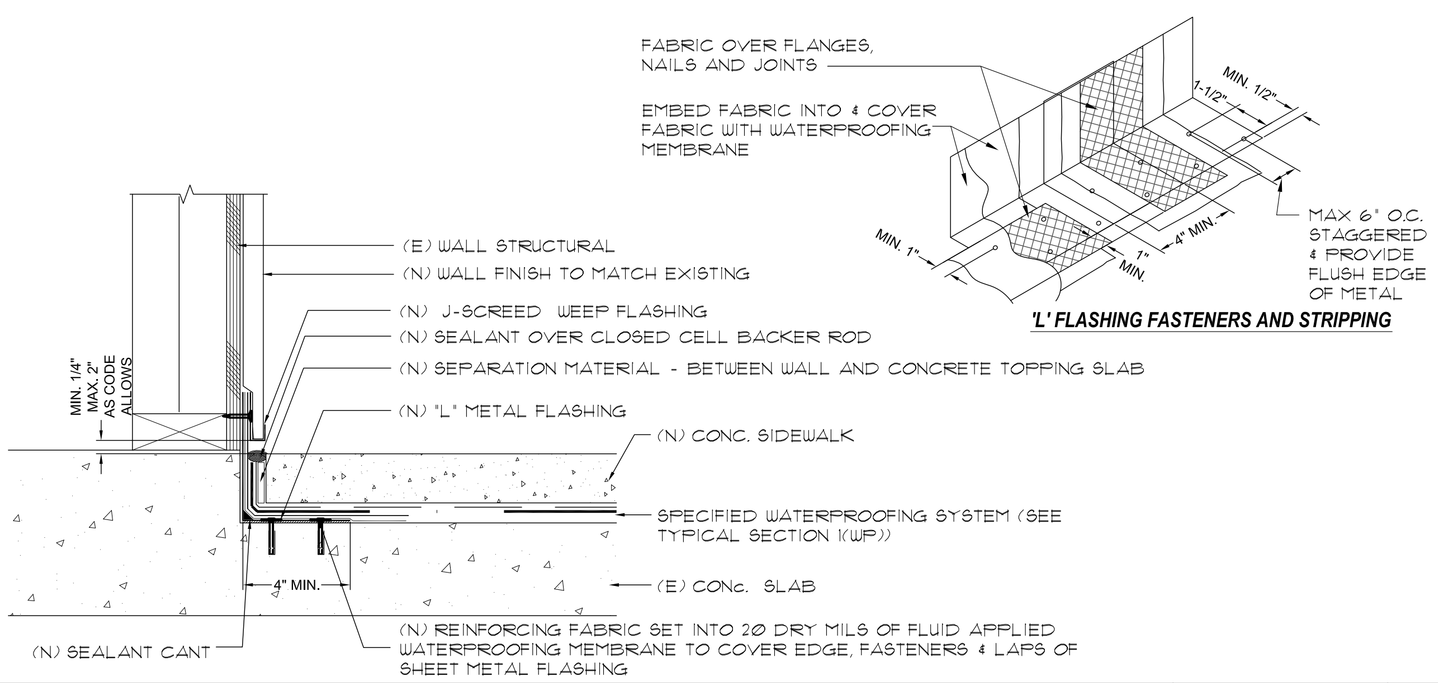
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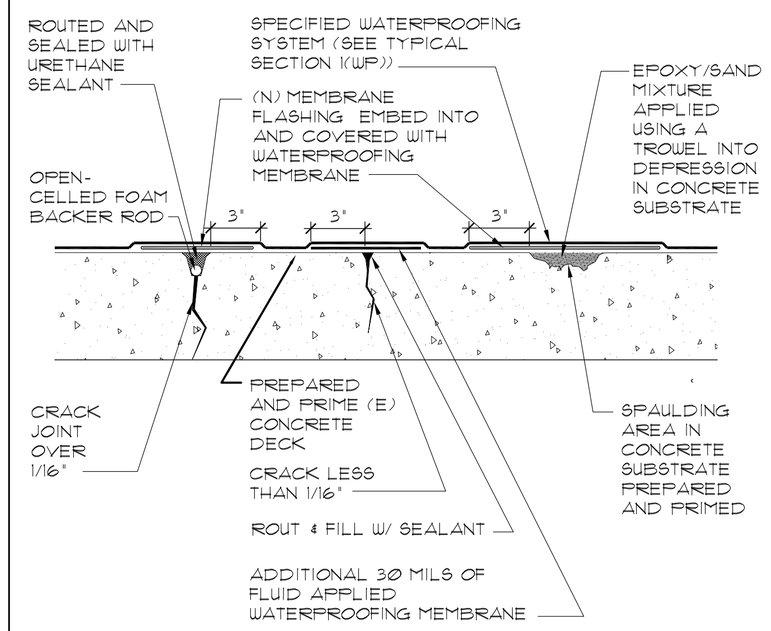
SHEET TITLE
STOREFRONT DETAILS

A8-3

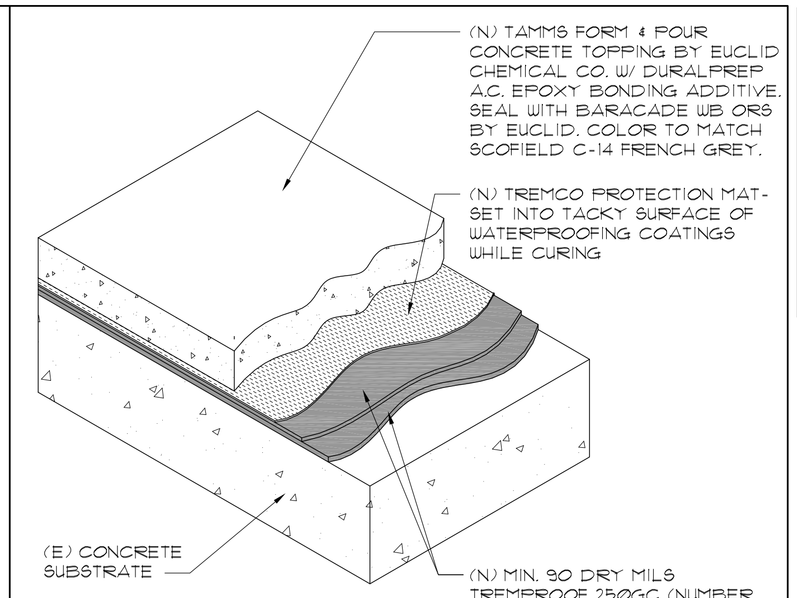


WATERPROOFING @ BUILDING EDGE FLASHING | N.T.S. | 7

NOTE:
1. CONCRETE SIDEWALK NOT SHOWN FOR CLARITY.



TYP. CRACK REPAIR | N.T.S. | 4



NOTE:
SEE DET. 8/A8-4 FOR SCORING IN SIDEWALK

SIDEWALK TOPPING | N.T.S. | 1

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SHEET TITLE
SIDEWALK DETAILS

A8-4

TYP. SIDEWALK SCORING | SCALE: 3" = 1'-0" | 8

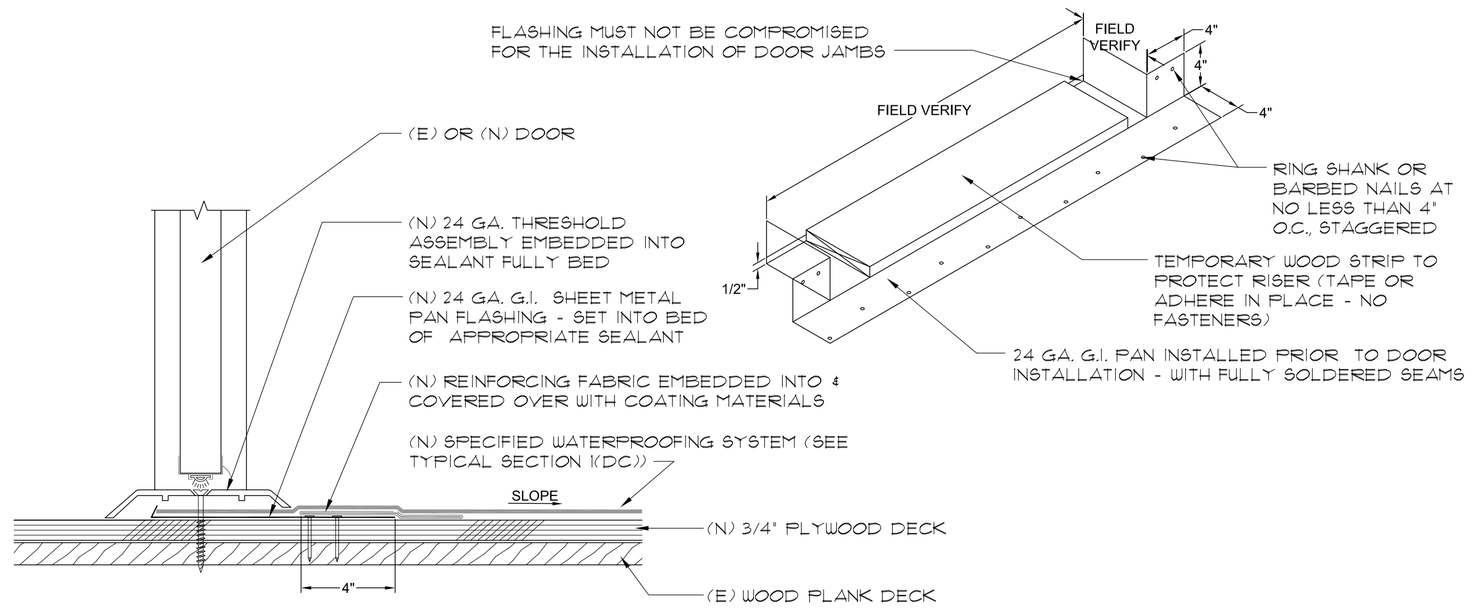
SIDEWALK TOPPING OVER (E) SKYLIGHT IN-FILL | SCALE: 3" = 1'-0" | 5

CAP OVER (E) BASEMENT STAIR ALTERNATE BID ITEM 1 | SCALE: 1 1/2" = 1'-0" | 2

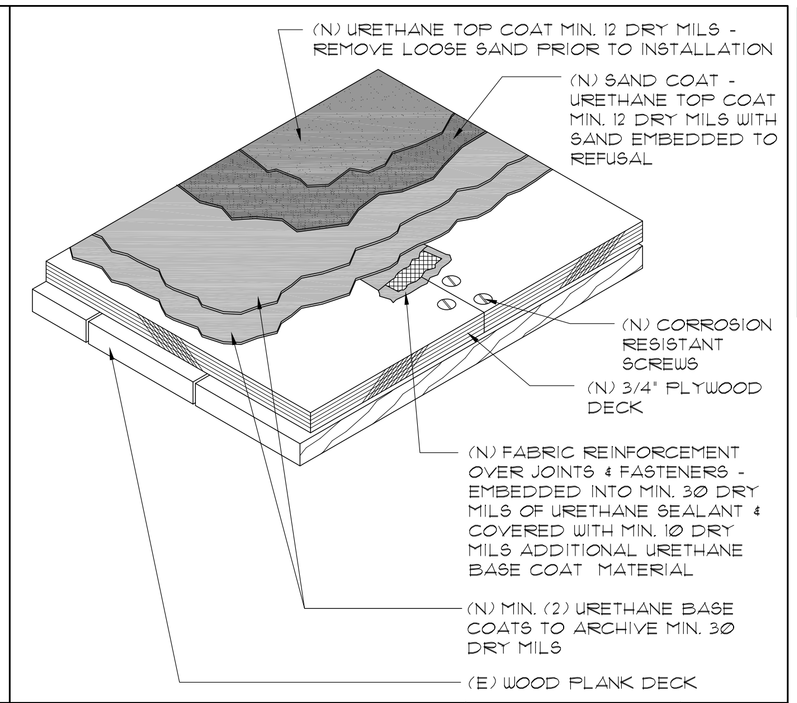
NOTE:
1. VERIFY APPLICATION OF MEMBRANE FLASHING IS COMPATIBLE OVER (E) WATERPROOFING ON BELOW GRADE WALL.
2. REFER TO CIVIL DRAWINGS FOR NEW CURB & GUTTER.

WATERPROOFING @ BELOW GRADE TRANSITION | N.T.S. | 6

PLYWOOD TO CONCRETE TRANSITION DETAIL | N.T.S. | 3

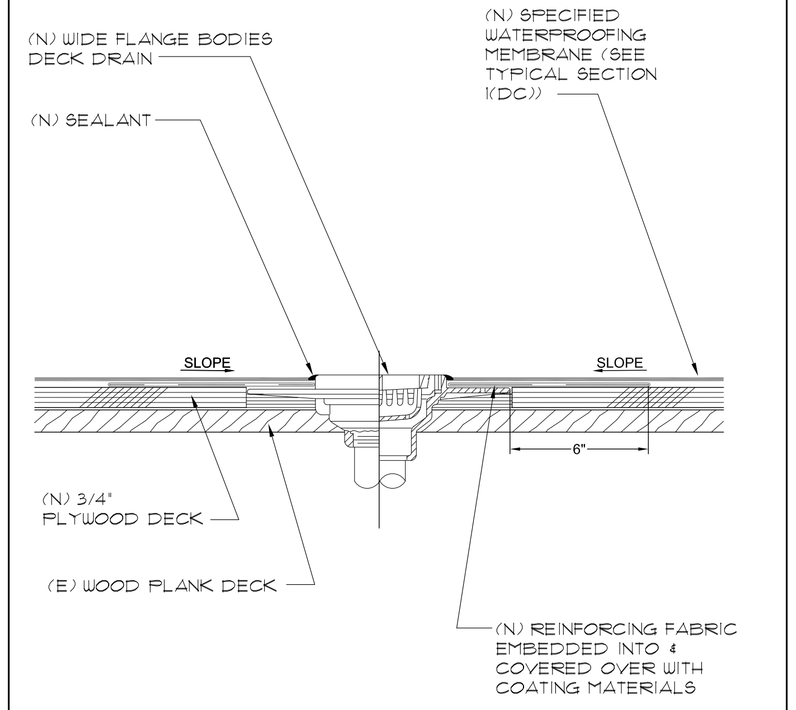


		10	PALM COURT COATING @ THRESHOLD	N.T.S.	4

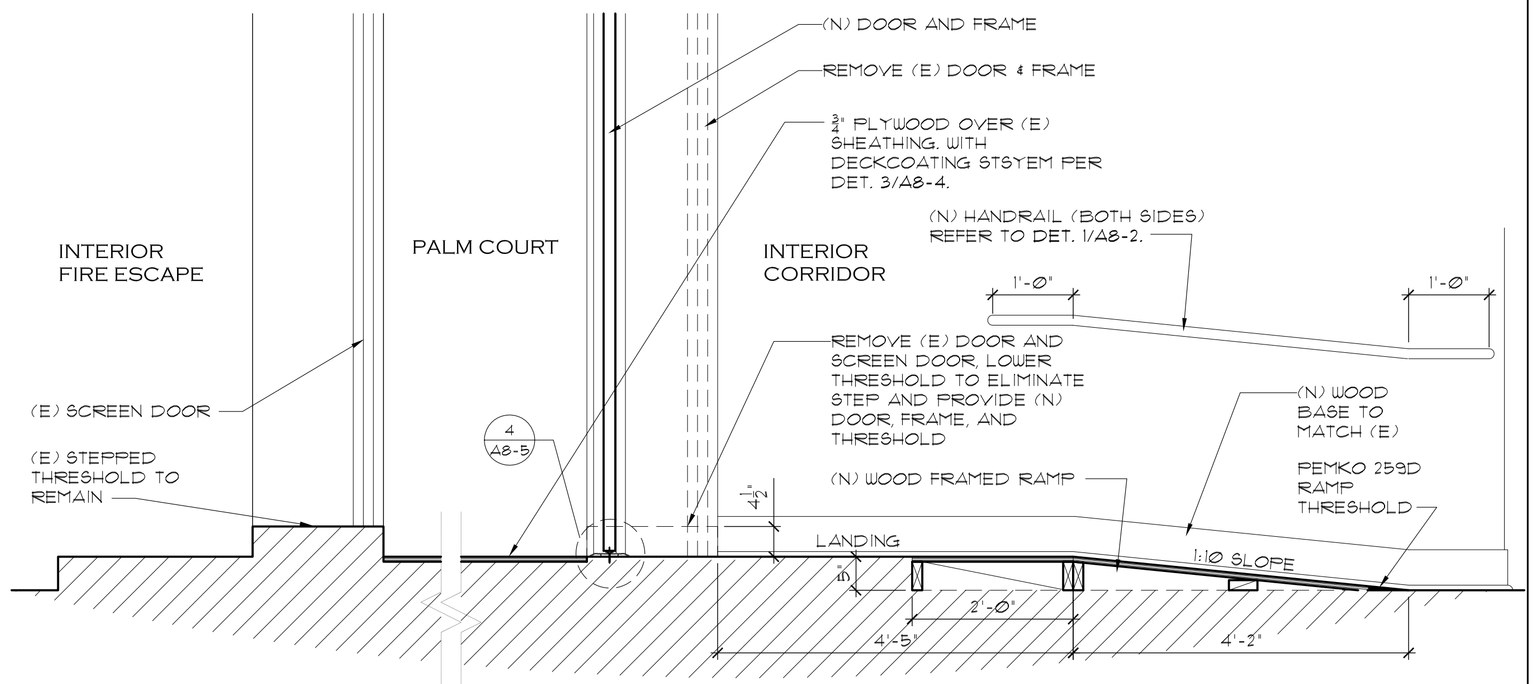


			PALM COURT DECK COATING	N.T.S.	1

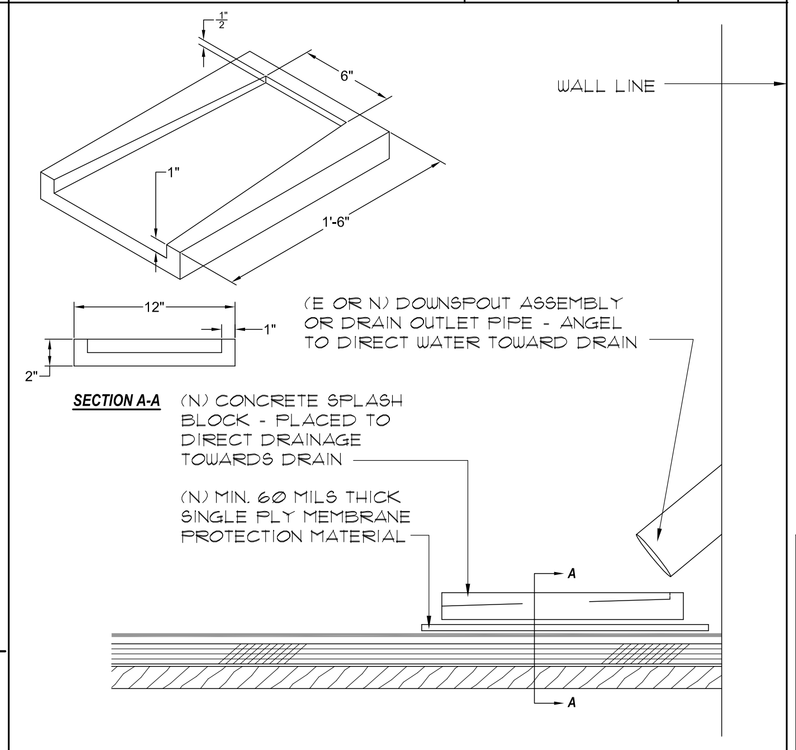
		11	PALM COURT COATING @ WALL	N.T.S.	5



			COATING @ DECK DRAIN	N.T.S.	2



		12	PALM COURT/CORRIDOR SECTION	SCALE: 3/4" = 1'-0"	6



			SPLASK BLOCK	N.T.S.	3

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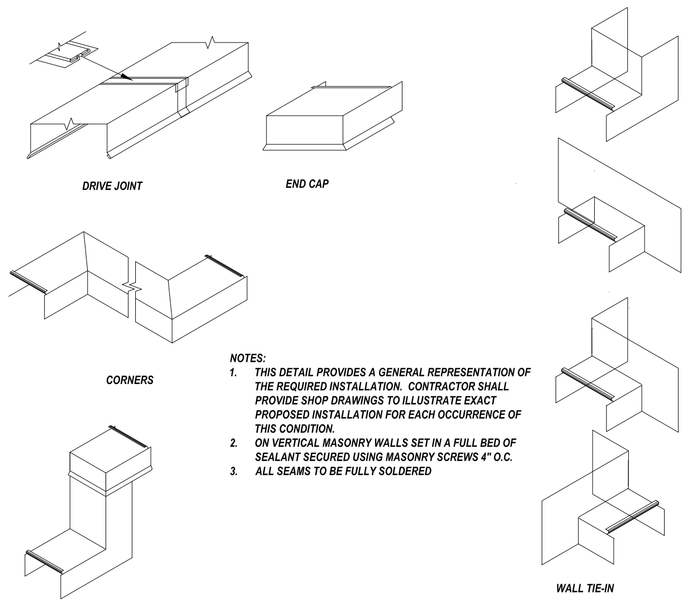
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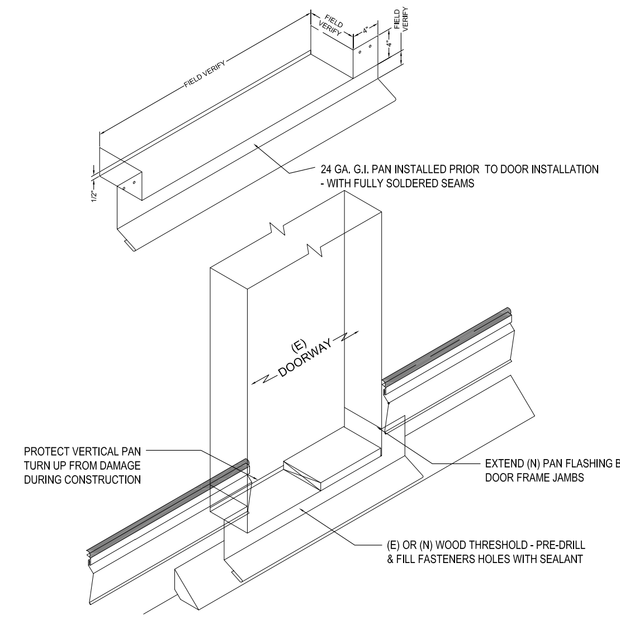
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PALM COURT DETAILS

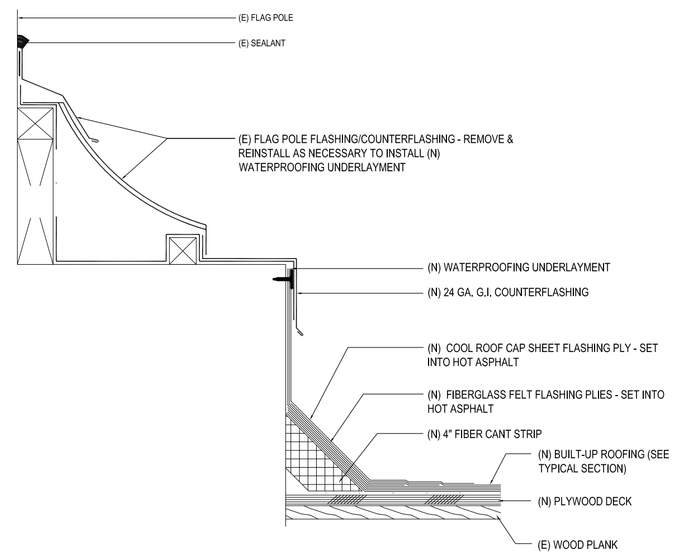
A8-5



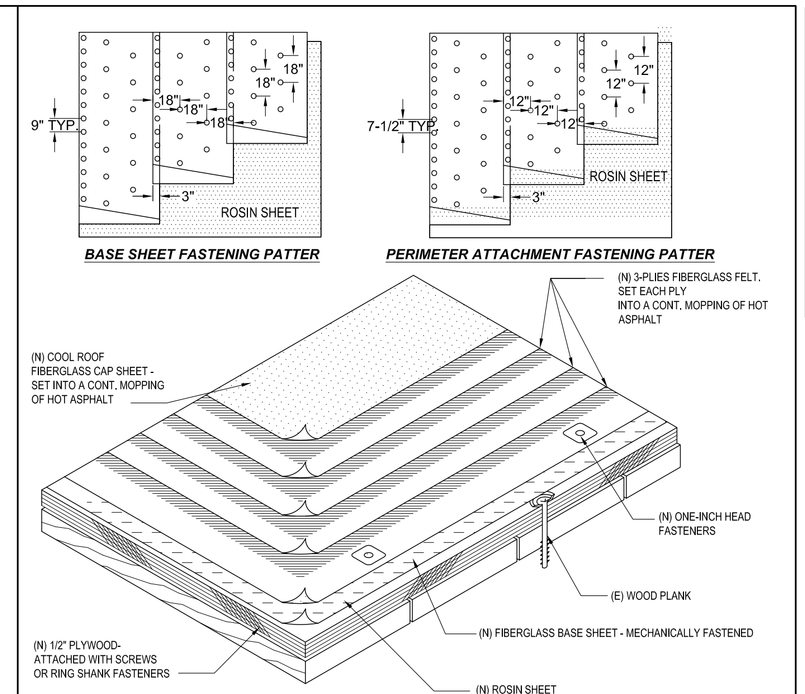
COUNTERFLASHING WALL TRANSITION | N.T.S. | 9



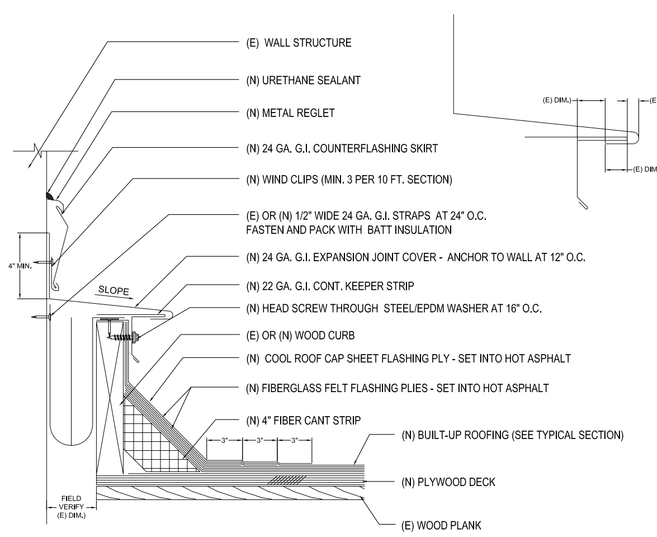
FLASHING @ THRESHOLD | N.T.S. | 7



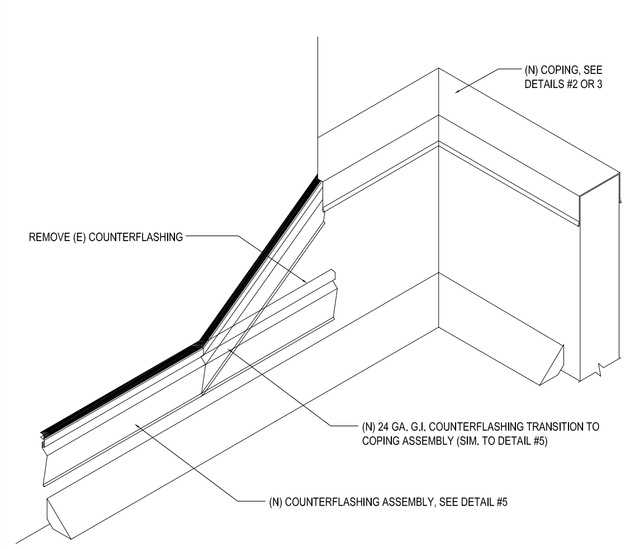
FLASHING @ FLAG POLE | N.T.S. | 4



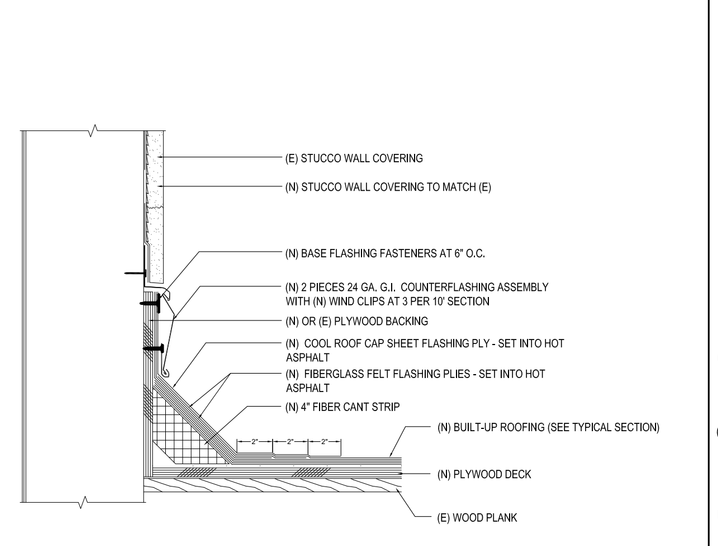
TYP. BUILT-UP ROOFING | N.T.S. | 1



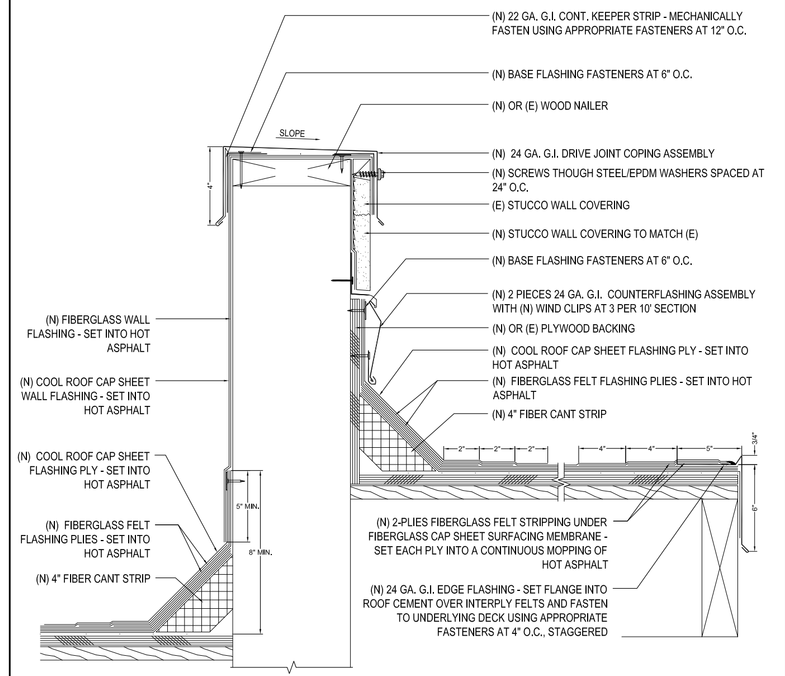
EXPANSION JOINT | N.T.S. | 10



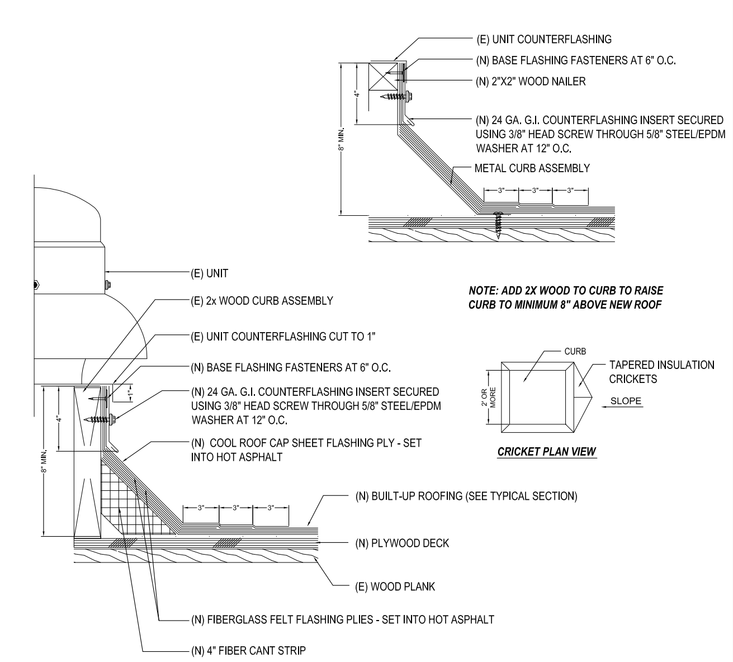
COUNTERFLASHING @ TRASNITION TO COPING | N.T.S. | 8



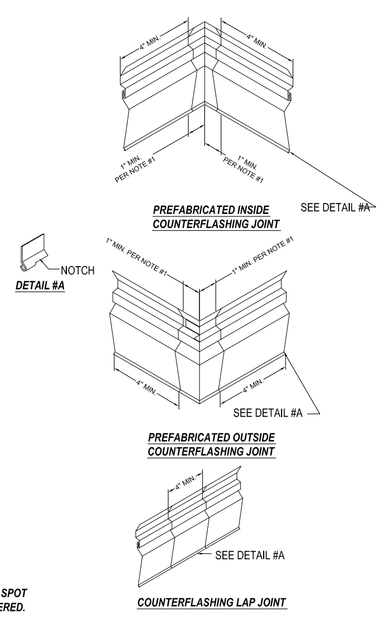
FLASHING @ WALL | N.T.S. | 5



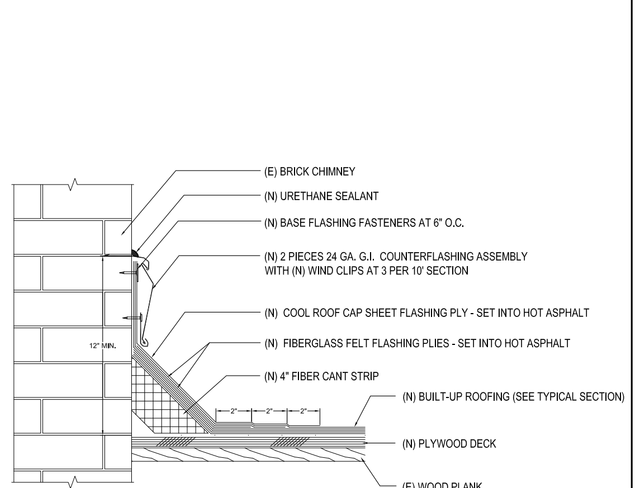
PARAPET AT WALL @ LEDGE ROOF | N.T.S. | 2



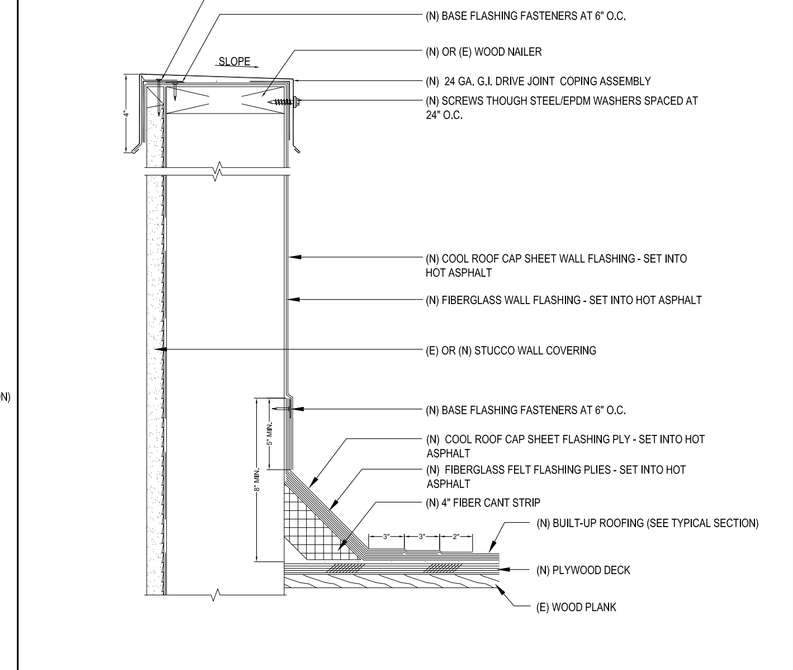
TYP. CURB | N.T.S. | 12



COUNTERFLASHING WALL TRANSITION | N.T.S. | 8A



FLASHING @ BRICK CHIMNEY | N.T.S. | 6



PARAPET WALL W/ COPING | N.T.S. | 3

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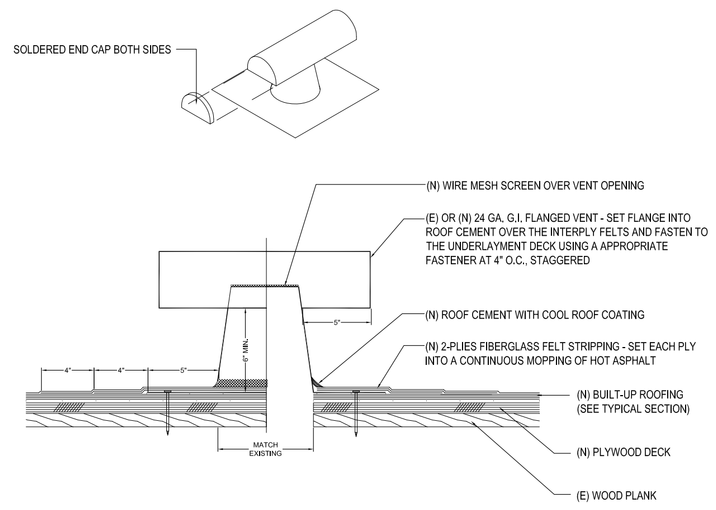
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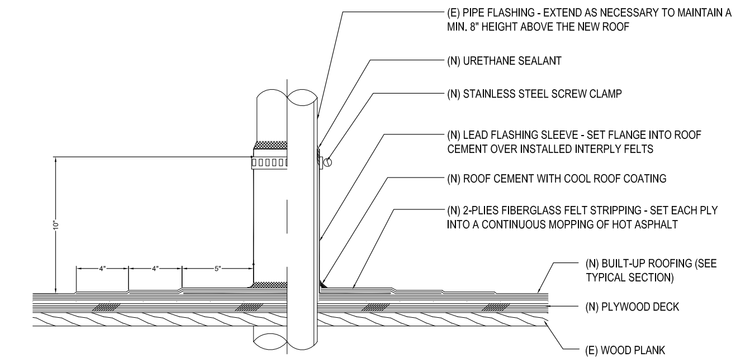
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SHEET TITLE
ROOF DETAILS

A8-6

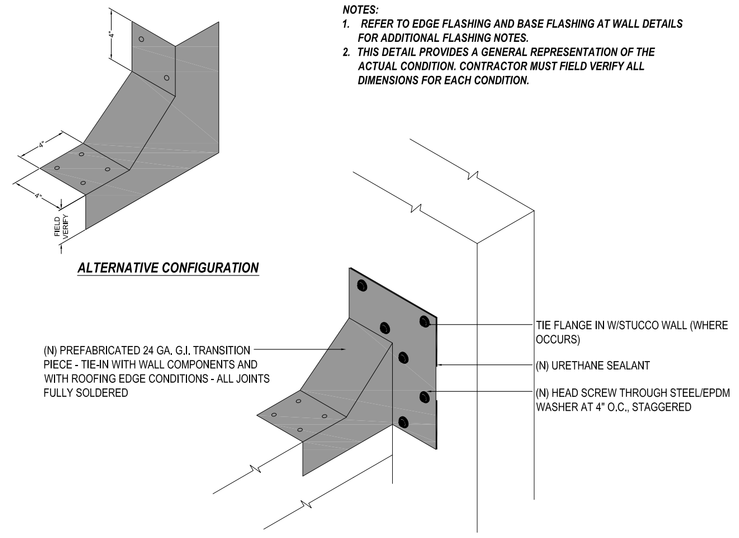


T. TOP / FLANGED VENT | N.T.S. | 10



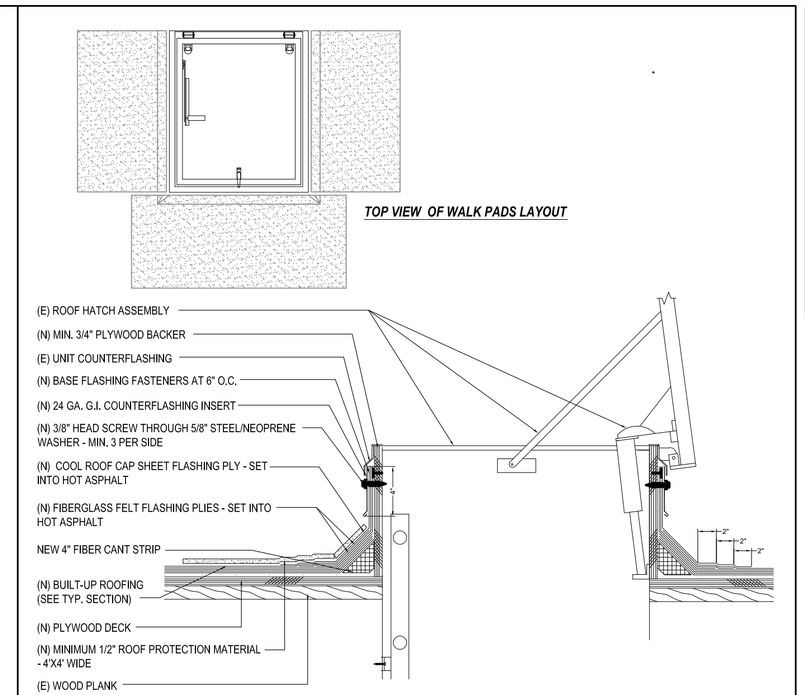
NOTE: IF SPLIT LEAD SLEEVE IS NECESSARY, A CONTINUOUS LEAD SOLDER WILL BE REQUIRED.

LEAD PIPE FLASHING CLAMPED | N.T.S. | 7



NOTES:
1. ***REFER TO EDGE FLASHING AND BASE FLASHING AT WALL DETAILS FOR ADDITIONAL FLASHING NOTES.***
2. ***THIS DETAIL PROVIDES A GENERAL REPRESENTATION OF THE ACTUAL CONDITION. CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS FOR EACH CONDITION.***

EDGE-TO-WALL FLASHING | N.T.S. | 4



ROOF HATCH | N.T.S. | 1

NOTE:
1. ***FACE COVERS MUST EXTEND TO METAL PIPES, NOT INSULATION.***

MULTIPLE PIPE ENCLOSURE | N.T.S. | 11

NOTE: IF SPLIT LEAD SLEEVE IS NECESSARY, A CONTINUOUS LEAD SOLDER WILL BE REQUIRED.

LEAD PIPE FLASHING CAPPED | N.T.S. | 8

NOTE:
1. AFTER COMPLETE INSTALLATION OF THE ROOFING SYSTEM, CONTRACTOR SHALL INSPECT AND TEST ALL ROOF DRAINS TO ASSURE THAT NO CLOGGING OF THE DRAINAGE SYSTEM IS PRESENT. THE ROOF DRAIN LEADER SHOULD BE IN SUCH CONDITION THAT THE FULL DIAMETER OF THE DRAIN LEADER IS CLEAR.

ROOF DRAIN | N.T.S. | 5

EDGE FLASHING | N.T.S. | 2

DOUBLE SIDED SCUPPER | N.T.S. | 12

NOTES:
1. ***SURFACES TO RECEIVE FLASH BAND SHALL BE THOROUGHLY CLEAN AND DRY.***
2. ***ALL SEAMS ARE TO BE LEAD SOLDERED.***

HEAT VENT (METAL PIPE FLASHING) | N.T.S. | 9

NOTES:
1. ***PRIOR TO SCUPPER INSTALLATION, EMBED TWO PLIES OF REINFORCING FIBERGLASS FELT OVER THE WALL AT SCUPPER AREA, LARGE ENOUGH TO EXTEND BEYOND ALL SCUPPER FLANGES AT LEAST FOUR INCHES.***
2. ***PROVIDE CONTINUOUS SEALANT ALONG FOUR SIDES AT JUNCTURE WITH OUTSIDE WALL SURFACES.***
3. ***FILL IN EXTERIOR WALL AS NECESSARY.***

SURFACE SCUPPER | N.T.S. | 6

EDGE FLASHING W/ GUTTER | N.T.S. | 2A

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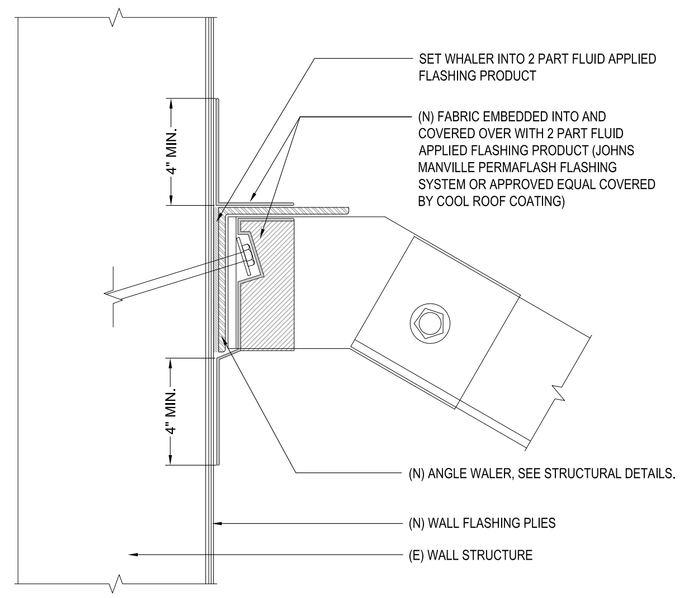
REVISIONS

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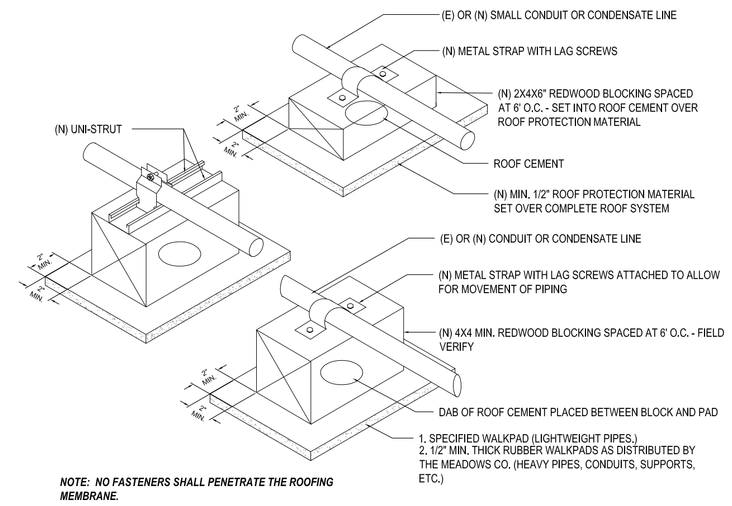
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SHEET TITLE
ROOF DETAILS

A8-7

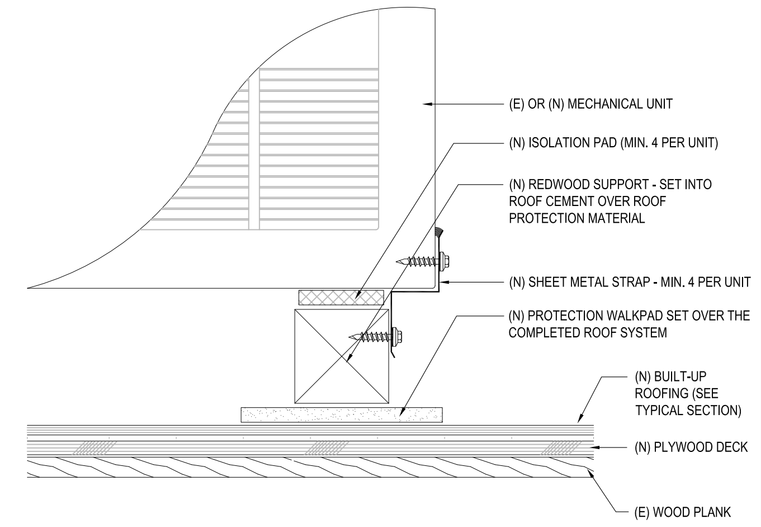


						PARAPET BRACE SUPPORT @ VERTICAL WALL	N.T.S.	4



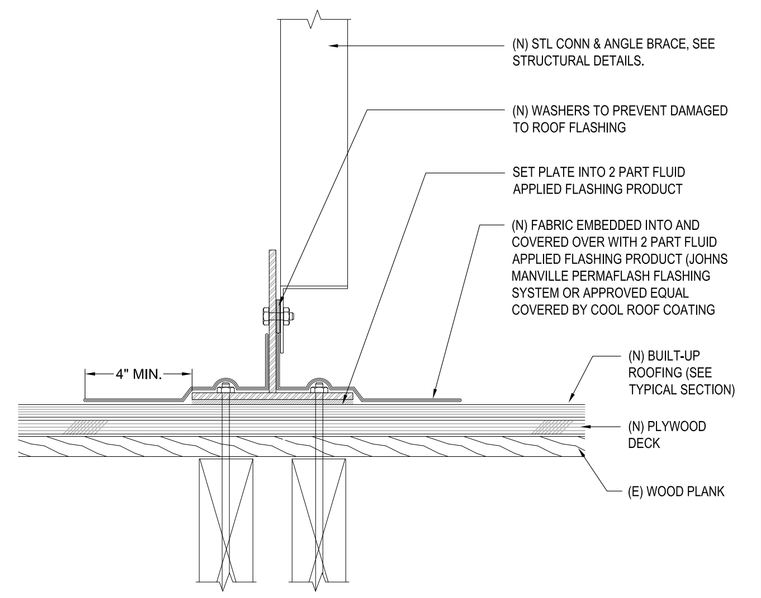
NOTE: NO FASTENERS SHALL PENETRATE THE ROOFING MEMBRANE.

						WOOD PIPE SUPPORT	N.T.S.	1



NOTE:
1. LEAVE MIN. 1" GAPS AT 4'-0" O.C., IN ROOF PROTECTION MATERIAL TO ALLOW FOR POSITIVE DRAINAGE.

						UNFLASHED SLEEPERS	N.T.S.	2



						PARAPET BRACE SUPPORT	N.T.S.	3

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SHEET TITLE
ROOF DETAILS

A8-8

General Structural Notes

I. GENERAL

1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE, THE CITY OF SAN DIEGO AMENDMENTS, AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

2. THESE GENERAL NOTES SUPPLEMENT THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, CONTACT THE OWNER'S REPRESENTATIVE.

3. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.

4. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

5. "TYPICAL DETAILS" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

7. DO NOT SCALE THE DRAWINGS.

8. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION. RETAIN A REGISTERED CIVIL ENGINEER WHO IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

9. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

10. REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF FLOOR, ROOF AND WALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS. COORDINATE THE SIZE AND LOCATION OF OPENINGS ASSOCIATED WITH, BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL AND PLUMBING TRADES. SUBMIT FINAL SIZING AND LOCATION REQUIREMENTS OF OPENINGS TO THE OWNER'S REPRESENTATIVE FOR REVIEW.

11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK AND MEETING THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS. EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY AGAINST DAMAGE BY FALLING DEBRIS AND OTHER HAZARDS IN CONNECTION WITH THIS WORK.

II. REINFORCING STEEL

1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED:

LOCATION	TYPE
REINFORCING STEEL #7 AND SMALLER	ASTM A615, 60 KSI
REINFORCING STEEL #8 AND LARGER & REINFORCING STEEL TO BE WELDED	ASTM A706, 60 KSI
SMOOTH STEEL WIRE FOR SPIRALS	ASTM A82, 70 KSI
WELDED STEEL WIRE FABRIC	ASTM A185, 70 KSI
SMOOTH DOWELS IN SLAB ON GRADE	ASTM A36, 36 KSI
DEFORMED BAR ANCHORS: NELSON/TRW TYPE "D2L" PER ICBO REPORT ER-5217 OR APPROVED EQUIVALENT	ASTM A496, 70 KSI

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING.

3. MECHANICAL COUPLERS: LENTON THREADED OR INTERLOCK COUPLERS BY ERICO, ICC-ES ER-3967, OR HRC 500/510 XTENDER BY HEADED REINFORCEMENT CORPORATION, ICC-ES ER-2764. COUPLERS FOR BEAM AND SLAB BARS AT FORMED CONSTRUCTION JOINTS MAY BE LENTON FORM SAVERS BY ERICO, ICC-ES ER-3967.

4. WELD REINFORCING STEEL IN ACCORDANCE WITH AWS D1.4 USING QUALIFIED WELDERS.

5. TERMINATE REINFORCING STEEL IN STANDARD HOOKS, UNLESS OTHERWISE SHOWN.

6. PROVIDE REINFORCING SHOWN OR NOTED CONTINUOUS IN LENGTHS AS LONG AS PRACTICABLE.

III. STRUCTURAL STEEL

1. STRUCTURAL STEEL TO CONFORM TO THE FOLLOWING UNLESS OTHERWISE NOTED:

SECTIONS	TYPE
ROLLED SHAPES WIDE FLANGES CHANNELS, ANGLES, & OTHER	 ASTM A992 ASTM A36
PLATES COLUMN BASE PLATES BEAM SHEAR CONNECTION PLATES BEAM STIFFENER PLATES OTHER	 ASTM A572, GR 50 ASTM A36 ASTM A36 ASTM A572, GR 50
STEEL PIPE	ASTM A53 GRADE B
COLD FORMED HOLLOW STRUCTURAL SECTION (HSS)	ASTM A500 GRADE B
BOLTS	ASTM A325X
MACHINE BOLTS	ASTM A307
ANCHOR BOLTS	ASTM F1554
ANCHOR RODS	ASTM A36
THREADED AND HANGER ROD	ASTM A572, GR 50
WELDED SHEAR CONNECTORS	ASTM A 108, GRADE 1015 THROUGH 1020
WELDED THREADED STUDS	ASTM A 108, GRADE 1015 THROUGH 1020
NUTS FOR BOLTS AND MACHINE BOLTS	ASTM A563
HARDENED WASHERS	ASTM F436
UNHARDENDED WASHERS	ASTM F844
PLAIN WASHERS	ANSI B18.22.1
BEVELED WASHERS	ANSI B18.23.1

2. HOT DIP GALVANIZE IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STRUCTURAL STEEL AND FASTENERS THAT ARE PERMANENTLY EXPOSED TO THE WEATHER. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.

3. ARC-WELDING ELECTRODES/FILLER METALS TO BE LOW HYDROGEN TYPES E7XTX, E7XTXX, OR E70XXX MINIMUM AS APPLICABLE. ELECTRODES WITH CHARPY V-NOTCH (CVN) TESTS VALUES OF A MINIMUM 20 FOOT-POUNDS AT -20 DEGREES FAHRENHEIT ARE TO BE USED AT LOCATIONS INDICATED AS "CVN" ON THE DRAWINGS.

4. WELDERS TO BE CERTIFIED BY AWS AND THE GOVERNING JURISDICTION.

5. WHERE FIELD WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY.

6. PROVIDE NATURAL CAMBER UP, UNLESS NOTED OTHERWISE, EXCEPT AT CANTILEVERS. AT CANTILEVERS PROVIDE CAMBER SUCH THAT TIP OF CANTILEVER IS ABOVE FINAL ELEVATION.

7. SPLICE MEMBERS ONLY WHERE INDICATED.

8. BASEPLATES SHALL BE BEDDED ON A NON-SHINK GROUT, MAXIMUM 2 INCHES, UNLESS OTHERWISE NOTED.

9. NON-SHRINK GROUT, 7000 PSI: EUCLID CHEMICAL COMPANY'S "EUCO-NS", L&M CRYSTEX, MASTER BUILDERS' "MASTERFLOW 713", OR FIVE STAR GROUT. WHERE HIGH FLUIDITY OR INCREASED PLACING TIME IS REQUIRED, USE EUCLID CHEMICAL COMPANY'S "EUCO HI-FLOW GROUT" OR MASTER BUILDERS' "MASTERFLOW 928".

IV. ROUGH CARPENTRY

1. FRAMING LUMBER: DOUGLAS FIR (COAST REGION) GRADED AND MARKED IN ACCORDANCE WITH THE STANDARD GRADING RULES NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU (W.C.L.I.B.) OR WESTERN LUMBER GRADING RULES, OF THE WESTERN WOOD PRODUCTS ASSOCIATION (W.W.P.A.). USE LUMBER OF THE FOLLOWING GRADES:

MEMBER	MOISTURE CONTENT	WOOD/GRADE
SILLS	19%	D.F. #1 PRESSURE OR PRESERVATIVE TREATED OR FOUNDATION GRADE REDWOOD
STUDS	19%	D.F. #2
JOISTS, PLANKS AND PLATES	15%	D.F. #1
BEAMS, 5" & WIDER	GREEN	D.F. SELECT STRUCTURAL
BEAMS, 4" & NARROWER	GREEN	D.F. #1
POSTS, 6x6 & LARGER	GREEN	D.F. SELECT STRUCTURAL
POSTS, 4x6 & SMALLER	19%	D.F. #1
FRAMING BLOCKING & BRIDGING	15%	D.F. #2
PLYWOOD BLOCKING	19%	D.F. #1
BACKING, STRIPPING AND FURRING	19%	CONSTRUCTION

2. PANEL SHEATHING: IDENTIFY WOOD STRUCTURAL PANELS WITH THE APPROPRIATE TRADEMARK OF APA-THE ENGINEERED WOOD ASSOCIATION AND MEET THE REQUIREMENTS OF THE VOLUNTARY PRODUCT STANDARD PS-1 OR PS-2 AND APA PRP-108 PERFORMANCE STANDARD. ORIENTED STRAND BOARD (OSB) IS AN ACCEPTABLE PANEL SHEATHING MATERIAL PROVIDED IT MEETS OR EXCEEDS THE REQUIREMENTS OF THIS SECTIONS.

A. PANEL SHEATHING TO BE EXPOSURE 1.

B. PLYWOOD PANELS TO BE 5-PLY MINIMUM, EXCEPT 3/8" PANELS TO BE 3-PLY MINIMUM.

C. PLYWOOD TO BE CC GRADE AT LOCATIONS EXPOSED TO WEATHER; CD GRADE ELSEWHERE.

D. PROVIDE THE FOLLOWING GRADE AND SPAN RATINGS:

PANEL THICKNESS	MINIMUM GRADE	ROOF/FLOOR RATING
3/8	STRUCTURAL 1	24/0
7/16	STRUCTURAL 1	24/16
15/32	STRUCTURAL 1	32/16
19/32 AND 5/8	CD/CC	40/20
3/4	CD/CC	48/24
7/8 AND 1	CD/CC	54/32
1 1/8	CD/CC	60/48

3. ROUGH HARDWARE:

A. NAILS: COMMON WIRE NAILS, FEDERAL SPECIFICATION FF-N-105B, STANDARD LENGTHS U.O.N. USE HOT-DIPPED ZINC-COATED GALVANIZED NAILS FOR EXTERIOR INSTALLATIONS AND WHEN PENETRATING PRESSURE TREATED OR FIRE-RETARTANT LUMBER.

B. BOLTS AND THREADED RODS: ASTM A307, SQUARE OR HEXAGONAL HEAD MACHINE BOLTS WITH ASTM A563 NUTS. USE MALLEABLE IRON WASHERS UNDER HEAD AND NUT WHEN IN CONTACT WITH WOOD. AT SILL PLATES USE 3"X3"X1/4" MINIMUM PLATE WASHERS.

C. LAG SCREWS: ASTM A307, ANSI/ASME STANDARD B18.2.1. USE ANSI B18.22.1 WASHERS UNDER HEAD WHEN IN CONTACT WITH WOOD.

D. SCREWS: ASTM A307, ANSI/ASME STANDARD B18.6.1. USE CADMIUM-PLATED PAN OR ROUND HEADED SCREWS AT STEEL TO WOOD AND WOOD TO WOOD CONNECTIONS.

E. MISCELLANEOUS STEEL: ASTM A36.

F. BOLTS, NUTS, WASHERS, STRAPS AND OTHER HARDWARE EXPOSED TO THE WEATHER TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

G. FRAMING CLIPS, SHEET METAL STRAPS, ETC.: SIMPSON, UNIVERSAL, OR SILVER, WITH ICBO REPORTS. DESIGNATIONS ON DRAWINGS ARE BASED ON SIMPSON CATALOGUE NUMBERS.

4. NAILING:

A. DRIVE NAILS PERPENDICULAR TO THE GRAIN, U.O.N.

B. PREDRILL HOLES TO 3/4 OF NAIL DIAMETER WHERE SPECIFIED AND WHEN WOOD TENDS TO SPLIT.

C. AIR-DRIVEN NAILS TO BE FULL-HEADED NAILS. DO NOT OVERDRIVE NAILS.

D. PANEL SHEATHING:
1. AT FLOOR AND ROOF SHEATHING, USE RING SHANK NAILS. USE SMOOTH SHANK NAILS AT WALLS.

2. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND APPROVAL BY THE OWNER'S REPRESENTATIVE. NAILHEADS THAT PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF THE MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE INSTALLATION IS UNSATISFACTORY. MACHINE NAILING IS NOT APPROVED IN 5/16" OR LESS SHEATHING.

3. GLUE FLOOR SHEATHING AT ALL POINTS OF CONTACT.

E. PROVIDE MINIMUM NAILING PER TABLE 2304.9.1 OF THE CBC, U.O.N.

2x JOISTS OR RAFTERS TO SIDES OF STUDS:	
8 INCH OR LESS	3-16d
FOR EACH ADDITIONAL 4 INCH IN DEPTH OF JOIST	1-16d
JOISTS OR RAFTERS AT ALL BEARINGS-TOENAILS EACH SIDE	2-8d
STUDS TO BEARING -	
TOENAILS EACH SIDE	2-8d
END NAIL @ 2x	2-16d
END NAIL @ 3x	2-20d
BLKG BTWN JOISTS OR RAFTERS TO JOIST OR RAFTERS-	
TOENAILS EACH SIDE, EACH END	3-8d
TO JOIST OR RAFTER BEARING-	
TOENAILS EACH SIDE	2-10d
CROSS-BRIDGING BETWEEN JOISTS OR RAFTERS-	
TOENAILS EACH END	2-8d
HERRINGBONE BLOCKING	2-10d
DOUBLE TOP PLATES-	
LOWER PLATE TO TOP OF STUD	2-16d
UPPER PLATE TO LOWER PLATE-STAGGERED	16d @ 16" O.C.
DOUBLE JOISTS: STAGGERED 2 ROWS	16d @ 12" O.C.
CONTINUOUS CONTACTS	16d MIN @ 12" O.C.
ALL OTHER WOOD CONTACTS	2-8d @ 1" MATERIAL 2-16d @ 2" MATERIAL 2-40d @ 3" MATERIAL
WHERE BLOCKED APART-	
AT EACH BLOCK	2-16d

5. BOLT AND SCREW INSTALLATION:

A. DRILL BOLT HOLES A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.

B. DRILL PRE-BORED LEAD HOLES FOR WOOD SCREWS AS FOLLOWS.

1. DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT 7/8 THE DIAMETER OF THE WOOD SCREW.

2. EXTEND THE LEAD HOLE FOR THE THREADED PORTION OF THE SCREW WITH A DRILL BIT WHOSE DIAMETER IS 7/8 THE DIAMETER OF THE SCREW AT THE ROOT OF THE THREAD.

3. INSERT THE SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.

4. LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.

C. DRILL PRE-BORED LEAD HOLES FOR LAG SCREWS AS FOLLOWS.

1. DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT OF THE SAME DIAMETER AS THE LAG SCREW.

2. EXTEND THE LEAD HOLE FOR THE THREADED PORTION OF THE LAG SCREW WITH A DRILL BIT WHOSE DIAMETER IS 60 PERCENT OF THE NOMINAL LAG SCREW DIAMETER.

3. INSERT LAG SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.

4. LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.

6. INSTALL SOLID BLOCKING BETWEEN JOISTS AT ENDS AND OVER SUPPORTS. PROVIDE 2 INCH BY 3 INCH CROSS BRIDGING, METAL BRIDGING, OR SOLID BLOCKING BETWEEN JOISTS IN SPANS EQUALLY SPACED 8 FEET ON CENTER MAXIMUM AND WHERE INDICATED.

7. DO NOT USE WOOD SHINGLE SHIMS UNDER STUDS, JOISTS, BEAMS, OR POSTS.

8. PRESERVATIVE TREATMENT:
A. LUMBER INDICATED IN THESE NOTES OR DRAWINGS TO BE PRESSURE TREATED (PT) SHALL BE TREATED WITH SODIUM BORATE (SBX), (ALSO CALLED DISODIUM OCTABORATE TETRAHYDRATE (DOT) IN ACCORDANCE WITH CBC SECTION 2303-STANDARDS OF QUALITY AND STAMPED WITH A CERTIFICATION FOR THE INTENDED USE.
NOTE: USE OF LUMBER PRESSURE TREATED BY ANOTHER PROCESS MAY REQUIRE USE OF STAINLESS STEEL HARDWARE, CONNECTORS, AND FASTENERS PER SIMPSON STRONG-TIE TECHNICAL BULLETIN "PRESSURE TREATED WOOD" DATED JANUARY 1, 2006

B. ALL SILL PLATES OR OTHER LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY AND WITHIN 6" OF GRADE, OR EXPOSED TO WEATHER IN THE FINAL STRUCTURE SHALL BE PRESSURE TREATED DOUGLAS FIR (PTDF), UNLESS OTHERWISE PROTECTED.

C. FRAMING CONNECTORS: SIMPSON STRONG-TIE OR EQUAL. ALL FRAMING CONNECTORS SHALL BE ICC/ICBO APPROVED AND INSTALLED ACCORDINGLY. ALL FRAMING HARDWARE AT PRESSURE TREATED MEMBERS SHALL BE G90 GALVANIZED AS A MINIMUM. NAILS AS SCREWS SHALL BE HDG GALVANIZED CONNECTORS AS A MINIMUM. BOLTS AND ANCHORS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 CLASS C AS A MINIMUM.

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CLIENT
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PROJECT
09040.1

DRAWN
DAVB

REVEIWED
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SPEC FILE

DATE
12-01-10

REVISIONS
02.03.11
PLAN CHECK CORRECTIONS

BID SET - FEBRUARY 23, 2011

REGISTERED PROFESSIONAL ENGINEER
JAMES A. MILLER
No. 4186
Exp. 12-12
STRUCTURAL
STATE OF CALIFORNIA

SHEET TITLE
GENERAL NOTES

S0.1

DRAWING BY: COLUMBIA RIVER CADD 10-048 — 09040-1 3420 SE 56TH AVE. PORTLAND, OR 97206 503-777-6949

General Structural Notes (con't)

V. ENGINEERED WOOD PRODUCTS

1. PARALLAM PSL AND MICROLLAM LVL TO COMPLY WITH ICBO–ES REPORT ESR–1387.

2. PARALLAM PSL TO BE MANUFACTURED BY TRUS JOIST WITH THE FOLLOWING PROPERTIES:

FB = 2900 PSI
FV = 290 PSI
E = 2.0 E6 PSI

3. MICROLLAM LVL TO BE MANUFACTURED BY TRUS JOIST WITH THE FOLLOWING PROPERTIES:

FB = 2600 PSI
FV = 285 PSI
E = 1.9 E6 PSI

4. NOTCH OR BORE MEMBERS ONLY WHERE APPROVED BY THE MANUFACTURER OR WHERE SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.

VI. ADHESIVE ANCHORS AND DOWELS (PROVIDE SPECIAL INSPECTION)

1. ANCHORS AND DOWELS INSTALLED INTO CONCRETE: SIMPSON SET–XP (ICC–ES ESR–2508/LARR 25744) OR HILTI HIT–RE–500 SD (ICC–ES ESR–2322/LARR 25700). ANCHORS AND DOWELS INSTALLED INTO GROUT–FILLED MASONRY UNITS: SIMPSON SET (ICC–ES ESR–1772/LARR 25279). EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED:

ROD DIA OR BAR SIZE	EMBEDMENT	BASE MATERIAL
#3	5"	CONCRETE
#4	6"	CONCRETE
#5	8"	CONCRETE
#6	10"	CONCRETE
#7	12"	CONCRETE
#8	14"	CONCRETE

2. ANCHORS AND DOWELS INSTALLED INTO UNREINFORCED BRICK MASONRY (URM): CIA–GEL 7000 BY COVERT OPERATIONS (ICBO #ER–4846), HIT HY–20 BY HILTI (ICBO #ER–4815), OR EPOXY–TIE ET OR SET FOR BRICK AND EPOXY–TIE SET FOR HOLLOW MASONRY BY SIMPSON STRONG–TIE (ICBO #ER–4945 & #ER–5279). USE SCREENS A SPECIFIED BY THE MANUFACTURER. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS SHOWN ON THE DRAWINGS.

3. ANCHORS: ASTM A193, GRADE B7 THREADED RODS WITH ASTM A 563 GRADE DH NUTS AND ASTM F 436 WASHERS, UNLESS OTHERWISE NOTED.

4. DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL.

5. REMOVE GREASE, OIL, RUST, AND OTHER LAITANCE FROM RODS AND DOWELS PRIOR TO INSTALLATION.

6. THE DIAMETER OF THE HOLES IS PER THE MANUFACTURER'S INSTRUCTIONS. DRILL HOLES FOR ANCHORS AND DOWELS IN UNREINFORCED BRICK MASONRY WITH A NON–IMPACT ROTARY DRILL. PRIOR TO INSTALLING ANCHORS OR DOWELS, WIRE BRUSH HOLES TO REMOVE RESIDUE, BLOW OUT WITH OIL–FREE COMPRESSED AIR, AND ALLOW HOLE TO DRY.

7. PLACE ADHESIVE WITH THE MANUFACTURER'S RECOMMENDED APPLICATION TOOL TO A DEPTH AS SPECIFIED BY THE MANUFACTURER AND TO MINIMIZE THE AMOUNT OF ADHESIVE THAT WILL OVERFLOW OUT OF THE HOLE WHEN THE BAR IS INSERTED. REMOVE EXCESS ADHESIVE ON THE ADJACENT SURFACES.

8. INSERT THE ANCHOR OR DOWEL IN THE HOLE WITH A TWISTING MOTION TO THE REQUIRED EMBEDMENT DEPTH. DO NOT PUMP THE ANCHOR OR DOWEL IN AND OUT OF THE HOLE.

9. WEDGE BARS TIGHT AND CENTERED IN THE HOLE WITH WOODEN WEDGES (GOLF TEES) TO HOLD IT IN PLACE UNTIL THE ADHESIVE SETS.

10. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON–SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

11. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ADHESIVE ANCHORS.

12. SPECIAL INSPECTION REQUIREMENTS WILL BE INDICATED BY SECTION 4 OF THE ICC–ES EVALUATION SERVICE REPORT. THE SPECIAL INSPECTOR SHALL VERIFY THE ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, HOLE DIMENSIONS, ANCHOR SPACINGS, EDGE DISTANCES, SLAB THICKNESS, ANCHOR EMBEDMENT, AND TIGHTENING TORQUE.

VII. SEISMIC WALL REINFORCEMENT

1. THE CONTRACTOR SHALL BE SPECIALIZED IN CORING OF UNREINFORCED MASONRY (BRICK) WALLS YEARS MINIMUM DOCUMENTED EXPERIENCE. THE HOLES SHALL BE INSTALLED IN THE WALLS USING A DRY CORING PROCESS. NO WATER OR OTHER LUBRICANT SHALL BE USED IN THE CORING PROCESS.

2. THE CONTRACTOR SHALL ACCURATELY CORE HOLES IN THE EXISTING WALLS WITHIN 1/2 INCH OF THE LOCATION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PLACE REINFORCING STEEL IN THE CENTER OF THE HOLE USING SPACERS AS NECESSARY AND FILL THE HOLES COMPLETELY WITH RESIN GROUT.

3. THE RESIN SHALL HAVE THE FOLLOWING PHYSICAL PROPERTIES:

MINIMUM TENSILE STRENGTH	6,000 PSI
MINIMUM COMPRESSIVE STRENGTH	7,400 PSI
MINIMUM HEAT DISTORTION TEMPERATURE	140 DEGREE F
MINIMUM ULTIMATE ELONGATION	1.5%
MAXIMUM ULTIMATE ELONGATION	4.5%
MINIMUM ELASTIC MODULUS	350,000 PSI
MINIMUM COMPRESSIVE MODULUS	1,000,000 PSI
APPROXIMATE VISCOSITY	400 CPS

4. THE RESIN GROUT SHALL BE A MIXTURE WITH THE APPROXIMATE RATIO OF 1 PART RESIN TO 2 PARTS MASONRY SAND BY VOLUME, YIELDING A GROUT THAT WILL ACHIEVE A MINIMUM DAY COMPRESSIVE STRENGTH OF 7,400 PSI.

5. THE CONTRACTOR SHALL USE DRYPACK FOR SEALING MISCELLANEOUS ACCESS AND INSPECTION HOLES WHICH SHALL CONSIST OF ONE PART PORTLAND CEMENT, 2 PARTS SAND, AND ENOUGH WATER TO MOISTEN THE MIX.

6. ALL DEBRIS SHALL BE REMOVED FROM THE HOLES. CLEAN OUT HOLES MAY BE CUT AS NECESSARY AND SHOULD BE COORDINATED BY THE CONTRACTOR. ALSO, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE CORED HOLE OF ALL DRILLING DUST AND DEBRIS, USING VACUUM AND WIRE BRUSHES AS REQUIRED.

7. THE CONTRACTOR SHALL USE MECHANICAL COUPLERS TO SPLICE THE REINFORCING BARS, IF NECESSARY.

8. THE CONTRACTOR SHALL FILL THE VERTICAL CORE HOLES WITH RESIN GROUT. PROCEDURES SHALL BE USED TO ENSURE THAT THE HOLE IS FULLY FILLED WITH RESIN GROUT WITH NO VOIDS. IT IS ANTICIPATED THAT RESIN GROUT WILL BE INSTALLED THROUGH A TUBE INSERTED IN THE CORE HOLE AND RETRACTED AS THE RESIN GROUT IS PLACED. RESIN GROUT SHALL BE PLACED BEFORE SET BEGINS AND THE RATE OF PLACEMENT SHALL BE CAREFULLY CONTROLLED SO AS NOT TO CREATE EXCESSIVE PRESSURE TO DAMAGE THE WALLS. LIMIT THE POURING OF RESIN GROUT SO THAT THE UNCURED HEIGHT OF EACH POUR SHALL NOT EXCEED 15 FEET. EACH POUR SHALL BE COMPLETED AT LEAST 15 MINUTES BEFORE GELLING OF THE RESIN BEGINS IN THAT POUR. THE SECOND POUR SHOULD NOT COMMENCE LESS THAN 45 MINUTES AFTER COMPLETION OF FIRST POUR IN THE SAME CORE. CARE SHALL BE TAKEN NOT TO SPILL THE RESIN GROUT AND SHALL BE IMMEDIATELY CLEANED AND ALL FINISHES RESTORED TO THEIR ORIGINAL CONDITION.

9. THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND REMOVE IT FROM THE SITE. THE CONTRACTOR SHALL ALSO REPAIR ANY DAMAGE IN KIND TO THE BUILDING AND SITE, AND LEAVE THE SITE CLEAN AND UNDAMAGED.

10. THE CONTRACTOR SHALL VERIFY THAT THE NEW WALL CORES DO NOT INTERFERE OR AFFECT EXISTING WALL OPENINGS.

11. SPECIAL INSPECTION SHALL BE PROVIDED FOR THE INSTALLATION OF THE SEISMIC WALL REINFORCEMENT. SPECIAL INSPECTION SHALL INCLUDE THE PERIODIC VISUAL INSPECTION OF THE WORK TO VERIFY THE HOLE DIAMETER, DEPTH AND SPACING, CLEANLINESS OF THE HOLE, INSTALLATION OF THE REINFORCING STEEL, AND PLACEMENT OF THE RESIN GROUT.

VIII. SUBMITTALS

1. SHOP DRAWINGS FOR ALL STRUCTURAL STEEL AND FOR ALL REINFORCING STEEL FOR REVIEW PRIOR TO FABRICATION INDICATING THE ASTM MATERIAL DESIGNATIONS, BAR SIZES, DIMENSIONS, AND BEND ARRANGEMENTS.

2. MILL CERTIFICATES FOR ALL REINFORCING STEEL AND FASTENERS CERTIFYING THAT THEY MEET OR EXCEED SPECIFIED REQUIREMENTS. MILL CERTIFICATES FOR STRUCURAL STEEL INDICATING STRUCTURAL STRENGTH AND CHEMICAL COMPOSITION FOR EACH HEAT OF STRUCTURAL STEEL SHAPE.

3. CONCRETE MIX DESIGNS AND TEST DATA TO DETERMINE THE 28–DAY CONCRETE STRENGTH FOR ALL CONCRETE MIXES SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONCRETE PLACEMENT.

4. PRODUCT DATA FOR WELDING ELECTRODES AND CONCRETE ADMIXTURES.

5. ANY SUBSTITUTIONS TO THE PRODUCTS SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.

iX. STRUCTURAL TESTS, INSPECTIONS, AND OBSERVATIONS

1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS WILL BE RETAINED BY THE OWNER TO PERFORM THE FOLLOWING TESTS AND INSPECTION. PROVIDE ACCESS AND FURNISH SAMPLES TO THE AGENCY AS REQUIRED BY THE CONTRACT DOCUMENTS.

2. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

3. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHAPTER "STRUCTURAL TESTS AND INSPECTIONS" OF THE CODE OF THE GOVERNING JURISDICTION AS NOTED IN THE GENERAL SECTION OF THESE GENERAL NOTES.

STRUCTURAL STEEL						
✓	Review Mill Certificates & Test Reports					
✓	Review Welding Procedure Specification & Welder Certifications					
	Sample & Test Sections		As Specified			As Required
	Sample & Test High–Strength Bolts & Washers					
✓	Shop Material Identification					
✓	Field Erection Inspection					
✓	Fabrication Inspection	✓	Shop	✓	Field	
✓	Welding Inspection	✓	Shop		Field	
✓	Non–Destructive Weld Test	✓	Shop		Field	
✓	Bolting Inspection	✓	Shop	✓	Field	
	Composite Stud Inspection & Testing					
	Steel Joist Load Test					
REINFORCING STEEL						
✓	Review Mill Certificates & Test Reports					
	Sample & Test:		Reinforcing Bars			Welded Wire Fabric
✓	Placement Inspection					
	Welding Inspection					
	Test Existing Reinforcing for Weldability					
MISCELLANEOUS						
	Drilled–In Concrete Anchors					
✓	Adhesive Anchors and Dowels in Concrete					
✓	Adhesive Anchors and Dowels in Unreinforced Masonry, See Note 4					
	Bolts Cast in Concrete					
	Ceiling Hanger & Bracing Wires					
	Cold Form Metal Framing Welding					
✓	Seismic Wall Reinforcement					
✓	Concrete Repair					

4. SPECIAL INSPECTION AND TESTING OF ADHESIVE ANCHORS AND DOWELS IN UNREINFORCED WALLS.

A. PERFORM PRE–QUILIFICATION TENSION TESTS FOR ANCHORS TO BE USED IN CONNECTIONS SHOWN IN THE TABLE BELOW. THE CONTRACTOR SHALL INSTALL 5 ANCHORS OF EACH TYPE IN THE SAME MANNER AND USING THE SAME MATERIALS AS WILL BE USED IN THE ACTUAL CONSTRUCTION. THE TESTING LABORATORY SHALL TENSION TEST THE ANCHORS TO THE LOAD SPECIFIED FOR A DURATION OF 5 MINUTES. THE TEST APPARATUS SUPPORT SHALL NOT BE LESS THAN 10 INCHES.

ADHESIVE ANCHOR LOCATION DETAIL	TENSION TEST LOAD
DETAIL 2/S4.1 @ 4TH FLOOR	4,500 #
DETAIL 2/S4.1 @ 2ND FLOOR	5,700 #

NOTES:
1. THESE PRE–CONSTRUCTION TEST ANCHORS MAY BE ADDED ABOVE THE FLOOR FRAMING FOR EASE OF INSTALLATION AND TESTING.
2. THE LOCATION OF THE TEST WILL BE COORDINATED BY THE OWNER'S REPRESENTATIVE.

B. PERFORM CONTINUOUS SPECIAL INSPECTION OF THE ADHESIVE ANCHOR INSTALLATION FOR ALL CONNECTIONS. THE SPECIAL INSPECTOR IS TO VERIFY THE DRILLING OF ANY HOLES, THE CLEANLINESS OF THE HOLE, MIXING OF THE EPOXY, THE BRAND OF EPOXY, AND THE PROPER MATERIAL FOR THE ASSEMBLY.

C. PERFORM TORQUE TESTING OF ALL ADHESIVE ANCHORS AS FOLLOWS:

DIAMETER OF ADHESIVE ANCHOR	TORQUE TEST LOAD
1/2"	40 FT/LBS
5/8"	50 FT/LBS
3/4"	60 FT/LBS

NOTES:
A. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SEE THAT THESE TESTS AND INSPECTIONS ARE PERFORMED.

B. THE CONSTRUCTION INSPECTIONS LISTED HERIN ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY SECTION 108 OF THE 2007 CALIFORNIA BUILDING CODE (SAN DIEGO). SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTIONS BY A CITY INSPECTOR. SPECIALLY INSPECTED WORK WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.

C. CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED.

D. THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE CITY OF SAN DIEGO TO PERFORM THE TYPE OF INSPECTION SPECIFIED. JOB VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION.

E. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION IS SUBJECT TO REMOVAL.

F. FABRICATOR MUST BE REGISTERED AND APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE THE FABRICATOR'S SHOP.

G. AN APPLICATION TO PERFORM OFF–SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION.

H. A CERTIFICATE OF COMPLIANCE FOR OFF–SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.

I. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.

J. A PROPERTY OWNER'S FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MUST BE COMPLETED BY THE PROPERTY OWNER, PROPERTY OWNER'S AGENT OF RECORD, ARCHITECT OF RECORD OR, ENGINEER OF RECORD AND MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION.

5. NOTIFY THE ENGINEER AT SIGNIFICANT CONSTRUCTION STAGES 72 HOURS IN ADVANCE AND PROVIDE ACCESS FOR THE FOLLOWING STRUCTURAL OBSERVATIONS:

A. STEEL FRAMING
1. GENERAL
2. PARAPET BRACING

B. WOOD FRAMING
1. GENERAL
2. DIAPHRAGM SHEATHING

C. CONCRETE
1. FILL OVER METAL DECK

X. DESIGN CRITERIA

1. APPLICABLE CODE: 2007 CALIFORNIA BUILDING CODE

2. SEISMIC DESIGN:

WALL ANCHORAGE CONNECTIONS

F_p = $0.9\ SD_S\ W$
WHERE: $SD_S = 1.05$
W = VARIES

XI. SCOPE OF WORK

1. THE PROJECT CONSISTS OF A PARTIAL SEISMIC UPRGADE OF AN EXSITING UNREINFORCED MASONRY BUILDING. THE SEISMIC UPGRADE INCLUDES ADDING WALL ANCHORAGE CONNECTIONS AT THE SECOND, THIRD, FOURTH FLOORS, AND THE ROOF. THE SEISMIC UPGRADE ALSO INCLUDES BRACING THE PARAPETS AND CHIMNEYS.

2. THE PROJECT INCLUDES THE REPAIR OF DETERIORATED CONCRETE AND CORREDED REINFORCING STEEL AT THE UNDERSIDE OF THE CONCRETE SIDEWALKS ALONG THE SOUTH AND WEST SIDES.

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Symbols

REFERENCE SYMBOLS

DETAIL/SECTION
- 1 / S5.2 — SECTION NUMBER; DRAWING WHERE FOUND, HYPHEN INDICATES SAME SHEET
- LINE OF SECTION CUT
- DIRECTION OF VIEW

DETAIL
- X / SX.X — DETAIL NUMBER; DRAWING WHERE FOUND, HYPHEN INDICATES SAME SHEET
- LINE OF SECTION CUT
- DIRECTION OF VIEW
- X / SX.X — AREA OF DETAIL

DETAIL PLAN OR ELEVATION
- AREA OF ENLARGED PLAN OR ENLARGED ELEVATION
- X / SX.X

SINGLE ELEVATION
- X / SX.X — DIRECTION OF VIEW; ELEVATION NUMBER; DRAWING WHERE ELEVATION IS FOUND, HYPHEN INDICATES SAME SHEET

GRID LINES
- 1, A, A, 1

SHEAR WALL
- 3 — XX / XX — INDICATES WALL THICKNESS
- INDICATES WALL REINFORCEMENT

PLYWOOD SHEAR WALL
- INDICATES PLYWOOD SHEAR WALL SHTG
- 1 / X'-X" / HDXA — INDICATES FRAMING & SHEATHING PER PLYWOOD SHEAR WALL SCHEDULE 11/S0.5; INDICATES SHEAR WALL DESIGN LENGTH; INDICATES REQUIRED HOLDOWN EACH END OF SHEAR WALL
- SW / 24x8x4 — INDICATES SIMPSON STRONG WALL ASSEMBLY, (LARR #25427); INDICATES SIMPSON STRONG WALL MODEL NUMBER

LEVEL LINE
- SECOND FLOOR EL. 123'-0" — INDICATES HEIGHT ABOVE DATUM

REFERENCE SYMBOLS cont

REVISION
- REVISION NUMBER – SEE REVISION HISTORY ON TITLE BLOCK OF EACH DWG.

MATCH LINE
- MATCH LINE SEE SHT. S2.1.0 — DRAWING WHERE CONTINUATION IS FOUND
- DRAWING SIDE

KEY NOTE
- 3 — 3 — SEE LIST OF NOTES ON EACH DWG.

CENTER POINT OF CURVE
- CURVE TO BE LOCATED
- RADIUS OF CURVE
- CENTER POINT OF CURVE

REFERENCED ELEVATION
- T.O.W. EL 98'-0" — DESCRIPTION OF REFERENCED POINT
- ELEVATION OF POINT IN FEET ABOVE DATUM

PLAN SYMBOLS

METAL DECK AND FILL
- ORIENTATION OF METAL DECK
- CONCRETE FILL
- EXTENT TO EDGE OF DECK, TYP
- SINGLE ARROW INDICATES EDGE OF DECK

CONCRETE
- CONCRETE SLAB OR WALL
- EXTENT TO EDGE OF SLAB OR WALL, TYP
- SINGLE ARROW INDICATES EDGE OF DECK

METAL DECK ORIENTATION
- ORIENTATION OF METAL DECK

WORK POINT
- W.P.
- WORK POINT OF CONNECTION; POINT WHERE CENTROID OF MEMBERS INTERSECT

PLAN SYMBOLS cont

FLOOR DEPRESSIONS
- -2'-6" — DEPTH OF DEPRESSION OR STEP IN SLAB
- EXTENT OF DEPRESSION IN SLAB. S.A.D. FOR DIMENSIONS

SLAB DEPRESSIONS
- BOUNDARY OF DEPRESSION OR STEP IN SLAB
- CHANGE IN SLAB SLOPE

BEAM DESIGNATIONS
- W16X31 / (-2") — BEAM SIZE; TOP OF STEEL RELATIVE TO REFERENCED ELEVATION
- <3/4> — BEAM CAMBER IN INCHES
- [13] — NUMBER OF SHEAR STUDS IN LIEU OF TYPICAL
- EMB — ELEVATOR MACHINE BEAM PROVIDED BY ELEVATOR MANUFACTURER
- BU3 — BUILT-UP MEMBERS, SEE DETAILS

BEAM PENETRATIONS
- W16X31 / 02 — WEB OPENING TYPE, SEE DETAILS
- 10"X18" (-8) / TYPE A-1 — VERT. X HORIZ. WEB OPENING; CENTER LINE OF OPENING TO TOP OF STEEL; WEB OPENING TYPE, SEE DETAILS

EMB REACTION
- A — MARK OF ELEVATOR MACHINE BEAM REACTION. SEE SCHEDULE ON ROOF PLAN
- REACTION LOCATION

LABELS

P-1	PASSENGER ELEVATOR NUMBER
S-1	SERVICE ELEVATOR NUMBER
ST-1	STAIR NUMBER
C-1	CAR–LIFT NUMBER
DW-1	DUMBWAITER NUMBER
LC-1	LININ CHUTE NUMBER
M-1	MECHANICAL SHAFT NUMBER
E-1	ELECTRICAL SHAFT NUMBER

PLAN SYMBOLS cont

BEAM-COLUMN MOMENT CONNECTIONS
- MMOMENT RESISTING BEAM–COLUMN CONNECTIONS, SEE DETAILS

BEAM-COLUMN COLLECTOR/DRAG CONNECTIONS
- COLLECTOR CONNECTION, SEE DETAILS

SHEAR CONNECTIONS
- TYPICAL SHEAR CONNECTION
- FULL DEPTH CONNECTION

BEAM TO BEAM MOMENT CONNECTION
- BEAM TO BEAM MOMENT CONNECTION

WELDED TUBE CONNECTIONS
- HSS / HSS — WELDED TUBE TO TUBE CONNECTION
- WF / HSS — WELDED TUBE TO WIDE–FLANGE CONNECTION

COLUMNS
- WIDE–FLANGE COLUMN, SEE PLAN
- TUBE COLUMN, SEE PLAN

SLAB OR WALL OPENING
- LIMITS OF OPENING

BRACED FRAME
- BF1 — BRACED FRAME TYPE, SEE ELEVATIONS; DIAGONAL BRACE UP, DASHED FOR BELOW

DIAGONAL BRACE
- DIAGONAL "KICKER" BRACE OR PARAPET BRACE ABOVE OR BELOW BEAM
- SHORE — SHORING REQUIRED

JOIST FRAMING
- JOIST MEMBER & ORIENTATION
- SINGLE ARROW INDICATES EDGE OF FLOOR/ROOF, DOUBLE ARROW INDICATES EXTENT TO EDGE OF FLOOR/ROOF

MATERIAL SYMBOLS

- EARTH SHOWN IN SECTION
- COMPACTED EARTH SHOWN IN SECTION
- ROCK FILL, GRAVEL SHOWN IN SECTION
- SAND SHOWN IN SECTION
- NEW CONCRETE PLAN OR SECTION
- EXISTING CONCRETE PLAN OR SECTION
- PRECAST CONCRETE PLAN OR SECTION
- NEW CONCRETE MASONRY PLAN OR SECTION
- EXISTING CONCRETE MASONRY PLAN OR SECTION
- EXISTING ADOBE PLAN OR SECTION
- EXISTING BRICK OR STONE PLAN OR SECTION
- STEEL : AS NOTED PLAN OR SECTION
- STEEL : ROLLED SHAPES PLAN OR SECTION
- SHEET METAL : AS NOTED PLAN OR SECTION
- GLU–LAM BEAM IN SECTION
- PLWOOD IN SECTION
- CONTINUOUS WOOD FRAMING IN SECTION
- WOOD BLOCKING IN SECTION

Abbreviations

(E)	EXISTING
(N)	NEW
#	NUMBER
&	AND
@	AT
A.A.	ADHESIVE ANCHOR
A.B.	ANCHOR BOLT
ABV	ABOVE
ADD'L	ADDITIONAL
ADJ	ADJACENT
AGGR	AGGREGATE
AL	ALUMINUM
ALT	ALTERNATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY for TESTING and MATERIALS
A.C.	ASPHALT CONCRETE
BTWN	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM or BMS	BEAM or BEAMS
B.N.	BOUNDARY NAILING
B.O. FTG	BOTTOM OF FOOTING
BOT.	BOTTOM
BP	BASE PLATE
BRG	BEARING
B.S.	BOTH SIDES
BSMT	BASEMENT
C	CHANNEL
CIP	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CP	COMPLETE PENETRATION
CSK	COUNTERSINK
CTR	CENTER
d	PENNY (NAIL SIZE)
DBL	DOUBLE
DEMO	DEMOLITION
DET or DETS	DETAIL or DETAILS
DIAG	DIAGONAL
DIA or ø	DIAMETER
DIM or DIMS	DIMENSION or DIMENSIONS
DIST	DISTANCE
DK or DKG	DECK or DECKING
DN	DOWN
DO	DITTO
DWG or DWGS	DRAWING or DRAWINGS
DWL or DWLS	DOWEL or DOWELS
EA	EACH
E.D.	EDGE DISTANCE
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBED	EMBEDMENT
E.N.	EDGE NAILING
E.O. SLAB	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
E.S.	EACH SIDE
EV	EVERY
E.W.	EACH WAY
EXCAV	EXCAVATE or EXCAVATION
EXP	EXPANSION
EXT	EXTERIOR
FDN	FOUNDATION
F.F.	FAR FACE
FIN	FINISH
FLR or FLRS	FLOOR or FLOORS
F.N.	FIELD NAILING
F.O.	FACE OF
F.O. CONC	FACE OF CONCRETE
F.O. STUD(S)	FACE OF STUD(S)
FPRF	FIREPROOFING
F.S.	FAR SIDE
FT	FOOT AND FEET
FTG or FTGS	FOOTING or FOOTINGS
GA	GAUGE
GALV	GALVANIZED
GL	GLASS or GLAZING
GLB	GLU–LAM BEAM
GRND	GROUND
GR	GRADE
GYP BD	GYPSUM BOARD
H–D	HOLD–DOWN
H.D.G.	HOT DIPPED GALVANIZED
HDR	HEADER
HK or HKS	HOOK or HOOKS
HORIZ or (H)	HORIZONTAL
H.P.	HIGH POINT
H.S.B.	HIGH STRENGTH BOLTS
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
I.D.	INSIDE DIAMETER
INFO	INFORMATION
JST or JSTS	JOIST or JOISTS
JT	JOINT
K.O.	KNOCK–OUT
L	ANGLE
LARR	LOS ANGELES RESEARCH REPORT
Ld	DEVELOPMENT LENGTH
Ldh	HOOK DEVELOPMENT LENGTH
LEV	LEVEL
LLBB	LONG LEG BACK TO BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LONGIT	LONGITUDINAL
L.P.	LOW POINT
Ls	LAP SPLICE LENGTH
LSL	TIMBERSTRAND LAMINATED STRAND LUMBER
LT	LIGHT
LVL	MICROLLAM LAMINATED VENEER LUMBER
L.W.C.	LIGHT WEIGHT CONCRETE
MAX	MAXIMUM
M.B.	MACHINE BOLT
MECH	MECHANICAL
M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
NO. or #	NUMBER
NOM DIA	NOMINAL DIAMETER
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
N.W.C.	NORMAL WEIGHT CONCRETE
o/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM)
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OWSG	OPEN WEB STEEL GIRDER
OWSJ	OPEN WEB STEEL JOIST
P.A.F.	POWDER ACTUATED FASTENER
PB	POST BELOW
PC or PCS	PIECE or PIECES
PERP	PERPENDICULAR
PL	PLATE
PLYWD	PLYWOOD
P.P.	PARTIAL PENETRATION
PR	PAIR
PRCST	PRECAST
PSL	PARALLAM PARALLEL STRAND LUMBER
PT	POINT
P–T	POST TENSIONED
P.T.	PRESSURE TREATED
PTN	PARTITION
R or RAD	RADIUS
REBAR	REINFORCING BAR
REF	REFERENCE
REINF	REINFORCED or REINFORCING
REQ'D	REQUIRED
REV	REVISE OR REVISION
RFG	ROOFING
R.O.	ROUGH OPENING
RSJ	ROLLED STEEL JOIST
S.A.D.	SEE ARCH. DOCUMENTS
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SLOPE
S.M.S.	SHEET METAL SCREW
S.O.G.	SLAB ON GRADE
SPEC	SPECIFICATION or SPECIFICATIONS
SQ	SQUARE
SST or SS	STAINLESS STEEL
STAG	STAGGER or STAGGERED
STD	STANDARD
STIFF	STIFFENER
STIR	STIRRUP or STIRRUPS
STL	STEEL
STRUC	STRUCTURAL
SUBST	SUBSTITUTE
SUSP	SUSPENDED
SYM	SYMMETRICAL
TMPD	TEMPERED
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK
THRD	THREADED
THRU	THROUGH
T.N.	TOE NAIL
T.O.	TOP OF
T.O.B.P.	TOP OF BASE PLATE
T.O. CONC	TOP OF CONCRETE
T.O. STL.	TOP OF STEEL
T.O. SLAB	TOP OF STRUCTURAL SLAB
TRANS	TRANSVERSE
TR	TREAD
TS	TUBE STEEL
TSG	TAPERED STEEL GIRDER
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
URM	UNREINFORCED MASONRY
VENT.	VENTILATE
VERT or (V)	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
W or WF	WIDE FLANGE
WD	WOOD
W.P.	WORK POINT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
X HVY.	EXTRA HEAVY
XX HVY.	DOUBLE EXTRA HVY.
X STR.	EXTRA STRONG
XX STR.	DOUBLE EXTRA STRONG

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SPEC FILE

DATE
12-01-10

REVISIONS
02.03.11
PLAN CHECK CORRECTIONS

BID SET - FEBRUARY 23, 2011

REGISTERED PROFESSIONAL ENGINEER
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Exp. 12-12
STRUCTURAL
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SHEET TITLE
SYMBOLS AND ABBREVIATIONS

S0.3

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Concrete Repair Notes

GENERAL

1. THE CONTRACTOR SHALL PERFORM A PRE-CONSTRUCTION SURVEY OF THE ENTIRE SIDEWALK STRUCTURE, SUBMIT AN APPROPRIATE PROCEDURE TO REPAIR THE DETERIORATED CONCRETE AND CORRODED REINFORCEMENT FOR REVIEW AND APPROVAL OF THE STRUCTURAL ENGINEER, AND EXECUTE THE APPROVED REPAIR PROCEDURE. THE FOLLOWING PROCEDURES AND TYPICAL DETAILS ARE ONLY GIVEN FOR GUIDANCE.

2. THE SCOPE OF THE CONCRETE REPAIR WORK SHOWN ON THE DRAWINGS WAS BASED ON THE LIMITED VISUAL OBSERVATIONS. THE ACTUAL AMOUNT OF CONCRETE REPAIR WORK IS TO BE DETERMINED BY THE CONTRACTOR AND MAY BE MORE OR LESS THAN SHOWN.

3. FOR BIDDING POURPOSES, THE CONTRACTOR SHALL PROVIDE PRICING FOR THE SCOPE OF WORK SHOWN ON THE DRAWINGS, AND SHALL PROVIDE UNIT COSTS FOR THE REPAIR OF THE CONCRETE SLAB AND CONCRETE BEAMS.

QUALITY ASSURANCE

1. THE CONTRACTOR PERFORMING THE CONCRETE REPAIR WORK SHALL HAVE A MINIMUM OF 5 YEARS OF SUCCESSFUL EXPERIENCE IN COMPARABLE CONCRETE REPAIR PROJECTS. ONLY SKILLED JOURNEYMAN CEMENT FINISHERS WHO ARE FAMILIAR AND EXPERIENCED WITH THE MATERIALS AND METHODS SPECIFIED AND ARE FAMILIAR WITH THE DESIGN REQUIREMENTS SHALL BE USED FOR CONCRETE RESTORATION.

2. PRIOR TO START OF GENERAL CONCRETE RESTORATION, PREPARE THE FOLLOWING SAMPLE PANELS AND SAMPLE AREAS ON BUILDING WHERE DIRECTED BY OWNER'S REPRESENTATIVE. OBTAIN OWNER'S REPRESENTATIVE APPROVAL OF SAMPLE BEFORE PROCEEDING WITH THE WORK. RETAIN ACCEPTED PANELS/SAMPLE AREAS IN UNDISTURBED CONDITION, SUITABLY MARKED, DURING RESTORATION AS A STANDARD FOR JUDGING COMPLETED WORK.

   A. CLEANING: DEMONSTRATE MATERIALS AND METHODS TO BE USED FOR CLEANING FOR EACH TYPE OF CONCRETE SURFACE AND CONDITION ON SAMPLE PANELS EACH APPROXIMATELY 10 SQ. FT. IN AREA.

   B. PATCHING: PREPARE ON-BUILDING SAMPLE OF EACH TYPE OF CONSTRUCTION TO BE PATCHED, REBUILT AND/OR REPLACED (E.G. UNDERSIDE OF ONE SLAB AREA AND UNDERSIDE OF ONE BEAM), PATCHING SHALL DEMONSTRATE METHODS AND QUALITY OF WORKMANSHIP EXPECTED OF REPAIR WORK.

   C. SOURCE OF MATERIALS: OBTAIN MATERIALS FOR PATCHING, COATING, SEALING AND CRACK REPAIR FROM A SINGLE SOURCE MANUFACTURER TO ENSURE MATCH QUALITY, COLOR, TEXTURE AND DETAILING.

SUBMITTALS

1. PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL DATA FOR EACH PRODUCT INDICATED INCLUDING RECOMMENDATIONS FOR THEIR APPLICATION AND USE. INCLUDE TEST REPORTS AND CERTIFICATIONS SUBSTANTIATING THAT PRODUCTS COMPLY WITH REQUIREMENTS.

2. SUBMIT THE FOLLOWING ITEMS IN TIME TO PREVENT DELAY OF THE WORK AND TO ALLOW ADEQUATE TIME FOR REVIEW AND RESUBMITTALS, IF NEEDED. DO NOT ORDER MATERIALS OR START WORK BEFORE RECEIVING THE WRITTEN APPROVAL.

   A. WRITTEN CERTIFICATES FROM THE PATCHING MATERIALS MANUFACTURER SHOULD BE SUBMITTED STATING THAT ALL INSTALLERS OF THE PATCHING MATERIAL HAVE SUCCESSFULLY COMPLETED A TRAINING WORKSHOP FOR INSTALLATION OF THE PATCHING MATERIAL, OR HAVE MET ALTERNATIVE WORKMANSHIP QUALIFICATIONS ACCEPTABLE TO THE MANUFACTURER.

   B. SAMPLES OF ALL SPECIFIED MATERIALS AND MATERIAL SAFETY DATA SHEETS (MSDS) AS APPROPRIATE.

   C. CERTIFICATES, EXCEPT WHERE THE MATERIAL IS LABELED WITH SUCH CERTIFICATION, BY THE PRODUCERS, OF THE MATERIALS, THAT ALL MATERIALS SUPPLIED COMPLY WITH ALL THE REQUIREMENTS OF THESE SPECIFICATIONS AND THE APPROPRIATE STANDARDS.

   D. RESTORATION PROGRAM: SUBMIT WRITTEN PROGRAM FOR EACH PHASE OF RESTORATION PROCESS INCLUDING PROTECTION OF SURROUNDING MATERIAL ON BUILDING AND SITE DURING OPERATIONS. DESCRIBE IN DETAIL MATERIAL, METHODS AND EQUIPMENT TO BE USED FOR EACH PHASE OF RESTORATION WORK.

SITE CONDITIONS

1. CLEAN CONCRETE SURFACES ONLY WHEN AIR TEMPERATURES ARE ABOVE 45 DEGREES F (4 DEG. C) AND WILL REMAIN SO UNTIL CONCRETE HAS DRIED OUT, BUT FOR NOT LESS THAN 7 DAYS AFTER COMPLETION OF CLEANING.

2. DO NOT PERFORM ANY PATCHING UNLESS AIR TEMPERATURES ARE WITHIN THE RANGE SPECIFIED IN THE MANUFACTURER'S RECOMMENDATIONS AND WILL REMAIN SO FOR AT LEAST 48 HOURS AFTER COMPLETION OF WORK.

3. DO NOT PERFORM ANY PATCHING WORK IF PRECIPITATION IS EXPECTED. IN CASE OF UNEXPECTED PRECIPITATION, WORK SHALL CEASE AND ALL UNCURED MATERIAL SHALL BE ADEQUATELY PROTECTED WITH AN IMPERMEABLE POLYETHYLENE SHEET.

CONSTRUCTION SEQUENCE

1. PERFORM CONCRETE RESTORATION WORK IN THE FOLLOWING SEQUENCE:

   A. REMOVE EXISTING UNSOUND MATERIALS FROM AREAS TO BE RESTORED. FOLLOW THE REQUIREMENTS DESCRIBED IN THE SURFACE PREPARATION SECTION.

   B. REMOVE ALL OXIDATION AND SCALE FROM ALL EXPOSED REINFORCING STEEL. IF NECESSARY, SUPPLEMENT OR REMOVE AND REPLACE THE REINFORCING STEEL. FOLLOW THE REQUIREMENTS DESCRIBED IN THE REINFORCING STEEL PREPARATION SECTION.

   C. PRESSURE WASH REPAIR SURFACES.

   D. APPLY BONDING AGENT TO THE REPAIR SURFACES AND ADD COATING TO THE EXISTING AND NEW REINFORCING STEEL. FOLLOW THE REQUIREMENTS OF THE REINFORCING STEEL PREPARATION SECTION AND CONCRETE PATCHING SECTION.

   E. PATCH AND REPAIR EXISTING CONCRETE. FOLLOW THE REQUIREMENTS OF THE CONCRETE PATCHING SECTION.

   F. PROPERLY CURE THE FINISHED PATCH. EITHER KEEP THE FINISHED PATCH CONTINUOUSLY MOIST WITH WATER FOR A MINIMUM OF 7 DAYS OR USE A TWO-COAT APPLICATION OF A QUALITY CURING COMPOUND COMPLIANT WITH ASTM C309 OR ASTM C135. APPLY THE FIRST COAT OF CURING COMPOUND IMMEDIATELY AFTER FINISHING OPERATIONS ARE COMPLETED. APPLY THE SECOND COAT AS SOON AS THE FIRST COAT DRIES.

PRODUCTS

1. BONDING AGENT: EMACO P24 BY BASF, DURALPREP A.C. BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUIVALENT.

2. CONCRETE PATCHING MATERIAL: EMACO S88 CI BY BASF SPEEDCRETE PM BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUIVALENT FOR SPRAY OR TROWEL APPLICATIONS. EMACO S77 CI BY BASF, DURALTOP FLOWABLE MOTAR BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUIVALENT FOR FLOWABLE APPLICATIONS UTILIZING FORMWORK. IF NECESSARY, THE CONTRACTOR SHALL ADD APPROPRIATE AGGREGATE AS RECOMMENDED BY THE CONCRETE PATCHING MANUFACTURE FOR THE DEEPER APPLICATIONS.

3. REINFORCING STEEL: #7 REINFORCING STEEL AND SMALLER SHALL CONFORM TO ASTM A615 AND #8 REINFORCING STEEL AND LARGER SHALL CONFORM TO ASTM A706.

4. MECHANICAL COUPLERS: USE LENTON QUICK-WEDGE COUPLERS FOR SLAB REINFORCEMENT (#4, #5, AND #6). USE LENTON SPEED SLEEVE FOR COLUMN REINFORCEMENT (COMPRESSION SPLICES ONLY). USE THREADED OR INTERLOCK COUPLERS BY ERICO, ICC-ES ER-3967 AT ALL OTHER LOCATIONS.

5. REINFORCING STEEL PRIMER/CORROSION INHIBITOR: EMACO P24 BY BASF OR APPROVED EQUIVALENT.

6. THE PRODUCTS SPECIFIED HEREIN SHALL BE ASSUMED TO MEET THE PERFORMANCE CRITERIA SPECIFIED. IF A PROPOSED EQUIVALENT IS SUBMITTED, THOROUGH LAB TESTING MAY BE REQUIRED TO ESTABLISH EQUIVALENT PERFORMANCE LEVELS. AN INDEPENDENT TESTING LABORATORY MAY BE UTILIZED AS DETERMINED BY THE OWNER'S REPRESENTATIVE, AND SHALL BE PAID FOR BY THE SUBMITTING PARTY.

SURFACE PREPARATION

1. PRIOR TO PATCHING, ALL SURFACES MUST BE PREPARED IN ACCORDANCE WITH THIS SECTION.

2. REMOVE ALL UNSOUND CONCRETE, USING LIGHTWEIGHT DEMOLITION HAMMERS, NOT TO EXCEED 18 POUNDS IN WEIGHT. ALL REMOVALS TO BE PERFORMED IN ACCORDANCE WITH ICRI GUIDELINE #03730, "GUIDE FOR SURFACE PREPARATION FOR THE DETERIORATED CONCRETE RESULTING FROM REINFORCING STEEL CORROSION" AND THE MANUFACTURER'S RECOMMENDATIONS WITH REGARD TO REMOVAL GEOMETRY, EXPOSING, UNDERCUTTING AND CLEANING OF EMBEDDED REINFORCEMENT, AND CONDITIONING OF EDGES AND SURFACES.

3. PRESSURE WASH ALL INDICATED SURFACES USING 3000-4000 PSI WATER BLAST, AS REQUIRED TO REMOVE ALL DUST AND DIRT. ABRASIVE SHALL BE USED IN COMBINATION WITH WATER WHEN CLEANING REPAIR CAVITIES, AS REQUIRED TO ELIMINATE MICRO-CRACKED SURFACE MATERIALS RESULTING FROM DEMOLITION. NO WATER WITH CONCRETE DUST SHALL BE ALLOWED TO REMAIN ON ANY SURFACE FOLLOWING WASHING, AND MUST BE IMMEDIATELY REMOVED, PRIOR TO DRYING AND REHARDENING.

4. THE RESULT OF THIS PREPARATION SHALL RENDER A SURFACE CLEAN, MEANING HAVING COMPLETE EXPOSURE OF SOUND ORIGINAL MATERIAL WITHOUT ANY DEPOSITS OF CONTAMINANTS, FOREIGN MATTER OR LOOSE MATERIAL, WHICH COULD AFFECT THE BOND OR LONG-TERM DURABILITY OF THE SURFACE AND THE PATCHING COMPOUND.

REINFORCING STEEL PREPARATION

1. ANY STEEL REINFORCEMENT EXPOSED IN THE COURSE OF REMOVING UNSOUND MATERIALS SHALL BE CLEANED AND PREPARED IN ACCORDANCE WITH THE ICRI GUIDELINE #03730, "GUIDE FOR SURFACE PREPARATION FOR THE DETERIORATED CONCRETE RESULTING FROM REINFORCING STEEL CORROSION" AND THE MANUFACTURER'S RECOMMENDATIONS.

2. FOLLOWING CLEANING AND PRIOR TO PATCHING, APPLY CEMENTITIOUS CORROSION INHIBITIVE PRIMER AND BONDING AGENT TO ALL STEEL SURFACES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CARE MUST BE TAKEN TO CREATE A CONTINUOUS COATING ON THE FULL SURFACE, INCLUDING THE UNDERSIDE OF THE UNDERCUT REINFORCEMENT. OBSERVE MANUFACTURER'S GUIDELINES WITH REGARD TO MINIMUM AND MAXIMUM TIMING "WINDOWS" FOR PATCHING AFTER APPLICATION OF PRIMER.

3. IF MORE THAN 10% OF THE CROSS SECTIONAL AREA OF A BAR IS CORRODED ALONG ANY PART OF THE EXPOSED LENGTH, THE BAR SHALL BE REPLACED OR A SUPPLEMENTAL BAR SHALL BE ADDED. IF THE EXISTING BAR IS REMOVED AND REPLACED, IT SHALL BE MECHANICALLY COUPLED TO THE REMAINING PORTION OF THE EXISTING REINFORCING BAR. IF A NEW SUPPLEMENTAL BAR IS ADDED IT SHALL EXTEND AN ADEQUATE LENGTH BEYOND THE DAMAGED ZONE. THE EXTENT OF THE NEW SUPPLEMENTAL BAR WILL BE DETERMINED ON A CASE-BY-CASE BASIS.

CONCRETE PATCHING

1. FOLLOWING PREPARATION, AS SPECIFIED ABOVE, CONTRACTOR SHALL MAINTAIN WORK AREA IN A CLEAN CONDITION, INCLUDING MATERIALS, EQUIPMENT AND WORKERS' FOOTWEAR, TO AVOID TRACKING IN OF CONTAMINANTS, DIRT, DUST, MUD OR OTHER MATERIALS WHICH MAY INTERFERE WITH ADHESION AND DURABILITY OF REPAIRS.

2. PRIOR TO PATCHING, ALL REPAIR AREAS TO BE PATCHED SHALL BE KEPT CONTINUOUSLY WET FOR AT LEAST 20 MINUTES PRIOR TO APPLICATION OF PATCHING COMPOUND. BEFORE PLACING PATCH, EXCESS WATER SHALL BE BLOWN, VACUUMED OR OTHERWISE REMOVED FROM THE SURFACE, LEAVING THE SURFACE DAMP OR SATURATED/SURFACE DRY.

3. VIGOROUSLY APPLY BY BRUSH A THIN PRIMER COAT BONDING AGENT INTO ALL CAVITY SURFACES.

4. WITHIN THE MANUFACTURER RECOMMEND TIME FRAME OF THE PRIMER APPLICATION, MIX AND PLACE PATCHING COMPOUND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

5. MIX THE PRECISELY MEASURED QUANTITY OF WATER SPECIFIED BY THE MANUFACTURER WITH FULL BAGS OF PATCHING COMPOUND ONLY. MIX TO A UNIFORM CONSISTENCY, FREE OF LUMPS OR DRY MATERIAL. DO NOT WHIP AIR INTO THE MIX. DO NOT OVERMIX.

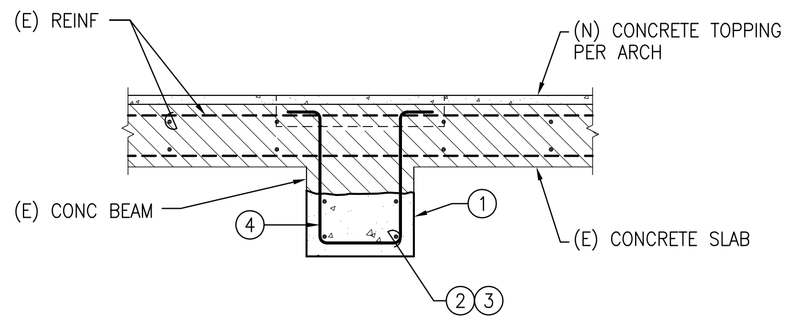
6. WHEN PLACING THE PATCHING COMPOUND, CARE SHALL BE TAKEN TO ASSURE THAT ALL CORNERS AND GAPS UNDER REINFORCING STEEL AND ENTIRE CAVITY PROFILE IS COMPLETELY FILLED AND PROPERLY COMPACTED TO PREVENT FORMATION OF VOIDS OR UNBONDED AREAS. "WORK" THE MATERIAL INTO CORNERS AND GAPS, AND ONTO CAVITY SIDEWALLS TO ASSURE GOOD CONTACT BETWEEN PATCH AND SUBSTRATES.

7. DO NOT RETEMPER MATERIAL WHICH HAS BEGUN TO SET. DISCARD ANY UNUSED MATERIAL AFTER 20 MINUTES. DO NOT EXCESSIVELY WET PATCH SURFACES AFTER PLACEMENT OR AS AN AID TO TROWELLING. LIMIT SURFACE WATER ADDITION TO LIGHT MISTING AND DO NOT WET OR REWORK REPEATEDLY.

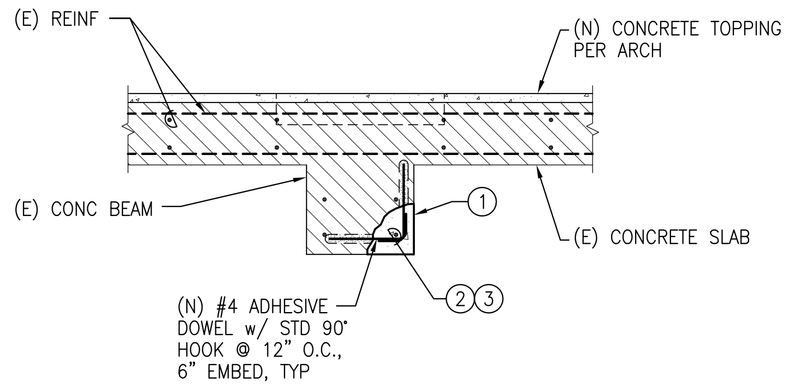
8. OBSERVE THE CURING REQUIREMENTS FOR EACH DAY'S WORKING CONDITIONS. DO NOT EXTEND WET CURING BEYOND THE MAXIMUM SPECIFIED. DO NOT OPEN TO TRAFFIC OR EXPOSE TO WEATHER UNTIL ADEQUATE STRENGTH HAS BEEN REACHED, AS AFFECTED BY WORKING AND CURING CONDITIONS.

INSPECTIONS

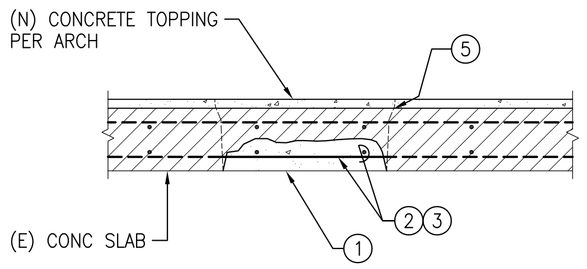
1. THE OWNER'S TESTING LABORATORY SHALL PERFORM THE FOLLOWING:
   A. PERIODIC INSPECTIONS OF WORK IN PROGRESS: AS A MINIMUM, TESTING LABORATORY SHALL BE PRESENT TO REVIEW CONDITIONS AND METHODS PRIOR TO START OF WORK, AND AGAIN WHEN SURFACE PREPARATION HAS BEEN SUBSTANTIALLY PERFORMED, BUT PRIOR TO PATCHING, AGAIN WHEN PATCHING WORK IS APPROXIMATELY 50% COMPLETE, AND A FINAL INSPECTION SHALL BE PERFORMED UPON SUBSTANTIAL COMPLETION OF WORK.



A-TYPICAL BEAM REPAIR DETAIL



B-TYPICAL BEAM REPAIR DETAIL



C-TYPICAL SLAB REPAIR DETAIL

DETAIL NOTES:

1. PATCH DETERIORATED CONCRETE PER THE CONCRETE REPAIR NOTES.
2. REPAIR CORRODED REINFORCING STEEL PER THE CONCRETE REPAIR NOTES.
3. IF THE EXISTING REINFORCEMENT IS DAMAGED SO THAT THERE IS MORE THAN A 10% REDUCTION IN THE CROSS-SECTIONAL AREA, AN ADDITIONAL BAR SHALL BE ADDED AND EMBEDDED INTO THE BEAM OR WALL TO REMAIN BEYOND AND BEHIND.
   A. AT THE BEAMS, NEW LONGITUDINAL BARS SHALL BE #8 MINIMUM.
   B. AT THE SLABS, NEW BOTTOM REINFORCEMENT SHALL BE #4 @ 8" O.C. EACH WAY MINIMUM
4. IF THE EXISTING STIRRUPS OR TIE REINFORCING IS DAMAGED SO THAT THERE IS MORE THAN A 10% REDUCTION IN THE CROSS-SECTIONAL AREA, AN ADDITIONAL #4 BENT BAR SHALL BE ADDED AT A SPACING NOT GREATER THAN 50% THE DEPTH OF THE MEMBER. CONTRACTOR SHALL LOCALLY REMOVE THE TOP OF THE SLAB AS REQUIRED TO ADD THE (N) STIRRUP.
5. IF THE DETERIORATION OF THE CONCRETE SURFACE EXTENDS THROUGH THE SLAB, SQUARE THE EDGES OF THE SLAB AND FORM THE UNDERSIDE OF THE SLAB AND PLACE THE CONCRETE PATCH MATERIAL FROM ABOVE.

1 CONCRETE REPAIR DETAILS
N.T.S.

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Exp. 12-12
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SHEET TITLE
CONC REPAIR NOTES

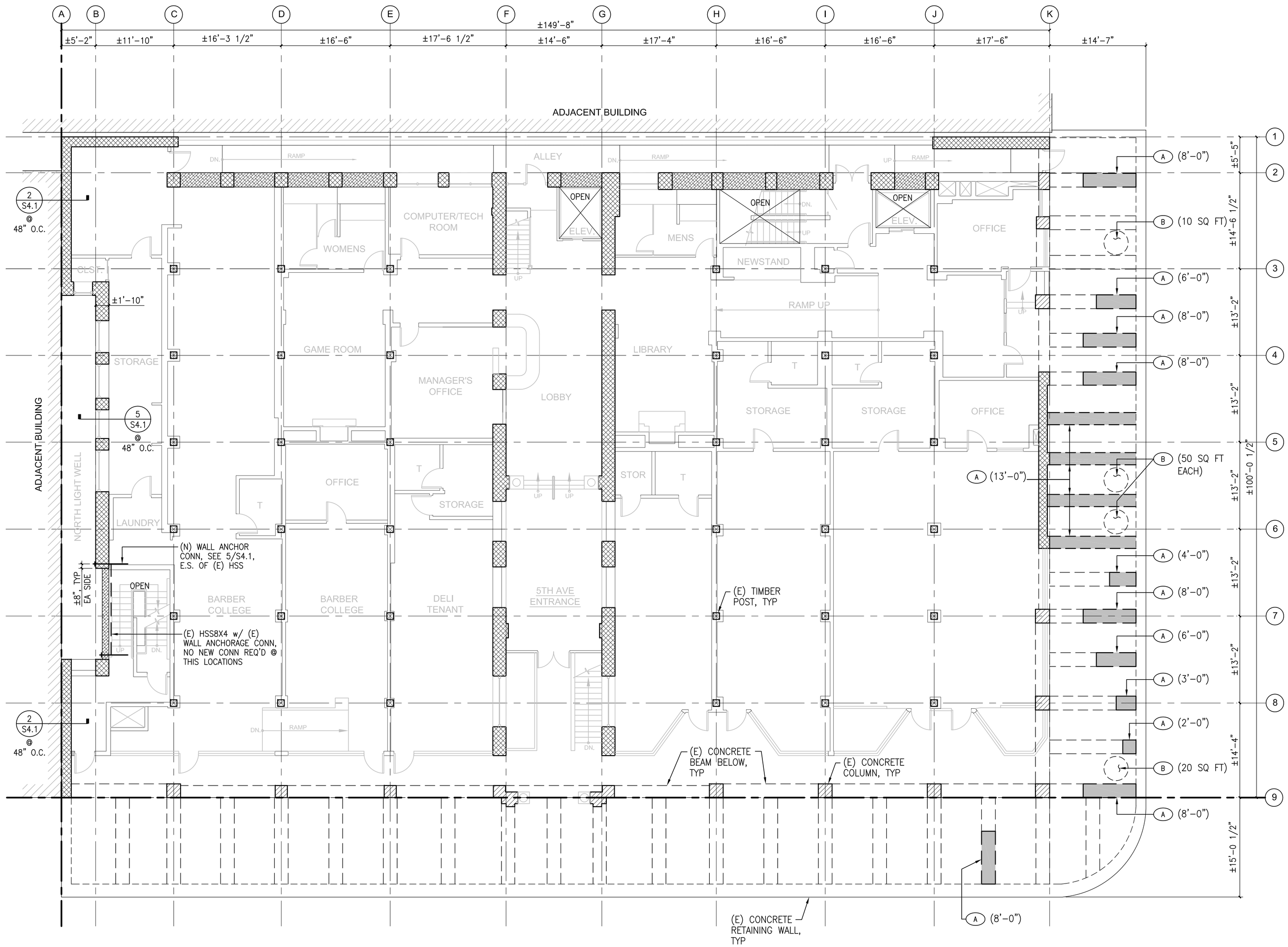
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BID SET - FEBRUARY 23, 2011

DRAWING BY: COLUMBIA RIVER CADD 10-048 - 09040-1 3420 SE 56TH AVE. PORTLAND, OR 97206 503-777-6949

PLAN NOTES:

1. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY, CONTRACTOR TO FIELD VERIFY & COORDINATE WITH DRAWINGS BY OTHERS.



KEYNOTES:

(A) REPAIR (E) CONCRETE BEAM SHOWN SHADED, LENGTHS SHOWN ARE APPROXIMATE, REFER TO DETAIL 1A/S1.0 FOR REPAIR DETAIL

(B) REPAIR (E) CONCRETE SLAB SHOWN, AREAS SHOWN ARE APPROXIMATE, REFER TO DETAIL 1C/S1.0 FOR REPAIR DETAIL

1 FIRST FLOOR PLAN
1/8"=1'-0"

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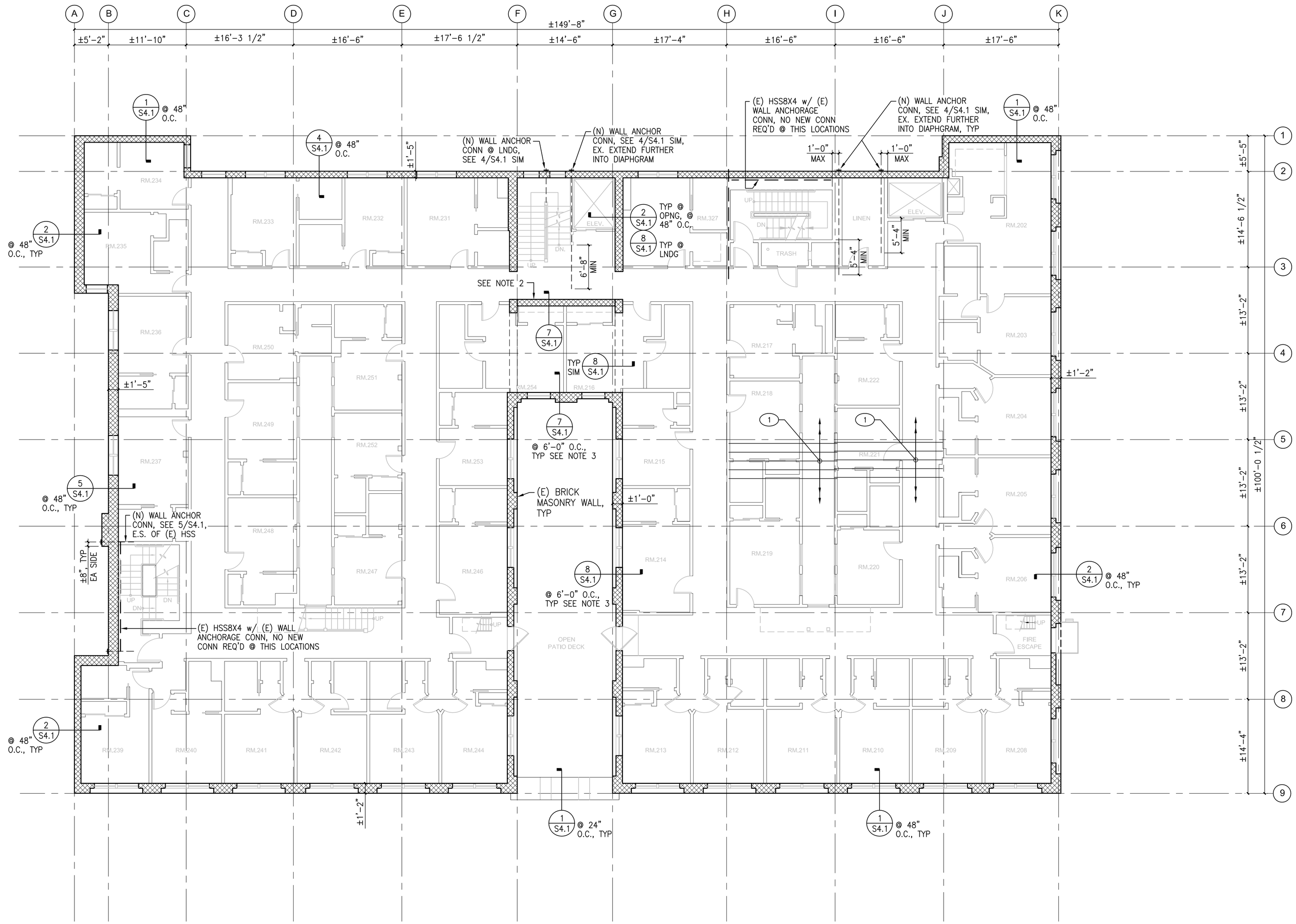
REGISTERED PROFESSIONAL ENGINEER
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No. 4186
Exp. 12-12
STRUCTURAL
STATE OF CALIFORNIA

SHEET TITLE
FIRST FLOOR PLAN

S2.1

BID SET - FEBRUARY 23, 2011

DRAWING BY: COLUMBIA RIVER CADD 10-048 - 09040-1 3420 SE 56TH AVE. PORTLAND, OR 97206 503-777-6949



PLAN NOTES:

1. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY, CONTRACTOR TO FIELD VERIFY & COORDINATE WITH DRAWINGS BY OTHERS.
2. CONTRACTOR TO VERIFY (E) WALL IS BRICK MASONRY.
3. TOP OF STRUCTURAL FRAMING AT THE OPEN PATIO DECK IS APPROXIMATELY 6" ABOVE 2ND FLOOR FRAMING, CONTRACTOR TO VERIFY IN THE FIELD.

KEYNOTES:

(1) (E) 2x12 FLOOR JOISTS @ 16" O.C., TYP

1 SECOND FLOOR PLAN
1/8"=1'-0"

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MJ structural engineers
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PLAN CHECK CORRECTIONS

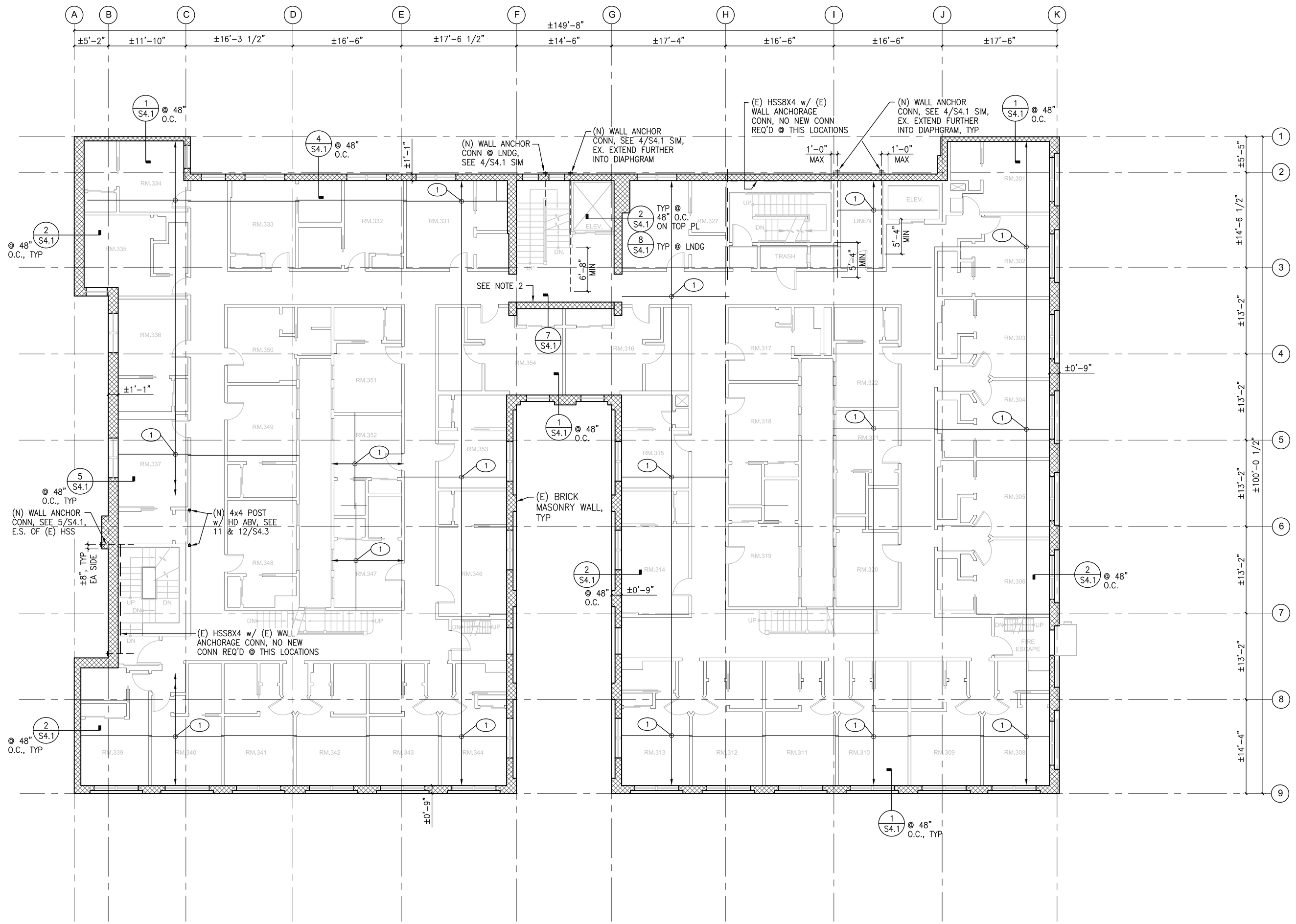
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REGISTERED PROFESSIONAL ENGINEER
JAMES A. MILLER
No. 4186
Exp. 12-12
STRUCTURAL
STATE OF CALIFORNIA

SHEET TITLE
SECOND FLOOR PLAN

S2.2

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1 THIRD FLOOR PLAN
1/8"=1'-0"

PLAN NOTES:

1. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY, CONTRACTOR TO FIELD VERIFY & COORDINATE WITH DRAWINGS BY OTHERS.
2. CONTRACTOR TO VERIFY (E) WALL IS BRICK MASONRY.

KEYNOTES:

(1) (E) 2x10 FLOOR JOISTS @ 16" O.C., TYP U.O.N.

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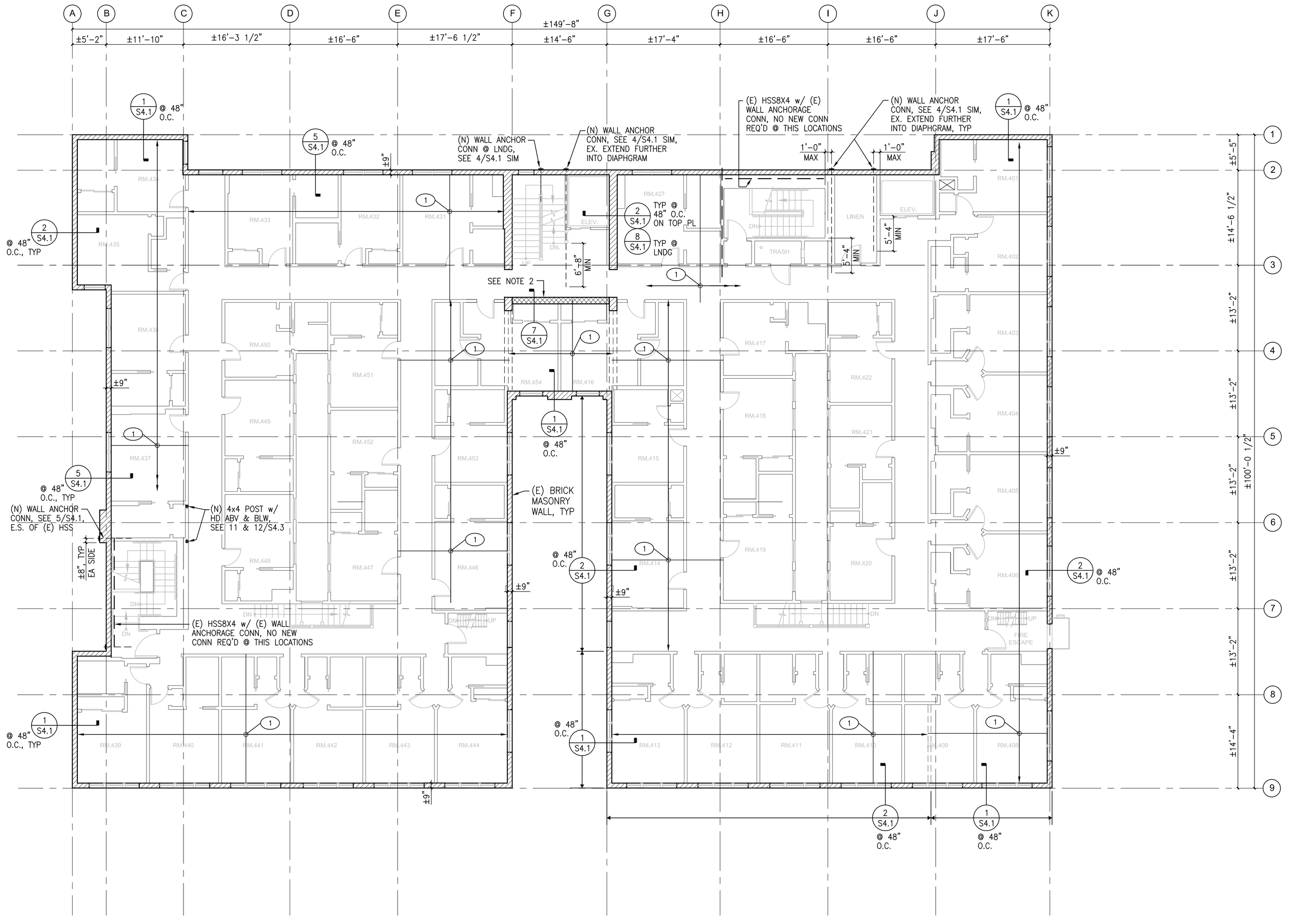
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JAMES A. MILLER
No. 4186
Exp. 12-12
STRUCTURAL
STATE OF CALIFORNIA

SHEET TITLE
THIRD FLOOR PLAN

S2.3

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PLAN NOTES:

1. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY, CONTRACTOR TO FIELD VERIFY & COORDINATE WITH DRAWINGS BY OTHERS.
2. CONTRACTOR TO VERIFY (E) WALL IS BRICK MASONRY.

KEYNOTES:

(1) (E) 2x10 FLOOR JOISTS @ 16" O.C., TYP U.O.N.

1 FOURTH FLOOR PLAN
1/8"=1'-0"

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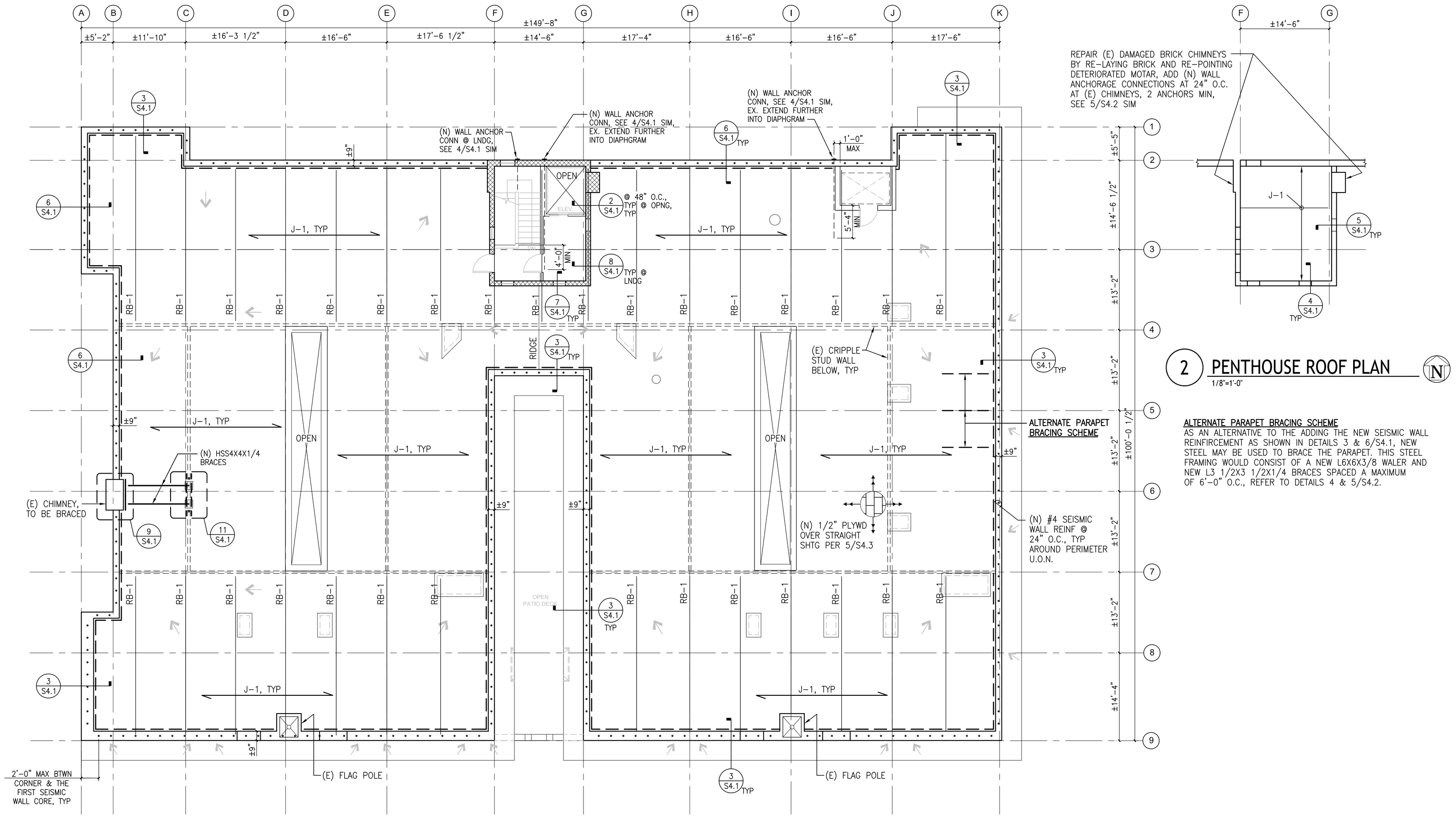
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JAMES A. MILLER
No. 4186
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SHEET TITLE
FOURTH FLOOR PLAN

S2.4

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2 PENTHOUSE ROOF PLAN

1/8"=1'-0"

ALTERNATE PARAPET BRACING SCHEME

AS AN ALTERNATIVE TO THE ADDING THE NEW SEISMIC WALL REINFIRCEMENT AS SHOWN IN DETAILS 3 & 6/S4.1, NEW STEEL MAY BE USED TO BRACE THE PARAPET. THIS STEEL FRAMING WOULD CONSIST OF A NEW L6X6X3/8 WALER AND NEW L3 1/2X3 1/2X1/4 BRACES SPACED A MAXIMUM OF 6'-0" O.C., REFER TO DETAILS 4 & 5/S4.2.

PLAN NOTES:

1. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY, CONTRACTOR TO FIELD VERIFY & COORDINATE WITH DRAWINGS BY OTHERS.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE CAPPING OF THE CHIMNEYS, 3 LOCATIONS.

FRAMING NOTES:

RB-1 DENOTES (E) 2-2x8 BEAMS
J-1 DENOTES (E) 2x8 RAFTERS @ 24" O.C.

1 ROOF PLAN

1/8"=1'-0"

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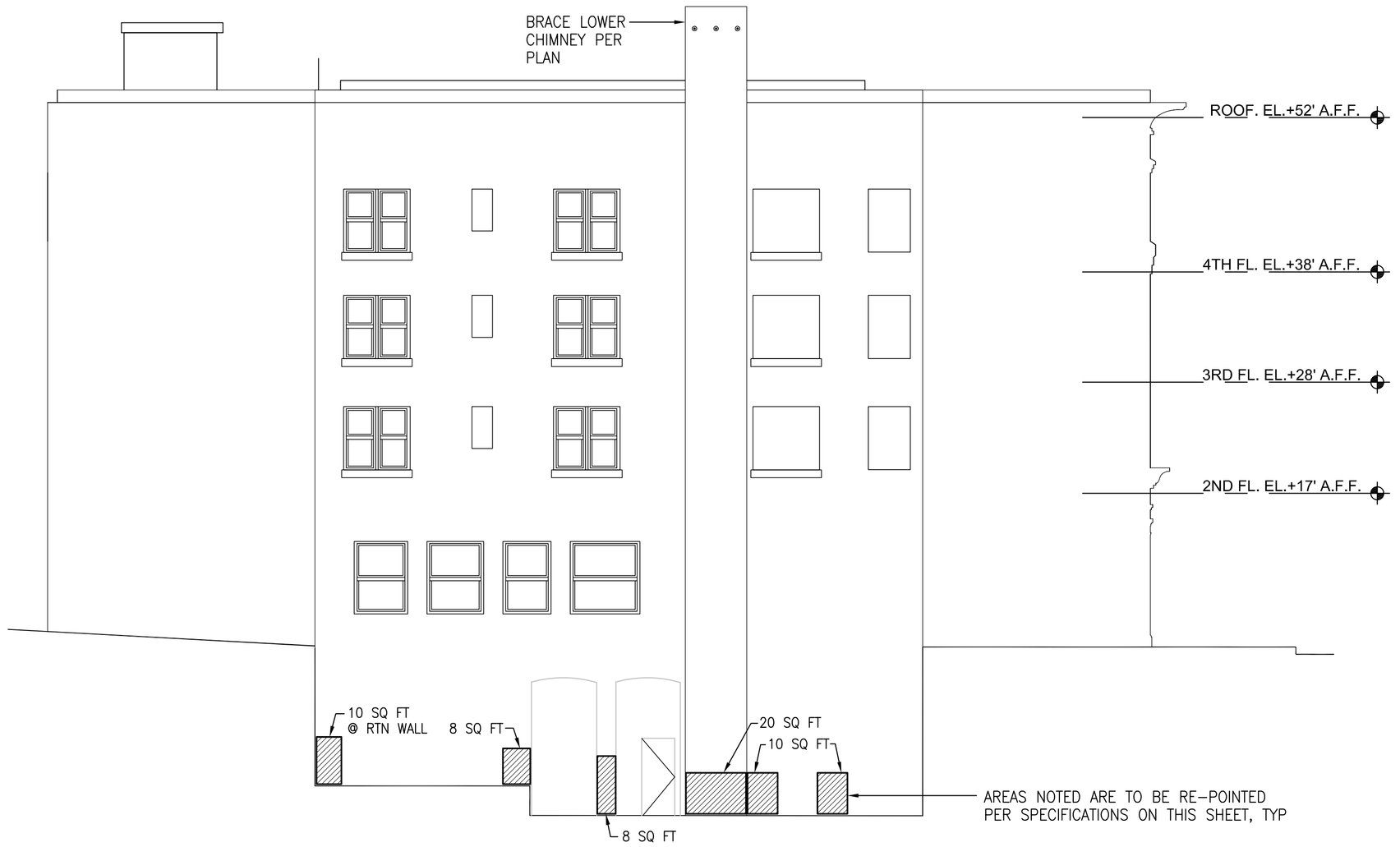
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SHEET TITLE
ROOF PLAN

S2.5

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1 ALLEY (NORTH) ELEVATION
1/8"=1'-0"

SPECIFICATIONS FOR THE REPOINTING OF BRICK MASONRY MORTAR

1. THE CONTRACTOR SHALL REPOINT PORTIONS OF BRICK WALLS WHICH HAVE POOR MORTAR. AREAS WITH POOR MORTAR ARE SHOWN HATCHED ON SHEET S3.1. THE LOCATION AND AMOUNT OF BRICK MORTAR SHOWN TO BE REPOINTED ARE APPROXIMATE. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SURVEY THE MASONRY WALLS AND NOTIFY THE ARCHITECT AND OWNER'S REPRESENTATIVE IF THE CONTRACTOR OBSERVES OTHER AREAS WITH POOR MORTAR.

2. THE CONTRACTOR SHALL REMOVE THE DETERIORATED MORTAR WITH A TOOTHING CHISEL OR NONIMPACT POWER TOOL TO A MAXIMUM DEPTH OF 1 1/2" INCHES OR UNTIL SOUND MORTAR IS REACHED. CARE SHOULD BE TAKEN NOT TO DAMAGE THE BRICK EDGES. AFTER CUTTING IS COMPLETE, ALL LOOSE MATERIAL SHOULD BE REMOVED WITH A BRUSH, AIR OR WATER STREAM.

3. THE POINTING MORTAR MIX SHALL MATCH THE EXISTING CLEANED MORTAR. THE CONTRACTOR SHALL PREPARE A TEST PANEL (24"x24") OF A SAMPLE OF THE REPOINTED MASONRY FOR REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE.

4. THE POINTING MORTAR MIX SHALL BE TYPE S AND SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 1,800 POUNDS PER SQUARE INCH AT 28 DAYS. THE MAXIMUM COMPRESSIVE STRENGTH OF THE MOTAR SHALL BE 3,000 POUNDS PER SQUARE INCH AT 28 DAYS. THE POINTING MORTAR SHALL BE PRE HYDRATED BY FIRST THOROUGHLY MIXING ALL INGREDIENTS DRY, AND THEN MIXING AGAIN, ADDING ONLY ENOUGH WATER TO PRODUCE A DAMP, UNWORKABLE MIX WHICH WILL RETAIN ITS SHAPE WHEN PRESSED INTO A BALL. THE MORTAR SHALL BE KEPT IN A DAMP CONDITION FOR ONE AND ONE-HALF HOURS; THEN SUFFICIENT WATER SHALL BE ADDED TO BRING IT TO A PROPER CONSISTENCY THAT IS SOMEWHAT DRIER THAN CONVENTIONAL MASONRY MORTAR.

5. THE JOINT INTO WHICH THE MORTAR IS TO BE PACKED SHALL BE DAMP BUT WITHOUT FREESTANDING WATER. THE MORTAR SHALL BE TIGHTLY PACKED INTO THE JOINT IN LAYERS NOT EXCEEDING 1/4" IN DEPTH UNTIL IT IS FILLED; THEN IT SHALL BE TOOLED TO A SMOOTH SURFACE TO MATCH THE ORIGINAL PROFILE.



2 ALLEY (EAST) ELEVATION
1/8"=1'-0"

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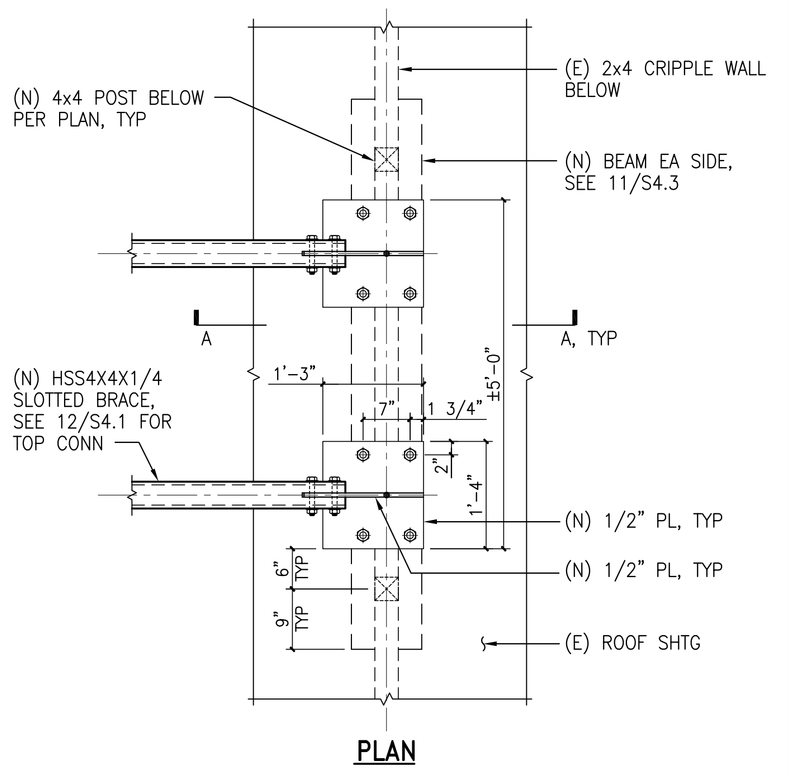
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No. 4186
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SHEET TITLE
ELEVATIONS

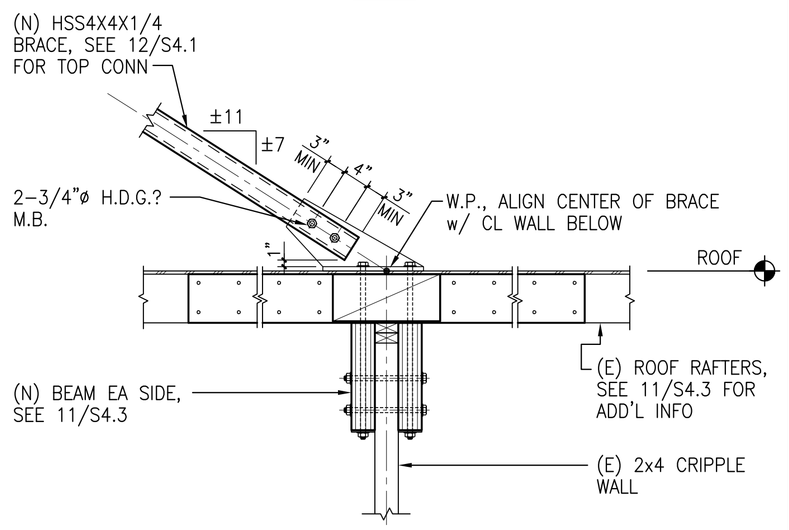
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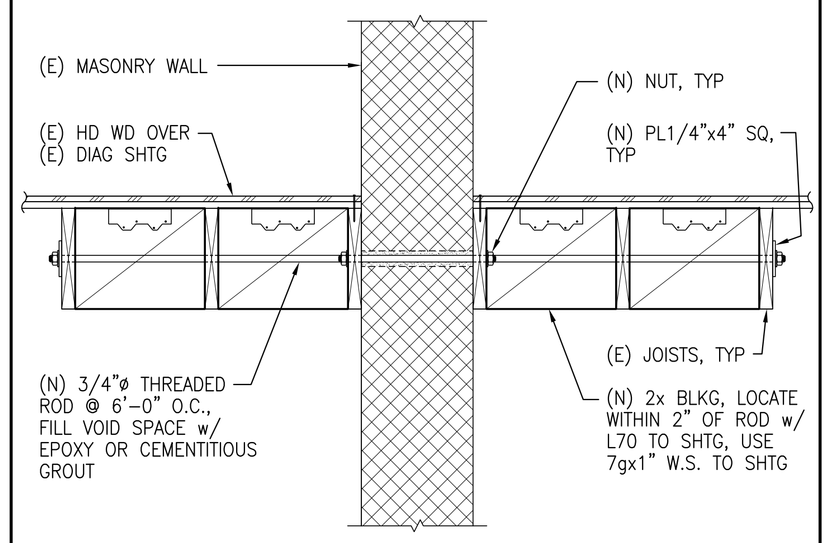
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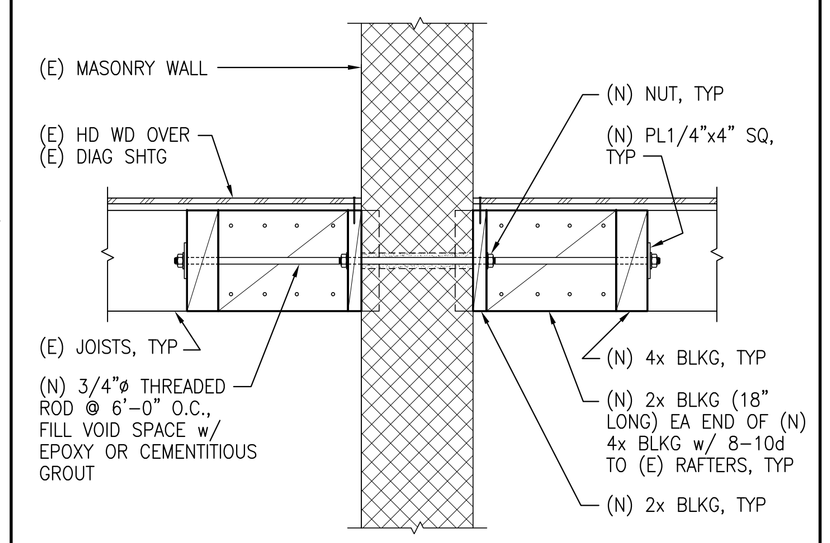
SECTION A–A

NOTE:
CONTRACTOR SHALL TAKE FIELD DIMENSIONS PRIOR TO THE FABRICATION OF THE STEEL, THE NEW HOLES ON THE PLATE SHALL ALIGN WITH THE CENTERLINE OF BEAMS BELOW

11 DETAIL
N.T.S.



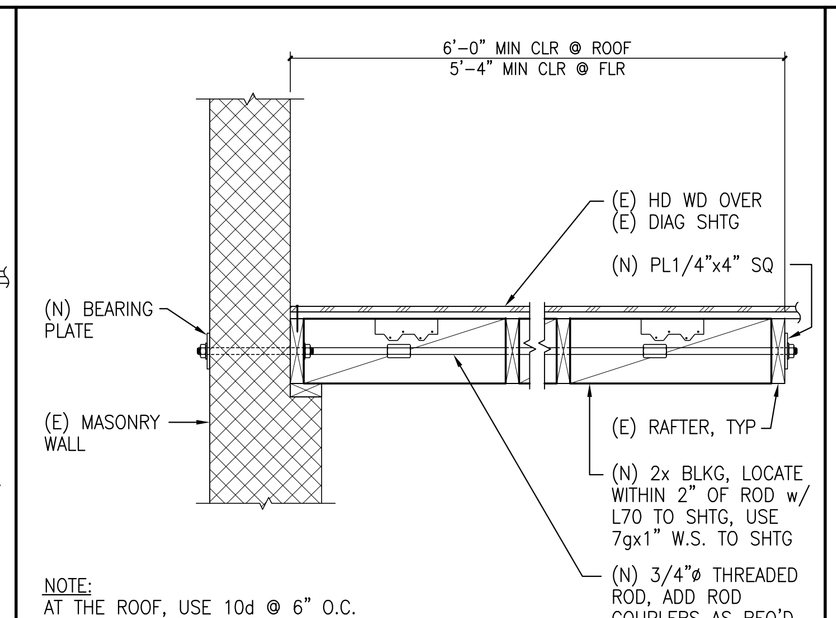
7 DETAIL
N.T.S.



8 DETAIL
N.T.S.

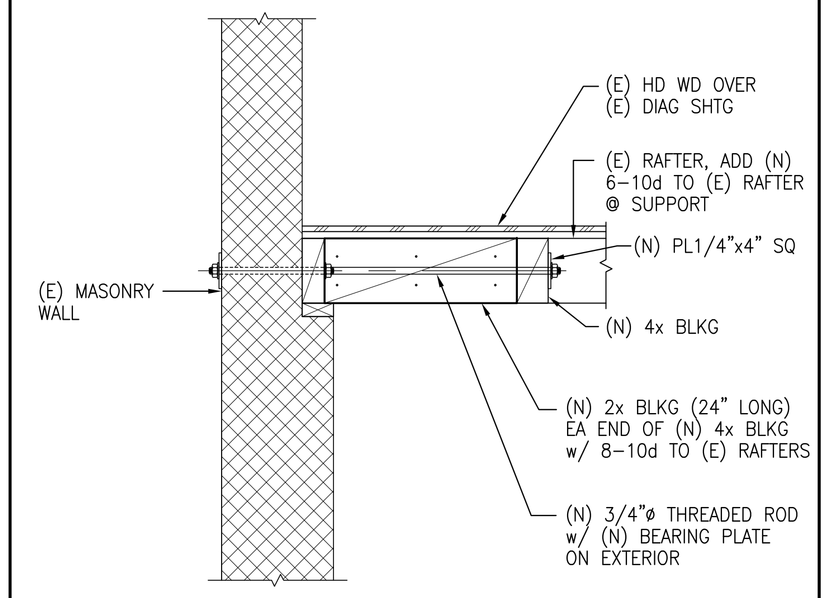
12 DETAIL
N.T.S.

9 DETAIL - PLAN VIEW
N.T.S.



NOTE:
AT THE ROOF, USE 10d @ 6" O.C. BETWEEN THE (N) PLYWOOD SHTG AND (N) BLKG IN LIEU OF ADDING CLIPS.

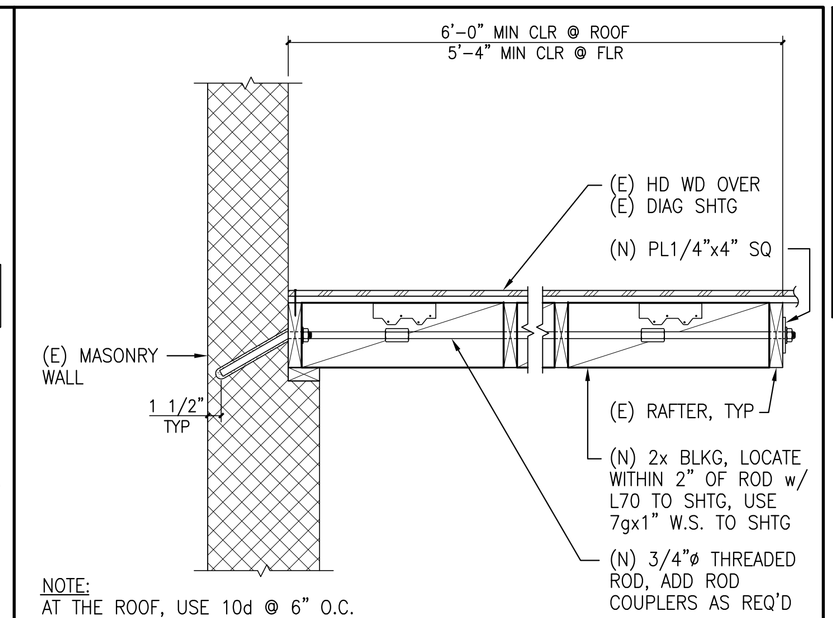
4 DETAIL (AT REAR WALLS)
N.T.S.



5 DETAIL (AT REAR WALLS)
N.T.S.

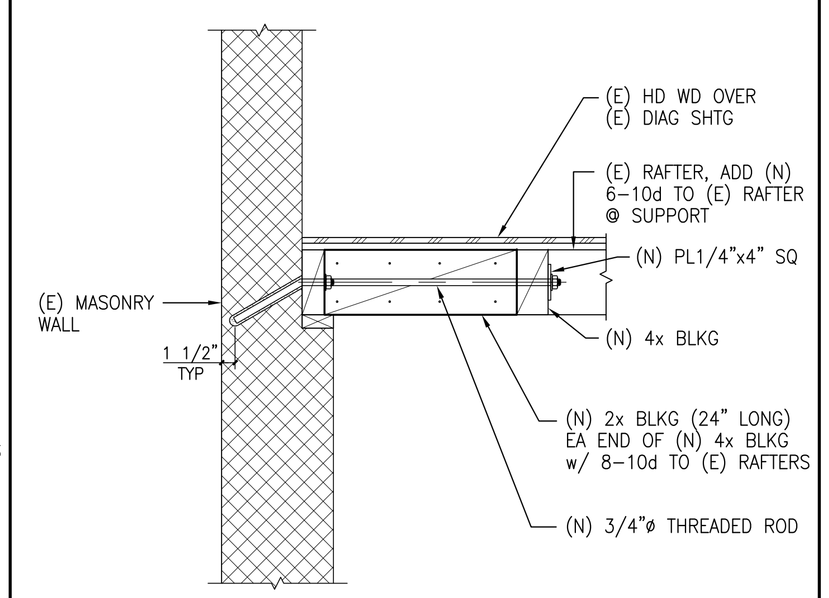
NOTE:
SEE DETAILS 4 OR 5/S4.1 FOR ROOF TO WALL CONNECTION AS APPROPRIATE

6 PARAPET BRACING (AT REAR WALLS)
1"=1'-0"



NOTE:
AT THE ROOF, USE 10d @ 6" O.C. BETWEEN THE (N) PLYWOOD SHTG AND (N) BLKG IN LIEU OF ADDING CLIPS.

1 DETAIL (ALONG OR NEAR STREET SIDES)
N.T.S.



2 DETAIL (ALONG OR NEAR STREET SIDES)
N.T.S.

NOTE:
SEE DETAILS 1 OR 2/S4.1 FOR ROOF TO WALL CONNECTION AS APPROPRIATE

3 PARAPET BRACING (ALONG OR AT STREET WALLS)
1"=1'-0"

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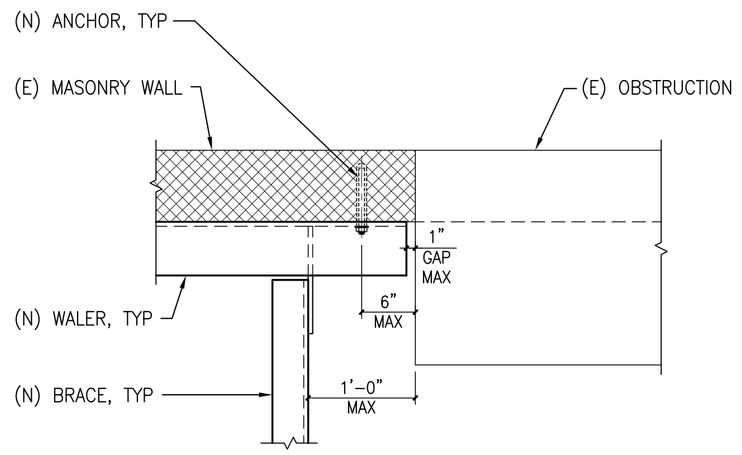
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JAMES A. MILLER
No. 4186
Exp. 12-12
STRUCTURAL
STATE OF CALIFORNIA

SHEET TITLE
SECTIONS & DETAILS

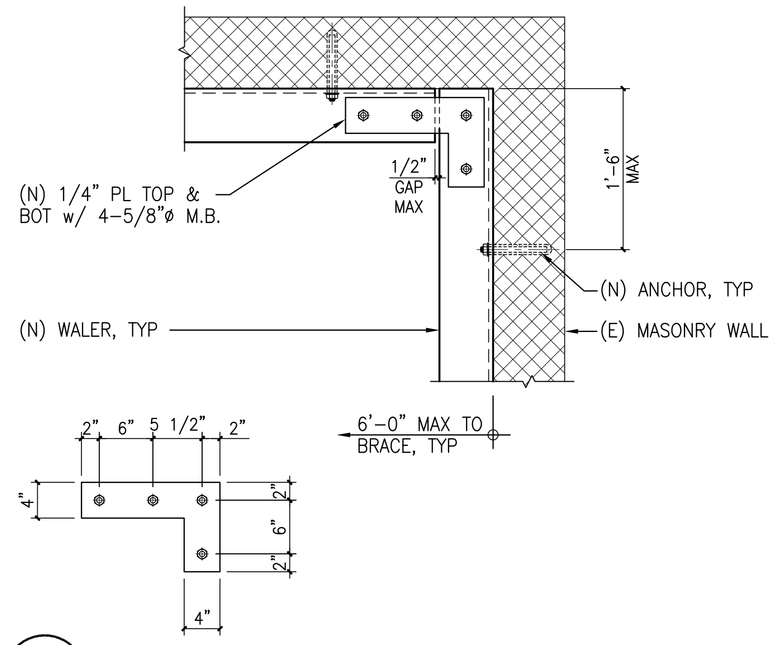
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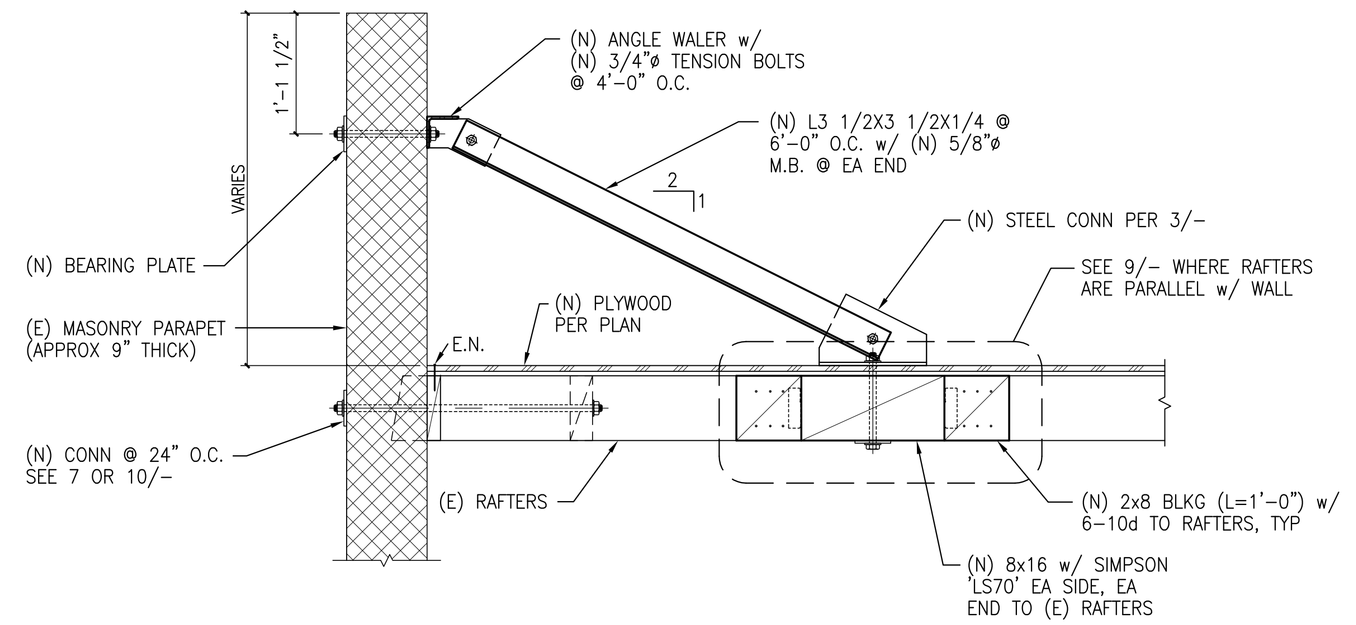
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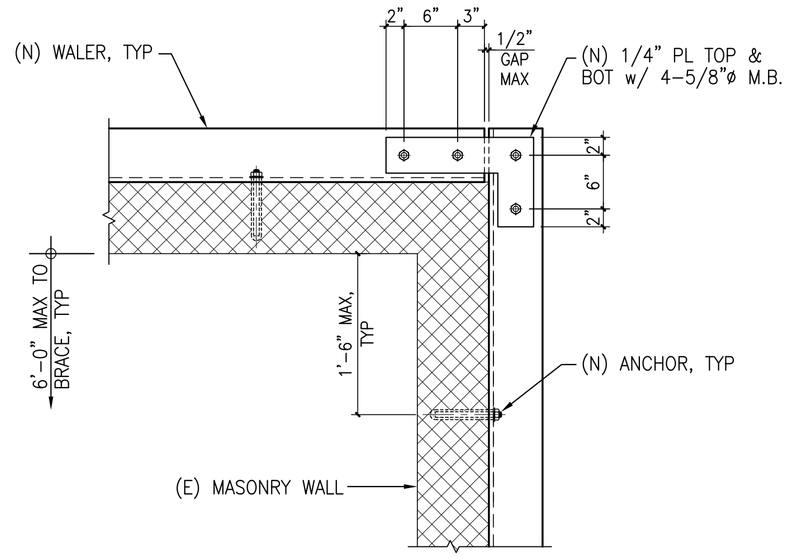
10 DETAIL- WALER AT OBSTRUCTION
1"=1'-0"



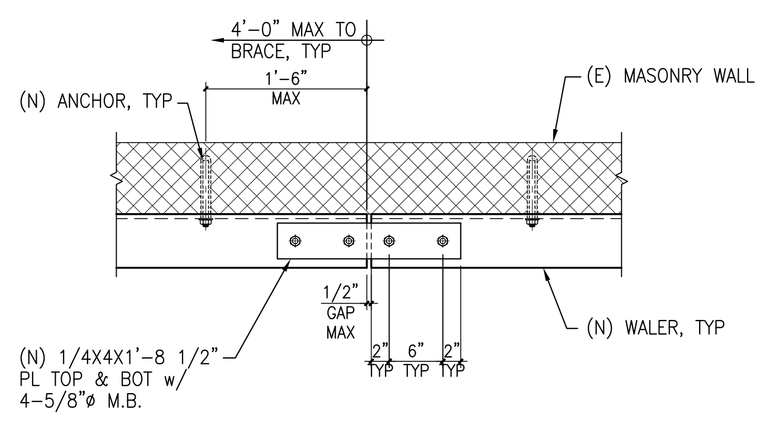
7 DETAIL-WALER AT CORNER
1"=1'-0"



4 PARAPET BRACING (AT REAR WALLS)
1"=1'-0"

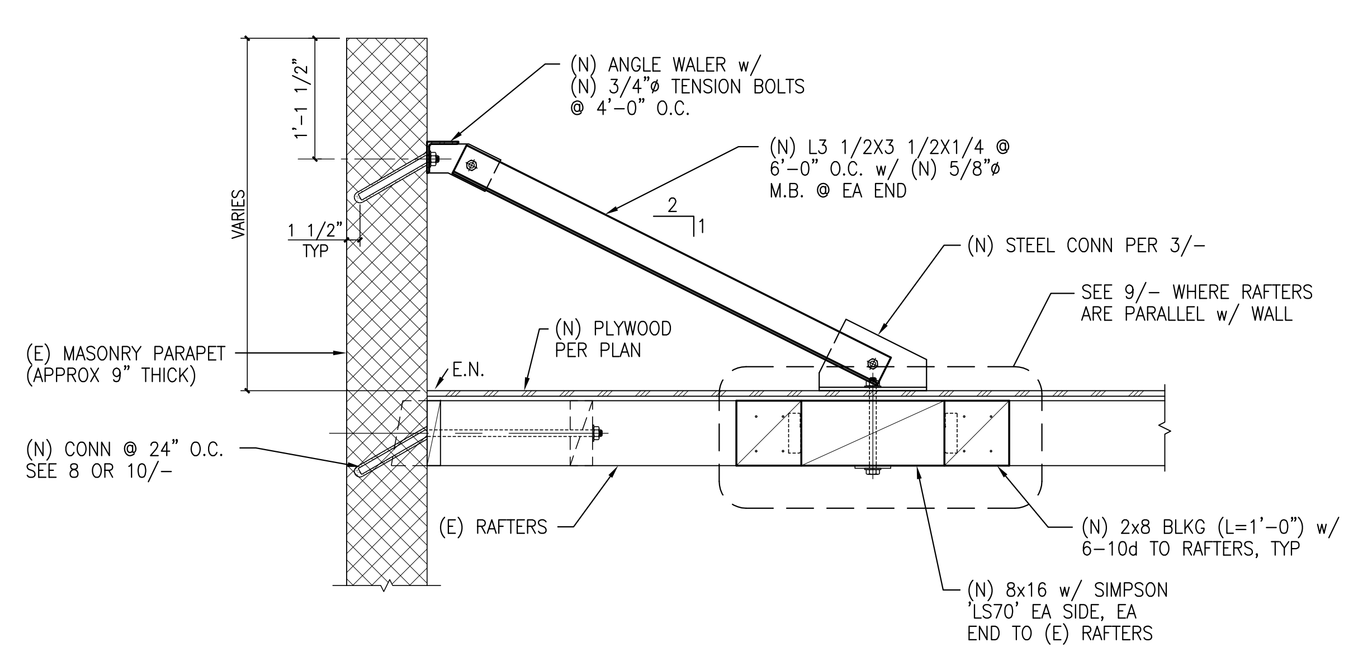


11 DETAIL- WALER AT RE-ENTRANT CORNER
1"=1'-0"

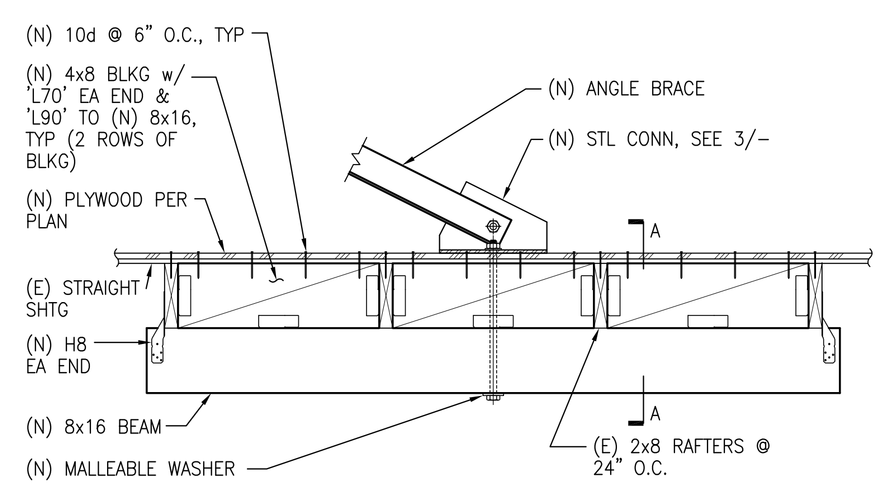


NOTE:
MAX SPACING OF BRACES SHALL NOT EXCEED SPACING REQUIRED IN DETAILS 4 AND 5/S4.2

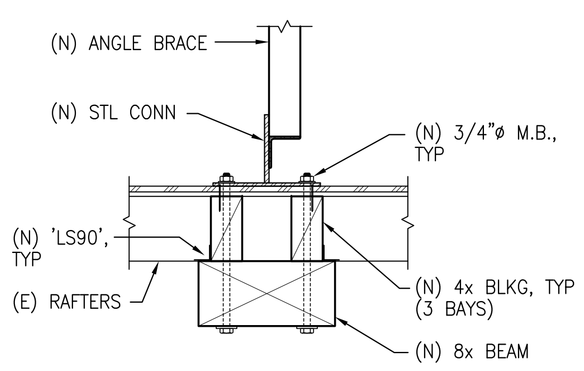
8 DETAIL-AT WALER SPLICE
1"=1'-0"



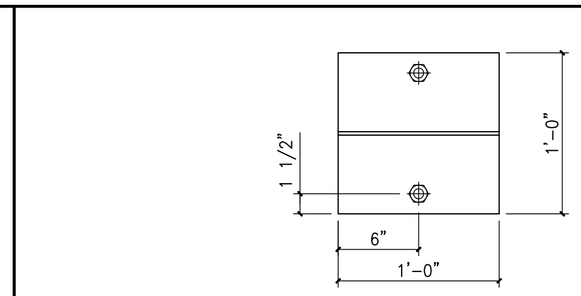
5 PARAPET BRACING (ALONG OR NEAR STREET SIDES)
1"=1'-0"



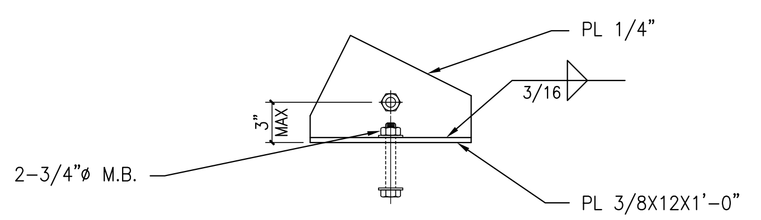
9 DETAIL
1"=1'-0"



SECTION A-A



PLAN VIEW



SIDE VIEW

3 DETAIL
1 1/2"=1'-0"

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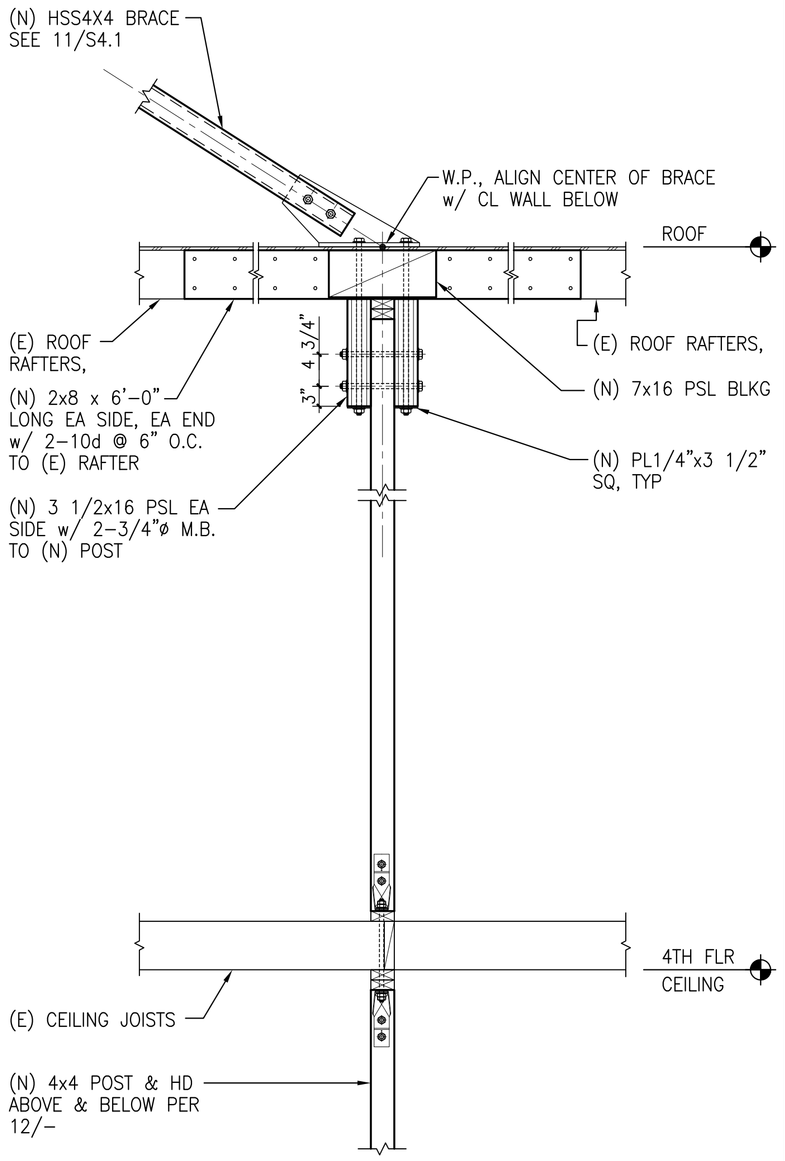
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SECTIONS & DETAILS

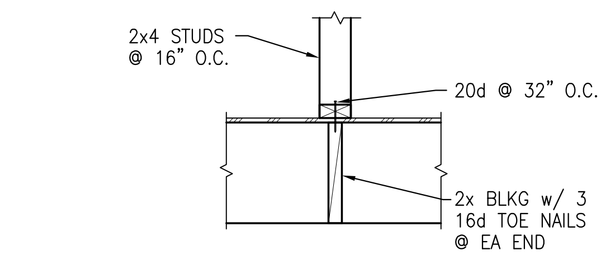
S4.2

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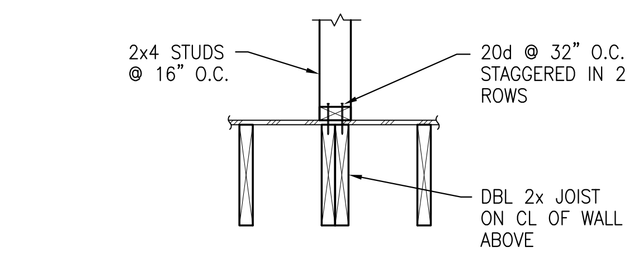
DRAWING BY: COLUMBIA RIVER CADD 10-048 - 09040-1 3420 SE 56TH AVE. PORTLAND, OR 97206 503-777-6949



11 DETAIL
N.T.S.

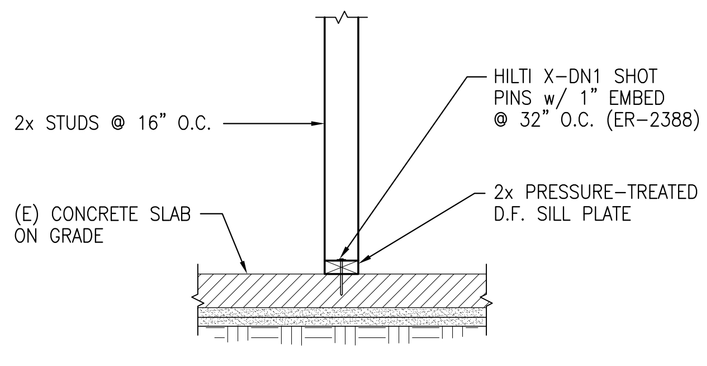


SILL/JOIST PERP TO PARTITION

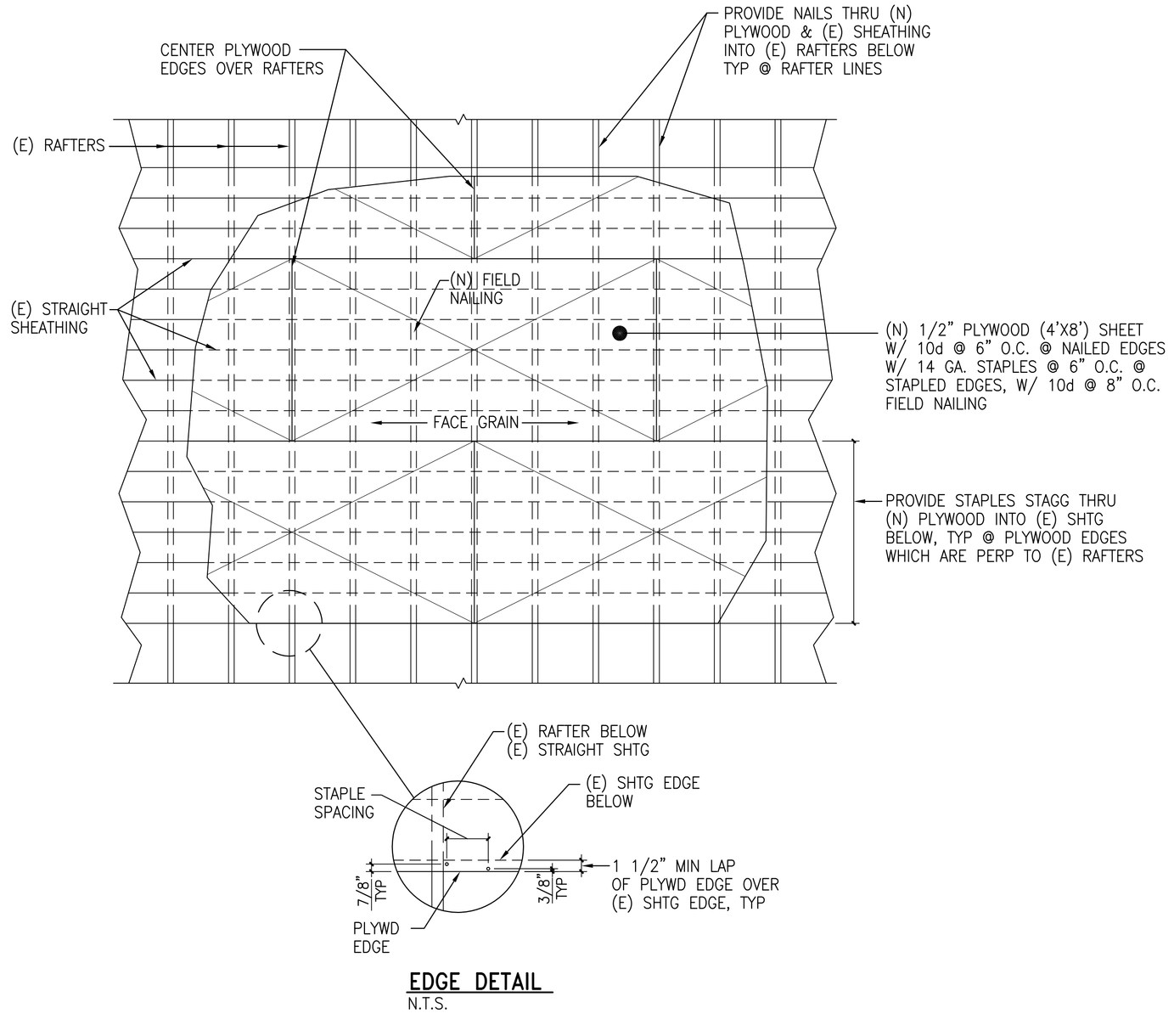


SILL/JOIST PARALLEL TO PARTITION

7 TYPICAL PARTITION DETAILS
N.T.S.



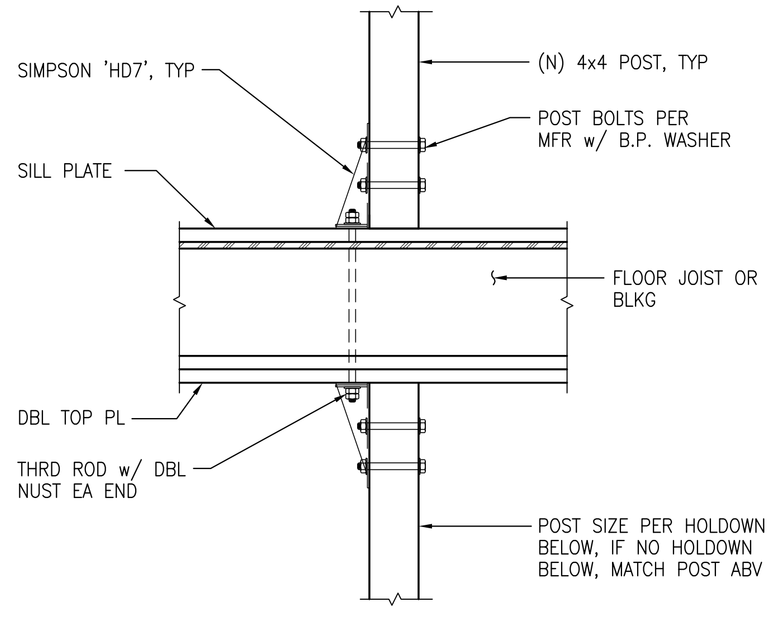
8 TYPICAL NON-BEARING PARTITION ANCHORAGE
N.T.S.



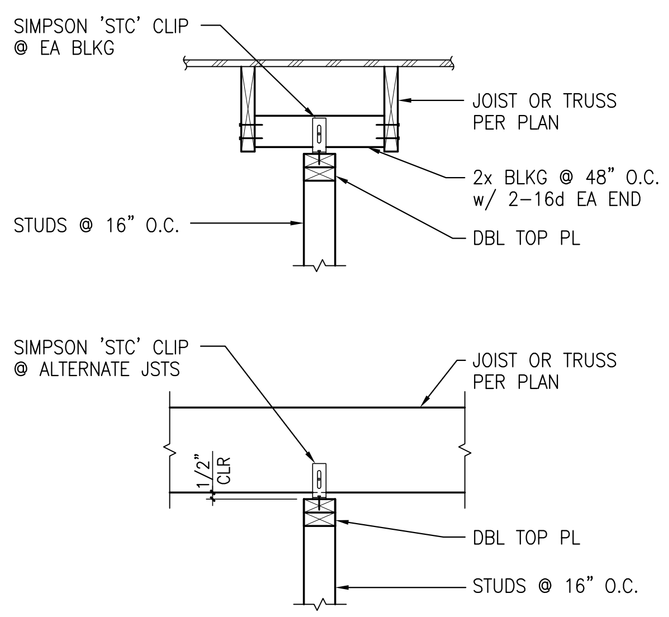
EDGE DETAIL
N.T.S.

NOTES:
1. APPLY PLYWOOD SHEATHING WITH FACE GRAIN PARALLEL TO (E) SHEATHING U.O.N. ON PLANS.
2. STAGGER 4'-0" EDGES AS SHOWN
3. LAY PLYWOOD SHEET SO THAT THE EDGE FASTENERS ARE INSTALLED THRU STRAIGHT SHEATHING.
4. REFER TO DETAILS FOR SPECIAL NAILING OVER SHEAR WALLS, COLLECTORS, TIES, ETC.
5. ALL ROOF NAILING WILL BE INSPECTED BEFORE ANY ROOFING MATERIAL IS APPLIED.
6. STAPLES SHALL BE 14 GAGE X 2" LONG WITH 7/16" MIN. CROWN WIDTH. PLACE STAPLES WITH THE CROWN @ APPROX. A 45° ANGLE (IN PLAN) TO THE SHEATHING DIRECTION.

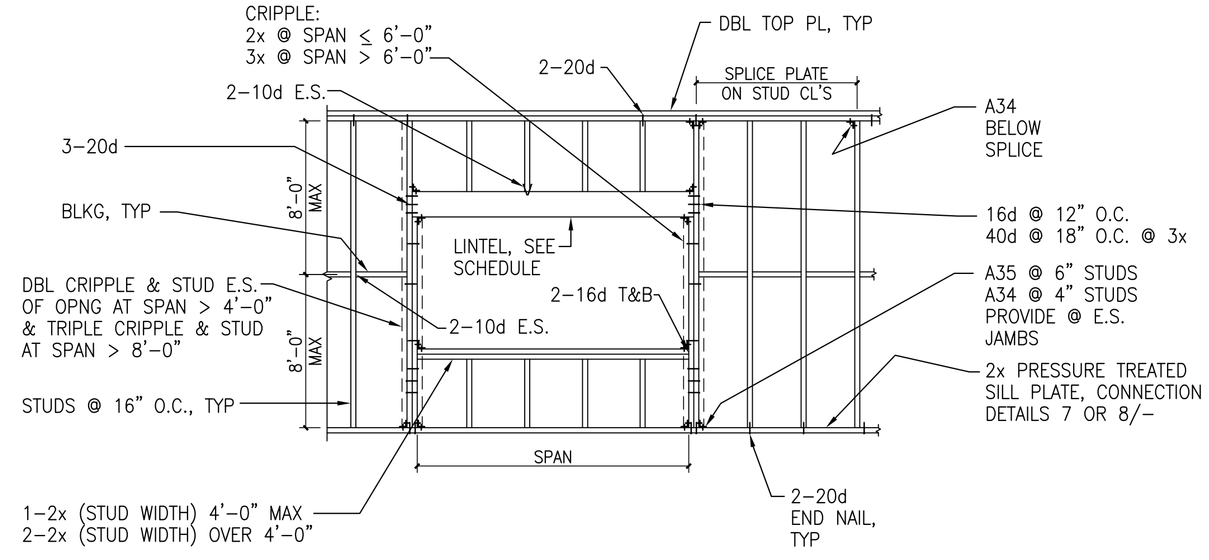
5 PLYWOOD SHEATHING OVER (E) STRAIGHT SHEATHING
N.T.S.



12 DETAIL- HOLDOWN BETWEEN FLOORS
N.T.S.



9 TYPICAL TOP OF NON-BEARING PARTITION ANCHORAGE
N.T.S.



LINTEL SCHEDULE (U.O.N. ON DWGS)				
	SPAN ≤ 3'-0"	SPAN ≤ 4'-0"	SPAN ≤ 6'-0"	SPAN > 6'-0"
2x4 STUDS	2-2x4 OR 4x4	2-2x6 OR 4x6	4x8	SEE PLANS
2x6 STUDS	3-2x6 OR 4x6 FLAT	6x6 OR 5 1/8"x6" GLB	6x8 OR 5 1/8"x6" GLB	

6 STUD WALL FRAMING
N.T.S.

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CLIENT
SDHC

OWNER
SDHC

PROJECT
09040.1

DRAWN
DAVB

REVIEWED
JM

SPEC FILE

DATE
12-01-10

REVISIONS
02.03.11
PLAN CHECK
CORRECTIONS

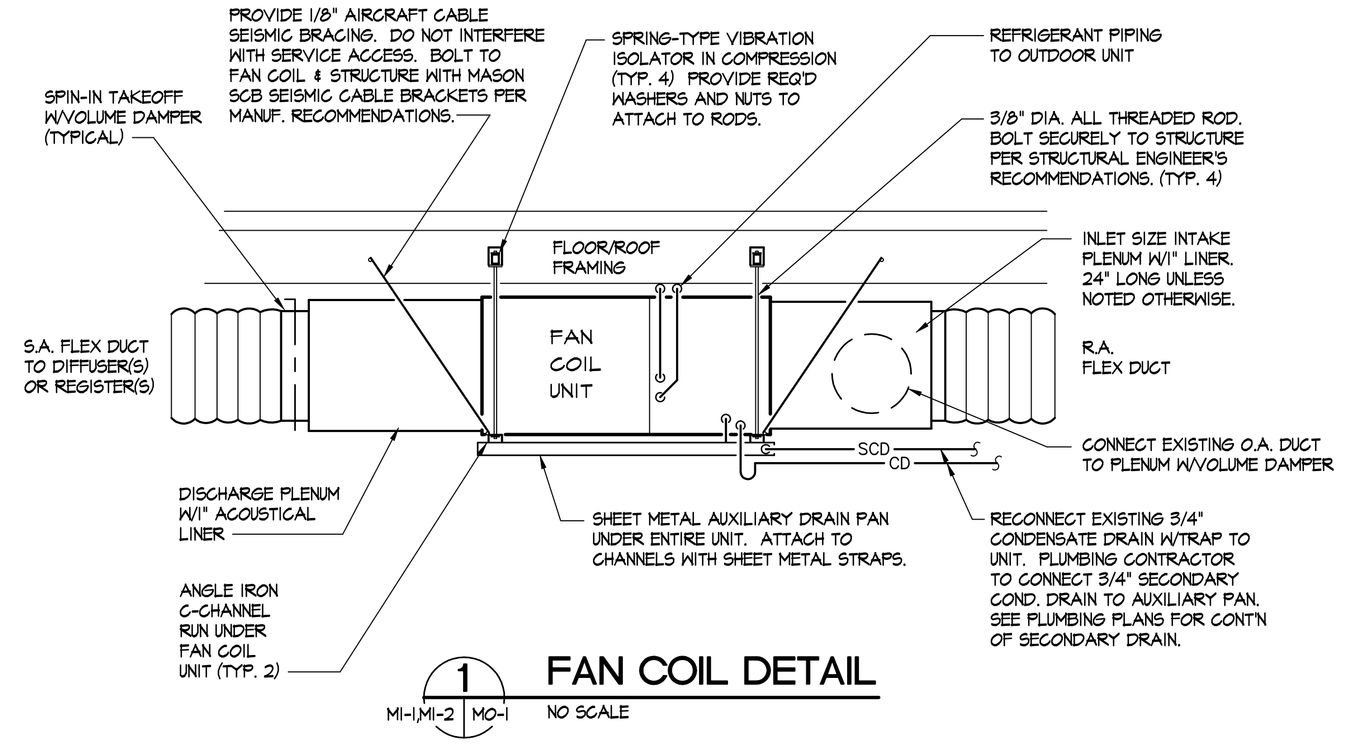
REGISTERED PROFESSIONAL ENGINEER
JAMES A. MILLER
No. 4186
Exp. 12-12
STRUCTURAL
STATE OF CALIFORNIA

SHEET TITLE
SECTIONS & DETAILS

S4.3

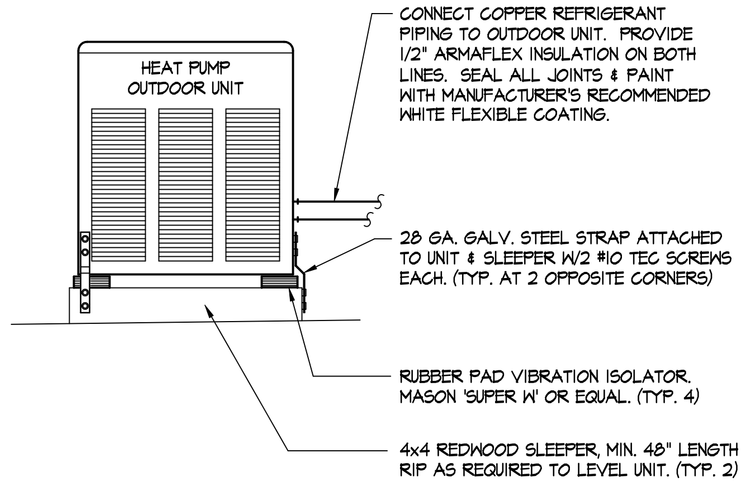
BID SET - FEBRUARY 23, 2011

DRAWING BY: COLUMBIA RIVER CADD 10-048 - 09040-1 3420 SE 56TH AVE. PORTLAND, OR 97206 503-777-6949



1 MI-1|MI-2|MO-1 **FAN COIL DETAIL**

NO SCALE



2 MI-6|MO-1 **HEAT PUMP DETAIL**

NO SCALE

MANDATORY MEASURE NOTES

1. ALL HVAC EQUIPMENT & APPLIANCES SHALL MEET THE REQUIREMENTS PER SECTIONS 111-113, 115 & 120-124 E.E.S.
2. ALL HVAC EQUIPMENT SHALL MEET THE MINIMUM ENERGY EFFICIENCY STANDARDS OF THE CEC.
3. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTIONS 112 & 122 E.E.S.
4. AIR HANDLING DUCT SYSTEM SHALL BE CONSTRUCTED, INSTALLED & SEALED AS PROVIDED IN CHAPTER 6 OF THE CALIFORNIA MECHANICAL CODE.
5. ALL PIPING & DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTIONS 118, 123 & 124 E.E.S. & TABLE 6-4, 2007 C.M.C.
6. ALL NEW VENTILATION SYSTEMS MUST BE RECORDED BY STATE OF CALIFORNIA REGULATIONS VIA AIR BALANCE AND/OR OUTSIDE AIR CERTIFICATION FOLLOWING AABC OR NABB STANDARDS.
7. CERTIFICATE OF ACCEPTANCE (MECH-1-A) & ALL RELATED ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED & APPROVED.

MECHANICAL GENERAL NOTES

1. ALL WORK SHALL MEET ALL APPLICABLE CODES & REQUIREMENTS, INCLUDING THE 2007 CALIFORNIA MECHANICAL CODE & THE 2008 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED FEES PERTAINING TO HIS WORK. COORDINATE ALL WORK WITH OTHER TRADES.
2. THE CONTRACTOR SHALL REFER TO ELECTRICAL CONTRACT DRAWINGS TO OBTAIN INFORMATION ON STARTERS, VOLTAGE, PHASE, INTERLOCKING OF CONTROLS & MISC. ITEMS SUCH AS RELAYS. ALL EQUIPMENT SHALL FULLY COMPLY WITH ELECTRICAL & CONTROL REQUIREMENTS.
3. RIGID DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL PER 2007 C.M.C. & SMACNA STANDARDS & INSTALLED IN A WORKMANLIKE MANNER. ROUND RIGID DUCT SHALL BE FLAT SPIRAL SEAM. WRAP RIGID DUCTWORK, INCLUDING FITTINGS, CONCEALED ABOVE CEILINGS, BELOW LOWER FLOOR & IN DUCT ENCLOSURES WITH 1" THICK FIBERGLASS DUCT INSULATION WITH A FOIL OR PVC VAPOR BARRIER. DUCT SIZES ON PLAN INDICATE CLEAR INSIDE DIMENSIONS.
4. FLEXIBLE DUCTWORK SHALL BE CONSTRUCTED OF A POLYMERIC INNER CORE PERMANENTLY BONDED TO CORROSION RESISTANT STEEL SPIRAL REINFORCING, COVERED WITH A FIBERGLASS INSULATING BLANKET & A LOW PERMEABILITY PVC VAPOR BARRIER. ALL DUCT, INSULATION & ADHESIVES SHALL BE SMOKE & FIRE RESISTANT IN CONFORMANCE WITH NFPA-90A & 90B & UL181 FOR CLASS 1 AIR DUCT. MAXIMUM LENGTH SHALL BE AS INDICATED ON THE DRAWINGS. INSTALL WITHOUT KINKS OR SAGGING. SUPPORT FROM STRUCTURE PER SMACNA STANDARDS.
5. MECHANICAL CONTRACTOR SHALL PROVIDE TO THE OWNER A MANUAL WITH ALL OPERATION & MAINTENANCE INFORMATION, INCLUDING ALL WIRING DIAGRAMS, FOR ALL EQUIPMENT & SYSTEMS.
6. ALL EQUIPMENT AND WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER OWNER ACCEPTANCE OF THE PROJECT.
7. INSTALLATION OF CLOTHES DRYERS SHALL COMPLY WITH SECTIONS 905.4, 905.5 & 905.6 CMC.
8. NO NEW AIR CONDITIONING OR HEATING ADDED UNDER THE SCOPE OF WORK. ONE-FOR-ONE REPLACEMENT OF EXISTING EQUIPMENT ONLY. NEW EQUIPMENT IS OF A HIGHER EFFICIENCY & OF EQUAL OR LOWER COOLING CAPACITY THAN THE UNITS REPLACED. NO NEW CONDITIONED SPACE OR CHANGE OF OCCUPANCY TYPE.

MECHANICAL SYMBOL LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
1-1/2"		WHOLE AND FRACTION OF AN INCH (ONE AND ONE-HALF INCHES IS SHOWN)
	S.A.	SUPPLY AIR DUCT
	R.A.	RETURN AIR DUCT
	E.A.	EXHAUST AIR DUCT
	CD-X	CEILING DIFFUSER W/VOLUME DAMPER
	RG-X	RETURN GRILLE
	EG-X	EXHAUST GRILLE
	ER-X	EXHAUST REGISTER
	SR-X	SUPPLY REGISTER
	SPIN-IN	SPIN-IN TAKEOFF WITH VOLUME DAMPER
	FLEX	FLEXIBLE DUCT
12/14	X/X	CLEAR INSIDE DUCT DIMENSIONS FIRST DIMENSION IS SIDE SHOWN
V.D.	V.D.	VOLUME DAMPER
T	T-STAT	THERMOSTAT
S	SD	DUCT MOUNTED SMOKE DETECTOR
		EXISTING EQUIPMENT OR DUCT
3		ALTERNATE BID - ITEMS WITHIN THE CLOUDED AREA ARE TO BE BID UNDER THE ALTERNATE NUMBER SHOWN

NOTE: NOT ALL SYMBOLS USED ON THIS PROJECT.

DIFFUSER, REGISTER AND GRILLE SCHEDULE

MARK	DESCRIPTION	TYPE	MANUF.	MODEL NO.	CONSTRUCTION	FRAME	DAMPER(S)	FEATURES / ACCESSORIES
CD	CEILING DIFFUSER	MODULAR CORE	KRUEGER	1200	STEEL	SURFACE MOUNT (F22)	OPPOSED BLADE	4-WAY UNLESS NOTED OTHERWISE
LD	LINEAR DIFFUSER	(3) 1" SLOTS	KRUEGER	1910-3C	ALUMINUM	SURFACE MOUNT		ADJUST BLADES FOR HORIZONTAL THROW
LR	LINEAR RETURN	(2) 1" SLOTS	KRUEGER	1910-2C	ALUMINUM	SURFACE MOUNT		DELETE BLADES
SR	SUPPLY REGISTER	DOUBLE DEFLECTION	KRUEGER	5880V	ALUMINUM	SURFACE MOUNT	OPPOSED BLADE	ADJUST. VERT FRONT & HORIZ. REAR BARS
RG	RETURN GRILLE	FIXED BLADE	KRUEGER	580H	ALUMINUM	SURFACE MOUNT		FIXED HORIZONTAL GRILLE BARS, 3/4" O.C.
FG	FILTER GRILLE	FIXED BLADE	KRUEGER	580H-FF	ALUMINUM	SURFACE MOUNT		HINGED 1" FILTER FRAME

FAN SCHEDULE

MARK	SERVICE	MANUF.	MODEL NO.	CFM	S.P.	RPM	SONES	ELECTRICAL		FEATURES
								WATTS	VOLT.	
DF-1	DRYER FAN	FANTECH	DBF-110	113	0.6"	-	-	80	115V-1PH	INTEGRATED PRESSURE SWITCH
EF-1	BSMT. VENDING	GREENHECK	SP-A250	200	0.375"	1000	4.4	83	115V-1PH	BACKDRAFT DAMPER
EF-2	RESIDENT KITCHEN	GREENHECK	SP-A250	200	0.375"	1000	4.4	83	115V-1PH	BACKDRAFT DAMPER
EF-3	RANGE HOOD	BROAN	463001	220	0.125"	-	7.5	300	115V-1PH	DUCTED
FF-1	RESIDENCE BATHS	BROAN	682	1550	0.25"	1295	11.6	120	115V-1PH	DUCTLESS, CHARCOAL FILTER

SPLIT SYSTEM HEAT PUMP SCHEDULE

OUTDOOR UNIT MARK	INDOOR UNIT MARK	MANUF.	INDOOR UNIT (FAN COIL)									OUTDOOR UNIT (HEAT PUMP)					COOLING CAP. (1)		TOTAL HEATING CAPACITY (2)	EFFICIENCY			O.A. CFM	FILTERS			ACCESSORIES
			MODEL NO.	CFM	E.S.P.	SPEED	FAN MOTOR	MCA	MAX. FUSE	VOLTAGE	OPER. WT.	MODEL NO.	MCA	MAX. FUSE	VOLTAGE	OPER. WT.	TOTAL	SENSIBLE		SEER	EER	HSPF		QTY.	SIZE	TYPE	
HP-BA	FC-BA	CARRIER	FV4CNF003	1050	0.5"	HIGH	1/2 HP	5.4	15 A	208V-1PH	140 LB.	25HCB536A003	22.1	35 A	208V-1PH	260 LB.	34.1 MBH	24.7 MBH	34.4 MBH	15.5	13.0	8.50	200	1	20"x20"x1"	ECO-AIR E35	ELECTRONIC PROGRAMMABLE THERMOSTAT, BI-FLOW FILTER-DRIER, COMPRESSOR START ASSIST - CAPACITOR RELAY TYPE, HARD SHUTOFF TXV, RUBBER ISOLATORS, FAN COIL FILTER BOX, FILTER SPACER AS REQ'D.
HP-BB	FC-BB	CARRIER	FV4CNF003	1050	0.5"	HIGH	1/2 HP	5.4	15 A	208V-1PH	140 LB.	25HCB536A003	22.1	35 A	208V-1PH	260 LB.	34.1 MBH	24.7 MBH	34.4 MBH	15.5	13.0	8.50	200	1	20"x20"x1"	ECO-AIR E35	
HP-BC	FC-BC	CARRIER	FV4CNF003	1050	0.5"	HIGH	1/2 HP	5.4	15 A	208V-1PH	140 LB.	25HCB530A003	18.9	30 A	208V-1PH	250 LB.	29.0 MBH	21.7 MBH	29.3 MBH	16.0	13.0	8.50	150	1	20"x20"x1"	ECO-AIR E35	
HP-1A	FC-1A	CARRIER	FV4CNF002	700	0.5"	HIGH	1/2 HP	5.4	15 A	208V-1PH	125 LB.	25HCB624A003	16.5	25 A	208V-1PH	220 LB.	23.2 MBH	17.0 MBH	23.4 MBH	15.5	12.8	8.80	100	1	16"x20"x1"	ECO-AIR E35	
HP-1B	FC-1B	CARRIER	FV4CNF002	700	0.5"	HIGH	1/2 HP	5.4	15 A	208V-1PH	125 LB.	25HCB624A003	16.5	25 A	208V-1PH	220 LB.	23.2 MBH	17.0 MBH	23.4 MBH	15.5	12.8	8.80	100	1	16"x20"x1"	ECO-AIR E35	
HP-1C	FC-1C	CARRIER	FV4CNF003	1050	0.5"	HIGH	1/2 HP	5.4	15 A	208V-1PH	140 LB.	25HCB530A003	18.9	30 A	208V-1PH	250 LB.	29.0 MBH	21.7 MBH	29.3 MBH	16.0	13.0	8.50	175	1	20"x20"x1"	ECO-AIR E35	
HP-1D	FC-1D	CARRIER	FV4CNF003	1050	0.5"	HIGH	1/2 HP	5.4	15 A	208V-1PH	140 LB.	25HCB536A003	22.1	35 A	208V-1PH	260 LB.	34.1 MBH	24.7 MBH	34.4 MBH	15.5	13.0	8.50	150	1	20"x20"x1"	ECO-AIR E35	

(1) COOLING CAPACITIES BASED UPON 80°Fdb/67°Fwb EVAP. EAT, 95°F AMBIENT AIR TEMP.

(2) HEATING CAPACITIES BASED UPON 70°F INDOOR TEMP., 47°Fdb/43°Fwb AMBIENT AIR TEMP.

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REGISTERED PROFESSIONAL ENGINEER
SIMON G. GURMAT
No. 31459
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PROJECT
10011

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1-10-11

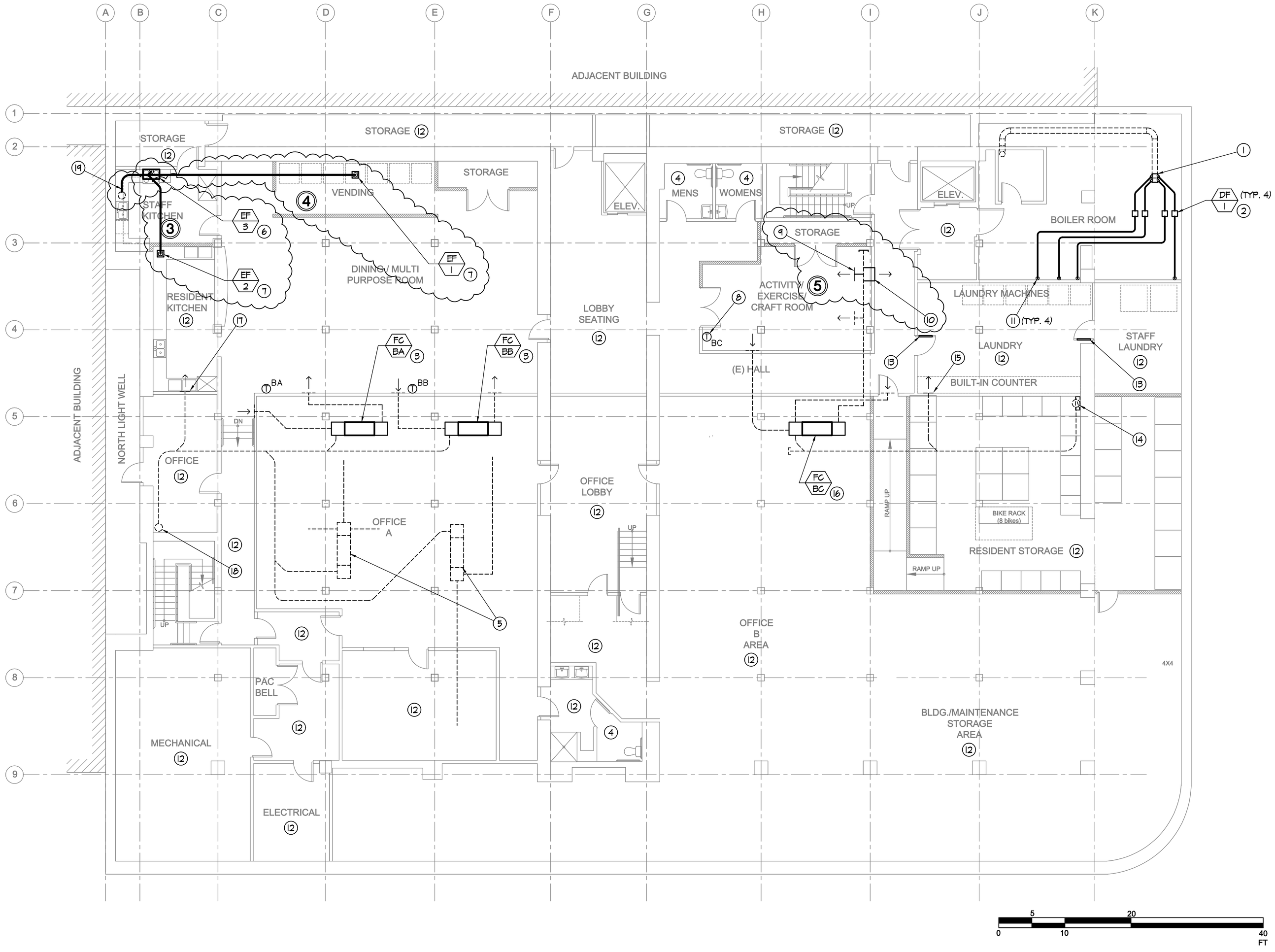
REVISIONS

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SHEET TITLE
MECHANICAL SCHEDULES

M0-1



HOTEL SANDFORD - BASEMENT MECHANICAL PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. REMOVE EXISTING INLINE DRYER FAN & DUCTWORK UPSTREAM. CONNECT 4"Ø DUCTS FROM DRYER FANS TO EXISTING 10"Ø DRYER EXHAUST DUCT. VERIFY EXACT SIZE & LOCATION.
2. SUSPEND FROM STRUCTURE PER MANUF. RECOMMENDATIONS.
3. REPLACE EXISTING FAN COIL UNIT & SHEET METAL PLENUMS WITH NEW UNIT & PLENUMS. CONNECT EXISTING SUPPLY, RETURN & OUTSIDE AIR DUCTS TO NEW PLENUMS WITH VOLUME DAMPERS. CONNECT TO HEAT PUMP OUTDOOR UNIT ON ROOF WITH NEW INSULATED REFRIGERANT PIPING. SEE DETAIL 1/M0-1.
4. EXISTING EXHAUST SYSTEM SERVING RESTROOM TO REMAIN.
5. EXISTING FAN COIL UNIT & ASSOCIATED DUCTWORK, T-STAT, REFRIGERANT PIPING & HEAT PUMP AT ROOF TO REMAIN.
6. INSTALL HOOD PER MANUFACTURER'S RECOMMENDATIONS. RUN 7"Ø E.A. DUCT FROM RANGE HOOD TO NEW E.A. DUCT FROM EF-1 & EF-2.
7. MOUNT FAN SECURELY TO STRUCTURE WITH GRILLE IN CEILING, PER MANUF. RECOMMEND. RUN 8Ø E.A. DUCT TO ABOVE STAFF KITCHEN CEILING.
8. PROVIDE NEW ELECTRONIC PROGRAMMABLE THERMOSTAT TO CONTROL SPLIT-SYSTEM HEAT PUMP. (TYPICAL OF 3)
9. RELOCATE EXISTING SUPPLY REGISTER IN SOFFIT FACE TO BE SYMMETRICAL WITH REMAINING REGISTER & RECONNECT TO S.A. DUCT. CAP DUCT 24" BEYOND NEW CONNECTION. ADJUST BOTH REGISTERS TO 450 CFM EACH.
10. 16x6 SR SUPPLY REGISTER IN FACE OF WALL, 250 CFM. CONNECT TO EXISTING S.A. DUCT IN SOFFIT WITH 16/6 DUCT.
11. REMOVE EXISTING DRYER VENT DUCTING. RUN 4"Ø DRYER VENT THRU & UP ON FACE OF WALL TO AS HIGH AS POSSIBLE IN BOILER ROOM. RUN TO DRYER FAN INLET. COORDINATE LOCATIONS WITH NEW & EXISTING PIPING.
12. NO MECHANICAL WORK IN THIS AREA.
13. 24x16 DOOR GRILLE, BOTTOM AT 12" A.F.F. KRUEGER 600A
14. EXISTING 24/8 OUTSIDE AIR DUCT FROM ABOVE W/TRANSITION TO 14"Ø DUCT TO REMAIN. SEE SHT. M1-2.
15. EXISTING 16x10 OUTSIDE AIR (MAKEUP AIR) GRILLE TO REMAIN.
16. REPLACE EXISTING FAN COIL UNIT & SHEET METAL PLENUMS WITH NEW UNIT & PLENUMS. CONNECT EXISTING SUPPLY, RETURN & OUTSIDE AIR DUCTS TO NEW PLENUMS WITH VOLUME DAMPERS. CONNECT TO HEAT PUMP OUTDOOR UNIT ON ROOF WITH NEW INSULATED REFRIGERANT PIPING. SEE DETAIL 1/M0-1. DELETE AUX. DRAIN PAN & SECONDARY DRAIN PAN AT THIS LOCATION.
17. EXISTING 14x10 OUTSIDE AIR (MAKEUP AIR) GRILLE TO REMAIN.
18. EXISTING 14"Ø OUTSIDE AIR DUCT FROM ABOVE TO REMAIN. SEE SHT. M1-2.
19. CONNECT 12"Ø E.A. DUCT TO EXISTING E.A. RISER. VERIFY EXACT SIZE & LOCATION OF EXISTING.

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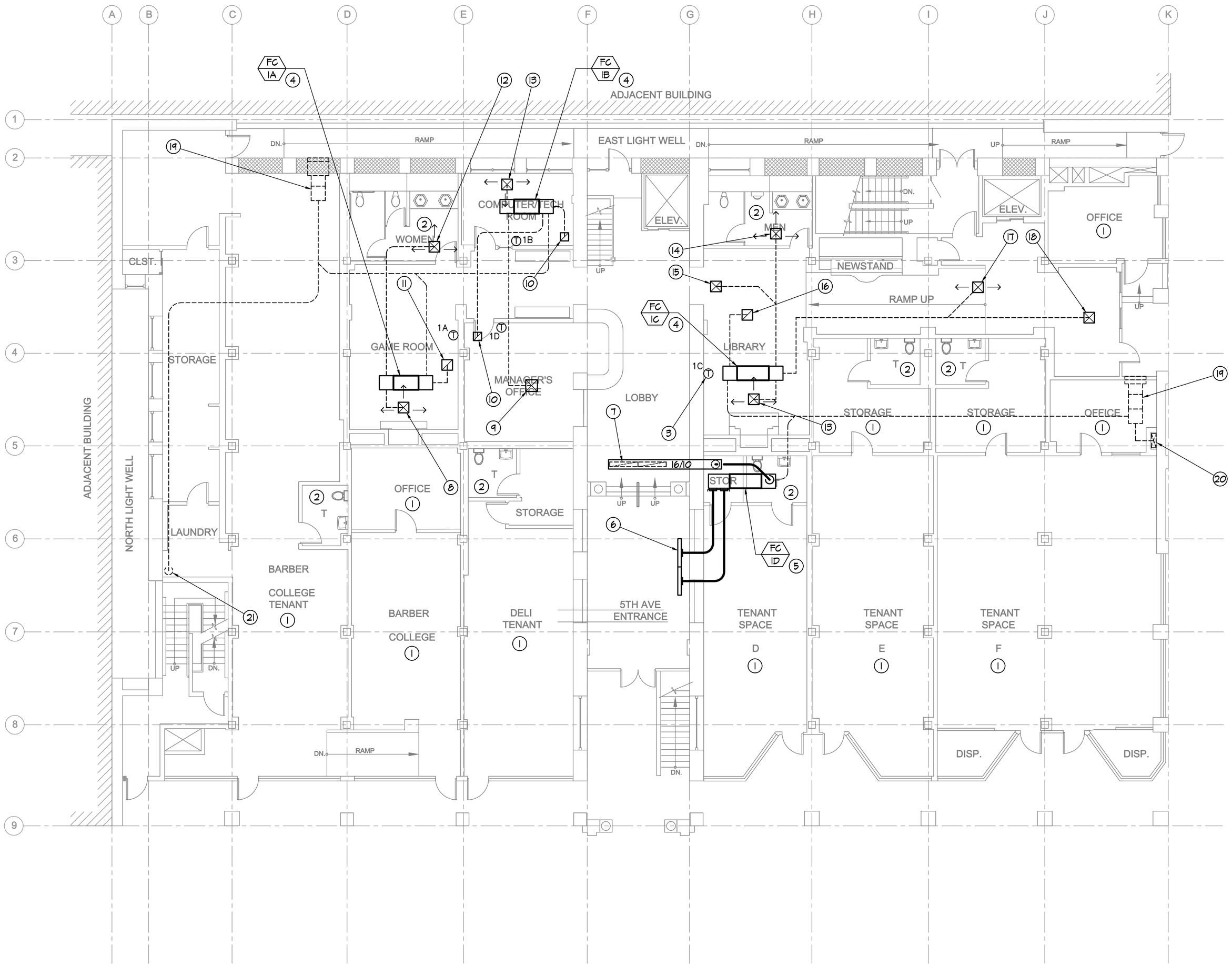
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OWNER: SDHC
PROJECT: 10011
DRAWN: CJM
REVEIWED: SG
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DATE: 1-10-11
REVISIONS:

BID SET - FEBRUARY 23, 2011

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SHEET TITLE
BASEMENT MECHANICAL

M1-1



KEY NOTES

1. EXISTING MECHANICAL SYSTEM SERVING THIS AREA TO REMAIN.
2. EXISTING EXHAUST SYSTEMS SERVING RESTROOMS TO REMAIN.
3. PROVIDE NEW ELECTRONIC PROGRAMMABLE THERMOSTAT TO CONTROL SPLIT-SYSTEM HEAT PUMP. (TYPICAL OF 4)
4. REPLACE EXISTING FAN COIL UNIT & SHEET METAL PLENUMS WITH NEW UNIT & PLENUMS. CONNECT TO HEAT PUMP OUTDOOR UNIT ON ROOF WITH NEW INSULATED REFRIGERANT PIPING. SEE DETAIL 1, SHT. M0-1. CONNECT EXISTING SUPPLY, RETURN & OUTSIDE AIR DUCTWORK TO NEW PLENUMS W/VOLUME DAMPERS. REPLACE EXISTING CEILING DIFFUSERS & RETURN GRILLE(S).
5. REPLACE EXISTING FAN COIL UNIT & SHEET METAL PLENUMS WITH NEW UNIT & PLENUMS. CONNECT TO HEAT PUMP OUTDOOR UNIT ON ROOF WITH NEW INSULATED REFRIGERANT PIPING. SEE DETAIL 1, SHT. M0-1. REMOVE EXISTING SUPPLY & RETURN AIR DUCTWORK, DIFFUSER & GRILLE. CONNECT EXISTING O.A. DUCT TO NEW INLET PLENUM W/VOLUME DAMPER.
6. (2) 48" LD LINEAR DIFFUSERS W/PLENUM, 525 CFM EA. RUN 14"Φ FLEXIBLE S.A. DUCT TO FAN COIL OUTLET PLENUM. CONNECT WITH SPIN-IN TAKEOFF W/VOLUME DAMPER. CENTER DIFFUSERS IN CEILING FEATURE. SEE SHT. A4-2.
7. (2) 48" LR LINEAR RETURN GRILLES W/O BLADES. CONNECT TO 16/10 DUCT ABOVE. CENTER GRILLES IN CEILING FEATURE. SEE SHT. A4-2. RUN 14"Φ FLEXIBLE R.A. DUCT FROM 16/10 TO FAN COIL INLET PLENUM.
8. 12x12 CD, 12"Φ NECK, 550 CFM, 3-WAY THROW
9. 12x12 CD, 12"Φ NECK, 425 CFM
10. 12x12 RG, 12"Φ NECK
11. 16x16 RG, 14"Φ NECK
12. 8x8 CD, 8"Φ NECK, 150 CFM, 3-WAY THROW
13. 10x10 RG, 10"Φ NECK, 275 CFM, 3-WAY THROW
14. 8x8 CD, 8"Φ NECK, 125 CFM, 3-WAY THROW
15. 10x10 CD, 10"Φ NECK, 200 CFM, 3-WAY THROW
16. 18x18 RG, 16"Φ NECK
17. 10x10 CD, 10"Φ NECK, 200 CFM, 2-WAY THROW
18. 10x10 CD, 10"Φ NECK, 250 CFM
19. EXISTING O.A. FAN & ASSOCIATED 36x24 LOUVER & DUCT TO REMAIN.
20. EXISTING 24/8 O.A. DUCT IN SHAFT TO BASEMENT TO REMAIN. SEE SHT. M1-1 FOR CONTINUATION.
21. EXISTING 14"Φ O.A. DUCT TO BASEMENT TO REMAIN. SEE SHT. M1-1 FOR CONTINUATION.

HOTEL SANDFORD - FIRST FLOOR MECHANICAL PLAN

1/8" = 1'-0"

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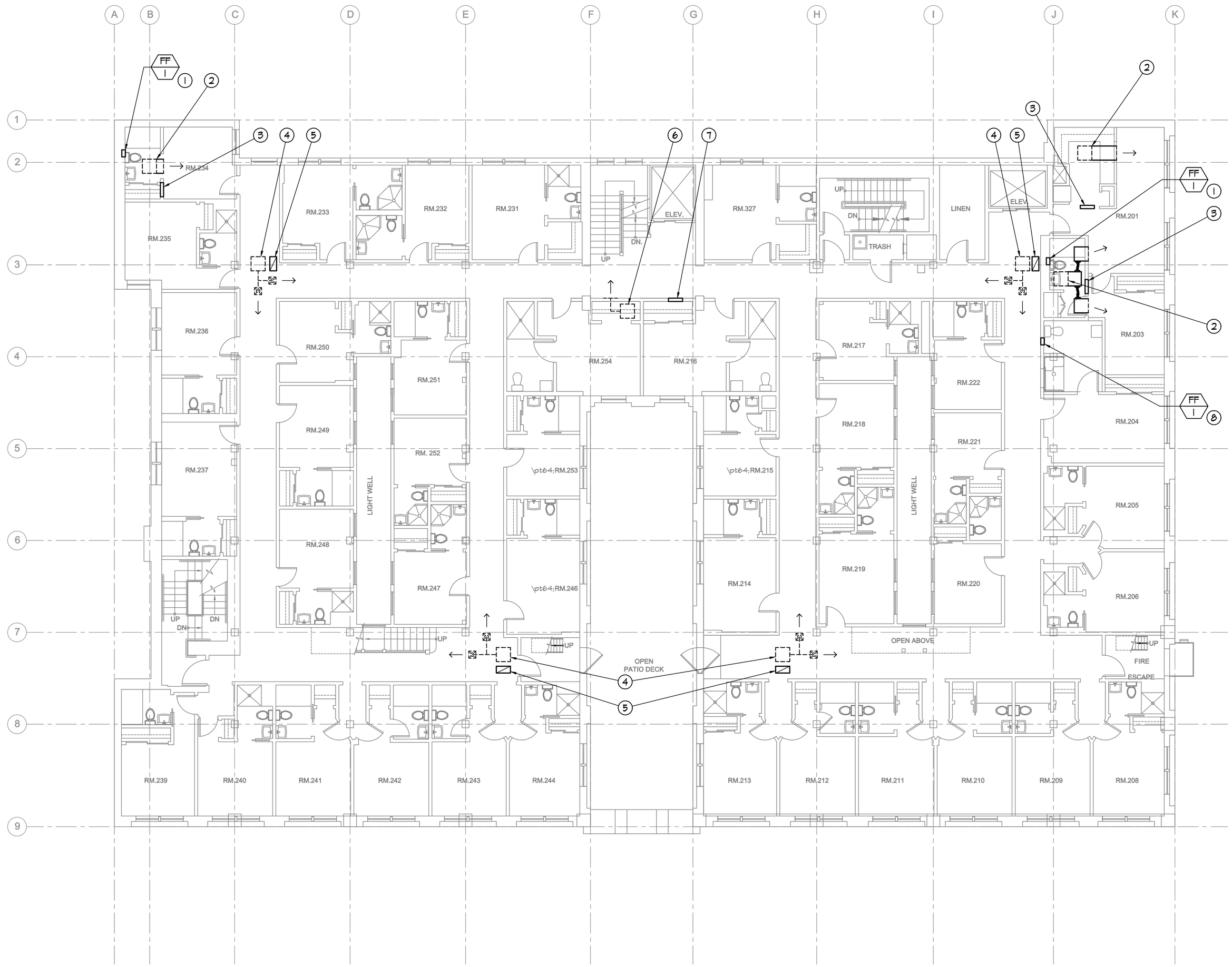
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SHEET TITLE
FIRST FLOOR MECHANICAL

M1-2



HOTEL SANDFORD - SECOND FLOOR MECHANICAL PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

(1) REMOVE EXISTING FAN & HOUSING. INSTALL NEW FAN PER MANUFACTURER'S RECOMMENDATIONS. (TYP. FOR 41 RESID. BATHROOMS ON THIS FLOOR. EXACT LOCATION VARIES.)

(2) REMOVE EXISTING FAN COIL UNIT & SUPPLY AIR DUCT ABOVE CEILING TO ALLOW FOR INSTALLATION OF DRYWALL INSIDE SOFFIT PLENUM. SUPPLY AIR GRILLE IN WALL TO REMAIN. REINSTALL WITH NEW S.A. DUCT TO GRILLE. RECONNECT TO 1/2" HWS & HWR PIPING WITH NEW BALL VALVES. (TYP. ALL 43 FAN COILS IN ROOMS ON THIS FLOOR. EXACT LOCATION VARIES.) UNDER ALTERNATE 10, CLEAN FAN COIL THOROUGHLY. PROVIDE MODULATING 3-WAY CONTROL VALVE IN HWR LINE, UPSTREAM OF BALL VALVE. PROVIDE NEW WALL MOUNTED THERMOSTAT W/FAN SWITCH AT 48" A.F.F. REMOVE EXISTING THERMOSTAT & FAN SWITCH.

(3) EXISTING 24x6 RETURN GRILLE IN WALL TO REMAIN. (TYPICAL ALL 42 ROOMS ON THIS FLOOR. EXACT LOCATION VARIES.) UNDER ALTERNATE 10, REMOVE GRILLE & REPLACE WITH NEW 24x8 FILTER GRILLE WITH 1" MERV 8 PLEATED FILTER.

(4) REMOVE EXISTING FAN COIL UNIT & SUPPLY AIR DUCT ABOVE CEILING TO ALLOW FOR INSTALLATION OF DRYWALL INSIDE SOFFIT PLENUM. CEILING DIFFUSERS TO REMAIN. REINSTALL FAN COIL & CONNECT TO S.A. DUCT. RECONNECT TO 1/2" HWS & HWR PIPING WITH NEW BALL VALVES. (TYP. ALL 4 FAN COILS IN CORRIDORS ON THIS FLOOR. EXACT LOCATION VARIES.) UNDER ALTERNATE 10, CLEAN FAN COIL THOROUGHLY. PROVIDE MODULATING 3-WAY CONTROL VALVE IN HWR LINE, UPSTREAM OF BALL VALVE. PROVIDE NEW WALL MOUNTED THERMOSTAT W/FAN SWITCH AT 48" A.F.F. REMOVE EXISTING THERMOSTAT & FAN SWITCH.

(5) EXISTING 24x6 RETURN GRILLE IN CEILING TO REMAIN. (TYP. ALL 4 CORRIDOR UNITS ON THIS FLOOR. EXACT LOCATION VARIES.) UNDER ALTERNATE 10, REMOVE GRILLE & REPLACE WITH NEW 24x8 FILTER GRILLE FG WITH 1" MERV 8 PLEATED FILTER.

(6) EXISTING FAN COIL UNIT & SUPPLY AIR DUCT ABOVE CEILING & SUPPLY AIR GRILLE IN WALL TO REMAIN.

(7) EXISTING 24x6 RETURN GRILLE IN WALL TO REMAIN. UNDER ALTERNATE 10, REMOVE GRILLE & REPLACE WITH NEW 24x8 FILTER GRILLE FG WITH 1" MERV 8 PLEATED FILTER.

(8) INSTALL NEW FAN IN WALL, AS HIGH AS POSSIBLE PER MANUF. RECOMMENDATIONS.

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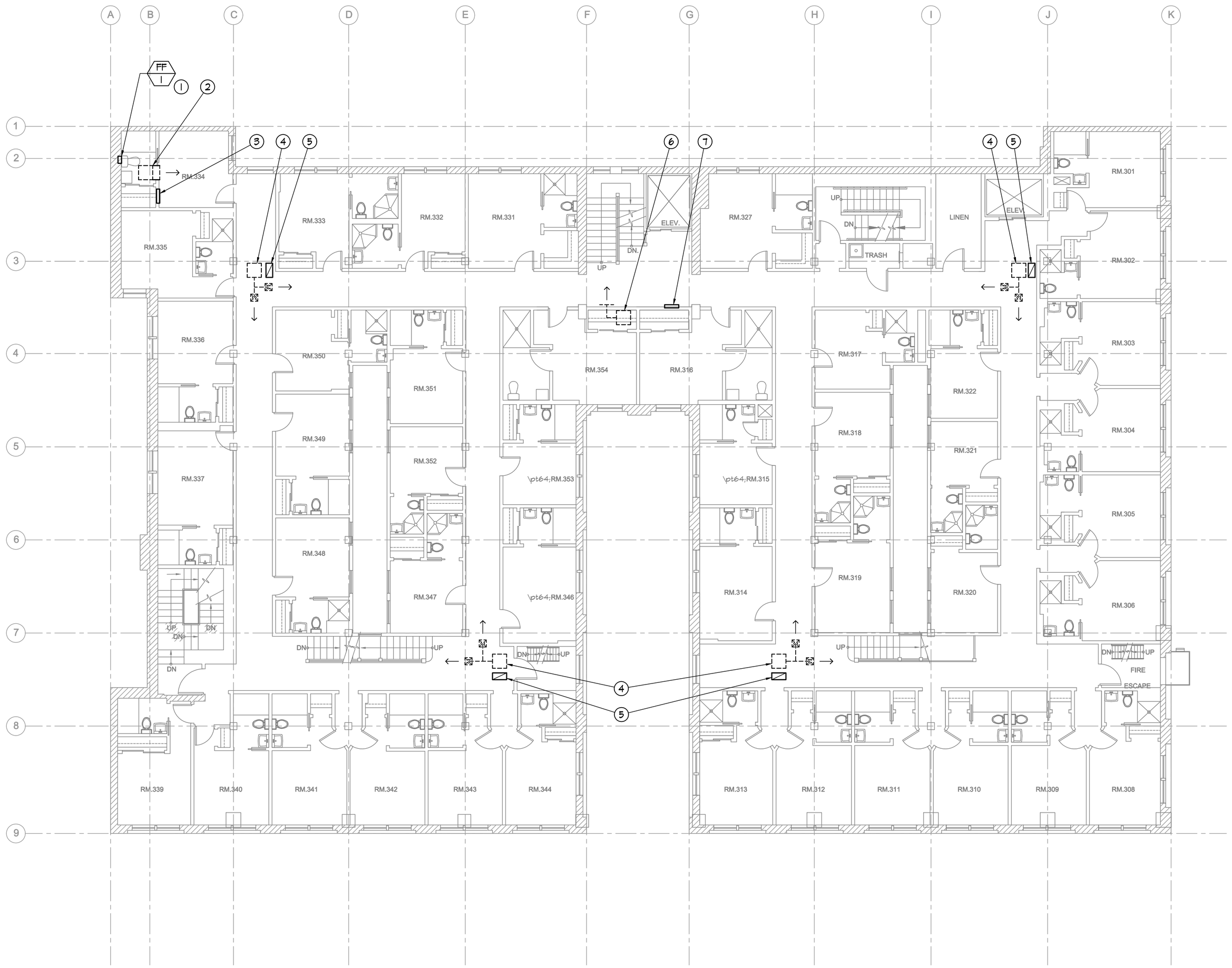
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SHEET TITLE
SECOND FLOOR MECHANICAL

M1-3



5 20
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FT

HOTEL SANDFORD - THIRD FLOOR MECHANICAL PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

(1) REMOVE EXISTING FAN & HOUSING. INSTALL NEW FAN PER MANUFACTURER'S RECOMMENDATIONS. (TYP. ALL 44 RESID. BATHROOMS ON THIS FLOOR. EXACT LOCATION VARIES.)

(2) REMOVE EXISTING FAN COIL UNIT & SUPPLY AIR DUCT ABOVE CEILING TO ALLOW FOR INSTALLATION OF DRYWALL INSIDE SOFFIT PLENUM. SUPPLY AIR GRILLE IN WALL TO REMAIN. REINSTALL WITH NEW S.A. DUCT TO GRILLE. RECONNECT TO 1/2" HWS & HWR PIPING WITH NEW BALL VALVES. (TYP. ALL 44 FAN COILS IN ROOMS ON THIS FLOOR. EXACT LOCATION VARIES.) UNDER ALTERNATE 10, CLEAN FAN COIL THOROUGHLY. (10) PROVIDE MODULATING 3-WAY CONTROL VALVE IN HWR LINE, UPSTREAM OF BALL VALVE. PROVIDE NEW WALL MOUNTED THERMOSTAT W/FAN SWITCH AT 48" A.F.F. REMOVE EXISTING THERMOSTAT & FAN SWITCH.

(3) EXISTING 24x6 RETURN GRILLE IN WALL TO REMAIN. (TYPICAL ALL 44 ROOMS ON THIS FLOOR. EXACT LOCATION VARIES.) (10) UNDER ALTERNATE 10, REMOVE GRILLE & REPLACE WITH NEW 24x8 FILTER GRILLE WITH 1" MERV 8 PLEATED FILTER.

(4) REMOVE EXISTING FAN COIL UNIT & SUPPLY AIR DUCT ABOVE CEILING TO ALLOW FOR INSTALLATION OF DRYWALL INSIDE SOFFIT PLENUM. CEILING DIFFUSERS TO REMAIN. REINSTALL FAN COIL & CONNECT TO S.A. DUCT. RECONNECT TO 1/2" HWS & HWR PIPING WITH NEW BALL VALVES. (TYP. ALL 4 FAN COILS IN CORRIDORS ON THIS FLOOR. EXACT LOCATION VARIES.) (10) UNDER ALTERNATE 10, CLEAN FAN COIL THOROUGHLY. PROVIDE MODULATING 3-WAY CONTROL VALVE IN HWR LINE, UPSTREAM OF BALL VALVE. PROVIDE NEW WALL MOUNTED THERMOSTAT W/FAN SWITCH AT 48" A.F.F. REMOVE EXISTING THERMOSTAT & FAN SWITCH.

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(6) EXISTING FAN COIL UNIT & SUPPLY AIR DUCT ABOVE CEILING & SUPPLY AIR GRILLE IN WALL TO REMAIN.

(7) EXISTING 24x6 RETURN GRILLE IN WALL TO REMAIN. UNDER ALTERNATE 10, REMOVE GRILLE & REPLACE WITH NEW 24x8 (10) FILTER GRILLE FG WITH 1" MERV 8 PLEATED FILTER.

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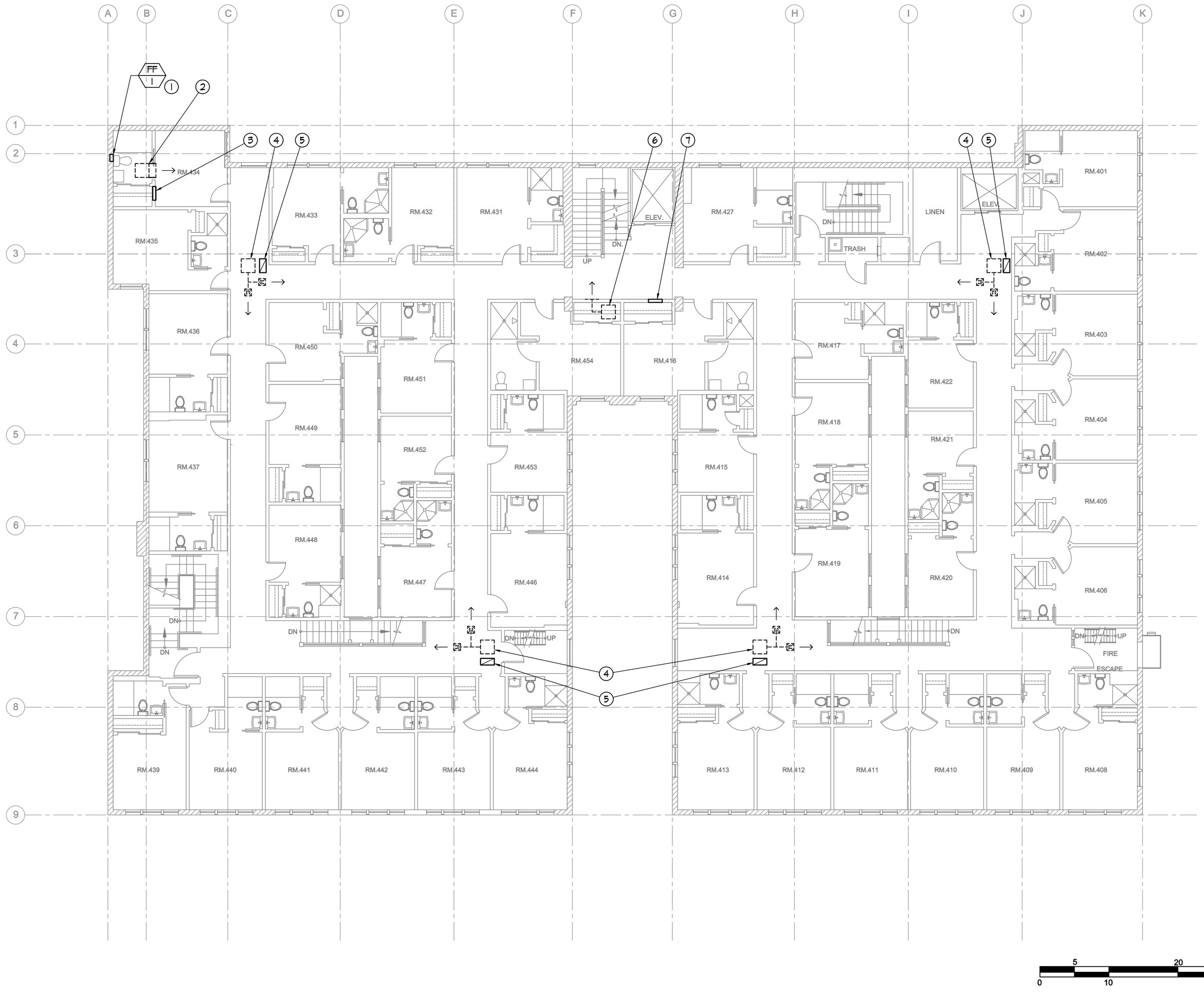
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SHEET TITLE
THIRD FLOOR MECHANICAL

M1-4



HOTEL SANDFORD - FOURTH FLOOR MECHANICAL PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. REMOVE EXISTING FAN & HOUSING. INSTALL NEW FAN PER MANUFACTURER'S RECOMMENDATIONS. (TYP. ALL 44 RESID. BATHROOMS ON THIS FLOOR. EXACT LOCATION VARIES.)
2. REMOVE EXISTING FAN COIL UNIT & SUPPLY AIR DUCT ABOVE CEILING TO ALLOW FOR INSTALLATION OF DRYWALL INSIDE SOFFIT PLENUM. SUPPLY AIR GRILLE IN WALL TO REMAIN. REINSTALL WITH NEW S.A. DUCT TO GRILLE. RECONNECT TO 1/2" HWS & HWR PIPING WITH NEW BALL VALVES. (TYP. ALL 44 FAN COILS IN ROOMS ON THIS FLOOR. EXACT LOCATION VARIES.) UNDER ALTERNATE 10, CLEAN FAN COIL THOROUGHLY. PROVIDE MODULATING 3-WAY CONTROL VALVE IN HWR LINE, UPSTREAM OF BALL VALVE. PROVIDE NEW WALL MOUNTED THERMOSTAT W/FAN SWITCH AT 48" A.F.F. REMOVE EXISTING THERMOSTAT & FAN SWITCH. (10)
3. EXISTING 24x6 RETURN GRILLE IN WALL TO REMAIN. (TYPICAL ALL 44 ROOMS ON THIS FLOOR. EXACT LOCATION VARIES.) UNDER ALTERNATE 10, REMOVE GRILLE & REPLACE WITH NEW 24x8 FILTER GRILLE WITH 1" MERV 8 PLEATED FILTER. (10)
4. REMOVE EXISTING FAN COIL UNIT & SUPPLY AIR DUCT ABOVE CEILING TO ALLOW FOR INSTALLATION OF DRYWALL INSIDE SOFFIT PLENUM. CEILING DIFFUSERS TO REMAIN. REINSTALL FAN COIL & CONNECT TO S.A. DUCT. RECONNECT TO 1/2" HWS & HWR PIPING WITH NEW BALL VALVES. (TYP. ALL 4 FAN COILS IN CORRIDORS ON THIS FLOOR. EXACT LOCATION VARIES.) UNDER ALTERNATE 10, CLEAN FAN COIL THOROUGHLY. PROVIDE MODULATING 3-WAY CONTROL VALVE IN HWR LINE, UPSTREAM OF BALL VALVE. PROVIDE NEW WALL MOUNTED THERMOSTAT W/FAN SWITCH AT 48" A.F.F. REMOVE EXISTING THERMOSTAT & FAN SWITCH. (10)
5. EXISTING 24x6 RETURN GRILLE IN CEILING TO REMAIN. (TYP. ALL 4 CORRIDOR UNITS ON THIS FLOOR. EXACT LOCATION VARIES.) UNDER ALTERNATE 10, REMOVE GRILLE & REPLACE WITH NEW 24x8 FILTER GRILLE FG WITH 1" MERV 8 PLEATED FILTER. (10)
6. EXISTING FAN COIL UNIT & SUPPLY AIR DUCT ABOVE CEILING & SUPPLY AIR GRILLE IN WALL TO REMAIN.
7. EXISTING 24x6 RETURN GRILLE IN WALL TO REMAIN. UNDER ALTERNATE 10, REMOVE GRILLE & REPLACE WITH NEW 24x8 FILTER GRILLE FG WITH 1" MERV 8 PLEATED FILTER. (10)

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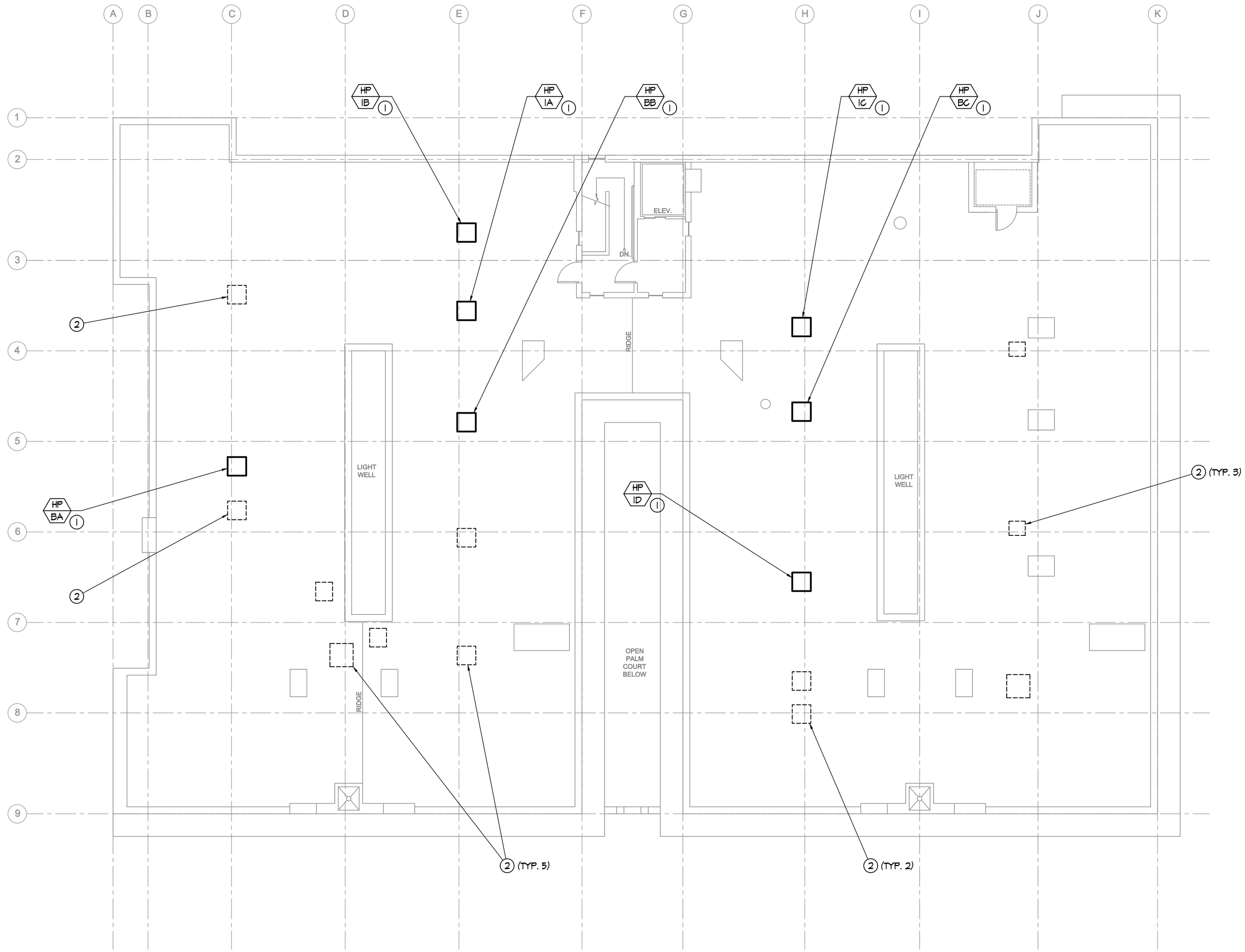
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SHEET TITLE
FOURTH FLOOR MECHANICAL

M1-5



KEY NOTES

1. REMOVE EXISTING HEAT PUMP & ASSOCIATED REFRIGERANT PIPING. MOUNT NEW HEAT PUMP OUTDOOR UNIT ON LEVELED 4x4 REDWOOD SLEEPER, PER DETAIL 2, SHT. M0-1. RUN INSULATED REFRIGERANT PIPING THRU ROOF & FLOORS BELOW TO ASSOCIATED FAN COIL UNIT. UTILIZE EXISTING ROOF PENETRATION & PIPING ROUTE.
2. EXISTING HEAT PUMP OUTDOOR UNIT & ASSOC. REFRIGERANT PIPING TO REMAIN.

HOTEL SANDFORD - ROOF MECHANICAL PLAN

1/8" = 1'-0"

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SHEET TITLE
ROOF MECHANICAL

M1-6

PLUMBING GENERAL NOTES

1. PLUMBING CONTRACTOR SHALL FURNISH ALL EQUIPMENT, MATERIALS, LABOR, ETC., WHETHER SHOWN ON THESE PLANS OR NOT, NECESSARY TO PROVIDE A COMPLETE, WORKABLE, CODE-APPROVED PLUMBING SYSTEM.
2. ALL WORK SHALL BE PERFORMED WITHE LATEST INDUSTRY ACCEPTED PRACTICES, 2007 CALIFORNIA PLUMBING CODE & LOCAL ORDINANCES.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
4. PLUMBING CONTRACTOR TO COORDINATE ALL LINES & VENTS WITH ALL MECHANICAL EQUIPMENT. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN 10 FT. FROM OR AT LEAST 3 FT. ABOVE ANY OPENING, AIR INTAKE OR VENT SHAFT.
5. ALL EXPOSED PLUMBING LINES MUST BE INSTALLED AT LEAST 6" OFF FLOOR & 1" AWAY FROM WALLS. AN EFFORT SHOULD BE MADE TO ENCLOSE ALL PLUMBING LINES WITHIN WALLS. WHERE THIS IS NOT POSSIBLE, MULTIPLE RUNS OR CLUSTERS OF PIPING SHOULD BE FURRED IN, ENCASED IN AN APPROVED RUNWAY OR OTHER APPROVED, SEALED ENCLOSURE.
6. WHERE PIPE LINES ENTER A WALL, CEILING OR FLOOR, THE OPENING AROUND THE LINE SHALL BE TIGHTLY SEALED.
7. EXPOSED PIPE LINES SHALL NOT BE INSTALLED ACROSS ANY AISLE TRAFFIC AREA OR DOOR OPENING.
8. SLOPE ALL HORIZONTAL WASTE & VENT LINES A MINIMUM OF 1/4" PER FOOT. SLOPE CONDENSATE DRAIN LINES A MINIMUM OF 1/8" PER FOOT.
9. ALL REQUIRED CLEANOUTS SHALL BE INSTALLED PER SECTIONS 707 & 719 OF THE 2007 CALIFORNIA PLUMBING CODE.
10. HORIZONTAL VENTS BELOW THE FLOOD RIM OF THE FIXTURE SHALL NOT BE ALLOWED FOR PLUMBING FIXTURES THAT ARE WITHIN TRAP ARM DISTANCE THE WALL.
11. PROVIDE SHUT-OFF GATE VALVES ON ALL EQUIPMENT & STOP COCKS IN HOT & COLD WATER PIPING TO ALL PLUMBING FIXTURES.
12. HOT WATER AT ALL SINKS & LAVATORIES TO BE LIMITED TO 110°F., MAX. UNDER PRESSURE DISPENSED FROM MIXING FAUCETS (C.A.C.2-5314E).
13. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	DESCRIPTION	MINIMUM CONNECTION SIZE					REMARKS	QTY.	F.U. EACH		F.U. TOTAL	
			TRAP	W	V	CW	HW			W	CW	W	CW
WC 1	ADA WATER CLOSET	ZURN Z5555, FLOOR MTD., 1.28 GPF Z5456SS-EL SEAT W/COVER	INT.	3"	2"	1/2"		ELONGATED, 16.5" RIM HEIGHT CHROME PLTD. SUPPLY W/STOP	133	3	2.5	399	333
L 1	LAVATORY	ZURN Z5344, WALL MOUNT, VIT. CH. DELTA 540-WFMPU, SINGLE-LEVER	1-1/2"	2"	1-1/2"	1/2"	1/2"	20"x18", VITREOUS CHINA, ADA C.P. SUPPLIES W/STOPS, P-TRAP	12 (1)	1	1	12	12
LF 1	LAVATORY FAUCET	DELTA 540-WFMPU, SINGLE-LEVER CENTERSET				1/2"	1/2"	ADA COMPLIANT, CHROME FINISH W/POP-UP DRAIN	112	-	1	-	112
LF 2	LAVATORY FAUCET	SYMMONS S60-G-H, SINGLE LEVER TEMPERING, SELF-CLOSING				1/2"	1/2"	ADA COMPLIANT, CHROME FINISH SET TO MAX. 110°F	6	-	1	-	6
SV 1	SHOWER VALVE	DELTA 1175153, VALVE W/HANDSHWR. MIFAB F1000 5" DIA. DRAIN	1-1/2"	2"	1-1/2"	1/2"	1/2"	ADA PRESSURE BALANCE VALVE 2.5 GPM SHOWERHD., SLIDE BAR	1	2	2	2	2
SV 2	SHOWER VALVE	DELTA 1175153, VALVE W/HANDSHWR.				1/2"	1/2"	ADA PRESSURE BALANCE VALVE 2.5 GPM SHOWERHD., SLIDE BAR	6	2	2	12	12
SH 1	SHOWER HEAD	ZURN Z7000-SB, ADJUSTABLE SPRAY				1/2" MIXED		1.75 GPM, CHROME PLATED	122	-	2	-	244
SK 1	SINK	JUST DL-2233-A-GR, 304 STN. STL., JMF-200-W4 FAUCET, J-35 DRAIN IN-SINK-ERATOR BADGER 5XP DISP.	1-1/2"	2"	1-1/2"	1/2"	1/2"	33"x22", GOOSENECK FAUCET C.P. SUPPLIES W/STOPS, P-TRAP, 3/4 HP DISPOSAL MOTOR	2	3	2	6	4
WB 1	WASHER VALVE BOX	GUY GRAY WB200, STEEL BOX & FACEPLATE, 2" DRAIN	1-1/2"	2"	1-1/2"	1/2"	1/2"	INCL. VALVES W/LEVER SHUTOFF	4	3	4	12	16
FD 1	FLOOR DRAIN	MIFAB F1000 ROUND STAINLESS STEEL GRATE	2"	2"	1-1/2"			5" DIA.	27	2		54	
									TOTALS			502	746

(1) IDENTIFY & REPLACE THE 10 RESIDENTIAL UNIT LAVATORIES IN THE WORST CONDITION OF THE 130 LAVATORIES LOCATED ON FLOORS 2, 3 & 4. SEE PLANS FOR LOCATIONS OF REMAINING 7 LAVATORIES.

MANDATORY MEASURE NOTES

1. THE PIPING FOR ALL SPACE CONDITIONING AND SERVICE WATER HEATING SYSTEMS SHALL BE INSULATED IN ACCORDANCE WITH TABLE 123-A, 2008 BUILDING ENERGY EFFICIENCY STANDARDS.
2. WATER HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTINGS FOR THE INTENDED USE AS LISTED IN TABLE 2, CHAPTER 9 OF THE ASHRAE HANDBOOK, HVAC APPLICATIONS VOLUME.
3. LAVATORY FAUCETS IN PUBLIC RESTROOMS SHALL BE THE SELF-CLOSING TYPE.
4. PROVIDE VACUUM BREAKERS AT ALL HOSE BIBBS.
5. FAUCETS TO BE 2.2 GPM MAX
6. TOILETS TO BE ULTRA LOW FLUSH TYPE, 1.28 GPF MAX.

PLUMBING SYMBOL LEGEND

SYMBOL	ABBREV.	DESCRIPTION
— — — —	W	WASTE PIPING BELOW FLOOR OR GRADE
———	W	WASTE PIPING ABOVE FLOOR
— —XW— —	XW	EXISTING WASTE PIPING BELOW GRADE
– – – – – –	V	VENT
------XV------	XV	EXISTING VENT PIPING
———·———	CW	COLD WATER
—— – ——– ——	XCW	EXISTING COLD WATER
———··———	HW	HOT WATER
— – – ——– – –	XHW	EXISTING HOT WATER
———···———	HWR	HOT WATER RETURN
———G———	G	LOW PRESSURE NATURAL GAS
– – –XG– – –	XG	EXISTING LOW PRESSURE NATURAL GAS
— —XMG— —	XMG	EXISTING MEDIUM PRESSURE (5 PSI) NATURAL GAS
———CD———	CD	CONDENSATE DRAIN
	S.O.V.	SHUT-OFF VALVE
	CK.V.	CHECK VALVE
Ø	F.C.O.	FLOOR CLEANOUT
⊣	W.C.O.	WALL CLEANOUT
	V.T.R.	VENT THRU ROOF
	I.E.	INVERT ELEVATION
	A.F.F.	ABOVE FINISHED FLOOR
	B.F.F.	BELOW FINISHED FLOOR
(3)		ALTERNATE BID - ITEMS WITHIN THE CLOUDED ARE UNDER THE ALTERNATE NUMBER SHOWN

MATERIAL LIST

SANITARY SOIL, WASTE AND VENT SYSTEMS:
SERVICE WEIGHT NO-HUB CAST IRON PIPE & FITTINGS W/STAINLESS STEEL COUPLINGS. ABS PIPE & FITTINGS MAY BE USED BELOW BASEMENT CONCRETE SLAB.

WATER PIPING ABOVE SLAB:
TYPE "L" HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS. USE 95/5 SOLDER.

WATER PIPING BELOW SLAB:
TYPE "K" SOFT DRAWN COPPER. NO JOINTS ARE ALLOWED.

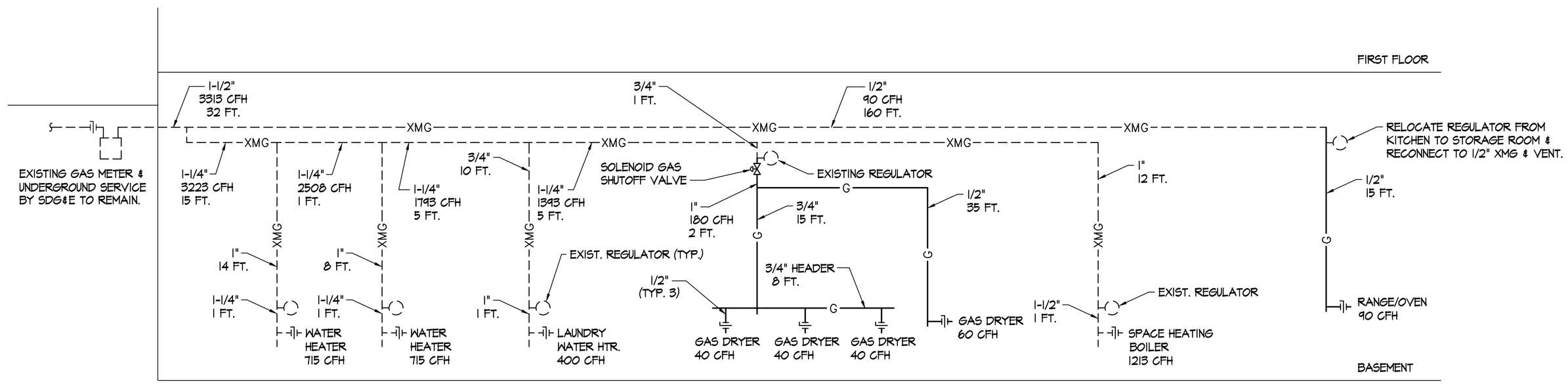
INDIRECT AND CONDENSATE DRAINS:
TYPE "M" HARD DRAWN COPPER WITH WROUGHT COPPER FITTINGS. USE 95/5 SOLDER.

NATURAL GAS PIPING:
SCHEDULE 40 BLACK STEEL WITH MALLEABLE IRON FITTINGS.

INSULATION:
ALL HOT WATER PIPING SHALL BE INSULATED WITH FIBERGLASS PIPE INSULATION WITH A SEALED VAPOR BARRIER, OWENS-CORNING ASJ-SSL OR APPROVED EQUAL. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH JOHNS-MANVILLE "AEROTUBE" CELLULAR PLASTIC FOAM PIPE INSULATION.

WATER HAMMER ARRESTORS:
ALL STAINLESS STEEL CONSTRUCTION, BELLOWS TYPE, P.D.I. APPROVED AND CERTIFIED. SIZING AND PLACEMENT SHALL BE PER PLUMBING AND DRAINAGE INSTITUTE STANDARD PDI-WH201, LATEST EDITION AND AS MANUFACTURED BY ZURN, J.R. SMITH, OR PPP, INC.

CLEANOUTS:
INSTALL AS SHOWN ON PLANS PER SECTIONS 707 & 719 OF THE C.P.C. AS MANUFACTURED BY J.R. SMITH, ZURN OR JOSAM AS FOLLOWS:
A. FINISHED ROOM FLOORS: J.R. SMITH 4163 W/NICKEL-BRONZE TOP AND GASKETED WATERTIGHT COVER.
B. WALLS: J.R. SMITH 4532 W/BRONZE PLUG AND CHROME PLATED COVER.



NOTE: PROVIDE DIRT LEG AT BOTTOM OF ALL RISERS

GAS PIPING SCHEMATIC

NO SCALE

TOTAL GAS LOAD = 3313 CFH
TOTAL LENGTH METER TO REGULATOR (MECHANICAL ROOM BRANCH) = 70 FT.
TOTAL LENGTH METER TO REGULATOR (KITCHEN BRANCH) = 160 FT.
NEW (LOW PRESSURE) GAS PIPING SIZED PER 2007 CPC, TABLE 12-7.

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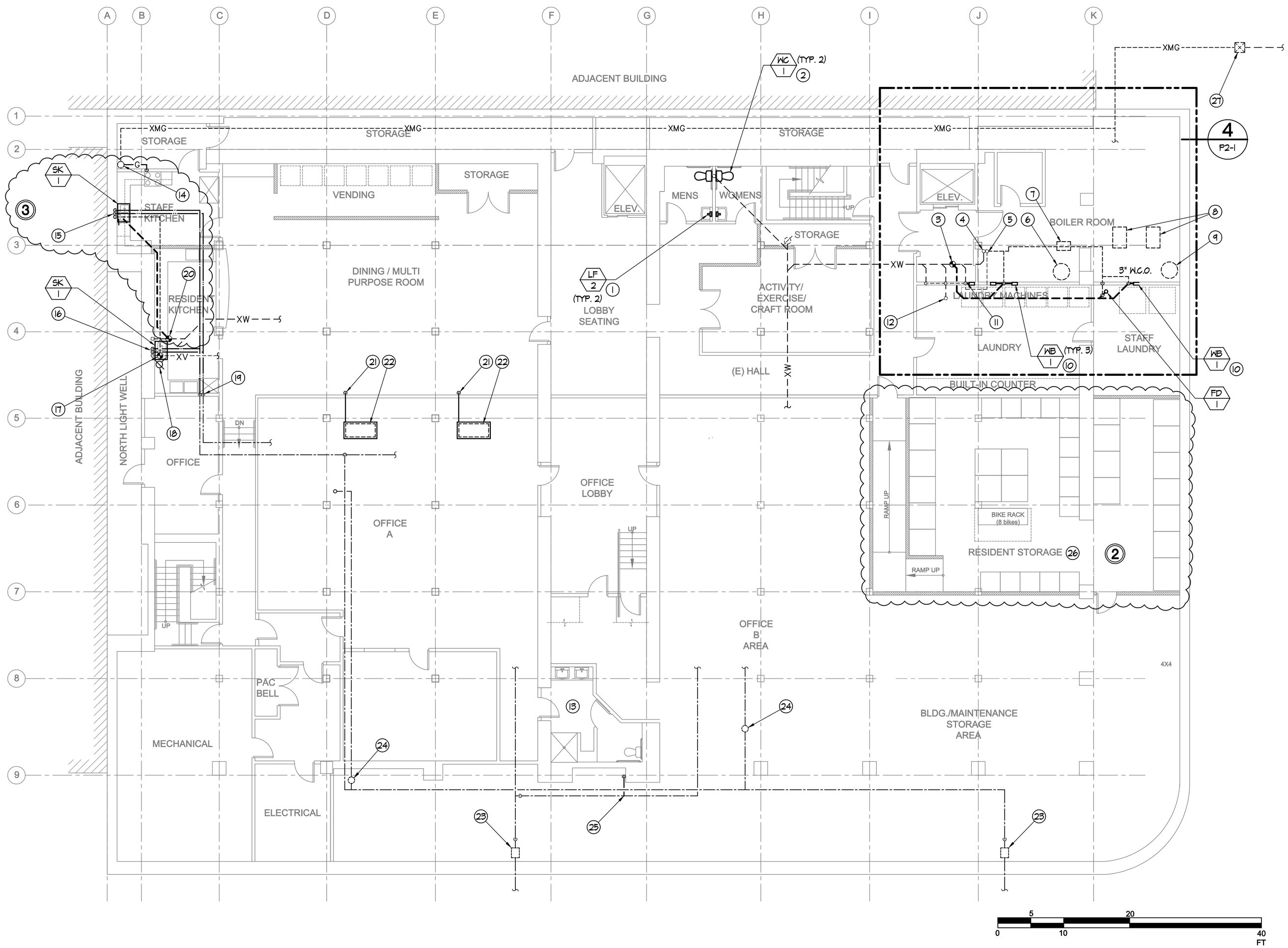
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SHEET TITLE
PLUMBING SCHEDULE

P0-1



HOTEL SANDFORD - BASEMENT PLUMBING PLAN

1/8" = 1'-0"

KEY NOTES

1. REMOVE EXISTING FAUCET & REPLACE WITH NEW.
2. REMOVE EXISTING WATER CLOSET & REPLACE WITH NEW. PROVIDE NEW SEAL & COLD WATER SUPPLY W/STOP.
3. CONNECT NEW 3" WASTE TO EXISTING 4" BELOW FLOOR. VERIFY EXACT SIZE, LOCATION & ELEVATION OF EXISTING.
4. EXISTING 4" WASTE DROP W/W.C.O. & 2" V RISER TO FIRST FLOOR TO REMAIN. VERIFY EXACT SIZES & LOCATION.
5. CONNECT 2" VENT TO EXISTING 2" V RIISER.
6. EXISTING LAUNDRY HOT WATER STORAGE TANK TO REMAIN.
7. CONNECT 3/4" CW TO EXISTING 1-1/2" CW DOWNSTREAM OF VALVE. VERIFY EXACT SIZE & LOCATION. RUN TO WB-1 IN STAFF LAUNDRY.
7. EXISTING LAUNDRY WATER HEATER TO REMAIN.
8. EXISTING DOMESTIC WATER HEATERS TO REMAIN.
9. EXISTING DOMESTIC HOT WATER STORAGE TANK TO REMAIN.
10. MOUNT FLUSH IN WALL PER MANUFACT. RECOMMENDATIONS. CONNECT TO 2" WASTE & 1-1/2" VENT WITH TRAP. CONNECT 2" WASTE & 1-1/2" VENT TO EXISTING PIPING. VERIFY EXACT LOCATIONS.
11. CONNECT 2" W FROM WB-1 TO EXISTING 2" W RISER IN WALL. VERIFY EXACT SIZE & LOCATION.
12. EXISTING FLOOR DRAIN TO REMAIN.
13. EXISTING FIXTURES IN THIS RESTROOM TO REMAIN.
14. RELOCATE GAS REGULATOR FROM KITCHEN TO STORAGE RM. & RECONNECT TO 1/2" MED. PRESS. GAS & VENT. RUN 1/2" GAS TO WALL & DROP TO NEW RANGE. PROVIDE S.O.V.
15. DROP 1/2" HW & CW IN WALL TO SINK. RUN 1/2" HW IN CABINET TO DISHWASHER W/BALL VALVE. DROP 2" WASTE TO BELOW FLOOR. RUN 1-1/2" VENT UP IN WALL TO ABOVE CEILING.
16. DROP 1/2" HW & CW IN WALL TO SINK. DROP 2" WASTE TO BELOW FLOOR & CONNECT TO 2" W FROM EXISTING FLOOR SINK. CONNECT IN WALL TO 1-1/2" VENT FROM FLOOR SINK.
17. CONNECT NEW 1-1/2" VENT TO EXISTING 1-1/2" V ABV. CEILING.
18. REMOVE EXISTING FLOOR SINK & REPLACE WITH CLEANOUT. VERIFY EXACT LOCATION & SIZE OF WASTE PIPING.
19. CONNECT 3/4" HW & CW TO EXISTING 3/4" PIPING ABOVE CEILING. VERIFY EXACT SIZE & LOCATION. CAP EXISTING DROPS IN WALL.
20. CONNECT NEW 2" WASTE TO EXISTING 4" BELOW FLOOR. VERIFY EXACT SIZE, LOCATION & ELEVATION OF EXISTING.
21. CONNECT 3/4" SECONDARY CONDENSATE DRAIN TO AUX. DRAIN PAN UNDER FAN COIL UNIT. SEE DETAIL 1, SHT. M0-1. RUN THRU WALL AS HIGH AS POSSIBLE & ELBOW DOWN. PAINT TO MATCH WALL.
22. FAN COIL W/AUXILIARY DRAIN PAN UNDER. RECONNECT TO EXISTING CONDENSATE DRAIN. SEE SHT. M1-1.
23. EXISTING WATER METER IN BOX TO REMAIN.
24. EXISTING WATER SUBMETER TO REMAIN.
25. CONNECT 3/4" CW TO EXISTING 2" CW MAIN & DROP TO IRRIGATION SYSTEM BACKFLOW DEVICE. SEE SHT. L-2. VERIFY EXACT SIZE & LOCATION OF EXISTING.
26. UNDER ALTERNATE 2, PROVIDE NEW SPRINKLER HEADS IN NEW LAY-IN CEILING IN THIS AREA. CONNECT TO EXISTING FIRE SPRINKLER PIPING ABOVE CEILING.
27. EXISTING SDG&E GAS METER IN VAULT TO REMAIN. SEE SHT. P2-1 FOR CONTINUATION OF 1-1/2" MED. PRESSURE GAS LINE AT MECHANICAL ROOM.

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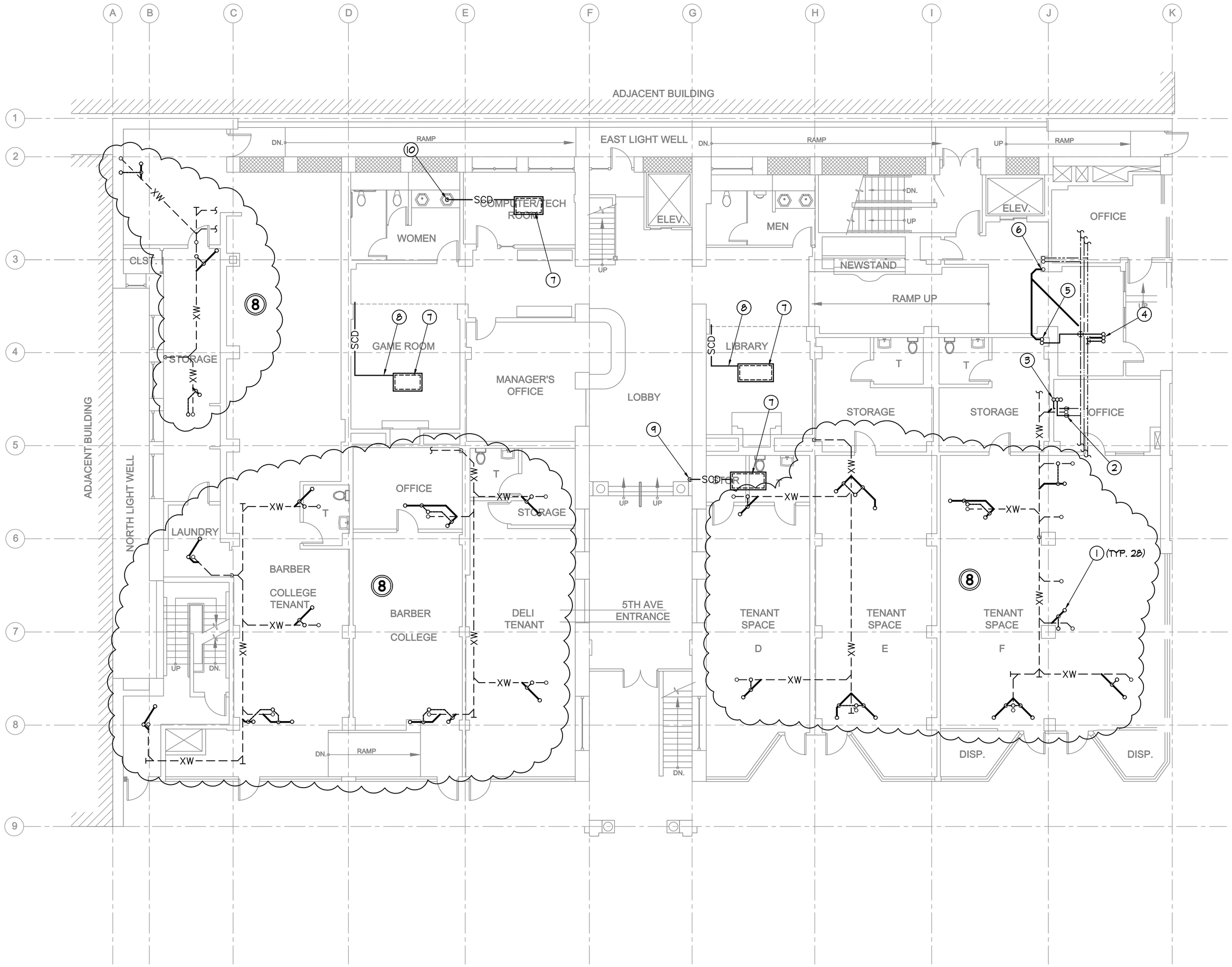
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SHEET TITLE
BASEMENT PLUMBING

P1-1



KEY NOTES

1. 2" WASTE FROM FLOOR DRAIN ABOVE. PROVIDE TRAP & RUN TO EXISTING WASTE PIPING ABOVE CEILING. RUN 1-1/2" VENT UP IN WALL ABOVE TO EXISTING VENT STACK.
2. REMOVE 3/4" HW & CW RISERS & CONNECT NEW 3/4" HW & CW PIPING. EXTEND TO NEW RISER LOCATIONS. CAP 2" W DROP FROM ABOVE.
3. RUN 3/4" HW & CW UP IN WALL ABOVE. SEE ROOM 204 PLUMBING PLAN, SHT. P2-1 FOR CONTINUATION. DROP 2" W FROM ABOVE & CONNECT TO EXISTING 2" WASTE ABOVE CEILING.
4. CONNECT 1/2" HW & CW TO EXISTING PIPING ABV. CEILING & RUN TO NEW LAV L-1 ABOVE. SEE SHT. P2-1. DROP 2" WASTE FROM LAV & RUN ABOVE CEILING.
5. CONNECT 1/2" CW TO EXISTING CW ABOVE CEILING & RUN UP IN WALL TO WATER CLOSET ABOVE. SEE SHT. P2-1. DROP 3" WASTE FROM WC-1 & RUN ABOVE CEILING.
6. CONNECT 3" WASTE TO EXISTING 4" WASTE STACK. VERIFY EXACT SIZE & LOCATION.
7. FAN COIL ABOVE CEILING WITH AUXILIARY DRAIN PAN UNDER. RECONNECT TO CONDENSATE DRAIN. SEE DETAIL 1, SHT. M0-1.
8. CONNECT 3/4" SECONDARY COND. DRAIN TO AUX. PAN. RUN AS HIGH AS POSSIBLE & TERMINATE 1" BEYOND FACE OF SOFFIT. PAINT TO MATCH SOFFIT.
9. CONNECT 3/4" SECONDARY COND. DRAIN TO AUX. PAN. RUN AS HIGH AS POSSIBLE THRU WALL AT CORNER & ELBOW DOWN. PAINT TO MATCH WALL.
10. CONNECT 3/4" SECONDARY COND. DRAIN TO AUX. PAN. RUN AS HIGH AS POSSIBLE & TERMINATE 1/2" BELOW CEILING, DIRECTLY OVER LAV. PAINT TO MATCH CEILING.

HOTEL SANDFORD - FIRST FLOOR PLUMBING PLAN

1/8" = 1'-0"

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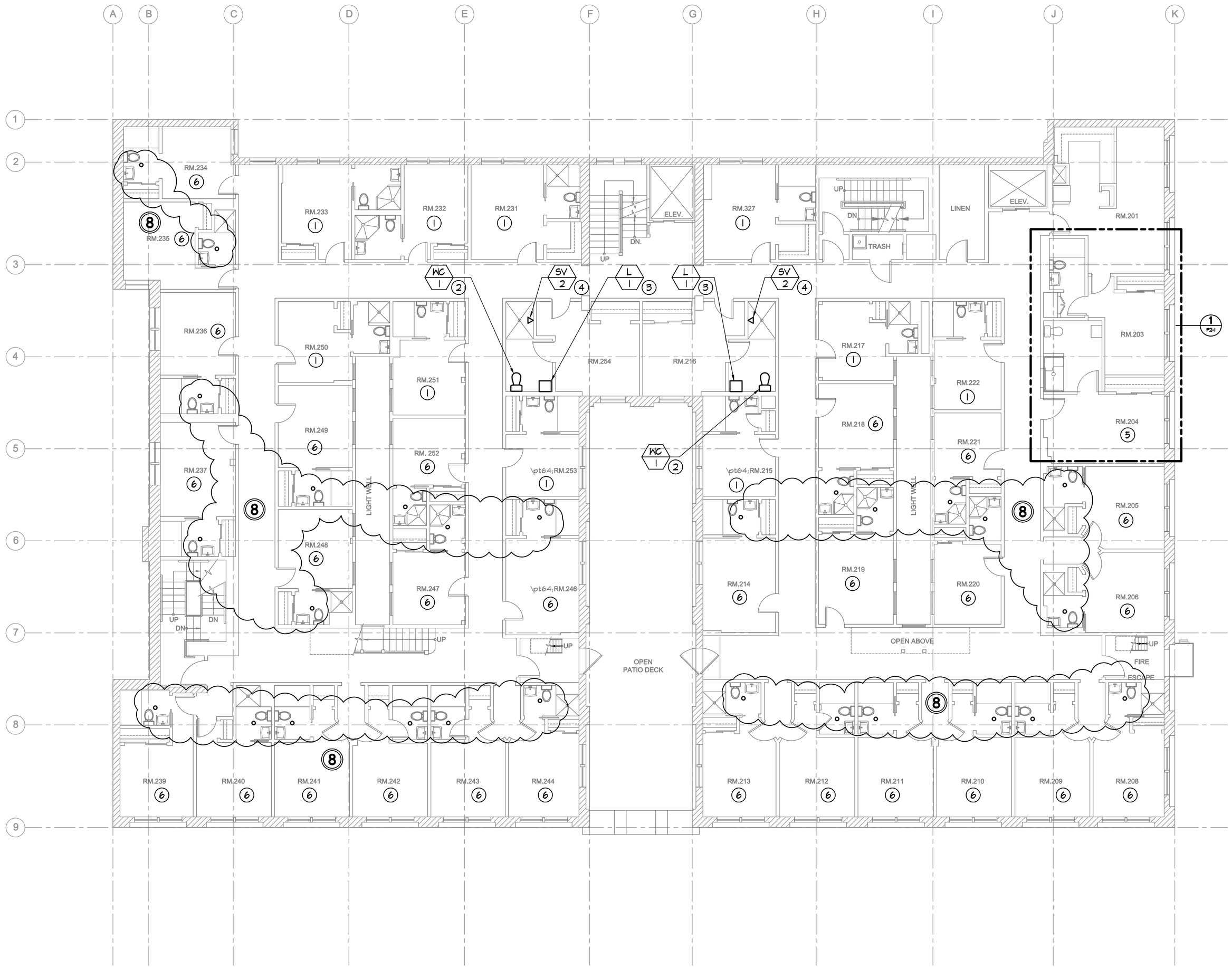
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SHEET TITLE
FIRST FLOOR PLUMBING

P1-2



KEY NOTES

1. REPLACE EXISTING WATER CLOSET, LAV FAUCET & SHOWER HEAD. SEE TYPICAL UNIT PLUMBING PLAN, SHEET P2-1.
2. REPLACE EXISTING WATER CLOSET WITH 1.28 GPH FLOOR MOUNTED ELONGATED FRONT FLUSH TANK WATER CLOSET. SEE PLUMBING FIXTURE SCHEDULE, SHT. P0-1.
3. REPLACE EXISTING LAV & FAUCET WITH ADA COMPLIANT FIXTURES. PROVIDE NEW P-TRAP & SUPPLIES W/STOPS. INSULATE EXPOSED HW & WASTE PIPING UNDER LAV.
4. REPLACE EXISTING SHOWER VALVE & HEAD WITH PRESSURE BALANCING VALVE & SHOWER HEAD WITH SLIDE BAR MOUNTING. SEE PLUMBING FIXTURE SCHEDULE, SHT. P0-1.
5. SEE ROOM 204 PLUMBING PLAN, SHT. P2-1 FOR WORK IN THIS AREA.
6. REPLACE EXISTING WATER CLOSET, LAV FAUCET & SHOWER HEAD. INSTALL NEW FLOOR DRAIN UNDER ALTERNATE B. SEE TYPICAL UNIT OVER TENANT SPACE PLUMBING PLAN, SHT. P2-1.

HOTEL SANDFORD - SECOND FLOOR PLUMBING PLAN

1/8" = 1'-0"

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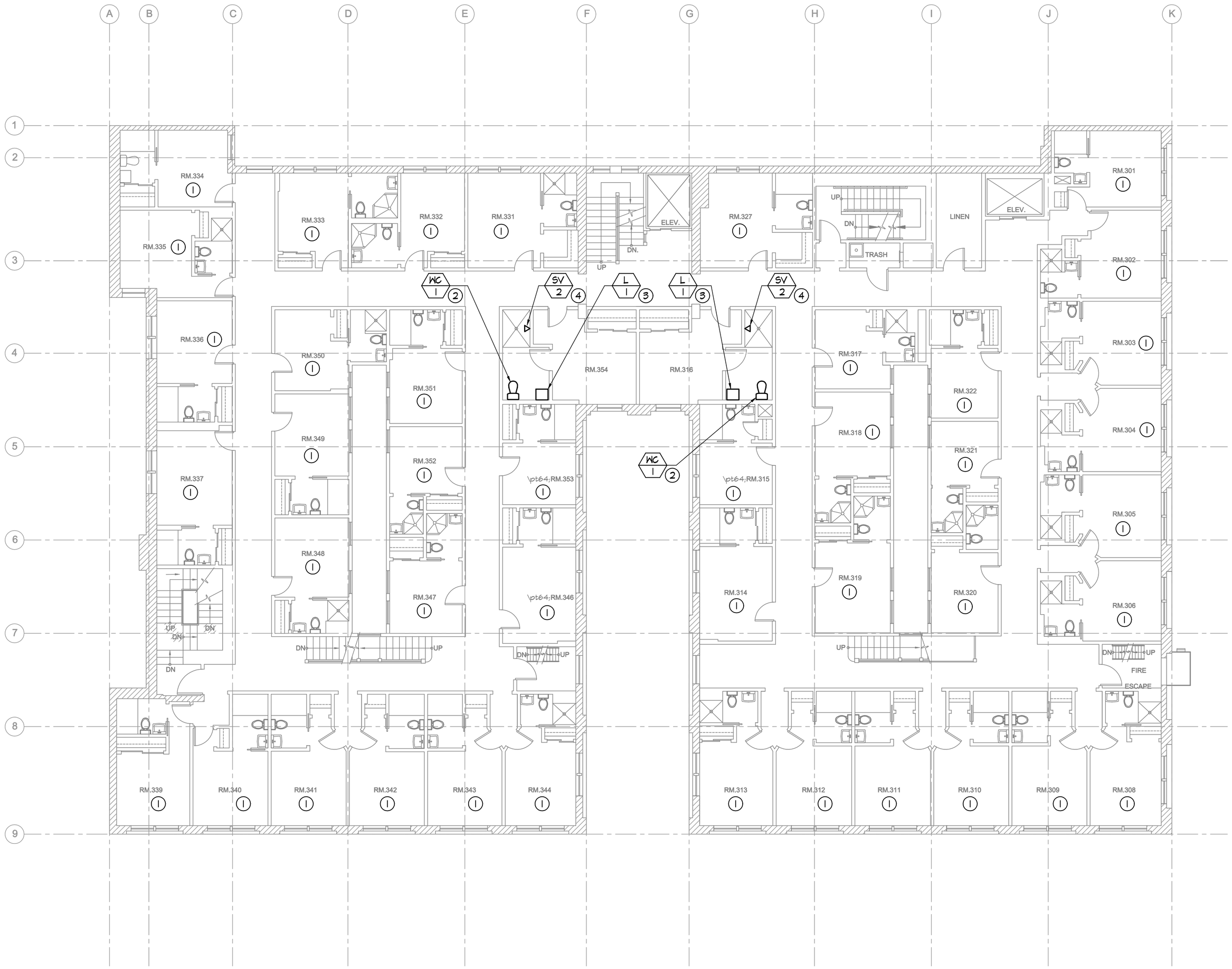
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SHEET TITLE
SECOND FLOOR PLUMBING

P1-3



KEY NOTES

1. REPLACE EXISTING WATER CLOSET, LAV FAUCET & SHOWER HEAD. SEE TYPICAL UNIT PLUMBING PLAN, SHEET P2-1.
2. REPLACE EXISTING WATER CLOSET WITH 1.28 GPH FLOOR MOUNTED ELONGATED FRONT FLUSH TANK WATER CLOSET. SEE PLUMBING FIXTURE SCHEDULE, SHT. P0-1.
3. REPLACE EXISTING LAV & FAUCET WITH ADA COMPLIANT FIXTURES. PROVIDE NEW P-TRAP & SUPPLIES W/STOPS. INSULATE EXPOSED HW & WASTE PIPING UNDER LAV.
4. REPLACE EXISTING SHOWER VALVE & HEAD WITH PRESSURE BALANCING VALVE & SHOWER HEAD WITH SLIDE BAR MOUNTING. SEE PLUMBING FIXTURE SCHEDULE, SHT. P0-1.

HOTEL SANDFORD - THIRD FLOOR PLUMBING PLAN

1/8" = 1'-0"

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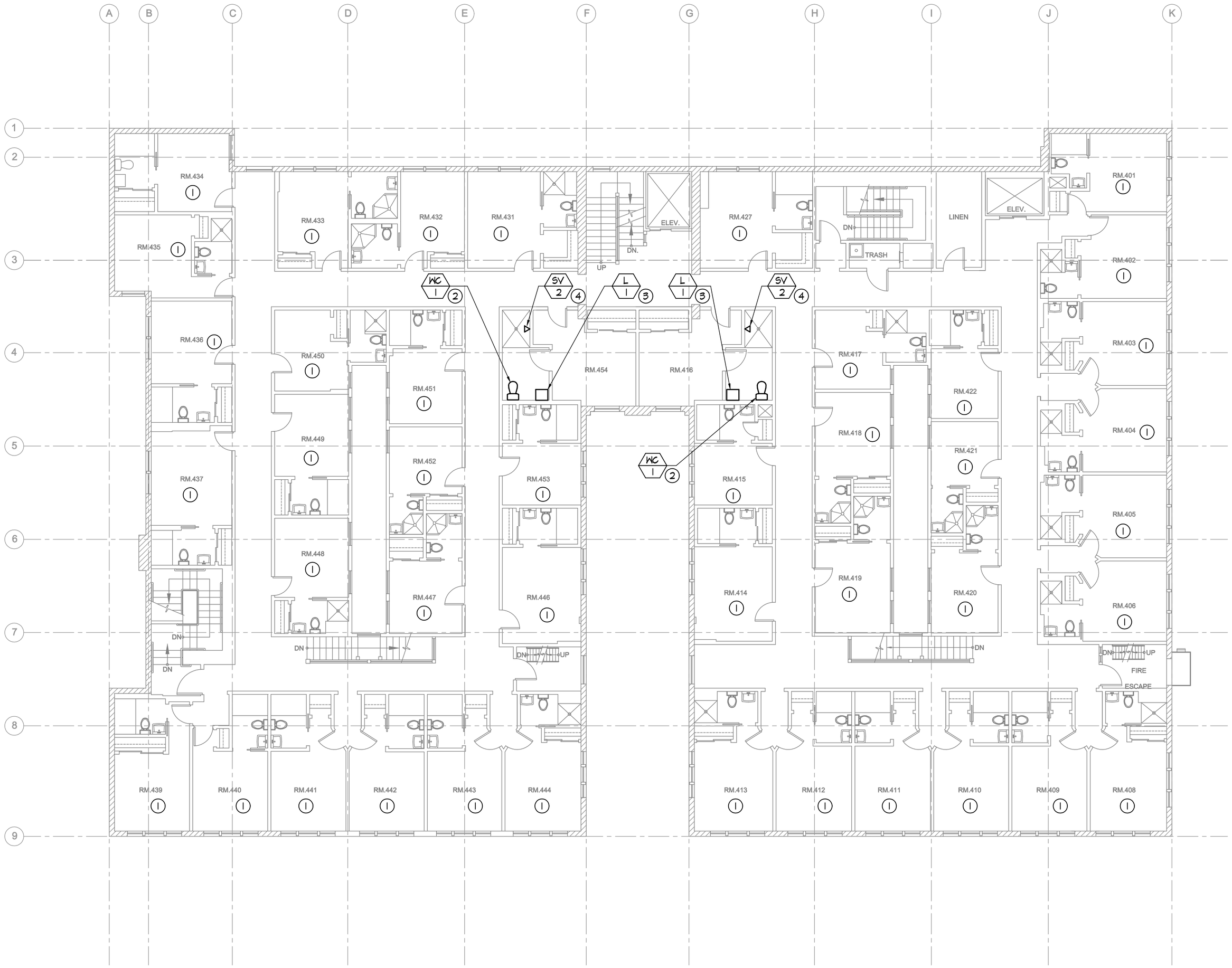
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SHEET TITLE
THIRD FLOOR PLUMBING

P1-4



KEY NOTES

1. REPLACE EXISTING WATER CLOSET, LAV FAUCET & SHOWER HEAD. SEE TYPICAL UNIT PLUMBING PLAN, SHEET P7.
2. REPLACE EXISTING WATER CLOSET WITH 1.28 GPH FLOOR MOUNTED ELONGATED FRONT FLUSH TANK WATER CLOSET. SEE PLUMBING FIXTURE SCHEDULE, SHT. P1.
3. REPLACE EXISTING LAV & FAUCET WITH ADA COMPLIANT FIXTURES. PROVIDE NEW P-TRAP & SUPPLIES W/STOPS. INSULATE EXPOSED HW & WASTE PIPING UNDER LAV.
4. REPLACE EXISTING SHOWER VALVE & HEAD WITH PRESSURE BALANCING VALVE & SHOWER HEAD WITH SLIDE BAR MOUNTING. SEE PLUMBING FIXTURE SCHEDULE, SHT. P1.

0 5 10 20 40 FT

HOTEL SANDFORD - FOURTH FLOOR PLUMBING PLAN

1/8" = 1'-0"

REFERENCE NORTH

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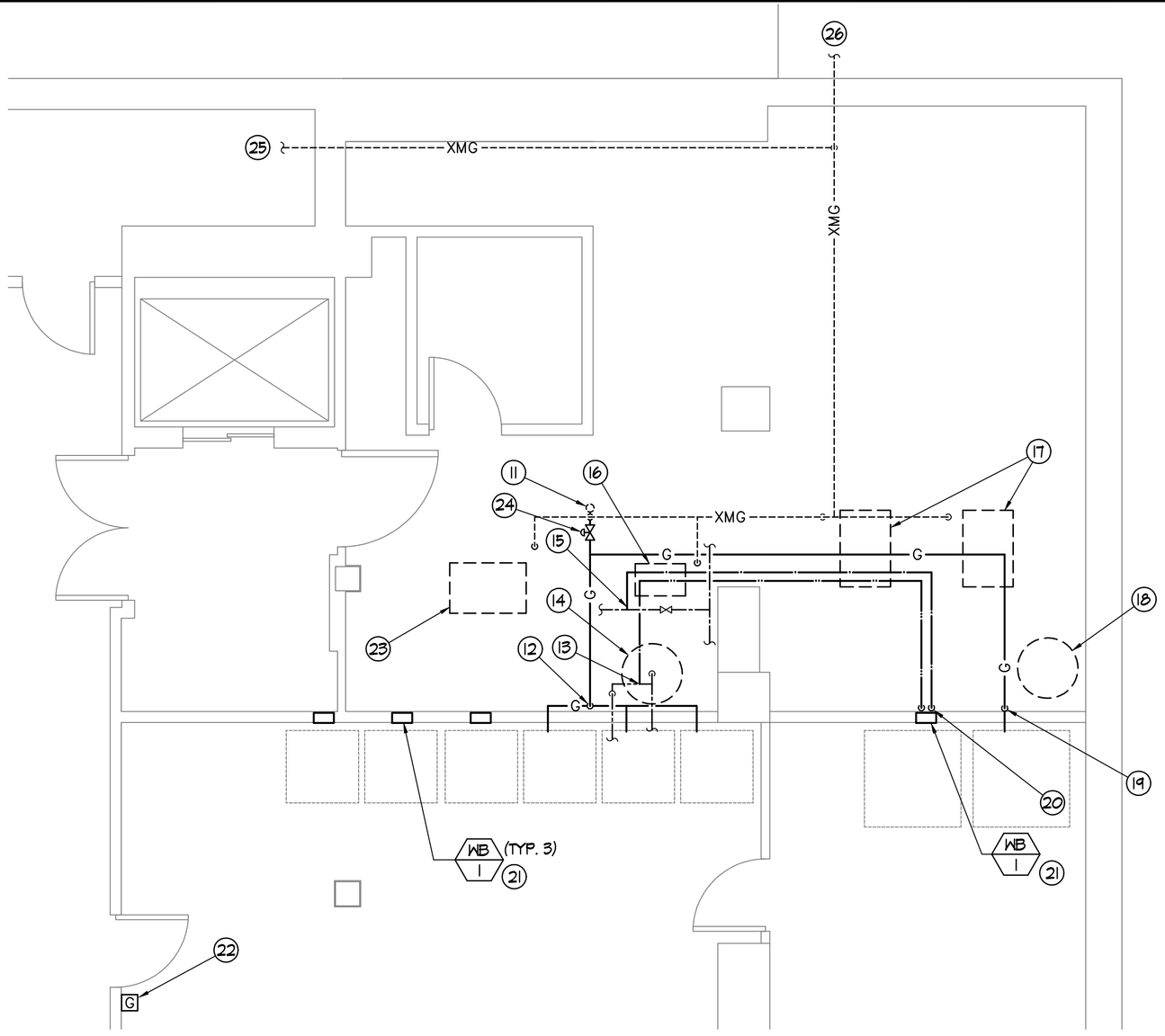
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SHEET TITLE
FOURTH FLOOR PLUMBING

P1-5



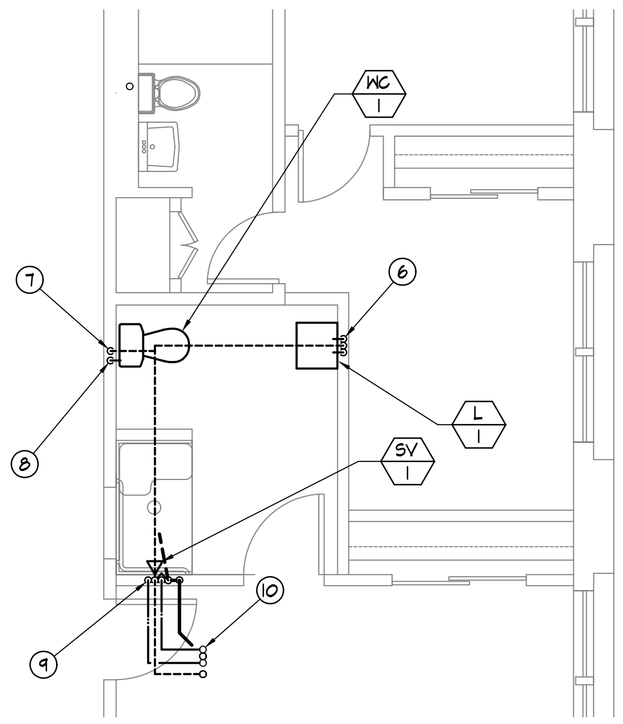
4 BOILER ROOM WATER & GAS PIPING PLAN

P2-1

1/4" = 1'-0"

KEY NOTES

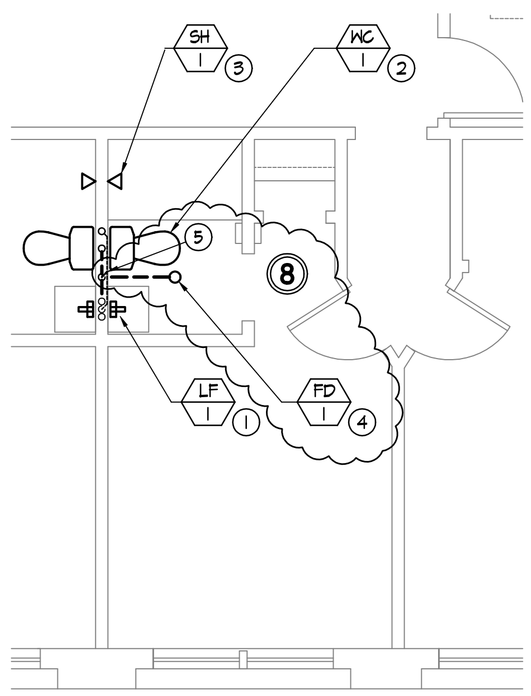
1. REMOVE EXISTING FAUCET & REPLACE WITH NEW.
2. REMOVE EXISTING WATER CLOSET & INSTALL NEW WC-1 PER FIXTURE SCHEDULE, SHT. P0-1. PROVIDE NEW SEAL & SUPPLY WITH STOP.
3. REMOVE EXISTING SHOWER HEAD & REPLACE WITH NEW. REPLACE ARM WITH CHROME PLATED UNIT.
4. RUN 2" WASTE FROM DRAIN TO EXISTING 2" WASTE FROM LAV5 TO WASTE STACK. VERIFY SIZE & LOCATION.
5. RUN 1-1/2" VENT TO EXISTING 1-1/2" VENT FROM LAV5.
6. RUN 1/2" HW & CW FROM BELOW TO LAV SUPPLIES. DROP 2" WASTE TO BELOW. SEE FIRST FLOOR PLUMBING PLAN, SHT. P1-2. INSULATE HW & WASTE PIPING EXPOSED UNDER LAV.
7. DROP 3" WASTE TO FIRST FLOOR CEILING. SEE SHT. P1-2.
8. RUN 1/2" CW FROM BELOW TO WATER CLOSET SUPPLY.
9. RUN 3/4" HW & CW FROM BELOW UP IN WALL TO ABOVE CEILING. STUB OUT 1/2" HW & CW TO SHOWER VALVE. DROP 2" WASTE IN WALL TO FIRST FLOOR CEILING.
10. CONNECT 3/4" HW & CW TO EXISTING 3/4" RISERS IN WALL ABOVE. CONNECT 2" VENT TO EXISTING 2" VENT RISER. DROP 2" WASTE FROM ABOVE TO ABOVE CEILING & RUN TO NEW WALL.
11. REMOVE EXISTING GAS PIPING DOWNSTREAM OF PRESSURE REGULATOR. CONNECT 1" GAS TO REGULATOR OUTLET.
12. DROP 3/4" GAS ON STRUTS BOLTED TO WALL TO 3/4" GAS HEADER ON STRUTS BOLTED TO WALL, 36" A.F.F. RUN 1/2" GAS FROM HEADER THRU WALL AT 3 LOCATIONS FOR GAS DRYERS. PROVIDE ESCUTCHEON & S.O.V. AT EACH.
13. CONNECT 3/4" HW TO EXISTING 1-1/4" HW. VERIFY EXACT SIZE & LOCATION. RUN TO WB-1 IN STAFF LAUNDRY.
14. EXISTING LAUNDRY HOT WATER STORAGE TANK TO REMAIN.
15. CONNECT 3/4" CW TO EXISTING 1-1/2" CW DOWNSTREAM OF VALVE. VERIFY EXACT SIZE & LOCATION. RUN TO WB-1 IN STAFF LAUNDRY.
16. EXISTING LAUNDRY WATER HEATER TO REMAIN.
17. EXISTING DOMESTIC WATER HEATERS TO REMAIN.
18. EXISTING DOMESTIC HOT WATER STORAGE TANK TO REMAIN.
19. DROP 3/4" HW & CW ON STRUTS BOLTED TO WALL TO WB-1 VALVES.
20. DROP 1/2" GAS ON STRUTS BOLTED TO WALL. STUB THRU WALL AT 36" A.F.F. PROVIDE ESCUTCHEON & SHUTOFF VALVE.
21. MOUNT FLUSH IN WALL PER MANUFACT. RECOMMENDATIONS. CONNECT TO 2" WASTE & 1-1/2" VENT WITH TRAP. CONNECT 2" WASTE & 1-1/2" VENT TO EXISTING PIPING. VERIFY EXACT LOCATIONS.
22. DRYER GAS SHUTOFF PUSHBUTTON SWITCH. SWITCH SHALL BE RED WITH ENGRAVED PLASTIC LABEL RIVETED TO SWITCH COVER. LABEL TO READ: "EMERGENCY DRYER GAS SHUTOFF".
23. SPACE HEATING BOILER TO REMAIN.
24. PROVIDE 1" SOLENOID GAS SHUTOFF VALVE. WIRE TO PUSHBUTTON SWITCH AT LAUNDRY ROOM DOOR. SEE KEY NOTE 22.
25. 1/2" MED. PRESSURE GAS TO KITCHEN TO REMAIN. SEE SHT. P1-1.
26. 1-1/2" MED. PRESSURE GAS SERVICE FROM METER TO REMAIN. SEE SHT. P1-1 FOR ORIGIN.



1 ROOM 204 PLUMBING PLAN

P2-1

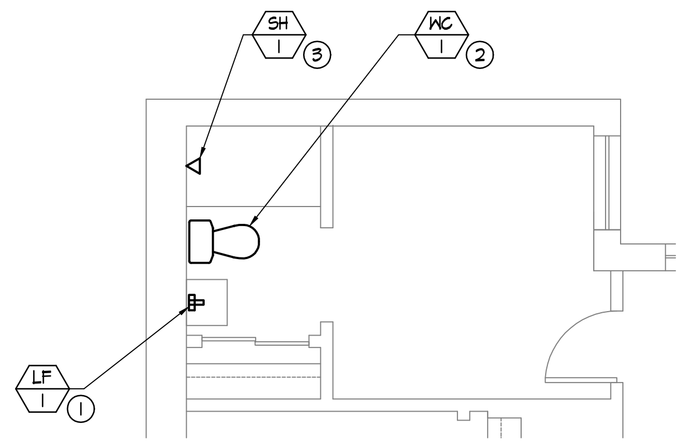
1/4" = 1'-0"



2 TYPICAL UNIT ABOVE TENANT SPACE PLUMBING PLAN

P2-1

1/4" = 1'-0"



3 TYPICAL UNIT PLUMBING PLAN

P2-1

1/4" = 1'-0"

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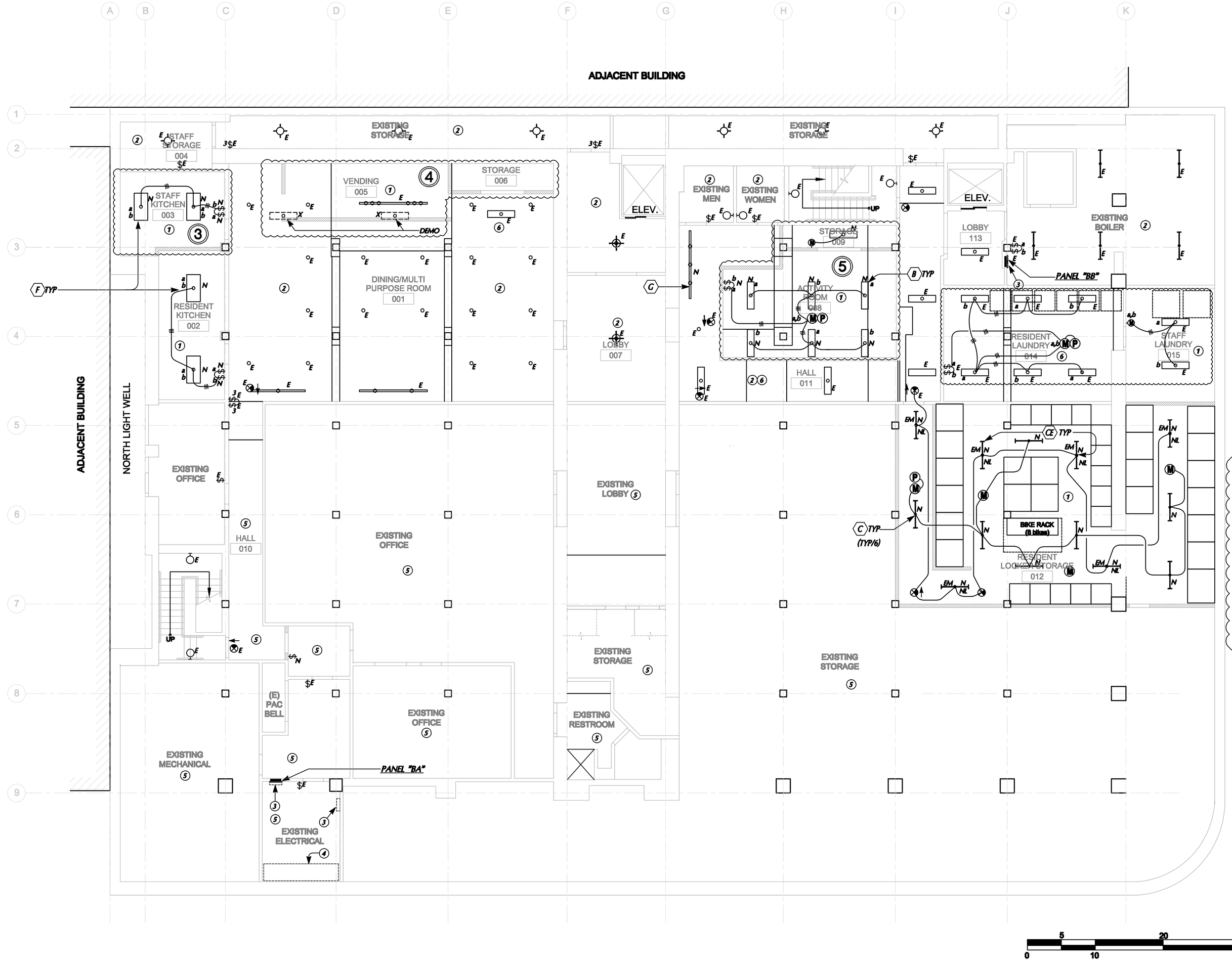
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SHEET TITLE
PLUMBING UNIT PLANS

P2-1



HOTEL SANDFORD - BASEMENT ELECTRICAL LIGHTING PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. NEW LIGHTING FIXTURES TO BE PROVIDED IN THIS AREA.
2. EXISTING LIGHTING FIXTURES IN THIS AREA TO REMAIN. REPLACE INCANDESCENT LAMPS WITH NEW FLUORESCENT LAMPS AND RELAMP FLUOR. LAMPS WITH NEW.
3. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHT. E5.2 & E5.3.
4. EXISTING MAIN SWITCHBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHT. E5.2 & E5.3.
5. EXISTING LIGHTING FIXTURES IN THIS AREA TO REMAIN.
6. REPLACE EXIST'G MAGNETIC TYPE BALLASTS WITH NEW ELECTRONIC BALLAST AND NEW T-8 LAMPS

"E" DENOTES EXIST'G TO REMAIN.
"X" DENOTES EXIST'G TO BE DEMO'D
"N" DENOTES NEW

6 EXISTING LIGHTING FIXTURES IN THIS AREA TO REMAIN. RELAMP ALL FIXTURES WITH NEW.

3 ALTERNATE 3: INSTALLATION OF THE STAFF KITCHEN IN THE BASEMENT. WORK SHALL INCLUDE RELATED DEMOLITION, NEW WALL CONSTRUCTION, LIGHTING, FIXTURES, EQUIPMENT, BUILT-IN CABINETS, AND FINISHES AS INDICATED ON SHEET A1-1.

4 ALTERNATE 4: BASEMENT VENDING AREA & STORAGE CLOSET IMPROVEMENTS. WORK SHALL INCLUDE RELATED DEMOLITION, NEW WALL CONSTRUCTION, LIGHTING, MECHANICAL, AND FINISHES AS INDICATED ON SHEET A1-1.

5 ALTERNATE 5: BASEMENT ACTIVITYROOM & STORAGE CLOSET IMPROVEMENTS. WORK SHALL INCLUDE RELATED DEMOLITION, NEW WALL CONSTRUCTION, LIGHTING, AND FINISHES AS INDICATED ON SHEET A1-1.

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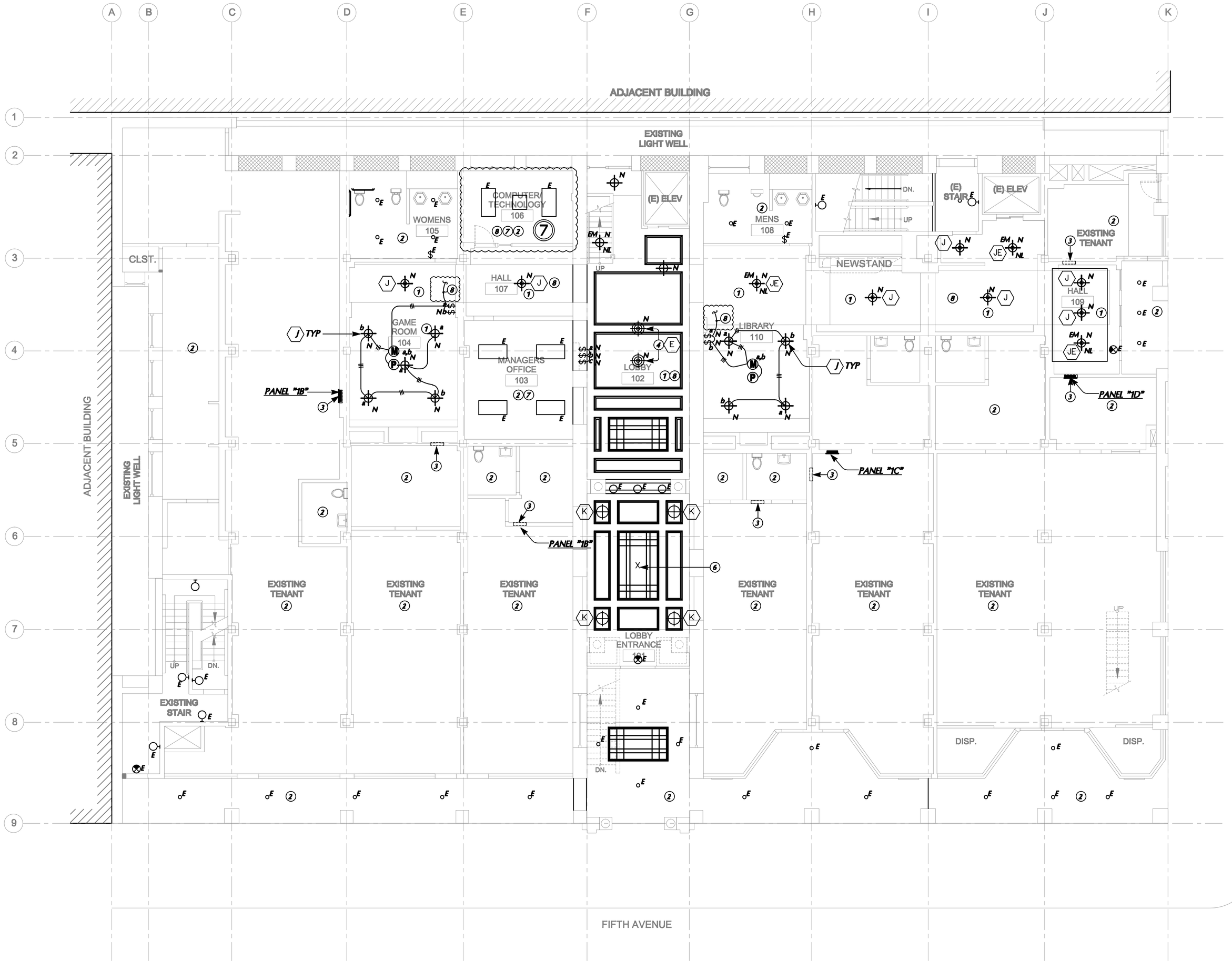
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SHEET TITLE
BASEMENT ELECTRICAL LTG PLAN

E1.1

PLOT DATE: 1/31/11



HOTEL SANDFORD - FIRST FLOOR ELECTRICAL LIGHTING PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. NEW LIGHTING FIXTURES TO BE PROVIDED IN THIS AREA. TO REPLACE EXIST'G. RE-USE EXIST'G CIRCUITS AS REQ'D.
2. EXISTING LIGHTING FIXTURES IN THIS AREA TO REMAIN.
3. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHT. E5.2 & 5.3.
4. NEW CHANDELIER TO REPLACE EXIST'G AT SAME LOCATION
5. NEW FLUSH MOUNT FIXTURES @ (E) FIXTURE LOCATION
6. EXIST'G FIXTURE TO BE REMOVED
7. REPLACE EXIST'G MAGNETIC TYPE BALLASTS WITH NEW ELECTRONIC BALLAST AND NEW T-8 LAMPS
8. RE-USE EXIST'G CIRCUITS LEFT FROM DEMO. NEW LOAD LESS THAN PRIOR.

"E" DENOTES EXIST'G TO REMAIN.
"X" DENOTES EXIST'G TO BE DEMO'D/REMOVED
"N" DENOTES NEW

NOTE: 5% OF BED AND BATH LIGHTS ARE TO BE REPLACED

(7) ALTERNATE 7: COMPUTER ROOM IMPROVEMENTS INCLUDING BUILT-IN COUNTERS, DATA/ELECTRICAL CONNECTIONS, AND THE GLASS-LITE DOOR AND SIDELIGHTS IN INDICATED ON SHEET A1-2.

REGISTERED PROFESSIONAL ENGINEER RICHARD MEDINA No. E12872 Exp. 3/31/12 ELECTRICAL

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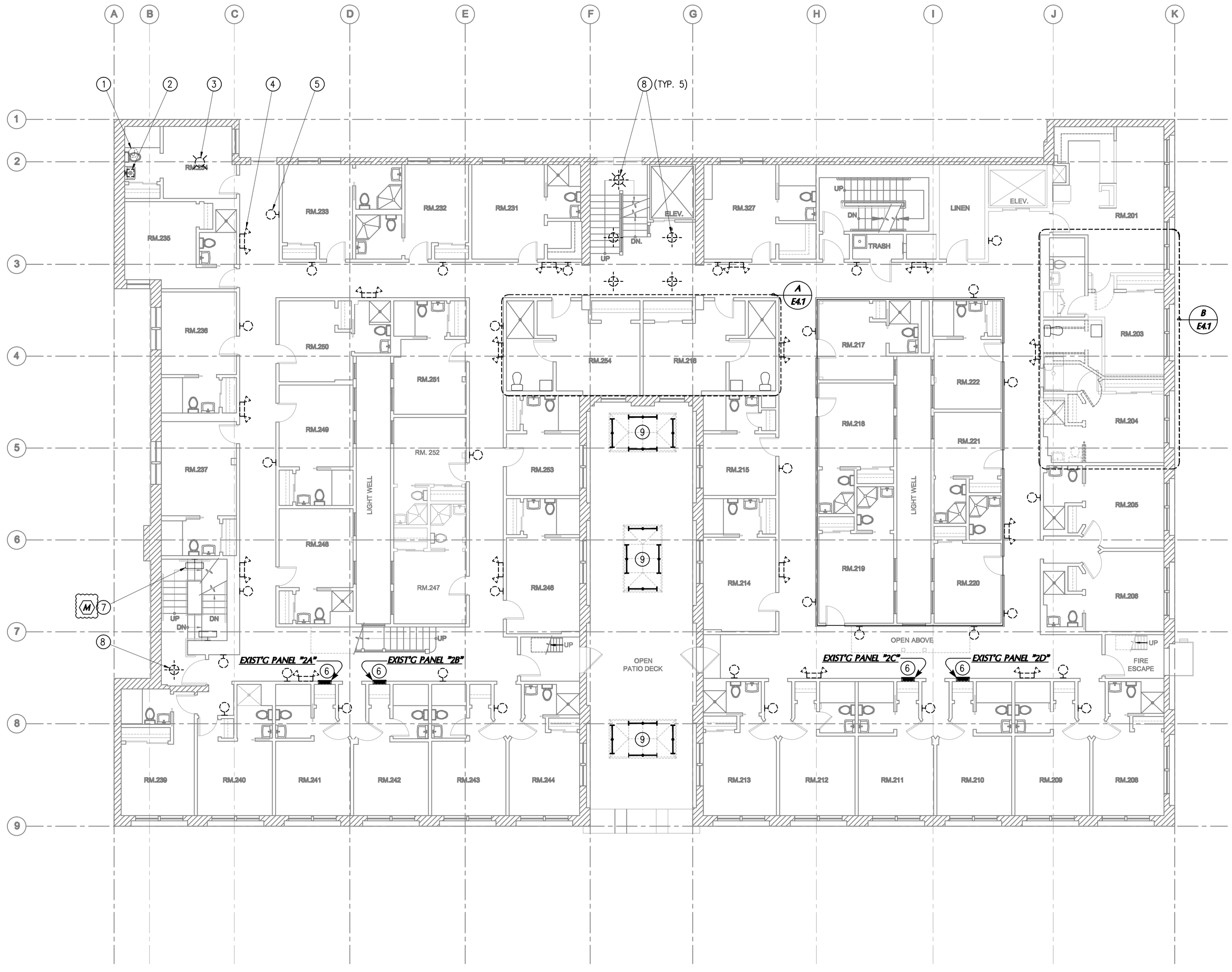
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SHEET TITLE
FIRST FLOOR ELECTRICAL LTG PLAN

E1.2

PLOT DATE: 1/31/11



HOTEL SANDFORD - SECOND FLOOR ELECTRICAL LIGHTING PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. DISCONNECT EXISTING FILTER FAN TO BE REMOVED & RECONNECT CIRCUIT TO NEW FAN. SEE MECHANICAL. (TYPICAL FOR ALL 42 RESID. ROOMS ON THIS FLOOR.)
2. EXISTING LIGHTING FIXTURE ABOVE LAV TO REMAIN. (TYPICAL FOR ALL 42 RESID. ROOMS ON THIS FLOOR.)
3. EXISTING CEILING MTD. LIGHTING FIXTURE TO REMAIN. REPLACE INCANDESCENT LAMPS WITH SCREW IN CFL FLUOR. (TYPICAL FOR ALL 42 RESID. ROOMS ON THIS FLOOR.)
4. EXISTING WALL MTD. EMERGENCY LIGHTING TO REMAIN. (TYP. FOR 16 LOCATIONS ON THIS FLOOR.)
5. EXISTING WALL MTD. LIGHTING FIXTURE TO REMAIN. (TYPICAL FOR 36 LOCATIONS ON THIS FLOOR.) RELAMP ALL FIXTURES WITH NEW PL18W SCREW IN FLUORESCENT LAMP
6. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHT. E1.
7. REPLACE EXISTING WALL MTD. INCAND. LIGHTING FIXTURE. (TYPICAL FOR 2 AT STAIR) NEW TYPE M
8. EXISTING CEILING LIGHTING FIXTURE TO REMAIN. REPLACE INCANDESCENT LAMPS WITH SCREW IN CFL FLUORESCENT.
9. EXISTING LIGHTING FIXTURES TO REMAIN IN IN SKYLIGHT SOFFITS. REPLACE AND PROVIDE ALL NEW T8 FLUORESCENT LAMPS AND REPAIR BALLASTS AS REQUIRED. REPLACE BALLASTS WITH NEW ENERGY SAVING BALLASTS AS REQUIRED.

NOTE: 5% OF BED AND BATH LIGHTS ARE TO BE REPLACED

REGISTERED PROFESSIONAL ENGINEER RICHARD MEDINA ELECTRICAL No. E12872 Exp. 3/31/12

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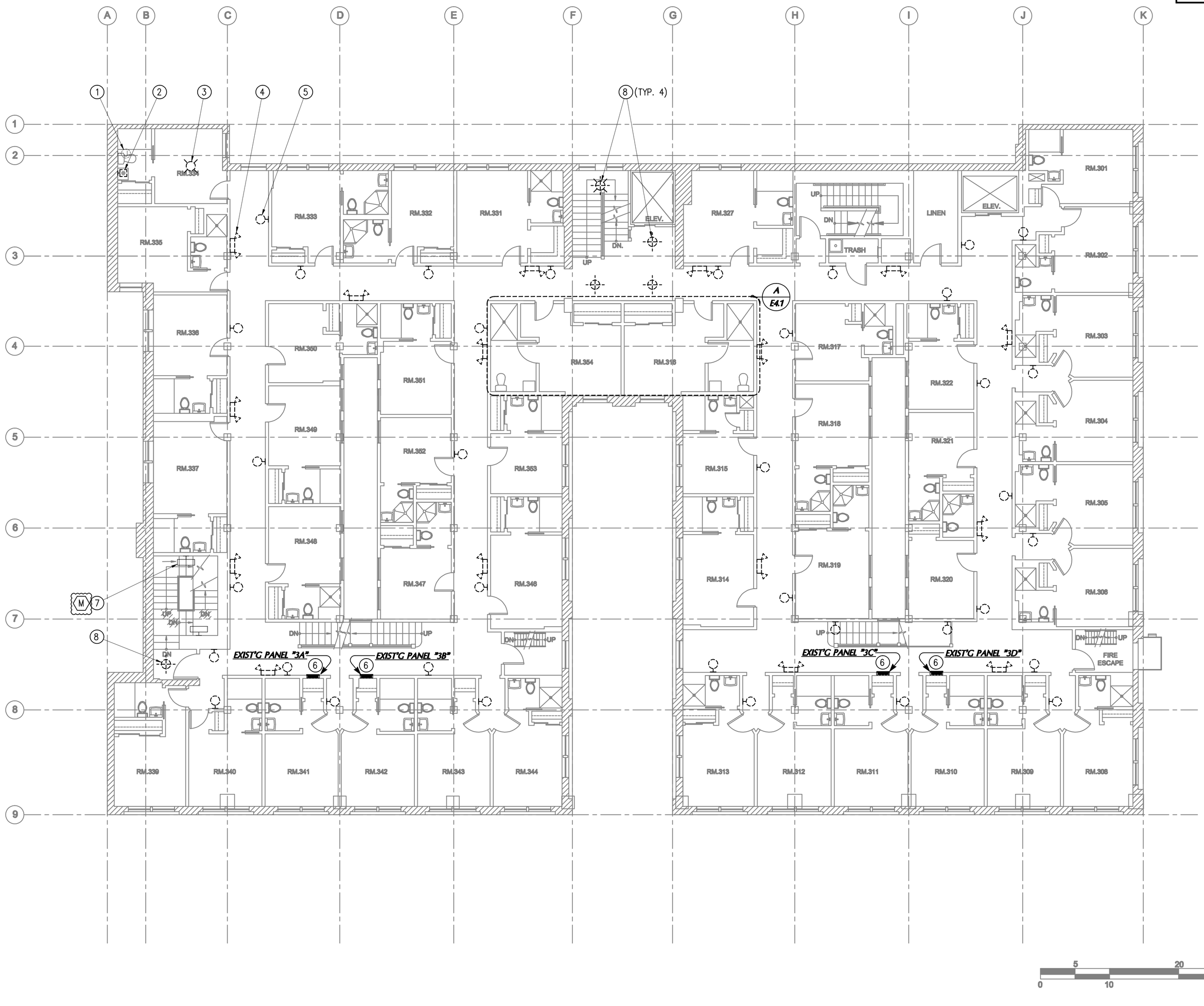
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SHEET TITLE
SECOND FLR ELECTRICAL LTG PLAN

E1.3

PLOT DATE: 1/31/11



HOTEL SANDFORD - THIRD FLOOR ELECTRICAL LIGHTING PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. DISCONNECT EXISTING FILTER FAN TO BE REMOVED & RECONNECT CIRCUIT TO NEW FAN. SEE MECHANICAL. (TYPICAL FOR ALL 44 RESID. ROOMS ON THIS FLOOR.)
2. EXISTING LIGHTING FIXTURE ABOVE LAV TO REMAIN. (TYPICAL FOR ALL 44 RESID. ROOMS ON THIS FLOOR.)
3. EXISTING CEILING MTD. LIGHTING FIXTURE TO REMAIN. REPLACE INCANDESCENT LAMPS WITH SCREW IN CFL FLUOR. (TYPICAL FOR ALL 44 RESID. ROOMS ON THIS FLOOR)
4. EXISTING WALL MTD. EMERGENCY LIGHTING FIXTURE TO REMAIN. (TYP. FOR 16 LOCATIONS ON THIS FLOOR.)
5. EXISTING WALL MTD. LIGHTING FIXTURE TO REMAIN. (TYPICAL FOR 36 LOCATIONS ON THIS FLOOR.) RELAMP ALL FIXTURES WITH NEW PL18W SCREW IN FLUORESCENT LAMP
6. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHT. E1.
7. REPLACE EXISTING WALL MTD. INCAND. LIGHTING FIXTURE. (TYPICAL FOR 2 AT STAIR) NEW TYPE M
8. EXISTING CEILING LIGHTING FIXTURE TO REMAIN. REPLACE INCANDESCENT LAMPS WITH SCREW IN CFL FLUORESCENT.

NOTE: 5% OF BED AND BATH LIGHTS ARE TO BE REPLACED

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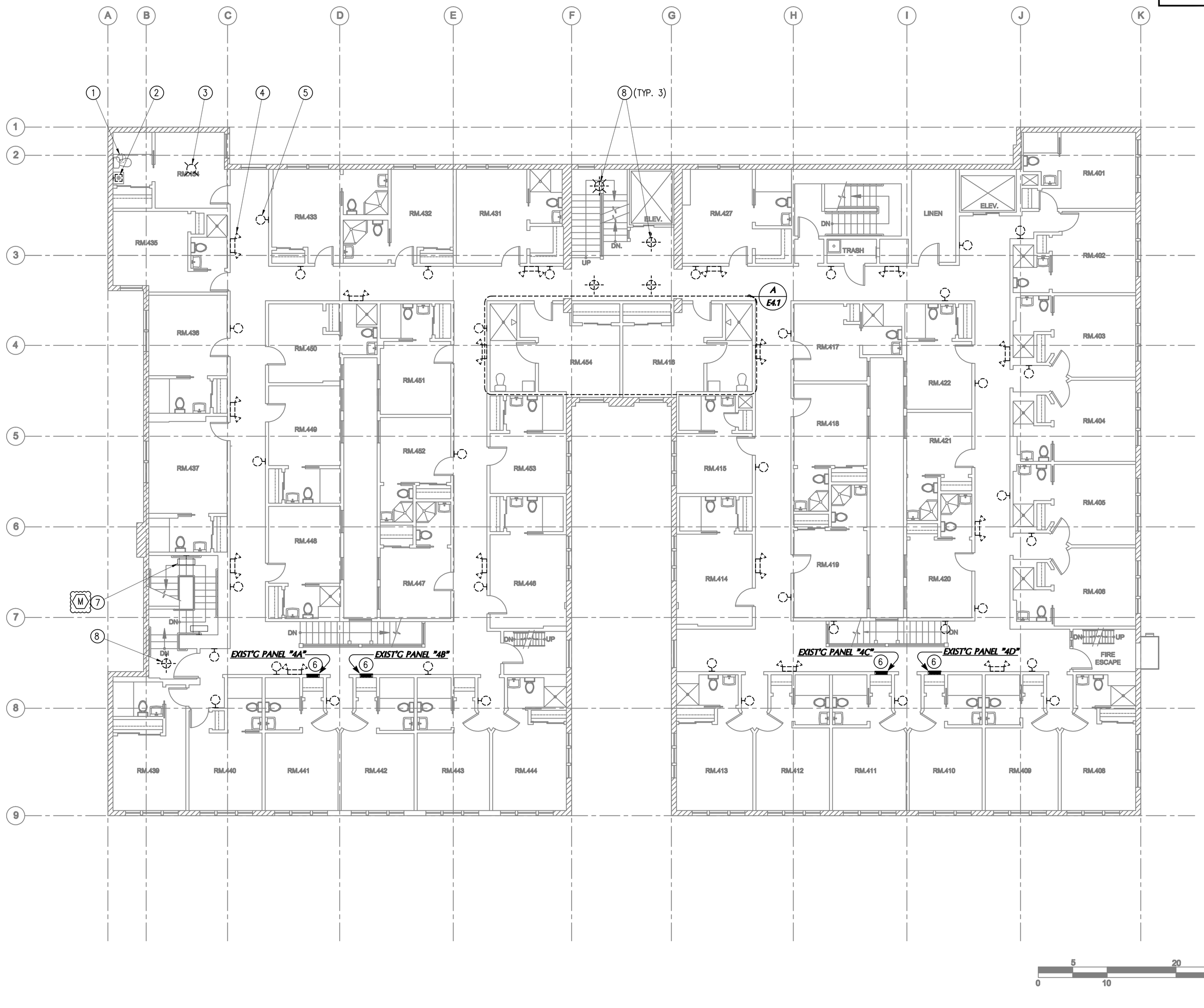
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SHEET TITLE
THIRD FLR ELECTRICAL LTG PLAN

E1.4

PLOT DATE: 1/31/11



HOTEL SANDFORD - FOURTH FLOOR ELECTRICAL LIGHTING PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. DISCONNECT EXISTING FILTER FAN TO BE REMOVED & RECONNECT CIRCUIT TO NEW FAN. SEE MECHANICAL. (TYPICAL FOR ALL 44 RESID. ROOMS ON THIS FLOOR.)
2. EXISTING LIGHTING FIXTURE ABOVE LAV TO REMAIN. (TYPICAL FOR ALL 44 RESID. ROOMS ON THIS FLOOR.)
3. EXISTING CEILING MTD. LIGHTING FIXTURE TO REMAIN. REPLACE INCANDESCENT LAMPS WITH {SCREW IN CFL} FLUOR. (TYPICAL FOR ALL 44 RESID. ROOMS ON THIS FLOOR)
4. EXISTING WALL MTD. EMERGENCY LIGHTING FIXTURE TO REMAIN. (TYP. FOR 16 LOCATIONS ON THIS FLOOR.)
5. EXISTING WALL MTD. LIGHTING FIXTURE TO REMAIN. (TYPICAL FOR 36 LOCATIONS ON THIS FLOOR.) RELAMP ALL FIXTURES WITH NEW PL18W SCREW IN FLUORESCENT LAMP
6. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHT. E1.
7. REPLACE EXISTING WALL MTD. INCAND. LIGHTING FIXTURE. (TYPICAL FOR 2 AT STAIR) {NEW TYPE M}
8. EXISTING CEILING LIGHTING FIXTURE TO REMAIN. REPLACE INCANDESCENT LAMPS WITH {SCREW IN CFL} FLUORESCENT.

NOTE: 5% OF BED AND BATH LIGHTS ARE TO BE REPLACED

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HOTEL SANDFORD
REHABILITATION
1301-1333 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

CLIENT: SDHC
OWNER: SDHC
PROJECT: 10011
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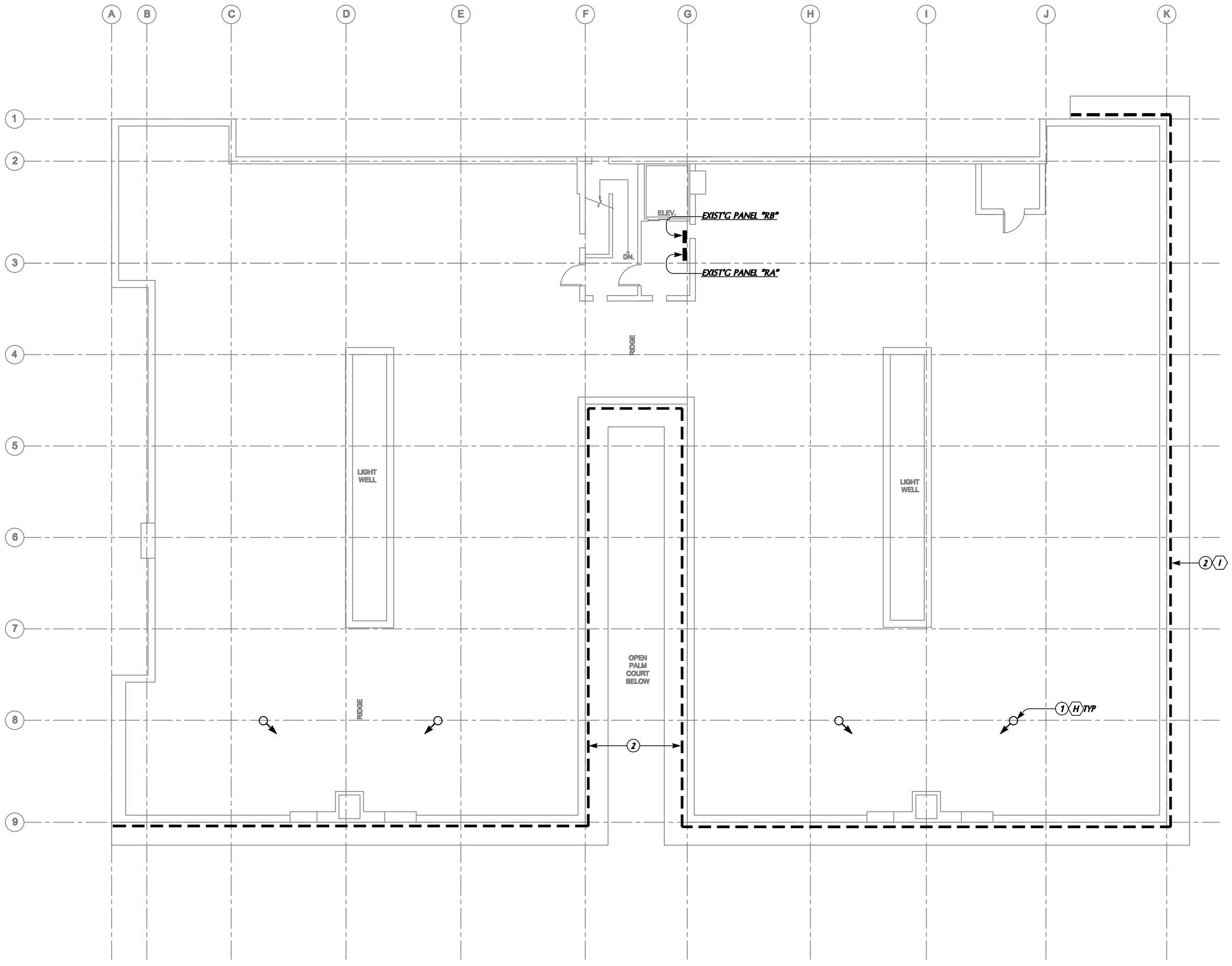
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SHEET TITLE
FOURTH FLR ELECTRICAL LTG PLAN

E1.5

PLOT DATE: 1/31/11



HOTEL SANDFORD - ELECTRICAL LIGHTING ROOF PLAN

1/8" = 1'-0"

KEY NOTES

1. REPLACE EXIST'G FLAG POLE FLOOD LIGHT (TYP/4) AND RETAIN EXIST'G CIRCUIT. CONFIRM TIME CLOCK OPERATION AND/ OR PROVIDE AS REQ'D.
2. EXISTING EAVE MOUNTED FESTOON LIGHTING TO BE REMOVED AND REPLACED WITH NEW LED EAVE LIGHTING USING ZETALUX 2 FIXTURE

REGISTERED PROFESSIONAL ENGINEER PEDRO MEDINA No. E12672 Exp. 3/31/12 ELECTRICAL

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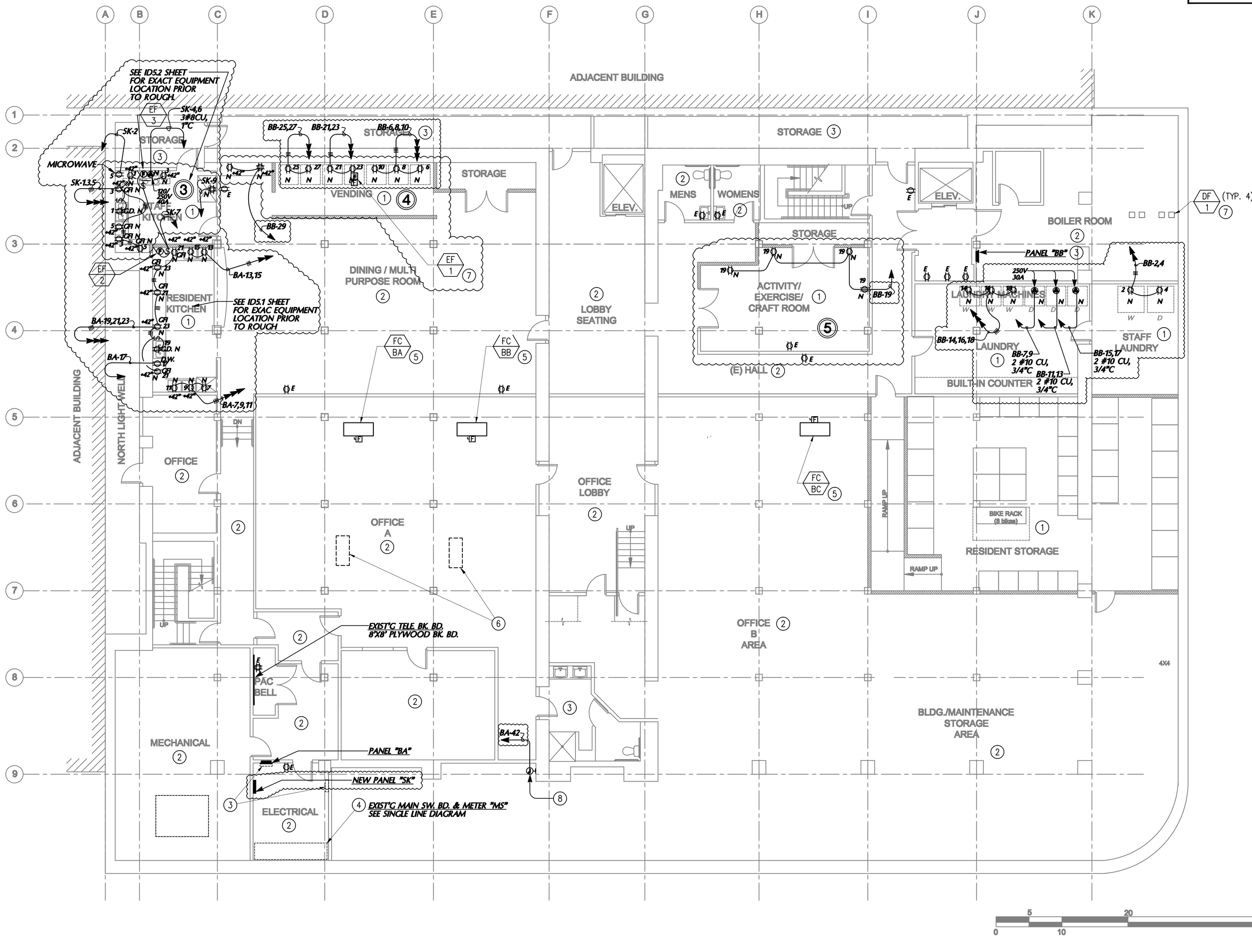
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SHEET TITLE
ELECTRICAL LIGHTING ROOF PLAN

E1.6

PLOT DATE: 1/31/11



HOTEL SANDFORD - BASEMENT ELECTRICAL POWER PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. NEW POWER DEVICES TO BE PROVIDED IN THIS AREA.
2. EXISTING POWER DEVICES TO REMAIN IN THIS AREA.
3. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHEET E5.2 & E5.3.
4. EXISTING MAIN SWITCHBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHEET E5.3.
5. EXISTING FAN COIL UNIT REMOVED AND REPLACED WITH NEW UNIT. DISCONNECT EXISTING CIRCUIT AND RE-CONNECT TO NEW UNIT AS REQUIRED. PROVIDE NEW DISCONNECT ON NEW UNIT PER EQUIPMENT SCHEDULE.
6. EXISTING FAN COIL AND CIRCUIT TO REMAIN.
7. NEW EXHAUST FAN AND CIRCUIT PER EQUIPMENT SCHEDULE.
8. PROVIDE 120V, 1Ø CONNECTION FOR LANDSCAPE AUTOMATIC CONTROLLER, VERIFY EXACT LOCATION WITH LANDSCAPE ARCHITECT AND SHEET L-2

(3) ALTERNATE 3: INSTALLATION OF THE STAFF KITCHEN IN THE BASEMENT. WORK SHALL INCLUDE RELATED DEMOLITION, NEW WALL CONSTRUCTION, LIGHTING, FIXTURES, EQUIPMENT, BUILT-IN CABINETS, AND FINISHES AS INDICATED ON SHEET A1-1.

(4) ALTERNATE 4: BASEMENT VENDING AREA & STORAGE CLOSET IMPROVEMENTS. WORK SHALL INCLUDE RELATED DEMOLITION, NEW WALL CONSTRUCTION, LIGHTING, MECHANICAL, AND FINISHES AS INDICATED ON SHEET A1-1.

(5) ALTERNATE 5: BASEMENT ACTIVITYROOM & STORAGE CLOSET IMPROVEMENTS. WORK SHALL INCLUDE RELATED DEMOLITION, NEW WALL CONSTRUCTION, LIGHTING, AND FINISHES AS INDICATED ON SHEET A1-1.

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1301-1333 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

CLIENT SDHC
OWNER SDHC
PROJECT 10011
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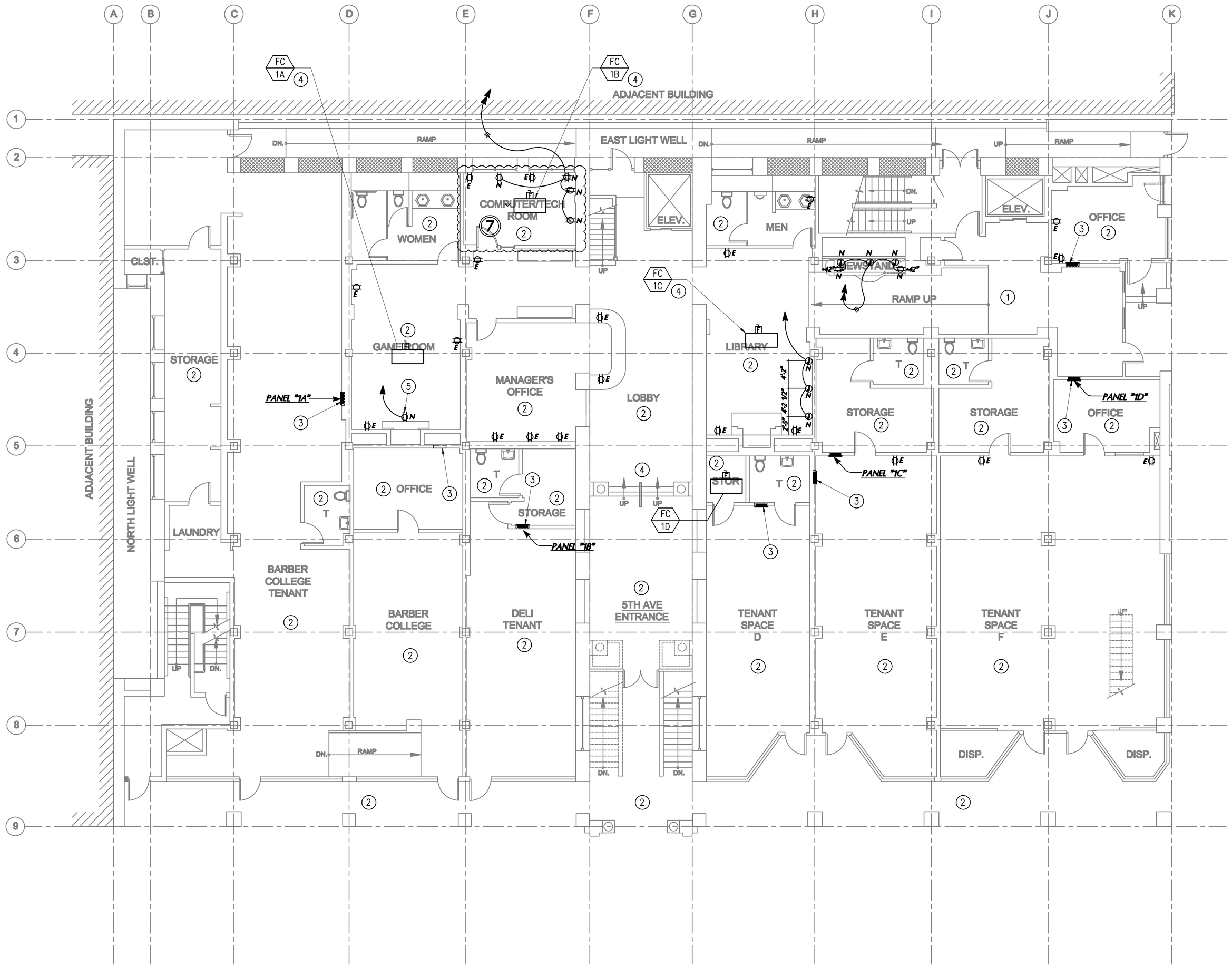
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SHEET TITLE
BASEMENT ELECTRICAL PWR PLAN

E2.1

PLOT DATE: 1/31/11



HOTEL SANDFORD - FIRST FLOOR ELECTRICAL POWER PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. NEW POWER DEVICES TO BE PROVIDED IN THIS AREA.
2. EXISTING POWER DEVICES TO REMAIN IN THIS AREA.
3. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULES SHT. E5.2 & E5.3.
4. EXISTING FAN COIL UNIT REMOVED AND REPLACED WITH NEW UNIT. DISCONNECT EXISTING CIRCUIT AND RE-CONNECT TO NEW UNIT AS REQUIRED. PROVIDE NEW DISCONNECT ON NEW UNIT PER EQUIPMENT SCHEDULE.
5. PROVIDE 20A1P RECEPTACLE FOR WALL MOUNT TV VERIFY LOCATION WITH ARCHITECT/ INTERIOR

(7) ALTERNATE 7: COMPUTER ROOM IMPROVEMENTS INCLUDING BUILT-IN COUNTERS, DATA/ELECTRICAL CONNECTIONS, AND THE GLASS-LITE DOOR AND SIDELIGHTS IN INDICATED ON SHEET A1-2.

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PROJECT
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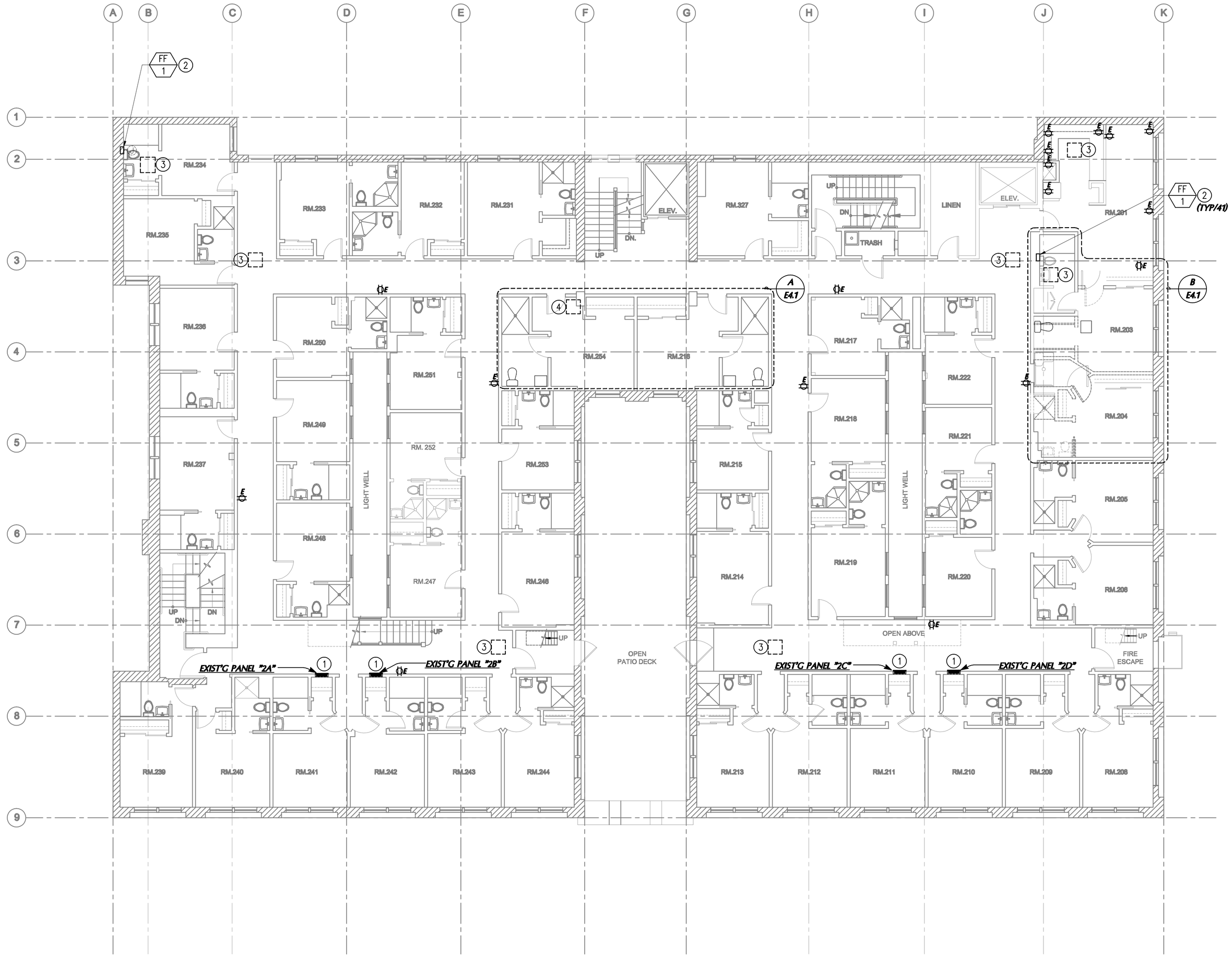
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SHEET TITLE
FIRST FLOOR ELECTRICAL PWR PLAN

E2.2

PLOT DATE: 1/31/11



HOTEL SANDFORD - SECOND FLOOR ELECTRICAL POWER PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULES SHT. E5.2 & E5.3.
2. DISCONNECT EXIST'G FAN & CONNECT NEW FAN TO EXIST'G CIRCUIT
3. DISCONNECT POWER TO EXISTING FAN COIL UNIT AS REQUIRED FOR FAN COIL REMOVAL. RECONNECT DISCONNECT AND POWER WHEN FAN COIL IS REINSTALLED. REMOVAL AND REINSTALLATION OF FAN COIL BY MECHANICAL CONTRACTOR. TYPICAL OF ALL FAN COILS IN ROOMS AND IN CORRIDORS. SEE MECHANICAL DRAWINGS.
4. EXIST'G FAN COIL TO REMAIN.

REGISTERED PROFESSIONAL ENGINEER RICHARD MEDINA ELECTRICAL No. E12872 Exp. 3/31/12

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10011

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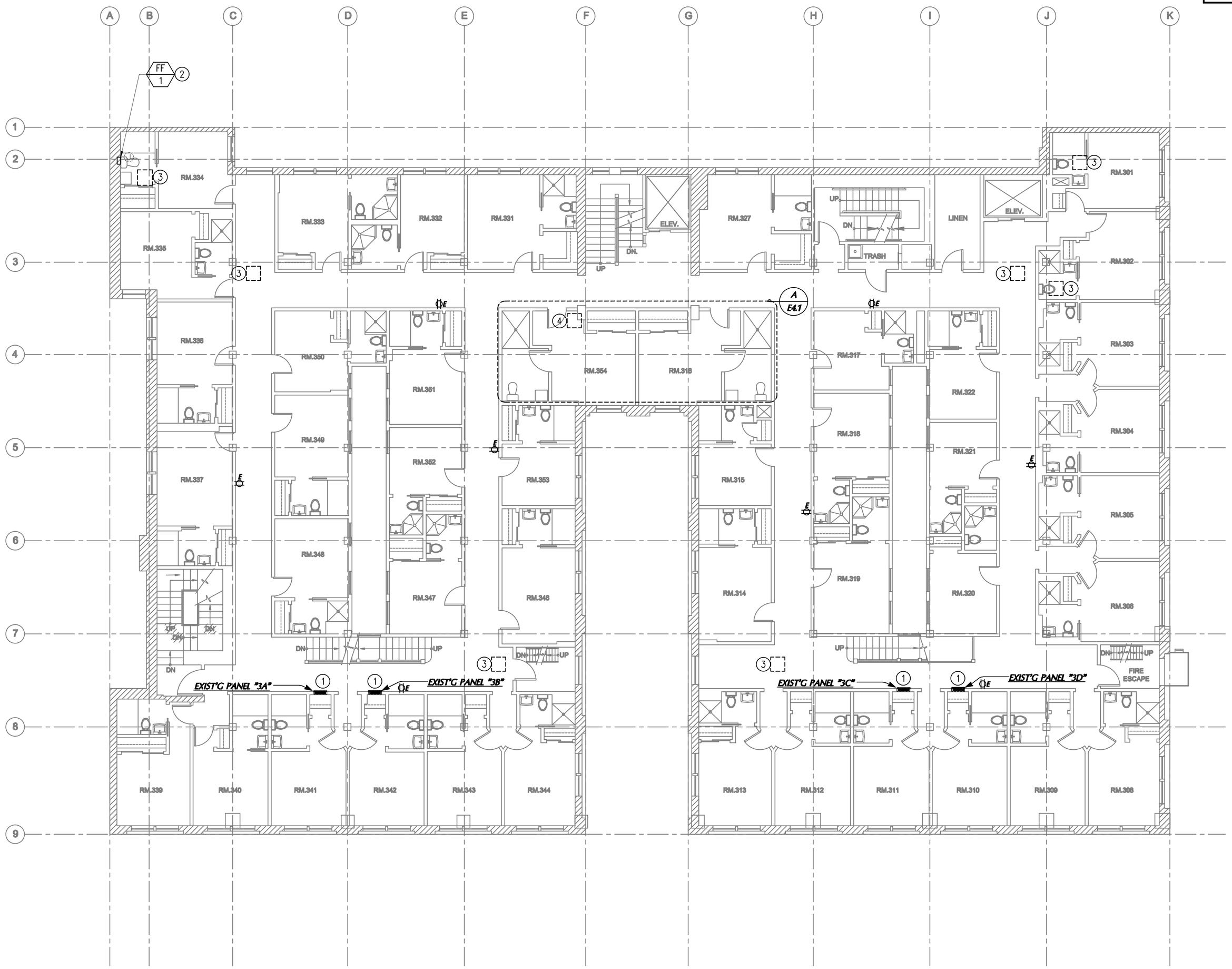
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SHEET TITLE
SECOND FLR ELECTRICAL PWR PLAN

E2.3

PLOT DATE: 1/31/11



HOTEL SANDFORD - THIRD FLOOR ELECTRICAL POWER PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULES SHT. E5.2 & E5.3.
2. DISCONNECT EXIST'G FAN & CONNECT NEW FAN TO EXIST'G CIRCUIT
3. DISCONNECT POWER TO EXISTING FAN COIL UNIT AS REQUIRED FOR FAN COIL REMOVAL. RECONNECT DISCONNECT AND POWER WHEN FAN COIL IS REINSTALLED. REMOVAL AND REINSTALLATION OF FAN COIL BY MECHANICAL CONTRACTOR. TYPICAL OF ALL FAN COILS IN ROOMS AND IN CORRIDORS. SEE MECHANICAL DRAWINGS.
4. EXIST'G FAN COIL TO REMAIN.

REGISTERED PROFESSIONAL ENGINEER — RICARDO MEDINA — No. E12872 Exp. 3/31/12 — ELECTRICAL

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HOTEL SANDFORD
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1301-1333 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

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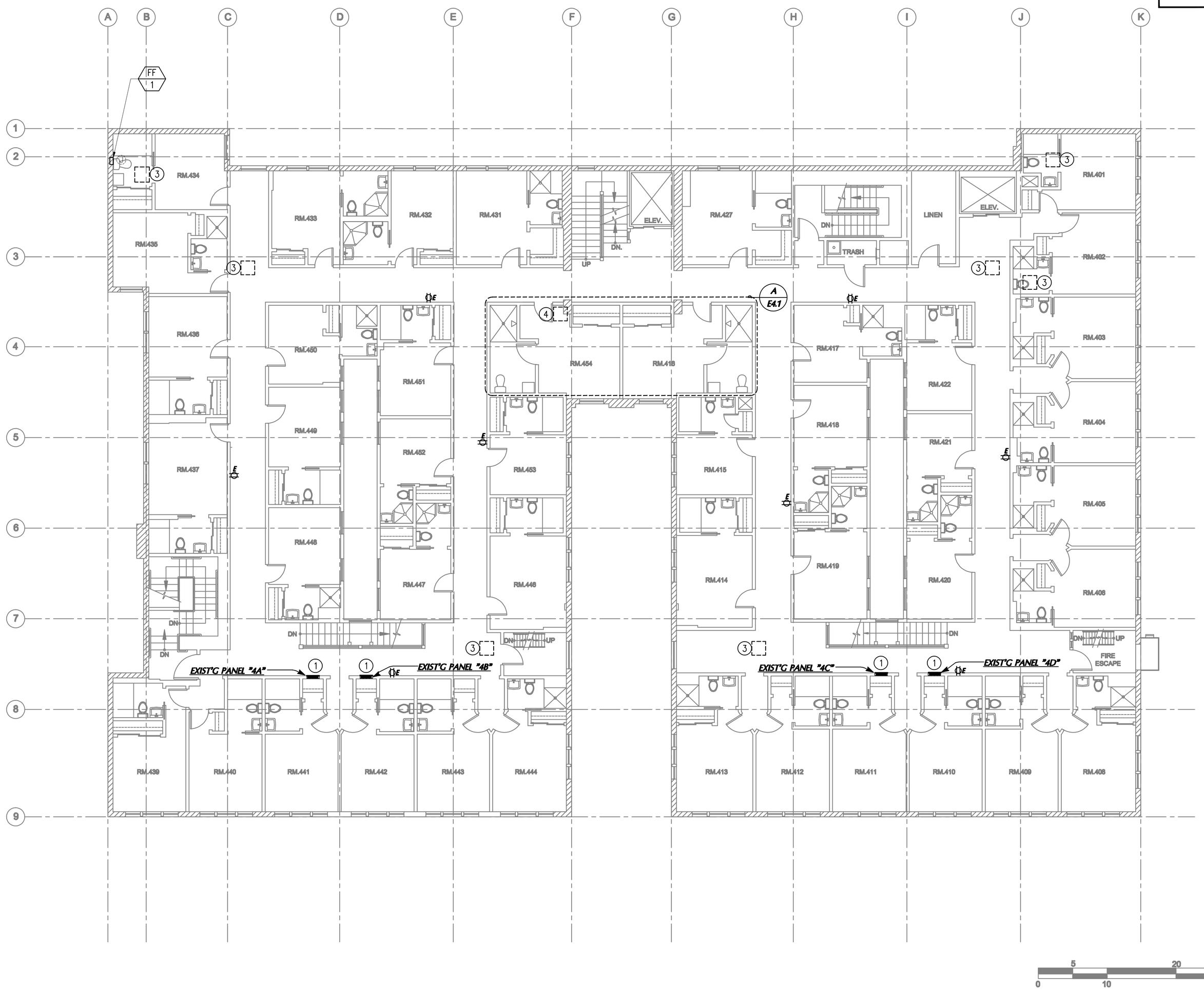
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SHEET TITLE
THIRD FLR ELECTRICAL PWR PLAN

E2.4

PLOT DATE: 1/31/11



HOTEL SANDFORD - FOURTH FLOOR ELECTRICAL POWER PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULES SHT. E5.2 & E5.3.
2. DISCONNECT EXIST'G FAN & CONNECT NEW FAN TO EXIST'G CIRCUIT
3. DISCONNECT POWER TO EXISTING FAN COIL UNIT AS REQUIRED FOR FAN COIL REMOVAL. RECONNECT DISCONNECT AND POWER WHEN FAN COIL IS REINSTALLED. REMOVAL AND REINSTALLATION OF FAN COIL BY MECHANICAL CONTRACTOR. TYPICAL OF ALL FAN COILS IN ROOMS AND IN CORRIDORS. SEE MECHANICAL DRAWINGS.
4. EXIST'G FAN COIL TO REMAIN.

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HOTEL SANDFORD
REHABILITATION
1301-1393 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

CLIENT: SDHC
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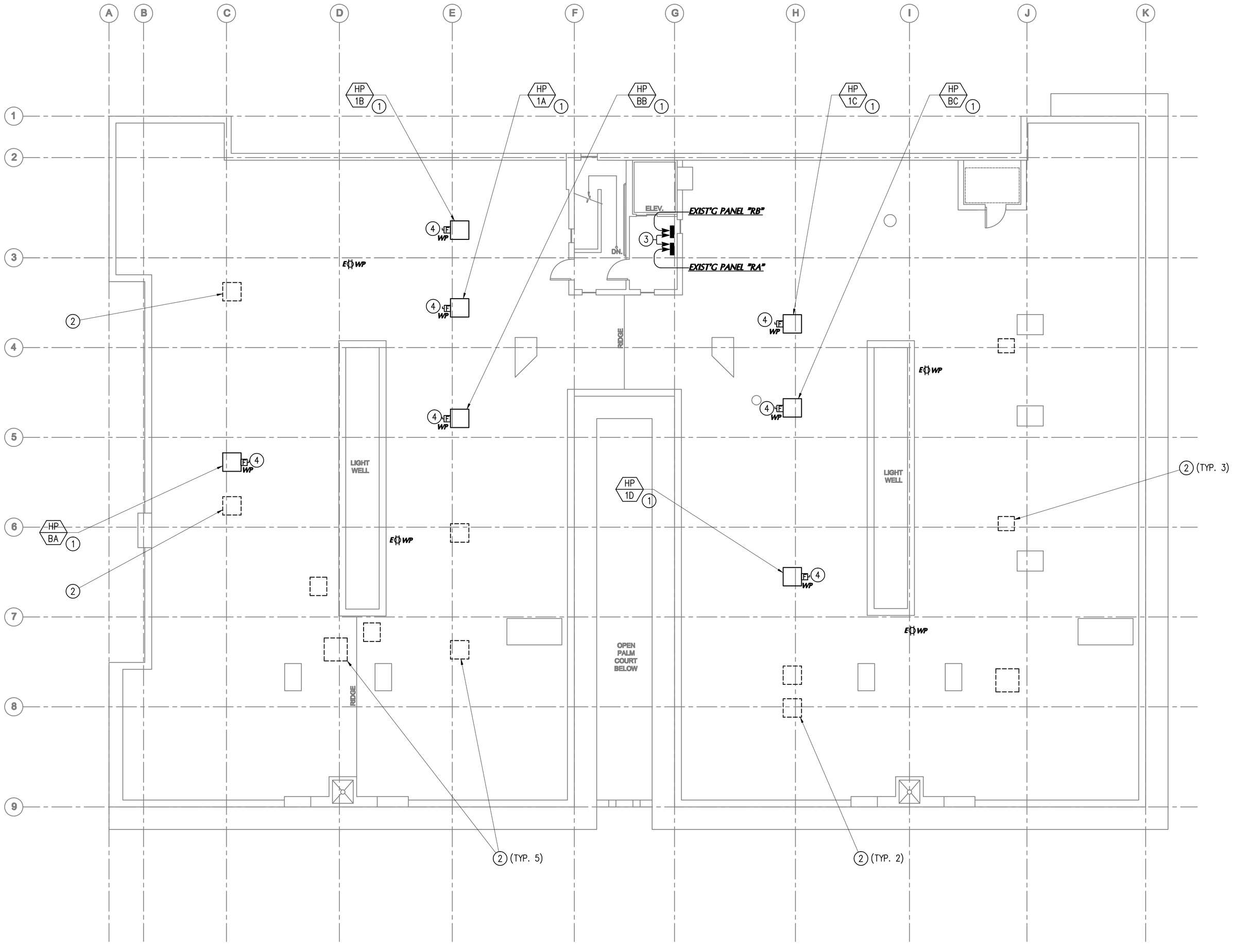
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SHEET TITLE
FOURTH FLR ELECTRICAL PWR PLAN

E2.5

PLOT DATE: 1/31/11



HOTEL SANDFORD - ELECTRICAL ROOF PLAN

1/8" = 1'-0"

KEY NOTES

1. DISCONNECT EXISTING HEAT PUMP CIRCUIT. RE-CONNECT NEW HEAT PUMP WITH EXIST'G CIRCUIT. PROVIDE NEW W.P. NEMA 3R DISCONNECT SWITCH AS PER EQUIPMENT SCHEDULE. EXISTING PIPE AND WIRE TO REMAIN.
2. EXISTING HEAT PUMP TO REMAIN
3. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULES SHT. E5.2 & E5.3.
4. SEE EQUIPMENT SCHEDULE SHEET E5.4 FOR FUSE SIZES.

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REHABILITATION
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SDHC

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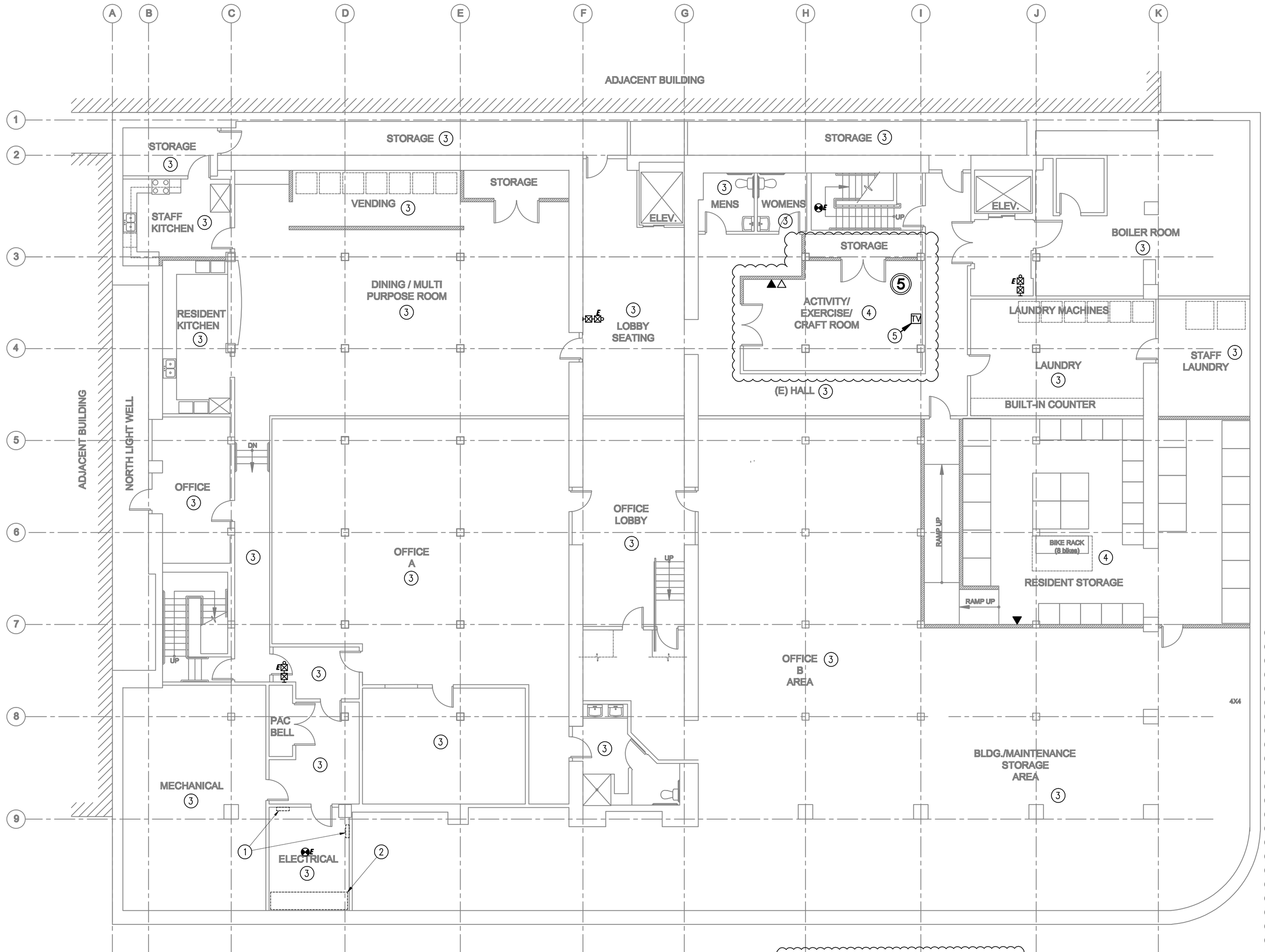
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SHEET TITLE
ELECTRICAL ROOF PLAN

E2.6

PLOT DATE: 1/31/11



(5) ALTERNATE 5: BASEMENT ACTIVITYROOM & STORAGE CLOSET IMPROVEMENTS. WORK SHALL INCLUDE RELATED DEMOLITION, NEW WALL CONSTRUCTION, LIGHTING, AND FINISHES AS INDICATED ON SHEET A1-1.

0 5 10 20 40 FT

HOTEL SANDFORD - BASEMENT ELECTRICAL SYSTEM PLAN

1/8" = 1'-0"

REFERENCE NORTH

REGISTERED PROFESSIONAL ENGINEER RICHARD MEDINA No. E12872 Exp. 3/31/12 ELECTRICAL

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KEY NOTES

1. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHEET. E5.2 & E5.3.
2. EXISTING MAIN SWITCHBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHEET E5.2 & E5.3.
3. EXISTING SYSTEMS AND DEVICES THIS AREA TO REMAIN.
4. NEW SYSTEMS AND DEVICES THIS AREA.
5. EXISTING TV LOCATION. VERIFY EXACT LOCATION WITH ARCHITECT/INTERIOR.

NOTE:

FIRE ALARM SYSTEM TO BE MODIFIED/REPLACED PER REQUIREMENTS BY LOCAL FIRE MARSHALL.

REPLACE THE FIRE ALARM CONTROL PANEL WITH AN ADDRESSABLE PANEL.

RELOCATE THE SMOKE DETECTOR IN THE OFFICE CLOSER TO AND OVER THE FIR ALARM CONTROL PANEL.

ADD ADDRESSABLE MONITOR MODULES TO ALL EXISTING MANUAL STATIONS, WATERFLOW ALARM SWITCHES, AND

VALVE SUPERVISORY SWITCHES. (NOTE: THE CURRENT CODE PERMITS THE OMISSION OF MANUAL STATION IN A SPRINKLERED BUILDING.)

ADD AN ADDRESSABLE MONITOR MODULE TO THE EXISTING KITCHEN HOOD SYSTEM.

ADDITION OF "SYNCHRONIZED" STROBE/HORN POWER SUPPLIES TO ACCOMMODATE THE HEAVIER CURRENT REQUIREMENTS OF ADA COMPLIANT STROBES.

REPLACE AND RELOCATE ALL EXISTING HORNS AND STROBES THROUGHOUT THE COMMON AREAS (CORRIDORS, LOBBIES, MEETING AREAS, PUBLIC RESTROOMS, ETC.)

REPLACE EXISTING STROBES IN DESIGNATED HEATING IMPAIRED LIVING UNITS.

THE LIVING UNIT SINGLE STATION SMOKE ALARM MAY REQUIRE REPLACEMENT WITH UNITS THAT INCLUDE 9 VOLT BATTERY BACKUP. SINGLE STATION SMOKE ALARMS HEARING IMPAIRED UNITS WILL ALSO REQUIRE REPLACEMENT WITH COMBINATION SMOKE ALARM/STROBE UNITS.

VERIFY, UPDATE AND MAINTAIN EXISTING SECURITY AND LOW VOLTAGE SYSTEMS AS REQUIRED.

FIRE NOTES:

1. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A10BC SHALL BE PROVIDED WITHIN 75' MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR (CFC SEC. 906)
2. COMPELTE PLANS AND SPECIFICATIONS FOR FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOTMITIC SPRINKLERS AND WET AND DRY STANDPIPES, HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS; BASEMENT PIPE INLETS; AND OTHER FIRE PROTECITON SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REIVEW AND APPROVAL PRIOR TO INSTALLATION. (CFC901.2)
3. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 14. (CFC 1401.1).
4. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CFC 501.1, FHPS P-00-6).
5. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. (TITLE 19, SEC. 3.08, 3.21: CFC 804).
6. FIRE EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CFC 903 AND COMPLY WITH STANDARDS OF 903.3.
7. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALLB E ELECTRICALLY MONITORED WHERE THE NUMBER OF SPINKLERS IS 20 OR MORE. (CFC 903.4).
8. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH DVD 9074O
9. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 907.1.1).
10. AN APPROVED AUDIBLE SPRINKLER FLOR ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. (CFC 903.4.2).

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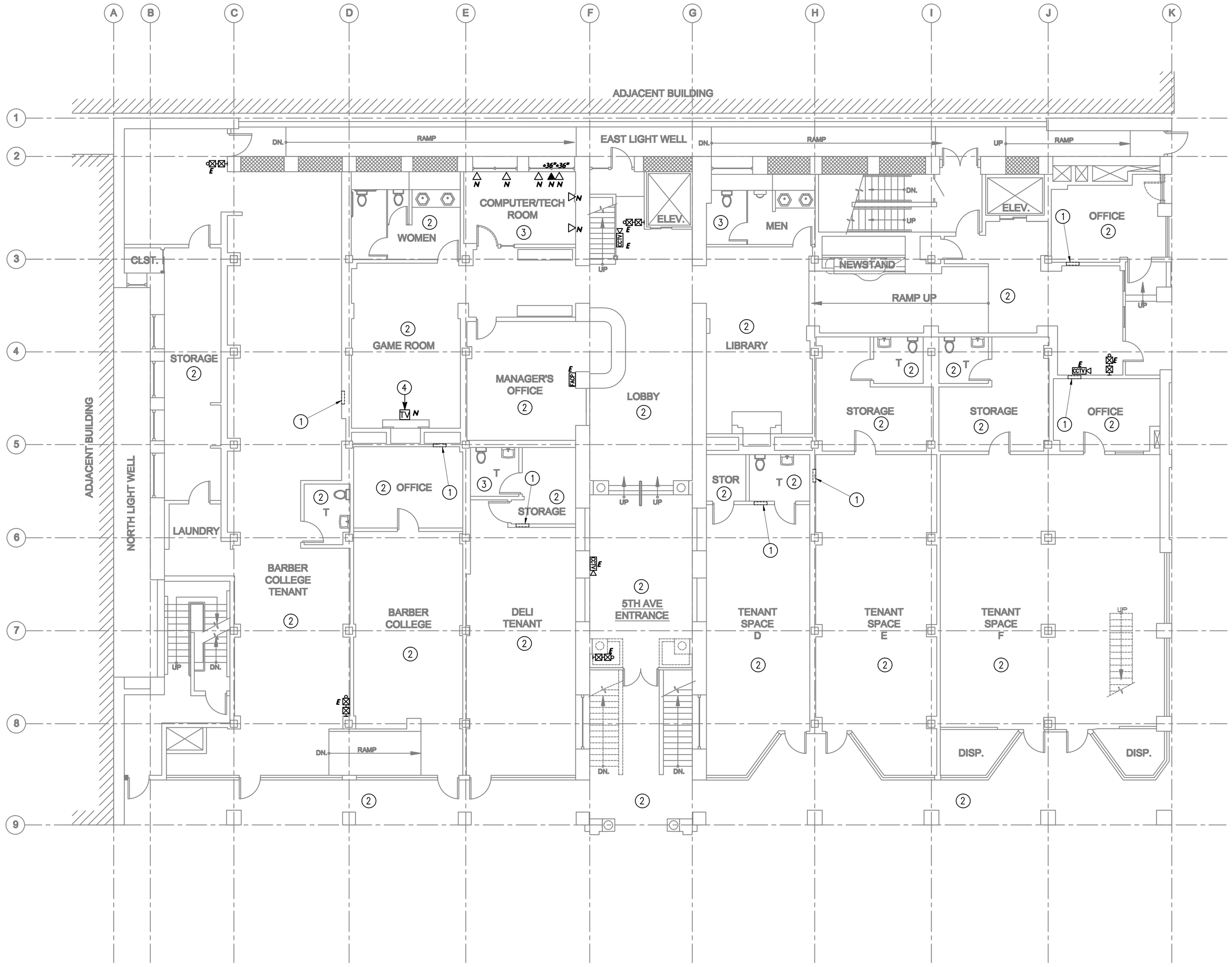
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SHEET TITLE
BASEMENT ELECTRICAL SYS PLAN

E3.1

PLOT DATE: 1/31/11



HOTEL SANDFORD - FIRST FLOOR ELECTRICAL SYSTEM PLAN

1/8" = 1'-0"

REFERENCE NORTH

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KEY NOTES

1. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHEET E5.2 & E5.3.
2. EXISTING SYSTEMS AND DEVICES THIS AREA TO REMAIN.
3. NEW SYSTEMS AND DEVICES THIS AREA.
4. NEW WALL MOUNT TV LOCATION. VERIFY EXACT LOCATION WITH ARCHITECT/ INTERIOR

NOTE:

FIRE ALARM SYSTEM TO BE MODIFIED/REPLACED PER REQUIREMENTS BY LOCAL FIRE MARSHALL.

REPLACE THE FIRE ALARM CONTROL PANEL WITH AN ADDRESSABLE PANEL.

RELOCATE THE SMOKE DETECTOR IN THE OFFICE CLOSER TO AND OVER THE FIR ALARM CONTROL PANEL.

ADD ADDRESSABLE MONITOR MODULES TO ALL EXISTING MANUAL STATIONS, WATERFLOW ALARM SWITCHES, AND

VALVE SUPERVISORY SWITCHES. (NOTE: THE CURRENT CODE PERMITS THE OMISSION OF MANUAL STATION IN A SPRINKLERED BUILDING.)

ADD AN ADDRESSABLE MONITOR MODULE TO THE EXISTING KITCHEN HOOD SYSTEM.

ADDITION OF "SYNCHRONIZED" STROBE/HORN POWER SUPPLIES TO ACCOMMODATE THE HEAVIER CURRENT REQUIREMENTS OF ADA COMPLIANT STROBES.

REPLACE AND RELOCATE ALL EXISTING HORNS AND STROBES THROUGHOUT THE COMMON AREAS (CORRIDORS, LOBBIES, MEETING AREAS, PUBLIC RESTROOMS, ETC.)

REPLACE EXISTING STROBES IN DESIGNATED HEATING IMPAIRED LIVING UNITS.

THE LIVING UNIT SINGLE STATION SMOKE ALARM MAY REQUIRE REPLACEMENT WITH UNITS THAT INCLUDE 9 VOLT BATTERY BACKUP. SINGLE STATION SMOKE ALARMS HEARING IMPAIRED UNITS WILL ALSO REQUIRE REPLACEMENT WITH COMBINATION SMOKE ALARM/STROBE UNITS.

VERIFY, UPDATE AND MAINTAIN EXISTING SECURITY AND LOW VOLTAGE SYSTEMS AS REQUIRED.

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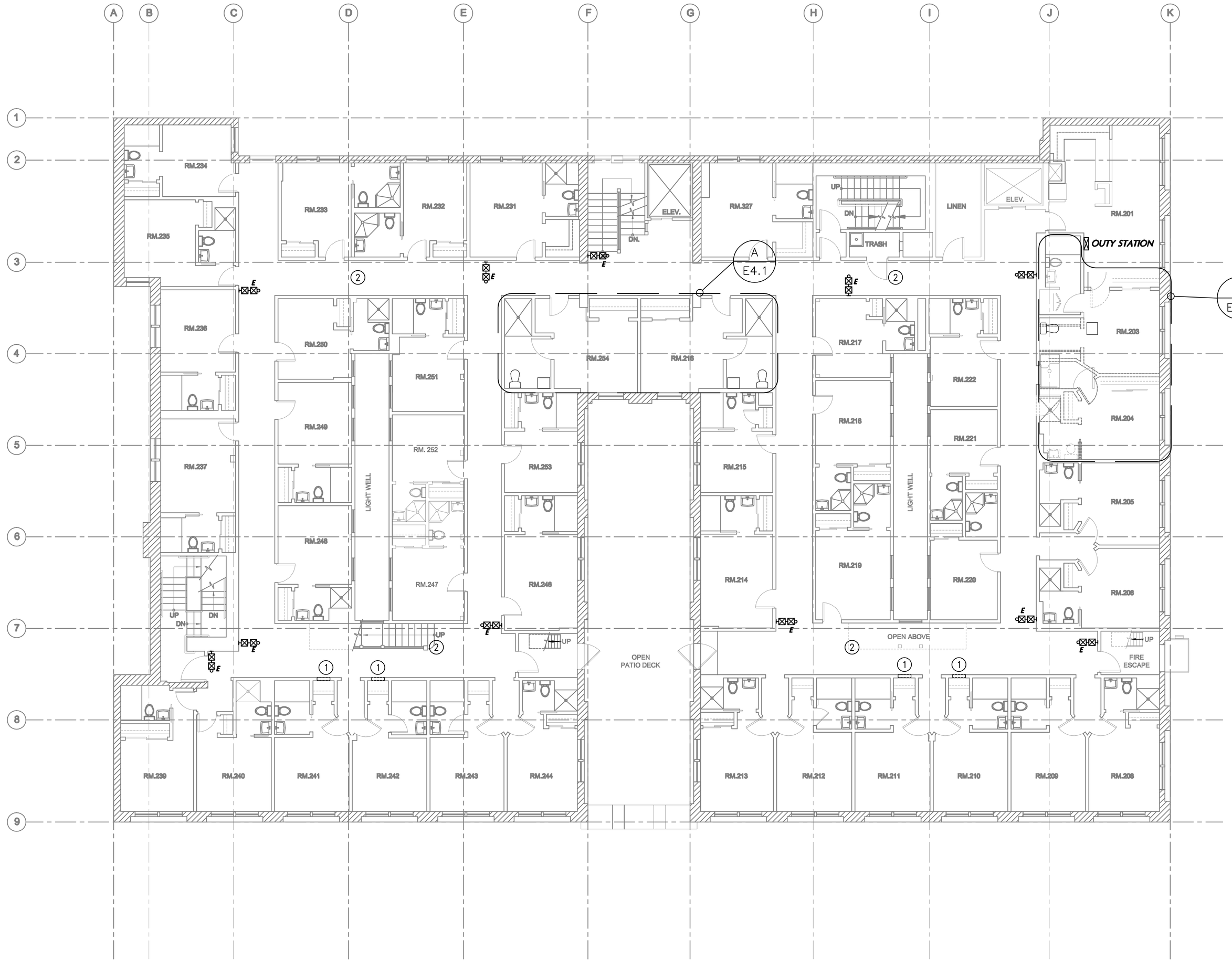
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SHEET TITLE
FIRST FLOOR ELECTRICAL SYS PLAN

E3.2

PLOT DATE: 1/31/11



HOTEL SANDFORD - SECOND FLOOR ELECTRICAL SYSTEM PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHEET E5.2 & E5.3.
2. EXISTING SYSTEMS AND DEVICES THIS AREA TO REMAIN.
3. NEW SYSTEMS AND DEVICES THIS AREA.

NOTE:

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REPLACE THE FIRE ALARM CONTROL PANEL WITH AN ADDRESSABLE PANEL.

RELOCATE THE SMOKE DETECTOR IN THE OFFICE CLOSER TO AND OVER THE FIR ALARM CONTROL PANEL.

ADD ADDRESSABLE MONITOR MODULES TO ALL EXISTING MANUAL STATIONS, WATERFLOW ALARM SWITCHES, AND

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ADD AN ADDRESSABLE MONITOR MODULE TO THE EXISTING KITCHEN HOOD SYSTEM.

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REPLACE EXISTING STROBES IN DESIGNATED HEATING IMPAIRED LIVING UNITS.

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VERIFY, UPDATE AND MAINTAIN EXISTING SECURITY AND LOW VOLTAGE SYSTEMS AS REQUIRED.

REGISTERED PROFESSIONAL ENGINEER RICHARD MEDINA No. E12872 Exp. 3/31/12 ELECTRICAL

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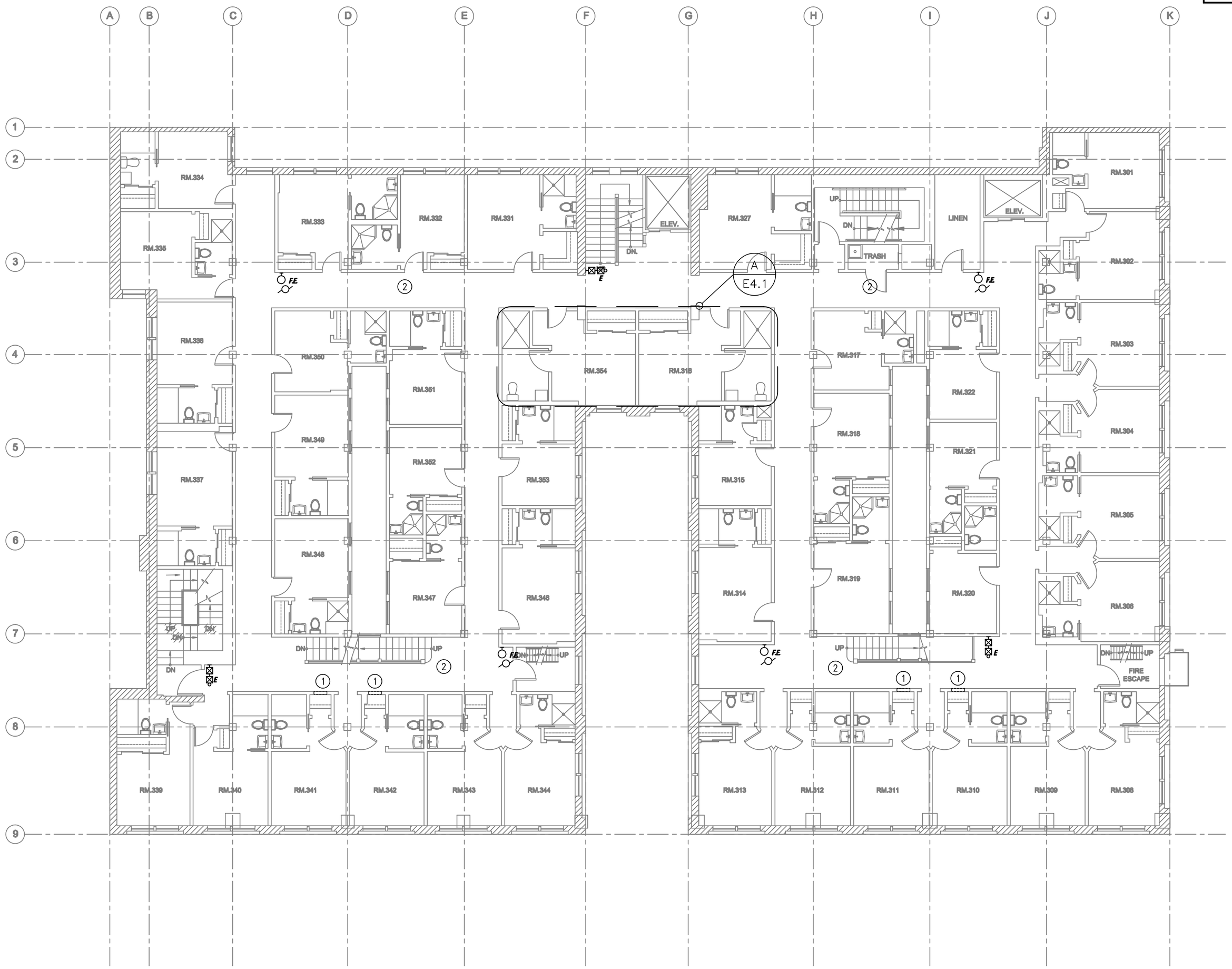
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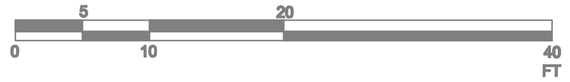
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SHEET TITLE
SECOND FLR ELECTRICAL SYS PLAN

E3.3

PLOT DATE: 1/31/11





HOTEL SANDFORD - THIRD FLOOR ELECTRICAL SYSTEM PLAN

1/8" = 1'-0"

REFERENCE NORTH

KEY NOTES

1. EXISTING PANELBOARD TO REMAIN. SEE SINGLE LINE DIAGRAM, SHEET E5.2 & E5.3.
2. EXISTING SYSTEMS AND DEVICES THIS AREA TO REMAIN.
3. NEW SYSTEMS AND DEVICES THIS AREA.

NOTE:

FIRE ALARM SYSTEM TO BE MODIFIED/REPLACED PER REQUIREMENTS BY LOCAL FIRE MARSHALL.

REPLACE THE FIRE ALARM CONTROL PANEL WITH AN ADDRESSABLE PANEL.

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VERIFY, UPDATE AND MAINTAIN EXISTING SECURITY AND LOW VOLTAGE SYSTEMS AS REQUIRED.

REGISTERED PROFESSIONAL ENGINEER — RICHARD MEDINA — No. E12872 Exp. 3/31/12 — ELECTRICAL — STATE OF CALIFORNIA

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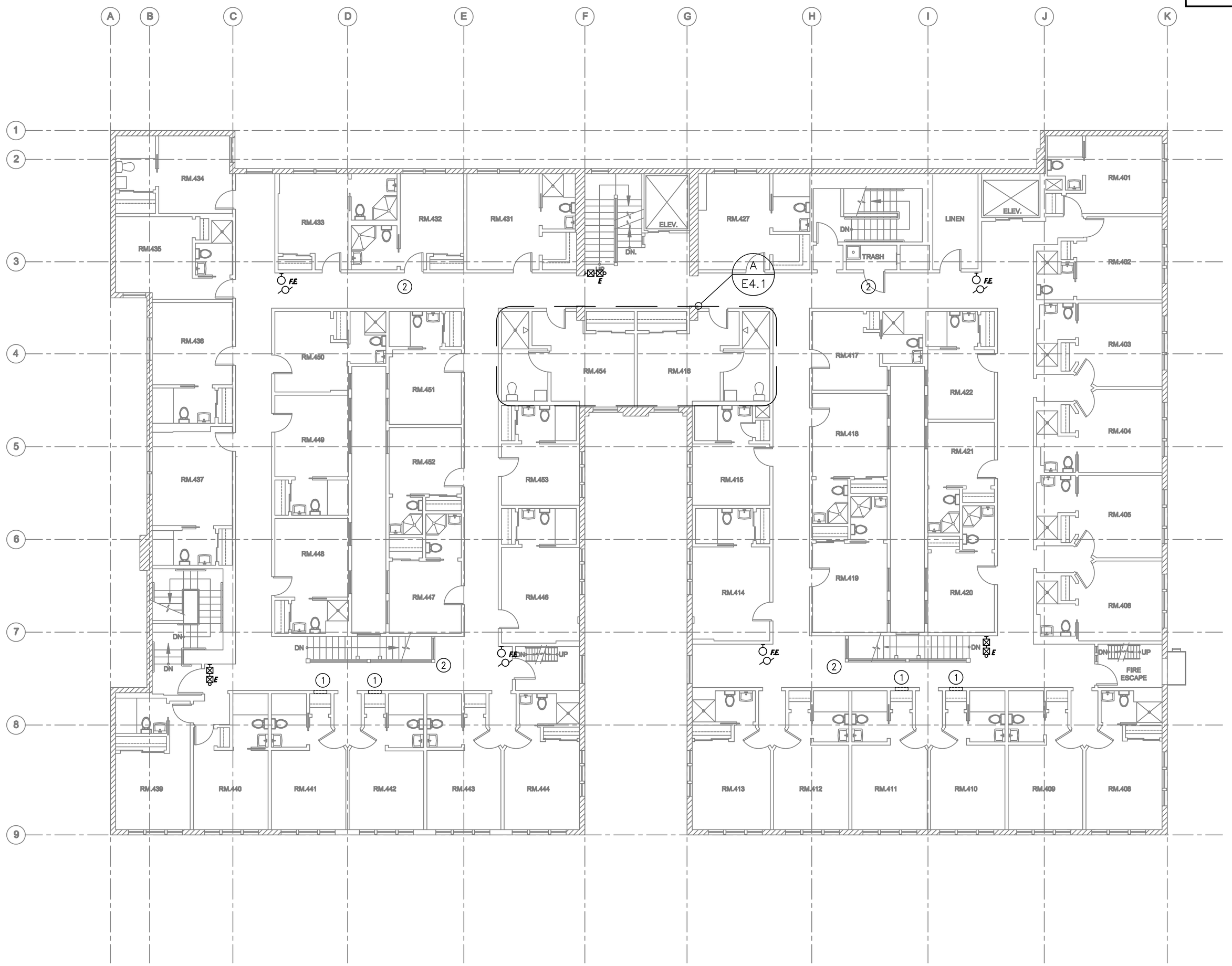
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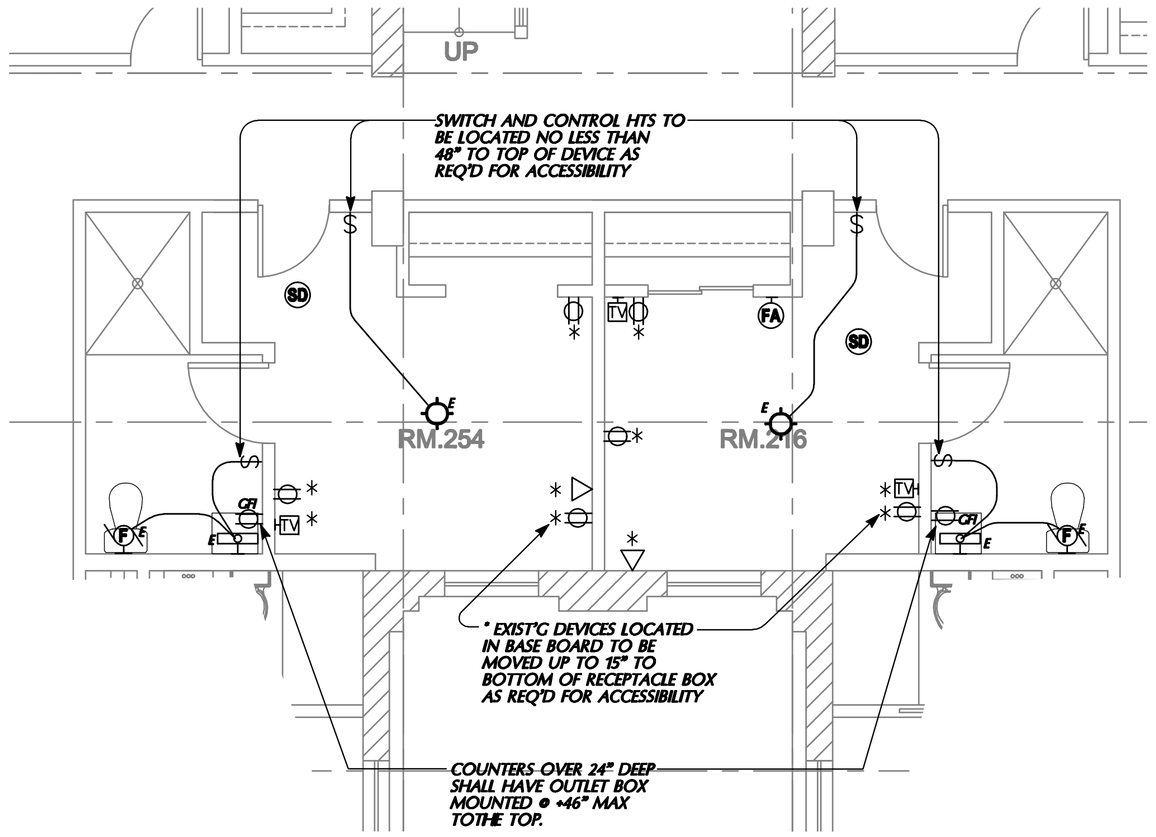
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SHEET TITLE
THIRD FLR ELECTRICAL SYS PLAN

E3.4

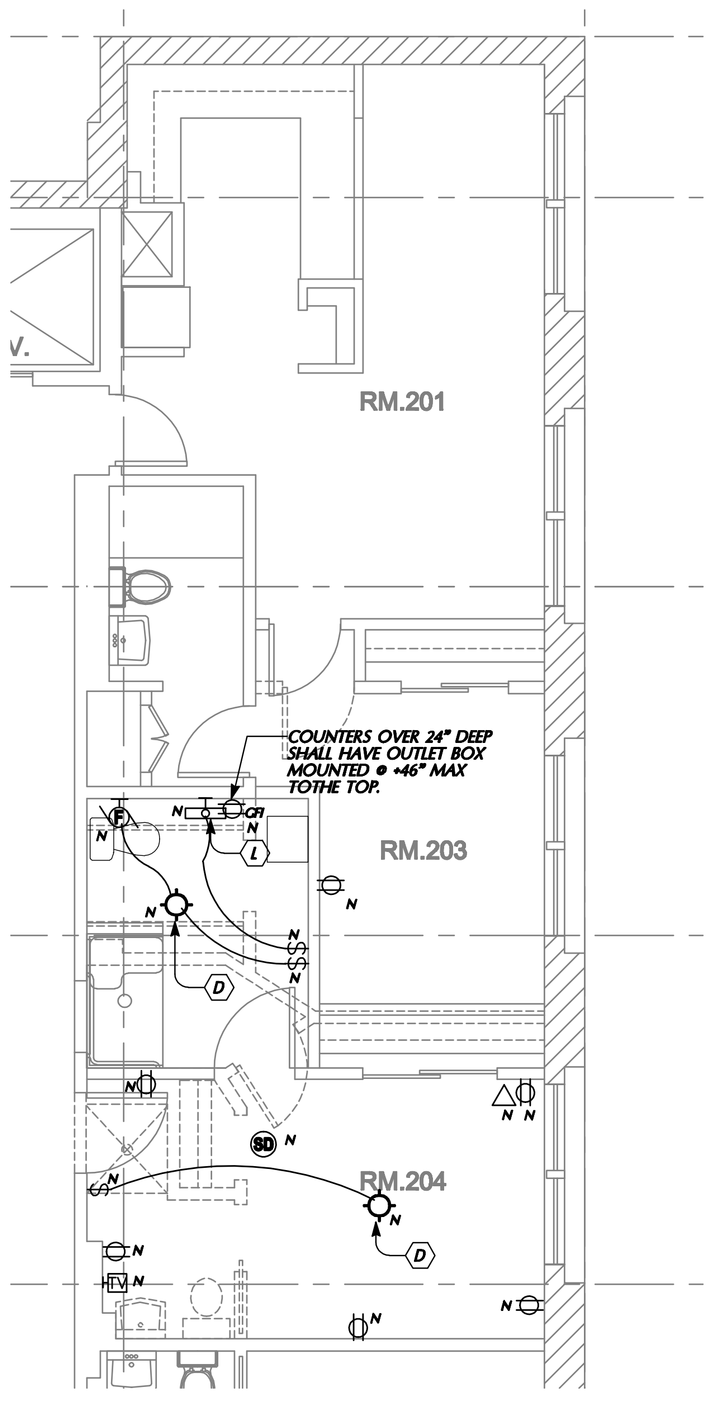
PLOT DATE: 1/31/11


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RM.463
RM.464
RM.465
RM.466
RM.467
RM.468
RM.469
RM.470
RM.471
RM.472
RM.473



TYPICAL ACCESSIBILITY ROOMS @ 2ND, 3RD, & 4TH FLOORS (A / E4.1)

1/4" = 1'-0"



ACCESSIBILITY ROOM 204 (B / E4.1)

1/4" = 1'-0"

HOTEL SANDFORD - TYPICAL UNIT PLANS

1/4" = 1'-0"

REFERENCE NORTH

REGISTERED PROFESSIONAL ENGINEER — PEDRO MEDINA — No. E12872 Exp. 3/31/12 — ELECTRICAL

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HOTEL SANDFORD
REHABILITATION
1301-1333 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

CLIENT
SDHC

OWNER
SDHC

PROJECT
10011

DRAWN

REVEIWED
PDM

SPEC FILE

DATE
01-10-11

REVISIONS

BID SET - FEBRUARY 23, 2011

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SHEET TITLE
TYPICAL UNIT PLANS

E4.1

PLOT DATE: 1/31/11

CERTIFICATE OF COMPLIANCE (Page 1 of 4) LTG-1C

Project Name: **HOTEL SANDFORD REHAB.** Date: **09/14/10**

Project Address: **1301-1333 FIFTH AVE SAN DIEGO CA 92101** Climate Zone: Building CFA: **23109** Unconditioned Floor Area:

General Information

Building Type:	☒ Nonresidential	☐ High-rise Residential	☐ Hotel/Motel
☐ Schools	☐ Relocatable Public Schools	☒ Condition Spaces	☐ Unconditioned Spaces
Phase of Construction:	☐ New Construction	☐ Addition	☒ Alteration
Method of Compliance:	☐ Complete Building	☐ Area Category	☐ Tailored

Documentation Author's Declaration Statement

- I Certify that this Certificate of Compliance Documentation Is accurate and complete.

Name: **PEDRO MEDINA** Signature:

Company: **NED INC** Date: **09/14/10**

Address: **3103 FALCON ST, SUITE B** If applicable: CEA # / CEPE #

City/State/Zip. **SAN DIEGO CA 92103** Phone: **619 278 0076**

Principal Lighting Designer's Declaration Statement

- I am eligible under Division . of the California Business and Professions Code to accept responsibility for the lighting design.
- This Certificate of Compliance identifies the lighting features and performance specifications required for compliance with title 24, Page 1 and 6 of the California code of Regulations.
- The design features represented on this Certificate of Compliance are consistent with the information provided to document this design on the other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Name: **PEDRO MEDINA** Signature:

Company: **NED INC** Phone: **619 278 0076**

Address: **3103 FALCON ST, SUITE B** License # **E12672**

City/State/Zip. **SAN DIEGO CA 92103** Date: **09/14/10**

Lighting Mandatory Measures

Indicate location on building plans of Mandatory Measures Note Block: _____

LIGHTING COMPLIANCE FORMS & WORKSHEETS (check box if worksheet is included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual published by the California Energy commission.

☒ LTG-1C Pages 1 through 4	Certificate of Compliance. All pages required on plans for all submittals.
☐ LTG-2C	Lighting Controls Credit Worksheet
☒ LTG-3C	Indoor Lighting Power Allowance
☐ LTG-4C Pages 1 through 4	Tailored Method Worksheet
☐ LTG-5C Pages 1 through 2	Line voltage Track Lighting Worksheet

CERTIFICATE OF COMPLIANCE (Page 2 of 4) LTG-1C

INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST

Project Name: **HOTEL SANDFORD REHAB.** Date: **09/14/10**

Installation Certificate, LTG-1-INST (Retain a copy and verify form is completed and signed.) **Field Inspector** ☐

Certificate of Acceptance, LTG-2A (Retain a copy and verify form is completed and signed.) **Field Inspector** ☐

A separate lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces Installed Lighting Power Listed on this Lighting Schedule is only for: ☒ CONDITIONED SPACE ☐ UNCONDITIONED SPACE

☒ The actual indoor lighting power listed below includes all installed permanent and portable lighting systems in accordance with 146(a).

☐ Only for offices: Up to the first 0.2 watts per square foot of portable lighting shall not be required to be included in the calculation of actual indoor lighting power density in accordance with the Exception to 146 (a). All portable lighting in excess of 0.2 watts per square foot is totaled below.

Luminaire Schedule (Type, Lamps, Ballast) Installed Watts

A	B	C	D	E		F	G	H
				How wattage was determine				Field inspector [2]
Matrix or Item Tag	Complete Luminaire Description (i.e, 3 lamp fluorescent troffer, FS218, one dimmable electronic ballast)	Special Features	Watts per Luminaire [1]	CEC Default from NA8	According to § 130. (d or e)	Number of Luminaires	Installed watts (Unit)	Pass	Fail
B	1X4, 2 TUBE FLUOR	☐	58	☒	☐	22	1276	☐	☐
C	4', 2 TUBE FLUOR.	☐	58	☒	☐	18	1044	☐	☐
E	DECORATIVE BOWL LIGHT	☐	75	☒	☐	2	150	☐	☐
F	2X4, 3 TUBE FLUOR.	☐	87	☒	☐	12	1044	☐	☐
G	TRACK LIGHT	☐	45 FT	☒	☐	26F	1170	☐	☐
J	DEC CEIL MTD DRUM	☐	20	☒	☐	22	440	☐	☐
K	DECORATIVE BOWL LIGHT	☐	28	☒	☐	4	112	☐	☐
M	2', 2 TUBE FLUOR.	☐	36	☒	☐	2	72	☐	☐
⊕	EXIST'G SURF MTD CEILING LTG	☐	18	☒	☐	7	126	☐	☐
◇	EXIST'G SURF MTD CEILING LTG	☐	18	☒	☐	2	36	☐	☐
○	EXIST'G SURF MTD CEILING LTG	☐	18	☒	☐	26	468	☐	☐
○1	EXIST'G SURF MTD CEILING LTG	☐	18	☒	☐	49	882	☐	☐
		☐		☐	☐			☐	☐
		☐		☐	☐			☐	☐
		☐		☐	☐			☐	☐
		☐		☐	☐			☐	☐
	INSTALLED WATTS PAGE TOTAL:						8820		

Building total number of pages: **1** Installed Watts Building Total (Sum of all pages): **8820.0** **8820.0** Enter #1to LTG-1C Page 4 of 4

1. Wattage shall be determined according to Section 130(d and e). Wattage shall be rating of light fixture, not rating of bulb.
2. If Fail then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

CERTIFICATE OF COMPLIANCE (Page 3 of 4) LTG-1C

Project Name: **HOTEL SANDFORD REHAB.** Date: **09/14/10**

INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST

Fill in controls for all spaces: a) area controls, b) multi-level controls, c) manual daylighting controls for daylit areas > 250 ft2, automatic daylighting controls for daylit areas > 2,500 ft2, d) shut-off controls, e) display lighting controls, f) tailored lighting controls – general lighting controlled separately from display, ornamental and display case lighting and g) demand responsive automatic controls for retail stores > 50,000 ft2, in accordance with Section 131.

MANDATORY LIGHTING CONTROLS - FIELD INSPECTION ENERGY CHECKLIST				Field Inspector	
Type / Description	Number of Units	Location in Building	Special Features	Pass	Fail
AUTOMATIC TIME SW. CONTROL		24 HOUR FACILITY	☐	☐	☐
MOTION OCCUPANCY SENSOR		24 HOUR FACILITY	☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐

SPECIAL FEATURES INSPECTION CHECKLIST (See Page 2 of 4 of LTG-1C)

The local enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification. The local enforcement agency determines the adequacy of the justification, and may reject a building or design that otherwise complies based on the adequacy of the special justification and documentation submitted.

Field inspector's Notes or Discrepancies

CERTIFICATE OF COMPLIANCE (Page 4 of 4) LTG-1C

Project Name: **HOTEL SANDFORD REHAB.** Date: **09/14/10**

Conditioned and Unconditioned space Lighting must not be combined for compliance

Indoor Lighting Power for Conditioned Spaces		Watts	Indoor Lighting Power for Unconditioned Spaces		Watts
Installed Lighting (from Conditioned LTG-1C Page 2)		6820.0	Installed Lighting (from Unconditioned LTG-1C Page 2)		
Lighting Control Credit Conditioned Spaces (from LTG-2C)	-		Lighting Control Credit Unconditioned Spaces (from LTG-2C)	-	
Adjusted Installed Lighting Power	=	6820.0	Adjusted Installed Lighting Power	=	
Complies if Installed ≤ Allowed			Complies if Installed ≤ Allowed		
Allowed Lighting Power Conditioned Spaces (from LTG-3C)		24229.3	Allowed Lighting Power Unconditioned Spaces (from LTG-3C)		

Required Acceptance Tests

Designer

This form is to be used by the designer and attached to the plans. Listed below is the acceptance test for the Lighting system, LTG-2A. The designer is required to check the acceptance tests and list all control devices serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance. If all the lighting system or control of a certain type requires a test, list the different lighting and the number of systems. The NA7 Section in the Appendix of the Nonresidential Reference Appendices Manual describes the test. Since this form will be part of the plans, completion of this section will allow the responsible party to budget for the scope of work appropriately. Forms can be grouped by type of Luminaire controlled.

Enforcement Agency

Systems Acceptance. Before Occupancy Permit is granted for a newly constructed building or space or when ever new lighting system with controls is installed in the building or space shall be certified as meeting the Acceptance Requirements.

The LTG-2A form is not considered a complete form and is not to be accepted by the enforcement agency unless the boxes are checked and/or filled and signed. In addition, a Certificate of Acceptance forms shall be submitted to the enforcement agency that certifies plans, specifications, installation certificates, and operating and maintenance information meet the requirements of §10-103(b) of Title 24 Part 6. The field Inspector must receive the properly filled out and signed forms before the building can receive final occupancy. A copy of the LTG-2A for each different lighting luminaire control(s) must be provided to the owner of the building for their records.

Luminaires Controlled — LTG-2A

Equipment Requiring Testing Description	Number of like Controls	Location	controls and Sensors and Automatic Daylighting Controls Acceptance
AUTOMATIC TIME SW. CONTROL		24 HOUR FACILITY	☐
MOTION OCCUPANCY SENSOR		24 HOUR FACILITY	☐
			☐
			☐
			☐
			☐
			☐
			☐
			☐
			☐
			☐
			☐

INDOOR POWER ALLOWANCE LTG-3C

Project Name: **HOTEL SANDFORD REHAB.** Date: **09/14/10**

ALLOWED LIGHTING POWER (Chose One Method)

A Separate LTG-3C must be filled out for Conditioned and Unconditioned Spaces. Indoor Lighting Power Allowances listed on this page are only for: ☐ CONDITIONED spaces ☐ UNCONDITIONED spaces

COMPLETE BUILDING METHOD

BUILDING CATEGORY (From § 146 Table 146-E)	WATTS PER (ft²)	X	COMPLETE BUILDING AREA	=	ALLOWED WATTS
TOTALS			AREA		WATTS

AREA CATEGORY METHOD - Part A

A	B		C		D
AREA CATEGORY (From § 146 Table 146-F)	WATTS PER (ft²)	X	PER (ft²)	=	ALLOWED WATTS
KITCHEN	1.6		413		660.8
LAUNDRY	0.9		711		639.9
MULTI FAMILY COMMON AREA	1.0		14790		14790.0
LOBBY	1.5		1323		1984.5
STORAGE/ BATHROOM	0.6		1463		877.8
MECH ROOM	0.7		804		562.8
MULTI PURPOSE	1.4		2400		3360.0
LIBRARY	1.2		280		336.0
OFFICE LESS THAN 250 SQ. FT.	1.1		498		547.8
LOUNGE	1.1		427		469.7
Sum of Additional Allowed Watts from Area Category Method – Part B (from table below)					
			TOTALS 23109		24229.3
			AREA		WATTS

AREA CATEGORY METHOD - Part B Additional Wattage Allowance (from Table 146-F Footnotes)

A	B	C	D	E	F	G
Primary Function	Sq Ft	Additional Watts Per ft² Allowed	Wattage Allowance (BxC)	BUILDING CATEGORY (From § 146 Table 146-E)	TOTAL DESIGN WATTS	ALLOWED WATTS Smaller of D or F
				TOTALS – Enter into Area Category Method – Part A (table above)		

1. Additional watts available only when allowed according to the footnotes on bottom of Table 146-F for chandelier of sconce; art, craft, assembly or manufacturing specialized task work; precision commercial/ industrial work; or lab specialized task work.
2. Special luminaires are light fixtures described in the Table 146-F Footnotes that are subject to an additional wattage allowance.

TAILORED METHOD

Total Allowed Watts using the Tailored Method taken from LTG-4C (Page 1 of 4) Row 3

The indoor lighting power allowance using the Tailored Method of compliance shall be determined using the LTG-4C set of forms. A separate set of LTG-4C forms shall be filled out for CONDITIONED and UNCONDITIONED spaces

"CERTIFICATE OF ACCEPTANCE (LTG-1-A) AND ALL APPLICABLE ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED"

LIGHTING MANDATORY MEASURES

☒ **BUILDING LIGHTING SHUT-OFF**
THE BUILDING LIGHTING SHUT OFF SYSTEM CONSISTS OF AN AUTOMATIC TIME SWITCH WITH A ZONE FOR EACH FLOOR.

☒ **OVERRIDE FOR BUILDING LIGHTING SHUT-OFF**
THE AUTOMATIC BUILDING SHUT-OFF SYSTEM IS PROVIDED WITH A MANUAL ACCESSIBLE OVERRIDE SWITCH IN SIGHT OF THE LIGHTS. THE AREA OF OVERRIDE IS NOT TO EXCEED 5,000 FT ²

☐ **AUTOMATIC CONTROL DEVICES CERTIFIED**
ALL AUTOMATIC CONTROL DEVICES SPECIFIED ARE CERTIFIED; ALL ALTERNATE EQUIPMENT SHALL BE CERTIFIED AND INSTALLED AS DIRECTED BY THE MANUFACTURER.

☒ **FLUORESCENT BALLAST AND LUMINARIES CERTIFIED**
ALL FLUORESCENT FIXTURES SUBJECT TO CERTIFICATION AND SPECIFIED FOR THE PROJECTS ARE CERTIFIED.

☒ **INDIVIDUAL ROOM/ AREA CONTROLS**
EACH ROOM AND AREA IN THIS BUILDING IS EQUIPPED WITH A SEPARATE SWITCH OR OCCUPANCY SENSOR DEVICE FOR EACH AREA WITH FLOOR-TO-CEILING WALLS.

☒ **UNIFORM REDUCTION FOR INDIVIDUAL ROOMS**
ALL ROOMS AND AREAS GREATER THAN 100 FT² AND MORE THAN 0.8 WFT ²OF LIGHTING LOAD SHALL BE CONTROLLED WITH MULTI-LEVEL SWITCHING FOR UNIFORM REDUCTION OF LIGHTING WITHIN THE ROOM.

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SHEET TITLE
ELECTRICAL T-24

E5.1

PLOT DATE: 1/31/11

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"2A" — VOLTS 120/208 · PHASE 3 · WIRE 4 · A.I.C. 10,000 · FEEDER EXIST'G · MAINS LUGS ONLY · BUS 200 AMP · MOUNTING RECESSED

LOCATION	WATTAGE PH.A	PH.B	PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	PH.B	PH.C	LOCATION
* ROOM 234							1	20/1		20/1	2							ROOM 233 *
* ROOM 234							3	20/1		20/1	4							ROOM 233 *
* ROOM 235							5	20/1		20/1	6							ROOM 232 *
* ROOM 235							7	20/1		20/1	8							ROOM 232 *
* ROOM 236							9	20/1		20/1	10							ROOM 231 *
* ROOM 236							11	20/1		20/1	12							ROOM 231 *
* ROOM 237							13	20/1		20/1	14							ROOM 254 *
* ROOM 237							15	20/1		20/1	16							ROOM 254 *
* ROOM 239							17	20/1		20/1	18							ROOM 253 *
* ROOM 239							19	20/1		20/1	20							ROOM 253 *
* ROOM 240							21	20/1		20/1	22							ROOM 246 *
* ROOM 240							23	20/1		20/1	24							ROOM 246 *
* ROOM 241							25	20/1		20/1	26							ROOM 244 *
* ROOM 241							27	20/1		20/1	28							ROOM 244 *
* ROOM 242							29	20/1		20/1	30							ROOM 243 *
* ROOM 242							31	20/1		20/1	32							ROOM 243 *
* SPARE							33	20/1		–	34							SPARE *
* SPARE							35	20/1		–	36							SPACE *
* PANEL "2B"							37	100/		–	38							SPACE *
* PANEL "4A"							39	/		–	40							SPACE *
* PANEL "2B"							41	/ 3		–	42							SPACE *
TOTAL PH.A –		PH.B –														PH.C –		
TOTAL WATTS –		AMPS –														LCL AMPS –		

"2B" — VOLTS 120/208 · PHASE 3 · WIRE 4 · A.I.C. 10,000 · FEEDER EXIST'G · MAINS – · BUS 225 AMP · MOUNTING RECESSED

LOCATION	WATTAGE PH.A	PH.B	PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	PH.B	PH.C	LOCATION
* ROOM 250							1	20/1		20/1	2							ROOM 251 *
* ROOM 250							3	20/1		20/1	4							ROOM 251 *
* ROOM 249							5	20/1		20/1	6							ROOM 252 *
* ROOM 249							7	20/1		20/1	8							ROOM 252 *
* ROOM 248							9	20/1		20/1	10							ROOM 247 *
* ROOM 248							11	20/1		20/1	12							ROOM 247 *
* FC							13	20/1		20/1	14							CORR LIGHTING *
* EXTERIOR LIGHTING							15	20/1		20/1	16							SPARE *
* EXTERIOR LIGHTING							17	20/1		20/1	18							SPARE *
* SPARE							19	–		20/1	20							SPARE *
* SPARE							21	–		20/1	22							SPARE *
* SPARE							23	–		20/1	24							SPARE *
* PANEL "4B"							25	100/		20/1	26							SPARE *
* PANEL "3B"							27	/		20/1	28							SPARE *
* PANEL "3B"							29	/ 3		20/1	30							SPARE *
SPARE							31	–		20/1	32							SPARE
SPARE							33	–			34							SPARE
							35				36							
							37				38							
							39				40							
							41				42							
TOTAL PH.A –		PH.B –														PH.C –		
TOTAL WATTS –		AMPS –														LCL AMPS –		

"2C" — VOLTS 120/208 · PHASE 3 · WIRE 4 · A.I.C. 10,000 · FEEDER EXIST'G · MAINS LUGS ONLY · BUS 200 AMP · MOUNTING RECESSED

LOCATION	WATTAGE PH.A	PH.B	PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	PH.B	PH.C	LOCATION
* ROOM 215							1	20/1		20/1	2							ROOM 227 *
* ROOM 215							3	20/1		20/1	4							ROOM 227 *
* ROOM 214							5	20/1		20/1	6							ROOM 217 *
* ROOM 214							7	20/1		20/1	8							ROOM 217 *
* ROOM 213							9	20/1		20/1	10							ROOM 218 *
* ROOM 213							11	20/1		20/1	12							ROOM 218 *
* ROOM 212							13	20/1		20/1	14							ROOM 219 *
* ROOM 212							15	20/1		20/1	16							ROOM 219 *
* ROOM 211							17	20/1		20/1	18							SPARE *
* ROOM 211							19	20/1		20/1	20							ROOM 220 *
* ROOM 210							21	20/1		20/1	22							ROOM 209 *
* ROOM 210							23	20/1		20/1	24							ROOM 209 *
* ROOM 209							25	20/1		20/1	26							ROOM 222 *
* ROOM 209							27	20/1		20/1	28							ROOM 222 *
* ROOM 208							29	20/1			30							
* ROOM 208							31	20/1			32							
* SPARE							33	–			34							
* SPARE							35	–			36							
* PANEL "3C"							37	100/			38							
* PANEL "3C"							39	/			40							
* PANEL "3C"							41	/ 3			42							
TOTAL PH.A –		PH.B –														PH.C –		
TOTAL WATTS –		AMPS –														LCL AMPS –		

"2D" — VOLTS 120/208 · PHASE 3 · WIRE 4 · A.I.C. 10,000 · FEEDER EXIST'G · MAINS LUGS ONLY · BUS 200 AMP · MOUNTING RECESSED

LOCATION	WATTAGE PH.A	PH.B	PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	PH.B	PH.C	LOCATION
* ROOM 206							1	20/1		20/1	2							CORR LIGHTING *
* ROOM 206							3	20/1		–	4							SPARE *
* ROOM 205							5	20/1		20/1	6							ROOM 203 *
* ROOM 205							7	20/1		20/1	8							ROOM 203 *
* ROOM 204							9	20/1		50/	10							ROOM 201 MEP RANGE *
* ROOM 204							11	20/1		/	12							ROOM 201 MEP RANGE *
* FC							13	20/1		20/1	14							ROOM 201 *
* EMT LIGHTING							15	20/1		20/1	16							ROOM 201 DW *
* SPACE							17	–		20/1	18							ROOM 201 *
* SPACE							19	–		15/1	20							ROOM 201 *
* SPACE							21	–		20/1	22							ROOM 216 *
* SPACE							23	–		20/1	24							ROOM 216 *
* PANEL "3D"							25	60/		–	26							SPACE *
* PANEL "3D"							27	/		–	28							SPACE *
* PANEL "3D"							29	/ 3		–	30							SPACE *
SPACE							31	–		–	32							SPACE
							33				34							
							35				36							
							37				38							
							39				40							
							41				42							
TOTAL PH.A –		PH.B –														PH.C –		
TOTAL WATTS –		AMPS –														LCL AMPS –		

"3A" — VOLTS 120/208 · PHASE 3 · WIRE 4 · A.I.C. 10,000 · FEEDER EXIST'G · MAINS LUGS ONLY · BUS 200 AMP · MOUNTING RECESSED

LOCATION	WATTAGE PH.A	PH.B	PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	PH.B	PH.C	LOCATION
* ROOM 334							1	20/1		20/1	2							ROOM 333 *
* ROOM 334							3	20/1		20/1	4							ROOM 333 *
* ROOM 335							5	20/1		20/1	6							ROOM 332 *
* ROOM 335							7	20/1		20/1	8							ROOM 332 *
* ROOM 336							9	20/1		20/1	10							ROOM 347 *
* ROOM 336							11	20/1		20/1	12							ROOM 347 *
* ROOM 337							13	20/1		20/1	14							ROOM 354 *
* ROOM 337							15	20/1		20/1	16							ROOM 354 *
* ROOM 339							17	20/1		20/1	18							ROOM 353 *
* ROOM 339							19	20/1		20/1	20							ROOM 353 *
* ROOM 340							21	20/1		20/1	22							ROOM 346 *
* ROOM 340							23	20/1		20/1	24							ROOM 346 *
* ROOM 341							25	20/1		20/1	26							ROOM 344 *
* ROOM 341							27	20/1		20/1	28							ROOM 344 *
* ROOM 342							29	20/1		20/1	30							ROOM 343 *
* ROOM 342							31	20/1		20/1	32							ROOM 343 *
SPARE							33	20/1		–	34							SPARE
SPARE							35	20/1		–	36							SPACE
* PANEL "4A"							37	90/		–	38							SPACE *
* PANEL "4A"							39	/		–	40							SPACE *
* PANEL "4A"							41	/ 3		–	42							SPACE *
TOTAL PH.A –		PH.B –														PH.C –		
TOTAL WATTS –		AMPS –														LCL AMPS –		

"3B" — VOLTS 120/208 · PHASE 3 · WIRE 4 · A.I.C. 10,000 · FEEDER EXIST'G · MAINS MAIN LUGS ONLY · BUS 200 AMP · MOUNTING RECESSED

LOCATION	WATTAGE PH.A	PH.B	PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	PH.B	PH.C	LOCATION
* ROOM 350							1	20/1		20/1	2							ROOM 351 *
* ROOM 350							3	20/1		20/1	4							ROOM 351 *
* ROOM 349							5	20/1		20/1	6							ROOM 352 *
* ROOM 349							7	20/1		20/1	8							ROOM 352 *
* ROOM 348							9	20/1		20/1	10							ROOM 347 *
* ROOM 348							11	20/1		20/1	12							ROOM 347 *
* FC							13	20/1		20/1	14							CORR LIGHTING *
* EXTERIOR LIGHTING							15	20/1		20/1	16							SPARE *
* SPARE							17	20/1		20/1	18							SPARE *
* PANEL "4B"							19	70/		20/1	20							SPARE *
* PANEL "4B"							21	/		20/1	22							SPARE *
* PANEL "4B"							23	/ 3		20/1	24							SPARE *
SPACE							25	–		20/1	26							SPACE
SPACE							27	–		20/1	28							SPACE
SPACE							29	–		20/1	30							SPACE
SPACE							31	–		20/1	32							SPACE
							33				34							
							35				36							
							37				38							
							39				40							
							41				42							
TOTAL PH.A –		PH.B –														PH.C –		
TOTAL WATTS –		AMPS –														LCL AMPS –		

"3C" — VOLTS 120/208 · PHASE 3 · WIRE 4 · A.I.C. 10,000 · FEEDER EXIST'G · MAINS LUGS ONLY · BUS 200 AMP · MOUNTING RECESSED

LOCATION	WATTAGE PH.A	PH.B	PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	PH.B	PH.C	LOCATION
* ROOM 319							1	20/1		20/1	2							ROOM 313 *
* ROOM 319							3	20/1		20/1	4							ROOM 313 *
* ROOM 314							5	20/1		20/1	6							ROOM 317 *
* ROOM 314							7	20/1		20/1	8							ROOM 317 *
* ROOM 327							9	20/1		20/1	10							ROOM 318 *
* ROOM 327							11	20/1		20/1	12							ROOM 318 *
* ROOM 309							13	20/1		20/1	14							ROOM 315 *
* ROOM 309							15	20/1		20/1	16							ROOM 315 *
* ROOM 311							17	20/1		20/1	18							ROOM 320 *
* ROOM 311							19	20/1		20/1	20							ROOM 320 *
* ROOM 312							21	20/1		20/1	22							ROOM 321 *
* ROOM 312							23	20/1		20/1	24							ROOM 321 *
* ROOM 310							25	20/1		20/1	26							ROOM 322 *
* ROOM 310							27	20/1		20/1	28							ROOM 322 *
* ROOM 308							29	20/1		20/1	30							ROOM 316 *
* ROOM 308							31	20/1		20/1	32							ROOM 316 *
* PANEL "4C"							33	70/		–	34							SPACE *
* PANEL "4C"							35	/		–	36							SPACE *
* PANEL "4C"							37	/ 3		–	38							SPACE *
SPACE							39	–		–	40							SPACE
SPACE							41	–		–	42							SPACE
TOTAL PH.A –		PH.B –														PH.C –		
TOTAL WATTS –		AMPS –														LCL AMPS –		

"3D" — VOLTS 120/208 · PHASE 3 · WIRE 4 · A.I.C. 10,000 · FEEDER EXIST'G · MAINS LUGS ONLY · BUS 200 AMP · MOUNTING RECESSED

LOCATION	WATTAGE PH.A	PH.B	PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	PH.B	PH.C	LOCATION
* ROOM 306							1	20/1		20/1	2							– *
* ROOM 306							3	20/1		20/1	4							– *
* ROOM 305							5	20/1		20/1	6							– *
* ROOM 305							7	20/1		20/1	8							– *
* ROOM 304							9	20/1		20/1	10							– *
* ROOM 304							11	20/1		20/1	12							– *
* EXIT LIGHTING							13	20/1		20/1	14							– *
* FC							15	20/1		20/1	16							– *
SPACE							17	–		–	18							SPACE
SPACE							19	–		–	20							SPACE
SPACE							21	–		–	22							SPACE
SPACE							23	–		–	24							SPACE
* PANEL "4D"							25	40/		–	26							SPACE *
* PANEL "4D"							27	/		–	28							SPACE *
* PANEL "4D"							29	/ 3		–	30							SPACE *
SPACE							31	–		–	32							SPACE
							33				34							
							35				36							
							37				38							
							39				40							
							41				42							
TOTAL PH.A –		PH.B –														PH.C –		
TOTAL WATTS –		AMPS –														LCL AMPS –		

ELECTRICAL CONTRACTOR SHALL REMOVE ALL PANEL COVERS AND CHECK/ RETOURK ALL SUBFEED CONNECTIONS. VERIFY THAT ALL CIRCUIT BREAKER CONNECTIONS, NEUTRAL CONNECTIONS AND GROUND CONNECTIONS ARE CORRECT. REPLACE ANY PARTS, CIRCUIT BREAKERS, ETC. TO MAINTAIN SAFE WORKING CONDITION OF PANELS. PROVIDE ANY REQUIRED BLANCK PLATES OVER OPEN SPACES IN PANEL COERS. AFTER COMPLETION PROVIDE NEW PANEL DIRECTORY AND CONFIRM CIRCUIT BREAKER MATCHES LABEL.

*: SINGLE ASTERIK DENOTES EXISTING BREAKER AND EXISTING LOAD.
**: DOUBLE ASTERIK DENOTES EXISTING BREAKER AND NEW LOAD.
***: TRIPLE ASTERIK DENOTES NEW BREAKER AND NEW LOAD.

ARCHITECT
C 20193

HOTEL SANDFORD
REHABILITATION
1301-1333 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

CLIENT
SDHC

OWNER
SDHC

PROJECT
10011

DRAWN

REVIEWED
PDM

SPEC FILE

DATE
01-10-11

REVISIONS

BID SET - FEBRUARY 23, 2011

ALL DESIGNS, IDEAS, AND ARRANGEMENTS AS INDICATED ON THESE DRAWINGS ARE THE LEGAL PROPERTY OF HERITAGE ARCHITECTURE AND PLANNING, AND SHALL BE RESTRICTED TO THE ORIGINAL SITE AND SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE BY ANY METHOD, WHOLE OR PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING IS PROHIBITED. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN AND DATED AUTHORIZATION AND APPROVAL OF HERITAGE ARCHITECTURE AND PLANNING. ANY ATTEMPT TO BIFURCATE OR BREAK-UP THESE DRAWINGS WILL VOID THE STAMPS AND SIGNATURES AND ABSOLVE THE DESIGN TEAM OF ANY AND ALL LIABILITY. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS, WHERE APPLICABLE, SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF ALL THESE RESTRICTIONS WITHOUT PREJUDICE.

SHEET TITLE
ELECTRICAL SCHEDULES

E5.2

PLOT DATE: 1/31/11

"SK"

VOLTS 120/208 | PHASE 3 | WIRE 4 | A.I.C. 10,000 | FEEDER NEW 4 #1CU, 1 #6GND, 1 1/2"C | MAINS LUGS ONLY | BUS 125 AMP | MOUNTING SURFACE

LOCATION	WATTAGE PH.A	WATTAGE PH.B	WATTAGE PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	WATTAGE PH.B	WATTAGE PH.C	LOCATION
G.D.	1000							20/1	1	20/1	2				1500			MICROWAVE
SMALL APPLIANCE		1500						20/1	3	40/	4					4000		RANGE/OVEN
SMALL APPLIANCE			1500					20/1	5	/	6						4000	RANGE/OVEN
EF/2 AND EF/3	383							20/1	7		8							
REFRIGERATOR		1000						20/1	9		10							
									11		12							
									13		14							
									15		16							
									17		18							
									19		20							
									21		22							
									23		24							
									25		26							
									27		28							
									29		30							
									31		32							
									33		34							
									35		36							
									37		38							
									39		40							
									41		42							

TOTAL PH.A 2883 | PH.B 6500 | PH.C 5500
TOTAL WATTS 14883 | AMPS 41.3 | LCL AMPS –

*: SINGLE ASTERIK DENOTES EXISTING BREAKER AND EXISTING LOAD.
**: DOUBLE ASTERIK DENOTES EXISTING BREAKER AND NEW LOAD.
***: TRIPLE ASTERIK DENOTES NEW BREAKER AND NEW LOAD.

"BA"

VOLTS EXIST'G 120/208 | PHASE EXIST'G 3 | WIRE EXIST'G 4 | A.I.C. EXIST'G 10,000 | FEEDER EXIST'G | MAINS EXIST'G LUGS ONLY | BUS EXIST'G 225 AMP | MOUNTING EXIST'G SURFACE

LOCATION	WATTAGE PH.A	WATTAGE PH.B	WATTAGE PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	WATTAGE PH.B	WATTAGE PH.C	LOCATION
EM EXITS	500							20/1	1	20/1	2				180			ELEVATOR PIT
LOUNGE		500						20/1	3	20/1	4					500		KITCHEN
LOUNGE TOILET			360					20/1	5	20/1	6						500	STAIRS CORR
REFRIGERATOR	750							15/1	7	30/2	8				500			(2) FC/3
FREEZER		750						20/1	9	/ 2	10					500		(2) FC/3
KITCHEN			750					20/1	11	30/2	12						500	EMERG.
MICROWAVE	1000							15/1	13	/ 2	14				9760			PANEL BB
KITCHEN		1000						15/1	15	30/2	16					9580		PANEL BB
DISHWASHER			1000					20/1	17	/ 2	18						8945	PANEL BB
KITCHEN	1000							20/1	19		20				180			TTB
GARBAGE DISP		1000						20/1	21		22					500		(2) FC/2
KITCHEN			1000					20/1	23		24						500	(2) FC/2
STAIRS	500							20/1	25		26				500			EXTERIOR
LOBBY		500						20/1	27		28					500		EXTERIOR
LOUNGE TOILET			360					20/1	29		30						360	LOUNGE
ADMIN	500							20/1	31		32				500			LOUNGE
VENDING		360						20/1	33		34					360		LOUNGE TOILET
SPARE								20/1	35		36						500	(2) SF-1
SPARE								20/1	37		38				500			(2) SF-1
SPARE								20/1	39		40					500		(2) SF01
SPARE								20/1	41		42						180	IRRIGATION

TOTAL PH.A 16390 | PH.B 16050 | PH.C 15090
TOTAL WATTS 48030 | AMPS 133.4 | LCL AMPS –

"BB"

VOLTS EXIST'G 120/208 | PHASE EXIST'G 3 | WIRE EXIST'G 4 | A.I.C. EXIST'G 10,000 | FEEDER EXIST'G | MAINS EXIST'G LUGS ONLY | BUS EXIST'G 100 AMP | MOUNTING EXIST'G FLUSH

LOCATION	WATTAGE PH.A	WATTAGE PH.B	WATTAGE PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	WATTAGE PH.B	WATTAGE PH.C	LOCATION
T.V. ROOM	360							20/1	1	20/1	2				1500			LAUNDRY
TOILET CORR.		360						20/1	3	20/1	4					1500		LAUNDRY
STOR., MECH.			360					20/1	5	20/1	6						180	VENDING
DRYER	2500							30/2	7	30/2	8				180			VENDING
DRYER		2500						/ 2	9	/ 2	10					180		VENDING
DRYER			2500					30/2	11	30/2	12						1500	WASHER
DRYER	2500							30/2	13	/ 2	14				1500			WASHER
DRYER		2500						30/2	15	30/2	16					1500		WASHER
DRYER			2500					/ 2	17	/ 2	18						500	EF/2
NEW ACTIVITY	720							20/1	19	15/2	20				500			P-1
NEW VENDING		180						20/1	21	20/1	22					500		P-1
NEW VENDING			180					20/1	23	20/1	24						500	P-1
NEW VENDING	180							20/1	25	–	26							SPACE ONLY
NEW VENDING		180						20/1	27	–	28							SPACE ONLY
NEW RECEPT			720					20/1	29	–	30							SPACE ONLY
									31		32							
									33		34							
									35		36							
									37		38							
									39		40							
									41		42							

TOTAL PH.A 9760 | PH.B 9580 | PH.C 8940
TOTAL WATTS 28280 | AMPS 78.5 | LCL AMPS 3.4

"RA"

VOLTS EXIST'G 120/208 | PHASE EXIST'G 3 | WIRE EXIST'G 4 | A.I.C. EXIST'G 10,000 | FEEDER EXIST'G | MAINS EXIST'G LUGS ONLY | BUS EXIST'G 225 AMP | MOUNTING SURFACE

LOCATION	WATTAGE PH.A	WATTAGE PH.B	WATTAGE PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	WATTAGE PH.B	WATTAGE PH.C	LOCATION
CU/4								40	1	20/1	2							ROOF
CU/4								3	/	60/2	4							CU/5
CU/4								5	/ 3	/	6							CU/5
CU/2								7	30/2	/ 3	8							CU/5
CU/2								9	/ 2	30	10							CU/3
CU/2								11	30/2	/	12							CU/3
CU/4								13	/ 2	30/3	14							CU/3
CU/4								15	40/2	30	16							CU/3
CU/4								17	/ 2	/	18							CU/3
CU/4								19	/ 3	/ 3	20							CU/3
SPARE								21	20/1	20/1	22							SPARE
EXIST'G SPACE ONLY								23	–	–	24							SPACE ONLY
EXIST'G SPACE ONLY								25	–	–	26							SPACE ONLY
EXIST'G SPACE ONLY								27	–	–	28							SPACE ONLY
								29	–	–	30							SPACE ONLY
								31			32							
								33			34							
								35			36							
								37			38							
								39			40							
								41			42							

TOTAL PH.A EXIST'G | PH.B EXIST'G | PH.C EXIST'G
TOTAL WATTS EXIST'G | AMPS EXIST'G | LCL AMPS EXIST'G

"RB"

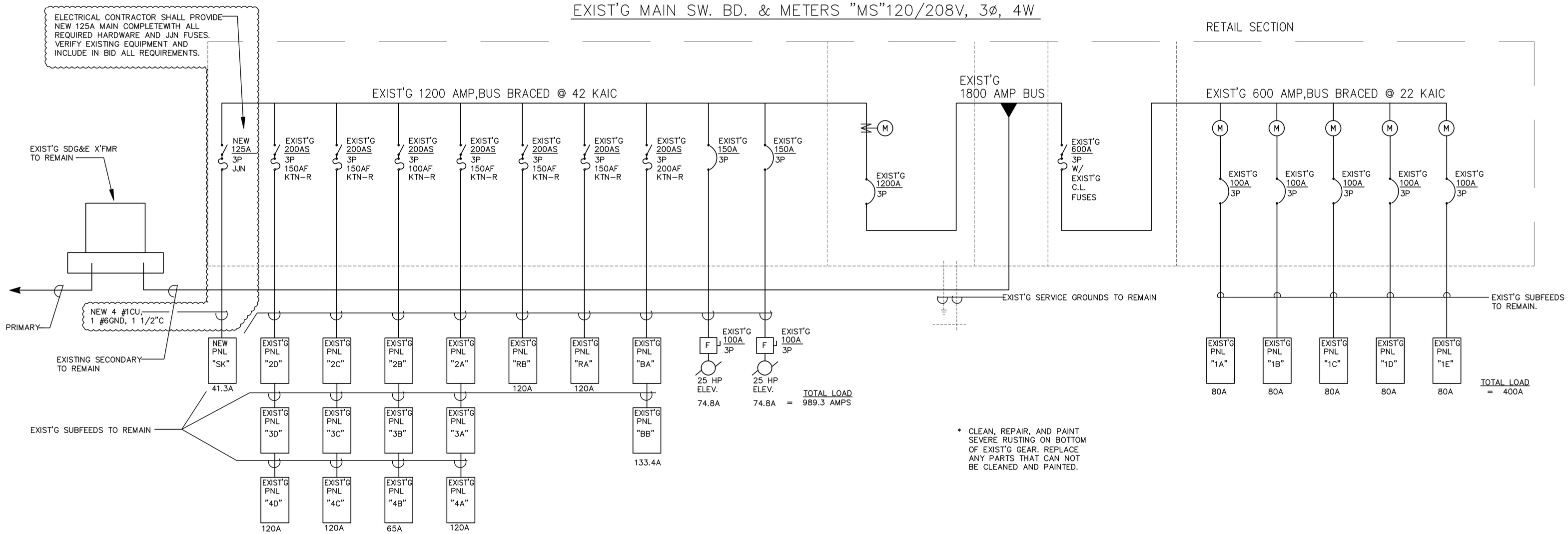
VOLTS EXIST'G 120/208 | PHASE EXIST'G 3 | WIRE EXIST'G 4 | A.I.C. EXIST'G 10,000 | FEEDER EXIST'G | MAINS EXIST'G LUGS ONLY | BUS EXIST'G 225 AMP | MOUNTING SURFACE

LOCATION	WATTAGE PH.A	WATTAGE PH.B	WATTAGE PH.C	LTG	REC	MS	CIR	BKR		BKR	CIR	MS	REC	LTG	WATTAGE PH.A	WATTAGE PH.B	WATTAGE PH.C	LOCATION
CU/3								30/2	1	60/2	2							CU/5
CU/3								3	/	/	4							CU/5
CU/3								5	/ 3	/ 3	6							CU/5
CU/3								7	30/2	30/3	8							CU/3
CU/3								9	/	/	10							CU/3
CU/3								11	/ 3	/ 3	12							CU/3
CU/2								13	30/2	30/3	14							CU/3
CU/2								15	/ 2	/	16							CU/3
CU/3								17	60/2	/ 3	18							CU/3
CU/2								19	/	30/2	20							CU/2
CU/3								21	/ 3	/ 2	22							CU/2
SPARE								23	20/1	20/1	24							SPARE
SPARE								25	20/1	20/1	26							SPARE
SPARE								27	20/1	20/1	28							SPARE
SPARE								29	20/1	20/1	30							SPARE
								31			32							
								33			34							
								35			36							
								37			38							
								39			40							
								41			42							

TOTAL PH.A EXIST'G | PH.B EXIST'G | PH.C EXIST'G
TOTAL WATTS EXIST'G | AMPS EXIST'G | LCL AMPS EXIST'G

ELECTRICAL CONTRACTOR SHALL PROVIDE NEW 125A MAIN COMPLETEWITH ALL REQUIRED HARDWARE AND JJN FUSES. VERIFY EXISTING EQUIPMENT AND INCLUDE IN BID ALL REQUIREMENTS.

EXIST'G MAIN SW. BD. & METERS "MS"120/208V, 3ø, 4W



* ELECTRICAL CONTRACTOR SHALL REMOVE ALL PANEL COVERS AND CHECK/ RETOURK ALL SUBFEED CONNECTIONS. VERIFY THAT ALL CIRCUIT BREAKER CONNECTIONS, NEUTRAL CONNECTIONS AND GROUND CONNECTIONS ARE CORRECT. REPLACE ANY PARTS, CIRCUIT BREAKERS, ETC. TO MAINTAIN SAFE WORKING CONDITION OF PANELS. PROVIDE ANY REQUIRED BLANCK PLATES OVER OPEN SPACES IN PANEL COERS. AFTER COMPLETION PROVIDE NEW PANEL DIRECTORY AND CONFIRM CIRCUIT BREAKER MATCHES LABEL.

* CLEAN, REPAIR, AND PAINT SEVERE RUSTING ON BOTTOM OF EXIST'G GEAR. REPLACE ANY PARTS THAT CAN NOT BE CLEANED AND PAINTED.

SINGLE LINE DIAGRAM

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER PEDRO MEDINA ELECTRICAL No. E12872 Exp. 3/31/12

NED
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ARCHITECT
C 20193

HOTEL SANDFORD
REHABILITATION
1301-1333 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92101

BID SET - FEBRUARY 23, 2011

CLIENT: SDHC
OWNER: SDHC
PROJECT: 10011
DRAWN:
REVIEWED: PDM
SPEC FILE:
DATE: 01-10-11
REVISIONS:

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SHEET TITLE: ELECTRICAL SCHEDULES

E5.3

PLOT DATE: 1/31/11

EQUIPMENT SCHEDULE

ITEM	VOLTAGE	PHASE	F.L.A. OR HP	FUSE	WIRE	REMARKS
DF 1	120	1	80 WATTS	N/A	2 #12 CU, 1/2"C	DRYER FAN WITH INTREGRATED PRESSURE SWITCH.
FF 1	120	1	120 WATTS	N/A	2 #12 CU, 1/2"C	DUCTLESS CHARCOAL FILTER RESIDENCE BATHS
EF 1	120	1	83 WATTS	N/A	2 #12 CU, 1/2"C	EXHAUST FAN BASEMENT VENDING
EF 2	120	1	83W	N/A	2 #12 CU, 1/2"C	RESIDENT KITCHEN EXHAUST FAN CONTROLLED WITH SWITCH
EF 3	120	1	300W	N/A	2 #12 CU, 1/2"C	STAFF KITCHEN HOOD EXHAUST FAN CONTROLLED WITH SWITCH
HP BA	208	1	22.1 MCA	35A 2P	2 #8 CU, 3/4"C	OUTDOOR HEAT PUMP
HP BB	208	1	22.1 MCA	35A 2P	2 #8 CU, 3/4"C	OUTDOOR HEAT PUMP
HP BC	208	1	18.9 MCA	30A 2P	2 #10 CU, 3/4"C	OUTDOOR HEAT PUMP
HP 1A	208	1	16.5 MCA	25A 2P	2 #10 CU, 3/4"C	OUTDOOR HEAT PUMP
HP 1B	208	1	18.9 MCA	30A 2P	2 #10 CU, 3/4"C	OUTDOOR HEAT PUMP
HP 1C	208	1	18.9 MCA	30A 2P	2 #10 CU, 3/4"C	OUTDOOR HEAT PUMP
HP 1D	208	1	22.1 MCA	35A 2P	2 #8 CU, 3/4"C	OUTDOOR HEAT PUMP
FC BA	208	1	5.4 MCA	15A 2P	2 #12 CU, 1/2"C	INDOOR FAN COIL
FC BB	208	1	5.4 MCA	15A 2P	2 #12 CU, 1/2"C	INDOOR FAN COIL
FC BC	208	1	5.4 MCA	15A 2P	2 #12 CU, 1/2"C	INDOOR FAN COIL
FC 1A	208	1	5.4 MCA	15A 2P	2 #12 CU, 1/2"C	INDOOR FAN COIL
FC 1B	208	1	5.4 MCA	15A 2P	2 #12 CU, 1/2"C	INDOOR FAN COIL
FC 1C	208	1	5.4 MCA	15A 2P	2 #12 CU, 1/2"C	INDOOR FAN COIL
FC 1D	208	1	5.4 MCA	15A 2P	2 #12 CU, 1/2"C	INDOOR FAN COIL
WP 1	120	1	2/5 HP	17 1/2A 1P	2 #12 CU, 1/2"C	WATER HEATER PUMP
WP 2	120	1	2/5 HP	17 1/2A 1P	2 #12 CU, 1/2"C	WATER HEATER PUMP

ELECTRICAL EQUIP. NOTES

1) ALL EXTERIOR EQUIPMENT SHALL BE WEATHERPROOF, NEMA 3R

2) ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EQUIPMENT WITH MECHANICAL DRAWINGS AND CONTRACTOR PRIOR TO ROUGH AND/OR ROOF PENETRATIONS.

3) ELECTRICAL CONTRACTOR SHALL PROVIDE ALL DISCONNECTS, STARTERS, PIPE AND WIRE AS REQUIRED FOR A COMPLETE WORKING SYSTEM.

4) ELECTRICAL CONTRACTOR SHALL COORDINATE BUILDING SERVING VOLTAGE WITH MECHANICAL CONTRACTOR UNITS FOR CONSTRUCTION

LUMINAIRE SCHEDULE

TYPE	MTG.	#	LAMP CODE WATT/LUMENS COLOR	LUMINAIRE DESCRIPTION	MANUFACTURER & CATALOG NUMBER	INPUT WATTS, VOLTS	REF. NOTES	REF. SYMBOLS
A	REC.	1	PL26	RECESSED COMPACT FLUOR. W/SPEC CLEAR TRIM	PRESCOLITE LF6CFH1-26-EB-BLANK-6CFH1	28W 120V	① ③	
AE	REC.	1	PL26	SAME AS "A" EXCEPT W/EM BATTERY PACK	PRESCOLITE LF6CFH1-26-EB-BLANK-6CFH1/EM	28W 120V	① ② ③	
B	CLG. SURF.	2	FO32 T8	1X4, 2 TUBE CLG SURFACE MTD FLUOR. W/WRAP ACRYLIC LENS	LITHONIA AW232AR 120 GEB 10IS	58W 120V	① ③	
BE	CLG. SURF.	2	FO32 T8	SAME AS "B" EXCEPT W/EM BATTERY PACK	LITHONIA AW232AR 120 GEB 10IS/EM	58W 120V	① ② ③	EM NL
C	CLG. SURF.	2	FO32 T8	4', 2 TUBE FLUOR. STRIP LIGHT W/WIRE GUARD	LITHONIA C232 120-GEB 10 IS-WG	58W 120V	① ③	
CE	CLG. SURF.	2	FO32 T8	SAME AS "C" EXCEPT W/EM BATTERY PACK	LITHONIA C232 120-GEB 10 IS-WG/EM	58W 120V	① ② ③	EM NL
D	CLG. SURF.	2	42W TT	DECORATIVE CEILING MOUNT FLUOR. DRUM FIXTURE	SPEC PER ARCHITECT	88W 120V	①	N
E	PEND.	5	PL13	DECORATIVE CHANDELIER FLUOR. BOWL FIXTURE	REJUVENATION HAMLIN #A8928	75W 120V	① ④	N
F	CLG. SURF.	3	FO32 T8	2X4, 3 TUBE FLUOR. W/ACRYLIC LENS AND WHITE METAL SIDES	LITHONIA 2M332 A12125 120-GEM 10 IS	87W 120V	① ③	
G	TRACK	1	75W	2-CIRCUIT TRACK WITH ADJUSTABLE TRACK LIGHTING HEADS	PRESCOLITE ARCHITRAK ATRK-021	75W 120V		
H	ROOF	1	PL42 M.H.	EXTERIOR ADJUST FLUOR FLAG POLE LTG	SPECTRA LIGHTING 4348-132T8	44W 120V	①	N
I	ROOF		LOT	LED SOFFIT EAVE LTG W/DRIVERS	EARTHLED ZETALUX 2			
J	CLG. SURF.	1	GU24 18W SPIRAL (75W EQUIV)	DECORATIVE CEILING MOUNT FLUOR. DRUM FIXTURE	REJUVENATION SUNCREST #A4707	20W 120V	①	N
JE	CLG. SURF.	1	GU24 18W SPIRAL (75W EQUIV)	SAME AS "J" EXCEPT WITH EM BATTERY PACK	REJUVENATION SUNCREST #A4707 EM	20W 120V	① ②	EM N
K	PEND	1	PL26	DECORATIVE CEILING MOUNT SMALL BOWL-LIGHT PENDANT	REJUVENATION HAZELFERN #A2750	28W 120V	① ④	N
L	CLG. SURF.	2	F17 TT	WALL MOUNT 2' FLUOR. VANITY LIGHT	TERON #BT24 217E-120E/AS	88W 120V	① ②	
M	WALL	2	F017 T8	2', 2-TUBE WALL MOUNT FLUORESCENT WITH 90 MINUTE BATTERY PACK FOR ADA STANDARDS	LITHONIA WP217 120-GEB 10 IS/EM	36W 120V	① ③	
EX	SURF	2	LED	UNIVERSAL MOUNT EXIT SIGN WITH 90 MIN. EMERGENCY BACKUP BATTERY PACK	LITHONIA #BWE RELN	2W 120V	②	

① PROVIDE WITH ELECTRONIC BALLAST

② PROVIDE WITH EMERGENCY BATTERY PACK BACK UP

③ ALL INDOOR FLUORESCENT LUMINAIRES WITH DOUBLE-ENDED LAMPS AND CONTAIN BALLAST(S) THAT CAN BE SERVICED IN PLACE SHALL HAVE A DISCONNECTING MEANS EITHER INTERNAL OR EXTERNAL EXTERNAL TO EACH LUMINAIRE (FIXTURE), TO DISCONNECT SIMULTANEOUSLY FROM THE SOURCE OF SUPPLY ALL CONDUCTORS OF THE BALLAST, INCLUDING THE GROUNDED CONDUCTOR IF ANY.

④ NEW INCANDESCENT FIXTURES SHALL BE PROVIDED WITH SCREW-IN TYPE. CONNECT FLUORESCENT LAMPS.

OCCUPANCY SENSOR SCHEDULE

TYPE	MTG.	SENSOR DESCRIPTION	MANUFACTURER & CATALOG NUMBER	INPUT WATTS, VOLTS	REF. NOTES	REF. SYMBOLS
S1	WALL	SINGLE POLE WALL MOUNT 180 DEGREE 800 WATT	LEVITON #ODS10-IDA	800W 120/277V	①	MH
S2	WALL	SINGLE POLE DUAL CKT WALL MOUNT 180 DEGREE 800 WATT	LEVITON #ODS0D-IDA	800W 120/277V	①	a,b MH
S3	CEIL	360 DEGREE 2000 SQ. FT. CEILING MOUNT	LEVITON #ODC20-MOW	N/A	①	a,b M
S4	CEIL	POWER PACK FOR S3 SENSOR, 20A	LEVITON #ODP20-070	20A 120/277V	①	P

① ALL DEVICES TO BE WHITE COLOR AND INSTALLED PER MANUFACTURER REQUIREMENTS

ELECTRICAL LEGEND

	RECESSED MTD. FLUOR.
	HIGH BAY LIGHT FIXTURE
	FLUOR. STRIP LIGHT
	SURFACE MTD. LIGHT FIXTURE
	RECESSED DOWN LIGHT FIXTURE
	WALL MTD. LIGHT FIXTURE
	RECESSED PANEL
$^D	SPST DIMMER SWITCH, +44"
$	SPST TOGGLE SWITCH, +44"
M	SPST MANUAL ON 30 MINUTE OCCUPANT MOTION SENSOR SWITCH, +44"
$^3	THREE-WAY SWITCH +44" A.F.F. U.O.N.
	CONVENIENCE DUPLEX OUTLET +15" CENTERLINE A.F.F. – U.O.N.
	FOURPLEX CONVENIENCE OUTLET +15" CENTERLINE A.F.F. – U.O.N.
F	FUSED DISCONNECT SWITCH
J	JUNCTION BOX WITH FLEX CONNECTION
	WALL MTD. TELEPHONE OUTLET +15" CENTERLINE A.F.F.
	WALL MTD. DATA OUTLET +15" CENTERLINE A.F.F.
3P 200 100 RK1	NO. OF POLES SWITCH SIZE, AMPS FUSE SIZE, AMPS FUSE CLASS TYPE
A-2,4	BRANCH CIRCUIT HOME-RUN WITH PANEL & CIRCUIT DESIGNATION. HASH MARKS INDICATE NO. OF #12 WIRE U.O.N.
— T —	TELEPHONE SYSTEM CONDUIT WITH PULL-ROPE
— E —	EMERGENCY SYSTEM CONDUIT & WIRING
	CONDUIT WITH #12 WIRE, EACH TICK INDICATES ONE #12 WIRE.
A	LIGHT FIXTURE DESIGNATION. SEE LIGHT FIXTURE SCHEDULE.
TV	TV OUTLET WITH COAX +15" A.F.F. CENTERLINE
	CONVENIENCE DUPLEX OUTLET +15" A.F.F. CENTERLINE HALF SWITCHED, HALF HOT.
	SPECIAL PURPOSE RECEPTACLE, SIZE PER PANEL.
	WALL MTD. PLUG MOLD
	DROP CHORD RECEPTACLE
F	EXHAUST FAN
S	SMOKE ALARM, 120V W/ BATTERY BACKUP.
TV	COMBO PLATE TV OUTLET WITH COAX AND TELEPHONE OUTLET +15" AFF CENTERLINE

4W	4-WIRE
A,AMPS	AMPERES
A.F.F.	ABOVE FINISHED FLOOR
A.I.C.	AMPERE INTERRUPTING CAPACITY
B.C.	BARE COPPER
C., COND	CONDUIT
C.O.	CONDUIT ONLY
C/B	CIRCUIT BREAKER
CKT	CIRCUIT
CONN	CONNECTED
CORR.	CORRIDOR
CU	COPPER
ELECT.	ELECTRICAL
EXH/EF	EXHAUST
EXTER.	EXTERIOR
GFI	GROUND FAULT INTERRUPTING
GND.	GROUND
LTG.	LIGHTING
M.P.	MULTI-PURPOSE
M/C	MACHINE
MECH.	MECHANICAL
MTD.	MOUNTED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
P	POLE
PH,~	PHASE
PNL	PANEL
RECEP.	RECEPTACLE
RM.	ROOM
TOIL.	TOILET
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
U/G	UNDER GROUND
W,WATT	WATTAGE
W.P.	WEATHERPROOF
EM	EMERGENCY
NL	NIGHT LIGHT

GENERAL NOTES

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BE LISTED BY UNDERWRITER'S LABORATORIES AND BEAR THEIR LABEL, OR LISTED AND CERTIFIED BY A NATIONALLY RECOGNIZED TESTING AUTHORITY WHERE UL DOES NOT HAVE A LISTING. CUSTOM MADE EQUIPMENT MUST HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY.
2. THE CONTRACTOR SHALL VISIT THE SITE INCLUDING ALL AREAS INDICATED ON THE DRAWINGS. HE SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND BY SUBMITTING A BID ACCEPTS CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM HIS WORK.
3. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COMPLETE SET OF DRAWINGS AND SPECIFICATIONS. HE SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AND SHALL CAREFULLY READ THE ENTIRE SPECIFICATIONS AND DETERMINE HIS RESPONSIBILITIES. FAILURE TO DO SO SHALL NOT RELEASE THE CONTRACTOR FROM DOING THE WORK IN COMPLETE ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND FEES NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK, INCLUDING ALL CHARGES BY THE LOCAL GOVERNMENT AGENCIES.
5. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AT THE SITE. ANY COST TO ROUTE CONDUIT OTHER THAN AS SHOWN ON THE PLANS SHALL BE INCURRED BY THE CONTRACTOR.
6. ALL INTERRUPTION OF ELECTRICAL LINES SHALL BE KEPT TO MINIMUM. HOWEVER, WHEN AN INTERRUPTION IS NECESSARY, THE SHUTDOWN MUST BE COORDINATED WITH THE POWER COMPANY AND THE OWNER.
7. ALL FINAL CONNECTIONS TO OWNER-FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DO ALL CORING, SAW CUTTING, PATCHING, AND REFINISHING OF EXISTING WALLS AND SURFACES WHEREVER IT IS NECESSARY FOR HIM TO PENETRATE FOR HIS WORK. ALL OPENINGS SHALL BE SEALED TO MEET THE FIRE RATINGS OF THE PARTICULAR WALL, FLOOR OR CEILING.
9. WHEREVER A DISCREPANCY EXISTS IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT, DEVICES, CIRCUIT BREAKERS, TRANSFORMERS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER AND THE ARCHITECT.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF CEILING SYSTEMS AND TO FURNISH APPROVED LIGHTING FIXTURES OF THE TYPE REQUIRED FOR MOUNTING IN SUBJECT CEILINGS. WHERE FIXTURES ARE RECESSED IN PLASTER CEILINGS, THEY SHALL BE COMPLETE WITH THE NECESSARY MOUNTING HARDWARE AND PLASTER FRAMES.
11. EXACT LOCATIONS OF ALL CEILING MOUNTED LIGHTING FIXTURES AND DEVICES SHALL BE AS INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLANS. ALL OUTLET LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN.
12. ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC), AND ALL OTHER LOCAL AND STATE CODES HAVING JURISDICTION.
13. ALL CONDUCTORS SHALL BE COPPER.
14. METALLIC WIRING METHODS SHALL BE USED THROUGHOUT THE BUILDING, EXCEPT WHERE ALLOWED BY NEC.

REGISTERED PROFESSIONAL ENGINEER PEDRO MEDINA No. E12872 Exp. 3/31/12 ELECTRICAL

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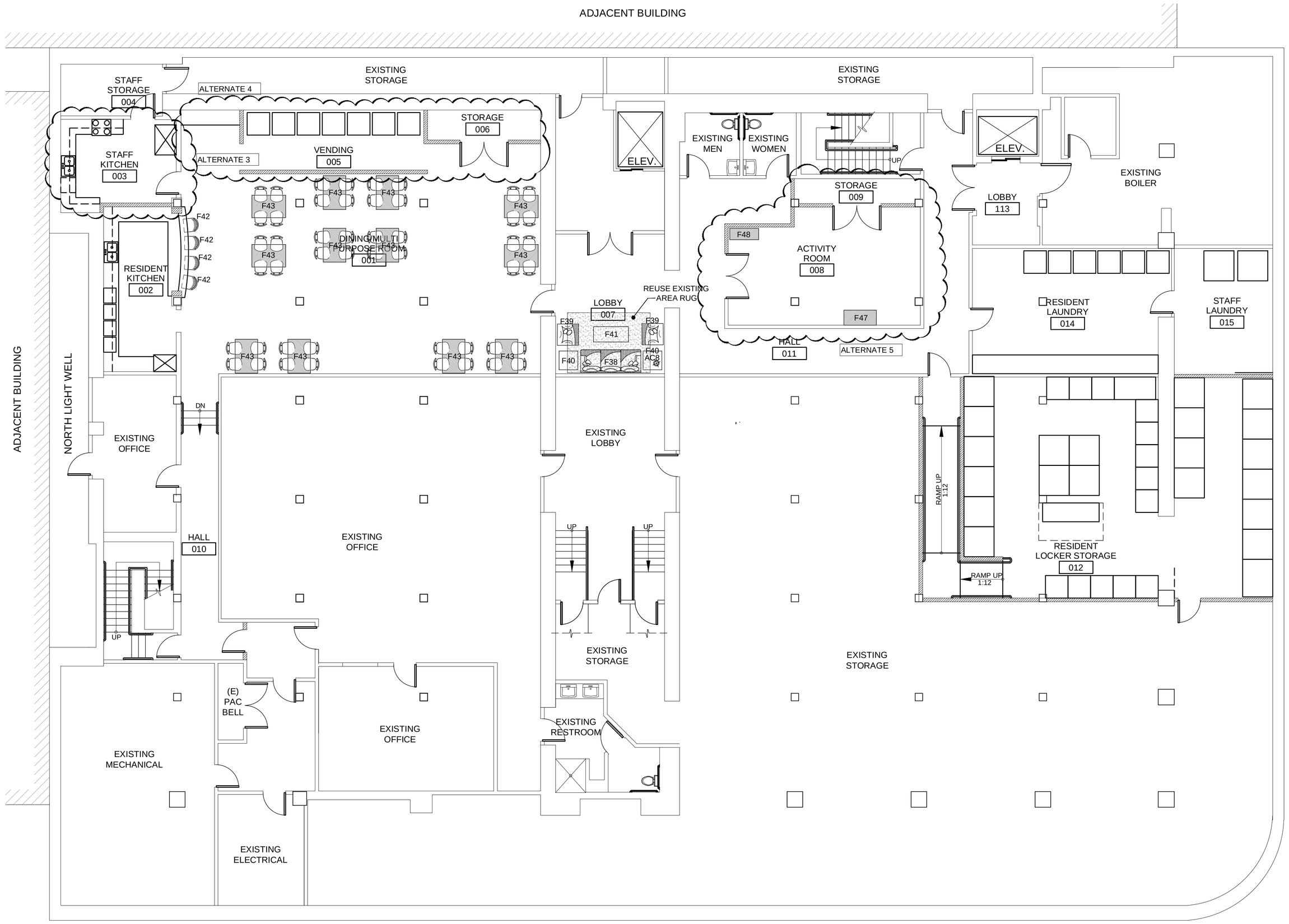
BID SET - FEBRUARY 23, 2011

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SHEET TITLE
ELECTRICAL SCHEDULES

E5.4

PLOT DATE: 1/31/11



- HOTEL SANDFORD - BASEMENT PLAN

Scale: 1/8" = 1'-0"

0 5 10 20 40 FT

SYMBOLS KEY

- 1 / 45 / ID? / 2 / 3 — ELEVATION MARKER
- RSF-1 — FLOOR FINISH TAG
- ‹↔› — FLOORING MATERIAL TRANSITION
- EXISTING FURNITURE
- NEW FURNITURE
- F1 — FURNITURE TAG (CORRESPONDS WITH THE FURNITURE SPECIFICATIONS)

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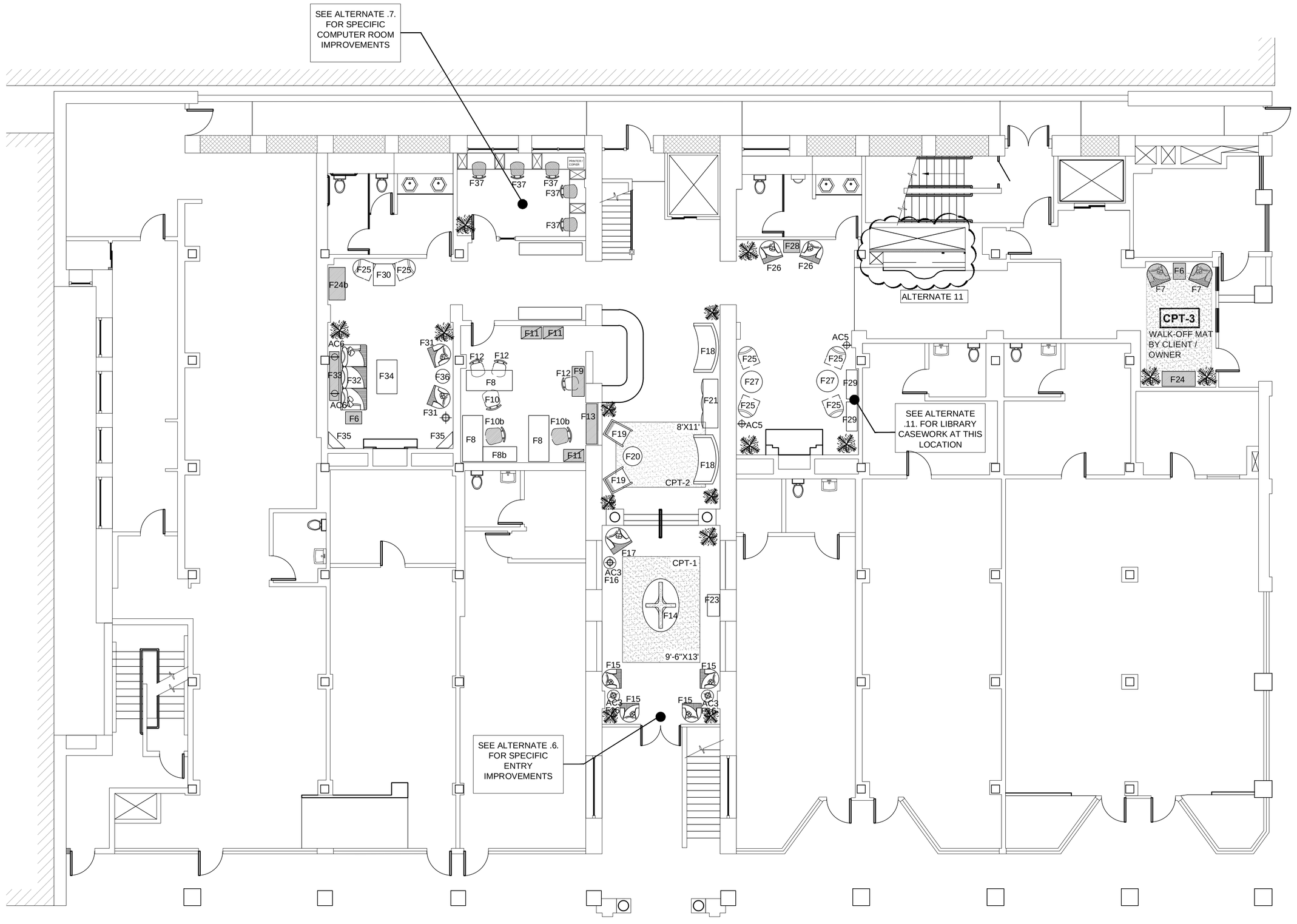
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SHEET TITLE
BASEMENT FURNITURE LOCATION PLAN

ID1.1



HOTEL SANDFORD - FIRST FLOOR PLAN

Scale: 1/8"=1'-0"

0 5 10 20 40 FT

SYMBOLS KEY

- 1 / 45 ID? 2 / 3 — ELEVATION MARKER
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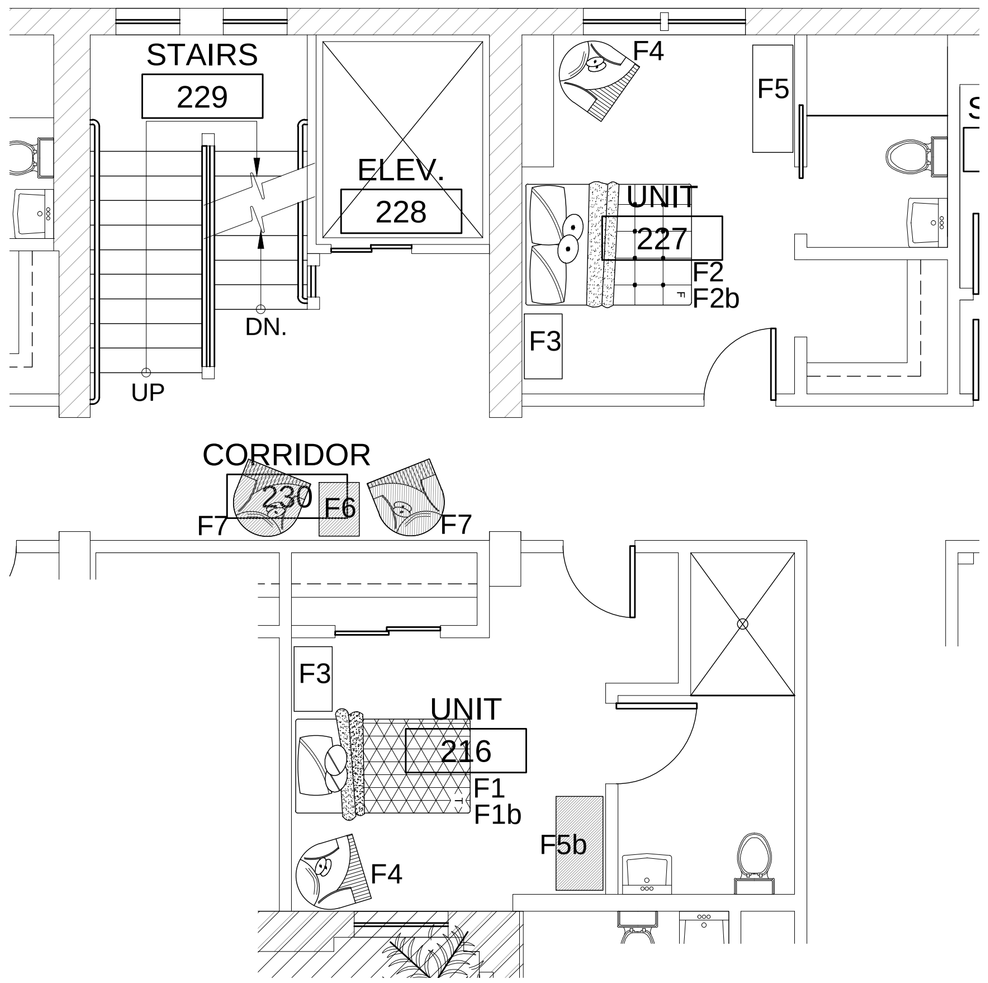
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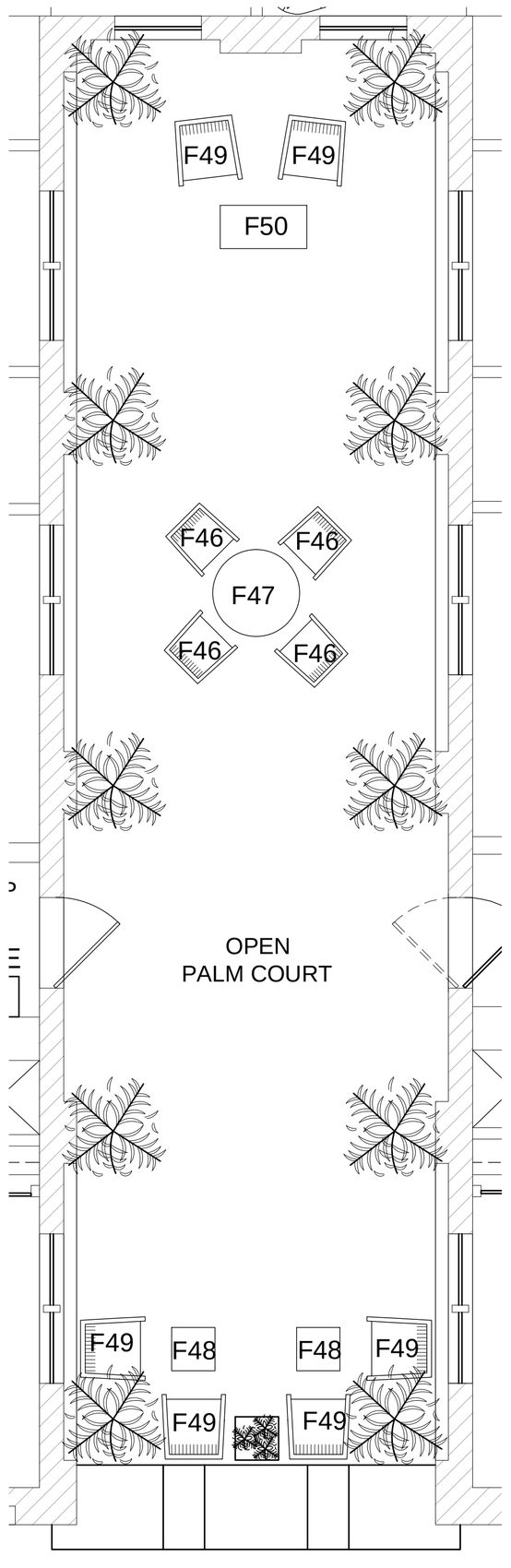
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FIRST FLOOR FURNITURE LOCATION PLAN

ID1.2



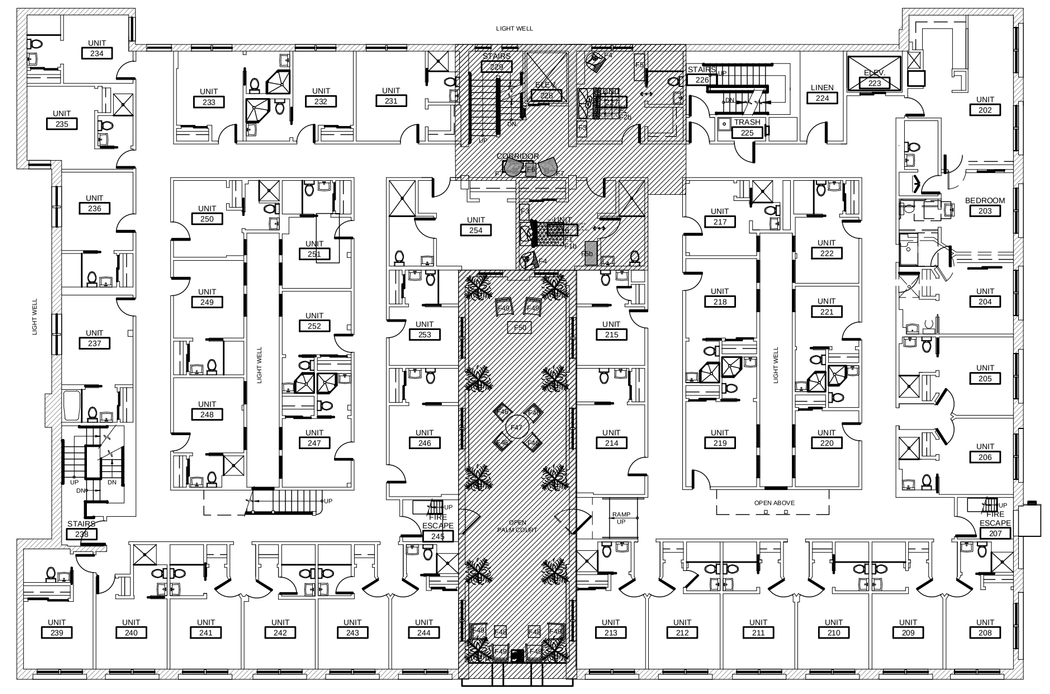
- HOTEL SANDFORD - TYPICAL RESIDENTIAL FLOOR

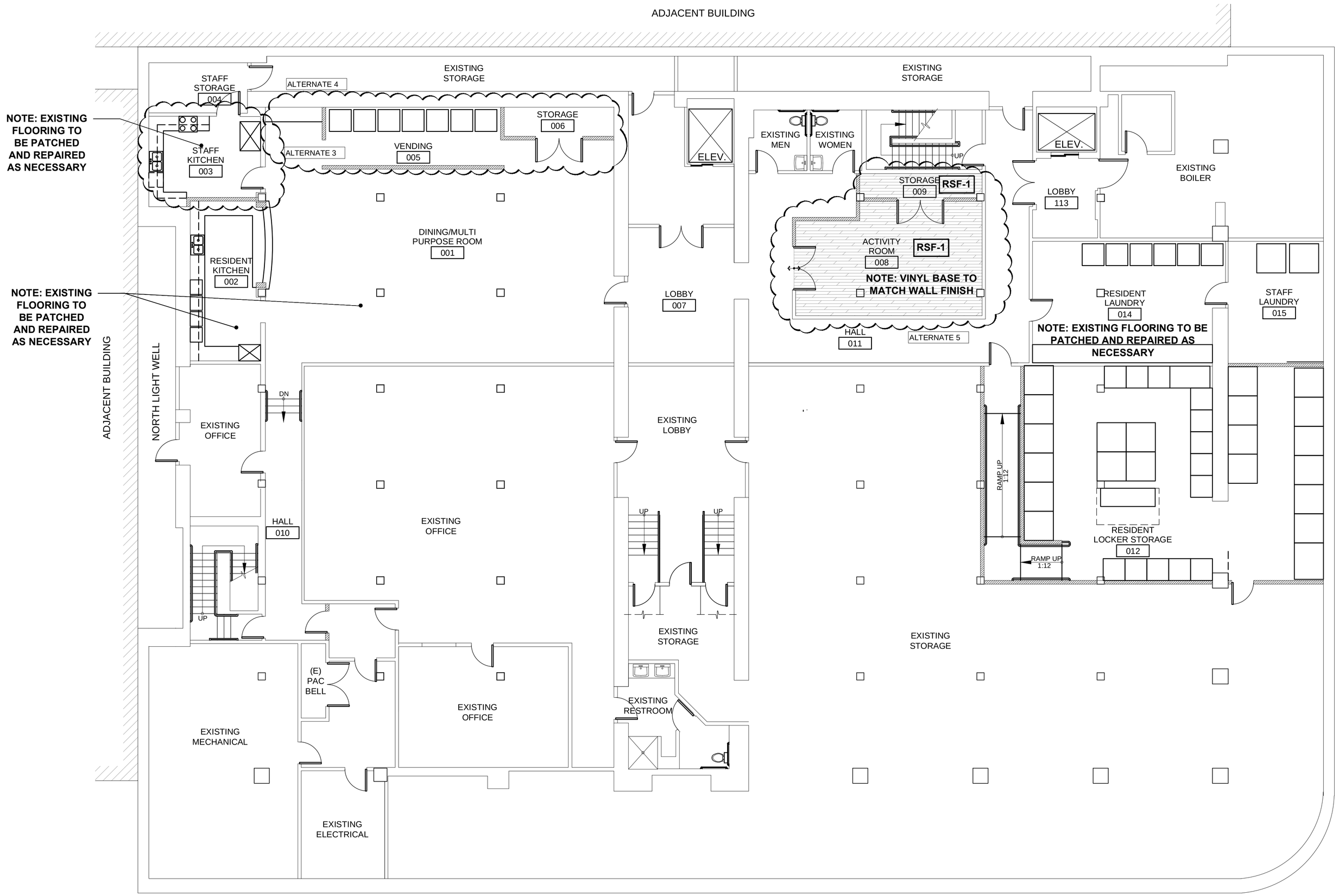
Scale: 1/4"=1'-0"



- HOTEL SANDFORD - 2ND FLOOR ROOF DECK

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





- HOTEL SANDFORD - BASEMENT PLAN

Scale: 1/8"=1'-0"

SYMBOLS KEY

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DATE
11-10-10

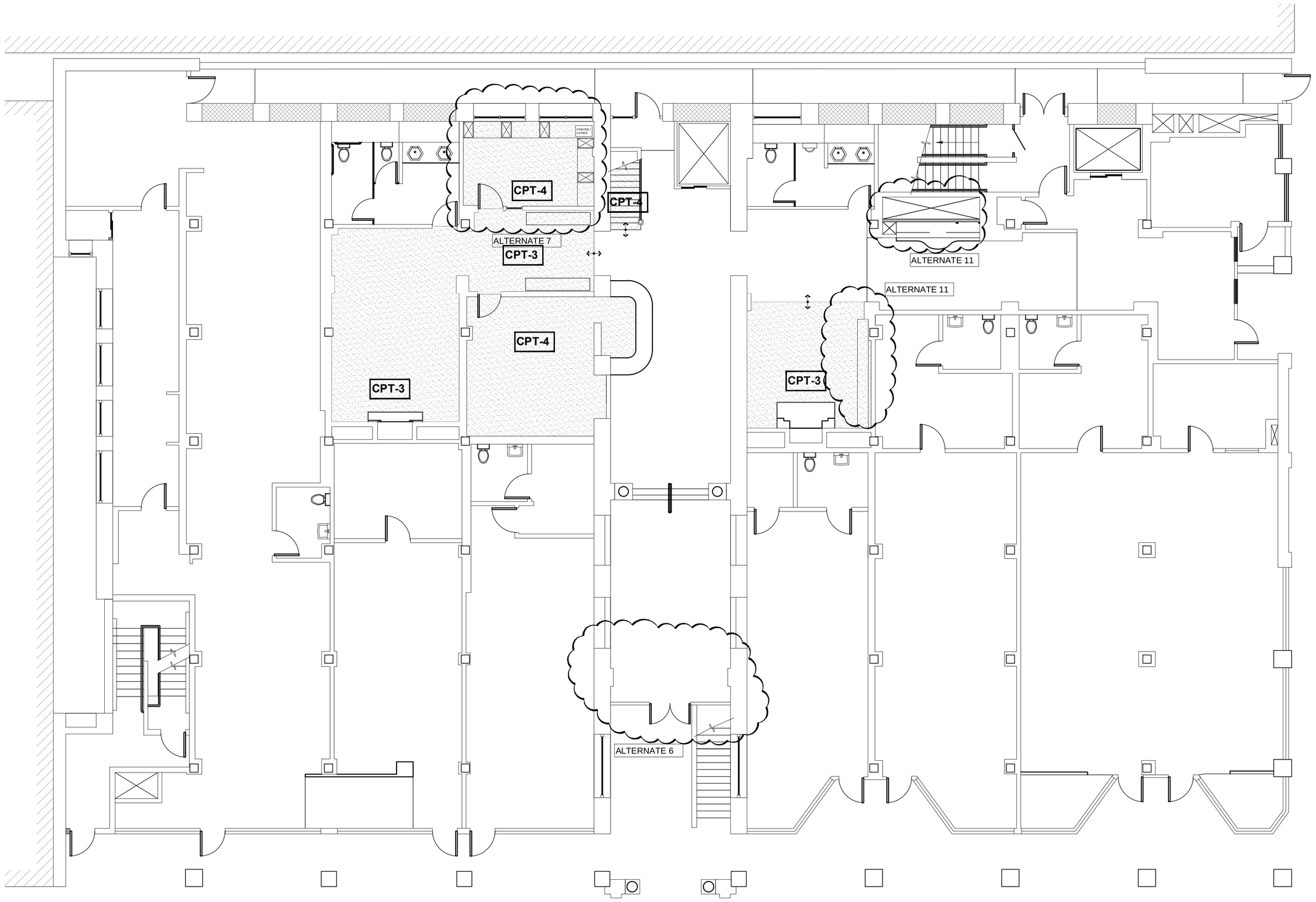
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SHEET TITLE
BASEMENT FLOOR FINISH PLAN

ID2.1



- HOTEL SANDFORD - FIRST FLOOR PLAN
Scale: 1/8"=1'-0"

0 5 10 20 40 FT

SYMBOLS KEY

- 1 / 45 ID? 2 / 3 — ELEVATION MARKER
- RSF-1 — FLOOR FINISH TAG
- ‹-› — FLOORING MATERIAL TRANSITION
- EXISTING FURNITURE
- NEW FURNITURE
- F1 — FURNITURE TAG (CORRESPONDS WITH THE FURNITURE SPECIFICATIONS)

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HOTEL SANDFORD
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CLIENT
SDHC

OWNER
SDHC

PROJECT
10011

DRAWN

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PDM

SPEC FILE

DATE
11-10-10

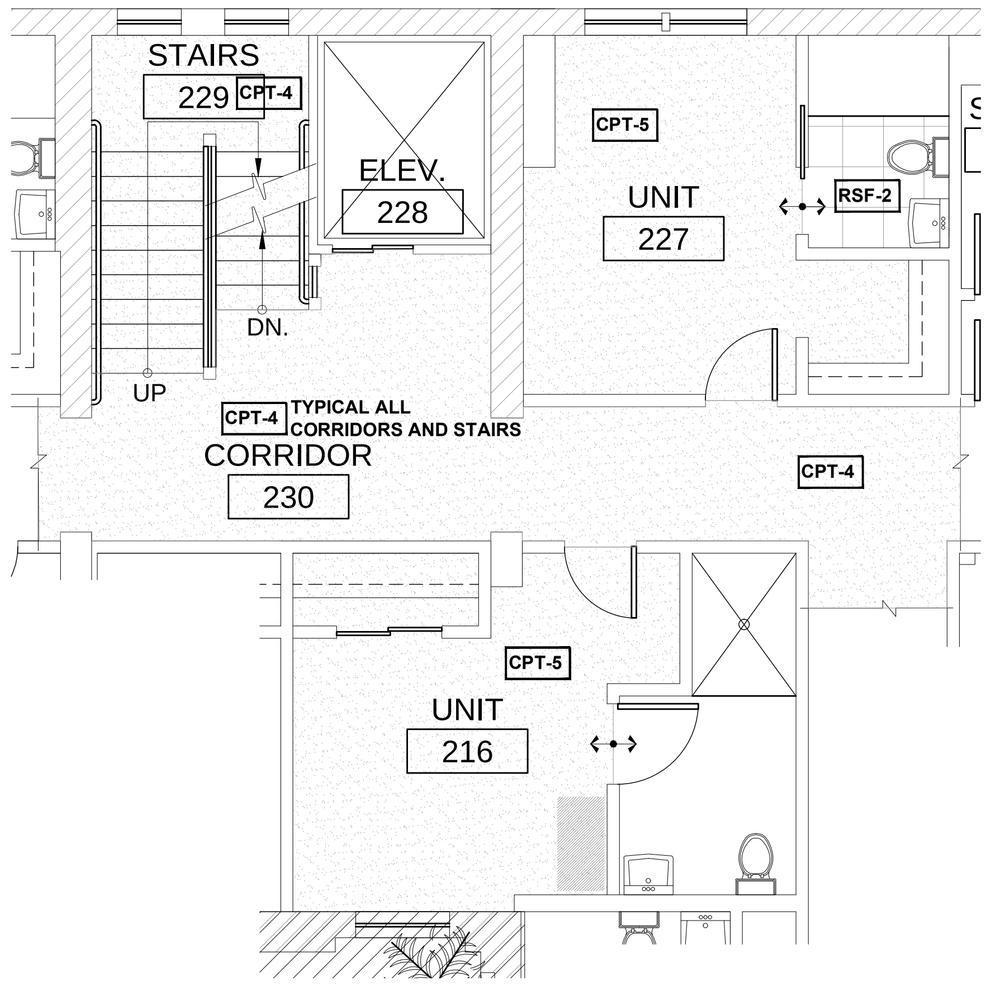
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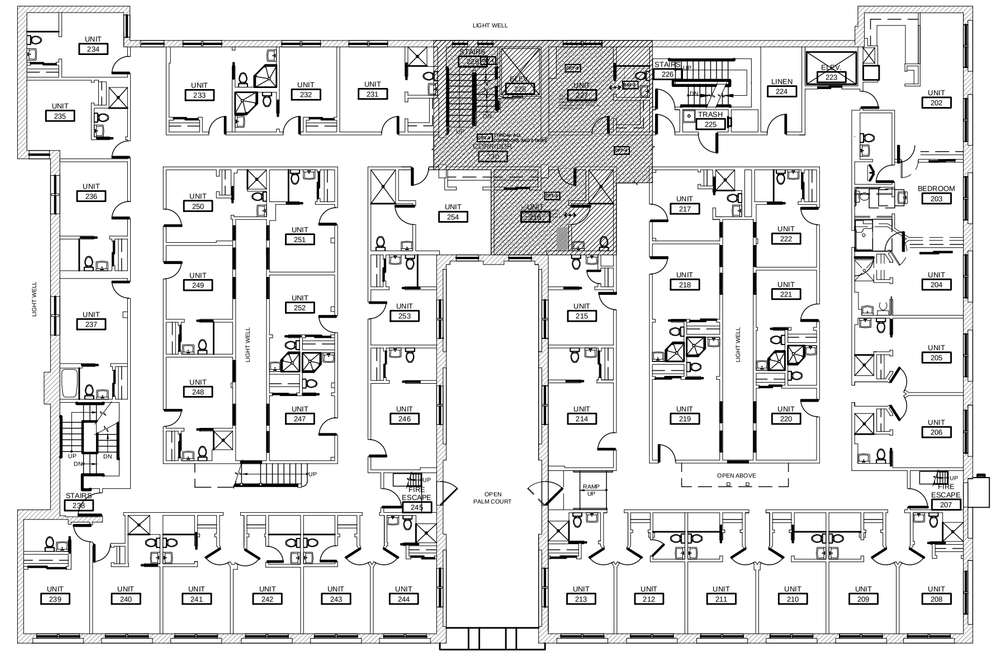
SHEET TITLE
FIRST FLOOR
FLOOR FINISH
PLAN

ID2.2



- HOTEL SANDFORD - TYPICAL RESIDENTIAL FLOOR

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



- HOTEL SANDFORD - 2ND FLOOR LOCATION PLAN

Scale: 1/16"=1'-0"

SYMBOLS KEY

1
45 ID? 2
3
ELEVATION MARKER

RSF-1
FLOOR FINISH TAG

FLOORING MATERIAL TRANSITION

EXISTING FURNITURE

NEW FURNITURE

F1
FURNITURE TAG
(CORRESPONDS WITH THE FURNITURE SPECIFICATIONS)

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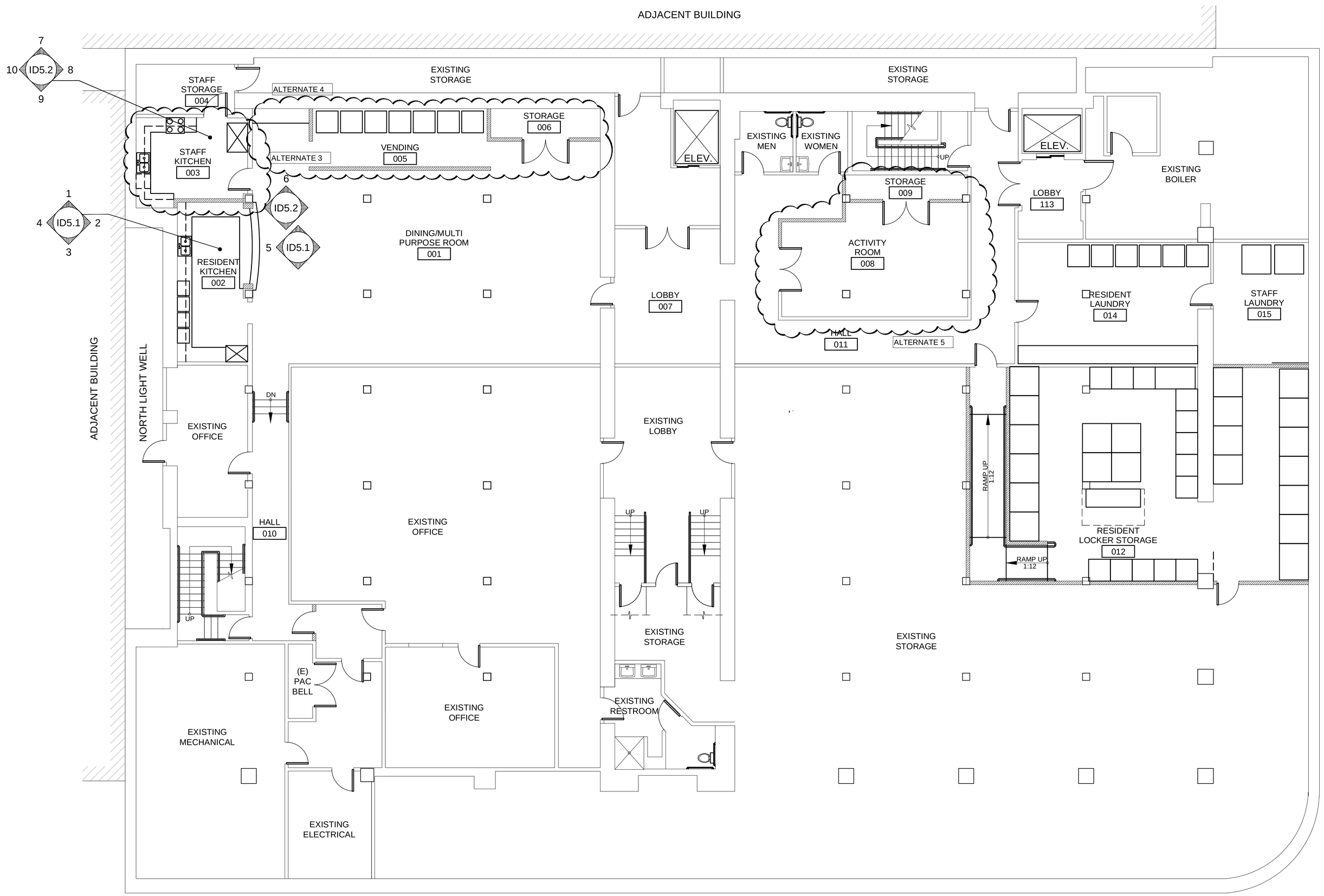
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SHEET TITLE
RES. FLOOR TYP.
FLOOR FINISH
PLAN

ID2.3



HOTEL SANDFORD - BASEMENT PLAN

Scale: 1/8"=1'-0"

SYMBOLS KEY

- ELEVATION MARKER (1 / 45 ID? 2 / 3)
- RSF-1 — FLOOR FINISH TAG
- ‹-› — FLOORING MATERIAL TRANSITION
- EXISTING FURNITURE
- NEW FURNITURE
- F1 — FURNITURE TAG (CORRESPONDS WITH THE FURNITURE SPECIFICATIONS)

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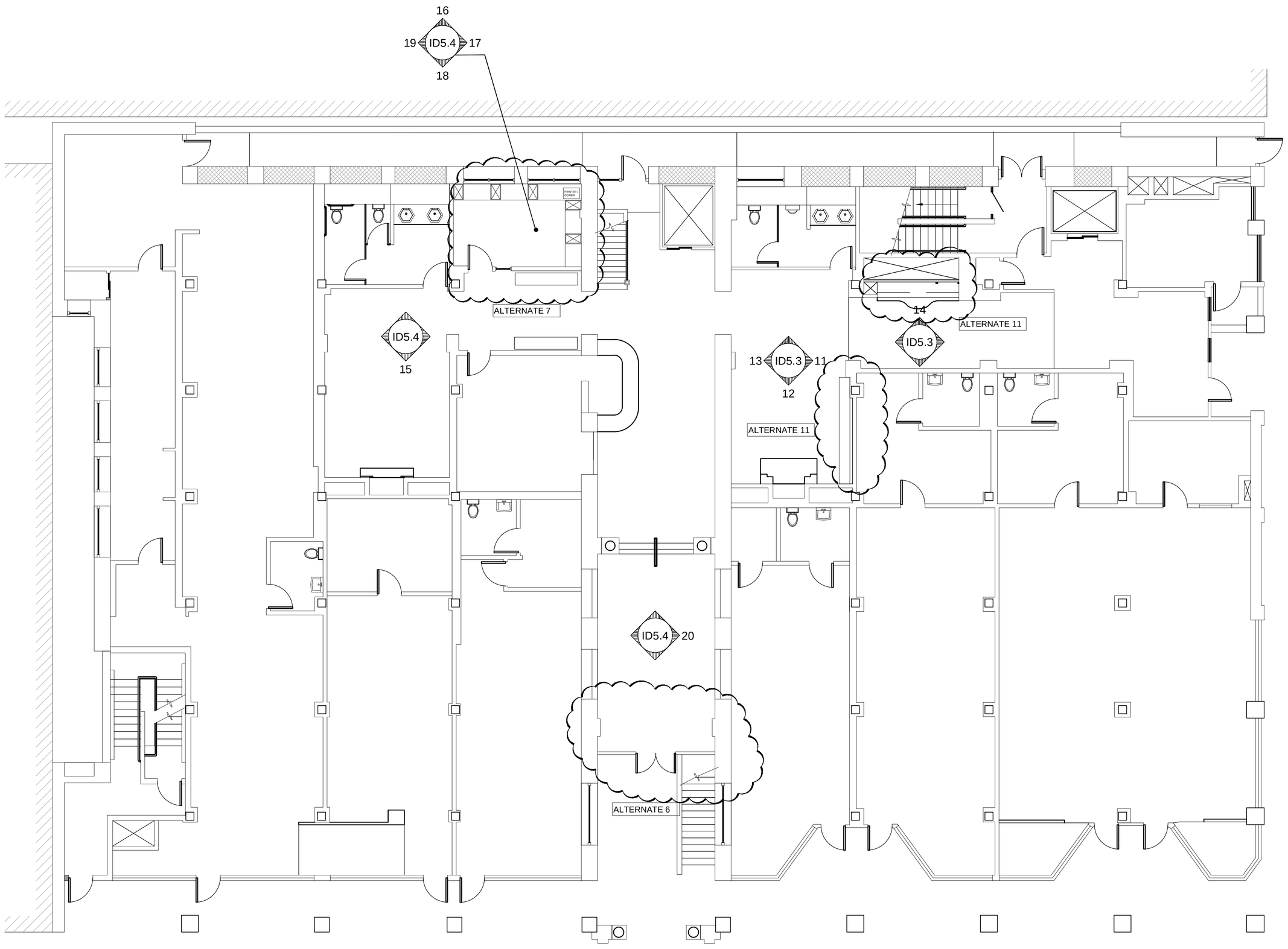
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SHEET TITLE
BASEMENT WALL FINISH PLAN

ID3.1



- HOTEL SANDFORD - FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

0 5 10 20 40 FT

SYMBOLS KEY

- 1 / 45 ID? 2 / 3 — ELEVATION MARKER
- RSF-1 — FLOOR FINISH TAG
- ↔ — FLOORING MATERIAL TRANSITION
- EXISTING FURNITURE
- NEW FURNITURE
- F1 — FURNITURE TAG (CORRESPONDS WITH THE FURNITURE SPECIFICATIONS)

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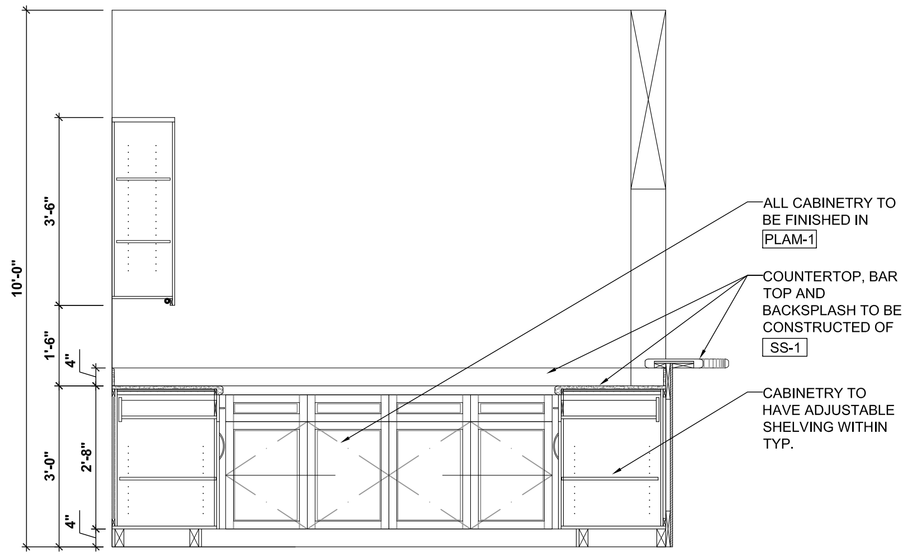
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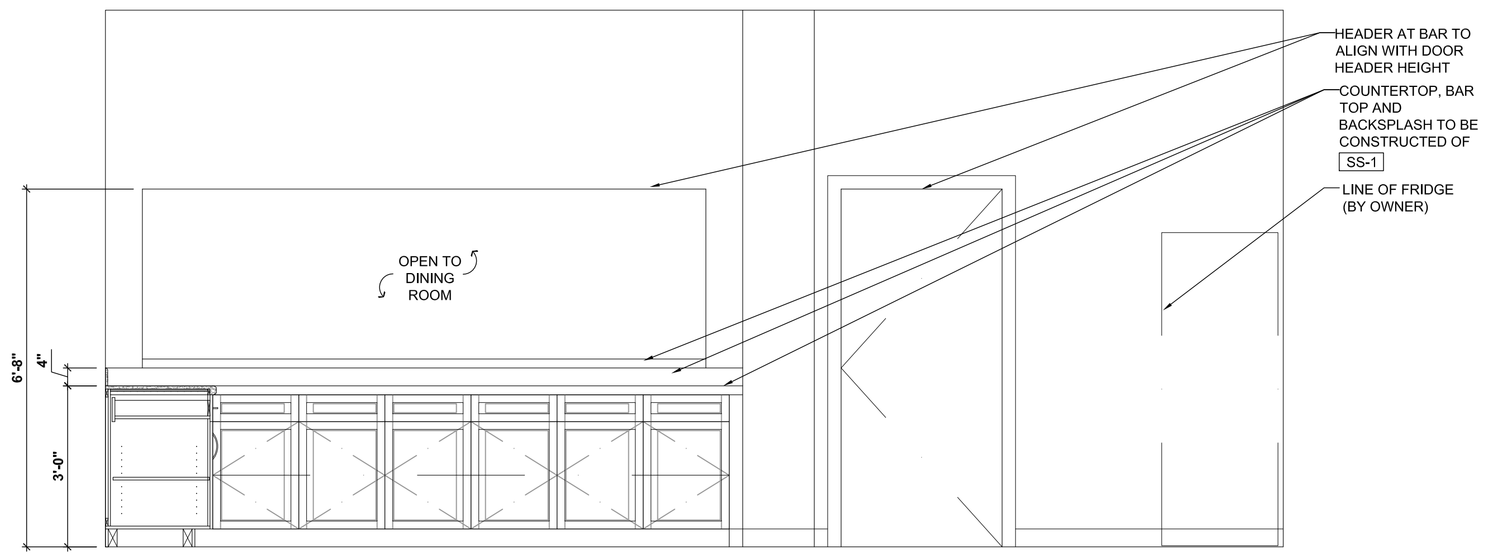
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SHEET TITLE
FIRST FLOOR
WALL FINISH PLAN

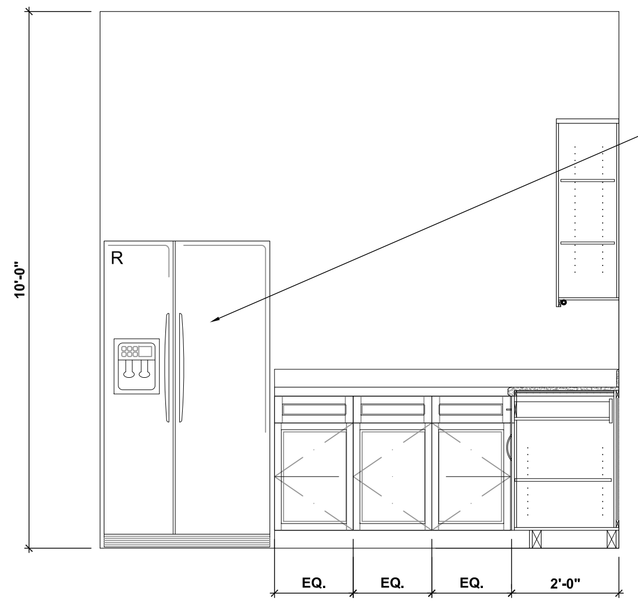
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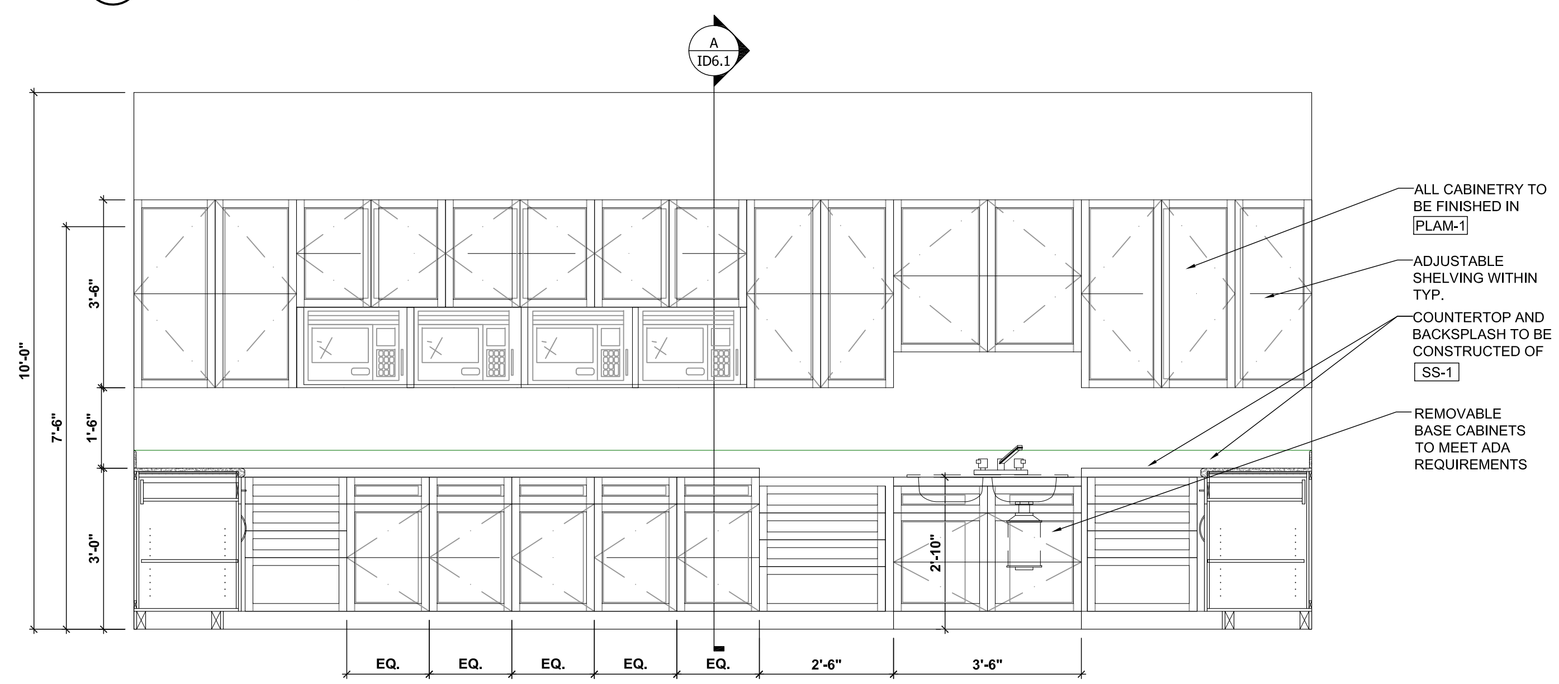
1 RESIDENT KITCHEN
Scale: 1/2"=1'-0"



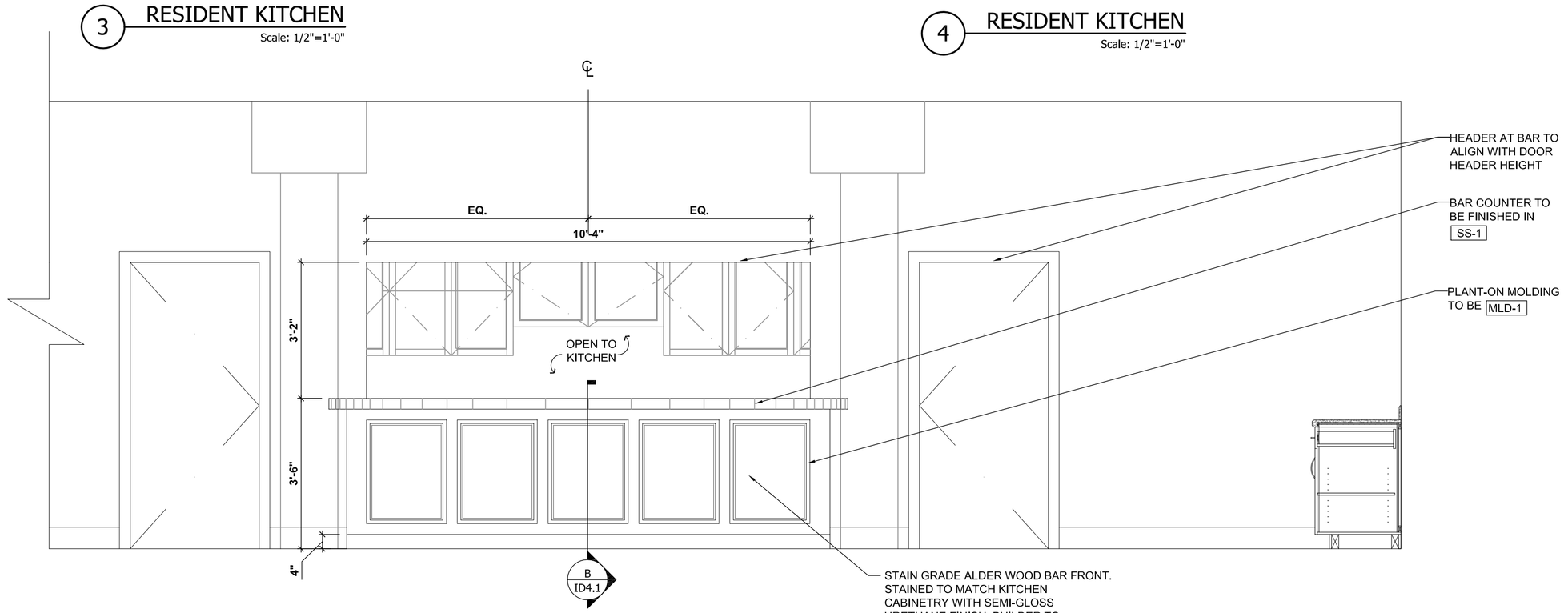
2 RESIDENT KITCHEN
Scale: 1/2"=1'-0"



3 RESIDENT KITCHEN
Scale: 1/2"=1'-0"



4 RESIDENT KITCHEN
Scale: 1/2"=1'-0"



5 DINING ROOM LOOKING INTO KITCHEN
Scale:

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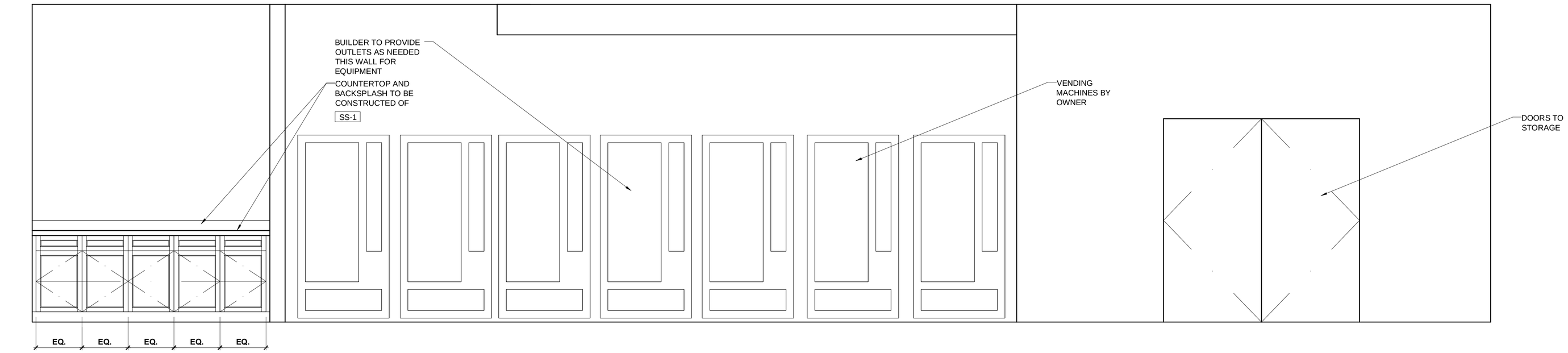
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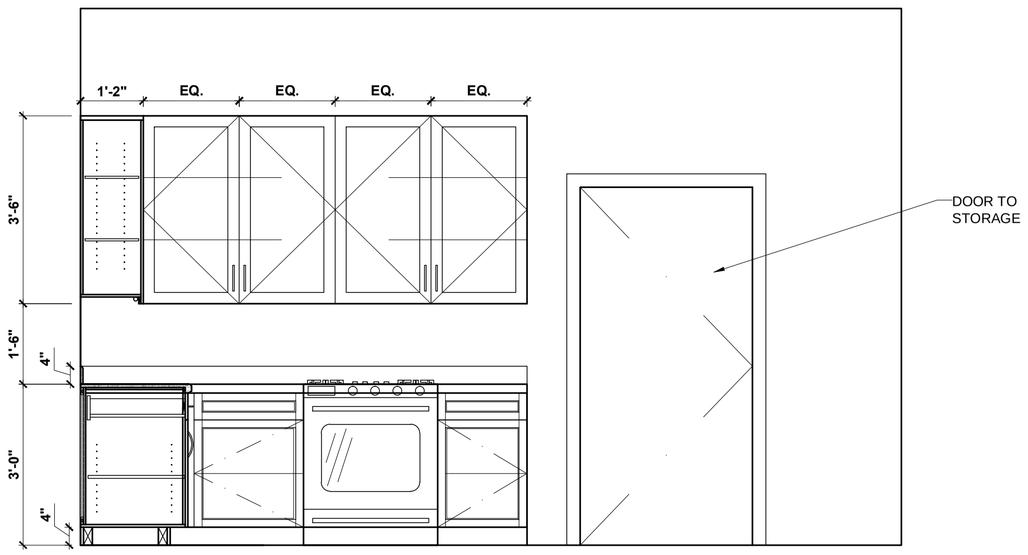
SHEET TITLE
ELEVATIONS

ID5.1



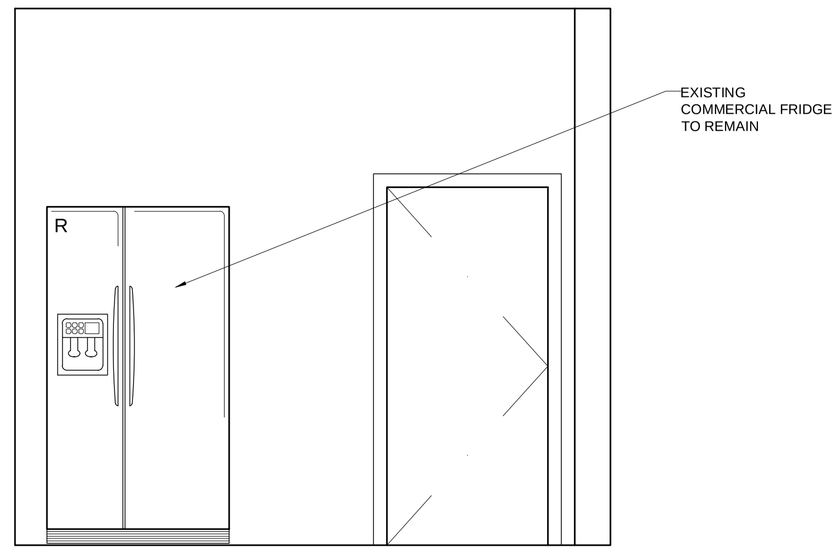
6 DINING ROOM/ VENDING AREA
Scale: 1/2"=1'-0"

ALTERNATE 4



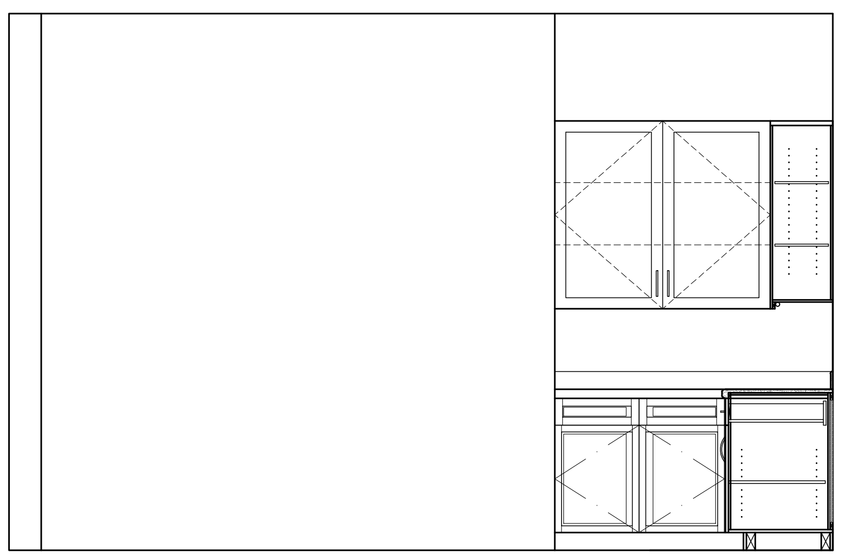
7 STAFF KITCHEN
Scale: 1/2"=1'-0"

ALTERNATE 3



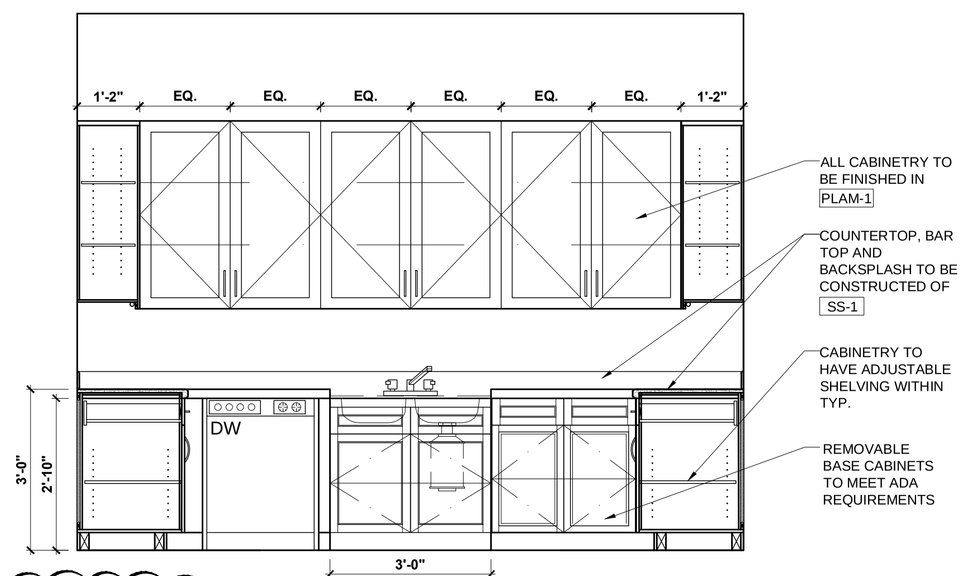
8 STAFF KITCHEN
Scale: 1/2"=1'-0"

ALTERNATE 3



9 STAFF KITCHEN
Scale: 1/2"=1'-0"

ALTERNATE 3



10 STAFF KITCHEN
Scale: 1/2"=1'-0"

ALTERNATE 3

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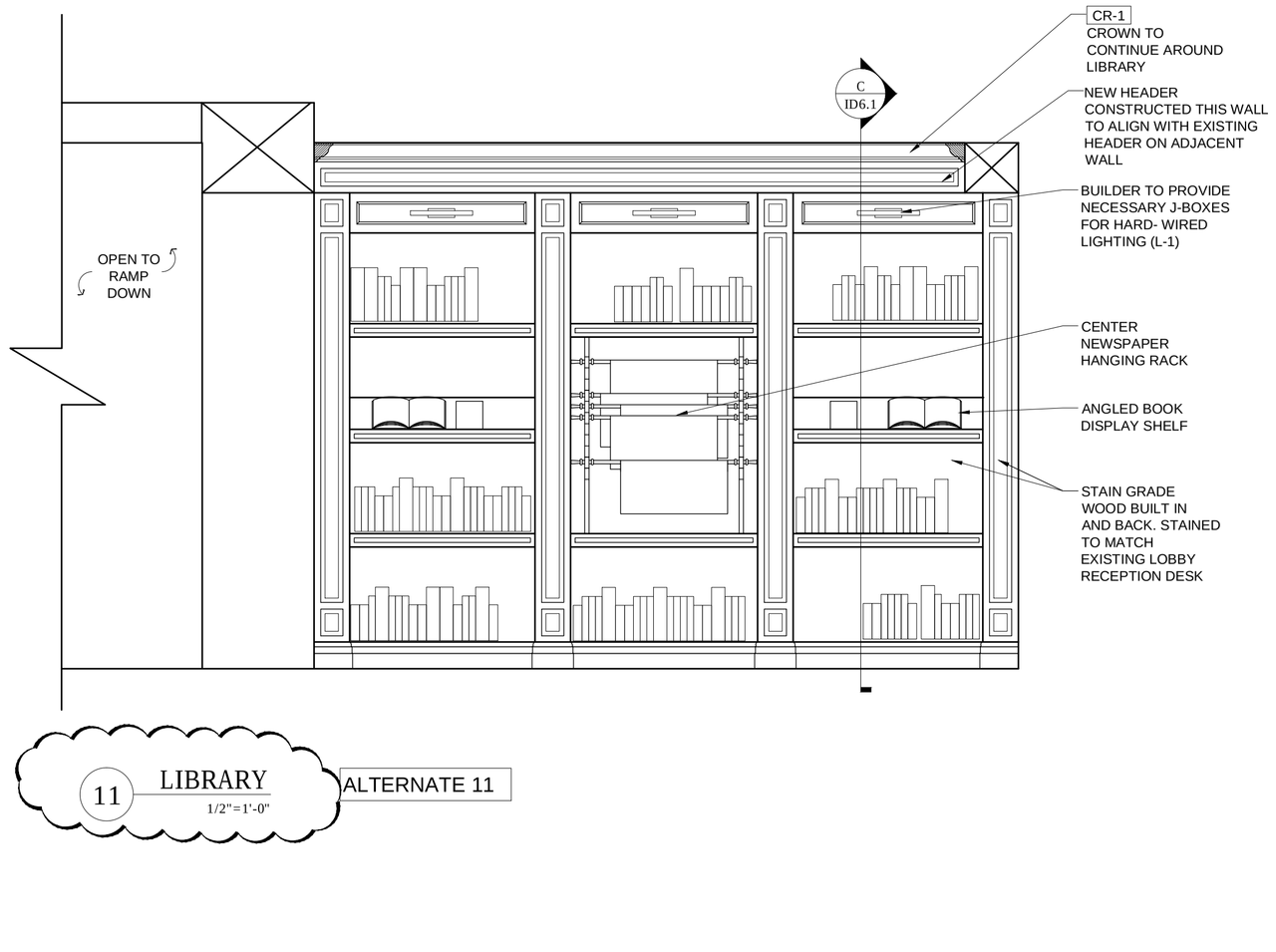
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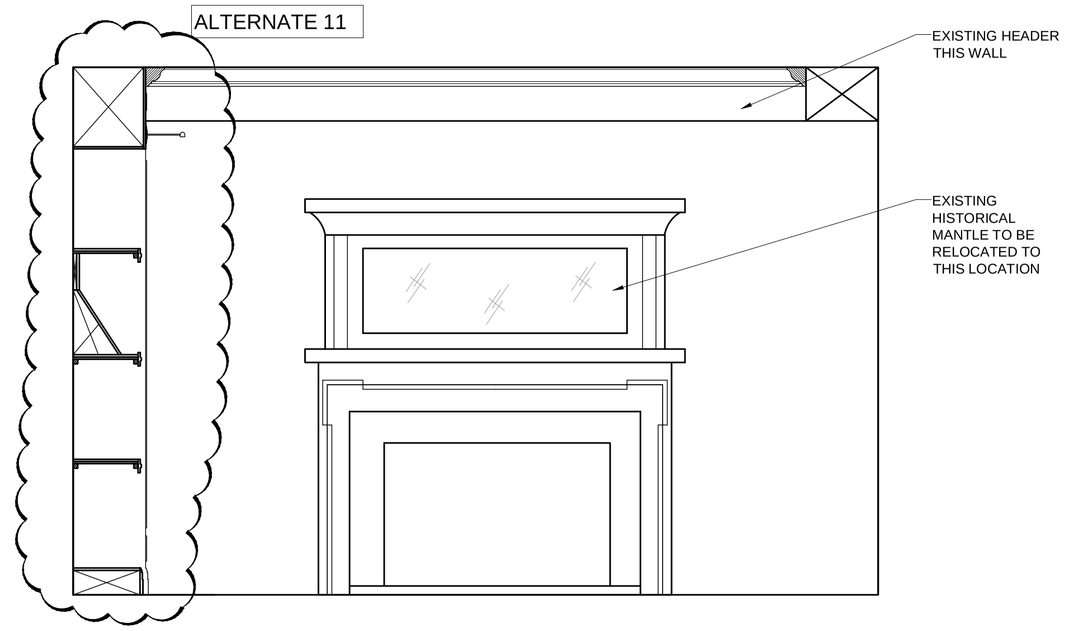
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SHEET TITLE
ELEVATIONS

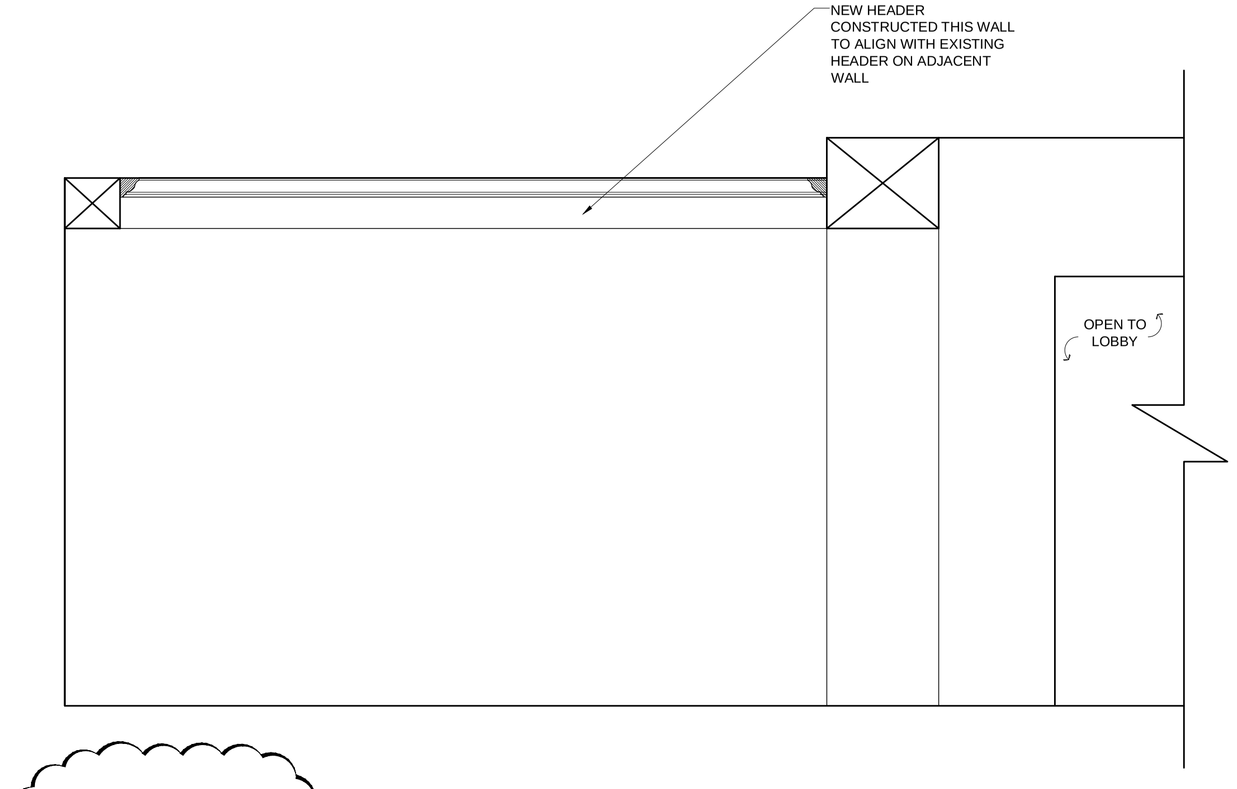
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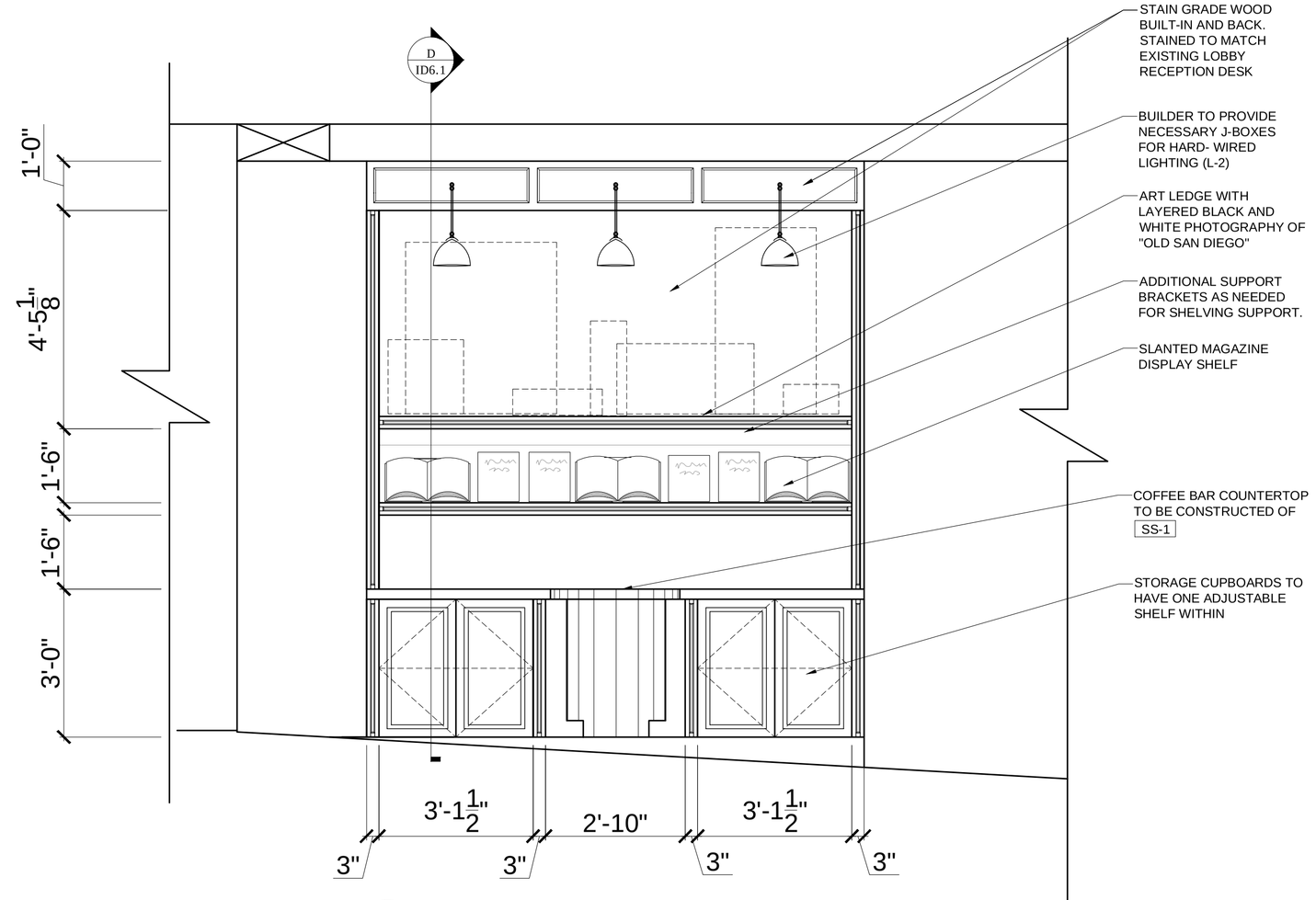
11 LIBRARY 1/2"=1'-0" ALTERNATE 11



12 LIBRARY 1/2"=1'-0"



13 LIBRARY 1/2"=1'-0" ALTERNATE 11



14 NEWS STAND / COFFEE BAR 1/2"=1'-0" ALTERNATE 11

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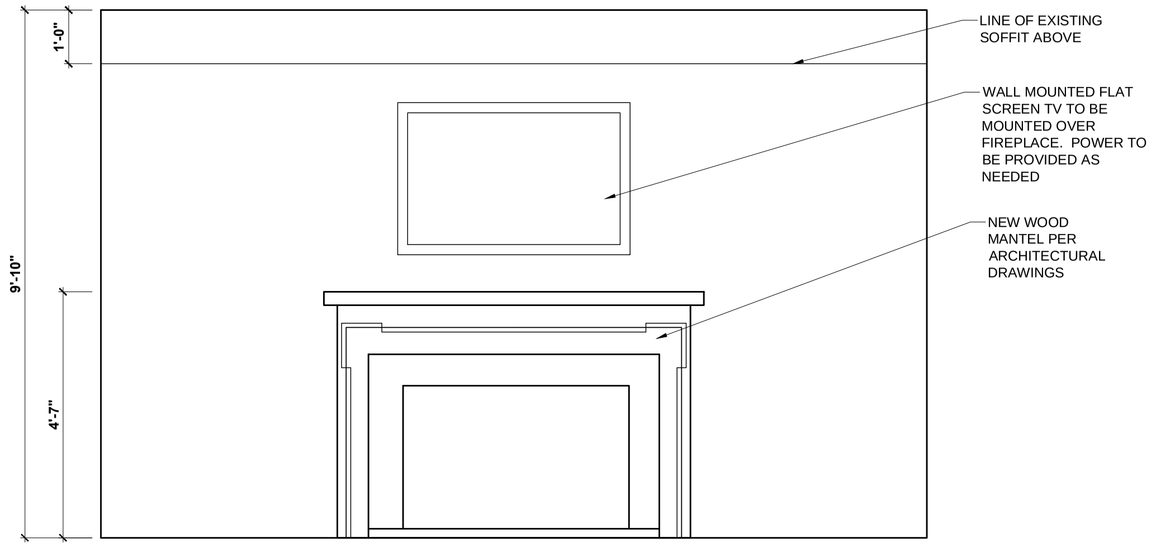
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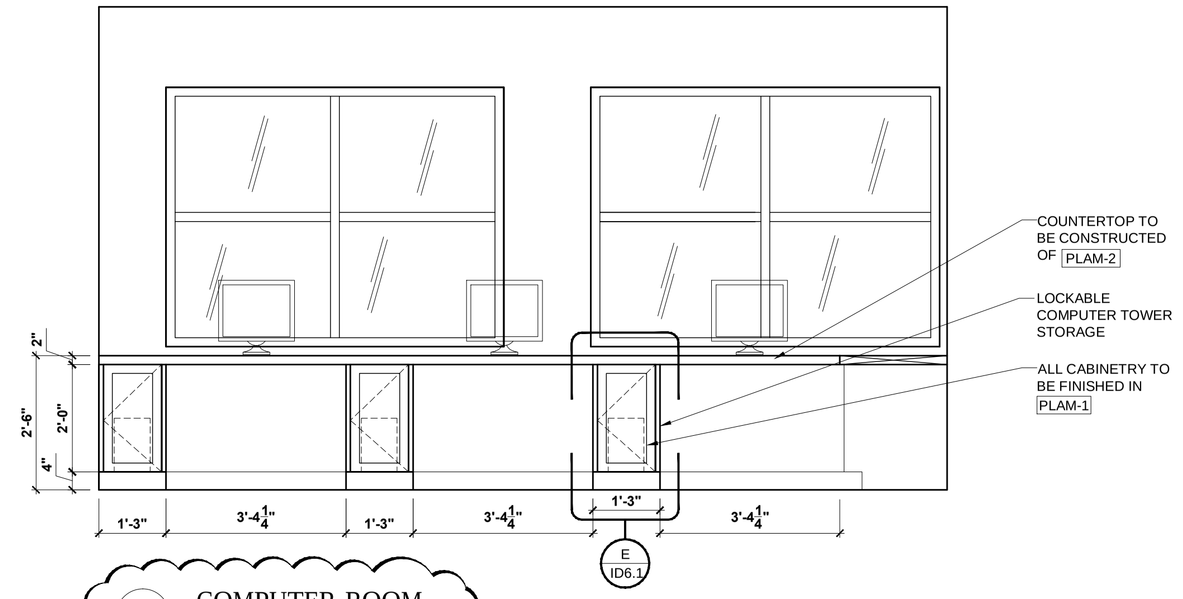
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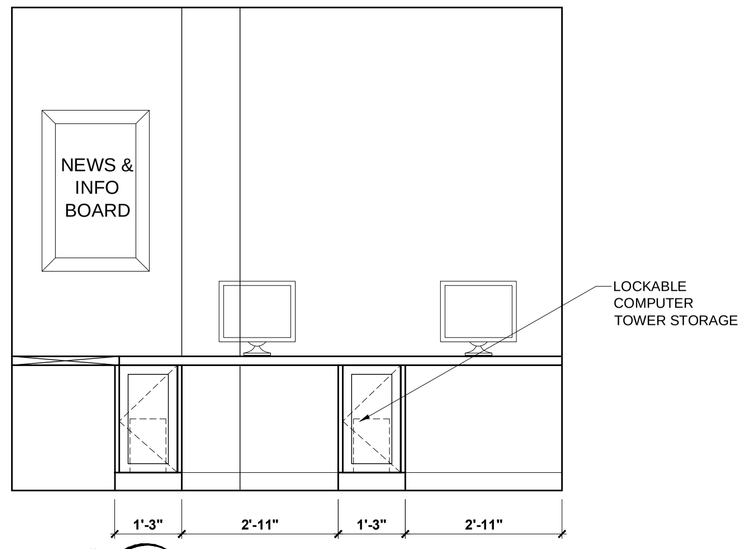
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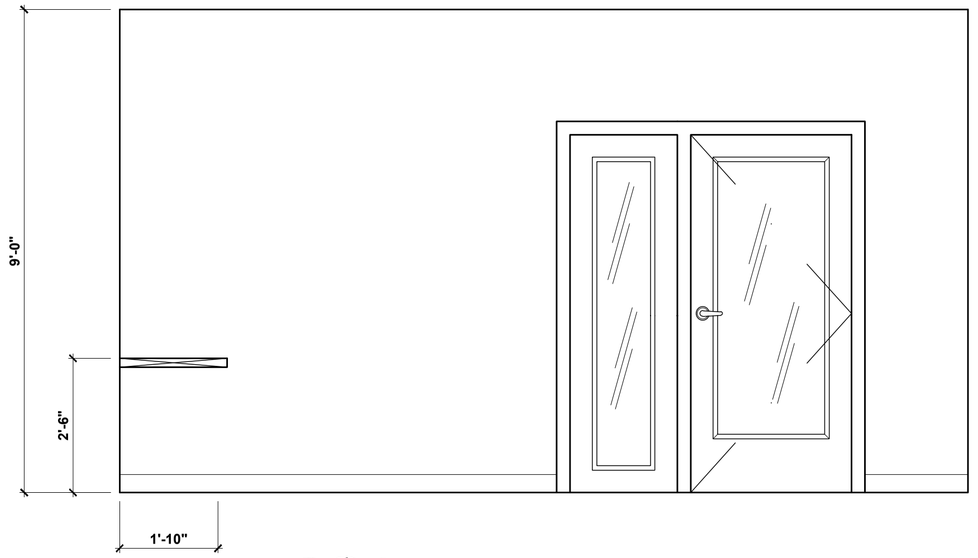
15 GAME LOUNGE
Scale: 1/2"=1'-0"



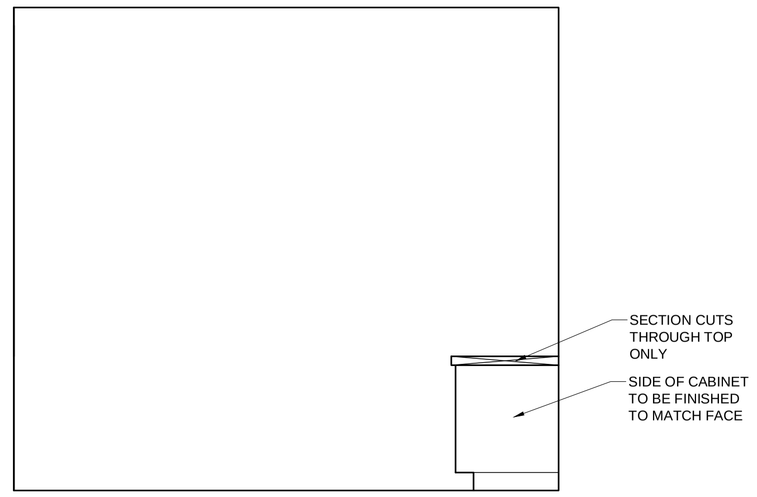
16 COMPUTER ROOM
scale: 1/2" = 1'-0"
ALTERNATE 7



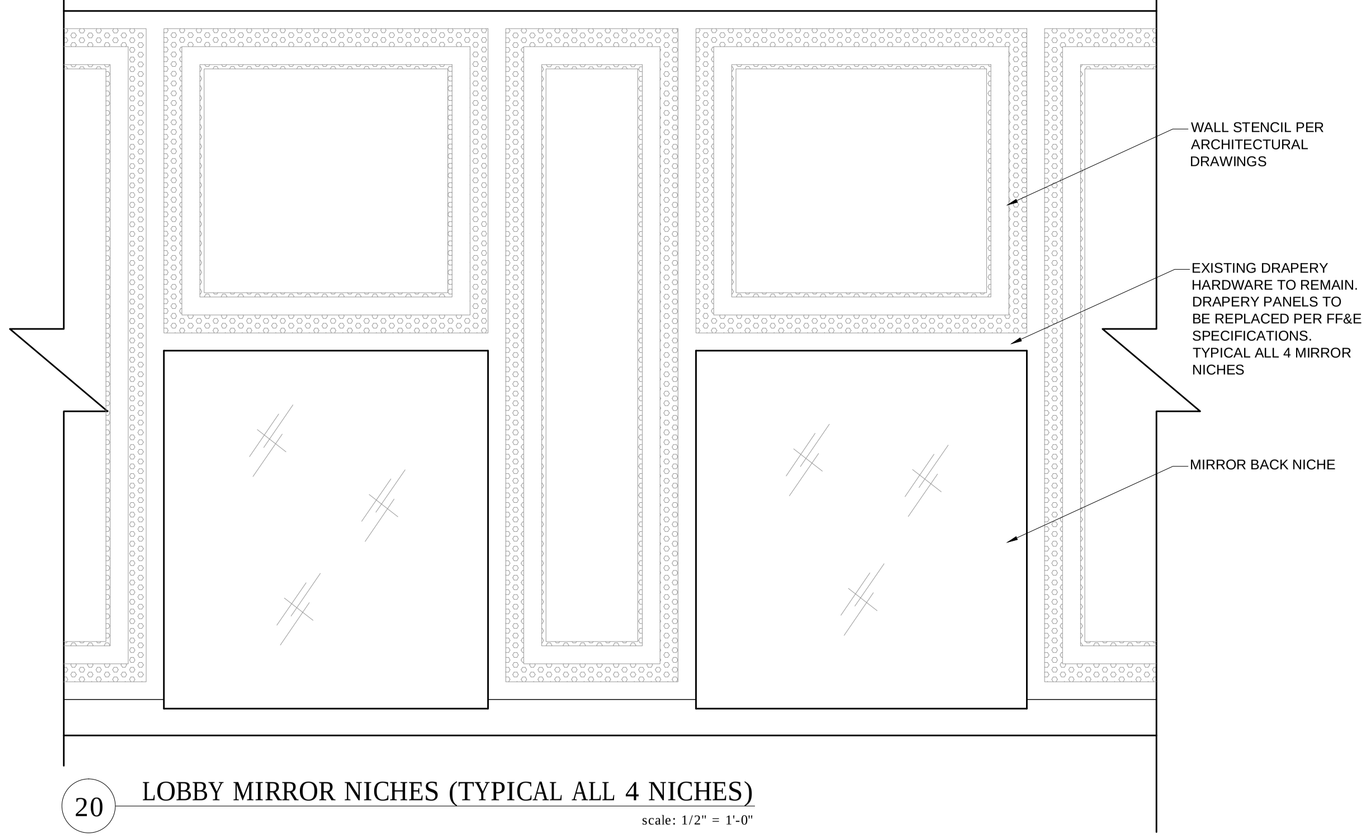
17 COMPUTER ROOM
scale: 1/2" = 1'-0"
ALTERNATE 7



18 COMPUTER ROOM
scale: 1/2" = 1'-0"
ALTERNATE 7



19 COMPUTER ROOM
ALTERNATE 7



20 LOBBY MIRROR NICHES (TYPICAL ALL 4 NICHES)
scale: 1/2" = 1'-0"

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OWNER
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PROJECT
10011

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PDM

SPEC FILE

DATE
11-10-10

REVISIONS

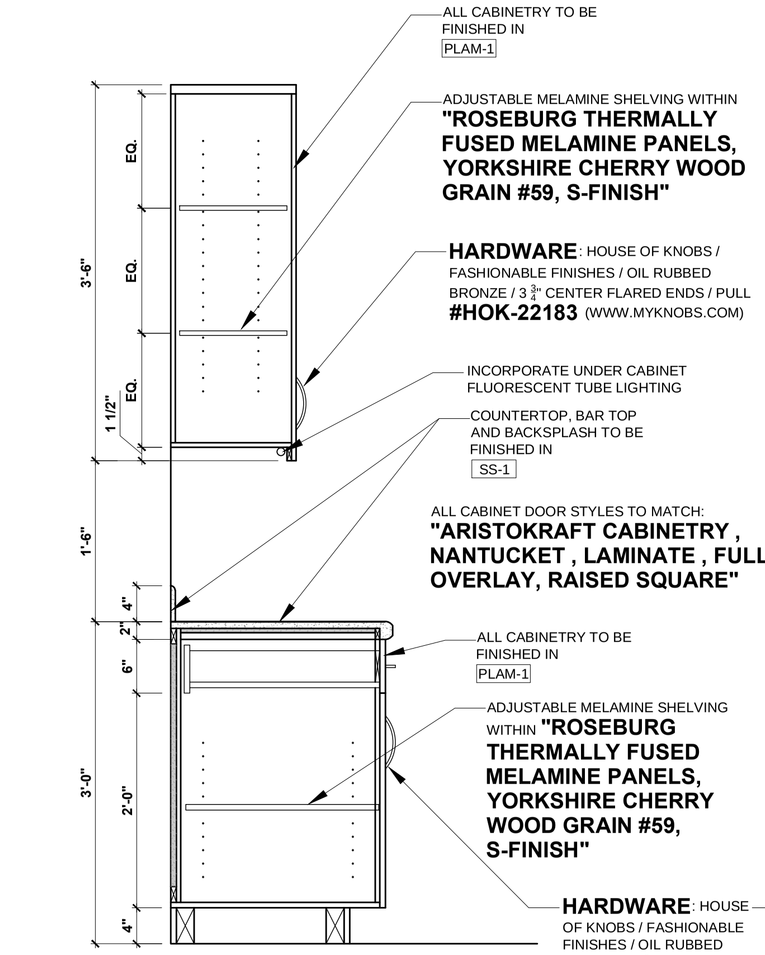
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ELEVATIONS

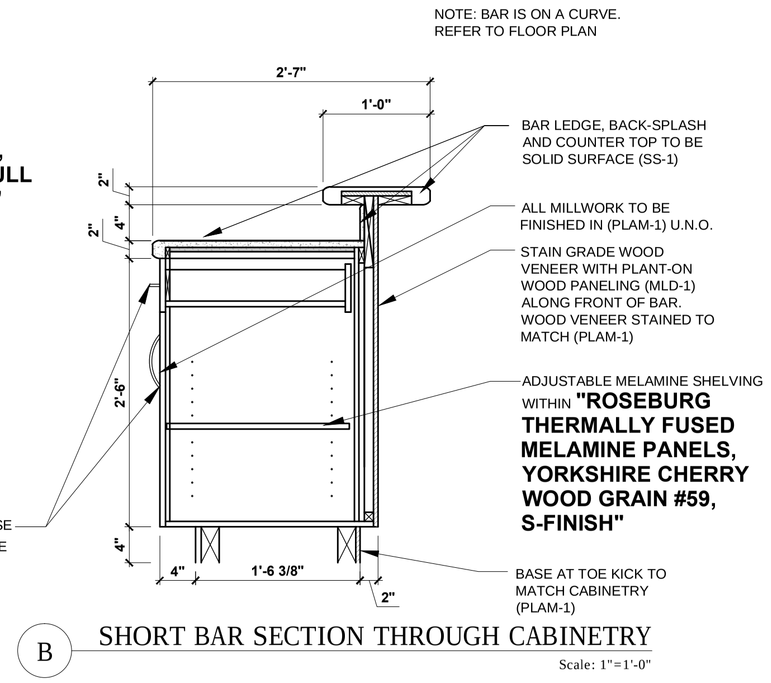
ID5.4

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF ALL CUSTOM CABINETRY AND BUILT-INS.



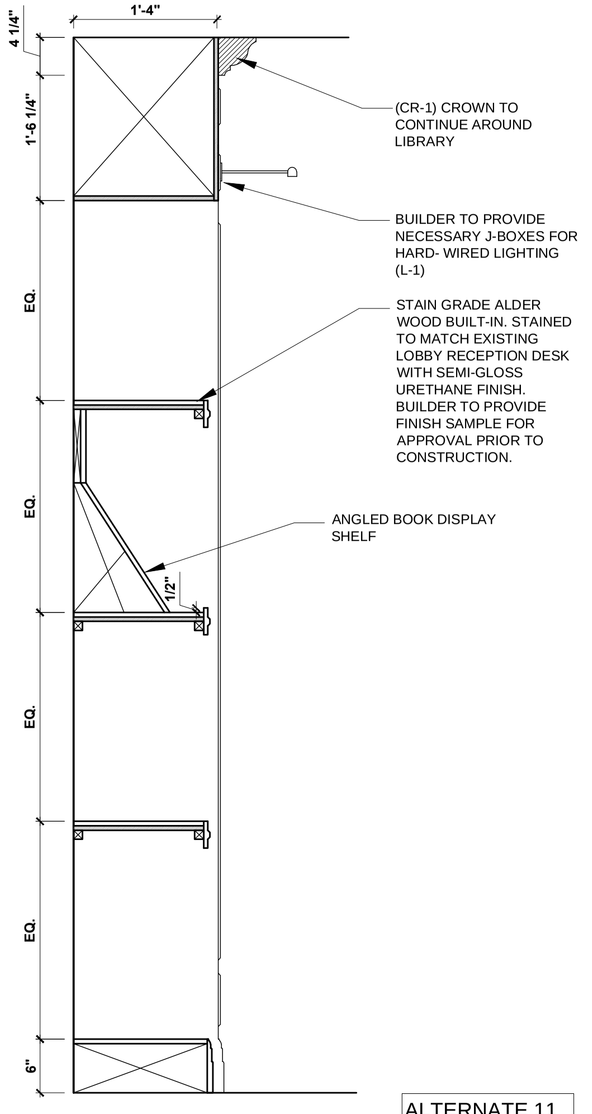
A KITCHEN CABINETRY SECTION TYP.

Scale: 1"=1'-0"



B SHORT BAR SECTION THROUGH CABINETRY

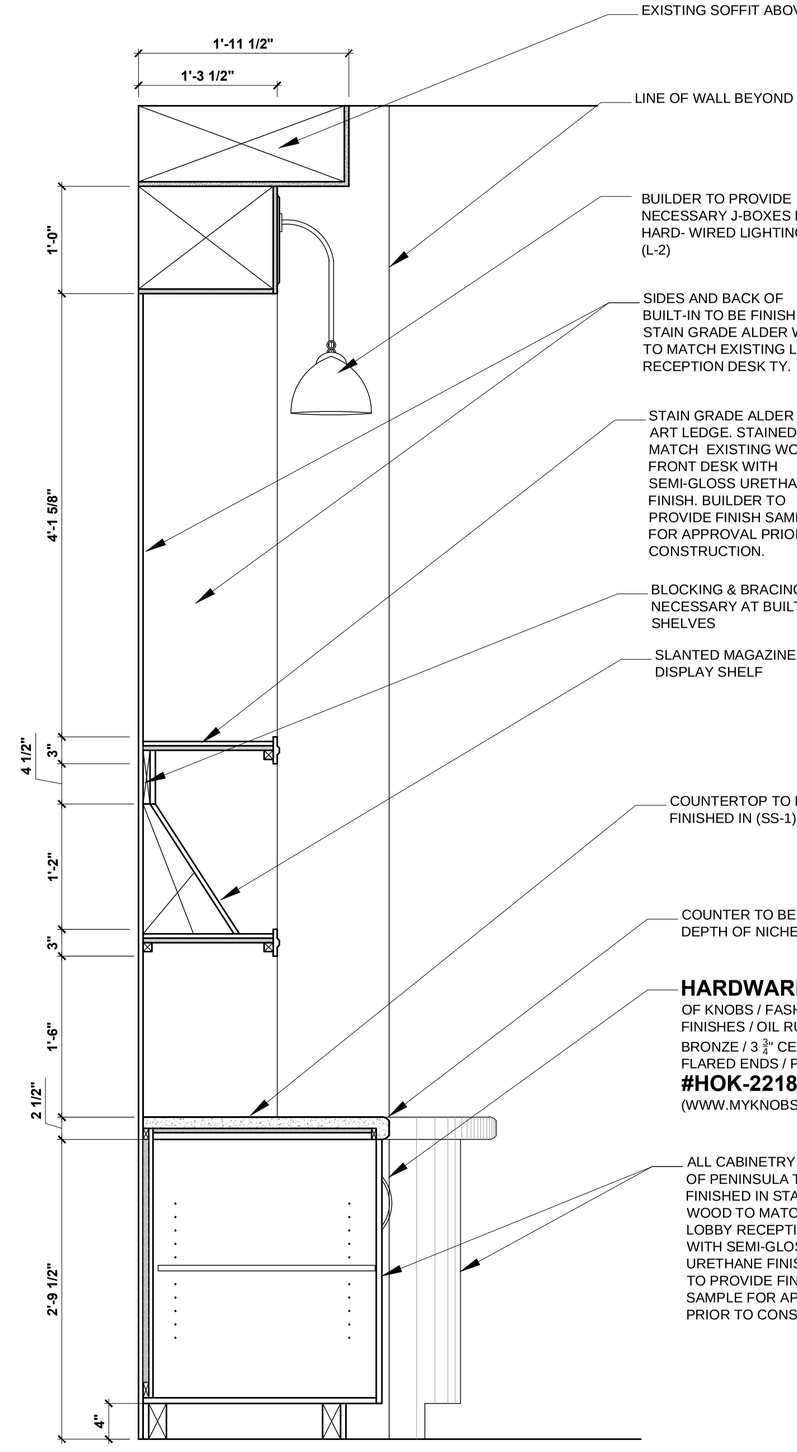
Scale: 1"=1'-0"



ALTERNATE 11

C SECTION THROUGH LIBRARY BUILT-IN

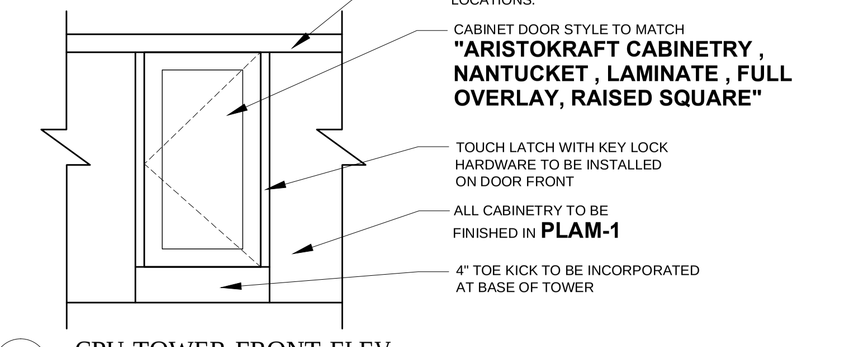
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ALTERNATE 11

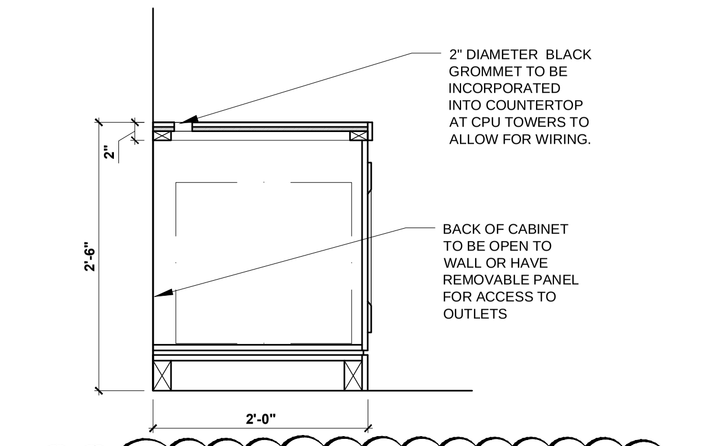
D SECTION THROUGH NEWS STAND BULT-IN

Scale: 1"=1'-0"



- CPU TOWER FRONT ELEV.

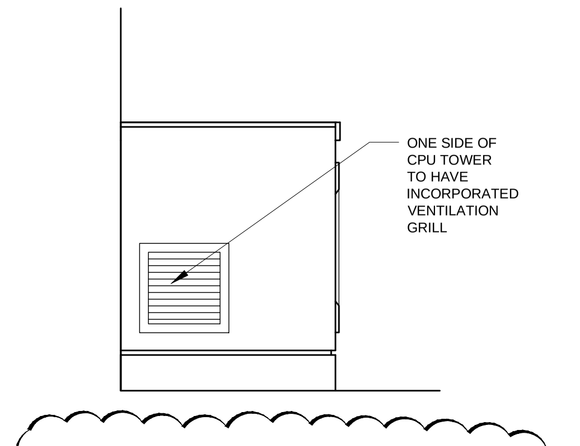
Scale: 1"=1'-0"



E BUSINESS CENTER CPU TOWER SECTION

Scale: 1"=1'-0"

ALTERNATE 7



- CPU TOWER SIDE ELEVATION

Scale: 1"=1'-0"

ALTERNATE 7

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SHEET TITLE
SECTIONS & DETAILS

ID6.1