

GENERAL NOTES

- 0.1 THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, AND MAJOR CONSTRUCTION ELEMENTS AS SUCH, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR CONSTRUCTION AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
0.2 WORK INDICATED ON THE DRAWINGS AS (NIC) IS NOT IN THE CONTRACT. SUBSEQUENT DRAWINGS AND SPECIFICATIONS WILL BE SUBMITTED BY OTHERS FOR SEPARATE APPROVAL AND SEPARATE BUILDING PERMITS. THE CONTRACTOR SHALL COORDINATE ALL THE TRADES OF HIS WORK DIRECTLY OR INDIRECTLY INVOLVED WITH APPROVED ADDITIONAL WORK.
0.3 ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND WITH OTHER RULES REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANY ONE SUPPLYING LABOR OR MATERIALS OR BOTH TO INSTALL HIS WORK IN CONFORMANCE WITH THE CODE AND TO BRING TO THE ATTENTION OF THE OWNER ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
*0.4 THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53.
0.5 ALL WORK PERFORMED BY THE CONTRACTOR/SUB-CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, OR FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
0.6 WHERE THE CONTRACT NOTES OR DRAWINGS CALL FOR, ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.
0.7 ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
0.8 ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS NOTED OTHERWISE. NOTED DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE OF DRAWINGS. DO NOT "SCALE" DRAWINGS. LARGE SCALE DETAILS GOVERN OVER SMALLER SCALE DETAILS.
0.9 ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE TO FACE OF FINISH, TYP. UNLESS NOTED OTHERWISE. DIMENSIONS TO EXT. WALLS ARE TO FACE OF STUD (FOS). COLUMN DIMENSIONS ARE TO CENTERLINE OF COLUMN, TYP.
0.10 ANY DIMENSIONS, DETAILS, NOTES AND/OR SYMBOLS THAT APPLY TO ONE UNIT, APPLY TO ALL UNITS IN LIKE SITUATIONS UNLESS NOTED OTHERWISE.
0.11 ALL "ECUMENA DESIGN STUDIO" DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY REQUESTS FOR SUBSTITUTION OF THE "ECUMENA DESIGN STUDIO" SHALL RESPOND IN TEN WORKING DAYS TO SUBMITTAL. NO SUBSTITUTIONS SHALL BE ACCEPTED AFTER THE INITIAL TIME LIMIT HAS PASSED.
0.12 THE GENERAL CONTRACTOR SHALL NOTIFY ECUMENA DESIGN STUDIO IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN THE DRAWINGS, THESE NOTES, AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK AND REQUEST CLARIFICATION.
0.13 THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS NOTED OTHERWISE, THAT WHICH SHALL BE FURNISHED AND INSTALLED, AND CONNECTED WHERE SO REQUIRED.
0.14 WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR THE OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ECUMENA DESIGN STUDIO.
0.15 THE GENERAL CONTRACTOR SHALL SUPPLY CUT SHEET SPECIFICATIONS OF ALL FIXTURES AND EQUIPMENT CALLED FOR ON DRAWING, I.E. LIGHT FIXTURES, HARDWARE, ETC.
0.16 THE GENERAL CONTRACTOR SHALL HAVE TEN WORKING DAYS FROM AWARD OF THE CONTRACT TO SUBMIT SUBSTITUTIONS OF SPECIFIED PRODUCTS OR WORK FOR REVIEW BY THE "ECUMENA DESIGN STUDIO". HE SHALL INCLUDE CUT SHEETS WITH SPECIFICATIONS AND REQUESTS FOR SUBSTITUTION. THE "ECUMENA DESIGN STUDIO" SHALL RESPOND IN TEN WORKING DAYS TO SUBMITTAL. NO SUBSTITUTIONS SHALL BE ACCEPTED AFTER THE INITIAL TIME LIMIT HAS PASSED.
0.17 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
0.18 THE GENERAL CONTRACTOR SHALL SEE THAT ALL SUB-CONTRACTORS RECEIVE COMPLETE SETS OF WORKING DRAWINGS OR ASSUME FULL RESPONSIBILITY FOR COORDINATION OF WORK WHEN COMPLETE SETS ARE NOT AVAILABLE TO SUB-CONTRACTORS.
0.19 WHERE SPECIAL ITEMS REQUIRE EXTENDED LEAD TIME PREVENTING INSTALLATION BY PROJECTED MOVE-IN DATE, CONTRACTOR IS TO PROPOSE AN AVAILABLE ALTERNATE FOR APPROVAL BY THIS OFFICE, AND CLIENT AS WELL AS TO PREPARE PRICING FOR POSSIBLE TEMPORARY ASSEMBLIES.
0.20 THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
0.21 THE GENERAL CONTRACTOR UPON ACCEPTANCE AND APPROVAL OF THE DRAWINGS ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS, AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS, AND HE WILL BE EXPECTED TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
*0.22 TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 303.7. A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR A PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.
0.23 THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. HE SHALL REPLACE OR REPAIR AS DIRECTED ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTITUTIONAL COMPLETION.
0.24 THE GENERAL CONTRACTOR, HIS SUB-CONTRACTOR AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFOR.
0.25 CONTRACTOR SHALL IDENTIFY AND DESCRIBE PROTECTION MEASURES TO BE UTILIZED DURING CONSTRUCTION TO PROTECT ADJOINING AREAS FROM NOISE, DUST, DIRT, FIRE HAZARDS AND OTHER POTENTIAL PROBLEMS CAUSED BY CONSTRUCTION.
0.26 THE GENERAL CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT CONTROL OVER JOB TO PREVENT DIRT OR DUST FROM LEAVING THE JOB SITE.
*0.27 CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, SCAFFOLDING OR FALSEWORK MORE THAN 3 STORIES OR 36' IN HEIGHT, REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUE OF A BUILDING PERMIT.
0.28 THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE EXISTING BUILDING TO REMAIN AND ANY ADJOINING PROPERTY OR WORK AND ANY DAMAGE TO SAME, CAUSED BY HIS WORK OR WORKMEN MUST BE MADE GOOD WITHOUT DELAY. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE BY THE GENERAL CONTRACTOR.
0.29 THE CONTRACTOR MUST PROVIDE TEMPORARY LIGHTING ON THE JOB SITE.

- 0.30 ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAYS OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDMENTS FOR UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY.
0.31 DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL EXISTING EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED.
0.32 NO COMBUSTIBLE RUBBISH DURING CONSTRUCTION SHALL BE STORED IN BUILDING. IT SHALL BE REMOVED DAILY.
0.33 THE GENERAL CONTRACTOR SHALL VERIFY SIZE, ELECTRICAL REQUIREMENTS, LOCATION AND CHARACTERISTICS OF ALL WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF RELATED WORK.
0.34 ALL WOODWORK, BLOCKING, GROUNDS, ETC. TO BE FIRE RETARDANT TREATED.
0.35 CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FORMING WALLS, FLOORS, ETC.
0.36 CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING, ELECTRICAL AND FIRE SPRINKLER WORK, ACCESS PANELS TO BE APPROVED BY THE DESIGNER.
0.37 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETS, FURNISHINGS AND ALL OTHER ITEMS REQUIRING THE SAME.
0.38 THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, BOTH FROM HIS OWN AND OTHER SUBCONTRACTORS EMPLOYEES, INCLUDING THAT RUBBISH WHICH IS A BY-PRODUCT OF CARPET AND CABINET INSTALLATION, TELEPHONE COMPANY INSTALLATION, ETC. AND PROVIDE FOR ITS REMOVAL FROM THE SITE.
0.39 AT THE END OF EACH DAY OF CONSTRUCTION OR FINISH WORK, EACH TRADE SHALL BE RESPONSIBLE FOR REMOVING ANY DEBRIS FROM THE SITE. THE JOB SITE SHALL BE CLEANED TO THE SATISFACTION OF THE CLIENT AND THIS OFFICE UPON COMPLETION OF THE PROJECT BY THE CONTRACTOR.
0.40 ALL EXISTING APPURTENANCES NOT BEING REMOVED SHALL BE REFURBISHED WHERE REQUIRED, ANY LOOSE ITEMS TIGHTENED (CEILING EXIT SIGNS, ETC.) AND ANY MISSING PARTS REPLACED BY THE GENERAL CONTRACTOR TO ACHIEVE A FINISHED FIRST CLASS INSTALLATION AND APPEARANCE.
0.41 THE GENERAL CONTRACTOR SHALL SUBMIT ALL FABRICATION SHOP DRAWINGS AND FIXTURE CUTS TO THE "ECUMENA DESIGN STUDIO" FOR REVIEW. THE "ECUMENA DESIGN STUDIO" SHALL HAVE 40 WORKING HOURS (5 DAYS) SHOP DRAWING TURN-AROUND TIME FROM DATE OF RECEIPT. ALL SHOP DRAWINGS AND CUTS SIGNED "REVIEWED" SHALL SUPERSEDE ORIGINAL DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.
0.42 ALL FINISH CONTRACTORS TO FIELD VERIFY SIZE OF ROOMS AND WALLS PRIOR TO PLACING ORDERS.
0.43 THE GENERAL CONTRACTOR, SUB-CONTRACTOR AND TENANTS CONTRACTOR SHALL SUBMIT CERTIFICATES TO THE "ECUMENA DESIGN STUDIO" UPON COMPLETION OF WORK, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
a) FIREPROOF WOOD TEST REPORT (IF REQUIRED)
b) ELECTRICAL, PLUMBING AND AIR CONDITIONING CERTIFICATES ISSUED BY:
-DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY
-BOARD OF FIRE UNDERWRITERS

FIRE/LIFE SAFETY

- *1.1 PORTABLE FIRE EXTINGUISHERS (MIN. OF 2A OR 2A10BC RATING) SHALL BE LOCATED WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR. LOCATIONS OF PORTABLE EXTINGUISHERS SHALL BE DETERMINED BY THE CITY OF FIRE DEPARTMENT. THIS REQUIREMENT ALSO APPLIES TO THE CONSTRUCTION PERIOD.
*1.2 ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE DETECTORS ARE DIRECTED BY THE FIELD INSPECTOR OF THE CITY FIRE DEPARTMENT.
1.3 EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
1.4 EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY, HALLWAY, EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANYTIME THE BUILDING IS OCCUPIED.
1.5 PROVIDE EXIT AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. EXIT SIGNS ARE INDICATED ON THE REFLECTED CEILING PLAN AND ELECTRICAL PLAN. SIGNS TO HAVE GREEN BACKGROUND WITH WHITE LETTERING.
1.6 EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE. 1011.
1.7 EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ELECTRICAL CODE. 1011.5.3.
1.8 THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PROVIDER OF ELECTRICAL SUPPLY. IN THE EVENT OF ITS FAILURE, ILLUMINATOR SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR GROUP I, DIVISION 1.1 AND 1.2 OCCUPANCIES AND FOR ALL OTHER OCCUPANCIES WHERE THE EGRESS SYSTEM SERVES AN OCCUPANT LOAD OF 100 OR MORE. 1003.2.9.2
1.9 WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
1.10 PROVIDE LOW LEVEL EXIT SIGNS AND LOW LEVEL EXIT PATH MARKING IN ACCORDANCE WITH FIRE DEPARTMENT REQUIREMENTS. MOUNT SIGNS BETWEEN 10"MIN. AND 12" MAX. A.F.F. AND FLOOR LEVEL MARKINGS AT 8"MAX. A.F.F. PENETRATIONS DUE TO INSTALLATION OF SIGNS AND MARKINGS MUST NOT VIOLATE THE FIRE-RATING OF ANY FIRE ASSEMBLY. FLOOR-LEVEL EXIT SIGNS OR EXIT MARKERS ARE ONLY REQUIRED IN RATED CORRIDORS OF R-1, A-OCC, (E WITHOUT DIRECT CLASS ROOM EXITS). FLOOR LEVEL EXIT PATH MARKINGS ARE ONLY REQUIRED IN UNSPRINKLERED (R-1 OR A-OCC).
*1.11 PROVIDE AN APPROVED FIRE ALARM SYSTEM, WITH DESCRIPTION OF SEQUENCE OF OPERATION AND LISTED STATE FIRE MARSHAL APPROVED EQUIPMENT.
*1.12 FIRE DEPARTMENT ACCESS, FIRE HYDRANTS, AND FIRE FLOW REQUIREMENTS ON THIS PROJECT SHALL BE REVIEWED BY THE HYDRANT UNIT, _____ CITY, _____ ADDRESS, _____ TEL.
1.13 SPRINKLER SYSTEM MUST BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
1.14 ALL INTERIOR WALLS AND CEILING FINISHES SHALL BARE THE FOLLOWING MAXIMUM FLAME SPREAD CLASSIFICATION FOR FINISH MATERIALS, AS REQUIRED BY CHAPTER 8 U.B.C.:
a) ENCLOSED VERTICAL - CLASS I
b) OTHER EXITWAYS - CLASS II
c) ROOMS OR AREAS - CLASS III
1.15 BUILDING NUMBER OR ADDRESS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. LOCATE AS DIRECTED BY THE FIRE INSPECTOR. NUMBERS SHALL BE 8" HELVETICA FOAM CORE PAINTED IN THE CONTRASTING COLOR.

EXITS & STAIRS

- 2.1 ALL EXITS MUST BE CONTINUOUS AND TERMINATE IN A PUBLIC WAY OR EXIT COURT LEADING TO A PUBLIC WAY. 1018.
2.2 EMERGENCY EGRESS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE. THESE EMERGENCY ESCAPE WINDOWS OR DOORS MUST PROVIDE A FULL CLEAR OPENING AND SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SPECIAL TOOLS. ALL EMERGENCY ESCAPE WINDOWS SHALL HAVE A MINIMUM NET OPENING OF 5.7 SQ.FT. WITH A MINIMUM NET CLEAR HEIGHT OF 24 INCHES AND WIDTH OF 20 INCHES. THE SILL HEIGHT OF EMERGENCY ESCAPE WINDOWS SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR.
2.3 EXIT DOORS SHALL BE NOT LESS THAN 36" IN WIDTH AND NOT LESS THAN 6"8" IN HEIGHT.
2.4 EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
2.5 EXIT DOOR SHALL SWING IN DIRECTION OF EXIT TRAVEL WHEN SERVING HAZARDOUS AREAS OR AN OCCUPANT LOAD OF MORE THAN 50 PERSONS.
2.6 GARAGE DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
2.7 DEAD-END CORRIDORS ARE LIMITED TO 20' IN LENGTH.
2.8 SPIRAL STAIRWAY SHALL NOT SERVE AS REQUIRED EXIT FOR AN AREA EXCEEDING 400 SQ.FT.
2.9 STAIRS:
a) MAXIMUM RISER = 7.75"
b) MINIMUM TREAD = 10"
c) MINIMUM HEADROOM = 6'8"
d) HANDRAILS = 34"-38" HIGH
2.10 HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/2" INCHES NOR MORE THAN 2 INCHES IN CROSS SECTIONAL DIMENSION.
2.11 ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS REQUIRES 1-HR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.
2.12 SHAFT ENCLOSURE REQUIRES FOR ALL INTERIOR PUBLIC STAIRWAYS. ENCLOSURE SHALL BE CONTINUOUS UNTILL EGRESS IS PROVIDED FROM BUILDING:
a) IN BUILDINGS 4 OR MORE STORIES IN HEIGHT ALL PROVIDED STAIRWAYS SHALL EXTEND TO THE ROOF.
b) ALL OPENINGS TO BE PROTECTED BY (1) (1 1/2) - HR SELF-CLOSING FIRE ASSEMBLIES. NO OPENINGS OTHER THAN EXIT DOORWAYS AND EXTERIOR WALL OPENINGS ARE PERMITTED.
c) PROVIDE BARRIER AT EXIT LEVEL BETWEEN UPPER STORY AND BASEMENT.
d) SPACE UNDER STAIRWAY SHALL NOT BE USED FOR ANY PURPOSE.

- 2.13 STAIRWAY LANDING:
a) LANDING DIMENSION IN THE DIRECTION OF TRAVEL MUST EQUAL THE WIDTH OF THE STAIRS.
b) SWINGING DOORS SHALL NOT REDUCE REQUIRED LANDING WIDTH TO LESS THAN ONE-HALF (1/2) C) WHEN DOOR OPENS OVER LANDING THE LANDING SHALL HAVE A LENGTH OF NOT LESS THAN 5 FT.
d) MAXIMUM VERTICAL DISTANCE BETWEEN LANDINGS IS 12 FEET.
2.14 PROVIDE 42" GUARDRAIL MAXIMUM CLEARANCE BETWEEN INTERMEDIATE RAIL IS 4".
2.15 PROVIDE 36" HIGH MINIMUM PROTECTIVE GUARDRAIL FOR DECKS, PORCHES, BALCONIES AND RAISED FLOORS, WHEN MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW, AND OPEN SIDE(S) OF STAIR LANDING, OPENING BETWEEN BALUSTERS/ RAILS SHALL PRECLUDE PASSAGE OF 4 INCH DIAMETER SPHERE.
2.16 POST A SIGN ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1 INCH LETTERING STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS."

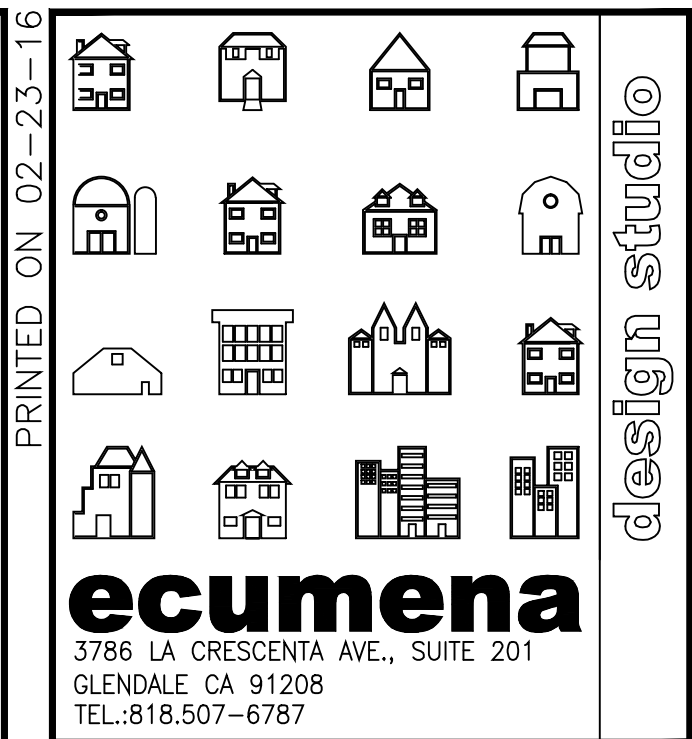
CONSTRUCTION NOTES

- 3.1 PROVIDE 2 COATS OF INDUSTRIAL GLOSS ENAMEL (INTERIOR/EXTERIOR) OVER PRIMER ON ALL EXPOSED STRUCTURAL STEEL MEMBERS, STEEL SUPPORT STRUCTURAL RAILINGS PIPE CHANNELS AND BRACINGS.
3.2 ALL NON-CONCRETE SURFACES UNLESS NOTED OTHERWISE, TO BE PAINTED SHALL RECEIVE A MINIMUM OF THREE COATS OR TWO COATS ON PRIMER. CONCRETE TO BE ONE COAT OVER PRIMER.
3.3 FLOOR SURFACES SHALL BE SLIP RESISTANT MEETING THE REQUIREMENTS OF CALIFORNIA TITLE 24.
3.4 ALL UTILITIES ARE REQUIRED TO BE UNDERGROUND ON THIS SITE AND SHALL BE UNDERGROUND FROM PROPERTY LINE TO BUILDING.
*3.5 SOILS REPORT AND COMPACTION REPORTS ARE TO BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION.
*3.6 THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, UNLESS A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
3.7 TEMPORARY TOILET. MAINTAIN SANITARY TOILET FACILITIES DURING CONSTRUCTION.
*3.8 WELDING SHALL BE DONE BY CITY BUILDING DEPARTMENT CERTIFIED WELDERS.
3.9 FOUNDATION. DEPTH OF FOOTINGS: MINIMUM OF 24" INTO NATURAL GRADE OR APPROVED COMPACTED FILL UNLESS SHOWN OTHERWISE ON THE DRAWINGS. SEE ALSO STRUCTURAL DRAWINGS AND SOIL REPORT.
3.7 PROVIDE MINIMUM 12" CLEARANCE UNDER FLOOR GIRDERS AND MINIMUM 18" CLEARANCE UNDER FLOOR JOISTS IN THE CRAWL SPACE AREA.
3.8 MUDDLINGS. ALL WOOD IN CONTACT WITH CONCRETE AND WITHIN 48" OF GRADE SHALL BE EITHER FOUNDATION GRADE REDWOOD OR PRESSURE-TREATED DOUGLAS FIR.
3.9 ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
3.10 ALL NOISE BARRIER BATTS (SOUND INSULATION) SHALL BE NON-COMBUSTIBLE.
3.11 WOOD/EARTH SEPARATION MINIMUM 8" CLEARANCE, EXCEPT SEPARATION BY CONCRETE MAY BE 2" MINIMUM.
3.12 STUD WALLS. TYPICAL WALLS SHALL BE FRAMED WITH 2x4 AT 16" o.c. EXCEPT WHERE NOTED OTHERWISE. CRIPPLES OR WALLS BEARING TWO STORIES ABOVE SHALL BE FRAMED WITH 2x6 OR 2x4 STUDS AT 16" O.C. EXCEPT WHERE NOTED OTHER- WISE AT EXTERIOR WALLS AND BEARING WALLS, STUDS SHALL NOT BE NOTCHED MORE THAN 25% OF WIDTH OF STUD; AT NON- BEARING PARTITIONS NOT MORE THAN 40% OF WIDTH OF STUDS. BORED HOLES MAX. DIAMETER 40% ANY STUD AND 60% NON- BEARING STUD. NO BORED HOLE CLOSER THAN 5/8" TO EDGE OF STUD.
3.13 PROVIDE LOW CONSUMPTION WATER CLOSET FOR NEW BUILDING, BUILDING ADDITION OR REMODELING WHERE NEW PLUMBING FIXTURES WILL BE INSTALLED. ORD. 165,004
3.14 NEW WATER CLOSETS SHALL BE LOCATED IN SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30 INCHES IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL OF NOT LESS THAN 24 INCHES.
3.15 DECORATIONS USED IN PUBLIC AREAS SHALL BE NON-COMBUSTIBLE OR FLAMEPROOFED IN AN APPROVED MANNER. TITLE 19, ARTICLE 42, M.C. 57.22
3.16 SHOWER AREAS SHALL HAVE FLOORS AND WALLS FINISHED WITH SMOOTH, HARD, NON-ABSORBENT SURFACES SUCH AS PORTLAND CEMENT CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL TO A HEIGHT OF NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS USED IN SUCH WALLS SHALL BE OF A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.
3.17 GLAZING USED FOR SHOWER AND BATHUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED IT SHALL HAVE A MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCH WHEN FULLY TEMPERED, OR 1/4 INCH WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF U.B.C. STANDARD NO. 54-2.
3.18 AN ATTIC ACCESS OPENING SHALL BE PROVIDED FOR ATTIC WITH A VERTICAL HEIGHT OF GREATER THAN 30 INCHES. THE OPENING SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES. 30 INCH MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
3.19 ROOF DRAINS DISCHARGING WATER WITHIN 25' OF A STREET PROPERTY LINE MUST BE CONDUITED UNDER SIDEWALK. ALL ROOF DRAINAGE SHALL BE CONDUCTED TO THE STREET BY MEANS OF APPROVED NON-EROSIVE DEVICE.
3.20 OVERFLOW DRAINS AND SCUPPERS ROOFS ENCLOSED BY PARAPET WALLS SHALL BE PROVIDED WITH OVERFLOW SCUPPERS NOT LESS IN AREA THAN 3 TIMES THE SIZE OF THE ROOF DRAINS AND HAVING A MINIMUM OPENING HEIGHT OF 4 INCHES, THE BOTTOM OF THE SCUPPERS SHALL BE NOT MORE THAN 2" ABOVE THE ROOF POINT. ALL ROOF DRAINAGE SHALL CONFORM TO SEC. 1506 UB
3.21 U OCCUPANCY GARAGE REQUIRES 1-HOUR OCCUPANCY SEPARATION FROM R-3 OCCUPANCY.

LIGHTING/ELECTRICAL NOTES

- 4.1 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHTING FIXTURES AND ELECTRICAL WORK AS SHOWN OR IMPLIED ON ALL DRAWINGS AND NOTES.
4.2 THE CONTRACTOR SHALL COORDINATE HIS WORK WITH MANUFACTURER'S SPECIFICATIONS.

- 4.3 THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS PUBLIC UTILITIES COMPANY, TELEPHONE COMPANY AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
4.4 ALL NEW MATERIALS REQUIRED SHALL CONFORM WITH THE STANDARDS OF THE UNDERWRITERS LABORATORIES, INC. IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL IN QUESTION, UNLESS OTHERWISE NOTED.
4.5 PROPOSALS SHALL BE BASED UPON FURNISHING AND INSTALLING NEW LIGHTING FIXTURES AND REMOVING AND REINSTALLING EXISTING LIGHTING FIXTURES (INCLUDING NEW LAMPING) OF TYPES AND MANUFACTURER'S AS INDICATED ON THE "ECUMENA DESIGN STUDIO" REFLECTED CEILING PLANS.
4.6 THE GENERAL AND ELECTRICAL CONTRACTORS SHALL CHECK ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCTWORK, LIGHTING AND OTHER OBSTRUCTIONS TO ASSURE THE FINISHED CEILING HEIGHT SHOWN ON THE "ECUMENA DESIGN STUDIO" DRAWINGS. ANY DISCREPANCY WILL BE BROUGHT TO THIS OFFICE ATTENTION PRIOR TO FINAL BIDDING.
4.7 ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILINGS, UNLESS OTHERWISE NOTED.
4.8 THE ELECTRICAL CONTRACTOR SHALL SUBMIT CUTS OF ALL FIXTURES AS DIRECTED.
4.9 THE ELECTRICAL CONTRACTOR SHALL COORDINATE ANY ELECTRICAL OR LIGHTING INSTALLATION INTO CABINETWORK WITH CABINET CONTRACTOR IF AND AS REQUIRED.
4.10 THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHTING AND ELECTRICAL SERVICE FOR ALL TRADES AS REQUIRED.
4.11 WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN GANG TYPE BOX UNDER ONE COVERPLATE.
4.12 ALL ELECTRICAL, TELEPHONE RECEPTACLES AND LIGHT FIXTURES SHALL BE LOCATED AS DIMENSIONED ON THE "ECUMENA DESIGN STUDIO" PLANS.
4.13 GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION COMPLIES WITH NEC ART. 210-8, WHICH READS AS FOLLOWS: ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, KITCHEN COUNTERS AND AT WET BAR SINKS.
4.14 RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ART. 210-52(a).
4.15 CENTER OF RECEPTACLE OUTLETS SHALL NOT BE LESS THAN 12-INCHES ABOVE THE FLOOR OR WORKING AREA.
4.16 CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATION EQUIPMENT SHALL NOT BE LESS THAN 3 FEET NOR MORE THAN 4 FEET ABOVE THE FLOOR OR WORKING PLATFORM.
4.17 ALL NEW OUTLETS ON COLUMNS WILL BE CENTERED ON FACE SHOWN, UNLESS OTHERWISE NOTED.
4.18 NO "BACK-TO-BACK" OUTLETS ARE PERMITTED WITHIN A WALL. OUTLETS MUST BE STAGGERED IN LOCATION. DIMENSIONS GIVEN ARE TO FIRST SET OF OUTLETS ENCOUNTERED, STAGGER OPPOSITE OUTLET.
4.19 ALL FIRE PREVENTION AND ELECTRICAL WIRING IS TO BE PLACED IN CONDUIT.
4.20 FIRE RATED TEFLON PLENUM CABLES SHALL BE USED FOR TELEPHONE AND ANY LOW-VOLTAGE CIRCUITS NOT IN CONDUIT.
4.21 UNLESS OTHERWISE NOTED, ALL OUTLETS SIDE BY SIDE SHALL BE 6" FROM CENTER OF PLATE WITH POSITIONING DIMENSIONS CENTERED BETWEEN.
4.22 PROVIDE TELEPHONE OUTLETS (WHERE SHOWN ON "ELECTRICAL/ TELEPHONE PLAN") AND ALL NECESSARY CONDUIT RUNS TO TELEPHONE EQUIPMENT AS REQUIRED.
4.23 ALL ELECTRICAL AND TELEPHONE WIRING CONDUIT SHALL BE CONCEALED IN PARTITIONS AND/OR CEILING.
4.24 THE ELECTRICAL AND/OR GENERAL CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING OF ALL CHASES IN FLOORS, WALLS, AND CEILINGS, AS REQUIRED.
4.25 PROVIDE NEW BLANK COVER PLATES FOR EXISTING OUTLETS NOT BEING USED. COVER PLATES TO MATCH NEW RECEPTACLES, UNLESS OTHERWISE NOTED.
4.26 CONVENIENCE RECEPTACLES SHALL BE AS SPECIFIED BY ELECTRICAL ENGINEER, DUPLEX TYPE RATED 15 AMP., 125 V., GROUNDED, UNLESS NOTED OTHERWISE.
4.27 THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING.
4.28 THE ELECTRICAL CONTRACTOR WILL COORDINATE HIS WORK WITH THE AIR CONDITIONING ENGINEER AND CONTRACTOR PRIOR TO EXECUTING HIS WORK.
4.29 AS IT RELATES TO THIS SET OF DOCUMENTS A DEDICATED CIRCUIT SHALL BE A SINGLE CIRCUIT WITH MULTIPLE OUTLETS DEDICATED TO A SPECIFIC EQUIPMENT USAGE.
4.30 AS IT RELATES TO THIS SET OF DOCUMENTS, A SEPARATE CIRCUIT (SC) SHALL BE A SINGLE CIRCUIT WITH A SINGLE OUTLET SEPARATE FROM ALL OTHER CIRCUITS AND USED TO ISOLATE A SINGLE PIECE OF EQUIPMENT.
4.31 THE POWER AND SIGNAL PLAN GOVERNS DEVICE LOCATIONS AND THE ELECTRICAL ENGINEER'S DRAWINGS GOVERN THE WIRING LAYOUT AND INSTALLATION. INSTALL IN COMPLIANCE WITH ALL LAWS APPLICABLE AND ENFORCED BY LOCAL AUTHORITIES. WHERE CONFLICTS OCCUR NOTIFY ARCHITECT FOR CLARIFICATION.
4.32 DEVICE LOCATIONS, ELECTRICAL, TELEPHONE/DATA OUTLETS, LIGHT SWITCHES ETC. SHALL BE "CHALKED AND LOCATED" FOR REVIEW BY THE ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
4.33 TYPICAL HEIGHTS OF ELECTRICAL OUTLETS AND DEVICES ARE AS INDICATED:
a.) LOCATE CENTERLINE OF THERMOSTATS, PULL BOXES AND CONTROL DEVICES AT +42" ABOVE FINISH FLOOR.
b.) LOCATE SWITCHES/DIMMERS AT +42" ABOVE FINISHED FLOOR. GANG WITH OTHER OUTLETS WHERE ADJACENT. PROVIDE A SINGLE PIECE COVERPLATE WHERE SWITCHES/DIMMERS ARE GANGED TOGETHER.
c.) LOCATE CENTERLINE OF ALL WALL MOUNTED ELECTRICAL, TELEPHONE AND DATA OUTLETS AT +15" ABOVE FINISH FLOOR IN VERTICAL POSITION, UNLESS NOTED OTHERWISE.
d.) ELECTRICAL, TELEPHONE, AND DATA OUTLETS MOUNTED AT A HEIGHT OF +30" ABOVE FINISH FLOOR OR MORE, ARE TO BE INSTALLED HORIZONTALLY TO CENTERLINE OF DIMENSION INDICATED.
4.34 ALL EXPOSED ELECTRICAL DEVICES, I.E. SWITCHES, OUTLETS, WALL TELEPHONE MOUNTS, ETC. AND ALL COVERPLATES TO BE WHITE.



AS INSTRUMENT OF SERVICE, ALL DESIGN IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ECUMENA DESIGN STUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ECUMENA DESIGN STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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PROJECT TITLE: SHERMAN-GLEN PLAZA

JOB ADDRESS: 14241 W. VENTURA BLVD. LOS ANGELES CA 91423

Table with 2 columns: JOB NO., DRAWN BY, CHECKED BY, DATE

SHEET DESCRIPTION: GENERAL NOTES

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK. PRINTED ON 02-23-18