

MCDANNIEL RESIDENCE

1427 COLUMBIA DR, GLENDALE, CA

CONSTRUCTION SET 01.05.2015

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MCDANNIEL RESIDENCE
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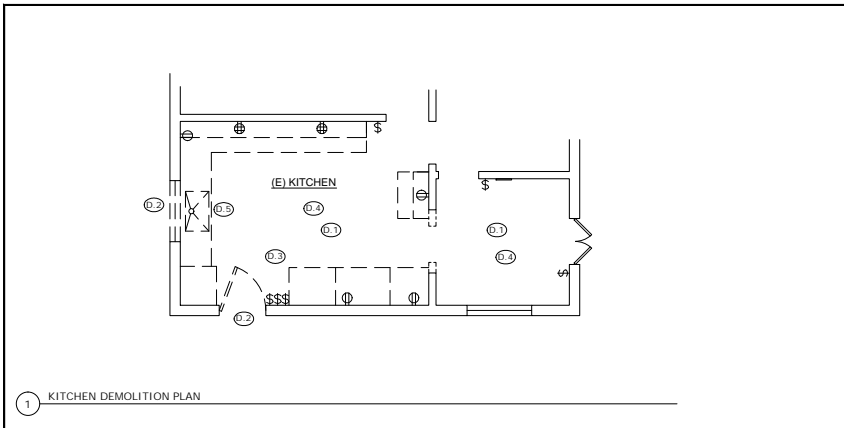
ABBREVIATIONS		GENERAL CONDITIONS		DESIGN/BUILD NOTES	LIST OF DRAWINGS:
<p>(C) CENTERLINE (E) EXISTING (N) NEW ADJ. ADJUSTABLE/ADJACENT A.F.F. ABOVE FINISHED FLOOR ALUM. ALUMINUM ANOD. ANODIZED A-V AUDIO VISUAL BD. BOARD BETW. BETWEEN BLKGS. BLOCKING BM. BEAM BOT. BOTTOM CAB. CABINET CLG. CEILING COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONSTR. CONSTRUCTION CONT. CONTINUOUS CONTR. CONTRACTOR CORR. CORRIDOR</p> <p>DBL. DOUBLE DET. DETAIL DIA. DIAMETER DIM. DIMENSION DISP. DISPENSER DN. DOWN DR. DOOR DWR. DRAWER DWG. DRAWING</p> <p>E. EAST EA. EACH ELEC. ELECTRICAL ELEV. ELEVATION ENGR. ENGINEER EO. EQUAL EXPO. EXPOSED EXT. EXTERIOR</p> <p>F.E. FIRE EXTINGUISHER FIN. FINISH(ED)</p> <p>F. PRF. FIREPROOF FLR. FLOOR FLUOR. FLUORESCENT F.O.W. FACE OF WALL F.O.F. FACE OF FINISH F.O.S. FACE OF STUD FRM. FRAME F-F FACE TO FACE FT. FOOT OR FEET FURR. FURRING GAUGE GALVANIZED SALV. GRAB BAR G.B. GENERAL D.C. CONTRACTOR CL. GLASS SYP. GYPSUM</p> <p>HDWR. HARDWARE HORZ. HORIZONTAL HR. HOUR HT. HEIGHT</p> <p>INSUL. INSULATION INT. INTERIOR INCL. INCLUDING INFO. INFORMATION J-BOX JUNCTION BOX MECH. MECHANICAL MTL. METAL MFR. MANUFACTURER MIN. MINIMUM MTD. MOUNTED MULL. MULLION</p>	<p>N. N.I.C. NO. OR # NOM. NOMINAL N.T.S. NOT TO SCALE</p> <p>O.A. OVERALL O.C. ON CENTER</p> <p>OPP. OPPOSITE ORIG. ORIGINAL OVHD. OVERHEAD</p> <p>PERP. PERPENDICULAR PART. BD. PARTICLE BOARD PLUMB. PLUMBING P.L. OR P. PROPERTY LINE PNL. PANEL PL. PLATE P. LAM. PLASTIC LAMINATE PLAST. PLASTIC PLYWD. PLYWOOD PR. PAIR PT. POINT PTN. PARTITION PTD. PAINTED PREFAB. PREFABRICATED</p> <p>RAD. RADIUS REF. REFERENCE REFR. REFRIGERATOR REINF. REINFORCED REQ. REQUIRED R.O. ROUGH OPENING</p> <p>S. SOUTH S.C. SOLID CORE SCHED. SCHEDULE SECT. SECTION SIM. SIMILAR SPEC. SPECIFICATION SQ. SQUARE S.S. STAINLESS STEEL STD. STANDARD STL. STEEL STOR. STORAGE STR. STRUCTURAL SUSP. SUSPENDED SYM. SYMMETRICAL SPKR. SPEAKER S.F. SQUARE FEET SYS. SYSTEM</p> <p>TEL. TELEPHONE THK. THICK(NESS) T.V. TELEVISION TYP. TYPICAL</p> <p>U.O.N. UNLESS OTHERWISE U.L. UNDERWRITERS UTIL. UTILITY</p> <p>VAR. VARIABLE/VARIES VEN. VENEER VERT. VERTICAL VEST. VESTIBULE VIN. VINYL V.I.F. VERIFY IN FIELD VOL. VOLUME</p> <p>W. WEST W. WITH W.C. WATER CLOSET WD. WOOD W/O. WITHOUT WP. WATERPROOF W/SCOT. WAINSCOT WT. WEIGHT</p> <p>YD. YARD</p>	<p>1. AIA DOCUMENT 201, GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK.</p> <p>2. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS CONSTRUCTABLE AS SHOWN BEFORE PROCEEDING WITH THE CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE, OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR SHALL SUBMIT THEM TO THE INTERIOR DESIGNER IN WRITING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK. ANY DISCREPANCIES IN DRAWINGS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION IMMEDIATELY.</p> <p>3. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.</p> <p>4. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, PLUMBING, ELECTRICAL/TELEPHONE AND COMMUNICATION OUTLETS, LIGHT FIXTURES AND SWITCHES WITH THE DESIGNER IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.</p> <p>5. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS.</p> <p>6. THE CONTRACTOR SHALL ISSUE SEQUENTIALLY NUMBERED AND DATED REQUEST FOR INFORMATION DOCUMENTS TO THE DESIGNER AND LANDLORD (IF APPLICABLE). PROJECT QUESTION'S RESPONSE TIME SHALL BE INDICATED.</p> <p>7. THE CONTRACTOR SHALL ISSUE SEQUENTIALLY NUMBERED CHANGE ORDER REQUEST DOCUMENTS TO THE DESIGNER WHEN CHANGES IN THE SCOPE OF WORK AFFECT PROJECT COST OR SCHEDULE.</p> <p>8. ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH ALL APPLICABLE CODE REQUIREMENTS.</p> <p>9. THE GENERAL CONTRACTOR SHALL OBTAIN ALL OTHER REQUIRED PERMITS, COMPLETE ALL CONTROLLED INSPECTION REPORTS AND SECURE FINAL TRUST SIGN-OFF FOR THE PROJECT.</p> <p>N CHANGES TO THE SCOPE OF WORK ARISE.</p>	<p>10. UPON COMPLETION OF THE WORK, OR SHORTLY BEFORE, THE CONTRACTOR SHALL DIRECT THE DESIGNER, AND COORDINATE WITH OWNER, TO PREPARE A "PUNCHLIST" OF REQUIRED CORRECTIONS, REMEDYING UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE CLIENT/CONTRACTOR AGREEMENT.</p> <p>11. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED. CONTRACTOR TO NOTIFY THE CLIENT'S AGENT IF CONFLICTS EXIST.</p> <p>12. THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY CONTRACT RESPONSIBILITY RESULTANT FROM ANY DESIGNER'S FAILURE TO DETECT SHOP DRAWING ERRORS AND OMISSIONS IN CONFLICT WITH THE CONTRACT DOCUMENTS.</p> <p>13. THE DESIGNER SHALL ISSUE SEQUENTIALLY NUMBERED BULLETIN DOCUMENTS TO THE CONTRACTOR WHEN</p> <p>14. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO HAZARDOUS OR TOXIC MATERIALS, INCLUDING WITHOUT LIMITATION ASBESTOS, PCB'S AND UNDERGROUND STORAGE TANKS. IF CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROPERTY, CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND SHALL TAKE ALL APPROPRIATE SAFETY PRECAUTIONS IN PERFORMING THE WORK.</p> <p>15. ANY TEMPORARY SHUTDOWN OF BUILDING SERVICES SHALL BE PERFORMED ONLY AT SUCH TIME AND FOR SUCH DURATION AS AGREED TO BY THE BUILDING. SHUT-DOWNS AFFECTING OTHER TENANTS TO BE COORDINATED TWO (2) BUSINESS DAYS IN ADVANCE AND IN WRITING.</p> <p>16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS AND ALL PERTINENT PROJECT INFORMATION TO ALL TRADES UNDER HIS/HER JURISDICTION.</p> <p>17. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY, OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE DESIGNER'S FAILURE TO DISCOVER OR POINT OUT THE DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.</p> <p>18. THE CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION AS SET BY STATE AND LOCAL GOVERNING BODIES, TITLE 24, C.A.C., A.D.A.</p>	<p>5. ELECTRICAL DESIGN-BUILD ENGINEER REQUIRED TO SUBMIT ENERGY CALCULATIONS TO COMPLY WITH TITLE 24.</p> <p>6. ELECTRICAL DESIGN-BUILD ENGINEER REQUIRED TO SUBMIT APPROPRIATE ELECTRICAL DRAWINGS (LIGHT SWITCHING, SYSTEM CABLING, ELECTRICAL CIRCUITING) WHERE REQUIRED BY PLAN. DESIGNER TO REVIEW AND APPROVE PRIOR TO SUBMITTING FOR PERMIT AND CONSTRUCTION.</p>	<p>ARCHITECTURAL:</p> <p>ID1 PROJECT INFORMATION/GENERAL NOTES</p> <p>ID2/3 DEMOLITION/CONSTRUCTION PLAN</p> <p>ID4/5 RCP/ELECTRICAL PLAN</p> <p>ID6 FINISH PLAN +</p> <p>ID8 INTERIOR ELEVATIONS</p> <p>ID9 INTERIOR DETAILS</p>
GENERAL NOTES					
<p>1. ALL DIMENSIONS INDICATED ON THE PLANS AS "VERIFY" OR "V.I.F." ARE DIMENSIONS THAT ARE EXPECTED. IF CONFLICTS OCCUR UPON VERIFICATION, NOTIFY THE DESIGNER & OWNER IMMEDIATELY.</p> <p>2. ALL DIMENSIONS NOTED AS "CLEAR" OR "CLR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCE MUST BE ACCURATELY MAINTAINED.</p> <p>3. THE CONTRACTOR SHALL THOROUGHLY CLEAN PROJECT SITE AFTER CONSTRUCTION IS COMPLETE.</p> <p>4. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EQUIPMENT AND FINISHES SCHEDULED TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED THEREIN DURING CONSTRUCTION.</p> <p>5. ALL FINISHED DIMENSIONS ARE PREDICATED UPON REQUIRED OPENINGS, EQUIPMENT SIZES, ETC. IF ANY DISCREPANCIES OCCUR, NOTIFY DESIGNER & OWNER IMMEDIATELY.</p> <p>6. CHANGES IN FLOOR GRADE GREATER THAN 1/4" OVER ANY MEASURABLE DISTANCE TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LESSER CHANGES IN FLOOR GRADE TO BE THE RESPONSIBILITY OF FLOORING CONTRACTOR.</p> <p>7. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNDER CONSTRUCTION IF REQUIRED.</p> <p>8. DO NOT SCALE DRAWINGS: DIMENSIONS SHALL GOVERN.</p> <p>9. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.</p> <p>10. THE CONTRACTOR SHALL REMOVE ALL TRASH AND WASTE MATERIALS FROM THE SITE DUE TO THE WORK.</p>					
DESCRIPTION OF WORK:					
<p>REMODEL OF (E) INTERIOR INCLUDING: KITCHEN AND NOOK. WORK TO INCLUDE DEMOLITION AND NEW CONSTRUCTION, NEW APPLIANCES, LIGHTING, FINISHES & MILLWORK/CABINETS, REPLACE WINDOWS AND DOOR IN KIND. NO ADDED SQUARE FOOTAGE.</p>					
PROJECT TEAM:					
<p><u>DESIGNER:</u> GAMBLE + DESIGN 2370 MARKET STREET, SUITE 173 SAN FRANCISCO, CA 94114 PHONE: 415.577.2589 CONTACT: JENI GAMBLE E: JENI@GAMBLEPLUSDESIGN.COM</p>		<p><u>CONTRACTOR:</u> NAME: CSM CONSTRUCTION TBD, CA 941XX PHONE: 626.676.8829 CONTACT: CURTIS MORGAN EMAIL: CSMCONSTRUCTION@AOL.COM LICENCE NUMBER: 918509 EX.TBD INSURANCE INFORMATION TBD BOND NUMBER: TBD BOND AMOUNT: TBD</p>			
EFFECTIVE CODES:					
<u>CALIFORNIA BUILDING CODES:</u>					
<p>2010 CALIFORNIA BUILDING CODE 2010 CALIFORNIA ELECTRICAL CODE 2010 CALIFORNIA MECHANICAL CODE 2010 CALIFORNIA PLUMBING CODE 2010 CALIFORNIA FIRE CODE 2010 CALIFORNIA ENERGY CODE</p>					

date: JAN.05.2015 issue: CONSTRUCTION SET



Scale: as noted
 Drawn by: JG
 Job #: 1301

PROJECT
INFORMATION
ID1



DEMOLITION LEGEND:

SYMBOL: DESCRIPTION:

EXISTING DOOR, FRAME, AND HARDWARE TO BE DEMOLISHED. RETURN TO BUILDING MANAGER, AS DIRECTED.

EXISTING PARTITION TO BE DEMOLISHED.

EXISTING PARTITION TO REMAIN.

DEMOLITION KEYNOTES:

(E1) REMOVE TILE FLOORING IN KITCHEN AND BREAKFAST NOOK.

(E2) REMOVE (E) WINDOW AND DOOR. PREPARE FOR NEW DOOR AND WINDOW.

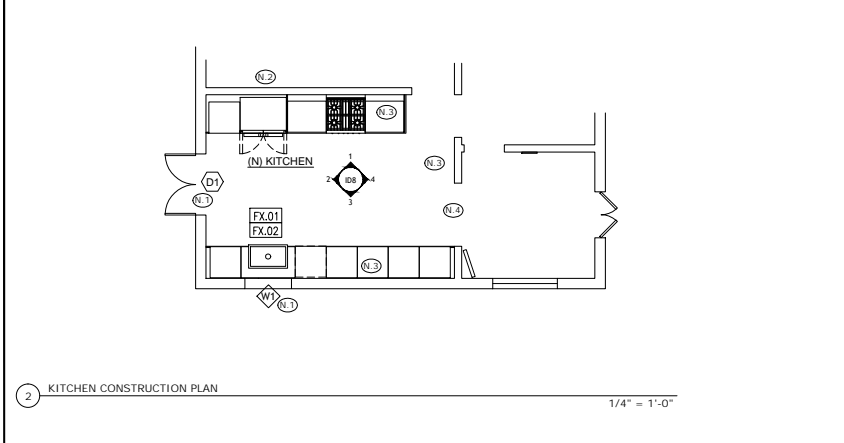
(E3) REMOVE (E) APPLIANCES. RE-LOCATED REFRIGERATOR, WASHER, DRYER TO LOWER UNIT. ALL OTHER APPLIANCE TO BE REMOVED OFF-SITE.

(E4) REMOVE (E) CEILING IN THIS AREA.

(E5) REMOVE (E) PLUMBING FIXTURES.

DEMOLITION SHEET NOTES:

- REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION INCLUDING SELECTIVE DEMOLITION, PROTECTION AND CUTTING OF EXISTING CONSTRUCTION.
- ITEMS TO BE SALVAGED FOR REUSE:
 - A. REFRIGERATOR.
 - B. WASHER AND DRYER
 - C. GARBAGE DISPOSAL
 - D. WOOD FLOOR TRANSITION THRESHOLDS
- REMOVE ALL EXISTING ELECTRICAL OUTLETS AND DEVICES IN CONSTRUCTION SHOWN TO BE DEMOLISHED. REMOVE ALL WIRING AND CONDUIT BACK TO SOURCE AND CAP ACCORDINGLY.
- WHERE LIGHT FIXTURES HAVE BEEN DEMOLISHED, REMOVE ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE.
- REMOVE ALL FLOOR BASE, DOOR FRAMING, AND WINDOW FRAMES IN AREA OF WORK.
- REMOVE ALL COVE LATH AND PLASTER CEILING WERE APPLICABLE.



CONSTRUCTION SHEET NOTES:

- ALL GYPSUM BOARD PARTITIONS AND CEILINGS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH. GYP. BD. TO BE FINISHED TO FLOOR. ALL GYP. BD. TO BE LEVEL 5 FINISH (MIN.).
- ALL WORK SHALL BE INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT. THE CONTRACTOR SHALL PROVIDE LINE AND GRADE MARKINGS ON THE FINISH FLOOR FOR RECTIFYING UNLEVEL FLOOR CONDITIONS.
- INSTALLATION OF DOORS AND WINDOW FRAMES SHALL BE SECURED RIGIDLY TO THE ADJACENT SURFACES. INSTALLATION SHALL BE IN ACCORDANCE WITH THE DESIGN ENGINEER'S INSTRUCTIONS. NO GAPS WILL BE ACCEPTED. ALL SCRATCH MARKS SHALL BE RESTORED USING FINISH TO MATCH EXISTING.
- WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATES A FIRE RATED OR SOUND RATED ENCLOSURE, THE SPACE AROUND SUCH PENETRATION SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH MINERAL WOOL OR APPROVED EQUAL ON BOTH SIDES OF THE RATED ENCLOSURE TO INSURE FULL FIRE OR SOUND RATING AS REQUIRED BY THE LOCAL BUILDING CODES AND IBC.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN REQUIRED FIRE AND SOUND RATING WHERE DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES AND OTHER CONSTRUCTION ELEMENTS.
- PERIMETER PARTITIONS SHOWN WITHOUT DIMENSIONS AND ALIGNMENT CONDITIONS SHALL BE ALIGNED WITH EXISTING CONDITIONS AT ADJACENT WALLS. SEE DESIGNER IF ANY ISSUES ARISE.
- DURING FINISHING, MAINTAIN A UNIFORM TEMPERATURE WITHIN THE WORK AREA OF BETWEEN 55 AND 70 DEGREES.
- THE CONTRACTOR SHALL UNDERCUT THE INTERIOR DOORS AS REQUIRED TO CLEAR FINISH FLOOR AND/OR THRESHOLD SEAL BY 1/4". ALL RATED DOORS, IF ANY, SHALL BE ORDERED SO AS TO CLEAR FINISH FLOOR BY 1/4".
- ALL CONTRACTORS SHALL VERIFY FIELD DIMENSIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING.
- ALL PARTITIONS ARE DIMENSIONED TO FACE STUD (U.O.N.). ALL VERTICAL DIMENSIONS ARE ABOVE FINISH FLOOR.
- ALL DOORS SHALL RECEIVE APPROPRIATE SILENCERS.
- INSTALL WATER RESISTANT GYP. BOARD AT ALL AREAS SCHEDULED TO RECEIVE TILE. SEE FINISH SCHEDULE FOR TILE TYPE.
- ALL DOORS TO HAVE DOOR STOPS TO LIMIT DOOR SWING TO 90 DEGREES OR MAXIMUM, AS INDICATED ON THE PLANS, TO AVOID INTERFERENCE WITH WALL AND/OR MILLWORK. VERIFY CONDITIONS WITH DESIGNER.
- WATER CLOSET BOWL TO HAVE 30" CLEAR WIDTH BY 24" CLEAR IN FRONT PER CPC SEC. 407.5. WATER CLOSET BOWL TO HAVE 15" CLEAR ON EITHER SIDE OF BOWL FROM THE CENTER LINE.

CONSTRUCTION KEYNOTES:

(N1) NEW DOOR AND WINDOW TO BE COORDINATED WITH CLIENT. NEW STAIRS TO THE EXTERIOR TO BE COORDINATED WITH CLIENT.

(N2) PROVIDE COPPER WATER LINE TO REFRIGERATOR.

(N3) PROVIDE NEW CARRA MARBLE COUNTER TOPS. COUNTER TOPS TO BE COORDINATED WITH MILLWORK SHOP DRAWINGS. ADVICE COST DIFFERENCE FROM ORIGINAL ESTIMATE.

(N4) COORDINATE SHAPE OF OPENING IN FIELD WITH CLIENT AND DESIGNER.

CONSTRUCTION LEGEND:

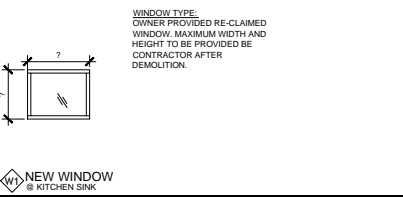
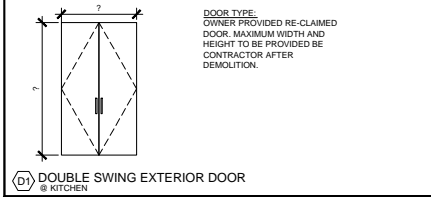
DOOR & DOOR FRAME: DOOR TYPE & HARDWARE GROUP (SEE DOOR SCHEDULE FOR SPECIFICATIONS).

WINDOW TYPE: OWNER PROVIDED RE-CLAIMED WINDOW. MAXIMUM WIDTH AND HEIGHT TO BE PROVIDED BE CONTRACTOR AFTER DEMOLITION.

(N) PARTITION.

(E) PARTITION TO REMAIN.

ELEVATION KEY:
SHEET # []
DETAIL # []



PLUMBING FIXTURE LEGEND:

SYMB.	DESCRIPTION	SPECIFICATION: MANUFACTURER / MODEL / FINISH	LOCATION:	ELECTRICAL REQT'S:	PLUMBING REQT'S:	PURCHASED BY:	INSTALLED BY:
(Fx.01)	KITCHEN SINK	DESCRIPTION: FARM HOUSE STYLE CUT SHEET TO BE PROVIDED BY g+d	KITCHEN	NO	YES	CLIENT	GC
(Fx.02)	KITCHEN FAUCET	DESCRIPTION: WALL MOUNT CUT SHEET TO BE PROVIDED BY g+d	KITCHEN	NO	YES	CLIENT	GC

PLUMBING NOTES:

- WATER CLOSET BOWL TO HAVE 30" CLEAR WIDTH BY 24" CLEAR IN FRONT PER CPC SEC. 407.5. WATER CLOSET BOWL TO HAVE 15" CLEAR ON EITHER SIDE OF BOWL FROM THE CENTER LINE.
- SHOWER AND TUB/SHOWERS SHALL BE PROVIDED WITH PRESURE-BALANCE, THERMOSTATIC, OR COMBINATION PRESURE BALANCE/THERMOSTATIC MIXING VALVE CONTROLS PER CPC SEC. 418.0

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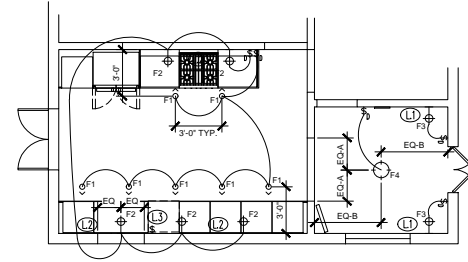
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DEMOLITION /
CONSTRUCTION
PLAN
ID2/3



2 ELECTRICAL PLAN

LIGHTING LEGEND

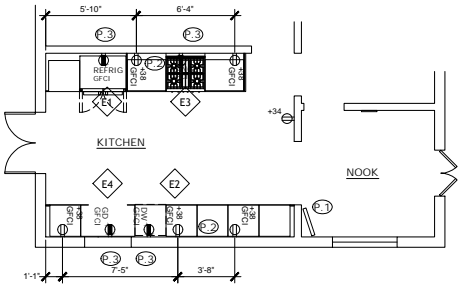
SYMB.	DESCRIPTION	SPECIFICATION: MANUF. / MODEL / FINISH	LAMP:	MOUNTING:	NOTES	PURCHASED BY:	INSTALLED BY:
⊙F1	RECESSED MR16 WALL WASHER	LIGHTOLIER C4MRLLCZW-C4LVE1	(1) 50W MR16 40° FLOOD	CEILING RECESSED - SHEETROCK	COORD. FIXTURE MOUNTING W/ INSTALL INSTRUCTIONS	GC / EC	GC / EC
⊕F2	WALL MOUNTED INCANDESCENT SCENCE	T.B.D.	ALLOW FOR 100W PER FIXTURE	SURFACE MOUNTED TO WALL		CLIENT	GC / EC
⊕F3	WALL MOUNTED INCANDESCENT SCENCE	T.B.D.	ALLOW FOR 100W PER FIXTURE	SURFACE MOUNTED TO WALL		CLIENT	GC / EC
⊕F4	SURFACE MOUNTED INCANDESCENT DECORATIVE FIXTURE	T.B.D.	ALLOW FOR 100W PER FIXTURE	SURFACE MOUNTED TO CEILING		CLIENT	GC / EC

LIGHTING/CEILING SHEET NOTES

- ALL LIGHT FIXTURES TO BE CONTROLLED BY WALL MOUNTED DIMMERS, LUTRON MAESTRO OR EQUAL, U.O.N.
- MULTIPLE DIMMERS SHALL BE COVERED BY A SINGLE COVER PLATE.
- MOUNT SWITCHES AND CONTROL POINTS AT +48" AFF U.O.N.
- ALL LIGHT SWITCHING TO CONFORM TO TITLE 24 REQUIREMENTS AND TO ALL APPLICABLE CODES.
- COORDINATE FIXTURE MOUNTING WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- CONNECT FIXTURES TO DIMMERS IN ZONES INDICATED ON DRAWINGS.

LIGHTING/CEILING KEYNOTES

- SYMBOL: DESCRIPTION:
- ⊕ COORDINATE FIXTURE MOUNTING HEIGHT WITH ELEVATIONS.
 - ⊕ COORDINATE FIXTURE MOUNTING WITH TILE LAYOUT AS SHOWN IN ELEVATIONS. FIXTURES MUST BE CENTERED BETWEEN TILE MOTIF.
 - ⊕ CONNECT SWITCH TO GARBAGE DISPOSAL.



2 ELECTRICAL PLAN

ELECTRICAL SHEET NOTES, CON'T

- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER DEVICES (AFCI) @ ALL RECEPTACLES EXCEPT KITCHEN, BATHS, GARAGE, & EXTERIOR (R315.1, R315.2)
- PROVIDE WALL RECEPTACLE OUTLETS AT 12" O.C. MAX & WITHIN 6' OF END OF WALLS CEC 210-52.
- ALL SMOKE DETECTORS ARE TO BE POWERED BY THE BUILDING CURRENT W/ BATTERY BACKUP & INTERCONNECTED. LOCATED IN EVERY BEDROOM, OUTSIDE EACH BEDROOM & ON EACH STORY (R314.3)
- PROVIDE AT LEAST TWO 20 AMP CIRCUIT FOR SMALL APPLIANCES IN KITCHEN, PANTRY, DINING ROOM & SIMILAR AREAS, WITH NO OTHER OUTLETS ON THE CIRCUITS KITCHEN COUNTER. OUTLETS MUST BE INSTALLED IN COUNTER SPACE 12" OR WIDER & NOT GREATER THE 4" O.C. & WITHIN 2' OF THE END OF ANY COUNTER (CEC210.52)
- PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT FOR LAUNDRY APPLIANCES. (CEC210.52F)
- PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT FOR BATHROOM OUTLETS, WITH NO OTHER OUTLET ON THE CIRCUIT. (CEC210.11 C 3)
- PROVIDE ELECTRICAL SAFETY FOR SPAS AND HOT TUBS AS REQ'D BY CEC 680-40, 41, & 70. EQUIPMENT SHALL BE BONDED AS PER SECTION CEC 680-22A.
- GFCI OUTLETS ARE REQUIRED FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, IN BATHROOM, IN UNDERFLOOR SPACES OR BELOW GRADE LEVEL, IN EXTERIOR OUTLETS, AND IN ALL GARAGE OUTLETS NOT DEDICATED TO A SINGLE DEVICE OR APPLIANCE (CEC 210.8). ALL DWELLINGS MUST HAVE AT LEAST ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING (CEC 210.52(E)). PROVIDE ADDITIONAL OUTLET AT THE KITCHEN ISLAND.
- KITCHEN PLUMBING EQUIPMENT TO BE SUPPLIED BY EXISTING HOT WATER HEATER, RHEEM RHLN0110800501.
- ALL ELECTRICAL EQUIPMENT SHALL HAVE AFFIXED THERETO THE LABEL OF A RECOGNIZED TESTING AGENCY (UL, SFM, CSA, ETL, LA). ANY OTHER LISTING AGENCY SHALL HAVE PRIOR APPROVAL BEFORE INSTALLATION.
- ALL DUPLEX OUTLETS ABOVE COUNTERTOPS TO BE MOUNTED HORIZONTALLY (U.O.N.).
- WHERE NO DIMENSION IS INDICATED, VERIFY LOCATION WITH DESIGNER. CENTERLINE TO JUNCTION BOXES FOR ALL POWER & SIGNAL OUTLETS TO BE 18" HIGH (MIN.) A.F.F. (U.O.N.) TYPICAL SWITCH HEIGHT IS +42" A.F.F. (U.O.N.). SEE ELEVATIONS FOR OUTLET LOCATIONS WHERE ELEVATION SYMBOL IS SHOWN ON PLAN.

EQUIPMENT LEGEND:

SYMB.	DESCRIPTION	SPECIFICATION: MANUFACTURER / MODEL / FINISH	LOCATION:	ELECTRICAL/ GAS REOT'S:	PLUMBING REOT'S:	PURCHASED BY:	INSTALLED BY:
⊕E1	REFRIGERATOR	BOSCH BENCHMARK SERIES MODEL #: B22CT80SNP FINISH: CUSTOM PANEL TO MATCH CABINETS DIMS: 35-5/8"W x 71-7/8"H x 28"D	KITCHEN	ELEC: 120 VOLT, 60 HZ, 15-AMP 3-WIRE PLUG.	YES, COLD WATER LINE @ ICE MAKER.	CLIENT	GC
⊕E2	DISHWASHER	BOSCH, 800 SERIES MODEL #: SHV68T53UC FINISH: CUSTOM PANEL DIMS: 23-9/16"W x 33-7/8"H x 23-1/16"D	KITCHEN	ELEC: 120 VOLT, 60 HZ, 12-AMP, FIXED.	YES, HOT WATER LINE.	CLIENT	GC
⊕E3	RANGE	BOSCH, 800 SERIES MODEL #: HG18054UC FINISH: STAINLESS STEEL DIMS: 31-1/2"W x 31-1/2"H x 28-7/8"D	KITCHEN	ELEC: 120 VOLT, 60 HZ, 15-AMP, 3-WIRE PLUG.	YES, NATURAL GAS, 15MBAR	CLIENT	GC
⊕E4	GARBAGE DISPOSAL	REUSE EXISTING.	KITCHEN	ELEC: CONFIRM ON EXISTING.	NO.	CLIENT	GC

REQUIREMENTS:

ELECTRICAL SHEET NOTES

- ALL DIMENSIONS ARE TO BOTTOM OF OUTLET OR GROUP OF OUTLETS. PAIRS OF FLOOR OUTLETS ARE DIMENSIONED TO THE CENTERLINE OF THE GROUP OF MONUMENTS. DIMENSIONS BETWEEN PAIRED DEVICES SHALL BE 6" CENTERLINE TO CENTERLINE (U.O.N.).
- CAREFULLY LAYOUT ALL DEVICES TO COORDINATE WITH REQUIRED LOCATIONS PROVIDED BY FURNITURE. COORDINATE OUTLET LOCATIONS WITH ALL CASEWORK AND OTHER WALL-MOUNTED EQUIPMENT.
- MULTIPLE OUTLETS AND SWITCHES SHALL HAVE SINGLE COVERPLATE.
- ALL TELEPHONE AND COMMUNICATION WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER.
- COORDINATE ALL WORK RELATED TO SPECIAL EQUIPMENT WITH GAMBLE + DESIGN/OWNER SO AS TO ENSURE PROPER INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL ELECTRICAL EQUIPMENT SHALL HAVE AFFIXED THERETO THE LABEL OF A RECOGNIZED TESTING AGENCY (UL, SFM, CSA, ETL, LA). ANY OTHER LISTING AGENCY SHALL HAVE PRIOR APPROVAL FROM THE AUTHORITY HAVING JURISDICTION BEFORE INSTALLATION.
- RECEPTACLES ON 120V 15&20 AMP. CIRCUITS SHALL BE LISTED TAMPER RESISTANT. (CEC406.11) EXCEPT WHEN LOCATED MORE THAN 5'-6" ABOVE THE FLOOR, WITHIN CABINETS OR PART OF A LUMINARIES OR APPLIANCE.

ELECTRICAL KEYNOTES

- PROVIDE POWER AND DATA FOR WALL-MOUNTED FLAT SCREEN TV. DESIGNER AND CLIENT TO PROVIDE SPECIFICATIONS AND LOCATIONS.
- COORDINATE OUTLETS & SWITCHES IN FIELD WITH TILE INSTALLATION WITH DESIGNER. SEE FINISH TILE LAYOUT 2/7.2 FOR ADDITIONAL INFORMATION.
- COORDINATE LOCATION, VOLTAGE & AMPERAGE OF APPLIANCE RECEPTACLES WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	WALL-MOUNTED DUPLEX ELECTRICAL OUTLET	GFI	OUTLET WITH GROUND-FAULT INTERRUPT
⊕	WALL-MOUNTED 4-PLEX ELECTRICAL OUTLET	220V	220 VOLTAGE
⊕	DEDICATED WALL-MOUNTED ELECTRICAL OUTLET; SEE KEYNOTE FOR DESCRIPTION	+42"	SPECIAL MOUNTING HEIGHT
⊕	WALL-MOUNTED TELEPHONE OUTLET		

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date: 05.2015 issue: CONSTRUCTION SET

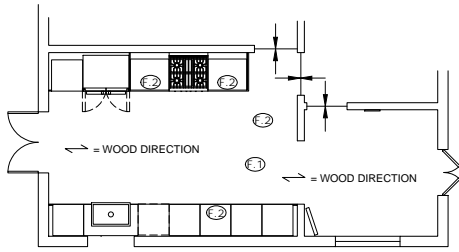


Scale: 1/4" = 1'-0"
Drawn by: JG
Job #: 1301

REFLECTED
CEILING PLAN /
ELECTRICAL PLAN
ID4/5

FINISH KEYNOTES

- ① REVIEW CONDITION OF SUB-FLOOR WITH CLIENT PRIOR TO WOOD FLOOR INSTALLATION.
- ② COUNTER TOP TO BE PROVIDED BY STONE COUNTER FABRICATOR: T.B.D.
- ③ NOT USED.
- ④ APPLIED 6" MDF BASE THROUGHOUT. PROFILE OPTION TO BE REVIEWED WITH DESIGNER CLIENT.



FINISH LEGEND:

SYMB.	DESCRIPTION	SPECIFICATION: MFR / STYLE / COLOR / FINISH / SIZE	NOTES: LEAD TIME / INSTALLATION, ETC.	CONTACT:	PURCHASED BY:	INSTALLED BY:
FLOORING:						
	WOOD FLOOR	STAINED HERRINGBONE PATTERN.	TBD	TBD	FLOOR SUB	FLOOR SUB
WALL:						
	WALL TILE - KITCHEN BACKSPLASH	STYLE/MNF: ANN SACKS COLOR: RICE PAPER SIZE: MESH BACK MOSAIC GROUT COLOR: TBD	INSTALLATION: MANUFACTURER'S RECOMMENDATION SEE FINISH PLAN FOR MORE INFO.	gamble + DESIGN	g+d GC TO PROVIDE QTY. FOR PURCHASING	GC
	WALL TILE - KITCHEN BACKSPLASH (SHOWN SOLID)	STYLE/MNF: ANN SACKS COLOR: COPPER SIZE: MESH BACK MOSAIC GROUT COLOR: TBD	INSTALLATION: MANUFACTURER'S RECOMMENDATION SEE FINISH PLAN FOR MORE INFO.	gamble + DESIGN	g+d GC TO PROVIDE QTY. FOR PURCHASING	GC
	WALL TILE - KITCHEN BACKSPLASH	APPLIED WOOD BADE 6" HIGH.	SEE ELEVATIONS FOR LOCATIONS. IN ADDITION APPLY BASE IN NOOK	gamble + DESIGN	GC	GC

FINISH SHEET NOTES

1. ALL SURFACE SHALL BE THOROUGHLY CLEANED AND PROPERLY PREPARED TO RECEIVE SPECIFIED FINISH.
2. ALL FINISH MATERIALS TO BE INSTALLED, SEALED AND TREATED IN ACCORDANCE WITH PUBLISHED MANUFACTURER'S RECOMMENDATIONS.
3. ANY WORK NOT CONFORMING TO THE SPECIFICATIONS AND/OR APPROVED SUBMITTALS SHALL BE REMOVED OR CORRECTED AND/OR REFINISHED AT THE DESIGNER'S DISCRETION.
4. CONTRACTOR TO BE RESPONSIBLE FOR PROTECTION OF ALL SURFACES ADJACENT OF SURFACES SCHEDULED TO RECEIVE FINISH.
5. CONTRACTOR SHALL ESTABLISH LEAD TIMES, AVAILABILITY AND DELIVERY DATES OF ANY CUSTOM FINISHES AT THE ONSET OF THE PROJECT. ALL LONG LEAD ITEMS AND CRITICAL DATES MUST BE BROUGHT TO THE DESIGNER'S ATTENTION.
6. CONTRACTOR SHALL PROVIDE DESIGNER WITH A MINIMUM OF ONE (1) 8" X 10" OR OTHER SIZE AS APPROPRIATE. SAMPLES OF EACH SPECIFIED FINISH OR MATERIAL FOR APPROVAL. SAMPLES TO BE PREPARED ON SIMILAR MATERIAL TO THAT WHICH WAS SPECIFIED. SAMPLES SHALL BE SUBMITTED PRIOR TO ORDER OF MATERIALS. CONTRACTOR TO ALLOW FOR 3 DAY MINIMUM REVIEW PERIOD BY DESIGNER.

7. NO PRODUCT OR FINISH SUBSTITUTIONS MAY BE MADE WITHOUT WRITTEN APPROVAL FROM THE DESIGNER.
8. CONTRACTOR TO EXAMINE ALL SURFACES TO BE FINISHED UNDER THIS CONTRACT TO ASSURE THAT THE WORK OF OTHER TRADES HAS BEEN LEFT OR INSTALLED IN SATISFACTORY CONDITION TO RECEIVE SPECIFIED FINISH.

FLOOR & BASE FINISH:

1. VERIFY THAT SUB-SURFACE IS SMOOTH, LEVEL AND FREE FROM DEFECTS WHICH WOULD AFFECT THE INSTALLATION. DO NOT PROCEED WITH WORK UNTIL DEFECTS HAVE BEEN CORRECTED. THOROUGHLY CLEAN SUB-FLOOR PRIOR TO APPLICATION OF FINISH MATERIALS.
2. ALL FLOOR FINISHES SHALL BE PROTECTED FROM DAMAGE AFTER INSTALLATION.
3. ALL FINISHED FLOORING SHALL BE FREE FROM BUCKLES, CRACKS, BUBBLES, OPEN JOINTS OR OTHER IMPERFECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY DAMAGED FLOORING.
4. THE CONTRACTOR SHALL COORDINATE FLOORING TRANSITION STRIP SPECIFICATIONS WITH DESIGNER.



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date: JAN.05.2015 issue: CONSTRUCTION SET



Scale: as noted
Drawn by: Jg
Job #: 1301

FINISH PLAN
ID6

