

SPECIFICATIONS

SITE WORK

- Demolition, where indicated on the drawings, shall be performed in accordance w/ requirements shown thereon.
- Remove all organic matter and other deleterious materials from the site. Burning is strictly prohibited.
- Unless shown or specified grater, all finish grades shall provide a min. 2% slope away from all structural footings for a min. of 5 (five)feet.
- In the event any loose fill, expansive soil, ground water or other dangerous conditions are encountered during excavations, all foundation work shall cease and the owner notified.
- Fences over 6 feet in height and retaining walls over 4 feet in height measured from the bottom of the footing shall require separate permit.
- Asphaltic concrete paving (A.C. Paving):
 - Unless otherwise specified in the soils inspec. report, scarify and recompact the upper 6 inches of sub-soil to a min. of 90% density prior to placing the base.
 - Stabilize soil with a borate-chlorate compound for weed control.
 - Place 6 inches class II aggregate base 4 inches thick after compaction having not less than 90%.
 - Asphaltic concrete type a is to be placed not less than 2 inches thick after compaction in accordance with all provisions of the "standard specifications" from the state of California, Dept. of Public Works, Division of highways, latest revision.
- Portland cement concrete paving:
 - Provide materials for curbs, gutters, and sidewalks in accordance with the requirements for class a concrete (Sec. 8 & 32) of the county of L.A. standard specifications.
 - Provide portland cement conc. paving where shown on drawings, as specified herein, and as needed for a complete and proper installation.
 - Foms:
 - Provide wood or metal formwork profiled to suit conditions including adequate bracing to the lines and grades shown on the drawings.
 - Earth forms will not be permitted for paving.
 - Subbase aggregate; max. size ¾", compac. to 90%.
 - Provide reinforcement which complies with the following as minimum:
 - Reinforcing bars: u.o.n. on the drawings use deformed bars for number 3 and larger.
 - Welded wire fabric: No. 16 welded wire mesh, plain type in rolled rolls, unfinished.
 - For concrete see Structural Notes.
 - Finishing: texture finish
 - Flbat to produce a surface level within ¼" in 2 feet.
 - With a bristle broom troduce a textured finish, light, medium or coarse as directed by the owner.
 - Beginning immediately after placement, protect concrete from premature drying, excessively hot or cool temperatures and mechanical injury. Surfaces to receive waterproofing shall have pits, holes and cracks filled solid and shall be dry and smooth for application.
 - Cobble stone stamped pattern:
 - To receive a stamped pattern, concrete should contain small size aggregate such as pea gravel, 3/8" top size. finishing follow the normal procedures; however, do not trowel the surface more than once. After the surface is trowled or floated to the design texture, platform stamping platforms are used. One pad is placed next to the other so that the pattern is accurately aligned; at least two pads are required. The finisher simply steps from one pad to the next stamping the design to a depth of about one inch.

THERMAL & MOISTURE PROTECTION

- Waterproofing:**
 - Waterproofing at foundation, ret. walls, decks, under floor slabs and other shall conform with the following min. requirements unless otherwise noted or dite condition deem it necessary for a heavier waterproofing application. Notify owner if later condition occurs.
 - Surface to receive waterproofing shall have pits, holes and cracks filled solid and shall be dry and smooth for application.
 - Manufacturer: use "pacific polymer" for install. See manufacturer's recommendations.
- Insulation:**
 - Sound and thermal insulation shall be installed where indicated on the drawings as follows:
 - Sound insulation - u.s.g. sound attenuation blankets (or equal) shall be provided around bathrooms, bedrooms and kitchen, as shown on the drawings.
 - Provide min. ½" thick resilient material to insulate all plumbing from the structure. Use acoustoplumbly specialty products inc. (or equal).
 - Provide resilient channels on ceilings between first and second story.
 - Thermal insulation:
 - In all exterior walls and roof thermal insulation shall be installed as shown on drawings (R-19 and R-30).
 - In addition to the R-30 insulation in the roof, provide rigid insulation as shown on the drawings.
 - Installation of insulation:
 - Exercise extreme care with integrat vapor barrier to maintain it continuously.
 - Fully insulate all small areas between closely spaces framing members.
 - Perform all end matching neatly with all ends filling snugly or overlapped.
 - Cut and fit insulation material around pipes, conduits and outlet boxes as necessary to maintain the integrity of the insulation.
 - Where pipes are located in stud spaces to receive insulation, place insulation between exterior wall and the pipe, compressing insulation if necessary.
 - Securely fasten flanges of insulation to sides of studs and joists with insulation fitting snugly and tightly against framing members, using staples or nails.

FINISHES

Lath and Plaster:

- Confirm to latest addition of U.B.C. Chapters 43 and 47 and "California Lathing and Plastering Association Reference Specifications".
- Exterior cement plaster (stucco):
 - Portland cement plaster, mixed in proportion per above references, for machine application with integrally colored stucco finish as selected by owner.
 - Vertical surfaces -self-tturing galvanized metal lath laminated drat backed diamond mesh "B", (U.S.G. or equal)
 - Horizontal surfaced - paper backed 3/8" turred galvanized metal rib lath.
 - Masonry or concrete surfaces shall be cleaned with 10% munitic acid to water solution, rinsed with clear water and receive plaster bonding agent equal to "weld-crete". Apply base code of plaster over bonding agent, to machine applied codes with finished stucco code as selected by owner.
 - Bullnose: welded wire reinforcement with 7/8" rad. "nose" and 2-1/2" legs by kwik round or equal. Install with nails, staples or wire ties to the outside of the lath sufficiently to maintain plumb (fed. spec. qq-w-461h).
- Accessories:
 - Casing beads, equal to milcor or U.S.G. No.66 to be installed at all locations where plaster stops against masonry, concrete, wood or metal surfaces and as otherwise shown on drawings.
 - Expansion joints equal to milcor, U.S.G. No.40 or fryreglet licated as required full one piece length.
 - Removable grounds or screeds as req'd to maintain exact plaster thickness and place surfaces.
 - Finishing: provide smooth steel trowel (knock-down) finish after approved by the owner sample.

Precast Concrete:

- Provide p.c.c. moldings copings, sill, columns, etc., as shown on drawings. Products manufactured by C.D.I. or equal. For installation use manufacturer's specifications or min. 20 ga. brick ties
- Field cutting (using diamond blades) may be required to fit.

Gypsum Wallboard:

- Conform to latest edition of U.B.C. Chapters 43 and 47 and "American Standard Specifications for the Application and Finishing of Gypsum Wallboard."
- Regular ½" or 5/8" thick equal to U.S.G. lapered edge sheet rock where type "X" or w/ir wallboard is not required.
- Panels where type "X" wallboard is required.
 - Regular and type "X" single layer wallboard shall be installed horizontally staggered end joints. Nail with 5d cooler nails (1/2" wallboard) 6d cooler nails (5/8" wallboard) at 6" o.c. for ceiling and 7" o.c. for walls.
 - Water resistant (w/ir) ½" or 5/8" thick equal to U.S.G. tapered edge sheetrock (regular panels) or firecode "C" (type "X" panels) as required.
 - For bathrooms and toilet rooms, nonabsorbent finish and backing for walls and floor to conform with section 510(b) U.B.C.
 - Apply single layer of wallboard horizontally with factory edge (paper bound) abutting top edge of spacer, staggerino end joints. Nailing per regular and type "X" wallboard.
 - All cut edges, holes and joints shall be treated with sheetrock brand of water resistant sealant prior to installation.
 - Float all ceiling and joints (except @ perimeter of room).
- Accessories:
 - Metal trim equal to U.S.G. No. 402 where wallboard abuts with other material or terminates.
 - Cornor beads equal to "pla-cor" traditional hullnose No. 85 standard No. 1085 arch. at all external corners (or equal). For installation use manufacturer specifications.
 - Joint tape, bedding, finishing cement, adhesives and laminating compound to be as recommended by sheetrock manuf. and in compliance with U.L.Inc. for fire resistive rating.
 - Access panels where indicated or req'd to be equal to milcor "style dw", 22"x30" u.o.n.
- Use resilient channels for ceiling between 1st and 2nd floor.
- Gytlap sheathing shall be equal to ½" thick U.S.G. gypsum sheathing (trademark gytlap) encased with water-repellent paper on both faces and long sides, in compliance with U.B.C. Standard No. 47-9.
- Finish coat: apply smooth finish coat capable of producing a fine finish as approved from samples furnished to the owner.

CERAMIC AND STONE TILES

- All ceramic and stone tile shall be ¼" to ½" thick selected by the owner. Installation shall conform to the latest edition of the "Handbook for Ceramic Tile Installation" by the tile Council of America" for the following conditions.
 - Exterior wall stone tile veneer (max. ¼" thk.) shall be install in accordance with method W 243 over a wood stud wall.
 - Exterior decks tiles and stone shall be install over plywood subfloor group I, ext. grade C.C. type or better conforming to A.P.A. classification and U.S. Product Standard 1-83, over waterproofing with cement mortar in accordance with method F 103.
 - Bathrub wall tile shall be installed over an approved "water resistant" gypsum wallboard with organic adhesives in accordance with method B 413-87 or on cement mortat in accordance with method B 411-87.
 - Shower receptors/walls shall be installed with organic adhesives over w/ir gyp. board in accordance with method B 416 or in cement mortar in accordance with method B 414.
 - The tiles shall be installed in accordance with method B 417.
 - Tile countertops shall be installed in accordance with method C 611.
 - Interior tile floors shall be installed per method F 141.

WOOD STRIP FLOORING

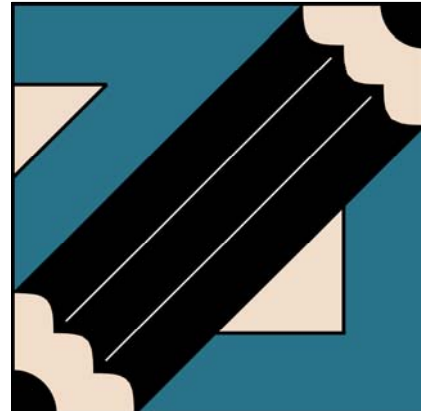
- Provide wood strip flooring as shown on the drawings, as specified herein and as needed for a complete and proper installation.
- Wood strip flooring: white oak, ¾"x5", tongue and groove, end matched, "prime" grade.
- Base: use base molding.
- Fasteners: ring-shanks flooring nails of size adequate to firmly and securely attach the flooring to the substrate without splitting the flooring.
- Subfloors:
 - Wood joist construction: exterior grade plywood, of min ¾" rated thickness. Panel to be laid joists, leaving 1/8" space between panels and width and joints staggered for fit. panel to be nailed 8d or 10d common nails 6"x8" o.c.
 - Concrete slab construction: use either ¾" exterior grade plywood over 4 mil polyethylene film or 2x4 pressure treated sleepers. Sleepers shall be embedded in cut-back asphalt floor mastic and covered with 6 mil polyethylene film.
 - Sanding:
 - Sanding should not be done until all other interior work has been completed and should begin one to three weeks after installation.
 - Floors should be traverse several times using progressive finer sand paper on a drum sander.
 - Scrape and hand sand spots inaccessible for sanding machine.
 - Finishing:
 - Stain by owner.

PAINTING

- All surfaces to be clean, smooth and dry as required by manufact' instructions for finish being applied.
- Back paint all exterior and interior finish lumber and millwork, including door and window frames, trim cabinetwork, etc., on all surfaces to be concealed after installation.
 - Painted or enameled items shall be back painted with one coat of spar varnish.
 - Stain or clear finish items shall be backpainted with one coat of spar varnish.
- Prime of stain and seal all interior and exterior wood scheduled for opaque finish, apply to all edges, ends, face underside and backside of items to be exposed.
- Surfaces of miscellaneous iron and steel not embedded in concrete, and all surfaces of unpainted plain sheet metal work (not galvanized) shall be primed with ferrous metal primer.
- Galvanized (zinc) metal work shall be primed with zinc dust, zinc oxide primer.
- Aluminum and aluminum alloy surfaces shall be primed with zinc chromate primer.

PLYWOOD

- The building shall be entirely wrapped with plywood.
- The plywood shall align with exterior face of shearwalls.



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SPECIFICATIONS

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scale

sheet number

G-2

sheet number



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