

512006 Installation

A. Install ceiling first. Use longest practical length of wall board to conceal end or butt joints. If end joints occur, they shall be staggered.

B. Attach wallboard with 1-1/4" annular ring nails, 6" o.c. or at contractor's option 1-1/4" drywall screws. Type "W", "Z" or "C". All joints shall occur at supports.

C. Walls to have wallboard installed horizontally. No butt or end joints allowed. Fasteners for walls and ceilings to conform to:

D. Joints to be filled with joint compound and have reinforcement embedded. Apply second coat, sand lightly and apply finish coat. Allow a minimum of 24 hours between coats to ensure previous coat is completely dry.

512007 Inspection is required for all interior and exterior. Inspect all and/or have been taped and finished.

512008 Upon completion of sheet rock work, scrapes and clean floors throughout, including ledges or other surfaces causing floor droppings.

512009 All surplus materials, implements of service, rubbish and debris resulting from work of this section shall be removed from the premises and the entire building and site left in a clean and serviceable condition as approved by the Architect.

5120010 Caulk openings for all electrical and plumbing penetrations.

5120011 Caulk openings in attic floor and all other such openings.

5120012 Install gypsum Green Wall Board behind ALL tubs and showers.

SUBDIVISION 51000 - Painting

All work to conform to UBC 1991 and City of Los Angeles 2002 Amendments. Shop drawing submittal required.

510001 The painting contractor shall approve the condition of all surfaces before commencing work and said approval makes him responsible for any required patching, filling or sanding.

510002 A. All surfaces shall be properly prepared prior to painting.

B. All cracks and nail holes shall be filled and patched after first coat is applied and dry. All knots, sap marks, etc. shall be touched up with white shellac or knot sealer. Use Staincler Paints or equal.

C. Cracks and scratches in drywall surfaces shall be filled with an approved patching compound, finish with the surrounding surface and sanded smooth before priming coat is applied.

D. All openings between the trim and adjoining surface shall be filled before priming.

E. Any suction or hot spots apparent after priming should be touched up before applying the next coat of paint.

F. All prime coats and undercoats of paint and enamel shall be tinted to the approximate shade of the final coat.

G. Tops and bottoms of all doors shall be finished the same as the balance of the door.

H. All metal shall be clean and free from rust. All nut spots shall be removed by scraping and sand preparing before painting.

I. Galvanized iron surfaces shall be treated with de-galvanizing agent before priming.

J. Exterior painting shall not be done in damp or rainy weather or on surfaces that are wet and damp.

K. All coats of paint should be dry before applying the next coat.

L. All materials and work of other crafts shall be protected by suitable covering by painting contractor.

510003 All new surfaces shall be primed or sealed before painting, plaster, sheet metal, etc.

510004 Colors shall be selected by Architect or Owner or color consultant and samples of special colors submitted for approval.

510005 All adjacent areas shall be protected against splattering and upon completion, the job shall be left clean and ready for occupancy.

510006 All windows shall be fully masked and protected prior to painting or plastering.

510008 All painted restroom surfaces are to be primed and one coat enamel.

510009 Interior paint:

Walls 1 coat vinyl sealer
2 coat glass enamel
Restroom/locker rooms-1 coat vinyl sealer
2 coat glass enamel

Doors & Trim 1 coat enamel undercoat,
2 coat glass enamel
sprayed all sides

All Cabinets 1 coat lacquer stain,
2 coats lacquer sanding sealer
2 coats glass lacquer

510010 Exterior Paint:
Fascia, overhang coat stain, prior to roofing
Door & Trim coat exterior primer, all sides and edges, top and bottom.
(Smooth surfaces) 2 coat exterior glass finish
Flushed all sides and edges
Flashing Gutters & Clean and apply 1 coat
Downspouts, roof vents,
exterior exposed steelmetal
rallings.

510011 See Additional General Notes - Stairs

DIVISION B - Plumbing

All work to conform to current UBC. Also see Plumbing Plans/notes and specifications. Shop drawing submittal required.

B101 The work of this section includes the furnishing of all labor, materials, services, equipment, and appliances required to perform and complete all plumbing work as indicated on the drawings and specifications. This work shall conform to all applicable codes, ordinances, rules, etc., required for plumbing work by all governing bodies. This contractor shall secure and pay for all permits, inspections, etc., required under this section. The principle items of work under this section include, but are not limited to the following:
A. Connect to waste system.
B. Connect to hot and cold water system.
C. All plumbing fixtures, trim, valves, traps, drains, cleanouts, access plates, or boxes, hose bibs, and other miscellaneous items required for complete installation, including insulation for hot water pipes.
D. Connect and install all gas and water appliances.

B102 Vent pipes may be PVC or ABS. Waste lines shall be ABS.

B103 Hot and cold water piping shall be copper.

B104 Gas pipes shall be Schedule 40 black steel pipe and sized in compliance with UFGC 2211.

B105 Drainage lines shall be cast iron or "Orangeburg" as applicable and located as shown on plans.

B106 Piping shall be securely fastened to or suspended from wood members and insulated from said members.

B107 Each fixture shall have separate shut-off valve.

B108 Plumbing to include gas piping to F.A.U. fireplaces, one barbecue location (a patio) water heater.

B109 (omit)

B110 All trenching shall be backfilled and compacted as required by Soils Engineer and/or City or County.

B112 All fixtures shall have individual vents. No stud Penetrations are allowed. Head out in attic/ceiling spaces only.

SUBDIVISION B500

Air Conditioning & Heating Current UBC, Applies (See Also Division 16 and mechanical plans notes and specifications. Shop drawing submittal required.)

B5003 Heating and air conditioning contractor shall verify with electrical contractor the equipment furnished by each.

B5004 Heating and air conditioning contractor shall furnish and install all heater vents, caps, and connect to gas outlet installed by plumber. Install all condense lines as per local code. Paint to match roof.

B5005 Provide approved fire dampers where ducts penetrate attic-ceiling and floor-ceiling fire resistive systems (1 hour building only).

B5006 HVAC systems to have auto night set back thermostats.

DIVISION 1600 - ELECTRICAL

All work to conform to current UBC. Also see electrical plans, notes and specifications. Shop drawing submittal required.

16001 The work of this section includes the furnishing of all labor, materials, services, equipment, and appliances required to perform and complete all electrical work as indicated on the drawings and specifications herein. All work under this section shall comply with all applicable codes, ordinances, rules, etc., required for electrical work by all governing bodies. This contractor shall secure and pay for all permits, inspections, etc., required under this section. The principle items of work under this section include, but are not limited to the following:
A. All services and sub-panels as required.
B. All panels to be clearly labeled.
C. All wiring shall be copper. Romex of correct size to carry required current without overload.
D. Ground all outlets.

16002 Finish and install a State Fire Marshal approved smoke detector system, FIREX, FXCLA, ICEO, 9423. Install a minimum of 2' from air movement systems and returns.

16003 Finish and install fixtures with 100 watt bulbs or fluorescent tubes as required.

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REQUIRED SHOP DRAWING SUBMITTALS

- Concrete mix
- Plaster
- Stair
- Trusses
- Insulation
- Roof Detail
- Weather stripping
- Door
- Handrail/Frames
- Windows
- Sliding
- Shower
- Ceramic tile
- Acoustic tile
- Paint Application (ie roof ladder, roof hatch, skylights, etc.)
- Plumbing (Fixtures)
- Mechanical
- Electrical fixtures
- Toilet accessories
- Fire alarm (approved)
- Fire alarm (approved)
- Fire sprinkler (approved)
- Wrought iron
- Elevator
- Cabinets
- Formal Chain Link Fencing
- Fasteners/Equipment
- Fasteners/Equipment Trailer, ramp, deck and stairs.
- Bating Cage Equipment
- Golf Cage Equipment
- Bladders
- Security Lighting Standards
- Automated Digital Sign and Standard
- Extensor
- Blicycle Rack

ADDITIONAL GENERAL NOTES

All work to conform to current UBC, and ADA Standards.

STAIRS

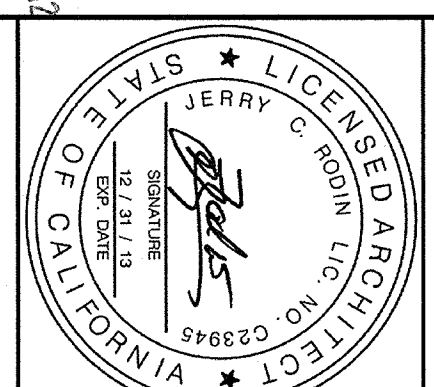
- The upper approach and the lower tread of each stair shall be marked by a strip of clearly contrasting color at least 2" wide placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair. (NO striping on intermediate treads of interior stairs.)
- Where stairways occur outside a building, the upper approach and all treads shall be marked by a strip of clearly contrasting color at least 2" wide and shall be placed parallel to and not more than 1" from the nose of a material that is at least as slip resistant as the other treads of the stair. A painted strip shall be acceptable.

REVISIONS				REVISIONS			
NO.	DATE	ITEM	BY	NO.	DATE	ITEM	BY
1	12-21-04	LAST DISTRIBUTION	JCR	1	12-21-04	PLAN REVISIONS	JCR
2	12-21-04	REC # PLAN CHECK	JCR	2	12-21-04	PLAN REVISIONS	JCR
3	12-21-04	REC # PLAN CHECK	JCR	3	12-21-04	PLAN REVISIONS	JCR
4	12-21-04	REC # PLAN CHECK	JCR	4	12-21-04	PLAN REVISIONS	JCR

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GENERAL NOTES



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GN-3

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