

**SECTION 7A - ROOFING AND WATERPROOFING**

1. Scope: Furnish and install roofing and waterproofing work, complete including cart strips and flashing of the underlayment.
2. Materials and Installation:
  - A. Deck: 4" thick concrete. Seal with a waterproofing membrane.
  - B. Waterproofing: Use a two-part, non-solvent, elastomeric membrane with a fabric reinforcement. Apply in two coats, with the second coat applied after the first coat has cured.
  - C. Flashing: Use a leaded copper flashing for all roof penetrations.

**SECTION 7B - BUILDING INSULATION**

1. Scope: Furnish and install all building insulation per plans.
2. Materials:
  - A. Ceiling: Fiberglas batt faced insulation by Owens-Corning R-19. Provide a vapor barrier over the insulation.
  - B. Walls: Fiberglas batt faced insulation by Owens-Corning R-19. Provide a vapor barrier over the insulation.
  - C. All glass subject to impact hazard shall comply with U.S.C. 94.10400 and be laminated.

**DIVISION 8 - GLASS AND GLAZING**

- A. All window and sliding glass doors shall be labeled as meeting the strength and thermal performance and shall show manufacturer's name, strength and thermal thickness.
- B. Each finished pane of glazing glass doors shall be permanently labeled 3/16" safety (temp.) glass.
- C. All glass subject to impact hazard shall comply with U.S.C. 94.10400 and be laminated.
- D. All a laminated window and door frames shall be painted brown or brown anodized.

**SECTION 9 - LATH AND PLASTER**

1. Scope: Furnish and install all plastering work complete, including lath, plaster and finishing where specified.
2. Materials:
  - A. Exterior Plaster: 7/8" thick integrally colored cement plaster (brown coat, finish coat).
  - B. Interior Plaster:
    1. Interior cement plaster backing for specific tile. Applied in two passes (scratch coat, brown coat).
    2. 3/8" thick gypsum lath.
    3. 3/8" thick plaster cement plaster color and texture shall be chosen by interior decorator.

**SECTION 9B - Gypsum Wallboard**

1. Scope: Furnish and install all gypsum wallboard work complete.
2. Materials:
  - A. Walls: 5/8" gypsum (64 @ 5/8" thick) cement-coated panelboard, wallboard wall.
  - B. Ceiling: 5/8" gypsum (64 @ 5/8" thick) cement-coated panelboard, wallboard wall.
  - C. Taping and finishing accessories: Recommended by wallboard manufacturer.
  - D. Gypsum wallboard: ASTM C-38 4" width, 5/8" thickness and 5/8" type, as called for on plans. Moisture resistant 9
  - E. All gypsum wallboard shall be installed in accordance with the manufacturer's instructions.
  - F. All gypsum wallboard shall be installed in accordance with the manufacturer's instructions.
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**DIVISION 15 - PLUMBING**

1. Plumbing Fixtures:
  - A. Shower/Toilet: One-piece prefabricated tub, self-lift, by Roca. Finish with ceramic tile walls over cement plaster to finished floor. Shower head as shown on plans.
  - B. Toilet: One-piece prefabricated toilet, self-lift, by Roca. Finish with ceramic tile walls over cement plaster to finished floor. The hollow back of fixture shall be filled with foam plastic to deaden the sound.
  - C. Water Closet: American Standard elongated toilet, water saver or equal.
  - D. Lavatory: American Standard ledge type under-counter type.
  - E. Bath Fixtures: Provide minimum accessories as follows:
    - 1) Towel bar and soap dish at lavatory.
    - 2) Toilet paper holder at water closet.
    - 3) Grab bar and soap dish at bathtub.
2. Kitchen Sinks: Elzey 30x42x-C 3 compartment sink or equal.
3. Heating, Air-Conditioning System: Include boilers and fan coil units for heating or hot water piping shall be insulated.
4. Noise Reduction:
  - A. All hot and cold water pipes must be isolated from the building frame by "v" thick collars of felt, carpet, or equivalent soft material.
  - B. The cavity surrounding pipes should be filled with open-cell fiberglas or mineral wool, or approved spray-on product.
  - C. Shower head water flow restrictors should limit flow to under 2.5 gpm.
  - D. All drainage pipe fixtures should be isolated from the bottom of all tubs should be blocked.
5. Ventilation:
  - A. Exhaust fans in bathroom, powder room, and laundry rooms shall be installed in accordance with the manufacturer's instructions. A complete air change every 12 minutes shall be provided by the tight switch.
  - B. All exhaust systems to have back-draft dampers.

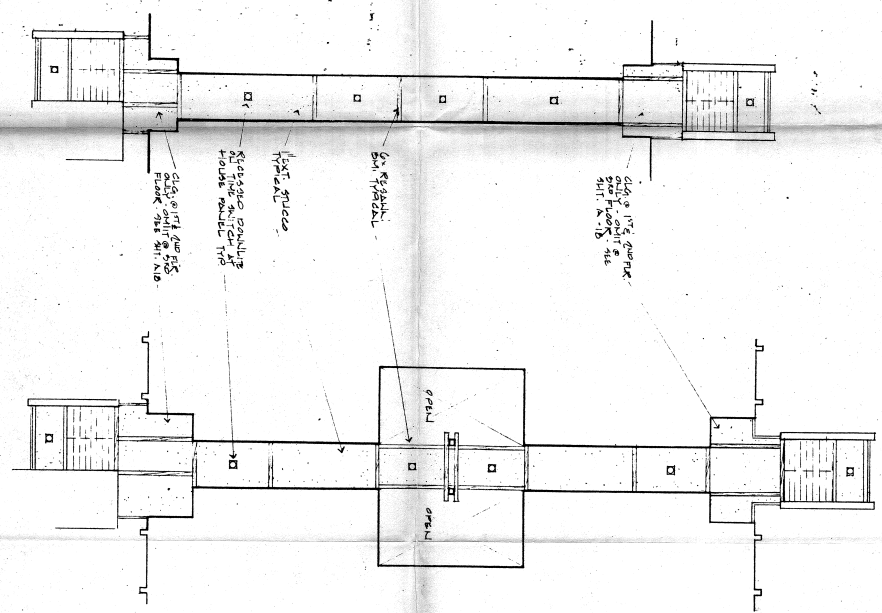
**DIVISION 16 - ELECTRICAL**

- A. Install electrical work as shown on plans to conform with local electrical code.
- B. Provide convenience outlets at 12"-0" x 1/2" maximum spacing with and provide one outlet at each end of work.
- C. Provide one outlet at each end of kitchen counter (min. of 2 separate circuits).
- D. All wire to be copper.
- E. All receptacles shall be of the grounded type where required.
- F. All receptacles in bathroom, and exterior receptacles shall be on GFCI-protected 120 volt circuits and GFCI outlets must be covered.

**SCOPE GRADINGS**

- The following grades shall submit shop drawings drawn to scale and complete with all dimensions, callouts, and specifications.
1. Structural Steel
  2. Prefabricated Steel Stair
  3. Pullman Toss
  4. Mirrors
  5. Cabinets

**CONSTRUCTION PLANS**



**Building A Building B**  
**REFLECTED CEILING PLANS** 1/8", 1" = 1'

**CRAIG COMES ASSOCIATES**

**ARCHITECT**

1535 MONROVIA AVENUE NEWPORT BEACH, CALIF. AREA CODE 714.645.8040

**JOHN DATE DRAWN OWNER**

**REV. 8-74 7-75 1-76**

**SHIT NOT A-23 OF**