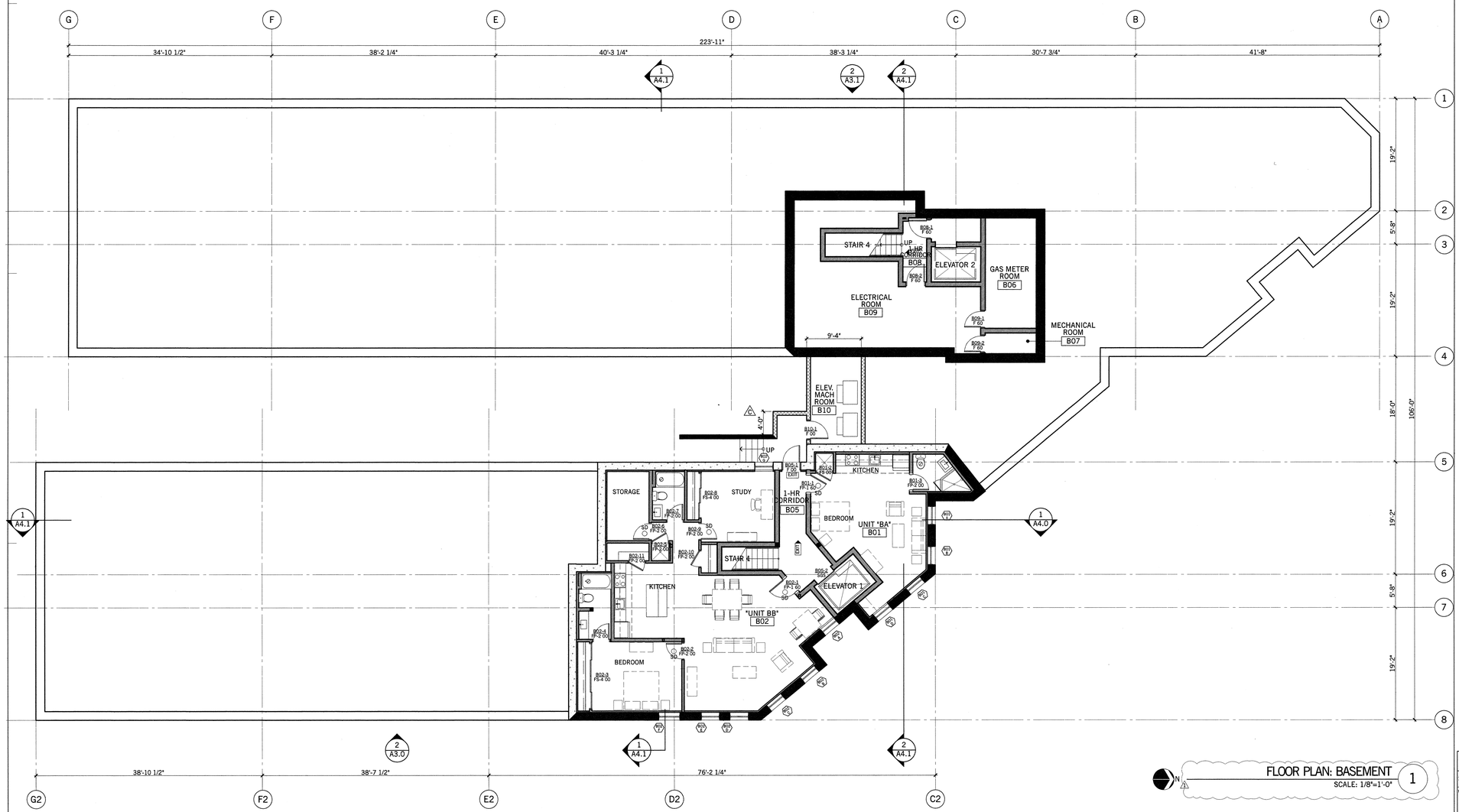

FLOOR PLAN: BASEMENT
SCALE: 1/8"=1'-0"

1

CONSTRUCTION PLAN NOTES

1. DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD (FOS) OR CENTERLINE OF WALL (CL) UNLESS NOTED OTHERWISE.
2. LAYOUT. "CHALK MARK" LOCATIONS OF PARTITIONS, DOORS, CASEWORK AND OTHER CRITICAL DIMENSIONS FOR REVIEW BY ARCHITECT PRIOR TO CONSTRUCTION OF PARTITIONS. ARCHITECT WILL REVIEW FOR CONSISTENCY WITH DESIGN INTENT.
3. NEW CONSTRUCTION. ALL NEW WALLS AND PARTITIONS SHALL BE ERECTED TRUE AND PLUMB IN ACCORDANCE WITH DESIGN. ALL PARTITIONS SHALL BE DESIGNED TO RESIST ALL LOADS TO WHICH THEY ARE SUBJECTED, BUT NOT LESS THAN A FORCE OF FIVE (5) POUNDS PER SQUARE FOOT FOR INTERIOR PARTITIONS. DEFLECTION SHALL NOT EXCEED L/240. ALL PARTITIONS SHALL BE BRACED AS REQUIRED BY CODE TO RESIST SEISMIC FORCES. SEE STRUCTURAL FOR UNIQUE CONDITIONS.
4. BACKING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
5. DUCTWORK. DUCTS PENETRATING WALLS OR SHAFT WALLS SHALL BE PROVIDED WITH THE NECESSARY FRAMES, BRACING, FIRE CAULKING AND/OR PAINTABLE SEALANT AS MAY BE REQUIRED AROUND OPENINGS. SEE MECHANICAL PLANS FOR ADDITIONAL REQUIREMENTS.
6. JOINTS WITH EXISTING CONSTRUCTION. WHERE NEW PARTITIONS MEET EXISTING CONSTRUCTION INSTALL THE NEW PARTITION IN ALIGNMENT WITH THE EXISTING CONSTRUCTION SO THAT NO VISIBLE SEAM FROM THE EXISTING TO NEW IS APPARENT. ANY DAMAGE CAUSED BY WORK TO EXISTING CONSTRUCTION IS TO BE REPAIRED.
7. DOOR OPENINGS.
   A. DOORS ARE TYPCIALLY DIMENSIONED TO CENTER LINE OF DOOR, HOWEVER IF DIMENSION IS SHOWN AT THE EDGE IT IS TO THE INSIDE FACE OF JAMB UNLESS NOTED OTHERWISE.
   B. DOOR OPENINGS ARE TO BE LOCATED SO THAT INSIDE FACE OF BUTT SIDE OF JAMBS ARE 6" FROM FACE OF STUD OF PERPENDICULAR WALL ALLOWING FOR A 90 DEGREE SWING, UNLESS NOTED OTHERWISE.
8. FINISH CARPENTRY. INSTALL FINISH CARPENTRY WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. SCRIBE AND CUT FINISH CARPENTRY ITEMS TO FIT ADJOINING WORK. ANCHOR FINISH CARPENTRY SECURELY TO SUPPORTS AND SUBSTRATES, USING CONCEALED FASTENERS AND BLIND NAILING WHERE POSSIBLE. USE FINE FINISH NAILS FOR EXPOSED NAILING EXCEPT AS INDICATED. COUNTERSINK AND FILL NAIL HOLES TO MATCH FINISH.
9. WIDTH OF COUNTERS, CASEWORK, CABINETS, MILLWORK WIDTH DIMENSIONS ARE SHOWN CONSISTENTLY FROM FACE OF FINISHED WALL/PARTITION TO LEADING EDGE OF MILLWORK OR FACE OF CABINET. ITEMS SUCH AS BACKSPLASH ARE INCLUDED IN WIDTH. REFER TO INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
10. UNDERCUTTING OF DOORS. UNDERCUT INTERIOR NON-RATED DOORS TO CLEAR FINISHED FLOOR BY 1/4". ALL RATED DOORS SHALL BE ORDERED TO CLEAR FINISH FLOOR BY 1/4", COORDINATE A SNUG SOUND AND SMOKE SEAL WITH SPECIFIED THRESHOLD UNLESS NOTED OTHERWISE.
11. FINISHES. PREPARE ALL FLOOR, WALL AND CEILING SUBSTRATES FOR THE INSTALLATION OR APPLICATION OF FINISHES PER FINISH SCHEDULE.
12. GYPSUM BOARD CEILING CONSTRUCTION. REFER TO PLANS FOR LOCATION OF ALL GYPSUM BOARD CEILINGS, SOFFITS, LIGHT COVES OR OTHER CUSTOM GYPSUM BOARD FEATURES.
13. FLOOR PREPARATION FOR FINISHES CLEAN, PRIME AND PREPARE SUBSTRATE AS NECESSARY/REQUIRED PRIOR TO INSTALLATION OF FLOORING.PATCH AND/OR LEVEL ALL AREAS WHERE SUBSTRATE IS NOT LEVEL OR TRUE, PRIOR TO INSTALLATION OF FLOORING.
14. DISSIMILAR FLOORING. WHERE DISSIMILAR FLOOR MATERIALS MEET PROVIDE REDUCER STRIP THAT IS ACCEPTABLE TO THE ARCHITECT AND THE LOCAL GOVERNING AGENCY.
15. FINISH FLOOR ELEVATION. EXISTING FLOOR SHALL BE LEVELED TO INSURE ALL FLOOR FINISH ELEVATIONS (CONCRETE, HARDWOOD, SHEET VINYL, CARPET, VCT, EPOXY TERRAZZO AND CERAMIC TILE) ARE LEVEL WHEN INSTALLATION IS COMPLETE.
16. TOILET ROOMS.
   A. WALLS WHICH ARE INDICATED TO BE FINISHED WITH CERAMIC TILE: THIN SET OVER FIBER REINFORCED CEMENTITIOUS BACKERBOARD, FRAMED WITH NO LESS THAN 20 GA. STUDS, HEAVIER GAGE MAY BE REQUIRED DUE TO HEIGHT AND LOAD, VERIFY WITH ARCHITECT PRIOR TO ERICTION.
   B. ALL TOILET ROOM WALLS WHICH ARE ADJACENT TO OTHER ROOMS SHALL BE INSULATED WITH 3" THERMAFIBER SOUND ATTENUATION BLANKETS (SEE NOTE 17 BELOW).
17. SOUND. INSULATE ALL NEW INTERIOR PARTITIONS WITH USG 3" THERMAFIBER SOUND ATTENUATION BLANKETS UNLESS SPECIFICALLY NOTED OTHERWISE. COMPLY WITH LADBS INFORMATION BULLETIN P/BC 2001-69 TITLED SOUND-RATED PARTITIONS AND FLOOR-CEILING CONSTRUCTION.
18. ELEVATOR ACCESSORIES. PROVIDE NEW ELEVATOR CABS, CALL BUTTONS, LANTERNS, SIGNAGE AND OTHER ACCESSORIES THAT MAY BE REQUIRED TO BRING ELEVATOR INTO COMPLIANCE WITH THE CALIFORNIA BUILDING CODE, THE AMERICANS WITH DISABILITIES ACT AND LOCAL CODES AND ORDINANCES. SEE PLANS AND SPECIFICATIONS FOR SPECIFIC ELEVATOR UPGRADES. FOR ADDITIONAL ACCESSIBILITY GUILDLINES SEE SHEETS T1.2 — T1.3.
19. FIRE SPRINKLERS. PROVIDE A COMPLETE AND NEW FIRE SPRINKLER SYSTEM FOR THE ENTIRE BULDING. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
20. FIRE ESCAPE. INSPECT EACH FIRE ESCAPE: REPAIR, REINFORCE AND TEST AS REQUIRED BY STRUCTURAL ENGINEER. FIRE ESCAPES NOTED TO BE LEFT IN OPERATION ARE TO BE CERTIFIED.

WALL ASSEMBLY SCHEDULE

Sym	Legend	Wall type	Detail	Sym	Legend	Wall type	Detail
W1	2 HR.	5/8" *type x* gypsum board 5/8" *type x* gypsum board 2 x 6 staggered wood studs w/ batt insulation on 2 x 8 sill 5/8" *type x* gypsum board 5/8" *type x* gypsum board	2 A10.01	W5	1 HR.	7/8" plaster 3/4" fire-rated plywood 2 x 6 wood stud w/ batt insulation 5/8" *type x* gypsum board 5/8" *type x* gypsum board	22 A10.01
W2		ceramic tile (see sheet A9.1 for layout) 5/8" *durock* cementicious board 2 x 6 wood stud w/ batt insulation 5/8" *type x* gypsum board	7 A10.01	W6		ceramic tile (see sheet A9.1 for layout) 5/8" *durock* cementicious board 2 x 4 wood stud w/ batt insulation 5/8" *type x* gypsum board	27 A10.01
W3		5/8" *type x* gypsum board 2 x 4 wood stud w/ batt insulation 5/8" *type x* gypsum board	12 A10.01	W7		5/8" *type x* gypsum board 2 x 2 wood stud w/ batt insulation 1/2" air space	4 A10.01
W4	1 HR.	5/8" *type x* gypsum board 5/8" *type x* gypsum board 2 x 6 wood stud w/ batt insulation 6" steel cross-brace 2 x 4 wood stud w/ batt insulation 5/8" *type x* gypsum board 5/8" *type x* gypsum board	17 A10.01	W8		5/8" *type x* gypsum board 2 x 2 wood stud w/ batt insulation 1/2" air space	9 A10.01
				W9		ceramic tile (above bathtub) 5/8" *durock* cementicious board 2 x 2 wood stud w/ batt insulation 1/2" air space	14 A10.01

NOTES:
1. REFER TO FINISH SCHEDULES AND INT./EXT. ELEVATIONS FOR WALL FINISH.
2. ALL INTERIOR WALLS TO RECEIVE BATT INSULATION.
3. ALL TILE FINISHED WALLS TO HAVE "DUROCK" CEMENTICIOUS BOARD IN LIEU OF SPECIFIED 5/8" GYPSUM BOARD.

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90012

DRAWING LOG

No.	Date	
1	10.04.06	Building Department Submittal
2	04.09.08	Issue for Construction
1	04.24.09	Field Condition

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PROJECT NO. 25022

DATE 04/09/08

SCALE AS SHOWN

DRAWN BY BZ, KI, bp

SHEET TITLE

FLOOR PLAN: BASEMENT

SHEET NO. A2.0

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