



ALUM ROCK UNION SCHOOL DISTRICT

PROJECT 18 - BID NUMBER 2425-BONDS07

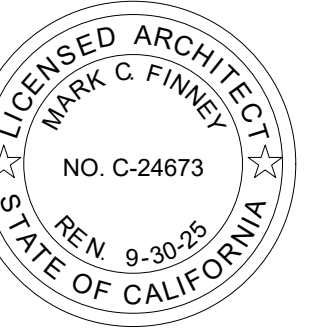
BID PACKAGE 1

EXTERIOR PAINTING:

BEN PAINTER ELEMENTARY SCHOOL
WILLIAM SHEPPARD MIDDLE SCHOOL

SAN ANTONIO ELEMENTARY SCHOOL
LUCHA ELEMENTARY SCHOOL

(DSA STAMP AREA)



BID PACKAGE 1

EXTERIOR PAINTING AT BEN PAINTER ELEMENTARY SCHOOL,
WILLIAM SHEPPARD MIDDLE SCHOOL, SAN ANTONIO
ELEMENTARY SCHOOL & LUCHA ELEMENTARY SCHOOL
ALUM ROCK UNION SCHOOL DISTRICT

REVISIONS		
NO.	ITEM	DATE
	BID SET	05/16/2025

DRAWN BY:	AB
CHECKED BY:	NJ
	DATE: 05/12/2025

TO



EXTERIOR PAINTING AT BEN PAINTER ELEMENTARY

500 ROUGH AND READY ROAD, SAN JOSE CA 95133

ALUM ROCK UNION SCHOOL DISTRICT

GENERAL NOTES

PRE-BID SITE VISIT

CONTRACTOR SHALL VISIT THE PROJECT AREA IN ORDER TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THE PROJECT. THE CONTRACTOR MAY CONTACT THE ARCHITECT DURING THE BIDDING PHASE REGARDING CLARIFICATIONS AND PROJECT REQUIREMENTS.

SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

DAMAGE TO STRUCTURE OR SYSTEMS TO REMAIN

CONTRACTOR SHALL REIMBURSE THE OWNER FOR REPAIR AND REPLACEMENT, INCLUDING ARCHITECT'S FEES, FOR ANY DAMAGE CAUSED TO STRUCTURES, LANDSCAPE, SITE WORK, OR EXISTING SYSTEMS TO REMAIN, AS THE RESULT OF CONSTRUCTION OPERATIONS.

EXISTING CONDITIONS

ALL EXISTING CONDITIONS ARE SHOWN BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND BUILDING DATA AT THE JOB SITE. ANY DISCREPANCIES REQUIRING MODIFICATION TO THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO MODIFICATIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.

CONTRACTOR'S EQUIPMENT

COORDINATE WITH OWNER'S REPRESENTATIVE FOR APPROVED LOCATION OF JOB SITE ACCESS, PARKING, AND LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE AREA. SEE SITE PLAN FOR ADDITIONAL NOTES.

UTILITY SHUT-DOWNS AND CONNECTIONS

ALL REQUIRED UTILITY SHUT DOWNS SHALL HAVE PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE. REQUEST SHALL BE SUBMITTED WITH ADEQUATE ADVANCE NOTICE PER PROJECT REQUIREMENTS.

ASBESTOS AND ASBESTOS PRODUCTS

THE OWNER/OPERATOR AND CONTRACTOR SHALL BE AWARE THAT BUILDINGS CONSTRUCTED PRIOR TO 1978 (OR THERE ABOUT) POSSIBILITY CONTAIN ASBESTOS IN SOME EXISTING CONSTRUCTION MATERIALS, AND WILL LIKELY BE ENCOUNTERED DURING ALTERATIONS OR REMODELING.

UNDER CALIFORNIA TITLE 8, THE OWNER AND CONTRACTOR BOTH HAVE RESPONSIBILITIES TO DETERMINE THE EXISTENCE OF ASBESTOS CONTAINING MATERIALS IN AREAS TO BE ALTERED OR REMODELED PRIOR TO COMMENCEMENT OF WORK AND TO TAKE APPROPRIATE MEASURES TO PROTECT PERSONNEL. CAL-OSHA HAS JURISDICTION OVER ASBESTOS RELATED WORK. ASBESTOS RELATED WORK SHALL BE DONE IN ACCORDANCE WITH CALIFORNIA GENERAL INDUSTRIAL SAFETY ORDERS, TITLE 8, SECTION 341.6 THROUGH 341.14. ASBESTOS IN THE WORK ENVIRONMENT IS REGULATED BY TITLE 8, SECTION 5209.

THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AND DISTRICT REGULATION 11-2-401.3 REQUIRES EVERY RENOVATION INVOLVING THE REMOVAL OF 100 SQ. FT., LN.FT. OR GREATER OF REGULATED ASBESTOS CONTAINING MATERIAL, AND FOR EVERY DEMOLITION (EVEN WHEN NO ASBESTOS IS PRESENTLY KNOWN TO BE PRESENT) TO BE DONE IN ACCORDANCE WITH CALIFORNIA DSA PRIOR TO COMMENCEMENT OF DEMOLITION / RENOVATION.

ALL BUILDING MATERIALS MUST BE ASBESTOS FREE.

THESE DOCUMENTS DO NOT ADDRESS CONTAMINANT FOR EXISTING AREAS OF ASBESTOS WHICH MAY BE DISCOVERED DURING CONSTRUCTION. THE OWNER'S ABATEMENT SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR THE DETECTION, REMOVAL, AND THE DISPOSAL OF ANY EXISTING ASBESTOS MATERIAL. ARCHITECTURAL AND ENGINEERING FEES FOR ADDITIONAL DESIGN EFFORT TO OBTAIN STATE APPROVALS, AS WELL AS THE COST OF ANY REPAIRS, FOR DAMAGE CAUSED OR REPLACEMENT OF EXISTING SYSTEMS TO REMAIN, DUE TO WORK PERFORMED BY THE ASBESTOS ABATEMENT SUBCONTRACTOR, SHALL BE THE RESPONSIBILITY OF SAID SUBCONTRACTOR.

CONSTRUCTION SCHEDULING

CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION OPERATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING AND START OF THE WORK. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING SPACES AND SYSTEMS WHICH ARE IN USE, ADJOINING THE PROJECT, AND NOT PART OF THE PROJECT.

INTERIOR FINISHES

INTERIOR FINISHES AND ALL WALL COVERING MATERIAL SHALL CONFORM TO CCR TITLE 24, PART 2, CHAPTER 8.

DRILLED-IN EXPANSION ANCHORS

WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. WHEN INSTALLING THEM INTO EXISTING PRESTRESSED CONCRETE (PRE-OR POST-TENSIONED), LOCATE THE PRESTRESSED TENDONS BY USING A NONDESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.

TITLE 24 COMPLIANCE

THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(C), PART 1, TITLE 24, CCR).

ADMINISTRATIVE REQUIREMENTS FROM PART 1, TITLE 24, C.C.R.

- CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGE DOCUMENT, AND APPROVED BY DSA, AS PER SECTION 4-338.
- A DSA CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE DISTRICT AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF WORK, PER SECTION 4-342.
- A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT SHALL CONDUCT ALL REQUIRED TEST AND INSPECTIONS FOR THE PROJECT.
- SPECIAL INSPECTION PER SECTION 4-333 (C)
- CONTRACTOR SHALL SUBMIT VERIFIED REPORT OR SECTION 4-336 & 4-343 (C)
- ADMINISTRATION OR CONSTRUCTION PER PART 1, TITLE 24, C.C.R.
- DUTIES OF ARCHITECT, STRUCTURAL ENGINEER, OR PROFESSIONAL ENGINEER PER SECTION 4-333 (A) AND 4-341
- DUTIES OF CONTRACTOR PER SECTION 4-343
- VERIFIED REPORTS PER SECTION 4-343 AND 4-338
- A COPY OF ALL APPLICABLE PARTS REFERRED TO BY THE PLANS AND SPECIFICATIONS OF TITLE 24 SHALL BE KEPT AND AVAILABLE IN THE FIELD DURING CONSTRUCTION
- DSA SHALL BE NOTIFIED AT START OF CONSTRUCTION AND PRIOR TO PLACEMENT OF CONCRETE PER SECTION 4-331
- SUPERVISION BY DSA PER SECTION 4-334
- DSA IS NOT SUBJECT TO ARBITRATION

ADMINISTRATIVE REQUIREMENTS

- ADDENDA MUST BE SIGNED BY ARCHITECT AND APPROVED BY DSA
- NO CHANGES OR REVISIONS SHALL BE MADE FOLLOWING WRITTEN APPROVAL WHICH AFFECTS ACCESS COMPLIANCE ITEM UNLESS SUCH CHANGES TO REVISIONS ARE SUBMITTED TO DSA FOR APPROVAL
- SUBSTITUTIONS AFFECTING DSA REGULATED ITEMS SHALL BE SUBMITTED AS A CONSTRUCTION CHANGE DOCUMENT OR ADDENDA, AND SHALL BE APPROVED BY DSA PRIOR TO FABRICATION AND INSTALLATION
- CONSTRUCTION CHANGE DOCUMENTS MUST BE SIGNED BY THE FOLLOWING:
 - ARCHITECT OR ENGINEER OF RECORD
 - STRUCTURAL ENGINEER (WHEN APPLICABLE)
 - DELEGATED PROFESSIONAL ENGINEER
 - DSA
- MATERIALS AND THEIR INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES.
- PER CBC 11B-104.1 "ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES EXCEPT WHERE THE REQUIREMENT IS STATED AS A RANGE WITH SPECIFIC MINIMUM AND MAXIMUM END POINTS."

GENERAL NOTES, cont.

CALIFORNIA ENERGY CODE

THE CALIFORNIA ENERGY CODE SECTION 10-103 REQUIRES ACCEPTANCE TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS, MECHANICAL SYSTEMS, ENVELOPES, AND PROCESS EQUIPMENT AFTER INSTALLATION AND BEFORE PROJECT COMPLETION. AN ACCEPTANCE TEST IS A FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT IS OPERATING AND IN COMPLIANCE WITH THE ENERGY CODE.

LIGHTING CONTROLS ACCEPTANCE TEST MUST BE PERFORMED BY A CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN (ATT).

MECHANICAL SYSTEM ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED MECHANICAL ATT.

A LISTING OF CERTIFIED ATT'S CAN BE FOUND AT

<https://www.energy.ca.gov/programs-and-topics/programs/acceptance-test-technician-certification-provider-program/acceptance>

THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES MUST BE CORRECTED BY THE BUILDER OR INSTALLING CONTRACTOR UNTIL THE CONSTRUCTION/INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA.

PROJECT INSPECTORS WILL BE COLLECTING THE FORMS TO CONFIRM THAT THE REQUIRED ACCEPTANCE TESTS HAVE BEEN COMPLETED.

DSA APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED AS THE CERTIFICATION OF COMPLIANCE FOR THE PROJECT BUILDINGS AS REQUIRED BY THE FIELD ACT, EDUCATION CODE SECTIONS 17280-17316 AND SECTIONS 81130-81147

COMPLIANCE WITH LOCAL ORDINANCES

GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

A.F.F.	ABOVE FINISHED FLOOR	LAM.	LAMINATE
A.P.	ACCESS PANEL	LAV.	LAVATORY
ACT	ACOUSTIC TILE	M.B.	MACHINE BOLT
ADJ.	ADJUSTABLE	M.S.	MACHINE SCREW
ALUM.	ALUMINUM	M.H.	MANHOLE
A.B.	ANCHOR BOLT	MFG.	MANUFACTURER
APPROX.	APPROXIMATELY	M.B.	MARKER BOARD
ARCH.	ARCHITECT	MATL.	MATERIAL
AC.	ASPHALTIC CONCRETE	MAX.	MAXIMUM
Ⓢ	BENCH MARK	MECH.	MECHANICAL
B.M.	BLOCKING	MTL.	METAL
BLKG.	BOARD	MIN.	MINIMUM
B.D.	BOTH WAYS	MISC.	MISCELLANEOUS
B.W.	BOTTOM	MTD.	MOUNTED
BOT.	BUILDING	(N)	NEW
BLDG.	BUILT-UP ROOFING	NOM.	NOMINAL
B.U.R.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
C.B.	CEILING	N.T.S.	NOT TO SCALE
C.E.M.	CEMENT	NO. or #	NUMBER
C.C. or O.C.	CENTER TO CENTER	OCC.	OCCUPANT(CY)
CER. TILE	CENTERLINE	ON CENTER	ON CENTER
C.O.	CERAMIC TILE	OPNG.	OPENING
C.O.T.G.	CLEANOUT	OPP.	OPPOSITE
CL.R.	CLEANOUT TO GRADE	O.H.	OPPOSITE HAND
C.A.H.R.	CLEAR	O.F.O.S.	OUTSIDE FACE OF STUD
C.W.	CLEAR ALL HEART	O.H.W.S.	OVER HEAD WOOD SCREW
COL.	REDWOOD	O.D.	OUTSIDE DIAMETER
COL.	COLD WATER	O.F.C.I.	OWNER FURNISHED and CONTRACTOR INSTALLED
COM.	COLUMN	PART.	PARTITION
CONC.	COMMON	PLATE	PLATE
CONST.	CONCRETE	PENNY (NAILS)	PENNY (NAILS)
C.H.	CONSTRUCTION	PLAS.	PLASTER
CONSTR.	CONSTRUCTION JOINT	PLYVD.	PLYWOOD
CONTR.	CONTRACTOR	P.V.C.	POLY VINYL CHLORIDE
CTR.	COUNTER	P.T.	PRESSURE TREATED
CTSK.	COUNTER SUNK	P.L.	PROPERTY LINE
DET.	DETAIL	R. or RAD.	RADIUS
DIA. or Ø	DIA.	R.W.L.	RAIN WATER LEADER
DIM.	DIMENSION	RWD./R.W.	REDWOOD
D.A.	DISABLED ACCESS	REINF.	REINFORCING
DR.	DOOR	REQD.	REQUIRED
DR.	DOWNSPOUT	R.A.G.	RETURN AIR GRILLE
DWG.	DRAWINGS	R.E.	RM ELEVATION
D.F.	DRINKING FOUNTAIN and/or DOUGLAS FIR	R.D.	ROOF DRAIN
EA.	EACH	RM.	ROOM
E.W.	EACH WAY	R.O.	ROUGH OPENING
ELEC.	ELECTRIC or ELECTRICAL	RND.	ROUND
EL. or ELEV.	ELEVATION	R.H.M.S.	ROUND HEAD METAL SCREW
ENCL.	ENCLOSE and/or ENCLOSURE	R.H.W.S.	ROUND HEAD WOOD SCREW
EQ.	EQUAL	SSD.	SEE STRUCTURAL DRAWINGS
EQUIP.	EQUIPMENT	S.T.S.M.S.	SELF-TAPPING SHEET METAL SCREW
(E)	EXISTING	SHEATH.	SHEATHING
EX.	EXPANSION	S.M.	SHEET METAL
E.J.	EXPANSION JOINT	S.M.S.	SHEET METAL SCREW
EXP.	EXPOSED	S.O.V.	SHUT OFF VALVE
EXT.	EXTERIOR	SIM.	SIMILAR
F.O.C.	FACE OF CONCRETE	S.C.	SOLID CORE
F.O.M.	FACE OF MASONRY	SPEC.	SPECIFICATION
F.O.S.	FACE OF STUD	SQ.	SQUARE
F.O.F.	FACE OF FINISH	S.F.	SQUARE FEET
FIN.	FINISH	STAG.	STAGGERED
F.F.	FINISHED FLOOR	STD.	STANDARD
F.S.	FINISH SLAB	S.S.	STAINLESS STEEL
F.E.	FIRE EXTINGUISHER	STL.	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STOR.	STORAGE
F.H.	FIRE HYDRANT	STRUCT.	STRUCTURAL
F.H.M.S.	FLAT HEAD METAL SCREW	S.A.G.	SUPPLY AIR GRILLE
F.H.W.S.	FLAT HEAD WOOD SCREW	THRES.	THRESHOLD
FL. or FL.R.	FLOOR	T&G.	TONGUE & GROOVE
F.D.	FLOOR DRAIN	T.J.	TOOLED JOINT
FTG.	FOOTING	T.O.B.	TOP OF BEAM
FND.	FOUNDATION	T.O.C.	TOP OF CURB or CONCRETE
GALV.	GALVANIZED	T.O.S.	TOP OF STEEL or SHEATHING
G.I.	GALVANIZED IRON	T.O.W.	TOP OF WALK
GA.	GAUGE	TYP.	TYPICAL
GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED
GLU-LAM	GLUE-LAMINATED	U.O.S.	UNLESS OTHERWISE SHOWN
GRD.	GRADE	V.T.R.	VENT THROUGH ROOF
GYP. BD.	GYPSUM BOARD	VERT.	VERTICAL
HDW.	HARDWARE	V.G.	VERTICAL GRAIN
HT.	HEIGHT	V.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	V.C.T.	VINYL COMPOSITION TILE
H.M.	HOLLOW METAL	V.W.C.	VINYL WALL COVERING
HORIZ.	HORIZONTAL	V.O.I.P.	VOICE OVER INTERNET PROTOCOL
H.B.	HOSE BIBB	W.C.	WATER CLOSET
I.D.	INSIDE DIAMETER	W.H.	WATER HEATER
INSUL.	INSULATION	WP.	WATERPROOF
INT.	INTERIOR	W.R.	WATER RESISTANT
INV.	INVERT	W.W.M.	WELDED WIRE MESH
JT.	JOINT	W.D.	WINDOW DIMENSION
J.H.	JOIST HANGER	WI.	WITH
K.D.	KILN DRIED	WO	WITHOUT
		WD.	WOOD

BLDG. CODES & STANDARDS:

2022	CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022	CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R.
2021	INTERNATIONAL BUILDING CODE, VOLUMES 1 AND 2, WITH 2022 CALIFORNIA AMENDMENTS.)
2022	CALIFORNIA ELECTRIC CODE (CEC), PART 3, TITLE 24, C.C.R.
2020	NATIONAL ELECTRIC CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
2021	UNIFORM MECHANICAL CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R.
2021	UNIFORM PLUMBING CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA ENERGY CODE (CENC), PART 6, TITLE 24, C.C.R.
2022	CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.
2021	INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R.
2022	CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24, C.C.R.
2019	ASME A17.1/CSA B44 SAFETY CODE FOR ELEVATORS AND ESCALATORS
2010	ADA STANDARDS FOR ACCESSIBLE DESIGN (28 CFR PART 35 FOR TITLE I ENTITIES)

CCR TITLE-19, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

NFPA 13	INSTALLATION OF SPRINKLER SYSTEMS	2022 EDITION
NFPA 14	INSTALLATION OF STANDPIPE & HOSE SYSTEMS	2019 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEM	2021 EDITION
NFPA 20	STATIONARY FIRE PUMPS TO FIRE PROTECTION	2019 EDITION
NFPA 22	WATER TANKS FOR PRIVATE FIRE PROTECTION	2013 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS	2019 EDITION
NFPA 25	INSPECTION, TESTING AND MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS	2013 CALIFORNIA EDITION
NFPA 72	NATIONAL FIRE ALARM CODE	2022 EDITION
NFPA 80	FIRE DOORS AND OTHER OPENING PROTECTIVES	2019 EDITION
NFPA 92	STANDARD FOR SMOKE CONTROL SYSTEMS	2018 EDITION
NFPA 110	EMERGENCY AND STANDBY POWER SYSTEMS	2019 EDITION
NFPA 170	STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS	2018 EDITION
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2019 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2018 EDITION
ICC 300	STANDARDS FOR BLEACHERS, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS	2017 EDITION

SFM 12-10-1	POWER OPERATED EXIT DOORS
SFM 12-10-2	SINGLE POINT LATCHING OR LOCKING DEVICES
SFM 12-10-3	EMERGENCY EXIT & PANIC HARDWARE

UL 38	MANUAL OPERATING SIGNAL BOXES	1999/2005 EDITION
UL 268	SMOKE DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	2016 EDITION
UL 268A	SMOKE DETECTORS DUCT APPLICATIONS	1998/2003 EDITION
UL 300	FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT	2005 (R2010)
UL 305	PANIC HARDWARE	2012 EDITION
UL 464	AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SMOKE SYSTEMS, AND SMOKE DETECTORS	2003 EDITION
UL 521	HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 864	CONTROL UNITS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	2014 EDITION
UL 1971	(W/REVISIONS THROUGH DEC. 2014) SIGNALING DEVICES FOR THE HEARING IMPAIRED	2002 EDITION

COMPLIANCE WITH CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION AND CBC CHAPTER 33, SAFETY DURING CONSTRUCTION WILL BE ENFORCED.

SYMBOLS LEGEND

	SECTION / EXTERIOR ELEVATION
	DETAIL
	INTERIOR ELEVATION
	ROOM IDENTIFICATION
	SPECIFIC NOTE
	DOOR DESIGNATION
	WINDOW DESIGNATION
	ADDENDUM REVISION
	CCD REVISION
	FINISH NUMBER
	EQUIPMENT LETTER
	CEILING HEIGHT
	WALL TYPE
	MATCH LINE
	ELEV. HEIGHT
	CENTER OF
	FACE OF



PROJECT SUMMARY

EXTERIOR PAINTING INCLUDING ALL EXISTING BUILDINGS, PORTABLES, COVERED WALKWAYS, AND RAMP/RAILING SYSTEMS.

DRAWING INDEX

T1 TITLE SHEET

ARCHITECTURAL

- A0.1 SITE PLAN
- A7.1 EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDING A, B & C
- A7.2 EXTERIOR ELEVATIONS - EXTERIOR PAINTING TYPICAL PORTABLES & COVERED WALKWAY

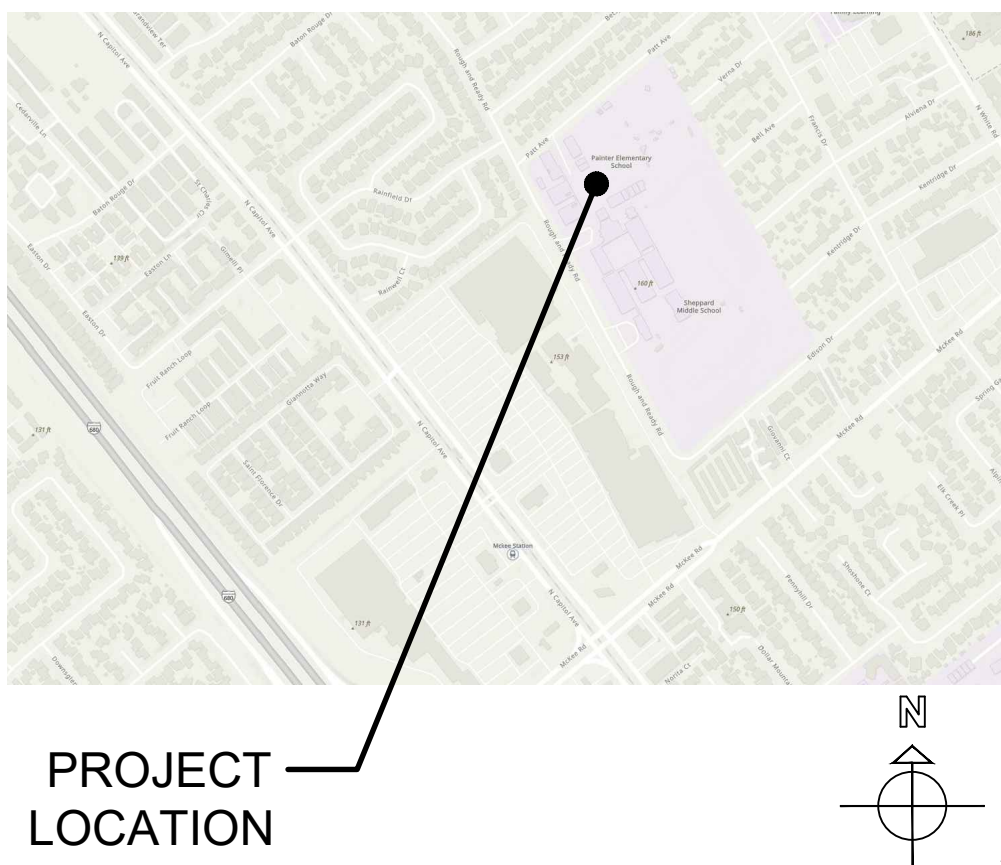
SHEET TOTAL = 4

THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT.

DESIGN TEAM

ARCHITECT
FINNEY ARCHITECTS
2155 SOUTH BASCOM AVENUE SUITE 250
CAMPBELL, CALIFORNIA 95008
(408) 398-1450
ATTN: MARK FINNEY MARK@FINNEYARCHITECTS.COM

VICINITY MAP



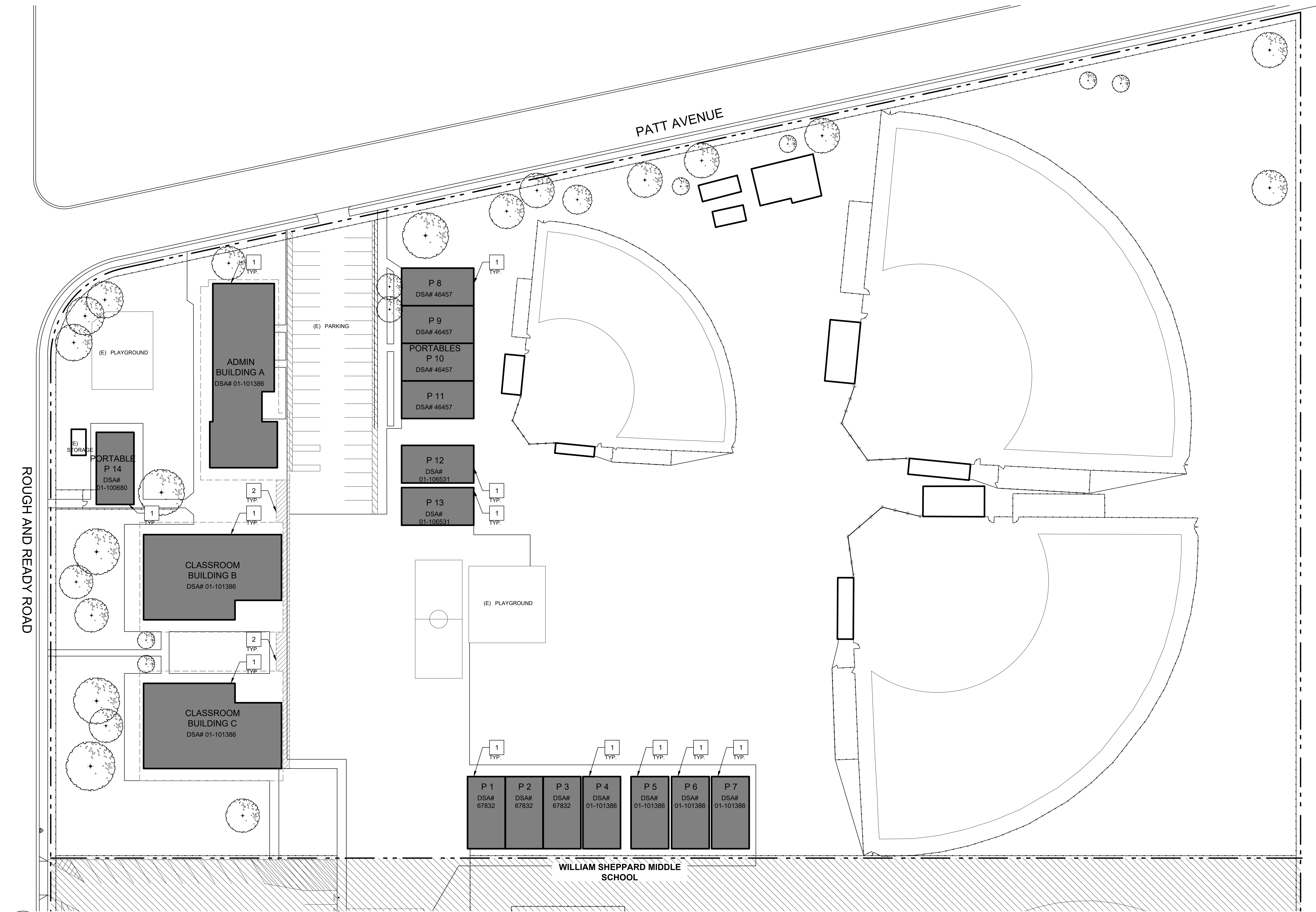
PROJECT LOCATION

TITLE SHEET

REVISIONS	NO.	ITEM	DATE
		BID SET	05/16/2025

DRAWN BY:	AB
CHECKED BY:	NJ
PROJECT NO:	DATE:
25026	05/07/2025

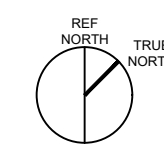
T1



1

SITE PLAN

1" = 30'-0"



GENERAL NOTES

- ALL EXTERIOR WALLS, DOORS/FRAMES, TRIM, SOFFITS, PARAPETS, COLUMNS, BEAMS, CONC. CURBS, FLAGPOLE, ETC. ARE TO BE PROPERLY PREPD AND PRIMED FOR COMPLETE BUILDING PAINTING.
- ALL COVERED WALKWAYS, INCLUDING COLUMNS, BEAMS, FASCIA, ETC. ARE TO BE PROPERLY PREPD AND PRIMED FOR PAINTING.
- PAINT ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- PAINT ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- PAINT ALL EXPOSED CONDUIT AND PIPE, TYP.
- (E) SCHOOL WALL MURALS TO REMAIN, PROTECT IN PLACE.
- REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS, STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
- CONTRACTOR MUST VERIFY (E) BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
- ALL COVERED WALKWAYS SIMILAR. V.I.F.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS.
- PAINT ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.

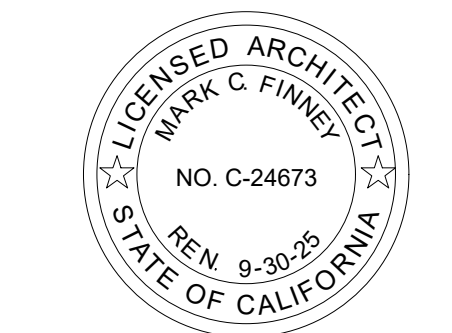
SITE PLAN NOTES

- (E) BUILDING EXTERIOR PAINTED, TYP.
- (E) COVERED WALKWAY PAINTED, TYP.

GRAPHIC KEY

- EXISTING PROPERTY LINE
- ROOF OVERHANG
- CHAINLINK FENCE
- WOOD FENCE
- DECORATIVE FENCE
- EXISTING BUILDING INCLUDED IN SCOPE OF WORK
- EXISTING COVERED WALKWAY INCLUDED IN SCOPE OF WORK
- EXISTING RESTROOMS
- DRINKING FOUNTAIN
- (E) FIRE HYDRANT

(DSA STAMP AREA)



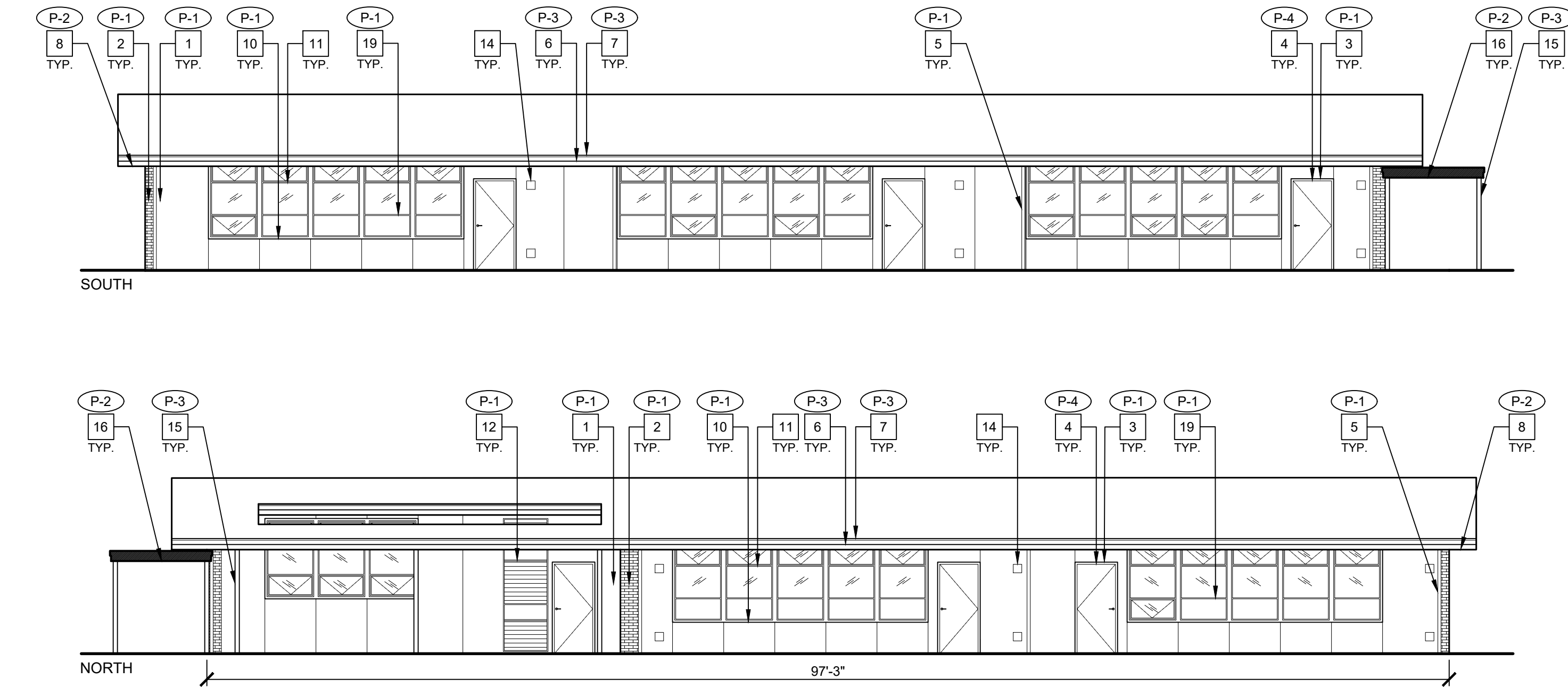
SITE PLAN

EXTERIOR PAINTING AT
BEN PAINTER ELEMENTARY
500 ROUGH AND READY ROAD, SAN JOSE CA 95133
ALUM ROCK UNION SCHOOL DISTRICT

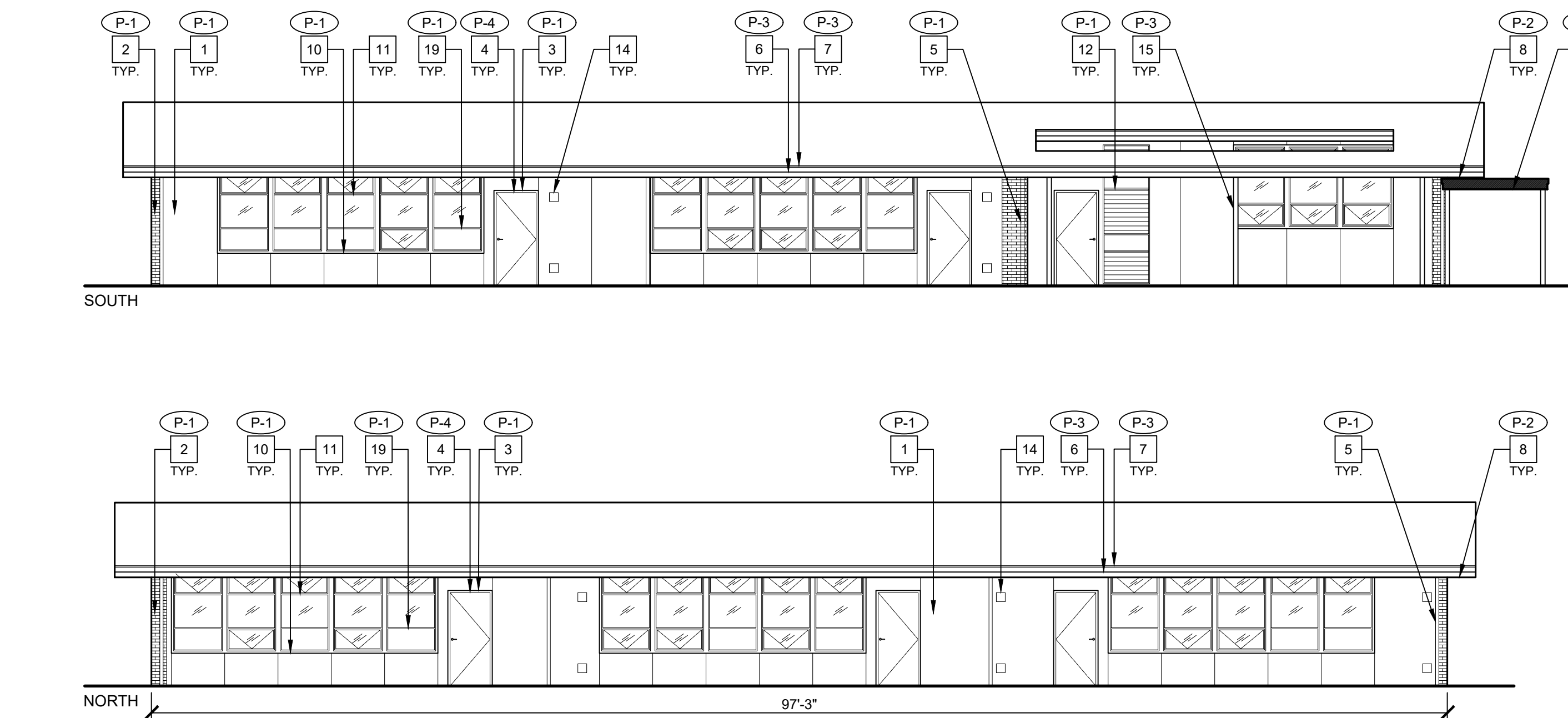
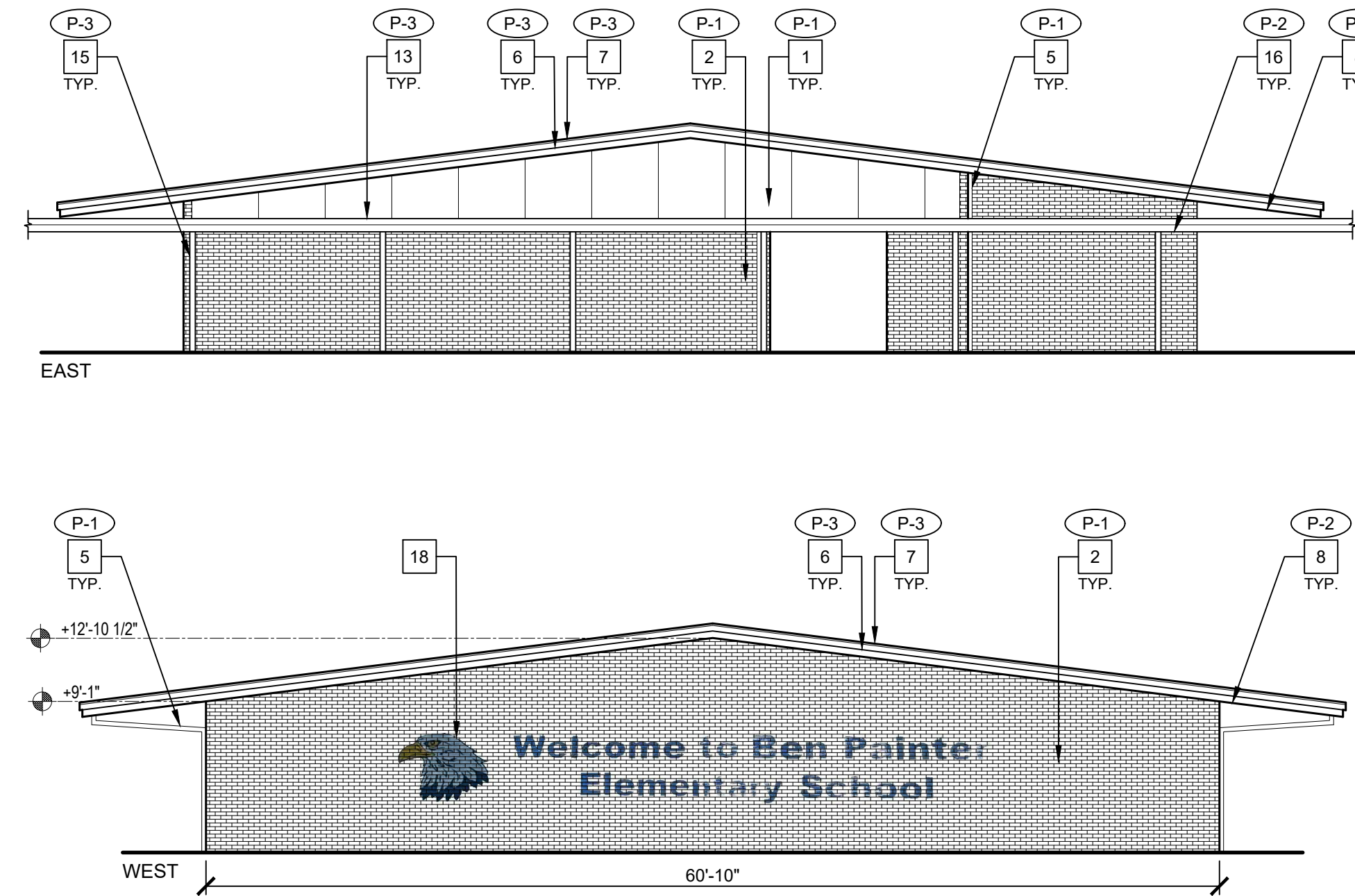
REVISIONS NO.	ITEM	DATE
	BID SET	05/16/2025

DRAWN BY: AB
CHECKED BY: NJ
PROJECT NO: 25026
DATE: 05/07/2025

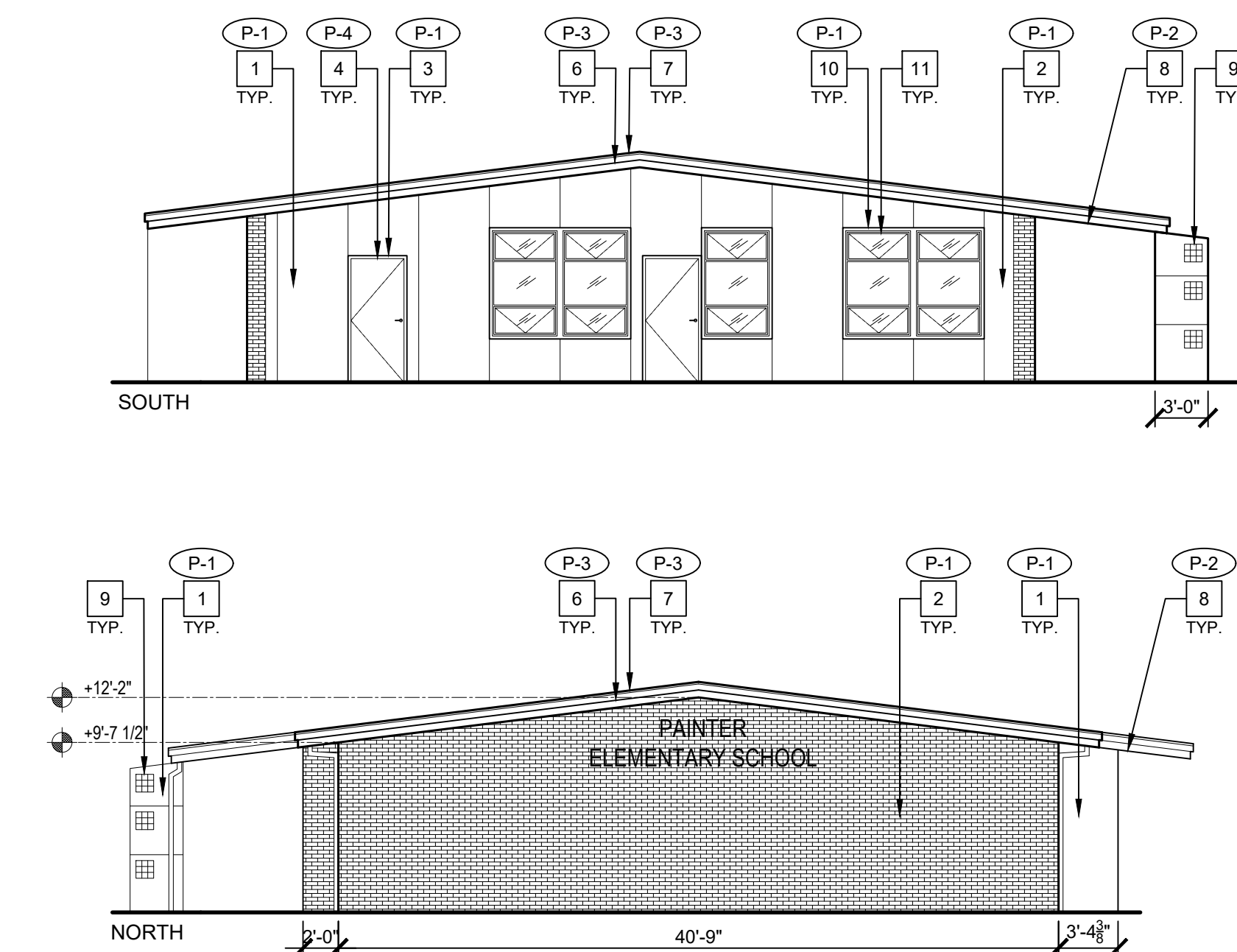
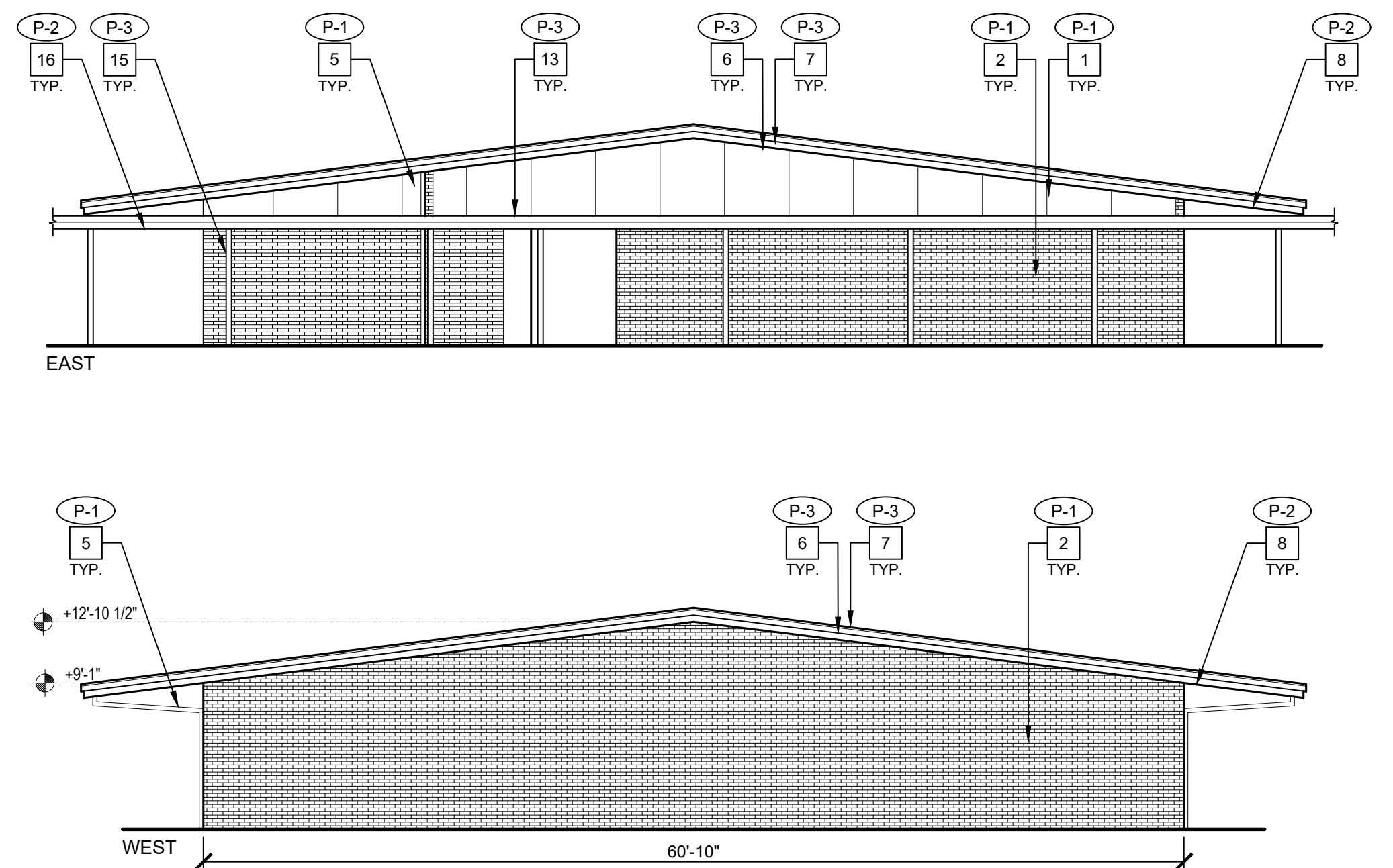
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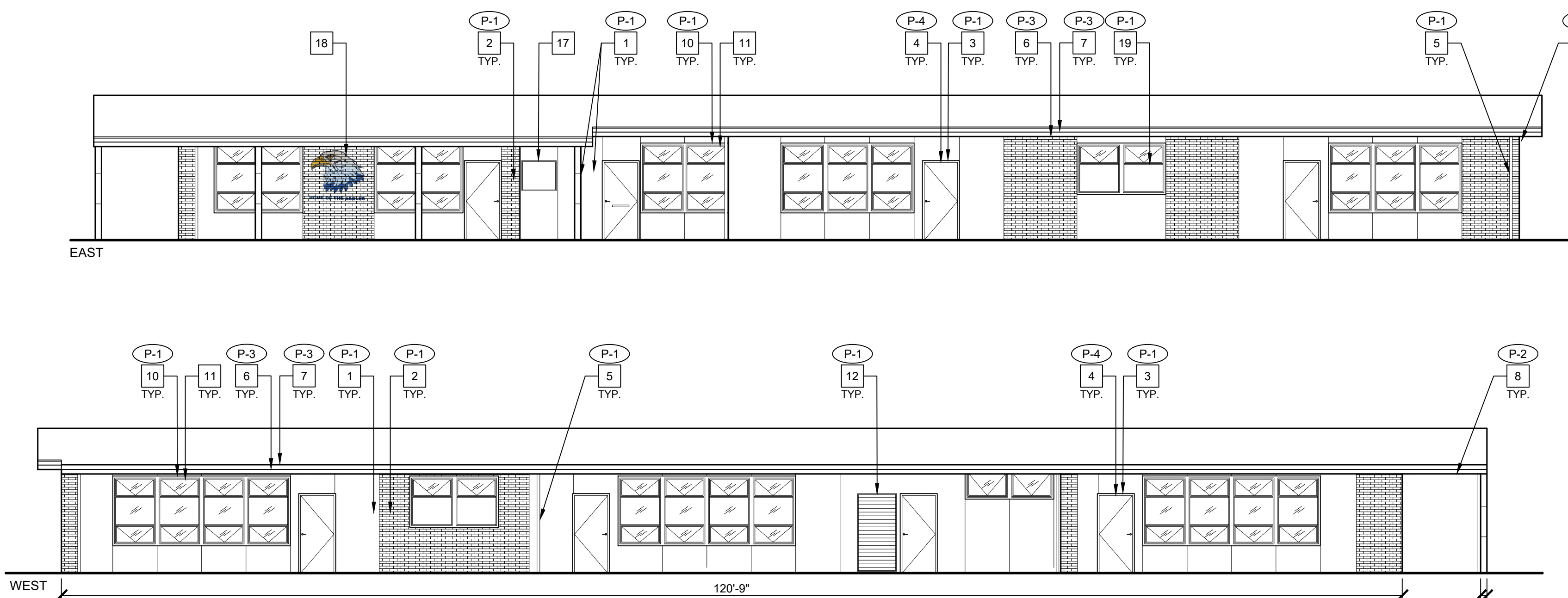
3 EXTERIOR ELEVATIONS - BUILDING C



2 EXTERIOR ELEVATIONS - BUILDING B



1 EXTERIOR ELEVATIONS - BUILDING A



GENERAL NOTES

- ALL WALLS, DOORS, TRIM, SOFFITS, COLUMNS, BEAMS, PARAPETS, CONC. CURBS, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR COMPLETE BUILDING PAINTING.
- ALL COVERED WALKWAYS, INCLUDING COLUMNS, BEAMS, FASCIA, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR PAINTING.
- PAIN

EXTERIOR ELEVATION NOTES

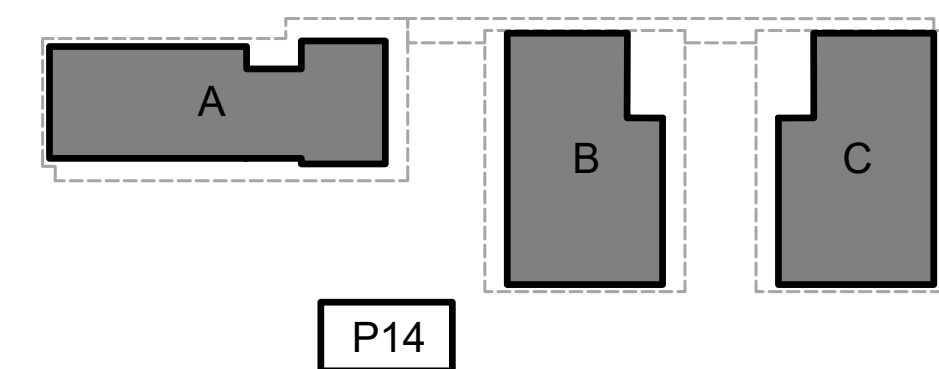
- (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
- (E) BRICK VENER WALL FINISH PAINTED, TYP.
- (E) DOOR TRIM PAINTED, TYP.
- (E) DOOR PAINTED, TYP.
- (E) RAINWATER LEADER PAINTED, TYP.
- (E) FASCIA PAINTED, TYP.
- (E) METAL FLASHING PAINTED, TYP.
- (E) UNDERSIDE OF EAVE PAINTED, TYP.
- (E) CERAMIC TILE TO REMAIN, PROTECT IN PLACE, TYP.
- (E) WINDOW TRIM PAINTED, TYP.
- (E) WINDOWS TO REMAIN, TYP, PROTECT IN PLACE.
- (E) LOUVER PAINTED, TYP.
- (E) GUTTER PAINTED, TYP.
- (E) VENT TO REMAIN, TYP, PROTECT IN PLACE.
- (E) COLUMN PAINTED, TYP.
- (E) UNDERSIDE OF COVERED WALKWAY PAINTED, TYP.
- (E) BULLETIN BOARD TO BE REMOVED, STORE FOR REINSTALLATION.
- (E) MURAL TO REMAIN, PROTECT IN PLACE.
- (E) OPAQUE WINDOW PANEL PAINTED, TYP.

GRAPHIC KEY

- P-1 PAINT TAG:
P-2 PAINT TAG:
P-3 PAINT TAG:
P-4 PAINT TAG:

BUILDING KEY

P	P	P	P	P	P
8	9	10	11	12	13



EXTERIOR ELEVATIONS - EXTERIOR PAINTING
BUILDINGS A, B & C

NO.	ITEM	DATE
	BID SET	05/16/2025

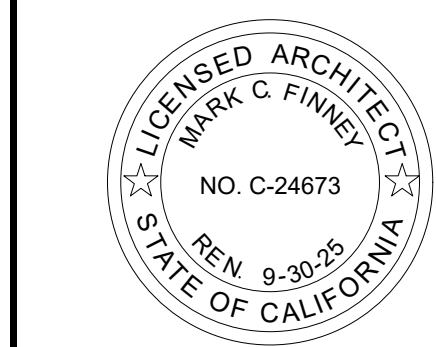
DRAWN BY:	AB
CHECKED BY:	NJ
PROJECT NO:	DATE:
25026	05/07/2025

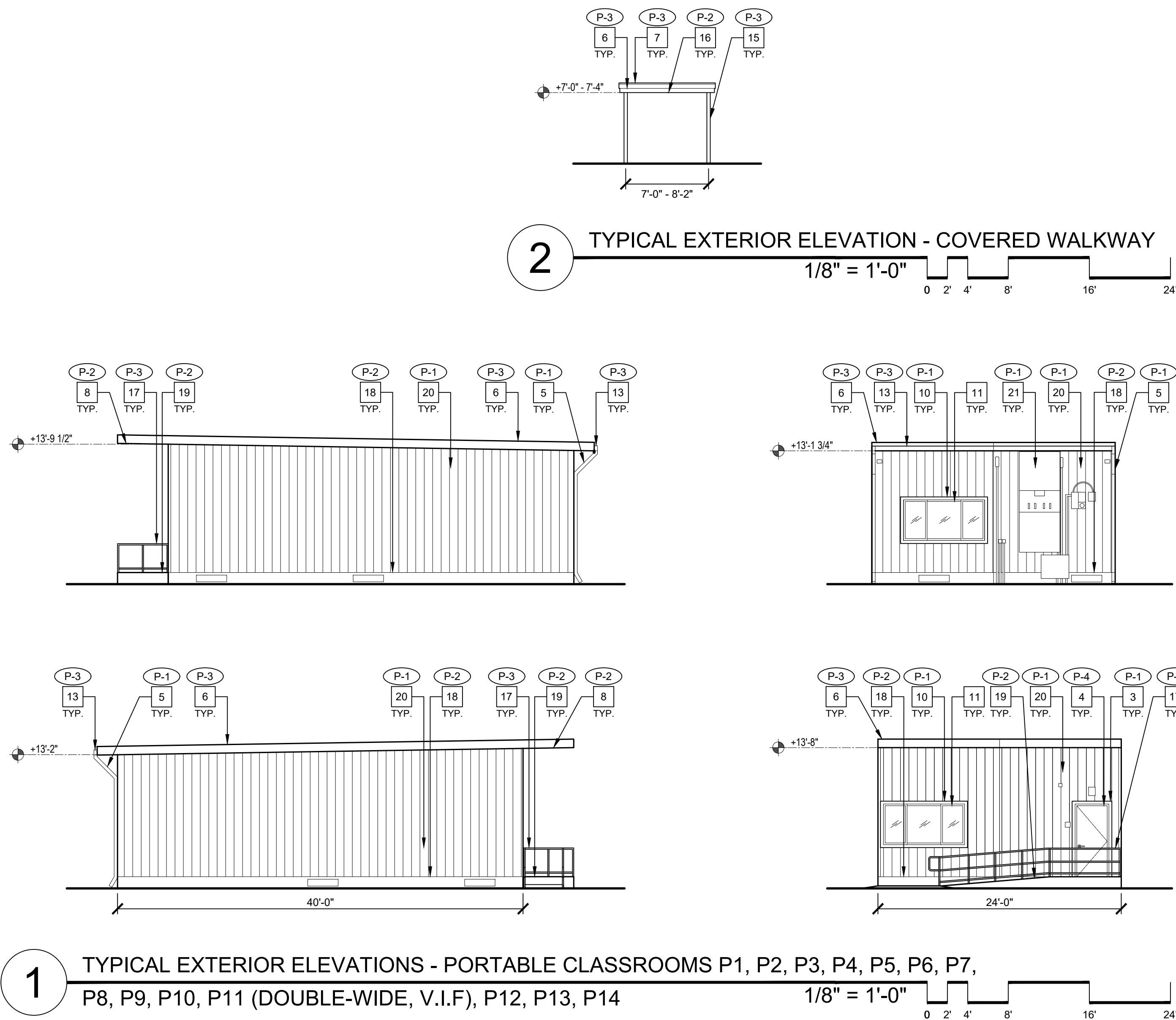
A7.1

(DSA STAMP AREA)

FINNEY ARCHITECTS

2155 SOUTH BASCOM AVE.
SUITE 250
CAMPBELL, CA 95008
PHONE: 408-398-1450





GENERAL NOTES

- ALL WALLS, DOORS, TRIM, SOFFITS, COLUMNS, BEAMS, PARAPETS, CONC. CURBS, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR COMPLETE BUILDING PAINTING.
- ALL COVERED WALKWAYS, INCLUDING COLUMNS, BEAMS, FASCIA, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR PAINTING.
- PAINT ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- PAINT ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- PAINT ALL EXPOSED CONDUIT AND PIPE, TYP.
- PAINT ALL WALL MOUNTED HOOK RACK, TYP.
- REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS, STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
- CONTRACTOR MUST VERIFY EXISTING BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
- ALL EXTERIOR SCHOOL METAL DECORATIVE FENCE TO BE PRIMED AND PAINTED, VERIFY CONDITION, LOCATION, AND QUANTITIES IN FIELD, COLOR TO BE BLACK, TYP.
- ALL (E) WALL MURALS TO REMAIN, PROTECT IN PLACE.
- ALL COVERED WALKWAYS SIMILAR, V.I.F.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS.
- PAINT ALL (E) FIXED BENCHES, TYP. QUANTITIES TO BE BE V.I.F.

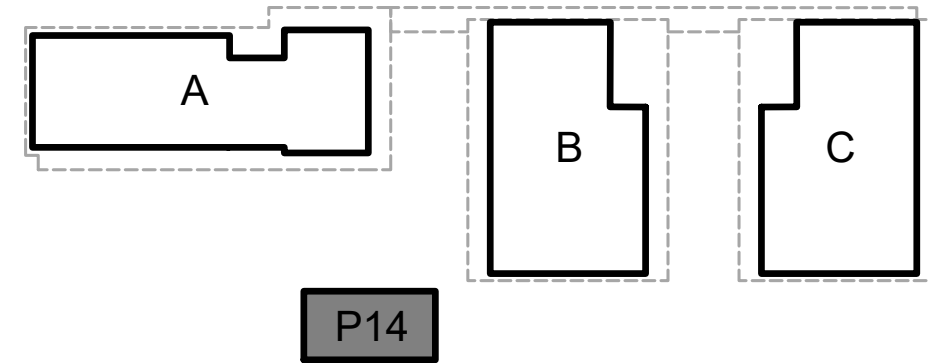
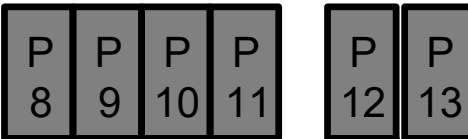
EXTERIOR ELEVATION NOTES

- (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
- (E) BRICK VENEER WALL FINISH PAINTED, TYP.
- (E) DOOR TRIM PAINTED, TYP.
- (E) DOOR PAINTED, TYP.
- (E) RAINWATER LEADER PAINTED, TYP.
- (E) FASCIA PAINTED, TYP.
- (E) METAL FLASHING PAINTED, TYP.
- (E) UNDERSIDE OF EAVE PAINTED, TYP.
- (E) WALL BASE PAINTED, TYP.
- (E) WINDOW TRIM PAINTED, TYP.
- (E) WINDOWS TO REMAIN, TYP. PROTECT IN PLACE.
- (E) LOUVER PAINTED, TYP.
- (E) GUTTER PAINTED, TYP.
- (E) VENT TO REMAIN, TYP. PROTECT IN PLACE.
- (E) COLUMN PAINTED, TYP.
- (E) UNDERSIDE OF COVERED WALKWAY PAINTED, TYP.
- (E) HANDRAIL PAINTED, TYP.
- (E) PORTABLE SKIRT PAINTED, TYP.
- (E) PORTABLE RAMP PAINTED, TYP.
- (E) WOOD SIDING PAINTED, TYP.
- (E) HVAC UNIT PAINTED, TYP.

GRAPHIC KEY

- P-1 PAINT TAG:
- P-2 PAINT TAG:
- P-3 PAINT TAG:
- P-4 PAINT TAG:

BUILDING KEY



EXTERIOR ELEVATIONS - EXTERIOR PAINTING
TYPICAL PORTABLES & COVERED WALKWAY

EXTERIOR PAINTING AT
BEN PAINTER ELEMENTARY
500 ROUGH AND READY ROAD, SAN JOSE CA 95133
ALUM ROCK UNION SCHOOL DISTRICT

REVISIONS NO.	ITEM	DATE
P1	BID SET	05/16/2025

DRAWN BY: AB
CHECKED BY: NJ
PROJECT NO: 25026
DATE: 05/07/2025



EXTERIOR PAINTING AT WILLIAM SHEPPARD MIDDLE SCHOOL

480 ROUGH AND READY ROAD, SAN JOSE CA 95133

ALUM ROCK UNION SCHOOL DISTRICT

GENERAL NOTES

PRE-BID SITE VISIT

CONTRACTOR SHALL VISIT THE PROJECT AREA IN ORDER TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THE PROJECT. THE CONTRACTOR MAY CONTACT THE ARCHITECT DURING THE BIDDING PHASE REGARDING CLARIFICATIONS AND PROJECT REQUIREMENTS.

SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

DAMAGE TO STRUCTURE OR SYSTEMS TO REMAIN

CONTRACTOR SHALL REIMBURSE THE OWNER FOR REPAIR AND REPLACEMENT, INCLUDING ARCHITECT'S FEES, FOR ANY DAMAGE CAUSED TO STRUCTURES, LANDSCAPE, SITE WORK, OR EXISTING SYSTEMS TO REMAIN, AS THE RESULT OF CONSTRUCTION OPERATIONS.

EXISTING CONDITIONS

ALL EXISTING CONDITIONS ARE SHOWN BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND BUILDING DATA AT THE JOB SITE. ANY DISCREPANCIES REQUIRING MODIFICATION TO THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO MODIFICATIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.

CONTRACTOR'S EQUIPMENT

COORDINATE WITH OWNER'S REPRESENTATIVE FOR APPROVED LOCATION OF JOB SITE ACCESS, PARKING, AND LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE AREA. SEE SITE PLAN FOR ADDITIONAL NOTES.

UTILITY SHUT-DOWNS AND CONNECTIONS

ALL REQUIRED UTILITY SHUT DOWNS SHALL HAVE PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE. REQUEST SHALL BE SUBMITTED WITH ADEQUATE ADVANCE NOTICE PER PROJECT REQUIREMENTS.

ASBESTOS AND ASBESTOS PRODUCTS

THE OWNER/OPERATOR AND CONTRACTOR SHALL BE AWARE THAT BUILDINGS CONSTRUCTED PRIOR TO 1978 (OR THERE ABOUT) POSSIBILITY CONTAIN ASBESTOS IN SOME EXISTING CONSTRUCTION MATERIALS, AND WILL LIKELY BE ENCOUNTERED DURING ALTERATIONS OR REMODELING.

UNDER CALIFORNIA TITLE 8, THE OWNER AND CONTRACTOR BOTH HAVE RESPONSIBILITIES TO DETERMINE THE EXISTENCE OF ASBESTOS CONTAINING MATERIALS IN AREAS TO BE ALTERED OR REMODELED PRIOR TO COMMENCEMENT OF WORK AND TO TAKE APPROPRIATE MEASURES TO PROTECT PERSONNEL. CAL-OSHA HAS JURISDICTION OVER ASBESTOS RELATED WORK. ASBESTOS RELATED WORK SHALL BE DONE IN ACCORDANCE WITH CALIFORNIA GENERAL INDUSTRIAL SAFETY ORDERS, TITLE 8, SECTION 341.6 THROUGH 341.14. ASBESTOS IN THE WORK ENVIRONMENT IS REGULATED BY TITLE 8, SECTION 5201.

THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AND DISTRICT REGULATION 11-2-401.3 REQUIRES EVERY RENOVATION INVOLVING THE REMOVAL OF 100 SQ.FT., LN.FT, OR GREATER OF REGULATED ASBESTOS CONTAINING MATERIAL, AND FOR EVERY DEMOLITION (EVEN WHEN NO ASBESTOS IS PRESENT), APPLICATION MUST BE SENT TO THE BAAQMD AT LEAST 10 WORKING DAYS PRIOR TO COMMENCEMENT OF DEMOLITION / RENOVATION.

ALL BUILDING MATERIALS MUST BE ASBESTOS FREE.

THESE DOCUMENTS DO NOT ADDRESS CONTAINMENT FOR EXISTING AREAS OF ASBESTOS WHICH MAY BE DISCOVERED DURING CONSTRUCTION. THE OWNER'S ABATEMENT SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR THE DETECTION, REMOVAL, AND THE DISPOSAL OF ANY EXISTING ASBESTOS MATERIAL. ARCHITECTURAL AND ENGINEERING FEES FOR ADDITIONAL DESIGN EFFORT TO OBTAIN STATE APPROVALS, AS WELL AS THE COST OF ANY REPAIRS, FOR DAMAGE CAUSED OR REPLACEMENT OF EXISTING SYSTEMS TO REMAIN, DUE TO WORK PERFORMED BY THE ASBESTOS ABATEMENT SUBCONTRACTOR, SHALL BE THE RESPONSIBILITY OF SAID SUBCONTRACTOR.

CONSTRUCTION SCHEDULING

CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION OPERATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING AND START OF THE WORK. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING SPACES AND SYSTEMS WHICH ARE IN USE, ADJOINING THE PROJECT, AND NOT PART OF THE PROJECT.

INTERIOR FINISHES

INTERIOR FINISHES AND ALL WALL COVERING MATERIAL SHALL CONFORM TO CCR TITLE 24, PART 2, CHAPTER 8.

DRILLED-IN EXPANSION ANCHORS

WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. WHEN INSTALLING THEM INTO EXISTING PRESTRESSED CONCRETE (PRE-OR POST-TENSIONED), LOCATE THE PRESTRESSED TENDONS BY USING A NONDESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.

TITLE 24 COMPLIANCE

THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(C), PART 1, TITLE 24, CCR).

ADMINISTRATIVE REQUIREMENTS FROM PART 1, TITLE 24, C.C.R.

- CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGE DOCUMENT, AND APPROVED BY DSA, AS PER SECTION 4-338.
- A DSA CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE DISTRICT AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF WORK, PER SECTION 4-342.
- A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT SHALL CONDUCT ALL REQUIRED TEST AND INSPECTIONS FOR THE PROJECT.
- SPECIAL INSPECTION PER SECTION 4-333 (C)
- CONTRACTOR SHALL SUBMIT VERIFIED REPORT OR SECTION 4-336 & 4-343 (C)
- ADMINISTRATION OR CONSTRUCTION PER PART 1, TITLE 24, C.C.R.
- DUTIES OF ARCHITECT, STRUCTURAL ENGINEER, OR PROFESSIONAL ENGINEER PER SECTION 4-333 (A) AND 4-341
- DUTIES OF CONTRACTOR PER SECTION 4-343
- VERIFIED REPORTS PER SECTION 4-343 AND 4-338
- A COPY OF ALL APPLICABLE PARTS REFERRED TO BY THE PLANS AND SPECIFICATIONS OF TITLE 24 SHALL BE KEPT AND AVAILABLE IN THE FIELD DURING CONSTRUCTION
- DSA SHALL BE NOTIFIED AT START OF CONSTRUCTION AND PRIOR TO PLACEMENT OF CONCRETE PER SECTION 4-331
- SUPERVISION BY DSA PER SECTION 4-334
- DSA IS NOT SUBJECT TO ARBITRATION

ADMINISTRATIVE REQUIREMENTS

- ADDENDA MUST BE SIGNED BY ARCHITECT AND APPROVED BY DSA
- NO CHANGES OR REVISIONS SHALL BE MADE FOLLOWING WRITTEN APPROVAL WHICH AFFECTS ACCESS COMPLIANCE ITEM UNLESS SUCH CHANGES TO REVISIONS ARE SUBMITTED TO DSA FOR APPROVAL
- SUBSTITUTIONS AFFECTING DSA REGULATED ITEMS SHALL BE SUBMITTED AS A CONSTRUCTION CHANGE DOCUMENT OR ADDENDA, AND SHALL BE APPROVED BY DSA PRIOR TO FABRICATION AND INSTALLATION
- CONSTRUCTION CHANGE DOCUMENTS MUST BE SIGNED BY THE FOLLOWING:
 - ARCHITECT OR ENGINEER OF RECORD
 - STRUCTURAL ENGINEER (WHEN APPLICABLE)
 - DELEGATED PROFESSIONAL ENGINEER
 - DSA
- MATERIALS AND THEIR INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES.
- PER CBC 11B-104.1 "ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES EXCEPT WHERE THE REQUIREMENT IS STATED AS A RANGE WITH SPECIFIC MINIMUM AND MAXIMUM END POINTS."

GENERAL NOTES, cont.

CALIFORNIA ENERGY CODE

THE CALIFORNIA ENERGY CODE SECTION 10-103 REQUIRES ACCEPTANCE TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS, MECHANICAL SYSTEMS, ENVELOPES, AND PROCESS EQUIPMENT AFTER INSTALLATION AND BEFORE PROJECT COMPLETION. AN ACCEPTANCE TEST IS A FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT IS OPERATING AND IN COMPLIANCE WITH THE ENERGY CODE.

LIGHTING CONTROLS ACCEPTANCE TEST MUST BE PERFORMED BY A CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN (ATT).

MECHANICAL SYSTEM ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED MECHANICAL ATT.

A LISTING OF CERTIFIED ATT'S CAN BE FOUND AT

<https://www.energy.ca.gov/programs-and-topics/programs/acceptance-test-technician-certification-provider-program/acceptance>

THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES MUST BE CORRECTED BY THE BUILDER OR INSTALLING CONTRACTOR UNTIL THE CONSTRUCTION/INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA.

PROJECT INSPECTORS WILL BE COLLECTING THE FORMS TO CONFIRM THAT THE REQUIRED ACCEPTANCE TESTS HAVE BEEN COMPLETED.

DSA APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED AS THE CERTIFICATION OF COMPLIANCE FOR THE PROJECT BUILDINGS AS REQUIRED BY THE FIELD ACT, EDUCATION CODE SECTIONS 17280-17316 AND SECTIONS 81130-81147

COMPLIANCE WITH LOCAL ORDINANCES

GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

A.F.F.	ABOVE FINISHED FLOOR	LAM.	LAMINATE
A.P.	ACCESS PANEL	LAV.	LAVATORY
ACT	ACOUSTIC TILE	M.B.	MACHINE BOLT
ADJ.	ADJUSTABLE	M.S.	MACHINE SCREW
ALUM.	ALUMINUM	M.H.	MANHOLE
A.B.	ANCHOR BOLT	MFG.	MANUFACTURER
APPROX.	APPROXIMATELY	M.B.	MARKER BOARD
ARCH.	ARCHITECT	MATL.	MATERIAL
AC.	ASPHALTIC CONCRETE	MAX.	MAXIMUM
@	BENCH MARK	MECH.	MECHANICAL
B.M.	BLOCKING	MTL.	METAL
BLKG.	BOARD	MIN.	MINIMUM
B.D.	BOTH WAYS	MISC.	MISCELLANEOUS
B.W.	BOTTOM	MTD.	MOUNTED
BOT.	BUILDING	(N)	NEW
BLDG.	BUILT-UP ROOFING	NOM.	NOMINAL
B.U.R.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
C.B.	CEILING	N.T.S.	NOT TO SCALE
C.L.S.	CEMENT	NO. or #	NUMBER
CEM.	CENTER TO CENTER	OCC.	OCCUPANT(CY)
C.C. or O.C.	CENTERLINE	O.C.	ON CENTER
CER. TILE	CERAMIC TILE	OPNG.	OPENING
C.O.	CLEANOUT	OPP.	OPPOSITE
C.O.T.G.	CLEANOUT TO GRADE	O.H.	OPPOSITE HAND
CL.R.	CLEAR	O.F.O.S.	OUTSIDE FACE OF STUD
C.A.H.R.	CLEAR ALL HEART	O.H.W.S.	OVAL HEAD WOOD SCREW
C.W.	REDWOOD	O.D.	OUTSIDE DIAMETER
COL.	COLD WATER	OF C.I.	OWNER FURNISHED and CONTRACTOR INSTALLED
COLUMN	CONCRETE	PR	PARTITION
COM.	CONSTRUCTION	PLAT.	PLATE
CONC.	COMMON	PENNY (NAILS)	PENNY (NAILS)
CONST.	CONCRETE	d	PLASTER
C.H.	CONSTRUCTION JOINT	PLAS.	PLYWOOD
C.J.	CONSTRUCTION JOINT	PLYWD.	POLY VINYL CHLORIDE
CONT.	CONTINUOUS	P.V.C.	PRESSURE TREATED
CONTR.	CONTRACTOR	P.T.	PROPERTY LINE
CTR.	COUNTER	P.L.	RADIUS
CTSK.	COUNTER SUNK	R. or RAD.	RAIN WATER LEADER
DET.	DETAIL	R.W.L.	ROUND HEAD METAL SCREW
DIA. or Ø	DIA.	R.H.W.S.	ROUND HEAD WOOD SCREW
DIM.	DIMENSION	SSD.	SEE STRUCTURAL DRAWINGS
D.A.	DISABLED ACCESS	S.T.S.M.S.	SELF-TAPPING SHEET
DR.	DOOR	SHEATH.	SHEATHING
DR.	DOWNPOUT	S.M.	SHEET METAL
DWG.	DRAWINGS	S.M.S.	SHEET METAL SCREW
D.F.	DRINKING FOUNTAIN and/or DOUGLAS FIR	S.O.V.	SHUT OFF VALVE
EA.	EACH	SIM.	SIMILAR
E.W.	EACH WAY	S.C.	SOLID CORE
ELEC.	ELECTRIC or ELECTRICAL	SPEC.	SPECIFICATION
EL. or ELEV.	ELEVATION	SO.	SQUARE
ENCL.	ENCLOSE and/or ENCLOSURE	S.F.	SQUARE FEET
EQ.	EQUAL	STAG.	STAGGERED
EQUIP.	EQUIPMENT	STD.	STANDARD
(E)	EXISTING	S.S.	STAINLESS STEEL
EX.	EXPANSION	STL.	STEEL
E.J.	EXPANSION JOINT	STOR.	STORAGE
EXP.	EXPOSED	STRUCT.	STRUCTURAL
EXT.	EXTERIOR	S.A.G.	SUPPLY AIR GRILLE
F.O.C.	FACE OF CONCRETE	THRES.	THRESHOLD
F.O.M.	FACE OF MASONRY	T&G	TONGUE & GROOVE
F.O.S.	FACE OF STUD	T.J.	TOOLED JOINT
F.O.F.	FACE OF FINISH	T.O.B.	TOP OF BEAM
FIN.	FINISH	FND.	TOP OF CURB or CONCRETE
F.F.	FINISHED FLOOR	T.O.S.	TOP OF STEEL or SHEATHING
F.S.	FINISH SLAB	T.O.W.	TOP OF WALK
F.E.	FIRE EXTINGUISHER	TYP.	TYPICAL
F.E.C.	FIRE EXTINGUISHER CABINET	U.O.N.	UNLESS OTHERWISE NOTED
F.H.	FIRE HYDRANT	U.O.S.	UNLESS OTHERWISE SHOWN
F.H.M.S.	FLAT HEAD METAL SCREW	V.T.R.	VENT THROUGH ROOF
F.H.W.S.	FLAT HEAD WOOD SCREW	VERT.	VERTICAL
FL. or FLR.	FLOOR	V.G.	VERTICAL GRAIN
F.D.	FLOOR DRAIN	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	V.C.T.	VINYL COMPOSITION TILE
FND.	FOUNDATION	V.W.C.	VOICE OVER INTERNET PROTOCOL
GALV.	GALVANIZED	W.C.	WATER CLOSET
G.I.	GALVANIZED IRON	W.H.	WATER HEATER
GL.	GLUE	WP.	WATERPROOF
GLU-LAM	GLUE-LAMINATED	W.R.	WATER RESISTANT
GRD.	GRADE	W.W.M.	WELDED WIRE MESH
GYP. BD.	GYP-SUM BOARD	W.D.	WINDOW DIMENSION
HDW.	HARDWARE	WI.	WITH
HT.	HEIGHT	WO.	WITHOUT
H.C.	HOLLOW CORE	WO.	WOOD
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
H.B.	HOSE BIBB		
I.D.	INSIDE DIAMETER		
INSUL.	INSULATION		
INT.	INTERIOR		
INV.	INVERT		
JT.	JOINT		
J.H.	JOIST HANGER		
K.D.	KILN DRIED		

BLDG. CODES & STANDARDS:

2022	CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022	CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R.
2021	INTERNATIONAL BUILDING CODE, VOLUMES 1 AND 2, WITH 2022 CALIFORNIA AMENDMENTS.)
2022	CALIFORNIA ELECTRIC CODE (CEC), PART 3, TITLE 24, C.C.R.
2022	(2020 NATIONAL ELECTRIC CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
2021	UNIFORM MECHANICAL CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R.
2021	UNIFORM PLUMBING CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA ENERGY CODE (CENC), PART 6, TITLE 24, C.C.R.
2022	CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.
2021	INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R.
2022	CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24, C.C.R.
2019	ASME A17.1/CSA 944 SAFETY CODE FOR ELEVATORS AND ESCALATORS
2010	ADA STANDARDS FOR ACCESSIBLE DESIGN
	(28 CFR PART 35 FOR TITLE II ENTITIES)

CCR TITLE-19, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

NFPA 13	INSTALLATION OF SPRINKLER SYSTEMS	2022 EDITION
NFPA 14	INSTALLATION OF STANDPIPE & HOSE SYSTEMS	2019 EDITION
NFPA 17	(CA AMENDED) DRY CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEM	2021 EDITION
NFPA 20	STATIONARY FIRE PUMPS TO FIRE PROTECTION	2019 EDITION
NFPA 22	WATER TANKS FOR PRIVATE FIRE PROTECTION	2013 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS	2019 EDITION
NFPA 25	(CA AMENDED) INSPECTION, TESTING AND MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS	2013 CALIFORNIA EDITION
NFPA 72	NATIONAL FIRE ALARM CODE	2022 EDITION
NFPA 80	(CA AMENDED) FIRE DOORS AND OTHER OPENING PROTECTIVES	2019 EDITION
NFPA 92	STANDARD FOR SMOKE CONTROL SYSTEMS	2018 EDITION
NFPA 110	EMERGENCY AND STANDBY POWER SYSTEMS	2019 EDITION
NFPA 170	STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS	2018 EDITION
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2019 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2018 EDITION
ICC 300	STANDARDS FOR BLEACHERS, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS	2017 EDITION

SFM 12-10-1	POWER OPERATED EXIT DOORS
SFM 12-10-2	SINGLE POINT LATCHING OR LOCKING DEVICES
SFM 12-10-3	EMERGENCY EXIT & PANIC HARDWARE

UL 38	MANUAL OPERATING SIGNAL BOXES	1999/2005 EDITION
UL 268	SMOKE DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	2016 EDITION
UL 268A	SMOKE DETECTORS DUCT APPLICATIONS	1998/2003 EDITION
UL 300	FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT	2005 (R2010)
UL 305	PANIC HARDWARE	2012 EDITION
UL 464	AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS	2003 EDITION
UL 521	HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 864	CONTROL UNITS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	2014 EDITION
UL 1971	(W/REVISIONS THROUGH DEC. 2014) SIGNALING DEVICES FOR THE HEARING IMPAIRED	2002 EDITION

COMPLIANCE WITH CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION AND CBC CHAPTER 33, SAFETY DURING CONSTRUCTION WILL BE ENFORCED.

SYMBOLS LEGEND

	SECTION / EXTERIOR ELEVATION
	DETAIL
	INTERIOR ELEVATION
	ROOM IDENTIFICATION
	SPECIFIC NOTE
	DOOR DESIGNATION
	WINDOW DESIGNATION
	ADDENDUM REVISION
	CCD REVISION
	FINISH NUMBER
	EQUIPMENT LETTER
	CEILING HEIGHT
	WALL TYPE
	MATCH LINE
	ELEV. HEIGHT
	CENTER OF
	FACE OF



PROJECT SUMMARY

EXTERIOR PAINTING INCLUDING ALL EXISTING BUILDINGS, PORTABLES, COVERED WALKWAYS, AND RAMP/RAILING SYSTEMS.

DRAWING INDEX

T1 TITLE SHEET

ARCHITECTURAL

- A0.1 SITE PLAN
- A7.1 EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDING A, B & C
- A7.2 EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDING D & E
- A7.3 EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDINGS F & G
- A7.4 EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDINGS H & I, TYPICAL COVERED WALKWAY

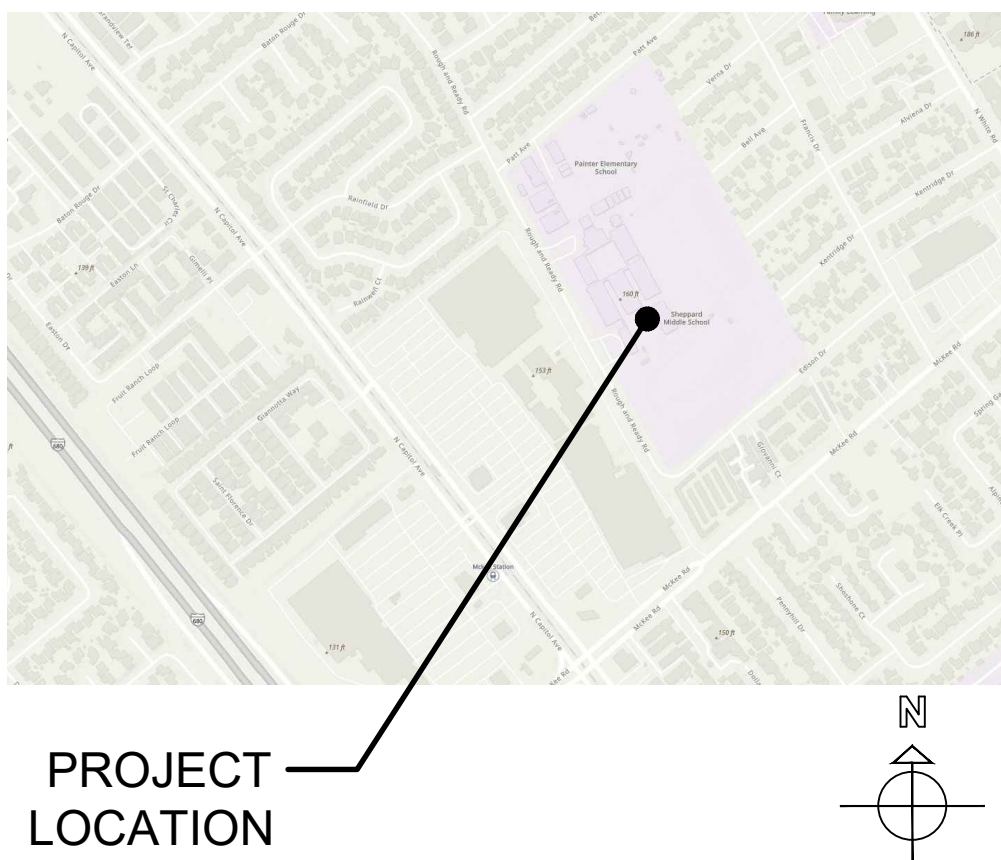
SHEET TOTAL = 6

THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT.

DESIGN TEAM

ARCHITECT
FINNEY ARCHITECTS
2155 SOUTH BASCOM AVENUE SUITE 250
CAMPBELL, CALIFORNIA 95008
(408) 398-1450
ATTN: MARK FINNEY MARK@FINNEYARCHITECTS.COM

VICINITY MAP



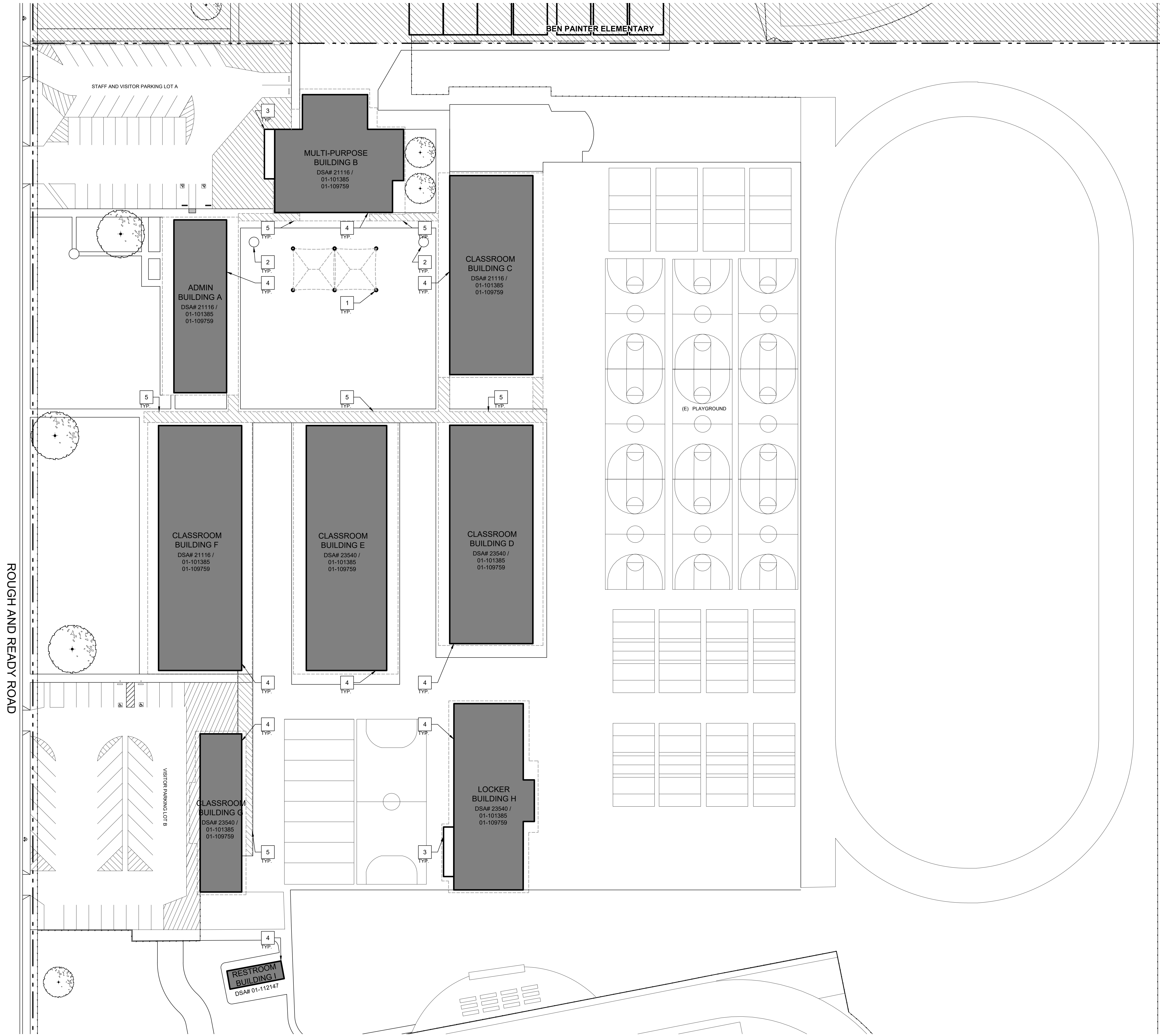
TITLE SHEET

REVISIONS	NO.	ITEM	DATE
		BID SET	05/16/2025

DRAWN BY:	AB
CHECKED BY:	NJ
PROJECT NO:	25032
DATE:	05/08/2024

T1

1 SITE PLAN



GENERAL NOTES

- ALL EXTERIOR WALLS, DOORS/FRAMES, TRIM, SOFFITS, PARAPETS, COLUMNS, BEAMS, CONC. CURBS, FLAGPOLE, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR COMPLETE BUILDING PAINTING.
- ALL COVERED WALKWAYS, INCLUDING COLUMNS, BEAMS, FASCIA, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR PAINTING.
- PAINT ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- PAINT ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- PAINT ALL EXPOSED CONDUIT AND PIPE, TYP.
- (E) SCHOOL WALL MURALS TO REMAIN, PROTECT IN PLACE.
- REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS, STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
- CONTRACTOR MUST VERIFY (E) BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
- ALL EXTERIOR SCHOOL MTL. DECORATIVE FENCE TO BE PRIMED AND PAINTED, VERIFY CONDITION, LOCATION, AND QUANTITIES IN FIELD, COLOR TO BE BLACK, TYP.
- ALL COVERED WALKWAYS SIMILAR, V.I.F.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS AND CERAMIC BACK TILE WALL.
- PAINT ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.

SITE PLAN NOTES

- (E) SHADE STRUCTURE TO REMAIN, PROTECT IN PLACE.
- (E) PLANTER TO BE PAINTED, PROTECT PLANT IN PLACE.
- (E) STORAGE CONTAINER TO BE TEMPORARILY RELOCATED FOR PAINTING.
- (E) BUILDING EXTERIOR PAINTED, TYP.
- (E) COVERED WALKWAY PAINTED, TYP.

GRAPHIC KEY

- EXISTING PROPERTY LINE
- ROOF OVERHANG
- CHAINLINK FENCE
- WOOD FENCE
- DECORATIVE FENCE
- EXISTING BUILDING INCLUDED IN SCOPE OF WORK
- EXISTING COVERED WALKWAY INCLUDED IN SCOPE OF WORK
- EXISTING RESTROOMS
- DRINKING FOUNTAIN
- (E) FIRE HYDRANT

REVISIONS		
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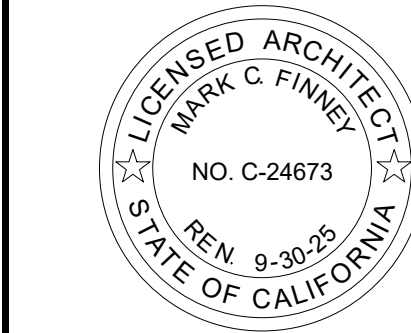
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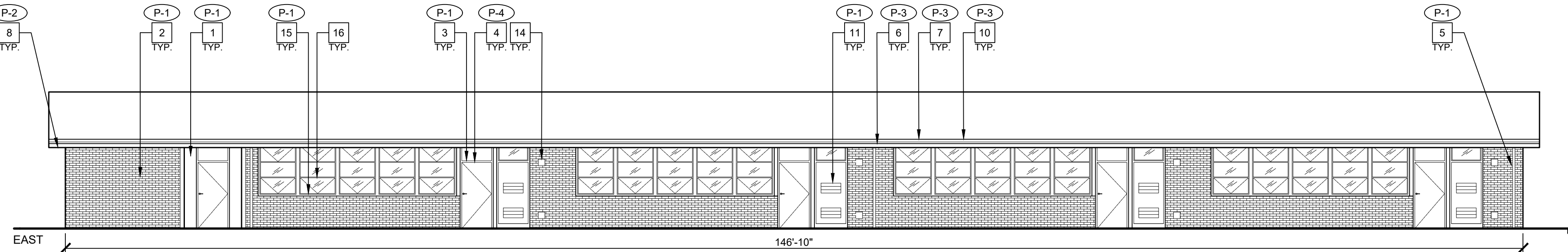
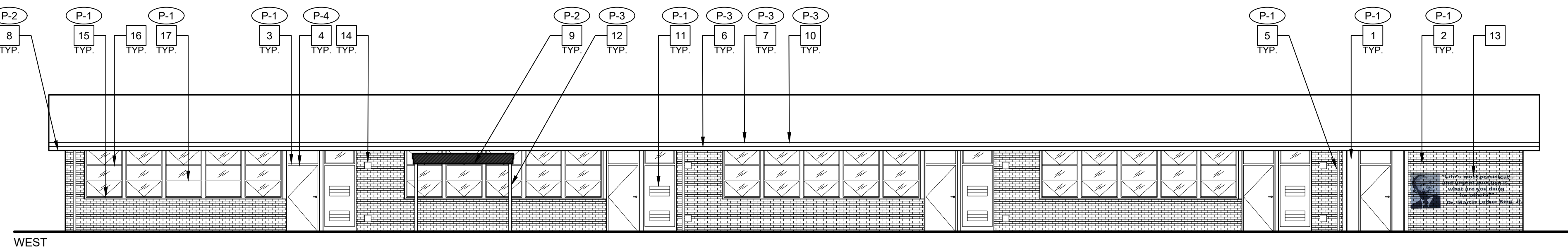
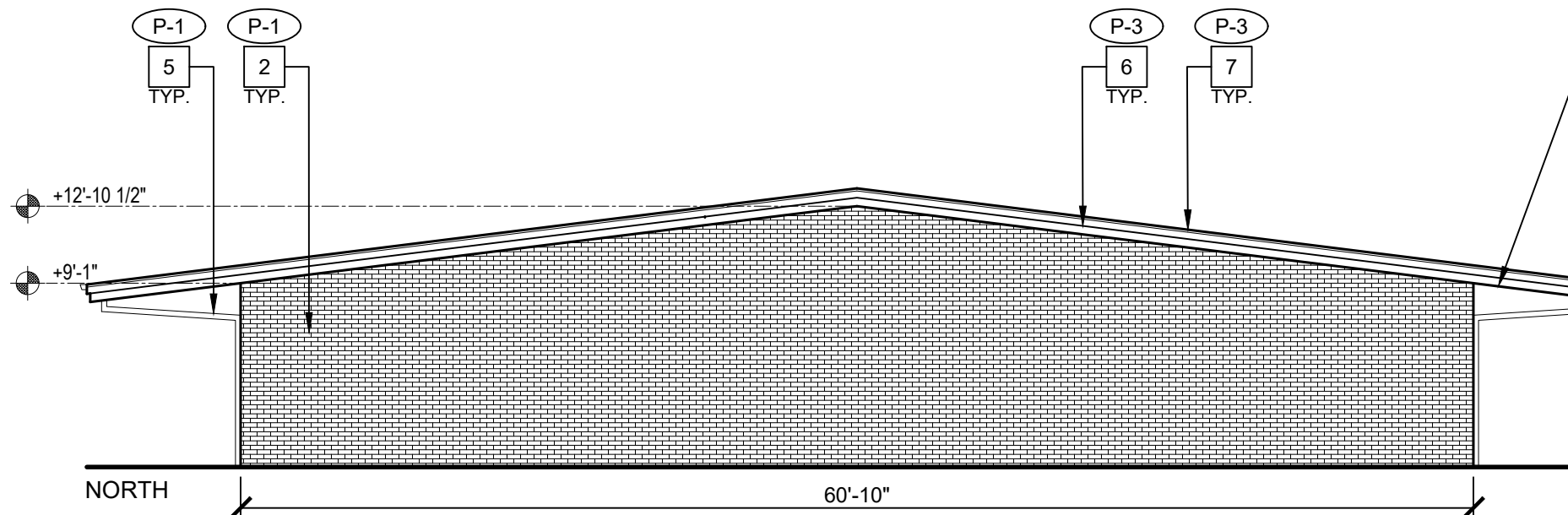
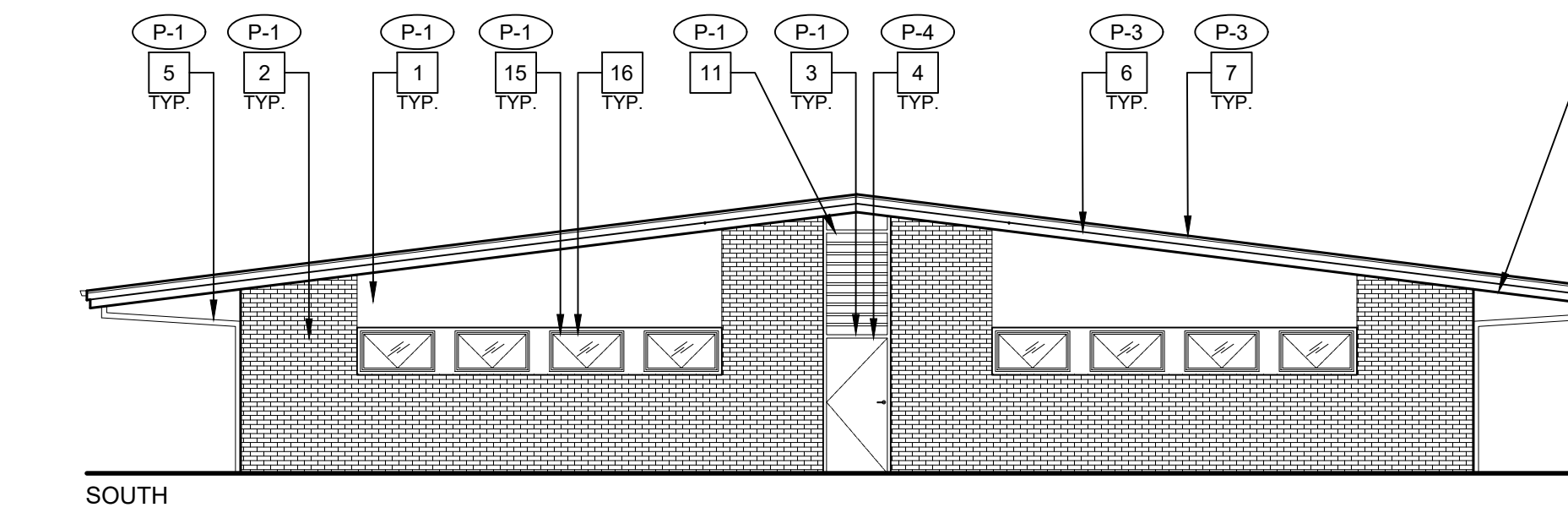
SITE PLAN

EXTERIOR PAINTING AT
WILLIAM SHEPPARD MIDDLE SCHOOL
480 ROUGH AND READY ROAD, SAN JOSE CA 95133
ALUM ROCK UNION SCHOOL DISTRICT

(DSA STAMP AREA)

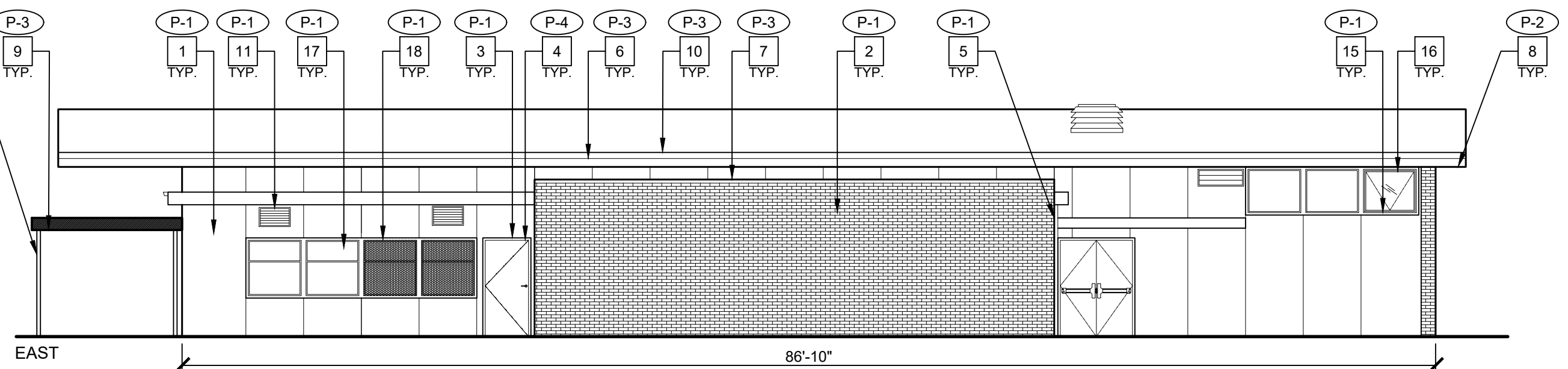
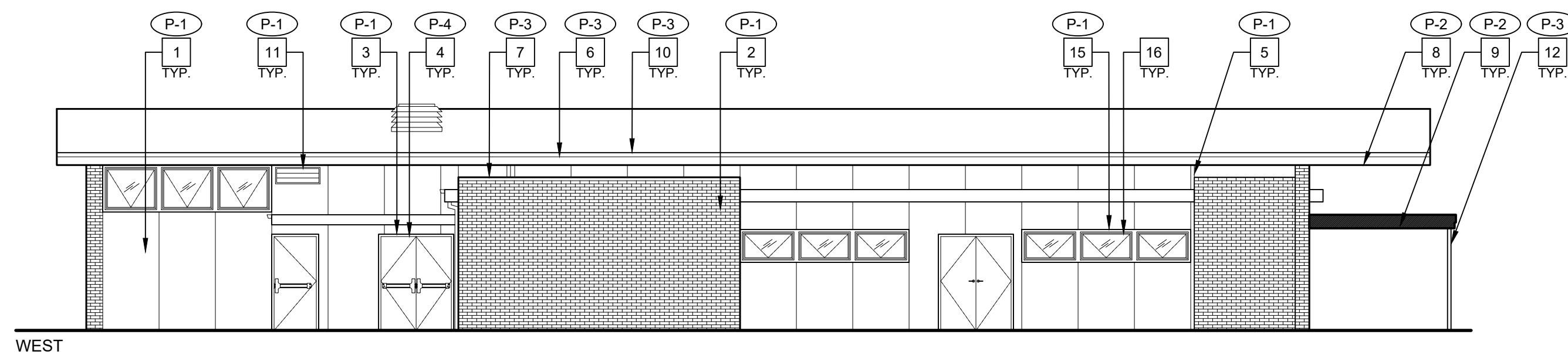
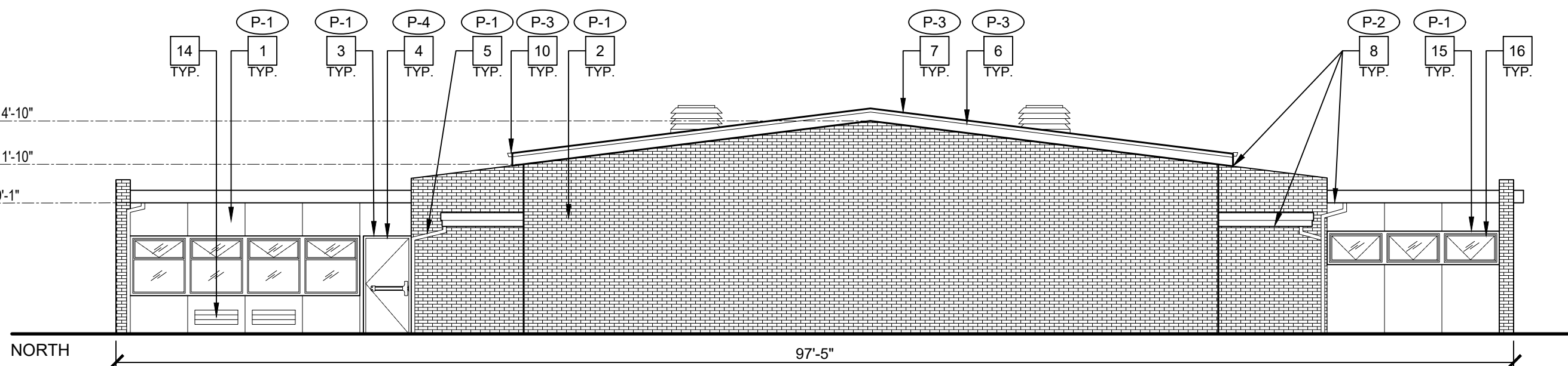
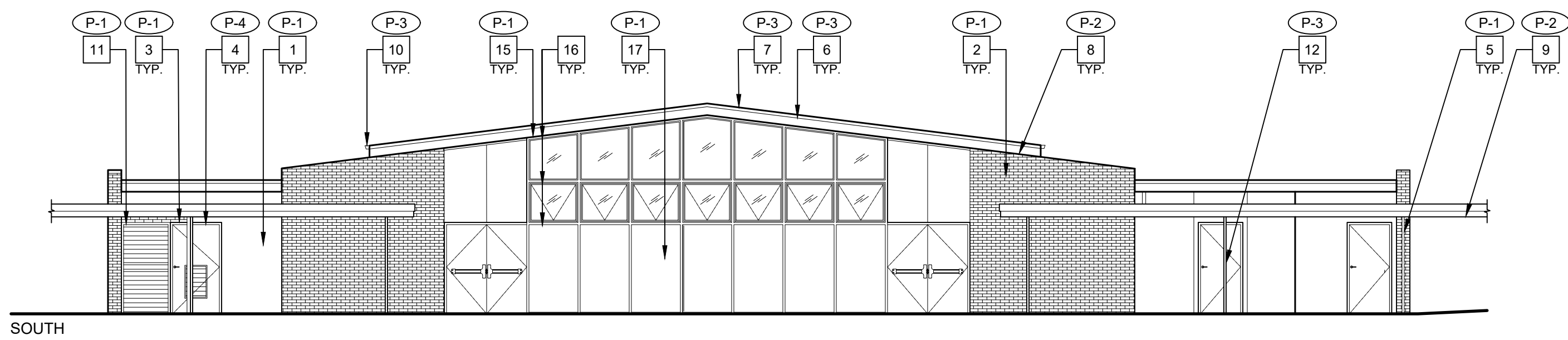
FINNEY ARCHITECTS
2155 SOUTH BASCOM AVE.
SUITE 250
CAMPBELL, CA 95008
PHONE: 408-398-1450





3 EXTERIOR ELEVATIONS - BUILDING C

1/8" = 1'-0"
0 2' 4' 8' 16' 24'



GENERAL NOTES

- ALL EXTERIOR WALLS, DOORS/FRAMES, TRIM, SOFFITS, PARAPETS, COLUMNS, BEAMS, CONC. CURBS, FLAGPOLE, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR COMPLETE BUILDING PAINTING.
- ALL COVERED WALKWAYS, INCLUDING COLUMNS, BEAMS, FASCIA, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR PAINTING.
- PAINT ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- PAINT ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- PAINT ALL EXPOSED CONDUIT AND PIPE, TYP.
- (E) SCHOOL WALL MURALS TO REMAIN, PROTECT IN PLACE.
- REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS, STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
- CONTRACTOR MUST VERIFY (E) BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
- ALL EXTERIOR SCHOOL MTL. DECORATIVE FENCE TO BE PRIMED AND PAINTED, VERIFY CONDITION, LOCATION, AND QUANTITIES IN FIELD. COLOR TO BE BLACK, TYP.
- ALL COVERED WALKWAYS SIMILAR, V.I.F.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS AND CERAMIC BACK TILE WALL.
- PAINT ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.

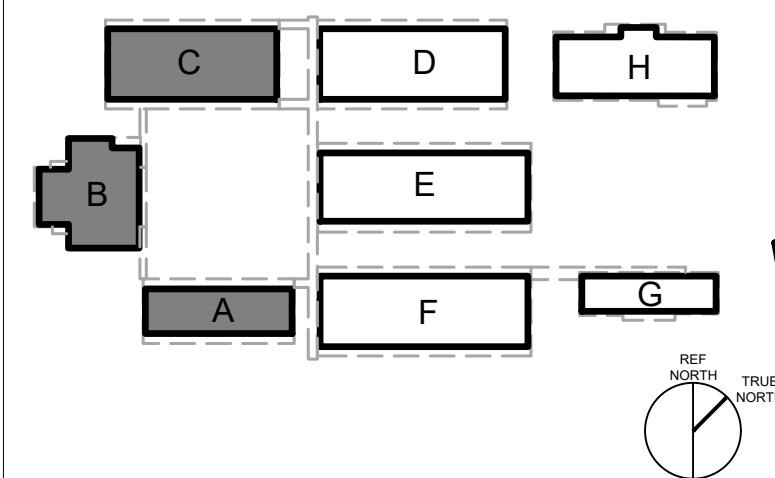
EXTERIOR ELEVATION NOTES

- (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
- (E) BRICK VENEER WALL FINISH PAINTED, TYP.
- (E) DOOR TRIM PAINTED, TYP.
- (E) DOOR PAINTED, TYP.
- (E) RAINWATER LEADER PAINTED, TYP.
- (E) FASCIA PAINTED, TYP.
- (E) METAL FLASHING PAINTED, TYP.
- (E) UNDERSIDE OF EAVE PAINTED, TYP.
- (E) UNDERSIDE OF COVERED WALKWAY PAINTED, TYP.
- (E) GUTTER PAINTED, TYP.
- (E) LOUVER PAINTED, TYP.
- (E) COLUMN PAINTED, TYP.
- (E) MURAL TO REMAIN, PROTECT IN PLACE.
- (E) VENT TO REMAIN, TYP. PROTECT IN PLACE.
- (E) WINDOW TRIM PAINTED, TYP.
- (E) WINDOWS TO REMAIN, TYP. PROTECT IN PLACE.
- (E) OPAQUE WINDOW PANEL PAINTED, TYP.
- (E) METAL GRATE PAINTED, TYP.

GRAPHIC KEY

- P-1 PAINT TAG:
P-2 PAINT TAG:
P-3 PAINT TAG:
P-4 PAINT TAG:

BUILDING KEY



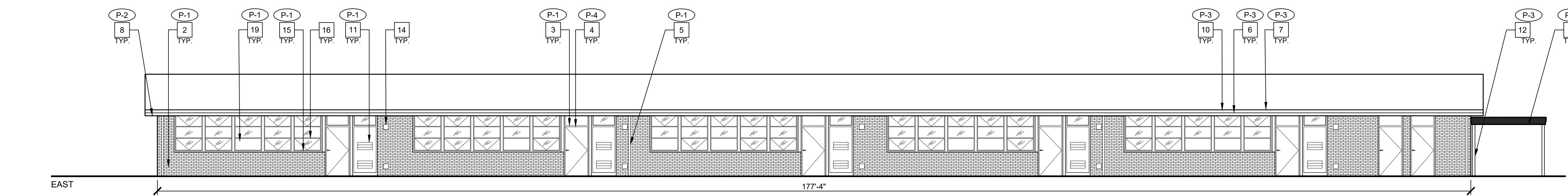
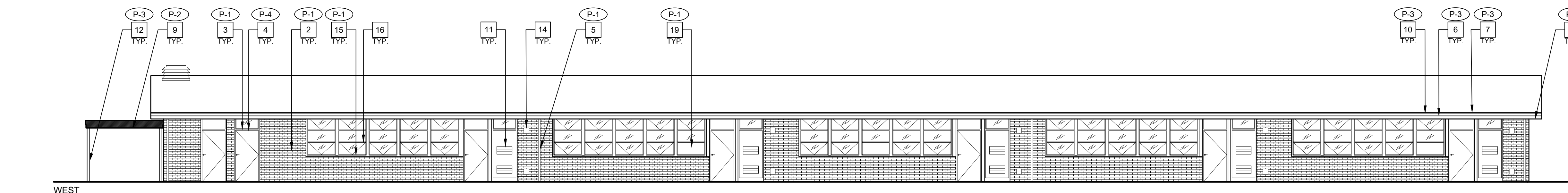
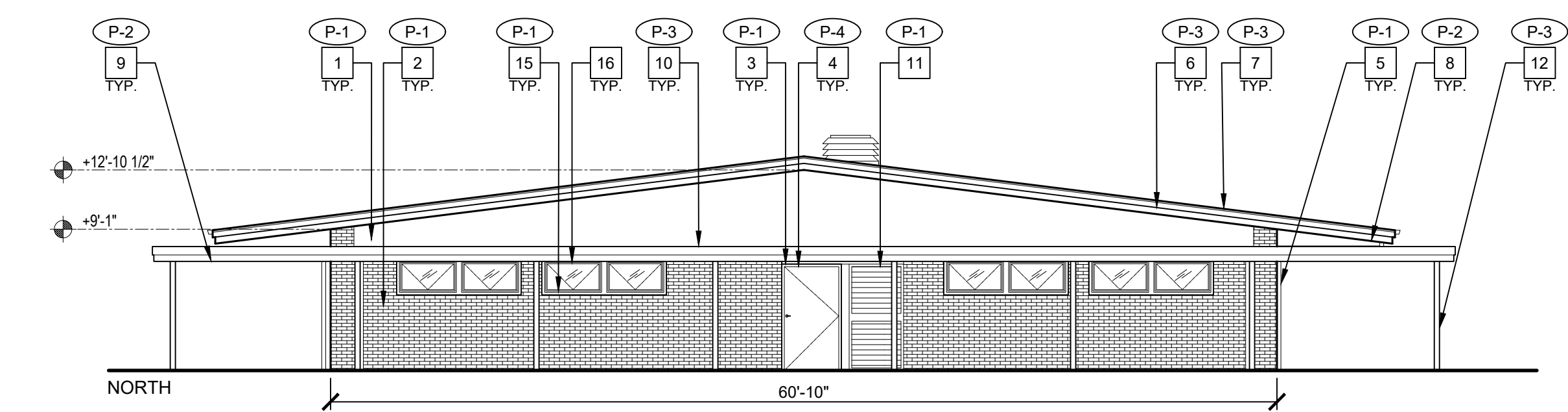
EXTERIOR ELEVATIONS - EXTERIOR PAINTING

BUILDINGS A, B & C

EXTERIOR PAINTING AT
WILLIAM SHEPPARD MIDDLE SCHOOL
480 ROUGH AND READY ROAD, SAN JOSE CA 95133
ALUM ROCK UNION SCHOOL DISTRICT

REVISIONS		
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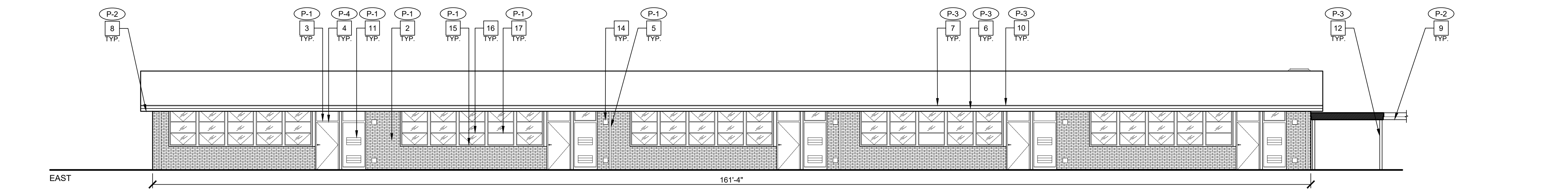
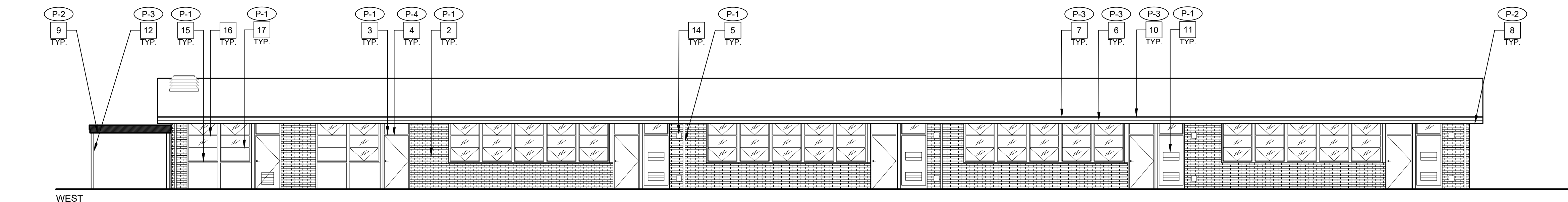
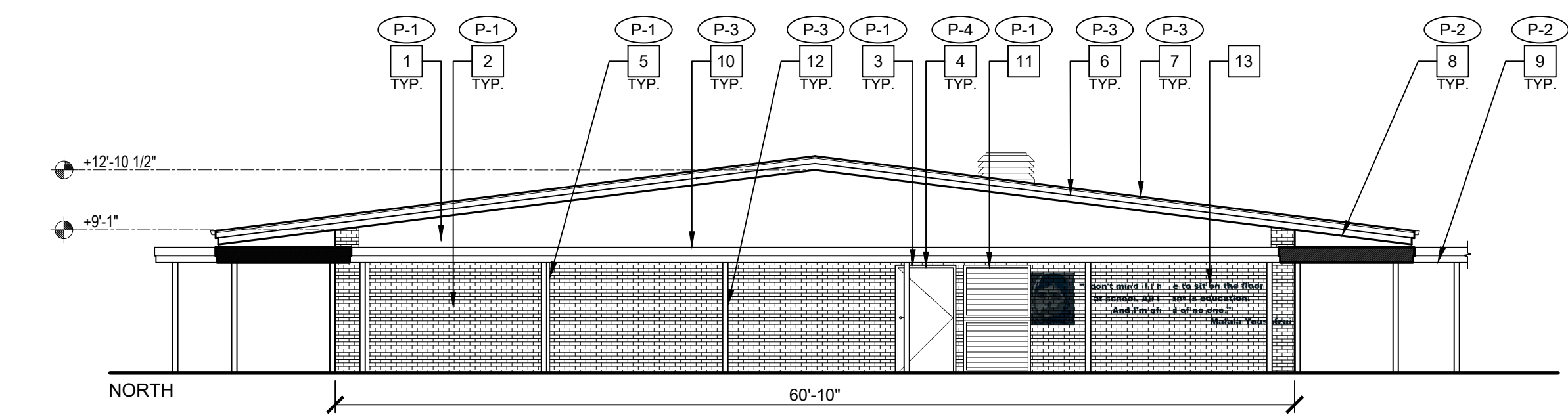
DRAWN BY:	AB
CHECKED BY:	NJ
PROJECT NO:	25032
DATE:	05/08/2024



2 EXTERIOR ELEVATIONS - BUILDING E

1/8" = 1'-0"

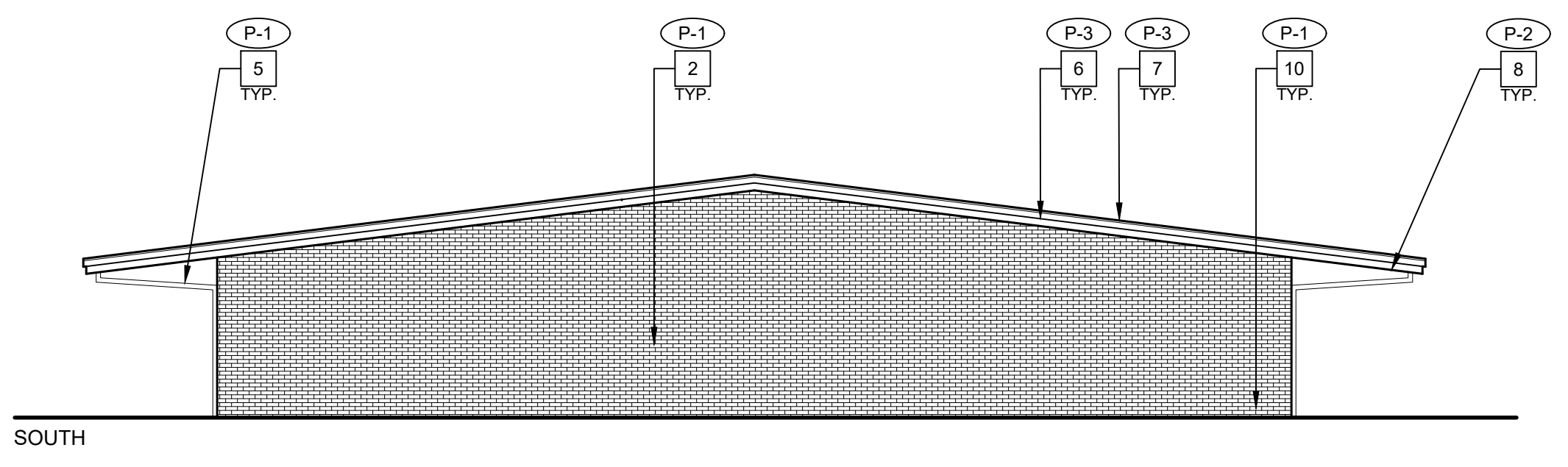
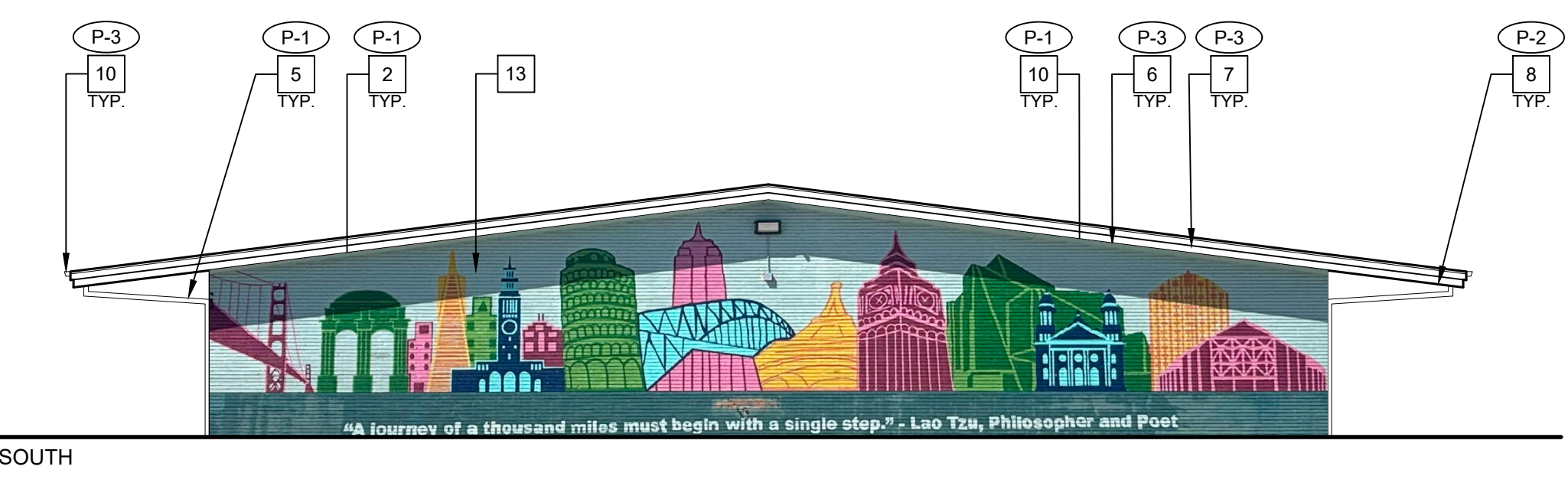
0 2' 4' 8' 16' 24'



1 EXTERIOR ELEVATIONS - BUILDING D

1/8" = 1'-0"

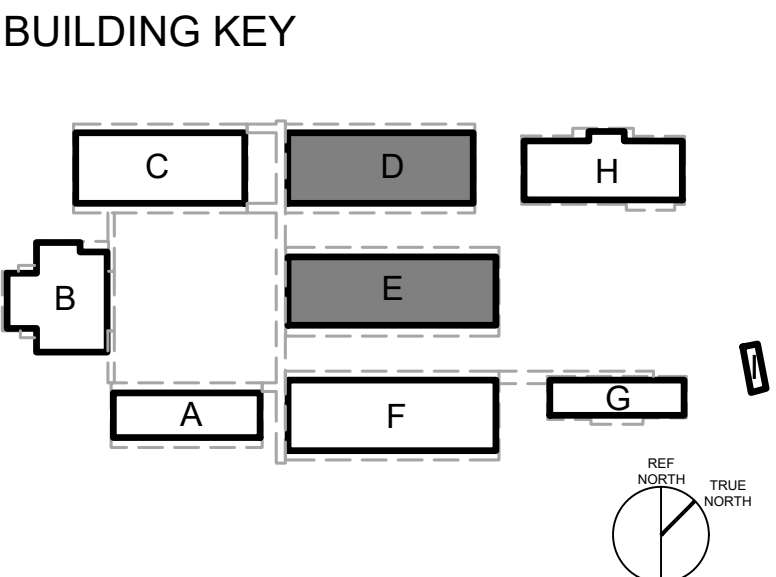
0 2' 4' 8' 16' 24'



- GENERAL NOTES**
- A. ALL EXTERIOR WALLS, DOORS/FRAMES, TRIM, SOFFITS, PARAPETS, COLUMNS, BEAMS, CONC. CURBS, FLAGPOLE, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR COMPLETE BUILDING PAINTING.
 - B. ALL COVERED WALKWAYS, INCLUDING COLUMNS, BEAMS, FASCIA, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR PAINTING.
 - C. PAINT ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
 - D. PAINT ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
 - E. PAINT ALL EXPOSED CONDUIT AND PIPE, TYP.
 - F. (E) SCHOOL WALL MURALS TO REMAIN, PROTECT IN PLACE.
 - G. REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS, STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
 - H. CONTRACTOR MUST VERIFY (E) BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
 - I. ALL EXTERIOR SCHOOL MTL. DECORATIVE FENCE TO BE PRIMED AND PAINTED, VERIFY CONDITION, LOCATION, AND QUANTITIES IN FIELD. COLOR TO BE BLACK, TYP.
 - J. ALL COVERED WALKWAYS SIMILAR, V.I.F.
 - K. CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS AND CERAMIC BACK TILE WALL.
 - L. PAINT ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.

- EXTERIOR ELEVATION NOTES**
- 1. (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
 - 2. (E) BRICK VENER WALL FINISH PAINTED, TYP.
 - 3. (E) DOOR TRIM PAINTED, TYP.
 - 4. (E) DOOR PAINTED, TYP.
 - 5. (E) RAINWATER LEADER PAINTED, TYP.
 - 6. (E) FASCIA PAINTED, TYP.
 - 7. (E) METAL FLASHING PAINTED, TYP.
 - 8. (E) UNDERSIDE OF EAVE PAINTED, TYP.
 - 9. (E) UNDERSIDE OF COVERED WALKWAY PAINTED, TYP.
 - 10. (E) GUTTER PAINTED, TYP.
 - 11. (E) LOUVER PAINTED, TYP.
 - 12. (E) COLUMN PAINTED, TYP.
 - 13. (E) MURAL TO REMAIN, PROTECT IN PLACE.
 - 14. (E) VENT TO REMAIN, TYP. PROTECT IN PLACE.
 - 15. (E) WINDOW TRIM PAINTED, TYP.
 - 16. (E) WINDOWS TO REMAIN, TYP. PROTECT IN PLACE.
 - 17. (E) OPAQUE WINDOW PANEL PAINTED, TYP.
 - 18. (E) METAL GRATE PAINTED, TYP.

- GRAPHIC KEY**
- P-1 PAINT TAG:
 - P-2 PAINT TAG:
 - P-3 PAINT TAG:
 - P-4 PAINT TAG:



EXTERIOR ELEVATIONS - EXTERIOR PAINTING
BUILDINGS D & E

EXTERIOR PAINTING AT
WILLIAM SHEPPARD MIDDLE SCHOOL
480 ROUGH AND READY ROAD, SAN JOSE CA 95133
ALUM ROCK UNION SCHOOL DISTRICT

REVISIONS		
NO.	ITEM	DATE
	BID SET	05/16/2025

DRAWN BY:	AB
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PROJECT NO:	25032
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(DSA STAMP AREA)

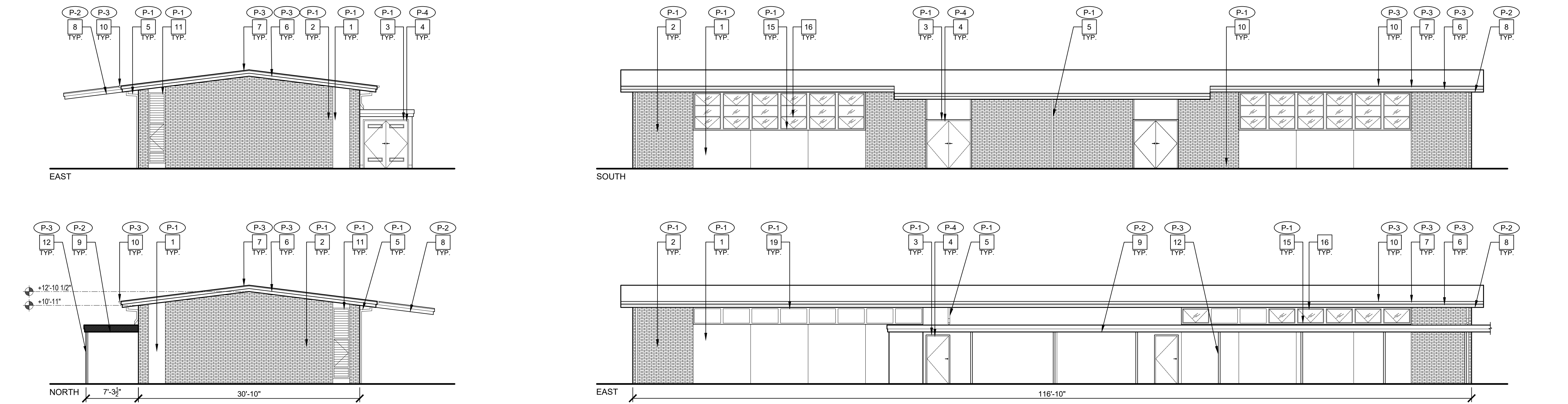
FINNEY ARCHITECTS

2155 SOUTH BASCOM AVE.
SUITE 250
CAMPBELL, CA 95008
PHONE: 408-398-1450

LICENSED ARCHITECT
MARK C. FINNEY
NO. C-24673
REN. 9-30-25
STATE OF CALIFORNIA

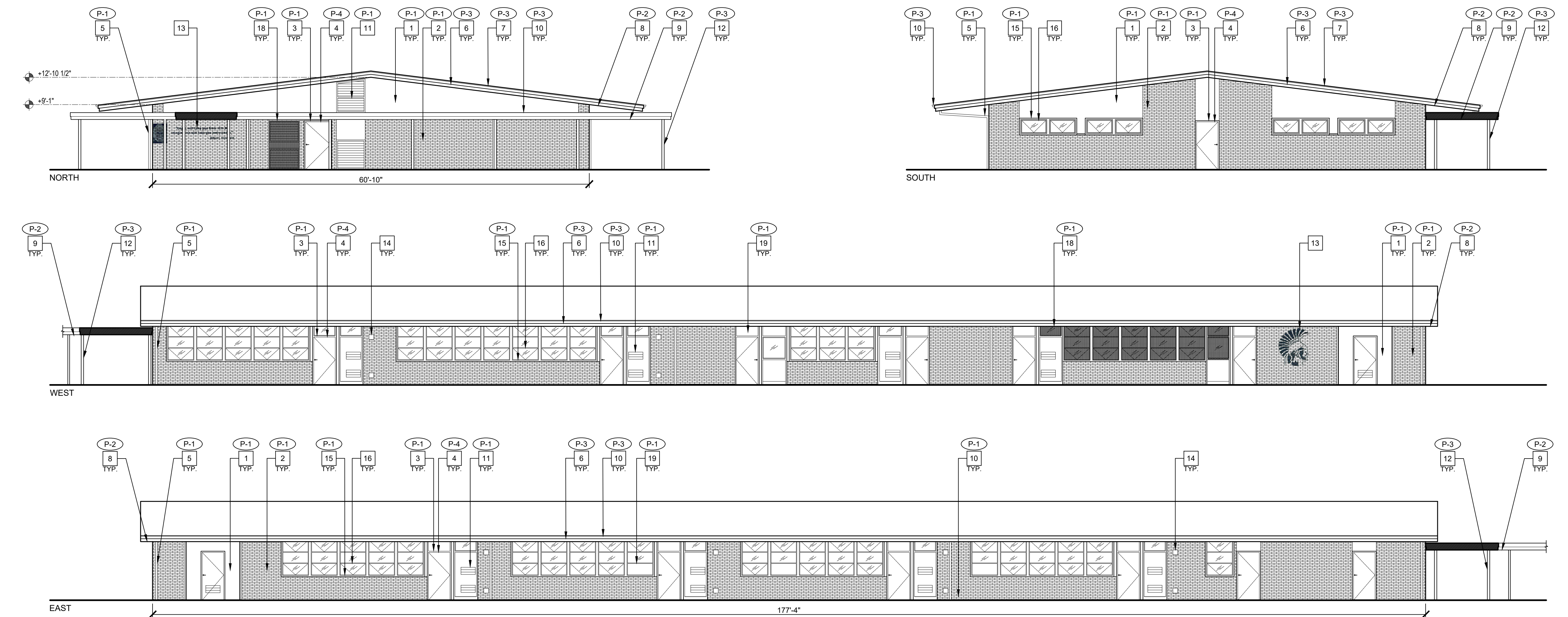
2

EXTERIOR ELEVATIONS - BUILDING G



1

EXTERIOR ELEVATIONS - BUILDING F



GENERAL NOTES

- A. ALL EXTERIOR WALLS, DOORS/FRAMES, TRIM, SOFFITS, PARAPETS, COLUMNS, BEAMS, CONC. CURBS, FLAGPOLE, ETC. ARE TO BE PROPERLY PREPD AND PRIMED FOR COMPLETE BUILDING PAINTING.
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- E. PAINT ALL EXPOSED CONDUIT AND PIPE, TYP.
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- L. PAINT ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.

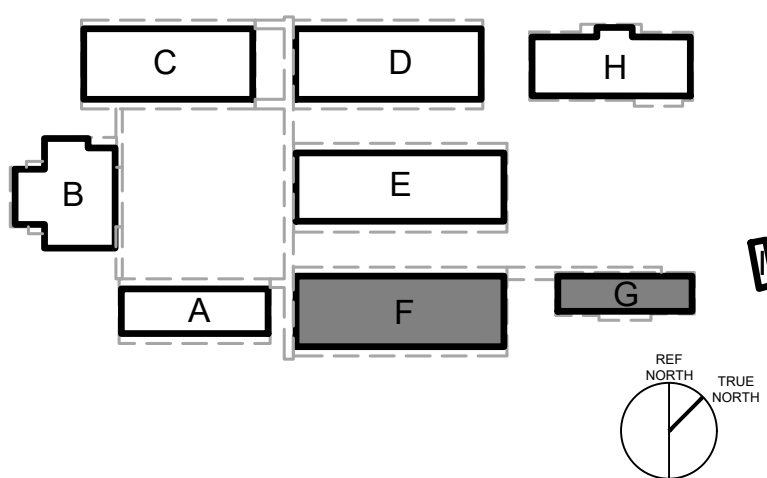
EXTERIOR ELEVATION NOTES

- 1. (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
- 2. (E) BRICK VENEER WALL FINISH PAINTED, TYP.
- 3. (E) DOOR TRIM PAINTED, TYP.
- 4. (E) DOOR PAINTED, TYP.
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- 6. (E) FASCIA PAINTED, TYP.
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- 15. (E) WINDOW TRIM PAINTED, TYP.
- 16. (E) WINDOWS TO REMAIN, TYP. PROTECT IN PLACE.
- 17. (E) OPAQUE WINDOW PANEL PAINTED, TYP.
- 18. (E) METAL GRATE PAINTED, TYP.

GRAPHIC KEY

- P-1 PAINT TAG:
- P-2 PAINT TAG:
- P-3 PAINT TAG:
- P-4 PAINT TAG:

BUILDING KEY



EXTERIOR ELEVATIONS - EXTERIOR PAINTING
BUILDINGS F & G

EXTERIOR PAINTING AT
WILLIAM SHEPPARD MIDDLE SCHOOL
480 ROUGH AND READY ROAD, SAN JOSE CA 95133
ALUM ROCK UNION SCHOOL DISTRICT

REVISIONS	NO.	ITEM	DATE
		BID SET	05/16/2025

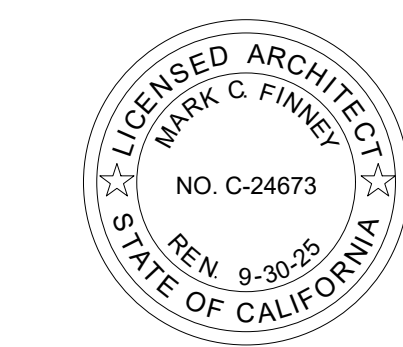
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A7.3

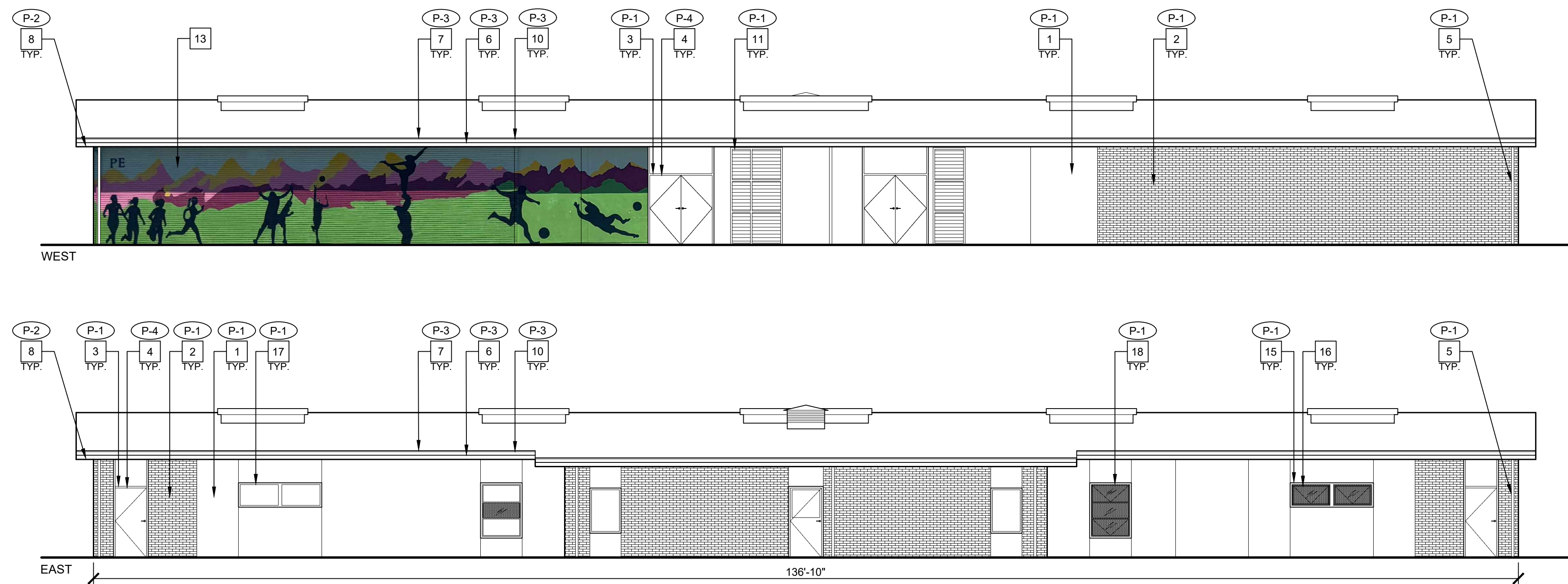
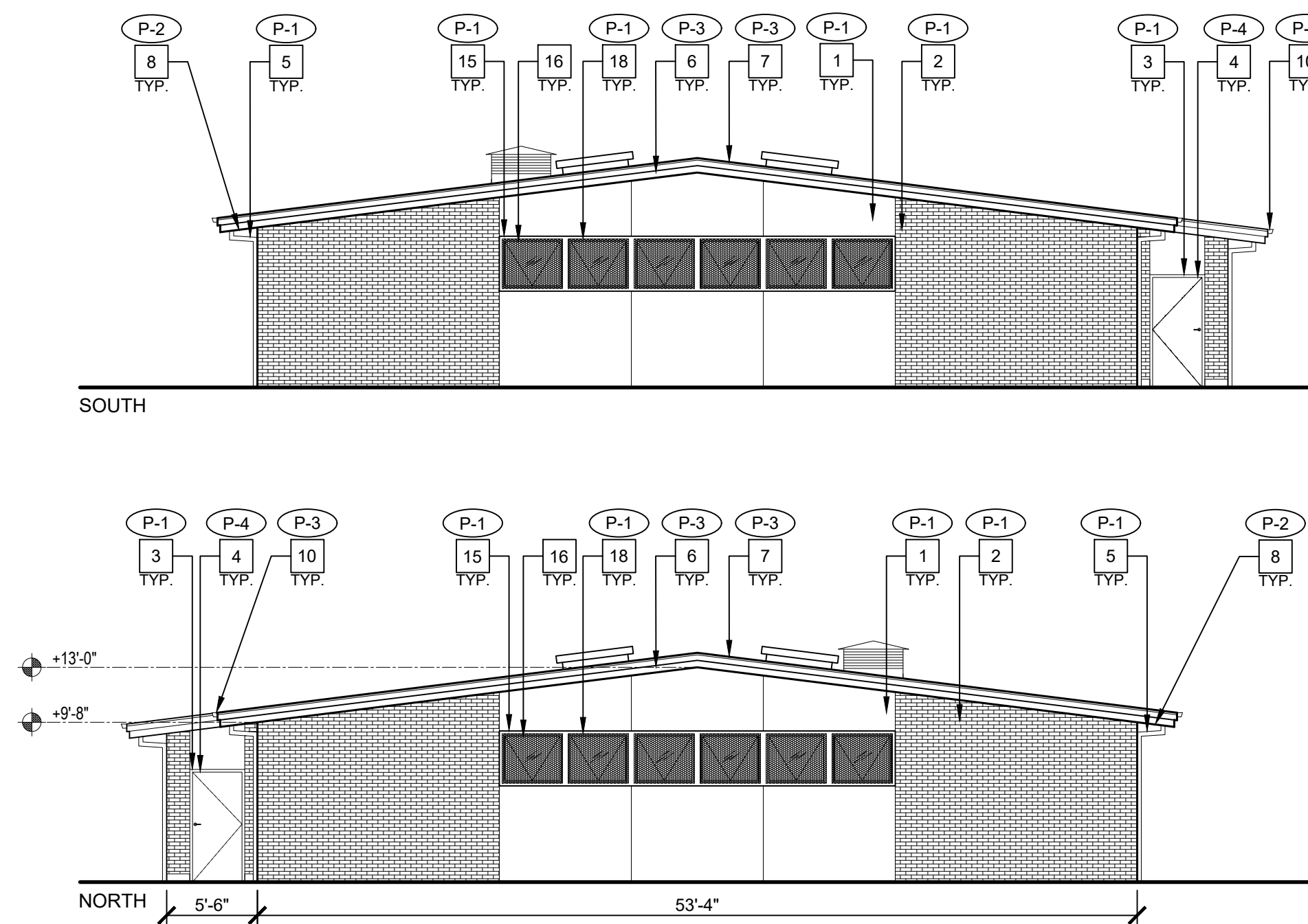
(DSA STAMP AREA)

FINNEY ARCHITECTS

2155 SOUTH BASCOM AVE.
SUITE 250
CAMPBELL, CA 95008
PHONE: 408-398-1450

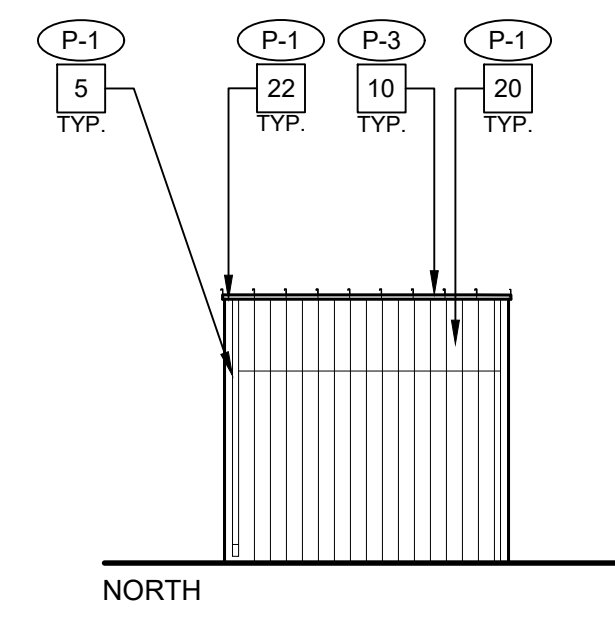
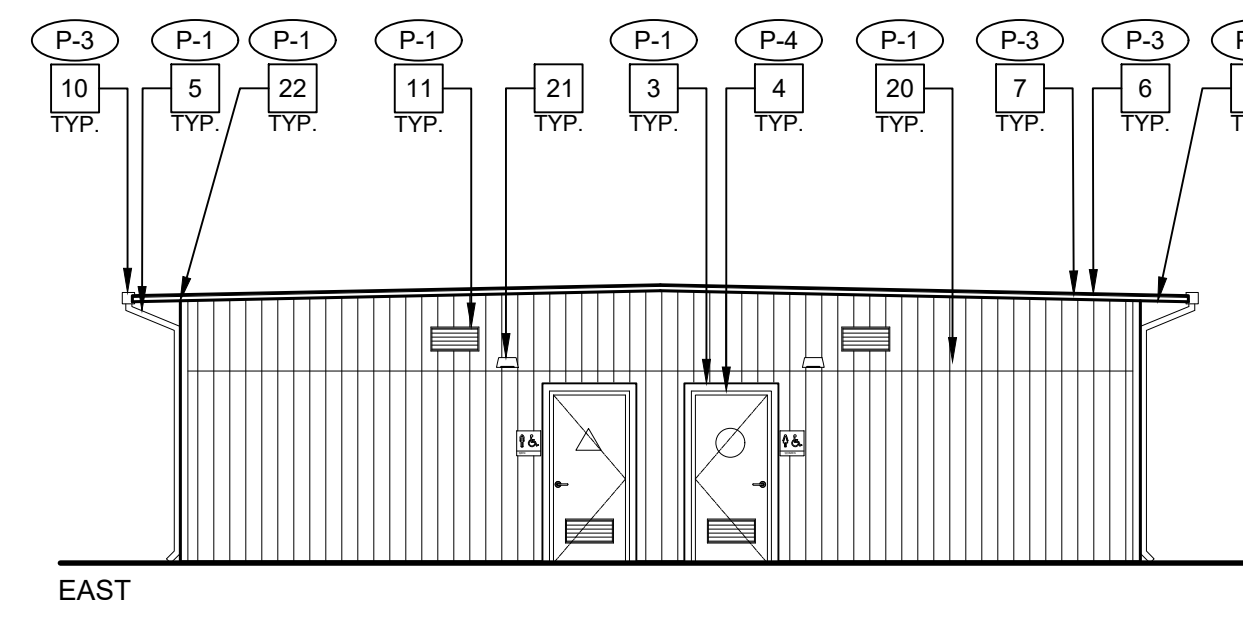
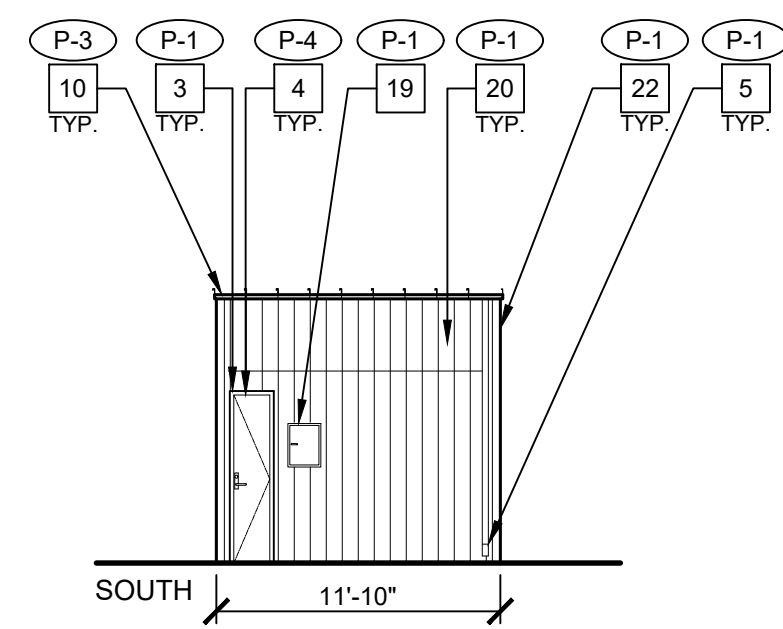
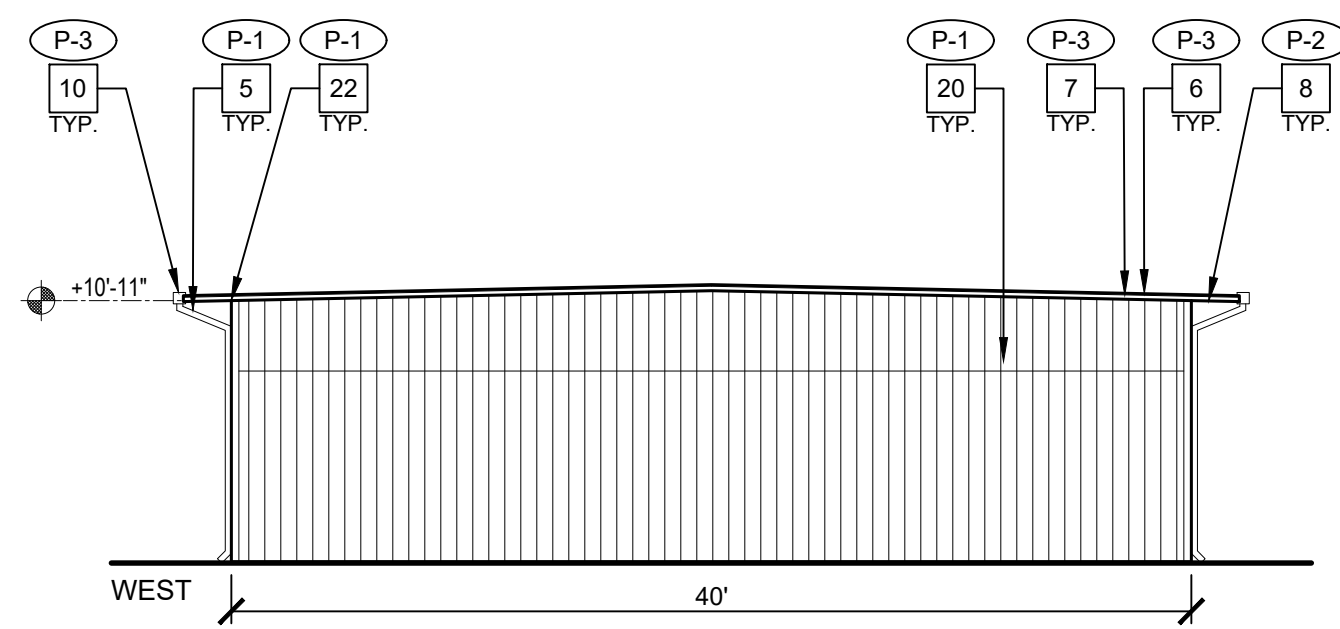


1 EXTERIOR ELEVATIONS - BUILDING H

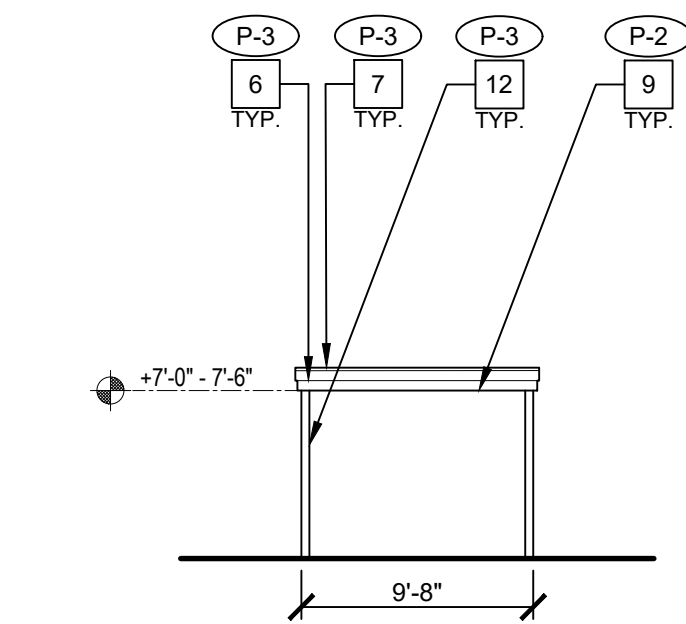


1/8" = 1'-0"

2 EXTERIOR ELEVATIONS - BUILDING I



1/8" = 1'-0"



3 TYPICAL EXTERIOR ELEVATION - COVERED WALKWAY

1/8" = 1'-0"

GENERAL NOTES

- ALL EXTERIOR WALLS, DOORS/FRAMES, TRIM, SOFFITS, PARAPETS, COLUMNS, BEAMS, CONC. CURBS, FLAGPOLE, ETC. ARE TO BE PROPERLY PREPD AND PRIMED FOR COMPLETE BUILDING PAINTING.
- ALL COVERED WALKWAYS, INCLUDING COLUMNS, BEAMS, FASCIA, ETC. ARE TO BE PROPERLY PREPD AND PRIMED FOR PAINTING.
- PAINT ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- PAINT ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- PAINT ALL EXPOSED CONDUIT AND PIPE, TYP.
- (E) SCHOOL WALL MURALS TO REMAIN, PROTECT IN PLACE.
- REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS, STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
- CONTRACTOR MUST VERIFY (E) BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
- ALL EXTERIOR SCHOOL MTL. DECORATIVE FENCE TO BE PRIMED AND PAINTED, VERIFY CONDITION, LOCATION, AND QUANTITIES IN FIELD, COLOR TO BE BLACK, TYP.
- ALL COVERED WALKWAYS SIMILAR, V.I.F.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS AND CERAMIC BACK TILE WALL.
- PAINT ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.

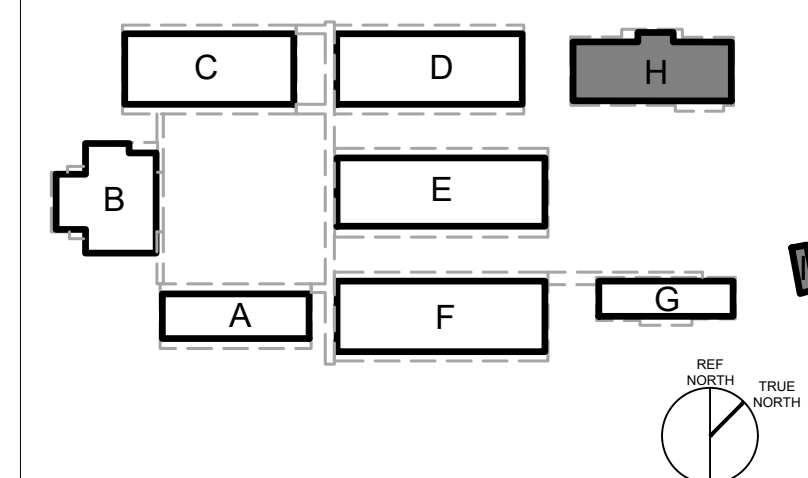
EXTERIOR ELEVATION NOTES

- (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
- (E) BRICK VENEER WALL FINISH PAINTED, TYP.
- (E) DOOR TRIM PAINTED, TYP.
- (E) DOOR PAINTED, TYP.
- (E) RAINWATER LEADER PAINTED, TYP.
- (E) FASCIA PAINTED, TYP.
- (E) METAL FLASHING PAINTED, TYP.
- (E) UNDERSIDE OF EAVE PAINTED, TYP.
- (E) UNDERSIDE OF COVERED WALKWAY PAINTED, TYP.
- (E) WALL BASE PAINTED, TYP.
- (E) LOUVER PAINTED, TYP.
- (E) COLUMN PAINTED, TYP.
- (E) MURAL TO REMAIN, PROTECT IN PLACE.
- (E) VENT TO REMAIN, TYP. PROTECT IN PLACE.
- (E) WINDOW TRIM PAINTED, TYP.
- (E) WINDOWS TO REMAIN, TYP. PROTECT IN PLACE.
- (E) OPAQUE WINDOW PANEL PAINTED, TYP.
- (E) METAL GRATE PAINTED, TYP.
- (E) ELECTRICAL PANEL PAINTED, TYP.
- (E) DURATEMP SIDING PAINTED, TYP.
- (E) EXTERIOR LIGHTING TO REMAIN, TYP. PROTECT IN PLACE.
- (E) CEMENT SIDING TRIM PAINTED, TYP.

GRAPHIC KEY

- (P-1) PAINT TAG:
(P-2) PAINT TAG:
(P-3) PAINT TAG:
(P-4) PAINT TAG:

BUILDING KEY



EXTERIOR PAINTING - EXTERIOR PAINTING
BUILDINGS H & I, TYPICAL COVERED WALKWAY

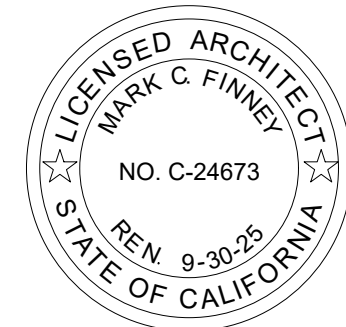
EXTERIOR PAINTING AT
WILLIAM SHEPPARD MIDDLE SCHOOL
480 ROUGH AND READY ROAD, SAN JOSE CA 95133
ALUM ROCK UNION SCHOOL DISTRICT

REVISIONS		
NO.	ITEM	DATE
	BID SET	05/16/2025

DRAWN BY:	AB
CHECKED BY:	NJ
PROJECT NO:	25032
DATE:	05/08/2024

A7.4

(DSA STAMP AREA)





EXTERIOR PAINTING AT SAN ANTONIO ELEMENTARY

1721 E SAN ANTONIO STREET, SAN JOSE CA 95116

ALUM ROCK UNION SCHOOL DISTRICT

GENERAL NOTES

PRE-BID SITE VISIT

CONTRACTOR SHALL VISIT THE PROJECT AREA IN ORDER TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THE PROJECT. THE CONTRACTOR MAY CONTACT THE ARCHITECT DURING THE BIDDING PHASE REGARDING CLARIFICATIONS AND PROJECT REQUIREMENTS.

SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

DAMAGE TO STRUCTURE OR SYSTEMS TO REMAIN

CONTRACTOR SHALL REIMBURSE THE OWNER FOR REPAIR AND REPLACEMENT, INCLUDING ARCHITECT'S FEES, FOR ANY DAMAGE CAUSED TO STRUCTURES, LANDSCAPE, SITE WORK, OR EXISTING SYSTEMS TO REMAIN, AS THE RESULT OF CONSTRUCTION OPERATIONS.

EXISTING CONDITIONS

ALL EXISTING CONDITIONS ARE SHOWN BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND BUILDING DATA AT THE JOB SITE. ANY DISCREPANCIES REQUIRING MODIFICATION TO THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO MODIFICATIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.

CONTRACTOR'S EQUIPMENT

COORDINATE WITH OWNER'S REPRESENTATIVE FOR APPROVED LOCATION OF JOB SITE ACCESS, PARKING, AND LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE AREA. SEE SITE PLAN FOR ADDITIONAL NOTES.

UTILITY SHUT-DOWNS AND CONNECTIONS

ALL REQUIRED UTILITY SHUT DOWNS SHALL HAVE PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE. REQUEST SHALL BE SUBMITTED WITH ADEQUATE ADVANCE NOTICE PER PROJECT REQUIREMENTS.

ASBESTOS AND ASBESTOS PRODUCTS

THE OWNER/OPERATOR AND CONTRACTOR SHALL BE AWARE THAT BUILDINGS CONSTRUCTED PRIOR TO 1978 (OR THERE ABOUT) POSSIBILITY CONTAIN ASBESTOS IN SOME EXISTING CONSTRUCTION MATERIALS, AND WILL LIKELY BE ENCOUNTERED DURING ALTERATIONS OR REMODELING.

UNDER CALIFORNIA TITLE 8, THE OWNER AND CONTRACTOR BOTH HAVE RESPONSIBILITIES TO DETERMINE THE EXISTENCE OF ASBESTOS CONTAINING MATERIALS IN AREAS TO BE ALTERED OR REMODELED PRIOR TO COMMENCEMENT OF WORK AND TO TAKE APPROPRIATE MEASURES TO PROTECT PERSONNEL. CAL-OSHA HAS JURISDICTION OVER ASBESTOS RELATED WORK. ASBESTOS RELATED WORK SHALL BE DONE IN ACCORDANCE WITH CALIFORNIA GENERAL INDUSTRIAL SAFETY ORDERS, TITLE 8, SECTION 341.6 THROUGH 341.14. ASBESTOS IN THE WORK ENVIRONMENT IS REGULATED BY TITLE 8, SECTION 5201.

THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AND DISTRICT REGULATION 11-2-401.3 REQUIRES EVERY RENOVATION INVOLVING THE REMOVAL OF 100 SQ. FT., LN. FT, OR GREATER OF REGULATED ASBESTOS CONTAINING MATERIAL, AND FOR EVERY DEMOLITION (EVEN WHEN NO ASBESTOS IS PRESENT) TO BE NOTICED TO THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS PRIOR TO COMMENCEMENT OF DEMOLITION / RENOVATION.

ALL BUILDING MATERIALS MUST BE ASBESTOS FREE.

THESE DOCUMENTS DO NOT ADDRESS CONTAINMENT FOR EXISTING AREAS OF ASBESTOS WHICH MAY BE DISCOVERED DURING CONSTRUCTION. THE OWNER'S ABATEMENT SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR THE DETECTION, REMOVAL, AND THE DISPOSAL OF ANY EXISTING ASBESTOS MATERIAL. ARCHITECTURAL AND ENGINEERING FEES FOR ADDITIONAL DESIGN EFFORT TO OBTAIN STATE APPROVALS, AS WELL AS THE COST OF ANY REPAIRS, FOR DAMAGE CAUSED OR REPLACEMENT OF EXISTING SYSTEMS TO REMAIN, DUE TO WORK PERFORMED BY THE ASBESTOS ABATEMENT SUBCONTRACTOR, SHALL BE THE RESPONSIBILITY OF SAID SUBCONTRACTOR.

CONSTRUCTION SCHEDULING

CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION OPERATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING AND START OF THE WORK. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING SPACES AND SYSTEMS WHICH ARE IN USE, ADJOINING THE PROJECT, AND NOT PART OF THE PROJECT.

INTERIOR FINISHES

INTERIOR FINISHES AND ALL WALL COVERING MATERIAL SHALL CONFORM TO CCR TITLE 24, PART 2, CHAPTER 8.

DRILLED-IN EXPANSION ANCHORS

WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. WHEN INSTALLING THEM INTO EXISTING PRESTRESSED CONCRETE (PRE-OR POST-TENSIONED), LOCATE THE PRESTRESSED TENDONS BY USING A NONDESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.

TITLE 24 COMPLIANCE

THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(C), PART 1, TITLE 24, CCR).

ADMINISTRATIVE REQUIREMENTS FROM PART 1, TITLE 24, C.C.R.

- CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGE DOCUMENT, AND APPROVED BY DSA, AS PER SECTION 4-338.
- A DSA CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE DISTRICT AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF WORK, PER SECTION 4-342.
- A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT SHALL CONDUCT ALL REQUIRED TEST AND INSPECTIONS FOR THE PROJECT.
- SPECIAL INSPECTION PER SECTION 4-333 (C)
- CONTRACTOR SHALL SUBMIT VERIFIED REPORT OR SECTION 4-336 & 4-343 (C)
- ADMINISTRATION OR CONSTRUCTION PER PART 1, TITLE 24, C.C.R.
- DUTIES OF ARCHITECT, STRUCTURAL ENGINEER, OR PROFESSIONAL ENGINEER PER SECTION 4-333 (A) AND 4-341
- DUTIES OF CONTRACTOR PER SECTION 4-343
- VERIFIED REPORTS PER SECTION 4-343 AND 4-338
- A COPY OF ALL APPLICABLE PARTS REFERRED TO BY THE PLANS AND SPECIFICATIONS OF TITLE 24 SHALL BE KEPT AND AVAILABLE IN THE FIELD DURING CONSTRUCTION
- DSA SHALL BE NOTIFIED AT START OF CONSTRUCTION AND PRIOR TO PLACEMENT OF CONCRETE PER SECTION 4-331
- SUPERVISION BY DSA PER SECTION 4-334
- DSA IS NOT SUBJECT TO ARBITRATION

ADMINISTRATIVE REQUIREMENTS

- ADDENDA MUST BE SIGNED BY ARCHITECT AND APPROVED BY DSA
- NO CHANGES OR REVISIONS SHALL BE MADE FOLLOWING WRITTEN APPROVAL WHICH AFFECTS ACCESS COMPLIANCE ITEM UNLESS SUCH CHANGES TO REVISIONS ARE SUBMITTED TO DSA FOR APPROVAL
- SUBSTITUTIONS AFFECTING DSA REGULATED ITEMS SHALL BE SUBMITTED AS A CONSTRUCTION CHANGE DOCUMENT OR ADDENDA, AND SHALL BE APPROVED BY DSA PRIOR TO FABRICATION AND INSTALLATION
- CONSTRUCTION CHANGE DOCUMENTS MUST BE SIGNED BY THE FOLLOWING:
 - ARCHITECT OR ENGINEER OF RECORD
 - STRUCTURAL ENGINEER (WHEN APPLICABLE)
 - DELEGATED PROFESSIONAL ENGINEER
 - DSA
- MATERIALS AND THEIR INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES.
- PER CBC 11B-104.1 "ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES EXCEPT WHERE THE REQUIREMENT IS STATED AS A RANGE WITH SPECIFIC MINIMUM AND MAXIMUM END POINTS."

GENERAL NOTES, cont.

CALIFORNIA ENERGY CODE

THE CALIFORNIA ENERGY CODE SECTION 10-103 REQUIRES ACCEPTANCE TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS, MECHANICAL SYSTEMS, ENVELOPES, AND PROCESS EQUIPMENT AFTER INSTALLATION AND BEFORE PROJECT COMPLETION. AN ACCEPTANCE TEST IS A FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT IS OPERATING AND IN COMPLIANCE WITH THE ENERGY CODE.

LIGHTING CONTROLS ACCEPTANCE TEST MUST BE PERFORMED BY A CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN (ATT).

MECHANICAL SYSTEM ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED MECHANICAL ATT.

A LISTING OF CERTIFIED ATT'S CAN BE FOUND AT

<https://www.energy.ca.gov/programs-and-topics/programs/acceptance-test-technician-certification-provider-program/acceptance>

THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES MUST BE CORRECTED BY THE BUILDER OR INSTALLING CONTRACTOR UNTIL THE CONSTRUCTION/INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA.

PROJECT INSPECTORS WILL BE COLLECTING THE FORMS TO CONFIRM THAT THE REQUIRED ACCEPTANCE TESTS HAVE BEEN COMPLETED.

DSA APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED AS THE CERTIFICATION OF COMPLIANCE FOR THE PROJECT BUILDINGS AS REQUIRED BY THE FIELD ACT, EDUCATION CODE SECTIONS 17280-17316 AND SECTIONS 81130-81147

COMPLIANCE WITH LOCAL ORDINANCES

GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

A.F.F.	ABOVE FINISHED FLOOR	LAM.	LAMINATE
A.P.	ACCESS PANEL	LAV.	LAVATORY
ACT	ACOUSTIC TILE	M.B.	MACHINE BOLT
ADJ.	ADJUSTABLE	M.S.	MACHINE SCREW
ALUM.	ALUMINUM	M.H.	MANHOLE
A.B.	ANCHOR BOLT	MFG.	MANUFACTURER
APPROX.	APPROXIMATELY	M.B.	MARKER BOARD
ARCHT.	ARCHITECT	MATL.	MATERIAL
@	ASPHALTIC CONCRETE	MAX.	MAXIMUM
B.M.	BENCH MARK	MECH.	MECHANICAL
BLKG.	BLOCKING	MTL.	METAL
BD.	BOARD	MIN.	MINIMUM
B.W.	BOTH WAYS	MISC.	MISCELLANEOUS
BOT.	BOTTOM	MTD.	MOUNTED
BLDG.	BUILDING	(N)	NEW
B.U.R.	BUILT-UP ROOFING	NOM.	NOMINAL
C.B.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
C.L.S.	CEILING	N.T.S.	NOT TO SCALE
CEM.	CEMENT	NO. or #	NUMBER
C.C. or O.C.	CENTER TO CENTER	OCC.	OCCUPANT(CY)
	CENTERLINE	O.C.	ON CENTER
CER. TILE	CERAMIC TILE	OPNG.	OPENING
C.O.	CLEANOUT	OPP.	OPPOSITE
C.O.T.G.	CLEANOUT TO GRADE	O.P.H.	OPPOSITE HAND
CL.R.	CLEAR	O.F.O.S.	OUTSIDE FACE OF STUD
C.A.H.R.	CLEAR ALL HEART	O.H.W.S.	OVER HEAD WOOD SCREW
	REDWOOD	O.D.	OVERFLOW DRAIN and/or OUTSIDE DIAMETER
C.W.	COLD WATER	O.F.C.I.	OWNER FURNISHED and CONTRACTOR INSTALLED
COL.	COLUMN	PR.	PARTITION
COM.	COMMON	PLT.	PLATE
CONC.	CONCRETE	PENNY (NAILS)	PENNY (NAILS)
CONST.	CONSTRUCTION	PLAS.	PLASTER
C.H.	CONSTRUCTION HEART	PLYWD.	PLYWOOD
CONSTR.	CONSTRUCTION JOINT	P.V.C.	POLY VINYL CHLORIDE
CONT.	CONTINUOUS	P.T.	PRESSURE TREATED
CONTR.	CONTRACTOR	P.L.	PROPERTY LINE
CTR.	COUNTER	R. or RAD.	RADIUS
CTSK.	COUNTER SUNK	R.W.L.	RAIN WATER LEADER
DET.	DETAIL	RWD./R.W.	REDWOOD
DIA. or Ø	DIAMETER	REINF.	REINFORCING
DIM.	DIMENSION	REQD.	REQUIRED
D.A.	DISABLED ACCESS	R.A.G.	RETURN AIR GRILLE
DR.	DOOR	R.E.	RM ELEVATION
DR.	DOWNSPOUT	R.D.	ROOF DRAIN
DWG.	DRAWINGS	RM.	ROOM
D.F.	DRINKING FOUNTAIN and/or DOUGLAS FIR	R.O.	ROUGH OPENING
EA.	EACH	RND.	ROUND
E.W.	EACH WAY	R.H.M.S.	ROUND HEAD METAL SCREW
ELEC.	ELECTRIC or ELECTRICAL	R.H.W.S.	ROUND HEAD WOOD SCREW
EL. or ELEV.	ELEVATION	SSD.	SEE STRUCTURAL DRAWINGS
ENCL.	ENCLOSE and/or ENCLOSURE	S.T.S.M.S.	SELF-TAPPING SHEET METAL SCREW
EQ.	EQUAL	SHEATH.	SHEATHING
EQUIP.	EQUIPMENT	S.M.	SHEET METAL
(E)	EXISTING	S.M.S.	SHEET METAL SCREW
EX.	EXPANSION	S.O.V.	SHUT OFF VALVE
E.J.	EXPANSION JOINT	SIM.	SIMILAR
EXP.	EXPOSED	S.C.	SOLID CORE
EXT.	EXTERIOR	SPEC.	SPECIFICATION
F.O.C.	FACE OF CONCRETE	SQ.	SQUARE
F.O.M.	FACE OF MASONRY	S.F.	SQUARE FEET
F.O.S.	FACE OF STUD	STAG.	STAGGERED
F.O.F.	FACE OF FINISH	STD.	STANDARD
FIN.	FINISH	S.S.	STAINLESS STEEL
F.F.	FINISHED FLOOR	STL.	STEEL
F.S.	FINISH SLAB	STOR.	STORAGE
F.E.	FIRE EXTINGUISHER	STRUC.	STRUCTURAL
F.E.C.	FIRE EXTINGUISHER CABINET	S.A.G.	SUPPLY AIR GRILLE
F.H.	FIRE HYDRANT	THRES.	THRESHOLD
F.H.M.S.	FLAT HEAD METAL SCREW	T&G	TONGUE & GROOVE
F.H.W.S.	FLAT HEAD WOOD SCREW	T.J.	TOOLED JOINT
FL. or FL.R.	FLOOR	T.O.B.	TOP OF BEAM
F.D.	FLOOR DRAIN	T.O.C.	TOP OF CURB or CONCRETE
FTG.	FOOTING	T.O.S.	TOP OF STEEL or SHEATHING
FND.	FOUNDATION	T.O.W.	TOP OF WALK
GALV.	GALVANIZED	TYP.	TYPICAL
G.I.	GALVANIZED IRON	U.O.N.	UNLESS OTHERWISE NOTED
GL.	GLUE	U.O.S.	UNLESS OTHERWISE SHOWN
GLU-LAM	GLUE-LAMINATED	V.T.R.	VENT THROUGH ROOF
GRD.	GRADE	VERT.	VERTICAL
GYP. BD.	GYPSUM BOARD	V.G.	VERTICAL GRAIN
HDW.	HARDWARE	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	V.C.T.	VINYL COMPOSITION TILE
H.C.	HOLLOW CORE	V.W.C.	VINYL WALL COVERING
H.M.	HOLLOW METAL	V.O.I.P.	VOICE OVER INTERNET PROTOCOL
HORIZ.	HORIZONTAL	W.C.	WATER CLOSET
H.B.	HOSE BIBB	W.H.	WATER HEATER
I.D.	INSIDE DIAMETER	WP.	WATERPROOF
INSUL.	INSULATION	W.R.	WATER RESISTANT
INT.	INTERIOR	W.W.M.	WELDED WIRE MESH
INV.	INVERT	W.D.	WINDOW DIMENSION
JT.	JOINT	WI.	WITH
J.H.	JOIST HANGER	WO	WITHOUT
K.D.	KILN DRIED	WO.	WOOD

BLDG. CODES & STANDARDS:

2022	CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022	CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R.
	(2021 INTERNATIONAL BUILDING CODE, VOLUMES 1 AND 2, WITH 2022 CALIFORNIA AMENDMENTS.)
2022	CALIFORNIA ELECTRIC CODE (CEC), PART 3, TITLE 24, C.C.R.
	(2020 NATIONAL ELECTRIC CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
	(2021 UNIFORM MECHANICAL CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R.
	(2021 UNIFORM PLUMBING CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA ENERGY CODE (CENC), PART 6, TITLE 24, C.C.R.
2022	CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.
	(2021 INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R.
2022	CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24, C.C.R.
2019	ASME A17.1/CSA B44 SAFETY CODE FOR ELEVATORS AND ESCALATORS
2010	ADA STANDARDS FOR ACCESSIBLE DESIGN
	(28 CFR PART 35 FOR TITLE II ENTITIES)

CCR TITLE-19, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

NFPA 13	INSTALLATION OF SPRINKLER SYSTEMS	2022 EDITION
NFPA 14	INSTALLATION OF STANDPIPE & HOSE SYSTEMS	2019 EDITION
	(CA AMENDED)	
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEM	2021 EDITION
NFPA 20	STATIONARY FIRE PUMPS TO FIRE PROTECTION	2019 EDITION
NFPA 22	WATER TANKS FOR PRIVATE FIRE PROTECTION	2013 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS	2019 EDITION
	(CA AMENDED)	
NFPA 25	INSPECTION, TESTING AND MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS	2013 CALIFORNIA EDITION
	(CA AMENDED)	
NFPA 72	NATIONAL FIRE ALARM CODE	2022 EDITION
	(CA AMENDED)	
NFPA 80	FIRE DOORS AND OTHER OPENING PROTECTIVES	2019 EDITION
NFPA 92	STANDARD FOR SMOKE CONTROL SYSTEMS	2018 EDITION
NFPA 110	EMERGENCY AND STANDBY POWER SYSTEMS	2019 EDITION
NFPA 170	STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS	2018 EDITION
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2019 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2018 EDITION
ICC 300	STANDARDS FOR BLEACHERS, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS	2017 EDITION

SFM 12-10-1	POWER OPERATED EXIT DOORS
SFM 12-10-2	SINGLE POINT LATCHING OR LOCKING DEVICES
SFM 12-10-3	EMERGENCY EXIT & PANIC HARDWARE

UL 38	MANUAL OPERATING SIGNAL BOXES	1999/2005 EDITION
UL 268	SMOKE DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	2016 EDITION
UL 268A	SMOKE DETECTORS DUCT APPLICATIONS	1998/2003 EDITION
UL 300	FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT	2005 (R2010)
UL 305	PANIC HARDWARE	2012 EDITION
UL 464	AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SICKLE SYSTEMS, AND SMOKE DETECTOR	2003 EDITION
UL 521	HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 864	CONTROL UNITS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	2014 EDITION
UL 1971	(W/REVISIONS THROUGH DEC. 2014) SIGNALING DEVICES FOR THE HEARING IMPAIRED	2002 EDITION

COMPLIANCE WITH CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION AND CBC CHAPTER 33, SAFETY DURING CONSTRUCTION WILL BE ENFORCED.

SYMBOLS LEGEND

	SECTION / EXTERIOR ELEVATION
	SECTION IDENTIFICATION
	SHEET WHERE SECTION IS DRAWN
	DETAIL
	DETAIL IDENTIFICATION
	SHEET WHERE DETAIL IS DRAWN
	INTERIOR ELEVATION
	INDICATES ELEVATION SHOWN
	SHEET WHERE ELEVATION IS DRAWN
	ROOM IDENTIFICATION
	ROOM NAME
	ROOM NUMBER
	SPECIFIC NOTE
	DOOR DESIGNATION
	WINDOW DESIGNATION
	ADDENDUM REVISION
	CLOUD AROUND REVISION
	FINISH NUMBER
	SEE SPECS AND I.E. DWGS.
	EQUIPMENT LETTER
	SEE EQUIPMENT SCHEDULE
	CEILING HEIGHT
	WALL TYPE
	MATCH LINE
	ELEV. HEIGHT
	CENTER OF
	FACE OF



PROJECT SUMMARY

EXTERIOR PAINTING INCLUDING ALL EXISTING BUILDINGS, METAL DECORATIVE FENCING, AND RAMP/ RAILING SYSTEMS.

DRAWING INDEX

T1 TITLE SHEET

ARCHITECTURAL

- A0.1 SITE PLAN
- A7.1 EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDING A
- A7.2 EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDING B
- A7.3 EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDINGS C & D

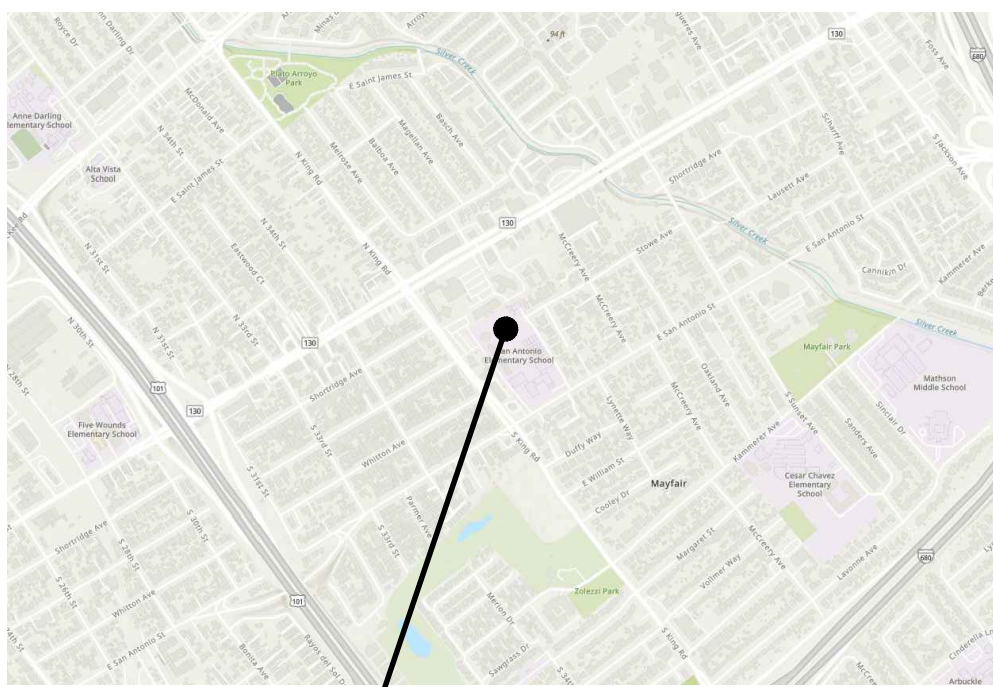
SHEET TOTAL = 5

THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT.

DESIGN TEAM

ARCHITECT
FINNEY ARCHITECTS
2155 SOUTH BASCOM AVENUE SUITE 250
CAMPBELL, CALIFORNIA 95008
(408) 398-1450
ATTN: MARK FINNEY MARK@FINNEYARCHITECTS.COM

VICINITY MAP



PROJECT LOCATION

TITLE SHEET

REVISIONS	NO.	ITEM	DATE
		BID SET	05/16/2025

DRAWN BY:	AB
CHECKED BY:	NJ
PROJECT NO:	DATE:
25029	03/08/2025

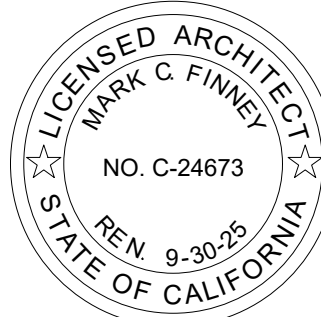
T1

EXTERIOR PAINTING AT
SAN ANTONIO ELEMENTARY
1721 E SAN ANTONIO STREET, SAN JOSE CA 95116
ALUM ROCK UNION SCHOOL DISTRICT

(DSA STAMP AREA)



2155 SOUTH BASCOM AVE.
SUITE 250
CAMPBELL, CA 95008
PHONE: 408-398-1450

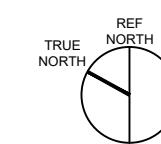




1

SITE PLAN

1" = 20'-0"



GENERAL NOTES

- A. ALL EXTERIOR WALLS, DOORS/FRAMES, TRIM, SOFFITS, PARAPETS, COLUMNS, BEAMS, CONC. CURBS, FLAGPOLE, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR COMPLETE BUILDING PAINTING.
- B. ALL COVERED WALKWAYS, INCLUDING COLUMNS, BEAMS, FASCIA, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR PAINTING.
- C. PAINT ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- D. PAINT ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- E. PAINT ALL EXPOSED CONDUIT AND PIPE, TYP.
- F. (E) SCHOOL WALL MURALS TO REMAIN, PROTECT IN PLACE.
- G. REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS, STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
- H. CONTRACTOR MUST VERIFY (E) BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
- I. ALL EXTERIOR SCHOOL MTL. DECORATIVE FENCE TO BE PRIMED AND PAINTED, VERIFY CONDITION, LOCATION, AND QUANTITIES IN FIELD. COLOR TO BE BLACK, TYP.
- J. ALL COVERED WALKWAYS SIMILAR, V.I.F.
- K. CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS.
- L. PAINT ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.

SITE PLAN NOTES

- 1. (E) CONC. BLOCK TRASH ENCLOSURE WALLS AND METAL GATE PAINTED.
- 2. (E) SHADE STRUCTURE TO REMAIN, PROTECT IN PLACE.
- 3. (E) BUILDING EXTERIOR PAINTED, TYP.

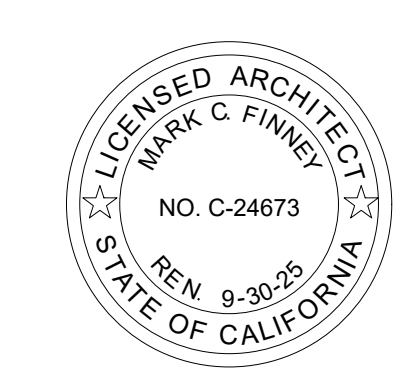
GRAPHIC KEY

- EXISTING PROPERTY LINE
- ROOF OVERHANG
- CHAINLINK FENCE
- WOOD FENCE
- DECORATIVE FENCE
- EXISTING BUILDING INCLUDED IN SCOPE OF WORK
- EXISTING COVERED WALKWAY INCLUDED IN SCOPE OF WORK
- EXISTING RESTROOMS
- DRINKING FOUNTAIN
- (E) FIRE HYDRANT
- M (E) MENS TOILET ROOM
- W (E) WOMENS TOILET ROOM
- G (E) GIRLS TOILET ROOM
- B (E) BOYS TOILET ROOM
- U (E) UNISEX TOILET ROOM
- K (E) KINDERGARTEN TOILET ROOM

(DSA STAMP AREA)

FINNEY ARCHITECTS

2155 SOUTH BASCOM AVE.
SUITE 250
CAMPBELL, CA 95008
PHONE: 408-398-1450

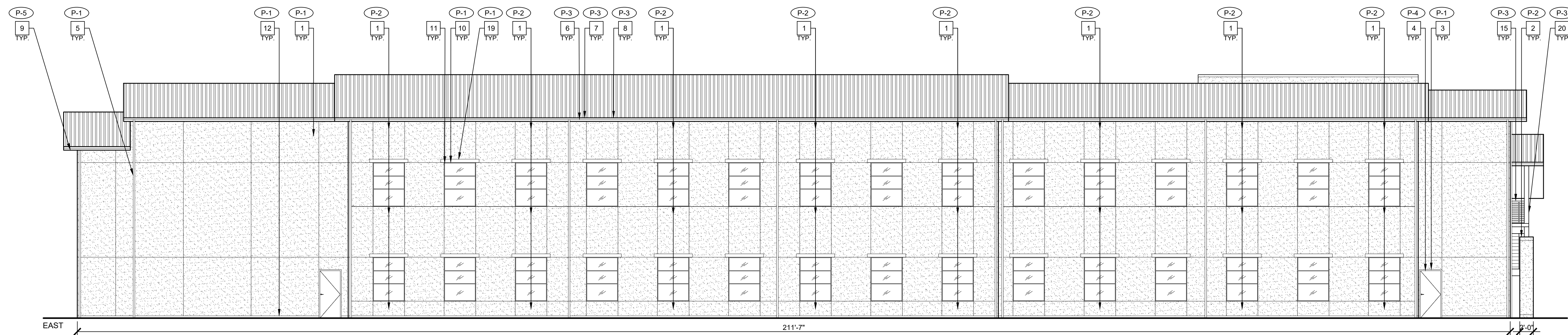
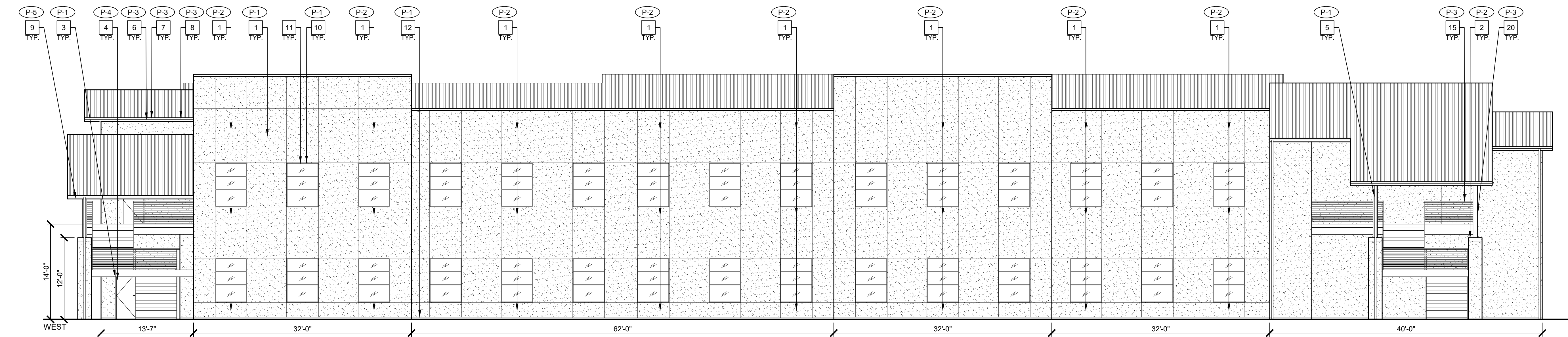
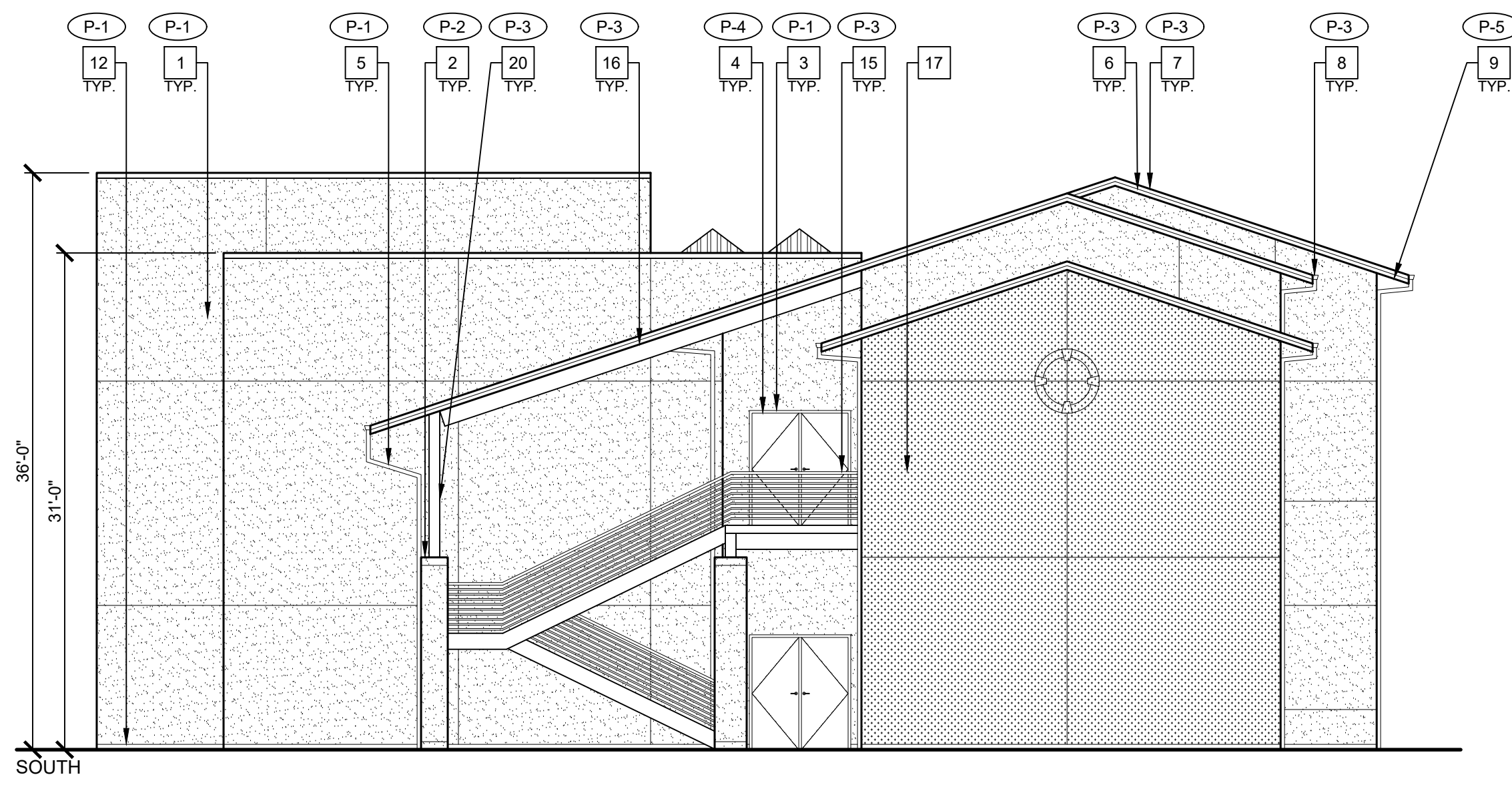
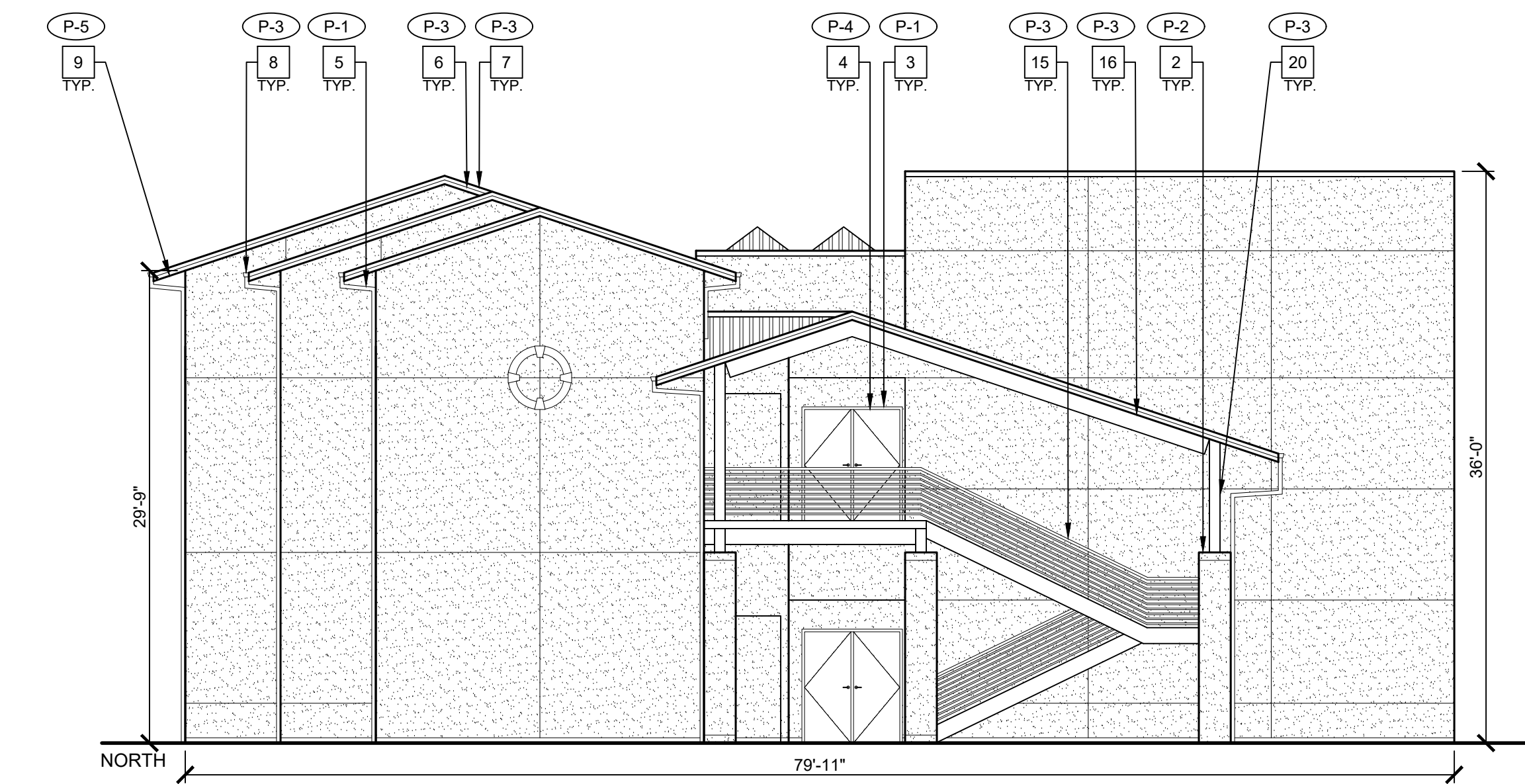


SITE PLAN

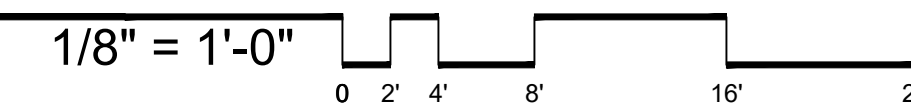
EXTERIOR PAINTING AT
SAN ANTONIO ELEMENTARY
1721 E SAN ANTONIO STREET, SAN JOSE CA 95116
ALUM ROCK UNION SCHOOL DISTRICT

REVISIONS NO.	ITEM	DATE
	BID SET	05/16/2025

DRAWN BY: AB
CHECKED BY: NJ
PROJECT NO: 25029
DATE: 03/08/2025



1 EXTERIOR ELEVATIONS - BUILDING A



GENERAL NOTES

- ALL EXTERIOR WALLS, DOORS/FRAMES, TRIM, SOFFITS, PARAPETS, COLUMNS, BEAMS, CONC. CURBS, FLAGPOLE, ETC. ARE TO BE PROPERLY PREPD AND PRIMED FOR COMPLETE BUILDING PAINTING.
- ALL COVERED WALKWAYS, INCLUDING COLUMNS, BEAMS, FASCIA, ETC. ARE TO BE PROPERLY PREPD AND PRIMED FOR PAINTING.
- PAIN ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- PAIN ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- PAIN ALL EXPOSED CONDUIT AND PIPE, TYP.
- (E) SCHOOL WALL MURALS TO REMAIN, PROTECT IN PLACE.
- REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS, STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
- CONTRACTOR MUST VERIFY (E) BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
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- ALL COVERED WALKWAYS SIMILAR, V.I.F.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS.
- PAIN ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.

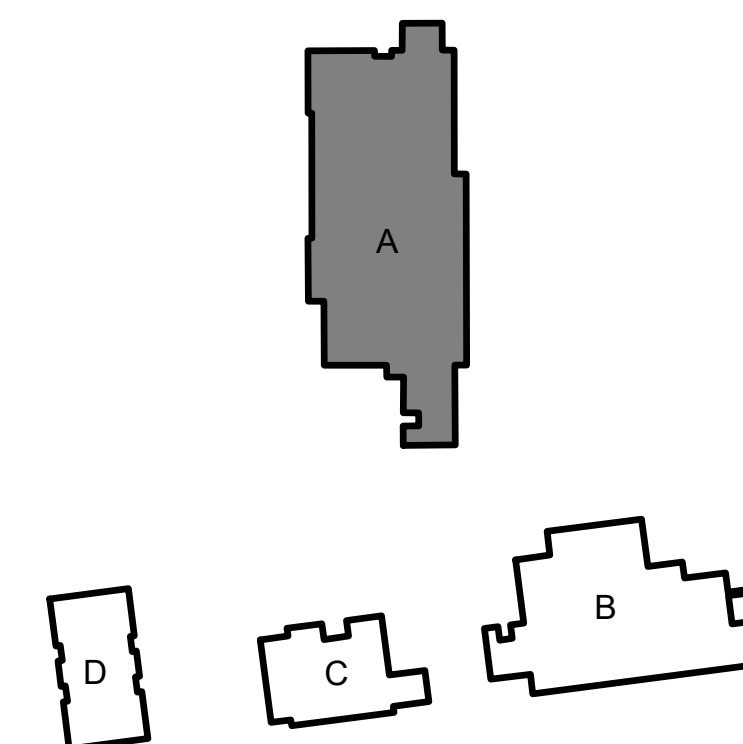
EXTERIOR ELEVATION NOTES

- (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
- (E) CEMENT PLASTER COLUMN FINISH PAINTED, TYP.
- (E) DOOR TRIM PAINTED, TYP.
- (E) DOOR PAINTED, TYP.
- (E) RAINWATER LEADER PAINTED, TYP.
- (E) FASCIA PAINTED, TYP.
- (E) METAL FLASHING PAINTED, TYP.
- (E) GUTTER PAINTED, TYP.
- (E) UNDERSIDE OF EAVE PAINTED, TYP.
- (E) WINDOW TRIM PAINTED, TYP.
- (E) WINDOWS TO REMAIN, TYP. PROTECT IN PLACE.
- (E) WALL BASE PAINTED, TYP.
- (E) LOUVER PAINTED, TYP.
- (E) BULLETIN BOARD TO BE REMOVED, STORE FOR REINSTALLATION.
- (E) HANDRAIL PAINTED, TYP.
- (E) BEAM PAINTED, TYP.
- (E) SCHOOL MURAL TO REMAIN, PROTECT IN PLACE.
- (E) TRUSS PAINTED, TYP.
- (E) WINDOW SUN SHADE PAINTED, TYP.
- (E) METAL COLUMN PAINTED, TYP.
- (E) RAMP PAINTED, TYP.

GRAPHIC KEY

- P-1 PAINT TAG:
- P-2 PAINT TAG:
- P-3 PAINT TAG:
- P-4 PAINT TAG:
- P-5 PAINT TAG:

BUILDING KEY

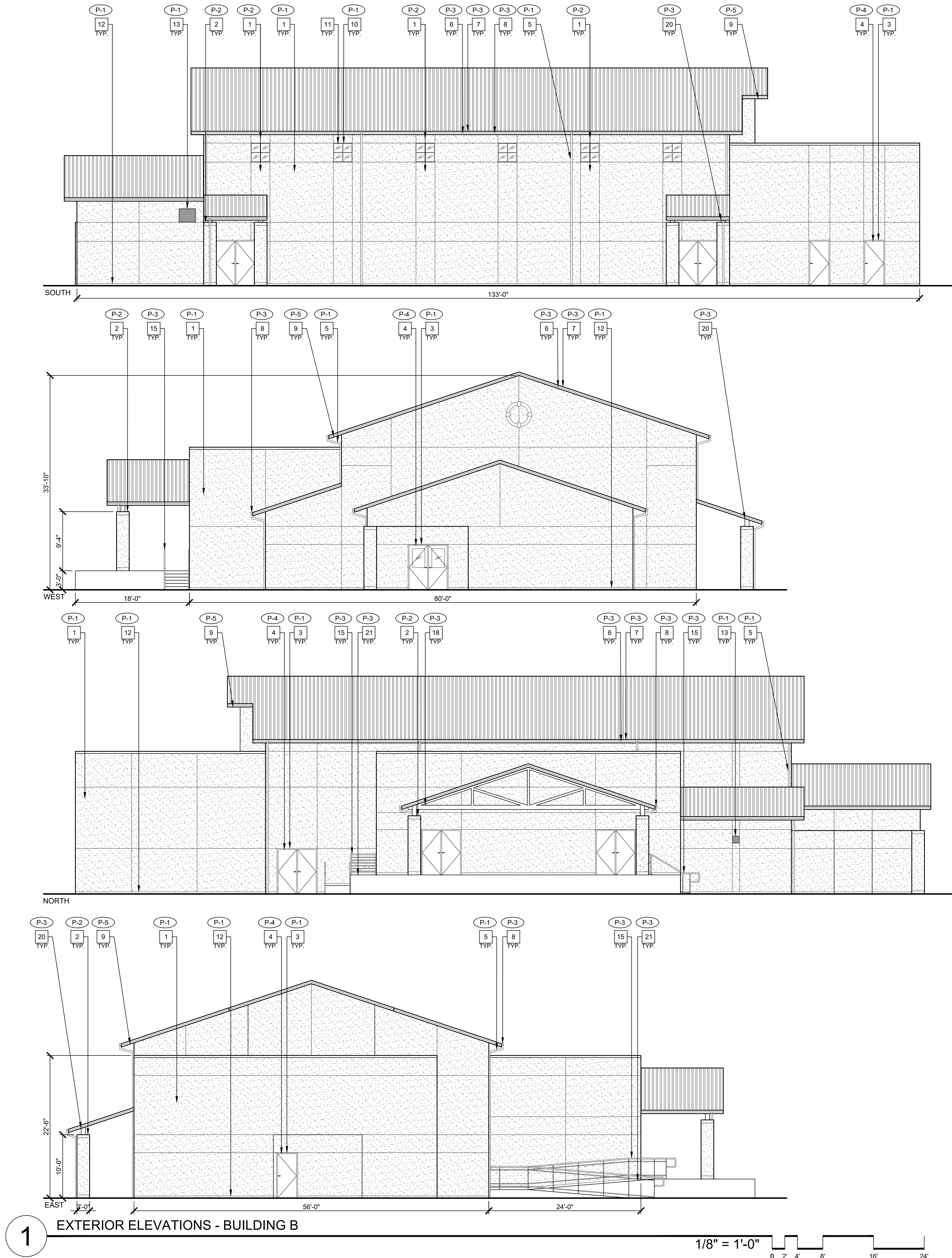


EXTERIOR ELEVATIONS - EXTERIOR PAINTING
BUILDING A

EXTERIOR PAINTING AT
SAN ANTONIO ELEMENTARY
1721 E SAN ANTONIO STREET, SAN JOSE CA 95116
ALUM ROCK UNION SCHOOL DISTRICT

REVISIONS NO.	ITEM	DATE
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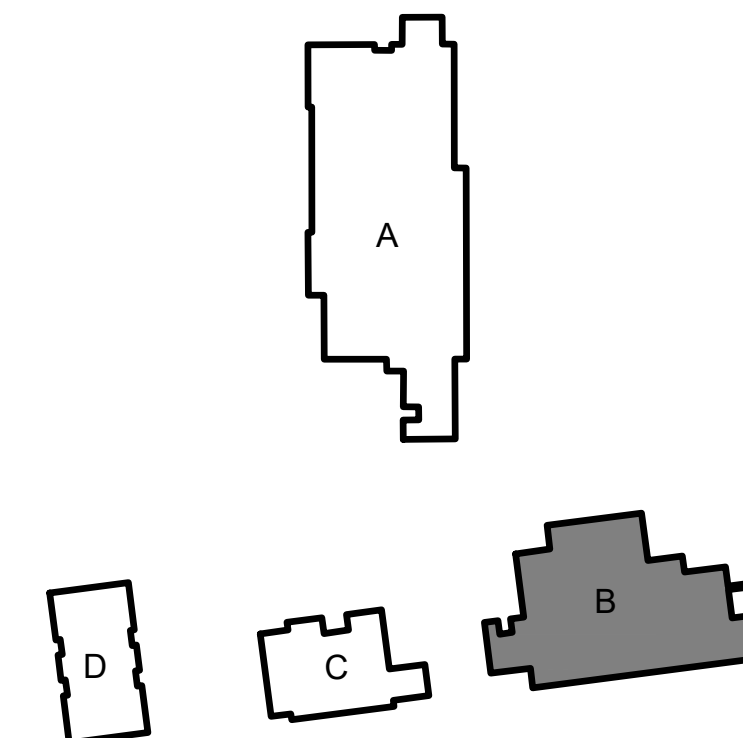


- GENERAL NOTES**
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- EXTERIOR ELEVATION NOTES**
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 - 4. (E) DOOR PAINTED, TYP.
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 - 8. (E) GUTTER PAINTED, TYP.
 - 9. (E) UNDERSIDE OF EAVE PAINTED, TYP.
 - 10. (E) WINDOW TRIM PAINTED, TYP.
 - 11. (E) WINDOWS TO REMAIN, TYP. PROTECT IN PLACE.
 - 12. (E) WALL BASE PAINTED, TYP.
 - 13. (E) LOUVER PAINTED, TYP.
 - 14. (E) BULLETIN BOARD TO BE REMOVED, STORE FOR REINSTALLATION.
 - 15. (E) HANDRAIL PAINTED, TYP.
 - 16. (E) BEAM PAINTED, TYP.
 - 17. (E) SCHOOL MURAL TO REMAIN, PROTECT IN PLACE.
 - 18. (E) TRUSS PAINTED, TYP.
 - 19. (E) WINDOW SUN SHADE PAINTED, TYP.
 - 20. (E) METAL COLUMN PAINTED, TYP.
 - 21. (E) RAMP PAINTED, TYP.

- GRAPHIC KEY**
- P-1 PAINT TAG:
 - P-2 PAINT TAG:
 - P-3 PAINT TAG:
 - P-4 PAINT TAG:
 - P-5 PAINT TAG:

BUILDING KEY



EXTERIOR ELEVATIONS - EXTERIOR PAINTING
BUILDING B

EXTERIOR PAINTING AT
SAN ANTONIO ELEMENTARY
1721 E SAN ANTONIO STREET, SAN JOSE CA 95116
ALUM ROCK UNION SCHOOL DISTRICT

REVISIONS		
NO.	ITEM	DATE
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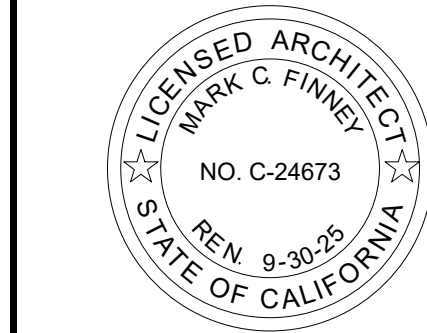
DRAWN BY:	AB
CHECKED BY:	NJ
PROJECT NO:	25029
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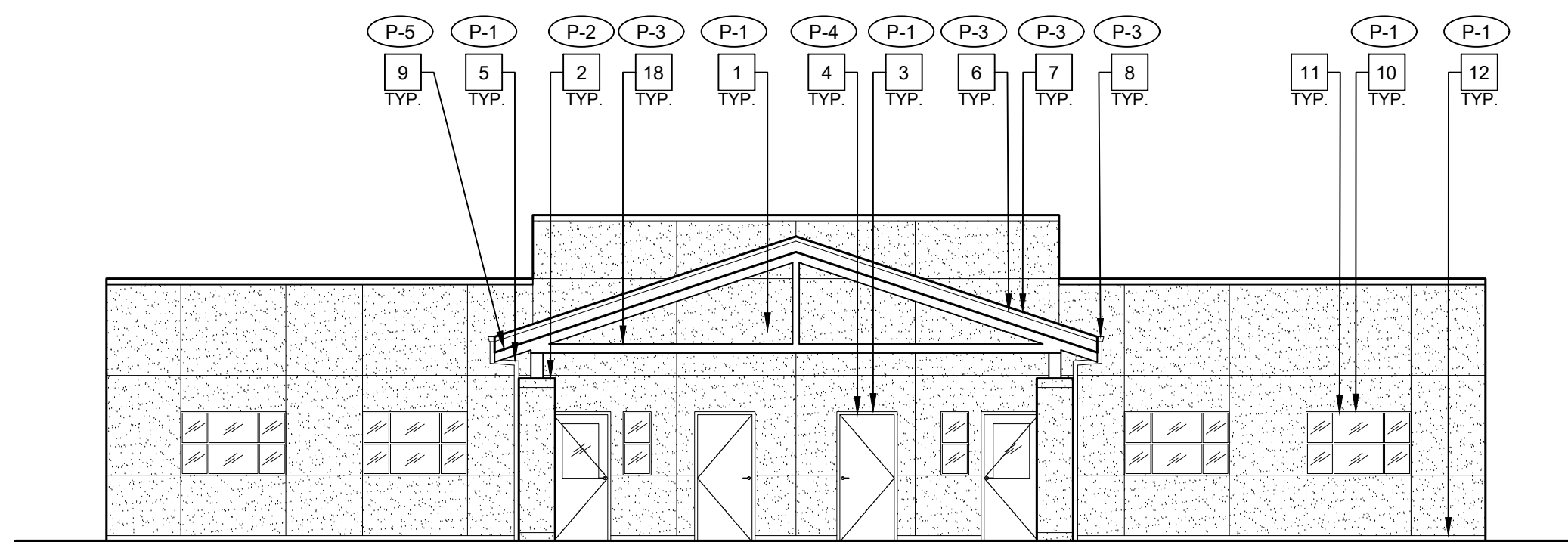
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(DSA STAMP AREA)

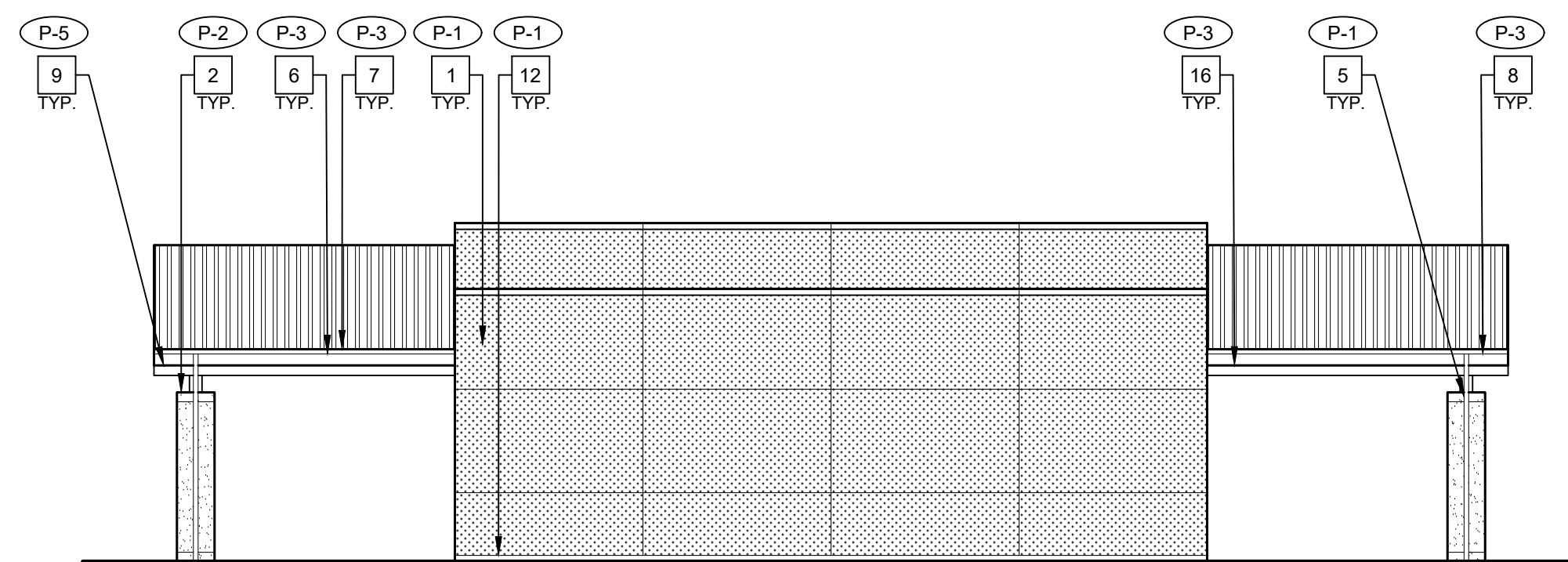
FINNEY ARCHITECTS

2155 SOUTH BASCOM AVE.
SUITE 250
CAMPBELL, CA 95008
PHONE: 408-398-1450

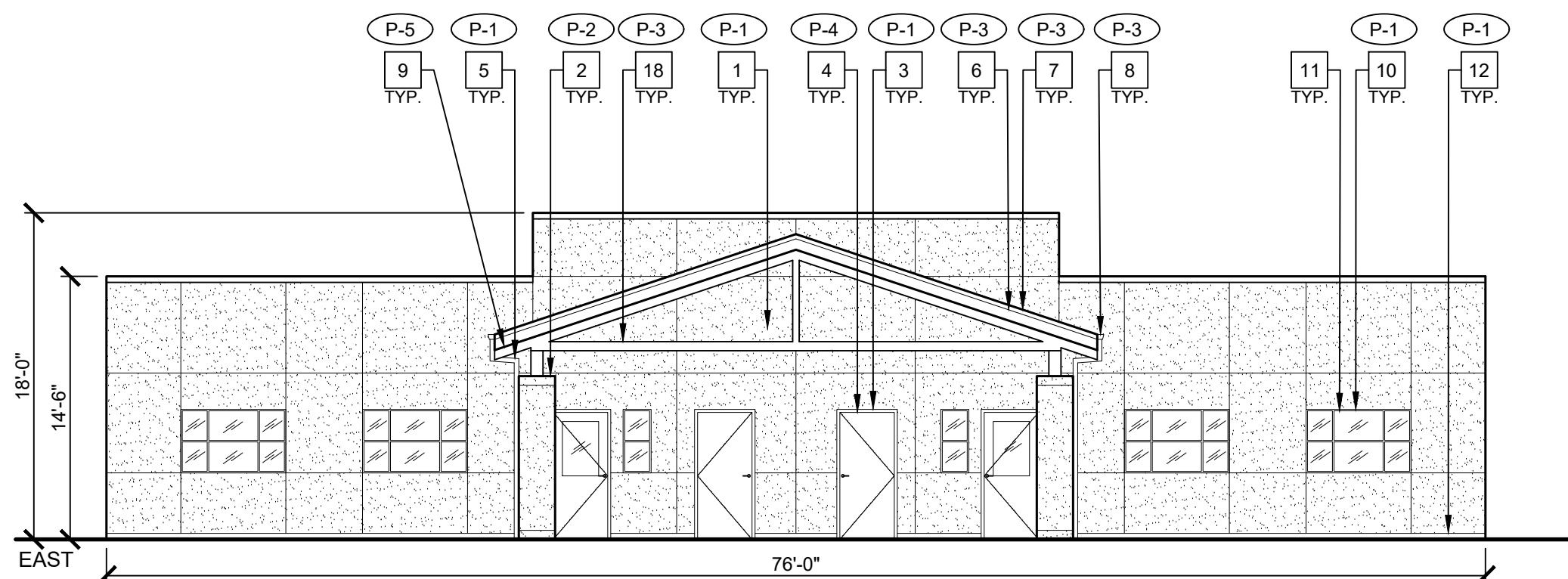




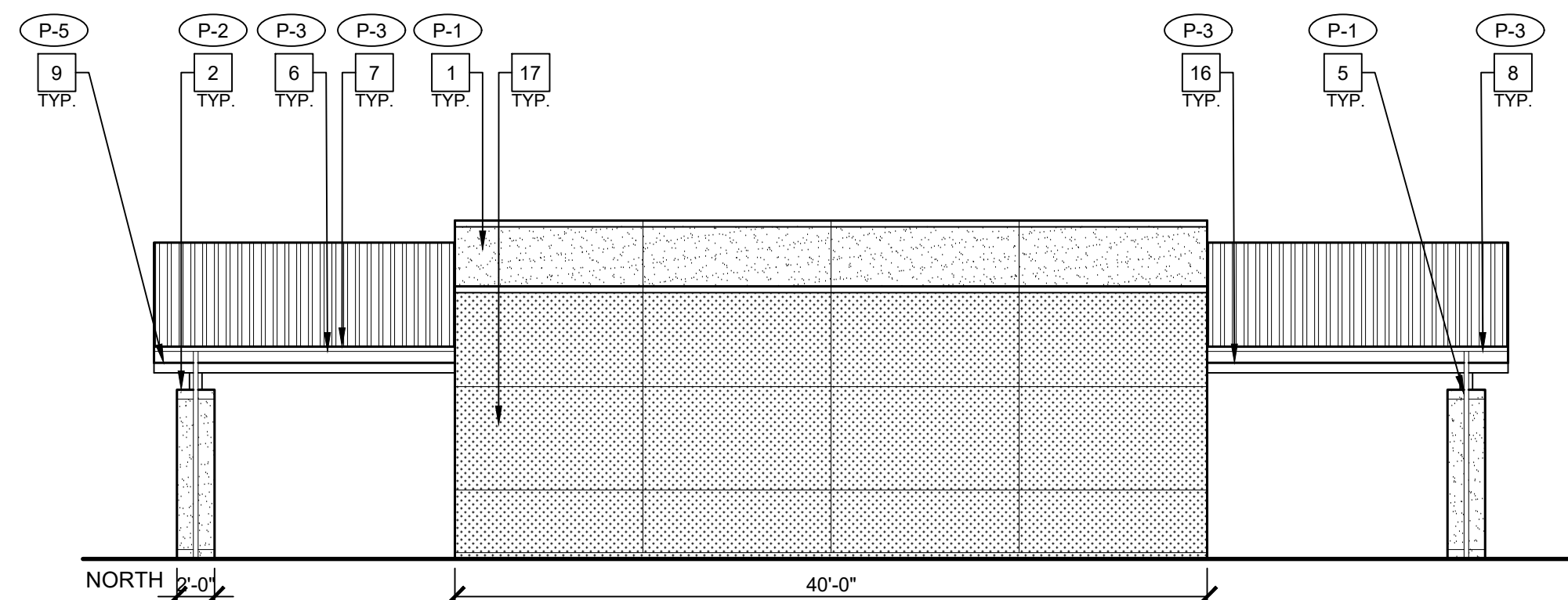
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SOUTH



EAST

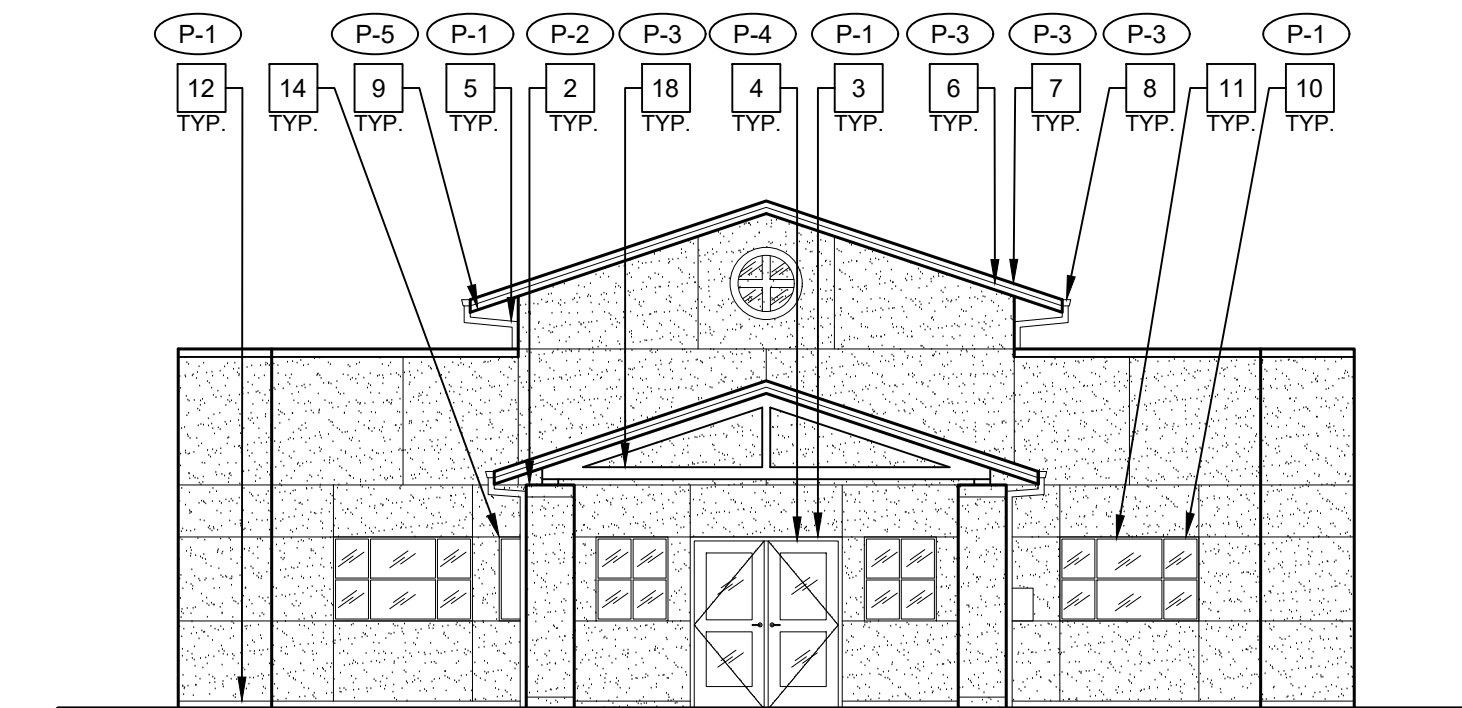


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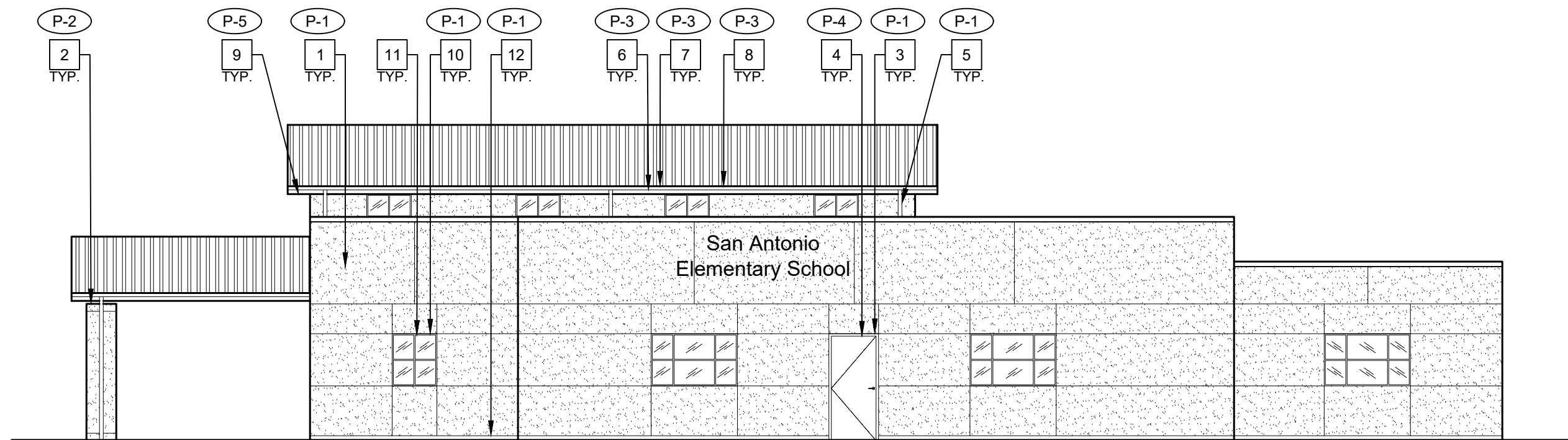
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EXTERIOR ELEVATIONS - BUILDING D

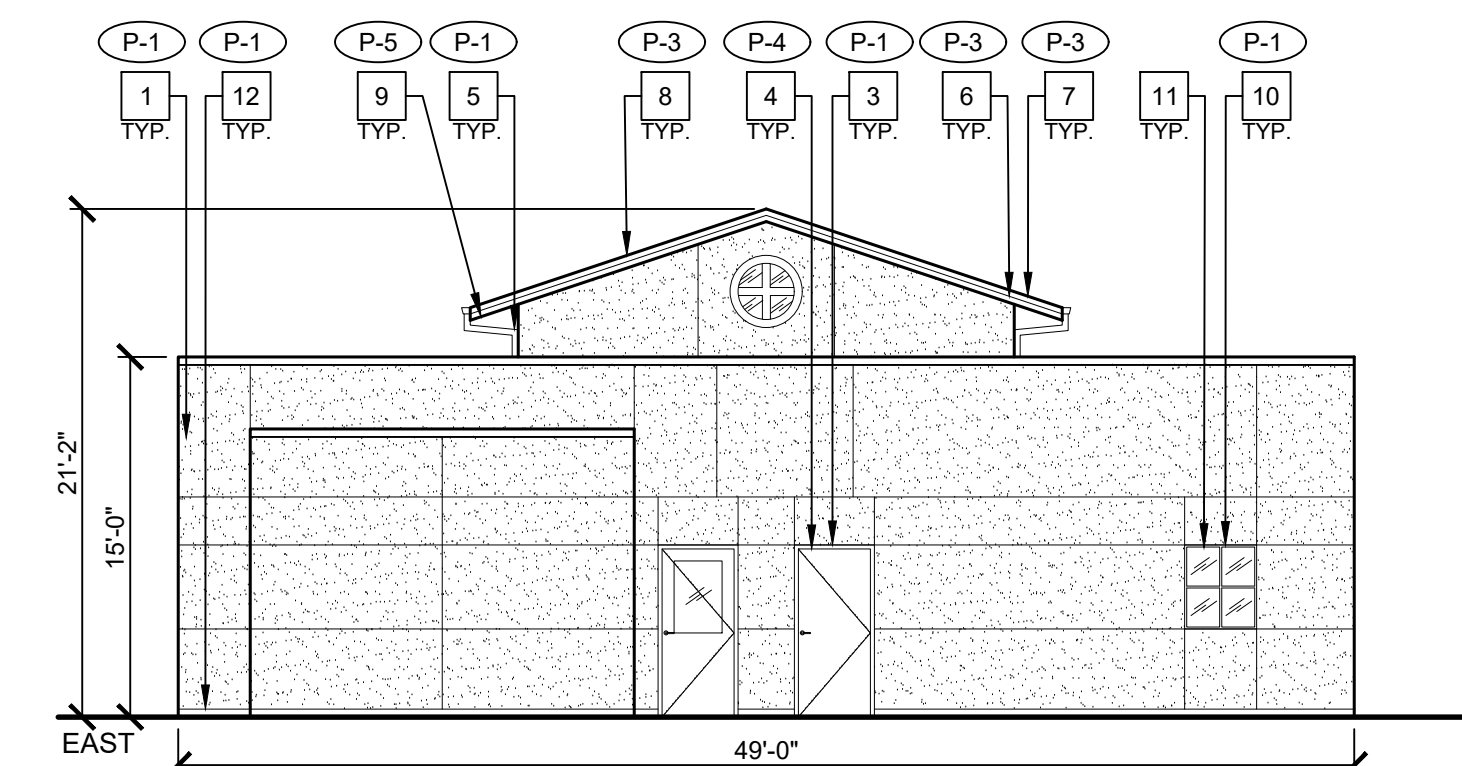
1/8" = 1'-0"



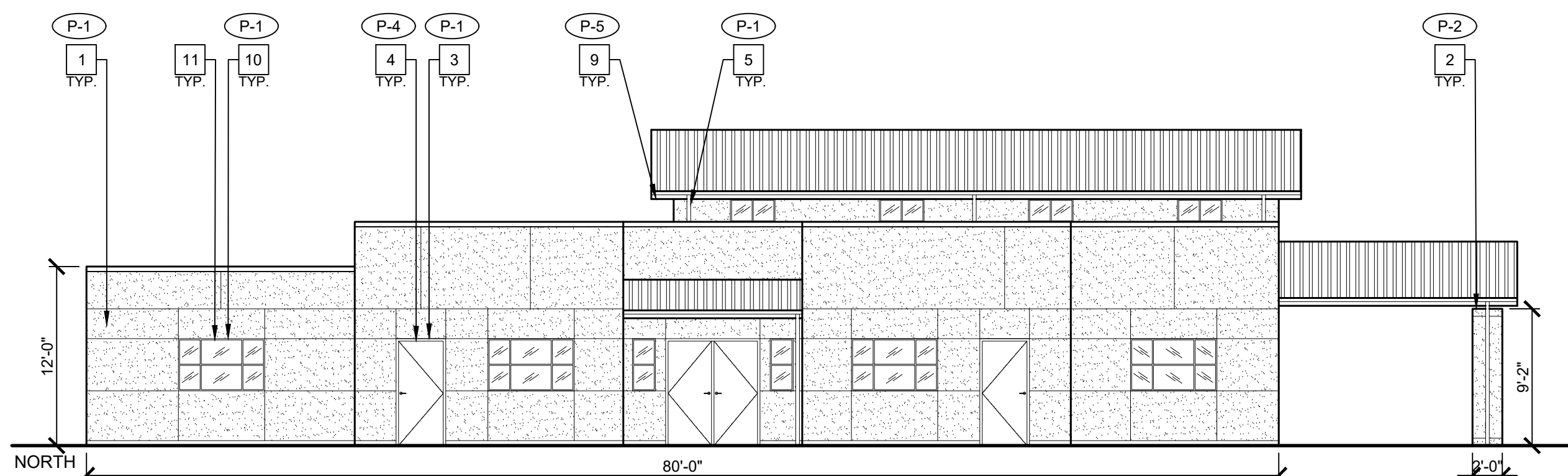
WEST



SOUTH



EAST



NORTH

1

EXTERIOR ELEVATIONS - BUILDING C

1/8" = 1'-0"

GENERAL NOTES

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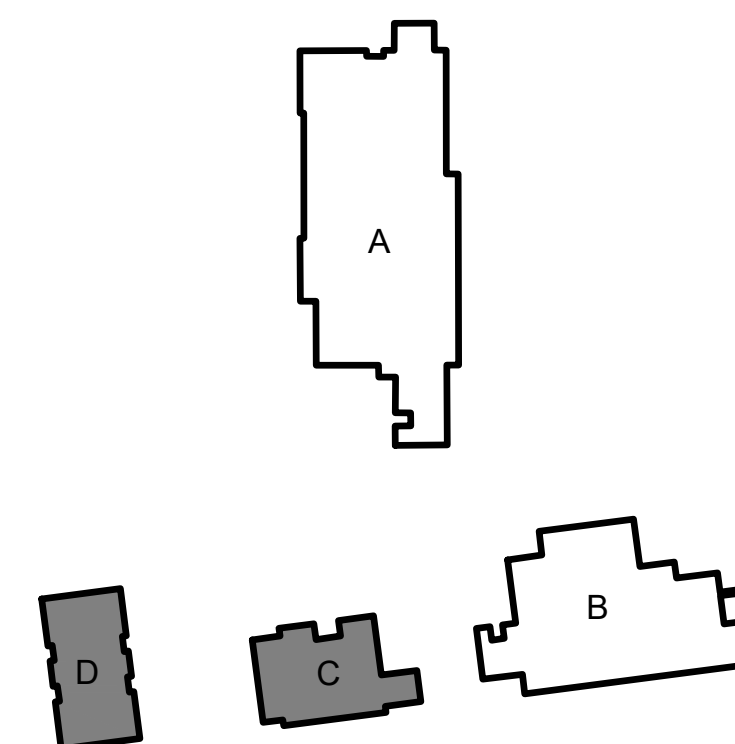
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GRAPHIC KEY

- P-1 PAINT TAG:
- P-2 PAINT TAG:
- P-3 PAINT TAG:
- P-4 PAINT TAG:
- P-5 PAINT TAG:

BUILDING KEY



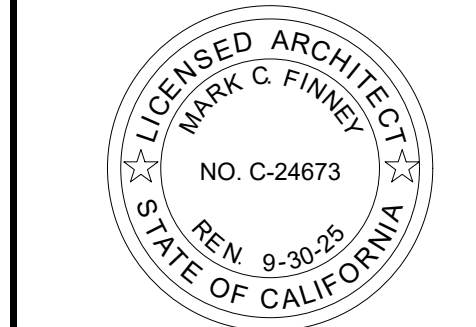
EXTERIOR ELEVATIONS - EXTERIOR PAINTING
BUILDINGS C & D

EXTERIOR PAINTING AT
SAN ANTONIO ELEMENTARY
1721 E SAN ANTONIO STREET, SAN JOSE CA 95116
ALUM ROCK UNION SCHOOL DISTRICT

REVISIONS	NO.	ITEM	DATE
		BID SET	05/16/2025

DRAWN BY:	AB
CHECKED BY:	NJ
PROJECT NO:	25029
DATE:	03/08/2025

(DSA STAMP AREA)





EXTERIOR PAINTING AT LUCHA ELEMENTARY

1711 EAST SAN ANTONIO STREET, SAN JOSE CA 95116

ALUM ROCK UNION SCHOOL DISTRICT

GENERAL NOTES

PRE-BID SITE VISIT

CONTRACTOR SHALL VISIT THE PROJECT AREA IN ORDER TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THE PROJECT. THE CONTRACTOR MAY CONTACT THE ARCHITECT DURING THE BIDDING PHASE REGARDING CLARIFICATIONS AND PROJECT REQUIREMENTS.

SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

DAMAGE TO STRUCTURE OR SYSTEMS TO REMAIN

CONTRACTOR SHALL REIMBURSE THE OWNER FOR REPAIR AND REPLACEMENT, INCLUDING ARCHITECT'S FEES, FOR ANY DAMAGE CAUSED TO STRUCTURES, LANDSCAPE, SITE WORK, OR EXISTING SYSTEMS TO REMAIN, AS THE RESULT OF CONSTRUCTION OPERATIONS.

EXISTING CONDITIONS

ALL EXISTING CONDITIONS ARE SHOWN BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND BUILDING DATA AT THE JOB SITE. ANY DISCREPANCIES REQUIRING MODIFICATION TO THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO MODIFICATIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.

CONTRACTOR'S EQUIPMENT

COORDINATE WITH OWNER'S REPRESENTATIVE FOR APPROVED LOCATION OF JOB SITE ACCESS, PARKING, AND LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE AREA. SEE SITE PLAN FOR ADDITIONAL NOTES.

UTILITY SHUT-DOWNS AND CONNECTIONS

ALL REQUIRED UTILITY SHUT DOWNS SHALL HAVE PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE. REQUEST SHALL BE SUBMITTED WITH ADEQUATE ADVANCE NOTICE PER PROJECT REQUIREMENTS.

ASBESTOS AND ASBESTOS PRODUCTS

THE OWNER/OPERATOR AND CONTRACTOR SHALL BE AWARE THAT BUILDINGS CONSTRUCTED PRIOR TO 1978 (OR THERE ABOUT) POSSIBILITY CONTAIN ASBESTOS IN SOME EXISTING CONSTRUCTION MATERIALS, AND WILL LIKELY BE ENCOUNTERED DURING ALTERATIONS OR REMODELING.

UNDER CALIFORNIA TITLE 8, THE OWNER AND CONTRACTOR BOTH HAVE RESPONSIBILITIES TO DETERMINE THE EXISTENCE OF ASBESTOS CONTAINING MATERIALS IN AREAS TO BE ALTERED OR REMODELED PRIOR TO COMMENCEMENT OF WORK AND TO TAKE APPROPRIATE MEASURES TO PROTECT PERSONNEL. CAL-OSHA HAS JURISDICTION OVER ASBESTOS RELATED WORK. ASBESTOS RELATED WORK SHALL BE DONE IN ACCORDANCE WITH CALIFORNIA GENERAL INDUSTRIAL SAFETY ORDERS, TITLE 8, SECTION 341.6 THROUGH 341.14. ASBESTOS IN THE WORK ENVIRONMENT IS REGULATED BY TITLE 8, SECTION 5209.

THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AND DISTRICT REGULATION 11-2-401.3 REQUIRES EVERY RENOVATION INVOLVING THE REMOVAL OF 100 SQ. FT., LN. FT. OR GREATER OF REGULATED ASBESTOS CONTAINING MATERIAL, AND FOR EVERY DEMOLITION (EVEN WHEN NO ASBESTOS IS PRESENT) APPLICATION MUST BE SENT TO THE BAAQMD AT LEAST 10 WORKING DAYS PRIOR TO COMMENCEMENT OF DEMOLITION / RENOVATION.

ALL BUILDING MATERIALS MUST BE ASBESTOS FREE.

THESE DOCUMENTS DO NOT ADDRESS CONTAMINATION FOR EXISTING AREAS OF ASBESTOS WHICH MAY BE DISCOVERED DURING CONSTRUCTION. THE OWNER'S ABATEMENT SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR THE DETECTION, REMOVAL, AND THE DISPOSAL OF ANY EXISTING ASBESTOS MATERIAL. ARCHITECTURAL AND ENGINEERING FEES FOR ADDITIONAL DESIGN EFFORT TO OBTAIN STATE APPROVALS, AS WELL AS THE COST OF ANY REPAIRS, FOR DAMAGE CAUSED OR REPLACEMENT OF EXISTING SYSTEMS TO REMAIN, DUE TO WORK PERFORMED BY THE ASBESTOS ABATEMENT SUBCONTRACTOR, SHALL BE THE RESPONSIBILITY OF SAID SUBCONTRACTOR.

CONSTRUCTION SCHEDULING

CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION OPERATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING AND START OF THE WORK. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING SPACES AND SYSTEMS WHICH ARE IN USE, ADJOINING THE PROJECT, AND NOT PART OF THE PROJECT.

INTERIOR FINISHES

INTERIOR FINISHES AND ALL WALL COVERING MATERIAL SHALL CONFORM TO CCR TITLE 24, PART 2, CHAPTER 8.

DRILLED-IN EXPANSION ANCHORS

WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. WHEN INSTALLING THEM INTO EXISTING PRESTRESSED CONCRETE (PRE-OR POST-TENSIONED), LOCATE THE PRESTRESSED TENDONS BY USING A NONDESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.

TITLE 24 COMPLIANCE

THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(C), PART 1, TITLE 24, CCR).

ADMINISTRATIVE REQUIREMENTS FROM PART 1, TITLE 24, C.C.R.

- CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGE DOCUMENT, AND APPROVED BY DSA, AS PER SECTION 4-338.
- A DSA CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE DISTRICT AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF WORK, PER SECTION 4-342.
- A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT SHALL CONDUCT ALL REQUIRED TEST AND INSPECTIONS FOR THE PROJECT.
- SPECIAL INSPECTION PER SECTION 4-333 (C)
- CONTRACTOR SHALL SUBMIT VERIFIED REPORT OR SECTION 4-336 & 4-343 (C)
- ADMINISTRATION OR CONSTRUCTION PER PART 1, TITLE 24, C.C.R.
- DUTIES OF ARCHITECT, STRUCTURAL ENGINEER, OR PROFESSIONAL ENGINEER PER SECTION 4-333 (A) AND 4-341
- DUTIES OF CONTRACTOR PER SECTION 4-343
- VERIFIED REPORTS PER SECTION 4-343 AND 4-338
- A COPY OF ALL APPLICABLE PARTS REFERRED TO BY THE PLANS AND SPECIFICATIONS OF TITLE 24 SHALL BE KEPT AND AVAILABLE IN THE FIELD DURING CONSTRUCTION
- DSA SHALL BE NOTIFIED AT START OF CONSTRUCTION AND PRIOR TO PLACEMENT OF CONCRETE PER SECTION 4-331
- SUPERVISION BY DSA PER SECTION 4-334
- DSA IS NOT SUBJECT TO ARBITRATION

ADMINISTRATIVE REQUIREMENTS

- ADDENDA MUST BE SIGNED BY ARCHITECT AND APPROVED BY DSA
- NO CHANGES OR REVISIONS SHALL BE MADE FOLLOWING WRITTEN APPROVAL WHICH AFFECTS ACCESS COMPLIANCE ITEM UNLESS SUCH CHANGES TO REVISIONS ARE SUBMITTED TO DSA FOR APPROVAL
- SUBSTITUTIONS AFFECTING DSA REGULATED ITEMS SHALL BE SUBMITTED AS A CONSTRUCTION CHANGE DOCUMENT OR ADDENDA, AND SHALL BE APPROVED BY DSA PRIOR TO FABRICATION AND INSTALLATION
- CONSTRUCTION CHANGE DOCUMENTS MUST BE SIGNED BY THE FOLLOWING:
 - ARCHITECT OR ENGINEER OF RECORD
 - STRUCTURAL ENGINEER (WHEN APPLICABLE)
 - DELEGATED PROFESSIONAL ENGINEER
 - DSA
- MATERIALS AND THEIR INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES.
- PER CBC 11B-104.1 "ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES EXCEPT WHERE THE REQUIREMENT IS STATED AS A RANGE WITH SPECIFIC MINIMUM AND MAXIMUM END POINTS."

GENERAL NOTES, cont.

CALIFORNIA ENERGY CODE

THE CALIFORNIA ENERGY CODE SECTION 10-103 REQUIRES ACCEPTANCE TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS, MECHANICAL SYSTEMS, ENVELOPES, AND PROCESS EQUIPMENT AFTER INSTALLATION AND BEFORE PROJECT COMPLETION. AN ACCEPTANCE TEST IS A FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT IS OPERATING AND IN COMPLIANCE WITH THE ENERGY CODE.

LIGHTING CONTROLS ACCEPTANCE TEST MUST BE PERFORMED BY A CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN (ATT).

MECHANICAL SYSTEM ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED MECHANICAL ATT.

A LISTING OF CERTIFIED ATT'S CAN BE FOUND AT

<https://www.energy.ca.gov/programs-and-topics/programs/acceptance-test-technician-certification-provider-program/acceptance>

THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES MUST BE CORRECTED BY THE BUILDER OR INSTALLING CONTRACTOR UNTIL THE CONSTRUCTION/INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA.

PROJECT INSPECTORS WILL BE COLLECTING THE FORMS TO CONFIRM THAT THE REQUIRED ACCEPTANCE TESTS HAVE BEEN COMPLETED.

DSA APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED AS THE CERTIFICATION OF COMPLIANCE FOR THE PROJECT BUILDINGS AS REQUIRED BY THE FIELD ACT, EDUCATION CODE SECTIONS 17280-17316 AND SECTIONS 81130-81147

COMPLIANCE WITH LOCAL ORDINANCES

GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

A.F.F.	ABOVE FINISHED FLOOR	LAM.	LAMINATE
A.P.	ACCESS PANEL	LAV.	LAVATORY
ACT	ACOUSTIC TILE	M.B.	MACHINE BOLT
ADJ.	ADJUSTABLE	M.S.	MACHINE SCREW
ALUM.	ALUMINUM	M.H.	MANHOLE
A.B.	ANCHOR BOLT	MFG.	MANUFACTURER
APPROX.	APPROXIMATELY	M.B.	MARKER BOARD
ARCH.	ARCHITECT	MATL.	MATERIAL
AC	ASPHALTIC CONCRETE	MAX.	MAXIMUM
@	BENCH MARK	MECH.	MECHANICAL
B.M.	BLOCKING	MTL.	METAL
BLKG.	BOARD	MIN.	MINIMUM
B.D.	BOTH WAYS	MISC.	MISCELLANEOUS
B.W.	BOTTOM	MTD.	MOUNTED
BOT.	BUILDING	(N)	NEW
BLDG.	BUILT-UP ROOFING	NOM.	NOMINAL
B.U.R.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
C.B.	CEILING	N.T.S.	NOT TO SCALE
C.L.S.	CEMENT	NO. or #	NUMBER
CEM.	CENTER TO CENTER	OCC.	OCCUPANT(CY)
C.C. or O.C.	CENTERLINE	O.C.	ON CENTER
CER. TILE	CERAMIC TILE	OPNG.	OPENING
C.O.	CLEANOUT	OPP.	OPPOSITE
C.O.T.G.	CLEANOUT TO GRADE	O.P.H.	OPPOSITE HAND
CL.R.	CLEAR	O.F.O.S.	OUTSIDE FACE OF STUD
C.A.H.R.	CLEAR ALL HEART	O.H.W.S.	OVAL HEAD WOOD SCREW
REDWOOD	COLD WATER	O.D.	OVER FLOW DRAIN and/or
C.W.	COLUMN	O.F.C.I.	OUTSIDE DIAMETER
COM.	COMMON	PR	OWNER FURNISHED and
CONC.	CONCRETE	CONTRACTOR INSTALLED	
CONST.	CONSTRUCTION	PAR.	PARTITION
C.H.	CONSTRUCTION HEART	PLATE	PLATE
C.J.	CONSTRUCTION JOINT	PENNY (NAILS)	PENNY (NAILS)
CONT.	CONTINUOUS	PLAS.	PLASTER
CONTR.	CONTRACTOR	PLYWD.	PLYWOOD
CTR.	COUNTER	P.V.C.	POLY VINYL CHLORIDE
CTSK.	COUNTER SUNK	P.T.	PRESSURE TREATED
DET.	DETAIL	P.L.	PROPERTY LINE
DIA. or Ø	DIA.	R. or RAD.	RADIUS
DIM.	DIMENSION	R.W.L.	RAIN WATER LEADER
D.A.	DISABLED ACCESS	RWD./R.W.	REDWOOD
DR.	DOOR	REINF.	REINFORCING
DR.	DOWNSPOUT	REQD.	REQUIRED
DWG.	DRAWINGS	R.A.G.	RETURN AIR GRILLE
D.F.	DRINKING FOUNTAIN and/or DOUGLAS FIR	R.E.	RM ELEVATION
EA.	EACH	R.D.	ROOF DRAIN
E.W.	EACH WAY	RM.	ROOM
ELEC.	ELECTRIC or ELECTRICAL	R.O.	ROUGH OPENING
EL. or	ELEV.	RND.	ROUND
ENCL.	ENCLOSURE and/or ENCLOSURE	R.H.M.S.	ROUND HEAD METAL SCREW
EQ.	EQUAL	R.H.W.S.	ROUND HEAD WOOD SCREW
EQUIP.	EQUIPMENT	SSD.	SEE STRUCTURAL DRAWINGS
(E)	EXISTING	S.T.S.M.S.	SELF-TAPPING SHEET
EX.	EXPANSION	SHEATH.	METAL SCREW
EXP.	EXPANSION JOINT	S.M.	SHEET METAL
EXT.	EXPOSED	S.M.S.	SHEET METAL SCREW
EXT.	EXTERIOR	S.O.V.	SHUT OFF VALVE
F.O.C.	FACE OF CONCRETE	SIM.	SIMILAR
F.O.M.	FACE OF MASONRY	S.C.	SOLID CORE
F.O.S.	FACE OF STUD	SPEC.	SPECIFICATION
F.O.F.	FACE OF FINISH	SQ.	SQUARE
FIN.	FINISH	S.F.	SQUARE FEET
F.F.	FINISHED FLOOR	STAG.	STAGGERED
F.S.	FINISH SLAB	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	S.S.	STAINLESS STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STL.	STEEL
F.H.	FIRE HYDRANT	STOR.	STORAGE
F.H.M.S.	FLAT HEAD METAL SCREW	STRUCT.	STRUCTURAL
F.H.W.S.	FLAT HEAD WOOD SCREW	S.A.G.	SUPPLY AIR GRILLE
FL. or FL.R.	FLOOR	THRES.	THRESHOLD
F.D.	FLOOR DRAIN	T&G	TONGUE & GROOVE
FTG.	FOOTING	T.J.	TOOLED JOINT
FND.	FOUNDATION	T.O.B.	TOP OF BEAM
GALV.	GALVANIZED	T.O.C.	TOP OF CURB OR CONCRETE
G.I.	GALVANIZED IRON	T.O.S.	TOP OF STEEL OR SHEATHING
GA.	GAUGE	T.O.W.	TOP OF WALK
GL.	GLASS	TYP.	TYPICAL
GLU-LAM	GLUE-LAMINATED	U.O.N.	UNLESS OTHERWISE NOTED
GRD.	GRADE	U.O.S.	UNLESS OTHERWISE SHOWN
GYP. BD.	GYP. BOARD	V.T.R.	VENT THROUGH ROOF
HDW.	HARDWARE	VERT.	VERTICAL
HT.	HEIGHT	V.G.	VERTICAL GRAIN
H.C.	HOLLOW CORE	V.I.F.	VERIFY IN FIELD
H.M.	HOLLOW METAL	V.C.T.	VINYL COMPOSITION TILE
HORIZ.	HORIZONTAL	V.W.C.	VINYL WALL COVERING
H.B.	HOSE BIBB	V.O.I.P.	VOICE OVER INTERNET PROTOCOL
I.D.	INSIDE DIAMETER	W.C.	WATER CLOSET
INSUL.	INSULATION	W.H.	WATER HEATER
INT.	INTERIOR	WP.	WATERPROOF
INV.	INVERT	W.R.	WATER RESISTANT
JT.	JOINT	W.W.M.	WELDED WIRE MESH
J.H.	JOIST HANGER	W.D.	WINDOW DIMENSION
K.D.	KILN DRIED	WI.	WITH
		WO	WITHOUT
		WD.	WOOD

BLDG. CODES & STANDARDS:

2022	CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022	CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R.
2021	INTERNATIONAL BUILDING CODE, VOLUMES 1 AND 2, WITH 2022 CALIFORNIA AMENDMENTS.)
2022	CALIFORNIA ELECTRIC CODE (CEC), PART 3, TITLE 24, C.C.R.
2022	(2020 NATIONAL ELECTRIC CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
2021	(2021 UNIFORM MECHANICAL CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R.
2021	(2021 UNIFORM PLUMBING CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA ENERGY CODE (CENC), PART 6, TITLE 24, C.C.R.
2022	CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.
2021	(2021 INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R.
2022	CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24, C.C.R.
2019	ASME A17.1/CSA B44 SAFETY CODE FOR ELEVATORS AND ESCALATORS
2010	ADA STANDARDS FOR ACCESSIBLE DESIGN
	(28 CFR PART 35 FOR TITLE I ENTITIES)

CCR TITLE-19, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

NFPA 13	INSTALLATION OF SPRINKLER SYSTEMS	2022 EDITION
NFPA 14	INSTALLATION OF STANDPIPE & HOSE SYSTEMS	2019 EDITION
NFPA 17	(CA AMENDED) DRY CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEM	2021 EDITION
NFPA 20	STATIONARY FIRE PUMPS TO FIRE PROTECTION	2019 EDITION
NFPA 22	WATER TANKS FOR PRIVATE FIRE PROTECTION	2013 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS	2019 EDITION
NFPA 25	(CA AMENDED) INSPECTION, TESTING AND MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS	2013 CALIFORNIA EDITION
NFPA 72	NATIONAL FIRE ALARM CODE	2022 EDITION
NFPA 80	(CA AMENDED) FIRE DOORS AND OTHER OPENING PROTECTIVES	2019 EDITION
NFPA 92	STANDARD FOR SMOKE CONTROL SYSTEMS	2018 EDITION
NFPA 110	EMERGENCY AND STANDBY POWER SYSTEMS	2019 EDITION
NFPA 170	STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS	2018 EDITION
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2019 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2018 EDITION
ICC 300	STANDARDS FOR BLEACHERS, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS	2017 EDITION

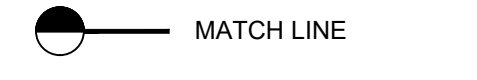
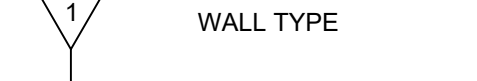
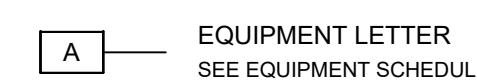
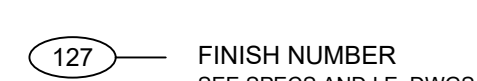
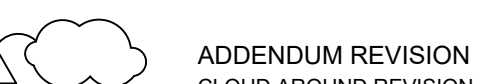
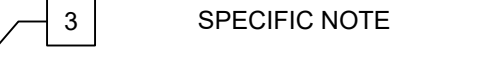
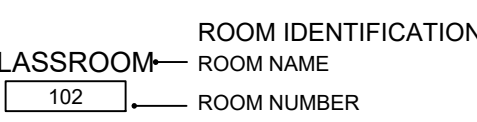
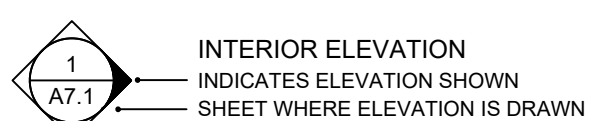
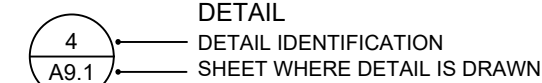
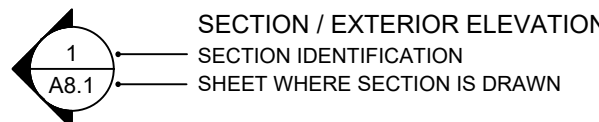
SFM 12-10-1	POWER OPERATED EXIT DOORS
SFM 12-10-2	SINGLE POINT LATCHING OR LOCKING DEVICES
SFM 12-10-3	EMERGENCY EXIT & PANIC HARDWARE

UL 38	MANUAL OPERATING SIGNAL BOXES	1999/2005 EDITION
UL 268	SMOKE DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	2016 EDITION
UL 268A	SMOKE DETECTORS DUCT APPLICATIONS	1998/2003 EDITION
UL 300	FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT	2005 (R2010)

UL 305	PANIC HARDWARE	2012 EDITION
UL 464	AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SMOKE SYSTEMS	2003 EDITION
UL 521	HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 864	CONTROL UNITS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	2014 EDITION
UL 1971	(W/REVISIONS THROUGH DEC. 2014) SIGNALING DEVICES FOR THE HEARING IMPAIRED	2002 EDITION

COMPLIANCE WITH CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION AND CBC CHAPTER 33, SAFETY DURING CONSTRUCTION WILL BE ENFORCED.

SYMBOLS LEGEND



PROJECT SUMMARY

EXTERIOR PAINTING INCLUDING ALL EXISTING BUILDINGS, COVERED WALKWAYS, METAL DECORATIVE FENCING, AND RAMP/RAILING SYSTEMS.

DRAWING INDEX

T1 TITLE SHEET

ARCHITECTURAL

- A0.1 SITE PLAN
- A7.1 EXTERIOR ELEVATIONS - EXTERIOR PAINTING ADMIN & MULTI-PURPOSE BUILDINGS
- A7.2 EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDINGS A & B, TYPICAL COVERED WALKWAY

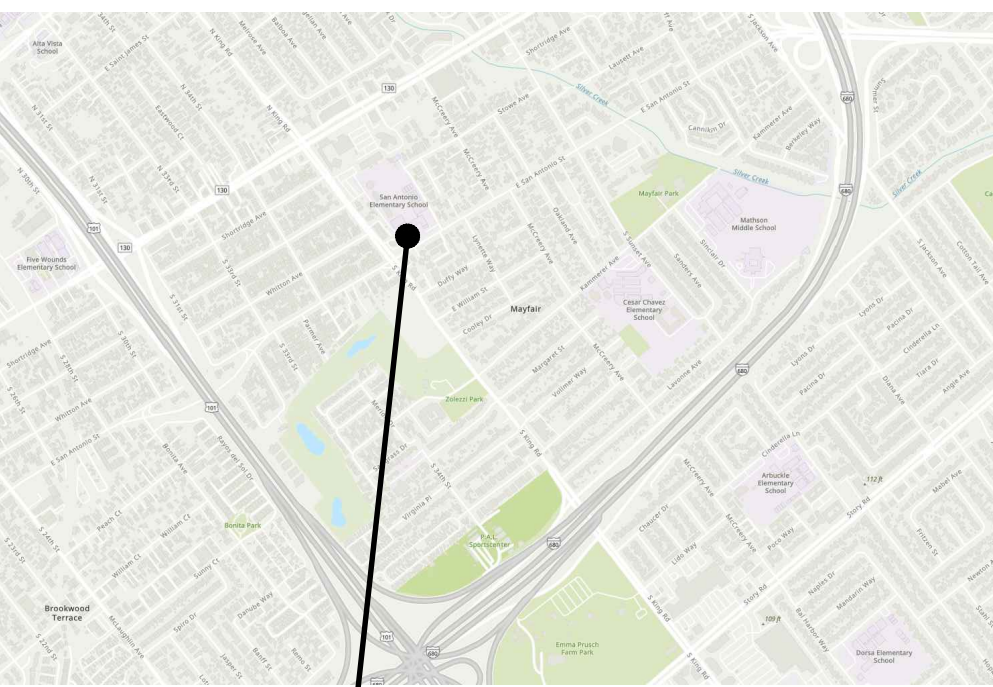
SHEET TOTAL = 4

THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT.

DESIGN TEAM

ARCHITECT
FINNEY ARCHITECTS
2155 SOUTH BASCOM AVENUE SUITE 250
CAMPBELL, CALIFORNIA 95008
(408) 398-1450
ATTN: MARK FINNEY MARK@FINNEYARCHITECTS.COM

VICINITY MAP



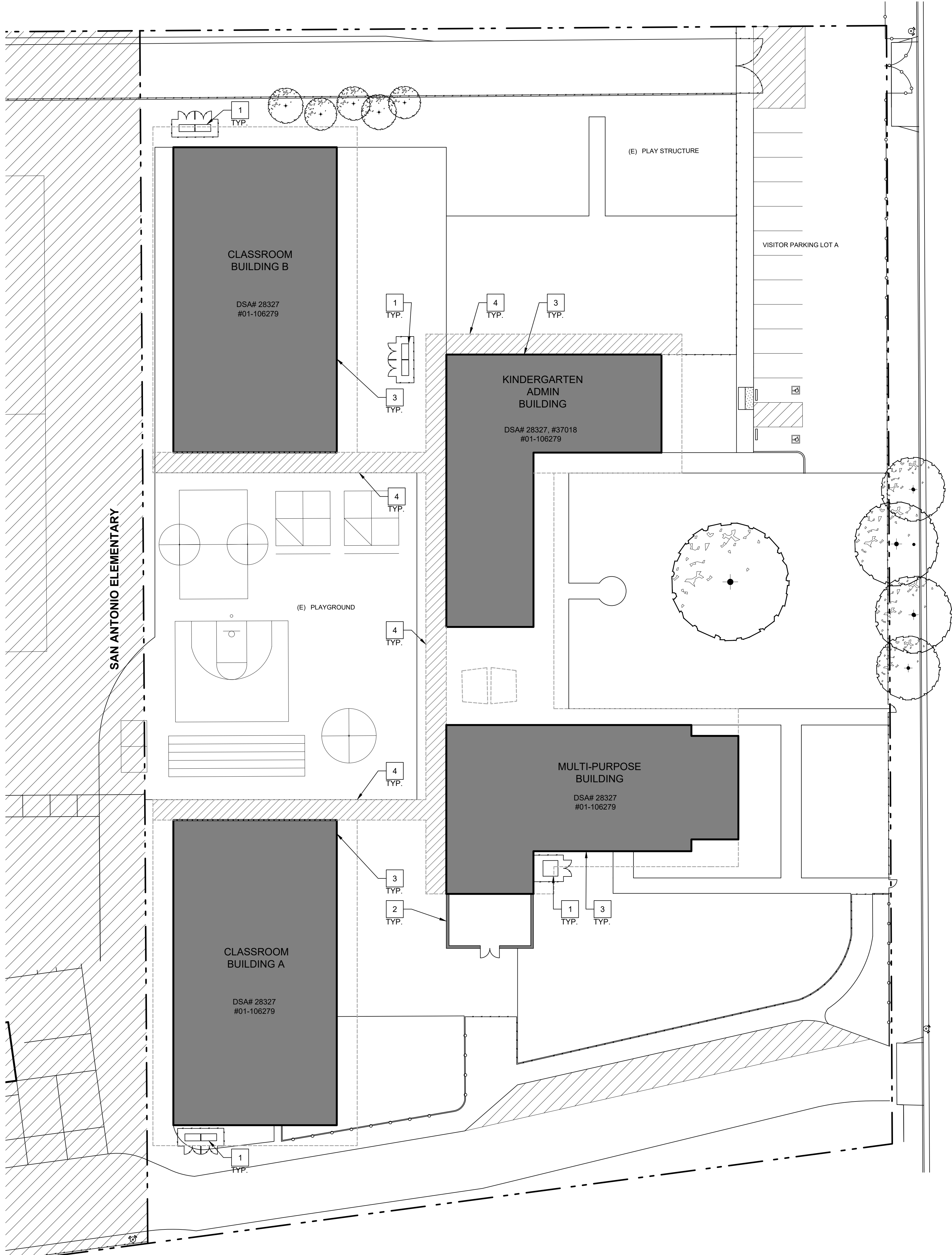
PROJECT LOCATION

TITLE SHEET

REVISIONS	NO.	ITEM	DATE
		BID SET	05/16/2025

DRAWN BY:	AB
CHECKED BY:	NJ
PROJECT NO:	DATE:
25022	04/29/2025

T1



1 SITE PLAN



GENERAL NOTES

- A. ALL EXTERIOR WALLS, DOORS/FRAMES, TRIM, SOFFITS, PARAPETS, COLUMNS, BEAMS, CONC. CURBS, FLAGPOLE, ETC. ARE TO BE PROPERLY PREPD AND PRIMED FOR COMPLETE BUILDING PAINTING.
- B. ALL COVERED WALKWAYS, INCLUDING COLUMNS, BEAMS, FASCIA, ETC. ARE TO BE PROPERLY PREPD AND PRIMED FOR PAINTING.
- C. PAINT ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- D. PAINT ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- E. PAINT ALL EXPOSED CONDUIT AND PIPE, TYP.
- F. CONTRACTOR TO VERIFY WITH DISTRICT REGARDING (E) MURALS.
- G. REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS, STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
- I. CONTRACTOR MUST VERIFY (E) BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
- J. ALL EXTERIOR SCHOOL MTL. DECORATIVE FENCE AND TO BE PRIMED AND PAINTED, VERIFY CONDITION, LOCATION, AND QUANTITIES IN FIELD. COLOR TO BE BLACK, TYP.
- K. PAINT ALL EXISTING FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.
- L. ALL COVERED WALKWAYS SIMILAR, V.I.F.
- M. CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS AND CERAMIC BACK TILE WALL.
- N. (E) WALL MURALS TO REMAIN, PROTECT IN PLACE.

SITE PLAN NOTES

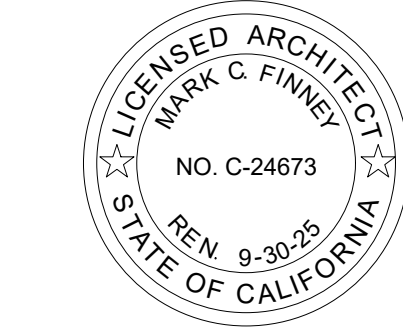
- 1. (E) AC UNIT ON CONCRETE PAD WITH FENCING ENCLOSURE TO REMAIN, TYP. PROTECT IN PLACE.
- 2. (E) CEMENT PLASTER TRASH ENCLOSURE WALLS AND METAL GATE PAINTED.
- 3. (E) BUILDING EXTERIOR PAINTED, TYP.
- 4. (E) COVERED WALKWAY PAINTED, TYP.

GRAPHIC KEY

- EXISTING PROPERTY LINE
- ROOF OVERHANG
- CHAINLINK FENCE
- WOOD FENCE
- DECORATIVE FENCE
- EXISTING BUILDING INCLUDED IN SCOPE OF WORK
- EXISTING COVERED WALKWAY INCLUDED IN SCOPE OF WORK
- EXISTING RESTROOMS
- DRINKING FOUNTAIN
- (E) FIRE HYDRANT

(DSA STAMP AREA)

FINNEY ARCHITECTS
2155 SOUTH BASCOM AVE.
SUITE 250
CAMPBELL, CA 95008
PHONE: 408-398-1450

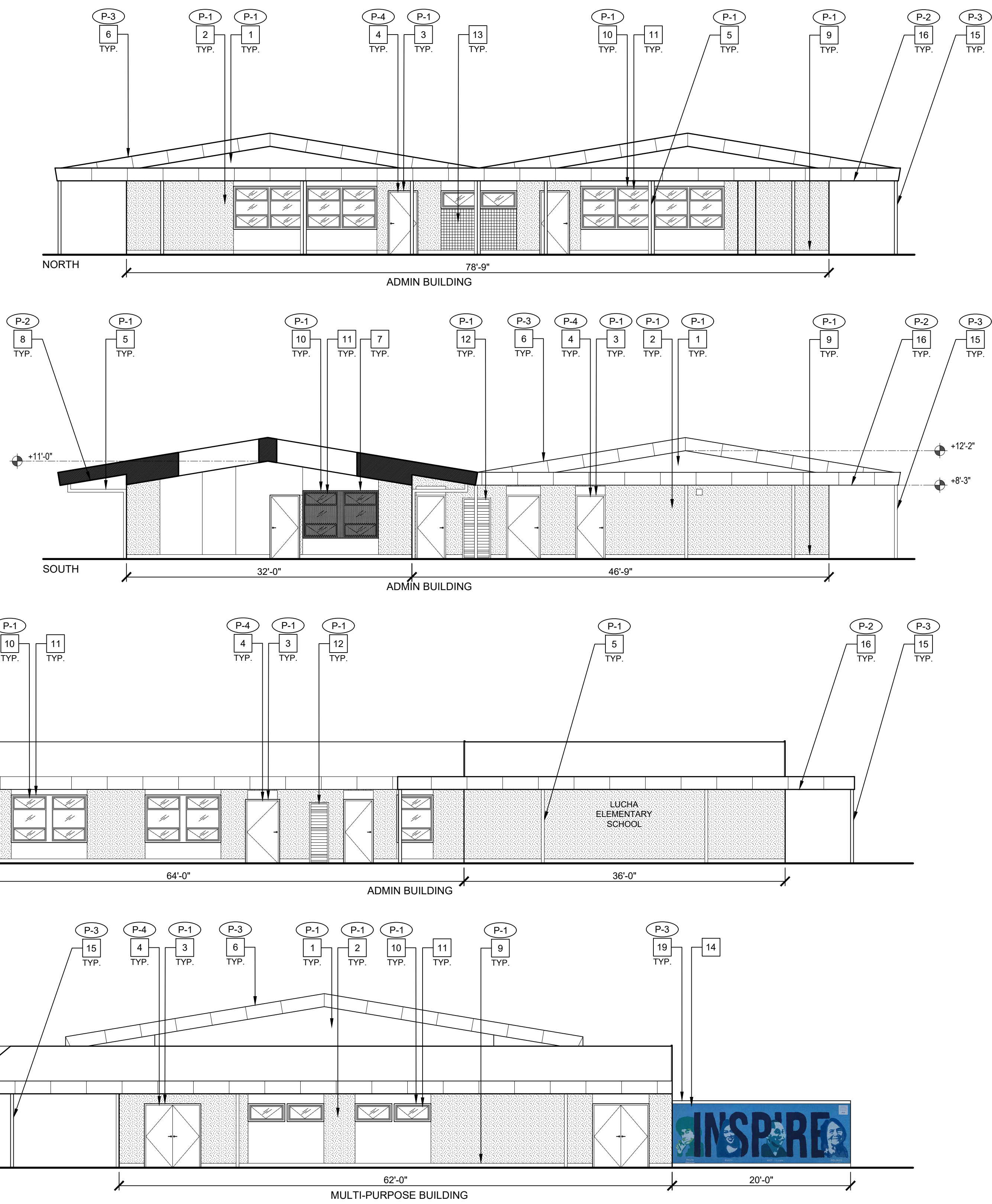


SITE PLAN

EXTERIOR PAINTING AT
LUCHA ELEMENTARY
1711 EAST SAN ANTONIO STREET, SAN JOSE CA 95116
ALUM ROCK UNION SCHOOL DISTRICT

REVISIONS NO.	ITEM	DATE
	BID SET	05/16/2025

DRAWN BY:	AB
CHECKED BY:	NJ
PROJECT NO:	25022
DATE:	04/29/2025



GENERAL NOTES

- ALL EXTERIOR WALLS, DOORS/FRAMES, TRIM, SOFFITS, PARAPETS, COLUMNS, BEAMS, CONC. CURBS, FLAGPOLE, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR COMPLETE BUILDING PAINTING.
- ALL COVERED WALKWAYS, INCLUDING COLUMNS, BEAMS, FASCIA, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR PAINTING.
- PAINT ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- PAINT ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- PAINT ALL EXPOSED CONDUIT AND PIPE, TYP.
- CONTRACTOR TO VERIFY WITH DISTRICT REGARDING (E) MURALS.
- REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS. STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
- CONTRACTOR MUST VERIFY (E) BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
- ALL EXTERIOR SCHOOL MTL. DECORATIVE FENCE AND TO BE PRIMED AND PAINTED, VERIFY CONDITION, LOCATION, AND QUANTITIES IN FIELD, COLOR TO BE BLACK, TYP.
- PAINT ALL EXISTING FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.
- ALL COVERED WALKWAYS SIMILAR, V.I.F.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS AND CERAMIC BACK TILE WALL.
- (E) WALL MURALS TO REMAIN. PROTECT IN PLACE.

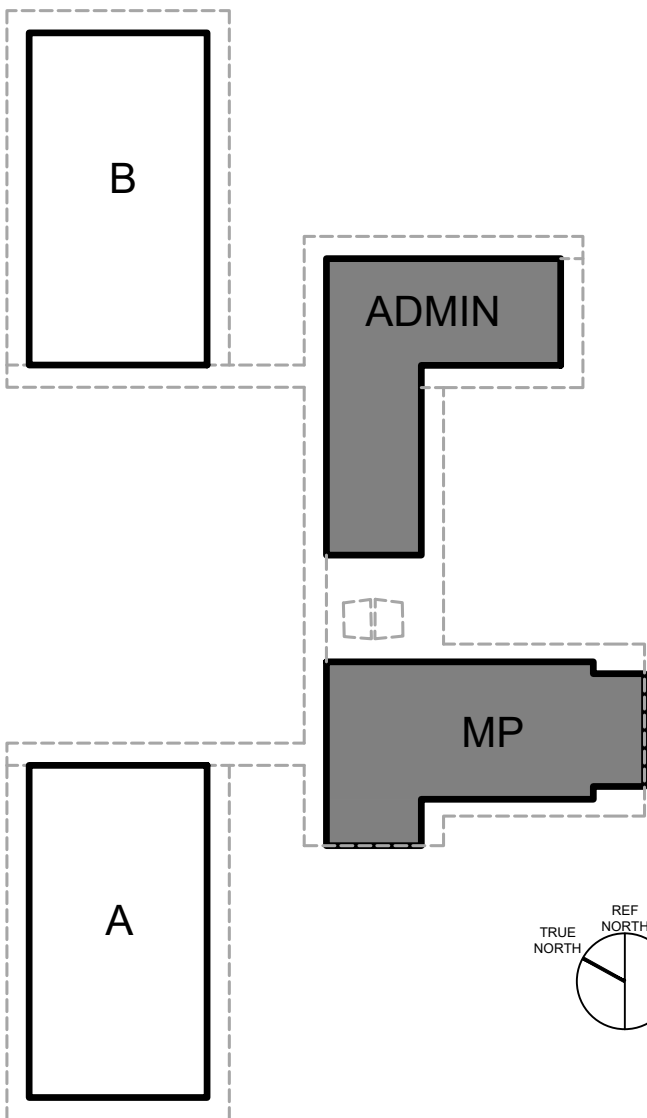
EXTERIOR ELEVATION NOTES

- (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
- (E) EXPOSED AGGREGATE WALL FINISH PAINTED, TYP.
- (E) DOOR TRIM PAINTED, TYP.
- (E) DOOR PAINTED, TYP.
- (E) RAINWATER LEADER PAINTED, TYP.
- (E) FASCIA PAINTED, TYP.
- (E) METAL GRATE PAINTED, TYP.
- (E) UNDERSIDE OF EAVE PAINTED, TYP.
- (E) WALL BASE PAINTED, TYP.
- (E) WINDOW TRIM PAINTED, TYP.
- (E) WINDOWS TO REMAIN, TYP. PROTECT IN PLACE.
- (E) LOUVER PAINTED, TYP.
- (E) CERAMIC TILE WALL FINISH TO REMAIN, TYP. PROTECT IN PLACE.
- (E) SCHOOL MURAL TO REMAIN, PROTECT IN PLACE.
- (E) COLUMN PAINTED, TYP.
- (E) UNDERSIDE OF COVERED WALKWAY PAINTED, TYP.
- (E) VENT TO REMAIN, TYP. PROTECT IN PLACE.
- (E) OPAQUE WINDOW PANEL PAINTED, TYP.
- (E) FLASHING PAINTED, TYP.
- (E) BULLETIN BOARD TO BE REMOVED, STORE FOR REINSTALLATION, TYP.

GRAPHIC KEY

- (P-1) PAINT TAG:
(P-2) PAINT TAG:
(P-3) PAINT TAG:
(P-4) PAINT TAG:

BUILDING KEY



EXTERIOR PAINTING AT
LUCHA ELEMENTARY
1711 EAST SAN ANTONIO STREET, SAN JOSE CA 95116
ALUM ROCK UNION SCHOOL DISTRICT

REVISIONS NO.	ITEM	DATE
BID SET		05/16/2025

DRAWN BY:	AB
CHECKED BY:	NJ
PROJECT NO:	25022
DATE:	04/29/2025

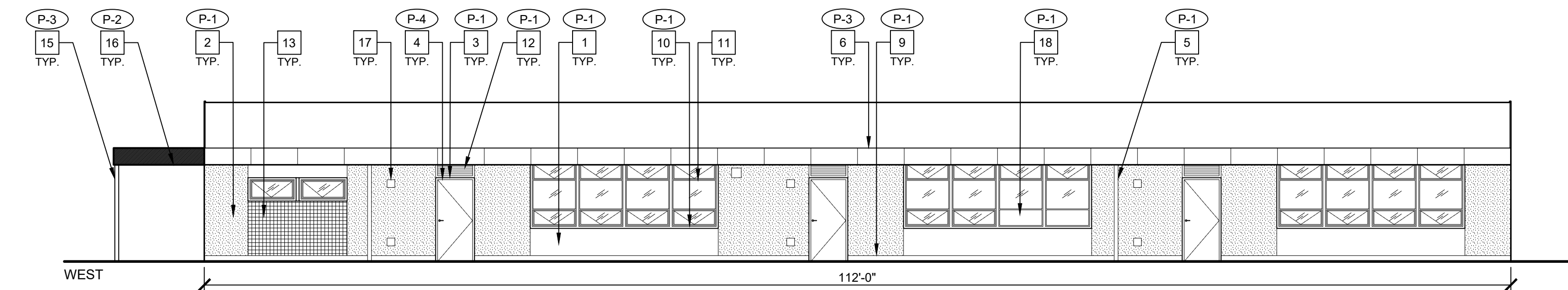
A7.1

(DSA STAMP AREA)

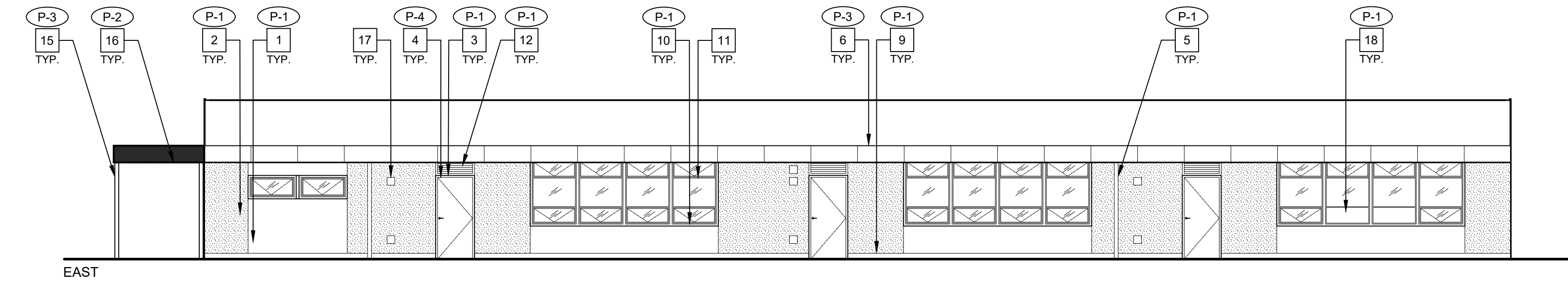
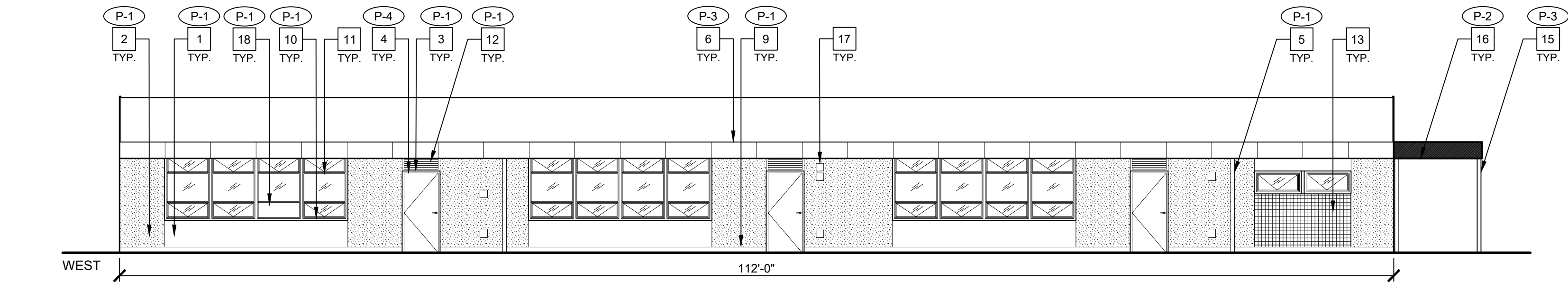
FINNEY ARCHITECTS
2155 SOUTH BASCOM AVE.
SUITE 250
CAMPBELL, CA 95008
PHONE: 408-398-1450



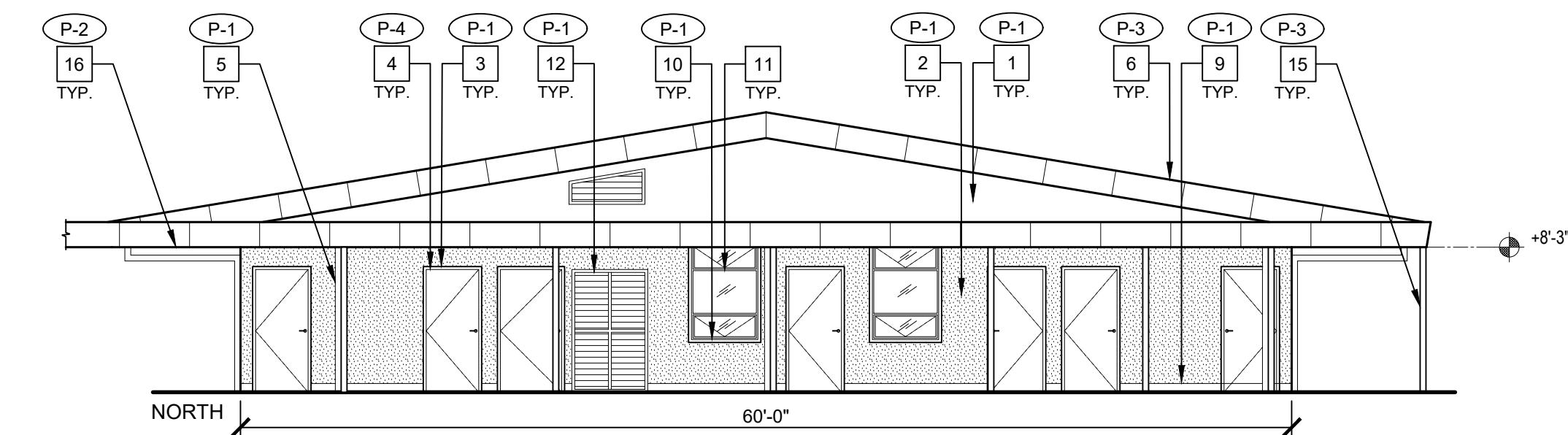
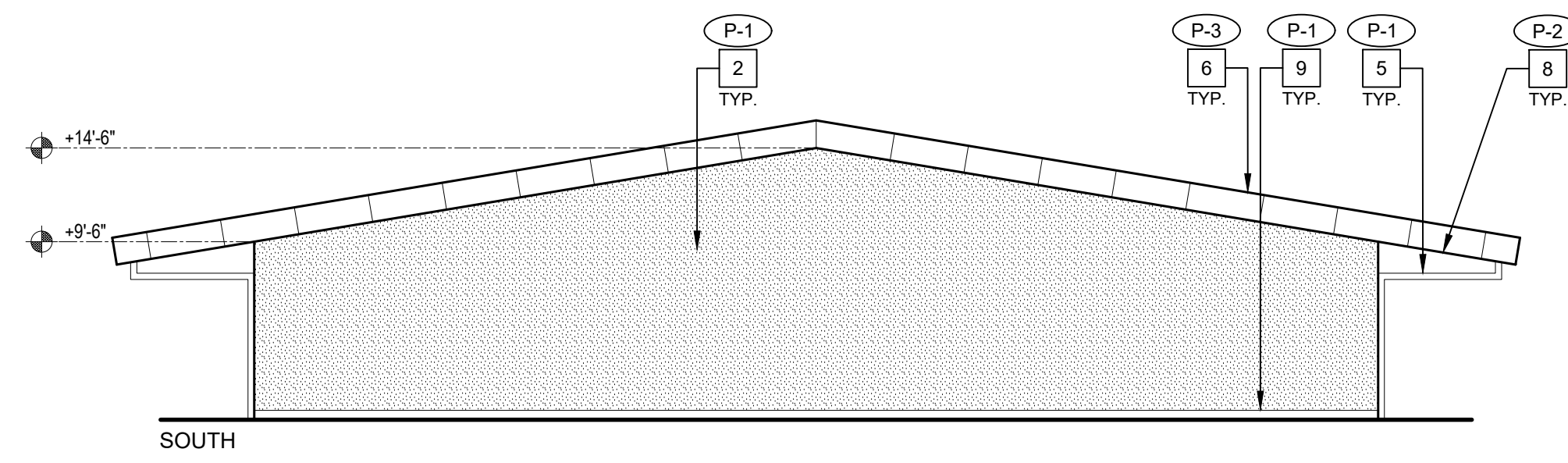
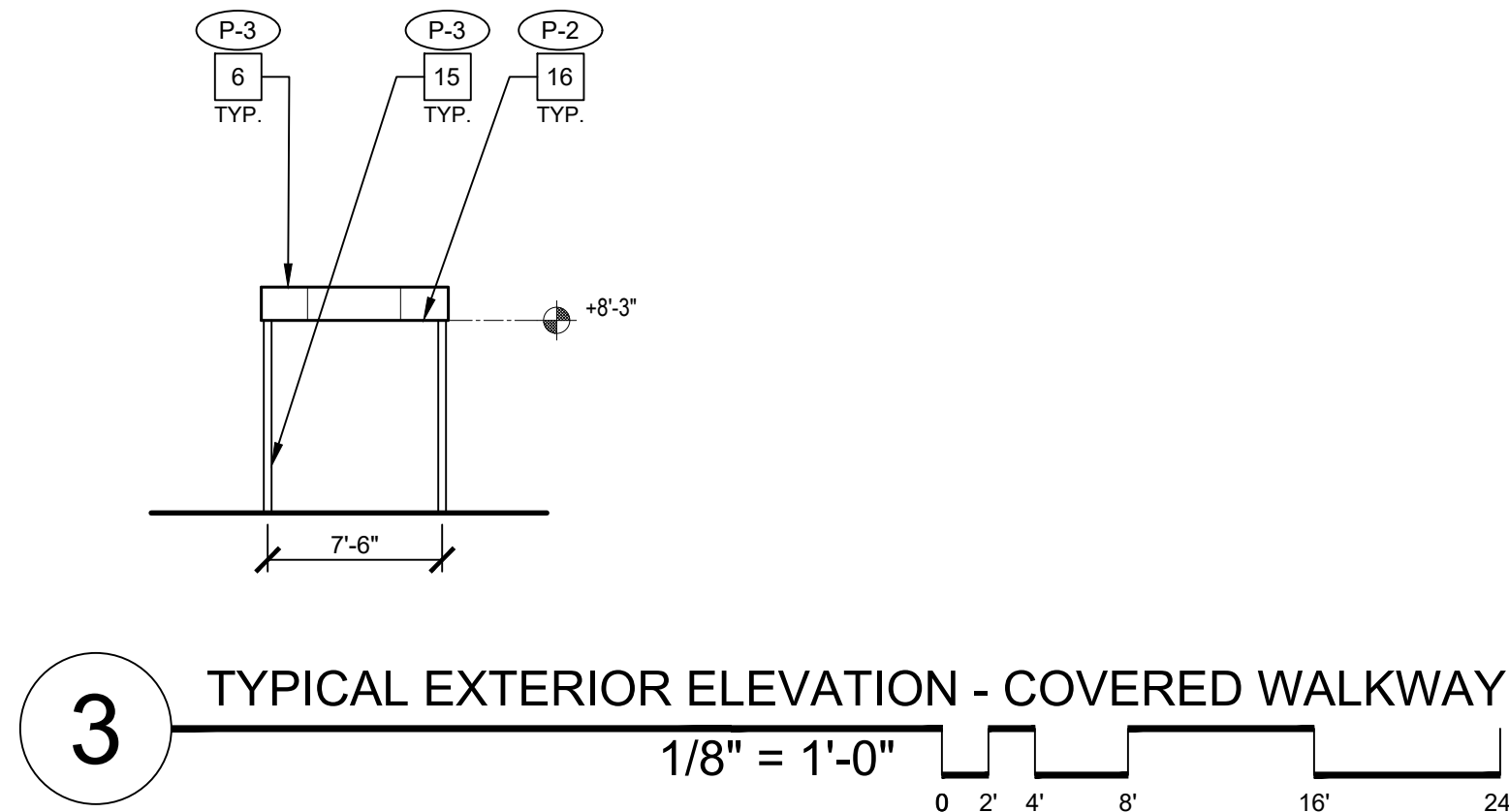
1 EXTERIOR ELEVATIONS - BUILDING C



2 EXTERIOR ELEVATIONS - BUILDING D



3 TYPICAL EXTERIOR ELEVATION - COVERED WALKWAY



GENERAL NOTES

- ALL EXTERIOR WALLS, DOORS/FRAMES, TRIM, SOFFITS, PARAPETS, COLUMNS, BEAMS, CONC. CURBS, FLAGPOLE, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR COMPLETE BUILDING PAINTING.
- ALL COVERED WALKWAYS, INCLUDING COLUMNS, BEAMS, FASCIA, ETC. ARE TO BE PROPERLY PREP'D AND PRIMED FOR PAINTING.
- PAINT ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- PAINT ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- PAINT ALL EXPOSED CONDUIT AND PIPE, TYP.
- CONTRACTOR TO VERIFY WITH DISTRICT REGARDING (E) MURALS.
- REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS. STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
- CONTRACTOR MUST VERIFY (E) BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
- ALL EXTERIOR SCHOOL MTL. DECORATIVE FENCE AND TO BE PRIMED AND PAINTED, VERIFY CONDITION, LOCATION, AND QUANTITIES IN FIELD, COLOR TO BE BLACK, TYP.
- PAINT ALL EXISTING FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.
- ALL COVERED WALKWAYS SIMILAR, V.I.F.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS AND CERAMIC BACK TILE WALL.
- (E) WALL MURALS TO REMAIN. PROTECT IN PLACE.

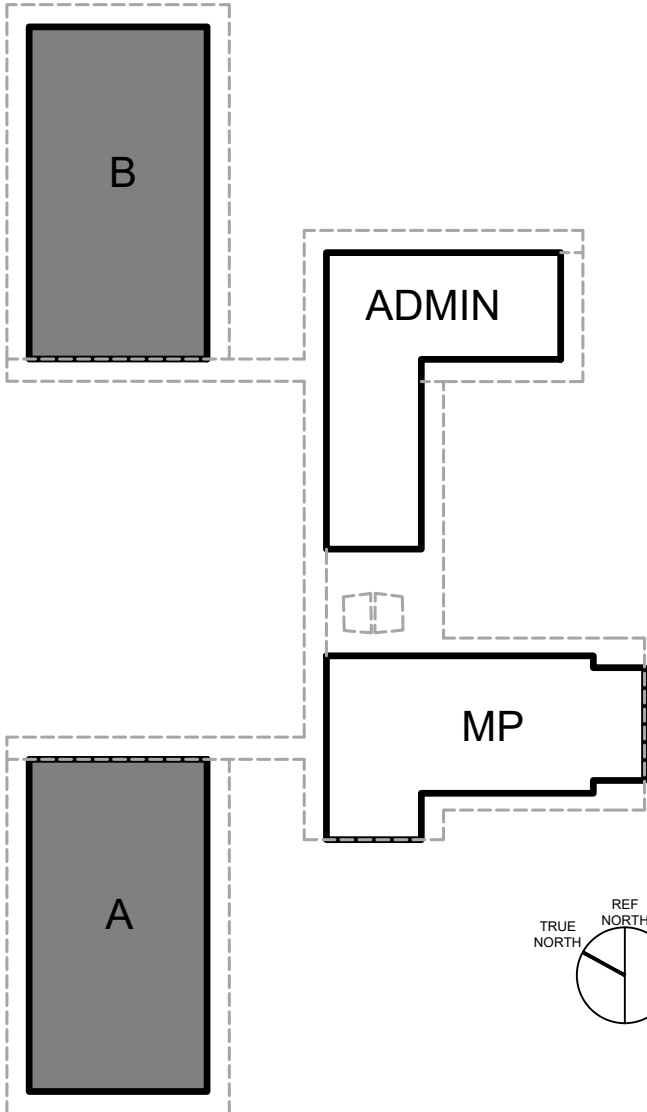
EXTERIOR ELEVATION NOTES

- (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
- (E) EXPOSED AGGREGATE WALL FINISH PAINTED, TYP.
- (E) DOOR TRIM PAINTED, TYP.
- (E) DOOR PAINTED, TYP.
- (E) RAINWATER LEADER PAINTED, TYP.
- (E) FASCIA PAINTED, TYP.
- (E) METAL GRATE PAINTED, TYP.
- (E) UNDERSIDE OF EAVE PAINTED, TYP.
- (E) WALL BASE PAINTED, TYP.
- (E) WINDOW TRIM PAINTED, TYP.
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- (E) OPAQUE WINDOW PANEL PAINTED, TYP.
- (E) FLASHING PAINTED, TYP.

GRAPHIC KEY

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P-2 PAINT TAG:
P-3 PAINT TAG:
P-4 PAINT TAG:

BUILDING KEY



EXTERIOR ELEVATIONS - EXTERIOR PAINTING
BUILDINGS A & B, TYPICAL COVERED WALKWAY

EXTERIOR PAINTING AT
LUCHA ELEMENTARY
1711 EAST SAN ANTONIO STREET, SAN JOSE CA 95116
ALUM ROCK UNION SCHOOL DISTRICT

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