



ALUM ROCK UNION SCHOOL DISTRICT

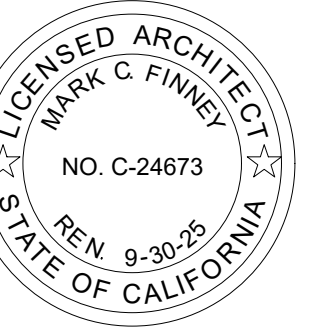
PROJECT 18 - BID NUMBER 2425-BONDS07

BID PACKAGE 3

EXTERIOR PAINTING:

LYNDALE ELEMENTARY SCHOOL
RUSSO/MCENTEE ACADEMY

(DSA STAMP AREA)



BID PACKAGE 3

EXTERIOR PAINTING AT
LYNDALE ELEMENTARY SCHOOL & RUSSO/MCENTEE ACADEMY
ALUM ROCK UNION SCHOOL DISTRICT

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

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

TO



EXTERIOR PAINTING AT LYNDALE ELEMENTARY

13901 NORDYKE DRIVE, SAN JOSE CA 95127

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) IN CALIFORNIA TO BE DONE IN ACCORDANCE WITH 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
ARCHT.	ARCHITECT	MATL.	MATERIAL
AC	ASPHALTIC CONCRETE	MAX.	MAXIMUM
B.	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
CLS.	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	OPPOSITE HAND	OPPOSITE HAND
CLR.	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	O.D.	OUTSIDE DIAMETER
C.W.	COLD WATER	O.F.C.I.	OWNER FURNISHED and CONTRACTOR INSTALLED
COL.	COLUMN	PR	PARTITION
COM.	COMMON	PLAT.	PLATE
CONC.	CONCRETE	PENNY (NAILS)	PENNY (NAILS)
CONST.	CONSTRUCTION	PLAS.	PLASTER
C.H.	CORNER HEART	PLYWD.	PLYWOOD
C.J.	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.	DRAWING	RM.	ROOM
D.F.	DRINKING FOUNTAIN and/or DOUGLAS FIR	R.O.	ROUGH OPENING
		RND.	ROUND
EA.	EACH	R.H.M.S.	ROUND HEAD METAL SCREW
E.W.	EACH WAY	R.H.W.S.	ROUND HEAD WOOD SCREW
ELEC.	ELECTRIC or ELECTRICAL	SSD.	SEE STRUCTURAL DRAWINGS
EL. or ELEV.	ELEVATION	S.T.S.M.S.	SELF TAPPING SHEET METAL SCREW
ENCL.	ENCLOSE and/or ENCLOSURE	SHEATH.	SHEATHING
EQ.	EQUAL	S.M.	SHEET METAL
EQUIP.	EQUIPMENT	S.M.S.	SHEET METAL SCREW
(E)	EXISTING	S.O.V.	SHUT OFF VALVE
EX.	EXPANSION	SIM.	SIMILAR
EXP.	EXPANSION JOINT	S.C.	SOLID CORE
EXT.	EXPOSED	SPEC.	SPECIFICATION
F.O.C.	FACE OF CONCRETE	SO.	SQUARE
F.O.S.	FACE OF STUD	S.F.	SQUARE FEET
F.O.F.	FACE OF FINISH	STAG.	STAGGERED
FIN.	FINISH	STD.	STANDARD
F.F.	FINISHED FLOOR	S.S.	STAINLESS STEEL
F.S.	FINISH SLAB	STEEL	STEEL
F.E.	FIRE EXTINGUISHER	STOR.	STORAGE
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.H.	FIRE HYDRANT	S.A.G.	SUPPLY AIR GRILLE
F.H.M.S.	FLAT HEAD METAL SCREW	THRES.	THRESHOLD
F.H.W.S.	FLAT HEAD WOOD SCREW	T&G	TONGUE & GROOVE
FL. or FLR.	FLOOR	T.J.	TOOLED JOINT
F.D.	FLOOR DRAIN	T.O.B.	TOP OF BEAM
FTG.	FOOTING	FND.	TOP OF CURB or CONCRETE
FND.	FOUNDATION	T.O.S.	TOP OF STEEL or SHEATHING
GALV.	GALVANIZED	T.O.W.	TOP OF WALK
G.I.	GALVANIZED IRON	TYP.	TYPICAL
GA.	GALVEY	U.O.N.	UNLESS OTHERWISE NOTED
GL.	GLASS	U.O.S.	UNLESS OTHERWISE SHOWN
GLU-LAM	GLUE-LAMINATED	V.I.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	WTH.	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. (CA AMENDED)	2022 EDITION
2022	CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R. (2021 INTERNATIONAL BUILDING CODE, VOLUMES 1 AND 2, WITH 2022 CALIFORNIA AMENDMENTS.)	2019 EDITION
2022	CALIFORNIA ELECTRIC CODE (CEC), PART 3, TITLE 24, C.C.R. (2020 NATIONAL ELECTRIC CODE WITH 2022 CALIFORNIA AMENDMENTS).	2021 EDITION
2022	CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R. (2021 UNIFORM MECHANICAL CODE WITH 2022 CALIFORNIA AMENDMENTS).	2019 EDITION
2022	CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R. (2021 UNIFORM PLUMBING CODE WITH 2022 CALIFORNIA AMENDMENTS).	2013 EDITION
2022	CALIFORNIA ENERGY CODE (CENC), PART 6, TITLE 24, C.C.R. (2021 INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS).	2019 EDITION
2022	CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R. (2021 INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS).	2018 EDITION
2022	CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R. (2021 INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS).	2017 EDITION
2022	CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24, C.C.R. ASME A17.1/CSA B44 SAFETY CODE FOR ELEVATORS AND ESCALATORS	
2019	ADA STANDARDS FOR ACCESSIBLE DESIGN	
2010	(28 CFR PART 35 FOR TITLE II ENTITIES)	

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

NFPA 13	INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)	2022 EDITION
NFPA 14	INSTALLATION OF STANDPIPE & HOSE SYSTEMS (CA AMENDED)	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 (CA AMENDED)	2019 EDITION
NFPA 25	INSPECTION, TESTING AND MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS	2013 CALIFORNIA EDITION
NFPA 72	NATIONAL FIRE ALARM CODE (CA AMENDED)	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 SILENCE SYSTEMS; AND STAND-BY POWER SYSTEMS	2003 EDITION
UL 521	HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 864	CONTROL UNITS FOR FIRE PROTECTIVE SIGNALING SYSTEMS (W/REVISIONS THROUGH DEC. 2014)	2014 EDITION
UL 1971	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, METAL DECORATIVE FENCING, AND RAMP/ RAILING SYSTEMS.

DRAWING INDEX

T1 TITLE SHEET

ARCHITECTURAL

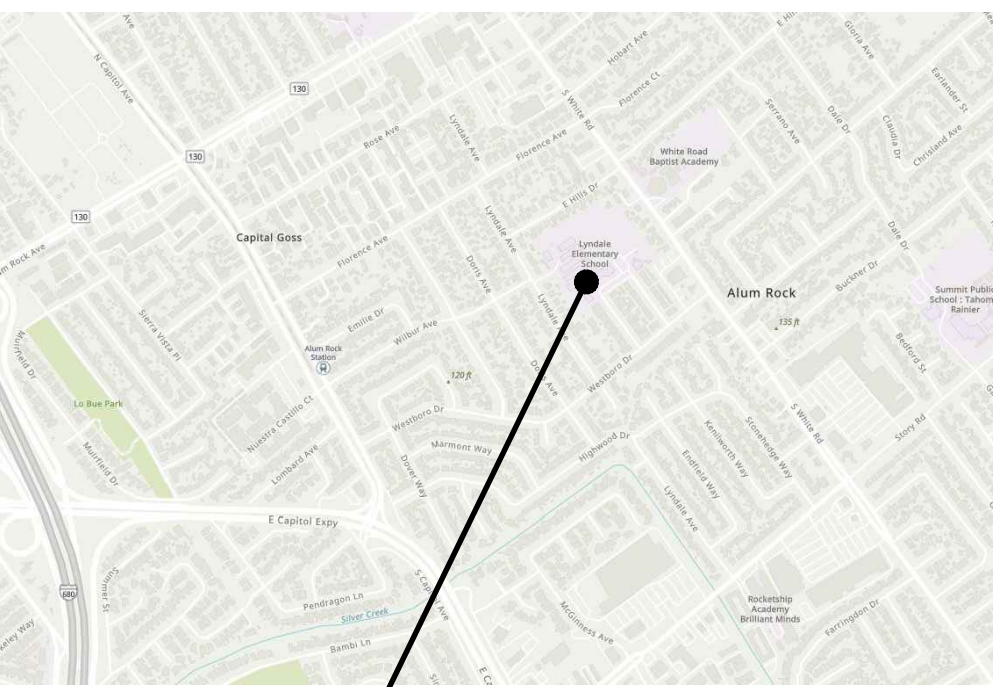
A0.1	SITE PLAN
A7.1	EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDINGS A & B
A7.2	EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDINGS C & D
A7.3	EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDINGS E & F
A7.4	EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDINGS G & H, TYPICAL PORTABLES & COVERED WALKWAY

SHEET TOTAL = 6

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:	TJ
CHECKED BY:	NR
PROJECT NO:	25024
DATE:	04/14/2025

T1

EXTERIOR PAINTING AT
LYNDALE ELEMENTARY SCHOOL
13901 NORDYKE DRIVE, SAN JOSE CA 95127
ALUM ROCK UNION SCHOOL DISTRICT

- A. ALL EXTERIOR WALLS, DOORS/FRAMES, TRIM, SOFFITS, PARAPETS, COLUMNS, BEAMS, CONG. 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. (E) SCHOOL WALL MURALS TO REMAIN, PROTECT IN PLACE, VERIFY WITH OWNER AND ARCHITECT.
- G. REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS, STORE FOR REINSTATEMENT TYP. VERIFY LOCATIONS IN FIELD.
- H. CONTRACTOR TO FIX (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.
- M. ALL (E) PLANTER BOXES TO REMAIN, PROTECT IN PLACE.
- N. PAINT ALL WALL MOUNTED HOOK RACK, TYP.

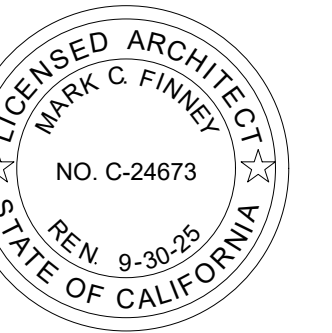
1. (E) COVERED WALKWAY PAINTED, TYP.
2. (E) DECORATIVE METAL FENCE PAINTED, TYP.
3. (E) PLANTER PAINTED, PROTECT PLANT IN PLACE, TYP.
4. (E) BUILDING EXTERIOR PAINTED, TYP.
5. (E) ELECTRICAL PANEL ON CONC. PAD PAINTED, TYP.
6. (E) CONC. BLOCK TRASH ENCLOSURE WALLS AND METAL GATE PAINTED.

	EXISTING PROPERTY LINE
	ROOF OVERHANG
	CHAINLINK FENCE
	DECORATIVE FENCE
	EXISTING BUILDING INCLUDED IN SCOPE OF WORK
	EXISTING COVERED WALKWAY INCLUDED IN SCOPE OF WORK

OSA STAMP AREA)



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



SITE PLAN

LYNDALE ELEMENTARY SCHOOL
13901 NORDYKE DRIVE, SAN JOSE CA 95127
ALUM ROCK UNION SCHOOL DISTRICT

NO.	ITEM	DATE
	BID SET	05/16/2025

DRAWN BY:	TR
CHECKED BY:	NJ
PROJECT NO:	DATE:
0024	04/14/2025

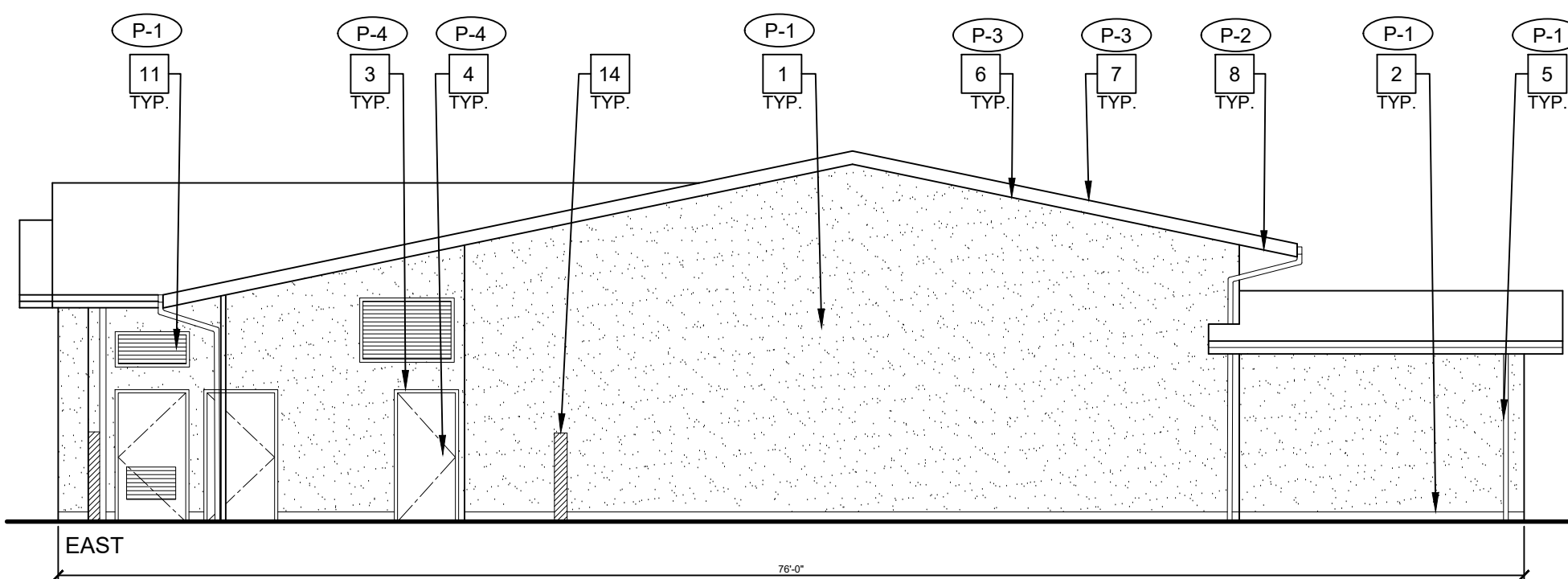
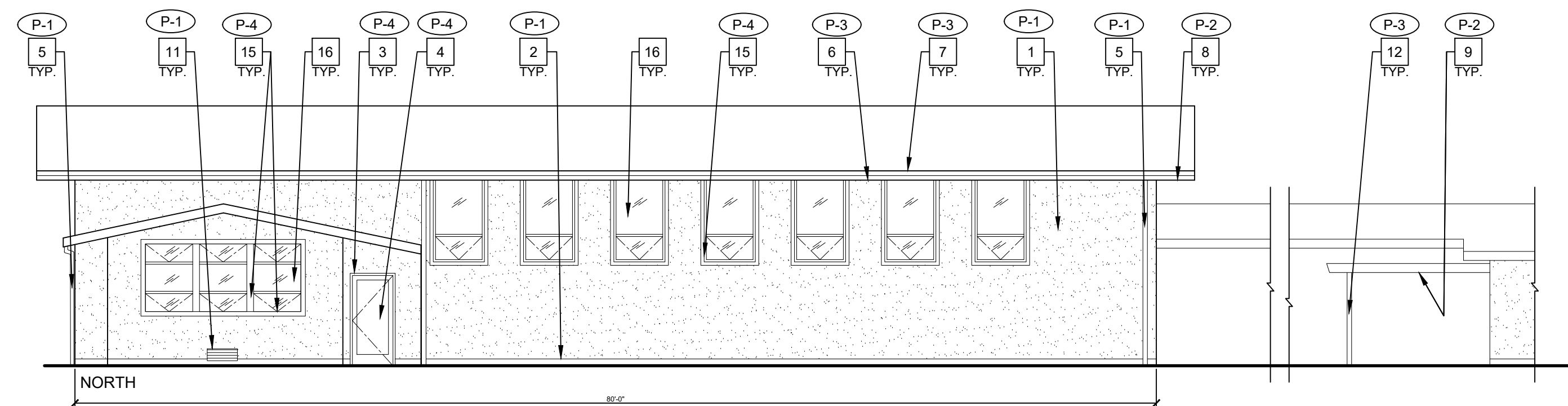
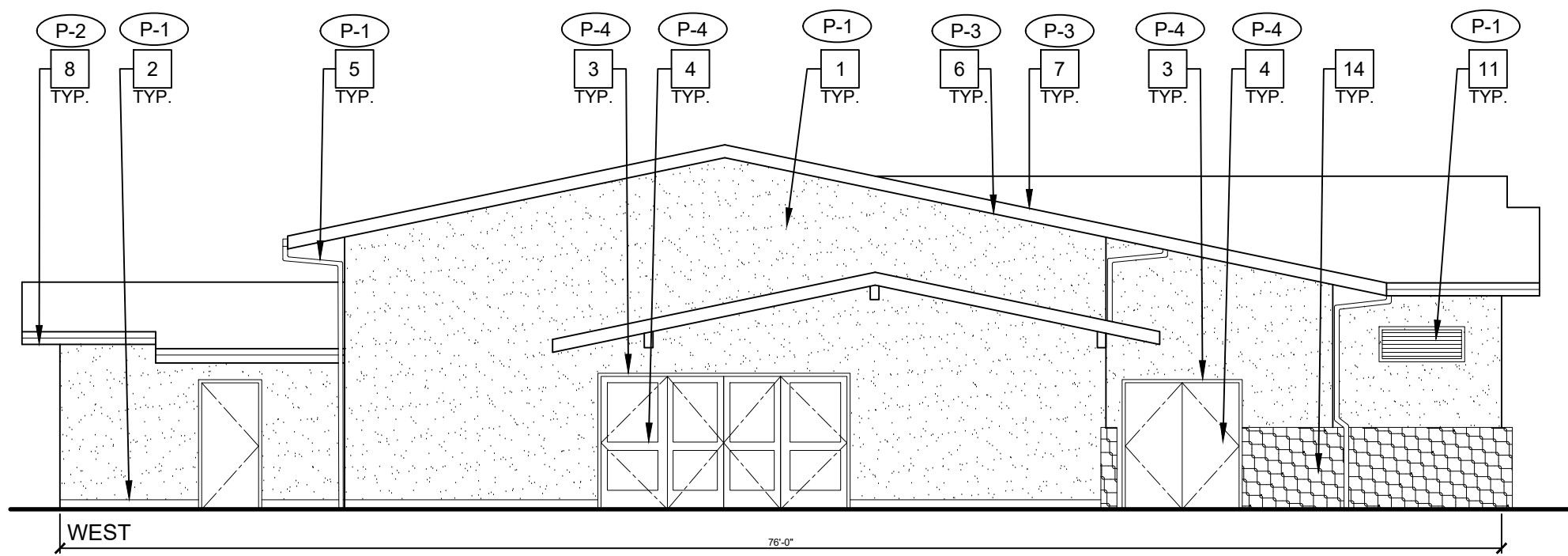
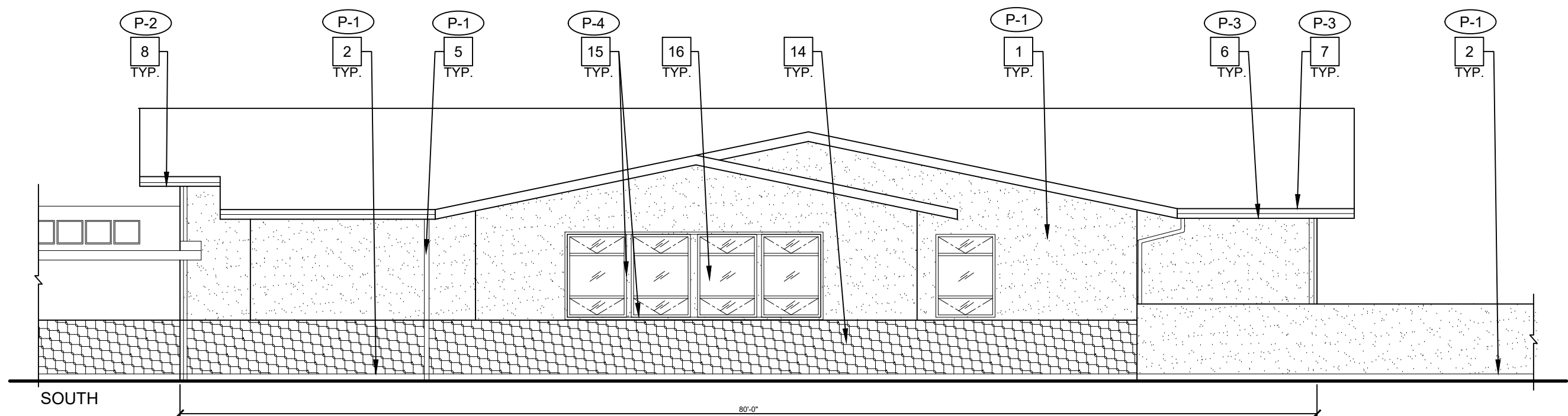
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1" = 30'-0"

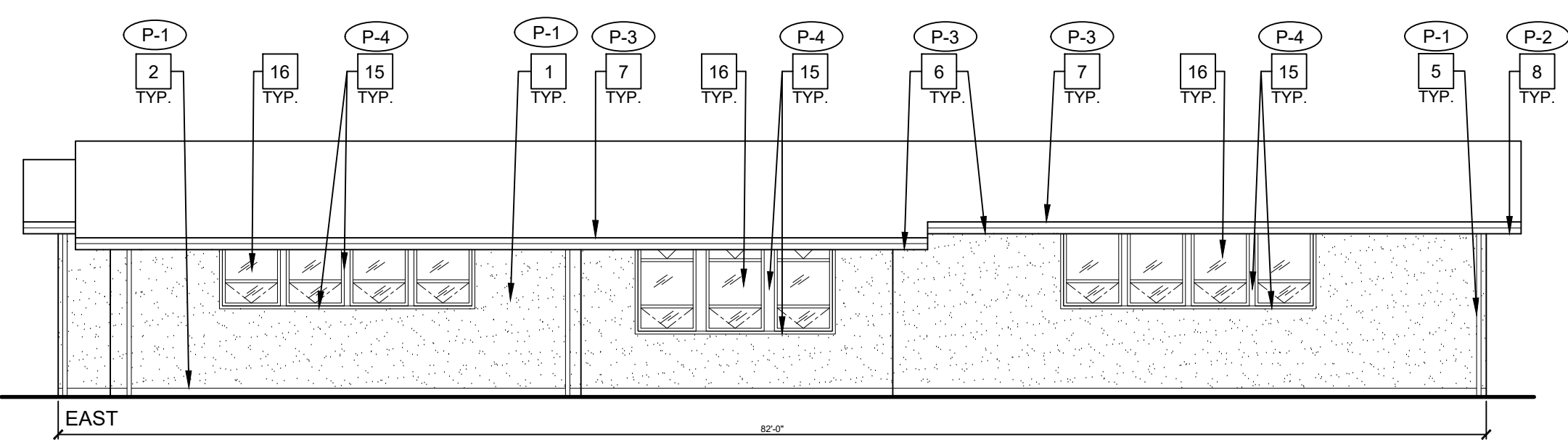
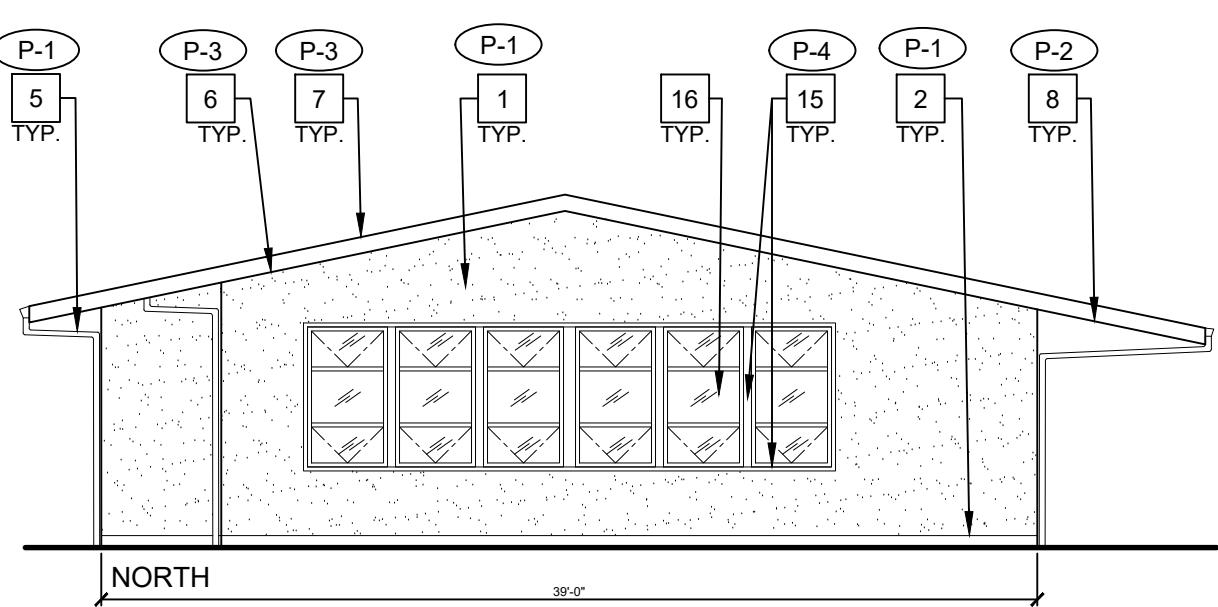
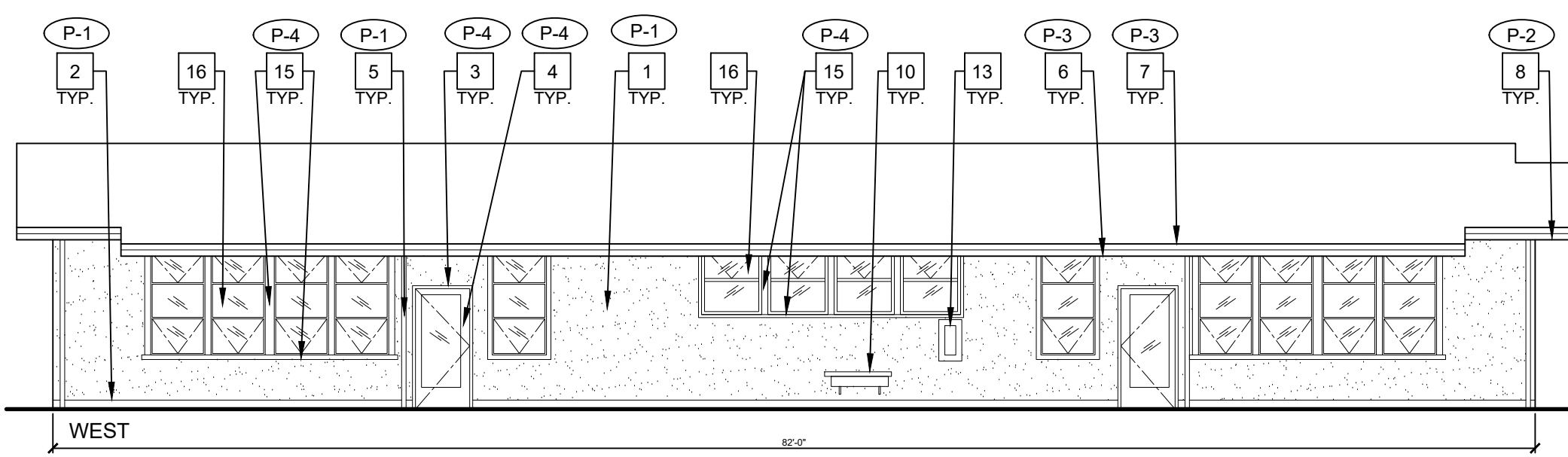
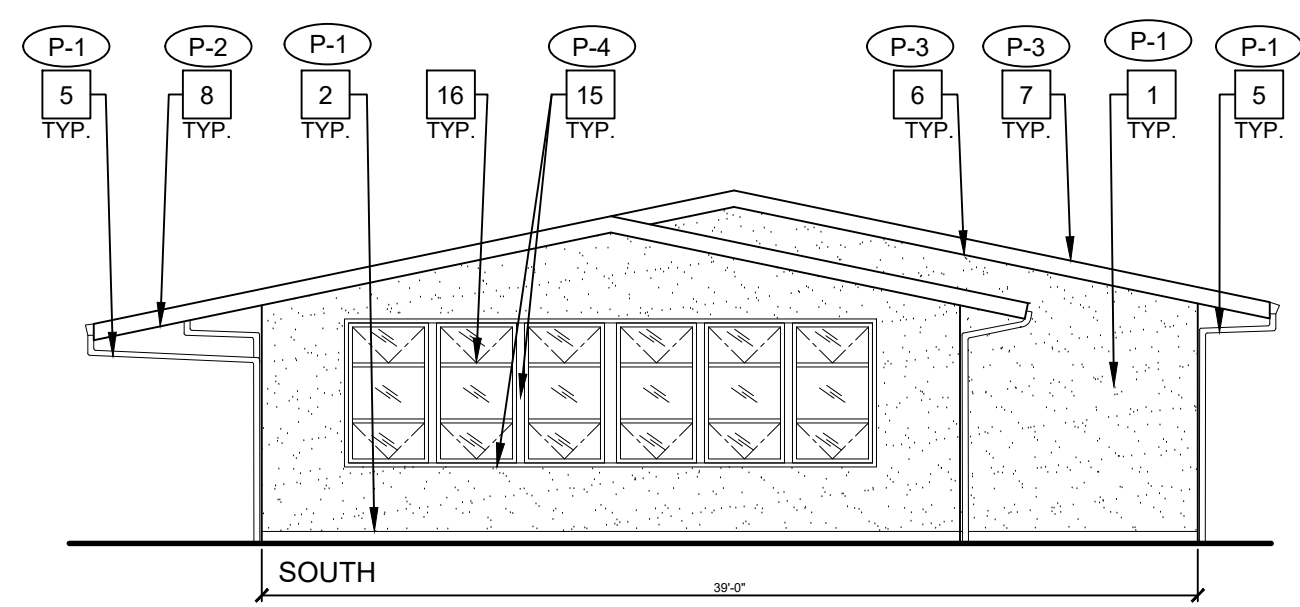
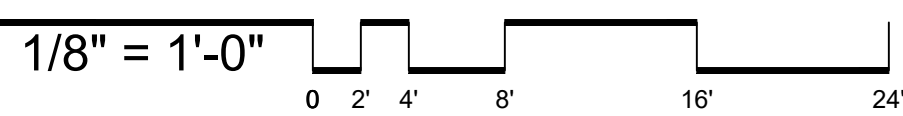
0 7.5' 15' 30' 60' 90'

NORTH

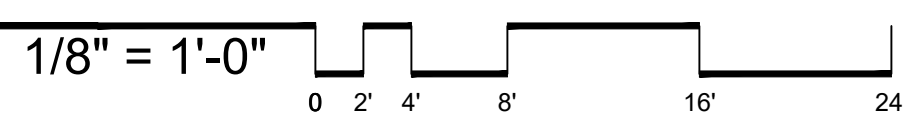
FREE NORTH



2 EXTERIOR ELEVATIONS - BUILDING B



1 EXTERIOR ELEVATIONS - BUILDING A



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. VERIFY WITH OWNER AND ARCHITECT.
- 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.
- M. ALL (E) PLANTER BOXES TO REMAIN, PROTECT IN PLACE.
- N. PAINT ALL WALL MOUNTED HOOK RACK, TYP.

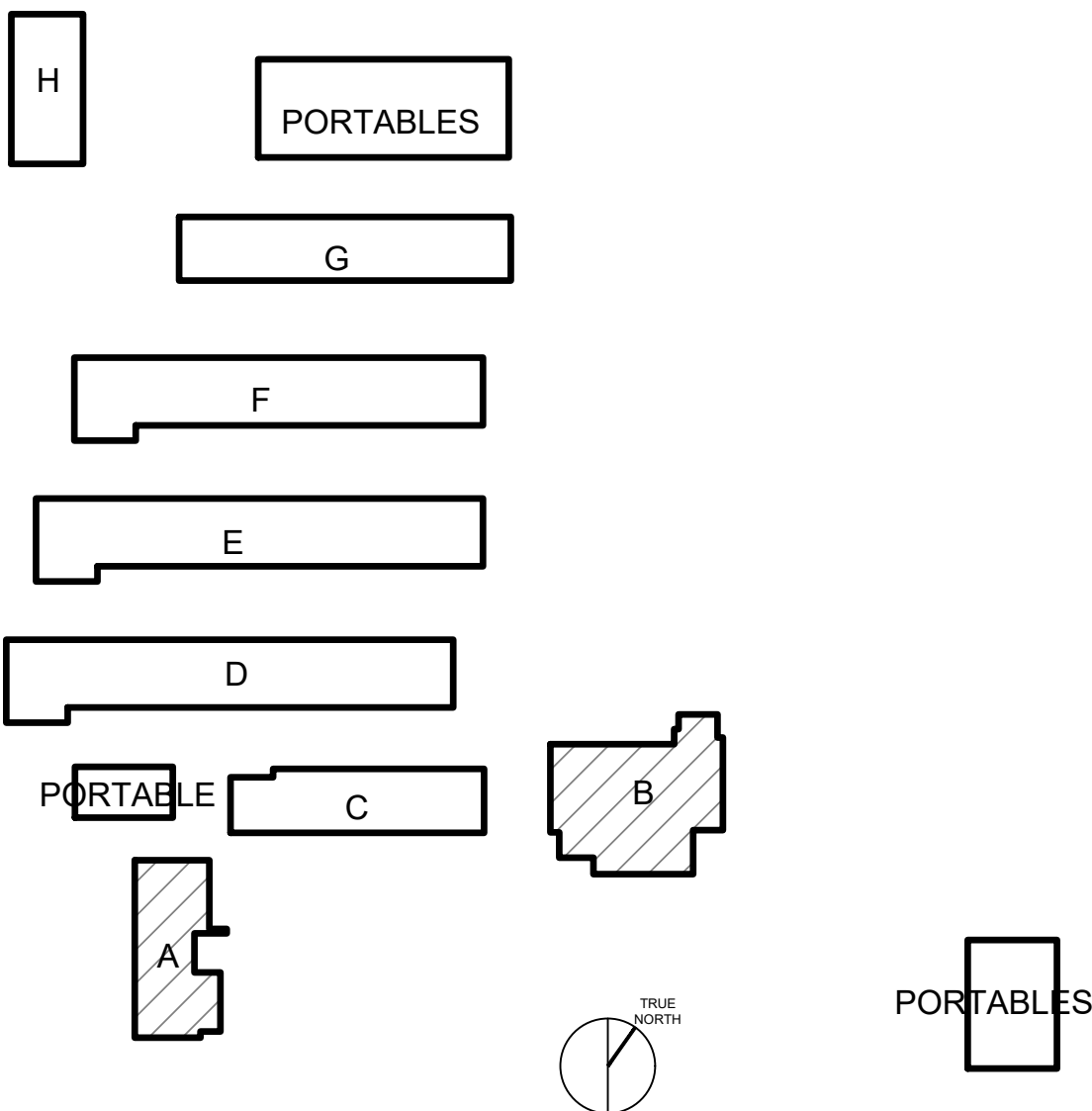
EXTERIOR ELEVATION NOTES

1. (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
2. (E) WALL BASE 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) DRINKING FOUNTAIN TO REMAIN, TYP, PROTECT IN PLACE.
11. (E) LOUVER PAINTED, TYP.
12. (E) COLUMN PAINTED, TYP.
13. (E) FIRE CABINET TO REMAIN, TYP, PROTECT IN PLACE.
14. (E) FENCE TO REMAIN, TYP, PROTECT IN PLACE.
15. (E) WINDOW TRIM PAINTED, TYP.
16. (E) WINDOWS TO REMAIN, TYP, PROTECT IN PLACE.

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

EXTERIOR PAINTING AT
LYNDALE ELEMENTARY SCHOOL
13901 NORDYKE DRIVE, SAN JOSE CA 95127
ALUM ROCK UNION SCHOOL DISTRICT

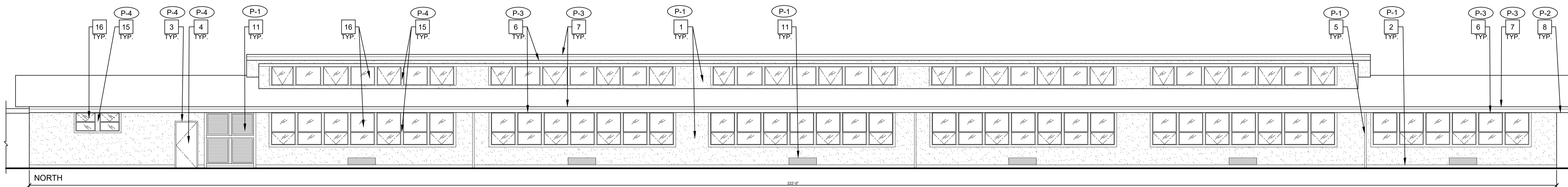
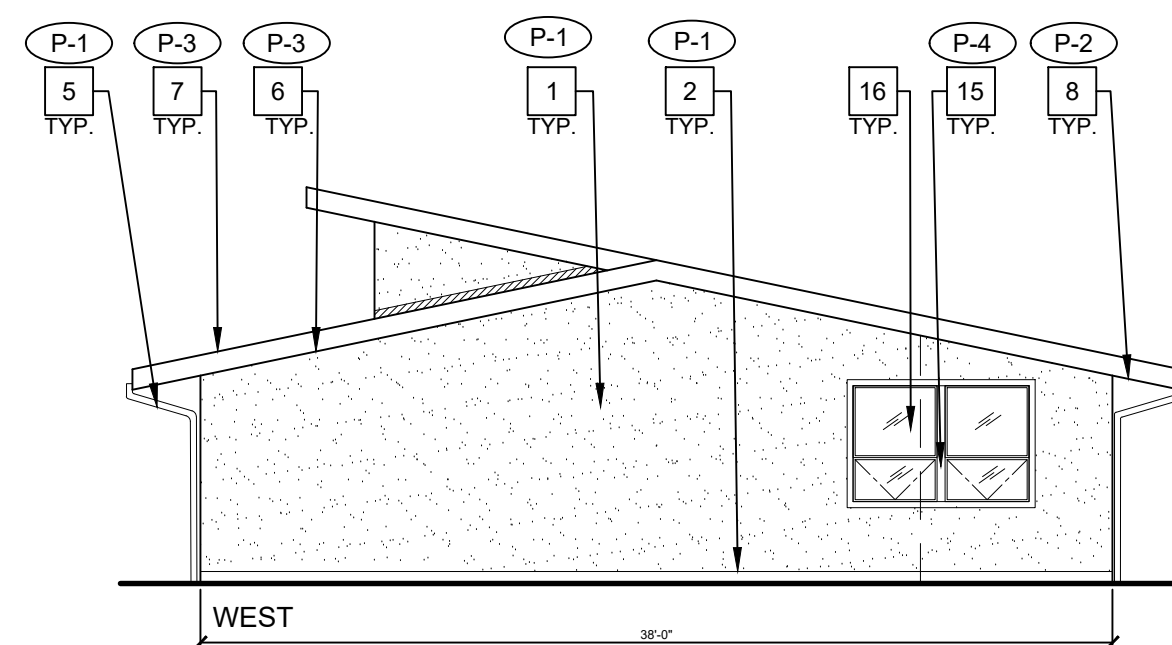
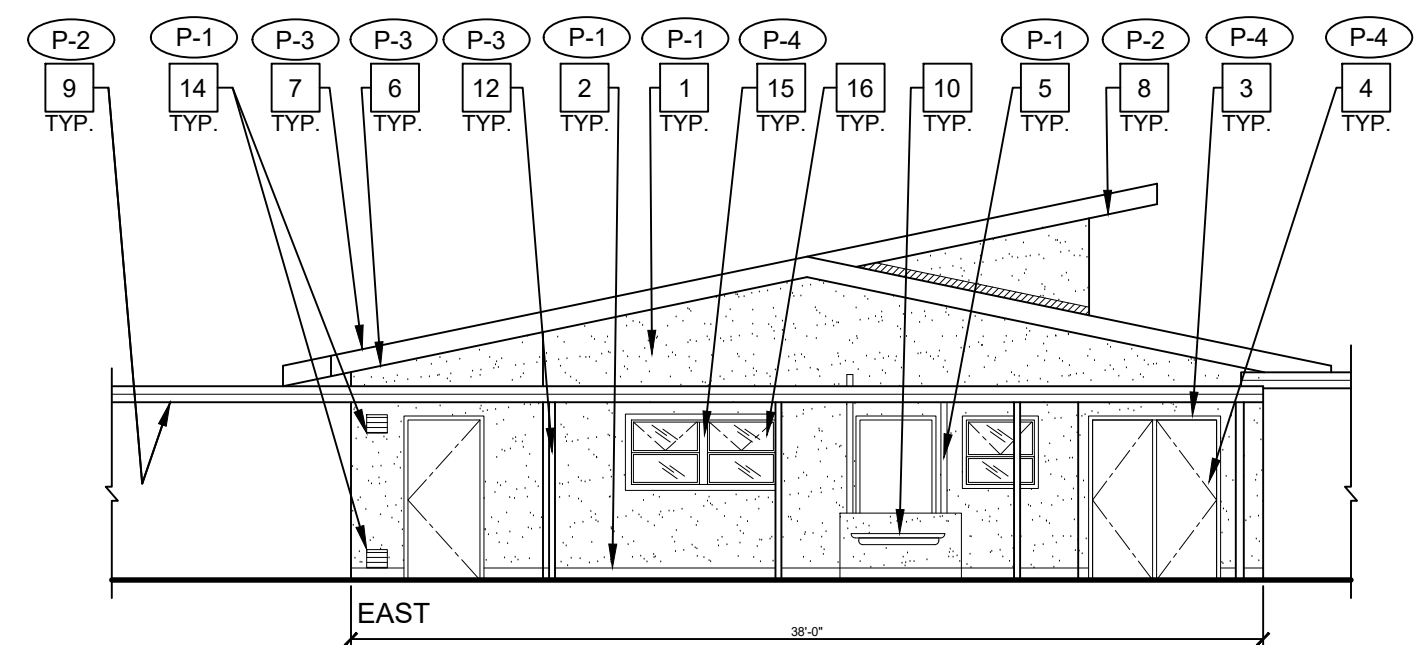
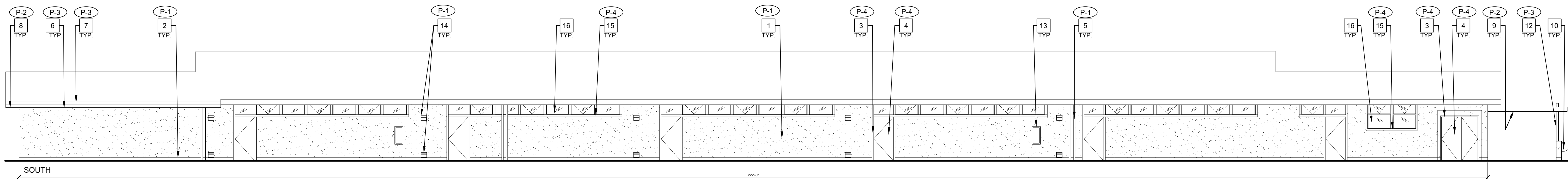
REVISIONS NO.	ITEM	DATE
	BID SET	05/16/2025

DRAWN BY: TR
CHECKED BY: NJ
PROJECT NO: 25024
DATE: 04/14/2025

A7.1

(DSA STAMP AREA)

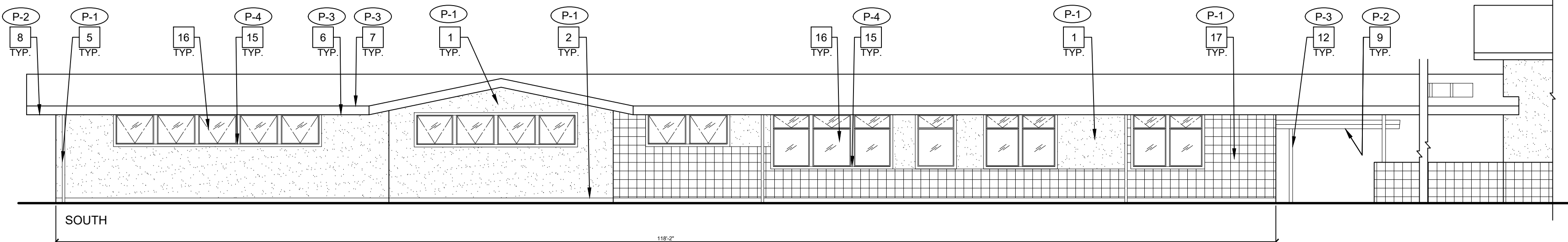
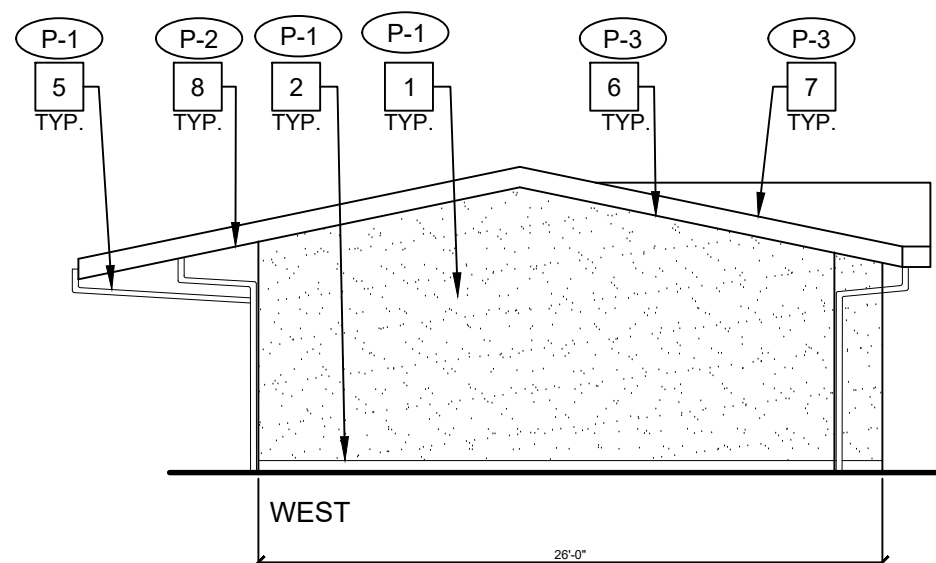
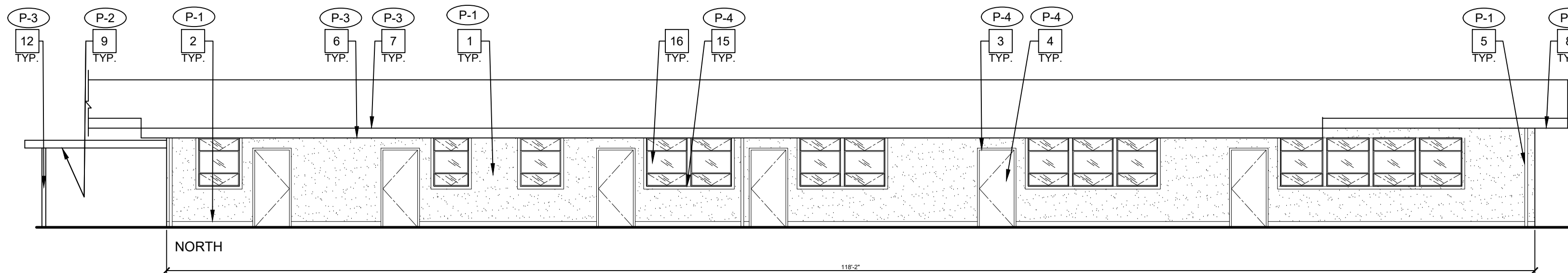
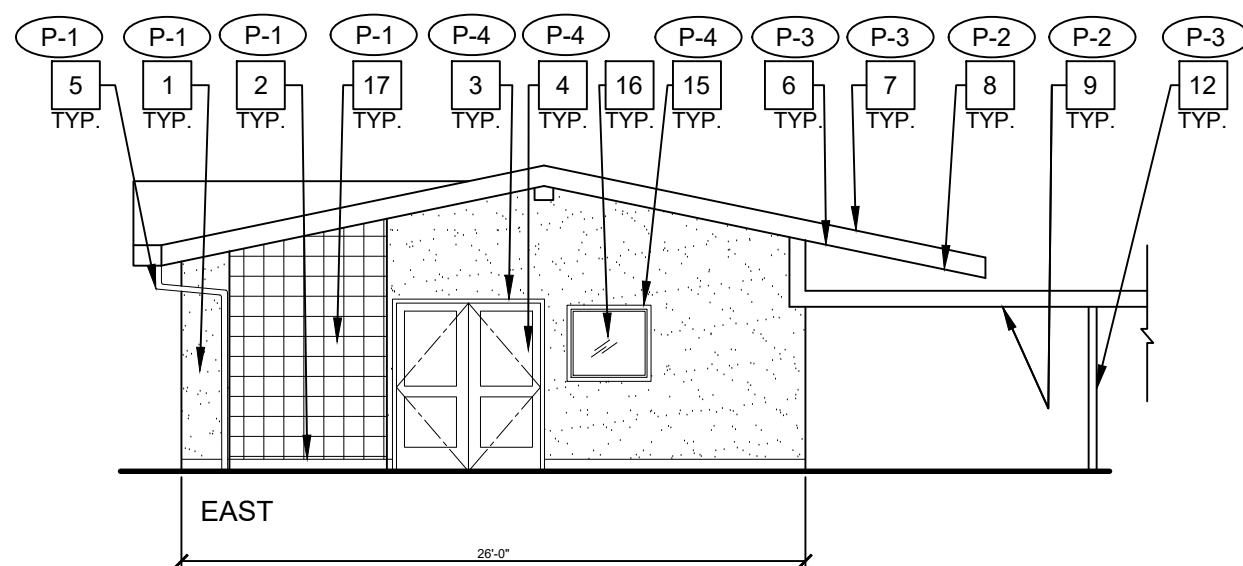




2

EXTERIOR ELEVATIONS - BUILDING D

1/8" = 1'-0"



1

EXTERIOR ELEVATIONS - BUILDING C

1/8" = 1'-0"

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.
- PAINTE ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- PAINTE ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- PAINTE ALL EXPOSED CONDUIT AND PIPE, TYP.
- (E) SCHOOL WALL MURALS TO REMAIN, PROTECT IN PLACE. VERIFY WITH OWNER AND ARCHITECT.
- 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.
- PAINTE ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.
- ALL (E) PLANTER BOXES TO REMAIN, PROTECT IN PLACE.
- PAINTE ALL WALL MOUNTED HOOK RACK, TYP.

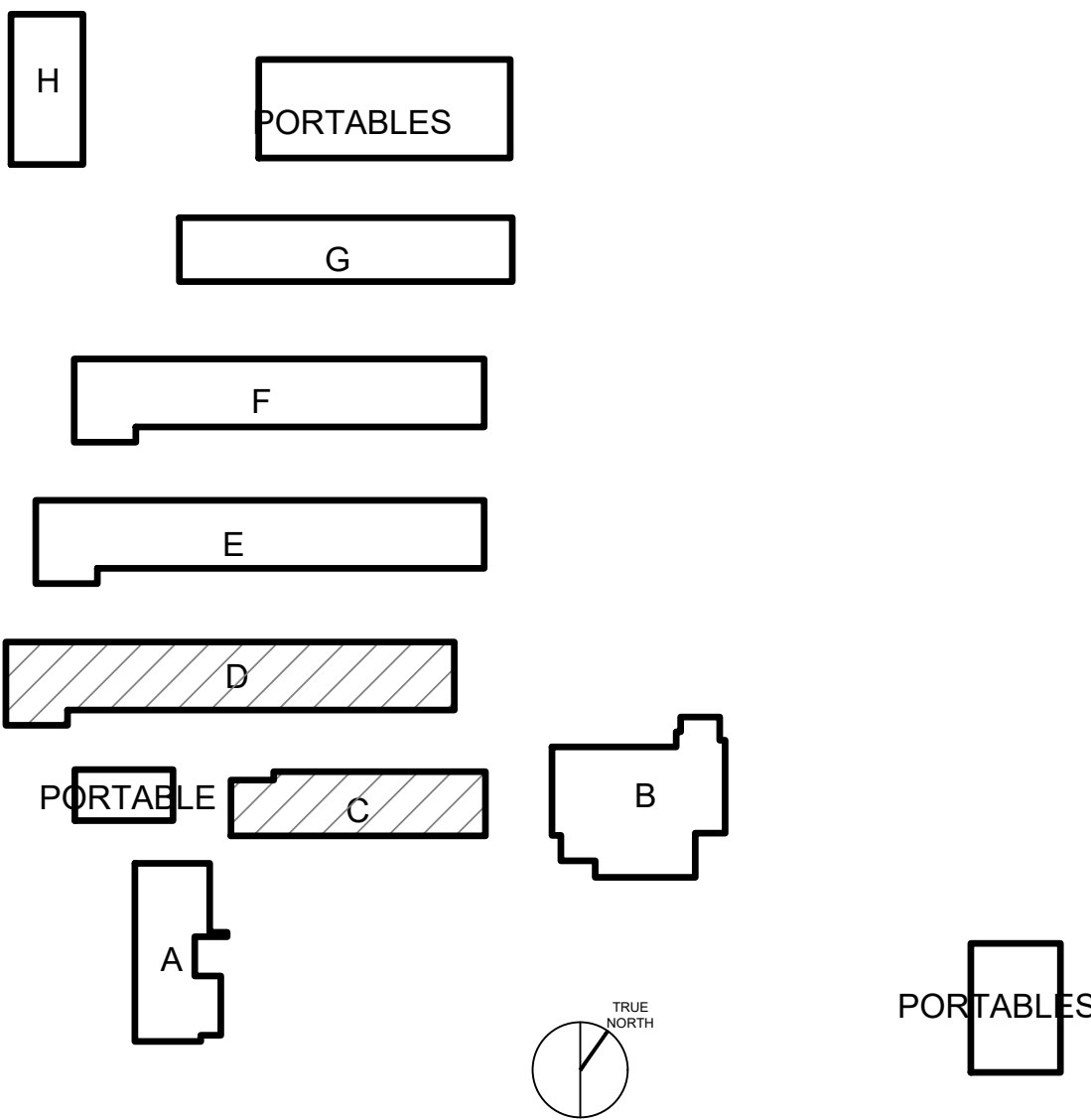
EXTERIOR ELEVATION NOTES

- (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
- (E) WALL BASE 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) DRINKING FOUNTAIN TO REMAIN, TYP. PROTECT IN PLACE.
- (E) LOUVER PAINTED, TYP.
- (E) COLUMN PAINTED, TYP.
- (E) FIRE CABINET TO REMAIN, TYP. 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) CONC. BLOCK WALL FINISH 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 C & D

EXTERIOR PAINTING AT
LYNDALDE ELEMENTARY SCHOOL
13901 NORDYKE DRIVE, SAN JOSE CA 95127
ALUM ROCK UNION SCHOOL DISTRICT

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

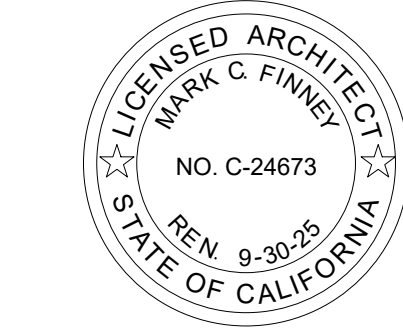
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PROJECT NO:	DATE:
25024	04/14/2025

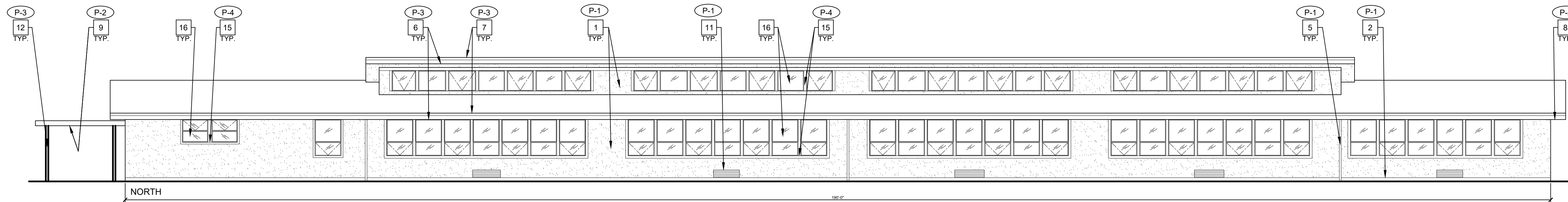
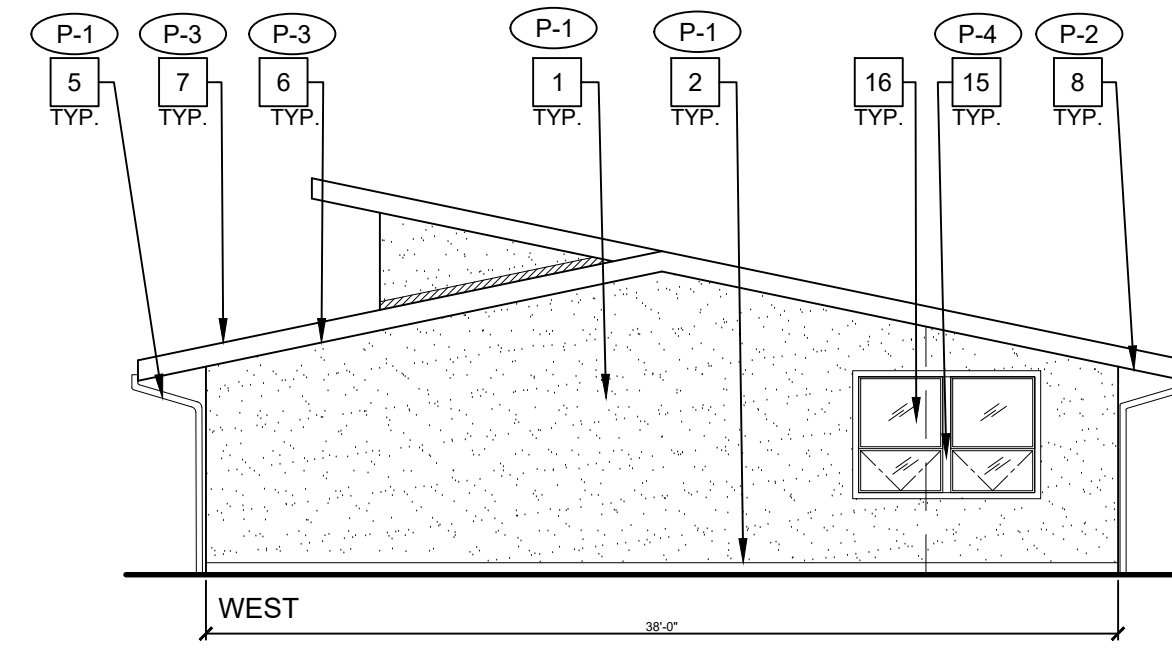
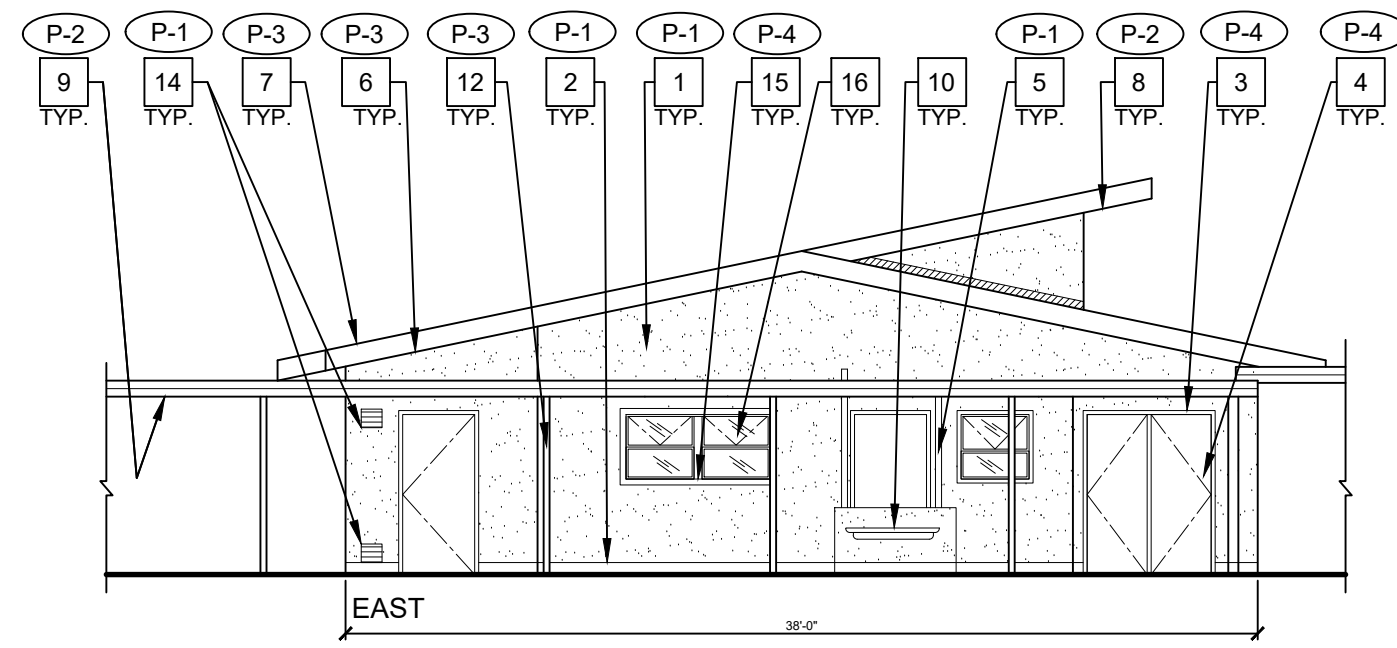
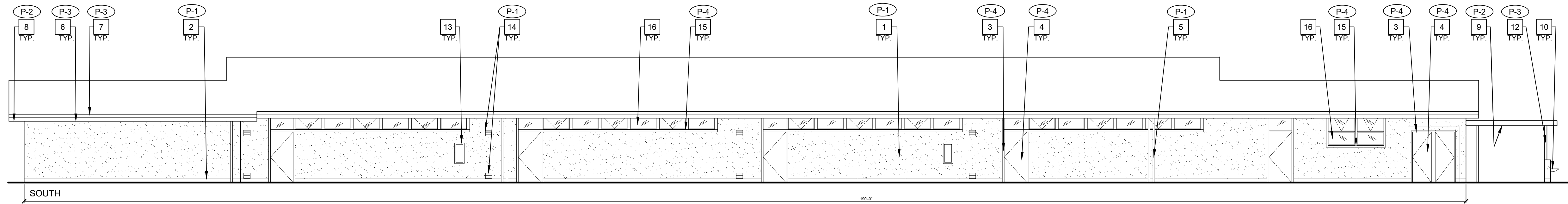
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(DSA STAMP AREA)

FINNEY
ARCHITECTS

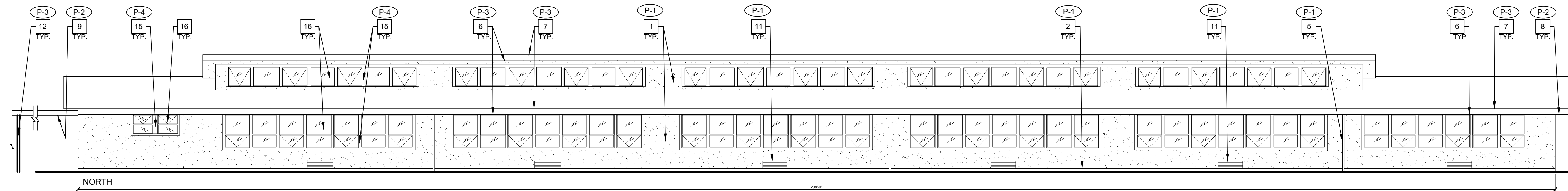
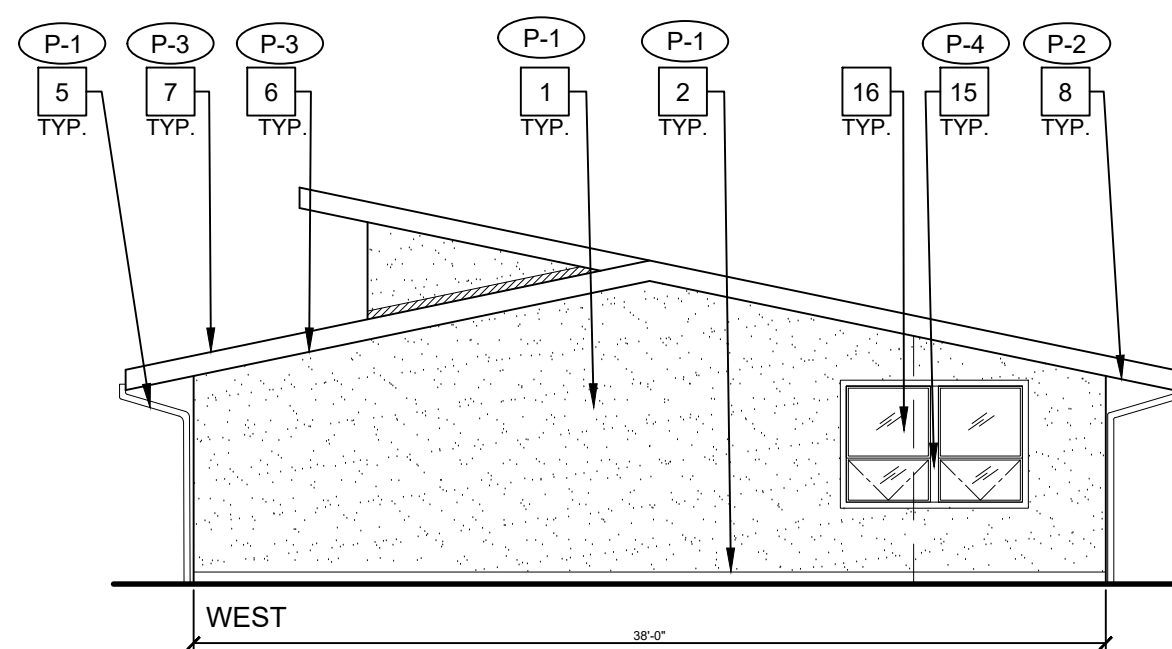
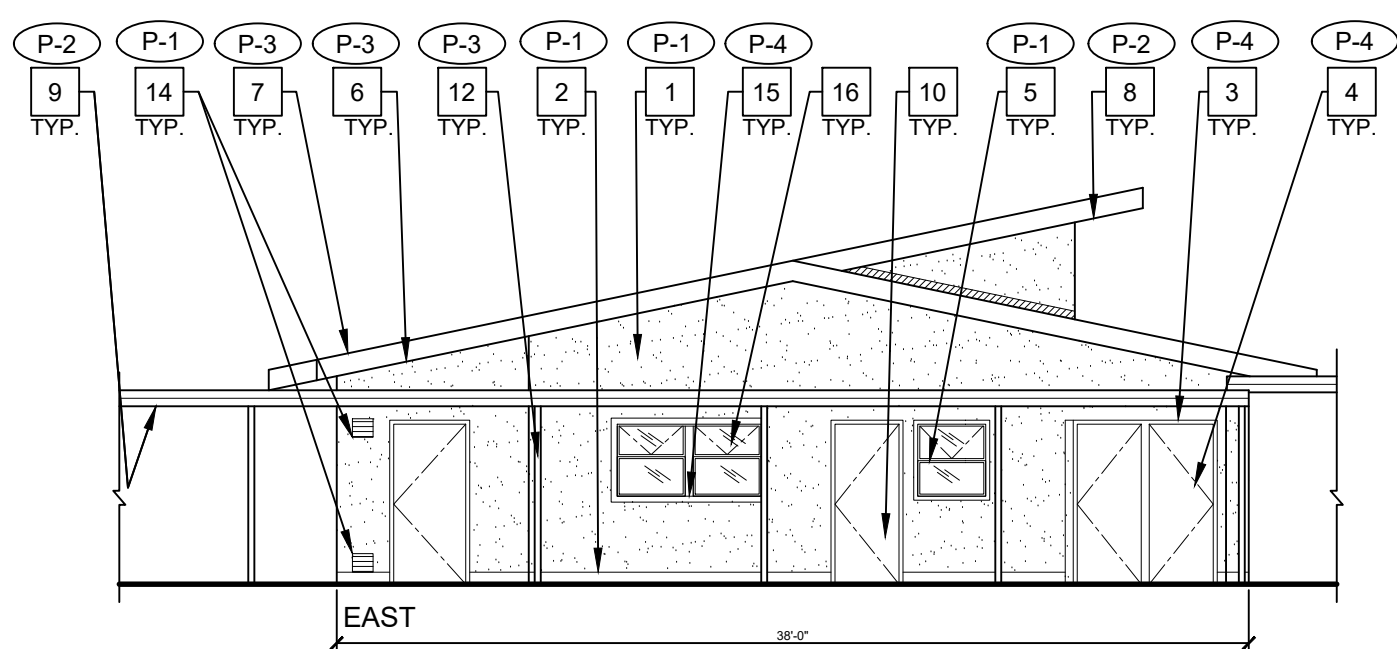
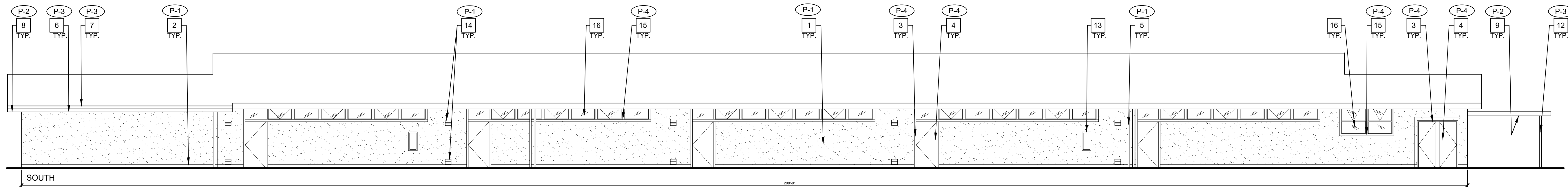
2155 SOUTH BASCOM AVE.
SUITE 250
CAMPBELL, CA 95008
PHONE: 408-398-1450





2 EXTERIOR ELEVATIONS - BUILDING F

1/8" = 1'-0"



1 EXTERIOR ELEVATIONS - BUILDING E

1/8" = 1'-0"

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.
- PAINTE ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- PAINT ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- PAINTE ALL EXPOSED CONDUIT AND PIPE, TYP.
- (E) SCHOOL WALL MURALS TO REMAIN, PROTECT IN PLACE. VERIFY WITH OWNER AND ARCHITECT.
- 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.
- PAINT ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.
- ALL (E) PLANTER BOXES TO REMAIN, PROTECT IN PLACE.
- PAINT ALL WALL MOUNTED HOOK RACK, TYP.

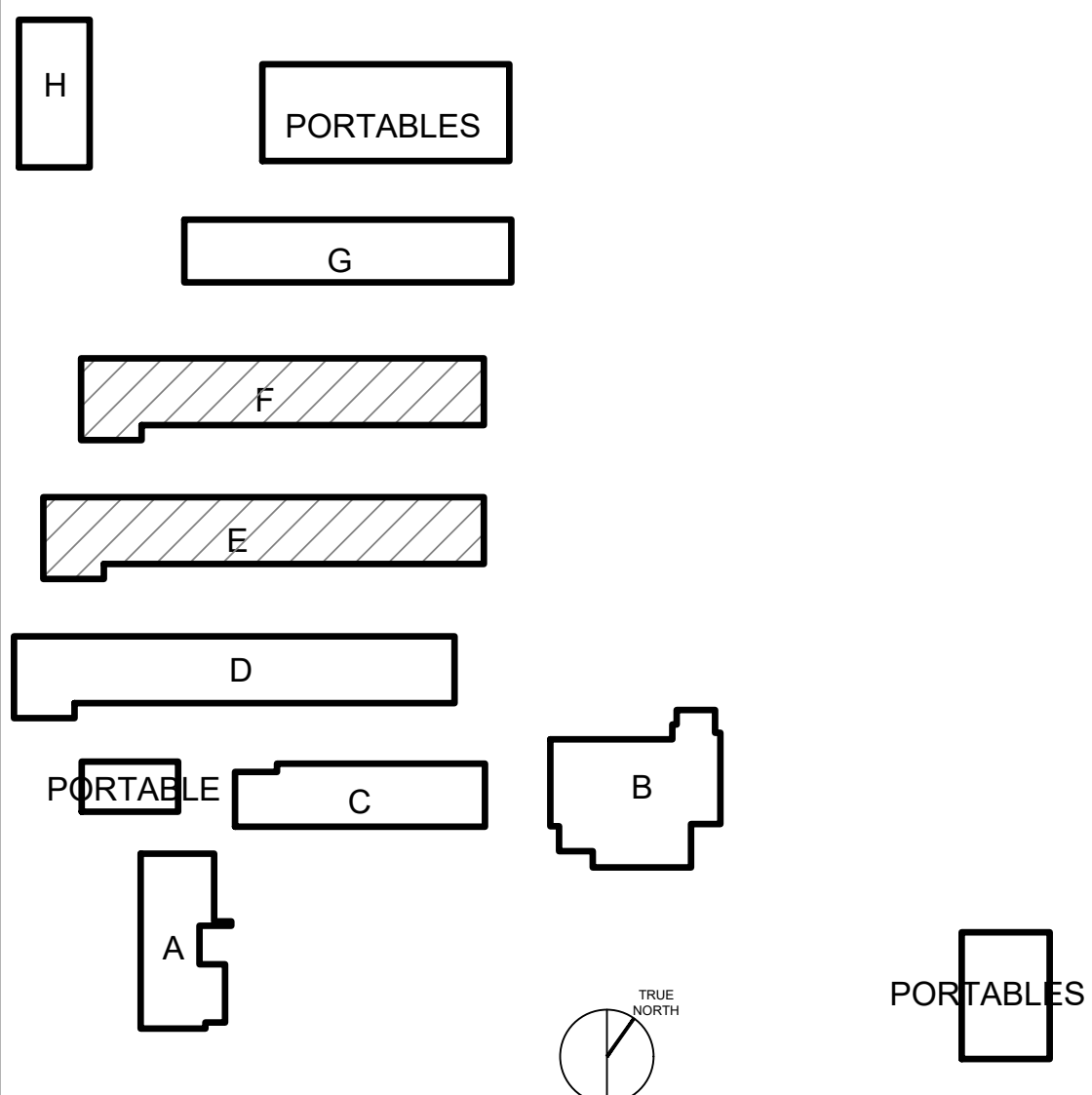
EXTERIOR ELEVATION NOTES

- (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
- (E) WALL BASE 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) DRINKING FOUNTAIN TO REMAIN, TYP. PROTECT IN PLACE.
- (E) LOUVER PAINTED, TYP.
- (E) COLUMN PAINTED, TYP.
- (E) FIRE CABINET TO REMAIN, TYP. PROTECT IN PLACE.
- (E) VENT TO REMAIN, TYP. PROTECT IN PLACE.
- (E) WINDOW TRIM PAINTED, TYP.
- (E) WINDOWS TO REMAIN, TYP. PROTECT IN PLACE.

GRAPHIC KEY

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

BUILDING KEY



(DSA STAMP AREA)



EXTERIOR ELEVATIONS - EXTERIOR PAINTING
BUILDINGS E & F

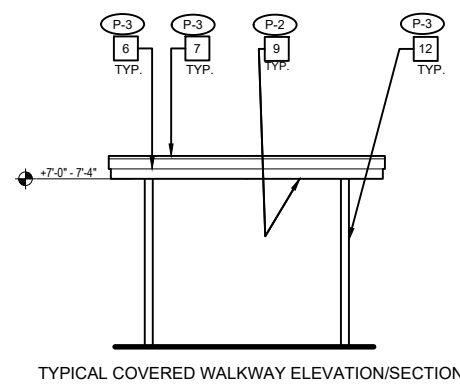
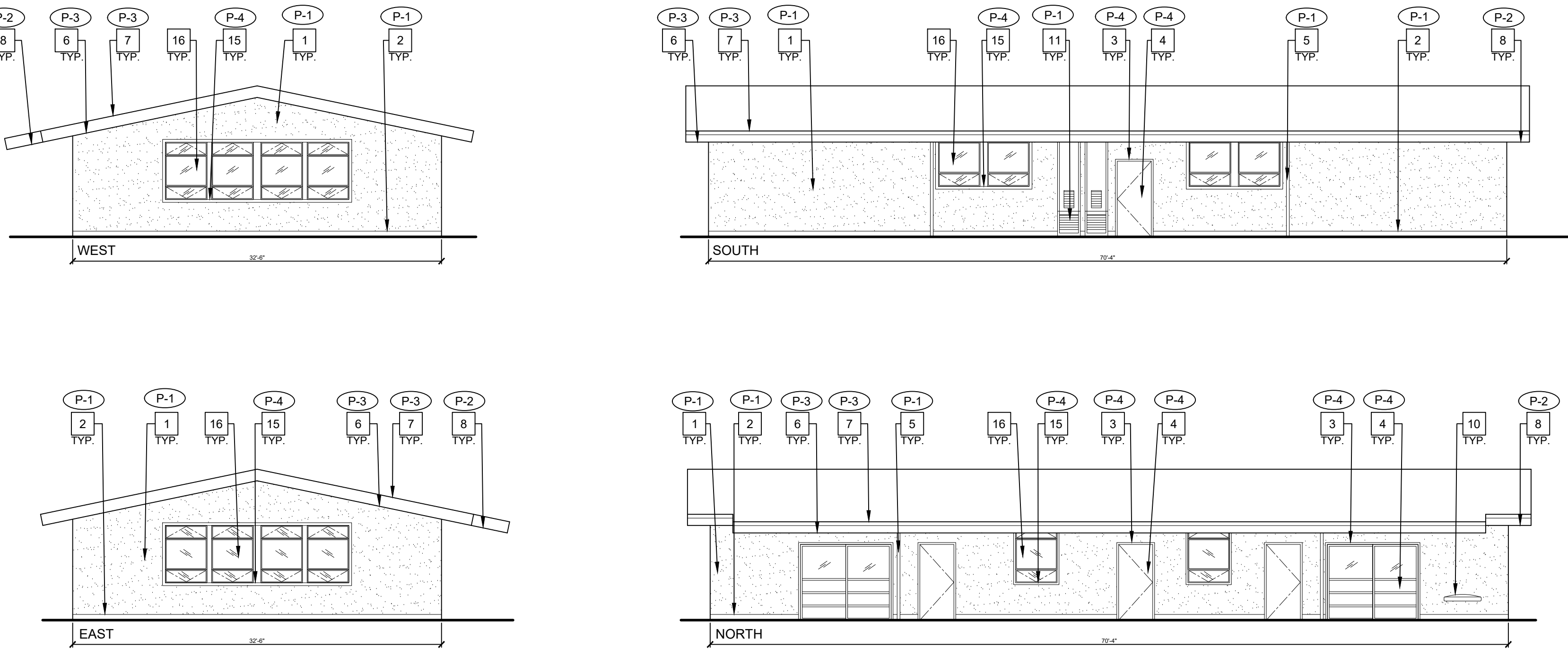
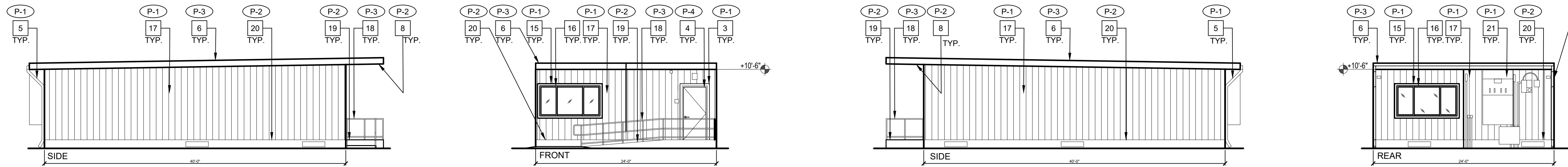
EXTERIOR PAINTING AT
LYNDALE ELEMENTARY SCHOOL
13901 NORDYKE DRIVE, SAN JOSE CA 95127
ALUM ROCK UNION SCHOOL DISTRICT

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

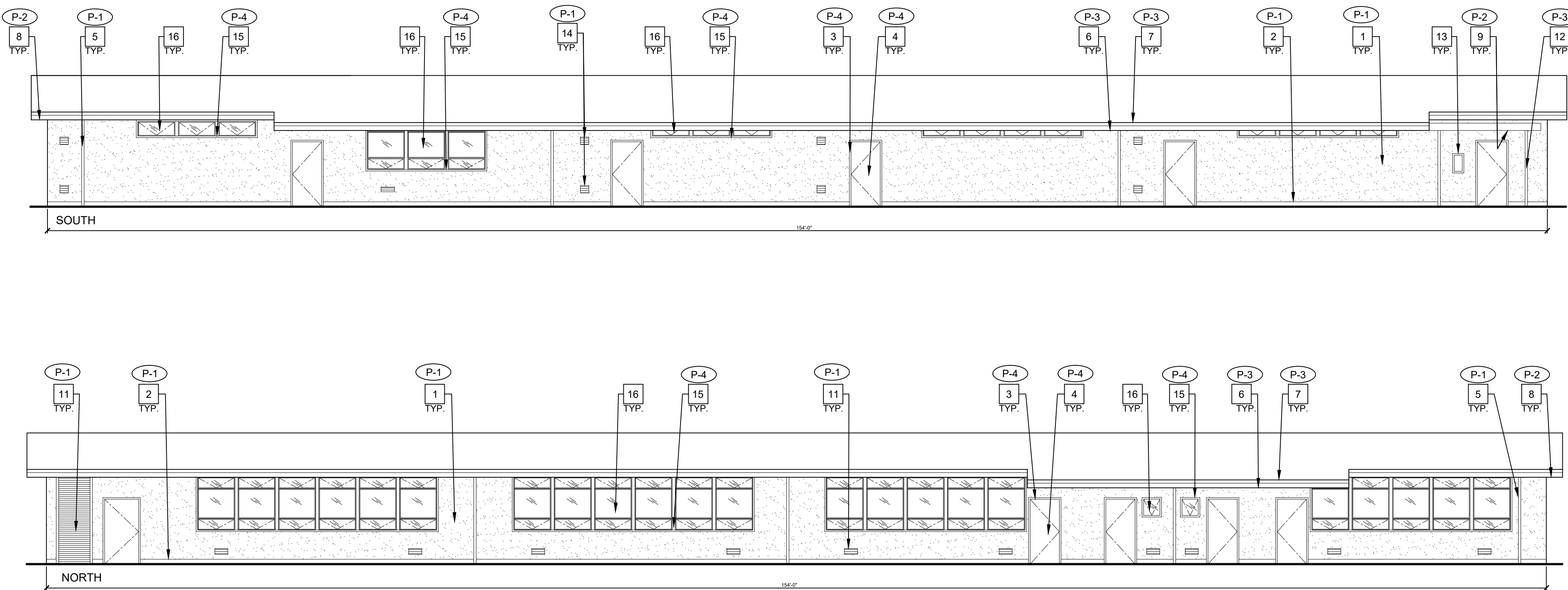
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CHECKED BY: NJ
PROJECT NO: 25024
DATE: 04/14/2025

A7.3

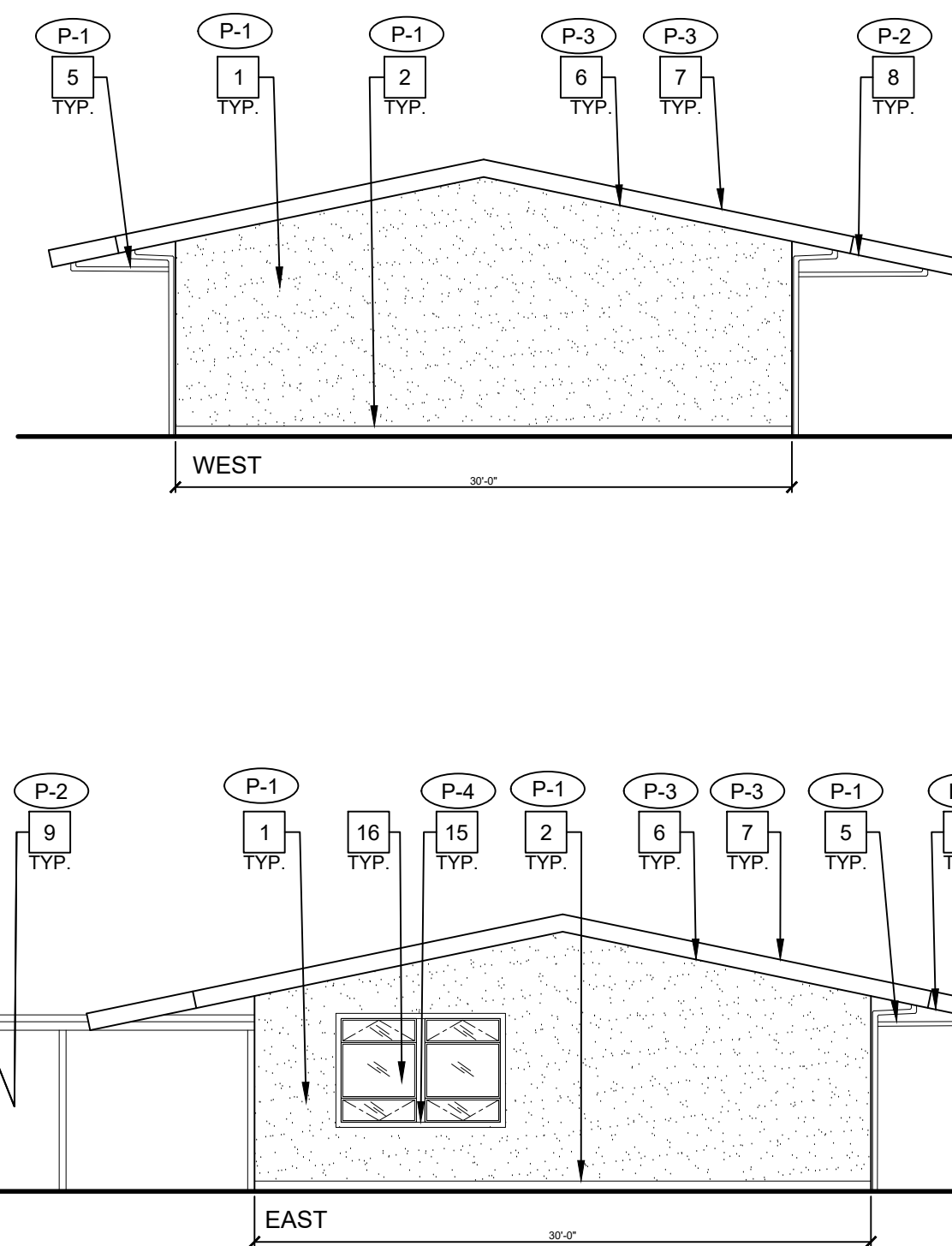
4 TYPICAL EXTERIOR ELEVATIONS - PORTABLES



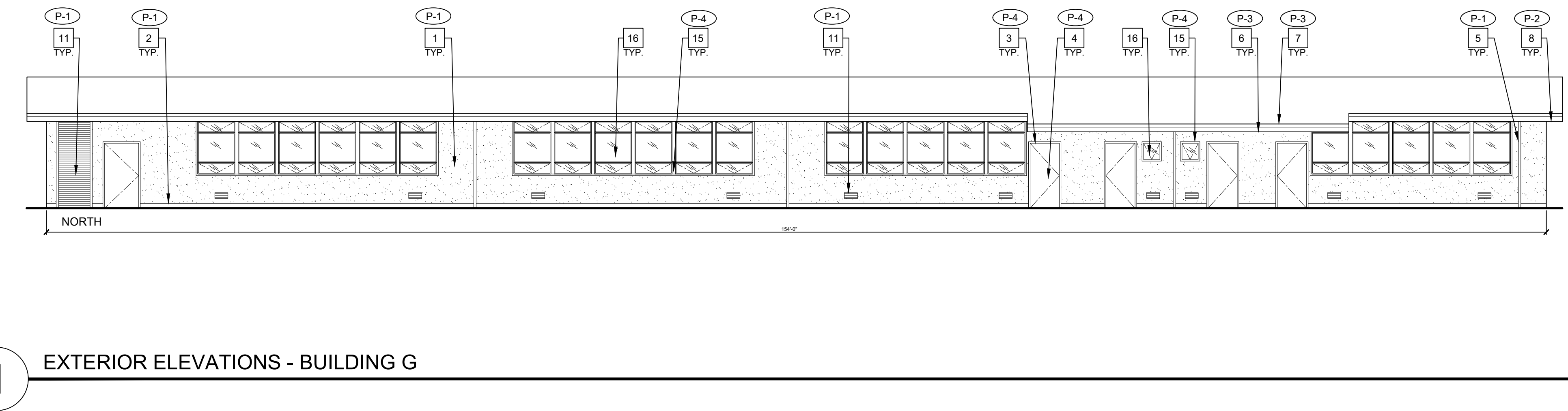
2 EXTERIOR ELEVATIONS - BUILDING H



3 TYPICAL EXTERIOR ELEVATION/SECTION - COVERED WALKWAY



1 EXTERIOR ELEVATIONS - BUILDING G



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. VERIFY WITH OWNER AND ARCHITECT.
- 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.
- M. ALL (E) PLANTER BOXES TO REMAIN, PROTECT IN PLACE.
- N. PAINT ALL WALL MOUNTED HOOK RACK, TYP.

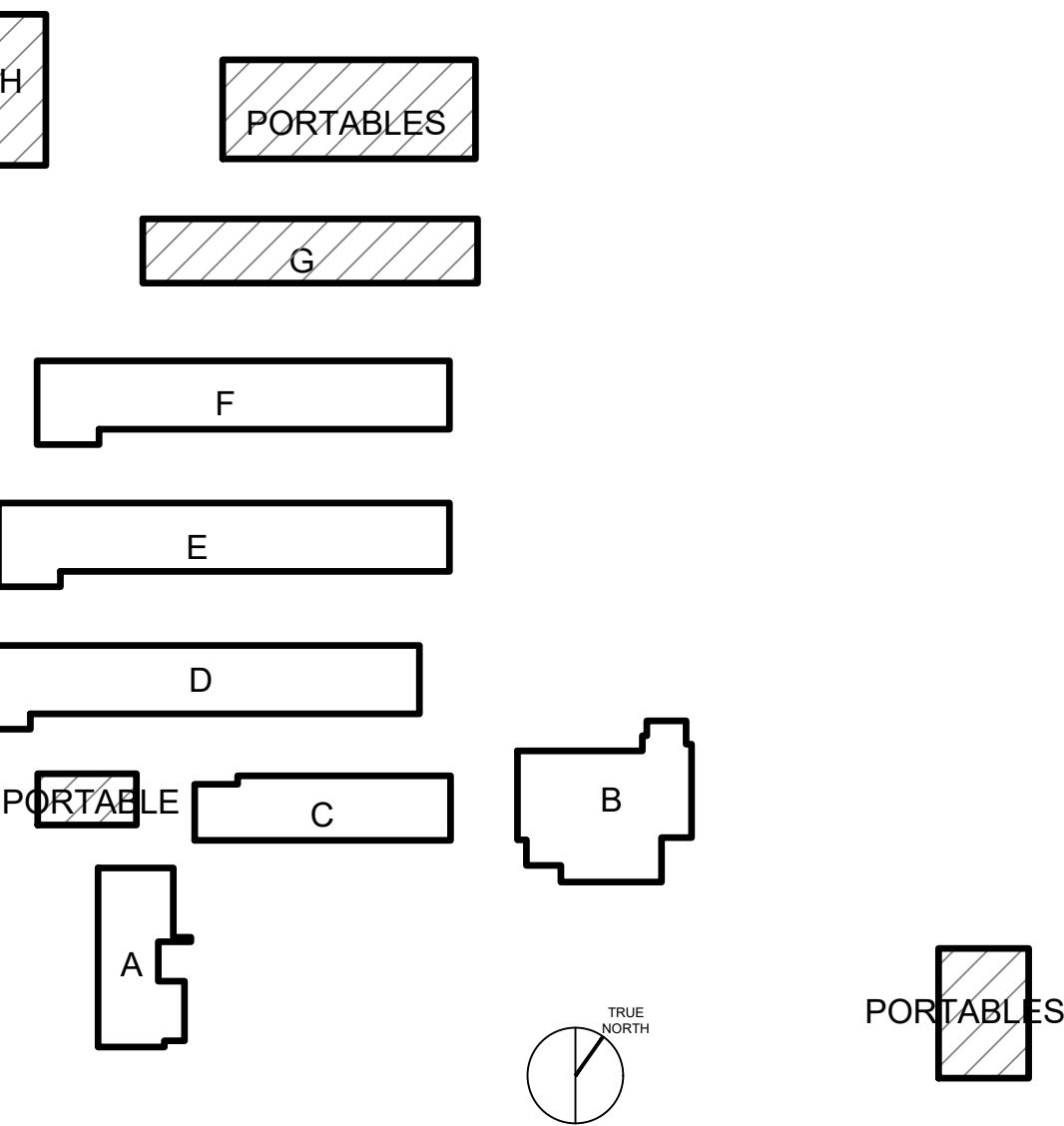
EXTERIOR ELEVATION NOTES

1. (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
2. (E) WALL BASE 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) DRINKING FOUNTAIN TO REMAIN, TYP. PROTECT IN PLACE.
11. (E) LOUVER PAINTED, TYP.
12. (E) COLUMN PAINTED, TYP.
13. (E) FIRE CABINET TO REMAIN, TYP. 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) WOOD SIDING PAINTED, TYP.
18. (E) HANDRAIL PAINTED, TYP.
19. (E) PORTABLE RAMP PAINTED, TYP.
20. (E) PORTABLE SKIRT PAINTED, TYP.
21. (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
BUILDINGS G & H, TYPICAL PORTABLES &
COVERED WALKWAY

EXTERIOR PAINTING AT
LYNDALE ELEMENTARY SCHOOL
13901 NORDYKE DRIVE, SAN JOSE CA 95127
ALUM ROCK UNION SCHOOL DISTRICT

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

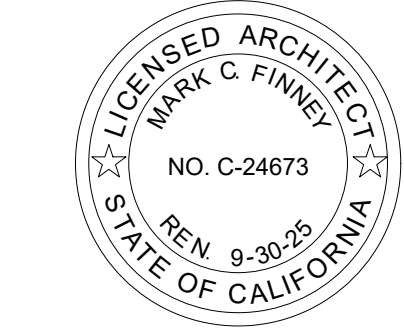
DRAWN BY:	TR
CHECKED BY:	NJ
PROJECT NO:	25024
DATE:	04/14/2025

A7.4

(DSA STAMP AREA)

FINNEY
ARCHITECTS

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





EXTERIOR PAINTING AT RUSSO / MCENTEE ACADEMY

2851 GAY AVENUE, SAN JOSE CA 95127
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 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	MAT.	MATERIAL
AS.	ASPHALTIC CONCRETE	MAX.	MAXIMUM
AT	BENCH MARK	MECH.	MECHANICAL
B.	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)
CENTERLINE	CERAMIC TILE	O.C.	ON CENTER
OPNG.	CLEANOUT	OPP.	OPPOSITE
C.O.	CLEANOUT TO GRADE	OPPOS.	OPPOSITE HAND
C.O.T.G.	CLEAR	O.F.O.S.	OUTSIDE FACE OF STUD
CL.R.	CLEAR ALL HEART	O.H.W.S.	OVAL HEAD WOOD SCREW
C.A.H.R.	REDWOOD	O.D.	OUTSIDE DIAMETER
C.W.	COLD WATER	O.F.C.I.	OWNER FURNISHED and CONTRACTOR INSTALLED
COL.	COLUMN	PR.	PARTITION
COM.	COMMON	PLATE	PLATE
CONC.	CONCRETE	PENNY (NAILS)	PENNY (NAILS)
CONST.	CONSTRUCTION	d	DETAIL IDENTIFICATION
C.H.	CONSTRUCTION HEART	d	DETAIL IDENTIFICATION
C.J.	CONSTRUCTION JOINT	d	DETAIL IDENTIFICATION
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. or Ø	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.	DRAWING	R.Q.D.	REQUIRED
DWS.	DOWNPOUT	R.A.G.	RETURN AIR GRILLE
D.F.	DRINKING FOUNTAIN	R.E.	RM ELEVATION
	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.	ENCLOSURE 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	STEEL	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.G.	TOP OF CURB or CONCRETE
FND.	FOUNDATION	T.O.S.	TOP OF STEEL or SHEATHING
GALV.	GALVANIZED	T.O.W.	TOP OF WALK
G.I.	GALVANIZED IRON	TYP.	TYPICAL
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GL.	GLASS	U.O.S.	UNLESS OTHERWISE SHOWN
GLU-LAM	GLUE-LAMINATED	V.I.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. (CA AMENDED)
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 (CA AMENDED)	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 (CA AMENDED).	2019 EDITION
NFPA 25	INSPECTION, TESTING AND MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS	2013 CALIFORNIA EDITION
NFPA 72	NATIONAL FIRE ALARM CODE (CA AMENDED)	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 SIGNAL SYSTEMS; AND STAND-BY SPORES	2003 EDITION
UL 521	SMOKE DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 864	CONTROL UNITS FOR FIRE PROTECTIVE SIGNALING SYSTEMS (W/REVISIONS THROUGH DEC. 2014)	2014 EDITION
UL 1971	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
	DETAIL
	DETAIL IDENTIFICATION
	INTERIOR ELEVATION
	INDICATES ELEVATION SHOWN
	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, PORTABLES, 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 MULTI-PURPOSE, ADMIN & KINDERGARTEN BUILDINGS
- A7.2 EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDINGS C & D
- A7.3 EXTERIOR ELEVATIONS - EXTERIOR PAINTING BUILDINGS E & F, TYPICAL PORTABLES & COVERED WALKWAY

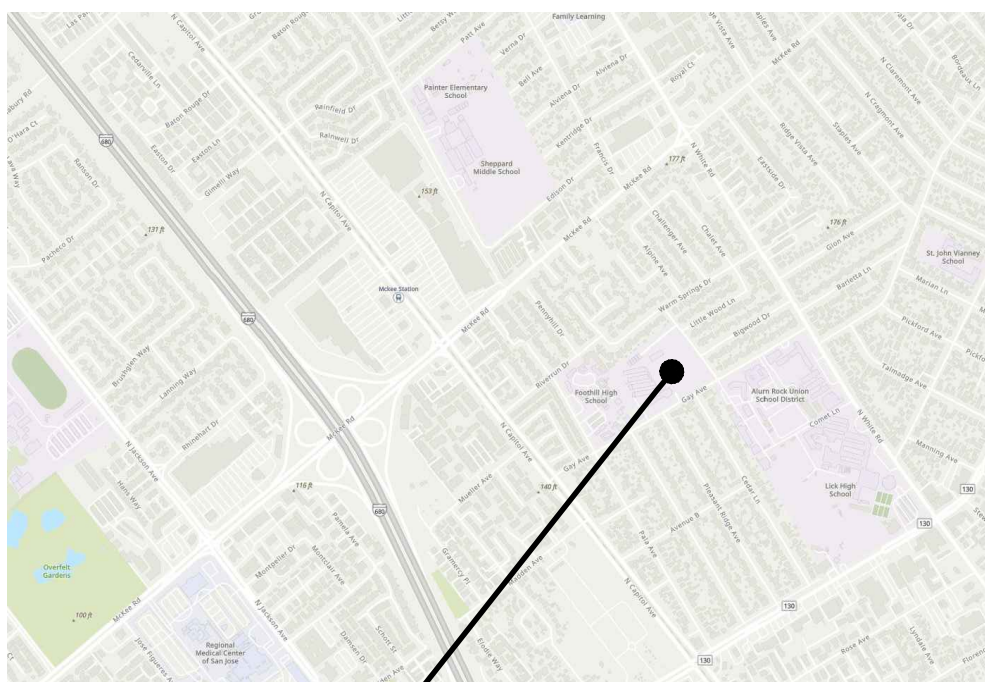
SHEET TOTAL = 5

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

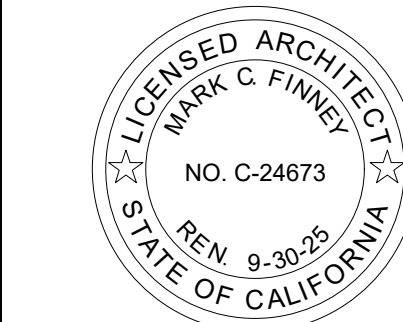
DRAWN BY:	TJ
CHECKED BY:	NR
PROJECT NO:	25027
DATE:	04/30/2025

T1

(DSA STAMP AREA)



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

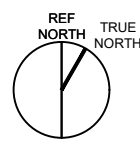


EXTERIOR PAINTING AT
RUSSO MCENTEE ACADEMY
2851 GAY AVENUE, SAN JOSE CA 95127
ALUM ROCK UNION SCHOOL DISTRICT

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 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 T ALL MTL. FLASHING, DOWNSPOUTS, GUTTERS, TYP.
- PAIN T ALL WALL LOUVERS, TYP. VERIFY QUANTITIES AND LOCATION IN FIELD.
- PAIN T ALL EXPOSED CONDUIT AND PIPE, TYP.
- PAIN T 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.
- (E) WALL MURALS TO REMAIN, PROTECT IN PLACE.
- ALL COVERED WALKWAYS SIMILAR, V.I.F.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS.
- PAIN T ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.

SITE PLAN NOTES

- (E) AC UNIT ON CONC. PAD WITH FENCING ENCLOSURE TO REMAIN, TYP. PROTECT IN PLACE.
- (E) ELECTRICAL PANEL PAINTED, TYP.
- (E) SHADE STRUCTURE PAINTED, TYP.
- (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
- (E) MENS TOILET ROOM
- (E) WOMENS TOILET ROOM
- (E) GIRLS TOILET ROOM
- (E) BOYS TOILET ROOM
- (E) UNISEX TOILET ROOM
- (E) KINDERGARTEN TOILET ROOM

(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
EXPI. 9-30-25
STATE OF CALIFORNIA

SITE PLAN

EXTERIOR PAINTING AT
RUSSO MCENTEE ACADEMY
2851 GAY AVENUE, SAN JOSE CA 95127
ALUM ROCK UNION SCHOOL DISTRICT

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

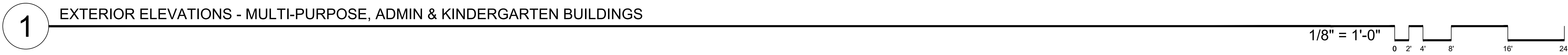
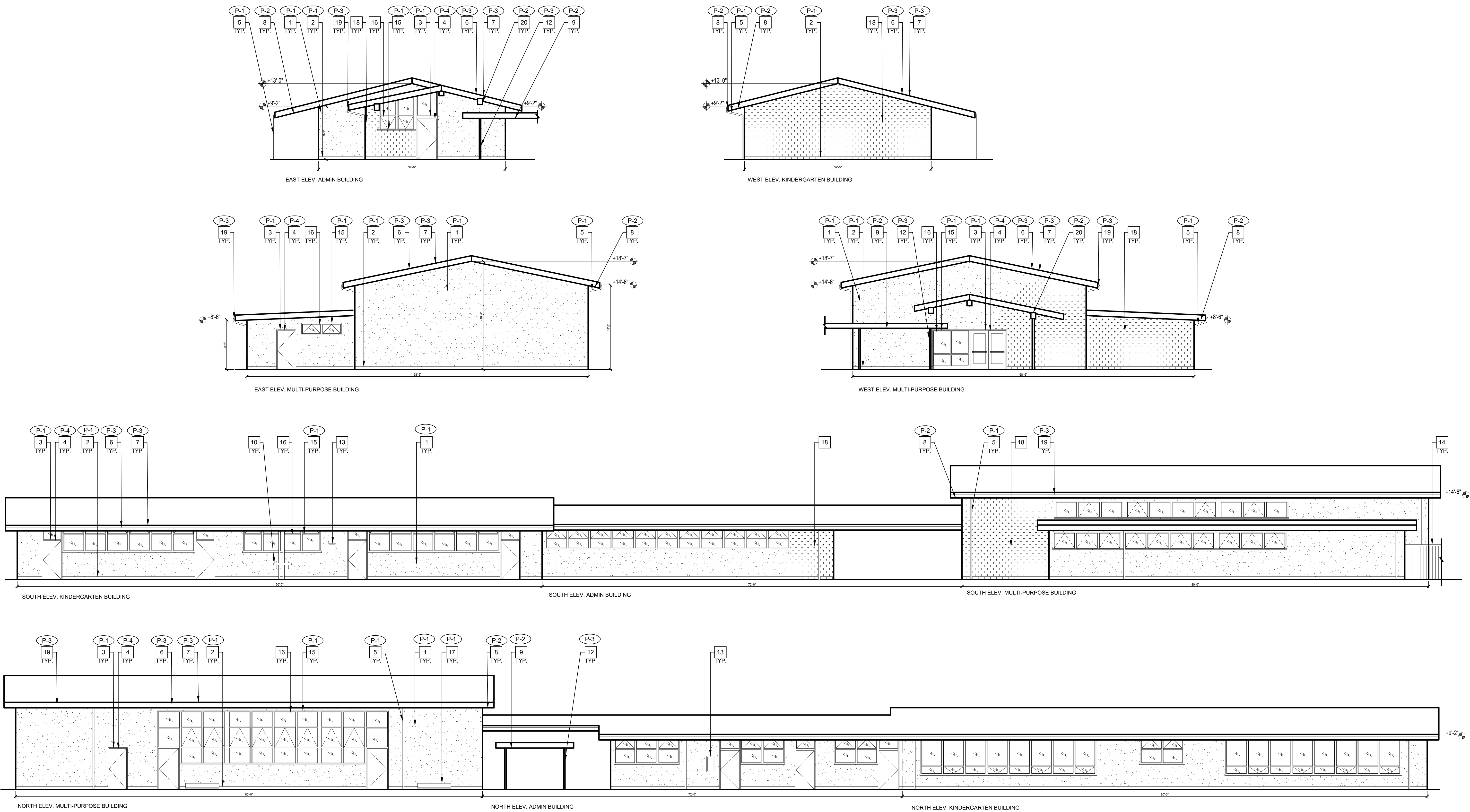
DRAWN BY: TR

CHECKED BY: NJ

PROJECT NO: 25027

DATE: 04/30/2025

A0.1



GENERAL NOTES

- A. ALL WALLS, DOORS, TRIM, SOFFITS, COLUMNS, BEAMS, PARAPETS, CONC. CURBS, 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. PAINT ALL WALL MOUNTED HOOK RACK, TYP.
- G. REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS, STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
- H. CONTRACTOR MUST VERIFY EXISTING BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
- I. ALL EXTERIOR SCHOOL METAL DECORATIVE FENCE TO BE PRIMED AND PAINTED, VERIFY CONDITION, LOCATION, AND QUANTITIES IN FIELD, COLOR TO BE BLACK, TYP.
- J. (E) WALL MURALS TO REMAIN, PROTECT IN PLACE.
- K. ALL COVERED WALKWAYS SIMILAR, V.I.F.
- L. CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS AND CERAMIC BACK TILE WALL.
- M. PAINT ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.

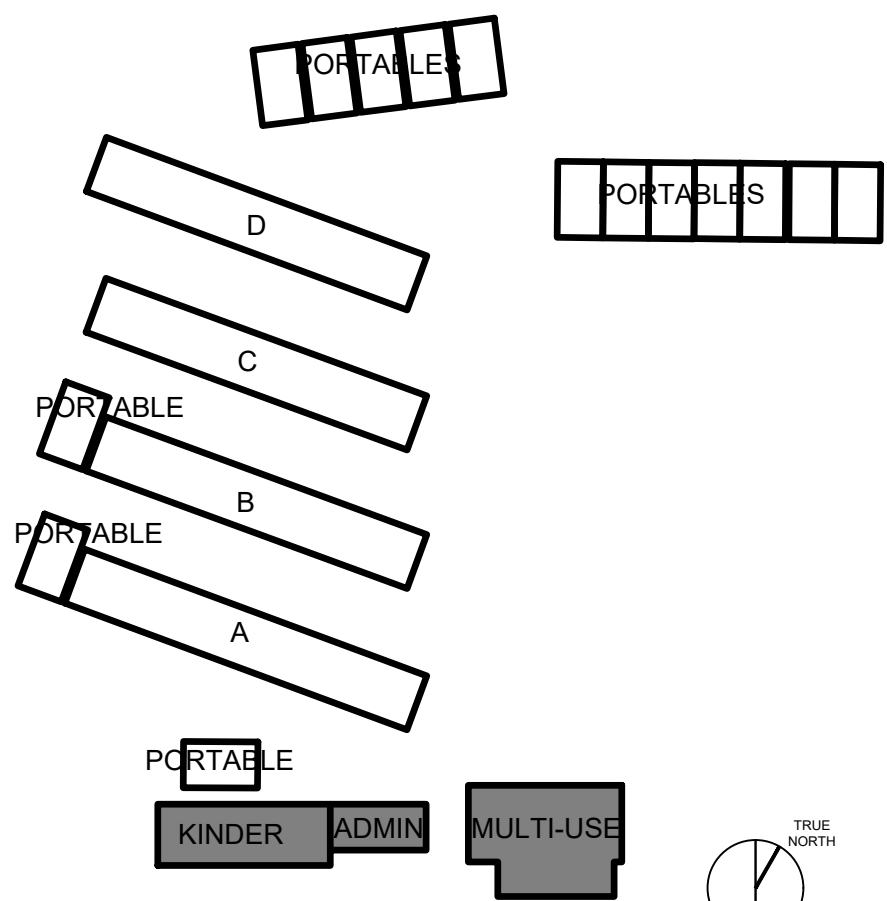
EXTERIOR ELEVATION NOTES

1. (E) CEMENT PLASTER WALL FINISH PAINTED, TYP.
2. (E) WALL BASE 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) DRINKING FOUNTAIN TO REMAIN, TYP. PROTECT IN PLACE.
11. (E) LOUVER PAINTED, TYP.
12. (E) COLUMN PAINTED, TYP.
13. (E) FIRE CABINET TO REMAIN, TYP. PROTECT IN PLACE.
14. (E) FENCE TO REMAIN, TYP. PROTECT IN PLACE.
15. (E) WINDOW TRIM PAINTED, TYP.
16. (E) WINDOWS TO REMAIN, TYP. PROTECT IN PLACE.
17. (E) VENT GRILL PAINTED, TYP.
18. (E) SCHOOL MURAL TO REMAIN, PROTECT IN PLACE.
19. (E) GUTTER PAINTED, TYP.
20. (E) BEAM 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
MULTI-PURPOSE, ADMIN & KINDERGARTEN BUILDINGS

EXTERIOR PAINTING AT
RUSSO MCENTEE ACADEMY
2851 GAY AVENUE, SAN JOSE CA 95127
ALUM ROCK UNION SCHOOL DISTRICT

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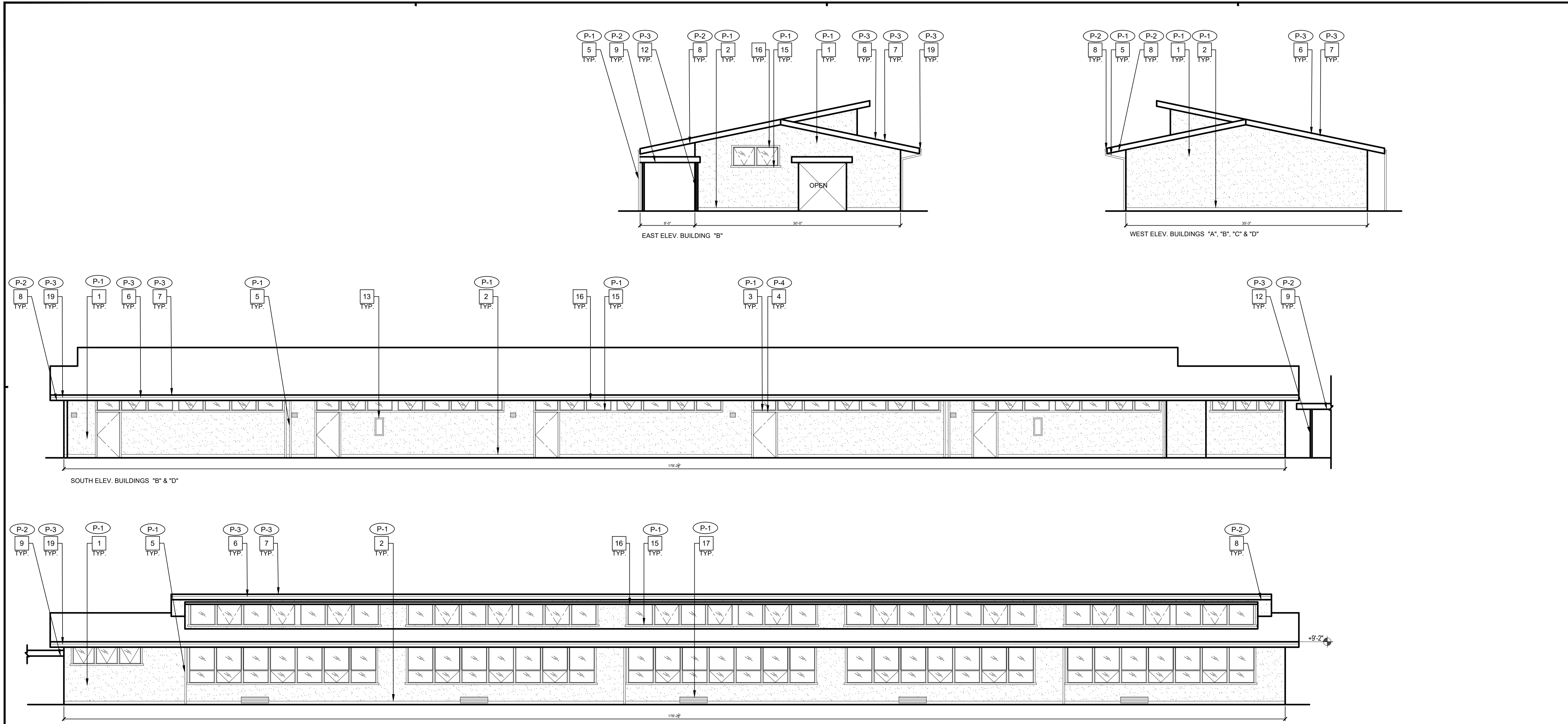
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(DSA STAMP AREA)

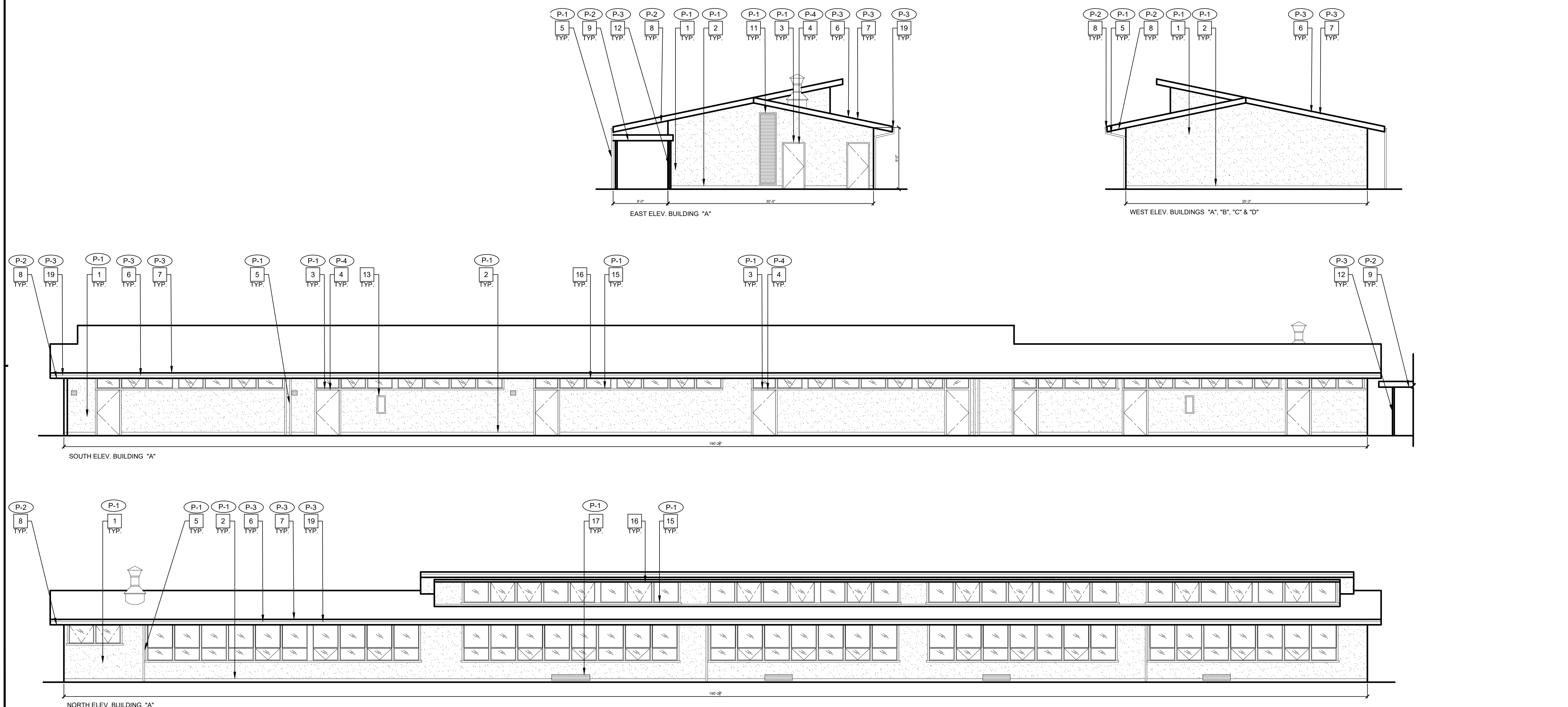
FINNEY ARCHITECTS

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

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



2 EXTERIOR ELEVATIONS - CLASSROOM BUILDING B

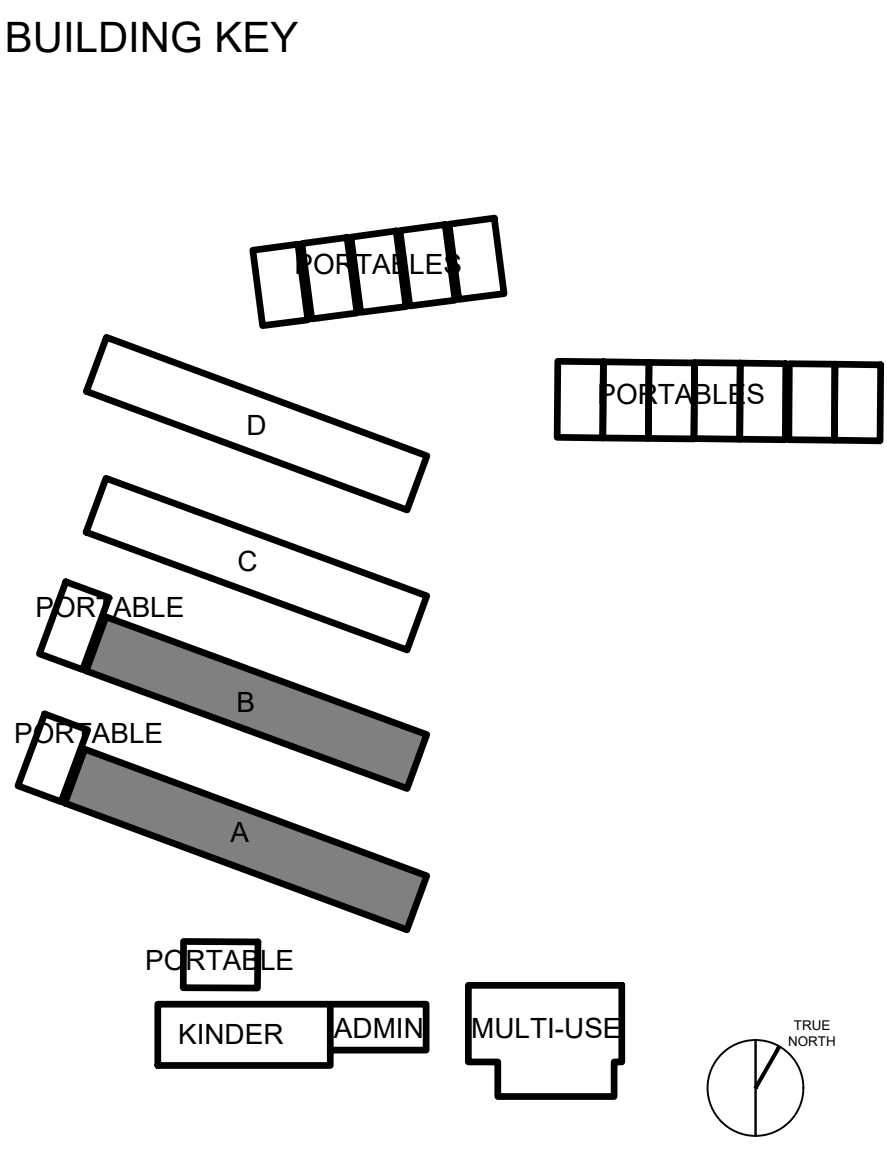


1 EXTERIOR ELEVATIONS - CLASSROOM BUILDING A

- GENERAL NOTES
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 - 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. PAINT ALL WALL MOUNTED HOOK RACK, TYP.
 - G. REMOVE (E) WALL MOUNTED AND SUSPENDED SCHOOL BUILDING IDENTIFICATION SIGNS, STORE FOR REINSTALLATION TYP. VERIFY LOCATIONS IN FIELD.
 - H. CONTRACTOR MUST VERIFY EXISTING BUILDINGS AND COVERED WALKWAYS DIMENSIONS AND CONDITIONS IN FIELD.
 - I. ALL EXTERIOR SCHOOL METAL DECORATIVE FENCE TO BE PRIMED AND PAINTED, VERIFY CONDITION, LOCATION, AND QUANTITIES IN FIELD. COLOR TO BE BLACK, TYP.
 - J. (E) WALL MURALS TO REMAIN, PROTECT IN PLACE.
 - K. ALL COVERED WALKWAYS SIMILAR, V.I.F.
 - L. CONTRACTOR RESPONSIBLE FOR PROTECTION OF (E) DRINKING FOUNTAINS AND CERAMIC BACK TILE WALL.
 - M. PAINT ALL (E) FIXED BENCHES, TYP. VERIFY QUANTITIES IN FIELD.

- EXTERIOR ELEVATION NOTES
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 - 3. (E) DOOR TRIM PAINTED, TYP.
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 - 6. (E) FASCIA PAINTED, TYP.
 - 7. (E) METAL FLASHING PAINTED, TYP.
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 - 15. (E) WINDOW TRIM PAINTED, TYP.
 - 16. (E) WINDOWS TO REMAIN, TYP. PROTECT IN PLACE.
 - 17. (E) VENT GRILL PAINTED, TYP.
 - 18. (E) SCHOOL MURAL TO REMAIN, PROTECT IN PLACE.
 - 19. (E) GUTTER PAINTED, TYP.
 - 20. (E) BEAM PAINTED, TYP.

- GRAPHIC KEY
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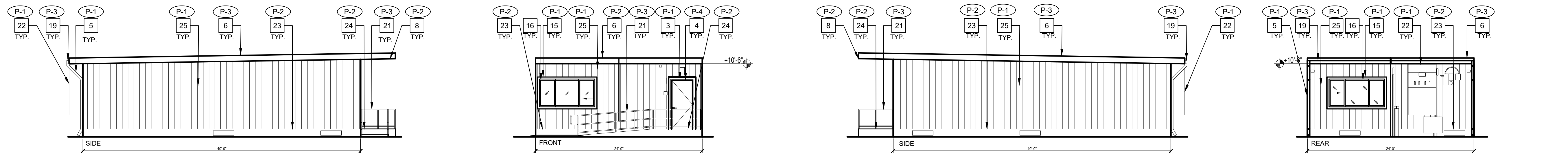
EXTERIOR ELEVATIONS - EXTERIOR PAINTING
BUILDINGS C & D

EXTERIOR PAINTING AT
RUSSO MCENTEE ACADEMY
2851 GAY AVENUE, SAN JOSE CA 95127
ALUM ROCK UNION SCHOOL DISTRICT

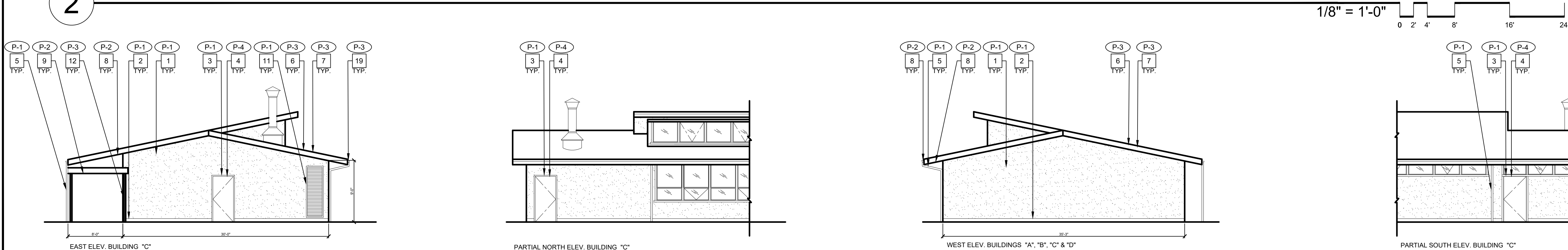
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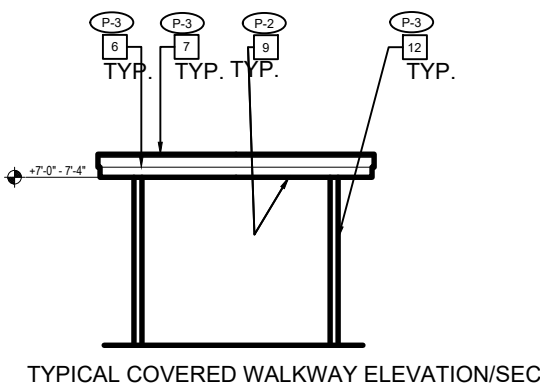
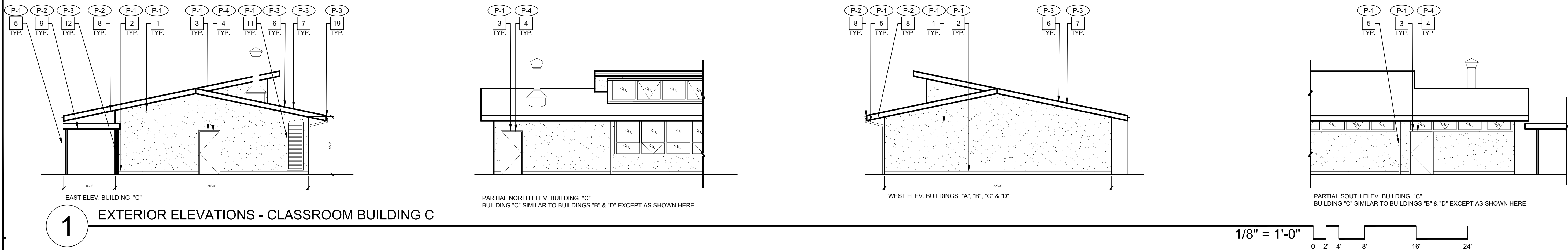
3 TYPICAL EXTERIOR ELEVATIONS - PORTABLES



2 EXTERIOR ELEVATIONS - CLASSROOM BUILDING D



1 EXTERIOR ELEVATIONS - CLASSROOM BUILDING C



4 TYPICAL EXTERIOR ELEVATION/SECTION - COVERED WALKWAY

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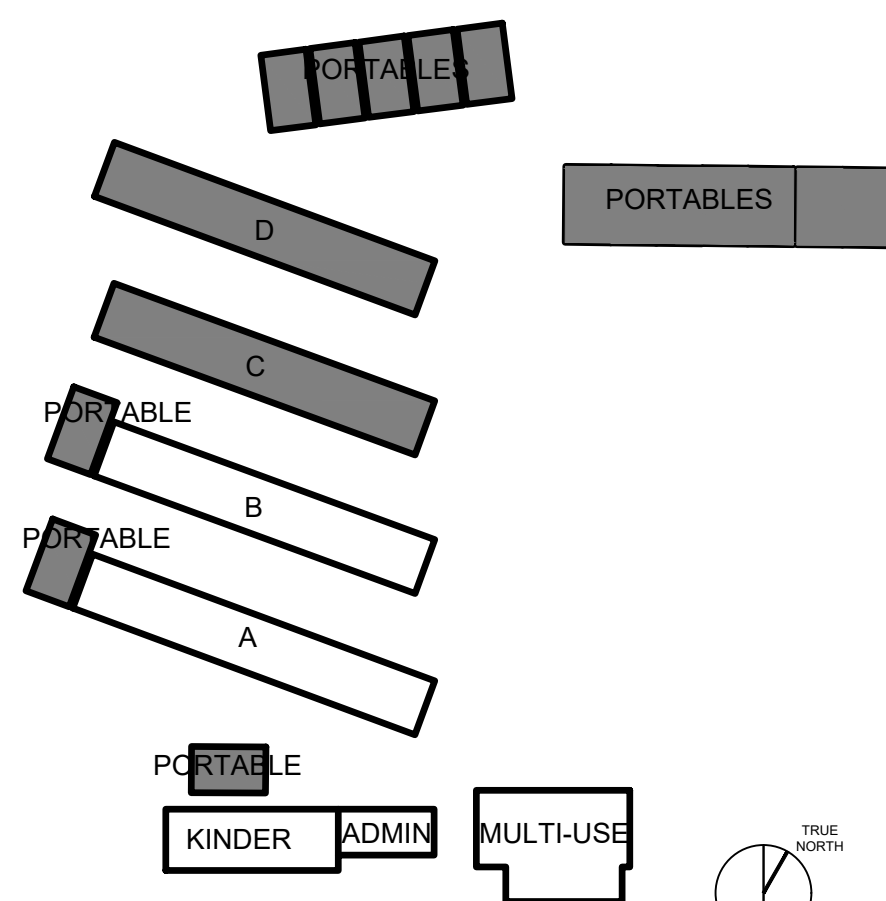
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- (E) WINDOWS TO REMAIN, TYP. PROTECT IN PLACE.
- (E) VENT GRILL PAINTED, TYP.
- (E) SCHOOL MURAL TO REMAIN, PROTECT IN PLACE.
- (E) GUTTER PAINTED, TYP.
- (E) BEAM PAINTED, TYP.
- (E) HANDRAIL PAINTED, TYP.
- (E) HVAC UNIT PAINTED, TYP.
- (E) PORTABLE SKIRT PAINTED, TYP.
- (E) PORTABLE RAMP PAINTED, TYP.
- (E) WOOD SIDING PAINTED, TYP.

GRAPHIC KEY

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

BUILDING KEY



EXTERIOR ELEVATIONS - EXTERIOR PAINTING
BUILDINGS C & D, TYPICAL PORTABLES &
COVERED WALKWAY

EXTERIOR PAINTING AT
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