



Contract Change Order No4

Date:June 19, 2025

Project Number:90.19004

Project Name:City Hall Interior Renovation Project

Contractor:Estate Design and Construction Inc.

This Change Order covers changes to the subject Contract as described herein. The Contractor is to furnish equipment, materials, labor and perform all work as necessary or required to complete the Change Order items at the prices agreed upon between the Contractor and the City.

	Cost	Working Days
Original Contract Amount:	\$ 988,800.00	150
Previous Change Orders Amounts:	\$ 2,817.93	180
This Change Order Amount:	\$ 255,281.85	130
Total Increase to Contract to Date:	\$ 258,099.78	310
Revised Total Contract Amount:	\$ 1,246,899.78	460
Percentage of Total (Increase/Decrease) to Contract Amount to Date:	26.10%	

FIRST WORKING DAY.....		November 25, 2024
Working days specified in Contract.....	150	Working Days
Administrative Delay	0	Working Days
ORIGINAL COMPLETION DATE.....		April 24, 2025
Non-working days due to weather delays.....	0	Non-working Days
Non-working days due to Administrative Delay.....	0	Non-working Days
Contract Time Extensions by Previous Change Orders.....	180	Working Days
Contract Time Extensions by This Change Order.....	130	Working Days
REVISED COMPLETION DATE.....		February 28, 2026

DESCRIPTION OF WORK COMPLETED, ESTIMATES OF QUANTITIES, AND PRICES TO BE PAID:

Item No.	Description	Change Order Quantity	Unit	Unit Cost	Change Order Cost	Add'l Working Days
1	Window A - Additional demolition of drywall/plaster, welding of steel framing around the opening; installation of double sill, additional stucco and drywall patching, and sloped edge concrete installation for proper drainage. Work completed per the scope outlined in the Steel Window Replacement Plan Set and Contractor's Change Order No. 367 (CCO #367).	4	EA	\$ 4,460.00	\$ 17,840.00	130
2	Window B - Additional demolition of drywall/plaster, welding of steel framing around the opening; installation of double sill, additional stucco and drywall patching, and sloped edge concrete installation for proper drainage. Work completed per the scope outlined in the Steel Window Replacement Plan Set and Contractor's Change Order No. 367 (CCO #367).	5	EA	\$ 5,120.00	\$ 25,600.00	
3	Window D - Additional demolition of drywall/plaster, welding of steel framing around the opening; installation of double sill, additional stucco and drywall patching, and sloped edge concrete installation for proper drainage. Work completed per the scope outlined in the Steel Window Replacement Plan Set and Contractor's Change Order No. 367 (CCO #367).	4	EA	\$ 5,550.00	\$ 22,200.00	
4	Window D1 - Additional demolition of drywall/plaster, welding of steel framing around the opening; installation of double sill, additional stucco and drywall patching, and sloped edge concrete installation for proper drainage. Work completed per the scope outlined in the Steel Window Replacement Plan Set and Contractor's Change Order No. 367.	7	EA	\$ 5,770.00	\$ 40,390.00	
5	Window D2 - Additional demolition of drywall/plaster, welding of steel framing around the opening; installation of double sill, additional stucco and drywall patching, and sloped edge concrete installation for proper drainage. Work completed per the scope outlined in the Steel Window Replacement Plan Set and Contractor's Change Order No. 367.	4	EA	\$ 6,500.00	\$ 26,000.00	

Contract Change Order No 4

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6	Window D3 - Additional demolition of drywall/plaster, welding of steel framing around the opening; installation of double sill, additional stucco and drywall patching, and sloped edge concrete installation for proper drainage. Work completed per the scope outlined in the Steel Window Replacement Plan Set and Contractor's Change Order No. 367.	7	EA	\$ 4,980.00	\$ 34,860.00	
7	Window G - Additional demolition of drywall/plaster, welding of steel framing around the opening; installation of double sill, additional stucco and drywall patching, and sloped edge concrete installation for proper drainage. Work completed per the scope outlined in the Steel Window Replacement Plan Set and Contractor's Change Order No. 367.	2	EA	\$ 5,750.00	\$ 11,500.00	
8	Window H - Additional demolition of drywall/plaster, welding of steel framing around the opening; installation of double sill, additional stucco and drywall patching, and sloped edge concrete installation for proper drainage. Work completed per the scope outlined in the Steel Window Replacement Plan Set and Contractor's Change Order No. 367.	1	EA	\$ 6,870.00	\$ 6,870.00	
9	New Window F - installation, materials, supplies and labor. Scope includes demolition of drywall/plaster, welding of steel framing around the opening; installation of double sill, stucco and drywall patching, and sloped edge concrete installation for proper drainage. Work completed per the scope outlined in the Steel Window Replacement Plan Set and Contractor's Change Orders No. 367 and No. 0002	1	LS	\$ 59,000.12	\$ 59,000.12	
10	Frame of new soffit on the 2nd floor with metal studs in order to run Hvac ducts to 2nd floor offices. Drywall and mud new soffit. Work completed per Contractor's Change Order No. 0003	1	LS	\$ 11,021.73	\$ 11,021.73	
Estimated Total of This Change Order:					\$ 255,281.85	130
PAYMENT FOR THIS WORK WILL BE MADE BASED ON FIELD MEASURED QUANTITIES AT THE ADJUSTED CONTRACT UNIT PRICES LISTED ABOVE AND THE TOTAL COST MAY DIFFER FROM THE ESTIMATED AMOUNT SHOWN ABOVE.						



Contract Change Order No 4

Date: June 19, 2025

Project Number: 90.19004

Project Name: City Hall Interior Renovation Project

Contractor: Estate Design and Construction Inc.

Approval Recommended by: _____

Margarita Beltran, Contracts Manager

Date: _____

Approved by: _____

Thomas Bekele, P.E., Public Works Director

Date: _____

CONTRACTOR ACCEPTANCE STATEMENT

THIS CHANGE ORDER REPRESENTS FULL AND COMPLETE COMPENSATION FOR ALL DIRECT AND INDIRECT COSTS (INCLUDING, BUT NOT LIMITED TO, EXTENDED OR ADDITIONAL FIELD AND HOME OFFICE OVERHEAD, SUPERVISION, LABOR, MATERIALS AND EQUIPMENT, INSURANCE, TAXES, BONDS AND PROFIT), ALL ESCALATION, DELAY, DISRUPTION, ACCELERATION, INEFFICIENCIES, LOST PRODUCTIVITY, DIFFERING SITE CONDITIONS AND/OR CONSTRUCTION INTERFERENCES ARISING OUT OF OR AS A RESULT OF THIS CHANGE ORDER OR THE RIPPLE EFFECT OR CUMULATIVE IMPACT OF THIS CHANGE ORDER ON THE PERFORMANCE OF THE OVERALL WORK UNDER THE CONTRACT. THE PARTIES HERETO AGREE THAT THIS CHANGE ORDER CONSTITUTES A MUTUAL ACCORD AND SATISFACTION WITH RESPECT TO ALL CLAIMS FOR IMPACTS, SCHEDULE EXTENSION OR ANY COSTS OF WHATSOEVER NATURE, WHETHER KNOWN OR UNKNOWN, ARISING OUT OF THIS CHANGE ORDER.

Accepted by: _____

Benjamin S. Tvizer, CEO, Project Manager

Date: _____

ESTIMATE

ESTATE
DESIGN & CONSTRUCTION

ESTATE Design & Construction
845 14TH ST
#2
SANTA MONICA 90403
United States

Benjamin (SAGI) Tvizer
3108107319
(408) 707-69-74
benjamin@estatednc.com
www.estatednc.com

FOR

CITY OF SIGNAL HILLS
CA
United States

Estimate No.: **367**
Issue date: **2/4/2025**
Valid until **2/18/2025**

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	DISCOUNT %	AMOUNT (\$)
WINDOW A	4	4,460.00	0.00	17,840.00
EXTRA DEMOLITION FOR DRYWALL/PLASTER STEEL FRAMING WELDED AROUND OPENING INSTALL DOUBLE SILL EXTRA STUCCO PATCHING EXTRA DRYWALL PATCHING SLOPE EDGE CONCRETE FOR PROPER DRAINAGE				
2 DRYWALL SHEETS @ \$27/EA=\$54 2 BUCKETS OF DRYWALL MUD @ \$26/EA=\$52 2 ROLL OF DRYWALL TAPE @\$18/EA=\$36 2 BAG OF STUCCO @ \$40/EA=\$80 2 BAG OF CONCRETE@ \$15/EA=\$30				
LABOR: LABORER \$71.69/HR@4 HRS=\$286.76 WELDER \$90.48/HR@6 HRS=\$542.88 DRYWALL INSTALLER \$78.15/HR@6HRS=\$468.90 DRYWALL FINISHER \$77.32/HR@4HRS=\$309.28 PAINTER \$60.67/HR@4HRS=\$242.68				

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	DISCOUNT %	AMOUNT (\$)
<p>WINDOW B</p> <p>EXTRA DEMOLITION FOR DRYWALL/PLASTER STEEL FRAMING WELDED AROUND OPENING INSTALL DOUBLE SILL EXTRA STUCCO PATCHING EXTRA DRYWALL PATCHING SLOPE EDGE CONCRETE FOR PROPER DRAINAGE</p> <p>3 DRYWALL SHEETS @ \$27/EA=\$81 3 BUCKETS OF DRYWALL MUD @ \$26/EA=\$78 2 ROLLS OF DRYWALL TAPE @ \$18=\$36 2 BAGS OF STUCCO @ \$40/EA=\$80 3 BAGS OF CONCRETE@ \$15/EA=\$45</p> <p>LABOR: LABORER \$71.69/HR@5 HRS=\$358.45 WELDER \$90.48/HR@6 HRS=\$542.88 DRYWALL INSTALLER \$78.15/HR@8HRS=\$625.20 DRYWALL FINISHER \$77.32/HR@7HRS=\$541.24 PAINTER \$60.67/HR@5HRS=\$303.35</p>	5	5,120.00	0.00	25,600.00
<p>WINDOW D</p> <p>EXTRA DEMOLITION FOR DRYWALL/PLASTER STEEL FRAMING WELDED AROUND OPENING INSTALL DOUBLE SILL EXTRA STUCCO PATCHING EXTRA DRYWALL PATCHING SLOPE EDGE CONCRETE FOR PROPER DRAINAGE</p> <p>4 DRYWALL SHEETS@\$27/EA=\$108 2 BUCKET OF DRYWALL MUD @\$26/EA=\$52 2 ROLLS DRYWALL TAPE @\$18/EA=\$36 2 BAG OF STUCCO @\$40/EA=\$80 2 BAG OF CONCRETE@\$15/EA=\$30</p> <p>LABOR: LABORER \$71.69/HR@16 HRS=\$1147.04 WELDER \$90.48/HR@8 HRS=\$723.84 DRYWALL INSTALLER \$78.15/HR@8HRS=\$625.20 DRYWALL FINISHER \$77.32/HR@8HRS=\$618.56 PAINTER \$60.67/HR@5HRS=\$303.35</p>	4	5,550.00	0.00	22,200.00

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	DISCOUNT %	AMOUNT (\$)
<p>WINDOW D1</p> <p>EXTRA DEMOLITION FOR DRYWALL/PLASTER STEEL FRAMING WELDED AROUND OPENING INSTALL DOUBLE SILL EXTRA STUCCO PATCHING EXTRA DRYWALL PATCHING SLOPE EDGE CONCRETE FOR PROPER DRAINAGE</p> <p>8 DRYWALL SHEETS@\$27/EA=\$216 4 BUCKETS DRYWALL MUD@\$26/EA=\$104 3 DRYWALL TAPE@\$18/EA=\$48 4 BAG OF STUCCO@\$40/EA=\$160 4 BAG OF CONCRETE@\$15/EA=\$60</p> <p>LABOR: LABORER \$71.69/HR@16 HRS=\$1147.04 WELDER \$90.48/HR@6 HRS=\$542.88 DRYWALL INSTALLER \$78.15/HR@8HRS=\$625.20 DRYWALL FINISHER \$77.32/HR@8HRS=\$618.56 PAINTER \$60.67/HR@5HRS=\$303.35</p>	7	5,770.00	0.00	40,390.00
<p>WINDOW D2</p> <p>EXTRA DEMOLITION FOR DRYWALL/PLASTER STEEL FRAMING WELDED AROUND OPENING INSTALL DOUBLE SILL EXTRA STUCCO PATCHING EXTRA DRYWALL PATCHING SLOPE EDGE CONCRETE FOR PROPER DRAINAGE</p> <p>4 DRYWALL SHEETS@\$27/EA=\$108 2 BUCKET DRYWALL MUD@\$26/EA=\$52 2 DRYWALL TAPE@\$18/EA=\$36 2 BAG OF STUCCO@\$40/EA=\$80 2 BAG OF CONCRETE@\$15/EA=\$30</p> <p>LABOR: LABORER \$71.69/HR@20 HRS=\$1438.80 WELDER \$90.48/HR@12 HRS=\$1085.76 DRYWALL INSTALLER \$78.15/HR@8 HRS=\$625.20 DRYWALL FINISHER \$77.32/HR@8HRS=\$618.56 PAINTER \$60.67/HR@16HRS=\$970.72</p>	4	6,500.00	0.00	26,000.00

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	DISCOUNT %	AMOUNT (\$)
<p>WINDOW D3</p> <p>EXTRA DEMOLITION FOR DRYWALL/PLASTER STEEL FRAMING WELDED AROUND OPENING INSTALL DOUBLE SILL EXTRA STUCCO PATCHING EXTRA DRYWALL PATCHING SLOPE EDGE CONCRETE FOR PROPER DRAINAGE</p> <p>3 DRYWALL SHEETS@\$27/EA=\$81 3 BUCKET DRYWALL MUD@\$26/EA=\$78 2 BAG OF STUCCO@\$40/EA=\$80 3 BAG OF CONCRETE@\$15/EA=\$45</p> <p>LABOR: LABORER \$71.69/HR@16 HRS=\$1147.04 WELDER \$90.48/HR@6 HRS=\$542.88 DRYWALL INSTALLER \$78.15/HR@4HRS=\$312.60 DRYWALL FINISHER \$77.32/HR@8HRS=\$618.56 PAINTER \$60.67/HR@4HRS=\$242.68</p>	7	4,980.00	0.00	34,860.00
<p>WINDOW F</p> <p>EXTRA DEMOLITION FOR DRYWALL/PLASTER STEEL FRAMING WELDED AROUND OPENING INSTALL DOUBLE SILL EXTRA STUCCO PATCHING EXTRA DRYWALL PATCHING SLOPE EDGE CONCRETE FOR PROPER DRAINAGE</p> <p>3 DRYWALL SHEETS@\$27/EA=\$81 2 BUCKET DRYWALL MUD@\$26/EA=\$52 1 DRYWALL TAPE@\$18/EA=\$18 2 BAG OF STUCCO@\$40/EA=\$80 3 BAG OF CONCRETE@\$15/EA=\$45</p> <p>LABOR: LABORER \$71.69/HR@24 HRS=\$1720.56 WELDER \$90.48/HR@16 HRS=\$1447.68 DRYWALL INSTALLER \$78.15/HR@8 HRS=\$625.20 DRYWALL FINISHER \$77.32/HR@16HRS=\$1237.12 PAINTER \$60.67/HR@8HRS=\$485.36</p>	1	7,670.00	0.00	7,670.00

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	DISCOUNT %	AMOUNT (\$)
<p>WINDOW G</p> <p>EXTRA DEMOLITION FOR DRYWALL/PLASTER STEEL FRAMING WELDED AROUND OPENING INSTALL DOUBLE SILL EXTRA STUCCO PATCHING EXTRA DRYWALL PATCHING SLOPE EDGE CONCRETE FOR PROPER DRAINAGE</p> <p>2 DRYWALL SHEETS@\$27/EA=\$54 1 BUCKET DRYWALL MUD@\$26/EA=\$26 1 DRYWALL TAPE@\$18/EA=\$18 2 BAG OF STUCCO@\$40/EA=\$80 2 BAG OF CONCRETE@\$15/EA=\$30</p> <p>LABOR: LABORER \$71.69/HR@16 HRS=\$1147.04 WELDER \$90.48/HR@8 HRS=\$723.84 DRYWALL INSTALLER \$78.15/HR@8 HRS=\$625.20 DRYWALL FINISHER \$77.32/HR@8HRS=\$618.56 PAINTER \$60.67/HR@4HRS=\$242.68</p>	2	5,750.00	0.00	11,500.00
<p>WINDOW H</p> <p>EXTRA DEMOLITION FOR DRYWALL/PLASTER STEEL FRAMING WELDED AROUND OPENING INSTALL DOUBLE SILL EXTRA STUCCO PATCHING EXTRA DRYWALL PATCHING SLOPE EDGE CONCRETE FOR PROPER DRAINAGE</p> <p>2 DRYWALL SHEETS@\$27/EA=\$54 1 BUCKET DRYWALL MUD@\$26/EA=\$26 1 DRYWALL TAPE@\$18/EA=\$18 1 BAG OF STUCCO@\$40/EA=\$40 1 BAG OF CONCRETE@\$15/EA=\$15</p> <p>LABOR: LABORER \$71.69/HR@20 HRS=\$1433.80 WELDER \$90.48/HR@12 HRS=\$1085.76 DRYWALL INSTALLER \$78.15/HR@8 HRS=\$625.20 DRYWALL FINISHER \$77.32/HR@8HRS=\$618.56 PAINTER \$60.67/HR@8HRS=\$485.36</p>	1	6,870.00	0.00	6,870.00
<p>LABOR ESTIMATES ARE PER INDIVIDUAL WINDOW STYLE</p> <p>MATERIAL ESTIMATES BASED ON QUANTITY OF STYLE OF WINDOW</p>				<p>SUBTOTAL: \$192,930.00</p> <p>TOTAL (USD): \$192,930.00</p>



Change Order

ESTATE DESIGN & CONSTRUCTION
Printed: Jun 10, 2025
1902 Westwood Blvd, Los Angeles, CA 90025-4670
Phone: 408-707-6974

Client Info	Multiple	Job Info	2175 CHERRY AVE SIGNAL HILL, CA 90755	Change Order ID
				0002

Signal Hills - City Hall Interior Renovation

CO ID	Created / Approved Date	Price
0002	Created: Mar 11, 2025	\$51,330.12

Description
Signal Hills City Hall Window Type "F" Please approve this Change Order if you would like to confirm the adjustment to your original Scope of Work. By approving, you acknowledge the adjustment to the construction schedule and will be invoiced upon approval or in a subsequent draw. Prompt payment is appreciated, so we can continue to move forward with the project in a timely manner.

Items	Cost Types	Description	Qty / Unit	Unit Price	Price
Council Chambers window F 13.00 - Windows Materials	Material	providing new window as shown in the updated plans. Installation of New window type "F"	1	\$32,963.39	\$32,963.39
Council Chambers Window F Installation 13.05 - Windows Installation Labor	Labor	Framing for new window opening Waterproofing of new window RO Installation of new window typer "F" Labor: DIR Laborer hourly wage rate: \$74.69 Total Laborers: 2 Working days: 3 Total: 3,585.12 DIR Welder hourly wage rate: \$91.485 Total Workers: 2	1	\$18,366.73	\$18,366.73

		Working days: 4 Total: \$5,855.04 DIR Stucco hourly wage rate: \$74.70 Total Workers; 2 Working days: 3 Total: \$3,585.6 DIR Window installer hourly wage rate: \$77.82 Total Workers:2 Working days: 2 Total: \$2,490.24 Drywall DIR hourly wage rate: \$78.15 Total Workers: 1 Working days: 1 Total: \$625.2 Mud/ Paint DIR hourly rate: \$60.67 Total Workers: 1 Working days: 5 Total: \$2,426.8 Trash clean-up/ haul away: \$3,000			
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Status	Signature	Date
Approved by: _____		____/____/____

Approval Comments

I confirm that my action here represents my electronic signature and is binding.

TOTAL AMOUNT OF CHANGE ORDER:

\$51,330.12

Client Info

Multiple

Job Info

2175 CHERRY AVE
SIGNAL HILL, CA 90755

Change Order ID

0003

Signal Hills - City Hall Interior Renovation

CO ID	Created / Approved Date	Price
0003	Created: Jun 12, 2025	\$11,021.73

Description

COR003 - 2nd Floor Soffit
Please approve this Change Order if you would like to confirm the adjustment to your original Scope of Work. By approving, you acknowledge the adjustment to the construction schedule and will be invoiced upon approval or in a subsequent draw. Prompt payment is appreciated, so we can continue to move forward with the project in a timely manner.

Items	Cost Types	Description	Qty / Unit	Unit Price	Price
Framing, Drywall, and Mudding of New Soffit on 2rd Floor for HVAC Duct Installation 10.05 - Drywall		Frame of new soffit on the 2nd floor with metal studs in order to run Hvac ducts to 2nd floor offices. Drywall and mud new soffit.	1	\$11,021.73	\$11,021.73

Status	Signature	Date
Approved by: _____		___/___/___

Approval Comments

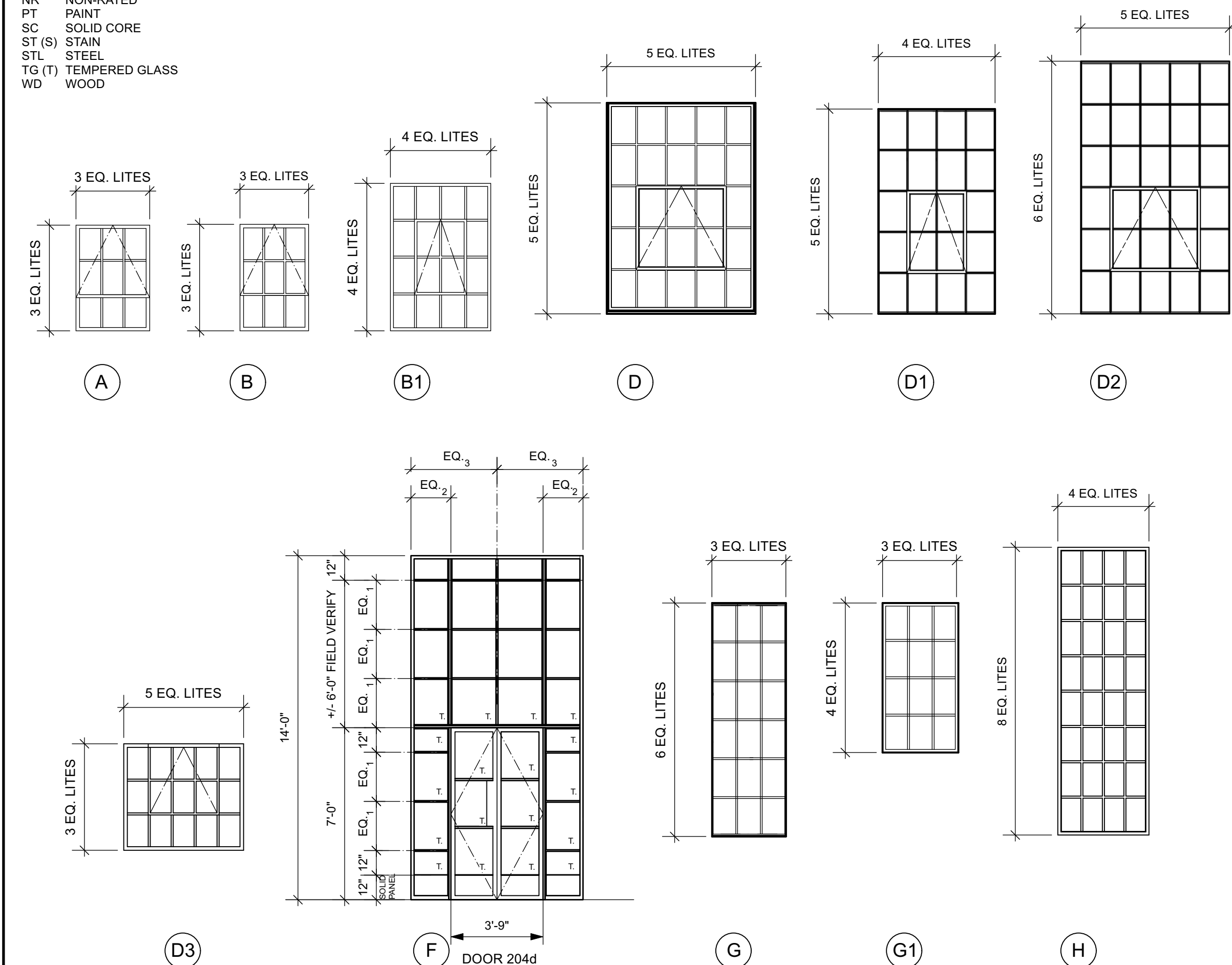
I confirm that my action here represents my electronic signature and is binding.

TOTAL AMOUNT OF CHANGE ORDER:

\$11,021.73

WINDOW SCHEDULE													
NO.	SYMB	WIDTH	HEIGHT	TYPE	ELEV	LABEL	FRAME	FINISH	GLAZING	HEAD	JAMB	SILL	NOTES
1	201	+/- 4'-9"	+/- 8'-6"	Steel Fixed/Awning; True Divided Lites	D1	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 1, 2, 3, 4, 6, 7, 8
2	202	+/- 4'-9"	+/- 8'-6"	Steel Fixed/Awning; True Divided Lites	D1	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 1, 2, 3, 4, 6, 7, 8
3	203	+/- 4'-8 3/8"	+/- 8'-6 1/2"	Steel Fixed/Awning; True Divided Lites	D1	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 1, 2, 3, 4, 5, 6, 7, 8, 9
4	204	+/- 4'-9"	+/- 8'-6 1/2"	Steel Fixed/Awning; True Divided Lites	D1	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 1, 2, 3, 4, 5, 6, 7, 8, 9
5	205	+/- 5'-1 3/4"	+/- 7'-7"	Steel Fixed/Awning; True Divided Lites	D	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 1, 2, 3, 4, 6, 7, 8, 9
6	206	3'-0"	4'-4"	Steel Fixed/Awning; True Divided Lites	A	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 4, 6, 7
7	207	+/- 6'-0"	+/- 8'-5"	Steel Fixed/Awning; True Divided Lites	D	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 1, 2, 3, 4, 6, 7, 8, 9
8	208	+/- 6'-0"	+/- 8'-5"	Steel Fixed/Awning; True Divided Lites	D	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 1, 2, 3, 4, 6, 7, 8, 9
9	209	+/- 6'-0"	+/- 8'-5"	Steel Fixed/Awning; True Divided Lites	D	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 1, 2, 3, 4, 6, 7, 8, 9
10	210	+/- 4'-9 1/2"	+/- 8'-5"	Steel Fixed/Awning; True Divided Lites	D1	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 1, 2, 3, 4, 6, 7, 8, 9
11	211	+/- 4'-9"	+/- 8'-5 1/2"	Steel Fixed/Awning; True Divided Lites	D1	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 1, 2, 3, 4, 6, 7, 8, 9
12	212	+/- 4'-9"	+/- 8'-5 1/2"	Steel Fixed/Awning; True Divided Lites	D1	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 1, 2, 3, 4, 6, 7, 8, 9
13	213	+/- 6'-0"	+/- 10'-6"	Steel Fixed/Awning; True Divided Lites	D2	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 1, 2, 3, 4, 6, 7, 8, 9
14	214	+/- 6'-0"	+/- 10'-6"	Steel Fixed/Awning; True Divided Lites	D2	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
15	215	+/- 6'-0"	+/- 10'-6"	Steel Fixed/Awning; True Divided Lites	D2	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
16	301	+/- 4'-0"	+/- 12'-0"	Steel Fixed; True Divided Lites	H	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
17	302	+/- 3'-0"	+/- 9'-6"	Steel Fixed; True Divided Lites	G	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
18	303	4'-0"	6'-6"	Steel Fixed/Awning; True Divided Lites	B1	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
19	304	5'-2"	4'-8"	Steel Fixed/Awning; True Divided Lites	D3	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
20	305	5'-2"	4'-8"	Steel Fixed/Awning; True Divided Lites	D3	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
21	306	5'-2"	4'-8"	Steel Fixed/Awning; True Divided Lites	D3	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
22	307	5'-2"	4'-8"	Steel Fixed/Awning; True Divided Lites	D3	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
23	308	5'-2"	4'-8"	Steel Fixed/Awning; True Divided Lites	D3	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
24	309	5'-2"	4'-8"	Steel Fixed/Awning; True Divided Lites	D3	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
25	310	5'-2"	4'-8"	Steel Fixed/Awning; True Divided Lites	D3	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
26	311	3'-0"	4'-8"	Steel Fixed/Awning; True Divided Lites	B	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
27	312	3'-0"	4'-8"	Steel Fixed/Awning; True Divided Lites	B	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
28	313	3'-0"	4'-8"	Steel Fixed/Awning; True Divided Lites	B	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
29	314	3'-0"	4'-8"	Steel Fixed/Awning; True Divided Lites	B	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
30	315	3'-0"	4'-8"	Steel Fixed/Awning; True Divided Lites	B	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
31	316	3'-0"	4'-4"	Steel Fixed/Awning; True Divided Lites	A	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
32	317	3'-0"	4'-4"	Steel Fixed/Awning; True Divided Lites	A	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
33	318	3'-0"	4'-4"	Steel Fixed/Awning; True Divided Lites	A	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8
34	319	+/- 3'-1"	+/- 6'-1"	Steel Fixed; True Divided Lites	G1	NR	STL	FF	Dual Low E Clr.	(A) A-603	(B) A-603	(C) A-603	No. 3, 4, 6, 7, 8

ABBREVIATIONS
 DBL DOUBLE
 CLR CLEAR
 (E) EXISTING
 FF FACTORY FINISH
 GL GLAZING
 HM HOLLOW METAL
 MIN MINUTE
 MTL METAL
 (N) NEW
 NA NON-APPLICABLE
 NR NON-RATED
 PT PAINT
 SC SOLID CORE
 ST (S) STAIN
 STL STEEL
 TG (T) TEMPERED GLASS
 WD WOOD



WINDOW SCHEDULE AND WINDOW ELEVATIONS

1/4"=1'-0"

2

PLEASE NOTE:

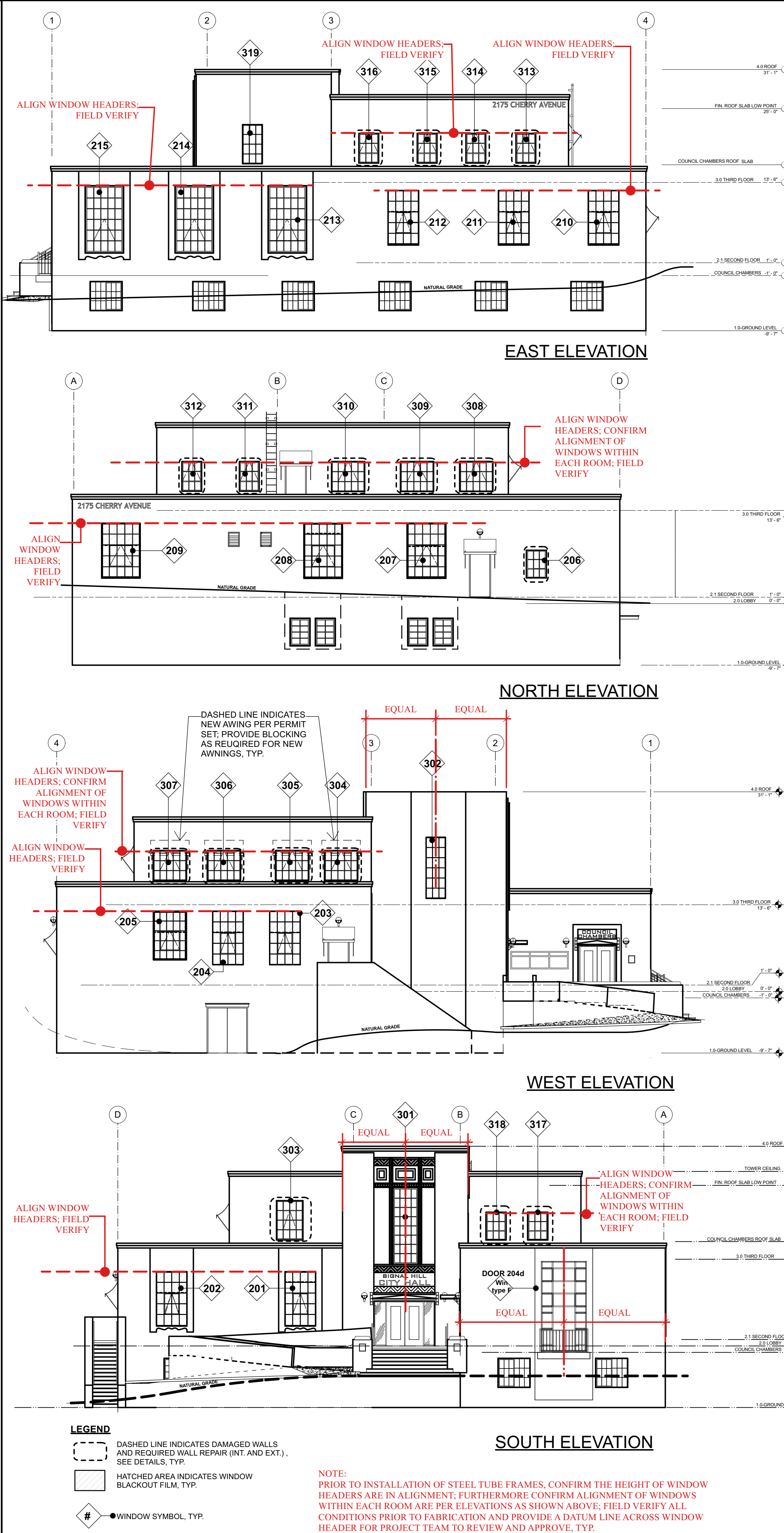
WINDOW DIMENSIONS INDICATED REFLECT ORIGINAL WINDOW SIZES. ALL WINDOW OPENINGS SHALL BE FIELD VERIFIED PRIOR TO FABRICATIONS. CAREFULLY READ THROUGH ALL NOTES.

NOTES:

- ALL EXISTING WINDOW FRAMES EMBEDDED IN THE WALL TO REMAIN SHALL HAVE ALL LOOSE PAINT, DIRT, DEBRIS, AND MUST REMOVED PRIOR TO INSTALLATION OF NEW WINDOWS; PREP EXISTING FRAMES AS REQUIRED FOR NEW WINDOW INSTALLATION, TYP.
- ALL EXISTING WINDOW OPENINGS SHALL BE FIELD VERIFIED, TYP.
- PLEASE NOTE: WINDOWS SHALL BE SMALLER THAN THE EXISTING WINDOW FRAME TO REMAIN. NEW WINDOWS SHALL PROVIDE A MAX. 1/2" GAP ALL AROUND FROM THE FACE OF EXISTING MULLIONS, TYP. FIELD VERIFY EXISTING OPENINGS WITH EXISTING FRAMES IN PLACE TO REMAIN, TYP.
- NEW GLAZING SHALL BE TEMPERED WHERE REQUIRED BY CODE, TYP.
- NEW FROSTED GLAZING (PER MANUFACTURER'S RECOMMENDATIONS) TO ALIGN WITH EXISTING DROP CEILING AS NOTED, TYP. SEE NEW WINDOW DETAILS ON SHEETS A-603 & A-604, TYP.
- REMOVE GYP. BD./ FINISHES AT SILL AS REQUIRED FOR NEW WINDOW INSTALLATION; REPLACE SILL AS REQUIRED TO MATCH PREVIOUS CONDITION, TYP.
- ALL METAL FLASHING AND INTERIOR BRAKE METAL SHALL BE PAINTED TO MATCH EXISTING WINDOW FINISH, TYP.
- ALL NEW SEALANT SHALL BE PAINTED TO MATCH ADJACENT SURFACE, TYP.
- ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH WEATHERSTRIPPING, TYP.
- EXISTING BENT WINDOW FRAME SHALL BE CAREFULLY REPAIRED TO RECEIVE NEW WINDOW, PROTECT-IN-PLACE EXISTING FINISHES AND AVOID DAMAGE TO FRAME TO REMAIN IN-PLACE, TYP.

GLAZING NOTES:

- NEW GLAZING INSTALLATION(S)/REPLACEMENT(S), SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING HAZARDOUS LOCATIONS, TYP. (PER CBC SEC. 2406.4):
 - SWINGING, SLIDING, AND BI-FOLD DOORS.
 - GLAZING ADJACENT TO DOORS:
 - WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF DOORS AND WITHIN 60 INCHES OF WALKING SURFACE.
 - WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN- SWINGING DOOR.
 - GLAZING IN WINDOWS: WHERE GLAZING AREA IS MORE THAN 9 SQ. FT. IN AREA, WITH THE BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE MORE THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF A WALKING SURFACE, MEASURED HORIZONTALLY.
 - WHEN LOCATED WITHIN 60 INCHES ABOVE THE FLOOR OF WET SURFACES.
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
- EACH NEW PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED (ACID ETCHED, SAND BLASTED, CERAMIC FIRED, ETC.) BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WHICH IT COMPLIES (PER CBC SEC. 2406.3).
- NEW GLAZING SHALL BE TEMPERED WHERE REQUIRED BY CODE, TYP.
- CLEAN (INCLUDING REMOVAL OF OXIDATION, CALCIUM BUILD-UP, DUST, DIRT, GRIME, ETC.) AND POLISH ALL GLAZING, TYP.



- LEGEND**
- DASHED LINE INDICATES DAMAGED WALLS AND REQUIRED WALL REPAIR (INT. AND EXT.). SEE DETAILS, TYP.
 - HATCHED AREA INDICATES WINDOW BLACKOUT FILM, TYP.
 - # • WINDOW SYMBOL, TYP.

NOTE:
 PRIOR TO INSTALLATION OF STEEL TUBE FRAMES, CONFIRM THE HEIGHT OF WINDOW HEADERS ARE IN ALIGNMENT; FURTHERMORE CONFIRM ALIGNMENT OF WINDOWS WITHIN EACH ROOM ARE PER ELEVATIONS AS SHOWN ABOVE; FIELD VERIFY ALL CONDITIONS PRIOR TO FABRICATION AND PROVIDE A DATUM LINE ACROSS WINDOW HEADER FOR PROJECT TEAM TO REVIEW AND APPROVE, TYP.

EXTERIOR ELEVATIONS - FOR WINDOW SYMBOL REFERENCE ONLY

3/32"=1'-0"

1

SIGNAL HILL CITY HALL WINDOW REPLACEMENT

Historical Significance and Design Intent

The goal of this restoration project is to accurately and carefully replace all the existing steel sash windows and steel window with door in the historic City Hall.

The Signal Hill City Hall is a historic structure and eligible to be list on the National Register of Historic Places. Repairs to historic structures is guided by ten straight forward standards called the Secretary of the Interior's Standards for Rehabilitation. See Specifications.

In reviewing the replacement of the windows for this designated historic building, there are a number of standards that are relevant to this project.

Secretary of the Interior's Standards. (partial listing)

2. The historic character of a property shall be retained and preserved. This means that visual changes to the exterior and interior of the building shall be avoided and minimized. The best rule to follow is that when the project is done, nobody will be able to notice that the repairs were made.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.

In this case, it has been determined by others that the historic steel windows are beyond repair and need to be replaced "in-kind". This means matching the existing windows in size, pattern of dividers, size and shape of steel frame.

Repair of interior plaster and gunite exterior shall match the existing texture of the building exactly and be repaired in a way to avoid cracking at the joint between old and new.

This is probably the most important feature of this project and must be accomplished by skilled plasterers and gunite installers who specialize in restoration work.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. **Absolutely No Sandblasting or other abrasive treatment.**

In order to refine repair techniques of the third floor damaged window openings, we recommend that a sample repair be undertaken by a craftsman, skilled and experienced in this type of work. This helps solve and refine repair techniques to avoid "the crack around the window" appearance.

TSInc. recommend installing one window as a test case at the lower levels to help refine techniques. This should help expedite the installation of the rest of the windows.

PROJECT SEQUENCING

There are two distinct scopes of work for the Window Replacement Project at Signal Hill City Hall.

Condition A

The first Scope of Work is at the first and second floors. Here, the existing windows have been removed but the outer window frame has been left in place. In addition, the exterior finishes, waterproofing and flashing has been left in place without any damage, although some interior wall finish may be needed to be removed for the attachment of the new replacement windows.

Condition B

This scope of work occurs at the third floor only where most of the windows were removed with damage to the exterior and interior finishes, waterproofing, flashing and framing. In this case there will be two steps to window replacement. Please note that there is also one second floor toilet room window that will require some repairs to the window opening prior to window installation.

Step 1

Repair the existing framing, flashings and weather proofing and exterior and interior finishes at the damaged head, jambs and sill conditions.

Step 2

Install new replacement window, flash and caulk perimeter.

Due to the complexities of this project, we recommend that a specialty contractor complete a sample of the opening repair and window installation for both **Conditions A and B** to be used as a guide for others to complete the work.

For exterior gunite repair, please see the following guide:

GUNITE REPAIR

Gunite is a building material consisting of cement, sand, and water that is sprayed onto a surface using a hose and compressed air.

Assess the Damage:

- Identify small and large cracks, chipped areas, and/or missing sections that will require repair. See notes below for treatment of small cracks.
- Verify areas that have chipping and spalling adjacent to the damaged walls.
- Verify if there is any evidence of water infiltration adjacent to the damaged walls. If any evidence of water damage, notify Architect immediately for review.
- Identify adjacent surfaces to be protected from further damage. **Note: All loose concrete shall be removed and repaired.**
- Demolition/Preparing the Surface:**
 - Carefully remove existing exterior gunite as noted on details as well as all loose concrete, typ.; protect existing underlayment and wire mesh as required for new mesh and underlayment.
 - Prep. and clean the area around the damaged section of the concrete wall.
 - Use an industrial brush or wire-brush to remove dirt, debris, and loose material from crevices in the wall. All particles shall be cleared away.
 - Use an angle grinder to slightly roughen up any smooth spots of existing gunite in a random pattern to allow new gunite to key into existing and for properly adherence/bond. **Note: Existing wire mesh and underlayment shall be protected from damage, typ.**
 - Carefully clean and level the surface prior to commencement of patching and repairing process. **Note: All particles shall be cleared away.**
 - Material strength and durability** – New gunite shall match the strength of existing walls or can be used in combination with other components for added reinforcement. New material shall not crack, chip, or fade over time due to wear and tear from weather, chemicals, pests, etc.
 - Ensure that all surfaces have been properly cleaned and prepared before applying any sealant. This includes removing dirt, dust, oils, efflorescence, and other debris from the surface using either a brush broom or a power washer. **No sandblasting is allowed.**

Repairing Identified Sections:

Missing sections:

- Patching:** For smaller missing sections, use a concrete patch or mortar mix. Apply a bonding agent to the existing concrete and the patch, then fill the hole.
 - Full Replacement:** For larger missing sections, you may need to remove the damaged area and install new gunite. This may require rebar and new gunite, followed by a new plaster finish.
- Filling in and/or repairing cracks and chips.**
- Small Cracks:** For hairline cracks, use a masonry crack filler or concrete patch can be used.
 - Wider Cracks:** For wider cracks, use a sledgehammer and a chisel to make the bottom of the crack wider than the top to lock the patch in place.
 - Epoxy Injection:** Inject epoxy or polyurethane into the crack to seal it.
 - Staples:** Use rebar staples to "staple" the crack closed, providing mechanical support.

13. Apply a commercial-grade bonding agent per the manufacturer's guidelines to help ensure the adhesion between the patching material and existing concrete.

14. A primary layer of bonding agent applied on the existing surface over which the fresh concrete mix is placed. The concreting must be done before the primary coating starts to dry as per the manufacturer's guidelines and instructions.

15. Clean off any excess cement or grout that has spilled onto surrounding areas with a damp cloth. Be careful not to get any water on the newly repaired area, as this could cause further damage and weaken the bond of the patch.

16. Use sandpaper or steel wool to buff away any rough edges as required.

17. Use a trowel or putty knife to smooth over the surface of the repair until it matches the texture and shape of the existing wall. Finish shall match existing adjacent surface.

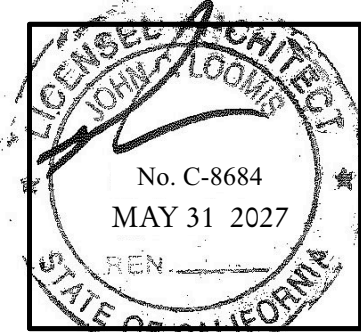
18. Allow the repair to cure according to the manufacturer's instructions.

19. If necessary, apply several thin coats of concrete sealer to protect against water seepage and weathering. After allowing each coat to dry completely before applying another coat.

Option for Resurfacing: If the damage is extensive or if you want to improve the aesthetics, consider resurfacing the entire wall with a stain-resistant material.

thirtieth
street
architects
inc.

2621 newport blvd. newport beach,
california 92663 (949)673-2643



SIGNAL HILL CITY HALL
 STEEL WINDOW REPLACEMENT
 2175 CHERRY AVE
 SIGNAL HILL, CALIFORNIA 90755

NEW WINDOW SCHEDULE AND
 WINDOW ELEVATIONS

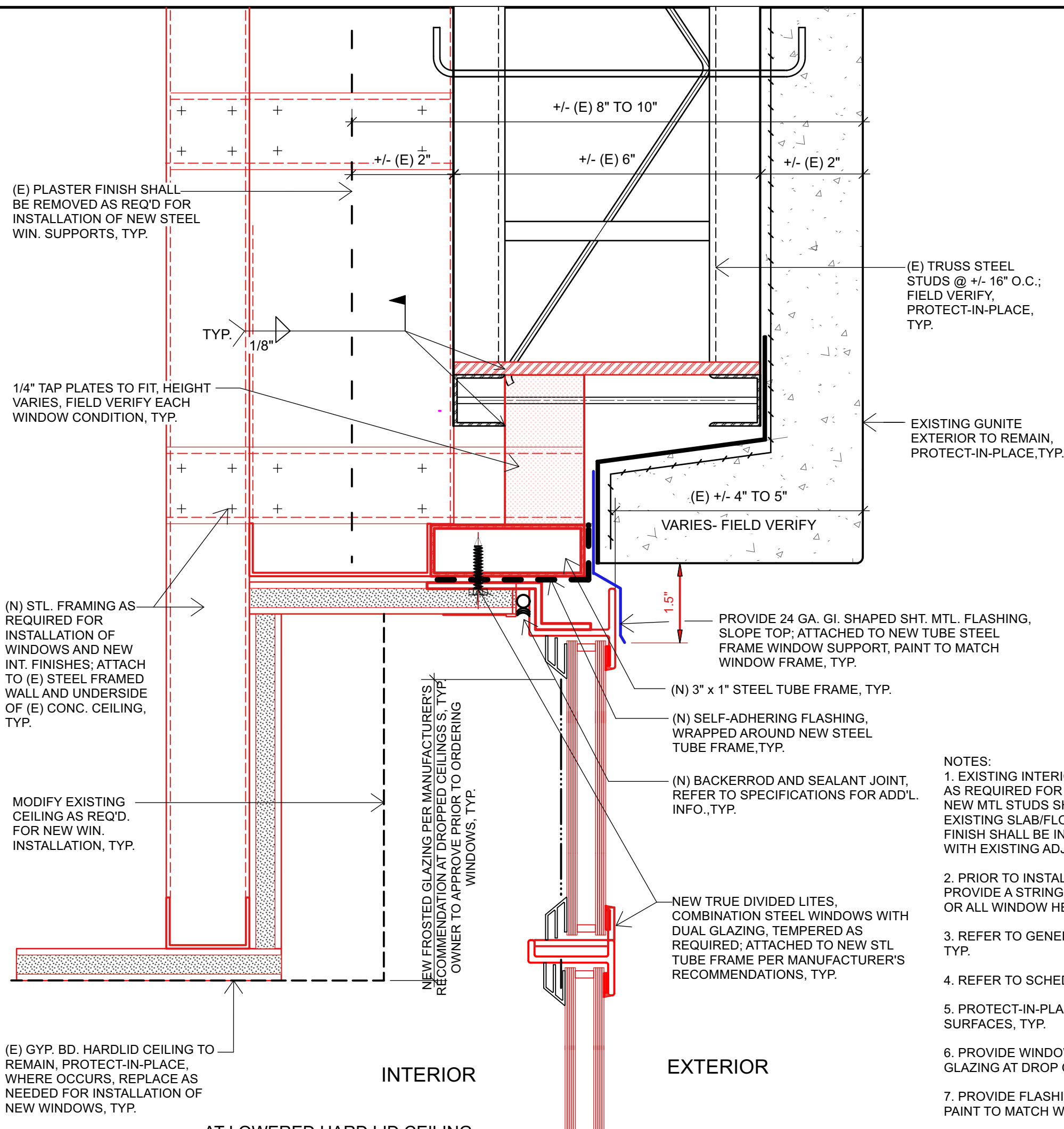
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4/17/25 City Review

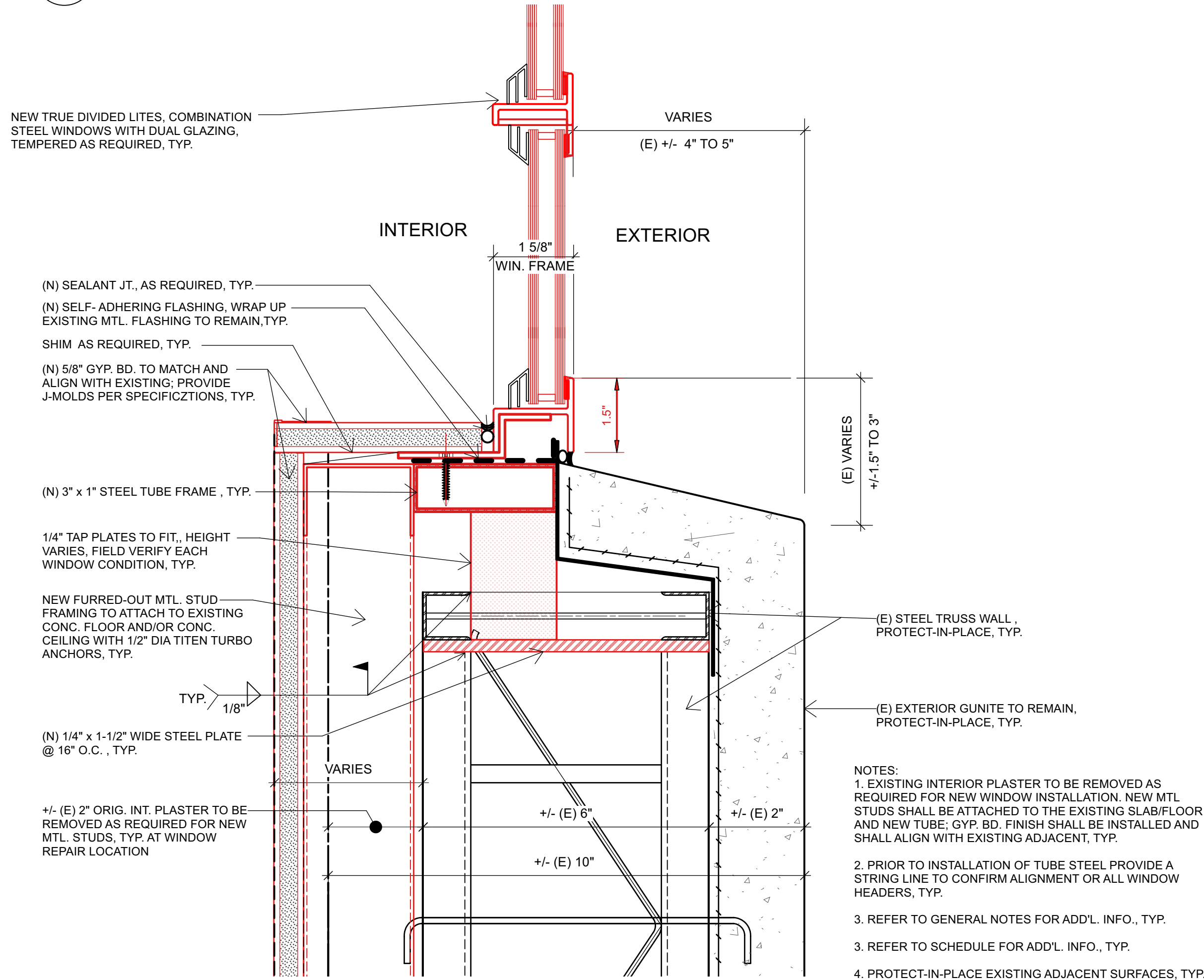
5/22/25 WINDOW HEADER
ALIGNMENT NOTE

6/4/25 CITY SUBMITTAL

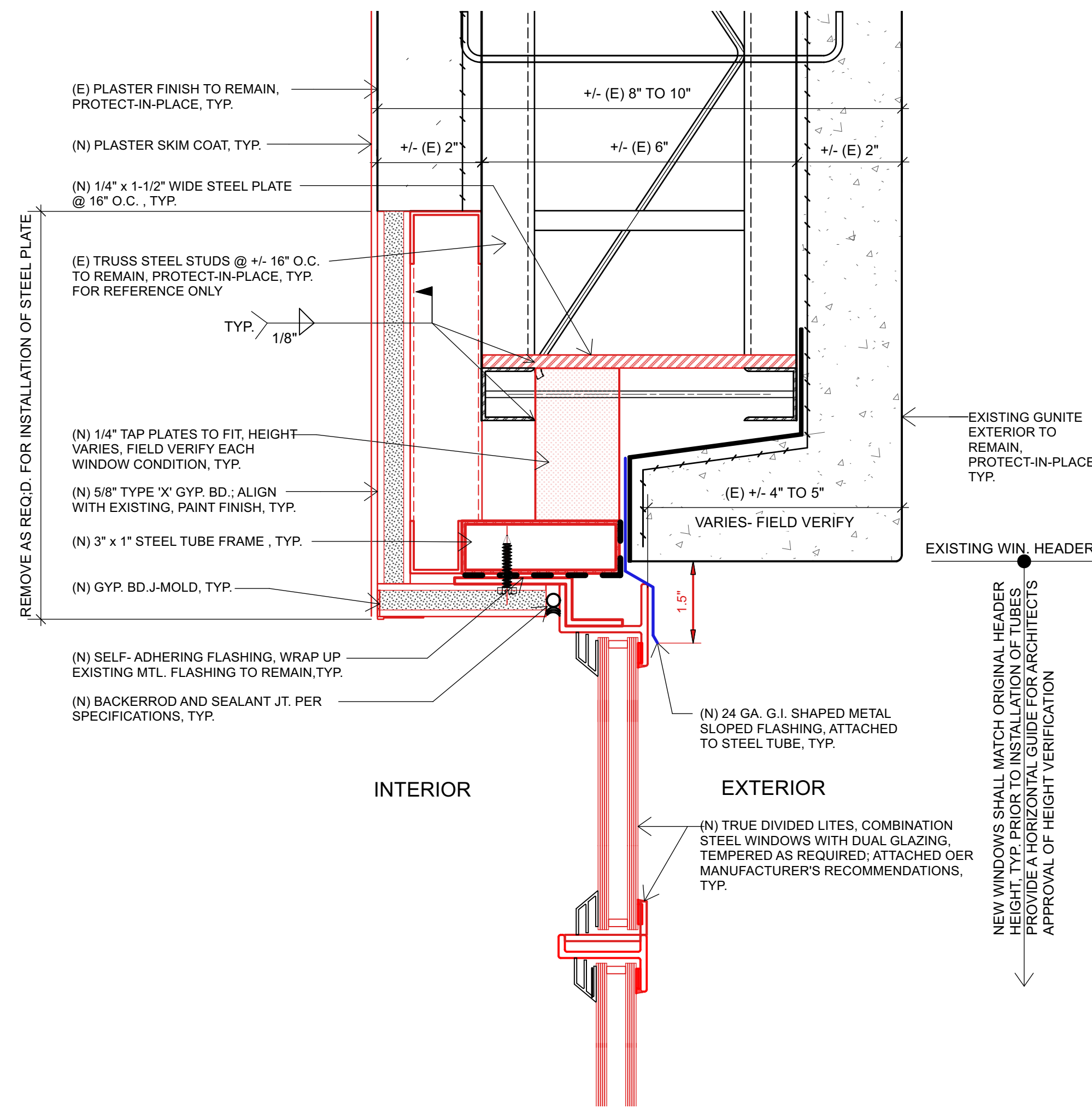
A-602
WINDOW REPAIR



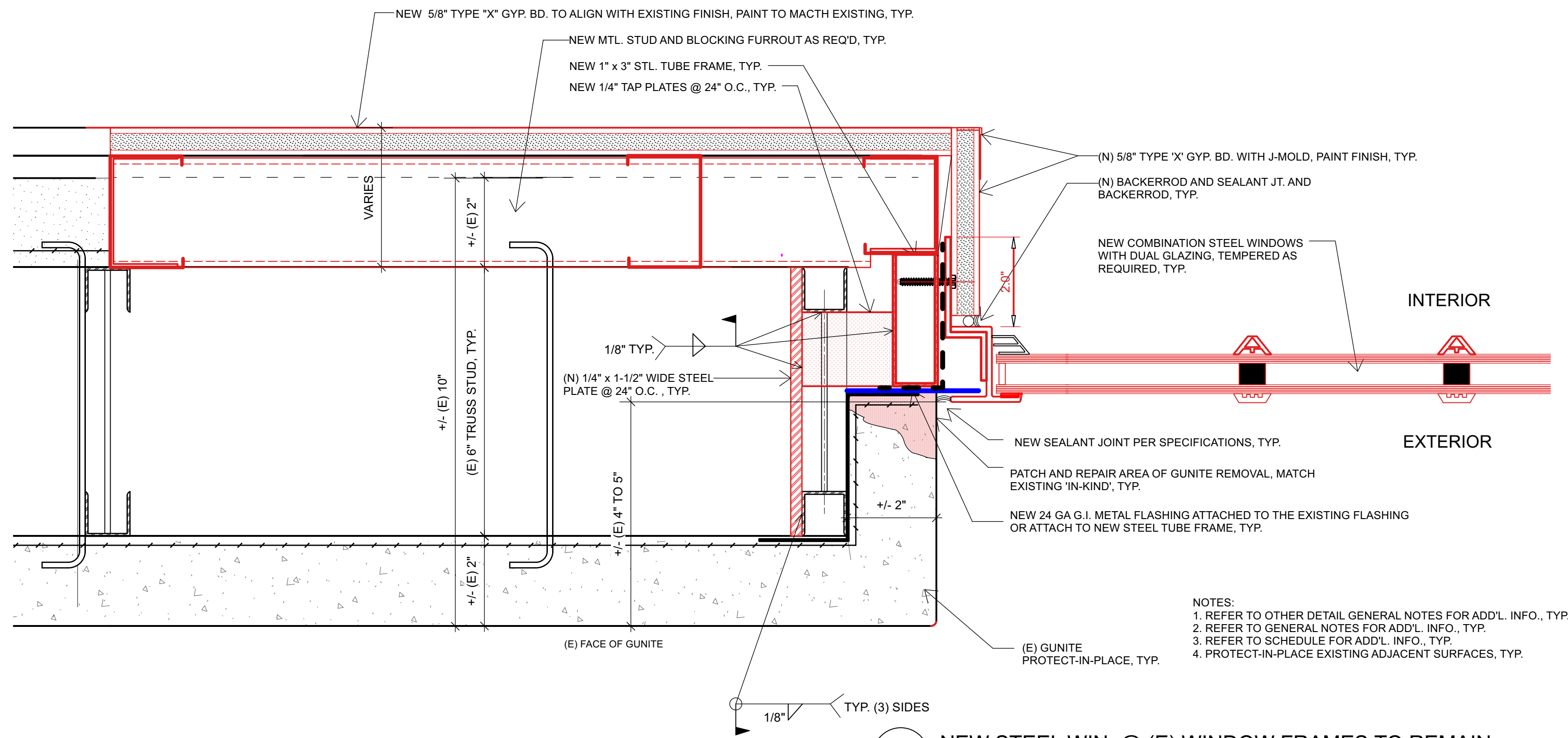
A STL. WIN. HEAD DET. - 2ND FLR.
Scale: Half Actual Size



C STL. WIN. SILL DET.- 2ND FLR.
Scale: Half Actual Size



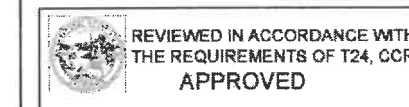
A.1 STL. WIN. HEAD DET. - 2ND FLR.
Scale: Half Actual Size



B NEW STEEL WIN. @ (E) WINDOW FRAMES TO REMAIN
Scale: Half Actual Size

GENERAL NOTES

1. CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE 2010 CALIFORNIA BUILDING STANDARDS CODE (2022 CBC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, AND ASCE 7-05.
2. THE CONTRACTOR SHALL NOTIFY OSHPD AND THE REGISTERED DESIGN PROFESSIONAL (RDP) IN RESPONSIBLE CHARGE WHERE A CONFLICT OR DISCREPANCY OCCURS BETWEEN THE OSHPD PRE-APPROVED DETAILS (OPD) AND ANY OTHER PORTION OF THE CONSTRUCTION DOCUMENTS, FIELD CONDITIONS OR WHERE ANY CONDITIONS ARISE NOT COVERED BY THESE DOCUMENTS WHEREIN WORK WILL NOT COMPLY WITH THE REQUIREMENTS OF THE 2022 CBC, CALIFORNIA CODE OF REGULATIONS, TITLE 24.
3. THE INTENT OF THE OPD IS TO CONSTRUCT THE ~~EXISTING~~ BUILDING IN ACCORDANCE WITH THE 2020 CBC, CALIFORNIA CODE OF REGULATIONS, TITLE 24. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE WORK WILL NOT COMPLY WITH THE 2022 CBC, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY OSHPD BEFORE PROCEEDING WITH THE WORK.
4. GALVANIZED METAL STUDS, TRACKS AND SHEET STEEL SHALL CONFORM TO ASTM A653 MATERIAL, OR OTHER EQUIVALENT ASTM LISTED MATERIALS IN SECTION A2.1 OF THE AISI S100-07/52-10: NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, WITH SUPPLEMENT 2, DATED 2010, WITH A MINIMUM YIELD STRENGTH OF 58 KSI FOR 43 MIL (58 GAGE) AND LIGHTER AND MINIMUM YIELD STRENGTH OF 50 KSI FOR HEAVIER GAGES.
5. METAL STUDS AND TRACKS SHALL BE OF SIZE, THICKNESS AND SECTION PROPERTIES SHOWN ON TABLES F1.1, F1.2 AND F1.3 OF THE AISI MANUAL, COLD-FORMED STEEL DESIGN, 2012 EDITION. THE RDP IN RESPONSIBLE CHARGE SHALL OBTAIN OSHPD APPROVAL FOR ANY SUBSTITUTIONS.
6. THESE OPD REFER TO FASTENER TYPE AND SIZE BUT DO NOT SPECIFY OR ENDORSE A SPECIFIC MANUFACTURER. THE RDP IN RESPONSIBLE CHARGE SHALL SELECT A MANUFACTURER, AND SELECTED FASTENER CAPACITIES SHALL MATCH OR EXCEED THE ALLOWABLE STRENGTHS LISTED HEREIN. THE FOLLOWING REQUIREMENTS SHALL ALSO BE MET:
 - A. SHEET METAL SCREWS SHALL COMPLY WITH ASTM C 1513-04, ASME B18.6.4-98 AND ICC-ES AC 118 AND ALLOWABLE STRENGTH SHALL BE BASED ON INFORMATION PROVIDED IN STL.07 AND STL.08. PENETRATION OF SCREWS THROUGH JOINED MATERIAL SHALL NOT BE LESS THAN THREE EXPOSED THREADS.
 - B. WELDING SHALL BE IN ACCORDANCE WITH AWS D1.3 USING E60XX SERIES ELECTRODES. FIELD WELDING SHALL HAVE SPECIAL INSPECTION IN ACCORDANCE WITH CBC 1704A.3.



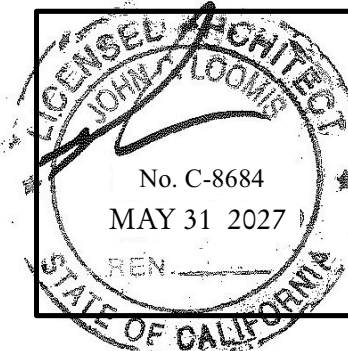
2022 CBC	ISSUE DATE: 12/16/11	OPD NO.:
SECTION TITLE: STANDARD PARTITION WALL DETAILS	REVISION: DATE:	ST0.00
DRAWN BY: GENERAL NOTES - PAGE 1 OF 3		

REPAIRING OF TRUSS STUD WEBBING:

1. REFER TO DETAIL B/A-604 FOR REPAIRING OF TRUSS STUD WEBBING. STEEL PLATES SHALL BE ADDED PER DETAIL ALONG WITH 14 GA. STUD AND BLOCKING AT 24" O.C. VERTICALLY.
2. PROVIDE SPECIAL INSPECTIONS FOR ALL FIELD WELDING AS NOTED IN GENERAL NOTES 6B, TYP. SUBMIT DOCUMENTATION TO STRUCTURAL ENGINEER FOR REVIEW
3. FOR ADDITIONAL REPAIR INFO. REFER TO DETAIL D/A-604 FOR RETROFITTING DAMAGED TRUSS STUD WEBBING IN THE FIELD.

thirtieth
street
architects
inc.

2821 newport blvd. newport beach,
california 92663 (949) 673-2643



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STEEL WINDOW REPLACEMENT
2175 CHERRY AVE
SIGNAL HILL, CALIFORNIA 90755

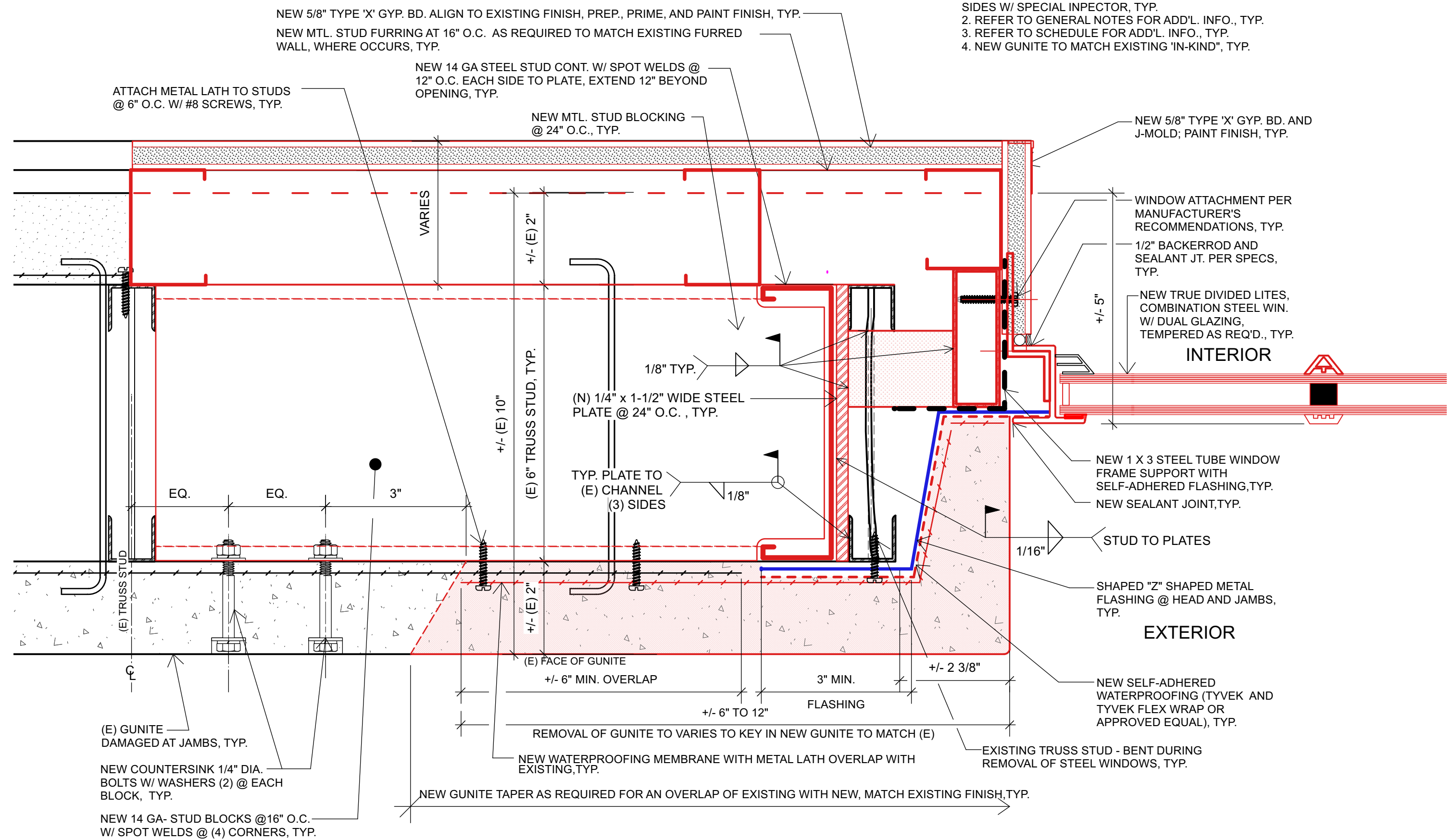
NEW WINDOW DETAILS
AT 2ND FLOOR WINDOWS

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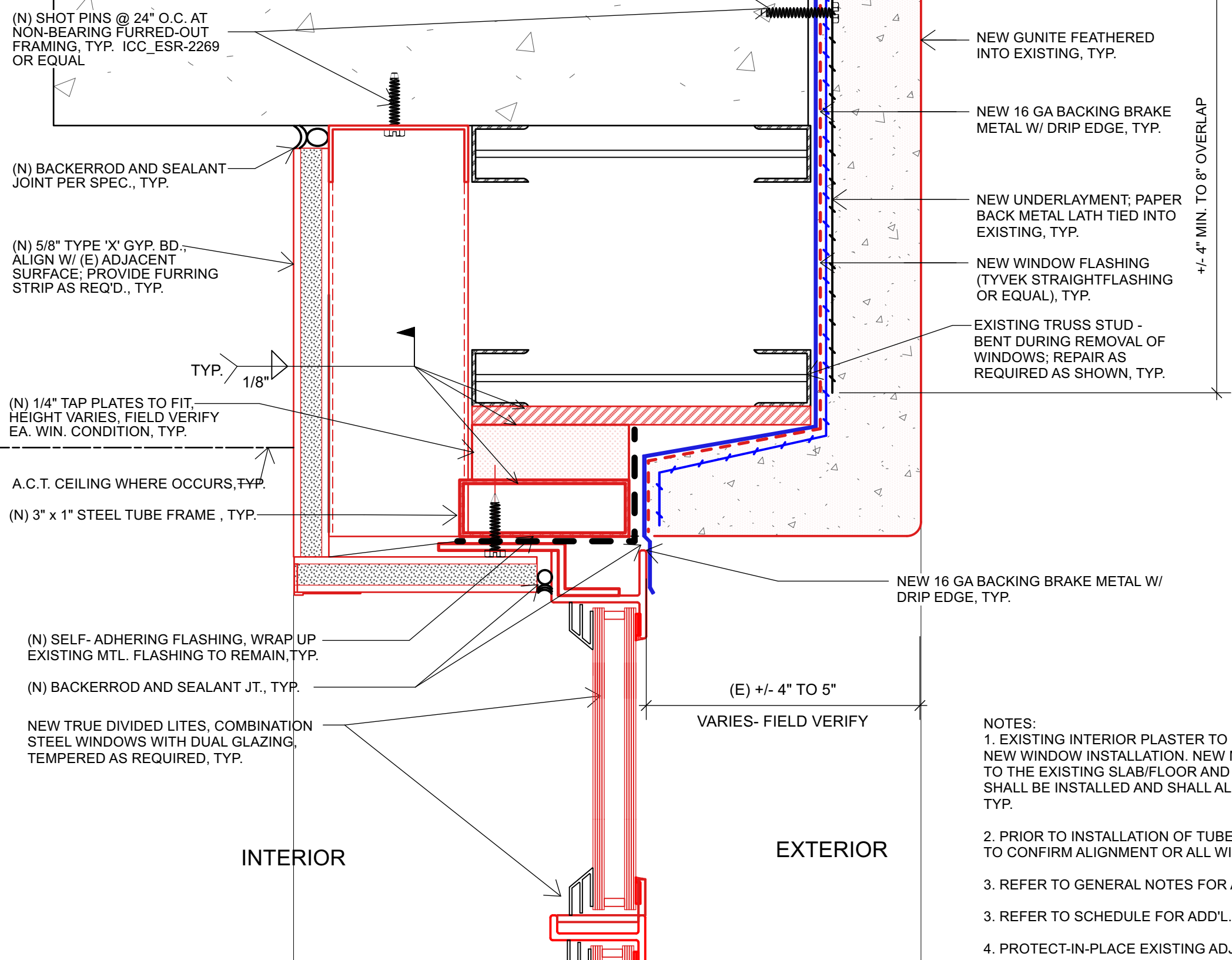
4/17/25 City Review
5/21/25 CLIENT/GC Review
6/4/25 CITY SUBMITTAL

A-603
WINDOW REPAIR

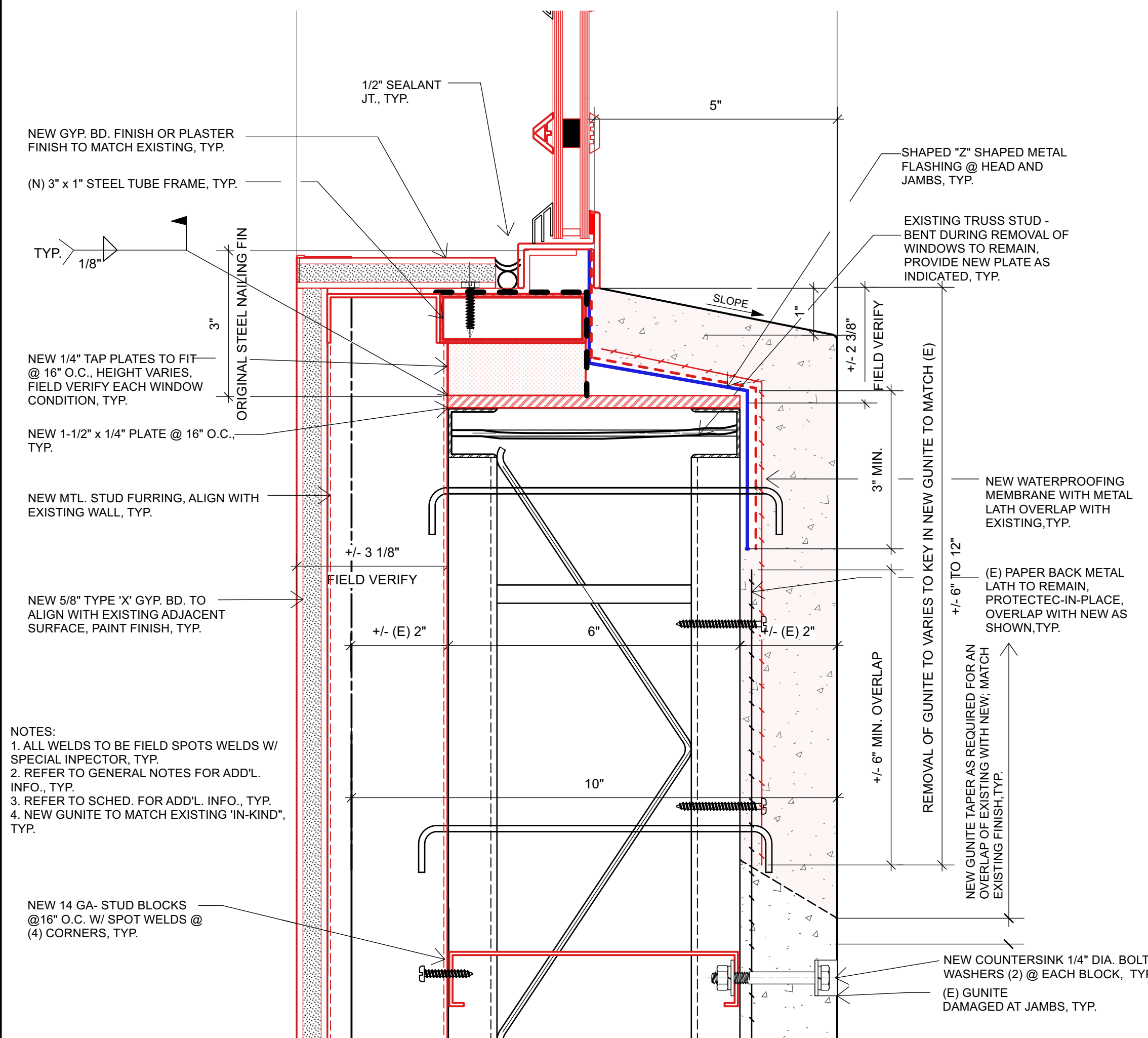
NOTES:
1. ALL WELDS TO BE FIELD SPOTS WELDS @ 16" O.C. MAX. BOTH SIDES W/ SPECIAL INSPECTOR, TYP.
2. REFER TO GENERAL NOTES FOR ADD'L. INFO., TYP.
3. REFER TO SCHEDULE FOR ADD'L. INFO., TYP.
4. NEW GUNITE TO MATCH EXISTING 'IN-KIND', TYP.



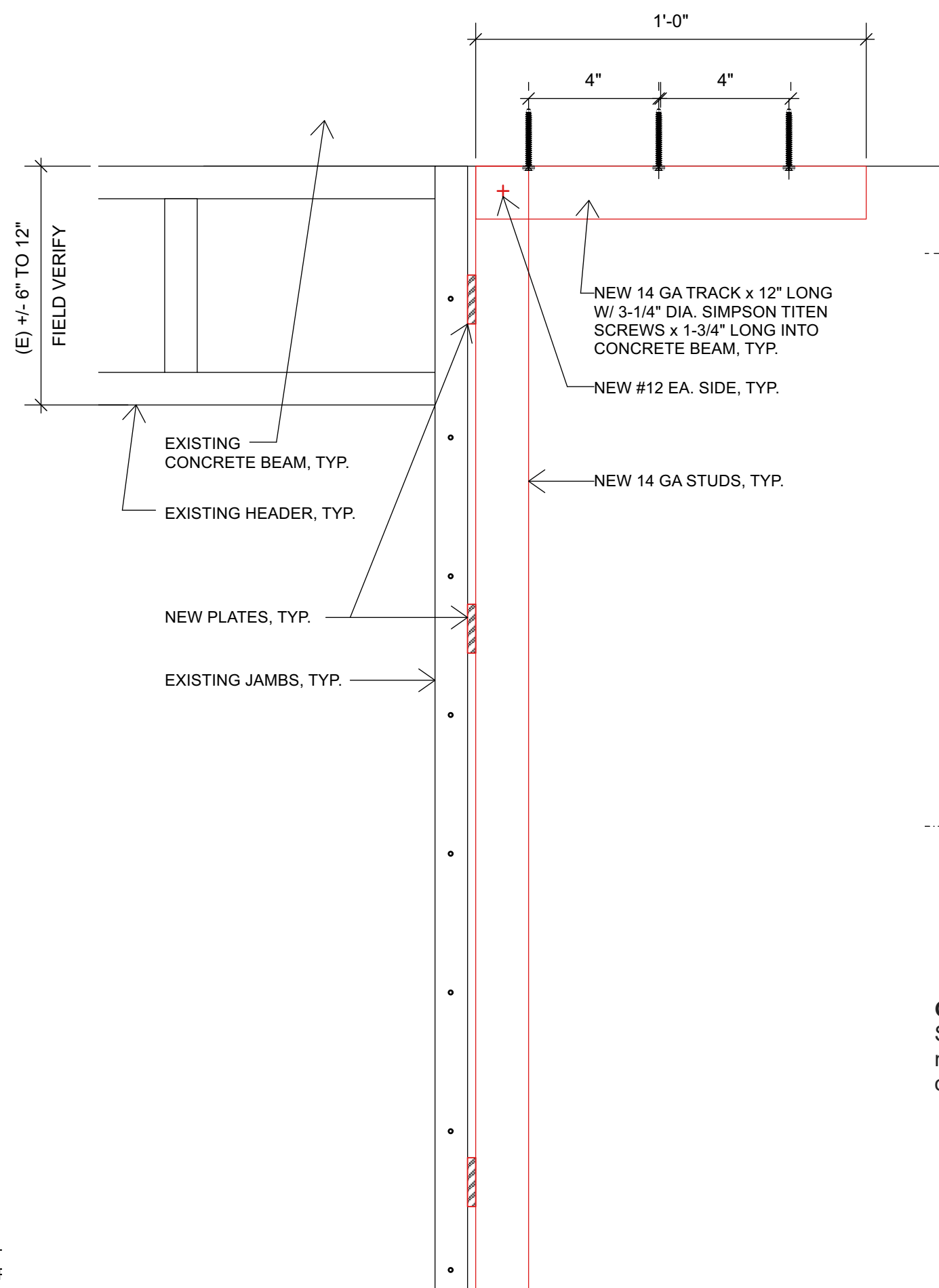
B STEEL WINDOW @ DAMAGED JAMBS - 3RD FLR.
A-604 Scale: Half Actual Size



A STEEL WINDOW @ DAMAGED HEAD - 3RD FLR.
A-604 Scale: Half Actual Size



C STL. WIN. SILL DET.- 3RD FLR
A-604 Scale: Half Actual Size



D 3RD FLR. NEW 14 GA. STL. STUD TO CONC. BM.
A-604 Scale: N.T.S.

GENERAL NOTES

Steel Window Mockups: Build mockups to demonstrate aesthetic effects and set quality standards for materials and execution and for fabrication and installation. Prepare mockups so they are inconspicuous or reversible.

1. Locate mockups on the building at the Second and Third Floors where directed by the Owner and Architect – one mockup per floor minimum required.
2. Prepare one entire window unit to serve as mockup to demonstrate new steel window installation, and sample patch and repair of existing structural wall, exterior gunite, and interior plaster finish with paint application to match adjacent wall color.
3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
4. Approved mockups may become part of the complete Work if undisturbed at time of Substantial Completion.

- NOTES:
1. PROVIDE NEW BLOCKING AT WINDOWS TO HAVE NEW AWINGS AT 3RD FLOOR, TYP.
 2. ALL INTERIOR FINISHES REMOVED SHALL BE REPLACED WITH 'IN-KIND' TO MATCH EXISTING ADJACENT SURFACE, TYP.
 3. PROVIDE BACKERROD AND SEALANT JOINT TYPICAL ALL AROUND WINDOWS, PAINT TO MATCH ADJACENT SURFACE, TYP.
 4. PREP, PRIME, AND PAINT INTERIOR WALL FINISHES, TYP.
 5. ALL WELDS TO BE FIELD SPOTS WELDS W/ SPECIAL INSPECTOR, TYP.
 6. REFER TO GENERAL NOTES FOR ADD'L. INFO., TYP.
 7. REFER TO SCHEDULE FOR ADD'L. INFO., TYP.
 8. NEW GUNITE TO MATCH EXISTING 'IN-KIND', TYP.



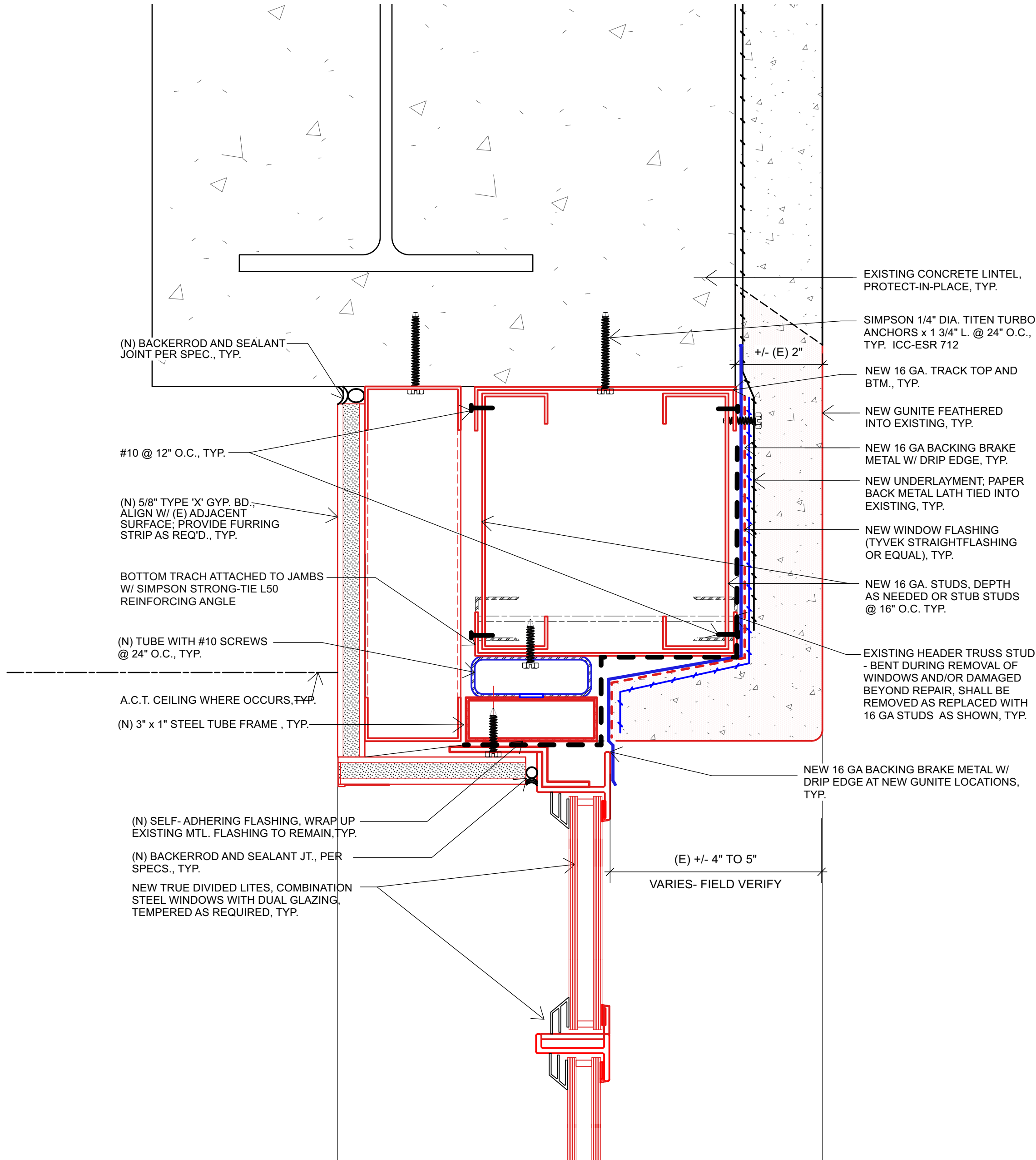
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NEW WINDOW DETAILS
AT 3RD FLOOR WINDOW OPENING REPAIR

#25001

6/4/25 CITY SUBMITTAL

- NOTES:
1. PROVIDE NEW BLOCKING AT WINDOWS TO HAVE NEW AWINGS AT 3RD FLOOR, TYP.
 2. ALL INTERIOR FINISHES REMOVED SHALL BE REPLACED WITH "IN-KIND" TO MATCH EXISTING ADJACENT SURFACE, TYP.
 3. PROVIDE BACKERROD AND SEALANT JOINT TYPICAL ALL AROUND WINDOWS, PAINT TO MATCH ADJACENT SURFACE,TYP.
 4. PREP, PRIME, AND PAINT INTERIOR WALL FINISHES, TYP.
 5. ALL WELDS TO BE FIELD SPOTS WELDS W/ SPECIAL INPECTOR, TYP.
 6. REFER TO GENERAL NOTES FOR ADD'L. INFO., TYP.
 7. REFER TO SCHEDULE FOR ADD'L. INFO., TYP.
 8. NEW GUNITE TO MATCH EXISTING 'IN-KIND", TYP.



ALTERNATIVE DETAIL FOR REPLACEMENT OF DAMAGED FRAMING BEYOND REPAIR AT HEADER

A.1
A-605

STEEL WINDOW @ DAMAGED HEAD - 3RD FLR.
Scale: Half Actual Size

