

ZOOM EXPRESS CAR WASH

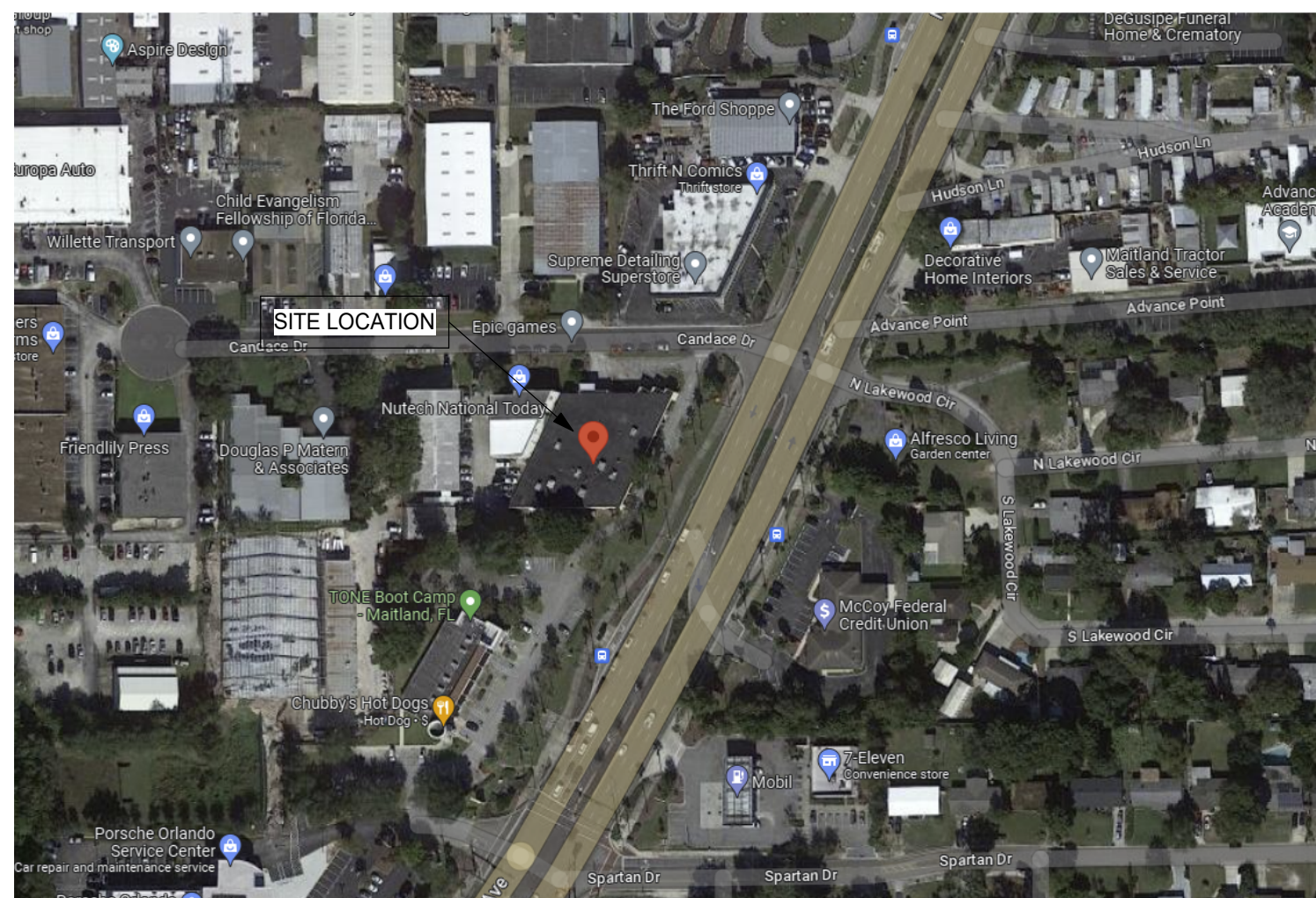
160 CANDACE DRIVE MAITLAND, FL 32751



ABBREVIATION INDEX:

&	AND	CONT.	CONTINUOUS	FURN.	FURNITURE	MISC.	MISCELLANEOUS
@	AT	CONST.	CONSTRUCTION	GA.	GAUGE	M.O.	MASONRY OPENING
A/C	AIR CONDITIONING	DEPT.	DEPARTMENT	GALV.	GALVANIZED	MTD.	MOUNTED
A.D.	AREA DRAIN	DTL.	DETAIL	GYP. BD.	GYP. BOARD	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISH FLOOR	D.F.	DRINKING FOUNTAIN	HWD.	HARDWOOD	NO.	NO.
ALUM.	ALUMINUM	DIA.	DIAMETER	HDR.	HEADER	NOM.	NOMINAL
ALT.	ALTERNATE	DIM.	DIMENSION	H.M.	HOLLOW METAL	N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATE	DISP.	DISPENSER	HORIZ.	HORIZONTAL	O.A.	OVERALL
BD.	BOARD	DN.	DOWN	HGT.	HEIGHT	O.C.	ON CENTER
BLDG.	BUILDING	DR.	DOOR	I.D.	INSIDE DIAMETER	O.D.	OUTSIDE DIAMETER
BM.	BEAM	D.S.	DOWN SPOUT	INSUL.	INSULATION	OPNG.	OPENING
BTWN.	BETWEEN	DWG.	DRAWING	INT.	INTERIOR	OPT.	OPTIONAL
BOT.	BOTTOM	EA.	EACH	JT.	JOINT	PL.	PLATE
B.O.	BOTTOM OF	EL.	ELEVATION	KIT.	KITCHEN	P.LAM.	PLASTIC LAMINATE
C.L.	CENTER LINE	ELEC.	ELECTRICAL	LAM.	LAMINATE	PLUMB.	PLUMBING
C.T.	CERAMIC TILE	EQ.	EQUIPMENT	LAV.	LAVATORY	PLYWD.	PLYWOOD
CLG.	CLOSET	EXIST.	EXISTING	LT.	LIGHT	PR.	PAIR
CLOS.	CLOSET	EXT.	EXTERIOR	MAS.	MASONRY	PROP.	PROPERTY
CM	CONSTRUCTION MANAGER	F.D.	FLOOR DRAIN	MAX.	MAXIMUM	P.S.F.	PER SQUARE FOOT
CM	CONSTRUCTION MANAGER	FIN.	FINISH	MECH.	MECHANICAL	P.S.I.	PER SQUARE INCH
CMU	CONC. MASONRY UNIT	FL.	FLOOR	MTL.	METAL	PTD.	PAINTED
COL.	COLUMN	F.O.	FACE OF	MFR.	MANUFACTURER	P.V.C.	POLY VINYL CHLORIDE
CONC.	CONCRETE	FT.	FOOT	MIN.	MINIMUM		

VICINITY MAP:



PROJECT CONTACTS:

OWNER:
K2 ENTERPRISE GROUP, LLC
5305 GRAVES ROAD
CINCINNATI, OHIO 45243
TODD AND JACK KIRBY

ARCHITECT:
PARKER WALTER GROUP, INC.
1555 FRUITVILLE RD.
SARASOTA, FL 34238
PHONE: 941.366.2477 FAX: 941.365.5446
CONTACT: THOMAS R. WALTER, AIA

CIVIL ENGINEER:
AMERICAN CIVIL ENGINEERING CO
207 N. MOSS RD., SUITE 211
WINTER SPRINGS, FL 32708
PHONE: 407.327.7700
CONTACT: JOHNNY HERBERT IV, PE.

MEP ENGINEER:
ARCHITECTURAL ENGINEERING INCORPORATED
36458 US HWY 19 N
PALM HARBOR, FL 34684-1330
PHONE: (727) 784-1472
CELL: (727) 492-8646
CONTACT: W. RONALD MCILVEEN, P.E.

MUNICIPALITY:
SEMINOLE COUNTY
BUILDING DEVELOPMENT
1101 EAST 1ST STREET, ROOM 1020
1ST FLOOR - WEST ENTRANCE OF BUILDING
SANFORD, FL 32771

BUILDING CODE DATA

SCOPE OF PROJECT:
GROUND UP CARWASH TUNNEL AND ASSOCIATED FACILITIES. ALL SITE DEVELOPMENT PER DEVELOPMENT PLANS.

PARCEL NUMBER: 19-21-30-519-0B00-0250

APPLICABLE CODES COMPLIED WITH:

2023 FLORIDA BUILDING CODE
2023 FLORIDA BUILDING CODE - MECHANICAL
2023 FLORIDA BUILDING CODE - PLUMBING
2023 FLORIDA BUILDING CODE - FUEL GAS
2023 FLORIDA FIRE PREVENTION CODE
2018 NFPA 01 FIRE CODE
2018 NFPA 101 LIFE SAFETY CODE
2023 FLORIDA BUILDING CODE - ACCESSIBILITY
2023 FLORIDA BUILDING CODE - ENERGY CONSERVATION
2020 NATIONAL ELECTRICAL CODE

WIND DESIGN:

139 MPH WIND-BORNE DEBRIS ZONE
RISK CATEGORY II BUILDING
EXPOSURE B

FLOOD ZONE:

ZONE "X" ELEVATION N.A.

SITE AREA:

44,256 SQFT

ZONING:

M-1 INDUSTRIAL

SETBACKS (ALLOWED):

FRONT YARD: 50 FEET (STREET SIDE)
SIDE YARD: 10 FEET
REAR YARD: 10 FEET

CONSTRUCTION TYPE:

TYPE V-B

OCCUPANCY USAGE - CAR WASH

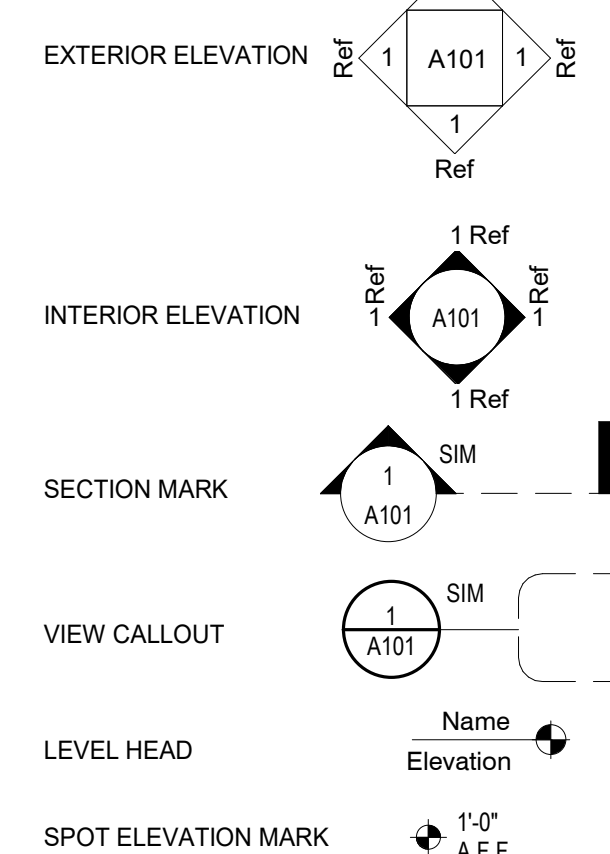
BUILDING AREA: 5,309 GROSS SQUARE FEET
OCCUPANCY TYPE: GROUP B - BUSINESS (SECTION 304)
OCCUPANCY LOAD: 5,309 SF / 150 GROSS = 36 OCCUPANTS
NUMBER OF EXITS: 1 REQUIRED
3 PROVIDED

TAG LEGEND

ELEMENT TAGS

ROOM TAG	Room name
DOOR TAG	101
WINDOW TAG	1W
STOREFRONT TAG	A
WALL TAG	1I
SPECIALTY EQUIPMENT TAG	XXX
FLOOR TAG	1I
ALIGNMENT TAG	ALIGN
KEYNOTE TAG	01

VIEW TAGS



SPECIFIC NOTE TAG

DRAWING INDEX			
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00 GENERAL			
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T-0.20	PROJECT DATA	2	12/07/23
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SP-2.00	ENLARGED PLAN - CANOPY	2	12/07/23
SP-3.00	DUMPSTER ENCLOSURE	2	12/07/23
SC-0.01	SECURITY CAMERA AND SPEAKER PLAN	5	01/31/24
SC-0.02	CONSOLIDATED UNDERGROUND CONDUIT PLAN	2	12/07/23
SC-0.03	ENLARGED CANOPY AND WATER TANK CONDUIT PLAN	2	12/07/23
SC-0.04	EQUIPMENT ROOM PASS-THROUGH	2	12/07/23
03 LIFE SAFETY			
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A-2.11	ENLARGED FLOOR PLANS	5	01/31/24
A-2.12	WASH TUNNEL AND EQUIPMENT	2	12/07/23
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A-2.14	RECLAIM TANK ELEVATIONS	5	01/31/24
A-2.30	ROOF PLAN	5	01/31/24
A-3.10	REFLECTED CEILING PLAN	5	01/31/24
A-3.20	REFLECTED CEILING PLAN - LEVEL 2	5	01/31/24
A-5.00	EXTERIOR ELEVATIONS	5	01/31/24
A-6.00	BUILDING SECTIONS	5	01/31/24
A-6.10	BUILDING SECTIONS CONT.	5	01/31/24
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A-7.00	WALL SECTIONS	5	01/31/24
A-7.01	WALL SECTIONS CONT.	5	01/31/24
A-7.02	WALL SECTIONS CONT.	5	01/31/24
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A-8.10	INTERIOR ELEVATIONS CONT.	2	12/07/23
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A-8.30	STAIR AND LADDER DETAILS	4	01/29/24
A-9.00	SCHEDULES	5	01/31/24
A-11.00	PERSPECTIVE VIEWS		
06 ARCHITECTURAL SPECIFICATIONS			
SN-1.00	ARCHITECTURAL SPECIFICATIONS		
SN-2.00	ARCHITECTURAL SPECIFICATIONS		
SN-3.00	ARCHITECTURAL SPECIFICATIONS		
SN-4.00	ARCHITECTURAL SPECIFICATIONS		
07 STRUCTURAL			
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S-2.00	OVERALL FOUNDATION PLAN	5	01/31/24
S-2.10	ENLARGED FOUNDATION PLAN	2	12/07/23
S-2.11	ENLARGED FOUNDATION PLAN - CONT	5	01/31/24
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S-4.00	FOUNDATION DETAILS		
S-4.10	EXTERIOR CONCRETE DETAILS	2	12/07/23
S-5.00	ROOF FRAMING DETAILS		
S-6.00	ELEVATIONS	5	01/31/24

FLORIDA APPROVED EXTERIOR COMPONENTS & CLADDING PRODUCTS* LISTING

CATEGORY	SUB CATEGORY	MATERIAL	APPLICANT	DESCRIPTION	APPROVAL NUMBER
ROOFING	MODIFIED BITUMINOUS ROOF SYSTEMS	SBS	JOHNS MANVILLE	3FD-HW	FL17013
ROOFING	ROOF HATCH	STEEL	BILCO	SERIES NB	FL15110
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	STEEL	INGERSOLL-RAND	IR SERIES FLUSH OUTSWING	FL12400.04
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	STEEL	INGERSOLL-RAND	IR SERIES FLUSH OUTSWING	FL12400.05
PANEL WALLS	STOREFRONT	ALUMINUM	YRK	AP YHS 50 FS	FL14216.9
PANEL WALLS	ALUMINUM LOUVERS @ STOREFRONT	ALUMINUM	RUSKIN	MODEL ELF375DXD	NOA 20-0909.02

* BASIS-OF-DESIGN PRODUCTS: COMPARABLE PRODUCTS BY OTHER MANUFACTURERS MAY BE PROVIDED.

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ARCHITECTURE
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Thomas R. Walter, AIA, P.E. AA 2389 / CA 2768
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RAINTREE ECO WASH

160 CANDACE DRIVE
Maitland, FL 32751

Issue Dates		
Revisions		
2	12/07/23	VE Changes
4	01/29/24	Fire Comments
5	01/31/24	Design Coordination Revision

TITLE SHEET

Scale : As indicated

Plot Date
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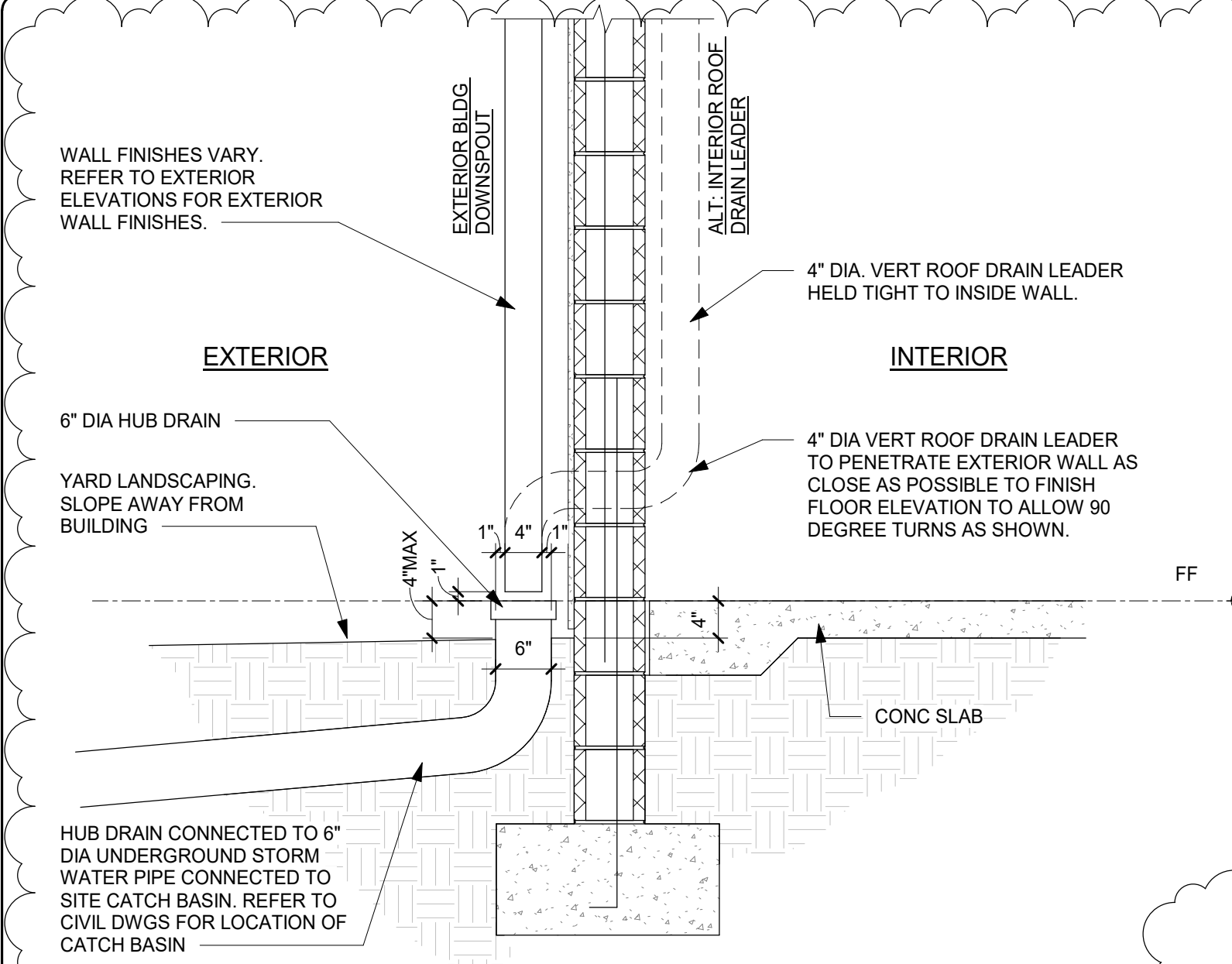
Project No.
21049

Drawn By
DC / CT

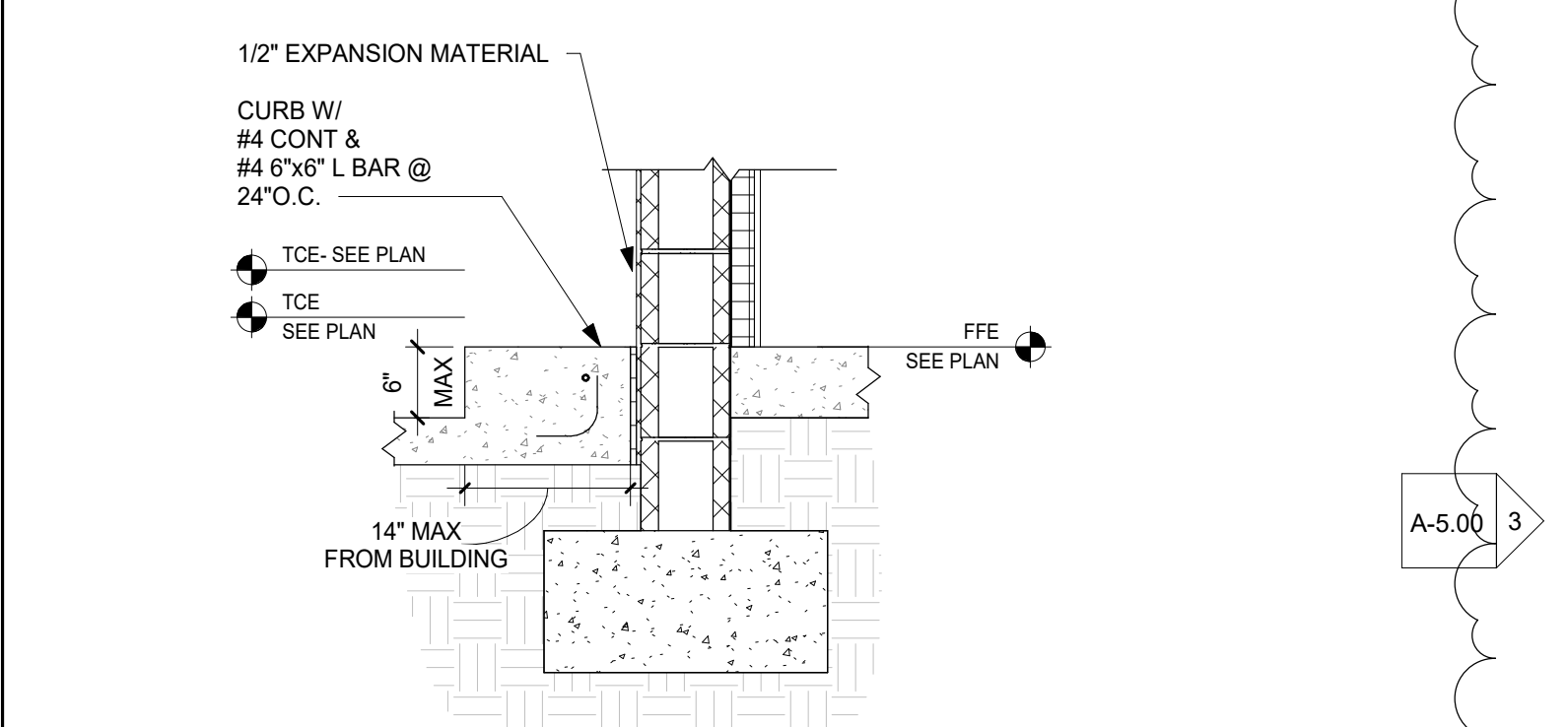
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Date of Issue
07/21/2023

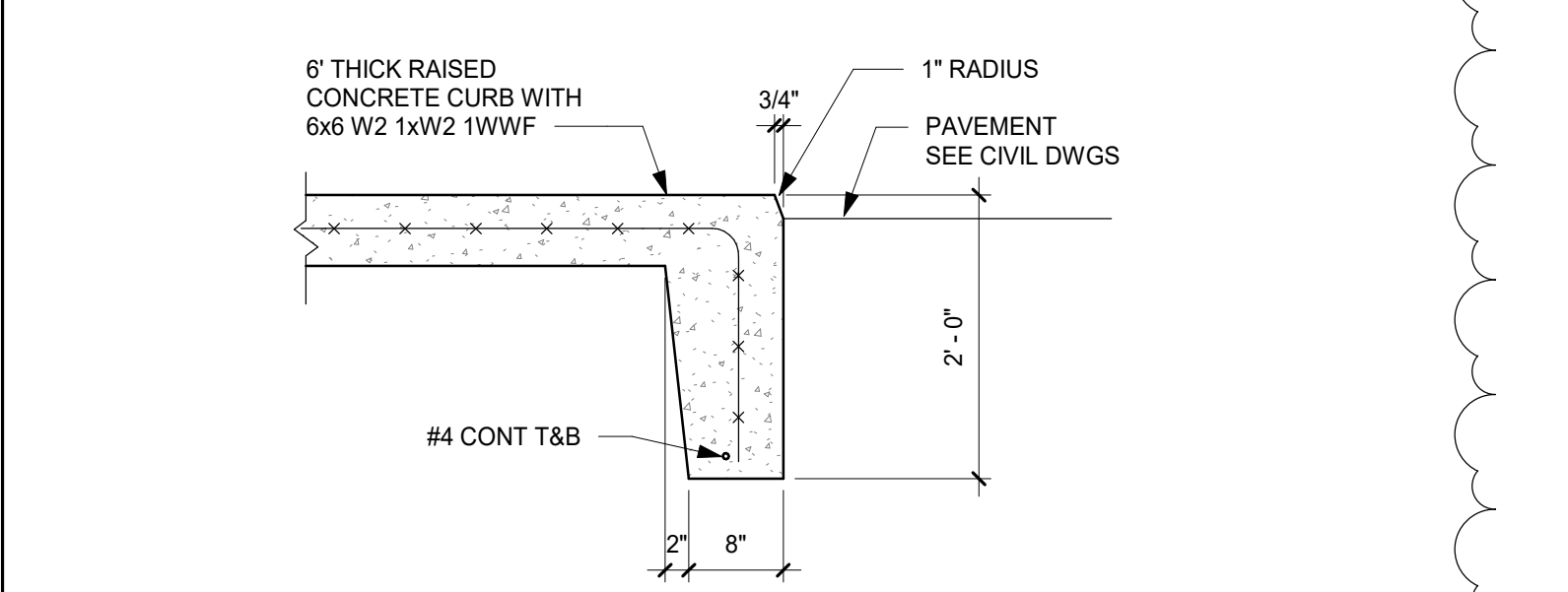
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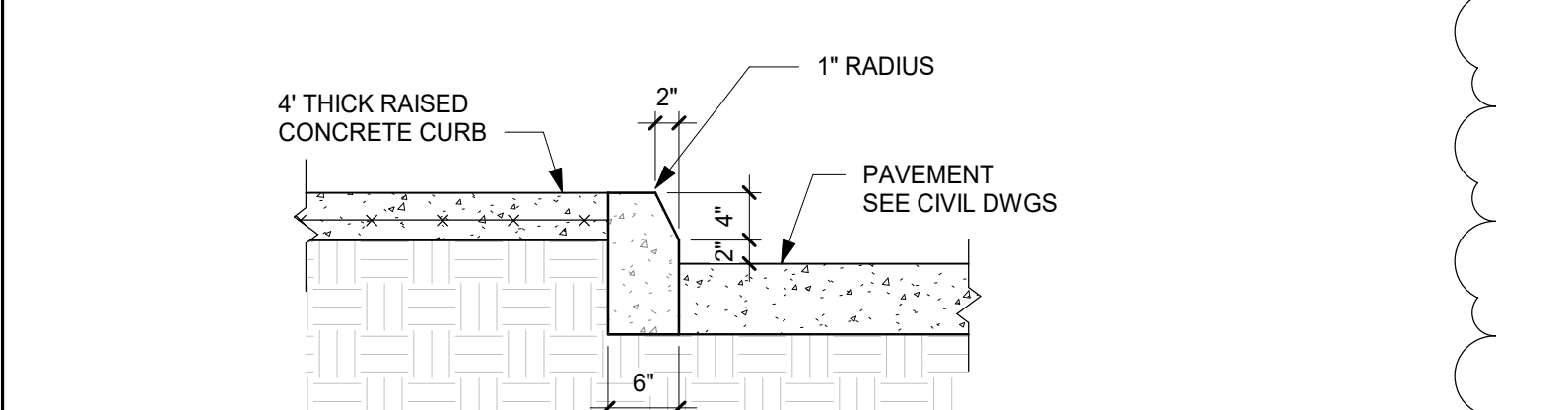
6 BUILDING DOWNSPOUT TO SITE STORMWATER
Scale: 3/4" = 1'-0"



5 TOWER A CURB DETAIL
Scale: 3/4" = 1'-0"

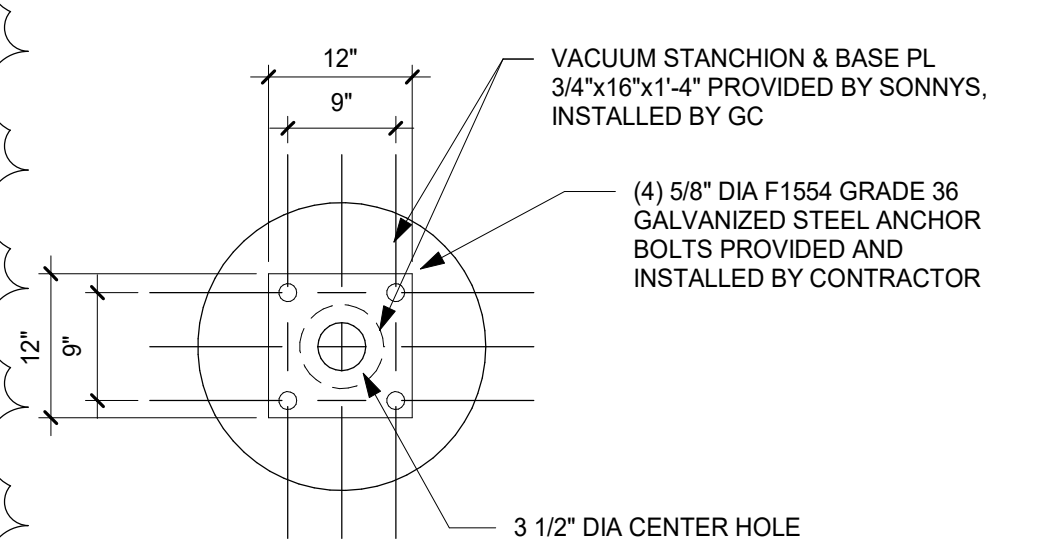


4 RAISED CURB
Scale: 3/4" = 1'-0"

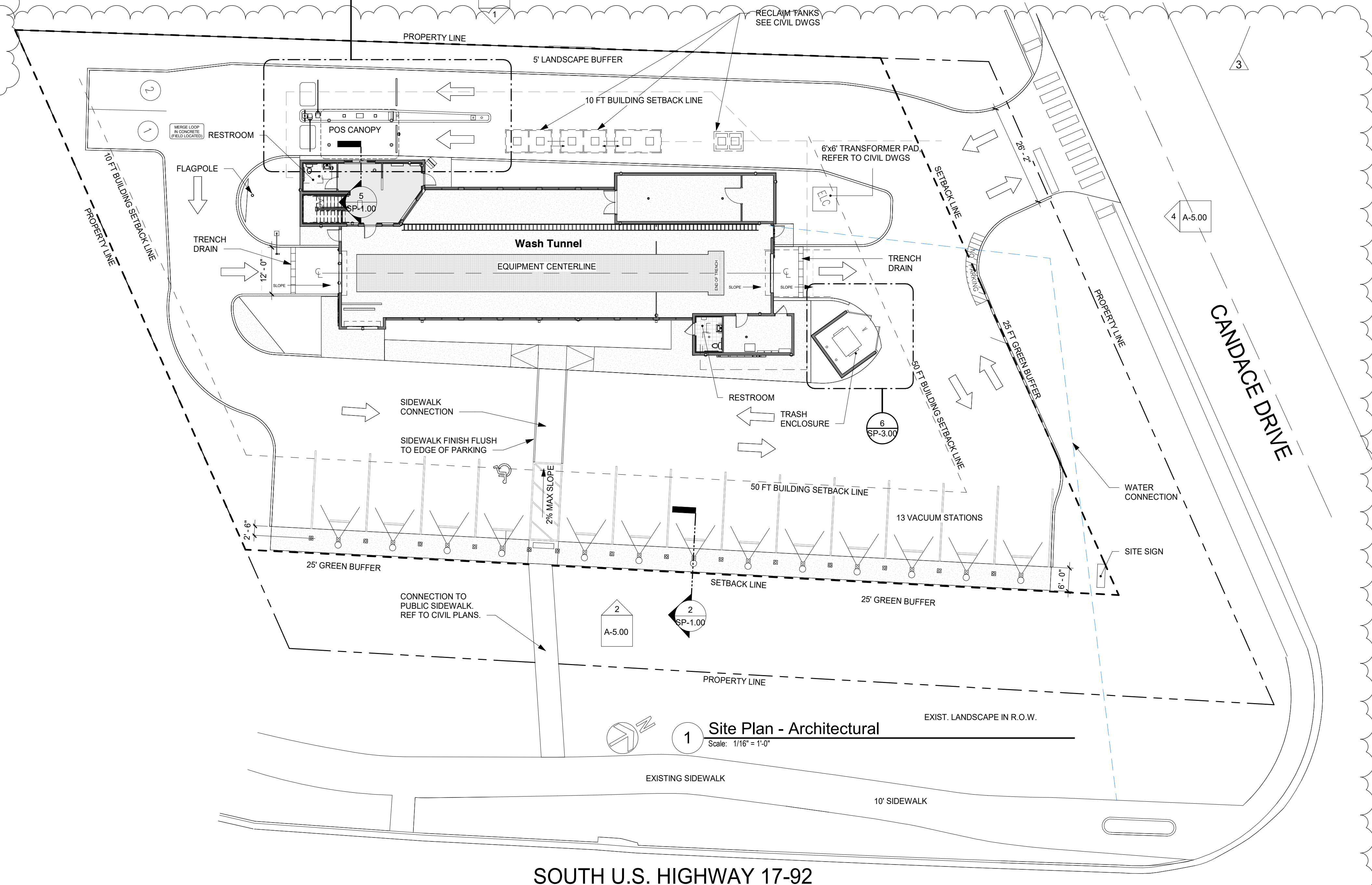
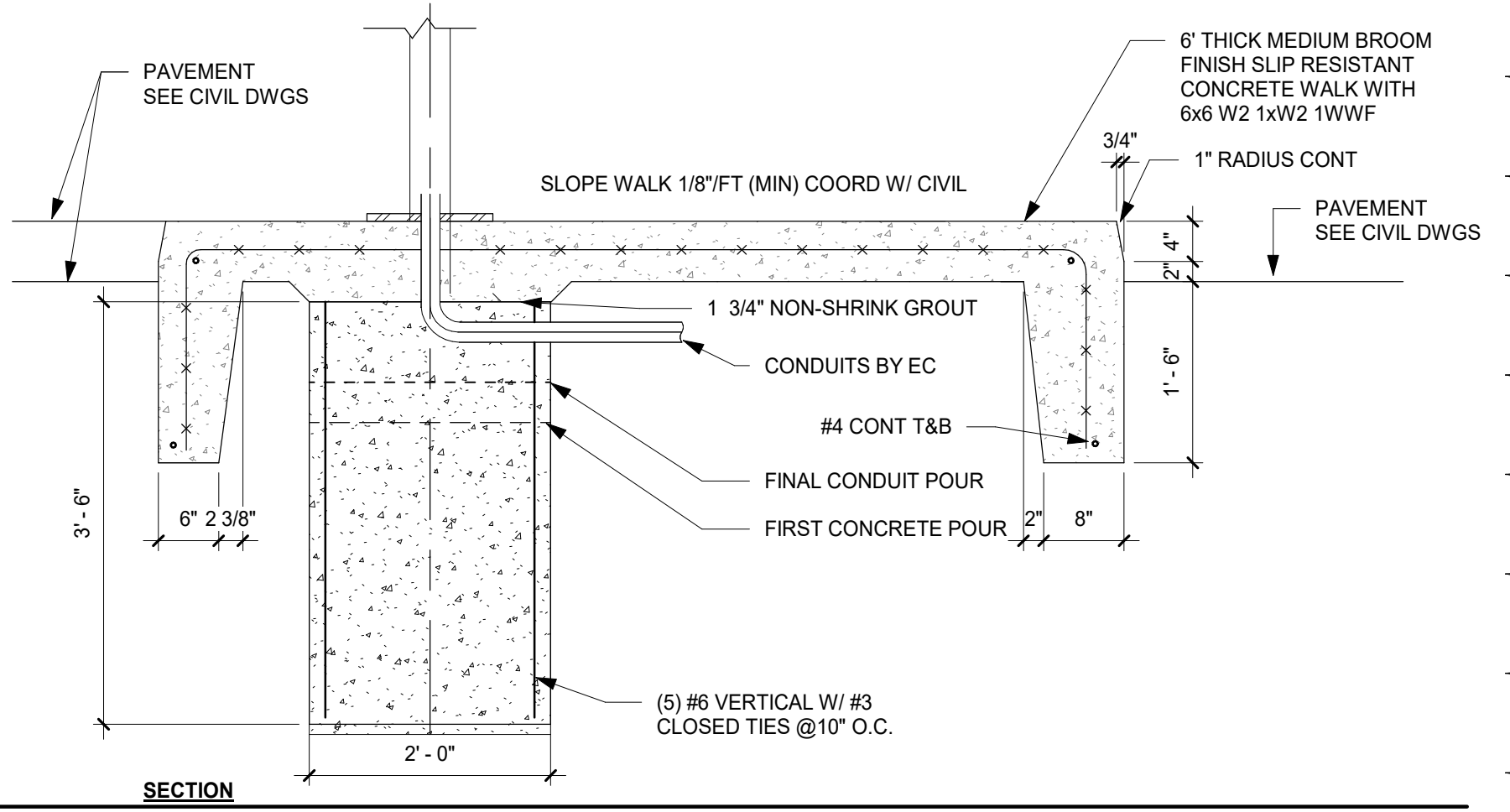


3 RAISED D CURB
Scale: 3/4" = 1'-0"

- ARCHITECTURAL SITE NOTES:**
- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR FURTHER INFORMATION REGARDING SITE PLAN LAYOUT.
 - GC TO PROVIDE AND INSTALL ALL ELECTRICAL CONDUIT TO ALL ACCESSORY BLDGS AS REQUIRED, ALL SITE LIGHT LOCATIONS AND ALL SITE SIGNAGE LOCATIONS AS REQUIRED.
 - GC TO PROVIDE ALL PLUMBING UTILITY LINES (SUPPLY, STORMWATER, SEWER) TO ACCESSORY BUILDINGS AS REQUIRED.
 - GC TO PROVIDE PAINT AND PAINT ALL SITE CURBING AS REQUIRED.
 - REFER TO MEP DWGS FOR UNDERGROUND CONDUITS AND PLUMBING.



2 VACUUM BASE & CURB DETAIL
Scale: 3/4" = 1'-0"



1 Site Plan - Architectural
Scale: 1/16" = 1'-0"

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RAINTREE ECO WASH

160 CANDACE DRIVE
Maitland, FL 32751

Issue Dates

Revisions	Date	Description
2	12/07/23	VE Changes
3	01/09/24	County Site Plan Comment

ARCHITECTURAL SITE
PLAN

Scale: As indicated

Plot Date
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Project No.
21049

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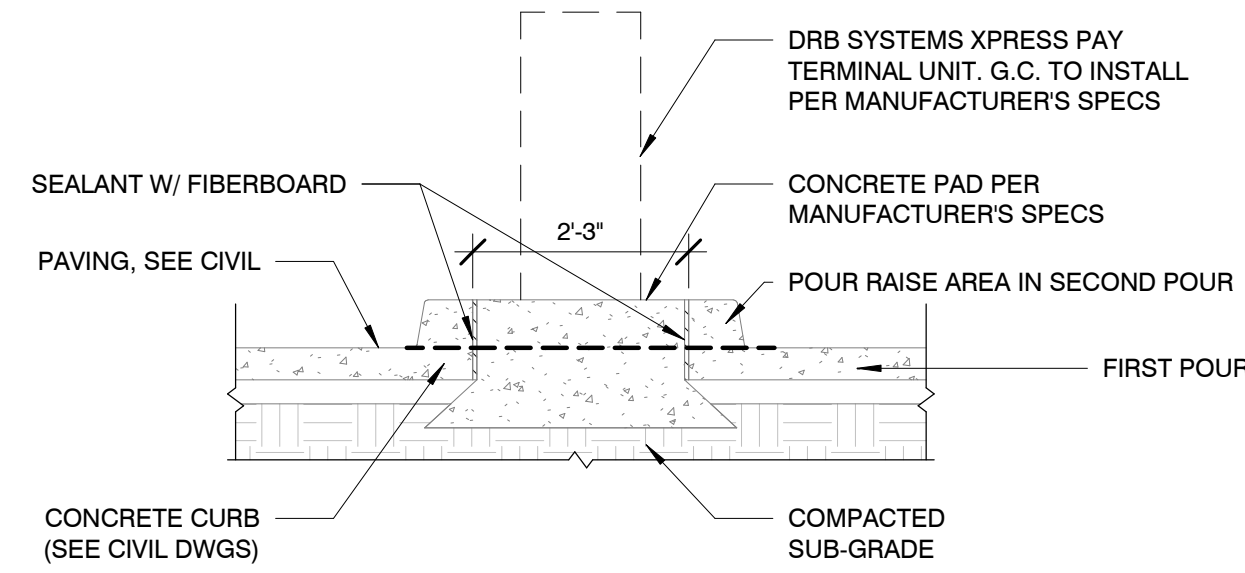
SP-1.00

STATE OF FLORIDA
THOMAS R. WALTER
REGISTERED ARCHITECT
7305

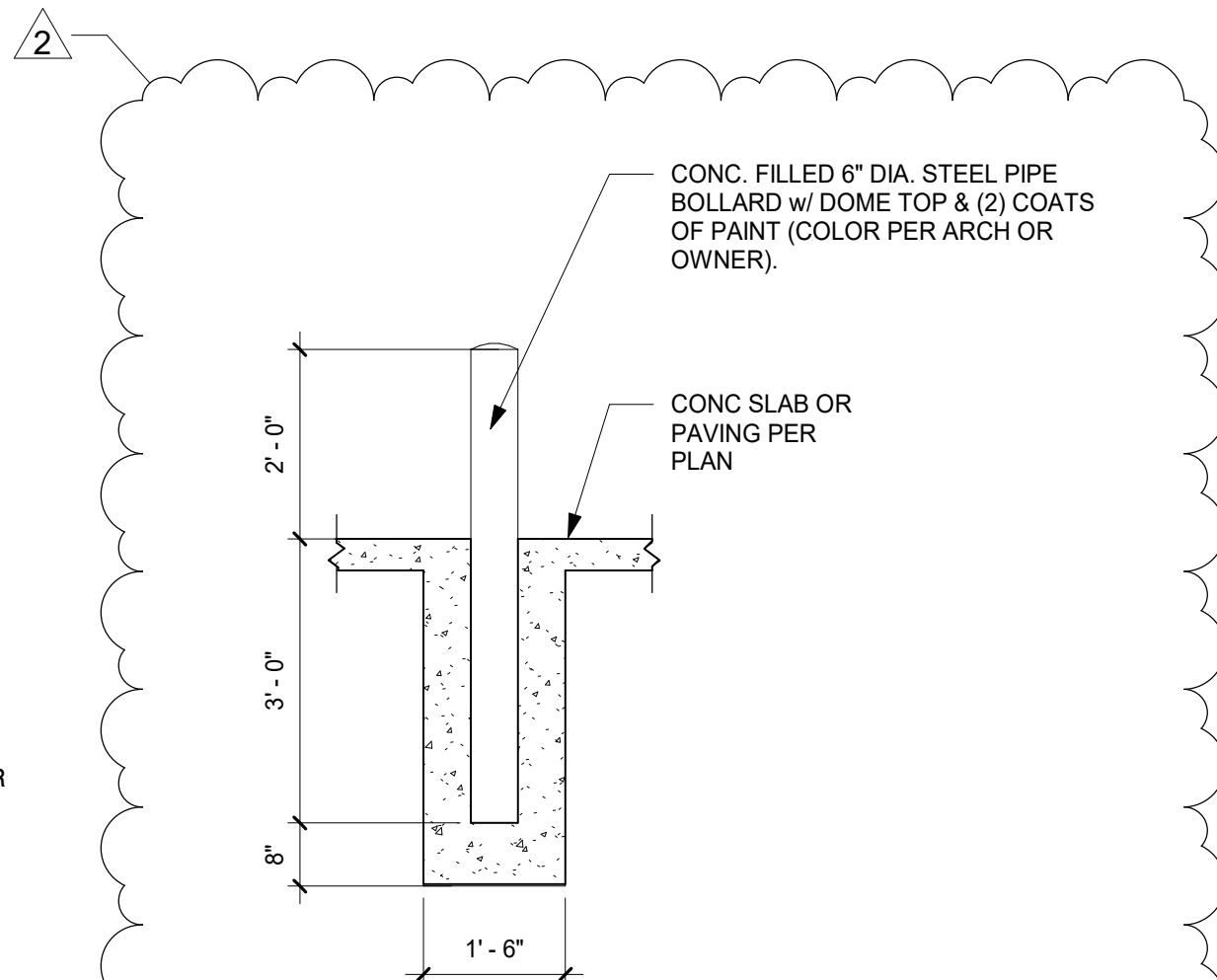
Date of Issue
07/21/2023

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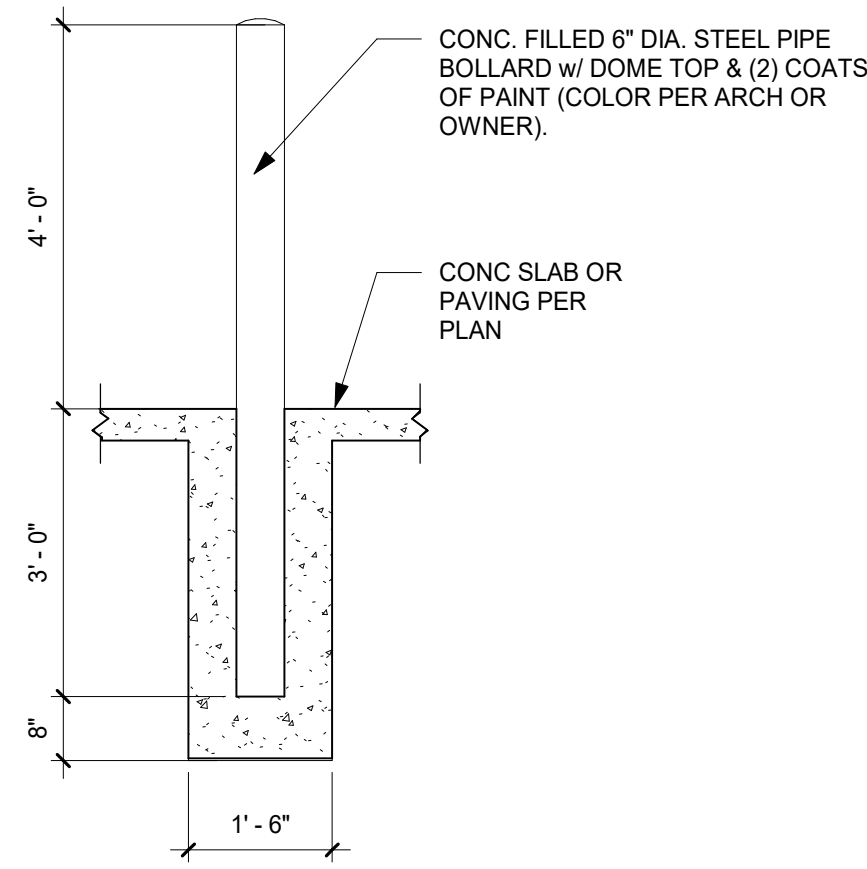
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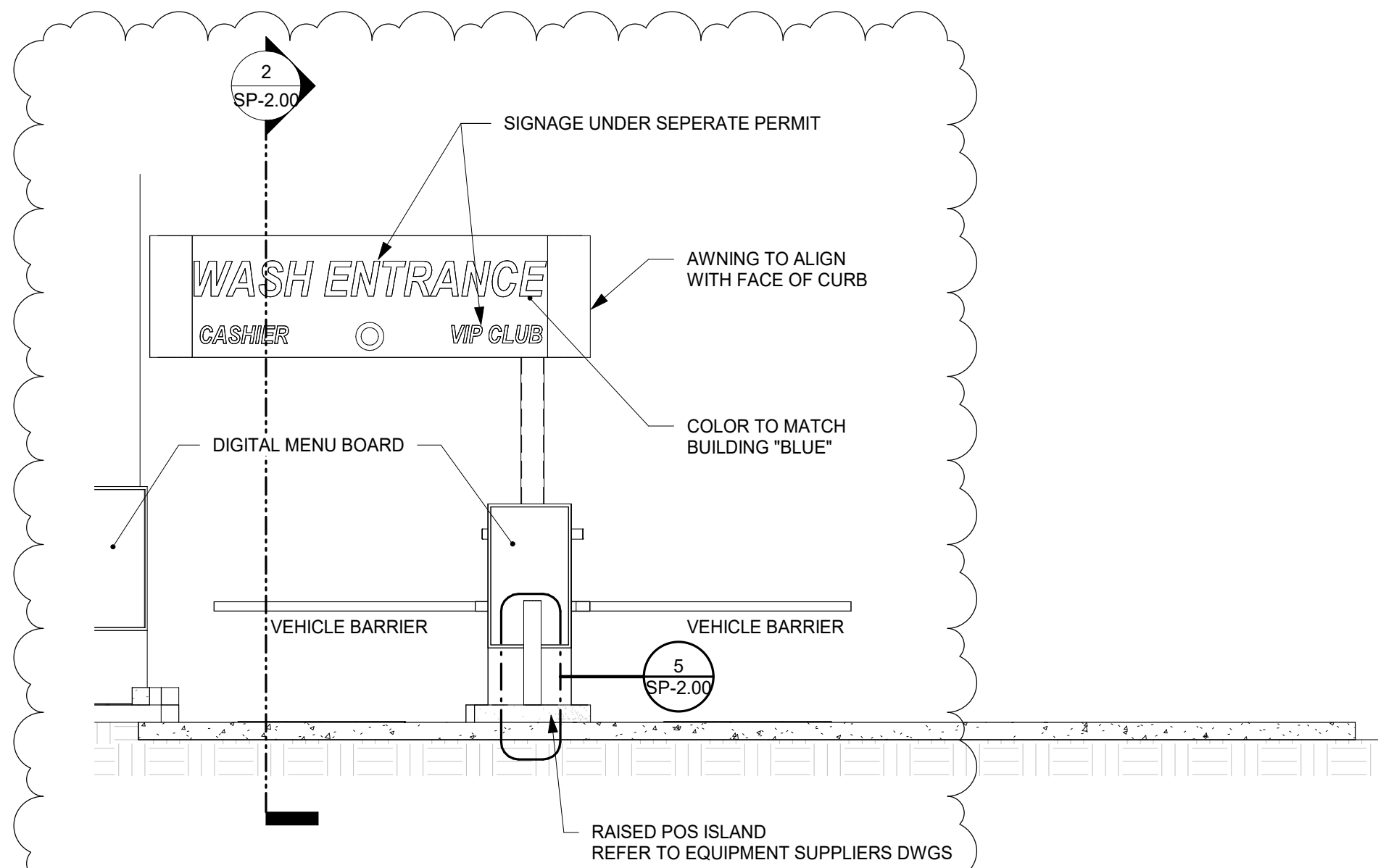
6 P.O.S. PEDESTAL DETAIL
Scale: 1/2" = 1'-0"



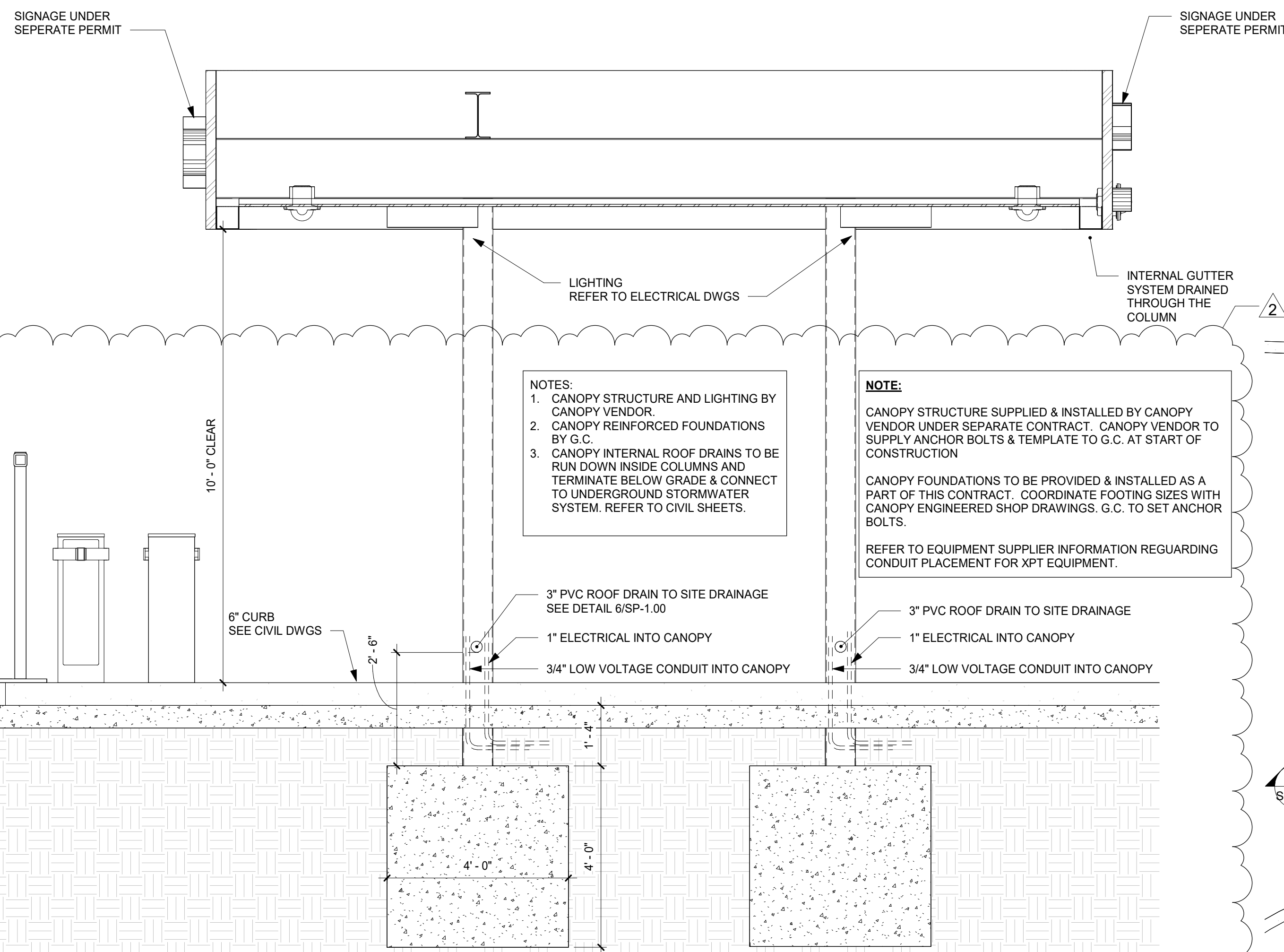
5 DETAIL - 2' BOLLARD
Scale: 1/2" = 1'-0"



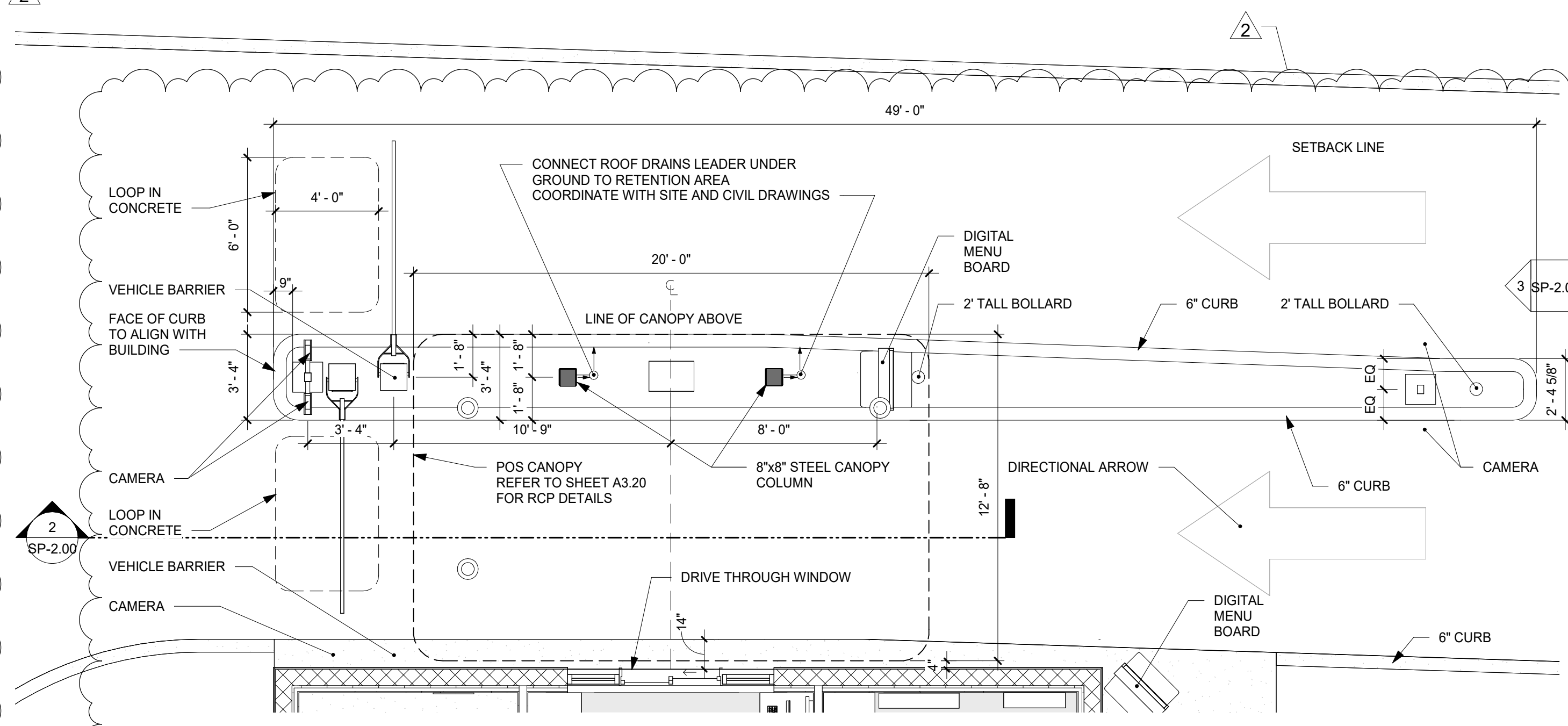
4 DETAIL - BOLLARD
Scale: 1/2" = 1'-0"



3 CANOPY ELEVATION
Scale: 1/4" = 1'-0"



2 SECTION - CANOPY 2
Scale: 1/2" = 1'-0"



1 ENLARGED PLAN - DRIVE THROUGH CANOPY
Scale: 1/4" = 1'-0"

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RAINTREE ECO WASH

160 CANDACE DRIVE
Maitland, FL 32751

Issue Dates	
2	12/07/23

Revisions	
2	12/07/23
VE	Changes

ENLARGED PLAN -
CANOPY

Scale : As indicated

Plot Date
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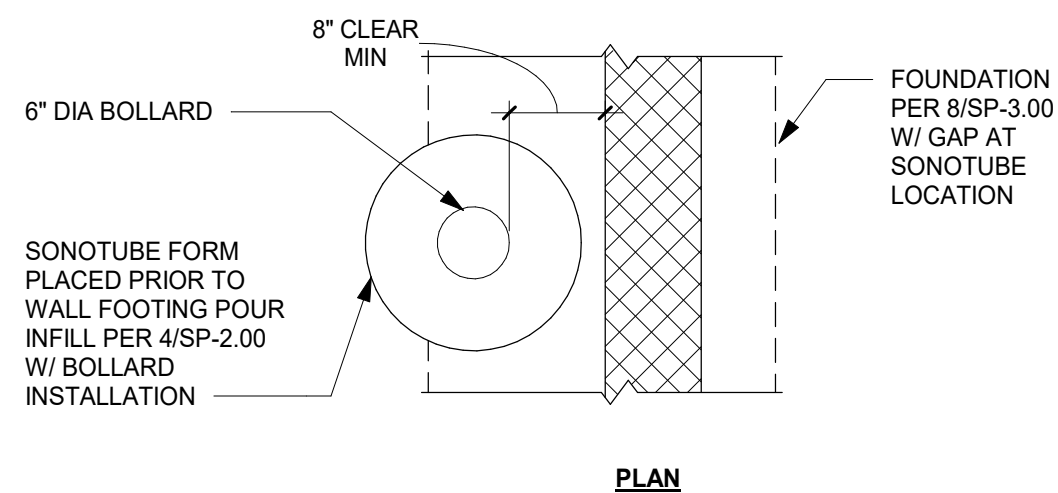
Project No.
21049

Drawn By
DC

SP-2.00

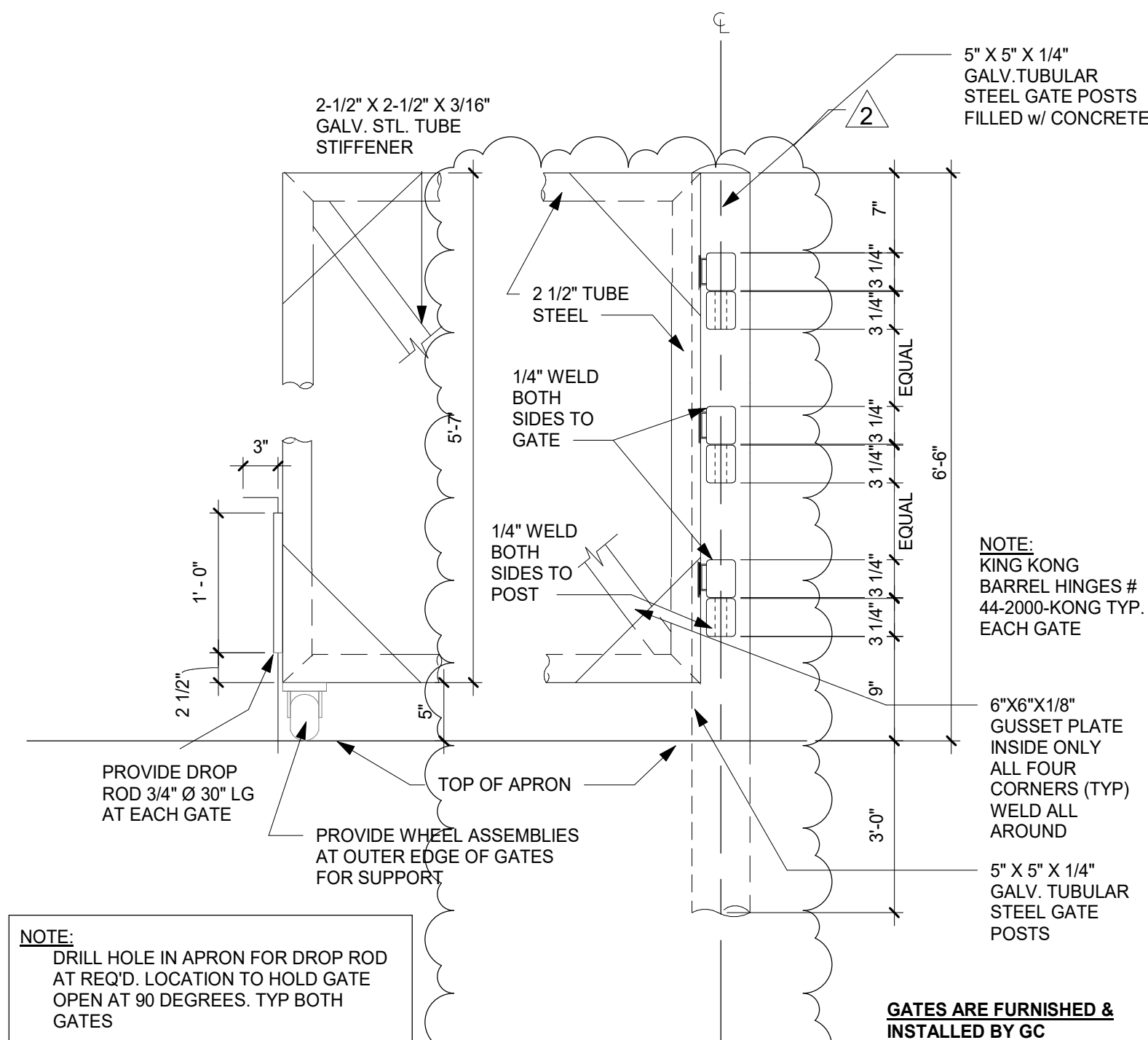
STATE OF FLORIDA
THOMAS R WALTER
7305
REGISTERED ARCHITECT

Date of Issue
07/21/2023



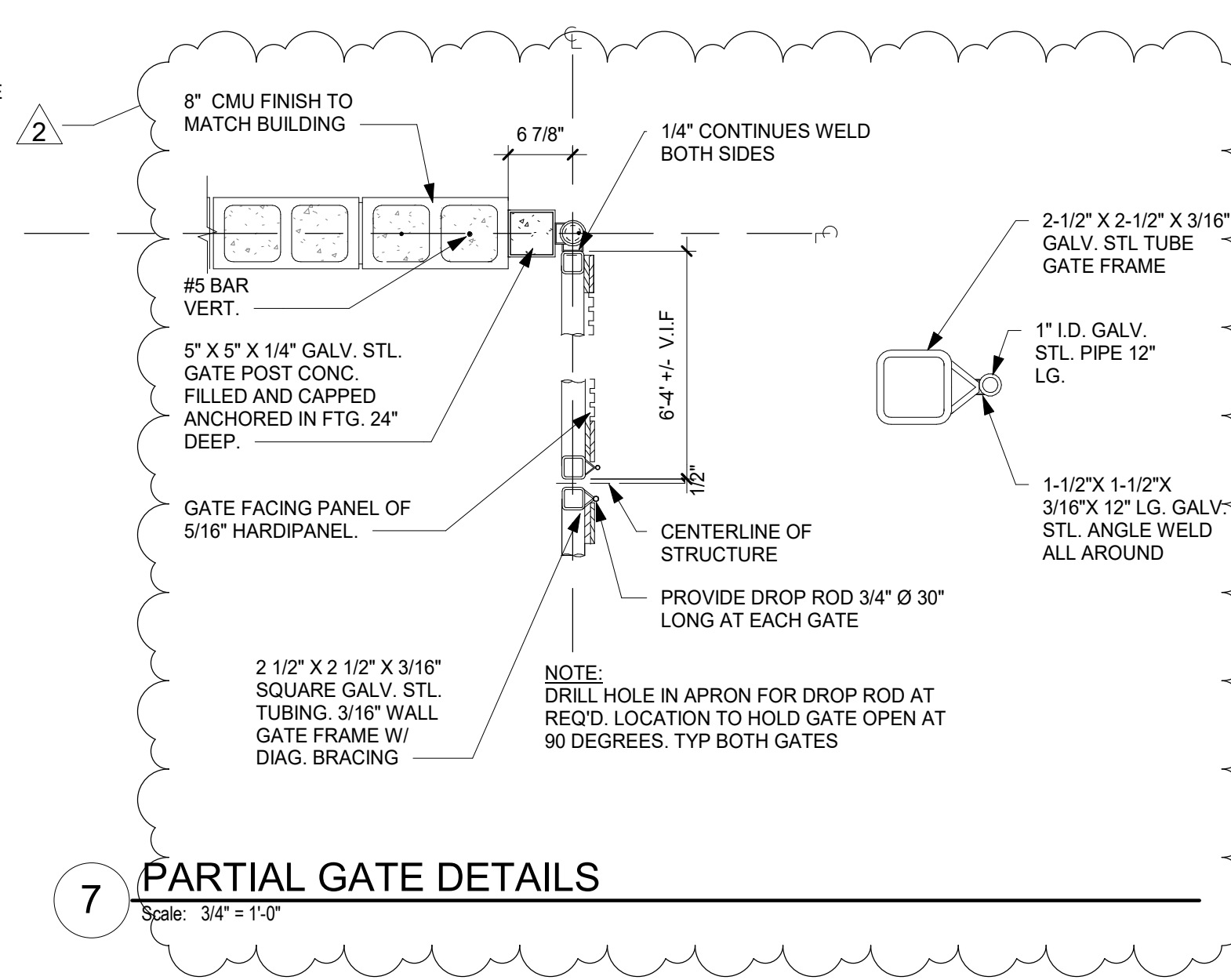
10 DUMPSTER BOLLARD DETAIL

Scale: 3/4" = 1'-0"



9 PARTIAL GATE ELEVATIONS

Scale: 1" = 1'-0"

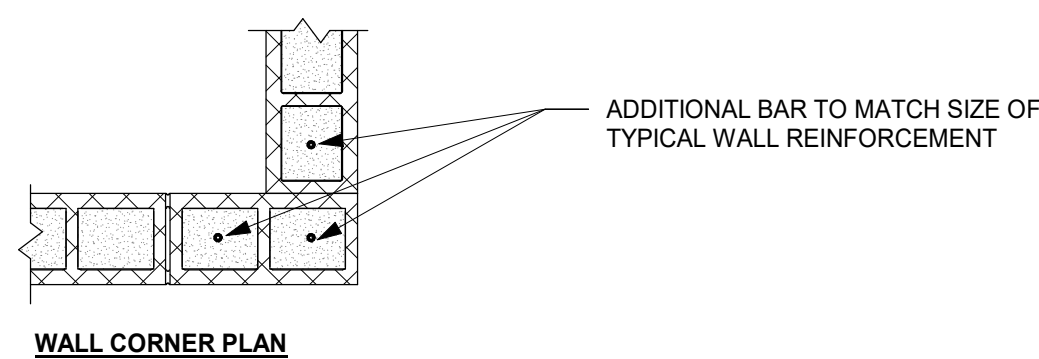


7 PARTIAL GATE DETAILS

Scale: 3/4" = 1'-0"

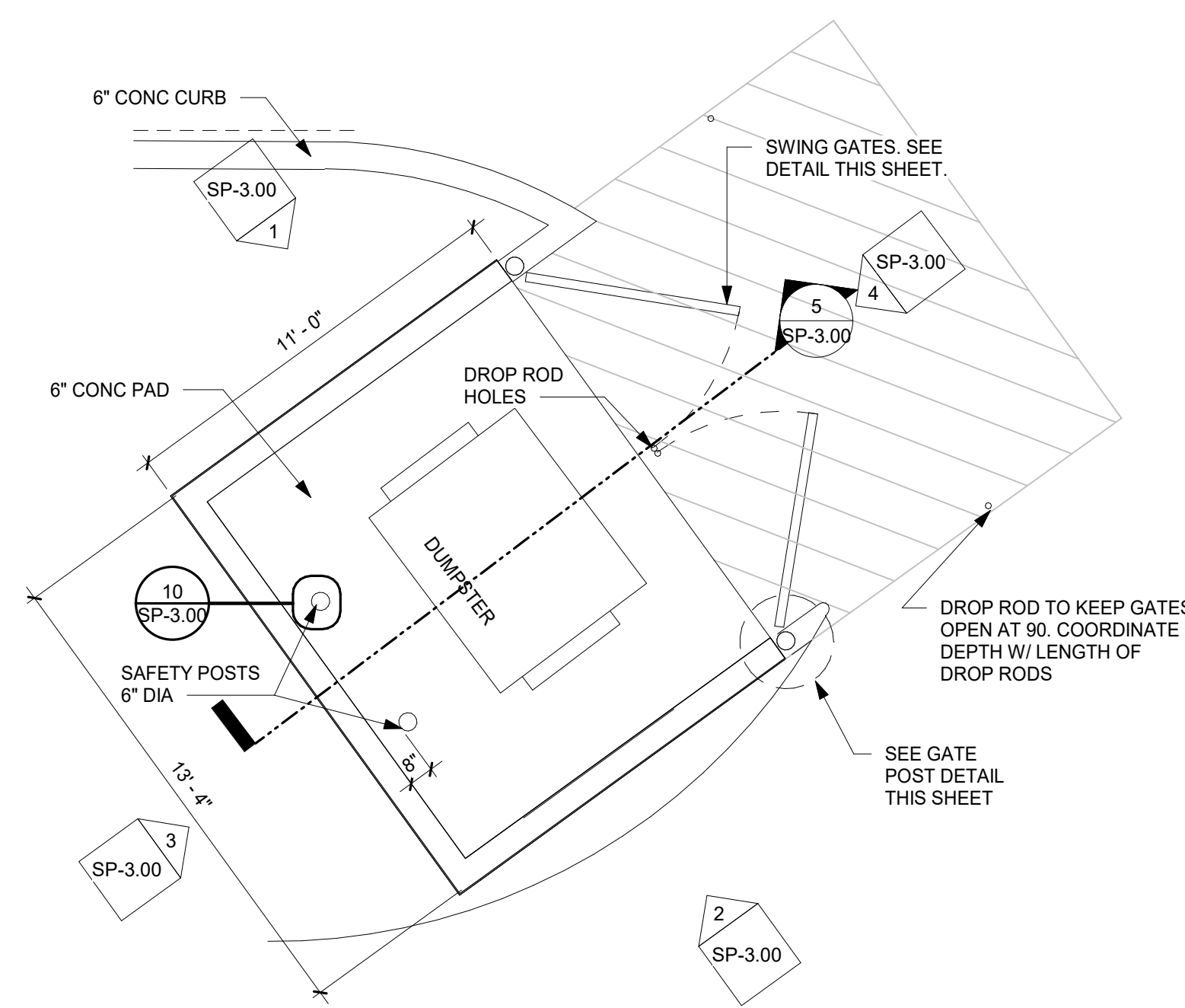
EXTERIOR ELEVATIONS KEYNOTES

- 1 SAND FINISH STUCCO - PAINTED SW 9169 "CHATURA GRAY"
- 2 1.75" X 4" STUCCO BAND - EIFS BAND SAND FINISH OVER CMU WALL PAINTED SW 6991 "BLACK MAGIC"
- 3 PREFINISHED METAL CAP FLASHING - TO MATCH SW 6246 "NORTH STAR"
- 4 SLAT GATE - PAINT TO MATCH BUILDING
- 5 5" X 5" X 1/4" 9' - 6" LENGTH ST. PIPE, FILL W/ CONC. CROWN TOP 1" 3'-0" EMBED, (PAINTED) BLUE TO MATCH BUILDING. SEE DETAIL 9 ON SP-3.00
- 6 SAND FINISH STUCCO - PAINTED SW 6246 "NORTH STAR"
- 7 GATE PINS @ EA/ DOOR PROVIDE PIN SLEEVES IN SLAB & BITUMINOUS TO HOLD GATE IN BOTH CLOSED & OPEN POSITIONS



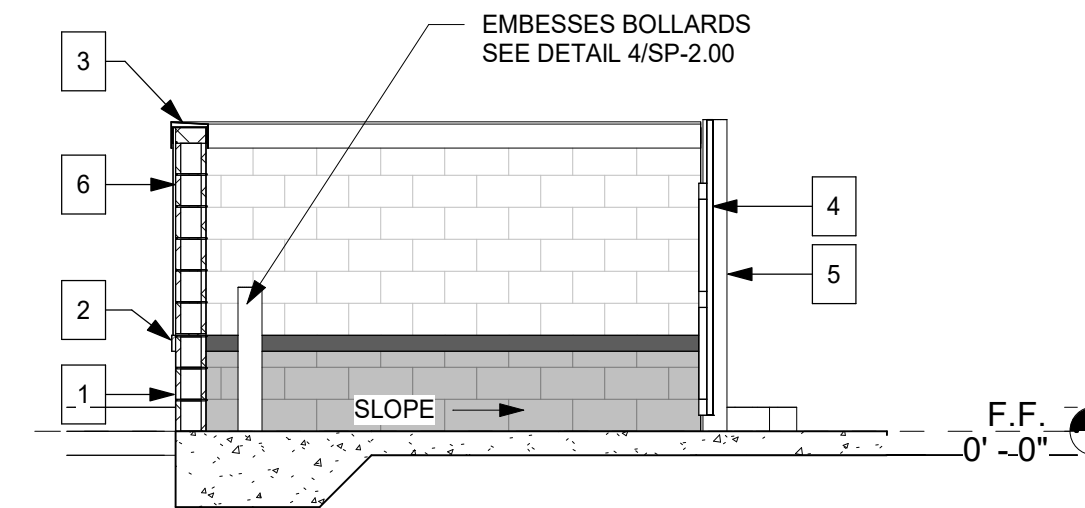
8 TRASH ENCLOSURE WALL SECTION

Scale: 3/4" = 1'-0"



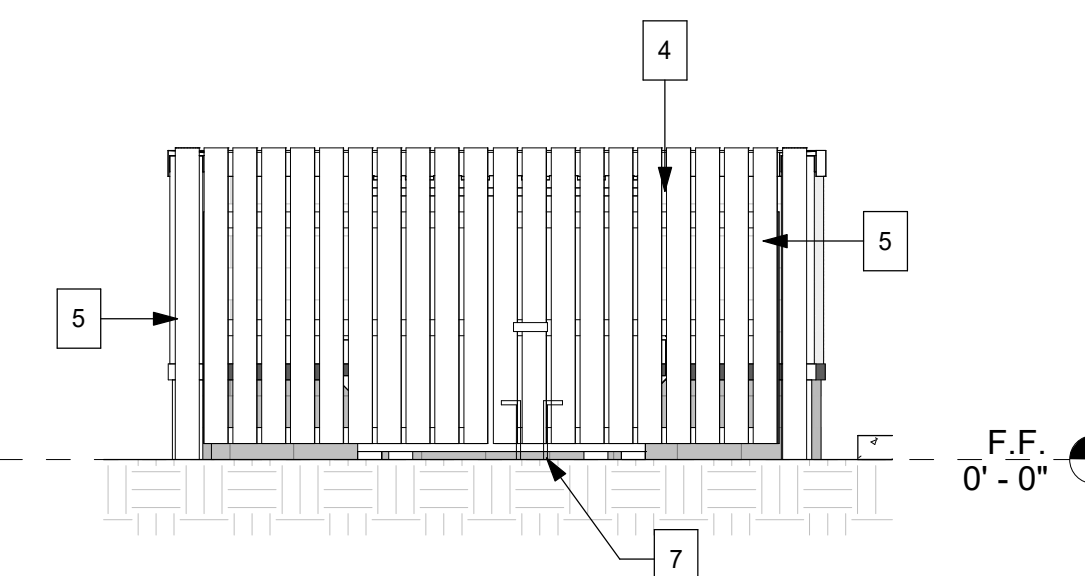
6 Site Plan - Trash Enclosure

Scale: 1/4" = 1'-0"



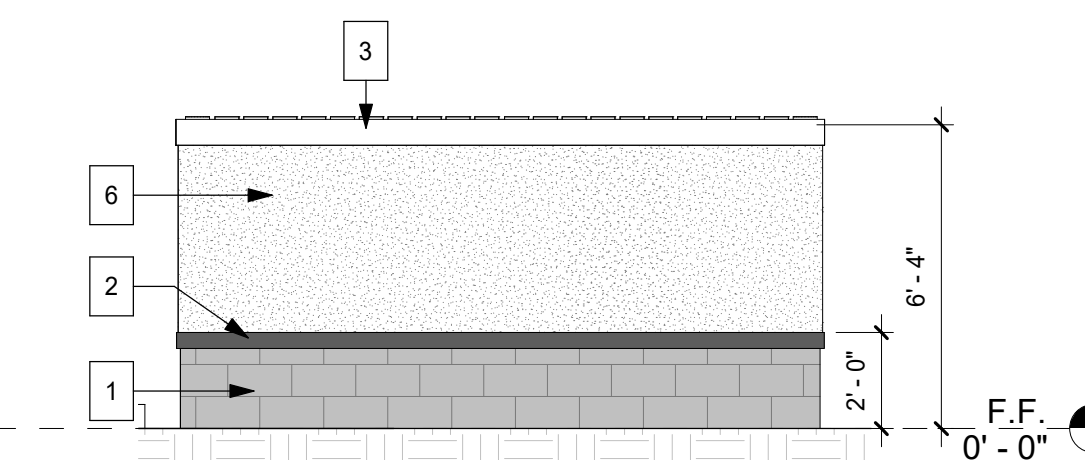
5 Section - Trash Enclosure

Scale: 1/4" = 1'-0"



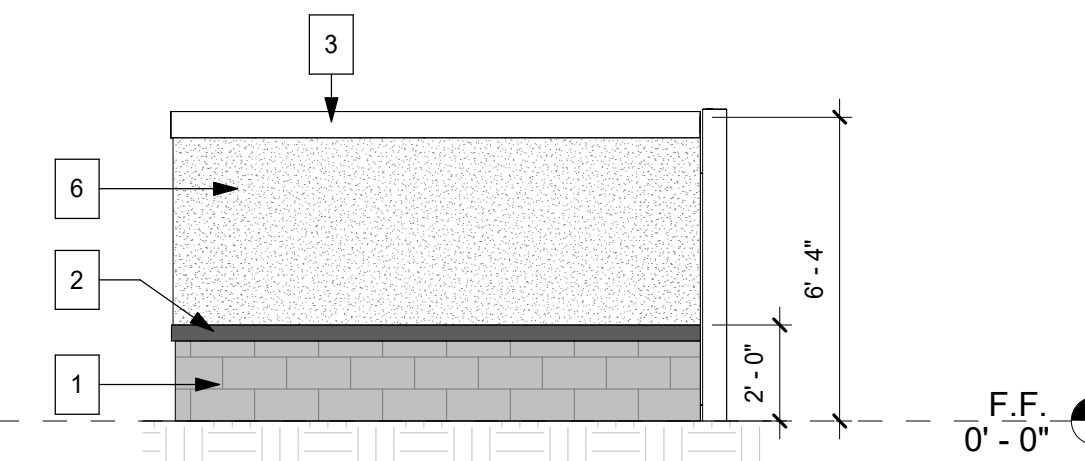
4 Elevation 4

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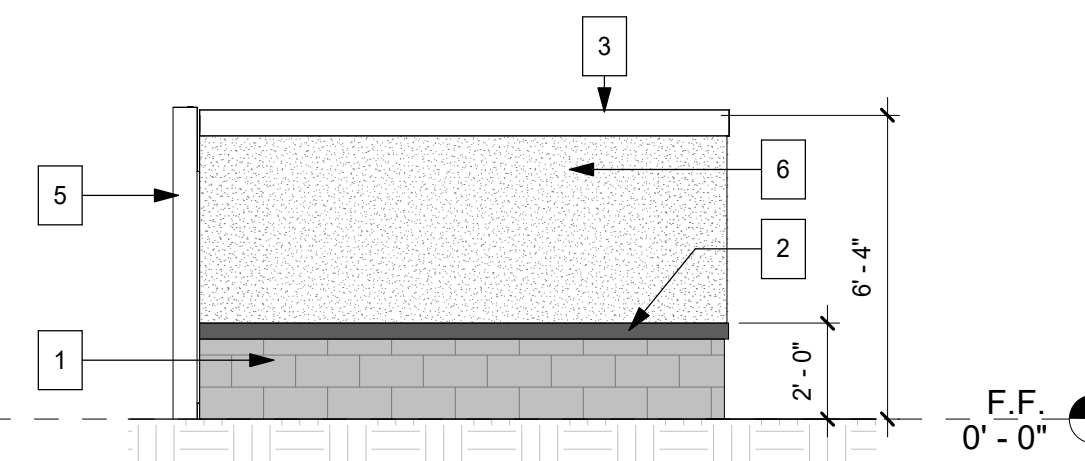
3 Elevation 3

Scale: 1/4" = 1'-0"



2 Elevation 2

Scale: 1/4" = 1'-0"



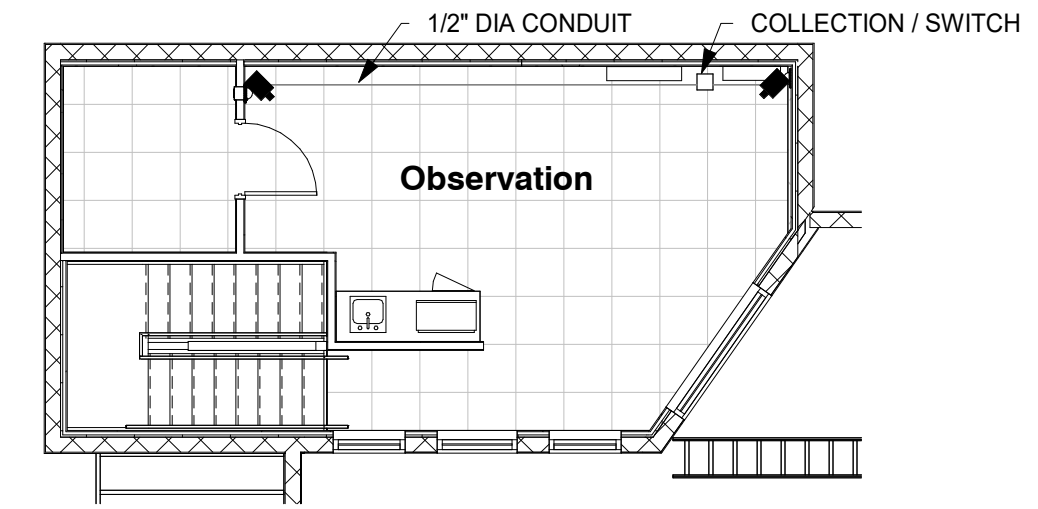
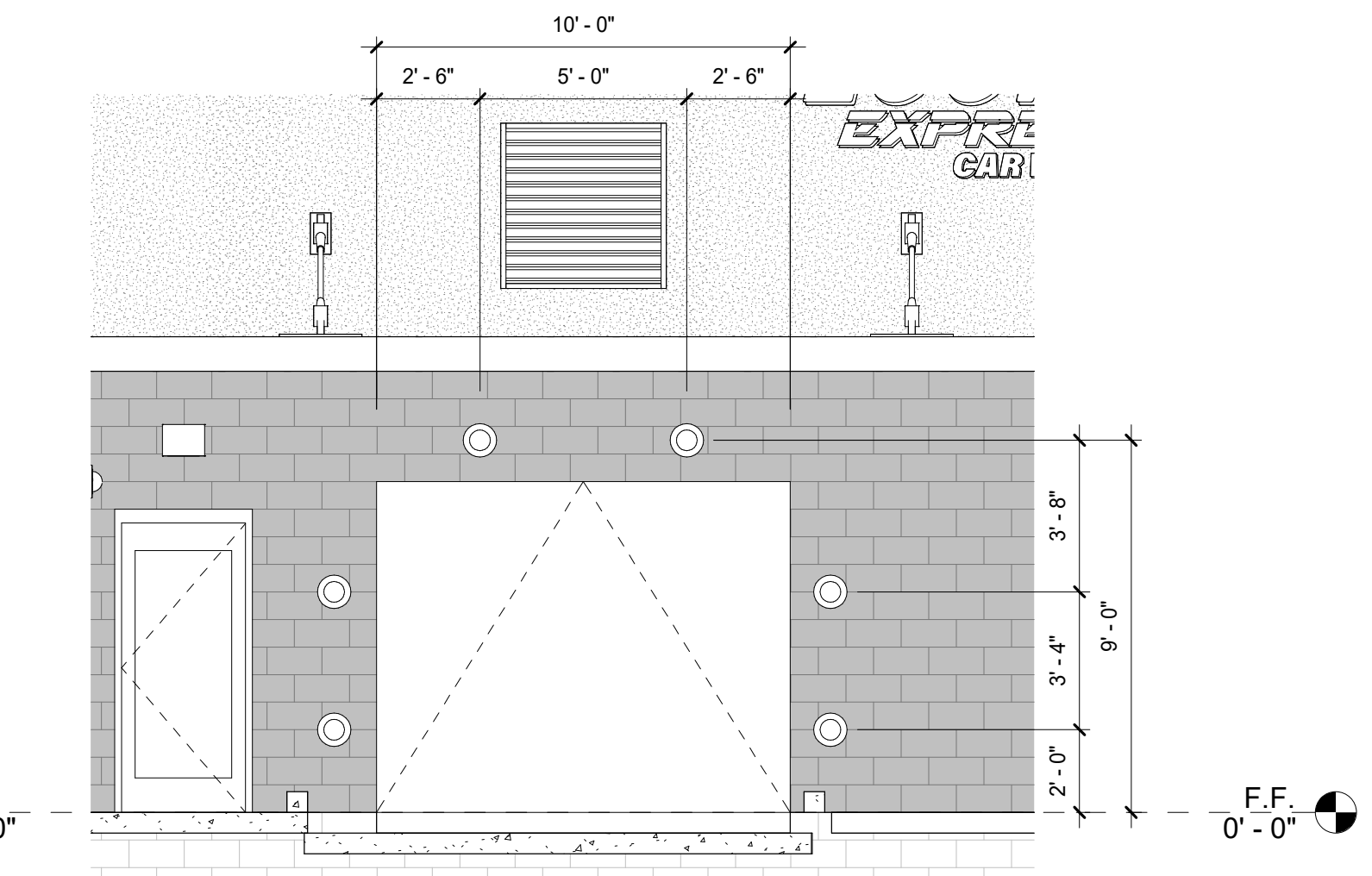
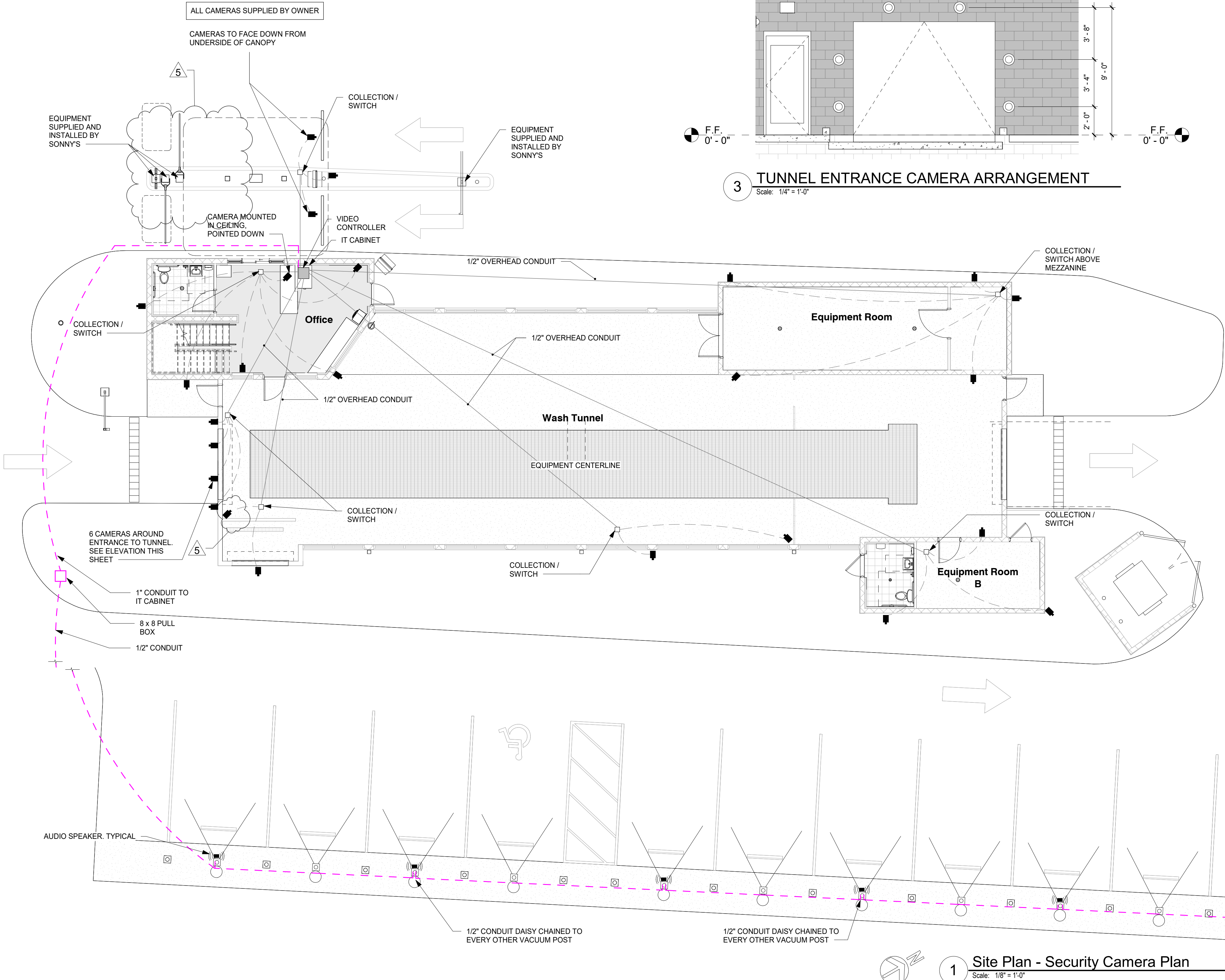
1 Elevation 1

Scale: 1/4" = 1'-0"

Issue Dates		
Revisions		
2	12/07/23	VE Changes

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NOTE:
 1. CONDUITS SHOWN ARE DIAGRAMATIC.
 2. INSTALLER TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
 3. VERIFY EQUIPMENT LOCATION PRIOR TO INSTALLATION.



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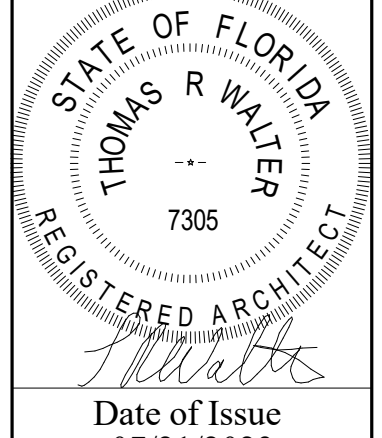
RAINTREE ECO WASH
 160 CANDACE DRIVE
 MATLAND, FL 32751

Issue Dates		
Revisions		
2	12/07/23	VE Changes
5	01/31/24	Design Coordination Revision

SECURITY CAMERA AND SPEAKER PLAN
 Scale: As indicated

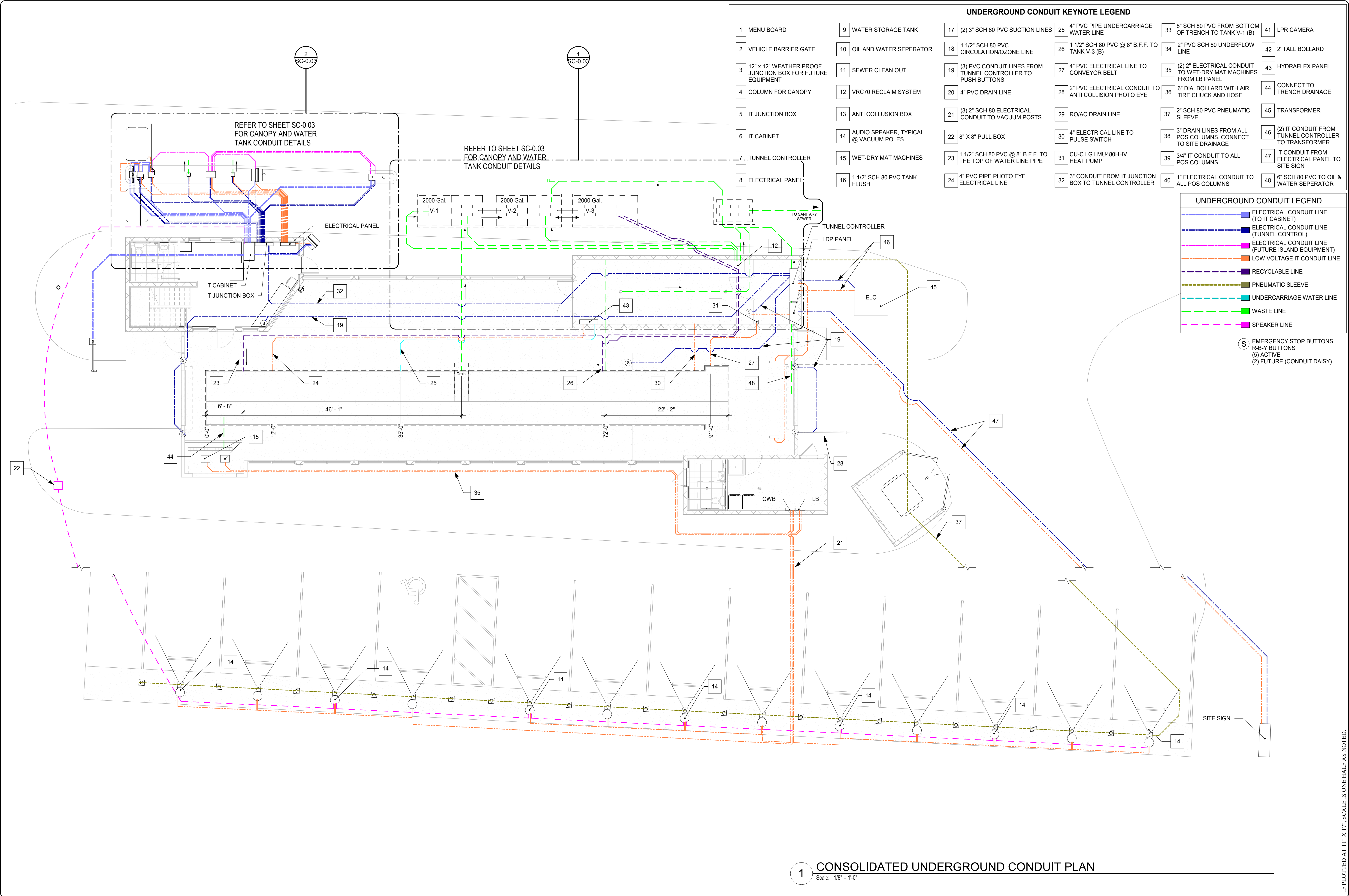
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 Project No.
 21049
 Drawn By
 Author

SC-0.01



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1 MENU BOARD	9 WATER STORAGE TANK	17 (2) 3" SCH 80 PVC SUCTION LINES	25 4" PVC PIPE UNDERCARRIAGE WATER LINE	33 8" SCH 80 PVC FROM BOTTOM OF TRENCH TO TANK V-1 (B)	41 LPR CAMERA
2 VEHICLE BARRIER GATE	10 OIL AND WATER SEPERATOR	18 1 1/2" SCH 80 PVC CIRCULATION/OZONE LINE	26 1 1/2" SCH 80 PVC @ 8" B.F.F. TO TANK V-3 (B)	34 2" PVC SCH 80 UNDERFLOW LINE	42 2' TALL BOLLARD
3 12" x 12" WEATHER PROOF JUNCTION BOX FOR FUTURE EQUIPMENT	11 SEWER CLEAN OUT	19 (3) PVC CONDUIT LINES FROM TUNNEL CONTROLLER TO PUSH BUTTONS	27 4" PVC ELECTRICAL LINE TO CONVEYOR BELT	35 (2) 2" ELECTRICAL CONDUIT TO WET-DRY MAT MACHINES FROM LB PANEL	43 HYDRAFLEX PANEL
4 COLUMN FOR CANOPY	12 VRC70 RECLAIM SYSTEM	20 4" PVC DRAIN LINE	28 2" PVC ELECTRICAL CONDUIT TO ANTI COLLISION PHOTO EYE	36 6" DIA. BOLLARD WITH AIR TIRE CHUCK AND HOSE	44 CONNECT TO TRENCH DRAINAGE
5 IT JUNCTION BOX	13 ANTI COLLISION BOX	21 (3) 2" SCH 80 ELECTRICAL CONDUIT TO VACUUM POSTS	29 RO/AC DRAIN LINE	37 2" SCH 80 PVC PNEUMATIC SLEEVE	45 TRANSFORMER
6 IT CABINET	14 AUDIO SPEAKER, TYPICAL @ VACUUM POLES	22 8" X 8" PULL BOX	30 4" ELECTRICAL LINE TO PULSE SWITCH	38 3" DRAIN LINES FROM ALL POS COLUMNS. CONNECT TO SITE DRAINAGE	46 (2) IT CONDUIT FROM TUNNEL CONTROLLER TO TRANSFORMER
7 TUNNEL CONTROLLER	15 WET-DRY MAT MACHINES	23 1 1/2" SCH 80 PVC @ 8" B.F.F. TO THE TOP OF WATER LINE PIPE	31 CU-C LG LMU480HHV HEAT PUMP	39 3/4" IT CONDUIT TO ALL POS COLUMNS	47 IT CONDUIT FROM ELECTRICAL PANEL TO SITE SIGN
8 ELECTRICAL PANEL	16 1 1/2" SCH 80 PVC TANK FLUSH	24 4" PVC PIPE PHOTO EYE ELECTRICAL LINE	32 3" CONDUIT FROM IT JUNCTION BOX TO TUNNEL CONTROLLER	40 1" ELECTRICAL CONDUIT TO ALL POS COLUMNS	48 6" SCH 80 PVC TO OIL & WATER SEPERATOR

	ELECTRICAL CONDUIT LINE (TO IT CABINET)
	ELECTRICAL CONDUIT LINE (TUNNEL CONTROL)
	ELECTRICAL CONDUIT LINE (FUTURE ISLAND EQUIPMENT)
	LOW VOLTAGE IT CONDUIT LINE
	RECYCLABLE LINE
	PNEUMATIC SLEEVE
	UNDERCARRIAGE WATER LINE
	WASTE LINE
	SPEAKER LINE
	EMERGENCY STOP BUTTONS
	R-B-Y BUTTONS
	(5) ACTIVE
	(2) FUTURE (CONDUIT DAISY)

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**Parker
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GROUP INC.

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RAINTREE ECO WASH

160 CANDACE DRIVE
Maitland, FL 32751

Issue Dates	
Revisions	
2	12/07/23 VE Changes

CONSOLIDATED
UNDERGROUND
CONDUIT PLAN

Scale : As indicated

Plot Date
1/31/2024 4:49:06 PM

Project No.
21049

Drawn By
Author

SC-0.02

STATE OF FLORIDA
THOMAS R. WALTER
REGISTERED ARCHITECT
7305

Date of Issue
07/21/2023

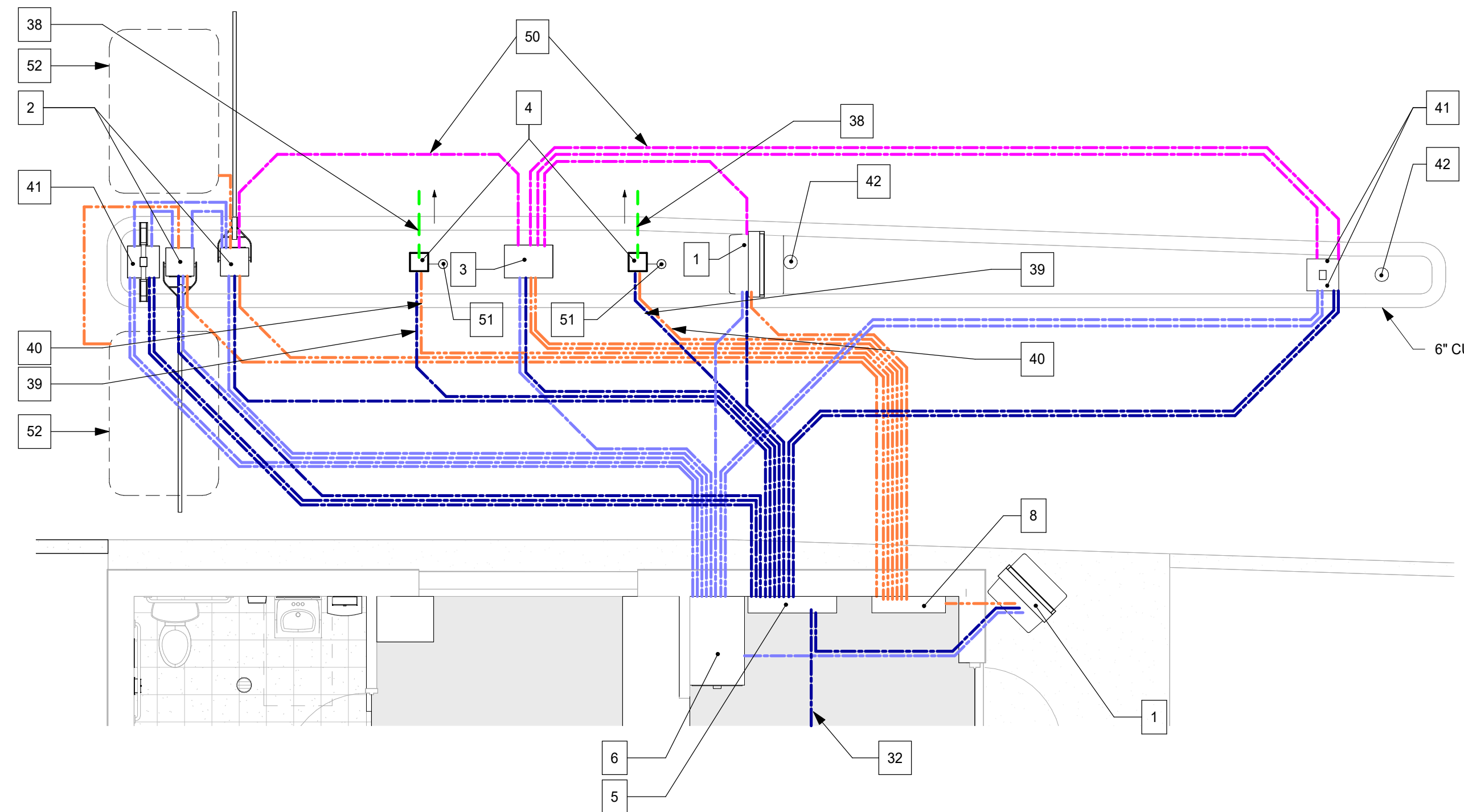
1 CONSOLIDATED UNDERGROUND CONDUIT PLAN
Scale: 1/8" = 1'-0"

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GENERIC CARWASH W/ LPR-OVERHEAD 2-Sonny's P.S. "POWER LAYOUT"				
IDENTIFIER	WIRE TYPE	PROVIDED BY	TERMINATION LOCATIONS	TERMINATED BY
PA	12/3 BLK/WHT/GRN	GC	FROM ELECTRICAL PANEL BREAKER TO TUNNEL CONTROLLER (110 VAC)	GC
PB	14/3 BLUE/WHT/GRN	GC	FROM TUNNEL CONTROLLER TO PEDESTAL (24 VDC)	GC
PC	18/4	GC	FROM TUNNEL CONTROLLER TO START/STOP BUTTON PEDESTAL	GC
PD.1	12/3 BLK/WHT/GRN	GC	FROM ELECTRICAL PANEL BREAKER TO OFFICE OUTLET (POS)	GC
PD.1	12/3 BLK/WHT/GRN	GC	FROM ELECTRICAL PANEL BREAKER TO Sonny's P.S.#1 (UPS Inside)	GC
PD.1	12/3 BLK/WHT/GRN	GC	FROM ELECTRICAL PANEL BREAKER TO Sonny's P.S.#1 (AC, SPS Only)	GC
PD.2	12/3 BLK/WHT/GRN	GC	FROM ELECTRICAL PANEL BREAKER TO Sonny's P.S.#2 (UPS Inside)	GC
PD.2	12/3 BLK/WHT/GRN	GC	FROM ELECTRICAL PANEL BREAKER TO Sonny's P.S.#2 (AC, SPS Only)	GC
PE.1	12/3 BLK/WHT/GRN	GC	FROM ELECTRICAL PANEL BREAKER TO GATE#1 (110 VAC)	GC
PE.2	12/3 BLK/WHT/GRN	GC	FROM ELECTRICAL PANEL BREAKER TO GATE#2 (110 VAC)	GC
PF.1	12/3 BLK/WHT/GRN	GC	FROM ELECTRICAL PANEL BREAKER TO DIGITAL MENU #1 (110 VAC)	GC
PF.2	12/3 BLK/WHT/GRN	GC	FROM ELECTRICAL PANEL BREAKER TO DIGITAL MENU #2 (110 VAC)	GC
PG	12/3 BLK/WHT/GRN	GC	FROM ELECTRICAL PANEL BREAKER TO DIGITAL QUEUE (110 VAC)	GC

NOTE: ALL WIRING FOR CarWash Controls EQUIPMENT TO BE RUN BY AN ELECTRICAL CONTRACTOR AND MUST BE HOME-RUNNED FROM POINT TO POINT. SPLICING OF WIRES IS NOT ALLOWED.



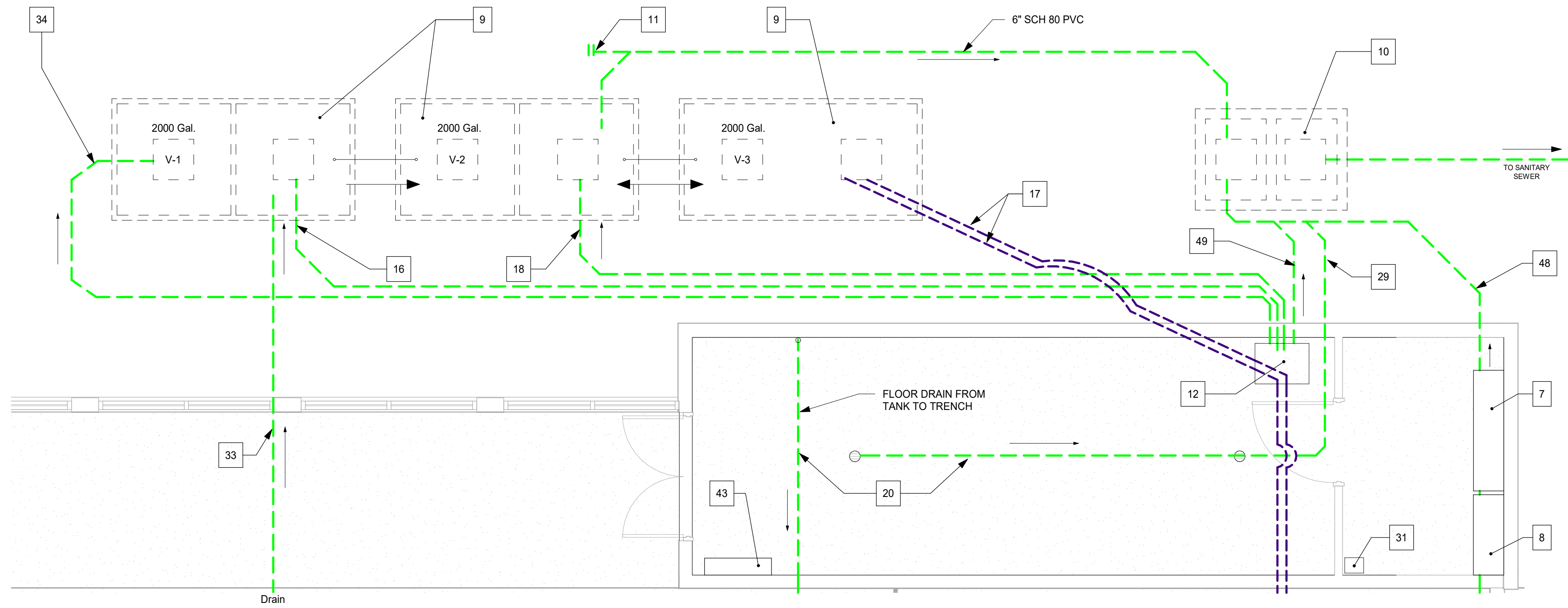
2 Enlarged POS Canopy Underground Conduit Plan
Scale: 1/4" = 1'-0"

UNDERGROUND CONDUIT LEGEND	
	ELECTRICAL CONDUIT LINE (TO IT CABINET)
	ELECTRICAL CONDUIT LINE (TUNNEL CONTROL)
	ELECTRICAL CONDUIT LINE (FUTURE ISLAND EQUIPMENT)
	LOW VOLTAGE IT CONDUIT LINE
	RECYCLABLE LINE
	PNEUMATIC SLEEVE
	UNDERCARRIAGE WATER LINE
	WASTE LINE
	SPEAKER LINE

- (S) EMERGENCY STOP BUTTONS
- (R-B-Y) BUTTONS
- (5) ACTIVE
- (2) FUTURE (CONDUIT DAISY)

UNDERGROUND KEYNOTE LEGEND

- 1 MENU BOARD
- 2 VEHICLE BARRIER GATE
- 3 12" x 12" WEATHER PROOF JUNCTION BOX FOR FUTURE EQUIPMENT
- 4 COLUMN FOR CANOPY
- 5 IT JUNCTION BOX
- 6 IT CABINET
- 7 TUNNEL CONTROLLER
- 8 ELECTRICAL PANEL
- 9 WATER STORAGE TANK
- 10 OIL AND WATER SEPERATOR
- 11 SEWER CLEAN OUT
- 12 VRC70 RECLAIM SYSTEM
- 16 1 1/2" SCH 80 PVC TANK FLUSH
- 17 3" SCH 80 PVC SUCTION LINES
- 18 1 1/2" SCH 80 PVC CIRCULATION/OZONE LINE
- 20 4" PVC DRAIN LINE
- 29 RO/AC DRAIN LINE
- 31 CU-C LG LMU480HHV HEAT PUMP
- 33 8" SCH 80 PVC FROM BOTTOM OF TRENCH TO TANK V-1 (B)
- 34 2" PVC SCH 80 UNDERFLOW LINE
- 38 3" DRAIN LINES FROM ALL POS COLUMNS. CONNECT TO SITE DRAINAGE
- 39 3/4" IT CONDUIT TO ALL POS COLUMNS
- 40 1" ELECTRICAL CONDUIT TO ALL POS COLUMNS
- 41 LPR CAMERA
- 42 2' TALL BOLLARD
- 43 HYDRAFLEX PANEL
- 48 6" SCH 80 PVC TO OIL & WATER SEPERATOR
- 49 3" SCH 80 PVC FROM RECLAIM SYSTEM TO OIL & WATER SEPERATOR
- 50 ELECTRICAL CONDUIT TO FUTURE ISLAND EQUIPMENT
- 51 COLUMN HUB DRAINS
- 52 MERGE LOOP



1 Enlarged Water Tank Underground Conduit Plan
Scale: 1/4" = 1'-0"

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Maitland, FL 32751

Issue Dates	
Revisions	
2	12/07/23 VE Changes

ENLARGED CANOPY
AND WATER TANK
CONDUIT PLAN

Scale : As indicated

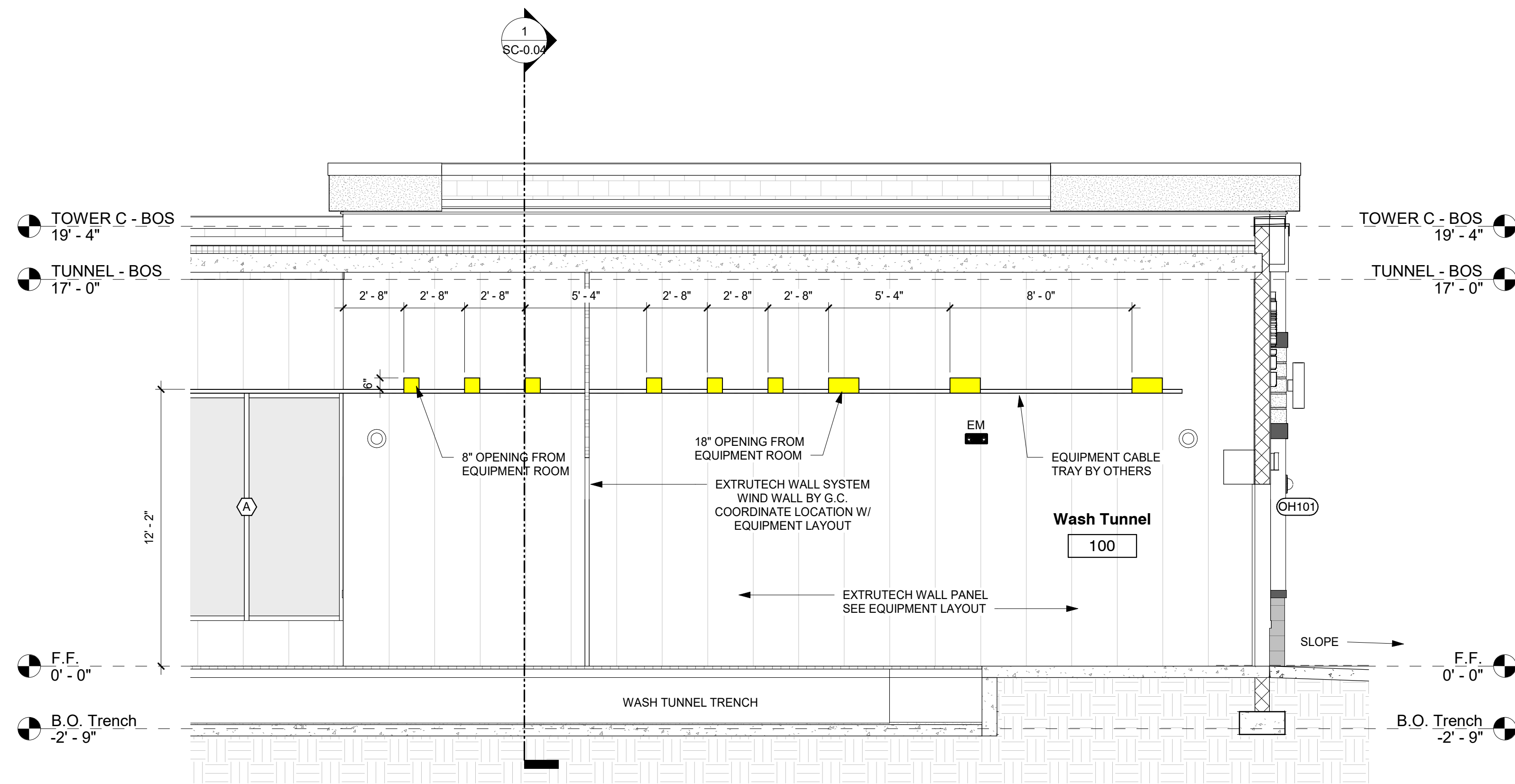
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Project No.	21049
Drawn By	Author

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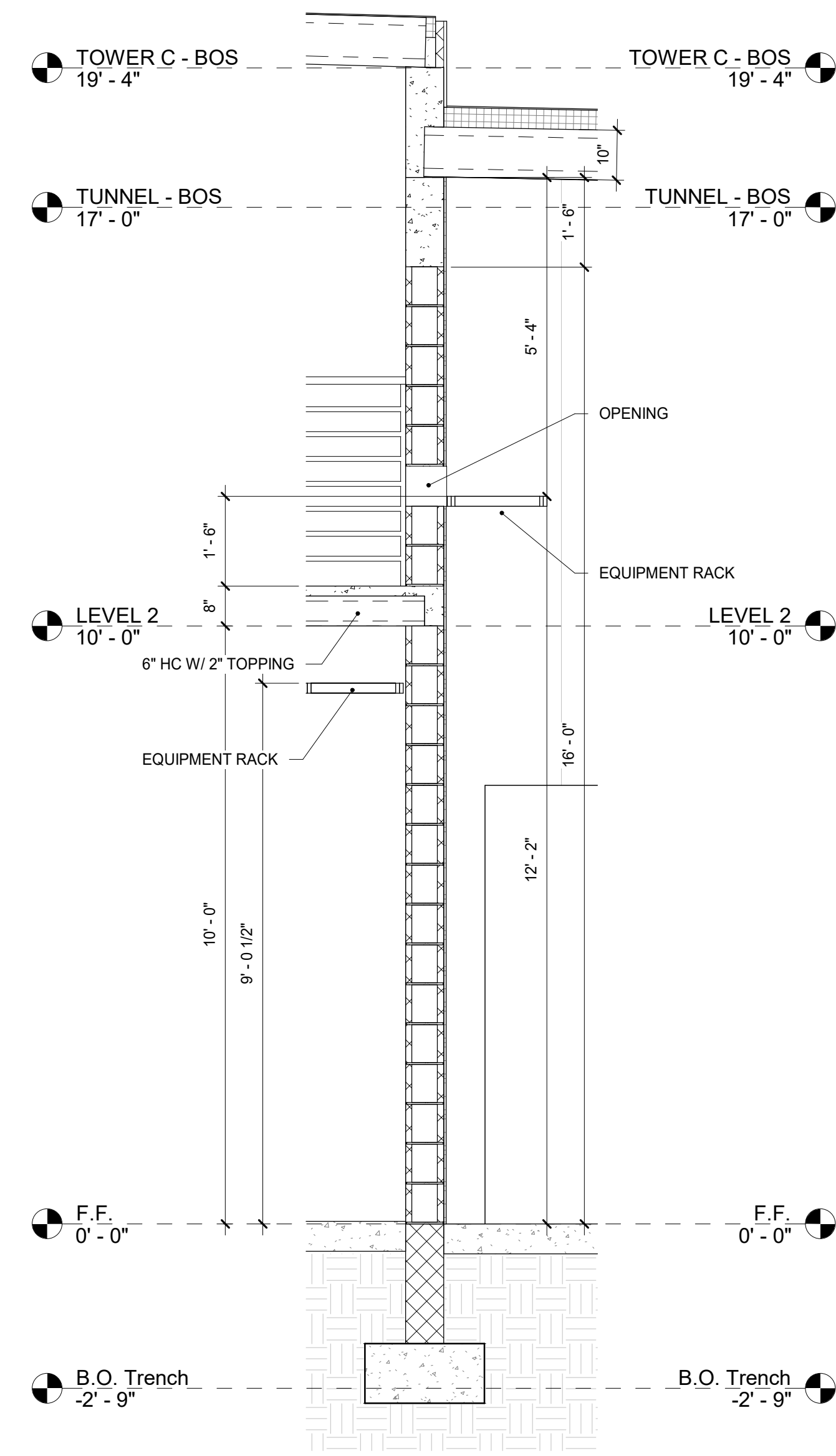
STATE OF FLORIDA
THOMAS R. WALTER
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7305

Date of Issue
07/21/2023

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2 ELEVATION - EQUIPMENT ROOM TO WASH TUNNEL PASS-THROUGH
Scale: 1/4" = 1'-0"



1 CROSS SECTION - EQUIPMENT PASS-THROUGH
Scale: 1/2" = 1'-0"

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RAINTREE ECO WASH

160 CANDACE DRIVE
Maitland, FL 32751

Issue Dates	
Revisions	
2	12/07/23 VE Changes

EQUIPMENT ROOM
PASS-THROUGH

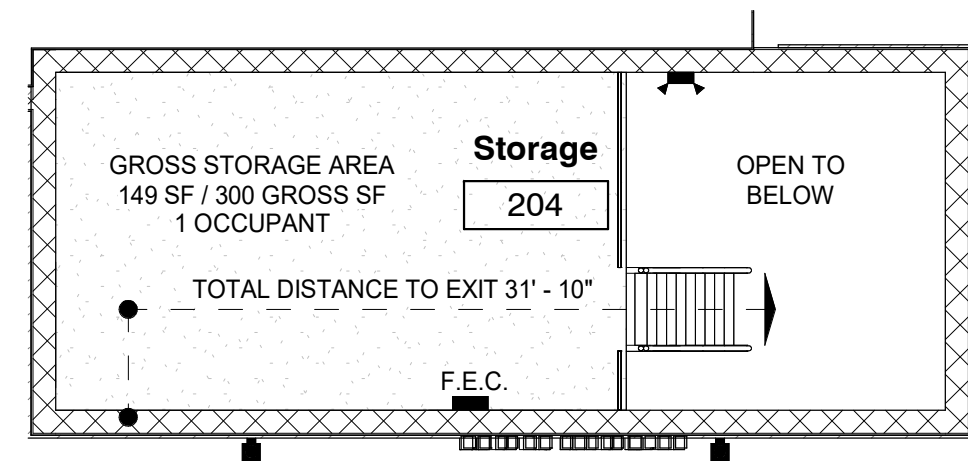
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Drawn By	Author

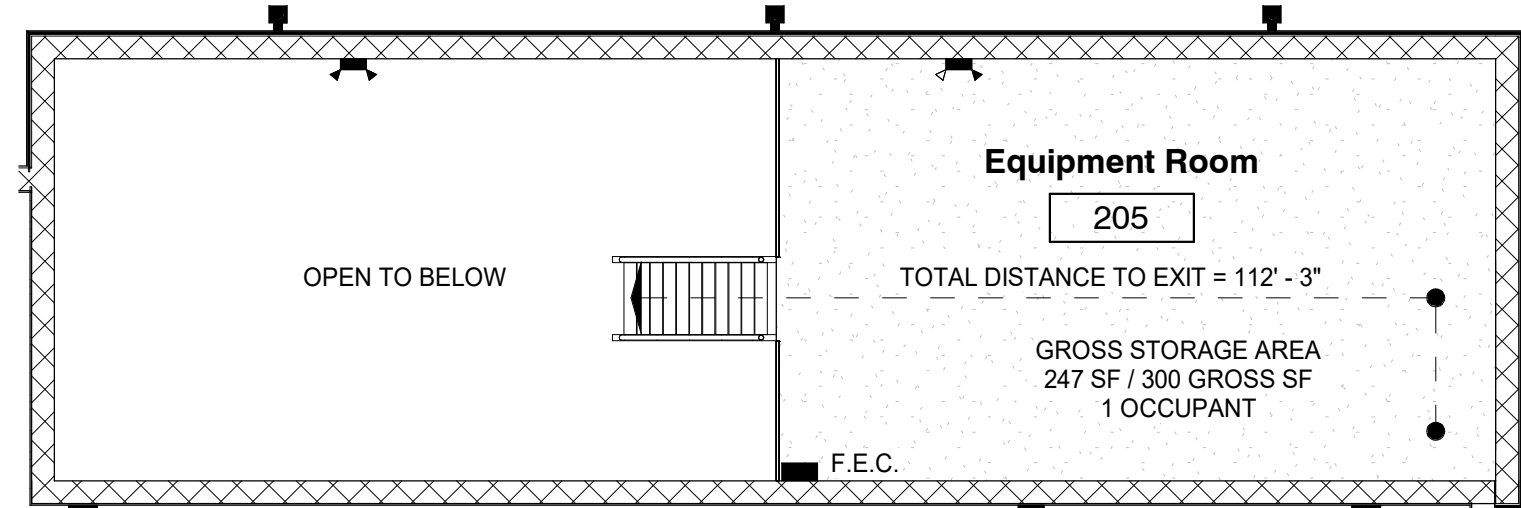
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STATE OF FLORIDA
THOMAS R WALTER
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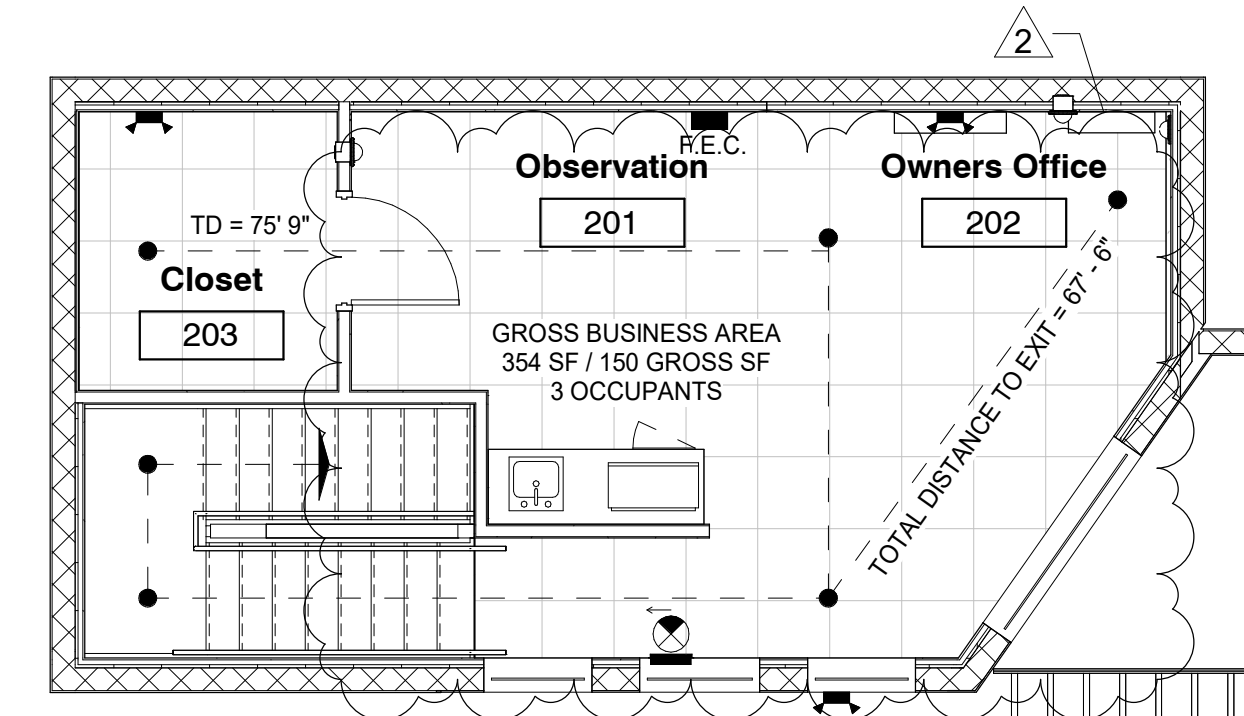
Date of Issue
07/21/2023



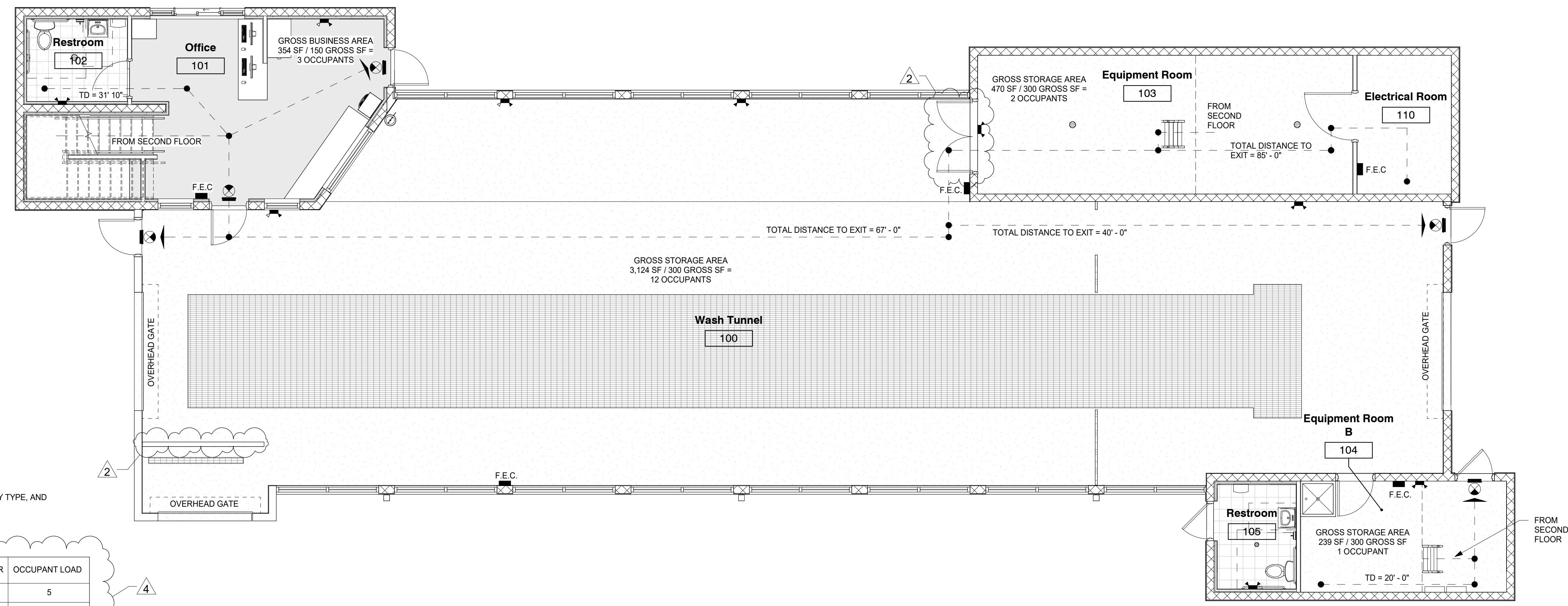
4 Life Safety Plan - Level 2 - Equipment Room B
Scale: 3/16" = 1'-0"



3 Life Safety Plan - Level 2 - Equipment Room
Scale: 3/16" = 1'-0"



2 Life Safety Plan - Level 2 - Office
Scale: 3/16" = 1'-0"



LIFE SAFETY LEGEND

- EXIT SIGN
REFER TO REFLECTED CEILING PLANS
- EMERGENCY LIGHT
REFER TO REFLECTED CEILING PLANS
- TRAVEL DISTANCE TO EXIT
- FIRE EXTINGUISHER CABINET

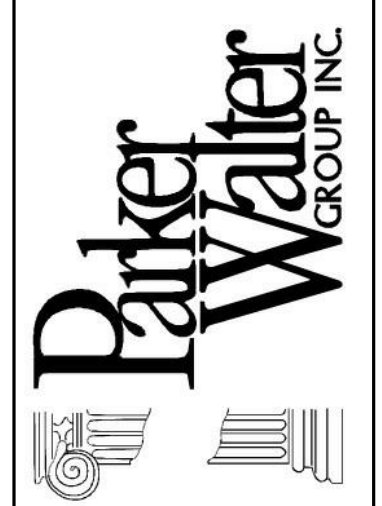
LIFE SAFETY INFORMATION:
SEE TITLE SHEET T-1.00 FOR CONSTRUCTION TYPE, OCCUPANCY TYPE, AND OCCUPANT LOADS.
BUILDING IS UNPROTECTED, NON-SPRINKLED.

ROOM	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
BUSINESS	708 SF	150	5
STORAGE	4,601 SF	300	16
TOTAL	5,309 SF		21

1 Life Safety Plan - Level 1
Scale: 3/16" = 1'-0"

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RAINTREE ECO WASH

160 CANDACE DRIVE
Maitland, FL 32751

Issue Dates

Revisions	Date	Comments
2	12/07/23	VE Changes
4	01/29/24	Fire Comments

LIFE SAFETY PLAN

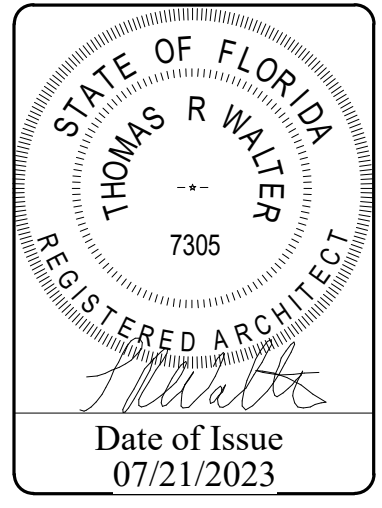
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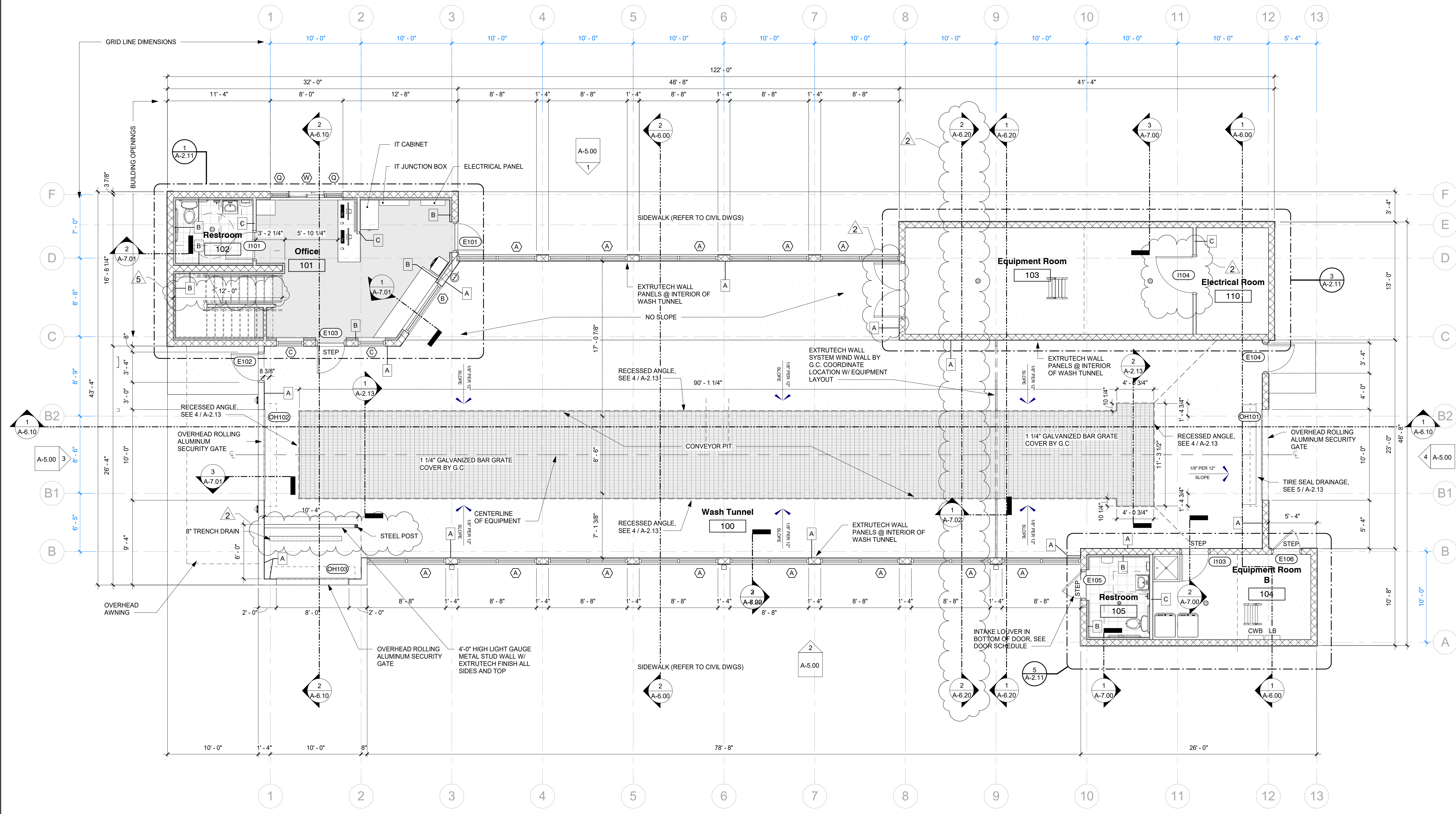
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- NOTES:**
- GC TO CO-ORDINATE / VERIFY ALL EQUIPMENT REQUIREMENTS AND LOCATIONS WITH OWNER
 - GC TO PRICE AND INSTALL ALL REQUIRED EQUIPMENT UTILITY CONNECTIONS (MECHANICAL, ELECTRICAL, PLUMBING), INCLUDING ALL REQUIRED UNDER SLAB CONDUITS AND DRAW LINES. VERIFY/CO-ORDINATE WITH OWNER.



1 Floor Plan - Overall Wash Building
Scale: 3/16" = 1'-0"

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160 CANDACE DRIVE
Maitland, FL 32751

Issue Dates

Revisions	VE Changes
2 12/07/23	Design
5 01/31/24	Coordination
	Revision

FLOOR PLAN

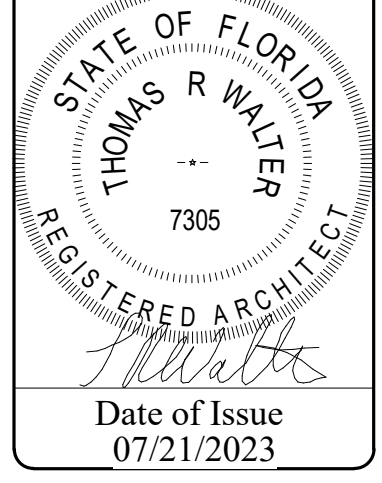
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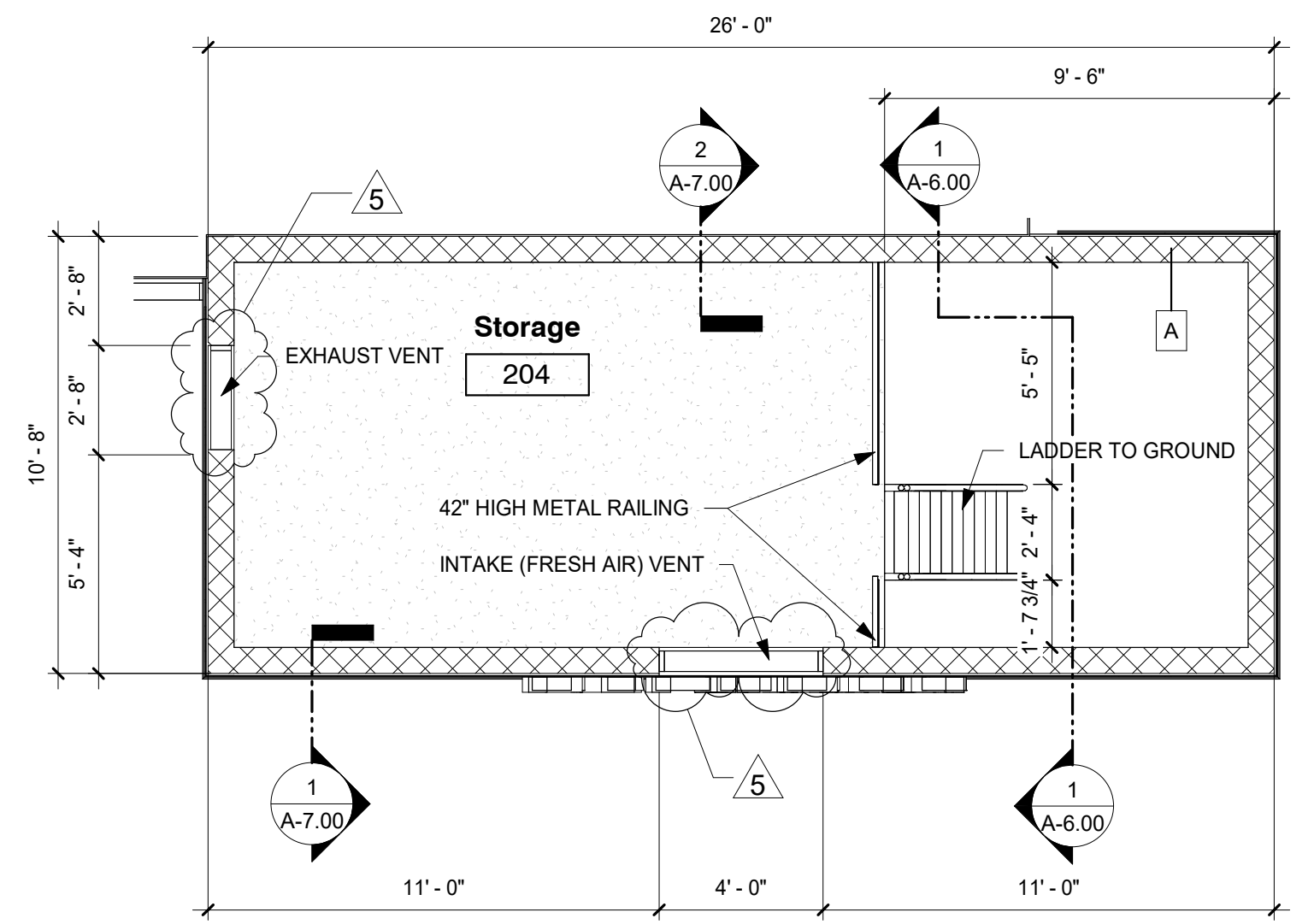
Drawn By
CT/DC

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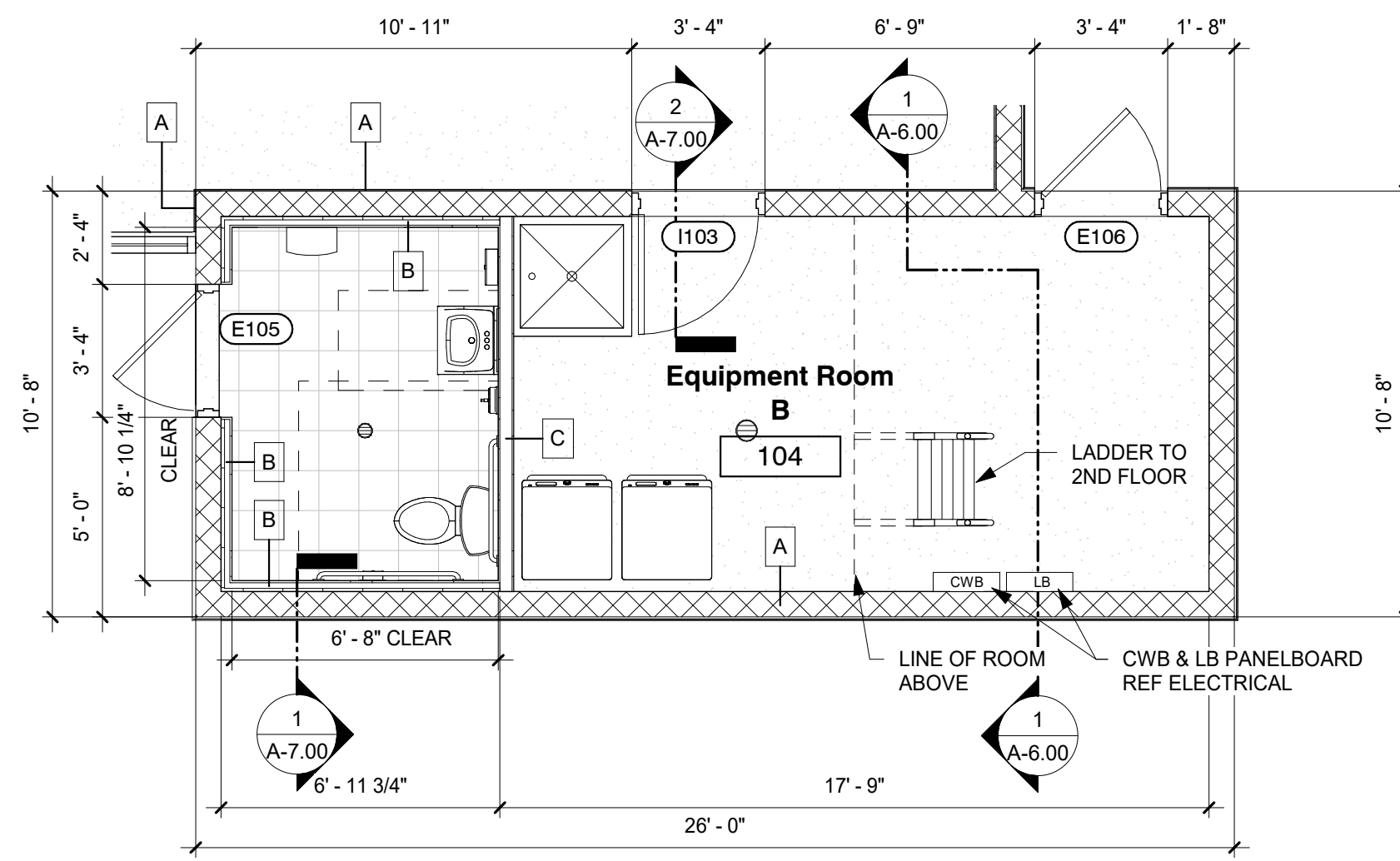


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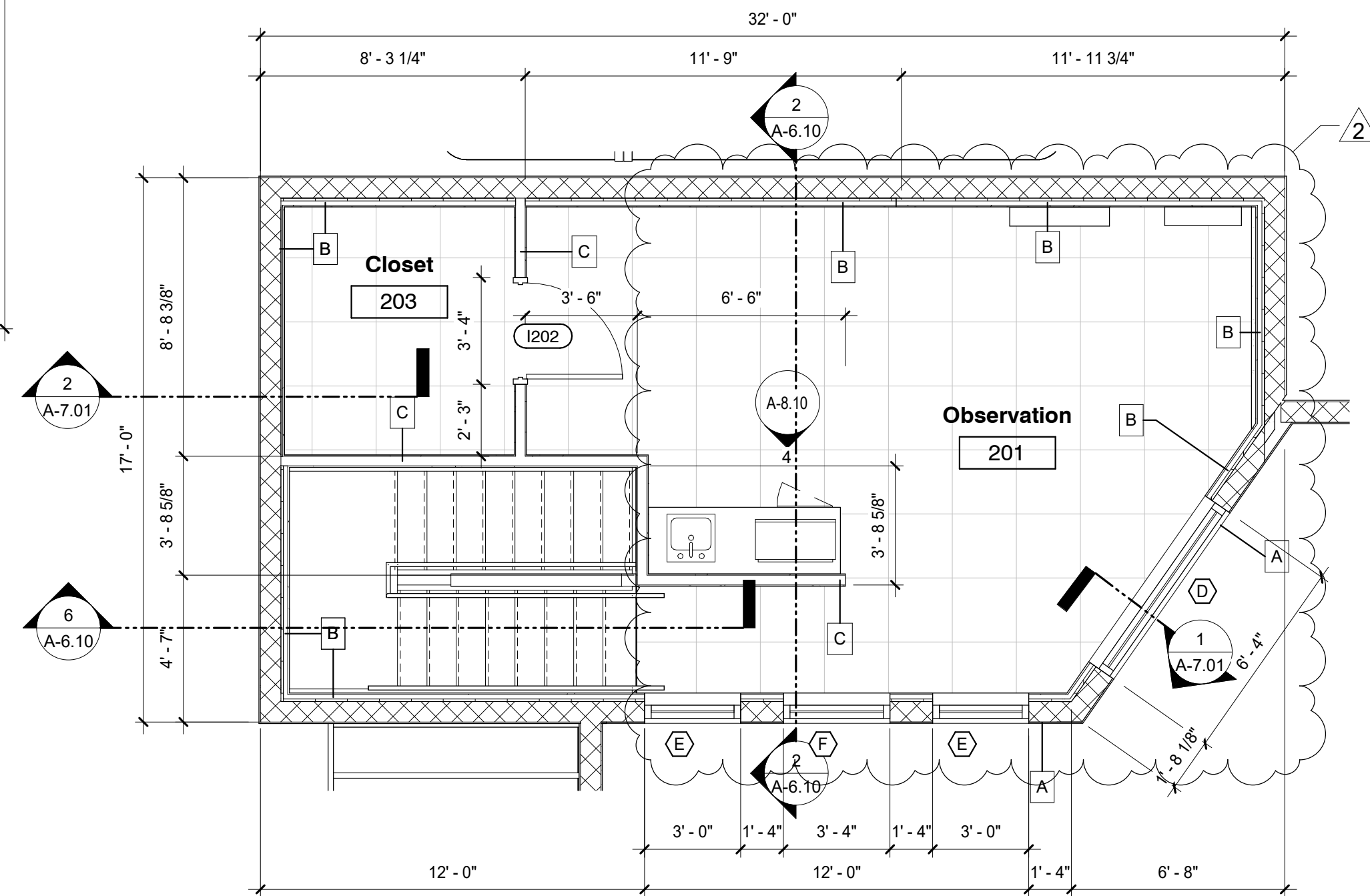
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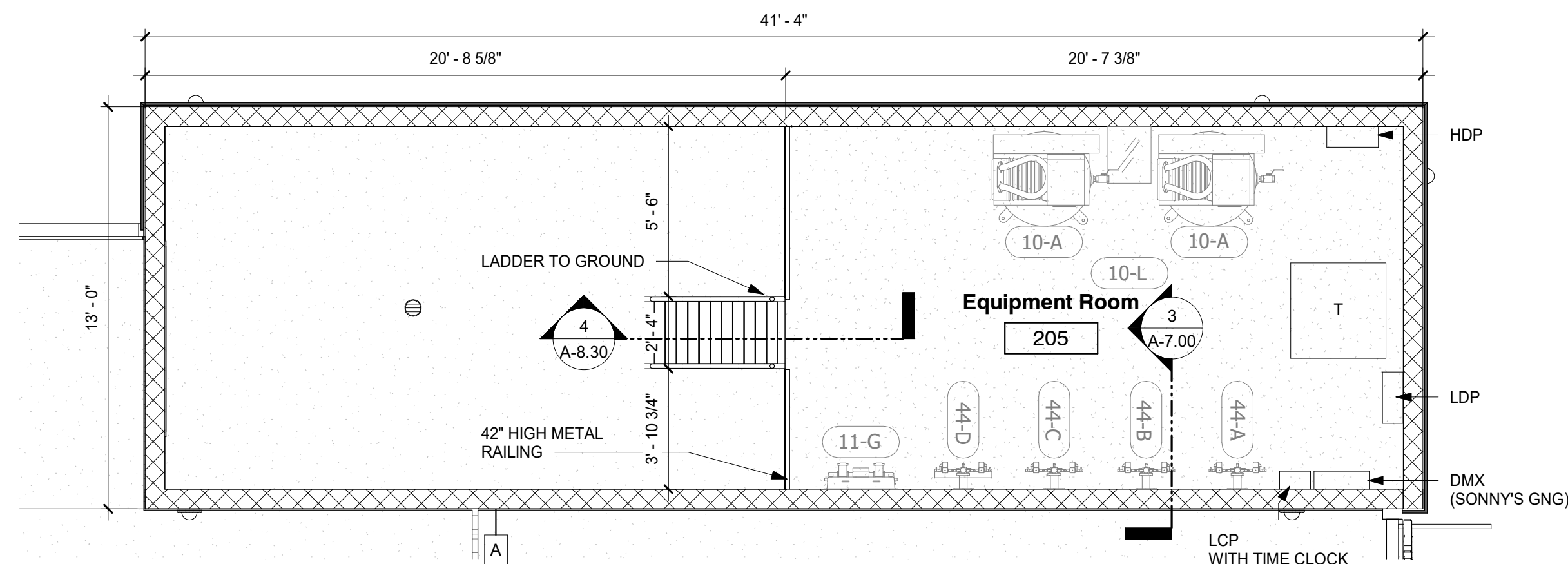
6 Floor plan - Tower B level 2
Scale: 1/4" = 1'-0"



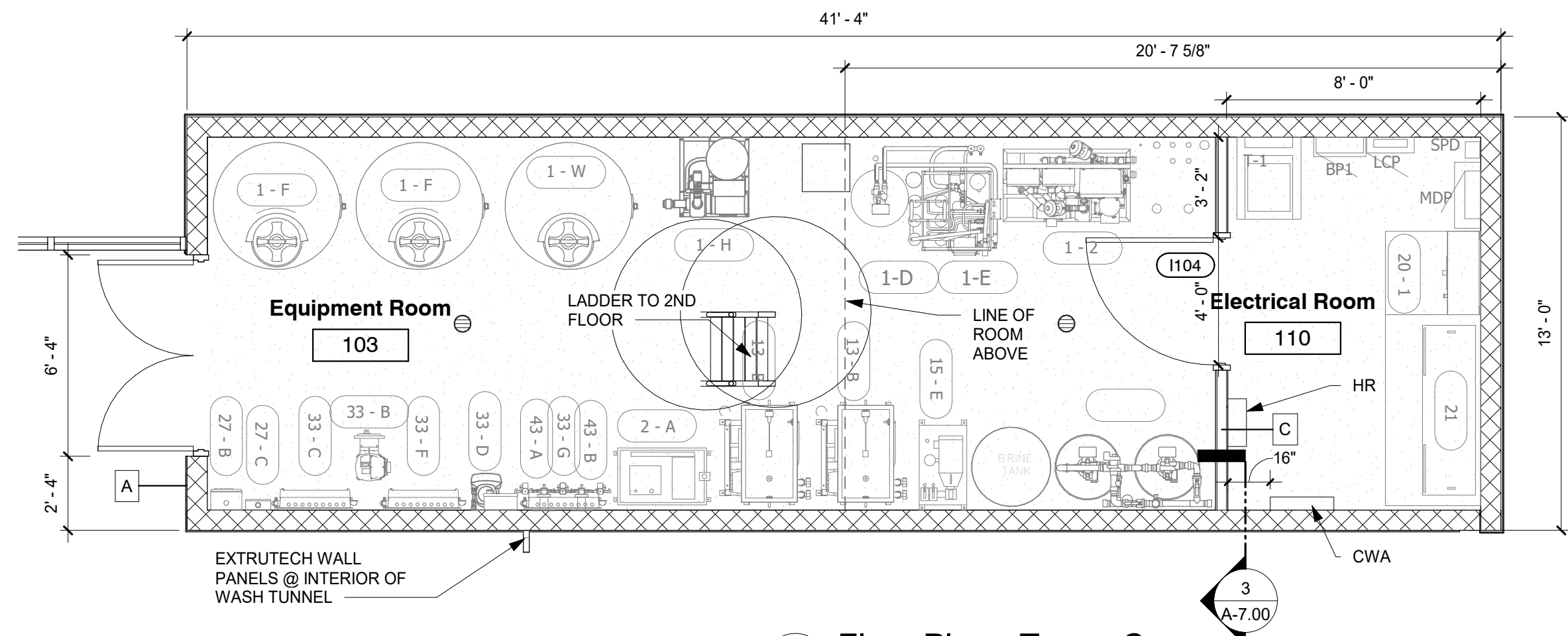
5 Floor plan - Tower B
Scale: 1/4" = 1'-0"



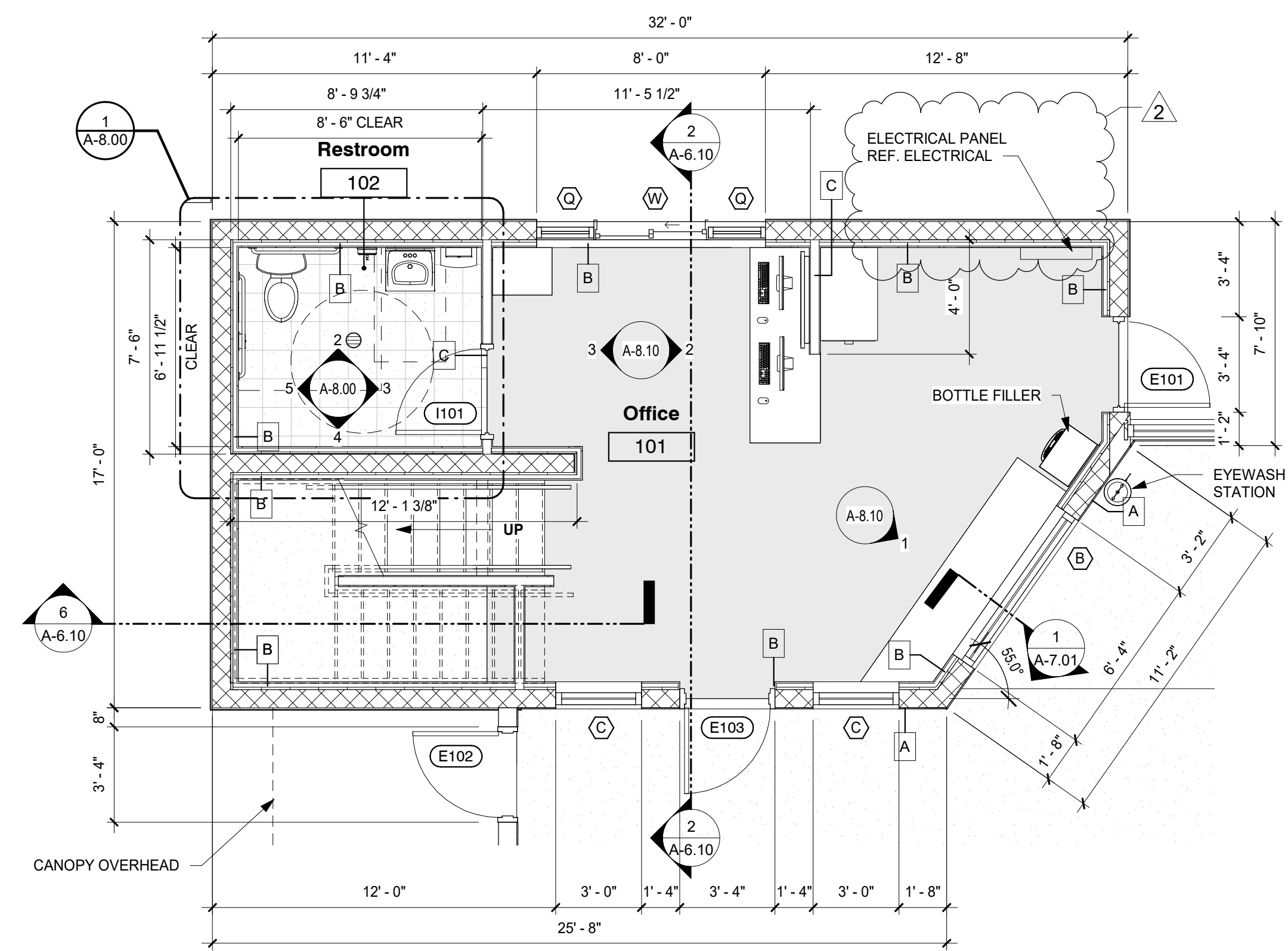
2 Enlarged Floor Plan - Tower A - Level 2
Scale: 1/4" = 1'-0"



4 Floor Plan - Tower C Level 2
Scale: 1/4" = 1'-0"



3 Floor Plan - Tower C
Scale: 1/4" = 1'-0"



1 Enlarged Floor Plan - Tower A - Level 1
Scale: 1/4" = 1'-0"

- NOTES:**
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 - GC TO PRICE + INSTALL ALL REQUIRED EQUIPMENT UTILITY CONNECTIONS (MECHANICAL, ELECTRICAL, PLUMBING), INCLUDING ALL REQUIRED UNDER SLAB CONDUITS AND DRAW LINES. VERIFY/COORDINATE WITH OWNER.
 - ALL EXPOSED BLOCK TO BE PAINTED WITH EPOXY PAINT MINIMUM TWO COATS.

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RAINTREE ECO WASH

160 CANDACE DRIVE
Maitland, FL 32751

Issue Dates

Revisions	VE Changes
2 12/07/23	Design
5 01/31/24	Coordination
	Revision

ENLARGED FLOOR
PLANS

Scale: 1/4" = 1'-0"

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1/31/2024 4:49:33 PM

Project No.
21049

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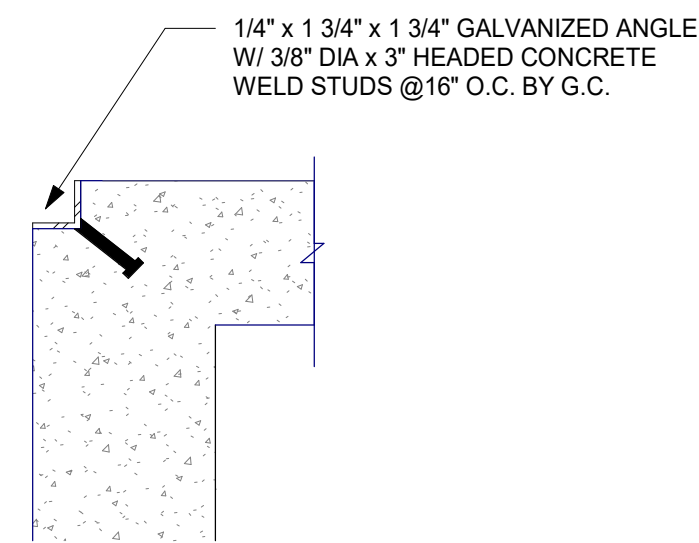
STATE OF FLORIDA
THOMAS R. WALTER
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REGISTERED ARCHITECT

Date of Issue
07/21/2023

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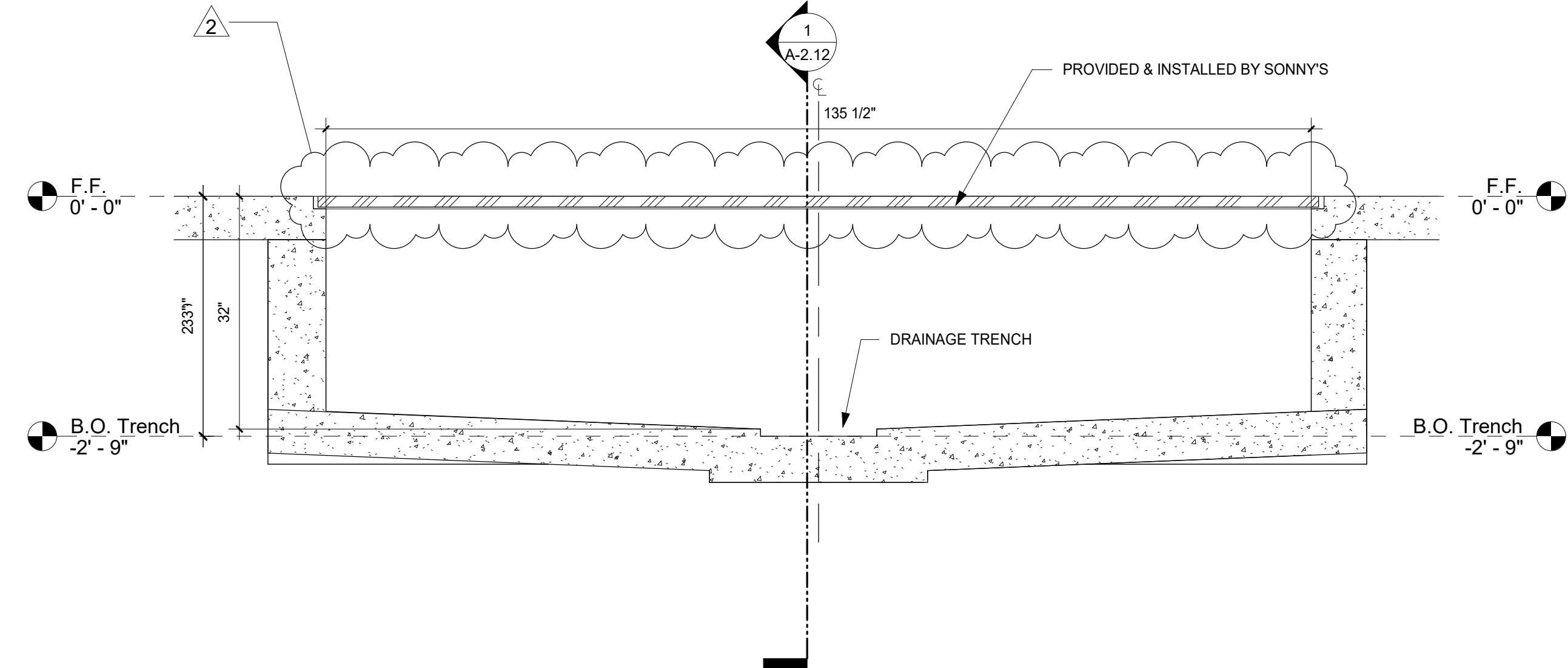
GENERAL NOTES

1. G.C. TO HAVE THE FOLLOWING ITEMS COMPLETED 30 DAYS PRIOR TO COMPLETION OF THE PROJECT:
 - 1.2. FLOOR COATING IN TUNNEL AND PIT TO BE COMPLETED.
 - 1.3. STEEL EMBEDS IN PIT TO BE FREE OF ANY CONCRETE
 - 1.4. TEMPORARY LIGHTING IN TUNNEL AND BACK ROOM
 - 1.5. TUNNEL TO BE EMPTY AND CLEAR
 - 1.6. BACK ROOM TO BE EMPTY AND CLEAR
 - 1.7. BUILDING LOCKABLE AND SECURE
 - 1.8. TEMPORARY POWER AVAILABLE INCLUDING A 50 AMP BREAKER FOR 240V SINGLE PHASE WELDER
 - 1.9. CLEAR AREA TO UNLOAD EQUIPMENT AND STAGING WITH A CLEAR PATH TO TUNNEL AND BACK ROOM.
 - 1.10. KEYS FOR ACCESS TO THE TUNNEL AND BACK ROOM.
 - 1.12. BACK ROOM WALL TO TUNNEL AND DRIVERS SIDE CEILING IN TUNNEL MUST BE COMPLETELY CLEAR AND TRANSITION HOLDS FROM BACK ROOM TO TUNNEL MUST BE COMPLETED INCLUDING INSERTS.
 - 1.13. TRAPEZE IN BACK ROOM WILL NOT BE INSTALLED AT THIS TIME.
 - 1.14. PROVIDE DUMPSTER AS NECESSARY.
2. G.C. TO NOTIFY OWNER IMMEDIATELY OF ANY DELAYS THAT WOULD IMPACT THE INSTALLATION PROCESS. FAILURE TO COMPLY WITH RESULT IN THE G.C. BEING RESPONSIBLE FOR ANY AND ALL FEES AND ADDITIONAL COSTS RELATED TO WASH EQUIPMENT INSTALLATION DELAYS.
3. LAST DAY TO MAKE ANY ADJUSTMENTS TO SCHEDULE WILL BE 30 DAYS PRIOR TO ARRIVAL OF EQUIPMENT INSTALLER. ANY FEES ASSOCIATED WITH DELAYS AFTER THAT TIME WILL BE THE RESPONSIBILITY OF THE G.C.
4. BACK ROOM EQUIPMENT AND CONVEYOR TO BE DELIVERED ON A FRIDAY 45 DAYS PRIOR TO END OF PROJECT.
5. REMAINDER OF EQUIPMENT TO BE DELIVERED 10 DAYS AFTER BACK ROOM EQUIPMENT AND CONVEYOR.



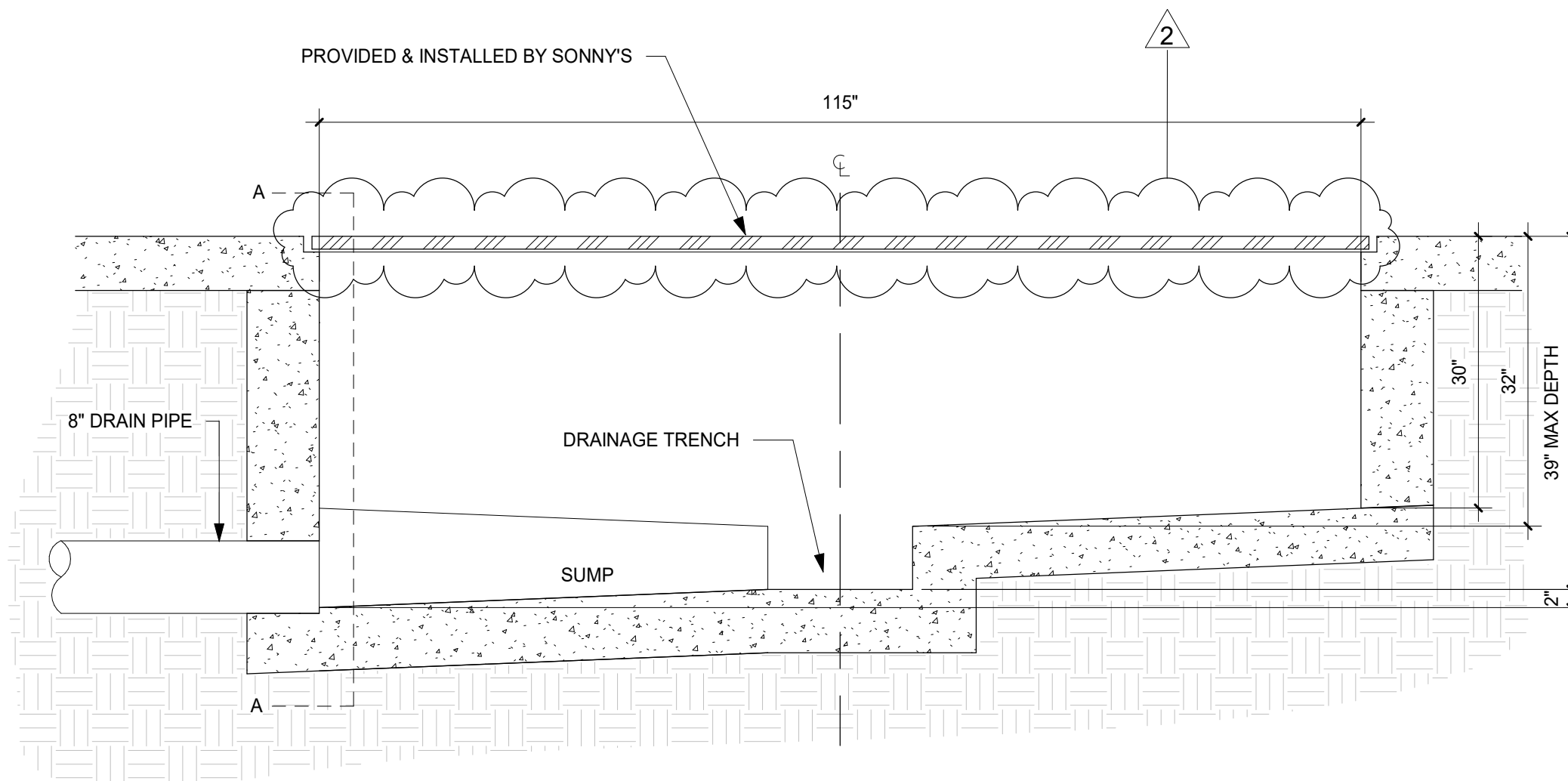
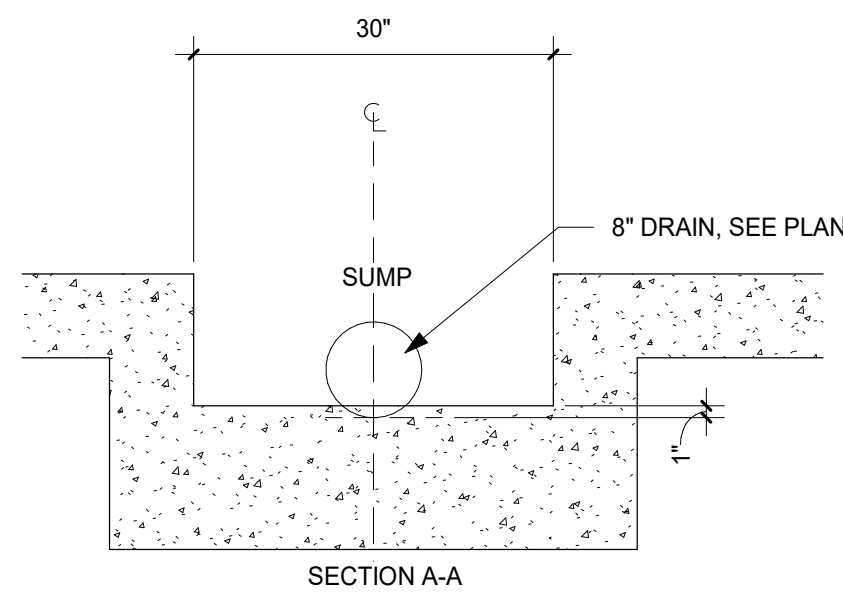
5 PIT EDGE ANGLE DETAIL

Scale: 1 1/2" = 1'-0"



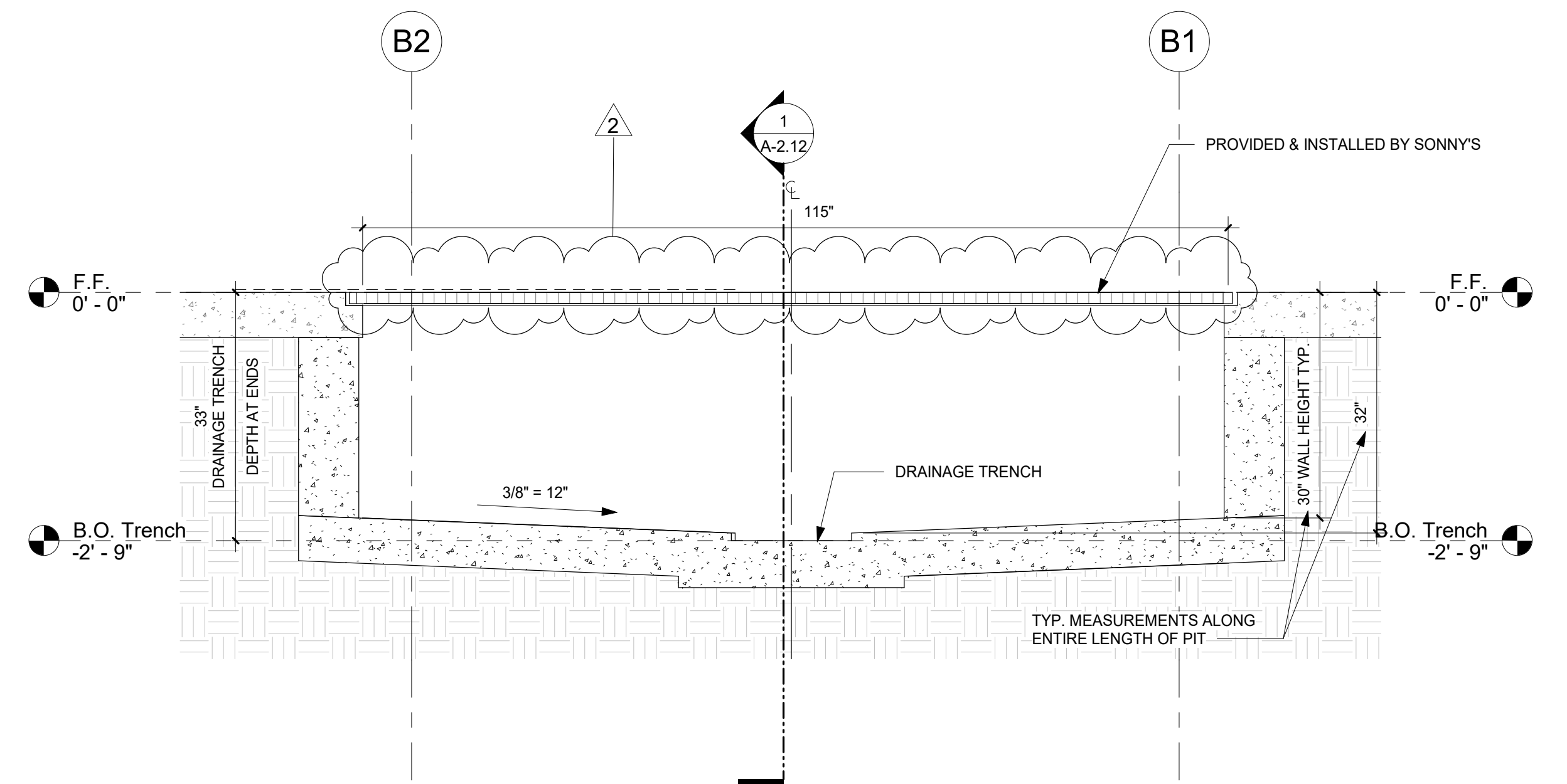
2 PIT SECTION AT EXIT END

Scale: 3/4" = 1'-0"



3 PIT SECTION AT SUMP PIT/TRENCH DRAIN

Scale: 3/4" = 1'-0"



1 PIT SECTION AT ENTRANCE END

Scale: 3/4" = 1'-0"

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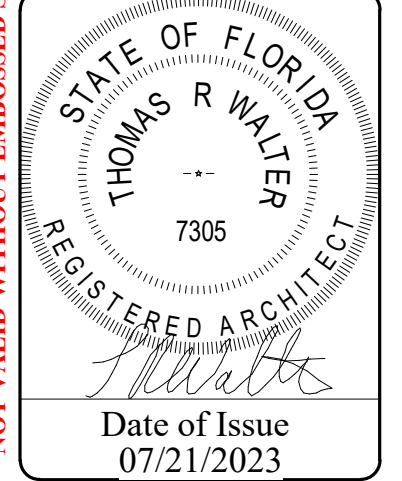
RAINTREE ECO WASH
160 CANDACE DRIVE
Maitland, FL 32751

Issue Dates		
Revisions		
2	12/07/23	VE Changes
5	01/31/24	Design Coordination Revision

TRENCH DETAILS
Scale : As indicated

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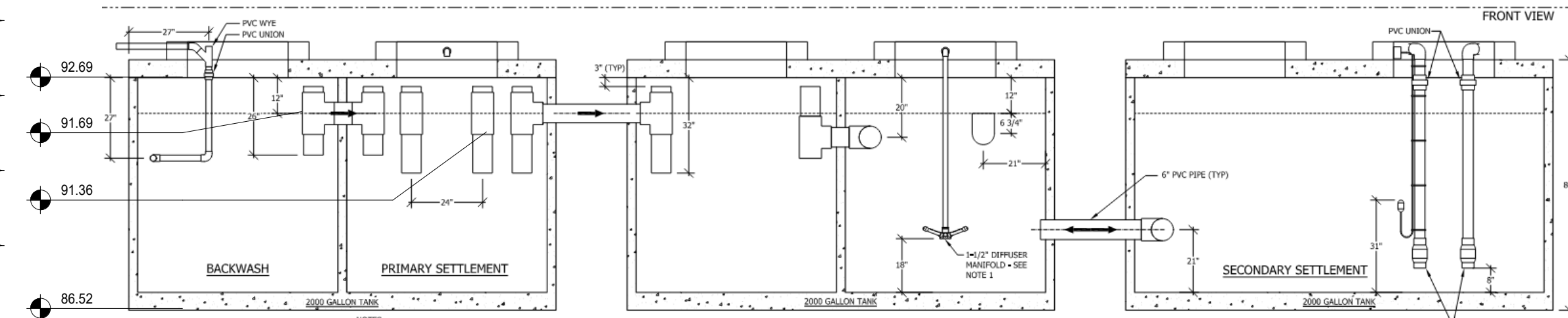
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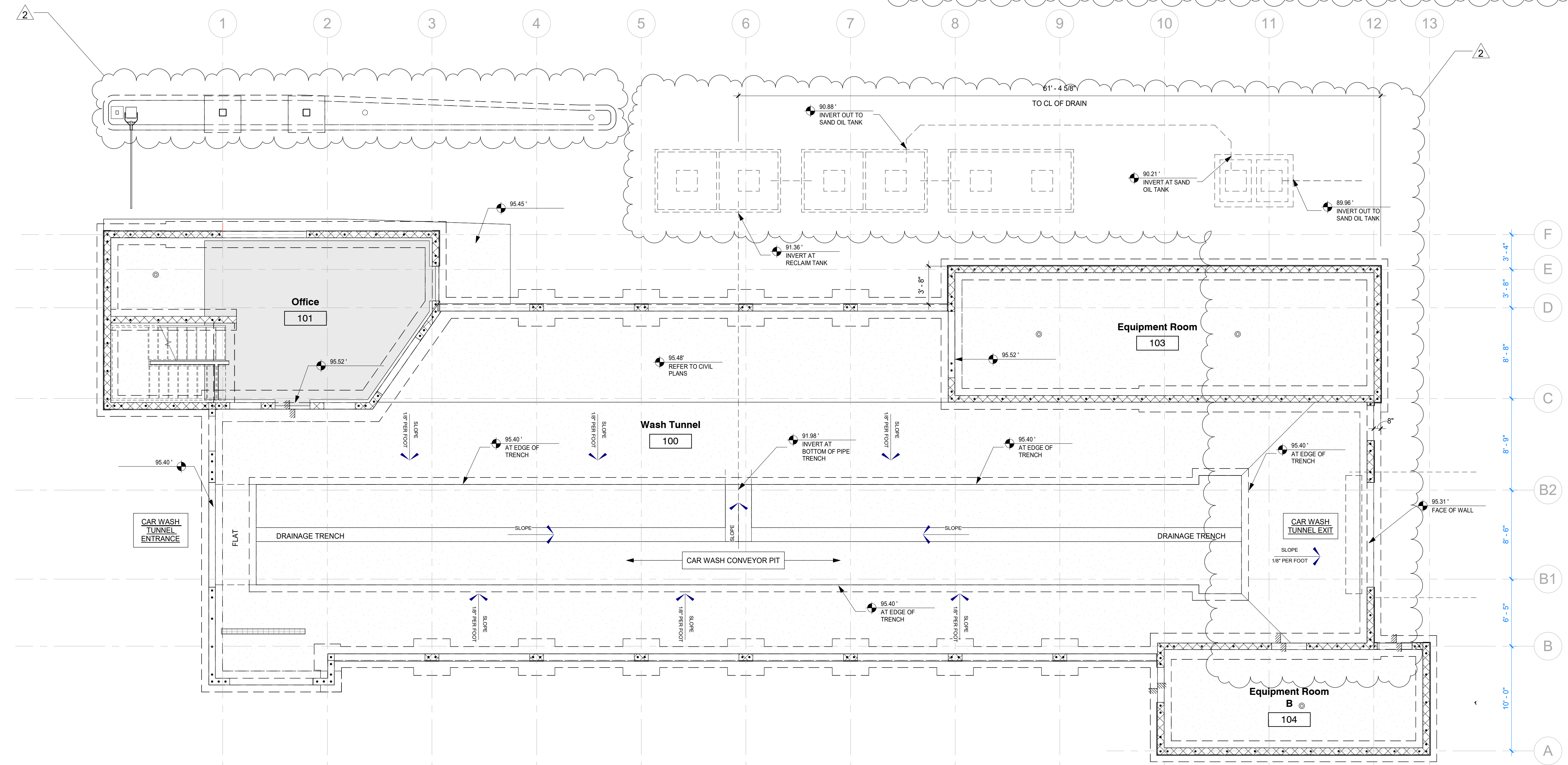
RECLAIM TANK ELEVATIONS WITHOUT DROP BOX

	FT	INCHES	FRACTION	IN DECIMAL	ELEVATION	NOTES
EDGE OF THE SLAB AT TRENCH ELEVATION					95.40	
DROP OF THE DRAIN PIPE	3	5	0	3.4167		
INVERT OF PIPE AT TRENCH					91.98	
SIZE OF PIPE LEAVING THE TRENCH		8				
LENGTH OF PIPE TO RECLAIM TANK	30	0		30.0000		
SLOPE OF PIPE / FT			1/4			
INVERT IN AT THE RECLAIM TANK					91.36	
CENTER LINE OF THE PIPE ELEVATION					91.69	
UNDERSIDE OF THE LID CLEARANCE	1	0	0	1.0000		
UNDERSIDE OF THE LID ELEVATION					92.69	
OUTSIDE SIZE OF THE TANK	6	10		6.83		COORDINATE WITH SHOP DRAWINGS
THICKNESS OF THE LID		8		0.6667		
BOTTOM OF THE RECLAIM TANK					86.52	COORDINATE WITH SHOP DRAWINGS

NOTE:
FINAL INTERIOR TANK PLUMBING TO BE COORDINATED WITH SONNY'S EQUIPMENT DRAINS & INSTALLED BY PLUMBING SUB-CONTRACTOR



TANK CROSS SECTION
Scale: 1/2" = 1'-0"



3 TANK PLAN
Scale: 3/16" = 1'-0"

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RAINTREE ECO WASH

160 CANDACE DRIVE
Maitland, FL 32751

Issue Dates

Revisions	Date	Description
2	12/07/23	VE Changes
5	01/31/24	Design Coordination Revision

RECLAIM TANK ELEVATIONS

Scale: As indicated

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1/31/2024 4:49:41 PM

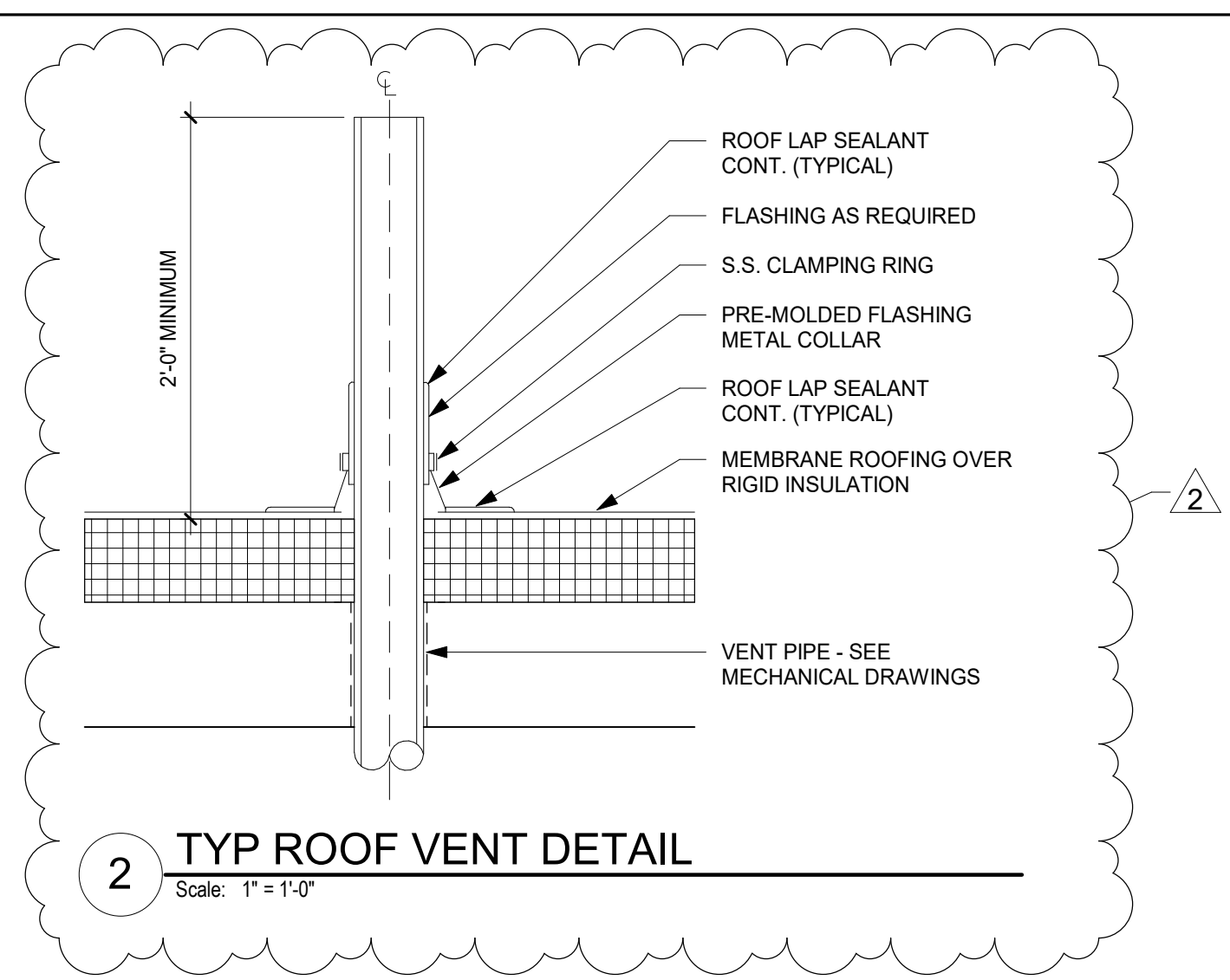
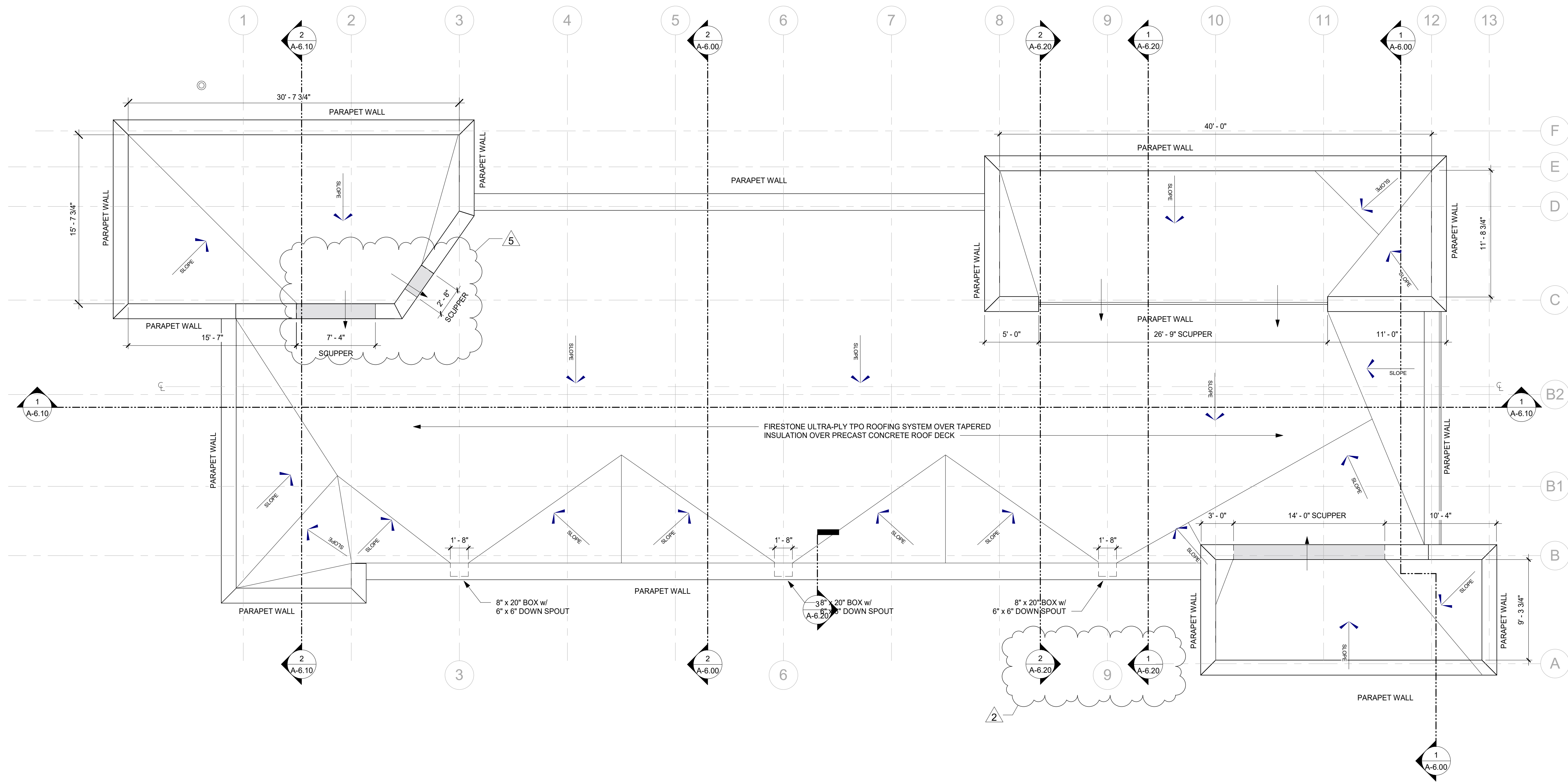
Project No.
21049

Drawn By
Author

A-2.14

STATE OF FLORIDA
THOMAS R. WALTER
REGISTERED ARCHITECT
7305

Date of Issue
07/21/2023



2 TYP ROOF VENT DETAIL
Scale: 1"=1'-0"

1 Roof Plan
Scale: 3/16"=1'-0"

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Issue Dates		
Revisions		
2	12/07/23	VE Changes
5	01/31/24	Design Coordination Revision

ROOF PLAN

Scale : As indicated

Plot Date
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21049

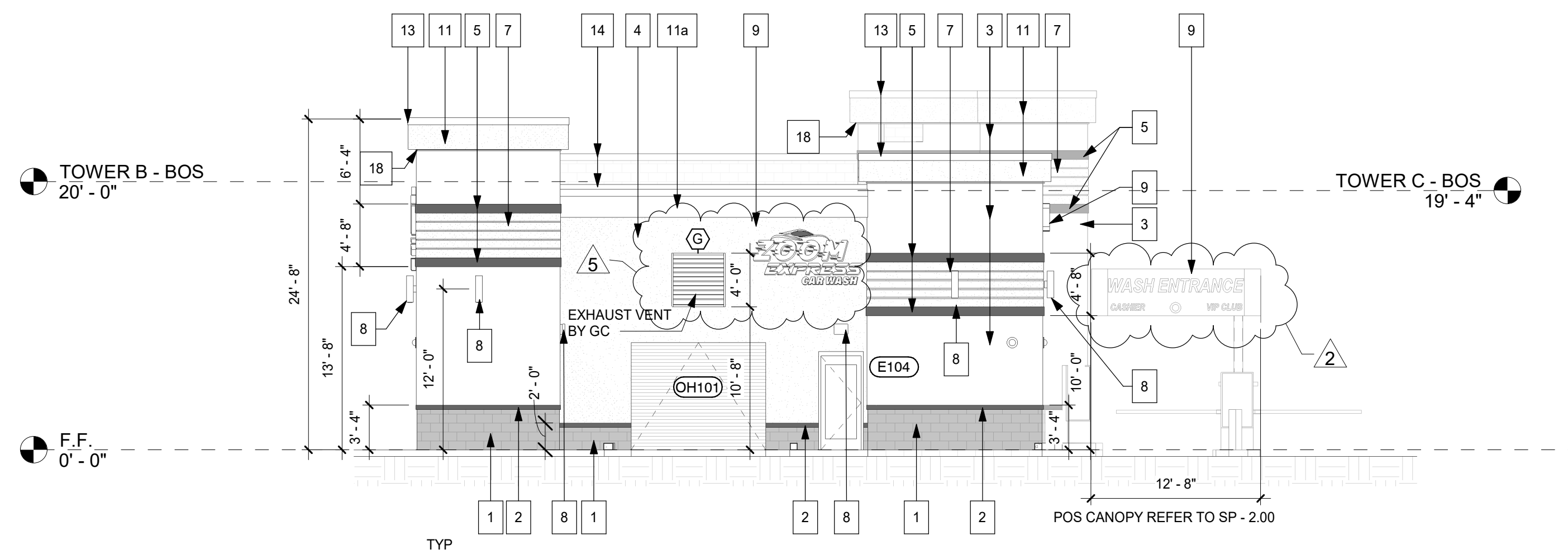
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A-2.30

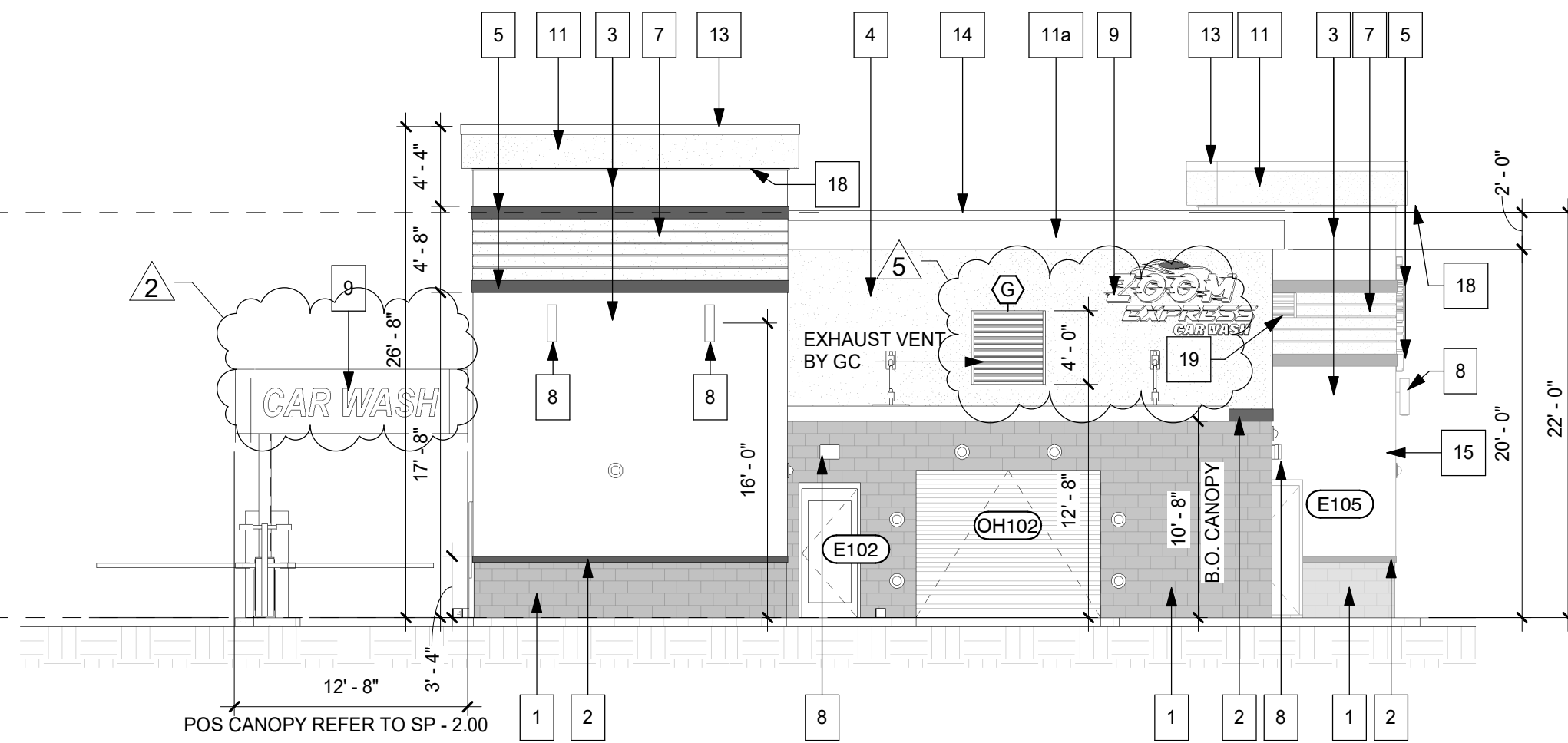
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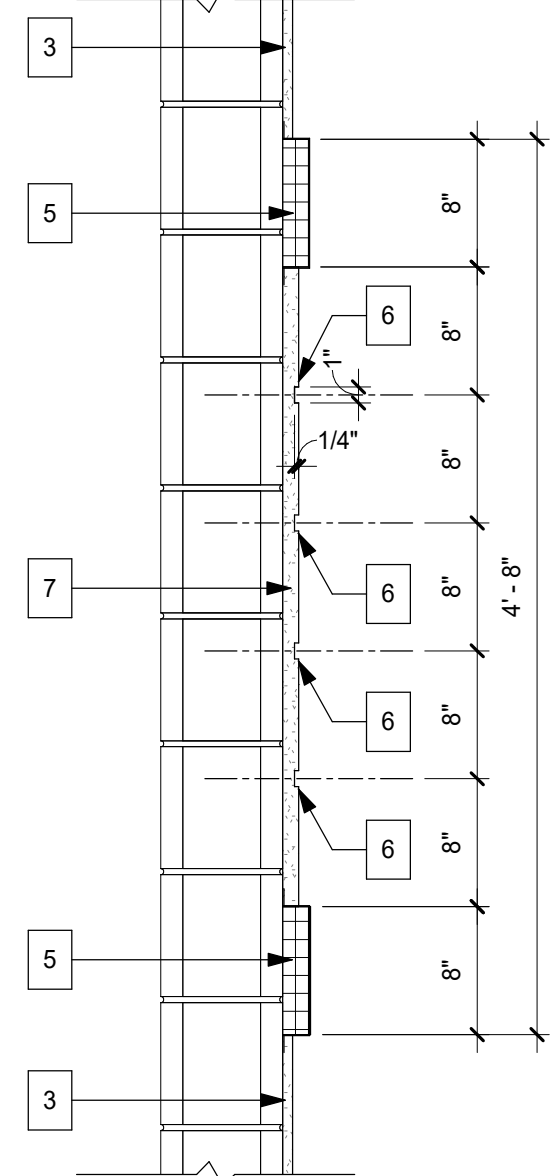
TOWER A - BOS
22' - 0"



F.F. 0' - 0"

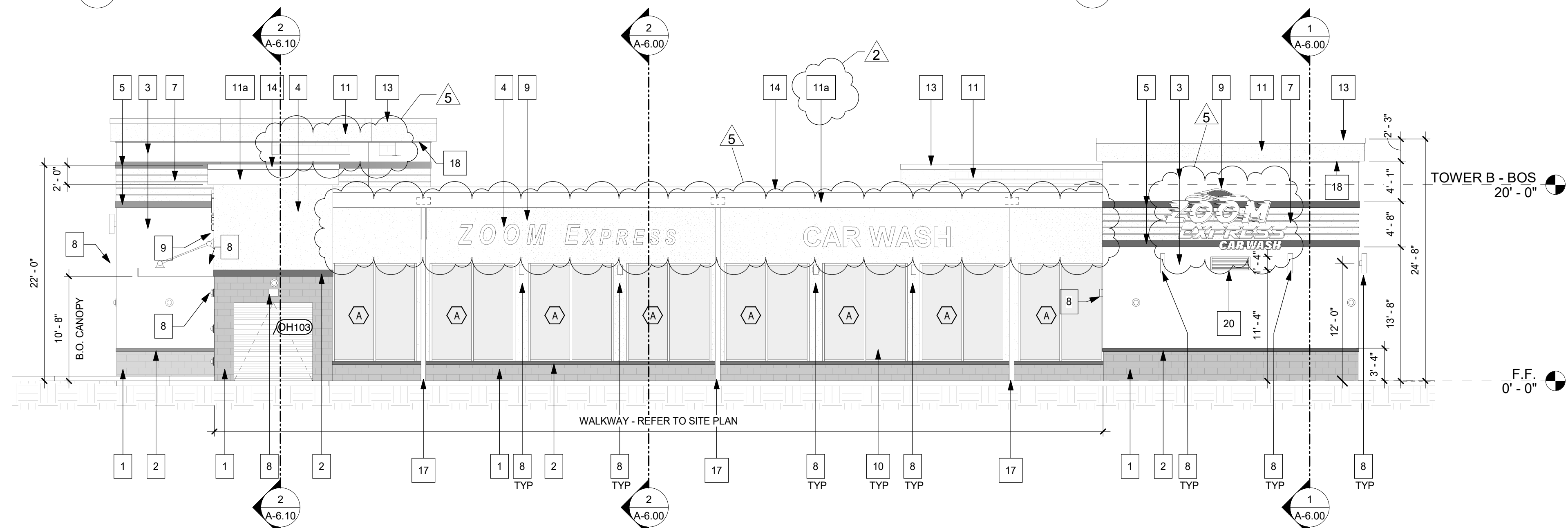
EXTERIOR ELEVATIONS KEYNOTES

- 1 SAND FINISHED STUCCO - PAINTED SW 9169 "CHATURA GRAY"
- 2 4" X 1 3/4" STUCCO BAND W/ EIFS BACKING
- 3 SAND FINISHED STUCCO - FINAL COLOR "PINK" SELECTION BY OWNER
- 4 SAND FINISHED STUCCO - PAINTED SW 6246 "NORTH STAR"
- 5 EIFS BAND SAND FINISH OVER CMU WALL - PAINTED SW 6991 "BLACK MAGIC"
- 6 1" X 1/4" RELIFS IN STUCCO TO CREATE BANDING EFFECT. EVENLY SPACED AS SHOWN. SEE DETAIL 5/A-5.00
- 7 SAND FINISHED STUCCO - PAINTED SW 6246 "NORTH STAR"
- 8 LIGHTING AS SCHEDULED
- 9 SIGNAGE BY OWNER (UNDER SEPERATE PERMIT)
- 10 HURRICANE RATED STOREFRONT SYSTEM W/ IMPACT RATED GLAZING
- 11 2'-0" X 8" DECORATIVE BANDING ON PARAPET. SAND FINISHED STUCCO PAINTED SW 6246 "NORTH STAR" SEE DETAIL 3/A-6.00
- 11a 2'-0" X 8" DECORATIVE EIFS BANDING ON PARAPET. SAND FINISHED STUCCO - FINAL COLOR "PINK" SELECTION BY OWNER. SEE DETAIL 3/A-6.00 NOT USED
- 12 NOT USED
- 13 PREFINISHED ALUMINUM COPING TO MATCH SW 6246 "NORTH STAR"
- 14 PREFINISHED ALUMINUM COPING TO MATCH SW 6246 "NORTH STAR"
- 15 TOWER BEYOND
- 16 DOOR AS SCHEDULED. SEE DOOR AND WINDOW SCHEDULES ON SHEET A-9.00
- 17 8" X 20" CONSEALED SUPPER WITH 6" X 6" DOWN SPOUT
- 18 CONTINUOUS LED STRIP LIGHT UNDERSIDE OF DETAIL BAND ON EACH TOWER, SEE WALL SECTIONS
- 19 EXHAUST VENT
- 20 INTAKE (FRESH AIR) VENT

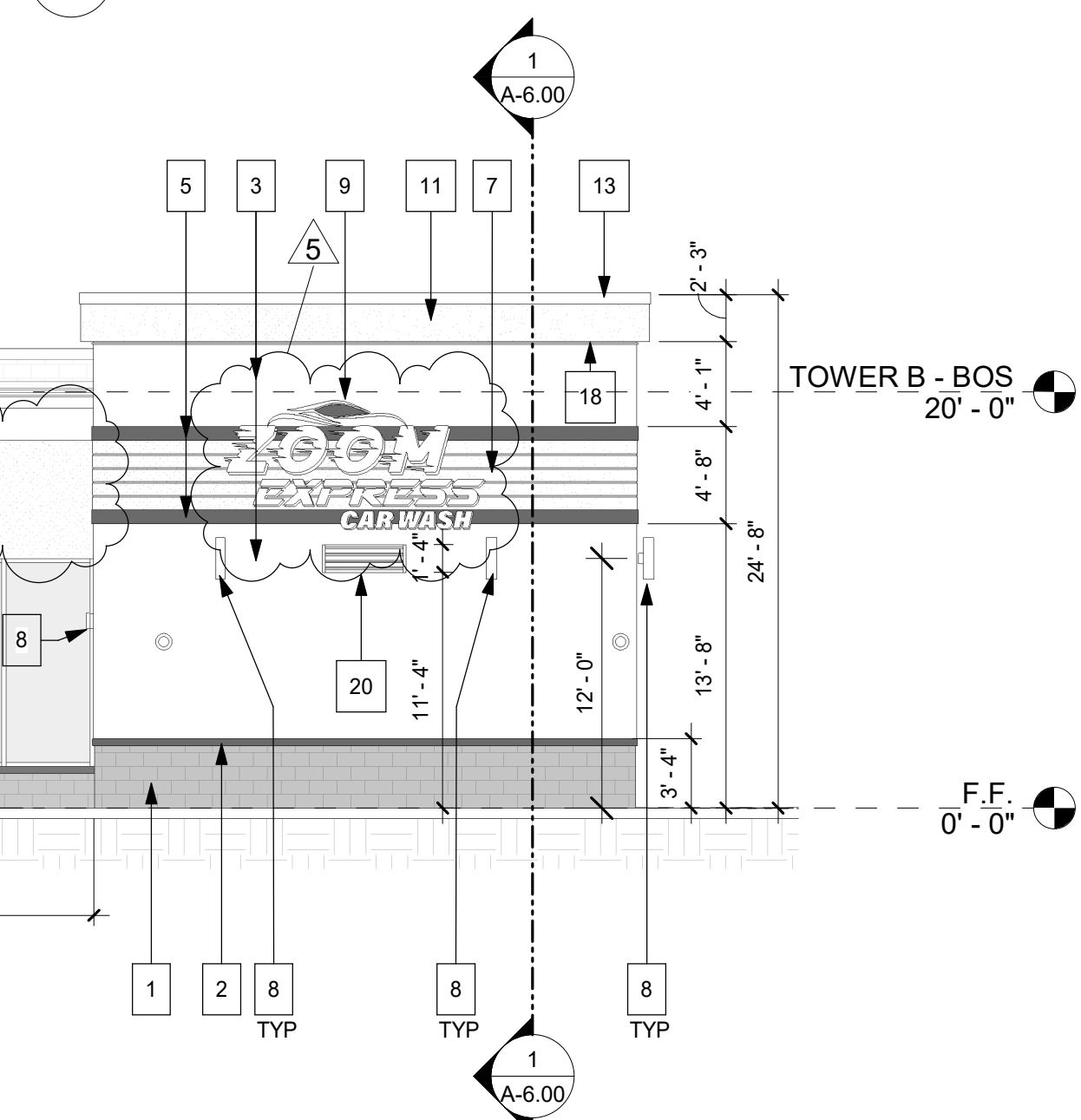


5 Typical Decorative Banding
Scale: 1" = 1'-0"

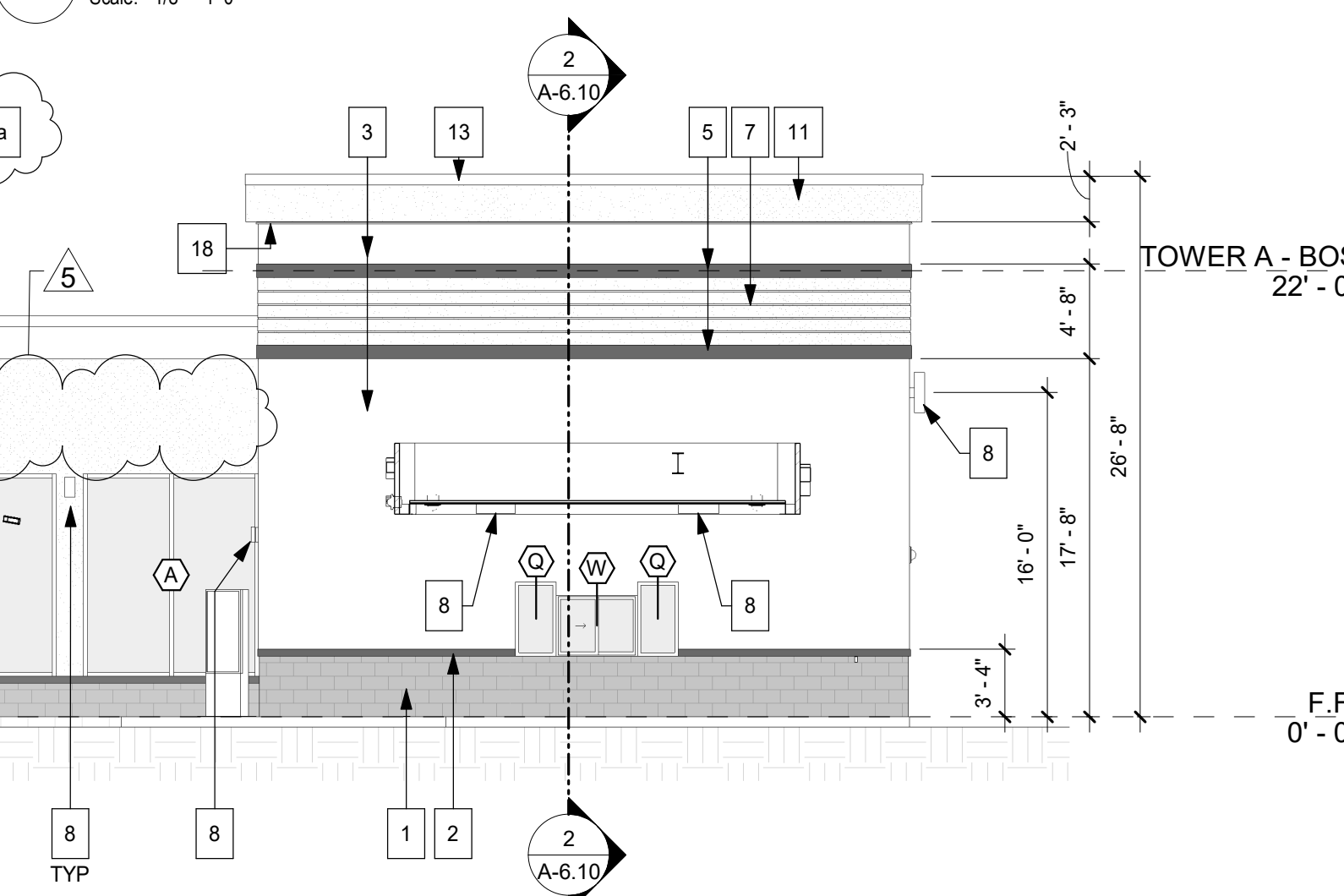
4 ELEVATION - SOUTH
Scale: 1/8" = 1'-0"



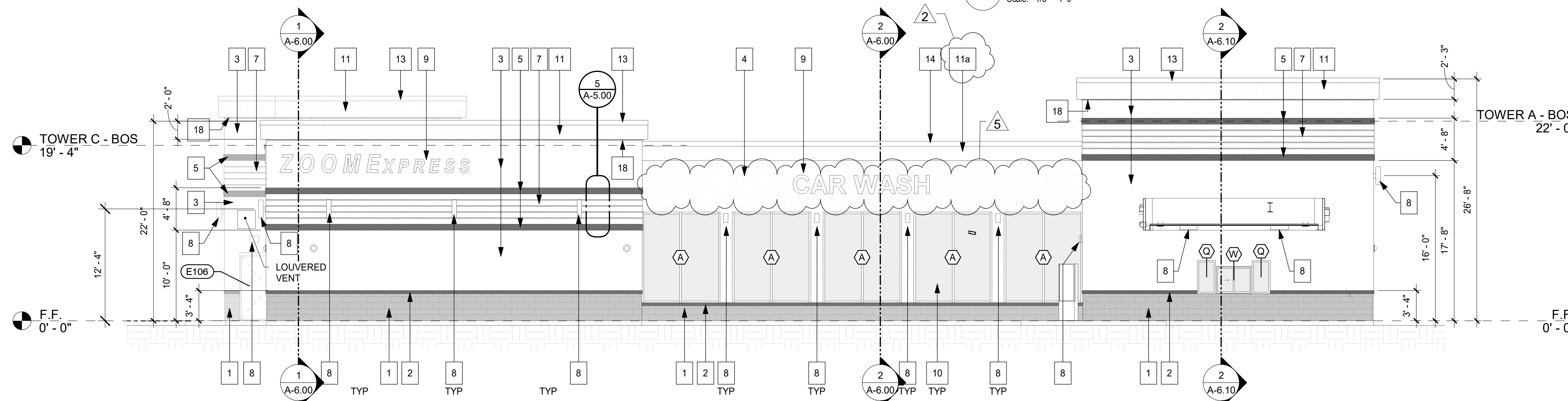
3 ELEVATION - NORTH
Scale: 1/8" = 1'-0"



2 ELEVATION - WEST
Scale: 1/8" = 1'-0"



1 ELEVATION - EAST
Scale: 1/8" = 1'-0"



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160 CANDACE DRIVE
Maitland, FL 32751

Issue Dates		
Revisions		
2	12/07/23	VE Changes
5	01/31/24	Design Coordination Revision

EXTERIOR ELEVATIONS

Scale: As indicated

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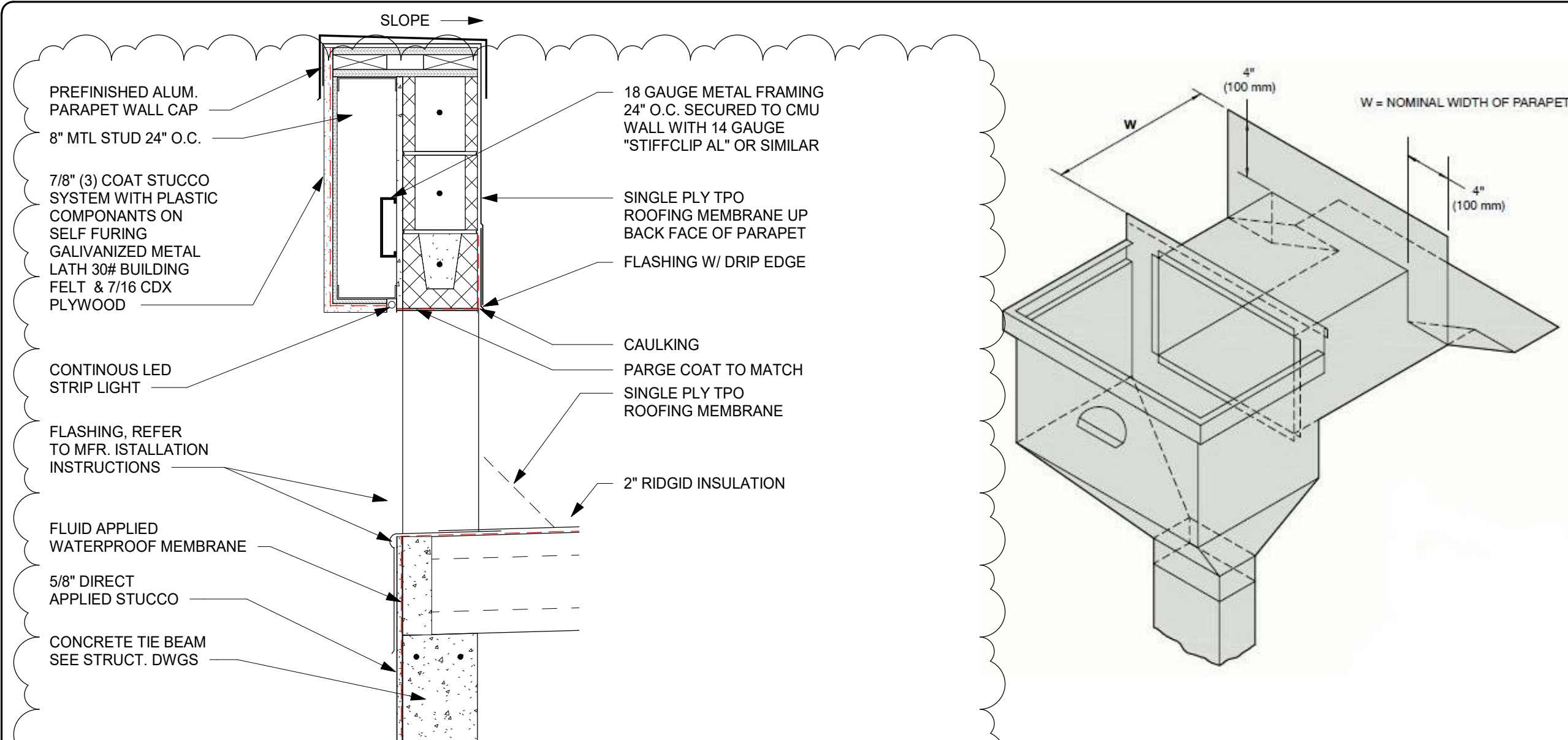
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A-5.00

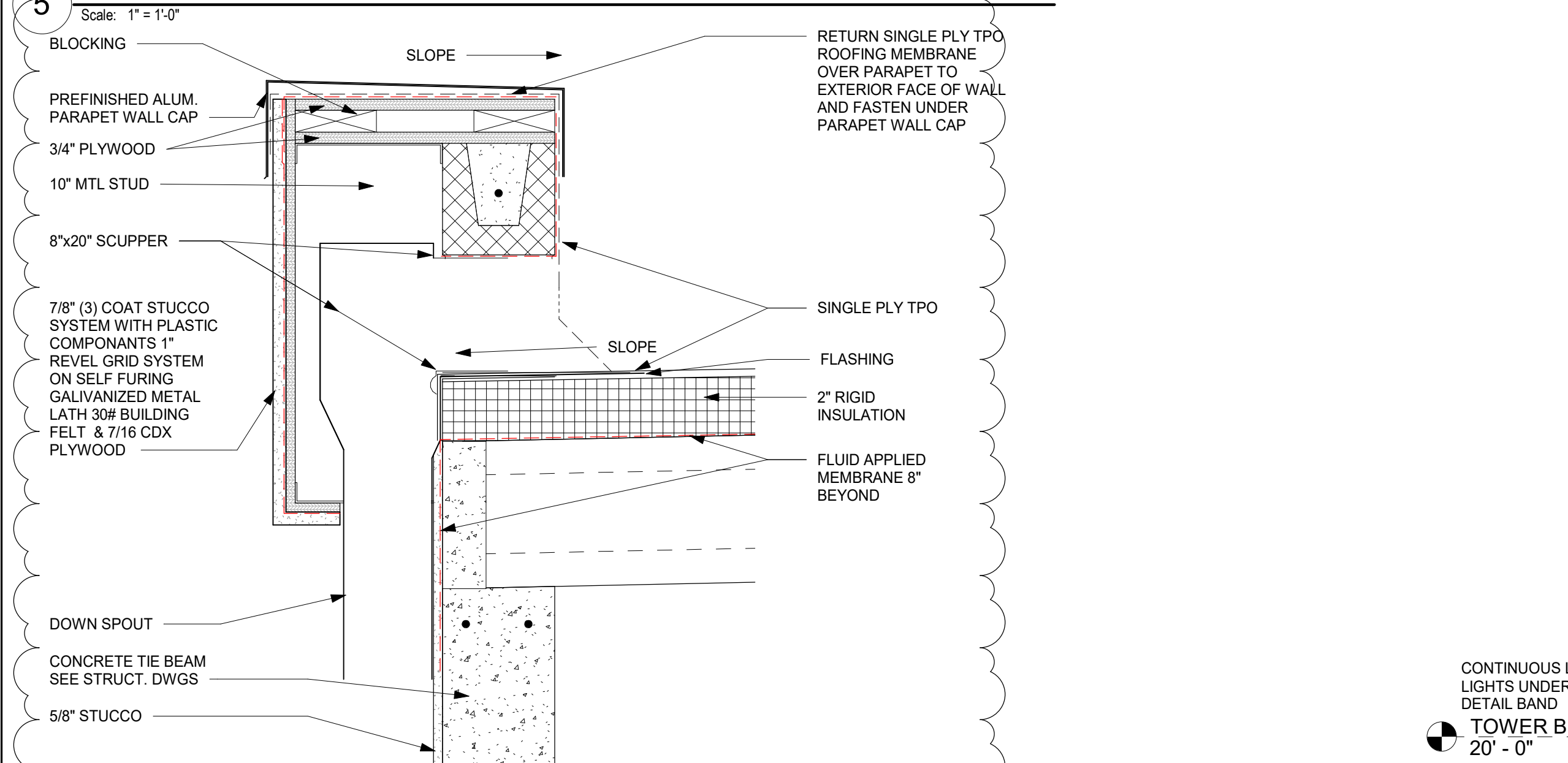
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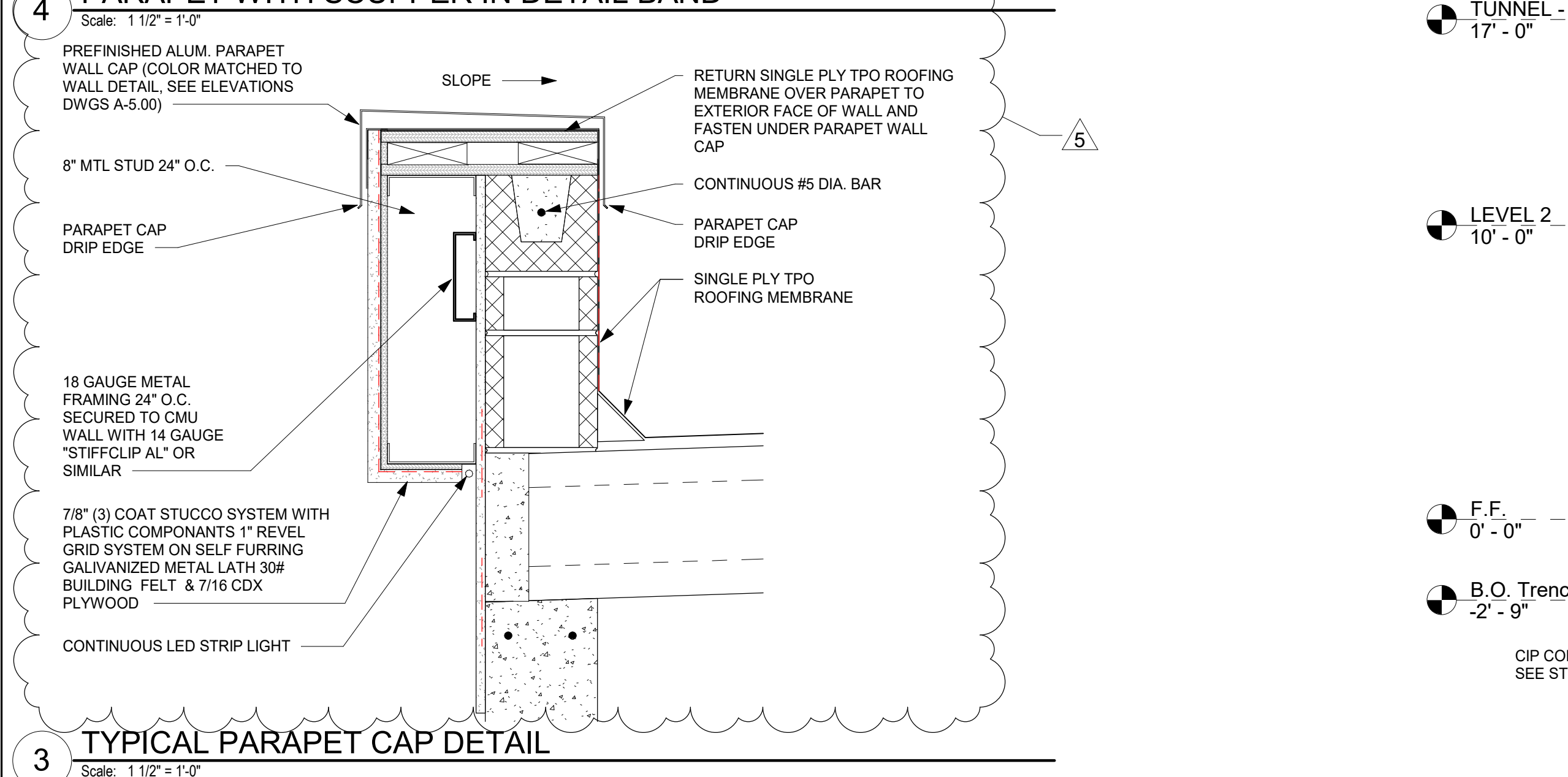
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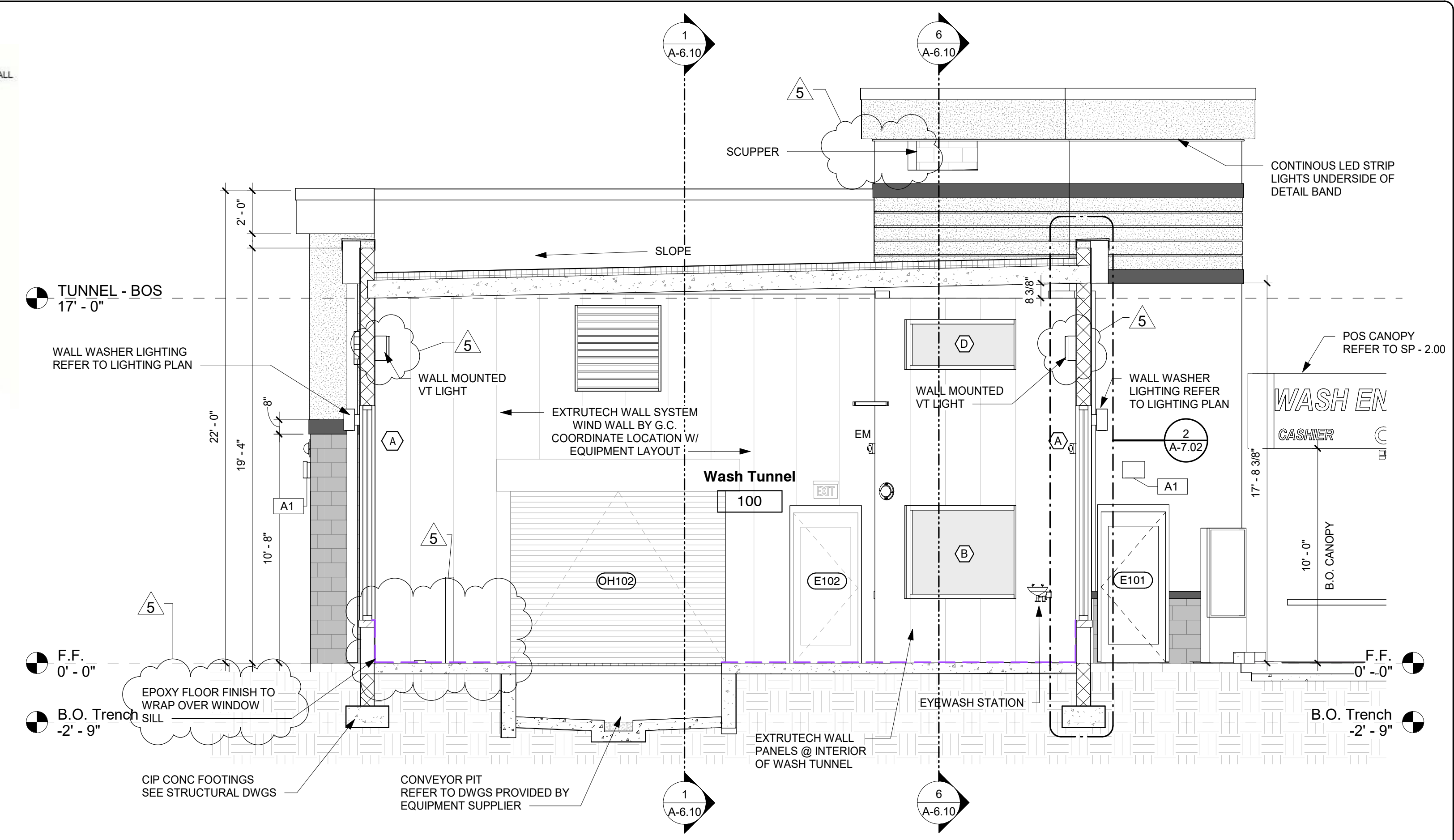
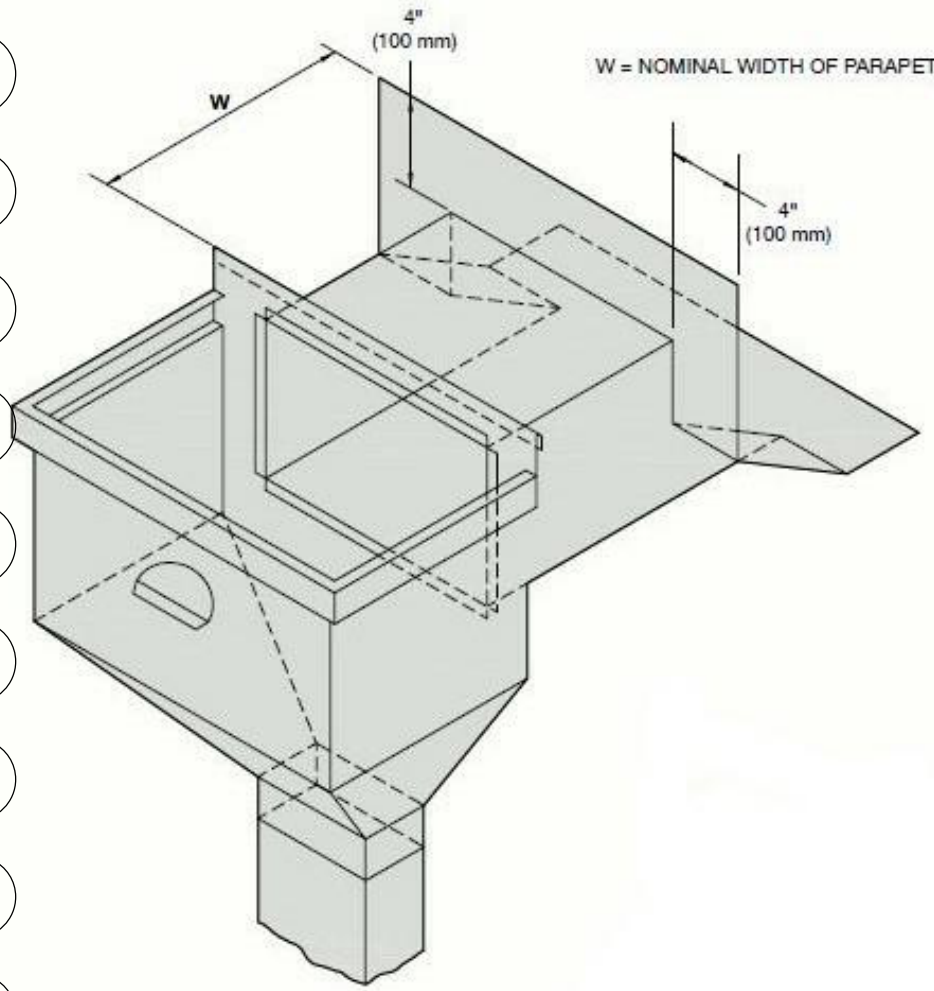
5 PARAPET WITH SCUPPER
Scale: 1" = 1'-0"



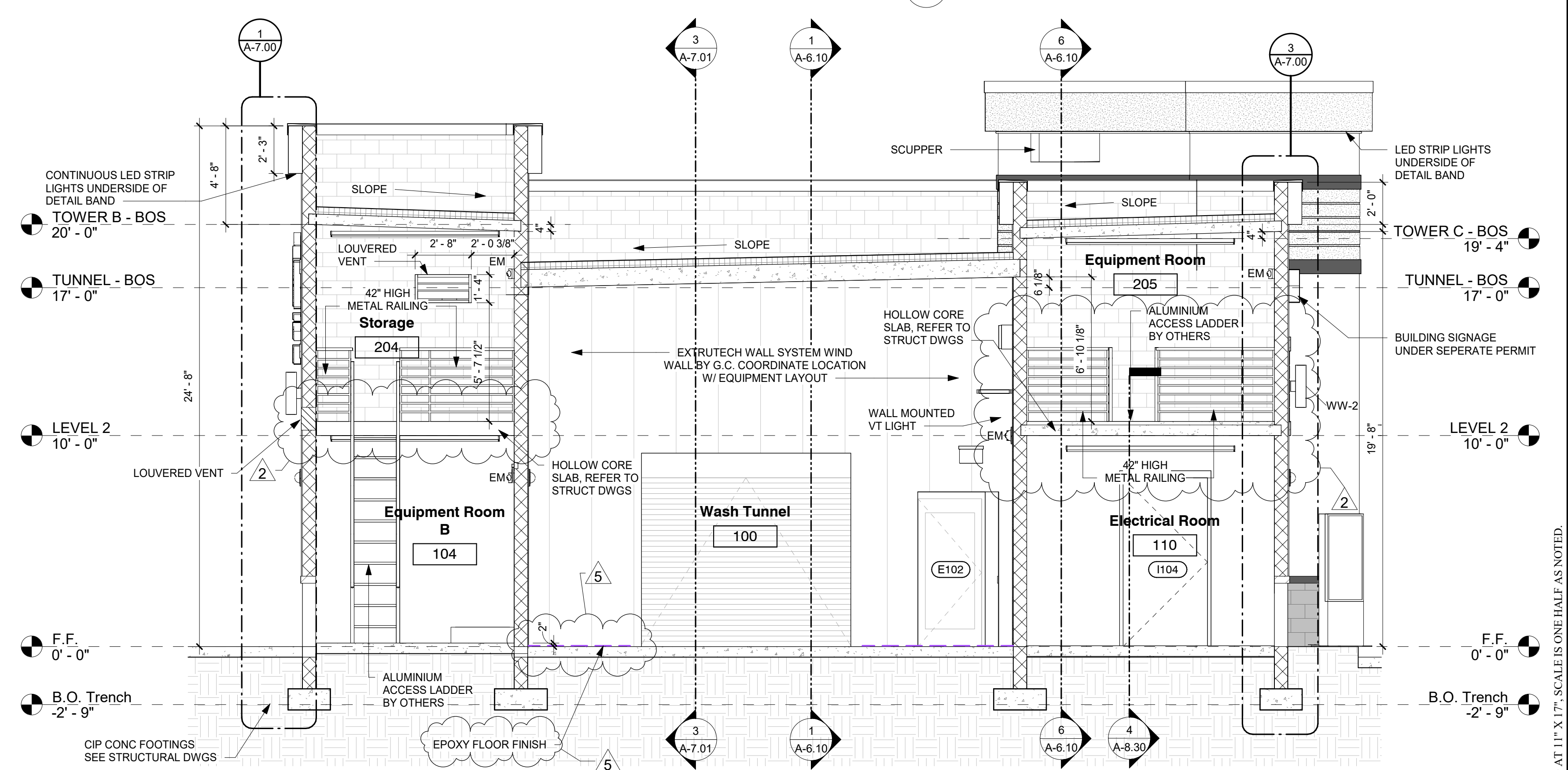
4 PARAPET WITH SCUPPER IN DETAIL BAND
Scale: 1 1/2" = 1'-0"



3 TYPICAL PARAPET CAP DETAIL
Scale: 1 1/2" = 1'-0"



2 Cross Section 2
Scale: 1/4" = 1'-0"



1 Cross Section 1
Scale: 1/4" = 1'-0"

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BUILDING SECTIONS

Scale: As indicated

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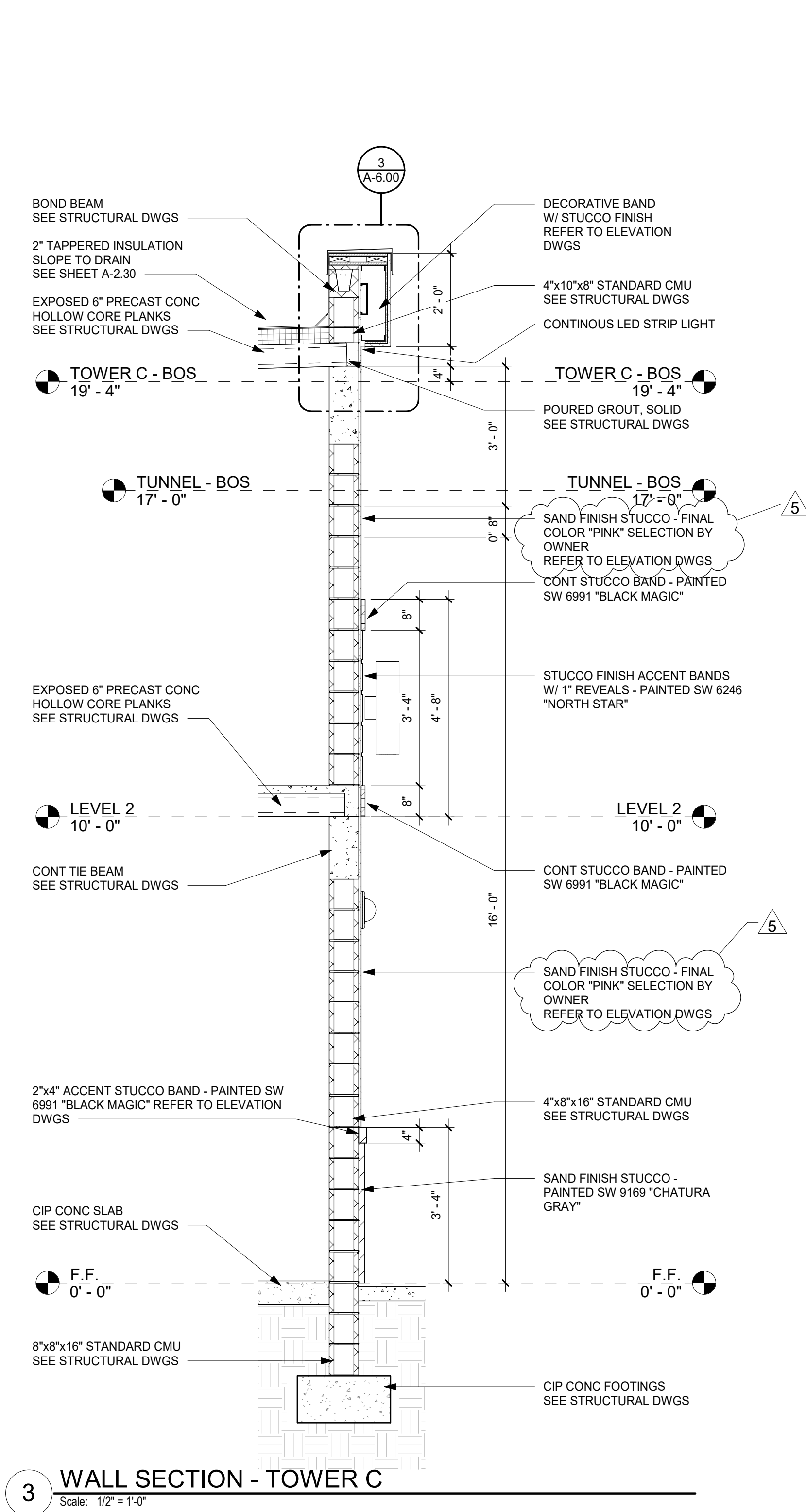
A-6.00

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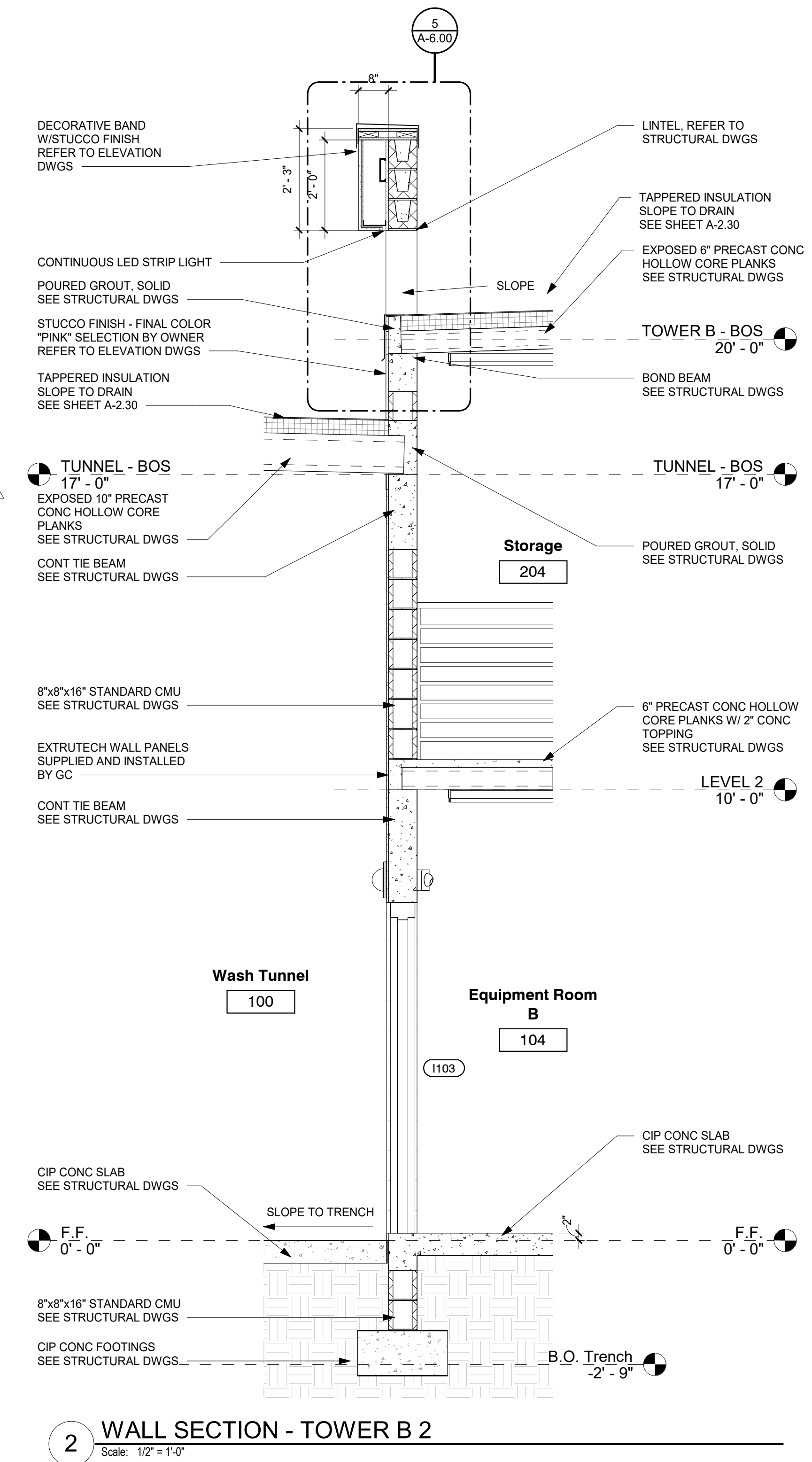
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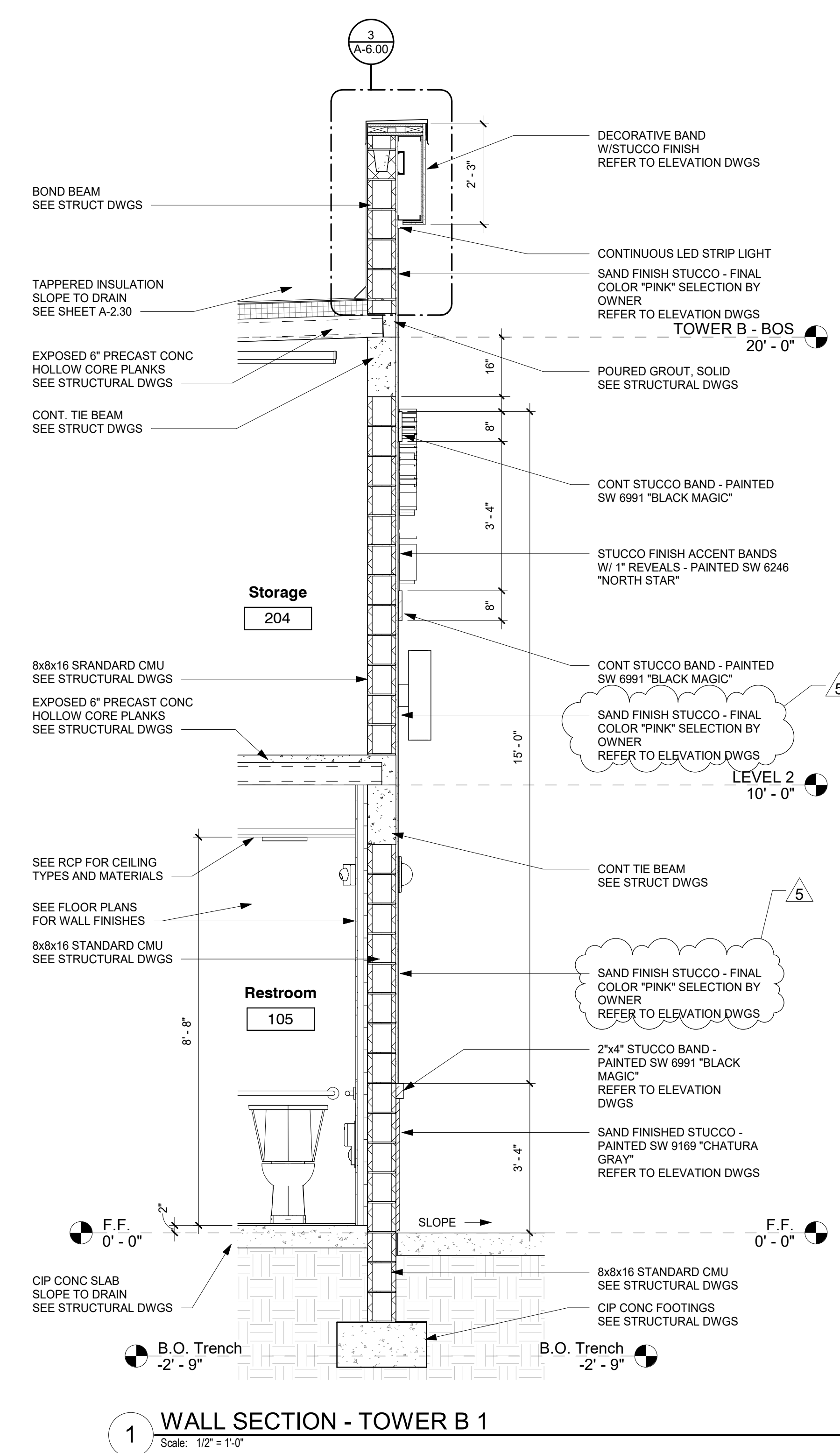
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3 WALL SECTION - TOWER C
Scale: 1/2" = 1'-0"



2 WALL SECTION - TOWER B 2
Scale: 1/2" = 1'-0"



1 WALL SECTION - TOWER B 1
Scale: 1/2" = 1'-0"

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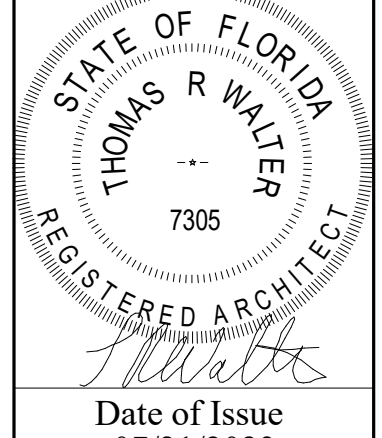
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Revisions		
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WALL SECTIONS
Scale: 1/2" = 1'-0"

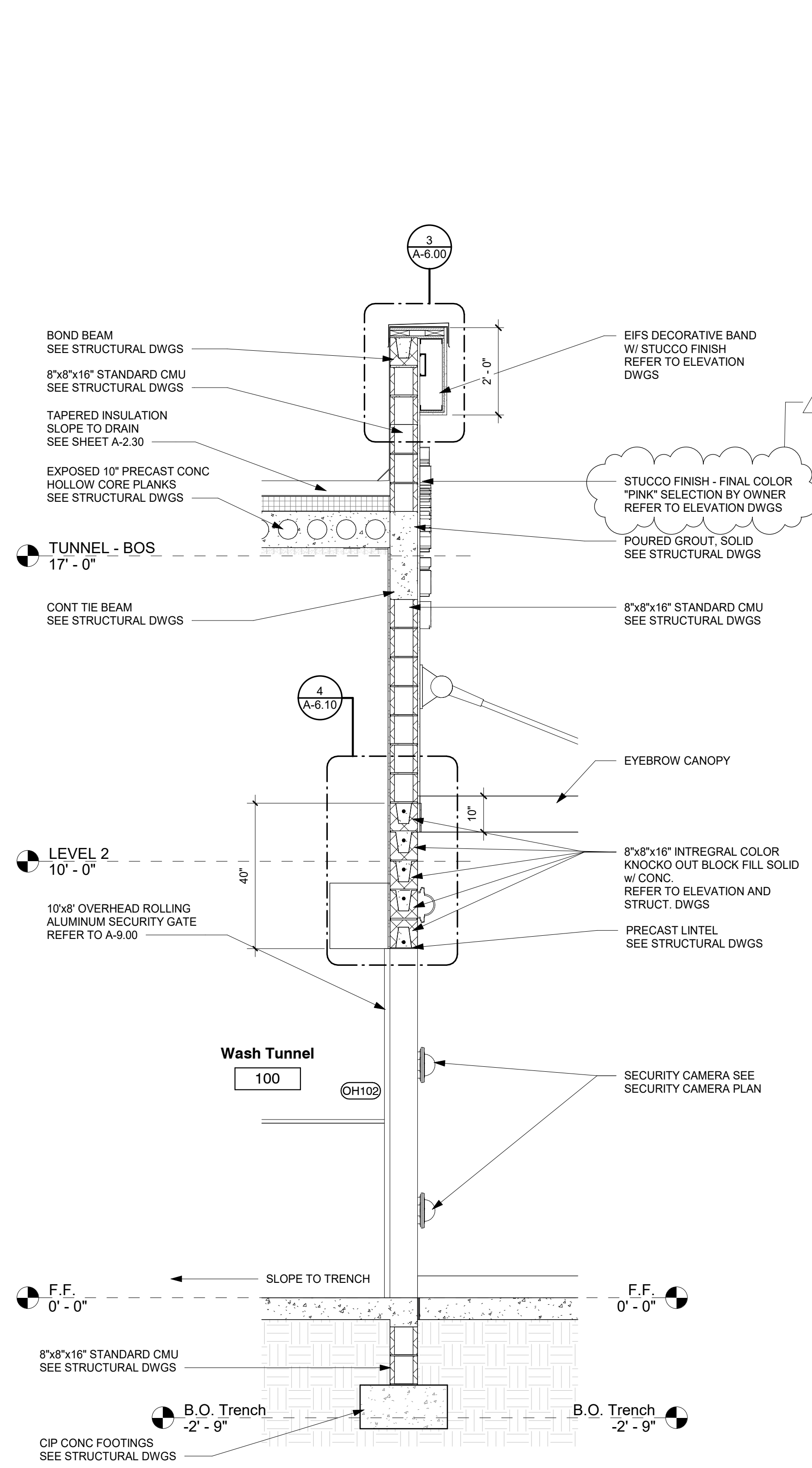
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Project No.
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A-7.00

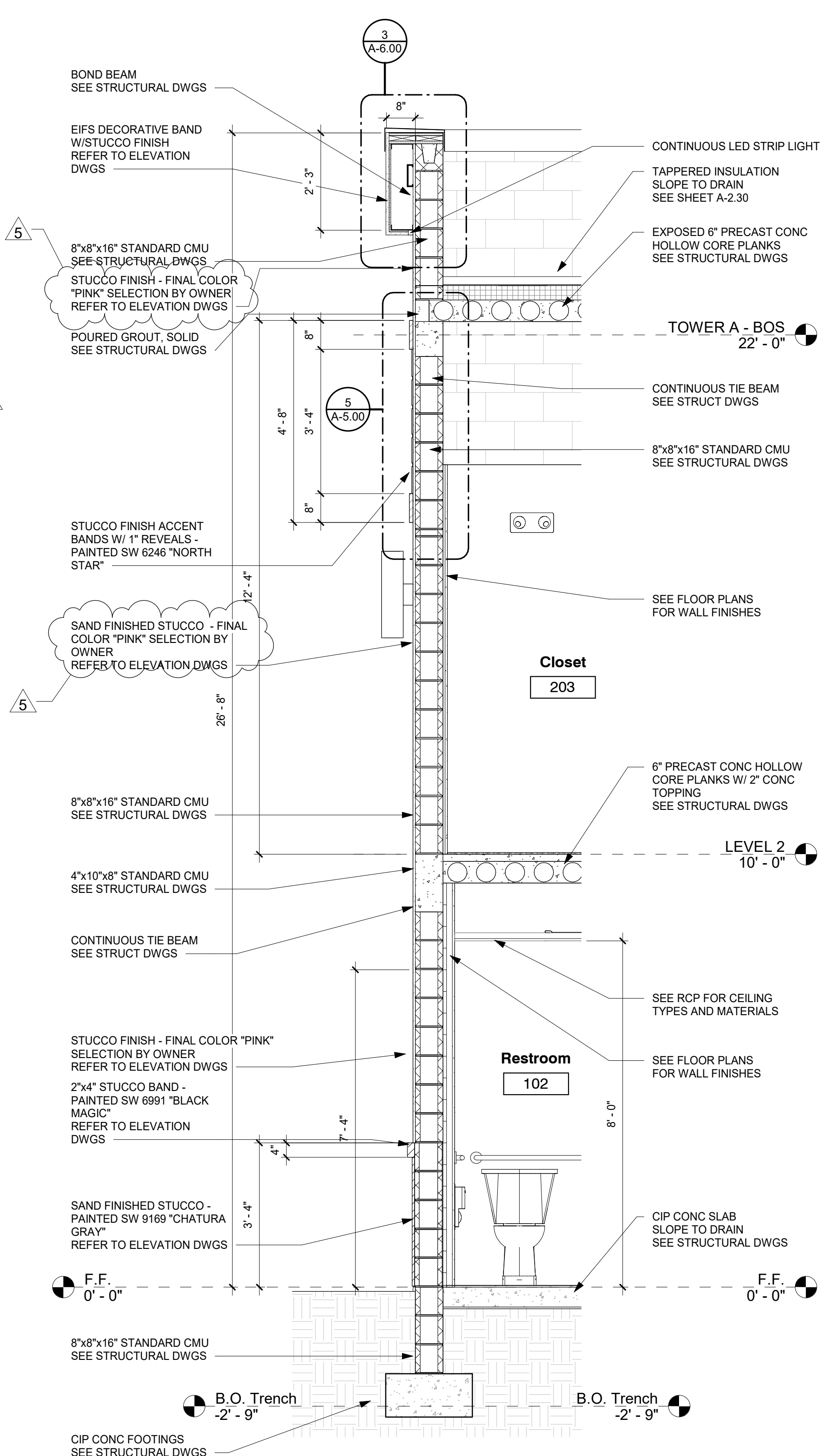


Date of Issue
07/21/2023

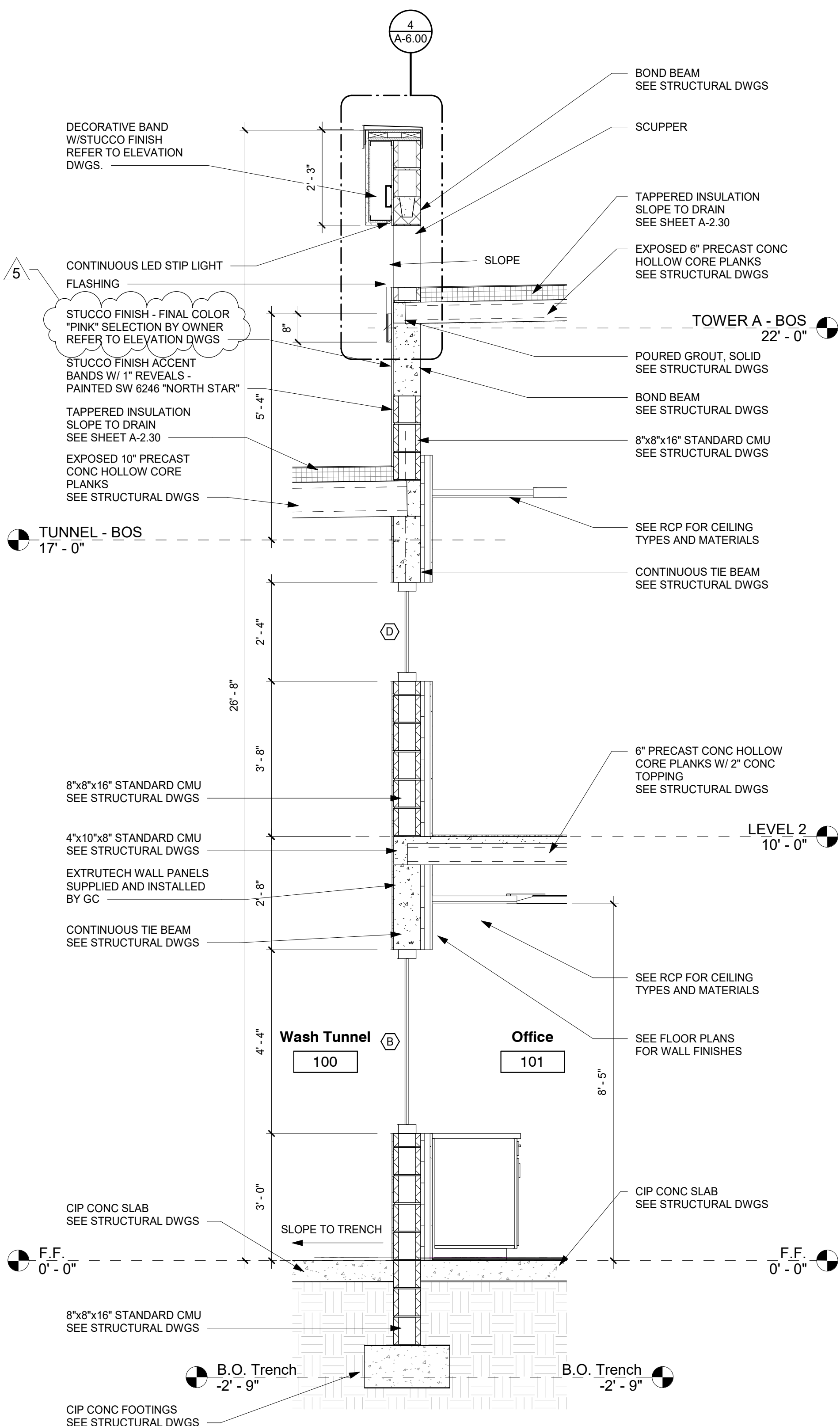
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3 WALL SECTION - WASH TUNNEL
Scale: 1/2" = 1'-0"



2 WALL SECTION - TOWER A 2
Scale: 1/2" = 1'-0"



1 WALL SECTION - TOWER A 1
Scale: 1/2" = 1'-0"

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Issue Dates		
Revisions		
2	12/07/23	VE Changes
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WALL SECTIONS CONT.

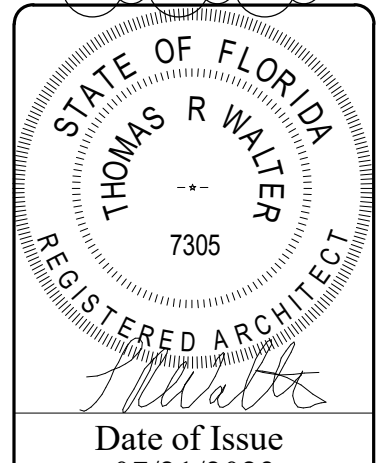
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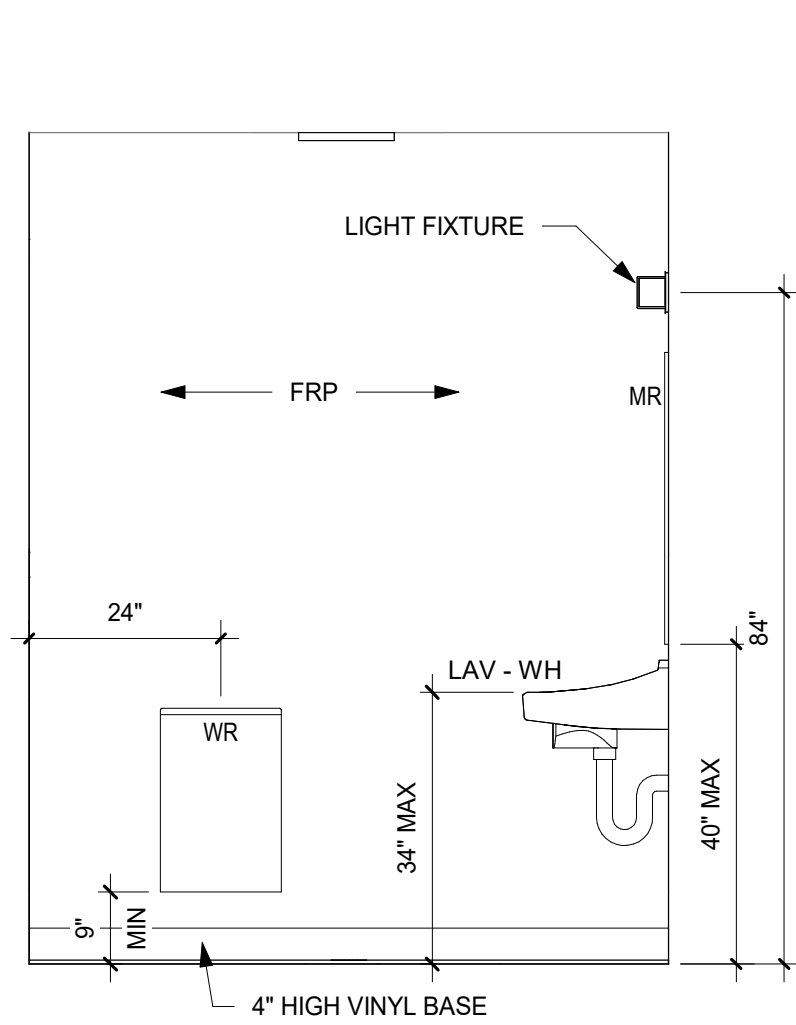
Date of Issue
07/21/2023

TOILET ACCESSORY SCHEDULE			
MARK	DESCRIPTION	MANUFACTURER	MODEL #
	<varies>		
GB36	GRAB BAR 36"	BOBRICK	B-5806 Series
GB42	GRAB BAR 42"	BOBRICK	B-5806 Series
MR	MIRROR 18" W X 36" H	BOBRICK	B-165 Series
PTD	Georgia Pacific Surface Mounted Paper Towel Dispenser	GEORGIA PACIFIC	59590
SD	AUTOMATIC SOAP DISPENSER	SVAVO	OS-0410
SND	SANITARY NAPKIN DISPOSAL	BOBRICK	B-353
TDP-R	Bobrick B-3888 Classic Series Recessed Multi-roll Toilet Tissue Dispenser	BOBRICK	B-3888
WR	WASTE RECEPTACLE SURF. MTD	BOBRICK	B-277

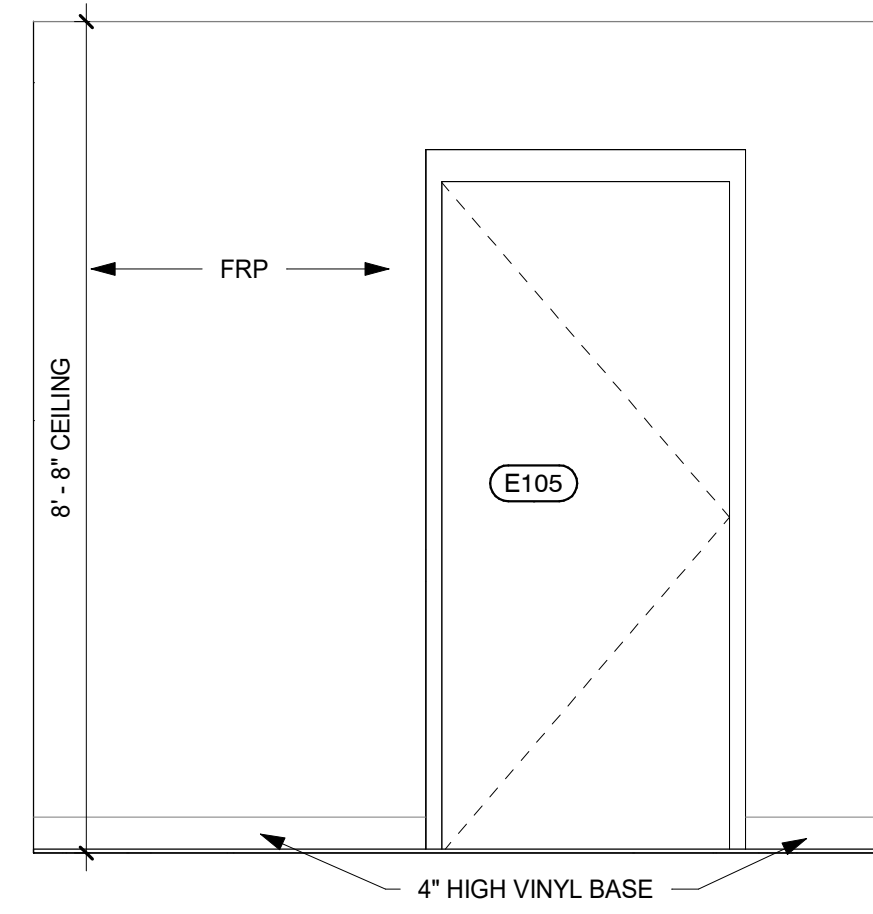
PLUMBING FIXTURE SCHEDULE			
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL
	<varies>	<varies>	<varies>
LAV - WH	LAVATORY - WALL MOUNTED	AMERICAN STANDARD	0355.012
WC - FM	TOILET	AMERICAN STANDARD	2886.216

INTERIOR ELEVATION NOTES:

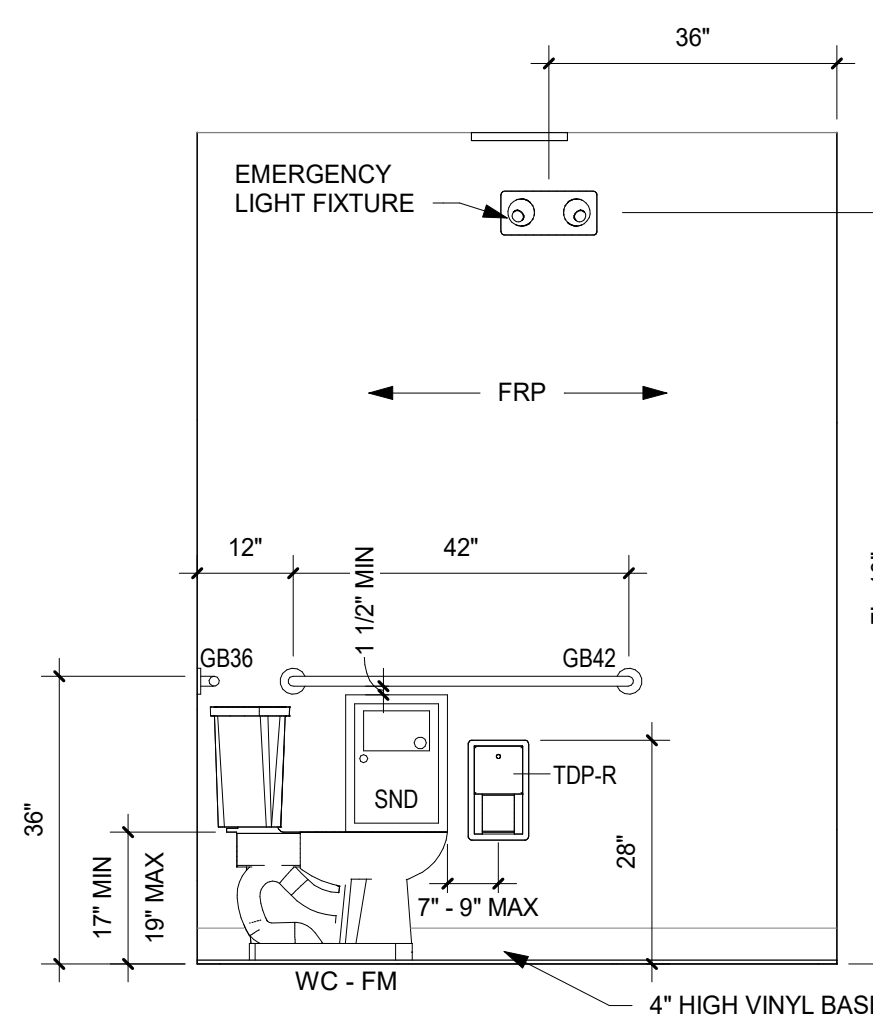
- REFER TO SHEET A-8.20 FOR GRAB BAR MOUNTING HEIGHTS, SIZES AND REINFORCEMENT REQUIREMENTS.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER CONTROLS SHALL BE POSITIONED IN ACCESSIBLE LOCATIONS AND MOUNTING HEIGHTS TO COMPLY WITH 2020 FLORIDA BUILDING CODE - ACCESSIBILITY CODE FOR ALL COMMERCIAL UNITS.
- OWNER TO SELECT FINISHES



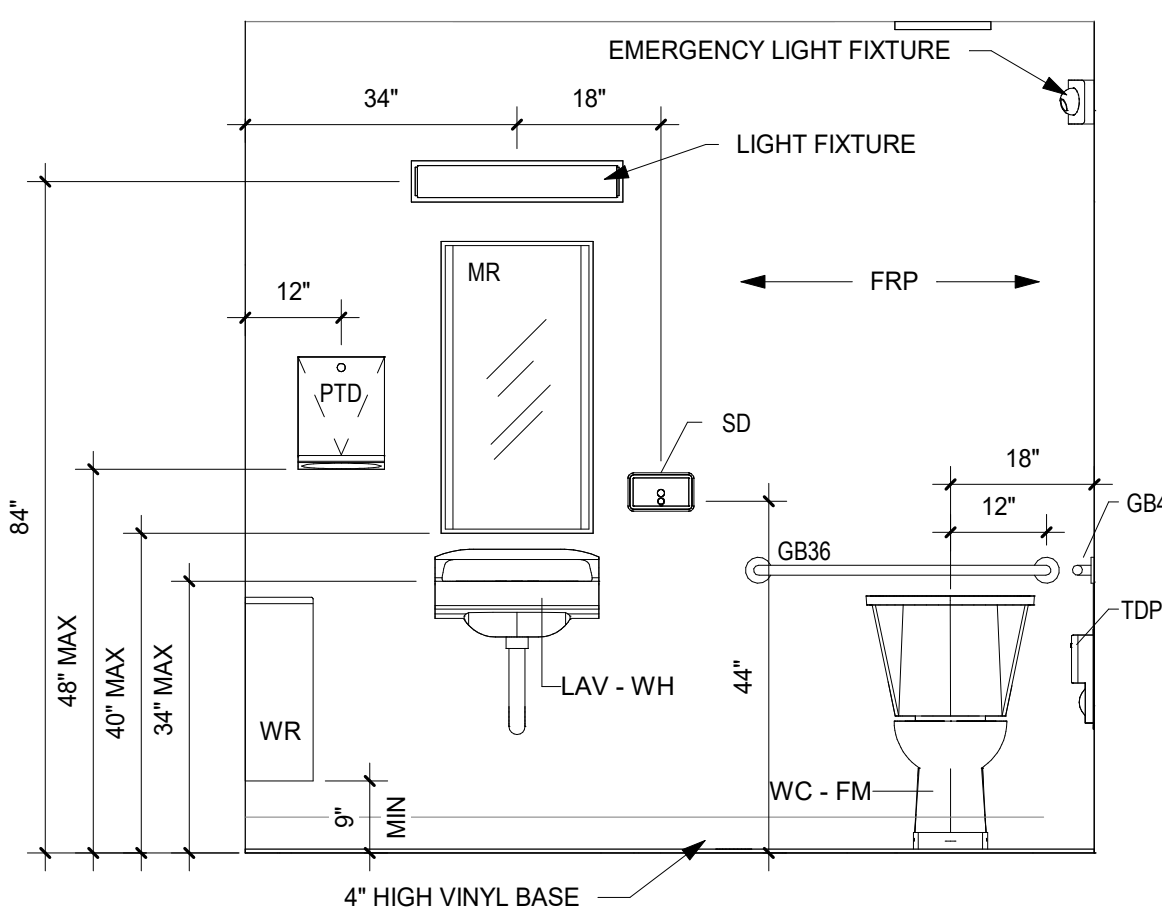
10 Restroom 105 - Elevation 4
Scale: 1/2" = 1'-0"



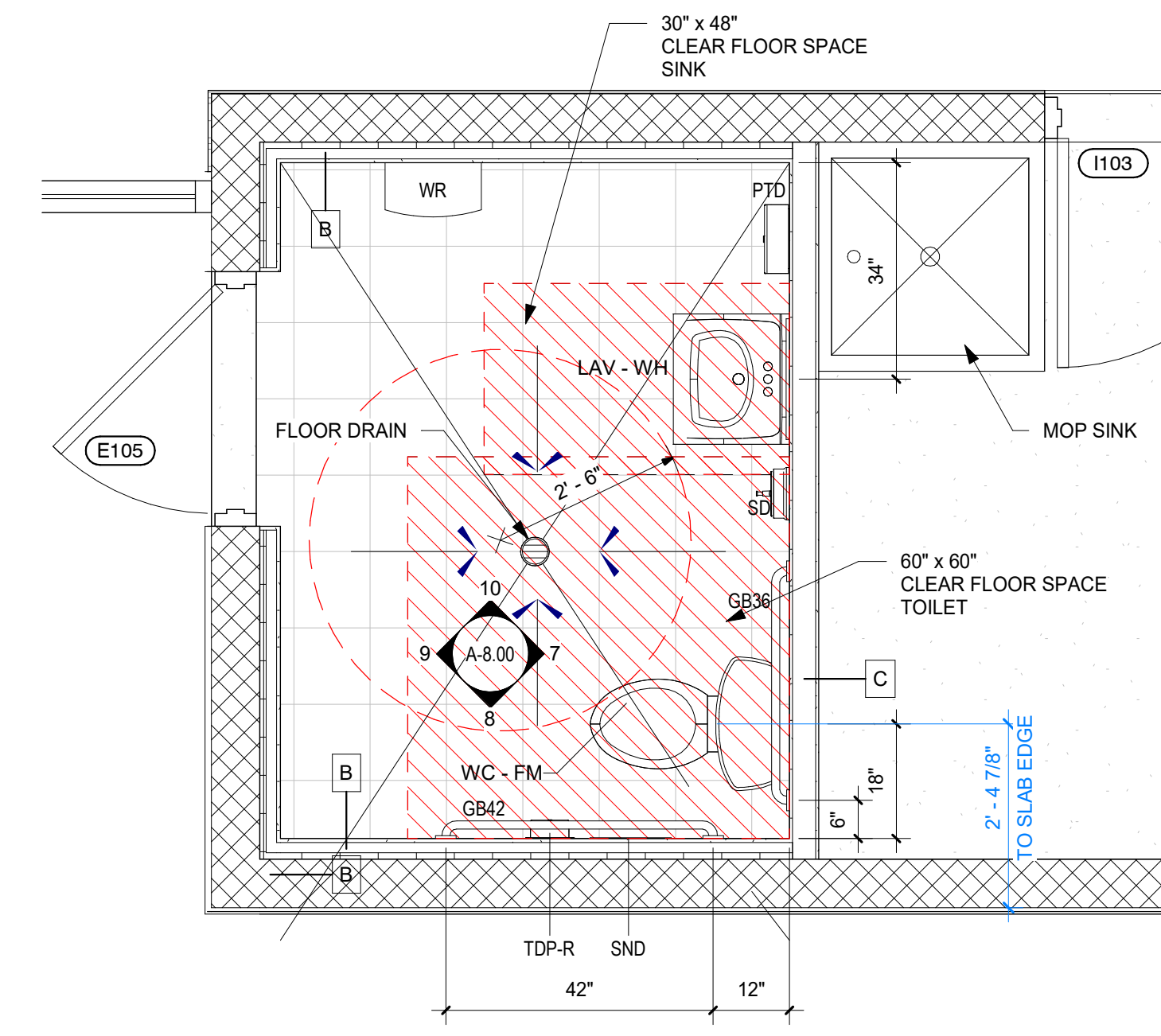
9 Restroom 105 - Elevation 3
Scale: 1/2" = 1'-0"



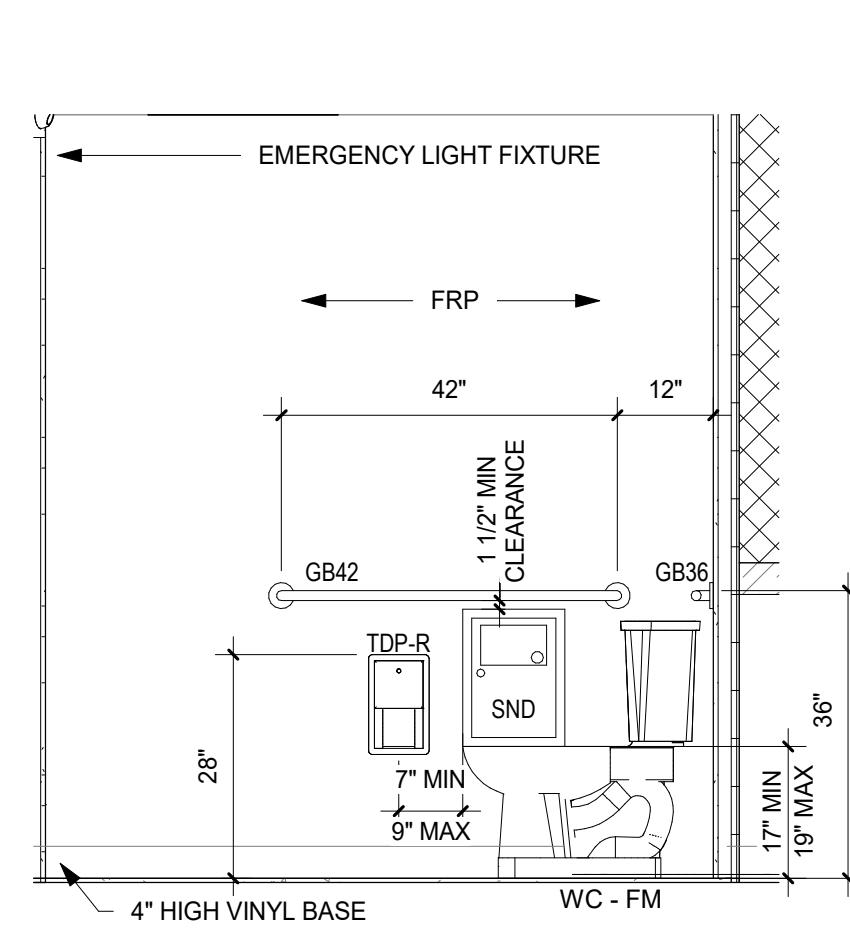
8 Restroom 105 - Elevation 2
Scale: 1/2" = 1'-0"



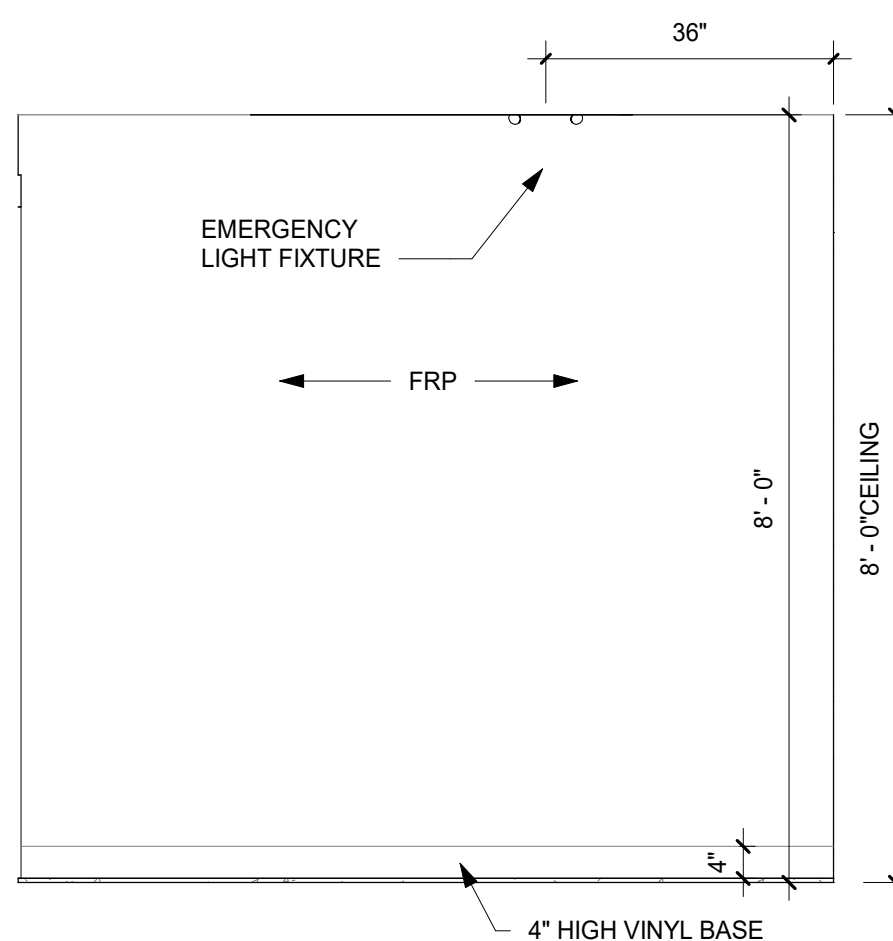
7 Restroom 105 - Elevation 1
Scale: 1/2" = 1'-0"



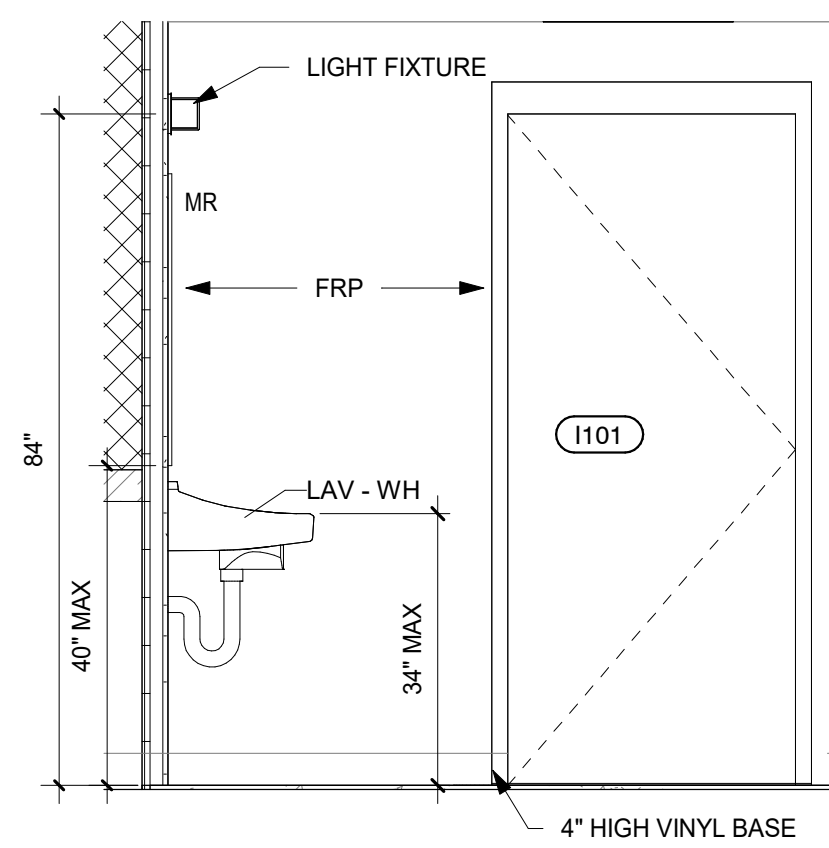
6 Enlarged Floor Plan - Restroom 105
Scale: 1/2" = 1'-0"



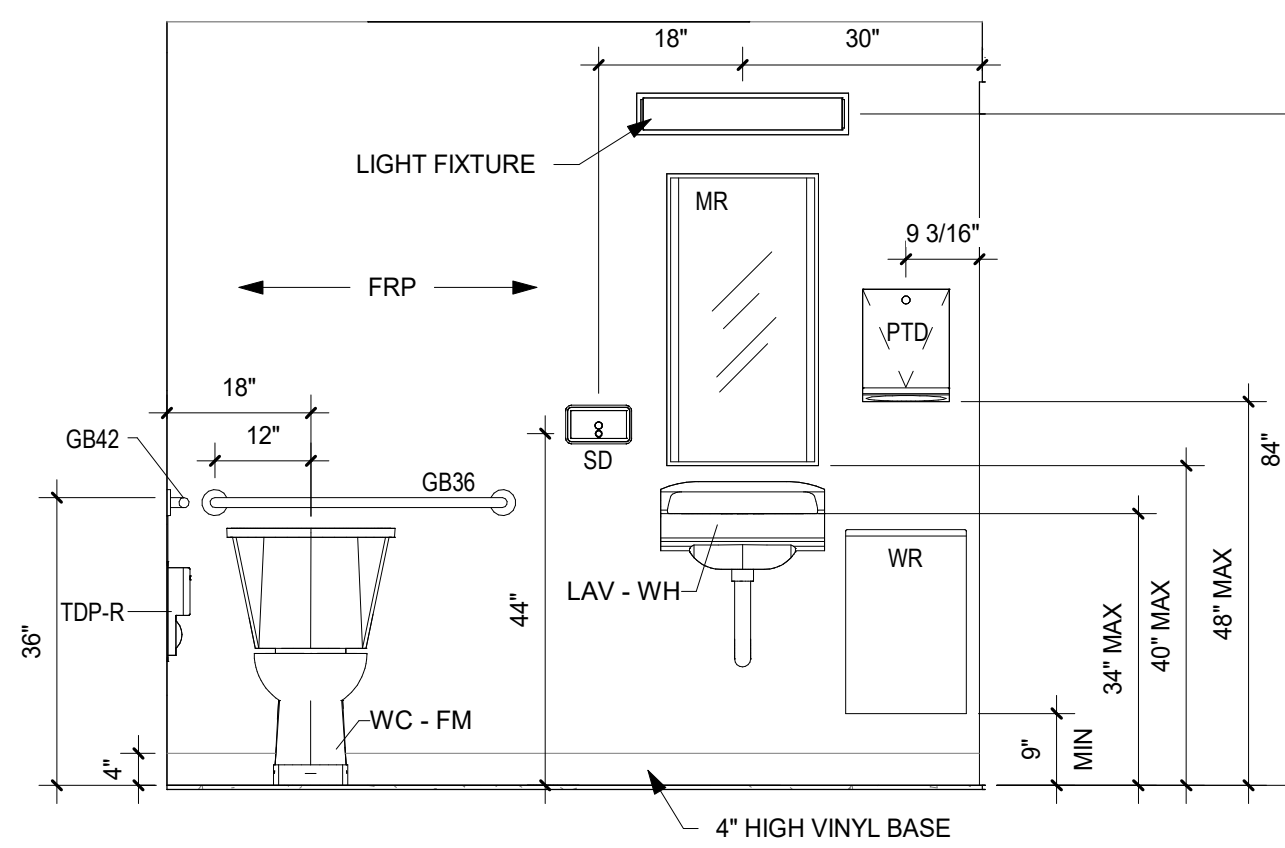
5 Restroom 102 - Elevation 4
Scale: 1/2" = 1'-0"



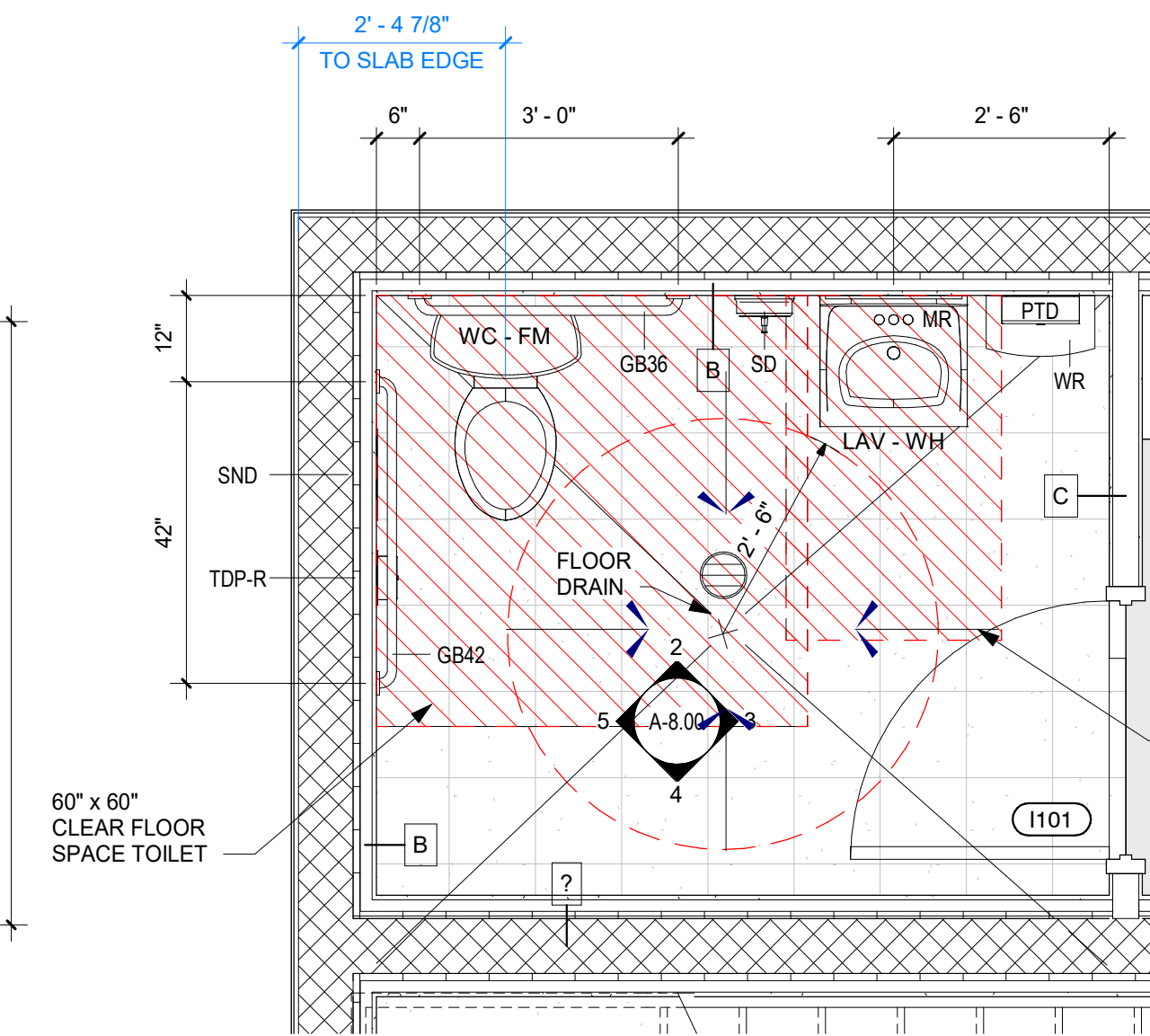
4 Restroom 102 - Elevation 3
Scale: 1/2" = 1'-0"



3 Restroom 102 - Elevation 2
Scale: 1/2" = 1'-0"



2 Restroom 102 - Elevation 1
Scale: 1/2" = 1'-0"



1 Enlarged Floor Plan - Restroom 102
Scale: 1/2" = 1'-0"

NOTE: FRP ADDED TO INTERIOR ELEV.

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INTERIOR ELEVATIONS

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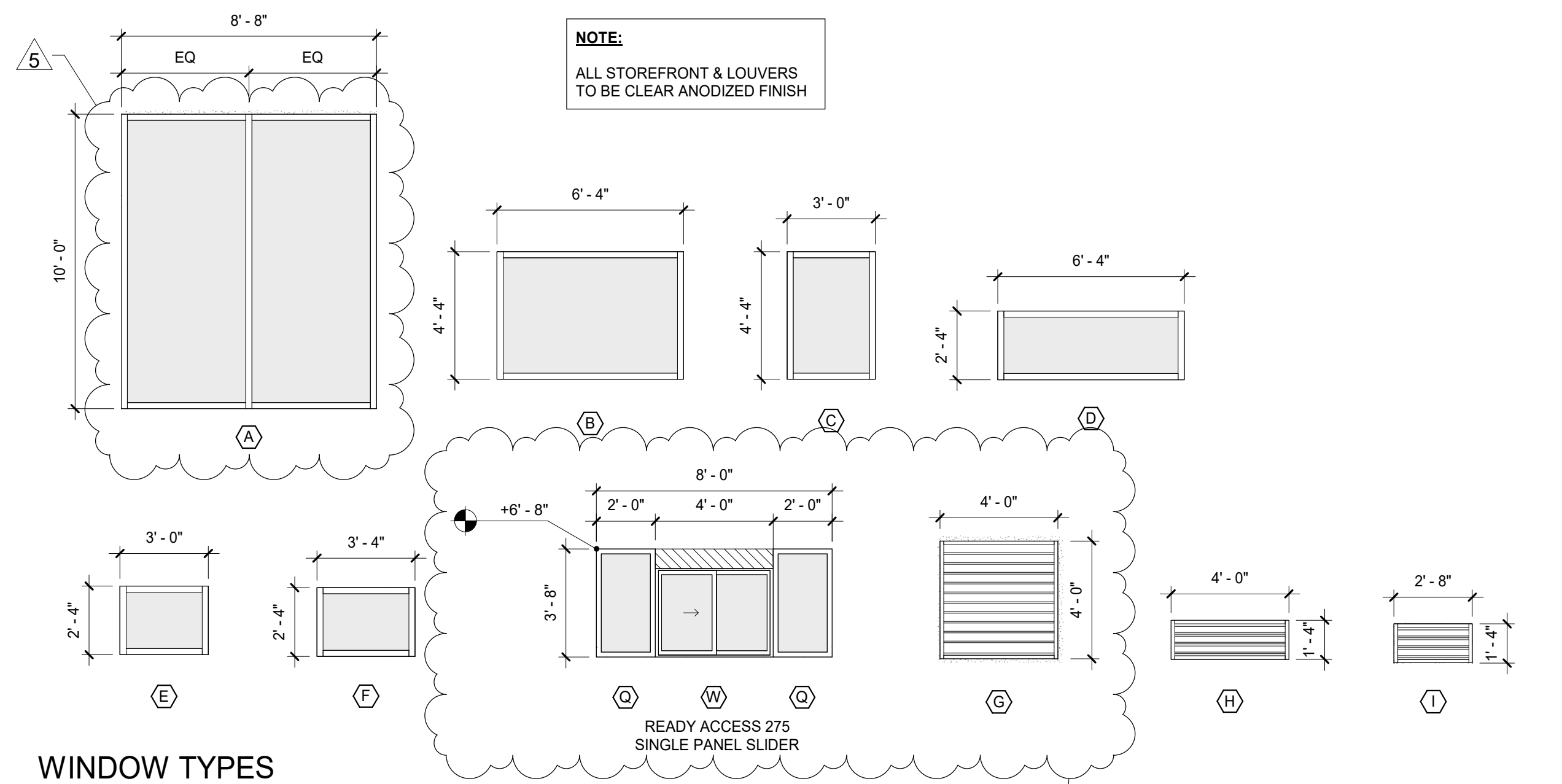
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7305

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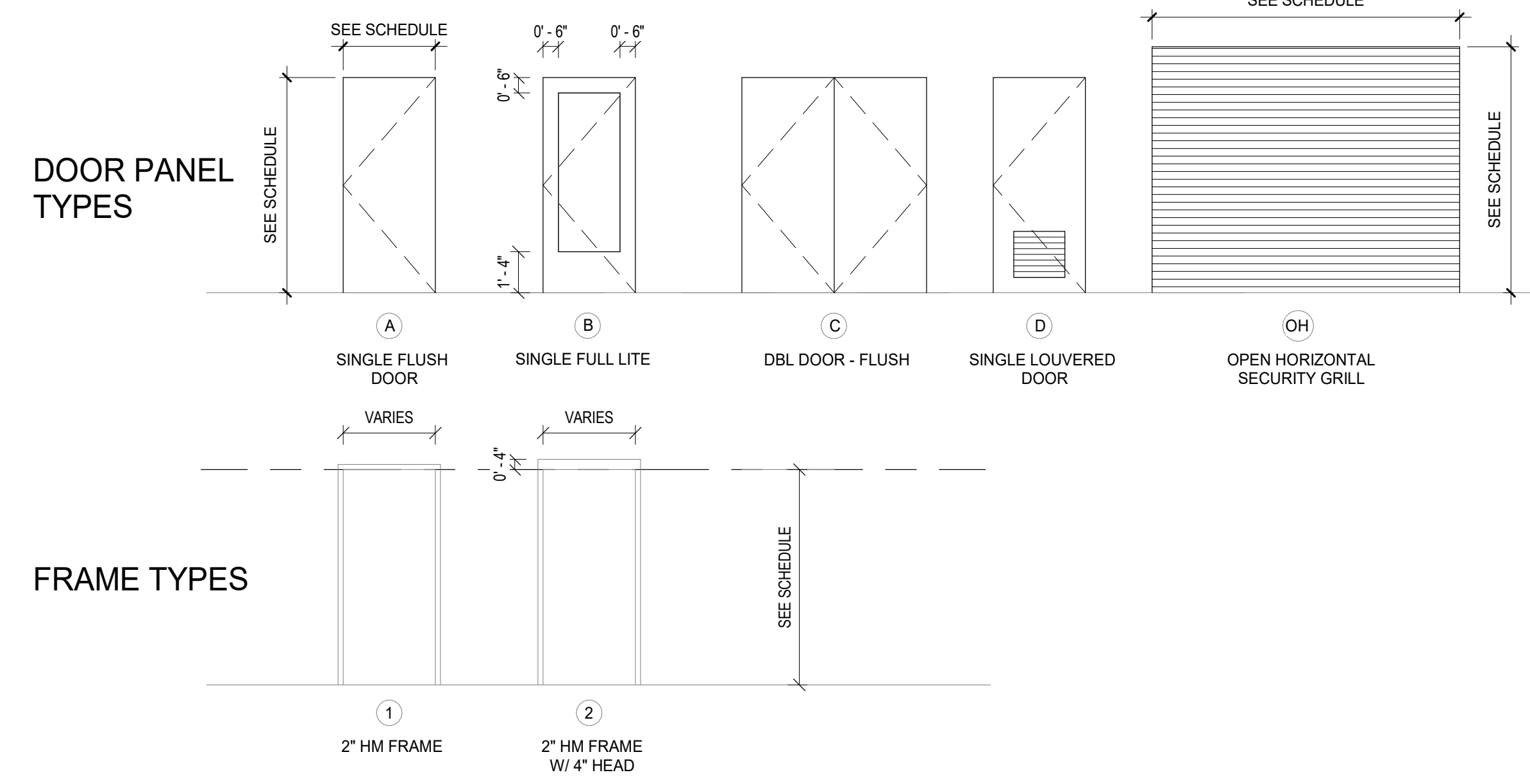
IF PLOTTED AT 11" X 17", SCALE IS ONE HALF AS NOTED.

Mark	Height	Width	Sill Height	Comments	Count
A	10'-0"	<varies>	2'-0"		13
B	4'-4"	6'-4"	3'-0"		1
C	4'-4"	3'-0"	3'-0"		2
D	2'-4"	6'-4"	3'-8"		1
E	2'-4"	3'-0"	3'-8"		2
F	2'-4"	3'-4"	3'-8"		1
G	4'-0"	4'-0"	<varies>		2
H	1'-4"	4'-0"	11'-4"		1
I	1'-4"	2'-8"	6'-3 1/2"		1
Q	3'-8"	2'-0"	3'-0"		2
W	3'-0"	4'-0"	3'-0"	PAY WINDOW - SLIDER	1



Mark	Type	Height	Width	Door Material	Door Finish	Frame Material	Frame Finish	Hardware Style	Fire Rating	Remarks
E101	B	7'-0"	3'-0"	ALUM / GLASS	MANUFACTURE	ALUM	MANUFACTURE	01		CLEAR ANODIZED ALUM
E102	B	7'-0"	3'-0"	ALUM / GLASS	MANUFACTURE	ALUM	MANUFACTURE	01		
E103	B	7'-0"	3'-0"	ALUM / GLASS	MANUFACTURE	ALUM	MANUFACTURE	01		
E104	B	7'-0"	3'-0"	ALUM / GLASS	MANUFACTURE	ALUM	MANUFACTURE	01		
E105	D	7'-0"	3'-0"	MTL	PAINTED	MTL	PAINTED	03		LOUVER
E106	A	7'-0"	3'-0"	MTL	PAINTED	MTL	PAINTED	06		ALL DOORS PAINTED TO MATCH OVERHEAD DOOR COLOR GRAY
I101	A	7'-0"	3'-0"	MTL	PAINTED	MTL	PAINTED	02		
I102	C	8'-0"	6'-0"	MTL	PAINTED	MTL	PAINTED	05		
I103	A	7'-0"	3'-0"	MTL	PAINTED	MTL	PAINTED	06		
I104	A	8'-0"	4'-0"	MTL	PAINTED	MTL	PAINTED	09		LOCKED UL LISTED PANIC HARDWARE TO COMPLY W/ NEC2017 110.26(C)(3)
I202	A	7'-0"	3'-0"	MTL	PAINTED	MTL	PAINTED	07		
OH101	OH	8'-0"	10'-0"	MTL	MANUFACTURE	MANUFACTURE	MANUFACTURE	08		OVERHEAD ROLLING ALUMINUM SECURITY GATE - MODEL 670 OPEN GRILL MILL FINISH
OH102	OH	8'-0"	10'-0"	MTL	MANUFACTURE	MANUFACTURE	MANUFACTURE	08		OVERHEAD ROLLING ALUMINUM SECURITY GATE - MODEL 670 OPEN GRILL MILL FINISH
OH103	OH	8'-0"	8'-0"	MTL	MANUFACTURE	MANUFACTURE	MANUFACTURE	08		OVERHEAD ROLLING ALUMINUM SECURITY GATE - MODEL 610 CLOSED SOLID LOUVER MILL FINISH

EACH TO RECEIVE	PRODUCT NUMBER	FINISH	MANUFACTURER	EACH TO RECEIVE	PRODUCT NUMBER	FINISH	MANUFACTURER
SET: 1 DOORS:				SET: 6 DOORS:			
1 CONTINUOUS HINGE	CFM_SLF_HD1	CLEAR	PE	1 CONTINUOUS HINGE	CFM_HD1	CLEAR	PE
1 MORTISE DEADLOCK	MS1890 1-1/2" BS	689	AD	1 STOREROOM LOCK	CL3557 PZD	626	RU
1 THUMBTURN CYLINDER	M100TA X CAM1-AR	US26D	GM	1 CLOSER	UN18501H SN	689	NO
1 MORTISE CYLINDER	1500 X 100 X A03	626	RU	1 KICKPLATE	K1050 8" X 2" LDW 4BE x TEK	US32D	NO
1 PUSH/PULL	RM251	US32D	RO	1 THRESHOLD	2009APK	CLEAR	PE
1 CLOSER	J8501 X 8146	689	NO	1 WEATHERSEAL	2891APK	CLEAR	PE
1 OH STOP	1-x36	689	RF	1 SWEEP	345CV	CLEAR	PE
1 THRESHOLD	2009APK	CLEAR	PE	SET: 7 DOORS:			
1 WEATHERSEAL	BY DOOR SUPPLIER			3 HINGE	TA2714 4-1/2" x 4-1/2"	26D	MK
1 SWEEP	345CV	CLEAR	PE	1 STOREROOM LOCK	CL3557 PZD	626	RU
SET: 2 DOORS:				1 CLOSER	CPS8501	689	NO
3 HINGE	TA2714 4-1/2" x 4-1/2"	26D	MK	1 KICKPLATE	K1050 10" X 2" LDW 4BE x TEK	US32D	RO
1 PRIVACY SET	CL3520 PZD	626	RU	SET: 8 DOORS:			
1 KICK PLATE	K1050 8" X 2" LDW 4BE x TEK	US32D	RO	1 HARDWARE	FURNISHED BY OTHER		
1 WALL STOP	409	US32D	RO	SET: 9 DOORS:			
SET: 3 DOORS:				3 HINGE	TA2714 4-1/2" x 4-1/2"	26D	MK
3 HINGE	TA2314 4-1/2" x 4-1/2" NRP	US32D	MK	1 PANIC HARDWARE	16-8813 ETL	26D	SA
1 DORMATORY SET	ML2065 PSA	US32D	RU	1 CLOSER	CPS8501	689	NO
1 ERGONOMIC THUMBTURN	ML2000 SERIES - M34	US32D	RU	1 KICKPLATE	K1050 8" X 2" LDW 4BE x TEK	US32D	NO
1 CLOSER	UN18501 x SN	689	NO	SET: 10 DOORS:			
1 KICK PLATE	K1050 8" X 2" LDW 4BE x TEK	US32D	RO	2 CONTINUOUS HINGE	CFM_SLF_HD1	CLEAR	PE
1 WALL STOP	406	US32D	RO	2 FLUSH BOLT	MS1890 1-1/2" BS	689	AD
1 THRESHOLD	2009APK	CLEAR	PE	2 MORTISE DEADLOCK	1500 X 100 X A03	626	RU
1 GASKETING	S88D		PE	2 PUSH/PULL	RM251	US32D	RO
SET: 4 DOORS:				2 CLOSER	J8501 X 8146	689	NO
3 HINGE	TA2714 4-1/2" x 4-1/2"	26D	MK	2 OH STOP/HOLDER	1-x26	689	RF
1 OFFICE LOCK	CL3551 PZD	626	RU	1 THRESHOLD	2009APK	CLEAR	PE
1 KICK PLATE	K1050 10" X 2" LDW 4BE x TEK	US32D	RO	1 WEATHERSEAL	BY DOOR SUPPLIER		
1 WALL STOP	409	US32D	RO	2 SWEEP	345CV	CLEAR	PE
SET: 5 DOORS:				SET: 9 DOORS:			
1 CONTINUOUS HINGE	CFM_SLF_HD1	CLEAR	PE	3 HINGE	TA2714 4-1/2" x 4-1/2"	26D	MK
1 CLASSROOM LOCK	CL3555 PZD	626	RU	1 PANIC HARDWARE	16-8813 ETL	26D	SA
1 CLOSER	UN18501 SN	689	NO	1 CLOSER	CPS8501	689	NO
1 THRESHOLD	2009APK	CLEAR	PE	1 KICKPLATE	K1050 8" X 2" LDW 4BE x TEK	US32D	NO
1 WEATHERSEAL	BY DOOR SUPPLIER			SET: 10 DOORS:			
1 SWEEP	345CV	CLEAR	PE	2 CONTINUOUS HINGE	CFM_SLF_HD1	CLEAR	PE



ROOM NUMBER	ROOM NAME	WALL FINISH	CEILING FINISH	FLOOR FINISH	BASE FINISH	Notes
F.F.						
100	Wash Tunnel	EXTRUTECH AND PAINT	UNFINISHED	EPOXY PAINT		
101	Office	PAINT	2x2 DROP TILE CEILING	EPOXY PAINT	4" VINYL BASE	
102	Restroom	FRP	2x2 DROP TILE CEILING	EPOXY PAINT		
103	Equipment Room	PAINT	UNFINISHED	SEALED CONCRETE		
104	Equipment Room B	PAINT	UNFINISHED	SEALED CONCRETE		
105	Restroom	FRP	2x2 DROP TILE CEILING	EPOXY PAINT		
110	Electrical Room	PAINT	UNFINISHED	SEALED CONCRETE		
LEVEL 2						
201	Observation	PAINT	2x2 DROP TILE CEILING	VINYL PLANK FLOORING	4" VINYL BASE	PELICAN GRAY 12 MIL X 7.1 IN. W X 48" IN. CLICK LOCK WATERPROOF LUXURY VINYL PLANK
202	Owners Office	PAINT	2x2 DROP TILE CEILING	VINYL PLANK FLOORING	4" VINYL BASE	
203	Closet	PAINT	UNFINISHED	VINYL PLANK FLOORING	4" VINYL BASE	
204	Storage	PAINT	UNFINISHED	SEALED CONCRETE		
205	Equipment Room	PAINT	UNFINISHED	SEALED CONCRETE		

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RAINTREE ECO WASH

160 CANDACE DRIVE
Maitland, FL 32751

Issue Dates		
Revisions		
2	12/07/23	VE Changes
5	01/31/24	Design Coordination Revision

SCHEDULES

Scale: As indicated

Plot Date
1/31/2024 4:50:43 PM

Project No.
21049

Drawn By
CT

A-9.00

STATE OF FLORIDA
THOMAS R. WALTER
REGISTERED ARCHITECT
7305

Date of Issue
07/21/2023

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SPECIFICATIONS

INSTRUCTION TO BIDDERS

SECTION 00 21 13

May be part of the invitation to bid letter sent by the owner.

GENERAL CONDITIONS

SECTION 00 72 00

The owner will provide a standard AIA Owner-Contractor Agreement. The contract will contain A201-2017 General Conditions of the Contract for Construction.

SUPPLEMENTARY CONDITIONS

SECTION 00 73 00

The owner will provide a standard AIA Owner-Contractor Agreement. The contract will contain all Supplementary Conditions.

SUMMARY OF WORK

SECTION 01 11 00

The work consists of the construction and completion of a new apartment building and complete buildout of individual apartment units as shown on the drawings, including all associated mechanical, electrical, plumbing, fire suppression and sitework.

Items Not in Contract will be denoted by "N.I.C."

Refer to Owner-Contractor Agreement for additional items, not specifically listed above.

CONSTRUCTION SCHEDULE:

The Contractor shall prepare and submit to the Owner's representative, a bar-chart type progress schedule for the entire Project. Provide a separate bar for each Work item listed in the Schedule of Values. Include appropriate time for project mobilization, procurement of products, review and return of shop drawings, fabrication, installation, testing, final cleanup and installation time for work under separate Contracts. Identify each calendar day throughout the schedule. Highlight "critical path" elements of the schedule that are important to complete the Work on time. Correlate the organization of the schedule with the date of Substantial Completion indicated in the Owner-Contractor Agreement.

PROJECT COORDINATION & ADMINISTRATION:

COORDINATE the Work of the complete project to assure an efficient and orderly sequence of installation of construction elements, and for installation of items furnished and installed by others, with provisions for accommodating other items to be installed later. Coordinate space requirements and installation of mechanical and electrical Work which are indicated diagrammatically on the Drawings. Utilize space efficiently to maximize accessibility for other installations, and for maintenance.

Contractor is responsible for verifying if final selections of all items scheduled in the Construction Documents. Contractor is also responsible for coordination of all rough-in requirements of all scheduled items.

PRE-CONSTRUCTION MEETING: Meet with the Owner's designated construction representative before starting construction. Discuss procedures and requirements for site access, work hours, parking, deliveries and receiving, debris and waste receptacles, temporary barricades, and construction operations that may be offensive.

MAINTENANCE OF CONSTRUCTION DOCUMENTS:

The Contractor shall maintain at the project site, a "record set" of Construction Documents to be returned to the Architect of Record for preparation of final "Record Drawings" that must be submitted to the city prior to receiving a Certificate of Occupancy.

DO NOT construct any portion of the Work related to these drawings at any time without such drawings being available at the Project Site.

PAYMENT PROCEDURES

SECTION 01 29 00

PAYMENT REQUESTS: The payment request cycle is to be regular. Each application must be consistent with previous applications and payments. Certain applications for payment, such as the initial application, the application at substantial completion, and the final payment application involve additional requirements.

PRIOR TO SUBMITTAL OF INITIAL APPLICATION FOR PAYMENT, the following items shall be submitted: (1) listing of subcontractors and principal suppliers and fabricators, (2) the progress schedule, (3) preliminary schedule of values, (4) performance and/or payment bonds, if required, and (5) copies of acquired building permits for performance of the Work.

FORM & QUANTITY OF APPLICATION: Submit all billing to ARCHITECT. Use AIA Document G702 and continuation sheet G703 as the form for application for payment. Submit three executed copies for each pay request.

SUBMIT CONDITIONAL LIEN RELEASES with each Application for Payment, contingent upon receipt and bank clearance of the current invoiced amount.

SUBMIT UNCONDITIONAL LIEN RELEASES covering the previously paid amount received by the General Contractor and all sub-contractors or material suppliers, with subsequent Applications for Payment.

PRELIMINARY SCHEDULE OF VALUES: Before start of construction, submit a preliminary Schedule of Values. Support with back-up data to substantiate its accuracy upon request.

FINAL SCHEDULE OF VALUES: At the completion of the Work, and as a condition of Final Completion, submit a revised Schedule of Values, reflecting the final cost of the Work, including all revisions or changes made during construction. Arrange schedule in order of Work items listed above, and support schedule with backup data if requested.

TEMPORARY FACILITIES / CONTROLS

SECTION 01 50 00

CONNECT to existing systems at the project site, and coordinate with applicable utility service companies, to provide for water, electrical power, lighting, heat, and phone service. Costs for such services shall be included in the Base Bid Amount, unless otherwise indicated.

TEMPORARY ELECTRICAL POWER: Provide a grounded power distribution system with overload protection, sufficient to accommodate construction operations requiring power, use of power tools, electrical heating, lighting, and start-up testing of permanent electric-powered equipment prior to its permanent connection to electrical system. Locate multiple outlets (minimum of 4-gang) spaced so that the entire area of construction can be reached by power tools on a single extension cord of 50' maximum length.

TEMPORARY HEAT AND VENTILATION shall be provided to maintain adequate environmental conditions to facilitate progress of the Work, to meet specified minimum conditions for the installation and proper curing of materials, to protect materials and finishes from damage due to temperature or humidity, and to prevent hazardous accumulations of dust, fumes, vapors or gases. Once new systems are operational, they may be used for temporary heating and cooling only if: (1) all registers diffusers and filters are cleaned before substantial completion, and (2) warranty periods remain unchanged, starting from the date of Substantial Completion.

TEMPORARY LIGHTING: Provide temporary lighting fixtures for use during construction.

SANITARY FACILITIES: Provide on-site toilet facilities for the use of all workmen on the job site, until new facilities are in service. Provide separate facilities for male and female personnel when both sexes are working at project site.

TEMPORARY FIRE EXTINGUISHERS: Provide Type ABC extinguishers at locations reasonably effective in extinguishing fires, by personnel at project site. Comply with NFPA No. 10. Post warning and quick-instructions at each extinguisher, and instruct personnel on proper use. Post fire department call number on each telephone at project site.

TEMPORARY PHONE SERVICE AND FAX MACHINE shall be provided by the G.C. The temporary telephone & fax shall be made available to sub-contractors, and the Architect or Owner's construction representative or his representative for local telephone calls & faxes. Long distance shall be paid by the party making such calls.

SCAFFOLDING: Provide all scaffolding and construction aids required, including guard rails, lights and platforms necessary for the completion of the Work, and for the protection of the workmen and the public.

PROGRESS CLEANING: At all times, keep the project site free from accumulation of waste materials or rubbish caused by construction operations. Provide suitable waste receptacles for trash and construction debris, and arrange for transportation and legal disposal of materials off site.

PRODUCTS AND SUBSTITUTIONS

SECTION 01 60 00

PRODUCT OPTIONS: Products Specified by Reference Standards or by Description Only: Any product meeting those standards or description. Products Specified by Naming one or More Manufacturers: Products of manufacturers named and meeting specifications, no options or substitutions allowed. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions.

CONTRACTOR'S SUBSTITUTION REPRESENTATION: By substitution of a material, product, equipment item or system, the Contractor: (1) represents that he has personally investigated the proposed substitute product and determined that it is equal or superior in all respects to that specified, (2) will provide the same warranty for the substitution that the Contractor would have provided for the specified product, (3) waives all claims for additional costs related to the substitution which subsequently become apparent, and (4) will coordinate the installation of the accepted substitute, making such changes as may be required for the Work to be complete in all respects.

APPLICATION/ACCEPTANCE: Application of a material or equipment item to Work installed by others constitutes acceptance of that Work and assumption of full responsibility for satisfactory installation.

INSTALLERS INSPECTIONS: Before installation, inspect substrate material and the conditions under which the Work will be performed. Do not proceed until unsatisfactory conditions have been corrected. Application of a material or equipment item to work installed by others constitutes acceptance of that Work and assumption of responsibility for satisfactory installation. Inspect each item of material or equipment immediately prior to installation - reject damaged and defective items.

PRODUCTS IN QUANTITIES shall be alike and interchangeable. Where additional amounts of a product are likely to be needed by the Owner at a later date for maintenance and repair, provide standard, domestically produced products which are likely to be available to the Owner at such later date.

SUPPLY PRODUCTS COMPLETE with all standard devices, trim finish, and all accessories indicated in the latest edition of the manufacturer's catalog or brochure published at the date of the award of the Contract. Furnish such items complete with component parts necessary for the obvious and intended use and installation, whether or not descriptions or catalog numbers contain all supplemental information and/or numbers of such components.

EQUIPMENT NAMEPLATES: Provide permanent nameplates on each item of service-connected or power operated equipment. Indicate manufacturer, product name, model number, serial number, capacity, speed, rating, and similar essential operating data. Locate nameplates on an easily accessible surface. Locate required labels and stamps on an accessible surface which, in occupied spaces, is not conspicuous.

MANUFACTURER'S INSTRUCTIONS: Whenever products are required to be installed and/or perform in accordance with a specified manufacturer's instruction or procedure, procure, distribute and maintain at the site copies of such information.

NO ALLOWANCE or consideration will be made for claimed ignorance as to what a cited reference standard contains, as each tradesman is considered to be experienced and familiar with the published standards of quality and workmanship for his own trade.

PERFORM INSTALLATION WORK by persons qualified to produce workmanship of specified quality, in accordance with manufacturer's printed instructions. Install Work during conditions of temperature, humidity, exposure, forecasted weather, and status of the project completion which will ensure the best possible results for each unit of work.

ISOLATE each unit of work from non-compatible work, as required to prevent deterioration. Make allowances for expansion, contraction, and building movements. Provide attachment and connection devices and methods for securing the work properly as it is installed, true to line and level. Provide uniform joint widths in exposed work, organized for best possible visual effect.

COORDINATE CLOSING-IN of work with required inspections and tests, so as to minimize the necessity of uncovering completed work.

PROTECTION: After installation, provide coverings to protect installed products from damage from traffic and construction operations, remove when no longer required.

REPAIR AND REPLACE damaged items, at no additional cost to the Owner. Additional time required to secure replacements and to make repairs will not be considered to justify an extension of time to complete the Work.

CLOSEOUT PROCEDURES

SECTION 01 77 00

FINAL CLEANING: Prior to Owner Occupancy, clean all surfaces, including Owner supplied equipment. Remove all traces of soil, stains, dirt, waste materials, smudges, and other foreign matter from all finished surfaces. Clean transparent materials, including mirrors and glass in doors, windows, and casework, to a polished condition, free of dust, putty, films or similar substances which are noticeable as vision-obscuring.

SUBSTANTIAL COMPLETION: After final cleaning operations and when the Project is ready for Owner occupancy, obtain an occupancy permit on behalf of the Owner, and approval by any other governmental authorities having jurisdiction over the Project. Submit originals of such approvals to the Owner for his records.

CERTIFICATE OF OCCUPANCY: Contractor shall obtain Certificate of Occupancy, which is to remain in the possession of the owner.

PUNCH LIST: The General Contractor shall prepare a list of Work items yet to be completed or corrected, complete with scheduled dates for completion. Submit this list to the Owner's representative for review and comments. The Owner's representative will then perform a Final Inspection, and will prepare a Punch List of items which are incomplete, damaged, or otherwise not in conformance with the requirements of the Construction Documents. The failure to include any item on such list does not alter the responsibility of the Contractor to complete all the Work required by the Construction Documents.

INSTRUCTION OF PERSONNEL: Fully instruct the Owner's designated personnel in the operation, adjustment, and maintenance of mechanical, plumbing, and electrical systems.

OPERATION & MAINTENANCE DATA: Organize two (2) sets of operating and maintenance data. Bind data into heavy-duty 3-inch, 3-ring vinyl-covered binders, properly identified and indexed. Include the following types of information in operation and maintenance manuals: paint materials and color formulas used, material suppliers and product identifications for future replacement of interior finishes, operating manuals and emergency instructions for HVAC equipment furnished (if applicable), spare parts listings, copies of warranties, wiring diagrams, inspection procedures, air testing and balancing reports, sub-contractor listing and similar appropriate items.

COMPLETE ALL WORK ITEMS as expeditiously as possible, providing labor at times when the project is not in operation, if necessary. Coordinate with the Owner's manager and perform the Work so that it will not interfere with the Owner's operations.

FINAL PAYMENT - CLOSEOUT SUBMITTALS: Submit the following items to the Owner, upon application for final payment: (1) Final Occupancy permit and health department approval, when required; (2) Lien waivers; (3) Final schedule of values; (4) Extra Construction Document sets, (5) Marked-up set of "Record Documents"; (6) Extra stock of finish material items; and (7) the Punch List of incomplete work items, prepared at substantial completion, indicating actual completion dates for each item listed herein, (8) Product warranties.

COLD-FORMED METAL FRAMING

SECTION 05 40 00

PROVIDE metal framing members, channels, and tracks for connection, setting, and bearing as shown on the drawings.

COORDINATE the work with other sections and erect the metal framing as shown and specified on the drawings.

ROUGH CARPENTRY

SECTION 06 10 00

Contractor shall verify best location of all framing members to permit the installation of all mechanical systems, duct work, electrical wiring, & lighting fixtures where shown on the electrical plan and mechanical plan.

PROVIDE and install blocking, backing, plywood, sheathing, furring and miscellaneous light framing required for completion of the Work, which is generally not exposed; where noted on the Drawings, and as specified herein.

PLYWOOD BLOCKING in partitions & Mounting Panels for mounting equipment. Provide APA C-D PLUGGED INT with exterior glue.

MISCELLANEOUS WOOD FRAMING & BLOCKING: Construction grade #2 or better Douglas Fir or equal, S4S.

PRESERVATIVE TREATMENT: Provide preservative treated wood where indicated in the drawings, and as follows: wood cants, nailers, curbs, blocking, stripping and similar members in connection with roofing; and wood sills, sleepers, blocking, furring, stripping and similar concealed members in contact with masonry or concrete. Preservative treatment shall be water borne material complying with AWPB LP-2, kiln-dried to 19% maximum moisture content for lumber and 15% for plywood.

INSTALLATION: Set rough carpentry accurately to required levels and lines, with members plumb and true and accurately cut and fitted. Securely attach Work to substrate.

FINISH CARPENTRY

SECTION 06 20 00

GENERAL: Finish carpentry includes carpentry work which is exposed to view, is non-structural, and which is not specified as part of other sections.

PROVIDE miscellaneous finish carpentry items as shown on the drawings.

SUBMITTALS

Submit manuf. specifications and installation instructions for each item of factory-fabricated siding and paneling.

JOB CONDITIONS

Conditioning: Installer shall advise Contractor of temperature and humidity requirements for finish carpentry installation areas. Do not install finish carpentry until required temperature and relative humidity conditions have been stabilized and will be maintained in installation areas.

Maintain temperature and humidity in installation area as required to maintain moisture content of installed finish carpentry within a 1.0 percent tolerance of optimum moisture content, from date of installation through remainder of construction period. The fabricator of woodwork shall determine optimum moisture content and required temperature and humidity conditions.

QUALITY STANDARDS

Softwood Lumber Standards: Comply with PS 20 and applicable grading rules of the respective grading and inspecting agency for the species and product indicated.

Plywood Standard: PS 1/ANSI A199.1
Hardwood Lumber Standard: National Hardwood Lumber Association (NHLA) rules.
Hardwood Plywood Standard: Comply with PS 51.
Woodworking Standard: Architectural Woodwork Institute (AWI) "Quality Standards".
Glued-up Lumber Standard: Comply with PS 56.

MATERIALS: (As noted on drawings)

Exterior Finish Carpentry:
Standing and Running Trim: For trim in form of boards and worked products, provide lumber complying with the following requirements including those of the grading agency listed with species.
Species: Cypress
Grade: Select
Species: Western Red Cedar; W/WPA or W/CLB.
Grade: C or better.
Contractors option to provide either species listed above.
Interior Finish Carpentry:
Standing and Running Trim: (Painted, Clear Poplar), (Stained, Maple), manufactured to sizes and patterns (profile) shown from selected First Grade Lumber (NHLA), complying with the following grade requirements for referenced woodworking standard, for quality of materials and manufacture:
Grade: Premium

WM/Series Wood Molding Patterns: For stock molding patterns graded under Wood Molding and Millwork Procedures Industry WM 4, provide the following grade based on finish indicated and fabricated from any Western softwood species graded and inspected by W/WPA.

Moldings for Transparent Finish: N-Grade.
Moldings for Painted Finish: P-Grade.

Standing and Running Trim for Painted Finish: Any Western soft-wood species graded and inspected by W/WPA complying with the following requirements:
Grade for Standard Sizes and Patterns: "C Select" or "Choice" for Idaho White Pine.
Grade for Special (Custom) Sizes and Patterns: Custom for quality of materials and manufacture as required in referenced woodworking standard.

Hardwood Plywood Stock Panels: Provide manufacturer's stock hardwood plywood panels complying with applicable requirements of PS 51 for species and grade of face veneers and backing, adhesive, construction, thickness, panel size, and finish.

Face Veneer Species: Painted - clear poplar, Grade - Premium.
Stained - Mahogany
Backing Veneer Species: Any Hardwood compatible w/ face species, Grade sound.
Construction: Veneer Core (NHLA), complying with the following grade based on finish indicated and fabricated from any Western softwood species graded and inspected by W/WPA.
No. of Plies: 3 for 1/4", 5 for 1/2", 7 for 3/4".
Thickness: 1/4", 1/2", 3/4".
Panel Size: 48" x 120"
Plywood Type (Water Resistance Capability): Type II (Interior).
Face Pattern: Plain (no grooves) with veneer edge matched within each panel face to comply with type of match required by referenced product standard.
Face Veneer Matching (Panel to Panel): Sequence matched from one or similar filitches as required by quantity of panels.
Finish: Polish sanded.

Miscellaneous Materials:
Fasteners and Anchorages: Provide nails, screws and other anchoring devices of the type, size, material, and finish required for application indicated to provide secure attachment, concealed where possible, and complying with applicable Federal Specifications.

Where finish carpentry is exposed on exterior or in areas of high relative humidity, provide fasteners and anchorages with a double hot-dipped zinc coating (ASTM A 53).

Felt Underlayment: ASTM D 226, 30-lb type.
Soffit Vents: Provide 2-1/2", 0.0625 aluminum punched with 5 sq. inches of free area per linear foot. Refer to drawings for details.

PREPARATION

Backprime lumber for painted finish exposed on the exterior or, where indicated, to moisture and high relative humidities on the interior. Comply with requirements of section on painting within Division 9 for primers and high application.

INSTALLATION

Install work plumb, level, true and straight with no distortions. Shim as required using concealed shims. Scribe and cut to fit adjoining work. Install with minimum number of joints possible, using full-length pieces to the greatest extent possible. Copse at inside corners, miter at outside corners, and use scarf joints for end-to-end joints, to provide tight fitting joints with full surface contact throughout length of joint.

Anchor finish carpentry work to anchorage devices or blocking built-in or directly attached to substrates. Secure to grounds, stripping and blocking with countersunk, concealed fasteners and blind nailing as required for a complete installation. Except where prefinished matching fasteners heads are required, use fine finishing nails for exposed nailings, countersunk and filled flush with finished surface, and matching final finish where transparent is indicated.

ARCHITECTURAL WOODWORK

SECTION 06 40 00

PROVIDE shop-fabricated wood casework, furniture items, and miscellaneous items as indicated in the drawings.

QUALITY ASSURANCE: Comply with AWI "Quality Standards" section 400 for "custom" grade.

SUBMIT SHOP DRAWINGS to show location of each item, dimensioned plans and elevations, large scale details, attachment devices and other components. The Architect's review of such drawings will be for design conformance only.

VERIFY FIELD MEASUREMENTS and provide dimensions for shop drawings before fabrication.

CASEWORK MATERIALS: Shall be as shown on the millwork drawings.

GENERAL FABRICATION & ASSEMBLY: SHOP FABRICATE casework to dimensions, profiles, and details indicated on shop drawings. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting. Complete fabrication, finishing, hardward application and other Work before shipment to project site to maximum extent possible.

SHOP ASSEMBLY: Completely assemble counterfront, cabinets, countertops, posts, and glazing in shop prior to shipment to project site. Mark individual items in sequence with removable materials to facilitate field assembly.

FIELD INSTALLATION:

INSTALL CASEWORK plumb, level, true and straight with no distortions. Shim as required using concealed shims. Install to a tolerance of 1/8" in 8'-0" for plumb and level and with no variations in flushness of adjoining surfaces. Scribe and cut to fit adjoining Work. Anchor to blocking or directly to substrates without distortion so that cabinet doors fit openings properly and are accurately aligned. Adjust hardware to center doors in openings and to provide free operation. Anchor countertops securely to base units and other support systems as indicated.

ADJUST & CLEAN: Repair damaged and defective casework where possible to eliminate defects, where not possible to repair, replace casework. Clean, lubricate and adjust hardware for smooth operation.

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Issue Dates
Revisions

ARCHITECTURAL
SPECIFICATIONS

Scale : 1/2" = 1'-0"

Plot Date	1/31/2024 4:51:34 PM
Project No.	21049
Drawn By	CT

SN-1.00

STATE OF FLORIDA
THOMAS R WALTER
7305
REGISTERED ARCHITECT

Thomas R. Walter

Date of Issue
07/21/2023

ARCHITECTURAL WOOD CASEWORK SECTION 06 41 00

GENERAL

Furnish all materials, equipment, labor and other related items necessary to complete the cabinet work required by the Contract Documents and not specifically excluded from this contract.

References - AIA/AIAWMA Quality Standards Illustrated (QSI), current edition

SUBMITTALS

- Shop drawings:
A. Submit two copies to the Architect for review; one of which will be returned with reviewed notations prior to commencement of work under this section.
B. Submit two or more samples of solid lumber, 50 square inches illustrating expected range of component finish color and/or grain.
C. The sample shall bear identification of the project, architect or designer, general contractor, woodwork manufacturer, items to which the finish applies and the system utilized to attain the finish.

Finish samples:

- A. Submit two or more samples of veneer-on-substrate, 8 x 10" illustrating expected range of component finish color and/or grain.
B. Submit two or more samples of solid lumber, 50 square inches illustrating expected range of component finish color and/or grain.
C. The sample shall bear identification of the project, architect or designer, general contractor, woodwork manufacturer, items to which the finish applies and the system utilized to attain the finish.

QUALITY ASSURANCE

- 1. Perform work in accordance with Premium Grade quality
2. Work in this section shall comply with the specified Grade(s) of Work and Section (s) of the current edition of the AIA/AIAWMA Quality Standards Illustrated.

QUALIFICATIONS

- 1. Contractors and their personnel engaged in the work shall be able to demonstrate successful experience with work of comparable extent, complexity and quality to that shown and specified.
2. Manufacturers who are members in good standing of the Architectural Woodwork Institute (AWI) or the Architectural Woodwork Manufacturers Association of Canada (AWMAC) and are familiar with this Standard are preferred.

DELIVERY, STORAGE AND HANDLING

- 1. Protect work from moisture damage according to QSI, Section 1700, Installation.
2. Schedule deliveries to avoid delays and to prevent greater accumulation than can be suitably stored at site. Store factory-packaged cabinetry in protected and dry locations.
3. Do not bring cabinetry items into building until receiving spaces are thoroughly dry.
4. Store and handle materials and assembled work to prevent damage. Protect finished surfaces from soiling and staining. Repair or replace damaged work as directed by the Architect.

PRODUCTS

MANUFACTURERS who are members in good standing of the Architectural Woodwork Institute (AWI) or the Architectural Woodwork Manufacturers Association of Canada (AWMAC) and are familiar with this Standard are preferred..

LUMBER - Hardwood Lumber-

- For Transparent / Stained Finishes - Maple
For Opaque / Glazed Finishes - Maple

PANEL PRODUCTS - Hardwood Plywood- Made with Hardwood Veneer core and Finish Veneer of domestic Maple.

GLAZING, HARDWARE, AND ACCESSORIES

- 1. Clear Tempered Float Glass for Doors: FS DD-G-1403, grade B, style I, type I, quality q3, class 1; manufactured by horizontal (roller hearth) process; 1/4" thick, unless otherwise indicated.
2. Clear Tempered Float Glass for shelves: FS DD-G-1403, grade B, style I, type I, quality q3, class 1; seamed at edges prior to tempering; 1/4" thick, unless otherwise indicated.
3. Fasteners: Size and type to suit application. Weather resistant if exterior.
4. Hardware, if not specified by brand name and part number, shall be mill option to meet QSI minimums.

PLASTIC LAMINATES: 1/16" thick for horizontal surfaces, counter tops and backsplashes; 1/32" thick for vertical surfaces. No additional compensation shall be due for selection of solid colors. Colors and textures as specified on the drawings or as selected by the Architect.

CONTACT ADHESIVE: Type I waterproof as recommended by Plastic Laminate manufacturer.

SHOP DRAWINGS:

Shop drawings shall be submitted to the Architect for review.

Indicate method of joining, fabrication of drawers, finishing of edges and material used. Show methods of fastening, brading and connecting to work of other trades.

Draw profiles, sections, and views of items especially manufactured for this work at a scale large enough to permit checking for design conformity.

SAMPLES:

Samples of wood, plastic laminates and other finish materials and hardware shall be submitted to the Architect for approval and selection.

DELIVERY AND STORAGE:

Schedule deliveries to avoid delays and to prevent greater accumulation than can be suitably stored at site. Store factory-packaged cabinetry in protected and dry locations.

Do not bring cabinetry items into building until receiving spaces are thoroughly dry.

Store and handle materials and assembled work to prevent damage. Protect finished surfaces from soiling and staining. Repair or replace damaged work as directed by the Architect.

FABRICATION

- 1. Fabricate to Premium Quality Standards.
2. Shop prepare and identify components of assemblies for matching during site assembly.
3. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.
4. Cabinet style: Flush overlay.
5. Underside wall cabinet finish style commensurate with the cabinet style specified above.
6. Cabinet shelf thickness and construction to be min. 3/4" plywood to match cabinets.
7. Grain direction and matching criteria per AIA/AIAWMA Standards for Premium Grade.
8. Stile and rail door panel to match Architects sample

FINISHING MATERIALS AND APPEARANCE - To match Architects sample

- 1. Finish to be off white finish with Taupe brush strokes, satin sheen.

FINISHING REQUIREMENTS

- 1. Sand work smooth and set exposed nails [and screws].
A. For opaque finishes, apply wood filler in exposed nail [and screw] indentations and sand smooth.
B. For transparent finishes, use wax or burn-in filler which blends with surrounding color and sheen, often after stain and before final top coat.
2. When combining wood and laminates or other specialty products, careful consideration must be given to finishing specifications.
3. Finish work in the factory in accordance with AWI Section 1500.
4. Seal surfaces in contact with cementitious materials.

INSTALLATION

- 1. Verify adequacy of backing and support framing.
2. Verify mechanical, electrical, and building items affecting work of this section are in place and ready to receive this work.
3. Install work in accordance with Premium Grade, Section 1700, QSI.
4. Set and secure materials and components in place, plumb and level.

ADJUSTING - Adjust moving or operating parts to function smoothly and correctly.

CLEANING - Remove stain and soil that would show through finish or interfere with painting. Repair or replace work damaged after installation. Remove excess materials and debris from the site.

GUARANTEE - The cabinet shop shall provide the Owner with a one year unconditional written guarantee against defects in materials and workmanship.

BITUMINOUS DAMPPROOFING SECTION 07 11 13

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

This Section includes hot-applied and cold-applied, emulsified asphalt dampproofing applied to the exterior face of exterior concrete and masonry walls, below grade.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated. Include recommendations for method of application, primer, number of coats, coverage or thickness, and protection course.
B. Material Certificates: For each product, signed by manufacturers.

1.4 QUALITY ASSURANCE

A. Source Limitations: Obtain primary dampproofing materials and primers through one source from a single manufacturer. Provide secondary materials recommended by manufacturer of primary materials.

1.5 PROJECT CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit asphalt dampproofing to be performed according to manufacturers' written instructions.

PART 2 -PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
1. Cold-Applied, Emulsified-Asphalt Dampproofing:
a. Euclid Chemical Company (The).
b. Koppers Industries, Inc.
c. Sonneborn, Div. of ChemRex, Inc.

2.2 BITUMINOUS DAMPPROOFING

- A. Cold-Applied, Emulsified-Asphalt Dampproofing:
1. Trowel Coats: ASTM D 1227, Type II, Class 1
2. Fibered Brush and Spray Coats: ASTM D 1227, Type II, Class 1.
3. Brush and Spray Coats: ASTM D 1227, Type III, Class 1.

2.3 MISCELLANEOUS MATERIALS

- A. Emulsified-Asphalt Primer: ASTM D 1227, Type III, Class 1, except diluted with water as recommended by manufacturer.
B. Asphalt-Coated Glass Fabric: ASTM D 1668, Type 1

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, with Applicator present, for compliance with requirements for surface smoothness and other conditions affecting performance of work.
1. Begin dampproofing application only after substrate construction and penetrating work have been completed and unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Protection of Other Work: Mask or otherwise protect adjoining exposed surfaces from being stained, spotted, or coated with dampproofing. Prevent dampproofing materials from entering and clogging weep holes and drains.
B. Clean substrates of projections and substances detrimental to work; fill voids, seal joints, and apply bond breakers if any, as recommended by prime material manufacturer.

3.3 APPLICATION, GENERAL

A. Comply with manufacturer's written recommendations unless more stringent requirements are indicated or required by project conditions to ensure satisfactory performance of dampproofing.
1. Apply additional coats if recommended by manufacturer or required to achieve coverages indicated.
2. Allow each coat of dampproofing to cure 24 hours before applying subsequent coats.
B. Apply dampproofing to footings and foundation walls where opposite side of wall faces building interior or occupied space whether indicated or not.
1. Apply from finished-grade line to top of footing, extend over top of footing, and down a minimum of 6 inches over outside face of footing.
2. Extend 12 inches onto intersecting walls and footings, but do not extend onto surfaces exposed to view when Project is completed.
3. Install flashings and corner protection stripping at internal and external corners, changes in plane, construction joints, cracks, and where shown as "reinforced," by embedding an 8-inch wide strip of asphalt-coated glass fabric in a heavy coat of dampproofing. Dampproofing coat required for embedding fabric is in addition to other coats required.

3.8 CLEANING

A. Remove dampproofing materials from surfaces not intended to receive dampproofing.

WATER REPELLANTS SECTION 07 19 00

GENERAL

Provide transparent, non-yellowing, non-gloss water repellent coating for vertical applications for sealing exterior exposed stucco, and concrete walls.

SUBMITTALS

Submit for approval samples, product data, mock-ups, warranty.

QUALITY ASSURANCE

Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

Use waterbase products where volatile organic solvents are not permitted and in areas where adequate ventilation is limited.

MATERIALS

Specified products below are mineral-gum based, silanes, resins, stearates, or siloxane sealers by Hydrozo Products Company or approved equal.

Stucco:

To seal only, Clear 16 or Enviroseal 20 in water base.
To modify color, first coat of Colorseal stain in water base, second coat Clear 16.

INSTALLATION

Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials with uniform appearance. Coordinate with work of other sections.

THERMAL INSULATION SECTION 07 21 00

GENERAL

Provide insulation in locations and types as shown on Construction Documents.

SPRAY-ON INSULATION: Self supported, spray applied, SPRAY FOAM Insulation.

- 1. Thermal Resistance: R-Values shall meet or exceed values in Energy Code Calculations for this project. (See details for additional information).
2. Thickness: per R-Value. Refer to drawings.
3. Fire Resistance: ASTM E84
Flame Spread: <20
Smoke Development: <400
Fuel Contribution: 0

GLASS FIBER BLANKET BATT INSULATION: Glass fibers formed with binders into resilient flexible blankets or semi-rigid batts; ASTM C665 Types I, II, or III, unfaced or faced units as indicated, densities of not less than 0.5 lb. per cu. ft., k-value of 0.27; manufacturer's standard lengths and widths as required to coordinate with spaces to be insulated.

RIGID INSULATION BOARD: At interior of masonry wall perimeter as shown: Polyiso rigid insulation board, 1" thick. Board size to be 24" wide x lengths as shown on details. Minimum R' value of 6.0 per inch. Adhesive for applying boards as recommended by insulation manufacturer.

POLYETHYLENE VAPOR BARRIER: 6-mil polyethylene film INSTALL INSULATION IN FULL THICKNESS as shown over entire area to be insulated. Cut and fit tightly around obstructions, and fill voids with insulation. Remove projections which interfere with placement. Install in accordance with manufacturer's instructions.

JOINT SEALANTS SECTION 07 92 00

GENERAL

Provide and install sealants with requirements included herein, in order to establish and maintain airtight, vermin proof, and waterproof continuous seals on a permanent basis.

PROJECT CONDITIONS

Do not proceed with installation of joint sealants under the following conditions:

When ambient and substrate temperature conditions are outside limits permitted by joint sealant manufacturer.

Where joint widths are less than those allowed by joint sealant manufacturer for applications indicated.

Until contaminants capable of interfering with adhesion are removed from joint substrates.

MATERIALS

Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.

SEALANTS

Acrylic Emulsion Latex: ASTM C 834, Single component, non-staining, non-bleeding, non-sagging, gun-grade; color as selected. Tremco Acrylic Latex 834. INTERIOR USE ONLY

Polyurethane Sealant Type S: ASTM C920, Grade NS, Class 25, Use NT, M, A; single component, chemical curing, non-staining, non-bleeding; color as selected by Architect. MASONRY JOINTS SUBJECT TO RECEIVE PAINT ONLY.

Polyurethane Sealant Type S: ASTM C920, Grade NS, Class 25, Use NT, M, A; multicomponent, chemical curing, non-staining, non-bleeding; color as selected by Architect. - 2 part urethane sealant. MASONRY JOINTS SUBJECT TO RECEIVE PAINT ONLY.

One Part Nonacid Curing Silicone Sealant: Type S, Grade NS, Class 25, and complying with the following requirements for uses and additional joint movement capability: Tremco Spectrem 2, Dow Corning 790, Dow Corning 791, Dow Corning 795. ALL EXTERIOR JOINT SEALING CONDITIONS AT WINDOW, DOOR, & METAL FLASHINGS.

One Part Mildew Resistant Silicone Sealant: Type S; Grade NS; Class 25; Uses NT, G, A, and as applicable to nonporous joint substrates indicated, O, Foumulated with fungicide; intended for sealing interior joints with nonporous substrates and subject to in-service exposure to conditions of high humidity and temperature extremes. BATHROOM AREAS.

Acoustical Sealant for Concealed Joints: Manufacturer's standard, nondraining, non-hardening, non-skinning, non-staining, gunnable, synthetic rubber sealant recommended for sealing interior concealed joints to reduce transmission of airborne sound. Tremco Acoustical Sealant, s acceptance of substrates.

ACCESSORIES

Primer - Non-staining type, recommended by sealant manufacturer to suit application.

Joint Cleaner - Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.

Joint Backing - ASTM D 1056; round, closed cell polyethylene foam rod; oversized 30 to 50 percent larger than joint width; Green Rod Manufactured by MMC Inc.

Bond Breaker - Pressure sensitive tape recommended by sealant manufacturer to suit application.

Masking Tape - Non-staining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

INSTALLATION

Examine substrate; report unsatisfactory conditions in writing. Beginning work means acceptance of substrates.

Provide sealants in colors as selected from manufacturer's standards.

Clean joint surfaces immediately before installation. Prime or seal joint surfaces as recommended by manufacturer. Comply with manufacturer's instructions. Fill sealant rabbit to a slightly concave surface, slightly below adjoining surfaces. Where horizontal joints are between a horizontal surface and vertical surface, fill joint to form a minimum 1/4" radius convex cove, so that the joint will not trap moisture and dirt. Clean adjoining surfaces by whatever means may be necessary to eliminate evidence of spillage.

Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections. Clean and prime joints, and install bond breakers, backer rods and sealant as recommended by manufacturers.

Depth shall equal width up to 1/2" wide; depth shall equal 1/2 width for joints over 1/2" wide.

Provide sealant at base of water-resistant gypsum board. Provide 1/2" high continuous bead of silicone sealant between water-resistant gypsum board panels and concrete floors, prior to installation of floor and wall finishes.

Cure and protect sealants as directed by manufacturers. Replace or restore damaged sealants. Clean adjacent surfaces to remove spillage.

HOLLOW METAL DOORS & FRAMES SECTION 08 11 13

PART 1 - GENERAL

1.1 SUMMARY

- A. SECTION INCLUDES
1. Work under this section comprises of furnishing hollow metal doors and frames, fire labeled and non-labeled, as scheduled.
B. RELATED DOCUMENTS
1. Related documents, drawings and general provisions of contract, including General and Supplementary Conditions and Division 01 specification sections apply to this section. The latest published edition of each reference applies.
C. RELATED SECTIONS
1. 08 10 00 - Rough Carpentry
2. 08 14 13 - Wood Doors
3. 08 71 00 - Door Hardware
4. 08 74 00 - Access Control Hardware
5. 09 91 00 - Painting

1.2 REFERENCES

A. The intent of this document is that all hollow metal and its application will comply or exceed the standards identified below. The latest published edition of each reference applies.

B. STANDARDS

- 1. ASTM - American Society for Testing and Materials.
2. ANSI - American National Standards Institute.
3. NAAMM / IHMAA - Hollow Metal Manufacturers Association
4. SDI - Steel Door Institute.
5. ANSI / SDI-100 - Recommended Specifications for Standrad Steel Doors and Frames.
6. ANSI-A250.4 - Steel Doors and frames Physical Endurance.
7. ASTM-F476 - Standard Test Methods for Security of Swinging Door Assemblies.
8. SDI-105 - Recommended Erection Instructions for Steel Frames.
9. SDI-107 - Hardware on Steel Doors (reinforcement application).
10. UL752 - Ballistic Standards.
C. BUILDING CODE REFERENCES
1. ADA - Americans with Disabilities Act
2. ANSI / UL10C - Standard for Safety for Positive Pressure Fire tests of Door Assemblies.
3. ANSI-A117.1 - Accessible and Usable Building and Facilities.
4. FEMA 361 - Hurricane and Tornado Guidelines.
5. IBC 2013 - International Building Code.
6. NFPA 80 - Standard for Fire Doors and Other Opening Protectives.
7. NFPA 101 - Life Safety Code.
8. NFPA 105 - Standard for the Installation of Smoke Door Assemblies and Other Opening Protectives.
9. NFPA 252 - Standard Method of Fore tests of Door Assemblies
10. UL 1784 - Air Leakage tests of Door Assemblies.

1.3 SUBMITTALS

A. GENERAL REQUIREMENTS

1. Submit copies of the hollow metal door and frame shop drawings in accordance with Division 1, General Requirements.
2. Submittal shall be embossed or have the imprint of a Certified, up to date, Seal stamp.

B. PRODUCT DATA

- 1. Submit shop drawings showing fabrication and installation of standard steel doors and frames. Include details of each frame type, elevations of door and frame types, conditions at openings, details of construction, location and installation requirements of door and frame hardware reinforcements, and details of joints and connections. Show anchorage and accessory items.
C. SHOP DRAWINGS
1. Provide a schedule of doors and frames using same reference numbers for details and door openings as those on the contract documents. Shop drawings should include the following information:
a. Material thickness and/or gauge.
b. Door core material.
c. Mortises and reinforcements.
d. Anchorage types.
e. Locations of exposed fasteners.
f. Glazed, louvered and paneled openings.
g. Mounting locations of standard hardware.

1.4 QUALITY ASSURANCE

A. SUBSTITUTIONS

1. All substitution requests must be submitted within the procedures and time frame as outlined in Division 01, General Requirements. Approval of products is at the discretion of the architect and his consultant.

B. MANUFACTURER QUALIFICATIONS

- 1. Select a qualified hollow metal distributor, who is a direct account of the manufacturer of the products furnished. In addition, that distributor must have in their regular employment an Architectural Hardware Consultant (AHC), a Certified Door Consultant (CDC), or an Architectural Openings Consultant (AOC), who will be available to consult with the Architect and Contractor regarding any matters affecting the door and frame opening.
C. FIRE RATED DOOR ASSEMBLIES
1. All labeled fire door assemblies to be of a type that have been classified and listed in accordance with the latest edition of NFPA80 and test in compliance with NFPA-252, and UL10C. A physical label is to be affixed to the fire door at an authorized facility; embossed labels are acceptable on standard 3-sided door frames.
2. For openings required to be fire rated exceeding limitations of labeled assemblies, submit manufacturer's certification that each door and frame assembly has been constructed to conform to design, materials and construction equivalent to requirements for labeled construction.
3. Project requires door assemblies and components that are compliant with positive pressure and S-label requirements. Specifications must be cross-referenced and coordinated with hardware and other door manufacturers to ensure that total opening engineering is compatible with UL10C Standard for Positive Pressure Fire Tests of Door Assemblies.

a. Certification(s) of compliance shall be made available upon request by the Authority Having Jurisdiction.

D. SEVERE STORM PRODUCTS

- 1. Hurricane Doors: Door systems required to comply with the Miami-Dade County Product Control Approval System or the Florida Building Code Approval System meeting the requirements of Miami-Dade County test protocols PA 2011, PA 202, PA 203 and Florida Building Code test protocols TAS 201, TAS 202, and TAS 203.

1.5 WARRANTY

A. All doors and frames shall be warranted in writing by the manufacturer against defects in materials and workmanship for a period of one (1) year commencing on acceptance, the date of completion.

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IF PLOTTED AT 11" X 17", SCALE IS ONE HALF AS NOTED. NOT VALID WITHOUT EMBOSSED SEAL AND SIGNATURE OF THE ARCHITECT. © 2021 BY PARKER WALTER GROUP INC.



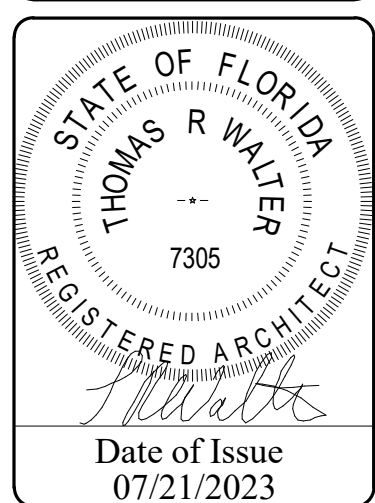
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ARCHITECTURAL SPECIFICATIONS
Scale: 1/2" = 1'-0"

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SN-2.00



HOLLOW METAL DOORS & FRAMES SECTION 08 11 13

PART II - PRODUCTS

- 2.1 MANUFACTURERS
A. Subject to compliance with requirements, provide standard hollow metal doors and frames by one of the following:
1. Mesker, a division of dormakaba.
2. Steelcraft, an Allegion Company.
3. Curries, an Assa Abloy Company.
2.2 MATERIALS
A. All doors and frames shall be manufactured of commercial quality cold rolled steel per ASTM-A366 and A568 general requirements; galvanized to A60 or G60 or galvanealed to A40 minimum coating weight standard per ASTM-A924.

2.3 DOORS

- A. Provide 1 3/4" thick doors of materials and ANSI/SDI-100 grades and models specified below, or as indicated on drawings or schedules:
1. Interior Doors: Level 2, Model 2 - Seamless Mesker NP Series.
a. Interior doors shall be minimum 20-gauge cold-rolled, galvanealed, or galvanized G90 steel face sheets to be securely bonded to the core.
2. Exterior Doors: Level 3, Model 2 - Seamless Mesker NP Series.
a. Exterior doors shall be minimum 16-gauge cold-rolled, galvanealed, or galvanized G90 steel face sheets to be securely bonded to the core.
3. Security Doors: Level 3, Model 2 - Seamless Mesker NVS Series.
a. Doors shall be minimum 16-gauge steel with both lock and hinge rail edge of door continuously wire welded the entire height of the door.
4. All doors shall be reinforced for hardware as shown below where necessary to preclude the use of thru-bolts.
5. Exit Devices: 14-gauge
6. Door Closers: 14-gauge box.
7. Full Flush Type Door Construction;
a. Polystyrene: Reinforced, stiffened, sound deadened and insulated with rigid polystyrene core bonded to the inside faces of both panels with contact adhesive.
8. Honeycomb: Reinforced, stiffened, and sound deadened and insulated with impregnated Kraft honeycomb core completely filling the inside of the doors and laminated to inside faces of both panels using contact adhesive applied to both panels and honeycomb core.
9. Steel Stiffened: Vertically steel stiffeners and sound deadened with fiberglass batt insulation.
10. Temperature Rise Doors: Solid Mineral fiberboard one-piece core material to comply with 250 Degree F (121 Degree C) maximum temperature rise rating.
11. All doors to be square edge standard and have top and bottom channels of not less than 16-gauge, flush or inverted, welded to the face sheets.
12. All door lock edges (not square-edge standard) shall be beveled 1/8" in 2" and shall have top and bottom channels of not less than 16-gauge, flush or inverted, welded to the face sheets.
13. All doors shall have a full height 14-gauge hinge rail reinforcement channel, or individual 10-gauge hinge reinforcements.
14. All doors to conform to ANSI-A250.4 Level "A" criteria and shall be tested to 1,000,000 opening cycles and 23 twist tests.
15. Certification of Level "A" doors are to be submitted with approval drawings by supplier upon request. Do no bid or supply any type or grade of door not having been tested and passed these criteria.

2.4 FRAMES

- A. Provide hollow metal frames for doors, transoms, sidelights, borrowed lights, and other openings, of types and styles as shown on the drawings and schedules. Conceal fastenings unless otherwise indicated.
1. Interior Frames: Level 2, 16-gauge
2. Exterior Frames: Level 2, 16-gauge, galvanized or galvanealed
3. Security Grade Frames: 14-gauge
a. Mesker, a division of dormakaba.
b. Steelcraft, an Allegion Company.
c. Curries, an Assa Abloy Company.
B. All frames over 36" in width shall be 14 gauge.
C. Frames shall be 12, 14, or 16 gauge, cold-rolled, galvanealed, or galvanized G90 steel to be break-formed to the design specifications required.
D. All frames shall have minimum 7-gauge hinge reinforcements, 14-gauge lock strike reinforcing, and 14-gauge closer reinforcing.
E. All frames shall have minimum 7-gauge hinge reinforcements with an additional high frequency 12-gauge hinge reinforcement welded to the top hinge, 14-gauge lock strike reinforcing, and closer reinforcing.
F. Provide temporary shipping bars to be removed before setting frames.
G. All frames with drilled stops shall receive three (3) silencers on strike jacks of single frames and two (2) silencers on heads of double frames.
H. Provide minimum 0.0179" thick steel plaster guards or mortar boxes at back of hardware cutouts where mortar or other materials might obstruct hardware operation and to close off interior of openings.
I. All frame components to comply with ANSI A250.8 (R2006). Fire labeling in accordance with NFPA and available in FM (standard), WHI (Intertek) and Underwriters Laboratories.

PART III - EXECUTION

- 3.1 INSTALLATION
A. Install steel doors, frames, and accessories per factory installation instructions and in accordance with ANSI A250.11, per shop drawings, and manufacturer's data as specified.
B. Comply with provisions of SDI-105, "Recommended Erection Instructions for Steel Door Frames," unless otherwise indicated.
3.2 ADJUSTING AND CLEANING
A. Immediately after erection, sand smooth any rusted or damaged areas of prime coat and apply touch-up of compatible air-drying primer.
B. Immediately before final inspection, remove protective wrappings from doors and frames.

DOOR HARDWARE SECTION 08 71 00

PART 1 - GENERAL

- 1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
SUMMARY
A. Section includes:
1. Mechanical and electrified door hardware for:
a. Swinging doors.
B. Related Sections:
1. Division 01 Section "Alternates" for alternates affecting this section.
2. Division 07 Section "Joint Sealants" for sealant requirements applicable to threshold installation specified in this section.
3. Division 09 sections for touchup finishing or refinishing of existing openings modified by this section.
1.2 REFERENCES
A. UL - Underwriters Laboratories
1. UL 10B - Fire Test of Door Assemblies
2. UL 10C - Positive Pressure Test of Fire Door Assemblies
3. UL 1784 - Air Leakage Tests of Door Assemblies
4. UL 305 - Panic Hardware
B. DHI - Door and Hardware Institute
1. Sequence and Format for the Hardware Schedule
2. Recommended Locations for Builders Hardware
3. Key Systems and Nomenclature
C. ANSI - American National Standards Institute
1. ANSIBHMA A156.1 - A156.29, and ANSIBHMA A156.31 - Standards for Hardware and Specialties.
D. Building Codes.
1.2 SUBMITTALS
A. General:
1. Submit in accordance with Conditions of Contract and Division 01 requirements.
2. Highlight, encircle, or otherwise specifically identify on submittals deviations from Contract Documents, issues of compatibility or other issues which may detrimentally affect the Work.
B. Action Submittals:
1. Product Data: Product data including manufacturers' technical product data for each item of door hardware, installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.
2. Samples: After final approval of hardware schedule, provide templates for doors, frames and other work specified to be factory prepared for door hardware installation.

1.3 QUALITY ASSURANCE

- A. Product Substitutions: Comply with product requirements stated in Division 01 and as specified herein.
1. Where specific manufacturer's product is named and accompanied by "No Substitute," including make or model number or other designation, provide product specified.
B. Supplier Qualifications and Responsibilities: Recognized architectural hardware supplier with record of successful in-service performance for supplying door hardware similar in quantity, type, and quality to that indicated for this Project and that provides certified Architectural Hardware Consultant (AHC) available to Owner, Architect, and Contractor, at reasonable times during the Work for consultation.
1. Warehousing Facilities: In Project's vicinity.
2. Scheduling Responsibility: Preparation of door hardware and keying schedules, including Shop Drawings, based on testing and engineering analysis of manufacturer's standard units in assemblies similar to those indicated for this Project.
3. Engineering Responsibility: Preparation of data for electrified door hardware, including Shop Drawings, based on testing and engineering analysis of manufacturer's standard units in assemblies similar to those indicated for this Project.
4. Coordination Responsibility: Coordinate installation of electronic security hardware with Architect and electrical engineers and provide installation and technical data to Architect and other related subcontractors.
5. Work on completion of electronic security hardware installation, inspect and verify that all components are working properly.
C. Installer Qualifications: Qualified tradesmen, skilled in application of commercial grade hardware with record of successful in-service performance for installing door hardware similar in quantity, type, and quality to that indicated for this Project.
D. Architectural Hardware Consultant Qualifications: Person who is experienced in providing consulting services for door hardware installations that are comparable in material, design, and extent to that indicated for this Project and meets these requirements:
1. For door hardware, DHI-certified, Architectural Hardware Consultant (AHC).
2. Can provide installation and technical data to Architect and other related subcontractors.
3. Can inspect and verify components are in working order upon completion of installation.
4. Capable of producing wiring diagrams.
5. Capable of coordinating installation of electrified hardware with Architect and electrical engineers.
E. Single Source Responsibility: Obtain each type of door hardware from single manufacturer.
1. Provide electrified door hardware from same manufacturer as mechanical door hardware, unless otherwise indicated.
2. Manufacturers that perform electrical modifications and that are listed by testing and inspecting agency acceptable to authorities having jurisdiction are acceptable.
3. Exterior Openings Severe Windstorm Components testing: Listed and labeled by a testing and inspecting agency acceptable to authority having jurisdiction, based on testing according to ANSI A250.13. Further compliance with Florida Building Codes for Exterior Openings.
4. Fire-Rated Door Openings: Provide door hardware for fire-rated openings that complies with NFPA 80 and requirements of authorities having jurisdiction. Provide only items of door hardware that are listed and are identical to products tested by Underwriters Laboratories, Intertek Testing Services, or other testing and inspecting organizations acceptable to authorities having jurisdiction for use on types and sizes of doors indicated, based on testing at positive pressure and according to NFPA 252 or UL 10C and in compliance with requirements of fire-rated door and door frame labels.

1.4 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period.
1. Warranty Period: Years from date of Substantial Completion, for durations indicated.
a. Closers:
1) Mechanical: 10 years.
b. Locksets:
1) Mechanical: 3 years.
2) Electrified: 1 year.
2. Warranty does not cover damage or faulty operation due to improper installation, improper use or abuse.

1.5 MAINTENANCE

- A. Maintenance Tools:
1. Furnish complete set of special tools required for maintenance and adjustment of hardware, including changing of cylinders.

PART 2 - PRODUCTS

- 2.1 MANUFACTURERS
A. The Owner requires use of certain products for their unique characteristics and particular project suitability to ensure continuity of existing and future performance and maintenance standards. After investigating available product offerings Awarding Authority has elected to prepare proprietary specifications.
B. Approval of manufacturers and/or products other than those listed as "Scheduled Manufacturer" or "Acceptable Manufacturers" in the individual article for the product category shall be in accordance with QUALITY ASSURANCE article, herein.
C. Approval of products from manufacturers indicated in "Acceptable Manufacturers" is contingent upon those products providing all functions and features and meeting all requirements of scheduled manufacturer's product.
D. Hand of Door: Drawings show direction of slide, swing, or hand of each door leaf. Furnish each item of hardware for proper installation and operation of door movement as shown.
E. Where specified hardware is not adaptable to finished shape or size of members requiring hardware, furnish suitable types having same operation and quality as type specified, subject to Architect's approval.

2.2 HINGES

- A. Provide Five-knuckle, Ball Bearing hinges.
1. Manufacturers and Products:
a. Scheduled Manufacturer and Product: Stanley FBB series
b. Acceptable Manufacturer: Ives 55B series, McKinney TA series, Hager BB series.
B. Requirements, unless otherwise specified:
1. 1-3/4" thick doors, up to and including 36 incheswide:
a. Exterior: Standard weight, bronze or stainless steel, 4-1/2 inch high.
b. Interior: Standard weight, steel, 4-1/2 inch high.
2. 1-3/4" thick doors over 36 incheswide:
a. Exterior: Heavy weight, bronze/stainless steel, 5 inchhigh.
b. Interior: Heavy weight, steel, 5 inch high.
3. 2" or thicker doors:
a. Exterior: Heavy weight, bronze or stainless steel, 5 inch high.
b. Interior: Heavy weight, steel, 5 inch high.
4. Provide three hinges per door leaf for doors 90 inches or less in height, and one additional hinge for each 30 inches of additional door height.
5. Where new hinges are specified for existing doors or existing frames, provide new hinges of identical size to hinge preparation present in existing door or existing frame.
6. Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:
a. Steel Hinges: Steel pins.
b. Non-Ferrous Hinges: Stainless steel pins.
c. Out-Swinging Exterior Doors: Non-removable pins.
d. Out-Swinging Interior Lockable Doors: Non-removable pins.
e. Interior Non-lockable Doors: Non-rising pins.
7. Width of hinges: 4-1/2" at 1-3/4" thick doors, and 5" at 2" or thicker doors. Adjust hinge width as required for door, frame, and wall conditions to allow proper degree of opening.
8. Doors 36" wide or less furnish hinges 4-1/2" high; doors greater than 36" wide furnish hinges 5" high, heavy weight or standard weight as specified.
9. Provide hinges with electrified options as scheduled in the hardware sets. Provide with sufficient number and wire gage to accommodate electrical function of specified hardware. Locate electric hinge at second hinge from bottom or nearest to electrified locking component.
10. Provide mortar guard for each electrified hinge specified, unless specified in hollow metal frame specification.
11. Provide spring hinges where specified. Provide two spring hinges and one bearing hinge per door leaf for doors 90 inchesor less in height. Provide one additional bearing hinge for each 30 inchesof additional door height.
12. Interior hinges with additional corrosion resistant coating.

2.3 FLUSH BOLTS

- A. Manufacturers:
1. Scheduled Manufacturer: Rockwood
2. Acceptable Manufacturer: Trimco,Burns, Don-Jo, Ives.
B. Requirements:
1. Provide automatic, constant latching, and manual flush bolts with forged bronze or stainless steel face plates, extruded brass levers, and with wrought brass guides and strikes. Provide 12" steel or brass rods at doors up to 90 inches in height. For doors over 90 inches in height increase top rods by 1/2" for each additional 6" of door height.
Provide dust-proof strikes at each bottom flush bolt.

2.4 MORTISE LOCKS - GRADE 1, HEAVY DUTY

- A. Manufacturers and Products:
1. Scheduled Manufacturers and Products: Best 45H Heavy Duty Mortise.
2. Acceptable Manufacturers: Dorma M9000 Series, Sargent 8200 series.
B. Mortise Type Locks and Latches:
1. Tested and approved by BHMA for ANSI A156.13, Series 1000, Operational Grade 1, Heavy Duty, Security Grade 2 and be UL10C.
2. Fit ANSI A115.1 door preparation.
3. 2-3/4" backset.
4. Solid, one-piece, 3/4" throw, anti-friction latchbolt made of self-lubricating stainless steel.
5. Deadbolt functions shall have 1" throw bolt made of hardened stainless steel.
6. Auxiliary deadbolt to be made of one-piece stainless steel, permanently lubricated.
7. Provide sufficient curved strike lip to protect door trim.
8. Lever handles must be of forged or cast brass, bronze or stainless steel construction and conform to ANSI A117.1. Levers that contain a hollow cavity are not acceptable.
9. Lock shall have self-aligning, thru-bolled trim.
10. Mortise cylinders of lock shall have a concealed internal setscrew for securing the cylinder to the lockset. The internal setscrew will be accessible only by removing the core, with the control key, from the cylinder body.
11. Provide locksets with 7-pin removable and interchangeable corecylinders.
12. Core face must be the same finish as the lockset.
13. Functions as indicated in the hardware groups.
14. Lever Design: "14" Lever, "J" Trim

2.5 BORED LOCKS - GRADE 1, HEAVY DUTY

- A. Manufacturers and Products:
1. Scheduled Manufacturers and Products: Stanley Commercial QCL100 Series.
2. Acceptable Manufacturers: Dorma C800 Series, Sargent 10 Line series.
B. Requirements
1. Provide cylindrical locks conforming to ANSIBHMA A156.2 Series 4000, Grade 1. Cylinders: Refer to "KEYING" article, herein.
2. Provide locksets with separate anti-rotation through bolts, and no exposed screws. Provide levers that operate independently and have external return spring cassettes mounted under roses to prevent lever sag.
3. Lever Trim: Solid cast levers without plastic inserts and wrought roses on both sides.
4. Lever Design: "M" Summit Lever.

2.6 BORED LOCKS - GRADE 2, STANDARD DUTY

- A. Manufacturers and Products:
1. Scheduled Manufacturers and Products: Stanley Commercial QCL200 Series.
2. Acceptable Manufacturers: Dorma CL700 Series, Sargent 10 Line series.
B. Requirements
1. Certified by BHMA for ANSI A156.2 Series Grade 2, UL10C listed.
2. ANSI A117.1 Accessibility Code (ADA Compliant).
3. Fit modified ANSI A115.2 door preparation.
4. 2-3/4" backset standard.
5. Latch Faceplate 1 1/8" x 2 1/4".
6. ANSI Strike 1 1/4" x 4 7/8" standard.
7. 1/2" inch throw latchbolt for all single doors.
8. Function and design as indicated in the hardware groups.
9. Lever Design: "M" Summit Lever.

2.7 DEADBOLT LOCKS

- A. Cylindrical Deadbolt:
1. Manufacturers and Products:
a. Scheduled Manufacturers and Products: Best T Series
b. Acceptable Manufacturers: Dorma D800 Series, LCN 1460 Series.
2. Requirements:
a. Tested and approved by BHMA for ANSI A156.5, Operational Grade 1.
b. Fit modified ANSI A115.3 door preparation.
c. Locksets and cores to be of the same manufacturer to maintain 2-3/4" backset, or 2 3/8" backset as needed.
e. 1" throw deadbolt.
f. Provide locksets with 7-pin core.

2.8 DIGITAL PUSHBUTTON LOCKSETS (BATTERY-OPERATED):

- A. Self-Contained Keypad Locks: BHMA A156.25, mortise; with internal, battery-powered, self-contained electronic locks; consisting of complete lockset, motor-driven lock mechanism, and actuating device; enclosed in zinc-dichromate-plated, wrought-steel case, and strike that suits frame.
B. Acceptable Manufacturers and Products: Best EZ Keypad Mortise Locks.
2. Mechanical Mortise Lock Specification:
a. Tested and approved by BHMA for ANSI A156.13, Series 1000, Operational Grade 1, Extra-Heavy Duty, Security Grade 2 and be UL10C.
b. Fit ANSI A115.1 door preparation.
c. 2-3/4 inchbackset.
d. Solid, one-piece, 1/2-inch throw, anti-friction latchbolt made of self-lubricating stainless steel.
e. Deadbolt functions shall have 1 inch throw bolt made of hardened stainless steel.
f. Latchbolt and Deadbolt are to extend into the case a minimum of 3/8 inch when fully extended.
g. Auxiliary deadbolt to be made of one piece stainless steel, permanently lubricated.
h. Lever handles must be of forged or cast brass, bronze or stainless steel construction and conform to ANSI A117.1. Levers that contain a hollow cavity are not acceptable.
i. Levers to operate a roller bearing spindle hub mechanism.
j. Mortise cylinders of lock shall have a concealed internal setscrew for securing the cylinder to the lockset. The internal setscrew will be accessible only by removing the core, with the control key, from the cylinder body.
k. Core face must be the same finish as the lockset.
l. 12 position keypad design with audible and visual feedback.
m. 4-cell battery holder, each with AA alkaline batteries.
n. The key override feature allows for mechanical access.
o. Provide weatherable gasket at exterior applications.
3. Electronic Lock Specification:
a. Variable PIN length from 3 - 6 digits.
b. Maximum of 50 users.
c. All programming occurs through the keypad.
d. Passage Mode privilege - authorized users can unlock device for extended periods of time.
e. Deadbolt Override privilege - authorized users can gain access even when a mortise deadbolt is thrown.
f. Provides for 1 Administrator PIN and 5 Supervisor PINs to allow easy management of groups of users.
g. Low Battery Warning: Low battery warning is given via audible and visual responses reducing the potential for complete power loss.

2.9 CYLINDERS

- A. Manufacturer and Product:
1. Scheduled Manufacturer and Product: Best Cormax.
2. Acceptable Manufacturers: Dorma, Sargent.
B. Requirements: Provide cylinders/cores complying with the following requirements.
1. Cylinders/cores compliant with ANSIBHMA A156.5, latest revision, Section 12, Grade 1; permanent cylinders; cylinder face finished to match lockset, manufacturer's series as indicated.
C. Full-sized cylinders with small format, interchangeable cores (SFC), in the below-listed configuration(s), distributed throughout the Project as indicated.
1. Keying: Manufacturer-keyed permanent cylinders/cores, configured into keying system per "KEYING" article herein.
2. Features: Cylinders/cores shall incorporate the following features.
D. Mark permanent cylinders/cores and keys with applicable blind code per DHI publication "Keying Systems and Nomenclature" for identification. Blind code - marks shall not include actual key cuts.
E. Identification stamping provisions must be approved by the Architect and Owner.
F. Failure to comply with stamping requirements shall be cause for replacement of cylinders/cores involved at no additional cost to Owner.
1. Forward cylinders/cores to Owner, separately from keys, by means as directed by Owner.
G. Project Cylinder/Core Distribution: Provide cylinders/cores complying with the following requirements in Project locations as indicated.
H. Replaceable Construction Cores.
1. Provide temporary construction cores replaceable by permanent cores. Provide 12 operating keys for contractor use during construction.
I. Permanent Keyed Cores:
1. Contractor to replace construction cores with permanent cores as directed by Owner. Installation will be in presence of owner representative, indicating keys operate locking hardware and to turn over all permanent keys.

2.10 KEYING

- A. Keying System: Factory registered, complying with guidelines in ANSIBHMA A156.28, incorporating decisions made at keying conference.
B. Keying Requirements - General for Commercial
1. Permanent cylinders/cores keyed by the manufacturer according to the following key system.
C. Key Features: Provide keys with the following features.
1. Patent Protection: Keys and blanks protected by a special broaching in restricted keyway
D. Key Material: Nickel silver; minimum thickness of .107-inch (2.3mm)
1. Identification: Stamp all keys with keyset symbol
2. Quantity of keys:
a. Provide (2) operating keys per keyed core.
b. Provide (6) Master Keys.
c. Provide (2) Control Keys.
E. Coordinate with cylinder/core and key identification requirements above.
F. Stamp keys with Owner's unique key system facility code as established by the manufacturer; key symbol and embossed or stamped with "DO NOT DUPLICATE".
G. Failure to comply with stamping requirements shall be cause for replacement of keys involved at no additional cost to Owner.
DOOR CLOSERS - HEAVY DUTY
A. Manufacturer and Product: Stanley Commercial QDC100 series.
a. Acceptable Manufacturers: Dorma 8900, LCN 4040 XP Series.
B. Requirements:
1. Tested and approved by BHMA for ANSI 156.4, Grade 1.
2. UL10C certified.
3. Closer shall have extra-duty arms and knuckles.
4. Conform to ANSI 117.1.
5. Maximum 2 7/16" case projection with non-ferrous cover.
6. Separate adjusting valves for closing and latching speed, and backcheck.
7. Provide adapter plates, shim spacers and blade stop spacers as required by frame and door conditions.
8. Full rack and pinion type closer with 1-1/2" minimum bore.
9. Mount closers on non-public side of door, unless otherwise noted in specification.
10. Closers shall be non-handed, non-sized and multi-sized.

2.11 DOOR CLOSERS - MEDIUM DUTY

- A. Manufacturers and Products:
1. Scheduled Manufacturer and Product: Stanley Commercial QDC200 series.
2. Acceptable Manufacturers: Dorma 8600 Series, LCN 1460 series.
B. Requirements:
1. Provide door closers conforming to ANSIBHMA A156.4 Grade 1 requirements by BHMA certified independent testing laboratory, ISO 9000 certify closers. Stamp units with date of manufacture code.
2. Provide door closers with fully hydraulic, full rack and pinion action.
3. Hydraulic Fluid: Fireproof, passing requirements of UL10C, and requiring no seasonal closer adjustment for temperatures ranging from 120 degrees F to -30 degrees F.
4. Spring Power: Continuously adjustable over full range of closer sizes and providing reduced opening force as required by accessibility codes and standards.
5. Hydraulic Regulation: By tamper-proof, non-critical valves, with separate adjustment for latch speed, general speed, and backcheck.
6. Provide special templates, drop plates, mounting brackets, or adapters for arms as required for details, overhead stops, and other door hardware items interfering with closer mounting.
OVERHEAD STOPS AND OVERHEAD STOPHOLDERS
A. Manufacturers:
1. Scheduled Manufacturers: ABH
2. Acceptable Manufacturers: Glynn-Johnson, Rixson, Sargent
B. Requirements:
1. Provide heavy duty concealed mounted overhead stop or holder as specified for exterior and interior vestibule single acting doors.
2. Provide heavy duty concealed mounted overhead stop or holder as specified for double acting doors.
3. Provide heavy or medium duty concealed or surface mounted overhead stop or holder for interior doors as specified. Provide medium duty surface mounted overhead stop for interior doors and at any door that swings more than 140 degrees before striking wall, open against equipment, casework, sidelights, and where conditions do not allow wall stop or floor stop presents tripping hazard.
4. Where overhead holders are specified provide friction type at doors without closer and positive type at doors with closer.

ARCHITECTURE ENGINEERING PLANNING
Parker Walter GROUP INC.
160 Candace Drive
Maitland, FL 32751

RAINTREE ECO WASH
160 CANDACE DRIVE
Maitland, FL 32751

Table with 2 columns: Issue Dates, Revisions

ARCHITECTURAL SPECIFICATIONS
Scale: 1/2" = 1'-0"

Plot Date
1/31/2024 4:51:37 PM
Project No.
21049
Drawn By
CT

SN-3.00

STATE OF FLORIDA
THOMAS R WALTER
REGISTERED ARCHITECT
7305
Date of Issue
07/21/2023

DOOR HARDWARE

SECTION 08 71 00

- 2.15 DOOR STOPS AND HOLDERS
A. Manufacturers:
1. Scheduled Manufacturer: Trimco
2. Acceptable Manufacturers: Burns, Don-Jo, Ives, Rockwood
B. Provide door stops at each door leaf.
1. Provide wall stops wherever possible. Provide convex type where mortise type locks are used and concave type where cylindrical type locks are used.
2. Where a wall stop cannot be used, provide universal floor stops for low or high rise options.
3. Where wall or floor stop cannot be used, provide medium duty surface mounted overhead stop.
2.16 THRESHOLDS, SEALS, DOOR SWEEPS, AND GASKETING
A. Manufacturers:
1. Scheduled Manufacturer: National Guard
2. Acceptable Manufacturers: Pemko, Reese, Zero International
B. Requirements:
1. Provide thresholds, weatherstripping (including door sweeps, seals, astragals) and gasketing systems (including smoke, sound, and light) as specified and per architectural details. Match finish of other items.
2. Size of thresholds:
a. Saddle Thresholds: 1/2" high by jamb width by door width
b. Bumper Seal Thresholds: 1/2" high by 5" wide by door width
3. Provide door sweeps, seals, astragals, and auto door bottoms only of type where resilient or flexible seal strip is easily replaceable and readily available.
2.17 SILENCERS
A. Manufacturers:
1. Scheduled Manufacturer: Trimco
2. Acceptable Manufacturers: Burns, Don-Jo, Ives, Rockwood
B. Requirements:
1. Provide "push-in" type silencers for hollow metal or wood frames.
2. Provide one silencer per 30 inches height on each single frame, and two for each pair frame.
3. Omit where gasketing is specified.
2.18 DOOR VIEWERS
A. Door Viewer: 150 degree angle, one-way, solid brass body with glass lens.
1. Scheduled Manufacturer: Ives U696, UL Listed or comparable product.
2. Acceptable Manufacturers: Ives, Rockwood
2.19 KEY CONTROL CABINET
A. Manufacturers:
1. Telkeo, Lund, MMF
B. Key Control Cabinet. Provide one wall mounted key cabinet complete with hooks, index and tags to accommodate 50% expansion. Coordinate mounting location with architect.
2.20 FINISH
A. Designations used in Schedule of Finish Hardware - 3.7, and elsewhere to indicate hardware finishes are those listed in ANSI/BHMA A156.18 including coordination with traditional U.S. finishes shown by certain manufacturers for their products.
B. Powder coat door closers to match other hardware, unless otherwise noted.
C. Aluminum items shall be finished to other predominant adjacent material. Gasketing to coordinate with frame color.

PART 3 - EXECUTION

- 3.1 EXAMINATION
A. Prior to installation of hardware, examine doors and frames, with installer present, for compliance with requirements for installation tolerances, labeled fire-rated door assembly construction, wall and floor construction, and other conditions affecting performance.
B. Existing Door and Frame Compatibility: Field verify existing doors and frames receiving new hardware and existing conditions receiving new openings. Verify that new hardware is compatible with existing door and frame preparation and existing conditions.
C. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.
D. Proceed with installation only after unsatisfactory conditions have been corrected.
3.2 PREPARATION
A. Where on-site modification of doors and frames is required:
1. Carefully remove existing door hardware and components being reused. Clean, protect, tag, and store in accordance with storage and handling requirements specified herein.
2. Field modify and prepare existing door and frame for new hardware being installed.
3. When modifications are exposed to view, use concealed fasteners, when possible.
4. Prepare hardware locations and reinstall in accordance with installation requirements for new door hardware and with:
a. Steel Doors and Frames: For surface applied door hardware, drill and tap doors and frames according to ANSISDI A250.6.
b. Wood Doors: DHI WDHS.5 "Recommended Hardware Reinforcement Locations for Mineral Core Wood Flush Doors."
c. Doors in rated assemblies: NFPA 80 for restrictions on on-site door hardware preparation.
3.3 INSTALLATION
A. Mounting Heights: Mount door hardware units at heights to comply with the following, unless otherwise indicated or required to comply with governing regulations.
1. Standard Steel Doors and Frames: ANSISDI A250.8.
2. Custom Steel Doors and Frames: HMMA 831.
3. Wood Doors: DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors."
B. Install each hardware item in compliance with manufacturer's instructions and recommendations, using only fasteners provided by manufacturer.
C. Do not install surface mounted items until finishes have been completed on substrate. Protect all installed hardware during painting.
D. Set units level, plumb and true to line and location. Adjust and reinforce attachment substrate as necessary for proper installation and operation.
E. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.
F. Install operating parts so they move freely and smoothly without binding, sticking, or excessive clearance.
G. Hinges: Install types and in quantities indicated in door hardware schedule but not fewer than quantity recommended by manufacturer for application indicated or one hinge for every 30 inches of door height, whichever is more stringent, unless other equivalent means of support for door, such as spring hinges or pivots, are provided.
H. Lock Cylinders: Install construction cores to secure building and areas during construction period.
1. Replace construction cores with permanent cores as indicated in keying section.
I. Door Closers: Mount closers on room side of corridor doors, inside of exterior doors, and stair side of stairway doors from corridors. Closers shall not be visible in corridors, lobbies and other public spaces unless approved by Architect.
J. Thresholds: Set thresholds in full bed of sealant complying with requirements specified in Division 07 Section "Joint Sealants."
K. Stops: Provide floor stops for doors unless wall or other type stops are indicated in door hardware schedule. Do not mount floor stops where they may impede traffic or present tripping hazard.
L. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.
M. Meeting Site Gasketing: Fasten to meeting stiles, forming seal when doors are closed.
N. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed.
ADJUSTING
A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust proper control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.
1. Spring Hinges: Adjust to achieve positive latching when door is allowed to close freely from an open position of 30 degrees.
2. Electric Strikes: Adjust horizontal and vertical alignment of keeper to properly engage lock bolt.
3. Door Closers: Adjust sweep period to comply with accessibility requirements and requirements of authorities having jurisdiction.
B. Occupancy Adjustment: Approximately three months after date of Substantial Completion, Installer's Architectural Hardware Consultant shall examine and readjust each item of door hardware, including adjusting operating forces, as necessary to ensure function of doors, door hardware, and electrified door hardware.
3.5 CLEANING AND PROTECTION
A. Clean adjacent surfaces soiled by door hardware installation.
B. Clean operating items as necessary to restore proper function and finish.
C. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of Substantial Completion.
3.6 DEMONSTRATION
A. Provide training for Owner's maintenance personnel to adjust, operate, and maintain door hardware and door hardware finishes. Refer to Division 01 Section "Demonstration and Training."
3.7 DOOR HARDWARE SCHEDULE
A. Locksets, exit devices, and other hardware items are referenced in the hardware sets on the drawings for series, type and function. Refer to the above specifications for special features, options, cylinders/keying, and other requirements.

CEMENT PLASTERING (STUCCO)

SECTION 09 24 00

PROVIDE material and labor for installation of Exterior Stucco System as shown on drawings.
WORK INCLUDED: Portland Cement plaster system Aggregate surface finish.
REFERENCES: ANSIASTM C91- Masonry Cement, ASTM C150- Portland Cement, ANSIASTM C206 - Finishing Hydrated Lime, ANSIASTM C207 - Hydrated Lime for Masonry purposes. ANSIASTM C897- Aggregate for Job-Mixed Portland Cement-Based Plasters. ANSIASTM C926 - Application of Portland Cement-Based Plaster. PCA (Portland Cement Association) - (Stucco) Manual. AST. C 1063 - Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster. ASTM D 1784 - Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Compounds and Chlorinated Poly (Vinyl Chloride) (CPVC Compounds). ASTM D 4216- Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) and Related PVC and Chlorinated Poly (Vinyl Chloride) (CPVC) and Building Products Compounds.
QUALITY ASSURANCE: Applicator: Company specializing in cement plaster work with 5 years documented experience. Apply cement plaster in accordance with PCA Stucco Manual.
ENVIRONMENTAL REQUIREMENTS: Maintain minimum ambient temperature of 50 degrees F (10 degrees C) during and after installation of plaster.
PRODUCTS:
ACCEPTABLE MANUFACTURERS:
A. Thoro
B. Plastic Components, Inc., 9051 N.W. 97th Ter., Miami, FL 33178; 305-885-0561;
C. Substitutions: or Equal.
PLASTER BASE COAT MATERIALS:
A. Cement: ASTM C150, Normal - Type 1 gray color.
B. Lime: ANSIASTM C206, Type S.
C. Aggregate: natural sand.
D. Water: Clean, fresh, potable and free of mineral or organic matter which can effect plaster.
E. Bonding Agent: ANSIASTM C631 +/- type recommended for bonding plaster to concrete masonry surfaces.
F. Plaster Mix Reinforcement: Glass fibers, 1/2 inch nominal length, alkali resistant.
PLASTER, BROWN & FINISH COAT MATERIALS:
A. Cement: as specified for plaster base coat, gray color.
B. Lime: As specified for plaster base coat.
C. Water: Clean, fresh, potable and free of any mineral or organic matter which can effect plaster.
D. Finish texture to be sand pebble.
E. After allowing for proper curing, apply finish coat and apply 2 coats of latex paint.

CEMENT PLASTER MIXES:

- A. Mix and proportion cement plaster in accordance with manufacturer's instructions.
B. Basecoat and Browncoat: One part cement, minimum 3 1/2 and maximum 4 parts aggregate, and minimum 15 percent and maximum 25 percent hydrated lime, and glass fibers at a rate of 1-1/2 lbs per sack of cement.
C. Brown and Finish Coat: Per system specifications.
D. Add Color Pigments in accordance with manufacturer's instructions.
E. Add air entrainment admixtures to provide 5-7 percent entrainment in all coats.

EXECUTION:

INSPECTION:
Verify that all surfaces and site conditions are ready to receive work.
Masonry: Verify joints are cut flush and surface is ready to receive work of this Section.
PREPARATION:
Protect surfaces near the work of this section from damage or disfigurement. Dampen masonry surfaces to reduce excessive suction. Clean concrete surfaces of foreign matter. Clean surfaces using acid solutions, solvents, or detergents. Wash surfaces with clean water.
CONTROL AND EXPANSION JOINTS:
Locate exterior control joints every 12 feet in each direction.

PLASTERING ON WOOD FRAME SUBSTRATE:

Apply plaster in accordance with manufacturers instructions.
Apply scratch coat to a nominal thickness of 3/8 inch, brown coat to a nominal thickness of 3/8 inch, and a finish coat to a nominal thickness of 1/8 inch over lathed surfaces. Apply brown coat immediately following initial set of scratch coat. After curing, dampen base coat prior to applying finish coat.

PLASTERING ON MASONRY SUBSTRATE:

Apply plaster in accordance with manufacturers instructions.
Apply scratch coat to a nominal thickness of 1/4 inch, brown coat to a nominal thickness of 1/4 inch, and a finish coat to a nominal thickness of 1/8 inch over lathed surfaces. Apply brown coat immediately following initial set of scratch coat. After curing, dampen base coat prior to applying finish coat.

TOLERANCES: Maximum variation from True Flatness: 1/8 inch in 10 feet.

GYPSUM BOARD

SECTION 09 29 00

PROVIDE and install screw-type metal support system, gypsum wallboard, and drywall finishing of partitions, furring, ceiling and soffit drops where shown or noted on the drawings and as specified herein.
METAL FURRING: ASTM C645, 25 gage, 7/8" size hat-shaped unless noted otherwise.
Z-FURRING MEMBERS: ASTM A525, G90, 26 gage minimum, 1"-1/2" depth unless noted otherwise, screw-type zee-shaped furring members designed for mechanical attachment of insulation boards to nonolithic concrete and masonry walls.
GYPSUM WALLBOARD: Rated walls and ceilings to be ASTM C36, Type X, tapered edge, 1/2" thickness on ceilings and 1/2" on walls, unless otherwise indicated; in maximum lengths available to minimize joints. Gypsum backing board may be utilized for multi-layer applications.
All standard wall installations to be, standard gyp board, tapered edge, unless otherwise indicated.
All finishes on wall shall be "Level 5" and on ceilings light "orange peel". Note typical details has no baseboard at bottom of drywall. Provide a "z" bead, with 1/2" finished reveal above finished floor.
WATER-RESISTANT GYPSUM WALLBOARD: 1/2" thick square cut ends, taped edges.
CEMENTITIOUS BOARD: Glass fiber reinforced portland cement "Wonderboard" or equal.
TRIM ACCESSORIES: Provide manufacturer's standard galvanized steel trim with beads for concealment of flanges in joint compound. Use vinyl trim with water-resistant gyp. board.
JOINT TREATMENT: ASTM C475, paper reinforcing joint tape, with ready mixed vinyl-type joint compound, multi-purpose grade.
COMPLY WITH "Gypsum Construction Handbook" by United States Gypsum Co., Gypsum Assoc. GA-216 "Recommended Specifications for the Application and Finishing of Gypsum Board" and ASTM C754 "Installation of Framing Members to Receive Screw Attached Gypsum Wallboard, Backing Board, or Water Resistant Backing Board" for all installations.
INSTALL GYPSUM BOARD vertically to avoid end-but joints where possible. If necessary, locate end-but joints as far from center of walls and ceilings as possible, and stagger not less than 1'-0". Do not install imperfect, damaged or damp boards. Do not force in place. Locate joints over supports, with like-edges (tapered or cut) abutting. Form control joints with space between edges of boards, prepared to receive trim accessories.
BASE OF WATER-RESISTANT BOARD: Provide 1/2" gap between bottom of water-resistant gypsum board and floor surface for installation of continuous silicone sealant.
INSTALL CORNER BEADS at all external corners of drywall Work. Install edge trim at all edges where gypsum board is exposed or semi-exposed. Install control joints above all door jambs and as indicated on the drawings.
APPLY JOINT TREATMENT at all joints (both directions), metal trim flanges, penetrations, fastener heads, surface defects and elsewhere as required to prepare work for final finish. At minimum apply joint compound in three (3) coats, and sand smooth between last two (2) coats and after last coat. All interior wall finishes shall be "Level 5". All interior ceilings shall be light orange peel.
INSTALL ACOUSTICAL INSULATION in partitions indicated on Drawings to achieve STC Ratings noted. Install acoustical insulation in partitions tight with spaces, around cut openings, behind, aroundand tight to penetrating items. Install acoustical sealant in accordance with manuf. instructions.

TILE WORK

SECTION 09 30 00

PROVIDE ceramic tile, porcelain tile & stone flooring with matching cove base and bullnose edge trim, where indicated on the Drawings and as required herein.
TILE shall be thin-set in Adhesive. Use sanded cement grout with acrylic additive. Exterior floors, decks, or patios should be sloped 1/8" per foot minimum to allow for drainage. The TCNA guidelines for slopes will not apply to this application.
MATERIALS: See finish legend for floor, base, and wall materials.
COMPLY WITH MANUFACTURER'S instructions for mixing and installation of materials.
EXTEND tile work into recesses and under or behind equipment and fixtures, to form a complete covering without interruptions, except as otherwise shown. Terminate work neatly at obstructions, edges and corners without disrupting pattern or joint alignments.
ACCURATELY form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures and other penetrations so that plates, colors, or covers overlap tile.
GROUT RELEASE: American Olean "Grout Away" product #4604. Install tile according to extents and pattern on the drawings. Apply Grout Release according to manuf. instructions. Grout may then be applied.
WATERPROOFING MEMBRANE (INTERIOR): Noble Seal TS, or approved equal. Install membrane in accordance with manufacturer's instructions over concrete substrate prior to installation where indicated on the drawings.
UNDER TILE WATERPROOFING (EXTERIOR): Refer to Section 07180.

JOINTING PATTERN:

Unless otherwise shown, lay tile in grid pattern. Align joints when adjoining tiles on floor, base, walls and trim are same size. Layout take work and center tile fields in both directions in each space or on each wall area. Adjust to minimize tile cutting. Provide uniform joint widths.
PROVIDE EXPANSION JOINTS in tile at all expansion, construction and control joints in the building structure in accordance with TCA Handbook Method EJ171. Keep expansion joints free from adhesive or grout. Install backer rod and sealant as detailed on dwgs.

CLEANING:

Upon completion of placement and grouting, clean all ceramic tile surfaces so they are free of foreign matter. Unglazed tile may be cleaned with acid solutions only when permitted by tile and grout manufacturer's printed instructions, but not sooner than 14 days after installation. Protect metal surfaces, cast iron and vitreous plumbing fixtures from effects of acid cleaning. Flush surface with clean water before and after cleaning.

FINISHED TILE WORK:

Leave finished installation clean and free of cracked, chipped broken unbonded, or otherwise defective tile work.
PROTECTION: When recommended by tile manufacturer, apply a protective coat of neutral protective cleaner to completed tile walls and floors. Protect installed tile work with Kraft paper of other heavy covering during construction period to prevent damage and wear.

PROHIBIT foot and wheel traffic from using tiled floors for at least three (3) days after grouting is completed.

BEFORE FINAL INSPECTION remove protective coverings and rinse neutral cleaner from tile surfaces.

CARPET

SECTION 09 68 00

GENERAL
Provide carpeting; Carpet and pad for tackless installation.
SUBMITTALS
Submit for approval samples, product data, warranty, maintenance data, extra stock, proposed seaming layout.
QUALITY ASSURANCE
Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions. Provide carpet materials meeting applicable fire regulations.
MATERIALS
Carpet will be selected by Allowance amount, SEE INDIVIDUAL UNIT REFERENCE PLAN.
Provide carpet: Per Owner/ Interior Designer Selection
INSTALLATION
Comply with recommendations of Carpet and Rug Institute "Specifier's Handbook".
Prepare surfaces and install materials in accordance with manufacturer's instructions and approved submittals. Clean, patch, and level substrate. Install materials in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
Install edge guards and reducer strips as required; clean and protect.

PAINTING

SECTION 09 91 00

WORK INCLUDES surface preparation and painting of interior and exterior surfaces for the total project. Where items or surfaces are not specifically mentioned, paint the same as similar adjacent materials or areas.
PAINTING NOT REQUIRED: Unless otherwise indicated, painting is not required on casework, plastic laminate, mechanical equipment, plumbing fixtures, electrical equipment (excluding exposed distribution cabinet(s)) electrical devices, or food service equipment. Metal surfaces of anodized aluminum, stainless steel, chromium plate and similar finished materials do not require finish painting. Do not paint over code-required labels or equipment identification labels.
JOB CONDITIONS: Apply paints only when temperature of surfaces to be painted and surrounding air temperatures are within recommended range permitted by the paint manufacturer's printed instructions.
MATERIALS: Paint and stain materials as listed in the finish legend.
FIELD SAMPLES: On actual wall surfaces and other exterior and interior building components, duplicate painted finishes of prepared samples. Provide full-coat finish samples on at least 100 sq. ft. of surface, as directed, until required sheen, color and texture is obtained, simulate finished lighting conditions for review of in-place work.
Final acceptance of colors will be from samples applied on the job.
SURFACE PREPARATION: Clean surfaces of dirt, rust, scale, grease, moisture, or other conditions otherwise detrimental to formation of a durable paint film. Perform preparation and cleaning procedures in accordance with paint manufacturer's printed instructions for each particular substrate condition.
REMOVE hardware, accessories, plates, lighting fixtures, and similar items in place and not to be finish-painted, or provide protection prior to surface preparation and painting operations. Remove, if necessary, for complete painting of items and adjacent surfaces. Following completion of painting of each space or area, reinstall removed items.
COMPLY with manufacturer's printed directions in applying paint materials. Use applicators and techniques best suited for substrate and type of material being applied.
SCHEDULING: Apply first-coat material to surfaces that have been cleaned, pre-treated or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration. Allow sufficient time between successive coatings to permit proper drying. Do not re-coat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and application of another coat of paint does not cause lifting or loss of adhesion of the undercoat.
FORMULATE color of prime coat to match color of finish coats.

APPLY PAINT to provide an opaque, smooth surface of uniform finish, color, appearance and coverage. Cloudiness, spotting, holidays, lap marks, brush marks, runs, sags, ropiness or other surface imperfections will not be acceptable.

APPLY ADDITIONAL PAINT coats when undercoats, stains or other conditions show through final coat of paint, until paint film is of uniform finish, color and appearance. Give special attention to insure that surfaces, including edges, corners, crevices, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces. Remove, refinish or repaint Work not in compliance with specified requirements.

CLEAN-UP: During the progress of the Work, remove from site discarded paint materials, rubbish, cans and rags at end of each work day. Upon completion of painting Work, clean window glass and other damaged paint-spattered surfaces. Remove spattered paint and clean damaged finish surfaces. Touch-up and restore all damaged or defaced painted surfaces after completion of Work of other trades.

SCHEDULE - SHOP PRIMED ITEMS FOR SITE FINISHING:

Metal Fabrication (Section 05500): Exposed surfaces of bollards, trash enclosure frame and exposed surfaces of linets. Collector Heads and Downspouts (Section 07631): Exposed surfaces of metal. Manufactured Roof Specialties (Section 07710): Exposed surfaces of metal copings and trim. Steel Doors & Frames (Section 08100): Interior and exterior faces of steel doors and frames. Roof Ventilators: Exposed surfaces of roof ventilators to match roofing.

SCHEDULE - EXTERIOR SURFACES

- PAVEMENT MARKINGS: One coat alkylid traffic paint, white.
- WOOD - STAIN: Two coats transparent weather resistant stain.
- CONCRETE, CONCRETE BLOCK (VERTICAL APPLICATIONS):
1. Primer: SW Loxon Block Surfer, A24W200 50-100 sq ft per gal, 16.0 mils wet, 8.8 mils dry.
2. Finish Coat #1: SW Loxon XP Coating, A24-1400 Series, 14.0 - 18.0 mils wet, 12 - 16 mils dry.
3. Finish Coat #2: SW Loxon XP Coating, A24-1400 Series, 14.0 - 18.0 mils wet, 12 - 16 mils dry.
- CONCRETE, CONCRETE BLOCK (HORIZONTAL APPLICATIONS):
1. Primer: SW Loxon Block Surfer, A24W200 50-100 sq ft per gal, 16.0 mils wet, 8.8 mils dry.
2. Finish Coat #1: SW Loxon Acrylic Coating, A24 Series 200 sq ft per gal, 8.0 mils wet, 3.7 mils dry.
3. Finish Coat #2: SW Loxon Acrylic Coating, A24 Series 200 sq ft per gal, 8.0 mils wet, 3.7 mils dry.

- EXTERIOR STUCCO (VERTICAL APPLICATIONS):

1. Primer: SW Loxon Concrete and Masonry Primer, A24W8300 200-300 sq ft per gal, 5.3-8.0 mils wet, 2.1-3.2 mils dry.
2. Finish Coat #1: SW Loxon XP Coating, A24-1400 Series, 14.0 - 18.0 mils wet, 12 - 16 mils dry.
3. Finish Coat #2: SW Loxon XP Coating, A24-1400 Series, 14.0 - 18.0 mils wet, 12 - 16 mils dry.

- EXTERIOR STUCCO (HORIZONTAL APPLICATIONS):

1. Primer: SW Loxon Concrete and Masonry Primer, A24W8300 200-300 sq ft per gal, 5.3-8.0 mils wet, 2.1-3.2 mils dry.
2. Finish Coat #1: SW Loxon Acrylic Coating, A24 Series 200 sq ft per gal, 8.0 mils wet, 3.7 mils dry.
3. Finish Coat #2: SW Loxon Acrylic Coating, A24 Series 200 sq ft per gal, 8.0 mils wet, 3.7 mils dry.

- STEEL - UNPRIMED: One coat zinc chromate primer. Two coats alkylid enamel, gloss.
- STEEL - SHOP PRIMED: Touch-up with zinc chromate primer. Two coats alkylid enamel, gloss.
- STEEL - GALVANIZED: One coat zinc chromate primer. Two coats alkylid enamel, gloss.

SCHEDULE - INTERIOR SURFACES

- CONCRETE, CONCRETE BLOCK: One coat block primer. One coat primer sealer latex. One coat latex, flat.
- STEEL - UNPRIMED: One coat zinc chromate primer. Two coats latex-enamel, stain.
- STEEL - PRIMED: One coat zinc chromate primer. One coat latex-enamel, satin.
- STEEL - GALVANIZED: One coat zinc chromate primer. One coat latex-enamel, satin.
- GYPSUM DRYWALL - WALLS AND CEILING:
1. Primer: SW Premium Wall & Wood Interior Latex Primer, B28W8111 350-400 sq ft per gal, 4.0 mils wet, 1.8 mils dry
2. Finish Coat #1: SW Emerald Interior Latex Flat, K35 Series 350-400 sq ft per gal, 4.0 mils wet, 1.6 mils dry.
3. Finish Coat #2: SW Emerald Interior Latex Flat, K35 Series 350-400 sq ft per gal, 4.0 mils wet, 1.6 mils dry.

- WOOD - DOORS AND TRIM (coating to be spray applied only):
1. Primer: SW Premium Wall & Wood Interior Latex Primer, B28W8111 350-400 sq ft per gal, 4.0 mils wet, 1.8 mils dry.
2. Finish Coat #1: SW ProClassic Waterborne Interior Acrylic Semi-Gloss, B31 Series 350-400 sq ft per gal, 4.0 mils wet, 1.3 mils dry.
3. Finish Coat #2: SW ProClassic Waterborne Interior Acrylic Semi-Gloss, B31 Series 350-400 sq ft per gal, 4.0 mils wet, 1.3 mils dry.
- WOOD - TRANSPARENT: AWI System #3 as specified in Carpentry Sections. Washcoat. One coat stain. Filler coat (for open grained wood only). One coat sealer. Top coat, refer to millwork drawings.
- WOOD - PAINTED: One coat alkylid primer sealer. Two coats alkylid enamel, surface as scheduled.

SPECIALTIES

SECTION 10 00 00

PROVIDE the following specialties as indicated on the Drawings and as specified herein.

FIRE EXTINGUISHERS & CABINETS: As scheduled on the drawings.

TOILET ACCESSORIES: As scheduled on the drawings.

EQUIPMENT

SECTION 11 00 00

WORK INCLUDED: Install Owner furnished equipment and furnishings, where shown on the drawings, as specified herein, and as needed for a complete and proper installation. Coordinate for delivery, receive at the site, unload, protect, set-in-place, and coordinate final connections.

QUALITY ASSURANCE: In addition to complying with requirements of governmental agencies having jurisdiction, installation of all equipment shall comply with: Underwriters Laboratory (UL) for items with electrical components National Electrical Manufacturers Association (NEMA)

COORDINATION: Verify and coordinate rough-in locations of electrical, phone and data connections. Examine and inspect rough-in services, and installation of floor, ceiling or other conditions upon which the equipment is to be installed- verify that dimensions of such items are acceptable before installation of the Work. Do not proceed until unsatisfactory conditions have been corrected.

INSTALLATION: Set each item of non-mobile and non-portable equipment securely in place, leveled and adjusted to correct height. Anchor to supporting substrate where indicated and where required for sustained operation and use without shifting or dislocation. Conceal anchorages where possible.

ADJUST AND CLEAN: Test each item of operational equipment to determine that it is operating properly. Coordinate repair or replacement of equipment found to be defective with the Equipment supplier. Remove protective coverings, if any, and clean items, ready for use.

FIRE SUPPRESSION

SECTION 21 00 00

Refer to Fire Sprinkler Drawings. All work shall, as a minimum, conform to all local codes, methods, standards and specifications.

PLUMBING

SECTION 22 00 00

Refer to Plumbing Drawings. All work shall, as a minimum, conform to all local codes, methods, standards and specifications.

HVAC

SECTION 23 00 00

Refer to HVAC Drawings. All work shall, as a minimum, conform to all local codes, methods, standards and specifications.

ELECTRICAL

SECTION 26 00 00

Refer to Electrical Drawings. All work shall, as a minimum, conform to all local codes, methods, standards and specifications.

EARTHWORK

SECTION 31 00 00

Refer to Civil Drawings. All work shall, as a minimum, conform to all local codes, methods, standards and specifications.

UTILITIES

SECTION 33 00 00

Refer to Civil Drawings. All work shall, as a minimum, conform to all local codes, methods, standards and specifications.

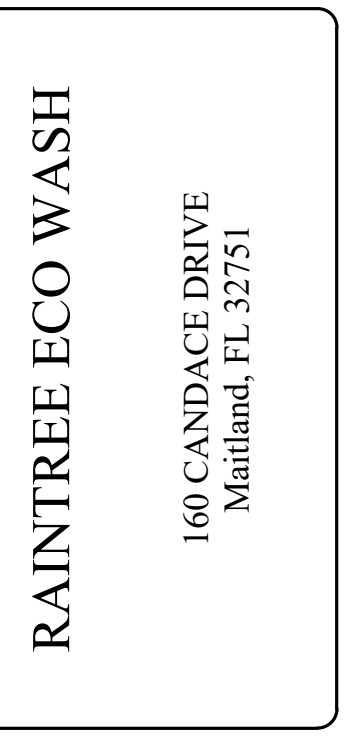


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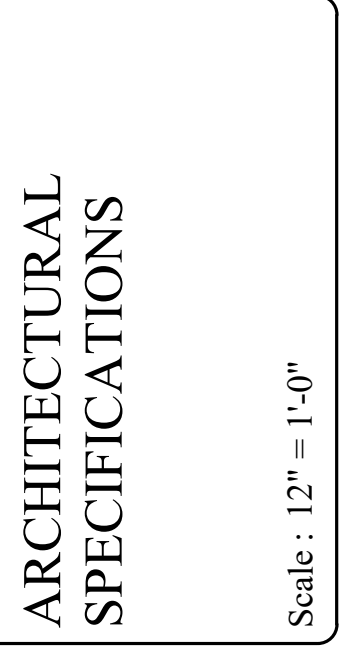


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