

CHAMPLAIN

TOWERS

SOUTH

A Development Of
Toronto Enterprises

8777 Collins Avenue
Surfside, Florida

135 UNIT CONDOMINIUM			
UNIT	Number	sq ft	type
A	12	2242	3-2
B	12	1794	2-2
C	23	1673	2-2
D	11	1748	2-2
E	11	1590	2-2
F	11	1728	2-2
G	22	1200	1-2
H	22	1425	1-1c-2
I	11	1728	2-2

*Railin's Details
A-29-30*

TOWN OF SURFSIDE

- Approved
- Approved as noted
- Disapproved

George P. Schuman
Inspector

Reviewed: *Approved*
Planning & Zoning Board Date: *10/17/79*

TOWN MANAGER
Richard O. Baker

TOWN OF SURFSIDE
APPROVED:
Bldg. Inspector: *Y. P.* Date: *11/13/79*
Electrical: *J. J.* Date: *8/20/79*
Plumbing: *J. J.* Date: *8/20/79*
Mechanical Ins.: *J. J.* Date: *8/20/79*
Subject to Health Dept. Approval

WILLIAM M. FRIEDMAN ARCHITECT		GERGIO BREITERMAN ENGINEER		FLORIDA ENGINEERING SERVICES	
ARCHITECTURAL		STRUCTURAL		ELECTRICAL	
A-1 COVER SHEET AND INDEX A-2 SPECIFICATIONS A-3 SPECIFICATIONS A-4 SPECIFICATIONS A-5 SPECIFICATIONS A-6 SITE PLAN & FOUNTAIN DET. A-7 LANDSCAPE PLAN A-8 WEST ELEVATION A-9 NORTH ELEVATION A-10 EAST ELEVATION A-11 SOUTH ELEVATION A-12 GARAGE & BASEMENT PLAN A-13 FIRST FLOOR PLAN A-14 TYPICAL FLOOR PLAN A-15 PENT HOUSE FLOOR PLAN A-16 ROOF PLAN A-17 1/4" TYPICAL UNIT — "C" & "B" A-18 1/4" TYPICAL UNIT — "A" & "D" A-19 1/4" TYPICAL UNIT — "E" & "G" A-20 1/4" TYPICAL UNIT — "H" & "I" A-21 1/4" TYPICAL UNIT — I		S-1 FOUNDATION S-2 GARAGE SLAB S-3 LOBBY FLOOR S-4 SECOND FLOOR S-5 TYPICAL S-6 PENT HOUSE S-7 ROOF S-8 COLUMN SCHEDULE & BEAM SCHEDULE		E-1 SITE PLAN E-2 GARAGE PLAN E-3 LOBBY PLAN E-4 TYPICAL E-5 ROOF E-6 1/4" TYPICAL UNIT — "A" & "B" E-7 1/4" TYPICAL UNIT — "C" & "D" E-8 1/4" TYPICAL UNIT — "E" & "G" E-9 1/4" TYPICAL UNIT — "H" & "I" E-10 ELECTRICAL SCHEDULE E-11 T.V., TELEPHONE, & FIRE ALARM RISER.	
				PLUMBING P-1 SITE PLAN P-2 GARAGE PLAN P-3 LOBBY P-4 TYPICAL P-5 ROOF P-6 1/4" TYPICAL UNIT — "A" & "B" P-7 1/4" TYPICAL UNIT — "C" & "D" P-8 1/4" TYPICAL UNIT — "E" & "G" P-9 1/4" TYPICAL UNIT — "H" & "I" P-10 PLUMBING RISERS SPRINKLERS SP-1 GARAGE PLAN SP-2 LOBBY PLAN SP-3 TYPICAL SP-4 RISERS & NOTES SP-5	
				AIR CONDITIONING AC-1 GARAGE PLAN AC-2 LOBBY PLAN AC-3 TYPICAL AC-4 ROOF AC-5 1/4" TYPICAL UNIT — "A" & "B" AC-6 1/4" TYPICAL UNIT — "C" & "D" AC-7 1/4" TYPICAL UNIT — "E" & "G" AC-8 1/4" TYPICAL UNIT — "H" & "I" AC-9 SCHEDULE & DETAILS	

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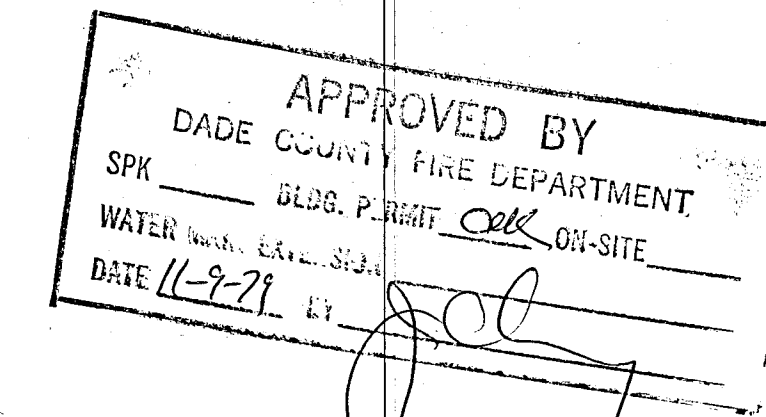
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8777 Collins Avenue
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Joe Miller
932-9100
866-7777

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FIRE APPROVAL
REQUIRED FOR C.O.

WILLIAM M. FRIEDMAN
ARCHITECT

SERGIO BREITERMAN
ENGINEER

FLORIDA ENGINEERING SERVICES

ARCHITECTURAL

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A-3 SPECIFICATIONS
A-4 SPECIFICATIONS
A-5 SPECIFICATIONS
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A-7 LANDSCAPE PLAN
A-8 WEST ELEVATION
A-9 NORTH ELEVATION
A-10 EAST ELEVATION
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A-12 GARAGE & BASEMENT PLAN
A-13 FIRST FLOOR PLAN
A-14 TYPICAL FLOOR PLAN
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A-18 1/4" TYPICAL UNIT — "A"
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A-21 1/4" TYPICAL UNIT — "I"

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A-24 DOOR FINISH SCHEDULE
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S-4 SECOND FLOOR
S-5 TYPICAL
S-6 PENT HOUSE
S-7 ROOF
S-8 COLUMN SCHEDULE & BEAM SCHEDULE

ELECTRICAL

E-1 SITE PLAN
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E-6 1/4" TYPICAL UNIT — "A" & "B"
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PLUMBING

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P-10 PLUMBING RISEZS

SPRINKLERS

SP 1 GARAGE PLAN
SP 2 LOBBY PLAN
SP 3 TYPICAL
SP 4 RISEZS & NOTES
SP 5

AIR CONDITIONING

AC-1 GARAGE PLAN
AC-2 LOBBY PLAN
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AC-5 1/4" TYPICAL UNIT — "A" & "B"
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AC-9 SCHEDULE & DETAILS

SPECIFICATIONS

SECTION I DESCRIPTION OF CONTRACT DOCUMENTS & GENERAL CONDITIONS

ART. I

- A. A.I.A. Form A 1 - "Agreement between contractors and owner" Fifth Addition 5 Pages
B. Drawings and plans by the Architect - as prepared by WILLIAM FRIEDMAN & ASSOCIATES ARCHITECT'S INC.
C. These specifications as prepared by the architect and all subsequent addenda agreed to by owner and contractor in writing.
D. All shop and fabrication drawings approved by the architect or engineer pertaining to the various sub-contractors and material suppliers engaged by the contractor.
E. Certified Survey Certificate
F. All sub-contractors will be held responsible for examination of construction or surfaces on which their work is to be applied or to which it connects and report, in writing, to the architect of any conditions which exist that may affect the quality of their work.
G. Where manufacturers names are set forth in these specifications, they are used to set a standard of quality and finish and are not intended as specifying the particular manufacturer to the exclusion of any others.

SECTION II SUPPLEMENTARY GENERAL CONDITIONS

- A. Bids: The owner reserves the right to reject any or all bids.
B. Scope of Specifications, Codes, Ordinances and Legal Requirements
1) Particular attention is called to the fact as it covers and affects the work included under these headings and no attempt has been made to duplicate any of the information or to enumerate the requirements covered by codes, ordinances or other legal requirements.
2) Special attention is called to the fact that, while these specifications follow the general classes of building work, the various headings do not necessarily include all the work to be done by the tradesmen under the said headings and each sub-contractor should therefore examine the entire plans and specifications carefully.
C. Cleaning
1) Remove rubbish and debris daily.
2) Leave job clean upon completion of work including cleaning of hardware fixtures and removal of stains, dust, dirt, and paint. Windows shall be washed by professional window cleaner.
3) Remove all temporary construction.
D. Dimensions: General contractor shall be responsible for the accuracy of layout and all dimensions. Any discrepancies must be reported to the architect before commencing actual construction.
E. Materials: shall be new, of quality specified, delivered in ample supply to prevent delay of the work. Substitutions shall require prior approval by the architect or owner.
F. Manufacturer's Directions: For the applications, installations, and methods shall be followed and are herewith made a part of this specifications. All manufacturer's guarantees, warranties underwriters certificates, shall be properly filed and delivered to the architect upon completion of work.
G. Permits: The general contractor shall secure and pay for building permit and other lawful fees. The general contractor shall secure certificates of inspection and occupancy from authorities having jurisdiction and deliver them to the owner upon completion of work. Inspection fees and reports as required by building authorities shall be paid for by the general contractor.
H. Workmanship: By skilled mechanics under supervision of a competent foreman acceptable to the architect and in accordance with best trade practices.
I. Specifications listings do not limit scope of work, other items shown, or noted on drawings or mentioned elsewhere in specifications, are also to be included.

SECTION III EXCAVATION AND PREPARATION OF SITE

ART. I

- A. Removal or relocation of all utility items necessitated by construction is the responsibility of the contractor.
B. Excavate to levels shown for grade beams, slabs and footings, etc. Clean all bottoms before pouring concrete.
C. Fill and backfill to final finish grades and bottoms of slabs.
D. Plumbing and electrical contractors to excavate and backfill as required for their work.
E. Brace and shore as conditions require. Contractors shall protect adjacent structures and foundations from damage and shall be responsible for any damage to adjacent structures or properties.
F. Fill for slabs: Whenever concrete slabs are shown on the drawings occurring on ground floor fill shall be well compacted - gravel and sand flooded to prevent undue settlement.

SECTION IV CONCRETE AND MASONRY

ART. I Work Included

- A. Cement integral concrete finished as noted on drawings.
B. Reinforced concrete footings, columns, beams, and slabs, including all reinforcing steel and mesh and setting chairs, supports, dowels, inserts and anchors.
C. Concrete block walls, and simulated brick on concrete block as indicated on drawings.
D. Approved admix waterproofing in concrete slab on ground.
E. Concrete curbs at parking area, as shown on site plan.
F. Check all openings at slabs for pipe and duct installations.

ART. II Materials

- A. Concrete Block - ASTM Spec. C-90 Cured 28 Days; 3 Core 8x8x16 blocks. Special blocks for jambs, corners, etc. 2 cell block may be substituted.
B. Portland Cement - ASTM Spec. C-150-44 for Type 1 Cement.
C. Sand - clean, coarse, washed, free from clay, loam or chemical salts.
D. Rock - crushed stone or gravel, well graded, clean, free from shale or other soft materials.
E. Lime - STM Spec. C-207-46T
F. Water - city water
G. Wire Mesh - ASTM Spec. A-82
H. Reinforcing Steel - Domestic, Intermediate grade deformed bars rolled from new billet steel. ASTM - Spec. A-15 deformation Spec. ASTM A-305-49. Refer to notes on structural plans.

ART. III Methods and Workmanship - Concrete and Masonry

- A. Minimum strength concrete for this structure shall be 2500 lbs. per PSI in 28 days and as specified on engineering plans.
B. Storing - in a weather-tight enclosure. Hardened or partially set cement shall not be used in structure and will immediately be moved from the site.
C. Forms - shall be made to conform to the shape size and dimensions of the members shown on the plans. They shall be properly braced and tied to maintain shape and size and insure safety. They shall be tight to prevent leakage of mortar. Temporary access panels shall be provided at the base of all columns to permit cleaning and inspection of same. Forms shall not be stripped until concrete has developed two-thirds of its required strength and not less than four (4) days after placing at columns or slabs; also not less than seven (7) days under cantilever slabs with high early concrete.
D. Reinforcing - shall be free of all mill and rust scale before placing, shall conform to dimensions indicated on the plans and shall be secured with annealed wire, 16 ga. or larger, or suitable clips of shain.
E. Water Cement Ratio and Mix - The proportioning of materials shall be based on the requirements of a plastic and workable mix. Concrete deliveries not conforming to specifications requirements shall be rejected and removed from the project. Water shall not be added to mixed concrete after the truck leaves the batching plant, except with specific direction of the engineer. Each load of concrete is to be examined by a competent observer representing the general contractor and, if found to be of a slump nor within range acceptable, shall be rejected as unfit for use on this project.
F. Mixing - For not less than one minute after all materials are in the drum of an approved batch mixer. For not more than 90 min. stay in transit mixer truck from loading to time of being unloaded.
G. Shop Drawings - Engineers approval of steel shop and placing drawings prior to fabrication and placing. Officially approved prints of these drawings shall be used on the job for actual work, and work shall not proceed without same.
H. Protecting and Curing - Protecting exposed surfaces from premature drying and keep damp for five days. The method selected shall ensure the continuous wetting without alternate wetting and drying of art areas during the five day period.
I. Patching - Defective concrete or concrete out of alignment shall be considered as not conforming to the intent of these specifications and shall be removed, at the contractor's expense, and replaced unless the architect approves patching the areas. This patching to be done in accordance with the architect's directions. Gunite method patching shall be used where directed by the engineer to correct honeycombing or voids at which reinforcing bars are exposed in minor areas. Cut out defective work to solid concrete as directed and obtain architect's inspection and approval before patching.
J. Anchorage - Set bolt anchors as required. Build in hangars, inserts, ties, nailing strips, blocking, slots and keys, required to secure the work of other trades.
K. Exposed Concrete - Remove fins, patch all holes and rub to even plane.
L. Finished Concrete Floors - At interior spaces generally, provide integral finish level and smooth, by mechanical and/or hand troweling on top of concrete slab following placement. Provide proper slopes for drainage.
M. 1) General Work shall be plumb, true and accurate to dimensions shown. Blocks shall be set in running bond and intersections bonded or keyed with wall ties. Blocks shall be cut accurately to fit around pipes, ducts and openings and voids slushed full. All joints full 3/8" wide and struck flush.
2) Mortar - For Concrete Block: Cement Lime mortar - 1:1:6

ART. IV Exterior Sidewalks - shall be installed as shown on drawings as to thickness, reinforcing and slopes. Brush finish surfaces throughout with all outside corners rounded.

SECTION 5 CARPENTRY

ART. I Work Included

- A. Forms, Centering, bracing for concrete work including below grade.
B. Framing for work of all trades
C. Nailing strips, grounds, blocking, and furring for all pipes and ducts.
D. Wood stud partitions, plates.
E. Wood bucks for doors, windows, panels, etc. as required.
F. Rough and builders hardware including nails, bolts, nuts, anchors, screws, etc. as required and not specifically called for under other divisions.
G. Set finish hardware.
H. Set door frames and doors where scheduled.
I. Do incidental work as necessary to complete the building.

ART. II Materials

- A. Rough Carpentry lumber: No. 2 common lf or Douglas Fir unless otherwise shown on plan.
B. All wood throughout in contact with concrete shall be pressure treated or dipped in "Woodlife" minimum of 20 minutes, by approved treating plant.

ART. III Workmanship: by skilled mechanics under the supervision of a competent foreman acceptable to the architect.

SECTION 6 WATERPROOFING AND DAMPROOFING

ART. I

- A. All ground slabs to receive approved ad-mixtures at mixing plant in quantities as specified by the manufacturer.
B. Flashings, etc. as set out in "Roofing and Sheet Metal".

SECTION 7 STRUCTURAL STEEL

ART. I

- A. Scope of Work: Supply all labor, tools, materials and equipment required for the fabrication and erection of all angle lintels, plates and all structural steel shapes shown on the plans & the bolts therefor.
B. Shop Drawings: The contractor shall furnish shop drawings to the engineer for approval before fabrication or any structural steel.
C. Materials - All steel shall conform to ASTM Spec. A-7 for Structural Steel of most recent adoption.
D. Fabrication and Erection of the structural steel shall be done in accordance with the A. I. S. C. "Specification for Fabrication and Erection" of most recent issue.
E. Painting - all structural steel shall receive two shop coats of red lead paint. All field welds and damages to the shop coat shall be painted in the field by this sub-contractor.

SECTION 8 ROOFING & SHEET METAL

ART. I Scope of Work:

- A. Built up Roofing
B. Sheet metal flashing and counter flashing.
C. Pitch pans or lead sleeves for all vent stacks and other installation.
D. Metal leaders, heads and overflow scuppers

ART. II Materials:

- A. All roofing materials shall be delivered on site in original packages, bearing manufacturer's labels and shall be Barrett Division, Allied Chemical and Dye Corp., or approved equal.
B. Roofing felt - Barrett, or approved equal 15 lb. felt
C. Asphalt - Barrett, or approved equal
D. Plastic cement - Barrett Elastigum or approved equal
E. Sheet metal - galvanized or .032 sheet aluminum
F. Nails - metal to concrete - 3/4" concrete nails
G. Solder - 90% lead, 50% in new metals.
H. Gravel - Hard, thoroughly washed, dr. free from dirt and range in size 1/4 to 3/8".

ART. III Execution of Work: General

- A. Asphalt shall not be heated above 400 degrees F. and shall be applied between 350 and 375 degrees F.
B. One hundred sixty (160) pounds of asphalt shall be used for construction each (100) one hundred square feet of completed roof.
C. Felts so laid as to be free from wrinkles and buckles so that no pronounced ridges are formed at laps.
D. Mappings of pitch shall be used between plies and shall uniformly cover the entire lapped surfaces so that in no place felt touches felt.
E. Installation of 4 ply built up roof areas shall conform to Barrett's specifications for 10 years Bondable roofs. If bond is required owner is to pay for bond at the rate of \$1.75 per 100 sq. ft. of roof areas.
F. For roof decks:
1) Over entire surface lay 4 plies of tarred felt, lapping each sheet 27 1/2" over preceding one.
2) Over entire surface, pour a flood coat of asphalt and while hot imbed not less than 200 lbs. of gravel for each 100 sq. ft. of roof area.
3) Under all flashings, reinforce with 4 additional plies of tarred felt feathered up side and out the roof deck 6", 7", 8" and 9" in both directions. The first layer reinforcing felts shall be imbedded in pitch and all layers including the top layer shall be covered with heavy uniform layer of pitch base plastic.
4) Set all stack and vent lead flashings as supplied by plumbing contractor.
5) Install scupper drains and down spouts with adjacent flashing as described in plans at locations shown.

SECTION 9 VINYL ASBESTOS TILE

ART. I Work Required

- A. Install Tile
B. Surface preparation

ART. II Materials

- A. Vinyl asbestos plastic tile 1/8" by John Mansville or American Biltrite. All colors to be selected by owner or architect.
B. 4" or 6" cover base
C. Mastic

Architect's stamp: WILLIAM M. FRIEDMAN & ASSOCIATES ARCHITECTS, INC. 138 S.E. 14th LANE 3588044 CHAMPLAIN TOWERS SOUTH 8777 COLLINS AVE. 1305 UNIT CONDOMINIUM COMM. No. DATE: SHEET 2 OF 30

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J. Anchorage - Set bolt anchors as required. Build in hangers, inserts, ties, nailing strips, blocking, slots and keys, required to secure the work of other trades.
K. Exposed Concrete - Remove fins, patch all holes and rub to even plane.
L. Finished Concrete Floors - At interior spaces generally, provide integral finish level and smooth, by mechanical and/or hand troweling on top of concrete slab following placement. Provide proper slopes for drainage.
M. 1) General Work shall be plumb, true and accurate to dimensions shown. Blocks shall be set in running bond and intersections bonded or keyed with wall ties. Blocks shall be cut accurately to fit around pipes, ducts and openings and voids slushed full. All joints full 3/8" wide and struck flush.
2) Mortar - For Concrete Block: Cement Lime mortar - 1:1:6

ART. IV

Exterior Sidewalks - shall be installed as shown on drawings as to thickness, reinforcing and slopes. Brush finish surfaces throughout with all outside corners rounded.

SECTION 5 CARPENTRY

ART. I Work Included

- A. Forms, Centering, bracing for concrete work including below grade.
B. Framing for work of all trades
C. Nailing strips, grounds, blocking, and furring for all pipes and ducts.
D. Wood stud partitions, plates.
E. Wood bucks for doors, windows, panels, etc. as required.
F. Rough and builders hardware including nails, bolts, nuts, anchors, screws, etc. as required and not specifically called for under other divisions.
G. Set finish hardware.
H. Set door frames and doors where scheduled.
I. Do incidental work as necessary to complete the building.

ART. II Materials

- A. Rough Carpentry lumber: No. 2 common lf or Douglas Fir unless otherwise shown on plan.
B. All wood throughout in contact with concrete shall be pressure treated or dipped in "Woodlife" minimum of 20 minutes, by approved treating plant.

ART. III Workmanship: by skilled mechanics under the supervision of a competent foreman acceptable to the architect.

SECTION 6 WATERPROOFING AND DAMPROOFING

ART. I

- A. All ground slabs to receive approved ad-mixtures at mixing plant in quantities as specified by the manufacturer.
B. Flashings, etc. as set out in "Roofing and Sheet Metal".

SECTION 7 STRUCTURAL STEEL

ART. I

- A. Scope of Work: Supply all labor, tools, materials and equipment required for the fabrication and erection of all angle lintels, plates and all structural steel shapes shown on the plans & the bolts therefor.
B. Shop Drawings: The contractor shall furnish shop drawings to the engineer for approval before fabrication or any structural steel.
C. Materials - All steel shall conform to ASTM Spec. A-7 for Structural Steel of most recent adoption.
D. Fabrication and Erection of the structural steel shall be done in accordance with the A. I. S. C. "Specification for Fabrication and Erection" of most recent issue.
E. Painting - all structural steel shall receive two shop coats of red lead paint. All field welds and damages to the shop coat shall be painted in the field by this sub-contractor.

SECTION 8 ROOFING & SHEET METAL

ART. I Scope of Work:

- A. Built up Roofing
B. Sheet metal flashing and counter flashing.
C. Pitch pans or lead sleeves for all vent stacks and other installation.
D. Metal leaders, heads and overflow scuppers

ART. II Materials:

- A. All roofing materials shall be delivered on site in original packages, bearing manufacturer's labels and shall be Barrett Division, Allied Chemical and Dye Corp., or approved equal.
B. Roofing felt - Barrett, or approved equal 15 lb. felt.
C. Asphalt - Barrett, or approved equal
D. Plastic cement - Barrett Elastigum or approved equal
E. Sheet metal - galvanized or .032 sheet aluminum
F. Nails - metal to concrete - 3/4" concrete nails
G. Solder - 50% lead, 50% tin new metals.
H. Gravel-Hard, thoroughly washed, dry, free from dirt and range in size 1/4 to 3/8".

ART. III Execution of Work: General

- A. Asphalt shall not be heated above 400 degrees F. and shall be applied between 350 and 375 degrees F.
B. One hundred sixty (160) pounds of asphalt shall be used for construction each (100) one hundred square feet of completed roof.
C. Felts so laid as to be free from wrinkles and buckles so that no pronounced ridges are formed at laps.
D. Moppings of pitch shall be used between plies and shall uniformly cover the entire lapped surfaces so that in no place felt touches felt.
E. Installation of 4 ply built up roof areas shall conform to Barrett's specifications for 10 years Bondable roofs. If bond is required owner is to pay for bond at the rate of \$1.75 per 100 sq. ft. of roof areas.
F. For roof decks:
1) Over entire surface lay 4 plies of tarred felt, lapping each sheet 27 1/2" over preceding one.
2) Over entire surface, pour a flood coat of asphalt and white hot inbed not less than 200 lbs. of gravel for each 100 sq. ft. of roof area.
3) Under all flashings, reinforce with 4 additional plies of tarred felt feathered up side and out the roof deck 6", 7", 8" and 9" in both directions. The first layer reinforcing felts shall be imbedded in pitch and all layers including the top layer shall be covered with heavy uniform layer of pitch base plastic.
4) Set all stack and vent lead flashings as supplied by plumbing contractor.
5) Install scupper drains and down spouts with adjacent flashing as described in plans at locations shown.

SECTION 9 VINYL ASBESTOS TILE

ART. I Work Required

- A. Install Tile
B. Surface preparation

ART. II Materials

- A. Vinyl asbestos plastic tile 1/8" by John Mansville or American Biltrite. All colors to be selected by owner or architect.
B. 4" or 6" cover base
C. Mastic

WILLIAM M. FRIEDMAN & ASSOCIATES ARCHITECTS, INC.
138 S.E. 14th LANE 3588044
CHAMPLAIN TOWERS SOUTH 8777 COLLINS AVE.
A. 135 UNIT CONDOMINIUM
COMM. No. DATE: SHEET 2 OF 30

(section 9 - vinyl asbestos tile (cont))
ART. III Execution of Work

- A. Inspect and level floor
- B. Apply cement in accordance with manufacturers specifications.
- C. Install tile in strict accordance with manufacturer's specifications

SECTION 10 INSULATION

ART. I Scope

- A. Supply and install rock wool bats in partitions where shown on plans. All walls that have insulation to have lathing attached with resilient clips.
- B. All roof areas to have 2" thick board type insulation to be installed in accordance with manufacturers specifications under roofing. **NOTE: SEE PLANS FOR ALL INSULATION.**

SECTION 11 WOOD DOORS AND MILLWORK

ART. 1

- A. Door frames and trim, etc.
- B. Doors
- C. Wood preservative treatment
- D. The following are included under the other sections:
 - 1) Installation of millwork, Section 5
 - 2) Finishing, Section 15

ART. 2 Materials

- A. Lumber shall be sound, thoroughly seasoned and shall be in accord with the lumber manufacturing association's grading rules as herein specified or approved equal and shall be selected to eliminate objectional defects.
- B. Lumber type and grade:
 - 1) Exterior trim and frame - "B" grade pine, or "B" or btr. V.G. Fin. Doug. Fir.
 - 2) Interior frames, trim, etc., - clear Poplar or white pine, shop grade selected
- C. Doors = see door schedule
 - 1) Flush type hollow core interior doors.
 - 2) Flush type solid - Exterior as selected.

ART. 3 Wood Preservative: Woodlife, as distributed by A. H. Ramsey and Sons, Inc. or approved equal.

SECTION 12 LATHING, PLASTERING AND STUCCO

ART. 1 Work Required

- A. Gypsum Lathing
- B. Plastering - Lime
- C. Stucco

ART. 2 Materials

- A. All manufactured materials delivered in original packages, containers or bundles bearing the name of the manufacturer and brand.
- B. All cementitious materials must be kept dry until ready for use - must be kept off the ground, under cover and away from sweating walls and damp surfaces.
- C. Sand - Standard specifications of the ASTM CC35, latest addition.
- D. Water: City
- E. Gypsum Plaster - Fed. Spec. SS-P-402 type N, Fibered and unfiltered.
- F. Masonry Cement - Fed. Spec. SS-C-181-8 type 1
- G. Portland Cement - Fed. Spec. SS-C-192 Type 1 Domestic
- H. Waterproofing - Section #1 by SEC Manufacturing Co. or approved equal.
- I. Metal Lath - Fed. Spec. QQ B 101C, Type F expanded metal
- J. Gypsum lath - Fed. Spec. SS-P-431d, 3/8" thick
- K. Corner beads - zinc, small nose, expanded type.

ART. 3 Execution of Work

- A. Preparation for lathing - ceiling - apply wood furring strips 1x3 16" O.C.
- B. Lathing Gypsum for ceilings
 - 1) Gypsum lath nailed to furring strips, 5 lath nails each contact point.
 - 2) Transverse joints between lath breaker. Lath shall not be butted tightly together or more than 1/4" apart.
- C. Gypsum Lath on Wood Framing
 - 1) Gypsum lath laid with long dimension across supports and nailed to wood - 4 lath nails at each support.
 - 2) Staggered vertical joists - Lath not butted tightly together more than 1/4" apart.
- D. Lathing General
 - 1) Corner beads at all external corners of plastered surfaces.
 - 2) Apply wire lath on each surface at internal corners.
- E. Plastering
 - 1) General - Material which is partially set shall not be re-tempered or used. Caked or lumpy material shall not be used. The mixer or mixing box and tools to be thoroughly cleaned of all set or hardened material before material for a new batch is loaded.

- 2) Concrete surfaces shall have sufficient roughness to provide proper bond. If surfaces are not rough they shall be hacked or bush hammered, or a dash coat of cement grout, composed of 1 part cement to 1 1/2 parts sand mixed to a mushy consistency shall be used.
- 3) All masonry surfaces broomed off and evenly wetted, not saturated, immediately before the plaster is applied.
- 4) Gypsum Plaster - Brown - 1 part gypsum neat plaster and not more than 3 parts sand, by weight, well rodded, screeded and floated with all angles, true, straight and plumb, and just back of the grounds. First coat on gypsum lath.
- 5) Finish coat on gypsum plaster. Lime putty and gauging plaster troweled to a dense hard, smooth surface. Surface face shall be rod and be even with grounds.
- 6) Stucco on masonry - Scratch coat - 1 part portland cement, 1 part masonry cement mixed with a minimum of 5 parts to a maximum of 6 parts sand. Apply with sufficient pressure to form a good bond, fill out low places, double back to produce uniform surface. Scratch uniformly.
- 7) Final coat - shall be gauged with integral waterproofing 1 qt. to 1 bag cement, float texture finish min. 1/2" thick but applied in sufficient thickness to provide level surface.
- 8) Preparation for tile work - scratch coat over masonry window sills to receive tile & bedgrout.

SECTION 13 CAULKING & WEATHERSTRIPPING

ART. I Work Required

- A. Caulking of all exterior openings
- B. Thresholds and weatherstripping

ART. II Materials

- A. weatherstripping - doors - Quaker City #538 Spring Aluminum or approved equal
- B. Aluminum thresholds of an approved type and manufacture
- C. Meeting strip on door at threshold, aluminum as approved
- D. Caulking of an approved type and manufacture.

ART. III Execution of Work

- A. Clean all spaces and areas to receive caulking thoroughly.
- B. Joints to be 1/2" deep and 3/8" wide.
- C. Apply caulking so that joint will not trap water, and provide an outward pitch for bottom joints.
- D. Use knife grade for horizontal joints and gungrade for vertical joints.
- E. Point joints neatly with coving tool and remove excess material.

SECTION 14 ROUGH HARDWARE

ART. I Work Required

- A. Door hinges, nails, screws, etc.
- B. Structural steel anchors, bolts, etc. covered in sections 7 and 5

ART. II Materials - Domestic manufactured of an approved size and grade

ART. III Execution of work

- A. All hardware connections and installations are to be done in a neat and skilled workmanlike manner
- B. Hinges to be shop prime coated before installation.

ART. IV LOCKS - All locks and knobs to be Schlage - Tulip design, aluminum polished finish, master keyed throughout.

ART. V Schedule - Finish hardware schedule to be submitted to owner for approval.

SECTION 15 PAINTING

ART. I Work Required

- A. Exterior Woodwork
- B. Exterior Metalwork
- C. Interior Plaster (walls)
- D. Interior woodwork and doors
- E. Interior metal work
- F. Interior galvanized and primed hardware
- G. Painting or finishing of the following not required.
 - 1) Aluminum work
 - 2) Other surfaces which come pre-finished
 - 3) Interior structural steel covered in section "5"

ART. II Materials

- A. Putty - 10% white lead
- B. Sandpaper etc., as required and approved
- C. All paint materials in and out "Devoe" or approved equal as scheduled in "Execution of Work" below.

ART. III Execution of Work

- A. Workmanship - All materials shall be applied by skilled mechanics and shall be evenly and smoothly flowed on, leaving no superfluous material, sags or runs.
- B. All work shall be clean cut and all dividing lines that separate colors shall be straight.
- C. All surfaces not to be painted are to be left clean and free from paint.
- D. Storage and mixing of paints shall be confined to one room or one specified area of building.

- E. All materials used on the job by painting contractor shall be delivered to the job in original sealed containers by the vendor, and it shall be the responsibility of the painting contractor that material in these packages is as labeled.
- F. Mineral Spirits shall not be used as a reducer and no mineral spirits shall be kept on the job, except in the paint room for cleaning purposes only.
- G. All colors of finish coats are to be selected by the owner.
- H. Application
 - 1) With the exception of primer sealers, all individual coats of paint shall be applied in such manner as to give full coverage.
 - 2) The term full coverage shall mean applying paint over all surfaces in a manner which gives uniform color and sufficient density that it is opaque and all paints shall be applied in this manner.
 - 3) All wood and metal surfaces are to be sanded smooth between each coat of paint material applied. This does not apply to exterior house paint.
 - 4) The term "smooth", shall mean free from all roughness, ridges and projections on the surface.
 - 5) In the case of surfaces where pitch or resin has leaked through, same shall be removed and surface affected shall receive a heavy coat of approved shellac prior to the application of other paint materials.
 - 6) All areas to be caulked shall be back primed with 2 coats of approved stucco oil paint prior to the application of any caulking.
 - 7) All nail holes, cracks and other cavities shall be primed with an approved wood primer and then puttied flush with original surface.
 - 8) Application
 - a) Exterior woodwork - three coats, first coat - Devoe All weather house paint undercoat. Second and third coats: Devoe All-weather House Paint Top Coat.
 - b) Exterior metal work: Galvanized surfaces - 2 coats First coat - Devoe Zinc Dust Primer Second coat - Devoe All Weather House Paint Top Coat
 - c) Interior - Plaster walls receive paint at this time. Do entire interior plastered surfaces including ceilings. 3 coat work as follows: First coat: Devoe #8010 primer and sealer, white Second Coat: Devoe # 8030 enamel undercoat, white Third coat: Devoe Velour white gloss enamel
 - d) Interior woodwork - 2 coats First coat - Devoe # 8030 Enamel undercoat Second Coat - Devoe Velour Alkyd Flat Enamel
 - e) Interior Galvanized and Primed Steel exposed 2 coats - same as section (d) All work shall be left in a clean and workmanlike manner and left free of all defects Inspection by owner is to be made with painting contractor present before general contractor is authorized to pay painting contractor on his final requisition.

SECTION 16 ELECTRICAL WIRING

ART. I Scope of work

- A. The applicable portions of the instructions, ladders and of general conditions shall be included herein
- B. The work of the electrical contractor shall consist of furnishing and installing all equipment and materials for a complete operating electrical system as shown on the plans, and as described in these specifications. The work shall include, but is not restricted to the following items:
 - 1) A temporary electrical service as required for all trades during construction as required by the general contractor.
 - 2) A complete secondary wiring system from point of service to and through main switch distribution panels, branch panels, to and including all outlets and devices.
 - 3) Secondary conduit and cable from the Florida Power and Light Company pole to the distribution center.
 - 4) Connection of all motors, starters and controls, and all other electrical work incidental to other trades for a complete working installation of their electrically driven equipment. This contractor is to furnish all materials beyond the disconnecting means to affect the connection of starters, controllers and motors furnished by others.
 - 5) Cutting, patching, excavating and backfilling.
 - 6) Fees, permits, inspections, tests, service and guarantee.
 - 7) Installing and lamping of fixtures furnished by this sub-contractor.

ART. II Materials

- A. General - Electrical materials and appliances of types for which there are Underwriter's Laboratories standard requirements shall have labels attached signifying compliance with such requirements. Where materials do not bear such a label, a certificate of compliance shall be furnished if requested. All materials shall be new and of the quality noted herein.
- B. Conductors - Lighting and power conductors
 - 1) shall be hard drawn copper, 100% conductivity, 600 volt type TW insulation for general use, unless otherwise indicated.
 - 2) Type RH-RW shall be used in lieu of type TW for "Trapped" runs.
- C. Raceways - all conductors shall be contained in raceways. All raceways shall be hot-dipped galvanized as by Allied Tube. Rigid heavy wall conduit shall be used where raceways are run exposed to weather, concealed in masonry, under concrete or under ground. Electro-mechanical tubing (EMT) may be used for all purposes except as noted. All connections to motors or other vibrating equipment shall be made with Greenfield Cable.
- D. Outlet boxes - outlet boxes shall be galvanized or electroplated stamped steel, 2 1/2 x 4 x 1 1/2" deep, except where larger boxes are required by code, by virtue of conductor size, number of conductors, or where required by the size of the device to be installed.
- E. Wiring Devices - wiring devices shall be furnished as shown on the plans and listed in the "Symbol List"
- F. Panelboards shall be as called for on the plans. All panels shall be single door construction with snap latch.
- G. Safety switches shall be as listed on the plans. Enclosures conform to location.

ART. III Execution of work

- A. All work necessary to complete this installation as intended by these specifications and the drawings, shall be executed in the most thorough, neat and workmanlike manner. The electrical

WILLIAM M. FRIEDMAN & ASSOCIATES
ARCHITECTS, INC.

135 S. E. 14TH LANE
3558044 CHAMPLAIN TOWERS SOUTH
877 COLLINS AVE.

A 135 UNIT CONDOMINIUM

CONTR. No. DATE:

REV.

SHEET
3 OF 30

(section 9 - vinyl asbestos tile (con't))
ART. III Execution of Work

- A. Inspect and level floor
- B. Apply cement in accordance with manufacturers specifications.
- C. Install tile in strict accordance with manufacturer's specifications

SECTION 10 INSULATION

ART. I Scope

- A. Supply and install rock wool bats in partitions where shown on plans. All walls that have insulation to have lathing attached with resilient clips.
- B. All roof areas to have 2" thick board type insulation to be installed in accordance with manufacturers specifications under roofing. **NOTE: SEE PLANS FOR ALL INSULATION.**

SECTION 11 WOOD DOORS AND MILLWORK

ART. 1

- A. Door frames and trim, etc.
- B. Doors
- C. Wood preservative treatment
- D. The following are included under the other sections:

- 1) Installation of millwork, Section 5
- 2) Finishing, Section 15

ART. 2 Materials

- A. Lumber shall be sound, thoroughly seasoned and shall be in accord with the lumber manufacturing association's grading rules as herein specified or approved equal and shall be selected to eliminate objectional defects.
- B. Lumber type and grade:
 - 1) Exterior trim and frame - "B" grade pine, or "B" or btr. V.G. Fin. Doug. Fir.
 - 2) Interior frames, trim, etc., - clear Poplar or white pine, shop grade selected
- C. Doors - see door schedule
 - 1) Flush type hollow core interior doors.
 - 2) Flush type solid - Exterior as selected.

ART. 3 Wood Preservative: Woodlife, as distributed by A. H. Ramsey and Sons, Inc. or approved equal.

SECTION 12 LATHING, PLASTERING AND STUCCO

ART. 1 Work Required

- A. Gypsum Lathing
- B. Plastering - Lime
- C. Stucco

ART. 2 Materials

- A. All manufactured materials delivered in original packages, containers or bundles bearing the name of the manufacturer and brand.
- B. All cementitious materials must be kept dry until ready for use - must be kept off the ground, under cover and away from sweating walls and damp surfaces.
- C. Sand - Standard specifications of the ASTM CC35, latest addition.
- D. Water: City
- E. Gypsum Plaster - Fed. Spec. SS-P-402 type N, Fibered and unfibered.
- F. Masonry Cement - Fed. Spec. SS-C-181-8 type 1
- G. Portland Cement - Fed. Spec. SS-C-192 Type 1 Domestic
- H. Waterproofing - Section #1 by SEC Manufacturing Co. or approved equal.
- I. Metal Lath - Fed. Spec. QQ B 101C, Type F expanded metal
- J. Gypsum lath - Fed. Spec. SS-P-431d, 3/8" thick
- K. Corner beads - zinc, small nose, expanded type.

ART. 3 Execution of Work

- A. Preparation for lathing - ceiling - apply wood furring strips 1x3 16" O.C.
- B. Lathing Gypsum for ceilings
 - 1) Gypsum lath nailed to furring strips, 5 lath-nails each contact point.
 - 2) Transverse joints between lath broken. Lath shall not be butted tightly together or more than 1/4" apart.
- C. Gypsum Lath on Wood Framing
 - 1) Gypsum lath laid with long dimension across supports and nailed to wood - 4 lath nails at each support.
 - 2) Staggered vertical joists - Lath not butted tightly together more than 1/4" apart.
- D. Lathing General
 - 1) Corner beads at all external corners of plastered surfaces.
 - 2) Apply wire lath on each surface at internal corners.
- E. Plastering
 - 1) General - Material which is partially set shall not be re-tempered or used. Caked or lumpy material shall not be used. The mixer or mixing box and tools to be thoroughly cleaned of all set or hardened material before material for a new batch is loaded.

- 2) Concrete surfaces shall have sufficient roughness to provide proper bond. If surfaces are not rough they shall be hacked or bush hammered, or a dash coat of cement grout, composed of 1 part cement to 1 1/2 parts sand mixed to a mushy consistency shall be used.
- 3) All masonry surfaces broomed off and evenly wetted, not saturated, immediately before the plaster is applied.
- 4) Gypsum Plaster - Brown - 1 part gypsum neat plaster and not more than 3 parts sand, by weight, well rodded, screeded and floated with all angles, true, straight and plumb, and just back of the grounds. First coat on gypsum lath.
- 5) Finish coat on gypsum plaster. Lime putty and gauging plaster troweled to a dense hard, smooth surface. Surface face shall be rod and be even with grounds.
- 6) Stucco on masonry - Scratch coat - 1 part portland cement, 1 part masonry cement mixed with a minimum of 5 parts to a maximum of 6 parts sand. Apply with sufficient pressure to form a good bond, fill out low places, double back to produce uniform surface. Scratch uniformly.
- 7) Final coat - shall be gauged with integral waterproofing 1 qt. to 1 bag cement, float texture finish min. 1/2" thick but applied in sufficient thickness to provide level surface.
- 8) Preparation for tile work - scratch coat over masonry window sills to receive tile & bed grout.

SECTION 13 CAULKING & WEATHERSTRIPPING

ART. I Work Required

- A. Caulking of all exterior openings
- B. Thresholds and weatherstripping

ART. II Materials

- A. weatherstripping - doors - Quaker City #538 Spring Aluminum or approved equal
- B. Aluminum thresholds of an approved type and manufacture
- C. Meeting strip on door at threshold, aluminum as approved
- D. Caulking of an approved type and manufacture.

ART. III Execution of Work

- A. Clean all spaces and areas to receive caulking thoroughly.
- B. Joints to be 1/2" deep and 3/8" wide.
- C. Apply caulking so that joint will not trap water, and provide an outward pitch for bottom joints.
- D. Use knife grade for horizontal joints and gungrade for vertical joints.
- E. Point joints neatly with coving tool and remove excess material.

SECTION 14 ROUGH HARDWARE

ART. I Work Required

- A. Door hinges, nails, screws, etc.
- B. Structural steel anchors, bolts, etc. covered in sections 7 and 5

ART. II Materials - Domestic manufactured of an approved size and grade

ART. III Execution of work

- A. All hardware connections and installations are to be done in a neat and skilled workmanlike manner
- B. Hinges to be shop prime coated before installation.

ART. IV LOCKS - All locks and knobs to be Schlage - Tulip design, aluminum polished finish, master keyed throughout.

ART. V Schedule - Finish hardware schedule to be submitted to owner for approval.

SECTION 15 PAINTING

ART. I Work Required

- A. Exterior Woodwork
- B. Exterior Metalwork
- C. Interior Plaster (walls)
- D. Interior woodwork and doors
- E. Interior metal work
- F. Interior galvanized and primed hardware
- G. Painting or finishing of the following not required:
 - 1) Aluminum work
 - 2) Other surfaces which come pre-finished
 - 3) Interior structural steel covered in section "6"

ART. II Materials

- A. Putty - 10% white lead
- B. Sandpaper etc., as required and approved
- C. All paint materials in and out "Devoe" or approved equal as scheduled in "Execution of Work" below.

ART. III Execution of Work

- A. Workmanship - All materials shall be applied by skilled mechanics and shall be evenly and smoothly flowed on, leaving no superfluous material, sags or runs.
- B. All work shall be clean cut and all dividing lines that separate colors shall be straight.
- C. All surfaces not to be painted are to be left clean and free from paint.
- D. Storage and mixing of paints shall be confined to one room or one specified area of building.

- E. All materials used on the job by painting contractor shall be delivered to the job in containers by the vendor, and it shall be the responsibility of the painting contractor in these packages is as labeled.
- F. Mineral Spirits shall not be used as a reducer and no mineral spirits shall be kept on the job except in the paint room for cleaning purposes only.
- G. All colors of finish coats are to be selected by the owner.
- H. Application
 - 1) With the exception of primer sealers, all individual coats of paint shall be applied in such manner as to give full coverage.
 - 2) The term full coverage shall mean applying paint over all surfaces in a manner which gives uniform color and sufficient density that it is opaque and all paints shall be applied in this manner.
 - 3) All wood and metal surfaces are to be sanded smooth between each coat of paint material applied. This does not apply to exterior house paint.
 - 4) The term "smooth", shall mean free from all roughness, ridges and projections on the surface.
 - 5) In the case of surfaces where pitch or resin has leaked through, same shall be removed and surface affected shall receive a heavy coat of approved shellac prior to the application of other paint materials.
 - 6) All areas to be caulked shall be back primed with 2 coats of approved stucco oil paint prior to the application of any caulking.
 - 7) All nail holes, cracks and other cavities shall be primed with an approved wood primer and then puttied flush with original surface.
 - 8) Application
 - a) Exterior woodwork - three coats, first coat - Devoe All weather house paint undercoat. Second and third coats: Devoe All-weather House Paint Top Coat.
 - b) Exterior metal work: Galvanized surfaces - 2 coats
First coat - Devoe Zinc Dust Primer
Second coat - Devoe All Weather House Paint Top Coat
 - c) Interior - Plaster walls receive paint at this time. Do entire interior plastered surfaces including ceilings. 2 coat work as follows:
First coat: Devoe #8010 primer and sealer, white
Second Coat: Devoe # 8030 enamel undercoat, white
Third coat: Devoe Velour white gloss enamel
 - d) Interior woodwork - 2 coats
First coat - Devoe # 8030 Enamel undercoat
Second Coat - Devoe Valour Alkyd Flat Enamel
 - e) Interior Galvanized and Primed Steel exposed 2 coats - same as section (d)
All work shall be left in a clean and workmanlike manner and left free of all defects. Inspection by owner is to be made with painting contractor present before general contractor is authorized to pay painting contractor on his final requisition.

SECTION 16 ELECTRICAL WIRING

ART. I Scope of work

- A. The applicable portions of the instructions, ladders and of general conditions shall be included herein
- B. The work of the electrical contractor shall consist of furnishing and installing all equipment and materials for a complete operating electrical system as shown on the plans, and as described in these specifications. The work shall include, but is not restricted to the following items:
 - 1) A temporary electrical service as required for all trades during construction as required by the general contractor.
 - 2) A complete secondary wiring system from point of service to and through main switch distribution panels, branch panels, to and including all outlets and devices.
 - 3) Secondary conduit and cable from the Florida Power and Light Company pole to the distribution center.
 - 4) Connection of all motors, starters and controls, and all other electrical work incidental to other trades for a complete working installation of their electrically driven equipment. This contractor is to furnish all materials beyond the disconnecting means to affect the connection of starters, controllers and motors furnished by others.
 - 5) Cutting, patching, excavating and backfilling.
 - 6) Fees, permits, inspections, tests, service and guarantee.
 - 7) Installing and lamping of fixtures furnished by this sub-contractor.

ART. II Materials

- A. General - Electrical materials and appliances of types for which there are Underwriter's Laboratories standard requirements shall have labels attached signifying compliance with such requirements. Where materials do not bear such a label, a certificate of compliance shall be furnished if requested. All materials shall be new and of the quality noted herein.
- B. Conductors - Lighting and power conductors
 - 1) shall be hard drawn copper, 99% conductivity, 600 volt type TW insulation for general use, unless otherwise indicated.
 - 2) Type RH-RW shall be used in lieu of type TW for "Trapped" runs.
- C. Raceways - all conductors shall be contained in raceways. All raceways shall be hot-dipped galvanized as by Allied Tube. Rigid heavy wall conduit shall be used where raceways are run exposed to weather, concealed in masonry, under concrete or under ground. Electro-mechanical tubing (EMT) may be used for all purposes except as noted. All connections to motors or other vibrating equipment shall be made with Greenfield Cable.
- D. Outlet boxes - outlet boxes shall be galvanized or electroplated stamped steel, 2 1/2 x 4 x 1 1/2" deep, except where larger boxes are required by code, by virtue of conductor size, number of conductors, or where required by the size of the device to be installed.
- E. Wiring Devices - wiring devices shall be furnished as shown on the plans and listed in the "Symbol List"
- F. Panelboards shall be as called for on the plans. All panels shall be single door construction with snap latch.
- G. Safety switches shall be as listed on the plans. Enclosures conform to location.

ART. III Execution of work

- A. All work necessary to complete this installation as intended by these specifications and the drawings, shall be executed in the most thorough, neat and workmanlike manner. The electrical

WILLIAM M. FRIEDMAN & ASSOCIATES
ARCHITECTS, INC.
138 S.E. 14TH LANE
3588044

CHAMPLAIN TOWERS SOUTH
8777 COLLINS AVE.
ATLANTA UNIT CONDOMINIUM

CONTRACT No.	DATE:	SHEET
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Section 16, Article 3

- A. (cont'd) contractor shall place upon the job a qualified foreman who shall remain on the job continually through the regular working hours during periods when electrical work is in progress. Only experienced, qualified workmen shall be employed.
 - B. This contractor shall cooperate with all other contractors on the job and shall install his work as fast as progress of the balance of the work will permit.
 - C. This contractor is to be responsible for the actions of his employees and for the compliance with all laws and ordinances governing his work. He shall lay out lines for conduit sleeves, locate wall chases, etc., in ample time so that all coordination with other trades will be accomplished without necessity for cutting and patching. He shall at all times take proper precaution to protect his work from damage and disfigurement.
 - D. The complete electrical system shall conform to all laws, ordinances and regulations of Municipal, County or state bodies, and the Florida Power and Light Co. and the individuals having legal authority to supervise the work. In general, the regulations of the National Board of Fire Underwriters and Rating Bureaus shall be strictly adhered to, except where those regulations conflict with regulations of the utility companies and local codes, which shall take precedence.
 - E. The contractor shall obtain all permits for work under this contract, shall pay all expenses in connection therewith, and shall furnish certificates of inspection.
 - F. The contractor shall provide all necessary instruments, special apparatus, and expert service to make all tests required to show that the system is absolutely clear of grounds, short circuits, and is properly installed to meet the intent and requirements of these specifications.
 - G. The Electrical Contractor shall guarantee all workmanship and materials covered by these specifications for a period of one year after acceptance, and shall make good all defects, either labor or materials, discovered within the one year period, without additional charge over and above the bid price.
 - H. It shall be the responsibility of the bidders to visit the site of the work, and to acquaint themselves with all available information regarding service facilities. Failure of the bidders to inform themselves fully of the conditions will not entitle them to an extra charge over and above the bid price.
- I. Conductor Installation:
- 1) No joints or taps will be allowed in feeder runs under any conditions.
 - 2) Conductor sizes specified are minimum sizes, and shall not be decreased.
 - 3) Insulation resistance of joists shall be equal to or greater than that of the wire.
 - 4) Changes in equipment furnished by others may necessitate changes in wire size. In such cases the contractor shall increase wire sizes accordingly.
 - 5) No conductors shall be installed until all rough work by other trades is complete, and roof is in place.
 - 6) For branch circuits, no wire smaller than 14 AWG shall be used, and for home runs in excess of 100 feet, # 10 AWG shall be used.
 - 7) For control wiring of motor circuits, contractors and pilot devices, # 14 AWG wire may be used.
 - 8) Wire insulation shall be colored, using three colors and white to indicate the phases; white shall be used for the neutral.

ART. IV Raceways

- A. All conductors shall be contained in raceways. All raceways shall be run concealed unless specifically noted otherwise on the plans. Do not pierce any structural member without the written permission of the architect.
- B. All underground conduit runs shall have two protective coats of Koppers Bitumastic #50 brush applied, undiluted, before backfilling.

ART. V Outlet Boxes, covers and plates

- A. Outlet boxes shall be of the sizes and types to properly accommodate the size and number of conductors and raceways which enter them. Boxes shall be selected to suit the particular devices to be installed.
- B. Mount all boxes so that all covers and plates will finish flush with the wall or other finished surfaces. Properly center outlets in paneling or other architectural features as indicated on the architectural plans, and clear trims and corners by at least four (4") inches where possible.
- C. Close all outlets during rough construction, and during plastering and concreting, with kraft paper excelsior, or clip on blank plates.
- D. Symbols on drawings show approximate locations only. Unless exact locations are specified on architectural plans and elevations, consult architect for instructions before proceeding.
- E. All fixture outlet boxes shall be equipped with "no-bolt" type of fixture studs of sufficient size to support fixture and device loads.
- F. Suitable bar hangers shall be used throughout the work, as wooden supports, strips, or other makeshift devices will not be permitted.
- G. Unless specifically noted otherwise, all wall outlets shall be mounted as follows, measurements being made from the finished floor to the center of the outlet box.
 - 1) Switches - 4' - 0"
 - 2) Receptacles - 1' - 0"
 - 3) Bracket Outlets - 7' - 6"
 - 4) Flush Panels (to center of can) - 5'0"
 - 5) Surface panels and Main Switch, (to center) - 5'0"

ART. VI Panels and Safety Switches

- A. All panels and safety switches shall be fastened rigidly to the structure or to backing boards
- B. All safety switches mounted in groups shall be plainly marked to indicate their function.
- C. All panels shall be equipped with directory frames, and typewritten directory cards shall be inserted to indicate the function of all circuits.
- D. Backing boards, where required, shall be 3/4" thick exterior plywood rigidly fastened to 2 x 4 lumber fastened flat to the wall with machine bolts and lead inserts (concrete nails are not acceptable). Backing boards shall be given two coats of flat black paint.
- E. Panel board boxes shall be given two coats of zinc chromate primer before installation

ART. VII Service - Service to the building shall be underground for power from utility company facilities. Service to the building will be shown on electrical plans.

SECTION #17 DRIVEWAY AND RAMP SEALERS

ART. I WORK REQUIRED

- A. SEAL ALL CONCRETE DRIVEWAYS
- B. SEAL AND NON-SKID RAMP
- C. PAINT ALL PARKING STRIPES
- D. INSTALL PRECAST PARKING BUMPERS

ART. II MATERIALS

- A. DARATOP BASE AND FINISH COAT
- B. DARATOP NON-SKID TOPPING
- C. STRIPING PAINT
- D. PRECAST CONCRETE PARKING BUMPERS

ART. III EXECUTION OF WORK

- A. DARATOP CURING AND SEALING SYSTEM, BY W.R. GRACE & CO., SHALL BE APPLIED IN ACCORDANCE TO THE MANUFACTURES SPECIFICATION.
- B. AREAS CAN BE OPENED TO TRAFFIC 24 HOURS AFTER THE APPLICATION OF THE BASE COAT. FINISH COAT CAN BE APPLIED AFTER OTHER TRADES HAVE COMPLETED THEIR WORK. IF SO THE AREA MUST BE CLEANED AS DIRECTED BY MANUFACTURER.
- C. DARATOP RAMP TOPPING AND SEALING SYSTEM, BY W.R. GRACE & CO., SHALL BE APPLIED IN ACCORDANCE TO THE MANUFACTURES SPECIFICATION.
- D. RAMP SHOULD NOT BE OPEN TO TRAFFIC FOR AT LEAST 48 HOURS AFTER THE APPLICATION OF RAMP TOPPING.
- E. STRIPING PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURES SPECIFICATION. ALL SURFACES SHALL BE DRY AND CLEAN.
- F. INSTALL PRECAST CONCRETE PARKING BUMPERS AFTER PAINT STRIPING. BUMPERS TO ANCHORED WITH MASTIC.

SECTION 18 CLEAN-UP, TRASH REMOVAL, & PATCH UP WORK

- ART. I The general contractor is responsible for the daily removal of all trash and debris, either caused by him or his sub-contractors.
- ART. II Before final inspection is given by the architect for final payment, he must have all foreign matter, trash, debris, etc., removed from the premises, and pay for all labor and equipment involved in such clean-up also, the structure is to be left in a neat, broom clean and acceptable manner.
- ART. III Patch up work consists of any revision, alterations and additions to existing structure, incidental to the performance of his work on the new structure and outlined on the specifications and plans.

SECTION 19 PLUMBING

ART. I Scope of Work

- A. Provide all equipment, materials and labor required to construct a complete plumbing system according to these plans and specifications and comply with all codes. The major items included in this work as follows:
 - 1) water heater
 - 2) sanitary waste and soil piping
 - 3) condensate piping
 - 4) cold and hot water piping
 - 5) specialties
 - 6) Clean-outs
 - 7) Sleeves and Escutheons
 - 8) Flashings
 - 9) Floor Drains
 - 10) Plumbing fixtures
 - 11) Excavation and backfilling
 - 12) Tests and balancing
 - 13) Cleaning up
 - 14) Guarantee
 - 15) Piping for air cond. as required

ART. II Materials and Equipment

- A. All equipment and materials furnished under this contract is to be the best quality available in each grade or class.
- B. All equipment and materials will be installed in strict accordance with the manufacturers recommendations.

ART. III Sanitary Waste and Soil Piping

- A. All piping shall be service weight cast iron including fittings with cast lead and oakum joints.
- B. All piping shall be installed with a 1/8" per 1' pitch. Piping within building shall be supported with approved pipe hangers 5' on center max. Underground piping shall be continuously supported upon the bottom of the trench.
- C. All cast iron soil pipe and fittings shall be coated inside and outside with a mixture of hot tar and oil.

ART. IV Condensate Piping - Supply and run connect a 1" A.C. Cond. safe waste as shown.

ART. V Cold and Hot Water Piping

- A. Copper and Galvanized piping of approved types to be used.
- B. All piping inside building will be supported with approved pipe hangers 10 feet o.c.

SECTION 19 PLUMBING (continued)

ART V (cont'd)

- B. (cont'd) max. Underslab piping on trench bottom.

ART. VI Specialties - Install 3/4" "Crane" #8.340 brass hose bibs - see plan

ART. VII Cleanouts - Provide approved cleanouts with brass plugs and access panel as shown on riser diagram.

ART. VIII Sleeves and Escutheons - Provide standard weight galv. steel pipe sleeves where piping passes through concrete, block or walls. Sleeves through slab shall extend 3/8" above finished floor. Provide escutcheon plates (brushed chrome plated) at above locations.

ART. IX Flashings - all vent pipes through roof shall be flashed with 4 lb. lead sheet furnished by this contractor, installed by roofer.

ART. X Floor Drains - Josam 3" with cast iron body and deep seal P-trap, brass grate

ART. XI Plumbing fixtures - see mechanical plan - AMERICAN STANDARD; CRANE OR KOHLER

ART. XII Co-ordinator of Work

- A. This contractor is responsible for the full coordination of his work with all other contractors.
- B. This contractor shall furnish the general contractor with all data and dimensions for the installation of his work.

ART. XIII Excavation and backfilling - This contractor shall do all excavation and backfilling required for his work and only to the depth and width necessary for the proper installation of the work. Excess excavation shall be filled to the proper levels and well compacted as directed

ART. XIV Tests and Balancing

- A. All piping will pass the following pressure tests for 2 hours
 - 1) Sanitary piping: 5PSI - Hydrostatic
 - 2) Hot and Cold Water: 100 PSI - Hydrostatic
- B. Plumbing contractor to make all tests as Codes require

ART. XV Cleaning-up - Upon completion of this installation this contractor shall clean all dirt, grease, oil and rust from all his installation.

ART. XVI Guarantee - This contractor shall furnish the owner with a written guarantee, that the complete plumbing system is without fault in materials or workmanship; and that any defects in either or both shall be corrected promptly and without cost to the owner or general contractor. This guarantee is to be for 1 year from the date of acceptance by the owner of the installation.

SECTION 20 CERAMIC TILE

ART. I Work Required

- A. Preparation
- B. Setting
- C. Grouting and Painting

ART. II Materials

- A. 3/4" x 3/4" matte floor tile
- B. 4" x 8" stoneware tile - hard molded
- C. 3/4" x 3/4" Glazed "JO" tile
- D. Portland Cement
- E. Sand, free from clay, alkali, organic matter
- F. Metal Lath for furred surfaces
- G. Standard Sill tile all windows.

ART. III Execution of Work

- A. Preparation of floor areas to receive tile - Clean, wet and sprinkle with dry cement before applying setting band.
- B. Set, grout and clean tile in accordance with T.M.A.B.S. -k300. Protect all finishes.
- C. Use bull nose and cove where required
- E. All colors to be selected by owner or architect.

SECTION 21 WINDOWS & GLASS DOORS

SCOPE

Supply and install windows and glass doors as shown on the plan. Windows and doors to have aluminum frame complete with screen and hardware. All windows and doors to meet Dade County Building Standards.

SECTION 22 LANDSCAPING

SCOPE

Include furnishing all materials, equipment, and labor necessary for planting trees, shrubs, ground covers and lawns, maintenance, guarantee and replacement of plant materials and related items required to complete the work. Contractor shall submit detailed landscaping plan to owner for approval.

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Section 16, Article 3

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- D. The complete electrical system shall conform to all laws, ordinances and regulations of Municipal, County or state bodies, and the Florida Power and Light Co. and the individuals having legal authority to supervise the work. In general, the regulations of the National Board of Fire Underwriters and Rating Bureaus shall be strictly adhered to, except where those regulations conflict with regulations of the utility companies and local codes, which shall take precedence.
- E. The contractor shall obtain all permits for work under this contract, shall pay all expenses in connection therewith, and shall furnish certificates of inspection.
- F. The contractor shall provide all necessary instruments, special apparatus, and expert service to make all tests required to show that the system is absolutely clear of grounds, short circuits, and is properly installed to meet the intent and requirements of these specifications.
- G. The Electrical Contractor shall guarantee all workmanship and materials covered by these specifications for a period of one year after acceptance, and shall make good all defects, either labor or materials, discovered within the one year period, without additional charge over and above the bid price.
- H. It shall be the responsibility of the bidders to visit the site of the work, and to acquaint themselves with all available information regarding service facilities. Failure of the bidders to inform themselves fully of the conditions will not entitle them to an extra charge over and above the bid price.
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 - 1) No joints or taps will be allowed in feeder runs under any conditions.
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 - 3) Insulation resistance of joists shall be equal to or greater than that of the wire.
 - 4) Changes in equipment furnished by others may necessitate changes in wire size. In such cases the contractor shall increase wire sizes accordingly.
 - 5) No conductors shall be installed until all rough work by other trades is complete, and roof is in place.
 - 6) For branch circuits, no wire smaller than 14 AWG shall be used, and for home runs in excess of 100 feet, # 10 AWG shall be used.
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- E. Panel board boxes shall be given two coats of zinc chromate primer before installation.

ART. VII Service - Service to the building shall be underground for power from utility company facilities. Service to the building will be shown on electrical plans.

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- C. DARATOP RAMP TOPPING AND SEALING SYSTEM, BY W.R. GRACE & CO., SHALL BE APPLIED IN ACCORDANCE TO THE MANUFACTURES SPECIFICATION.
- D. RAMP SHOULD NOT BE OPEN TO TRAFFIC FOR AT LEAST 48 HOURS AFTER THE APPLICATION OF RAMP TOPPING.
- E. STRIPING PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURES SPECIFICATION. ALL SURFACES SHALL BE DRY AND CLEAN.
- F. INSTALL PRECAST CONCRETE PARKING BUMPERS AFTER PAINT STRIPING. BUMPERS TO ANCHORED WITH MASTIC.

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- B. All piping shall be installed with a 1/8" per 1' pitch. Piping within building shall be supported with approved pipe hangers 5' on center max. Underground piping shall be continuously supported upon the bottom of the trench.
- C. All cast iron soil pipe and fittings shall be coated inside and outside with a mixture of hot tar and oil.

ART. IV Condensate Piping - Supply and run connect a 1" A.C. Cond. safe waste as shown.

ART. V Cold and Hot Water Piping

- A. Copper and Galvanized piping of approved types to be used.
- B. All piping inside building will be supported with approved pipe hangers 10 feet o.c.

SECTION 19 PLUMBING (continued)

ART V (con't)

- B. (con't) max. Under slab piping on trench bottom.

ART. VI Specialties - Install 3/4" "Crane" #8.340 brass hose bibs - see plan

ART. VII Cleanouts - Provide approved cleanouts with brass plugs and access panel as shown on riser diagram.

ART. VIII Sleeves and Escutheons - Provide standard weight galv. steel pipe sleeves where piping passes through concrete, block or walls. Sleeves through slab shall extend 3/8" above finished floor. Provide escutcheon plates (brushed chrome plated) at above locations.

ART. IX Flashings - all vent pipes through roof shall be flashed with 4 lb. lead sheet furnished by this contractor, installed by roofer.

ART. X Floor Drains - Josam 3" with cast iron body and deep seal P-trap, brass grate

ART. XI Plumbing fixtures - see mechanical plan - AMERICAN STANDARD; CRANE OR KOHLER

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SECTION 20 CERAMIC TILE

ART. I Work Required

- A. Preparation
- B. Setting
- C. Grouting and Painting

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- D. Portland Cement
- E. Sand, free from clay, alkali, organic matter
- F. Metal Lath for furred surfaces
- G. Standard Sill tile all windows.

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- A. Preparation of floor areas to receive tile - Clean, wet and sprinkle with dry cement before applying setting band.
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SECTION 21 WINDOWS & GLASS DOORS

SCOPE

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SECTION 22 LANDSCAPING

SCOPE

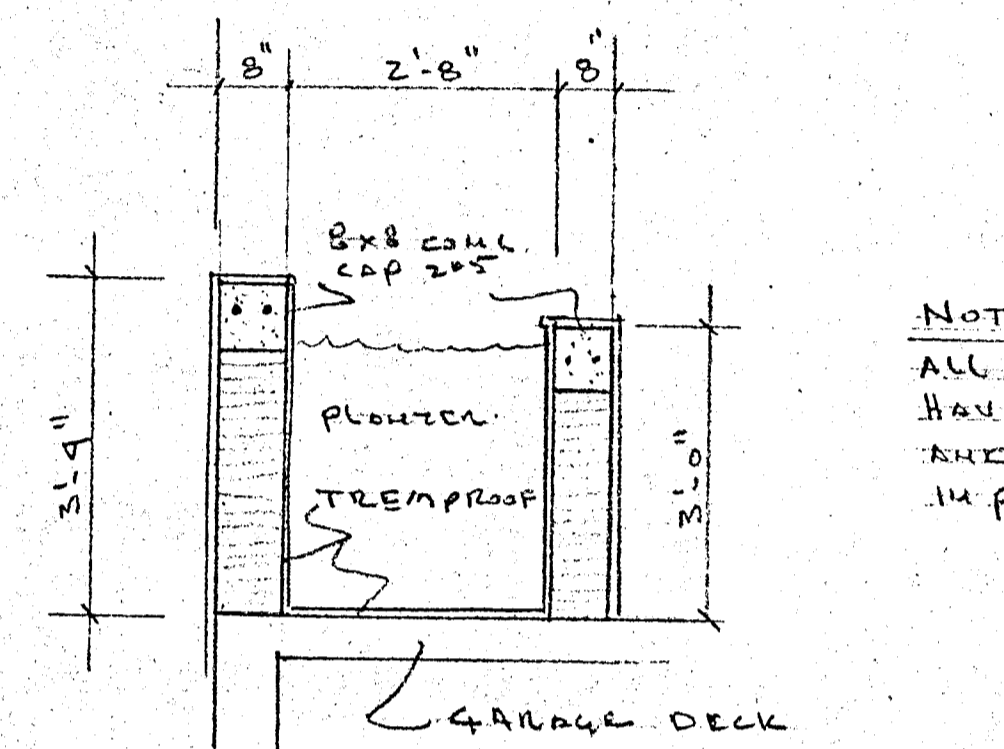
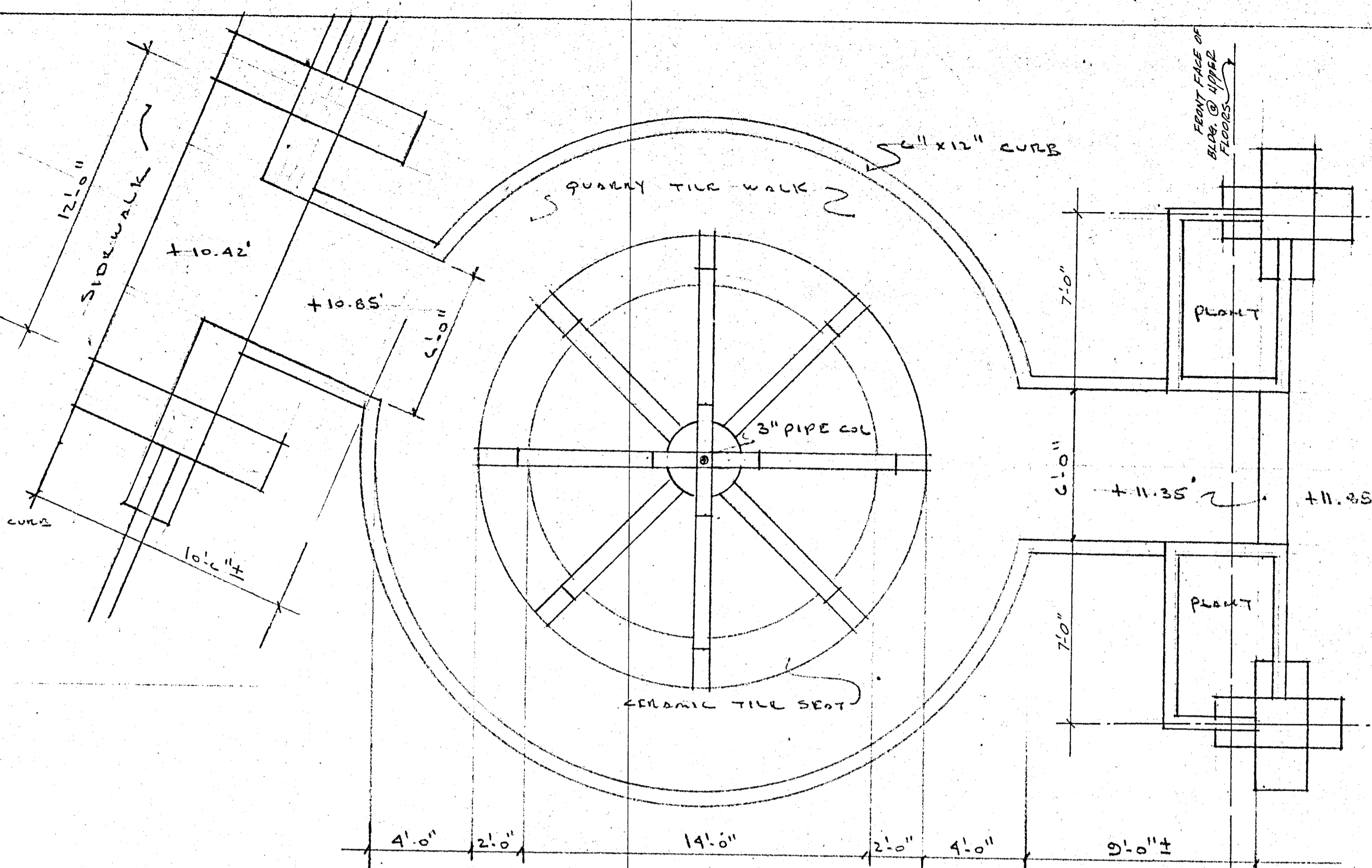
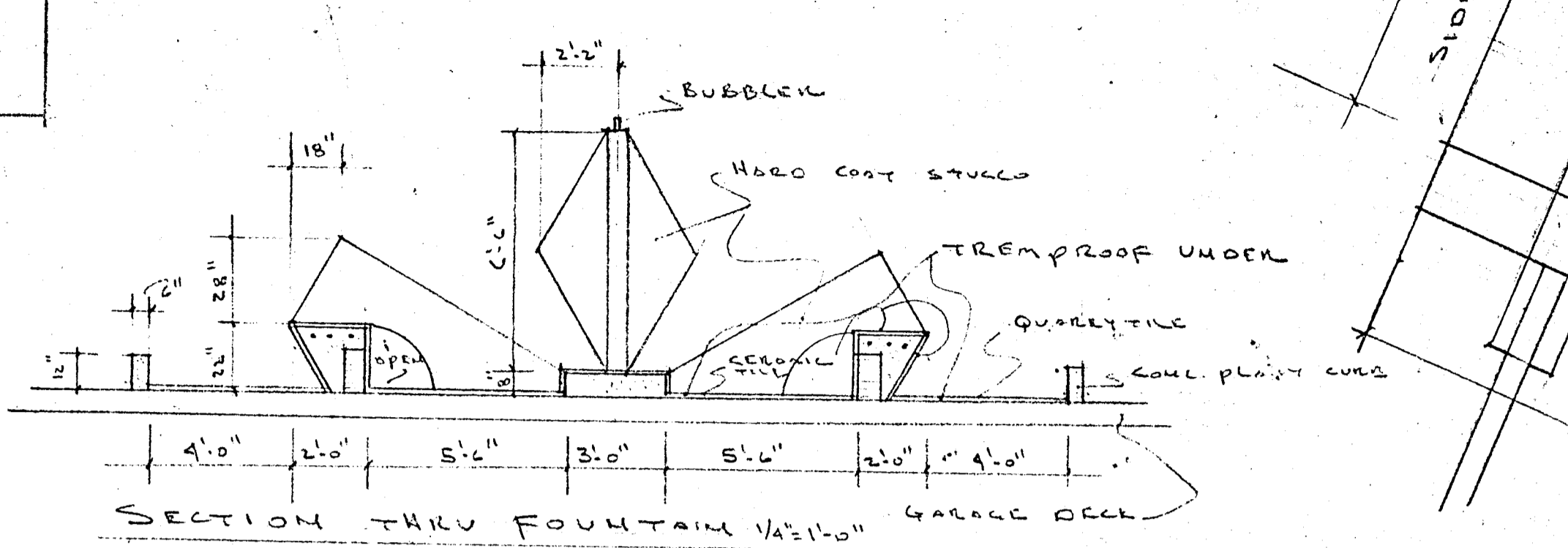
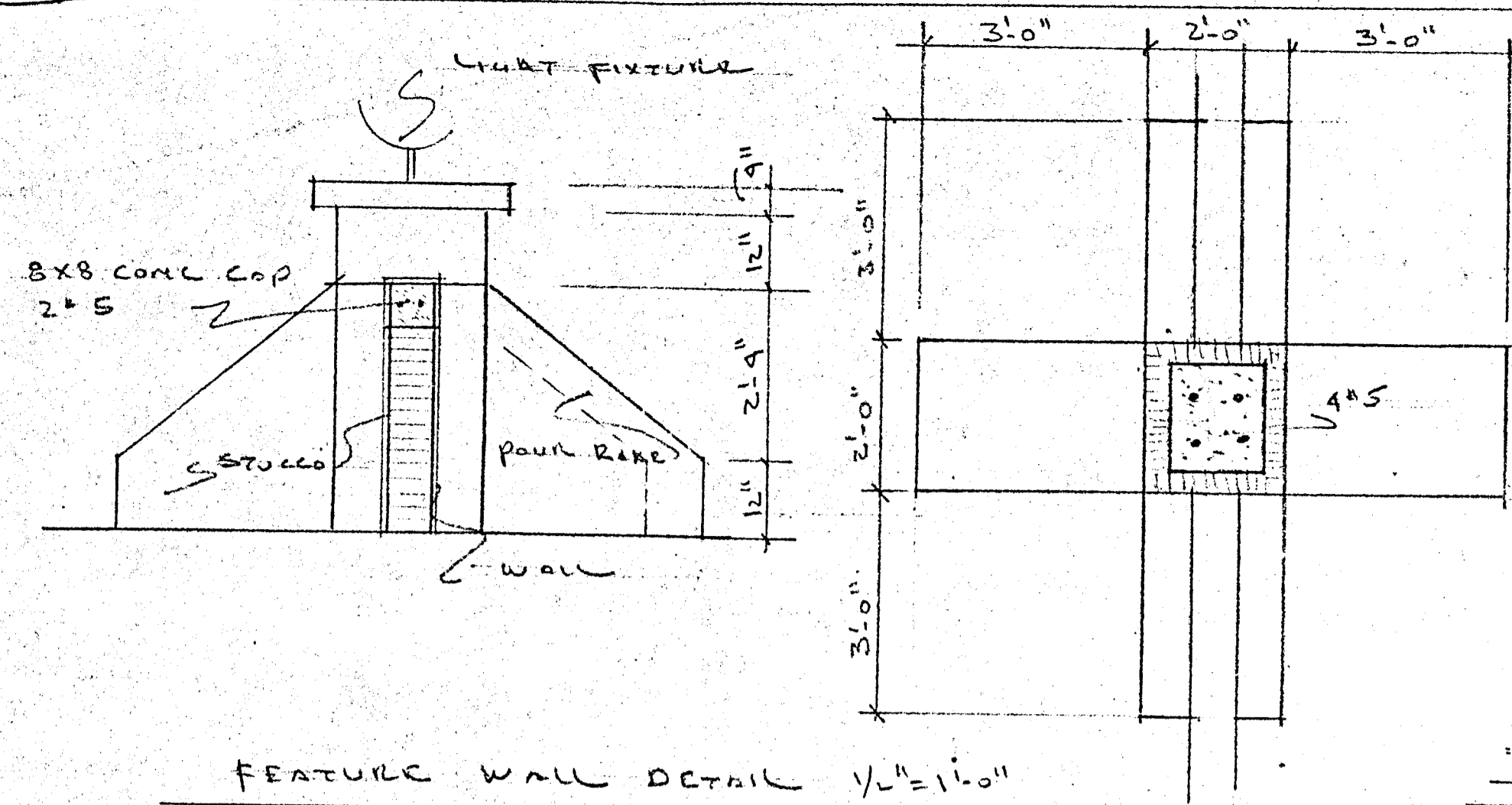
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WILLIAM M. FRIEDMAN & ASSOCIATES
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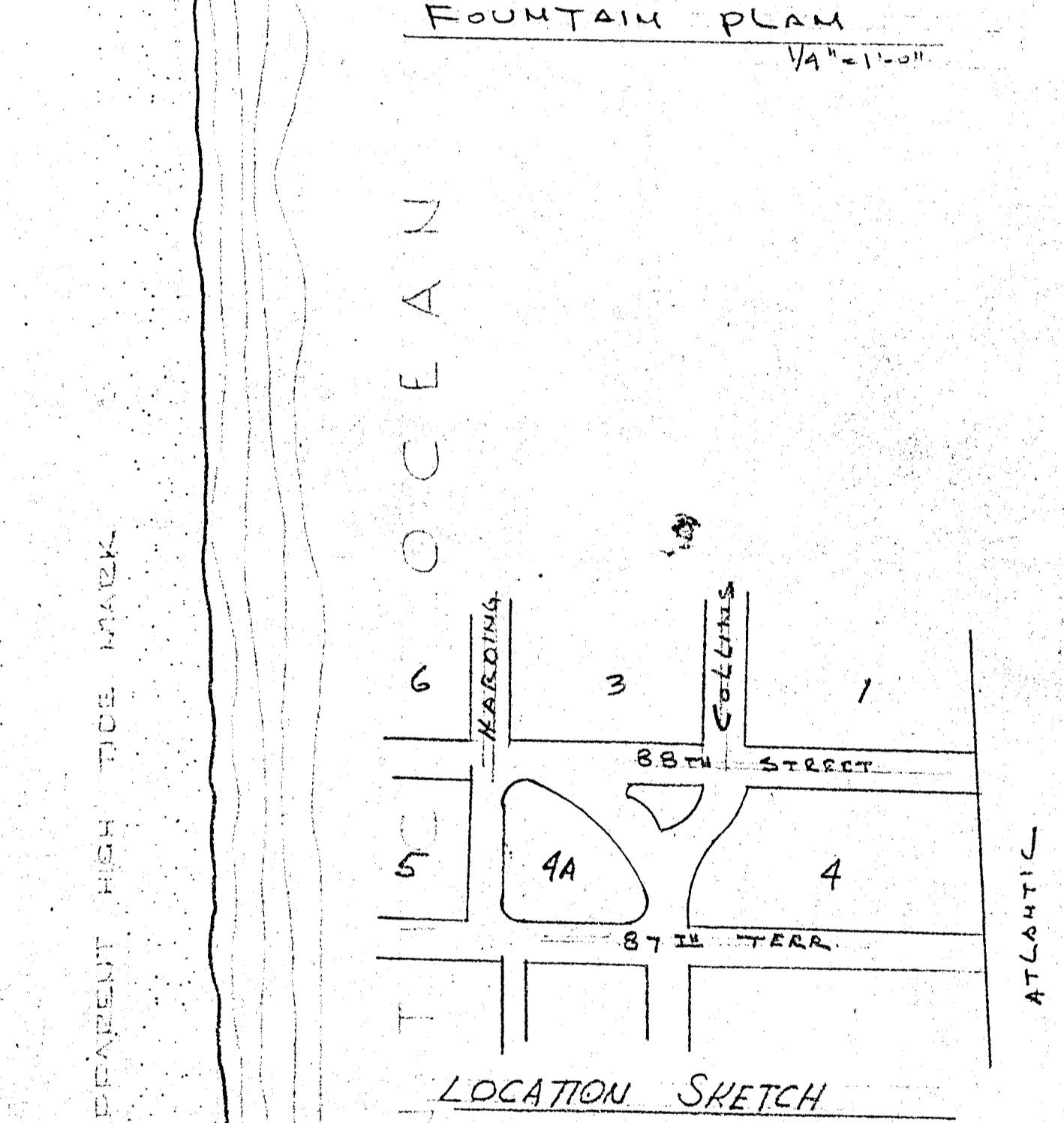
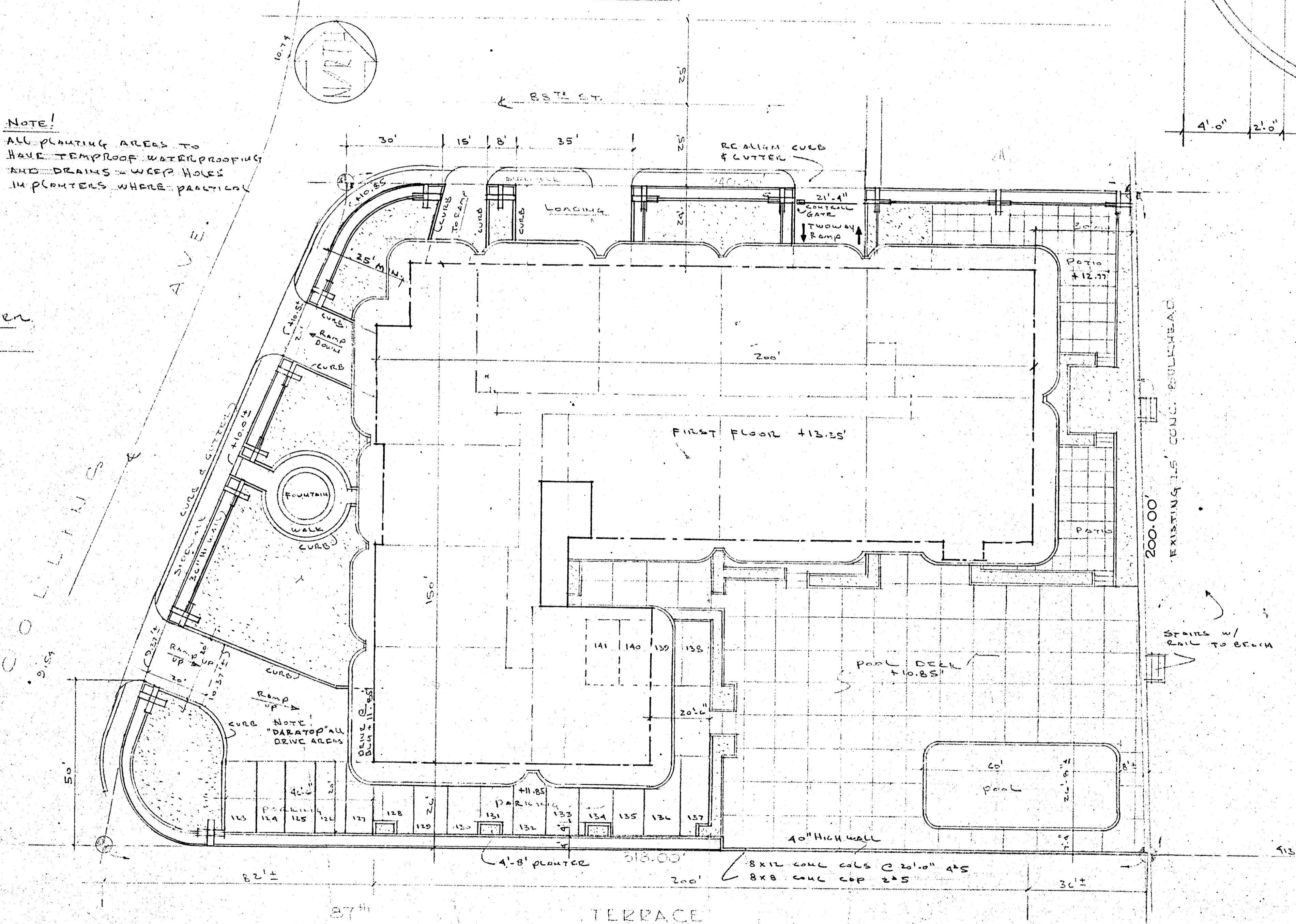
CHAMPLAIN TOWERS SOUTH
877 COLLINS AVE.

A. 135 UNIT CONDOMINIUM

COMM. NO.	DATE:	SHEET
	REV.	
		4 OF 30



NOTE!
 ALL PLANTING AREAS TO HAVE TREMPROOF, WATERPROOFING AND DRAINS - WEEP HOLES IN PLANTERS WHERE PRACTICAL

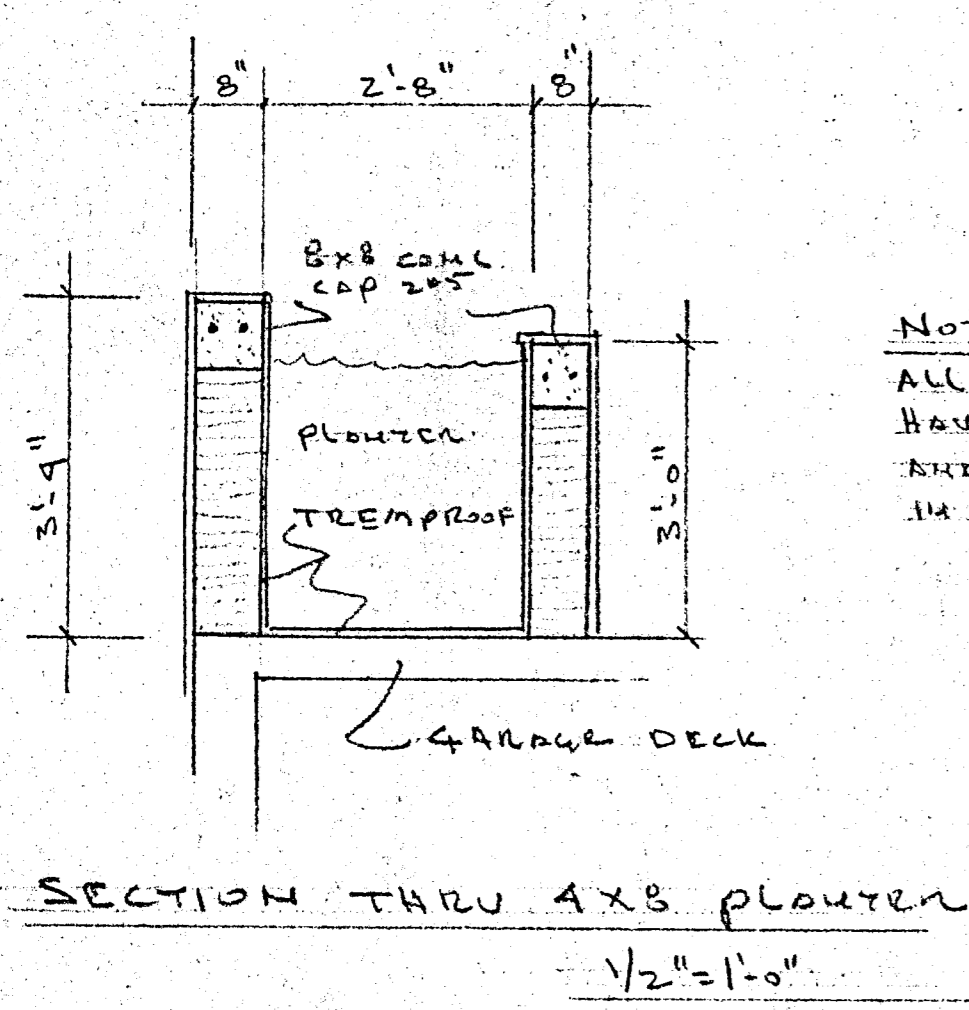
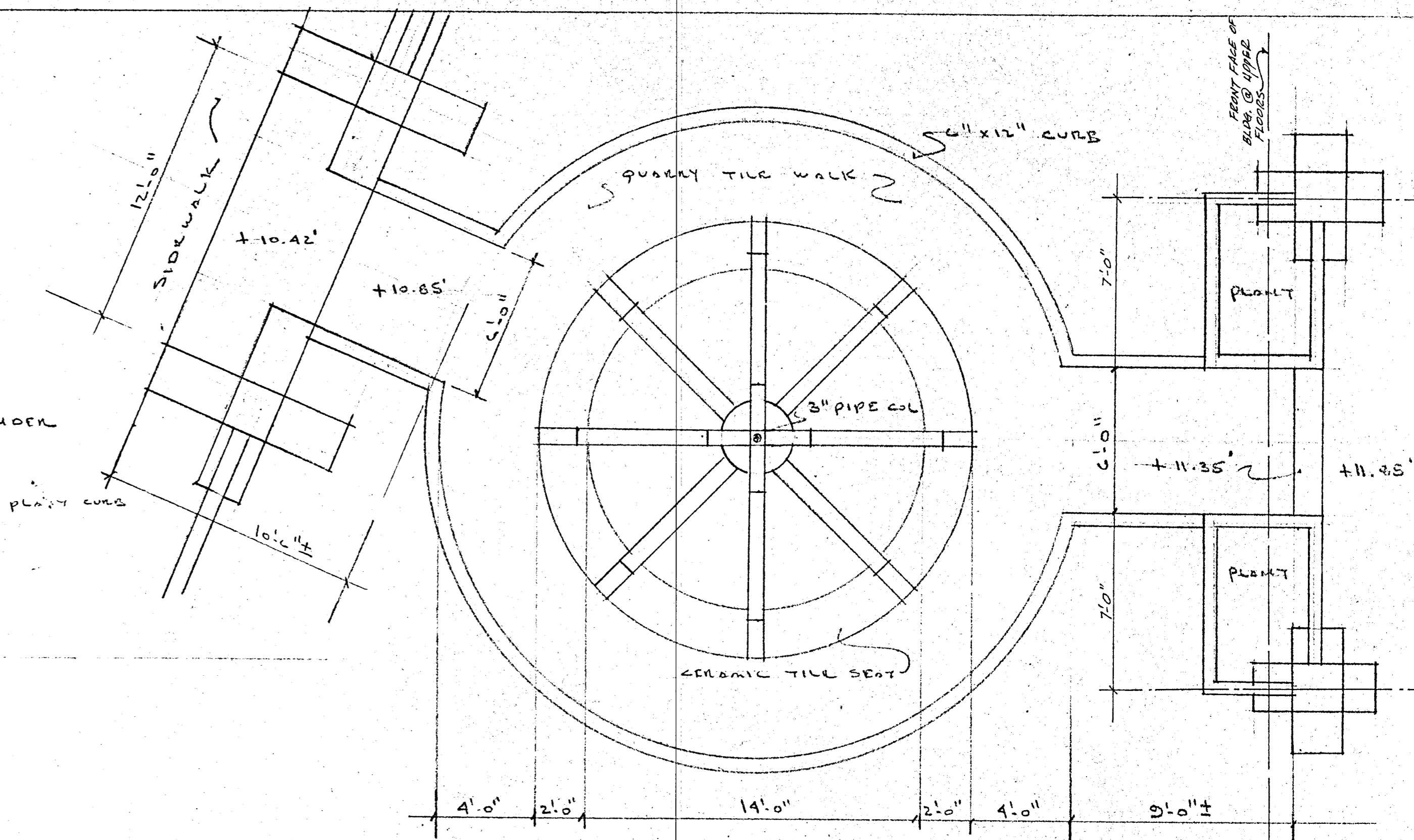
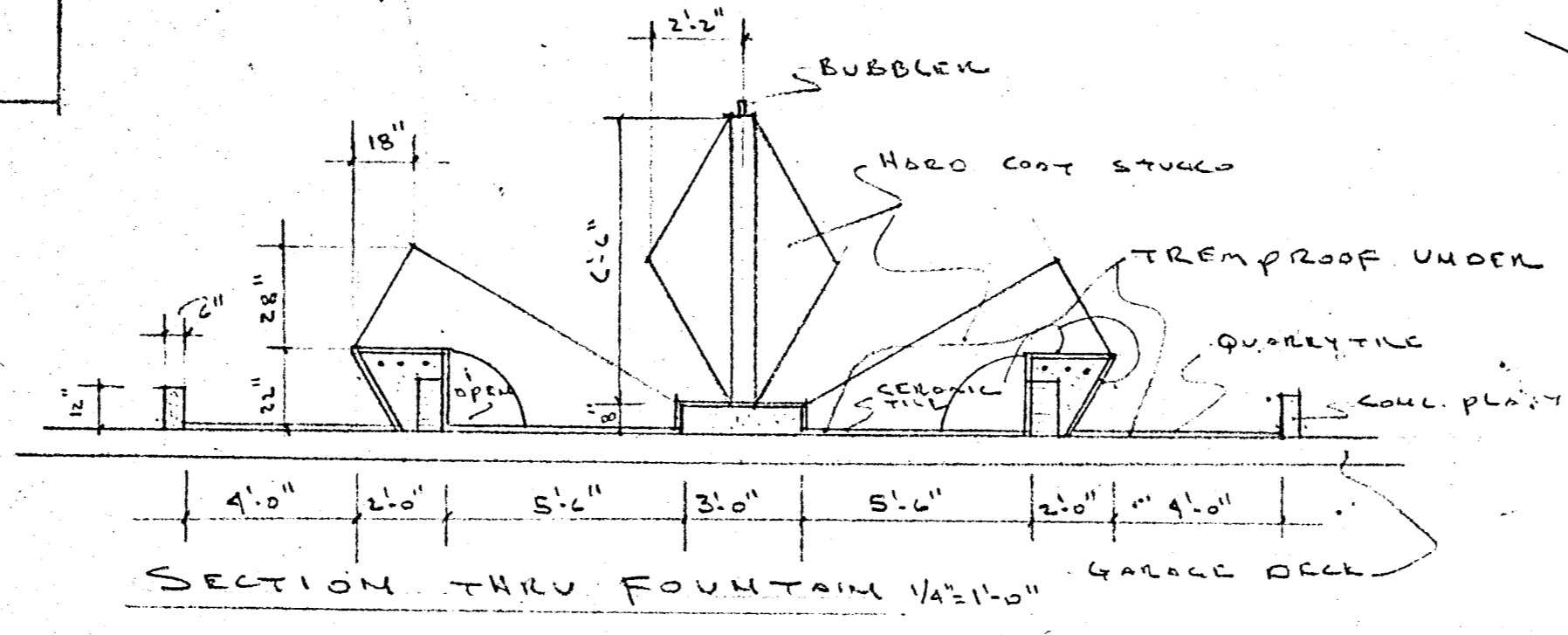
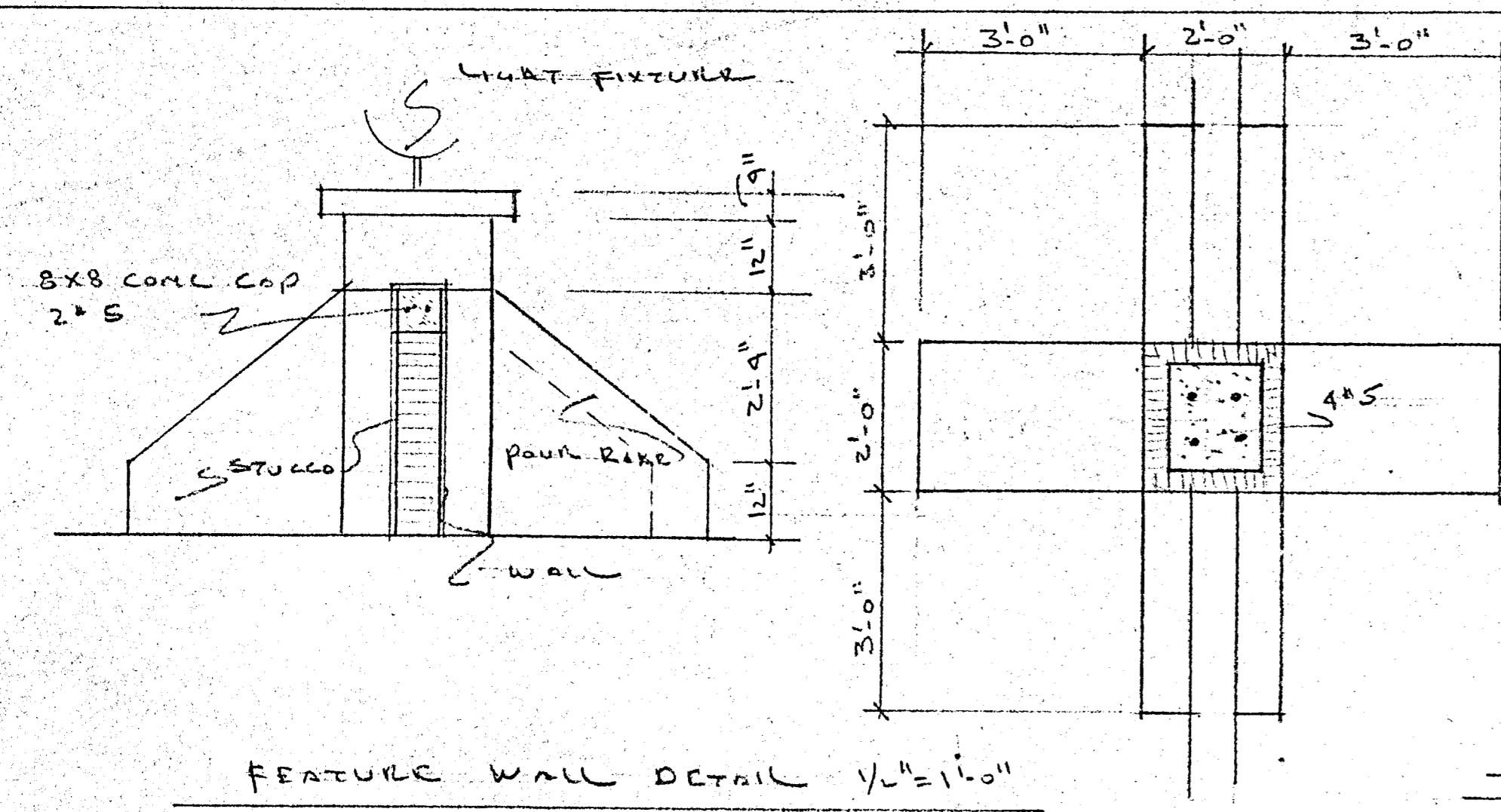


LEGAL
 BLOCK 4
 2ND AMENDED PLAT OF
 NORMANDY BEACH
 SUPERIOR DUNE, FLA.

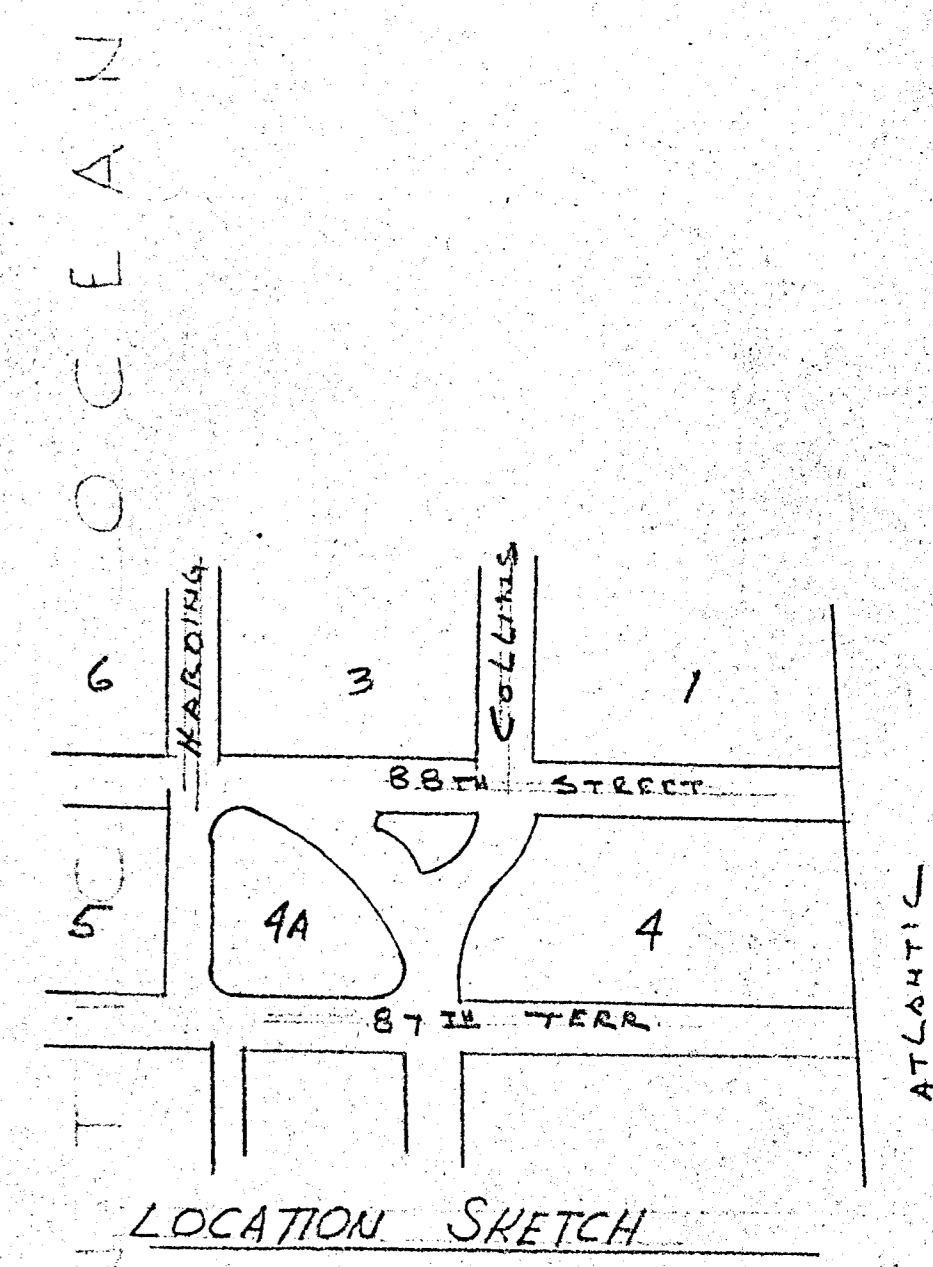
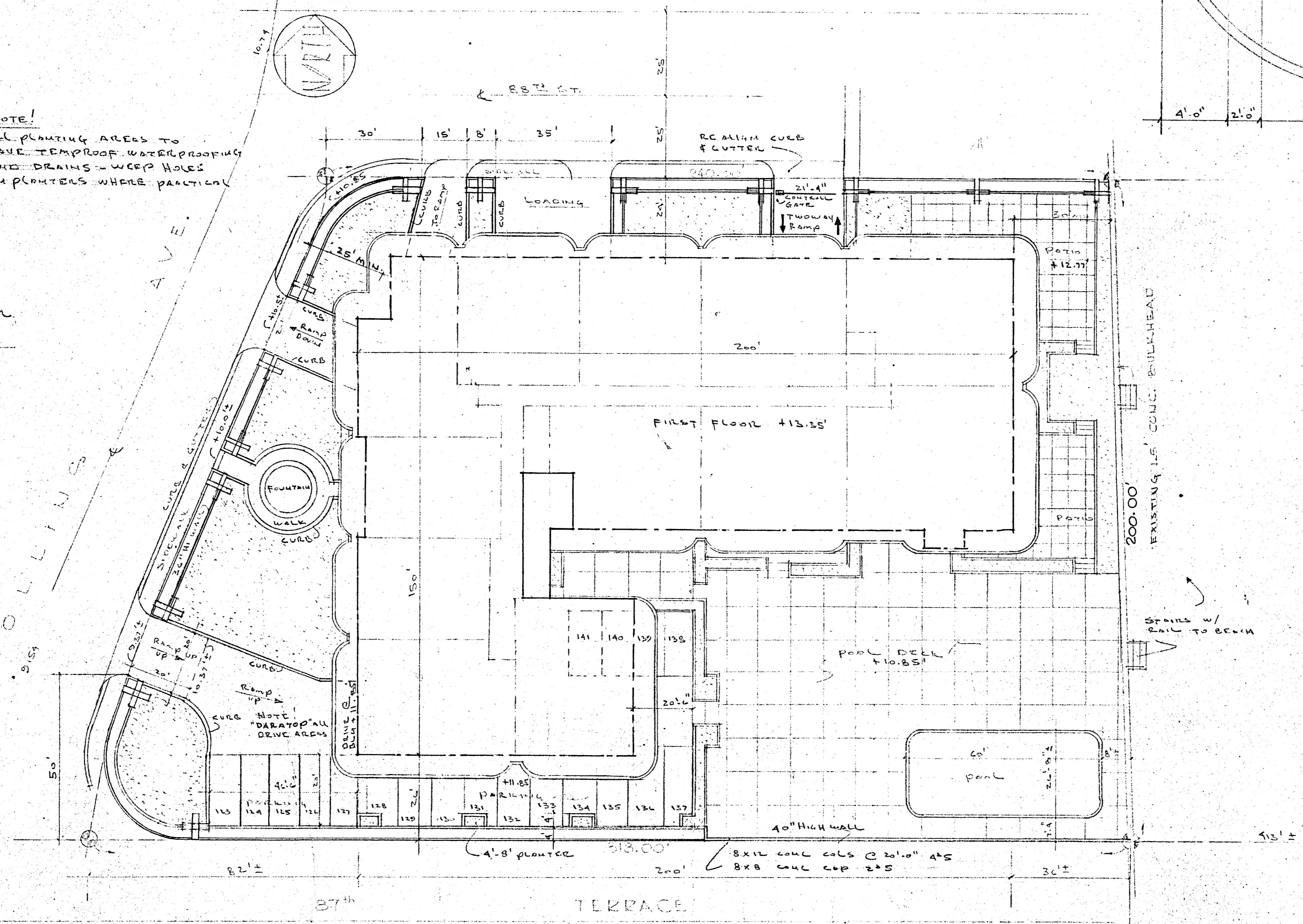
SITE PLAN @ 1" = 20'

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 8777 COLLINS AVE.
 A. 135 UNIT CONDOMINIUM
 COMM. No. DATE: SHEET
 REVISD: 6 OF 30



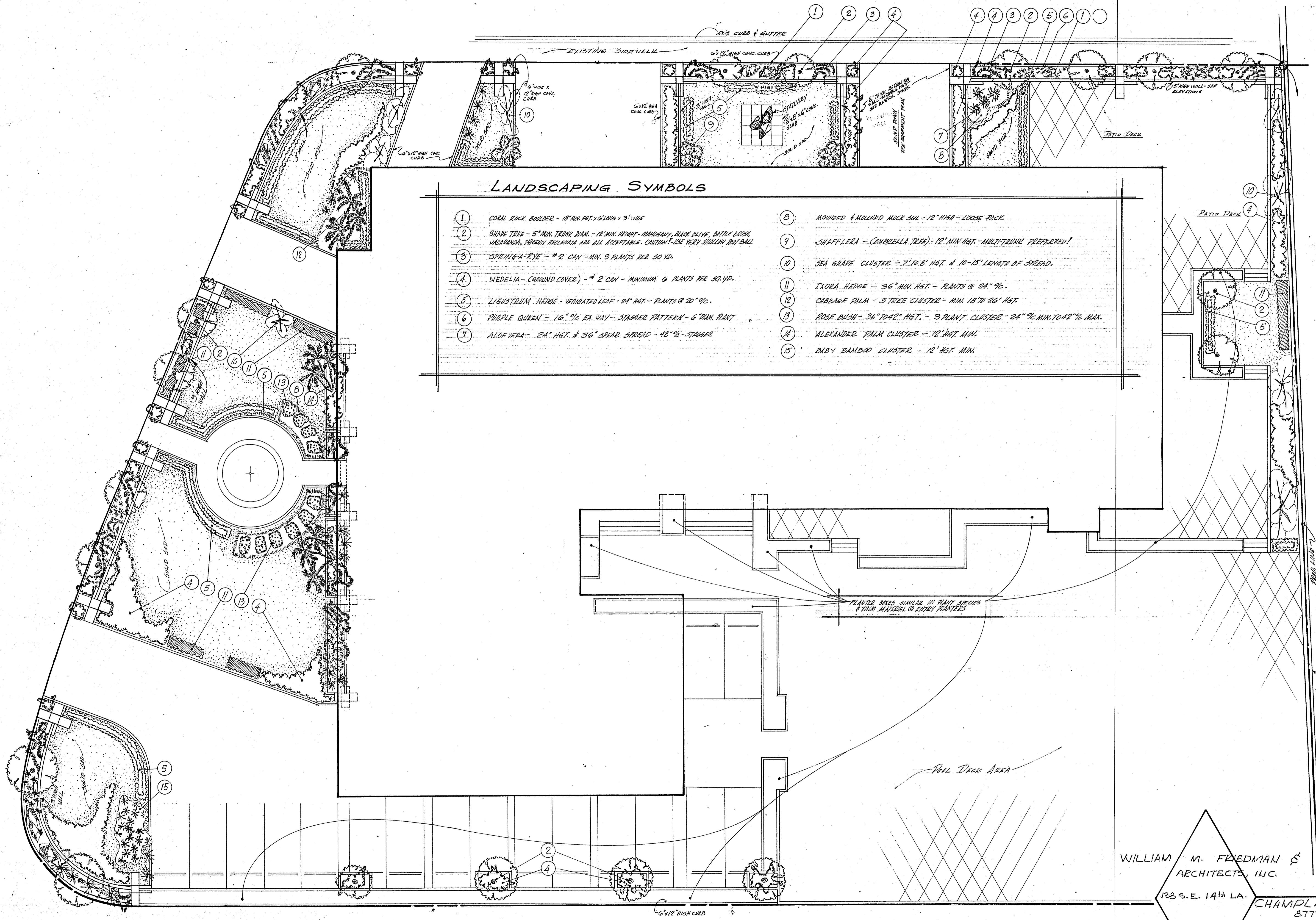
NOTE!
ALL PLANTING AREAS TO
HAVE TREMPROOF, WATERPROOFING
AND DRAINS - WEEP HOLES
IN PLANTERS WHERE PRACTICAL



LEGAL
BLOCK 4
2ND AMENDED PLAT OF
NORMAN BY BEACH
SULFSIDE, DADE, FLA.

SITE PLAN @ 1"=20'

WILLIAM M. FRIEDMAN
AND ASSOCIATES ARCHITECTS, INC.
138 S.E. 14th LANE
3588044
CHAMPLAIN TOWERS SOUTH
8777 COLLINS AVE.
A 135 UNIT CONDOMINIUM
COMM. No. DATE: SHEET
REVISED: 6 OF 30



LANDSCAPING SYMBOLS

- | | |
|---|--|
| ① CORAL ROCK BOULDER - 18" MIN. HGT. x 6" LONG x 3" WIDE | ⑧ MOUND & MULCHED MULCH SAIL - 12" HIGH - LOOSE PACK |
| ② SHADE TREE - 5" MIN. TRUNK DIAM. - 12" MIN. HEIGHT - MAHOEUBI, BLACK OLIVE, BUTTE BUSH, JACARANDA, PHOENIX ACACIA ARE ALL ACCEPTABLE. CAUTION: USE VERY SHALLOW ROOT BALL | ⑨ SHEFFLERIA - (UMBRELLA TREE) - 12" MIN. HGT. - MULTI-TRUNK PREFERRED! |
| ③ SPRING-A-EYE - * 2 CAN - MIN. 3 PLANTS PER 30 YD. | ⑩ SEA GRAPE CLUSTER - 7' TO 8' HGT. & 10'-15' LENGTH OF SPREAD. |
| ④ WEDELIA - (GROUND COVER) - * 2 CAN - MINIMUM 6 PLANTS PER 30 YD. | ⑪ IXORA HEDGE - 36" MIN. HGT. - PLANTS @ 24" OC. |
| ⑤ LIEUSTRUM HEDGE - VERGATED LEAF - 24" HGT. - PLANTS @ 20" OC. | ⑫ CABBAGE PALM - 3 TREE CLUSTER - MIN. 18" TO 26" HGT. |
| ⑥ PURPLE QUEEN - 16" OC EA. WAY - STAGGER PATTERN - 6" DIAM. PLANT | ⑬ ROSE BUSH - 36" TO 42" HGT. - 3 PLANT CLUSTER - 24" OC. MIN. TO 42" OC. MAX. |
| ⑦ ALOE VERA - 24" HGT. & 36" SPREAD - 48" OC - STAGGER | ⑭ ALEXANDER PALM CLUSTER - 12" HGT. MIN. |
| | ⑮ BABY BAMBOO CLUSTER - 12" HGT. MIN. |

LANDSCAPE PLAN @ 3/32" = 1'-0"

WILLIAM M. FRIEDMAN & ASSOCIATES ARCHITECTS, INC.

138 S.E. 14TH LA.

CHAMPLAIN TOWERS SOUTH 8777 COLLINS AVE.

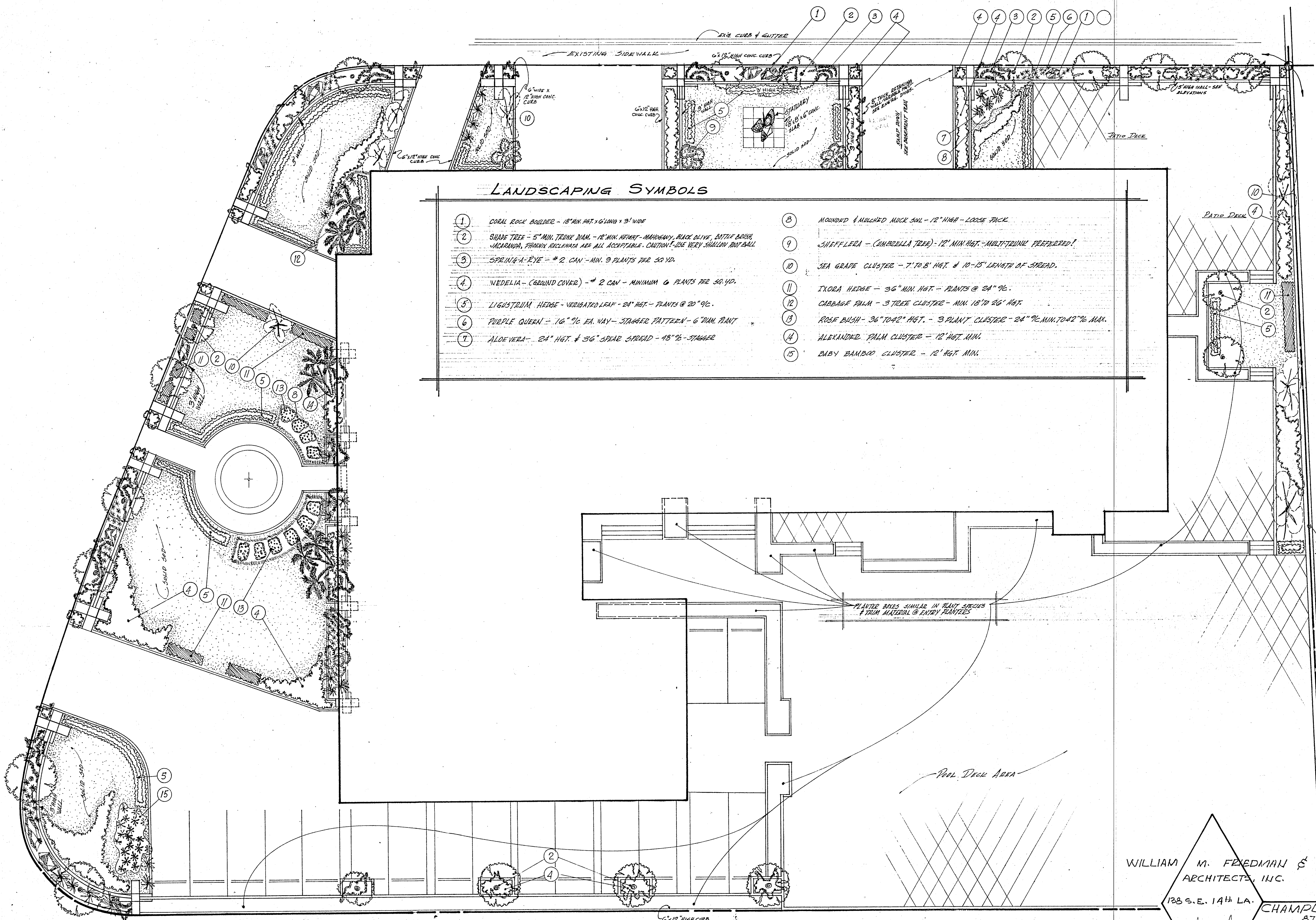
A. 135 UNIT CONDOMINIUM

DATE:

SHEET

REV.

7 OF 20



LANDSCAPING SYMBOLS

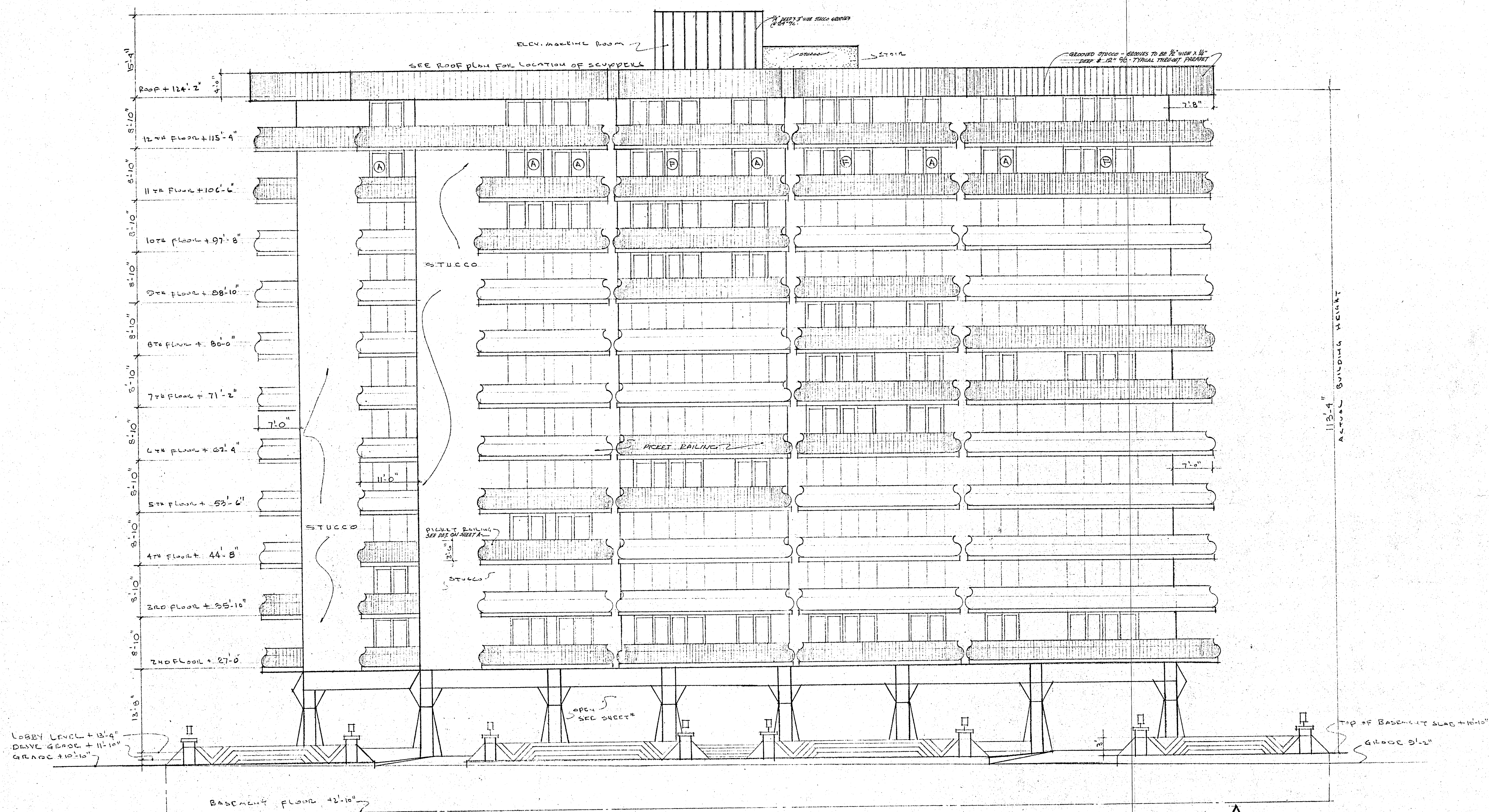
- | | |
|---|--|
| ① CORAL ROCK BOULDER - 18" MIN. HGT. x 6' LONG x 3' WIDE | ⑧ MOUNDED & MULCHED MULCH SAIL - 12" HIGH - LOOSE PACK |
| ② SHADE TREE - 5" MIN. TRUNK DIAM. - 12" MIN. HEIGHT - MANDARIN, BLACK OLIVE, BUTLE BUSH, JACARANDA, PHOENIX RECLINATA ARE ALL ACCEPTABLE. CAUTION - USE VERY SHALLOW ROOT BALL | ⑨ SHEFFLERA - (UMBRELLA TREE) - 12" MIN. HGT. - MULTI-TRUNK PREFERRED! |
| ③ SPRING-A-LYE - # 2 CAN - MIN. 3 PLANTS PER 50 YD. | ⑩ SEA GRAPE CLUSTER - 7' TO 8' HGT. & 10'-15' LENGTH OF SPREAD. |
| ④ WEDELIA - (GROUND COVER) - # 2 CAN - MINIMUM 6 PLANTS PER 50 YD. | ⑪ IXORA HEDGE - 36" MIN. HGT. - PLANTS @ 24" 90° |
| ⑤ LIGUSTRUM HEDGE - VERBATED LEAF - 24" HGT. - PLANTS @ 20" 90° | ⑫ CABBAGE PALM - 3 TREE CLUSTER - MIN 18" TO 26" HGT. |
| ⑥ PURPLE QUEEN - 16" 90° EA. WAY - STAGGER PATTERN - 6" DIAM. PLANT | ⑬ ROSE BUSH - 36" TO 42" HGT. - 3 PLANT CLUSTER - 24" 90° MIN. TO 42" 90° MAX. |
| ⑦ ALOE VERA - 24" HGT. & 36" SPREAD - 48" 90° - STAGGER | ⑭ ALEXANDER PALM CLUSTER - 12' HGT. MIN. |
| | ⑮ BABY BAMBOO CLUSTER - 12' HGT. MIN. |

LANDSCAPE PLAN @ 3/32" = 1'-0"

WILLIAM M. FRIEDMAN & ASSOCIATES
ARCHITECTS, INC.

138 S.E. 14TH LA.
CHAMPLAIN TOWERS SOUTH
8777 COLLINS AVE.

A. 125 UNIT CONDOMINIUM	
DATE:	SHEET
REV.	7 OF 30



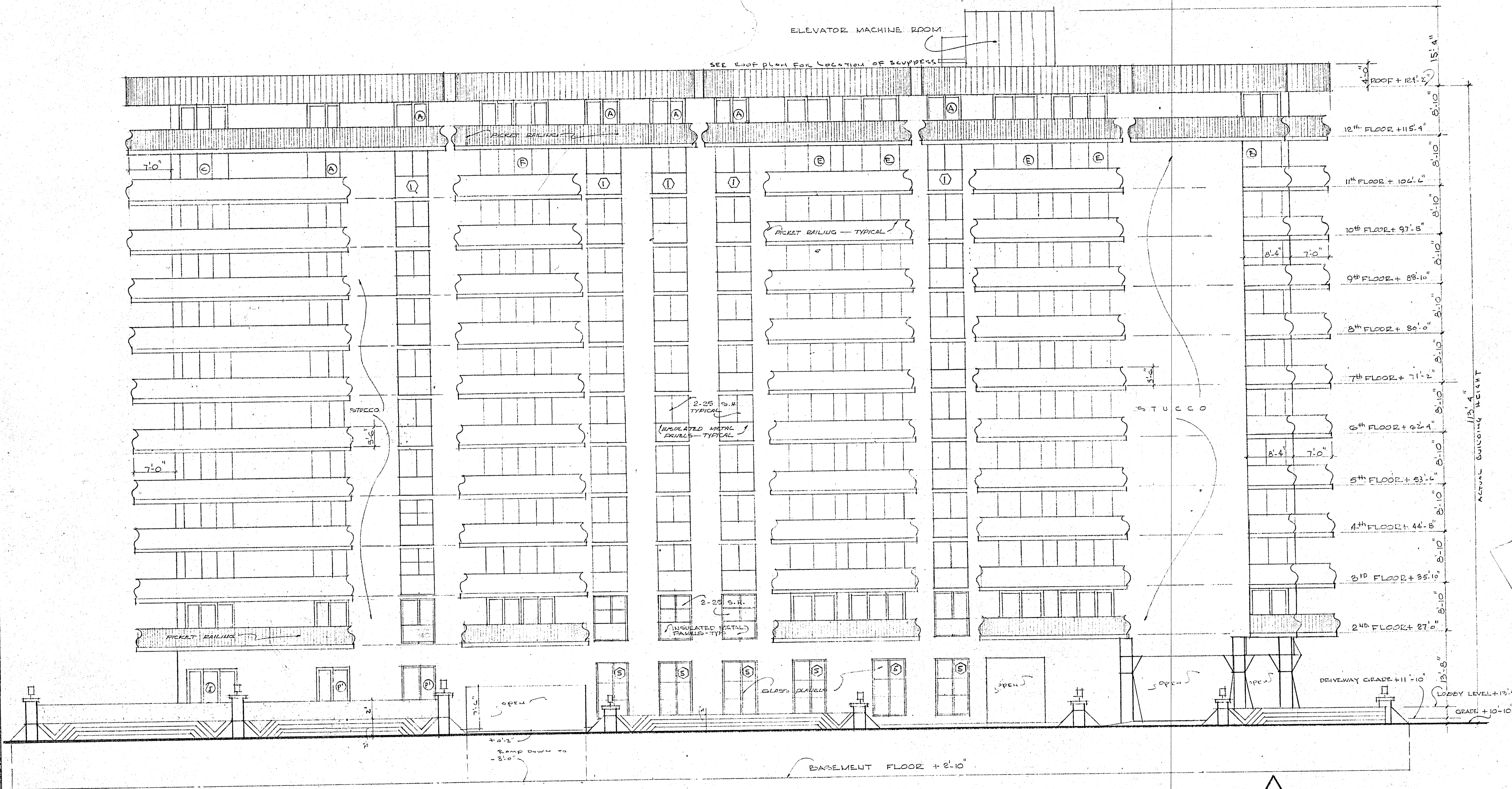
COLLINS AVE ELEVATION
1/8" = 1'-0"

WILLIAM M. FRIEDMAN
AND ASSOCIATES ARCHITECTS, INC.

138 S.E. 14TH LANE
2588044

CHAMPLAIN TOWERS SOUTH
8777 COLLINS AVE.
A 135 UNIT CONDOMINIUM

COMM. NO.	DATE:	SHEET
REVISED:		8 OF 30



NORTH ELEVATION 1/8" = 1'-0"

WILLIAM M. FRIEDMAN
AND ASSOCIATES ARCHITECTS, INC.

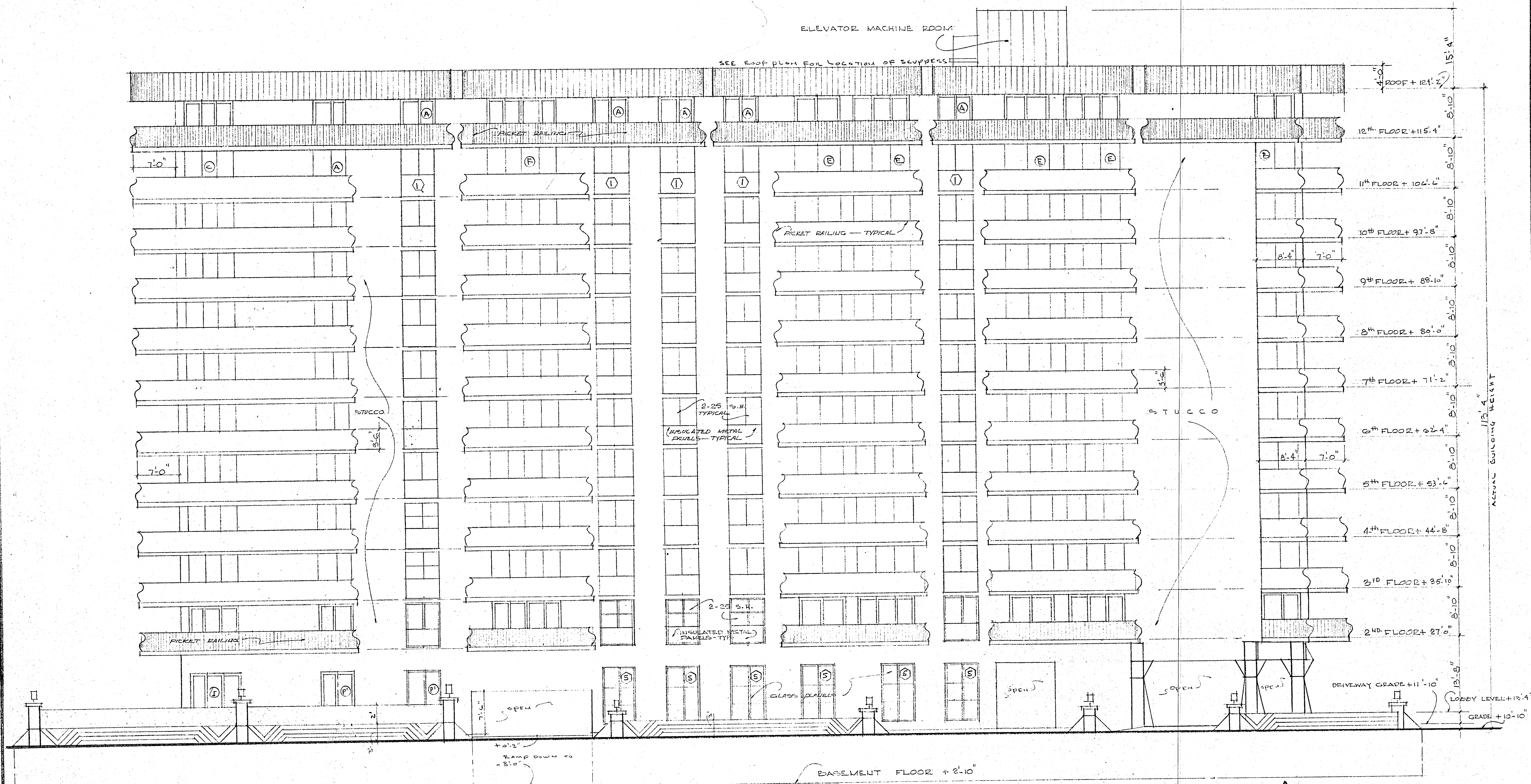
138 S.E. 14th LANE
3588044

CHAMPLAIN TOWERS SOUTH
8777 COLLINS AVE.

A-135 UNIT CONDOMINIUM

COMM. No. DATE: SHEET

REVISED: 9 OF



NORTH ELEVATION 1/8" = 1'-0"

WILLIAM M. FRIEDMAN
AND ASSOCIATES ARCHITECTS, INC.

138 S.E. 14TH LANE
3588044

CHAMPLAIN TOWERS SOUTH
8777 COLLINS AVE.

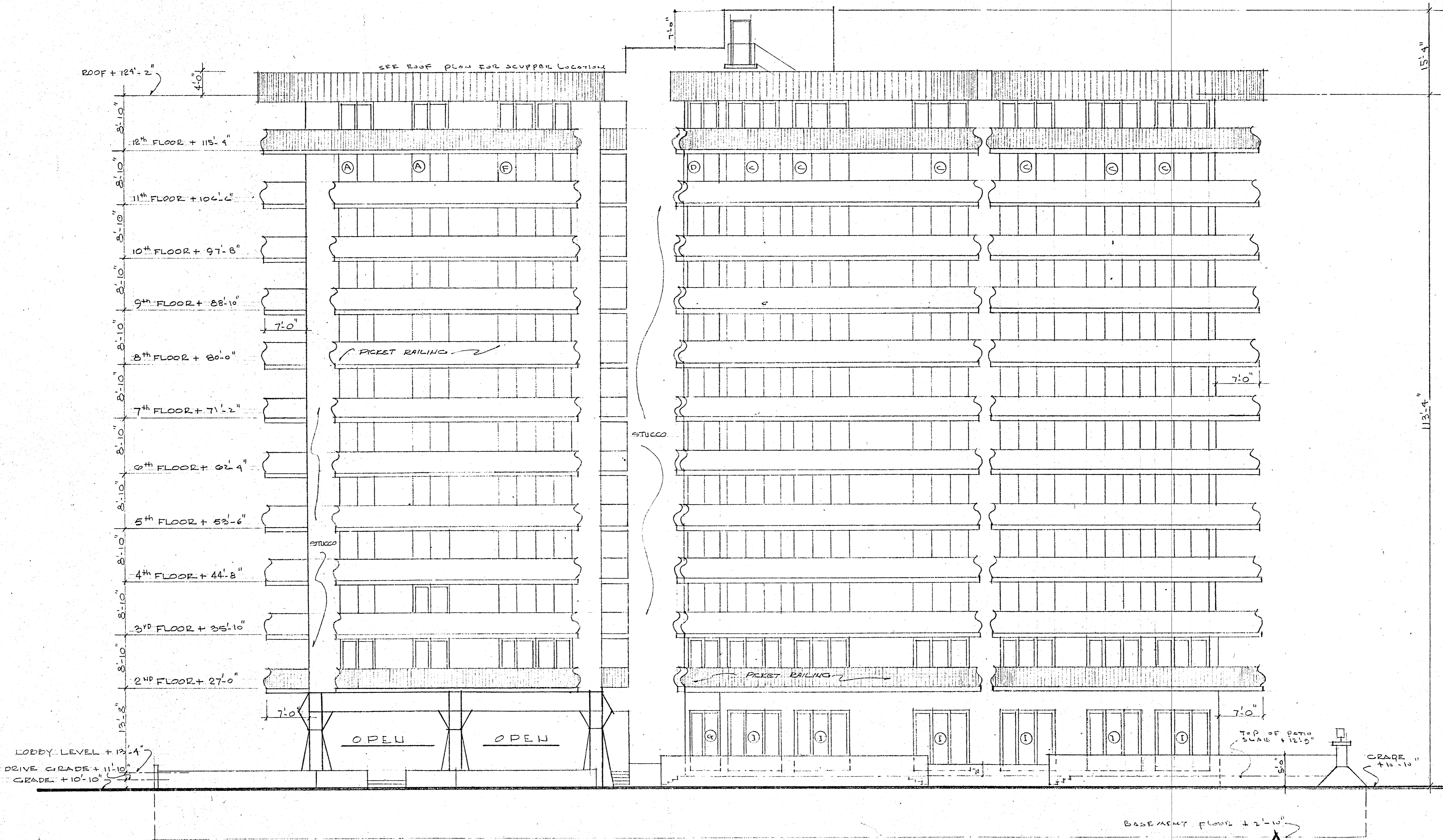
A-135 UNIT CONDOMINIUM

COMM. No. DATE:

REVISED:

SHEET

9 OF 30

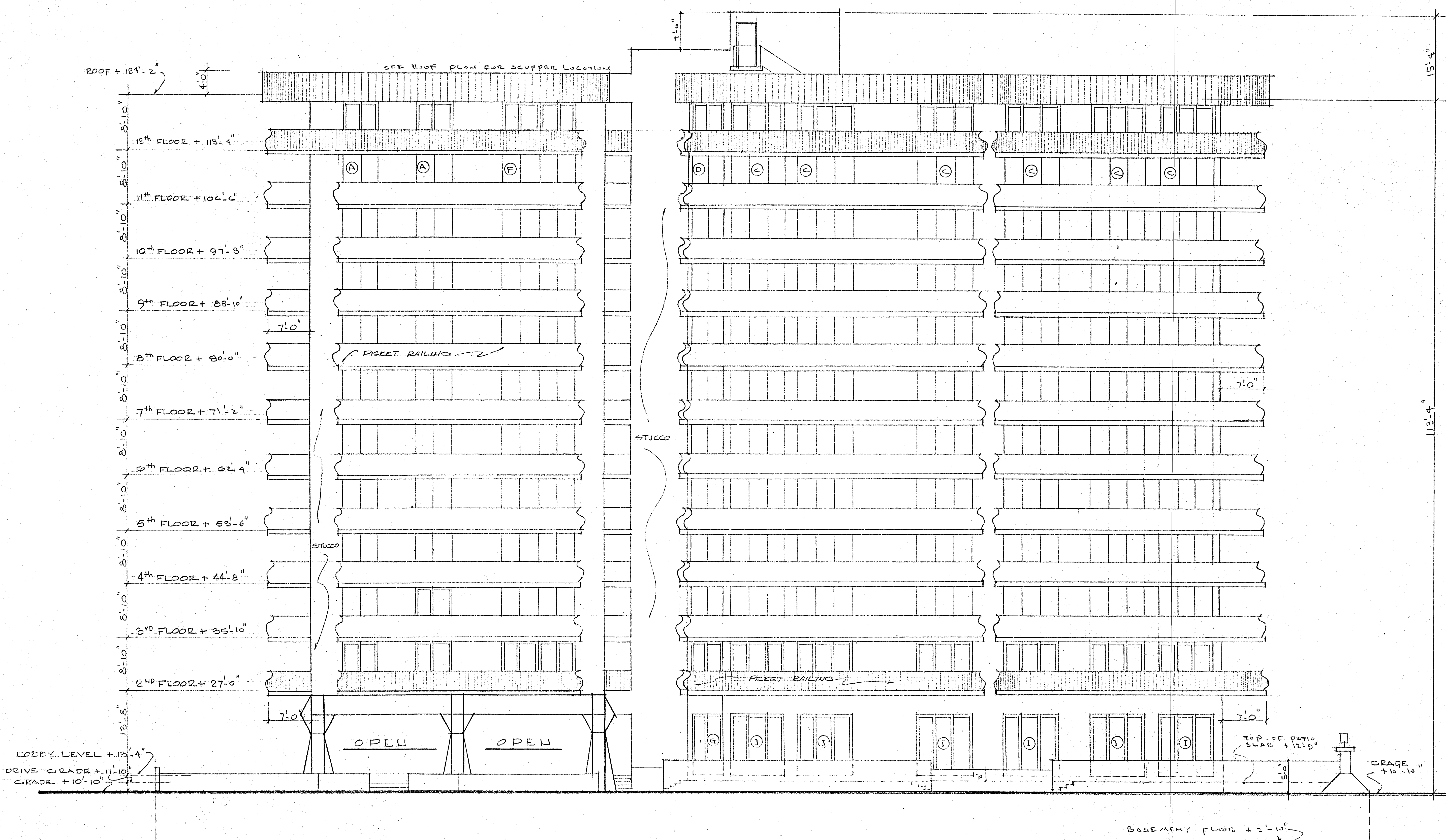


EAST ELEVATION 1/8" = 1'-0"

WILLIAM M. FRIEDMAN
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138 S.E. 14th LANE
3588044
CHAMPLAIN TOWERS SOUTH
8777 COLLINS AVE.
A 135 UNIT CONDOMINIUM

COMM. No. DATE: SHEET
REVISED: 10 OF 2



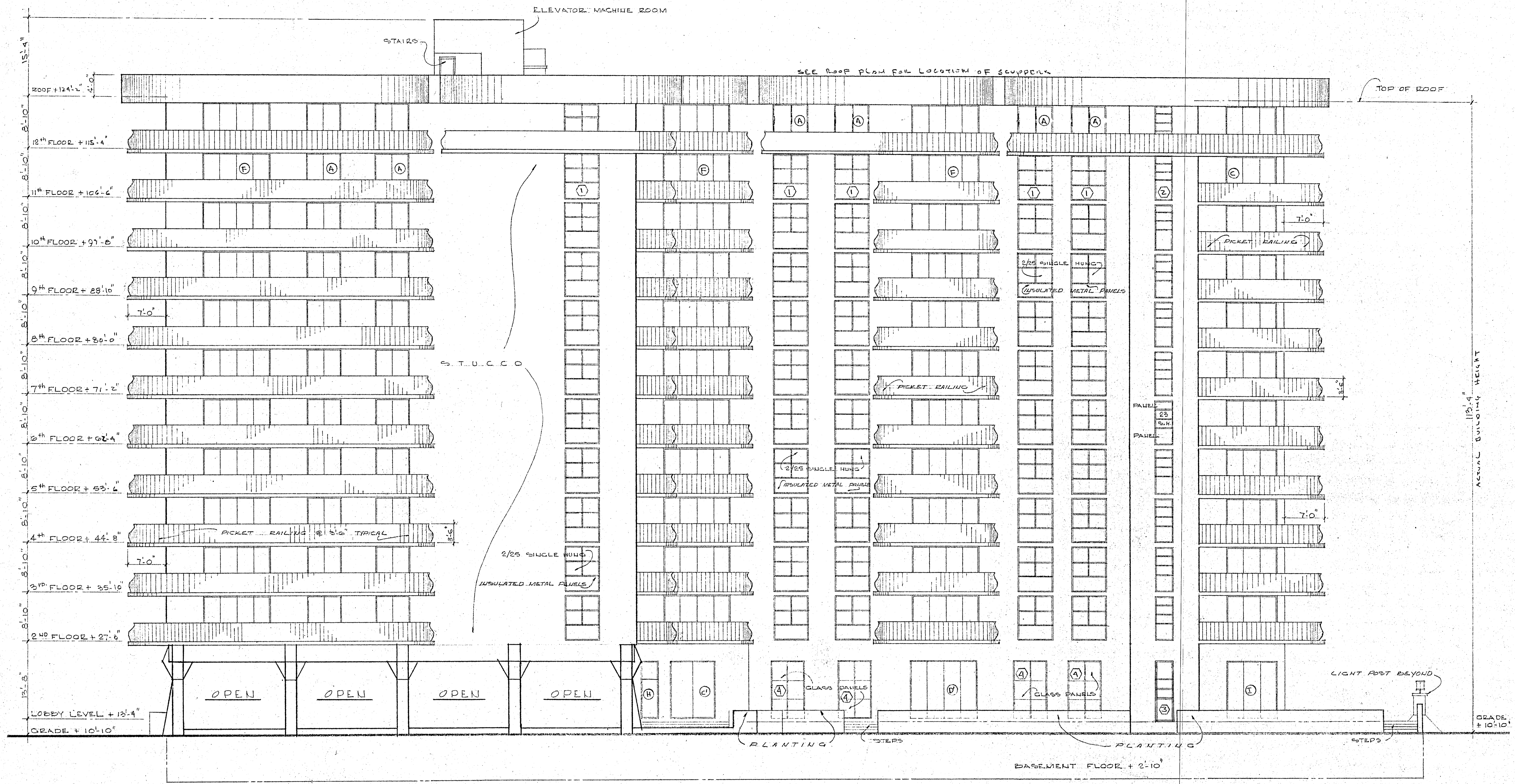
EAST ELEVATION 1/8" = 1'-0"

WILLIAM M. FRIEDMAN
AND ASSOCIATES ARCHITECTS, INC.

138 S.E. 14th LANE
3588044

CHAMPLAIN TOWERS SOUTH
8777 COLLINS AVE.
A-135 UNIT CONDOMINIUM

COMM. No.	DATE:	SHEET
REVISED:	10 OF 30	



SOUTH ELEVATION @ 1/8" = 1'-0"

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AND ASSOCIATES ARCHITECTS, INC.

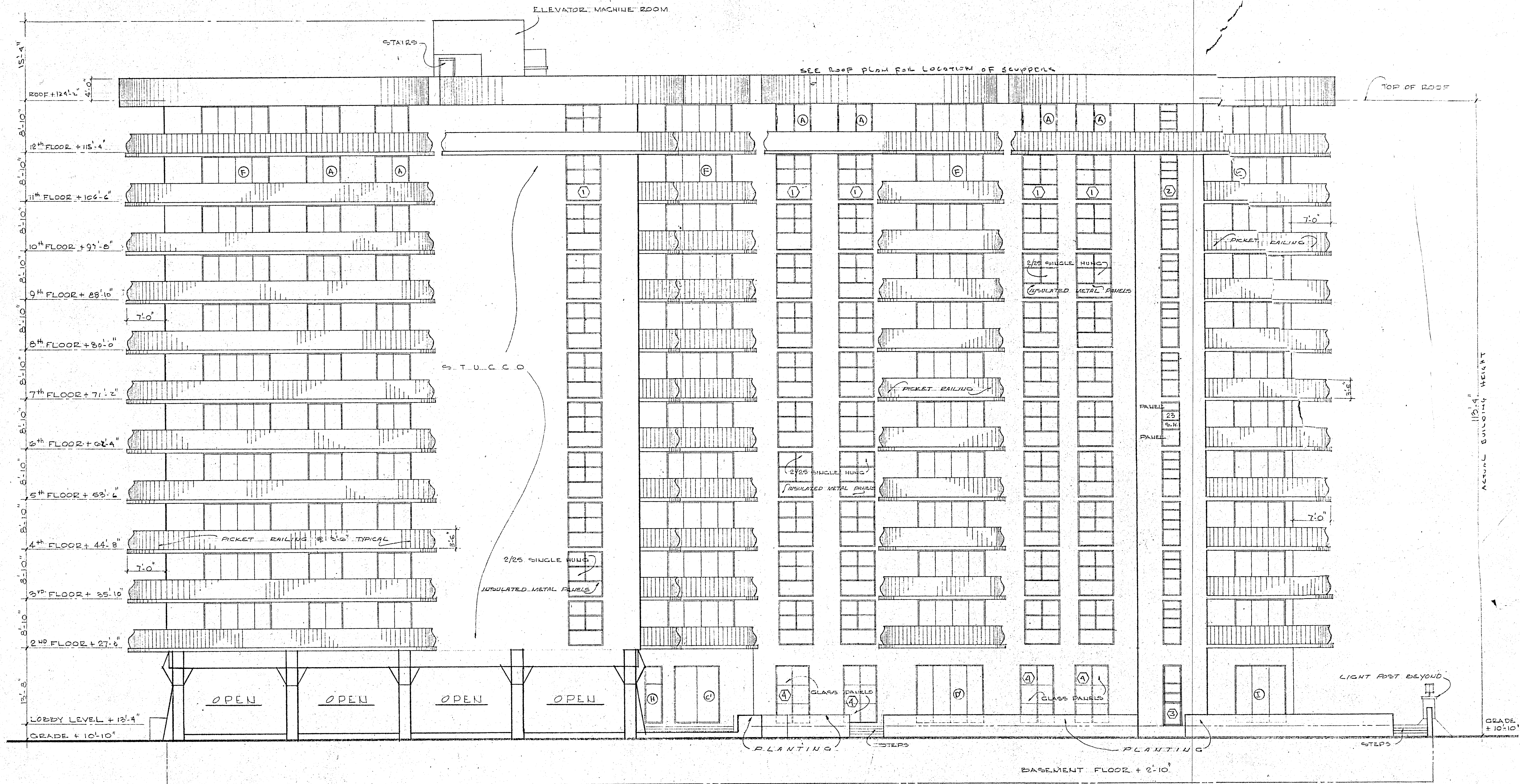
138 S.E. 14th LAKE
3588014

CHAMPLAIN TOWERS SOUTH
8777 COLLINS AVE.

A 135 UNIT CONDOMINIUM

COMM. No. DATE: SHEET

REVISED: 11 OF 30



SOUTH ELEVATION @ 1/8" = 1'-0"

WILLIAM M. FRIEDMAN
 AND ASSOCIATES ARCHITECTS, INC.

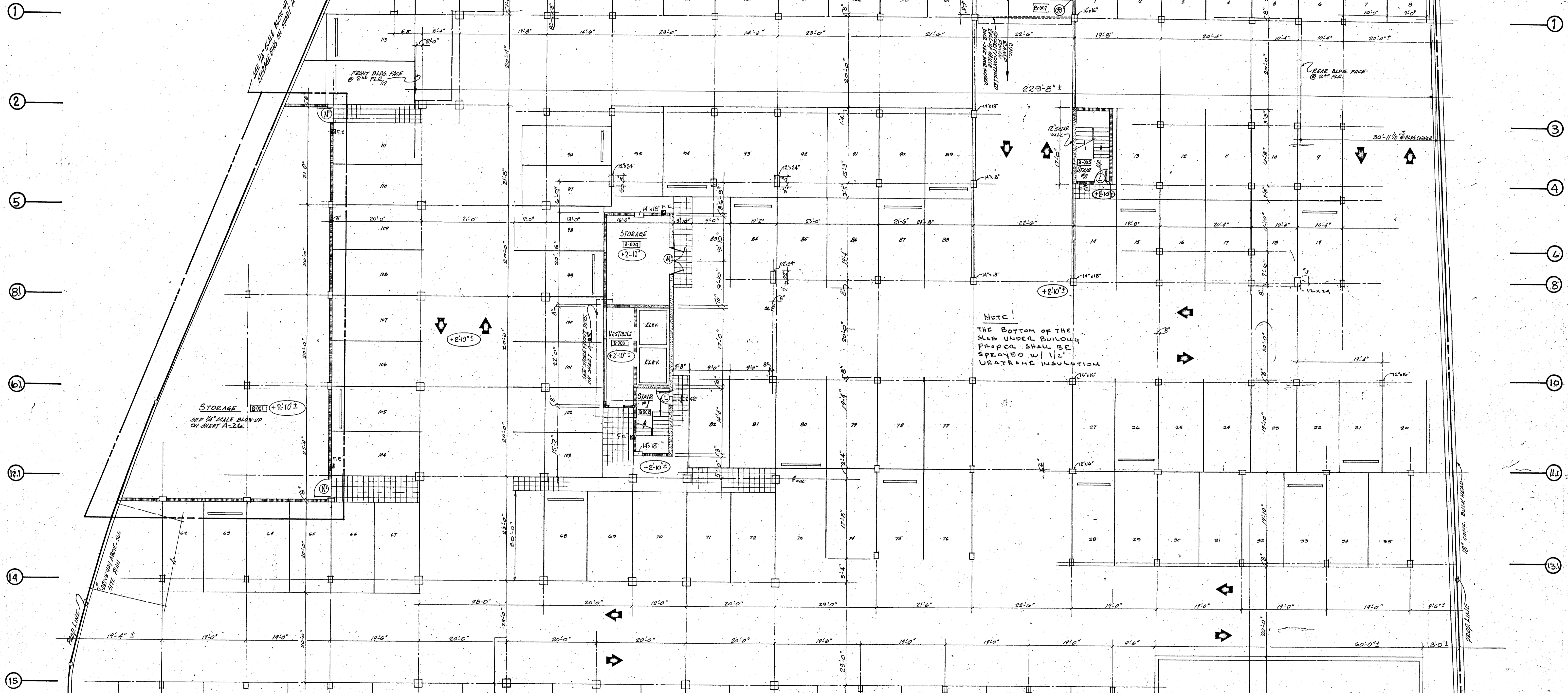
138 S.E. 14TH LAKE
 3528044

CHAMPLAIN TOWERS SOUTH
 8777 COLLINS AVE.
 A 125 UNIT CONDOMINIUM

COMM. NO. DATE: _____
 REVISED: _____

SHEET

R S T A B D E H I K L M N O P Q



STORAGE [B-001] +2'-10"±
SEE 1/4" SCALE BLAN UP
ON SHEET A-26.

NOTE!
THE BOTTOM OF THE
SLAB UNDER BUILDING
PROPER SHALL BE
SPRAYED W/ 1/2"
URATHANE INSULATION

GARAGE LEVEL - FLOOR PLAN @ 3/32" = 1'-0"

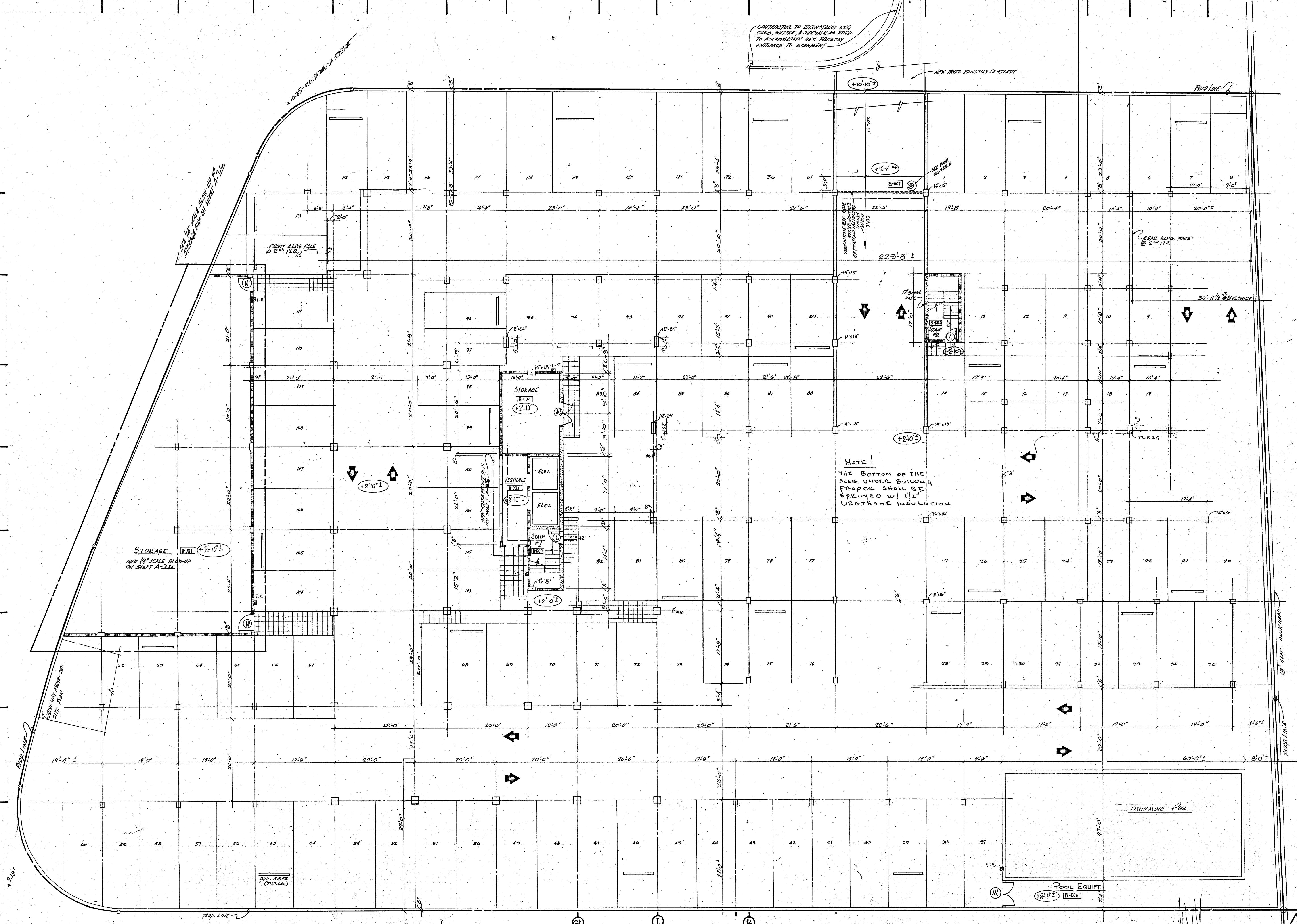
CONC. COLUMN SIZES	
□ 24" x 24"	□ 12" x 16"
□ 16" x 16"	□ 12" x 24"
□ 14" x 18"	

WILLIAM M. FRIEDMAN & ASSOC.
ARCHITECTS, INC.
138 S. E. 14th St.
3358044
CHAMPLAIN TOWERS
SOUTH
SHEET 12 OF 30 DATE:

R S T A B D E H I K L M N O P Q R

1
2
5
8
11
12
14
15

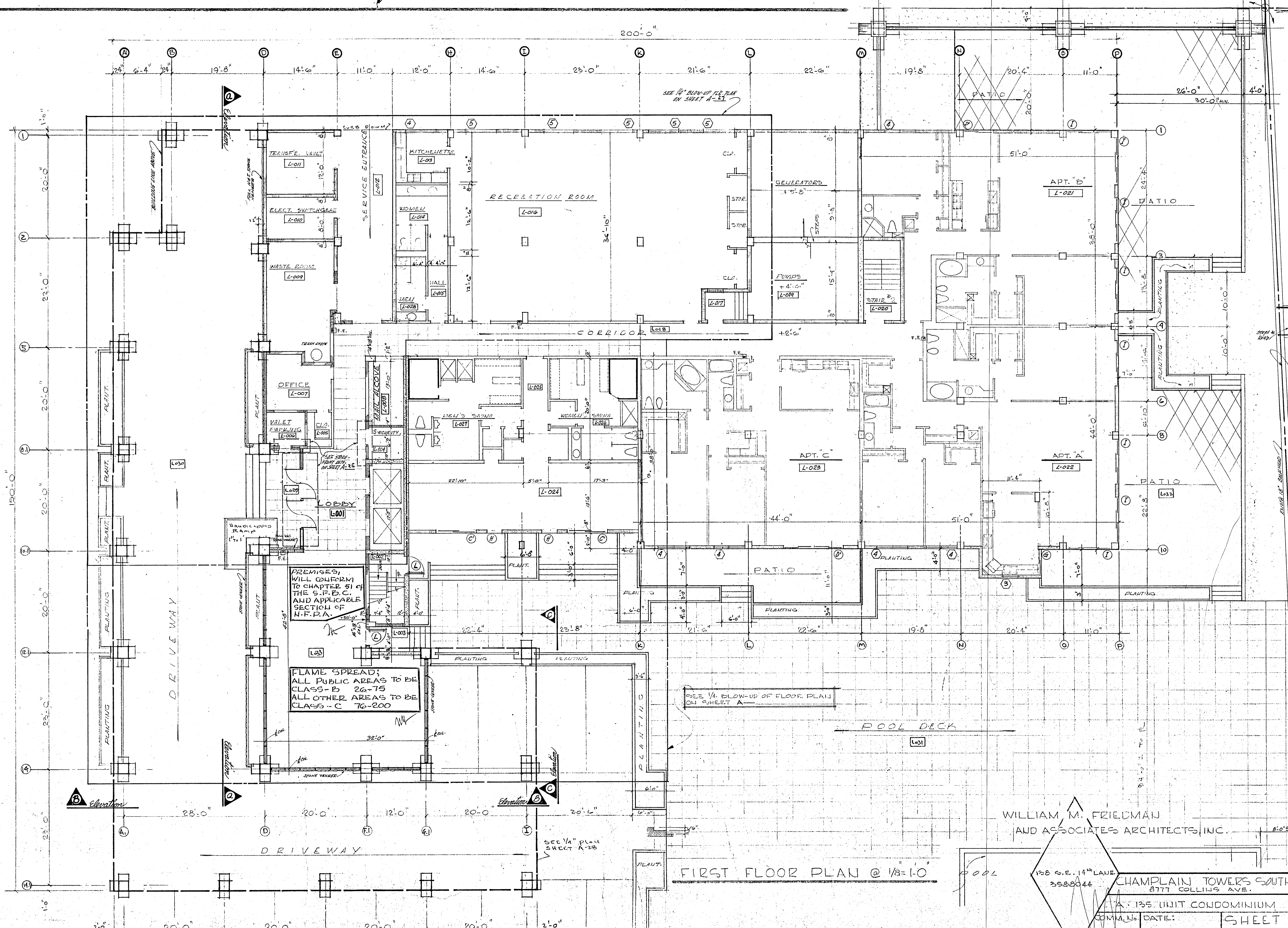
1
3
4
6
8
10
11
13



GARAGE LEVEL FLOOR PLAN @ 3/32" = 1'-0"

CONC. COLUMN SIZES	
□ 24" x 24"	□ 12" x 16"
□ 16" x 16"	□ 12" x 24"
□ 14" x 18"	

WILLIAM M. FRIEDMAN & ASSOC.
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138 S. E. 14th LA.
3328044
CHAMPLAIN TOWERS
SOUTH
SHEET 12 OF 30 DATE:



PREMISES WILL CONFORM TO CHAPTER 51 OF THE S.F.P.C. AND APPLICABLE SECTION OF N.F.P.A.

FLAME SPREAD; ALL PUBLIC AREAS TO BE CLASS-B 20-75 ALL OTHER AREAS TO BE CLASS-C 76-200

SEE 1/4" BLOW-UP F.L.P. PLAN ON SHEET A-21

SEE 1/4" BLOW-UP OF FLOOR PLAN ON SHEET A

FIRST FLOOR PLAN @ 1/8" = 1'-0"

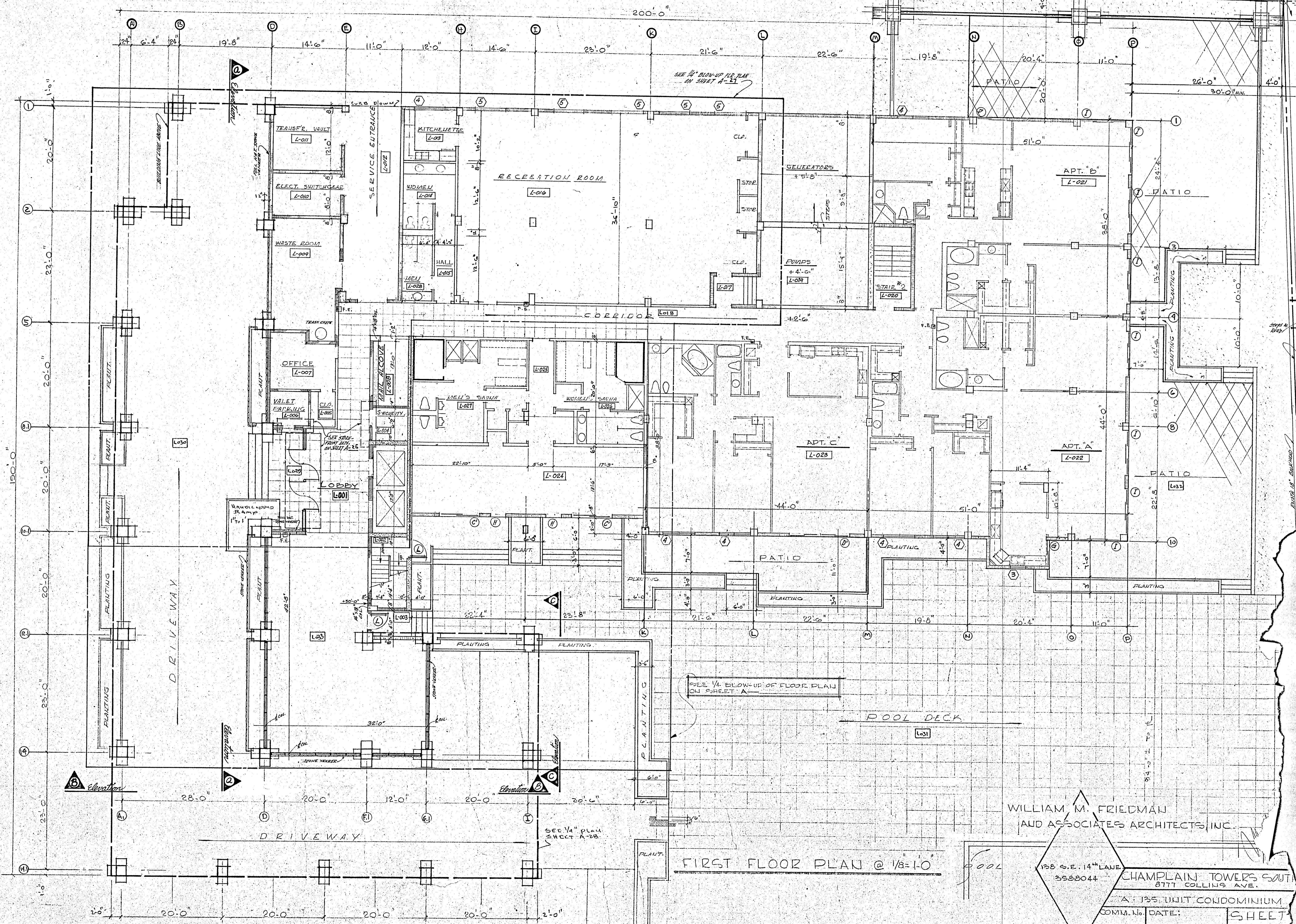
WILLIAM M. FRIEDMAN AND ASSOCIATES ARCHITECTS, INC.

138 S.E. 14TH LAKE 3528044

CHAMPLAIN TOWERS SOUTH 8777 COLLINGS AVENUE

UNIT: 135 UNIT CONDOMINIUM COMM. No. DATE: SHEET 13 OF 30

REV:



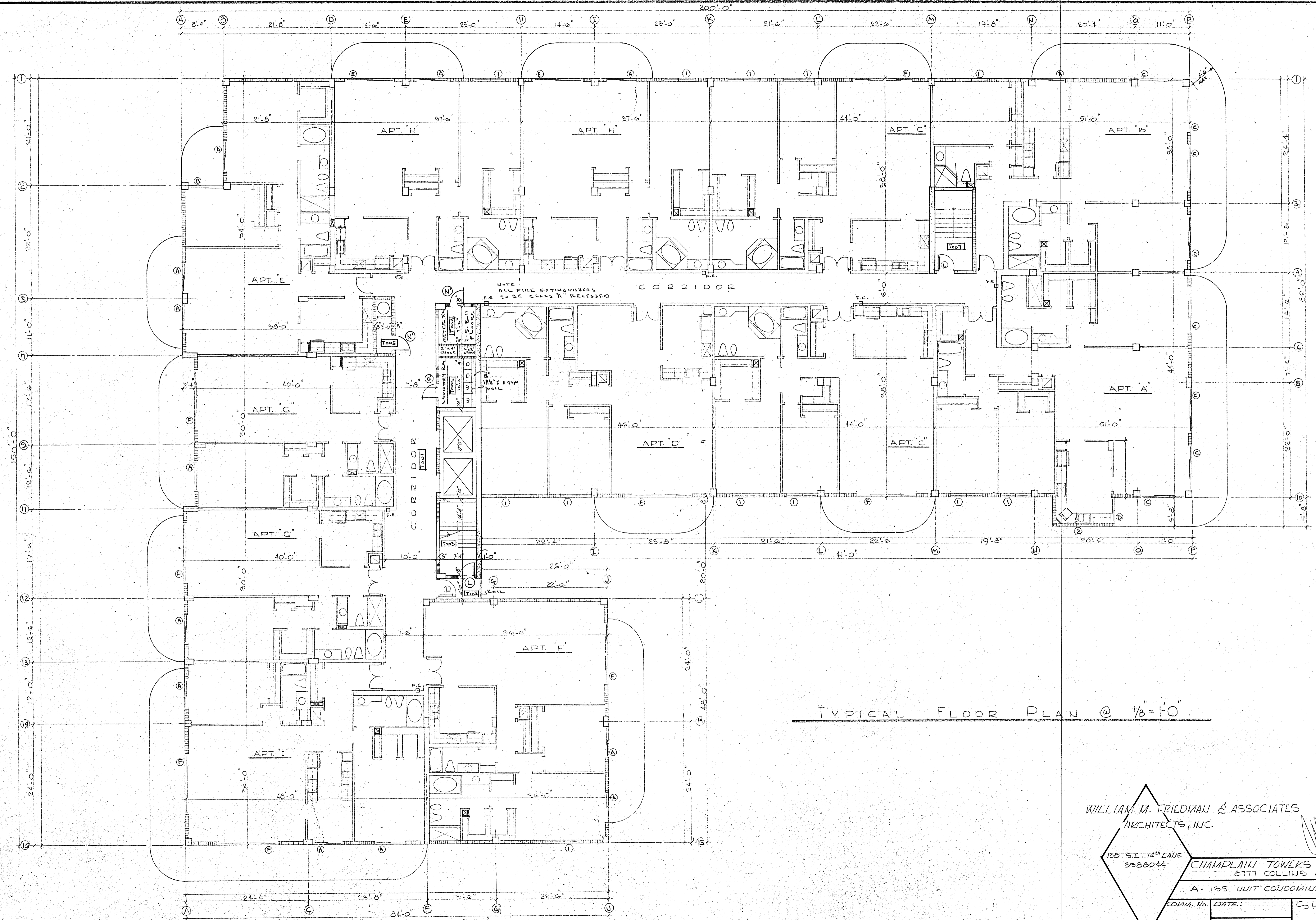
FIRST FLOOR PLAN @ 1/8" = 1'-0"

WILLIAM M. FRIEDMAN
AND ASSOCIATES ARCHITECTS, INC.

138 S.E. 14TH LANE
3588044

CHAMPLAIN TOWERS SOUTH
8777 COLLINGS AVE.

A: 135 UNIT CONDOMINIUM
COMM. No. DATE: SHEET
REV: 12

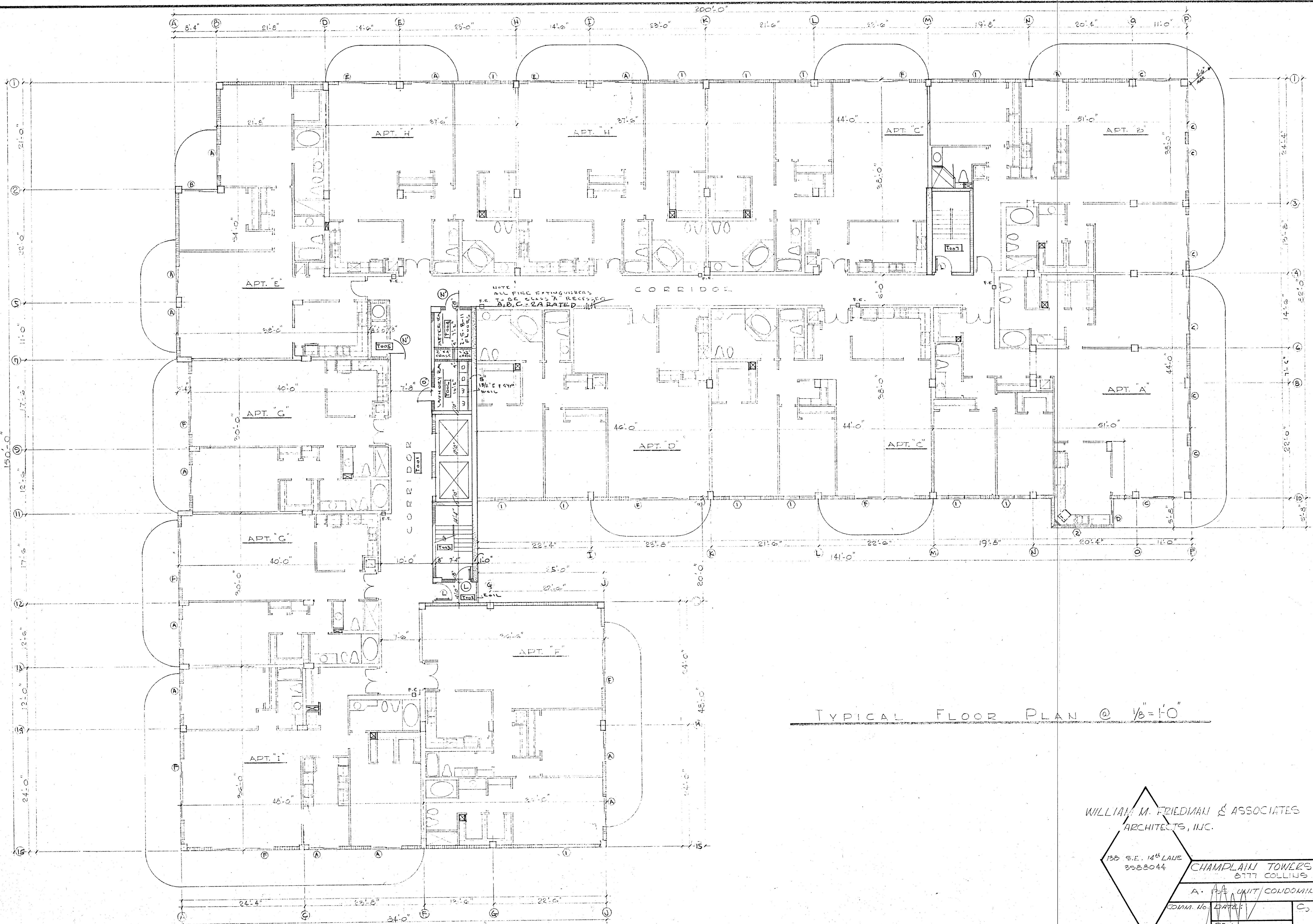


TYPICAL FLOOR PLAN @ 1/8" = 1'-0"

WILLIAM M. FRIEDMAN & ASSOCIATES
ARCHITECTS, INC.

[Handwritten Signature]

135 S.E. 14 th LAVE 3388044		CHAMPLAIN TOWERS SOUTH 8777 COLLINS AVE.	
A. 135 UNIT CONDOMINIUM			
COM. No.	DATE:	SHEET	
REV.		14 OF 30	



TYPICAL FLOOR PLAN @ 1/8"=1'-0"

WILLIAM M. FRIEDMAN & ASSOCIATES
ARCHITECTS, INC.

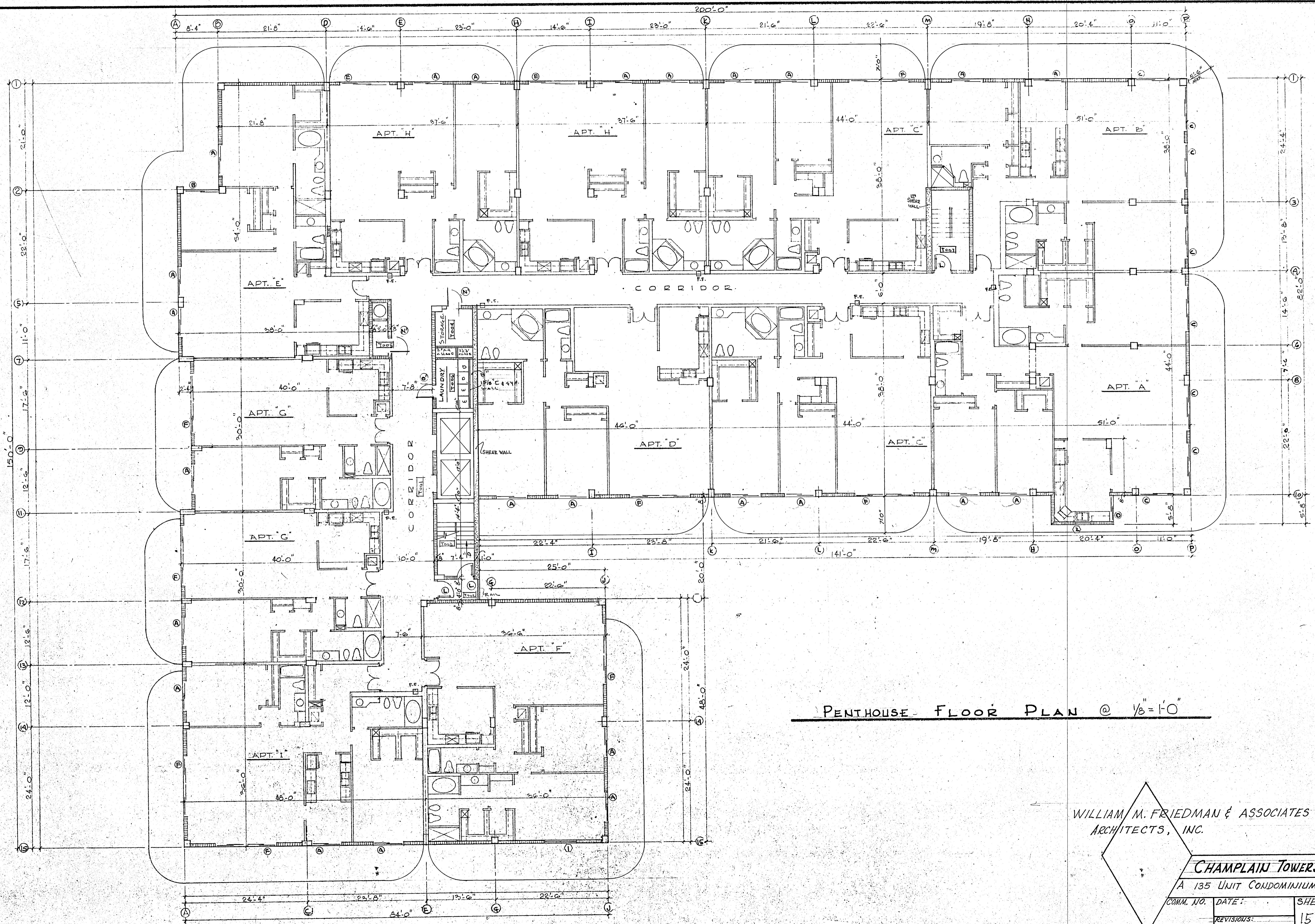
130 S.E. 14th LAKE
3028044

CHAMPLAIN TOWERS SOUTH
8777 COLLINGS AVE.

A. 103 UNIT/CONDOMINIUM

CONV. No. DATE: / / SHEET

REV. 14 OF 30



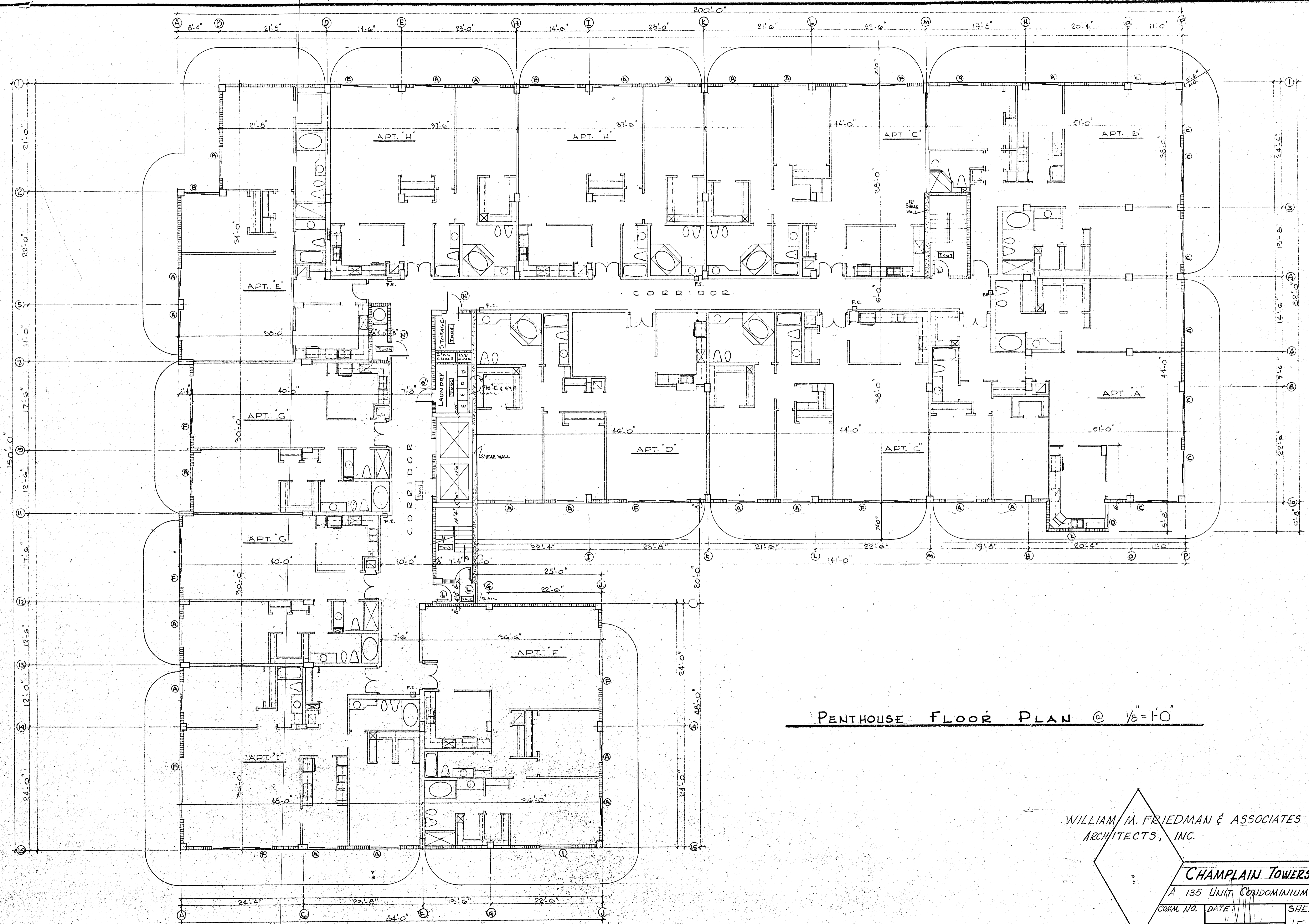
PENTHOUSE FLOOR PLAN @ 1/8" = 1'-0"

WILLIAM M. FRIEDMAN & ASSOCIATES
ARCHITECTS, INC.

CHAMPLAIN TOWERS SOUTH

A 135 UNIT CONDOMINIUM

COMM. NO.	DATE:	SHEET NO.
		15 OF 30
REVISIONS:		



PENTHOUSE FLOOR PLAN @ 1/8"=1'-0"

WILLIAM M. FRIEDMAN & ASSOCIATES
ARCHITECTS, INC.

CHAMPLAIN TOWERS SOUTH		
A 135 UNIT CONDOMINIUM		
COMM. NO.	DATE:	SHEET NO.
		15 of 30
REVISIONS:		