CHAMPLAIN

TOWERS

SOUTH

A Development Of Toronto Enterprises 8777 Collins Avenue Surfside, Florida

135 UNIT CONDOMINIUM					
UNIT	Number	sq ft	type		
Α	12	2242	3-2		
В	12	1794	2-2		
С	23	1673	2-2		
D	11	1748	2-2		
E	11	1590	2 - 2		
Ę	11	1728	2-2		
G	22	1200	1 - 2		
Н	22	1425	1-1c-2		
1	11	1728	2-2		

Railis Peta: 15 Railis 29-30 TOV. JURFSIDE,

☐ Approved

Approved as noted

Disapproved

Inspector

Reviewed:

Planning & Zoning Board

Planning & Zoning Board

Puhard Carban

Puhar

APPROVED:

Idg. Inspector

Sectrical local decided by the property of the prop

WILLIAM M. FRIEDMAN ARCHITECT	GERGIO BREITERMAN ENGINEER	FLOQIDA ENGINEE	RING SERVICES	
ARCHITECTURAL	STRUCTURAL	ELECTRICAL "	PLUMBING	AIR CONDITIONING
A-12 COVER SHEET NID INDEX A-2 SPECIFICATIONS A-3 DOOR FINISH SCHEDULE A-4 SPECIFICATIONS A-4 SPECIFICATIONS A-4 DOOR FINISH SCHEDULE A-4 DOOR FINISH SCHEDULE A-2 DOOR FINISH A-2 DOOR PLANISH A-3 DOOR PLANISH A-4	5-6 PENT HOUSE 5-7 ROOF . 5-8 COLUMN, SCHEDULE & BEAM	E-3 LOBBY PLAN E-4 TYPICAL E-5 1200F E-6 1/4" TYPICAL UNIT "A" &"B" E-7 1/4" TYPICAL UNIT "C" &"D" E-8 1/4" TYPICAL UNIT "E"; F & G" E-9 1/4" TYPICAL UNIT "H" &"I"	P-8. 14" TYPICAL UNIT - "E", F'E"G" P-9 14" TYPICAL UNIT - "H" & I" P-10. PLUMBING RISERS	AC-I GARAGE PLANI AC-2 LOBBY PLANI AC-3 TYPICAL AC-4 ROOF AC-5 1/4" TYPICAL UNIT — "A" É "B" AC-6 1/4" TYPICAL UNIT — "E"," F É G" AC-8 1/4" TYPICAL UNIT — "H" É "I" AC-9 SCHEDULE É DETAILS A-1 OF 30 1 OF 72

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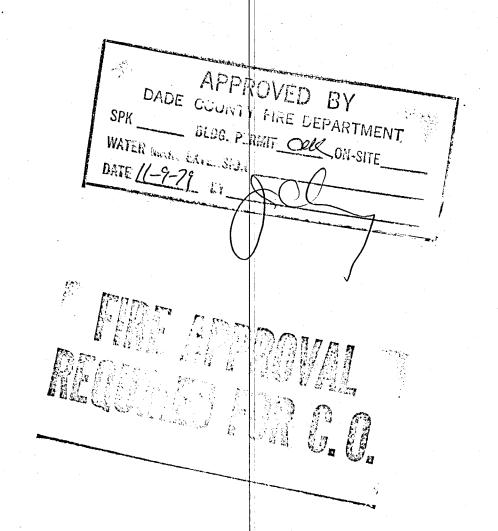
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8777 Collins Avenue Surfside, Florida

Jos MILLOR 932-9100 866-7777



WILLIAM M. FRIEDMAN ARCHITECT	GERGIO BREITERMAN. ENGINEER	FLORIDA ENGINEERING SERVICES
ARCHITECTURAL	STRUCTURAL	ELECTRICAL PLUMBING AIR CONDITIONING
A-IL COVER SHEET AUD INDEX A-22 ROOM FINISH SCHEDULE A-23 DOOZ FINISH SCHEDULE A-24 SPECIFICATIONS A-24 DOOZ FINISH SCHEDULE A-25 DOOZ FINISH SCHEDULE A-26 SPECIFICATIONS A-27 DOOZ FINISH SCHEDULE A-28 DOOZ FINISH SCHEDULE A-29 MEST FLOOZ PLAN A-30 STAIRWELLS, ELEV., & TRASH CHU A-31 FIRST FLOOZ PLAN A-32 STAIRWELLS, ELEV., & TRASH CHU A-33 STAIRWELLS, ELEV., & TRASH CHU A-34 TYPICAL UNIT— C' & 'B' A-36 M' TYPICAL UNIT— C' & 'B' A-37 M' TYPICAL UNIT— C' & 'B' A-38 M' TYPICAL UNIT— C' & 'B' A-21 M' TYPICAL UNIT— TO' & 'E' A-22 ROOM FINISH A-24 DOOZ FINISH A-25 DOOZ FINISH A-26 M' FINISH A-27 M' FRONT TO	5-6 PENT HOUSE.	E-1 SITE PLAN E-2 GARAGE PLAN E-2 GARAGE PLAN E-3 LOBBY PLAN E-4 TYPICAL E-5 ZCOF E-6 1/4 TYPICAL UNIT — "A & "B" E-7 1/4 TYPICAL UNIT — "C & D" E-8 1/4 TYPICAL UNIT — "C & D" E-9 1/4 TYPICAL UNIT — "C & D" E-9 1/4 TYPICAL UNIT — "C & D" E-10 ILCETRICAL SCHEDULE E-11 T.V., TELEPHOUE, & FIZE ALAZM RISEE. SPEINIALERS SP 1 GARAGE PLAN SP 2 LOBBY PLAN SP 2 LOBBY PLAN SP 3 TYPICAL SP 4 RISEES & NOTES AC-1 GARAGE PLAN AC-2 LOBBY PLAN AC-3 TYPICAL UNIT — "A & B AC-5 1/4 TYPICAL UNIT — "A & B AC-6 1/4 TYPICAL UNIT — "A & B AC-6 1/4 TYPICAL UNIT — "E E B AC-6 1/4 TYPICAL UNIT — "E E B AC-7 1/4 TYPICAL UNIT — "E E B AC-8 1/4 TYPICAL UNIT — "E E B AC-9 SCHEDULE & DETAILS SPEINIALERS SP 1 GARAGE PLAN SP 2 LOBBY PLAN SP 2 LOBBY PLAN SP 2 LOBBY PLAN SP 3 TYPICAL SP 4 RISEES & NOTES A-1 OF 30 I OF 72:

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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.
- G. 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. Commencement of work on any portion of the building without such notice shall constitute acceptance of such surface by the contractor who shall then assume full responsibility for this 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.
 - 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

- Remove rubbish and debris daily.
- 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.
- 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.
- 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

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- 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: Wherever 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
- 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, loan 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
- E. Water Cement Ratio and Mix The proporationing 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. Eash 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 or 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 an areas during the five day period.
- 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 architects 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 sluched full. All joints full 3/8 " wide and struck flush.
- 2) Mortar-For Concrete Block: Cement Lime mortar 1:1:6
- 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

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 If 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 manufacta
- 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 plane & the bolts therefore
- 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 rement Barrett Elastigum or approved equal
- E. Seet metal -dalvanized or .032 sheet aluminum
- F. Nails metal to concrete 3/4" concrete nails
- G. Solder 50% lead, 50% in new metals.
- H. Gravel-Hard, timoughly 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. Moppings of pitch shall be used between plies and shall uniformily cover the entire lapped surfaces so that in no place felt touches felt.
- E. Installation of 4 ply built up roof areas shall confoem to Barrett's specifications for to 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%" over preceding one.
- 2) Over entire surface, pour a flood coat of asphalt and while 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 plys 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

- A. Vinyl asbestos plastic tile 1/8" by John Mansville or American Biltrite. All colors to be selected by

-M. FRIEDNIGH & REECONTAR ARCHITECTS, INC. 138 S.E. 14th LAX GHAMPLAILL TOWERS SOUTH 3588044 8777 COLLING AVE 135 UNIT CONDOMINIUM DATE: SHEET

ART. II Materials

owner or architect.

B. 4" or 6" cover base

C. Mastic

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- D. Plastic rement Barrett Elastigum or approved equal
- E. Steet metal -galvanized on .032 sheet aluminum
- F. Nails metal to concrete 3/4" concrete nails

G. Solder 50% lead, 50% in new metals.

H. Gravel-Hard, throughly 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. Moppings of pitch shall be used between plies and shall uniformily cover the entire lapped surfaces so that in no place felt touches felt.
- E. Installation of 4 ply built up roof areas shall confoem to Barrett's specifications for Loyears 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%" over preceding one.
- 2) Over entire surface, pour a flood coat of asphalt and while 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 plys 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.

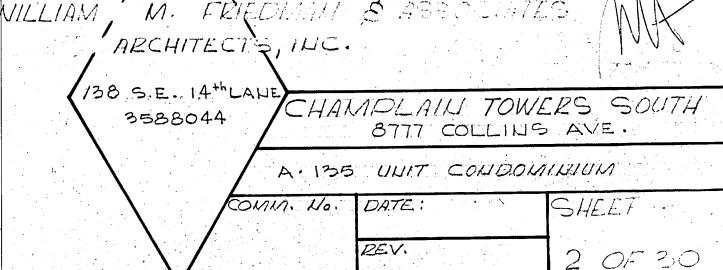
SECTION 9 VINYL ASBESTOS TILE

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



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- 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, throughly 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
 - B. Plastering Lime

A. Gypsum Lathing

- 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 wells 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 furning strips 1x3 16" 0.c.
- B. Lathing Gypsum for ceilings
- 1) Gypsum lath nailed to furning strips, 5 lath nails each contact point.
- 2) Transverse joints between lath broker. Lath shall not be butted tightly together or more than
- C. Gypsum Lath on Wood Framing
 - 1) Gypsum lath laid with long dimension across supports and nailed to wood 4 lath nails
 - 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 throughly 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% parts sand mixed to a mushy consistancy 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 florated 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
- 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 throughly.
 - B. Joints to be ½" 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
- 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"8"

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 superflous 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 cavaties shall be primed with an approved wood primer and then
- puttled 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 ncluding 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 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 paint contractor present before general contractor is authorized to pay printing contractor or his final requisition

SECTION 16 ELECTRICAL WIRING

ART. I Scope of work

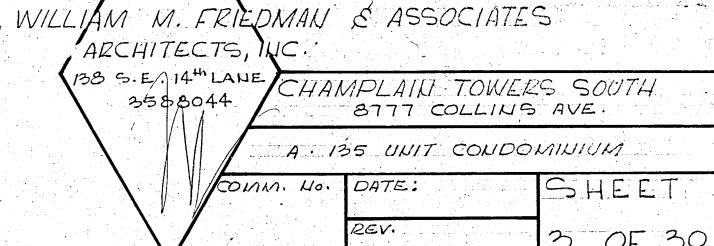
- A. The applicable portions of the instructions to bidders and of general conditions shall be included herein
- B. The work of the electrical contractor shall consist of furnishing and installing all equipment and materials for a complete operating electrical system as shown on the plans, and as described in these specifications. The work shall include, but is not restricted to the following lieus:
- 1) A temporary electrical service as required for all trades during construction as required by
- the deneral contractor. 2) A complete secondary wining system more point of service to and through main switch
- distribution panels, branch panels, to and including all nutlets and devices. 3) Secondary conduit and cable from the Florida Power and Light Company pole to the distribution
- 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 contractton 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 lables attached signifying compliance with such requirements. Where materials do not bear suan 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, 90% 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 will 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% x 4 x 1%" 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
- 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 through, neat and workmanlike manner. The electrical



(section 9 - vinyl asbestos tile (čon't)

ART. III Execution of Work

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- 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, throughly 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 wells 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 furning strips 1x3 16" 0.c.
- B. Lathing Gypsum for ceilings

1/4" apart.

- 1) Gypsum lath nailed to furning strips, 5 lath nails each contact point.
 2) Transverse joints between lath broker. Lath shall not be butted tightly together or more than
- 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 ¼" apart.
- D. Lathing General
 - Corner beads at all external corners of plastered surfaces.
 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 throughly 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 1½ parts sand mixed to a mushy consistancy 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 florated 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. " 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 throughly.
- B. Joints to be ½" 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

E. Interior metal work

- C. Interior Plaster (walls)
- D. Interior woodwork and doors
- F. Interior galvanized and primed hardware
- G. Painting or finishing of the following not required.
- 1) Aluminum work
- 2) Other surfaces which come pre-finished3) Interior structural steel covered in section"8"
- o) The for structural steel covered in section

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 superflous material, sags or runs.
- B. All work shall be clean cut and all dividing lines that separate colors shall be straight.

D. Storage and mixing of paints shall be confined to one room or one specified area of building.

C. All surfaces not to be painted are to be left clean and free from paint.

- 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 trexcept 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.
- 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
- 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 rail holes, cracks and other cavaties 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

is authorized to pay printing contractor or his final requisition.

- 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 paint contractor present before general contractor

SECTION 16 ELECTRICAL WIRING

ART. I Scope of work

- A. The applicable portions of the instructions to bidders 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 tights:
- 1) A temporary electrical service as required for all trades during construction as required by
- the general contractor.

 2) A complete secondary wiring system iron point of service to and through main switch

distribution panels, branch panels, to and including all nutlets and devices.

- 3) Secondary conduit and cable from the Florida Power and Light Company pole to the distribution center.

 4) Connection of all motors, stratons as controls, and all allege about the distribution.
- 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 contract-tor 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 lables attached signifying compliance with such requirements. Where materials do not bear suan a label, a certificate of compliance shall be furnited 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, 90% 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 will 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, $2\% \times 4 \times 1\%$ " 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.

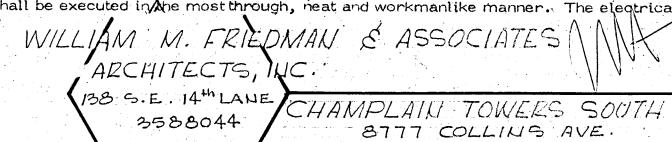
F. Panelboards shall be as called for on the plans. All panels shall be single door construction

- E. Wiring Devices wiring devices shall be furnished as shown on the plans and listed in the "Symbol List"
- G. Safety switches shall be as listed on the plans. Enclosures conform to location

ART. III Execution of work

with snap latch.

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



COMM. HO. DATE: SHEET

Section 16, Article .3

- A. (con't) 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 experiences, 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 disfigurment.
- 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 adheared 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, end 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 excelsion, 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 stude 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.

\$ECTION #817 DRIVEWAY AND RAMP SEALERS

- ART, 1 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 BY 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 SHBULD NOT BE OPEN TO TRAFFICEFOR AT LEAST 48 HOURS AFTER THE APPLICATION OF RAMP TOPPING.
- E. STRIPING PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURES SPECIFCATION.
 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 invloved in such clean-up; also, the sturcture is to be left in a neat, broom clean and acceptable
- 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
 - condensate piping
 cold and bot water piping
 - 4) cold and hot water piping5) specialities
 - 6) Clean-outs
 - 7) Sleeves and Escutheons8) Flashings
 - 9) Floor Drains
 - 10) Plumbing fixtures11) Excavation and backfilling
 - 12) Tests and balancing
 - 13) Cleaning up
 - 14) Guarantee15) 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 (con't)

- B. (con't) max. Underslab piping on trench bottom.
- ART. VI Specialities 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 escutheon 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 Qleaning-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. $3/4" \times 3/4"$ 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.

SECTION 21 WINDOWS & GLASS DOORS

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.

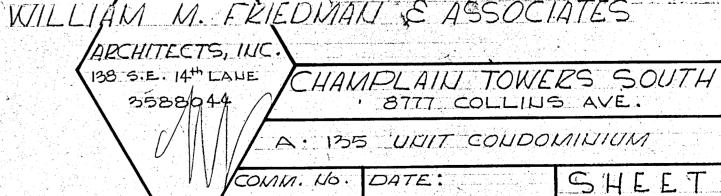
SCOPE

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.



PEV. SHEET

Section 16, Article 3

- A, (con't) 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 experiences, 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 disfigurment.
- 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 adheared 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 th 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
- 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.
- All underground conduit runs shall have two protective coats of Koppers Bitumastic #50 brush applied, undiluted, before backfilling.

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- A. All panels and safety switches shall be fastened rigidly to the structure or to backing boards
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 - 7) Sleeves and Escutheons
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 - 11) Excavation and backfilling
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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 toated 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. Underslab piping on trench bottom.
- ART. VI Specialities 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 escutheon 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.

WILLIAM M. FRIEDMANI & ARCHITECTS, INC. 138 S.E. 14th LANE CHAMPLAIN TOWERS SOUTH 3588044 . 8777 COLLING AVE. A: 135 UNIT CONDOMINIUM

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SECTION 23 RAILINGS

SCOPE

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FABRICATE AND INSTALL ALUMINUM PICKET AND ALL PIPE RAILINGS IN ACCORDANCE WITH THESE PLANS AND BUILDING CODE REQUIRMENTS.

SECTION 24 AIR CONDITIONING

SEE ENGINEERING DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL EXAMINE ALL PLANS, ARCHITECTURAL, ELECTRICAL, STRUCTURAL, AND PLUMBING AND SHALL COOPERATE WITH ALL TRADES ON THE BUILDING.

SECTION 25 BATHROOM ACCESSORIES

ALL BATHROOMS SHALL HAVE STANDARD BATHROOM ACCESSORY SETS. THEY ARE TO BE CERAMIC OR METAL AS SELECTED BY OWNER.

SECTION 26 DRY WALL

SCOPE

FURNISH ALL MATERIALS, LABOR AND EQUIPMENT NECESSARY TO FINISH AL INTERIOR WALLS WITH GYPSUM WALL BOARD IN ACCORDANCE WITH MANUFACTURES SPEC.

ART. I MATERIALS

ART. II INSTALLATION

A. STEEL STUDS, RUNNER TRACKS, STUD ATTACHMENTS AND SHOES.

ARATION, CUTTING AND INSTALLING.

- B. DRYWALL. AS CALLED FOR ON PLANS OR REQUIRED BY CODE AND ALL ACCESORIES.
- A. INSTALLATION OF STEEL STUD AND DRY WALL SYSTEM SHALL FOLLOW THE SPEC. AS DESCRIBED ON PAGES 46 THROUGH 51 OF NATIONAL GYPSUM CO. GOLD BOND CATALOG OR EQUAL PRODUCT DESCRIPTION. THIS INCLUDES, DRYWALL PANEL COMPONETS, FASTNERS, JOINT TREATMENT, ADHEASIVES, ACCESSORIES, PREP-

SECTION 27 STEEL DOORS AND JAMBS

SCOPE

FURNISH ALL STEEL DOORS AND FRAMES AND INSTALL. IN ACCORDANCE WITH THE PLANS AND MANUFACTURES SPEC.

ART. I MATERIALS

- A. DOORS SHALL BE MADE OF NOT LESS THAN 20 GAUGE ROLLER LEVELED STEEL SHEETS OF PRIME QUALITY, TOP AND BOTTOM CHANNELS TO BE 16 GAUGE, HINGE AND LOCK REINFORCEMENT SHALL BE 12 GAUGE, DRILLED AND TAPPED AT THE FACTORY. ALL DOORS TO BE MORTISED FOR HINGES AND LOCKSETS OR HARDWARE AS REQUIRED.
- B. ALLSTEEL FRAMES SHALL BE BONDERIZED AND PAINTED ONE COAT OF RUST INHIBITIVE QUALITY PRIMER, OVEN DRIED. ALL FRAMES TO BE NOT LESS THAN 18 GAUGE WITH 200 FACE AND DEPTH AS REQUIRED. ALL JAMBS TO BE MORTISED FOR HINGES AND PREPARED FOR LOCK STRIKES.
- ALL DOOORS AND FRAMES SHALL BE BONDERIZED AND PAINTED ONE COAT RUST INHIBITIVE QUALITY PRIMER, OVEN DRIED. ALL FINISH PAINTING BY CONTRACTOR.

ART. III SHOP DRAWINGS

SHOP DRAWINGS OF ALL DOORS AND FRAMES TO BE APPROVED FOR ALL CONDITIONS BY CONTRACTOR BEFORE THEY ARE FABRICATED.

SECTION 28 ELEVATORS

ART. I GENERAL REQUIREMENTS

- A. THESE SPECS. ARE INTENDED TO COVER COMPLETE ELEVATOR INSTALLATIONS CONFORMING TO CHARACTERISTICS DESCRIBED IN 'ELEVATOR SCHEDULE', INCLUDING ELEVATOR CAR ENCLOSURES AND ELEVATOR ENTRANCES DESCRIBED HEREIN AND SHOWN ON DRAWINGS.
- B. THE 'GENERAL CONDITIONS' SHALL BE CONSIDERED AS MUCH A PART OF THESE SPECS. AS IF QUOTED IN FULL HEREIN.
- C. INSTALLATION SHALL CONFORM TO REQUIREMENTS OF LATEST EDITION OF AMERICAN STANDARD SAFETY CODE FOR ELEVATORS, DUMBWAITERS AND ESCALATORS, TO NATIONAL ELECTRIC CODE, TO REQUIREMENTS OF UNDERWRITERS LABORATORIES AND TO CODES AND RULES OF LOCAL AUTHORITIES HAVING JURISDICTION.
- D. ELEVATOR CONTRACTOR SHALL FILE DRAWINGS OF THE ELEVATOR FOR APPROVAL BY LOCAL AUTHORITIES, OBTAIN AND PAY ALL FEFS AND CHARGES FOR PERMITS AND CERTIFICATES OF INSPECTION AND MAKE TESTS REQUIRED BY CODE.
- E. ELEVATOR CONTRACT SHALL FURNISH DRAWINGS SHOWING ARRAGEMENT OF ELEVATOR EQUIPMENT WITH ELEVATOR LOADS. ARCHITECT'S AND/OR OWNERS APPROVAL IS REQUIRED BEFORE WORK IS STARTED.

ART. II ELEVATOR SCHEDULE

A. NUMBER OF ELEVATORS 2

B. CAPACITY, LB.

C. SPEED, FPM. D. FLOORS SERVED

E. OPENINGS, NUMBER

ART. III PREPARATORY WORK

- OTHERS SHALL PROVIDE:
- A. PROPERLY FRAMED AND ENCLOSED LEGAL HOISTWAY INCLUDING SUPPORTS FOR RAIL BRACKETS, MACHINE BEAMS, CONTROLLERS, MOTOR GENERATOR SETS AND HOISTWAY DOOR SILLS.
- B. PROPERLY LIGHTED AND VENTILATED MACHINE ROOM AND VENTILATION AT TOP OF HOISTWAY.
- C. ACCESS TO MACHINE ROOM AND PITS.
- D. POWER FEEDERS TO THE TERMINALS OF THE CONTROLLER INCLUDING FUSED MAIN LINE SWITCH IN MACHINE ROOM, SHAFT OUTLETS AT CENTER OF TRAVEL FOR CAR LIGHTS AND FAN. PIT LIGHTS AND MACHINE ROOM OUTLETS FOR SIGNAL EQUIPMENT.
- E. NECESSARY POWER FOR INSTALLING, TESTING AND ADJUSTING ELEVATOR EQUIPMENT.
- F. CUTTING AND PATCHING CONCRETE AND MASONRY, REPAIRS TO PLASTER.
- G. TEMPORARY GUARDS AT ALL OPENINGS.
- H. METAL GRATINGS AND/OR CONCRETE FLOORS, TRAP DOORS, TROLLEY BEAMS & RAILINGS.
- I. PAINTING EXCEPT OF ELEVATOR EQUIPMENT.

SECTION 29 BATHROOMS AND KITCHENS

THE WORK COVERED BY THIS SECTION OF THE SPECS. CONSISTS OF FURNISHING ALL PLANT. LABOR, EQUIPMENT, APPLIANCES AND MATERIALS, AND IN PERFORMING ALL SPECIFICATIONS IN CONNECTION WITH THE SECTION OF THE DRAWINGS AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. BEFORE PROCEEDING WITH THE WORK, PREPARE AND SUBMIT TO THE OWNER FOR APPROVAL OF SHOP DRAWINGS OF CABINET WORK, LIST OF HARDWARE, LIST OF APPLIANCES, AND ALL ACCESSORIES.

ART. I CABINET AND COUNTER WORK

A. CABINET AND COUNTER WORK SHALL BE COMPLETELY FACTORY FINISHED ON EXTERIOR EXPOSED SURFACES, INCLUDING TOPS, BACK, END AND SIDE SPLASHES WITH HIGH PRESSURE LAMINATED PLASTIC. CABINET INTERIORS WILL BE COMPLETELY FACTORY FINISHED WITH MANUFACTURES STANDARD PAINT OR PLASTIC. ALL CABINETS WILL BE FURNISHED WITH HARDWARE.

ART. II MIRRORS

- A. MIRRORS TO BE FRAMED IN ONE PIECE CHANNEL FRAME 1/2 X 9/16 X 1/2' STAINLESS STEEL WITH BRIGHT POLISHED FINISH. FRAME HAS SQUARE, MITERED CORNERS, PHILLIPS HEAD FRAME SCREW PERMITS REPLACEMENT OF MIRROR IN FIELD. MIRRORS TO BE 1/4 POLISHED PLATE GLASS.
- ART. III KITCHEN APPLIANCES TO BE FURNISHED
- A. DISHWASHER
- B. RANGE AND OVEN
- C. DUCTLESS EXHAUST HOOD
- D. REFRIGBRATOR

BRAND NAME FOR ABOVE MENTIONED APPLIANCES TO BE SELECTED BY OWNER.

ART. IV SATISFACTION AND WARRANTIES

- A. THE CONTRACTOR SHALL TEST ALL EQUIPMENT AND DEMONSTRATE TO THE SATISFACTION OF THE OWNER THAT ALL EQUIPMENT IS IN GOOD OPERATING CONDITION.
- B. THE CONTRACTOR SHALL EXTEND TO THE OWNER ALL STANDARD FACTORY WARRANTIES AGAINST DEFECTS WHICH SHALL BE FOR A MINIMUM OF ONE YEAR.

SECTION 30 BURGLAR INTRUSION HARDWARE

ALL BUILDINGS TO COMPLY WITH METRO INTRUSION AND BURGLARY SECURITY, AS SET FORTH IN SECTION 8C CODE OF METRO DADE COUNTY.

ART.ILOCKS

- A. ALL LOCKS ON EXTERIOR APT. ENTRY DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION, AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN SECTION 5102 OF THE SOUTH FLA. BUILDING CODE.
- B. ALL SINGLE EXTERIOR APARTMENT DOORS SHALL HAVE A LOCK TO BE KEY OPERATED EXTERIOR WITH MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS. IF KEY-IN-THE-KNOB LOCK IS USED THERE SHALL BE AN AUXILIARY SINGLE DEAD BOLT WITH HARD-ENED BOLT OR INSERTS.

ART. II SLIDING GLASS DOORS

- A. SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS, OR A BOLT OR A PIN NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR, AT THE JAMB, HEAD, SILL OR AT MEETING MULLIONS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREAS TO MAINTAIN BOLT STRENGHT EFFECTIVENESS IF NECESSARY, AND SUCH DOORS SHALL HAVE NO SCREWS REMOVABLE FROM THE OUTSIDE.
- B. GLASS IN EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTES STANDARD Z 97.1
- C. SLIDING GLASS DOORS AND WINDOWSSHALL BE INSTAULED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUM. MFGS. ASSOC. STANDARD FOR FORCED ENTRY RESISTANCE, AAMA 1303.3.

ART. III FRONT DOORS

A. ENTRANCE DOORS TO APARTMENTS SHALL BE MIN. 13/8 THICK SOLID CORE AND SHALL BE PROVIDE WITH A DOOR SCOPE OR VISION PANELS.

SECTION 31 FACILITIES FOR THE HANDICAPPED

SCOPE

THE PUBLICATION ANSIA 117.1 OF THE AMERICAN NATIONAL STANDARDS INSTITUTE INC. IS HEREBY ADOPTED AS SET FORTH IN SECTION 402 AND IS APPLICABLE ONLY ASASET FORTH IN SECTION 515 OF THE SOUTH FLA. BUILDING CODE. OF THE TOTAL NUMBER OF UNITS IN THIS PROJECT ONLY 25 % MUST COMPLY 100 0/0, THE BALANCE OF THE UNITS MUST HAVE AT LEAST ONE BATHROOM DOOR THAT DOES COMPLY.

ART. I FRONT DOORS

AT LEAST ONE PRIMARY ENTRANCE TO EACH BUILDING SHALL BE USABLE BY INDIVIDUALS IN WHEELCHAIRS. AT LEAST ONE ENTRANCE USABLE BY INDIVIDUALS IN WHEELCHAIRS SHALL BE ON A LEVEL THAT WILL MAKE THE ELEVATOR ACCESSIBLE.

ART. II DOORS

DOORS SHALL HAVE A CLEAR OPENING OF NO LESS THAN 32 INCHES WHEN OPEN AND SHALL BE OPERABLE BY A SINGLE EFFORT. THE FLOOR ON THE INSIDE AND OUTSIDE OF EACH DOORWAY SHALL BE LEVEL FOR A DISTANCE OF 5 FEET FROM THE DOOR IN THE DIRECTION THE DOOR SWINGS AND SHALL EXTEND ONE FOOT BEYOND EACH SIDE OF THE DOOR

ART. III STAIRS

- A. STAIRS SHALL CONFORM TO AMERICAN STANDARD A9.1 WITH THESE ADDITIONAL CONSIDERATIONS.
- B. STEPS IN STAIRS THAT MIGHT REQUIRE USE BY THOSE WITH DISABILITIES OR BY THE AGED SHALL NOT HAVE ABRUPT (SQUARE) NOSING.
- C. STAIRS SHALL HAVE HANDRAILS 32 INCHES HIGH AS MEASURED FROM THE TREAD AT THE FACE OF THE RISER.
- D. STAIRS SHALL HAVE AT LEAST ONE HANDRAIL THAT EXTENDEDS AT LEAST 18 INCHES BEYOND THE TOP STEP AND BEYOND THE BOTTOM STEP.
- E. STEPS SHOULD, WHENEVER POSSIBLE, AND IN CONFORMATION WITH EXISTING STEP FORMULAS HAVE RISERS THAT DO NOT EXCEED 71/2 INCHES.

ART. IV FLOORS

FLOORS SHALL HAVE A SURFACE THAT IS NONSLIP.

ART. V TOILET ROOMS

- A. TOILET ROOMS SHALL HAVE SPACE TO ALLOW TRAFFIC OF INDIVIDUALS IN WHEELCHAIRS.
- B. PUBLIC TOILET ROOMS SHALL HAVE AT LEAST ONE TOILET STALL THAT IS, THREE FEET WIDE, 5 FEET DEEP, DOOR THAT IS 32 INCHES WIDE AND SWINGS OUT, HANDRAILS ON EACH SIDE 33 INCHES HIGH AND PARALLEL TO THE FLOOR 1 1/2 INCHES OUTSIDE DIA WITH 1 1/2 INCHES CLEARANCE BETWEEN RAIL AND WALL, WATER CLOSET WITH SEAT 20 INCHES ABOVE FLOOR. LAVATORIES TO HAVE NARROW APRONS.

SECTION 32 FIRE SPRINKLER AND STANDPIPE SYSTEM

SCOPE

INSTALL COMPLETE FIRE SPRINKLER AND STANDPIPE SYSTEM WITH ALL DETECTION EQUIPMENT AS REQUIRED TO MEET THE STANDARDS OF 'SPRINKLER SYSTEM NEPA 13 AND ALL METRO DADE AND SOUTHERN STANDARD BUILDING CODES.

ART. I MATERIALS

- A. COMPLETE SPRINKLER SYSTEM
- B. COMPLETE STANDPIPE SYSTEM
- C. COMPLETE DETECTION SYSTEM

ART. II INSTALLATION

- A. ONLY APPROVED SPRINKLERS AND DEVICES SHALL BE USED IN AUTOMATIC SPRINKLER SYSTEMS AND THE COMPLETE LAYOUT OF THE SYSTEM SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL BEFORE INSTALLATION.
- B. PIPING SHALL BE AS SPECIFIED IN THE STANDARDS FOR INSTALLATION OF SPRINKLER SYSTEMS NFPA 13'.
- C. HOSE THREADS IN CONNECTIONS SHALL BE UNIFORM WITH THAT USED BY THE FIRE DEPT. OF THE CITY OR AUTHORITY HAVING JURISDICTION.
- D. THE AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED WIMH APPROVED FACILITIES TO ASSURE THAT IT IS PROPER OPERATIVE CONDITION, SUCH AS BT ELECTRICAL CONNECTIONS TO A CONTINUOUSLY MANNED CENTRAL STATION OR FIRE DEPT. HEADQUARTERS TO GIVE AUTOMATIC NOTICE OF ANY CLOSED WATER SUPPLY VALVE OR OTHER CONDITION THAT MIGHT INTERFERE WITH THE OPERATION OF THE SYSTEM; ALSO NOTICE OF ANY FLOW OF WATER IN THE SYSTEM DUE TO FIRE OR OTHER CAUSE.
- E. FIRE DEPT. SIAMESE CONNECTIONS, CHECK VALVES, ETC., SHALL BE FURNISHED AND INSTALLED AS SHOWN ON PLANS.
- F. SEE ENGINEERING DRAWINGS AND SPECIFICATIONS. CONTRATOR SHALL EXAMINE ALL PLANS. ARCHITECTURAL, ELECTRICAL, STRUCTURAL, AND PLUMBING AND SHALL COOPERATE WITH ALL TRADES ON THE BUILDING.

SECTION 33 MISCELLANEOUS

A. SIGN WORK AND APARTMENT NUMBERING

INSTALL COMPLETE SIGN. AND NUMBERING SYSTEM TO MEET THE STANDARDS OF METRO DADE COUNTY. LIST TO BE SUBMITTED AND APPROVED BY OWNER.

B. INSTALL COMPLETE BUILDING AND APARTMENT ELECTRONIC SECURITY SYSTEM. TYPE OF SYSTEM AND LOCATION OF EQUIPMENT TO BE APPROVED BY OWNER.

C. TRASH CHUTE

FURNISH AND INSTALL TRASH CHUTE AS SHOWN ON PLANS AS MANUFACTURED BY WILKINSON CHUTES OR APPROVED EQUAL. CHUTE TO BE FABRICATED WITH LOCKSEAM, SLIPJOINT AND PROVIDED WITH ONE EXPANSION JOINT PER STRBY WITHOUT BOLTS, CLIPS, OR RIVETS TO MAR SMOOTH INTERIOR SURFACES. INTAKES MUST BE BOTTOM HINGED, FOOT OPERATED.BEARING UNDERWRITERS' LABORATORIES, INC. CLASS 'B' LABEL. DISCHARGE TO HAVE TYPE 'H' HOPPER BEARING UNDERWRITERS CLASS 'B' LABEL. TOP CAP TO BE COMPLETE WITH 3 INCH DIAMETER VENT FLANGE. 1 INCH IPS BRASS FLUSHING SPRAY HEAD FOR CONNECTION TO HOT WATER BY OTHERS, AND 1/2 INCH IPS AUTOMATIC SPRINKLER FOR CONNECTION TO SPRINKLER SYSTEM BY OTHERS.

D. SHOWER DOORS

FURNISH AND INSTALL LABOR AND MATERIALS TO COMPLETE ALUMINUM SHOWER ENCLOSURE AS SHOWN ON PLANS. GLASS MUST CONFORM TO METRO DADE CODE, DESIGN TO BE SELECTED BY

E. CULTURED MARBLE BATH TUBS AND LAVATORIES

PROVIDE CULTURED MARBLE BATH AND LAVATORY UNITS OF THE SIZE AND TYPE SHOWN ON PLANS UNITS AHALL BE POLYESTER RESIN BASED, INERT MINERAL FILLED, AND SHALL MEET OR EXCEED ALL QUALITY REQUIRMENTS OF CMI LS 2-76. MANUFACTURER SHALL SUBMIT EVIDENCE OF CMI CERTIFICATION. OWNER TO HAVE FINAL APPROVAL ON COLOR AND TYPES.

F. SAUNAS

FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED FOR AND/OR REASONABLY INCIDENTAL TO COMPLETE THE INSTALLATION OF THE PRE-BUILT SAUNA ROOMS AS INDICATED ON PLANS. THIS TO INCLUDE: FLOOR, WALLS, CEILING PANELS AND TRIM, DOORS TRIM AND HARDWARE, INTERIOR LIGHTING FIXTURES, BECHES, HEATER AND GAURD FENCE, ROOM VENT-ILATION, HEATERS, AND ELECTRICAL CONTROLL SYSTEM.

G. LOCKERS

LOCKER TO BE DOUBLE TIER, 15 INCHES WIDE, 19 INCHES DEEP, 72 INCHES HIGH AS MADE, BY REPUBLIC STEEL CORP. AND TO BE MONDRAIN STYLE. THEY SHALL BE MADE FROM COLD ROLLED AND LEVELED SHEET STEEL FOR DOORS AND FRAMES, MILD COLD ROLLED STEEL FOR OTHER PARTS. ALL STEEL TO BE FREE FROM IMPERFECTIONS AND CAPABLE OF TAKING A HIGH GRADE ENAMEL FINISH. EXACT SIZE OF LOCKERS AND COLORS SHALL HAVE OWNERS APPROVAL.

ARCHITECTS, INC 138 S.E. 14th LAN CHAMPLAILI TOWERS SOUTH 3588044 8777 COLLING AVE. A. 135 ULIT COLLDOMILLIUM OMM. NO. DATE: SHEET

SECTION 23 RAILINGS

SCOPE

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FABRICATE AND INSTALL ALUMINUM PICKET AND ALL PIPE RAILINGS IN ACCORDANCE WITH THESE PLANS AND BUILDING CODE REQUIRMENTS.

SECTION 24 AIR CONDITIONING

SCOPE

SEE ENGINEERING DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL EXAMINE ALL PLANS, ARCHITECTURAL, ELECTRICAL, STRUCTURAL, AND PLUMBING AND SHALL COOPERATE WITH ALL TRADES ON THE BUILDING.

SECTION 25 BATHROOM ACCESSORIES

ALL BATHROOMS SHALL HAVE STANDARD BATHROOM ACCESSORY SETS. THEY ARE TO BE CERAMIC OR METAL AS SELECTED BY OWNER.

SECTION 26 DRY WALL

SCOPE

FURNISH ALL MATERIALS, LABOR AND EQUIPMENT NECESSARY TO FINISH AL INTERIOR WALLS WITH GYPSUM WALL BOARD IN ACCORDANCE WITH MANUFACTURES SPEC.

ART. I MATERIALS

- A. STEEL STUDS, RUNNER TRACKS, STUD ATTACHMENTS AND SHOES.
- B. DRYWALL. AS CALLED FOR ON PLANS OR REQUIRED BY CODE AND ALL ACCESORIES.

ART. II INSTALLATION

A. INSTALLATION OF STEEL STUD AND DRY WALL SYSTEM SHALL FOLLOW THE SPEC. AS DESCRIBED ON PAGES 46 THROUGH 51 OF NATIONAL GYPSUM CO. GOLD BOND CATALOG OR EQUAL PRODUCT DESCRIPTION. THIS INCLUDES, DRYWALL PANEL COMPONETS, FASTNERS, JOINT TREATMENT, ADHEASIVES, ACCESSORIES, PREP-ARATION, CUTTING AND INSTALLING.

SECTION 27 STEEL DOORS AND JAMBS

SCOPE

FURNISH ALL STEEL DOORS AND FRAMES AND INSTALL IN ACCORDANCE WITH THE PLANS AND MANUFACTURES SPEC.

ART. I MATERIALS

- A. DOORS SHALL BE MADE OF NOT LESS THAN 20 GAUGE ROLLER LEVELED STEEL SHEETS OF PRIME QUALITY, TOP AND BOTTOM CHANNELS TO BE 16 GAUGE, HINGE AND LOCK REINFORCEMENT SHALL BE 12 GAUGE, DRILLED AND TAPPED AT THE FACTORY. ALL DOORS TO BE MORTISED FOR HINGES AND LOCKSETS OR HARDWARE AS REQUIRED.
- B. ALLSTEEL FRAMES SHALL BE BONDERIZED AND PAINTED ONE COAT OF RUST INHIBITIVE QUALITY PRIMER, OVEN DRIED. ALL FRAMES TO BE NOT LESS THAN 18 GAUGE WITH 200 FACE AND DEPTH AS REQUIRED. ALL JAMBS TO BE MORTISED FOR HINGES AND PREPARED FOR LOCK STRIKES.
- ART. II PAINTING

ALL DODORS AND FRAMES SHALL BE BONDERIZED AND PAINTED ONE COAT RUST INHIBITIVE QUALITY PRIMER, OVEN DRIED. ALL FINISH PAINTING BY CONTRACTOR.

ART. III SHOP DRAWINGS

SHOP DRAWINGS OF ALL DOORS AND FRAMES TO BE APPROVED FOR ALL CONDITIONS BY CONTRACTOR BEFORE THEY ARE FABRICATED.

SECTION 28 ELEVATORS

ART. I GENERAL REQUIREMENTS

- A. THESE SPECS. ARE INTENDED TO COVER COMPLETE ELEVATOR INSTALLATIONS CONFORMING TO CHARACTERISTICS DESCRIBED IN 'ELEVATOR SCHEDULE', INCLUDING ELEVATOR CAR ENCLOSURES AND ELEVATOR ENTRANCES DESCRIBED HEREIN AND SHOWN ON DRAWINGS.
- B. THE 'GENERAL CONDITIONS' SHALL BE CONSIDERED AS MUCH A PART OF THESE SPECS. AS IF QUOTED IN FULL HEREIN.
- C. INSTALLATION SHALL CONFORM TO REQUIREMENTS OF LATEST EDITION OF AMERICAN STANDARD SAFETY CODE FOR ELEVATORS, DUMBWAITERS AND ESCALATORS, TO NATIONAL ELECTRIC CODE, TO REQUIREMENTS OF UNDERWRITERS LABORATORIES AND TO CODES AND RULES OF LOCAL AUTHORITIES HAVING JURISDICTION.
- D. ELEVATOR CONTRACTOR SHALL FILE DRAWINGS OF THE ELEVATOR FOR APPROVAL BY LOCAL AUTHORITIES, OBTAIN AND PAY ALL FEES AND CHARGES FOR PERMITS AND CERTIFICATES OF INSPECTION AND MAKE TESTS REQUIRED BY CODE.
- E. ELEVATOR CONTRACT SHALL FURNISH DRAWINGS SHOWING ARRAGEMENT OF ELEVATOR EQUIPMENT WITH ELEVATOR LOADS. ARCHITECT'S AND/OR OWNERS APPROVAL IS REQUIRED BEFORE WORK IS STARTED.

ART. II ELEVATOR SCHEDULE

A. NUMBER OF ELEVATORS 2

2,500 B. CAPACITY, LB.

C. SPEED, FPM.

13 D. FLOORS SERVED

E. OPENINGS, NUMBER 13

ART. III PREPARATORY WORK

OTHERS SHALL PROVIDE:

- A. PROPERLY FRAMED AND ENCLOSED LEGAL HOISTWAY INCLUDING SUPPORTS FOR RAIL BRACKETS. MACHINE BEAMS, CONTROLLERS, MOTOR GENERATOR SETS AND HOISTWAY DOOR SILLS.
- B. PROPERLY LIGHTED AND VENTILATED MACHINE ROOM AND VENTILATION AT TOP OF HOISTWAY.
- C. ACCESS TO MACHINE ROOM AND PITS.
- D. POWER FEEDERS TO THE TERMINALS OF THE CONTROLLER INCLUDING FUSED MAIN LINE SWITCH IN MACHINE ROOM, SHAFT OUTLETS AT CENTER OF TRAVEL FOR CAR LIGHTS AND FAN, PIT LIGHTS AND MACHINE ROOM OUTLETS FOR SIGNAL EQUIPMENT.
- E. NECESSARY POWER FOR INSTALLING, TESTING AND ADJUSTING ELEVATOR EQUIPMENT.
- F. CUTTING AND PATCHING CONCRETE AND MASONRY, REPAIRS TO PLASTER.
- G. TEMPORARY GUARDS AT ALL OPENINGS.
- H. METAL GRATINGS AND/OR CONCRETE FLOORS, TRAP DOORS, TROLLEY BEAMS & RAILINGS.
- I. PAINTING EXCEPT OF ELEVATOR EQUIPMENT.

SECTION 29 BATHROOMS AND KITCHENS

SCOPBE

THE WORK COVERED BY THIS SECTION OF THE SPECS. CONSISTS OF FURNISHING ALL PLANT, LABOR, EQUIPMENT, APPLIANCES AND MATERIALS, AND IN PERFORMING ALL SPECIFICATIONS IN CONNECTION WITH THE SECTION OF THE DRAWINGS AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. BEFORE PROCEEDING WITH THE WORK, PREPARE AND SUBMIT TO THE OWNER FOR APPROVAL OF SHOP DRAWINGS OF CABINET WORK, LIST OF HARDWARE, LIST OF APPLIANCES, AND ALL ACCESSORIES.

ART. I CABINET AND COUNTER WORK

A. CABINET AND COUNTER WORK SHALL BE COMPLETELY FACTORY FINISHED ON EXTERIOR EXPOSED SURFACES, INCLUDING TOPS, BACK, END AND SIDE SPLASHES WITH HIGH PRESSURE LAMINATED PLASTIC. CABINET INTERIORS WILL BE COMPLETELY FACTORY FINISHED WITH MANUFACTURES STANDARD PAINT OR PLASTIC. ALL CABINETS WILL BE FURNISHED WITH HARDWARE.

ART. II MIRRORS

A. MIRRORS TO BE FRAMED IN ONE PIECE CHANNEL FRAME 1/2 X 9/16 X 1/2 ' STAINLESS STEEL WITH BRIGHT POLISHED FINISH. FRAME HAS SQUARE, MITERED CORNERS. PHILLIPS HEAD FRAME SCREW PERMITS REPLACEMENT OF MIRROR IN FIELD. MIRRORS TO BE 1/4 POLISHED PLATE GLASS.

ART. III KITCHEN APPLIANCES TO BE FURNISHED

- A. DISHWASHER
- B. RANGE AND OVEN
- C. DUCTLESS EXHAUST HODD
- D. REFRIGERATOR

BRAND NAME FOR ABOVE MENTIONED APPLIANCES TO BE SELECTED BY OWNER.

ART. IV SATISFACTION AND WARRANTIES

- A. THE CONTRACTOR SHALL TEST ALL EQUIPMENT AND DEMONSTRATE TO THE SATISFACTION OF THE OWNER THAT ALL EQUIPMENT IS IN GOOD OPERATING CONDITION.
- B. THE CONTRACTOR SHALL EXTEND TO THE OWNER ALL STANDARD FACTORY WARRANTIES AGAINST DEFECTS WHICH SHALL BE FOR A MINIMUM OF ONE YEAR.

SECTION 30 BURGLAR INTRUSION HARDWARE

SCOPE

ALL BUILDINGS TO COMPLY WITH METRO INTRUSION AND BURGLARY SECURITY, AS SET FORTH IN SECTION 8C CODE OF METRO DADE COUNTY.

ART.ILOCKS

- A. ALL LOCKS ON EXTERIOR APT. ENTRY DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION, AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN SECTION 5102 OF THE SOUTH FLA. BUILDING CODE.
- B. ALL SINGLE EXTERIOR APARTMENT DOORS SHALL HAVE A LOCK TO BE KEY OPERATED EXTERIOR WITH MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS. IF KEY-IN-THE-KNOB LOCK IS USED THERE SHALL BE AN AUXILIARY SINGLE DEAD BOLT WITH HARD-ENED BOLT OR INSERTS.

ART. II SLIDING GLASS DOORS

- A. SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS, OR A BOLT OR A PIN NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR, AT THE JAMB, HEAD, SILL OR AT MEETING MULLIONS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREAS TO MAINTAIN BOLT STRENGHT EFFECTIVENESS IF NECESSARY, AND SUCH DOORS SHALL HAVE NO SCREWS REMOVABLE FROM THE OUTSIDE.
- B. GLASS IN EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTES STANDARD Z 97.1
- C. SLIDING GLASS DOORS AND WINDOWSSHALL BE INSTAULED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUM, MFGS, ASSOC, STANDARD FOR FORCED ENTRY RESISTANCE, AAMA 1303.3.

ART. III FRONT DOORS

A. ENTRANCE DOORS TO APARTMENTS SHALL BE MIN. 13/8" THICK SOLID CORE AND SHALL BE PROVIDE WITH A DOOR SCOPE OR VISION PANELS.

SECTION 31 FACILITIES FOR THE HANDICAPPED

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AT LEAST ONE PRIMARY ENTRANCE TO EACH BUILDING SHALL BE USABLE BY INDIVIDUALS IN WHEELCHAIRS. AT LEAST ONE ENTRANCE USABLE BY INDIVIDUALS IN WHEELCHAIRS SHALL BE ON A LEVEL THAT WILL MAKE THE ELEVATOR ACCESSIBLE.

ART. II DOORS

DOORS SHALL HAVE A CLEAR OPENING OF NO LESS THAN 32 INCHES WHEN OPEN AND SHALL BE OPERABLE BY A SINGLE EFFORT. THE FLOOR ON THE INSIDE AND OUTSIDE OF, EACH DOORWAY SHALL BE LEVEL FOR A DISTANCE OF 5 FEET FROM THE DOOR IN THE DIRECTION THE DOOR SWINGS AND SHALL EXTEND ONE FOOT BEYOND EACH SIDE OF THE DOOR

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- A. STAIRS SHALL CONFORM TO AMERICAN STANDARD A9.1 WITH THESE ADDITIONAL CONSIDERATIONS.
- B. STEPS IN STAIRS THAT MIGHT REQUIRE USE BY THOSE WITH DISABILITIES OR BY THE AGED SHALL NOT HAVE ABRUPT (SQUARE) NOSING.
- C. STAIRS SHALL HAVE HANDRAILS 32 INCHES HIGH AS MEASURED FROM THE TREAD AT THE FACE OF THE RISER.
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ART. IV FLOORS

FLOORS SHALL HAVE A SURFACE THAT IS NONSLIP.

ART. V TOILET ROOMS

- A. TOILET ROOMS SHALL HAVE SPACE TO ALLOW TRAFFIC OF INDIVIDUALS IN WHEELCHAIRS.
- B. PUBLIC TOILET ROOMS SHALL HAVE AT LEAST ONE TOILET STALL THAT IS, THREE FEET WIDE, 5 FEET DEEP, DOOR THAT IS 32 INCHES WIDE AND SWINGS OUT, HANDRAILS ON EACH SIDE 33 INCHES HIGH AND PARALLEL TO THE FLOOR 1 1/2 INCHES OUTSIDE DIA. WITH 1 1/2 INCHES CLEARANCE BETWEEN RAIL AND WALL, WATER CLOSET WITH SEAT 20 INCHES ABOVE FLOOR. LAVATORIES TO HAVE NARROW APRONS.

INSTALL COMPLETE FIRE SPRINKLER AND STANDPIPE SYSTEM WITH ALL DETECTION EQUIPMENT AS REQUIRED TO MEET THE STANDARDS OF 'SPRINKLER SYSTEM NFPA 13 AND ALL METRO DADE AND SOUTHERN STANDARD BUILDING CODES.

ART. I MATERIALS

- A. COMPLETE SPRINKLER SYSTEM
- B. COMPLETE STANDPIPE SYSTEM
- C. COMPLETE DETECTION SYSTEM

ART. II INSTALLATION

- A. ONLY APPROVED SPRINKLERS AND DEVICES SHALL BE USED IN AUTOMATIC SPRINKLER SYSTEMS AND THE COMPLETE LAYOUT OF THE SYSTEM SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL BEFORE INSTALLATION.
- B. PIPING SHALL BE AS SPECIFIED IN THE STANDARDS FOR INSTALLATION OF SPRINKLER SYSTEMS NEPA 13 .
- C. HOSE THREADS IN CONNECTIONS SHALL BE UNIFORM WITH THAT USED BY THE FIRE DEPT. OF THE CITY OR AUTHORITY HAVING JURISDICTION.
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SECTION 33 MISCELLANEOUS

A. SIGN WORK AND APARTMENT NUMBERING

INSTALL COMPLETE SIGN. AND NUMBERING SYSTEM TO MEET THE STANDARDS OF METRO DADE COUNTY. LIST TO BE SUBMITTED AND APPROVED BY OWNER.

B. INSTALL COMPLETE BUILDING AND APARTMENT ELECTRONIC SECURITY SYSTEM. TYPE OF SYSTEM AND LOCATION OF EQUIPMENT TO BE APPROVED BY OWNER.

C. TRASH CHUTE

FURNISH AND INSTALL TRASH CHUTE AS SHOWN ON PLANS AS MANUFACTURED BY WILKINSON CHUTES OR APPROVED EQUAL. CHUTE TO BE FABRICATED WITH LOCKSEAM, SLIPJOINT AND PROVIDED WITH ONE EXPANSION JOINT PER STRBY WITHOUT BOLTS, CLIPS, OR RIVETS TO MAR SMOOTH INTERIOR SURFACES. INTAKES MUST BE BOTTOM HINGED, FOOT OPERATED, BEARING UNDERWRITERS' LABORATORIES, INC. CLASS 'B' LABEL. DISCHARGE TO HAVE TYPE 'H' HOPPER BEARING UNDERWRITERS CLASS 'B' LABEL. TOP CAP TO BE COMPLETE WITH 3 INCH DIAMETER VENT FLANGE, 1 INCH IPS BRASS FLUSHING SPRAY HEAD FOR CONNECTION TO HOT WATER BY OTHERS, AND 1/2 INCH IPS AUTOMATIC SPRINKLER FOR CONNECTION TO SPRINKLER SYSTEM BY OTHERS.

D. SHOWER DOORS

FURNISH AND INSTALL LABOR AND MATERIALS TO COMPLETE ALUMINUM SHOWER ENCLOSURE AS SHOWN ON PLANS. GLASS MUST CONFORM TO METRO DADE CODE, DESIGN TO BE SELECTED BY

E. CULTURED MARBLE BATH TUBS AND LAVATORIES

PROVIDE CULTURED MARBLE BATH AND LAVATORY UNITS OF THE SIZE AND TYPE SHOWN ON PLANS UNITS AHALL BE POLYESTER RESIN BASED, INERT MINERAL FILLED, AND SHALL MEET OR EXCEED ALL QUALITY REQUIRMENTS OF CMI LS 2-76. MANUFACTURER SHALL SUBMIT EVIDENCE OF CMI CERTIFICATION. OWNER TO HAVE FINAL APPROVAL ON COLOR AND TYPES.

F. Saunas

FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED FOR AND/OR REASONABLY INCIDENTAL TO COMPLETE THE INSTALLATION OF THE PRE-BUILT SAUNA ROOMS AS INDICATED ON PLANS. THIS TO INCLUDE; FLOOR, WALLS, CEILING PANELS AND TRIM, DOORS TRIM AND HARDWARE, INTERIOR LIGHTING FIXTURES, BECHES, HEATER AND GAURD FENCE, ROOM VENT-ILATION, HEATERS, AND ELECTRICAL CONTROLL SYSTEM.

G. LOCKERS

LOCKER TO BE DOUBLE TIER, 15 INCHES WIDE, 19 INCHES DEEP, 72 INCHES HIGH AS MADE BY REPUBLIC STEEL CORP. AND TO BE MONDRAIN STYLE. THEY SHALL BE MADE FROM COLD ROLLED AND LEVELED SHEET STEEL FOR DOORS AND FRAMES, MILD COLD ROLLED STEEL FOR OTHER PARTS. ALL STEEL TO BE FREE FROM IMPERFECTIONS AND CAPABLE OF TAKING A HIGH GRADE ENAMEL FINISH. EXACT SIZE OF LOCKERS AND COLORS SHALL HAVE OWNERS APPROVAL.

FRIEDMAN & ASSOCIATES WILLIAM 138 S.E. 14th LANE CHAMPLAIKI TOWERS SOUTH 3588044 8777 COLLING AVE. A. 135 UNIT CONDOMINIUM TOMM. No. DATE: EEV.

