iYES NASSAU BAHAMAS TOWNHOMES

SAINT ALBANS DRIVE, NASSAU

SYMBOLS

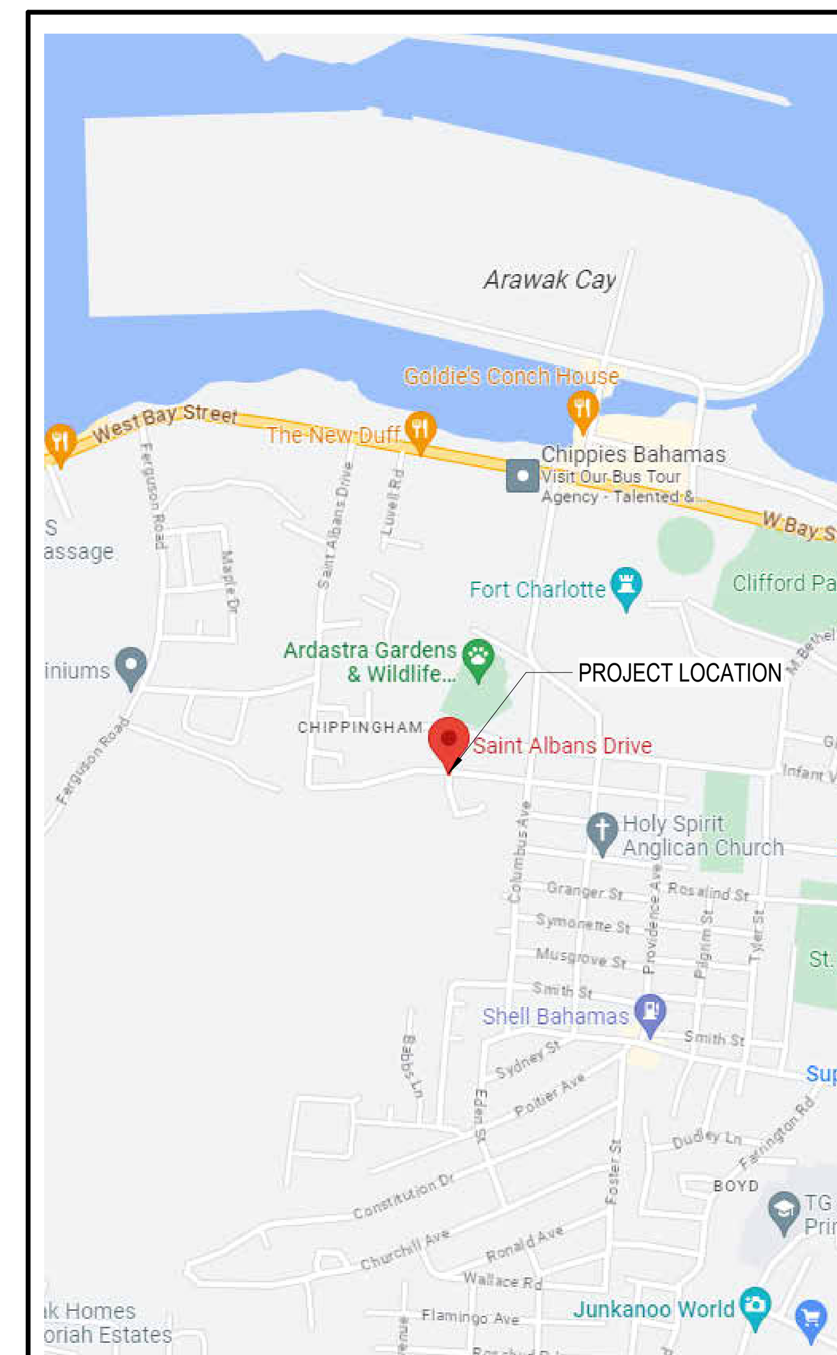
Symbol	Reference
BUILDING SECTION	DIRECTION OF VIEW REFERENCE SECTION NUMBER REFERENCE SHEET NUMBER
WALL SECTION	DIRECTION OF VIEW REFERENCE SECTION NUMBER REFERENCE SHEET NUMBER
DETAIL	REFERENCE DETAIL NUMBER REFERENCE SHEET NUMBER
CALLOUT DETAIL	REFERENCE DETAIL NUMBER REFERENCE SHEET NUMBER
INTERIOR ELEVATION	REFERENCE DETAIL NUMBER REFERENCE SHEET NUMBER
EXTERIOR ELEVATION	REFERENCE DETAIL NUMBER REFERENCE SHEET NUMBER
STRUCTURAL GRID LINE	GRID REFERENCE
ROOM IDENTIFICATION	ROOM NAME REFERENCE ROOM REFERENCE NUMBER
DOOR IDENTIFICATION	DOOR REFERENCE NUMBER
WALL TYPE	WALL TYPE REFERENCE NUMBER
NORTH ARROW	NORTH ARROW
KEYNOTE	KEYNOTE REFERENCE NUMBER
WINDOW IDENTIFICATION	WINDOW REFERENCE NUMBER
REVISION KEYNOTE	REVISION REFERENCE NUMBER
HEIGHT DATUM (NAME / ELEVATION)	HEIGHT DATUM REFERENCE NUMBER

SHEET INDEX

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CODES LISTED UNDER THE PROJECT INFORMATION HEADING ON THIS SHEET. IT SHALL BE THE CONTRACTOR'S AND HIS EMPLOYEE'S RESPONSIBILITY TO BE FAMILIAR WITH ALL CODES AND ORDINANCES, CITY OR STATE, AS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. WHERE ANY CONFLICTS OCCUR BETWEEN FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
2. VERIFICATION OF EXISTING CONDITIONS SHALL BE MADE FROM SOURCES AVAILABLE TO THE CONTRACTOR, SUCH AS BUT NOT LIMITED TO, UTILITY COMPANIES, CONTRACT DOCUMENTS, THE OWNER, SITE INVESTIGATION REPORTS, ETC. IN NO WAY SHALL ANY DOCUMENTATION RECEIVED BY THE CONTRACTOR RELIEVE HIM OF THE RESPONSIBILITY OF PERFORMING HIS OWN FIELD INVESTIGATION.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO STRUCTURE, MECHANICAL, PLUMBING, ELECTRICAL, EQUIPMENT, AND ALL OTHER EXISTING SYSTEMS; AND MAKE NECESSARY PROVISIONS TO MAINTAIN THE INTEGRITY OF SAID SYSTEMS PRIOR TO THE COMMENCEMENT OF DEMOLITION, IF ANY. SEE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND EQUIPMENT DRAWINGS FOR ANY SYSTEMS OR PORTIONS THEREOF TO BE REMOVED, RELOCATED, REVISED OR ABANDONED. ALL POSSIBLE CARE SHALL BE EXERCISED BY THE CONTRACTOR TO INSURE THAT ANY SAID UTILITY WILL NOT BE THE CAUSE OF ENDANGERMENT TO THE LIFE OR HEALTH OF ANY PERSON.
4. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS, IF PROVIDED, FOR A COMPLETE LIST OF GENERAL CONDITIONS, SPECIAL CONDITIONS, MATERIALS, INSTALLATION METHODOLOGY AND NOTES.
5. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF TIMES WHEN THE CONSTRUCTION NOISE WILL BE EXCESSIVE. CONTRACTOR SHALL RESCHEDULE SUCH WORK IF SO REQUIRED BY THE OWNER.
6. THE CONTRACTOR SHALL LOCATE BACKING PLATES BEHIND ALL WALL HANDRAILS, GRAB BARS, GUARDRAILS ETC.. AS REQUIRED.
7. ALL PENETRATIONS INTO SOUND RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED RESILIENT ACOUSTIC SEALANT. ALL RECESSED ITEMS SHALL BE SEALED TO MAINTAIN INTEGRITY OF THE ACOUSTIC ASSEMBLY.
8. ALL DIMENSIONS SHOWN ARE FROM GRID LINE, CENTER OF COLUMN, FACE OF STUD OR EDGE OF SLAB.
9. THE ARCHITECT WILL DEFINE THE INTENT OF ANY ABBREVIATION IN QUESTION.
10. ALL DRAWINGS, THOUGH NOTED TO SCALE, ARE FOR ILLUSTRATION ONLY. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL NOT SCALE THE DRAWINGS. ITEMS WRONGLY LOCATED BY DRAWING SCALING SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.|
11. ALL DRAWINGS, THOUGH NOTED TO SCALE, ARE FOR ILLUSTRATION ONLY. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL NOT SCALE THE DRAWINGS. ITEMS WRONGLY LOCATED BY DRAWING SCALING SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
12. DRAWINGS HAVE BEEN DETAILED IN COMPLIANCE WITH THE AGENCIES LISTED IN THE APPLICABLE CODE SUBHEADING ON THIS PAGE. IF AN ALTERNATE OR SUBSTITUTED MATERIAL IS ACCEPTED AS AN EQUAL BY THE GENERAL CONTRACTOR, HE WILL ASSUME THE RESPONSIBILITY FOR WHATEVER CONSTRUCTION MODIFICATION AND/OR ADDITIONAL COSTS ARE REQUIRED BY REASON OF THIS ACCEPTANCE.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY MECHANICAL, PLUMBING, ELECTRICAL OR SYSTEMS CONSTRUCTION. ANY DISCREPANCIES BETWEEN OR WITHIN THE ARCHITECTURAL AND CONSULTING ENGINEER'S DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. ANY CONSTRUCTION INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
14. DURING THE ENTIRE CONSTRUCTION PERIOD, IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CONDITIONS AT THE PROJECT SITE TO MEET THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ANY APPLICABLE STATE HEALTH AND SAFETY REGULATIONS. THIS PROVISION SHALL COVER THE CONTRACTOR'S EMPLOYEES AND ALL OTHER PERSONS WORKING UPON OR VISITING THE SITE. THE CONTRACTOR SHALL BECOME FULLY INFORMED OF ALL APPLICABLE STANDARDS AND REGULATIONS AND INFORM ALL PERSONS AND REPRESENTATIVES RESPONSIBLE FOR WORK UNDER THIS CONTRACT.
15. CONTRACTOR SHALL PROVIDE FOR THE PROPER SEQUENCE OF CONSTRUCTION, LOCATION AND SIZE OF OPENINGS. COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY ARCHITECT.
16. CONTRACTOR SHALL COORDINATE THE LOCATION AND TYPE OF ALL ACCESS PANELS REQUIRED FOR ACCESSING MECHANICAL, PLUMBING, ELECTRICAL AND OTHER BUILDING SYSTEMS WITH ARCHITECT.
17. UNLESS SPECIFICALLY DETAILED ON STRUCTURAL DRAWINGS, DO NOT CUT OR OTHERWISE MODIFY STRUCTURAL ELEMENTS WITHOUT DIRECTION FROM THE ARCHITECT AND ENGINEER. PROVIDE REINFORCEMENT, SUPPORT, TEMPORARY SHORING SATISFACTORY TO THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO CUTTING INTO STRUCTURAL PORTIONS OF ANY BUILDING ELEMENT. PROVIDE ALL CUTTING OF STRUCTURAL ELEMENTS, AND ALL ASSOCIATED REPAIR OR REFINISHING OF ADJACENT SURFACES AT NO ADDITIONAL EXPENSE TO THE OWNER.
18. ALL PIPES, DUCTS, AND CONDUITS SHALL BE SUPPORTED AND BRACED PER ALL APPLICABLE CITY AND CODE REQUIREMENTS, WHETHER OR NOT THE TYPE OF RESTRAINT OR DETAIL OF THE RESTRAINT IS SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS TO BE FAMILIAR WITH ALL CODE REQUIREMENTS.
19. THE BUILDINGS FIRE SPRINKLER SYSTEM SHALL MEET ALL REQUIREMENTS SET FORTH BY THE APPLICABLE CODES LISTED ON THIS SHEET.
20. ALL REQUIRED PERMITS MUST BE OBTAINED FROM DEPARTMENT OF INSPECTIONS BEFORE THE BUILDING IS OCCUPIED.

PROJECT LOCATION



VICINITY MAP
N.T.S.

RAD
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners
"Out of the Grey...and Into the Black!" ©
STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com
Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

REVISIONS

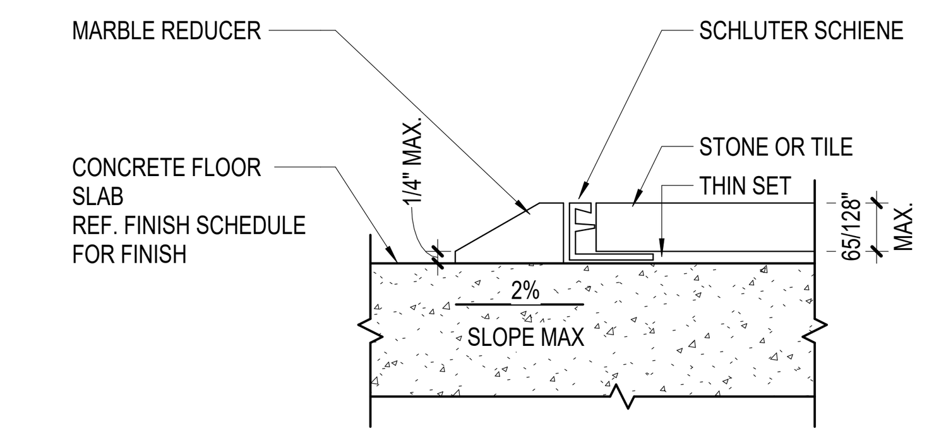
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

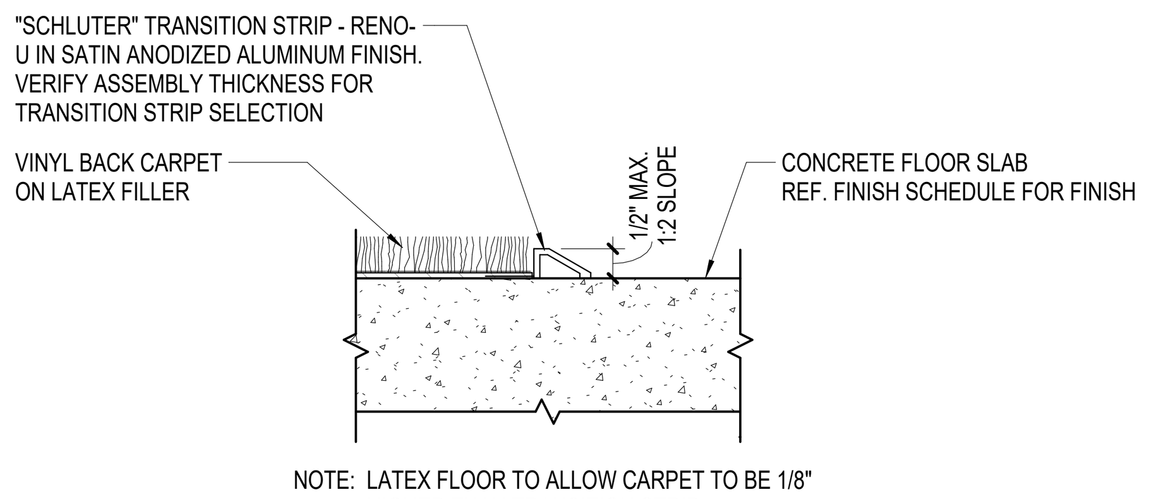
ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A0.1



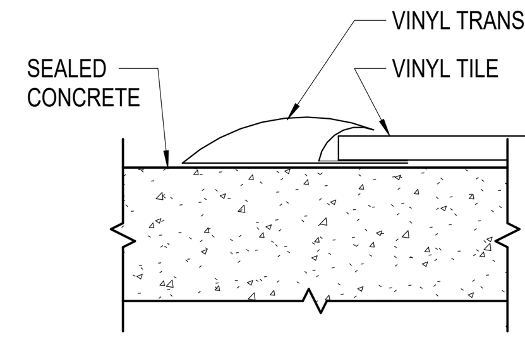
2 CONCRETE TO TILE OR STONE -TYP.
6" = 1'-0"



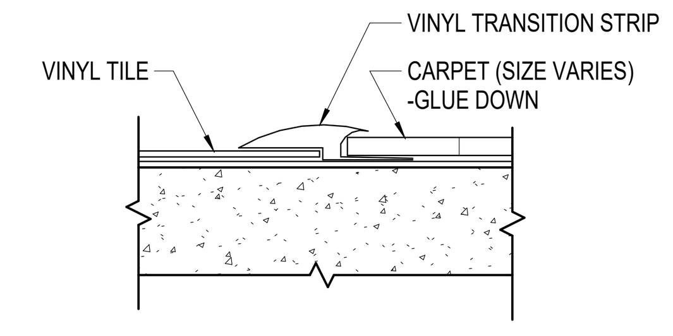
NOTE: LATEX FLOOR TO ALLOW CARPET TO BE 1/8" HIGHER THAN TRANSITION STRIP

1 CARPET TO CONCRETE-TYP.
6" = 1'-0"

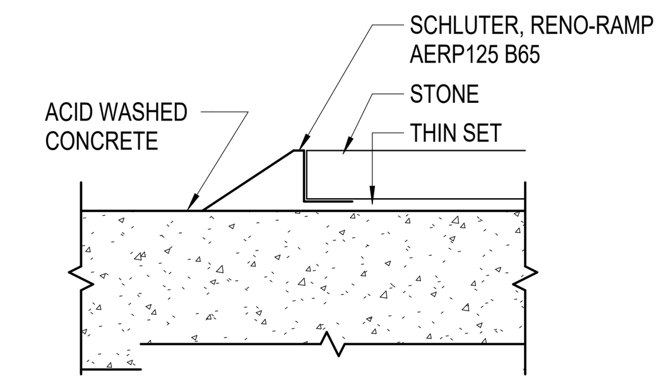
GENERAL NOTE: SOME OF THE DETAILS ON THIS SHEET MAY NOT BE APPLICABLE TO THIS PROJECT. REFER TO REMAINDER OF DRAWING SET.



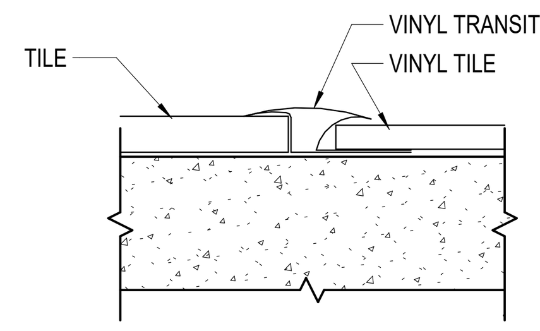
1 CONCRETE TO VCT-TYP.
6" = 1'-0"



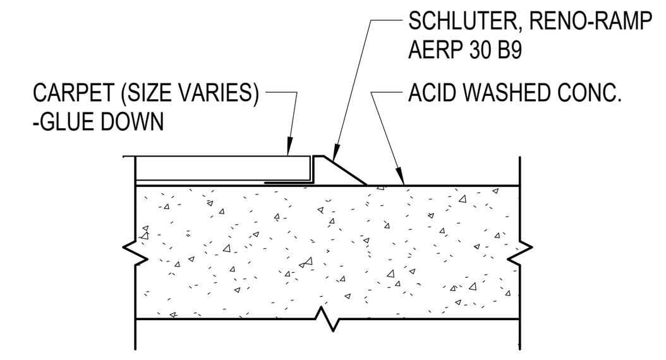
2 CARPET TO VCT-TYP.
6" = 1'-0"



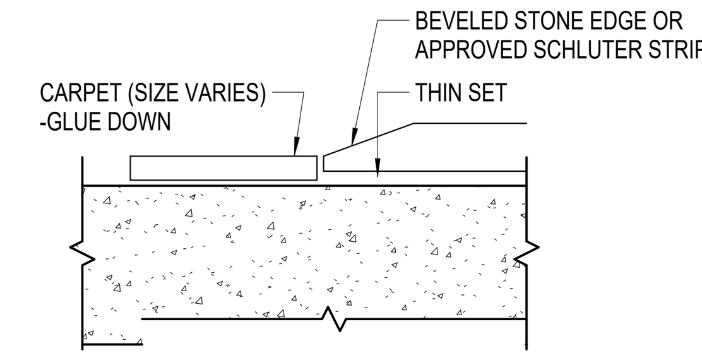
3 CONCRETE TO TILE-TYP.
6" = 1'-0"



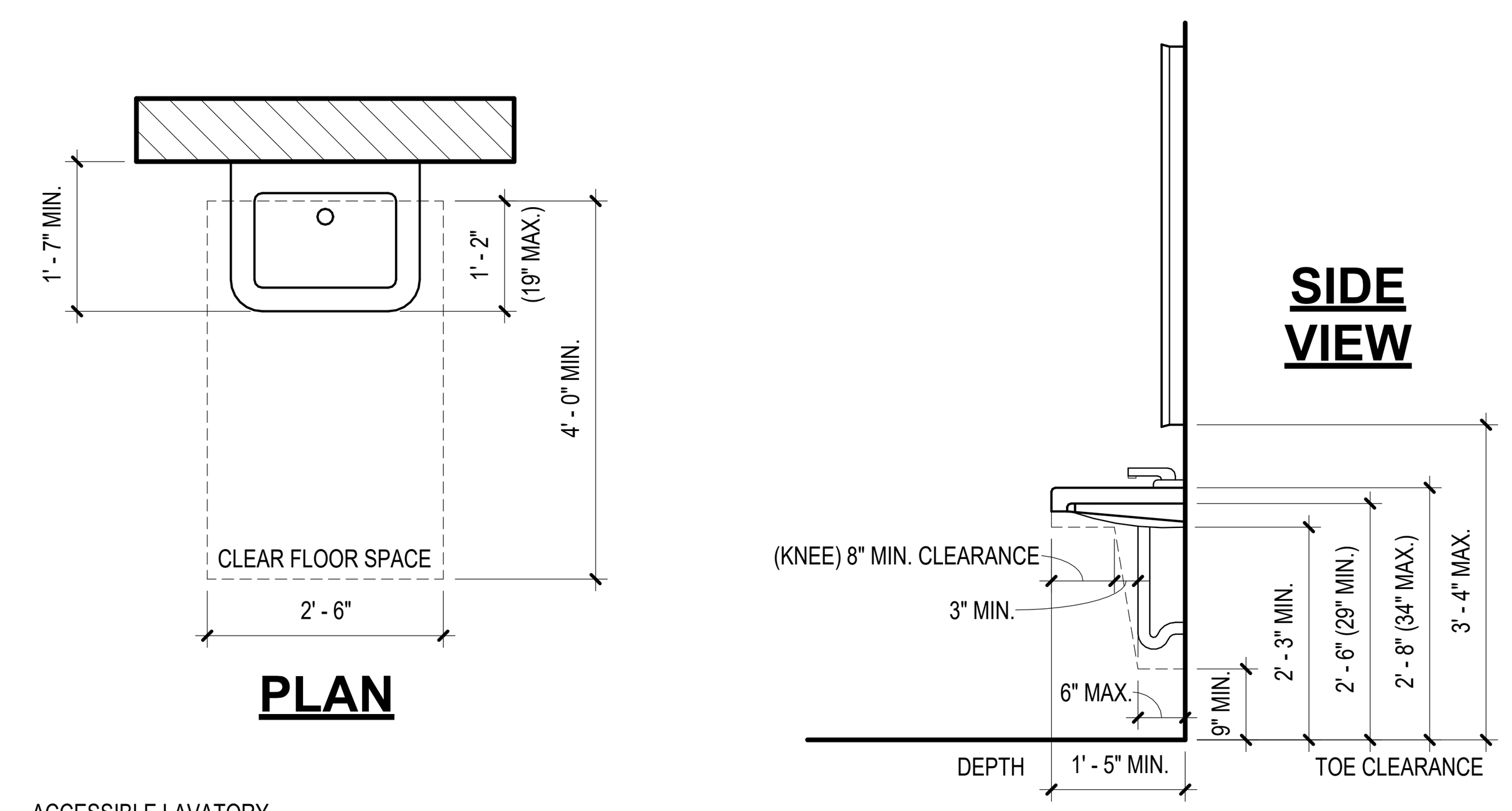
4 TILE TO VCT-TYP.
6" = 1'-0"



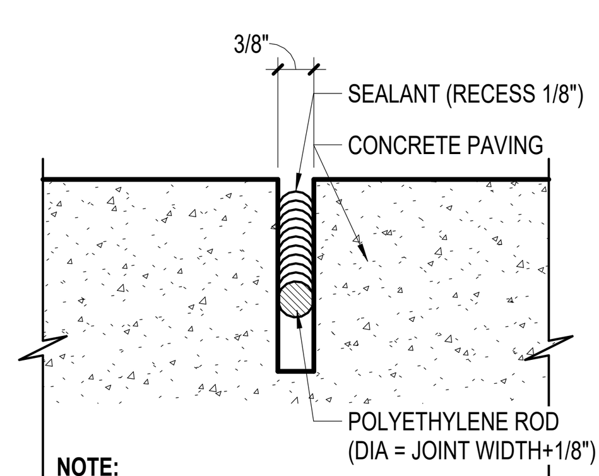
5 CARPET TO CONCRETE-TYP.
6" = 1'-0"



6 CARPET TO TILE-TYP.
6" = 1'-0"

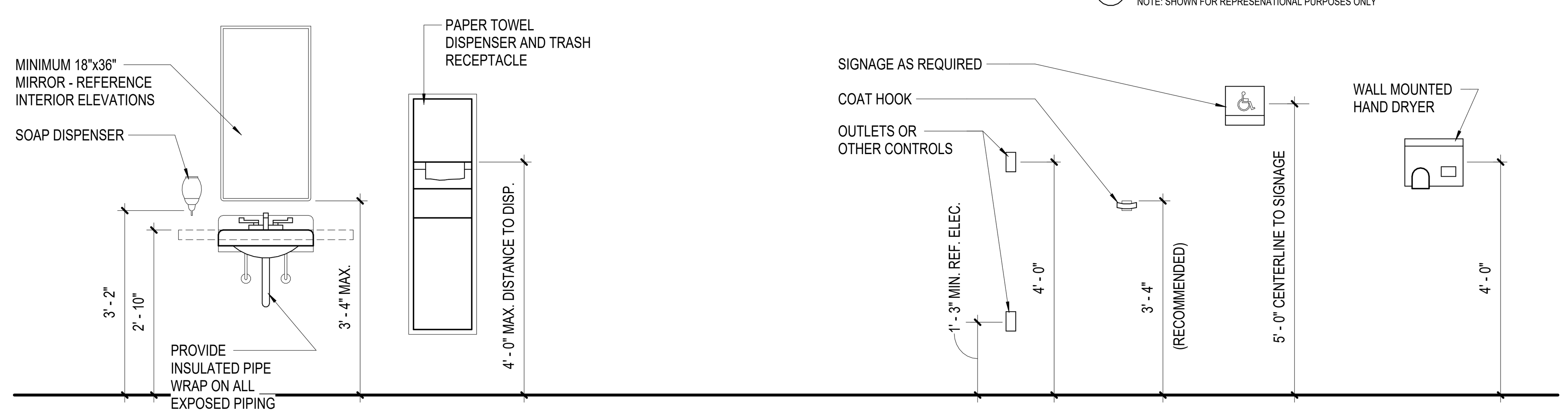


7 ACCESSIBLE LAVATORY
1/2" = 1'-0"

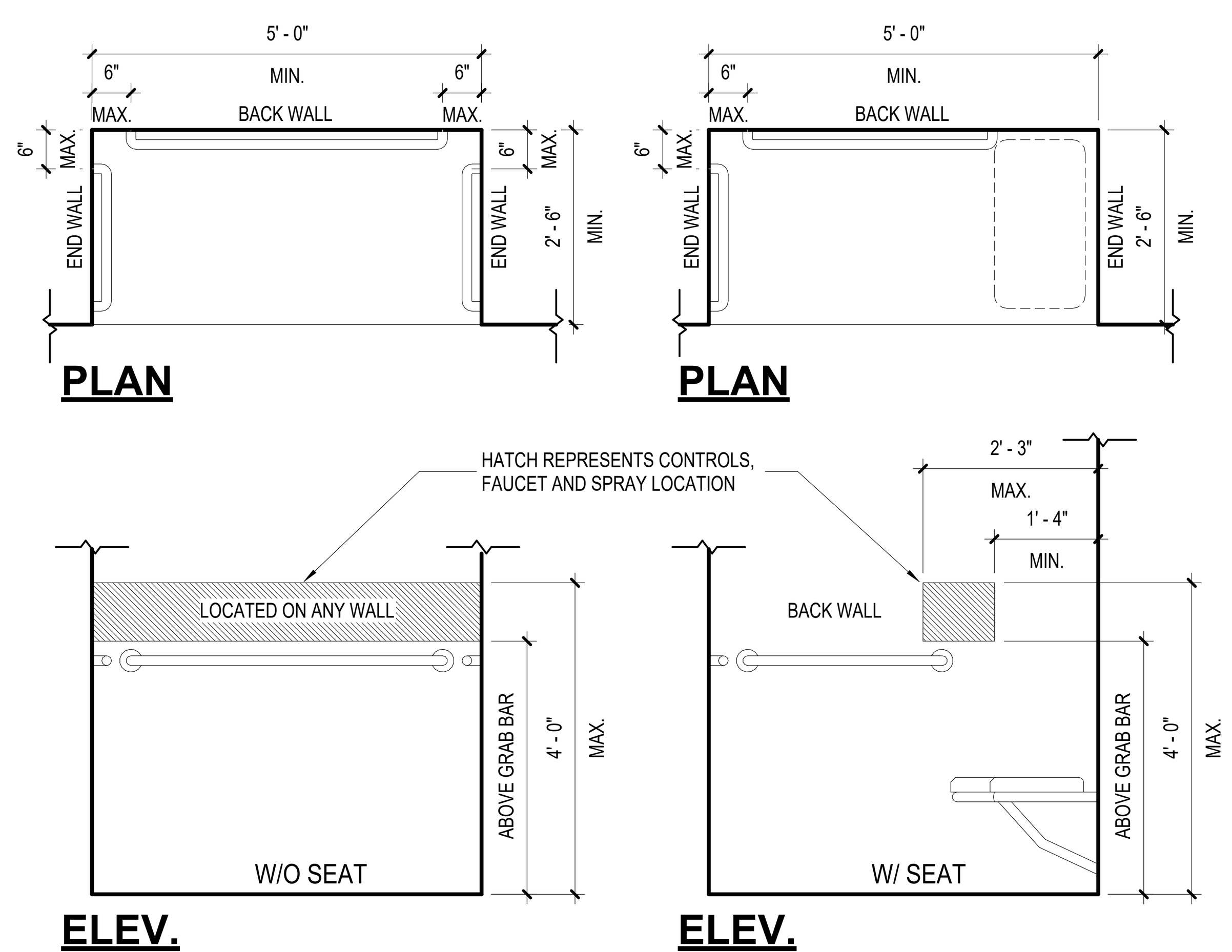


NOTE:
1) SAW JOINT 1/3 OF PAVING DEPTH
2) DEPTH OF SEALANT IN ACCORDANCE W/ MANUF. RECOMMENDATIONS
3) MAX. DISTANCE BETWEEN CNTRL. JOINTS TO BE 15'-0" E.W. UNLESS SHOWN OR NOTED OTHERWISE

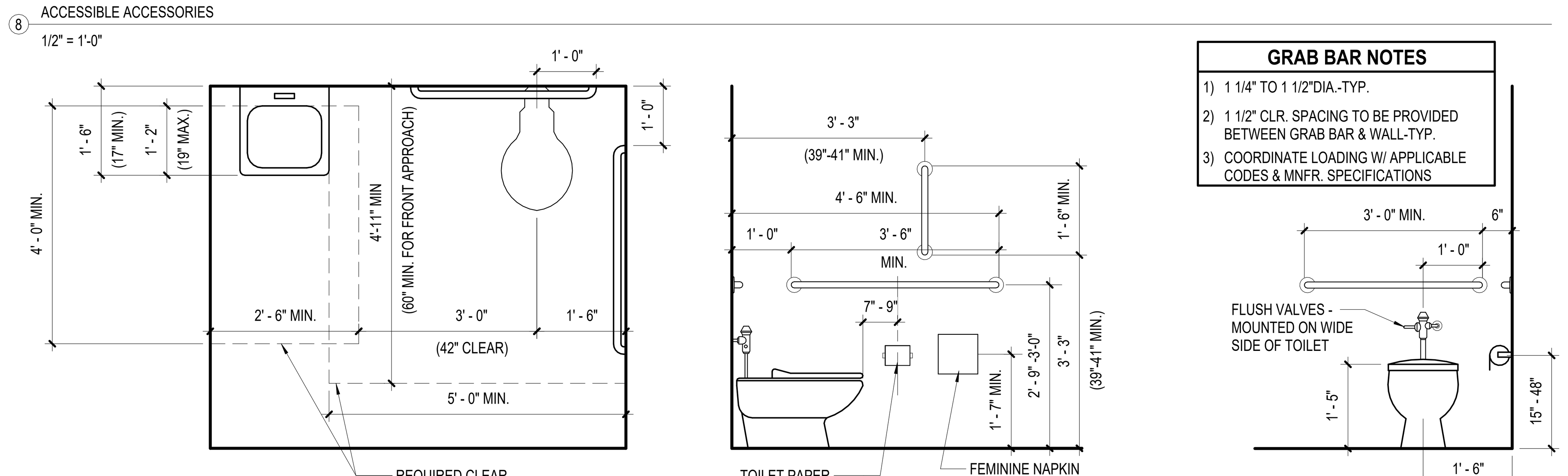
8 BUILDING SLAB CONTROL JOINT - TYP.
3 SITE DETAILS 7
NOTE: SHOWN FOR REPRESENATIONAL PURPOSES ONLY



8 ACCESSIBLE ACCESSORIES
1/2" = 1'-0"

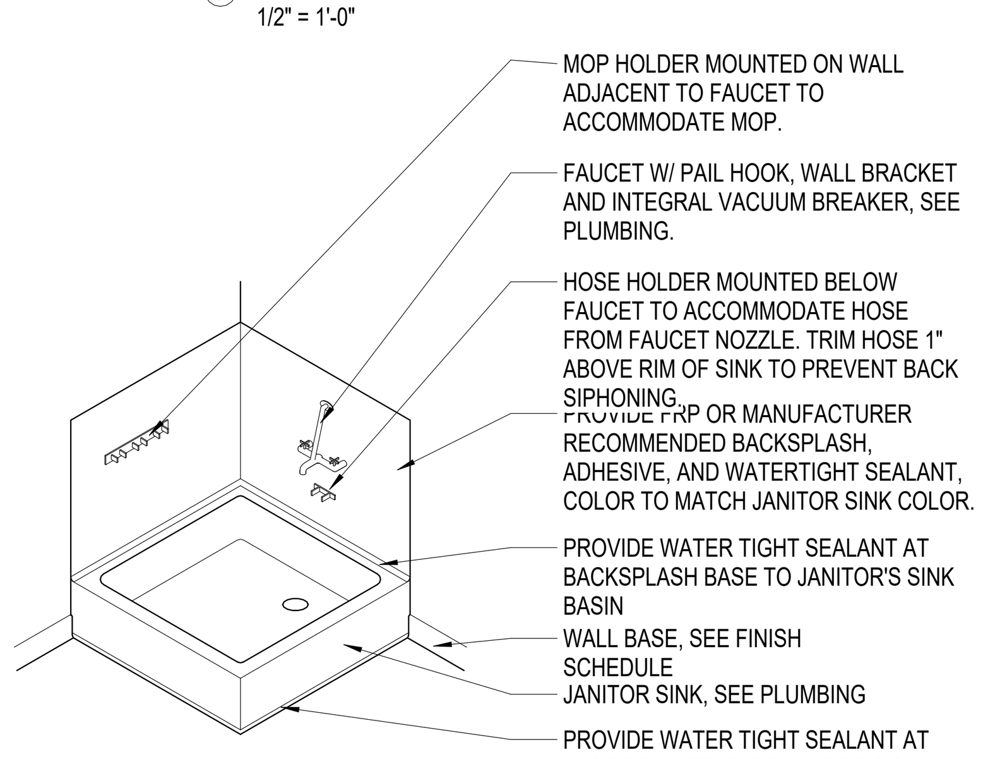


9 ROLL-IN SHOWER
1/2" = 1'-0"

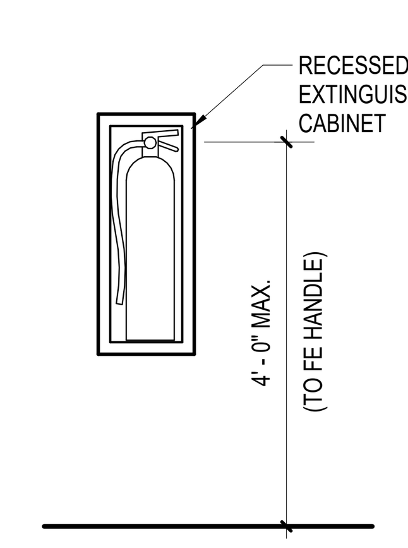


GRAB BAR NOTES
1) 1 1/4" TO 1 1/2"DIA.-TYP.
2) 1 1/2" CLR. SPACING TO BE PROVIDED BETWEEN GRAB BAR & WALL-TYP.
3) COORDINATE LOADING W/ APPLICABLE CODES & MNFR. SPECIFICATIONS

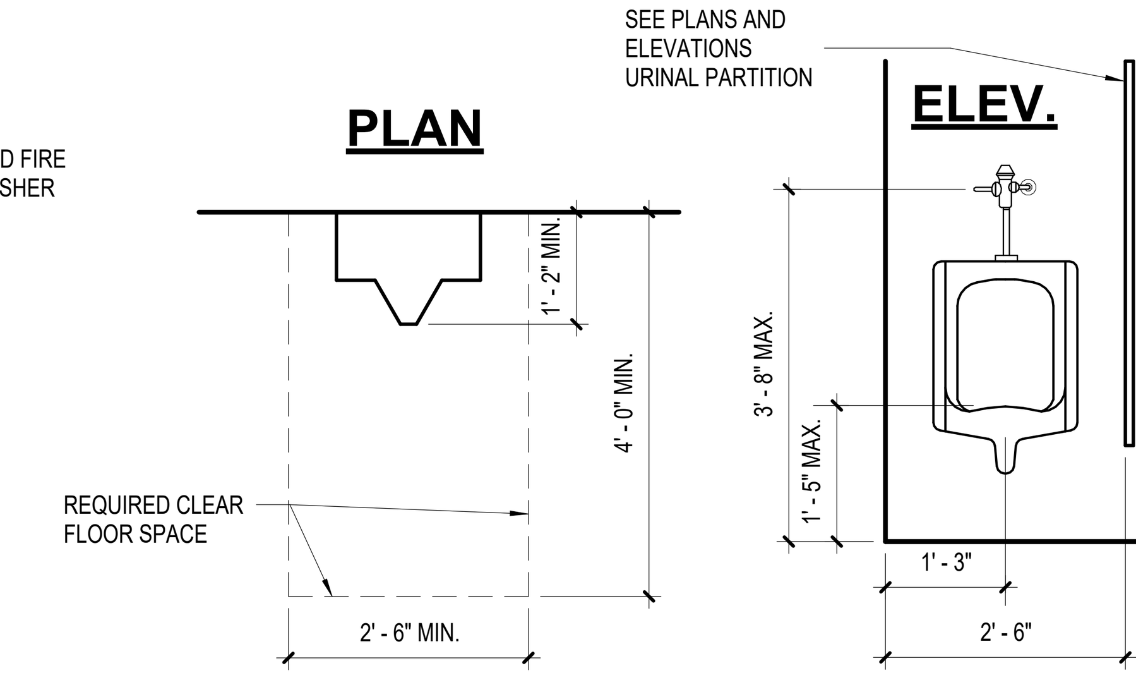
9 ACCESSIBLE WATER CLOSETS
1/2" = 1'-0"



10 JANITOR'S SINK DETAIL
N.T.S.



11 FIRE EXTINGUISHER CABINET
1/2" = 1'-0"



12 URINAL CLEARANCES
1/2" = 1'-0"

ABBREVIATIONS:

ABBREVIATIONS APPLY TO ARCHITECTURAL SHEETS ONLY AND ARE TYPICAL AND MAY OR MAY NOT OCCUR ON THIS PROJECT. IF AN ABBREVIATION FOUND ON AN ARCHITECTURAL SHEETS IS NOT LISTED, CONTRACTOR TO CONTACT ARCHITECT FOR INTERPRETATION.

AB	ANCHOR BOLT
ABV	ABOVE
AC	ACOUSTICAL
A/C	AIR CONDITIONING
ACC	ACCESS
ACR	ACRYLIC PLASTIC
ACT	ACOUSTICAL TILE
AD	AREA DRAIN
ADA	AMERICAN DISABILITY ACT
ADJ	ADDENDUM
ADJT	ADJACENT
AFF	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AL	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APX	APPROXIMATE
ARCH	ARCHITECT
ASB	ASBESTOS
ASPH	ASPHALT
AUTO	AUTOMATIC
BBD	BULLETIN BOARD
BD	BOARD
BEL	BELOW
BETW	BETWEEN
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BENCH MARK
BOT	BOTTOM
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CFL	COUNTER FLASHING
CFT	CUBIC FOOT
CG	CORNER GUARD
CHBD	CHALKBOARD
CIPC	CAST IN PLACE
CJT	CONCRETE CONTROL JOINT
CK	CAULK (ING)
CLG	CEILING
CLR	CLEAR (ANCE)
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACT (OR)
CPT	CARPET (ED)
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	COUNTER
CW	COLD WATER
CYD	CUBIC YARD
D	DRAIN
DA	DOUBLE ACTING
DEMO	DEMOLISH, DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DP	DAMPPROOFING
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
ELEV	ELEVATOR
ELEC	ELECTRIC (AL)
EL	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSE (URE)
EQ	EQUAL
EQUIP	EQUIPMENT
ESC	ESCALATOR
EST	ESTIMATE
EWC	ELECTRIC WATER COOLER
EW	EACH WAY
EXC	EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FBRK	FIRE BRICK
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FFE	FINISHED FLOOR ELEVATION
FFL	FINISHED FLOOR LINE
FHC	FIRE HOSE CABINET
FIN	FINISH (ED)
FIXT	FIXTURE
FJT	FLUSH JOINT
FLCO	FLOOR CLEANOUT
FLG	FLASHING
FLOUR	FLUORESCENT
FLR	FLOOR (ING)
FLX	FLEXIBLE
FND	FOUNDATION
FNDS	FEMININE NAPKIN DISPENSER
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FP	FIREPROOF (ING)
FPL	FIRE PLACE
FR	FRAME (D) (ING)
FS	FLOOR SINK
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRED (ING)
FUT	FUTURE
GA	GAGE, GAUGE
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GI	GALVANIZED IRON
GL	GLASS
GLB	GLASS BLOCK
GP	GALVANIZED PIPE
GPDW	GYPSUM DRY WALL
GPL	GYPSUM LATH
GPPL	GYPSUM PLASTER
GSS	GALVANIZED STEEL SHEET
GT	GROUT
GV	GALVANIZED
HB	HOSE BIB
HC	HOLLOW CORE
HCP	HANDICAP
HD	HEAVY DUTY
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HK	HOOK (S)
HM	HOLLOW METAL
HORZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING VENTILATING AIR CONDITIONING
HW	HOT WATER
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
INCL	INCLUDE (D) (ING)
INS	INSULATE (D) (ION)
INT	INTERIOR
INV	INVERT
JC	JANITOR'S CLOSET
JF	JOINT FILLER
JT	JOINT
MNFR	MANUFACTURER (ER)
MAS	MASONRY
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MTL	METAL
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING
MMB	MEMBRANE
MO	MASONRY OPENING
MOD	MODULAR
MR	MOP RACK
MRB	MARBLE
MRD	METAL ROOF DECKING
MT	MOUNT (ED) (ING)
MULL	MULLION
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER (S)
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OHE	OVERHEAD ELECTRIC
OJ	OPEN-WEB JOIST
OP	OPAQUE
OPG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
PAR	PARALLEL
PB	PANIC BAR
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PD	PENCIL DRAWER
PERF	PERFORATE (D)
PERI	PERIMETER
PFB	PREFABRICATE (D)
PFN GLASS	PREFINISHED PLATE
PK	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT (ED)
POC	POINT OF CONNECTION
PPL	PROPERTY LINE
PR	PAIR
PSC	PRESTRESSED CONCRETE
PT	POINT
PTD	PRESSURE TREATED
PTN	PARTITION
PTR	PAPER TOWEL
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QT	QUARRY TILE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RBT	RUBBER TILE
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED, REINFORCEING
REM	REMOVE
RES	RESILIENT
RET	RETURN
REV	REVISION (S) / REVISED
RFG	ROOFING
RFH	ROOF HATCH
RFL	REFLECT (ED) (IVE)
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SA	SUPPLY AIR
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCH	SCHEDULE
SCN	SCREEN
SD	SMOKE DETECTOR
SDR	STORM DRAIN
SEC	SECTION
SFGL	SAFETY GLASS
SG	SHEET GLASS
SH	SHELF, SHELVING
SHWR	SHOWER
SHT	SHEET
SHTH	SHEATHING
SIM	SIMILAR
SKL	SKYLIGHT
SHS	SHEET METAL SCREWS
SNT	SEALANT
SPEC	SPECIFICATIONS
SPK	SPEAKER
SPL	SPECIAL
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
ST	STEEL
STA	STATION
SSTD	STANDARD
STO	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRY (ICAL)
SYS	SYSTEM
T	TEMPERED
TB	TOWEL BAR
TEL	TELEPHONE
TG	TEMPERED GLASS
T&G	TONGUE & GROOVE
THK	THICK (NESS)
THR	THRESHOLD
TKBD	TACKBOARD
TO	TOP OF
TOC	TOP OF CURB
TOP	TOP OF PAVING
TORD	TOP OF ROOF DRAIN \
TOS	TOP OF SHEATHING
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TSL	TOP OF SLAB
TST	TOP OF STEEL
TV	TELEVISION
TOW	TOP OF WALL
TYP	TYPICAL
TZ	TERRAZZO
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VB	VINYL BASE
VBR	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VF	VINYL FABRIC
VT	VINYL TILE
W	WEST
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WG	WIRED GLASS
WH	WALL HUNG
WHB	WHEEL BUMPER
WIN	WINDOW
WO	WITHOUT
WP	WATERPROOFING
WPT	WORKING POINT
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

GENERAL NOTES:

1. THESE FIXTURE AND ACCESORIES MOUNTING DETAILS AND REQUIREMENTS ARE TYPICAL AND APPLY TO REQUIRED ACCESSIBLE INSTALLATIONS ONLY. REFER TO PLANS FOR LOCATIONS AND TYPES OF LAYOUTS. EQUIPMENT SHOWN MAY OR MAY NOT APPEAR ON THIS PROJECT. IF A ROOM IS IN QUESTION AS TO BEING A REQUIRED ACCESSIBLE ROOM - CONTACT ARCHITECT FOR RESOLUTION.
2. PROVIDE IN ALL LOCATIONS OF REQUIRED ACCESSORIES, ADEQUATE SOLID BLOCKING, CAPABLE OF WITHSTANDING 250 LB FORCE (SHEAR AND BENDING). GRAB BARS SHALL NOT ROTATE, FASTENERS SHALL BE OF A TYPE TO WITHSTAND REQUIRED FORCE AND TYPED FOR TYPE OF WALL CONSTRUCITON.
3. ALL EXTERIOR RAMPS SHALL HAVE A NON-SKID FINISH AS SPECIFIED (SEE DETAILS THIS SHEET). ALL INTERIOR RAMPS SHALL HAVE FLOOR MATERIAL OF NON-SKID MATERIAL (SEE SPECIFICATIONS). IF NO FINISH IS INDICATED ON DRAWINGS - PROVIDE RUBBER RADIAL TILE ON FINISH FLOOR SURFACE OF INTERIOR RAMPS.
4. ANY METAL FLOOR GRATINGS OR DRAINAGE GRATINGS IN AN ACCESSIBLE PATH SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. LONG DIMENSION SHALL BE PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
5. ACCESSIBLE DOORS: SWEEP PERIOD OF DOOR CLOSERS ON ACCESSIBLE DOORS SHALL BE ADJUSTED SO THAT FROM OPEN POSITION OF 70°, DOOR WILL TAKE A MINIMUM OF 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH. DOORS SHALL REQUIRE NO MORE THAN 5 LB. OF FORCE TO OPEN. ADJUST CLOSERS ACCORDINGLY.
6. SEE DOOR SCHEDULE FOR MINIMUM REQUIRED CLEAR AREA AT LATCH SIDE OF DOORS.

ACCESSIBLE MOUNTING HEIGHTS:

CHALK / MARKER BOARDS: 36" TO BOTTOM (VERIFY WITH OWNER)

CLOSET / SHELF ROD: 54" TO TOP OF SHELF

RAD
Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164
STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com
"Out of the Grey...and Into the Black!" ©
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners

¡YES NASSAU BAHAMAS TOWNHOMES

SAINT ALBANS DRIVE, NASSAU

REVISIONS	
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A0.2

A0.2 BUILDING DETAILS

UL Product iQ®

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

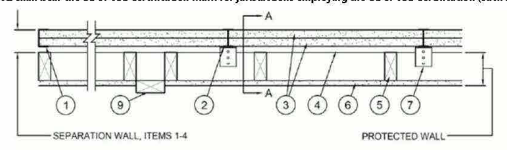
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

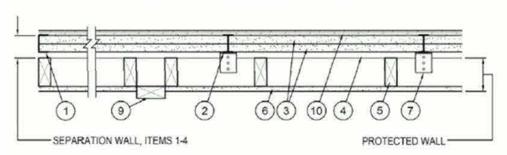
Design No. **U347**

October 23, 2023

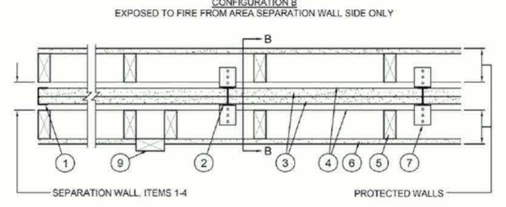
Nonbearing Wall Rating — 2 Hr (See Items 5, 5A and 5B) (Separation Wall, See Items 1,2 and 3)
Bearing Wall Rating 2 Hr. (Protected Wall, See Items 5 and 5A)
Nonbearing Wall Rating 2-Hr (Protected Wall, See Item 5, 5A and 5B)
Finish Rating — 120 Min (See Item 5)
STC Ratings — 61, 69, 70 (See Items 8, 8A and 8B)
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



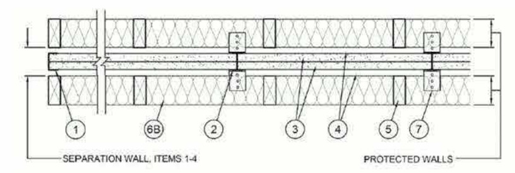
CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



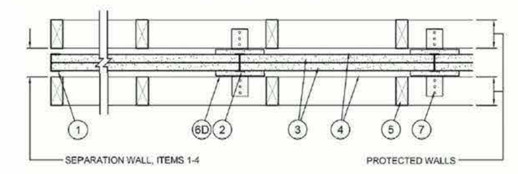
CONFIGURATION B
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



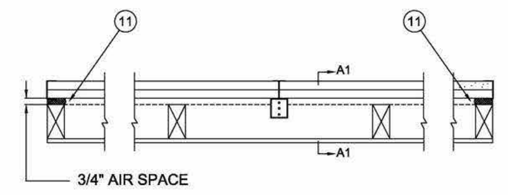
CONFIGURATION C
EXPOSED TO FIRE FROM EITHER SIDE



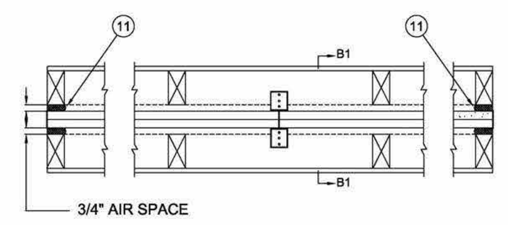
CONFIGURATION D
EXPOSED TO FIRE FROM EITHER SIDE



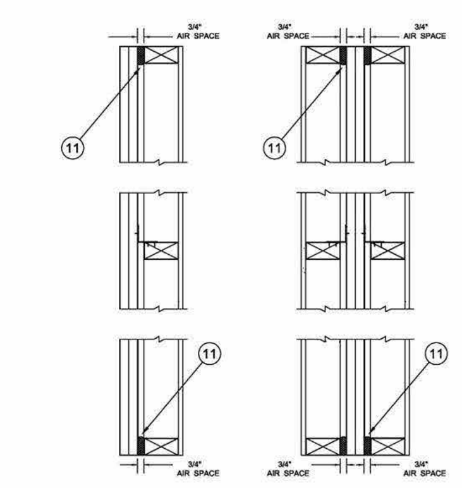
CONFIGURATION E
EXPOSED TO FIRE FROM EITHER SIDE



CONFIGURATIONS A and C
EXPOSED TO FIRE FROM AREA SEPARATION WALL ONLY



CONFIGURATIONS B and D
EXPOSED TO FIRE FROM EITHER SIDE



SECTION A1-A1 SECTION B1-B1

SEPARATION WALL: (Non-bearing, Max Height - 66 ft - see Item 6)

1. **Steel Track** — Floor, sidewall or top wall track. Nom 2 in. wide channel shaped with nom 1 in. long legs, formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. **Steel Studs** — "H" shaped studs formed from No. 25 MSG galv steel having an overall depth of approximately 2 in. and flange width 1-3/8 in.

3. **Gypsum Board*** — Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fit into "H" shaped studs.
NATIONAL GYPSUM CO — Types FSW, FSW-B, FSW-7, FSW-9

PROTECTED WALL: (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)

4. **Air Space** — Minimum 3/4-in. air space.

5. **Wood Studs** — For Bearing or Nonbearing Wall Rating — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall. Finish rating evaluated for wood studs only.

5A. **Steel Studs** — (As an alternate to Item 5, not shown) — For Bearing Wall Rating — Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3- 1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5B. **Steel Studs** — (As an alternate to Items 5 and 5A, for use in Configuration B only, not shown) — For Nonbearing Wall Rating — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

6. **Gypsum Board — Classified or Unclassified** — Min 1/2 in. thick, 4 ft wide, applied horizontally or vertically. Wallboard attached to wood studs (Item 5) with 1-1/4 in. long steel drywall screws spaced 12 in. OC. Wallboard attached to steel studs (Item 5A or 5B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. As an option, joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.

6A. **Plywood Sheathing or OSB** — (not shown) — As an alternate to Item 6, Min 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 7.

6B. **Batts and Blankets*** — (Not shown) — As an alternate to Items 6 and 6A, Glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. When Batts and Blankets are used in place of Items 6 and 6A, the max height is 54 ft and the aluminum clips (Item 7) shall be spaced a max of 5 ft OC vertically. Min 3/4 in. separation between insulation and area separation wall. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

6C. **Wall and Partition Facings and Accessories* —** (not shown) — As an alternate to Items 6, 6A and 6B, 4 ft wide panels, applied vertically. Panels attached to wood studs (Item 4) with 1-5/8 in. long steel drywall screws spaced 16 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.
NATIONAL GYPSUM CO — Type SoundBreak Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock QR-500, QuietRock QR-510, QuietRock QR-525

6D. **Gypsum Board* —** As an alternate to Item 6 - Min 5/8 in. thick, min. 6 in. wide batten strips, applied on both sides of Steel Studs (Item 2) and horizontal back to back Steel Track (Item 1). Min. 5/8 in. thick, min. 3 in. wide batten strips applied on both sides of single Steel Track (Item 1) at perimeter of assembly. Batten strips secured to studs with 1-1/4 in. long Type S steel screws spaced 12 in. OC. Batten joints shall be butted tight to form a closed joint. As an option, entire sheet of gypsum board may be used in lieu of the battens. Clip placement as in item 7, 7A, 7B, or 7C.
NATIONAL GYPSUM CO — Type FSW-3, FSW, FSW-6.

6E. **Fiber, Sprayed* —** Optional - Not Shown. - Spray applied cellulose material. The fiber is applied with water to completely or partially fill the enclosed stud cavity and air space in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product.
Applegate Greenfiber Acquisition LLC — Insulmax, SANCTUARY, and FRM for use with wet or dry application. INS515LD, INS541LD, and INS510LD are to be used for dry application only.

6F. **Building Wrap** – Optional – Not Shown – For use with Items 6-6E - Building wrap fastened to gypsum board, wall sheathing, or studs per manufacturers installation instructions.

7. **Aluminum Clips —** Aluminum angle, 0.049 in. thick, 2 in. wide with 2 in. and 2-1/2 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with 1-1/4 in. long screws to wood framing or steel framing through holes provided in clip.

7A. Clip placement for separation walls up to 23 ft high: Space clips a max of 10 ft OC vertically between wood or steel framing and "H" studs.

7B. Clip placement for separation walls up to 54 ft high: Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max of 5 ft OC vertically between wood or steel framing and "H" studs.

7C. Clip placement for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft, space clips as described in Item 6B for middle 30 ft. Remaining wall area below requires clips spaced a max of 39 in. OC vertically between wood or steel framing and "H" studs.

8. **STC Rating —** The STC Rating of the wall assembly is 61 when it is constructed as described by Items 1 through 6, except:
A. Item 5, above — Wood Studs — Shall be spaced 16 in. OC.

B. Item 6, above — Gypsum Board — Min. weight 1.5 psf. Shall be applied vertically and attached to studs with 1-1/4 in. long steel drywall screws spaced 16 in. OC. Joints and screwheads shall be covered with paper tape and joint compound.

C. Item 7, above — Aluminum Clips — Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* - The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 0.80 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

E. Max Height of Separation Wall is 23 ft.

F. The STC rating applies to Configuration B only.

G. Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 5A and Item 9) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.

8A. **STC Rating —** The STC Rating of the wall assembly is 69 when it is constructed as described by Items 1 through 6, except:
A. Item 5, above — Wood Studs — Shall be spaced 16 in. OC.

B. Item 6C, above — Wall and Partition Facings and Accessories* — Type QuietRock QR-510 panels shall be installed.

C. Item 7, above — Aluminum Clips — Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* - The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

E. Max Height of Separation Wall is 23 ft.

F. The STC rating applies to Configuration B only.

G. Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 6A and Item 10) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.

8B. **STC Rating —** The STC Rating of the wall assembly is 70 when it is constructed as described by Items 1 through 7, except:
A. Item 5, above - Wood Studs - Shall be spaced 16 in. OC.

B. Item 6C, above - Wall and Partition Facings and Accessories* - Type QuietRock QR-525 panels shall be installed as described in Item 5C.

C. Item 7, above — Aluminum Clips - Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* — The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

E. Max Height of Separation Wall is 23 ft.

F. The STC rating applies to Configuration B only.

G. Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 6A and Item 10) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.

9. **Non-Bearing Wall Partition Intersection —** (Optional) Wall system consisting of nominal 2 by 4 in. stud or nominal 2 by 6 in. stud. Maximum one non-bearing wall partition intersection per stud cavity.

10. **Plywood Sheathing or OSB —** (Optional) — Min 1/2 in. thick plywood or OSB applied horizontally or vertically to "H" studs on area separation wall side of Configuration B . Vertical joints located over studs. Fastened to "H" studs with screws of sufficient length, spaced a maximum of 12 in. OC.

11. **Caulking and Sealants* —** (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 5) and shaftliner panels (Item 3) to create an air barrier.
DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door

ICP CONSTRUCTION INC — Fireblock, Window & Door, Insulating Foam Sealant, Multi-Purpose, HC Sealants, Black Foam Sealant, Extreme, Window & Door Extreme, Fast Foam, Gun Foam, and Straw Foam

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**
Last Updated on 2023-10-23

A0.3 UL ASSEMBLY U347

RAD
Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164

"Out of the Grey...and Into the Black!" ©
STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

REVISIONS

NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A0.3

UL Product iQ®

UL Solutions

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

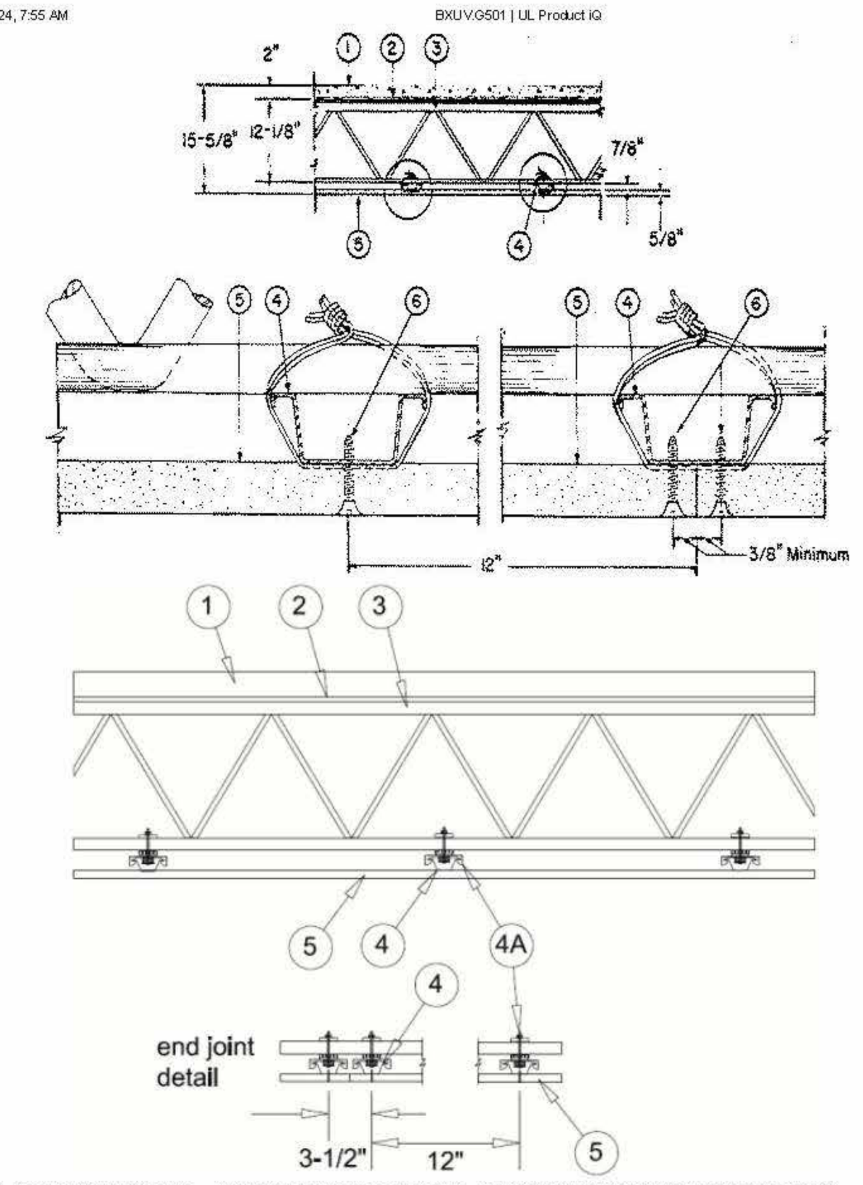
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. G501

November 10, 2023

Restrained Assembly Rating — 1 Hr.
Unrestrained Assembly Rating — 1 Hr.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Normal-Weight Concrete** — Carbonate or siliceous aggregate, 150 + or - 3 pcf unit weight, 3000 psi compressive strength.

2. **Metal Lath —** 3/8 in. rib, 3.4 lb/sq yd expanded steel; tied to each joist at every other rib, and midway between joists at side lap with 18 SWG galv steel wire.
As an alternate corrugated steel deck 9/16 in. deep, 28 MSG min galv may be used. Welded to supports 15 in. O.C. using welding washers. The concrete thickness is measured from the surface of the concrete to the top of the steel deck corrugations.

3. **Steel Joists —** Type 12J4 min size; spaced 24 in. O.C. and welded to end supports.
Bridging (Not Illustrated) — Steel bars, 1/2 in. diam. Welded to top and bottom chord of each joist.

4. **Furring Channel —** No. 26 MSG galv steel. 2-3/8 in. or 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced perpendicular to joists at 24 in. O.C. except at wallboard end joints as noted below. Channels, secured to joist with a double strand of 18 SWG galv steel wire. Additional pieces of channel 60 in. long located at each wallboard end joint, midway between continuous channels and attached to each joist with double strand 18 SWG galv steel wire. As an alternate, furring channels may be secured to 1-1/2 in. cold-rolled channels at every intersection with double strand 18 SWG galv steel wire. Cold-rolled channels spaced 24 in. O.C. and suspended perpendicular from lower chords of joists with 8 SWG galv steel wire spaced 48 in. O.C. along channels.

4A. **Steel Framing Members* —** (Optional, Not Shown) — Alternate method to attach furring channels (Item 4) to joists (Item 3). Clips spaced 48 in. OC., and secured to alternating joists with cup washer installation kit provided by manufacturer. On underside of bottom chord, 1-1/2 in. dia x 3/8 in. deep No. 16 galv steel cup washer is placed to surround the rubber insert of RSIC-1 and RSIC-1 (2.75) clips. RSIC-1 and RSIC-1 (2.75) clips attached to the bottom chord with a 1/4 in. dia. zinc plated bolt inserted through the center grommet and between the chord members; depth of bolt determined as 1-1/2 in. plus the depth of the bottom chord of the joist. RSIC-V and RSIC-V (2.75) clips attached to the bottom chord with a 1/4 in. dia. zinc plated bolt inserted through the center hole and between the chord members; depth of bolt determined as 9/16 in. plus the depth of the bottom chord of the joist. Fastened on the top side of the bottom chord with a second cup washer placed open side up, and a 1/4 in. zinc plated "Nyloc" nut. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the wallboard butt joints, as described in Item 5.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

4B. **Steel Framing Members* —** (Optional, Not Shown) — Use as an alternate method to attach 2-3/8 in. wide furring channels (Item 4) to joists (Item 3). Clips spaced 48 in. OC., and secured to alternating joists with cup washer installation kit provided by manufacturer. GenieClip clip attached to the bottom chord with a 1/4 in. dia. zinc plated bolt inserted through the center grommet and between the chord members; depth of bolt determined as 1-1/2 in. plus the depth of the bottom chord of the joist. Furring channels are friction fitted into clips. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Additional clips required to hold furring channel that supports the wallboard butt joints, as described in Item 5.
PLITEQ INC — Type GenieClip

4C. **Steel Framing Members* —** (Optional, Not Shown) — Used as an alternate method to attach furring channels (Item 4) to joists (Item 3). Clips spaced at 48" OC and secured to the bottom of the joists with cup washer installation kit provided by manufacturer. Clip attached to the bottom chord with a 1/4 in. dia. zinc plated bolt inserted through the center grommet and between the chord members; depth of bolt determined as 1-1/2 in. plus the depth of the bottom chord of the joist. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 5.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

4D. **Steel Framing Members* —** (Optional, Not Shown) — Alternate method to attach 2-23/32 in. wide by 7/8 in. deep furring channels (Item 4) to joists (Item 3). Clips spaced 48 in. OC., and secured to alternating joists with cup washer installation kit provided by manufacturer. On underside of bottom chord, 1-1/2 in. dia x 3/8 in. deep No. 16 galv steel cup washer is placed to surround the rubber insert of clips. Clips attached to the bottom chord with a 1/4 in. dia. zinc plated bolt inserted through the center grommet and between the chord members; depth of bolt determined as 1-1/2 in. plus the depth of the bottom chord of the joist. zinc plated "Nyloc" nut. Furring channels are friction fitted into clips. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one

screw on each flange of the channel. Additional clips required to hold furring channel that supports the wallboard butt joints, as described in Item 5.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

4E. **Steel Framing Members* —** (Optional, Not Shown) - Used as an alternate method to attach furring channels to joists. Clips spaced at 48" OC and secured to the bottom of the joists with cup washer installation kit provided by manufacturer. On underside of bottom chord, 1-1/2 in. dia x 3/8 in. deep No. 16 galv steel cup washer is placed to surround the rubber insert of clip. Clip attached to the bottom chord with a 1/4 in. dia zinc plated bolt inserted through the center grommet and between the chord members; depth of bolt determined as 1-1/2 in. plus the depth of the bottom chord of the joist. Fastened on the top side of the bottom chord with a second cup washer placed open side up, and a 1/4 in. zinc plated "Nyloc" nut. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 5.
REGUPOL AMERICA — Type SonusClip

5. **Gypsum Board* —** 5/8 in. thick, attached with the long dimension at right angles to furring channels and secured to each channel with 1 in. long wallboard screws 12 in. O.C. One screw used to attach adjacent boards to each end of additional furring channel. For wallboard other than 48 in. wide, additional channel to extend min of 6 in. past the end of the end joint. Joint treatment not required for this rating except for tapered, rounded-edge wallboard where edge joints are covered with paper tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
When Steel Framing Members (Item 4A, 4D) are used, wallboard butt joints shall be staggered min. 2 ft. within the assembly, and occur between the main furring channels. Edge joints may occur beneath the joists. At the wallboard butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the wallboard plus 6 in. on each end. The furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the joist with one clip at each end of the channel. Gypsum board attached to the furring channels using 1 in. long Type S bugle-head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Wallboard joints covered with fiber tape and joint compound.

When Steel Framing Members (Item 4B) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long No. 6 Type S bugle-head steel screws spaced 12 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 16 in. within the assembly. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. These additional furring channels shall be attached to underside of the joist with Genie clips as described in Item 3E. Screw spacing along the gypsum board butt joint shall be 6 in. OC.

When **Steel Framing Members** (Item 4C) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two supporting furring channels shall be spaced approximately 3 in. in from end joint. Screw spacing along the gypsum board butt joint and along both additional furring channels shall be 8 in. OC. Additional screws shall be placed in the adjacent section of gypsum board into the aforementioned 3 in. extension of the extra butt joint channels as well as into the main channel that runs between. Butt joint furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel.

When Steel Framing Members (Item 4E) are used, gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one joist beyond the width of the gypsum panel and be attached to the joists with one SonusClip at every joist involved with the butt joint.

AMERICAN GYPSUM CO — Types AGX-1, AG-C, LightRoc

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Type X-1 or Type C, Types LGFC6A, LGFC-C/A

CGC INC — Types SCX, ULIX

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 9, C, GPFS1, GPFS6, DA, DAP, DAPC, DGG, DS, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, TG-C, GreenGlass Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X

NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSL, FSMR-C, FSW, FSW-C, FSW-G, FSW-3, FSW-6, FSW-8

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-3, PG-4, PG-6, PG-9, PG-11, PG-C or PGI

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type X or Type C

UNITED STATES GYPSUM CO — Types SCX, ULIX

USG BORAL DRYWALL SFZ LLC — Type SCX

5A. **Gypsum Board* —** As an alternate to items 5 and 6 - 5/8 in. thick, attached with the long dimension at right angles to furring channels and secured to each channel with 2 in. long No. 6 screws spaced 6 in. O.C, starting with a 3 in. stagger. One screw used to attach adjacent boards to each end of additional furring channel. For wallboard other than 48 in. wide, additional channel to extend min of 6 in. past the end of the end joint. Joint treatment not required for this rating except for tapered, rounded-edge wallboard where edge joints are covered with paper tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, GlasRoc-2, Easy-Lite Type X

6. **Wallboard Screw —** No. 6 flathead, self-tapping, sheet metal screws 1 in. long spaced 12 in. O.C. Screws shall be driven no farther than slightly indented (not deeper than 1/64 in.) into the exposed surface of the wallboard.

7. **Batts and Blankets* —** (Not Shown) — For use with Item 4B — Nom 3 in. thick mineral wool insulation held suspended in the concealed space with 0.090 in. diam galv steel wires attached to the steel joists at 18 in. OC.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2023-11-10

RAD

Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States

Bahamas License No.106
Florida License No. AA-92164

"Out of the Grey...and Into the Black!" ©
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners

STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

REVISIONS

NO.	DATE

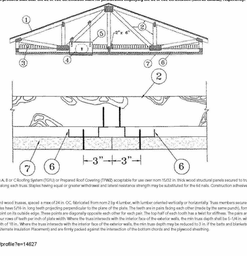
FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A0.4

A0.4 UL ASSEMBLY G501



UL Product iQ®

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. P533

August 4, 2023

Unrestrained Assembly Rating — 1 Hr
Finish Rating — 23 Min
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

1. **Roofing System* —** Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive may be used with either the nails or staples.

2. **Trusses —** Pitched or parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together with 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min average truss depth of 18 in.. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. **Batts and Blankets* —** Optional — Glass fiber insulation fitted in the concealed space, draped over the resilient channels and gypsum wallboard ceiling membrane or fastened to underside of roofing system. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf.

3A. **Loose Fill Material* —** As an alternate to Item 3, any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, having a min density of 0.5 pcf.

3B. **Fiber, Sprayed* —** As an alternate to Item 3 — Any thickness of spray-applied cellulose insulation material, having a min density of 0.5 lb/ft^3, applied with water, over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Fiber, Sprayed is applied with moisture in accordance with the application instructions supplied with the product. The finish rating when Fiber Sprayed is used has not been determined. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with a minimum density of 0.5 lb/ft^3 over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Alternate application method: The fiber is applied without water or adhesive to a nominal density of 3.5 lb/ft^3 behind netting (Item 9) stapled to the rafters. The netting is stapled at both lower edges of the rafters creating a cavity to accept the cellulose fiber.
APPLEGATE GREENFIBER ACQUISITION LLC — SANCTUARY for use with wet or dry application. INS510LD, INS515LD, INS541LD, and Insulmax are to be used for dry application only.

3C. **Cavity Insulation - Batts and Blankets*, Loose Fill* or Fiber, Sprayed* —** (As described above) in Items 3, 3A and 3B — (For Use with Item 7A, Not Shown) — Min. 3-1/2 in thick with no limit on maximum thickness fitted in the concealed space, draped over the resilient channel (Item 6D)/gypsum board (Item 7A) ceiling membrane.

3D. **Foamed Plastic* —** (As an alternate to Item 3 or 3A, Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft^3 density, while maintaining a minimum 8-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling damper (Items 5 through 5AB) in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. Not evaluated for use with Items 6A through 6F.
SES FOAM INC — Sucraseal

3E. **Foamed Plastic* —** (As alternate to Item 3, 3A, or 3B, Not Shown) — Spray foam insulation applied directly to the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft^3 or 2.0 lb/ft^3 density, depending on the product installed. When spray foam insulation is installed, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) spaced maximum 3 in. away from gypsum butt joints. Gypsum board (Item 7) to be installed using minimum 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling damper (Items 5 through 5AB) in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. Not evaluated for use with Items 6A through 6F.
BASF CORP — Enertite® NM, Enertite® G, FE178®, Spraytite® 178, Spraytite® 81206, Walltite® 200, Walltite® US, Walltite® US-N, and Walltite® HP+

3F. **Foamed Plastic* —** (As an alternate to Item 3, 3A, 3B, 3C, or 3D, Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 17 in. at a nominal 0.5 lb/ft^3 density, while maintaining a minimum 1-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling damper (Items 5 through 5AB) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. Not evaluated for use with Items 6A through 6F.
SES FOAM INC — EasySeal.5, EasySeal ULD

4. **Air Duct* —** For use with ceiling dampers. - Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

5. **Ceiling Damper* —** Maximum nominal area, 324 sq in. Maximum square size, 18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a maximum width of 18 in. Maximum damper height is 14 in. Installed in accordance with the manufacturers installation instructions provided with the damper. Maximum damper openings not to exceed 162 sq in. per 100 sq ft of ceiling area.
C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521

5A. **Alternate Ceiling Damper* —** Max nom area shall be 256 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 17 in. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-IP, RD-521-NP

POTTORFF — Models CFD-521-IP, CFD-521-NP

5B. **Alternate Ceiling Damper* —** Max nom area shall be 144 sq in. with the length not to exceed 14 in. and the width not to exceed 12 in. Max height of damper shall be 17-7/8 in. Aggregate damper openings shall not exceed 74 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-90, RD-521-NP90

POTTORFF — Models CFD-521-90, CFD-521-90NP

5C. **Alternate Ceiling Damper* —** Maximum plenum box size nom. 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galvanized steel. Installed in accordance with the manufacturers installation instructions provided with the damper. Maximum damper openings not to exceed 128 sq. in. per 100 sq ft of ceiling area.
AIRE TECHNOLOGIES INC — Models: CRD model 50 w/Boot, CRD model 50EA w/Boot, CRD model 55 w/Boot, CRD model 55 EA w/Boot

LLOYD INDUSTRIES INC — Model CRD 50-BT, CRD 50-EA-BT, CRD 55-BT, CRD 55 EA-BT

5D. **Alternate Ceiling Damper* —** Maximum plenum box size nom. 13 in. long by 13 in. wide and 11-7/8 in. high fabricated from galvanized steel. Installed in accordance with the manufacturers installation instructions provided with the damper. Maximum damper openings not to exceed 50 sq. in. per 100 sq ft of ceiling area.
LLOYD INDUSTRIES INC — Model CRD 50-BT-6, CRD 50-EA-BT-6, CRD 55-BT-6, CRD 55 EA-BT-6, CRD50-w X-BT-6

5E. **Alternate Ceiling Damper* —** Maximum size ceiling outlet in plenum box nom. 12 in. long by 12 in. wide. Plenum box fabricated from galvanized steel. Installed in accordance with the manufacturers installation instructions provided with the damper. Maximum damper openings not to exceed 72 sq. in. per 100 sq ft of ceiling area.
AIRE TECHNOLOGIES INC — Models: CRD model 50 w/Boot, CRD model 50EA w/Boot, CRD model 55 w/Boot, CRD model 55 EA w/Boot

LLOYD INDUSTRIES INC — Model CRD 50-95BT, CRD 50-EA-95BT, CRD 55-95BT, CRD 55 EA-95BT

5F. **Alternate Ceiling Damper* —** Max size ceiling outlet in plenum box nom 16 in. long by 16 in. wide. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
CROWN PRODUCTS CO INC — Models CRD50-FGPB-4.2-CP, -6.0-CP; CRD50-FGPB-4.2-EA-CP, -6.0-EA-CP

LLOYD INDUSTRIES INC — Models CRD 50- FGPB-4.2, - 4.2 NI, -6.0, -6.0 NI; CRD50-EA-FGPB-4.2, -4.2 NI, -6.0, -6.0 NI

5G. **Alternate Ceiling Damper* —** Max plenum box size nom 15 in. long by 15 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 72 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Models 45-CRD-LT-BT and 45-CRD-LTD-BT

5H. **Alternate Ceiling Damper* —** Max size ceiling outlet in plenum box nom 10 in. long by 10 in. wide. Plenum box fabricated from galv steel. Aggregate damper openings shall not exceed 50 sq in. per 100 sq ft of ceiling area. Installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model 45-LTD-95-BT-4

5I. **Alternate Ceiling Damper* —** Max plenum box size nom 19 in. long by 15 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 96 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model CRD50-w X-BT

5J. **Alternate Ceiling Damper* —** Max. nom area shall be 349 sq in. Max. overall length and width shall not exceed 18-11/16 in. by 18-11/16 in. with max. 16 in. by 16 in. register opening. Aggregate damper openings shall not exceed 175 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. An aluminum or steel grille (Item 9) shall be installed in accordance with installation instructions.
MIAMI TECH INC — Model RxCRD

5K. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 75 sq in. with the length not to exceed 8-9/16 in. and the width not to exceed 8-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 38 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturers installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Models CRD2, GBR-CRD, ITG-CRD

5L. **Alternate Ceiling Damper* —** Max nom area shall be 324 sq in. Max square size shall be 18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a max length of 20 in. and a max width of 22 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 154 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. An aluminum or steel grille (Item 9) shall be installed in accordance with installation instructions.
UNITED ENERTECH CORP — Type C-S/R-WT or C-S/R-WTP (Max nom area 324 sq. in.) or C-S/R-WTS C-S/R-WTPS (Max nom area 162 sq. in.)

5M. **Alternate Ceiling Damper* —** Max damper assembly size nom 18 in. long by 18 in. wide and 4-1/4 in. high, or 8 in. diam. fabricated from galv steel. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
RUSKIN COMPANY — Model CFD7T, CFD7T-END-BT, CFD7T-90-BT, CFD7T-ST-BT, CFD7T-SB, CFD7T-R6-DB, CFD7T-IB6, or CFDR7-T

5N. **Alternate Ceiling Damper* —** Optional -Ceiling damper & fan assembly. Max nom area shall be 75 sq in. with the length not to exceed 9-1/4 in. and the width not to exceed 9-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 45 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SIG-CRD

5O. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 131 sq in. with the length not to exceed 11-1/16 in. and the width not to exceed 11-7/8 in. Aggregate damper openings shall not exceed 66 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SMT-CRD

5P. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. deep trusses. Max nom area shall be 103 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 10-1/8 in. Aggregate damper openings shall not exceed 52 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
PANASONIC CORPORATION, PANASONIC CORPORATION OF NORTH AMERICA — Model PC-RD05C5

5Q. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 113 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 11-1/8 in. Aggregate damper openings shall not exceed 57 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDFUWT

5R. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 79 sq in. with the length not to exceed 10 in. and the width not to exceed 7-15/16 in. Aggregate damper openings shall not exceed 40 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A metallic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Models RDJ1 and RDH

5S. **Alternate Ceiling Damper* —** Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
METAL-FAB INC — Models MSCD-HC and MRCD-HC

5T. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT

5U. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT2

5V. **Alternate Ceiling Damper* —** Max nom 21 in. long by 18 in. wide, fabricated from galvanized steel. Plenum box max size nom 21 in. long by 18 in. wide by 14 in. high (inner dimension) fabricated from either galvanized steel or min 1 in. thick Listed Duct Board bearing the UL Listing Marking having a min R-Value of 4.3. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-1WT

5W. **Alternate Ceiling Damper* —** Max nom 12 in. long by 12 in. wide with an 8 in. diameter damper, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 72 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-2WT

5X. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 4.) For use with min 18 in. deep trusses. Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.

AIRE TECHNOLOGIES INC — Model 57IB.

5Y. **Alternate Ceiling Damper* —** Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with plenum box assembly. The maximum outer dimensions of the plenum box assembly is 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 58.

5Z. **Alternate Ceiling Damper* —** Max 14 in. long by 14 in. wide and 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Model 51 w/Boot.

5AA. **Alternate Ceiling Damper* —** Max nom 11-1/8 in. long by 13-5/8 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 76 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-310WT

5AB. **Alternate Ceiling Damper* —** Max nom 12-3/8 in. long by 14-1/2 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 90 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-320WT

5AC. **Alternate Ceiling Damper* —** Max 12 in. diameter damper within max 15 in. by 15 in. register box with max 12 in. by 12 in. register opening fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 72 sq. in. per 100 sq. ft. of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.
RUSKIN COMPANY — Model CFD7T-SR

5AD. **Alternate Ceiling Damper* —** Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — Model 800 w/Box

5AE. **Alternate Ceiling Damper* —** Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with plenum box assembly. The maximum outer dimensions of the plenum box assembly are 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — CRD w/DB Box

5AF. **Alternate Ceiling Damper* —** Max 14 in. long by 14 in. wide and 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — Model 500 w/Boot, 510 w/Boot, 500 w/Box or 510 w/Box

5AG. **Alternate Ceiling Damper* —** Maximum 20 in. long by 18 in. wide by 2-1/8 in. high, fabricated from galvanized steel. Plenum box maximum size nom. 21 in. long by 18 in. wide by 16 in. high fabricated from either galvanized steel or Classified Air Duct Materials bearing the UL Class 0 or Class 1 rigid air duct material. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.

NAILOR INDUSTRIES INC — Types 0755, 0755A, 0756, 0756D, 0757, 0757D, 0757FP, 0757DFP, 0763

SAFE AIR DOWCO — 0455, 0455A, 0456, 0456D, 0457, 0457D, 0457-DB, 0457-CB, 0463-FB, 0457-EB, 0463-GB, 0463

5AH. **Alternate Ceiling Damper* —** Max nom 10-3/8 in. long by 10-3/8 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 54 sq in. per 100 sq ft of ceiling area.

GREENHECK FAN CORP — Model CRD-300WT

6. **Furring Channels —** Resilient channels formed of 25 MSG thick galv steel. Installed perpendicular to the trusses (Item 2), spaced a max of 16 in. OC when no insulation is fitted in the concealed spaced, or a max of 12 in. OC when insulation is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane, or when insulation applied to the underside of the roofing system (Item 1). Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration. Channels secured to each truss with 1-1/4 in. long Type S screws.

6A. **Steel Framing Members* —** (Optional, Not Shown) — As an alternate to Item 6 - Nom 12 ft (3.66 m) long main runners installed perpendicular to wood trusses and spaced 48 in. (1.22 m) OC. Main runners suspended from trusses with No. 12 SWG galv steel hanger wires reliably secured to the bottom chords of the trusses with screw-attached steel clips and spaced max 48 in. (1.22 m) OC. Nom 4 ft (1.22 m) long cross tees with 1-1/2 in. (38 mm) wide face installed perpendicular to main runners and spaced max 16 in. (406 mm) OC. Cross tees located 4 in. (102 mm) from each side of butted gypsum board end joints. Ends of steel framing members at walls to be supported by galv or painted steel angles or channels with min 1 in. (25 mm) horizontal leg.
ARMSTRONG WORLD INDUSTRIES INC — Type DFR-8000

6B. **Alternate Steel Framing Members* —** (Optional, Not Shown) — As an alternate to Item 6 - For use in corridors or rooms having a maximum width dimension of 14 ft (4.25 m). Steel framing members consist of grid runners, locking angle wall molding and hanger bars. Locking angle wall molding secured to walls with steel nails or screws spaced max 16 in. (610 mm) OC. Slots of locking angle wall molding parallel with hanger bars to be aligned with tabbed cutouts in bottom edge of hanger bars. Hanger bars spaced max 50 in. (1.22 m) OC and suspended with No. 12 AWG steel hanger wires spaced max 48 in. (1.22 m) OC. Adjoining lengths of hanger bar to overlap 12 in. (305 mm) and to be secured together and suspended by a shared hanger wire. A min clearance of 1/4 in. (6 mm) shall be maintained between the ends of the hanger bars and the walls. Grid runners cut-to-length and installed perpendicular to hanger bars and spaced max 16 in. (406 mm) OC with additional grid runners installed 8 in. (203 mm) OC at gypsum board end joints. Grid runners parallel with walls to be spaced max 16 in. (406 mm) from wall. Ends of grid runners to rest on and engage slots of locking angle wall molding with a clearance of 3/8 in. (10 mm) to 1/2 in. (13 mm) maintained between each end of the grid runner and the wall. Bulb of grid runner to be captured by tabbed cutouts in bottom edge of hanger bars.
ARMSTRONG WORLD INDUSTRIES INC — Type DFR-8000-SS

6C. **Alternate Steel Framing Members* —** (Not Shown) — As an alternate to Item 6A - Main runners nom 12 ft (3.66 m) long, spaced 72 in. (1.83 m) OC. Cross tees, nom 6 ft (1.83 m) long, installed perpendicular to main runners and spaced 16 in. (406 mm) OC. Additional 6 ft long cross tees required at each gypsum board end joint with butted gypsum board end joints centered between cross tees spaced 8 in. (203 mm) OC. The main runners and cross tees may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.
ARMSTRONG WORLD INDUSTRIES INC — Type DFR-8000

6D. **Resilient Channels —** For use with 7A-Formed from min 25 MSG galv steel installed perpendicular to trusses, spaced 16 in. OC. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel. Insulation, Item 3C is applied over the resilient channel/gypsum panel ceiling membrane.

6E. **Steel Framing Members* —** (Not Shown) — As an alternate to Item 6, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to trusses when no insulation (Items 3) is fitted in the concealed space or 12 in. OC when insulation (Item 3) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane or 16 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane and a second layer of gypsum board is attached as described in Item 7 for steel framing members. Channels secured to trusses as described in Item 6Ab. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. **Steel Framing Members —** Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to alternating trusses with No. 8 by 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to alternating trusses with No. 8 by 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item 6Aa. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

6F. **Steel Framing Members* —** (Not Shown) — As an alternate to Item 6.
a. **Furring Channels —** Hat-shaped furring channels, 7/8 in. deep by 2-5/8 in. wide at the base and 1-1/4 in. wide at the face, formed from No. 25 ga. galv steel, spaced max 16 in. OC perpendicular to trusses and Cold Rolled Channels (Item 6Bb). When insulation is (Item 3) is used, spacing reduced to 12 in. OC. Furring channels secured to Cold Rolled Channels at every intersection with a 1/2 in. pan head self-drilling screw through each furring channel leg. Ends of adjoining channels overlapped 4 in. and tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap. Supplemental furring channels at base layer and outer layer gypsum board butt joints are not required. Batts and Blankets draped over furring channels as described in Item 3. Two layers of gypsum board attached to furring channels as described in Item 7.

b. **Cold Rolled Channels —** 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel caddy on the Steel Framing Members (Item 6Bd). Adjoining lengths of cold rolled channels lapped min. 6 in. and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. **Blocking —** Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 6 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the truss (Item 2) at the top and bottom of the blocking at each Steel Framing Member (Item 6Bd) location.

d. **Steel Framing Members* —** Hangers spaced 48 in. OC. max along truss, and secured to the Blocking (Item 6Bc) on alternating trusses with a single 5/16 in. by 2 in. hex head lag bolt or four #6 1-1/4 in. drywall screws through mounting hole(s) on the hanger bracket. The two 1/4 in. long steel teeth on the hanger are embedded in the side of the blocking. Hanger positioned on blocking and leveling bolt height adjusted such that furring channels are flush with bottom of trusses before gypsum board installation. Spring gauge of hanger chosen per manufacturer's instructions.
KINETICS NOISE CONTROL INC — Type ICW.

6G. **Steel Framing Members* —** (Not Shown) — As an alternate to Items 6.
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep installed perpendicular to wood structural members. Channels spaced a max of 16 in. OC when no insulation (Item 3) is fitted in the concealed space or a max of 12 in. OC when insulation (Item 3) is fitted in the concealed space. Channels secured to trusses as described in Item 6Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ca) to trusses (Item 2). Clips secured to the bottom chord of each truss (24 in. OC) with one No. 8 by 2-1/2 in. long coarse drywall screw through center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 6Ca. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
PLITEQ INC — Type Genie Clip

6H. **Alternate Steel Framing Members* —** (Not Shown) — As an alternate to items 6, furring channels and Steel Framing Members as described below.
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-5/8 in. wide by 7/8 in deep, spaced 16 in OC, perpendicular to trusses. When insulation, Item 3, is used, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to joists as described in Item b.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to the wood trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 7.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

6I. **Alternate Steel Framing Members* —** (Not Shown) — As an alternate to items 6, furring channels and Steel Framing Members as described below.
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-1/2 in. wide by 7/8 in deep, spaced 16 in OC, perpendicular to trusses. When insulation, Item 3 is used, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to joists as described in Item b.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to the wood trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2-1/2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 7.
REGUPOL AMERICA — Type SonusClip

7. **Gypsum Board* —** Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1-1/8 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When insulation, Item 3 or 3A, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.
NATIONAL GYPSUM CO — Types eXP-C, FSW-G, FSW-C, FSK-G, FSK-C

When **Steel Framing Members*** (Item 6A) are used, gypsum board installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Gypsum board secured to cross tees with 1-1/8 in. long Type S bugle head screws spaced 12 in. OC in the field and 8 in. OC along end joints. Gypsum board also secured to main runners with 1 in. long Type S bugle head screws midway between cross tees. Screws along sides and ends of boards spaced 3/4 to 1/2 in. from board edge. End joints of the sheets shall be staggered with spacing between joints on adjacent boards not less than 4 ft OC.

When alternate **Steel Framing Members*** (Item 6B) are used, gypsum board sheets installed with long dimension (side joints) perpendicular to the grid runners with the end joints staggered min 4 ft and centered between grid runners which are spaced 8 in. OC. Prior to installation of the gypsum board sheets, backer strips consisting of nom 7-3/4 in. wide by 48 in. long pieces of gypsum board are to be laid atop the grid runner flanges and centered over each butted end joint location. The backer strips are to be secured to the flanges of the grid runners at opposite corners of the backer strip to prevent the backer strips from being uplifted during screw-attachment of the gypsum board sheets. Gypsum board fastened to grid runners with drywall screws spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board. The butted end joints are to be secured to the backer strip with No. 10 by 1-1/2 in. long Type G laminating screws located 1 in. from each side of the butted end joint and spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board.

When alternate **Steel Framing Members*** (Item 6C) are used, gypsum board sheets installed with long dimension (side joints) perpendicular to the 6 ft long cross tees with the end joints staggered min 4 ft and centered between cross tees which are spaced 8 in. OC. Gypsum board side joints may occur beneath or between main runners. Prior to installation of the gypsum board sheets, backer strips consisting of nom 7-3/4 in. wide pieces of gypsum board are to be laid atop the cross tee flanges and centered over each butted end joint location. The backer strips are to be secured to the flanges of the cross tees at opposite corners of the backer strip to prevent the backer strips from being uplifted during screw-attachment of the gypsum board sheets. Gypsum board fastened to cross tees with drywall screws spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board. The butted end joints are to be secured to the backer strip with No. 10 by 1-1/2 in. long Type G laminating screws located 1 in. from each side of the butted end joint and spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board.

7A. **Gypsum Board* —** For use with Items 3C and 6D. Nom 5/8 in. thick, 48 in. wide gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 8 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints, and butted end joints shall be staggered min. 16 in. within the assembly and occur midway between the continuous furring channels. End joints secured to both resilient channels as shown in end joint detail. Finish Rating with this ceiling system is 24 min. Not to be used with ceiling damper items 5 -5AA.
NATIONAL GYPSUM CO — Type FSLX

8. **Finishing System —** (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum wallboard.

9. **Discrete Products Installed in Air-handling Spaces* —** Automatic Balancing Valve/Damper — (Not Shown — Optional) — For use with item 5M, Ruskin Company's Model CFD7T damper (CABS). Ceiling damper to be provided with plenum box per damper manufacturer's instructions with side outlet only. Entire assembly to be installed into any UL Class 0 or Class 1 flexible air duct in accordance with the instructions provided by the automatic balancing valve/damper manufacturer.
METAL INDUSTRIES INC — Model ABV-4, ABV-5, ABV-6

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2023-08-04

RAD

Licensed Professsional Architect
Commonwealth of the Bahamas
State of Florida, United States

Bahamas License No.106
Florida License No. AA-92164

STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

"Out of the Grey...and Into the Black!" ©
RUSSELL
ARCHITECTURE
& DESIGN, LTD.
architects & planners

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

REVISIONS

NO.	DATE

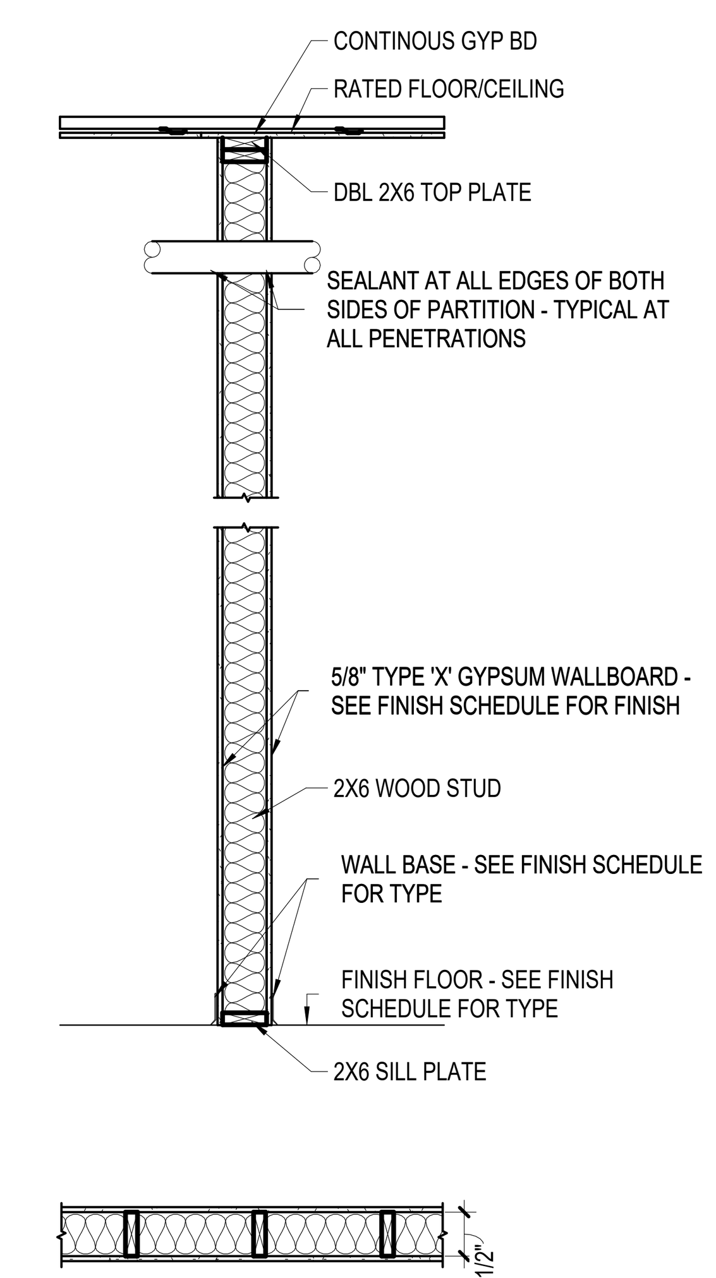
FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

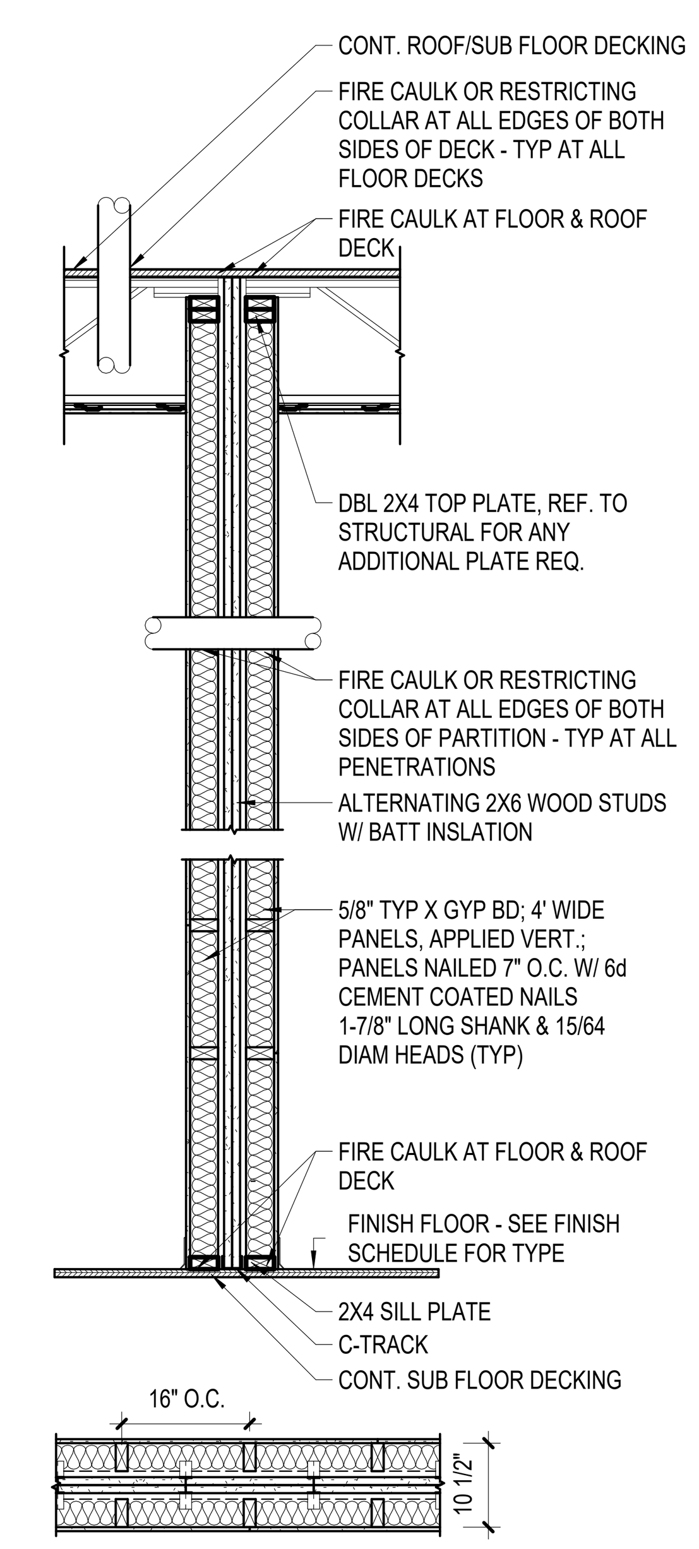
SIGN & SEAL

SHEET NUMBER:
A0.5

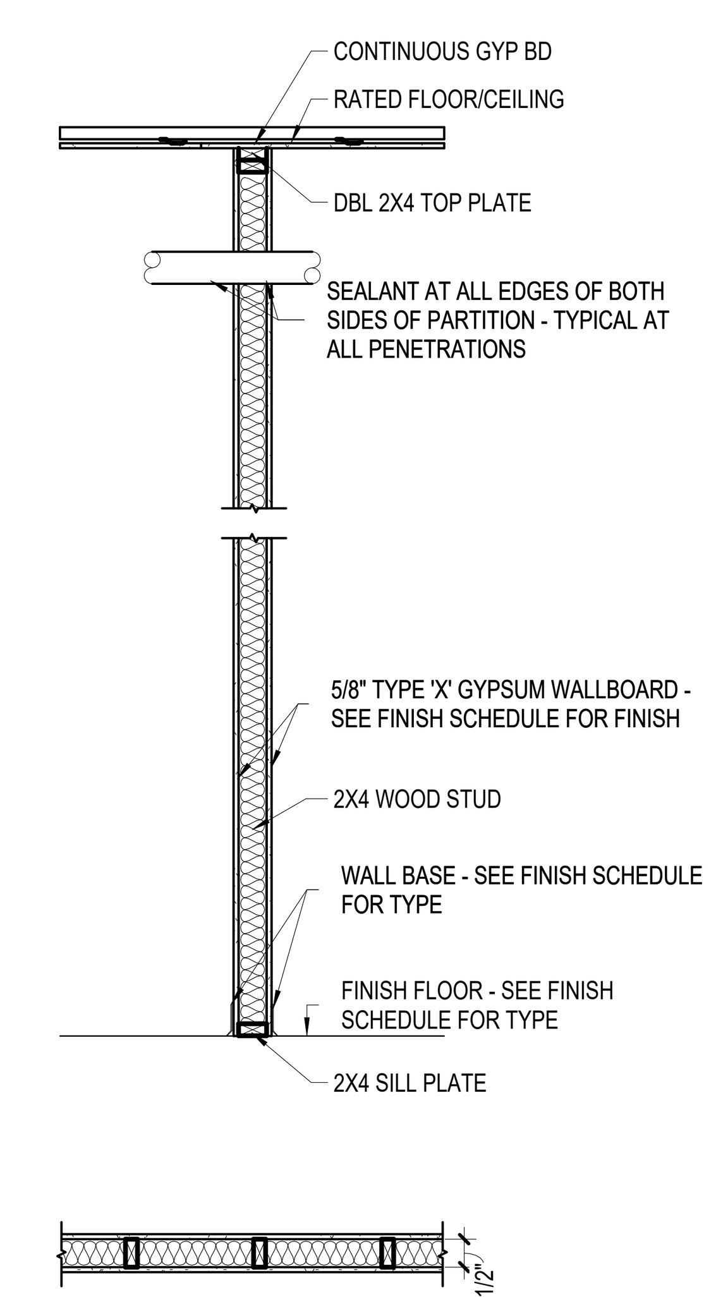
A0.5 UL ASSEMBLY P533



6B PARTITION
5/8" TYPE 'X' GYPSUM WALL BOARD EACH SIDE TO DECK/STRUCTURE ABOVE
2X6 WOOD STUD
SOUND ATTENUATION BATT (IF APPLICABLE)
SEE FINISH SCHEDULE FOR FINISHES
NOTE: GYP. BD. TO BE INSTALLED ON FIRE RATED WALL PRIOR TO INSTALLATION OF NONE RATED WALLS.



FR1 2 HR FIRE RATED BARRIER (U347) SEE SHEET A0.3
1/2" TYPE 'X' GYPSUM WALL BOARD EACH SIDE TO DECK/STRUCTURE ABOVE
2X4 WOOD STUDS
SOUND ATTENUATION BATT IN STUDS W/ FLAME SPREAD OF 25 OR LESS
3/4" AIR SPACE
2 LAYERS 1" GYPSUM WALL BOARD BETWEEN H-CHANNELS ATTACHED TO 2X4 WALL STUD WITH BREAK-AWAY CLIPS
SEE FINISH SCHEDULE FOR FINISHES
PER IBC SECTION 703.7 PROVIDE LETTERING NO LESS THAN 3" IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE ' FIRE AND /OR SMOKE BARRIER - PROTECT ALL OPENINGS"



4B PARTITION
5/8" TYPE 'X' GYPSUM WALL BOARD EACH SIDE TO DECK/STRUCTURE ABOVE
2X4 WOOD STUD
SOUND ATTENUATION BATT (IF APPLICABLE)
SEE FINISH SCHEDULE FOR FINISHES
NOTE: GYP. BD. TO BE INSTALLED ON FIRE RATED WALL PRIOR TO INSTALLATION OF NONE RATED WALLS.

A0.6 INTERIOR PARTITION SCHEDULE

RAD
Licensed Professsional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164
"Out of the Grey...and Into the Black!" ©
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners
STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

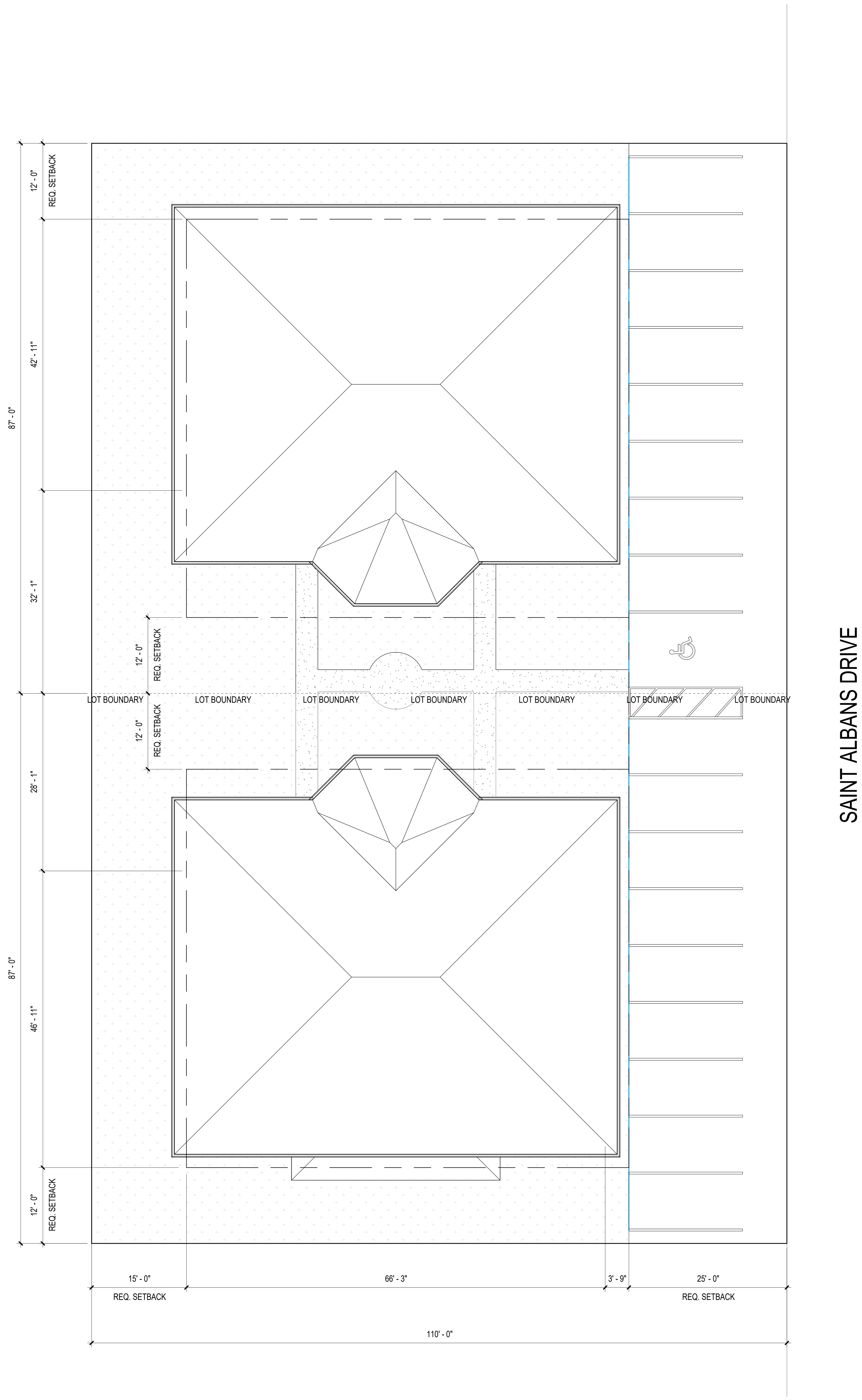
REVISIONS	
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

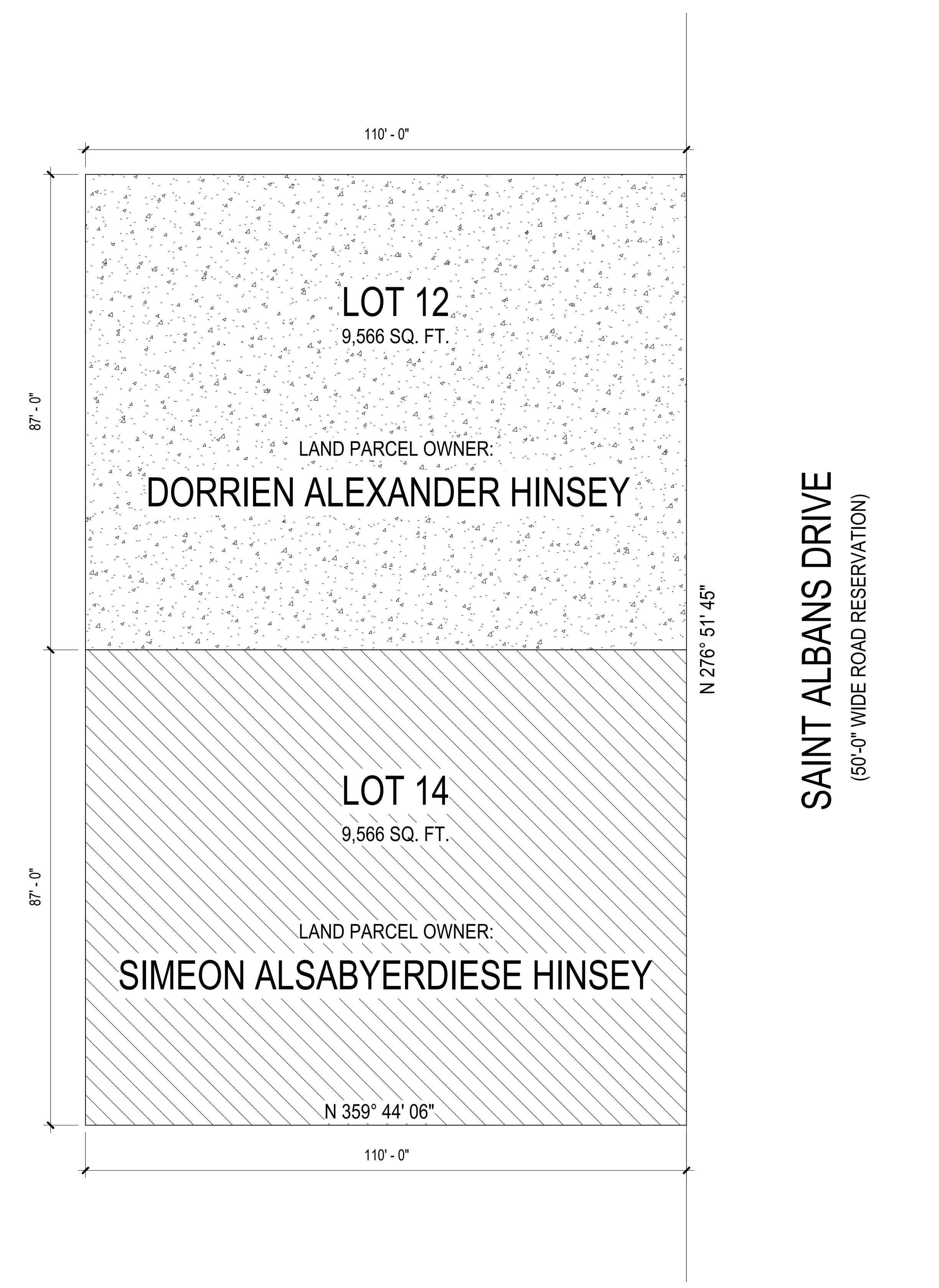
ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A0.6



1 SITE PLAN
3/32" = 1'-0"



2 SITE PLAN - Key Plan
3/64" = 1'-0"

BUILDING A:

INTERIOR A/C SPACE	
GROUND FLOOR	2,596 SF
UPPER FLOOR	2,568 SF
SUB-TOTAL	5,164 SF
EXTERIOR/INTERIOR NON A/C SPACE	
STAIRS	103 SF
GROUND FLOOR FRONT PORCH	648 SF
GROUND FLOOR REAR PORCH	198 SF
UPPER FLOOR FRONT PORCH	648 SF
SUB-TOTAL	1,597 SF
TOTAL AREA	**6,761 SF**

BUILDING B:

INTERIOR A/C SPACE	
GROUND FLOOR	2,568 SF
UPPER FLOOR	2,568 SF
SUB-TOTAL	5,136 SF
EXTERIOR/INTERIOR NON A/C SPACE	
STAIRS	103 SF
GROUND FLOOR FRONT PORCH	648 SF
UPPER FLOOR FRONT PORCH	648 SF
SUB-TOTAL	1,399 SF
TOTAL AREA	**6,535 SF**

3 AREA CALCULATIONS
1 1/2" = 1'-0"

A2.0 **SITE PLAN**

RAD
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners
"Out of the Grey...and Into the Black!" ©
STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com
Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

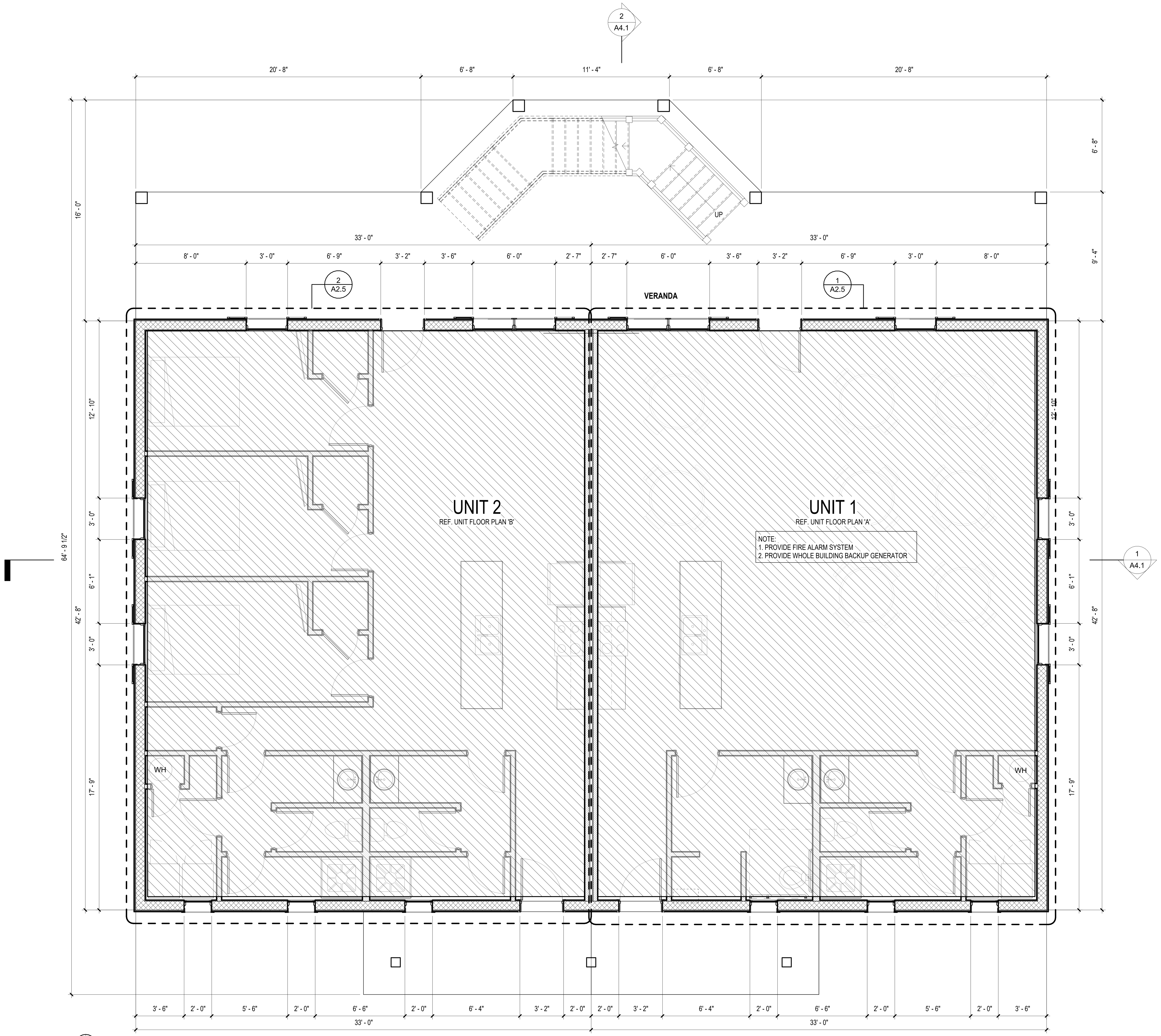
REVISIONS	
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A2.0



1 1ST FLOOR - BUILDING A
1/4" = 1'-0"

RAD

Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States

Bahamas License No.106
Florida License No. AA-92164

STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

"Out of the Grey...and Into the Black!" ©

RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners

iYES NASSAU BAHAMAS TOWNHOMES

SAINT ALBANS DRIVE, NASSAU

REVISIONS	
NO.	DATE

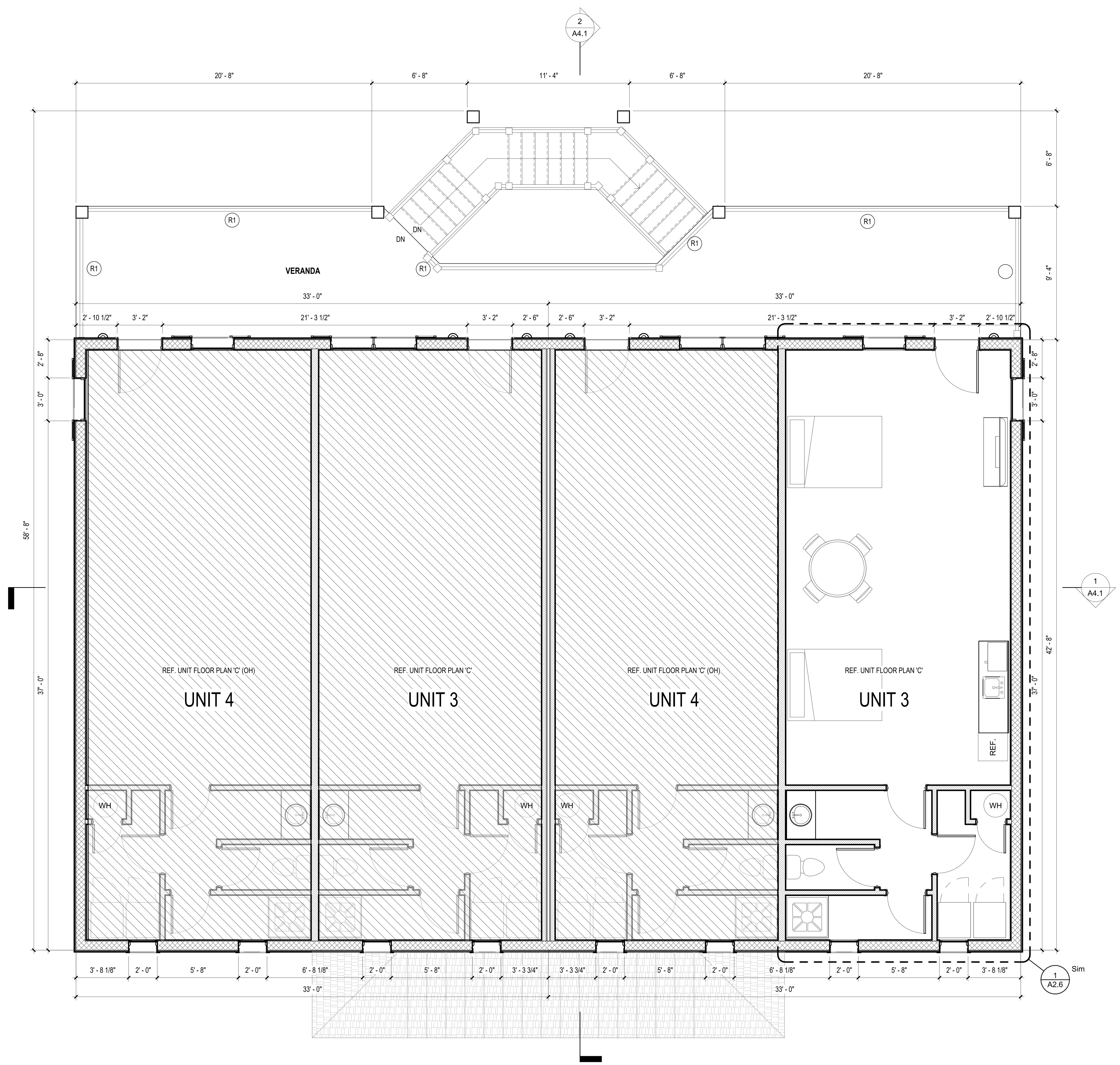
FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A2.1

A2.1 ARCHITECTURAL FLOOR PLAN(S) BUILDING A



1 2ND FLOOR - BUILDING A
1/4" = 1'-0"

RAD

Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States

Bahamas License No.106
Florida License No. AA-92164

STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

"Out of the Grey...and Into the Black!" ©
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

REVISIONS	
NO.	DATE

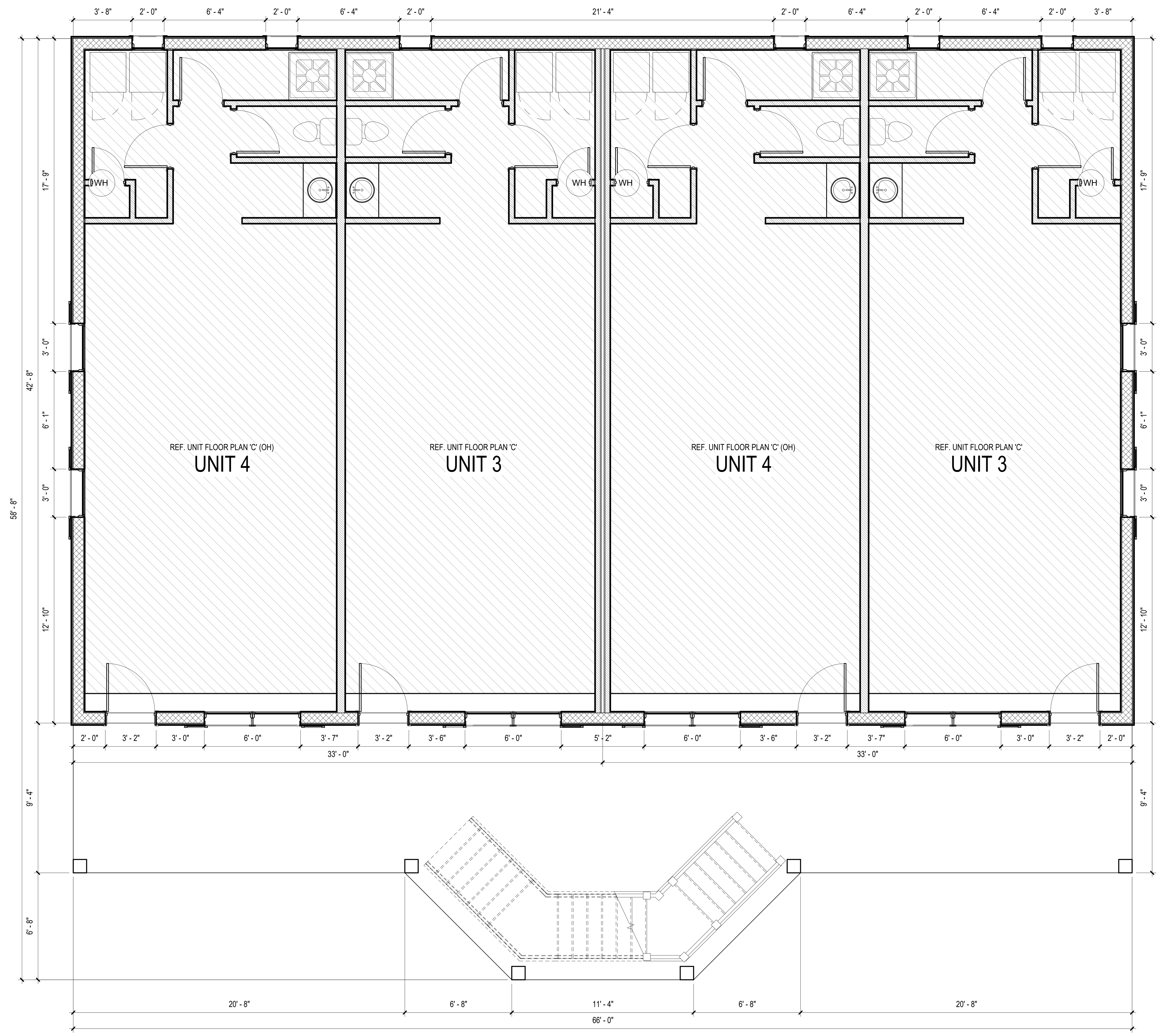
FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A2.2

A2.2 ARCHITECTURAL FLOOR PLAN(S) BUILDING A



1 1ST FLOOR - BUILDING B
1/4" = 1'-0"

A2.3 ARCHITECTURAL FLOOR PLAN(S) BUILDING B

RAD
Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164

STEFAN P. RUSSELL ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20 HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

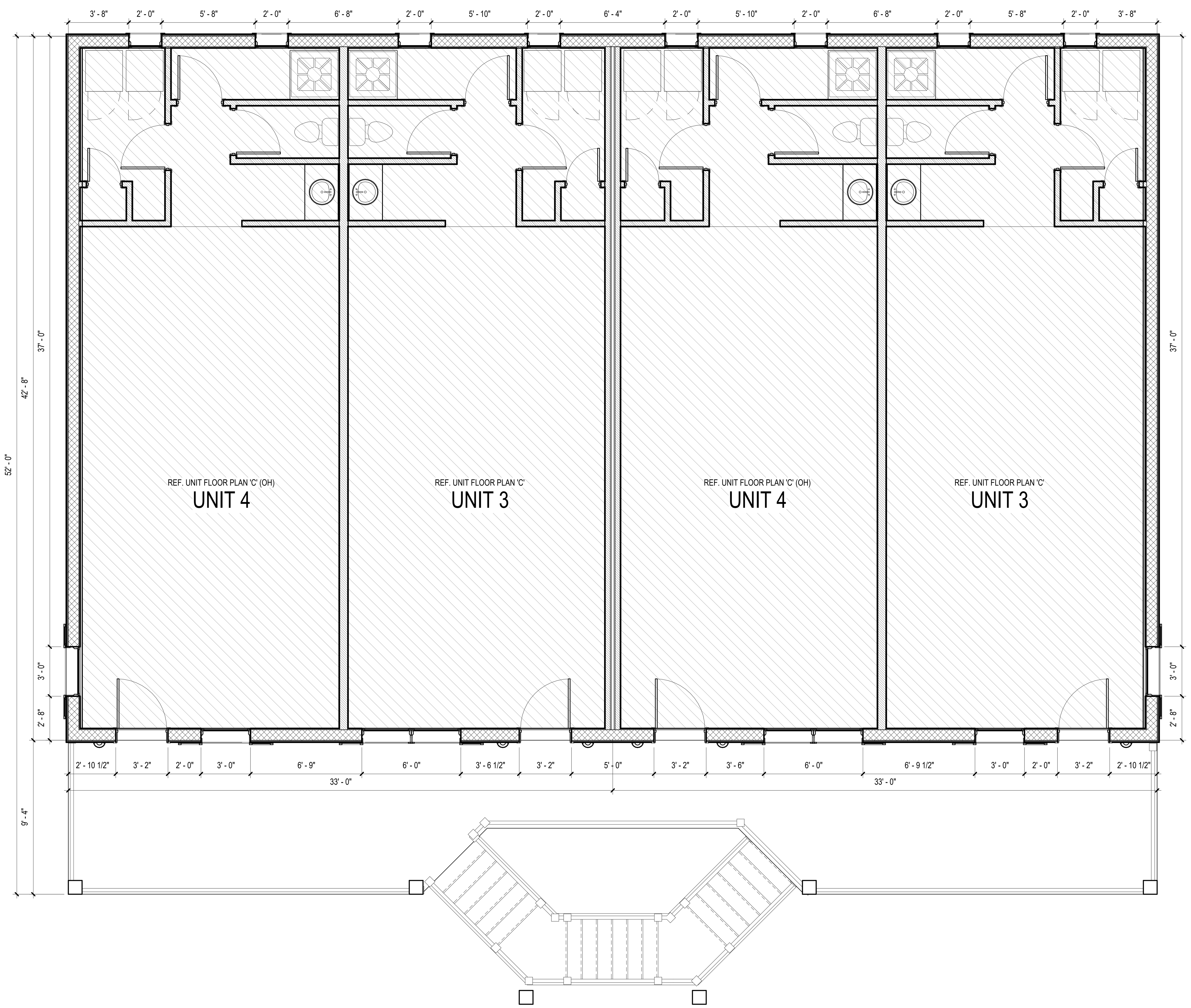
REVISIONS	
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A2.3



1 2ND FLOOR - BUILDING B
1/4" = 1'-0"

RAD

Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States

Bahamas License No.106
Florida License No. AA-92164

STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

"Out of the Grey...and Into the Black!" ©
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners

iYES NASSAU BAHAMAS TOWNHOMES

SAINT ALBANS DRIVE, NASSAU

REVISIONS	
NO.	DATE

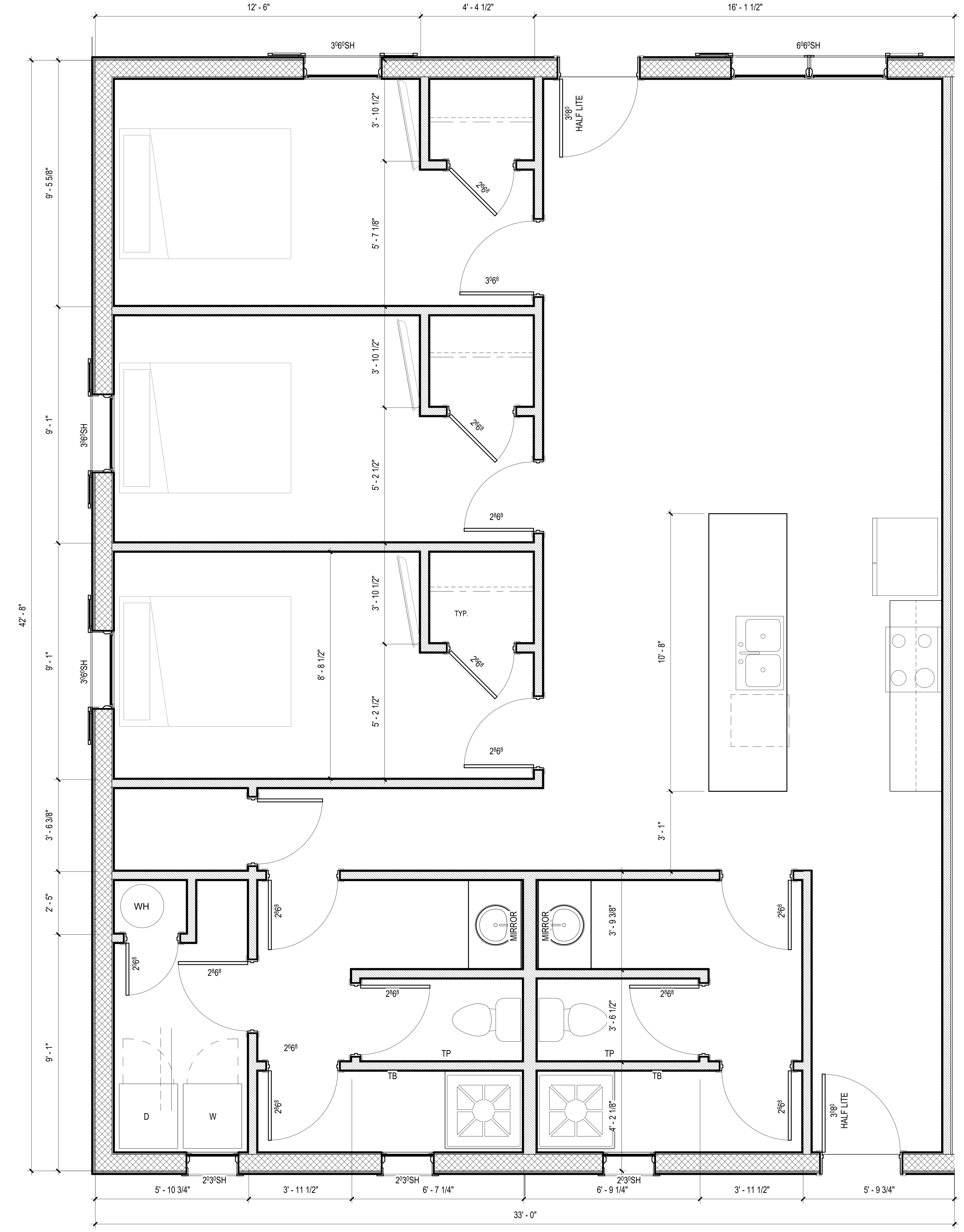
FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

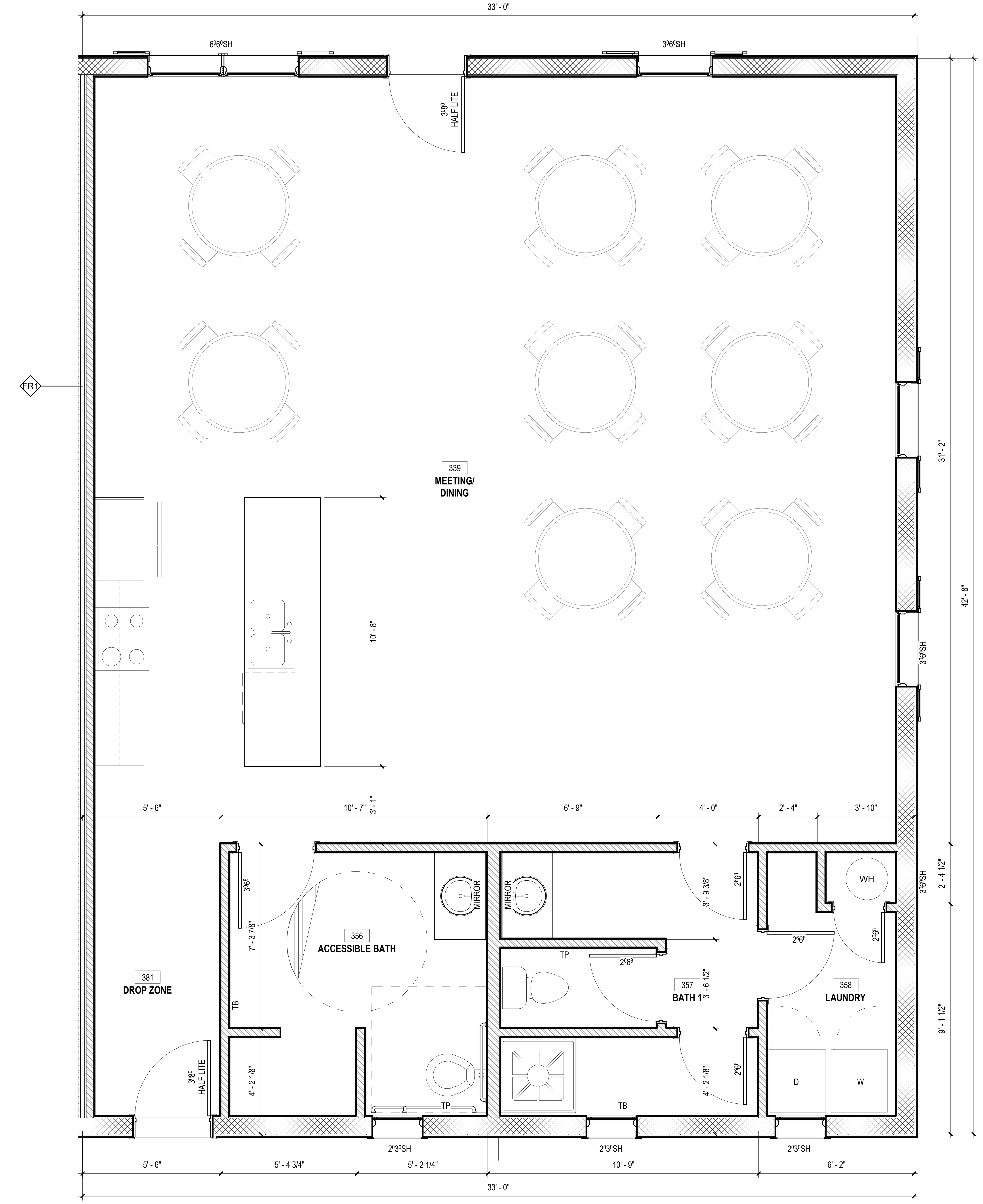
SIGN & SEAL

SHEET NUMBER:
A2.4

A2.4 ARCHITECTURAL FLOOR PLAN(S) BUILDING B



ENLARGED FLOOR PLAN - UNIT B
3/8" = 1'-0"



ENLARGED FLOOR PLAN - UNIT A
3/8" = 1'-0"

A2.5 ARCHITECTURAL ENLARGED UNIT PLAN(S)

RUSSELL ARCHITECTURE DESIGN, LTD.
architects & planners
STEFAN P. RUSSELL ARCHITECT, IBA, B.ARCH, HON.
Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

REVISIONS

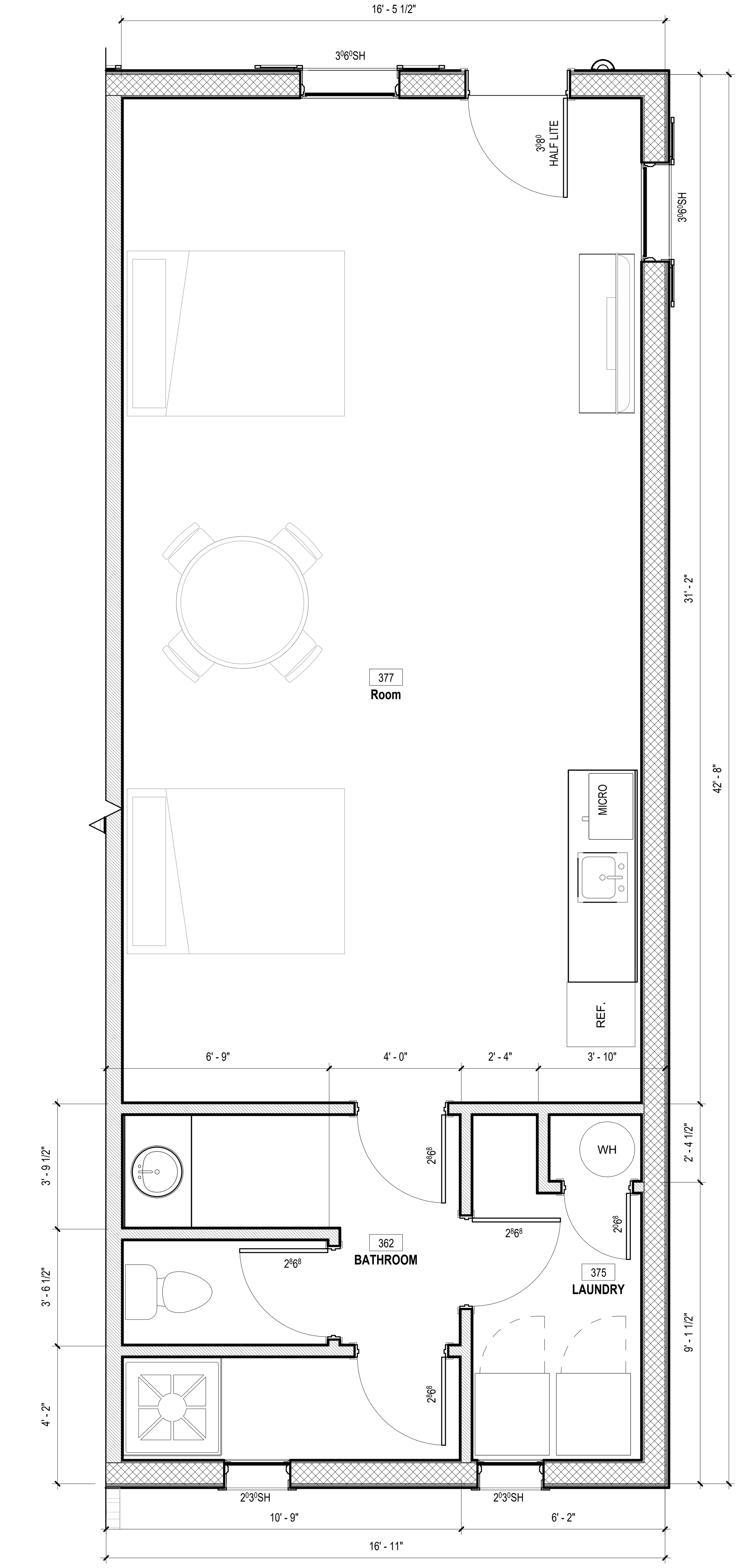
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A2.5



1 ENLARGED FLOOR PLAN - UNIT C
3/8" = 1'-0"

RAD

Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States

Bahamas License No.106
Florida License No. AA-92164

STEFAN P. RUSSELL ARCHITECT, IBA, B.ARCH. HON.

RUSSELL ARCHITECTURE DESIGN, LTD.
architects & planners

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

REVISIONS	
NO.	DATE

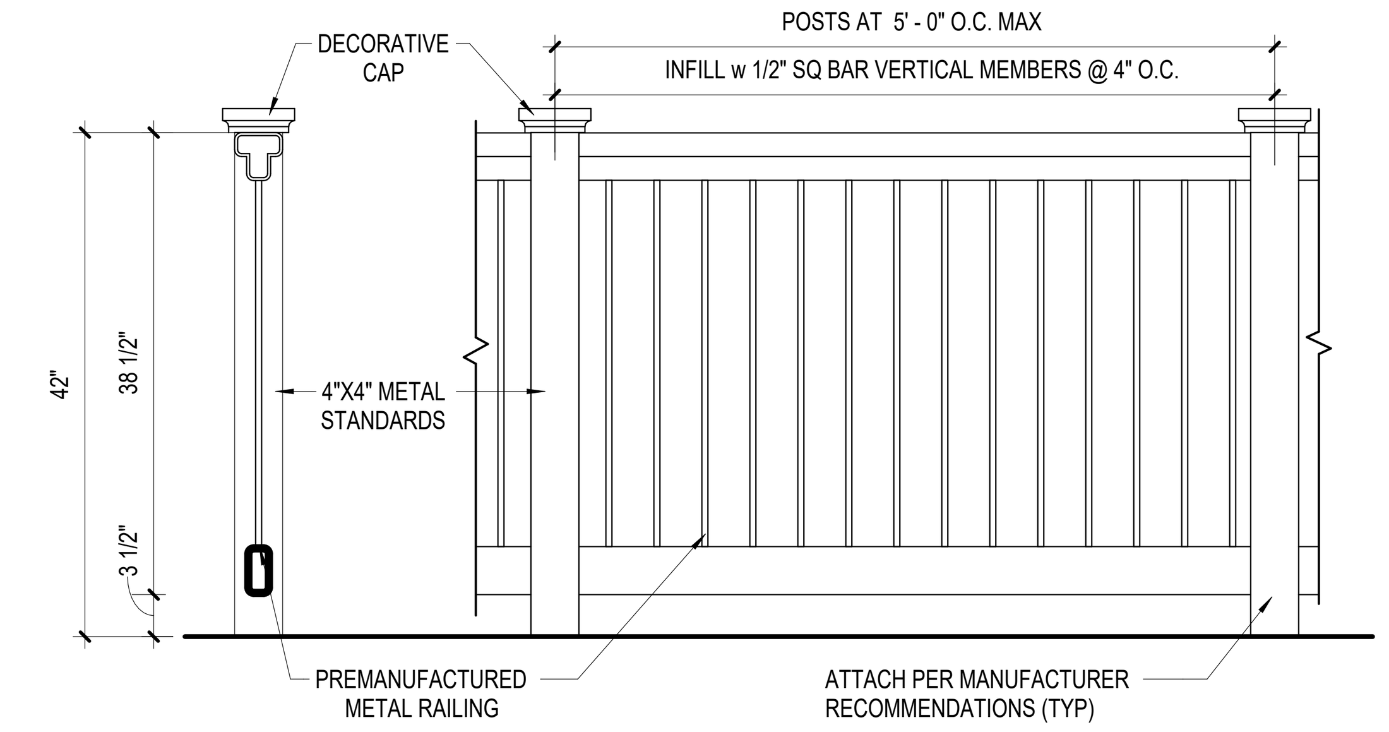
FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

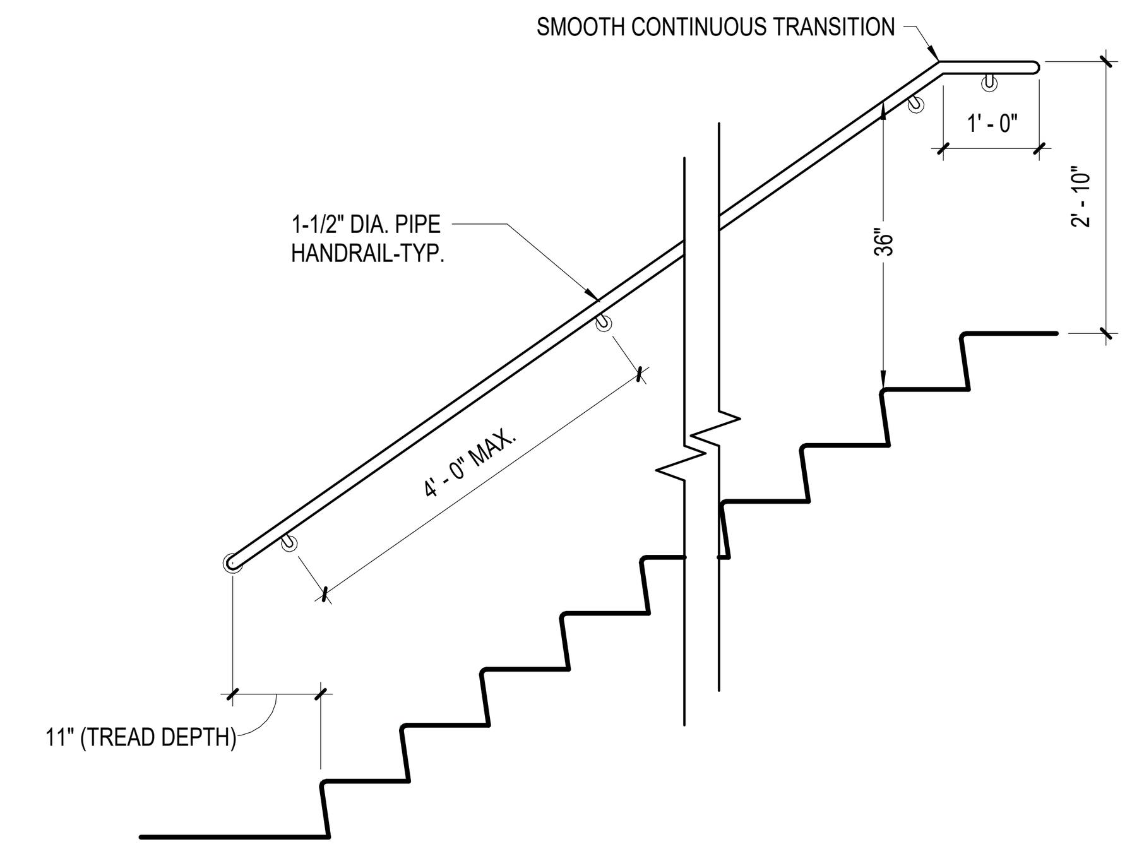
SIGN & SEAL

SHEET NUMBER:
A2.6

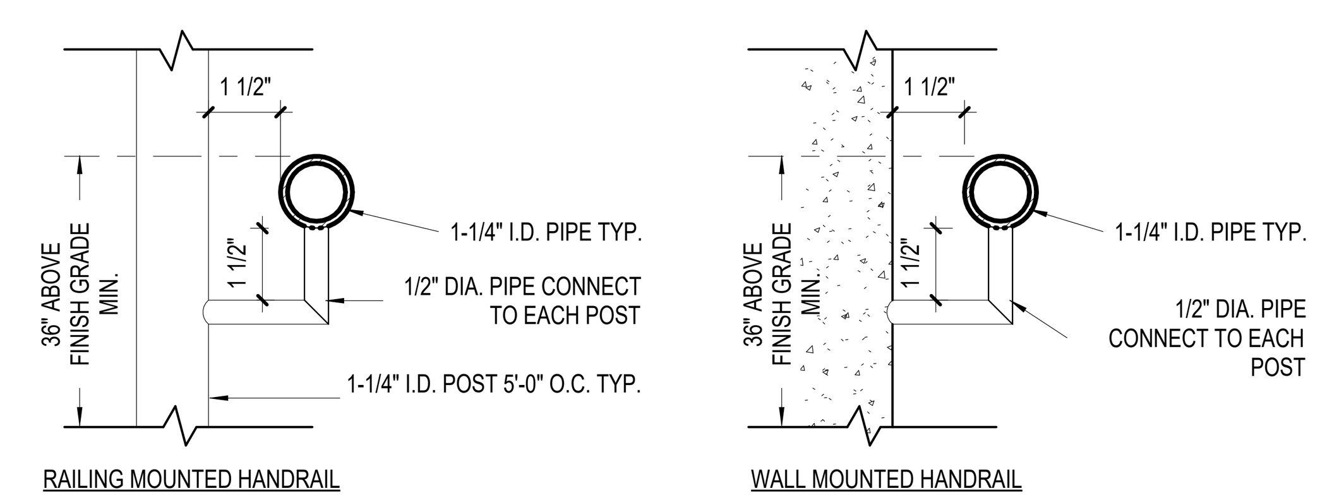
A2.6 ARCHITECTURAL ENLARGED UNIT PLAN(S)



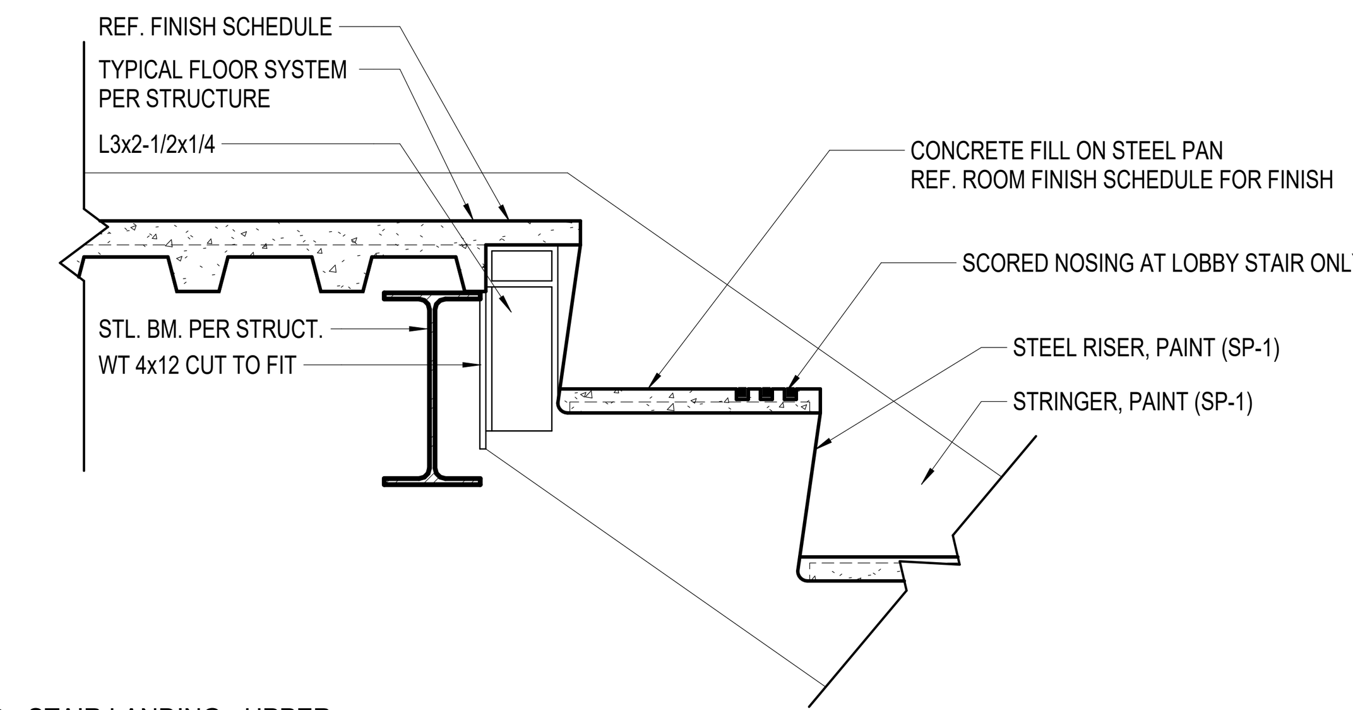
3 RAIL DETAIL - R1
3/4" = 1'-0"



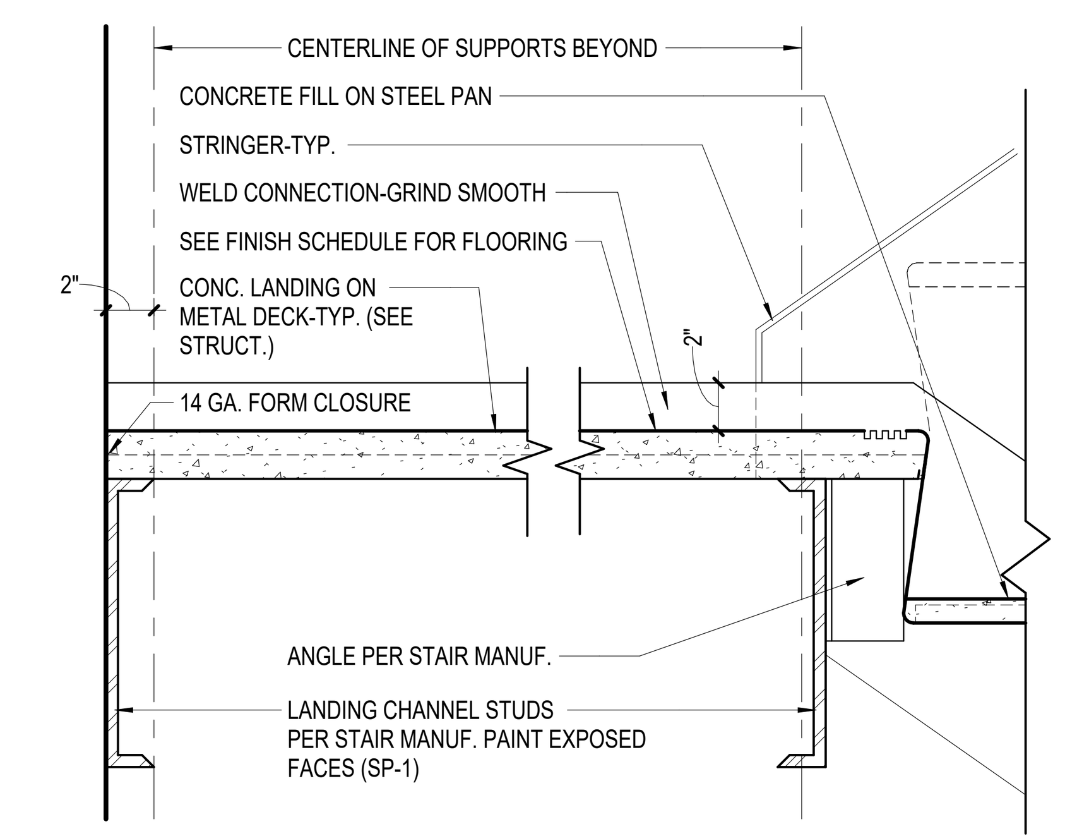
5 STAIR HANDRAIL DIMENSION ELEVATION
1/2" = 1'-0"



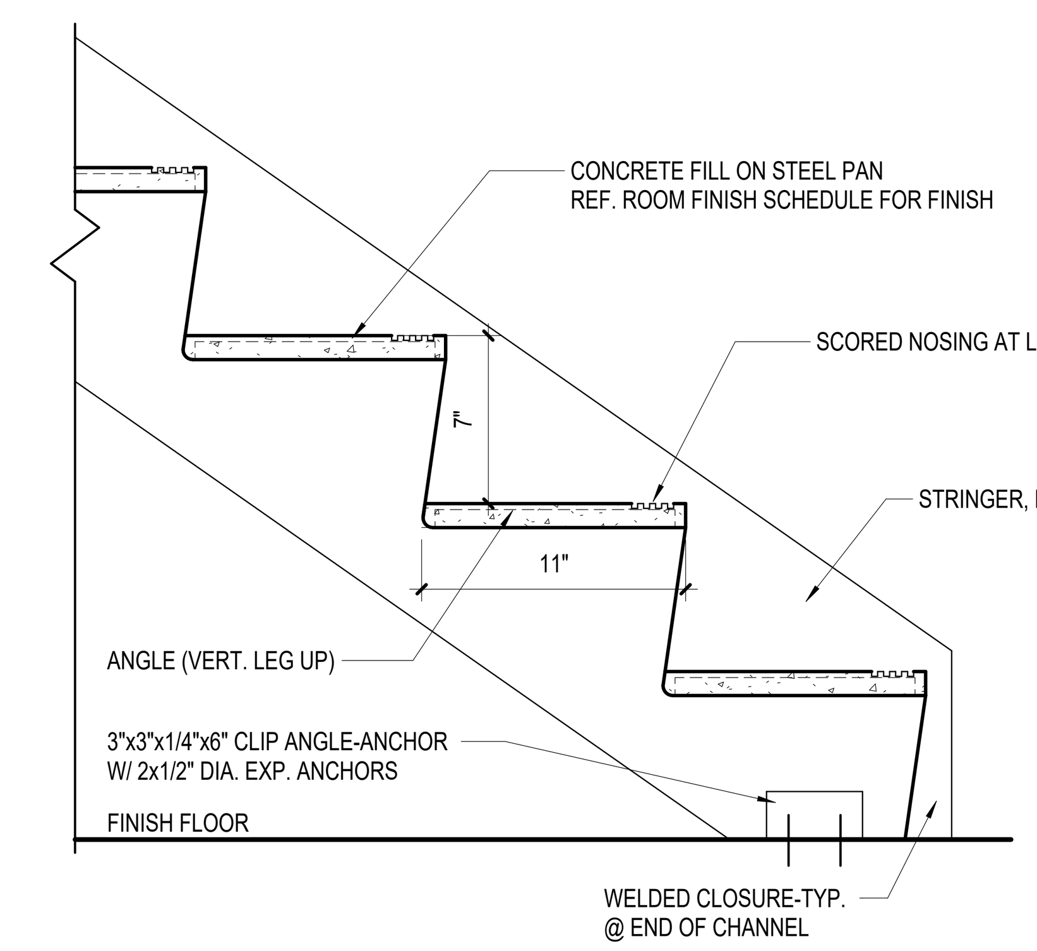
4 HANDRAIL DETAIL SECTION
3" = 1'-0"



8 STAIR LANDING - UPPER
1 1/2" = 1'-0"



7 STAIR LANDING - INTERMEDIATE
1 1/2" = 1'-0"



6 STAIR CONNECTION AT FLOOR DTL.
1 1/2" = 1'-0"

2 ENLARGED STAIR PLAN
1/2" = 1'-0"

A2.7 ARCHITECTURAL STAIR AND RAIL DETAIL(S)

RAD
Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164
STEFAN P. RUSSELL ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20 HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

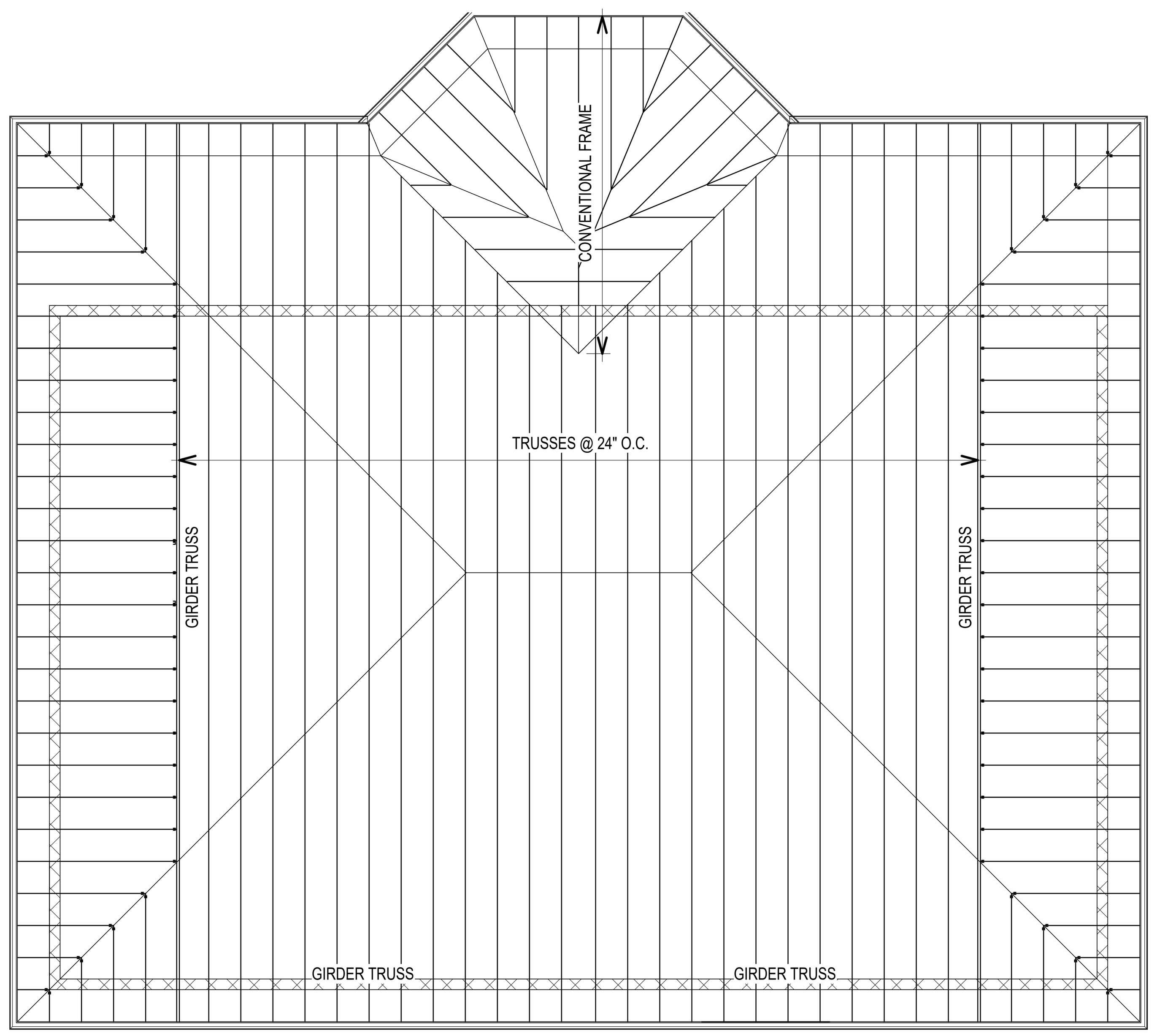
REVISIONS	
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

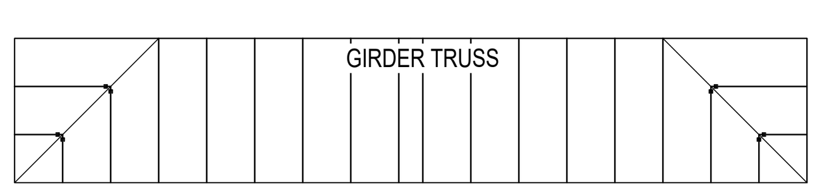
ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

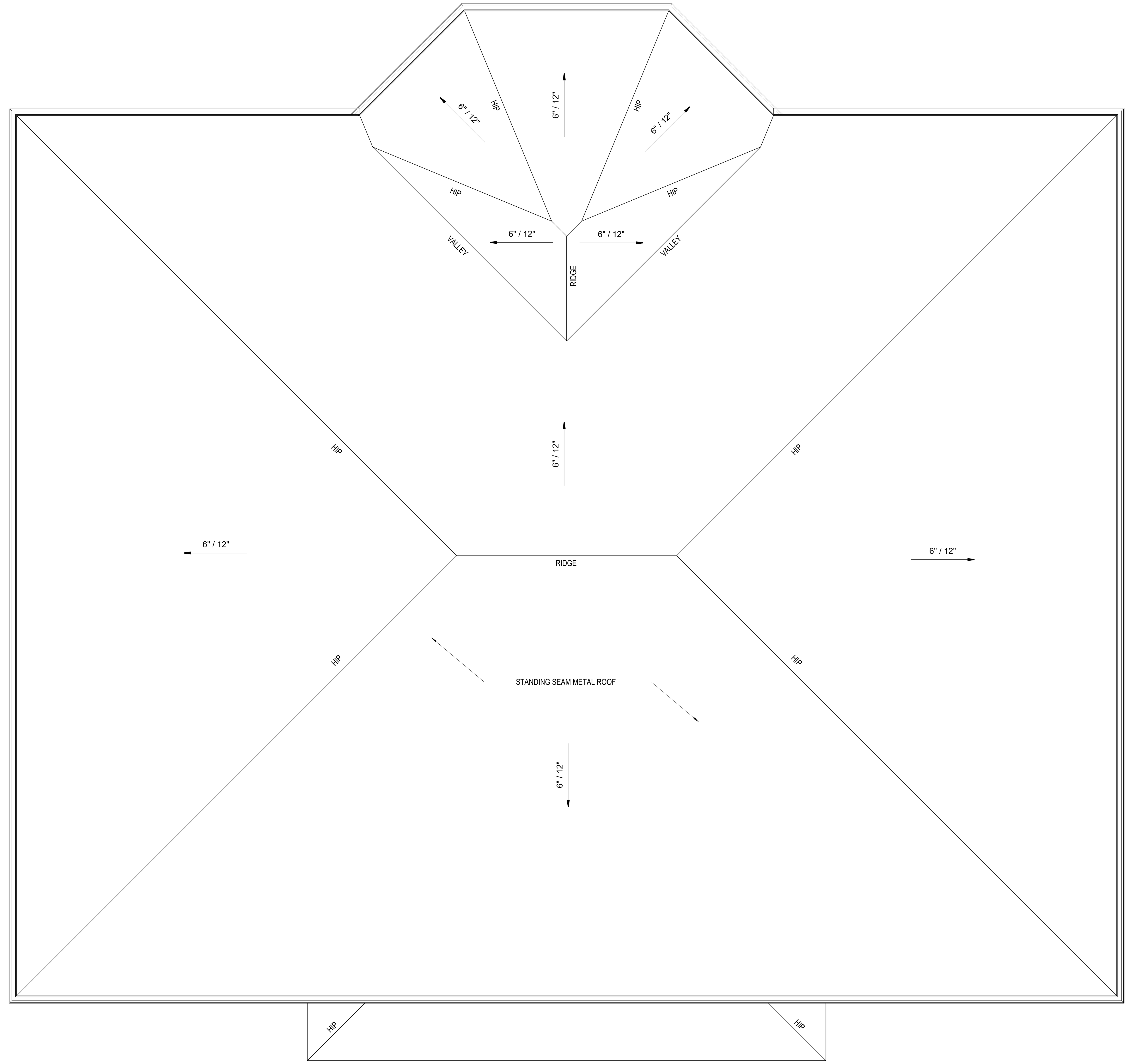
SHEET NUMBER:
A2.7



2 ARCHITECTURAL ROOF FRAMING PLAN
1/8" = 1'-0"



3 ARCHITECTURAL ROOF FRAMING PLAN - BACK PATIO
1/8" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

A2.8 ROOF PLAN

Licensed Professsional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164

STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

"Out of the Grey...and Into the Black!"
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

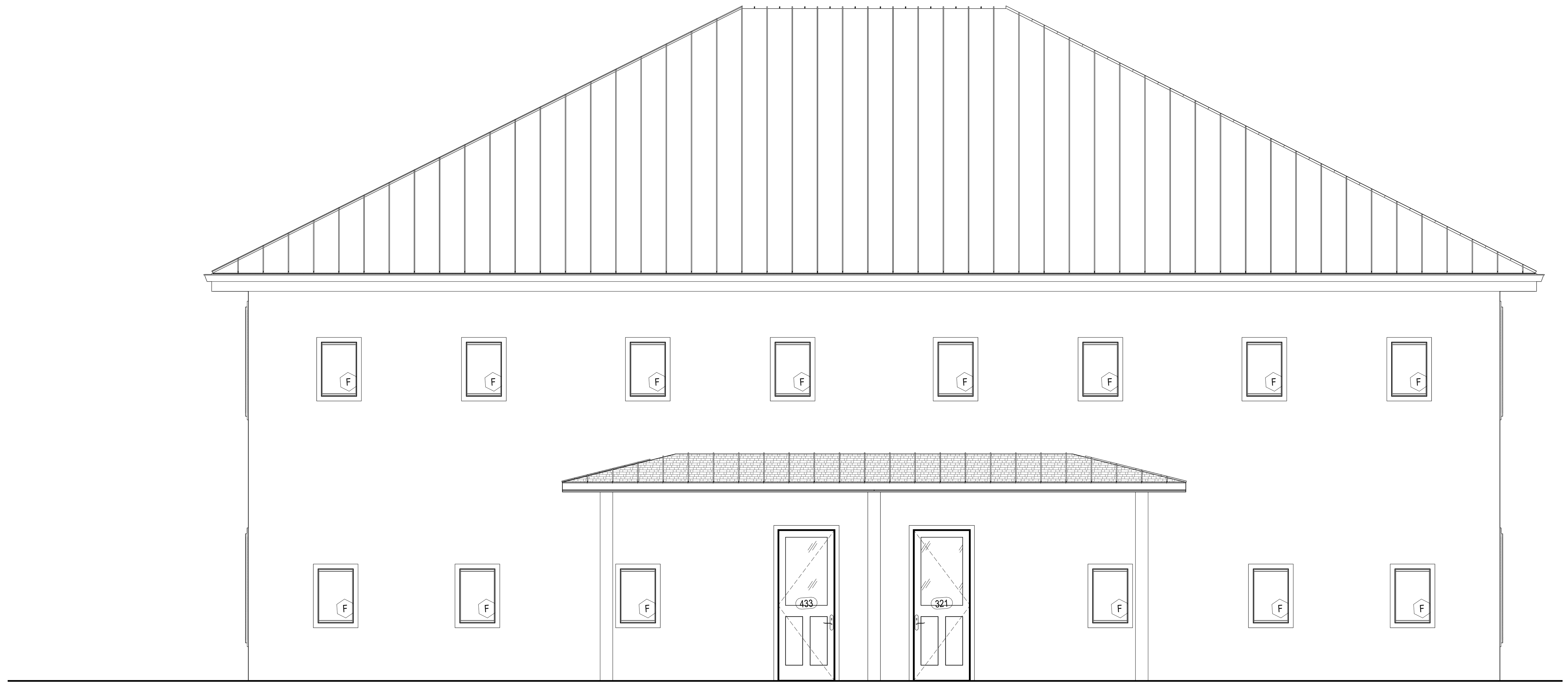
REVISIONS	
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A2.8



2 NORTH ELEVATION
1/4" = 1'-0"

1 SOUTH ELEVATION
1/4" = 1'-0"

A3.1 EXTERIOR BUILDING ELEVATION(S)

RAD
Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164
"Out of the Grey...and Into the Black!" ©
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners
STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

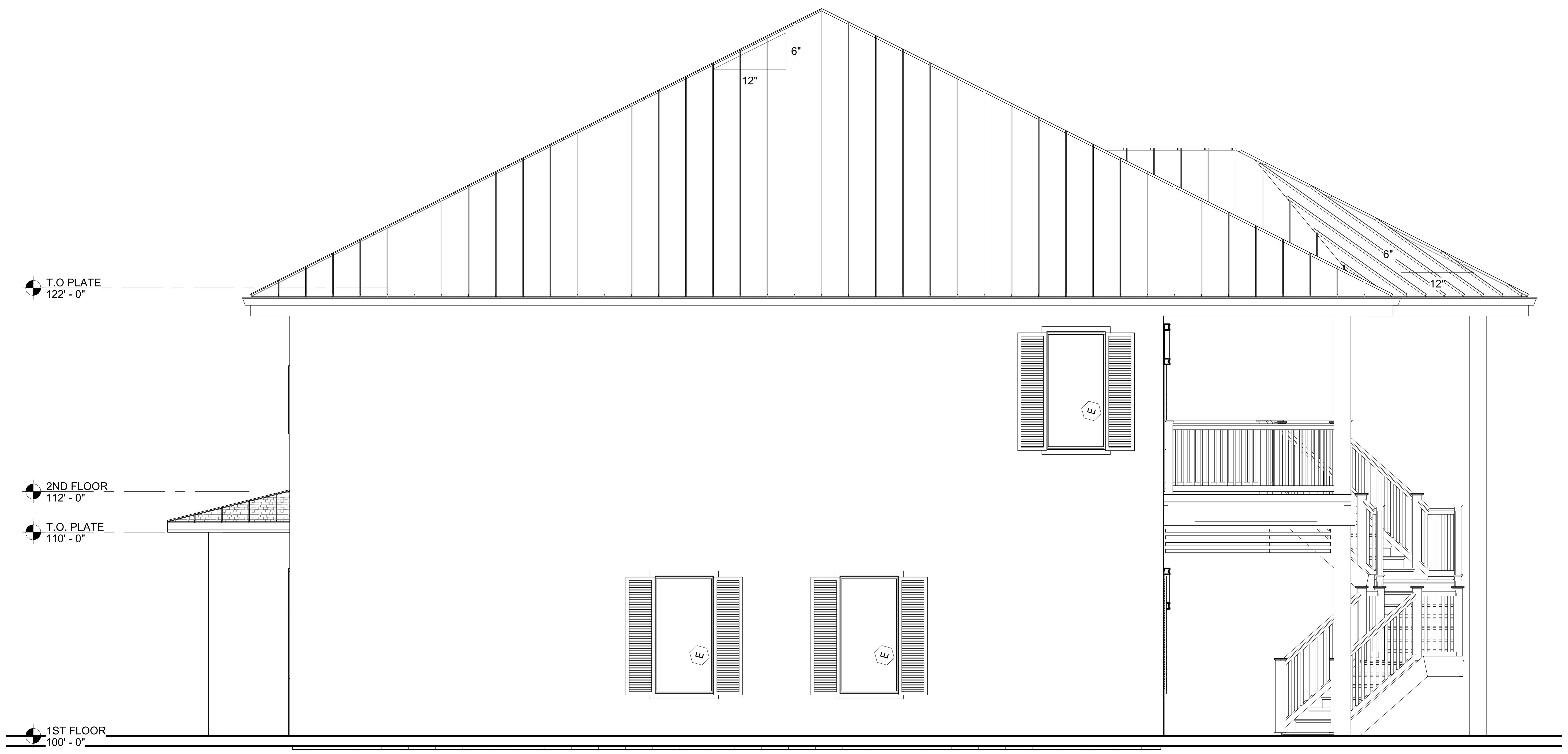
REVISIONS	
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

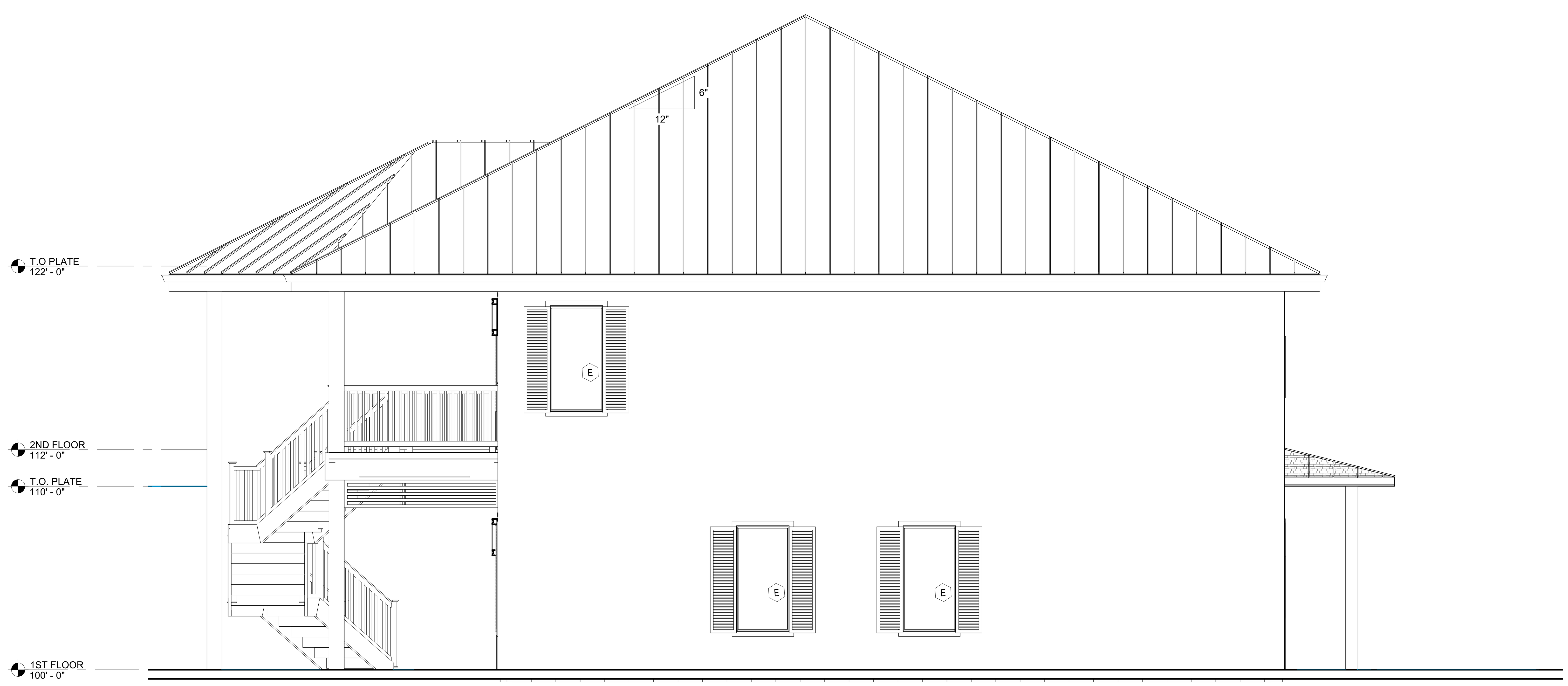
ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A3.1



2 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

A3.2 EXTERIOR BUILDING ELEVATION(S)

RAD

Licensed Professsional Architect
Commonwealth of the Bahamas
State of Florida, United States

Bahamas License No.106
Florida License No. AA-92164

RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners
"Out of the Grey...and Into the Black!" ©

STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

iYES NASSAU BAHAMAS TOWNHOMES

SAINT ALBANS DRIVE, NASSAU

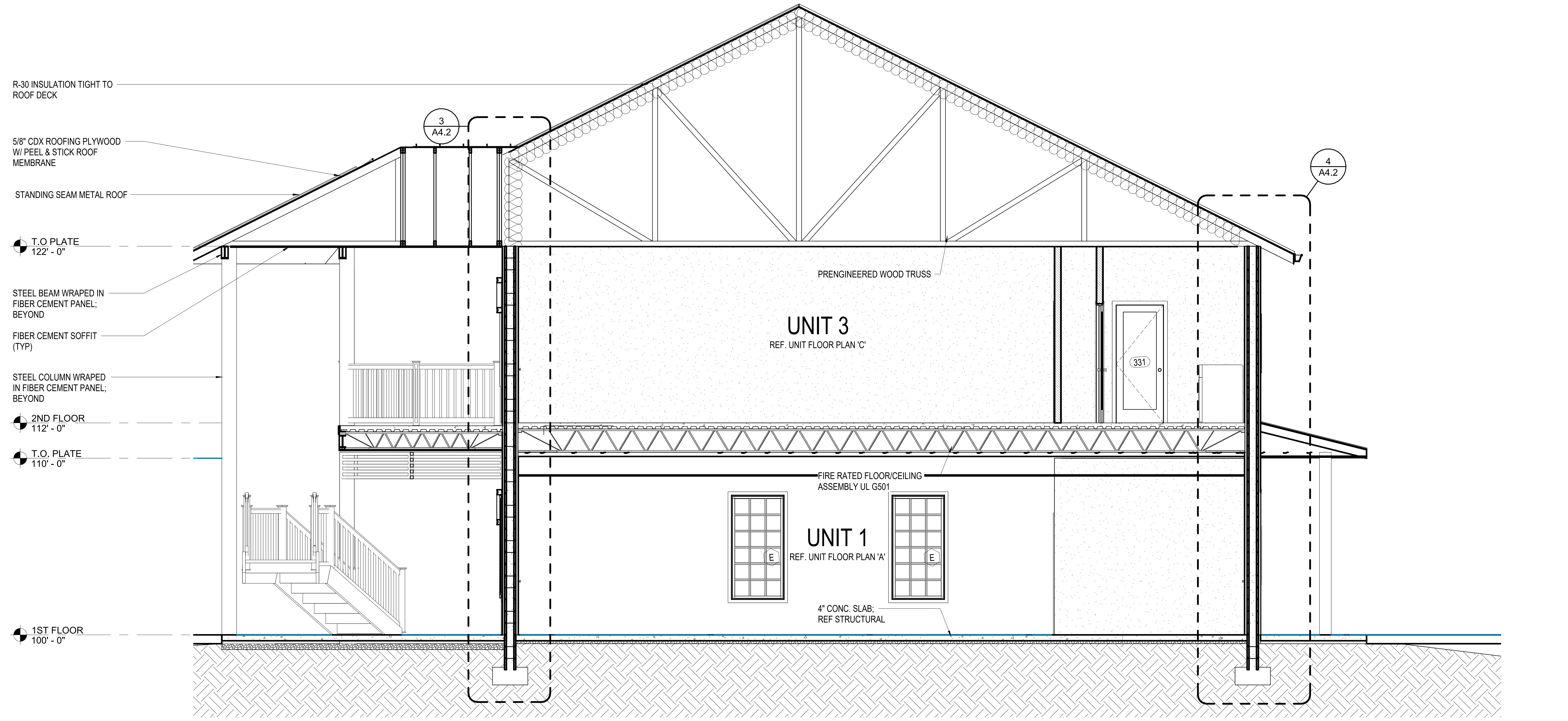
REVISIONS	
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

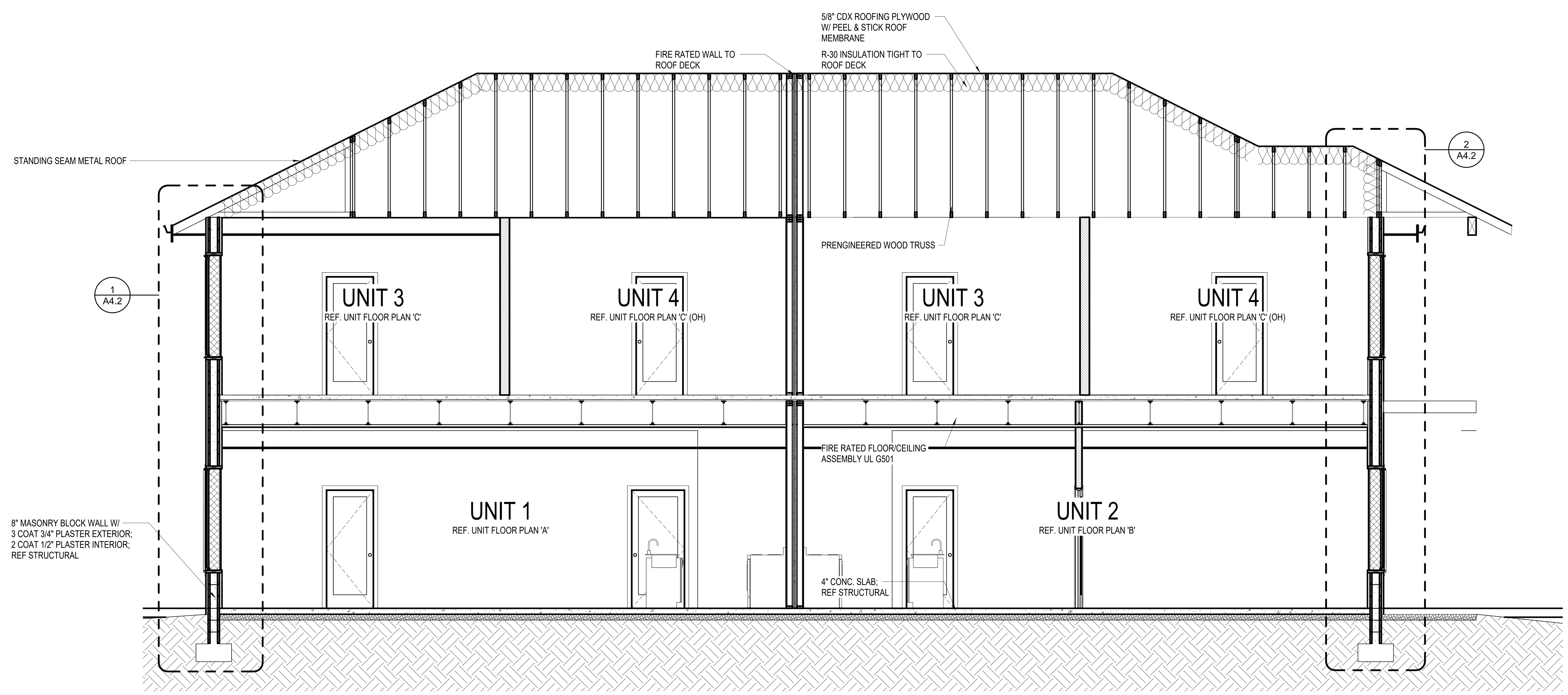
ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A3.2



2 TRANSVERSE BUILDING SECTION
1/4" = 1'-0"



1 LONGITUDINAL BUILDING SECTION
1/4" = 1'-0"

A4.1 BUILDING SECTION(S)

RAD
Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164
"Out of the Grey...and Into the Black!" ©
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners
STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

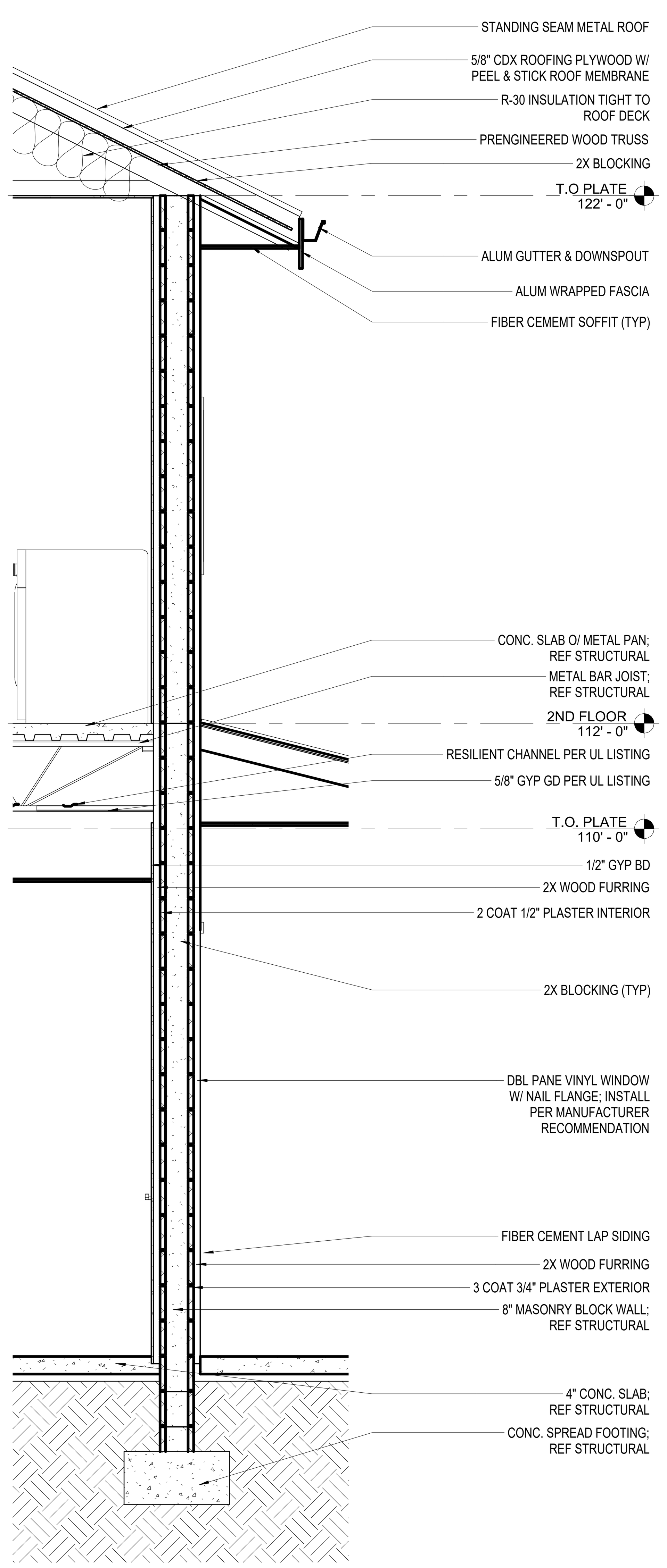
REVISIONS	
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

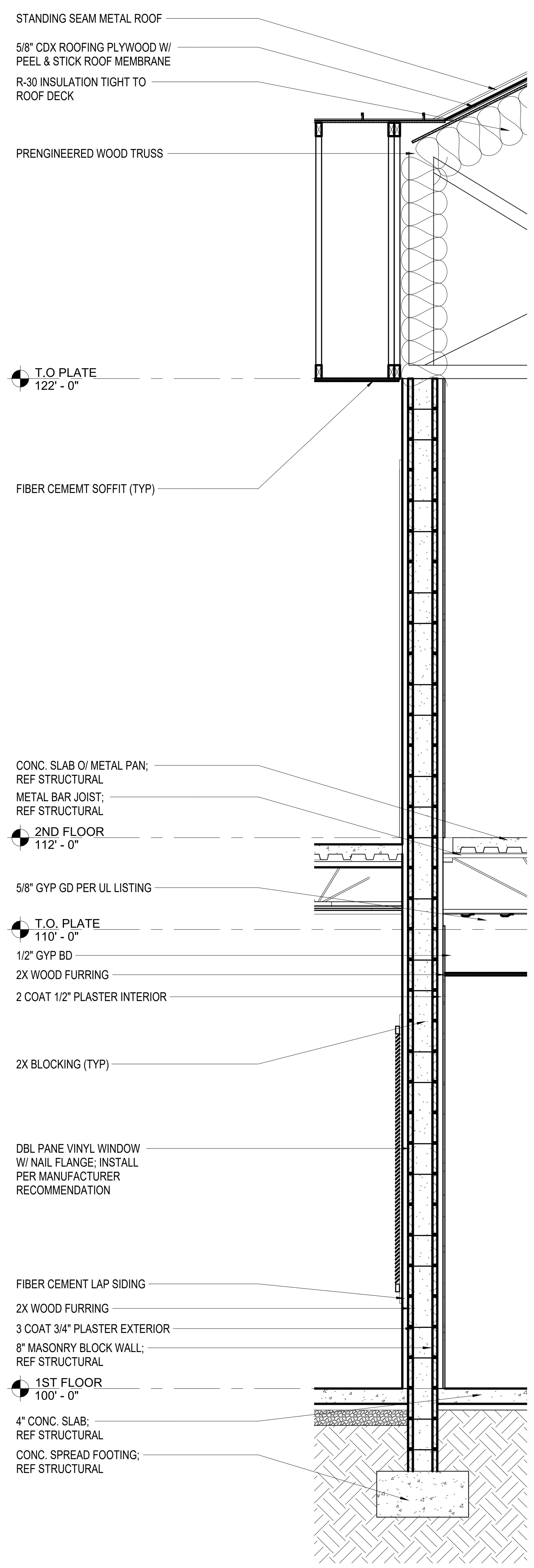
ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

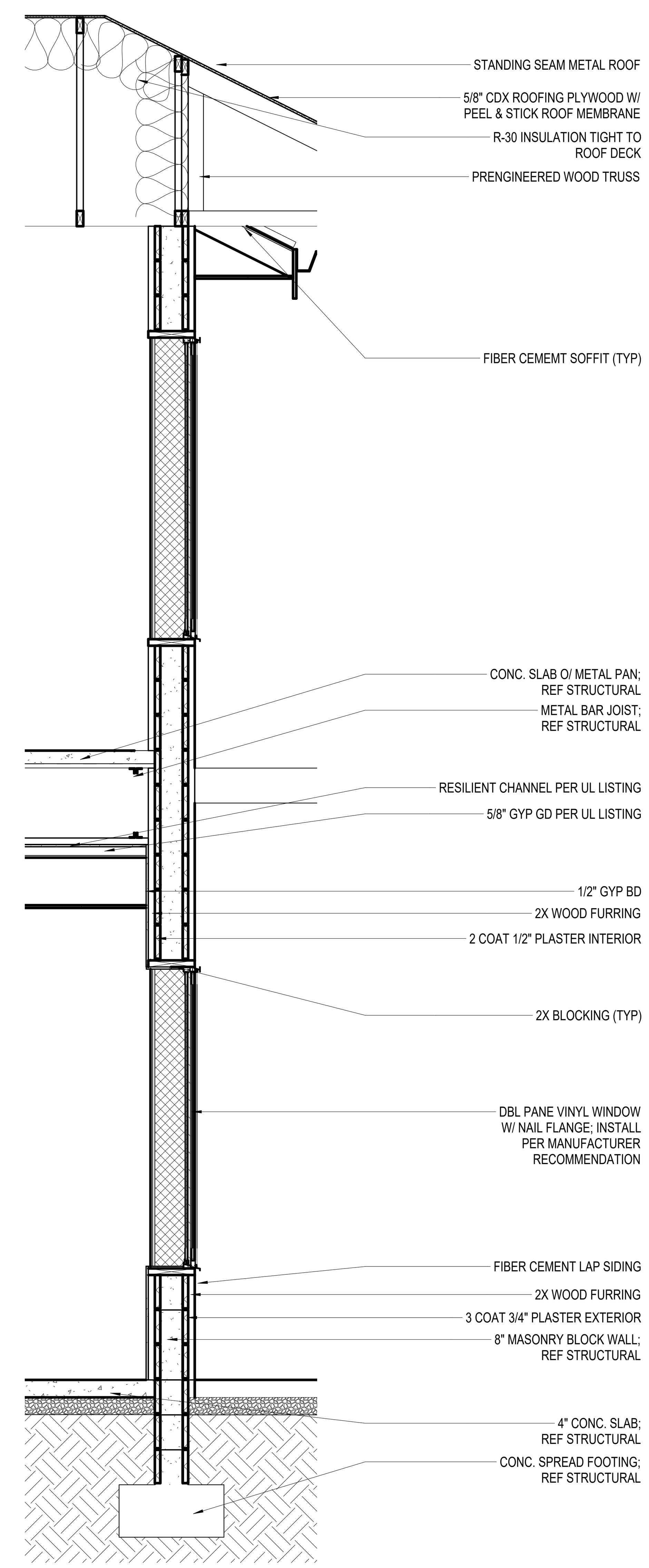
SHEET NUMBER:
A4.1



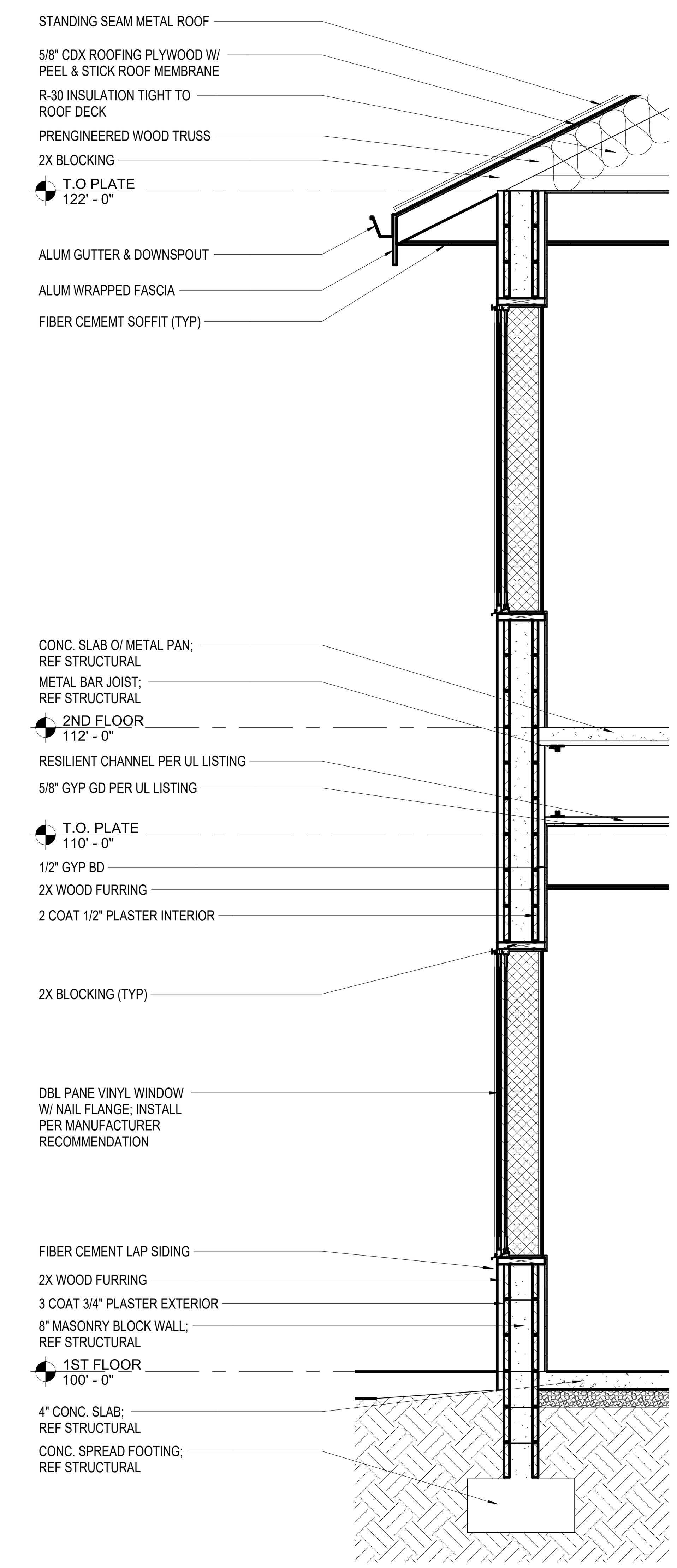
4 WALL SECTION - TRANSVERSE 2
1/2" = 1'-0"



3 WALL SECTION - TRANSVERSE 1
1/2" = 1'-0"



2 WALL SECTION - LONGITUDINAL 2
1/2" = 1'-0"



1 WALL SECTION - LONGITUDINAL 1
1/2" = 1'-0"

A4.2 WALL SECTION(S)

RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners
STEFAN P. RUSSELL ARCHITECT, IIBA, B.ARCH. HON.
Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

REVISIONS	
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
A4.2

DIVISION 00 - SPECIFICATION GENERAL NOTES

00 00 01 FIELD-MEASURE AND VERIFY DIMENSIONS PRIOR TO ORDER OR FABRICATION.

00 00 02 PROVIDE SIMILAR ITEMS FROM SAME MANUFACTURER.

00 00 03 COORDINATE WORK WITH OTHER TRADES

00 00 04 PROVIDE BLOCKING AND SUPPORT FOR MEMBERS ATTACHED TO WALLS.

00 00 05 PROVIDE SHOP DRAWINGS FOR ALL STEEL, GLASS, WINDOW FRAMES, ETC., FABRICATIONS TEN BUSINESS DAYS MINIMUM PRIOR TO ORDER AND FABRICATION FOR ARCHITECT'S OR ENGINEER'S REVIEW.

00 00 06 PROVIDE MATERIALS TO SITE IN UNHARMED CONDITION. STORE ACCORDING TO MANUFACTURER 'S RECOMMENDATIONS AND PROTECT FROM HARM. PROTECT FROM DAMAGE DUE TO WEATHER, TEMPERATURE, ETC.. REPLACE DAMAGED MATERIALS PRIOR TO INSTALLATION.

00 00 07 EXAMINE AREAS FOR INSTALLATION PRIOR TO BEGINNING WORK. NOTIFY G.C. OF UNSATISFACTORY CONDITIONS. BEGINNING WORK INDICATES ACCEPTANCE OF CONDITIONS.

00 00 08 PROTECT INSTALLED ITEMS FROM DAMAGE DUE TO OTHER TRADES. REPLACE DAMAGED ITEMS.

00 00 09 CLEAN AND REMOVE RESIDUE OR STICKERS, ETC FROM INSTALLED MATERIALS. TOUCH-UP AS NECESSARY. CLEAN ANY SPILLS, SPOTS, SMEARS, ETC.

00 00 10 PROVIDE MANUFACTURER'S STANDARD WARRANTY AS APPLICABLE.

00 00 11 PROPRIETY PRODUCTS AS SELECTED BY THE ARCHITECT AND INDICATED ON THE DRAWINGS / SCHEDULES, ARE THE BE DELIVERED, STORED AND INSTALLED IN ACCORDANCE WITH THE MANFACTURER 'S WRITTEN SPECIFICATIONS. REFERENCE MANUFACTURER 'S WEBSITE OR PRODUCT SUPPLIER FOR ADDITIONAL INFORMATION.

00 00 12 AT YOUR REQUEST AND UPON THE RETURN OF A SIGNED RELEASE AGREEMENT THE ARCHITECT SHALL PROVIDE AN ELECTRONIC FILE FOR YOUR CONVENIENCE TO BE USED IN THE PREPARATION OF A BID OR SHOP DRAWINGS RELATED TO THE PROJECT. A NON-REFUNDABLE FEE OF $125 FOR EACH ARCHITECTURAL ELECTRONIC CADD SHALL BE CHARGED TO THE REQUESTING PARTY. RELEASE FORM AVAILABLE UPON REQUEST.

DIVISION 01 - GENERAL REQUIREMENTS

01 00 00 GENERAL CONDITIONS

01 11 00 REFER TO BID INVITATION

01 29 00 PAYMENT PROCEDURES: THE CONTRACTOR SHALL SUBMIT CONTRACTOR 'S APPLICATION FOR PAYMENT TO ARCHITECT FOR REVIEW. THE ARCHITECT WILL ISSUE A CERTIFICATE FOR PAYMENT TO THE OWNER FOR SUCH AMOUNT THAT THE ARCHITECT DETERMINES IS PROPERLY DUE WITH A COPY TO THE CONTRACTOR. AFTER THE ARCHITECT HAS ISSUED A CERTIFICATION FOR PAYMENT, THE OWNER SHALL MAKE PAYMENT. THE CONTRACTOR SHALL PAY EACH SUBCONTRACTOR PROMPTLY.

01 30 00 SUBMITTALS AND SUBSTITUTIONS: SUBMIT COMPLETE DATA FOR PROPOSED SUBSTITUTION INCLUDING MANUFACTURER 'S TECHNICAL/DATA SHEETS WITH ITEMS IDENTIFIED. INDICATE DIFFERENCES FROM SPECIFIED ITEM. OWNER AND ARCHITECT WILL SUBMIT WRITTEN ACCEPTANCE IF SUBSTITUTION IS ACCEPTED. ONLY WRITTEN ACCEPTANCES WILL BE HELD VALID. SUBMITTAL REVIEW WILL TAKE TEN (10) BUSINESS DAYS. CONTRACTOR ASSUMES ALL RESPONSIBILITY AND COST FOR CHANGES IN WORK DUE TO SUBSTITUTION. SUBSTITUTION SHALL NOT AFFECT TIME AND COMPLETION OF WORK.

01 31 00 PROJECT MANAGEMENT AND COORDINATION: THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT AND NECESSARY ATTENDANTS AT THE SITE DURING PERFORMANCE OF THE WORK. CORRESPONDENCE SHALL BE TRANSMITTED AND CONFIRMED IN WRITING.

01 32 00 CONSTRUCTION PROGRESS DOCUMENTATION: THE CONTRACTOR SHALL PROVIDE FOR APPROVAL A SCHEDULE OF WORK. THE SCHEDULE SHALL WORK WITHIN THE TIME LIMITS SET FORTH BY THE CONTRACT DOCUMENTS. THE SCHEDULE SHALL BE REVISED BI-WEEKLY AND PRESENTED TO THE ARCHITECT AND OWNER. THE CONTRACTOR SHALL PREPARE AND KEEP CURRENT A SCHEDULE OF SUBMITTALS. SUBMITTALS, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES SHALL BE SUBMITTED TO ARCHITECT AND REVIEWED WITHIN TEN BUSINESS DAYS OF RECEIPT. CONTRACTOR SHALL ORDER NO MATERIALS OR PERFORM NO PORTION OF THE WORK PRIOR TO APPROVAL OF RESPECTIVE SUBMITTALS BY ARCHITECT. CHANGES IN THE CONTRACT SHALL BE MADE BY CHANGE ORDER.

01 32 20 PHOTOGRAPHIC DOCUMENTATION: THE CONTRACTOR SHALL KEEP A WEEKLY RECORD OF PROGRESS AT SITE THROUGH PHOTOGRAPHIC DOCUMENTATION. DOCUMENTATION MAY BE DIGITAL AND SHALL BE RECORDED AND AVAILABLE FOR REVIEW AT ANY TIME BY OWNER OR ARCHITECT. DIGITAL COPIES OF THE DOCUMENTATION SHALL BE PROVIDED TO THE ARCHITECT AT THE COMPLETION OF WORK.

01 40 00 QUALITY REQUIREMENTS: QUALITY-ASSURANCE AND -CONTROL REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

01 70 00 EXECUTION REQUIREMENTS: THE CONTRACTOR SHALL KEEP THE PREMISES AND THE SURROUNDING AREA CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH RESULTING FROM WORK AT COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ANY WASTE MATERIALS, RUBBISH, TOOLS, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS.

01 70 70 CLOSEOUT PROCEDURES: ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS FOR CONTRACT CLOSEOUT ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH THE ARCHITECT.

01 73 10 CUTTING AND PATCHING: THE CONTRACTOR IS RESPONSIBLE FOR CUTTING, FITTING, AND PATCHING REQUIRED TO COMPLETE THE WORK OR MAKE ITS PARTS FIT TOGETHER PROPERLY.

01 78 10 PROJECT RECORD DOCUMENTS: THE CONTRACTOR SHALL MAINTAIN AT THE SITE, ONE RECORD COPY OF THE DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS, AND OTHER MODIFICATIONS IN GOOD ORDER AND MARKED CURRENTLY TO RECORD FIELD CHANGES AND SELECTIONS MADE DURING CONSTRUCTIONS, AND ONE RECORD COPY OF APPROVED SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND SIMILAR REQUIRED SUBMITTALS.

01 78 20 OPERATION AND MAINTENANCE DATA: EMERGENCY, OPERATION, AND MAINTENANCE MANUALS FOR PRODUCTS AND EQUIPMENT SHALL BE PROVIDED PRIOR TO FINAL PAYMENT.

DIVISION 02 - SITE CONSTRUCTION

02 00 00 GENERAL NOTES: REFER TO CIVIL DRAWINGS FOR UTILITIES, SITE CLEARING, EARTHWORK, DEWATERING, SANITARY SEWER, IRRIGATION, SUB DRAINAGE, STORM DRAINAGE, PAVING, LANDSCAPING, AND FENCING.

02 36 10 TERMITE CONTROL: COMPLY WITH REQUIREMENTS OF GOVERNING BODY. APPLY SOIL TREATMENT AFTER ALL EXCAVATING, FILLING, GRADING, LEVELING AND DEBRIS REMOVAL OPERATIONS ARE COMPLETE IN FAIR WEATHER CONDITIONS. FOLLOW MANUFACTURER 'S RECOMMENDATIONS FOR HANDLING AND APPLICATION OF EPA REGISTERED TERMITICIDE. PROVIDE 5 YEAR WRITTEN WARRANTY GUARANTEEING INFESTATION PREVENTION AND AGREEING TO PAY FOR DAMAGES INCURRED IN THE CASE OF INFESTATION. APPLICATION IS REQUIRED UNDER SLABS, SIDEWALKS, RAMPS, AND PAVING, WITHIN BORDER OF ROOF LINE; AT FLOOR DRAINS AND TRAPS; BELOW EXPANSION, CONTROL JOINTS, AND SLAB PENETRATIONS; ALONG BOTH SIDES OF FOUNDATION WALLS, AROUND PERIMETER OF FOOTINGS, BEAMS, AND PIERS.

02 92 20 LAWNS AND GRASSES: FURNISH ALL LABOR, MATERIALS, TOOLS, AND INCIDENTALS NECESSARY TO RESTORE THE SURFACE OF ALL AREAS AFFECTED BY CONSTRUCTION. TOPSOIL UTILIZED SHALL BE CLEAN, NON-TOXIC, OF CORRECT PH, FERTILE, FRIABLE, AND WITH LIBERAL CONTENTS OF HUMUS, AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. SOW BLEND OF K-13 FESCUE AND LESPEDEZAINTO FRESHLY SCARIFIED SOIL. PLANT EVENLY AT RATE OF 100 LBS PER ACRE, LIGHTLY RAKED, AND WATERED WITH A FINE SPRAY. MULCH WITHIN 24 HOURS.

DIVISION 03 - CONCRETE

03 30 00 CAST-IN-PLACE CONCRETE: CONDUCT PRE-INSTALLATION CONFERENCE. PROVIDE PRODUCT DATA FOR EACH PRODUCT. SUBMIT DESIGN MIXTURE FOR ENGINEER'S REVIEW 10 WORKING DAYS MINIMUM PRIOR TO PLACEMENT. PROVIDE SHOP DRAWINGS FOR FORMWORK AND STEEL REINFORCEMENT FOR ENGINEER'S REVIEW. USE FORMWORK FACING AND BONDING AGENT APPROPRIATE TO FINISH REQUIRED. REFER TO STRUCTURAL DRAWINGS AND NOTES FOR CONCRETE MATERIALS AND FORMWORK. COORDINATE WITH OTHER WORK FOR IMBED MATERIALS, CONDUIT LOCATIONS, ATTACHMENTS, ETC. PROVIDE 6" LAP JOINT AT REQUIRED POLYETHYLENE FILM VAPOR BARRIER. PROVIDE WATERSTOPS, SEALER, EXPANSION JOINT FILLER, ETC AS SHOWN. FINISH FLOOR SLABS WITH FLOAT FINISH UNLESS OTHERWISE INDICATED ON DRAWINGS. BROOM FINISH ANY EXTERIOR RAMPS, STEPS, PLATFORMS, ETC. CURE CONCRETE ACCORDING TO ACI 308.1. PATCH OR REPAIR DEFECTIVE AREAS AS APPROVED BY ARCHITECT. PERFORM REQUIRED TESTING AND INSPECTION. PROTECT CONCRETE DURING CURING PROCESS AND FROM OTHER WORK.

03 36 00 DYED OR STAINED CONCRETE FINISH SYSTEM: IF SPECIFIED THE FINISH SYSTEM SHALL BE PROTECTED AGAINST UNDUE SOILAGE AND DAMAGE BY OTHER TRADES BY THE USE OF REASONABLE CARE AND PRECAUTION DURING PROCESS OF INSTALLATION AND AFTER COMPLETION OF INSTALLATION. PRIOR TO INSTALLATION OF CONCRETE FINISH SYSTEM CONTRACTOR SHALL PROVIDE MINIMUM 4 'x4' MOCKUP A THE JOB SITE IN AREA WHERE FLOOR COVERING IS TO BE INSTALLED OVER CONCRETE FLOOR SLAB. TENANT SHALL APPROVE COLOR BLEND AND WORKMANSHIP OF THIS MOCK-UP. THIS SHALL NOT BECOME PART OF THE FINISHED WORK. APPLY DYE OR STAIN PER MANUFACTURER'S WRITTEN INSTRUCTIONS. LEAVE NOT BROOM MARKS WHEN CURED. APPLY ONE COAT SOLVENT BASED SEALER OVER STAINED FLOOR.

DIVISION 04 - CONCRETE UNIT MASONRY

04 22 00 PROVIDE ALL LABOR MATERIALS AND ACCESSORIES ASSOCIATED WITH CONCRETE MASONARY UNIT INSTALLATION. PROVIDE SHOP DRAWINGS FOR REINFORCING STEEL TWO WEEKS BEFOREINSTALLATION FOR ENGINEER 'S REVIEW. COORDINATE ALL ACCESSORIES, TIES, ANCHORS, PENETRATIONS, IMBEDS, ETC WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBINGDRAWINGS. DO NOT USE FROZEN MATERIALS OR MATERIALS MIXED OR COATED WITH ICE OR FROST. DO NOT BUILD ON FROZEN SUBSTRATES. REMOVE AND REPLACE UNIT MASONRY DAMAGED BY FROST OR BY FREEZING CONDITIONS. COMPLY WITH COLD-WEATHER CONSTRUCTION REQUIREMENTS CONTAINED IN ACI 530.1/ASCE 6/TMS 602. COMPLY WITH HOT-WEATHER CONSTRUCTION REQUIREMENTS CONTAINED IN ACI 530.1/ASCE 6/TMS 602. PROVIDE SPECIAL SHAPES FOR LINTELS, CORNERS, JAMBS, SASHES, MOVEMENT JOINTS, HEADERS, BONDING, AND OTHER SPECIAL CONDITIONS. PROVIDE UNITS MADE WITH LIQUID POLYMERIC, INTEGRAL WATER-REPELLENT ADMIXTURE THAT DOES NOT REDUCE FLEXURAL BOND STRENGTH FOR EXPOSED UNITS. UNIT COMPRESSIVE STRENGTH: PROVIDE UNITS WITH MINIMUM AVERAGE NET-AREA COMPRESSIVE STRENGTH OF 2,000 PSI. WEIGHT CLASSIFICATION: NORMAL WEIGHT. MANUFACTURED WITH PRE-FACED SURFACES HAVING 1/16-INCH- WIDE RETURNS OF FACING TO CREATE 1/4-INCH- WIDE MORTAR JOINTS. PROVIDE EITHER CONCRETE OR MASONRY LINTELS, AT CONTRACTOR'S OPTION. CONCRETE LINTELS: PRECAST UNITS MATCHING CONCRETE MASONRY UNITS AND WITH REINFORCING BARS INDICATED OR REQUIRED TO SUPPORT LOADS INDICATED, FORMED-IN-PLACE CONCRETE LINTELS COMPLYING WITH REQUIREMENTS IN DIVISION 3 OR MASONRY LINTELS MADE FROM BOND BEAM CONCRETE MASONRY UNITS WITH REINFORCING BARS PLACED AS INDICATED AND FILLED WITH COARSE GROUT. MORTAR AND GROUT MATERIALS TO BE PORTLAND CEMENT: ASTM C 150, TYPE I OR II, EXCEPT TYPE III MAY BE USED FOR COLD-WEATHER CONSTRUCTION. OR HYDRATED LIME: ASTM C 207U, TYPE S. MASONRY CEMENT SHALL NOT BE USED FOR MORTAR OR GROUT. WATER-REPELLENT ADMIXTURE: LIQUID WATER-REPELLENT MORTAR ADMIXTURE INTENDED FOR USE WITH CONCRETE MASONRY UNITS, CONTAINING INTEGRAL WATER REPELLENT BY SAME MANUFACTURER. WATER: POTABLE. PRE-MIXED MORTAR ADHERING TO ABOVE MENTIONED SPECIFICATIONS WILL BE ACCEPTABLE. PROVIDE UNCOATED STEEL REINFORCING BARS: ASTM A 615/A 615M OR ASTM A 996/A 996M, GRADE 60. MASONRY JOINT REINFORCEMENT: ASTM A 951; MILL GALVANIZED, CARBON-STEEL WIRE FOR INTERIOR WALLS AND HOT-DIP GALVANIZED, CARBON-STEEL WIRE FOR EXTERIOR WALLS. ADJUSTABLE ANCHORS FOR CONNECTING TO STRUCTURE: PROVIDE ANCHORS THAT ALLOW VERTICAL OR HORIZONTAL ADJUSTMENT BUT RESIST TENSION AND COMPRESSION FORCES PERPENDICULAR TO PLANE OF WALL. PROVIDE METAL FLASHING, WHERE FLASHING IS EXPOSED OR PARTLY EXPOSED AND WHERE INDICATED. FABRICATE METAL DRIP EDGES: FROM STAINLESS STEEL. EXTEND AT LEAST 3 INCHES INTO WALL AND /2 INCH OUT FROM WALL, WITH OUTER EDGE BENT DOWN 30 DEGREES AND HEMMED. FABRICATE METAL FLASHING TERMINATIONS: FROM STAINLESS STEEL. EXTEND AT LEAST 3 INCHES INTO WALL AND OUT TO EXTERIOR FACE OF WALL. AT EXTERIOR FACE OF WALL, BEND METAL BACK ON ITSELF FOR 3/4 INCH AND DOWN INTO JOINT 3/8 INCH TO FORM A STOP FOR RETAINING SEALANT BACKER ROD. FABRICATE METAL EXPANSION-JOINT STRIPS: FROM STAINLESS STEEL TO SHAPES INDICATED. FOR FLASHING NOT EXPOSED TO THE EXTERIOR, USE ELASTOMERIC THERMOPLASTIC FLASHING: COMPOSITE FLASHING PRODUCT CONSISTING OF A POLYESTER-REINFORCED ETHYLENE INTERPOLYMER ALLOY 0.025 INCH THICK, WITH A 0.015-INCH- THICK COATING OF RUBBERIZED-ASPHALT ADHESIVE. PROVID3E PREFORMED CONTROL-JOINT GASKETS: MADE FROM STYRENE-BUTADIENE-RUBBER COMPOUND, COMPLYING WITH ASTM D 2000, DESIGNATION M2AA-805 OR PVC, COMPLYING WITH ASTM D 2287, TYPE PVC-65406 AND DESIGNED TO FIT STANDARD SASH BLOCK AND TO MAINTAIN LATERAL STABILITY IN MASONRY WALL. BOND-BREAKER STRIPS: ASPHALT-SATURATED, ORGANIC ROOFING FELT COMPLYING WITH ASTM D 226, TYPE I (NO. 15 ASPHALT FELT). PROVIDE WEEP/VENT PRODUCTS: USE ONE OF THE FOLLOWING, UNLESS OTHERWISE INDICATED: RECTANGULAR PLASTIC WEEP/VENT TUBING: CLEAR BUTYRATE, 3/8 BY 1-1/2 BY 3-1/2 INCHES LONG. CELLULAR PLASTIC WEEP/VENT: ONE-PIECE, FLEXIBLE EXTRUSION MADE FROM UV-RESISTANT POLYPROPYLENE COPOLYMER, FULL HEIGHT AND WIDTH OF HEAD JOINT AND DEPTH 1/8 INCH LESS THAN DEPTH OF OUTER WYTHE, IN COLOR SELECTED FROM MANUFACTURER'S STANDARD. CAVITY DRAINAGE MATERIAL: FREE-DRAINING MESH, MADE FROM POLYMER STRANDS THAT WILL NOT DEGRADE WITHIN THE WALL CAVITY. USE MANUFACTURER'S STANDARD-STRENGTH CLEANER DESIGNED FOR REMOVING MORTAR/GROUT STAINS FROM NEW MASONRY WITHOUT DAMAGING MASONRY. USE PRODUCT APPROVED FOR INTENDED USE BY CLEANER MANUFACTURER AND MANUFACTURER OF MASONRY UNITS BEING CLEANED. PRE-MIXED MORTAR ADHERING TO THE FOLLOWING SPECIFICATIONS WILL BE ACCEPTABLE. DO NOT USE ADMIXTURES, UNLESS OTHERWISE INDICATED. DO NOT USE CALCIUM CHLORIDE IN MORTAR OR GROUT. LIMIT CEMENTITIOUS MATERIALS IN MORTAR FOR EXTERIOR AND REINFORCED MASONRY TO PORTLAND CEMENT AND LIME. ADD COLD-WEATHER ADMIXTURE (IF USED) AT SAME RATE FOR ALL MORTAR THAT WILL BE EXPOSED TO VIEW, REGARDLESS OF WEATHER CONDITIONS, TO ENSURE THAT MORTAR COLOR IS CONSISTENT. MORTAR FOR UNIT MASONRY: COMPLY WITH ASTM C 270, PROPERTY SPECIFICATION. FOR MASONRY BELOW GRADE OR IN CONTACT WITH EARTH, USE TYPE S. FOR REINFORCED MASONRY, USE TYPE S. FOR EXTERIOR, ABOVE-GRADE, LOAD-BEARING AND NON-LOAD-BEARING WALLS AND PARAPET WALLS; FOR INTERIOR LOAD-BEARING WALLS, USE TYPE S. FOR MORTAR PARGE COATS, USE TYPE S. FOR INTERIOR NON-LOAD-BEARING PARTITIONS; AND FOR OTHER APPLICATIONS WHERE ANOTHER TYPE IS NOT INDICATED, USE TYPE N. GROUT FOR UNIT MASONRY: COMPLY WITH ASTM C 476. ALL GROUT SHALL BE READY-MIX CONCRETE & HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI. PROVIDE GROUT WITH A SLUMP OF 8 TO 11 INCHES AS MEASURED ACCORDING TO ASTM C 143/C 143M. USE FULL-SIZE UNITS WITHOUT CUTTING IF POSSIBLE. IF CUTTING IS REQUIRED, CUT UNITS WITH MOTOR-DRIVEN SAWS; PROVIDE CLEAN, SHARP, UNCHIPPED EDGES. ALLOW UNITS TO DRY BEFORE LAYING UNLESS WETTING OF UNITS IS SPECIFIED. INSTALL CUT UNITS WITH CUT SURFACES AND, WHERE POSSIBLE, CUT EDGES CONCEALED. SELECT AND ARRANGE UNITS FOR EXPOSED UNIT MASONRY TO PRODUCE A UNIFORM BLEND OF COLORS AND TEXTURES. COMPLY WITH TOLERANCES IN ACI 530.1/ASCE 6/TMS 602 AND WITH THE FOLLOWING: FOR CONSPICUOUS VERTICAL LINES, SUCH AS EXTERNAL CORNERS, DOOR JAMBS, REVEALS, AND EXPANSION AND CONTROL JOINTS, DO NOT VARY FROM PLUMB BY MORE THAN 1/8 INCH IN 10 FEET, 1/4 INCH IN 20 FEET, OR 1/2 INCH MAXIMUM. FOR CONSPICUOUS HORIZONTAL LINES, SUCH AS LINTELS, SILLS, PARAPETS, AND REVEALS, DO NOT VARY FROM LEVEL BY MORE THAN 1/8 INCH IN 10 FEET, 1/4 INCH IN 20 FEET, OR 1/2 INCH MAXIMUM. LAY OUT WALLS IN ADVANCE FOR ACCURATE SPACING OF SURFACE BOND PATTERNS WITH UNIFORM JOINT THICKNESSES AND FOR ACCURATE LOCATION OF OPENINGS, MOVEMENT-TYPE JOINTS, RETURNS, AND OFFSETS. AVOID USING LESS-THAN-HALF-SIZE UNITS, PARTICULARLY AT CORNERS, JAMBS, AND, WHERE POSSIBLE, AT OTHER LOCATIONS. BOND PATTERN FOR EXPOSED MASONRY: UNLESS OTHERWISE INDICATED, LAY EXPOSED MASONRY IN RUNNING BOND; DO NOT USE UNITS WITH LESS THAN NOMINAL 4-INCH HORIZONTAL FACE DIMENSIONS AT CORNERS OR JAMBS. AS CONSTRUCTION PROGRESSES, BUILD IN ITEMS SPECIFIED IN THIS AND OTHER SECTIONS. FILL IN SOLIDLY WITH MASONRY AROUND BUILT-IN ITEMS. FILL SPACE BETWEEN STEEL FRAMES AND MASONRY SOLIDLY WITH MORTAR, UNLESS OTHERWISE INDICATED. FILL CORES IN HOLLOW CONCRETE MASONRY UNITS WITH GROUT 24 INCHES UNDER BEARING PLATES, BEAMS, LINTELS, POSTS, AND SIMILAR ITEMS, UNLESS OTHERWISE INDICATED. HOLLOW BRICK AND CONCRETE MASONRY UNITS AS FOLLOWS: WITH FACE SHELLS FULLY BEDDED IN MORTAR AND WITH HEAD JOINTS OF DEPTH EQUAL TO BED JOINTS. WITH WEBS FULLY BEDDED IN MORTAR IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS. WITH WEBS FULLY BEDDED IN MORTAR IN GROUTED MASONRY, INCLUDING STARTING COURSE ON FOOTINGS. WITH ENTIRE UNITS, INCLUDING AREAS UNDER CELLS, FULLY BEDDED IN MORTAR AT STARTING COURSE ON FOOTINGS WHERE CELLS ARE NOT GROUTED. LAY SOLID MASONRY UNITS WITH COMPLETELY FILLED BED AND HEAD JOINTS; BUTTER ENDS WITH SUFFICIENT MORTAR TO FILL HEAD JOINTS AND SHOVE INTO PLACE. DO NOT DEEPLY FURROW BED JOINTS OR SLUSH HEAD JOINTS. TOOL EXPOSED JOINTS SLIGHTLY CONCAVE WHEN THUMBPRINT HARD, USING A JOINTER LARGER THAN JOINT THICKNESS, UNLESS OTHERWISE INDICATED. CUT JOINTS FLUSH FOR MASONRY WALLS TO RECEIVE PLASTER OR OTHER DIRECT-APPLIED FINISHES (OTHER THAN PAINT), UNLESS OTHERWISE INDICATED. INSTALL IN MORTAR WITH A MINIMUM COVER OF 5/8 INCH ON EXTERIOR SIDE OF WALLS, 1/2 INCH ELSEWHERE. LAP REINFORCEMENT A MINIMUM OF 6 INCHES. INTERRUPT JOINT REINFORCEMENT AT CONTROL AND EXPANSION JOINTS, UNLESS OTHERWISE INDICATED. PROVIDE CONTINUITY AT WALL INTERSECTIONS BY USING PREFABRICATED T-SHAPED UNITS. PROVIDE CONTINUITY AT CORNERS BY USING PREFABRICATED L-SHAPED UNITS. INSTALL EMBEDDED FLASHING AND WEEP HOLES IN MASONRY AT SHELF ANGLES, LINTELS, LEDGES, OTHER OBSTRUCTIONS TO DOWNWARD FLOW OF WATER IN WALL, AND WHERE INDICATED. INSTALL VENTS AT SHELF ANGLES, LEDGES, AND OTHER OBSTRUCTIONS TO UPWARD FLOW OF AIR IN CAVITIES, AND WHERE INDICATED. PREPARE MASONRY SURFACES SO THEY ARE SMOOTH AND FREE FROM PROJECTIONS THAT COULD PUNCTURE FLASHING. WHERE FLASHING IS WITHIN MORTAR JOINT, PLACE THROUGH-WALL FLASHING ON SLOPING BED OF MORTAR AND COVER WITH MORTAR. BEFORE COVERING WITH MORTAR, SEAL PENETRATIONS IN FLASHING AS RECOMMENDED BY FLASHING MANUFACTURER. AT LINTELS AND SHELF ANGLES, EXTEND FLASHING A MINIMUM OF 6 INCHES INTO MASONRY AT EACH END. AT HEADS AND SILLS, EXTEND FLASHING 6 INCHES AT ENDS AND TURN UP NOT LESS THAN 2 INCHES TO FORM END DAMS. INSTALL METAL DRIP EDGES BENEATH FLEXIBLE FLASHING AT EXTERIOR FACE OF WALL. STOP FLEXIBLE FLASHING 1/2 INCH BACK FROM OUTSIDE FACE OF WALL AND ADHERE FLEXIBLE FLASHING TO TOP OF METAL DRIP EDGE. INSTALL METAL FLASHING TERMINATION BENEATH FLEXIBLE FLASHING AT EXTERIOR FACE OF WALL. STOP FLEXIBLE FLASHING 1/2 INCH BACK FROM OUTSIDE FACE OF WALL AND ADHERE FLEXIBLE FLASHING TO TOP OF METAL FLASHING TERMINATION. INSTALL WEEP HOLES IN HEAD JOINTS IN EXTERIOR WYTHES OF FIRST COURSE OF MASONRY IMMEDIATELY ABOVE EMBEDDED FLASHING AND AS FOLLOWS: USE SPECIFIED WEEP/VENT PRODUCTS OR OPEN HEAD JOINTS TO FORM WEEP HOLES. SPACE WEEP HOLES 24 INCHES O.C., UNLESS OTHERWISE INDICATED. COVER CAVITY SIDE OF WEEP HOLES WITH PLASTIC INSECT SCREENING AT CAVITIES INSULATED WITH LOOSE-FILL INSULATION. PLACE CAVITY DRAINAGE MATERIAL IN CAVITIES TO COMPLY WITH CONFIGURATION REQUIREMENTS FOR CAVITY DRAINAGE MATERIAL PER MANUFACTURER. OWNER WILL ENGAGE QUALIFIED INDEPENDENT INSPECTORS TO PERFORM INSPECTIONS AND PREPARE REPORTS. ALLOW INSPECTORS ACCESS TO SCAFFOLDING AND WORK AREAS, AS NEEDED TO PERFORM INSPECTIONS. PLACE GROUT ONLY AFTER INSPECTORS HAVE VERIFIED COMPLIANCE OF GROUT SPACES AND GRADES, SIZES, AND LOCATIONS OF REINFORCEMENT. OWNER WILL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS INDICATED BELOW AND PREPARE TEST REPORTS: PAYMENT FOR THESE SERVICES WILL BE MADE BY OWNER. TESTING FREQUENCY IN FIRST PARAGRAPH BELOW IS FROM THE 2002 MSJC CODE AND THE 1997 UNIFORM BUILDING CODE. TESTING FREQUENCY: ONE SET OF TESTS FOR EACH 5000 SQ. FT. OF WALL AREA OR PORTION THEREOF. CLAY MASONRY UNIT TEST: FOR EACH TYPE OF UNIT PROVIDED, PER ASTM C 67. CONCRETE MASONRY UNIT TEST: FOR EACH TYPE OF UNIT PROVIDED, PER ASTM C 140. MORTAR TEST (PROPERTY SPECIFICATION): FOR EACH MIX PROVIDED, PER ASTM C 780. TEST MORTAR FOR MORTAR AIR CONTENT AND COMPRESSIVE STRENGTH. GROUT TEST (COMPRESSIVE STRENGTH): FOR EACH MIX PROVIDED, PER ASTM C 1019. RETESTING OF MATERIALS THAT FAIL TO COMPLY WITH SPECIFIED REQUIREMENTS SHALL BE DONE AT CONTRACTOR'S EXPENSE. PARGE EXTERIOR FACES OF BELOW-GRADE MASONRY WALLS, WHERE INDICATED, IN 2 UNIFORM COATS TO A TOTAL THICKNESS OF 3/4 INCH WITH A STEEL-TROWEL FINISH. FORM A WASH AT TOP OF PARGING AND A COVE AT BOTTOM. DAMP-CURE PARGING FOR AT LEAST 24 HOURS AND PROTECT PARGING UNTIL CURED. IN-PROGRESS CLEANING: CLEAN UNIT MASONRY AS WORK PROGRESSES BY DRY BRUSHING TO REMOVE MORTAR FINS AND SMEARS BEFORE TOOLING JOINTS. FINAL CLEANING: AFTER MORTAR IS THOROUGHLY SET AND CURED, CLEAN EXPOSED MASONRY AS FOLLOWS: TEST CLEANING METHODS ON SAMPLE WALL PANEL; LEAVE ONE-HALF OF PANEL UNCLEANED FOR COMPARISON PURPOSES. PROTECT ADJACENT SURFACES FROM CONTACT WITH CLEANER. WET WALL SURFACES WITH WATER BEFORE APPLYING CLEANERS; REMOVE CLEANERS PROMPTLY BY RINSING SURFACES THOROUGHLY WITH CLEAR WATER. CLEAN BRICK BY BUCKET-AND-BRUSH HAND-CLEANING METHOD DESCRIBED IN BIA TECHNICAL NOTES 20. CLEAN MASONRY WITH A PROPRIETARY ACIDIC CLEANER APPLIED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. CLEAN CONCRETE MASONRY BY CLEANING METHOD INDICATED IN NCMA TEK 8-2A APPLICABLE TO TYPE OF STAIN ON EXPOSED SURFACES. WASTE DISPOSAL AS FILL MATERIAL: DISPOSE OF CLEAN MASONRY WASTE, INCLUDING EXCESS OR SOIL-CONTAMINATED SAND, WASTE MORTAR, AND BROKEN MASONRY UNITS, BY CRUSHING AND MIXING WITH FILL MATERIAL AS FILL IS PLACED. DO NOT DISPOSE OF MASONRY WASTE AS FILL WITHIN 18 INCHES OF FINISHED GRADE. REMOVE EXCESS CLEAN MASONRY WASTE THAT CANNOT BE USED AS FILL, AS DESCRIBED ABOVE, AND OTHER MASONRY WASTE, AND LEGALLY DISPOSE OF OFF OWNER'S PROPERTY.

DIVISION 05 - METALS

05 00 00 SEE ALSO - DIVISION 13 - SPECIAL CONSTRUCTION

05 00 01 PROVIDE STEEL STRUCTURE INCLUDING COLUMNS, MOMENT FRAMES, JOISTS, GERTS, DECKING, AND ALL NECESSARY ATTACHMENTS TO BE INDEPENDENTLY ENGINEERED TO WORK WITH CONSTRUCTION DOCUMENTS INCLUDING COLUMN SPACING AND FOOTING DESIGNS FOR THE METAL BUILDING SYSTEM. METAL BUILDING SYSTEM PACKAGE TO INCLUDE STAMPED DRAWINGS BY AN ENGINEER REGISTERED IN ARKANSAS FOR CITY OF HIGHFILL APPROVAL. SHOP DRAWINGS SHALL BE SUBMITTED FOR ARCHITECT 'S AND FOUNDATION ENGINEER'S REVIEW PRIOR TO FABRICATION. STRUCTURAL STEEL SHALL BE MANUFACTURED BY SINGLE MANUFACTURER. METAL BUILDING SYSTEM MANUFACTURER SHALL COORDINATE FABRICATION AND DELIVERY WITH GENERAL CONTACTOR. METAL PANELS, ROOFING, FASCIA, GUTTERS, DOWNSPOUTS, AND TRIM TO BE PROVIDED IN PRE-ENGINEERED METAL BUILDING PACKAGE BY A SINGLE MANUFACTURER. MBCI IS SPECIFIED, OR APPROVED EQUAL

05 12 00 STRUCTURAL STEEL: FOLLOW APPLICABLE CODES AND STANDARDS FOR STEEL ERECTION INCLUDING, BUT NOT LIMITED TO AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDING AND BRIDGES," "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" INCLUDING "COMMENTARY, " "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS" AND AWSD1.1 "STRUCTURAL WELDING CODE- STEEL.". COMPLY WITH APPLICABLE LOCAL, REGIONAL, STATE AND FEDERAL REGULATION FOR TESTING. WELDERS MUST BE QUALIFIED. REFER TO ARCHITECTURAL DRAWINGS FOR DESCRIPTIONS, NOTES, AND DRAWINGS OF STRUCTURAL MEMBERS. SHOP PRIME ALL MEMBERS EXCEPT AS NOTED.

05 40 00 LIGHTGAGE METAL FRAMING: SUBMIT COPY OF MANUFACTURER 'S INSTALLATION INSTRUCTIONS AND SHOP DRAWINGS. COMPLY WITH AISI "SPECIFICATIONS FOR DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS ". PROVIDE USG, DIETRICH, OR APPROVED EQUAL. PROVIDE MANUFACTURER'S STANDARD GALVANIZED FINISH C- SHAPED STUDS, IN GAGE AND IN SIZE AS INDICATED, PUNCHED, WITH STANDARD FLANGE AND RETURN LIP. PROVIDE MANUFACTURER 'S STANDARD GALVANIZED FINISH U- SHAPED TRACK, UNPUNCHED, WITH STRAIGHT EDGES AND IN SIZE AND GAGE TO MATCH STUDS. PROVIDE ALL BLOCKING, LINTELS, CLIP ANGLES, SHOES, REINFORCEMENTS. FASTENERS, X-BRACING, AND ACCESSORIES AS RECOMMENDED FOR COMPLETE INSTALLATION BY MANUFACTURER. PROVIDE CORROSION RESISTANT FASTENERS, AND REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR PAINT AS NECESSARY. INSTALL RUNNER TRACKS AS RECOMMENDED BY MANUFACTURER- CONTINUOUSLY, DO NOT EXCEED 16 " SPACING FOR ATTACHMENT WITH FASTENERS AT ALL ENDS AND CORNERS. INSTALL STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. SECURE TOP AND BOTTOM TO RUNNER TRACKS. SET STUDS AND TRACKS TRUE AND PLUMB, PROVIDE STIFFENERS (NOT MORE THAN 5 ' O.C. VERTICALLY) AS NEEDED. FRAME 2' OR LARGER WALL OPENINGS WITH DOUBLE STUDS AT EACH JAMB. FRAME BOTH SIDES OF EXPANSION AND CONTROL JOINTS WITH INDEPENDENT, SEPARATE STUDS.

05 50 00 METAL FABRICATIONS: PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION FOR ENGINEER 'S AND/OR ARCHITECT'S REVIEW. PREASSEMBLE ITEMS TO GREATEST EXTENT POSSIBLE. PROVIDE FASTENERS, GROUTS, WELDING RODS, EXPANSION SHIELDS, WASHERS, ADHESIVES RODS AND ANY OTHER MISCELLANEOUS ACCESSORIES AS NECESSARY FOR INSTALLATION. WELD IN ACCORDANCE WITH AWS SPECIFICATIONS BY A CERTIFIED WELDER. FORM OF PROPER THICKNESS, WITH CLEAN AND ACCURATE ALTERATIONS, TRUE TO LINE AND LEVEL WITH STRAIGHT SHARP EDGES, REMOVE BURS. USE CONCEALED FASTENERS WHEREVER POSSIBLE. FORM CONNECTIONS TO EXCLUDE WATER AND/OR WEEP. MAKE PROVISIONS FOR ANY HARDWARE OR ANCHORAGE TO BE INSTALLED. CLEAN, PRIME, AND SHOP PAINT EXPOSED WORK.

DIVISION 06 - WOODS AND PLASTICS

06 10 00 ROUGH CARPENTRY: PROVIDE CONCEALED FRAMING, STUDS, FURRING, PLYWOOD OR OTHER WALL SHEATHING, BUILDING PAPER OR WRAP, BLOCKING, BRACING, CANTS, NAILERS, ETC. PROVIDE GOOD CONDITION NO. 2 SOUTHERN PINE OR BETTER LUMBER FOR BLOCKING, ETC. PROVIDE PS-1, EXTERIOR GRADE C-C OR C-D OR BETTER APA RATED EXTERIOR SHEATHING. PROVIDE #15 ASPHALT SATURATED FIBERGLASS FELT. PROVIDE ALL GALVANIZED FASTENERS. PROVIDE WOOD PRESERVATIVE TREATMENTS OR TREATED WOOD FOR USES NEAR ROOF, WINDOWS, CONCRETE, OR OTHER AREAS WHERE WATER DAMAGE COULD OCCUR. COAT CUT TREATED SURFACES WITH SAME TREATMENT. INSTALL WITHOUT SPLITTING WOOD, WITH TIGHT CONNECTIONS, ANCHOR SECURELY AND RIGIDLY.

06 10 50 MISCELLANEOUS CARPENTRY: MINOR WOOD FRAMING, FURRING, GROUNDS, NAILERS, BLOCKING, WOOD TRIM, AND SHELVING AS SHOWN ON DRAWINGS.

06 40 20 INTERIOR ARCHITECTURAL WOOD WORK: SUBMIT COPY OF SHOP DRAWINGS. SUBMIT SAMPLES OF CABINET HARDWARE, LUMBER WITH FINISH, PLASTIC LAMINATES AND OTHER FINISHES. DON NOT DELIVER OR INSTALL WOODWORK UNTIL BUILDING IS ENCLOSED, WET WORK IS COMPLETE AND HVAC SYSTEM IS OPERATION AND MAINTAINING TEMPERATURE AND RELATIVE HUMIDITY AT OCCUPANCY LEVELS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD. WOOD SPECIES AND FINISH AS INDICATED ON DRAWINGS. LAMINATE AS CHOSEN BY TENANT ADHERED TO CABINET FRONT AND EDGES. MELAMINE INTERIORS ARE ACCEPTABLE. CAULK SPACES BETWEEN BACKSPLASH AND WALL WITH SEALANT SPECIFIED IN DIVISION 7. INSTALL WOODWORK LEVEL, PLUMB, TRUE, AND STRAIGHT TO A TOLERANCE OF 1/8 INCH IN 96 INCHES. SHIM AS REQUIRE4D WITH CONCEALED SHIMS.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 00 00 PROVIDE AND INSTALL VINYL-FACED METAL BUILDING INSULATION. PROVIDE AND INSTALL ALL FASCIA, PARAPET CAPS, INTERNAL GUTTER W/ INSULATION, AND ROOFING TRIM AND ACCESSORIES. PROVIDE GUTTERS AND DOWNSPOUTS AS SHOWN ON CONSTRUCTION DOCUMENTS.

07 19 00 WATER REPELLENTS: EXPOSED EXTERIOR MASONRY- PROVIDE PROSOCO SUREKLEEN WEATHERSEAL SILOXANE WB CONCENTRATE, HYDROZO ENVIROSEAL DOUBLE 7, CHEM-TRETE AQUA TRETE EULSION EM, OR APPROVED EQUAL. PROTECT ADJOINING SURFACES FROM OVERSPRAY OR SPILLAGE AS RECOMMENDED BY MANUFACTURER. APPLY ACCORDING TO MANUFACTURER 'S WRITTEN INSTRUCTIONS WITH NO LESS THAN 2 COATS. COORDINATE TEST SITE APPLICATION FOR ARCHITECT 'S APPROVAL PRIOR TO INSTALLATION.

07 21 00 PROVIDE VAPOR BARRIER: AS RECOMMENDED BY MANUFACTURER. INSTALL ACCORDING TO MANUFACTURER 'S INSTRUCTIONS. PROVIDE TYVEK OR APPROVED EQUAL.

07 22 00 BUILDING INSULATION: PROVIDE INSULATION AS INDICATED ON CONSTRUCTION DOCUMENTS. INSTALL ACCORDING TO MANUFACTURER 'S WRITTEN INSTRUCTIONS. CUT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS COMPLETELY. TAPE AS REQUIRED. PROVIDE AND INSTALL 6" (R-19) MINIMUM PAPER FACED FIBERGLASS BATTS- OCF, CERTAINTEED, MANVILLE, OR APPROVED EQUAL. PROVIDE FOAM BOARD PERIMETER INSULATION IN THICKNESS INDICATED. DOW "SM" EXTRUDED POLYSTYRENE OR APPROVED EQUAL. PROVIDE ALL ADHESIVE, ANCHORS, FASTENERS, RETAINER STRIPS, OR OTHER COMPONENTS AS REQUIRED BY PROJECT CONDITIONS OR RECOMMENDED BY MANUFACTURER FOR COMPLETE INSTALLATION

07 27 00 FIRESTOPPING: PROVIDE FIRESTOPPING AND SMOKESEALS INCLUDING: OPENINGS IN FIRE-RATED WALLS AND EXPANSION JOINTS IN FIRE RATED WALLS. PROVIDE PRODUCT DATA AND CERTIFICATION. PROVIDE MATERIALS CONFORMING TO FLAME AND TEMPERATURE RATINGS PER ASTM E 814 OR UL 1479 TO PROVIDE A RATING NOT LESS THAN ONE HOUR OR THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED- WHICHEVER IS MORE. PROVIDE INSTALLATION, CURING, AND INSTALLATION EQUIPMENT APPROVED BY FIRESTOP MANUFACTURER. 3M FIRE PROTECTION PRODUCTS, TREMCO FIRESTOPPING, OR APPROVED EQUAL.

07 41 10 METAL ROOF PANELS: COMPLY WITH APPLICABLE STANDARD INCLUDING, BUT NOT LIMITED TO SMACNA: "ARCHITECTURAL SHEET METAL MANUAL" SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC., LGSI: "LIGHT GAGE STRUCTURAL INSTITUTE", AISC: "STEEL CONSTRUCTION MANUAL" AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISI: "COLD FORM STEEL DESIGN MANUAL," AMERICAN IRON AND STEEL INSTITUTE (1996 EDITION), ASTM A792-83-AZ50 (PAINTED) ASTM E 1514-93: "STANDARD SPECIFICATION FOR STRUCTURAL STANDING SEAM STEEL ROOF PANEL SYSTEMS ", AMERICAN SOCIETY FOR TESTING AND MATERIALS, UL580: "TESTS FOR UPLIFT RESISTANCE OF ROOF ASSEMBLIES", UNDERWRITERS LABORATORIES, INC., UL2218: "TEST STANDARD FOR IMPACT RESISTANCE", UNDERWRITERS LABORATORIES, INC., ICBO: EVALUATION REPORT NO. ER-5409, ICBO EVALUATION SERVICE, INC., ASTM E 1592-95: "STANDARD TEST FOR STRUCTURAL PERFORMANCE OF SHEETING METAL ROOF AND SIDING SYSTEMS BY UNIFORM STATIC AIR PRESSURE DIFFERENCE", AMERICAN SOCIETY FOR TESTING AND MATERIALS, ASTM E 1680-95: "STANDARD TEST METHOD FOR RATE OF AIR LEAKAGE THROUGH EXTERIOR METAL ROOF PANEL SYSTEMS ", AMERICAN SOCIETY FOR TESTING AND MATERIALS., ASTM E 1646-95: "STANDARD TEST METHOD FOR WATER PENETRATION OF EXTERIOR METAL ROOF PANEL SYSTEMS BY UNIFORM STATIC AIR PRESSURE DIFFERENCE ", AMERICAN SOCIETY FOR TESTING AND MATERIALS.

07 41 15 EXTERIOR WALL PANELS & SYSTEMS: PROVIDE LAMINATED PANELS AND ATTACHMENT SYSTEMS FOR USE AS EXTERIOR CLADDING. PANEL'S EXPOSED FINISHES SHALL PERFORM ACCORDING TO AAMA 2605-98; EXPOSED ANODIZED ALUMINUM ACCORDING TO AAMA 611-98. PANEL COMPOSITE ASSEMBLY SHALL CONFORM TO ASTM E84, FLAME SPREAD RESISTANCE, CLASS A. PANEL BOND INTEGRITY SHALL HAVE A MINIMUM PEEL STRENGTH OF 34.5 IN-LBS/IN WHEN TESTED ACCORDING TO ASTM D1781.DESIGN WALL SYSTEM TO WITHSTAND A POSITIVE AND NEGATIVE WINDLOAD PRESSURE ACTING INWARD AND OUTWARD NORMAL TO THE PLANE OF THE WALL TO MEET THE REQUIREMENTS OF THE LATEST ADOPTED LOCAL BUILDING CODE. MAKE ADEQUATE PROVISIONS IN THE WALL SYSTEM FOR THERMAL EXPANSION AND CONTRACTION OF THE COMPONENT PARTS AND FASTENING OF THE SYSTEM TO PREVENT HARMFUL DAMAGE CAUSED BY BUCKLING, OPENING OF JOINTS, CONTRACTION AND EXPANSION DUE TO ACCUMULATION OF DEAD LOADS AND VARIATIONS OF LIVE LOADS. DESIGN WALL SYSTEM TO BE SEALED AT ALL JOINTS, INTERSECTIONS AND CUTOUTS TO PREVENT MOISTURE INTRUSION OF ANY TYPE.

07 62 00 SHEET METAL FLASHING AND TRIM: PROVIDE FLASHING AND SHEET METAL WORK AS NECESSARY TO COMPLETE ROOFING, PARAPET INSTALLATION AND PROVIDE WATERTIGHT FINISH. MEET SMACNA REQUIREMENTS. PROVIDE PREPAINTED ALUMINUM SHEETS, ASTM B 209, ALLOY 3003, TEMPER H14 AND H34, 0.032" THICK, PRIMED AND FINISHED ONE SIDE WITH KYNAR FINISH TO MATCH ROOF (PROVIDE TO MATCH STUCCO FOR PARAPET CAP). PROVIDE FASTENERS, SOLDER, ROOFING CEMENT, MASTIC, OTHER COATING, UNDERLAYMENT, AND METAL ACCESSORIES AS INDICATED TO PROVIDE COMPLETE WATERTIGHT INSTALLATION. FABRICATE CAPS, FLASHING, TRIM, AND OTHER EXPOSED SHEET METAL FROM PRE-PAINTED GALVALUME OR SHEETS. FABRICATE COUNTER FLASHING, AND OTHER SHEET WORK NOT EXPOSED TO VIEW FROM MILL FINISHED GALVALUME. FABRICATE FLASHING AT DRAINS, VENTS AND WHERE REQUIRED TO CONFORM TO CONTOUR OF ROOFING COMPONENTS AND ACCESSORIES FROM LEAD. FABRICATE FOR WATERPROOF AND WEATHER-RESISTANT PERFORMANCE, WITH EXPANSION PROVISIONS FOR RUNNING WORK, SUFFICIENT TO PERMANENTLY PREVENT LEAKAGE, DAMAGE OR DETERIORATION OF THE WORK. FORM WORK TO FIT SUBSTRATES AND WITHOUT EXCESSIVE OIL-CANNING, BUCKLING AND TOOL MARKS. FORM TRUE AND LEVEL, WITH FORMED HEMS AT EDGES. FABRICATE NONMOVING SEAMS IN SHEET METAL WITH FLAT-LOCK SEAMS. FORM ALUMINUM SEAMS WITH EPOXY; RIVET JOINTS FOR ADDITIONAL STRENGTH WHERE REQUIRED. FOR METALS OTHER THAN ALUMINUM, FORM SEAMS AND SOLDER. SEPARATE DISSIMILAR METALS FROM EACH OTHER BY PAINTING EACH METAL SURFACE WITH HEAVY APPLICATION OF BITUMASTIC COATING. INSTALL IN COMPLIANCE WITH SMACNA, AND IN ACCORDANCE WITH MANUFACTURER 'S RECOMMENDATIONS. ANCHOR SECURELY, WITH PROVISIONS OR THERMAL EXPANSION, WITH SEAMS THAT ARE PERMANENTLY WATERPROOF. INSTALL SLIP SHEET OF POLYETHYLENE AS NEEDED. SEAL EDGES OF METAL FLASHINGS WITH WATERTIGHT BED OF ROOFING CEMENT. BED FLANGES OF WORK IN THICK COAT OF BITUMINOUS ROOFING CEMENT WHERE REQUIRED FOR WATERPROOF PERFORMANCE. SECURE EDGES OF PLASHING TO OTHER WORK WITH ANGLES AND BARS AND SEAL. CLEAN-UP AT COMPLETION OF WORK. REMOVE ALL EXCESS MATERIALS AND RUBBISH FROM SURFACES AND WORK AREA.

07 72 00 ROOF ACCESSORIES: PROVIDE ROOF CURBS, EQUIPMENT SUPPORTS, AND THRU-WALL OVERFLOW SCUPPERS. COMPLY WITH SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL" DETAILS FOR FABRICATION, SEALANTS AND FLASHING TO COORDINATE WITH TYPE OF ROOFING AND APPLICATION INDICATED.

07 92 00 JOINT SEALANTS: AT DOOR FRAMES, FLOORING JOINTS, NON-RATED WALL PENETRATIONS, ETC, COMPLETELY CLOSE JOINTS WITH SEALANTS. PROVIDE JOINT SEALERS AND FILLERS COMPATIBLE WITH MATERIALS TO ADJACENT TO FILL LOCATION. ELASTOMERIC SEALANTS MUST COMPLY WITH ASTM C 920, USE THE FOLLOWING OR APPROVED EQUAL: SONNEBORN "SONOLASTIC NP2 (TYPE M, NON-SAG AT EXTERIOR AND INTERIOR JOINTS WITH ALUMINUM OR METAL), SONNEBORN "SL-1" (TYPE S, POURABLE), SONNEBORN "SL-2" (TYPE M, POURABLE), DOW CORNING "790" (TYPE S, NON-SAG), DOW CORNING "786" (TYPE S, NON-SAG, MILDEW RESISTANT AT WET WORK INCLUDING TILE, SINKS, PLUMBING FIXTURES). ACRYLIC EMULSION SEALANTS (USED AT ALL INTERIOR JOINTS EXCLUDING METAL, ALUMINUM, TILE, AND WET WORK) MUST COMPLY WITH ASTM C 834 SONNEBORN "SONOLAC, OR APPROVED EQUAL. CLEAN, ETCH, ROUGHEN, PRIME, SEAL, TAPE, USE SEALANT AND BACKER ROD OR OTHER MISCELLANEOUS MATERIALS, CURE, AND CLEAN AS RECOMMENDED BY MANUFACTURER. INSTALL SEALANT AT DEPTHS RECOMMENDED BY MANUFACTURER.

RAD
Licensed Professional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164

STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com

"Out of the Grey...and Into the Black!" ©
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners

¡YES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

REVISIONS	
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
SP.01

SP.01 **SUMMARY SPECIFICATIONS**

DIVISION 08 - DOORS AND WINDOWS

08 11 00 STEEL DOORS AND FRAMES: REFER TO DOOR AND FRAME SCHEDULE. PROVIDE DOORS AND FRAMES COMPLYING WITH ANSI A250, INCLUDING A250.8, A250.4, A250.6, A250, 10 AND A 115. COMPLY WITH REQUIREMENTS OF SDI. PROVIDE FIRE-RATED UNITS COMPLYING WITH NFPA 80 "STANDARD FOR FIRE DOORS AND WINDOWS", AS UNITS TESTED, LISTED, AND LABELED IN ACCORDANCE WITH ASTM E152 "STANDARD METHODS OF FIRE TESTS OF DOOR ASSEMBLIES." DOORS SHALL BE 18 GAGE, ASTM A366 COLD ROLLED, STRETCHER LEVELED, FREE OF SCALE, PITTING, WARPING OR OTHER SURFACE DEFECTS, INSULATED OR SOLID CORE. PROVIDE ZINC COATED FACE SHEETS AT EXTERIOR DOORS. DOOR FRAMES SHALL BE 167 GAGE INTERIOR AND 14 GAGE EXTERIOR ASTM A569 HOT ROLLED WITH STEEL TOP CHANNEL. PROVIDE FRAMES WITH ZINC COATING AT EXTERIOR. FACTORY PRIME ALL DOORS. PROVIDE ANCHORS SUITABLE FOR WALL INSTALLATION.

08 36 13 SECTIONAL OVERHEAD DOORS: PROVIDE SECTIONAL OVERHEADS DOORS AND FRAMES BY SAME MANUFACTURER IN SIZES INDICATED ON DRAWINGS. PROVIDE MANUFACTURERS STANDARD WARRANTY. PROVIDE MANUFACTURER'S STANDARD HEAVY DUTY ELECTRIC DOOR OPERATOR WITH OBSTRUCTION DETECTION. ALL WEATHER SEALS PER MANUFACTURER 'S WRITTEN RECOMMENDATIONS.

08 41 10 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS: PROVIDE ALUMINUM STOREFRONTS AND FRAMES BY SAME MANUFACTURER AS INDICATED IN CONSTRUCTION DRAWINGS. PROVIDE SHOP DRAWINGS WITH DETAILS FOR ARCHITECT 'S REVIEW. EXTERIOR DOOR FRAME UNITS SHALL BE FABRICATED TO WITHSTAND 20 LBS PER SQ. FT. ON FRAMES, DOORS, AND GLASS ACTING INWARD AND OUTWARD. SET UNITS PLUMB, LEVEL AND TRUE WITH NO WARPING OR RACKING. ANCHOR SECURELY IN PLACE. SECURE WITH NON-STAINING, NON-CORROSIVE SHIMS AND ANCHORS, FASTENERS, FILLERS, ETC. PROVIDE SUB-FRAMES AT BOTTOM OF WINDOW AND MANUFACTURER'S STANDARD FLASHING. PROTECT AREAS WHERE ALUMINUM MAY BE IN CONTACT WITH STEEL OR OTHER DISSIMILAR MATERIALS WITH BITUMINOUS PAINT. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS TO ENSURE SYSTEM WEEPS OR EXPELS WATER AS DESIGNED. PROVIDE AND INSTALL MEDIUM STILE, SINGLE ACTING DOORS IN SIZES INDICATED WITH ALL HARDWARE EXCEPT CYLINDERS. PROVIDE INTERMEDIATE HINGE. HARDWARE TO INCLUDE ADAMS RITE SERIES 8600 PANIC DEVICES, PIVOTS, MANUFACTURER'S STANDARD THRESHOLD, NORTON 8501 BF CLOSER, MANUFACTURER 'S STANDARD WEATHER-STRIPPING.

08 41 10.1 KAWNEER TRIFAB VG 451T, CENTER PLANE 2" X 4 ½", THERMALLY BROKEN SYSTEM FOR 1" INSULATING UNITS, CLEAR ANNODIZED, CLASS 2 OR APPROVED EQUAL OR VISTAWALL MULTIPLANE 3000, CENTERPLANE 2" X 4 ½", THERMALLY BROKEN SYSTEM FOR 1" INSULATING UNITS, CLEAR ANNODIZED, CLASS 2 OR APPROVED EQUAL.

08 41 12 DRIVE-THROUGH WINDOW: C.R. LAURENCE SATIN ANODIZED SELF CLOSING DELUXE SLIDING SERVICE WINDOW WITH STAINLESS STEEL SILL. SCDW1804DU. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR A WATERTIGHT INSTALLATION.

08 71 00 DOOR HARDWARE: PROVIDE HARDWARE AS APPROPRIATE TO EACH DOOR FROM MANUFACTURERS AS FOLLOWS: FALCON, CYLINDERS AND LOCKS, LCN 1461 DOOR CLOSERS, YALE 7100 F X PB 626F EXIT DEVICES, HAGER BUTTSBB1279 4.5 X 4.5 AND 282 D X12 FLUSHBOLTS. PROVIDE HAGER KICK PLATE, STOPS, AND SILENCERS. PROVIDE HAGER 30S X 4 X 16 PUSH PLATES AND 3J X 10 PULLS FOR RESTROOM DOORS. PROVIDE HAGER STOPS 236W OR 242 F AS REQUIRED.

08 80 00 GLAZING: PROVIDE 1" INSULATED GLAZING UNITS WITH ¼" THICK CLEAR FLOAT GLASS, ½" AIRSPACE, AND ¼" GLASS WITH HARDCOAT LOW-E, COLOR TO BE SELECTED BY ARCHITECT. PROVIDE TEMPERED INNER AND OUTER LITES AS REQUIRED BY CODE. PROVIDE INSULATED UNITS BY SAME MANUFACTURER AND INSTALLED IN SAME DIRECTION. PROVIDE AND INSTALL WITH APPROPRIATE GLAZING MATERIALS AS RECOMMENDED BY MANUFACTURER. CURE AS RECOMMENDED BY MANUFACTURER.

DIVISION 09 - FINISHES

09 11 11 NON-LOAD-BEARING STEEL FRAMING: FRAMING MEMBERS, GENERAL: COMPLY WITH ASTM C 754 FOR CONDITIONS INDICATED. STEEL SHEET COMPONENTS: COMPLY WITH ASTM C 645 REQUIREMENTS FOR METAL, UNLESS OTHERWISE INDICATED. PROVIDE ALL DEFLECTION TRACKS, STUDS, ETC IN GAUGE AS INDICATED IN DRAWINGS. PROVIDE ALL FASTENERS FOR METAL FRAMING: OF TYPE, MATERIAL, SIZE, CORROSION RESISTANCE, HOLDING POWER, AND OTHER PROPERTIES REQUIRED TO FASTEN STEEL MEMBERS TO SUBSTRATES. WHERE STUDS ARE INSTALLED DIRECTLY AGAINST EXTERIOR MASONRY WALLS OR DISSIMILAR METALS, INSTALL ISOLATION STRIP. INSTALL TRACKS (RUNNERS) AT FLOORS AND OVERHEAD SUPPORTS. EXTEND FRAMING FULL HEIGHT TO STRUCTURAL SUPPORTS OR SUBSTRATES ABOVE SUSPENDED CEILINGS, EXCEPT WHERE PARTITIONS ARE INDICATED TO TERMINATE AT SUSPENDED CEILINGS. CONTINUE FRAMING AROUND DUCTS PENETRATING PARTITIONS ABOVE CEILING. SLIP-TYPE HEAD JOINTS: WHERE FRAMING EXTENDS TO OVERHEAD STRUCTURAL SUPPORTS, INSTALL TO PRODUCE JOINTS AT TOPS OF FRAMING SYSTEMS THAT PREVENT AXIAL LOADING OF FINISHED ASSEMBLIES. DOOR OPENINGS: SCREW VERTICAL STUDS AT JAMBS TO JAMB ANCHOR CLIPS ON DOOR FRAMES; INSTALL RUNNER TRACK SECTION (FOR CRIPPLE STUDS) AT HEAD AND SECURE TO JAMB STUDS. INSTALL TWO STUDS AT EACH JAMB, UNLESS OTHERWISE INDICATED. INSTALL CRIPPLE STUDS AT HEAD ADJACENT TO EACH JAMB STUD, WITH A MINIMUM 1/2-INCH (12.7-MM) CLEARANCE FROM JAMB STUD TO ALLOW FOR INSTALLATION OF CONTROL JOINT IN FINISHED ASSEMBLY. EXTEND JAMB STUDS THROUGH SUSPENDED CEILINGS AND ATTACH TO UNDERSIDE OF OVERHEAD STRUCTURE. INSTALLATION TOLERANCE: INSTALL EACH FRAMING MEMBER SO FASTENING SURFACES VARY NOT MORE THAN 1/8 INCH (3 MM) FROM THE PLANE FORMED BY FACES OF ADJACENT FRAMING.

09 25 00 GYPSUM BOARD PROVIDE ALL LABOR, MATERIALS, AND ACCESSORIES NECESSARY FOR COMPLETE INSTALLATION. 5/8" TAPERED EDGE REGULAR AMERICAN GYPSUM, TEMPLE-INLAND, USG OR APPROVED EQUAL. PROVIDE SAG RESISTANT AT CEILINGS AND MOISTURE RESISTANT IN RESTROOMS AND WET AREAS. INSTALL PER MANUFACTURER 'S RECOMMENDATIONS WITH CONTROL JOINTS AND EXPANSION JOINTS AS SHOWN IN DRAWINGS. PROVIDE LEVEL 4 FINISH.

09 51 20 ACOUSTICAL CEILINGS: PROVIDE ALL MATERIALS LABOR AND ACCESSORIES TO COMPLETE INSTALLATION. LAY-IN PANEL RADAR CLIMA PLUS, USG CEILINGS, 24" x 48" x 5/8" , WHITE, SQUARE EDGE OR APPROVED EQUAL. PROVIDE GRID TO MATCH EXISTING USED THROUGHOUT THE REST OF THE BUILDING, FIELD VERIFY TYPE. INSTALLATION IN COMPLIANCE WITH ASTM C 636 AND IN ACCORDANCE WITH THE ARCHITECTS REFLECTED CEILING PLAN. INSTALL ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS.

09 91 00 PAINTING: PROVIDE PAINTING AND FINISHING OF INTERIOR AND EXTERIOR ITEMS AND SURFACES AS NOTED ON DRAWINGS. PROVIDE FIELD PAINTING OF HANGER, EXPOSED STEEL AND IRON WORK, PRIMED METAL SURFACES EXPOSED TO VIEW, HOLLOW METAL DOORFRAMES, GYPSUM BOARD WALL SURFACES, ETC. PREPARE SURFACES PRIOR TO PAINTING. APPLY ACCORDING TO MANUFACTURER 'S WRITTEN INSTRUCTIONS. USE SHERWIN WILLIAMS OR APPROVED EQUAL. PRIME SURFACES WITH MANUFACTURER 'S RECOMMENDED PRIMER AND APPLY MANUFACTURER'S RECOMMENDED PAINT IN MULTIPLE COATS AS RECOMMENDED BY MANUFACTURER. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR SELECTIONS OR PROVIDE SAMPLE SUBMITTAL FOR ARCHITECT 'S SELECTION. TINT PRIMER AS NEEDED.

09 91 10 SCHEDULE OF PAINTS: PROVIDE THE FOLLOWING

09 91 11 HOLLOW METAL FRAMES AND DOORS- 1ST COAT- PROCRYL UNISASL PRIMER B66-310 2ND AND 3RD COATS- A-100 EXTERIOR LATEX SATIN A82 SERIES

09 91 12 SHOP PRIMED INTERIOR AND EXTERIOR FERROUS METAL- 1ST COAT: PROCRYL PRIMER B666-310, 2ND AND 3RD COATS: A-100 EXTERIOR LATEX SATIN A8 SERIES

09 91 13 INTERIOR AND EXTERIOR GALVANIZED METAL- PRETREATMENT: CHEMICAL WASH, 1ST COAT PROCRYL UNIVERSAL PRIMER, B66-310. 2ND AND 3RD COATS: A-100 EXTERIOR LATEX SATIN A82 SERIES

DIVISION 10 - SPECIALTIES

10 43 10 SIGNAGE: EXTERIOR AND INTERIOR SIGNS, LETTERS, AND PLAQUES ATTACHED TO BUILDING. REQUIRED ADA TOILET SIGNAGE- PHOTO POLYMER, STANDARD BRAILLE WITH RAISED LETTERING, 6" X9", SILICONE ADHESIVE VINYL TAPE MOUNT, COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.

10 43 11 REQUIRED ADA SIGNAGE- PHOTO POLYMER, STANDARD BRAILLE WITH RAISED LETTERING, 3.5" X8", SILICONE ADHESIVE VINYL TAPE MOUNT, COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURER 'S STANDARD COLORS.

10 52 30 FIRE EXTINGUISHERS AND CABINETS: PROVIDE FIRE EXTINGUISHERS AND CABINETS OR MOUNTING BRACKETS AS INDICATED ON DRAWINGS. COMPLY WITH NFPA "PORTABLE FIRE EXTINGUISHERS" FIRE EXTINGUISHERS SHALL BE LISTED AND LABELED FOR TYPE AND RATING. MOUNT AT HEIGHTS ACCEPTABLE TO CODE OFFICIAL.

10 52 31 CABINETS: J.L. INDUSTRIES MODEL # 1037-3" RETURN TRIM, STAINLESS STEEL CABINET FOR SEMI-RECESSED INSTALLATION, FRAMELESS ACRYLIC DOOR, COLD-ROLLED STEEL TUB WITH WHITE POWDER COAT W/ COSMIC EXTINGUISHER.

DIVISION 11 - EQUIPMENT

11 13 13 MECHANICAL DOCK LEVELER. BASIS OF DESIGN: RITEHITE MODEL RHE3 72" OR APPROVED EQUAL. PROVIDE SHOP DRAWINGS: SHOWING OVERALL DIMENSIONS (WIDTH, HEIGHT) SUPPORTING CONSTRUCTION REQUIREMENTS AND EQUIPMENT STRUCTURAL ATTACHMENT. OPERATING RANGE AND REQUIRED CLEARANCES. PROVIDE THROUGH A SOLE SOURCE FOR DESIGN, ENGINEERING, MANUFACTURING AND WARRANTY CLAIMS HANDLING FROM A COMPANY SPECIALIZING IN MANUFACTURING PRODUCTS SPECIFIED WITH A MINIMUM 20 YEARS EXPERIENCE. INSTALLER SHALL BE TRAINED, CERTIFIED AND APPROVED BY MANUFACTURER, WITH DOCUMENTED EXPERIENCE ON SIMILAR PROJECTS. COORDINATE REQUIREMENT FOR MOCK UP WITH GC. IF REQUIRED BY GC. PROVIDE A MOCK-UP FOR EVALUATION OF SURFACE PREPARATION TECHNIQUES AND APPLICATION WORKMANSHIP. FINISH AREAS DESIGNATED BY GC. DO NOT PROCEED WITH REMAINING WORK UNTIL WORKMANSHIP AND APPEARANCE ARE APPROVED BY ARCHITECT. REWORK MOCK-UP AREA AS REQUIRED TO PRODUCE ACCEPTABLE WORK. MAINTAIN ENVIRONMENTAL CONDITIONS (TEMPERATURE, HUMIDITY, AND VENTILATION) WITHIN LIMITS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S LIMITS. MOUNTING TYPE, CONFIGURATION AND HARDWARE: IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION; AS SCHEDULED AND INDICATED ON DRAWINGS. RATED CAPACITY: INSTALLER SHALL EXAMINE THE OPENING AND CONDITIONS UNDER WHICH DOCK EQUIPMENT IS TO BE INSTALLED AND NOTIFY THE GC IN WRITING OF ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO THE INSTALLER. DO NOT BEGIN INSTALLATION UNTIL OPENINGS HAVE BEEN PROPERLY PREPARED. IF PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY GC OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING. CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION. PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND IN PROPER RELATIONSHIP WITH ADJACENT CONSTRUCTION. BEFORE ACCEPTANCE, A DEMONSTRATION SHALL BE CONDUCTED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE THAT ALL EQUIPMENT OPERATES PROPERLY IN EVERY ASPECT. CONDUCT A DETAILED USER/OPERATOR TRAINING SESSION AT TIME AND PLACE AGREED UPON BY OWNER'S REPRESENTATIVE. PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF PROJECT. TOUCH-UP, REPAIR OR REPLACE DAMAGED PRODUCTS BEFORE SUBSTANTIAL COMPLETION.

DIVISION 12 - FURNISHINGS

NOT USED

DIVISION 13 - SPECIAL CONSTRUCTION

13 00 00 METAL BUILDING SYSTEMS SHALL BE DESIGNED ACCORDING TO PROCEDURES IN MBMA'S "METAL BUILDING SYSTEMS MANUAL." DESIGN METAL BUILDING SYSTEM TO COMPLY WITH STATE AND LOCAL REGULATIONS INCLUDING SEISMIC PERFORMANCE.

13 00 01 METAL BUILDING MANFACTURING SHALL SUBMIT SHOP DRAWING FOR REVIEW BY THE ARCHITECT AND ENGINEER. SUBMITTALL SHALL INCLUDE BUT NOT BE LIMEITED TO REACTIONS AND BASE PLATE SETTING PLAN.

13 12 50 METAL BUILDING SYSTEMS: SUPPLY AND INSTALL STRUCTURAL STEEL FRAMING, ATTACHMENTS, AND ACCESSORIES. SUBMITTAL: FOR METAL BUILDING SYSTEMS INDICATED TO COMPLY WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA, INCLUDING ANALYSIS DATA AND CALCULATIONS SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION. PROVIDE METAL BUILDING SYSTEM CERTIFICATES FOR EACH METAL BUILDING INCLUDING: NAME OF PROJECT, LOCATION, ORDER NUMBER, MANUFACTURER AND CONTACT, CONTRACTOR, BUILDING DIMENSIONS, COMPLIANCE WITH AISC AND AISI FOR HOT AND COLD ROLLED STEEL, GOVERNING BUILDING CODE AND YEAR, DESIGN LOADS, CALCULATIONS, AND LOAD COMBINATIONS, AND AISC CERTIFICATION. PROVIDE REGISTERED ARKANSAS ENGINEER'S STAMPED DRAWINGS. ERECTOR MUST BE ACCEPTABLE TO MANUFACTURER. WELDERS MUST BE QUALIFIED ACCORDING TO AWS D1.1/D1.1M AND AWS D1.3.

DIVISION 14 - CONVEYING SYSTEMS

14 21 00 REFERENCE DRAWINGS FOR BASIS OF DESIGN. ELEVATOR CONTRACTOR (EC) SHALL SUBMIT MANUFACTURER 'S PRODUCT DATA FOR EACH THE SIGNAL AND OPERATING FIXTURES, OPERATING PANELS AND INDICATORS, CAB DESIGN, DIMENSIONS AND LAYOUT, HOISTWAY-DOOR AND FRAME DETAILS, ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS, EXPECTED HEAT DISSIPATION OF ELEVATOR EQUIPMENT IN CONTROL ROOM SPACE AND MACHINE SPACE (BTU)M. EC SHALL FURNISH A COLOR SELECTION CHART FOR CAB AND ENTRANCES. THE EC SHALL ALSO SUBMIT APPROVAL LAYOUT DRAWINGS THAT INCLUDE CAR, GUIDE RAILS, MAXIMUM LOADS IMPOSED ON GUIDE RAILS REQUIRING LOAD TRANSFER TO BUILDING STRUCTURE, CLEARANCES AND TRAVEL OF CAR, CLEAR INSIDE HOISTWAY AND PIT DIMENSIONS, LOCATION AND SIZES OF ACCESS DOORS, HOISTWAY ENTRANCES AND FRAMES. EC TO PROVIDE OPERATIONS AND MAINTENANCE MANUALS. ELEVATOR MANUFACTURER SHALL BE ISO 9001 CERTIFIED. THE EC SHALL OBTAIN AND PAY FOR NECESSARY MUNICIPAL OR STATE INSPECTION AND PERMIT AS REQUIRED BY THE ELEVATOR INSPECTION AUTHORITY, AND MAKE SUCH TESTS AS ARE CALLED FOR BY THE REGULATIONS OR SUCH AUTHORITIES. THESE TESTS SHALL BE MADE IN THE PRESENCE OF SUCH AUTHORITIES OR THEIR AUTHORIZED REPRESENTATIVES. PROVIDE MANFACTURERS STANDARD 1YR WARRANTY COVERING DEFECTIVE MATERIAL AND WORKMANSHIP. PROVIDE A MAINTENANCE SERVICE CONTRACT CONSISTING OF REGULAR EXAMINATIONS AND ADJUSTMENTS OF THE ELEVATOR EQUIPMENT SHALL BE PROVIDED BY THE ELEVATOR CONTRACTOR FOR A PERIOD OF 12 MONTHS AFTER THE ELEVATOR HAS BEEN TURNED OVER FOR THE CUSTOMER 'S USE. THIS SERVICE SHALL NOT BE SUBCONTRACTED BUT SHALL BE PERFORMED BY THE ELEVATOR CONTRACTOR.

RAD
Licensed Professsional Architect
Commonwealth of the Bahamas
State of Florida, United States
Bahamas License No.106
Florida License No. AA-92164
STEFAN P. RUSSELL, ARCHITECT, IBA, B.ARCH. HON.
P.O. BOX CR - 54423
LOT #20, HAROLD ROAD HEIGHTS #2
NASSAU, BAHAMAS
PH (242) 424 - 8381
email: srussell@radbahamas.com
"Out of the Grey...and Into the Black!" ©
RUSSELL ARCHITECTURE & DESIGN, LTD.
architects & planners

iYES NASSAU BAHAMAS TOWNHOMES
SAINT ALBANS DRIVE, NASSAU

REVISIONS	
NO.	DATE

FILE NAME: 23-008
DATE: 11.01.2024
CLIENT: Owner

ISSUED FOR CONSTRUCTION
11.01.2024

SIGN & SEAL

SHEET NUMBER:
SP.02