

# HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

**HDRC CASE NO:** 2022-041  
**ADDRESS:** 2507 FREDERICKSBURG RD  
**LEGAL DESCRIPTION:** NCB 6707 BLK 17 LOT 18 THRU 23 & E 40 FT OF 17  
**ZONING:** R-6 S, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Raul Zuniga/Zuniga Design Group  
**OWNER:** Dr. Andrew Benscoter/REDEEMER EVAN LUTHERAN  
**TYPE OF WORK:** Fenestration modifications  
**APPLICATION RECEIVED:** January 03, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install two (2) new door openings on the north (front) facade.
2. Install one (1) new door opening on the east elevation.
3. Install four (4) new door openings on the south (rear) elevation.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

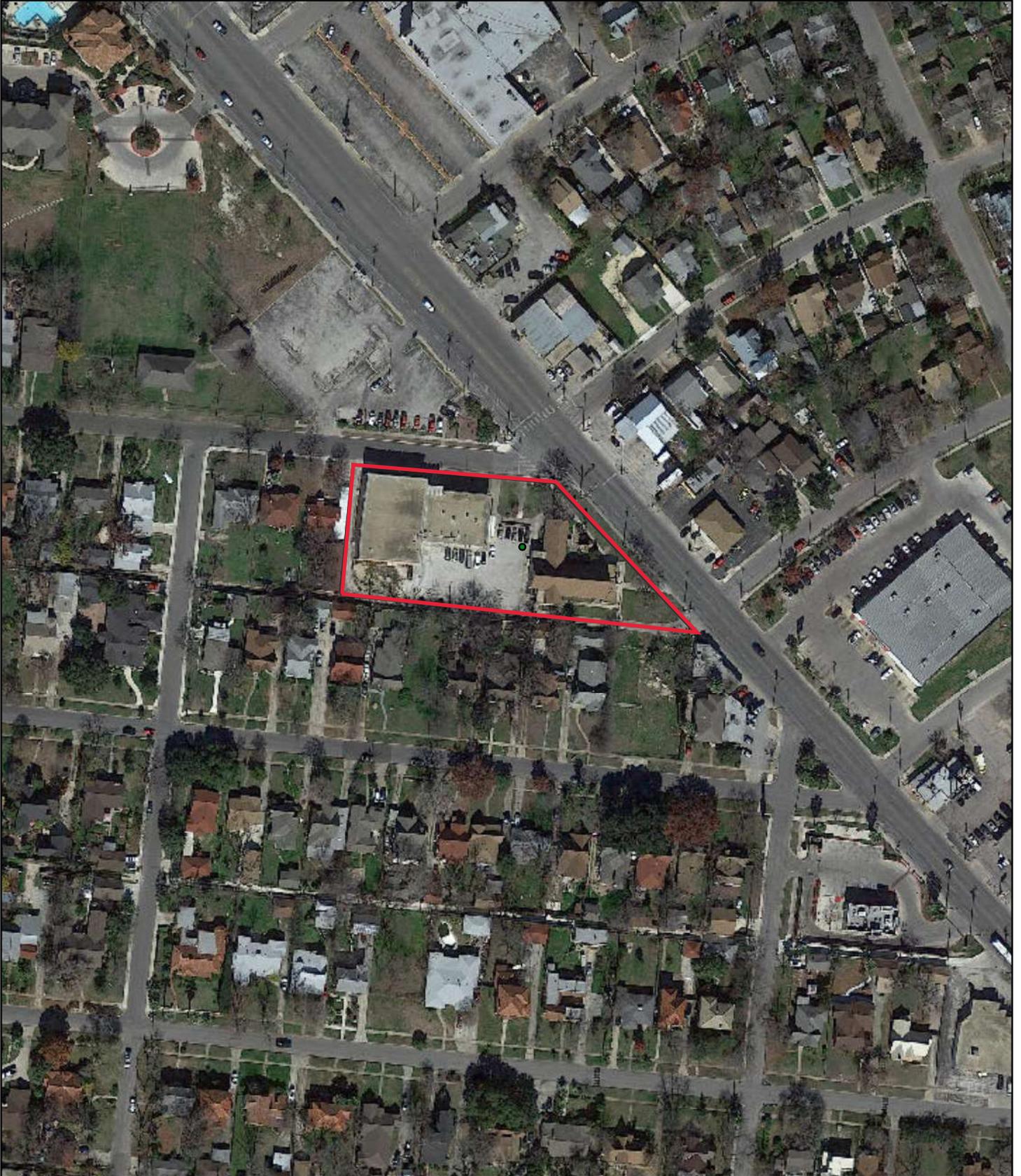
#### **FINDINGS:**

- a. The structure located at 2507 Fredericksburg is a 1-and 2-story educational facility constructed circa 1960. The structure features concrete block construction with stucco, brick, and glazed clay tile accents, anodized aluminum storefront glass systems, a flat roof, and painted arched awning entries. The property is contributing to the Monticello Park Historic District.
- b. FENESTRATION MODIFICATIONS: NORTH ELEVATION – The applicant has proposed to install two (2) new door openings on the north elevation. The two (2) new door openings will be located in the central bay to the east of the arched entry. The doors will be single steel pedestrian doors with lites to match existing. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing door and window openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds the installation of two (2) new door openings on the front façade inconsistent with the Guidelines.
- c. FENESTRATION MODIFICATIONS: EAST ELEVATION – The applicant has proposed to install one (1) new door opening on the east elevation. The new door opening will be located at the main arched entry on the east elevation. The proposed door will be a single solid steel pedestrian door. According to Guideline 6.A.i for Exterior Maintenance and Alterations existing door and window openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. As the new door opening will not be visible from the front of the structure, staff finds the proposal appropriate.
- d. FENESTRATION MODIFICATIONS: SOUTH (REAR) ELEVATION – The applicant has proposed to install four (4) new door openings on the south (rear) elevation. The new door openings will be located in each bay on the rear elevation. The doors will be single steel pedestrian doors with full lites and side lites. According to Guideline 6.A.i for Exterior Maintenance and Alterations existing door and window openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds the introduction of four (4) new openings on the rear elevation in the existing storefront system appropriate.

#### **RECOMMENDATION:**

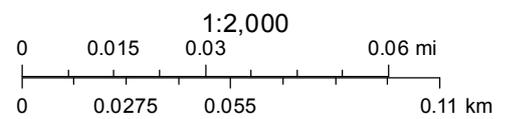
- Item 1, staff does not recommend approval of the fenestration modifications to the north (front) façade based on finding b.
- Item 2, staff recommends approval of the fenestration modification to the east elevation based on finding c.
- Item 3, staff recommends approval of the fenestration modification to the south elevation based on finding d.

# City of San Antonio One Stop

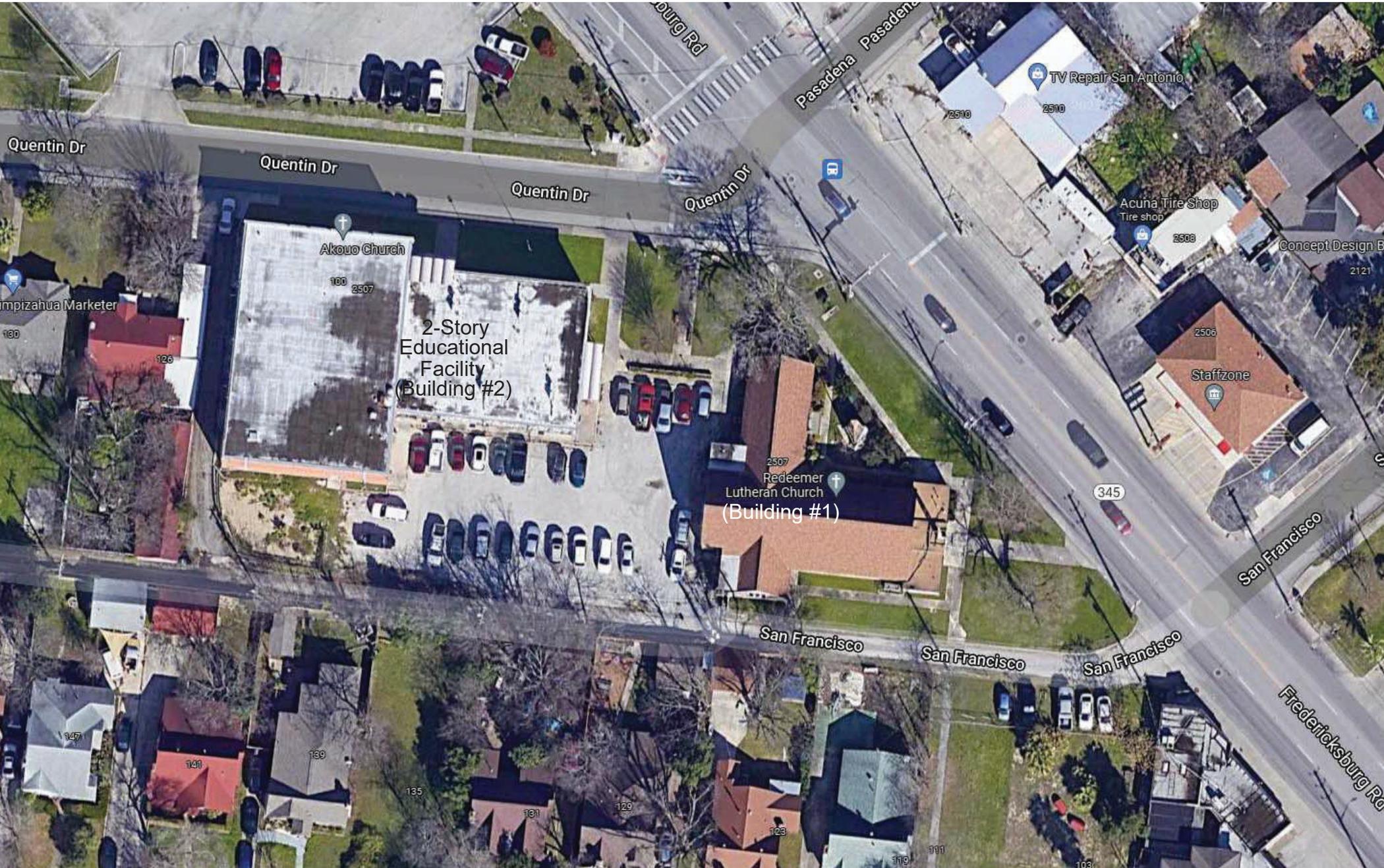


January 14, 2022

 User drawn lines



2507 Fredericksburg Road, Building #2  
San Antonio, Texas 78201



NORTH

Site Plan - N.T.S.



# CONSTRUCTION DOC. ORG.

This set of CONSTRUCTION DOCUMENTS is presented in two parts: a set of sheet technical SPECIFICATIONS and a set of DRAWINGS.

## 1. SPECIFICATIONS

SPECIFICATIONS are organized according to the 16 divisions of the UNIFORM CONSTRUCTION INDEX as follows:

- DIVISION 1 GENERAL REQUIREMENTS
- DIVISION 2 SITE WORK
- DIVISION 3 CONCRETE
- DIVISION 4 MASONRY
- DIVISION 5 METALS
- DIVISION 6 WOOD AND PLASTICS
- DIVISION 7 THERMAL AND MOISTURE PROTECTION
- DIVISION 8 DOORS AND WINDOWS
- DIVISION 9 FINISHES
- DIVISION 10 SPECIALTIES
- DIVISION 11 EQUIPMENT
- DIVISION 12 FURNISHINGS
- DIVISION 13 SPECIAL CONSTRUCTION
- DIVISION 14 CONVEYING SYSTEMS
- DIVISION 15 MECHANICAL
- DIVISION 16 ELECTRICAL

## 2. DRAWINGS

DRAWINGS are organized according to disciplines, with each discipline describing a general aspect of the construction. Disciplines are arranged in the order of typical construction sequence as follows:

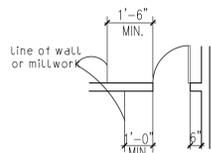
- C-CIVIL  
Work relating to site grading, parking and utilities.
- L-LANDSCAPING:  
Work relating to the preservation, landscape and irrigation.
- #-BUILDING DESIGN:  
Work required to produce the basic building envelope, including:  
Floor plans, roof plans, exterior elevations, building sections, wall sections, stair details, exterior enclosure details, interior floor plans, enlarged plans.
- S-STRUCTURAL:  
Work related to the building structure.
- M-MECHANICAL:  
Work related to heating, ventilating and cooling systems.
- E-ELECTRICAL:  
Work related to the electrical system.
- P-PLUMBING:  
Work related to plumbing systems.

## 3. DIMENSIONS

All plan dimensions are to face of the stud framing or face of masonry unless otherwise noted.

## 4. TYP. DOOR PLACEMENT

All doors are to be installed with the clearances indicated below unless otherwise noted.



## 5. GENERAL NOTES

1. REFER TO CIVIL AND ELECTRICAL SHEETS FOR NEW ELECTRIC SERVICE, SITE LIGHTING AND OTHER UTILITIES.
2. CONTRACTOR OF WORK SHALL VERIFY IN THE FIELD ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERE TO, INCLUDING, BUT NOT LIMITED TO PROPERTY LINE DIMENSIONS, SETBACK, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION EXISTING AND NEW, DRIVEWAYS, WALKS, APRONS, UTILITIES, GRADES AND DRAINAGE. SHOULD ANY QUESTION OR DISCREPANCIES ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY ZDG FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.
3. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATION. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO WATER AND SEWER FEES, DRIVEWAY AND SIDEWALK FEES, ETC. THE LOCATION OF UTILITIES SHOWN ON THE SITE PLANS ARE BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
4. THE WORK AREA IS TO BE KEPT CLEAN AND ORDERLY AT ALL TIMES. REFUSE AND DEBRIS SHALL BE REMOVED ON A REGULAR BASIS.
5. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. ALL DIMENSIONS ARE FROM FINISHED WALL TO FINISHED WALL UNLESS OTHERWISE NOTED BY "CLEAR" OR "HOLD". NOTIFY ZDG OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO BEGINNING OF CONSTRUCTION.
7. ALL WOOD BLOCKING TO BE FIRE RETARDANT.

## GENERAL NOTES (con't.)

8. CONTRACTOR TO PHASE CONSTRUCTION WORK. COORDINATE PHASING WITH OWNER. OPERATING SYSTEMS, UTILITIES AND SERVICES (INCLUDING WATER, POWER, HVAC, SANITARY SEWER, FIRE ALARM, FIRE DETECTION, FIRE SUPPRESSION, TELEPHONE, SECURITY, AND COMMUNICATIONS) SERVING OCCUPIED OR UNOCCUPIED PORTIONS OF THE WORK UNDER THIS CONTRACT SHALL BE MAINTAINED IN OPERATION. PRIOR TO ANY TEMPORARY INTERRUPTION OF THEIR SERVICES DEEMED ABSOLUTELY NECESSARY BY THE CONTRACT TO PERFORME THE WORK, THE CONTRACTOR SHALL CONSULT BUILDING MANAGEMENT TO ARRIVE AT A MUTUALLY ACCEPTABLE SCHEDULE FOR THE INTERRUPTION, SWITCH OVER OR OTHER CHANGE IN OPERATION TO THE SYSTEM, SERVICE OR UTILITY IN QUESTION.
9. DOOR HARDWARE: HANDLES, KNOBS, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE THE FLOOR OR GROUND SURFACE AND SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR SEVERE TWISTING TO OPERATE. THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE SHALL BE NO GREATER THAN FIVE LBS. PREFERRED DESIGNS INCLUDE, BUT ARE NOT LIMITED TO, LEVER-OPERATED MECHANISM, PUSH-TYPE MECHANISMS AND U-SHAPED HANDLES. WHEN SCHEDULED, SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND VISIBLE FROM BOTH SIDES.
10. DOOR CLOSERS: IF A DOOR IS SCHEDULED TO HAVE A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST THREE SECONDS TO MOVE TO AN OPEN POSITION OF APPROXIMATELY 12 DEGREES.
11. DOOR OPERATING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL COMPLY WITH THIS PARAGRAPH. FOR HINGED DOORS, THE FORCE SHALL BE APPLIED PERPENDICULAR TO THE DOOR AT THE DOOR OR 30 INCHES FROM THE HINGED SIDE, WHICHEVER IS FURTHER FROM THE HINGE. FOR SLIDING OR FOLDING DOORS, THE FORCE SHALL BE APPLIED PARALLEL TO THE DOOR AT THE DOOR PULL OR LATCH.
  - (A) EXTERIOR HINGED DOORS SHALL NOT EXCEED 8.5 LBS. SLIGHT INCREASES IN OPENING FORCE SHALL BE ALLOWED WHERE 8.5 LBS. IS INSUFFICIENT TO COMPENSATE FOR AIR PRESSURE DIFFERENTIALS.
  - (B) SLIDING DOORS, FOLDING DOORS AND INTERIOR HINGED DOORS SHALL NOT REQUIRE A FORCE EXCEEDING FIVE LBS.
  - (C) FIRE DOORS MAY BE ADJUSTED TO THE MINIMUM OPENING FORCE ALLOWED BY THE GOVERNING AUTHORITY OR APPLICABLE BUILDING CODES.
12. CONTROLS AND OPERATING MECHANISMS:
  - (A) GENERAL ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY VISITORS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH DETAILS PROVIDED. SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.
  - (B) HEIGHT. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN THE DETAILS. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR.
  - (C) OPERATION. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE LBS.
13. SIGNAGE: SIGNS AT ALL DESIGNATED HANDICAPPED TOILET ROOMS SHALL COMPLY WITH THIS PARAGRAPH.
  - (A) CHARACTER PROPORTION. LETTERS AND NUMBERS ON SIGNS SHOULD HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3/4 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10, UTILIZING AN UPPER-CASE "X" FOR MEASUREMENT.
  - (B) COLOR CONTRAST. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. LIGHT COLORED CHARACTERS ON DARK BACKGROUNDS ARE REQUIRED.
  - (C) TACTILE CHARACTERS AND SYMBOLS. CHARACTERS, SYMBOLS, OR PICTOGRAPHS ON SIGNS REQUIRED TO BE TACTILE, SHALL BE RAISED 1/32 INCH MINIMUM. LETTERS AND NUMBERS SHALL BE SANS SERIF CHARACTERS. SHALL BE AT LEAST 5/8 INCH HIGH, BUT SHOULD BE NO HIGHER THAN TWO INCHES AND SHALL BE PROPORTIONED IN ACCORDANCE WITH SUB-PARAGRAPH (B) OF THIS PARAGRAPH.
    - NOTE: BRAILLE CHARACTERS MAY BE USED IN ADDITION TO STANDARD ALPHABET CHARACTERS AND NUMBERS, BUT MAY NOT BE USED EXCLUSIVELY. IF USED, BRAILLE CHARACTERS SHALL BE PLACED TO THE LEFT OF STANDARD CHARACTERS. RAISED BORDERS AROUND RAISED CHARACTERS ARE DISCOURAGED.
  - (D) MOUNTING HEIGHT AND LOCATION. TACTILE SIGNAGE USED FOR ROOM IDENTIFICATION SHALL BE MOUNTED ON THE WALL ON THE LATCH (STRIKE) SIDE OF DOORS AT A HEIGHT OF 60" ABOVE FINISHED FLOOR TO CENTERLINE OF SIGN.
  - (E) SYMBOLS OF ACCESSIBILITY. IF ACCESSIBLE TOILETS ARE IDENTIFIED, THEN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED. THE SYMBOL SHALL BE DISPLAYED AS SHOWN BELOW.
14. HANDICAPPED ACCESSIBLE TOILET ROOMS:
  - (A) GRAB BARS TO BE MOUNTED AT 35" A.F.F. AND BE CAPABLE OF WITHSTANDING 250 LBS.
  - (B) MIRROR IS TO BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" A.F.F.
  - (C) TOP OF SEAT LID AT WATER CLOSET TO BE 17" TO 19" A.F.F.
  - (D) PROVIDE 28" MINIMUM LEG CLEARANCE AT LAVATORY.
15. THE GENERAL CONDITIONS OF THIS CONTRACT ARE SIMILAR TO A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, NO CONTRACTUAL ADJUSTMENT SHALL BE DUE AS A RESULT OF FAILURE IN THE PART OF THE GENERAL CONTRACTOR (G.C.) TO FULLY ACQUAINT HIMSELF AND ALL OTHER PARTIES TO THE CONTRACT WITH THE CONDITIONS OF DOCUMENT SIMILAR TO A201.



## GENERAL NOTES (con't.)

16. THE GENERAL CONTRACTOR (G.C.) SHALL MAINTAIN AND PAY FOR ALL INSURANCE AS REQUIRED BY THE LAWS OF THE STATE, THE G.C. SHALL PAY ALL THE TAXES REQUIRED BY FEDERAL, STATE, AND LOCAL LAWS. THE G.C. SHALL FILE FOR AND SECURE ALL PERMITS, APPROVALS, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE AS REQUIRED TO OBTAIN CERTIFICATE OF OCCUPANCY.
17. EACH CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH WITH EXISTING JOB CONDITIONS BEFORE SUBMITTING BIDS AS NO ALLOWANCES WILL BE MADE BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH EXISTING JOB CONDITIONS.
18. G.C. SHALL VERIFY ALL SITE DIMENSIONS SHOWN OF THE DRAWINGS, ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO THE TENANT AND Z.D.G. AND HIS DISPOSITION OBTAINED BEFORE ANY WORK IS BEGUN, NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED IN ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS OF WORK AND THE MEASUREMENTS INDICATED ON THE DRAWINGS.
19. ALL PROPOSALS SHALL PRECLUDE THAT THE G.C. IS FAMILIAR WITH JOB SITE CONDITIONS AND UTILITY LOCATIONS, THE LACK OF SPECIFIC INFORMATION ON THE DRAWING SHALL NOT RELIEVE THE G.C. OF ANY RESPONSIBILITY. ANY DISCREPANCIES, ERRORS OR OMISSIONS DISCOVERED IN THE CONTRACT DOCUMENTS BY THE G.C. SHALL BE BROUGHT TO ATTENTION OF ZDG BEFORE PROCEEDING WITH RELAXED WORK. OTHERWISE THE CORRECTION OF SUCH ITEMS IS THE RESPONSIBILITY OF THE G.C. SUCH ERROR WILL NOT BE CONSIDERED SUBSEQUENTLY AS A BASIS FOR EXTRA CONSIDERATION.
20. G.C. SHALL PROVIDE PRIOR TO START OF WORK THE FOLLOWING INFORMATION TO THE OWNER FOR ALL PARTIES PERFORMING WORK ON THIS PROJECT:
  - A. BUSINESS NAME AND ADDRESS
  - B. NAME OF CONTACT PERSON
  - C. REGULAR PHONE NUMBER
  - D. EMERGENCY PHONE NUMBER
21. DO NOT SCALE THE DRAWING
22. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
23. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS, NOTIFY ZDG FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
24. DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
25. DOORS AND CASED OPENING INDICATED NEARBY WALL INTERSECTIONS, SHALL BE LOCATED SO THAT THE EDGE OF THE FINISH OPENING IS SIX INCHES FROM THE FACE OF THE NEARBY WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENING SHALL BE CENTERED BETWEEN ADJACENT WALL INTERSECTIONS.
26. REQUEST AND PAY FOR FINAL TOLR INSPECTION BY R.A.S. I WEEK UPON PROJECT COMPLETION, CONTACT ROBERT BUCK AT 210-695-5326.

## ABBREVIATIONS

AC	ASPHALTIC CONCRETE / ACoustical CEILING ACCESSIBLE	E	EAST
ACC	ACoustical	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
ACOUS	ACoustical	EJ	EXPANSION JOINT
A.C.T.	ACoustical CEILING TILE	ELEV	ELEVATION
ADM	AREA DRAIN	ELEC	ELECTRIC, ELECTRICAL
ADDU	ADDENDUM	ELEV	ELEVATOR
ADJ	ADJUSTABLE	ENCL	ENCLOSE, ENCLOSURE
A.F.F.	ABOVE FINISHED FLOOR	EP	ELECTRIC PANEL
A.H.U.	AIR HANDLING UNIT	EQ	EQUAL
ALT	ALTERNATE	EQUIP	EQUIPMENT
ALUM.	ALUMINUM	EXH	EXHAUST
ANOD.	ANODIZED	EXP	EXPANSION, EXPOSED
APPROX.	APPROXIMATE	EXIST	EXISTING
ARCH	ARCHITECT, ARCHITECTURAL	EXT	EXTERIOR
AUTO	AUTOMATIC	FA	FIRE ALARM
ATM	AUTOMATIC TELLER MACHINE	FCIO	FURNISHED BY CONTRACTOR/ INSTALLED BY OWNER
A.V.	AUDIO VISUAL	F.C.J.C.	FURNISHED BY CONTRACTOR/ INSTALLED BY CONTRACTOR/ FLOOR DRAIN
		FD	FLOOR DRAIN
		FDC	FIRE DEPARTMENT CONNECTION
		FDTN	FOUNDATION
		FE	FIRE EXTINGUISHER
		FEC	FIRE EXTINGUISHER CABINET
		FH	FIRE HYDRANT
		FHC	FIRE HOUSE CABINET
		FIG	FIGURE
		FIN	FINISH, FINISHED
		FIXT	FIXTURE
		FLEX	FLEXIBLE
		FLR	FLOOR
		FLUOR	FLUORESCENT
		FO	FACE OF, FINISHED OPENING
		FOIC	FURNISHED BY OWNER/ INSTALLED BY CONTRACTOR
		FOID	FURNISHED BY OWNER/ INSTALLED BY OWNER
		FP	FIRE PROTECTION
		FR	FRAME, FIRE RATED
		FRMG	FRAMING
		FRFP	FIREPROOF, FIREPROOFING
		FRT	FIRE RETARDANT TREATED
		FS	FLOOR SINK
		FT	FOOT, FEET
		FTG	FOOTING
		FUT	FUTURE
		FVC	FIRE HOSE VALVE CABINET
		FWC	FABRIC WALL COVERING

D	DEEP
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVIDE, DIVISION
DMPF	DAMPPOOF, DAMPPROOFING
DN	DOWN
DOC	DOCUMENT
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER

## ABBREVIATIONS (con't.)

GA	GAGE	S	SOUTH
GALV	GALVANIZED	SC	SOLID CORE
GB	GRAB BAR	SCD	SEAT COVER DISPENSER
GCN	GENERAL CONTRACTOR	SCHED	SCHEDULE
GEN	GENERAL GENERATOR	SD	STORM DRAIN
GFRG	GALSS-FIBER REINFORCED CONCRETE	SECT	SECTION
	GALSS-FIBER	SF	SQUARE FOOT
	REINFORCED GYPSUM GLASS-FIBRE	SGL	SINGLE
GFRP	REINFORCED GYPSUM GLASS-FIBRE	SHT	SHEET
	REINFORCED PLASTIC	SHHG	SHEATING
	REINFORCED GYPSUM GLASS-FIBRE	SIM	SIMILAR
GL	GLASS	SPEC	SPECIFICATION
GW	GYPSUM WALL BOARD	SPKLR	SPRINKLER
GYP	GYPSUM	SPKR	SPEAKER
GYP-BD	GYPSUM BOARD	SQ	SQUARE
		SS	SERVICE SINK
		SST	STAINLESS STEEL
		STC	SOUND TRANSMISSION CLASS
		STD	STANDARD
		STL	STEEL
		STOR	STORAGE
		STRUCT	STRUCTURAL
		SUSP	SUSPENDED

H	HIGH	T	TREAD
HB	HOSE BIBB	T.B.D.	TO BE DETERMINED
HC	HOLLOW CORE	T&G	TONGUE AND GROOVE
HDB	HARD DRYER	TEL	TELEPHONE
HDBD	HARDBOARD HARDWARE	TEMP	TEMPERATURE, TEMPORARY
HDV	HARDWARE	TER	TERRAZZO
HDWD	HARDWOOD	THK	THICK, THICKNESS
HM	HOLLOW METAL	TMPO	TEMPERED
HO	HOLD OPEN	TO	TOP OF
HORIZ	HORIZONTAL	TOS	TOP OF SLAB
HR	HOUR	TPD	TOILET PAPER DISPENSER
HT	HEIGHT	TR	THERMOSTAT
HVAC	HEATING VENTILATING AND AIR CONDITIONING	TV	TELEVISION
		TYP	TYPICAL

JAN	JANITOR	U	URINAL
JC	JANITOR CLOSET	UGND	UNDERGROUND
JS	JANITOR SINK	UNFIN	UNFINISHED
JT	JOINT	UON	UNLESS OTHERWISE NOTED

KB	KITCHEN	VB	VAPOR BARRIER
		VERT	VERTICAL
		VEST	VESTIBULE
		VIF	VERIFY IN FIELD
		VNR	VENEER
		VR	VAPOR RETARDER
		VWC	VINYL WALLCOVERING

M	MIRROR	W	WEST, WIDE
MAS	MASONRY	W/	WITH
MATL	MATERIAL	W/O	WITHOUT
MAX	MAXIMUM	WC	WATER CLOSET, WALLCOVERING
MECH	MECHANICAL	WD	WOOD
MED	MEDIUM	WH	WALL HYDRANT, WATER HEATER
MEMB	MEMBRANE	WELDED	WELDED
MEZZ	MEZZANINE	WP	WEATHERPROOF, WATERPROOFING, WORK POINT
MFR	MANUFACTURER	WR	WATER RESISTANT
MH	MANHOLE	WT	WEIGHT
MIN	MINIMUM, MINUTE	WWF	WELDED WIRE FABRIC
MISC	MISCELLANEOUS		
MNO	MASONRY OPENING		
M5	MOP SINK		
MTD	MOUNTED		
MTL	METAL		
MVBL	MOVABLE		
MW	MICROWAVE	XFMR	TRANSFORMER

NC	NORTH	N	NORTH
NI	NOT IN CONTRACT	NO	NUMBER
NO	NUMBER	NOM	NOMINAL
N.P.	NON PEROVIOUS	N.P.	NON PEROVIOUS
NTS	NOT TO SCALE	NTS	NOT TO SCALE

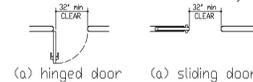
OC	ON CENTER	OT	QUARRY TILE
OD	OUTSIDE DIAMETER		
OH	OVERHEAD		
OPNG	OPENING		
OPP	OPPOSITE/OPPOSITE HAND		
ORD	OVERFLOW ROOF DRAIN ORGANIZATION		
ORG	OPEN TO STRUCTURE ABOVE		
PBD	PARTICLEBOARD		
PC	PRECAST		
PCG	PLASTIC CORNER GUARD		
PD	PLANTER DRAIN		
PERP	PERPENDICULAR		
PLAM	PLASTIC LAMINATE		
PLAS	PLASTER		
PLYWD	PLYWOOD		
PNL	PANEL		
PL	PROPERTY LINE		
PK	PARKING		
PRK	PARKING		
PROP	PROPERTY		
PT	POINT, POINT		
PTD	PRESSURE TREATED		
PTD	PAPER TOWEL DISPENSED		
PTN	PARTITION		
PTD/WR	PAPER TOWEL DISPENSER/WASTE RECEPTACLE		

R	RADIUS, RISER, RIGHT HAND
RCD	REFLECTED CEILING PLAN
ROF	ROOF DRAIN, ROAD
REF	REFER TO, REFERENCE
REFR	REFLECTOR
REINF	REINFORCED, REINFORCING
REQD	REQUIRED
REV	REVISED, REVISION
RM	ROOM
RO	ROUGH OPENING
RT	RIGHT

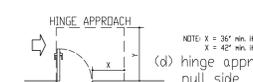
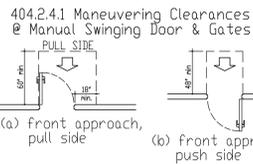
## CONTRACTOR REQUIRED TO PROVIDE THE FOLLOWING A.D.A. REQUIREMENTS:

- 4.1 ACCESSIBLE FACILITIES
- 4.1.3 (17)(b) PUBLIC TELEPHONES: ACCESSIBLE TELEPHONES TO BE EQUIPPED WITH A VOLUME CONTROL
- 4.3 ACCESSIBLE ROUTE
- 4.3.7 SLOPE: MAXIMUM RUNNING SLOPE NOT TO EXCEED 1:20 SLOPE W/ MAXIMUM CROSS SLOPE OF 1:48
- 4.3.8 CHANGES IN LEVELS: MAXIMUM CHANGE IN LEVEL IS 1/2"
- 4.6 PARKING & PASSENGER LOADING ZONES
- 4.6.3 PARKING SPACES: 9 FOOT WIDE SPACES, 5 FOOT ACCESS AISLES - MAX. GROUND SURFACE SLOPE = 2% IN ANY DIRECTION
- 4.6.4 SIGNAGE: VERTICAL SIGNAGE TO BE PROVIDED - REF. DETAILS, SHEET 1.2

### 404.2.3 Clear Width of Doorways



- 4.1.3 THRESHOLDS AT DOORWAYS: 1/2" MAX. BEVELED W/ 1/2 MAX. SLOPE.
- 4.1.3.8 DOOR HARDWARE: HARDWARE SHALL BE MOUNTED NO HIGHER THAN 48" & NO LOWER THAN 34" ABOVE FIN. FL.
- 4.1.3.10 DOOR CLOSERS: SWEEP PERIOD OF CLOSER SHALL BE ADJUSTED SO FROM AN OPEN POSITION OF 90 DEGREES THE DOOR WILL TAKE A MIN. OF 5 SECONDS TO MOVE TO A POINT 12 DEGREES FROM THE LATCH (MEASURED TO THE LEADING EDGE OF THE DOOR)
- 4.1.3.11 DOOR OPENING FORCE: INTERIOR HINGED DOORS - 5 LBF (22.2N), FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMIN. AUTHORITY
- 4.1.4 ENTRANCES
- 4.1.4.4 MINIMUM NUMBER: ALL ENTRANCES TO BE LEVEL. MAX. SLOPE TO BE 1:48 (1/4 INCH PER FOOT).
- 4.1.6 WATER CLOSETS
- 4.1.6.2 CLEAR FLOOR SPACE: FRONT APPROACH TO HAVE MIN. CLEAR FLOOR SPACE OF 48 INCHES WIDE BY 66 INCHES DEEP. SIDE APPROACH TO HAVE MIN. CLEAR FLOOR SPACE OF 48 INCHES WIDE BY 56 INCHES DEEP. BOTH SIDE AND FRONT APPROACH TO HAVE A MIN. CLEAR SPACE OF 60 INCHES WIDE BY 56 INCHES DEEP
- 4.1.6.3 HEIGHT: 17 TO 19 INCHES A.F.F. TO TOP OF SEAT, 18 INCHES ON CENTER OF FIXTURE FROM SIDE WALL/PARTITION
- 4.1.6.4 GRAB BARS: ALL ACCESSIBLE WATER CLOSETS TO HAVE 36 INCH REAR BAR MOUNTED 6" FROM THE CORNER AND A 42 INCH SIDE BAR MOUNTED 12" FROM THE CORNER, 33 TO 36 INCHES A.F.F. TO TOP OF BAR
- 4.1.9 LAVATORIES AND MIRRORS
- 4.1.9.2 HEIGHT AND CLEARANCES: 34 INCHES A.F.F. TO TOP, 27 INCH KNEE CLEARANCE
- 4.1.9.3 CLEAR FLOOR SPACE: 30 INCHES BY 48 INCHES PROVIDED IN FRONT OF LAVATORY
- 4.1.9.4 EXPOSED PIPES AND SURFACES: EXPOSED PIPES TO BE INSULATED
- 4.1.9.5 FAUCETS: ACCESSIBLE FAUCETS (IF NOT AUTOMATIC) TO BE LEVER-OPERATED WITH A MAXIMUM FORCE TO OPERATE OF 5 LBF.
- 4.1.9.6 MIRRORS: ACCESSIBLE MIRRORS SHALL BE MOUNTED W/ BOTTOM EDGE OF REFLECTING SURFACE MAX. 40 INCHES A.F.F. AND A MIN. OF 74 INCHES A.F.F.

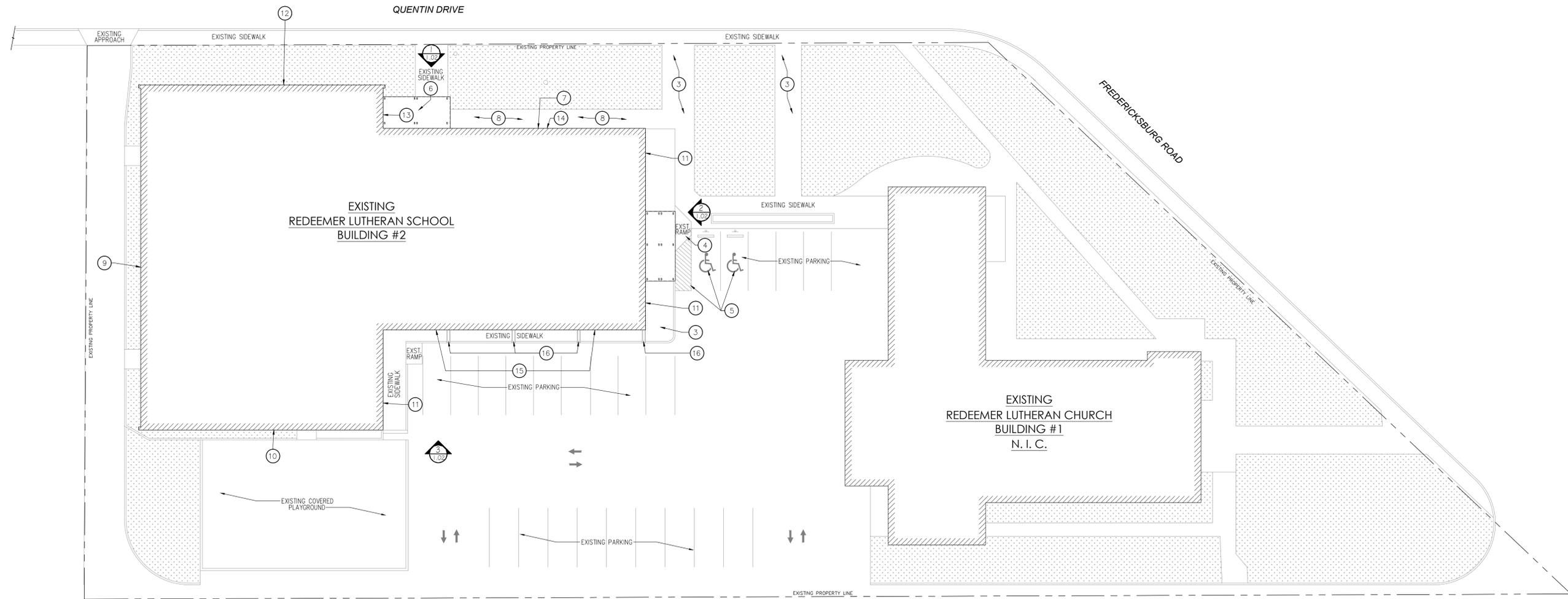


**GENERAL NOTES:**

1. REFER TO ELECTRICAL, PLUMBING AND MECHANICAL SHEETS FOR EXTENT OF NEW EXTERIOR SITE WORK.
2. CONTRACTOR OF WORK SHALL VERIFY IN THE FIELD ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING, BUT NOT LIMITED TO PROPERTY LINE DIMENSIONS, SETBACK, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION EXISTING AND NEW, DRIVEWAYS, SIDEWALKS, APRONS, UTILITIES, GRADES AND DRAINAGE. SHOULD ANY QUESTION OR DISCREPANCIES ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.
3. ALL EXISTING SITE ITEMS, STRUCTURE AND FENCING TO REMAIN UNLESS NOTED OTHERWISE.
4. THE LOCATION OF UTILITIES SHOWN ON THE SITE PLAN IS BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION(S) OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
5. G.C. TO VERIFY AND PROTECT EXISTING PLUMBING CLEAN-OUT LOCATION(S) ON SITE.
6. NO EXISTING TREES WILL BE DEMOLISHED AS PART OF PROPOSED EXTERIOR RENOVATION WORK.
7. ALL EXISTING HERITAGE TREES SHOWN OR SIGNIFICANT TREE'S ON SITE ARE TO REMAIN AND BE PROTECTED DURING ANY NEW EXTERIOR SITE WORK.
8. LICENSED PLUMBER TO CAP ALL EXISTING SEWER, WATER AND GAS LINES IF REQUIRED.
9. G.C. TO VERIFY ALL PARKING SPACE STRIPING IS VISIBLE FOR VEHICLE PARKING, TYP.
10. SEE NEW FLOOR PLAN AND BUILDING EXTERIOR ELEVATIONS FOR EXTENT OF NEW FACADE WORK.
11. NO NEW FACADE WORK PROPOSED AT WEST BUILDING ELEVATION, TYP.
12. ALL ASPHALT PAVING AREAS AROUND BUILDING TO REMAIN NO NEW WORK REQUIRED UNLESS NOTED OTHERWISE.
13. G.C. SHALL VERIFY ALL SITE DIMENSIONS SHOWN OF THE DRAWINGS, ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO THE TENANT AND DESIGNER AND HIS DISPOSITION OBTAINED BEFORE ANY WORK IS BEGUN. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED IN ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS OF WORK AND THE MEASUREMENTS INDICATED ON THE DRAWINGS.
14. ANY NEW RESTRIPTED PARKING SPACES TO BE 18' IN LENGTH AND 9' WIDE, STRIPES TO BE 4" WIDE PAINTED CAUTION YELLOW.
15. RAILING NOT REQUIRED AT RAMP OR STAIR IF GRADE CHANGE IS 24" OR LESS FROM FINISHED SURFACE TO FINISH OF EXISTING GRADE.

**KEYED NOTES:**

- 1 EXISTING LOCATION OF ELEC. GUTTER BOX AND ELEC. SERVICE INTO BUILDING, RE: ELEC.
- 2 EXISTING FIRE HYDRANT
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN, PROTECT DURING RENOVATION WORK
- 4 EXISTING ACCESSIBLE RAMP LEADING TO ENTRY DOOR TO REMAIN, VERIFY T.A.S. COMPLIANT TYP.
- 5 PAINTED STRIPES FOR H.C. PARKING, VERIFY T.A.S. COMPLIANT, TYP.
- 6 EXISTING COVERED SIDEWALK AREA TO RECIEVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOOR(S), SEE NEW FLOOR PLAN SHEET I.O
- 7 THIS PORTION OF EXISTING PLANTER AREA TO RECIEVE DEMO AND IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOOR(S), SEE NEW FLOOR PLAN SHEET I.O
- 8 THIS PORTION OF EXISTING SIDEWALK AREA TO RECIEVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOOR(S), SEE NEW FLOOR PLAN SHEET I.O
- 9 NO PROPOSED RENOVATION WORK TO WEST SIDE OF EXISTING BUILDING FACADE, TYP.
- 10 NO PROPOSED RENOVATION WORK TO THIS AREA OF EXISTING SOUTH SIDE BUILDING FACADE, TYP.
- 11 NO PROPOSED RENOVATION WORK TO THIS AREA OF EXISTING EAST SIDE BUILDING FACADE, TYP.
- 12 NO PROPOSED RENOVATION WORK TO THIS AREA OF EXISTING NORTH SIDE BUILDING FACADE, TYP.
- 13 THIS PROPOSED AREA OF EAST BUILDING FACADE TO RECIEVE (1) NEW EXIT DOOR AT 1st FLOOR
- 14 THIS PROPOSED AREA OF NORTH BUILDING FACADE TO RECIEVE (2) NEW EXIT DOORS AT 1st FLOOR
- 15 THIS PROPOSED AREA OF SOUTH BUILDING FACADE TO RECIEVE (4) NEW EXIT DOORS AT 1st FLOOR
- 16 THIS PORTION OF EXISTING SIDEWALK AREA AND CONCRETE D.S. CHANNELS TO RECIEVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOOR(S), SEE NEW FLOOR PLAN SHEET I.O



**1 AS-IS + DEMO SITE PLAN**  
SCALE: 1/16"=1'-0"



NORTH

NOTE: THIS SITE PLAN HAS BEEN PREPARED TO DEPICT AS-IS SITE CONDITIONS FOR GRAPHIC PURPOSES ONLY AND HAS BEEN PREPARED FOR CLIENT BASED UPON AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL ITEMS, DIMENSIONS, EQUIPMENT AND AREAS SHOWN ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER OR SURVEYOR FOR COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL REGULATIONS.



DRAWN R.V.Z.	CHECKED M.M.
DATE 01.02.2022	
JOB. NO. 21026	

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UPBRING  
HEAD START PRESCHOOL  
8305 CROSS PARK DRIVE  
AUSTIN, TEXAS 78209

AS-IS + DEMO SITE PLAN  
REDEEMER LUTHERAN SCHOOL  
EXTERIOR EXIT DOOR IMPROVEMENTS  
2507 FREDERICKSBURG ROAD - BUILDING #2  
SAN ANTONIO, TEXAS 78201

BID SET  
NOT FOR  
PERMITTING OR  
CONSTRUCTION

REVISIONS DATE	1
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SHEET  
**DSP**  
OF SHEETS

**DEMO GENERAL NOTES:**

- REFER TO ELECTRICAL, PLUMBING AND MECHANICAL SHEETS FOR EXTENT OF NEW EXTERIOR/ INTERIOR RENOVATION WORK.
- THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION ITEMS IN ACCORDANCE WITH REGULATORY REQUIREMENTS. R.L.C. RESERVES THE RIGHT TO SELECT SPECIFIC ITEMS FOR SALVAGE. THESE ITEMS WILL BE IDENTIFIED EITHER IN THE DOCUMENTS OR DURING A PRE-DEMOLITION WALK THRU.
- LICENSED PLUMBER TO CAP ALL EXISTING SEWER, WATER AND GAS LINES IF REQUIRED, TYP.
- ALL EXISTING ITEMS, STRUCTURE AND COLUMNS TO REMAIN UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REPAIR ITEMS DAMAGED DURING DEMO: REMOVAL OF STOREFRONT SYSTEM, EXTERIOR WALLS, LIGHT FIXTURES OR WALL MOUNTED MECHANICAL ITEMS.
- THE RENOVATION/ IMPROVEMENTS OF THIS BUILDING SHALL BE CAREFULLY PLANNED, COORDINATED AND PERFORMED TO MAINTAIN CERTAIN EXISTING ELEMENTS OF THE EXISTING STRUCTURE AND FINISHES.
- COORDINATE EXTENT OF MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DEMOLITION WITH DRAWINGS AND REQUIREMENTS FOR PROPOSED WORK.
- THE CONTRACTOR IS TO COORDINATE THE TIMES AND DURATIONS FOR EACH MAJOR SYSTEM OUTAGE WITH REDEEMER LUTHERAN CHURCH AT LEAST TWO WEEKS IN ADVANCE. IF THE OUTAGE SCHEDULE CHANGES NOTIFY R.L.C. IMMEDIATELY.

- ALL EXISTING FLOOR TILES, WALL FINISHES, FURNISHINGS AND EQUIPMENT TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION.
- SEE RENOVATION EXTERIOR BUILDING ELEVATIONS FOR EXTENT OF NEW FACADE WORK.
- STUDY THE COMPLETE DOCUMENTS AND COORDINATE DEMOLITION AND CONSTRUCTION WITH ALL TRADES.
- G.C. TO PROVIDE DUST CONTROL AT ALL TIMES DURING DEMOLITION AND THROUGHOUT FINAL CONSTRUCTION.
- THE LOCATION OF UTILITIES SHOWN ON FLOOR PLAN ARE BASED ON BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.

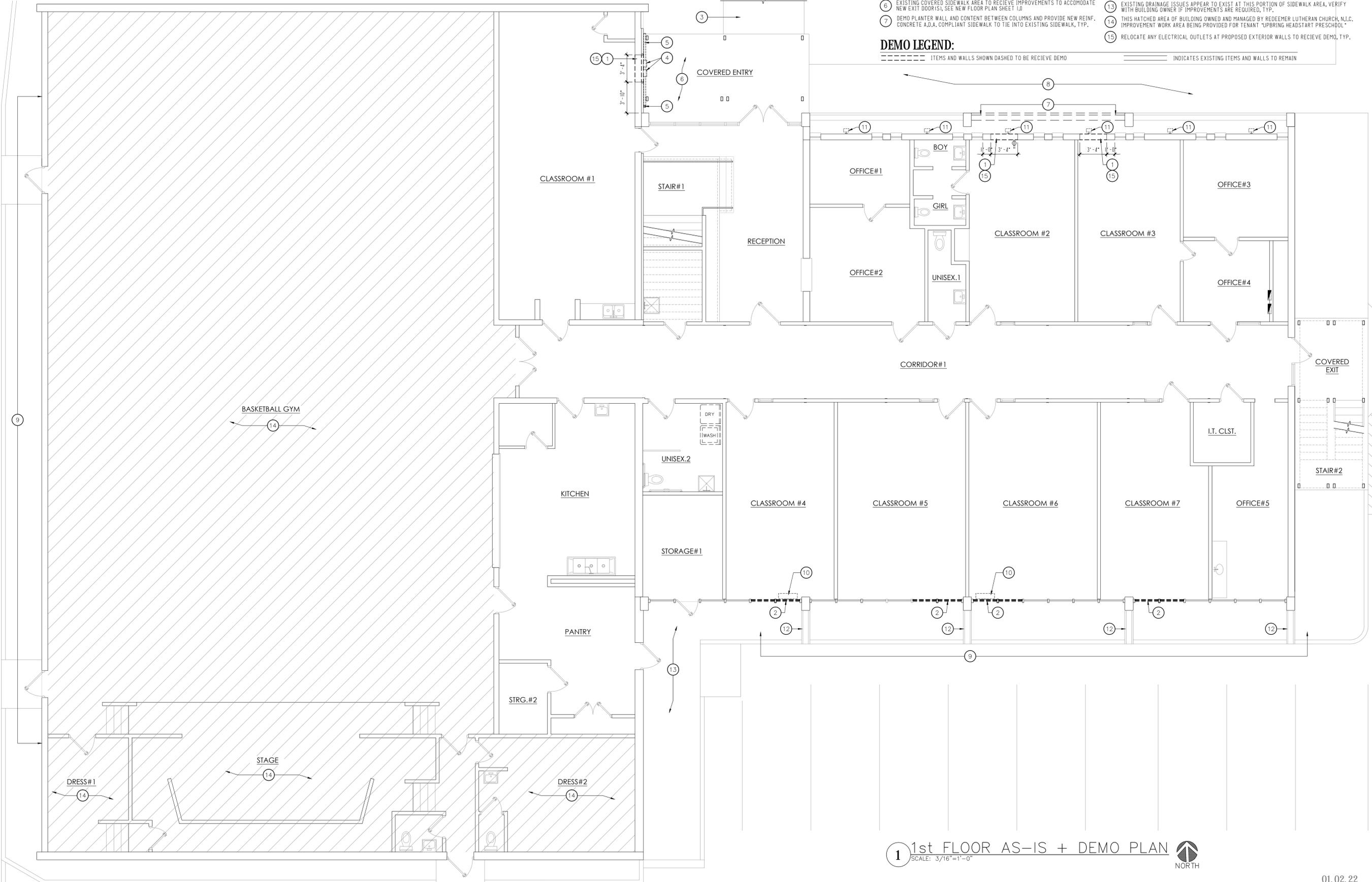
- THE DEMOLITION DRAWINGS FOR DESIGN AND ENGINEERING WORK HAVE BEEN PREPARED USING "AS-IS" DOCUMENTS. THE CONDITIONS SHOWN ON DOCUMENTS AND ACTUAL CONDITIONS MAY VARY. THE DEMOLITION WORK INDICATED IS INTENDED TO SHOW GENERAL SCOPE OF DEMO WORK AND IN NO WAY RELIEVES CONTRACTOR FROM PROVIDING ANY ADDITIONAL DEMO WORK TO COMPLETE RENOVATION WORK.
- G.C. SHALL VERIFY LISTED DIMENSIONS SHOWN ON THE DRAWINGS. ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO THE TENANT AND DESIGNER AND DISPOSITION OBTAINED BEFORE ANY WORK IS BEGUN. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED IN ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS OF WORK AND THE MEASUREMENTS INDICATED ON THE DRAWINGS.

**DEMO KEYED NOTES:**

- DEMO NEW DOOR OPENING IN EXISTING CMU EXTERIOR WALL FOR NEW EXIT DOOR AND FRAME, RE: DOOR SCHEDULE AND STRUCTURAL FOR HEADER DETAIL, TYP.
- DEMO AND REWORK EXISTING STOREFRONT SYSTEM FOR NEW EXIT DOOR AND FRAME, RE: DOOR SCHEDULE
- EXISTING CONCRETE SIDEWALK TO REMAIN, PROTECT DURING RENOVATION WORK
- REMOVE AND RELOCATE EXISTING MAIL BOXES, VERIFY NEW LOCATION WITH R.L.S.
- DEMO EXISTING D.S. AND REROUTE ABOVE NEW EXIT DOOR
- EXISTING COVERED SIDEWALK AREA TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOOR(S). SEE NEW FLOOR PLAN SHEET I.O
- DEMO PLANTER WALL AND CONTENT BETWEEN COLUMNS AND PROVIDE NEW REINF. CONCRETE A.D.A. COMPLIANT SIDEWALK TO TIE INTO EXISTING SIDEWALK, TYP.
- THIS PORTION OF EXISTING SIDEWALK TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOOR(S), SIDEWALK IMPROVEMENTS TO BE A.D.A. COMPLIANT, TYP.
- NO PROPOSED RENOVATION WORK TO WEST SIDE OF BUILDING FACADE, TYP.
- G.C. TO DETERMINE IF EXISTING WALL MOUNTED P-TAC SYSTEM TO BE REMOVED TO ACCOMMODATE NEW EXIT DOOR IMPROVEMENTS, TYP.
- DEMO EXISTING LIGHT FIXTURE AND REPLACE WITH NEW TO MATCH EXISTING, TYP.
- CONCRETE D.S. CHANNELS TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOORS, TYP.
- EXISTING DRAINAGE ISSUES APPEAR TO EXIST AT THIS PORTION OF SIDEWALK AREA, VERIFY WITH BUILDING OWNER IF IMPROVEMENTS ARE REQUIRED, TYP.
- THIS HATCHED AREA OF BUILDING OWNED AND MANAGED BY REDEEMER LUTHERAN CHURCH, N.I.C. IMPROVEMENT WORK AREA BEING PROVIDED FOR TENANT "UPBRING HEADSTART PRESCHOOL"
- RELOCATE ANY ELECTRICAL OUTLETS AT PROPOSED EXTERIOR WALLS TO RECEIVE DEMO, TYP.

**DEMO LEGEND:**

--- ITEMS AND WALLS SHOWN DASHED TO RECEIVE DEMO  
 = INDICATES EXISTING ITEMS AND WALLS TO REMAIN



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**UPBRING  
HEAD START PRESCHOOL**  
 8305 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78209

**1st FLOOR AS-IS + DEMO PLAN**  
**REDEEMER LUTHERAN SCHOOL**  
**EXTERIOR EXIT DOOR IMPROVEMENTS**  
 2507 FREDERICKSBURG ROAD - BUILDING #2  
 SAN ANTONIO, TEXAS 78201

BID SET  
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 CONSTRUCTION

REVISIONS DATE	1

**1st FLOOR AS-IS + DEMO PLAN**  
 SCALE: 3/16"=1'-0"  
 NORTH

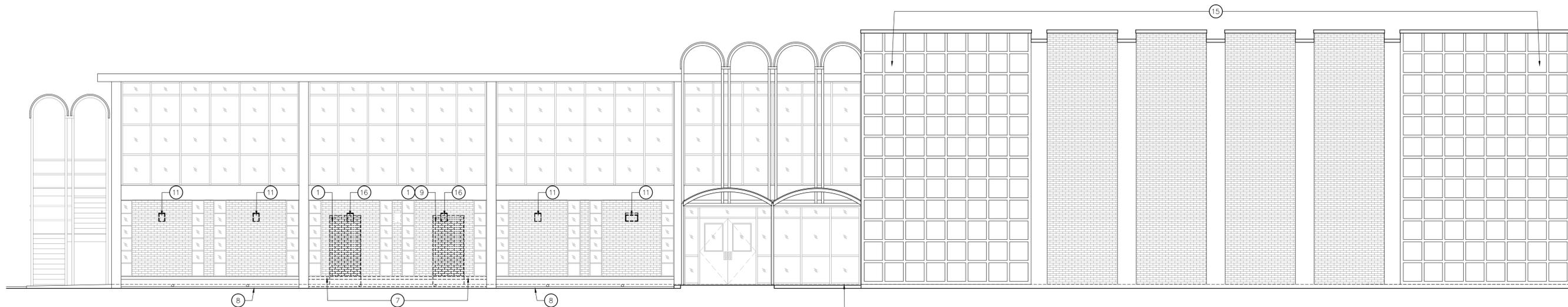
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**UPBRING HEAD START PRESCHOOL**  
8305 CROSS PARK DRIVE  
AUSTIN, TEXAS 78209

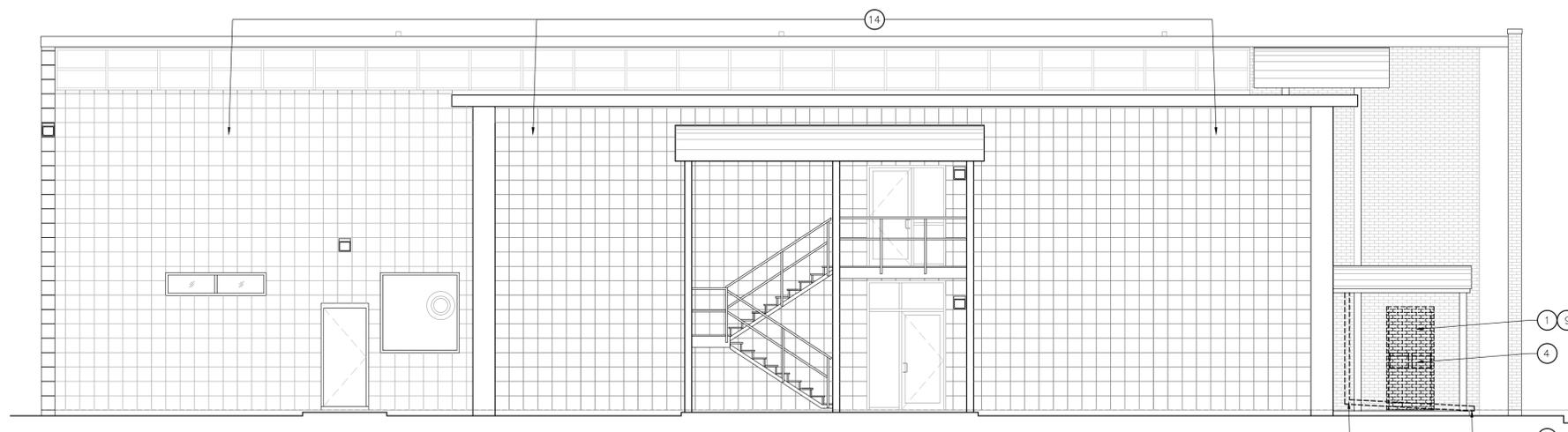
**AS-IS + DEMO ELEVATIONS**  
**REDEEMER LUTHERAN SCHOOL**  
**EXTERIOR EXIT DOOR IMPROVEMENTS**  
2507 FREDERICKSBURG ROAD - BUILDING #2  
SAN ANTONIO, TEXAS 78201

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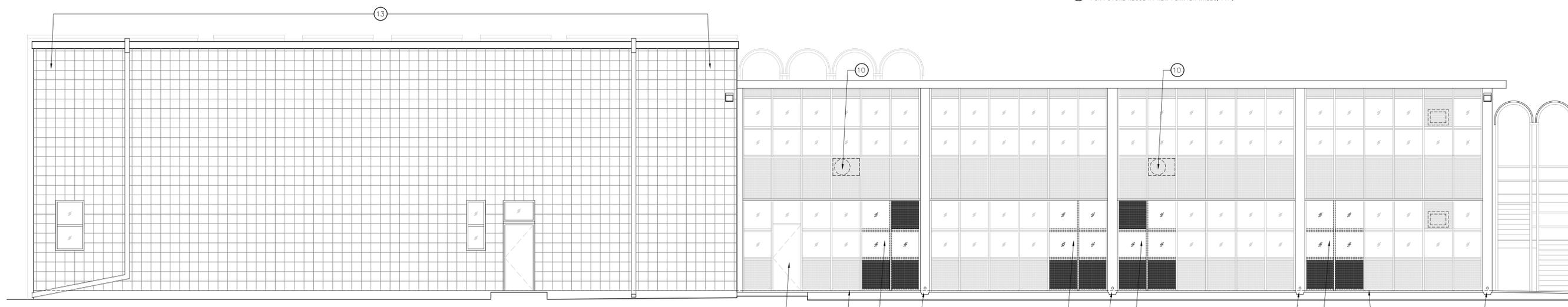
REVISIONS  
DATE



**1 AS-IS + DEMO ELEVATION-NORTH FACADE**  
SCALE: 3/16"=1'-0"



**2 AS-IS + DEMO ELEVATION-EAST FACADE**  
SCALE: 3/16"=1'-0"



**3 AS-IS + DEMO ELEVATION-SOUTH FACADE**  
SCALE: 3/16"=1'-0"

**DEMO GENERAL NOTES:**

1. REFER TO ELECTRICAL, PLUMBING AND MECHANICAL SHEETS FOR EXTENT OF NEW EXTERIOR/ INTERIOR RENOVATION WORK.
2. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION ITEMS IN ACCORDANCE WITH REGULATORY REQUIREMENTS. R.I.C. RESERVES THE RIGHT TO SELECT SPECIFIC ITEMS FOR SALVAGE. THESE ITEMS WILL BE IDENTIFIED EITHER IN THE DOCUMENTS OR DURING A PRE-DEMOLITION WALK THRU.
3. LICENSED ELECTRICAL CONTRACTOR TO INSURE POWER HAS BEEN DISCONNECTED PROPERLY TO ELECTRICAL SYSTEMS AND FIXTURES TO RECEIVE DEMO, TYP.
4. ALL EXISTING ITEMS, STRUCTURE AND COLUMNS TO REMAIN UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REPAIR ITEMS DAMAGED DURING DEMO: REMOVAL OF STOREFRONT SYSTEM, EXTERIOR WALLS, LIGHT FIXTURES OR WALL MOUNTED MECHANICAL ITEMS.
6. THE RENOVATION/ IMPROVEMENTS OF THIS BUILDING SHALL BE CAREFULLY PLANNED, COORDINATED AND PERFORMED TO MAINTAIN CERTAIN EXISTING ELEMENTS OF THE EXISTING STRUCTURE AND FINISHES.
7. STUDY THE COMPLETE DOCUMENTS AND COORDINATE DEMOLITION AND CONSTRUCTION WITH ALL TRADES.
8. THE DEMOLITION DRAWINGS FOR DESIGN AND ENGINEERING WORK HAVE BEEN PREPARED USING "AS-IS" DOCUMENTS. THE CONDITIONS SHOWN ON DOCUMENTS AND ACTUAL CONDITIONS MAY VARY. THE DEMOLITION WORK INDICATED IS INTENDED TO SHOW GENERAL SCOPE OF DEMO WORK AND IN NO WAY RELIEVES CONTRACTOR FROM PROVIDING ANY ADDITIONAL DEMO WORK TO COMPLETE RENOVATION/ IMPROVEMENT WORK.
9. G.C. SHALL VERIFY LISTED DIMENSIONS SHOWN OF THE DRAWINGS. ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO THE TENANT AND DESIGNER AND DISPOSITION OBTAINED BEFORE ANY WORK IS BEGUN. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED IN ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS OF WORK AND THE MEASUREMENTS INDICATED ON THE DRAWINGS.
10. SEE NEW 1st FLOOR PLAN AND RENOVATION BUILDING ELEVATIONS FOR EXTENT OF NEW BUILDING FACADE WORK/ IMPROVEMENTS.
11. NO NEW FACADE WORK PROPOSED AT WEST BUILDING ELEVATION, TYP.
12. G.C. TO PROVIDE DUST CONTROL AT ALL TIMES DURING DEMOLITION AND THROUGHOUT FINAL CONSTRUCTION.

**DEMO KEYED NOTES:**

- 1 DEMO NEW DOOR OPENING IN EXISTING CMU EXTERIOR WALL FOR NEW EXIT DOOR AND FRAME, RE: DOOR SCHEDULE AND STRUCTURAL FOR HEADER DETAILS
- 2 DEMO AND REWORK EXISTING STOREFRONT SYSTEM FOR NEW EXIT DOOR AND FRAME, RE: DOOR SCHEDULE
- 3 EXISTING ENTRY SERVICE DOOR VISIBLY IN NEED OF MINOR REPAIRS, VERIFY WITH BUILDING OWNER IF IMPROVEMENTS ARE NEEDED AT THIS TIME, TYP.
- 4 REMOVE AND RELOCATE EXISTING MAIL BOXES, VERIFY NEW LOCATION WITH REDEEMER LUTHERAN SCHOOL MANAGEMENT, TYP.
- 5 DEMO EXISTING D.S. AND RE-ROUTE ABOVE NEW EXIT DOOR
- 6 EXISTING COVERED SIDEWALK AREA TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOOR(S). SEE NEW FLOOR PLAN SHEET 1.0
- 7 DEMO PLANTER WALL AND CONTENT BETWEEN COLUMNS AND PROVIDE NEW REINF. CONCRETE A.D.A. COMPLIANT SIDEWALK TO TIE INTO EXISTING SIDEWALK, TYP.
- 8 THIS PORTION OF EXISTING SIDEWALK TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOOR(S), SIDEWALK IMPROVEMENTS TO BE A.D.A. COMPLIANT, TYP.
- 9 DURING DEMO OF EXISTING EXTERIOR WALL, SALVAGE 20 S.F. OF BRICK VENEER FOR FUTURE REUSE AT NEW PLANTER WALLS, TYP.
- 10 G.C. TO DETERMINE IF EXISTING WALL MOUNTED COMPRESSOR UNIT(S) TO BE RELOCATED TO ACCOMMODATE NEW EXIT DOOR/ STOREFRONT IMPROVEMENTS, TYP.
- 11 DEMO EXISTING LIGHT FIXTURE AND REPLACE WITH NEW TO MATCH EXISTING, TYP.
- 12 CONCRETE D.S. CHANNEL TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOORS, TYP.
- 13 NO PROPOSED RENOVATION WORK TO THIS AREA OF EXISTING SOUTH SIDE BUILDING FACADE, TYP.
- 14 NO PROPOSED RENOVATION WORK TO THIS AREA OF EXISTING EAST SIDE BUILDING FACADE, TYP.
- 15 NO PROPOSED RENOVATION WORK TO THIS AREA OF EXISTING NORTH SIDE BUILDING FACADE, TYP.
- 16 EXISTING LIGHT FIXTURE TO GO OFFLINE AND REMOVED AT THIS LOCATION, SEE SHEET 01/2.0 FOR NEW FIXTURE LOCATIONS AND QUANTITIES.
- 17 KEYED NOT USED
- 18 KEYED NOT USED

**GENERAL NOTES:**

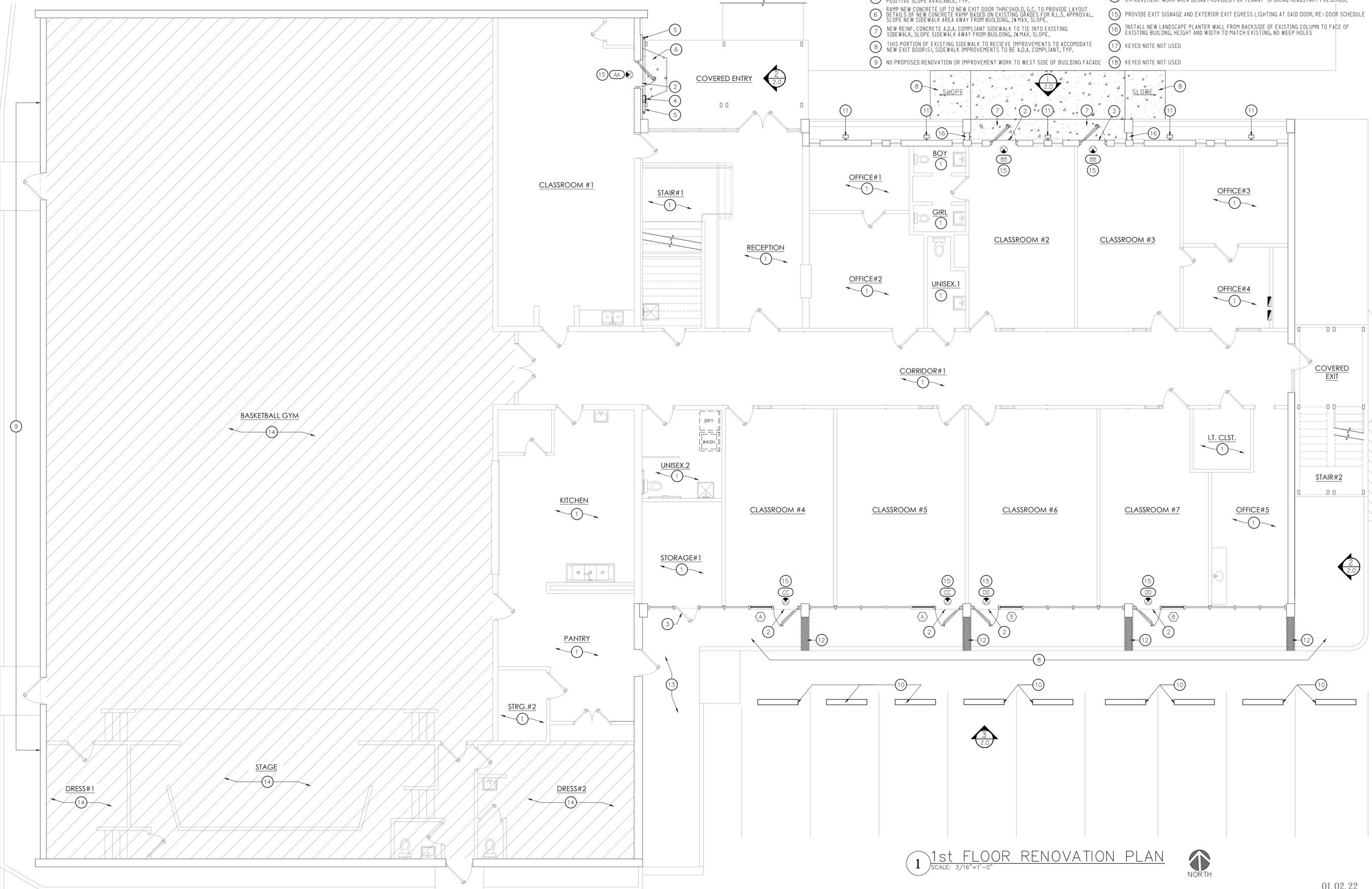
- BEFORE COMMENCING ANY PHASE OF WORK, ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER OR DESIGN TEAM. NOTIFY DESIGN PROFESSIONAL OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
- DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
- UNLESS NOTED OTHERWISE, ALL DOORS ARE TO BE LOCATED AT 5" FROM INSIDE FACE OF PARTITION TO OUTSIDE EDGE OF FINISHED DOOR JAMB.
- ALL EXISTING ITEMS, STRUCTURE AND COLUMNS TO REMAIN UNLESS NOTED OTHERWISE.
- THE WORK AREA IS TO BE KEPT CLEAN AND ORDERLY AT ALL TIMES. REFUSE AND DEBRIS SHALL BE REMOVED ON A REGULAR BASIS.
- THE RENOVATION/ IMPROVEMENTS OF THIS BUILDING SHALL BE CAREFULLY PLANNED, COORDINATED AND PERFORMED TO MAINTAIN CERTAIN EXISTING ELEMENTS OF THE EXISTING STRUCTURE AND FINISHES.
- REFER TO ELECTRICAL, PLUMBING AND MECHANICAL SHEETS FOR EXTENT OF NEW EXTERIOR/ INTERIOR RENOVATION WORK.
- THE CONTRACTOR IS TO COORDINATE THE TIMES AND DURATIONS FOR EACH MAJOR SYSTEM OUTAGE WITH REDEEMER LUTHERAN CHURCH AT LEAST TWO WEEKS IN ADVANCE. IF THE OUTAGE SCHEDULE CHANGES NOTIFY R.L.C. IMMEDIATELY.

- ALL EXISTING FLOOR TILES, WALL FINISHES, FURNISHINGS AND EQUIPMENT TO REMAIN ARE TO BE PROTECTED DURING RENOVATION PERIOD.
- SEE RENOVATION EXTERIOR BUILDING ELEVATIONS FOR EXTENT OF NEW FACADE WORK.
- SEE SHEET 5.1 FOR DOOR AND WINDOW SCHEDULE.
- G.C. TO PROVIDE DUST CONTROL AT ALL TIMES DURING DEMOLITION AND THROUGHOUT FINAL CONSTRUCTION.
- THE LOCATION OF UTILITIES SHOWN ON FLOOR PLAN ARE BASED ON BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.

- THE RENOVATION DRAWINGS FOR DESIGN AND ENGINEERING WORK HAVE BEEN PREPARED USING "AS-IS" DOCUMENTS. THE CONDITIONS SHOWN ON DOCUMENTS AND ACTUAL CONDITIONS MAY VARY.
- G.C. SHALL VERIFY LISTED DIMENSIONS SHOWN ON DRAWINGS. ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO THE TENANT AND DESIGNER AND DISPOSITION OBTAINED BEFORE ANY WORK IS BEGUN. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED IN ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS OF WORK AND THE MEASUREMENTS INDICATED ON THE DRAWINGS.

**KEYED NOTES:**

- NO NEW INTERIOR RENOVATION WORK REQUIRED IN THESE SAID ROOMS, TYP.
- G.C. TO ENSURE THRESHOLDS AT NEW EXIT DOORS MEET CURRENT T.A.S. STANDARDS
- EXISTING ENTRY SERVICE DOOR VISIBLY IN NEED OF MINOR REPAIRS, VERIFY WITH BUILDING OWNER IF IMPROVEMENTS ARE NEEDED AT THIS TIME, TYP.
- RELOCATE EXISTING MAIL BOXES THIS LOCATION, VERIFY LOCATION WITH R.L.S.
- NEW PREFINISHED MTL. D.S. TO BE RE-ROUTED ABOVE NEW EXIT DOOR, VERIFY POSITIVE SLOPE AVAILABLE, TYP.
- RAMP NEW CONCRETE UP TO NEW EXIT DOOR THRESHOLD, G.C. TO PROVIDE LAYOUT DETAILS OF NEW CONCRETE RAMP BASED ON EXISTING GRADES FOR R.L.S. APPROVAL, SLOPE NEW SIDEWALK AREA AWAY FROM BUILDING, 2% MAX. SLOPE.
- NEW REINF. CONCRETE A.D.A. COMPLIANT SIDEWALK TO TIE INTO EXISTING SIDEWALK, SLOPE SIDEWALK AWAY FROM BUILDING, 2% MAX. SLOPE.
- THIS PORTION OF EXISTING SIDEWALK TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOOR(S), SIDEWALK IMPROVEMENTS TO BE A.D.A. COMPLIANT, TYP.
- NO PROPOSED RENOVATION OR IMPROVEMENT WORK TO WEST SIDE OF BUILDING FACADE
- PROVIDE NEW CONCRETE WHEEL STOPS AT IDENTIFIED PARKING SPACES, RE: 15/3.1
- PROPOSED LOCATIONS OF NEW WALL MOUNT LIGHT FIXTURES, NEW FIXTURE TO MATCH EXISTING
- INSTALL STEEL COVER PLATE AT EXISTING CONCRETE D.S. CHANNEL(S), SEE TYPICAL DETAIL 14/3.1
- EXISTING DRAINAGE ISSUES APPEAR TO EXIST AT THIS PORTION OF SIDEWALK AREA, VERIFY WITH BUILDING OWNER IF IMPROVEMENTS ARE REQUIRED, TYP.
- THIS HATCHED AREA OF BUILDING OWNED AND MANAGED BY REDEEMER LUTHERAN CHURCH, N.J.C. IMPROVEMENT WORK AREA BEING PROVIDED FOR TENANT "UPBRING HEADSTART PRESCHOOL"
- PROVIDE EXIT SIGNAGE AND EXTERIOR EXIT EGRESS LIGHTING AT SAID DOOR, RE: DOOR SCHEDULE
- INSTALL NEW LANDSCAPE PLANTER WALL FROM BACKSIDE OF EXISTING COLUMN TO FACE OF EXISTING BUILDING, HEIGHT AND WIDTH TO MATCH EXISTING, NO WEEP HOLES
- KEYED NOTE NOT USED
- KEYED NOTE NOT USED



**1** 1st FLOOR RENOVATION PLAN  
SCALE: 3/16"=1'-0"



DRAWN R.V.Z.	CHECKED M.M.
DATE 01.02.2022	JOB. NO. 21026

This drawing and accompanying conceptual details are to be an instrument of service and shall remain the property of the designer. They are not to be used or referred to on any other project without written agreement and with appropriate compensation to the designer. Contractor is responsible for reviewing drawings, interpreting dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequence, procedures, or for job safety precautions and safety programs in connection with the project at hand.

**UPBRING  
HEAD START PRESCHOOL**  
8305 CROSS PARK DRIVE  
AUSTIN, TEXAS 78209

**1st FLOOR RENOVATION PLAN**  
**REDEEMER LUTHERAN SCHOOL**  
**EXTERIOR EXIT DOOR IMPROVEMENTS**  
2507 FREDERICKSBURG ROAD - BUILDING #2  
SAN ANTONIO, TEXAS 78201

BID SET  
NOT FOR  
PERMITTING OR  
CONSTRUCTION

REVISIONS DATE	1

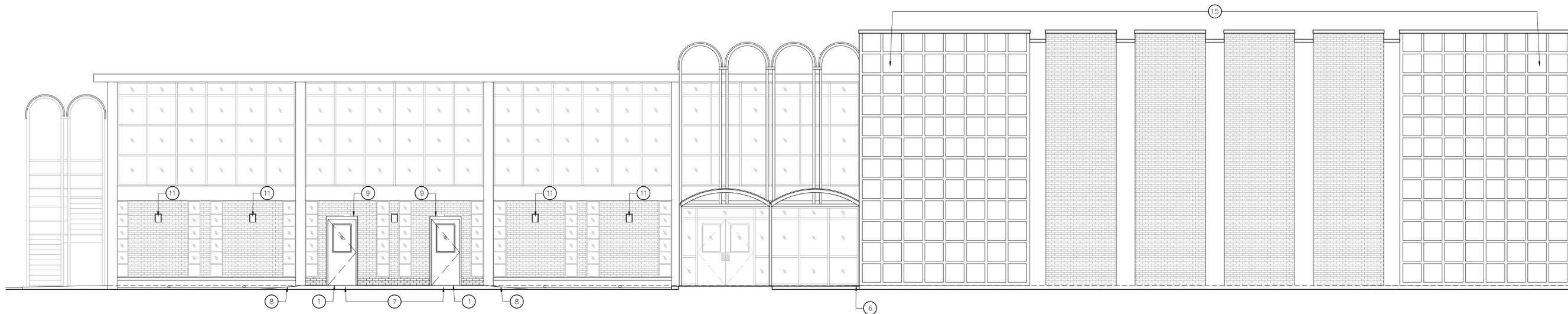
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**UPBRING HEAD START PRESCHOOL**  
8305 CROSS PARK DRIVE  
AUSTIN, TEXAS 78209

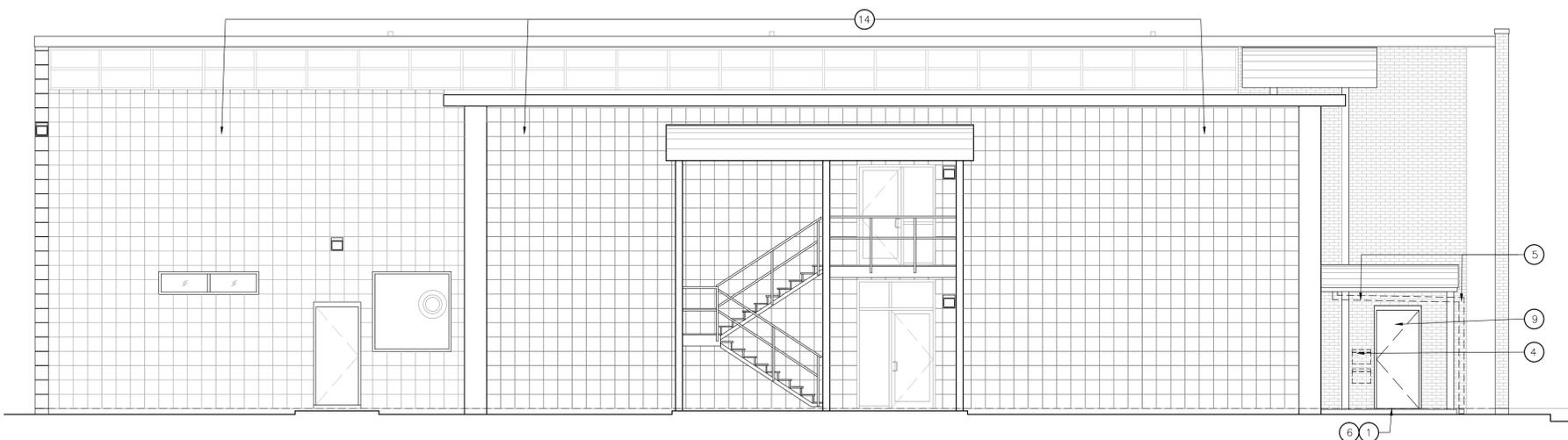
**RENOVATION BUILDING ELEVATIONS**  
**REDEEMER LUTHERAN SCHOOL**  
**EXTERIOR EXIT DOOR IMPROVEMENTS**  
2507 FREDERICKSBURG ROAD - BUILDING #2  
SAN ANTONIO, TEXAS 78201

BID SET  
NOT FOR  
PERMITTING OR  
CONSTRUCTION

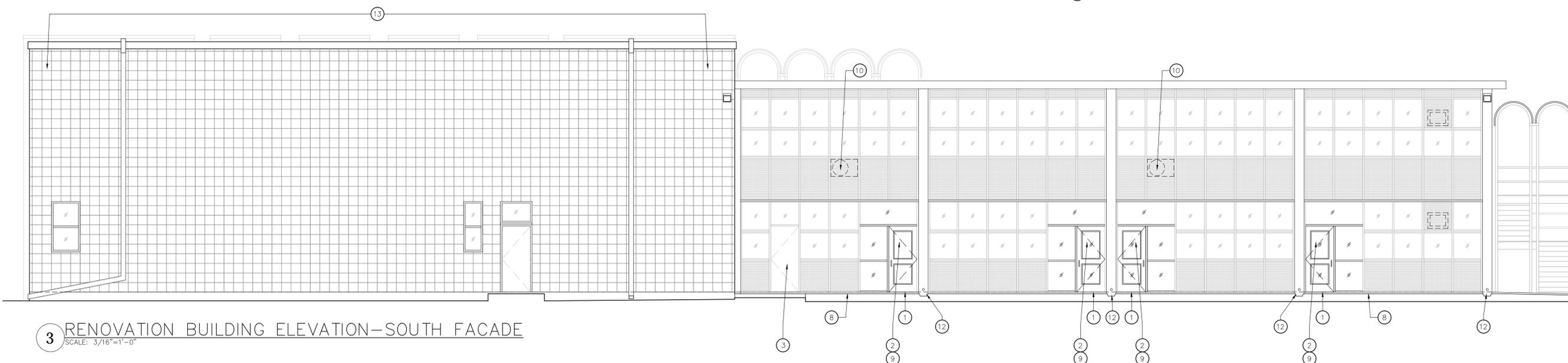
REVISIONS	DATE	



**1 RENOVATION BUILDING ELEVATION—NORTH FACADE**  
SCALE: 3/16"=1'-0"



**2 RENOVATION BUILDING ELEVATION—EAST FACADE**  
SCALE: 3/16"=1'-0"



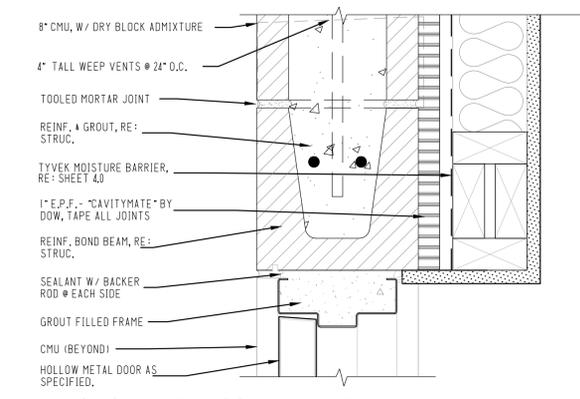
**3 RENOVATION BUILDING ELEVATION—SOUTH FACADE**  
SCALE: 3/16"=1'-0"

**GENERAL NOTES:**

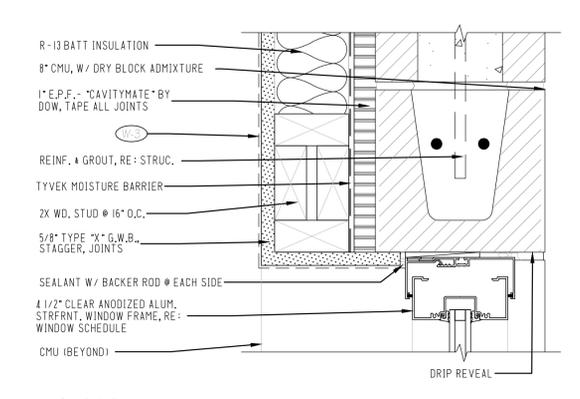
- BEFORE COMMENCING ANY PHASE OF WORK, ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER OR DESIGN TEAM. NOTIFY DESIGN PROFESSIONAL OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
- DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
- ALL EXISTING FLOOR TILES, WALL FINISHES, FURNISHINGS AND EQUIPMENT TO REMAIN ARE TO BE PROTECTED DURING RENOVATION PERIOD.
- ALL EXISTING ITEMS, STRUCTURE AND COLUMNS TO REMAIN UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REPAIR ITEMS DAMAGED DURING DEMO: REMOVAL OF STOREFRONT SYSTEM, EXTERIOR WALLS, LIGHT FIXTURES OR WALL MOUNTED MECHANICAL ITEMS.
- THE RENOVATION/ IMPROVEMENTS OF THIS BUILDING SHALL BE CAREFULLY PLANNED, COORDINATED AND PERFORMED TO MAINTAIN CERTAIN EXISTING ELEMENTS OF THE EXISTING STRUCTURE AND FINISHES.
- REFER TO ELECTRICAL, PLUMBING AND MECHANICAL SHEETS FOR EXTENT OF NEW EXTERIOR/ INTERIOR RENOVATION WORK.
- THE RENOVATION DRAWINGS FOR DESIGN AND ENGINEERING WORK HAVE BEEN PREPARED USING "AS-IS" DOCUMENTS. THE CONDITIONS SHOWN ON DOCUMENTS AND ACTUAL CONDITIONS MAY VARY.
- G.C. SHALL VERIFY LISTED DIMENSIONS SHOWN OF THE DRAWINGS. ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO THE TENANT AND DESIGNER AND DISPOSITION OBTAINED BEFORE ANY WORK IS BEGUN. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED IN ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS OF WORK AND THE MEASUREMENTS INDICATED ON THE DRAWINGS.
- SEE SHEET 5.I FOR NEW EXTERIOR WINDOW FRAME AND GLASS CRITERIA.
- SEE SHEET 5.I FOR DOOR AND WINDOW SCHEDULE.
- G.C. TO PROVIDE DUST CONTROL AT ALL TIMES DURING DEMOLITION AND THROUGHOUT FINAL CONSTRUCTION.
- THE LOCATION OF UTILITIES SHOWN ON BUILDING ELEVATIONS ARE BASED ON BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- NO NEW FACADE WORK PROPOSED AT WEST BUILDING ELEVATION, TYP.
- ALL PENETRATIONS THRU WALLS AND ROOF SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH TWO PART SEALANT EACH SIDE.

**KEYED NOTES:**

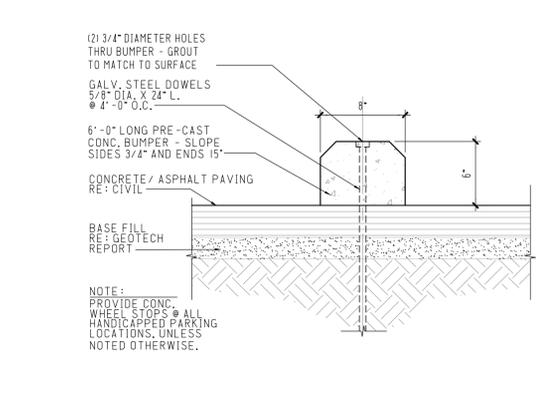
- G.C. TO ENSURE THRESHOLDS AT NEW EXIT DOORS MEET CURRENT T.A.S. STANDARDS
- NEW STOREFRONT EXIT DOOR WITH SIDELITE AND TRANSOM, RE-DOOR SCHEDULE
- EXISTING ENTRY SERVICE DOOR VISIBLY IN NEED OF MINOR REPAIRS, VERIFY WITH BUILDING OWNER IF IMPROVEMENTS ARE NEEDED AT THIS TIME, TYP.
- RELOCATE EXISTING MAIL BOXES THIS LOCATION, VERIFY LOCATION WITH R.I.S.
- NEW PREFINISHED MTL. D.S. TO BE RE-ROUTED ABOVE NEW EXIT DOOR, VERIFY POSITIVE SLOPE AVAILABLE, TYP.
- RAMP NEW CONCRETE UP TO NEW EXIT DOOR THRESHOLD, G.C. TO PROVIDE LAYOUT DETAILS OF NEW CONCRETE RAMP BASED ON EXISTING GRADES FOR R.I.S. APPROVAL, SLOPE NEW SIDEWALK AREA AWAY FROM BUILDING, 2% MAX. SLOPE.
- NEW REINF. CONCRETE A.D.A. COMPLIANT SIDEWALK TO TIE INTO EXISTING SIDEWALK, SLOPE SIDEWALK AWAY FROM BUILDING, 2% MAX. SLOPE.
- THIS PORTION OF EXISTING SIDEWALK TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOOR(S), SIDEWALK IMPROVEMENTS TO BE A.D.A. COMPLIANT, TYP.
- PROVIDE EXTERIOR EXIT EGRESS LIGHTING AT SAID DOOR(S), RE-DOOR SCHEDULE
- G.C. TO DETERMINE IF EXISTING WALL MOUNTED COMPRESSOR UNIT(S) TO BE RELOCATED TO ACCOMMODATE NEW EXIT DOOR/ STOREFRONT IMPROVEMENTS, TYP.
- PROPOSED LOCATIONS OF NEW WALL MOUNT LIGHT FIXTURES, NEW LIGHT FIXTURE TO BE REFURBISHED OR TO MATCH EXISTING
- INSTALL STEEL COVER PLATE AT EXISTING CONCRETE D.S. CHANNEL(S), SEE TYPICAL DETAIL 14/31
- NO PROPOSED RENOVATION WORK TO THIS AREA OF EXISTING SOUTH SIDE BUILDING FACADE, TYP.
- NO PROPOSED RENOVATION WORK TO THIS AREA OF EXISTING EAST SIDE BUILDING FACADE, TYP.
- NO PROPOSED RENOVATION WORK TO THIS AREA OF EXISTING NORTH SIDE BUILDING FACADE, TYP.
- KEYED NOTE NOT USED
- KEYED NOTE NOT USED
- KEYED NOTE NOT USED



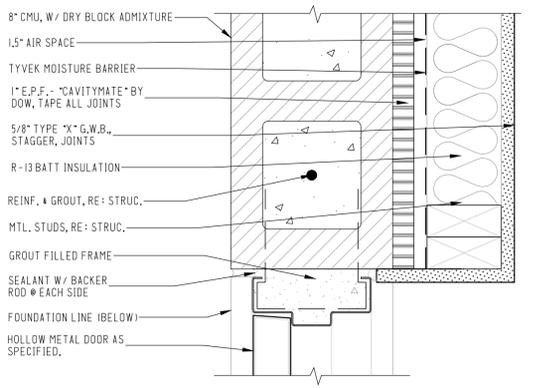
**4** HOLLOW METAL DOOR HEAD DETAIL  
SCALE: 3" = 1'-0"



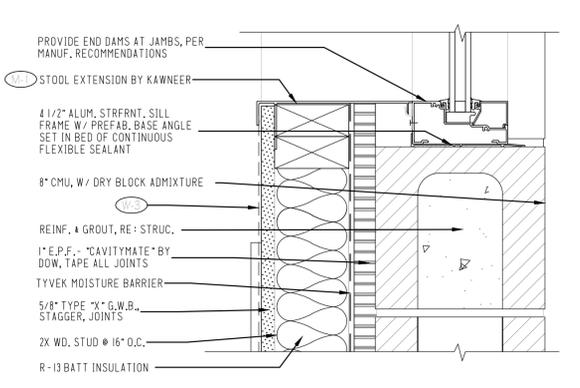
**7** SECTION DETAIL  
SCALE: 3" = 1'-0"



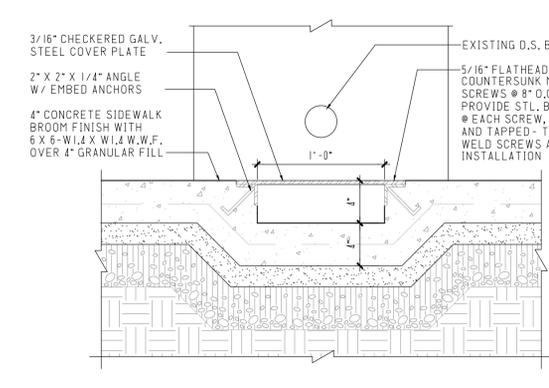
**15** CONC. WHEEL STOP  
SCALE: N.T.S.



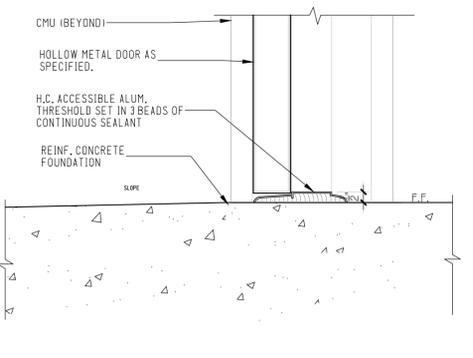
**3** HOLLOW METAL DOOR JAMB DETAIL  
SCALE: 3" = 1'-0"



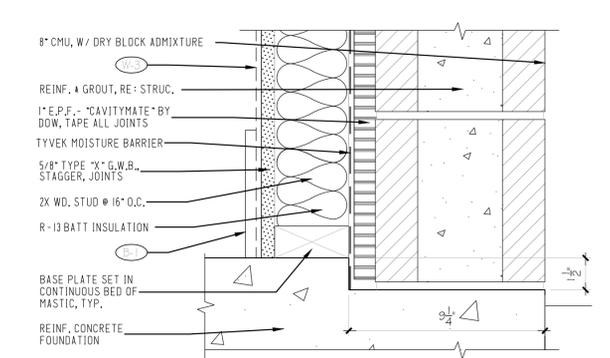
**6** SECTION DETAIL  
SCALE: 3" = 1'-0"



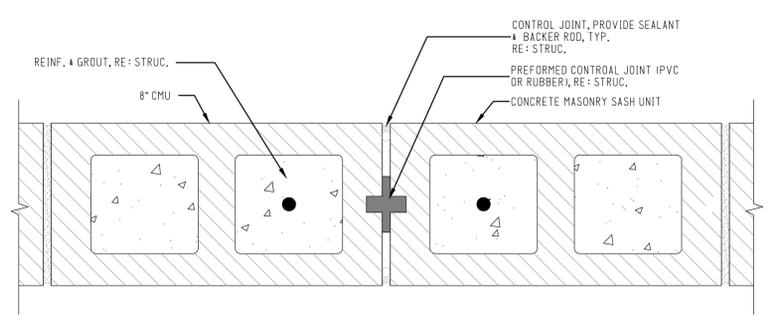
**14** TYP. D.S. CHANNEL PLATE DTL.  
SCALE: N.T.S.



**2** HOLLOW METAL DOOR THRESHOLD DETAIL  
SCALE: 3" = 1'-0"



**5** SECTION DETAIL  
SCALE: 3" = 1'-0"



**1** TYP. CMU CONTROL JOINT  
SCALE: 3" = 1'-0"



## SPECIFICATIONS NOTES

### 1. GENERAL REQUIREMENTS

- A. The "General Conditions of the Contract for Construction", AIA Document, A201, Fourteenth Edition, 1987, Articles 1 through 14 inclusive, is a part of this Contract, and is incorporated herein as fully as if here set forth.
- B. Supplementary Conditions: In the event of conflicts or discrepancies among the Contract Documents, interpretations will be based on the order of: The Agreement, Addenda, The Supplementary Conditions, The General Conditions, Drawings and Specifications.
- 1) In the case of an inconsistency between Drawings and Specifications or within either Document not clarified by Addendum, the better quality or greater quantity of Work shall be provided in accordance with the Design professionals interpretation.
- C. Provide all site preparation, excavation, fill and compaction, underground utilities, fencing, concrete work, concrete and asphalt paving, structural and miscellaneous metals, steel joists, metal deck, metal roofing, built-up roofing, sheet metal work, concrete unit masonry, stone masonry, insulation, rough carpentry, exterior insulation and finish system, aluminum and glass storefront, sliding aluminum doors, hollow metal doors and frames, gypsum wallboard, acoustical ceilings, resilient flooring, painting, toilet accessories, plumbing services and fixtures, electrical service and lighting, plumbing and electrical service stub-ins for future tenant spaces, and other work indicated and/or required for a complete installation.
- D. Testing Services: Owner will retain an independent testing laboratory to inspect and test fill, compaction, concrete work, concrete masonry work, and high strength bolted and field welded structural steel connections for compliance with the requirements of the Contract Documents.
- 1) Retest Responsibility: Where inspections or tests do not indicate compliance with Contract Documents requirements, retests are the Contractor's responsibility, and Contractor shall pay all retesting expenses.
- 2) Responsibility for Associated Services: The Contractor shall cooperate with independent agencies performing inspections or tests. Provide auxiliary services such as:
- Provide access to the work.
  - Assist taking samples.
  - Deliver samples to test laboratory.
- 3) Coordination: The Contractor and independent test agency shall coordinate the sequence of their activities. Avoid removing and replacing work to accommodate inspections and tests. The Contractor is responsible for scheduling times for inspections and tests.
- 4) Fill material shall be examined as to soil classification, and tested to determine the plasticity index, optimum moisture content, and density.
- All areas of compacted existing subgrade and compacted fill shall be field tested for moisture content and percent of compaction, for compliance with specified values.
  - Number of tests shall be as required to ensure intended compliance.
- 5) Concrete shall be tested for slump and strength as follows:
- Secure samples as specified on Drawings.
  - Samples shall be taken from each mix design placed in any one (1) day.
  - Determine slump of the concrete in accordance with ASTM C-143.
  - Should the work be in violation of the Contract Documents it shall either be removed and rebuilt by the Contractor at his expense, or such additional construction as necessary to make the structure sound, shall be provided at the Contractor's expense.
  - Submit copies of all reports, certificates, and test results to the Owner, the Design Professional, and the Contractor.
- 6) Masonry construction and mortar shall be tested as follows:
- Make one set of masonry mortar test cylinders for each 10,000 square feet of wall area, but not less than one set for each day of masonry construction. The 28 day average compressive strength shall be 1800 psi for Type M and 2500 psi for Type S mortar.
  - Provide visual inspection of masonry construction operations to verify conformance with requirements, including correct materials, good workmanship, proper placement of reinforcing, ties, and dowels, and proper protection of completed work from extreme temperatures and moisture infiltration.
  - Follow each inspection visit with written report of general observations.
- 7) High Strength Bolt Inspection: Visually check all high strength bolted connections for compliance with the Specifications of the Research Council on Structural Connections and the AISI.
- 8) Field welding inspection: Visually inspect at random a minimum of 10% of each type of field welded structural connection for proper size and length, fusion to base metal, and cracks or porosity defects.
- When unsatisfactory welds are found, additional welds shall be tested at Contractor's expense until the number of acceptable welds is equal to 90% of all welds tested.
  - All rejected welds shall be back-gouged and rewelded at Contractor's expense.
- E. An alternate is an amount proposed by bidders for certain work that may be added to or deducted from the Base Bid amount if the Owner decides to accept a corresponding change in either the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
- The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate the Alternate into the Work. No other adjustments are made to the Contract Sum.
- F. Coordination: Modify or adjust affected adjacent Work as necessary to completely and fully integrate that Work into the Project.
- G. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate whether alternates have been accepted, rejected, or later consideration. Include a complete description of negotiated modifications to alternates.
- H. Schedule: A "Schedule of Alternates" is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials necessary to achieve the Work described under each alternate.
- The Bidder proposes the following alternate process on modifications of Work from that covered by the Base Bid, as set forth in the Drawings and Specifications, the alternate to be accepted or rejected at the time of award of the Contract.
- NO ALTERNATES ARE PROPOSED FOR THIS PROJECT.

### 2. SITE WORK

- A. Concrete Pavement and Sidewalks
- All exterior concrete shall be air-entrained, air content shall be 6% + 1%. Air-entrainment admixtures shall conform to ASTM C-260.
  - Concrete pavement shall be as indicated on the Civil Engineering Drawings.
  - Provide minimum 4" reinforced concrete sidewalks, ramps, pads, etc. as indicated.
  - Concrete Placement: Exterior slabs, sidewalks, pads, ramps, etc., shall be poured to slopes, elevations, and profiles indicated on drawings.
  - Furnish and install expansion joints where slab, sidewalk, etc., abuts vertical surface and fifty feet (50') maximum on center unless otherwise indicated. Joints shall be equally spaced in a regular pattern along sidewalk or within any given slab area. Joints in curb shall align with sidewalk and slab joints.
  - Expansion joints shall be  $\frac{1}{8}$ " thick, full depth of slab. Set filler approximately 1" below finished surface and fill with non-tracking elastomeric sealant.
  - Control joints shall be 1/8" - 1/4" tooled, formed, or saw cut. Depth of joints shall be 1/5 to 1/4 of slab thickness.
  - Control joints in sidewalks shall be spaced as indicated. Unbroken concrete area shall not be less than 16 square feet and no more than 36 square feet.
  - Saw cut joints shall be filled with a semi-rigid epoxy joint filler.
  - All exposed edges of expansion and contraction joints, etc., shall be rounded with a 1/4" radius edging tool.

### B. Soil Treatment

- Quality Assurance:
  - A licensed and certified termite control specialist shall be retained to apply the necessary termite control treatment.
  - All materials and applications shall conform to all applicable State and Local codes, ordinances, and Environmental Protection Agency controls.
- Job Conditions: All areas to be treated shall be field inspected to determine soil composition. Dosage and type of termite control shall be selected to suit these conditions.
- Protection: Detailed instructions appear on all labels and shall be read prior to application and all instructions strictly complied with.
- Warranty: This Contractor shall warrant the treated area against subterranean termite damage for a period of five (5) years commencing from date of completed application. The Owner shall have the option to renew the warranty protection at current commercial rates at the expiration of the initial five (5) year period.
  - The applicator shall repair any damage to the building or its contents as a result of subterranean termite damage during the warranty period.
    - Liability shall be limited to repairs of building and contents up to \$100,000.
- Materials: Termite control chemical shall be organic phosphate type such as "Dursban TC" as manufactured by the Dow Chemical Company.
  - Chemicals containing Chlorane will not be allowed.
  - Water shall be potable, clean, and free from impurities.
- Preparation:
  - Construction of footings, piers, and foundation walls, including backfill and placement of the underfloor porous fill, shall be completed prior to application of termite control chemical.
  - Where monolithic construction of concrete slab and curb occurs, termite protection must be applied prior to construction of slab and curb.
- Application: Termite control shall be applied in two separate treatments.
  - The first treatment shall be applied to the entire interior and exterior perimeter of all foundation walls, around all piers, underfloor piping, conduit, raceways, etc., both sides of all interior foundation walls, and over the entire underslab area.
    - Where monolithic construction of concrete slab and curb occur, termite control shall be applied to the entire underside of the concrete slab and curb along both sides of the curb.
    - Special attention shall be directed to the treatment of any voids, joints, sleeves, etc. within the building perimeter to insure treatment of all critical termite entry points.
  - Second treatment shall be applied after final grading has been completed, but prior to installation of paved areas abutting building. Treatment shall be applied to the exterior grade perimeter within four (4) feet of the building line.
    - Treatment shall be applied in any area where additional soil material has been deposited after application of first treatment (i.e. fill, aggregate base for pavement, topsoil etc.) or where grade changes indicate termite treatment may have been disturbed.
  - Termite control chemicals shall be applied in strict accordance with manufacturer's printed instructions.
- Adjust and Clean: Remove all chemical containers and application equipment from jobsite upon completion of termite treatment.

### 3. CONCRETE - ALSO REFER TO STRUCTURAL DRAWINGS

- A. Cast-in-Place Concrete:
- Reinforcement:
    - All reinforcing shall be designed and placed in accordance to the latest requirements of Specifications of Concrete for Buildings - ACI 318.
    - Detail in accordance with the Manual of Standard Practice - CRSI
  - Submittals: Submit shop drawings showing placement and details of reinforcing steel.
  - Materials, Reinforcing, and Accessories:
    - Reinforcing bars: ASTM A 615 Grade Number 60, having a minimum yield strength of 60,000 p.s.i.
    - The wire shall be black annealed wire, 16 gauge minimum.
    - Welded Wire Fabric shall be smooth wire fabric conforming to ASTM A82 and A185.
    - Vapor Retarder shall be six (6) mil minimum thickness polyethylene film.
  - Materials, Concrete:
    - Cement: Portland Cement, Type I, or II, conforming to ASTM C150.
    - Water shall be potable, clean and free from impurities.
    - Concrete aggregates shall conform to ASTM C-33.
  - Concrete Mix and Strength:
    - All concrete shall be normal weight concrete consisting of a proportioned mixture of Portland Cement, fine and coarse aggregate, and water.
    - Concrete shall have a minimum compressive strength of 3,000 p.s.i. at 28 days unless otherwise indicated.
  - Execution:
    - Placing Floor Slabs:
      - Subgrade shall be damp prior to placement of concrete.
      - Vapor retarder is required between subgrade and underside of concrete floor slab.
        - Vapor retarder shall be applied over a smooth subgrade base, lapped a minimum of 6" with lap in direction of concrete pour. Care shall be exercised to prevent damage or rupture of vapor retarder. Where pipe, conduit, etc. penetrate membrane, cut around projection and seal with joint tape.
    - Concrete Finishing:
      - Floor slabs shall be leveled as indicated on Structural Drawings.
      - Floor slab finish shall have a "steel troweled finish".
      - Exposed formed vertical surfaces shall have a "Smooth Rubbed Finish".
    - Curing and Protection:
      - Protect concrete, interior and exterior, from moisture loss and premature drying for a minimum of 7 days. Follow applicable provisions of ACI 301.
      - Protect concrete from damage, mechanical injury, load stresses, and elements during curing process.
  - Repairing, Patching, & Grinding:
    - Patch cracks, rock pockets, "honeycombs", and holes resulting from the removal of forms, etc. Chip away defective areas to solid concrete, forming perpendicular edges or slightly undercut edges. Drench area of patch and surrounding area with water. Brush a thin coat of cement grout onto the base and edges of the patch area.
    - Concrete floor having floor defects of sufficient magnitude to "read through" floor covering shall be either remedied by grinding, or replacement of concrete slab. Latex underlayment is not permitted.

## 5. METALS

### A. Structural Steel, Steel Joists, and Steel Deck: See Notes on Structural Drawings.

- B. Cold-Formed Metal Framing:
- System Components: Manufacturer's standard load-bearing, "C"-shaped steel studs and joists of size and gage as indicated. Provide manufacturer's standard steel runners (tracks), blocking, lintels, clip angles, shoes, reinforcements, fasteners, and accessories.
  - Materials and Finishes:
    - For 16 gauge and heavier units, fabricate components of structural quality steel sheet with a minimum yield point of 40,000 psi; conform to ASTM A 446, A 570, or A 6111.
    - For 18 gauge and lighter units, fabricate components of structural quality steel sheet with a minimum yield point of 33,000 psi; conform to ASTM A 446, A 570, or A 611.
    - Galvanize metal framing components in compliance with ASTM A 525, minimum G 60 coating.
  - Installation: Install metal framing systems in accordance with manufacturer's instructions and recommendations.
    - Set studs plumb, except as needed for diagonal bracing or required for nonplumb walls or warped surfaces, and similar requirements.
    - Install supplementary framing, blocking, and bracing in metal framing system wherever walls are indicated to support fixtures, equipment, and similar items.
    - Secure studs to top and bottom runner tracks by either welding or screw fastening at both inside and outside flanges.
    - Install horizontal stiffeners in stud system, spaced vertically at not more than 54" o.c. Weld at each intersection.
  - Joist Installation: Install, align, and securely anchor perimeter joist track. Install joists bearing on supporting framing, level, straight, and plumb, adjust to final position, brace, and reinforce. Fasten joists to both flanges of joist track.
    - Install joists over supporting framing with a minimum end bearing of 1-1/2 inches (38 mm) and reinforce ends as indicated or recommended by manufacturer.
    - Locate joists not more than 2 inches (51 mm) from abutting walls, and at spacings indicated.
    - Frame openings with built-up joist headers consisting of joist and joist track, nesting joists, or another combination of connected joists where indicated.
    - Install joist reinforcement at interior supports with single, short length of joist section located directly over interior support, with lapped joists of equal length to joist reinforcement, or by other method recommended by joist manufacturer.
  - Miscellaneous Metals
    - Provide loose steel lintels, bearing plates, miscellaneous framing and supports, and other items indicated or required.
    - Steel Pipe and Tube Railings: Provide standard weight (Schedule 40) steel pipe, ASTM A 53, square steel tubing, and steel bar spindles, of sizes indicated.
      - Handrails and Toprails: Design to withstand concentrated load of 200 lbf applied at any point in any direction and a uniform load of 50 lbf per lin. ft. applied simultaneously in both vertical and horizontal directions.
      - Fabricate to dimensions shown, with smooth bends and welded joints using 1-1/4" I.D. steel pipe or steel tubing. Secure posts and rail ends as indicated.
      - Galvanize exterior steel railings, including pipe, tubing, bar spindles, fittings, brackets, fasteners and other ferrous metal components.
    - Ladder: Fabricate ladder for location shown, with dimensions, spacings, and anchorages as indicated. Comply with the requirements of ANSI A14.3, unless otherwise indicated.
    - Pipe Bollards: Provide concrete filled pipe bollards as indicated. Fabricate from Schedule 40 standard steel pipe.

## 6. WOOD AND PLASTICS

### A. Rough Carpentry:

- All lumber shall conform to and be graded in conformance with the American Lumber Standard PS-20.
- Provide seasoned lumber with 19% moisture content at time of dressing and shipment, for sizes 2" or less in thickness.
- Plywood: Provide plywood panels complying with DOC PS 1, "U.S. Product Standard for Construction and Industrial Plywood" PS-20.
  - Subflooring: APA-rated sheathing, Exposure 1.
  - Roof Sheathing: APA-rated sheathing, Exterior.
- Dimension and Framing Lumber: Provide Construction or No. 2 grade per SPIB, NLGA, WCLIB, or WHPA.
- Fasteners and Anchorages: Of size, type, material and finish suited to application shown. Hot-dip galvanized fasteners and anchorages for work exposed to weather, in ground contact and high relative humidity to comply with ASTM A 153.
- Preservative pressure treat lumber and plywood with water-borne preservatives to comply with AWPAC C2 and C9, respectively, and with requirements indicated below:
  - Wood for Above-Ground Use: AWPB LP-2.
    - Treat cants, nailers, blocking, stripping, and similar items in conjunction with roofing, flashing, vapor barriers, and water proofing.
  - Wood members in contact with ground or freshwater: Treat to a minimum retention of 0.40 lb/cu.ft.
  - After treatment, kiln-dry lumber and plywood to a maximum moisture content of 19 and 15 percent, respectively.
- Dimension Lumber: Provide Construction or No. 2 grade per SPIB, NLGA, WCLIB, or WHPA.
- Securely attach carpentry work to substrates and supporting members using fasteners of size that will not penetrate members where opposite side will be exposed to view or receive finish materials. Install fasteners without splitting wood.
- Gypsum Sheathing Board: Glass-fiber-surfaced gypsum sheathing board consisting of noncombustible gypsum core incorporating a water-resistant material, surfaced on face and back with glass-fiber mats with alkali-resistant coating, and with unsurfaced square edges; complying with ASTM C 1177, 5/8" thick, unless otherwise indicated.
- Screw gypsum sheathing boards to faces of stud framing using screws recommended by manufacturer. Fit boards tightly against each other. Seal all joints with tape or mastic.

### B. Sealants:

- Provide manufacturer's standard chemically curing elastomeric sealant of base polymer indicated, complying with ASTM C 920 requirements.
  - For vertical joints provide multi-part nonsag urethane sealant, Type M, Grade NS, Class 25, Uses NT, M, A and O; Pecora "Dymatrol II", Sika "Sikaflex - 2c NS" Sonneborn "Sonolastic NP 2", or Tremco "Dymeric".
  - For horizontal joints provide multi-part pourable urethane sealant for Use t, Type M, Grade P, Class 25, Uses T, M, A, and O; Sonneborn "Sonolastic SL 2", Pecora Corp. "NR-200 Urexpant", Sika Corp. "Sikaflex 2c SL", or Tremco Inc. "THC-900".
- Provide joint fillers and backing as recommended by the manufacturer of the sealant.
- Install in compliance with sealant manufacturer's printed installation instructions as applicable to conditions of installation.

## 7. THERMAL AND MOISTURE PROTECTION

### A. Building Insulation:

- Batt Type Insulation: Shall be composed of spun mineral fibers or fiber glass, kraft un-faced for exterior walls and unfaced on ceilings (where indicated) and other interior uses. At Conditioned Storage units, provide vinyl faced insulation at underside of roof, secured with wire mesh to structure as required. Width of batts shall be sized to fit installation conditions.
  - Thickness: Unless otherwise indicated, provide insulation with "R" value of R-11 for walls and R-19 for roof.
- Installation:
  - Secure wall insulation to framing. Exercise caution to prevent tears or gaps in the vapor barrier. Install with vapor barrier to the outside, lap flanges for effective seal.
  - Pack loose insulation in narrow spaces where fasteners cannot be installed, to insure complete insulation from the exterior. polymer indicated, complying with ASTM C 920 requirements.

### B. Preformed Metal Roofing:

- Provide corrugated structural metal deck per Structural drawings.
  - Panels shall be roll-formed in continuous lengths.
- Provide Whirlwind Metal Building Products "Weather Snap" Panels, "Weather Lok" Panels, or Berridge Manufacturing Co. "Batten Seam" Panels or equivalent manufacturer.
  - Metal Roof panels must carry the "Energy Star" certification.
  - Trim, closures, drips, exposed flashings, and other exposed miscellaneous trim shall be same gauge and finish as related panels.
- Miscellaneous Materials:
  - Sealant shall be Tremco-Mono, Pecora- 60+, or DAP.
  - Fasteners shall be non-corrosive.
- Panel Installation: Comply with manufacturer's instructions and recommendations as applicable to project conditions and supporting substrates. Anchor panels and other components securely in place, with provisions for thermal and structural movement.
  - Joint Sealants: Install gaskets, joint fillers, and sealants where indicated and where required for weatherproof performance of panel system.
  - Apply bituminous coating or other permanent separation material on concealed surfaces where surfaces would otherwise be in direct contact with materials that are noncompatible or could result in corrosion or deterioration of either panel material or finish.
  - Replace panels and other components that have been damaged or have deteriorated beyond successful repair by means of finish touch-up or similar minor repair procedure.
  - Upon completion of panel installation, clean finished surfaces as recommended by panel manufacturer, and maintain in a clean condition during construction.

### C. Flashing and Sheet Metal:

- Fabrication and installation of all sheet metal shall comply with standards of Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) "Architectural Sheet Metal Manual".
- Materials:
  - Zinc-Coated Steel Sheet: ASTM A 526, 0.20% copper, 24 gage unless otherwise noted; ASTM A 525, designation G90 hot-dip galvanized.
- Fabrication:
  - Fabricate sheet metal with flat-lock seams; solder with type solder and flux recommended by manufacturer.
  - Coat back-side with 15-mil sulfur-free bituminous coating, FS TT-C-494, or SSPC-Paint 12, where required to separate metals from corrosive substrates including cementitious materials, wood, or other absorbent materials.
  - Provide for thermal expansion by overlaps or expansion joints. Where required for water-tight construction, provide hooked flanges filled with polyisobutylene mastic for 1" embedment of flanges. Space joints at intervals of not more than 30' for zinc alloy. Conceal expansion provisions where possible.
  - Gutters shall be fabricated and installed as indicated on the Drawings.
    - Outlet tubes shall be 1/8" less than inside diameter of downspout. Tubes shall be 4" long, rivet and solder to conductor head bottom.
- Installation:
  - Anchor work with noncorrosive fasteners, adhesives, setting compounds, tapes, and other materials and devices as recommended by manufacturer of each material or system. Provide for thermal expansion and building movements. Comply with recommendations of "Architectural Sheet Metal Manual".
  - Seal moving joints in metal work with elastomeric sealants, complying with FS SS-T-00227, FS SS-T-00230, or FS SS-T-001543.
  - Clean metal surfaces of soldering flux and other substances which could cause corrosion.
  - Nail flanges of expansion joint units to substrates at spacing of 6" o.c.
  - Composition Striping: Cover flanges (edges) of work set on bituminous substrate with 2 courses of glass fiber fabric (ASTM D 1668) set in and covered with roofing cement, FS SS-C-153.
  - Gutters, unless otherwise indicated, shall be sloped 1/16" per foot to outlets from high points at ends and midpoints between outlets.
  - Downspouts shall be located as indicated, but not more than 30'-0" o.c., and secured to building with galvanized steel straps equally spaced not more than 6'-0" o.c.
- Performance: Water-tight/weatherproof performance of flashing and sheet metal work is required.

## 8. DOORS AND WINDOWS

### A. Hollow Metal Doors and Frames:

- Quality Assurance: Provide doors and frames complying with Steel Door Institute "Recommended Specifications: Standard Steel Doors and Frames", ANSI/SDI-100, and as specified herein.
- Doors: Hollow metal doors shall be 1-3/4" thick, full flush type without face joints or face seams, 20 gauge. Doors shall be Steelcraft Series L20, Fenestra "Presidential" Series, Ceco "Regent" 20 gauge, Mesker "Swinger-Dor", or Curries "707 Series", or equal.
  - Top and bottom edges shall be closed flush to the door face sheets.
  - Prepare doors to receive one and one half pair of butts, size 4-1/2" x 4-1/2".
  - Doors shall be prepared to receive scheduled locksets and other hardware.
  - Louvers: Provide sightproof louvers with inverted V-shaped or Y-shaped blades complying with SDI 111C.
- Frames: Hollow metal frames shall be formed from 18 gauge steel. Frames shall be flush double rabbeted type with 5/8" deep stops and 2" face.
  - Provide sill anchors, spreaders, and three (3) jamb anchors for each jamb.
- Hardware Preparation:
  - Doors and frames shall be mortised, reinforced, drilled and tapped, etc., as required to receive hardware as scheduled. Hardware mortises shall be accurately and neatly made.
  - Provide plaster/dust guards for all mortises in frame.
- Painting: Coat all surfaces with manufacturers standard baked-on primer.
- Installation:
  - Comply with provisions of ANSI/SDI-100.
  - Set frames accurately in position, plumbed, aligned, and securely braced.
  - Fit doors accurately in frames within clearances specified in ANSI/SDI-100.
  - Immediately after erection clean and touch-up damaged areas of prime coat.
  - Check and readjust operating hardware, leaving doors and frames in complete and proper operating condition.

SPECS CONTINUED ON SHEET-6.2

**Z·D·C**  
DESIGN  
GROUP

DRAWN R.V.Z.	CHECKED M.M.
	DATE 01.02.2022
	JOB. NO. 71026

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UPBRING  
HEAD START PRESCHOOL  
8305 CROSS PARK DRIVE  
AUSTIN, TEXAS 78209

SHEET SPECIFICATIONS  
REDEEMER LUTHERAN SCHOOL  
EXTERIOR EXIT DOOR IMPROVEMENTS  
2507 FREDERICKSBURG ROAD - BUILDING #2  
SAN ANTONIO, TEXAS 78201

BID SET  
NOT FOR  
PERMITTING OR  
CONSTRUCTION

REVISIONS  
DATE



SHEET

6.1

OF SHEETS

01.02.22

**B. Aluminum Entrances and Storefronts**

- Performance Requirements: Fabricate exterior storefront components from manufacturer's stock systems with the following tested performance capabilities:
  - Thermal Performance: Built-in provisions for expansion and contraction resulting from ambient temperature range of 120 degrees F (49 degrees C).
  - Wind Loading: Capable of withstanding uniform pressure of 20 psf inward and 20 psf outward, as tested per ASTM E 330.
  - Air and Water Leakage of Fixed Framing: Air infiltration of not more than 0.06 cfm per sq. ft. tested ASTM E 283 and no uncontrolled water penetration per ASTM E 331 at pressure differential of 6.24 psf.
- Storefront Framing System: Inside-outside matched resilient flush-glazed system, shop-fabricated and preassembled from aluminum extrusions, with provision for glass replacement; Kawneer "TriFab II 450" Series, or equivalent by another manufacturer.
- Stile-and-Rail Type Aluminum Doors: 1 3/4" stile, tubular frame members, with mechanical joints using heavy reinforcing plates and concealed tie-rods or j-bolts.
  - Design: Medium Stile (3 1/2" nominal width, bottom rail to be 8" nominal width); Kawneer "Medium Stile 350", or equivalent by another manufacturer.
- Glass: Preglaze doors with clear fully tempered safety glass complying with FS DD-G-1403, Kind FT, Condition A, Type I and with CSPC 16 CRF Part 1201.
- Hardware: Manufacturer's standard heavy-duty hardware units of types indicated as applicable for each entrance, finished to match door.
- Weatherstripping: Manufacturer's standard for type of door operation indicated.
- Aluminum Finishes: Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products".
  - Class I, Clear Anodic Finish: AA-M12C22A41 complying with AAMA 607.1.
- Installation: Comply with manufacturer's instructions and recommendations. Set units plumb and level, accurately aligned and securely anchored. Adjust doors and hardware for smooth operation.

**C. Finish Hardware:**

- Quality Assurance: Obtain each type of hardware (lock sets, hinges, closers, etc.) where possible from a single manufacturer.
- Templates: Furnish hardware templates to each fabricator of doors, frames, and other work to be factory-prepared for the installation to confirm that adequate provisions are made for proper location and installation of hardware.
- Accessibility for the Disabled:
  - All hardware shall meet the requirements of the Americans with Disabilities Act Accessibility Guidelines (ADA-AG). These requirements include the following:
    - Door Hardware: Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. Mount no hardware required for accessible door passage higher than 48 in (1220 mm) above finished floor.
    - Door Closers: The sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 in (75 mm) from the latch, measured to the leading edge of the door.
    - Door Opening Force: The maximum force for pushing or pulling open a door shall be as follows:
      - Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.
      - Other doors,
        - exterior hinged doors: (Reserved)
        - interior hinged doors: 5 lbf (22.2N)
        - sliding or folding doors: 5 lbf (22.2N)
      - These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.
  - Hardware Items:
    - Types of finish hardware required and acceptable manufacturers include the following:
      - Hinges - Stanley, McKinney, Hager
      - Lock cylinders and keys - Schlage, Sargent, Russwin, Yale
      - Lock sets - Schlage, Sargent, Russwin, Yale
      - Exit Devices - Von Duprin, Monarch
      - Door Control Devices - LCN, Norton
      - Push/Pulls and Kickplates - Brookline, Baldwin, Quality
      - Stops and Flush Bolts - Ives, Russwin, Corbin, Trimco.
      - Holders - Glynn Johnson, Russwin, Corbin
      - Silencers: shall be installed on all hollow metal frames, except weatherstripped frames.
    - Contractor shall submit for Design Professionals review a finish hardware schedule of hardware for all doors, prepared by an Architectural Hardware Consultant.
  - Hardware Schedule: Provide hardware AS PER DOOR MFGR.
  - Keying: Review with the Owner.
  - Installation:
    - Install each hardware item in compliance with the manufacturer's instructions and recommendations. Do not install surface-mounted items until finishes have been completed on the substrate.
    - Adjust and check each operating item of hardware and each door, to ensure proper operation or function of every unit. Replace units which cannot be adjusted to operate freely and smoothly as intended for the application made.
    - Clean adjacent surfaces soiled by hardware installation.

**D. Glass and Glazing:**

- Standards:
  - Glazing Standard: Comply with FGMA "Glazing Manual" and "Sealant Manual".
  - Safety Glazing Standard: Comply with ANSI Z97.1 and testing requirements of 16 CFR Part 1201 for category II materials.
- Submittals: Submit manufacturer's product data and certificates of compliance from glass and glazing materials manufacturers.
- Sizes: Fabricate glass of thicknesses indicated and to sizes required for glazing openings indicated, with edge clearances and tolerances complying with recommendations of glass manufacturer.
- Glass Products:
  - Primary Glass Products: Comply with ASTM C 1036 requirements for clear float glass; Type I, glass, quality 43, 1/4"
  - Heat-Treated Glass Products: Comply with ASTM C 1048 requirements for clear tempered float glass; Condition A (uncrated surfaces), Type I, Class 1, with performance characteristics for 1/4 inch thick glass matching those indicated for non-heat-treated tinted float glass; Kind FT.
- Glazing Accessories:
  - Glazing Sealant: Comply with sealant and glass manufacturers requirements for selection of glass sealants which suit project application and installation conditions and which are compatible with surfaces contacted. Provide color of exposed sealants indicated or as selected by Design Professional.
  - Cleaners, Primers and Sealers: Type recommended by manufacturer of sealants/gaskets.
  - Blocks and Spacers: Neoprene, EPDM, or silicone as required for compatibility with glazing sealants; of 80 to 90 Shore A hardness for setting blocks and, for spacers and edge blocks, of hardness recommended by glass and sealant manufacturer for application indicated.
  - Compressible Filler Rods: Closed-cell or waterproof-jacketed rod stock of synthetic rubber or plastic foam, 5-10 psi compression strength for 25% compression.
- Installation:
  - General: Comply with referenced FGMA standards and instructions of manufacturers of glass, glazing sealants, and gaskets, to achieve airtight and watertight performance, and to minimize breakage.
  - Protect glass from edge damage during handling and installation. Inspect glass during installation and discard pieces with edge damage that could affect glass performance.
  - Protect glass from contact with contaminating substances resulting from construction operations; remove any such substances by method approved by glass manufacturer.
  - Wash glass on both faces not more than 4 days prior to date scheduled for inspections intended to establish date of substantial completion. Wash glass by method recommended by glass manufacturer.

**E. Wood Doors:**

- Submittals: Product data and shop drawings including complete schedule of all wood doors.
- Warranty: Provide wood door warranty signed by the manufacturer, installer, and contractor as follows:
  - Solid core doors: Life of installation.
- Flush Wood Doors:
  - Comply with ANSI/NWMA I.S.1 "Industry Standard for Wood Flush Doors" and with AWI "Architectural Woodwork Quality Standards", including Section 1300 "Architectural Flush Doors".
    - Mark doors with NWMA Wood Flush Door Certification Hallmark, or certify compliance with the NWMA Hallmark Program.
    - Doors shall be 2- or 3-ply as standard with the manufacturer with paint grade birch veneer on both faces, and with Particleboard core.
  - Acceptable Manufacturers: Algoma, Eggers, Graham, IPIK, Mahawk, and Weyerhaeuser.

**9. FINISHES**

**A. Gypsum Board System:**

- Provide gypsum board of 5/8" thickness complying with ASTM C36; Type "X", fire-resistant rated where indicated, with tapered and featured edges (rounded or beveled) for prefilling.
  - Provide sag resistant type gypsum board for ceilings.
- Furring and accessories: Provide galvanized hot-shaped furring channels, complying with ASTM C 645, and other accessories indicated or required for a complete installation.
- Framing for Walls and Partitions: Provide steel framing members complying with the following requirements:
  - ASTM A 653, G 40 (ASTM A 653M, Z 90) hot-dip galvanized coating for framing members attached to and within 10 feet (3 m) of exterior walls.
  - Steel Studs and Runners: ASTM C 645, in depth indicated and with 0.0179-inch (0.45-mm/25 gage) minimum base metal thickness, unless otherwise indicated.
    - Provide 0.0329-inch (0.84-mm//20 gage) minimum base metal thickness for head runner, sill runner, jamb, and cripple studs at door and other openings.
- Install and finish gypsum board to comply with ASTM C840. Attach gypsum board to faces of stud framing where indicated, using screws recommended by manufacturer. Fit boards tightly against each other.
  - Attach to each support to comply with manufacturer's recommended spacing, but not more than 16" o.c. at all edges of each board and at intermediate supports.
  - Apply joint treatment at all joints between boards; at flanges of corner beads, edge trim, and control joints; at penetrations; and all fastener heads and surface defects.
    - Prefill joints, and rounded or beveled edges using setting-type joint compound.
    - Apply joint tape at joints between gypsum boards.
    - Finish gypsum board with 3 coats of joint compound, sanding between each coat and after last coat.
    - Embedding/First Coat: Setting-Type Joint Compound.
    - Fill (Second) Coat: Setting-Type Joint Compound.
    - Finish (Third) Coat: Ready-Mix Drying-Type Tapping Compound.
  - Finish gypsum board with 3 coats of setting-type joint compound, sanding between each coat and after last coat.

**B. Painting:**

- Material Quality: Provide the manufacturer's best quality trade sale material of the coating types specified. Containers not displaying manufacturer's product identification will not be acceptable.
- Paint all new unfinished items.
- Manufacturers: Subject to compliance with requirements, provide paint products of one of the following:
  - Benjamin Moore Co.
  - Devoe & Reynolds Co
  - Glidden Co.
  - Froitt & Lambert Paints
  - PPG Industries, Inc.
  - Sherwin Williams Co.
- Paint Systems Schedule: Unless otherwise noted, products of Sherwin-Williams are used in the following paint systems:
  - Exterior concrete and back of CMU walls:
    - One (1) coat of A24 Series Loxon Exterior Masonry Acrylic Primer.
    - Two coats of flat latex paint; A6 Series A-100 Exterior Latex Flat.
  - Paint exterior iron or steel, including all exposed structural and miscellaneous non-galvanized ferrous metal items, mechanical and electrical piping, conduit, electrical boxes, etc. U.N.O.
    - Prime: one (1) coat B50 Kem Kromik Universal Metal Primer. Touch-up shop primed items.
    - Finish: two (2) coats of alkyd enamel; B55 Series Direct-to-Metal Enamel.
  - Exterior galvanized iron or steel:
    - Prime: one (1) coat of B50 Series Galvite Primer.
    - Finish: two (2) coats of alkyd enamel; B55 Series Direct-to-Metal Enamel.
  - Exterior CMU with Textured Elastomeric Finish:
    - Prime: One (1) coat of Devoe Latex Filler 52901 or 55901 or Eq.
    - Finish: One (1) double pass spray coat of textured acrylic latex coating, Devoe "SprayMax" of texture and color as selected by Architect from full range of standard colors and textures.
  - Parking and traffic striping:
    - Finish: one (1) coat ProMar Alkyd Traffic Marking Paint, B29 Series, Yellow.
  - Interior gypsum board walls and ceiling:
    - Prime: one (1) coat ProMar 200 Latex Wall Primer, B28 W 200.
    - Finish: two (2) coats ProMar 200 Latex Semi-Gloss Enamel.
  - Interior concrete unit masonry:
    - Prime: one (1) coat Loxon Int Acrylic Masonry Primer, B28.
    - Finish: two (2) coats ProMar 200 Latex Gloss Enamel.
  - Interior exposed metal items:
    - Prime: one (1) coat KEM KROMIK Metal Primer. Touch-up shop primed items.
    - Finish: two (2) coats ProMar 200 Latex Gloss Enamel.
  - Painted wood doors, wood trim, cased openings, etc:
    - Prime: one (1) coat ProMar 200 Alkyd Enamel Undercoater.
    - Finish: two (2) coats ProMar 200 Latex Gloss Enamel.

**C. Acoustical Treatment:**

- Provide lay-in type suspension system conforming to ASTM C 635 "Heavy Duty" structural classification, 2' x 4' grid.
  - Provide matching wall moldings.
  - At Apartment kitchen & washer/dryer closet, provide vinyl faced, non-porous tiles.
- Acoustical Panel Products: Subject to compliance with requirements, provide one of the following:
  - Minaboard Cortega; Armstrong World Industries, Inc.
  - Hytone Baroque; The Celotex Corporation.
- Acoustical Panel Standard: Provide manufacturer's standard panels of configuration
- Install suspension system in accordance with ASTM C636 and manufacturer's instructions.
  - Hang system independent of walls columns, ducts, pipes, and conduit.
- Install acoustical units in accordance with referenced standards and manufacturer's instructions.
  - Acoustical units shall be installed level, free from damage, twist, warp, or dents.
  - Clean soiled or discolored surfaces of units. Remove and replace damaged or improperly installed units.

**D. Resilient Flooring: (VCT - Vinyl Composition Tile)**

- Submit manufacturer's technical data and installation instructions for each type of resilient flooring and accessories.
- Vinyl Composition Tile: .F.S. SS-312 B (1), Type IV, Comp 1, 12 in. x 12 in. x 1/8 in. thick.
  - Manufacturer/Product: Armstrong "Premium Excelon", or Design Professional-approved equal by other manufacturers.
- Vinyl Base: FS SS-W-40, Type II vinyl; complete with preformed or molded corner units and end stops as required for a complete installation, 4 in. coved, 1/8 in. thick, color to be selected from full range of manufacturer's standard colors.
- Accessories:
  - Adhesives: Waterproof type as recommended specifically by the manufacturer of the material specified and sub-strata to which it is applied. Spray on adhesives shall not be permitted.
  - Sealer and Wax: Types recommended by resilient flooring manufacturer.
  - Primer: Waterproof type as recommended by resilient flooring manufacturer.
  - Patching Material: Manufacturer-approved brand of latex underlayment.
- Inspection: Examine substrates and adjoining construction, and the conditions under which the work is to be installed. Do not proceed with the work until unsatisfactory conditions detrimental to the proper and timely completion of the work have been corrected.
  - Correct defects which might interfere with laying resilient materials in proper manner.
  - Remove grease, dirt, and other deleterious substances. Substrate must be free from holes, and without high or low points.
- Installation:
  - Lay tile in patterns as directed by the Design Professional.
  - Apply adhesive at rate to permit installation of flooring within working time of adhesive.
  - Install flooring in accordance with manufacturer's instructions and recommendations.
  - Level Floors to within 1/8 inch in 6 feet. Lay tile with tight joints and straight lines. Cut to fit accurately at joining with other materials. Lay symmetrically about center line of room to avoid use of less than half tile. Generally, border less than half tile widths not acceptable. Install beveled edging strips where tile meets exposed concrete floor slab. Restrict traffic unless floors are protected.
  - Backing for base shall be dry and clean.
  - Install base tight to wall and floor. Cement base to wall using adhesive and method recommended by manufacturer. Scribe accurately to trim at openings. Base must adhere tightly to walls.
  - Install coved base on top of resilient flooring. Scribe accurately to trim items.
  - Remove excess adhesive as recommended by the tile manufacturer. Damp mop and provide protective coat of floor wax immediately after installation of the resilient floor.
- Clean, seal, and wax floor in accordance with manufacturer's instructions. Final cleaning shall occur immediately prior to final inspection but not sooner than 4 to 5 days after installation. Protect floor during balance of construction.

**E. Floor and Wall Tile:**

- Install Floor and Wall tile per manufacturer's instructions.
  - Provide water/moisture resistant gypsum "tile backer" board at all wall tile areas.
  - Floor tile shall be level and free of defects, with edges of tile flush with adjacent tiles.
- Submittals: Submit tile and grout sample for Design Professional & Owner's approvals.
- Floor to be cleaned and tile to be free of excess grout.
- Provide minimum 10% or 1 box of excess floor tile of each type/color/shape for owner.

**F. Carpet:**

- Fire Characteristics: Carpet shall conform to applicable codes for flame spread/smoke developed ratings of 25/50.
- Materials:
  - Carpet: Provide Show Contract Ripple Style Carpet, \_\_\_\_\_ color.
  - Cushion: Provide, Ultraloc MPC High Performance Cushion.
  - Adhesive, Primer, and sealer: Manufacturer's recommended adhesive.
- Inspection: Examine substrates and adjoining construction, and conditions under which the work is to be installed. Do not proceed with the work until unsatisfactory conditions detrimental to the proper and timely completion of the work have been corrected.
  - Installation:
    - Install carpet in compliance with carpet manufacturer's instructions and recommendations. Install seams vertically and plumb, and at least 6" away from any corners. Cut carpet evenly at edges of outlet boxes, etc.
    - Maintain uniformity of carpet direction and lay of pile.
    - Install carpet in largest practical pieces, with strong bond to substrate, without wrinkles, gaps, and overlaps.
    - Install carpet edge guard where edge of carpet is exposed; anchor guards to substrate.
    - Fit sections of carpet prior to application of adhesive. Trim edges and butt cuts with seaming cement.
    - Apply adhesive uniformly to substrate in accordance with manufacturer's instructions. Butt edges tight to form seams without gaps. Roll entire area lightly to eliminate air pockets and ensure uniform bond.
    - Remove adhesive from carpet surface as recommended by manufacturer.
    - Remove and dispose of debris and unusable scraps. Vacuum with commercial machine with face-beater element. Remove Spots. Replace carpet where spots cannot be removed. Remove protruding face yarn.
  - Protection: Protect with not less than 6 mil "Visqueen" polyethylene sheeting.

**10. SPECIALTIES**

**A. Exterior Post and Panel Signs**

- Design Criteria: Design, fabricate, and install signs to withstand a wind pressure of 100 mph on the total sign area in all directions.
  - All signs shall meet the requirements of the Americans with Disabilities Act Accessibility Guidelines and the requirements of local authorities.
- Materials:
  - Aluminum Sheet or Plate: Alloy and temper per ASTM B 209 for 5005-H15.
  - Aluminum Extrusions: Alloy and temper per ASTM B 221 for 6063-T5
  - Concrete: Portland cement concrete complying with ASTM C 150, aggregates complying with ASTM C 33, and clean water; mix obtain not less than 2,500 psi compressive strength at 28 days.
  - Posts: Steel Tubing complying with ASTM A 500 or ASTM A 501.
  - Panels: Smooth, level panel surfaces constructed to remain flat under installed conditions.
- Unframed single sheet panels with smooth edges finished to conform with the following:
  - Panel Material: 0.125" thick aluminum plate.
  - Finish: Baked enamel.
  - Corners: Rounded as indicated.
- Graphic Content and Style: Comply with requirements indicated for sizes styles, spacing, content, positions, materials, and finishes and colors of letters, numbers, symbols, and other graphic devices.
- Fabrication: Fabricate signs as indicated.
- Metal Finishes: Comply with NAAMM "Metal Finishes Manual" for finish designations and application recommendations.
  - Baked Enamel Finish: AA-C12C42R1x. Comply with manufacturer's specifications for cleaning, conversion coating, and painting.
- Installation: Locate signs where indicated, using mounting methods in compliance with manufacturer's instructions.
  - Install signs level, plumb, and at height indicated, with surfaces free from distortion or other defects in appearance.

**B. Toilet Compartments**

SECTION 10155  
INCLUDES: -PLASTIC LAMINATE TOILET COMPARTMENTS.

PART 1 GENERAL

1.0 SCOPE:  
Furnish all required labor, materials, equipment, and incidentals to complete the installation of the toilet compartments and partitions as shown on the drawings and specified.

1.1 SUBMITTALS

- Product Data: Required, general description with photographs of the unit type proposed.
- Shop Drawings: Required. Fully dimensioned. Show layout, elevations, details of anchorages, door swings, hardware, and panel construction.
- Samples: Required.
- Plastic Laminate: to illustrate available laminate colors and core construction.

1.2 QUALITY ASSURANCE

A. Regulatory Requirements: ANSI A117.1, and State of Texas Program for the Elimination of Architectural Barriers.

PART 2 PRODUCTS

2.1 MANUFACTURERS/PRODUCTS

- Source: Bobrick Washroom Equip. Or approved equivalent.
- Panel Construction: Plastic laminate color and/or pattern to be selected by owner, on softwood plywood or particle board core.
- Head Rails: Aluminum, anti-grip.
- Hardware: Hinges, latch and keeper, and coat hook/bumper of manufacturer's standard design made of metal with chrome or brass finish.
- Plaster feet (shoes): stainless steel.
- Stirrup Brackets: Manufacturer's standard design, aluminum or chrome to match other components.
- Fasteners: Manufacturers standard for exposed surfaces. Finish to match other components.

2.2 FABRICATION

- Urinal Screen Configuration: wall hung, bracket supported.
- Partition Configuration: Floor mounted, headrail broiled.

PART 3 EXECUTION

1.1 INSTALLATION

- See drawings.
- Follow manufacturer's instructions.
- Install plumb, level, secure, and straight.
- Insure proper operation. Maintain uniform jamb clearance.
- Remove any packaging, labels or covers and clean surfaces.
- Damaged or patched units are not acceptable.

END OF SECTION

**B. Fire Protection Specialties**

PART 1 - GENERAL - FIRE PROTECTION SPECIALTIES

1.1 SUBMITTALS

A. Product Data: Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for fire-protection specialties.

1. Fire Extinguishers: Include rating and classification.

1.2 QUALITY ASSURANCE

- NFPA Compliance: Fabricate and label fire extinguishers to comply with NFPA 10, "Standard for Portable Fire Extinguishers."
- Fire Extinguishers: Listed and labeled for type, rating, and classification by an independent testing agency acceptable to authorities having jurisdiction.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following:

- Portable Fire Extinguishers:
  - Ansul Incorporated.
  - Badger; Div. of Figgie Fire Protection Systems.
  - Buckeye Fire Equipment Company.
  - General Fire Extinguisher Corporation.
  - J.L. Industries, Inc.
  - Kidde; Walter Kidde, The Fire Extinguisher Co.
  - Larsen's Manufacturing Company.
  - Modern Metal Products; Div. of Technico.
  - Potter-Roemer; Div. of Smith Industries, Inc.
  - Samson Products, Inc.
  - Watrous; Div. of American Specialties, Inc.

2.2 MATERIALS

A. Cold-Rolled Steel Sheet: Carbon steel, complying with ASTM A 366/A 366M, commercial quality, stretcher leveled, temper rolled.

2.3 PORTABLE FIRE EXTINGUISHERS

A. Provide fire extinguishers of type, size, and capacity for each cabinet and other locations indicated.

B. Multipurpose Dry-Chemical Type: UL-rated 2-A:10-B:C, 5-lb and 4-A:60-B:C, 10-lb nominal capacity, in enameled-steel container.

2.4 ACCESSORIES

A. Mounting Brackets: Manufacturer's standard steel, designed to secure extinguisher, of sizes required for types and capacities of extinguishers indicated, with plated or baked-enamel finish.

B. Identification: Provide lettering to comply with authorities having jurisdiction for letter style, color, size, spacing and location. Locate as indicated by Design Professional.

- Application Process: Decals.
- Lettering Color: Red.
- Orientation: Vertical or horizontal.

2.5 STEEL FINISHES

A. Clean surfaces of dirt, oil, grease, mill scale, rust, and other contaminants that could impair paint bond using manufacturer's standard methods.

- Baked-Enamel Finish: Immediately after cleaning and pretreating, apply manufacturer's standard two-coat, baked-enamel finish consisting of prime coat and thermosetting topcoat. Comply with paint manufacturer's written instructions for applying and baking to achieve a minimum dry film thickness of 2 mils (0.05 mm).

PART 3 - EXECUTION

3.1 INSTALLATION

A. Comply with manufacturer's written instructions for installing fire-protection specialties.

- Install in locations and at mounting heights indicated or, if not indicated, at heights acceptable to authorities having jurisdiction.
  - Locations: As required by the local Fire Official.

END OF SECTION

11. FURNISHINGS - Not Applicable

12. SPECIAL CONSTRUCTION - Not Applicable

13. CONVEYING SYSTEMS - Not Applicable

14. MECHANICAL - SEE MECHANICAL DRAWINGS

15. ELECTRICAL - SEE ELECTRICAL DRAWINGS

END OF SPECIFICATIONS NOTES



DRAWN R.V.Z.	CHECKED M.M.
DATE 01.02.2022	
JOB NO. 78209	

This drawing and accompanying conceptual details are to be an instrument of service and shall remain the property of the designer. They are not to be used or referenced on any other projects without written agreement and with appropriate compensation to the designer. Contractor is responsible for reviewing drawings. Interpreting dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequence, procedures, or for job safety precautions and safety programs in connection with the project at hand.

UPBRING  
HEAD START PRESCHOOL  
8305 CROSS PARK DRIVE  
AUSTIN, TEXAS 78209

SHEET SPECIFICATIONS  
REDEEMER LUTHERAN SCHOOL  
EXTERIOR EXIT DOOR IMPROVEMENTS  
2507 FREDERICKSBURG ROAD - BUILDING #2  
SAN ANTONIO, TEXAS 78201

BID SET  
NOT FOR  
PERMITTING OR  
CONSTRUCTION

REVISIONS DATE	▲
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SHEET

6.2



PROPOSED EXIT  
DOOR TYPE "B"  
LOCATIONS



SENSUP  
SIGNS, BANNERS, WRAPS, DECALS  
signsupsa.com 210-612-2633

Head Start  
Preschool  
San Antonio

NO  
PARKING  
ANYTIME



PROPOSED EXISTING  
DOOR TYPE "A"  
LOCATION



PROPOSED DOOR THIS 'X' LOCATION



PROMISED EXIT  
SIGN TYPE &  
LOCATION

Upbring  
Head Start  
Preschool  
San Antonio 210-868-9201

SIGNS  
• Signs  
• Banners  
• Wallcaps  
• Decals  
210-612-263

EAST ELEVATION





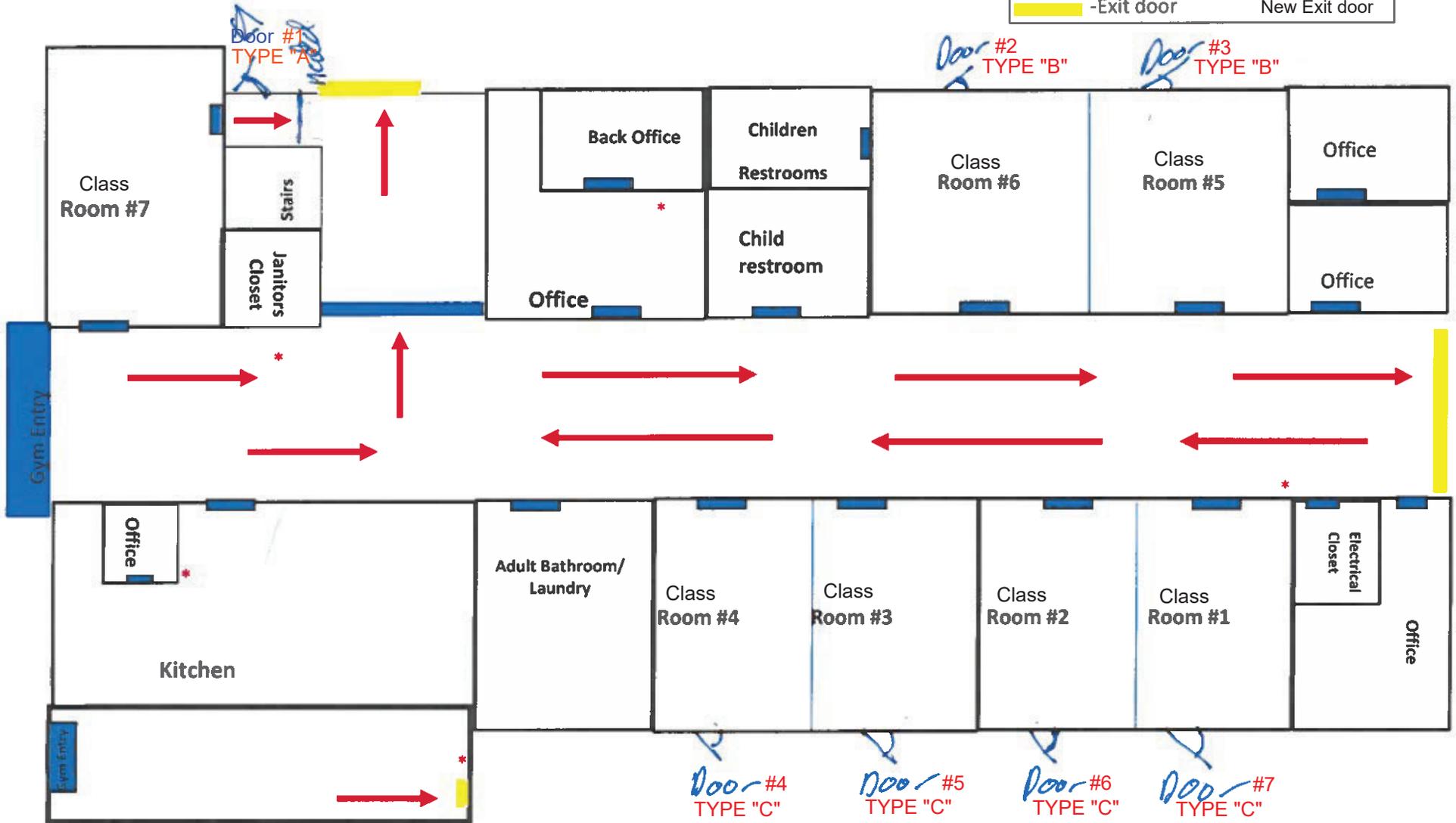
PROPOSED EXIT  
DOOR TYPE 'C'  
LOCATION(S) WITH  
SIDE LITE

Uprising Head Start PreSchool  
2507 Fredericksburg Road, Bldg. #2  
**Redeemer First Floor**

Key

- \* - Fire extinguisher
- (blue bar) - Door Existing
- (red arrow) - Exit route
- (yellow bar) - Exit door
- (yellow bar) - New Exit door

*Evacuation Route*



# Z. D. G.

## Detailed Project Description - 01.02.22

The Upbring Head Start Preschool in San Antonio, Texas (operated by Dr. Andrew Benscoter) is currently funded to provide (7) new exterior exit doors to their existing educational child care facility located at 2507 Fredericksburg, Building #2. The existing site consist of (2) existing building structures, Redeemer Lutheran Church (building #1) and a 2-story educational facility (building #2) to receive renovation work. The existing 2-story building on site was built as an accessory educational facility for the Redeemer Lutheran Church commissioned by Pastor Eric E. Wagner. The (7) new exterior exit doors will vary in door styles, see attached door specs from Premier Metal Doors for the (3) proposed door styles, (A, B, C.). Due to age of children in the existing (7) day-care classrooms the Fire Marshal office has asked Upbring Head Start Preschool to facilitate direct access to exterior of building from each classroom. The (7) newly planned exterior exit doors will bring the (7) existing child care classrooms into compliance with City of San Antonio Fire Marshal building standards. The new exterior exit door locations are only located at 1<sup>st</sup> floor of the existing Educational Facility structure on the site. The classrooms are open to the public and Upbring personnel. Our research has the construction of the existing 2-story educational facility to be some time after June 05, 1962. The Architect and Engineer of record is listed on an existing set of plans as Ledford & Cerna of San Antonio Texas & Eugene Wukasch of Austin Texas. The existing exterior wall structures consist of 8" concrete masonry block units with stucco accents, brick accents, glazed clay tile accents, clear anodized aluminum storefront glass system, reinforced steel flat roof structure and two unique steel painted arched awning framing structures at entries into the building. We do not plan to add any new conditioned building area to the existing 2- story educational facility. The new renovation work will consist of the construction team punching (3) new holes at select locations at existing exterior cmu block walls and reconfiguring (4) existing storefront systems at exterior wall to accommodate the new classroom exit doors. See attached pictures and drawings being attached to get a better understanding of the existing building floor plan and the proposed locations of the (7) new exit doors. The building does not appear to be historic in nature but does lend itself as an accessory building to the existing Redeemer Lutheran Church. Some improvements will need to occur at existing sidewalks at new exterior door locations to insure T.A.S. / H.C. egress compliance.

# PREMIER STEEL DOORS AND FRAMES

Hollow Metal Steel Doors & Frames

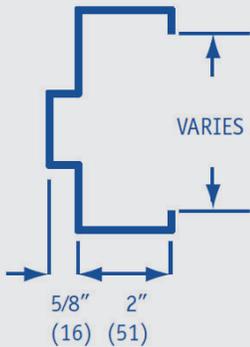
Commercial  
Multi-Family  
Primed  
Galvanneal  
Doors & Frames



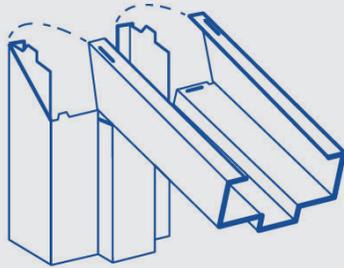
**PREMIER** STEEL DOORS AND FRAMES

## Hollow Metal Frames

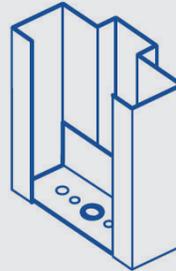
### F SERIES COMMERCIAL FRAME DETAILS



TYPICAL SECTION



TYPICAL CORNER  
KD OR WELDED

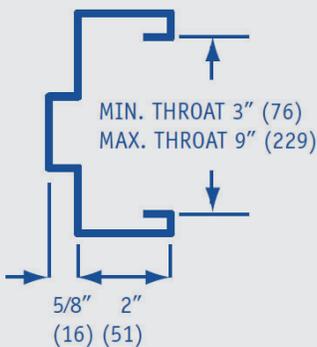


STANDARD  
BASE ANCHOR

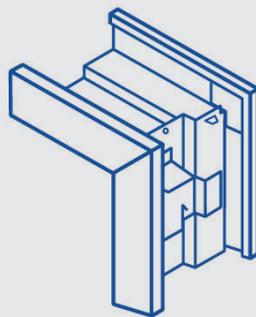
- Knock-down (KD) design; can be field or factory welded
- 16 gauge, CRS- A40 Galv. Available
- Hinge preps: 4 1/2" square corner
- Strike Preps: ASA 47/8" standard - Dead bolt preps available
- Profiles Available 4 3/4", 5 3/4", 6 3/4", 7 3/4", and 8 3/4"
- Built in strike mortar boxes (standard)
- Built in hinge mortar guards (standard)
- Tab and slot construction - punched for mutes
- Prime painted

## FE Series Drywall Frames

### FE SERIES DRYWALL FRAME DETAILS



TYPICAL SECTION



TYPICAL CORNER  
KD OR WELDED



STANDARD  
BASE ANCHOR

- CRS- A40 Galv. Available
- Knock-down design
- 16-gauge corner reinforcements to maintain proper miter alignment
- Welded-in steel compression anchors
- Available in 5 5/8", 5 7/8", 6 1/4", 7 1/8", 7 3/4", and 8 3/4"
- Strike preps: ASA 47/8 standard deadbolt preps available
- Built-in strike dust boxes (standard)
- Tab and slot construction- punched for mutes
- Prime painted

## Door and Frame Hand Chart

How to determine hand of door and key swing:

Hand all doors by standing outside on key side - facing door.

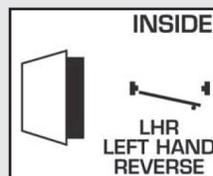
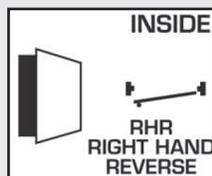
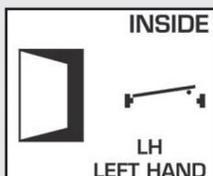
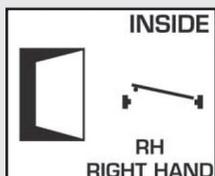
### SINGLE DOORS:

When door swings toward you and hinges are on right side of door:

Door is R.H.R. / Frame is L.H.

When door swings to inside and hinges are on the right side of the door:

Door is R.H. / Frame is R.H.



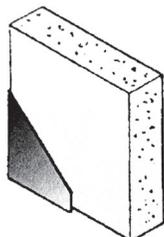
## Anchor options:

- Adjustable Wire Masonry anchor
- Masonry "T" anchor
- Existing wall anchor
- Pipe sleeve anchor
- Metal stud "Z" clip anchor
- Wood stud "strap" anchor
- Universal wood stud, metal stud or existing wall anchor
- Drywall frame sill clip anchor



- Hot-dip galvalneal steel - ready for finish paint
- Optional UL label service
- Optional vision lite/louver
- Full flush seamless faces
- Flush top and inverted bottom channels
- Insulated polystyrene cores

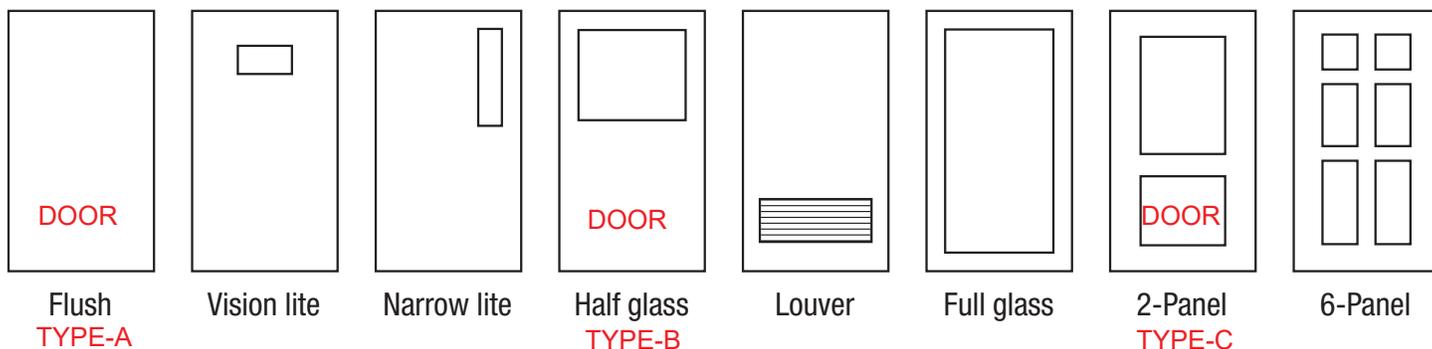
DESCRIPTION	U FACTOR	R FACTOR	STC RATING
	.153c	6.54c	25c



## Polystyrene:

A rigid pre-foamed polystyrene slab of 1.0# test density shall be bonded to face sheets with an adhesive. The strength of the bond between the polystyrene core and the steel face sheets shall exceed the strength of the polystyrene so that delamination does not occur under any operating condition. Polystyrene cores are fully weather sealed and efficient in extreme weather conditions.

## Standard Door Elevations:



- Fire rated doors available
- Wind storm rated doors available



Standard stock sizes		18 gauge							
Width	2'-0"	2'-4"	2'-6"	2'-8"	3'-0"	3'-4"	3'-6"	3'-8"	4'-0"
Height	6'-8" OR 7'-0" OR 8'-0"								

Stock doors are flush - reversible hand  
 Sizes other than those shown and handed doors are available  
 20 gauge doors available - max width 3'0"  
 max height 7'0"

## Hardware preparation - stock doors

### SINGLE SWING:

- 4-1/2" x 4-1/2" template hinges
- 161 cylindrical lock - 86 mortise edge
- Closer reinforcement - standard on 18 gauge

### INACTIVE LEAF:

- 4 1/2" x 4 1/2" template hinges
- 4 7/8" ASA strike plate
- ASA flushbolts
- Closer reinforcement

## Tips for finish painting your premier door:

The prime paint finish on this door is designed to provide protection during normal storage, shipping and installation at the job site and to provide a uniform base for finish painting. It is recommended that a good top coat of paint be applied to the door after installation is completed. It is the responsibility of the user to maintain the integrity of the finish after installation.

Typical latex and alkyd topcoats are recommended as a finish paint. While we cannot guarantee its compatibility with all products in the market, it will perform well with most major brands. If there is any question, a patch test is advisable.

**WE DO NOT RECOMMEND THE USE OF EPOXY, URETHANE OR LACQUER TOPCOATS ON THIS PRIMER WITHOUT A PRIOR TEST PATCH TO DETERMINE THE COMPATIBILITY WITH THESE STRONG SOLVENT CONTAINING TOPCOATS.**

Lifting, wrinkling, or other surface anomalies may occur. In some cases it may be necessary to first reprime the door with a primer recommended by your paint manufacturer

## Recommended painting instructions:

First, repair any dents or scratches which occurred during installation (as noted below). Sand the primer finish lightly with a very fine sand paper, be sure the surface is clean and dry.

If the primer has been scratched or damaged so that rusting has occurred, sand lightly with steel wool or fine sandpaper to remove all traces of rust (any rust not removed will eventually become active and bleed through any subsequent topcoats.) After all rust has been removed and you are sure the surface is clean and dry, reapply primer over the entire repair area prior to applying your topcoat.

### Dent repair:

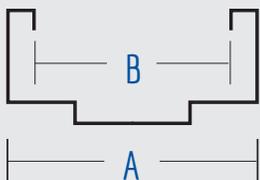
Sand to bare metal (including area around dent) with #80 sandpaper. Apply automobile body filler (available at automobile stores) as directed on container. After filling, cure thoroughly, sand with fine sandpaper to a smooth flat surface. Be sure surface is clean and dry, then reapply primer over entire repair area.

### Scratches:

Feather scratches to the bare metal with very fine sandpaper. Be sure the surface is clean and dry, then reapply primer over entire repair area.

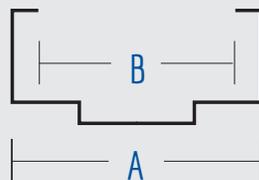
### Drywall - "FE" Depths

A	B
5 5/8	4 5/8
5 7/8	4 7/8
6 1/4	5 1/4
7 1/4	6 1/4
7 3/4	6 3/4
8 1/4	7 1/4



### Masonry - "F" Depths

A	B
4 3/4	3 3/4
5 3/4	4 7/8
6 3/4	5 3/4
7 3/4	6 3/4
8 3/4	7 3/4



### Rough Opening Suggestions

"FE" Drywall Frames	Example: FE-16-4-3070-5 7/8
Nominal Width Plus 1 1/2"	Width = 36" + 1 1/2" = 37 1/2"
Nominal Height Plus 3/4"	Height = 84" + 3/4" = 84 3/4"
"F" Masonry Frames	Example: F-16-4-3070-5 3/4
Nominal Width Plus 4 1/4"	Width = 36" + 4 1/4" = 40 1/4"
Nominal Height Plus 2 1/4"	Height = 84" + 2 1/4" = 86 1/4"

