

# 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.

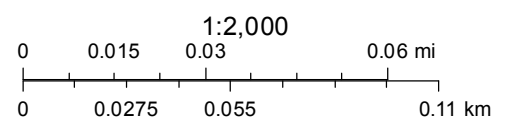


# City of San Antonio One Stop



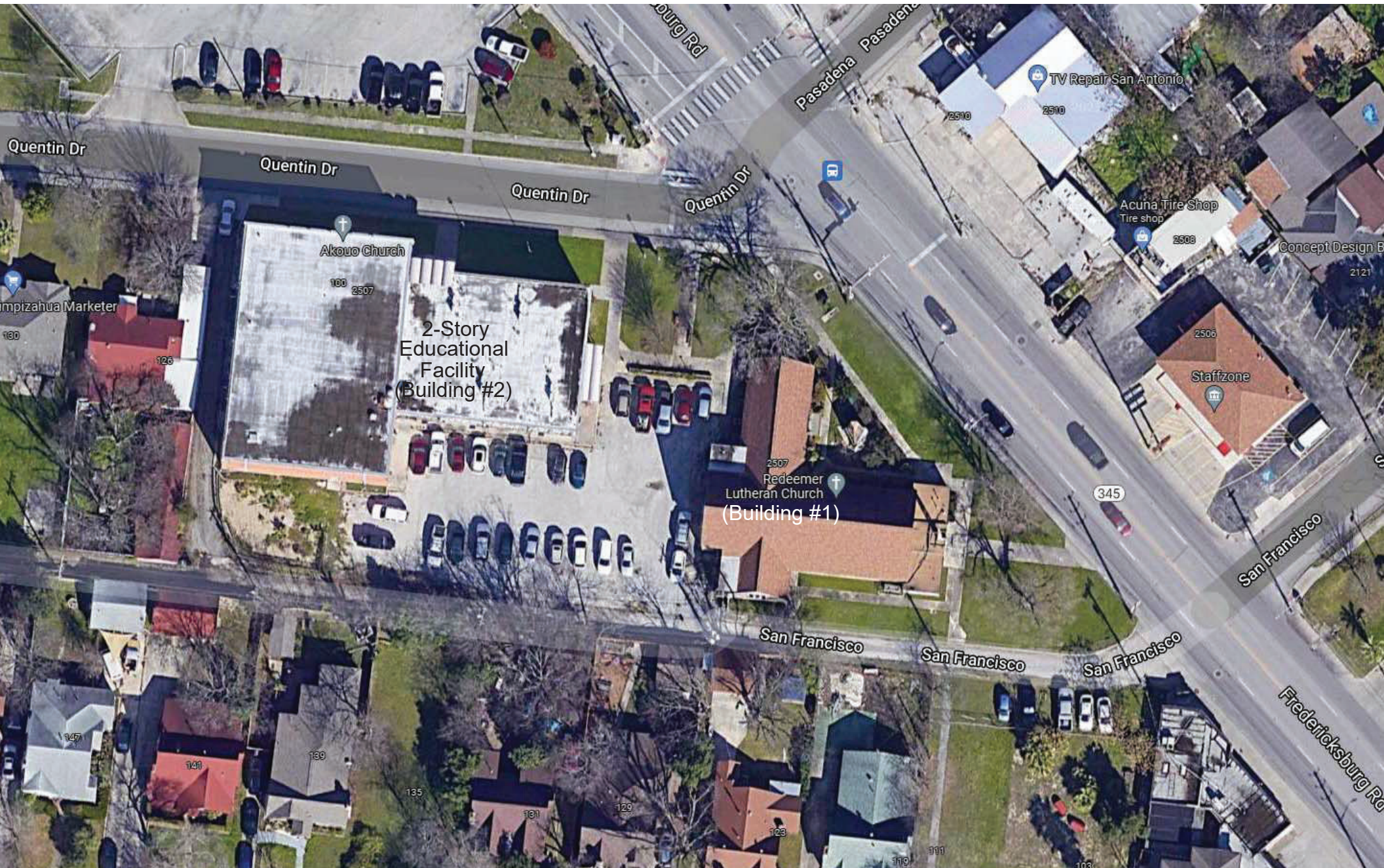
January 14, 2022

— User drawn lines





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



NORTH



# Redeemer Lutheran School

## Exterior Exit Door Improvements

2507 Fredericksburg, San Antonio, Texas 78201

### PROJECT TEAM

#### Building Owner

**Redeemer Evan Lutheran Church**  
2603 Fredericksburg Road  
San Antonio, Texas 78201  
Tel: (512) 459-1000  
Contact: Dr. Andrew Benscoter

#### Building Design

**Z. D. G**  
1411 Sherwood  
Atascosa, Texas 78002  
Tel: (210) 380-9546  
Contact: Raul Zuniga



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 referenced on any other projects only upon 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 methods, methods, techniques, sequence, procedures, or for job safety precautions and safety programs in connection with the project at hand.

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8305 CROSS PARK DRIVE  
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REDEEMER LUTHERAN SCHOOL  
EXTERIOR EXIT DOOR IMPROVEMENTS  
2507 FREDERICKSBURG ROAD - BUILDING #2  
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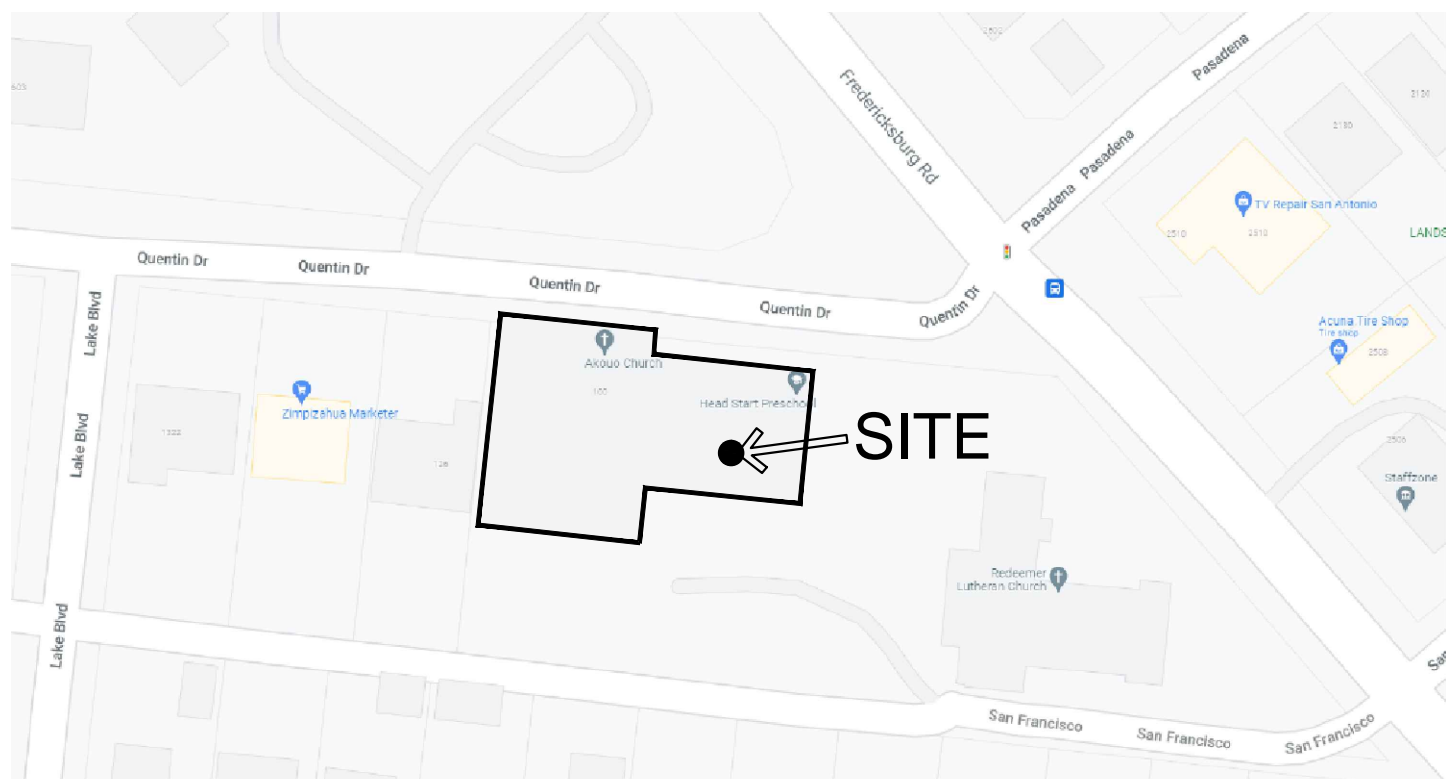


SHEET

TS1

OF SHEETS

### LOCATION MAP



SAN ANTONIO, TEXAS

### BUILDING CODE INFORMATION

#### BUILDING CODE ANALYSIS:

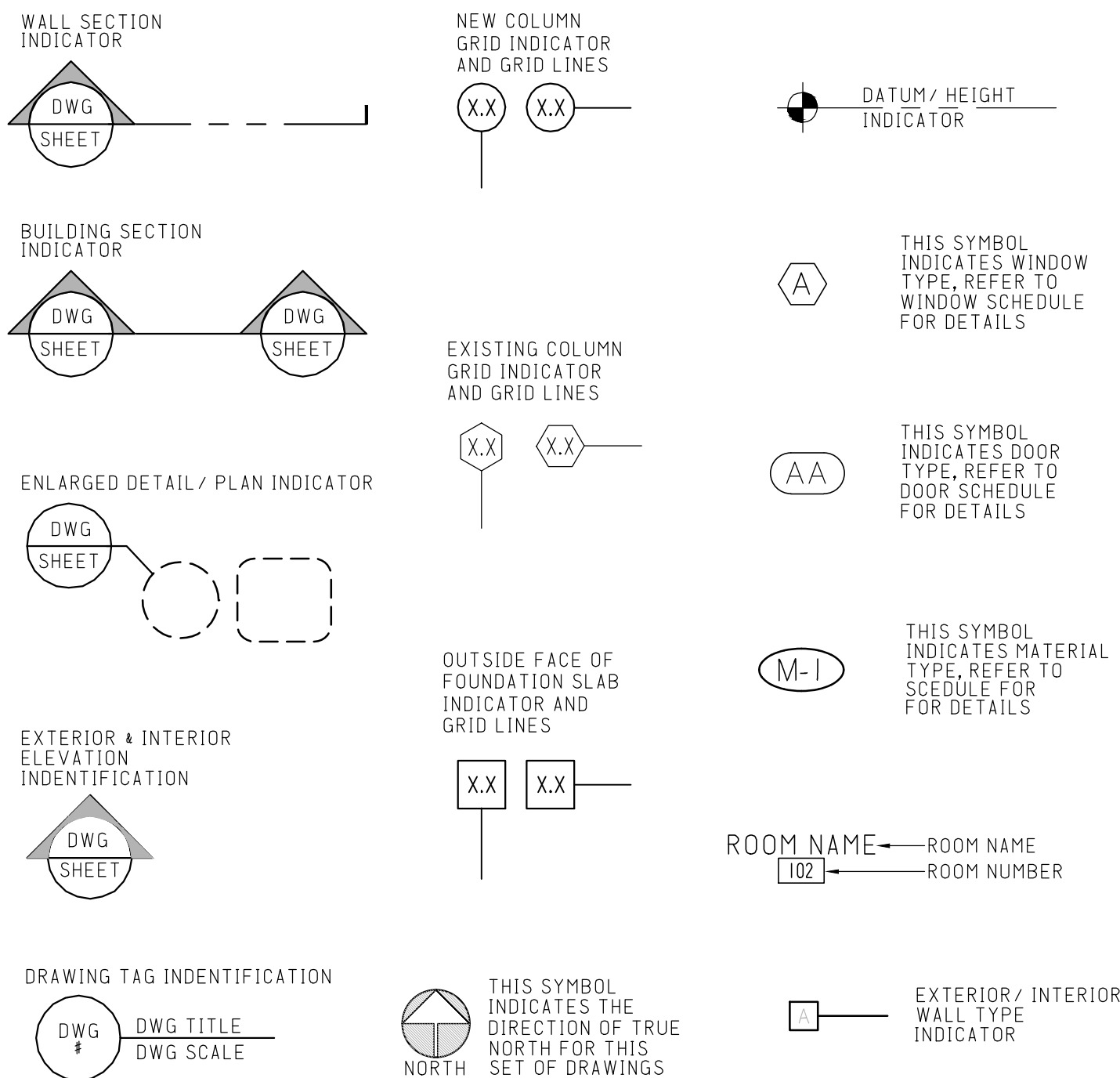
Building Code:	2018 IBC
Occupancy:	Group A
Construction Type:	II - B
Current Use:	Educational Head Start Facility
Proposed Use:	Educational Head Start Facility
Sprinkled:	NO
Building Height:	25'-6" to Roof Top

#### BUILDING RENOVATION AREA TABULATIONS:

1st Floor Renovation Area for (Upbring Headstart Preschool)=	5,562 SF
1st Floor Area for Redeemer Lutheran School (N.L.C.)=	6,985 SF
TOTAL 1st FLOOR EXISTING BUILDING AREA =	12,547 SF

(SQUARE FOOTAGES ARE APPROXIMATE)

### SYMBOL LEGEND



### STRUCTURAL

### MECHANICAL, ELECTRICAL, & PLUMBING

### GENERAL NOTES

- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD OWNER AND DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON PROJECT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES NECESSARY FOR PERMIT AND INSPECTIONS AS REQUIRED FOR CONSTRUCTION OF THE PERMITTED SET OF DOCUMENTS, DOCUMENTED ADDENDUMS AND REVISIONS, BUT NOT LIMITED TO WATER AND SEWER FEES, DRIVEWAYS AND SIDEWALK FEE'S ETC...
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY PROVIDER AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE OWNERS GEOTECHNICAL ENGINEER, AND THE COST SHALL BE INCLUDED IN THE BID PRICE FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT, OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING WRITTEN CLARIFICATION OF ANY CONFLICTS ON SAID PLANS AND SPECIFICATIONS. CONTRACTOR TO CLARIFY ANY ITEMS WITH DESIGNER PRIOR TO BIDDING OR STARTING CONSTRUCTION ON THE PROJECT. FAILURE TO DO SO SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE APPROVED SET OF PERMITTED DRAWINGS SHALL BE KEPT AT THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE. CONTRACTOR MAY CONTACT DESIGNER AT ANY TIME DURING THE CONSTRUCTION PHASE TO INSURE THE CORRECT SET OF CONSTRUCTIONS DOCUMENTS IS AVAILABLE.
- THE GENERAL CONTRACTOR (G.C.) SHALL MAINTAIN AND PAY FOR ALL INSURANCE AS REQUIRED BY THE LAWS OF THE STATE AND TAXES REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. THE G.C. SHALL FILE FOR FINAL INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED TO OBTAIN CERTIFICATE OF OCCUPANCY.
- G.C. TO PHASE CONSTRUCTION WORK. EXISTING SERVICES TO REMAIN IN OPERATION DURING CONSTRUCTION. BUSINESS TO REMAIN OPERATIONAL DURING CONSTRUCTION, 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 PERFORM 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 THE SYSTEM, SERVICE OR UTILITY IN QUESTION.
- EACH CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE EXISTING JOB CONDITIONS BEFORE SUBMITTING BIDS AS NO ALLOWANCES WILL BE MADE BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH EXISTING JOB CONDITIONS.
- 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(S) 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 THE DESIGN PROFESSIONAL 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.

01.02.22





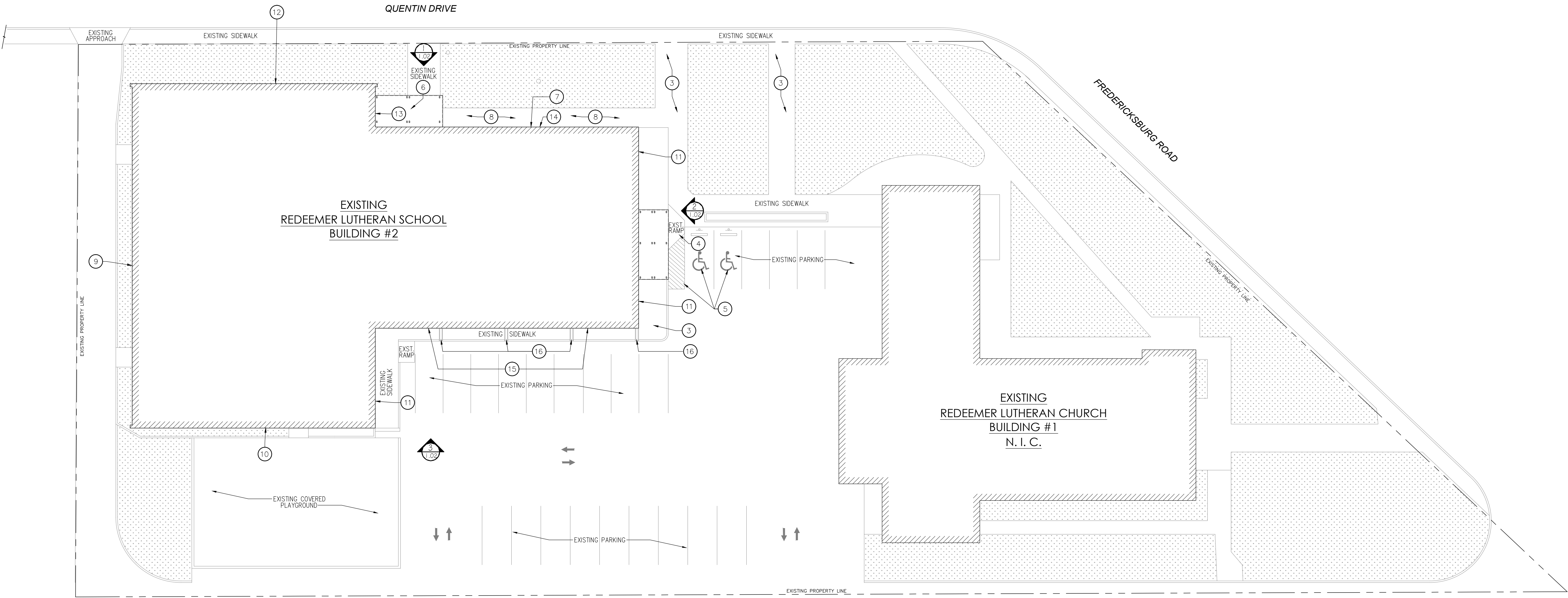


GENERAL NOTES:

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 RESTRIPE 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"



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.
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BID SET  
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REVISIONS DATE	1

SHEET  
DSP  
OF SHEETS



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2. 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.
3. LICENSED PLUMBER TO CAP ALL EXISTING SEWER, WATER AND GAS LINES REQUIRED.
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. COORDINATE EXTENT OF MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURE DEMOLITION WITH DRAWINGS AND REQUIREMENTS FOR PROPOSED WORK.
8. THE CONTRACTOR IS TO COORDINATE THE TIMES AND DURATIONS FOR EACH MAY SYSTEM OUTAGE WITH REDEEMER LUTHERAN church AT LEAST TWO WEEKS IN ADVANCE. IF THE OUTAGE SCHEDULE CHANGES NOTIFY R.L.C. IMMEDIATELY.

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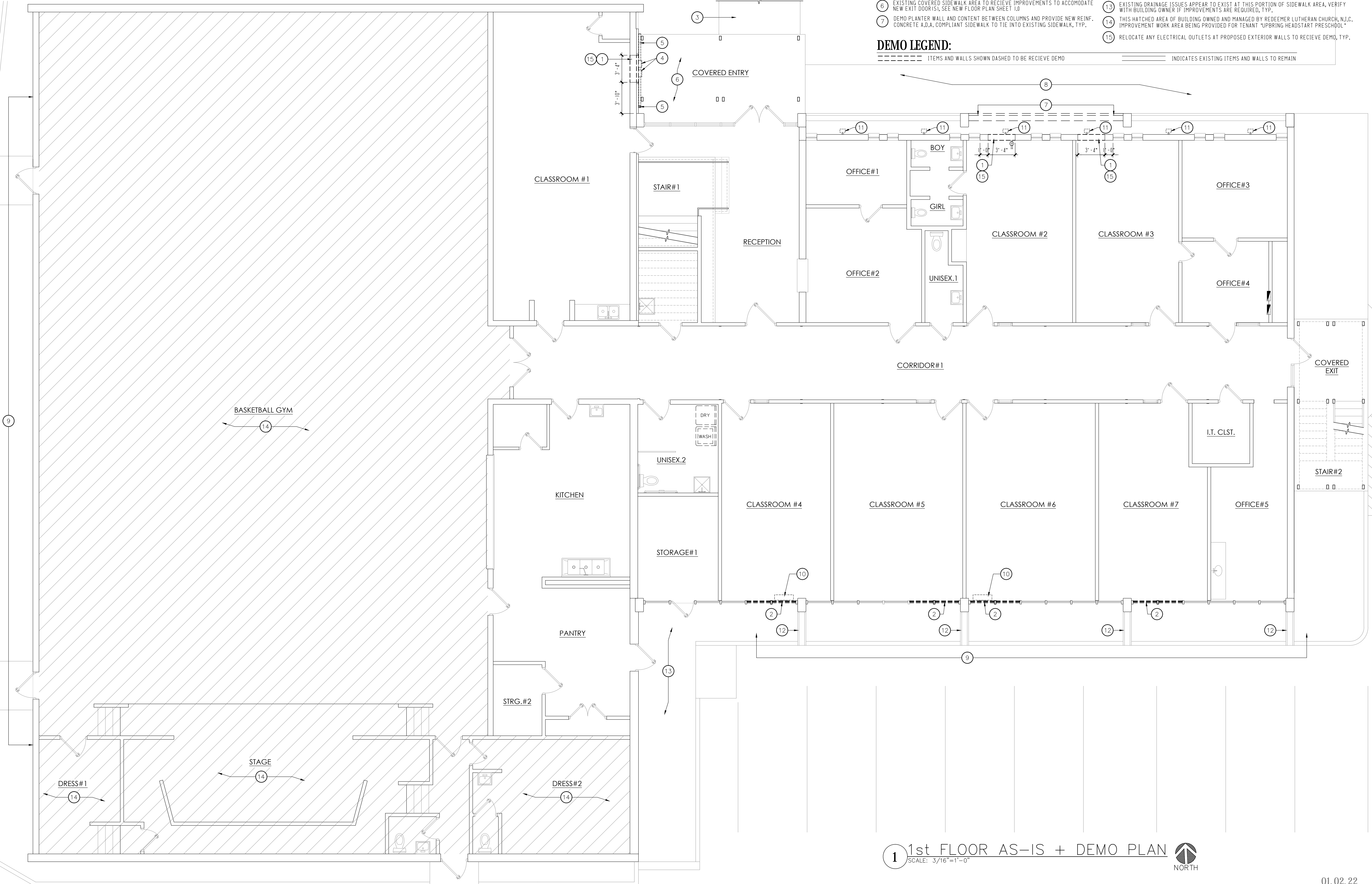
1	DEMO NEW DOOR OPENING IN EXISTING CMU EXTERIOR WALL FOR NEW EXIT DOOR AND FRAME, RE: DOOR SCHEDULE AND STRUCTURAL FOR HEADER DETAIL, TYP.	8	THIS PORTION OF EXISTING SIDEWALK TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOORS/S, SIDEWALK IMPROVEMENTS TO BE A.D.A. COMPLIANT, TYP.
2	DEMO AND REWORK EXISTING STOREFRONT SYSTEM FOR NEW EXIT DOOR AND FRAME, RE: DOOR SCHEDULE	9	NO PROPOSED RENOVATION WORK TO WEST SIDE OF BUILDING FACADE, TYP.
3	EXISTING CONCRETE SIDEWALK TO REMAIN, PROTECT DURING RENOVATION WORK	10	G.C. TO DETERMINE IF EXISTING WALL MOUNTED P-TAC SYSTEM TO BE REMOVED TO ACCOMMODATE NEW EXIT DOOR IMPROVEMENTS, TYP.
4	REMOVE AND RELOCATE EXISTING MAIL BOXES, VERIFY NEW LOCATION WITH R.L.S.	11	DEMO EXISTING LIGHT FIXTURE AND REPLACE WITH NEW TO MATCH EXISTING, TYP.
5	DEMO EXISTING D.S. AND REROUTE ABOVE NEW EXIT DOOR	12	CONCRETE D.S. CHANNELS TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOORS, TYP.
6	EXISTING COVERED SIDEWALK AREA TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOORS/S, SEE NEW FLOOR PLAN SHEET 1.0	13	EXISTING DRAINAGE ISSUES APPEAR TO EXIST AT THIS PORTION OF SIDEWALK AREA, VERIFY WITH BUILDING OWNER IF IMPROVEMENTS ARE REQUIRED, TYP.
7	DEMO PLANTER WALL AND CONTENT BETWEEN COLUMNS AND PROVIDE NEW REINF. CONCRETE A.D.A. COMPLIANT SIDEWALK TO TIE INTO EXISTING SIDEWALK, TYP.	14	THIS HATCHED AREA OF BUILDING OWNED AND MANAGED BY REDEEMER LUTHERAN CHURCH, N.C. IMPROVEMENT WORK AREA BEING PROVIDED FOR TENANT "UPBRING HEADSTART PRESCHOOL"
		15	RELOCATE ANY ELECTRICAL OUTLETS AT PROPOSED EXTERIOR WALLS TO RECEIVE DEMO, TYP.

**DEMO LEGEND:**

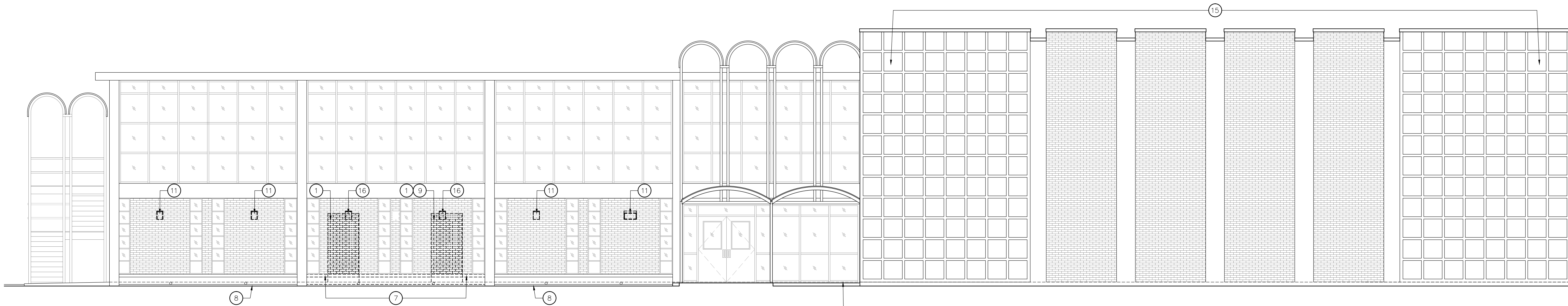
- |   |   |    |   |
|---|---|----|---|
| 1 | DEMO NEW DOOR OPENING IN EXISTING CMU EXTERIOR WALL FOR NEW EXIT DOOR AND FRAME, RE: DOOR SCHEDULE AND STRUCTURAL FOR HEADER DETAIL, TYP.   | 8  | THIS PORTION OF EXISTING SIDEWALK TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOORS/S, SIDEWALK IMPROVEMENTS TO BE A.D.A. COMPLIANT, TYP.                   |
| 2 | DEMO AND REWORK EXISTING STOREFRONT SYSTEM FOR NEW EXIT DOOR AND FRAME, RE: DOOR SCHEDULE   | 9  | NO PROPOSED RENOVATION WORK TO WEST SIDE OF BUILDING FACADE, TYP.   |
| 3 | EXISTING CONCRETE SIDEWALK TO REMAIN, PROTECT DURING RENOVATION WORK  | 10 | G.C. TO DETERMINE IF EXISTING WALL MOUNTED P-TAC SYSTEM TO BE REMOVED TO ACCOMMODATE NEW EXIT DOOR IMPROVEMENTS, TYP.   |
| 4 | REMOVE AND RELOCATE EXISTING MAIL BOXES, VERIFY NEW LOCATION WITH R.L.S.  | 11 | DEMO EXISTING LIGHT FIXTURE AND REPLACE WITH NEW TO MATCH EXISTING, TYP.  |
| 5 | DEMO EXISTING D.S. AND REROUTE ABOVE NEW EXIT DOOR  | 12 | CONCRETE D.S. CHANNELS TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOORS, TYP.  |
| 6 | EXISTING COVERED SIDEWALK AREA TO RECEIVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOORS/S, SEE NEW FLOOR PLAN SHEET I.O                        | 13 | EXISTING DRAINAGE ISSUES APPEAR TO EXIST AT THIS PORTION OF SIDEWALK AREA, VERIFY WITH BUILDING OWNER IF IMPROVEMENTS ARE REQUIRED, TYP.                        |
| 7 | DEMO PLANTER WALL AND CONTENT BETWEEN COLUMNS AND PROVIDE NEW REINF. CONCRETE A.D.A. COMPLIANT SIDEWALK TO TIE INTO EXISTING SIDEWALK, TYP. | 14 | THIS HATCHED AREA OF BUILDING OWNED AND MANAGED BY REDEEMER LUTHERAN CHURCH, N.C. IMPROVEMENT WORK AREA BEING PROVIDED FOR TENANT "UPBRING HEADSTART PRESCHOOL" |
|   |   | 15 | RELOCATE ANY ELECTRICAL OUTLETS AT PROPOSED EXTERIOR WALLS TO RECEIVE DEMO, TYP.  |
- DEMO LEGEND:**

===== ITEMS AND WALLS SHOWN DASHED TO BE RECIEVE DEMO      ===== INDICATES EXISTING ITEMS AND WALLS TO REMAIN

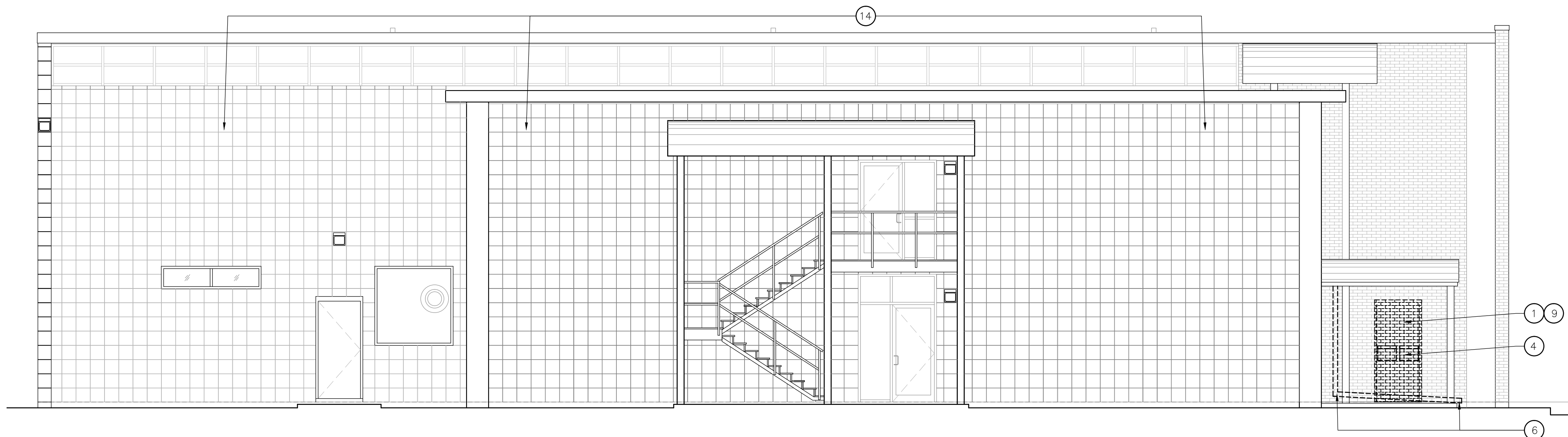
===== ITEMS AND WALLS SHOWN DASHED TO BE RECIEVE DEMO      ===== INDICATES EXISTING ITEMS AND WALLS TO REMAIN



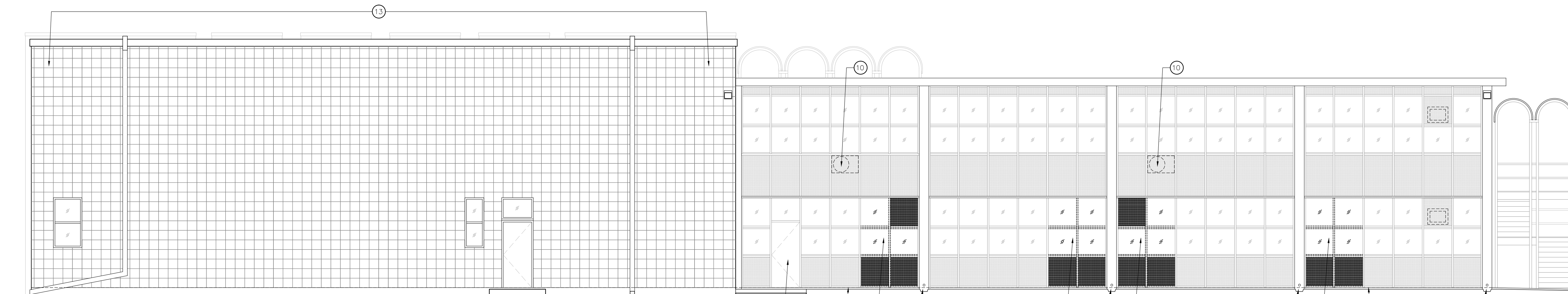




1 AS-IS + DEMO ELEVATION—NORTH FACADE  
SCALE: 3/16"=1'-0"



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.J.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:

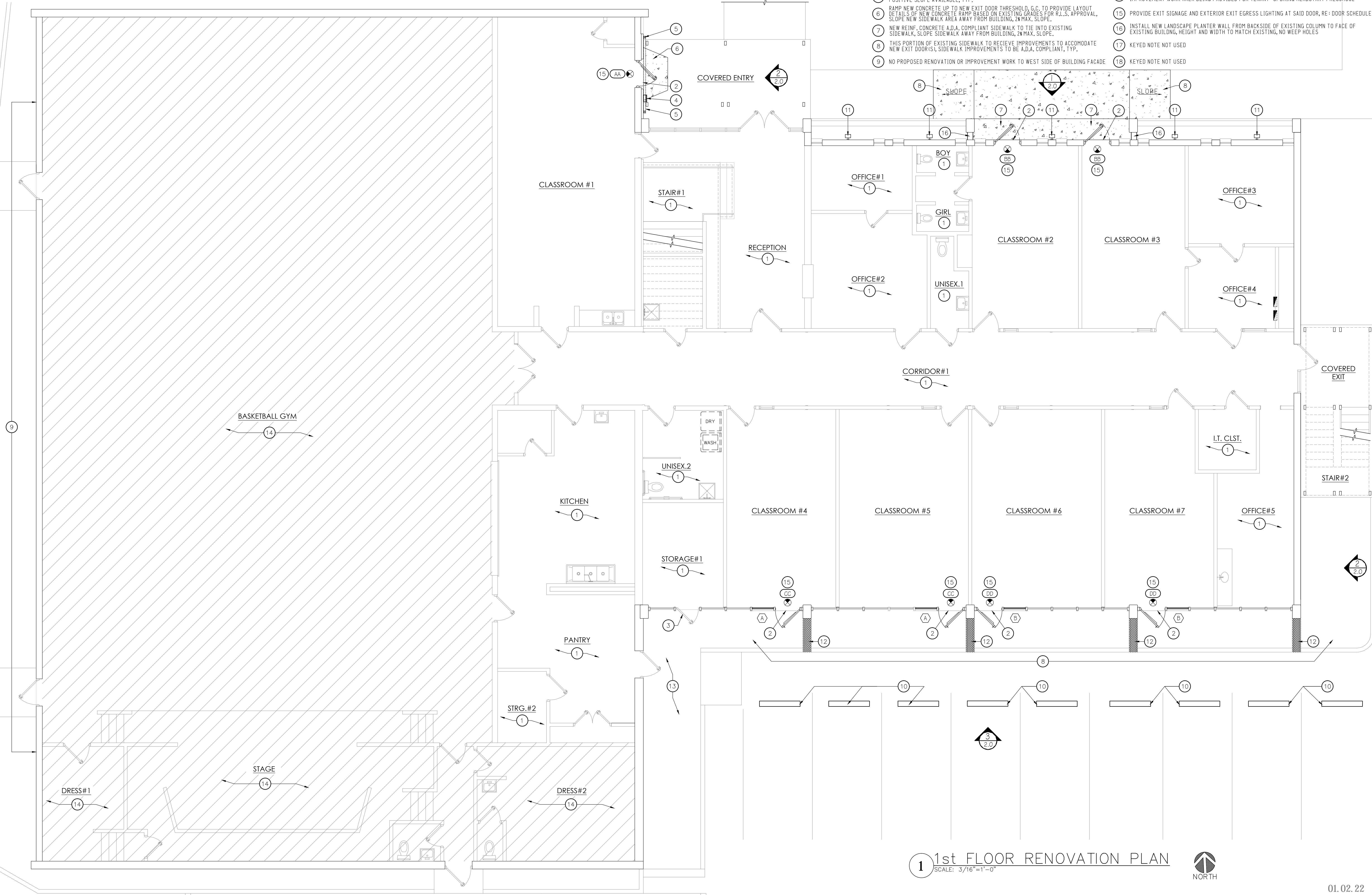
1. BEFORE COMMENCING ANY PHASE OF WORK, ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER OR DESIGN TEAM. NOTIFY DESIGN PROFESSIONAL OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
2. DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
3. UNLESS NOTED OTHERWISE, ALL DOORS ARE TO BE LOCATED AT 5" FROM INSIDE FACE OF PARTITION TO OUTSIDE EDGE OF FINISHED DOOR JAMB.
4. ALL EXISTING ITEMS, STRUCTURE AND COLUMNS TO REMAIN UNLESS NOTED OTHERWISE.
5. THE WORK AREA IS TO BE KEPT CLEAN AND ORDERLY AT ALL TIMES. REFUSE AND DEBRIS SHALL BE REMOVED ON A REGULAR BASIS.
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. REFER TO ELECTRICAL, PLUMBING AND MECHANICAL SHEETS FOR EXTENT OF NEW EXTERIOR/ INTERIOR RENOVATION WORK.
8. 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.

9. ALL EXISTING FLOOR TILES, WALL FINISHES, FURNISHINGS AND EQUIPMENT TO REMAIN ARE TO BE PROTECTED DURING RENOVATION PERIOD.
10. SEE RENOVATION EXTERIOR BUILDING ELEVATIONS FOR EXTENT OF NEW FACADE WORK.
11. SEE SHEET 5.1 FOR DOOR AND WINDOW SCHEDULE.
12. G.C. TO PROVIDE DUST CONTROL AT ALL TIMES DURING DEMOLITION AND THROUGHOUT FINAL CONSTRUCTION.
13. 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.

14. 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.
15. 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:

- 1 NO NEW INTERIOR RENOVATION WORK REQUIRED IN THESE SAID ROOM(S), TYP.
- 2 G.C. TO ENSURE THRESHOLDS AT NEW EXIT DOORS MEET CURRENT T.A.S. STANDARDS
- 3 EXISTING ENTRY SERVICE DOOR VISIBLY IN NEED OF MINOR REPAIRS, VERIFY WITH BUILDING OWNER IF IMPROVEMENTS ARE NEEDED AT THIS TIME, TYP.
- 4 RELOCATE EXISTING MAIL BOXES THIS LOCATION, VERIFY LOCATION WITH R.L.S.
- 5 NEW PREFINISHED MTL. D.S. TO BE RE-ROUTED ABOVE NEW EXIT DOOR, VERIFY POSITIVE SLOPE AVAILABLE, TYP.
- 6 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.
- 7 NEW REINF. CONCRETE A.D.A. COMPLIANT SIDEWALK TO TIE INTO EXISTING SIDEWALK, SLOPE SIDEWALK AWAY FROM BUILDING, 2% MAX. SLOPE.
- 8 THIS PORTION OF EXISTING SIDEWALK TO RECIEVE IMPROVEMENTS TO ACCOMMODATE NEW EXIT DOOR(S), SIDEWALK IMPROVEMENTS TO BE A.D.A. COMPLIANT, TYP.
- 9 NO PROPOSED RENOVATION OR IMPROVEMENT WORK TO WEST SIDE OF BUILDING FACADE
- 10 PROVIDE NEW CONCRETE WHEEL STOPS AT IDENTIFIED PARKING SPACES, RE: 15/3.1
- 11 PROPOSED LOCATIONS OF NEW WALL MOUNT LIGHT FIXTURES, NEW FIXTURE TO MATCH EXISTING
- 12 INSTALL STEEL COVER PLATE AT EXISTING CONCRETE D.S. CHANNEL(S), SEE TYPICAL DETAIL 14/3.1
- 13 EXISTING DRAINAGE ISSUES APPEAR TO EXIST AT THIS PORTION OF SIDEWALK AREA, VERIFY WITH BUILDING OWNER IF IMPROVEMENTS ARE REQUIRED, TYP.
- 14 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"
- 15 PROVIDE EXIT SIGNAGE AND EXTERIOR EXIT EGRESS LIGHTING AT SAID DOOR, RE: DOOR SCHEDULE
- 16 INSTALL NEW LANDSCAPE PLANTER WALL FROM BACKSIDE OF EXISTING COLUMN TO FACE OF EXISTING BUILDING, HEIGHT AND WIDTH TO MATCH EXISTING, NO WEEP HOLES
- 17 KEYED NOTE NOT USED
- 18 KEYED NOTE NOT USED



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	

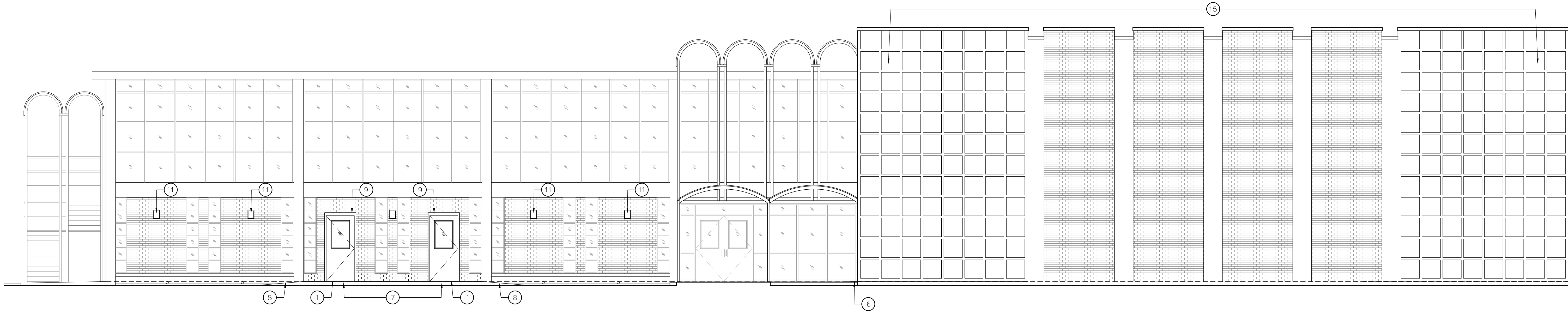
SHEET  
**1.1**  
OF SHEETS

7·D·C  
DESIGN  
GROUP

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

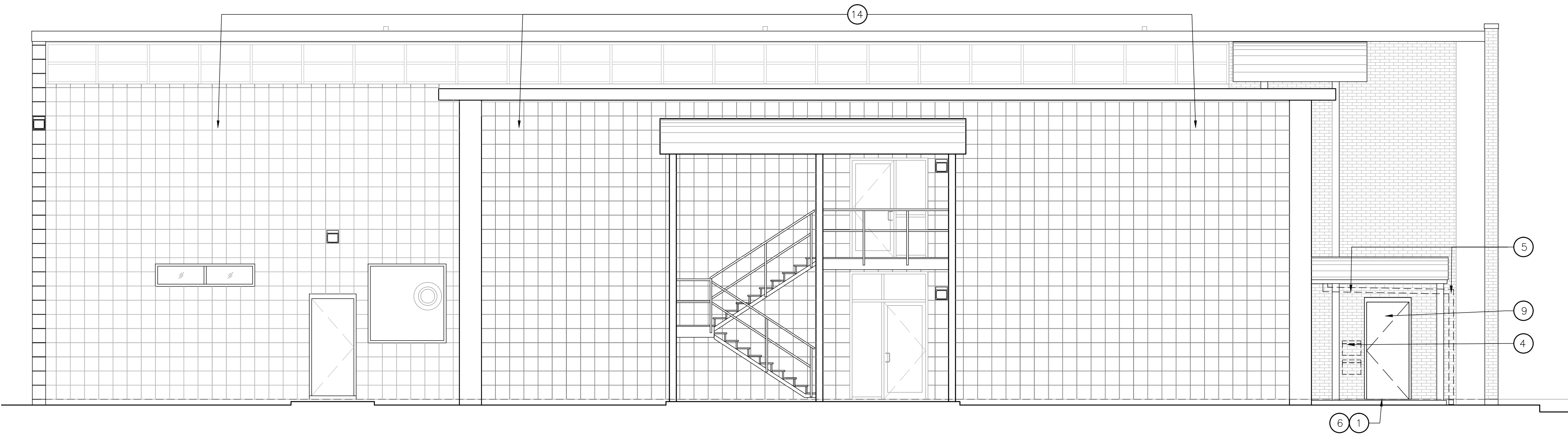
This drawing and accompanying conceptual details are to be an instrument of service and shall remain the property of the designer. They are not to be used or referenced on any other projects only upon written agreement and with appropriate compensation to the designer. Contractor is responsible for reviewing 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.





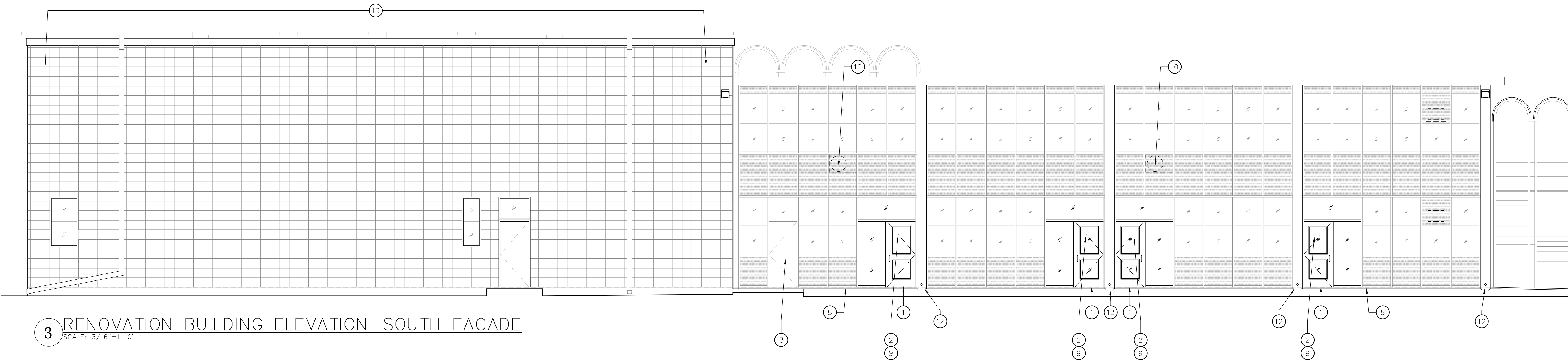
1 RENOVATION BUILDING ELEVATION—NORTH FACADE

SCALE: 3/16"=1'-0"



2 RENOVATION BUILDING ELEVATION—EAST FACADE

SCALE: 3/16"=1'-0"



3 RENOVATION BUILDING ELEVATION—SOUTH FACADE

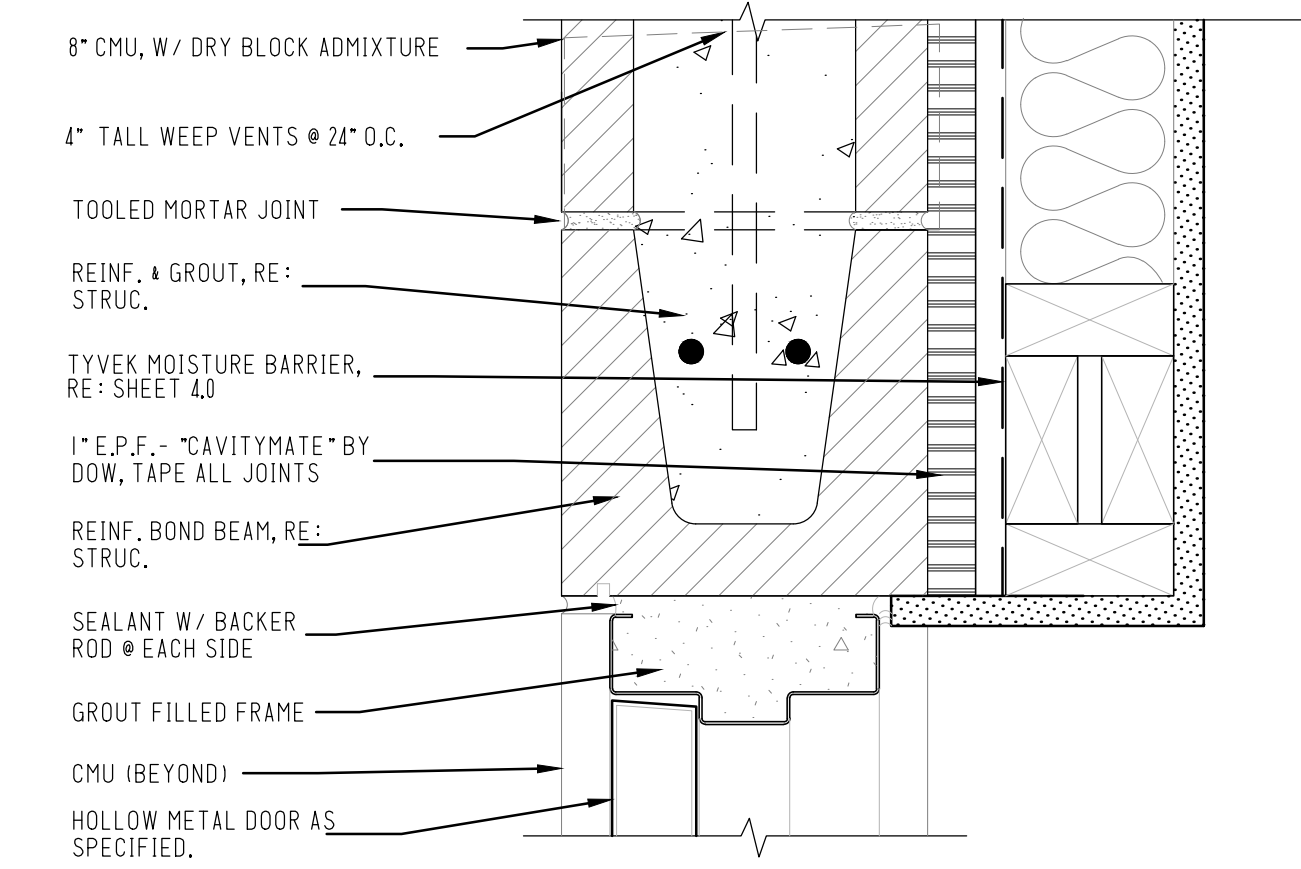
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GENERAL NOTES:

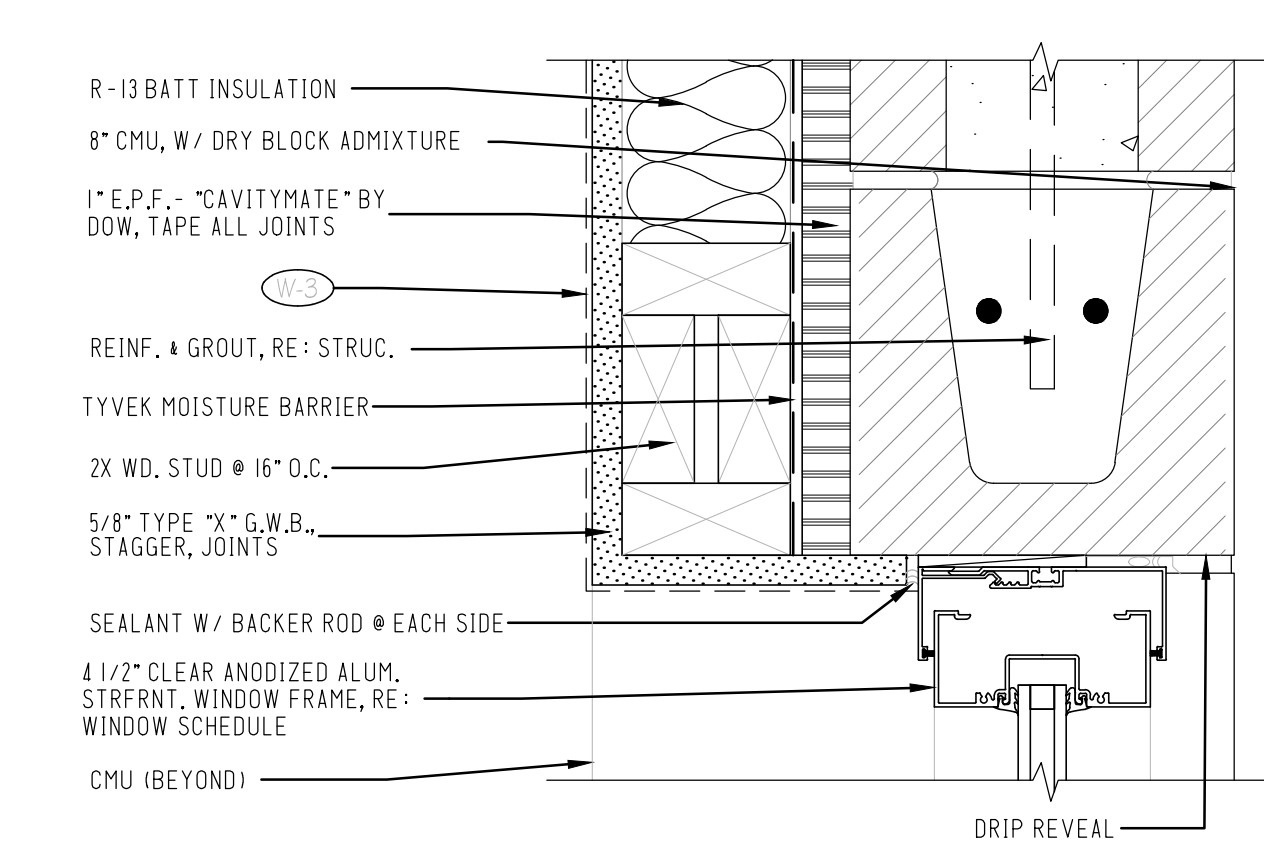
- BEFORE COMMENCING ANY PHASE OF WORK, ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER OR DESIGN TEAM. NOTIFY DESIGN PROFESSIONAL OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
- DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO 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:

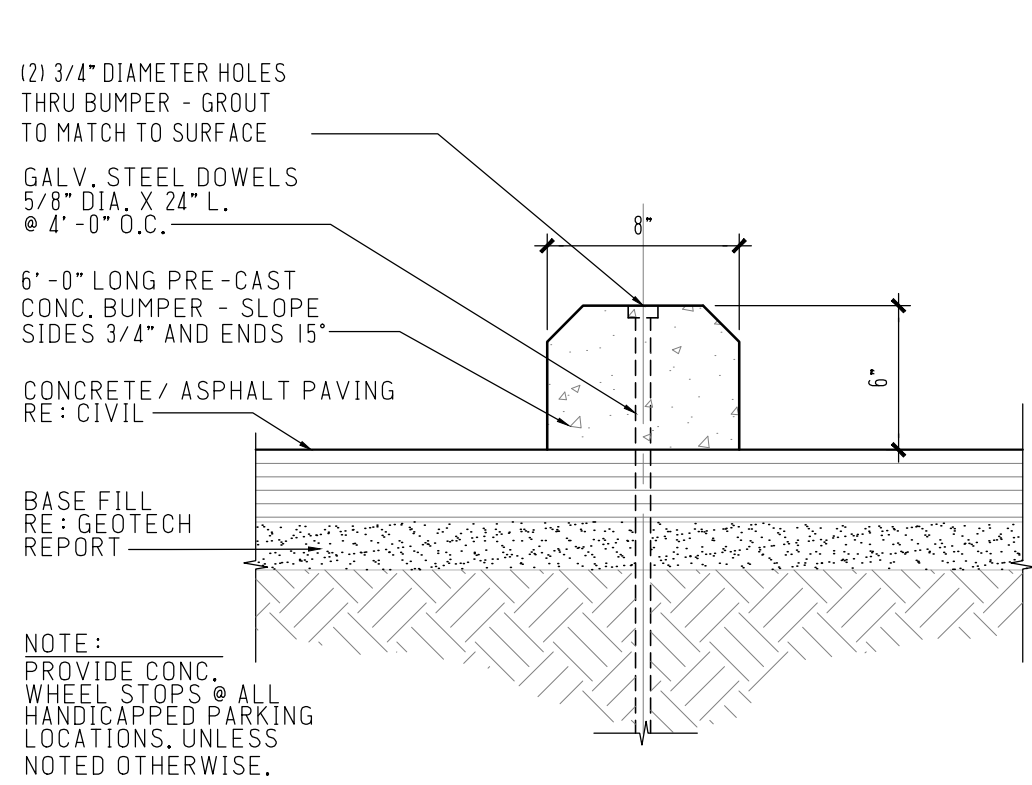
- G.C. TO ENSURE THRESHOLDS AT NEW EXIT DOORS MEET CURRENT T.A.S. STANDARDS
- NEW STOREFRONT EXIT DOOR WITH SIDELITE AND TRANSOM, RE: DOOR SCHEDULE
- EXISTING ENTRY SERVICE DOOR VISIBLY IN NEED OF MINOR REPAIRS, VERIFY WITH BUILDING OWNER IF IMPROVEMENTS ARE NEEDED AT THIS TIME, TYP.
- RELOCATE EXISTING MAIL BOXES THIS LOCATION, VERIFY LOCATION WITH R.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 RECIEVE 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 14/3.I
- 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



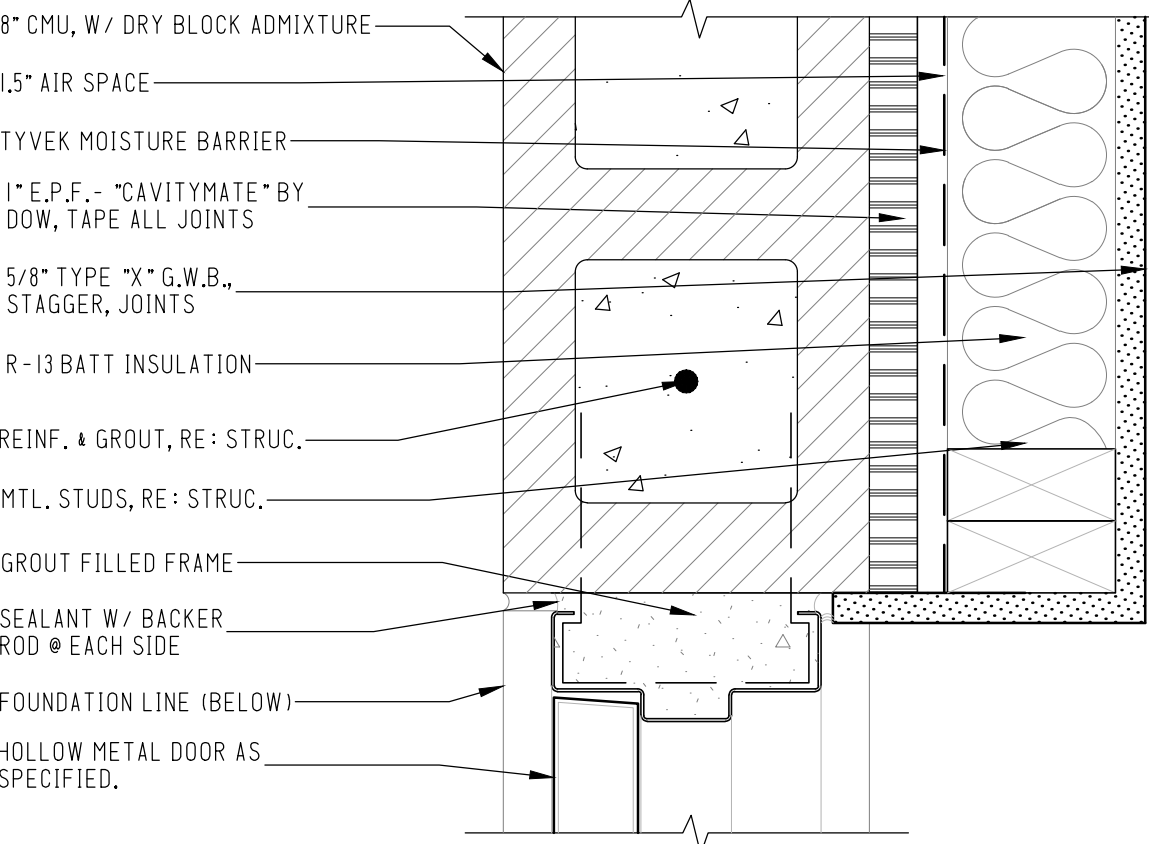
4 HOLLOW METAL DOOR HEAD DETAIL  
SCALE: 3" = 1'-0"



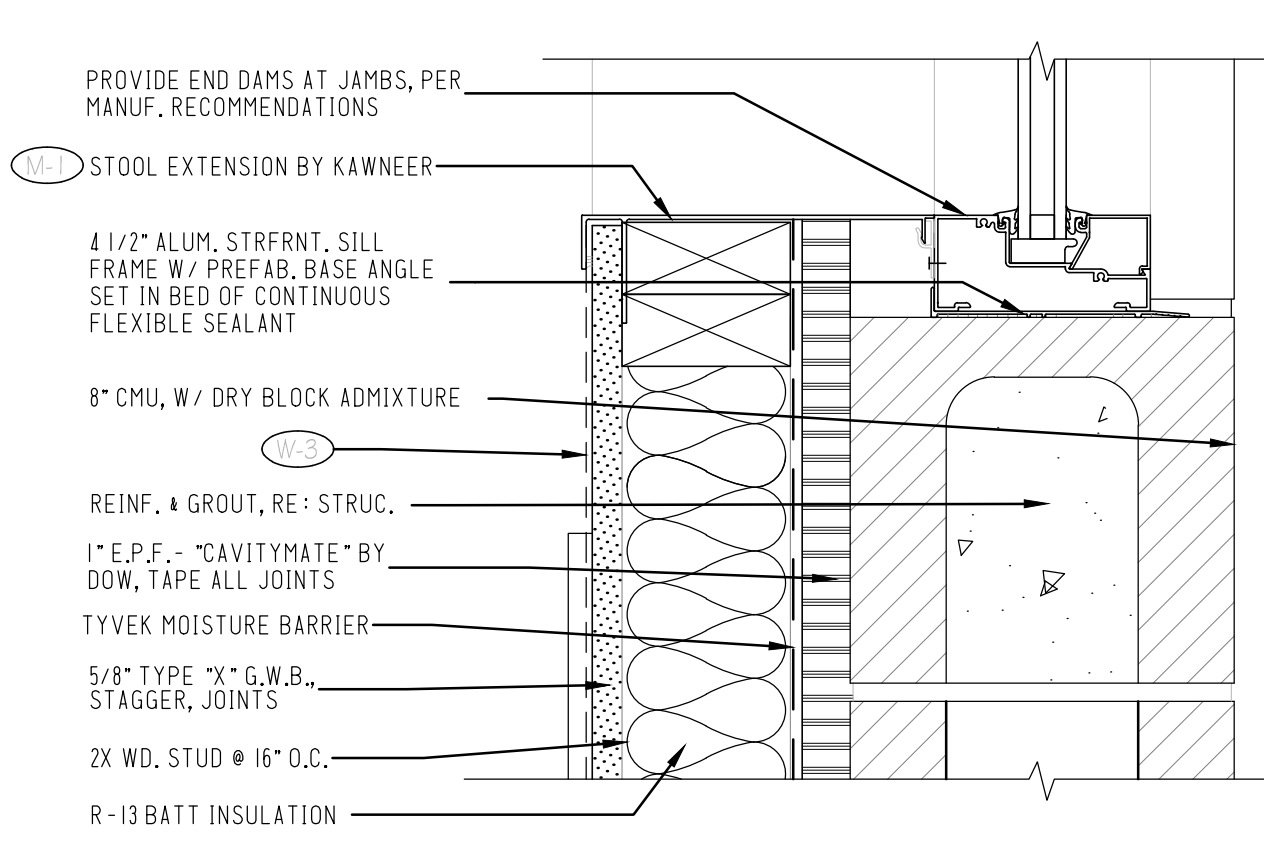
7 SECTION DETAIL  
SCALE: 3" = 1'-0"



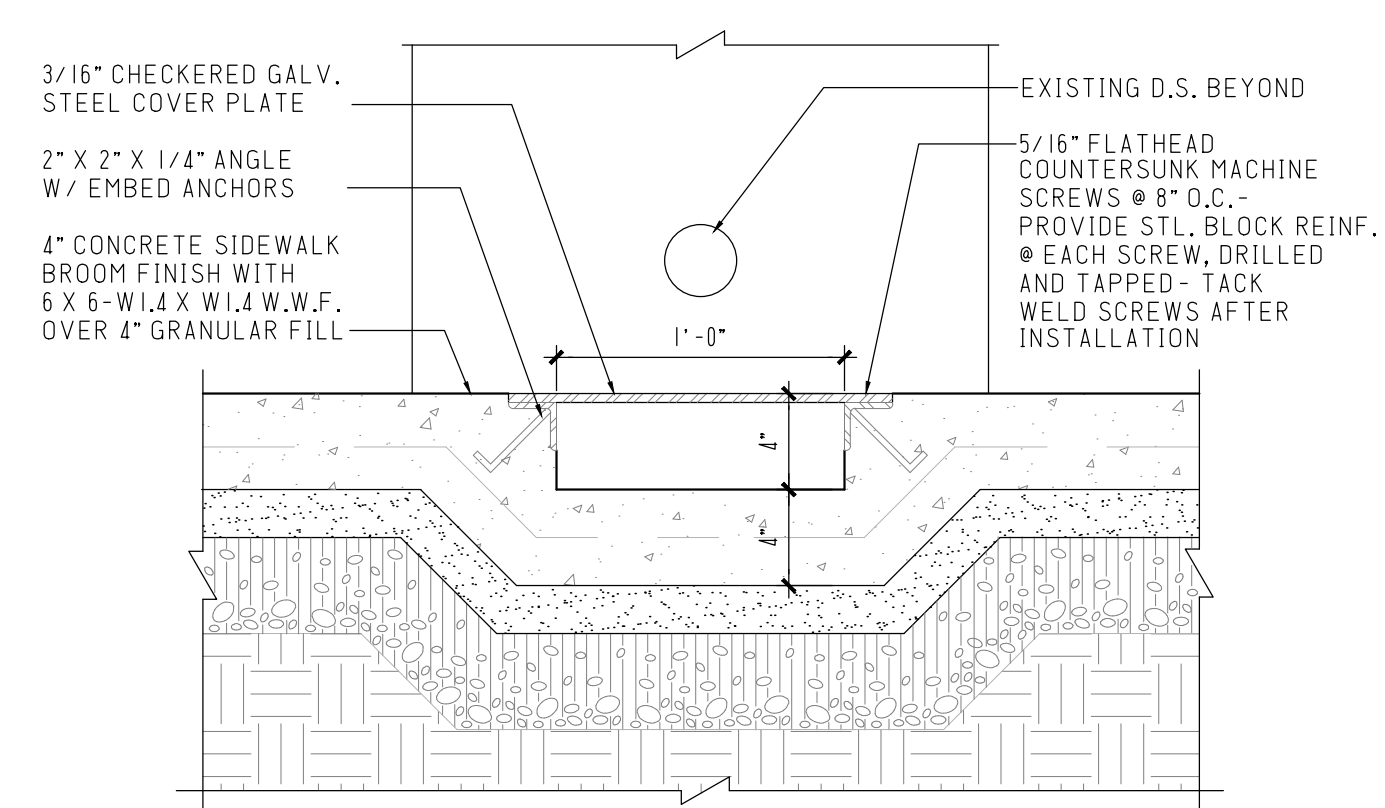
15 CONC. WHEEL STOP  
SCALE: N.T.S.



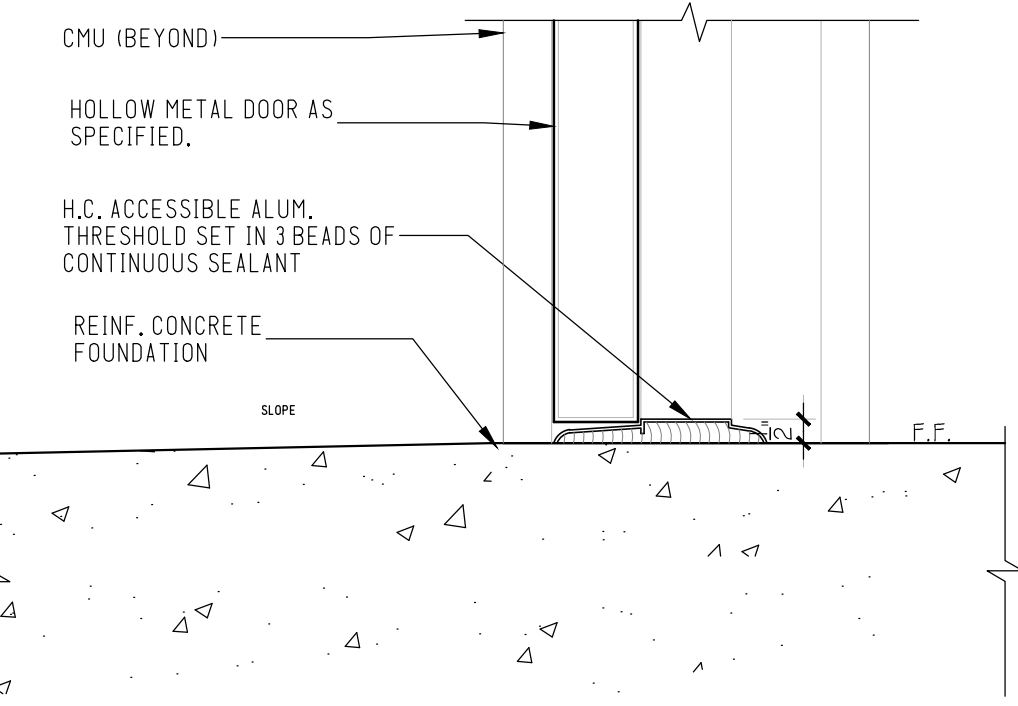
3 HOLLOW METAL DOOR JAMB DETAIL  
SCALE: 3" = 1'-0"



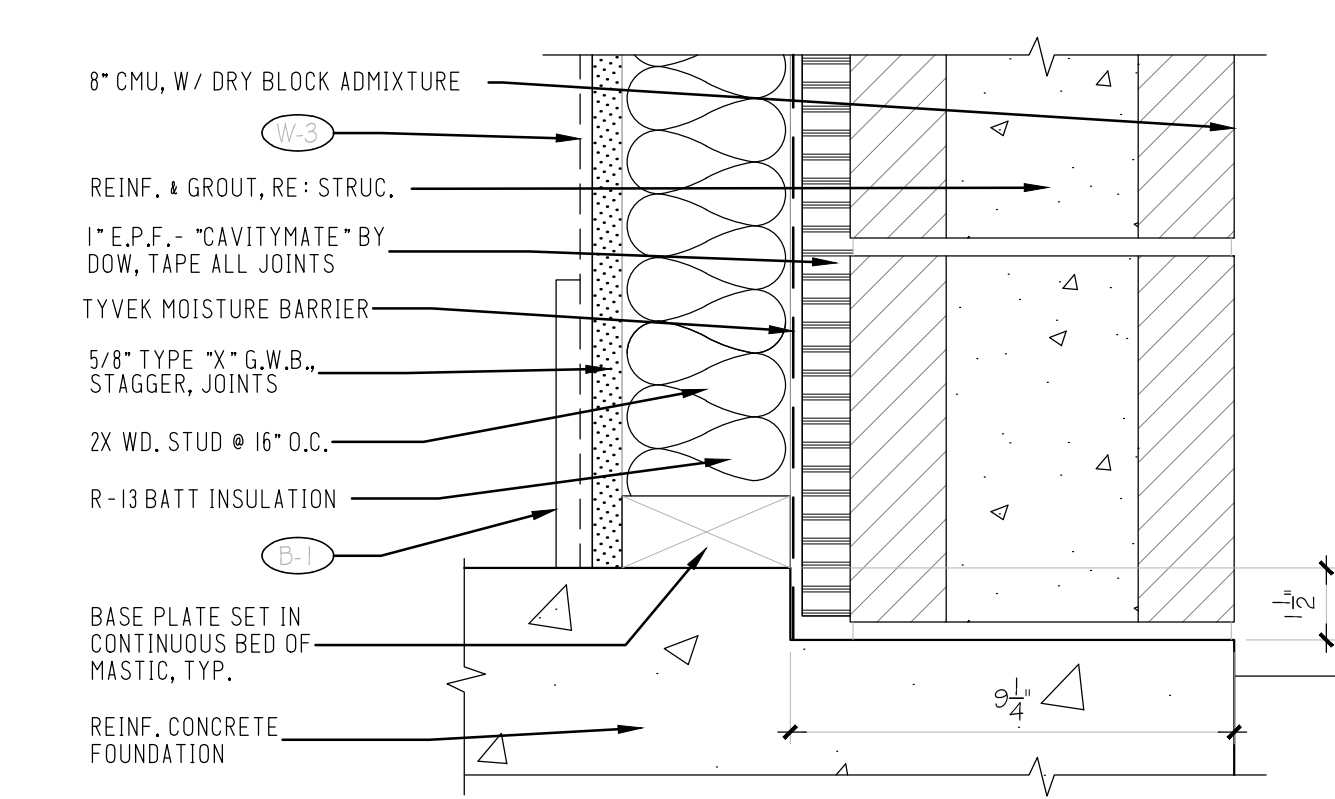
6 SECTION DETAIL  
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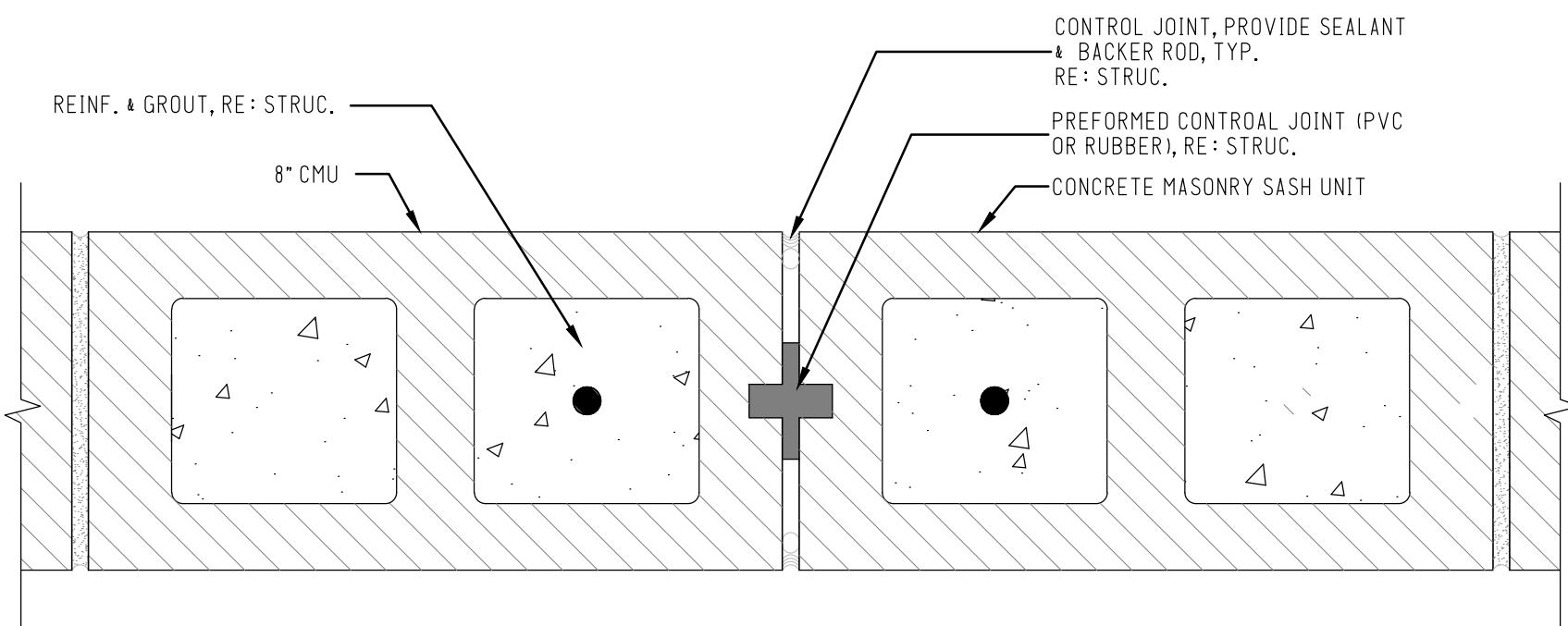
14 TYP. D.S. CHANNEL PLATE DTL.  
SCALE: N.T.S.



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

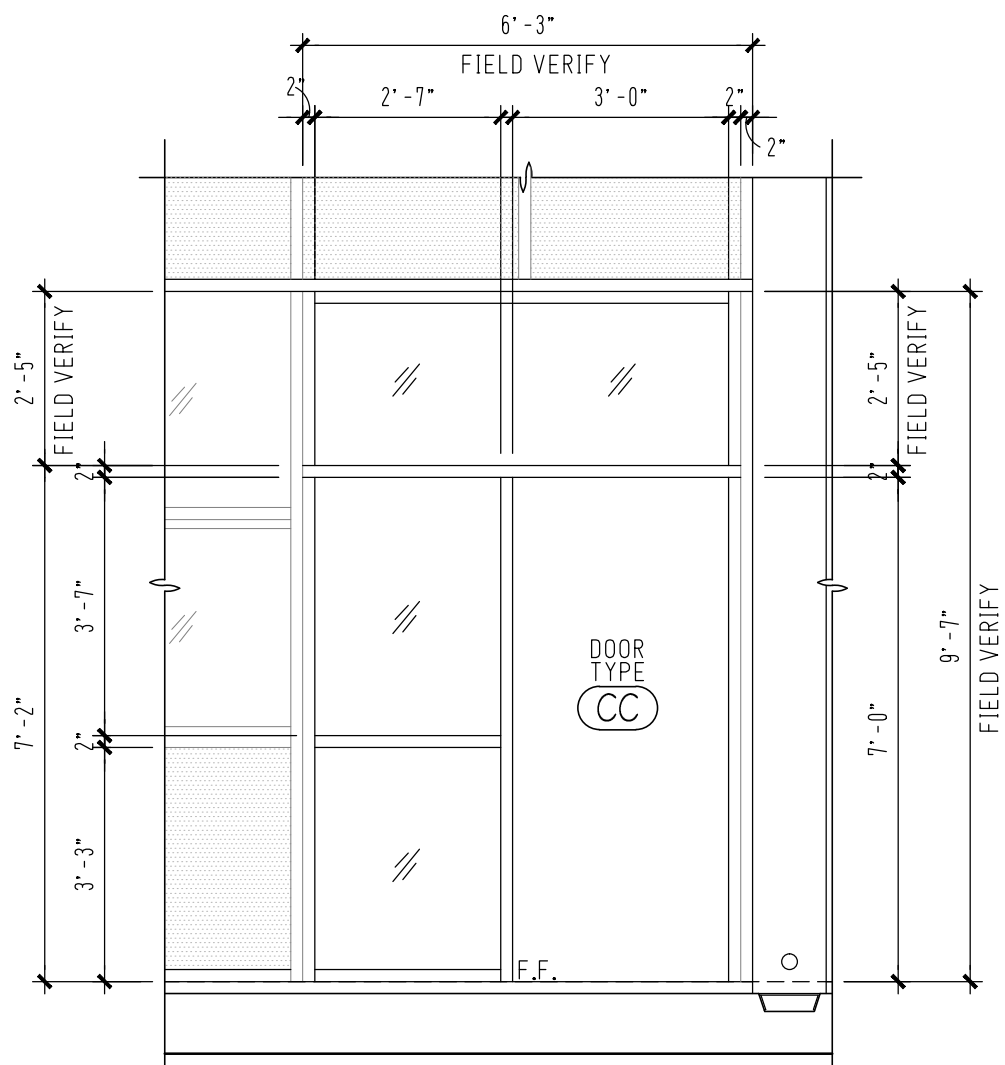


5 SECTION DETAIL  
SCALE: 3" = 1'-0"

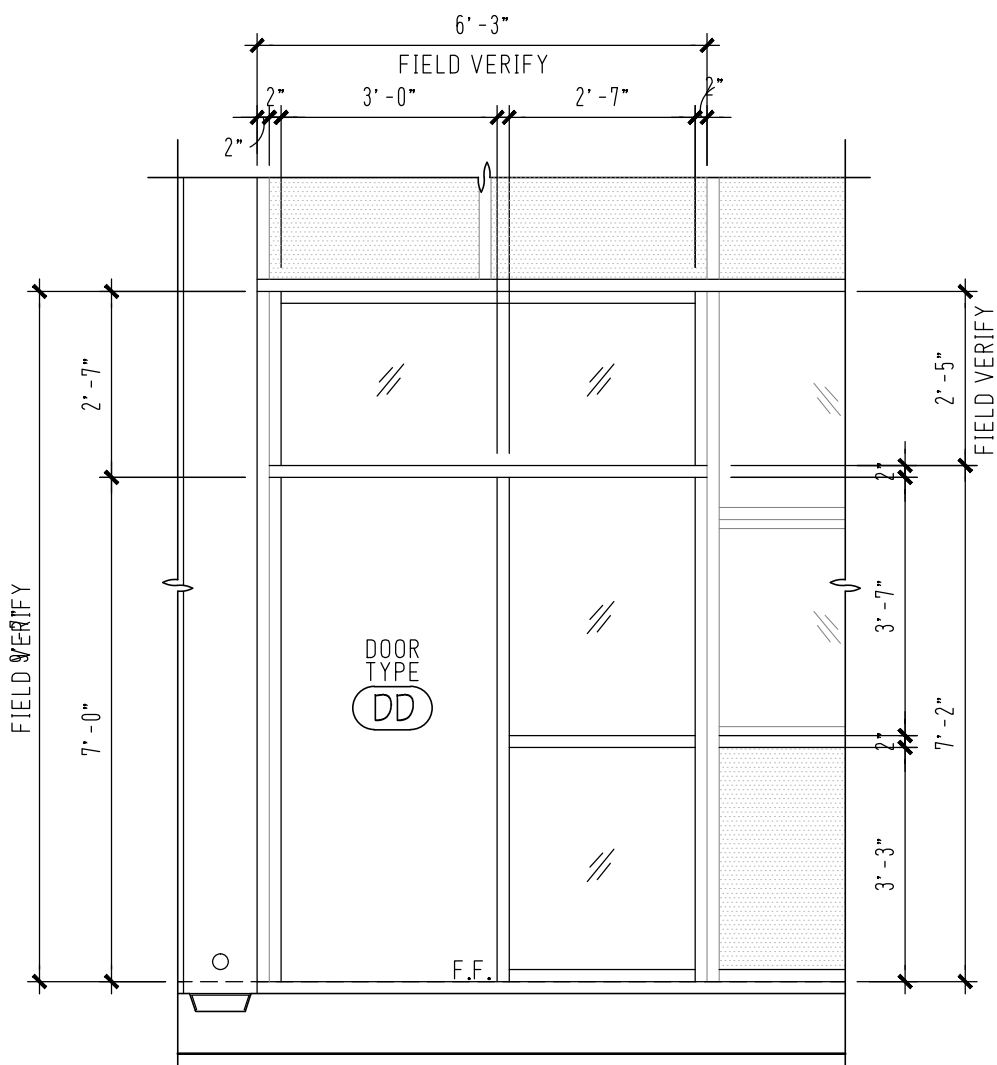


1 TYP. CMU CONTROL JOINT  
SCALE: 3" = 1'-0"





**A**  
TYPE  
4-1/2" CLR. ANOD. ALUM.  
STOREFRONT W/ 1" TINTED  
TEMPERED/ LAMINATED  
GLAZING BY PPG OR EQUAL  
(TO MATCH EXISTING)  
PROVIDE:  
- LOW-E GLASS, SOLARBAN 60, TYP.  
(TINT TO MATCH EXISTING)  
- SHGC VALUE = MIN. 0.25  
- U-FACTOR VALUE = MIN. 0.45  
- DEFLECTION FRAME FOR GLAZING  
MOVEMENT

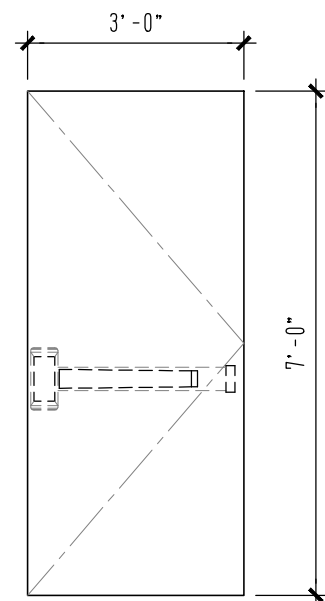


**B**  
TYPE  
4-1/2" CLR. ANOD. ALUM.  
STOREFRONT W/ 1" TINTED  
TEMPERED/ LAMINATED  
GLAZING BY PPG OR EQUAL  
(TO MATCH EXISTING)  
PROVIDE:  
- LOW-E GLASS, SOLARBAN 60, TYP.  
(TINT TO MATCH EXISTING)  
- SHGC VALUE = MIN. 0.25  
- U-FACTOR VALUE = MIN. 0.45  
- DEFLECTION FRAME FOR GLAZING  
MOVEMENT

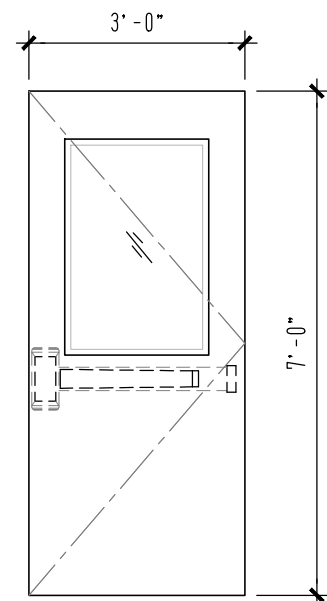
## 2 STOREFRONT WINDOW TYPES

SCALE: 3/8"=1'-0"

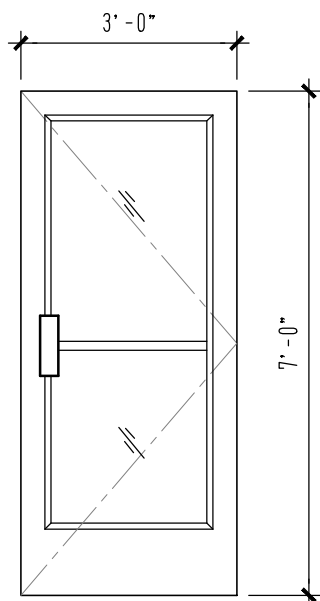
EXTERIOR VIEW



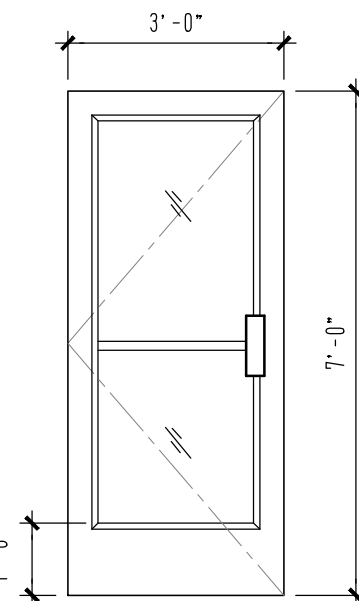
**AA**  
TYPE  
HEAVY-DUTY INSULATED  
HOLLOW MTL. DOOR W/ WELDED  
HOLLOW MTL. FRAME.  
PROVIDE:  
- 1 1/2" PR. BUTTS W/ NON-  
REMOVABLE PINS  
- 1 EA. THRESHOLD, MAX. 1/2" HT.  
- 1 EA. DOOR CLOSER  
- 1 SET DOOR SILENCERS  
- 1 SET WEATHERSTRIPPING  
- 1 EA. THRESHOLD  
- 1 EA. BOTTOM SWEEP  
- 1 EA. ALUM. DRIP  
- 1 THUMB TURN CYLINDER-INT  
- PRIME & PAINT DR. & FRAME  
- 1 PANIC HARDWARE SET  
- 1 STEEL KICK PLATE AT INT.  
- 1 A.D.A. EXIT SIGN @ INTERIOR  
WALL COMPLY WITH T.A.S.  
PLACEMENT & SIGNAGE  
INCLUDING BRAILLE  
- 1 EGRESS LIGHTING AT EXTERIOR  
ABOVE DOOR, TYP.  
- 1 EMERGENCY EXIT SIGANGE  
ABOVE DOOR @ INTERIOR



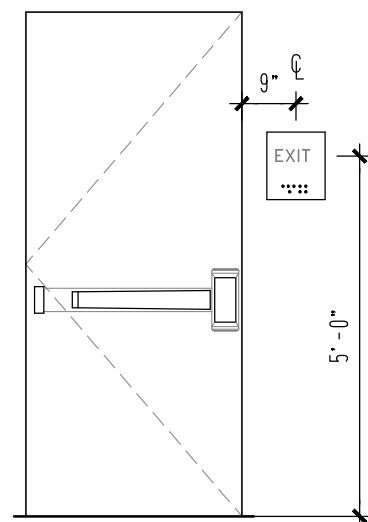
**BB**  
TYPE  
HEAVY-DUTY INSULATED  
HOLLOW MTL. DOOR W/ WELDED  
HOLLOW MTL. FRAME.  
PROVIDE:  
- 1 1/2" PR. BUTTS W/ NON-  
REMOVABLE PINS  
- 1 EA. THRESHOLD, MAX. 1/2" HT.  
- 1 EA. DOOR CLOSER  
- 1 SET DOOR SILENCERS  
- 1 SET WEATHERSTRIPPING  
- 1 EA. THRESHOLD  
- 1 EA. BOTTOM SWEEP  
- 1 CLEAR TEMP. WIRE  
GLASS LITE  
- 1 EA. ALUM. DRIP  
- 1 THUMB TURN CYLINDER-INT  
- PRIME & PAINT DR. & FRAME  
- 1 PANIC HARDWARE SET  
- 1 STEEL KICK PLATE AT INT.  
- 1 A.D.A. EXIT SIGN @ INTERIOR  
WALL COMPLY WITH T.A.S.  
PLACEMENT & SIGNAGE  
INCLUDING BRAILLE  
- 1 EGRESS LIGHTING AT EXTERIOR  
ABOVE DOOR, TYP.  
- 1 EMERGENCY EXIT SIGANGE  
ABOVE DOOR @ INTERIOR



**CC**  
TYPE  
STOREFRONT FRAME W/  
1" TINTED LAMINATED  
SECURITY GLAZING  
(TO MATCH EXISTING)  
PROVIDE:  
- 1 PUSH/PULL SET  
- 3 DOOR HINGES  
- 1 DOOR CLOSER  
- 1 THUMB TURN @ INTERIOR  
- 1 DOOR SWEEP  
- 1 SET WEATHERSTRIPPING  
- 1 PUSH BAR  
- 1 PANIC HARDWARE/ PUSH  
BAR BEHIND GLASS  
- 1 1/2" BOTTOM RAIL  
- 1 PAIR DOOR SILENCERS  
- 1 ADA COMPLIANT  
THRESHOLD, NOT TO  
EXCEED 1/2" HEIGHT  
- 1 A.D.A. EXIT SIGN @ INTERIOR  
WALL COMPLY WITH T.A.S.  
PLACEMENT & SIGNAGE  
INCLUDING BRAILLE  
- 1 EGRESS LIGHTING AT EXTERIOR  
ABOVE DOOR, TYP.  
- 1 EMERGENCY EXIT SIGANGE  
ABOVE DOOR @ INTERIOR



**DD**  
TYPE  
STOREFRONT FRAME W/  
1" TINTED LAMINATED  
SECURITY GLAZING  
(TO MATCH EXISTING)  
PROVIDE:  
- 1 PUSH/PULL SET  
- 3 DOOR HINGES  
- 1 DOOR CLOSER  
- 1 THUMB TURN @ INTERIOR  
- 1 DOOR SWEEP  
- 1 SET WEATHERSTRIPPING  
- 1 PUSH BAR  
- 1 PANIC HARDWARE/ PUSH  
BAR BEHIND GLASS  
- 1 1/2" BOTTOM RAIL  
- 1 PAIR DOOR SILENCERS  
- 1 ADA COMPLIANT  
THRESHOLD, NOT TO  
EXCEED 1/2" HEIGHT  
- 1 A.D.A. EXIT SIGN @ INTERIOR  
WALL COMPLY WITH T.A.S.  
PLACEMENT & SIGNAGE  
INCLUDING BRAILLE  
- 1 EGRESS LIGHTING AT EXTERIOR  
ABOVE DOOR, TYP.  
- 1 EMERGENCY EXIT SIGANGE  
ABOVE DOOR @ INTERIOR



**INTERIOR VIEW**  
TYPICAL A.D.A. EXIT  
SIGNAGE LOCATION AT  
INTERIOR SIDE OF  
REQUIRED EXIT DOOR(S)  
PROVIDE:  
- 1 EA. "EXIT" SIGN @ INTERIOR  
SIDE OF WALL, LATCH SIDE  
OF EXIT DOOR TO COMPLY  
WITH T.A.S. PLACEMENT, HEIGHTS,  
AND CONTRASTING COLOR  
SIGNAGE REQUIREMENTS, TO  
ALSO INCLUDE BRAILLE

## 1 DOOR TYPES

SCALE: 3/8"=1'-0"

EXTERIOR VIEW

### GENERAL NOTES:

- 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 SURFACES 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.

- 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.
- HOLLOW METAL FRAMES SHALL BE SUPPLIED WITH SILL ANCHORS AND JAMB ANCHORS (3 EACH JAMB).
- ALL LOCKSETS TO BE KEYPED AND MASTER KEYPED PER OWNERS INSTRUCTION.
- ALL INTERIOR DOOR FRAMES TO HAVE 3 SILENCERS PER DOOR.
- DOOR HARDWARE LISTED SHALL BE LEVER STYLE AND SHALL COMPLY W/ A.D.A. REQUIREMENTS.
- DOOR STOPS TO BE WALL MOUNTED UNLESS OTHERWISE NOTED IN DOOR SCHEDULE. PROVIDE BLOCKING INSIDE WALLS FOR STOPS.

- 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 85 LBS. SLIGHT INCREASE IN OPENING FORCE SHALL BE ALLOWED WHERE 85 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.

- DOORS AND CASIED 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 CASIED OPENINGS SHALL BE CENTERED BETWEEN ADJACENT WALL INTERSECTIONS.
- T.A.S. COMPLIANT SIGNS ARE REQUIRED AT ALL ROOMS, PUBLIC RESTROOMS AND EXIT DOORS. SIGNS AT DOORS SHALL BE HIGH CONTRAST, NON-GLARE SIGNS, MINIMUM CHARACTER HEIGHT TO BE 3"; SIGN TO BE MOUNTED ON DOORS WITH CENTERLINE AT 60" A.F.F.
- IF A DOOR HAS A CLOSER, THEN 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" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

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 to baltes 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:
- a. Provide access to the work.
- b. Assist taking samples.
- c. 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.
- a. 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.
- b. Number of tests shall be as required to ensure intended compliance.
- 5) Concrete shall be tested for slump and strength as follows:
- a. Secure samples as specified on Drawings.
- b. Samples shall be taken from each mix design placed in any one (1) day.
- c. Determine slump of the concrete in accordance with ASTM C-143.
- d. 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.
- (1) 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:
- a. Make a 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.
- b. 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.
- (1) 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.
- a. 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.
- b. All rejected welds shall be back-gauged 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.
1. 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
- 1) All exterior concrete shall be air-entrained, air content shall be 6% ± 1%.
- a. Air-entrainment admixtures shall conform to ASTM C-260.
- 2) Concrete pavement shall be as indicated on the Civil Engineering Drawings.
- 3) Provide minimum 4" reinforced concrete sidewalks, ramps, pads, etc. as indicated.
- 4) Concrete Placement: Exterior slabs, sidewalks, pads, ramps, etc., shall be poured to slopes, elevations, and profiles indicated on drawings.
- a. 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.
- b. Expansion joints shall be 1/8" thick, full depth of slab. Set filler approximately 1" below finished surface and fill with non-tracking elastomeric sealant.
- c. 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.
- d. 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.
- e. Saw cut joints shall be filled with a semi-rigid epoxy joint filler.
- f. All exposed edges of expansion and contraction joints, etc., shall be rounded with a 1/4" radius edging tool.

B. Soil Treatment

- 1) Quality Assurance:
- a. A licensed and certified termite control specialist shall be retained to apply the necessary termite control treatment.
- b. All materials and applications shall conform to all applicable State and Local codes, ordinances, and Environmental Protection Agency controls.
- 2) 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.
- 3) Protection: Detailed instructions appear on all labels and shall be read prior to application and all instructions strictly complied with.
- 4) 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.
- a. The applicator shall repair any damage to the building or its contents as a result of subterranean termite damage during the warranty period.
- (1) Liability shall be limited to repairs of building and contents up to \$100,000.
- 5) Materials: Termite control chemical shall be organic phosphate type such as "Dursban TC" as manufactured by the Dow Chemical Company.
- a. Chemicals containing Chlorane will not be allowed.
- b. Water shall be potable, clean, and free from impurities.
- 6) Preparation:
- a. 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.
- b. Where monolithic construction of concrete slab and curb occurs, termite protection must be applied prior to construction of slab and curb.
- 7) Application: Termite control shall be applied in two separate treatments.
- a. 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.
- (1) Where monolithic construction of concrete slab and curb occur, termite control shall be applied to the entire underside of the concrete slab and curb and along both sides of the curb.
- (2) 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.
- b. 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.
- (1) 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.
- c. Termite control chemicals shall be applied in strict accordance with manufacturer's printed instructions.
- 8) 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:
- 1) Reinforcement:
- a. All reinforcing shall be designed and placed in accordance to the latest requirements of Specifications of Concrete for Buildings – ACI 318.
- b. Detail in accordance with the Manual of Standard Practice – CRSI
- 2) Submittals: Submit shop drawings showing placement and details of reinforcing steel.
- 3) Materials, Reinforcing, and Accessories:
- a. Reinforcing bars: ASTM A 615 Grade Number 60, having a minimum yield strength of 60,000 p.s.i.
- b. Tie wire shall be black annealed wire, 16 gauge minimum.
- c. Welded Wire Fabric shall be smooth wire fabric conforming to ASTM A82 and A185.
- d. Vapor Retarder shall be six (6) mil minimum thickness polyethylene film.
- 4) Materials, Concrete:
- a. Cement: Portland Cement, Type I, or II, conforming to ASTM C150.
- b. Water shall be potable, clean and free from impurities.
- c. Concrete aggregates shall conform to ASTM C-33.
- 5) Concrete Mix and Strength:
- a. All concrete shall be normal weight concrete consisting of a proportioned mixture of Portland Cement, fine and coarse aggregate, and water.
- b. Concrete shall have a minimum compressive strength of 3,000 p.s.i. at 28 days unless otherwise indicated.
- 6) Execution:
- a. Placing Floor Slabs:
- (1) Subgrade shall be damp prior to placement of concrete.
- (2) Vapor retarder is required between subgrade and underside of concrete floor slab.
- (a) Vapor retarder shall be applied over a smooth subgrade base,lapped a minimum of 6" with lap in direction of concrete pour. Core 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.
- b. Concrete Finishing:
- (1) Floor slabs shall be leveled as indicated on Structural Drawings.
- (2) Floor slab finish shall have a "steel troweled finish".
- (3) Exposed formed vertical surfaces shall have a "Smooth Rubbed Finish".
- c. Curing and Protection:
- (1) Protect concrete, interior and exterior, from moisture loss and premature drying for a minimum of 7 days. Follow applicable provisions of ACI 301.
- (2) Protect concrete from damage, mechanical injury, load stresses, and elements during curing process.
- 7) Repairing, Patching, & Grinding:
- a. 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.
- b. 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.

- 1) 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.
- 2) Materials and Finishes:
- a. 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.
- b. 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.
- c. Galvanize metal framing components in compliance with ASTM A 525, minimum G 60 coating.
- 3) Installation: Install metal framing systems in accordance with manufacturer's instructions and recommendations.
- a. Set studs plumb, except as needed for diagonal bracing or required for nonplumb walls or warped surfaces, and similar requirements.
- b. Install supplementary framing, blocking, and bracing in metal framing system wherever walls are indicated to support fixtures, equipment, and similar items.
- c. Secure studs to top and bottom runner tracks by either welding or screw fastening at both inside and outside flanges.
- d. Install horizontal stiffeners in stud system, spaced vertically at not more than 54" o.c. Weld at each intersection.
- 4) 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.
- a. 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.
- b. Locate joists not more than 2 inches (51 mm) from abutting walls, and at spacings indicated.
- c. Frame openings with built-up joist headers consisting of joist and joist track, nesting joists, or another combination of connected joists where indicated.
- d. 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.

C. Miscellaneous Metals

- 1) Provide loose steel lintels, bearing plates, miscellaneous framing and supports, and other items indicated or required.
- 2) 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.
- a. 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.
- b. 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.
- c. Galvanize exterior steel railings, including pipe, tubing, bar spindles, fittings, brackets, fasteners and other ferrous metal components.
- 3) Ladder: Fabricate ladder for location shown, with dimensions, spacings, and anchorages as indicated. Comply with the requirements of ANSI A14.3, unless otherwise indicated.
- 4) Pipe Bollards: Provide concrete filled pipe bollards as indicated. Fabricate from Schedule 40 standard steel pipe.

6. WOOD AND PLASTICS

A. Rough Carpentry.

- 1) All lumber shall conform to and be graded in conformance with the American Lumber Standard PS-20.
- 2) Provide seasoned lumber with 19% moisture content at time of dressing and shipment, for sizes 2" or less in thickness.
- 3) Plywood: Provide plywood panels complying with DOC PS 1, "U.S. Product Standard for Construction and Industrial Plywood" PS-20.
- a. Subflooring: APA-rated sheathing, Exposure 1.
- b. Roof Sheathing: APA-rated sheathing, Exterior.
- 4) Dimension and Framing Lumber: Provide Construction or No. 2 grade per SPIB, NLGA, WCLIB, or WWP.A.
- 5) Fasteners and Anchorages: Of size, type, material and finish suited to application shown. Hot-dip galvanize fasteners and anchorages for work exposed to weather, in ground contact and high relative humidity to comply with ASTM A 153.
- 6) Preservative pressure treat lumber and plywood with water-borne preservatives to comply with AWP.A C2 and C9, respectively, and with requirements indicated below:
- a. Wood for Above-Ground Use: AWPB LP-2.
- (1) Treat cants, nailers, blocking, stripping, and similar items in conjunction with roofing, flashing, vapor barriers, and water proofing.
- b. Wood members in contact with ground or freshwater: Treat to a minimum retention of 0.40 lb/cu.ft.
- c. After treatment, kiln-dry lumber and plywood to a maximum moisture content of 19 and 15 percent, respectively.
- 7) Dimension Lumber: Provide Construction or No. 2 grade per SPIB, NLGA, WCLIB, or WWP.A.
- 8) 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.
- 9) 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.
- b. 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:

- 1) Provide manufacturer's standard chemically curing elastomeric sealant of base polymer indicated, complying with ASTM C 920 requirements
- a. For vertical joints provide multi-part nonsag urethane sealant, Type M, Grade NS, Class 25, Uses NT, M, A and O; Pecora "Dynatrol II", Sika "Sikaflex – 2c NS" Sonneborn "Sonolastic NP 2", or Tremco "Dymeric".
- b. 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 Urexpam", Sika Corp. "Sikaflex 2c SL", or Tremco Inc. "THC-900".
- 2) Provide joint fillers and backing as recommended by the manufacturer of the sealant.
- 3) Install in compliance with sealant manufacturer's printed installation instructions as applicable to conditions of installation.

7. THERMAL AND MOISTURE PROTECTION

A. Building Insulation:

- 1) 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.
- a. Thickness: Unless otherwise indicated, provide insulation with "R" value of R-11 for walls and R-19 for roof.
- 2) Installation:
- a. 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.
- b. 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

- 1) Provide corrugated structural metal deck per Structural drawings.
- a. Panels shall be roll-formed in continuous lengths.
- 2) Provide Whirlwind Metal Building Products "Weather Snap" Panels, "Weather Lok" Panels, or Berridge Manufacturing Co. "Batten Seam"" Panels or equivalent manufacturer.
- a. Metal Roof panels must carry the "Energy Star" certification.
- b. Trim, closures, drips, exposed flashings, and other exposed miscellaneous trim shall be same gauge and finish as related panels.
- 3) Miscellaneous Materials:
- a. Sealant shall be Tremco-Mono, Pecora- 60+, or DAP.
- b. Fasteners shall be non-corrosive.
- 4) 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.
- a. Joint Sealants: Install gaskets, joint fillers, and sealants where indicated and where required for weatherproof performance of panel system.
- b. 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.
- c. 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.
- d. 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:

- 1) 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".
- 2) Materials:
- a. Zinc-Coated Steel Sheet: ASTM A 526, 0.20% copper, 24 gage unless otherwise noted; ASTM A 525, designation G90 hot-dip galvanized.
- 3) Fabrication:
- a. Fabricate sheet metal with flat-lock seams; solder with type solder and flux recommended by manufacturer.
- b. 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.
- c. Provide for thermal expansion by overlaps or expansion joints. Where required for water-tight construction, provide hooked flanges filled with polysobutylene mastic for 1" embedment of flanges. Space joints at intervals of not more than 30' for zinc alloy. Conceal expansion provisions where possible.
- d. Gutters shall be fabricated and installed as indicated on the Drawings.
- (1) Outlet tubes shall be 1/8" less than inside diameter of downspout. Tubes shall be 4" long, rivet and solder to conductor head bottom.
- 4) Installation:
- a. 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".
- b. Seal moving joints in metal work with elastomeric sealants, complying with FS SS-T-00227, -00230, or -001545.
- c. Clean metal surfaces of soldering flux and other substances which could cause corrosion.
- d. Nail flanges of expansion joint units to substrates at spacing of 6" o.c.
- e. Composition Stripping: 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.
- f. Gutters, unless otherwise indicated, shall be sloped 1/16" per foot to outlets from high points at ends and midpoints between outlets.
- g. 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.
- 5) Performance: Water-tight/weatherproof performance of flashing and sheet metal work is required.

8. DOORS AND WINDOWS

A. Hollow Metal Doors and Frames:

- 1) 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.
- 2) 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.
- a. Top and bottom edges shall be closed flush to the door face sheets.
- b. Prepare doors to receive one and one half pair of butts, size 4-1/2" x 4-1/2".
- c. Doors shall be prepared to receive scheduled locksets and other hardware.
- d. Louvers: Provide sightproof louvers with inverted V-shaped or Y-shaped blades complying with SDI 111C.
- 3) 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.
- a. Provide sill anchors, spreaders, and three (3) jamb anchors for each jamb.
- 4) Hardware Preparation:
- a. 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.
- b. Provide plaster/dust guards for all mortises in frame.
- 5) Painting: Coat all surfaces with manufacturers standard baked-on primer.
- 6) Installation:
- a. Comply with provisions of ANSI/SDI-100.
- b. Set frames accurately in position, plumbed, aligned, and securely braced.
- c. Fit doors accurately in frames within clearances specified in ANSI/SDI-100.
- d. Immediately after erection clean and touch-up damaged areas of prime coat.
- e. Check and readjust operating hardware, leaving doors and frames in complete and proper operating condition.

SPECS CONTINUED ON SHEET-6.2

7·D·C

DESIGN GROUP

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 referenced on any other projects unless in written agreement and with appropriate compensation to the designer. The contractor is responsible for reviewing drawings to interpret 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

▲

SHEET

6.1

OF SHEETS

01.02.22



- 1) Performance Requirements: Fabricate exterior storefront components from manufacturer's stock systems with the following tested performance capabilities:
  - a. Thermal Performance: Built-in provisions for expansion and contraction resulting from ambient temperature fluctuations of 120 degrees F (49 degrees C).
  - b. Wind Loading: Capable of withstanding uniform pressure of 20 psf inward and 20 psf outward, as tested per ASTM E 330.
  - c. 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.
- 2) Storefront Framing System: Inside-outside matched resilient flush-glazed system, shop-fabricated and preassembled from aluminum extrusions, with provision for glass replacement; Kawneer "TriFlo B 450" Series, or equivalent by another manufacturer.
- 3) In-and-Out Type Aluminum Doors: 1 3/4" thick, tubular frame members, with mechanical joints, 1/4" heavy reinforcing plates and concealed tie-rods or j-bolts.
  - a. Design: Medium Style (3 1/4" nominal width, bottom rail to be 8" nominal width); Kawneer "Medium Style 350", or equivalent by another manufacturer.
- 4) Glass: Preglaze doors with clear fully tempered safety glass complying with FS DD-G-1403, Class FT, Condition A, Type I and with CSPC 16 CRF Part 1201.
- 5) Hardware: Manufacturer's standard heavy-duty hardware units of types indicated as applicable for each entrance, finished to match door.
- 6) Weatherstripping: Manufacturer's standard for each door operation indicated.
- 7) Aluminum Finishes: Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products".
  - a. Class I, Clear Anodic Finish: AA-M12C22A41 complying with AAMA 607.1.
- 8) 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.

- 1) Quality Assurance: Obtain each type of hardware (lock sets, hinges, closers, etc.) where possible from a single manufacturer.
- 2) 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.
- 3) Accessibility for the Disabled:
  - a. All hardware shall meet the requirements of the Americans with Disabilities Act Accessibility Guidelines (ADA-AG). These requirements include the following:
    - a. 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.
    - b. 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.
  - d. Door Opening Force: The maximum force for pushing or pulling open a door shall be as follows:
    - (1) Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.
    - (2) Other doors:
      - exterior hinged doors: (Reserved)
      - interior hinged doors: 5 lbf (22.2N)
      - interior sliding doors: 5 lbf (22.2N)
      - sliding or folding doors: 5 lbf (22.2N)
- (3) 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.

following:

- (1) Hinges – Stanley, McKinney, Hager
- (2) Lock cylinders and keys – Schlage, Sargent, Russwin, Yale
- (3) Lock sets – Schlage, Sargent, Russwin, Yale
- (4) Exit Devices – Von Duprin, Monarch
- (5) Door Control Devices – LGN, Norton
- (6) Push/Pulls and Kickplates – Brookline, Baldwin, Quality
- (7) Stops and Flush Bolts – Ives, Russwin, Corbin, Trimco.
- (8) Holders – Glynn Johnson, Russwin, Corbin
- (9) Silencers: shall be installed on all hollow metal frames, except weatherstripped frames.

b. Contractor shall submit for Design Professionals review a finish hardware schedule of hardware for all doors, prepared by an Architectural Hardware Consultant.

5) Hardware Schedule: Provide hardware AS PER DOOR MFRG.

- 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.

- 1) Standards:
  - a. Glazing Standard: Comply with FGMA "Glazing Manual" and "Sealant Manual".
  - b. Safety Glazing Standard: Comply with ANSI Z97.1 and testing requirements of 16 CFR Part 1201 for category II materials.
- 2) Submittals: Submit manufacturer's product data and certificates of compliance from glass and glazing materials manufacturers.
- 3) 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.
- 4) Glass Products:
  - a. Primary Glass Products: Comply with ASTM C 1036 requirements for clear float glass; Type I, class I, quality a3, 1/4".
  - b. Heat-Treated Glass Products: Comply with ASTM C 1048 requirements for clear tempered float glass; Condition A (uncoated 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.

- a. 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.
- b. Cleaners, Primers and Sealers: Type recommended by manufacturer of sealants/gaskets.
- c. 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.
- d. Compressible Filler Rods: Closed-cell or waterproof-jacketed rod stock of synthetic rubber or plastic foam, 5-10 psi compression strength for 25% compression.

6) Installation:

- a. 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.
- b. Protect glass from edge damage during handling and installation. Inspect glass during installation and discard pieces with edge damage that could affect glass performance.
- c. Protect glass from contact with contaminating substances resulting from construction operations; remove any such substances by method approved by glass manufacturer.
- d. 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.

- 1) Submittals: Product data and shop drawings including complete schedule of all wood doors.
- 2) Warranty: Provide wood door warranty signed by the manufacturer, installer, and contractor as follows:
  - a. Solid core doors: Life of Installation.
- 3) Flush Wood Doors:
  - a. 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".
    - (1) Mark doors with NWMA Wood Flush Door Certification Hallmark, or certify compliance with NWMA Hallmark Program
    - (2) Doors shall be 2- or 3-ply as standard with the manufacturer with paint grade birch veneer on both faces, and with Particleboard core.
  - b. Acceptable Manufacturers: Algoma, Eggers, Graham, IPIK, Mohawk, and Weyerhaeuser.

- 1) Provide gypsum board of 5/8" thickness complying with ASTM C56, type "X", fire-resistant rated where indicated, with tapered and feathered edges (rounded or beveled) for prefilling.
  - a. Provide sag resistant type gypsum board for ceilings.
- 2) Furring and accessories: Provide galvanized hat-shaped furring channels, complying with ASTM C 645, and other accessories indicated or required for a complete installation.
- 3) Framing for Walls and Partitions: Provide steel framing members complying with the following requirements:
  - a. ASTM A 653, C 40 (ASTM A 653M, Z 90) hot-dip galvanized coating for framing members attached to and within 10 feet (3 m) of exterior walls.
  - b. Steel Studs and Runners: ASTM C 645, in depth indicated and with 0.0179-inch (0.45-mm/25 gauge) minimum base metal thickness, unless otherwise indicated.
    - (1) Provide 0.0329-inch (0.84-mm/20 gauge) minimum base metal thickness for head runner, sill runner, jamb, and cripple studs at door and other openings.
- 4) 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.
  - a. 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.
  - b. Apply joint treatment at all joints between boards; at flanges of corner beads, edge trim, and control joints, at all partitions; and at fastener heads and surface defects.
    - (1) Prefill joints, and rounded or beveled edges using setting-type joint compound.
    - (2) Apply joint tape at joints between gypsum boards.
    - (3) Finish gypsum board with 3 coats of joint compound, sanding between each coat and after last coat.
    - (4) Embedding/First Coat: Setting-Type Joint Compound.
    - (5) Fill (Second) Coat: Setting-Type Joint Compound.
    - (6) Finish (Third) Coat: Ready-Mix Drying-Type Topping Compound.
- c. Finish gypsum board with 3 coats of setting-type joint compound, sanding between each coat and after last coat.

- 1) 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.
- 2) Paint all new unfinished items.
- 3) Manufacturers: Subject to compliance with requirements, provide paint products of one of the following:
  - a. Benjamin Moore Co.
  - b. Devco & Reynolds Co
  - c. Glidden Co.
  - d. Pratt & Lambert Paints
  - e. PPG Industries, Inc.
  - f. Sherwin Williams Co.

- a. Exterior concrete and back of CMU walls:
  - (1) One (1) coat of A24 Series Laxon Exterior Masonry Acrylic Primer.
  - (2) Two coats of flat latex paint; A6 Series A-100 Exterior Latex Flat.
- b. Paint exterior iron or steel, including all exposed structural and miscellaneous non-galvanized ferrous metal items, mechanical and electrical piping, conduit, electrical boxes, etc. Use:
  - (1) Prime: one (1) coat B50 Kem Kromik Universal Metal Primer. Touch-up shop primed items.
  - (2) Finish: two (2) coats of alkyd enamel; B55 Series Direct-to-Metal Enamel.
- c. Exterior galvanized iron or steel:
  - (1) Prime: one (1) coat of B50 Series Galvite primer.
  - (2) Finish: two (2) coats of alkyd enamel; B55 Series Direct-to-Metal Enamel.
- d. Exterior CMU with Textured Elastomeric Finish:
  - (1) Prime: One (1) coat of Devco Latex Filler. 52901 or 55901 or Eq.
  - (2) Finish: One (1) double pass spray coat of textured acrylic latex coating, Devco "SpraMax" of texture and color as selected by Architect from full range of standard colors and textures.

- f. Interior gypsum board walls and ceiling:
  - (1) Prime: one (1) coat ProMar 200 Latex Wall Primer, B28 W 200.
  - (2) Finish: two (2) coats ProMar 200 Latex Semi-Gloss Enamel.

(2) Finish: two (2) coats ProMar 200 Latex Gloss Enamel.

i. Painted wood doors, wood trim, cased openings, etc:  
 (1) Prime: one (1) coat ProMar 200 Alkyd Enamel Undercoater.  
 (2) Finish: two (2) coats ProMar 200 Latex Gloss Enamel.

- 1) Provide lay-in type suspension system conforming to ASIM C 635 Heavy Duty structural classification, 2' x 2' grid.
  - a. Provide matching wall moldings.
  - b. At Apartment kitchen & washer/dryer closet, provide vinyl faced, non-porous tiles.
- 2) Acoustical Panel Products: Subject to compliance with requirements, provide one of the following:
  - a. Minaboard Cortega; Armstrong World Industries, Inc.
  - b. Hytone Baroque; The Celotex Corporation.

- 4) Install suspension system in accordance with ASTM C636 and manufacturer's instructions.
  - a. Hang system independent of walls columns, ducts, pipes, and conduit.
- 5) Install acoustical units in accordance with referenced standards and manufacturer's instructions.
  - a. Acoustical units shall be installed level, free from damage, twist, warp, or dents.
  - b. Clean soiled or discolored surfaces of units. Remove and replace damaged or improperly installed units.

- 1) Submit manufacturer's technical data and installation instructions for each type of resilient flooring and accessories.
- 2) Vinyl Composition Tile: F.S. SS-T-312 B (1), Type IV, Comp 1, 12 in. x 12 in. x 1/8 in. thick.
  - a. Manufacturer/Product: Armstrong "Premium Excelon", or Design Professional-approved equal by other manufacturers.
- 3) Vinyl Base: FS SS-W-40, Type II vinyl; complete with preformed or molded corner upsides and end stops as needed for a complete installation, 4 in. coved, 1/8 in. thick, color to be selected from full range of manufacturer's standard colors.
- 4) Accessories:
  - a. 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.
  - b. Sealer and Wax: Types recommended by resilient flooring manufacturer.
  - c. Primer: Waterproof type as recommended by resilient flooring manufacturer.
  - d. Patching Material: Manufacturer-approved brand of latex underlayment.

- 4) 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.
  - a. Correct defects which might interfere with laying resilient materials in proper manner.
  - b. Remove grease, dirt, and other deleterious substances. Substrate must be free from holes, and without high or low points.
- 5) Installation:
  - a. Lay tile in patterns as directed by the Design Professional.
  - b. Apply adhesive at rate to permit installation of flooring within working time of adhesive.
  - c. Install flooring in accordance with manufacturer's instructions and recommendations.
  - d. 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.
  - e. Bleeding for base shall be dry and clean.
  - f. 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.
  - g. Install coved base on top of resilient flooring. Scribe accurately to trim items.
  - h. Remove excess adhesive as recommended by the tile manufacturer. Damp mop and provide protective coat of wax immediately after installation of the resilient floor.
- 7) 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.

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

- 1) Fire Characteristics: Carpet shall conform to applicable codes for flame spread/smoke developed ratings of 25/50.
- 2) Materials:
  - a. Carpet: Provide Shaw Contract Ripple Style Carpet, \_\_\_\_\_ color.
  - b. Cushion: Provide, as an alternate, Ultracot MPC High Performance Cushion.
  - c. Adhesive, Primer, and sealer: Manufacturer's recommended adhesive.
- 3) 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.
- 4) Installation:
  - a. 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.
  - b. Maintain uniformity of carpet direction and lay of pile.
  - c. Install carpet in largest practical pieces, with strong bond to substrate, without wrinkles, gaps, and overlaps.
  - d. Install carpet edge guard where edge of carpet is exposed; anchor guards to substrate.
  - e. Fill sections of carpet prior to application of adhesive. Trim edges and butt strips with seaming cement.
  - f. 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.
  - g. Remove adhesive from carpet surface as recommended by manufacturer.
  - h. 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.
- 5) Protection: Protect with not less than 6 mil "Visqueen" polyethylene sheeting.

- 2) Design Criteria: Design, fabricate, and install signs to withstand a wind pressure of 150 mph on the total sign area in all directions.
  - a. All signs shall meet the requirements of the Americans with Disabilities Act Accessibility Guidelines and the requirements of local authorities.
- 3) Materials:
  - a. Aluminum Sheet or Plate: Alloy and temper per ASTM B 209 for 5005-H15.
  - b. Aluminum Extrusions: Alloy and temper per ASTM B 221 for 6063-T5
  - c. Concrete: Portland cement concrete complying with ASTM C 150, aggregates complying with ASTM C 33, and clean water; mix obtain no less than 2,500 psi compressive strength at 28 days.
  - d. Posts: Steel Tubing complying with ASTM A 500 or ASTM A 501.
  - e. Panels: Smooth, level panel surfaces constructed to remain flat under installed conditions.
- 4) Unframed single sheet panels with smooth edges finished to conform with the following:
  - a. Panel Material: 0.125" thick aluminum plate.
  - b. Finish: Baked enamel.
  - c. Corners: Rounded as indicated.
- 5) 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.
- 6) Fabrication: Fabricate signs as indicated.
- 7) Metal Finishes: Comply with NAAMM "Metal Finishes Manual" for finish designations and application recommendations.
  - a. Baked Enamel Finish: AA-C12C42R1x. Comply with manufacturer's specifications for cleaning, conversion coating, and painting.
- 8) Installation: Locate signs where indicated, using mounting methods in compliance with manufacturer's instructions.
  - a. Install signs level, plumb, and at height indicated, with surfaces free from distortion or other defects in appearance.

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.

D. Plastic Laminate: to illustrate available laminate colors and core construction.

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

2.1 MANUFACTURERS/PRODUCTS

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

B. Partition Configuration: Floor mounted, headrail braced.

1.1 INSTALLATION

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

B. 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.

A. NFPA Compliance: Fabricate and label fire extinguishers to comply with NFPA 10, "Standard for Portable Fire Extinguishers."

B. Fire Extinguishers: Listed and labeled for type, rating, and classification by an independent testing agency acceptable to authorities having jurisdiction.

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:

1. Portable Fire Extinguishers:

- a. Ansul Incorporated.
- b. Badger; Div. of Figgie Fire Protection Systems.
- c. Buckeye Fire Equipment Company.
- d. General Fire Extinguisher Corporation.
- e. J.L. Industries, Inc.
- f. Kidde; Walter Kidde, The Fire Extinguisher Co.
- g. Larsen's Manufacturing Company.
- h. Modern Metal Products; Div. of Technico.
- i. Potter-Roemer; Div. of Smith Industries, Inc.
- j. Samson Products, Inc.
- k. Watrous; Div. of American Specialties, Inc.

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

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.

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

1. Application Process: Decals.
2. Lettering Color: Red.
3. Orientation: Vertical or horizontal.

B. Baked—Enamel Finish: Immediately after cleaning and pretreating, apply manufacturer 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 mills (0.05 mm).

1. Locations: As required by the local Fire Official.

11. FURNISHINGS - Not Applicable

12. SPECIAL CONSTRUCTION - Not Applicable

13. CONVEYING SYSTEMS - Not Applicable

14. MECHANICAL - SEE MECHANICAL DRAWINGS

15. ELECTRICAL - SEE ELECTRICAL DRAWINGS



PROPOSED EXIT  
DOOR TYPE "B"  
LOCATIONS









PROPOSED EXISTING  
DOOR TYPE "A"  
LOCATION





PROPOSED DOOR TYPE "A" LOCATION





EAST ELEVATION





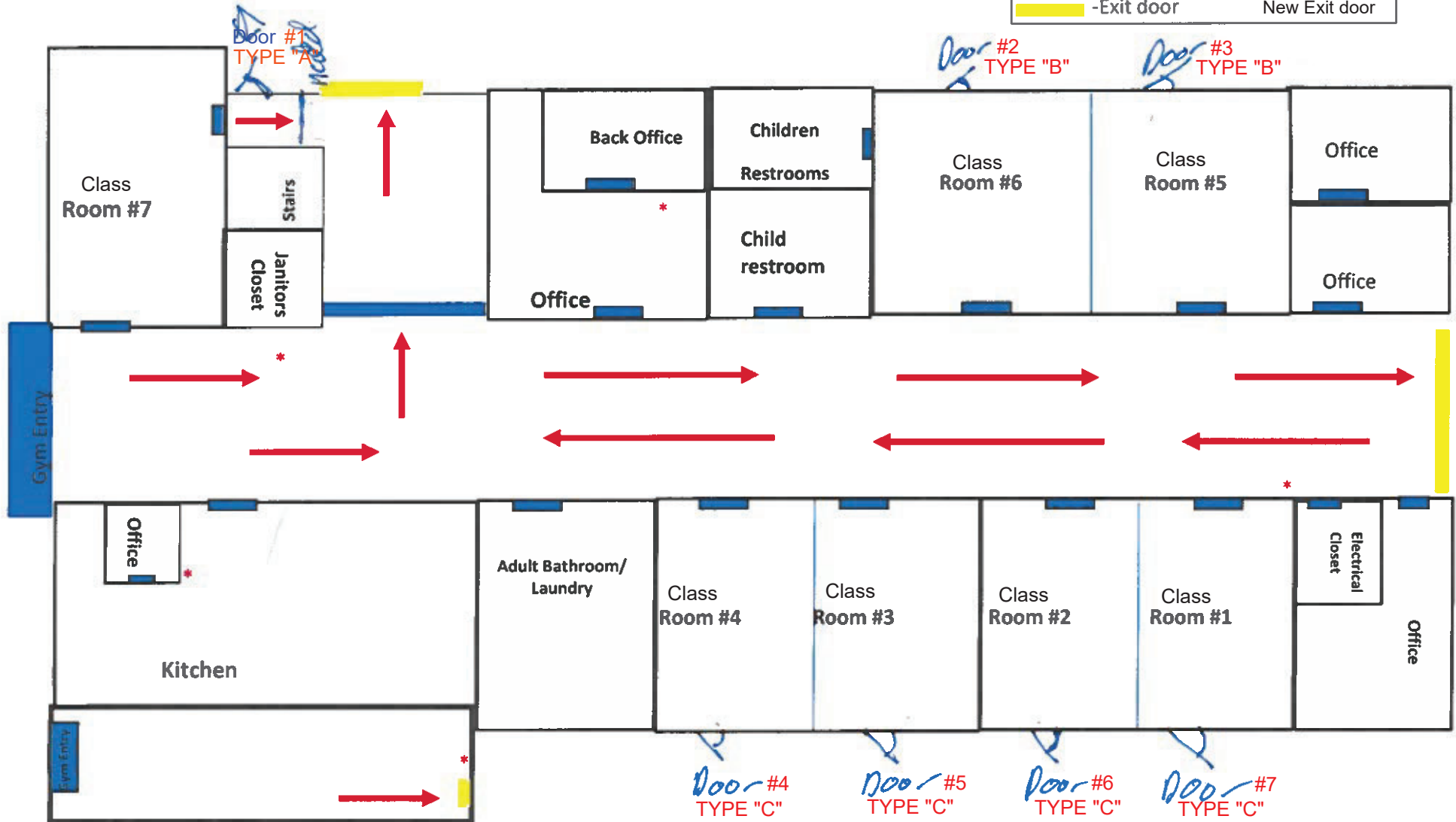
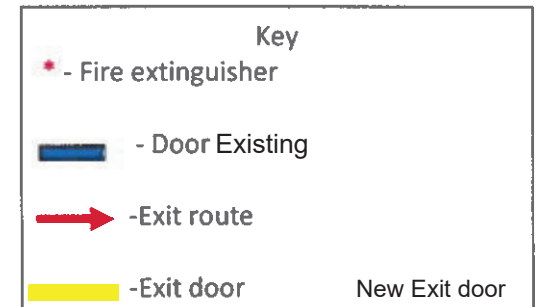


PROPOSED EXIT  
DOOR TYPE 'C'  
LOCATION(S) W/  
SIDE LITE



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

*Evacuation Route*





## **Detailed Project Description - 01.02.22**

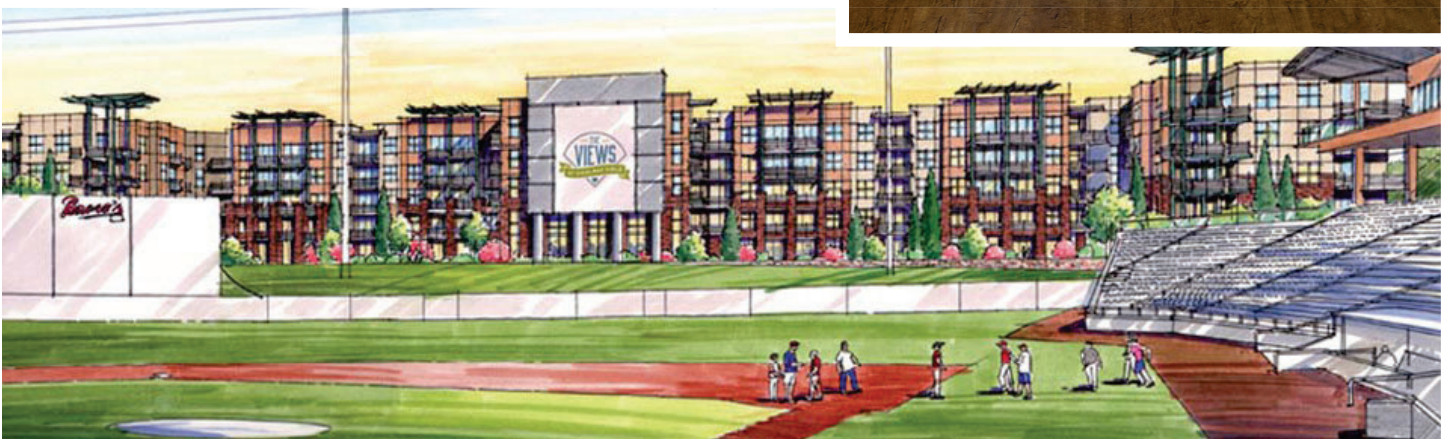
The Upbring Head Start Preschool in San Antonio, Texas (operated by Dr. Andrew Benscoter) is currently funded to provide (7) new exterior exit doors to their existing educational child care facility located at 2507 Fredericksburg, Building #2. The existing site consist of (2) existing building structures, 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

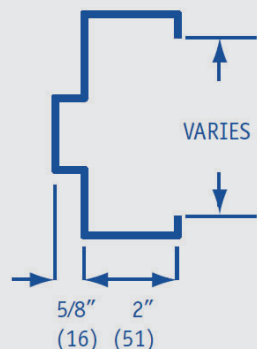
Commercial  
Multi-Family  
Primed  
Galvanneal  
Doors & Frames



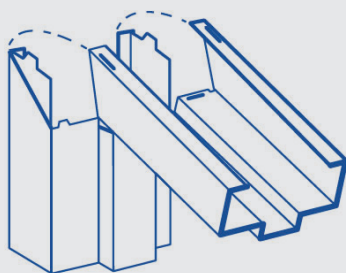
**PREMIER** STEEL  
DOORS  
AND  
FRAMES

## Hollow Metal Frames

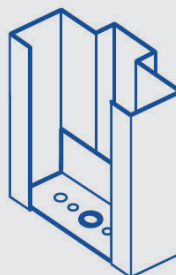
### F SERIES COMMERCIAL FRAME DETAILS



TYPICAL SECTION



TYPICAL CORNER  
KD OR WELDED

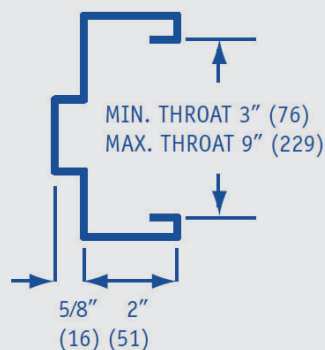


STANDARD  
BASE ANCHOR

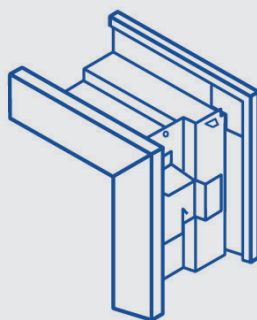
- Knock-down (KD) design; can be field or factory welded
- 16 gauge, CRS- A40 Galv. Available
- Hinge preps: 4 1/2" square corner
- Strike Preps: ASA 47/8" standard - Dead bolt preps available
- Profiles Available 4 3/4", 5 3/4", 6 3/4", 7 3/4", and 8 3/4"
- Built in strike mortar boxes (standard)
-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

## FE Series Drywall Frames

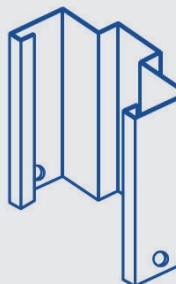
### FE SERIES DRYWALL FRAME DETAILS



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.

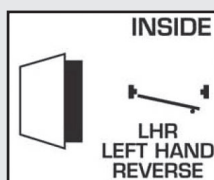
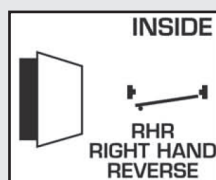
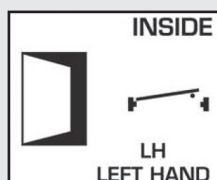
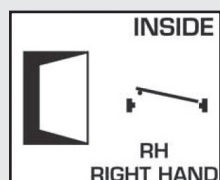
### SINGLE DOORS:

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.



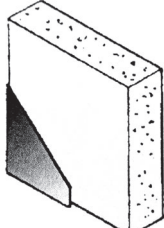
## Anchor options:

- 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


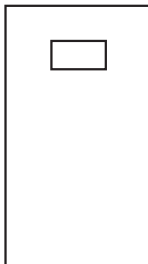
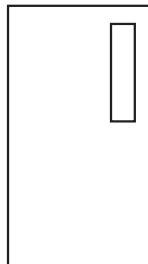
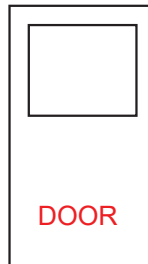
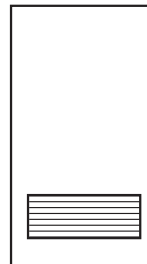
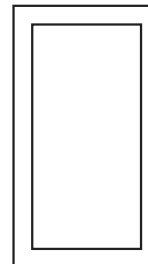
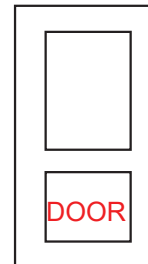
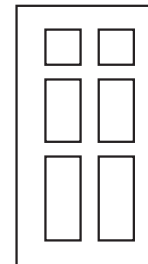




Hot-dip galvalume steel - ready for finish paint • Optional UL label service • Optional vision lite/louver  
Full flush seamless faces • Flush top and inverted bottom channels • Insulated polystyrene cores

DESCRIPTION	U FACTOR	R FACTOR	STC RATING
 <p><b>Polystyrene:</b></p> <p>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.</p>	.153c	6.54c	25c

## Standard Door Elevations:

							
Flush <b>TYPE-A</b>	Vision lite	Narrow lite	Half glass <b>TYPE-B</b>	Louver	Full glass	2-Panel <b>TYPE-C</b>	6-Panel

- 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:

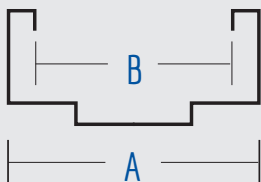
Sand to bare metal (including area around dent) with #80 sandpaper. Apply automobile body filler (available at automobile stores) as directed on container. After filling, cure thoroughly, sand with fine sandpaper to a smooth flat surface. Be sure surface is clean and dry, then reapply primer over entire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

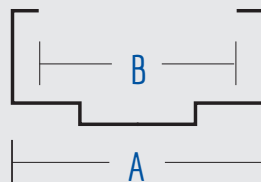
### Drywall - "FE" Depths

A	B
5 <sup>5</sup> / <sub>8</sub>	4 <sup>5</sup> / <sub>8</sub>
5 <sup>7</sup> / <sub>8</sub>	4 <sup>7</sup> / <sub>8</sub>
6 <sup>1</sup> / <sub>4</sub>	5 <sup>1</sup> / <sub>4</sub>
7 <sup>1</sup> / <sub>4</sub>	6 <sup>1</sup> / <sub>4</sub>
7 <sup>3</sup> / <sub>4</sub>	6 <sup>3</sup> / <sub>4</sub>
8 <sup>1</sup> / <sub>4</sub>	7 <sup>1</sup> / <sub>4</sub>



### Masonry - "F" Depths

A	B
4 <sup>3</sup> / <sub>4</sub>	3 <sup>3</sup> / <sub>4</sub>
5 <sup>3</sup> / <sub>4</sub>	4 <sup>7</sup> / <sub>8</sub>
6 <sup>3</sup> / <sub>4</sub>	5 <sup>3</sup> / <sub>4</sub>
7 <sup>3</sup> / <sub>4</sub>	6 <sup>3</sup> / <sub>4</sub>
8 <sup>3</sup> / <sub>4</sub>	7 <sup>3</sup> / <sub>4</sub>



### Rough Opening Suggestions

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

