

- G. Seal expansion joints exceeding 1 inch wide by priming with Manufacturer-Approved Primer. Two part sealant. Do not coat such joints, including primary wide expansion-joint system, with topcoat so they can perform independently of deck coating system.
- H. Cut 1/4 inch by 1/4-inch keyway into concrete deck where coating system will be terminated and no wall, joint, or other appropriate break exists. Fill and coat keyway as application progresses.
- I. Prime voids exceeding 1/16 inch and reglets with Manufacturer Approved Primer. Seal with two part sealant and pre-stripe with 25 wet mils of base coating to minimum width of 4 inches after first priming same 4 inches with Manufacturer-Approved Primer. Do not apply Primer over sealant.
- J. Provide sealant cants at rigidly connected wall and slab intersections. Form sealant cant into corner at junction of all horizontal and vertical surfaces (wall sections, curbs, columns) by priming with Manufacturer-Approved Primer. Lay 1/4 inch Closed Cell Backer-Rod in corner and apply 1-inch diameter bead of two-part slope grade sealant. Tool to form 45-degree cant. Allow sealant to cure.
- K. Apply masking tape to vertical sections at appropriate height above sealant cant to provide clean termination of vertical detail coat. Prime with Manufacturer-Approved Primer and apply 25 wet mils of base coat over treated cant up to masking tape and 4 inches onto deck surface. Feather onto deck surface.

3.04 PROTECTION OF SURROUNDING WORK AREA:

General: Areas around installation site (wall, doors, railing, etc.) must be protected from overspray of the waterproofing system.

3.05 APPLICATION:

- A. Complete all preparatory work before application begins. Apply base coat and topcoat with properly sized squeegee to arrive at required mil thickness. Optionally, apply topcoat with 1/2 inch nap roller. Verify mil thickness of all coats by use of wet-mil thickness gauge.
- B. Vacuum thoroughly all surfaces to be coated.
- C. Apply Manufacturer-Approved Primer to all deck surfaces at 200 to 250 square feet per gallon using medium-nap roller. Force primer into pores and voids to eliminate pinholes. Do not apply Primer over pre-striping. Allow primer to dry tack free. Apply base coat same working day.
- D. Base Coat: Apply coating thickness according to manufacturer's warranty requirements to entire deck surface, overcoating properly prepared cracks, joints, and integral flashings. Use flashing/slope grade base coat for sloped areas. Do not coat expansion joints over 1 inch wide. Allow overnight cure (16 hour minimum) at 75 degrees F and 50 percent relative humidity. Extend curing time at temperatures less than 75 degrees F and relative humidity less than 50 percent. Do not coat expansion joints over 1" wide.
- E. Mid – Coat: Apply coating thickness according to manufacturer's warranty requirements to entire area of work. Broadcast ENGINEER-Approved aggregate while mid-coat is still wet. Broadcast aggregate to refusal method at a rate of 50-60 lbs per 100 sq ft, allow to cure, then vacuum or broom clean all loose/excess aggregate.

NOTE: Work small sections on large areas to ensure aggregate is applied before membrane begins to skin over.

- F. Top – Coat: Apply coating thickness according to manufacturer's warranty requirements to entire area of mid-coat with sand aggregate finish. Allow to cure according to manufacturer's requirements for the local temperature and relative humidity.

NOTE: Plan topcoat application to avoid unnecessary walking in freshly applied material.

- G. Alternate: Apply Gemstone System:
Apply coating thickness according to manufacturer's warranty requirements to entire area of work.

NOTE:

MasterSeal CR 195 (Sonolastic Ultra) sealant is required to be used in conjunction with a decorative cementitious system for all sealant applications.

3.06 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service. Final inspection: Warranty request. Manufacturer's representative will inspect finished surface preparation, application, and finished coating and may require further preparation or application to achieve appropriate result. In no case will manufacturer's representative approve surface or finish if following conditions are found: pinholes, insufficient coating thickness, or any other conditions, that, in manufacturer's representative's opinion, may cause failure of installation.

3.07 CLEANING

- A. Clean products from tools and equipment per manufacturer's instructions.
- B. Clean up and properly dispose of all debris remaining on job site related to application.

Limitations:

In the event of a conflict between these specifications and the manufacturer's instructions, recommendations and or warranty, the text of the manufacturer shall govern. The specifier shall be notified in writing of any conflicts therein prior to construction and reserves the right to clarify and modify these specifications.

END OF SECTION

WATERPROOF DECK COATING
071801-6

CONFORMANCE SUBMITTAL
Section 07180 – Waterproof Deck Coating

_____ of

(City, State)

General Contractor: _____
(Company Name)

(Address, Phone Number)

Sub-Contractor: _____
(Company Name)

(Address, Phone Number)

The following product has been selected (check one box) for use in this project from the list of acceptable products specified:

Waterproof Deck Coating (Balconies and Exterior Stairs):

- Master Builders Solutions
Sonoguard Base Coat (MasterSeal M200)
Sonoguard Top Coat (MasterSeal TC 225)
Manufacturer Approved Primer

- GemStone Concrete Coating
Gemstone Base Flex
Gemstone Diamond Deck

I represent to Beacon on Third Street Condominium Association, Inc. that the product selected will be installed in compliance with the applicable codes for the authorities having jurisdiction and in accordance with the project specification. If noncompliance is discovered the General Contractor shall make or cause to be made all necessary corrections to meet the applicable codes and specifications. Immediately or as directed by Beacon on Third Street Condominium Association, Inc. the work shall be completed without additional cost to Beacon on Third Street Condominium Association, Inc. and/or the contract.

General Contractor: _____
(Signature of the Authorized Agent of the General Contractor)

(Print Name of the Authorized Agent of the General Contractor)

RIMKUS CONSULTING GROUP, INC.
dba Delta Engineering & Inspection

Bordeaux Village Association, No. 2, Inc.
Project Manual No. UR2301-313

I represent to Beacon on Third Street Condominium Association, Inc. that the product selected will be installed in compliance with the applicable codes for the authorities having jurisdiction and in accordance with the project specification. If noncompliance is discovered the General Contractor shall make or cause to be made all necessary corrections to meet the applicable codes and specifications. Immediately or as directed by Beacon on Third Street Condominium Association, Inc. the work shall be completed without additional cost to Beacon on Third Street Condominium Association, Inc. and/or the contract.

Sub-Contractor: _____
(Signature of the Authorized Agent of the Sub-Contractor)

(Print Name of the Authorized Agent of the General Contractor)

WATERPROOF DECK COATING
071801-8

SECTION 072613

WEATHER BARRIER

DuPont™ Tyvek® HomeWrap

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Weather barrier membrane (DuPont™ Tyvek® HomeWrap®)
- B. Seam Tape (DuPont™ Tyvek® Tape)
- C. Flashing (DuPont™ FlexWrap™, DuPont™ StraightFlash™, DuPont™ StraightFlash™ VF, and DuPont™ Thru-Wall Flashing)
- D. Fasteners

1.2 REFERENCES

- A. ASTM International
 - 1. ASTM C 920; Standard Specification for Elastomeric Joint Sealants
 - 2. ASTM C 1193; Standard Guide for Use of Joint Sealants
 - 3. ASTM D 882; Test Method for Tensile Properties of Thin Plastic Sheeting
 - 4. ASTM D 1117; Standard Guide for Evaluating Non-woven Fabrics
 - 5. ASTM E 84; Test Method for Surface Burning Characteristics of Building Materials
 - 6. ASTM E 96; Test Method for Water Vapor Transmission of Materials
 - 7. ASTM E 1677; Specification for Air Retarder Material or System for Framed Building Walls
- B. AATCC – American Association of Textile Chemists & Colorists
 - 1. Test Method 127 Water Resistance: Hydrostatic Pressure Test
- C. TAPPI
 - 1. Test Method T-410; Grams of Paper and Paperboard (Weight per Unit Area)
 - 2. Test Method T-460; Air Resistance of Paper (Gurley Hill Method)

1.3 SUBMITTALS

- A. Refer to Section 013300 Submittal Procedures.
- B. Product Data: Submit manufacturer current technical literature for each component.
- C. Samples: Weather Barrier Membrane, minimum 8-1/2 inches by 11 inch.

D. Quality Assurance Submittals

1. Design Data, Test Reports: Provide manufacturer test reports indicating product compliance with indicated requirements.
2. Manufacturer Instructions: Provide manufacturer's written installation instructions.
3. Manufacturer's Field Service Reports: Provide site reports from authorized field service representative, indicating observation of weather barrier assembly installation.

E. Closeout Submittals

1. Refer to Section 017700 Closeout Procedures.
2. Weather Barrier Warranty: Manufacturer's executed warranty form with authorized signatures and endorsements indicating date of Substantial Completion.

1.4 QUALITY ASSURANCE

A. Qualifications

1. Installer shall have experience with installation of DuPont™ Tyvek® weather barrier assemblies under similar conditions.
2. Installation shall be in accordance with weather barrier manufacturer's installation guidelines and recommendations.
3. Source Limitations: Provide weather barrier and accessory materials produced by single manufacturer.

B. Mock-up

1. Install mock-up using approved weather barrier assembly including fasteners, flashing, tape and related accessories per manufacturer's current printed instructions and recommendations.
 - a. Mock-up size: 10 feet by 10 feet.
 - b. Mock-up Substrate: Match wall assembly construction, including window opening.
 - c. Mock-up may remain as part of the work.
2. Contact manufacturer's designated representative prior to weather barrier assembly installation, to perform required mock-up visual inspection and analysis as required for warranty.

C. Pre-installation Meeting

1. Hold a pre-installation conference, two prior to start of weather barrier installation. Attendees shall include Contractor, Architect, installer, Owner's Representative, and weather barrier manufacturer's designated representative.
2. Review all related project requirements and submittals, status of substrate work and preparation, areas of potential conflict and interface, availability of weather barrier assembly materials and components, installer's training requirements, equipment, facilities and scaffolding, and coordinate methods, procedures and

sequencing requirements for full and proper installation, integration and protection.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Deliver weather barrier materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact.
- B. Store weather barrier materials as recommended by weather barrier manufacturer.

1.6 SCHEDULING

- A. Review requirements for sequencing of installation of weather barrier assembly with installation of windows, doors, louvers and flashings to provide a weather-tight barrier assembly.
- B. Schedule installation of weather barrier materials and exterior cladding within nine months of weather barrier assembly installation.

1.7 WARRANTY

- A. Refer to Section 011100 for Warranties

(**Note:** Special manufacturer Warranty Program – Manufacturer's Warranty is project specific and requires approval by the manufacturer. Include warranty only when manufacturer's limited warranty program is to be utilized. Manufacturer's Warranty is subject to use of manufacturer's recommended installation methods, required actions and submittals.

When the Manufacturer's Warranty is specified, Contractor is required to submit to weather barrier manufacturer the "Project Evaluation Request Form" and supporting documentation prior to assembly installation to obtain the required "Intent to Warranty" documentation. After completion of installation, to obtain warranty, Contractor must submit to weather barrier manufacturer site visit reports and supporting documentation from the manufacturer's designated representative.)

- B. Special Warranty
 - 1. Weather barrier manufacturer's warranty for weather barrier for a period of five years from date of Substantial Completion.
 - 2. Approval by weather barrier manufacturer for warranty is required prior to assembly installation.

PART 2 - PRODUCTS

2.1 MANUFACTURER

- A. E.I. du Pont de Nemours and Company ; 4417 Lancaster Pike, Chestnut Run Plaza 721, Wilmington, DE 19805; 1.800.44TYVEK (8-9835); <http://construction.tyvek.com>

2.2 MATERIALS

- A. Basis of Design: High-performance, flash spun-bonded olefin, non-woven, non-perforated, secondary weather barrier is based upon DuPont™ Tyvek® HomeWrap® and related assembly components.
- B. Performance Characteristics:
1. Air Penetration: Type 1 when tested in accordance with ASTM E 1677.
 2. Water Vapor Transmission: 30 perms, when tested in accordance with ASTM E 96, Method B.
 3. Water Penetration Resistance: 235 cm when tested in accordance with AATCC Test Method 127.
 4. Basis Weight: 2.4 oz/yd², when tested in accordance with TAPPI Test Method T-410.
 5. Air Infiltration Resistance: Air infiltration at >750 seconds, when tested in accordance with TAPPI Test Method T-460.
 6. Tensile Strength: 33/41 lbs/in., when tested in accordance with ASTM D 822, Method A.
 7. Surface Burning Characteristics: Class A, when tested in accordance with ASTM E 84. Flame Spread: 15, Smoke Developed: 25.

2.3 ACCESSORIES

- A. Seam Tape: 3" DuPont™ Tyvek® Tape as manufactured by DuPont.
- B. Fasteners:
1. Wood Frame Construction
DuPont™ Tyvek® Wrap Caps: #4 nails with large 1-inch plastic cap fasteners or 1-inch minimum plastic cap staple with a 7/8" minimum staple length.
 2. Masonry Construction
Masonry tap-con fasteners with DuPont™ Tyvek® Wrap Caps: 2-inch diameter plastic cap fasteners.
- C. Sealants
1. Provide sealants that comply with ASTM C 920, elastomeric polymer sealant to maintain watertight conditions.
 2. Products: Tremco 830
 - a. Tremco Butyl
 - b. Sealants recommended by the weather barrier manufacturer.

D. Adhesives:

1. Provide adhesive recommended by weather barrier manufacturer.
2. Products:
 - a. Liquid Nails® LN-109
 - b. Polyglaze® SM 5700
 - c. Denso Butyl Liquid
 - d. 3M High Strength 90
 - e. Adhesives recommend by the weather barrier manufacturer.

E. Primers:

1. Provide flashing manufacturer recommended primer to assist in adhesion between substrate and flashing.
2. Products:
 - a. 3M High Strength 90
 - b. Denso Butyl Spray
 - c. Permagrip 105
 - d. Primers recommended by the flashing manufacturer

F. Flashing

1. DuPont™ FlexWrap™: Flexible membrane flashing materials for window openings and penetrations.
AND/OR
2. DuPont™ StraightFlash™: Straight flashing membrane materials for flashing windows and doors and sealing penetrations such as masonry ties, etc.
AND/OR
3. DuPont™ StraightFlash™ VF: Dual-sided flashing membrane materials for brick mold and non-flanged windows and doors.
AND/OR
4. DuPont™ Thru-Wall Surface Adhered Membrane with Integrated Drip Edge: Thru-Wall flashing membrane materials for flashing at changes in direction or elevation (shelf angles, foundations, etc.) and at transitions between different assembly materials.
AND/OR
5. Preformed Inside and Outside Corners and End Dams as manufactured by DuPont: Preformed three-dimensional shapes to complete the flashing system used in conjunction with DuPont™ Thru-Wall Flashing.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify substrate and surface conditions are in accordance with weather barrier manufacturer recommended tolerances prior to installation of weather barrier and accessories.

3.2 INSTALLATION - WEATHER BARRIER

- A. Install weather barrier over exterior face of exterior wall substrate in accordance with manufacturer recommendations.
- B. Install weather barrier prior to installation of windows and doors.
- C. Start weather barrier installation at a building corner, leaving 6-12 inches of weather barrier extended beyond corner to overlap.
- D. Install weather barrier in a horizontal manner starting at the lower portion of the wall surface with subsequent layers installed in a shingling manner to overlap lower layers. Maintain weather barrier plumb and level
- E. Sill Plate Interface: Extend lower edge of weather barrier over sill plate interface 3-6 inches. Secure to foundation with elastomeric sealant as recommended by weather barrier manufacturer.
- F. Window and Door Openings: Extend weather barrier completely over openings.
- G. Overlap weather barrier
 - 1. Exterior corners: minimum 12 inches.
 - 2. Seams: minimum 6 inches.
- H. Weather Barrier Attachment:
 - 1. Steel or Wood Frame Construction: Attach weather barrier to studs through exterior sheathing. Secure using weather barrier manufacturer recommend fasteners, space 6 -18 inches vertically on center along stud line, and 24 inch on center, maximum horizontally.
 - 2. Masonry Construction: Attach weather barrier to masonry. Secure using weather barrier manufacturer recommend fasteners, space 6-18 inches vertically on center and 24 inches maximum horizontally. Weather barrier may be temporarily attached to masonry using recommended adhesive, placed in vertical strips spaced 24 inches on center, when coordinated on the project site.
- I. Apply 4 inch by 7-inch piece of DuPont™ StraightFlash™ to weather barrier membrane prior to the installation cladding anchors.

3.3 SEAMING

- A. Seal seams of weather barrier with seam tape at all vertical and horizontal overlapping seams.
- B. Seal any tears or cuts as recommended by weather barrier manufacturer.

3.4 OPENING PREPARATION (for use with flanged windows)

- A. Cut weather barrier in a modified "I-cut" pattern.

1. Cut weather barrier horizontally along the bottom of the header.
 2. Cut weather barrier vertically 2/3 of the way down from top center of window opening.
 3. Cut weather barrier diagonally from bottom of center vertical cut to the left and right corners of the opening.
 4. Fold side and bottom weather barrier flaps into window opening and fasten.
- B. Cut a head flap at 45-degree angle in the weather barrier at window head to expose 8 inches of sheathing. Temporarily secure weather barrier flap away from sheathing with tape.

3.5 FLASHING (for use with flanged windows)

- A. Cut 9-inch wide DuPont™ FlexWrap™ a minimum of 12 inches longer than width of sill rough opening.
- B. Cover horizontal sill by aligning DuPont™ FlexWrap™ edge with inside edge of sill. Adhere to rough opening across sill and up jambs a minimum of 6 inches. Secure flashing tightly into corners by working in along the sill before adhering up the jambs.
- C. Fan DuPont™ FlexWrap™ at bottom corners onto face of wall. Firmly press in place. Mechanically fasten fanned edges.
- D. On exterior, apply continuous bead of sealant to wall or backside of window mounting flange across jambs and head. Do not apply sealant across sill.
- E. Install window according to manufacturer's instructions.
- F. Apply 4-inch wide strips of DuPont™ StraightFlash™ at jambs overlapping entire mounting flange. Extend jamb flashing 1-inch above top of rough opening and below bottom edge of sill flashing.
- G. Apply 4-inch wide strip of DuPont™ StraightFlash™ as head flashing overlapping the mounting flange. Head flashing should extend beyond outside edges of both jamb flashings.
- H. Position weather barrier head flap across head flashing. Adhere using 4-inch wide DuPont™ StraightFlash™ over the 45-degree seams.
- I. Tape head flap in accordance with manufacturer recommendations
- J. On interior, install backer rod in joint between frame of window and flashed rough framing. Apply sealant around entire window to create air seal. Apply sealant in accordance with sealant manufacturer's instructions and ASTM C 1193.

3.6 THRU-WALL FLASHING INSTALLATION

- A. Apply primer per manufacturer's written instructions.
- B. Install preformed corners and end dams bedded in sealant in appropriate locations along wall.

- C. Starting at a corner, remove release sheet and apply membrane to primed surfaces in lengths of 8 to 10 feet.
- D. Extend membrane through wall and leave ¼ inch minimum exposed to form drip edge.
- E. Roll flashing into place. Ensure continuous and direct contact with substrate.
- F. Lap ends and overlap preformed corners 4 inches minimum. Seal all laps with sealant.
- G. Prime exterior edge of membrane 1-inch and secure metal drip edge per manufacturer's written instructions.
- H. Terminate membrane on vertical wall.
- I. Apply sealant bead at each termination.

3.7 THRU-WALL FLASHING / WEATHER BARRIER INTERFACE AT BASE OF WALL

- A. Overlap thru-wall flashing with weather barrier by 6-inches.
- B. Mechanically fasten bottom of weather barrier through top of thru-wall flashing.
- C. Seal vertical and horizontal seams with tape or sealing membrane.

3.8 THRU-WALL FLASHING / WEATHER BARRIER INTERFACE AT WINDOW HEAD

- A. Cut flap in weather barrier at window head.
- B. Prime exposed sheathing.
- C. Install lintel as required. Verify end dams extend 4 inches minimum beyond opening.
- D. Install end dams bedded in sealant.
- E. Adhere 2 inches minimum thru-wall flashing to wall sheathing. Overlap lintel with thru-wall flashing and extend ¼ inch minimum beyond outside edge of lintel to form drip edge.
- F. Apply sealant along thru-wall flashing edges.
- G. Fold weather barrier flap back into place and tape bottom edge to thru-wall flashing.
- H. Tape diagonal cuts of weather barrier.
- I. Secure weather barrier flap with fasteners.

3.9 FIELD QUALITY CONTROL

Note: Field observation by a manufacturer designated representative is mandatory for the Manufacturer's Warranty.

Notify manufacturer's designated representative to obtain required periodic observations of weather barrier assembly installation.

3.10 PROTECTION

- A. Protect installed weather barrier from damage.

Limitations:

In the event of a conflict between these specifications and the manufacturer's instructions, recommendations and or warranty, the text of the manufacture shall govern. The specifier shall be notified in writing of any conflicts therein prior to construction and reserves the right to clarify and modify these specifications.

END OF SECTION

CONFORMANCE SUBMITTAL
SECTION 072613 – WEATHER BARRIER

The following product has been selected (check one box) for use in this project from the list of acceptable products specified:

DuPont Tyvek HomeWrap and related assembly components

I represent to the Owner that the product selected will be installed in compliance with the applicable codes for the authorities having jurisdiction and in accordance with the project specification. If noncompliance is discovered the General Contractor shall make or cause to be made all necessary corrections to meet the applicable codes and specifications. Immediately or as directed by the Owner the work shall be completed without additional cost to the Owner and/or the contract.

General Contractor: _____
(Company Name of the General Contractor)

(Signature of the Authorized Agent of the General Contractor)

(Print Name of the Authorized Agent of the General Contractor)

I represent to the Owner that the product selected will be installed in compliance with the applicable codes for the authorities having jurisdiction and in accordance with the project specification. If noncompliance is discovered the General Contractor shall make or cause to be made all necessary corrections to meet the applicable codes and specifications. Immediately or as directed by the Owner the work shall be completed without additional cost to the Owner and/or the contract.

Sub-Contractor: _____
(Company Name of the Sub-Contractor)

(Signature of the Authorized Agent of the Sub-Contractor)

(Print Name of the Authorized Agent of the Sub-Contractor)

SECTION 079200

JOINT SEALANTS

PART 1 - GENERAL

1.1 RELATED REQUIREMENTS

- A. Drawings and general provisions of the Contract, Construction Documents, including General Conditions, Summary, and modifications by Addenda or Change Order apply to Work under this Section.
- B. Sealants shall be installed in compliance with:
 - Sealants, Water-proofing & Restoration Institute (SWRI) guidelines
 - ASTM C1193 "Standard Guide for Use of Joint Sealants
 - ASTM 794 Test Method for Adhesion in Peel of Elastomeric Joint Sealant
 - ASTM C920 Specification for Elastomeric Joint Sealants
 - ASTM C1299 Guide for Use in Selection of Liquid Applied Sealants
 - ASTM C1375 Guide for Substrates Used in Testing Building Seals and Sealants

1.2 SUMMARY

- A. Install exterior joint sealants in the areas of work in accordance with Section 004100 Bid Form and Section 011100 Summary.
- B. Remove and replace all joint sealants at locations/junctures and where previously omitted within the areas of work unless otherwise noted on plans
 - 1. Stucco-to-stucco joints
 - 2. Metal-to-stucco joints
 - 3. Stucco reveal accessory corners and butt joints
 - 4. Control joints
 - 5. Intersection of dissimilar materials, joints, transitions, and junctures
 - 6. Building Penetrations
 - 7. Trim Bands
 - 8. Deck/floor to building junctures
 - 9. Railing Post Penetrations
 - 10. Railing attachment at wall

1.3 QUALITY ASSURANCE

- A. Manufacturing qualifications: The manufacturer of the specified product shall be ISO 9001 certified and have in existence a recognized ongoing quality assurance program independently audited on a regular basis.
- B. The contractor's field installers shall be trained by the manufacturer's representative on site prior to construction.
- C. Contractor qualifications: Contractor shall be qualified in the field of waterproofing with a successful track record of 5 years or more. Contractor shall maintain qualified personnel who have received product training by a manufacturer's representative.
- D. Install materials in accordance with all safety and weather conditions required by manufacturer or as modified by applicable rules and regulations of local, state, and federal authorities having jurisdiction. Consult Material Safety Data Sheets for complete handling recommendations.

- E. Manufacturer must be capable of testing on-site for adhesions and compatibility.

1.4 PROJECT CONDITIONS

- A. Do not install solvent-curing sealants in enclosed building spaces.
- B. Maintain temperature and humidity recommended by the sealant manufacturer during and following installation.
- C. Do not apply sealants if it is raining or if it appears to be imminent.

1.5 SYSTEM PERFORMANCES

- A. Provide joint sealers that have been produced and installed to establish and maintain watertight continuous seals.
- B. It is the intent of this specification to provide new sealant joints as noted, detailed, and required.
- C. Joint preparation to receive sealant shall comply with these specifications, unless manufacturer's requirements exceed these specifications. Procedures which differ from these specifications shall be submitted in writing and be approved by Engineer in writing.

1.6 QUALITY ASSURANCE

- A. Installation Qualifications: Work shall be performed by a firm having not less than 5 years successful experience in comparable waterproofing projects and employing personnel skilled in the operations indicated. Bidders are required to be pre-qualified by the coating manufacturer for the level of warranty required prior to the submittal of bids.
- B. Contractor shall assign a full-time site foreman to the project whose qualifications shall have a minimum of five-year's experience in similar work.
- C. The Contractor shall be pre-qualified by the sealant manufacturer to install the Work and qualify for the specified warranties.
- D. Single Source Responsibility for Joint Sealer Materials: Obtain joint sealer materials from a single manufacturer for each different product required unless otherwise approved by the Engineer.
- E. Materials and workmanship shall be subject to observation by the Engineer and sealant manufacturer at all times. Such observations shall not relieve Contractor from obligation to provide materials and workmanship conforming to requirements of the Contract Documents.
- F. Contractor shall provide swing stage operators and swing stage access when required to allow the Engineer and sealant manufacturer to make timely observations of the Contractor's work.
- G. Pre-construction Field Testing of Sealant: Prior to installation of joint sealant, Contractor and Manufacturer shall perform testing on actual substrates to determine the proper field preparation required to obtain optimum adhesion and compatibility on each different substrate condition. Manufacturer shall approve installation conditions and procedures in writing to Engineer.
- H. Manufacturer's technical representative shall make an inspection of the Contractor's work

at intervals required by the manufacturer to assure issuance of the manufacturer's warranty at project completion.

1.7 SUBMITTALS

- A. Submit letter from sealant manufacturer stating that the Contractor is pre-approved by the manufacturer for application of products for this specific project with anticipation of issuing the specified warranty at the completion of the project.
- B. Product Data: Submit manufacturer's technical data for each joint sealer product required, including instructions for joint preparation, joint sealer application, and storage. Submit data on cleaning materials, primers, and related products.
- C. Material Safety Data Sheets: Submit MSDS sheets on all products including solvent cleaning products.
- D. Samples for Initial Selection: Submit manufacturer's standard bead samples consisting of strips of actual products showing full range of colors for each product exposed to view.
- E. Certificates: Submit a letter from manufacturers of joint sealers attesting:
 - 1. That manufacturer has reviewed this project and that their products comply with specification requirements and are suitable for project purposes.
 - 2. That upon review of the project specifications the manufacturer agrees with specified provisions for joint preparation and application.
 - 3. That the manufacturer has visited the job site, has conducted such tests as they deem necessary, and that the usage of their products shall result in the issuance of the specified warranties.
 - 4. Test reports from manufacturer inspections indicating proper substrate preparation for this project resulting from on-site adhesion testing.
 - 5. Designation of manufacturer's representatives for purposes of this project.
- F. Submit sample of sealant manufacturer's warranty to be supplied at completion of project.

1.8 MOCK-UP

- A. At start of project, Contractor shall perform a mock-up of required work at one area of the building. Mock-up area shall be coordinated with Engineer.
- B. Mock-up shall be installed in the presence of the sealant manufacturer's technical representative and Engineer to assure installation procedures adhere to warranty requirements.
- C. After sealant has achieved sufficient cure as coordinated with manufacturer's representative, conduct adhesion pull-test. Adhesion test shall be confirmed as acceptable by Engineer and manufacturer prior to proceeding with work.
- D. Approved mock-up shall remain in place and establish the guidelines for acceptable installation of work and acceptable appearance.

1.9 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to project site in original unopened containers or bundles with labels informing about manufacturer, product name and designation, color, expiration period for use,

pot life, curing time, and mixing instructions for multi-component materials.

- B. Store and handle materials to prevent their deterioration or damage due to moisture, temperature change, contaminants, or other causes.

1.10 WARRANTY

- A. The Contractor will provide to the Owner written labor and materials warranties as outlined in the Section 004100 Bid Form of the Project Manual.
- B. Manufacturer shall provide Owner a written warranty against leakage and defects in materials for a period of seven (7) years for urethane and ten (10) years for silicone from the date of Substantial Completion. Warranty shall state that manufacturer shall pay for material to replace failed sealant materials.

Failure of materials or workmanship shall include, but not limited to:

1. Water penetration into the building
2. Adhesive or cohesive failure of sealant
3. Premature or abnormal deterioration of sealant material

- C. Provide warranties as specified; warranties shall not limit length of time for remedy of damages the Owner may have as provided by law. The Contractor, supplier, or installer responsible for performance of said warranty shall sign warranties.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. The following manufacturers offer products that may be incorporated into the Work subject to compliance with the requirements. All products shall be installed in strict accordance with the Manufacturer's specifications and recommendations for each specific application. Unless specifically noted on plans.

1. Master Builders, 889 Valley Park Drive, Shakopee, MN 55379
2. Sika Corporation, 201 Polito Ave, Lyndhurst, NJ 07071
3. Pecora Corporation 165 Wambold Road, Harleysville, PA 19438
4. Tremco, 3735 Green Road, Beachwood, OH 44122
5. Dow Corning Corporate Center, PO Box 994, Midland MI 48686-099

2.2 MATERIALS, GENERAL

- A. **Compatibility:** Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.
- B. Colors of exposed joint sealants shall match adjacent finish unless otherwise indicated on drawings.

2.3 MATERIALS

- A. **Single Component:** For use at stucco-to-stucco, stucco-to-metal, posts, doorsill tracks, thresholds, and embedded anchors and fasteners. Polyurethane sealant not to exceed ½" in depth unless otherwise noted.
 1. Master Builders – MasterSeal CR 195, MasterSeal NP 1,
 2. Sika - Sikaflex 15 LM, Sikaflex 1a
 3. Tremco – Vulkem 116, Dymonic
 4. Pecora - DynaTrol I-XL

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- B. Single-Component Self-Leveling: For use at railing post, drill and fill applications, and repairing routed cracks and sealing perimeter joint penetrations unless otherwise noted.
1. Master Builders – MasterSeal SL 1
 2. Sikaflex 1C SL
 3. Tremco - Vulkem 45 SSL
- C. Two-Component Non-Sag: For use at railing post, repairing routed cracks, and sealing perimeter joint penetrations unless otherwise noted.
1. Master Builders – MasterSeal NP 2
 2. Sika - Sikaflex 2C NS or Sikaflex 2C NS EZ Mix
 3. Tremco – Dymeric 240, 240FC
 4. Pecora - DynaTrol II
- D. Two-Component Self-Leveling: For use at railing post, drill and fill applications, and repairing routed cracks and sealing perimeter joint penetrations unless otherwise noted.
1. Master Builders – MasterSeal SL 2
 2. Sika – Sikaflex 2C SL
 3. Tremco - THC 900 SL
 4. Pecora – Dynatrol II
- E. Single-Component Silicone: For use at windows glass-to-metal and metal-to-metal joints. Unless otherwise noted. For window and sliding glass doors installations, sealants must be compatible and of same supplier.
1. Stucco-to-Metal
 - a. Dow Corning – Silicone 795
 - b. Sika - Sikasil WS-295
 - c. Tremco – Spectrum 2 Tremsil 600 (embed end dams)
 - d. Pecora –895 NST
 2. Glass-to-Metal
 - a. Dow Corning – Silicone 995 or 795, unless noted otherwise
 - b. Sika Sikasil WS-295
 3. Metal-to-Metal
 - a. Dow Corning – Silicone 795
 - b. Sika - Sikasil WS-295
 - c. Tremco – Spectrum 2 Tremsil 600 (embed end dams)
 - d. Sika - Sikasil WS-295, Sikasil-N Plus
 - e. Pecora –895 NST
- F. Hybrid sealant: For use at windows and sliders at metal-to-metal and metal to stucco joints. Unless otherwise noted. For window and sliding glass doors installations, sealants must be compatible and of same supplier.
- a. Master Builders – MasterSeal NP 100
 - b. Sika - SikaHyflex 150
 - c. Tremco – Dymonic FC
 - d. Dow - CPS
- G. Precured Sealant: For use at metal to metal, window mulls.
1. Dow Corning: 123 plus primer
 2. Sika - Silbridge 300 and Sikasil WS-295
 3. Sika: Sikadur Combiflex
- H. Pre-formed joint sealing expansion control system for use at expansion joints ¾” to 2” (if applicable)
1. The joint seal shall be extruded from a preformed closed-cell polychloroprene (neoprene) expanded rubber with a relatively dense layer of skin at the surface and

JOINT SEALANTS

shall be held in place by a two-component 100% solids epoxy adhesive. The design of the seal shall accommodate movements and variations in joint widths through compression and tension of its shape. Serrated sidewalls shall be extruded to ensure an effective and quality surface for adhesion.

2. The adhesive shall be two-component, epoxy-based adhesive with properties based on the manufacturer's specifications.
3. Horizontal Expansion Joint:
 - a. Wabo HSeal Pre-Compressed Horizontal Expansion Joint System
4. Vertical Expansion Joint:
 - a. Wabo Seismic WeatherSeal Pre-Compressed Vertical Expansion Joint System

2.4 JOINT-SEALANT BOND BREAKER MATERIALS

- A. General: Provide sealant backings of material and type that are non-staining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.
- B. Cylindrical Sealant Backings (Backer Rod): ASTM C 1330, of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance. Selected materials will be non-gassing, compatible with specified sealant as determined by the sealant manufacturer. Contractor will supply different size rods to properly fill sealant joint to ensure two-sided adhesion of the sealant to the bonding surfaces.
 1. Type: C (closed-cell material with a surface skin).
- C. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint where such adhesion would result in sealant failure. Contractor will supply different size rods to properly fill sealant joint to ensure two-sided adhesion of the sealant to the bonding surfaces. Provide self-adhesive tape where applicable.

2.5 MISCELLANEOUS MATERIALS

- A. Primer: Material recommended by joint sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.
- B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants with joint substrates.
- C. Masking Tape: Non-staining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 – EXECUTION

3.1 SURFACE PREPARATION

- A. The joint and adjacent substrate must be clean, dry, sound, and free of surface contaminants. Remove all traces of the old sealant, dust, laitance, grease, oils, curing compounds, form-release agents, and foreign particles by mechanical means, i.e., sandblasting, etc. Blow joint free of dust using compressed air line equipped with an oil trap.

3.2 INSTALLATION OF JOINT SEALANTS

- A. Contractor performing work must be a Sealant Manufacturer's Approved Applicator.
- B. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants. Remove foreign material and sealants from existing joint substrates to receive new sealant material. Joint surfaces must be clean dry, dust-free, and frost free.
 - 1. Clean using the Two-Cloth cleaning method:
 - a. Thoroughly clean all surfaces of loose debris.
 - b. Pour or dispense an acceptable cleaning-grade solvent onto the cloth; do not dip cloth into the container as this will contaminate the cleaning agent. A plastic, solvent bottle works best.
 - c. Wipe vigorously to remove contaminants. Check cloth to see if it has picked up contaminants. Rotate the cloth to a clean area, and re-wipe until no additional contaminants are picked up.
 - d. Immediately wipe the area clean with a spare dry clean cloth.
 - 2. Clean porous joint substrate surfaces by brushing, grinding, blast cleaning, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining from above cleaning operations by vacuuming or blowing out joints with oil-free compressed air.
 - 3. Remove laitance and form-release agents from concrete.
 - 4. Clean nonporous surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues that could interfere with adhesion of joint sealants.
- C. Joint Priming: Prime joint substrates where recommended in writing by joint sealant manufacturer, based on preconstruction joint-sealant-substrate tests, or prior experience. Confine primers to areas of joint sealant bond; do not allow spillage or migration onto adjoining surfaces.
- D. Masking Tape: Use masking tape where required to prevent contact of sealant with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.
- E. Sealant Installation: Comply with ASTM C 1193 and manufacturer's recommendations for use of joint sealants as applicable to materials, applications, and conditions indicated.
- F. Install sealant backings to support sealants during application and at positions required to produce optimum sealant movement capability.
 - 1. Do not leave gaps between ends of sealant backings.
 - 2. Do not stretch, twist, puncture, or tear sealant backings.
 - 3. Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.
- G. Install backer rod or bond-breaker tape behind sealants where sealant backings are not used between sealants and back of joints in position to achieve recommended joint configuration. Backer rod size shall be selected to allow for a minimum 30% compression of the backing when inserted into the joint.
- H. Place sealants so they contact directly and fully wet joint substrates.
 - 1. Completely fill recesses provided for each joint configuration.
 - 2. Produce uniform, cross-sectional shapes and depths that allow optimum sealant movement capability.
 - 3. All deep cracks shall be filled to within 1/2 inch of the surface with an appropriate back-up material and caulked with a caulking gun. Caulking beads shall be smooth and straight.

- J. Tooling of Non-sag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants to form smooth, uniform beads, to eliminate air pockets, and to ensure contact and adhesion of sealant with sides of joint.
 - 1. Remove excess sealants from surfaces adjacent to joint.
 - 2. Use tooling agents that are approved by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
 - 3. Joint Configuration: Concave joint configuration per Figure 5A in ASTM C 1193, unless otherwise indicated.
- K. Adhere to all limitations and cautions for the sealant as stated in the manufacturer's printed literature.
- L. Cracks: See manufacturer's recommendations and instructions and related Sections and Details

3.3 FIELD ADHESION TESTING

- A. Field Adhesion Testing: During the course of sealant work, the contractor shall perform field adhesion tests in accordance with the following:
 - 1. ASTM C 1521 Destructive Procedure Method A
 - 2. ASTM C 962 hand pull method
 - 3. Dow Corning Weatherproofing Sealant Guide hand pull method
- B. Sealant adhesion testing shall be performed for all types of sealant to be used at each substrate configuration. Adhesion testing is to be completed prior to the installation of any permanent exterior sealant weatherseal. Record of adhesion testing shall be forwarded to the Engineer upon request.
- C. The contractor shall confirm successful adhesion tests for each 100 lineal feet for the first 1,000 feet of sealant work installed for each type sealant and for each 1,000 lineal feet thereafter.
- D. Engineer may conduct random sealant adhesion tests during the work. The Engineer shall randomly select the time and location of each test.
- E. In the event of an adhesion test failure, the contractor will be responsible for the cost of replacing all faulty materials and for the cost of re-testing. Failure is defined as adhesive failure of the material during a pull test as specified by the sealant manufacturer.

3.4 CLEANING

- A. The cured sealant can be cleaned with a manufacturer-approved solvent which does not harm the adjacent substrates.
- B. Leave finished Work and Work area in a neat, clean condition without evidence of spillovers onto adjacent areas.

Limitations:

In the event of a conflict between these specifications and the manufacturer's instructions, recommendations, and/or warranty, the text of the manufacturer shall govern. The specifier shall be notified in writing of any conflicts therein prior to construction and reserves the right to clarify and modify these specifications.

END OF SECTION

JOINT SEALANTS
079200-8

CONFORMANCE SUBMITTAL
Section 079200 – Joint Sealants

_____ of

(City, State)

General Contractor: _____
(Company Name)

(Address, Phone Number)

Sub-Contractor: _____
(Company Name)

(Address, Phone Number)

The following product has been selected (check one box) for use in this project from the list of acceptable products specified:

Single-Component:

- Master Builders, MasterSeal CR 195
- Master Builders, MasterSeal NP 1

- Sika, Sikaflex 15 LM
- Sika, Sikaflex 1a

- Tremco, Vulkem 116
- Tremco, Dymonic
- Pecora DynaTrol I-XL

Single-Component Self-Leveling:

- Master Builders, MasterSeal SL 1
- Sika, Sikaflex 1C SL
- Tremco, Vulkem 45 SSL

I represent to the Owner that the product selected will be installed in compliance with the applicable codes for the authorities having jurisdiction and in accordance with the project specification. If noncompliance is discovered the General Contractor shall make or cause to be made all necessary corrections to meet the applicable codes and specifications. Immediately or as directed by the Owner the work shall be completed without additional cost to the Owner and/or the contract.

General Contractor: _____
(Signature of the Authorized Agent of the General Contractor)

(Print Name of the Authorized Agent of the General Contractor)

I represent to the Owner that the product selected will be installed in compliance with the applicable codes for the authorities having jurisdiction and in accordance with the project specification. If noncompliance is discovered the General Contractor shall make or cause to be made all necessary corrections to meet the applicable codes and specifications. Immediately or as directed by the Owner the work shall be completed without additional cost to the Owner and/or the contract.

Sub-Contractor: _____
(Signature of the Authorized Agent of the Sub-Contractor)

(Print Name of the Authorized Agent of the Sub-Contractor)

CONFORMANCE SUBMITTAL
Section 079200 – Joint Sealants

_____ of

(City, State)

General Contractor: _____
(Company Name)

(Address, Phone Number)

Sub-Contractor: _____
(Company Name)

(Address, Phone Number)

The following product has been selected (check one box) for use in this project from the list of acceptable products specified:

Two-Component Non-Sag:

- Master Builders, MasterSeal NP 2
- Sika, Sikaflex 2C NS or Sikaflex 2C NS EZ Mix
- Tremco, Dymeric 240, 240 FC
- Pecora, DynaTrol II

Two-Component Self-Leveling:

- Master Builders, MasterSeal SL 2
- Sika, Sika 2C SL
- Tremco, THC 900 SL
- Pecora, Dynatrol II

I represent to the Owner that the product selected will be installed in compliance with the applicable codes for the authorities having jurisdiction and in accordance with the project specification. If noncompliance is discovered the General Contractor shall make or cause to be made all necessary corrections to meet the applicable codes and specifications. Immediately or as directed by the Owner the work shall be completed without additional cost to the Owner /or the contract.

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Sub-Contractor: _____
(Signature of the Authorized Agent of the Sub-Contractor)

(Print Name of the Authorized Agent of the General Contractor)

CONFORMANCE SUBMITTAL
Section 079200 – Joint Sealants

_____ of

(City, State)

General Contractor: _____

(Company Name)

(Address, Phone Number)

Sub-Contractor: _____

(Company Name)

(Address, Phone Number)

Single-Component Silicone:

- Dow Corning - Silicone 795, 995
- Tremco - Spectrum 2, Tremsil 600 (embed end dams)
- Pecora - 890 FTS
- BASF – MasterSeal NP 150
- Sika, Sikasil WS-295, Sikasil-N Plus

Hybrid Sealants

- BASF – MasterSeal NP 100
- Sika - SikaHyflex 150
- Tremco – Dymonic FC
- Dow – CPS

I represent to the Owner that the product selected will be installed in compliance with the applicable codes for the authorities having jurisdiction and in accordance with the project specification. If noncompliance is discovered the General Contractor shall make or cause to be made all necessary corrections to meet the applicable codes and specifications. Immediately or as directed by the Owner the work shall be completed without additional cost to the Owner and/or the contract.

General Contractor: _____

(Signature of the Authorized Agent of the General Contractor)

(Print Name of the Authorized Agent of the General Contractor)

I represent to the Owner that the product selected will be installed in compliance with the applicable codes for the authorities having jurisdiction and in accordance with the project specification. If noncompliance is discovered the General Contractor shall make or cause to be made all necessary corrections to meet the applicable codes and specifications. Immediately or as directed by the Owner the work shall be completed without additional cost to the Owner and/or the contract.

Sub-Contractor: _____

(Signature of the Authorized Agent of the Sub-Contractor)

(Print Name of the Authorized Agent of the General Contractors)

SECTION 092423

PORTLAND CEMENT PLASTER STUCCO

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Exterior Vertical plasterwork (stucco).
- B. Exterior horizontal and nonvertical plasterwork (stucco).

1.2 RELATED REQUIREMENTS

- A. Drawings and general provisions of the Contract, including General Conditions and Division I Specification Sections apply to this Section.

1.3 REFERENCES

- A. The date of the standards listed in this section is that in effect as of the date of receipt of bids on this project.

1.4 SUBMITTALS

- A. Submit in accordance with the Conditions of Contract and Section 013300 Submittal Procedures.
- B. Action Submittals
 - 1. Submit Technical Data Sheets for the products in this section.
 - 2. Submit Shop Drawings showing the locations and installation of control and expansion joints, including plans, elevations, sections, details of components, and attachments to other work.
 - 3. Submit Samples for each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
 - 4. Submit Samples for verification, two complete of colored, textured finish coat as approved; 12 by 12 inches and prepared on rigid backing.
 - 5. Conformance Submittal
 - a. Submit the conformance submittal at the end of this section.
 - 6. Submit the Florida Product Approval for the products in this section, indicating the conditions on the FPA that will be in effect on the project.
- C. Informational Submittals
 - 1. Submit the sample warranty.

PORTLAND CEMENT PLASTER STUCCO

2. Test and Evaluation Reports
 - a. Upon request from the Engineer, submit test reports from independent accredited laboratories indicating conformance to regulatory requirements and requirements listed herein.
3. Certificates
 - a. Submit an applicator's certificate stating that, the installed product is in full compliance with ASTM C926, Florida Building Code 6th Edition (2017) and project specifications.
4. Submit the Manufacturer's Installation Instructions.
5. Field Quality Control Submittals
 - a. Submit copies of preconstruction testing reports, and Manufacturer's approval of preconstruction testing.
6. Manufacturer Reports
 - a. Submit reports from the manufacturer's technical representative after each field inspection.

D. Closeout Submittals

1. Submit Warranty Documentation upon Substantial Completion.

1.5 QUALITY ASSURANCE

A. Manufacturers:

1. Firm specializing in manufacture of pre-blended stucco materials, with minimum 10 years' experience.

B. Installers/Applicators

1. A Contractor specializing in the application of pre-blended stucco materials, with minimum 10 years' experience.

C. Mockups

1. Build mockups for each substrate and finish texture indicated for cement plastering, including accessories.
2. Build integrated mockups of exterior wall assembly 150 sq. ft., incorporating backup wall construction, weather barrier, stucco, window, door frame and sill, insulation, ties and other penetrations, and flashing to demonstrate surface preparation, crack and joint treatment, application of weather barriers, and sealing of gaps, terminations, and penetrations of air-barrier assembly.
3. If a proprietary stucco product, the manufacturer's designated representative is required to be present for the mockup.

4. Coordinate mockup with the mockups of related materials.
5. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Engineer specifically approves such deviations in writing.
6. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion. Approved mock-up shall establish the guidelines for acceptable installation of work and acceptable appearance.

1.6 DELIVERY, STORAGE AND HANDLING

- A. All materials must be delivered in original, unopened containers with the manufacturer's name, labels, product identification, and batch numbers. Deliver, handle, and store materials in accordance with manufacturer's instructions. Store materials inside under cover and keep them dry and protected against damage from weather, moisture, direct sunlight, surface contamination, corrosion, construction traffic, and other causes. Damaged material must be removed from the site immediately.

1.7 FIELD CONDITIONS

- A. Comply with ASTM C 926 requirements and the governing Florida Building Code 6th Edition (2017) provisions.
- B. Apply and cure plaster to prevent plaster drying out during curing period. Use procedures required by climatic conditions, including moist curing, providing coverings, and providing barriers to deflect sunlight and wind.
- C. Do not apply stucco materials in ambient temperatures below 40°F. Provide supplementary heat during installation and drying period when temperatures less than 40°F prevail. Do not apply stucco materials to frozen surfaces. Maintain ambient temperature at or above 40°F during and at least 48 hours after stucco installation and until dry.
- D. Factory-Prepared Finishes: Comply with manufacturer's written recommendations for environmental conditions for applying finishes.

1.8 WARRANTY

- A. Manufacturer Warranty
 1. Provide manufacturer's standard warranty.
- B. Installer Warranty
 1. The responsible contractor shall assume full responsibility and warrant the satisfactory performance of the total work.
 2. Any deficiencies due to such elements not meeting the specifications shall be corrected by the responsible contractor, at his expense, during the warranty period.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. The following manufacturers offer products that may be incorporated into the Work subject to compliance with requirements.
1. Ready-Mixed Finish-Coat Plaster:
 - a. Florida Stucco Corp.
 - b. Sto Stucco.
 - c. BASF
 - d. Parex
 - e. Cemex
 - f. California Stucco Products Corp.
 2. Metal Lath:
 - a. Structa Wire Corp.
 - b. Alabama Metal Industries Corporation (AMICO).
 - c. California Expanded Metal Products Company (CEMCO).
 - d. Marino/Ware; Division of Ware Industries, Inc.
 - e. Phillips Manufacturing Co.
 - f. Clark Dietrich Building Systems, LLC
 3. Plastic Accessories: Fabricated from high-impact PVC.
 - a. Alabama Metal Industries Corporation (AMICO).
 - b. Plastic Components, Inc.
 - c. Vinyl Corp.
 - d. Marino/Ware; Division of Ware Industries, Inc.
 - e. Clark Dietrich Building Systems, LLC

2.2 MATERIALS

A. Metal Lath

1. Welded Wire Lath: ASTM C933, Class 1 galvanized coating complying with ASTM A641, for use as an alternative to 3.4 lb/yd² diamond mesh metal lath specified in ASTM C 847.

PORTLAND CEMENT PLASTER STUCCO

- a. Structa Mega Lath by Structa Wire Corp.
2. Expanded-Metal Lath: ASTM C 847 with ASTM A 653 G60, hot-dip galvanized zinc coating.
 - a. Diamond-Mesh Lath: Self-furring. 3.4 lb/sq.yd.
- B. Plastic Lath
 1. Ultra Lath Plus ASTM compliant ¼" Self-furred.
- C. Paper Backing
 1. Super Jumbo Tex Grade D 60 Minute Weather-Resistive Barrier building paper per ASTM C 1063
 2. Provide paper-backed lath unless otherwise indicated at exterior locations.
- D. Building wrap:
 1. Tyvek weather resistive barrier, "CommercialWrap D" installed in accordance with manufacturer's requirements unless noted otherwise.
- E. Plaster Materials
 1. Portland Cement: ASTM C 150, Type I.
 - a. Color for Finish Coats: Gray.
 2. Lime: ASTM C 206, Type S; or ASTM C 207, Type S.
 3. Sand Aggregate: ASTM C 897.
 4. Ready-Mixed Finish-Coat Plaster: Mill-mixed portland cement, aggregates, coloring agents, and proprietary ingredients.

2.3 PLASTER MIXES

- A. General: Comply with ASTM C 926 for applications indicated.
 1. Fiber Content: Add fiber to base-coat mixes after ingredients have mixed at least two minutes. Comply with fiber manufacturer's written instructions for fiber quantities in mixes, but do not exceed 1 lb of fiber/cu. ft. of cementitious materials. Reduce aggregate quantities accordingly to maintain workability.
- B. Base-Coat Mixes for Use over Metal Lath: Scratch and brown coats for three-coat plasterwork as follows:
 1. Portland Cement Mixes:

PORTLAND CEMENT PLASTER STUCCO

- a. Scratch Coat: For cementitious material, mix 1 part portland cement and 0 to 3/4 parts lime. Use 2-1/2 to 4 parts aggregate per part of cementitious material (sum of separate volumes of each component material).
 - b. Brown Coat: For cementitious material, mix 1 part portland cement and 0 to 3/4 parts lime. Use 3 to 5 parts aggregate per part of cementitious material (sum of separate volumes of each component material).
- C. Base-Coat Mixes for Use over Unit Masonry and Concrete: Single base (scratch) coat for two-coat plasterwork on low-absorption plaster bases as follows:
1. Portland Cement Mix: For cementitious material, mix 1 part portland cement and 0 to 3/4 part lime. Use 2-1/2 to 4 parts aggregate per part of cementitious material.
- D. Base-Coat Mixes for Use over Unit Masonry and Concrete: Single base (scratch) coat for two-coat plasterwork on high-absorption plaster bases as follows:
1. Portland Cement Mix: For cementitious material, mix 1 part portland cement and 3/4 to 1-1/2 parts lime. Use 2-1/2 to 4 parts aggregate per part of cementitious material.
- E. Job-Mixed Finish-Coat Mixes:
1. Portland Cement Mix: For cementitious materials, mix 1 part portland cement and 3/4 to 2 parts lime. Use 1-1/2 to 3 parts aggregate per part of cementitious material.
- F. Factory-Prepared Finish-Coat Mixes: For ready-mixed finish-coat plasters comply with manufacturer's written instructions.

2.4 ACCESSORIES

A. General

1. Comply with ASTM C 1063 and coordinate depth of trim and accessories with thicknesses and number of plaster coats required. Manufactured from PVC or CPVC plastic complying with ASTM C1047.

B. Corner Beads: with perforated flanges in depth required to suit plaster bases indicated and flange length required to suit applications indicated.

1. Smallnose cornerbead; use unless otherwise indicated.
2. Bullnose cornerbead, radius 3/4 inch minimum; use at locations indicated on Drawings.

C. Casing Beads: With perforated flanges in depth required to suit plaster bases indicated and flange length required to suit applications indicated.

1. Square-edge style; use unless otherwise indicated.
2. Bullnose style, radius 3/4 inch minimum; use at locations indicated on Drawings.

- D. Control Joints: One-piece-type, folded pair of unperforated screeds in M-shaped configuration; with perforated flanges and removable protective tape on plaster face of control joint.
- E. Expansion Joints: Two-piece type, formed to produce slip-joint and square-edged 1/2-inch-wide reveal unless otherwise indicated; with perforated concealed flanges.
- F. Channel Reveals: One-piece-type, formed to produce square-edged 1/2-inch-wide reveal unless otherwise indicated; with perforated concealed flanges.
- G. Drip and Weep Screed Reveals: perforated screed to relieve moisture from behind stucco with perforated flanges in depth required to suit plaster bases indicated and flange length required to suit applications indicated.

2.5 MISCELLANEOUS MATERIALS

- A. Water for Mixing
 - 1. Potable and free of substances capable of affecting plaster set or of damaging plaster, lath, or accessories.
- B. Fiber for Base Coat
 - 1. Alkaline-resistant glass or polypropylene fibers, 1/2-inch-long, free of contaminants, manufactured for use in portland cement plaster.
- C. Bonding Compound: ASTM C 932.
- D. Fasteners for Attaching Metal Lath to Substrates: Complying with ASTM C 1063.
- E. Steel Drill Screws: For metal-to-metal fastening, ASTM C 1002 or ASTM C 954, as required by thickness of metal being fastened; with pan head that is suitable for application; in lengths required to achieve penetration through joined materials of not fewer than three exposed threads.
- F. Sound Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing), produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.
 - 1. Fire-Resistance-Rated Assemblies: Comply with mineral-fiber requirements of assembly.
- G. Isolation Strip at Exterior Walls:
 - 1. Asphalt-Saturated Organic Felt: ASTM D 226, Type I (No. 15 asphalt felt), unperforated.
 - 2. Foam Gasket: Adhesive-backed, closed-cell vinyl foam strips that allow fastener penetration without foam displacement, 1/8-inch-thick, in width to suit steel stud size.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and substrates, and including hollow-metal frames, cast-in anchors, structural framing, and lath for compliance with requirements and other conditions affecting performance of the Work.
- B. Examine weather barrier. Repair cuts, tears or openings in the weather barrier before proceeding.
- C. Substrates:
 - 1. Verify that acceptable substrates have been installed. Refer to Quality Assurance Article above.
 - 2. Wall sheathings must be securely fastened per applicable building code requirements.
 - 3. Examine surfaces to receive system and verify that substrate and adjacent materials are dry, clean, and sound.
 - 4. Verify substrate surface is flat, free of fins or planar irregularities greater than 1/4" in 10'-0".
- D. Flashings:
 - 1. Windows and openings to be flashed according to design and building code requirements.
 - 2. Heads, jambs and sills of all openings must be flashed with a minimum 9" strip of flexible flashing prior to window/door, HVAC, etc. installation.
 - 3. Individual windows that are ganged to make multiple units require continuous head flashing and/or the joints between the units must be fully sealed.
- E. Utilities:
 - 1. The system must be properly terminated (back-wrapped, sealed, flashed) at all lighting fixtures, electrical outlets, hose bibs, vents, etc.
- F. Decks:
 - 1. Wood decks must be properly flashed prior to system application. The system must be terminated a minimum of 1" above all decks, patios, sidewalks, etc.
- G. Secondary Moisture Barrier:
 - 1. Verify that the secondary moisture barrier is installed over the substrate per applicable building code requirements, manufacturer's specifications prior to stucco application.
- H. Roof:
 - 1. Verify that all roof flashings have been installed.

3.2 PREPARATION

- A. Protect adjacent work from soiling, spattering, moisture deterioration, and other harmful effects caused by plastering.
- B. Prepare smooth, solid substrates for plaster in accordance with ASTM C926.
- C. Do not begin installation until substrates have been properly prepared. Notify the Engineer of any unsatisfactory conditions before proceeding. Do not proceed until unsatisfactory conditions are corrected. Application of new materials shall constitute approval of the existing conditions by the Contractor.

3.3 INSTALLATION/APPLICATION

A. General

- 1. Follow the stucco manufacturers written installation instructions, published details, and technical information in the installation of the stucco systems.
- 2. Fire-Resistance-Rated Assemblies: Install components according to requirements for design designations from listing organization and publication indicated on Drawings.
- 3. Sound Attenuation Blankets: Where required, install blankets before installing lath unless blankets are readily installed after lath has been installed on one side.
- 4. Corner bead, sealant and backer rod are required at dissimilar materials and expansion joints within the stucco system to provide a watertight system.
- 5. System Joints:
 - a. Expansion joints in the system are required at building expansion joints, at prefabricated panel joints, where substrates change and where structural movement is anticipated. Control joints are required at a minimum of every 144 ft. of wall surface area and where specified by the design professional. The maximum uncontrolled length or width is 18 lineal feet and a maximum uncontrolled length to height ratio of 2-1/2:1.
- 6. Coordination with Sprayed Fire-Resistive Materials:
 - a. Before sprayed fire-resistive materials are applied, attach offset anchor plates or ceiling runners (tracks) to surfaces indicated to receive sprayed fire-resistive materials. Where offset anchor plates are required, provide continuous plates fastened to building structure not more than 24 inches o.c.
 - b. After sprayed fire-resistive materials are applied, remove them only to extent necessary for installation of plaster assemblies and without reducing the fire-resistive material thickness to less than that required to obtain fire-resistance rating indicated. Protect remaining fire-resistive materials from damage.

B. METAL LATH

1. Self-Furring Metal Lath

- a. Install in accordance per ASTM C1063 and the governing Florida Building Code 6th Edition (2017) provisions, and in accordance with the "Exterior Lath Inspection Checklist" (attached).

C. ACCESSORIES

1. General

- a. Install according to ASTM C 1063 and at locations indicated on Drawings.

2. Reinforcement for External Corners

- a. Install corner bead at exterior corners.

3. Casing Beads

- a. Install casing beads at terminations and transitions to dissimilar materials. Provide for ½" wide minimum sealant joint with backer rod.

4. Control Joints: Install control joints required per ASTM C 1063 and at locations indicated on Drawings.

- a. As required to delineate plasterwork into areas (panels) of the following maximum sizes:

1) Vertical Surfaces: 144 sq. ft.

2) Horizontal and other Non-vertical Surfaces: 100 sq. ft.

- b. At distances between control joints of not greater than 18 feet o.c.

- c. As required to delineate plasterwork into areas (panels) with length-to-width ratios of not greater than 2.5-1 / 2.5:1.

- d. Where control joints occur in surface of construction directly behind plaster.

- e. Where plasterwork areas change dimensions, to delineate rectangular-shaped areas (panels) and to relieve the stress that occurs at the corner formed by the dimension change.

5. Expansion Joints

- a. Install where required per ASTM C 1063 and at locations indicated on Drawings, and where expansion joints occur in the surface of construction directly behind plaster.

6. Channel Reveals

- a. Install where required per ASTM C 1063 and at locations indicated on Drawings.

7. Drip/Weep Screed Reveals

- a. Install at the bottom vertical termination of stucco per ASTM C 1063 and at locations indicated on Drawings. Install foundation weep screeds with an extended ground leg if the sheathing overhangs the foundation.

D. Plaster Application

1. General: Comply with ASTM C 926 and the governing Florida Building Code 6th Edition (2017) provisions.
 - a. Do not deviate more than plus or minus 1/4 inch in 10 feet from a true plane in finished plaster surfaces, as measured by a 10-foot straightedge placed on surface.
 - b. Grout hollow-metal frames, bases, and similar work occurring in plastered areas, with base-coat plaster material, before lathing where necessary. Except where full grouting is indicated or required for fire-resistance rating, grout at least 6 inches at each jamb anchor.
 - c. Where casing bead does not terminate plaster at metal frame, cut base coat free from metal frame before plaster sets and groove finish coat at junctures with metal.
 - d. Provide plaster surfaces that are ready to receive field-applied finishes indicated.
2. Bonding Compound:
 - a. Apply on unit masonry and concrete plaster bases.
3. Walls
 - a. Base-Coat Mixes for Use over Metal Lath: For scratch and brown coats, for three-coat plasterwork with 7/8" total thickness, Portland cement mixes.
 - b. Base-Coat Mix: For base (scratch) coat, for two-coat plasterwork and having 1/2 inch thickness on masonry and concrete, Portland cement mixes.
4. Ceilings
 - a. Base-Coat Mixes for Use over Metal Lath: For scratch and brown coats, for three-coat plasterwork with 7/8" total thickness, Portland cement mixes.
 - b. Base-Coat Mix: For base (scratch) coat, for two-coat plasterwork and having 3/8 inch thickness on masonry and concrete, as follows Portland cement mixes.
5. Plaster Finish Coats: Apply to provide finish to match existing.
6. Acrylic-Based Finish Coatings: Apply coating system, including primers, finish coats, and sealing topcoats, in accordance with manufacturer's written instructions.

E. CUTTING AND PATCHING

1. For stucco repairs (wood frame construction), Contractor with the use of light weight hammer shall remove a minimum of 3-inches of stucco at the edge of the existing stucco repair area allowing existing lath and building paper to remain in order to properly tie-in new Tyvek weather resistive barrier, "CommercialWrap D" under existing building wrap and/or install new building paper (WRB) under existing building paper. Lap new (WRB) a minimum 2" under existing building paper in a shingle fashion. If existing building paper is too brittle, install (WRB) over existing building paper with a minimum 2-inch lap and install 4" wide peel n' stick tape at seam. Connect new lath to existing lath with minimum 2-inch lap. Install 7/8" thick stucco in (3) coats in accordance with ASTM C 963, ASTM C 1063 and the governing Florida Building Code 6th Edition (2017) provisions.

F. CURING

1. First and second coats of cement plaster shall be applied and moist cured as set forth in ASTM C 926 and Table 2512.6 "Cement Plasters" of the Florida Building Code 6th Edition (2017) or as dictated by the governing local building authority.
2. New stucco shall be tested for pH levels, recorded, and submitted to the Engineer prior to the prime coat to ensure the new stucco is within the paint manufacturer's allowable limits. Once the surface has been primed the surface must dry a minimum of 4 hours before applying Finish Coating.

3.4 FIELD QUALITY CONTROL

A. Repairs

1. Cut, patch, replace, and repair plaster as necessary to accommodate other work and to restore cracks, dents, and imperfections. Repair or replace work to eliminate cracks, dents, blisters, buckles, crazing and check cracking, dry outs, efflorescence, sweat outs, and similar defects and where bond to substrate has failed.

B. Cleaning and Protection

1. Remove temporary protection and enclosure of other work. Promptly remove plaster from all surfaces not indicated to be plastered. Repair roof, walls, and other surfaces stained, marred, or otherwise damaged during plastering.

Limitations:

In the event of a conflict between these specifications and the manufacturer's instructions, recommendations and or warranty, the text of the manufacturer shall govern. The specifier shall be notified in writing of any conflicts therein prior to construction and reserves the right to clarify and modify these specifications.

END OF SECTION

STUCCO INSTALLATION CHECKLIST

□ Wall Sheathing

- When plywood is used for sheathing, a minimum of 1/8" separation shall be provided between adjoining sheets to allow for expansion (Table 3, Note A).

□ Foundation Weep Screed

- Shall be installed not less than 1" below joint formed by foundation and framing with nose of screed placed not less than 4" above raw earth or 2" above paved surfaces (7.11.5).

□ Control Joints

- An expansion joint shall be installed where an expansion joint occurs in the base exterior wall (7.11.4.3).
- Control (expansion and contraction) joints shall be installed in walls to delineate areas not more than 144 square feet for walls and to delineate areas not more than 100 square feet for all horizontal applications, that is, ceilings, curves, or angle type structures (7.11.4.1).
- Distance between control joints shall not exceed 18 feet in either direction or a length-to-width ratio not exceeding 2½ to 1. A control joint shall be installed where the ceiling framing or furring changes direction (7.11.4.2).
- Accessories shall be attached to substrate in such a manner as to ensure proper alignment during application of plaster. Flanges secured at no more than 7" intervals along supports (7.11.1.1).
- Casing beads must be used to separate dissimilar materials, all penetrating elements, and to avoid transfer of structural loads (7.11.3).
- Control joint separation no less than 1/8" (7.11.4) (Clean control joints to maintain the minimum 1/8" space).

□ Lath

- Ends of adjoining plaster base shall be staggered (7.10.1.4)
- Shall not be continuous through control joints, but shall be stopped and tied at each side (7.10.1.5).
- Shall be attached to framing members spaced no more than 7" (7.9) (7.10.2.1).
- Backing shall lap minimum 2" on walls; the backing shall be lapped so water will flow to the exterior. Except for weep screeds, backing shall not be placed between plaster base (lath) and flanges of accessories. Metal lath to flange contact shall be required to be mechanically locked together (7.8.3.1).
- Metal lath shall lap minimum ½ "at sides (7.8.2). They shall be tied between supports with 0.0475-in. wire at intervals not more than 9-inches (7.8.1)
- Where metal plaster base with backing is used, the vertical and horizontal lap joints shall be 1" at ends with backing on backing and wire on wire (7.8.3).
- Side laps of metal plaster bases secured to framing member or tied between supports with 0.0475-in. wire at intervals no more than 9-inches o.c. (7.8.1).
- Lath applied with long dimension at right angles to supports (7.10.1.3).
- Ends of adjoining plaster bases staggered (7.10.1.4).

PORTLAND CEMENT PLASTER STUCCO

- Metal plaster bases shall be attached to masonry or concrete with powder or powder-actuated fasteners or a combination with hardened concrete stub nails. Fasteners must be installed not more than 7" o.c. in vertical rows not more than 16" o.c. with at least one powder-actuated fastener at each corner and at mid-point of each edge in long dimension. All fasteners shall be corrosion resistant and shall be not less than 3/4-in. long with heads not less than 3/8-in (7.10.5).

Exterior Lath Inspection Checklist

Per ASTM C1063

MATERIALS

- Expanded Metal Lath – to meet ASTM C847 (galvanized (2.1))
 - Metal plaster bases shall be furred away from vertical supports or solid surfaces at least 1/4 ". Self-furring lath meets furring requirements; except, furring of expanded metal lath is not required on supports having a bearing surface of 1-5/8" or less (Table 3, Note B). (Paper-backed diamond-mesh flat lath commonly found in construction may not be used when applied over solid wall sheathing.)
 - A self-furring metal plaster base has evenly spaced indentations that hold the body of the lath approximately 1/4 "away from solid surfaces (3.2.12).
- Fasteners
 - Nails – for attaching to wood supports, 0.1205" (11 gauge) diameter, 7/16" head, barbed, galvanized roofing or common nails (6.7.1); not less than 3/4 "long (6.7.1.1).
 - 1 1/2" roofing nails to horizontal members and 6d common nails or 1" roofing nails to vertical members, or 1" wire staples with crowns not less than 3/4 "engaging at least three strands of lath. All fasteners to penetrate not less than 3/4 "to structural members (7.10.2.2).
 - Screws – shall have 7/16" diameter wafer pan head and 0.120" diameter shank. #8 screws for attaching to metal framing shall be self-drilling or self-tapping. Screws for attaching to wood framing shall be sharp-point (6.7.2).
 - Powder-actuated fasteners and hardened concrete stub nails for attaching to concrete masonry must be corrosion resistant and not less than 3/4 "long with 3/8" head (7.10.5).
- Framing Members – Defined as studs, joist, or runner track in wood or light-gauge steel (3.2.8). (This means that structural plywood, OSB, or other sheathing are not framing members).
- Accessories
 - Foundation weep screed is an accessory required to terminate Portland cement-based stucco at the bottom of exterior walls. This accessory shall have a sloped, solid, or perforated ground screed flange with a vertical attachment flange not less than 3 1/2 "long (6.3.2).

SECTION 099113

EXTERIOR PAINTING

PART I - GENERAL

1.0 SUMMARY OF WORK

- A. The scope of Work to be performed under the terms and conditions of this contract includes: the furnishing of all materials, labor, services, permit fees, supervision, quality control, inspections, testing, scaffolding, mechanical lifts, portable sanitation, dumpsters, and equipment required or incidental to the exterior painting of building(s) and components of the property.
- B. Contractor to remove or protect items not to be finish painted. After completion of painting in each space or area, reinstalled items. Items not to be painted:
 - 1. Foam Bands
 - 2. Down Spouts and Gutters
 - 3. Fascia and Soffit
 - 4. Interiors of Any Lanai
 - 5. Pre-painted ferrous metal surfaces
 - 6. Factory-painted aluminum
 - 7. Anodized finishes
 - 8. Window & SGD frames
 - 9. Unpainted galvanized metal
 - 10. Exterior wall mounted lights
 - 11. Security cameras
 - 12. Lightning protection equipment
 - 13. Light poles
 - 14. Balcony railings

1.1 RELATED SECTIONS

- A. Section 079200 "Joint Sealants"
- B. Section 092423 "Portland Cement Plaster (Stucco)"

1.2 INSPECTIONS

- A. The Owner reserves the right to have an agent of choice inspect, perform tests, take samples or photographs, and/or review any surface preparation, application technique, or material handling during any stage of the job, and submit verbally and/or in writing his or her observations to the Owner and/or Engineer.
- B. A Representative for the paint manufacturer shall perform inspections of the work during application. The minimum inspections required is two inspections per building elevation with any additional inspections required to warrant the full performance of the coating as applied to the existing substrates. The inspections include: (1) after preparation work is completed and prior to primer application, (2) perform a final top coat inspection. The Representative shall provide a field report for each site visit. Copies of each report shall be submitted to the Owner and the Engineer.
- C. After coatings have achieved sufficient cure, the Coatings Manufacturer's Representative or Contactor shall contract or conduct adhesion tests at a minimum of (2) locations at every stack or more if required prior to the Contractor proceeding with Work. Adhesion testing shall be either conducted in accordance with ASTM D3359-09e2 "Standard Test Method for Measuring Adhesion by Tape Test or ASTM D4541-09e1 "Standard Test Method for Pull-Off Strength of

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Coatings Using Portable Adhesion Testers" which ever is recommended by the Manufacturer. Pull testing of the sealants shall also be conducted with the same duration and be conducted in accordance with the attached "*Standard Field Adhesion Test*".

1.3 ESTABLISHMENT OF COLORS

- A. Colors are to Match Existing unless otherwise specified. The exterior wall coating will be applied after priming in one or two separate coats; with the primer and each successive coat to be off - tinted with the final coat to be at 100% tint colorant.

Samples for Verification: Of each color and material (except primers) to be applied, with texture to simulate actual conditions, on 8 ½" by 11" drawdown cards.

Each card should have the following information (preprinted labels):

1. Product number and formula (if custom);
 2. Color name;
 3. Location(s) used;
- B. The Owners should be aware that certain colors, especially those of a pink or blue tone, have a propensity to fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied. It is therefore advisable for Owner, and/or person responsible for color selection to consult with the Manufacturer early in the planning stage to see that the most durable combination of tinting colorants is used to achieve the desired color.
- C. Upon request, the Contractor will make available to the Owner and/or Project Coordinator any color selections offered by the Manufacturer. The Owner and/or Project Coordinator will provide chosen color selections to the Owner and Manufacturer for bidding purposes.
- D. Specifications may list paint systems as one and/or two finish coats. Due to certain tinted colors, low hiding colors or radical color changes industry standards may require the addition of more finish coats to achieve a solid and uniform finish.

1.4 DELIVERIES

- A. All sealers, sealants, primers and coatings shall be delivered to the job site in sealed factory containers and shall have proper factory labeling including batch number and color number.
- B. All containers will have manufacturer's instructions as a part of the labeling requirement.

1.5 EXTRA MATERIALS

- A. Furnish extra paint materials from the same production run as the materials applied in the quantities described below. Package paint materials in unopened, factory-sealed containers for storage and identify with labels describing contents. Deliver extra materials to the Owner.
1. Quantity: Furnish the Owner with extra paint materials in the quantities indicated below:
 - a. Three five-gallons for (exterior walls)
 - b. One percent of each material and color, but not less than 1 gal (3.8 L) of 1 case, as appropriate.

PART 2 - PRODUCTS

2.0 APPROVED MANUFACTURERS:

- A. Florida Paints & Coatings, LLC
78 3rd Street
Winter Garden, FL 34787
- B. Sherwin-Williams
101 W. Prospect Avenue
Cleveland, OH 44115

3.0 WORKMANSHIP AND APPLICATION CONDITIONS

- A. The Contractor will perform all work using accomplished and skilled craftsmen familiar with and trained to perform the scope of work specified. They will also be qualified to operate and/or use all equipment.
- B. The Contractor will see that all surface preparation and material application is performed in accordance with label directions, product technical data sheets, the written specification contained herein, and standard industry practices. Failure of the paint and/or coating system due to improper surface preparation, application, or material usage or handling is solely the responsibility of the Contractor.
- C. The Contractor will see that all substrates are completely dry and moisture free prior to the application of any and all material. The Contractor will take into consideration the humid climate of Florida during the application process of all work.
- D. The Contractor will see that all material application take place only in dry or unthreatening weather when air, substrate and surface temperature are not below 50° F. Because of possible condensation build-up, due to temperature drops during evening hours, exterior application will cease a minimum of two hours before sunset to allow proper curing.
- E. The Contractor will apply material in accordance with the Manufacturer's approved product data sheet instructions to achieve specified dry film thickness (DFT). The Contractor will apply material at a rate not exceeding that recommended by the Manufacturer for the surface being coated.
- F. The Contractor will apply finish coats in a manner that yields a smooth finish, free of brush marks, streaks, laps or pile-ups of material, skips or holidays.
- G. The Contractor will see that acceptable painting techniques are used for touch-up applications. It is recommended that the same application technique for touch-up be the same as the original application.
- H. The Contractor will see that when applying paint by airless spray to select the proper tip size and fan for the area being painted. Tip size should reflect equipment type and pressure, applicator technique and surface conditions. Adjust pressure for constant and proper atomization. It is recommended that if airless spray is used it will be back rolled/brushed with a wet roller/brush while maintaining a wet edge. This will work the material into pores to help achieved a uniform, solid and pinhole free finish.
- I. The Contractor will be responsible to see, by reasonable and visible confirmation, that all surfaces to be finished are free of defects from substrate and/or previous applicators. Defects that may affect this application finish appearance, which can not be corrected under Section 8.0 General Surface Preparation, should be documented to Owner and/or Project Coordinator prior to application of finish material.
- J. Abutments of edges of different material or color will be a sharp, clean cut off and will not overlap.

4.0 SURFACE PREPARATION

I. GENERAL

- A. The overall performance of a paint job is determined by proper product selection, proper surface preparation and proper application. Most importantly, paint and coating film integrity will be reduced because of improperly prepared surfaces. It has been determined that as high as 80% of all paint and coating failures can be directly attributed to inadequate surface preparation. Therefore it is imperative to see that selection and implementation of proper surface preparation methods and techniques are performed to each and every substrate.
- B. The Contractor is responsible to see that all surfaces and substrates to be primed, sealed, painted, stained, or waterproofed are clean and free of foreign material, dust, dirt, grease, oil, or any substance which may adversely affect the performance of the coating before the application process begins.
- C. The Contractor is responsible for the **complete removal of all mildew spores and organic growth**. Apply a solution of 2/3 cup trisodium phosphate, 1/3 cup detergent (such as "Tide"), and 1 quart of non-ammoniated chlorine with water to make 1 gallon and apply to all affected areas. Allow to remain for 10 to 30 minutes. Using a medium-stiff nylon bristle brush, scrub all affected areas, as needed. Rinse thoroughly to ensure all residues have been removed. Or solution concentration shall be 1 part water to 3 parts chlorine. Work solution into cracks, joints and textured surfaces with clean, stiff-bristle scrub brush. Workers should wear rubber gloves and safety goggles. Avoid skin contact and wash with soap and water when through. Allow the solution to remain on the surface for ten minutes followed by a clean water rinse. NOTE: Special attention must be afforded to the cast and foam elements due to the fact that they may be damaged from too much water pressure directed too closely to the surface. These surfaces must have the mildecide solution applied using a 3-gallon pump-up sprayer with chemical/acid resistant hoses and nozzles. The application of the mildecide solution must be installed as to allow for the solution to reach the depths of the cavities designed in the cast elements.
- D. Remove all staining, mildew, efflorescence, and rust stains as per these specifications and coatings manufacturer's instructions. Special care is to be taken to remove all embedded iron deposits "rust mites" from stucco surfaces
- E. The Contractor is responsible to see that special attention is given to previously painted chalky surfaces. Thorough pressure cleaning must be performed whenever chalk is present. Regardless of how much chalk is removed, complete coverage of the substrate with a bonding sealer must be performed.
- F. The Contractor is responsible to see that all surfaces to be coated will be pressure cleaned in order to remove of all chalky, blistered, peeling, and cracking paint, dirt, dust, mildew, organic matter, cobwebs, grease, tar, and any foreign matter that may affect the adhesion and performance of the finish coat. Use extreme caution when pressure washing cast and foam elements. Never use a fan size less than 25 degrees and wash perpendicular to the substrate at 18" away from the surface(s). The pressure cleaner is required to have a flow rate of no less than 4 gallons per minute and a minimum pressure for cleaning the following materials:
- 1) Stucco/concrete/masonry substrates – Minimum 2500 psi
 - 2) Metal surfaces – Minimum 3000 psi
 - 3) Wood substrates – 1500 psi
- G. The Contractor is responsible to see that all stucco/plaster/masonry cracks and voids are repaired as per details and specifications. Any deteriorated or failed caulk, sealant and/or patching compounds should be removed before applying primers, block fillers or surface conditioners and prior to reapplying caulk, sealants and/or patching compounds.
- H. The Contractor is responsible to remove all efflorescence. Apply a solution of 1 part muriatic acid to 5 parts water and apply to all affected areas. Using a course nylon bristle brush, scrub all

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affected areas. Allow to remain for 10 to 15 minutes. Rinse thoroughly to ensure all residues have been removed.

- I. The Contractor is responsible to remove all imbedded iron particles (rust mites) from stucco surfaces and repair as specified.
- J. The Contractor is responsible to see that all previously painted glossy surfaces are deglossed with an approved deglosser/degreaser and abraded before the paint application process begins. The edges of remaining old paint should be feathered to give the repainted surface a reasonably smooth appearance.
- K. The Contractor is responsible to see that all surface rust and mill scale is removed in accordance with the Steel Structures Painting Council. This process should be performed to a minimum of SSPC-SP-2, Hand Tool Cleaning or SSPC-SP-3, Power Tool Cleaning unless otherwise noted. See manufacturer's representative for description if necessary.
- L. The Contractor is responsible for notifying the Owner and/or Project Coordinator of all wood that is warped, cracked, water damaged or delaminating is repaired or replaced. Nails should be counter sunk. Nail holes and small cracks should be filled prior to painting.

II. SEALING CHALK AND EFFLORESCENCE

- A. The Contractor to verify if powder residue on surface is either chalking due to weathering or alkalinity, or efflorescence. Localized powdery spots on cementitious surfaces usually indicate efflorescence or high alkalinity. A few drops of muriatic acid applied to the powdery surface will react to efflorescence by bubbling; no reaction to chalk.
- B. After pressure washing and mildew treatment, the Contractor is to allow surface to dry thoroughly and check several areas of each surface for chalk and efflorescence.
- C. The Contractor is to apply surface conditioner appropriate to degree of chalk remaining, determined as follows: (Chalk ratings are as listed in ASTM 4214-89, Test Method 659.)
 - a) Light Chalk: #8 on ASTM Photographic Standard.
 - b) Moderate Chalk: #6 on ASTM Photographic Standard.
 - c) Heavy Chalk: #4/2 on the ASTM Photographic Standard.
- D. The Contractor is to apply surface conditioner solution with brush, roller, airless or pressure sprayer. For heavy chalk, work surface conditioner thoroughly into surface with brush.
- E. The Contractor is to allow the surface to dry according to label directions before proceeding.
- F. Contractor to recheck for chalk after surface conditioner is dry. Surface conditioner should be applied to obtain a slight angular sheen on the entire surface.
- G. Contractor to topcoat surface conditioner within 7 days after overnight dry.

III. FERROUS METAL

- A. The Contractor is responsible after pressure washing, mildew treatment and chloride (salts) removal, to solvent clean the ferrous metals in accordance with the Society of Protective Coatings Standard, SSPC SP-1. Change cleaning rags often. Dispose of all rags in accordance with local, state and EPA regulations.
- B. The Contractor is responsible for removing any existing rust or loose and failed coatings by conscientious hand and power tool cleaning, according to SSPC-SP2. Unless NOT otherwise noted by the manufactures specifications, hand or power sand all existing gloss surfaces in order to promote the adhesion of the specified primer/finish. Remove all sanding residuals.

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- C. The Contractor is responsible for completely removing all residue produced by grinding and chipping from the surface and surrounding area prior to any other procedure.
- D. The Contractor is responsible for treating any area that presents difficulty in reaching with the specified rust conversion primer, applied by label direction. Rust must be present for the converter to perform as formulated by converting ferrous oxide (rust) to a stable iron complex.
- E. Contractor to pay particular attention to back-to-back angles, bolt configurations and all welds. "Stripe coat" all welds and allow primer to dry prior to complete prime coat installation.
- F. Contractor to pay attention that the surface temperature must be 5 degrees above critical dew point prior to any coatings application procedure.
- G. The Contractor to prime any bare steel.

IV. ALUMINUM

- A. The Contractor is responsible after pressure washing, mildew treatment and chloride (salts) removal, remaining oxidized or deteriorated aluminum coatings will be removed by power tool sanding.
- B. The Contractor is responsible for lightly sanding to remove existing gloss and ensure primary bond of the coatings system.
- C. The Contractor to remove all sanding residuals. Clean all surfaces to be painted by solvent wiping with approved solvent compatible with specified system and allow drying prior to any other procedure.
- D. The Contractor to prime any bare aluminum.

V. GALVANIZED METALS

- A. The Contractor is responsible after pressure washing, mildew treatment and removal of chloride (salts) residue, remaining oxidized or deteriorated coating to remove by power tool sanding or wire brushing.
- B. The Contractor is to lightly sand to remove existing gloss and ensure primary bond of the coatings system.
- C. Contractor is to clean all surfaces to be painted by solvent wiping with approved solvent compatible with specified system and allow to dry prior to any other procedure. Remove all sanding residuals.
- D. Contractor is to prime any bare galvanized metal. Convert any rust – see "Ferrous Metals."

VI. MISCELLANEOUS EQUIPMENT – FIRE BOXES, MECHANICAL/ELECTRICAL BOXES AND PIPING

- A. The Contractor is responsible after pressure washing and mildew treatment, to sand, scrape and wire brush remaining loose paint.
- B. The Contractor to replace rusty fasteners.
- C. The Contractor to prime rust and prime bare metal.

5.0 CONCRETE MASONRY & STUCCO CRACK TREATMENT (SEE SECTION 079200 FOR ADDITIONAL INFORMATION)

- A. Cracks – Up to 1/16”:
1. Apply a detail coat of a brush-grade elastomeric patching compound (smooth or textured) generously working firmly into crack or void.
 2. Using a broad knife or a brush, “feather” or stipple the material on each side, reduction in thickness helps conceal the patch and allows the elongation characteristics of the patching compound to work effectively.
 3. Allow patching compound to thoroughly cure before top coating.
- B. Cracks – 1/16” to 1/8”:
1. Stucco cracks 1/16” to 1/8” should be raked out with a knife, flushed clean with water, and allowed to dry thoroughly.
 2. Seal with surface conditioner/primer.
 3. Using a broad knife or a brush, “feather” or stipple the material on each side, thickness of 1/32” at center should be smoothed to 0” over a 2” area. This gradual reduction in thickness helps conceal the patch and allows the elongation characteristics of the patching compound to work effectively.
 4. Allow patching compound to thoroughly cure before top coating.
- C. Cracks – 1/8” to 1/4”:
1. Stucco cracks 1/8” to 1/4” should be routed larger than 1/4” wide and 1/4” deep to form a V-shape, flushed with water, and allowed to dry thoroughly.
 2. Seal with surface conditioner/primer.
 3. Insert appropriate sized closed cell foam backer rod, if needed.
 4. Apply polyurethane sealant. Gun material firmly into crack (firmly secure backer rod, if used), leaving no pockets.
 5. Allow polyurethane sealant to thoroughly cure.
 6. Allow sealant to dry and coat with knife grade elastomeric patching compound (smooth or textured), thickness should be min. 1/32” W.F.T at center.
 7. Using a broad knife or a brush, “feather” or stipple the material on each side, thickness of 1/32” at center should be smoothed to 0” over a 2” area. This gradual reduction in thickness helps conceal the patch and allows the elongation characteristics of the patching compound to work effectively.
 8. Allow patching compound to thoroughly cure before top coating.
- D. Cracks – 1/4” to 1/2”, if any:
1. Saw-cut crack to create joint for backer rod and specified sealant.
 2. Rake-out with knife and clean.
 3. Seal with specified surface conditioner.
 4. Fit with backer rod.
 5. Install sealant.
 6. Allow sealant to dry in accordance with manufacturer’s instructions until sealant has cured thoroughly.
 7. Apply specified patching compound or equal over the cured sealant, forming a slight crown over the center of the sealant and maintaining the crown the full length. Feather patching

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compound into the existing texture 2" on either side of the repair area. Stipple or texture to blend with adjacent surfaces.

8. Allow drying in accordance with manufacturer's instructions; delay top coating should unexpected weather or surface changes occur, until the patching compound has cured thoroughly.

6.0 SEALANTS - GENERAL

- A. Install sealants at all specified transitions of the building's exterior wall envelope to protect from air and moisture infiltration by removing and replacing all existing sealants as designated in the Scope of Work in accordance to SWRI (Sealant Waterproofing Restoration Institute) and ASTM C 1521-13, Standard Practice for Evaluating adhesion of installed Weatherproofing Sealant Joints:
 1. Sealants that are in adhesive failure.
 2. Sealants that are in cohesive failure.
 3. Sealants with a loss of sealant properties.
 4. Substrates with cohesive failure with sealants attached.
- B. Install specified sealant at all transitions listed and to all transitions where they have been omitted previously, unless specifically excluded by Owner or Owner's representative in writing. This includes, but is not limited to: door, window and fixture penetrations and perimeters; windowsills, joints and perimeters of decorative stucco bands, quoins, joints at wall to wall (i.e., inside corners created by changes in direction of joining surfaces); flashing details; control joints and between separating dissimilar materials at expansion joints, etc.; and work provided by others including attachments or intrusions when penetrating exterior coating system (i.e., downspouts, screen enclosures, railings attached to sidewalls, etc.). **Sealant installed over existing sealant is strictly forbidden unless accepted by specifiers.**
- C. Prior to sealant application:
 1. Cut old sealant with a caulk cutter only using caution not to damage the substrate and brush clean all residuals. **Bridging/band-application over any existing sealants is unacceptable unless previously tested for adhesion.** Dispose of all cleaning residuals/old sealant, etc. in accordance with all local and state EPA/city/county requirements.
 2. Seal stucco with surface conditioner and allow to dry.
 3. Fit with backer rod or bond breaker (where necessary to control maximum depth of 1/2" and/or to prevent three (3) sided adhesion.
 4. Solvent wipe all surfaces to be caulked to remove any substance that may adversely affect the performance of the sealant before the application process begins. Thoroughly caulk all joints, seams, miters, voids, top and bottom of bands, corners and junctures where any masonry and non-masonry surfaces meet.
- D. Install specified sealant. Sealant must be installed according to the manufacturer's directions. All sealant must be installed to maintain the proper width to depth ratio. All sealant will maintain a minimum of 1/2" width and have a minimum of 1/4" intimate contact with the prepared substrate(s).

7.0 PAINTED CONCRETE MASONRY/STUCCO SUBSTRATES – (BEST - 10 year system)

Material (Primer): Off Tinted, Must Achieve Angular Sheen When Dry

1. Sherwin Williams LX03W0100 - Loxon Masonry Conditioner Pigmented
2. Florida Paints – 3692 AquaSeal Concrete and Masonry Primer / Sealer White

Application (Primer): One Coat (Apply wet and dry mil thickness per Manufacturer Specifications UNO)

1. Over a thoroughly cleaned surface, apply one coat of Primer to all surfaces receiving finish materials as per manufacturer's specifications.
2. Apply at a spread rate as per manufacturer's specifications to achieve a minimum dry film per manufacturer and until a solid and uniform "angular sheen" is achieved.

***Material (1st Repaint – Intermediate Coat) Note – Sherwin-Williams only:**

1. Sherwin Williams A24W00351 - Loxon Masonry Coatings System Acrylic Coating

Application (1st Repaint – Intermediate Coat):

1. Over a thoroughly cleaned surface, apply one coat of Primer to all surfaces receiving finish materials as per manufacturer's specifications.
2. Apply at a spread rate as per manufacturer's specifications to achieve a minimum dry film per manufacturer and until a solid and uniform "angular sheen" is achieved.

Material (Finish):

1. Florida Paints – 1120 Legacy 100% Acrylic Exterior Satin
2. Sherwin Williams K33W00251– Duration Coating Exterior Latex Satin (ASTM D6904-3 System)

Application (Finish): One/Two Coat per mfg. (Apply wet and dry mil thickness per Manufacturer Specifications UNO)

1. Apply one coat of manufacturer's top line 100% Acrylic at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply by brush, roller or spray application. Maintain a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum of eight hours curing time before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty requirement of a min. (10) year paint warranty.

Note:

Specification may list paint systems as one and/or two finish coat, due to certain tinted colors, low hiding colors or radical color changes, industry standards may require the addition of more finish coats.

8.0 FERROUS METAL

Note:

1. Follow procedures under Section 4.0 Surface Preparation to prep and repair all areas as needed. The Contractor is responsible to see that all surface rust and mill scale is removed in accordance with the Steel Structures Painting Council. This process should be performed to a minimum of SSPC-SP-2, Hand Tool Cleaning or SSPC-SP-3, Power Tool Cleaning. See manufacturers' representative for description if necessary
2. Contact Engineer is section loss of steel is encountered

Material (Spot Primer Coat): (Apply per Manufacturer Specifications)

1. Florida Paints – 5350 Aquatra Industrial DTM Acrylic Primer Exterior
2. Sherwin Williams B50WZ0001 Kem Kromik Universal Metal Primer

Application (Spot Primer Coat): (Apply wet & dry mil thickness per Manufacturer Specifications UNO)

1. All surfaces to be coated shall be clean, dry, and free of dust, dirt, grease, oil, and other foreign contaminants and Solvent Wipe Prior to and after.
2. All surfaces to be coated shall be prepared in accordance with manufactures SSPC preparation requirements UNO. Flaking or otherwise damage areas must be scraped back to sound coatings and the perimeter feathered smooth.
3. Over a thoroughly cleaned surface, apply one coat of Primer to all surfaces receiving finish materials as per manufacturer's specifications.
4. Apply at a spread rate as per manufacturer's specifications to achieve a minimum dry film per manufacturer and until a solid and uniform "angular sheen" is achieved

Material (Primer Coat): (Apply per Manufacturer Specifications)

1. Florida Paints – 5350 Aquatra Industrial DTM Acrylic Primer Exterior
2. Sherwin Williams B58W00610 – Macropoxy 646 Fast Cure Epoxy Part A

Application (Primer Coat): One Coat (Apply wet & dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Material (Finish): One Coat (Apply per Manufacturer Specifications)

1. Florida Paints - 7740 Scoot Thane WB Acrylic Urethane Water-Based Enamel Exterior Gloss
2. Sherwin Williams B65W00720 – Waterbased Acrolon 100 Polyurethane

Application (Finish): One Coat per mfg. (Apply wet and dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Note:

Specification may list paint systems as one and/or two finish coat, due to certain tinted colors, low hiding colors or radical color changes, industry standards may require the addition of more finish coats.

9.0 NON-FERROUS METAL

Note:

1. Follow procedures under Section 4.0 Surface Preparation to prep and repair all areas as needed. The Contractor is responsible to see that all surface rust and mill scale is removed in accordance with the Steel Structures Painting Council. This process should be performed to a minimum of SSPC-SP-2, Hand Tool Cleaning or SSPC-SP-3, Power Tool Cleaning. See manufacturers' representative for description if necessary
2. Contact Engineer is section loss of steel is encountered

Material (Primer Coat): (Apply per Manufacturer Specifications)

1. Florida Paints – 5350 Aquatra Industrial DTM Acrylic Primer Exterior
2. Sherwin Williams B66W01310 Pro Industrial Pro-Cryl Universal Acrylic Primer

Application (Primer Coat): One Coat (Apply wet & dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Material (Finish): One Coat (Apply per Manufacturer Specifications)

1. Florida Paints 7740 Scott Thane WB Acrylic Urethane Water-Based Enamel Exterior
2. Sherwin Williams B66W00311 Sher-Cryl HPA High Performance Acrylic Gloss Coating

Application (Finish): One Coat per mfg. (Apply wet and dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Note:

Specification may list paint systems as one and/or two finish coat, due to certain tinted colors, low hiding colors or radical color changes, industry standards may require the addition of more finish coats.

10.0 GALVANIZED METAL SURFACE (PAINTED)

Note:

1. Follow procedures under Section 4.0 Surface Preparation to prep and repair all areas as needed. The Contractor is responsible to see that all surface rust and mill scale is removed in accordance with the Steel Structures Painting Council. This process should be performed to a minimum of SSPC-SP-2, Hand Tool Cleaning or SSPC-SP-3, Power Tool Cleaning. See manufacturers' representative for description if necessary
2. Contact Engineer is section loss of steel is encountered

Material (Primer Coat): (Apply per Manufacturer Specifications)

1. Florida Paints – 3692 AquaSeal Concrete and Masonry Primer / Sealer White
2. Sherwin Williams LX03W00100 - Loxon Conditioner Guide-Coat

Application (Primer Coat): One Coat (Apply wet & dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Material (Finish): One Coat (Apply per Manufacturer Specifications)

1. Florida Paints – 8430 AllGrip Interior / Exterior Semi-Gloss
2. Sherwin Williams K33W00251 Duration Coating Exterior Latex

Application (Finish): One Coat per mfg. (Apply wet and dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Note:

Specification may list paint systems as one and/or two finish coat, due to certain tinted colors, low hiding colors or radical color changes, industry standards may require the addition of more finish coats.

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11.0 GALVANIZED METAL SURFACE (UNPAINTED)

Note:

1. Follow procedures under Section 4.0 Surface Preparation to prep and repair all areas as needed. The Contractor is responsible to see that all surface rust and mill scale is removed in accordance with the Steel Structures Painting Council. This process should be performed to a minimum of SSPC-SP-2, Hand Tool Cleaning or SSPC-SP-3, Power Tool Cleaning. See manufacturers' representative for description if necessary
2. Contact Engineer is section loss of steel is encountered

Material (Primer Coat): (Apply per Manufacturer Specifications)

1. Florida Paints – 5350 Aquatra Industrial DTM Acrylic Primer Exterior
2. Sherwin Williams B66W01310 Pro Industrial Pro-Cryl Universal Acrylic Primer

Application (Primer Coat): One Coat (Apply wet & dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Material (Finish): One Coat (Apply per Manufacturer Specifications)

1. Florida Paints – 8430 AllGrip Interior / Exterior Semi-Gloss
2. Sherwin Williams K33W00251 Duration Coating Exterior Latex

Application (Finish): One Coat per mfg. (Apply wet and dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Note:

Specification may list paint systems as one and/or two finish coat, due to certain tinted colors, low hiding colors or radical color changes, industry standards may require the addition of more finish coats.

12.0 WOOD TIMBERS (PAINTED)

Material (Primer Coat): (Apply per Manufacturer Specifications)

1. Florida Paints – 3692 AquaSeal Concrete and Masonry Primer / Sealer White
2. Sherwin Williams LX03W00100 - Loxon Conditioner Guide-Coat

Application (Primer Coat): One Coat (Apply wet & dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Material (Finish): One Coat (Apply per Manufacturer Specifications)

1. Florida Paints – 1220 SeaSide Premium 100% Acrylic Exterior Satin
2. Sherwin Williams K33W00251 Duration Coating Exterior Latex

Application (Finish): One Coat per mfg. (Apply wet and dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Note:

Specification may list paint systems as one and/or two finish coat, due to certain tinted colors, low hiding colors or radical color changes, industry standards may require the addition of more finish coats.

13.0 METAL FLASHING, ELECTRICAL BOXES, ETC.:

Note:

Follow procedures under Section 4.0 Surface Preparation to prep and repair all areas as needed. The Contractor is responsible to see that all surface rust and mill scale is removed in accordance with the Steel Structures Painting Council. This process should be performed to a minimum of SSPC-SP-2, Hand Tool Cleaning or SSPC-SP-3, Power Tool Cleaning. See manufacturers' representative for description if necessary

Material (Primer Coat): (Apply per Manufacturer Specifications)

1. Florida Paints – 5350 Aquatra Industrial DTM Acrylic Primer Exterior
2. Sherwin Williams LX03W00100 Loxon Conditioner Guide-Coat

Application (Primer Coat): One Coat (Apply wet & dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Material (Finish): One Coat (Apply per Manufacturer Specifications)

1. Florida Paints – 7440 Scott Than WB Acrylic Urethane Water-based Enamel Exterior Gloss
2. Sherwin Williams K33W00251 Duration Coating Exterior Latex

Application (Finish): One Coat per mfg. (Apply wet and dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Note:

Specification may list paint systems as one and/or two finish coat, due to certain tinted colors, low hiding colors or radical color changes, industry standards may require the addition of more finish coats.

14.0 DOORS, UNIT ENTRY, STORAGE AT PARKING STRUCTURES AND STEEL PARKING STRUCTURE SUPPORTS :

Note:

Follow procedures under Section 4.0 Surface Preparation to prep and repair all areas as needed. The Contractor is responsible to see that all surface rust and mill scale is removed in accordance with the Steel Structures Painting Council. This process should be performed to a minimum of SSPC-SP-2, Hand Tool Cleaning or SSPC-SP-3, Power Tool Cleaning. See manufacturers' representative for description if necessary

2. Contact Engineer is section loss of steel is encountered

Material (Spot Primer Coat): (Apply per Manufacturer Specifications)

1. Florida Paints – 5350 Aquatra Industrial DTM Acrylic Primer Exterior
2. Sherwin Williams B66W01310 Pro Industrial Pro-Cryl Universal Acrylic Primer

Application (Spot Primer Coat): (Apply wet & dry mil thickness per Manufacturer Specifications UNO)

1. All surfaces to be coated shall be clean, dry, and free of dust, dirt, grease, oil, and other foreign contaminants and Solvent Wipe Prior to and after.
2. All surfaces to be coated shall be prepared in accordance with manufactures SSPC preparation requirements UNO. Flaking or otherwise damage areas must be scraped back to sound coatings and the perimeter feathered smooth.
3. Over a thoroughly cleaned surface, apply one coat of Primer to all surfaces receiving finish materials as per manufacturer's specifications.
4. Apply at a spread rate as per manufacturer's specifications to achieve a minimum dry film per manufacturer and until a solid and uniform "angular sheen" is achieved

Material (Finish): Two Coats (Apply per Manufacturer Specifications)

1. Florida Paints – 7440 Scott Than WB Acrylic Urethane Water-based Enamel Exterior Gloss
2. Sherwin Williams Pro Industrial WB Alkyd Urethan Semi-Gloss

Application (Finish): Two Coat per mfg. (Apply wet and dry mil thickness per Manufacturer Specifications UNO)

1. Apply coating at a spread rate per manufacturer's specifications to achieve a minimum dry film and until a solid and uniform finish is achieved. It is the intent of this specification that the chosen finish coat to achieve a minimum of dry-film thickness as per manufacturer when installed.
2. Apply coating by manufactures requirements, while maintaining a wet edge. Apply at such a rate as to avoid runs and sags.
3. If airless spray is used on porous surfaces, back roll/brush all surfaces with a wet roller/brush. Work material into pores until a solid (pinhole free) finish is achieved.
4. Allow a minimum curing time as recommended by the manufacture before recoating.
5. Apply second coat if recommended by manufacturer or as otherwise noted to achieve the specified warranty.

Note:

Specification may list paint systems as one and/or two finish coat, due to certain tinted colors, low hiding colors or radical color changes, industry standards may require the addition of more finish coats.

Limitations:

In the event of a conflict between these specifications and the manufacturer's instructions, recommendations, and/or warranty, the text of the manufacturer shall govern. The specifier shall be notified in writing of any conflicts therein prior to construction and reserves the right to clarify and modify these specifications.

END OF SECTION

CONFORMANCE SUBMITTAL
Section 099113 – Exterior Painting

_____ of

(City, State)

General Contractor: _____
(Company Name)

(Address, Phone Number)

Sub-Contractor: _____
(Company Name)

(Address, Phone Number)

The following product has been selected (check one box) for use in this project from the list of acceptable products specified:

Florida Paints: _____

Sherwin Williams: _____

I represent to the Owner that the product selected will be installed in compliance with the applicable codes for the authorities having jurisdiction and in accordance with the project specification. If noncompliance is discovered the General Contractor shall make or cause to be made all necessary corrections to meet the applicable codes and specifications. Immediately or as directed by the Owner the work shall be completed without additional cost to the Owner and/or the contract.

General Contractor: _____
(Signature of the Authorized Agent of the General Contractor)

(Print Name of the Authorized Agent of the General Contractor)

I represent to the Owner that the product selected will be installed in compliance with the applicable codes for the authorities having jurisdiction and in accordance with the project specification. If noncompliance is discovered the General Contractor shall make or cause to be made all necessary corrections to meet the applicable codes and specifications. Immediately or as directed by the Owner the work shall be completed without additional cost to the Owner and/or the contract.

Sub-Contractor: _____
(Signature of the Authorized Agent of the Sub-Contractor)

(Print Name of the Authorized Agent of the General Contractor)

APPENDIX A
DRAWINGS

I. CODE REQUIREMENTS & BUILDING DATA:

- A. CODES AND STANDARDS:
 1. THE WORK DEPICTED HEREIN HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7th EDITION (2020), EXISTING BUILDING.
 2. CLASSIFICATION OF WORK: "ALTERATIONS - LEVEL, 1" (FBC - EXISTING, CHAPTER 7)
 B. OCCUPANCY CLASSIFICATION:
 RESIDENTIAL OCCUPANCY R-2, FBC; BUILDING, SECTION 310.4
 C. CONSTRUCTION TYPE:
 ROOF HEIGHT: 21 FEET

II. DESIGN LOADS: (FBC; BUILDING, CHAPTER 16)

- A. LIVE LOADS:
 BALCONIES: 60 PSF / ORIGINAL DESIGN, NO CHANGES TO EXISTING STRUCTURE
 B. GUARDRAIL: TOP RAIL OF GUARDS SHALL BE CAPABLE OF WITHSTANDING THE FOLLOWING LOADS APPLIED AS INDICATED:

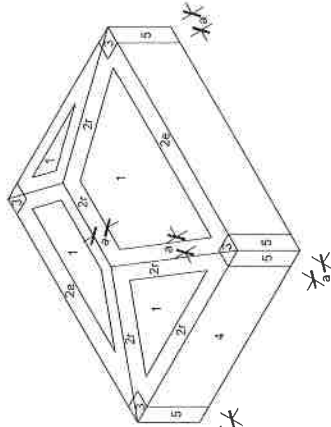
1. CONCENTRATED LOAD OF 200 LBF APPLIED AT ANY POINT AND IN ANY DIRECTION.
2. UNIFORM LOAD OF 50 LBF/FT APPLIED IN ANY DIRECTION ALONG HANDRAIL OR TOP RAIL.
3. INTERMEDIATE RAILS, BALUSTERS AND PANEL FILLERS SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL CONCENTRATED LOAD OF 50 LBF APPLIED AT ANY POINT TO AN AREA NOT TO EXCEED 12IN. BY 12IN.

WIND LOADS: ASCE 7-16

WIND DESIGN DATA	VALUES
V_{50} - ULTIMATE DESIGN WIND SPEED (3-SEC. GUST)	145 MPH
V_{50} - NOMINAL DESIGN WIND SPEED (PER 1609.3.1)	113 MPH
K_{zt} - WIND DIRECTIONALITY FACTOR	0.85
RISK CATEGORY	II
EXPOSURE CATEGORY	C
ENCLOSURE CLASSIFICATION	PARTIALLY ENCLOSED
C_{pe} - INTERNAL PRESSURE COEFFICIENT	± 0.55
ROOF HEIGHT	± 21 FT

COMPONENTS AND CLADDING WIND PRESSURES (BASED ON V₅₀)
 MAIN BUILDING

EFFECTIVE AREA (ft ²)	ROOF (psf)			WALL (psf)		
	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 5
10				-42/44		+42/52



WIND PRESSURE ZONES

a = 6'

III. GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020), & THE FLORIDA FIRE PREVENTION CODE, 7TH EDITION (2020), EXCEPT WHERE REQUIREMENTS OF THE CONTRACT DOCUMENTS OR OF GOVERNING CODES AND GOVERNING AUTHORITIES ARE MORE STRINGENT.
2. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ORIGINAL CONSTRUCTION PLANS, PROJECT SPECIFICATIONS (IF PROVIDED), JOB SPECIFICATIONS AND THE EXISTING CONDITIONS.
3. DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE LOCAL STATE AND FEDERAL ORDINANCES AND MATERIAL TESTING WHICH MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT TESTING.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION PROCEDURES, INCLUDING LAGGING, SHORING AND PROTECTION OF OWNERS PROPERTY, ADJACENT PROPERTY, STRUCTURES, STREETS, UTILITIES, AS WELL AS ANY MATERIAL TESTING WHICH MAY BE REQUIRED, INCLUDING, BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT TESTING.
6. UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR ALL LOADS AND INSTABILITY OCCURRING DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
7. THE CONTRACTOR SHALL MAKE PROVISIONS FOR PROVIDING TEMPORARY SHORING AND BRACING TO RESIST STRESSES AND STABILITY OF THE BUILDING DURING THE RESTORATION PROJECT.
8. IF INFORMATION IS MISSING OR IN CONFLICT WITH THE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR CLARIFICATION OR RESOLUTION. CONTRACTOR SHALL NOT PROCEED WITH THE CONSTRUCTION OF STRUCTURAL ELEMENTS WHERE DETAILS ARE NOT CLEAR.



10465 TECHNOLOGY TRACE
 LAKEWOOD RANCH, FL 34211
 OFFICE: (941) 727-2600 FAX: (941) 756-5012

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, CERTIFICATIONS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, CERTIFICATIONS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, CERTIFICATIONS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

BUILDINGS REPAIRS & RELATED WORK

PROJECT NAME
 BORDEAUX VILLAGE
 1300 CORNER BLVD
 CLEARWATER, FL 33762

CLIENT:	BORDEAUX VILLAGE ASSOCIATION, INC. 2, INC 14100 W. BRADENTON, FL 34205 300
PROJECT NO.:	UPR2211-113
DRAWN BY:	DEV
CHECKED BY:	DEV
APPROVED BY:	BOB
DRAWING SET ISSUE / REVISIONS:	
REVISION:	DATE: DESCRIPTION:
PH:	PH-REVISED FOR REVIEW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE FLORIDA BUILDING CODE (7TH EDITION 2020) AND THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS (FPE) AND THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS (FBS) UNDER CHAPTER 473 OF THE FLORIDA STATUTES. THE ENGINEER'S LIABILITY IS LIMITED TO THE BUILDING CODES AND STANDARDS WHICH ARE ADOPTED BY THE BUILDING CODE ADOPTING JURISDICTION IS ADOPTED, WHICH EVER OCCURS FIRST.

PRELIMINARY
 NOT FOR CONSTRUCTION
 BRUCE D. MILLER, P.E.
 L.C. #4321

NOTES & SPECIFICATIONS

S-0.1

IV. PERMITS AND FEES:

1. APPLY FOR, OBTAIN, AND PAY FOR PERMITS, FEES, AND UTILITY COMPANY BACK-CHARGES REQUIRED TO PERFORM THE WORK. SUBMIT COPIES TO ENGINEER.
2. A COPY OF ALL REQUIRED PERMITS, LICENSES, CERTIFICATES AND APPROVALS SHALL BE DELIVERED TO THE ENGINEER AND A COPY SHALL BE POSTED AT THE JOB SITE IN A LOCATION ACCEPTABLE TO THE OWNER.
3. THE CONTRACTOR SHALL GIVE NOTICE OF COMMENCEMENT AND COMPLY WITH LAWS, ORDINANCES, RULES AND REGULATIONS, AND ORDERS OF PUBLIC AUTHORITY BEARING ON THE SCOPE OF WORK. SHOULD THE CONTRACTOR NOTICE A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE AFORE-MENTIONED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND ORDERS OF PUBLIC AUTHORITY LAWS, AND WITHOUT SUCH NOTICE TO THE ENGINEER, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND SHALL BEAR ANY ATTRIBUTED COSTS INCURRED.

V. SHOP DRAWINGS:

1. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED. SHOP DRAWINGS SUBMITTALS SHALL INCLUDE FOUR SETS, ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER, ONE BY THE LOCAL BUILDING DEPARTMENT (WHERE REQUIRED) AND THE CONTRACTOR SHALL MAKE COPIES FROM THE FOURTH SET AS REQUIRED FOR DISTRIBUTION. IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.
2. THE SCREEN ENCLOSURE WITH INTEGRAL GUARDRAILS, AND RELATED CONNECTIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. RAILING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRINCIPLES AND GOVERNING CODES. THE CONFIGURATION AND DIMENSIONS OF THE RAILING SYSTEMS SHALL BE AS SHOWN ON THE ENGINEERING DRAWINGS. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. SHOP DRAWINGS SHALL CLEARLY INDICATE ALL DETAILS INCLUDING CONNECTIONS. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.

VI. SUMMARY:

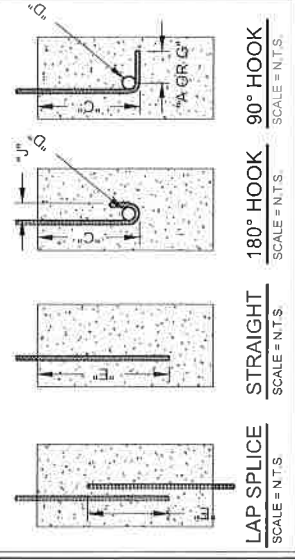
1. THE WORK TO BE PERFORMED UNDER THE TERMS AND CONDITIONS OF THIS CONTRACT INCLUDES: THE FURNISHING OF ALL MATERIALS, LABOR, SERVICES, PERMIT FEES, SUPERVISION, QUALITY CONTROL, INSPECTIONS REQUIRED BY CODE, STAGING, PORTABLE SANITATION, DUMPSTERS, AND EQUIPMENT REQUIRED OR INCIDENTAL TO THE CONCRETE REPAIRS AND RELATED WORK.
2. THE CONTRACTOR SHALL REALIZE THAT THE FACILITY WILL BE OCCUPIED AND FULLY FUNCTIONAL DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PROCEED WITH THE WORK IN A MANNER THAT DOES NOT INTERFERE WITH DAILY OPERATION OF THE FACILITY. ANY ACTION BY THE CONTRACTOR THAT MAY AFFECT THE OPERATION OF THE FACILITY, WILL BE ADDRESSED TO THE OWNER AND ENGINEER. NOTIFICATION FROM THE CONTRACTOR SHALL BE PROVIDED IN WRITING, SEVEN (7) DAYS PRIOR TO PROCEEDING WITH THAT PORTION OF WORK AND MUST BE APPROVED BY THE OWNER.
3. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE PROJECT MANUAL ISSUED BY DELTA ENGINEERING & INSPECTION, INC
4. SEE PROJECT MANUAL SECTION 011100 SUMMARY FOR FULL SCOPE

REINFORCING STEEL EMBEDMENT / SPLICE TABLE

BAR SIZE	STANDARD HOOK DIMENSIONS			MINIMUM EMBEDMENT / LAP FOR (f _c = 4,000psi)		
	BEND DIAMETER	180° HOOK	90° HOOK	STANDARD HOOK	CLASS B CASE 1	CLASS A CASE 2
#4	3"	6"	4"	10"	10"	29"
#5	3-3/4"	7"	5"	12"	12"	31"
#6	4-1/2"	8"	6"	15"	15"	37"
						43"

*DESIGN NOTES (PER ACI 318 & ACI DETAILING MANUAL):
 12.2 DEVELOPMENT - OTHER THAN TOP BARS WITH <12" CONCRETE BELOW:
 CASE 1 = COVERAGE AND SPACING GREATER THEN 2D
 CASE 2 = COVERAGE AND SPACING ≤ 2D

12:15 SPLICES
 CLASS A = TWICE DESIGN / 50% OF THE AREA OF STEEL
 CLASS B = 1/3 x STANDARD DEVELOPMENT



EPOXY ADHESIVE ANCHORING TABLE

BAR SIZE	MINIMUM EMBEDMENT	CRITICAL EDGE DISTANCE
#4	6"	9"
#5	8"	12"
#6	11 1/2"	16"
#7	13"	20"
#8	15"	22"

NOTES:
 1. f_c = 4,000psi
 2. IF TABULATED EMBEDMENT DIFFERS FROM THE EMBEDMENT SHOWN ON PLANS & DETAILS, USE THE GREATER EMBEDMENT DEPTH. USE ENGINEER APPROVED EPOXY

GENERAL CONCRETE NOTES:

- REPAIR MORTAR: f_c = 4000 PSI MINIMUM @ 28 DAYS.
 REINFORCING STEEL: ASTM A615 GRADE 60.
 REINFORCING COVER: 1 1/2" MINIMUM IF 1/2" COVER IS NOT ATTAINABLE; CONTACT ENGINEER FOR ALTERNATE CORROSION PREVENTIVE TECHNIQUES REQUIRED BY ACI.
 REFERENCES:
 • INTERNATIONAL BUILDING CODE
 • ACI / ICRI CONCRETE REPAIR MANUAL - 4th EDITION
 • ACI TECH GUIDELINE No. 310.1R (FORMERLY 03730) - GUIDE FOR SURFACE PREPARATION FOR THE REPAIR OF DETEORATED CONCRETE RESULTING FROM REINFORCING STEEL CORROSION
 • ICRI TECH GUIDELINE No. 320.1R (FORMERLY 03731) - GUIDE FOR SELECTING APPLICATION METHODS FOR THE REPAIR OF CONCRETE SURFACES
 • ICRI TECH GUIDELINE No. 130.1R (FORMERLY 03735) - GUIDE FOR METHODS OF MEASUREMENT AND CONTRACT TYPES FOR CONCRETE REPAIR WORK
 • ACI 319 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE OF CONCRETE BUILDINGS
 • ACI 546 - GUIDE TO CONCRETE REPAIR

10495 TECHNOLOGY TERRACE
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 OFFICE: (941) 727-2600 FAX: (813) 758-9072
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BUILDINGS REPAIRS & RELATED WORK

PROJECT NAME: BORDEAUX VILLAGE
 13800 ECHER BLVD
 CLEARWATER, FL 33762

CLIENT	BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC 14400 WOODBURY BLVD BRANDENTON, FL 34705
PROJECT NO.	UPR031113
DRAWN BY	DEW
CHECKED BY	DEW
APPROVED BY	BMJ
REVISION	DATE DESCRIPTION
PR	8-16-2024 FOR REVIEW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS AND SPECIFICATIONS CONFORM TO THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE ENGINEER AND CHAPTER 631.01 OF THE FLORIDA STATUTES. THE ENGINEER AND DESIGNER SHALL BE RESPONSIBLE FOR THE PERSON OF THE BUILDING CODE HAVING JURISDICTION IS ADOPTED, WHICHEVER OCCURS FIRST.

PRELIMINARY
 NOT FOR CONSTRUCTION

BRUCE D. WILLER, P.E.
 LIC #43721

NOTES & SPECIFICATIONS

S-0.2



DELTA ENGINEERING
A Member Company

RAMKUS CONSULTING GROUP, INC.
10405 TECHNOLOGY TERRACE
LAKEWOOD PARK, FL 34211
OFFICE: (941) 727-2600, FAX: (941) 758-5012
FL E.D. #89301

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**BUILDINGS REPAIRS
& RELATED WORK**

PROJECT NAME

BORDEAUX VILLAGE
13600 EGRET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE
ASSOCIATION, INC. 2, INC.
14600 WINDY HOLLOW BLVD, SUITE 300
BOCA RATON, FL 33433

PROJECT NO.: URK2001-113
DRAWN BY: DEW
CHECKED BY: GHW
APPROVED BY: SMM

DRAWING SET / ISSUE / REVISIONS

REVISION: DATE DESCRIPTION
R1 8-16-2021 FOR REVIEW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PRE-SALE STANDARDS AS DETERMINED BY THE BOARD OF BUILDING REGULATIONS, CHAPTER 63S AND CHAPTER 63J OF THE FLORIDA STATUTES. THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. ANY SUBSEQUENT VERSIONS OF THE BUILDING CODE HAVING JURISDICTION OVER THE PROJECT SHALL BE APPLIED.

PRELIMINARY
NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
LIC. #43321

SITE PLAN

S-1.0



BLDG	ADDRESS
G	2453 KINGFISHER LN
H	2467 KINGFISHER LN
I	2473 KINGFISHER LN
J	2462 KINGFISHER LN
K	13600 EGRET BLVD
L	2401 GULF CT

1 SITE PLAN
SCALE: NTS

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ENGINEERING
a Delta Company

RMKURS CONSULTING GROUP, INC.
10425 TECHNOLOGY TERRACE
LAKEWOOD RANCH, FL 34211
OFFICE: (941) 727-2600 FAX: (941) 758-5012
FL E.G. #9304

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**BUILDINGS REPAIRS
& RELATED WORK**

PROJECT NAME: BORDEAUX VILLAGE
13600 EGRET BLVD
CLEARWATER, FL 33702

CLIENT:	BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC. 14000 WINDY HILLS BLVD BRADENTON, FL 34905	
PROJECT NO.:	UR2301-313	
DRAWN BY:	DEW	
CHECKED BY:	GW	
APPROVED BY:	BOH	
DRAWING SET ISSUE / REVISIONS		
REVISION / DATE:	DESCRIPTION	
FR	10/15/2024	FOR REVIEW

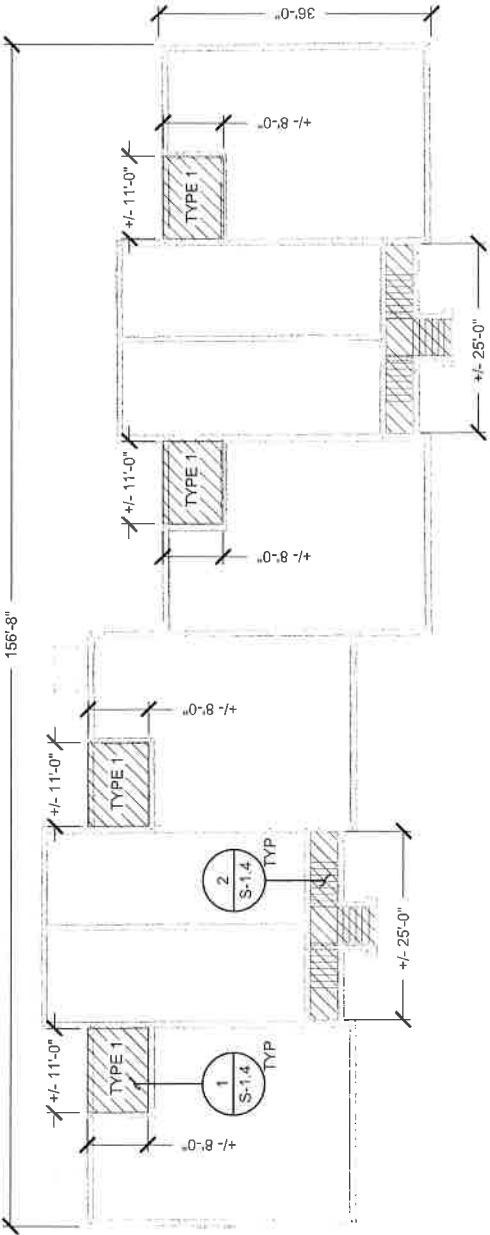
TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (THIRD EDITION 2020) AND THE APPLICABLE PRECEPTS STANDARDS AS DETERMINED BY THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS AND CHAPTER 44A OF THE FLORIDA STATUTES. THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE BUILDING OR STRUCTURE TO VERIFY THE ACCURACY OF THE DIMENSIONS AND CONDITIONS OF THE BUILDING OR STRUCTURE. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING OR STRUCTURE AS SHOWN ON THESE DRAWINGS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING OR STRUCTURE AS SHOWN ON THESE DRAWINGS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING OR STRUCTURE AS SHOWN ON THESE DRAWINGS.

PRELIMINARY
NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
LIC. #43721

FLOOR PLAN
BUILDINGS G & H

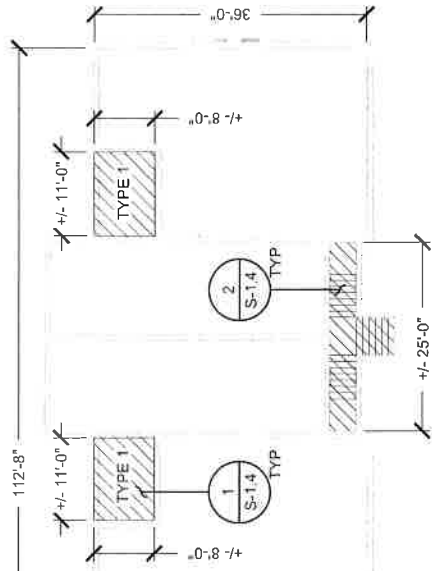
S-1.1



1 FLOOR PLAN - BLDG G
SCALE: NTS

- NOTES:**
- DO NOT SCALE DRAWINGS.
 - QUANTITY VERIFICATION SURVEY, A SURVEY OF ALL EXISTING CONDITIONS, LOCATIONS AND UNIT BALCONIES AND COVERED PATIOS TO VERIFY EXISTING CONDITIONS, LOCATIONS AND QUANTITIES OF ASSEMBLIES / COMPONENTS.
 - CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR ASSUMPTIONS TO THE ENGINEER IMMEDIATELY UPON THE OCCURRENCE OF SUCH DISCREPANCIES OR ASSUMPTIONS.
 - AFTER SELECTIVE DEMOLITION, THE CONTRACTOR SHALL PERFORM A PRE-CONSTRUCTION DAMAGE SURVEY. THIS SURVEY SHALL INCLUDE VISUAL OR MEASUREMENTS TO IDENTIFY AREAS OF SPALLING, CONCRETE UNDESIGNED TOPPING, EXPOSED REINFORCEMENT, AND CRACKS GREATER THAN 1/8" IN WIDTH. ALL DAMAGE SHALL BE QUANTIFIED AND MARKED IN THE FIELD AND QUANTIFIED FOR VERIFICATION BY THE ENGINEER.

KEY NOTE LEGEND:
AREA OF WORK



2 FLOOR PLAN - BLDG H
SCALE: NTS



RIMKUS CONSULTING GROUP, INC.
 16045 TECHNOLOGY TERRACE
 OFFICE: (941) 727-2600, FAX: (941) 759-5012
 FL ID #89301
 CONSTRUCTION ENGINEERING CONSULTING GROUP, INC.
 10010 LAKEMORE AVENUE, SUITE 100
 CLEARWATER, FL 33702

BUILDINGS REPAIRS & RELATED WORK

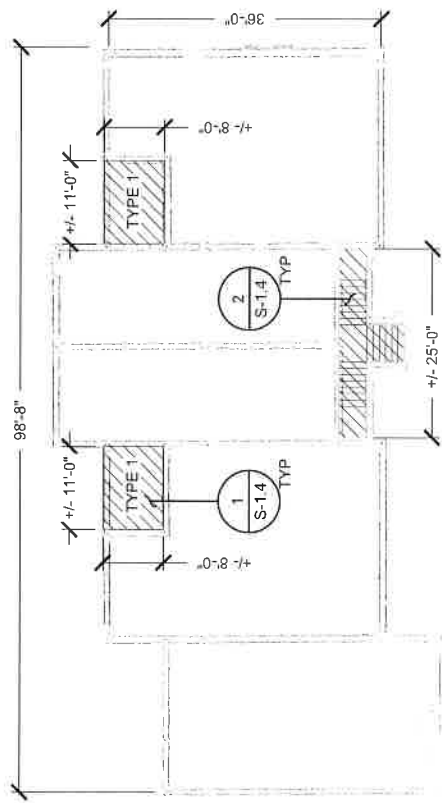
PROJECT NAME:



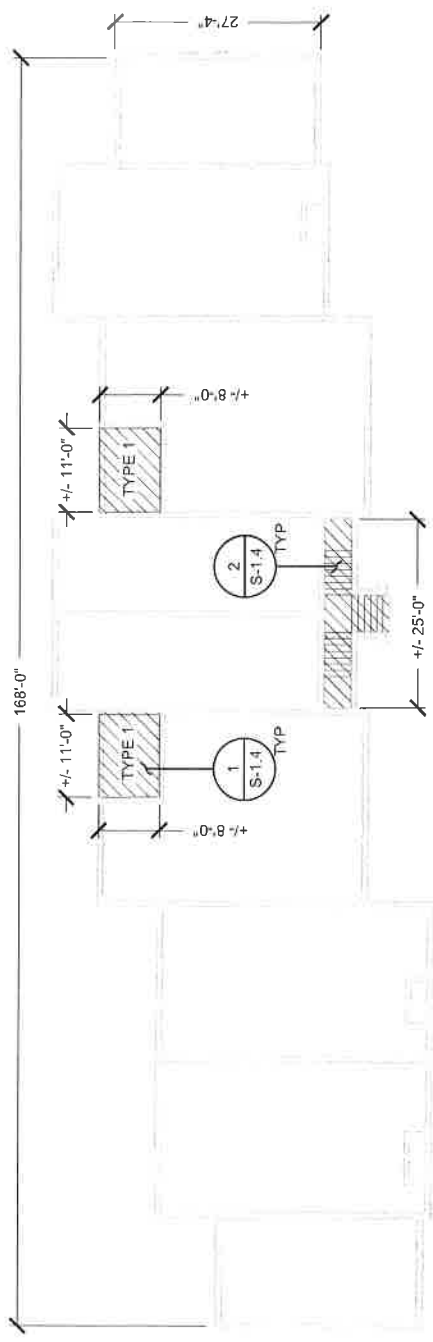
- NOTES:**
- DO NOT SCALE DRAWINGS.
 - QUANTITY VERIFICATION SURVEY: A SURVEY SHALL BE MADE TO THE BUILDING EXTERIOR, INTERIOR, AND FOUNDATIONS TO DETERMINE THE QUANTITIES OF ASSEMBLY COMPONENTS.
 - CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE QUANTITIES AND CHECK FOR DISCREPANCIES TO THE ENGINEER PRIOR TO ORDERING ANY MATERIALS OR ASSUME THE RESPONSIBILITY THEREOF.
 - AFTER SELECTIVE DEMOLITION, THE CONTRACTOR WITH THE ASSISTANCE OF THE ENGINEER SHALL CONDUCT A VISUAL SURVEY OF CONSTRUCTION DAMAGE SURVEY. THIS SURVEY SHALL INCORPORATE VISUAL OBSERVATIONS, AND MECHANICAL SOUNDING (HAMMER TAP METHOD) TO IDENTIFY AREAS OF SPALLING, CRACKING, CORROSION, AND REINFORCEMENT MARLINE (1/8"), AREAS NOTED FOR REPAIR SHALL BE SPRAY MARKED IN THE FIELD, AND QUANTIFIED FOR VERIFICATION BY THE ENGINEER.

KEY NOTE LEGEND

AREA OF WORK



1 FLOOR PLAN - BLDG 1
SCALE: NTS



2 FLOOR PLAN - BLDG 2
SCALE: NTS

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS AND CHAPTER 63J OF THE FLORIDA STATUTES. THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. ANY REVISIONS TO THESE DRAWINGS SHALL BE INDICATED BY A REVISION TABLE. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND DESIGNATION OF THE BUILDING CODE HAVING JURISDICTION AS APPLIED. #WH19EVER, SEE CLAUSE #18.1.

PRELIMINARY
 NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
 LIC. # 43721

FLOOR PLAN
 BUILDINGS I & J

S-1.2



DELTA
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A Modus Company

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16095 TECHNOLOGY TERRACE
LAKEWOOD RANCH, FL 34211
OFFICE: (888) 727-2800, FAX: (888) 758-6012

FL E.B. #8301

CORPORATE OFFICE: HUNTERS GREENWAY DRIVE, SUITE 100, CLEARWATER, FL 34617
REGISTERED OFFICE: 13908 EIGHTH AVENUE, SUITE 100, CLEARWATER, FL 34617
REGISTERED OFFICE: 13908 EIGHTH AVENUE, SUITE 100, CLEARWATER, FL 34617

PROJECT NAME: **BUILDINGS REPAIRS & RELATED WORK**

CLIENT: BORDEAUX VILLAGE
ASSOCIATION, NO. 2, INC
1440 HUNTERS GREENWAY SUITE 300
BRADENTON, FL 34305

PROJECT NO.: UR2301-313

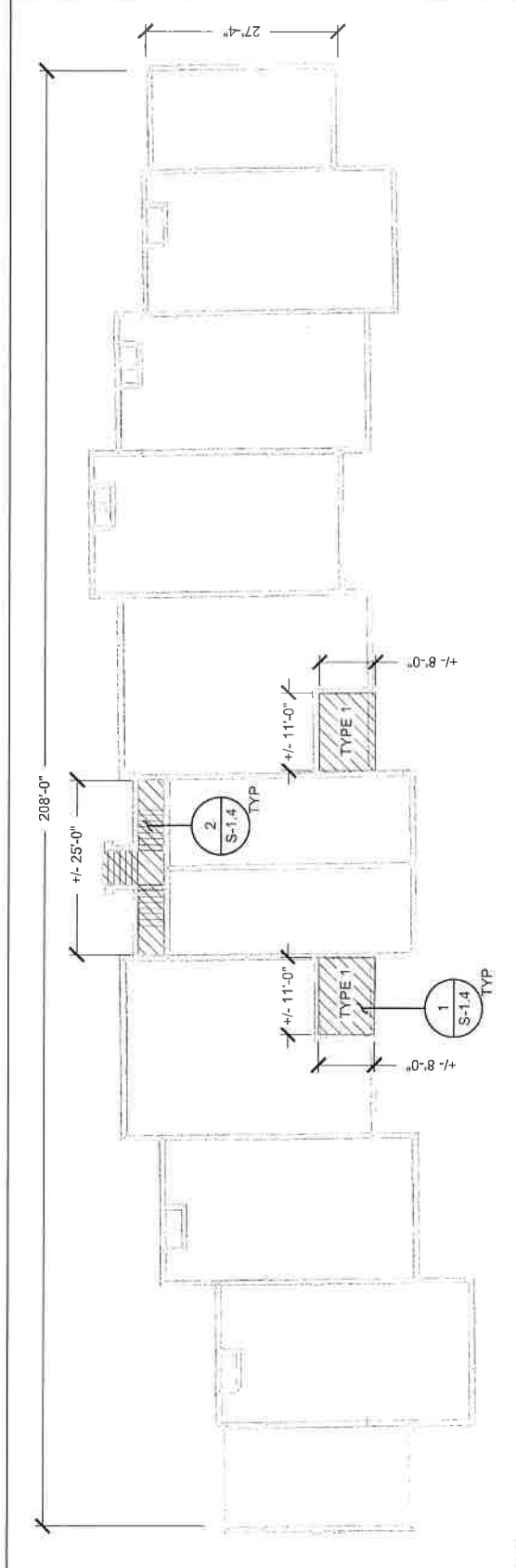
CHECKED BY: GWM
APPROVED BY: BWM

DRAWING SET ISSUE / REVISIONS

REVISION	DATE	DESCRIPTION
PR	01-10-2023	FOR REVIEW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROFESSIONAL STANDARDS AS DETERMINED BY THE ENGINEER AND CHAPTER 432 OF THE FLORIDA STATUTES. THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. ANY CHANGES TO THIS VERSION OF THE BUILDING CODE HAVING JURISDICTION IS ADOPTED, WHICHEVER OCCURS FIRST.

1 FLOOR PLAN - BLDG K
SCALE: NTS



2 FLOOR PLAN - BLDG L
SCALE: NTS

NOTES:

- DO NOT SCALE DRAWINGS.
- QUANTITY VERIFICATION SURVEY: A SURVEY SHALL BE CONDUCTED TO VERIFY THE EXISTING CONDITIONS AND VERIFY EXISTING CONDITIONS, LOCATIONS AND QUANTITIES OF ASSEMBLIES / COMPONENTS.
- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK. THE ENGINEER SHALL BE RESPONSIBLE THEREON.
- AFTER SELECTING GENERALITY, THE ENGINEER SHALL PERFORM A PRE-CONSTRUCTION DAMAGE SURVEY. THIS SURVEY SHALL INCORPORATE VISUAL OBSERVATIONS AND PHOTOGRAPHY. THE SURVEY METHOD TO IDENTIFY AREAS OF SPALLING CONCRETE, UNCONCURED TOPPING, EXPOSED REINFORCEMENT, AND CRACKS GREATER THAN 1/8" IN WIDTH. AREAS NOTED FOR REPAIR SHALL BE QUANTIFIED AND QUANTITIES QUANTIFIED FOR VERIFICATION BY THE ENGINEER.

KEY NOTE LEGEND:

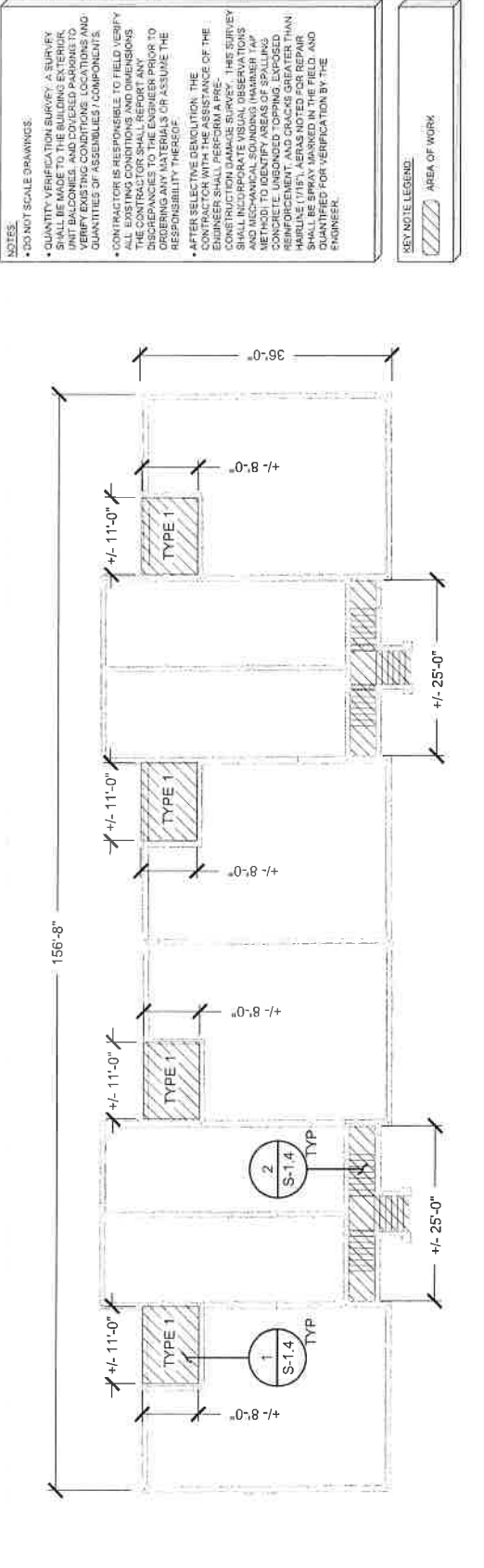
- AREA OF WORK

PRELIMINARY
NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
LIC. #43721

FLOOR PLAN
BUILDINGS K & L

S-1.3





DELTA ENGINEERING
 A Florida Corporation
 16045 TECHNOLOGY TERRACE
 LAKEWOOD RANCH, FL 34121
 OFFICE: (407) 227-7600 FAX: (407) 258-5812
 FL E.B. 89301
 CONTRACTOR NOTICE: DELTA ENGINEERING GROUP, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, SEX, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, OR HANDICAP. THESE REMARKS ARE FOR INFORMATION ONLY. THESE REMARKS ARE NOT TO BE USED AS A BASIS FOR ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF DELTA ENGINEERING GROUP, INC.

BUILDINGS REPAIRS & RELATED WORK

PROJECT NAME: BORDAUX VILLAGE
 13800 EGRET BLVD
 CLEARWATER, FL 33782

CLIENT	BORDAUX VILLAGE ASSOCIATION, NO. 2, INC 14100 WINDY HILL BLVD BRADENTON, FL 34105
PROJECT NO.	UK0381313
DRAWN BY	DEW
CHECKED BY	GWV
APPROVED BY	BM
DRAWING SET	ISSUE / REVISIONS
REVISION	DATE DESCRIPTION
PH	PH-001 FOR REVIEW

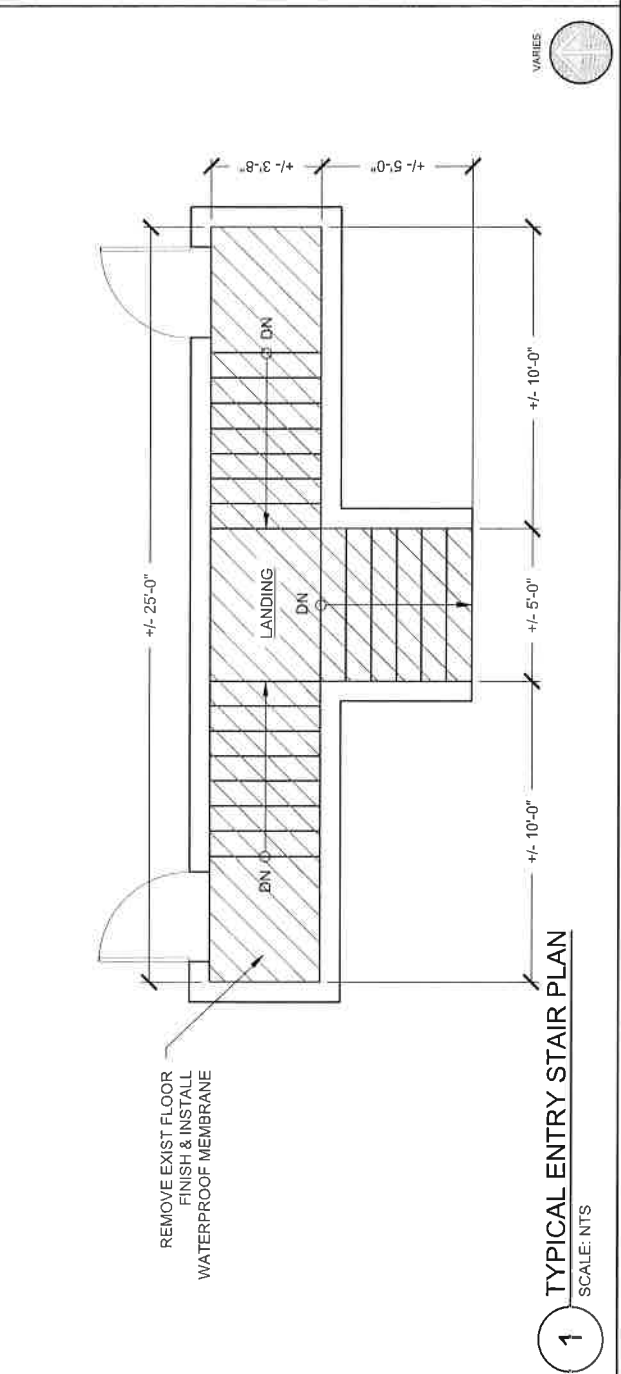
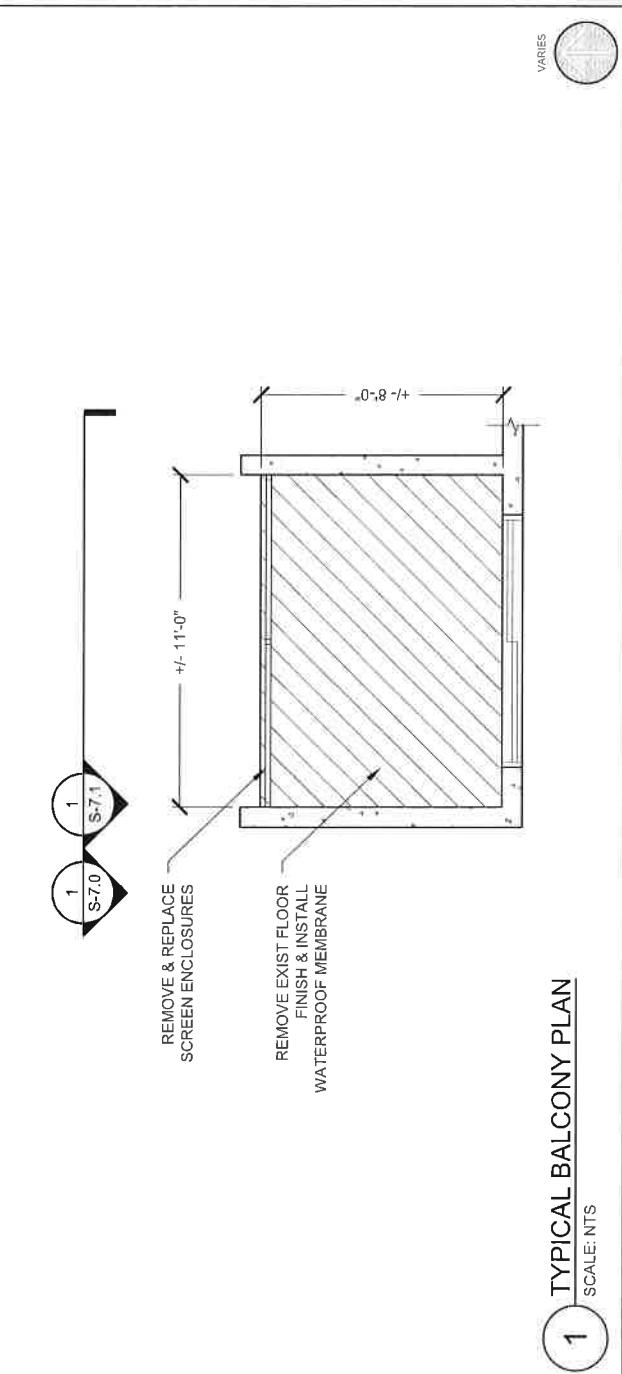
TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) AND THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE FLORIDA BUILDING CODE (FBC) AND THE FBC AND CHAPTER 611 OF THE FLORIDA STATUTES. THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. THE ENGINEER'S LIABILITY IS LIMITED TO THE BUILDING CODE JURISDICTIONS ASSUMED. WHEREVER SECURE PARTS.

PRELIMINARY
 NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
 LIC. # 17121

TYPICAL BALCONY & STAIR PLANS
 S-1.4

NOTE:
 • DO NOT SCALE DRAWINGS.
 • QUANTITY VERIFICATION SURVEY: A SURVEY SHALL BE MADE TO THE BUILDING EXTERIOR, UNIT BALCONIES, AND COVERED PARKING TO DETERMINE THE QUANTITIES OF ASSEMBLIES/COMPONENTS.
 • CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ORDERING ANY MATERIALS OR ASSUME THE RESPONSIBILITY THEREOF.
 • AFTER SELECTIVE DEMOLITION, THE CONTRACTOR WITH THE ASSISTANCE OF THE ENGINEER SHALL CONDUCT A VISUAL AND CONSTRUCTION DAMAGE SURVEY. THIS SURVEY SHALL INCORPORATE VISUAL OBSERVATIONS AND MECHANICAL SOUNDING (HAMMER TAP METHOD) TO IDENTIFY AREAS OF SPALLING, REINFORCEMENT, AND CRACKS GREATER THAN 1/16" (1.57mm). AREAS NOTED FOR REPAIR SHALL BE SPRAY MARKED IN THE FIELD, AND QUANTIFIED FOR VERIFICATION BY THE ENGINEER.



DELTA
ENGINEERING
A Member of

BAKALR CONSULTING GROUP, INC.
1808 TECHNOLOGY TERRACE
LAKELAND PARK, FL 33711
OFFICE: (817) 227-7600 FAX: (941) 768-6012
FL ID: 86301

CORPORATE NOTICE: BAKALR CONSULTING GROUP, INC. AND ITS AFFILIATED COMPANIES ARE NOT PROVIDING PROFESSIONAL ENGINEERING SERVICES WITHOUT FIRST OBTAINING THE NECESSARY PERMITS AND LICENSES FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING SYSTEMS DESCRIBED IN THESE DRAWINGS. THE ENGINEER DOES NOT ASSUME ANY LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PARTS OF THE BUILDING SYSTEMS DESCRIBED IN THESE DRAWINGS. THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. ANY CHANGES TO THE DESIGN OR CONSTRUCTION OF THE BUILDING SYSTEMS DESCRIBED IN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING SYSTEMS DESCRIBED IN THESE DRAWINGS. THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. ANY CHANGES TO THE DESIGN OR CONSTRUCTION OF THE BUILDING SYSTEMS DESCRIBED IN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CLIENT.

BUILDINGS REPAIRS & RELATED WORK

BOURDEAUX VILLAGE
1300 EGRET BLVD
CLEARWATER, FL 33782

PROJECT NAME

CLIENT	BOURDEAUX VILLAGE ASSOCIATION, NO. 2, INC. 1420 W. PALM BEACH BLVD. BOURDEAUX, FL 33428
PROJECT NO.	UR2301313
DRAWN BY	DEW
CHECKED BY	DEW
APPROVED BY	BEAT
DATE	
DESCRIPTION	
REVISION	
PR	R-10/2023 FOR REVIEW

NOTES:

- DO NOT SCALE DRAWINGS.
- QUANTITY VERIFICATION SURVEY: A SURVEY SHALL BE MADE TO THE BUILDING EXTERIOR UNIT BALCONIES AND COVERED PARKING LOCATED WITHIN THE AREAS OF WORK TO VERIFY EXISTING CONDITIONS, LOCATIONS AND QUANTITIES OF ASSURABLE COMPONENTS.
- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. DISCREPANCIES TO THE ENGINEER PRIOR TO ORDERING ANY MATERIALS OR ASSUME THE RESPONSIBILITY THEREOF.
- REFERENCE ORIGINAL CONSTRUCTION PLANS FOR ADDITIONAL BUILDING INFORMATION AND DIMENSIONS.
- ELEVATIONS ARE FOR REFERENCE ONLY AND DO NOT DEPICT ALL ARCHITECTURAL BUILDING FEATURES.

SET NOTE LEGEND:

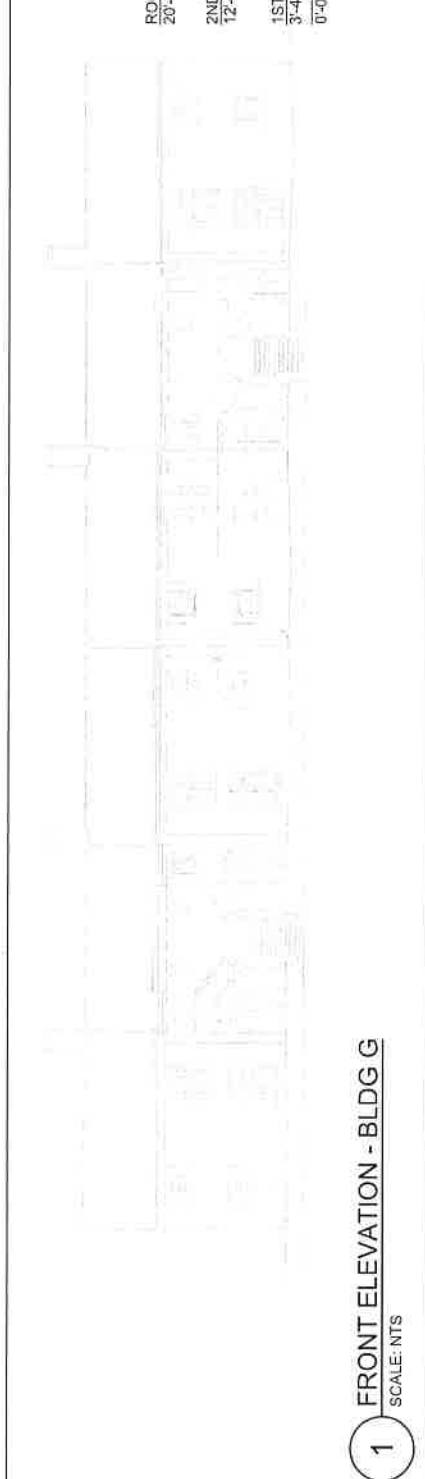
AREA OF WORK

PRELIMINARY
NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
LIC. #43721

ELEVATIONS
BUILDING G

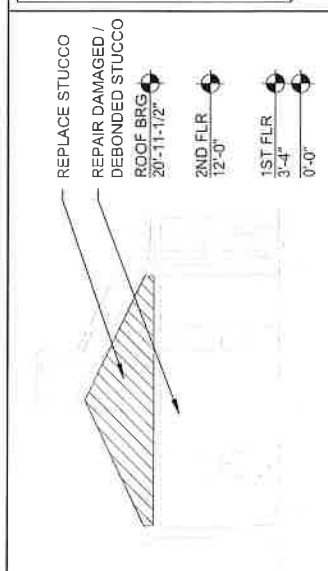
S-2.0



1 FRONT ELEVATION - BLDG G
SCALE: NTS

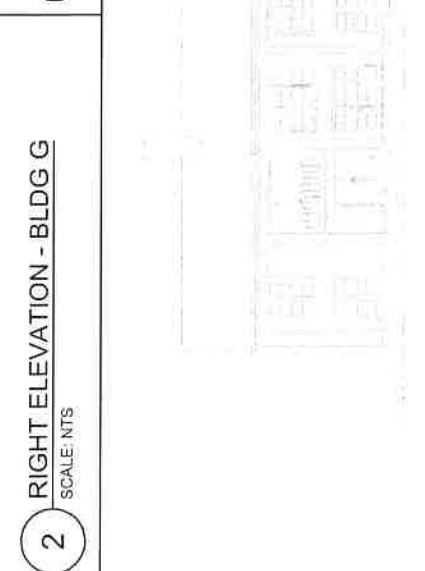
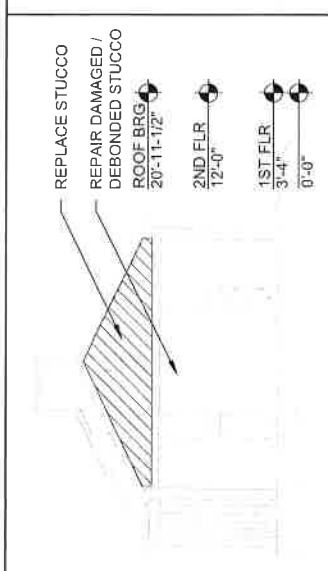
SCOPE OF WORK NOTES:

- THE CONTRACTOR SHALL PERFORM A PRE-CONSTRUCTION SURVEY TO VERIFY THIS SURVEY SHALL INCORPORATE VISUAL OBSERVATIONS AND MECHANICAL SOUNDING (HAMMER TAP METHOD) TO IDENTIFY AREAS OF UNBONDED STUCCO, AND QUANTIFY FOR VERIFICATION BY THE ENGINEER.
- REMOVE AND REPLACE SEALANTS IF ANY DAMAGES ARE SEEN BEHIND THE DEBONDED STUCCO REPAIRS.
- REMOVE AND REPLACE SEALANTS AT ALL EXTERIOR PERIMETER JOINTS ON RESIDENTIAL BUILDING.
- PREP PRIME AND PAINT BUILDING AND ACCESSORY COMPONENTS.



2 RIGHT ELEVATION - BLDG G
SCALE: NTS

3 LEFT ELEVATION - BLDG G
SCALE: NTS



4 REAR ELEVATION - BLDG G
SCALE: NTS

ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

REPLACE STUCCO
REPAIR DAMAGED /
DEBONDED STUCCO

ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

REPLACE STUCCO
REPAIR DAMAGED /
DEBONDED STUCCO

ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

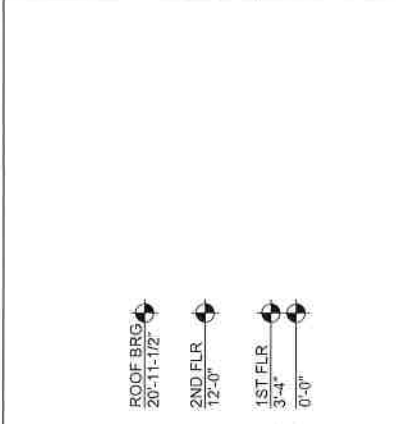
0'-0"

CLIENT	ROBEOUX VILLAGE ASSOCIATION, INC. 2, INC. 14600 BRACKBURN BLVD. BRACKBURN, FL 32905-3300
PROJECT NO.	UR02001-1/3
DRAWN BY	DEW
CHECKED BY	GWW
APPROVED BY	BDW
DRAWING SET ISSUE / REVISIONS	
REVISION NO.	
DATE	
DESCRIPTION	
PREPARED BY	
CHECKED BY	
DATE	
DESCRIPTION	
REVISION NO.	
DATE	
DESCRIPTION	
PREPARED BY	
CHECKED BY	
DATE	
DESCRIPTION	

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE ELEVATIONS AND RELATED WORK COMPLY WITH THE FLORIDA BUILDING CODE (FBC) AND THE APPLICABLE PRESENTATION STANDARDS AS DETERMINED BY THE BOARD OF PROFESSIONAL ENGINEERS. THESE ELEVATIONS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY HAVE BEEN APPROVED BY THE BOARD OF PROFESSIONAL ENGINEERS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING CODES HAVING JURISDICTION IS ADOPTED, WHICHEVER OCCURS FIRST.

PRELIMINARY
NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
LIC. #43721
ELEVATIONS
BUILDING H
S-2.1



ROOF BRG.
20'-11-1/2"
2ND FLR.
12'-0"
1ST FLR.
3'-4"
0'-0"

1 FRONT ELEVATION - BLDG H
SCALE: NTS



REPLACE STUCCO
REPAIR DAMAGED /
DEBONDED STUCCO
ROOF BRG.
20'-11-1/2"
2ND FLR.
12'-0"
1ST FLR.
3'-4"
0'-0"

3 LEFT ELEVATION - BLDG H
SCALE: NTS



ROOF BRG.
20'-11-1/2"
2ND FLR.
12'-0"
1ST FLR.
3'-4"
0'-0"

4 REAR ELEVATION - BLDG H
SCALE: NTS

SCOPE OF WORK NOTES:
1. THE CONTRACTOR WITH THE ASSISTANCE OF THE ENGINEER SHALL PERFORM A PRE-CONSTRUCTION SURVEY OF THIS SURVEY SHALL INCORPORATE VISUAL OBSERVATIONS AND MECHANICAL SOUNDING (HAMMER TAP METHOD) TO IDENTIFY AREAS OF UNBONDED STUCCO, AND QUANTITY FOR VERIFICATION BY THE ENGINEER.
2. DAMAGES ARE SEEN BEHIND THE DEBONDED STUCCO REPAIRS.
3. REMOVE AND REPLACE SEALANTS AT ALL EXTERIOR PERIMETER JOINTS ON RESIDENTIAL BUILDING.
4. PREP, PRIME AND PAINT BUILDING AND ACCESSORY COMPONENTS.

NOTES:
• DO NOT SCALE DRAWINGS.
• QUANTITY VERIFICATION SURVEY, A SURVEY SHALL BE MADE TO THE BUILDING EXTERIOR, UNIT BALCONIES AND COVERED PARKING LOCATED WITHIN THE AREAS OF WORK TO VERIFY EXISTING CONDITIONS, LOCATIONS AND QUANTITIES OF ASSEMBLED COMPONENTS.
• CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. DISCREPANCIES TO THE ENGINEER PRIOR TO ORDERING ANY MATERIALS OR ASSUME THE RESPONSIBILITY THEREOF.
• REFERENCE ORIGINAL CONSTRUCTION PLANS FOR ADDITIONAL BUILDING INFORMATION AND DIMENSIONS.
• ELEVATIONS ARE FOR REFERENCE ONLY AND DO NOT DEPICT ALL ARCHITECTURAL BUILDING FEATURES.

KEY NOTE LEGEND:
[Hatched Box] AREA OF WORK

DELTA ENGINEERING
A Florida Company

DELTA CONSULTING GROUP, INC.
10000 WOODBRIDGE TERRACE
TAMPA, FL 33613
OFFICE: (813) 727-4600 FAX: (813) 728-5012
FL E.C. #8931

CONTRACTOR: HENRY CONSULTING GROUP, INC.
10000 WOODBRIDGE TERRACE
TAMPA, FL 33613
OFFICE: (813) 727-4600 FAX: (813) 728-5012
WITHIN 180 DAYS OF THE DATE OF THE CONTRACT

PROJECT NAME: BORDAUX VILLAGE & RELATED WORK

13000 EGRET BLVD
BORDAUX VILLAGE
CLERMONT, FL 32009

CLIENT: BORDAUX VILLAGE ASSOCIATION, INC. SUITE 300
1400 BRADENTON BLVD
BRADENTON, FL 34205

PROJECT NO.: DR3381-213
DRAWN BY: DEK
CHECKED BY: GWW
APPROVED BY: BSH

DRAWING SET ISSUE / REVISIONS

REVISION	DATE	DESCRIPTION
1A	8-11-2021	FOR REVIEW

NOTES:

- DO NOT SCALE DRAWINGS.
- QUANTITY VERIFICATION SURVEY: A SURVEY SHALL BE MADE TO THE BUILDING EXTERIOR, UNIT BALCONIES AND COVERED PARKING LOCATED WITHIN THE AREAS OF WORK TO VERIFY EXISTING CONDITIONS, LOCATIONS AND QUANTITIES OF ASSEMBLIES / COMPONENTS.
- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, DISCREPANCIES TO THE ENGINEER PRIOR TO ORDERING ANY MATERIALS OR ASSUME THE RESPONSIBILITY THEREOF.
- REFERENCE ORIGINAL CONSTRUCTION PLANS FOR ADDITIONAL BUILDING INFORMATION AND DIMENSIONS.
- ELEVATIONS ARE FOR REFERENCE ONLY AND DO NOT DEPICT ALL ARCHITECTURAL BUILDING FEATURES.

KEY NOTE LEGEND:
 AREA OF WORK

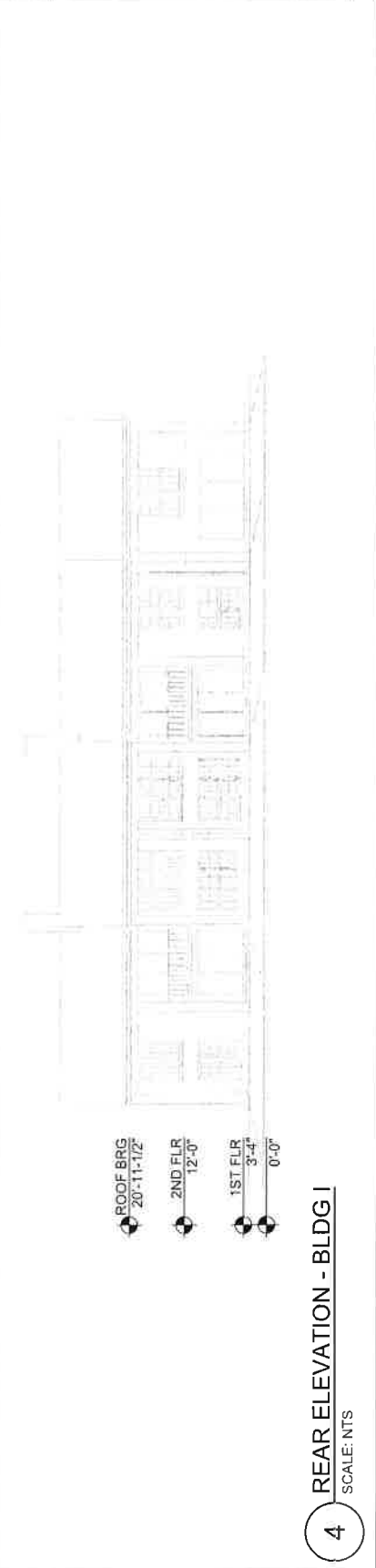
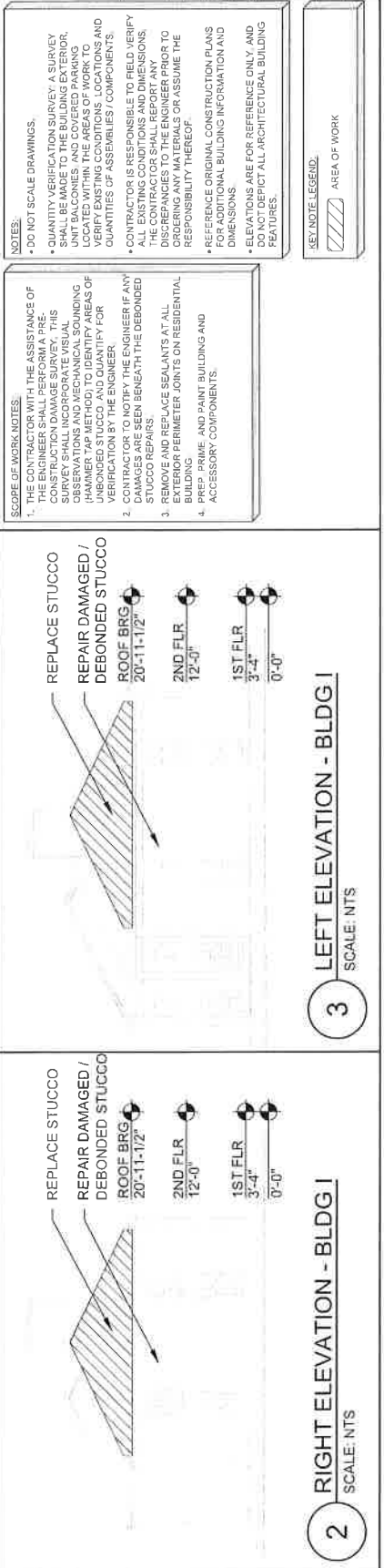
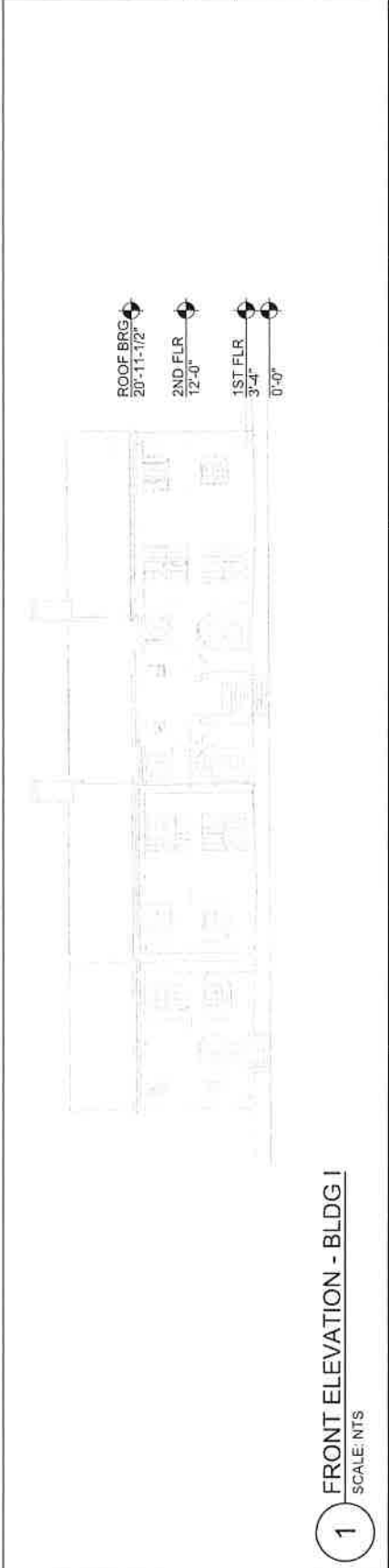
TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE ELEVATIONS ARE BASED UPON THE INFORMATION PROVIDED BY THE CLIENT AND THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE BUILDING EXTERIOR, UNIT BALCONIES AND COVERED PARKING LOCATED WITHIN THE AREAS OF WORK TO VERIFY EXISTING CONDITIONS, LOCATIONS AND QUANTITIES OF ASSEMBLIES / COMPONENTS. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE BUILDING EXTERIOR, UNIT BALCONIES AND COVERED PARKING LOCATED WITHIN THE AREAS OF WORK TO VERIFY EXISTING CONDITIONS, LOCATIONS AND QUANTITIES OF ASSEMBLIES / COMPONENTS. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE BUILDING EXTERIOR, UNIT BALCONIES AND COVERED PARKING LOCATED WITHIN THE AREAS OF WORK TO VERIFY EXISTING CONDITIONS, LOCATIONS AND QUANTITIES OF ASSEMBLIES / COMPONENTS.

PRELIMINARY
NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
LIC. # 43721

ELEVATIONS
BUILDING I

S-2.2



DELTA
ENGINEERING
A Florida Company

DELTA CONSULTING GROUP, INC.
10055 TECHNOLOGY TERRACE
ORLANDO, FL 32817
OFFICE: (407) 727-2600 FAX: (407) 758-5012
FL C.E. #8391

FORWARD NOTICE: THESE DRAWINGS OR ANY PART THEREOF ARE NOT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM DELTA CONSULTING GROUP, INC.

BUILDINGS REPAIRS & RELATED WORK

PROJECT NAME
BOURDEAUX VILLAGE
13600 EGRET BLVD
CLEARWATER, FL 33782

CLIENT: BOURDEAUX VILLAGE ASSOCIATION, LLC
140 BOURDEAUX VILLAGE SUITE 300
BRADENTON, FL 34205

PROJECT NO. BR2020-113
DRAWN BY: DEW
CHECKED BY: BOV
DATE: 06/01/2021

DRAWING SET ISSUE / REVISIONS
REVISION: DATE DESCRIPTION
FR: 06/01/2021 FOR REVIEW

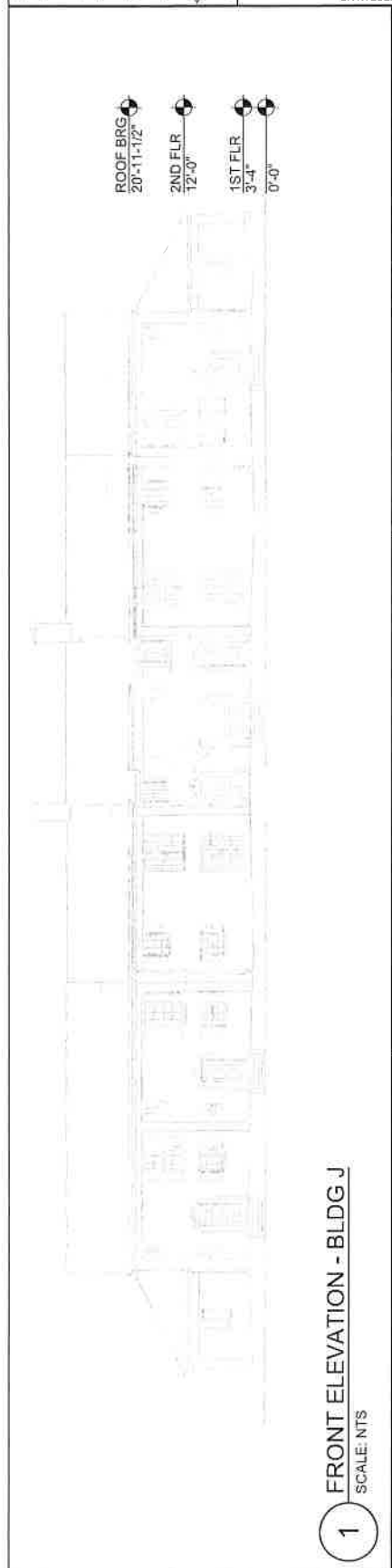
TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS AND ANY INFORMATION CONTAINED THEREIN ARE BASED UPON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE BUILDING CODE DURING INSPECTIONS AND HAS ADOPTED WHATEVER OCCURS FIRST.

PRELIMINARY
NOT FOR CONSTRUCTION

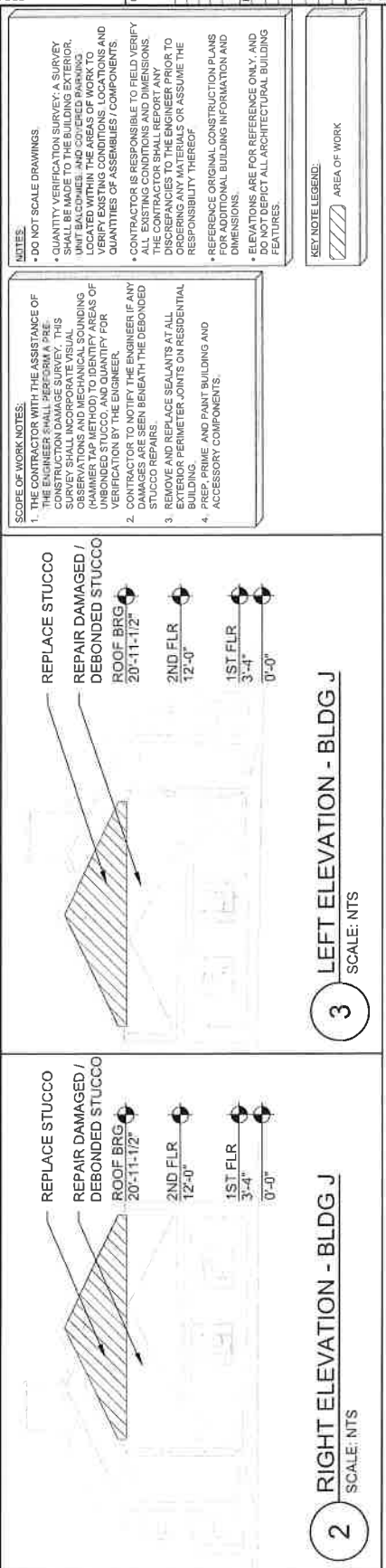
BRUCE D. MILLER, P.E.
LIC. # 49721

ELEVATIONS
BUILDING J

S-2.3



1 FRONT ELEVATION - BLDG J
SCALE: NTS



2 RIGHT ELEVATION - BLDG J
SCALE: NTS

SCOPE OF WORK NOTES:

1. THE CONTRACTOR WITH THE ASSISTANCE OF THE ENGINEER SHALL PERFORM A PRELIMINARY VISUAL SURVEY OF THIS SURFACE SHALL INCORPORATE VISUAL OBSERVATIONS AND MECHANICAL SOUNDING (HAMMER TAP METHOD) TO IDENTIFY AREAS OF UNBONDED STUCCO, AND QUANTITY FOR VERIFICATION BY THE ENGINEER.
2. WORK SHALL BE LIMITED TO THE REPAIRS OF ANY STUCCO DAMAGES HAVE BEEN IDENTIFIED AS DEBONDED STUCCO REPAIRS.
3. REMOVE AND REPLACE SEALANTS AT ALL EXTERIOR PERIMETER JOINTS ON RESIDENTIAL BUILDING.
4. PREP, PRIME AND PAINT BUILDING AND ACCESSORY COMPONENTS.

NOTES:

- DO NOT SCALE DRAWINGS.
- QUANTITY VERIFICATION SURVEY: A SURVEY SHALL BE MADE TO THE BUILDING EXTERIOR, UNIT BALCONIES AND COVERED PARKING LOCATED WITHIN THE AREAS OF WORK TO VERIFY EXISTING CONDITIONS, LOCATIONS AND QUANTITIES OF ASSEMBLY COMPONENTS.
- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. DISCREPANCIES TO THE ENGINEER PRIOR TO ORDERING ANY MATERIALS OR ASSUME THE RESPONSIBILITY THEREOF.
- REFERENCE ORIGINAL CONSTRUCTION PLANS FOR ADDITIONAL BUILDING INFORMATION AND DIMENSIONS.
- ELEVATIONS ARE FOR REFERENCE ONLY, AND DO NOT DEPICT ALL ARCHITECTURAL BUILDING FEATURES.

3 LEFT ELEVATION - BLDG J
SCALE: NTS



4 REAR ELEVATION - BLDG J
SCALE: NTS

KEY NOTE LEGEND:

AREA OF WORK

ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"



DELTA ENGINEERING
 A Member Company
 BANKS CONSULTING GROUP, INC.
 10005 TECHNOLOGY TERRACE
 TAMPA, FL 33637
 OFFICE: (813) 727-2600 FAX: (813) 759-5012
 P.E.B. #8301

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PROJECT NAME
BUILDINGS REPAIRS & RELATED WORK
 BORDAUX VILLAGE
 13805 FOREST BLVD
 CLEARWATER, FL 33722

CLIENT: BORDAUX VILLAGE ASSOCIATION, INC.
 144 BRADENTON, FL 34205-3000
 PROJECT NO.: UR2301-3-3
 DRAWN BY: DEW
 CHECKED BY: BOH
 APPROVED BY: [Signature]
 DRAWING SET ISSUE / REVISIONS
 REVISION: DATE: DESCRIPTION:
 FR 6-16-2023 FOR REVIEW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE (THIRD EDITION) (2019) AND THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS, CHAPTER 48, PART 1, SECTION 48.101, F.S. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE BUILDING CODE HAVING JURISDICTION IS ADOPTED, WHICHEVER OCCURS FIRST.

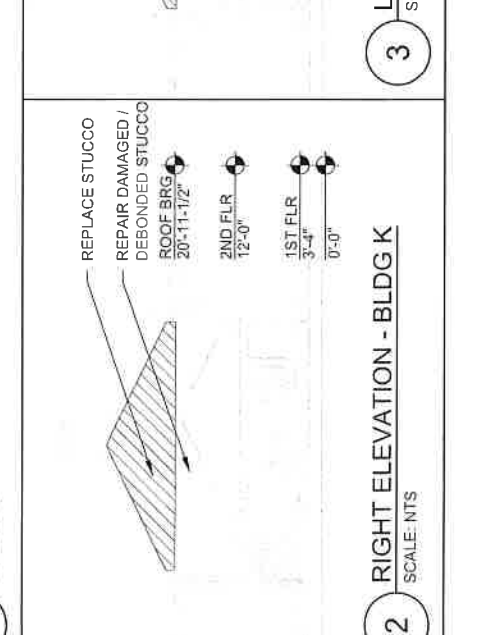
PRELIMINARY
 NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
 LIC. #43721

ELEVATIONS
 BUILDING K
 S-2.4



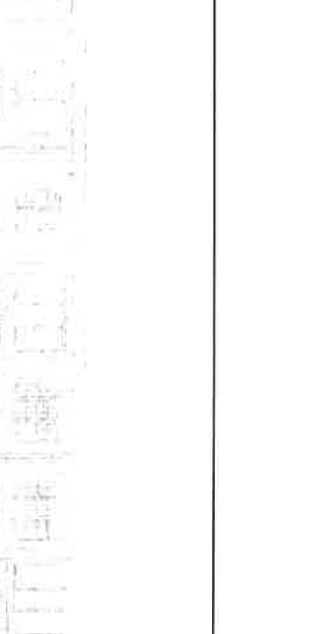
1 FRONT ELEVATION - BLDG K
 SCALE: NTS



3 LEFT ELEVATION - BLDG K
 SCALE: NTS



2 RIGHT ELEVATION - BLDG K
 SCALE: NTS



4 REAR ELEVATION - BLDG K
 SCALE: NTS

NOTES:
 • DO NOT SCALE DRAWINGS.
 • QUANTITY VERIFICATION SURVEY: A SURVEY SHALL BE MADE TO THE BUILDING EXTERIOR, UNIT BALCONIES AND COVERED PARKING LOCATED WITHIN THE AREAS OF WORK TO VERIFY EXISTING CONDITIONS, LOCATIONS AND QUANTITIES OF ASSEMBLY COMPONENTS.
 • CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. DISCREPANCIES TO THE ENGINEER PRIOR TO ORDERING ANY MATERIALS OR ASSUME THE RESPONSIBILITY THEREOF.
 • REFERENCE ORIGINAL CONSTRUCTION PLANS FOR ADDITIONAL BUILDING INFORMATION AND DIMENSIONS.
 • ELEVATIONS ARE FOR REFERENCE ONLY AND DO NOT DEPICT ALL ARCHITECTURAL BUILDING FEATURES.

KEY NOTE LEGEND:
 [Hatched Box] AREA OF WORK

SCOPE OF WORK NOTES:
 1. THE CONTRACTOR WITH THE ASSISTANCE OF THE ENGINEER SHALL PERFORM A PRE-CONSTRUCTION SURVEY OF THIS SURVEY SHALL INCORPORATE VISUAL OBSERVATIONS AND MECHANICAL SOUNDING (HAMMER TAP METHOD) TO IDENTIFY AREAS OF UNBONDED STUCCO, AND QUANTITY FOR VERIFICATION BY THE ENGINEER.
 2. REMOVE AND REPLACE SEALANTS IF ANY DAMAGES ARE SEEN BENEATH THE DEBONDED STUCCO REPAIRS.
 3. REMOVE AND REPLACE SEALANTS AT ALL EXTERIOR PERIMETER JOINTS ON RESIDENTIAL BUILDING.
 4. PREP PRIME AND PAINT BUILDING AND ACCESSORY COMPONENTS.

DELTA
Engineering
A Florida Corporation

DELTA CONSULTING GROUP, INC.
THIRD TECHNOLOGY TERRACE
OFFICE (954) 277-9000 FAX (954) 758-5012
FL E.B. 88301

FORWARD NOTICE: DELTA CONSULTING GROUP, INC.
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CLERMONT VILLAGE
1500 EGRET BLVD
CLERMONT, FL 33720

BUILDINGS REPAIRS & RELATED WORK

PROJECT NAME: _____

CLIENT	BORDEAUX VILLAGE ASSOCIATION, INC. 140 W. UNIVERSITY BLVD. BOCA RATON, FL 33433
PROJECT NO.	UR2401-113
DRAWN BY:	DEW
CHECKED BY:	GMW
DESIGNED BY:	GMW
DATE:	12-20-24
REVISION:	FOR REVIEW
DRAWINGS SET ISSUE / REVISIONS	

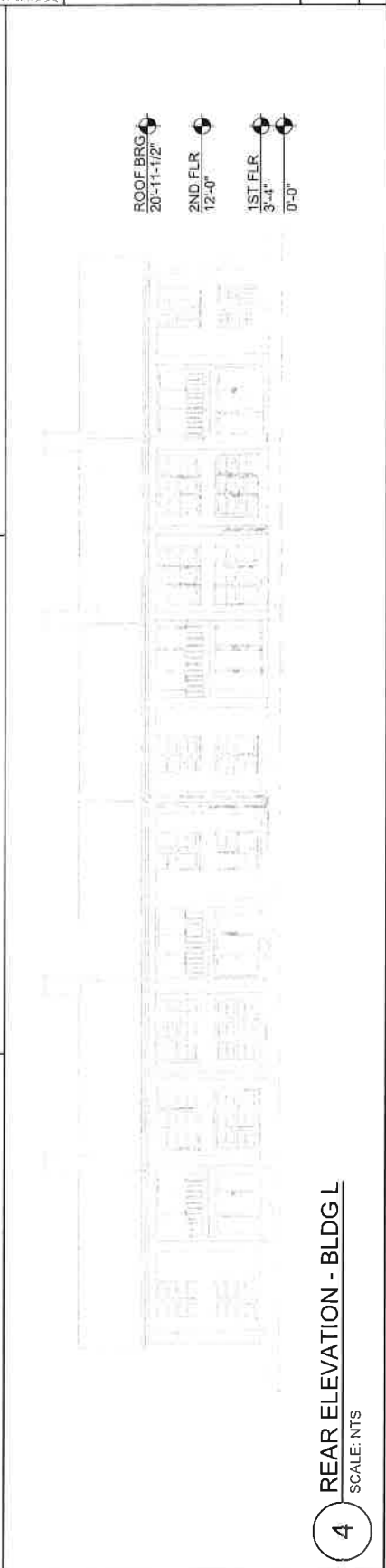
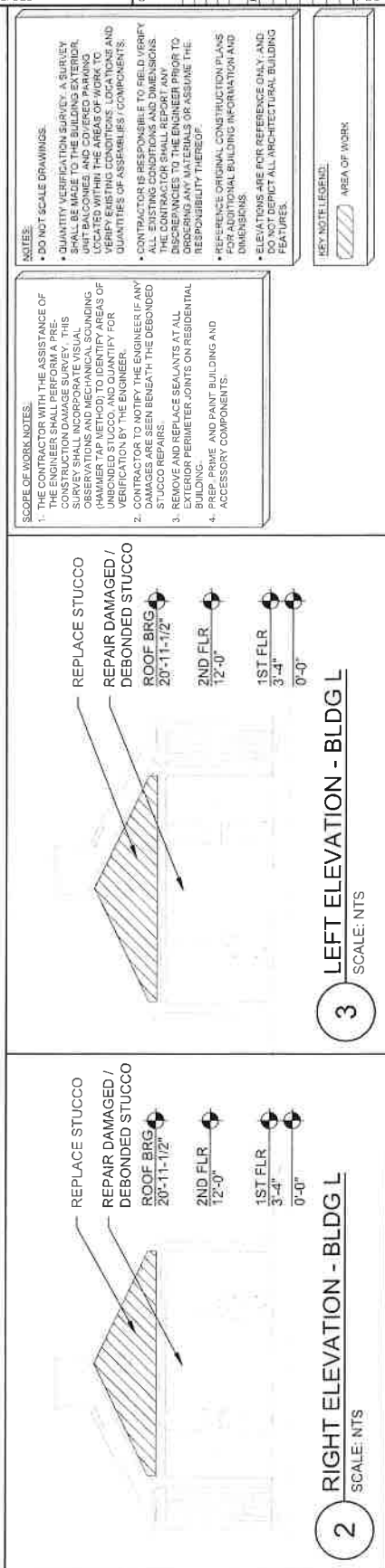
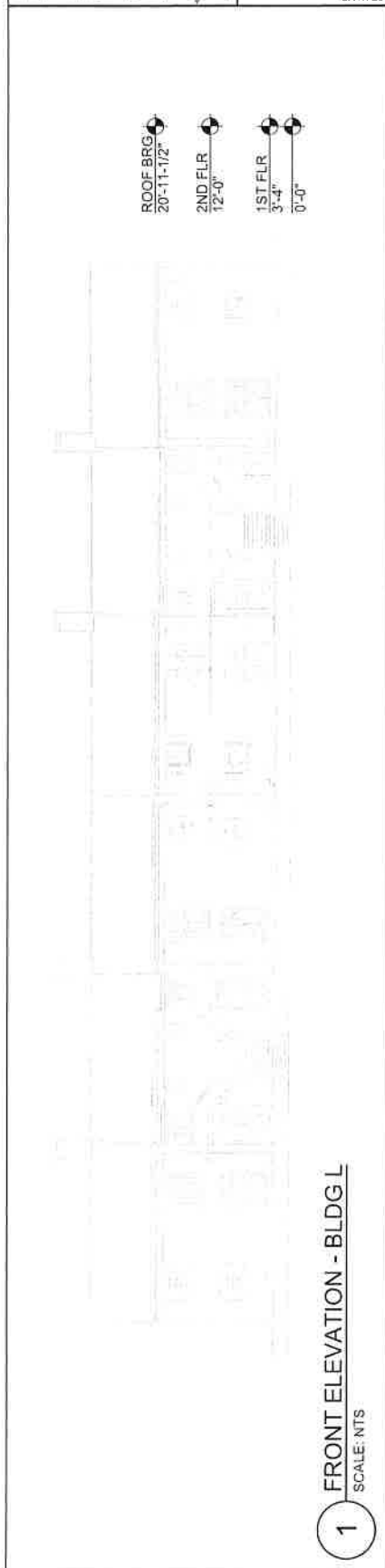
TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE PLANS CONFORM TO THE FLORIDA BUILDING CODE (THE BUILDING DEPARTMENT) AND THE FLORIDA ELECTRICAL CODE (THE ELECTRICAL DEPARTMENT) AND THE FLORIDA MECHANICAL CODE (THE MECHANICAL DEPARTMENT) AND CHAPTER 631 OF THE FLORIDA STATUTES AND CHAPTER 11 OF THE FLORIDA ADMINISTRATIVE CODE. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING CODE HAVING JURISDICTION OVER THE PROJECT. ANY OTHER VIOLATIONS ARE THE RESPONSIBILITY OF THE CLIENT.

PRELIMINARY
NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
LIC. # 43721

ELEVATIONS BUILDING L

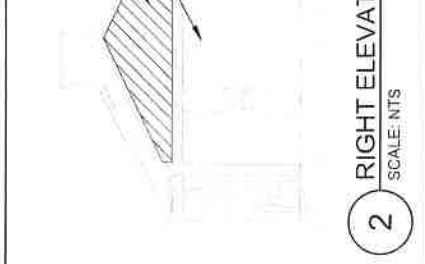
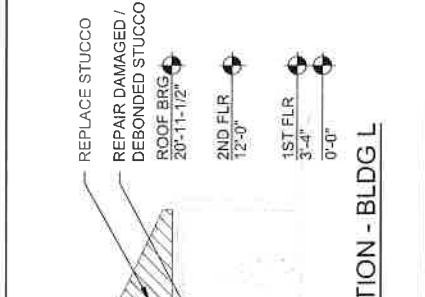
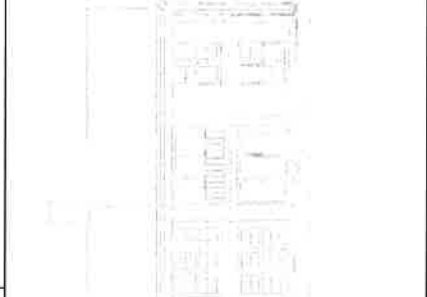
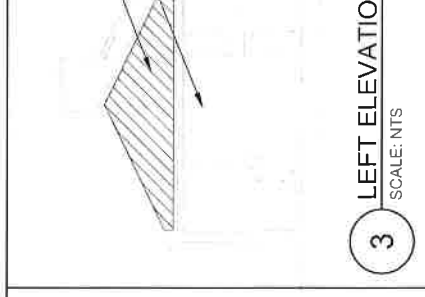
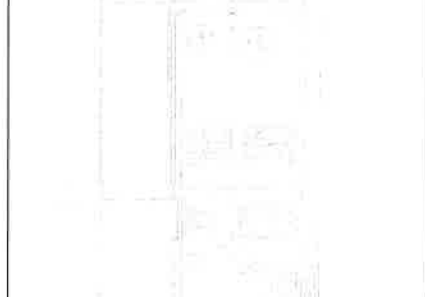
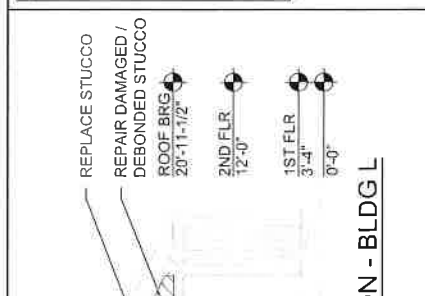
S-2.5



- NOTES:**
- DO NOT SCALE DRAWINGS.
 - QUANTITY VERIFICATION SURVEY: A SURVEY SHALL BE MADE TO THE BUILDING EXTERIOR, UNIT BALCONIES AND COVERED PARKING LOCATED WITHIN THE AREAS OF WORK TO VERIFY REVISIONS, LOCATIONS AND QUANTITIES OF POSSIBLE COMPONENTS.
 - CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE EXISTING WORK AND DIMENSIONS. DISCREPANCIES TO THE ENGINEER PRIOR TO ORDERING ANY MATERIALS OR ASSUME THE RESPONSIBILITY THEREOF.
 - REFERENCE ORIGINAL CONSTRUCTION PLANS FOR ADDITIONAL BUILDING INFORMATION AND DIMENSIONS.
 - ELEVATIONS ARE FOR REFERENCE ONLY AND DO NOT DEPICT ALL ARCHITECTURAL BUILDING FEATURES.

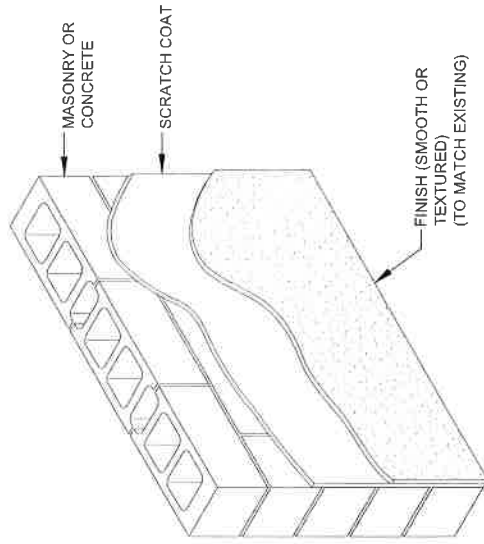
- SCOPE OF WORK NOTES:**
1. THE CONTRACTOR WITH THE ASSISTANCE OF THE ENGINEER SHALL PERFORM A PRE-SURVEY OF THE BUILDING EXTERIOR. OBSERVATIONS AND MECHANICAL SOUNDING (HAMMER TAP METHOD) TO IDENTIFY AREAS OF UNBONDED STUCCO, AND QUANTIFY FOR VERIFICATION BY THE ENGINEER.
 2. REMOVE AND REPLACE SEALANTS AT ALL DAMAGES ARE SEEN BEHIND THE DESIGNATED STUCCO REPAIRS.
 3. REMOVE AND REPLACE SEALANTS AT ALL EXTERIOR PERIMETER JOINTS ON RESIDENTIAL BUILDING.
 4. PREP, PRIME AND PAINT BUILDING AND ACCESSORY COMPONENTS.

- KEY NOTE LEGEND:**
- AREA OF WORK



STUCCO NOTES:

1. INSTALL STUCCO PER MANUFACTURER'S INSTRUCTIONS AND THE FOLLOWING STANDARDS
 - A. ASTM C928 SPECIFICATION FOR APPLICATION OF PORTLAND CEMENT BASED PLASTER
 - B. ACI (AMERICAN CONCRETE INSTITUTE) 924 GUIDE TO PORTLAND CEMENT BASED PLASTER
 - C. ASTM C150 SPECIFICATION FOR PORTLAND CEMENT
 - D. ANSI A42.2 SPECIFICATION FOR PORTLAND CEMENT PLASTERING, EXTERIOR (STUCCO)
 - E. PCA (PORTLAND CEMENT ASSOCIATION) PLASTER MANUAL
2. INSTALL ACCESSORIES IN ACCORDANCE WITH ASTM C1063, AND COORDINATE DEPTH OF TRIM AND ACCESSORIES WITH THICKNESS AND NUMBER OF PLASTER COATS REQUIRED
3. APPLY THE STUCCO IN DISCRETE PANELS WITHOUT INTERRUPTION TO AVOID COLD JOINTS AND DIFFERENCES IN APPEARANCE. ABOUT WET STUCCO TO SET STUCCO AT NATURAL OR ARCHITECTURAL BREAKS IN THE WALL SUCH AS EXPANSION JOINTS, PILASTERS, TERMINATION, OR CHANGE IN PLANE. ADJUST APPLICATION, SCHEDULING AND CURING OF STUCCO TO PREVENT RAPID LOSS OF MOISTURE ARE NECESSARY TO ACHIEVE A SATISFACTORY STUCCO INSTALLATION. DO NOT INSTALL STUCCO DURING EXTREMELY HOT, DRY AND/OR WINDY CONDITIONS. COMPLETELY EMBED LATH AND FLANGES OF ACCESSORIES AND COMPLETELY COVER ATTACHMENTS WITH STUCCO. MOIST CURE STUCCO MINIMUM 48 HOURS FOR OPTIMUM STRENGTH GAIN AND RESISTANCE TO CRACKING. THE FINISHED INSTALLATION MUST BE TRUE, PLUMB AND SQUARE. SHOULD STUCCO GET INTO CONTROL OR EXPANSION JOINTS, REMOVE THE STUCCO FROM WITHIN THE JOINT BEFORE THE STUCCO SETS.
4. SEE SECTION 09243 AND LATH INSPECTION CHECKLIST FOR ADDITIONAL CLASSIFICATIONS.

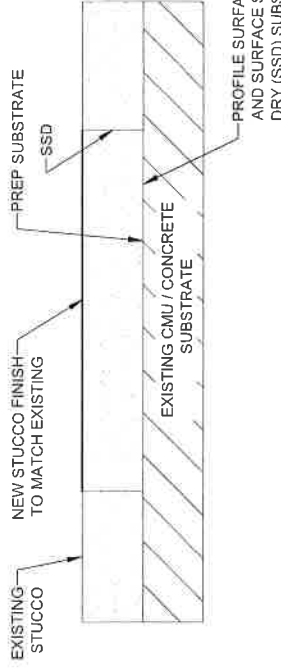


1 2-COAT STUCCO SYSTEM

SCALE: NTS

STUCCO REPAIRS (CMU / CONC.) SHALL CONFORM TO THE FOLLOWING:

1. APPLICATION OF ALL MATERIALS SHALL BE PERFORMED IN CONFORMANCE TO RECOMMENDATIONS TO THE MANUFACTURER'S RECOMMENDATIONS.
2. UNSOUND SUBSTRATE SHALL BE REMOVED. VOIDS CREATED BY THE REMOVAL OF UNSOUND MATERIAL SHALL BE FILLED WITH A HIGH-STRENGTH, NON-SHRINK GROUT.
3. ALL VOIDS IN THE SUBSTRATE SHALL BE FILLED WITH A HIGH STRENGTH, NON SHRINK GROUT TO BRING THE SUBSTRATE TO A CONSISTENT LEVEL SURFACE. A LEVELING COAT SHALL BE USED, AS REQUIRED, TO CORRECT THE ALIGNMENT OF UNTRUE OR WARPED PLANES OF THE SUBSTRATE.
4. PREPARE SUBSTRATES STRIP & PREP AND CLEAN REPAIR SURFACES
5. PROFILE SURFACE (CSP 4-5)
6. SUBSTRATES SHALL BE SATURATE SURFACE DRY (SSD) PRIOR TO APPLICATION OF REPAIR PLASTERS.
7. APPLY REPAIR PLASTER WHEN AMBIENT TEMPERATURE IS GREATER THAN 40°F
8. REPAIR PLASTERS SHALL BE APPLIED IN CONFORMANCE TO ASTM C 926, TWO-COAT SYSTEM WITH THE EXCEPTION THAT THE TOTAL THICKNESS OF THE REPAIR PLASTER SHALL MATCH SURROUNDING STUCCO MATERIAL, U.N.O.
9. ADEQUATE PRESSURE SHALL BE EXERTED DURING THE APPLICATION OF THE REPAIR PLASTER TO PLACE NEW MATERIAL INTO VOIDS AT THE SUBSTRATE AND BACK-BEVELED AREAS OF EXISTING STUCCO.
10. FINISH STUCCO TO MATCH EXISTING TEXTURE & FINISH
11. STUCCO SHALL BE CURED IN ACCORDANCE WITH ASTM C926 METHODS, U.N.O.
12. REVIEW THE REPAIR PLASTER AREAS AFTER A 7-DAY CURING PERIOD, AND REPAIR CRACKS OR REMOVE UNSUITABLE MATERIAL AS REQUIRED.
13. FINISH REPAIR AREAS TO MATCH EXISTING



2 STUCCO REPAIR DETAIL

SCALE: NTS



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BUILDINGS REPAIRS & RELATED WORK

PROJECT NAME

CUSTOMER:	BORDEAUX VILLAGE 13800 EGRET BLVD BORDEAUX VILLAGE CLEARWATER, FL 33782
PROJECT NO.:	UR2023-1013
DRAWN BY:	DEW
CHECKED BY:	DEW
DATE:	04/10/2023
DRAWING SET:	ISSUE / REVISIONS
REVISION:	DESCRIPTION / DATE
PREPARED BY:	DEW
DATE:	04/10/2023
DESIGNED BY:	DEW
DATE:	04/10/2023
APPROVED BY:	DEW
DATE:	04/10/2023

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BRUCE D. MILLER, P.E.
LIC. # 37321

STUCCO DETAILS

S-4.0



DELTA ENGINEERING
A Florida Company

DELTA CONSULTING GROUP, INC.
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LAKEMOOD RANCH, FL 34611
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WITHOUT THE EXPRESS WRITTEN PERMISSION OF DELTA CONSULTING GROUP, INC.

PROJECT NAME: **BUILDINGS REPAIRS & RELATED WORK**

BOURDEAUX VILLAGE
13900 EGRET BLVD
CLEARWATER, FL 33702

CLIENT: BOURDEAUX VILLAGE ASSOCIATION, INC.
1401 WINDMILL LN, SUITE 100
BRADENTON, FL 34205 (391)

PROJECT NO.: UN2329-113

DRAWN BY: DEW
CHECKED BY: GOW
APPROVED BY: BEN

DRAWING SET ISSUE / REVISIONS

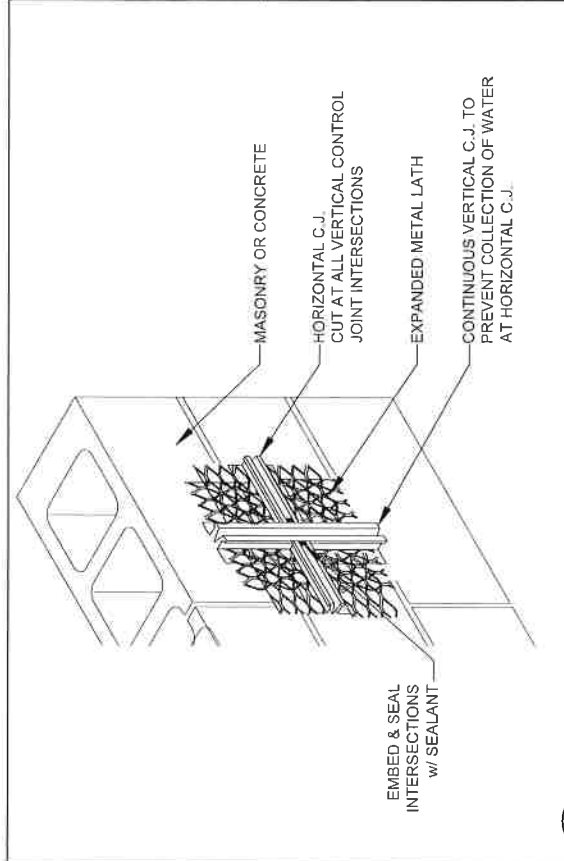
REVISION	DATE	DESCRIPTION
01	8-1-2023	FOR REVIEW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE (7th EDITION 2007) AND THE APPLICABLE PRECASTER STANDARDS AS DETERMINED BY SECTION 905.2.1 AND SECTION 905.2.2 OF THE FLORIDA STATUTES, AND CHAPTER 633 OF THE FLORIDA STATUTES. THE ENGINEER HAS NOT CONDUCTED VISUAL INSPECTION OF THE WORK SHOWN ON THESE DRAWINGS SINCE THE DATE THE DRAWINGS WERE ADOPTED, WHICH EVER OCCURS FIRST.

PRELIMINARY
NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
LIC. #43721

STUCCO DETAILS
S-4.1

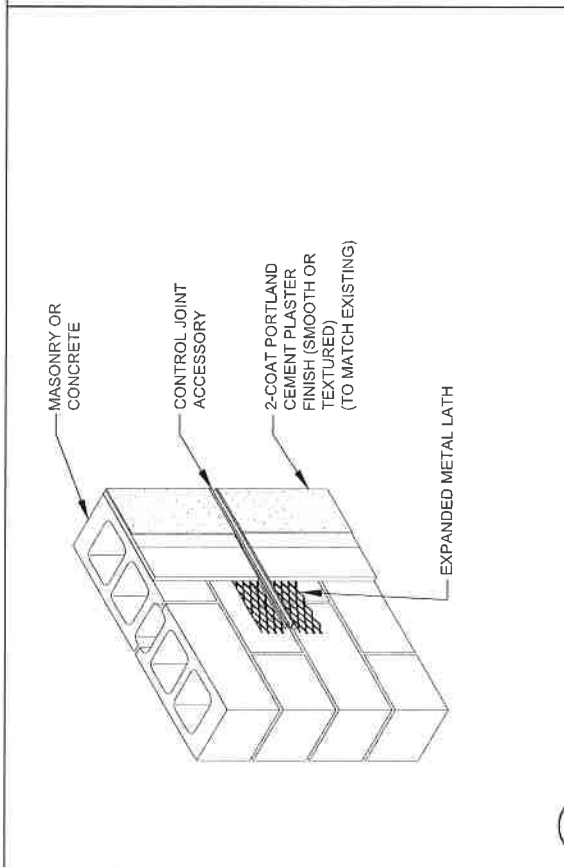


2 CONTROL JOINT INTERSECTION
SCALE: NTS

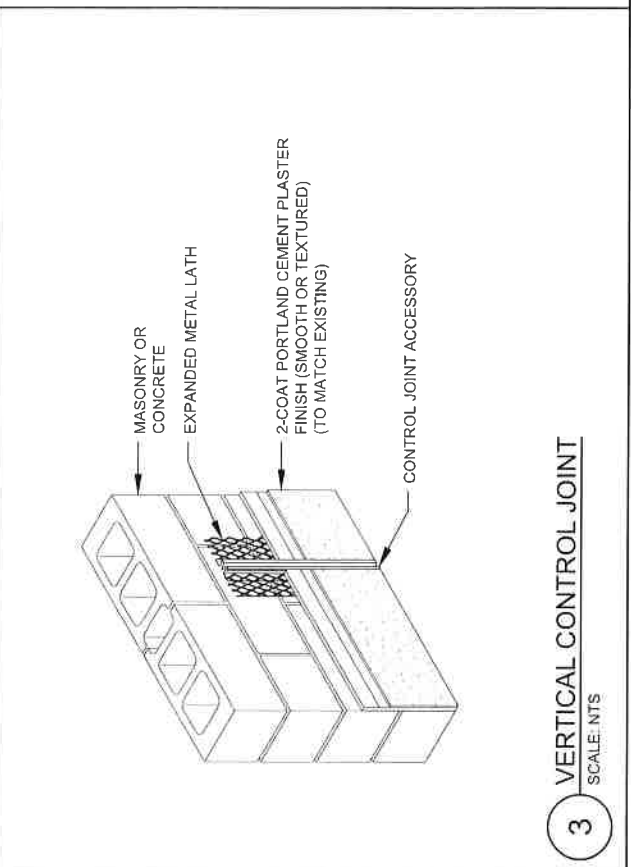
STUCCO ACCESSORY NOTES:

1. EMBED CONTROL JOINT IN SEALANT, AT ALL INTERSECTIONS.
2. CUT FLANGES OF CONTROL JOINT SO AS TO CREATE A TIGHT FIT WITH A UNIFORM DEPTH.
3. PROVIDE BEDDING SEALANT AREA BEHIND CONTROL JOINT INTERSECTION

4 CONTROL JOINT ENDS / CORNERS
SCALE: NTS



1 HORIZONTAL CONTROL JOINT
SCALE: NTS



3 VERTICAL CONTROL JOINT
SCALE: NTS

EXTERIOR LATH INSPECTION CHECKLIST (PER ASTM C1063)

INSTALLATION:

WALL SHEATHING

- WHEN PLYWOOD IS USED FOR SHEATHING, A MINIMUM OF 1/8" SEPARATION SHALL BE PROVIDED BETWEEN ADJOINING SHEETS TO ALLOW FOR EXPANSION (TABLE 3, NOTE A).

CONTROL JOINTS

- INSTALLED WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL (7.11.4.3)
- INSTALLED IN WALLS TO DELINEATE AREAS NOT MORE THAN 144 SQUARE FEET FOR WALLS AND 100 SQUARE FEET FOR CEILINGS (7.11.4.1).
- DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET WITH A LENGTH-TO-WIDTH RATIO NOT EXCEEDING 2½ TO 1 (7.11.4.2).
- FLANGES SECURED AT NO MORE THAN 7" INTERVALS (7.11.1.1).
- CASING BEADS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS (7.11.3).
- CONTROL JOINT SEPARATION NO LESS THAN 1/8" (7.11.4) [CLEAN CONTROL JOINTS TO MAINTAIN THE MINIMUM 1/8" SPACE].

LATH

- SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS BUT MUST BE TIED AT EACH SIDE (7.10.1.4)
- SHALL BE ATTACHED TO FRAMING MEMBERS SPACED NO MORE THAN 7" (7.9) (7.10.2.1).
- PAPER BACKING SHALL LAP MINIMUM 2" (7.8.3.1). METAL LATH SHALL LAP MINIMUM ½" AT SIDES AND 1" AT ENDS WITH PAPER AND WIRE TO WIRE (7.8.2) (7.8.3).
- SIDE LAPS OF METAL PLASTER BASES SECURED TO FRAMING MEMBER OR TIED BETWEEN SUPPORTS WITH 0.0475" WIRE AT INTERVALS NO MORE THAN 9" O.C. (7.8.1).
- LATH APPLIED WITH LONG DIMENSION AT RIGHT ANGLES TO SUPPORTS (7.10.1.2).
- ENDS OF ADJOINING PLASTER BASES STAGGERED (7.10.1.3).

MATERIALS:

EXPANDED METAL LATH - TO MEET ASTM C847, GALVANIZED (2.1)

- METAL PLASTER BASES SHALL BE FURRED AWAY FROM VERTICAL SUPPORTS OR SOLID SURFACES AT LEAST ½". SELF-FURRING LATH MEETS FURRING REQUIREMENTS; EXCEPT, FURRING OF EXPANDED METAL LATH IS NOT REQUIRED ON SUPPORTS HAVING A BEARING SURFACE OF 1 9/8" OR LESS (TABLE 3, NOTE B). (PAPER-BACKED DIAMOND-MESH FLAT LATH COMMONLY FOUND IN CONSTRUCTION MAY NOT BE USED WHEN APPLIED OVER SOLID WALL SHEATHING).
- A SELF-FURRING METAL PLASTER BASE HAS EVENLY-SPACED INDENTATIONS THAT HOLD THE BODY OF THE LATH APPROXIMATELY ¼" AWAY FROM SOLID SURFACES (3.2.4).

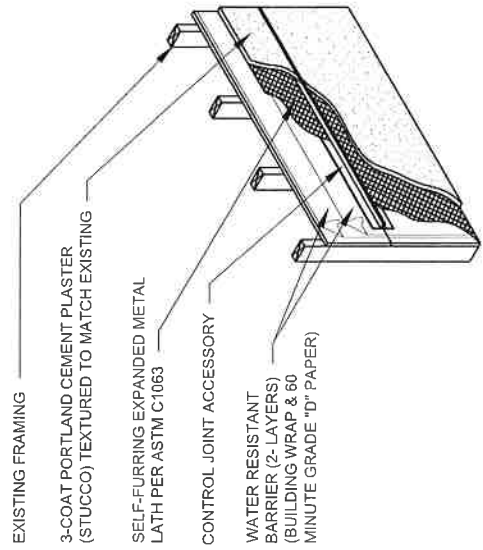
FASTENERS

- NAILS - FOR ATTACHING TO WOOD SUPPORTS, 0.1205" (11 GAUGE) DIAMETER, 7/16" HEAD, BARBED, GALVANIZED ROOFING OR COMMON NAILS (6.7.1); NOT LESS THAN 3/4" LONG (6.7.1.1).
- 1½" ROOFING NAILS TO HORIZONTAL MEMBERS AND 6D COMMON NAILS OR 1" ROOFING NAILS TO VERTICAL MEMBERS, OR 1" WIRE STAPLES WITH CROWNS NOT LESS THAN ¾" ENGAGING AT LEAST THREE STRANDS OF LATH. ALL FASTENERS TO PENETRATE NOT LESS THAN ¾" TO STRUCTURAL MEMBERS (7.10.2.2).
- SCREWS - SHALL HAVE 7/16" DIAMETER WAFER PAN HEAD AND 0.120" DIAMETER SHANK. #8 SCREWS FOR ATTACHING TO METAL FRAMING SHALL BE SELF-DRILLING AND SELF-TAPPING. SCREWS FOR ATTACHING TO WOOD FRAMING SHALL BE SHARP-POINT (6.7.2).

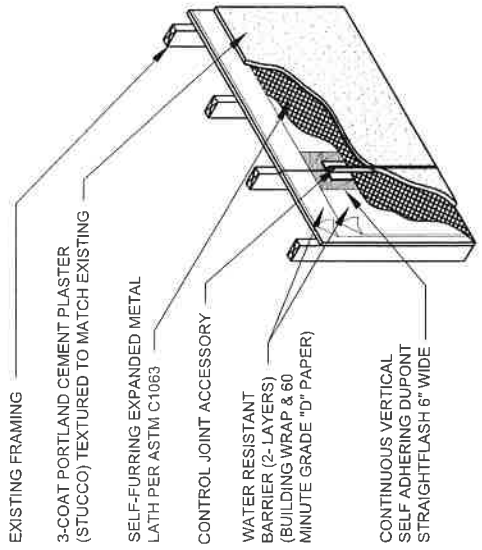
FRAMING MEMBERS - DEFINED AS STUDS, JOIST, OR RUNNER TRACK IN WOOD OR LIGHT GAGE STEEL (3.2.5). (THIS MEANS THAT STRUCTURAL PLYWOOD, OSB, OR OTHER SHEATHING ARE NOT FRAMING MEMBERS).

STUCCO REPAIR:

1. APPLICATION OF STUCCO TO COMPLY WITH ASTM C926.
2. WIRE LATH: HOT DIPPED GALVANIZED DIAMOND MESH.
3. CORNER CASING BEADS TO BE PLASTIC.
4. INSTALL CORNER BEAD & WIRE LATH AND ACCESSORIES AS REQUIRED TO PROVIDE A UNIFORM AND CONTINUOUS TRANSITION BETWEEN THE REPAIR AND EXISTING UNDISTURBED AREAS.
5. APPLY STUCCO FINISH TO AREAS DESIGNATED FOR REPAIR



1 HORIZONTAL CONTROL JOINT
SCALE: NTS



2 VERTICAL CONTROL JOINT
SCALE: NTS

DELTA
ENGINEERING
A Division of
RIMMUS CONSULTING GROUP, INC.
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PROJECT NAME: **BUILDINGS REPAIRS & RELATED WORK**

CLIENT: BORDAUX VILLAGE
1401 MANATEE AVE, SUITE 300
BRADENTON, FL 34205

PROJECT NO.: UR2401-313
DRAWN BY: DWY
CHECKED BY: DWY
DATE: 12/15/2023

DESCRIPTION: DRAWING SET ISSUE (REVISIONS)
TR: 12-15-2023 FOR REVIEW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (THE EDITION IN FORCE AND THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 632 AND CHAPTER 441 OF THE FLORIDA STATUTES AND THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS. THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 632 AND CHAPTER 441 OF THE FLORIDA STATUTES AND THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS. AFTER THE DATE IT IS SIGNED OR AFTER A NEWER EDITION OF THE BUILDING CODE BEING APPLICABLE HAS BEEN ADOPTED. 12/15/2023 12:15:23

PRELIMINARY
NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
LIC.# 49721

STUCCO DETAILS

S-4.2

DELTA ENGINEERING
A Member Company
RINKUS CONSULTING GROUP, INC.
1000 TECHNOLOGY TERRACE
OFFICE: (941) 727-6600 FAX: (941) 758-5012
FLC# 48301

CENTRAL FLORIDA HOMES CONSTRUCTION GROUP, INC.
10000 WINDY HOLLOW DRIVE, SUITE 100
ORLANDO, FLORIDA 32837
WITHOUT FIRST OBTAINING WRITING PERMISSION.

PROJECT NAME: **BUILDINGS REPAIRS & RELATED WORK**

CLIENT: BORDEAUX VILLAGE
13000 FOREST BLVD
BORDEAUX VILLAGE
CLIFTONVILLE, FL 33782

PROJECT NO. UR2331313

DRAWN BY: []
CHECKED BY: []
DATE: []

DRAWING SET / ISSUE / REVISIONS

NO.	DATE	DESCRIPTION	BY	APP. BY
1	8/14/2024	PER-METRIC		

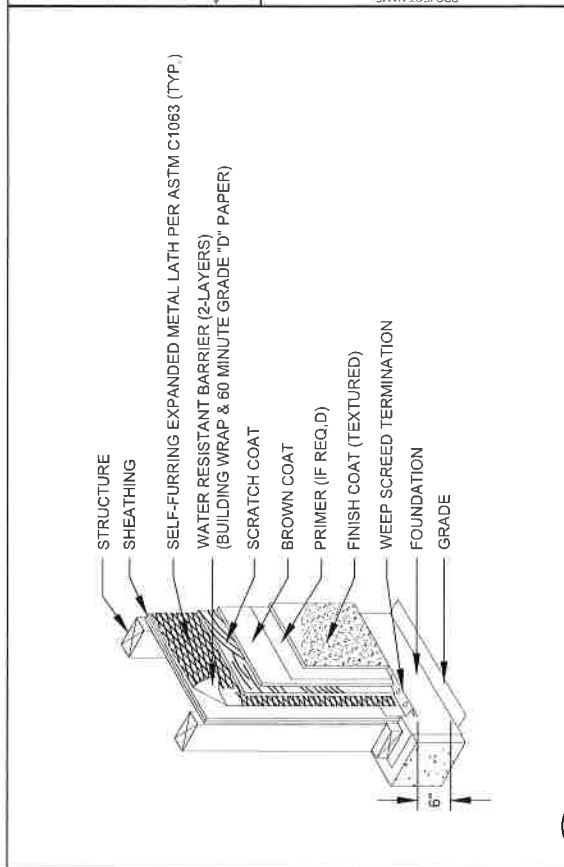
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LIC. # 03721

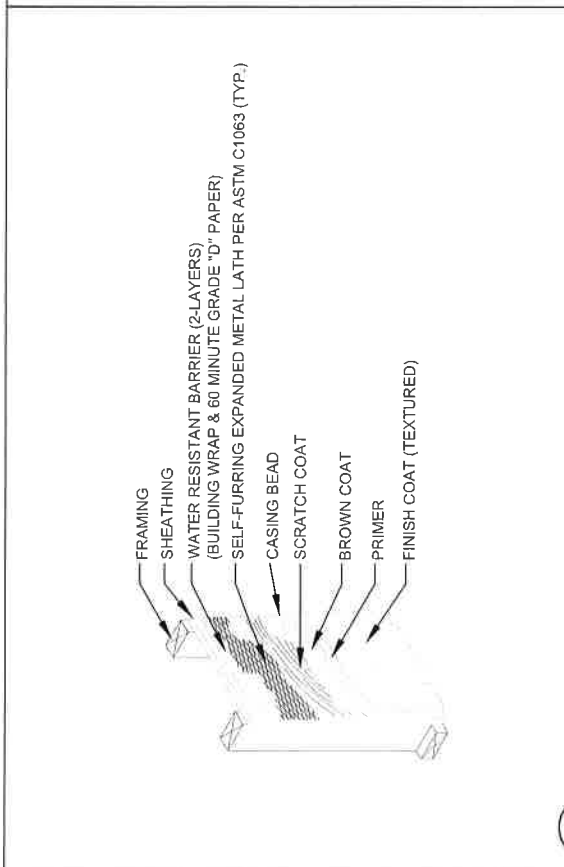
STUCCO DETAILS

S-4.3

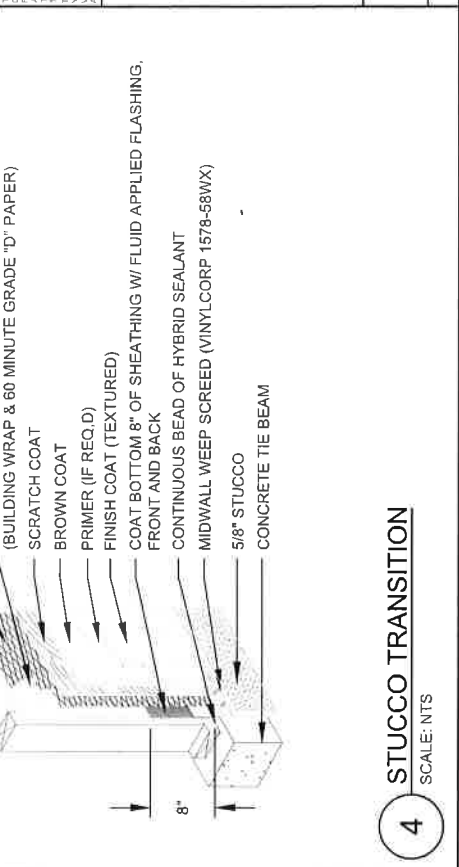
PRELIMINARY
NOT FOR CONSTRUCTION



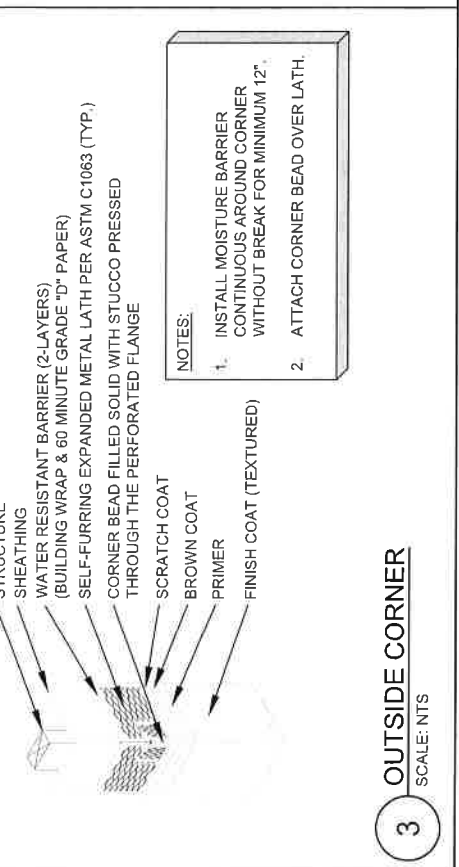
1 SYSTEM COMPONENTS
SCALE: NTS



2 STUCCO TERMINATION AT GRADE
SCALE: NTS



3 OUTSIDE CORNER
SCALE: NTS



4 STUCCO TRANSITION
SCALE: NTS

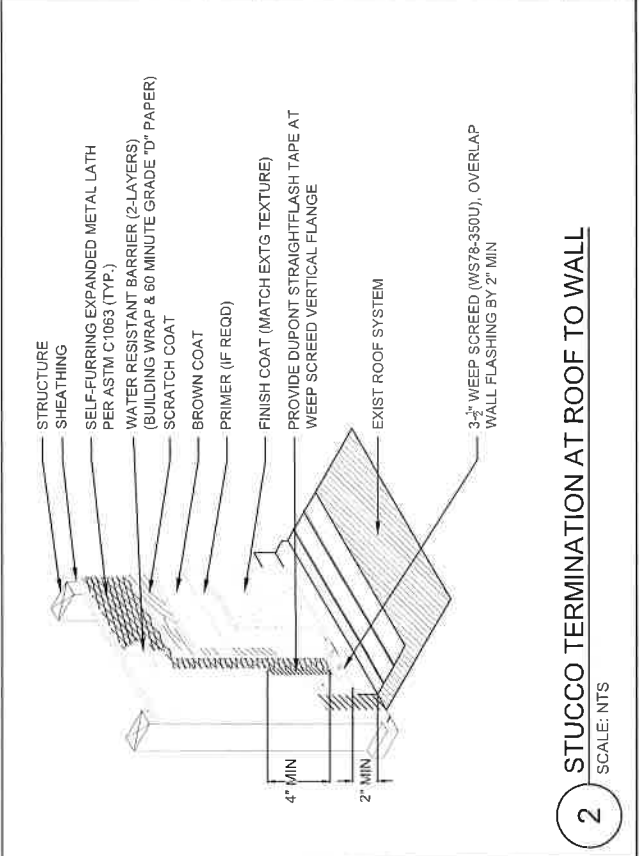
CLIENT:	BORDEAUX VILLAGE 1308 ECHET BLVD CLERMONT, FL 33782
PROJECT NO.:	132001-1-1
DRAWN BY:	DEW
APPROVED BY:	DEW
DRAWING SET (ISSUE / REVISIONS)	
REVISION DATE	DESCRIPTION
FR	6-14-2003

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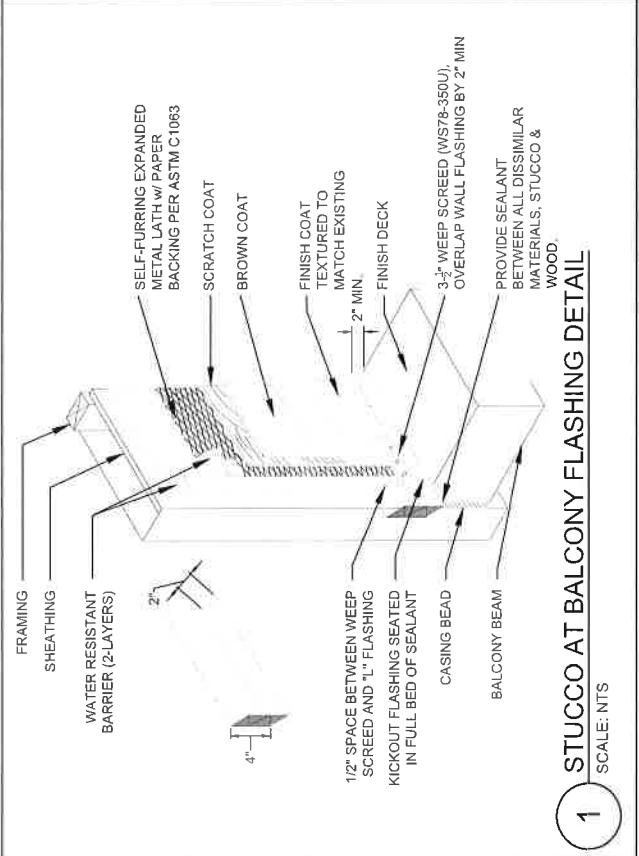
BRUCE D. MILLER P.E.
LIC # 4721

STUCCO DETAILS
S-4.4

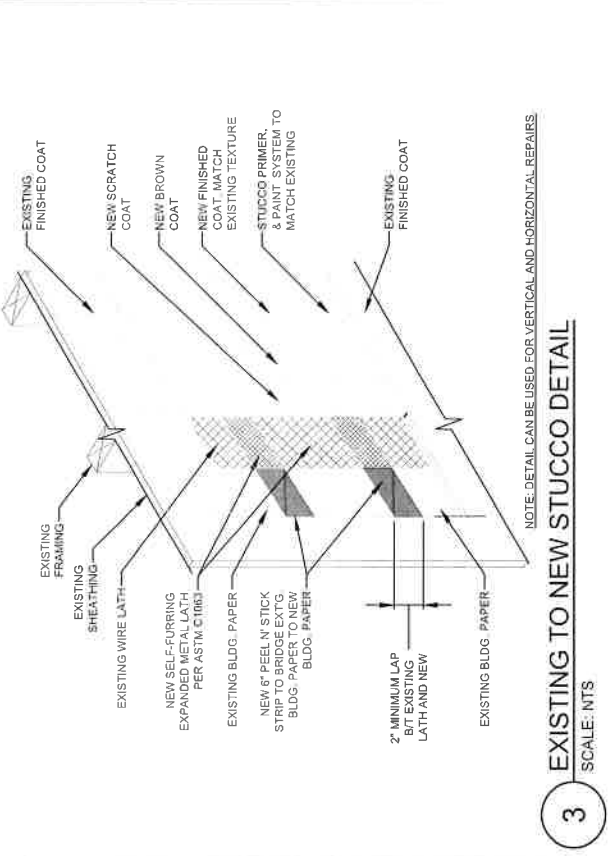


2 STUCCO TERMINATION AT ROOF TO WALL
SCALE: NTS

- STUCCO NOTES:**
- INSTALL STUCCO PER MANUFACTURER'S INSTRUCTIONS AND THE FOLLOWING STANDARDS
 - ASTM C926 SPECIFICATION FOR APPLICATION OF PORTLAND CEMENT BASED PLASTER
 - ACI (AMERICAN CONCRETE INSTITUTE) 524 GUIDE TO PORTLAND CEMENT BASED PLASTER
 - ASTM C159 SPECIFICATION FOR PORTLAND CEMENT
 - ANSI A42.2 SPECIFICATION FOR PORTLAND CEMENT PLASTERING, EXTERIOR (STUCCO)
 - PCA (PORTLAND CEMENT ASSOCIATION) PLASTER MANUAL
 - STUCCO OVER FRAMED, SHEATHED WALLS.
 - INSTALL CODE COMPLAINT MOISTURE RESISTANT BARRIER PER SPECIFICATION SECTION.
 - GALVANIZED DIAMOND MESH METAL LATH PER ASTM C1063.
 - STUCCO THICKNESS SHALL BE 7/8" APPLIED IN (3) COATS
 - INSTALL ACCESSORIES IN ACCORDANCE WITH ASTM C1063, AND COORDINATE DEPTH OF TRIM AND ACCESSORIES WITH THICKNESS AND NUMBER OF PLASTER COATS REQUIRED
 - APPLY THE STUCCO IN DISCRETE PANELS WITHOUT INTERRUPTION TO AVOID COLD JOINTS AND DIFFERENCES IN APPEARANCE. ABUT WET STUCCO TO SET STUCCO AT NATURAL OR ARCHITECTURAL BREAKS IN THE WALL SUCH AS EXPANSION JOINTS, PLASTERS, TERMINATION, OR CHANGE IN PLANE. ADJUST APPLICATION, SCHEDULING AND CURING OF STUCCO TO PREVENT RAPID LOSS OF MOISTURE AS NECESSARY TO ACHIEVE A SATISFACTORY STUCCO INSTALLATION. DO NOT INSTALL STUCCO DURING EXTREMELY HOT, DRY AND/OR WINDY CONDITIONS. COMPLETELY EMBED LATH AND FLANGES OF ACCESSORIES AND COMPLETELY COVER ATTACHMENTS WITH STUCCO. MOIST CURE STUCCO MINIMUM 48 HOURS FOR OPTIMUM STRENGTH GAIN AND RESISTANCE TO CRACKING. THE FINISHED INSTALLATION MUST BE TRUE, PLUMB AND SQUARE. SHOULD STUCCO GET INTO CONTROL OR EXPANSION JOINTS, REMOVE THE STUCCO FROM WITHIN THE JOINT BEFORE THE STUCCO SETS.

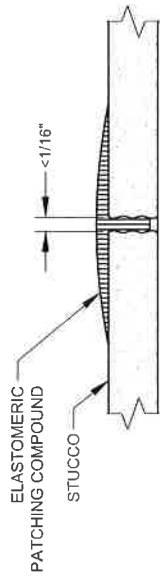


1 STUCCO AT BALCONY FLASHING DETAIL
SCALE: NTS



3 EXISTING TO NEW STUCCO DETAIL
SCALE: NTS

NOTE: DETAIL CAN BE USED FOR VERTICAL AND HORIZONTAL REPAIRS

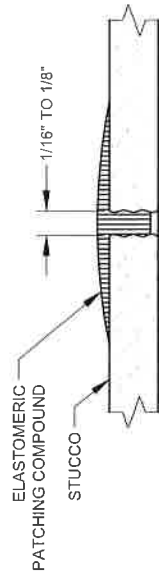


SHRINKAGE OR HAIRLINE CRACKS (UP TO 1/16"):

1. APPLY A DETAIL COAT OF A BRUSH GRADE ELASTOMERIC PATCHING COMPOUND (SMOOTH OR TEXTURED) GENEROUSLY WORKING FIRMLY INTO CRACK OR VOID.
2. USING A BROAD KNIFE OR A BRUSH, "FEATHER" OR STIPPLE THE MATERIAL ON EACH SIDE. REDUCTION IN THICKNESS HELPS CONCEAL THE PATCH AND ALLOWS THE ELONGATION CHARACTERISTICS OF THE PATCHING COMPOUND TO WORK EFFECTIVELY.
3. ALLOW PATCHING COMPOUND TO THOROUGHLY CURE BEFORE TOP COATING.

1 STUCCO CRACK REPAIR #1

SCALE: NTS

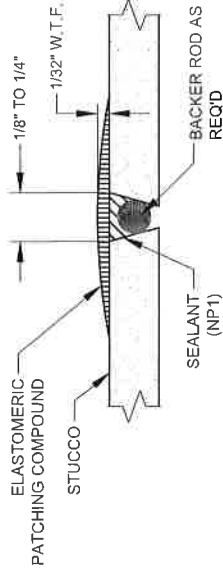


CRACKS (1/16" TO 1/8"):

1. CRACKS 1/16" TO 1/8" SHOULD BE RAKED OUT WITH A KNIFE, FLUSH CLEAN WITH WATER. ALLOW TO DRY THOROUGHLY.
2. SEAL WITH SURFACE CONDITIONER/PRIMER.
3. USING A BROAD KNIFE OR A BRUSH, "FEATHER" OR STIPPLE THE MATERIAL ON EACH SIDE. THICKNESS OF 1/32" AT CENTER SHOULD BE SMOOTHED TO 0" OVER A 2" AREA. HIS GRADUAL REDUCTION IN THICKNESS HELPS CONCEAL THE PATCH AND ALLOWS THE ELONGATION CHARACTERISTICS OF THE PATCHING COMPOUND TO WORK EFFECTIVELY.
4. ALLOW PATCHING COMPOUND TO THOROUGHLY CURE BEFORE TOP COATING.

2 STUCCO CRACK REPAIR #2

SCALE: NTS



CRACKS (1/8" TO 1/4"):

1. CRACKS 1/8" TO 1/4" SHOULD BE RAKED LARGER THAN 1/4" WIDE AND 1/4" DEEP TO FORM A V-SHAPE. FLUSH WITH WATER. ALLOW TO DRY THOROUGHLY.
2. SEAL WITH SURFACE CONDITIONER/PRIMER.
3. INSERT APPROPRIATE SIZE CLOSED CELL FOAM BACKER ROD, IF NEEDED.
4. APPLY POLYURETHANE SEALANT. GUN MATERIAL FIRMLY INTO CRACK (FIRMLY SECURE BACKER ROD, IF USED), LEAVING NO POCKETS.
5. ALLOW POLYURETHANE SEALANT TO THOROUGHLY CURE.
6. ALLOW SEALANT TO DRY AND COAT WITH KNIFE GRADE ELASTOMERIC PATCHING COMPOUND (SMOOTH OR TEXTURED) THICKNESS SHOULD BE MIN. 1/32" W.F.T. AT CENTER.
7. USING A BROAD KNIFE OR A BRUSH, "FEATHER" OR STIPPLE THE MATERIAL ON EACH SIDE. THICKNESS OF 1/32" AT CENTER SHOULD BE SMOOTHED TO 0" OVER A 2" AREA. HIS GRADUAL REDUCTION IN THICKNESS HELPS CONCEAL THE PATCH AND ALLOWS THE ELONGATION CHARACTERISTICS OF THE PATCHING COMPOUND TO WORK EFFECTIVELY.
8. ALLOW PATCHING COMPOUND TO THOROUGHLY CURE BEFORE TOP COATING.

3 STUCCO CRACK REPAIR #3

SCALE: NTS

DELTA ENGINEERING
 BUILDERS CONSULTING GROUP, INC.
 10000 CENTRAL EXPRESSWAY, SUITE 100
 TAMPA, FLORIDA 33613
 OFFICE: (813) 722-2600 FAX: (813) 722-5012
 FL. E.B. 66301
 C. DUNN, P.E. MEMBER, REGISTERED PROFESSIONAL ENGINEER
 13000 EGRET BLVD.
 HOPKINSVILLE, KY 40516
 61261 BOWMAN CONSULTING GROUP, INC.

PROJECT NAME: BUILDINGS REPAIRS & RELATED WORK
 CLIENT: BORDEAUX VILLAGE ASSOCIATION, INC. 1403 BOWMAN BLVD. BOCA RATON, FL 33433
 PROJECT NO.: UR2021-113
 DRAWN BY: DEW
 CHECKED BY: BSH
 APPROVED BY: GWW
 REVISION: DATE DESCRIPTION
 #1: 8/20/21 POA REPAIR

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE FLORIDA BUILDING CODE (THE FLORIDA STATE BUILDING CODE) AND THE APPLICABLE PRECAST CONCRETE STANDARDS AS DETERMINED BY THE FLORIDA STATE BOARD OF BUILDING OFFICIALS. THE ENGINEER HAS NOT CONDUCTED VISUAL INSPECTION OF THE BUILDING CODE HAVING JURISDICTION IS OBSERVED, WHICHEVER OCCURS FIRST.

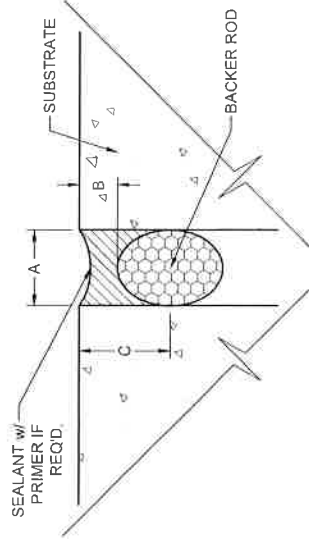
PRELIMINARY
 NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
 LIC. # 49721

CRACK REPAIR DETAILS
 S-4.5

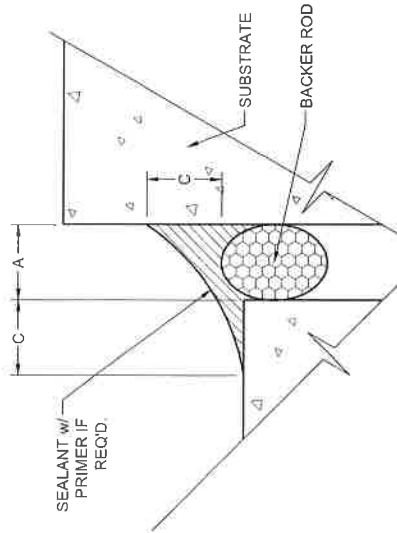
SEALANT REMOVAL NOTES:

1. CUT OUT EXTG SEALANT AND REMOVE EXTG BACKER ROD.
2. USING MECHANICAL ABRASION, COMPLETELY REMOVE ALL TRACES OF THE EXTG SEALANT FROM THE SUBSTRATE AND ADJACENT SURFACES. REMOVE THE EXTG RESIDUE FROM THE INSIDE OF THE JOINT. EXTREME CARE MUST BE TAKEN TO AVOID DAMAGING THE SUBSTRATE.
3. BLOW JOINTS WITH OIL-FREE COMPRESSED AIR TO REMOVE ALL DUST AND DEBRIS. THE JOINTS MUST BE THOROUGHLY CLEAN, DRY AND FROST FREE BEFORE INSTALLING SEALANT.



1 TYP. SEALANT BUTT JOINT

SCALE: NTS

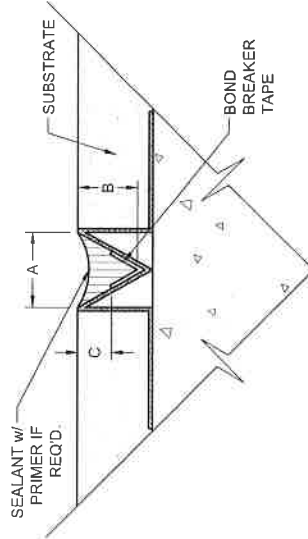


2 TYP. SEALANT FILLET JOINT

SCALE: NTS

SURFACE PREPARATION AND SEALANT APPLICATION:

1. INSTALL PRIMER IF REQUIRED TO OBTAIN ADHESION. BACKER ROD AND SEALANT IN ACCORDANCE WITH MFR'S AND SWRI'S GUIDELINES.
2. FIELD ADHESION TESTS ARE REQUIRED TO ENSURE SEALANT PERFORMANCE.
3. JOINT PREPARATION AND SEAL APPLICATION:
 - A. CLEAN - JOINT SURFACES MUST BE CLEAN, DRY, DUST FREE AND FROST FREE
 - B. PRIME - IF REQUIRED TO OBTAIN ADHESION, PRIMER IS APPLIED TO THE CLEANED SURFACE(S)
 - C. PACK - BACKER ROD OR BOND BREAKER AS REQUIRED
 - D. SHOOT - SEALANT IS APPLIED BY "PUSHING THE BEAD" INTO THE JOINT CAVITY
 - E. TOOL - DRY TOOLING IN ACCORDANCE WITH SWRI'S GUIDELINES TO STRIKE A FLUSH JOINT AND TO MAKE CERTAIN THE SEALANT HAS THE PROPER CONFIGURATION AND FULLY CONTACTS THE JOINT WALLS.



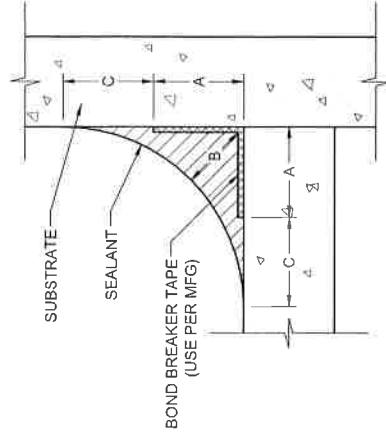
3 STUCCO ACCESSORY SEALANT JOINT

SCALE: NTS

GENERAL NOTES:

1. DIMENSIONS A AND C - 1/4" MIN
2. RATIO OF A:B - APPROX. 2:1 MIN (BUTT JOINTS ONLY)
3. DIMENSION B - 1/4" MIN, 1/2" MAX
4. DIMENSION A - 1-1/2" MAX (BUTT JOINTS ONLY)
5. BOND BREAKER TAPE OR BACKER ROD MUST BE PRESENT IF JOINT MOVEMENT IS ANTICIPATED
6. BACKER ROD Ø - APPROX. 1-1/2 TIMES THE JOINT WIDTH
7. TOOL JOINT SURFACE CONCAVE
8. AT HORIZONTAL TO VERTICAL JOINTS, TOOL SEALANTS TO ENSURE POSITIVE RUNOFF OF WATER

A	JOINT WIDTH
B	SEALANT DEPTH
C	CONTACT WIDTH



4 TYP. SEALANT FILLET JOINT

SCALE: NTS

DELTA
ENGINEERING
A Division of
RANKINS CONSULTING GROUP, INC.
1805 TECHNICAL CENTER DRIVE
LAKELAND, FL 33811
OFFICE: (813) 727-2800 FAX: (813) 728-9912
FL E.B. #9301
LICENSED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL SURVEYOR
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
REGISTERED PROFESSIONAL MECHANICAL ENGINEER
REGISTERED PROFESSIONAL CHEMICAL ENGINEER
REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
REGISTERED PROFESSIONAL NUCLEAR ENGINEER
REGISTERED PROFESSIONAL PETROLEUM ENGINEER
REGISTERED PROFESSIONAL SAFETY ENGINEER
REGISTERED PROFESSIONAL TRANSPORTATION ENGINEER
REGISTERED PROFESSIONAL WATERSUPPLY ENGINEER

BUILDINGS REPAIRS & RELATED WORK

PROJECT NAME:
BORDEAUX VILLAGE
13009 EIGHT BLVD
CLEARWATER, FL 3762

CLIENT: BORDEAUX VILLAGE
ASSOCIATION NO. 2, INC
1400 MANABEE AVE, SUITE 300
LAKELAND, FL 33811
PROJECT NO. PL 18000001013
DRAWN BY: DEW
CHECKED BY: UWW
APPROVED BY: BOU

DRAWING SET / ISSUE / REVISIONS

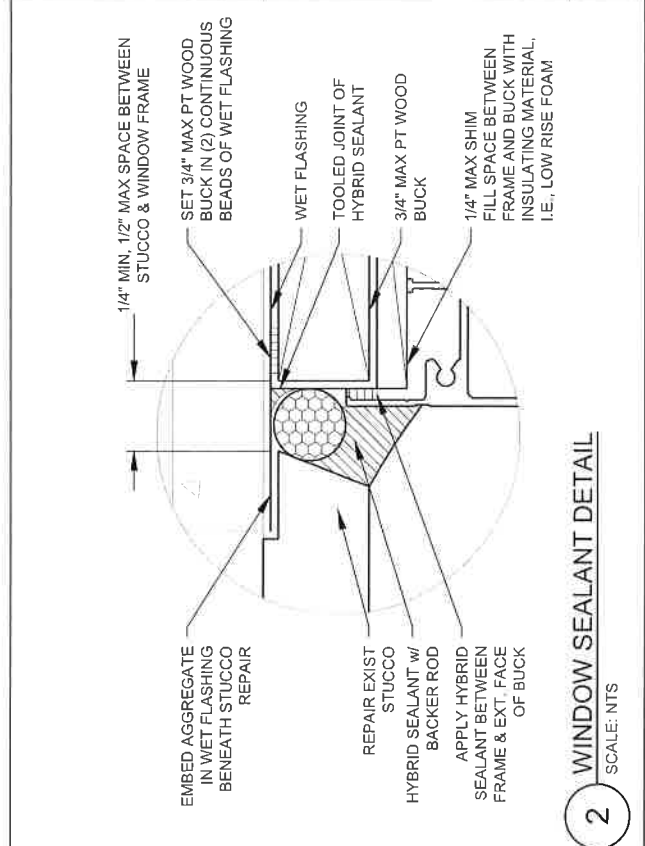
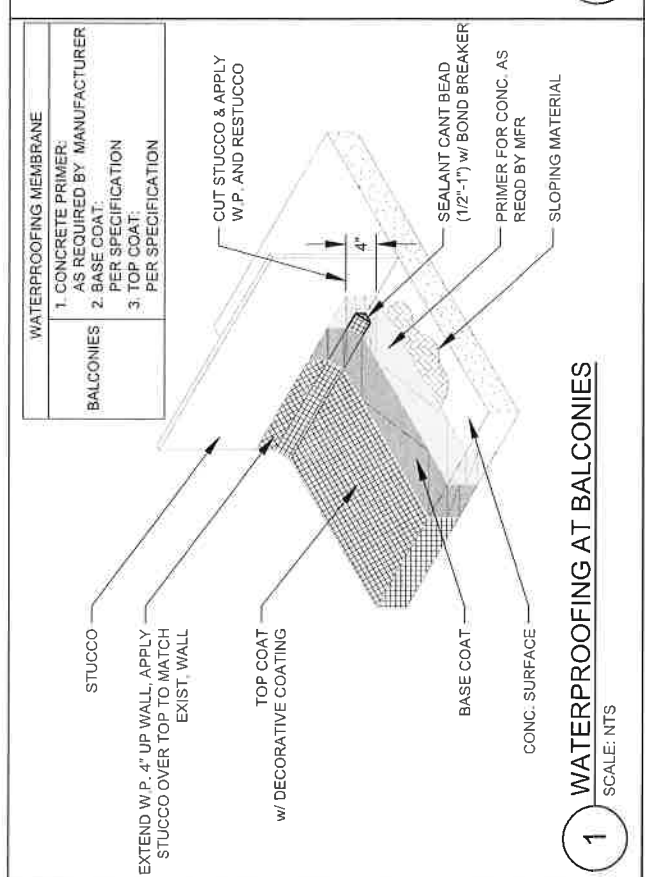
REVISION	DATE	DESCRIPTION
FR	6-16-2021	FOR REVIEW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PRE-SAFETY STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS AND THE BOARD OF PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS. THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. ANY CHANGES TO THIS VERSION OF THE DRAWING CODE HAVING JURISDICTION IS ADAPTED, WHICHEVER OCCURS FIRST.

PRELIMINARY
NOT FOR CONSTRUCTION

BRYCE D. MILLER, P.E.
LIC.# 43721

SEALANT DETAILS
S-5.0



DELTA
ENGINEERING
A General Contractor
RIMKUS CONSULTING GROUP, INC.
10403 TECHNOLOGY TERRACE
LAKEWOOD RAUCH, FL 33411
OFFICE: (941) 227-2600, FAX: (941) 758-5012
FL E.B. 89391

BUILDINGS REPAIRS & RELATED WORK
PROJECT NAME: BORDEAUX VILLAGE
1900 EGRET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE
ASSOCIATION, NO. 2, INC.
1401 W. BAYVIEW BLVD., SUITE 300
BRACKENTON, FL 32905
PROJECT NO.: UR23N1313
DRAWN BY: DEW
CHECKED BY: GAW
APPROVED BY: BOW
DRAWING SET ISSUE / REVISIONS
REVISION | DATE | DESCRIPTION
PR | 8-15-2023 | FOR REVIEW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS AND SPECIFICATIONS COMPLY WITH THE BUILDING AND PROFESSIONAL STANDARDS AND THE APPLICABLE PRESENTLY STANDARDS AS DETERMINED BY THE BOARD OF PROFESSIONAL ENGINEERS, CHAPTER 475, AND CHAPTER 473 OF THE FLORIDA STATUTES. THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. ANY REVISIONS OR VERSIONS OF THE BUILDING CODE HAVING JURISDICTION IS ACCEPTED. ANY CHANGES SHALL BE INDICATED BY A RED LINE.

PRELIMINARY
NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
LIC. #43721

WATERPROOFING & SEALANT DETAILS
S-5.1

GENERAL NOTES:

REPAIR MORTAR: SEE PROJECT MANUAL SECTION 031330 CONCRETE REHABILITATION

REINFORCING STEEL: ASTM A615 GRADE 60.

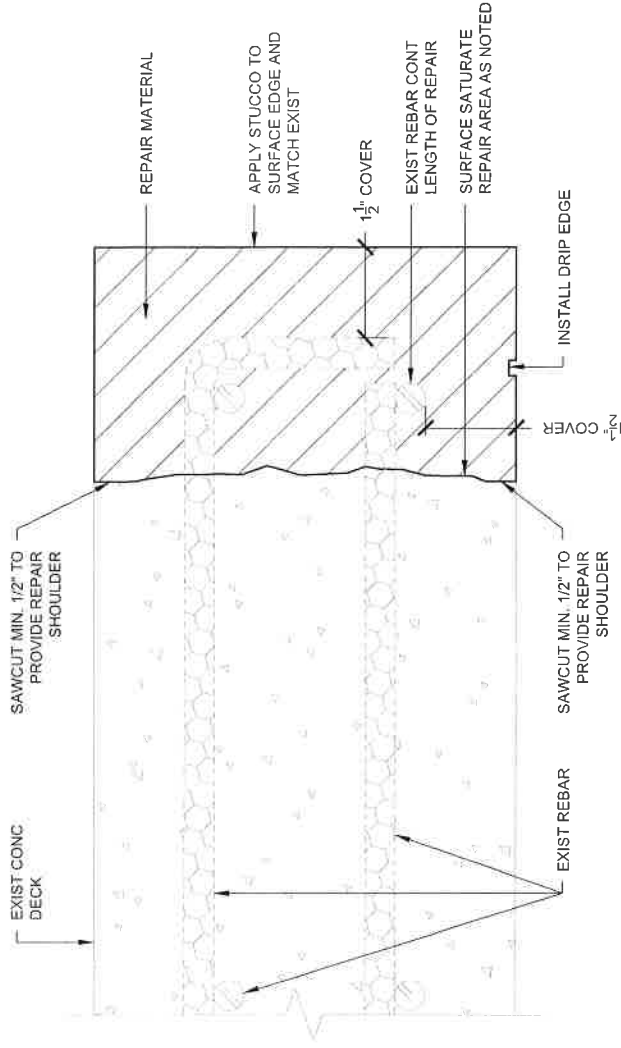
REINFORCING BAR COVER: MINIMUM 1-1/2". IF 1-1/2" COVER IS NOT ATTAINABLE, CONTACT ENGINEER FOR ALTERNATE CORROSION PREVENTIVE TECHNIQUES ALLOWED BY ACI.

REFERENCES:

- FLORIDA BUILDING CODE LATEST EDITION
- ICR CONCRETE REPAIR MANUAL
- ICR GUIDE # 310.1R - SURFACE PREPARATION FOR THE REPAIR OF DETERIORATED CONCRETE.
- ICR GUIDE # 320.1 - SELECTING APPLICATION METHODS FOR THE REPAIR OF CONCRETE.
- ICR GUIDE # 1301R - METHODS OF MEASUREMENT FOR CONCRETE REPAIR
- ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- ACI 562 - CODE REQUIREMENTS FOR ASSESSMENT, REPAIR & REHABILITATION OF EXISTING CONCRETE STRUCTURES.
- ACI 546 - MATERIALS SELECTION FOR CONCRETE REPAIR.

NOTE:

- REINFORCING STEEL INDICATED MAY NOT BE REPRESENTATIVE OF EXISTING CONDITIONS. CONTRACTOR MUST VERIFY IN THE FIELD & NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTACT ENGINEER IF EXISTING REINFORCING STEEL HAS LOST SIGNIFICANT CROSS SECTIONAL AREA (GREATER THAN 20%).



1 CONCRETE SLAB EDGE FULL DEPTH REPAIR
SCALE: NTS

CONCRETE REPAIR NOTES:

1. PRIOR TO REPAIR, DETERMINE THE EFFECTS OF THE REMOVAL OF CONCRETE ON THE STRUCTURE AND PROVIDE SHORING AS NECESSARY.
2. DETERMINE APPROXIMATE BOUNDARY EDGES OF THE DAMAGED CONCRETE.
3. PROVIDE A MINIMUM 1/2" DEPTH SAW CUT USING STRAIGHT EDGE REGULAR SHAPED PATTERNS. SAW CUT 90 DEGREES AROUND THE LIMITS OF THE REPAIR TO PREVENT FEATHERING OF THE PATCH MATERIAL. DO NOT CUT ANY REINFORCING, EXCEPT AS DIRECTED BY THE ENGINEER.
4. REMOVE ALL SPALLED, LOOSE, AND UNSOUND CONCRETE IN THE AREA OF DETERIORATION SHALL BE PERFORMED WITH SMALL POINTED TOOLS TO PREVENT MICRO CRACKING USING A MAXIMUM 15-POUND CHIPPING HAMMER (U.O.).
5. CONCRETE SHALL BE REMOVED COMPLETELY AROUND REINFORCING STEEL, PROVIDING A MINIMUM OF 3/4" BETWEEN THE REINFORCING STEEL AND THE CONCRETE.
6. THE AREA OF CONCRETE TO BE REMOVED SHALL EXTEND ALONG THE LENGTH OF THE REINFORCING STEEL TO LOCATIONS FREE OF BOND INHIBITING CORROSION AND TO A POINT WHERE THE CONCRETE IS WELL BONDED TO THE REINFORCING STEEL.
7. IF NON-CORRODED REINFORCING STEEL IS EXPOSED, CARE WILL BE TAKEN NOT TO DAMAGE THE REINFORCING STEEL BOND TO THE SURROUNDING CONCRETE
8. PREPARE ALL CONCRETE SURFACES TO RECEIVE THE REPAIR MATERIAL TO ANCHOR THE PATCH MATERIAL ADEQUATELY. A SURFACE PROFILE EXPOSED EQUIVALENT TO CSP-7 SHOULD BE ACHIEVED.
9. REMOVE ALL RUST AND SCALING OF THE REINFORCING STEEL THOROUGHLY BY MECHANICAL MEANS OR SAND BLASTING.
10. THE PREPARED CONCRETE SURFACE SHALL BE SATURATED SURFACE DRY (SSD) AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
11. APPLY APPROVED REINFORCING STEEL BAR COATING WITH A STIFF BRISTLE AS RECOMMENDED BY THE MANUFACTURER TO COVER ALL EXPOSED STEEL
12. APPLY A SCRUB COAT TO REPAIR AREA FILLING ALL PORES AND VOIDS. WHILE SCRUB COAT IS STILL WET, APPLY AND CURE REPAIR MORTAR / CONCRETE SUITABLE FOR VERTICAL OR FORM & POUR PLACEMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
13. FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED ADEQUATE STRENGTH.



RIMKUS CONSULTING GROUP, INC.
14000 BIRCHWOOD DRIVE, SUITE 100
LAKESIDE BLVD., SUITE 100
OFFICE: (941) 727-2600 FAX: (941) 758-5012

FL E B #8301

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0-2073 RIMKUS CONSULTING GROUP, INC.

BUILDINGS REPAIRS & RELATED WORK

PROJECT NAME:

CLIENT	BORDEAUX VILLAGE ASSOCIATION, INC. 14800 EGRET BLVD BOCA RATON, FL 33433
PROJECT NO.	UR20101313
DRAWN BY	DAW
CHECKED BY	DAW
APPROVED BY	SDM
DRAWING SET	ISSUE / REVISIONS
REVISION	DATE DESCRIPTION
PR	10-18-2010 FOR REVIEW

TO: THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PRE-CODED STANDARDS AS DETERMINED BY THE ENGINEER. THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. THE ENGINEER'S LIABILITY FOR THE BUILDING CODE WHICH JURISDICTIONS IS APPLIED, IN THESE CASES, OCCURS FIRST.



PRELIMINARY
NOT FOR CONSTRUCTION

CONCRETE REPAIR DETAILS

S-6.0

GENERAL NOTES:

REPAIR MORTAR: SEE PROJECT MANUAL SECTION 031330 CONCRETE REHABILITATION.

REINFORCING STEEL: ASTM A615 GRADE 60.

REINFORCING BAR COVER: MINIMUM 1-1/2" IF 1-1/2" COVER IS NOT ATTAINABLE, CONTACT ENGINEER FOR ALTERNATE CORROSION PREVENTIVE TECHNIQUES ALLOWED BY ACI.

REFERENCES:

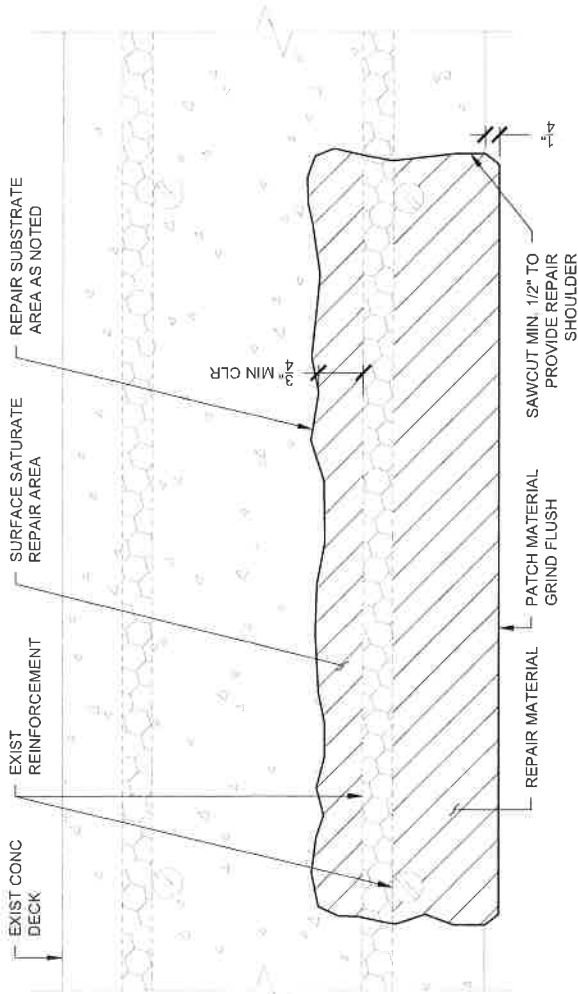
- FLORIDA BUILDING CODE LATEST EDITION
- ICRI CONCRETE REPAIR MANUAL
- ICRI GUIDE # 310.1R - SURFACE PREPARATION FOR THE REPAIR OF DETERIORATED CONCRETE.
- ICRI GUIDE # 320.1 - SELECTING APPLICATION METHODS FOR THE REPAIR OF CONCRETE.
- ICRI GUIDE # 130.1R - METHODS OF MEASUREMENT FOR CONCRETE REPAIR
- ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ACI 562 - CODE REQUIREMENTS FOR ASSESSMENT, REPAIR & REHABILITATION OF EXISTING CONCRETE STRUCTURES.
- ACI 546 - MATERIALS SELECTION FOR CONCRETE REPAIR.

NOTE:

- REINFORCING STEEL INDICATED MAY NOT BE REPRESENTATIVE OF EXISTING CONDITIONS, CONTRACTOR MUST VERIFY IN THE FIELD & NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTACT ENGINEER IF EXISTING REINFORCING STEEL HAS LOST SIGNIFICANT CROSS SECTIONAL AREA (GREATER THAN 20%).

CONCRETE REPAIR NOTES:

- PRIOR TO REPAIR, DETERMINE THE EFFECTS OF THE REMOVAL OF CONCRETE ON THE STRUCTURE AND PROVIDE SHORING AS NECESSARY.
- DETERMINE APPROXIMATE BOUNDARY EDGES OF THE DAMAGED CONCRETE.
- PROVIDE A MINIMUM 1/2" DEPTH SAW CUT USING STRAIGHT EDGE REGULAR SHAPED PATTERNS. SAW CUT 90 DEGREES AROUND THE LIMITS OF THE REPAIR TO PREVENT FEATHERING OF THE PATCH MATERIAL. DO NOT CUT ANY REINFORCING, EXCEPT AS DIRECTED BY THE ENGINEER.
- REMOVE ALL SPALLED, LOOSE, AND UNSOUND CONCRETE IN THE AREA OF DETERIORATION SHALL BE PERFORMED WITH SMALL POINTED TOOLS TO PREVENT MICRO CRACKING USING A MAXIMUM 15-POUND CHIPPING HAMMER (U.N.O.).
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- PREPARE ALL CONCRETE SURFACES TO RECEIVE THE REPAIR MATERIAL TO ANCHOR THE PATCH MATERIAL ADEQUATELY. A SURFACE PROFILE EXPOSED EQUIVALENT TO CSP-7 SHOULD BE ACHIEVED.
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- APPLY A SCRUB COAT TO REPAIR AREA FILLING ALL PORES AND VOIDS. WHILE SCRUB COAT IS STILL WET, APPLY AND CURE REPAIR MORTAR / CONCRETE SUITABLE FOR OVERHEAD PLACEMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED ADEQUATE STRENGTH.



1 CONCRETE OVERHEAD REPAIR

SCALE: NTS



RIKIMUS CONSULTING GROUP, INC.
A DELTA ENGINEERING
1805 TROCKENBUSH TRACE
LAKEWOOD RANCH, FL 34211
OFFICE: (941) 727-2600 FAX: (941) 726-5012
FL E R #8301

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5120 WINDY HILLS DRIVE, SUITE 100
CLARKSVILLE, TN 37043

BUILDINGS REPAIRS & RELATED WORK

PROJECT NAME
BORDEAUX VILLAGE
13900 CORNEL BLVD
CLARKSVILLE, TN 37043

CLIENT	BORDEAUX VILLAGE ASSOCIATION
PROJECT NO.	1403 BRADENTON, FL 34205
DRAWN BY:	BEV
CHECKED BY:	GWY
APPROVED BY:	BDJ
DRAWING SET ISSUE / REVISIONS	
DATE	DESCRIPTION
REV	FOR REVIEW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF DELTA ENGINEERING AND SHALL BE KEPT IN CONFIDENCE. THESE DRAWINGS ARE NOT TO BE LOANED, REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DELTA ENGINEERING, INC.



BRUCE D. MILLER, P.E.
LIC. # 43721

CONCRETE REPAIR DETAILS

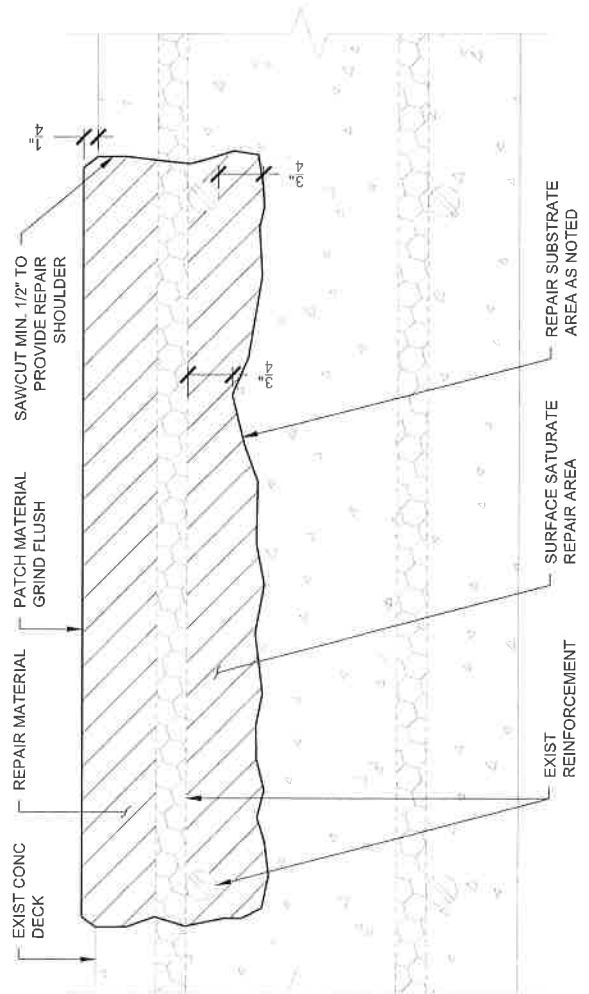
S-6.1

GENERAL NOTES:

- REPAIR MORTAR: SEE PROJECT MANUAL SECTION 031330 CONCRETE REHABILITATION.
- REINFORCING STEEL: ASTM A615 GRADE 60.
- REINFORCING BAR COVER: MINIMUM 1-1/2" IF 1-1/2" COVER IS NOT ATTAINABLE; CONTACT ENGINEER FOR ALTERNATE CORROSION PREVENTIVE TECHNIQUES ALLOWED BY ACI.
- REFERENCES:
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 - ICRI CONCRETE REPAIR MANUAL
 - ICRI GUIDE # 310.1R - SURFACE PREPARATION FOR THE REPAIR OF DETERIORATED CONCRETE.
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 - ACI 562 - CODE REQUIREMENTS FOR ASSESSMENT, REPAIR & REHABILITATION OF EXISTING CONCRETE STRUCTURES.
 - ACI 546 - MATERIALS SELECTION FOR CONCRETE REPAIR.

NOTE:

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- CONTACT ENGINEER IF EXISTING REINFORCING STEEL HAS LOST SIGNIFICANT CROSS SECTIONAL AREA (GREATER THAN 20%).



CONCRETE REPAIR NOTES:

- PRIOR TO REPAIR, DETERMINE THE EFFECTS OF THE REMOVAL OF CONCRETE ON THE STRUCTURE AND PROVIDE SHORING AS NECESSARY.
- DETERMINE APPROXIMATE BOUNDARY EDGES OF THE DAMAGED CONCRETE.
- PROVIDE A MINIMUM 1/2" DEPTH SAW CUT USING STRAIGHT EDGE REGULAR SHAPED PATTERNS, SAW CUT 90 DEGREES AROUND THE LIMITS OF THE REPAIR TO PREVENT FEATHERING OF THE PATCH MATERIAL. DO NOT CUT ANY REINFORCING, EXCEPT AS DIRECTED BY THE ENGINEER.
- REMOVE ALL SPALLED, LOOSE, AND UNSOUND CONCRETE IN THE AREA OF DETERIORATION SHALL BE PERFORMED WITH SMALL POINTED TOOLS TO PREVENT MICRO CRACKING USING A MAXIMUM 15-POUND CHIPPING HAMMER (U.N.O.).
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- THE PREPARED CONCRETE SURFACE SHALL BE SATURATED SURFACE DRY (SSD) AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- APPLY APPROVED REINFORCING STEEL BAR COATING WITH A STIFF BRISTLE AS RECOMMENDED BY THE MANUFACTURER TO COVER ALL EXPOSED STEEL.
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- FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED ADEQUATE STRENGTH.

1 CONCRETE SURFACE REPAIR
SCALE: NTS

DELTA ENGINEERING
A Delta Company

RIMKUS CONSULTING GROUP, INC.
10405 TECHNOLOGY TERRACE
LAKWOOD RANCH, FL 34211
OFFICE: (941) 727-2800 FAX: (941) 758-5012
FL E.S. #9301
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BUILDINGS REPAIRS & RELATED WORK

PROJECT NAME
BORDEAUX VILLAGE
13800 CORNET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC
14000 W. PALM BLVD., SUITE 300
BRADENTON, FL 34905

PROJECT NO.	UP2321-13
DRAWN BY	DEW
CHECKED BY	DMW
APPROVED BY	BDW
DRAWING SET ISSUE / REVISIONS	
REVISION	DATE DESCRIPTION
1	2-18-2023 FOR REVIEW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS AND SPECIFICATIONS CONFORM WITH THE APPLICABLE PROFESSIONAL STANDARDS AND THE APPLICABLE PRE-SAFETY STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS, CHAPTER 481, PART 1, AND CHAPTER 481, PART 2, AND CHAPTER 481, PART 3, OF THE FLORIDA STATUTES. THE ENGINEER AND ARCHITECT DO NOT WARRANT THE ACCURACY OF THE INFORMATION OR THE RESULTS OF ANY TESTS OR INSPECTIONS PERFORMED BY THE ENGINEER OR ARCHITECT. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN OR SPECIFIED HEREON.

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BRUCE D. MILLER, P.E.
LIC. # 43721

CONCRETE REPAIR
DETAILS

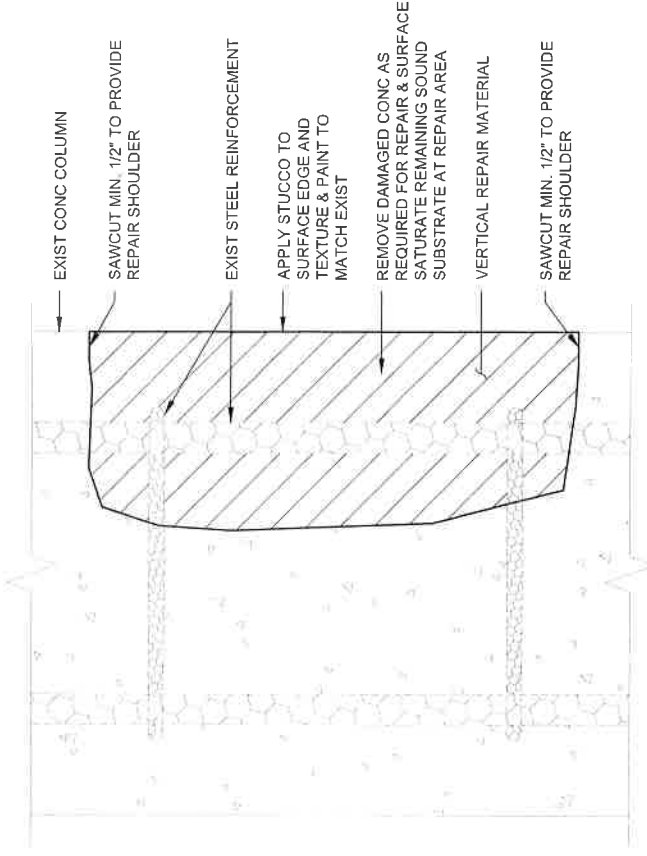
S-6.2

GENERAL NOTES:

- REPAIR MORTAR: SEE PROJECT MANUAL SECTION 031330 CONCRETE REHABILITATION.
- REINFORCING STEEL: ASTM A615 GRADE 60.
- REINFORCING BAR COVER: MINIMUM 1-1/2". IF 1-1/2" COVER IS NOT ATTAINABLE, CONTACT ENGINEER FOR ALTERNATE CORROSION PREVENTIVE TECHNIQUES ALLOWED BY ACI.
- REFERENCES:
 - FLORIDA BUILDING CODE LATEST EDITION
 - ICRI CONCRETE REPAIR MANUAL
 - ICRI GUIDE # 310.1R - SURFACE PREPARATION FOR THE REPAIR OF DETERIORATED CONCRETE.
 - ICRI GUIDE # 320.1 - SELECTING APPLICATION METHODS FOR THE REPAIR OF CONCRETE.
 - ICRI GUIDE # 130.1R - METHODS OF MEASUREMENT FOR CONCRETE REPAIR
 - ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
 - ACI 562 - CODE REQUIREMENTS FOR ASSESSMENT, REPAIR & REHABILITATION OF EXISTING CONCRETE STRUCTURES.
 - ACI 546 - MATERIALS SELECTION FOR CONCRETE REPAIR.

NOTE:

- REINFORCING STEEL INDICATED MAY NOT BE REPRESENTATIVE OF EXISTING CONDITIONS. CONTRACTOR MUST VERIFY IN THE FIELD & NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTACT ENGINEER IF EXISTING REINFORCING STEEL HAS LOST SIGNIFICANT CROSS SECTIONAL AREA (GREATER THAN 20%).



1 CONCRETE COLUMN REPAIR

SCALE: NTS

CONCRETE REPAIR NOTES:

- PRIOR TO REPAIR, DETERMINE THE EFFECTS OF THE REMOVAL OF CONCRETE ON THE STRUCTURE AND PROVIDE SHORING AS NECESSARY.
- DETERMINE APPROXIMATE BOUNDARY EDGES OF THE DAMAGED CONCRETE.
- PROVIDE A MINIMUM 1/2" DEPTH SAW CUT USING STRAIGHT EDGE REGULAR SHAPED PATTERNS, SAW CUT 90 DEGREES AROUND THE LIMITS OF THE REPAIR TO PREVENT FEATHERING OF THE PATCH MATERIAL. DO NOT CUT ANY REINFORCING, EXCEPT AS DIRECTED BY THE ENGINEER.
- REMOVE ALL SPALLED, LOOSE, AND UNSOUND CONCRETE IN THE AREA OF DETERIORATION SHALL BE PERFORMED WITH SMALL POINTED TOOLS TO PREVENT MICRO CRACKING USING A MAXIMUM 15-POUND CHIPPING HAMMER (U.N.O.).
- CONCRETE SHALL BE REMOVED COMPLETELY AROUND REINFORCING STEEL, PROVIDING A MINIMUM OF 3/4" BETWEEN THE REINFORCING STEEL AND THE CONCRETE.
- THE AREA OF CONCRETE TO BE REMOVED SHALL EXTEND ALONG THE LENGTH OF THE REINFORCING STEEL TO LOCATIONS FREE OF BOND INHIBITING CORROSION AND TO A POINT WHERE THE CONCRETE IS WELL BONDED TO THE REINFORCING STEEL.
- IF NON-CORRODED REINFORCING STEEL IS EXPOSED, CARE WILL BE TAKEN NOT TO DAMAGE THE REINFORCING STEEL BOND TO THE SURROUNDING CONCRETE.
- PREPARE ALL CONCRETE SURFACES TO RECEIVE THE REPAIR MATERIAL TO ANCHOR THE PATCH MATERIAL ADEQUATELY. A SURFACE PROFILE EXPOSED EQUIVALENT TO CSP-7 SHOULD BE ACHIEVED.
- REMOVE ALL RUST AND SCALING OF THE REINFORCING STEEL THOROUGHLY BY MECHANICAL MEANS OR SAND BLASTING.
- THE PREPARED CONCRETE SURFACE SHALL BE SATURATED SURFACE DRY (SSD) AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- APPLY APPROVED REINFORCING STEEL BAR COATING WITH A STIFF BRISTLE AS RECOMMENDED BY THE MANUFACTURER TO COVER ALL EXPOSED STEEL.
- APPLY A SCRUB COAT TO REPAIR AREA FILLING ALL PORES AND VOIDS. WHILE SCRUB COAT IS STILL WET, APPLY AND CURE REPAIR MORTAR / CONCRETE SUITABLE FOR VERTICAL OR FORM & POUR PLACEMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED ADEQUATE STRENGTH.



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BUILDINGS REPAIRS & RELATED WORK

BORDEAUX VILLAGE
13800 ECHERT BLVD
CLEARWATER, FL 34782

PROJECT NAME:

CLIENT:	BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC 1401 MANATEE AVE. SUITE 300 BRANDTOWN, FL 34605
PROJECT NO.:	19-003-013
DRAWN BY:	DAW
CHECKED BY:	DAW
APPROVED BY:	BOB
DRAWING SET:	ISSUE / REVISIONS
REVISION:	DATE DESCRIPTION
FR:	11-12-2021 FOR REVIEW

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CONCRETE REPAIR DETAILS

S-6.3

DELTA
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a Rinkus Company

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FL B. #6301

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PROJECT NAME: BORDAUX VILLAGE
13600 EGRET BLVD
BORDAUX VILLAGE
CLEARWATER, FL 34702

CLIENT: BORDAUX VILLAGE
ASSOCIATION, NO. 2, INC
1401 MANATEE AVE, SUITE 300
CLEARWATER, FL 34702

PROJECT NO: 182301-113

DRAWN BY: DWG
CHECKED BY: BIM
APPROVED BY: BIM

DRAWING SET / ISSUE / REVISIONS:

REVISION: DATE: DESCRIPTION:
PR 6-16-2023 FOR REVIEW

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROFESSIONAL STANDARDS AS DETERMINED BY THE ENGINEER AND THE FLORIDA STATUTES, CHAPTER 481, PART I, AND CHAPTER 482, PART I. THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. THE LATEST EDITION OF THE BUILDING CODE HAVING JURISDICTION'S ADOPTED, WHICH EVER OCCURS FIRST.

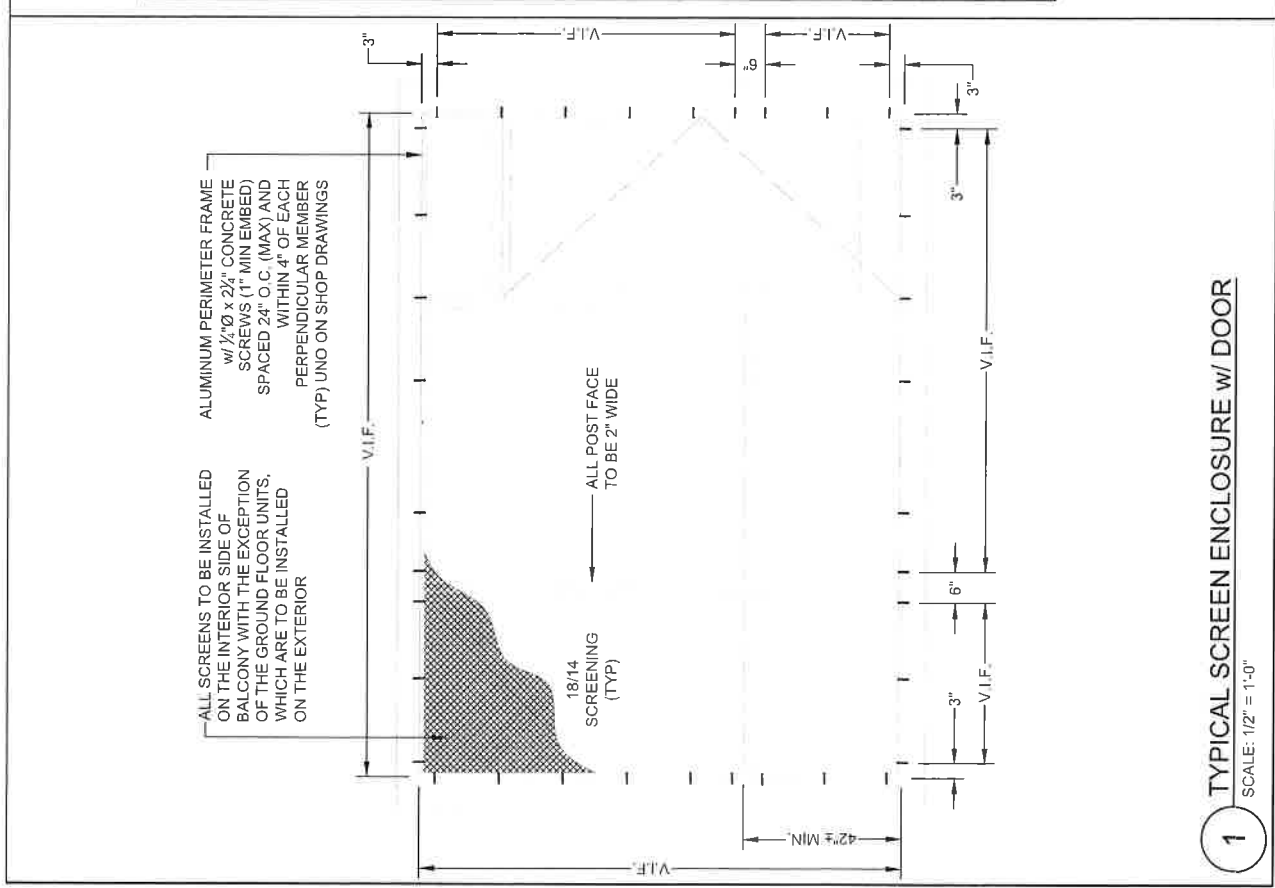
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NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
LIC. # 43721

**SCREEN ENCLOSURE
DETAILS**

S-7.0

- SCREEN ENCLOSURE NOTES:**
- ENCLOSURES SHALL RESIST WIND LOAD PRESSURES IN ACCORDANCE WITH ASCE 7 AND DESIGN PRESSURES SPECIFIED BY THE ENGINEER OF RECORD FOR THE STRUCTURE.
 - TOP RAIL OF GUARDS SHALL BE CAPABLE OF WITHSTANDING THE FOLLOWING LOADS APPLIED AS INDICATED:
 - CONCENTRATED LOAD OF 200 LBF APPLIED AT ANY POINT AND IN ANY DIRECTION.
 - UNIFORM LOAD OF 50 LBF/FT APPLIED ANY DIRECTION.
 - INFILL AREAS OF GUARDS SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL CONCENTRATED LOAD OF 50 LBF APPLIED TO A 1 SQ. FT AT ANY POINT IN THE SYSTEM.
 - PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METAL AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.
 - VERIFY ALL EXISTING SCREEN ENCLOSURE CONFIGURATION TYPES AND DIMENSIONS BY FIELD MEASUREMENTS BEFORE FABRICATION AND INDICATE MEASUREMENTS ON SHOP DRAWINGS.
 - ASSEMBLY SHALL BE ALUMINUM w/ AAMA 2605 FINISH, U.N.O.
 - COLOR TO BE APPROVED BY THE OWNERS PRIOR TO FAB.
 - ALL FASTENERS SHALL BE STAINLESS STEEL WITH ISOLATION WASHERS. FASTENERS TO BE DIPPED IN SEALANT PRIOR TO INSTALLATION.
 - CONCRETE FASTENERS SHALL BE A MINIMUM OF 4" SPACING AND 3" FROM THE EDGE OF THE CONCRETE.
 - DESIGN PARAMETERS BASED ON MINIMUM 3000 PSI CONCRETE STRENGTH. VERIFICATION REQUIRED PRIOR TO INSTALLATION.
 - ELEVATED ENCLOSURE WILL BE 1/4" ABOVE FLOOR WITH FILTER FABRIC MATERIAL TO PROVIDE DRAINAGE. CUT FLOOR TILE BACK TO INSTALL SCREEN ENCLOSURE ON CONCRETE SUBSTRATE UNLESS OTHERWISE INDICATED. MINIMUM 1-INCH DISTANCE BETWEEN TILE AND EDGE BOTTOM SHALL BE PROVIDED UNLESS OTHERWISE INDICATED. AREA UNDER BOTTOM RAIL SHALL PROVIDE DRAINAGE. BOTTOM ENCLOSURE FRAME SHALL BE CLEANED OF DEBRIS TO ENSURE DRAINAGE.
 - PEDESTRIAN TRAFFIC COATING SYSTEM TO BE INSTALLED UNDERNEATH NEW SCREEN ENCLOSURE ON EXPOSED CONCRETE SURFACES FROM EDGE OF TILE TO SLAB EDGE.
 - ALL MESH SCREENING TO BE INSTALLED ON INTERIOR SIDE OF BALCONIES WITH EXCEPTION TO GROUND FLOOR UNITS, WHICH ARE TO HAVE SCREENING INSTALLED ON EXTERIOR.
 - SCREEN ENCLOSURE CONFIGURATIONS TO BE APPROVED BY OWNER (i.e. NUMBER OF VERTICAL POSTS, SCREEN DOOR LOCATION).



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FL E.B. #8301

2077 WINDS CONSTRUCTION COMPANY, INC.
17808 EGRET BLVD
CLEARWATER, FL 33762

PROJECT NAME: **BUILDINGS REPAIRS & RELATED WORK**

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC.
140 W. WINDYBROOK BLVD.
BRADENTON, FL 34205

PROJECT NO.: UR20013.03

DRAWN BY: DEW

CHECKED BY: DWW

APPROVED BY: BOH

DRAWING SET / ISSUE / REVISIONS:

FR 1 6-16-2023 1 POR REVIEW

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PRELIMINARY
NOT FOR CONSTRUCTION

BRUCE D. MILLER, P.E.
LIC. #43221

SCREEN ENCLOSURE
DETAILS

S-7.1

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