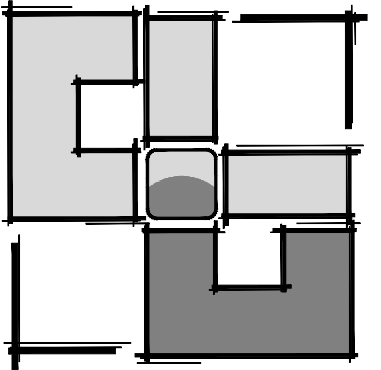


# SARASOTA HOUSING AUTHORITY HVAC UNIT REPAIRS OF THE

# McCOWEN ANNEX TOWER

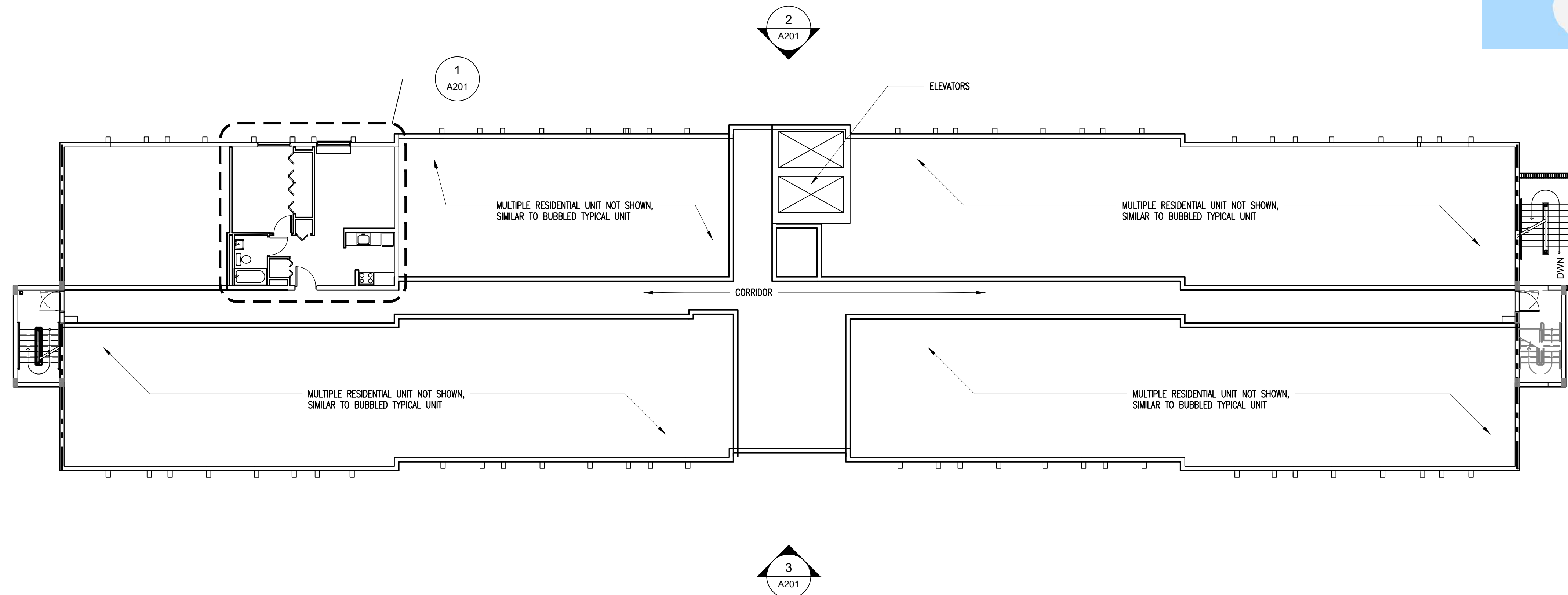
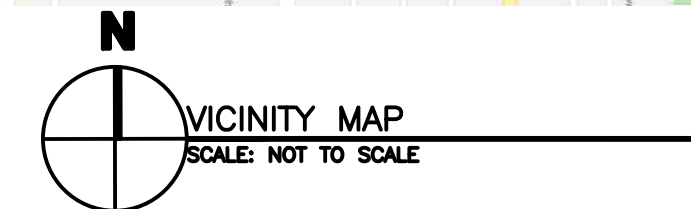
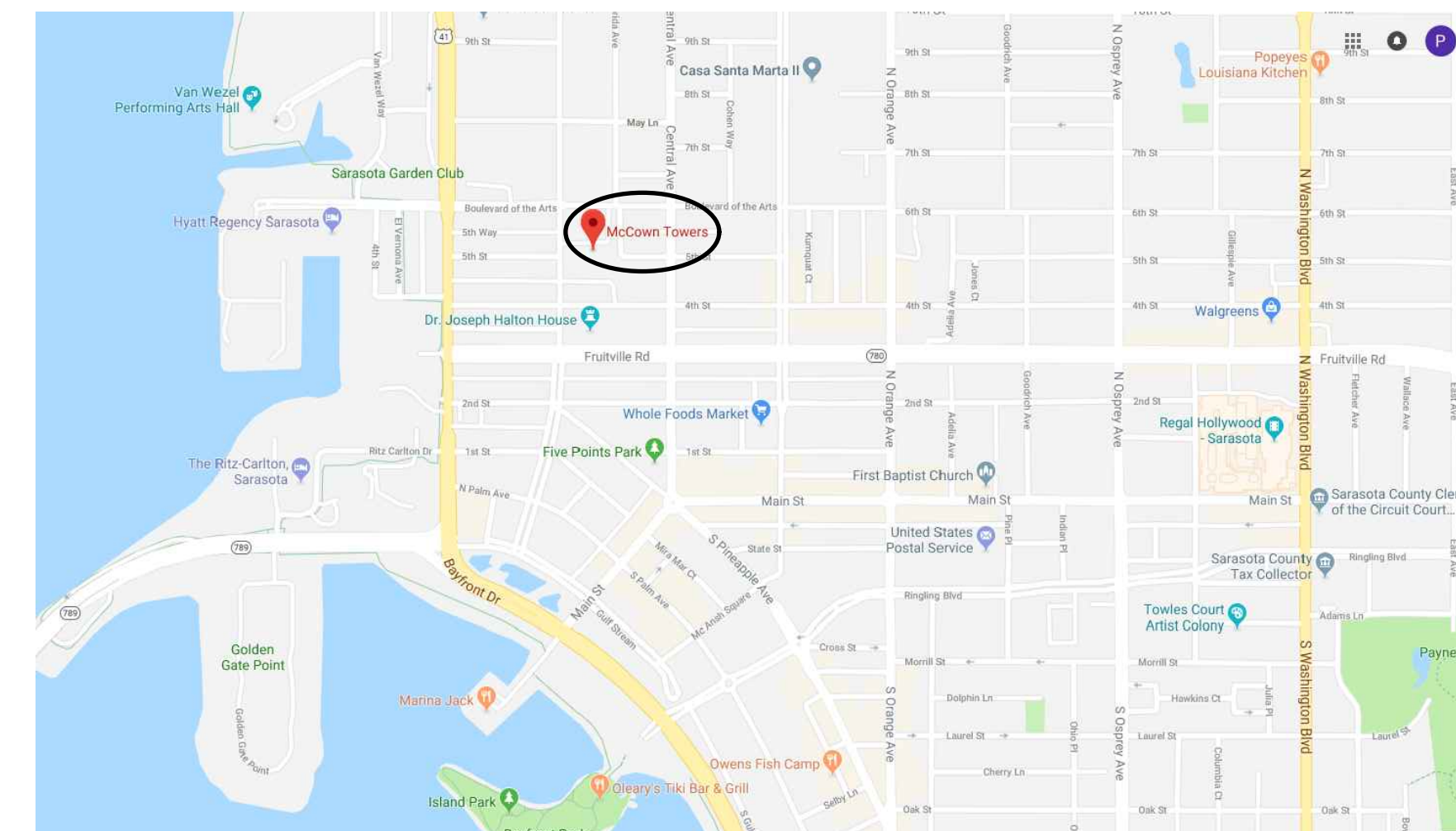


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TITLE SHEET

SARASOTA HOUSING  
AUTHORITY-MCCOWEN ANNEX  
HVAC UNIT REPAIRS



### PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS TO PROVIDE ROUTINE MAINTENANCE TO THIS BUILDING. HVAC CONDENSATE LINES TO BE INSTALLED TO EXISTING HVAC UNITS AND ROUTED TO A DRY WELL. BUILDING EXTERIOR WILL SELECTIVELY BE REPAINTED TO REPAIR EXTERIOR BUILDING STAINING FROM HVAC UNITS. INTERIOR MODIFICATION OF TRANSFER VENTS BETWEEN LIVING AND SLEEPING ROOMS. EACH UNIT MAY HAVE SLIGHT VARIANCES, EVALUATE EACH UNIT, REPAIR AND TRIM AS NECESSARY TO MEET THE DESIGN INTENT. THE SCOPE INCLUDES ALL 75 UNITS EXCEPT UNIT 307 WHICH HAS ALREADY BEEN REPAIRED WITH A NEW SLEEVE BUT STILL REQUIRES ALL OTHER WORK NOTED IN THESE DRAWINGS. CUT AND PROTECT AROUND ALL NEW/EXISTING OPENINGS SO THAT SURROUNDING EXPOSED DRYWALL WILL NOT REQUIRE REPAINTING.

### GENERAL NOTES:

- DRAWINGS ARE NOT TO BE SCALED. CONTACT ARCHITECT FOR ANY DIMENSION NOT SHOWN.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF BLOCK. ALL INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.
- WOOD FRAMING TO BE STRAIGHT DOUGLAS FIR OR SOUTHERN PINE #2 CONSTRUCTION GRADE OR BETTER. ALL LUMBER IN CONTACT WITH CONCRETE OR EXPOSED TO THE WEATHER TO BE PRESSURE TREATED. ALSO SEE SPECIFICATIONS.

### INDEX TO SHEETS

Sheet Number	Sheet Title
A001	TITLE SHEET
A201	ENLARGED ROOM PLAN AND BUILDING ELEVATIONS
AB01	DETAILS AND SPECIFICATIONS

1 TYPICAL EXISTING FLOOR PLAN  
3/32" = 1'-0"

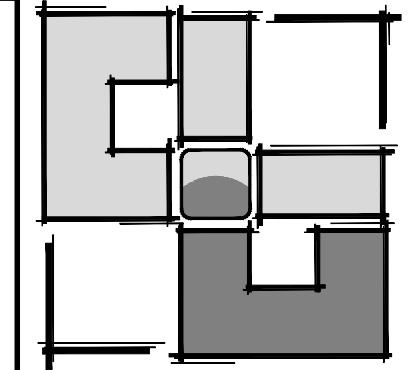
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PROJECT NO:	2017-58
DATE:	07/26/18
DRAWN BY:	-
CHKD BY:	-

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CARLOS D. UGARTE  
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SHEET  
**A001**



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**ENLARGED ROOM PLAN AND  
BUILDING ELEVATIONS**

**SARASOTA HOUSING  
AUTHORITY-MCCOWN ANNEX  
HVAC UNIT REPAIRS**

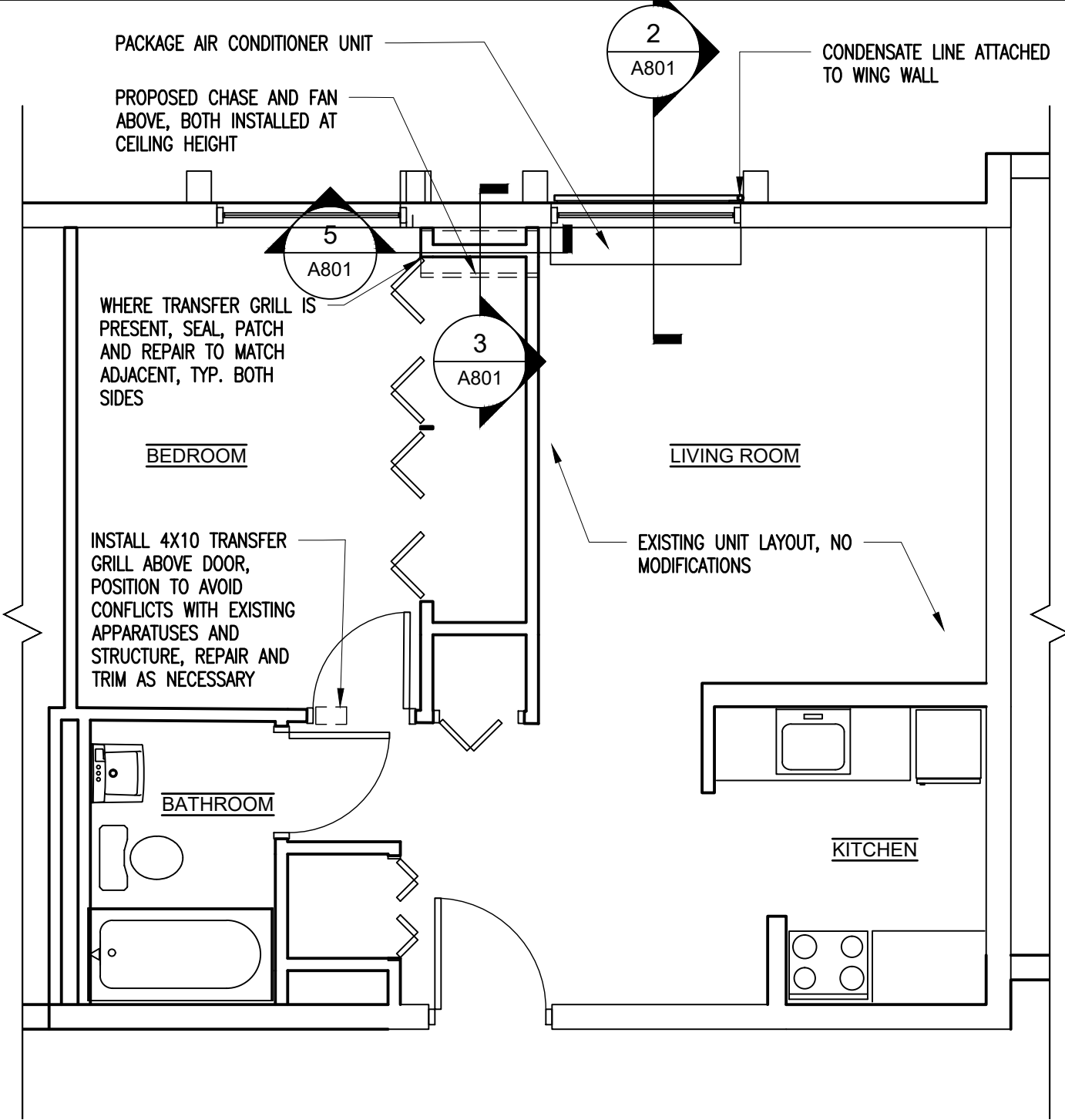
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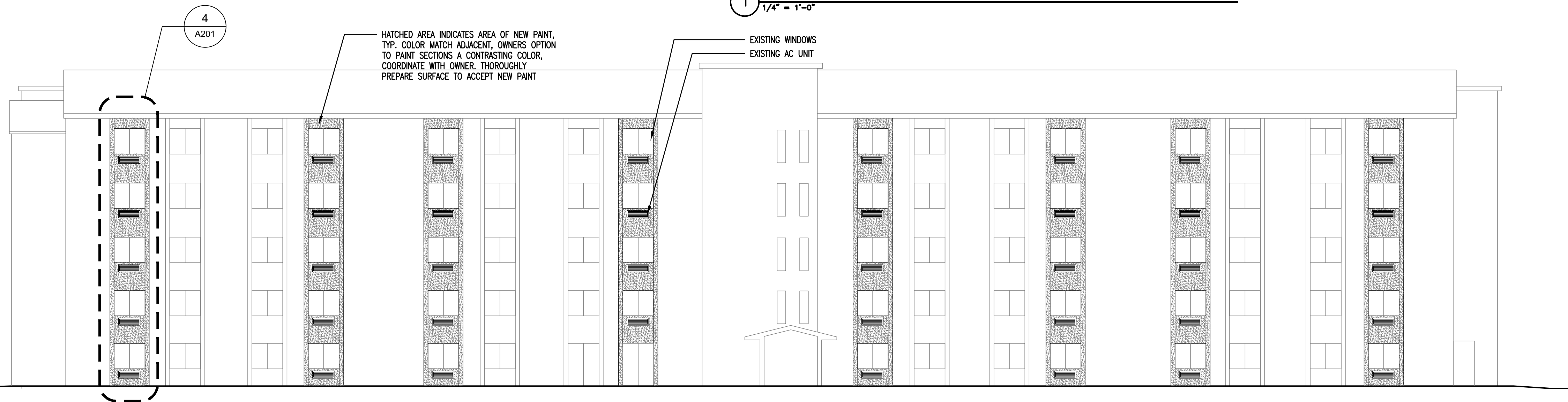
CARLOS D. UGARTE  
LIC. NO. AR-0010725

**SHEET**

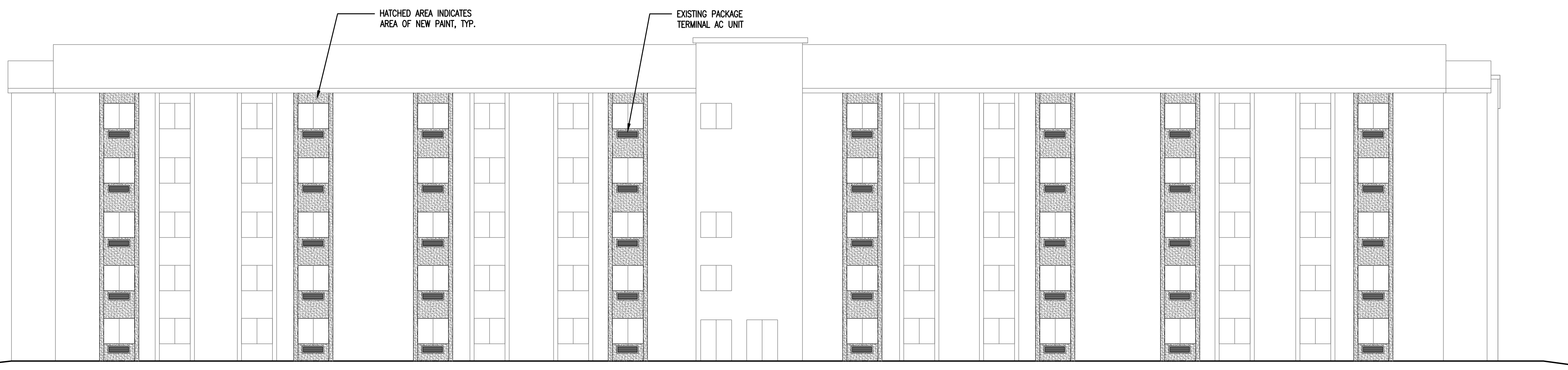
**A201**



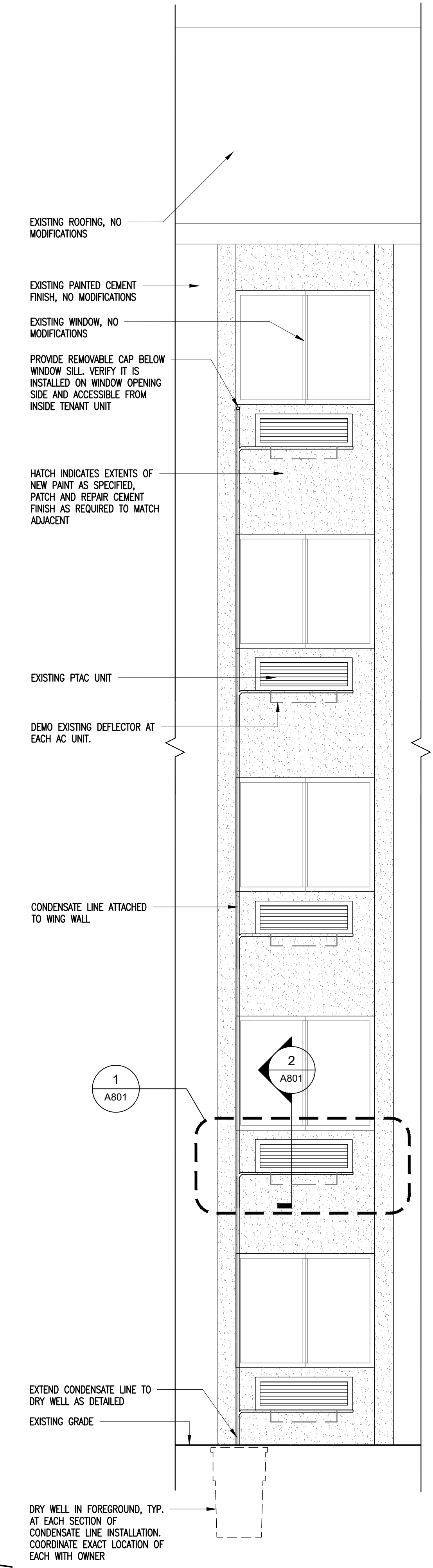
**1 ENLARGED TYPICAL UNIT PLAN VIEW**  
1/4" = 1'-0"



**2 NORTH ELEVATION**  
3/32" = 1'-0"

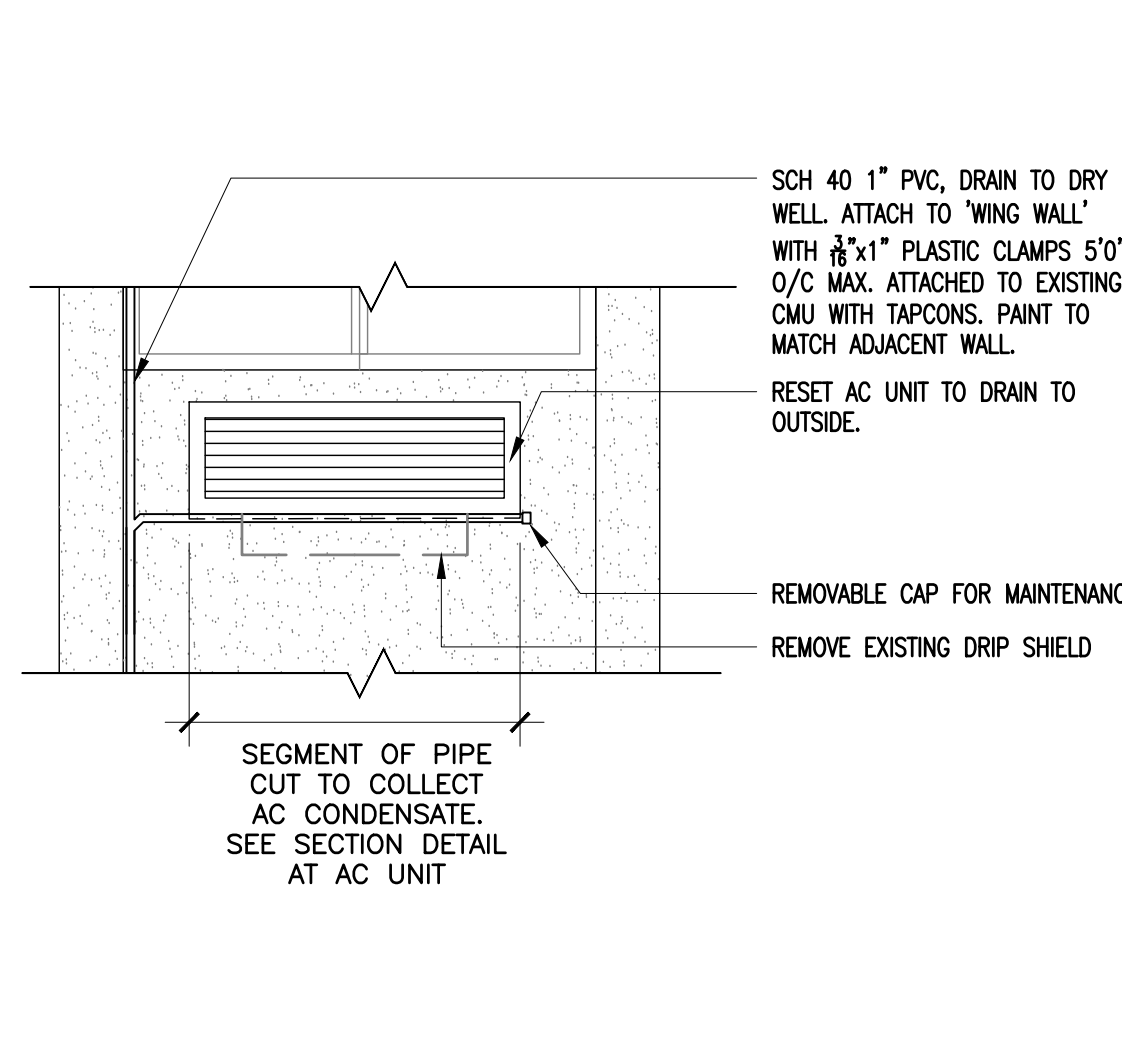


**3 SOUTH ELEVATION**  
3/32" = 1'-0"

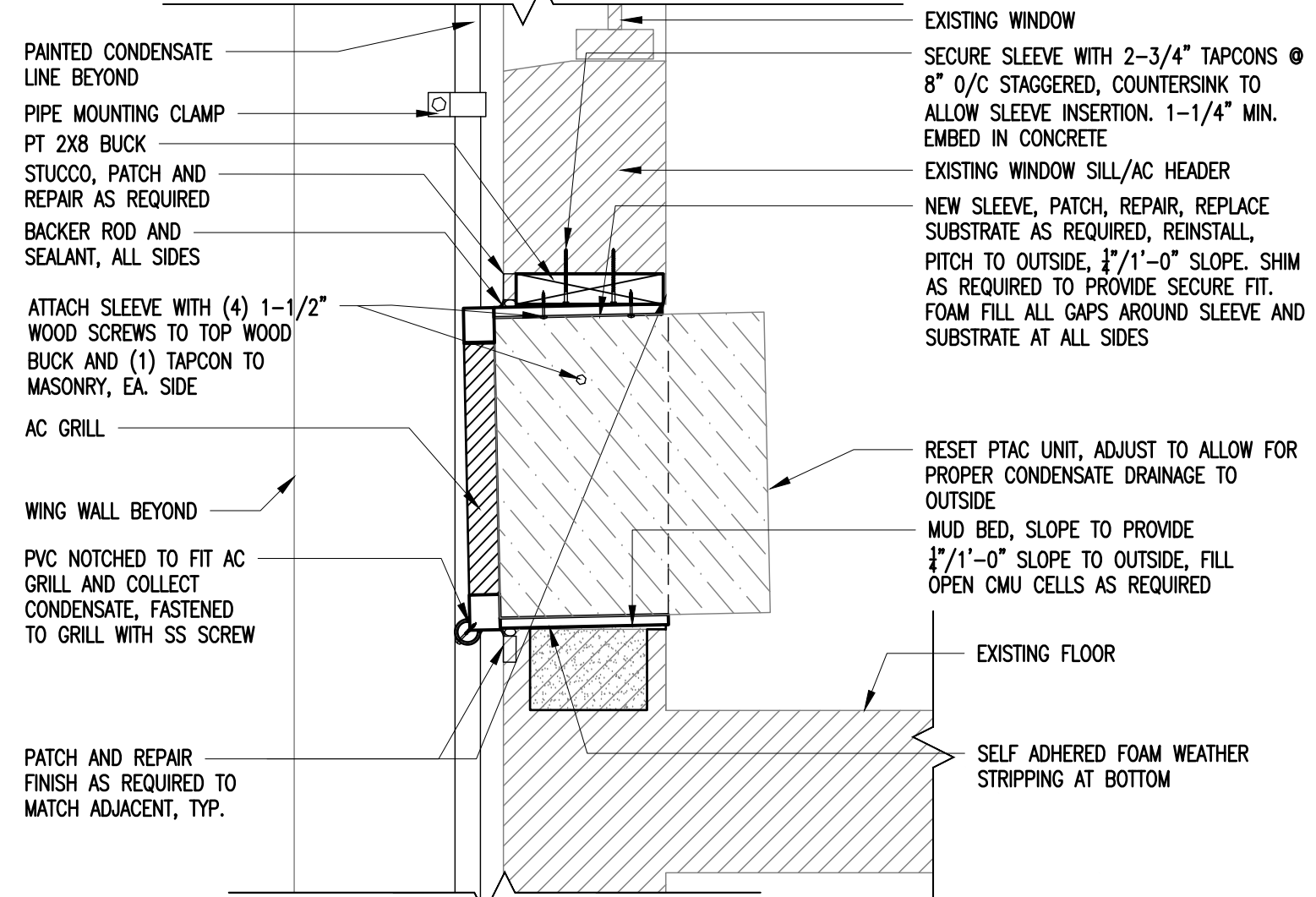


**4 ENLARGED ELEVATION DETAIL OF TYPICAL AREA OF WORK**  
3/8" = 1'-0"

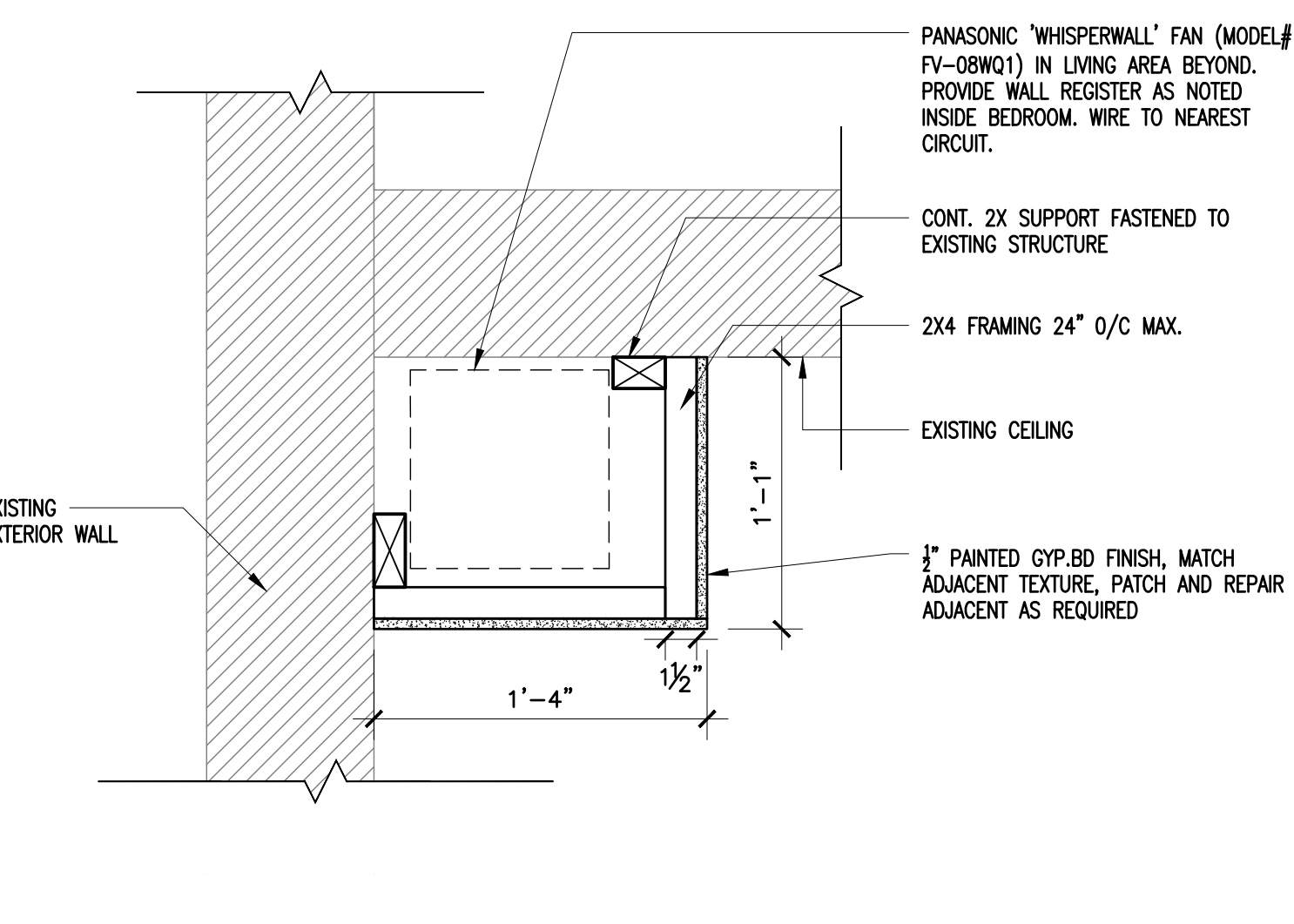
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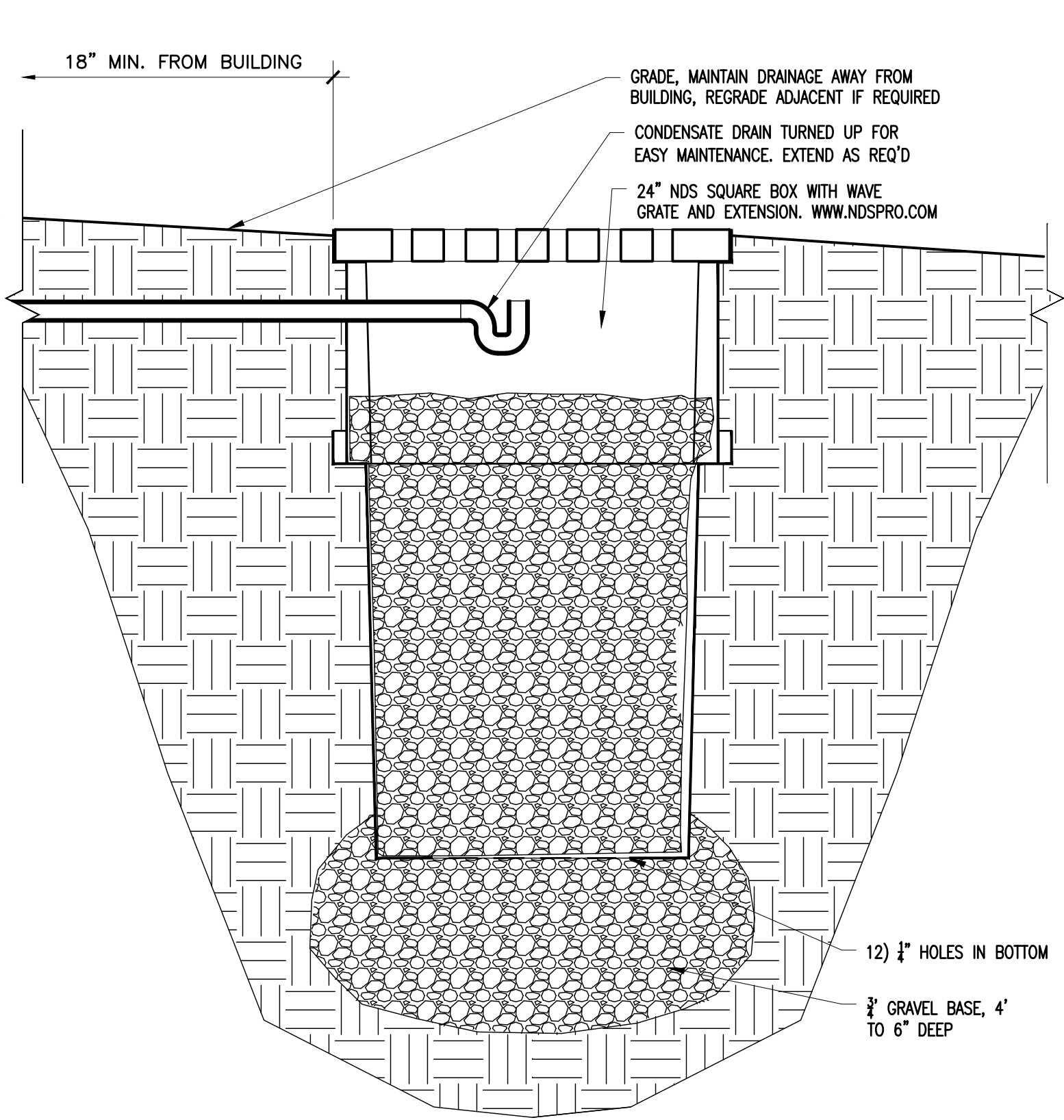
1 AC UNIT ELEVATION DETAIL  
1/2" = 1'-0"



2 SECTION DETAIL AT AC UNIT  
1/2" = 1'-0"



3 SECTION DETAIL AT FAN CHASE BETWEEN ROOMS  
1/2" = 1'-0"



4 CONDENSATE SUMP DETAIL  
1/2" = 1'-0"

**SPECIFICATIONS:**

**SUMMARY OF WORK**  
THE PROJECT CONSISTS OF REPAIRS TO EXISTING AIR CONDITIONING UNITS AND SELECTIVE BUILDING REPAINTING. ALL WORK MUST MEET CURRENT FLORIDA BUILDING CODE.

1. **SUBSTITUTION** FOR PRODUCTS SPECIFIED MAY BE CONSIDERED WITH THE FOLLOWING:

1. PROVIDE ADEQUATE DOCUMENTATION THAT SHOWS PRODUCER IS COMPARABLE. SUBMIT THIS INFO WITH AT LEAST 2 WEEKS FOR OWNER & ARCHITECT REVIEW PRIOR TO ORDER.
2. PROVIDE REASON FOR SUBSTITUTION SUCH AS COST SAVINGS.
3. OWNER AND/OR ARCHITECT WILL APPROVE OR DISAPPROVE SAID SUBSTITUTION.
4. BIDS SHALL BE BASED ON THE SPECIFIED PRODUCT AND NOT ON THE ASSUMED SUBSTITUTION. FINAL APPROVAL OF A SUBSTITUTION WILL BE BY THE OWNER AND/OR ARCHITECT.

**SUBMITTAL PROCEDURES**

1. ALL SUBMITTALS SHALL BE SENT TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THEIR ACTUAL ON SITE USE OR APPLICATION. SUBMITTALS SHALL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
  - PRODUCT DATA:
    - A. PAINT
    - B. SEALANTS

THE ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED. THE ARCHITECT FURTHER RESERVES THE RIGHT TO REJECT ANY PRODUCT AND OR APPLICATION USED ON THE PROJECT WHICH IS NOT CONSISTENT WITH THE CONTRACT DOCUMENTS OR HAS NOT RECEIVED PRIOR WRITTEN APPROVAL. CONTRACTOR SHALL REVIEW ALL SUBMITTALS PER AIA A201 GENERAL CONDITIONS PRIOR TO DISTRIBUTION AND PROVIDE A DIGITAL SUBMITTAL IN PDF.

**DIVISION 6 - WOOD AND PLASTIC**

PROVIDE DIMENSION (ROUGH) LUMBER AS INDICATED ON THE PLANS IN THE SIZE AND TYPES SHOWN.

1. ALL STUDS SHALL BE STUD GRADE. ALL STUDS TO BE BORATE PRESSURE TREATED
2. ALL EXTERIOR LUMBER OR LUMBER IN CONTACT WITH CONC. TO BE ACQ PRESSURE TREATED
3. PROVIDE OTHER FINISH CARPENTRY PRODUCTS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE OWNER.
4. FASTENERS, HANGERS, ANCHORS, AND OTHER WOOD ACCESSORIES: COMPLY WITH REFERENCED STANDARDS FOR SIZES AND SPACING.
5. ALL EXTERIOR FASTENERS AND ACCESSORIES TOUCHING ACQ TREATED WOOD, USE HOT DIPPED GALV.
6. FASTENER REF. #S ARE FROM "SIMPSON". USE SIMPSON "Z" MAX FINISH OR STAINLESS STEEL, OR APPROVED EQUIVALENTS

**INTERIOR ARCHITECTURAL WOODWORK:**

1. COMPLY WITH AWI'S ARCHITECTURAL WOOD-WORK QUALITY STANDARDS.
2. VERIFY ALL FIELD MEASUREMENTS BEFORE FABRICATION OF ANY WOODWORK.
3. INSTALL ALL WOODWORK LEVEL, PLUMB, TRUE AND STRAIGHT.
4. ALL INTERIOR TRIM WORK TO HAVE MITERED OR COPED JOINTS WITH FASTENERS SET DEEP AND PUTTIED.
5. COORDINATE SIZES AND LOCATIONS OF ALL FRAMING, BLOCKING, FURRING, REINFORCEMENTS, AND OTHER RELATED UNITS OF WORK TO ENSURE THAT INTERIOR ARCHITECTURAL WOODWORK CAN BE SUPPORTED AND INSTALLED AS INDICATED.

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

**JOINT SEALANTS**

1. THE WORK REQUIRED UNDER THIS SECTION INCLUDES CAULKING OF ALL JOINTS AROUND AC UNITS, EXPANSION JOINTS BETWEEN DISSIMILAR MATERIALS AS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED FOR A COMPLETE WATERTIGHT INSTALLATION.
2. EXTERIOR SEALANT SHALL BE A ONE-PART THIKOL BASE POLYSULFIDE OR G.E. SILICONE SEALANT, COLOR TO BE COMPATIBLE WITH ADJOINING SURFACES.
3. INTERIOR SEALANT SHALL BE PAINTERS' CAULK, DAP ACRYLIC.
4. CLEAN ALL JOINTS BEFORE CAULKING; APPLY PRIMER WHERE AND IN QUANTITIES AS RECOMMENDED BY MANUFACTURER. APPLY UNDER PRESSURE, TOOL SLIGHTLY CONCAVE AND TRIM AFTERWARDS. CLEAN ALL ADJACENT SURFACES AFTER CAULKING.
5. PROVIDE CLOSED CELL BACKER RODS WHEN REQUIRED BY JOINT DEPTH SHALL NOT EXCEED 1/2 THE WIDTH.

**SHEET METAL FLASHING AND TRIM**

1. PTAC UNIT SLEEVE SHALL BE FACTORY FABRICATED TO MATCH EXISTING AC UNITS.
2. THE FABRICATION AND INSTALLATION OF SHEET METAL WORK SHALL BE IN ACCORDANCE WITH THE DETAILS ON THE DRAWINGS AND THE "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSN.
3. FLASHING SHALL BE INSTALLED TO CONFORM WITH SHAPES AND SIZES AS SHOWN ON DRAWINGS. LAP ENDS MINIMUM OF 4" AND SOLDER SEAL CONTACT SURFACES. SEAL AT ENDS BY TURNING BACK 1" AND SOLDER. SEPARATE ALL DISSIMILAR MATERIALS SURFACES WITH MASTIC OR NEOPRENE.
4. FASCIA TRIM AND CAP SHALL BE PRE-FINISHED BAKED ENAMEL COATED COIL STOCK, 0.040 IN. MIN. ALUMINUM IN SIZES AND PROFILES AS DETAILED WITHIN THE DRAWINGS. ACTUAL GAUGE SHALL BE AS DETERMINED BY MFR. BASED ON FACE DIMENSIONS.
5. CONCEAL ALL FASTENERS IN SHEET METAL TRIM WHERE POSSIBLE. EXPOSED FASTENERS SHALL MATCH THE COLOR OF SURROUNDING MATERIAL.
6. WORK SHALL BE DONE SO AS TO ENSURE WATER-TIGHT CONSTRUCTION. PROVIDE BACKER PLATES AT ALL JOINTS AS ILLUSTRATED ON DRAWINGS. DO NOT ATTEMPT TO DEFORM AND LAP SHEET METAL JOINTS UNLESS SPECIFICALLY CALLED FOR IN CONTRACT DOCUMENTS.

**DIVISION 9 - FINISHES**

1. ALL FINISHES, TEXTURES AND COLORS AS SHOWN ON THE DRAWINGS. DO NOT PAINT PRE FINISHED ITEMS, CONCEALED SURFACES, FINISHED METAL SURFACES, OPERATING PARTS AND LABELS.
2. PROVIDE BLOCK FILLERS, PRIMERS, UNDERCOATS, AND FINISH-COAT MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND THE SUBSTRATES INDICATED.
3. APPLY PAINT ONLY AFTER SURFACES ARE CLEAN, DRY, AND FREE FROM DEFECTS. START OF PAINTING WILL BE CONSTRUED AS THE APPLICATORS ACCEPTANCE OF SURFACES AND CONDITIONS WITHIN A PARTICULAR AREA.
4. GYPSUM DRYWALL SYSTEMS:
  - A. INSTALL AND FINISH GYPSUM BOARD TO COMPLY WITH ASTM C-840 AND GA-216.

**PAINTING:**

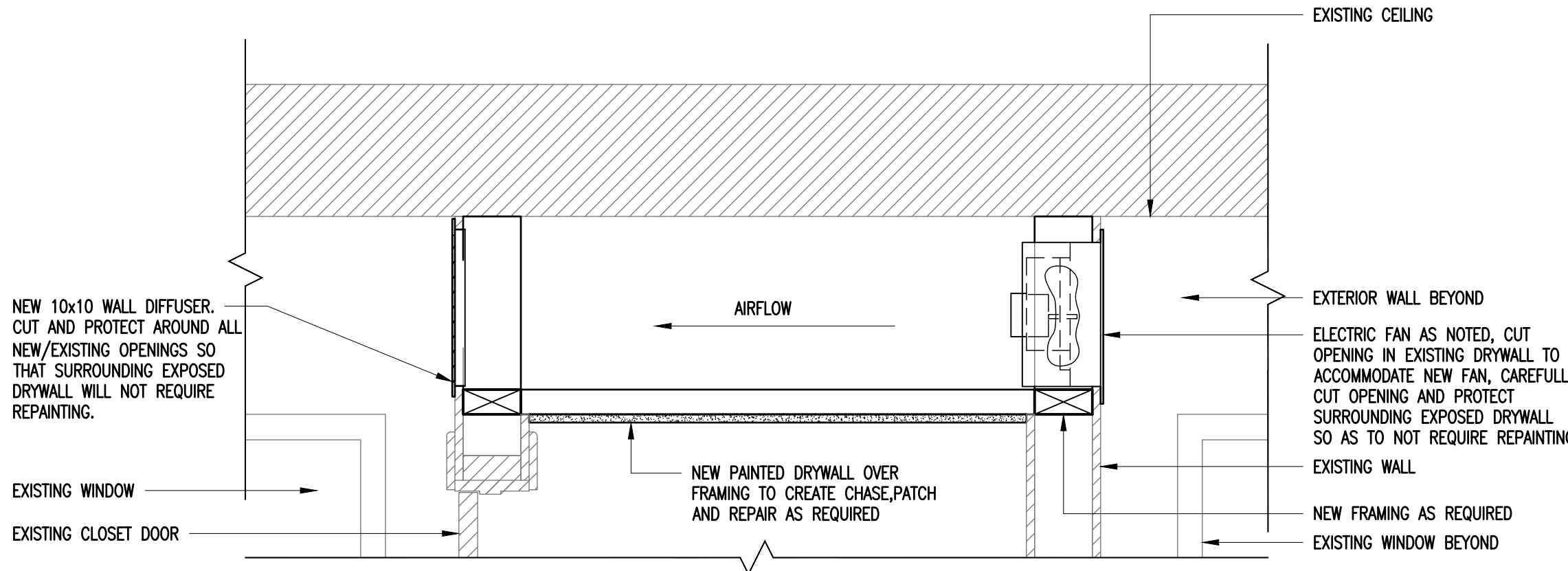
1. EXTENT OF PAINTING WORK IS INDICATED ON DRAWINGS AND AS HERE IN SPECIFIED (COORDINATE WITH OWNER).
2. WORK INCLUDES PAINTING AND FINISHING OF INTERIOR EXPOSED ITEMS AND SURFACES THROUGHOUT PROJECT, EXCEPT AS OTHERWISE INDICATED.
3. FINAL ACCEPTANCE OF COLORS WILL BE FROM SAMPLES APPLIED ON THE JOB.
4. PRODUCTS:
  - 4.1. INTERIOR PAINT: coats Sherwin Williams ProMar 200 Interior Latex + approved primer - 249-C1/SW 7036 Accessible Beige, Semi-Gloss or equal. VERIFY WITH OWNER
  - 4.1. EXTERIOR PAINT:
    - a. Cementitious (Stucco):
      - 1. Prime Coat:
        - a. S-W - Loxon Concrete & Masonry Primer, A24W8300 (8 mils wet, 3.2 mils dry);
        - b. PPG 4-603 ;
        - c. BMC-Ultra Spec Acrylic Masonry Sealer 608 (5.3 mils wet, 0.95 mils dry).
      - c. BMC - Ultra Spec Exterior Satin Finish N448 (4.0 mils wet, 1.5 mils dry).
    - 2. Intermediate Coat:
      - a. S-W - Resilience Exterior Latex Satin, K43 Series (4 mils wet; 1.52 mils dry);
      - b. PPG - PP739;
      - c. BMC - Ultra Spec Exterior Satin Finish N448 (4.0 mils wet, 1.5 mils dry).
    - 3. Finish Coat:
      - a. S-W - Resilience Exterior Latex Satin, K43 Series (4 mils wet; 1.52 mils dry);
      - b. PPG - PP739;
      - c. BMC - Ultra Spec Exterior Satin Finish N448 (4.0 mils wet, 1.5 mils dry).
4. JOB CONDITIONS:
  - A. DO NOT APPLY PAINT IN RAIN, FOG OR MIST, OR WHEN RELATIVE HUMIDITY EXCEEDS 85% OR TO DAMP OR WET SURFACES, UNLESS OTHERWISE PERMITTED BY PAINT MANUFACTURER'S PRINTED INSTRUCTIONS.
  - B. PAINTING MAY BE CONTINUED DURING INCLEMENT WEATHER IF AREAS AND SURFACE TO BE PAINTED ARE ENCLOSED AND HEATED WITHIN TEMPERATURE AND HUMIDITY LIMITS SPECIFIED BY PAINT MANUFACTURER DURING APPLICATION AND DRYING PERIODS.
5. EXECUTION:
  - A. SURFACE PREPARATION:
    - PERFORM PREPARATION AND CLEANING PROCEDURES IN ACCORDANCE WITH PAINT MANUFACTURERS INSTRUCTIONS AND AS HEREIN SPECIFIED, FOR EACH PARTICULAR SUBSTRATE CONDITION.
    - DO NOT PAINT OVER DIRT, RUST, SCALE, GREASE, MOISTURE, SCUFFED SURFACE, OR CONDITIONS OTHERWISE DETRIMENTAL TO FORMING A DURABLE PAINT FILM.
  - B. PAINT SCHEDULES:
    - SEE SCOPE OF WORK FINISH SCHEDULES.

**DIVISION 26 - ELECTRICAL**

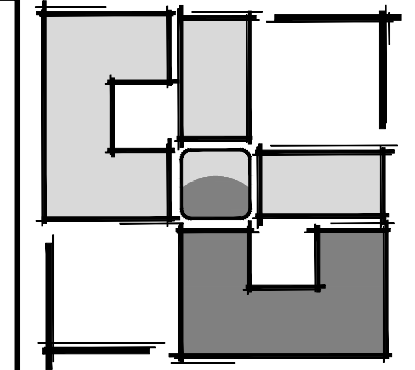
1. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT. DRAWINGS ARE NOT TO BE SCALED. THE ARCHITECTURAL DRAWINGS AND DETAILS SHALL BE EXAMINED FOR EXACT LOCATION OF FIXTURES AND EQUIPMENT. ANY CONFLICT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND ALLOW FOR ALL EXISTING CONDITIONS IN HIS BID. THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL MISCELLANEOUS WIRING COMPONENTS, LABOR, ETC., NECESSARY TO PROVIDE A COMPLETE, WORKABLE AND CODE APPROVED ELECTRICAL POWER DISTRIBUTION SYSTEM. REFER TO SPECIFICATIONS REGARDING EXISTING EQUIPMENT INVENTORY REQUIREMENTS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, LOCAL, STATE AND NATIONAL CODES.
3. THE ELECTRICAL CONTRACTOR SHALL GIVE FULL COOPERATION TO OTHER TRADES AND SHALL FURNISH IN WRITING TO THE ARCHITECT, ANY INFORMATION NECESSARY TO PERMIT THE WORK OF ALL TRADES TO BE INSTALLED SATISFACTORILY AND WITH THE LEAST POSSIBLE INTERFERENCES OR DELAY. COORDINATE ALL CONDUIT RUNS AND EQUIPMENT MOUNTING LOCATIONS WITH OTHER TRADES.
4. ELECTRICAL CONTRACTOR SHALL INSTALL ALL FANS PROVIDED BY OWNER, VERIFYING ALL MOUNTING HEIGHTS AND EXACT LOCATIONS OF ALL WALL-MOUNTED ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN.
5. PROVIDE COMPLETE GROUNDING SYSTEM PER APPLICABLE SECTIONS OF THE N.E.C.
6. ALL CIRCUIT BREAKERS SHALL BE 15A MINIMUM.
7. WIRE FAN TO NEAREST BRANCH CIRCUIT.

**DIVISION 31 - EARTHWORK**

1. NO STRUCTURAL ALTERATIONS PROPOSED. GRADE AROUND SUMP PITS TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.



5 LONGITUDINAL SECTION AT CHASE  
1/2" = 1'-0"



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**DETAILS AND SPECIFICATIONS**

**SARASOTA HOUSING AUTHORITY-MCCOWN ANNEX HVAC UNIT REPAIRS**

**REVISIONS**

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DATE:	07/26/18
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CHKD BY:	
CARLOS D. UGARTE LIC. NO. AR-0010725	

**SHEET**

**A801**

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