

3.1 Surface Preparation (cont.)

Vinyl: Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly.

Wood, Plywood, Composition Board: Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed.

Caulking: Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate Pro Select® Caulk after priming the surface.

Mildew: Remove before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

3.2 - Mixing and Application

When the air temperature is at 35° F, substrates may be colder, prior to painting, check to be sure the air, surface and material temperature are above 35° F and at least 5° above the dew point. Avoid using if rain or snow is expected within 2-3 hours. Do not apply at air or surface temperatures below 35° F or when air or surface temperatures may drop below 35° F within 48 hours. No reduction is necessary. Brush: use a nylon/polyester brush. Roller: use a 3/8" - 3/4" nap synthetic cover. Spray-Airless: Pressure - 2000 psi; Tip - .015"-.017".

DIVISION 10: SPECIALTIES

- All interior fire extinguishers and cabinets, as required by local municipality, shall be located in white recessed cabinets.
- G.C. shall supply and install 5 lb ABC fire extinguishers at all cabinets. Cabinets located in the storage unit panels shall be supplied and installed by the storage unit installer (Janus part number 280065-0000, standard 2.25" insert cabinet, color: white) in the office area only, the fire extinguisher cabinet to be a rolled edge, semi-recessed metal cabinet with clear acrylic full glazed door and no lettering.
- All signs (site and building mounted) are to be furnished as part of the base bid. Provide power as required.
- Building Signage:**
Individual, custom, logo-style illuminated letters to be constructed of heavy-gauge aluminum with internal LED illumination, spaced to provide even illumination devoid of shadows and hot-spots.

Letters re: "THE LOCK UP" and "Self Storage" to be illuminated with double-row power white LED's and have white Plexiglas faces w/blue trimcap retainers and translucent blue vinyl overlay, leaving 3/4" white outline. Custom "padlock logo", and underscores to be illuminated with red LED's and have red Plexiglas faces and trimcap retainers.

Exterior of letters to have blue (PMS 288) or red (PMS 186) acrylic polyurethane finish. Inside of letters to be caulked and painted white to maximize reflection. Includes 120V LED power supplies, installation template and wiring diagram.

Exposed wiring, J-Box, etc. shall be fully covered with either a box type wire duct or full corrugated metal panel on interior backside of supporting wall.

DIVISION 14: CONVEYING SYSTEMS

- Approved elevator manufacturers to include: Alliance, Kone, Mitsubishi, Otis, Schindler, and Thyssen Krupp, or approved Independent manufacturer.
- Elevator to be a holeless hydraulic elevator.
- Elevator Door size shall be a minimum 4' x 7'. Elevator doors and frames shall be stainless steel #4. See Div. 9 for elevator finishes.
- Load capacity shall be a minimum of 4000 pounds.
- Travel speed shall be a minimum of 75 feet per minute.
- Elevators shall have a keyed hold open switch.
- Elevators shall be programmed to return to the main level when not in use or in emergency conditions unless otherwise directed by local authorities.
- A one year preventative maintenance service and a one year warranty on all labor and materials shall be provided.
- Provide travel cable for access control system and programming.
- Provide adequate location to install access P.T.I. 'Keypad' as required by ADA. To be located outside the shaft at the first floor level.
- Elevator cab shall have 4'-0" high polished diamond plate wainscotting (by interior partition supplier/ installer).

DIVISION 15: MECHANICAL

Refer to MEP documents for further details and specifications regarding Mechanical/Electrical/Plumbing/& Fire Protection scope

- Provide a hose bib in loading dock if there is no adjacent Janitor's Closet. Janitor's Closet faucet to be hose compatible.
- A hot water heater shall be provided for the office toilet rooms and service sink. Mount as high as possible (min. 8'-0" clear aff.)
- Branch, root and isolation valves shall be easily accessible and shall not be located in storage units.
- Provide preformed insulation on all interior hot and cold water supply lines.
- Floor drains, if required, shall be located in the middle of the loading area.
- Exposed fire suppressant piping in public areas shall be kept to a minimum.

DIVISION 15: HVAC

Refer to MEP documents for further details and specifications regarding Mechanical/Electrical/Plumbing/& Fire Protection Scope

- HVAC units shall be a minimum of 80% efficient.
- Design temperatures in climate controlled storage areas area 60° F in the winter and 78° F in the summer. Design temperatures in the office and restroom areas are 68° F in the winter and 72° F in the summer. The HVAC system shall be designed for medium pressure in all locations.
- All windows shall be washed with air. Linear and/or 2'x2' diffusers are required in the office ceiling.
- Ductwork shall be kept to a minimum per drawings. Ducts shall be inconspicuously located above the ceiling soffits if in the corridors or at the back wall of the storage units. Ducts shall be securely anchored, plumb, straight and smooth, and changes in duct sizes shall be made with the top of duct flat. Flexible ductwork is permitted only in the office and restroom areas.
- Balancing dampers, fire dampers, and access doors shall be easily accessible.
- Exhaust fans with remote thermostats shall be provided in each loading dock. Unit heaters shall be provided in each loading dock in cold climate areas.
- Thermostats shall have: auto-on fan controls, heat-off-cool controls and each shall have an opaque, white tamper proof locking cover. Provide Owner with keys to cover. Office area shall have its own thermostat. Controlling thermostats to be located in the security room. The hallway thermostats are sensor units only.

DIVISION 16: ELECTRICAL

Refer to MEP documents for further details and specifications regarding Mechanical/Electrical/Plumbing/& Fire Protection Scope

- All exterior signage and storefront display unit lighting shall be controlled by time clocks and photometric eye.
- Two 3" conduits and one 1" conduit shall be run in the slab for low voltage wiring from the closet to the nearest workstation of the millwork (gate system and telephone).
- Fire-rated doors shall be held open by a magnetic hold open device and operated by smoke detectors on each side of the fire door.
- Storage units 75 square feet or less do not require a light fixture.
- Storage units between 76 square feet and 113 square feet shall, at a minimum, share/split a 4' single bulb fluorescent fixture. 28 watt, T-8 lamp, 5000 Kelvin w/ white metal reflector.
- Storage units between 114 square feet and 200 square feet shall have a minimum of one single bulb fluorescent fixture. 28 watt, T-8 lamp, 5000 Kelvin w/ white metal reflector.
- Storage units greater than 200 square feet shall have two single bulb fluorescent light fixtures. 28 watt, T-8 lamp, 5000 Kelvin w/ white metal reflector.
- Corridor lighting shall be 4' single bulb fluorescent fixtures or equal providing an average of 25 foot candles and a minimum of 15 foot candles at any one point. 28 watt, T-8 lamp, 5000 Kelvin w/ white metal reflector.
- Motion detectors for corridor lighting shall be positioned so that a customer never walks into a dark area. Motion control modules shall be configured to minimize the lighting activated to individual corridors. Lighting in adjacent units shall also be activated. Hubbel or Mytech brand motion sensors are acceptable.
- Office lighting shall be per plan.
- Loading dock light fixtures shall be controlled by motion sensors and a time clock with an override switch in office area.
- Flush Mounted GFI outlets should be located in corridors approximately every 100'. Exterior GFI outlets should be located within 25' of gate operators and HVAC units. Color: White
- Electrical panels and pull boxes shall be located such that they are easily accessible without entering a storage unit.
- Exterior lighting shall be per plan. Sulfide lighting is not allowed. Exterior lights shall be controlled by a photometric eye and a time clock
- Storage area emergency lighting to be provided by battery backup ballasts integral with the typical 4' fluorescent light fixtures. Do not provide separate battery backup EM light fixtures.
- Access keypads on mounting brackets shall be located on the approaching drivers side at a height of 52" from pavement, or on building facade at loading area, see architectural dwgs.
- (5) Phone lines are required for each office: (1) main phone line with second handset at workstation, (1) secondary line with second handset at workstation, (1) modem/credit card line and (1) fax line. (5) Fire/Burg alarm.
- A sixth phone line could be required if elevator phone is not permitted to piggyback second office phone line.
- Exposed conduit shall be kept at a minimum in public areas. For example: conduits in corridors shall be located behind the hallway corridor system. Conduits in the loading dock area shall travel behind loading dock walls in a storage unit and penetrate through into loading dock only where needed.
- Program start light fixture ballasts to be supplied by one of the following approved manufacturers.
Approved: Sylvania, Advanced, & Max-lite
Not allowed: Triad, GE, & Universal
All others must be approved by the owner and architect, prior to ordering.
- Exit signs shall be wall mounted as much as possible. Limit the use of ceiling or soffit mounted signs. Exit signs should be universal type that can be mounted with enclosed adapters for "wall", "side", "top" or other mounting.

Alarm & Security

Note: Coordinate and confirm with owner, Specifications & details for alarms, security, controls, cctv, & intercoms, etc. prior to construction.

- Smoke and heat detectors as required by local authorities.
- Pull stations, horns and strobes as required by local authorities.
- Flow and tamper alarms as required by local authorities.
- Elevator recall as required by local authorities.
- An alarm system with contacts on all office doors and automatic sliding doors at access control points shall be provided. Alarm system shall have capability for multiple access codes for Lock Up personnel.
- An intercom/music system should be provided with a station in each hallway greater than 40'. Intercoms should be no more than 75' apart in long hallways. Intercoms will be Aiphone IP substation system or superior system and one speaker should be in the loading area.
- Automatic sliding doors shall be wired to fire alarm panel.

Burglar Alarm System & Fire Alarm Monitoring Panel

Note: Coordinate and confirm with owner, Specifications & details for alarms, security, controls, cctv, & intercoms, etc. prior to construction.

- Ademco 6060CR Key Pad Fire-Intrusion Combo Panel
- 6160 Keypads
- Motion detector - in office
- Exterior siren
- Contacts for doors
(see numbered list below, amount of contacts vary by location)
- Glass break sensor

- Notes:
- Door contact list:
- Interior office door inside entry vestibule
 - Interior office door leading to bay area
 - Automatic Sliding doors to storage areas
 - Egress doors on main level
 - Utility Room door
- Two 6160 keypads: Keypad #1 to control office contacts and motion, Keypad #2 to control perimeter (egress doors and automatic doors). Automatic time-in/time-out on partition (2) facility.
 - Central Station monitoring contract (Burg/Fire) signed by Owner.

Access Control System

Note: Coordinate and confirm with owner, Specifications & details for alarms, security, controls, cctv, & intercoms, etc. prior to construction.

- Gate system connection to site computer shall be USB only.
- PTI Falcon XT base unit with Storelogic software with hardware connection
 - PTI Apex access keypads w/intercom
 - 12vdc 10 amp battery assembly
 - PTI 8 channel relay units for elevator control

- Notes:
- Two (2) keypads to be mounted on wall brackets extending no further than bollards at entrance side overhead bay doors.
 - One (1) keypad to be installed at every Sliding Automatic Door.
 - One (1) keypad to be installed outside elevator cabs on the first floor.
 - All keypads to have control overrides capabilities.
 - Falcon XT base unit to be located in Break Room behind millwork.

G.C. shall contact Tim Barnstable regarding PTI approved, accredited contractors, installers and technicians for the install of the PTI system.

Tim Barnstable
PTI Security Systems
(828) 707-8217
tbarnstable@ptisecurity.com

CCTV System

Note: Coordinate and confirm with owner, Specifications & details for alarms, security, controls, cctv, & intercoms, etc. prior to construction.

- CCTV system shall have Team Viewer installed and configured. User access password shall be 12345. Access code shall be provided to owner.
- Interior cameras shall be provided in each elevator vestibule, two in the office (one covering the manager, one covering the entrance), two in the loading bay (one covering the elevator doors, one covering the bay doors) and one at each stairwell entrance facing out from the door.
- Exterior cameras shall be provided on each major building face.
- System shall accept analog cameras. Hikvision DS6709HWI or DS6716HWI or compatible.

The Lockup CCTV system shall provide the following functionalities with the listed equipment or compatible, owner approved equivalent.

- NVR Server shall be Patronus Laboratories model VSRP0107.
 - NVR Server to capture and record video from multiple brands of IP encoders and IP Cameras from CIF resolution to 5MP.
 - NVR Server with minimum 6 x Hot-swap HDD bays. Target recording duration at 30% motion is 60 days or more.
 - NVR Server shall support 3 monitor outputs.
 - Graphical User Interface
 - 2 x Video wall monitors:
 - Supporting:1, 4, 9, 16 cameras
 - Supporting Cycling of different cameras in each window of the monitor.
 - NVR Server with free remote client software (DVR Server Concert® version 5.76 or newer) Remote access shall be through Client software, Internet Explorer, iPhone App and Android App.
 - Remote client software shall be compatible to remotely connect to multiple NVR Servers at one time.
 - NVR Server software and remote client software shall be compatible with Patronus Labs Concert® Hybrid DVR/NVR Software installed at other Lockup sites.

- Hard Disk Drives shall all be Enterprise grade and be ≥6TB in size.
- IP Cameras: All cameras must be ONVIF 2.3 IP. Testing is required to guarantee compatibility with Patronus NVR system.
 - Indoor Camera shall be Patronus Laboratories model VSCP0934 or VSCP0936 or owner approved equivalent.
 - Indoor camera shall be a Professional (Box) type camera.
 - Indoor camera shall be fitted with a 3MP 2.8-12mm vari-focal lens.
 - Lens shall be auto iris
 - Indoor camera shall mount on a wall camera bracket.
 - Indoor cameras: ≥1.3MP resolution cameras shall be used unless WDR functionality is appropriate to the installation location, then the 3MP WDR model or equivalent shall be used.
 - Indoor camera shall be powered by PoE.
 - Indoor camera shall be temperature rated -40C-60C
 - Outdoor Camera shall be Patronus Laboratories model VSCB0936 or VSCB0930 or owner approved equivalent.
 - Outdoor camera shall be a Large Bullet camera.
 - Outdoor camera shall be fitted with 3MP 6-22mm vari-focal lens.
 - Outdoor cameras: ≥1.3MP resolution cameras shall be used unless WDR functionality is appropriate to the installation location, then the 3MP WDR model or equivalent shall be used.
 - Outdoor camera shall be powered by PoE.
 - Outdoor camera shall be temperature rated -40C-60C without heater or blower.
- PoE Switch
 - The PoE Switch shall be available in 4, 8, 16 PoE Port models Patronus Laboratories NEUM0975, NEUM0976, NEUM0977 or equivalent.
 - All PoE switches shall support both 15.2W and 32.4W on all ports.
 - PoE switches shall be distributed as required to provide Network connectivity and PoE Power to the IP Cameras.
- Server Rack
 - The NVR Server and PoE Switches shall be rack mounted in the designated area.
 - The Server Rack shall have an integrated 12 port Power bar.
- Monitors
 - 1 x 20-24 inch LED/LCD monitor shall be provided next to the NVR server for the user to interface with the NVR server.
 - 2 x ≥ 42" LED/LCD monitors shall be provided and hung on the wall with adjustable wall mounts behind the front desk as detailed in the drawings. Samsung or other owner approved brand.
- Keyboard/Mouse
 - A Windows compatible Wired Keyboard and Mouse shall be provided, connected to the NVR Server and mounted next to the Rack at the designated area.

- 1.2 SYSTEM CALCULATOR
- Patronus Laboratories has developed a system calculator in Excel to ease the system design process as well as ensure that systems from site to site are consistent. The Excel system calculator can be obtained by emailing sales@patronuslabs.com. Contact: Rod Russell.

- 1.3 PROFESSIONAL SERVICES
- To provide assistance when/if necessary, the manufacturer shall be conducive to, and shall provide as a normal retail function, the following services:
 - Pre-configured, pre-wired & tested enclosure solutions;
 - TeamViewer remote support
 - Phone Support
 - 2D & 3D As-built documentation;

Intercoms, Music, Paging

Note: Coordinate and confirm with owner, Specifications & details for alarms, security, controls, cctv, & intercoms, etc. prior to construction.

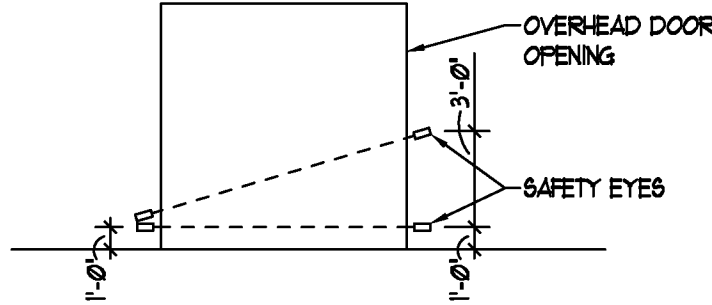
- PTI 8 channel relay unit
- Aiphone Desk Mount 10 Call Master (locate on back counter in office)
- 12 VDC Aiphone power supply
- Aiphone metal flush mount substations
- Speco Technologies SP150T speakers (8 ohm). Color: Black. (Mount from metal deck or high on columns above 8'-0" aff..)
- Speco 30 watt amplifier with inputs
- Grace digital GDI-IRDT200 Hi-Fi Internet Radio Tuner
- 'PTI Informer' recorded message annunciation system w/trigger cable and message system handset
- Speaker in the office area with its own independent volume control. Coordinate location with owner
- Speaker in loading area

- Note:
- PTI Informer utilizes the 8 channel relay board which is added to the PTI Falcon XT base unit to provide automated announcements on a set schedule.
 - Sub-stations and ceiling speakers to be strategically positioned for total coverage.
 - Speakers shall be mounted high above a minimum 8'-0" aff.

Overhead Bay Door Operator (motor)

Note: Coordinate and confirm with owner, Specifications & details for alarms, security, controls, cctv, & intercoms, etc. prior to construction.

- The operator/motor must include and accommodate for each overhead door:
- 0.5 H.P. minimum (confirm size with manufacturers cycling requirements)
 - Local open - stop - close controls. Door shall automatically close after a set amount of time unless overridden by hold open override switch in the office.
 - Access control system
 - Timer (for automatic closing operation)
 - Safety eyes - Two (2) pair per door - see pattern for safety below:



- Pneumatic or similar stop safety device.
- Strobe/enunciator w/timer. Strobes to be located to the side of the overhead door at 7'-0" aff. Confirm with owner.

Doors shall have minimum 0.5 H.P. motors (confirm size with manufacturers cycling requirements) with local open-stop-close controls, safety features, and provide the Owner with two remote operators. Doors to include a hold open override switch located in the office behind the reception desk for manager's control. Door control buttons (hardwired) to be placed at back of loading area as well as in office at millwork per Owner.

Considering the fact that these devices require added relays in order to be tied into the operator, it has in the past been suggested that an add-on computer board be fashioned to accept the additional hardware devices mentioned above. If this concept is not obtainable, please keep in mind that the overhead door subcontractor is responsible for providing the necessary relays to accommodate whoever is contracted to install the PTI System/Burg Alarm.

THE LOCKUP SELF STORAGE
9901 Estero Oaks Dr., Fort Myers, FL
SPECIFICATIONS

Partners in Design
ARCHITECTS

PROJECT NO.:
50916154

DRAWN BY: **JJH** CHECKED BY: **JJH**

DATE: **07/24/17**

SHEET NO.:
AO.4