



***The Winter Construction Company***

191 Peachtree Street Ste. 2100

Atlanta, Georgia 30303

Telephone: 404/588-3300

Fax: 404/588-0572

May 19, 2020

Request for Clarifications: #1  
Halcyon Phase 2 Buildings 1100 & 1300

Attn: Robert Zappulla  
AKA Studio PC  
rzappulla@akastudiopc.com

From: Winter Construction, Tim Sides  
5616 Peachtree Rd.  
Suite 1000  
Chamblee, GA 30341

RFI's:

1. Spec section 08800 does not indicate the glass type required for this project. Please verify the glass type required? Is the glass type the same for both buildings 1100 and 1300? Please advise.

AKA: Glass type for both 1100 and 1300 are shown in the sheet A8.03 and it would be the same for both buildings. (Please note that we selected this glass to pass Comcheck and the manufacturer is not listed in the specs)

AJCC: Please provide voluntary alternate equals if there is a cost savings.

2. B1100 CIP walls/ret walls 4000 psi, B1300 CIP walls/ret walls 3500 psi. There is wall between B1100 & B1300. Should it be 4000 psi and should all ret wall be 4000 psi (specs ref to drawings)?

AKA: UC Response: For the retaining wall between Building #1100 and #1300, please assume concrete with 3500 psi comp. strength. Please assume concrete with 3500 psi comp. strength for retaining walls for Building #1100 in lieu of 4000 psi.

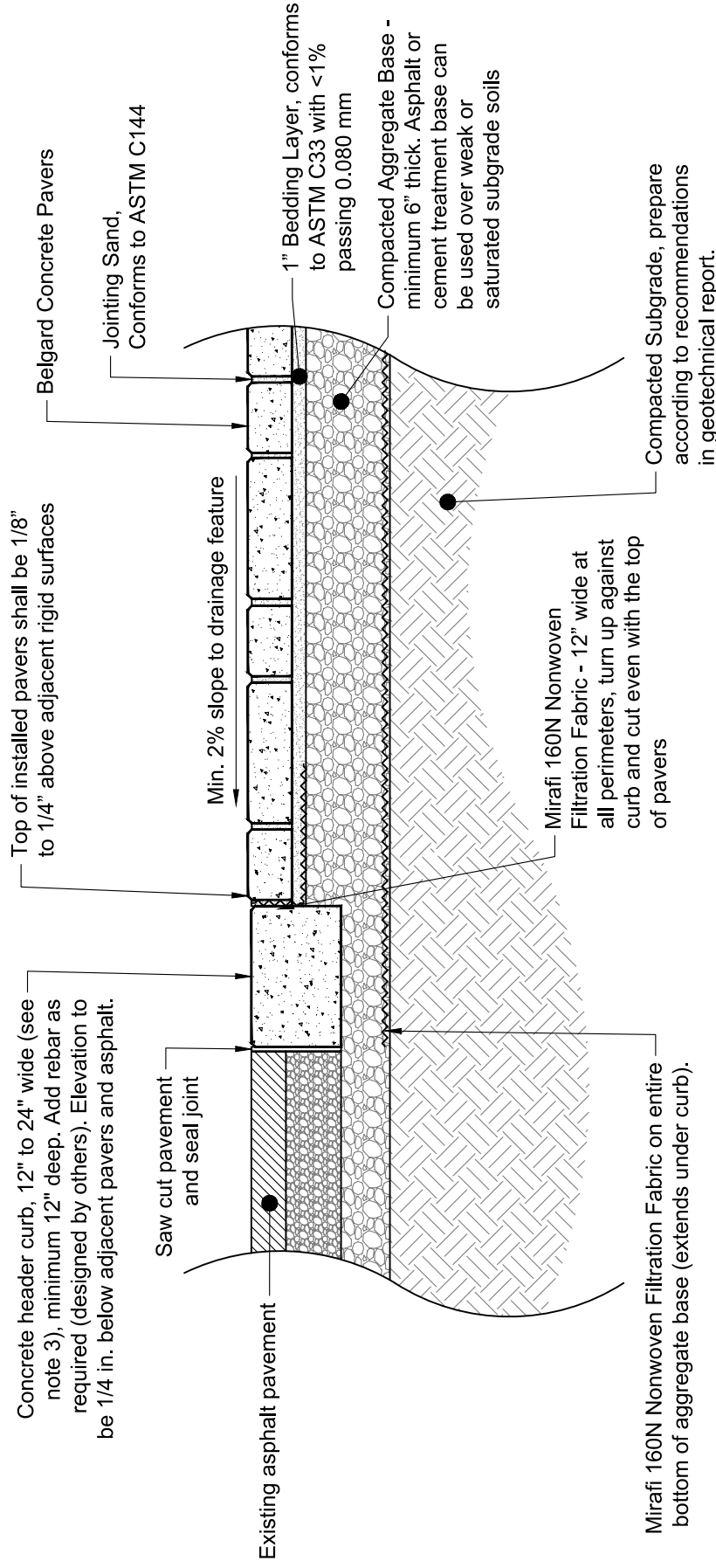
3. A-0.03 B1300 – mechanical yards between B1100 & B1300 – are there any pads required under shown equipment (in addition to transformer pads)?

AKA: PEI Response: Yes, all split system schedules for bldg. 1300 note a concrete housekeeping pad for each outdoor HVAC unit in the utility yard.

AJCC: Please provide alternate deduct to exclude

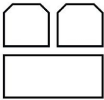
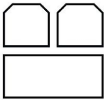
4. C2-01 – proposed outdoor patios:

- a. Are there pavers or stamped concrete? **AJCC: See Legend and attached details for pavers. You may provide a voluntary deduct to go with integral stamped concrete for vehicular areas only.**
  - b. Is stamped concrete – integrally colored or not? **AJCC: No stamped concrete indicated**
  - c. If pavers – any concrete base under required? **KH: See details attached for both vehicular and pedestrian pavers**
5. Please verify type of wire mesh at paving C6-07 W1.4, W2.1 or W2.9 or other? **W1.4**
6. We have several missing elevations for doors we need we need in order to price correctly. HM Door Elevations B1-5, B1-6, A1-7. WD Door Elevations A1-5, B1-5. Please provide.  
**AKA: All B1-5 will change to B1-3; All B1-6 will change to A-1-1; and A1-7 will change to A1-1A.**
7. We do not see a specification for overhead doors, please provide spec or what we should include in our price.  
**AKA: We used campus standard or building 700 OH door as basis of the design (see attached 700 submittal). The manufacturer is Haas; but an equal is acceptable.**
8. It is unclear as to the location of the thin brick show on the elevations and details in the lobby areas. Please provide location for thin brick application at the Main Lobby 101 and upper floor lobbies as well if required.  
**AKA: Please see details 1/ID1.01 and 1/ID4.01 for extent of the brick. The thin brick wall is only at one wall at the Main Lobby 101. The thin brick will be installed at full height and whole length of the wall per elevation 1/ID4.01. Upper floor lobbies will not have thin brick.**



#### Design Notes:

1. Cross section as shown is suitable for pedestrian and vehicular applications. Paver dimensions subject to aspect and plan ratio requirements. Contact Belgard Commercial for product selection guidance based on the intended traffic loading.
2. Depth of aggregate base subject to site specific conditions (traffic loading, soil conditions, groundwater levels, climatic conditions). Contact Belgard Commercial for design assistance.
3. When traffic flow is perpendicular to the direction of the header, the width of the header curb should be sufficient to ensure that a bouncing tire caused by differential settlement will land on the header and not skip over it.
4. When using geotextile separation fabric, consult with the manufacturer to ensure the material has good drainage characteristics and is not prone to clogging.
5. Drain pipes may be required within the aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotechnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.
6. Techniseal HP Nextgel jointing sand conforming to ASTM C144 may be used in pedestrian and light vehicular applications. Please contact Belgard Commercial for design assistance.

		<b>Belgard Standard Paving Detail</b>		Scale:	N.T.S.	Drawn by:	MAH
		<b>Curb Transition Sand Set on Aggregate Base</b>		Date:	2/15/2019	Drawing number:	ICP_6

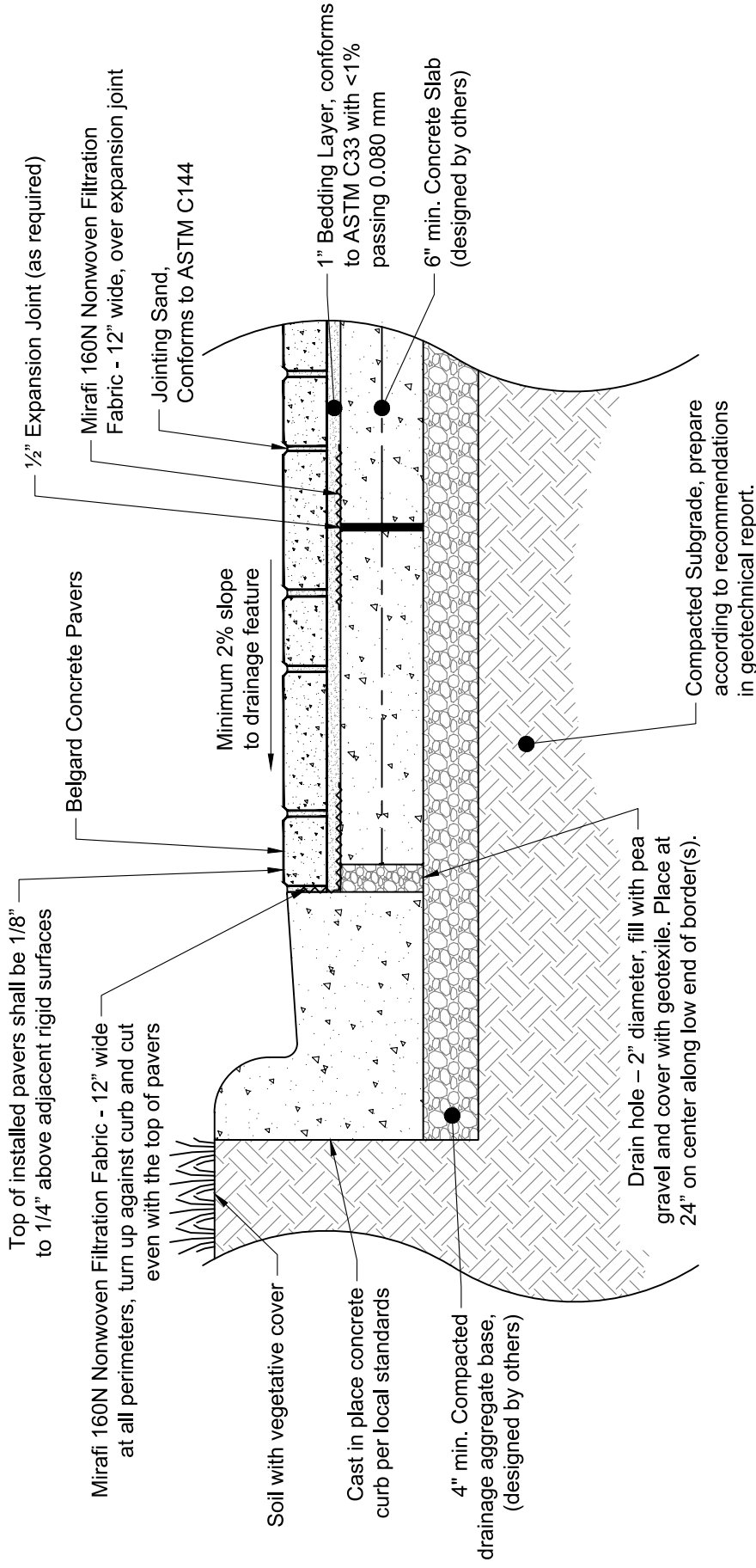
belgardcommercial.com

877-235-4273

details@belgard.com

This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.

BELGARD

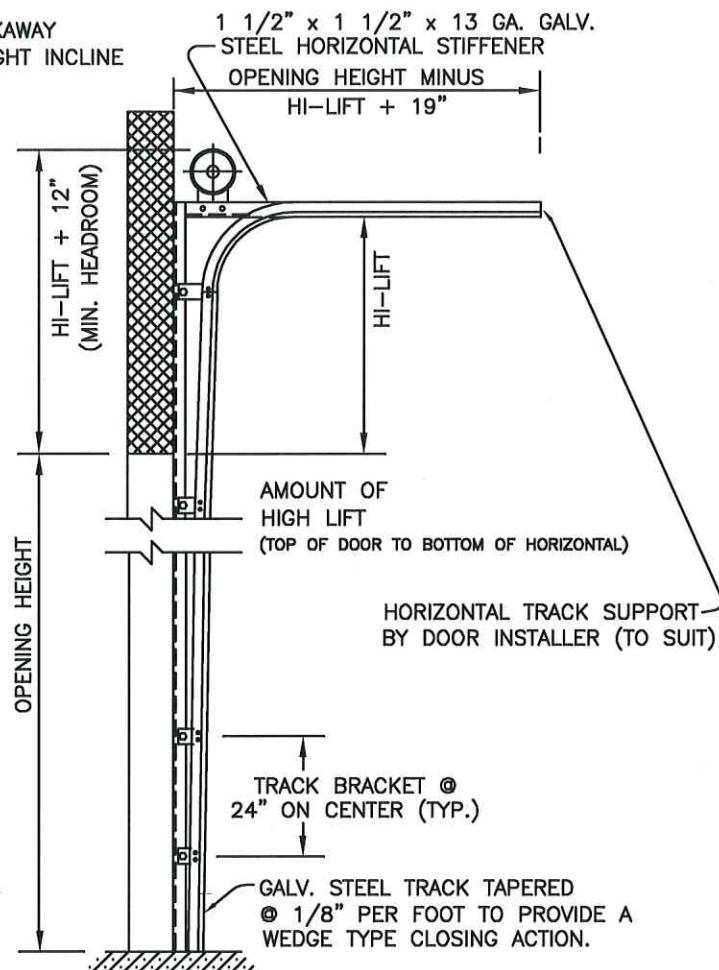


#### Design Notes:

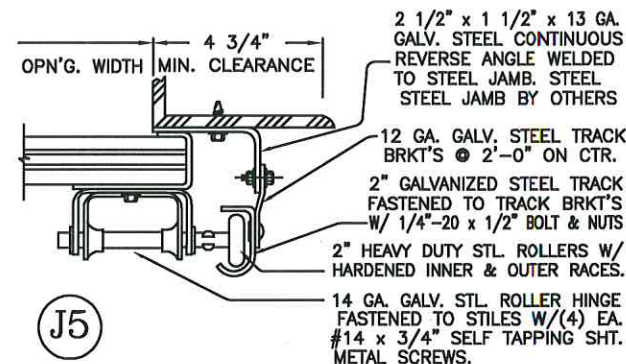
1. Cross section as shown is suitable for pedestrian and vehicular applications. Paver dimensions subject to aspect and plan ratio requirements. Contact Belgard Commercial for product selection guidance based on the intended traffic loading.
2. Depth of aggregate base subject to site specific conditions (traffic loading, soil conditions, groundwater levels, climatic conditions). Contact Belgard Commercial for design assistance.
3. Additional drain holes may be required depending on the size of the pavement area. The rule of thumb is to have at least one drain hole per 500 square feet of surface area. Storm drains should be used at low spots.
4. Drain pipes may be required within the aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotechnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.
5. Ensure the geotextile above the drain hole has good drainage characteristics and is not prone to clogging.
6. Techniseal HP Nextgel jointing sand conforming to ASTM C144 may be used in pedestrian and light vehicular applications. Please contact Belgard Commercial for design assistance.

	<p>belgardcommercial.com 877-235-4273 details@belgard.com</p>	<p>This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.</p>	<p><b>Belgard Standard Paving Detail</b> <b>Sand Set on Concrete Base</b></p> <p>Scale: N.T.S. Date: 02/11/2019 Drawn by: MAH Drawing number: ICP_1</p>
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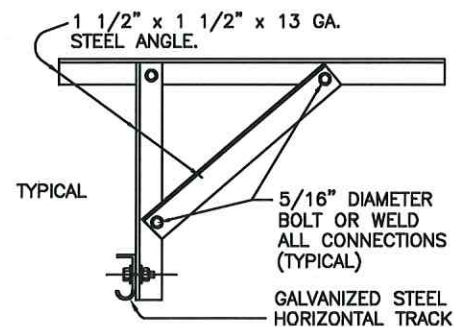
■ BREAKAWAY  
□ STRAIGHT INCLINE



**HI-LIFT (H.L.)**



**2" REVERSED ANGLE**



**HORIZONTAL TRACK SUPPORT**

F									
E									
D									
C									
B									
A	6	16'2"	12'0"	6	5	36"BI-HL	J5	186"	
DOOR	QTY.	WIDTH	HEIGHT	SECTIONS	PANELS	LIFT DETAIL	STEEL JAMB	SHAFT CENTERLINE	

**Haas Door**

320 SYCAMORE  
WAUSEON, OHIO 43587  
© Copyright, 2002

A NOFZIGER COMPANY

SHEET 3 OF 3 BY: RFISH

ORDER NO.: E35783 HALCYON 700 CA220C

REVISED :



**END STILES:**

- ☐ SINGLE  
☒ DOUBLE

**SHAFT TYPE:**

- ☐ TUBE  
☐ SOLID SHAFT  
☒ EXTENDED SOLID SHAFT:

**LOCK TYPE:**

- ☒ INSIDE  
☐ CYLINDER

- ☐ SAFETY BOTTOM BRACKET:

- ☐ EXHAUST PORT:

**TORSION SPRING(S):**

- ☒ STANDARD  
☐ OPTION 25,000 CYCLES

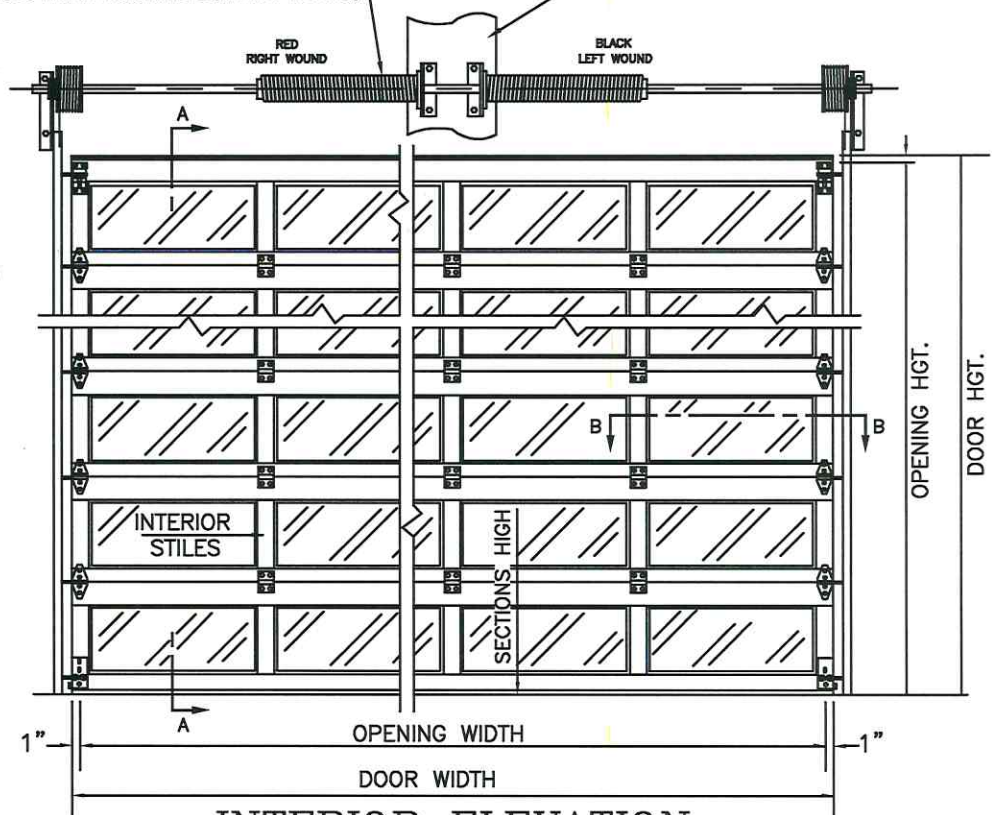
**OPTIONAL DOOR WEATHERSEALS:**

- ☐ CLIP MOUNT SIDE JAM SEAL  
☐ VINYL TOP HEADER SEAL

STANDARD DOOR WEATHERSEALS  
 STANDARD BOTTOM ASTRIGAL

SPRING WIRE & DIAMETER INDIVIDUALLY  
 CALCULATED TO COUNTERBALANCE DOOR LOAD.  
 (SPRING ASSEMBLIES VARY, NOT A SPECIFIC REPRESENTATION OF THIS ORDER)

CENTER SUPPORT FOR  
 SPRINGS (BY OTHERS)

**INTERIOR ELEVATION**

THIS DRAWING IS GENERIC AND IS NOT INTENDED AS AN  
 ACTUAL REPRESENTATION OF THIS ORDER.

**GLAZING:**

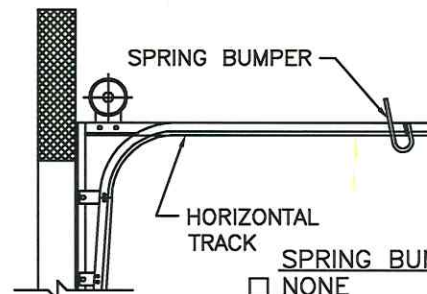
- ☐ 1/8" DSB  
 SECTION(S) \_\_\_\_\_
- ☐ 1/8" TEMPERED  
 SECTION(S) \_\_\_\_\_
- ☐ 1/4" TEMPERED  
 SECTION(S) \_\_\_\_\_
- ☒ 1/2" INSULATED UNITS (2 x 1/8" TEMPERED)  
 SECTION(S) ALL

**GLAZING TREATMENT:**

- ☒ CLEAR  
☐ FROSTED  
☐ LOW-E  
☐ OTHER: \_\_\_\_\_

**ALUMINUM PANELS:**

- ☒ NONE
- ☐ .040" THICK (STUCCO EMBOSSED)  
 SECTION(S) \_\_\_\_\_
- ☐ .050" THICK (SMOOTH FINISH)  
 SECTION(S) \_\_\_\_\_
- ☐ INSULATED SOLID PANEL  
 SECTION(S) \_\_\_\_\_
- ☐ .040" THICK (STUCCO EMBOSSED)  
☐ .050" THICK (SMOOTH FINISH)

**SPRING BUMPERS:**

- ☐ NONE  
☒ LEAF SPRINGS  
☐ COMPRESION

**SPRING BUMPER DETAIL****GENERAL NOTES**

DOORS ARE CONSTRUCTED OF (BOX SHAPED) ALUMINUM EXTRUSIONS FROM 6063-T6 ALLOY. EXTRUSIONS TO BE .065" WALL THICKNESS WITH .125" WALL THICKNESS WHEREVER HARDWARE ATTACHES. STILES AND RAILS ARE FACTORY ASSEMBLED WITH THRU-BOLT CONSTRUCTION.

STANDARD FINISH IS CLEAR ANODIZED, OTHER FINISHES AVAILABLE. DOOR PANELS ARE MANUFACTURED FROM 18 GA. STUCCO EMBOSSED ALUMINUM SHEETS TO MATCH DOOR FINISH.

GLAZING, GLASS OR PANELS TO BE SET IN VINYL GASKET AND HELD IN PLACE BY VINYL SNAP-IN BEAD.

HEAVY DUTY INDUSTRIAL ALUMINUM DOOR

MODEL

CA 220

JOB: HALCYON BUILDING 700

CONTRACTOR:

ARCHITECT:

DISTRIBUTOR: ATLANTA DOOR CORPORATION

ADDRESS: ACWORTH, GA

DOOR SCHEDULE:

SHEET: 1 OF 3

BY: RFISH

DATE: 11 SEPT 2018

ORDER: E35783

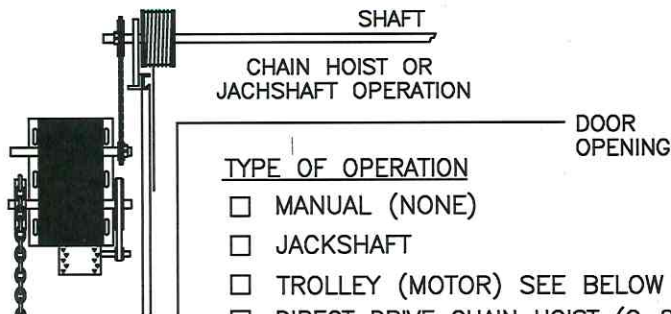
ITEM NO.:

REVISED:

**Haas Door**  
 A Nofziger Company

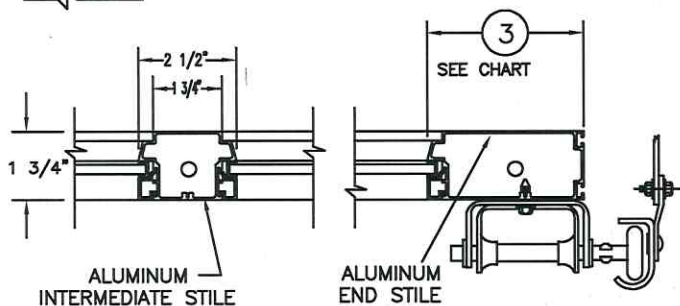
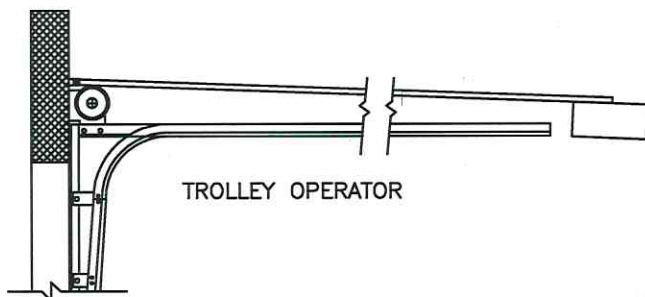
320 Sycamore  
 Wauson, Ohio 43567  
 Copyright 2003

## TYPE OF OPERATION

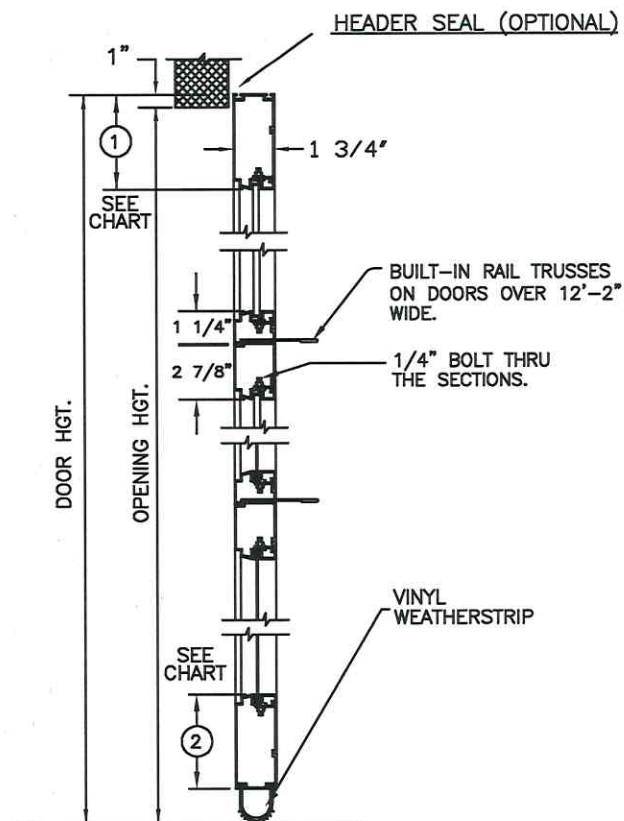


### TYPE OF OPERATION

- ☐ MANUAL (NONE)
- ☐ JACKSHAFT
- ☐ TROLLEY (MOTOR) SEE BELOW
- ☐ DIRECT DRIVE CHAIN HOIST (C=8")
- ☐ REDUCED DRIVE CHAIN HOIST (C=10")
- ☒ NOT SPECIFIED



## SECTION "B"



## SIDE ELEVATION "A"

ALUMINUM EXTRUSION CHART			
DIMS	TOP ①	BOTTOM ②	END ③
"A"	4"	4"	6"
"B"			
"C"			
"D"			
"E"			
"F"			

* COLOR SCHEDULE
C=CLEAR ANODIZED
Z=BRONZE ANODIZED
K=BLACK ANODIZED
W=PAINTED WHITE
B=PAINTED BROWN
U=CUSTOM FINISH


### JOB NOTES:

A:(6)-16'2"x12'0" CA220C\*, 36" HIGH LIFT 2" CSRA-STEEL, 1:12 ROOF PITCH

## WINDLOAD

DOORS TO BE BUILT TO MEET WINDLOAD  
+ \_\_\_\_ / - \_\_\_\_ PSF

ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT JOB SPECIFIC

MODEL	JOB: HALCYON BUILDING 700	SHEET: 2 OF 3	 <p>A Nofziger Company</p> <p>320 Sycamore Wauseon, Ohio 43567 © Copyright 2003</p>
	CONTRACTOR:	BY: RFISH	
CA 220	ARCHITECT:	DATE: 11 SEPT 2018	
	DISTRIBUTOR: ATLANTA DOOR CORPORATION	ORDER: E35783	
	ADDRESS: ACWORTH, GA	ITEM NO.:	
	DOOR SCHEDULE:	REVISED:	



## Specifications

### PART 1 GENERAL

#### 1.01 Section Includes

**A. Type:** Sectional Doors are to be Model CA-220 as manufactured by Haas Door Company.

**B. Operation:** to be manual / motor operated

**C. Mounting:** to be Interior Face Mounted on a prepared surface.

#### 1.02 Related Work

**A. Opening preparation,** miscellaneous or structural steel, access panels, finish or field painting are in the scope of the work of other sections or trades.

### PART 2 PRODUCT

#### 2.01 Materials & Construction

**A. Sections:** shall be 1.75" (44.5mm) thick full tubular aluminum frame-work with .125 (3.18mm) wall thickness wherever hardware attaches. Vertical stiles and horizontal rails shall be miter-cut and joined with internal steel thru-bolts. Horizontal meeting rails shall have rabbeted overlap joints.

**B. Door Panels:** shall be of 18 gauge stucco embossed clear anodized aluminum sheet, set in a continuous vinyl gasket and held in place by inside vinyl snap-in glazing bead.

**C. Glass Panels:** shall be set in a continuous vinyl gasket and held in place by inside vinyl snap-in glazing bead. For 1/2" (12.7mm) thick glazing aluminum snap-in bead is used.

**D. End Stiles:** shall be integral extruded aluminum framework.

**E. Intermediate Reinforcing:** to be integral extruded aluminum framework, to provide reinforcing for attachment of various hardware.

**F. Bottom Section:** The bottom section has a flexible vinyl astragal that has been designed for all-weather protection.

**G. Finish Coat:** sections with a clear anodized aluminum. Color anodizing and special paint finishes are optional.

**H. Wind Load Rated Doors:** Doors are build to meet or exceed standards established by ANSI/DASMA 102-2003.

#### 2.02 Counterbalance System

**A. Counterbalance:** is factory calibrated to match site conditions.

**B. Springs:** to be helical torsion type made from oil tempered wire. 10,000 cycle is standard.

**C. Assembly:** torsion springs to be mounted on a coupled solid steel shaft or continuous heavy wall tubular steel shaft depending on door size and method of operation. Cable drums are die cast aluminum, and cables are high strength galvanized aircraft quality with minimum 8 to 1 safety factor.

#### 2.03 Tracks

**A. Vertical Tracks:** to be minimum of 16 gauge galvanized steel tapered and mounted for wedge type mounting. Bracket mount is standard.

**B. Horizontal Tracks:** to be minimum 16 gauge galvanized steel, reinforced with minimum 13 gauge galvanized angles as required (2" or 3" track depending on door size).

#### 2.04 Hardware

**A. Hinges:** to be manufactured of hot-dipped galvanized steel, 14 gauge minimum. Double end hinges are supplied on doors 18'-0" and wider.

**B. Rollers:** to be full floating ball bearing in case-hardened steel races, mounted to fit the slope of the track.

#### 2.05 Locking

**A. Slide Bar Lock:** to be inside spring loaded on end stile and shall engage slot in track.

### PART 3 EXECUTION

#### 3.01 Installation

**A. Installation:** to be by Haas Door authorized representative and in accordance with Haas standards and installation instructions.

#### Optional Features

##### Choice of Track Lift Types

- [Standard Lift](#)
- [Low Headroom](#)
- [High Lift](#)
- [Vertical Lift](#)

2" or 3" Track; Angle Mounted  
Exhaust Ports (Alum panel only)  
Cam Safety Device  
Spring Bumpers  
Chain Hoist  
High Cycle Springs  
Wind load Rating  
High Cycle Rollers  
Top Header Seal  
Pass Door  
Car Wash Cutout  
Security Bars



# Product Specification Sheet



## OPERA-MH

### JACKSHAFT OPERATOR

#### STANDARD FEATURES

- **Motor:**

1/2 HP, 115V single phase intermittent-duty motor with instant reverse and internal automatic reset thermal overload protection. Removable without affecting limit switch settings. Also available with 50Hz motor, consult inside sales.

- **Reduction:**

First step in reduction 5L/B V-belt drive, additional steps by chain and sprockets. Input shaft is 5/8", supported by precision ball bearings. Output shaft is 1" with 1/4" keyway, supported by ball bearings. Output shaft speed: 36 rpm.

- **Clutch:**

Friction type, positioned on input shaft, easily adjustable from outside.

- **Drive:**

#41 roller chain with a 41B12 sprocket for the operator drive shaft. Door sprocket selected for a door travel of 6"/s to 12"/s.

- **Brake:**

Mechanical brake.

- **Manual Operation:**

Hoist-a-matic® self-engaging hoist (floor level engagement device is not required to operate) for manual chain operation. An electrical interlock automatically disconnects power to the motor operator when chain hoist is engaged. Hoist on right is standard.

- **Electrical Enclosure:**

All electrical components are in a Nema 1 enclosure. Hinged electrical enclosure cover.

- **Limit System:**

Rotary-type oil-impregnated steel cams, commercial grade switches. Limit shaft is supported by self-lubricating bronze bushings for increased precision. Remains in time when there is a manual operation or after the motor has been removed.

- **Accu-cam® Feature:**

Precise and quick one-handed adjustment of the limits.

- **Corrosion Protection:**

Frame and control enclosure protected by baked on, long lasting enamel finish. Polymer control box cover. All shafts protected by yellow chromate coating.

- **Mounting:**

Wall, hood, or shelf mounted on the right or on the left of the door. For indoor use only.

- **Shipping Weight:**

Approx. 68 Lbs - 31 Kg.

- **Warranty:**

2 Years.

#### Hoist-a-matic®

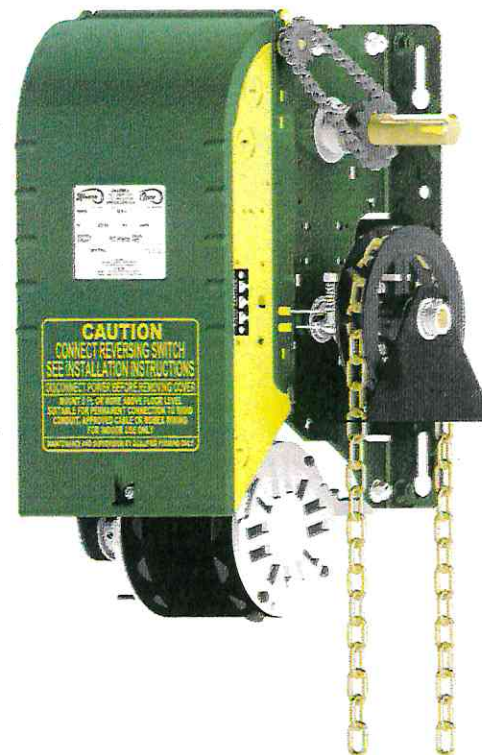
Self-engaging chain hoist with automatic cut-off

#### Accu-cam® Limit Feature

For precise and quick one-hand limit setting adjustments

#### Hinged Cover With Stable Opened Position

For easy access to components and wiring



**The Opera-MH is a medium-duty operator designed for use on standard, high and vertical lift sectional doors or small rolling doors™ and grilles.**

**The operator can be wall, hood, or shelf mounted on either side of the door. It incorporates the patented Hoist-a-matic®, a self-engaging chain hoist for manual operation, which simplifies operation and installation.**

**The operator is available with the new Electronic Control Board (BOARD 070) with or without the option of electrical control for MONITORED external entrapment protection devices (UL325-2010 compliant).**

™ For properly balanced rolling steel doors with less than 80 lbs of imbalance, rolling sheet doors, vinyl doors or equivalents. For larger rolling doors, we recommend using an electronically activated drum-band type solenoid brake, see Mechanical Modifications.



When you think  
Commercial Door OPERATORS,  
**just think OPERA.**

800-361-2260  
info@manaras.com  
www.manaras.com



# Product Specification Sheet

**OPERA-MH**  
14 CYCLES/HOUR 50 CYCLES/DAY

## CONTROL OPTIONS

### • ECB Units (BOARD 070):

24Vdc relaying circuit with a 40VA class II transformer, non-volatile memory. Features available: On-board radio receiver, 1.5s delay on reverse, programmable maximum run timer, mid-stop, timer to close (suspension possible from floor level), independent input loop terminal, advance close system, test buttons, reverse wiring detection and door lock sensor.

Operating mode selectable on site: C2, B2, D1, E2, T or TS.

### • "M" Version:



Provides the monitoring of Primary External Entrapment Protection Devices. Includes monitored photo cells (PHOTO 062 standard). In this mode, Ancillary Entrapment Protection Devices (optional) may be used to supplement primary entrapment protection, such as non-monitored photo cells, 2-wire non-monitored sensing edges and pneumatic sensing edges. Certifications: CSA C22.2-247.92 and UL325.

### • "E" Version:



No monitoring function.

Certifications: CSA C22.2-247.92 and compliant to UL325 5th Ed. PRIOR to August 2010 revision.

### • Electromechanical Units:

24Vac control circuit, 40VA class II transformer, fuse protected on output.

### • B2/C2 Units:



C2 wiring is standard. B2 can be set very easily by moving one wire. Available options: delay on reverse, timer to close, double limits, etc...

Certifications: CSA C22.2-247.92 and compliant to UL325 5th Ed. PRIOR to August 2010 revision.

Note: CSA C22.2-247.92 and UL325 apply to units intended to be used in ordinary locations in accordance with the Canadian Electrical Code, Part I and the National Electrical Code, NFPA 70, respectively.

## MAIN OPTIONS

### • Control Accessories:

Angled terminal strip allows for the connection of 3-button stations (one supplied with the operator), non-monitored sensing edges, non-monitored photo cells, one push-button radio control (external strip), ceiling pull switches, key switches, loop detectors, external interlocks, universal auxiliary output module. 2A fuse protected 24Vac output is available for accessory power supply. NEMA 4/12 or NEMA 4X protected monitored photo cells upgrade available.

### • Mechanical Accessories:

Wall or hood mounting bracket, chain spreader, etc...consult inside sales.

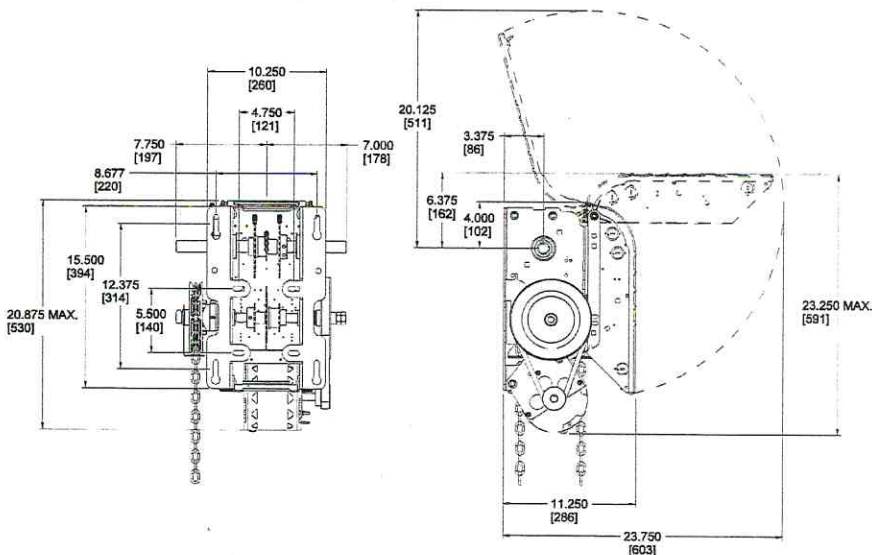
### • Mechanical Modifications:

Left hand chain hoist, #50 roller chain, sprocket on final drive and limit shaft speed-up, etc...consult inside sales.

## DIMENSIONS

**Clearance:** Side room required 15" (380 mm)

**Maximum Door Height:** 14' (4260 mm)



## MOTOR SELECTION

### Maximum Size of Door in Square Feet

Horse Power	Rolling Doors					Sectional Doors					General Guideline
	Insulated Steel	16 ga. Steel	Steel Grilles	Alu. Door	Alu. Grilles	Steel 18 ga. Ins.	Steel 18 ga. 20 ga. Ins.	Wood	Aluminum	Fiber Glass	
1/2	-	160	200	275	320	120	160	250	275	290	

## OPERATOR RANGE

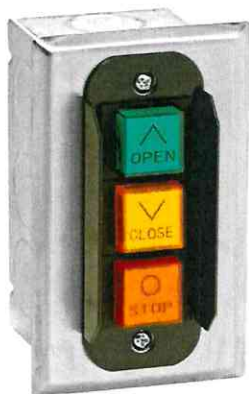
### Current Consumption (Amp.)

Horse Power	120 V 1 Ph	General Guideline
1/2	5.0	



Manaras-Opera reserves the right to make specification or design changes without prior notice.  
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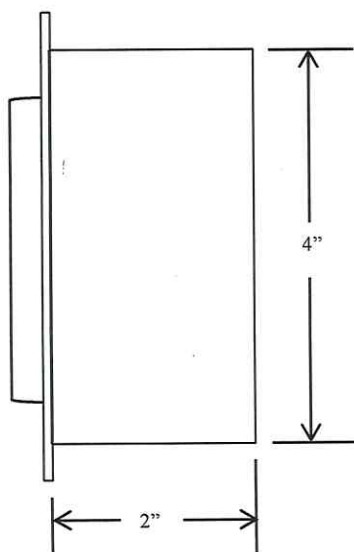
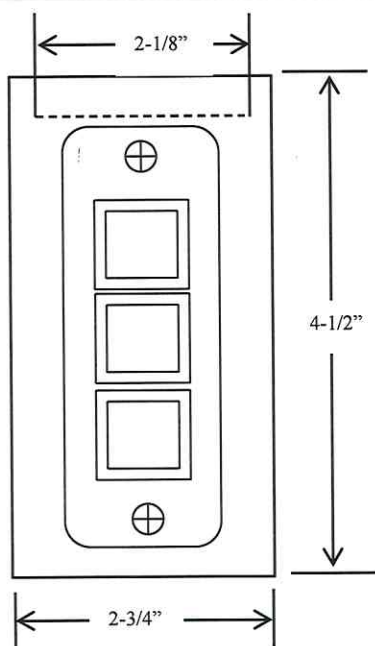
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info@manaras.com  
www.manaras.com



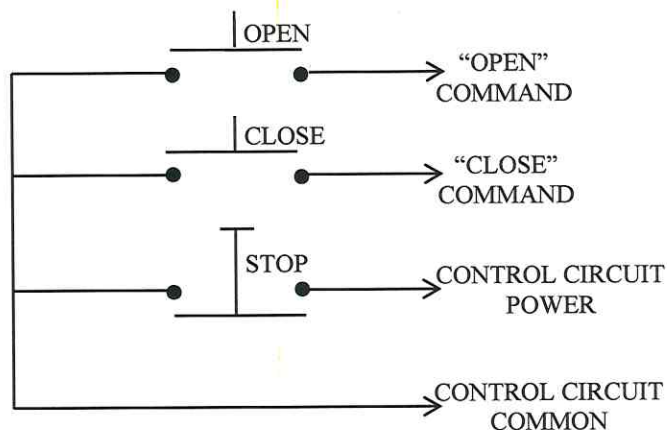
## PBC-3 CONTROL STATION

- NEMA 1
- FLUSH MOUNT
- FULLY GUARDED
- THREE BUTTON CONTROL (OPEN-CLOSE-STOP) IN METAL ENCLOSURE
- BUTTON: 10 amp @ 250VAC
- OPEN: NORMALLY OPEN
- CLOSE: NORMALLY OPEN
- STOP: NORMALLY CLOSED

## DIMENSIONS



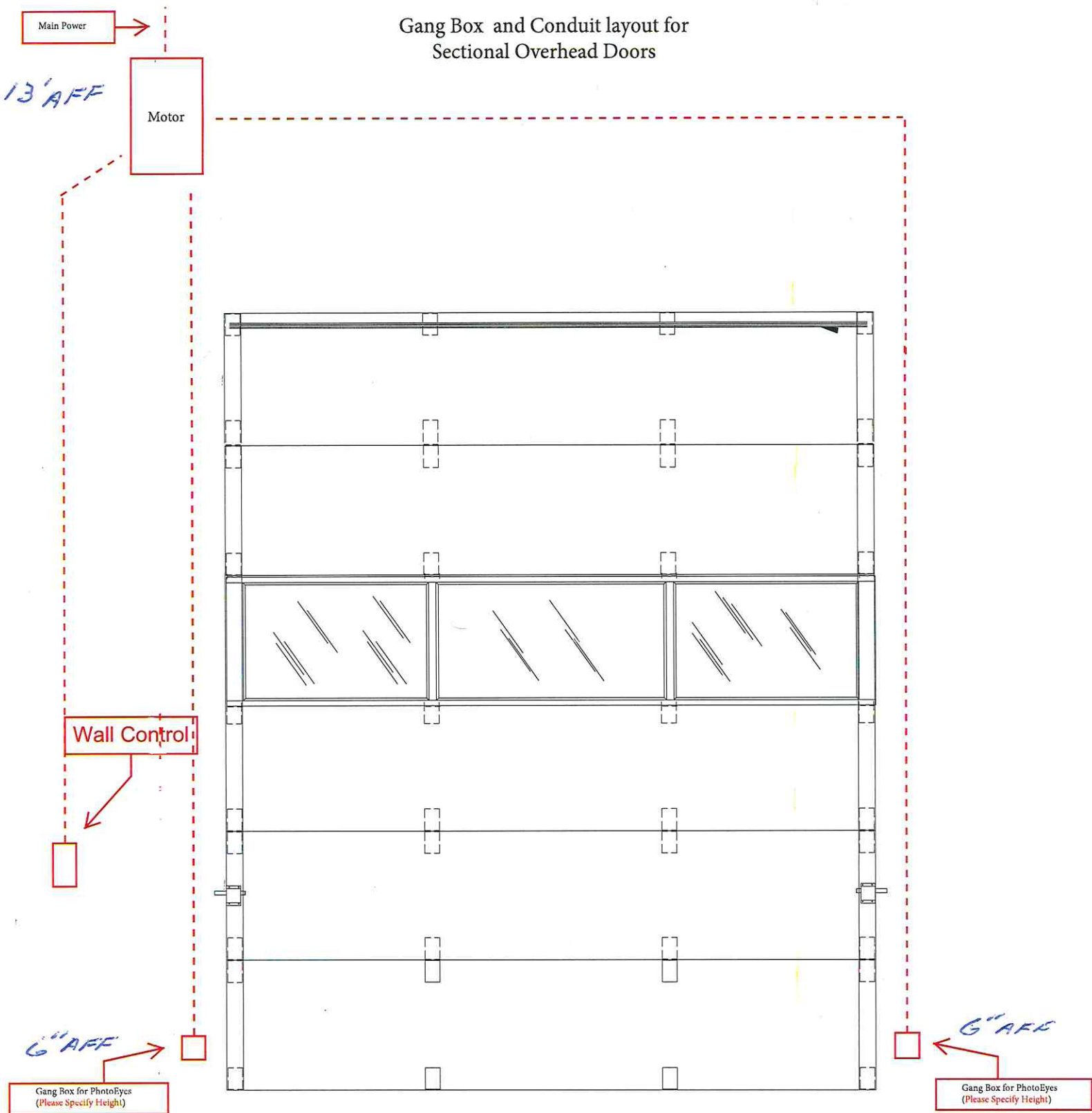
## WIRING



230 Route 206, Suite 206  
Flanders, NJ 07836  
(800) 942-6682 \* (973) 584-6682 Fax  
info@mmtcinc.com



# Gang Box and Conduit layout for Sectional Overhead Doors



All conduit, gang boxes, and wiring by others.

All control wiring is low voltage.

1. Safety PhotoEyes - Two wires - On both side of opening - Height to be specified by owner
2. Interlock - Two wires - On both sides of the opening - 4' AFF
3. Safety Edge - Four wires - On motor side of opening - 7' AFF
4. Red/Green Lights(by others) - Four wire(confirm with electrician) - Location to be specified by owner
5. Master Control Station - Four wires - Location as shown on drawings