

**Request for Proposals (RFP) 2023–01
Architectural and Engineering Services
for the Addition of an Elevator at Islander 71 Restaurant
City of Isle of Palms, South Carolina**

In compliance with the City's Procurement Ordinance, the City of Isle of Palms is requesting proposals from qualified firms to develop construction documents for the addition of an elevator to the Islander 71 restaurant at 80 41st Avenue.

The City owns the restaurant building and has coordinated with the restaurant operators and a contractor to develop a conceptual plan to add an elevator that would provide access to the second level from the first level. City Council has reviewed the concept and now wants to engage designers to develop plans and specifications for bidding and budgeting purposes.

I. Scope of Work

- A. Prior to any design work, the chosen firm will be expected to visit the site, review drawings, specifications, and the conceptual plans (see attached).
- B. Prior to any design work, the chosen firm will be expected to attend a project kick off meeting with the City staff and restaurant operators.
- C. Additional unplanned site visits may be necessary and should be included.
- D. The chosen firm must develop plans and specifications suitable to request bids from contractors.
- E. The chosen firm must develop cost estimates for budgeting purposes.
- F. The final deliverable for this request will be a complete design package including all structural and mechanical components and specifications for bidding as well as an accurate cost estimate for all work. When the time comes to construct the elevator, the City will use the plans and specifications developed from this RFP and develop new RFB and contract documents that are not part of this project.

II. Proposal Process

Proposals should be submitted to the following:

Douglas Kerr, Deputy City Administrator

Mail to: Post Office Box 508, Isle of Palms, SC 29451

Or hand deliver to: 1207 Palm Boulevard, Isle of Palms, SC 29451

Deadline for Submissions: The deadline for submission is 10:00 a.m., Friday, February 10th, 2023. Proposals will be received at 1207 Palm Boulevard, Isle of Palms, South Carolina 29451 in a sealed envelope. Sealed envelopes must be clearly marked “(RFP) 2023–01 Architectural and Engineering Services for the Addition of an Elevator at Islander 71” and include one (1) hard copy and one (1) electronic copy saved to a USB flash drive.

It will be the responsibility of the proposers to verify receipt by the City. Proposals may be delivered by hand or by mail, but no proposal shall be considered which is not actually received by the City at the place, date and time appointed by the City and the City shall not be responsible for any failure, misdirection, delay or error resulting from the selection by any proposer of any means of delivery. All proposals submitted shall include a current e-mail address.

Proprietary and/or Confidential Information: Your proposal is a public document under the South Carolina Freedom of Information Act (FOIA), except as to information that may be treated as confidential as an exception to disclosure under the FOIA. If you cannot agree to this standard, please do not submit your proposal. All information that is to be treated as confidential and/or proprietary must be CLEARLY identified, and each page containing confidential and/or proprietary information, in whole or in part, must be stamped and/or denoted as CONFIDENTIAL, in bold, in a font of at least 12-point type, in the upper right-hand corner of the page. All information not so denoted and identified will be subject to disclosure by the City.

Proposers acknowledge and agree that the City will not be liable for any costs, expenses, losses, damages (including damages for loss of anticipated profit) or liabilities incurred by the respondent or any member of the respondent’s organization as a result of, or arising out of, submitting a proposal, negotiating changes, or due to the City’s acceptance or non-acceptance of the proposal or the rejection of any and all proposals. Proposers are responsible for submission of accurate, adequate and clear descriptions of the information requests. Neither issuance of the RFP, preparation and submission of a response, nor the subsequent receipt and evaluation of any response by the City of Isle of Palms will commit the City to award a contract to any respondent even if all the requirements in the RFP have been met.

Proposers must have or procure an Isle of Palms Business License prior to any work.

III. Submission Requirements

Each proposal shall include the following information as applicable to be considered complete:

- A. Design firm’s background, office locations, size, capabilities.

- B. Project experience with commercial architecture.
- C. A statement describing why this firm is most qualified to perform this work. Demonstrate the firm's qualifications, competence and capacity.
- D. Detailed cost proposal on the included form. Include a fee schedule including hourly rates for all personnel, subcontractors, and reimbursables. Subcontractors must be explicitly listed.
- E. Oath of Non-Collusion signed by a principal of the firm or an officer authorized to bind the corporation.
- F. Indicate and list any pending legal actions.

IV. Proposal Evaluation Criteria

The primary intent with regards to the procurement of these services is to obtain what the City would consider to be the best package of product and service. This includes overall proposal suitability, price competitiveness, quality and timeliness of previous work performed.

Respondents will further be evaluated on their experience, qualifications, and references. The City of Isle of Palms reserves the right to reject, in whole or in part, any proposal submitted which, in the judgment of the City, would not be in its best interest. The City also reserves the right to waive minor deficiencies or reject all proposals.

COST PROPOSAL FORM

PROPOSAL OF: _____
(Architect)

PROPOSAL TO: _____
(Owner)

PROJECT NAME: _____

PROJECT NUMBER: _____ PROPOSAL DATE: _____

BASE PROPOSAL AGREEMENT

The undersigned, having examined all the Proposal Documents, including and acknowledging all Addendum(a) as follows:

shall execute the entire Work in the Proposal Documents described as in the Scope of Work for the following amount:

TOTAL AMOUNT OF PROPOSAL = \$ _____

_____ Dollars

which sum is hereafter called the **PROPOSED COST TO NOT BE EXCEEDED.**

The undersigned acknowledges the receipt of the following addenda and confirms that the PROPOSAL as submitted reflects appropriate price responses:

AUTHORIZATION

(Type or Print Name of Architect)

(Type or Print Address)

(Signature of Authorized Agent)

STATE OF SOUTH CAROLINA)
AGREEMENT TO DESIGN AN ELEVATOR ADDITION)
FOR THE ISLANDER 71 RESTAURANT)
FOR THE CITY OF ISLE OF PALMS)

THIS AGREEMENT is made and entered into this _____ day of 2023, by

and between the City of Isle of Palms, S.C. ("City") and _____
("Architect").

WHEREAS, City desires to engage the services of the Architect to design an alteration to the Islander 71 restaurant to include an elevator (the "Project"); and

WHEREAS, Architect agrees to perform the services pursuant to the terms and conditions hereinafter set forth.

THEREFORE, in consideration of the mutual covenants and promises set forth herein, City and Architect agree as follows:

1. Scope of Work

A. Architect agrees to provide all labor, equipment, materials, supplies, and incidentals which are required to perform all services for the Project pursuant to the Scope of Work described in the bid document and the proposal submitted by Architect to City dated _____, 2023 (the "Proposal"), a copy of which is attached hereto as "Exhibit I" and made a part of this Agreement by reference thereto. In the event of a conflict between any provision contained in the Bid and any provision contained in this Agreement, the terms of this Agreement shall control.

B. In providing services under this Agreement, the Architect shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. Upon notice to the Architect and by mutual agreement between the parties, the Architect will, without additional compensation, correct those services not meeting such a standard. Architect agrees to comply with all applicable federal, state and local laws, rules and regulations regarding all services performed by Architect pursuant to this Agreement.

2. Contract Price. For all services to be performed by Architect on the Project, City agrees to pay to Architect upon completion Work detailed in Exhibit I, which includes labor fees and anticipated expenses.

3. Time of Performance. Architect understands the time sensitivity of the Project and agrees to complete the services on the Project in a timely manner by [insert date]. Provided, however, that if performance by the Architect is delayed for reasons or causes beyond the control of Architect (including but not limited to, acts of God, weather conditions, site conditions, labor or material shortages, delays caused by City, and casualty losses) the Project completion date shall be extended accordingly. Architect must provide notice in writing to The City of any event which it believes entitles it to an extension of time within five (5) days of the occurrence of the event of delay. The Architect must also provide notice of the extent of delay. The Architect will not be entitled to any additional compensation for delays under this Section. Failure to do so shall be deemed a waiver.

4. Change Orders. The City has the right to require alterations or changes (“Change Orders”) to the Project and in such case Architect agrees to make such alterations or changes; provided, however, that the details and additional cost or credit of such Change Order must be agreed to by the City and Architect in writing prior to the commencement of the Change Order work.

5. Permits, Fees and Licenses. Architect agrees to apply for, obtain and pay for all governmental permits, fees and licenses necessary for the Architect’s performance and completion of the services under the Project (including, but not limited to, a City business license). This does not include Permit fees required for permitting of construction.

6. Indemnification and Insurance.

A. Architect agrees to hold harmless and indemnify City and its officers, agents and employees from and against any loss or damage, including all reasonable attorney’s fees and expenses, incurred as a result of any and all claims, demands, causes of action, suits, judgments, fines or penalties (including but not limited to all fees and expenses incurred as a result of death or injury to persons or for loss of or damage to property or actions arising from any breach of any obligation under this Agreement) caused by Architect’s performance of the services under this Agreement. In the event of any such claims made or suits filed, City agrees to give Architect written notice thereof, and Architect shall have the right to defend or settle the same to the extent of its interests hereunder.

B. Architect shall procure, and maintain in effect during the term of this Agreement, Comprehensive general liability insurance in an amount not less than \$2,000,000.00 per person, \$2,000,000.00 per claim, and \$1,000,000.00 per claim for property damage;

C. Professional Liability: Professional liability insurance for damages incurred by reason of any negligent act, error or omission committed or

alleged to have been committed by Contract in the amount of \$2,000,000.00 per claim and in the aggregate; and

- D. Workers' Compensation: Architect agrees to maintain workers' compensation coverage on its employees as required by the State of South Carolina workers' compensation laws.

All insurance coverage required hereunder shall be with companies approved in advance by City, who shall be named as an additional insured on all such policies. Proof of such insurance shall be provided to City prior to commencement of any work by Architect. Each policy shall contain a requirement that, in the event of change or cancellation, 30 days' prior written notice must be given to City.

7. Architect agrees that any subcontracts for this Project shall be approved in advance in writing by City; shall provide that City is an intended third-party beneficiary of the subcontract; shall require that all Architect work be performed in accordance with the requirements of this Agreement, including all indemnification and insurance requirements set forth in this Section 6; and shall provide that City is named as an additional insured on all such insurance policies. Proof of Architect's insurance shall be provided to City prior to commencement of any work by Architect.

8. Breach. In the event that either party breaches any provision of this Agreement, and the same continues for a period of seven (7) days after receipt of written notice thereof, then the non-breaching party may exercise any and all remedies at law or in equity regarding the breach of this Agreement. Without prejudice to any other rights or remedies available for the said breach, the non-breaching party may terminate this Agreement and cease further performance under this Agreement.

9. Site Investigation. Architect acknowledges that Architect has inspected the Service areas and has determined the nature of the work and the difficulties and facilities attending performance of the work, and all other matters which Architect contemplates may in any way affect the work under this Agreement.

10. Notices. All notices, consents, and approvals required by any provision of this Agreement shall be in writing and shall be deemed to be properly given and received when personally delivered to the representatives of each party or when deposited in the United States mail, registered or certified, with return receipt requested, postage prepaid, and addressed to:

City of Isle of Palms: Desirée Fragoso, City Administrator
PO Box 508, Isle of Palms, SC 29451

Architect: _____
Representative: _____
Address: _____

11. Mediation. Any claim, dispute, or controversy arising under or in connection with this Agreement shall be subject to mediation as a condition precedent to litigation. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the proposed mediator. Mediation shall be conducted in Charleston County, South Carolina. The mediator shall be a member of the South Carolina Bar and shall be selected by mutual consent and agreement of the parties. If a party fails to object to the mediator proposed by the party requesting mediation within 30 days of the initial request for mediation, the mediator shall be deemed selected as proposed. If the parties fail to agree upon a mutually acceptable mediator within 60 days of the initial request for mediation, the mediator shall be selected from the official roster of active certified mediators in Charleston County, as provided by the South Carolina Supreme Court's Commission on Alternative Dispute Resolution and Board of Arbitrator and Mediator Certification, by choosing in alphabetical order the first available circuit court mediator from the roster. The parties shall equally divide the mediator's fee and any filing fees. Agreements reached in mediation shall be enforceable as settlement agreements in any court of competent jurisdiction. Nothing contained herein shall preclude either party from seeking enforcement of the terms of mediation pursuant to this Paragraph through a court of competent jurisdiction, and the prevailing party shall also be entitled to reimbursement by the losing party for all reasonable fees and costs, including attorney's fees, incurred in the proceedings seeking enforcement. If the parties are unable to settle the dispute in mediation, the dispute shall be resolved in the South Carolina State Courts in Charleston County, which shall have exclusive jurisdiction of any such matter.

12. Entire Agreement; Amendments. This Agreement constitutes the entire Agreement between the parties and supersedes and nullifies all prior or contemporaneous agreements or representations by either party which are not expressly stated in this agreement. Neither party is relying upon any representation not expressly contained herein.

This Agreement may be amended only by a written agreement signed by each party.

13. Effect of Waiver or Consent. A waiver or consent, express or implied, to or of any breach or default by a party in the performance of its obligations under this Agreement is not a consent or waiver to or of any other breach or default in the performance by that party of the same or any other obligations of that party with respect to this Agreement. Failure on the part of a party to complain of any act of the other party or to declare a party in default with respect to this Agreement, irrespective of how long that failure continues, does not constitute a waiver by that party of its rights with respect to that default until the applicable statute-of- limitation period has run.

14. Governing Law; Severability. This Agreement is governed by and shall be Construed and interpreted in accordance with the laws of the State of South Carolina, excluding any conflict- of-laws rule or principle that might refer the governance or the construction of this Agreement to the law of another jurisdiction. If any provision of this Agreement is held invalid or unenforceable to any extent by a court of competent

jurisdiction, the remainder of this Agreement is not affected thereby, and that provision shall be enforced to the greatest extent permitted by law.

15. Binding Agreement. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

16. Subcontracting and Assignment. Architect agrees not to enter into any subcontracts, consulting agreements, leases, agreements, or assignments pertaining to this Agreement or any interest or right herein, either voluntarily or by operation of law, without prior written approval of City.

17. Section Headings. The headings of Sections or paragraphs used in this Agreement have been inserted for convenience only and are not to be used in determining the contents contained herein.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, by and through the undersigned officers, as of the date stated above.

WITNESS:

The City of Isle of Palms, S.C.

By: _____

Title: _____

(as to City)

By: _____

Title: _____

(as to Architect)

EXHIBIT I

(Attach Architects Proposal, dated _____)

EXHIBIT II

(Attach original RFP 2023-01)



Desirée Fragoso
City Administrator
City of Isle of Palms, SC
1207 Palm Boulevard
Isle of Palms, SC 29451

October 31, 2022

Re: **Islander 71 – Rooftop ADA Access**
Isle of Palms, South Carolina

Dear Desirée,

Thank you for reaching out to inquire about how best to accomplish the rooftop ADA access at Islander 71. After our visits and discussions on site we feel the best method for providing access is to install a commercial grade limited use/limited application elevator (LULA). In order to preserve views and to minimize the impacts to the restaurant we believe the elevator should be installed to the right of the main entrance.

The estimated cost to install the LULA, including the design and construction of the weatherproof hoistway/shaft on the exterior of the building, is in the range of \$300K to \$350K. Please see attached estimate, preliminary schedule, and drawings for what we would envision being installed.

The LULA appears to be the best option for the following reasons:

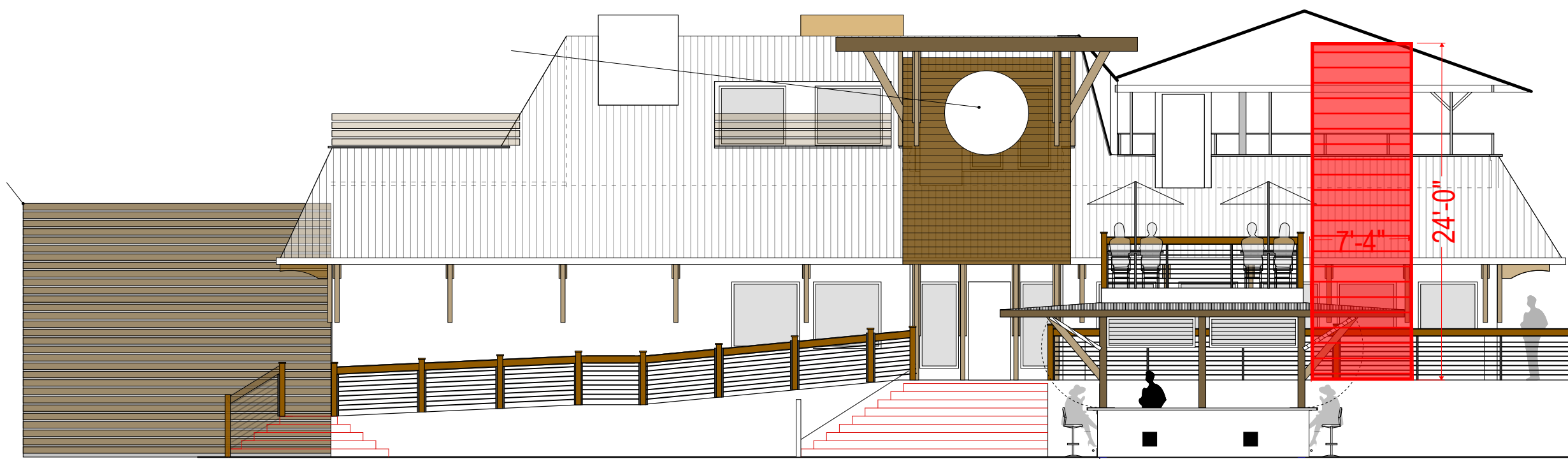
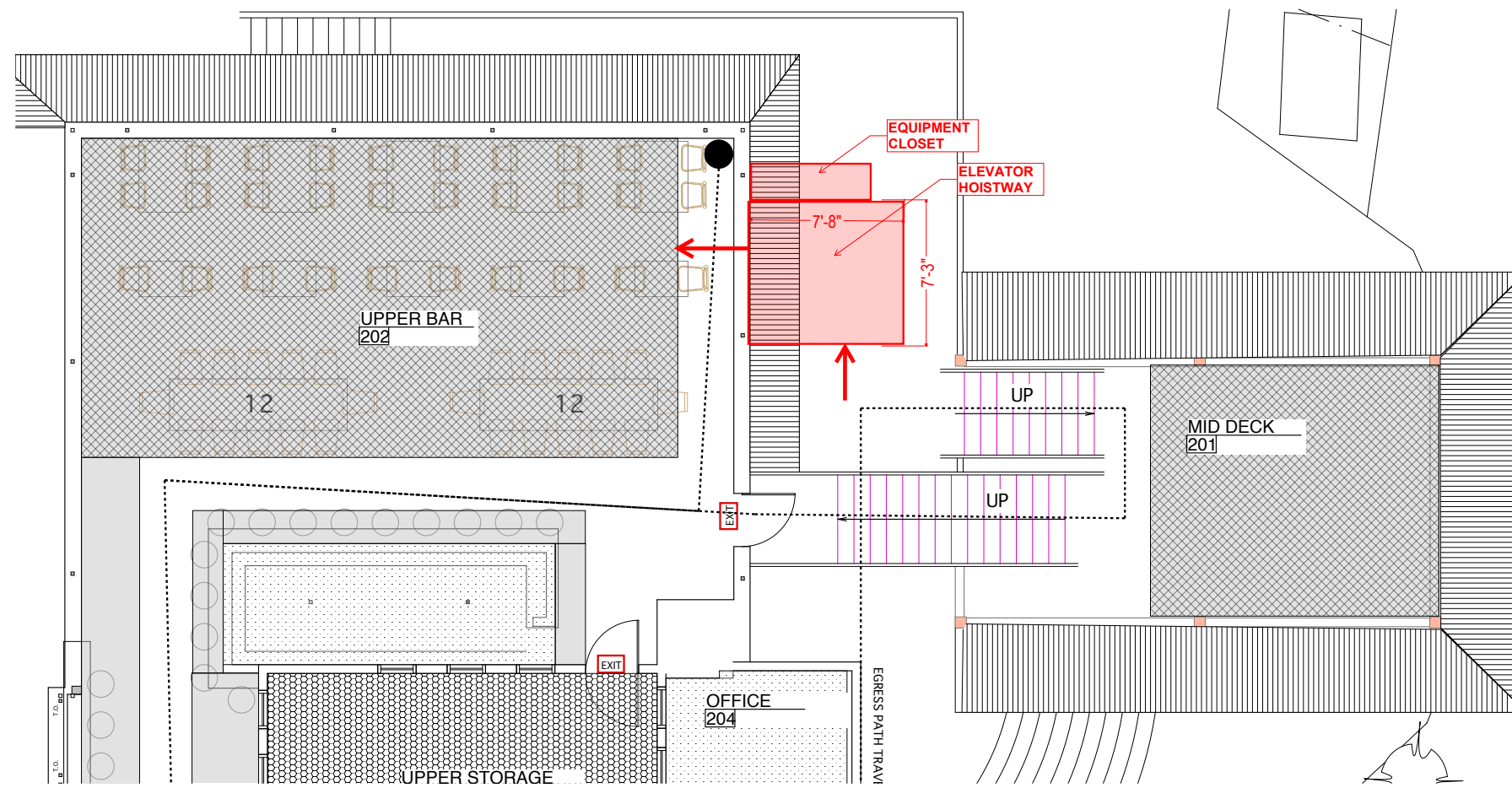
- No room exists on the interior of the building to accommodate the space needed for either an elevator or wheelchair lift
- Due to the travel distance from floor to floor a wheelchair lift isn't feasible due to the limitations of the wheelchair lifts that are available to the market
- Adding a wheelchair lift, similar to what you may see in a residence, that travels up and down stairs, is not allowed by the International Building Code. You could utilize a commercial grade stair lift but that would require substantial renovations to the existing stairs and would encroach on very valuable floor space and reduce restaurant income. Please also note that due to the harsh salt air environment a lift in this application would also be costly to maintain and keep operational.

Thank you so much for the opportunity to assist. Please don't hesitate to reach out should you have any questions or any additional information.

Respectfully,

TRIDENT CONSTRUCTION

Chris Burrell
Senior Project Manager



Act ID	Description	Orig Dur	Early Start	Early Finish	2022				2023												
					SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP				
1000	Design	30d	05DEC22 *	13JAN23				05DEC22 *	DESIGN												
1010	Procurement	80d	16JAN23	05MAY23					16JAN23	PROCUREMENT											05MAY23
1020	Mobilize	1d	03APR23 *	03APR23																	03APR23 *
1030	Demo	2d	04APR23	05APR23																	04APR23 05APR23
1040	Helical Piles	2d	06APR23	07APR23																	06APR23 07APR23
1050	Concrete	3d	10APR23	12APR23																	10APR23 12APR23
1060	Steel	3d	13APR23	17APR23																	13APR23 17APR23
1070	Framing	3d	18APR23	20APR23																	18APR23 20APR23
1080	Siding	5d	21APR23	27APR23																	21APR23 27APR23
1090	Roof	3d	28APR23	02MAY23																	28APR23 02MAY23
1100	Decks/Rails	3d	03MAY23	05MAY23																	03MAY23 05MAY23
1110	Elevator Installation	10d	08MAY23	19MAY23																	08MAY23 19MAY23
1120	Final Inspections	2d	22MAY23	23MAY23																	22MAY23 23MAY23

Start date	15SEP22
Finish date	23MAY23
Data date	15SEP22
Run date	31OCT22
Page number	1A
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ISLANDER 71 LULA ELEVATOR

- Early bar
- Target bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

Item	Description	Takeoff Qty	Total	
				Amount
	CONC. FOUND/SLAB			18,540
	CONCRETE			18,540
5000	STEEL			
5500	Miscellaneous Metals			
----	Steel	2.00 tons		20,831
	Miscellaneous Metals			20,831
	STEEL			20,831
6000	WOOD & PLASTICS			
6100	Rough Carpentry			
----	Framing	1.00 LS		15,299
	Rough Carpentry			15,299
	WOOD & PLASTICS			15,299
7000	THERMAL & MOISTURE PROTCT			
7460	Siding			
----	Fiber Cement Siding	768.00 SF		11,999
	Siding			11,999
7467	Metal Siding			
----	Metal Roof	100.00 SF		2,604
	Metal Siding			2,604
	THERMAL & MOISTURE PROTCT			14,603
8000	DOORS & WINDOWS			
8100	Doors, Frames & Hardware			
----	Doors/Hardware	2.00 EA		4,391
	Doors, Frames & Hardware			4,391
	DOORS & WINDOWS			4,391
9000	FINISHES			
9910	Exterior Painting			
----	Exterior Painting	768.00 SF		2,500
	Exterior Painting			2,500
	FINISHES			2,500

Item	Description	Takeoff Qty	Total
			Amount
<hr/>			
14000	CONVEYING SYSTEM		
<hr/>			
14200	Elevators		
----	LULA Elevator	1.00 LS	78,066
	Elevators		<u>78,066</u>
	CONVEYING SYSTEM		78,066
<hr/>			
16000	DIVISION 16 - Electrical		
<hr/>			
16001	Electrical		
----	Electrical	1.00 LS	14,061
	Electrical		<u>14,061</u>
	DIVISION 16 - Electrical		14,061

Estimate Totals

Description	Amount	Totals
Labor	12,365	
Material	3,484	
Subcontract	178,169	
Equipment	2,053	
Other	76,975	
	273,046	273,046
Building Permt	1,145	
Business License.	1,011	
Plan Review Fees	573	
Builders Risk (by owner)		
	2,729	275,775
GC Overhead & Fee	22,062	
	22,062	297,837
Escalation	14,892	
Construction Contingency	15,636	
Total		328,365



COASTAL ELEVATORS & LIFTS, LLC

P.O.Box 734
Johns Island, SC 29457

10/31/2022

Telephone 843-557-0106
Fax 843-557-0108

PROPOSAL SUBMITTED TO

Trident Construction

Ref: Islander 71

WE HEREBY PROPOSE TO FURNISH ALL THE MATERIALS AND PERFORM ALL THE LABOR NECESSARY FOR THE COMPLETION OF:

Furnish and install one elevator as listed below:

- A. Commercial application
- B. Two stop operation
- C. 1500# capacity
- D. Hydraulic
- E. Travel up to 200"
- F. 7' cab with gate track raised to accommodate $\frac{3}{4}$ " flooring
(supplied/installed by others)
- G. Adjacent opening on cab
- H. Stainless steel cab
- I. Unfinished sub floor
- J. Standard COP and hall stations, brushed stainless
- K. Automatic sliding cab and landing doors(stainless)
- L. Pit depth 24"
- M. Homing feature
- N. Telephone jack inside cab
- O. Three year warranty on all parts and one year labor

All shaft construction, doors* **(please see code below)**, doorknobs, weather-stripping, sheetrock, painting, threshold trimming, 2-2x12 support rails, **electrical circuits** and pit furnished by others.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR ABOVE WORK IN A SUBSTANTIAL WORKMANLIKE MANNER FOR THE SUM OF: **(\$74,950.00)**

WITH PAYMENT TO BE MADE AS FOLLOW:

60% deposit to order unit
25% within 20 days of installation
15% within 20 days of completion

ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. WORKMEN'S COMPENSATION AND PUBLIC LIABILITY INSURANCE ON ABOVE WORK TO BE TAKEN OUT BY COASTAL ELEVATORS & LIFTS, LLC.

PER Allison Williams

NOTE--WE MAY WITHDRAW THIS PROPOSAL IF NOT ACCEPTED WITHIN 30 DAYS.

Please note our web page at: www.coastalelevators.com

*** ASME A17.1-2016**

Note 1 Rule 5.3.1.7.2

The clearance between the landing door (closed position) and the hoistway edge of the landing sill (flooring). The distance between the hoistway face of the landing door (closed position) and the edge of the landing sill shall not exceed $\frac{3}{4}$ ".

Note 2 Rule 5.3.1.8.3

The clearance between the landing door (closed position) and the car doors or gates. Must reject 4" diameter ball at all points when hoistway door and car door are in fully closed position.

Please refer to this code when planning your hoistway door locations.

Final payment is due 20 days after services are completed. Any unpaid balance will earn interest at the rate of 1 ½% per month. In the event an unpaid account is turned over to an attorney or collection agency, the customer/client agrees to pay all fees and costs incurred.

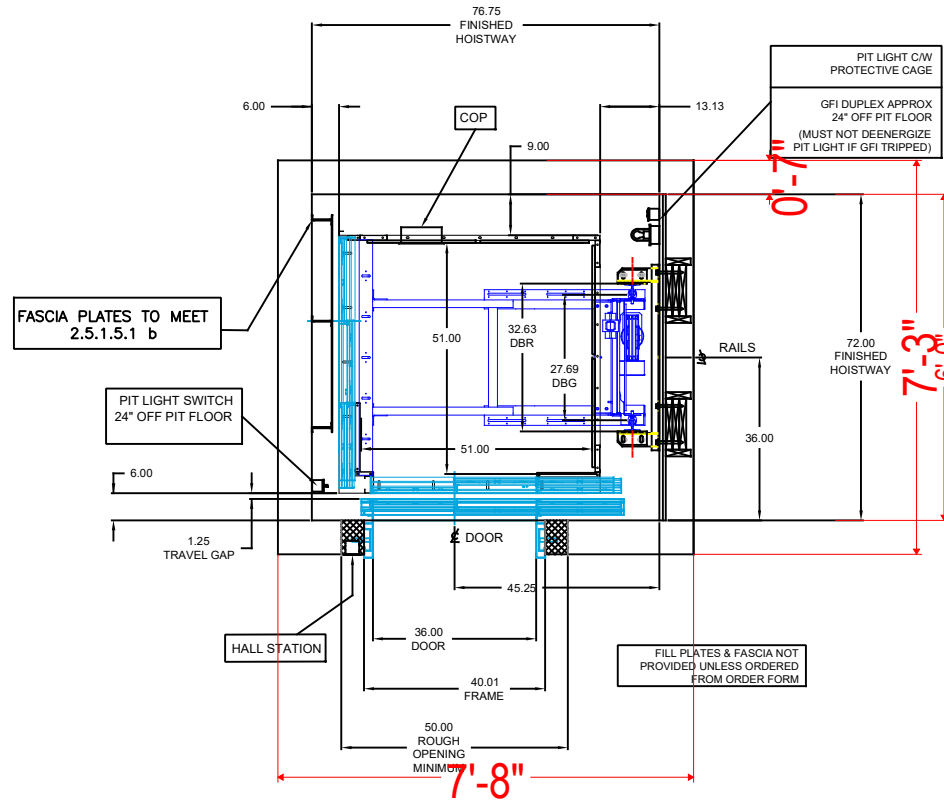
HYDRAULIC ELEVATOR DATA

TYPE	LU/LA
CLASSIFICATION	1:2 ROPED
CAPACITY	635 kg (1400 lbs)
GROSSLOAD	1433 kg (3156 lbs)
HOISTWAY NEMA CONDITION	NEMA-1
MACHINE ROOM NEMA CONDITION	NEMA-1
SEISMIC ZONE	N/A
ELEVATOR SPEED	0.15 m/s 30fpm
LEVELING TYPE	TAPE READER
CONTROLLER	VIRGINIA CONTROLS PLC/RELAY
EMERGENCY LOWER	BATTERY BACK-UP AND MANUAL VALVE
LIMIT SWITCHES	TOP/BOTTOM/HOISTWAY ACCESS
CYLINDER LENGTH	TO BE UPDATED ON FINAL DRAWINGS
NUMBER OF STOPS	2
CAB DESIGN	90 DEGREE
POWER SUPPLY	220V 1-PHASE/40AMP
CAB HEIGHT	86" STANDARD
LANDING ENTRANCE FINISH	STEELLESS STEEL
CAB DOOR FINISH	STEELLESS STEEL
CAB FRAME REVEALS	STEELLESS STEEL
CAB CEILING FINISH	STEELLESS STEEL
RAISED WALL FINISH	STEELLESS STEEL
HALL STATIONS	WELDED WITH OPI
FIXTURES AND HANDRAIL FINISH	STAINLESS STEEL #8
MISCELLANEOUS	
FIREFIGHTERS PHASE I SERVICE	N/A
FIREFIGHTERS PHASE II SERVICE	REQUIRED
LANDING LABELS	TBD
MAIN EGRESS LANDING	TBD
SPECIAL ITEMS	
LIGHTS	4 LED STAINLESS BRUSHED #4
MAX. RAIL BRACKET SPACING	70" (1800MM)
CAR RAILS	12kg/m (8lbs/ft)
TRAVEL CABLE LENGTH	TBD
BUILDING EMERGENCY POWER	N/A
CROSSHEAD	FORMED 3/16" HRS w/ GUSSETS bc: 14.68in ² Sx: 3.34 in ³
UPRIGHT	FORMED 10 ga HRS bc: .91 in ² Sx: 2.32 in ³
PLANK CHANNEL	FORMED 10 ga & 1/4" PLATE bc: 9.09 in ² Sx: 2.89 in ³
PLANK EXTENSION	2" x 4" x 1/8" HR Rect. HSS bc: 2.82 in ² Sx: 1.41 in ³
SHACKLE ATTACH PLATE	FORMED 3/16" w/ 1/4" PLATE
PLATFORM TYPE	WELDED FRAME WITH 14 ga HR TOP PLATE
FRONT MEMBER	3/8" x 1-1/2" HR FB
REAR MEMBER	1-1/2" x 2" x 1/4" HR L
SIDES MEMBERS (QTY: 2)	1-1/2" x 2" x 1/4" HR L
JOISTS MEMBERS (QTY: 4)	1-1/2" SQ X .065" ERW TUBE
SILL REVEAL HEIGHT	5/8"
CAB INSIDE AREA	17.5 sq ft
TOE GUARD	LOW PIT
SILL TYPE	VICTORY DOOR ALUMINUM
CAB WEIGHT	528 kg (1160 lbs)
CAR SLING WEIGHT	143 kg (316 lbs)
PLUNGER WEIGHT	60 kg (132 lbs)
PUMP UNIT (W/OUT OIL)	68 kg (150 lbs)
TRAVELING CABLE	1.27kg/m (.85lbs/ft)
SHEAVE WEIGHT	25kg (56 lbs)
CYLINDER DIAMETER	114.3 mm (4.5")
CYLINDER WALL THICKNESS	4.0 mm (.157")
PLUNGER DIAMETER	80 mm (3.14")
PLUNGER WALL THICKNESS	7.5 mm (.295")
PIPING IN HOISTWAY/ THRU WALL	SCHED 80 ASTM A106/ASME SA106 Class B 3/4"
HOSE IN MACHINE ROOM	Parler 302/301-8 WP 28.0 MPa 4000psi ICS1436-1/2SN/SAE 100R2
WORKING PRESSURE	4.27 MPa (620 psi)
MOTOR	5HP
VALVE	BLAIN EV100

FILL PLATES NOT PROVIDED UNLESS ORDERED FROM ORDER FORM

A 50" wide X 92" high ROUGH OPENING IS REQUIRED AT THE CENTERLINE AS SHOWN ON LAYOUT FOR LANDING DOOR FRAMES. GENERAL CONTRACTOR TO FILL IN AROUND DOOR FRAMES AFTER FRAMES HAVE BEEN INSTALLED BY CEI

1ST FLOOR LAYOUT SHOWN



REVISIONS		
REV	DESCRIPTION	DATE
A	ORIGINAL DRAWINGS	21SEPT22

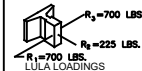
THIS DRAWING REFLECTS OUR INTERPRETATION OF THE INFORMATION THAT YOU THE DEALER PROVIDED ON THIS PRODUCT'S ORDER FORM. THIS INFORMATION IS YOUR RESPONSIBILITY AND IS THE BASIS FROM WHICH THIS CUSTOM APPLICATION DESIGN IS DERIVED. PLEASE INDICATE YOUR REQUESTED ACTION BY CHECKING ONE OF THE FOLLOWING BOXES AND SIGNING BELOW TO AUTHORIZE COMPLETION OF THIS ORDER.

- APPROVED WITH NO EXCEPTIONS MANUFACTURE THIS PRODUCT PER INFORMATION DEPICTED ON THIS DRAWING NO RE-APPROVAL REQUIRED
- APPROVED AS NOTED MAKE CHANGES AS NOTED BEFORE MANUFACTURE NO RE-APPROVAL REQUIRED
- CHANGES AND RE-APPROVAL ARE REQUIRED DO NOT MANUFACTURE THIS PRODUCT UNTIL CHANGES AS SHOWN ON DRAWING ARE CORRECTED SEND CORRECTED DRAWINGS FOR RE-APPROVAL PRIOR TO MANUFACTURE
- REVISED DRAWINGS REQUIRED

SIGNATURE _____ DATE _____

CAMBRIDGE ELEVATING INC. RESERVES THE RIGHT TO ALTER DRAWINGS WITHOUT NOTICE.

- CAMBRIDGE ELEVATING INC. IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING AND ITS ABILITY TO SUPPORT THE ELEVATOR LOADS AND/OR REACTIONS.
- THIS LULA ELEVATOR CONFORMS TO: ASME A17.1-2016, PART 5, SEC 5.2, LULA ELEVATOR.



CAMBRIDGE
ELEVATING INC.

181 SHEARSON CRESCENT
CAMBRIDGE ONTARIO
N1T 1J3

PROJECT: ISLANDER 71

LOCATION:

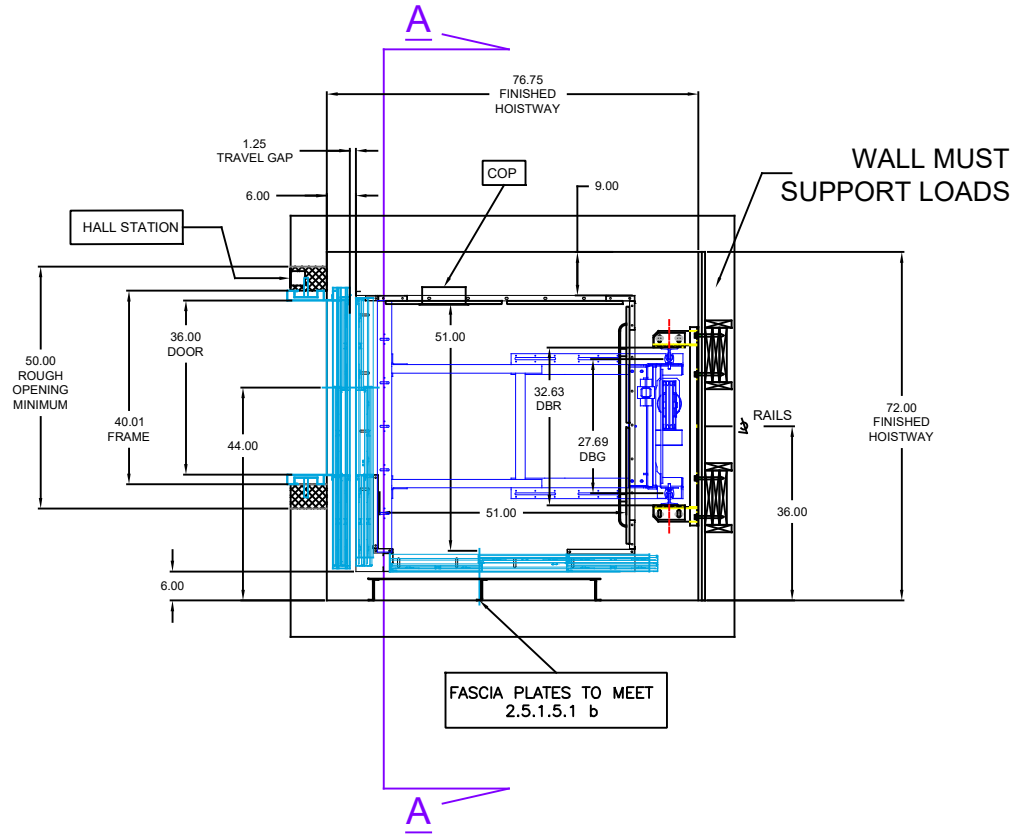
CONTRACTOR: COASTAL ELEVATORS

DATE: 2022XXXX-01

SCALE: NTS 21SEPT2022 REV A

2ND FLOOR LAYOUT SHOWN

REVISIONS		
REV	DESCRIPTION	DATE
A	ORIGINAL DRAWINGS	21SEPT22



SECTION A-A
SEE SHEET 3

CAMBRIDGE
ELEVATING INC.

181 SHEARSON CRESCENT
CAMBRIDGE ONTARIO
N1T 1J3

PROJECT: ISLANDER 71

LOCATION: JOB ADDRESS

CONTRACTOR: COASTAL ELEVATORS

DWG NO. NB 2022XXXX-01

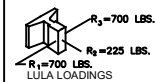
SCALE NTS 21SEPT2022 REV A

THIS DRAWING REFLECTS OUR INTERPRETATION OF THE INFORMATION THAT YOU THE DEALER PROVIDED ON THIS PRODUCT'S ORDER FORM. THIS INFORMATION IS YOUR RESPONSIBILITY AND IS THE BASIS FROM WHICH THIS CUSTOM APPLICATION DESIGN IS DERIVED. PLEASE INDICATE YOUR REQUESTED ACTION BY CHECKING ONE OF THE FOLLOWING BOXES AND SIGNING BELOW TO AUTHORIZE COMPLETION OF THIS ORDER

- APPROVED WITH NO EXCEPTIONS
MANUFACTURE THIS PRODUCT PER INFORMATION DEPICTED ON THIS DRAWING
 - APPROVED AS NOTED
MAKE CHANGES AS NOTED BEFORE MANUFACTURE
NO REAPPROVAL REQUIRED
 - CHANGES AND REAPPROVAL ARE REQUIRED
DO NOT MANUFACTURE THIS PRODUCT UNTIL CHANGES AS SHOWN ON DRAWING ARE CORRECTED
SEND CORRECTED DRAWINGS FOR REAPPROVAL PRIOR TO MANUFACTURE
 - REVISED DRAWINGS REQUIRED
- SIGNATURE _____ DATE _____

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ASME A17.1-2016, PART 5, SEC 5.2, LULA ELEVATOR.

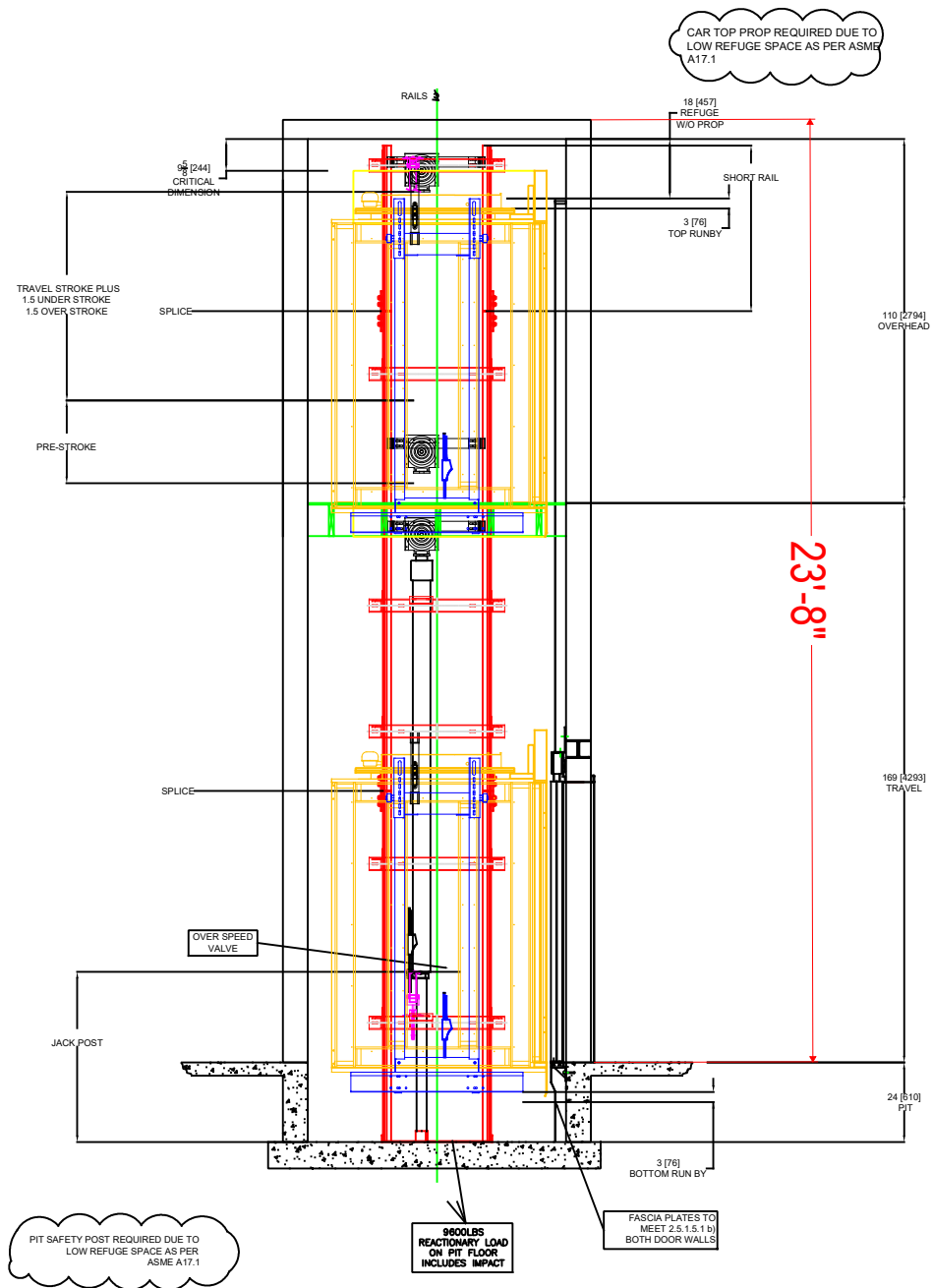


FILL PLATES NOT PROVIDED
UNLESS ORDERED FROM ORDER FROM

A 50" wide X 92" high ROUGH OPENING IS REQUIRED AT THE CENTERLINE AS SHOWN ON LAYOUT FOR LANDING DOOR FRAMES. GENERAL CONTRACTOR TO FILL IN AROUND DOOR FRAMES AFTER FRAMES HAVE BEEN INSTALLED BY CEI

SECTION A-A

REVISIONS		
REV	DESCRIPTION	DATE
A	ORIGINAL DRAWING	21SEP22

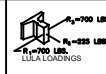


CAMBRIDGE
ELEVATING INC.

181 SHEARSON CRESCENT
CAMBRIDGE ONTARIO
N1T 1J3

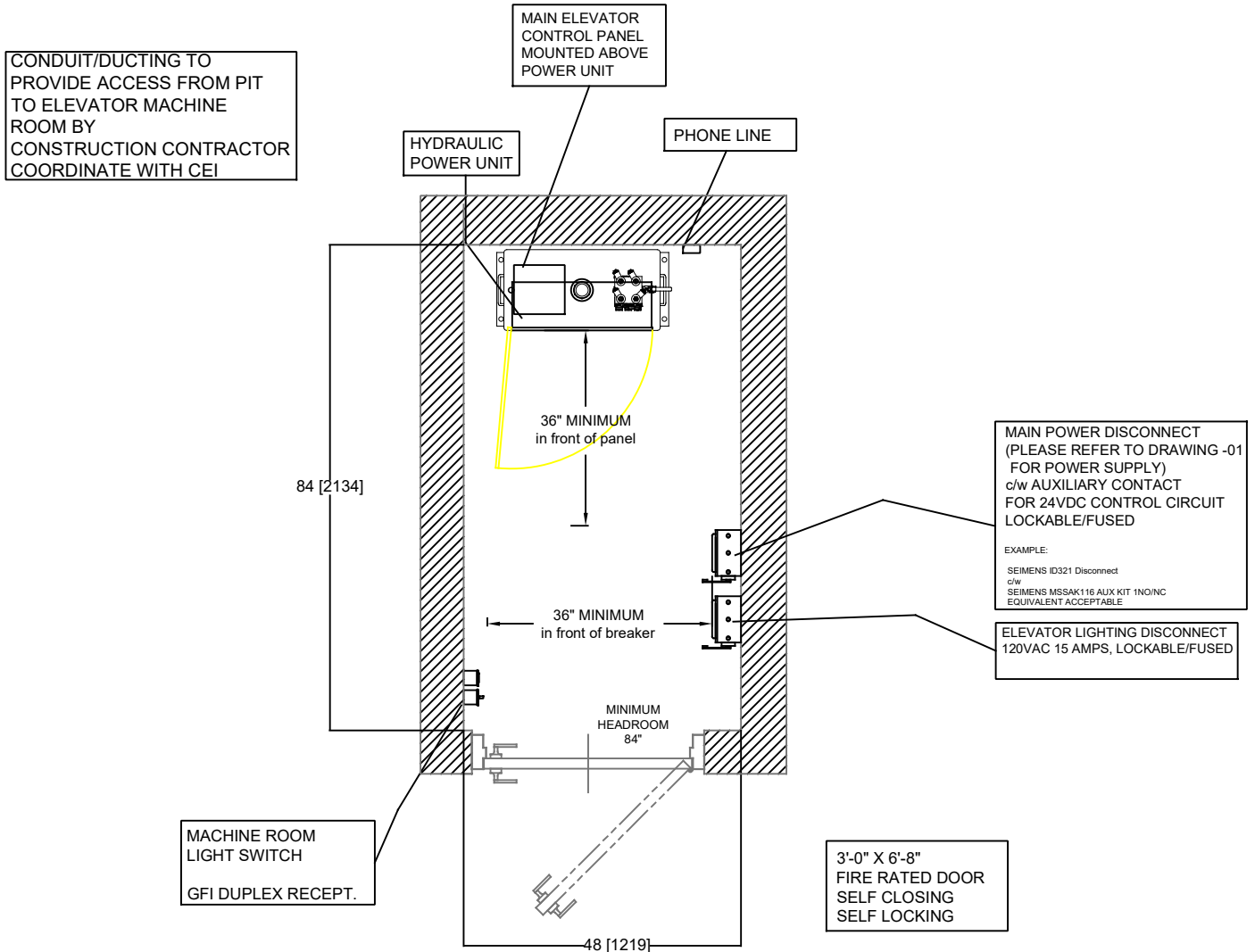
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 THIS LULA ELEVATOR CONFORMS TO: ASME A17.1-2014, PART 5, SEC 5.2, LULA ELEVATOR.



PROJECT:	ISLANDER 71
LOCATION:	JOB ADDRESS
CONTRACTOR:	COASTAL ELEVATORS
DATE:	2022XXXX-01
REV NTS:	21SEP2022
REV A:	

MACHINE ROOM LAYOUT (TYPICAL)



GENERAL CONTRACTOR TO PROVIDE:

A MACHINE ROOM BUILT TO CONFORM TO THE LAYOUT DRAWINGS, AND LOCAL CODE REQUIREMENTS. IT SHALL HAVE SUITABLE ACCESS, A SELF CLOSING / SELF LOCKING DOOR, A CONVENIENCE OUTLET, LIGHTING AND LIGHT SWITCH.

MACHINE ROOM TEMPERATURE MUST BE MAINTAINED BETWEEN 50 AND 95 DEGREES FAHRENHEIT. RELATIVE HUMIDITY NOT TO EXCEED 95%. PASSIVE VENTILATION OR HVAC MAY BE REQUIRED. ALL VENTING MUST COMPLY WITH FIRE REGULATIONS, I.E. FUSIBLE LINK DAMPERS/DOOR VENTS

A POWER SUPPLY AS SPECIFIED ON LAYOUT DRAWING "-01", (5HP) SERVICE, TO A LOCKABLE SAFETY DISCONNECT SWITCH FUSED WITH TIME DELAY FUSES AND AUXILIARY CONTACT SHALL BE FURNISHED IN THE MACHINE ROOM TYPICAL DISCONNECT PART No. SEIMENS ID361 C/W SEIMENS MSSAK116 AUX KIT 1NO/NC CONTACTS OR EQUIV.

A 120VAC, SINGLE PHASE, 15 AMP SERVICE TO A LOCKABLE, FUSED, DISCONNECT SWITCH OR CIRCUIT BREAKER LOCATED IN THE MACHINE ROOM SHALL BE PROVIDED FOR THE CAB LIGHTING IN ACCORDANCE WITH N.E.C..

A SEPARATE (DEDICATED) TELEPHONE LINE TO THE MACHINE ROOM AND TIED INTO THE ELEVATOR CONTROLLER PHONE LINE MUST BE MONITORED 24HRS/7 DAYS PER WEEK BY LIVE, AUTHORIZED RESPONDER

MACHINE ROOM AND HOISTWAY CANNOT CONTAIN ANY MACHINERY, CONTROL PANELS, DUCTING, WIRING OR PIPING THAT IS NOT DIRECTLY INVOLVED WITH THE ELEVATOR

MACHINE ROOM TO BE CONSTRUCTED IN ACCORDANCE WITH ASME A17.1 SECTION 5.2 ELEVATOR CODE, LOCAL ELECTRICAL CODE AND ALL LOCAL BUILDING AND FIRE CODES

CAMBRIDGE ELEVATING INC.

181 SHEARSON CRESCENT
CAMBRIDGE ONTARIO
N1T 1J3

PROJECT: ISLANDER 71

LOCATION: JOB ADDRESS

CONTRACTOR: COASTAL ELEVATORS

DRW BY: NB

DRW NO.

2022XXXX-04

SCALE NTS

21SEPT2022

REV A

PROVISIONS / WORK BY OTHERS.

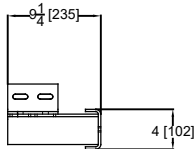
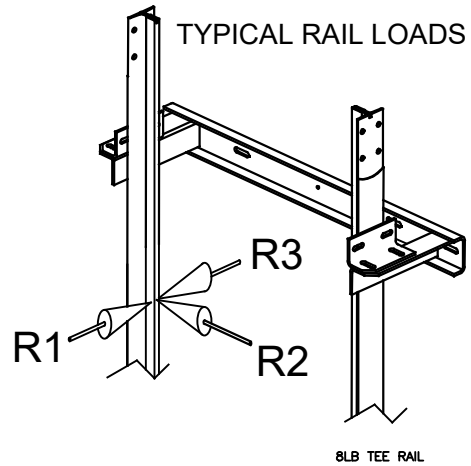
- 1) FINISHED HOISTWAY PLUMB WITHIN 1/2 INCH FROM TOP TO BOTTOM, AND CONFORMING TO THE DIMENSIONS INDICATED ON THE LAYOUT DRAWINGS PROVIDED. ALL WALLS AND SIDE MEMBERS MUST BE SQUARE AND EXTEND FROM PIT FLOOR TO THE CEILING OF THE SHAFT. INSIDE SURFACE OF THE HOISTWAY MUST BE FLUSH. INTERIOR OF HOISTWAY AND DOORS SHOULD BE FINISHED PRIOR TO THE INSTALLATION OF THE LIFT. HOISTWAY MUST BE CONSTRUCTED IN ACCORDANCE WITH ASME A17.1-(SEE LAYOUT DRAWING "-01" FOR CODE YEAR) AND ALL PROVINCIAL AND LOCAL BUILDING CODE REQUIREMENTS
- 2) ADEQUATE SUPPORTS SHALL BE PROVIDED FOR FASTENING RAIL BRACKETS AS INDICATED ON THE LAYOUT DRAWINGS. SUPPORTS MUST WITHSTAND RAIL FORCES INDICATED. THE ELEVATOR CONTRACTOR IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING AND ITS ABILITY TO SUPPORT THE ELEVATOR LOADS AND/OR REACTIONS.
- 3) WHERE WOOD FRAME CONSTRUCTION IS USED, REFER TO RAIL LOAD DRAWING AND CONSULT BUILDING PROJECT ARCHITECT/ENGINEER TO DESIGN RAIL SUPPORT WALL.
- 4) FOR MASONRY WALLS, INSERTS SHALL BE PROVIDED BY THE ELEVATOR CONTRACTOR AND INSTALLED BY THE GENERAL CONTRACTOR.
- 5) TOTAL TRAVEL DISTANCE FROM FINISHED BOTTOM FLOOR TO FINISHED TOP FLOOR MUST BE HELD WITHIN 1" OF THAT SHOWN ON THE LAYOUT DRAWINGS.
- 6) OVERHEAD CLEARANCE: (TOP FLOOR TO UNDERSIDE OF HOISTWAY CEILING OR OBSTRUCTION) TO BE MAINTAINED PER THE LAYOUT DRAWINGS. IF ANY OF THE SHAFTWAY DIMENSIONS CANNOT BE ACHIEVED, CONTACT THE FACTORY FOR ALTERNATE ARRANGEMENTS.
- 7) A POURED PIT CONFORMING TO THE DIMENSIONS INDICATED ON THE LAYOUT DRAWINGS MUST BE PROVIDED. THE PIT MUST BE DESIGNED FOR THE IMPACT LOAD INDICATED AND MUST BE DRY AND LEVEL FROM WALL TO WALL.
- 8) A SUMP PUMP IS NOT NECESSARY UNLESS REQUIRED BY SITE CONDITIONS OR LOCAL BUILDING CODE (OR POINT 9). IF A SUMP PUMP IS REQUIRED, COORDINATE LOCATION WITH THE ELEVATOR CONTRACTOR
- 9) A SPRINKLER IS NOT REQUIRED BY ELEVATOR CODE. A SPRINKLER IS NOT DESIRED BY CAMBRIDGE ELEVATING. IF A SPRINKLER IS INSTALLED IN THE HOISTWAY A DRAIN OR SUMP MUST BE SUPPLIED. ENVIRONMENTAL ISSUES MAY APPLY DUE TO OIL SEPARATION REQUIREMENTS WHICH ARE THE RESPONSIBILITY OF THE BUILDING GENERAL CONTRACTOR. CONSULT LOCAL BUILDING DEPARTMENT
- 10) A PIT LIGHT WITH PROTECTIVE CAGE, LIGHT SWITCH AND DUPLEX GFI RECEPTACLE ARE TO BE INSTALLED IN THE PIT AND WIRED BY GENERAL CONTRACTOR'S ELECTRICIAN AS PER LAYOUT DRAWINGS.
- 11) ALL SCREENS, RAILINGS, STEPS, AND LADDERS AS REQUIRED FOR A LEGAL HOISTWAY.
- 12) BARRICADES OUTSIDE ALL HOISTWAY OPENINGS FOR PROTECTION SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTORS.
- 13) ROUGH OPENINGS FOR LANDING DOORS MUST BE 50" WIDE X 92" HIGH WITH A STRUCTURAL HEADER AT LEAST 10" HIGH ABOVE OPENING. ROUGH OPENING TO BE LOCATED AS PER LAYOUT DRAWING. BUILDING GENERAL CONTRACTOR IS RESPONSIBLE FOR FILLING IN AROUND DOOR FRAMES AFTER ELEVATOR INSTALLATION.
- 14) ALL WALL PATCHING, PAINTING, AND GROUTING BY OTHERS.
- 15) AN ADJACENT MACHINE ROOM BUILT TO CONFORM TO THE LAYOUT DRAWINGS, C.E.C., ASME A17.1-(SEE LAYOUT DRAWING "-01" FOR CODE YEAR), AND ALL PROVINCIAL AND LOCAL CODE REQUIREMENTS. IT SHALL HAVE SUITABLE ACCESS, A SELF CLOSING / SELF LOCKING DOOR, A CONVENIENCE OUTLET, AND LIGHT SWITCH. MACHINE ROOM TEMPERATURE MUST BE MAINTAINED BETWEEN 10 AND 35 DEGREES CELSIUS. RELATIVE HUMIDITY NOT TO EXCEED 95%.
- 16) A (SEE SPEC SHEET FOR POWER SUPPLY), 5HP SERVICE, WITH NEUTRAL, TO A LOCKABLE SAFETY DISCONNECT SWITCH FUSED WITH TIME DELAY FUSES SHALL BE FURNISHED IN THE MACHINE ROOM IN ACCORDANCE WITH C.E.C.. AN ADDITIONAL NORMALLY OPEN ELECTRICAL INTERLOCK CONTACT IS REQUIRED IN THE DISCONNECT FOR EMERGENCY CIRCUIT ISOLATION
- 17) A 120VAC, SINGLE PHASE, 15 AMP SERVICE TO A LOCKABLE, FUSED, DISCONNECT SWITCH OR CIRCUIT BREAKER LOCATED IN THE MACHINE ROOM SHALL BE PROVIDED FOR THE CAB LIGHTING IN ACCORDANCE WITH C.E.C..
- 18) A SEPARATE (DEDICATED) TELEPHONE LINE TO THE MACHINE ROOM AND TIED INTO THE ELEVATOR CONTROLLER AS PER ASME A17.1-(SEE LAYOUT DRAWING "-01" FOR CODE YEAR). PHONE LINE AND MONITORING SERVICE MUST BE OPERATIONAL PRIOR TO ELEVATOR LICENSE INSPECTION DATE. MUST BE MONITORED BY A LIVE SERVICE 24HRS/DAY 7 DAYS/WEEK
- 19) MACHINE ROOM VENTS IF REQUIRED BY THE LOCAL CODE.
- 20) GENERAL CONTRACTOR TO SUPPLY AND INSTALL KNOCK-OUT OR A 3" (4" AS REQ'D) EMT OR PVC CONDUIT BETWEEN THE MACHINE ROOM AND ELEVATOR HOISTWAY FOR ROUTING HYDRAULIC AND ELECTRICAL LINES TO BE CO-ORDINATED WITH CAMBRIDGE ELEVATING

DETAILS OF THE FOLLOWING SUPPORT GUIDE RAIL / RAIL BRACKETS / BASE PLATE

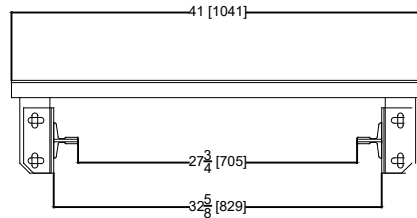
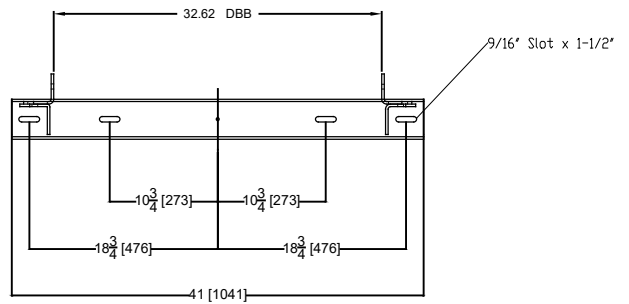
BREAK OUT BLOCKS OR USE SOLID CONCRETE BAND AT RAIL BRACKET LOCATIONS.
RAIL WALL AND EMBEDDING METHOD USED FOR UNISTRUT CONCRETE INSERTS SHALL BE DESIGNED BY GENERAL CONTRACTORS ENGINEER OR ARCHTECT TO WITHSTAND THE RAIL LOADS AS INDICATED.

RAIL REACTIONS	
R1	700lbf 3.11kN
R2	225lbf 1.0kN
R3	700lbf 3.11kN

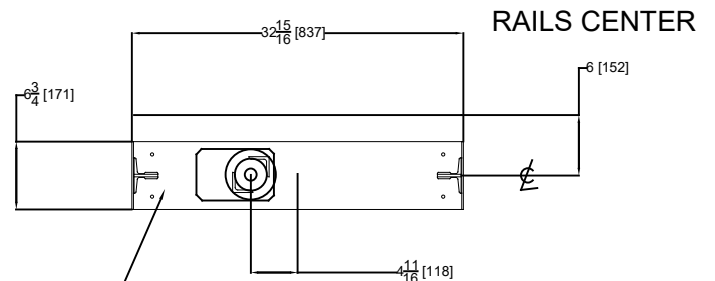
RAIL REACTIONS DO NOT
INCLUDE SAFETY FACTOR



LULA RAIL BRACKET



TYPICAL BASEPLATE INFORMATION
FOR ORIENTATION PLEASE REFER
TO LAYOUT DRAWING

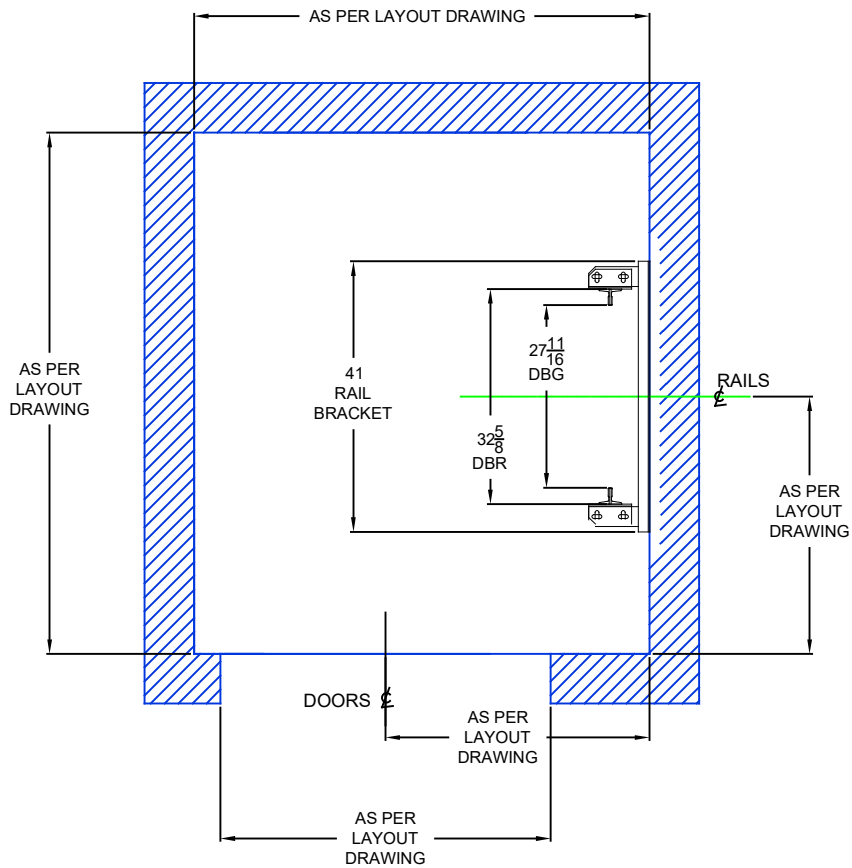


ELEVATOR RAILS BASEPLATE
1/4" HRS X 6-3/4" X 33"

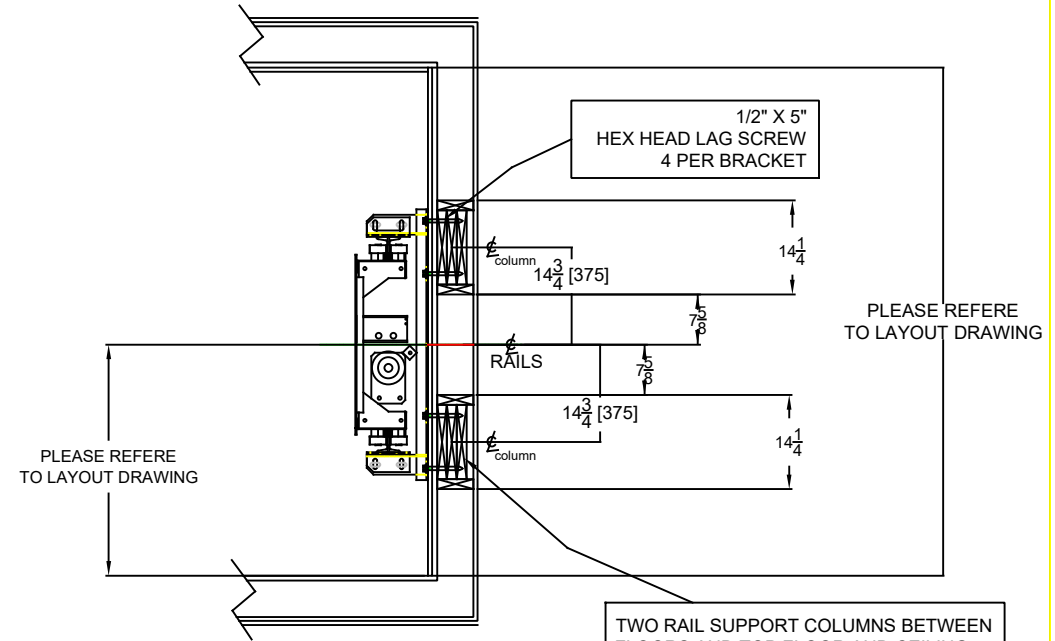
HOISTWAY CONSTRUCTION / OPTIONS

REFER TO LAYOUT DRAWING "-01" FOR JOB SPECIFIC DETAILS

CONCRETE



WOOD



SUGGESTED CONSTRUCTION ONLY
RAIL SUPPORT WALL TO BE DESIGNED BY
CLIENT'S/GENERAL CONTRACTOR'S
STRUCTURAL ENGINEER

TWO RAIL SUPPORT COLUMNS BETWEEN
FLOORS AND TOP FLOOR AND CEILING.
THREE 2X12 SANDWICHED BETWEEN
TWO 2X6.

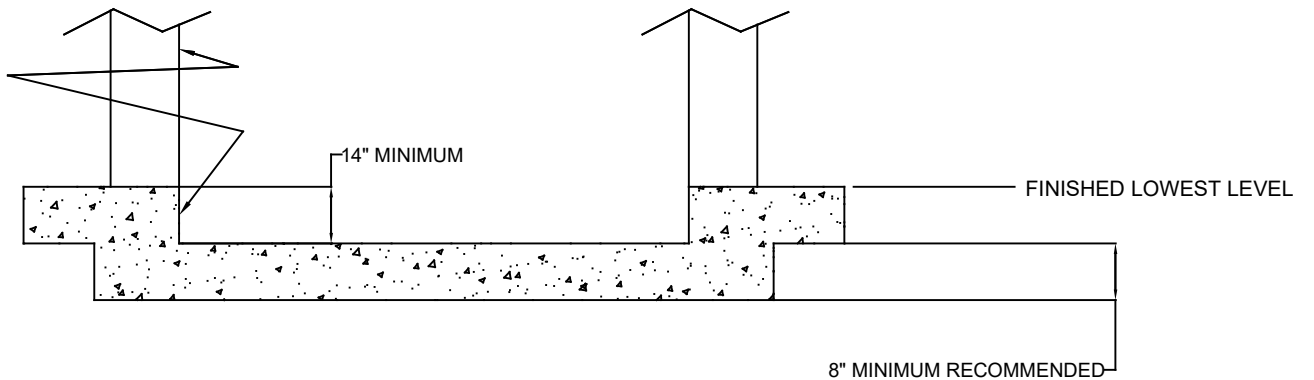
SET BACK FROM PIT EDGE TO ALLOW
PLYWOOD AND DRYWALL SHEATHING TO
BE FLUSHED WITH PIT SIDES

BREAK OUT BLOCKS OR USE SOLID CONCRETE BAND AT
RAIL BRACKET LOCATIONS.
RAIL WALL AND EMBEDDING METHOD USED FOR
CONCRETE INSERTS / RAIL BRACKETS SHALL BE
DESIGNED BY GENERAL CONTRACTORS ENGINEER OR
ARCHTECT TO WITHSTAND THE RAIL LOADS AS INDICATED.

TYPICAL / MINIMUM PIT DETAILS REQUIREMENTS

FOR EXACT PIT DIMENSION
PLEASE REFER TO ELEVATION DRAWING

PIT EDGES AND FINISHED HOISTWAY
WALLS TO BE FLUSH ALL SIDES
SEE ELEVATOR LAYOUT FOR SIZING

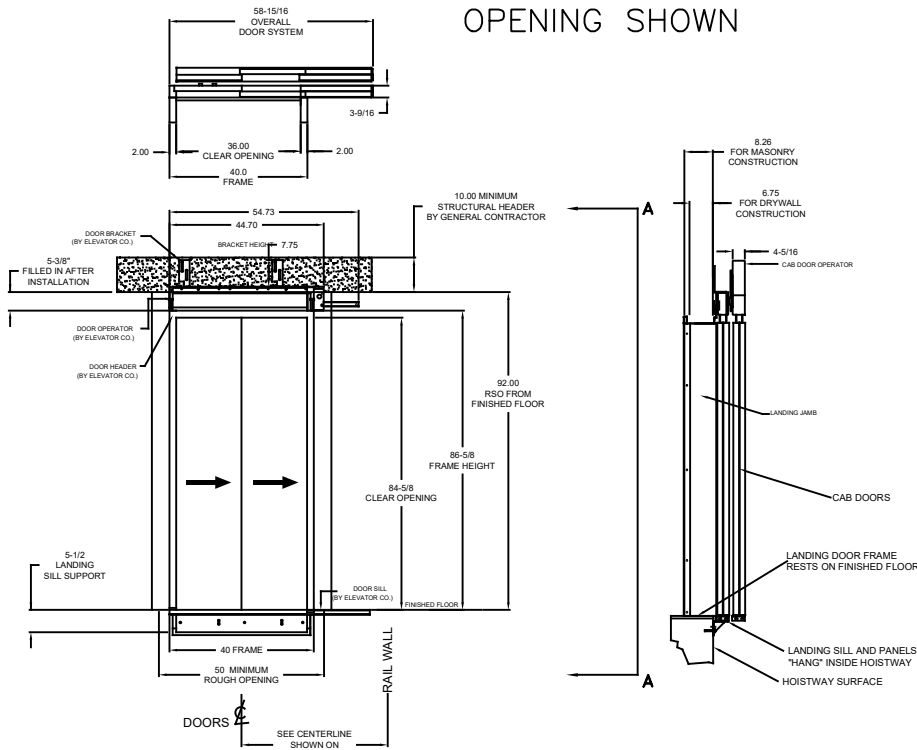


SUGGESTED HOISTWAY PIT FLOOR CONSTRUCTION
CONSISTS OF AN 8" (203 MM) CONCRETE SLAB
POURED ON A NATURAL OR COMPACTED SOIL WITH
A MINIMUM ALLOWABLE BEARING PRESSURE OF 1.0 KSF.
THE MINIMUM COMPRESSIVE STRENGTH OF THE CONCRETE
AT 28 DAYS MUST BE NO LESS THAN 20 MPA
#5 REINFORCING STEEL (GRADE 60) MUST BE PLACED AT
THE BOTTOM OF THE SLAB IN 2 TRAVERSE DIRECTIONS
AND AT A SPACING OF 12" (305 MM).
HOISTWAY PIT FLOOR TO SUPPORT A LOAD OF 10 KIPS
(10,000 LBS)/44.48KN (INCLUDES IMPACT).

PIT DESIGN FOR ELEVATOR
PURPOSES ONLY
DOES NOT ACCOUNT FOR ANY
ADDITIONAL STRUCTURAL LOADING

CAMBRIDGE
E L E V A T I N G INC.

"LEFT HAND"
OPENING SHOWN



LEFT & RIGHT OPTION SHOWN
FOR REFERENCE ONLY
PLEASE REFER TO "-01"
LAYOUT DRAWING FOR
JOB SPECIFIC ORIENTATION

BY OTHERS;
STRUCTURAL SUPPORTS OF HOISTWAY
WALL/LANDING DOOR FRAME CONNECTIONS
AND DOOR SYSTEM SHALL MEET
CSA/ASME Section 2.11.11.8

THE TOP AND BOTTOM OF HORIZONTALLY
SLIDING DOORS SHALL BE PROVIDED WITH
A MEANS OF RETAINING THE CLOSED
DOOR PANEL IN POSITION IF THE PRIMARY
GUIDING MEANS FAIL, AND PREVENTING
DISPLACEMENT OF THE DOOR PANEL TOP
AND BOTTOM BY MORE THAN 20 MM
(0.8 IN.) WHEN THE DOOR PANEL IS
SUBJECTED TO A FORCE OF 5 000 N
(1,125 LBF) IN THE DIRECTION OF THE
HOISTWAY APPLIED AT RIGHT ANGLES TO
THE PANEL OVER AN AREA OF 300 MM X
300 MM (12 IN. X 12 IN.) AT THE
APPROXIMATE CENTER OF THE PANEL.
THE RETAINING MEANS SHALL ALSO
WITHSTAND, WITHOUT DETACHMENT OR
PERMANENT DEFORMATION, A FORCE OF
1 000 N (225 LBF) APPLIED UPWARD AT
ANY POINT ALONG THE WIDTH OF THE
DOOR PANEL AND, WHILE THIS FORCE IS
MAINTAINED, AN ADDITIONAL FORCE OF 1
100 N (250 LBF) APPLIED AT RIGHT
ANGLES TO THE DOOR AT THE CENTER OF
THE PANEL. THIS FORCE SHALL BE
DISTRIBUTED OVER AN AREA OF
300 MM X 300 MM (12 IN. X 12 IN.).
THE RETAINING MEANS SHALL NOT BE
SUBJECTED TO WEAR
OR STRESS DURING NORMAL DOOR
OPERATION OR MAINTENANCE.

"RIGHT HAND"
OPENING SHOWN

