

STAIR FINISHES REPORT

Project: Rambler Gainesville / 420 SW 8th Street

Documents Reviewed: Architecture Volumes 1-3; Project Manual / Specs

Issue: Document-Driven Review of Stair Treads, Risers, Landings, Adjacent Wall, Door, and Related Finish Conditions

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SCOPE LIMITATIONS

Review limited strictly to stair finish conditions expressly located in the uploaded architectural and specification files, including stair treads, risers, platforms / landings, adjacent wall finish notes, stair-related door finishes, and directly related substrate / material observations. This report is document-driven only.

1. INTERIOR STAIR TREAD / PLATFORM FINISH CONDITIONS

- Specification Section 03 3511 requires non-slip aggregate finish at interior concrete stair treads, platforms, and ramps.
- That same section states the aggregate is to be broadcast into the surface, tamped flush, troweled, then exposed after curing by wire brushing or abrasive stone work.
- This establishes a concrete-based slip-resistant finish requirement for interior concrete stair walking surfaces where those conditions apply.

2. EXTERIOR STAIR / STEP FINISH CONDITIONS

- Specification Section 03 3511 requires non-slip broom finish at exterior concrete platforms, steps, and ramps.
- The specification directs the brooming to run perpendicular to the main traffic route and to be coordinated with the Architect before application.
- Exterior stair and step finish conditions should therefore be carried separately from interior stair finish conditions.

3. ARCHITECTURAL STAIR MATERIAL / FINISH NOTES

- Architectural stair coded note S7 states precast within the garage and diamond plate steel within the residential condition.
- Architectural stair coded note S13 states painted CMU or concrete, all sides, color by owner.
- A stair section detail also references precast stair and landing by the precast deck manufacturer.
- These notes indicate the project stair package includes multiple stair material conditions rather than one single finish system across all stairs.

4. STAIR SUPPORT / ADJACENT CONSTRUCTION OBSERVATIONS

- Architectural wall / section details at stair conditions show grout solid behind all stair support locations and identify steel stair support by structural drawings.
- The stair details therefore rely on structural coordination for the support system while finish-facing wall conditions remain tied to painted concrete / CMU notes where shown.
- No separate flooring finish system for stair stringers was clearly located in the reviewed flooring specification sections.

5. STAIR DOOR AND ACCESSORY FINISH CONDITIONS

- The architectural building door schedule lists interior and exterior building stair doors as hollow metal doors and frames with paint finishes.
- Typical stair details also include stair signage / tactile signage references, but those are code-signage items rather than floor-finish assignments.
- Stair door finishes are therefore coordinated through the architectural door schedule and not through Division 09 flooring finish sections.

6. DOCUMENT-DRIVEN QUALIFICATIONS

- A single consolidated stair finish schedule was not clearly located in the uploaded files reviewed for this report.
- The documents identify concrete slip-resistant finishes, precast stair / landing conditions, diamond plate steel at certain residential stair conditions, painted CMU / concrete wall conditions, and painted hollow metal stair door conditions, but not one unified stair-by-stair finish matrix.
- Where bidding requires exact assignment of each stair's treads, risers, landings, walls, doors, and any diamond plate conditions, those locations should be confirmed against the final governing architectural / structural sheets before bid close.
- Stair landings, treads, risers, and stringers should be expressly qualified wherever the estimating scope intends to exclude them or where the governing stair material changes by location.

CONCLUSION

The reviewed documents do not provide one consolidated stair finish schedule. Instead, they establish interior concrete stair walking surfaces with non-slip aggregate finish, exterior steps / platforms with non-slip broom finish, precast stair and landing conditions in certain locations, diamond plate steel at designated residential stair conditions, painted CMU or concrete adjacent stair wall conditions, and painted hollow metal stair door finishes. Exact location-by-location assignments should be confirmed and qualified when bidding.