RAYMOND
BUILDING THE FUTURE SINCE 1936

90 YEARS

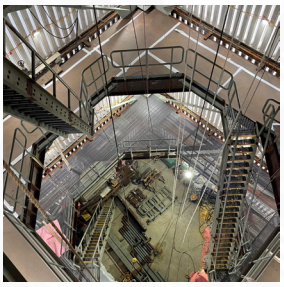
SCOPES OF WORK

Fireproofing

THE RAYMOND GROUP IS ONE OF CALIFORNIA'S MOST EXPERIENCED FIREPROOFING CONTRACTORS. With over 50 years of fireproofing experience, we've successfully fireproofed hundreds of structures ranging from small office buildings to large commercial towers. Our total commitment to excellence and professionalism has made Raymond one of the most trusted names in construction contracting.

120 STOCKTON
WACA Construction Excellence

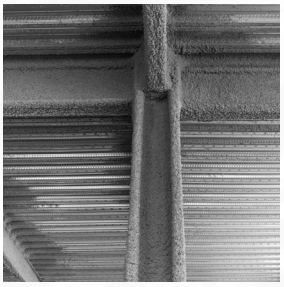
SOUTHWESTERN COLLEGE PERFORMING ARTS
WWCCA Project of the Year



TRANSAMERICA STRUCTURAL UPGRADE
NFCA Project Awards of Excellence

KATHLEEN MACDONALD HIGH SCHOOL
AWCI Excellence in Construction Quality

LEGACY INTERNATIONAL CENTER
WWCCA Project of the Year



HORTON PLAZA

WOMEN OWNED

PROFILE

- 90 Years in Operation
- Women's Business Enterprise (WBE)
- Over 1,000 Highly Skilled Craftsmen and Artisans
- Theming Experts
- Early Adaptor of 3D/4D/5D Modeling
- Member of U.S. Green Building Council (USGBC)
- Member of Air Barrier Association of America (ABAA)
- AWCI EIFSmart Contractor
- Strong Financial Resources and Bonding Capability
- Commitment to Safety – 2026 Ex. Mod. CA .52, NV .63
- Maintains Approx. 20 Fireproofing Crews
- Member of National Fireproofing Contractors Association (NFCA) with NFCA Certified Employees

FEATURED PROJECT

ONE PASEO

ONE PASEO IS A MIXED-USE DEVELOPMENT LOCATED IN DEL MAR, CALIFORNIA. The project included two office buildings, with Building-1 being four floors and Building-2, six floors, each with a lower level. The exterior of both buildings consisted of mostly glass and metal panels, with some EIFS and cement board and batten assemblies matching the adjacent One Paseo shopping/dining facilities. One Paseo was a core and shell project for Raymond consisting of the exterior and interior stairs, bathrooms, MEP rooms, fire control room, and corridors.

- Spray applied fireproofing was performed on both buildings: Building-1 was 1-hour rated, sprayed with MK-6, and Building-2 was 2-hour rated and sprayed with MK-10. The Interior consisted of steel stud framing at the core and shell areas, demising walls, ceiling in the bathrooms, and stairways, with shaftwall framing at the elevators.
- With Building-2 over 75', per the CBC Code 403 section of building code, the stairs and elevator shafts had to be constructed of two layers of 5/8" type X Impact Board. The plans called out for the application of 3/8" thick blackened steel trims and wall panels. For these trims, 3/8" thick steel strips were purchased, welded together, and sent out to be sandblasted. A blackened iron paint treatment was then applied at a specialized treatment company. These 3/8" trims encased the Nass Fresco decorative plaster, and was installed at the elevator lobbies of both buildings on Level 1 and lower level.
- At some areas, structural steel that needed to be sprayed did not allow drywall to carry through with two-layer walls due to the thickness of fireproofing required. To get just a single layer of drywall applied, intumescent coating was used in lieu of the fireproofing thickness required, maintaining the wall and fireproofing ratings.
- Both buildings had an eyebrow with framing, glass-mat board and metal panels at the roof line. Instead of building scaffolding from the ground up, a cantilevered scaffolding was suspended from the roof, allowing the glass to start being installed from the ground up while the eyebrow work was completed, helping to dry in the buildings sooner. With the locations of the walls and beams above, a lot of lath baskets were built to bridge the gaps between the walls and beams.
- To maintain One Paseo's aggressive project schedule, Raymond set up two fireproofing machines. The project had a small footprint with minimal laydown area, requiring a lot of coordination to keep material arriving at the correct time and assuring that all material would be on hand. Shaftwalls for elevators and MEP trades were a priority from the beginning of the job and, despite last minute added steel, Raymond was able to maintain the project schedule.

HIGHLIGHTS

LOCATION
San Diego, CA

YEAR COMPLETE
2020

CONTRACT VALUE
$5M

GENERAL CONTRACTOR
Whiting-Turner

ARCHITECT
Gensler

SIZE
23-Acre Development