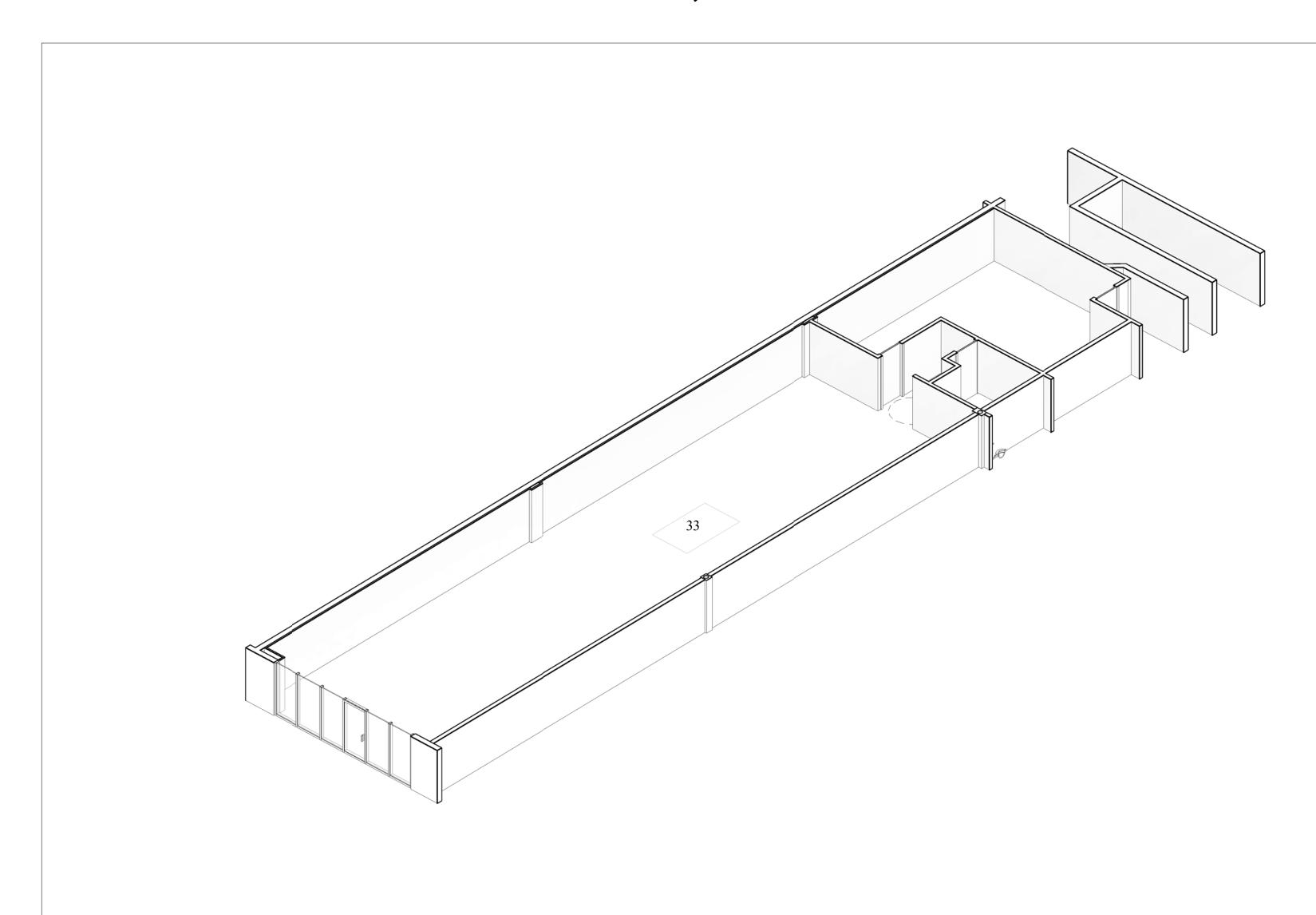
# FINAL CONTRACT DOCUMENTS

JUNE 6, 2016



T 561.479.9884 www.ccsarch.com Florida Registration Number AA26001852



# WESTGATE SHOPPING CENTER INTERIOR IMPROVEMENTS

BAY 33
WESTGATE SHOPPING CENTER
100 N STATE ROAD 7
PLANTATION, FL 33317
CCS PROJECT: 1600-1

#### **ZONING:**

LAND USE DESIGNATION: SPI-2 FCC CITY OF PLANTATION SPECIAL PUBLIC INTEREST FOUR CORNER COMMERCIAL.

#### **PARKING:**

NO PARKING IS AFFECTED

#### **BUILDING CLASSIFICATION FOR GARAGE AND OFFICE:**

#### **OCCUPANCY TYPE:**

PER 2014 5TH EDITION OF FLORIDA BUILDING CODE:

SECTION 309-MERCANTILE GROUP M

PER TABEL 503:

CONSTRUCTION TYPE IS 1B

NFPA 1 NFPA 101 OCCUPANCY IS:

CH 31 - EXISTING MERCANTILE

#### **BUILDING FIRE PROTECTION:**

AREA SPRINKLERED: BUILDING IS SPRINKLERED

BUILDING IS SPRINKLEREL

REQUIRED ASSEMBLY RATINGS:

PER FBC TABLE 601

STRUCTURAL FRAME 2 HOUR

BEARING WALLS - EXTERIOR 2 HOUR INTERIOR 2 HOUR

INTERIOR 2 HOUR
NON-BEARING WALLS, INTERIOR PARTITIONS 0 HOUR

FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS 2 HOUR

ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS 1 HOUR

#### FIRE EXTINGUISHER NOTES:

ANY EXISTING PORTABLE FIRE EXTINGUISHERS, FIRE HOSE CABINETS OR FIRE EXTINGUISHER CABINETS ARE EXISTING TO

REMAIN UNLESS OTHERWISE NOTED.

CONTRACTOR TO VERIFY THAT EXTINGUISHER IS ABC TYPE AND BE IN COMPLIANCE WITH NFPA 10 "STANDARD FOR PORTABLE FIRE EXTINGUISHERS AND BE RATED FOR LIGHT / LOW HAZARD OCCUPANCY WHERE NEEDED AS MINIMUM RATING 2A .ALSO COMPLY WITH FBC 906.

#### **BUILDING INFORMATION:**

NUMBER OF STORIES: ONE STORY

BUILDING HEIGHT: TO TOP OF WALL +/-16'-9 1/2"

EXISTING GROSS AREAS:

PROJECT AREA:

45,320 SQFT 2,682 SQFT

GOVERNING CODES AND REGULATIONS:

FLORIDA BUILDING CODE (2014 5TH EDITION) INCLUDING:

FLORIDA ACCESSIBILITY CODE FLORIDA ENERGY CODE

FBC TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES (2014 5TH EDITION)

FBC MECHANICAL CODE (2014 5TH EDITION)

FBC PLUMBING CODE (2014 5TH EDITION)
FBC FUEL GAS CODE (2014 5TH EDITION)

FLORIDA ADMINISTRATIVE CODES (INCLUDING LIFE SAFETY CODE):

CHAPTER 69A-3.012: STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND OTHER STANDARDS ADOPTED

FLORIDA FIRE PREVENTION CODE (2014 5TH EDITION) WHICH INCLUDES:

FLORIDA FIRE FREVENTION CODE (2014 3111 EDITION) WHICH INCLUDES FLORIDA STATUTES, CHAPTER 633: FIRE PREVENTION AND CONTROL

FLORIDA ADMINISTRATIVE CODE, CHAPTER 69A

FLORIDA ADMINISTRATIVE CODE, CHAPTER 69A-60: FLORIDA FIRE PREVENTION CODE NFPA 1, UNIFORM FIRE CODE (2012 5TH EDITION)

NFPA 101, LIFE SAFETY CODE (2012 5TH EDITION)

FEDERAL CODES AND REGULATIONS:

THE AMERICANS WITH DISABILITIES ACT (ADA) AND ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (2012). FAIR HOUSING

# PROJECT DESCRIPTION

THIS IS A PROJECT TO PREPARE BAY 33 AT THE WESTGATE SHOPPING CENTER FOR FUTURE TENANT. WORK INCLUDES AN ADA BATHROOM, DRINKING FOUNTAIN AND ELECTRICAL PANEL TO THE BAY.

# PROJECT DESIGN TEAM

ARCHITECTURE & INTERIORS

CCS ARCHITECTURE

AND INTERIOR DESIGN

499 EAST PALMETTO PARK ROAD

PLUMBING ENGINEERING

UNITED AMERICAN ENGINEERS
CONSULTING ENGINEERS
4508 SW 24TH STREET
FORT LAUDERDALE, FL 33317
TEL 954-471-8657

ELECTRICAL, MECHANICAL,

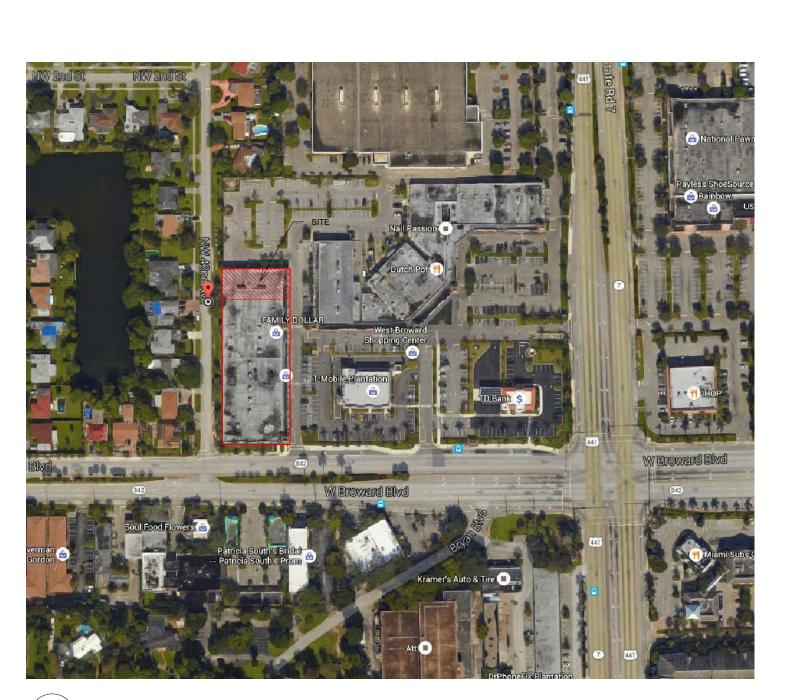
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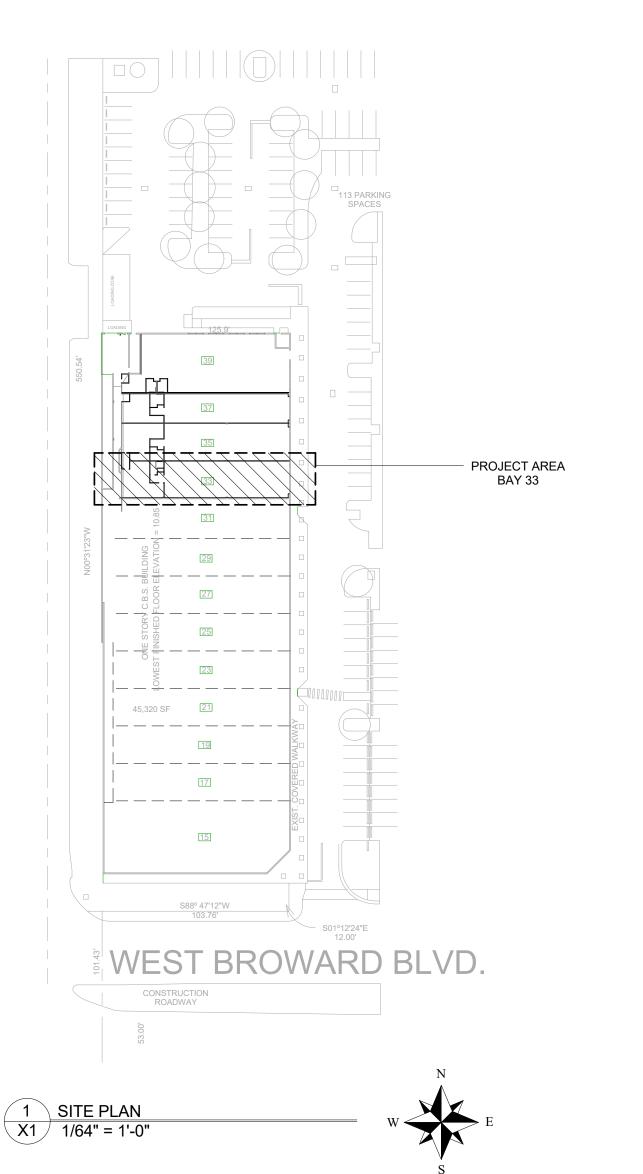
TEL 561-479-9884

SUITE 204

Sheet Number  1-ARCHITECTURAL  GN-001  COVER SHEET  X1  PROJECT INFORMATION  A1.0  DEMOLITION FLOOR PLAN  A2.0  NEW WORK FLOOR PLAN  A3.0  REFLECTED CEILING PLAN  A4.0  BATHROOM TYPICAL ENLARGED PLANS  A8.0  CONSTRUCTION DETAILS  A9.0  DOOR AND HARDWARE SCHEDULE	me
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AS.0 DOOR AND HARDWARE SCHEDULE	
A10.0 PROJECT SPECIFICATIONS	
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3-ELECTRICAL	
E1 ELECTRICAL PLAN	
E2 ELECTRICAL RISER, PANEL, SPECIFICA	ATIONS
4-MECHANICAL	
M1 MECHANICAL PLAN	
5-PLUMBING	
P1 PLUMBING PLAN	







# GENERAL NOTES FOR PROJECT

- 001. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE DRAWINGS AND THE PROJECT MANUAL (SPECIFICATIONS, SCHEDULES, ETC.). THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THESE DRAWINGS AND THE PROJECT SPECIFICATIONS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES THAT HE DISCOVERS.
- 002. PROVIDE CONTINUOUS SEALANT TO PROVIDE "WATER-TIGHT" AND "AIR-TIGHT" CONDITION AT THE PERIMETERS OF ALL DOOR FRAMES, INTERIOR WINDOW FRAMES, EXTERIOR WINDOW FRAMES, WINDOW STOOLS, CABINETS, CASEWORK, COUNTERTOPS, PLUMBING FIXTURES, TOILET ACCESSORIES (BOTH RECESSED & SURFACE MOUNTED), FIRE EXTINGUISHER CABINETS, FIRE DEPARTMENT VALVE CABINETS, ETC. (EVEN WHEN THE JOINT AT THE PERIMETER IS EITHER HIDDEN OR NOT READILY VISIBLE).
- 003. EQUIPMENT INDICATED WITH DASHED LINES SHALL BE FURNISHED BY THE TENANT/OWNER AND RECEIVED/STORED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT/OWNER AND LANDLORD FOR THE DELIVERY AND INSTALLATION OF ALL TENANT/OWNER FURNISHED EQUIPMENT/FURNITURE.
- 004. THE CONTRACTOR SHALL VERIFY THAT EXIT EGRESS IS MAINTAINED FOR ALL OCCUPIED AREAS OF THE BUILDING THROUGHOUT ALL PHASES OF CONSTRUCTION. ALL EXISTING STAIRWAYS (IF ANY)AND RATED EXIT PASSAGEWAYS SHALL BE MAINTAINED SO THAT THEY ARE CLEAR AND ACCESSIBLE; AND THE INTEGRITY OF THE DESIGNATED RATED ENCLOSURE AROUND THEM SHALL ALSO BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- 005. THE EXISTING BUILDING ENVELOPE SHALL BE MAINTAINED SO AS TO PROVIDE WATER-TIGHT, WEATHER-TIGHT AND CONDITIONED EXISTING SPACE AT ALL TIMES THROUGHOUT ALL PHASES OF CONSTRUCTION. PROVIDE TEMPORARY ENCLOSURES AS REQUIRED. PROVIDE PORTABLE HEATING UNITS AND/OR COOLING UNITS TO MAINTAIN 70 DEGREES F. (INSIDE TEMPERATURE) IN OCCUPIED SPACES, UNLESS OTHERWISE DIRECTED BY THE TENANT AND/OR OWNER.
- 006. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS OR RESTRICTIONS, WHETHER INDICATED OR NOT.
- 007. GC SHALL COORDINATE ALL THE WORK OF THE TRADES.
- 008. CONSTRUCTION SHALL FOLLOW THE 2010 FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES.
- 009. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY IN WRITING OR THE GENERAL CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING IF ADDITIONAL INFORMATION IS REQUIRED TO OBTAIN A BUILDING PERMIT.
- 010. THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE FLORIDA ENERGY CODE. CONTRACTOR SHALL BE FAMILIAR WITH THE GOVERNING CODE IN ITS ENTIRETY AND AND BUILD IN ACCORDANCE WITH THE PROVISION OF THE CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND IN THE NOTES.
- O11. GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- 012. PROJECT SUBMITTAL S AND SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT AS PER THE PROJECT SPECIFICATIONS SECTION 01 33 00 LISTED IN THE PLANS.
- PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH A COMPLETE LIST OF ITEMS REQUIRING ARCHITECTURAL, ELECTRICAL, MECHANICAL AMD PLUMBING REVIEW ALONG WITH THE DATES BY WHICH THEIR REVIEW MUST BE COMPLETED.
- 014. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING THEIR BUILDING DEBRIS.
- 015. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE JOBSITE AS WELL AS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION BROOM CLEAN AT ALL TIMES. IF THIS REQUIREMENT IS NOT COMPLETED ON A DAILY BASIS THEN THE ARCHITECT SHALL DEDUCT THE COST OF MAINTAINING A CLEAN JOBSITE DIRECTLY FROM THE CONTRACT RETAINAGE.

ARCHITECTURAL ENTERPRISES, INC.
499 East Palmetto Park Rd.
Suite 204
Boca Raton, FL 33432

T 561.479.9884 www.ccsarch.com Florida Registration Number AA26001852

#### CONSULTANTS:

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC. 7501 Wiles Rd, Coral Springs, FL 33067 (954) 227-1512

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS 4508 SW 24TH STREET FORT LAUDERDALE, FL 33317 PHONE: (954) 471-8657

PROJECT:

BAYS 33 WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

DDO IECT NI IMPED.	1600.1

PROJECT NUMBER: 1600-1

DATE: JUNE 6, 2016

No.	Date	Description

ADDENDA/REVISION

SEAL:

CYNTHIA C. SPRAY. AIA AR-94167

DRAWING TITLE:

PROJECT INFORMATION

DRAWING NO:

X1

#### GENERAL NOTES FOR DEMOLITION FLOOR PLANS **LEGEND** 100. COMPLY WITH THE REQUIREMENTS OF THE NOTES ON SHEET A1 WHICH ALSO APPLY TO THE DEMOLITION FLOOR PLAN. THE DEMOLITION DRAWINGS HAVE BEEN DEVELOPED FROM EXISTING DRAWINGS WHICH WERE PROVIDED TO THE ARCHITECT AND THEY MAY NOT REFLECT ACTUAL FIELD CONDITIONS. PRIOR TO PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL NOT IN CONTRACT VERIFY THE ACCURACY OF THESE DRAWINGS IN COMPARISON TO THE EXISTING FIELD CONDITIONS; AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT ANY INCONSISTENCIES BETWEEN THE ACTUAL CONDITIONS AND THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DEMOLITION OR NEW CONSTRUCTION WORK (AS INDICATED IN THE CONTRACT DOCUMENTS) CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS. 104. IF ANY EXISTING FIRE PROOFING AND/OR RATED ASSEMBLIES (WHICH ARE SUPPOSED TO REMAIN) ARE DAMAGED DURING DEMOLITION, THEY SHALL BE REPAIRED TO CONFORM TO THE ORIGINAL FIRE PROTECTION REQUIREMENTS. ALSO, THE INTEGRITY OF THE EXISTING EXISTING WALL/ PARTITION / BARRIER TO REMAIN RATED FLOOR, WALL, BARRIER AND ROOF ASSEMBLIES (WHICH ARE SUPPOSED TO REMAIN) SHALL BE MAINTAINED THROUGH OUT ALL PHASES OF CONSTRUCTION. REMOVE EXISTING CONSTRUCTION AS INDICATED, TYPICAL WALL REMOVAL SHALL INCLUDE MECHANICAL, PLUMBING, ELECTRICAL,

COMMUNICATIONS AND SECURITY SYSTEMS CONTAINED THEREIN, REMOVE DOORS, CABINETWORK, CASEWORK, WINDOWS, FRAMES.

BARRIERS AND ROOFS TO COMPLY WITH ORIGINAL FIRE, SMOKE, AND SOUND ASSEMBLIES, FIRE PROTECTION REQUIREMENTS.

106. AT ALL WALLS / PARTITIONS / BARRIERS, FLOORS AND ROOFS WHICH ENCLOSE OR TOUCH SPACES WHERE WORK IS BEING PERFORMED

AS PART OF THE PROJECT, THE CONTRACTOR SHALL VERIFY THAT THE EXISTING CONSTRUCTION (INCLUDING DAMPERS, DUCT

(INCLUDING PROPER LABELS) SHALL BE REPLACED. THE CONTRACTOR SHALL DESIGNATE AN ALLOWANCE FOR THIS WORK.

AND PREPARE TO RECEIVE NEW FINISH. PREPARATIONS NEED TO FOLLOW THE MANUFACTURER'S INSTRUCTIONS.

SEE ARCHITECTURAL AND / OR STRUCTURAL DETAILS AS PROVIDED IN THIS DRAWING SET.

HAVING JURISDICTION (AHJ).

TIME DURING CONSTRUCTION.

WIRING AS NEEDED TO CONNECT TO PREVIOUS.

FINISHES, FIXTURES AND THEIR ATTACHMENTS AS REQUIRED. AFTER REMOVAL, REPAIR HOLES IN EXISTING TO REMAIN FLOORS, WALLS,

AND STRUCTURAL INTEGRITY. PREPARE SURFACES TO RECEIVE NEW FINISHES AS SPECIFIED IN THESE DOCUMENTS OR AS SPECIFIED IN

SEPARATE INTERIOR DESIGN DOCUMENTS. WHERE A NEW FINISH IS CALLED FOR ON AN EXISTING SURFACE, REMOVE THE EXISTING FINISH

GC SHALL ALSO MAKE ANY REPAIRS AND/OR MODIFICATIONS NECESSARY TO BRING THE EXISTING CONSTRUCTION (INCLUDING DAMPERS,

DOORS, WINDOWS AND FRAMES WHICH DO NOT MEET THE REQUIREMENTS OF THE DESIGNATED WALL/PARTITION/BARRIER ASSEMBLIES

THE CONTRACTOR SHALL BRACE ALL EXISTING STRUCTURES AND ALL STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION.

DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANACES AS SET FORTH BY ALL AUTHORITIES

THE CONTRACTOR SHALL REPLACE ANY EXISTING-TO-REMAIN MATERIALS AND FINISHES (CEILING GRID, CEILING TILE, GYPSUM BOARD,

REWIRE EXISTING DEVICES NOT BEING REMOVED THAT ARE PART OF THE BRANCH CIRCUIT DEVICES BEING REMOVED AND EXTEND NEW

CONTRACTOR SHALL COORDINATE ANY SYSTEMS SHUT OFF FOR MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION AT ANY

PATCH ALL CUTS, OPENINGS AND DAMAGED AREAS THAT OCCUR DURING DEMOLITION. ALL PATCHING SHALL CONFORM TO THE

THE CONTRACTOR SHALL NOT CUT EXISTING OR NEW STRUCTURAL WORK IN ANY MANNER THAT MAY RESULT IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD / DEFLECTION RATIO. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY STRUCTURAL CUTS PRIOR TO EXECUTION SO THAT APPROVAL CAN BE OBTAINED IN ADVANCE FROM THE ARCHITECT AND / OR STRUCTURAL ENGINEER.

WHERE EXISTING CONSTRUCTION IS FOUND TO CONTAIN ANY HAZARDOUS MATERIAL, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ARCHITECT IN WRITING. NOTE: REMOVAL, DISPOSAL AND REPLACEMENT OF THE HAZARDOUS MATERIAL IS THE

SOLE RESPONSIBILITY OF THE OWNER AND SHALL BE IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL REGULATIONS.

FINISHES, DOORS, FRAMES, WALL PROTECTION ETC. WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION.

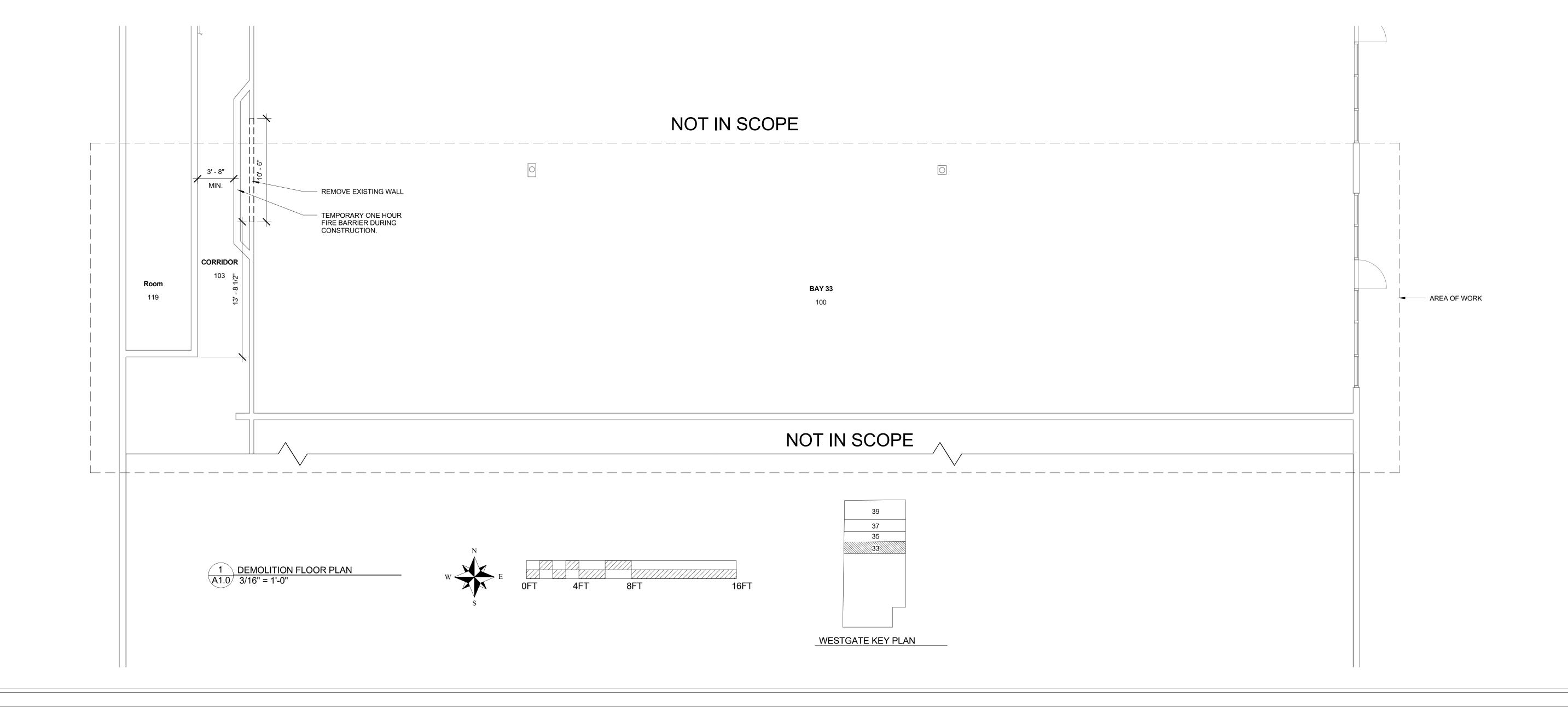
REMOVE ALL EXISTING CONDUIT, WIRING AND DEVICES RENDERED USELESS DUE TO CHANGES IN THE EXISTING AREA

ADJOINING WORK, MATCHING THE FINISH AND QUALITY OF WORKMANSHIP OF THE ADJACENT MATERIALS.

CONTRACTOR SHALL MINIMIZE CONSTRUCTION AND DUST WHEREVER POSSIBLE.

DUCT PENETRATIONS, DOORS, WINDOWS, FRAMES ETC.) UP TO THE PROPER INDICATED FIRE, SOUND AND SMOKE ASSEMBLY REQUIREMENTS.

PENETRATIONS, DOORS, WINDOWS, FRAMES, ETC.) MEETS THE FIRE, SMOKE AND SOUND ASSEMBLY RATINGS DESIGNATED ON THESE DRAWINGS.



EXISTING WALL / PARTITION / BARRIER TO BE DEMOLISHED

\_\_\_\_\_

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#### PROJECT:

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INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-1

DATE: JUNE 6, 2016

No. Date Description

ADDENDA/REVISION

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

DEMOLITION FLOOR PLAN

DRAWING NO:

A1.0

# GENERAL NOTES FOR NEW WORK FLOOR PLANS

- 300. EXISTING TO REMAIN WALLS/PARTITIONS/BARRIERS/DOORS/WINDOWS/PLUMBING FIXTURES/CASEWORK/CABINETS/EQUIPMENT ARE "SCREENED BACK" ON THE NEW CONSTRUCTION FLOOR PLANS. NEW CONSTRUCTION IS INDICATED BY SOLID BLACK LINES. REFER TO DEMOLITION PLANS FOR THE EXTENT TO BE REMOVED.
- SEE DIMENSIONS, NOTES, ENLARGED PLANS, INTERIOR ELEVATIONS, DETAILS ETC. FOR DIMENSIONS AND KEY NOTES WHICH APPLY TO THE NEW CONSTRUCTION FLOOR PLANS.
- ITEMS DENOTED ON THE NEW CONSTRUCTION FLOOR PLAN WITH A DASHED LINE PERTAIN TO EITHER FURNITURE WHICH IS NOT IN CONTRACT OR OWNER SUPPLIED ITEMS WHICH ARE NOT IN CONTRACT OR ITEMS WHICH ARE TO BE PROVIDED BY SUB-CONTRACTOR AND NOT DESIGNED BY THE ARCHITECT AND ARE NOT DETAILED IN THESE DOCUMENTS. SHOP DRAWINGS WILL BE REQUIRED FOR THOSE ITEMS IF THEY ARE CASEWORK. THOSE SHOP DRAWINGS WILL NEED TO BE REVIEWED BY THE ARCHITECT FOR COMPLIANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.
- 303. REFER TO ARCHITECTURAL DETAILS, SCHEDULES, NOTES AND LEGENDS AS FOLLOWS:

DOOR, FRAME AND HARDWARE SCHEDULE; NOTES AND ABBREVIATIONS FINISH SCHEDULES (UNLESS OTHERWISE NOTED ON THE FLOOR PLAN BY WAY OF KEY NOTES)

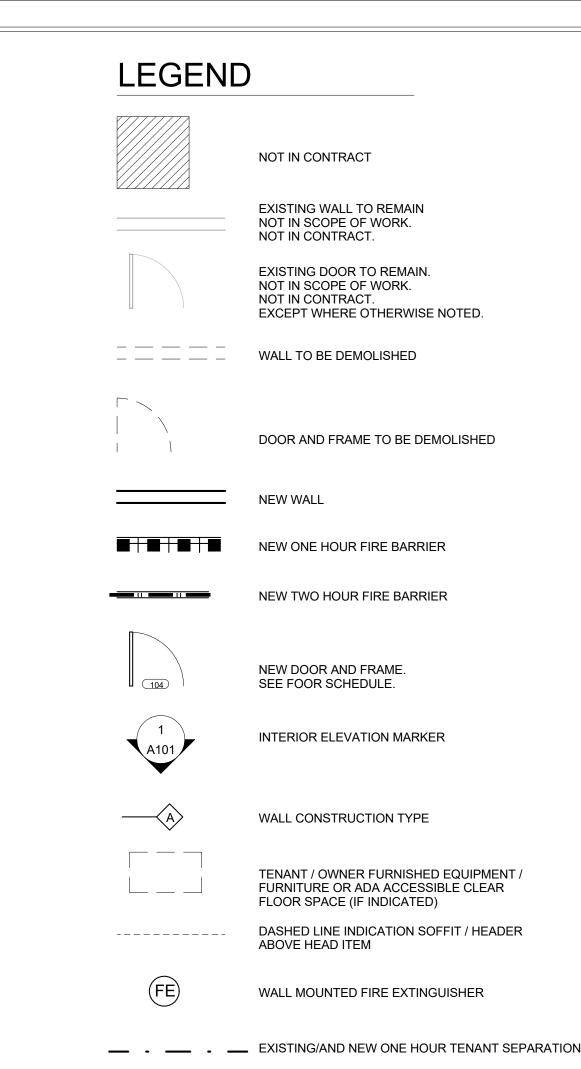
- SEE REFLECTED CEILING PLANS FOR LOCATIONS OF ANY COFFERS OR DROP-DOWNS, ALSO SEE CONSTRUCTION DETAILS AND NOTES IN THESE DOCUMENTS FOR CONSTRUCTION OF THOSE ITEMS IF ANY.
- 305. REGARDING ACCESS PANELS:
  - A. CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF THE TYPE SPECIFIED ARE INSTALLED IN WALLS AND "NON-ACCESSIBLE TYPE" CEILINGS AND SOFFITS WHERE ACCESS, SERVICES OR ADJUSTMENT TO MECHANCIAL, PLUMBING, FIRE, SECURITY OR ELECTRICAL AND COMMUNICATION ITEMS MAY BE REQUIRED.
  - B. ACCESS PANELS SHALL BE THE "FIRE RATED TYPE" EQUAL TO THE FIRE RATING OF THE WALL / BARRIER / PARTITION / SOFFIT OR CEILING IN WHICH THEY OCCUR.
  - C. WALL MOUNTED ACCESS PANELS LOCATED IN RATED FIRE WALLS, RATED FIRE BARRIERS, SMOKE BARRIERS AND / OR NON RATED PARTITIONS SHALL BE KEY-LOCKED UNLESS OTHERWISE NOTED.
  - D. WALL MOUNTED ACCESS PANELS SHALL BE KEY-LOCKED IN SPACES WHICH ARE ACCESSIBLE TO THE PUBLIC, CUSTOMERS, PATIENTS AND GENERAL STAFF.
- SEE SPECIFICATION SECTION 09 11 00 "INTERIOR METAL WALL FRAMING AND GYPSUM WALL BOARD" FOR REQUIRED LOCATIONS OF 5/8" TYPE 'X' DENSARMOR PLUS FIREGUARD INTERIOR GUARD. (NOTE: THE USE OF WATER RESISTANT GYPSUM BOARD IGREEN BOARD) IS NOT ACCEPTABLE IN WET LOCATIONS. INSTEAD USE 5/8" TYPE 'X' DENSARMOR PLUS FIREGUARD INTERIOR GUARD.)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER'S EQUIPMENT VENDORS TO INSURE THAT THERE WILL BE NO OWNER FURNISHED ITEMS WITH A SURFACE AREA GREATER THAN 16 SQUARE INCHES RECESSED INTO A RATED FIRE BARRIER OR SMOKE BARRIER. SEE CONSTRUCTION DETAILS FOR "RECESSED METAL WALL CABINET" ON HOW TO PROVIDE FOR RECESSED ITEMS IN A RATED FIRE AND / OR SMOKE BARRIER; IF APPLICABLE TO THIS PROJECT. ITEMS RECESSED INN NON-RATED SMOKE PARTITIONS OR ANY OTHER FULL HEIGHT PARTITIONS SHALL BE "AIR TIGHT" AT ALL PENETRATIONS.
- IF THIS IS A HEALTHCARE PROJECT THEN ALL RATED SMOKE BARRIERS, RATED HORIZONTAL EXITS AND RATED EXIT PASSAGEWAYS. BARRIERS SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF INTERVENING WALLS AS REQUIRED BY FLORIDA AHCA.
- WHERE DEMOLITION OF CERTAIN ITEMS RESULTS IN UNPROTECTED OPENINGS OR PENETRATIONS IN EXISTING TO REMAIN WALLS / BARRIERS/ PARTITIONS, FLOORS, CEILINGS, ROOFS ETC. THEN REPAIR SUCH OPENINGS AND PENETRATIONS AS REQUIRED TO MEET ORIGINAL FIRE PROTECTION, SOUND AND STRUCTURAL REQUIREMENTS.
- 310. DIMENSIONS SHOWN ON THE FLOOR PLANS FOR RENOVATION WORK ARE AS FOLLOWS:
- A. OUTSIDE FACE OF EXISTING WALLS TO CENTERLINE OF NEW STUD FOR NEW WALL
- 311. DIMENSIONS SHOWN ON THE FLOOR PLANS FORE NEW CONSTRUCTION WORK ARE AS FOLLOWS:
- A. TO CENTERLINE OF COLUMNS B. TO CENTERLINE OF INTERIOR METAL/WOOD STUDS
- C. TO OUTSIDE FACE OF CONCRETE / CMU / MASONRY WALLS / PARTITIONS/ BARRIERS
- EXTREMELY CRITICAL MINIMUM DIMENSIONS ARE INDICATED AS "MINIMUM" OR "MINIMUM CLEAR" FOR BOTH RENOVATION ANE NEW CONSTRUCTION PROJECTS.
- 312. SEE NEW CONSTRUCTION FLOOR PLANS FOR DESIGNATIONS OF:
- TYPES OF WALL / BARRIER / PARTITIONS / BARRIER DESIGNATIONS
  - DOOR DESIGNATIONS WINDOW DESIGNATIONS
  - LOCATIONS OF ANY LEAD LINED WALLS IF APPLICABLE
  - ADDITIONAL DETAIL, SECTIONS, AND ELEVATION MARKERS AND ADDITIONAL NOTES WHICH APPLY TO THESE FLOOR PLANS

- 313. FOR ADDITIONAL DIMENSIONING, COMPLY WITH THE REQUIREMENTS OF THE ENLARGED PLANS, WALL SECTIONS, EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS, PLAN DETAILS AND SECTION DETAILS.
- 314. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING WITH CONSTRUCTION.
- 315. THE CONTRACTOR SHALL TAKE INTO ACCOUNT THE THICKNESS OF THE SCHEDULED FINISH MATERIALS SUCH AS CERAMIC / STONE / PORCELAIN / GRANITE / QUARTZ / SOLID SURFACE MATERIAL PRIOR TO LAYING OUT METAL STUDS OR CMU WALLS / PARTITIONS / BARRIERS SINCE THE TOTAL "OUT TO OUT" WALL THICKNESS MUST BE CONSIDERED SO THAT THE REQUIRED "MINIMUM FACE TO FINISH" AND "MINIMUM CLEAR FACE TO FINISH" DIMENSIONS CAN BE MAINTAINED AFTER THE INSTALLATION OF THE FINISH MATERIALS.
- 316. INTERIOR METAL STUDS WALLS / PARTITIONS / BARRIERS SHALL BE CONSTRUCTED OF 3 5/8" MINIMUM METAL STUDS OR UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ALSO COMPLY WITH U.L. DESIGN NUMBER U444 OR U458 AT RATED PLUMBING WALLS / BARRIERS.
- 317. THE CONTRACTOR SHALL VERIFY THAT FLOOR MOUNTED CARRIERS (USED TO SUPPORT WALL MOUNTED SINKS / LAVATORIES AND UNSUPPORTED COUNTER TOPS SINKS / LAVATORIES ARE THE TYPE THAT WILL FIT IN THE 3 5/8" METAL STUD WALLS. NOTIFY THE ARCHITECT IF THERE IS A CONFLICT.
- 318. WHERE NEW GYPSUM WALLS ARE A CONTINUATION OF AN EXISTING WALL / PARTITION / BARRIER OR COLUMN ENCASEMENT, THE FACE OF THE NEW GYPSUM WALL SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A ONE-HOUR RATED BARRIER OR A NON-RATED PARTITION IS SHOWN AS A CONTINUATION OF A TWO HOUR RATED BARRIER OR COLUMN ENCASEMENT, THE OUTSIDE FACE OF THE GYPSUM BOARD SHALL BE ALIGNED, STUDS SHALL BE OFFSET AND / OR ADDITIONAL LAYERS OF GYPSUM SHALL BE PROVIDED (AS REQUIRED TO PROVIDE FACE ALIGNMENT OF THE GYPSUM BOARD) WHILE MAINTAINING THE REQUIRED FIRE RATED INTEGRITY.
- 319. CABINET / CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.
- 320. ACCESSIBLE WALL MOUNTED SINKS SHALL BE MOUNTED TO ALLOW 1'-3" MINIMUM FACE BETWEEN THE CENTERLINE OF THE SINK / LAVATORY AND THE "FINISH FACE" OF THE ADJACENT WALL, TOILET COMPARTMENT, FIXED EQUIPMENT AND OR CASEWORK.
- 321. IN HEALTHCARE WORK, PATIENT CORRIDORS SHALL BE 8'-0" MINIMUM CLEAR WIDTH TO FINISH FACE OF WALL / BARRIER / PARTITION. 322. IN MERCANTILE AND OFFICE WORK, EGRESS CORRIDORS SHALL BE 42" MINIMUM CLEAR WIDTH TO FINISH FACE OF WALL / BARRIER /
- 323. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA PLUMBING CODE 2010 AND ALL CODES ADOPTED BY IT.
- 324. PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK IS FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP, AND FOR A PERIOD OF ONE YEAR FRM DATE OF FINAL ACCEPTANCE, REPAIR AND REPLACE ALL BECOMES DEFECTIVE AT NO EXPENSE TO THE OWNER.

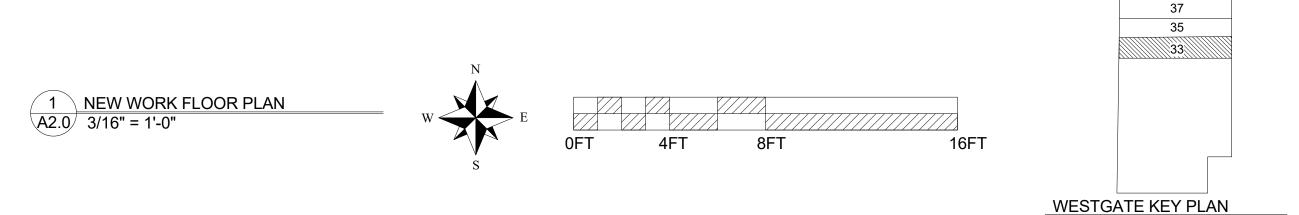
# **FINISH NOTES**

PARTITION.

- 1. PRIMER PAINT ALL WALLS FOR LIGHT COLOR FINISH
- BAYS 33, 35, 37,39 RAW CONCRETE FLOOR; BROOM CLEAN.
- NEW ARMSTRONG DUNES CEILING TILE 2 X 2 WITH 15/16 WHITE PRELUDE TEGULAR GRID



\_\_\_ \_ EXISTING/AND NEW ONE HOUR TENANT SEPARATION -Щ 106 Д ADA TLT ROOM 104 **NEW ONE** HOUR FIRE (FE) BARRIER AND RATED DOOR **ADA TLT ROOM EXISTING STOREFRONT** TO REMAIN **BAY 33** 18' - 9 1/2" <u>+</u> 83' - 7 1/2" BACK ROOM CORRIDOR EXISTING ONE HOUR TENANT SEPARATION <u>+</u> 111' - 8 1/2" EXISTING ONE HOUR TENANT. SEPARATION **EXISTING** NOT IN SCOPE



**PROJECT** 

WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317

**INTERIOR IMPROVEMENTS** 

499 East Palmetto Park Rd.

Florida Registration Number

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC.

ELECTRICAL. MECHANICAL. PLUMBING:

AMERICAN UNITED ENGINEERS

FORT LAUDERDALE, FL 33317

Boca Raton, FL 33432

www.ccsarch.com

CONSULTANTS:

7501 Wiles Rd,

(954) 227-1512

Coral Springs, FL 33067

4508 SW 24TH STREET

PHONE: (954) 471-8657

Suite 204

T 561.479.9884

AA26001852

FINAL CONTRACT DOCUMENTS

JUNE 6, 2016

ADDENDA/REVISION

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

**NEW WORK FLOOR PLAN** 

DRAWING NO:

A2.0

# GENERAL NOTES FOR REFLECTED CEILING PLAN

- 400. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE REFLECTED CEILING PLANS WITH: ELECTRICAL LIGHTING
  - SYSTEMS AND COMMUNICATIONS DRAWINGS / AUDIO VISUAL DRAWINGS MECHANICAL SUPPLIES AND RETURNS

EXHAUST DATE OF THE PROPERTY O

FIRE PROTECTION DRAWINGS CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY ERROR, INCONSISTENCY OR OMISSION.

- 401. SEE ELECTRICAL, COMMUNICATION, SECURITY AND FIRE PROTECTION DRAWINGS FOR LOCATIONS OF CEILING OR WALL MOUNTED SMOKE DETECTORS, COMMUNICATIONS DEVICES, SECURITY ALARMS, FIRE ALARM DEVICES, ETC. SOME OF THESE ITEMS ARE SHOWN ON THE ARCHITECTURAL PLANS AS WELL.
- 402. SPRINKLER HEADS (WHERE APPLICABLE):

403. ACCESS PANELS (WHERE APPLICABLE):

- A. SPRINKLÈR HEAD LOCATIONS ARE NOT INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLANS.
  B. THE CONTRACTOR SHALL INSTALL SUFFICIENT HEADS IN ALL SPACES TO PROVIDE COMPLETE (100%) AUTOMATIC SPRINKLER COVERAGE AS DEFINED BY NFPA STANDARD 13, SPECIFICATION DIVISION 21 FIRE SUPPRESSION AND AS SHOWN ON THE FIRE PROTECTION DRAWINGS (IF THEY ARE PROVIDED IN THIS DRAWING PACKAGE).
  C. NEITHER SPRINKLER HEADS NOR CONCEALED SPRINKLER HEAD COVERS ARE ALLOWED TO BE PAINTED. THE CONTRACTOR SHALL VERIFY THAT ANY SPRINKLER HEADS WHICH ARE ACCIDENTALLY PAINTED ARE REMOVED FROM THE SITE AND REPLACED WITH NEW SPRINKLER HEADS.
- A. THE CONTRACTOR SHALL VÉRIFY THAT ACCESS PANELS (OF APPROPRIATE SIZE AND TYPE) ARE INSTALLED IN GYPSUM BOARD, CEMENT PLASTER, METAL AND OTHER NON-ACCESSIBLE TYPE CEILING AND SOFFITS WHERE ACCESS, SERVICE OR ADJUSTMENT TO ITEMS (INCLUDING MECHANICAL, PLUMBING, ELECTRICAL, COMMUNICATIONS, SECURITY ETC.) ABOVE THE CEILINGS MAY BE REQUIRED.
- B. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL SUB-CONTRACTORS AND WITH THE OWNER'S OR TENANT'S VENDORS TO ENSURE THAT THE MINIMUM NUMBER OF ACCESS PANELS ARE PROVIDED (BY THE SHARING OF ACCESS PANELS WHEREVER POSSIBLE).

  C. LOCATIONS OF ALL ACCESS PANELS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT TO ENSURE THAT THE "AESTHETIC
- C. LOCATIONS OF ALL ACCESS PANELS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT TO ENSURE THAT THE "AESTHETIC DESIGN INTEGRITY" OF CEILINGS AND SOFFITS IS MAINTAINED,

  D. PRIOR TO INSTALLATION OF ANY ACCESS PANELS, THE GENERAL CONTRACTOR SHALL SUBMIT COORDINATION DRAWINGS
- (SHOWING THE PROPOSED LOCATION AND SIZE OF EACH ACCESS PANEL) TO THE ARCHITECT FOR APPROVAL.

  E. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE RATING OF THE CEILING OR SOFFIT IN WHICH THEY OCCUR.
- 04. THE CONTRACTOR SHALL ADVISE THE OWNER AND TENANTS THAT AN 18 INCH MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE EXTENDED (DROP-DOWN) SPRINKLER HEADS AND THE TOP OF ANY FILES, SHELVING, EQUIPMENT, LOCKERS ETC. (WHETHER CONTRACTOR OR TENANT/OWNER FURNISHED). THE CONTRACTOR SHALL ALSO ADVISE THE OWNER / TENANTS THAT ITEMS SHALL NOT BE PLACED ABOVE SAID SHELVING SO THAT THE MINIMUM CODE REQUIREMENT IS NOT MET.
- WHERE EXISTING LAY-IN CEILINGS ARE REMOVED AND RE-INSTALLED, THE CONTRACTOR SHALL TAKE CARE
  NOT TO DAMAGE EITHER THE CEILING TILES OR THE GRID. ANY DAMAGED TILES OR GRID SHALL BE REPLACED WITH NEW MATERIAL.
  THESE MATERIALS SHALL MATCH THE EXISTING IN A UNIFORM MANNER FOR COLOR, TEXTURE, PATTERN ETC. IF UNIFORMITY
  CANNOT BE ACHIEVED THEN THE CONTRACTOR SHALL REPLACE ALL THE MATERIAL IN THE SPACE, AS APPROVED BY BOTH THE
  TENANT OR OWNER AND THE ARCHITECT.
- 406. ANY ITEMS SUSPENDED FROM THE CEILING OR INSTALLED ON AN INTERIOR WALL IN ANY COMMERCIAL PROJECT MUST NOT HANG LOWER THAN 84" ABOVE THE FINISHED FLOOR.

#### LEGEN

+8'-0" CEILING HEIGHT DESIGNATION



NOT IN CONTRACT



FLYING SAUCER 18" DIAMETER 170W, 15300-16800 LUMENS



2 X 4 LAY-IN LIGHT FIXTURE. ALSO SEE ELECTRCIAL DRAWINGS

2 X 4 PARABOLIC 3 LAMPS 32T8. ALSO SEE ELECTRCIAL DRAWINGS

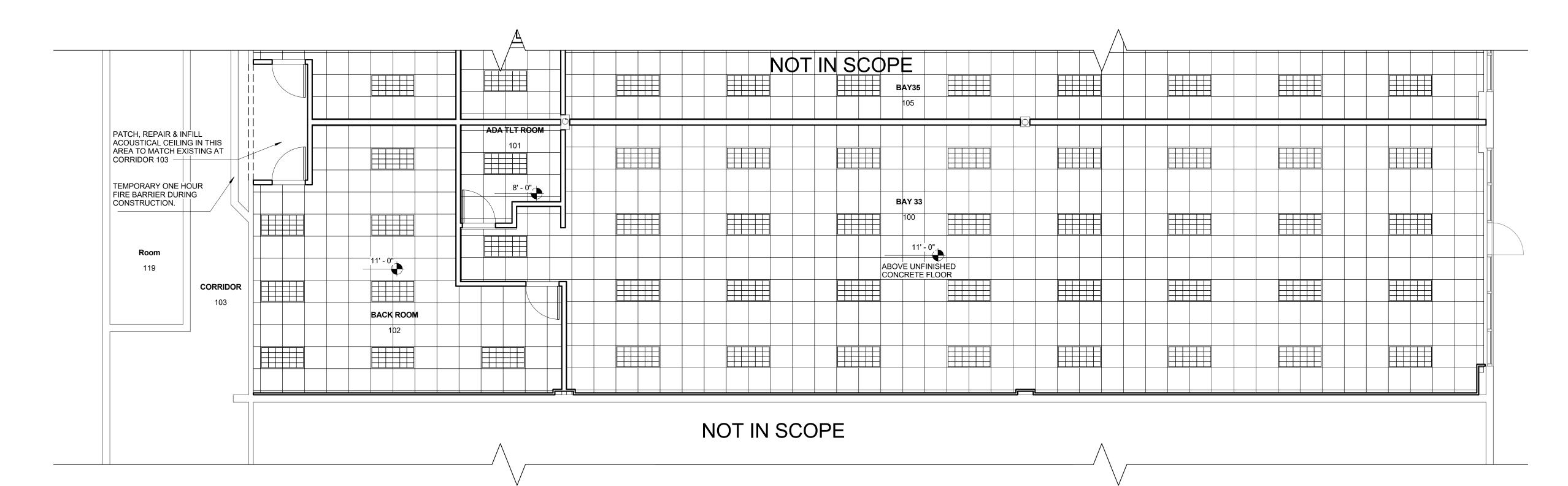


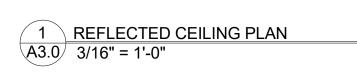
2 X 2 LAY-IN LIGHT FIXTURE. ALSO SEE ELECTRCIAL DRAWINGS

1 X 4 LAY-IN LIGHT FIXTURE. ALSO SEE ELECTRCIAL DRAWINGS

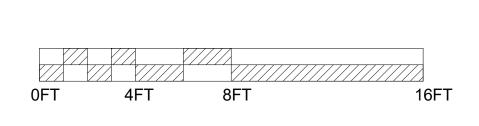
GRID INDICATES ACOUSTICAL CEILING (SHOWN 2 X 2 TILE SIZE). WHERE APPLICABLE.

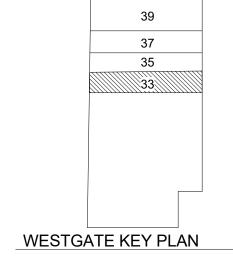
SCREENED BACK LINES INDICATE FLOOR PLAN BELOW (FOR REFERENCE ONLY.)











ARCHITECTURAL ENTERPRISES, INC.
499 East Palmetto Park Rd.
Suite 204
Boca Raton, FL 33432

T 561.479.9884 www.ccsarch.com Florida Registration Number AA26001852

#### CONSULTANTS:

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC. 7501 Wiles Rd, Coral Springs, FL 33067 (954) 227-1512

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS 4508 SW 24TH STREET FORT LAUDERDALE, FL 33317 PHONE: (954) 471-8657

# PROJECT:

BAYS 33 WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

#### FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-1

DATE: JUNE 6, 2016

No. Date Description

ADDENDA/REVISION

SEAL:

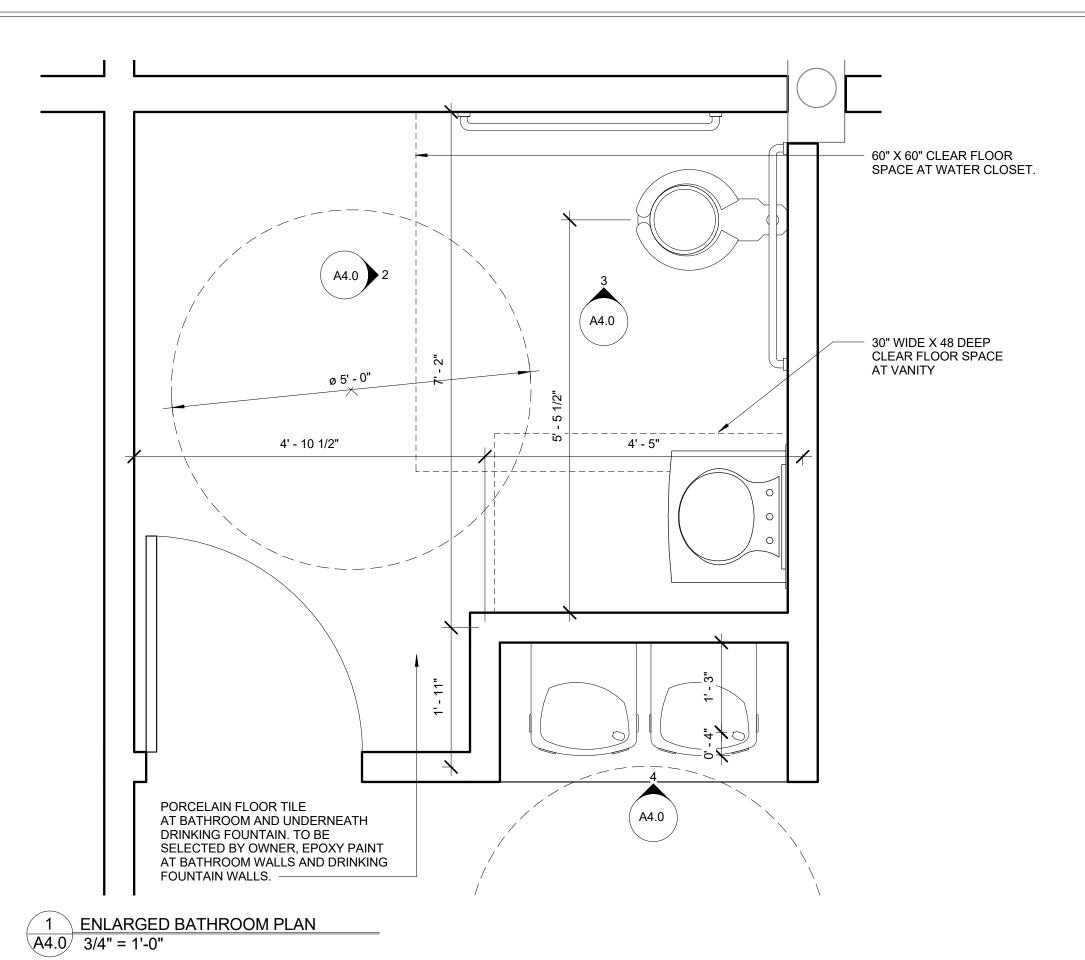
CYNTHIA C. SPRAY, AIA AR-94167

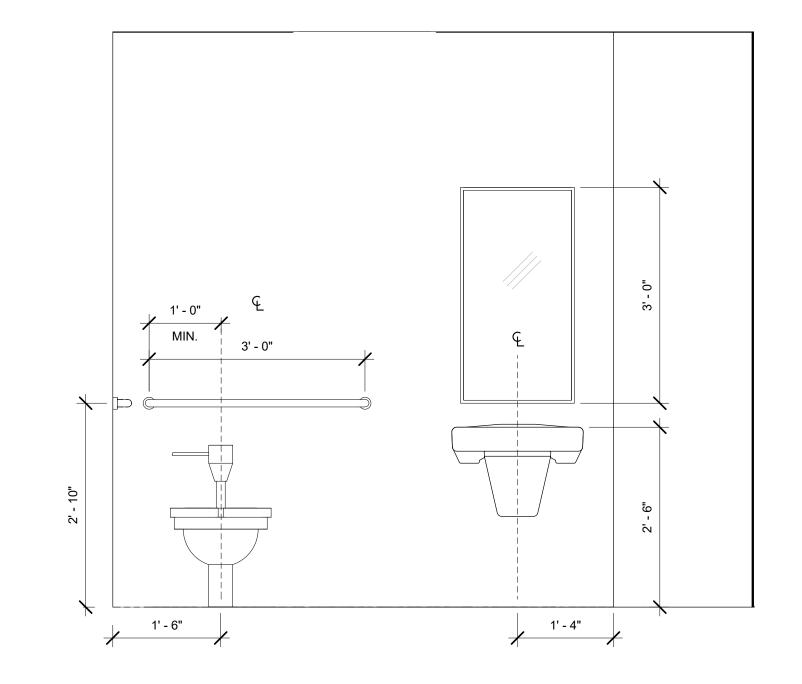
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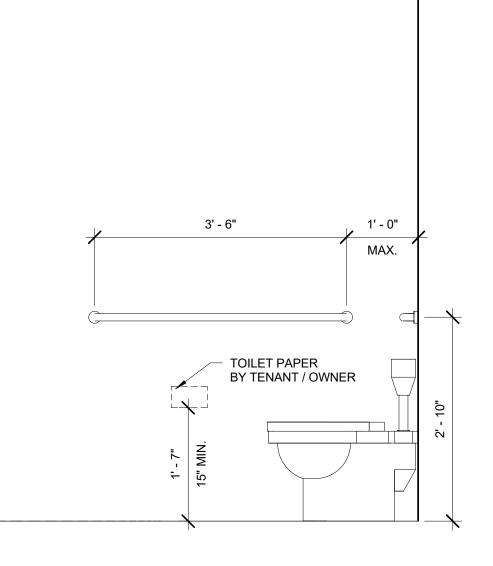
REFLECTED CEILING PLAN

DRAWING NO:

A3.0







TYPICAL INTERIOR BATHROOM

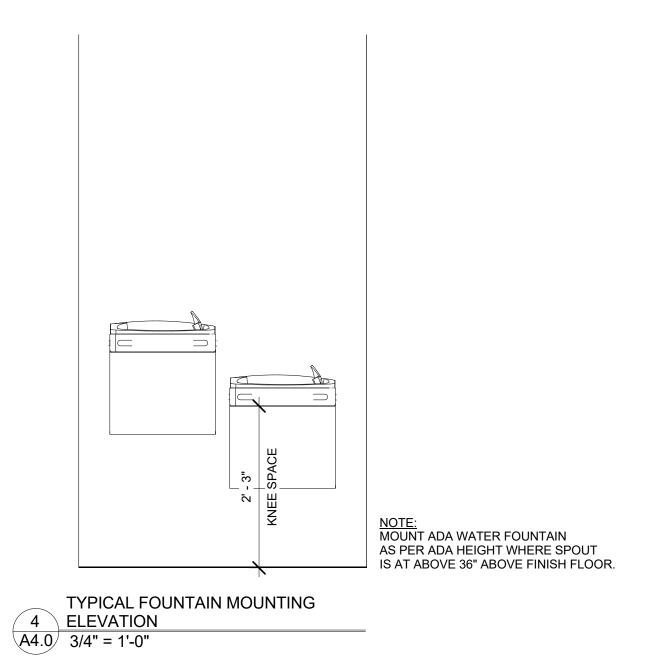
ELEVATION

A4.0 3/4" = 1'-0"

TYPICAL BATHROOM INTERIOR

3 ELEVATION-SIDE

A4.0 3/4" = 1'-0"



PLUMBING SCHEDULE					
FIXTURE	MANUFACTURER		MANUFACTURER	SUPPLIED BY	INSTALLED BY
ADA LAV	AMERICAN STANDARD W.	ALL MOUNT	WHEELCHAIR USERS LAV	G.C	G.C
ADA LAV FAUCET	AMERICAN STANDARD		TWO-HANDED CENTERSET	G.C	G.C
			FAUCET WITH 172 H 4 INCH BLADE HANDLE	G.C	G.C
ADA W/C	WALL MOUNT TOTO		CT708EG	G.C	G.C
ADA W/C FLUSH VALVE	TOTO		TMU1LN	G.C	G.C
36" GRAB BAR	BOBRICK		B6806 SERIES	G.C	G.C
42" GRAB BAR	BOBRICK		B6806 SERIES	G.C	G.C
MIRROR	BOBRICK		B-165 SERIES	G.C	G.C
TOILET PAPER HOLDER	BY TENANT		BY TENANT	BY TENANT	BY TENANT
DRINKING FOUNTAIN	OASIS		P8ACSL WITH REFRIGERATION	G.C	G.C

PROJECT: BAYS 33 WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317 INTERIOR IMPROVEMENTS FINAL CONTRACT DOCUMENTS PROJECT NUMBER: ADDENDA/REVISION SEAL:

JUNE 6, 2016

CYNTHIA C. SPRAY, AIA AR-94167

BATHROOM TYPICAL

ENLARGED PLANS AND

INTERIOR ELEVATIONS

A4.0

DRAWING TITLE:

DRAWING NO:

499 East Palmetto Park Rd.

Florida Registration Number

STRUCTURAL ENGINEERING:

7501 Wiles Rd, Coral Springs, FL 33067 (954) 227-1512

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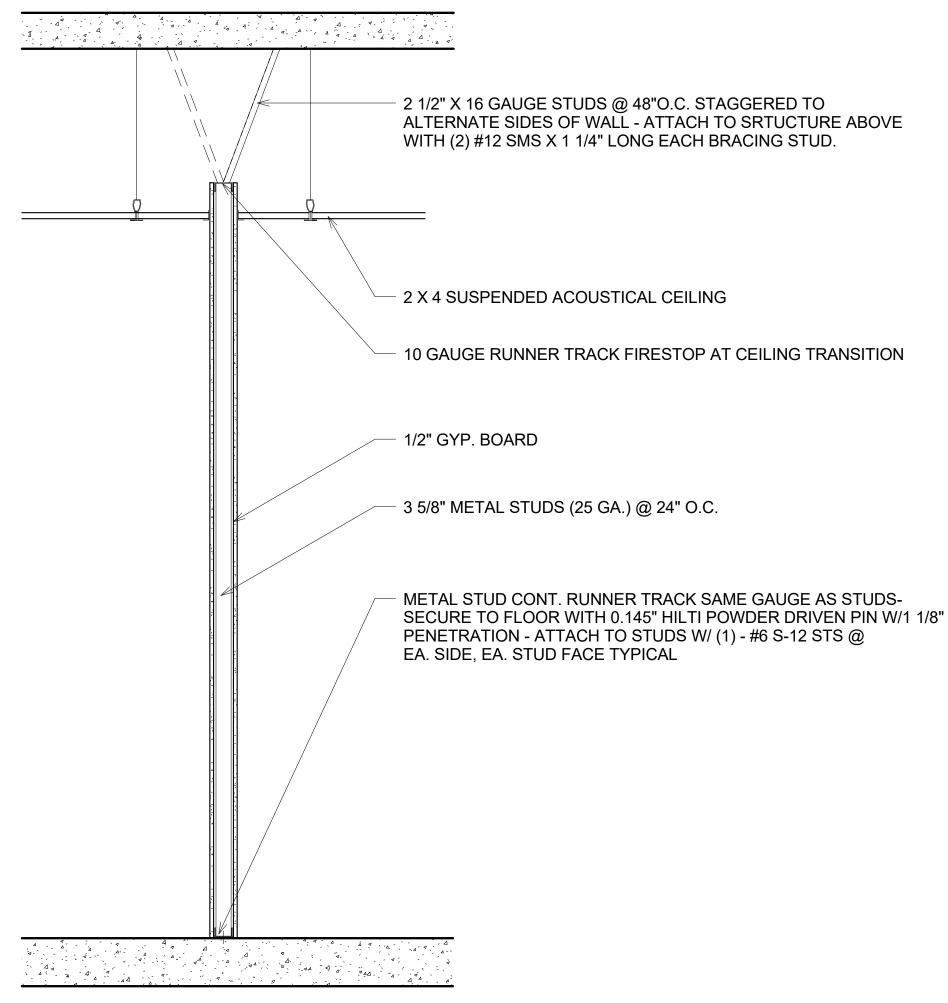
Suite 204 Boca Raton, FL 33432

www.ccsarch.com

**CONSULTANTS**:

T 561.479.9884

AA26001852



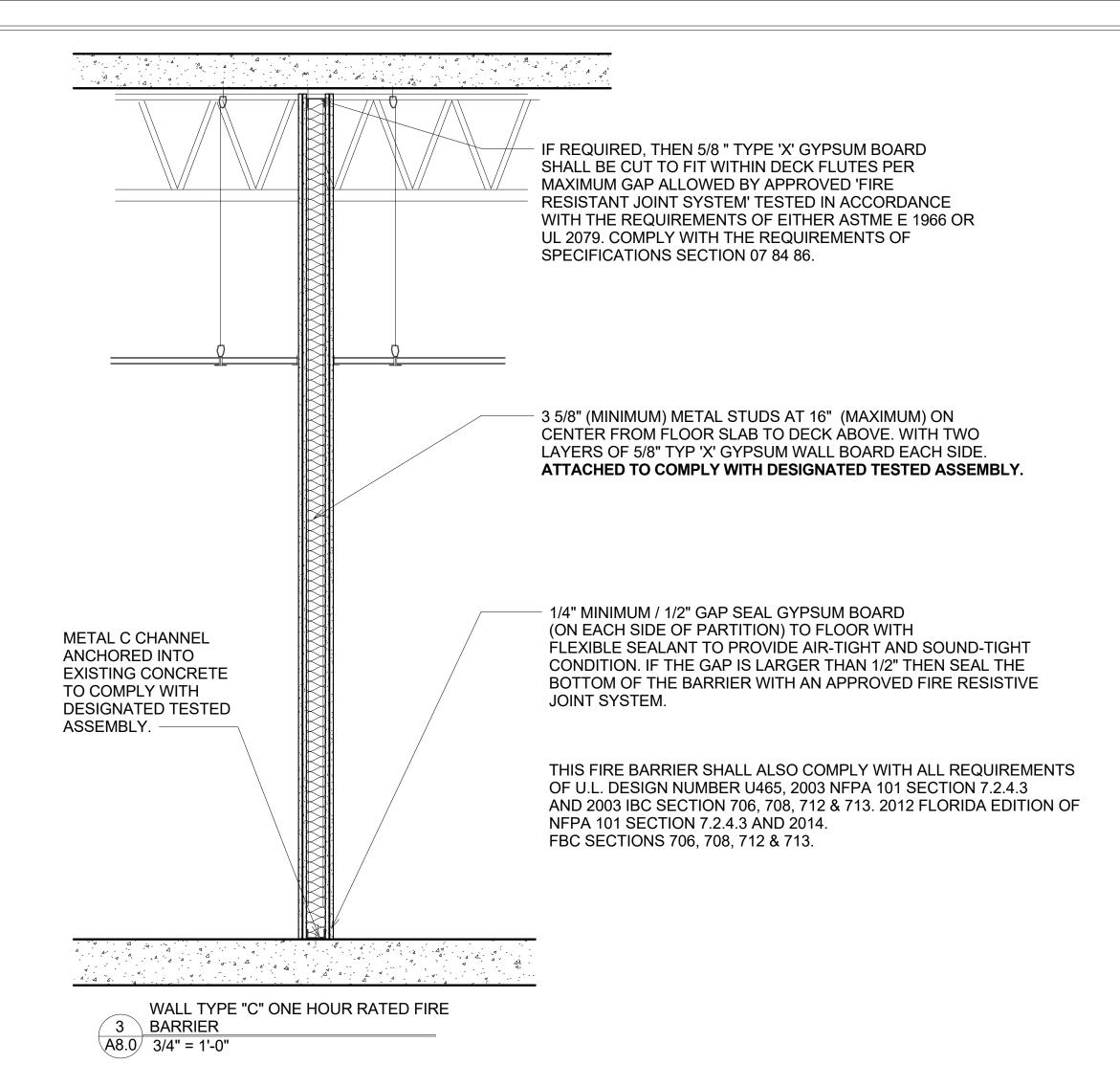
WALL TYPE 'A' NONRATED INTERIOR
PARTITION
A8.0 3/4" = 1'-0"

TEMPORARY ONE HOUR WALL PENETRATIONS AND PERIMETER WITH DUCT TAPE BARRIER ON OCCUPIED SIDE 2" x 4" (MINIMUM) FIRE RETARDANT RENOVATION TREATED WOOD NAILER SIDE OCCUPIED SIDE \*\*\* CLOSE OPEN DUCTS WITH 6 MIL. POLY, AND SEAL WITH DUCT TAPE FINISH OCCUPIED SIDE WITH GLOSS PAINT NOTE: PLASTER TAPE ALL JOINTS, AND SECURE ALL TAPE WITH SEAL ALL JOINTS AND PENETRATIONS ABOVE RAM-TACK HIGH TACK SPRAY AND BELOW CEILING OR EQUAL. (INCLUDING DUCTS, PIPES, 5/8" TYPE "X" GYPSUM BOARD EACH CONDUITS. ETC.) THROUGH THE CONSTRUCTION BARRIER SIDE OF 3 5/8" (MINIMUM) METAL STUDS @ 16" O.C. (MAXIMUM) SOUND ATTENUATION BLANKETS (MINIMUM) "A" TYPICAL TEMPORARY CONSTRUCTION BARRIER RETARDANT TREATED 6 MIL POLY WITH PERIMETER SEALED WITH DUCT TAPE WOOD NAILER COMPRESSIBLE NOTE: PLASTER TAPE ALL INSULATION JOINTS. AND SECURE ALL TAPE WITH RAM-TACK HIGH TACK SPRAY OR EQUAL. NOTE: DOORS AND FRAMES SEAL PERIMETER OF IN TEMPORARY CONSTRUCTION BARRIER WITH DUCT TAPE - BOTH SIDES BARRIERS SHALL BE C-LABEL, 45 MINUTE RATED. PROVIDE UL RATED HARDWARE, CLOSER & COMPRESSIBLE POSITIVE LATCHING. LOCKING INSULATION CONFIGURATION SHALL BE APPROVED IN ADVANCE BY OWNER AND BY ALL **AUTHORITIES HAVING** JURISDICTION.

WALL TYPE- TEMPORARY ONE-HOUR

FIRE BARRIER

A8 0 12" = 1'-0"



NOTES:

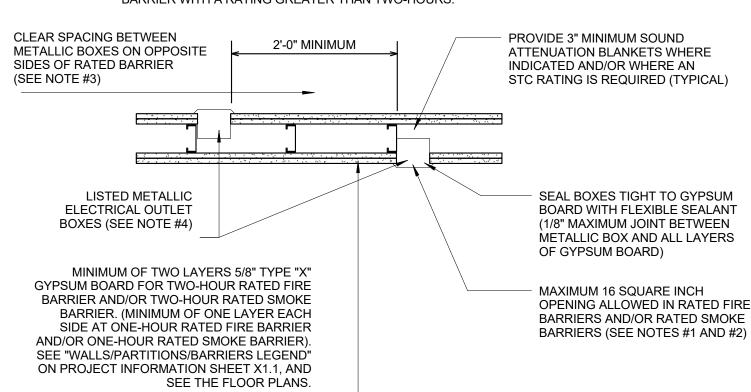
1. IN ALL RATED FIRE BARRIERS AND/OR RATED SMOKE BARRIERS, THE SURFACE AREA OF THE INDIVIDUAL RECESSED METALLIC ELECTRICAL OUTLET BOXES SHALL NOT EXCEED 16 SQUARE INCHES, AND THE AGGREGATE SURFACE AREA OF ALL RECESSED BOXES SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL SURFACE. RECESSED BOXES WHICH EXCEED EITHER OF THESE STANDARDS SHALL BE RECESSED AS SHOWN IN "RECESSED METAL WALL CABINETS" DETAILS 6A/A8.2 AS APPLICABLE.

2. COMPLY WITH ALL REQUIREMENTS OF: FBC SECTION 712.3.2; NFPA 101 SECTION 8.3.5.6.3.; CURRENT EDITION OF U.L. FIRE RESISTANCE DIRECTORY, VOLUME I, DESIGN INFORMATION SHEET, UNDER "VI. WALL AND PARTITION ASSEMBLIES", UNDER "6. METALLIC ELECTRICAL OUTLET BOXES"; AND GYPSUM ASSOCIATION GA-600 FIRE RESISTANCE DESIGN MANUAL, UNDER "GENERAL EXPLANATORY NOTES".

3. METALLIC OUTLET BOXES LOCATED ON OPPOSITE SIDES OF RATED FIRE BARRIERS AND/OR RATED SMOKE BARRIERS SHALL BE IN SEPARATE STUD CAVITIES AND SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES (REGARDLESS OF THE VERTICAL SEPARATION BETWEEN THE RECESSED METALLIC OUTLET BOXES); OR PROVIDE PUTTY PADS TO COMPLY WITH THE REQUIREMENTS OF FBC SECTION 712.3.2 EXCEPTION #2 AND NFPA 101 LIFE SAFETY CODE SECTION 8.3.5.6.

4. THIS DETAIL APPLIES TO METALLIC ELECTRICAL OUTLET BOXES USED FOR FIRE ALARM DEVICES, ELECTRICAL SWITCHES, ELECTRICAL RECEPTACLES, BACK BOXES, JUNCTION BOXES, COMMUNICATION DEVICES, SECURITY DEVICES, THERMOSTATS, SENSORS, FIRE ALARM DEVICES, ETC. COMPLY WITH ALL REQUIREMENTS OF NFPA 101 LIFE SAFETY CODE SECTION 8.3.5.6.

5. NOTE: METALLIC ELECTRICAL OUTLET BOXES CANNOT BE RECESSED INTO ANY WALL OR BARRIER WITH A RATING GREATER THAN TWO-HOURS.



METALLIC ELECTRICAL OUTLET BOXES
RECESSED IN RATED FIRE BARRIERS

4 AND/OR RATED SMOKE BARRIERS

A8.0 12" = 1'-0"

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499 East Palmetto Park Rd.
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PROJECT:

BAYS 33 WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

JUNE 6, 2016

PROJECT NUMBER: 1600-1

No. Date Description

ADDENDA/REVISION

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

CONSTRUCTION DETAILS

DRAWING NO:

A8.0

# HARDWARE SCHEDULE

#### SET NUMBER 1:

#### Doors: 100, 105, 107

3	Hinges	FBB179 4 1/2 X 4 1/2	US26D	ST
1	Lockset	QCL161 E 478S LC	626	SH
1	Cormax Core	1CM-7MJ12	626	BE
1	Door Closer	CLD-3551 STD W/PA BRKT	689	SD
1	Kick Plate	KO050 10" x 2" LDW B4E CSK	630	TR
1	Wall Bumper	1270WV	630	TR
^	D O'I	40004		TO

NOTE: NOT ALL DOOR NUMBERS LISTED ARE

APPLICABLE TO THIS PROJECT

3 Door Silencers 1229A

#### SET NUMBER 2:

#### Doors: 101, 104, 108, 111, 112

3	Hinges	FBB179 4 1/2 X 4 1/2	US26D	ST
1	Privacy Set	QCL140 E 478S	626	SH
1	Door Closer	CLD-3551 STD W/PA BRKT	689	SD
1	Kick Plate	KO050 10" x 2" LDW B4E CSK	630	TR
1	Wall Bumper	1270WV	630	TR
1	Threshold	As Detailed		BY
3	Door Silencers	1229A		TR

#### SET NUMBER 3:

#### Doors: 102, 106, 109, 117

	, , ,		
3	Hinges	FBB179 4 1/2 X 4 1/2 NRP	US26D
1	Lockset	QCL151 E 478S LC	626
1	Cormax Core	1CM-7MJ12	626
1	Door Closer	CLD-3550 EDA	689
1	Wall Bumper	1270WV	630
1	Gasketing	5050 B @ Head and Jambs	
1	Threshold	As Detailed	

3' - 0" 1 SINGLE DOOR

							DOO	R, FRAME AND HA	RDWARE SCHED	ULE					
					DC	OOR				FRAME			HARD	DWARE	
REVISION	SPACE NO./ DOOR			SI	IZE		DESC	CRIPTION	DESC	RIPTION					
NUMBER	DESIGNATION	From Room: Name	WIDTH	HEIGHT	THICKNESS	MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME GLASS	DETAILS	FIRE RATING LABEL	SET NUMBER	KEY SIDE SPACE	REMARKS
	100	BAY 33	3' - 0"	8' - 0"	0' - 1 3/4"	METAL	SINGLE		METAL				1		
	101	ADA TLT ROOM	3' - 0"	8' - 0"	0' - 1 3/4"	METAL	SINGLE		METAL				3		
	102	BACK ROOM	3' - 0"	8' - 0"	0' - 1 3/4"	METAL	SINGLE		METAL			20 MIN.	2	CORR 103	
	106	BAY35	3' - 0"	8' - 0"	0' - 1 3/4"	METAL	SINGLE		METAL			20 MIN.	2	CORR 103	

NOTE: DOORS 102 & 106 MIGHT ALREADY BE EXISTING IN THE FIELD DEPENDING ON PREVIOUS PROJECT FOR BAY 35

LINED AND FIRE RATED.

# DOOR, FRAME AND HARDWARE NOTES AND ABREVIATIONS

- 900. STUDY AND COMPARE THE DRAWINGS, LEGENDS, NOTES AND REPORT ANY ERRORS, OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
- 901. DOORS IN RATED FIRE BARRIERS, RATED SMOKE BARRIERS, NON-RATED SMOKE PARTITIONS AND SOUND PARTITIONS MAY BE UNDERCUT ONLY A MAXIMUM OF 3/4" ABOVE THE CONCRETE SLAB. THIS APPLIES FOR THE FULL WIDTH OF THE DOOR IN THE CLOSED POSITION. (NOTE: DOORS IN THESE BARRIERS AND PARTITIONS WITH AN UNDERCUT GREATER THAN 3/4" SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.)
- SEAL ALL FRAMES CONTINUOUSLY TO WALL WHERE THERE IS A A GAP OF 1/8" OR LESS BETWEEN THE DOOR FRAME AND THE ADJACENT FINISHED WALL/FLOOR BASE AND FLOOR MATERIAL. INSTALL A 'PENCIL LINE' OF SEALANT BETWEEN THE FRAMER AND THE FINISH BASE OR FLOOR MATERIAL.HOWEVER, IF THIS HORIZONTAL GAP IS GREATER THAN 1/8" THE THE FINISH BASE AND OR FLOOR MATERIAL SHALL BE REMOVED AND REINSTALLED TO ELIMINATE THE GAP.
- IF THERE IS A VERTICAL GAP OF 1/8" OR GREATER BETWEEN THE BOTTOM OF THE DOOR FRAME AND THE CONCRETE SLAB THEN THIS GAP SHALL BE REPAIRED WITH 'BONDO' OR GROUTED SOLID TO PROVIDE THE TESTED FIRESTOP ASSEMBLY. THE REPAIR SHALL COMPLY WITH THE REQUIREMENTS NFPA 80.
- 904. DOORS SCHEDULED TO HAVE A FIRE RATING SHALL HAVE A PERMANENT LABEL AFFIXED TO THE DOOR AND FRAME. THE LABEL SHALL NOT BE PAINTED. NOTE THAT A VINYL LABEL IS NOT ACCEPTABLE AND A LABEL THAT IS EMBOSSED TO THE FRAME IS NOT
- 905. ALL DOORS THAT PENETRATE RATED ENCLOSURES SURROUNDING STAIRS, STAIR VESTIBULES AND EXIT PASSAGEWAYS SHALL HAVE A TEMPERATURE RISE RATING (TRR) METAL LABEL PERMANENTLY AFFIXED TO THE DOOR.
- 906. ALL THRESHOLDS SHALL CONFORM TO THE MOST STRINGENT OF THE ADA LAW OR OTHER ACCESSIBILITY CODES WHICH ARE ENFORCEABLE IN THE JURISDICTION.
- SHOWN ON THE FLOOR PLAN OR INDICATED IN THE DOOR SCHEDULE. 908. PROVIDE TESTED FIRE RATED GLASS ASSEMBLY INDOOR LITES OF INTERIOR RATED DOORS. PROVIDE LEAD SAFETY GLASS IN LEAD LINED DOORS. PROVIDE BOTH LEAD SAFETY GLASS AND FIRE RATED GLASS ASSEMBLY IN DOORS WHICH ARE BOTH LEAD

907. VERIFY THAT DOOR CLOSERS AND OTHER HARDWARE WILL ALLOW 180 DEGREES WHEN A 180 DEGREE DOOR SWING IS EITHER

909. VERIFY REQUIRED THROAT WIDTH FOR EACH DOOR BASED ON SIZE OF STUD, THICKNESS, NUMBER OF LAYERS OF GYPSUM, GYPSUM SHEATHING ETC, CMU SIZE, CONCRETE WALL THICKNESS ETC. AFTER TOTALING THE WIDTH OF THE COMPONENTS TO BE INSERTED INTO THE THROAT OF EACH FRAME, ADD AN ADDITIONAL 1/4 INCH TO THE CLEAR THROAT WIDTH DIMENSIONS TO ALLOW FOR COSNTRUCTION TOLERANCES. COMPLY IWHT NOTES 909 AND 910.

- 910. VERIFY THAT THE THROAT WIDTH OF EACH FIRE RATED DOOR FRAME WRAPS ONLY AROUND THE RATED PORTION OF THE WALL/BARRIER. NOTE: NON RATED PORTIONS OF FURRED-OUT PARTITIONS: FURRING STRIPS, WOOD TRIM, WALL PROTECTION ETC. SHALL NOT BE INSERTED INTO THE THROAT OF A RATED DOOR FRAME.
- 911. VERIFY THAT ALL THE REQUIRED COMPONENTS OF THE RATED WALL/BARRIER ARE INSERTED A MINIMUM OF 1/2" INTO THROAT OF RATED DOOR FRAME TO COMPLY WITH NFPA 80 AND THE LATEST EDITION OF GYPSUM ASSOCIATION GA-600 FIRE RESISTANCE
- 912. VERIFY THAT ALL RATED DOORS AND FRAMES ARE FIRESTOPPED TO MAINTAIN THE INTEGRITY OF THE RATED ASSEMBLY. AFTER DOOR HARDWARE AND SECURITY ITEMS ARE INSTALLED.
- 913. INSTALLATION OF ALL HARDWARE, DOORS AND FRAMES SHALL CONFORM TO NFPA 80 AND WITH OTHER CODES ENFORCED BY THE AUTHORITY HAVING JURISDICTION.
- 914. CONTRACTOR TO VERIFY ALL EXISTING OPENINGS FOR REPLACEMENT DOORS PRIOR TO SUBMITTING SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND/OR PLACING

#### FIRE RATING DESIGNATIONS:

= 'A' LABEL = 180 MINUTE FIRE RATED = 'B' LABEL = 90 MINUTE FIRE RATED = 'C' LABEL = 60 MINUTE FIRE RATED C-60 C-45 = 'C' LABEL = 45 MINUTE FIRE RATED = 20 MINUTE LABEL = 20 MINUTE FIRE RATED AUTO AUTO W/ HO ETR **EMHO** FIRE GL **GALV ST** HM LL LAM GL LEAD. LEAD GL

SIM

= AUTOMATIC DOOR WITH INTEGRAL HOLD OPEN = EXISTING TO REMAIN = ELECTROMAGNETIC HOLD OPEN = FIRE RATED GLASS = GALVANIZED STEEL = HOLLOW METAL = HOLLOW METAL - LEAD LINED = LAMINATED SAFETY GLASS = LEAD SAFETY GLASS (NON RATED USE ONLY) = LEAD LINED = LIGHT SEALS = MATCH EXISTING MEX OPP HD; OH = OPPOSITE HAND = PAIR OF DOORS SOUND = SOUND DOOR (FLUSH DOOR TYPE) = SIMILAR SSTL = STAINLESS STEEL = TEMPERED SAFETY GLASS (NON RATED USE ONLY) TEMP, TEMP GL = TEMPERATURE RATING

= ALUMINUM

= AUTOMATIC DOOR (INTEGRAL HOLD OPEN NOT ALLOWED)

= WOOD DOOR WD LL = WOOD DOOR LEAD LINED 499 East Palmetto Park Rd. Suite 204 Boca Raton, FL 33432

T 561.479.9884 www.ccsarch.com Florida Registration Number AA26001852

#### **CONSULTANTS**:

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC. 7501 Wiles Rd, Coral Springs, FL 33067 (954) 227-1512

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS 4508 SW 24TH STREET FORT LAUDERDALE, FL 33317 PHONE: (954) 471-8657

# PROJECT:

WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

#### FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: JUNE 6, 2016

> ADDENDA/REVISION Description

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

DOOR AND HARDWARE SCHEDULE

DRAWING NO:

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SECTION 01 33 00- SUBMITTAL PROCEDURES
                                                            SECTION 01 10 00
                                                           SUMMARY
1.1 SUMMARY
       Project Identification: Interior improvement at 100 N STATE ROAD 7
PLANTATION, FL 33317, WESTGATE SHOPPING CENTER, BAY 33
      Project Summary: (see sheet X1
       Particular Project Requirements: see plans
                                                                                                                                                                                               1.2 PROCEDURES
        Existing site conditions and restrictions: GC to coordinate with Owner if any.
        Requirements for sequencing, scheduling and completion date:GC to coordinate with Owner if any.
        Prior or concurrent work by Owner or others: GC to coordinate with Owner if any.
        Separate contracts [awarded] [to be awarded] for GC to coordinate with Owner if any.
        Prior hazardous waste or asbestos work by Owner or others: GC to coordinate with Owner if any.
        Pre-purchased and pre-ordered items: GC to coordinate with Owner if any.
        Owner-purchased, Owner-installed items: see plans and GC to coordinate with Owner if any.
        Owner-purchased, Contractor-installed items: see plans and GC to coordinate with Owner if any.
        Owner's early or partial occupancy: GC to coordinate with Owner if any.
        Occupancy of adjacent facilities: none
        Contractor's use of new and existing facilities: GC to coordinate with Owner if any.
        Scope of separate prime contracts: GC to coordinate with Owner if any.
        USGBC LEED [NC] [EB] [CI] [CS] [H] [ND] certification: [Certified] [Silver] [Gold] [Platinum] Certification.Not applicable.
        Permits and Fees: Apply for, obtain, and pay for permits, fees, and utility company backcharges required to perform the work. Submit copies to Architect.
        Codes: Comply with applicable codes and regulations of authorities having jurisdiction. Submit copies of inspection reports, notices and similar communications to Architect.
        Dimensions: Verify dimensions indicated on drawings with field dimensions before fabrication or ordering of materials. Do not scale drawings.
        Existing Conditions: Notify Architect of existing conditions differing from those indicated on the drawings. Do not remove or alter structural components without prior written
        Coordination:
        Coordinate the work of all trades.
        Prepare coordination drawings for areas above ceilings where close tolerances are required between building elements and mechanical and electrical work.
        Verify location of utilities and existing conditions.
        Installation Requirements, General:
        Inspect substrates and report unsatisfactory conditions in writing.
        Do not proceed until unsatisfactory conditions have been corrected.
        Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed
        Install materials in exact accordance with manufacturer's instructions and approved submittals.
        Install materials in proper relation with adjacent construction and with proper appearance.
        Restore units damaged during installation. Replace units which cannot be restored at no additional expense to the Owner.
        Refer to additional installation requirements and tolerances specified under individual specification sections.
        Limit of Use: Limit use of work as indicated. Keep driveways and entrances clear.
        Existing Construction: Maintain existing building in a weathertight condition. Repair damage caused by construction operations. Protect building and its occupants.
        Definitions:
        Provide: Furnish and install, complete with all necessary accessories, ready for intended use. Pay for all related costs.
        Approved: Acceptance of item submitted for approval. Not a limitation or release for compliance with the Contract Documents or regulatory requirements. Refer to limitations of
        'Approved' in General and Supplementary Conditions.
        Match Existing: Match existing as acceptable to the Owner
        Intent: Drawings and specifications are intended to provide the basis for proper completion of the work suitable for the intended use of the Owner. Anything not
        expressly set forth but which is reasonable implied or necessary for proper performance of the project shall be included
        Writing Style: Specifications are written in the imperative mode. Except where specifically intended otherwise, the subject of all imperative statements is the Contractor.
        For example, 'Provide tile' means 'Contractor shall provide tile.'
                PRODUCTS - Not Applicable To This Section
                EXECUTION - Not Applicable To This Section
                                                                                                                                                                                                       SUMMARY
                                                           END OF SECTION
                                                           01 20 00-1
                                                   PRICE AND PAYMENT PROCEDURES
                GENERAL
        SUMMARY
        Price and Payment Procedures:
        Alternates. None indicated in the plans. GC to coordinate with Owner if needed
        Allowances. None indicated in the plans. GC to coordinate with Owner if needed.
        Tenant Allowances.
                                                                                                                                                                                                        Quality of workmanship.
        ALTERNATES
                                                                                                                                                                                                        Start-up of equipment.
        Total Price: Provide total price for each alternate in Bid Form. Include cost of modifications to other work to accommodate alternate. Include related costs such as overhead
        Acceptance of Alternates: Owner will determine which alternates are selected for inclusion in the Contract.
        Coordination of Alternates: Modify or adjust affected adjacent work as necessary to integrate work of the alternate into Project. Coordinate alternates with related work to ensure
        that work affected by each selected alternate is properly accomplished.
        1.3 ALLOWANCES
        Allowances: Lump sum allowances and unit cost allowances are listed below and as indicated on the Drawings. Amounts shall include all costs including overhead and
        profit except as specifically noted. Coordinate allowances with requirements for related and adjacent work.
        Notification of Owner: Notify Owner of date when final decision on allowance items is required to avoid delays in the work.
        Certification of Quantities: Furnish certification that quantities of products purchased are the actual quantities needed with reasonable allowance for cutting or installation
        losses, tolerances, mixing, waste, and similar margins.
        Invoices and Delivery Slips: Submit invoices or delivery slips to indicate actual quantities of materials delivered and costs. Indicate amounts of applicable trade discounts.
        Lump Sum Allowances: Include the following amounts in the base bid for materials, installation, overhead, profit and all costs for the following items.
        Landscaping: [$ insert amount or delete line item]
        Door Hardware: [$ insert amount or delete line item]
        Signage: [$ insert amount or delete line item]
                                                                                                                                                                                               PART 1 GENERAL
        Window Treatment: [$ insert amount or delete line item]
                                                                                                                                                                                                        SUMMARY
        Kitchen Appliances: [$ insert amount or delete line item]
        Kitchen Casework: [$ insert amount or delete line item]
        Elevator Cab: [$ insert amount or delete line item]
                                                                                                                                                                                                        Lighting and power.
        Plumbing Fixtures: [$ insert amount or delete line item]
                                                                                                                                                                                                        Metering.
        HVAC Modifications: [$ insert amount or delete line item]
                                                                                                                                                                                                        Telephone.
        Lighting Fixtures: [$ insert amount or delete line item]
                                                                                                                                                                                                        Toilet facilities
        Unit Cost Allowances: The following items will be selected at a later date and unit costs below are for materials only. Installation and all other costs are to be
                                                                                                                                                                                                        Materials storage
          included in the base bid. Refer to the Drawings to determine quantities required, multiply by unit cost below, and include total within base bid.
        Brick ($/1000): [$ insert amount or delete line item]
        Carpet ($/sq. vd.): [$ insert amount or delete line item]
        Wall Covering ($/sq. yd.): [$ insert amount or delete line item]
                                                                                                                                                                                                        Enclosures.
        Electrical Outlets (data, telephone, electric): [$ insert amount or delete line item]
                                                                                                                                                                                                        Heating.
        TENANT ALLOWANCES
                                                                                                                                                                                                        Lighting.
        Fit-Out of Tenant Areas: Tenant areas for fit-out have not been designed; however the Owner requires costs for tenant improvements be included in the base bid.
                                                                                                                                                                                                        Elevato
        Based on the rentable square footage of the building, provide the following items in the base bid.
                                                                                                                                                                                                        Access.
        Scope of Tenant Allowances: The Owner will determine the rentable square footage of the building and number of tenants to be included under tenant allowances and
                                                                                                                                                                                                        Roads.
        notify the Bidder by addenda.
        Schedule of Tenant Allowances:
                                                                                                                                                                                                       Fire extinguishers.
        his Section
               EXECUTION - Not Applicable to This Section
                                                           END OF SECTION
                                          01 30 00-1
                                                                                                                                                                                                        Contractor's field office.
                                                                                                                                                                                                        Sanitary facilities.
                                          SECTION 01 30 00
                                                                                                                                                                                                        Drinking water.
                                  ADMINISTRATIVE REQUIREMENTS
                GENERAL
                                                                                                                                                                                                        Cleaning.
       SUMMARY
                                                                                                                                                                                                               PRODUCTS
        Administration of Contract: Provide administrative requirements for the proper coordination and completion of work including the following:
        Supervisory personnel.
        Preconstruction conference.
        Project meetings, minimum of two per month; prepare and distribute minutes.
        Reports: Submit daily and special reports.
        Work Schedule: Submit progress schedule, updated monthly
        Submittal Schedule: Prepare submittal schedule; coordinate with progress schedule.
        Schedule of Values: Submit schedule of values.
        Schedule of Tests: Submit schedule of required tests including payment and responsibility.
        Perform Surveys: Lay out the work and verifying locations during construction. Perform final site survey.
        Emergency Contacts: Submit and post a list of emergency telephone numbers and address for individuals to be contacted in case of emergency.
        Record Documents: Submit record drawings and specifications; to be maintained and annotated by Contractor as work progresses.
                                          END OF SECTION
                                                                                                                                                                                                               GENERAL
                                                                                                                                                                                                       SUMMARY
                                                                                                                                                                                                        Warranties.
                                                                                                                                                                                                        Certifications.
                                                                                                                                                                                                        Occupancy permit
                                                                                                                                                                                                        Change over of locks.
                                                                                                                                                                                                        Meter readings.
                                                                                                                                                                                                        Completed punch list.
```

ACTION SUBMITTALS: INFORMATION THAT REQUIRES ARCHITECT'S RESPONSIVE ACTION. INFORMATIONAL SUBMITTALS: INFORMATION THAT DOES NOT REQUIRE ARCHITECT'S APPROVAL. SUBMITTALS MAY BE REJECTED FOR NOT COMPLYING WITH REQUIREMENTS. ELECTRONIC COPIES OF CAD DRAWINGS OF THE CONTRACT DOCUMENTS WILL NOT BE PROVIDED BY ARCHITECT FOR CONTRACTOR'S USE. PROCESSING TIME: INITIAL REVIEW: 10 DAYS **CONCURRENT REVIEWS: 15 DAYS** SHOP DRAWINGS: 10 DAYS DIRECT TRANSMITTAL TO CONSULTANT: 10 WORKING DAYS. REQUEST FOR INFORMATION: INITIAL REVIEWS: 7 DAYS. CONCURRENT REVIEWS: 10 DAYS. TRANSMITTAL FORM: AIA DOCUMENT G810 ACTION SUBMITTLAS: NUMBER OF COPIES: FIVE WHERE REQUIRED **ACTION SUBMITTALS:** PRODUCT DATA SHOP DRAWINGS. SAMPLES. CONTRACTOR'S CONSTRUCTION SCHEDULE. APPLICATION FOR PAYMENT. SCHEDULE OF VALUES. INFORMATIONAL SUBMITTLAS: NUMBER OF COPIES: TWO INFORMATIONAL SUBMITTALS: CONTRACTORS' CONSTRUCTION SCHEDULE PRODUCT CERTIFICATES. WELDING CERTIFICATES. INSTALLER CERTIFICATES. MANUFACTURER CERTIFICATES. 01 40 00-1 SECTION 01 40 00 QUALITY REQUIREMENTS Quality Monitoring: Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality. Perform quality control procedures and inspections during installation. Standards: Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship. Tolerances: Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate. Comply with manufacturers' tolerances. Reference Standards: For products or workmanship specified by association, trade, or other consensus standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes. Manufacturer's Field Services: When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to perform the following as applicable, and to initiate instructions when necessary. Observe site conditions. Conditions of surfaces and installation. Test, adjust and balance of equipment. Mock-Ups: Assemble and erect specified items with specified attachment and anchorage devices, flashings, seals, and finishes. Accepted mock-ups shall be a comparison standard for the remaining Work. Removal of Mock-Ups: Where mock-up has been accepted by Architect and no longer needed, remove mock-up and clear area when directed to do so. PRODUCTS - Not Applicable To This Section **EXECUTION - Not Applicable To This Section** END OF SECTION SECTION 01 50 00 TEMPORARY FACILITIES AND CONTROLS Temporary Services: Provide temporary services and utilities, including payment of utility costs including the following. Water (potable and non-potable). Construction Facilities: Provide construction facilities, including payment of utility costs including the following. Construction equipment. Dewatering and pumping. Security and Protection: Provide security and protection requirements including the following. Site enclosure fence, barricades, warning signs, and lights. Building enclosure and lock-up. Environmental protection. Pest control during and at the end of construction. Snow and ice removal if applicable. Personnel Support: Provide personnel support facilities including the following. Architect's field office with telephone, fax and data connection. Project identification sign. TEMPORARY BRACING Temporary Bracing of Masonry Parititons: As required to stabilize construction during installation of masonry work. Manufacturer: Refer to www.arcat.com/divs/sec/sec01500.html EXECUTION - Not Applicable To This Section **END OF SECTION** SECTION 01 70 00 EXECUTION AND CLOSEOUT REQUIREMENTS Substantial Completion: The following are prerequisites to substantial completion. Provide the following. Punch list prepared by Contractor and subcontractors as applicable. Supporting documentation.

Start-up and testing of building systems. Commissioning documentation Final Acceptance: Provide the following prerequisites to final acceptance. Final payment request with supporting affidavits. As-Built Drawings: Provide a marked-up set of drawings including changes, which occurred during construction. Project Closeout: Provide the following during project closeout. Submission of record documents. Submission of maintenance manuals. Training and turnover to Owner's personnel. Final cleaning and touch-up. Removal of temporary facilities. PRODUCTS - Not Applicable To This Section PART 3 EXECUTION

**CUTTING AND PATCHING** Cutting and Patching: Provide cutting and patching work to properly complete the work of the project, complying with project requirements for: Mechanical/electrical systems. Visual requirements, including detailing and tolerances. Operational and safety limitations. Fire resistance ratings. Inspection, preparation, and performance. Means and Methods: Do not cut and patch in a manner that would result in a failure of the work to perform as intended, decrease energy performance, increase maintenance, decrease operational life, or decrease safety performance. Inspection: Inspect conditions prior to work to identify scope and type of work required. Protect adjacent work. Notify Owner of work requiring interruption to building services or Owner's operations. Performance of Operations: Perform work with workmen skilled in the trades involved. Prepare sample area of each type of work for approval. Cutting: Use cutting tools, not chopping tools. Make neat holes. Minimize damage to adjacent work. Inspect for concealed utilities and structure before cutting. Patching: Make patches, seams, and joints durable and inconspicuous. Comply with tolerances for new work. Cleaning: Clean work area and areas affected by cutting and patching operations.

END OF SECTION

SECTION 042200 - CONCRETE UNIT MASONRY:

TYPE: HOLLOW-CORE NON-LOAD BEARING BLOCKS, GRADE "S-1", ASTM C129, LIMITED TO USE ABOVE GRADE IN EXTERIOR WALLS WITH WEATHER-PROTECTIVE COATINGS AND IN INTERIOR PARTITION WALLS NOT EXPOSED TO WEATHER.

TYPE: HOLLOW-CORE LOAD BEARING BLOCKS, GRADE "N-1", ASTM C90, FOR USE ABOVE AND BELOW GRADE IN EXTERIOR WALLS AND INTERIOR PARTITIONS.

1. SIZE: 8 X 8 X 16 \* 12 X 8 X 16 2. FINISH: REGULAR \*FLUTED \*SPLIT-FACE

3. LAY FLUTED OR SPLIT-FACE BLOCK FROM THE OUTSIDE FOR EVEN JOINTS. 4. UNLESS SHOWN OTHERWISE, LAY ALL BLOCK IN RUNNING BOND WITH TOOLED CONCAVE JOINTS.

CEMENT FOR MORTAR: PORTLAND, TYPE I, ASTM C150 QUALITY.

HORIZONTAL JOINT REINFORCEMENT: WELDED TRUSS TYPE, GALVANIZED, 16" O.C., WITH PREFABRICATED CORNERS AND TEES. PRODUCTS OF MASONRY REINFORCING CORP. "WIRE-BOND", "DUR-O-WALL" OR "KEYSTONE".

VERTICAL REINFORCEMENT: EVERY 8 FT WITH #5 REBAR IN BLOCK CORES FULLY GROUTED FROM FOUNDATION TO TOP OF WALL.

TIES AND ANCHORS: BENT WIRE TIES, ADJUSTABLE ANCHORS FOR CONCRETE CONNECTION.

SEALANT FOR JOINTS: EXTERIOR QUALITY POLYURETHANE COMPLETE WITH BACKER ROD.

INSTALLATION OF CONCRETE BLOCKS:

BUILT-IN WORK: VERIFY ITEMS BUILT-IN BY OTHER TRADES FOR THIS WORK ARE PROPERLY LOCATED AND SIZED.

TOLERANCES:

MAXIMUM VARIATION FROM PLANE OF WALL: 1/4" IN 10', 1/2" IN 10' OR MORE. MAXIMUM VARIATION FROM PLUMB: 1/4" PER STORY NON-CUMULATIVE, 1/2" IN TWO

STORIES OR MORE. MAXIMUM VARIATION FROM LEVEL COURSING: 1/8" IN 3', 1/4" IN 10', 1/2" IN 30'.

MORTAR JOINTS AND COURSING:

JOINT SIZE: 3/8", TOOLED CONCAVE, UNLESS OTHERWISE INDICATED. PLACE JOINTS APPROXIMATELY EVERY 50 FEET O.C. IN UNINTERRUPTED WALLS.

EXPANSION/CONTROL JOINTS: UNLESS SHOWN OTHERWISE, LOCATE JOINTS AS INDICATED

PLACE JOINTS 4 FEET TO 10 FEET FROM EACH EXTERIOR CORNER OF BUILDING. PLACE JOINTS APPROXIMATELY EVERY 50 FEET O.C. IN UNINTERRUPTED WALLS.

INSTALL JOINTS AT LOCATIONS WHERE WALL HEIGHT OR THICKNESS CHANGES BY

FOR OPENINGS LESS THAN 6 FEET WIDE PLACE JOINTS ON ONE SIDE OF OPENINGS.

FOR OPENINGS MORE THAN 6 FEET WIDE PLACE JOINTS AT BOTH SIDES OF OPENINGS.

FILL GAP WITH SOFT JOINT FILLER.

POINTING AND CLEANING: REMOVE EXCESS MORTAR AND SMEARS UPON COMPLETION OF

CLEAN BLOCKS THOROUGHLY WITH WIRE BRUSH.

RINSE AND LEAVE BLOCK WALLS CLEAN AND NEAT.

PROPERLY CLEAN JOINTS SCHEDULED FOR SEALANT

LINTELS: PRECAST CONCRETE OR MASONRY.

SECTION 06 10 00 - ROUGH CARPENTRY

GENERAL: MISCELLENIOUS ROUGH CARPENTRY AS REQUIRED TO COMPLETE THE WORK OF

THE PROJECT INCLUDING THE FOLLOWING: BLOCKING AND NAILERS FOR ROOF SYSTEM AND RELATED FLASHINGS. PRESSURE TREATED

BLOCKING IN METAL STUD/GYPSUM BOARD WALLS FOR ATTACHMENTS OF WALL-MOUNTED ITEMS: FIRE RESISTANT WOOD.

METAL FRAMING ANCHORS: HOT DIPPED GALVANIZED STEEL.

ALL WOOD SHALL BE FIRE RETARDANT TREATED.

B. CERTIFICATION OF TREATING PLANT:

WOOD PRESRVATIVES: SUBMIT CERTIFICATE STARTING WATER-BORNE CHEMICAL

AND PROCRESS USED, NET AMOUNT OF PRESERVATIVE RETAINED, AND COMPLIANCE WITH APPLICABLE STANDARDS.

FIRE-RETARDANT TREATMENT: SUBMIT CERTIFICATE STATING THE FIRE-RETARDANT TREATMENT MATERIALS COMPLY WITH GOVERNING ORDINANCES AND MEET OR EXCEED REQUIREMENTS FOR ASTM E84 TESTS.

MATERIALS: EACH PIECE OF LUMBER AND PLYWOOD SHALL BEAR AN IDENTIFICATION STAMP OF AN ACCREDITED TESTING AGENCY.

LUMBER AND TIMBER SHALL BE SOUND, THOUROUGHLY SEASONED AND WELL

MANUFACTURED IN COMPLIANCE WITH NFPA "NATIONAL DESIGN SPECIFICAATIONS" FOR STRESS GRADE LUMBER AND ITS FASTENINGS".MAXIMUM MOISTER CONTENT: 19%

DECAY/INSECT RESISTANT LUMBER: NO.2 SOUTHERN PINE, PRESSURE TREATE, CLEAR.

FIRE-RETARDANT LUMBER: NO. 2SOUTHERN PINE, PRESSURE-TREATED, CLEAR; FLAME SPREAD 25, SMOKE DEVELOPMENT 25, IN ACCOREDANCE WITH ASTM E84.

PLYWOOD: AC-AWPA EXTERIOR QUALITY WHERE EXPOSED TO MOISTER, FIRE-RETARDANT WHERE REQUIRED, DOUGLAS FIR FACES, SOLID FACES EACH SIDE. MAXIMUM MOISTURE CONTENT: 15%

FASTENERS: SIZE AND TYPES TO SUIT APPLICATIONS.

GALVANIZED FINISH FOR EXTIIRIOR LOCATIONS, HIGH HUMIDITY LOCATIONS, AND TREATED WOOD.

USE STAINLESS STEEL OR BRASS TO MOUNT WALL-HUNG ITEMS ON TREATED WOOD BLOCKING.

PLAIN FINISH FOR OTHER INTERIOR LOCATIONS. ELECTRO-GALVANIZING IS NOT ACCEPTABLE.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE DIMENSIONS OF THE LAYOUT, LINES, LEVELS ARE TRUE TO THE CONTRACT DOCUMENTS.

INSTALLATION:

PLACE MISCELLANEOUS BLOCKING, FURRRING AND ROOF CANTS TRUE TO LINES AND LEVELS.SECURE RIGIDLY IN PLACE.

IN METAL STUD WALLS: INSTALL FIRE RETARDANT WOOD BLOCKINGS, FRAMING AND NAILING STRIPS IN METAL STUD WALLS TO PROVIDE STONG SUPPORT FOR ITEMS TO BE ATTACHED TO WALLS SUCH AS CABINETS, RAILINGS, PLUMBING FIXTURES, MECHANICAL AND ELECTRICAL ITEMS.

COORDINATE THE REQUIREMENT FOR PLUMBING, MECHANICAL AND ELECTRICAL ITEMS WITH APPROPRIATE CONTRACTORS.

BACK-UP PANELS FOR ELECTRICAL AND TELEPHONE EQUIPMENT:

AT METAL STUD/GYPSUM BOARD WALLS, INSTALL FIRE-RETARDANT PLYWOOD AS

BACK-UP PANELS FOR ELECTRICAL AND TELEPHONE EQUIPMENT, SIZE AS REQUIRED. ATTACHMENT FOR METAL STUDS: SELF-DRILLING, SELF-TAPPING SCREWS 12 INCHES O.C. AT EACH STUD.

499 East Palmetto Park Rd. Suite 204 Boca Raton, FL 33432

T 561.479.9884 www.ccsarch.com Florida Registration Number AA26001852

CONSULTANTS:

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC. 7501 Wiles Rd, Coral Springs, FL 33067 (954) 227-1512

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS 4508 SW 24TH STREET FORT LAUDERDALE, FL 33317 PHONE: (954) 471-8657

**PROJECT** 

BAYS 33 WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-1 JUNE 6, 2016

> ADDENDA/REVISION Description

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

**PROJECT SPECIFICATIONS** 

DRAWING NO:

#### SECTION 08 21 00 - WOOD DOORS

#### PART 1 - GENERAL

#### 1.1 SECTION INCLUDES

- SOLID CORE VENEERED DOORS, FLUSH DESIGN WITH PAINT GRADE FINISH WOOD FACES. THE WORK INCLUDES, BUT IS NOT LIMITED TO, INSTALLING THE FOLLOWING ITEMS FURNISHED UNDER THE SECTION INDICATED.
  - FINISH HARDWARE FOR WOOD DOORS, SECTION 08 71 00.

#### 1.2 SUBMITTALS

- SUBMIT SHOP DRAWINGS AS REQUIRED BY OWNER
- DOOR SCHEDULE: USING SAME REFERENCE NUMBERS FOR OPENINGS AS THOSE INDICATED ON ARCHITECT'S DOOR SCHEDULE.
- SHOP DRAWINGS AND PRODUCT DATA INDICATING:
  - DOOR FLEVATIONS
  - LOCATION AND TYPE OF PROVISIONS IN DOORS FOR SCHEDULED HARDWARE ATTACHMENT. DOOR CONSTRUCTION SHOWING TYPE OF CORE, TYPE OF STILES, RAILS, AND INTERNAL BLOCKING FOR HARDWARE ATTACHMENT.
- COORDINATE THE WORK OF THIS SECTION WITH THE REQUIREMENTS OF FRAMES SPECIFIED IN OTHER SECTIONS.

# 1.3 WARRANTY

CONTRACTOR SHALL FURNISH THE DOOR MANUFACTURER'S WRITTEN CERTIFICATE GUARANTEEING THE DOORS AGAINST WARPAGE, DELAMINATION, TELEGRAPHING AND FAULTY MATERIALS FOR THE "LIFE OF ORIGINAL INSTALLATIONS".

#### PART 2 - PRODUCTS

#### 2.1 ACCEPTABLE MANUFACTURERS

- ALGOMA HARDWOODS
- EGGERS HARDWOOD PRODUCTS CORPORATION
- GRAHAM
- MOHAWK
- VT INDUSTRIES
- WEYERHAEUSER CORPORATION
- OTHER MANUFACTURERS ARE ACCEPTABLE FOR REVIEW ONLY AFTER COMPLIANCE WITH THIS

#### 2.2 NON-RATED DOORS

DOOR CONSTRUCTION: NON-RATED DOORS SHALL BE FABRICATED TO MEET THE REQUIREMENTS OF NWMA I.S. I-80 SERIES AND AWI SECTION 1300, TYPE PC-5 DOORS, RATED DOOR SHALL MEET OR EXCEED THE REQUIREMENTS OF NFPA-80 FOR RATED DOORS AND FRAMES, INCLUDING THE FOLLOWING:

- THICKNESS: 1-3/4" DOOR VENEERS: AS SPECIFIED UNDER "VENEER" IN THIS SECTION.

CROSS BANDS: ONE PLY HARDWOOD VENEERS. CROSS BANDS CONCEALED AT EDGES

- 1/16" HARDWOOD VENEERS. CROSS BANDS CONCEALED AT EDGES. (CROSS BANDS ARE ABSOLUTELY REQUIRED UNDER EACH FACE VENEER FROM ALL MANUFACTURERS). CORE: MINIMUM 32 LB PER CUBIC FOOT AVERAGE DENSITY PARTICLEBOARD, ANSI A208.1
- QUALITY. DROP-IN CORE NOT ACCEPTABLE. STILES: HARDWOOD; 1-1/2" HARDWOOD AT TOP AND BOTTOM.
- RAILS: 1-1/8 INCHES
- STRIKE EDGES: BEVELED.
- PREFITTED TO FRAMES AT FACTORY: REQUIRED. BOTTOM OF DOORS: 5/8" MAXIMUM UNDERCUT EXCEPT WHERE 3/4" UNDERCUT IS
- SPECIFICALLY INDICATED IN THE DOOR AND FRAME SCHEDULE.
- PRE-MACHINED FOR SCHEDULED HARDWARE AT FACTORY.

# 2.3 VENEER

- INTERIOR DOORS:
- WOOD VENEER:
- PREMIUM WITH GRADE A FACE, 5 PLY WOOD VENEER. SPECIES: WHITE BIRCH, ROTARY CUT. CONFIRM FACILITY STANDARD PRIOR TO
- PLACING ORDER.
- 2. COLOR: PAINT SW 6990 CAVIAR BLACK, SATIN FINISH.

#### PART 3 - EXECUTION

#### 3.1 INSPECTION

- BEFORE INSTALLING DOORS, EXAMINE DOOR FRAMES AND VERIFY THAT FRAMES ARE OF CORRECT TYPE AND PROPERLY INSTALLED.
- IF CONDITIONS EXIST WHICH ARE UNSATISFACTORY FOR THE INSTALLATION OF DOORS. CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY IN WRITING.
  - DO NOT PROCEED WITH DOOR INSTALLATION UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED IN COMPLIANCE WITH CONTRACT DOCUMENTS.

#### 3.2 INSTALLATION

- GENERAL: HANDLE DOORS WITH CLEAN GLOVES.
  - DO NOT DRAG DOORS ACROSS DOORS. DO NOT DRAG DOORS ACROSS FLOOR.
- INSTALL DOORS IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND MANUFACTURER'S
- DOORS SHALL BE INSTALLED PLUMB, AND FIT SQUARE IN FRAME WITH MAXIMUM DIAGONAL AND VERTICAL DISTORTION OF 1/16". THE COMPLETED DOOR WORK SHALL BE COMPLETE WITH ACCESSORIES AS SPECIFIED IN THIS SECTION AND IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- DOOR CLEARANCES:
  - 1/8" AT JAMBS AND HEADS.
  - 1/8" AT MEETING STILES FOR PAIRS OF DOORS.
  - AT THRESHOLDS: AS REQUIRED TO COMPLY WITH SCHEDULED DOOR HARDWARE.
- DOOR HARDWARE: INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 08712.
  - INSTALL DOOR HARDWARE WITHOUT FORCING, WITH PROPER CLEARANCES AND ALIGNMENT, SO THAT OPERATION IS SMOOTH AND EASY. FREE OF BINDING AND/OR TWISTING.
  - STRENGTH OF DOOR SHALL NOT BE IMPAIRED WHEN CUTTING OR ALTERING DOOR FOR INSTALLATION OF HARDWARE.

#### 3.3 ADJUSTING / CLEANING/ PROTECTING

- A. ADJUST DOORS AND HARDWARE.
  - REHANG OR REPLACE DOORS WHICH DO NOT SWING OR OPERATE FREELY, AS DIRECTED
  - REFINISH OR REPLACE DOORS DAMAGED DURING INSTALLATION AS DIRECTED BY ARCHTIECT.
- CLEAN-UP HARDWARE AND ADJACENT SURFACES UPON COMPLETION.
  - DO NOT USE ABRASIVES OR LIQUID CLEANERS THAT WILL HARM PERMANENT FINISHES. PROTECT DOOR SURFACES AT ALL TIMES.
- PROTECTION: COMPLETED DOOR WORK SHALL BE PROTECTED FROM DAMAGE AND DETERIORATION UNTIL FINAL ACCEPTANCE OF THE WORK.

#### Allowances

- 1.1 SUBSTITUTIONS:
- A. Comply with Division 1.

SECTION 08 21 00 - FINISH HARDWARE

1.5 DELIVERY, HANDLING, STORAGE

COST TO THE OWNER.

FINAL INSTRUCTIONS IN WRITING.

WITHOUT REMOVING CYLINDER.

VON DUPRIN 88 PANIC DEVICE.

1.6 OPERATION AND MAINTENANCE DATA

HARDWARE.

SUBMIT PRODUCT DATA AND SCHEDULES.

FURNISHED AND DELIVERED UNDER THIS SECTION.

HARDWARE SCHEDULE: COMPLETE MATERIALS LIST OF ALL ITEMS PROPOSED TO BE

MANUFACTURER'S PRODUCT DATA: INDICATING FULL COMPLIANCE WITH REQUIREMENTS OF

PACKING AND MARKING: INDIVIDUALLY PACKAGE EACH UNIT OF FINISH HARDWARE, COMPLETE

INDICATE THE CONTENTS AND SPECIFIC LOCATIONS IN THE WORK. THE HARDWARE SUPPLIER

SHALL MEET AT THE JOB SITE WITH THE INSTALLER PRIOR TO COMMENCING INSTALLATION OF

HARDWARE, FOR EXPLANATION OF PACKING, LABELING AND HARDWARE SCHEDULE DATA, IF

REPLACEMENTS NECESSARY TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL

TOOLS FOR MAINTENANCE: FURNISH A COMPLETE SET OF SPECIALIZED TOOLS AS NEEDED FOR

GENERAL: SUPPLIER WILL MEET WITH OWNER TO FINALIZE KEYING REQUIREMENTS AND OBTAIN

PROVIDE LOCKS WITH SIX PIN TUMBLER CYLINDERS, KEYED, KEYED ALIKE, MASTER KEYED AND

GRAND MASTER KEYED AS DIRECTED BY ARCHITECT, INCLUDING THE FOLLOWING:

SIX GRANDMASTER KEYS FOR EACH GRANDMASTER KEY GROUP.

CONSTRUCTION MASTER KEY FEATURE: SHALL PERMIT VOIDING OF CONSTRUCTION KEYS

DELIVER ALL PERMANENT KEYS, MASTER KEYS AND GRAND MASTER KEYS, TO THE GENERAL

D53PD RHODES LOCK 626 "E" KEYWAY, KEYING "O" BIT, LCN 4041 DOOR CLOSER AND

FINISH: PROVIDE US26D SATIN FINISH CHROME FOR HARDWARE. WHERE US26D IS NOT

CONTRACTOR'S PROJECT MANAGER, WITH CARBON COPY OF THE TRANSMITTAL TO THE OWNER

AND ARCHITECT. THE GENERAL CONTRACTOR SHALL DELIVER KEYS TO THE OWNER AT SUCH

TIME AS DIRECTED BY THE ARCHITECT, WITH COPIES OF THE TRANSMITTAL TO THE ARCHITECT.

TEMPORARY CONSTRUCTION ACCESS DOORS SHALL HAVE THE FOLLOWING HARDWARE; SCHLAGE

MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN "RECOMMENDED LOCATIONS FOR BUILDERS'

GOVERNING REGULATIONS AND EXCEPT AS MAY BE OTHERWISE DIRECTED BY THE ARCHITECT.

INSTALL EACH HARDWARE ITEM IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND

SURFACE PROTECTION WITH FINISHING WORK SPECIFIED IN THE DIVISION 9 SECTIONS. DO NOT

INSTALL SURFACE-MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON THE SUBSTRATE.

SET UNITS LEVEL, PLUMB AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE

ATTACHMENT SUBSTRATE AS NECESSARY FOR PROPER INSTALLATION AND OPERATION.

DRILL AND COUNTERSINK UNITS WHICH ARE NOT FACTORY-PREPARED FOR ANCHORAGE

**SECTION 08 71 00** 

DOOR HARDWARE

Section Includes: Finish Hardware for door openings, except as otherwise specified herein.

Door hardware for steel (hollow metal) doors.

Door hardware for aluminum doors.

Door hardware for other doors indicated.

Division 8: Aluminum Doors and Frames

Division 8: Hollow Metal Doors and Frames.

other specific requirements, the most restrictive shall govern

Builders Hardware Manufacturing Association (BHMA)

UL10C - Positive Pressure Fire Test of Door Assemblies

ANSI-A156.xx- Various Performance Standards for Finish Hardware

ANSI-A117.1 - Accessible and Usable Buildings and Facilities 2009

DHI /ANSI A115.IG - Installation Guide for Doors and Hardware

Florida Building Codes for Hurricane (NOA) for exterior openings.

Door hardware for wood doors.

Keved cylinders as indicated.

Division 6: Rough Carpentry.

Division 28: Electronic Security

NFPA 101 Life Safety Code

NFPA 80 -Fire Doors and Windows

appropriate to the service intended.

Division 8: Wood Doors.

Division 26 Electrical

Intent of Hardware Groups

Related Sections:

FASTENERS. SPACE FASTENERS AND ANCHORS IN CCORDANCE WITH INDUSTRY STANDARDS.

References: Comply with applicable requirements of the following standards. Where these standards conflict with

type and quality comparable to adjacent hardware and appropriate for service required.

RECOMMENDATIONS. COORDINATE REMOVAL, STORAGE AND REINSTALLATION OR APPLICATION OF

REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFICALLY INDICATED OR REQUIRED TO COMPLY WITH

HARDWARE" BY THE DOOR AND HARDWARE INSTITUTE (DHI) AND IN COMPLIANCE WITH ADA

FOUR CHANGE KEYS FOR EACH CYLINDER.

MATCH EXISTING KEYING SYSTEM.

SIX MASTER KEYS FOR EACH MASTER KEY GROUP.

AVAILABLE FOR THE SPECIFIED ITEM, PROVIDE FINISH TO MATCH.

KEYS: PROVIDE KEYS OF NICKEL SILVER ONLY.

STAMP KEY BOWS "DO NOT DUPLICATE"

STAMP KEY BOWS WITH CHANGE NUMBER.

C. ALL DOOR HANDLES SHALL BE LEVERED TO MEET A.D.A. REQUIREMENTS.

LACQUER FINISH DOOR CLOSERS TO MATCH LOCKSET

OWNER'S CONTINUED ADJUSTMENT, MAINTENANCE AND REMOVAL AND REPLACEMENT OF BUILDERS

REPLACEMENTS: IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND

WITH PROPER FASTENINGS AND APPURTENANCES, CLEARLY MARKED ON THE OUTSIDE TO

PART 1 - GENERAL

1.4 SUBMITTALS

1.7 KEYING

PART 2 - PRODUCTS

PART 3 - PRODUCTS

PART 1 - GENERAL

1.1 SUMMARY:

3.1 INSTALLATION

2.1 HARDWARE

- 1.2 SUBMITTALS:
  - Comply with Division 1. Special Submittal Requirements: Combine submittals of this Section with Sections listed below to ensure the "design intent" of the system/assembly is

Should items of hardware not definitely specified be required for completion of the Work, furnish such items of

Where items of hardware aren't definitely or correctly specified, are required for completion of the Work, a written

statement of such omission, error, or other discrepancy to be submitted to Architect, prior to date specified for receipt

of bids for clarification by addendum; or, furnish such items in the type and quality established by this specification, and

- understood and can be reviewed together. Product Data: Manufacturer's specifications and technical data including the following:
- Detailed specification of construction and fabrication.

Refer to Division 1 for allowance amount and procedures.

Refer to Division 1 for Alternates and procedures.

- Manufacturer's installation instructions.
- Wiring diagrams for each electric product specified. Coordinate voltage with electrical before submitting. Submit 6 copies of catalog cuts with hardware schedule.
- Provide 9001-Quality Management and 14001-Environmental Management for products listed in Materials Section 2.2

- Shop Drawings Hardware Schedule: Submit 6 complete reproducible copy of detailed hardware schedule in a vertical format List groups and suffixes in proper sequence. Completely describe door and list architectural door number. Manufacturer, product name, and catalog number. Function, type, and style. Size and finish of each item. Mounting heights. Explanation of abbreviations and symbols used within schedule. Detailed wiring diagrams, specially developed for each opening, indicating all electric hardware, security equipment and access control equipment, and door and frame rough-ins required for specific opening. Templates: Submit templates and "reviewed Hardware Schedule" to door and frame supplier and others as applicable to enable proper and accurate sizing and locations of cutouts and reinforcing. Templates, wiring diagrams and "reviewed Hardware Schedule" of electrical terms to electrical for coordination and verification of voltages and locations. Samples: (If requested by the Architect) 1 sample of Lever and Rose/Escutcheon design, (pair). 3 samples of metal finishes Contract Closeout Submittals: Comply with Division 1 including specific requirements indicated. Operating and maintenance manuals: Submit 3 sets containing the following. Complete information in care, maintenance, and adjustment, and data on repair and replacement parts, and information on preservation of finishes. Catalog pages for each product. Name, address, and phone number of local representative for each manufacturer. Parts list for each product. Copy of final hardware schedule, edited to reflect, "As installed". Copy of final keying schedule As installed "Wiring Diagrams" for each piece of hardware connected to power, both low voltage and 110 volts. One set of special tools required for maintenance and adjustment of hardware, including changing of cylinders. QUALITY ASSURANCE Exterior Openings Severe Windstorm Components testing: Listed and labeled by a testing and inspecting agency acceptable to authority having jurisdiction, based on testing according to ANSI A250.13. Further compliance with Florida Building Codes for Hurricane (NOA) for Exterior Openings. Statement of qualification for distributor and installers. Statement of compliance with regulatory requirements and single source responsibility. Distributor's Qualifications: Firm with 3 years experience in the distribution of commercial hardware. Distributor to employ full time Architectural Hardware Consultants (AHC) for the purpose of scheduling and coordinating hardware and establishing keying schedule. Hardware Schedule shall be prepared and signed by an AHC. Installer's Qualifications: Firm with 3 years experienced in installation of similar hardware to that required for this Project, including specific requirements indicated Regulatory Label Requirements: Provide testing agency label or stamp on hardware for labeled openings. Provide UL listed hardware for labeled and 20 minute openings in conformance with requirements for class of opening scheduled. Underwriters Laboratories requirements have precedence over this specification where conflict exists. Single Source Responsibility: Except where specified in hardware schedule, furnish products of only one manufacturer for each type of hardware. Review Project for extent of finish hardware required to complete the Work. Where there is a conflict between these Specifications and the existing hardware, notify the Architect in writing and furnish hardware in compliance with the Specification unless otherwise directed in writing by the Architect. DELIVERY, STORAGE, AND HANDLING Packing and Shipping: Comply with Division 1. Deliver products in original unopened packaging with legible manufacturer's identification. Package hardware to prevent damage during transit and storage. Mark hardware to correspond with "reviewed hardware schedule" Deliver hardware to door and frame manufacturer upon request. Storage and Protection: Comply with manufacturer's recommendations. PROJECT CONDITIONS: as necessary for the proper installation and function, regardless of omissions or conflicts in the information on the Contract Documents. Review Shop Drawings for doors and entrances to confirm that adequate provisions will be made for the proper installation of hardware. 1.3 WARRANTY: Refer to Conditions of the Contract Manufacturer's Warranty: Closers: Ten years Exit Devices: Three Years Locksets & Cylinders: Three years All other Hardware: Two years. OWNER'S INSTRUCTION:
- Coordinate hardware with other work. Furnish hardware items of proper design for use on doors and frames of the thickness, profile, swing, security and similar requirements indicated,
- Instruct Owner's personnel in operation and maintenance of hardware units. MAINTENANCE:
  - Extra Service Materials: Deliver to Owner extra materials from same production run as products installed. Package products with protective covering and identify with descriptive labels. Comply with Division 1 Closeout Submittals Section. Special Tools: Provide special wrenches and tools applicable to each different or special hardware component.
- Maintenance Tools: Provide maintenance tools and accessories supplied by hardware component manufacturer. Delivery, Storage and Protection: Comply with Owner's requirements for delivery, storage and protection of extra service materials. Maintenance Service: Submit for Owner's consideration maintenance service agreement for electronic products installed PART 2 -
- 2.1 MANUFACTURERS: The following manufacturers are approved subject to compliance with requirements of the Contract Documents. Approval of manufacturers other than those listed shall be in accordance with Division 1
- Item: Manufacturer: Approved
- Cylinders Best Cormax™ Exit Devices Precision Closers Stanley D-4550 Push/Pull Plates Trimco Burns, Don-Jo Protection Plates Trimco Burns, Don-Jo Door Stops Trimco Burns, Don-Jo

Locksets

Stanley Comm. Best

- Flush Bolts Trimco ABH, Burns Coordinator & Brackets Trimco ABH, Burns Threshold & Gasketing National Guard Reese, K.N. Crowder
- 1.1 MATERIALS: Hinges: Shall be Five Knuckle Ball bearing hinges Template screw hole locations
  - Bearings are to be fully hardened. Bearing shell is to be consistent shape with barrel. Minimum of 2 permanently lubricated non-detachable bearings on standard weight hinge and 4 permanently lubricated bearing on heavy weight hinges.
  - Equip with easily seated, non-rising pins. Non Removable Pin screws shall be slotted stainless steel screws. Hinges shall be full polished, front, back and barrel. Hinge pin is to be fully plated.

Locksets to have anti-rotational studs that are thru-bolted

- Bearing assembly is to be installed after plating. Sufficient size to allow 180-degree swing of door Furnish five knuckles with flush ball bearings Provide hinge type as listed in schedule.
- Furnish 3 hinges per leaf to 7 foot 6 inch height. Add one for each additional 30 inches in height or fraction thereof. Tested and approved by BHMA for all applicable ANSI Standards for type, size, function and finish UL10C listed for Fire rated doors.
- Cylindrical Type Locks and Latchsets: Tested and approved by BHMA for ANSI A156.2, Series 4000, Operational Grade 1, Extra-Heavy Duty, and be UL10C listed. Provide 9001-Quality Management and 14001-Environmental Management.
- Fit modified ANSI A115.2 door preparation. Locksets and cores to be of the same manufacturer to maintain complete lockset warranty
- Keyed lever shall not have exposed "keeper" hole Each lever to have independent spring mechanism controlling it 2-3/4 inch (70 mm) backset 9/16 inch (14 mm) throw latchbolt
- Provide sufficient curved strike lip to protect door trim Outside lever sleeve to be seamless, of one-piece construction made of a hardened steel alloy Keyed lever to be removable only after core is removed, by authorized control key
- Provide locksets with 7-pin removable and interchangeable core cylinders Hub, side plate, shrouded rose, locking pin to be a one-piece casting with a shrouded locking lug. Locksets outside locked lever must withstand minimum 1400 inch pounds of torque. In excess of that, a replaceable part will shear.
- Key from outside and inside lever will still operate lockset. Core face must be the same finish as the lockset. Functions and design as indicated in the hardware groups.

Exit devices to have field reversible handing.

Coordinate and provide as required for related sections.

Approved Manufacturers

- Exit Devices: Exit devices to meet or exceed BHMA for ANSI 156.3, Grade 1. Exit devices to be tested and certified by UL or by a recognized independent laboratory for mechanical operational testing to 9 million cycles minimum with inspection confirming Grade 1 Loaded Forces have been maintained. Exit devices chassis to be investment cast steel, zinc dichromate.
- Exit devices to have stainless steel deadlocking 3/4" through latch bolt. Exit devices to be equipped with sound dampening on touchbar. Non-fire rated exit devices to have 1/4" minimum turn hex key dogging. Touchpad to be "T" style constructed of architectural metal with matching metal end caps. Touchbar assembly on wide style exit devices to have a 1/4" clearance to allow for vision frames.
- All exposed exit device components to be of architectural metals and "true" architectural finishes. Provide strikes as required by application. Fire exit hardware to conform to UL10C and UBC 7-2. UL tested for Accident Hazard. Exit device to be heavy investment cast stainless steel with black powder coated finish.
- Provide heavy duty vandal resistant lever trim with heavy duty investment cast stainless steel components and extra strength shock absorbing overload springs. Lever shall not require resetting. Lever design to match locksets and latchsets. Provide 9001-Quality Management and 14001-Environmental Management. Vertical Latch Assemblies to have gravity operation, no springs.
- Precision Manufactured by Stanley Security Solutions Provide the necessary cylinder housings, collars, rings & springs as recommended by the manufacturer for proper installation. Provide the proper cylinder cams or tail piece as required to operate all locksets and other keyed hardware items listed in the hardware sets.

The following manufacturers will be approved contingent on meeting or exceeding the above performance criteria:

Suite 204 T 561.479.9884 AA26001852 SEAL:

499 East Palmetto Park Rd. Boca Raton, FL 33432 www.ccsarch.com Florida Registration Number

CONSULTANTS:

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC. 7501 Wiles Rd, Coral Springs, FL 33067 (954) 227-1512

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS 4508 SW 24TH STREET FORT LAUDERDALE, FL 33317 PHONE: (954) 471-8657

**PROJECT** 

WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-1 JUNE 6, 2016

Description

ADDENDA/REVISION

CYNTHIA C. SPRAY. AIA AR-94167

DRAWING TITLE:

PROJECT SPECIFICATIONS

DRAWING NO:

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Door Closers shall:
                          Tested and approved by BHMA for ANSI 156.4, Grade 1
                         UL10C certified
                          Provide 9001-Quality Management and 14001-Environmental Management.
                         Closer shall have extra-duty arms and knuckles
                          Conform to ANSI 117.1
                          Maximum 2 7/16 inch case projection with non-ferrous cover
                          Separate adjusting valves for closing and latching speed, and backcheck
                          Provide adapter plates, shim spacers and blade stop spacers as required by frame and door conditions
                         Full rack and pinion type closer with 1½ minimum bore
                         Mount closers on non-public side of door, unless otherwise noted in specification
                         Closers shall be non-handed, non-sized and multi-sized.
                Door Stops: Provide a dome floor or wall stop for every opening as listed in the hardware sets.
                          Wall stop and floor stop shall be wrought bronze, brass or stainless steel.
                          Provide fastener suitable for wall construction.
                          Coordinate reinforcement of walls where wall stop is specified.
                         Provide dome stops where wall stops are not practical. Provide spacers or carpet riser for floor conditions encountered
                Over Head Stops: Provide a Surface mounted or concealed overhead when a floor or wall stop cannot be used or when listed in the hardware set.
                         Concealed overhead stops shall be heavy duty bronze or stainless steel.
                          Surface overhead stops shall be heavy duty bronze or stainless steel.
                 Push Plates: Provide with four beveled edges ANSI J301, .050 thickness, size as indicated in hardware set. Furnish oval-head countersunk screws to match finish.
                 Pulls with plates: Provide with four beveled edges ANSI J301, .050 thickness Plate s with ANSI J401 Pull as listed in hardware set. Provide proper fasteners for door construction.
                 Kickplates: Provide with four beveled edges ANSI J102, 10 inches high by width less 2 inches on single doors and 1 inch on pairs of doors. Furnish oval-head countersunk screws to match finish.
                 Seals: All seals shall be finished to match adjacent frame color. Seals shall be furnished as listed in schedule. Material shall be UL listed for labeled openings.
                 Weatherstripping: Provide at head and jambs only those units where resilient or flexible seal strip is easily replaceable. Where bar-type weatherstrip is used with parallel arm mounted closers install weatherstrip first.
                         Weatherstrip shall be resilient seal of (Neoprene, Polyurethane, Vinyl, Pile, Nylon Brush, Silicone)
                         UL10C Positive Pressure rated seal set when required.
                Door Bottoms/Sweeps: Surface mounted or concealed door bottom where listed in the hardware sets.
                         Door seal shall be resilient seal of (Neoprene, Polyurethane, Nylon Brush, Silicone)
                         UL10C Positive Pressure rated seal set when required.
                 Thresholds: Thresholds shall be aluminum beveled type with maximum height of ½" for conformance with ADA requirements. Furnish as specified and per details.
                  Provide fasteners and screws suitable for floor conditions.
                 Silencers: Furnish silencers on all interior frames, 3 for single doors, 2 for pairs. Omit where any type of seals occur.
1.2 FINISH:
                 Designations used in Schedule of Finish Hardware - 3.05, and elsewhere to indicate hardware finishes are those listed in ANSI/BHMA A156.18 including coordination with traditional U.S.
                  finishes shown by certain manufacturers for their products
                 Powder coat door closers to match other hardware, unless otherwise noted.
                 Aluminum items shall be finished to match predominant adjacent material. Seals to coordinate with frame color.
1.3 KEYS AND KEYING:
                Provide keyed brass construction cores and keys during the construction period. Construction control and operating keys and core shall not be part of the Owner's permanent keying system or
                furnished in the same keyway (or key section) as the Owner's permanent keying system. Permanent cores and keys (prepared according to the accepted keying schedule) will be furnished to the Owner. Cylinders, removable and interchangeable core system: Best CORMAX™ Patented 7-pin.
                 Permanent keys and cores: Stamped with the applicable key mark for identification. These visual key control marks or codes will not include the actual key cuts. Permanent keys will also be stamped "Do Not Duplicate."
                  Transmit Grand Masterkeys, Masterkeys and other Security keys to Owner by Registered Mail, return receipt requested.
                 Furnish keys in the following quantities:
                          1 each Grand Masterkeys
                          4 each Masterkeys
                         2 each Change keys each keyed core
                         15 each Construction masterkeys
                          1 each Control keys
                  The Owner, or the Owner's agent, will install permanent cores and return the construction cores to the Hardware Supplier. Construction cores and keys remain the property of the Hardware Supplier.
                 Keying Schedule: Arrange for a keying meeting, and programming meeting with Architect Owner and hardware supplier, and other involved parties to ensure locksets and locking hardware, are functionally correct and
                   keying and programming complies with project requirements. Furnish 3 typed copies of keying and programming schedule to Architect.
PART 2 -
                EXECUTION
2.1 EXAMINATION
                 Verification of conditions: Examine doors, frames, related items and conditions under which Work is to be performed and identify conditions detrimental to proper and or timely completion.
                        Do not proceed until unsatisfactory conditions have been corrected.
2.2 HARDWARE LOCATIONS:
                Mount hardware units at heights indicated in the following publications except as specifically indicated or required to comply with the governing regulations.
                         Recommended Locations for Builder's Hardware for Standard Steel Doors and Frames, by the Door and Hardware Institute (DHI).
                          Recommended locations for Architectural Hardware for flush wood doors (DHI).
                          WDMA Industry Standard I.S.-1A-04, Industry Standard for Architectural wood flush doors.
1.2 INSTALLATION:
                 Install each hardware item per manufacturer's instructions and recommendations. Do not install surface mounted items until finishes have been completed on the substrate. Set units level, plumb and true to line and location.
                  Adjust and reinforce the attachment substrate as necessary for proper installation and operation.
                 Conform to local governing agency security ordinance.
                  Install Conforming to ICC/ANSI A117.1 Accessible and Usable Building and Facilities.
                         Adjust door closer sweep periods so that from the open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the landing side of the door.
                  Installed hardware using the manufacturers fasteners provided. Drill and tap all screw holes located in metallic materials. Do not use "Riv-Nuts" or similar products.
1.3 FIELD QUALITY CONTROL AND FINAL ADJUSTMENT
                Contractor/Installers, Field Services: After installation is complete, contractor shall inspect the completed door openings on site to verify installation of hardware is complete and properly adjusted, in accordance with both the
                  Contract Documents and final shop drawings.
                         Check and adjust closers to ensure proper operation.
                         Check latchset, lockset, and exit devices are properly installed and adjusted to ensure proper operation.
                          a. Verify levers are free from binding.
                                Ensure latchbolts and dead bolts are engaged into strike and hardware is functioning.
                        Report findings, in writing, to architect indicating that all hardware is installed and functioning properly. Include recommendations outlining corrective actions for improperly functioning hardware if required.
1.4 SCHEDULE OF FINISH HARDWARE: SEE SHEET A9.0
                   Manufacturer List
                  Name
Best Access Systems
                  By Others
                  National Guard
                  Precision
                  Stanley Door Closers
                  Stanley Commercial Hardware
                  Stanley
                 Trimco
        TR
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SECTION 09 11 00 - INTERIOR METAL WALL FRAMING & GYPSUM WALL BOARD

PART 1 - GENERAL

1.1 SUBMITTALS

A. SUBMIT THE DATA AS REQUIRED BY OWNER.
 B. MANUFACTURER'S PRODUCT DATA: INDICATING FULL COMPLIANCE WITH REQUIREMENTS OF THIS SECTION, INCLUDING INSTALLATION INSTRUCTIONS.

#### PART 2 - PRODUCTS

#### 2.1 FRAMING MEMBERS

- A. INTERIOR STUDS: CEE-SHAPED, PUNCHED WEB STEEL STUDS, HOT-DIPPED GALVANIZED FINISH (ASTM A525) COMPLYING WITH ASTM C645.
- B. RUNNERS: SIZED FOR STUDS USED AND OF THE SAME GAGE. GALVANIZED FINISH SHALL CONFORM TO THE REQUIREMENTS OF ASTM A525.
- C. FURRING CHANNELS.
- 1. TYPE: Z-FURRING CHANNELS 24 GA. CORROSION PERSISTANT STEEL: 1-1/2 INCH

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2.2 FASTENERS

- A. FOR ATTACHMENT TO MASONRY AND CONCRETE:
  - 1. TYPE: POWER-DRIVEN PINS, OF SUFFICIENT LENGTH TO PENETRATE AND DEVELOP HOLDING
  - 2. HARDENED CONCRETE NAILS MAY BE USED.
- B. FOR ATTACHMENT TO METAL OR WOOD:
  - 1. TYPE: TYPE S PAN-HEAD SCREWS AS RECOMMENDED BY FASTENER MANUFACTURER,
- C. TIE WIRE: GALVANIZED SOFT ANNEALED WIRE:
- 1. 18 GAGE WIRE: USE FOR WIRE-TYING CHANNELS IN WALL FURRING.
- D. DRY WALL SCREWS: USG, DRY WALL TYPE S, SELF DRILLING, TYPE S-12, SELF TAPPING, BUGLE HEAD AND PAN HEAD SCREWS.
- E. JOINT TREATMENT COMPOUNDS:
  - ADHESIVE JOINT TREATMENT: USG "PERF-A-TAPE"
     JOINT COMPOUND USG "READY MIXED COMPOUND ALL PURPOSE".

# 2.3 GYPSUM BOARD

- A. GYPSUM BOARD/USG "SHECTROCK BRAND AS MANUFACTURED BY U.S. GYPSUM
  - 1. FIRE RATED: TYPE "X" TAPPERED EDGES, 5/8" THICK.
  - 2. WATER RESISTANT: TYPE "X", WR, TAPPERED EDGES, 5/8" TICK.
    3. TILE BACKER DUROCK, 1/2" TICK.

#### 2.4 ACOUSTICAL SEALANT

A. TYPE: USG'S "ACOUSTICAL SEALANT".

#### 2.5 SUBSTITUTIONS

- A. THE FOLLOWING MANUFACTURERS ARE ACCEPTABLE ONLY AFTER COMPLIANCE WITH REQUIREMENTS OF THIS SECTION:
  - 1. CONSOLIDATED SYSTEMS, INC. (CSI).
  - DIETRICH INDUSTRIES.
     FORMETAL CO.
  - GOLD BOND BUILDING PRODUCTS/NATIONAL GYPSUM DIVISION/CHARLOTTE, N.C
  - 5. UNIMAST CORE

ARCHITECTURAL ENTERPRISES, INC.
499 East Palmetto Park Rd.
Suite 204
Boca Raton, FL 33432

T 561.479.9884 www.ccsarch.com Florida Registration Number AA26001852

#### CONSULTANTS:

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC. 7501 Wiles Rd, Coral Springs, FL 33067 (954) 227-1512

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS 4508 SW 24TH STREET FORT LAUDERDALE, FL 33317 PHONE: (954) 471-8657

#### PROJECT:

BAYS 33 WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-1

DATE: JUNE 6, 2016

. Date Description

ADDENDA/REVISION

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

PROJECT SPECIFICATIONS

DRAWING NO:

#### PART 3 - EXECUTION

#### 3.1 INTERIOR WALL FRAMING

- A. GENERAL
  - WALL STUD SPACING: 16" O.C., UNLESS OTHERWISE INDICATED.
  - ROUGH-OPENINGS: CONSTRUCT AS SPECIFIED IN THIS SECTION. DO NOT BRIDGE BUILDING EXPANSION AND CONTROL JOINTS WITH STEEL FRAMING OR FURRING MEMBERS
- AT WALL-HUNG CABINETS AND/OR CASEWORK:
  - INSTALL 18 GAGE STUDS AT 12 INCHES O.C. FOR FULL WIDTH OF CABINETWORK PLUS
  - 12 INCHES ON EACH SIDE OF CABINETWORK.
  - GAGE OF STUDS FOR WALLS BEYOND WALL-HUNG CABINETWORK SHALL BE AS SCHEDULED.
- C. FOR FURR-DOWNS AT WALL-HUNG CABINETS AND/OR CASEWORK, HOUSING FOR DUCTS
  - INSTALL 20 GAGE STUDS AT 16" O.C. PRIOR TO INSTALLATION OF CEILING GRID SO THAT GRID ANGLE WILL ABUT THE VERTICAL PORTION OF FURR-DOWN.
    - USE BRACED SYSTEM FOR DEPTHS OF 48" (VERTICALLY) AND WIDTHS TO 72". USE UNBRACED SYSTEM FOR SOFFITS UP TO 24" X 24"
- ADDITIONAL FRAMING:
  - INSTALL ADDITIONAL FRAMING, BLOCKING AND BRACING AT TERMINATIONS IN THE WORK AND FOR SUPPORT OF THE FOLLOWING:
    - FIXTURES AND EQUIPMENT SERVICES.
    - TOILET ACCESSORIES AND GRAB BARS. FURNISHINGS AND SIMILAR WORK TO COMPLY WITH DETAILS; IF NOT INDICATED,
- E. BRACING OF WALLS ABOVE CEILINGS:
  - WHERE WALLS EXTEND ABOVE CEILINGS, BUT NOT TO STRUCTURE, BRACE TOP OF WALLS WITH DIAGONAL STUD BRACES AT APPROXIMATELY 48" O.C.
  - ATTACH STUD BRACES TO GALVANIZED STEEL ANGLES SECURED TO BOTTOM SIDE

COMPLY WITH "GYPSUM CONSTRUCTION HANDBOOK".

- 3.2 ROUGH OPENINGS
- JAMBS: DOUBLE 20 GAGE STUDS FROM FLOOR TO TOP PLATE. SPOT-GROUT AT JAMB ANCHORS FOR HOLLOW METAL FRAMES BY APPLYING JOINT COMPOUND BEFORE GYPSUM BOARD IS FOR HOLLOW METAL FRAMES BY APPLYING JOINT COMPOUND BEFORE GYPSUM BOARD IS INSTALLED. USE DOUBLE 14 GAGE STUDS FROM FLOOR TO UNDERSIDE OF DECK AT ALL LEAD-LINED DOORS AND FRAMES.
- HEADER:
  - FOR VIEW WINDOWS AND OPENINGS UP TO 4'-0" WIDE WITH STANDARD DOORS; FABRICATE SILL AND HEADER SECTIONS FROM 20 GAGE RUNNERS CUT TO LENGTH APPROXIMATELY 6" LONGER THAN ROUGH OPENING. SLIT FLANGES AND BEND WEB TO ALLOW FLANGES TO OVERLAP ADJACENT VERTICAL STUDS. SECURELY ATTACH WITH SCREWS. INSTALL CRIPPLE STUDS AT 16" O C
  - FOR OPENINGS OVER 4'-0" WIDE INSTALL DOUBLE 20 GAGE STUDS ON EDGE AND SCREWED TOGETHER, CUT TO FIT SNUGLY BETWEEN VERTICAL JAMBS INSIDE 20 GAGE
  - RUNNER. INSTALL ADDITIONAL RUNNER AND CRIPPLE STUDS AS REQUIRED ABOVE HEADER. FOR OPENINGS OVER LEAD-LINED DOORS INSTALL DOUBLE 14 GAGE STUDS ON EDGE AND SCREWED TOGETHER.
- PLYWOOD BACKING PANELS: FIRE-RETARDANT TREATED PLYWOOD PANELS, APA RATED,

#### 3.3 WALLBOARD INSTALLATION

- A. GENERAL:
  - COORDINATE GYPSUM WALLBOARD WORK WITH METAL WALL FRAMING/SECTION 09110 AND
  - COORDINATE GYPSUM WALLBOARD WORK WITH METAL WALL FRAMING/SECTION 09110 AND DETAILS
- AT FLOOR SLAB:
  - FOR RATED AND NON-RATED WALLS: LEAVE 1/4" MAXIMUM SPACE BETWEEN FLOOR SLAB AND BOTTOM EDGE OF GYPSUM BOARD.
  - FOR SOUND INSULATED WALLS: SET GYPSUM BOARD IN CONTINUOUS BED OF ACOUSTICAL
- C. AT BOTTOM OF DECK:
  - WHERE WALLBOARD EXTENDS TO BOTTOM OF DECK, COPE WALLBOARD TO SHAPES OF FLUTES, IRREGULAR SHAPES, BAR JOISTS, PRECAST SHAPES, ETC. TO FIT TIGHT AGAINST DECK FOR FINAL FINISHING. A MAXIMUM GAP OF 1/4" IS ALLOWED.
- DIRECT-BONDING TO SUBSTRATE:
  - WHERE GYPSUM BOARD IS INDICATED TO BE ADHERED DIRECTLY TO A SUBSTRATE (OTHER THAN STUDS, JOINTS, FURRING MEMBERS OR BASE LAYER OF GYPSUM BOARD), COMPLY WITH GYPSUM BOARD MANUFACTURER'S RECOMMENDATIONS.
  - TEMPORARILY BRACE OR FASTEN GYPSUM BOARD IN PLACE UNTIL ADHESIVE HAS PROPERLY

#### 3.4 INSTALLATION OF DRYWALL TRIM ACCESSORIES

- INSTALL CORNER BEADS AT EXTERNAL CORNERS.
- INSTALL METAL EDGE TRIM WHENEVER EDGE OF GYPSUM BOARD WOULD OTHERWISE BE EXPOSED OR SEMI-EXPOSED. PROVIDE MINIMUM SPACE BETWEEN EDGE TRIM AND MASONRY AND CALK 1/4" MINIMUM SPACE BETWEEN EDGE TRIM AND MASONRY AND CALK.
- WHEN METAL TRIM IS USED TO TERMINATE GYPSUM BOARD AT EXTERIOR WINDOW FRAMES, PROVIDE SPACE BETWEEN TRIM AND WINDOW AND INSTALL INSULATING TAPE OR 1/4" SPACE BETWEEN TRIM AND WINDOW AND INSTALL INSULATING TAPE OR WATERPROOF ACRYLIC CALK.
- INSTALL CONTROL JOINTS AT LOCATIONS INDICATED OR, IF NOT INDICATED, AT SPACINGS AND LOCATIONS REQUIRED BY REFERENCED GYPSUM BOARD APPLICATION AND FINISH STANDARD. AND APPROVED BY THE ARCHITECT FOR VISUAL EFFECT.

#### 3.5 GYPSUM BOARD FINISHING

- FINISH JOINTS IN ACCORDANCE WITH GYPSUM BOARD MANUFACTURER'S PRINTED INSTRUCTIONS. FINISH GYPSUM BOARD WITH AN ORANGE PEAL FINISH.
- AFTER FINISHING IS COMPLETED AND BEFORE PAINT OR WALL COVERING IS APPLIED, INSPECT WALLS AND MAKE CORRECTIONS TO PROVIDE SMOOTH SURFACES FREE FROM DEFECTS.
  - WALLS SHALL BE PLUMB AND TRUE. ALL CORNERS SHALL BE PLUMB AND SQUARE.

### PART 4 - GENERAL

#### 4.1 GYPSUM BOARD CEILING FRAMING

- A. MATERIALS:
  - 1. CEILING FURRING:
    - FURRING CHANNELS: HAT-SHAPED, 5/8" X 2-9/16", 20 GAUGE (.0329" WALL
    - THICKNESS), 7/8" X 2-9/16", 20 GAUGE (.0329" WALL THICKNESS), OR 25 GAUGE (.0179" WALL THICKNESS), GALVANIZED
    - CONTRACTOR'S OPTION: 1-5/8" 25 GAUGE (.0179") GALVANIZED STEEL STUDS MAY BE USED AS FURRING WHEN ASSEMBLY DOES NOT REQUIRE A U.L. RATING.
  - SUSPENDED CEILING FRAMING:
  - CARRYING CHANNELS: 1-1/2" COLD ROLLED BLACK STEEL, 0.475 PSF. HANGER WIRE: 8 GAUGE STEEL WIRE.
  - SINGLE-SPAN FIXED CEILING FRAMING:
    - FOR SPANS NO LONGER THAN 8'-0" AND A MAXIMUM 10 PSF LOADING: 3-5/8" STEEL STUDS, 25 GAUGE (.0179"), GALVANIZED, WITH SECTION MODULUS OF 0.106 AND MOMENT OF INERTIAL OF 0.243 ABOUT THE MAJOR AXIS.

#### SECTION 09 30 13 - CERAMIC TILE

- GENERAL: CERAMIC AND QUARRY TILE FOR INTERIOR WALLS AND FLOORS, WITH ACCESSORIES,
- FLOOR TILES: ANSI/TCA A137.1 QUALITY, 0.5 TO 3.0 PERCENT MOISTURE ABSORPTION, CUSHIONED EDGES, AS SCHEDULED IN "FINISH AND COLOR SCHEDULE".
- FINISH: SLIP-RESISTANT AT FLOORS.
- C. MORTAR/ADHESIVE:
  - MORTAR FOR THINSET METHOD: THINSET BONDCOAT, DRY-SET CEMENTITIOUS MORTAR,
  - ADHESIVE FOR GYPSUM BOARD APPLICATIONS: ORGANIC ADHESIVE, ANSI/TCA A136.1, TYPE 2, THINSET BOND TYPE.
- GROUT: "HYDROMENT" CERAMIC TILE CEMENTITIOUS GROUT/JOINT FILLER, PREPARED WITH "HYDROMENT" MULTI-PURPOSE ACRYLIC LATEX MORTAR ADMIXTURE AND GROUT ADDITIVE,
- QUALITY ASSURANCE: APPLICABLE REQUIREMENTS OF TILE COUNCIL OF AMERICA (TCA) AND AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) WILL ESTABLISH THE QUALITY OF TILE WORK.
  - TILE PRODUCTS OF DAL-TILE CORP. AND GROUT PRODUCTS OF BOSTICK WILL ESTABLISH A MINIMUM STANDARD OF QUALITY.
- F. SUBMITTALS REQUIRED:
  - CERTIFICATE OF COMPLIANCE: STATING CONFORMANCE WITH ANSI. MASTER GRADE CERTIFICATE: REQUIRED FOR EACH SHIPMENT AND TYPE OF TILE SIGNED BY
  - MANUFACTURER AND INSTALLER. TILE SAMPLES, PRODUCT DATA, MAINTENANCE DATA.
- INSTALLATION: PERFORM TILE WORK IN ACCORDANCE WITH TCA "HANDBOOK FOR CERAMIC TILE
  - INSTALLATION" AND ANSI SPECIFICATIONS REFERENCED IN TCA HANDBOOK. AT EXPOSED EDGES OF CERAMIC FLOOR TILE: USE BULLNOSE EDGE
  - CUT AND FIT TILE TIGHT TO PENETRATIONS THROUGH TILE. FORM CORNERS AND BASES NEATLY.
  - TILE JOINTS:

INSTRUCTIONS.

- PLACE TILE JOINTS UNIFORM IN WIDTH, SUBJECT TO VARIANCE IN TOLERANCE ALLOWED IN TILE SIZE.
- GROUTING: COMPLY WITH ANSI A108.10.
- SEALANT WORK: APPLY SEALANT TO JUNCTION OF TILE AND DISSIMILAR MATERIALS AND JUNCTION OF DISSIMILAR PLANES. COMPLY WITH SEALANT MANUFACTURER'S PRINTED
- PLACE AND SET MARBLE THRESHOLDS AT TOILET ROOM DOORS. CLEANING: CLEAN TILE IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED

#### SECTION 09 30 00 - TILING

- GENERAL: CERAMIC AND QUARRY TILE FOR INTERIOR WALLS AND FLOORS, WITH ACCESSORIES MORTAR AND GROUT.
- FLOOR TILES: ANSI/TCA A137.1 QUALITY, 0.5 TO 3.0 PERCENT MOISTURE ABSORPTION, CUSHIONED EDGES, AS SCHEDULED IN "FINISH AND COLOR SCHEDULE".
- FINISH: SLIP-RESISTANT AT FLOORS.
- C. MORTAR/ADHESIVE:
  - MORTAR FOR THINSET METHOD: THINSET BONDCOAT, DRY-SET CEMENTITIOUS MORTAR,
  - ANSI/TCA A118.1. ADHESIVE FOR GYPSUM BOARD APPLICATIONS: ORGANIC ADHESIVE, ANSI/TCA A136.1,
  - TYPE 2, THINSET BOND TYPE. GROUT: "HYDROMENT" CERAMIC TILE CEMENTITIOUS GROUT/JOINT FILLER, PREPARED WITH "HYDROMENT" MULTI-PURPOSE ACRYLIC LATEX MORTAR ADMIXTURE AND GROUT ADDITIVE,
- QUALITY ASSURANCE: APPLICABLE REQUIREMENTS OF TILE COUNCIL OF AMERICA (TCA) AND
  - AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) WILL ESTABLISH THE QUALITY OF TILE WORK.
  - TILE PRODUCTS OF DAL-TILE CORP. AND GROUT PRODUCTS OF BOSTICK WILL ESTABLISH A MINIMUM STANDARD OF QUALITY.
- SUBMITTALS REQUIRED:
  - CERTIFICATE OF COMPLIANCE: STATING CONFORMANCE WITH ANSI. MASTER GRADE CERTIFICATE: REQUIRED FOR EACH SHIPMENT AND TYPE OF TILE SIGNED BY
  - MANUFACTURER AND INSTALLER. TILE SAMPLES, PRODUCT DATA, MAINTENANCE DATA.
  - INSTALLATION: PERFORM TILE WORK IN ACCORDANCE WITH TCA "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ANSI SPECIFICATIONS REFERENCED IN TCA HANDBOOK.

  - AT EXPOSED EDGES OF CERAMIC FLOOR TILE: USE BULLNOSE EDGE. CUT AND FIT TILE TIGHT TO PENETRATIONS THROUGH TILE. FORM CORNERS AND
  - BASES NEATLY. TILE JOINTS:
    - PLACE TILE JOINTS UNIFORM IN WIDTH, SUBJECT TO VARIANCE IN TOLERANCE ALLOWED
  - GROUTING: COMPLY WITH ANSI A108.10. SEALANT WORK: APPLY SEALANT TO JUNCTION OF TILE AND DISSIMILAR MATERIALS AND JUNCTION OF DISSIMILAR PLANES. COMPLY WITH SEALANT MANUFACTURER'S PRINTED
  - PLACE AND SET MARBLE THRESHOLDS AT TOILET ROOM DOORS.
  - CLEANING: CLEAN TILE IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.

# SECTION 09 30 12 - CERAMIC WALL TILE

- A. GENERAL: CERAMIC TILE FOR INTERIOR WALLS, WITH ACCESSORIES AND GROUT
- WALL TILES: ANSI/TCA A137.1 QUALITY, 0.5 TO 3.0 PERCENT MOISTURE ABSORPTION,
- CUSHIONED EDGES.
- 1. FINISH: REFER TO SHEET A5.2
- ADHESIVE FOR GYPSUM BOARD APPLICATIONS: ORGANIC ADHESIVE, ANSI/TCA A136.1 TYPE 2, THINSET BOND TYPE.
- GROUT: "HYDROMENT" CERAMIC TILE CEMENTITIOUS GROUT/JOIN FILLER, PREPARED WITH HYDROMENT" MULTI-PURPOSE ACRYLIC LATEX MORTAR ADMIXTURE AND GROUT ADDITIVE, MANUFACTURED BY BOSTICK.
- QUALITY ASSURANCE: APPLICABLE REQUIREMENTS OF TILE COUNCIL OF AMERICA (TCA) AND AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) WILL ESTABLISH THE QUALITY OF TILE WORK.
  - TILE PRODUCTS OF DAL-TILE CORP. AND GROUT PRODUCTS OF BOSTICK WILL ESTABLISH A
- MINIMUM STANDARD OF QUALITY. F. SUBMITTALS REQUIRED: AS PER SECTION 01330.
  - CERTIFICATE OF COMPLIANCE: STATING CONFORMANCE WITH ANSI.
  - MASTER GRADE CERTIFICATE: REQUIRED FOR EACH SHIPMENT AND TYPE OF TILE SIGNED BY MANUFACTURER AND INSTALLER.
  - TILE SAMPLES, PRODUCT DATA, MAINTENANCE DATA.

#### SECTION 09 51 00 - ACOUSTICAL CEILINGS & SUSPENDED GRID SYSTEM

#### PART 1 - GENERAL

# 1.1 SECTION INCLUDES

SUSPENDED METAL GRID SYSTEM, COMPLETE WITH ACOUSTICAL CEILING PANELS FOR INTERIOR INSTALLATIONS.

#### 1.2 SUBMITTALS

- SUBMIT PRODUCT DATA AND SAMPLES, AS PER SECTION 01330.
- MANUFACTURER'S PRODUCT DATA: INDICATING ALL TECHNICAL INFORMATION WHICH SPECIFIES FULL COMPLIANCE WITH REQUIREMENTS OF THIS SECTION, INCLUDING INSTALLATION INSTRUCTIONS FOR GRID SYSTEM AND CEILING PANELS.
- SAMPLES: FOR EACH TYPE OF GRID SYSTEM INCLUDING WALL MOLDING. MAIN RUNNER. CROSS TEES, AND 6" X 6" SAMPLE OF EACH TYPE OF CEILING PANELS.
- QUALIFICATION DATA FOR FIRMS TO DEMONSTRATE THEIR CAPABILITIES AND EXPERIENCE. NCLUDE LIST OF COMPLETED PROJECTS, ADDRESSES, NAMES OF ARCHITECTS AND OWNERS.
- CERTIFICATIONS: MANUFACTURER'S CERTIFICATIONS THAT PRODUCTS COMPLY WITH SPECIFIED REQUIREMENTS INCLUDING LABORATORY REPORTS INDICATING COMPLIANCE WITH SPECIFIED TESTS AND STANDARDS.

#### 1.3 DELIVERY, HANDLING, STORAGE

- GENERAL: EACH TYPE OF GRID SYSTEM SPECIFIED BELOW SHALL BE COMPLETE WITH DIE-CUT COMPONENTS OF INTERLOCKING TYPES AND MATCHING WALL MOLDINGS, INCLUDING ACCESSORIES REQUIRED TO COMPLETE THE GRID INSTALLATIONS, WITH MAXIMUM DEFLECTION OF 1/360, CONFORMING TO REQUIREMENTS OF ASTM C635. TEES SHALL BE DOUBLE WEB STEEL (ASTM A366) CONSTRUCTION FOR DIRECT HUNG INSTALLATION.
  - STRUCTURAL CLASSIFICATION: INTERMEDIATE DUTY
  - WEB HEIGHT OF MAIN RUNNER: 1-1/2", AND 1-1/2" ON CROSS TEE UNLESS INDICATED OTHERWISE. EACH EXPOSED BOTTOM FLANGE SHALL BE CONTINUOUS WITH UNBROKEN
  - ROLL FORMED STEEL CAP, EXTENDING THE LENGTH OF THE MEMBER. WALL MOLDINGS: HEMMED ANGLE MOLDING WITH NOMINAL EXPOSED FLANGE, MADE
  - FROM 9/16" EXPOSED FLANGE, MADE FROM .019" NOMINAL STEEL. HANGER WIRE: 12 GAGE MINIMUM DIAMETER GALVANIZED CARBON STEEL (ASTM A641), SOFT FEMPER, PRESTRETCHED, WITH A YIELD STRESS LOAD OF AT LEAST 3
  - FINISH: ALL STEEL ROLL-FORMED PARTS, INCLUDING CAP, SHALL BE CHEMICALLY CLEANED, ELECTROGALVANIZED AND PROTECTIVE-CONVERSION COATED. ALL EXPOSED SURFACES. EXCEPT ALUMINUM, SHALL THEN RECEIVE A BAKED POLYESTER FINISH. ALUMINUM CAPS SHALL BE ETCHED AND RECEIVE A LACQUER FINISH.

#### NON-RATED EXPOSED GRID SYSTEM

- PRODUCT: ARMSTRONG'S PRELUDE, 15/16" EXPOSED TEE SYSTEM. OR EQUAL GRID SIZE: 2'-0" X 4'-0" AND 2'-0" X 2'-0", AS PER REFLECTED CEILING PLAN.
- COLOR: FACTORY-PAINTED, WHITE.

#### 2.3 LAY-IN ACOUSTICAL PANELS

- AT-1 ARMSTRONG DUNE #1774 ANGLED TEGULAR #561
  - SIZE: 2'-0" X 2'-0"
  - COLOR: WHITE. NRC: 0.65.
  - CLASS A FLAME SPREAD 25 OR LESS. GRID: 15/16"
- AT-2 ARMSTRONG #1715. CLEAN ROOM MYLAR
- SIZE: 2'-0" X 2'-0" COLOR: WHITE. NRC: 0.55.
- CLASS A FLAME SPREAD 25 OR LESS. GRID: 15/16"
- SUBSTITUTIONS THE FOLLOWING MANUFACTURERS ARE ACCEPTABLE ONLY AFTER COMPLIANCE WITH REQUIREMENTS OF THIS SECTION. OTHER MANUFACTURERS ARE ACCEPTABLE FOR EVALUATION
- ONLY AFTER COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION. B. FOR CEILING GRID SYSTEM:
  - CHICAGO METALLIC CORPORATION. NATIONAL ROLLING MILLS INC/MALVERN, PENNSYLVANIA
  - USG INTERIORS. FOR CEILING PANELS:
- ARMSTRONG USG INTERIORS.

# PART 3 - EXECUTION

- 3.1 INSTALLATION
  - A. PREPERATION
    - VERIFY THAT EXISTING CONDITIONS ARE READY TO RECEIVE WORK. VERIFY THAT LAYOUT OF HANGERS WILL NOT INTERFERE WITH OTHER WORK. BEGINNING OF SUSPENDED ACOUSTICAL CEILING WORK MEANS ACCEPTANCE OF EXISTING
  - INSTALL CEILING SYSTEM AFTER MAJOR WORK ABOVE CEILING IS COMPLETE. COORDINATE THE
  - LOCATION OF HANGERS WITH OTHER WORK. INSTALL CEILING SYSTEM IN ACCORDANCE WITH ASTM C636, MANUFACTURER'S PUBLISHED
  - INSTRUCTIONS AND AS SUPPLEMENTED IN THIS SECTION. INSTALL CEILING SYSTEM CAPABLE OF SUPPORTING IMPOSED LOADS TO A DEFLECTION OF
  - VARIATION FROM FLAT TO LEVEL: 1/8 INCH IN 10 FEET.
  - HANG GRID SYSTEM INDEPENDENT OF WALLS, COLUMNS, DUCTS, PIPES AND CONDUIT. WHERE CARRYING MEMBERS ARE SPLICED, AVOID VISIBLE DISPLACEMENT OF FACE PLANE
  - WHERE DUCTS OR OTHER EQUIPMENT PREVENT THE REGULAR SPACING OF HANGERS. REINFORCE THE NEAREST AFFECTED HANGERS AND RELATED CARRYING CHANNELS TO SPAN THE EXTRA DISTANCE.
    - DO NOT SUPPORT FIXTURES OR OTHER COMPONENTS ON MAIN RUNNERS OR CROSS RUNNERS IF WEIGHT CAUSES TOTAL DEAD LOAD TO EXCEED DEFLECTION CAPABILITY. IF FIXTURES OR COMPONENTS ARE TOO HEAVY TO BE SUPPORTED FROM CEILING GRID.

THEN THE FIXTURES OR COMPONENTS SHALL BE SUPPORTED DIRECTLY FROM BUILDING

- DO NOT ECCENTRICALLY LOAD CEILING SYSTEM, OR PRODUCE ROTATION OF RUNNERS.
  - INSTALL EDGE MOLDING AT INTERSECTION OF CEILING AND VERTICAL SURFACES, USING LONGEST PRACTICAL LENGTHS.

SHALL BE REPLACED AT NO ADDITIONAL COST TO OWNER.

FIT BORDER PANELS NEATLY AGAINST ABUTTING SURFACES.

MITTER CORNERS. PROVIDE EDGE MOLDING AT JUNCTIONS WITH OTHER INTERRUPTIONS.

OF ADJACENT MEMBERS.

- INSTALLATION OF CEILING PANELS: INSTALL CEILING PANELS WHICH ARE FREE FROM TWIST, WARP, DENTS, DAMAGED EDGES AND OTHER DEFECTS DETRIMENTAL TO APPEARANCE AND FUNCTION. DAMAGED PANELS
  - FOR TEGULAR OR REVEAL EDGE PANELS: CUT AND REVEAL OR RABBIT EDGES OF CEILING FILES AT ALL BORDER AREAS AND VERTICAL SURFACES. 2.03 LAY-IN ACOUSTICAL PANELS

499 East Palmetto Park Rd. Suite 204 Boca Raton, FL 33432

T 561.479.9884 www.ccsarch.com Florida Registration Number AA26001852

#### CONSULTANTS:

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC. 7501 Wiles Rd, Coral Springs, FL 33067 (954) 227-1512

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS 4508 SW 24TH STREET FORT LAUDERDALE, FL 33317 PHONE: (954) 471-8657

**PROJECT** 

WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

JUNE 6, 2016

PROJECT NUMBER: 1600-1

No.	Date	Description

ADDENDA/REVISION

SEAL:

CYNTHIA C. SPRAY. AIA AR-94167

PROJECT

**SPECIFICATIONS** 

DRAWING TITLE:

DRAWING NO:

499 East Palmetto Park Rd. Suite 204 Boca Raton, FL 33432 T 561.479.9884 www.ccsarch.com Florida Registration Number AA26001852 CONSULTANTS:

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC. 7501 Wiles Rd. Coral Springs, FL 33067 (954) 227-1512

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS 4508 SW 24TH STREET FORT LAUDERDALE, FL 33317 PHONE: (954) 471-8657

PROJECT:

BAYS 33 WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-1

> ADDENDA/REVISION Description

JUNE 6, 2016

SEAL:

CYNTHIA C. SPRAY. AIA AR-94167

DRAWING TITLE:

PROJECT **SPECIFICATIONS** 

DRAWING NO:

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3.03 APPLICATION
A. General:
1. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.
2. Apply products in accordance with manufacturer's instructions.
3. Where adjacent sealant is to be painted, do not apply finish coats until sealant is applied.
4. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
5. Apply each coat to uniform appearance.
6. Dark Colors and Deep Clear Colors: Regardless of number of coats specified, apply as many coats as necessary for complete hide.
7. Sand wood and metal surfaces lightly between coats to achieve required finish.
8. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
9. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.
B. Additional Requirements for Cement Plaster (Stucco):
 1. For uniformity of color, texture and sheen, use consistent application techniques M.C. Harry and Associates, Inc.
   PAINTING AND COATING Architecture/Engineering/Planning Rohde Building - Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 11 of 12
2. Apply coating material in two (2) coats; total dry film thickness (DFT) per manufacturer's requirements for 10-year warranty, but not less than 12 mils.
3. Multiple coats may be required when color difference between existing and new coatings is significant.
4. Maintain proper wet film thickness (WFT) during application, to ensure performance characteristics desired.
5. Work to natural break in surfaces before stopping work.
6. Work from wet edge with 50 percent overlap.
7. Use sufficient material to obtain pinhole-free, consistent film build on treated surfaces.
8. Priming:
a. Apply primer to all previously unpainted plaster/stucco, and to previously painted plaster/stucco that are chalking or friable (powdery) after power washing.
b. Fill porous surfaces with primer, and back-roll to eliminate pinholes. Apply by working material into pores, crevices and joints.
   Allow primer to dry before proceeding (typically 24 to 48 hours).
c. Apply finish coats after primer has dried, and in accordance with manufacturer's instructions.
Application:
a. By Brush:
(1) Application by brush is recommended only for small inaccessible areas such as touch-ups.
(2) Use only nylon brushes.
b. By Roller:
(1) Use a 3/4 inch to 1-1/4 inch (12/5 mm to 32 mm) nap roller cover (lamb's wool)
(2) Completely saturate roller and keep it loaded with coating to building required thickness
(3) Roll coating in consistent fan-like pattern, to achieve uniform coating thickness.
(4) Cross-roll to achieve uniform thickness and maintain wet edge. Back-roll material in one direction, as stroke variations may result in uneven color and texture.
(1) Smooth Texture: Use airless equipment.
(2) Fine or Coarse Texture: Use heavy-duty sprayer designed for application of coatings that contain sand particles, with gun pressure of approximately 30 psi (0.21 MPa).
(3) Back-rolling after spray application is strongly recommended, to achieve uniform coating thickness and texture.
3.04 CLEANING
A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.M.C. Harry and Associates, Inc.
   PAINTING AND COATING Architecture/Engineering/Planning Rohde Building - Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 12 of 12
3.05 PROTECTION
A. Protect finished coatings until completion of project.
B. Touch-up damaged coatings after Substantial Completion.
3.06 PAINTING SYSTEMS SCHEDULE
A. Exterior Surfaces:

    Concrete / Cement Plaster (Stucco) Walls and Vertical Surfaces: Finish all surfaces exposed to view; Paint CE-OP-3L; color(s) to match existing.
    Steel Doors and Frames: Finish all surfaces exposed to view; Paint ME-OP-3L or Paint MgE-OP-3L, as appropriate; color(s) to match existing.

3. Other Surfaces: As indicated on drawings; color(s) as selected by Architect.
B. Interior Surfaces:

    Concrete / CMU Walls and Vertical Surfaces: Finish all surfaces exposed to view; Paint CI-OP-3L; color as selected by Architect.
    Concrete Ceiling and Overhead Surfaces: Finish all surfaces exposed to view; Paint CI-OP-3L; color as selected by Architect.

3. Concrete Floor Surfaces: Finish all surfaces exposed to view; Paint I-OP-FL; color as selected by Architect.
4. Steel Doors and Frames: Finish all surfaces exposed to view; Paint MI-OP-3L or Paint MgI-OP-3L, as appropriate; color as selected by Architect.
5. Other Surfaces: As indicated on drawings; color(s) as selected by Architect.
END OF SECTION
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SECTION 10800 -- TOILET AND RELATED ACCESSORIES:

A. TYPE: TOILTET ARE RELATED ACCESSORIES OF STAINLESS STEEL CONSTRUCTION, WITH

ACCESSORIES AND ATTACHMENTS, SURFACE MOUNTED.

1. STAINLESS STEEL STREET: ASTM A167, COMMERCIAL GRADE, 22 GAGE MINIMUM.

2. JOINTS: WELDED AND SMOOTH.3. EXPOSED SURFACES: FORMED FROM ONE SHEET OF STOCK FREE OF JOINTS.

4. FASTENERS, SCREWS, ANF BOLTS: RUST-RESISTANT.

5. SURFACES: FARMED WITHOUT DISTORTION, SCRATCHES AND DENTS.6. MODEL NUMBER AND QUANTITY AS INDICATED IN SCHEDULES AND ON DRAWINGS.

0. MODEL NOMBERTAND QUANTITY AS INDICATED IN SCHEDULES AND ON DIVAVINGS.

B. MINIMUM QUALITY STANDARD: PRODUCTS OF BARBICK, AMERICAN SPECIALTIES INC., BRADLEY CORPORATION, OR APPROVED SUBSTITUTE.

C. BACK PAINT COMPONENTS WHERE CONTACT IS MADE WITH BUILDING FINISHES TO PREVENT

ELECTROLYSIS.

D. INSTALLATION: INSTALL ACCESSORY ITEMS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS FOR HANDICAP ACCESSIBILITY.

1. DELIVERY INSTERTS AND ROUGH-IN FRAMES TO JOBSITE AT APPROPRIATE TIME FOR INSTALLATION. PROVIDE TEMPLATES AND ROUGH-IN MEASURMENTS AS REQUIRED.

2. BEFORE STARTING WORK NOTIFAY ARCHITECT IN WRITING OF ANY CONFLICTS DETRIMENTAL

2. BEFORE STARTING WORK NOTIFAY ARCHITECT IN WRITING OF ANY CONFLICTS DETRIMENTAL TO INSTALLATION OR OPERATION OF UNITS.

3. INSTALL PLUMB AND LEVEL, SECURELY AND RIGIDLY ANCHORES TO SUBSTRATE.

4. USE TAMPER-PROOF FASTENERS.E. SCHEDULE OF ACCESSORIES

1. REFER TO DRAWINGS

ARCHITECTURAL ENTERPRISES, INC.
499 East Palmetto Park Rd.
Suite 204
Boca Raton, FL 33432

T 561.479.9884 www.ccsarch.com Florida Registration Number AA26001852

CONSULTANTS:

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC. 7501 Wiles Rd, Coral Springs, FL 33067 (954) 227-1512

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS 4508 SW 24TH STREET FORT LAUDERDALE, FL 33317 PHONE: (954) 471-8657

PROJECT:

BAYS 33 WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER:

JUNE 6, 2016

ADDENDA/REVISION

Date Description

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

PROJECT SPECIFICATIONS

DRAWING NO: