

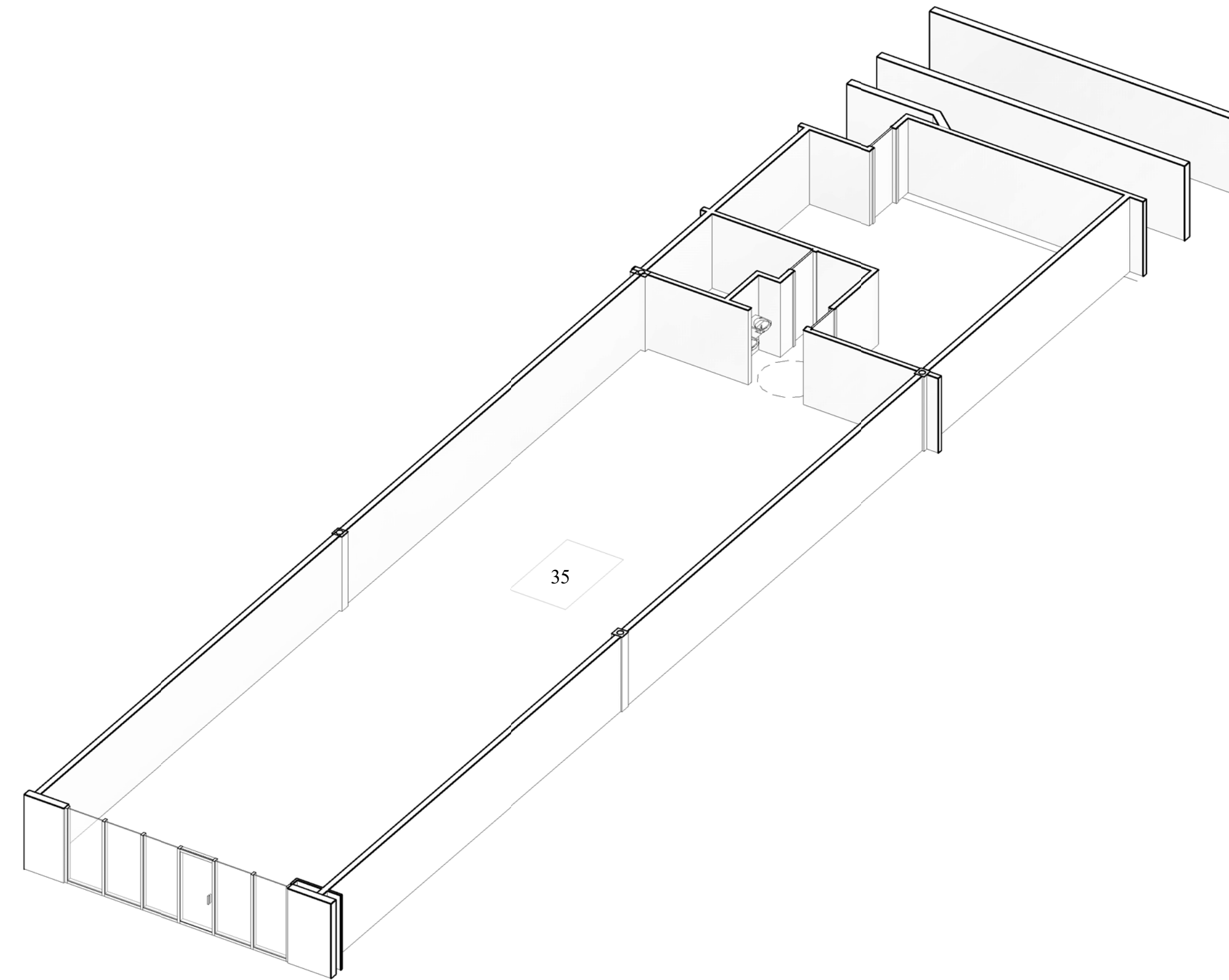
FINAL CONTRACT DOCUMENTS

JUNE 6, 2016

CCS

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



WESTGATE SHOPPING CENTER INTERIOR IMPROVEMENTS

BAY 35
WESTGATE SHOPPING CENTER
100 N STATE ROAD 7
PLANTATION, FL 33317
CCS PROJECT: 1600-2

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 TABLE 503:
CONSTRUCTION TYPE IS 1B.

NFPA 1
NFPA 101
OCCUPANCY IS:
CH 31 - EXISTING MERCANTILE

BUILDING FIRE PROTECTION:

AREA SPRINKLERED:
BUILDING IS SPRINKLERED

REQUIRED ASSEMBLY RATINGS:
PER FBC TABLE 601
STRUCTURAL FRAME 2 HOUR
BEARING WALLS - EXTERIOR 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: 45,320 SQFT
PROJECT AREA: 2,375 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 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

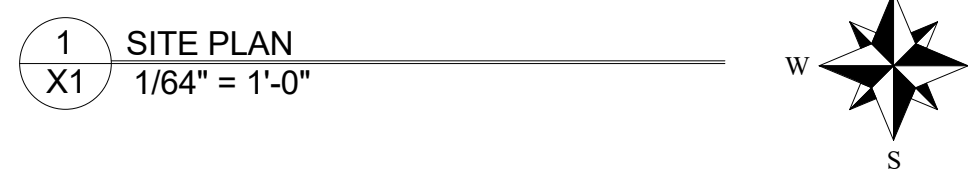
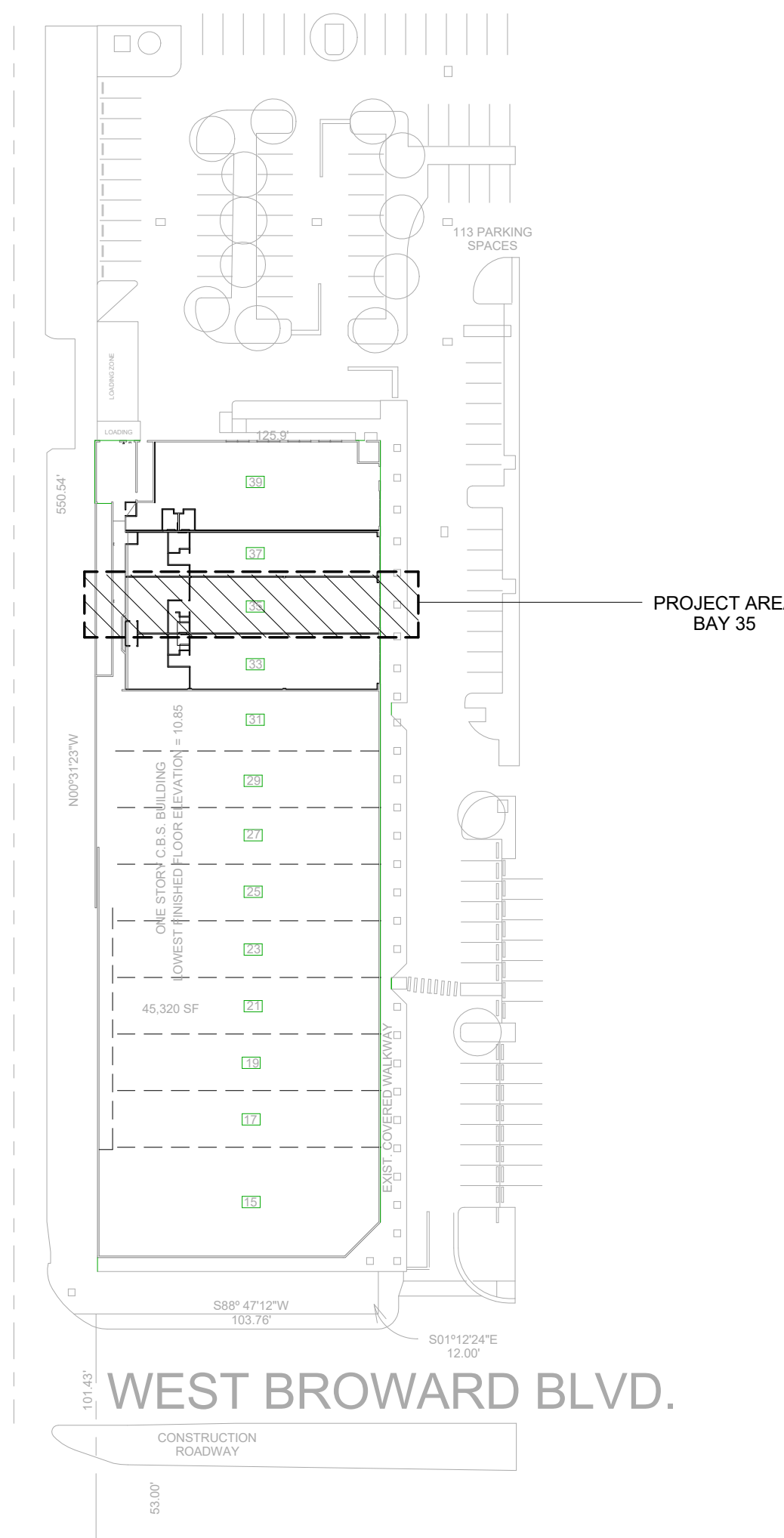
THIS IS A PROJECT TO PREPARE BAY 35 AT THE WESTGATE SHOPPING CENTER FOR FUTURE TENANT.
WORK INCLUDES AN ADA BATHROOM, DRINKING FOUNTAIN AND ELECTRICAL PANEL TO THE BAY.

PROJECT DESIGN TEAM

ARCHITECTURE & INTERIORS
CCS ARCHITECTURE AND INTERIOR DESIGN
499 EAST PALMETTO PARK ROAD
SUITE 204
BOCA RATON, FL 33432
TEL 561-479-9884
WWW.CCSARCH.COM
AA26001852

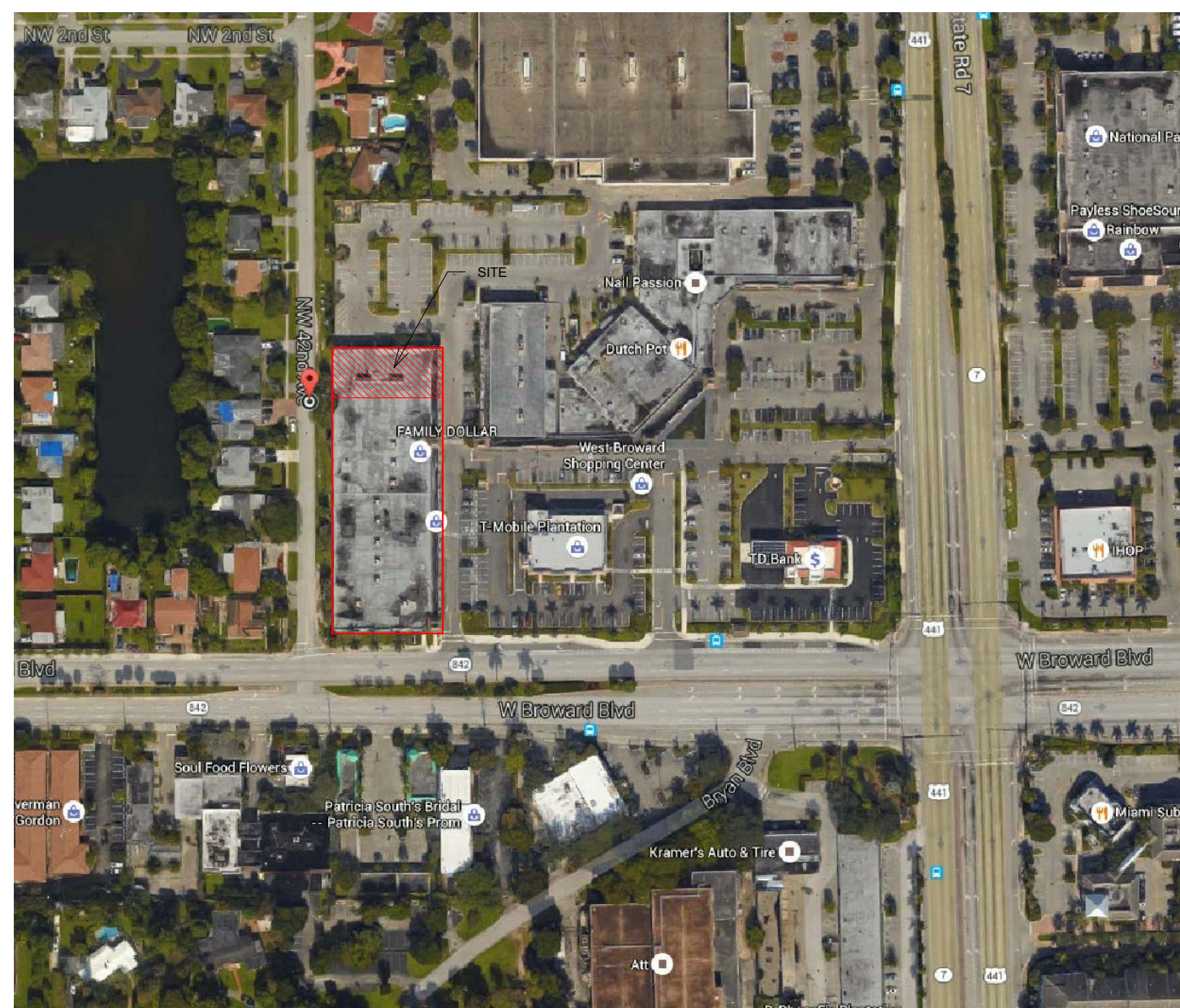
ELECTRICAL, MECHANICAL, PLUMBING ENGINEERING
UNITED AMERICAN ENGINEERS CONSULTING ENGINEERS
4508 SW 24TH STREET
FORT LAUDERDALE, FL 33317
TEL 954-471-8657

PROJECT DRAWING INDEX		
Sheet Number	Sheet Name	SHEET ORDER
1-ARCHITECTURAL		
GN-001	COVER SHEET	1
X1	PROJECT INFORMATION	2
A1.0	DEMOLITION FLOOR PLAN	3
A2.0	NEW WORK FLOOR PLAN	4
A3.0	REFLECTED CEILING PLAN	5
A4.0	BATHROOM TYPICAL ENLARGED PLANS AND INTERIOR ELEVATIONS	6
A8.0	CONSTRUCTION DETAILS	7
A9.0	DOOR AND HARDWARE SCHEDULE	8
A10.0	PROJECT SPECIFICATIONS	9
A10.1	PROJECT SPECIFICATIONS	10
A10.2	PROJECT SPECIFICATIONS	11
A10.3	PROJECT SPECIFICATIONS	12
A10.4	PROJECT SPECIFICATIONS	13
A10.5	PROJECT SPECIFICATIONS	14
2-STRUCTURAL		
S1	STRUCTURAL NOTES, KEYPLAN, FRAMING PLAN AND DETAILS	15
3-ELECTRICAL		
E1	ELECTRICAL PLAN	16
E2	ELECTRICAL RISER, PANEL, SPECIFICATIONS	17
4-MECHANICAL		
M1	MECHANICAL PLAN	18
5-PLUMBING		
P1	PLUMBING PLAN	19



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.
- 011. GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- 012. PROJECT SUBMITTALS AND SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT AS PER THE PROJECT SPECIFICATIONS SECTION 01 33 00 LISTED IN THE PLANS.
- 013. PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH A COMPLETE LIST OF ITEMS REQUIRING ARCHITECTURAL, ELECTRICAL, MECHANICAL AND 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.



2 LOCATION MAP
X1 N.T.S.

CCS
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 Willes 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:
BAY 35
WESTGATE SHOPPING CENTER
100 N STATE ROAD 7
PLANTATION, FL 33317
INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2
DATE: JUNE 6, 2016

ADDENDA/REVISION		
No.	Date	Description

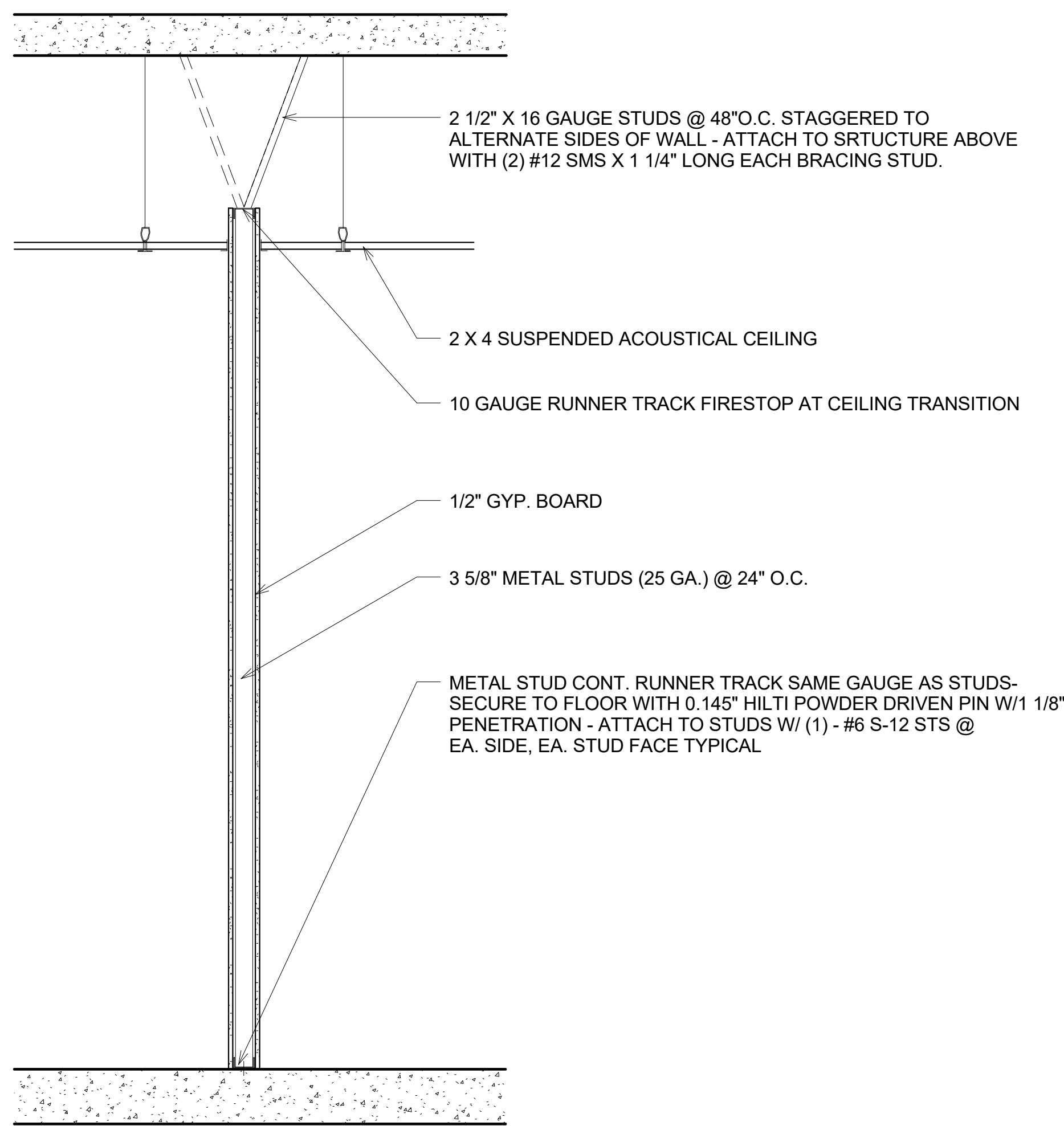
SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

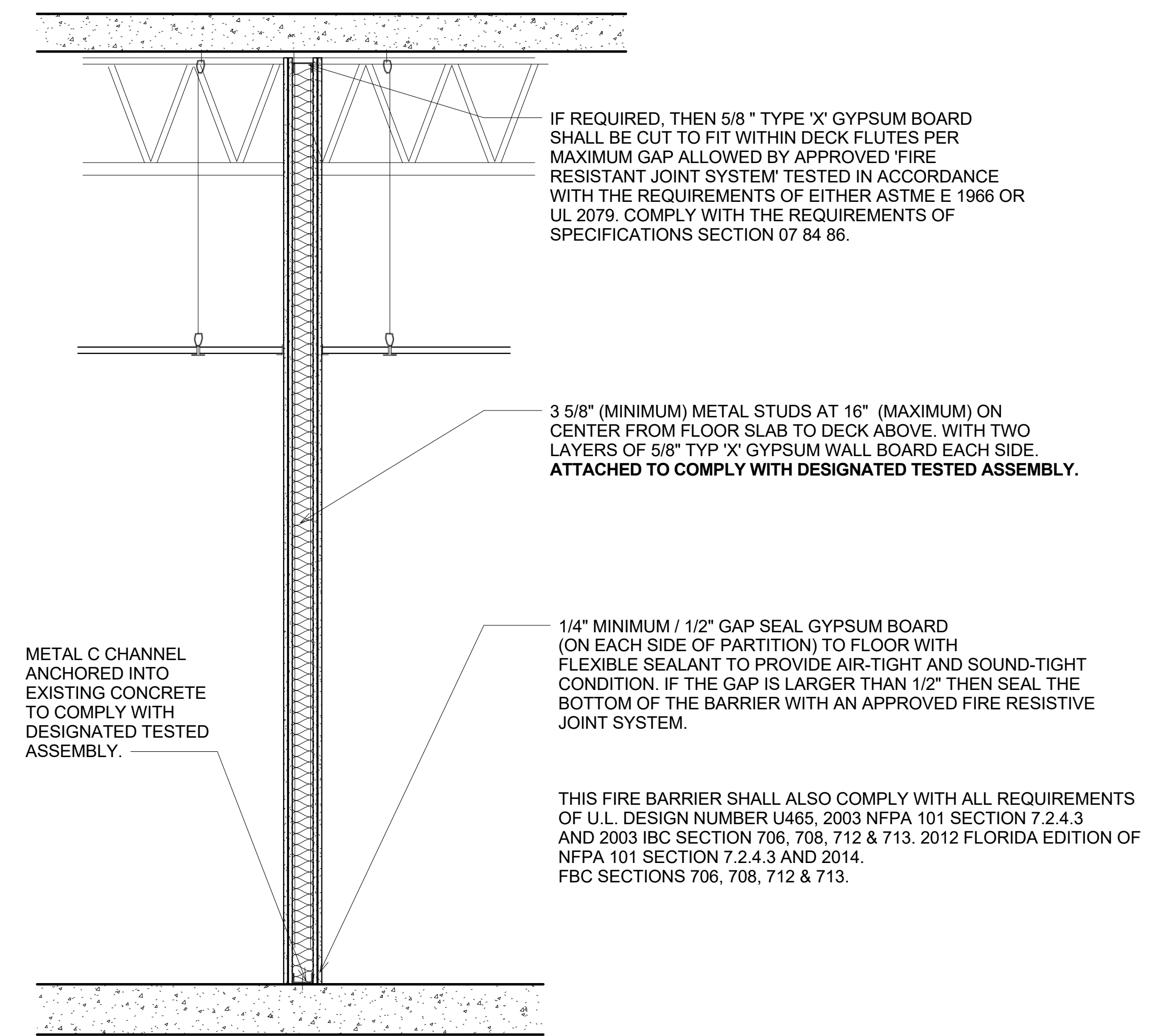
DRAWING TITLE:

PROJECT INFORMATION

DRAWING NO:
X1



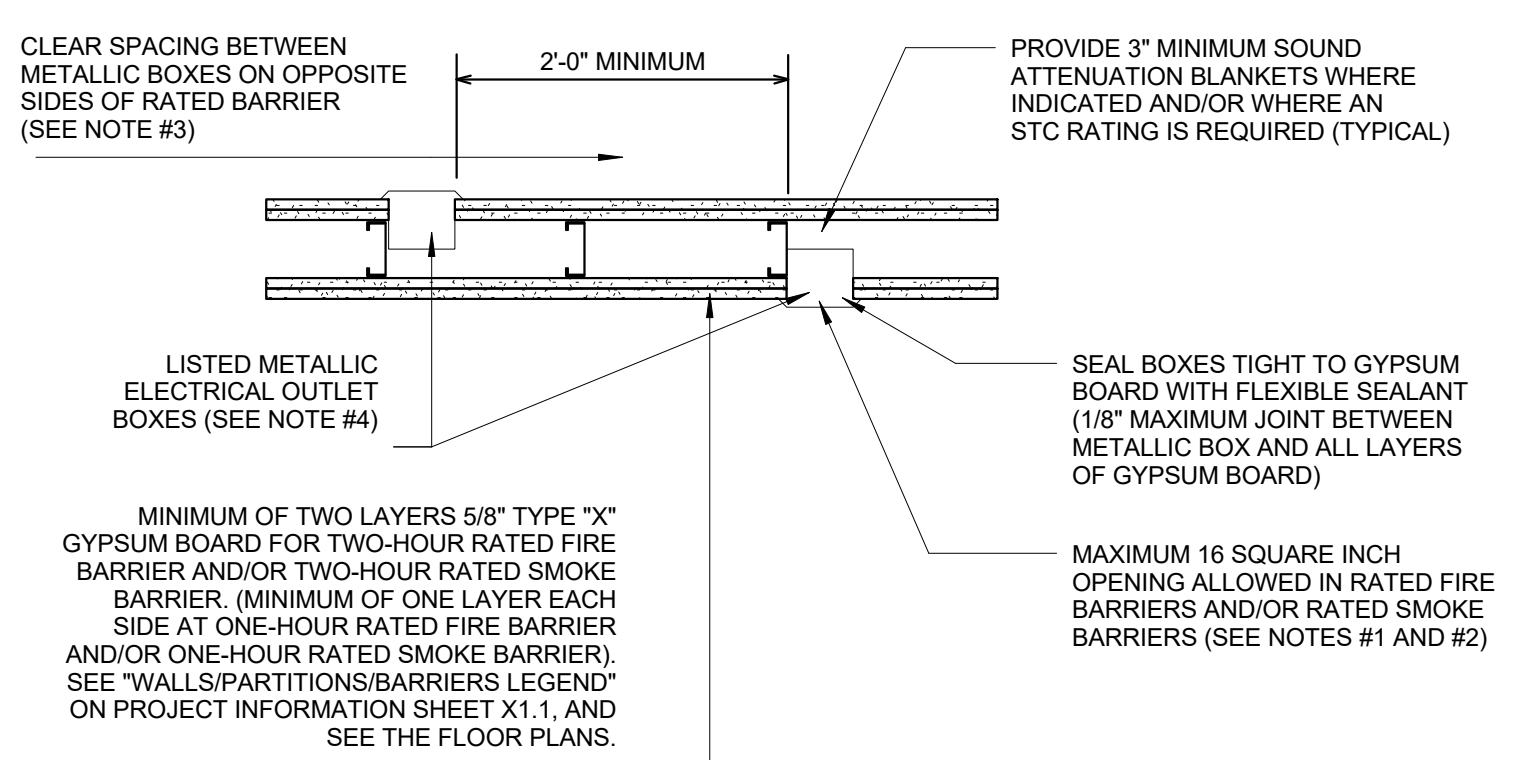
1 WALL TYPE 'A' NONRATED INTERIOR PARTITION
A8.0 3/4" = 1'-0"



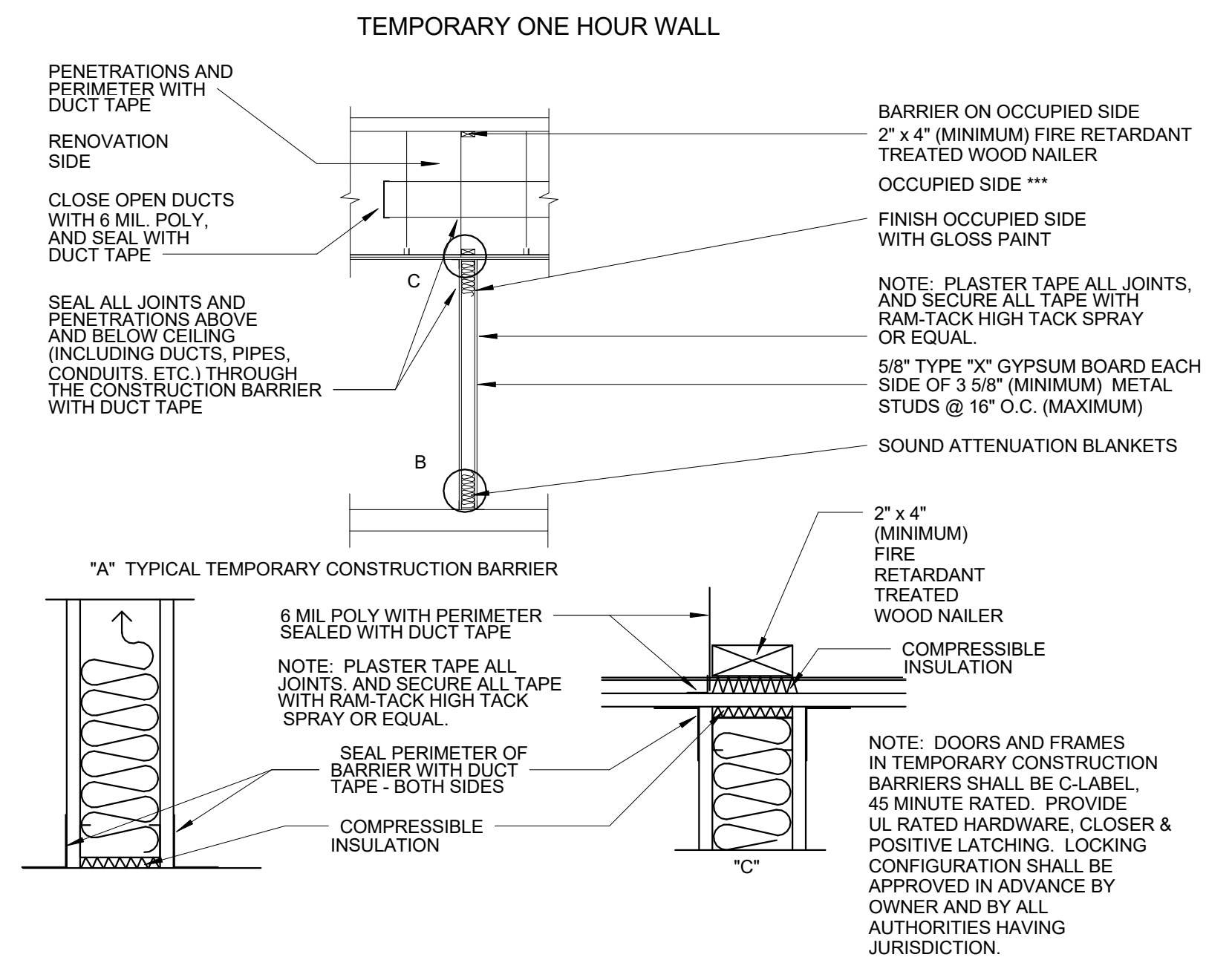
3 WALL TYPE 'C' ONE HOUR RATED FIRE BARRIER
A8.0 3/4" = 1'-0"

NOTES:

- 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.
- 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 1, 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'.
- 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.
- 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.
- NOTE: METALLIC ELECTRICAL OUTLET BOXES CANNOT BE RECESSED INTO ANY WALL OR BARRIER WITH A RATING GREATER THAN TWO-HOURS.



4 METALLIC ELECTRICAL OUTLET BOXES RECESSED IN RATED FIRE BARRIERS AND/OR RATED SMOKE BARRIERS
A8.0 12" = 1'-0"



2 WALL TYPE- TEMPORARY ONE-HOUR FIRE BARRIER
A8.0 12" = 1'-0"

CCS
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 Willes 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:
BAY 35
WESTGATE SHOPPING CENTER
100 N STATE ROAD 7
PLANTATION, FL 33317
INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2
DATE: JUNE 6, 2016

ADDENDA/REVISION		
No.	Date	Description

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	OCL161 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
3	Door Silencers	1229A		TR

SET NUMBER 2:

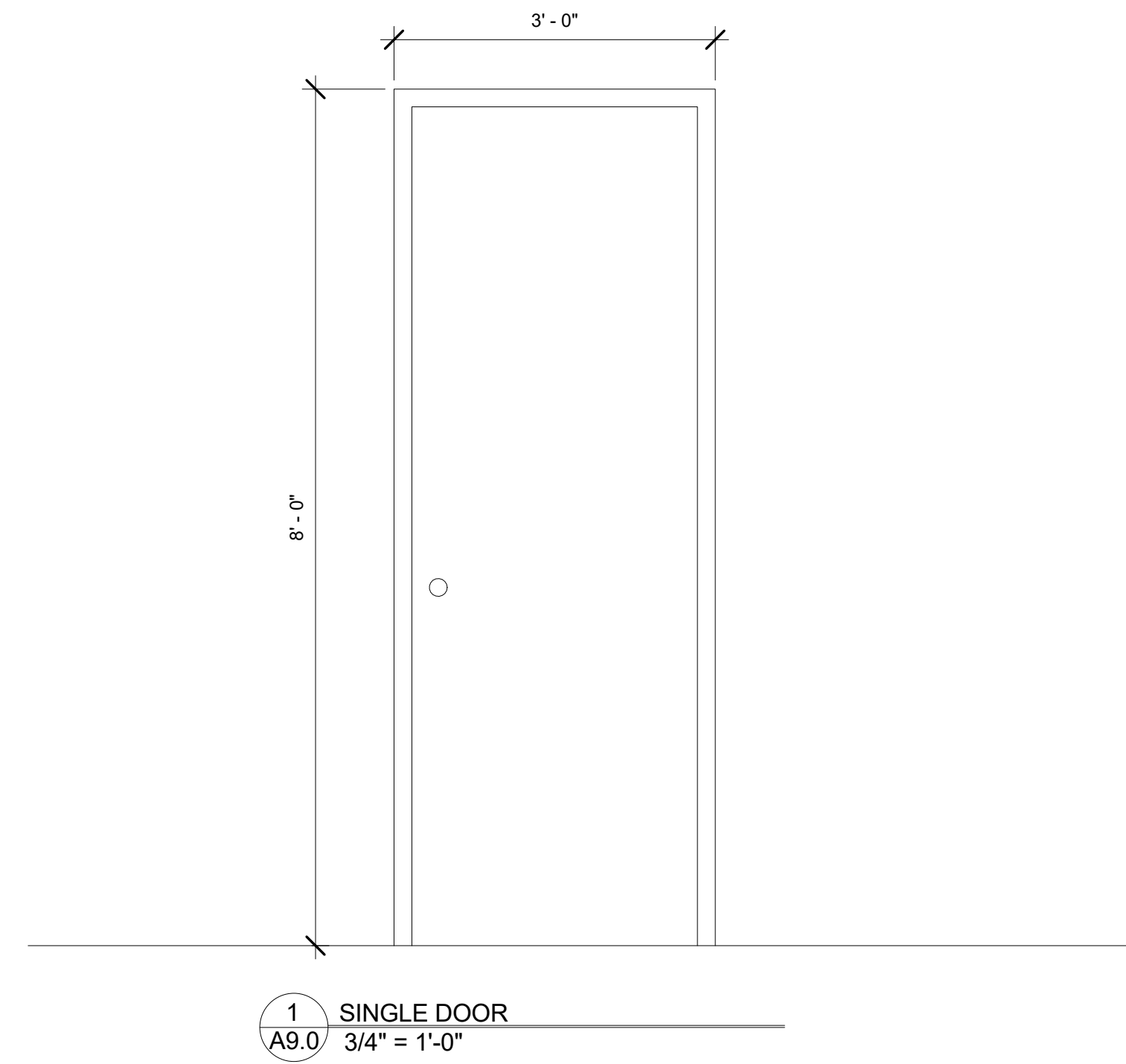
Doors: 101, 104, 108, 111, 112

3	Hinges	FBB179 4 1/2 X 4 1/2	US26D	ST
1	Privacy Set	OCL140 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	ST
1	Lockset	OCL151 E 478S LC	626	SH
1	Cormax Core	1CM-7MJ12	626	BE
1	Door Closer	CLD-3550 EDA	689	SD
1	Wall Bumper	1270WV	630	TR
1	Gasketing	5050 B @ Head and Jamb		NA
1	Threshold	As Detailed		BY



DOOR, FRAME AND HARDWARE SCHEDULE														
REVISION NUMBER	SPACE NO. / DOOR DESIGNATION	From Room: Name	DOOR				FRAME			HARDWARE			REMARKS	
			SIZE		DESCRIPTION	DESCRIPTION		DETAILS		FIRE RATING LABEL	SET NUMBER	KEY SIDE SPACE		
			WIDTH	HEIGHT	THICKNESS	MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME GLASS				
	102	BAY 33	3' - 0"	8' - 0"	0' - 1 3/4"	METAL	SINGLE		METAL			20 MIN.	2	CORR 103
	104	ADA TLT ROOM	3' - 0"	8' - 0"	0' - 1 3/4"	METAL	SINGLE		METAL				3	
	105	BAY35	3' - 0"	8' - 0"	0' - 1 3/4"	METAL	SINGLE		METAL				1	
	106	BACK ROOM	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 33

CCS
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 Willes 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:
BAY 35
WESTGATE SHOPPING CENTER
100 N STATE ROAD 7
PLANTATION, FL 33317
INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2
DATE: JUNE 6, 2016

ADDENDA/REVISION		
No.	Date	Description

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

DOOR AND HARDWARE SCHEDULE

DRAWING NO:
A9.0

DOOR, FRAME AND HARDWARE NOTES AND ABBREVIATIONS

- | | | |
|--|---|--|
| <p>900. STUDY AND COMPARE THE DRAWINGS, LEGENDS, NOTES AND REPORT ANY ERRORS, OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.</p> <p>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.)</p> <p>902. SEAL ALL FRAMES CONTINUOUSLY TO WALL WHERE THERE IS 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 FINISH BASE AND OR FLOOR MATERIAL SHALL BE REMOVED AND REINSTALLED TO ELIMINATE THE GAP.</p> <p>903. 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.</p> <p>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 ACCEPTABLE.</p> <p>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.</p> <p>906. ALL THRESHOLDS SHALL CONFORM TO THE MOST STRINGENT OF THE ADA LAW OR OTHER ACCESSIBILITY CODES WHICH ARE ENFORCEABLE IN THE JURISDICTION.</p> <p>907. VERIFY THAT DOOR CLOSERS AND OTHER HARDWARE WILL ALLOW 180 DEGREES WHEN A 180 DEGREE DOOR SWING IS EITHER SHOWN ON THE FLOOR PLAN OR INDICATED IN THE DOOR SCHEDULE.</p> <p>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 LINED AND FIRE RATED.</p> <p>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 CONSTRUCTION TOLERANCES. COMPLY WITH NOTES 909 AND 910.</p> | <p>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.</p> <p>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 MANUAL.</p> <p>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.</p> <p>913. INSTALLATION OF ALL HARDWARE, DOORS AND FRAMES SHALL CONFORM TO NFPA 80 AND WITH OTHER CODES ENFORCED BY THE AUTHORITY HAVING JURISDICTION.</p> <p>914. CONTRACTOR TO VERIFY ALL EXISTING OPENINGS FOR REPLACEMENT DOORS PRIOR TO SUBMITTING SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND/OR PLACING ORDER.</p> | <p>FIRE RATING DESIGNATIONS:</p> <p>A-180 = 'A' LABEL = 180 MINUTE FIRE RATED
 B-90 = 'B' LABEL = 90 MINUTE FIRE RATED
 C-60 = 'C' LABEL = 60 MINUTE FIRE RATED
 C-45 = 'C' LABEL = 45 MINUTE FIRE RATED
 10 MIN = 20 MINUTE LABEL = 20 MINUTE FIRE RATED</p> <p>ALUM = ALUMINUM
 AUTO = AUTOMATIC DOOR (INTEGRAL HOLD OPEN NOT ALLOWED)
 AUTO IW/HO = AUTOMATIC DOOR WITH INTEGRAL HOLD OPEN
 ETR = EXISTING TO REMAIN
 EMHO = ELECTROMAGNETIC HOLD OPEN
 FIRE GL = FIRE RATED GLASS
 GALV ST = GALVANIZED STEEL
 HM = HOLLOW METAL
 HM LL = HOLLOW METAL - LEAD LINED
 LAM GL = LAMINATED SAFETY GLASS
 LEAD. LEAD GL = LEAD SAFETY GLASS (NON RATED USE ONLY)
 LL = LEAD LINED
 LS = LIGHT SEALS
 MEX = MATCH EXISTING
 OPP HD; OH = OPPOSITE HAND
 PR = PAIR OF DOORS
 SOUND = SOUND DOOR (FLUSH DOOR TYPE)
 SIM = SIMILAR
 SSTL = STAINLESS STEEL
 STL = STEEL
 TEMP. TEMP GL = TEMPERED SAFETY GLASS (NON RATED USE ONLY)
 TRR = TEMPERATURE RATING
 WD = WOOD DOOR
 WD LL = WOOD DOOR LEAD LINED</p> |
|--|---|--|

SECTION 08 21 00 - WOOD DOORS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. 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.
B. FINISH HARDWARE FOR WOOD DOORS, SECTION 08 71 00.

1.2 SUBMITTALS

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

1.3 WARRANTY

- A. 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

- A. ALGOMA HARDWOODS
B. EGGERS HARDWOOD PRODUCTS CORPORATION
C. GRAHAM
D. MOHAWK
E. VT INDUSTRIES
F. WEYERHAEUSER CORPORATION
G. OTHER MANUFACTURERS ARE ACCEPTABLE FOR REVIEW ONLY AFTER COMPLIANCE WITH THIS SECTION.

2.2 NON-RATED DOORS

- A. DOOR CONSTRUCTION: NON-RATED DOORS SHALL BE FABRICATED TO MEET THE REQUIREMENTS OF NWMA I.S. 1-80 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:
1. THICKNESS: 1-3/4"
2. DOOR VENEERS: AS SPECIFIED UNDER "VENEER" IN THIS SECTION.
3. 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.
4. STILES: HARDWOOD, 1-1/2" HARDWOOD AT TOP AND BOTTOM.
5. RAILS: 1-1/8 INCHES
6. STRIKE EDGES: BEVELED.
7. PREFITTED TO FRAMES AT FACTORY: REQUIRED.
8. BOTTOM OF DOORS: 5/8" MAXIMUM UNDERCUT EXCEPT WHERE 3/4" UNDERCUT IS SPECIFICALLY INDICATED IN THE DOOR AND FRAME SCHEDULE.
9. PRE-MACHINED FOR SCHEDULED HARDWARE AT FACTORY.

2.3 VENEER

- A. INTERIOR DOORS:
1. WOOD VENEER:
a. PREMIUM WITH GRADE A FACE, 5 PLY WOOD VENEER.
b. 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

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

3.2 INSTALLATION

- A. GENERAL: HANDLE DOORS WITH CLEAN GLOVES.
1. DO NOT DRAG DOORS ACROSS FLOORS.
2. DO NOT DRAG DOORS ACROSS FLOOR.
B. INSTALL DOORS IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS.
1. DOORS SHALL BE INSTALLED PLUMB, AND FIT SQUARE IN FRAME WITH MAXIMUM DIAGONAL AND VERTICAL DISTORTION OF 1/16".
2. THE COMPLETED DOOR WORK SHALL BE COMPLETE WITH ACCESSORIES AS SPECIFIED IN THIS SECTION AND IN ACCORDANCE WITH CONTRACT DOCUMENTS.
C. DOOR CLEARANCES:
1. 1/8" AT JAMBS AND HEADS.
2. 1/8" AT MEETING STILES FOR PAIRS OF DOORS.
3. AT THRESHOLDS: AS REQUIRED TO COMPLY WITH SCHEDULED DOOR HARDWARE.
D. DOOR HARDWARE: INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 08712.

3.3 ADJUSTING / CLEANING/ PROTECTING

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

SECTION 08 21 00 - FINISH HARDWARE

PART 1 - GENERAL

1.4 SUBMITTALS

- A. SUBMIT PRODUCT DATA AND SCHEDULES.
B. HARDWARE SCHEDULE: COMPLETE MATERIALS LIST OF ALL ITEMS PROPOSED TO BE FURNISHED AND DELIVERED UNDER THIS SECTION.
C. MANUFACTURER'S PRODUCT DATA: INDICATING FULL COMPLIANCE WITH REQUIREMENTS OF THIS SECTION.

1.5 DELIVERY, HANDLING, STORAGE

- A. PACKING AND MARKING: INDIVIDUALLY PACKAGE EACH UNIT OF FINISH HARDWARE, COMPLETE WITH PROPER FASTENINGS AND APPURTENANCES, CLEARLY MARKED ON THE OUTSIDE TO 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 REQUIRED.
B. REPLACEMENTS: IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

1.6 OPERATION AND MAINTENANCE DATA

- A. TOOLS FOR MAINTENANCE: FURNISH A COMPLETE SET OF SPECIALIZED TOOLS AS NEEDED FOR OWNER'S CONTINUED ADJUSTMENT, MAINTENANCE AND REMOVAL AND REPLACEMENT OF BUILDERS HARDWARE.

1.7 KEYING

- A. GENERAL: SUPPLIER WILL MEET WITH OWNER TO FINALIZE KEYING REQUIREMENTS AND OBTAIN FINAL INSTRUCTIONS IN WRITING.
B. PROVIDE LOCKS WITH SIX PIN TUMBLER CYLINDERS, KEYED, KEYED ALIKE, MASTER KEYED AND GRAND MASTER KEYED AS DIRECTED BY ARCHITECT, INCLUDING THE FOLLOWING:
1. FOUR CHANGE KEYS FOR EACH CYLINDER.
2. SIX MASTER KEYS FOR EACH MASTER KEY GROUP.
3. SIX GRANDMASTER KEYS FOR EACH GRANDMASTER KEY GROUP.
4. MATCH EXISTING KEYING SYSTEM.
C. CONSTRUCTION MASTER KEY FEATURE: SHALL PERMIT VOIDING OF CONSTRUCTION KEYS WITHOUT REMOVING CYLINDER.
D. DELIVER ALL PERMANENT KEYS, MASTER KEYS AND GRAND MASTER KEYS, TO THE GENERAL 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.
E. TEMPORARY CONSTRUCTION ACCESS DOORS SHALL HAVE THE FOLLOWING HARDWARE: SCHLAGE D53PD RHODES LOCK 626 "E" KEYWAY, KEYING "O" BIT, LCN 4041 DOOR CLOSER AND VON DUPRIN 88 PANIC DEVICE.

PART 2 - PRODUCTS

2.1 HARDWARE

- A. FINISH: PROVIDE US26D SATIN FINISH CHROME FOR HARDWARE. WHERE US26D IS NOT AVAILABLE FOR THE SPECIFIED ITEM, PROVIDE FINISH TO MATCH.
1. LACQUER FINISH DOOR CLOSERS TO MATCH LOCKSET.
B. KEYS: PROVIDE KEYS OF NICKEL SILVER ONLY.
1. STAMP KEY BOWS "DO NOT DUPLICATE".
2. STAMP KEY BOWS WITH CHANGE NUMBER.
C. ALL DOOR HANDLES SHALL BE LEVERED TO MEET A.D.A. REQUIREMENTS.

PART 3 - PRODUCTS

3.1 INSTALLATION

- A. MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN "RECOMMENDED LOCATIONS FOR BUILDERS' HARDWARE" BY THE DOOR AND HARDWARE INSTITUTE (DHI) AND IN COMPLIANCE WITH ADA REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFICALLY INDICATED OR REQUIRED TO COMPLY WITH GOVERNING REGULATIONS AND EXCEPT AS MAY BE OTHERWISE DIRECTED BY THE ARCHITECT.
B. INSTALL EACH HARDWARE ITEM IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE REMOVAL, STORAGE AND REINSTALLATION OR APPLICATION OF 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.
C. SET UNITS LEVEL, PLUMB AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE AS NECESSARY FOR PROPER INSTALLATION AND OPERATION.
D. DRILL AND COUNTERSINK UNITS WHICH ARE NOT FACTORY-PREPARED FOR ANCHORAGE FASTENERS, SPACE FASTENERS AND ANCHORS IN COORDANCE WITH INDUSTRY STANDARDS.

SECTION 08 71 00 DOOR HARDWARE

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes: Finish Hardware for door openings, except as otherwise specified herein.
1. Door hardware for steel (hollow metal) doors.
2. Door hardware for aluminum doors.
3. Door hardware for wood doors.
4. Door hardware for other doors indicated.
5. Keyed cylinders as indicated.
B. Related Sections:
1. Division 6: Rough Carpentry.
2. Division 8: Aluminum Doors and Frames
3. Division 8: Hollow Metal Doors and Frames.
4. Division 8: Wood Doors.
5. Division 26: Electrical
6. Division 28: Electronic Security
C. References: Comply with applicable requirements of the following standards. Where these standards conflict with other specific requirements, the most restrictive shall govern.
1. Builders Hardware Manufacturing Association (BHMA)
2. NFPA 101 Life Safety Code
3. NFPA 80 - Fire Doors and Windows
4. ANSI-A156.xx- Various Performance Standards for Finish Hardware
5. UL10C - Positive Pressure Fire Test of Door Assemblies
6. ANSI-A117.1 - Accessible and Usable Buildings and Facilities 2009
7. DHI /ANSI A115.IG - Installation Guide for Doors and Hardware
8. Florida Building Codes for Hurricane (NOA) for exterior openings.
D. Intent of Hardware Groups
1. Should items of hardware not definitely specified be required for completion of the Work, furnish such items of type and quality comparable to adjacent hardware and appropriate for service required.
2. 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 appropriate to the service intended.
E. Allowances
1. Refer to Division 1 for allowance amount and procedures.
F. Alternates
1. Refer to Division 1 for Alternates and procedures.

1.1 SUBSTITUTIONS:

- A. Comply with Division 1.
B. Special Submittal Requirements: Combine submittals of this Section with Sections listed below to ensure the "design intent" of the system/assembly is understood and can be reviewed together.
Product Data: Manufacturer's specifications and technical data including the following:
1. Detailed specification of construction and fabrication.
2. Manufacturer's installation instructions.
3. Wiring diagrams for each electric product specified. Coordinate voltage with electrical before submitting.
4. Submit 6 copies of catalog cuts with hardware schedule.
5. Provide 9001-Quality Management and 14001-Environmental Management for products listed in Materials Section 2.2

- A. Shop Drawings - Hardware Schedule: Submit 6 complete reproducible copy of detailed hardware schedule in a vertical format.
1. List groups and suffixes in proper sequence.
2. Completely describe door and list architectural door number.
3. Manufacturer, product name, and catalog number.
4. Function, type, and style.
5. Size and finish of each item.
6. Mounting heights.
7. Explanation of abbreviations and symbols used within schedule.
8. 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.
B. 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.
1. Templates, wiring diagrams and "reviewed Hardware Schedule" of electrical terms to electrical for coordination and verification of voltages and locations.
C. Samples: (If requested by the Architect)
1. 1 sample of Lever and Rose/Escutcheon design, (pair).
2. 3 samples of metal finishes
D. Contract Closeout Submittals: Comply with Division 1 including specific requirements indicated.
1. Operating and maintenance manuals: Submit 3 sets containing the following.
a. Complete information in care, maintenance, and adjustment, and data on repair and replacement parts, and information on preservation of finishes.
b. Catalog pages for each product.
c. Name, address, and phone number of local representative for each manufacturer.
d. Parts list for each product.
2. Copy of final hardware schedule, edited to reflect, "As installed".
3. Copy of final keying schedule
4. As installed "Wiring Diagrams" for each piece of hardware connected to power, both low voltage and 110 volts.
5. One set of special tools required for maintenance and adjustment of hardware, including changing of cylinders.
1.2 QUALITY ASSURANCE
A. Comply with Division 1.
1. 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.
2. Statement of qualification for distributor and installers.
3. Statement of compliance with regulatory requirements and single source responsibility.
4. Distributor's Qualifications: Firm with 3 years experience in the distribution of commercial hardware.
a. Distributor to employ full time Architectural Hardware Consultants (AHC) for the purpose of scheduling and coordinating hardware and establishing keying schedule.
b. Hardware Schedule shall be prepared and signed by an AHC.
5. Installer's Qualifications: Firm with 3 years experience in installation of similar hardware to that required for this Project, including specific requirements indicated.
6. Regulatory Label Requirements: Provide testing agency label or stamp on hardware for labeled openings.
a. Provide UL listed hardware for labeled and 20 minute openings in conformance with requirements for class of opening scheduled.
b. Underwriters Laboratories requirements have precedence over this specification where conflict exists.
7. Single Source Responsibility: Except where specified in hardware schedule, furnish products of only one manufacturer for each type of hardware.
B. 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.
1.3 DELIVERY, STORAGE, AND HANDLING
A. Packing and Shipping: Comply with Division 1.
1. Deliver products in original unopened packaging with legible manufacturer's identification.
2. Package hardware to prevent damage during transit and storage.
3. Mark hardware to correspond with "reviewed hardware schedule".
4. Deliver hardware to door and frame manufacturer upon request.
B. Storage and Protection: Comply with manufacturer's recommendations.
1.2 PROJECT CONDITIONS:
A. 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, as necessary for the proper installation and function, regardless of omissions or conflicts in the information on the Contract Documents.
B. Review Shop Drawings for doors and entrances to confirm that adequate provisions will be made for the proper installation of hardware.
1.3 WARRANTY:
A. Refer to Conditions of the Contract Manufacturer's Warranty.
1. Closers: Ten years
2. Exit Devices: Three Years
3. Locksets & Cylinders: Three years
4. All other Hardware: Two years.
1.4 OWNER'S INSTRUCTION:
A. Instruct Owner's personnel in operation and maintenance of hardware units.
1.5 MAINTENANCE:
A. 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.
1. Special Tools: Provide special wrenches and tools applicable to each different or special hardware component.
2. Maintenance Tools: Provide maintenance tools and accessories supplied by hardware component manufacturer.
3. Delivery, Storage and Protection: Comply with Owner's requirements for delivery, storage and protection of extra service materials.
B. Maintenance Service: Submit for Owner's consideration maintenance service agreement for electronic products installed.
PART 2 - PRODUCTS
2.1 MANUFACTURERS:
A. 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:
Hinges Stanley Stanley Comm. Best Best Cormax™
Locksets Stanley Comm. Best Best Cormax™
Cylinders Stanley Comm. Best Best Cormax™
Exit Devices Precision Precision Stanley D-4550
Closers Stanley D-4550
Push/Pull Plates Trimco Burns, Don-Jo
Protection Plates Trimco Burns, Don-Jo
Door Stops Trimco Burns, Don-Jo
Flush Bolts Trimco ABH, Burns
Coordinator & Brackets Trimco ABH, Burns
Threshold & Gasketing National Guard Reese, K.N. Crowder
1.1 MATERIALS:
A. Hinges: Shall be Five Knuckle Ball bearing hinges
1. Template screw hole locations
2. Bearings are to be fully hardened.
3. Bearing shell is to be consistent shape with barrel.
4. Minimum of 2 permanently lubricated non-detachable bearings on standard weight hinge and 4 permanently lubricated bearing on heavy weight hinges.
5. Equip with easily sealed, non-rising pins.
6. Non-Removable Pin screws shall be slotted stainless steel screws.
7. Hinges shall be full polished, front, back and barrel.
8. Hinge pin is to be fully plated.
9. Bearing assembly is to be installed after plating.
10. Sufficient size to allow 180-degree swing of door
11. Furnish five knuckles with flush ball bearings
12. Provide hinge type as listed in schedule.
13. Furnish 3 hinges per leaf to 7 foot 6 inch height. Add one for each additional 30 inches in height or fraction thereof.
14. Tested and approved by BHMA for all applicable ANSI Standards for type, size, function and finish
15. UL10C listed for Fire rated doors.
B. Cylindrical Type Locks and Latches:
1. Tested and approved by BHMA for ANSI A156.2, Series 4000, Operational Grade 1, Extra-Heavy Duty, and be UL10C listed.
2. Provide 9001-Quality Management and 14001-Environmental Management.
3. Fit modified ANSI A115.2 door preparation.
4. Locksets and cores to be of the same manufacturer to maintain complete lockset warranty
5. Locksets to have anti-rotational studs that are thru-bolted
6. Keyed lever shall not have exposed "keeper" hole
7. Each lever to have independent spring mechanism controlling it
8. 2-3/4 inch (70 mm) backset
9. 9/16 inch (14 mm) throw latchbolt
10. Provide sufficient curved strike lip to protect door trim
11. Outside lever sleeve to be seamless; of one-piece construction made of a hardened steel alloy
12. Keyed lever to be removable only after core is removed, by authorized control key
13. Provide locksets with 7-pin removable and interchangeable core cylinders
14. Hub, side plate, shrouded rose, locking pin to be a one-piece casting with a shrouded locking lug.
15. Locksets outside locked lever must withstand minimum 1400 inch pounds of torque. In excess of that, a replaceable part will shear.
16. Core face must be the same finish as the lockset.
17. Functions and design as indicated in the hardware groups.
B. Exit Devices:
1. Exit devices to meet or exceed BHMA for ANSI 156.3, Grade 1.
2. 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.
3. Exit device chassis to be investment cast steel, zinc dichromate.
4. Exit devices to have stainless steel deadlocking 3/4" through latch bolt.
5. Exit devices to be equipped with sound dampening on touchbar.
6. Non-fire rated exit devices to have 1/2" minimum turn hex key dogging.
7. Touchpad to be "T" style constructed of architectural metal with matching metal end caps.
8. Touchbar assembly on wide style exit devices to have a 1/2" clearance to allow for vision frames.
9. All exposed exit device components to be of architectural metals and "true" architectural finishes.
10. Provide strikes as required by application.
11. Fire exit hardware to conform to UL 10C and UBC 7-2. UL tested for Accident Hazard.
12. Exit device to be heavy investment cast stainless steel with black powder coated finish.
13. Exit devices to have field reversible handing.
14. Provide heavy duty vandal resistant lever trim with heavy duty investment cast stainless steel components and extra strength shock absorbing overload springs.
15. Lever shall not require resetting. Lever design to match locksets and latches.
16. Provide 9001-Quality Management and 14001-Environmental Management.
17. Vertical Latch Assemblies to have gravity operation, no springs.
C. Cylinders:
1. The necessary cylinder housings, collars, rings & springs as recommended by the manufacturer for proper installation.
2. Provide the proper cylinder cams or tail piece as required to operate all locksets and other keyed hardware items listed in the hardware sets.
3. Coordinate and provide as required for related sections.

CCS 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 Willes 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: BAY 35 WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317 INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2 DATE: JUNE 6, 2016

Table with columns: No., Date, Description. Title: ADDENDA/REVISION

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167 DRAWING TITLE:

PROJECT SPECIFICATIONS DRAWING NO: A10.1

D. Door Closers shall:
 1. Tested and approved by BHMA for ANSI 156.4, Grade 1
 2. UL10C certified
 3. Provide 9001-Quality Management and 14001-Environmental Management.
 4. Closer shall have extra-duty arms and knuckles
 5. Conform to ANSI 117.1
 6. Maximum 2 7/16 inch case projection with non-ferrous cover
 7. Separate adjusting valves for closing and latching speed, and backcheck
 8. Provide adapter plates, shim spacers and blade stop spacers as required by frame and door conditions
 9. Full rack and pinion type closer with 1/2" minimum bore
 10. Mount closers on non-public side of door, unless otherwise noted in specification
 11. Closers shall be non-handed, non-sized and multi-sized.

A. Door Stops: Provide a dome floor or wall stop for every opening as listed in the hardware sets.
 1. Wall stop and floor stop shall be wrought bronze, brass or stainless steel.
 2. Provide fastener suitable for wall construction.
 3. Coordinate reinforcement of walls where wall stop is specified.
 4. Provide dome stops where wall stops are not practical. Provide spacers or carpet riser for floor conditions encountered

B. 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.
 1. Concealed overhead stops shall be heavy duty bronze or stainless steel.
 2. Surface overhead stops shall be heavy duty bronze or stainless steel.

C. 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.

D. 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.

E. 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.

F. 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.

G. Weatherstripping: Provide at head and jams 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.
 1. Weatherstrip shall be resilient seal of (Neoprene, Polyurethane, Vinyl, Pile, Nylon Brush, Silicone)
 2. UL10C Positive Pressure rated seal set when required.

H. Door Bottoms/Sweeps: Surface mounted or concealed door bottom where listed in the hardware sets.
 1. Door seal shall be resilient seal of (Neoprene, Polyurethane, Nylon Brush, Silicone)
 2. UL10C Positive Pressure rated seal set when required.

I. Thresholds: Thresholds shall be aluminum beveled type with maximum height of 1/2" for conformance with ADA requirements. Furnish as specified and per details.
 Provide fasteners and screws suitable for floor conditions.

J. Silencers: Furnish silencers on all interior frames, 3 for single doors, 2 for pairs. Omit where any type of seals occur.

1.2 FINISH:

A. 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

B. Powder coat door closers to match other hardware, unless otherwise noted.

C. Aluminum items shall be finished to match predominant adjacent material. Seals to coordinate with frame color.

1.3 KEYS AND KEYING:

A. 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.

B. Cylinders, removable and interchangeable core system: Best CORMAX™ Patented 7-pin.

C. 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."

D. Transmit Grand Masterkeys, Masterkeys and other Security keys to Owner by Registered Mail, return receipt requested.

E. Furnish keys in the following quantities:
 1. 1 each Grand Masterkeys
 2. 4 each Masterkeys
 3. 2 each Change keys each keyed core
 4. 15 each Construction masterkeys
 5. 1 each Control keys

F. 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.

G. 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

A. 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.
 1. Do not proceed until unsatisfactory conditions have been corrected.

2.2 HARDWARE LOCATIONS:

A. Mount hardware units at heights indicated in the following publications except as specifically indicated or required to comply with the governing regulations.
 1. Recommended Locations for Builder's Hardware for Standard Steel Doors and Frames, by the Door and Hardware Institute (DHI).
 2. Recommended locations for Architectural Hardware for flush wood doors (DHI).
 3. WDMA Industry Standard I.S.-1A-04, Industry Standard for Architectural wood flush doors.

1.2 INSTALLATION:

A. 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.

B. Conform to local governing agency security ordinance.

C. Install conforming to ICC/ANSI A117.1 Accessible and Usable Building and Facilities.
 1. 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

A. 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.
 1. Check and adjust closers to ensure proper operation.
 2. Check latchset, lockset, and exit devices are properly installed and adjusted to ensure proper operation.
 a. Verify levers are free from binding.
 b. Ensure latchbolts and dead bolts are engaged into strike and hardware is functioning.
 3. 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

Code	Name	Manufacturer List
BE	Best Access Systems	
BY	By Others	
NA	National Guard	
PR	Precision	
SD	Stanley Door Closers	
SH	Stanley Commercial Hardware	
ST	Stanley	
TR	Trimco	

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.

2.2 FASTENERS

- A. FOR ATTACHMENT TO MASONRY AND CONCRETE:

1. TYPE: POWER-DRIVEN PINS, OF SUFFICIENT LENGTH TO PENETRATE AND DEVELOP HOLDING POWER.
 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, SELF-DRILLING, SELF-TAPPING.

- 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:

1. ADHESIVE JOINT TREATMENT: USG "PERF-A-TAPE"
 2. 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" TAPPED EDGES, 5/8" THICK.
 2. WATER RESISTANT: TYPE "X", WR, TAPPED 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).
 2. DIETRICH INDUSTRIES.
 3. FORMETAL CO.
 4. GOLD BOND BUILDING PRODUCTS/NATIONAL GYPSUM DIVISION/CHARLOTTE, N.C.
 5. UNIMAST CORP.



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 Willes 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:

BAY 35
 WESTGATE SHOPPING CENTER
 100 N STATE ROAD 7
 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2
 DATE: JUNE 6, 2016

ADDENDA/REVISION		
No.	Date	Description

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

PROJECT
 SPECIFICATIONS

DRAWING NO:
 A10.2

SECTION 09 68 80 - CARPET

PART 1 - GENERAL SECTION INCLUDES

A. GLUE-DOWN TYPE CARPET, COMPLETE WITH ACCESSORIES.

1.2 REFERENCE STANDARDS

- A. ADA - AMERICANS WITH DISABILITIES ACT.
B. ASTM E84 - SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
C. ASTM E648 - CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS USING A RADIANT HEAT ENERGY SOURCE.
D. ASTM E662 - SPECIFIC OPTIONAL DENSITY OF SMOKE GENERATED BY SOLID MATERIALS.
E. DOC-F1-70 - FILL TEST
F. NFPA 258 - TEST SMOKE GENERATED.

1.3 SUBMITTALS

- A. SUBMIT PRODUCT DATA AS REQUIRED BY OWNER.
1. MANUFACTURER'S PRODUCT DATA: INDICATING ALL TECHNICAL INFORMATION WHICH SPECIFIES FULL COMPLIANCE WITH REQUIREMENTS OF THIS SECTION, INCLUDING INSTALLATION INSTRUCTIONS FOR CARPET AND ACCESSORIES.
2. SAMPLES/CARPET: 12" X 12" MINIMUM SIZE ILLUSTRATING COLORS AND PATTERNS FOR EACH TYPE OF CARPET SPECIFIED.
3. SAMPLES/EDGE STRIPS: 6" LONG PIECES OF EACH TYPE SPECIFIED.
4. LABORATORY TEST REPORTS: REQUIRED FROM AND CERTIFIED BY CARPET MANUFACTURER INDICATING THE CARPET SPECIFIED IS MANUFACTURED TO MEET OR EXCEED THE REQUIRED FIRE RATING FOR CODE COMPLIANCE.

1.4 DELIVERY, HANDLING, AND STORAGE

- A. PRODUCTS SHALL BE DELIVERED TO JOB-SITE IN ORIGINAL UNOPENED PACKAGES BEARING MANUFACTURER'S LABELS IN ACCORDANCE WITH SECTION 01610.
B. STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SECTION 01620.
1. MAINTAIN TEMPERATURE AND HUMIDITY WITHIN RANGES REQUIRED BY MANUFACTURER'S INSTRUCTIONS.

PART - 2 PRODUCTS

1.1 GLUE-DOWN CARPET

- A. TYPE: MONTEREY-TESSOURO #6018 AND VIP TRADITION. COMPLYING WITH ADA REQUIREMENTS.
1. FILE FIBER: 100% DUPONT ANTRON LUMENA SOLUTION DYED NYLON.
2. YARN CONSTRUCTION: LOOP PILE.
3. PILE WEIGHT: 31 OZ.
4. PILE HEIGHT: .218 MAX. PILE THICKNESS.
5. GAGE: 1/8".
6. PRIMARY BACKING: WOVEN POLYPROPYLENE.
7. SECONDARY BACKING: SUPER-LOCK PROCESS.
8. TOTAL WEIGHT: 71 OZ.
9. STATIC CONTROL: 3.5 KV.
10. FIRE RATING CLASSIFICATION: CLASS 1.
11. SMOKE DENSITY: 450 OR LESS.
12. AVERAGE CRITICAL RADIANT FLUX OF 0.22 WATTS/SQ. CENTIMETER OR GREATER.
13. ANTI-MICROBIAL: BUILT-IN.
14. ROLL WIDTH: 12 FEET.
15. WEAR GUARANTEE: 10 YEAR.
16. COLOR: AS PER OWNERS SELECTION.
17. SOIL RESISTANCE: DUPONT DURATECH.

2.2 ACCESSORIES

- A. SUB-FLOOR FILLER: TYPE RECOMMENDED BY CARPET MANUFACTURER.
B. PRIMERS AND ADHESIVES: WATERPROOF; OF TYPES RECOMMENDED BY CARPET MANUFACTURER.
C. CARPET MOLDINGS: VINYL TYPES FOR GLUE-DOWN CARPET INSTALLATIONS, COMPLETE WITH ATTACHMENTS OF QUALITY MANUFACTURED BY MERCER PRODUCTS COMPANY INC., ORLANDO, FL AS REQUIRED FOR VARIOUS TRANSACTIONS.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. EXAMINE SUBSTRATES FOR MOISTURE CONTENT AND OTHER CONDITIONS UNDER WHICH CARPETING IS TO BE INSTALLED. NOTIFY CONTRACTOR IN WRITINGS OF CONDITIONS DETRIMENTAL TO PROPER ADHESION OF CARPET AND COMPLETION OF THE WORK. DO NOT PROCEED UNTIL SATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.2 PREPARATION

- A. GENERAL
1. FILL HOLES, CRACKS, LOW SPOTS, AND ROUGH AREA WITH SUB-FLOOR FILLER. FINISH SMOOTH.
2. PROHIBIT TRAFFIC FROM AREAS UNTIL FILLER IS ADEQUATELY CURED.
3. VACUUM FLOOR SURFACES PRIOR TO CARPET INSTALLATION.
4. BEGINNING OF WORK MEANS CARPET INSTALLER ACCEPTS CONDITION OF CONCRETE SUBSTRATE.

SECTION 09 90 00 PAINTING AND COATING

PART 1 - GENERAL

- 1.01 SECTION INCLUDES
A. Surface preparation.
B. Field application of paints, stains, varnishes, and other coatings.
C. Scope: Finish all interior and exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated, including the following:
1. Mechanical and electrical conduits, pipes, ducts, and conduits.
a. In finished areas, paint all insulated and exposed pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports, mechanical equipment, and electrical equipment, unless otherwise indicated.
D. Do Not Paint or Finish the Following Items:
1. Items fully factory-finished unless specifically so indicated; materials and products having factory-applied primers are not considered factory finished.
2. Items indicated to receive other finishes.
3. Items indicated to remain unfinished.
4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
5. Floors, unless specifically so indicated.
6. Glass.
7. Concealed pipes, ducts, and conduits.
1.02 RELATED REQUIREMENTS
A. Section 079005 - Joint Sealers: Removal and replacement of joint sealers, backing and bond breakers; joint sealer for stucco crack repair.
B. Section 092400 - Portland Cement Plastering: Patching and repair of damaged or defective cement plaster work.
1.03 REFERENCE STANDARDS
A. General:
1. For requirements relating to referenced standards, see Section 014219 - Reference Standards..
B. American Society for Testing and Materials (ASTM)
1. ASTM D325 -- Standard Specification for Mineral Spirits (Petroleum Spirits) (Hydrocarbon Dry Cleaning Solvent).
2. ASTM D522 -- Standard Test Method for Mandrel Bend Test of Attached Organic Coatings.
3. ASTM D562 -- Standard Test Method for Consistency of Paints Measuring Krebs Unit (KU) Viscosity Using a Stormer-Type Viscometer.
4. ASTM D1308 -- Standard Test Method for Effect of Household Chemicals on M.C. Harry and Associates, Inc. PAINTING AND COATING Architecture/Engineering/Planning Rohde Building - Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 2 of 12
Clear and Pigmented Organic Finishes.
5. ASTM D1475 -- Standard Test Method For Density of Liquid Coatings, Inks, and Related Products.
6. ASTM D3273 -- Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environment Chamber.
7. ASTM D3359 -- Standard Test Methods for Measuring Adhesion by Tape Test.
8. ASTM D3960 -- Standard Practice for Determining Volatile Organic Compound (VOC) Content of Paints and Related Coatings.
9. ASTM D4214 -- Standard Test Methods for Evaluating the Degree of Chalking of Exterior Paint Films
10. ASTM D5201 -- Standard Practice for Calculating Formulation Physical Constants of Paints and Coatings.
11. ASTM D6904 -- Standard Practice for Resistance to Wind-Driven Rain for Exterior Coatings Applied on Masonry.
C. Florida Building Code (FBC):
1. FBC-B -- Florida Building Code, Building.
D. Master Painters Institute, Master Painters and Decorators Association (MPI):
1. MPI (APL) -- Master Painters Institute Approved Products List.
2. MPI (AFSM) -- Master Painters Institute Architectural Painting Specification Manual.
E. The Society for Protective Coatings (SSPC):
1. SSPC (PM1) -- Good Painting Practice: SSPC Painting Manual, Vol. 1.
2. SSPC-SP 1 -- Solvent Cleaning.
3. SSPC-SP 2 -- Hand Tool Cleaning.
4. SSPC-SP 3 -- Power Tool Cleaning.
F. U.S. Code of Federal Regulations (CFR):
1. U.S. Environmental Protection Agency:
a. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings.
1.04 SUBMITTALS
A. General:
1. For submittal procedures, see General Conditions, Supplementary Conditions, and Section 013000 - Administrative Requirements.
2. Product Data: Provide complete list of all products to be used, with the following information for each:
1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
2. MPI product number (e.g. MPI #47).
3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
4. Manufacturer's Instructions: Indicate special surface preparation procedures and substrate conditions requiring special attention.M.C. Harry and Associates, Inc. PAINTING AND COATING Architecture/Engineering/Planning Rohde Building - Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 3 of 12
C. Samples:
1. Selection Samples: Submit three sets of paper "draw down" samples, illustrating range of colors available for each top coat product specified.
a. Where sheen is specified, submit samples in only that sheen.
2. Verification Samples: Submit two painted samples, illustrating selected colors and textures for each color and system selected with specified coats cascaded.
a. Submit on aluminum sheet, 12 x 12 inch (300 x 300 mm) in size.
D. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
1. Extra Paint and Coatings: 1 gallon (4 L) of each color, store where directed.
2. Label each coating with color in addition to the manufacturer's label.
1.05 QUALITY ASSURANCE
A. Applicator Qualifications: Company specializing in performing the type of work specified with minimum five years experience and approved by manufacturer.
1.06 DELIVERY, STORAGE, AND HANDLING
A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
C. Paint Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.
1.07 FIELD CONDITIONS
A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
C. Do not apply exterior coatings during rain or when relative humidity is outside the humidity ranges required by the paint product manufacturer.
D. Provide lighting level of 80 ft candles (860 lx) measured mid-height at substrate surface.
1.09 WARRANTY
A. Labor and Material Warranty: Submit manufacturer's ten (10) year labor and material warranty for specified systems. Approval of warranty period and confirmation of system compatibility with substrates and joint sealants is required prior to system application.
PART 2 - PRODUCTS
2.01 MANUFACTURERSM.C. Harry and Associates, Inc. PAINTING AND COATING Architecture/Engineering/Planning Rohde Building - Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 4 of 12
A. Provide all paint and coating products used in any individual system from the same manufacturer; no exceptions.
B. Provide all paint and coating products from the same manufacturer.
1. In the event that a single manufacturer cannot provide all specified products, minor exceptions will be permitted provided approval by Architect is obtained using the specified procedures for substitutions.
C. Paints:
1. Benjamin Moore & Co. www.benjaminmoore.com.
2. PPG Architectural Finishes, Inc. www.ppgai.com.
3. Sherwin-Williams Company. www.sherwin-williams.com.
D. Primers and Block Fillers: Same manufacturer as top coats.
2.02 PAINTS AND COATINGS - GENERAL
A. Material Compatibility: Provide block fillers, primers, undercoaters, and finish-coat materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
1. Patching materials used in conjunction with coating system shall be compatible with such coating system.
B. Paints and Coatings: Ready mixed, unless indicated to be a field-catalyzed coating.
1. Where MPI paint numbers are specified, provide products listed in MPI (APL) for specified MPI categories, except as otherwise indicated.
2. Provide Premium Grade system (2 top coats) as defined in MPI (AFSM), except as otherwise indicated.
a. Where a specified paint system does not have a Premium Grade, provide Custom Grade system.
3. Provide paints and coatings of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
4. Provide materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
5. Supply each coating material in quantity required to complete entire project's work from a single production run.
6. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
C. Primers: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.
D. Volatile Organic Compound (VOC) Content:
1. Provide coatings that comply with the most stringent requirements specified in the following:
a. 40 CFR 59, Subpart D-National Volatile Organic Compound Emission Standards for Architectural Coatings.M.C. Harry and Associates, Inc. PAINTING AND COATING Architecture/Engineering/Planning Rohde Building - Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 5 of 12
2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site, or other method acceptable to authorities having jurisdiction.
E. Flammability: Comply with applicable code for surface burning characteristics.
F. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line.
G. Colors: To be selected from manufacturer's full range of available colors.
1. Selection to be made by Architect after award of contract.
2. Extend colors to surface edges; colors may change at any edge as directed by Architect.
3. In finished areas, finish pipes, ducts, conduit, and equipment the same color as the wall/ceiling they are mounted on/under.
2.03 PAINT SYSTEMS - EXTERIOR
A. Paint CE-OP-3L - Concrete / Cement Plaster (Stucco), Opaque, Latex, 3 Coat:
1. Preparation as specified by paint manufacturer.
2. Two top coats and one coat primer.
3. Top Coat(s): MPI #10 (Latex, Exterior, Flat, MPI Gloss Level 1) or MPI #15 (Latex, Exterior, Low Sheen, MPI Gloss Level 3-4), as required to match sheen level of existing coating to remain, and meeting the following criteria:
a. Vehicle Type: 100-percent acrylic latex.
b. Product: Benjamin Moore ben® Premium Waterborne Exterior Paint, or equal.
c. Primer(s): As recommended by manufacturer of top coat product.
E. Paint ME-OP-3L - Ferrous Metals, Latex, 3 Coat:
1. Preparation as specified by paint manufacturer.
2. Two top coats and one coat primer.
3. Top Coat(s): MPI #311 (Latex, Exterior, High Performance Architectural, Semi-Gloss, MPI Gloss Level 5), meeting the following criteria:
a. Vehicle Type: 100-percent acrylic latex.
b. Mildew Resistance (ASTM D3273): Pass; no growth.
c. Flexibility (ASTM D522): Pass; no cracking.
d. Alkali Resistance (ASTM D1308): Pass.
e. Wind Driven Rain Resistance (ASTM D6904): Pass.
f. Product: Benjamin Moore Regal® Select Exterior High Build, or equal.
c. Primer(s): As recommended by manufacturer of top coat product.
C. Paint MgE-OP-3L - Galvanized Metals, Latex, 3 Coat:
1. Preparation as specified by paint manufacturer.
2. Two top coats and one coat primer.
3. Top Coat(s): MPI #311 (Latex, Exterior, Gloss, MPI Gloss Level 6), meeting the following criteria:
a. Vehicle Type: 100-percent acrylic latex.
b. Mildew Resistance (ASTM D3273): Pass; no growth.M.C. Harry and Associates, Inc. PAINTING AND COATING Architecture/Engineering/Planning Rohde Building - Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 6 of 12
c. Flexibility (ASTM D522): Pass; no cracking.
d. Alkali Resistance (ASTM D1308): Pass.
e. Wind Driven Rain Resistance (ASTM D6904): Pass.
f. Product: Benjamin Moore Regal® Select Exterior High Build, or equal.
4. Primer(s): As recommended by manufacturer of top coat product.

2.04 PAINT SYSTEMS - INTERIOR

- A. Paint CI-OP-3L - Concrete / Concrete Masonry / Cement Plaster (Stucco), Latex, 3 Coat:
1. Preparation as specified by paint manufacturer.
2. Two top coats and one coat primer.
3. Top Coat(s): MPI #140 (Latex, Interior, High Performance Architectural, MPI Gloss Level 4), meeting the following criteria:
a. Vehicle Type: 100-percent acrylic latex.
b. Product: Benjamin Moore Regal® Select Premium Interior Paint & Primer Pearl Finish, or equal.
c. Primer(s): As recommended by manufacturer of top coat product.
B. Paint MI-OP-3L - Ferrous Metals, Latex, 3 Coat:
1. Preparation as specified by paint manufacturer.
2. Two top coats and one coat primer.
3. Top Coat(s): MPI #140 (Latex, Interior, High Performance Architectural, MPI Gloss Level 4), meeting the following criteria:
a. Vehicle Type: 100-percent acrylic latex.
b. Product: Benjamin Moore Regal® Select Premium Interior Paint & Primer Pearl Finish, or equal.
c. Primer(s): As recommended by manufacturer of top coat product.
C. Paint Mgl-OP-3L - Galvanized Metals, Latex, 3 Coat:
1. Preparation as specified by paint manufacturer.
2. Two top coats and one coat primer.
3. Top Coat(s): MPI #140 (Latex, Interior, High Performance Architectural, MPI Gloss Level 4), meeting the following criteria:
a. Vehicle Type: 100-percent acrylic latex.
b. Product: Benjamin Moore Regal® Select Premium Interior Paint & Primer Pearl Finish, or equal.
4. Primer(s): As recommended by manufacturer of top coat product.
D. Paint I-OP-FL - Opaque Finish on Concrete Floors.
1. Preparation as specified by paint manufacturer.
2. Two top coats and one coat primer.
3. Top Coat(s): MPI #140 (Latex, Interior, High Performance Architectural, MPI Gloss Level 4), meeting the following criteria:
a. Vehicle Type: 100-percent acrylic latex.
b. Product: Benjamin Moore Regal® Select Premium Interior Paint & Primer Pearl Finish, or equal.
4. Primer(s): As recommended by manufacturer of top coat product.

- 2.05 ACCESSORY MATERIALS
A. Accessory Materials: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required to achieve the finishes specified whether specifically indicated or not; commercial quality.
B. Patching Materials (for repairing cracks and other defects in exterior cement plaster/stucco):
1. Patching Material Type 1 (for stucco hairline cracks caused by plastic or drying shrinkage): Type suitable for application, as recommended by coating manufacturer.
2. Patching Material Type 2 (for stucco cracks hairline to 1/4-inch in width): Water-based, acrylic elastomeric crack filler for repairing cracks.
a. Performance Characteristics:
(1) Tensile Strength (ASTM D412): 100 psi (0.7 MPa).
(2) Ultimate Elongation at Break (ASTM D412): 275 percent.
b. Product:
(1) Smooth: "Sonocoat Acrylic Patching Compound 748" by BASF.
(2) Textured: "Sonocoat Acrylic Patching Compound 746T" by BASF.
3. Patching Material Type 3 (for patching dynamic cracks more than 1/4-inch in width): Joint Sealant Type S-5; for additional requirements, refer to Section 079005.
4. Patching Material Type 4 (for repair/replacement of small areas of damaged cement plaster/stucco): Repair Mortar; for additional requirements, refer to Section 092400 - Portland Cement Plastering.
5. Patching Material Type 5 (for repair/replacement of large areas of damaged or delaminated cement plaster/stucco): Cement plaster (stucco); for additional requirements, refer to Section 092400 - Portland Cement Plastering.
6. Primer / Surface Conditioner: As recommended by Patching Material manufacturer.
B. Fastener Head Cover Material: Use Patching Material Type 2.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
1. Patched/repaired cement plaster/stucco substrates must be fully cured in accordance with recommendations of paint/coating manufacturer.
2. Test shop-applied primer for compatibility with subsequent cover materials.
D. Measure moisture content of surfaces using an electronic moisture meter.
1. Do not apply finishes unless moisture content of surfaces is within acceptable tolerances recommended by the coating manufacturer
M.C. Harry and Associates, Inc. PAINTING AND COATING Architecture/Engineering/Planning Rohde Building - Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 7 of 12
E. Check adhesion of old paint using ASTM D3359, measuring adhesion by Tape Method A.
3.02 PREPARATION
A. General:
1. Clean surfaces thoroughly and correct defects prior to coating application.
2. Prepare surfaces using the methods recommended by the coating manufacturer for achieving the best result for the substrate under the project conditions.
3. Remove or repair existing coatings that exhibit surface defects.
4. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
5. Seal surfaces that might cause bleed through or staining of topcoat.
6. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.
7. Concrete and Unit Masonry Surfaces to be Painted:
a. Remove dirt, loose mortar, scale, salt or alkali powder, and other foreign matter.
b. Remove oil and grease with a solution of tri-sodium phosphate; rinse well and allow to dry.
c. Remove stains caused by weathering of corroding metals with a solution of sodium metasilicate after thoroughly wetting with water. Allow to dry.
8. Cement Plaster (Stucco) Surfaces to be Painted:
a. Fill hairline cracks, small holes, and imperfections with latex patching plaster. Make smooth and flush with adjacent surfaces.
b. Wash and neutralize high alkali surfaces.
9. Asphalt, Creosote, or Bituminous Surfaces to be Painted:
a. Remove foreign particles to permit adhesion of finishing materials.
b. Apply latex based sealer or primer.
10. Insulated Cover Surfaces to be Painted: Remove dirt, grease, and oil from canvas and cotton.
11. Concrete Floors to be Painted: Remove contamination, acid etch, and rinse floors with clear water. Verify required acid-alkali balance is achieved. Allow to dry.
12. Galvanized Surfaces to be Painted: Remove surface contamination and oils and wash with solvent. Apply coat of zinc-rich primer.
13. Corroded Steel and Iron Surfaces to be Painted: Prepare using at least SSPC-SP 2 or SSPC-SP 3, followed by SSPC-SP 1.
14. Uncoated Steel and Iron Surfaces to be Painted:
a. Remove grease, mill scale, weld splatter, dirt, and rust.
b. Where heavy coatings of scale are evident, remove by hand or power tool wire brushing or sandblasting; clean by washing with solvent.
c. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and nuts are similarly cleaned.
d. Prime paint entire surface; spot prime after repairs.
15. Shop-Primed Steel Surfaces to be Finish Painted:
a. Sand and scrape to remove loose primer and rust.
a. Feather edges to make touch-up patches inconspicuous. M.C. Harry and Associates, Inc. PAINTING AND COATING Architecture/Engineering/Planning Rohde Building - Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 9 of 12
b. Clean surfaces with solvent.
c. Prime bare steel surfaces.
d. Re-prime entire shop-primed item.
B. Additional Requirements for Surfaces with Existing Coatings:
1. Before application of new coatings, perform the following on surfaces covered by soundly-adhered coatings, defined as those which cannot be removed with a putty knife:
a. Sand existing glossy surfaces to be painted to reduce gloss.
(1) Brush, and wipe clean with a damp cloth to remove dust.
b. Previously painted surfaces specified to be repainted or damaged during construction shall be thoroughly cleaned of all grease, dirt, dust or other foreign matter.
c. Blistering, cracking, flaking and peeling or other deteriorated coatings shall be removed.
d. Chalk shall be removed so that when tested in accordance with ASTM D4214, the chalk resistance rating is no less than 8.
e. Slick surfaces shall be roughened. Damaged areas such as, but not limited to, nail holes, cracks, chips, and spalls shall be repaired with suitable material to match adjacent undamaged areas.
f. Edges of chipped paint shall be feather edged and sanded smooth.
g. Rusty metal surfaces shall be cleaned in accordance with SSPC requirements.
(1) Solvent, mechanical, or chemical cleaning methods shall be used to provide surfaces suitable for painting.
h. New, proposed coatings shall be compatible with existing coatings.
2. Existing Coated Surfaces with Minor Defects:
a. Sand, spackle, and treat surfaces with minor defects (i.e., scratches, nicks, cracks, gouges, spalls, alligating, chalking, or irregularities due to partial peeling of previous coating) as necessary to render such surfaces to a uniform smooth finish.
b. Remove chalking by sanding or blasting so that when tested in accordance with ASTM D4214, the chalk rating is not less than 8.
3. Removal of Existing Coatings: Remove existing coatings from the following:
a. Surfaces containing large areas of minor defects.
b. Surfaces containing more than 20 percent peeling area.
c. Surfaces where rust is visible/apparent through existing coating.
d. Cement Plaster (Stucco) Substrate Repairs:
a. Repair cracks, holes, spalled/delaminated areas, and other defects in existing cement plaster/stucco surfaces using appropriate repair materials; verify compatibility of repair materials with coating system prior to use.
b. Remove any protruding concrete accessories and patch to smooth out any irregularities.
c. For additional requirements, refer to Section 092400 - Portland Cement Plastering.
5. Other Substrate Repairs:
a. Repair substrate surface damaged during coating removal.M.C. Harry and Associates, Inc. PAINTING AND COATING Architecture/Engineering/Planning Rohde Building - Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 10 of 12
b. Sand edges of adjacent soundly-adhered existing coatings so they are tapered as smooth as practical to areas involved with coating removal.
c. Clean and prime the substrate as specified.
C. Additional Requirements for New (Previously Uncoated) Surfaces:
1. Surface Appurtenances: Remove electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishing.
2. Surfaces:
a. Correct defects and clean surfaces that affect work of this section.
b. Remove or repair existing coatings that exhibit surface defects.
c. Mask surfaces that are not to be finished, or that are to be finished at a later time.
3. Marks: Seal with shellac that which may bleed through surface finishes.
4. Impervious Surfaces:
a. Remove mildew by scrubbing with solution of tetra-sodium phosphate and bleach.
b. Rinse with clean water and allow surface to dry.
5. New Cement Plaster (Stucco) Surfaces to be Painted:
a. Fill hairline cracks, small holes, and imperfections with same patching materials used for similar repairs to existing plaster; for additional requirements, refer to Section 092400 - Portland Cement Plastering.
b. Make smooth and flush with adjacent surfaces.
c. Wash and neutralize high alkali surfaces.
d. Galvanized Surfaces to be Painted:
a. Remove surface contamination and oils and wash with solvent.
b. Apply coat of etching primer.



CONSULTANTS: STRUCTURAL ENGINEERING: STRUCTURES INTERNATIONAL, INC. 7551 Wilcox 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: BAY 35 WESTGATE SHOPPING CENTER 100 N STATE ROAD 7 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2 DATE: JUNE 6, 2016

Table with 3 columns: No., Date, Description. Header: ADDENDA/REVISION

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE: PROJECT SPECIFICATIONS

DRAWING NO: A10.4

