

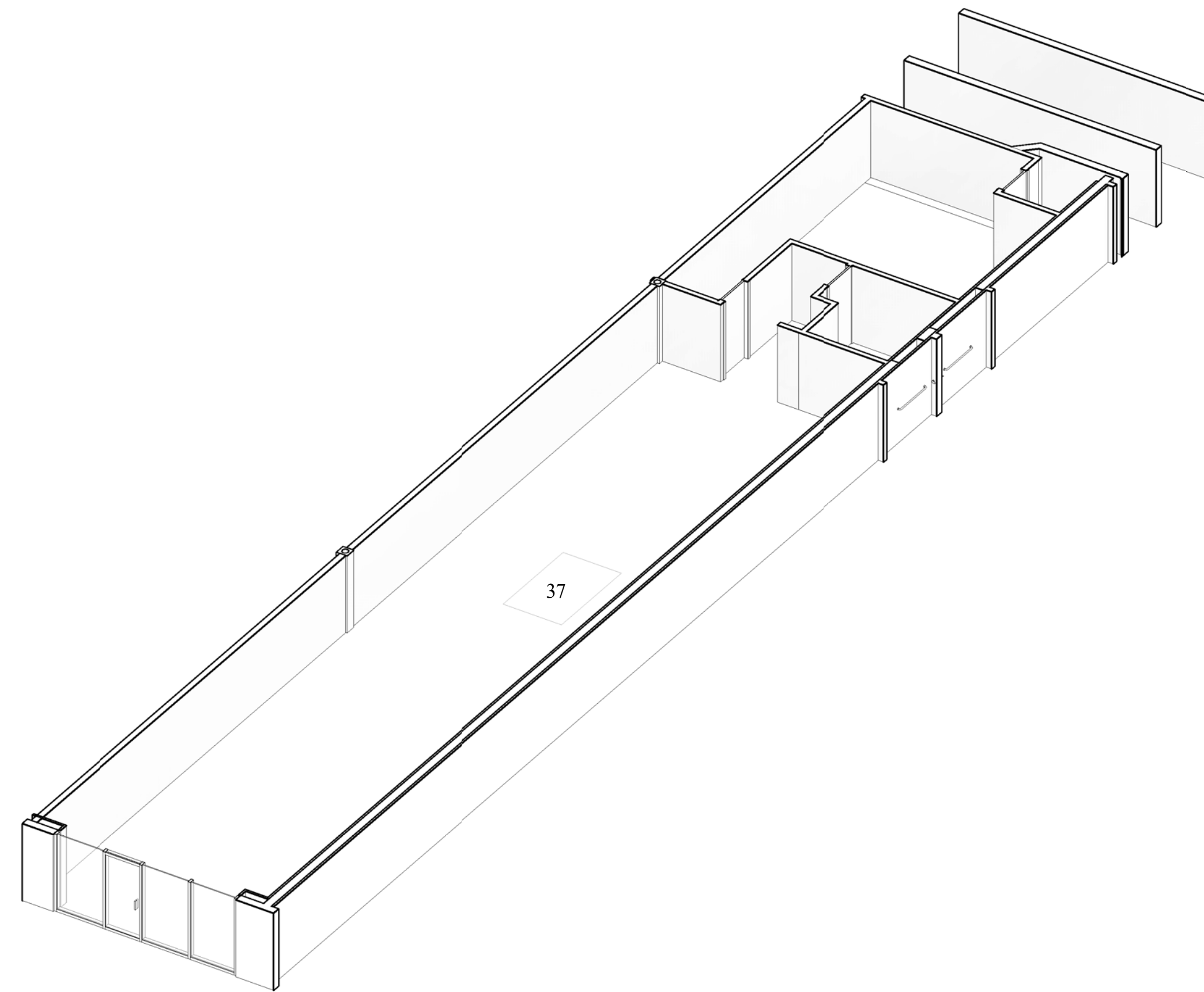
# FINAL CONTRACT DOCUMENTS

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 37  
WESTGATE SHOPPING CENTER  
100 N STATE ROAD 7  
PLANTATION, FL 33317  
CCS PROJECT: 1600-3

**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: 2,155 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**

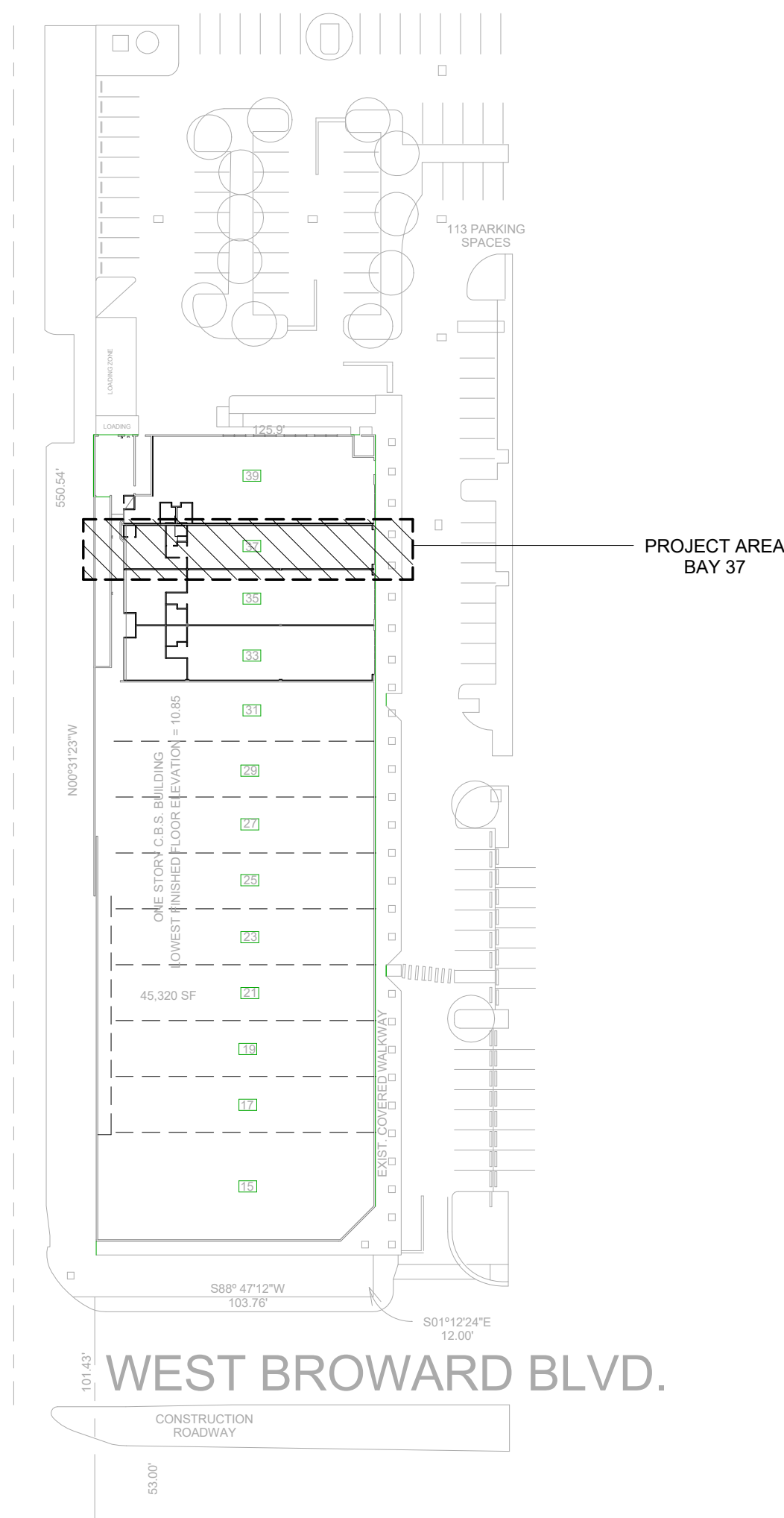
THIS IS A PROJECT TO PREPARE BAY 37 AT THE WESTGATE SHOPPING CENTER FOR FUTURE TENANT.  
WORK INCLUDES AN ADA BATHROOM, DRINKING FOUNTAIN AND ELECTRICAL PANEL TO THE BAY.

**PROJECT DESIGN TEAM**

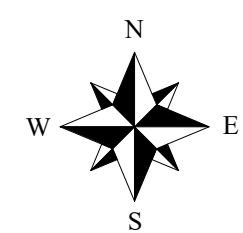
ARCHITECTURE & INTERIORS  
CCS ARCHITECTURE  
AND INTERIOR DESIGN  
499 EAST PALMETTO PARK ROAD  
SUITE 204  
BOCA RATON, FL 33432  
TEL 561-479-9884  
WWW.CCSARCH.COM  
AA26001852

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
1-ARCHITECTURE	
X1	PROJECT INFORMATION
GN-001	COVER SHEET
A1.0	DEMOLITION FLOOR PLAN
A2.0	NEW WORK FLOOR PLAN
A3.0	REFLECTED CEILING PLAN
A4.0	BATHROOM TYPICAL ENLARGED PLANS AND INTERIOR ELEVATIONS
A8.0	CONSTRUCTION DETAILS
A9.0	DOOR AND HARDWARE SCHEDULE
A10.0	PROJECT SPECIFICATIONS
A10.1	PROJECT SPECIFICATIONS
A10.2	PROJECT SPECIFICATIONS
A10.3	PROJECT SPECIFICATIONS
A10.4	PROJECT SPECIFICATIONS
A10.5	PROJECT SPECIFICATIONS
2-STRUCTURAL	
S1	STRUCTURAL NOTES, KEYPLAN, FRAMING PLAN AND DETAILS
3-ELECTRICAL	
E1	ELECTRICAL PLAN
E2	ELECTRICAL RISER, PANEL, SPECIFICATIONS
4-MECHANICAL	
M1	MECHANICAL PLAN
5-PLUMBING	
P1	PLUMBING PLAN

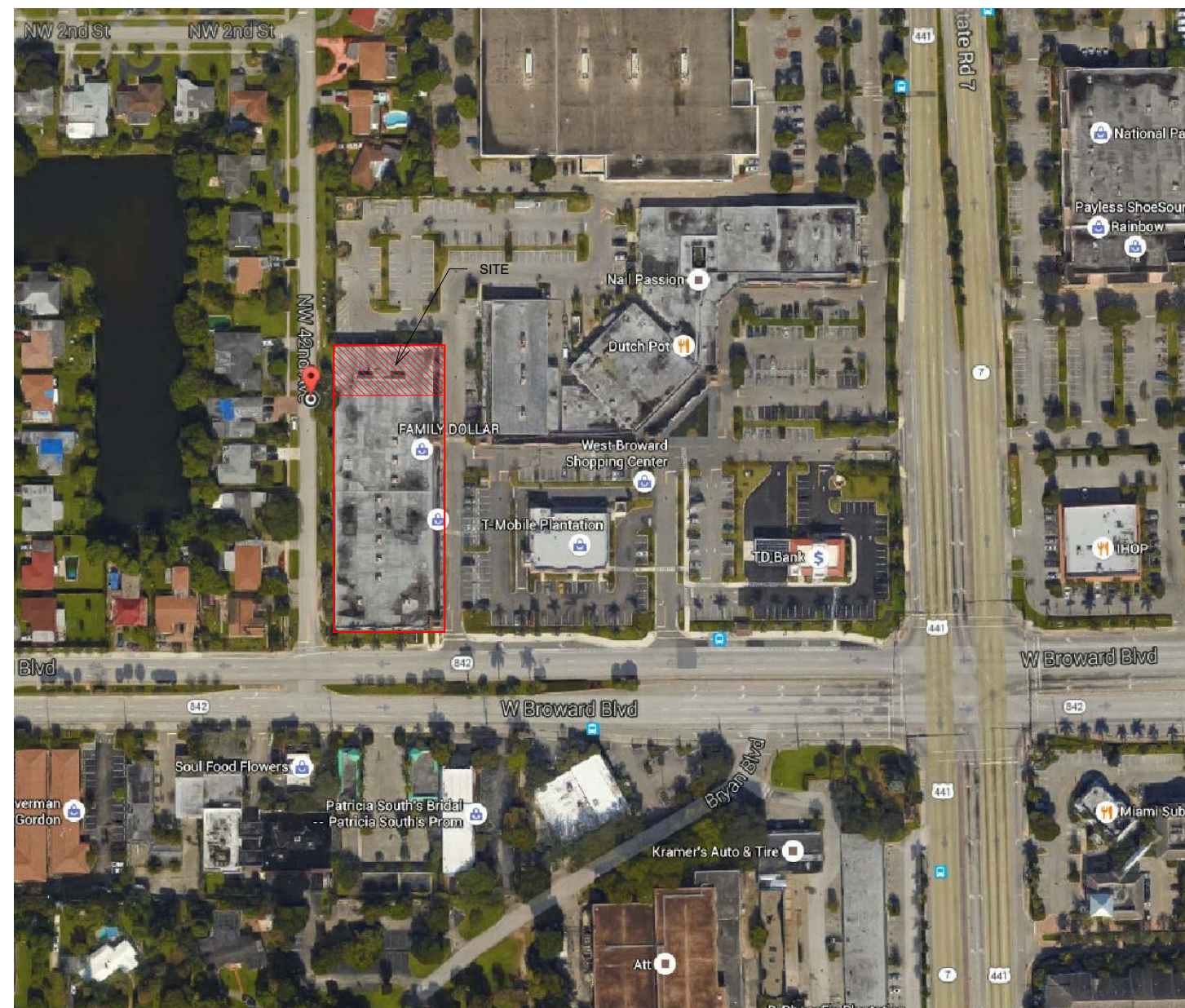


1 SITE PLAN  
X1 1/64" = 1'-0"



**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-CRONTACTORS 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

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4508 SW 24TH STREET  
FORT LAUDERDALE, FL 33317  
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**PROJECT:**  
BAY 37  
WESTGATE SHOPPING CENTER  
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**INTERIOR IMPROVEMENTS**

**FINAL CONTRACT DOCUMENTS**

PROJECT NUMBER: 1600-3  
DATE: JUNE 6, 2016

ADDENDA/REVISION		
No.	Date	Description

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

**PROJECT  
INFORMATION**

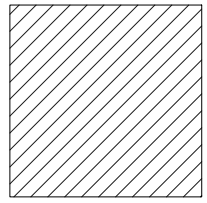
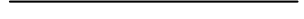
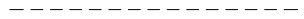
DRAWING NO:

**X1**

# GENERAL NOTES FOR DEMOLITION FLOOR PLANS

100. COMPLY WITH THE REQUIREMENTS OF THE NOTES ON SHEET A1 WHICH ALSO APPLY TO THE DEMOLITION FLOOR PLAN.
102. 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 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.
103. 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 RATED FLOOR, WALL, BARRIER AND ROOF ASSEMBLIES (WHICH ARE SUPPOSED TO REMAIN) SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
105. 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, FINISHES, FIXTURES AND THEIR ATTACHMENTS AS REQUIRED. AFTER REMOVAL, REPAIR HOLES IN EXISTING FLOORS, WALLS, BARRIERS AND ROOFS TO COMPLY WITH ORIGINAL FIRE, SMOKE, AND SOUND ASSEMBLIES, FIRE PROTECTION REQUIREMENTS, 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 AND PREPARE TO RECEIVE NEW FINISH. PREPARATIONS NEED TO FOLLOW THE MANUFACTURER'S INSTRUCTIONS.
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 PENETRATIONS, DOORS, WINDOWS, FRAMES, ETC.) MEETS THE FIRE, SMOKE AND SOUND ASSEMBLY RATINGS DESIGNATED ON THESE DRAWINGS. GC SHALL ALSO MAKE ANY REPAIRS AND/OR MODIFICATIONS NECESSARY TO BRING THE EXISTING CONSTRUCTION (INCLUDING DAMPERS, DUCT PENETRATIONS, DOORS, WINDOWS, FRAMES ETC.) UP TO THE PROPER INDICATED FIRE, SOUND AND SMOKE ASSEMBLY REQUIREMENTS. DOORS, WINDOWS AND FRAMES WHICH DO NOT MEET THE REQUIREMENTS OF THE DESIGNATED WALL/PARTITION/BARRIER ASSEMBLIES (INCLUDING PROPER LABELS) SHALL BE REPLACED. THE CONTRACTOR SHALL DESIGNATE AN ALLOWANCE FOR THIS WORK.
107. THE CONTRACTOR SHALL BRACE ALL EXISTING STRUCTURES AND ALL STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION. SEE ARCHITECTURAL AND / OR STRUCTURAL DETAILS AS PROVIDED IN THIS DRAWING SET.
108. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL AUTHORITIES HAVING JURISDICTION (AHJ).
109. 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.
110. 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.
111. THE CONTRACTOR SHALL REPLACE ANY EXISTING-TO-REMAIN MATERIALS AND FINISHES (CEILING GRID, CEILING TILE, GYPSUM BOARD, FINISHES, DOORS, FRAMES, WALL PROTECTION ETC. WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION.
112. REMOVE ALL EXISTING CONDUIT, WIRING AND DEVICES RENDERED USELESS DUE TO CHANGES IN THE EXISTING AREA
113. REWIRE EXISTING DEVICES NOT BEING REMOVED THAT ARE PART OF THE BRANCH CIRCUIT DEVICES BEING REMOVED AND EXTEND NEW WIRING AS NEEDED TO CONNECT TO PREVIOUS.
114. PATCH ALL CUTS, OPENINGS AND DAMAGED AREAS THAT OCCUR DURING DEMOLITION. ALL PATCHING SHALL CONFORM TO THE ADJOINING WORK, MATCHING THE FINISH AND QUALITY OF WORKMANSHIP OF THE ADJACENT MATERIALS.
115. CONTRACTOR SHALL MINIMIZE CONSTRUCTION AND DUST WHEREVER POSSIBLE.
116. CONTRACTOR SHALL COORDINATE ANY SYSTEMS SHUT OFF FOR MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION AT ANY TIME DURING CONSTRUCTION.

## LEGEND

-  NOT IN CONTRACT
-  EXISTING WALL / PARTITION / BARRIER TO REMAIN
-  EXISTING WALL / PARTITION / BARRIER TO BE DEMOLISHED

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 PHONE: (954) 471-8657

**PROJECT:**  
 BAY 37  
 WESTGATE SHOPPING CENTER  
 100 N STATE ROAD 7  
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**INTERIOR IMPROVEMENTS**

### FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-3  
 DATE: JUNE 6, 2016

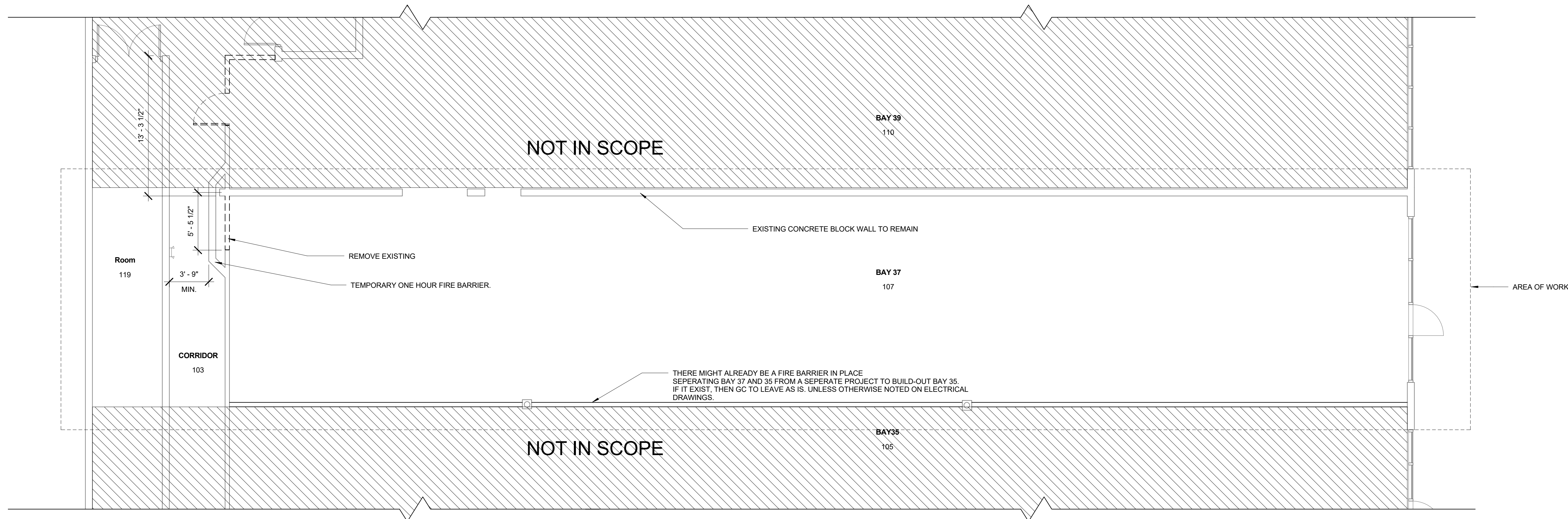
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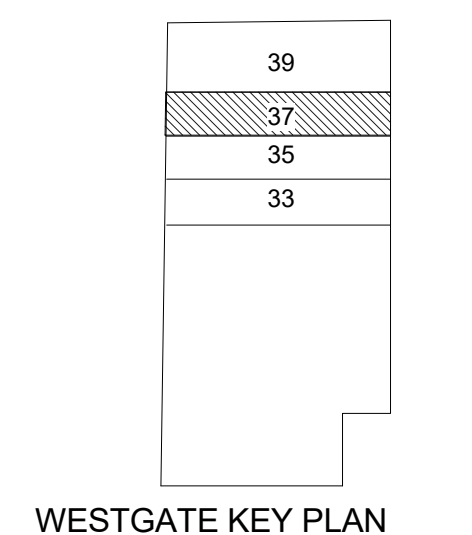
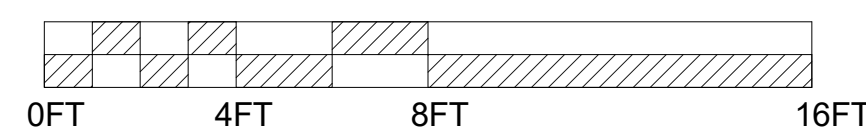
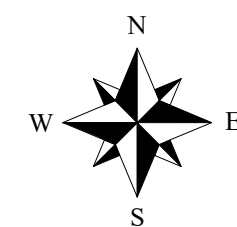
CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:  
**DEMOLITION FLOOR PLAN**

DRAWING NO:  
**A1.0**



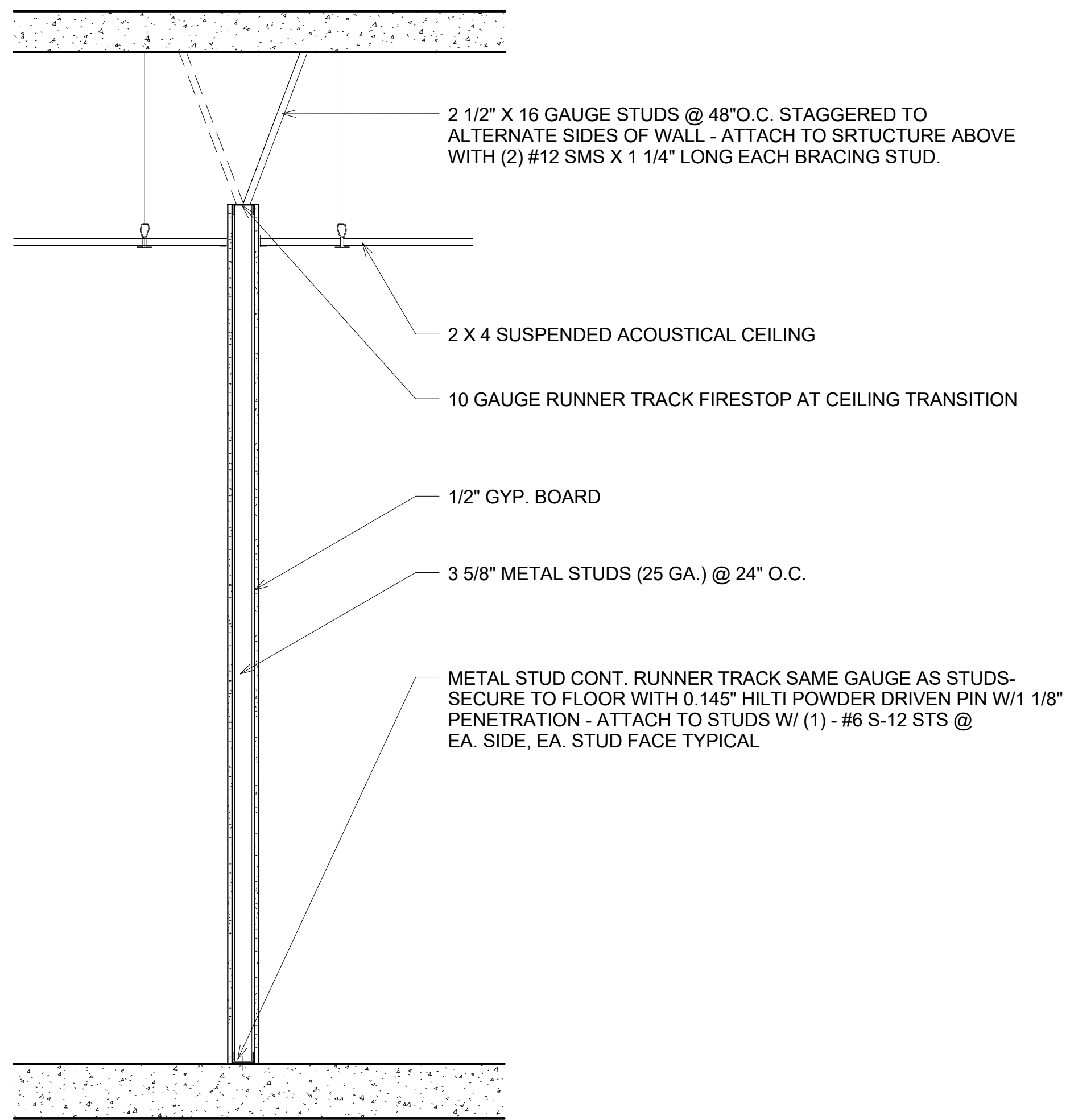
1 DEMOLITION FLOOR PLAN  
 A1.0 3/16" = 1'-0"



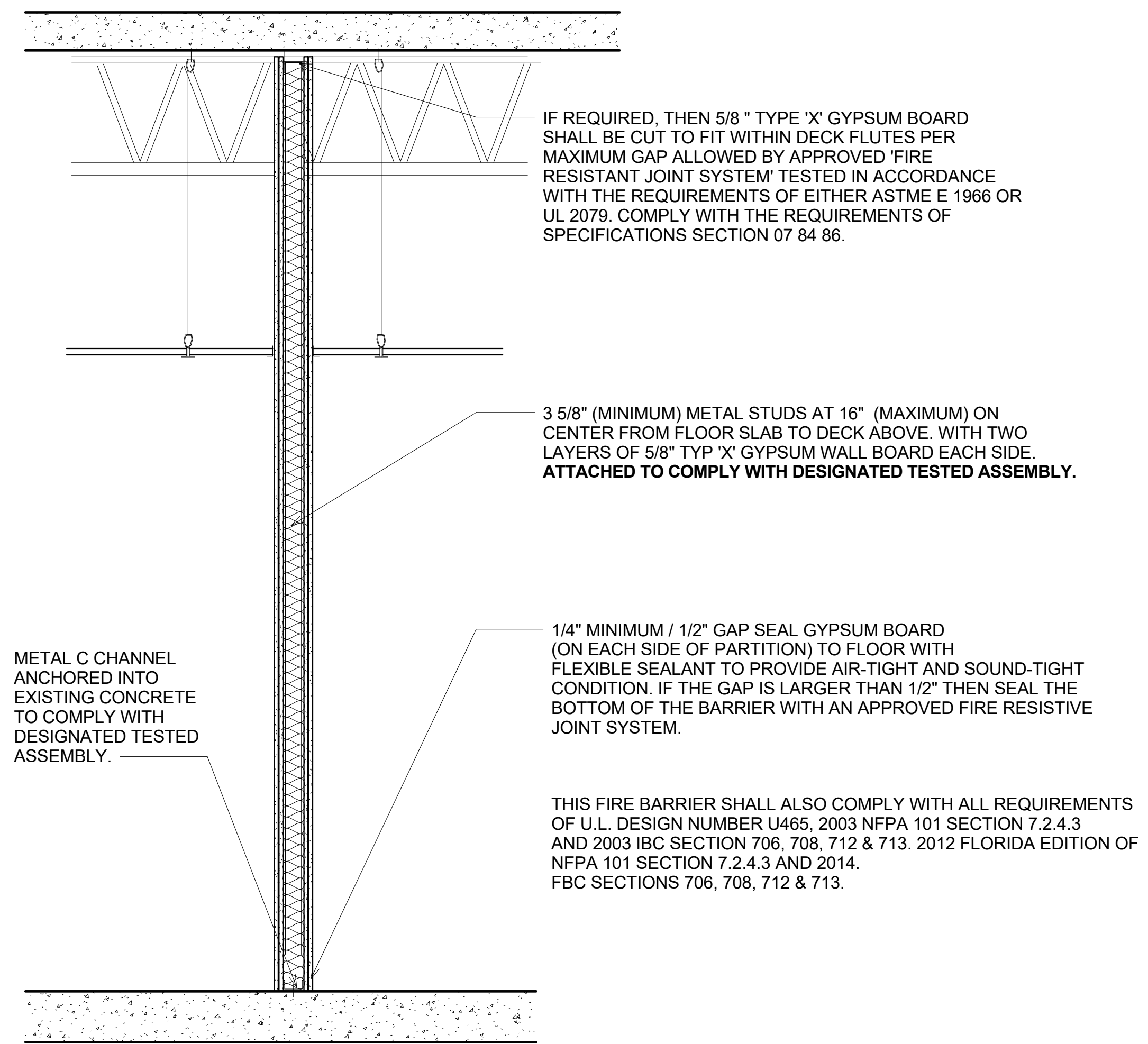




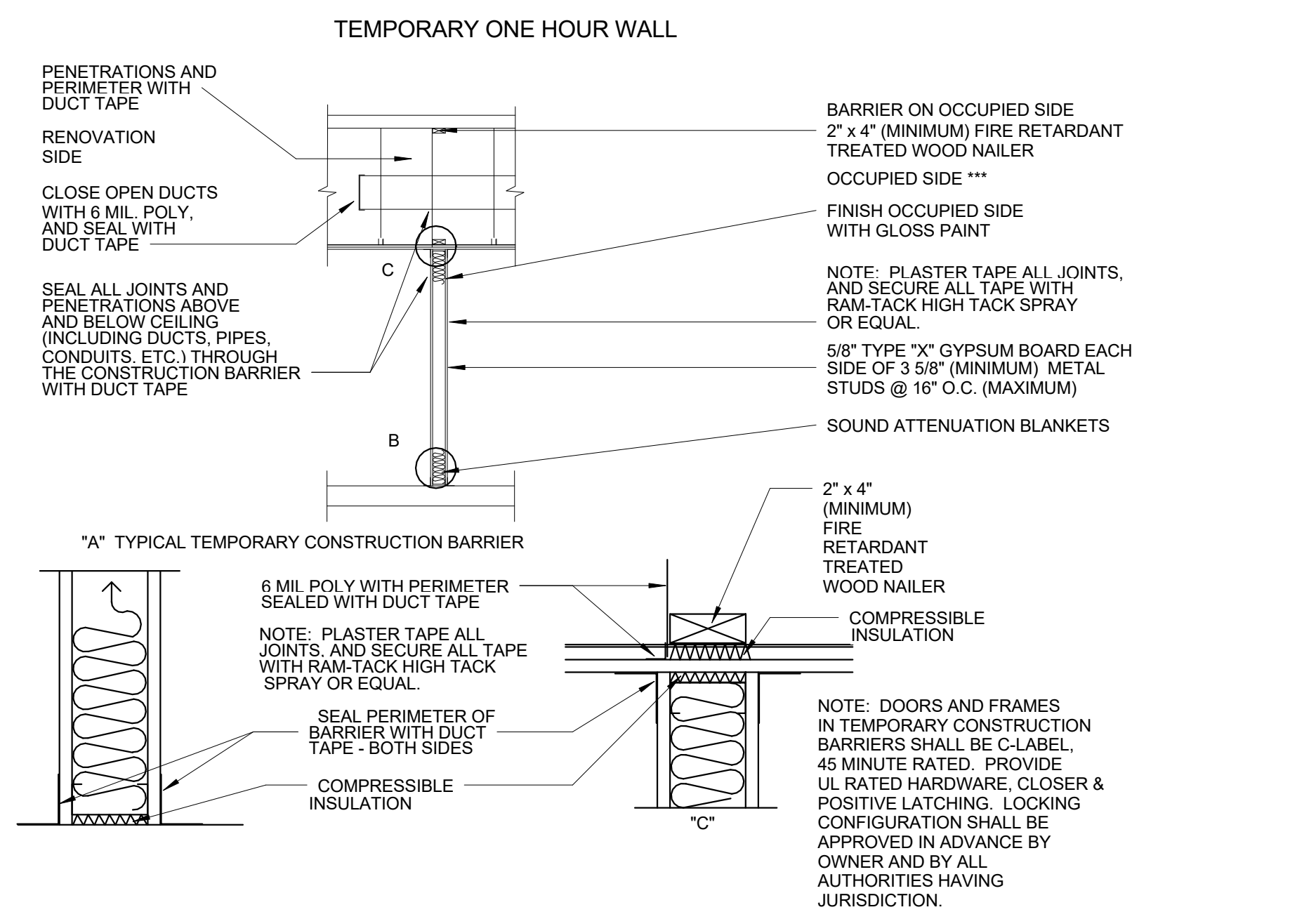




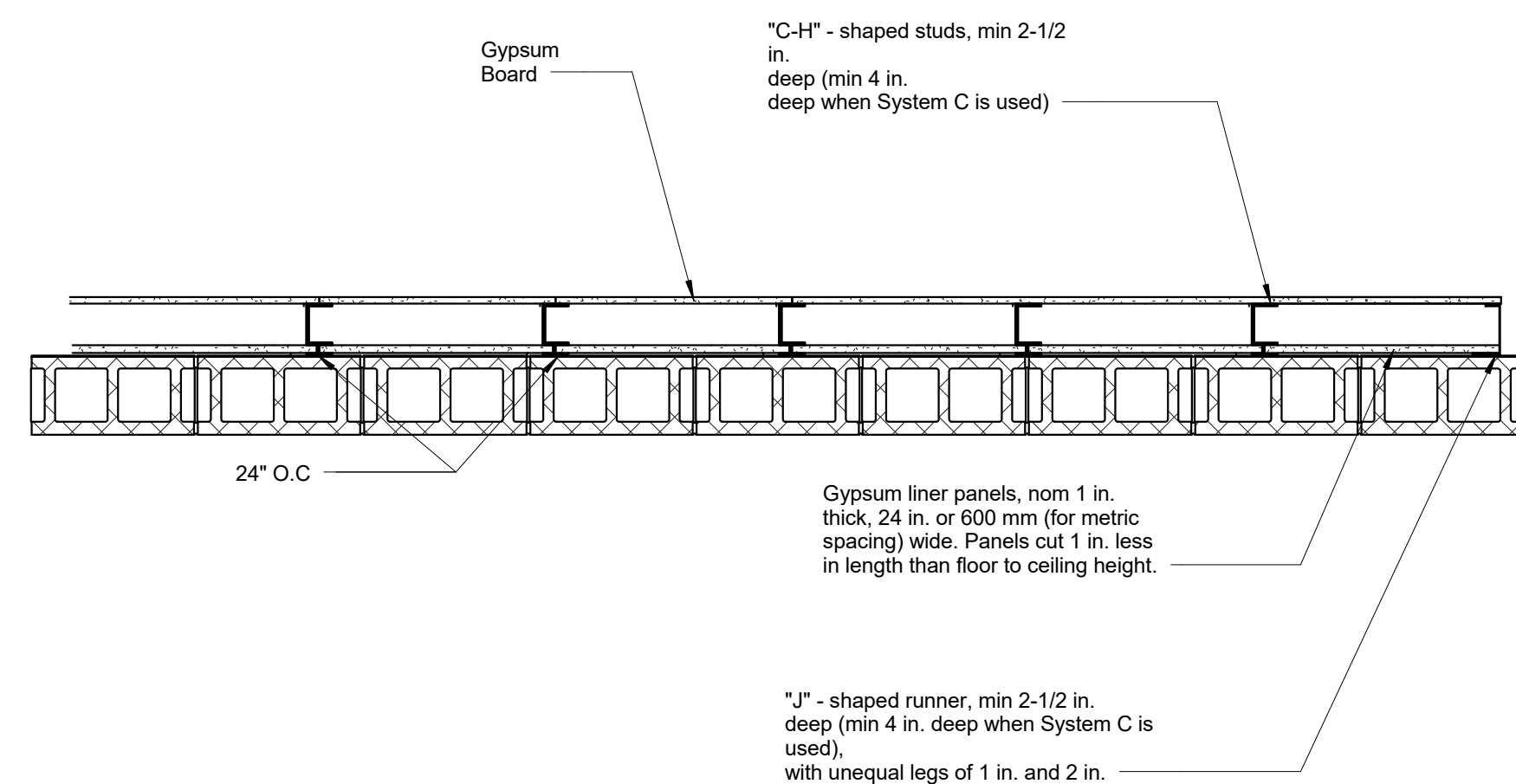
1  
A8.0 WALL TYPE 'A' NONRATED INTERIOR PARTITION  
3/4" = 1'-0"



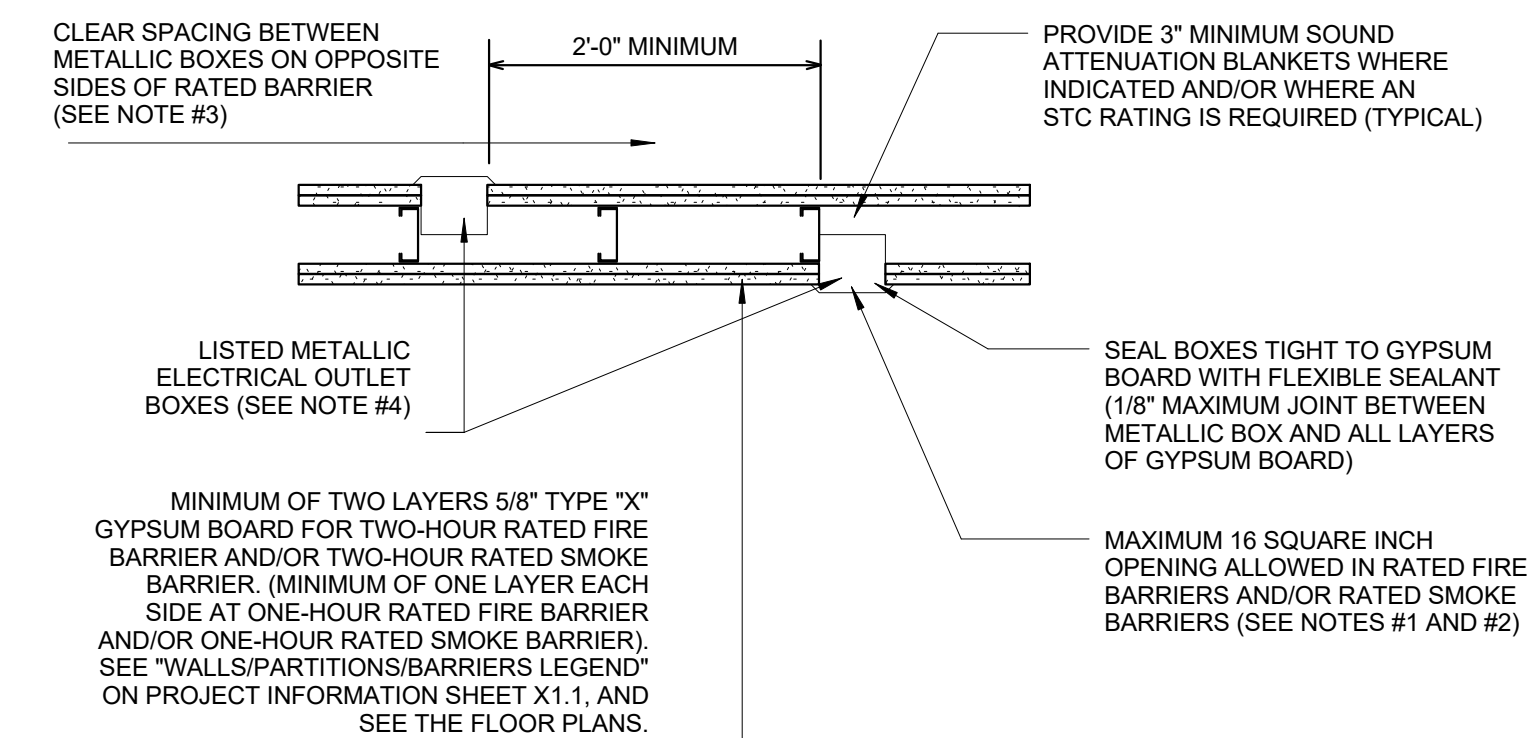
3  
A8.0 WALL TYPE 'C' ONE HOUR RATED FIRE BARRIER  
3/4" = 1'-0"



5  
A8.0 WALL TYPE- TEMPORARY ONE-HOUR FIRE BARRIER  
12" = 1'-0"



2  
A8.0 WALL TYPE '1S' ONE HOUR SHAFT WALL  
3/4" = 1'-0"



4  
A8.0 METALLIC ELECTRICAL OUTLET BOXES RECESSED IN RATED FIRE BARRIERS AND/OR RATED SMOKE BARRIERS  
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.

CONSULTANTS:  
STRUCTURAL ENGINEERING:  
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7501 Willes Rd.  
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SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:  
**CONSTRUCTION DETAILS**

DRAWING NO:  
**A8.0**





PART 1 GENERAL  
1.1 SUMMARY  
A. Project Identification: Interior improvement at 100 N STATE ROAD 7 PLANTATION, FL 33317, WESTGATE SHOPPING CENTER, BAY 37  
B. Project Summary (see sheet)  
C. Particular Project Requirements: see plans  
1. Existing site conditions and restrictions: GC to coordinate with Owner if any.  
2. Requirements for sequencing, scheduling and completion date: GC to coordinate with Owner if any.  
3. Prior or concurrent work by Owner or others: GC to coordinate with Owner if any.  
4. Separate contracts [awarded] [to be awarded] for GC to coordinate with Owner if any.  
5. Prior hazardous waste or asbestos work by Owner or others: GC to coordinate with Owner if any.  
6. Pre-purchased and pre-ordered items: GC to coordinate with Owner if any.  
7. Owner-purchased, Owner-installed items: see plans and GC to coordinate with Owner if any.  
8. Owner-purchased, Contractor-installed items: see plans and GC to coordinate with Owner if any.  
9. Owner's early or partial occupancy: GC to coordinate with Owner if any.  
10. Occupancy of adjacent facilities: none  
11. Contractor's use of new and existing facilities: GC to coordinate with Owner if any.  
12. Scope of separate prime contracts: GC to coordinate with Owner if any.  
13. USGBC LEED [NC] [EB] [C] [CS] [H] [ND] certification: [Certified] [Silver] [Gold] [Platinum] Certification. Not applicable.  
D. Permits and Fees: Apply for, obtain, and pay for permits, fees, and utility company backcharges required to perform the work. Submit copies to Architect.  
E. Codes: Comply with applicable codes and regulations of authorities having jurisdiction. Submit copies of inspection reports, notices and similar communications to Architect.  
F. Dimensions: Verify dimensions indicated on drawings with field dimensions before fabrication or ordering of materials. Do not scale drawings.  
G. Existing Conditions: Notify Architect of existing conditions differing from those indicated on the drawings. Do not remove or alter structural components without prior written approval.  
H. Coordination:  
1. Coordinate the work of all trades.  
2. Prepare coordination drawings for areas above ceilings where close tolerances are required between building elements and mechanical and electrical work.  
3. Verify location of utilities and existing conditions.  
I. Installation Requirements, General:  
1. Inspect substrates and report unsatisfactory conditions in writing.  
2. Do not proceed until unsatisfactory conditions have been corrected.  
3. 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 for work of other trades.  
4. Install materials in exact accordance with manufacturer's instructions and approved submittals.  
5. Install materials in proper relation with adjacent construction and with proper appearance.  
6. Restore units damaged during installation. Replace units which cannot be restored at no additional expense to the Owner.  
7. Refer to additional installation requirements and tolerances specified under individual specification sections.  
J. Limit of Use: Limit use of work as indicated. Keep driveways and entrances clear.  
K. Existing Construction: Maintain existing building in a weathertight condition. Repair damage caused by construction operations. Protect building and its occupants.  
L. Definitions:  
1. Provide: Furnish and install, complete with all necessary accessories, ready for intended use. Pay for all related costs.  
2. 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.  
3. Match Existing: Match existing as acceptable to the Owner.  
M. 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.  
N. 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

END OF SECTION  
01 20 00-1

SECTION 01 20 00  
PRICE AND PAYMENT PROCEDURES

PART 1 GENERAL  
1.1 SUMMARY  
A. Price and Payment Procedures:  
1. Alternates. None indicated in the plans. GC to coordinate with Owner if needed.  
2. Allowances. None indicated in the plans. GC to coordinate with Owner if needed.  
3. Tenant Allowances.  
1.2 ALTERNATES  
A. 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 and profit.  
B. Acceptance of Alternates: Owner will determine which alternates are selected for inclusion in the Contract.  
C. 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.  
D. List of Alternates.  
1.3 ALLOWANCES  
A. 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.  
B. Notification of Owner: Notify Owner of date when final decision on allowance items is required to avoid delays in the work.  
C. 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.  
D. Invoices and Delivery Slips: Submit invoices or delivery slips to indicate actual quantities of materials delivered and costs. Indicate amounts of applicable trade discounts.  
E. Lump Sum Allowances: Include the following amounts in the base bid for materials, installation, overhead, profit and all costs for the following items.  
1. Landscaping: [\$ insert amount or delete line item]  
2. Door Hardware: [\$ insert amount or delete line item]  
3. Signage: [\$ insert amount or delete line item]  
4. Window Treatment: [\$ insert amount or delete line item]  
5. Kitchen Appliances: [\$ insert amount or delete line item]  
6. Kitchen Casework: [\$ insert amount or delete line item]  
7. Elevator Cab: [\$ insert amount or delete line item]  
8. Plumbing Fixtures: [\$ insert amount or delete line item]  
9. HVAC Modifications: [\$ insert amount or delete line item]  
10. Lighting Fixtures: [\$ insert amount or delete line item]  
F. 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 included in the base bid. Refer to the Drawings to determine quantities required, multiply by unit cost below, and include total within base bid.  
1. Brick (\$/1000): [\$ insert amount or delete line item]  
2. Carpet (\$/sq. yd.): [\$ insert amount or delete line item]  
3. Wall Covering (\$/sq. yd.): [\$ insert amount or delete line item]  
4. Electrical Outlets (data, telephone, electric): [\$ insert amount or delete line item]  
1.4 TENANT ALLOWANCES  
A. 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. Based on the rentable square footage of the building, provide the following items in the base bid.  
B. 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 notify the Bidder by addenda.  
C. Schedule of Tenant Allowances:  
his Section

END OF SECTION

01 30 00-1

SECTION 01 30 00  
ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL  
1.1 SUMMARY  
A. Administration of Contract: Provide administrative requirements for the proper coordination and completion of work including the following:  
1. Supervisory personnel.  
2. Preconstruction conference.  
3. Project meetings, minimum of two per month; prepare and distribute minutes.  
B. Reports: Submit daily and special reports.  
C. Work Schedule: Submit progress schedule, updated monthly.  
D. Submittal Schedule: Prepare submittal schedule; coordinate with progress schedule.  
E. Schedule of Values: Submit schedule of values.  
F. Schedule of Tests: Submit schedule of required tests including payment and responsibility.  
G. Perform Surveys: Lay out the work and verifying locations during construction. Perform final site survey.  
H. Emergency Contacts: Submit and post a list of emergency telephone numbers and address for individuals to be contacted in case of emergency.  
I. Record Documents: Submit record drawings and specifications; to be maintained and annotated by Contractor as work progresses.

END OF SECTION

SECTION 01 33 00- SUBMITTAL PROCEDURES

1.1 SUMMARY  
A. ACTION SUBMITTALS: INFORMATION THAT REQUIRES ARCHITECT'S RESPONSIVE ACTION.  
B. INFORMATIONAL SUBMITTALS: INFORMATION THAT DOES NOT REQUIRE ARCHITECT'S APPROVAL. SUBMITTALS MAY BE REJECTED FOR NOT COMPLYING WITH REQUIREMENTS.  
1.2 PROCEDURES  
A. ELECTRONIC COPIES OF CAD DRAWINGS OF THE CONTRACT DOCUMENTS WILL NOT BE PROVIDED BY ARCHITECT FOR CONTRACTOR'S USE.  
B. PROCESSING TIME:  
1. INITIAL REVIEW: 10 DAYS  
2. CONCURRENT REVIEWS: 15 DAYS  
3. SHOP DRAWINGS: 10 DAYS  
4. DIRECT TRANSMITTAL TO CONSULTANT: 10 WORKING DAYS.  
C. REQUEST FOR INFORMATION:  
1. INITIAL REVIEWS: 7 DAYS  
2. CONCURRENT REVIEWS: 10 DAYS.  
D. TRANSMITTAL FORM: AIA DOCUMENT G810  
E. ACTION SUBMITTALS:  
1. NUMBER OF COPIES: FIVE WHERE REQUIRED  
ACTION SUBMITTALS:  
a. PRODUCT DATA.  
b. SHOP DRAWINGS.  
c. SAMPLES.  
d. CONTRACTOR'S CONSTRUCTION SCHEDULE.  
e. APPLICATION FOR PAYMENT.  
f. SCHEDULE OF VALUES.  
F. INFORMATIONAL SUBMITTALS:  
1. NUMBER OF COPIES: TWO  
2. INFORMATIONAL SUBMITTALS:  
a. CONTRACTORS' CONSTRUCTION SCHEDULE.  
b. PRODUCT CERTIFICATES.  
c. WELDING CERTIFICATES.  
d. INSTALLER CERTIFICATES.  
e. MANUFACTURER CERTIFICATES.

01 40 00-1  
SECTION 01 40 00  
QUALITY REQUIREMENTS

PART 1 GENERAL  
1.1 SUMMARY  
A. 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.  
B. 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.  
C. Tolerances: Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate. Comply with manufacturers' tolerances.  
D. 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.  
E. 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.  
1. Observe site conditions.  
2. Conditions of surfaces and installation.  
3. Quality of workmanship.  
4. Start-up of equipment.  
5. Test, adjust and balance of equipment.  
F. 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.  
G. 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

01 50 00-1

SECTION 01 50 00  
TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL  
1.1 SUMMARY  
A. Temporary Services: Provide temporary services and utilities, including payment of utility costs including the following.  
1. Water (potable and non-potable).  
2. Lighting and power.  
3. Metering.  
4. Telephone.  
5. Toilet facilities.  
6. Materials storage.  
B. Construction Facilities: Provide construction facilities, including payment of utility costs including the following.  
1. Construction equipment.  
2. Dewatering and pumping.  
3. Enclosures.  
4. Heating.  
5. Lighting.  
6. Elevator.  
7. Access.  
8. Roads.  
C. Security and Protection: Provide security and protection requirements including the following.  
1. Fire extinguishers.  
2. Site enclosure fence, barricades, warning signs, and lights.  
3. Building enclosure and lock-up.  
4. Environmental protection.  
5. Pest control during and at the end of construction.  
6. Snow and ice removal if applicable.  
D. Personnel Support: Provide personnel support facilities including the following.  
1. Architect's field office with telephone, fax and data connection.  
2. Contractor's field office.  
3. Sanitary facilities.  
4. Drinking water.  
5. Project identification sign.  
6. Cleaning.  
PART 2 PRODUCTS  
2.1 TEMPORARY BRACING  
A. Temporary Bracing of Masonry Partitions: As required to stabilize construction during installation of masonry work.  
1. Manufacturer: Refer to [www.arcat.com/divs/sec/sec01500.html](http://www.arcat.com/divs/sec/sec01500.html)  
PART 3 EXECUTION - Not Applicable To This Section

END OF SECTION

01 70 00-2

SECTION 01 70 00  
EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 GENERAL  
1.1 SUMMARY  
A. Substantial Completion: The following are prerequisites to substantial completion. Provide the following.  
1. Punch list prepared by Contractor and subcontractors as applicable.  
2. Supporting documentation.  
3. Warranties.  
4. Certifications.  
5. Occupancy permit.  
6. Start-up and testing of building systems.  
7. Change over of locks.  
8. Meter readings.  
9. Commissioning documentation.  
B. Final Acceptance: Provide the following prerequisites to final acceptance.  
1. Final payment request with supporting affidavits.  
2. Completed punch list.  
C. As-Built Drawings: Provide a marked-up set of drawings including changes, which occurred during construction.  
D. Project Closeout: Provide the following during project closeout.  
1. Submission of record documents.  
2. Submission of maintenance manuals.  
3. Training and turnover to Owner's personnel.  
4. Final cleaning and touch-up.  
5. Removal of temporary facilities.  
PART 2 PRODUCTS - Not Applicable To This Section  
PART 3 EXECUTION

3.1 CUTTING AND PATCHING  
A. Cutting and Patching: Provide cutting and patching work to properly complete the work of the project, complying with project requirements for:  
1. Structural work.  
2. Mechanical/electrical systems.  
3. Visual requirements, including detailing and tolerances.  
4. Operational and safety limitations.  
5. Fire resistance ratings.  
6. Inspection, preparation, and performance.  
Cleaning.  
B. 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.  
C. 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.  
D. Performance of Operations: Perform work with workmen skilled in the trades involved. Prepare sample area of each type of work for approval.  
E. Cutting: Use cutting tools, not chopping tools. Make neat holes. Minimize damage to adjacent work. Inspect for concealed utilities and structure before cutting.  
F. Patching: Make patches, seams, and joints durable and inconspicuous. Comply with tolerances for new work.  
G. Cleaning: Clean work area and areas affected by cutting and patching operations.

END OF SECTION

SECTION 042200 - CONCRETE UNIT MASONRY:

A. 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.  
B. 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" X 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.  
C. CEMENT FOR MORTAR: PORTLAND, TYPE I, ASTM C150 QUALITY.  
D. 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".  
E. VERTICAL REINFORCEMENT: EVERY 8 FT WITH #5 REBAR IN BLOCK CORES FULLY GROUPED FROM FOUNDATION TO TOP OF WALL.  
F. TIES AND ANCHORS: BENT WIRE TIES, ADJUSTABLE ANCHORS FOR CONCRETE CONNECTION, RIGID ANCHORS.  
G. SEALANT FOR JOINTS: EXTERIOR QUALITY POLYURETHANE COMPLETE WITH BACKER ROD.  
H. INSTALLATION OF CONCRETE BLOCKS:  
1. BUILT-IN WORK: VERIFY ITEMS BUILT-IN BY OTHER TRADES FOR THIS WORK ARE PROPERLY LOCATED AND SIZED.  
2. TOLERANCES:  
a. MAXIMUM VARIATION FROM PLANE OF WALL: 1/4" IN 10', 1/2" IN 10' OR MORE.  
b. MAXIMUM VARIATION FROM PLUMB: 1/4" PER STORY NON-CUMULATIVE, 1/2" IN TWO STOREYS OR MORE.  
c. MAXIMUM VARIATION FROM LEVEL COURSING: 1/8" IN 3', 1/4" IN 10', 1/2" IN 30'.  
3. MORTAR JOINTS AND COURSING:  
a. JOINT SIZE: 3/8", TOOLED CONCAVE, UNLESS OTHERWISE INDICATED.  
b. PLACE JOINTS APPROXIMATELY EVERY 50 FEET O.C. IN UNINTERRUPTED WALLS.  
4. EXPANSION/CONTROL JOINTS: UNLESS SHOWN OTHERWISE, LOCATE JOINTS AS INDICATED BELOW.  
a. PLACE JOINTS 4 FEET TO 10 FEET FROM EACH EXTERIOR CORNER OF BUILDING.  
b. PLACE JOINTS APPROXIMATELY EVERY 50 FEET O.C. IN UNINTERRUPTED WALLS.  
c. INSTALL JOINTS AT LOCATIONS WHERE WALL HEIGHT OR THICKNESS CHANGES BY MORE THAN 20%.  
d. FOR OPENINGS LESS THAN 6 FEET WIDE PLACE JOINTS ON ONE SIDE OF OPENINGS.  
e. FOR OPENINGS MORE THAN 6 FEET WIDE PLACE JOINTS AT BOTH SIDES OF OPENINGS.  
f. FILL GAP WITH SOFT JOINT FILLER.  
5. POINTING AND CLEANING: REMOVE EXCESS MORTAR AND SMEARS UPON COMPLETION OF MASONRY WORK.  
a. CLEAN BLOCKS THOROUGHLY WITH WIRE BRUSH.  
b. DO NOT USE ACIDS.  
c. RINSE AND LEAVE BLOCK WALLS CLEAN AND NEAT.  
d. PROPERLY CLEAN JOINTS SCHEDULED FOR SEALANT.  
I. LINTELS: PRECAST CONCRETE OR MASONRY.

SECTION 06 10 00 - ROUGH CARPENTRY

A. GENERAL: MISCELLANEOUS ROUGH CARPENTRY AS REQUIRED TO COMPLETE THE WORK OF THE PROJECT INCLUDING THE FOLLOWING:  
1. BLOCKING AND NAILERS FOR ROOF SYSTEM AND RELATED FLASHINGS. PRESSURE TREATED  
2. BLOCKING IN METAL STUD/GYPSUM BOARD WALLS FOR ATTACHMENTS OF WALL-MOUNTED ITEMS: FIRE RESISTANT WOOD.  
3. METAL FRAMING ANCHORS: HOT DIPPED GALVANIZED STEEL.  
4. ALL WOOD SHALL BE FIRE RETARDANT TREATED.  
B. CERTIFICATION OF TREATING PLANT:  
1. WOOD PRESRVATIVES: SUBMIT CERTIFICATE STARTING WATER-BORNE CHEMICAL AND PROCESS USED, NET AMOUNT OF PRESERVATIVE RETAINED, AND COMPLIANCE WITH APPLICABLE STANDARDS.  
2. FIRE-RETARDANT TREATMENT: SUBMIT CERTIFICATE STATING THE FIRE-RETARDANT TREATMENT MATERIALS COMPLY WITH GOVERNING ORDINANCES AND MEET OR EXCEED REQUIREMENTS FOR ASTM E84 TESTS.  
C. MATERIALS: EACH PIECE OF LUMBER AND PLYWOOD SHALL BEAR AN IDENTIFICATION STAMP OF AN ACCREDITED TESTING AGENCY.  
1. LUMBER AND TIMBER SHALL BE SOUND, THOROUGHLY SEASONED AND WELL MANUFACTURED IN COMPLIANCE WITH NFPA "NATIONAL DESIGN SPECIFICATIONS" FOR STRESS GRADE LUMBER AND ITS FASTENERS: MAXIMUM MOISTURE CONTENT: 19%  
2. DECAY/INSECT RESISTANT LUMBER: NO 2 SOUTHERN PINE, PRESSURE TREAT, CLEAR.  
3. FIRE-RETARDANT LUMBER: NO. 2SOUTHERN PINE, PRESSURE-TREATED, CLEAR, FLAME SPREAD 25, SMOKE DEVELOPMENT 25, IN ACCORDANCE WITH ASTM E84.  
4. PLYWOOD: AC-AWPA EXTERIOR QUALITY WHERE EXPOSED TO MOISTER, FIRE-RETARDANT WHERE REQUIRED, DOUGLAS FIR FACES, SOLID FACES EACH SIDE. MAXIMUM MOISTURE CONTENT: 15%  
5. FASTENERS: SIZE AND TYPES TO SUIT APPLICATIONS.  
a) GALVANIZED FINISH FOR EXTERIOR LOCATIONS, HIGH HUMIDITY LOCATIONS, AND TREATED WOOD.  
b) USE STAINLESS STEEL OR BRASS TO MOUNT WALL-HUNG ITEMS ON TREATED WOOD BLOCKING  
c) PLAIN FINISH FOR OTHER INTERIOR LOCATIONS.  
d) ELECTRO-GALVANIZING IS NOT ACCEPTABLE.  
D. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE DIMENSIONS OF THE LAYOUT, LINES, LEVELS ARE TRUE TO THE CONTRACT DOCUMENTS.  
E. INSTALLATION:  
1. PLACE MISCELLANEOUS BLOCKING, FURRRING AND ROOF CANTS TRUE TO LINES AND LEVELS SECURE RIGIDLY IN PLACE.  
2. 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.  
3. COORDINATE THE REQUIREMENT FOR PLUMBING, MECHANICAL AND ELECTRICAL ITEMS WITH APPROPRIATE CONTRACTORS.  
4. BACK-UP PANELS FOR ELECTRICAL AND TELEPHONE EQUIPMENT:  
a) AT METAL STUD/GYPSUM BOARD WALLS, INSTALL FIRE-RETARDANT PLYWOOD AS BACK-UP PANELS FOR ELECTRICAL AND TELEPHONE EQUIPMENT, SIZE AS REQUIRED.  
b) ATTACHMENT FOR METAL STUDS: SELF-DRILLING, SELF-TAPPING SCREWS 12 INCHES O.C. AT EACH STUD.



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 37  
WESTGATE SHOPPING CENTER  
100 N STATE ROAD 7  
PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-3  
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:  
A10.0

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. I-80 SERIES AND AFI 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 DOORS.
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 0871.2.

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.

1.2 SUBMITTALS:

- 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.
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.
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.

Table with columns: Item, Manufacturer, Approved. Lists hardware items like Hinges, Locksets, Cylinders, Exit Devices, Closers, Push/Pull Plates, Protection Plates, Door Stops, Flush Bolts, Coordinator & Brackets, Threshold & Gasketing with their respective manufacturers.

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 Latchsets:
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 latchsets.
16. Provide 9001-Quality Management and 14001-Environmental Management.
17. Vertical Latch Assemblies to have gravity operation, no springs.
Approved Manufacturers
a. The following manufacturers will be approved contingent on meeting or exceeding the above performance criteria:
1) Precision Manufactured by Stanley Security Solutions

C. Cylinders:

- 1. Provide 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.



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

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-3
DATE: JUNE 6, 2016

ADDENDA/REVISION

Table with columns: No., Date, Description. Intended for tracking changes to the contract documents.

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

PROJECT SPECIFICATIONS

DRAWING NO:

A10.1



## PART 3 - EXECUTION

## 3.1 INTERIOR WALL FRAMING

## A. GENERAL

1. WALL STUD SPACING: 16" O.C., UNLESS OTHERWISE INDICATED.
  2. ROUGH-OPENINGS: CONSTRUCT AS SPECIFIED IN THIS SECTION.
  3. DO NOT BRIDGE BUILDING EXPANSION AND CONTROL JOINTS WITH STEEL FRAMING OR FURRING MEMBERS.
- B. AT WALL-HUNG CABINETS AND/OR CASEWORK:
1. INSTALL 18 GAGE STUDS AT 12 INCHES O.C. FOR FULL WIDTH OF CABINETWORK PLUS 12 INCHES ON EACH SIDE OF CABINETWORK.
  2. 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 AND PIPES:
1. 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.
    - a. USE BRACED SYSTEM FOR DEPTHS OF 48" (VERTICALLY) AND WIDTHS TO 72".
    - b. USE UNBRACED SYSTEM FOR SOFFITS UP TO 24" X 24".
- D. ADDITIONAL FRAMING:
1. INSTALL ADDITIONAL FRAMING, BLOCKING AND BRACING AT TERMINATIONS IN THE WORK AND FOR SUPPORT OF THE FOLLOWING:
    - a. FIXTURES AND EQUIPMENT SERVICES.
    - b. TOILET ACCESSORIES AND GRAB BARS.
    - c. FURNISHINGS AND SIMILAR WORK TO COMPLY WITH DETAILS; IF NOT INDICATED, COMPLY WITH "GYPSUM CONSTRUCTION HANDBOOK".
- E. BRACING OF WALLS ABOVE CEILINGS:
1. WHERE WALLS EXTEND ABOVE CEILINGS, BUT NOT TO STRUCTURE, BRACE TOP OF WALLS WITH DIAGONAL STUD BRACES AT APPROXIMATELY 48" O.C.
  2. ATTACH STUD BRACES TO GALVANIZED STEEL ANGLES SECURED TO BOTTOM SIDE OF STRUCTURE.

## 3.2 ROUGH OPENINGS

- A. 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.
- B. HEADER:
1. 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.
  2. 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.
  3. FOR OPENINGS OVER LEAD-LINED DOORS INSTALL DOUBLE 14 GAGE STUDS ON EDGE AND SCREWED TOGETHER.
- C. PLYWOOD BACKING PANELS: FIRE-RETARDANT TREATED PLYWOOD PANELS, APA RATED, 3/8" THICK.

## 3.3 WALLBOARD INSTALLATION

## A. GENERAL:

1. COORDINATE GYPSUM WALLBOARD WORK WITH METAL WALL FRAMING/SECTION 09110 AND DETAILS.
  2. COORDINATE GYPSUM WALLBOARD WORK WITH METAL WALL FRAMING/SECTION 09110 AND DETAILS.
- B. AT FLOOR SLAB:
1. FOR RATED AND NON-RATED WALLS: LEAVE 1/4" MAXIMUM SPACE BETWEEN FLOOR SLAB AND BOTTOM EDGE OF GYPSUM BOARD.
  2. FOR SOUND INSULATED WALLS: SET GYPSUM BOARD IN CONTINUOUS BED OF ACOUSTICAL SEALANT.
- C. AT BOTTOM OF DECK:
1. 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.
- D. DIRECT-BONDING TO SUBSTRATE:
1. 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.
  2. TEMPORARILY BRACE OR FASTEN GYPSUM BOARD IN PLACE UNTIL ADHESIVE HAS PROPERLY SET.

## 3.4 INSTALLATION OF DRYWALL TRIM ACCESSORIES

- A. INSTALL CORNER BEADS AT EXTERNAL CORNERS.
- B. 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.
- C. 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.
- D. 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

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

## PART 4 - GENERAL

## 4.1 GYPSUM BOARD CEILING FRAMING

## A. MATERIALS:

1. CEILING FURRING:
- a. 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.
  - b. 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.
2. SUSPENDED CEILING FRAMING:
- a. CARRYING CHANNELS: 1-1/2" COLD ROLLED BLACK STEEL, 0.475 PSF.
  - b. HANGER WIRE: 8 GAUGE STEEL WIRE.
3. SINGLE-SPAN FIXED CEILING FRAMING:
- a. 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

- A. GENERAL: CERAMIC AND QUARRY TILE FOR INTERIOR WALLS AND FLOORS, WITH ACCESSORIES, MORTAR AND GROUT.
- B. FLOOR TILES: ANSITCA A137.1 QUALITY, 0.5 TO 3.0 PERCENT MOISTURE ABSORPTION, CUSHIONED EDGES, AS SCHEDULED IN "FINISH AND COLOR SCHEDULE".
1. FINISH: SLIP-RESISTANT AT FLOORS.
- C. MORTAR/ADHESIVE:
1. MORTAR FOR THINSET METHOD: THINSET BONDCOAT, DRY-SET CEMENTITIOUS MORTAR, ANSITCA A118.1.
  2. ADHESIVE FOR GYPSUM BOARD APPLICATIONS: ORGANIC ADHESIVE, ANSITCA A136.1, TYPE 2, THINSET BOND TYPE.
- D. GROUT: "HYDROMENT" CERAMIC TILE CEMENTITIOUS GROUT/JOINT FILLER, PREPARED WITH "HYDROMENT" MULTI-PURPOSE ACRYLIC LATEX MORTAR ADMIXTURE AND GROUT ADDITIVE, MANUFACTURED BY BOSTICK.
- E. QUALITY ASSURANCE: APPLICABLE REQUIREMENTS OF TILE COUNCIL OF AMERICA (TCA) AND AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) WILL ESTABLISH THE QUALITY OF TILE WORK.
1. TILE PRODUCTS OF DAL-TILE CORP. AND GROUT PRODUCTS OF BOSTICK WILL ESTABLISH A MINIMUM STANDARD OF QUALITY.
- F. SUBMITTALS REQUIRED:
1. CERTIFICATE OF COMPLIANCE: STATING CONFORMANCE WITH ANSI.
  2. MASTER GRADE CERTIFICATE: REQUIRED FOR EACH SHIPMENT AND TYPE OF TILE SIGNED BY MANUFACTURER AND INSTALLER.
  3. TILE SAMPLES, PRODUCT DATA, MAINTENANCE DATA.
- G. INSTALLATION: PERFORM TILE WORK IN ACCORDANCE WITH TCA "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ANSI SPECIFICATIONS REFERENCED IN TCA HANDBOOK.
1. AT EXPOSED EDGES OF CERAMIC FLOOR TILE: USE BULLNOSE EDGE.
  2. CUT AND FIT TILE TIGHT TO PENETRATIONS THROUGH TILE. FORM CORNERS AND BASES NEATLY.
  3. TILE JOINTS:
    - a. PLACE TILE JOINTS UNIFORM IN WIDTH, SUBJECT TO VARIANCE IN TOLERANCE ALLOWED IN TILE SIZE.
  4. GROUTING: COMPLY WITH ANSI A108.10.
  5. SEALANT WORK: APPLY SEALANT TO JUNCTION OF TILE AND DISSIMILAR MATERIALS AND JUNCTION OF DISSIMILAR PLANES. COMPLY WITH SEALANT MANUFACTURER'S PRINTED INSTRUCTIONS.
  6. PLACE AND SET MARBLE THRESHOLDS AT TOILET ROOM DOORS.
  7. CLEANING: CLEAN TILE IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.

## SECTION 09 30 00 - TILING

- A. GENERAL: CERAMIC AND QUARRY TILE FOR INTERIOR WALLS AND FLOORS, WITH ACCESSORIES, MORTAR AND GROUT.
- B. FLOOR TILES: ANSITCA A137.1 QUALITY, 0.5 TO 3.0 PERCENT MOISTURE ABSORPTION, CUSHIONED EDGES, AS SCHEDULED IN "FINISH AND COLOR SCHEDULE".
1. FINISH: SLIP-RESISTANT AT FLOORS.
- C. MORTAR/ADHESIVE:
1. MORTAR FOR THINSET METHOD: THINSET BONDCOAT, DRY-SET CEMENTITIOUS MORTAR, ANSITCA A118.1.
  2. ADHESIVE FOR GYPSUM BOARD APPLICATIONS: ORGANIC ADHESIVE, ANSITCA A136.1, TYPE 2, THINSET BOND TYPE.
- D. GROUT: "HYDROMENT" CERAMIC TILE CEMENTITIOUS GROUT/JOINT FILLER, PREPARED WITH "HYDROMENT" MULTI-PURPOSE ACRYLIC LATEX MORTAR ADMIXTURE AND GROUT ADDITIVE, MANUFACTURED BY BOSTICK.
- E. QUALITY ASSURANCE: APPLICABLE REQUIREMENTS OF TILE COUNCIL OF AMERICA (TCA) AND AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) WILL ESTABLISH THE QUALITY OF TILE WORK.
1. TILE PRODUCTS OF DAL-TILE CORP. AND GROUT PRODUCTS OF BOSTICK WILL ESTABLISH A MINIMUM STANDARD OF QUALITY.
- F. SUBMITTALS REQUIRED:
1. CERTIFICATE OF COMPLIANCE: STATING CONFORMANCE WITH ANSI.
  2. MASTER GRADE CERTIFICATE: REQUIRED FOR EACH SHIPMENT AND TYPE OF TILE SIGNED BY MANUFACTURER AND INSTALLER.
  3. TILE SAMPLES, PRODUCT DATA, MAINTENANCE DATA.
- G. INSTALLATION: PERFORM TILE WORK IN ACCORDANCE WITH TCA "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ANSI SPECIFICATIONS REFERENCED IN TCA HANDBOOK.
1. AT EXPOSED EDGES OF CERAMIC FLOOR TILE: USE BULLNOSE EDGE.
  2. CUT AND FIT TILE TIGHT TO PENETRATIONS THROUGH TILE. FORM CORNERS AND BASES NEATLY.
  3. TILE JOINTS:
    - a. PLACE TILE JOINTS UNIFORM IN WIDTH, SUBJECT TO VARIANCE IN TOLERANCE ALLOWED IN TILE SIZE.
  4. GROUTING: COMPLY WITH ANSI A108.10.
  5. SEALANT WORK: APPLY SEALANT TO JUNCTION OF TILE AND DISSIMILAR MATERIALS AND JUNCTION OF DISSIMILAR PLANES. COMPLY WITH SEALANT MANUFACTURER'S PRINTED INSTRUCTIONS.
  6. PLACE AND SET MARBLE THRESHOLDS AT TOILET ROOM DOORS.
  7. 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.
- B. WALL TILES: ANSITCA A137.1 QUALITY, 0.5 TO 3.0 PERCENT MOISTURE ABSORPTION, CUSHIONED EDGES.
1. FINISH: REFER TO SHEET A5.2
- C. ADHESIVE FOR GYPSUM BOARD APPLICATIONS: ORGANIC ADHESIVE, ANSITCA A136.1 TYPE 2, THINSET BOND TYPE.
- D. GROUT: "HYDROMENT" CERAMIC TILE CEMENTITIOUS GROUT/JOINT FILLER, PREPARED WITH "HYDROMENT" MULTI-PURPOSE ACRYLIC LATEX MORTAR ADMIXTURE AND GROUT ADDITIVE, MANUFACTURED BY BOSTICK.
- E. QUALITY ASSURANCE: APPLICABLE REQUIREMENTS OF TILE COUNCIL OF AMERICA (TCA) AND AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) WILL ESTABLISH THE QUALITY OF TILE WORK.
1. 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.
1. CERTIFICATE OF COMPLIANCE: STATING CONFORMANCE WITH ANSI.
  2. MASTER GRADE CERTIFICATE: REQUIRED FOR EACH SHIPMENT AND TYPE OF TILE SIGNED BY MANUFACTURER AND INSTALLER.
  3. TILE SAMPLES, PRODUCT DATA, MAINTENANCE DATA.

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

## PART 1 - GENERAL

## 1.1 SECTION INCLUDES

- A. SUSPENDED METAL GRID SYSTEM, COMPLETE WITH ACOUSTICAL CEILING PANELS FOR INTERIOR INSTALLATIONS.
- 1.2 SUBMITTALS
- A. SUBMIT PRODUCT DATA AND SAMPLES, AS PER SECTION 01330.
- B. 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.
- C. 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.
- D. QUALIFICATION DATA FOR FIRMS TO DEMONSTRATE THEIR CAPABILITIES AND EXPERIENCE. INCLUDE LIST OF COMPLETED PROJECTS, ADDRESSES, NAMES OF ARCHITECTS AND OWNERS.

- E. 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

- A. 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 C636. TEES SHALL BE DOUBLE WEB STEEL (ASTM A368) CONSTRUCTION FOR DIRECT HUNG INSTALLATION.

1. STRUCTURAL CLASSIFICATION: INTERMEDIATE DUTY.
2. 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.
3. WALL MOLDINGS: HEMMED ANGLE MOLDING WITH NOMINAL EXPOSED FLANGE, MADE FROM 9/16" EXPOSED FLANGE, MADE FROM .019" NOMINAL STEEL.
4. HANGER WIRE: 12 GAGE MINIMUM DIAMETER GALVANIZED CARBON STEEL (ASTM A641), SOFT TEMPER, PRESTRETCHED, WITH A YIELD STRESS LOAD OF AT LEAST 3.
5. 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
1. GRID SIZE: 2'-0" X 4'-0" AND 2'-0" X 2'-0", AS PER REFLECTED CEILING PLAN.
  2. COLOR: FACTORY-PAINTED, WHITE.

## 2.3 LAY-IN ACOUSTICAL PANELS

- A. AT-1 - ARMSTRONG DUNE #1774 ANGLED TEGULAR #561
1. SIZE: 2'-0" X 2'-0"
  2. COLOR: WHITE.
  3. NRC: 0.65.
  4. CLASS A - FLAME SPREAD 25 OR LESS.
  5. GRID: 15/16"
- B. AT-2 ARMSTRONG #1715. CLEAN ROOM MYLAR
1. SIZE: 2'-0" X 2'-0"
  2. COLOR: WHITE.
  3. NRC: 0.55.
  4. CLASS A - FLAME SPREAD 25 OR LESS.
  5. GRID: 15/16"

## SUBSTITUTIONS

- A. 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:
1. CHICAGO METALLIC CORPORATION.
  2. NATIONAL ROLLING MILLS INC/MALVERN, PENNSYLVANIA
  3. USG INTERIORS.
- C. FOR CEILING PANELS:
1. ARMSTRONG
  2. USG INTERIORS.

## PART 3 - EXECUTION

## 3.1 INSTALLATION

## A. PREPERATION

1. VERIFY THAT EXISTING CONDITIONS ARE READY TO RECEIVE WORK.
  2. VERIFY THAT LAYOUT OF HANGERS WILL NOT INTERFERE WITH OTHER WORK.
  3. BEGINNING OF SUSPENDED ACOUSTICAL CEILING WORK MEANS ACCEPTANCE OF EXISTING CONDITIONS.
- B. INSTALL CEILING SYSTEM AFTER MAJOR WORK ABOVE CEILING IS COMPLETE. COORDINATE THE LOCATION OF HANGERS WITH OTHER WORK.
- C. INSTALL CEILING SYSTEM IN ACCORDANCE WITH ASTM C636, MANUFACTURER'S PUBLISHED INSTRUCTIONS AND AS SUPPLEMENTED IN THIS SECTION.
- D. INSTALL CEILING SYSTEM CAPABLE OF SUPPORTING IMPOSED LOADS TO A DEFLECTION OF 1/360 MAXIMUM.
1. VARIATION FROM FLAT TO LEVEL: 1/8 INCH IN 10 FEET.
- E. HANG GRID SYSTEM INDEPENDENT OF WALLS, COLUMNS, DUCTS, PIPES AND CONDUIT. WHERE CARRYING MEMBERS ARE SPLICED, AVOID VISIBLE DISPLACEMENT OF FACE PLANE OF ADJACENT MEMBERS.
- F. 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.
- G. DO NOT SUPPORT FIXTURES OR OTHER COMPONENTS ON MAIN RUNNERS OR CROSS RUNNERS IF WEIGHT CAUSES TOTAL DEAD LOAD TO EXCEED DEFLECTION CAPABILITY.
1. IF FIXTURES OR COMPONENTS ARE TOO HEAVY TO BE SUPPORTED FROM CEILING GRID, THEN THE FIXTURES OR COMPONENTS SHALL BE SUPPORTED DIRECTLY FROM BUILDING STRUCTURE.
- H. DO NOT ECCENTRICALLY LOAD CEILING SYSTEM, OR PRODUCE ROTATION OF RUNNERS.
- I. INSTALL EDGE MOLDING AT INTERSECTION OF CEILING AND VERTICAL SURFACES, USING LONGEST PRACTICAL LENGTHS.
1. MITTER CORNERS.
  2. PROVIDE EDGE MOLDING AT JUNCTIONS WITH OTHER INTERRUPTIONS.
- J. INSTALLATION OF CEILING PANELS:
1. INSTALL CEILING PANELS WHICH ARE FREE FROM TWIST, WARP, DENTS, DAMAGED EDGES AND OTHER DEFECTS DETRIMENTAL TO APPEARANCE AND FUNCTION. DAMAGED PANELS SHALL BE REPLACED AT NO ADDITIONAL COST TO OWNER.
  2. FIT BORDER PANELS NEATLY AGAINST ABUTTING SURFACES.
  3. FOR TEGULAR OR REVEAL EDGE PANELS: CUT AND REVEAL OR RABBIT EDGES OF CEILING TILES AT ALL BORDER AREAS AND VERTICAL SURFACES. 2.03 LAY-IN ACOUSTICAL PANELS

# CCS

ARCHITECTURAL ENTERPRISES, INC.

499 East Palmetto Park Rd.  
Suite 204  
Boca Raton, FL 33432T 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 37  
WESTGATE SHOPPING CENTER  
100 N STATE ROAD 7  
PLANTATION, FL 33317

## INTERIOR IMPROVEMENTS

## FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-3

DATE: JUNE 6, 2016

## ADDENDA/REVISION

No.	Date	Description

## SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

## DRAWING TITLE:

PROJECT  
SPECIFICATIONS

DRAWING NO:

A10.3

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 equipment, and electrical equipment, unless otherwise indicated.
  - 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 D235 - Standard Specification for Mineral Spirits (Petroleum Spirits) (Hydrocarbon Dry Cleaning Solvent).
  - 2. ASTM D522 - Standard Test Methods 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
- C. 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 Environmental 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.
- B. 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 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 container 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, 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 lux) 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.
- 2.01 MANUFACTURERS M.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.ppg.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 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 intended 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.
    - 4. Primer(s): As recommended by manufacturer of top coat product.
  - B. 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.
  - 4. 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.
  - 4. 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.
  - 4. 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 static hairline cracks caused by plastic or drying shrinkage): Type suitable for application, as recommended by coating manufacturer.
  - 2. Patching Material Type 2 (for static 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/repared 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
  - a. 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 Coverings 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 wetting 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 spatter, 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.
  - 15. Shop-Primed Steel Surfaces to be Finish Painted:
    - a. Sand and scrape to remove loose primer and rust.
    - b. Feather edges to make touch-up coatings 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

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. Sick 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.
    - 4. 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 allow 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.
    - 6. Galvanized Surfaces to be Painted:
      - a. Remove surface contamination and oils and wash with solvent.
      - b. Apply coat of etching primer.



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 Miles 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 37  
WESTGATE SHOPPING CENTER  
100 N STATE ROAD 7  
PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-3

DATE: JUNE 6, 2016

ADDENDA/REVISION

No.	Date	Description

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

PROJECT  
SPECIFICATIONS

DRAWING NO:

A10.4

