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

END OF SECTION

SECTION 10800 -- TOILET AND RELATED ACCESSORIES:

A. TYPE: TOILTET ARE RELATED ACCESSORIES OF STAINLESS STEEL CONSTRUCTION, WITH ACCESSORIES AND ATTACHMENTS, SURFACE MOUNTED.
1. STAINLESS STEEL STREET: ASTM A167, COMMERCIAL GRADE, 22 GAGE MINIMUM.
2. JOINTS: WELDED AND SMOOTH.
3. EXPOSED SURFACES: FORMED FROM ONE SHEET OF STOCK FREE OF JOINTS.
4. FASTENERS, SCREWS, ANF BOLTS: RUST-RESISTANT.
5. SURFACES: FARMED WITHOUT DISTORTION, SCRATCHES AND DENTS.
6. MODEL NUMBER AND QUANTITY AS INDICATED IN SCHEDULES AND ON DRAWINGS.

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

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

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

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

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

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

4. USE TAMPER-PROOF FASTENERS.

E. SCHEDULE OF ACCESSORIES

1. REFER TO DRAWINGS

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

T 561.479.9884
www.ccsarch.com
Florida Registration Number
AA26001852

CONSULTANTS:

STRUCTURAL ENGINEERING:

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

ELECTRICAL, MECHANICAL, PLUMBING:

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

PROJECT:

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

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-1

DATE: JUNE 6, 2016

ADDENDA/REVISION

No.	Date	Description

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

PROJECT SPECIFICATIONS

DRAWING NO:

A10.5