

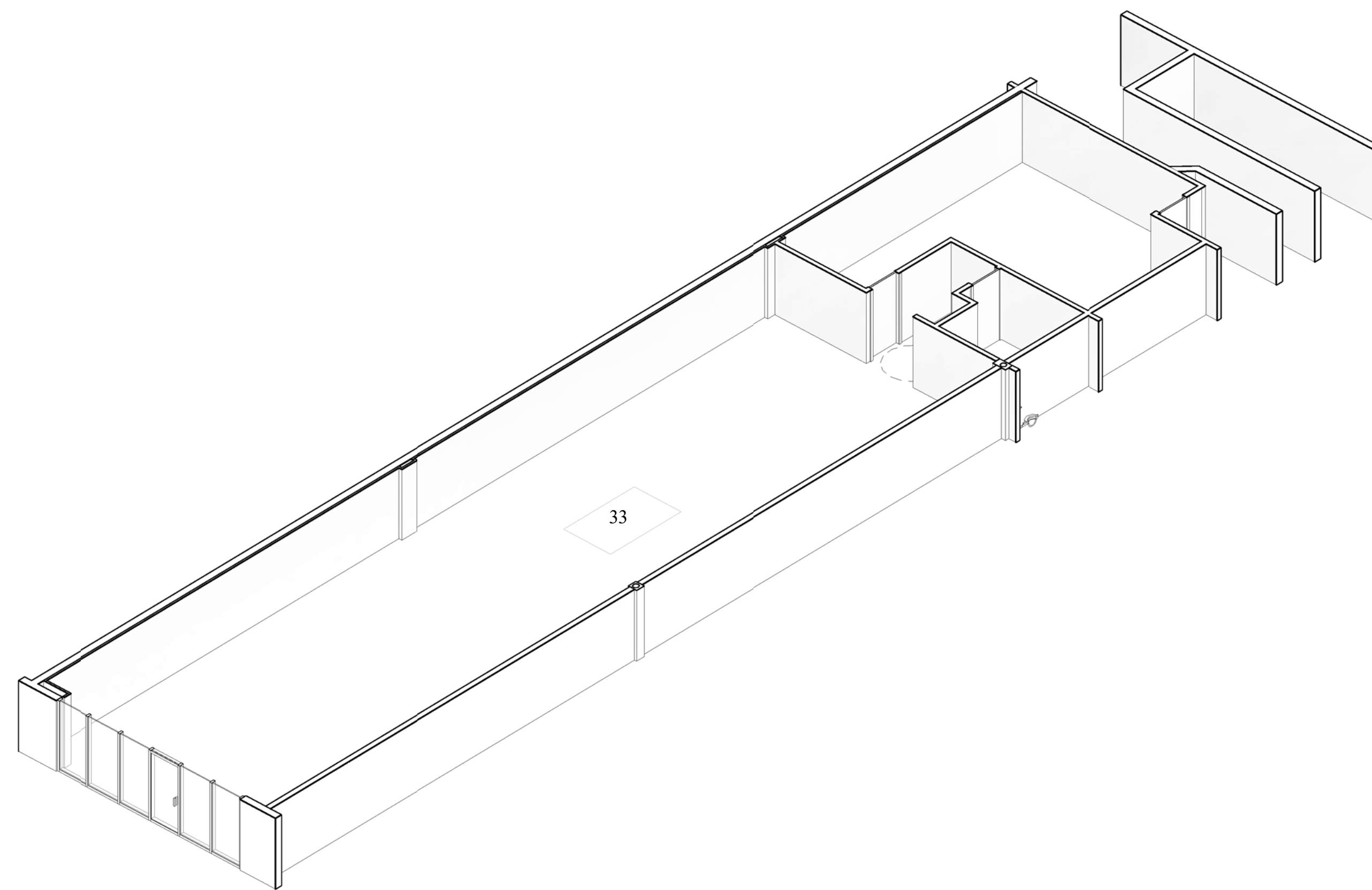
# FINAL CONTRACT DOCUMENTS

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

**ZONING:**

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

**PARKING:**

NO PARKING IS AFFECTED

**BUILDING CLASSIFICATION FOR GARAGE AND OFFICE:**

**OCCUPANCY TYPE:**

PER 2014 5TH EDITION OF FLORIDA BUILDING CODE:

SECTION 309-MERCANTILE GROUP M

PER 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: 2,682 SQFT

**GOVERNING CODES AND REGULATIONS:**

FLORIDA BUILDING CODE (2014 5TH EDITION) INCLUDING:  
FLORIDA ACCESSIBILITY CODE  
FLORIDA ENERGY CODE

FBC TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES (2014 5TH EDITION)  
FBC MECHANICAL CODE (2014 5TH EDITION)  
FBC PLUMBING CODE (2014 5TH EDITION)  
FBC FUEL GAS CODE (2014 5TH EDITION)

**FLORIDA ADMINISTRATIVE CODES (INCLUDING LIFE SAFETY CODE):**

CHAPTER 69A-3.012: STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND OTHER STANDARDS ADOPTED  
FLORIDA FIRE PREVENTION CODE (2014 5TH EDITION) WHICH INCLUDES:  
FLORIDA STATUTES, CHAPTER 633: FIRE PREVENTION AND CONTROL  
FLORIDA ADMINISTRATIVE CODE, CHAPTER 69A  
FLORIDA ADMINISTRATIVE CODE, CHAPTER 69A-60: FLORIDA FIRE PREVENTION CODE  
NFPA 1, UNIFORM FIRE CODE (2012 5TH EDITION)  
NFPA 101, LIFE SAFETY CODE (2012 5TH EDITION)  
FEDERAL CODES AND REGULATIONS:  
THE AMERICANS WITH DISABILITIES ACT (ADA) AND ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (2012).  
FAIR HOUSING

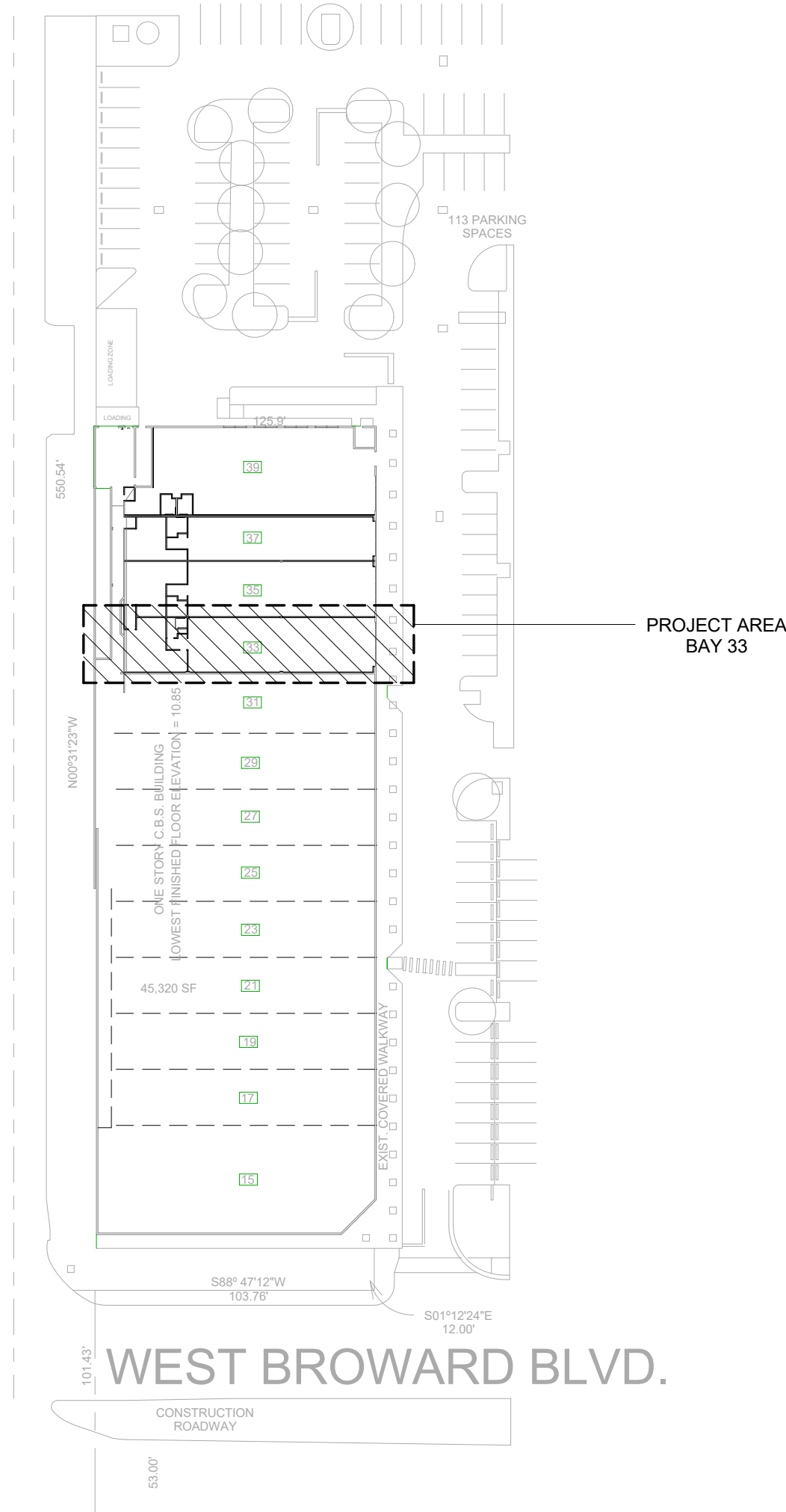
**PROJECT DESCRIPTION**

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

**PROJECT DESIGN TEAM**

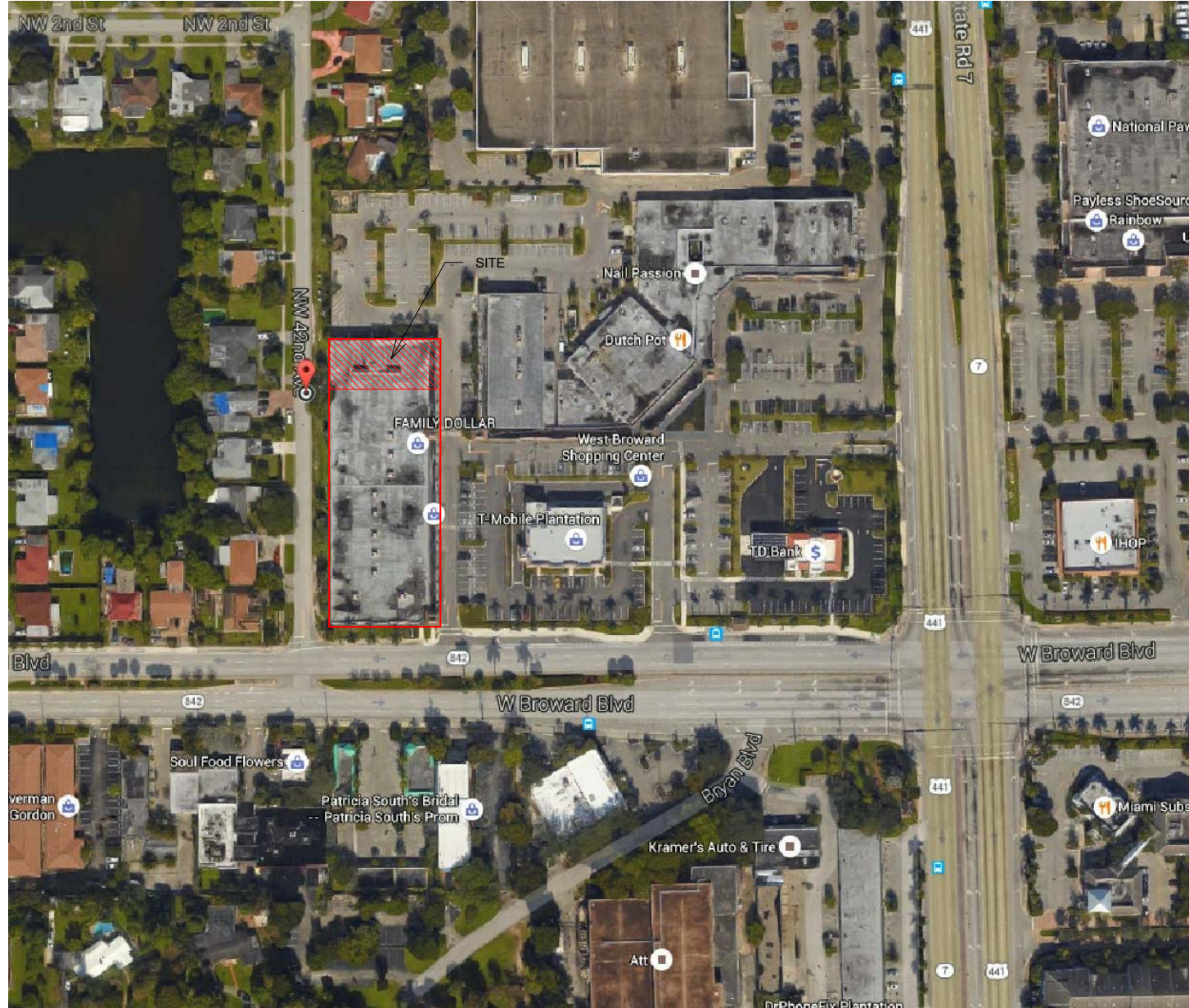
ARCHITECTURE & INTERIORS CCS ARCHITECTURE AND INTERIOR DESIGN 499 EAST PALMETTO PARK ROAD SUITE 204 BOCA RATON, FL 33432 TEL 561-479-9884  WWW.CCSARCH.COM AA26001852	ELECTRICAL, MECHANICAL, PLUMBING ENGINEERING UNITED AMERICAN ENGINEERS CONSULTING ENGINEERS 4508 SW 24TH STREET FORT LAUDERDALE, FL 33317 TEL 954-471-8657
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PROJECT DRAWING INDEX	
Sheet Number	Sheet Name
1-ARCHITECTURAL	
GN-001	COVER SHEET
X1	PROJECT INFORMATION
A1.0	DEMOLITION FLOOR PLAN
A2.0	NEW WORK FLOOR PLAN
A3.0	REFLECTED CEILING PLAN
A4.0	BATHROOM TYPICAL ENLARGED PLANS 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, KEY PLAN, FRAMING PLAN AND DETAILS
3-ELECTRICAL	
E1	ELECTRICAL PLAN
E2	ELECTRICAL RISER, PANEL, SPECIFICATIONS
4-MECHANICAL	
M1	MECHANICAL PLAN
5-PLUMBING	
P1	PLUMBING PLAN



**GENERAL NOTES FOR PROJECT**

- 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.
- 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).
- 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.
- 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.
- 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.
- ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS OR RESTRICTIONS, WHETHER INDICATED OR NOT.
- GC SHALL COORDINATE ALL THE WORK OF THE TRADES.
- CONSTRUCTION SHALL FOLLOW THE 2010 FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES.
- 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.
- 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.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- 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.
- 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.
- ALL SUB-CRONTACTORS SHALL BE RESPONSIBLE FOR REMOVING THEIR BUILDING DEBRIS.
- 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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**STRUCTURAL ENGINEERING:**  
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7501 Willes Rd.  
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(954) 227-1512

**ELECTRICAL, MECHANICAL, PLUMBING:**  
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4508 SW 24TH STREET  
FORT LAUDERDALE, FL 33317  
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**PROJECT:**  
BAYS 33  
WESTGATE SHOPPING CENTER  
100 N STATE ROAD 7  
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**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:**

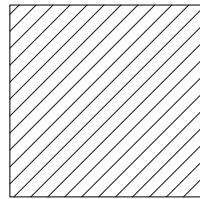
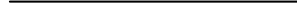
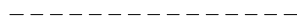
**PROJECT INFORMATION**

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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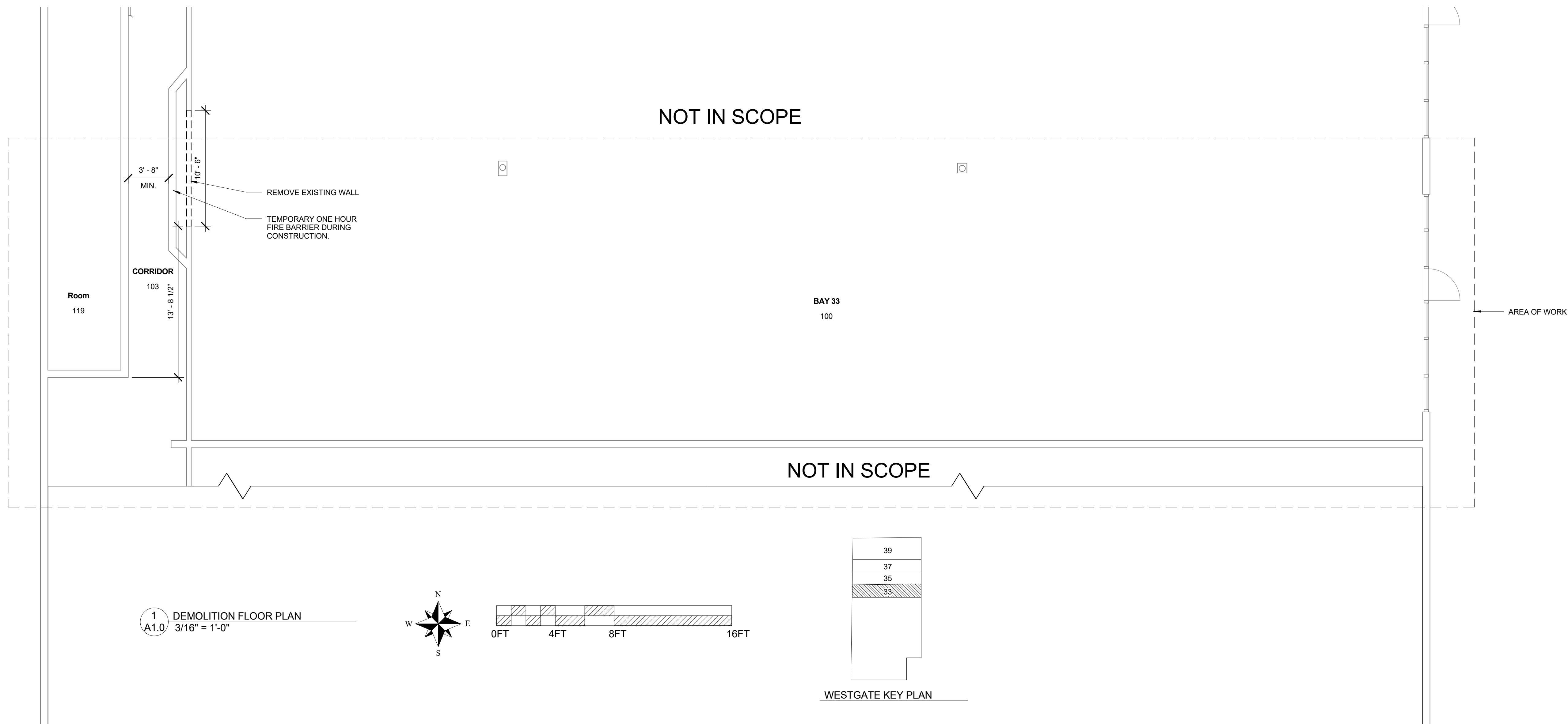
CYNTHIA C. SPRAY, AIA AR-94167

**DRAWING TITLE:**

**DEMOLITION FLOOR PLAN**

**DRAWING NO:**

**A1.0**



# GENERAL NOTES FOR NEW WORK FLOOR PLANS

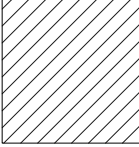

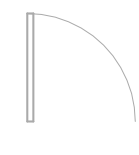
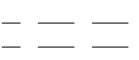

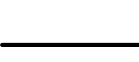


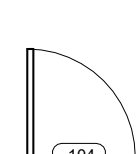
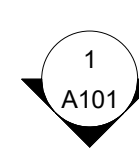
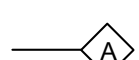
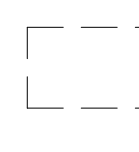



300. EXISTING TO REMAIN WALLS/PARTITIONS/BARRIERS/DOORS/WINDOWS/PLUMBING FIXTURES/CASEWORK/CABINETS/EQUIPMENT ARE "SCREENED BACK" ON THE NEW CONSTRUCTION FLOOR PLANS. NEW CONSTRUCTION IS INDICATED BY SOLID BLACK LINES. REFER TO DEMOLITION PLANS FOR THE EXTENT TO BE REMOVED.
301. SEE DIMENSIONS, NOTES, ENLARGED PLANS, INTERIOR ELEVATIONS, DETAILS ETC. FOR DIMENSIONS AND KEY NOTES WHICH APPLY TO THE NEW CONSTRUCTION FLOOR PLANS.
302. ITEMS DENOTED ON THE NEW CONSTRUCTION FLOOR PLAN WITH A DASHED LINE PERTAIN TO EITHER FURNITURE WHICH IS NOT IN CONTRACT OR OWNER SUPPLIED ITEMS WHICH ARE NOT IN CONTRACT OR ITEMS WHICH ARE TO BE PROVIDED BY SUB-CONTRACTOR AND NOT DESIGNED BY THE ARCHITECT AND ARE NOT DETAILED IN THESE DOCUMENTS. SHOP DRAWINGS WILL BE REQUIRED FOR THOSE ITEMS IF THEY ARE CASEWORK. THOSE SHOP DRAWINGS WILL NEED TO BE REVIEWED BY THE ARCHITECT FOR COMPLIANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.
303. REFER TO ARCHITECTURAL DETAILS, SCHEDULES, NOTES AND LEGENDS AS FOLLOWS:  
 A. DOOR, FRAME AND HARDWARE SCHEDULE, NOTES AND ABBREVIATIONS  
 FINISH SCHEDULES (UNLESS OTHERWISE NOTED ON THE FLOOR PLAN BY WAY OF KEY NOTES)  
 CASEWORK AND CABINETS
304. SEE REFLECTED CEILING PLANS FOR LOCATIONS OF ANY COFFERS OR DROP-DOWNS. ALSO SEE CONSTRUCTION DETAILS AND NOTES IN THESE DOCUMENTS FOR CONSTRUCTION OF THOSE ITEMS IF ANY.
305. REGARDING ACCESS PANELS:  
 A. CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF THE TYPE SPECIFIED ARE INSTALLED IN WALLS AND "NON-ACCESSIBLE TYPE" CEILINGS AND SOFFITS WHERE ACCESS, SERVICES OR ADJUSTMENT TO MECHANICAL, PLUMBING, FIRE, SECURITY OR ELECTRICAL AND COMMUNICATION ITEMS MAY BE REQUIRED.  
 B. ACCESS PANELS SHALL BE THE "FIRE RATED TYPE" EQUAL TO THE FIRE RATING OF THE WALL / BARRIER / PARTITION / SOFFIT OR CEILING IN WHICH THEY OCCUR.  
 C. WALL MOUNTED ACCESS PANELS LOCATED IN RATED FIRE WALLS, RATED FIRE BARRIERS, SMOKE BARRIERS AND / OR NON RATED PARTITIONS SHALL BE KEY-LOCKED UNLESS OTHERWISE NOTED.  
 D. WALL MOUNTED ACCESS PANELS SHALL BE KEY-LOCKED IN SPACES WHICH ARE ACCESSIBLE TO THE PUBLIC, CUSTOMERS, PATIENTS AND GENERAL STAFF.
306. SEE SPECIFICATION SECTION 09 11 00 "INTERIOR METAL WALL FRAMING AND GYPSUM WALL BOARD" FOR REQUIRED LOCATIONS OF 5/8" TYPE 'X' DENSARMOR PLUS FIREGUARD INTERIOR GUARD. (NOTE: THE USE OF WATER RESISTANT GYPSUM BOARD (GREEN BOARD) IS NOT ACCEPTABLE IN WET LOCATIONS. INSTEAD USE 5/8" TYPE 'X' DENSARMOR PLUS FIREGUARD INTERIOR GUARD.)
307. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER'S EQUIPMENT VENDORS TO INSURE THAT THERE WILL BE NO OWNER FURNISHED ITEMS WITH A SURFACE AREA GREATER THAN 16 SQUARE INCHES RECESSED INTO A RATED FIRE BARRIER OR SMOKE BARRIER. SEE CONSTRUCTION DETAILS FOR "RECESSED METAL WALL CABINET" ON HOW TO PROVIDE FOR RECESSED ITEMS IN A RATED FIRE AND / OR SMOKE BARRIER; IF APPLICABLE TO THIS PROJECT, ITEMS RECESSED IN NON-RATED SMOKE PARTITIONS OR ANY OTHER FULL HEIGHT PARTITIONS SHALL BE "AIR TIGHT" AT ALL PENETRATIONS.
308. IF THIS IS A HEALTHCARE PROJECT THEN ALL RATED SMOKE BARRIERS, RATED HORIZONTAL EXITS AND RATED EXIT PASSAGEWAYS, BARRIERS SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF INTERVENING WALLS AS REQUIRED BY FLORIDA AHCA.
309. WHERE DEMOLITION OF CERTAIN ITEMS RESULTS IN UNPROTECTED OPENINGS OR PENETRATIONS IN EXISTING TO REMAIN WALLS / BARRIERS/PARTITIONS, FLOORS, CEILINGS, ROOFS ETC. THEN REPAIR SUCH OPENINGS AND PENETRATIONS AS REQUIRED TO MEET ORIGINAL FIRE PROTECTION, SOUND AND STRUCTURAL REQUIREMENTS.
310. DIMENSIONS SHOWN ON THE FLOOR PLANS FOR RENOVATION WORK ARE AS FOLLOWS:  
 A. OUTSIDE FACE OF EXISTING WALLS TO CENTERLINE OF NEW STUD FOR NEW WALL.
311. DIMENSIONS SHOWN ON THE FLOOR PLANS FOR NEW CONSTRUCTION WORK ARE AS FOLLOWS:  
 A. TO CENTERLINE OF COLUMNS  
 B. TO CENTERLINE OF INTERIOR METAL/WOOD STUDS  
 C. TO OUTSIDE FACE OF CONCRETE / CMU / MASONRY WALLS / PARTITIONS/ BARRIERS  
 EXTREMELY CRITICAL MINIMUM DIMENSIONS ARE INDICATED AS "MINIMUM" OR "MINIMUM CLEAR" FOR BOTH RENOVATION AND NEW CONSTRUCTION PROJECTS.
312. SEE NEW CONSTRUCTION FLOOR PLANS FOR DESIGNATIONS OF:  
 TYPES OF WALL / BARRIER / PARTITIONS / BARRIER DESIGNATIONS  
 DOOR DESIGNATIONS  
 WINDOW DESIGNATIONS  
 LOCATIONS OF ANY LEAD-LINED WALLS IF APPLICABLE  
 ADDITIONAL DETAIL, SECTIONS, AND ELEVATION MARKERS AND ADDITIONAL NOTES WHICH APPLY TO THESE FLOOR PLANS

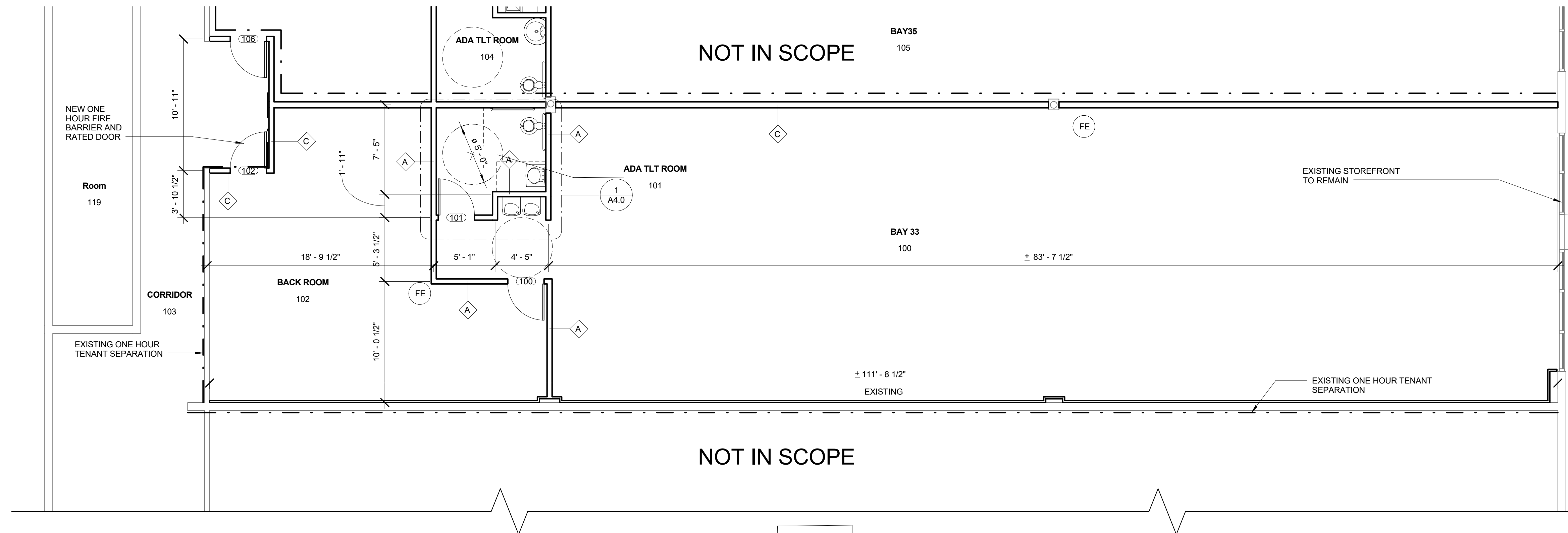
313. FOR ADDITIONAL DIMENSIONING, COMPLY WITH THE REQUIREMENTS OF THE ENLARGED PLANS, WALL SECTIONS, EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS, PLAN DETAILS AND SECTION DETAILS.
314. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING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

## FINISH NOTES

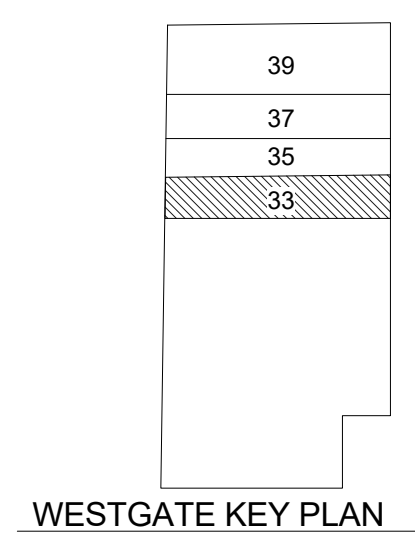
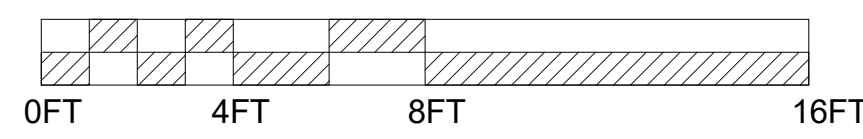
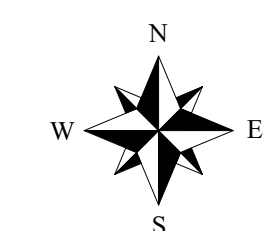
- PRIMER PAINT ALL WALLS FOR LIGHT COLOR FINISH
- BAYS 33, 35, 37, 39 RAW CONCRETE FLOOR, BROOM CLEAN.
- NEW ARMSTRONG DUNES CEILING TILE 2 X 2 WITH 15/16 WHITE PRELUDE TEGULAR GRID

## LEGEND

-  NOT IN CONTRACT
-  EXISTING WALL TO REMAIN NOT IN SCOPE OF WORK. NOT IN CONTRACT.
-  EXISTING DOOR TO REMAIN. NOT IN SCOPE OF WORK. NOT IN CONTRACT. EXCEPT WHERE OTHERWISE NOTED.
-  WALL TO BE DEMOLISHED
-  DOOR AND FRAME TO BE DEMOLISHED
-  NEW WALL
-  NEW ONE HOUR FIRE BARRIER
-  NEW TWO HOUR FIRE BARRIER
-  NEW DOOR AND FRAME. SEE FLOOR SCHEDULE.
-  INTERIOR ELEVATION MARKER
-  WALL CONSTRUCTION TYPE
-  TENANT / OWNER FURNISHED EQUIPMENT / FURNITURE OR ADA ACCESSIBLE CLEAR FLOOR SPACE (IF INDICATED)
-  DASHED LINE INDICATION SOFFIT / HEADER ABOVE HEAD ITEM
-  WALL MOUNTED FIRE EXTINGUISHER
-  EXISTING/AND NEW ONE HOUR TENANT SEPARATION



1 NEW WORK FLOOR PLAN  
 A2.0 3/16" = 1'-0"



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 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


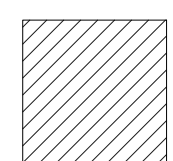

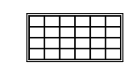



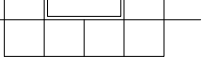

DRAWING TITLE:  
**NEW WORK FLOOR PLAN**

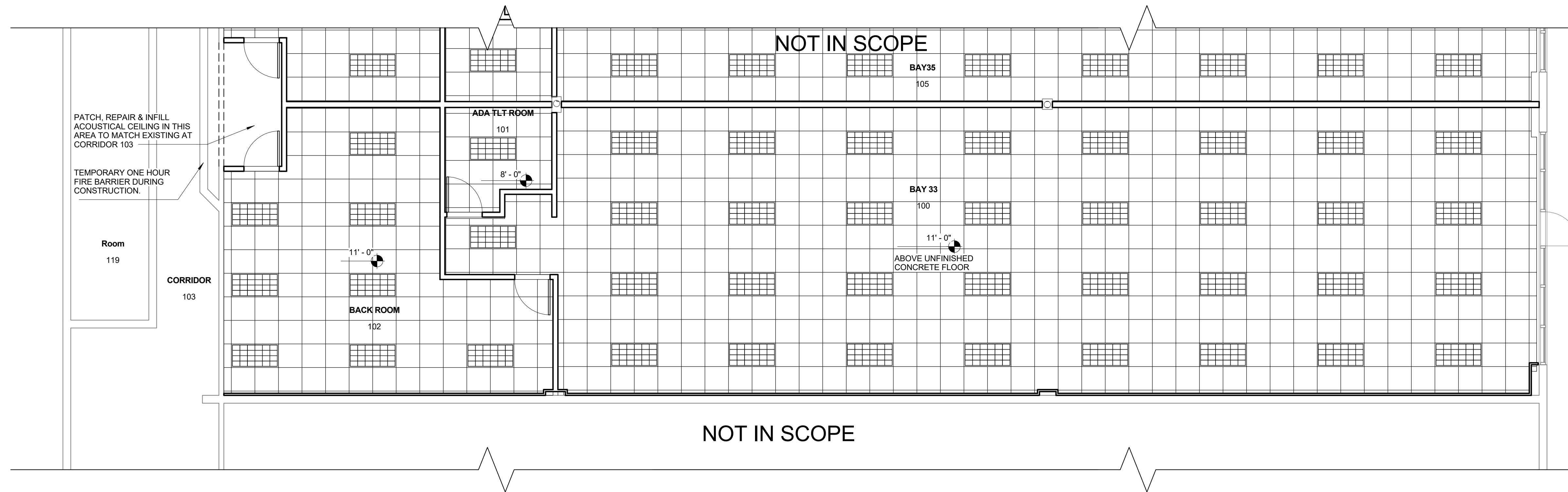
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**A2.0**

# GENERAL NOTES FOR REFLECTED CEILING PLAN

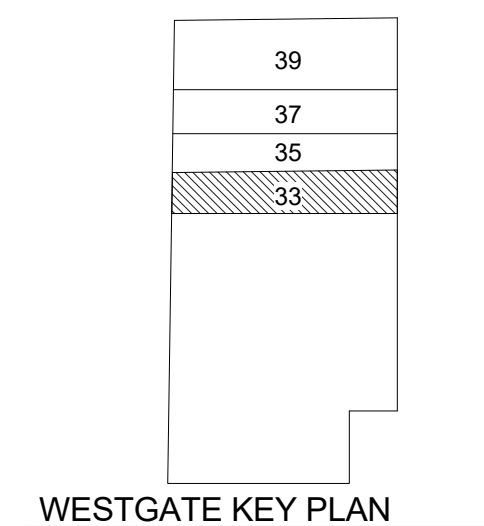
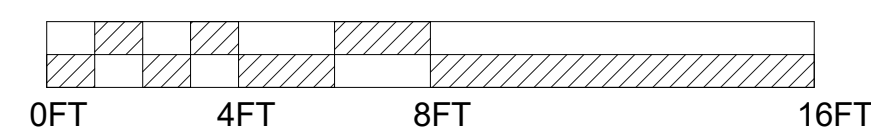
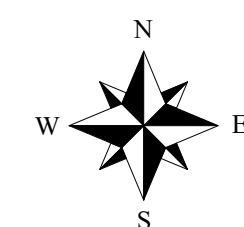
- 400. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE REFLECTED CEILING PLANS WITH:  
 ELECTRICAL LIGHTING SYSTEMS AND COMMUNICATIONS DRAWINGS / AUDIO VISUAL DRAWINGS  
 MECHANICAL SUPPLIES AND RETURNS  
 EXHAUST DRAWINGS  
 FIRE PROTECTION DRAWINGS  
 CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY ERROR, INCONSISTENCY OR OMISSION.
- 401. SEE ELECTRICAL, COMMUNICATION, SECURITY AND FIRE PROTECTION DRAWINGS FOR LOCATIONS OF CEILING OR WALL MOUNTED SMOKE DETECTORS, COMMUNICATIONS DEVICES, SECURITY ALARMS, FIRE ALARM DEVICES, ETC. SOME OF THESE ITEMS ARE SHOWN ON THE ARCHITECTURAL PLANS AS WELL.
- 402. SPRINKLER HEADS (WHERE APPLICABLE):  
 A. SPRINKLER HEAD LOCATIONS ARE NOT INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLANS.  
 B. THE CONTRACTOR SHALL INSTALL SUFFICIENT HEADS IN ALL SPACES TO PROVIDE COMPLETE (100%) AUTOMATIC SPRINKLER COVERAGE AS DEFINED BY NFPA STANDARD 13, SPECIFICATION DIVISION 21 - FIRE SUPPRESSION AND AS SHOWN ON THE FIRE PROTECTION DRAWINGS (IF THEY ARE PROVIDED IN THIS DRAWING PACKAGE).  
 C. NEITHER SPRINKLER HEADS NOR CONCEALED SPRINKLER HEAD COVERS ARE ALLOWED TO BE PAINTED. THE CONTRACTOR SHALL VERIFY THAT ANY SPRINKLER HEADS WHICH ARE ACCIDENTALLY PAINTED ARE REMOVED FROM THE SITE AND REPLACED WITH NEW SPRINKLER HEADS.
- 403. ACCESS PANELS (WHERE APPLICABLE):  
 A. THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS (OF APPROPRIATE SIZE AND TYPE) ARE INSTALLED IN GYPSUM BOARD, CEMENT PLASTER, METAL AND OTHER NON-ACCESSIBLE TYPE CEILING AND SOFFITS WHERE ACCESS, SERVICE OR ADJUSTMENT TO ITEMS (INCLUDING MECHANICAL, PLUMBING, ELECTRICAL, COMMUNICATIONS, SECURITY ETC.) ABOVE THE CEILINGS MAY BE REQUIRED.  
 B. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL SUB-CONTRACTORS AND WITH THE OWNER'S OR TENANT'S VENDORS TO ENSURE THAT THE MINIMUM NUMBER OF ACCESS PANELS ARE PROVIDED (BY THE SHARING OF ACCESS PANELS WHEREVER POSSIBLE).  
 C. LOCATIONS OF ALL ACCESS PANELS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT TO ENSURE THAT THE "AESTHETIC DESIGN INTEGRITY" OF CEILINGS AND SOFFITS IS MAINTAINED.  
 D. PRIOR TO INSTALLATION OF ANY ACCESS PANELS, THE GENERAL CONTRACTOR SHALL SUBMIT COORDINATION DRAWINGS (SHOWING THE PROPOSED LOCATION AND SIZE OF EACH ACCESS PANEL) TO THE ARCHITECT FOR APPROVAL.  
 E. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE RATING OF THE CEILING OR SOFFIT IN WHICH THEY OCCUR.
- 404. THE CONTRACTOR SHALL ADVISE THE OWNER AND TENANTS THAT AN 18 INCH MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE EXTENDED (DROP-DOWN) SPRINKLER HEADS AND THE TOP OF ANY FILES, SHELVING, EQUIPMENT, LOCKERS ETC. (WHETHER CONTRACTOR OR TENANT/OWNER FURNISHED). THE CONTRACTOR SHALL ALSO ADVISE THE OWNER / TENANTS THAT ITEMS SHALL NOT BE PLACED ABOVE SAID SHELVING SO THAT THE MINIMUM CODE REQUIREMENT IS NOT MET.
- 405. WHERE EXISTING LAY-IN CEILINGS ARE REMOVED AND RE-INSTALLED, THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EITHER THE CEILING TILES OR THE GRID. ANY DAMAGED TILES OR GRID SHALL BE REPLACED WITH NEW MATERIAL. THESE MATERIALS SHALL MATCH THE EXISTING IN A UNIFORM MANNER FOR COLOR, TEXTURE, PATTERN ETC. IF UNIFORMITY CANNOT BE ACHIEVED THEN THE CONTRACTOR SHALL REPLACE ALL THE MATERIAL IN THE SPACE, AS APPROVED BY BOTH THE TENANT OR OWNER AND THE ARCHITECT.
- 406. ANY ITEMS SUSPENDED FROM THE CEILING OR INSTALLED ON AN INTERIOR WALL IN ANY COMMERCIAL PROJECT MUST NOT HANG LOWER THAN 84" ABOVE THE FINISHED FLOOR.

## LEGEND

-  +8'-0" CEILING HEIGHT DESIGNATION
-  NOT IN CONTRACT
-  FLYING SAUCER 18" DIAMETER 170W, 15300-16800 LUMENS
-  2 X 4 PARABOLIC 3 LAMPS 32T8. ALSO SEE ELECTRICAL DRAWINGS
-  2 X 4 LAY-IN LIGHT FIXTURE. ALSO SEE ELECTRICAL DRAWINGS
-  2 X 2 LAY-IN LIGHT FIXTURE. ALSO SEE ELECTRICAL DRAWINGS
-  1 X 4 LAY-IN LIGHT FIXTURE. ALSO SEE ELECTRICAL DRAWINGS
-  GRID INDICATES ACOUSTICAL CEILING (SHOWN 2 X 2 TILE SIZE), WHERE APPLICABLE.
-  SCREENED BACK LINES INDICATE FLOOR PLAN BELOW (FOR REFERENCE ONLY.)



1 REFLECTED CEILING PLAN  
 A3.0 3/16" = 1'-0"



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 PHONE: (954) 471-8657

**PROJECT:**  
 BAYS 33  
 WESTGATE SHOPPING CENTER  
 100 N STATE ROAD 7  
 PLANTATION, FL 33317  
 INTERIOR IMPROVEMENTS

### FINAL CONTRACT DOCUMENTS

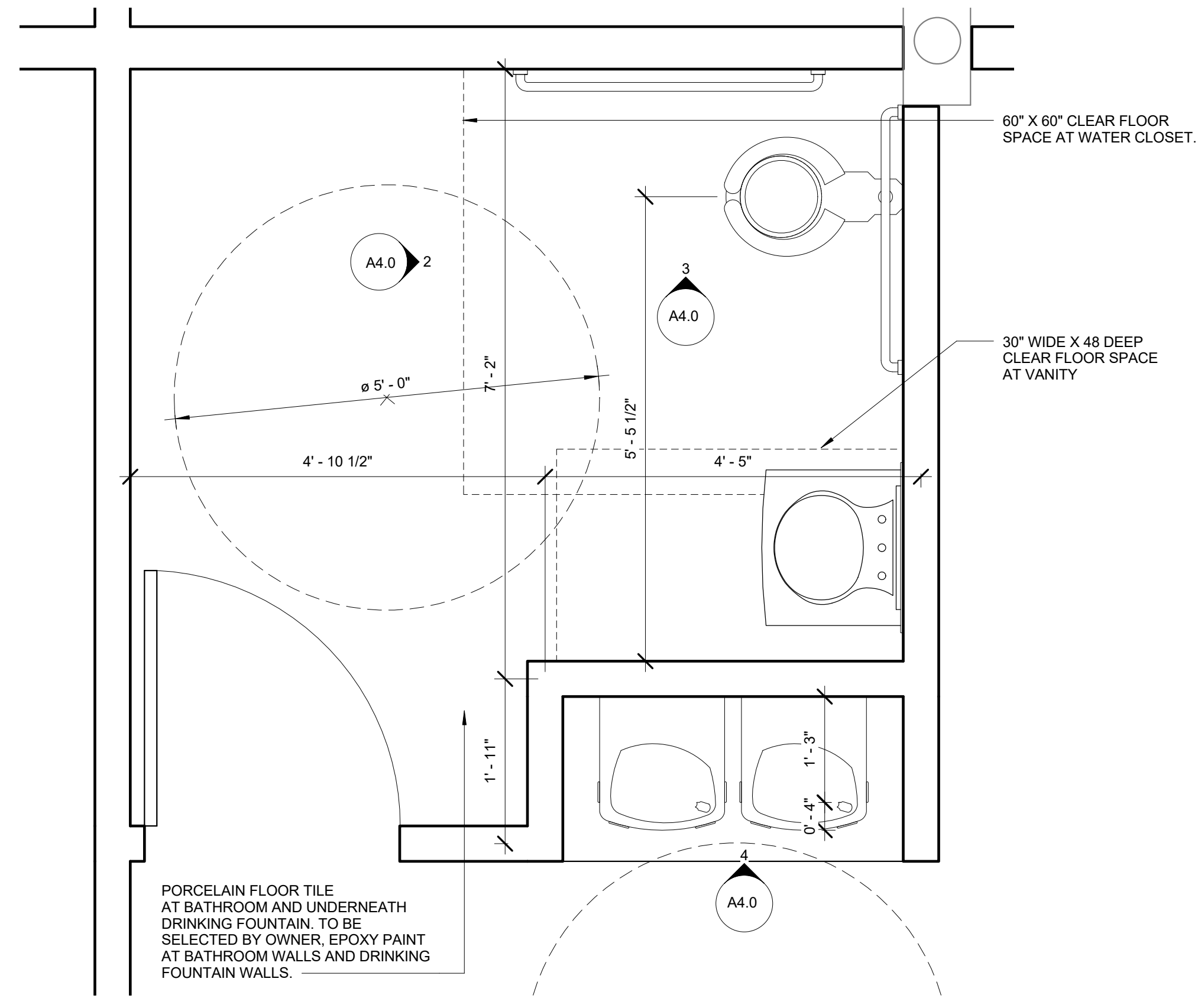
PROJECT NUMBER: 1600-1  
 DATE: JUNE 6, 2016

ADDENDA/REVISION		
No.	Date	Description

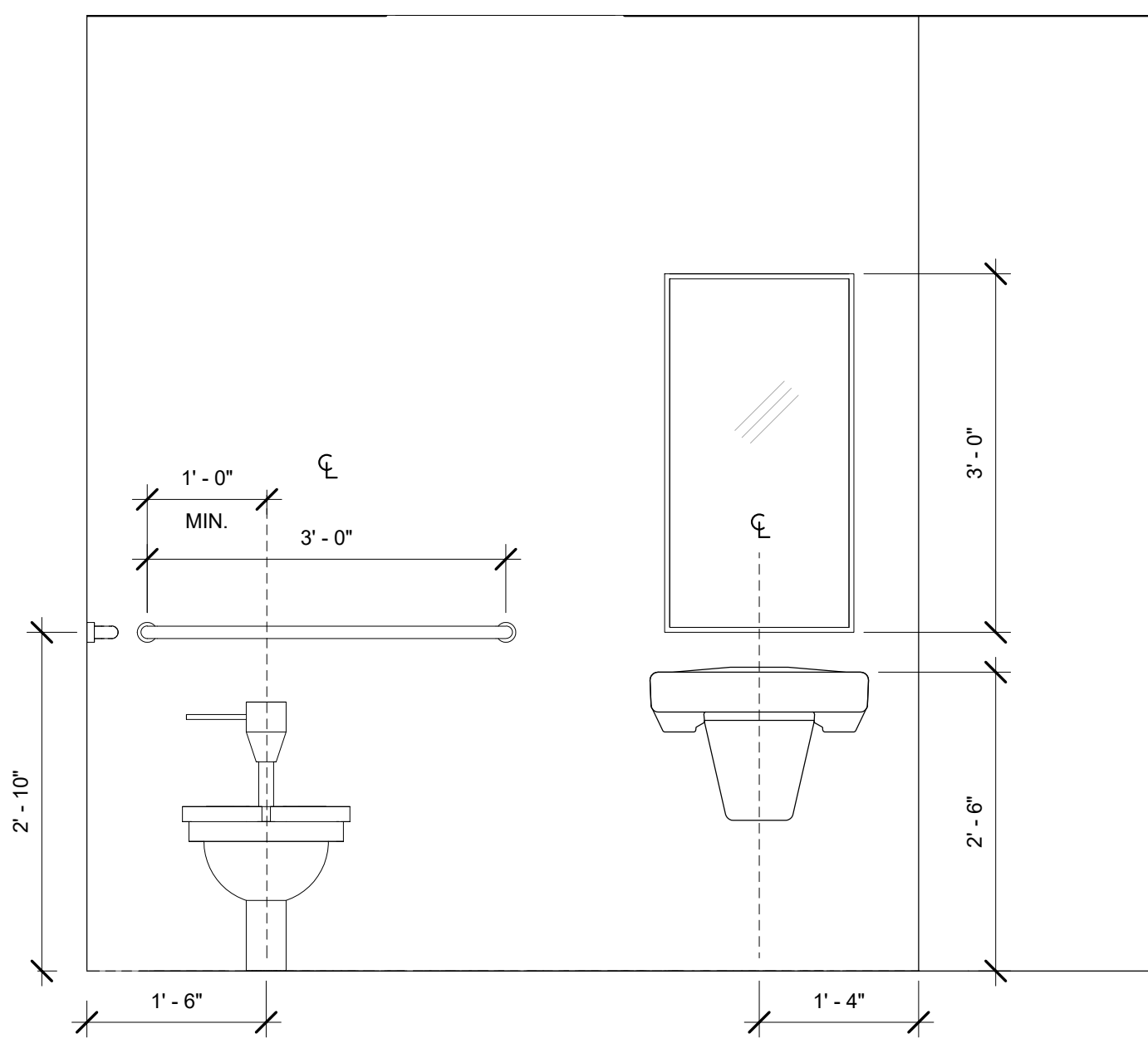
SEAL:  
 CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:  
 REFLECTED CEILING PLAN

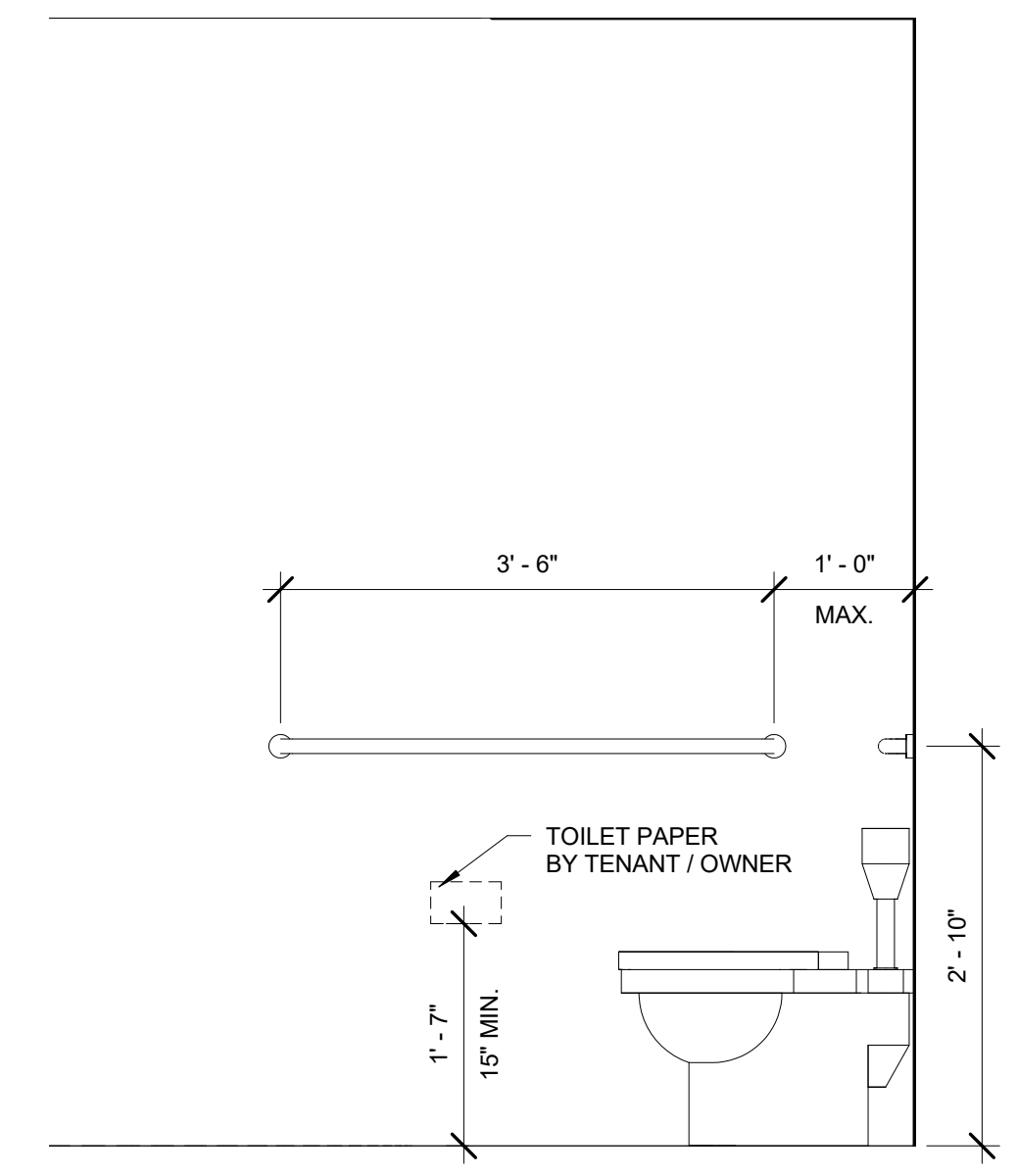
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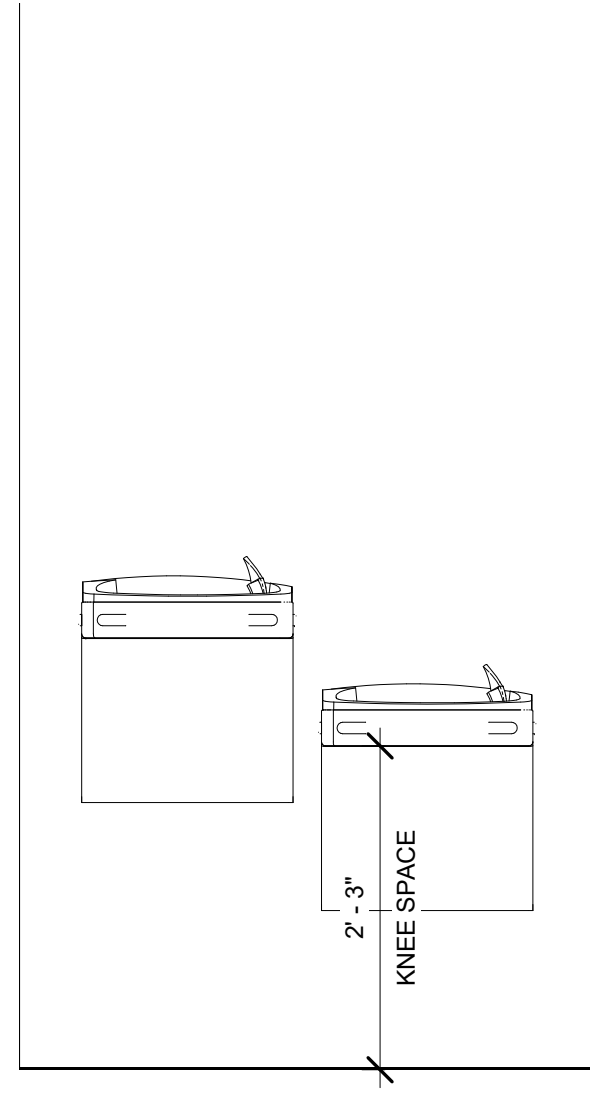
**1**  
**A4.0** ENLARGED BATHROOM PLAN  
 3/4" = 1'-0"



**2**  
**A4.0** TYPICAL INTERIOR BATHROOM  
 ELEVATION  
 3/4" = 1'-0"



**3**  
**A4.0** TYPICAL BATHROOM INTERIOR  
 ELEVATION-SIDE  
 3/4" = 1'-0"



NOTE:  
 MOUNT ADA WATER FOUNTAIN  
 AS PER ADA HEIGHT WHERE SPOUT  
 IS AT ABOVE 36" ABOVE FINISH FLOOR.

**4**  
**A4.0** TYPICAL FOUNTAIN MOUNTING  
 ELEVATION  
 3/4" = 1'-0"

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

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 AMERICAN UNITED ENGINEERS  
 4508 SW 24TH STREET  
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 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**

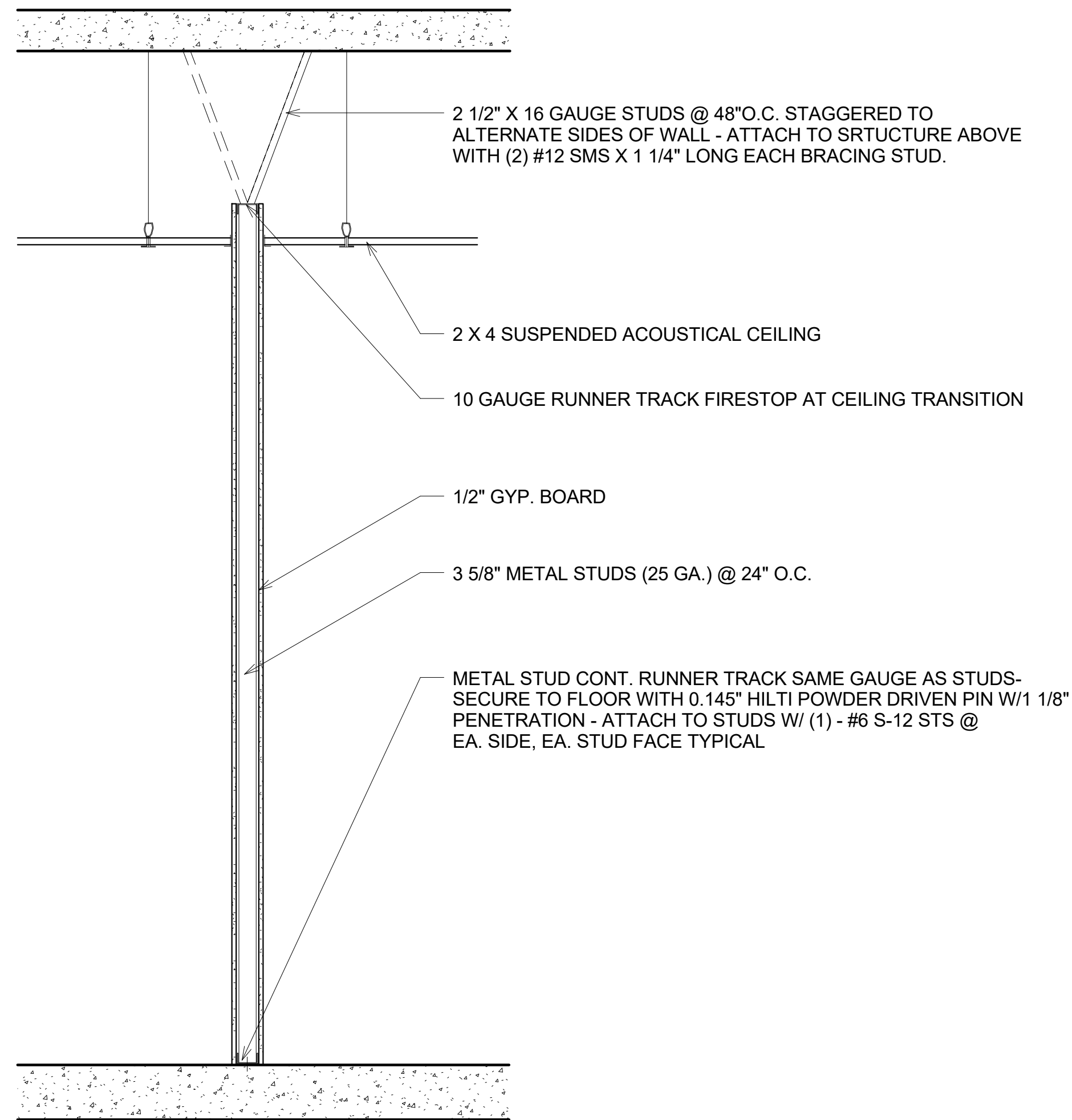
No.	Date	Description

**SEAL:**

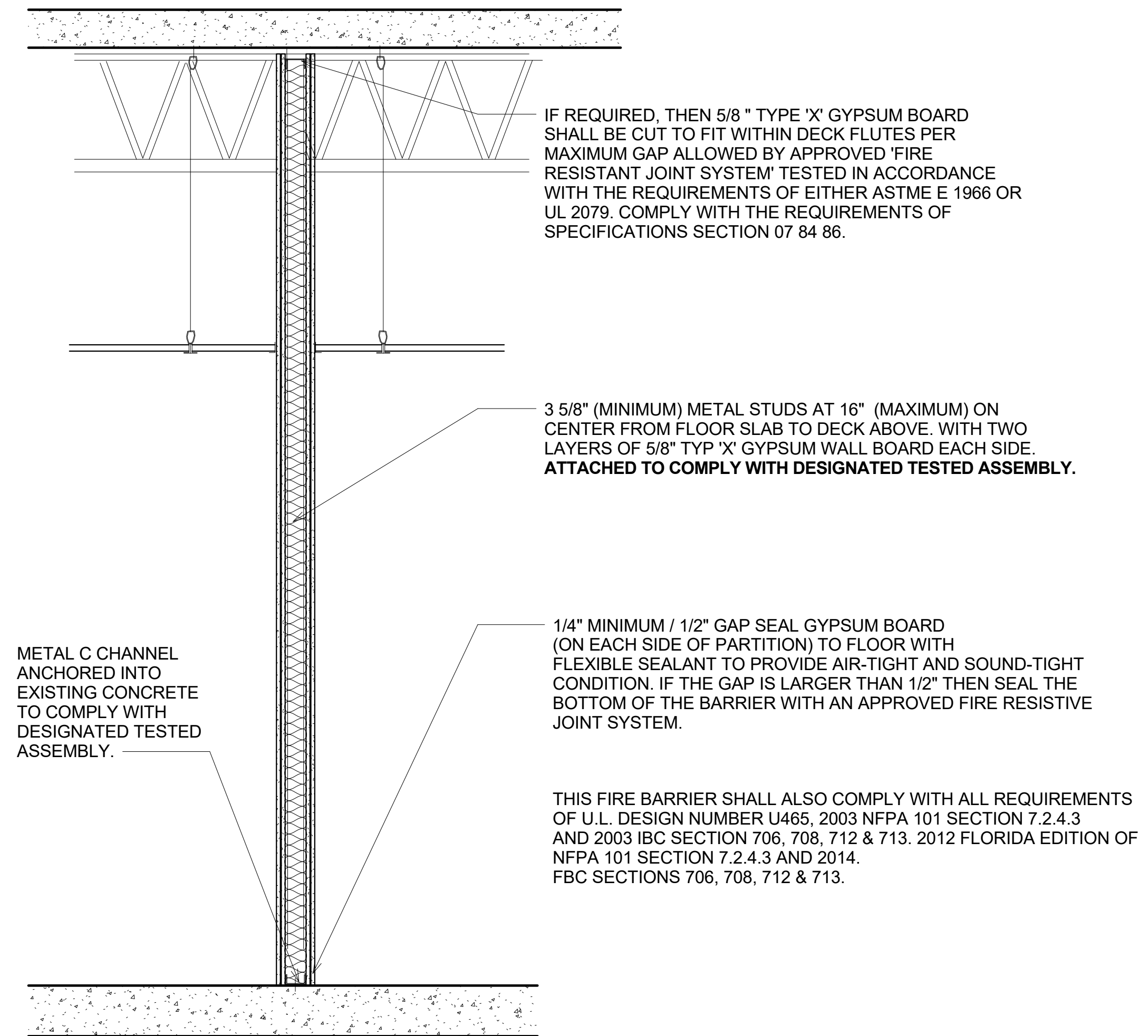
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**DRAWING TITLE:**  
**BATHROOM TYPICAL ENLARGED PLANS AND INTERIOR ELEVATIONS**

**DRAWING NO:**  
**A4.0**



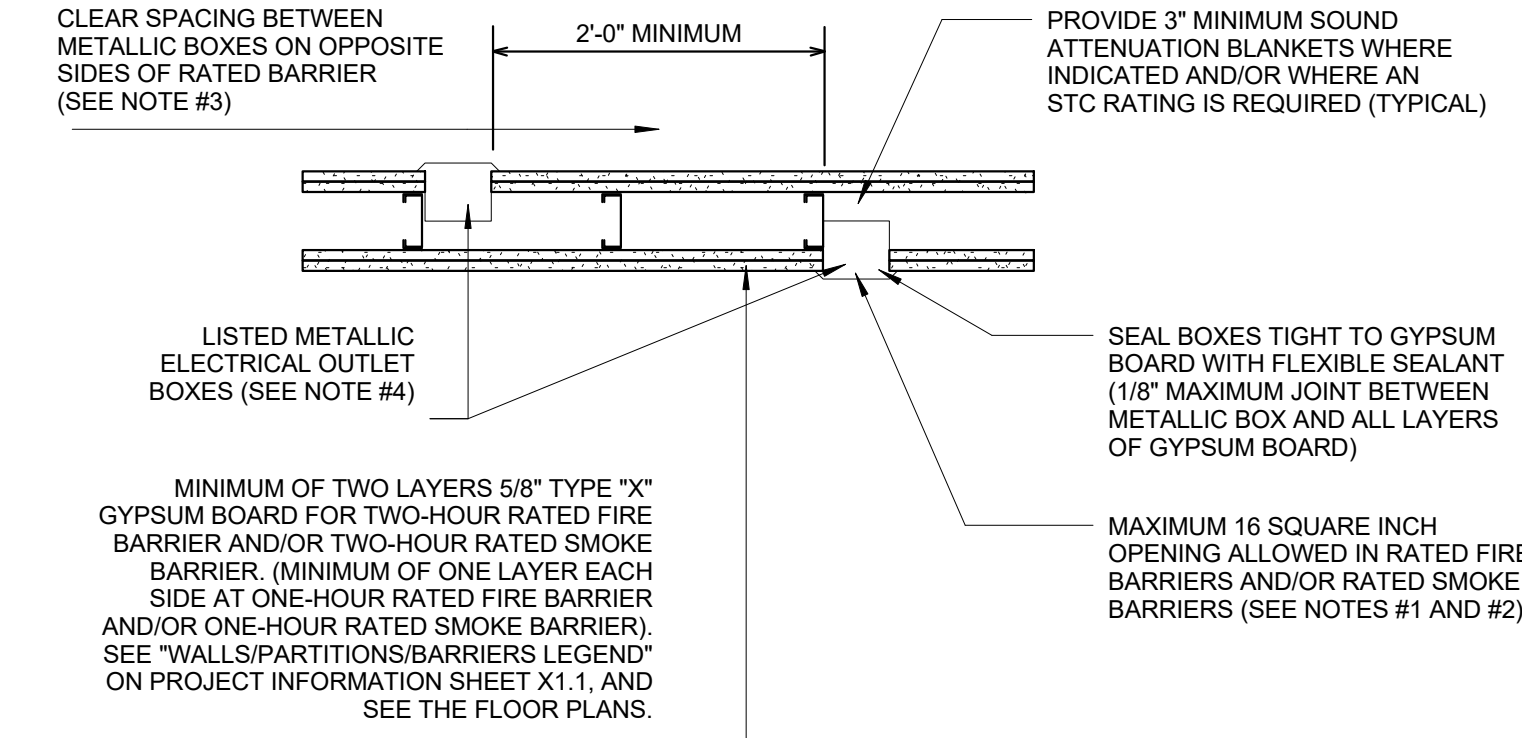
1  
 A8.0 WALL TYPE 'A' NONRATED INTERIOR PARTITION  
 3/4" = 1'-0"



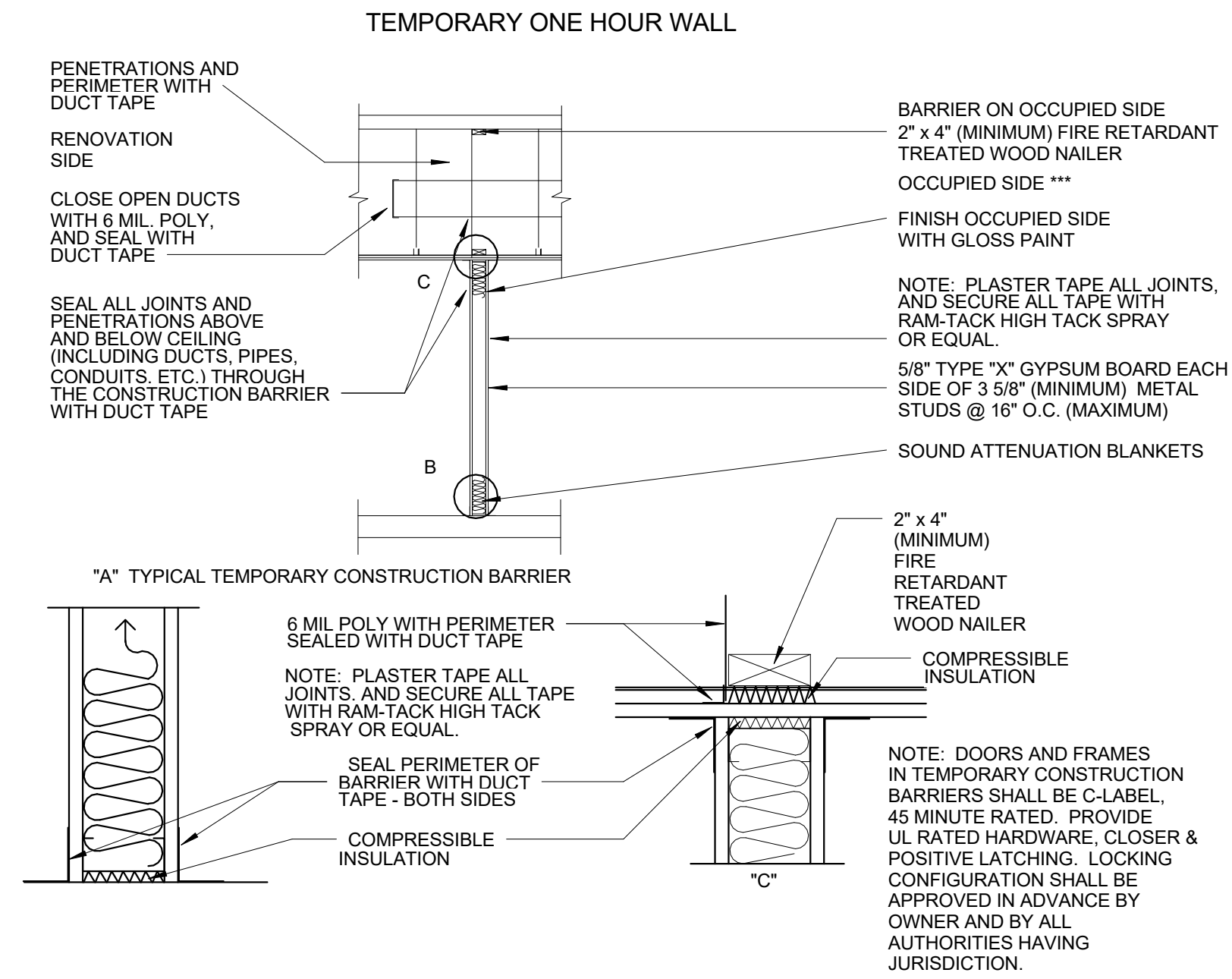
3  
 A8.0 WALL TYPE 'C' ONE HOUR RATED FIRE BARRIER  
 3/4" = 1'-0"

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 "I. 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.



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



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

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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:  
 CONSTRUCTION DETAILS

DRAWING NO:  
 A8.0

# HARDWARE SCHEDULE

## SET NUMBER 1:

Doors: 100, 105, 107

3	Hinges	FB8179 4 1/2 X 4 1/2	US26D	ST
1	Lockset	QCL161 E 478S LC	626	SH
1	Cormax Core	1CM-7MJ12	626	BE
1	Door Closer	CLD-3551 STD W/PA BRKT	689	SD
1	Kick Plate	KO050 10" x 2" LDW B4E CSK	630	TR
1	Wall Bumper	1270WV	630	TR
3	Door Silencers	1229A		TR

NOTE:  
NOT ALL DOOR NUMBERS LISTED ARE  
APPLICABLE TO THIS PROJECT

## SET NUMBER 2:

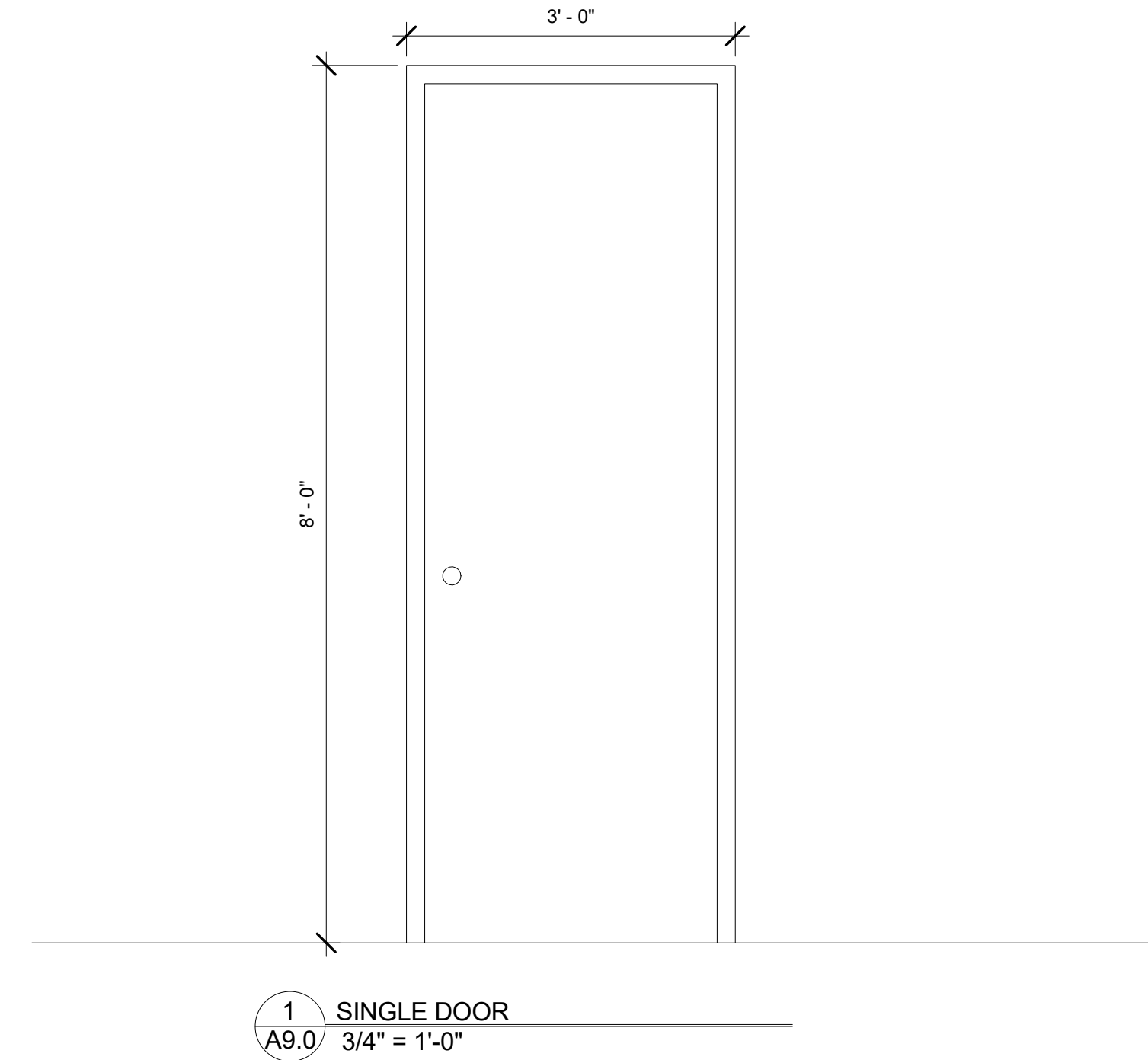
Doors: 101, 104, 108, 111, 112

3	Hinges	FB8179 4 1/2 X 4 1/2	US26D	ST
1	Privacy Set	QCL140 E 478S	626	SH
1	Door Closer	CLD-3551 STD W/PA BRKT	689	SD
1	Kick Plate	KO050 10" x 2" LDW B4E CSK	630	TR
1	Wall Bumper	1270WV	630	TR
1	Threshold	As Detailed		BY
3	Door Silencers	1229A		TR

## SET NUMBER 3:

Doors: 102, 106, 109, 117

3	Hinges	FB8179 4 1/2 X 4 1/2 NRP	US26D	ST
1	Lockset	QCL151 E 478S LC	626	SH
1	Cormax Core	1CM-7MJ12	626	BE
1	Door Closer	CLD-3550 EDA	689	SD
1	Wall Bumper	1270WV	630	TR
1	Gasketing	5050 B @ Head and Jambs		NA
1	Threshold	As Detailed		BY



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

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

## DOOR, FRAME AND HARDWARE NOTES AND ABBREVIATIONS

900. STUDY AND COMPARE THE DRAWINGS, LEGENDS, NOTES AND REPORT ANY ERRORS, OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
901. DOORS IN RATED FIRE BARRIERS, RATED SMOKE BARRIERS, NON-RATED SMOKE PARTITIONS AND SOUND PARTITIONS MAY BE UNDERCUT ONLY A MAXIMUM OF 3/4" ABOVE THE CONCRETE SLAB. THIS APPLIES FOR THE FULL WIDTH OF THE DOOR IN THE CLOSED POSITION. (NOTE: DOORS IN THESE BARRIERS AND PARTITIONS WITH AN UNDERCUT GREATER THAN 3/4" SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.)
902. SEAL ALL FRAMES CONTINUOUSLY TO WALL WHERE THERE IS A GAP OF 1/8" OR LESS BETWEEN THE DOOR FRAME AND THE ADJACENT FINISHED WALL/FLOOR BASE AND FLOOR MATERIAL. INSTALL A 'PENCIL LINE' OF SEALANT BETWEEN THE FRAMER AND THE FINISH BASE OR FLOOR MATERIAL. HOWEVER, IF THIS HORIZONTAL GAP IS GREATER THAN 1/8" THE FINISH BASE AND OR FLOOR MATERIAL SHALL BE REMOVED AND REINSTALLED TO ELIMINATE THE GAP.
903. IF THERE IS A VERTICAL GAP OF 1/8" OR GREATER BETWEEN THE BOTTOM OF THE DOOR FRAME AND THE CONCRETE SLAB THEN THIS GAP SHALL BE REPAIRED WITH 'BONDO' OR GROUTED SOLID TO PROVIDE THE TESTED FIRESTOP ASSEMBLY. THE REPAIR SHALL COMPLY WITH THE REQUIREMENTS NFPA 80.
904. DOORS SCHEDULED TO HAVE A FIRE RATING SHALL HAVE A PERMANENT LABEL AFFIXED TO THE DOOR AND FRAME. THE LABEL SHALL NOT BE PAINTED. NOTE THAT A VINYL LABEL IS NOT ACCEPTABLE AND A LABEL THAT IS EMBOSSED TO THE FRAME IS NOT ACCEPTABLE.
905. ALL DOORS THAT PENETRATE RATED ENCLOSURES SURROUNDING STAIRS, STAIR VESTIBULES AND EXIT PASSAGEWAYS SHALL HAVE A TEMPERATURE RISE RATING (TRR) METAL LABEL PERMANENTLY AFFIXED TO THE DOOR.
906. ALL THRESHOLDS SHALL CONFORM TO THE MOST STRINGENT OF THE ADA LAW OR OTHER ACCESSIBILITY CODES WHICH ARE ENFORCEABLE IN THE JURISDICTION.
907. VERIFY THAT DOOR CLOSERS AND OTHER HARDWARE WILL ALLOW 180 DEGREES WHEN A 180 DEGREE DOOR SWING IS EITHER SHOWN ON THE FLOOR PLAN OR INDICATED IN THE DOOR SCHEDULE.
908. PROVIDE TESTED FIRE RATED GLASS ASSEMBLY INDOOR LITES OF INTERIOR RATED DOORS. PROVIDE LEAD SAFETY GLASS IN LEAD LINED DOORS. PROVIDE BOTH LEAD SAFETY GLASS AND FIRE RATED GLASS ASSEMBLY IN DOORS WHICH ARE BOTH LEAD LINED AND FIRE RATED.
909. VERIFY REQUIRED THROAT WIDTH FOR EACH DOOR BASED ON SIZE OF STUD, THICKNESS, NUMBER OF LAYERS OF GYPSUM, GYPSUM SHEATHING ETC, CMU SIZE, CONCRETE WALL THICKNESS ETC. AFTER TOTALING THE WIDTH OF THE COMPONENTS TO BE INSERTED INTO THE THROAT OF EACH FRAME, ADD AN ADDITIONAL 1/4 INCH TO THE CLEAR THROAT WIDTH DIMENSIONS TO ALLOW FOR CONSTRUCTION TOLERANCES. COMPLY WITH NOTES 909 AND 910.

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

### FIRE RATING DESIGNATIONS:

A-180	= 'A' LABEL = 180 MINUTE FIRE RATED
B-90	= 'B' LABEL = 90 MINUTE FIRE RATED
C-60	= 'C' LABEL = 60 MINUTE FIRE RATED
C-45	= 'C' LABEL = 45 MINUTE FIRE RATED
10 MIN	= 20 MINUTE LABEL = 20 MINUTE FIRE RATED

ALUM	= ALUMINUM
AUTO	= AUTOMATIC DOOR (INTEGRAL HOLD OPEN NOT ALLOWED)
AUTO I/W/ HO	= AUTOMATIC DOOR WITH INTEGRAL HOLD OPEN
ETR	= EXISTING TO REMAIN
EMHO	= ELECTROMAGNETIC HOLD OPEN
FIRE GL	= FIRE RATED GLASS
GALV ST	= GALVANIZED STEEL
HM	= HOLLOW METAL
HM LL	= HOLLOW METAL - LEAD LINED
LAM GL	= LAMINATED SAFETY GLASS
LEAD. LEAD GL	= LEAD SAFETY GLASS (NON RATED USE ONLY)
LL	= LEAD LINED
LS	= LIGHT SEALS
MEX	= MATCH EXISTING
OPP HD; OH	= OPPOSITE HAND
PR	= PAIR OF DOORS
SOUND	= SOUND DOOR (FLUSH DOOR TYPE)
SIM	= SIMILAR
SSTL	= STAINLESS STEEL
STL	= STEEL
TEMP. TEMP GL	= TEMPERED SAFETY GLASS (NON RATED USE ONLY)
TRR	= TEMPERATURE RATING
WD	= WOOD DOOR
WD LL	= WOOD DOOR LEAD LINED

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### 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:

DOOR AND HARDWARE  
SCHEDULE

### DRAWING NO:

A9.0







D. Door Closers shall:

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

A. Door Stops: Provide a dome floor or wall stop for every opening as listed in the hardware sets.

1. Wall stop and floor stop shall be wrought bronze, brass or stainless steel.
2. Provide fastener suitable for wall construction.
3. Coordinate reinforcement of walls where wall stop is specified.
4. Provide dome stops where wall stops are not practical. Provide spacers or carpet riser for floor conditions encountered

Over Head Stops: Provide a Surface mounted or concealed overhead when a floor or wall stop cannot be used or when listed in the hardware set.

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

C. Push Plates: Provide with four beveled edges ANSI J301, .050 thickness, size as indicated in hardware set. Furnish oval-head countersunk screws to match finish.

D. Pulls with plates: Provide with four beveled edges ANSI J301, .050 thickness Plate s with ANSI J401 Pull as listed in hardware set. Provide proper fasteners for door construction.

E. Kickplates: Provide with four beveled edges ANSI J102, 10 inches high by width less 2 inches on single doors and 1 inch on pairs of doors. Furnish oval-head countersunk screws to match finish.

F. Seals: All seals shall be finished to match adjacent frame color. Seals shall be furnished as listed in schedule. Material shall be UL listed for labeled openings.

G. Weatherstripping: Provide at head and jams only those units where resilient or flexible seal strip is easily replaceable. Where bar-type weatherstrip is used with parallel arm mounted closers install weatherstrip first.

1. Weatherstrip shall be resilient seal of (Neoprene, Polyurethane, Vinyl, Pile, Nylon Brush, Silicone)
2. UL10C Positive Pressure rated seal set when required.

H. Door Bottoms/Sweeps: Surface mounted or concealed door bottom where listed in the hardware sets.

1. Door seal shall be resilient seal of (Neoprene, Polyurethane, Nylon Brush, Silicone)
2. UL10C Positive Pressure rated seal set when required.

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

Provide fasteners and screws suitable for floor conditions.

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

1.2 FINISH:

A. Designations used in Schedule of Finish Hardware - 3.05, and elsewhere to indicate hardware finishes are those listed in ANSI/BHMA A156.18 including coordination with traditional U.S. finishes shown by certain manufacturers for their products

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

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

1.3 KEYS AND KEYING:

A. Provide keyed brass construction cores and keys during the construction period. Construction control and operating keys and core shall not be part of the Owner's permanent keying system or furnished in the same keyway (or key section) as the Owner's permanent keying system. Permanent cores and keys (prepared according to the accepted keying schedule) will be furnished to the Owner.

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

C. Permanent keys and cores: Stamped with the applicable key mark for identification. These visual key control marks or codes will not include the actual key cuts. Permanent keys will also be stamped "Do Not Duplicate."

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

E. Furnish keys in the following quantities:

1. 1 each Grand Masterkeys
2. 4 each Masterkeys
3. 2 each Change keys each keyed core
4. 15 each Construction masterkeys
5. 1 each Control keys

F. The Owner, or the Owner's agent, will install permanent cores and return the construction cores to the Hardware Supplier. Construction cores and keys remain the property of the Hardware Supplier.

G. Keying Schedule: Arrange for a keying meeting, and programming meeting with Architect Owner and hardware supplier, and other involved parties to ensure locksets and locking hardware, are functionally correct and keying and programming complies with project requirements. Furnish 3 typed copies of keying and programming schedule to Architect.

PART 2 - EXECUTION

2.1 EXAMINATION

A. Verification of conditions: Examine doors, frames, related items and conditions under which Work is to be performed and identify conditions detrimental to proper and or timely completion.

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

2.2 HARDWARE LOCATIONS:

A. Mount hardware units at heights indicated in the following publications except as specifically indicated or required to comply with the governing regulations.

1. Recommended Locations for Builder's Hardware for Standard Steel Doors and Frames, by the Door and Hardware Institute (DHI).
2. Recommended locations for Architectural Hardware for flush wood doors (DHI).
3. WDMA Industry Standard I.S.-1A-04, Industry Standard for Architectural wood flush doors.

1.2 INSTALLATION:

A. Install each hardware item per manufacturer's instructions and recommendations. Do not install surface mounted items until finishes have been completed on the substrate. Set units level, plumb and true to line and location.

B. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.

C. Conform to local governing agency security ordinance.

D. Install Conforming to ICC/ANSI A117.1 Accessible and Usable Building and Facilities.

1. Adjust door closer sweep periods so that from the open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the landing side of the door.

D. Installed hardware using the manufacturers fasteners provided. Drill and tap all screw holes located in metallic materials. Do not use "Riv-Nuts" or similar products.

1.3 FIELD QUALITY CONTROL AND FINAL ADJUSTMENT

A. Contractor/Installers, Field Services: After installation is complete, contractor shall inspect the completed door openings on site to verify installation of hardware is complete and properly adjusted, in accordance with both the Contract Documents and final shop drawings.

1. Check and adjust closers to ensure proper operation.
2. Check latchset, lockset, and exit devices are properly installed and adjusted to ensure proper operation.
  - a. Verify levers are free from binding.
  - b. Ensure latchbolts and dead bolts are engaged into strike and hardware is functioning.
3. Report findings, in writing, to architect indicating that all hardware is installed and functioning properly. Include recommendations outlining corrective actions for improperly functioning hardware if required.

1.4 SCHEDULE OF FINISH HARDWARE: SEE SHEET A9.0

**Manufacturer List**

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

SECTION 09 11 00 - INTERIOR METAL WALL FRAMING & GYPSUM WALL BOARD

PART 1 - GENERAL

1.1 SUBMITTALS

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

PART 2 - PRODUCTS

2.1 FRAMING MEMBERS

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

1. TYPE: Z-FURRING CHANNELS 24 GA. CORROSION PERSISTANT STEEL: 1-1/2 INCH.

2.2 FASTENERS

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

2.3 GYPSUM BOARD

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

2.4 ACOUSTICAL SEALANT

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

2.5 SUBSTITUTIONS

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

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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:

A10.2





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: TOILET ARE RELATED ACCESSORIES OF STAINLESS STEEL CONSTRUCTION, WITH ACCESSORIES AND ATTACHMENTS, SURFACE MOUNTED.

1. STAINLESS STEEL SHEET: 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 MEASUREMENTS AS REQUIRED.
2. BEFORE STARTING WORK NOTIFY 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



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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