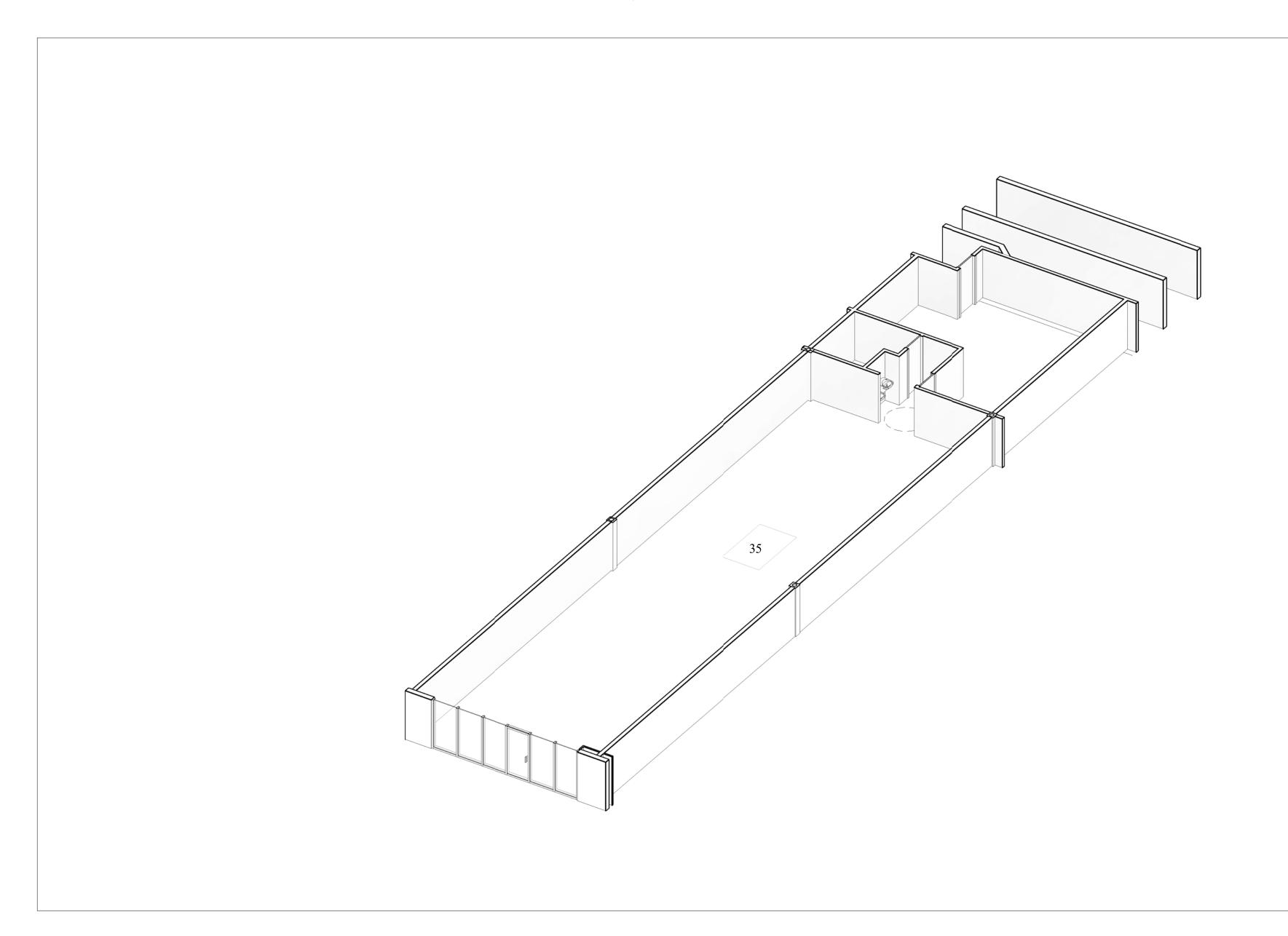
FINAL CONTRACT DOCUMENTS

JUNE 6, 2016

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

T 561.479.9884 www.ccsarch.com Florida Registration Number AA26001852



WESTGATE SHOPPING CENTER INTERIOR IMPROVEMENTS

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

ZONING:

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

PARKING:

NO PARKING IS AFFECTED

BUILDING CLASSIFICATION FOR GARAGE AND OFFICE:

OCCUPANCY TYPE:

PER 2014 5TH EDITION OF FLORIDA BUILDING CODE:

SECTION 309-MERCANTILE GROUP M

PER TABEL 503:

CONTRUCTION TYPE IS 1B.

NFPA 1 NFPA 101 OCCUPANCY IS:

CH 31 - EXISTING MERCANTILE

BUILDING FIRE PROTECTION:

AREA SPRINKLERED: BUILDING IS SPRINKLERED

BUILDING IS SPRINKLERED

REQUIRED ASSEMBLY RATINGS: PER FBC TABLE 601

STRUCTURAL FRAME 2 HOUR

BEARING WALLS - EXTERIOR 2 HOUR INTERIOR 2 HOUR

NON-BEARING WALLS, INTERIOR PARTITIONS 0 HOUR

FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS 2 HOUR ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS 1 HOUR

FIRE EXTINGUISHER NOTES:

ANY EXISTING PORTABLE FIRE EXTINGUISHERS, FIRE HOSE CABINETS OR FIRE EXTINGUISHER CABINETS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.

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

BUILDING INFORMATION:

NUMBER OF STORIES: ONE STORY

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

EXISTING GROSS AREAS: 45,320 SQFT PROJECT AREA: 2,375 SQFT

GOVERNING CODES AND REGULATIONS:

FLORIDA BUILDING CODE (2014 5TH EDITION) INCLUDING:

FLORIDA BUILDING CODE (2014 5 FLORIDA ACCESSIBILITY CODE

FLORIDA ENERGY CODE

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

FBC TEST PROTOCOLS FOR HIGH VELOCITY F 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 STATUTES, CHAPTER 033. THE PREVENTION AND FLORIDA ADMINISTRATIVE CODE, CHAPTER 69A

FLORIDA ADMINISTRATIVE CODE, CHAPTER 69A-60: FLORIDA FIRE PREVENTION CODE

NFPA 1, UNIFORM FIRE CODE (2012 5TH EDITION)

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

FEDERAL CODES AND REGULATIONS:

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

PROJECT DESCRIPTION

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

PROJECT DESIGN TEAM

ARCHITECTURE & INTERIORS

CCS ARCHITECTURE

AND INTERIOR DESIGN

499 EAST PALMETTO PARK ROA

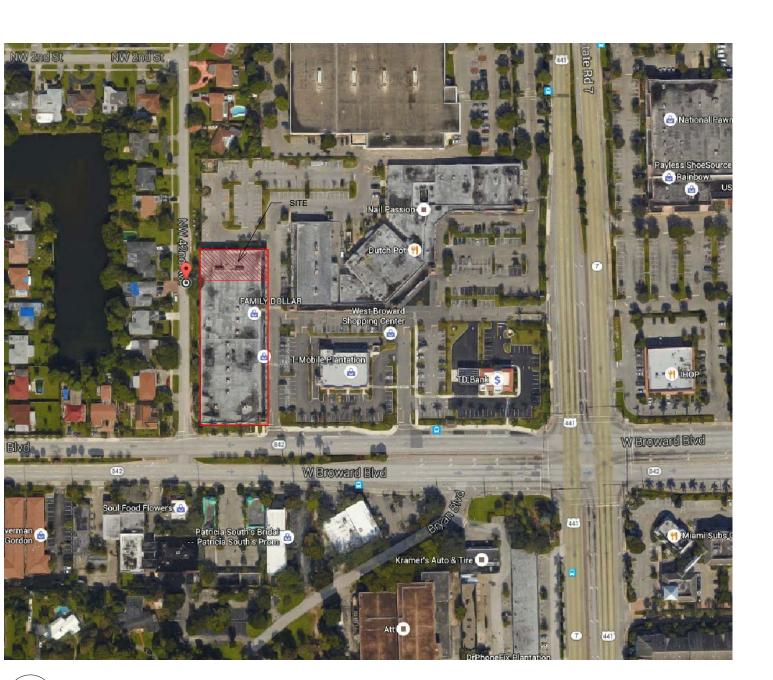
AND INTERIOR DESIGN 499 EAST PALMETTO PARK ROAD SUITE 204 BOCA RATON, FL 33432 TEL 561-479-9884 PLUMBING ENGINEERING

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

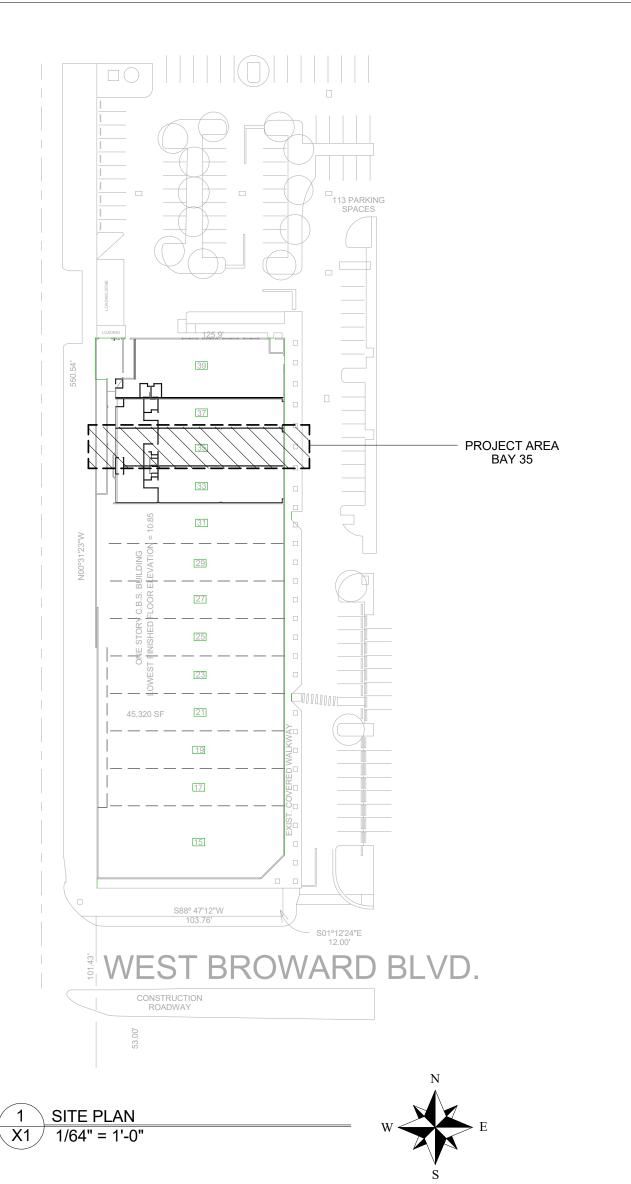
ELECTRICAL, MECHANICAL,

WWW.CCSARCH.COM

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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.
- 11. GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- 012. PROJECT SUBMITTAL S AND SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT AS PER THE PROJECT SPECIFICATIONS SECTION 01 33 00 LISTED IN THE PLANS.
- PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH A COMPLETE LIST OF ITEMS REQUIRING ARCHITECTURAL, ELECTRICAL, MECHANICAL AMD PLUMBING REVIEW ALONG WITH THE DATES BY WHICH THEIR REVIEW MUST BE COMPLETED.
- 014. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING THEIR BUILDING DEBRIS.
- 015. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE JOBSITE AS WELL AS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION BROOM CLEAN AT ALL TIMES. IF THIS REQUIREMENT IS NOT COMPLETED ON A DAILY BASIS THEN THE ARCHITECT SHALL DEDUCT THE COST OF MAINTAINING A CLEAN JOBSITE DIRECTLY FROM THE CONTRACT RETAINAGE.

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CONSULTANTS:

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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:

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

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

DDO IECT NI IMPED:	1600.2

PROJECT NUMBER: 1600-2

DATE: JUNE 6, 2016

No.	Date	Description

ADDENDA/REVISION

SEAL:

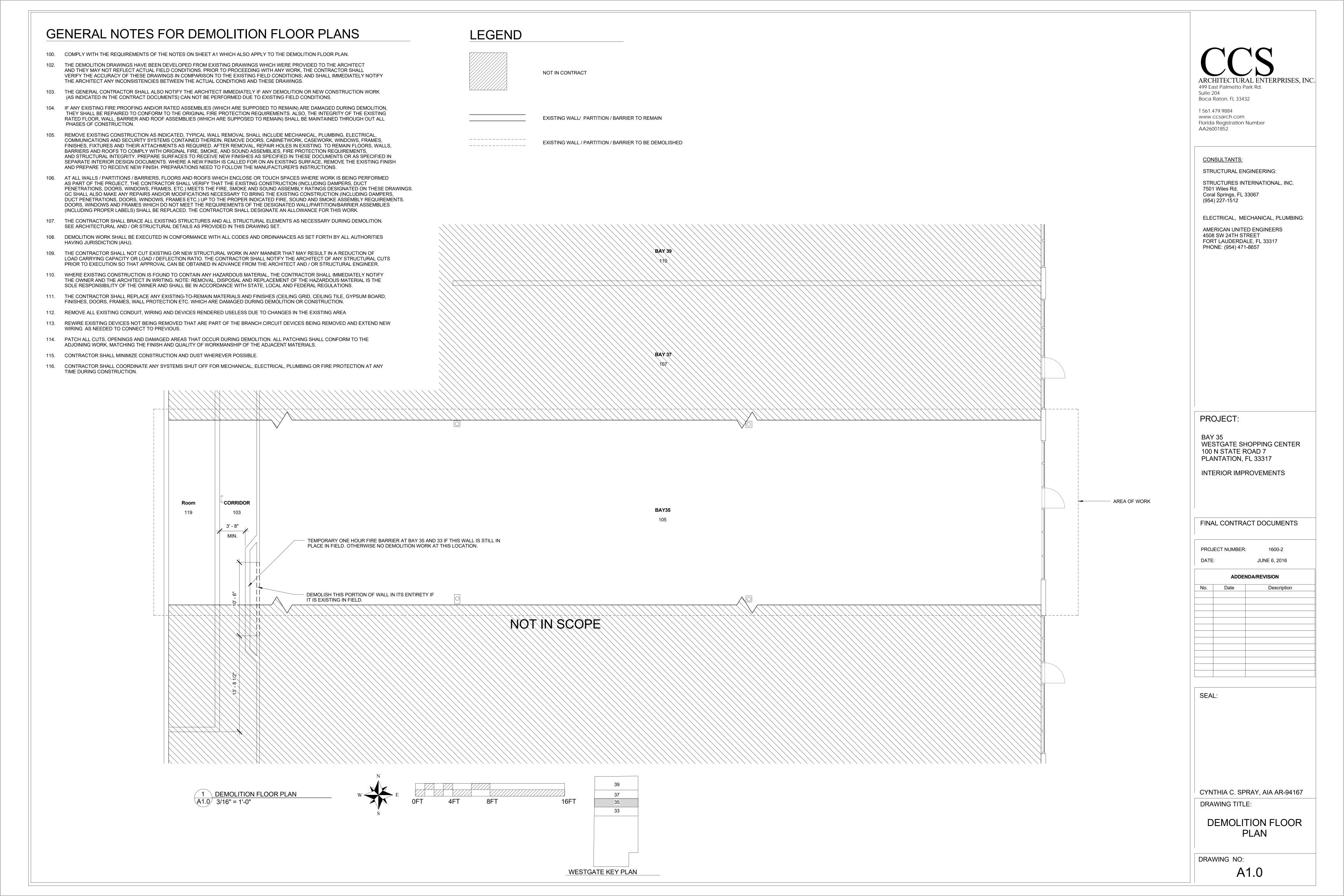
CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

PROJECT INFORMATION

DRAWING NO:

X1



GENERAL NOTES FOR 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.
- ITEMS DENOTED ON THE NEW CONSTRUCTION FLOOR PLAN WITH A DASHED LINE PERTAIN TO EITHER FURNITURE WHICH IS NOT IN CONTRACT OR OWNER SUPPLIED ITEMS WHICH ARE NOT IN CONTRACT OR ITEMS WHICH ARE TO BE PROVIDED BY SUB-CONTRACTOR AND NOT DESIGNED BY THE ARCHITECT AND ARE NOT DETAILED IN THESE DOCUMENTS. SHOP DRAWINGS WILL BE REQUIRED FOR THOSE ITEMS IF THEY ARE CASEWORK. THOSE SHOP DRAWINGS WILL NEED TO BE REVIEWED BY THE ARCHITECT FOR COMPLIANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.
- 303. REFER TO ARCHITECTURAL DETAILS, SCHEDULES, NOTES AND LEGENDS AS FOLLOWS:

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

- SEE REFLECTED CEILING PLANS FOR LOCATIONS OF ANY COFFERS OR DROP-DOWNS. ALSO SEE CONSTRUCTION DETAILS AND NOTES IN THESE DOCUMENTS FOR CONSTRUCTION OF THOSE ITEMS IF ANY.
- 305. REGARDING ACCESS PANELS:
 - A. CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF THE TYPE SPECIFIED ARE INSTALLED IN WALLS AND "NON-ACCESSIBLE TYPE" CEILINGS AND SOFFITS WHERE ACCESS, SERVICES OR ADJUSTMENT TO MECHANCIAL, PLUMBING, FIRE, SECURITY OR ELECTRICAL AND COMMUNICATION ITEMS MAY BE REQUIRED.
 - B. ACCESS PANELS SHALL BE THE "FIRE RATED TYPE" EQUAL TO THE FIRE RATING OF THE WALL / BARRIER / PARTITION / SOFFIT OR CEILING IN WHICH THEY OCCUR.
 - C. WALL MOUNTED ACCESS PANELS LOCATED IN RATED FIRE WALLS, RATED FIRE BARRIERS, SMOKE BARRIERS AND / OR NON RATED PARTITIONS SHALL BE KEY-LOCKED UNLESS OTHERWISE NOTED.
 - D. WALL MOUNTED ACCESS PANELS SHALL BE KEY-LOCKED IN SPACES WHICH ARE ACCESSIBLE TO THE PUBLIC, CUSTOMERS, PATIENTS AND GENERAL STAFF.
- 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.)
- O7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER'S EQUIPMENT VENDORS TO INSURE THAT THERE WILL BE NO OWNER FURNISHED ITEMS WITH A SURFACE AREA GREATER THAN 16 SQUARE INCHES RECESSED INTO A RATED FIRE BARRIER OR SMOKE BARRIER. SEE CONSTRUCTION DETAILS FOR "RECESSED METAL WALL CABINET" ON HOW TO PROVIDE FOR RECESSED ITEMS IN A RATED FIRE AND / OR SMOKE BARRIER; IF APPLICABLE TO THIS PROJECT. ITEMS RECESSED INN NON-RATED SMOKE PARTITIONS OR ANY OTHER FULL HEIGHT PARTITIONS SHALL BE "AIR TIGHT" AT ALL PENETRATIONS.
- 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.
- WHERE DEMOLITION OF CERTAIN ITEMS RESULTS IN UNPROTECTED OPENINGS OR PENETRATIONS IN EXISTING TO REMAIN WALLS / BARRIERS/ PARTITIONS, FLOORS, CEILINGS, ROOFS ETC. THEN REPAIR SUCH OPENINGS AND PENETRATIONS AS REQUIRED TO MEET ORIGINAL FIRE PROTECTION, SOUND AND STRUCTURAL REQUIREMENTS.
- 310. DIMENSIONS SHOWN ON THE FLOOR PLANS FOR RENOVATION WORK ARE AS FOLLOWS:
- A. OUTSIDE FACE OF EXISTING WALLS TO CENTERLINE OF NEW STUD FOR NEW WALL
- 311. DIMENSIONS SHOWN ON THE FLOOR PLANS FORE NEW CONSTRUCTION WORK ARE AS FOLLOWS:
- A. TO CENTERLINE OF COLUMNS
- B. TO CENTERLINE OF INTERIOR METAL/WOOD STUDS
 C. TO OUTSIDE FACE OF CONCRETE / CMU / MASONRY WALLS / PARTITIONS/ BARRIERS
- EXTREMELY CRITICAL MINIMUM DIMENSIONS ARE INDICATED AS "MINIMUM" OR "MINIMUM CLEAR" FOR BOTH RENOVATION ANE NEW CONSTRUCTION PROJECTS.
- 312. SEE NEW CONSTRUCTION FLOOR PLANS FOR DESIGNATIONS OF:
 - TYPES OF WALL / BARRIER / PARTITIONS / BARRIER DESIGNATIONS DOOR DESIGNATIONS
 - WINDOW DESIGNATIONS
 - LOCATIONS OF ANY LEAD LINED WALLS IF APPLICABLE
 - ADDITIONAL DETAIL, SECTIONS, AND ELEVATION MARKERS AND ADDITIONAL NOTES WHICH APPLY TO THESE FLOOR PLANS

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

- 313. FOR ADDITIONAL DIMENSIONING, COMPLY WITH THE REQUIREMENTS OF THE ENLARGED PLANS, WALL SECTIONS, EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS, PLAN DETAILS AND SECTION DETAILS.
- 314. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING WITH CONSTRUCTION.
- 315. THE CONTRACTOR SHALL TAKE INTO ACCOUNT THE THICKNESS OF THE SCHEDULED FINISH MATERIALS SUCH AS CERAMIC / STONE / PORCELAIN / GRANITE / QUARTZ / SOLID SURFACE MATERIAL PRIOR TO LAYING OUT METAL STUDS OR CMU WALLS / PARTITIONS / BARRIERS SINCE THE TOTAL "OUT TO OUT" WALL THICKNESS MUST BE CONSIDERED SO THAT THE REQUIRED "MINIMUM FACE TO FINISH" AND "MINIMUM CLEAR FACE TO FINISH" DIMENSIONS CAN BE MAINTAINED AFTER THE INSTALLATION OF THE FINISH MATERIALS.
- 316. INTERIOR METAL STUDS WALLS / PARTITIONS / BARRIERS SHALL BE CONSTRUCTED OF 3 5/8" MINIMUM METAL STUDS OR UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ALSO COMPLY WITH U.L. DESIGN NUMBER U444 OR U458 AT RATED PLUMBING WALLS / BARRIERS.
- 317. THE CONTRACTOR SHALL VERIFY THAT FLOOR MOUNTED CARRIERS (USED TO SUPPORT WALL MOUNTED SINKS / LAVATORIES AND UNSUPPORTED COUNTER TOPS SINKS / LAVATORIES ARE THE TYPE THAT WILL FIT IN THE 3 5/8" METAL STUD WALLS. NOTIFY THE ARCHITECT IF THERE IS A CONFLICT.
- 318. WHERE NEW GYPSUM WALLS ARE A CONTINUATION OF AN EXISTING WALL / PARTITION / BARRIER OR COLUMN ENCASEMENT, THE FACE OF THE NEW GYPSUM WALL SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A ONE-HOUR RATED BARRIER OR A NON-RATED PARTITION IS SHOWN AS A CONTINUATION OF A TWO HOUR RATED BARRIER OR COLUMN ENCASEMENT, THE OUTSIDE FACE OF THE GYPSUM BOARD SHALL BE ALIGNED, STUDS SHALL BE OFFSET AND / OR ADDITIONAL LAYERS OF GYPSUM SHALL BE PROVIDED (AS REQUIRED TO PROVIDE FACE ALIGNMENT OF THE GYPSUM BOARD) WHILE MAINTAINING THE REQUIRED FIRE RATED INTEGRITY.
- 319. CABINET / CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.
- 320. ACCESSIBLE WALL MOUNTED SINKS SHALL BE MOUNTED TO ALLOW 1'-3" MINIMUM FACE BETWEEN THE CENTERLINE OF THE SINK / LAVATORY AND THE "FINISH FACE" OF THE ADJACENT WALL, TOILET COMPARTMENT, FIXED EQUIPMENT AND OR CASEWORK.
- 321. IN HEALTHCARE WORK, PATIENT CORRIDORS SHALL BE 8'-0" MINIMUM CLEAR WIDTH TO FINISH FACE OF WALL / BARRIER / PARTITION.

 322. IN MERCANTILE AND OFFICE WORK, EGRESS CORRIDORS SHALL BE 42" MINIMUM CLEAR WIDTH TO FINISH FACE OF WALL / PARTITION.

 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 FRM DATE OF FINAL ACCEPTANCE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE AT NO EXPENSE TO THE OWNER.

FINISH NOTES

- 1. PRIMER PAINT ALL WALLS FOR LIGHT COLOR FINISH
- 2. BAYS 33, 35, 37,39 RAW CONCRETE FLOOR; BROOM CLEAN.
- 3. 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.

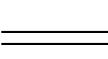


EXISTING DOOR TO REMAIN.
NOT IN SCOPE OF WORK.
NOT IN CONTRACT.
EXCEPT WHERE OTHERWISE NOTED.

WALL TO BE DEMOLISHED



DOOR AND FRAME TO BE DEMOLISHED



NEW WALL



NEW TWO HOUR FIRE BARRIER

NEW ONE HOUR FIRE BARRIER



NEW DOOR AND FRAME. SEE FOOR 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

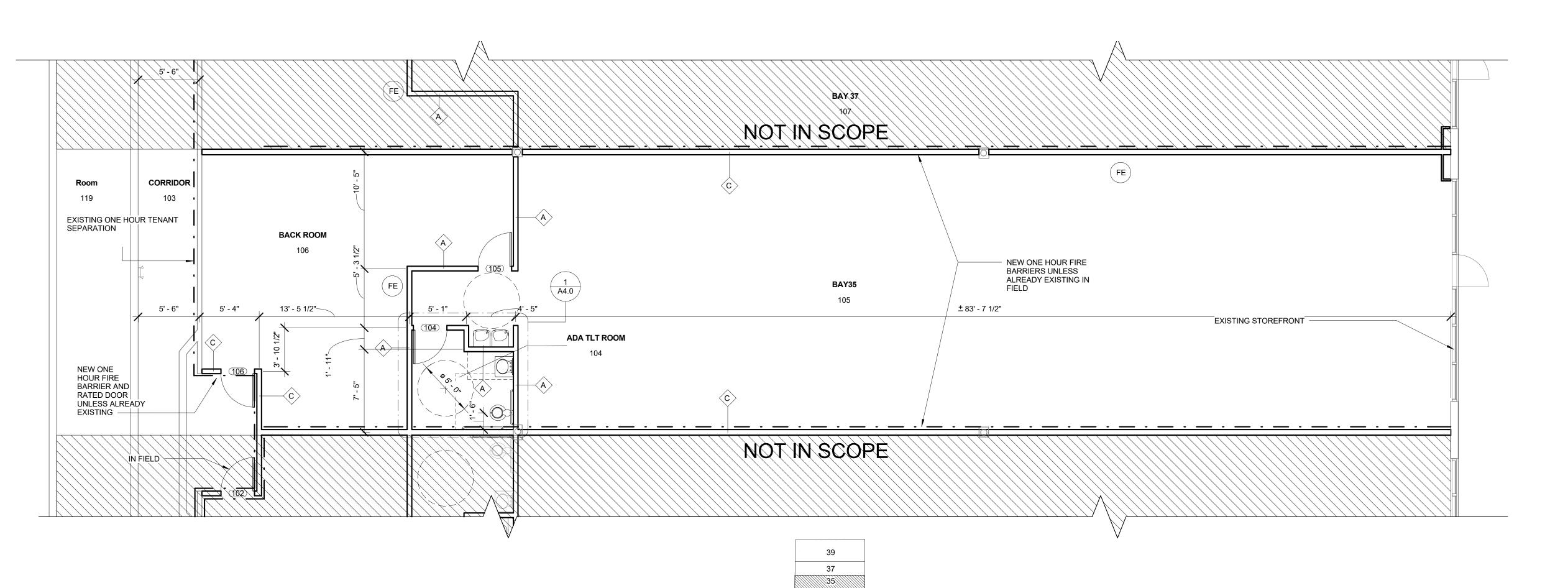


WALL MOUNTED FIRE EXTINGUISHER

ABOVE HEAD ITEM

__ _ EXISTING/NEW ONE HOUR TENANT SEPARATION

CERARATION



33

WESTGATE KEY PLAN

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

SEAL:

499 East Palmetto Park Rd.

Florida Registration Number

STRUCTURAL ENGINEERING:

STRUCTURES INTERNATIONAL, INC.

ELECTRICAL. MECHANICAL. PLUMBING:

AMERICAN UNITED ENGINEERS

FORT LAUDERDALE, FL 33317

Boca Raton, FL 33432

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CONSULTANTS:

7501 Wiles Rd,

(954) 227-1512

PROJECT:

WESTGATE SHOPPING CENTER

100 N STATE ROAD 7 PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

ADDENDA/REVISION

JUNE 6, 2016

Coral Springs, FL 33067

4508 SW 24TH STREET

PHONE: (954) 471-8657

Suite 204

T 561.479.9884

AA26001852

NEW WORK FLOOR PLAN

DRAWING NO:

A2.0

GENERAL NOTES FOR REFLECTED CEILING PLAN

400. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE REFLECTED CEILING PLANS WITH: ELECTRICAL LIGHTING

SYSTEMS AND COMMUNICATIONS DRAWINGS / AUDIO VISUAL DRAWINGS
MECHANICAL SUPPLIES AND RETURNS

MECHANICAL SUPPLIES AND 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. SPRINKLÈR HEAD LOCATIONS ARE NOT INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLANS.
B. THE CONTRACTOR SHALL INSTALL SUFFICIENT HEADS IN ALL SPACES TO PROVIDE COMPLETE (100%) AUTOMATIC SPRINKLER COVERAGE AS DEFINED BY NFPA STANDARD 13, SPECIFICATION DIVISION 21 - FIRE SUPPRESSION AND AS SHOWN ON THE FIRE PROTECTION DRAWINGS (IF THEY ARE PROVIDED IN THIS DRAWING PACKAGE).
C. NEITHER SPRINKLER HEADS NOR CONCEALED SPRINKLER HEAD COVERS ARE ALLOWED TO BE PAINTED. THE CONTRACTOR SHALL VERIFY THAT ANY SPRINKLER HEADS WHICH ARE ACCIDENTALLY PAINTED ARE REMOVED FROM THE SITE AND REPLACED WITH NEW SPRINKLER HEADS.

403. ACCESS PANELS (WHERE APPLICABLE):

A. THE CONTRACTOR SHALL VÉRIFY THAT ACCESS PANELS (OF APPROPRIATE SIZE AND TYPE) ARE INSTALLED IN GYPSUM BOARD, CEMENT PLASTER, METAL AND OTHER NON-ACCESSIBLE TYPE CEILING AND SOFFITS WHERE ACCESS, SERVICE OR ADJUSTMENT TO ITEMS (INCLUDING MECHANICAL, PLUMBING, ELECTRICAL, COMMUNICATIONS, SECURITY ETC.) ABOVE THE CEILINGS MAY BE REQUIRED.

B. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL SUB-CONTRACTORS AND WITH THE OWNER'S OR TENANT'S VENDORS TO ENSURE THAT THE MINIMUM NUMBER OF ACCESS PANELS ARE PROVIDED (BY THE SHARING OF ACCESS PANELS

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.

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 LAY-IN LIGHT FIXTURE. ALSO SEE ELECTRCIAL DRAWINGS

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

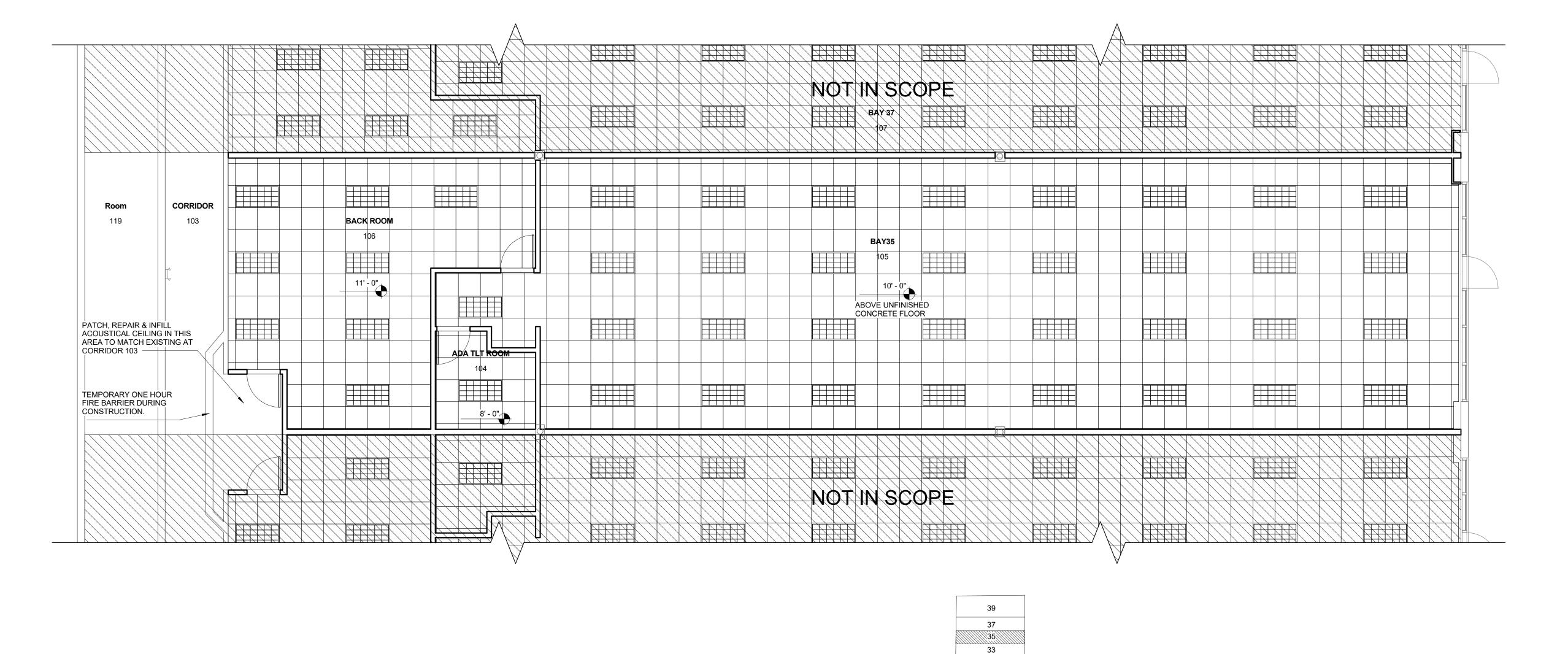


2 X 2 LAY-IN LIGHT FIXTURE. ALSO SEE ELECTRCIAL DRAWINGS
1 X 4 LAY-IN LIGHT FIXTURE. ALSO SEE ELECTRCIAL DRAWINGS



1 REFLECTED CEILING PLAN A3.0 3/16" = 1'-0" -GRID INDICATES ACOUSTICAL CEILING (SHOWN 2 X 2 TILE SIZE). WHERE APPLICABLE.

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



WESTGATE KEY PLAN

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:

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

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2

DATE: JUNE 6, 2016

No. Date Description

ADDENDA/REVISION

SEAL:

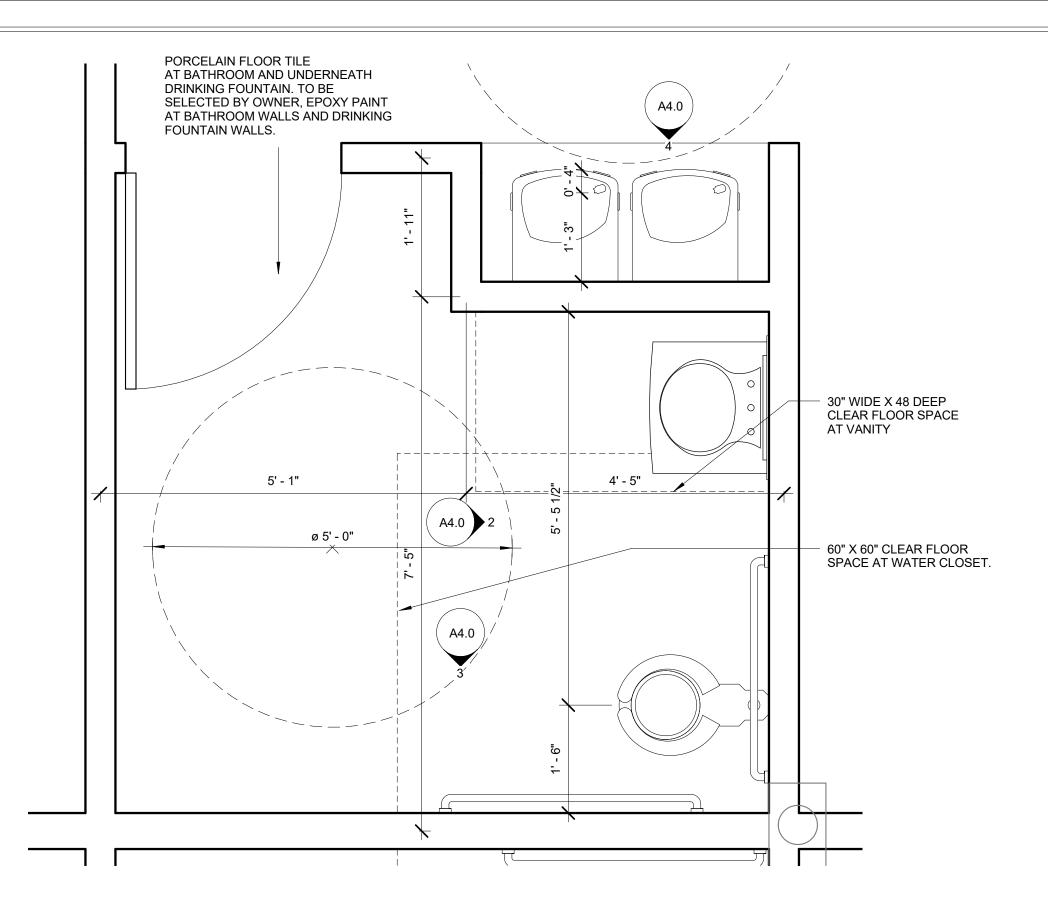
CYNTHIA C. SPRAY, AIA AR-94167

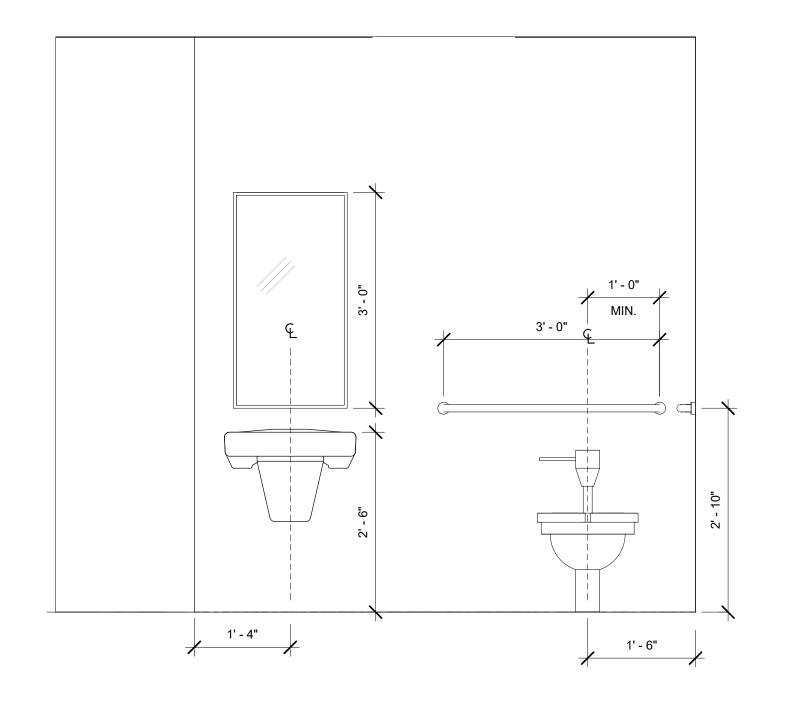
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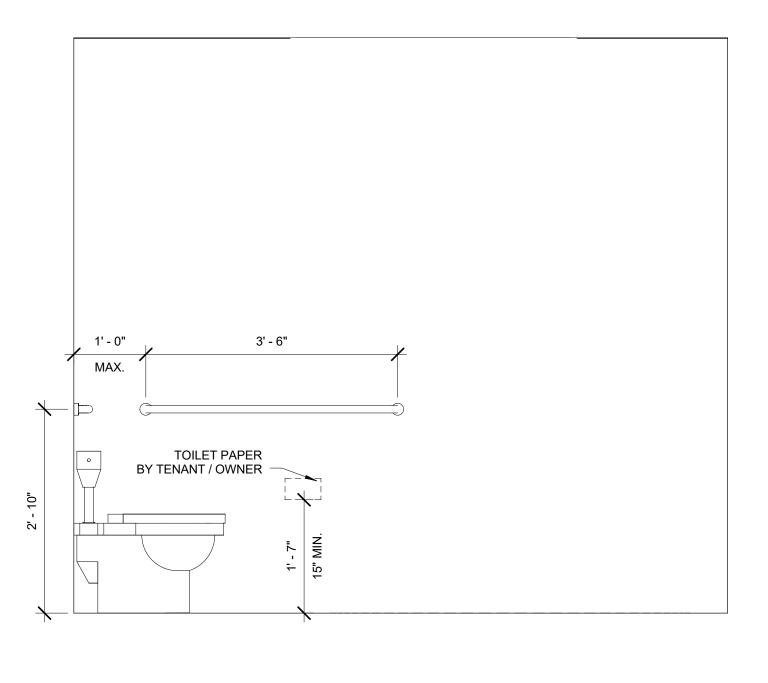
REFLECTED CEILING PLAN

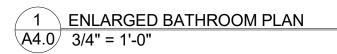
DRAWING NO:

A3.0



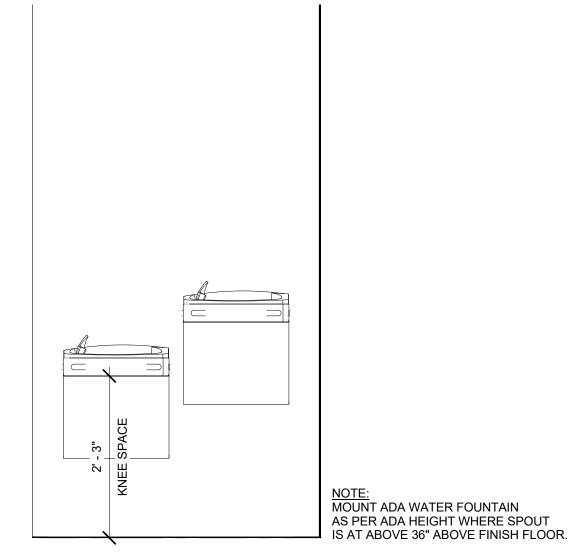














PLUMBING SCHEDULE				
FIXTURE	MANUFACTURER	MANUFACTURER	SUPPLIED BY	INSTALLED BY
ADA LAV	AMERICAN STANDARD WA	ALL MOUNT WHEELCHAIR USERS LAV	G.C	G.C
ADA LAV FAUCET	AMERICAN STANDARD	HERITAGE TWO-HANDED CENTERSET	G.C	G.C
		LAVATORY FAUCET WITH 172 H 4 INCH ADA WRIST BLADE HANDLE	G.C	G.C
ADA W/C	WALL MOUNT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

PROJECT:

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

INTERIOR IMPROVEMENTS

499 East Palmetto Park Rd.

Florida Registration Number

STRUCTURAL ENGINEERING:

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

STRUCTURES INTERNATIONAL, INC.

ELECTRICAL, MECHANICAL, PLUMBING:

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

Suite 204 Boca Raton, FL 33432

CONSULTANTS:

T 561.479.9884 www.ccsarch.com

AA26001852

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2

DATE: JUNE 6, 2016

ADDENDA/REVISION

No. Date Description

SEAL:

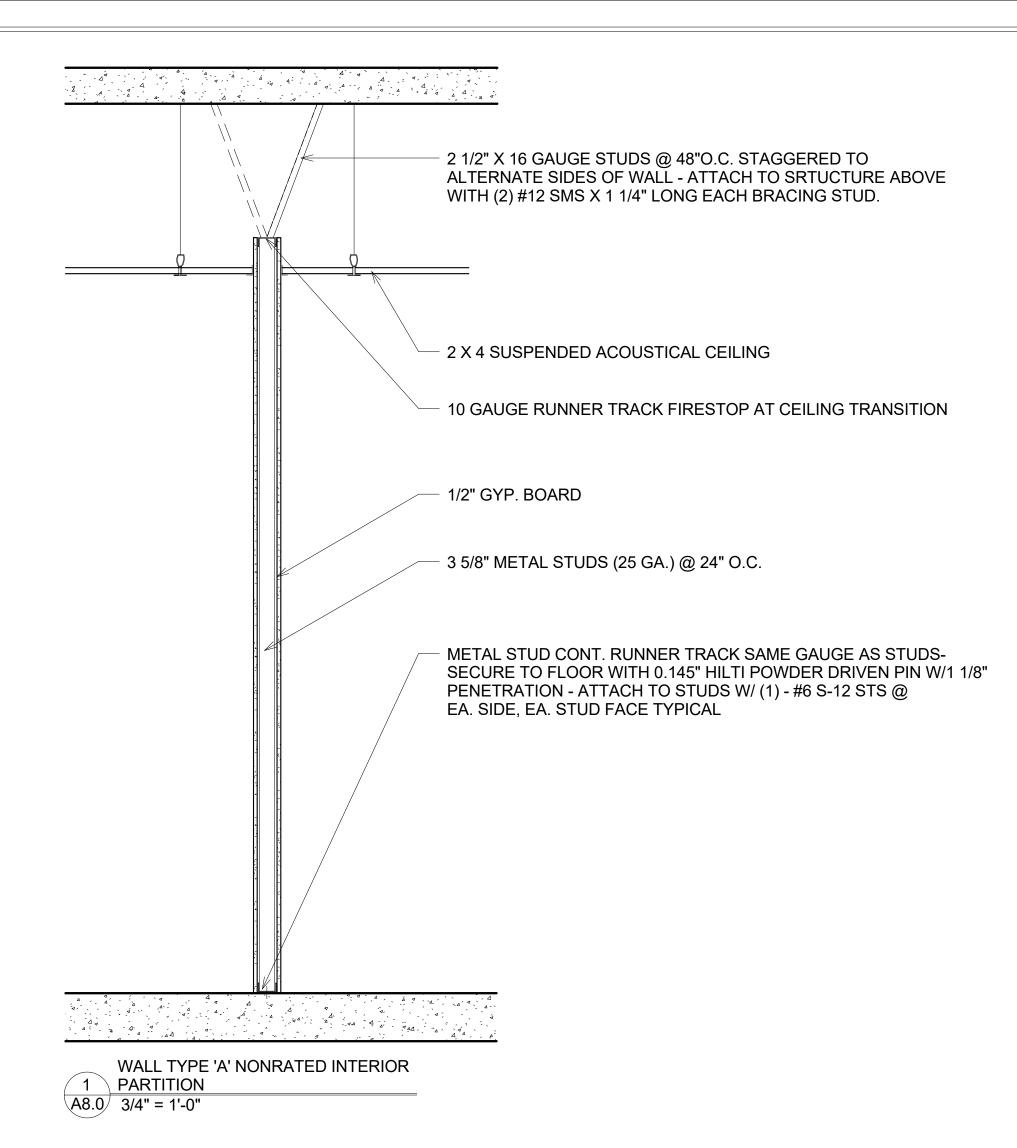
CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

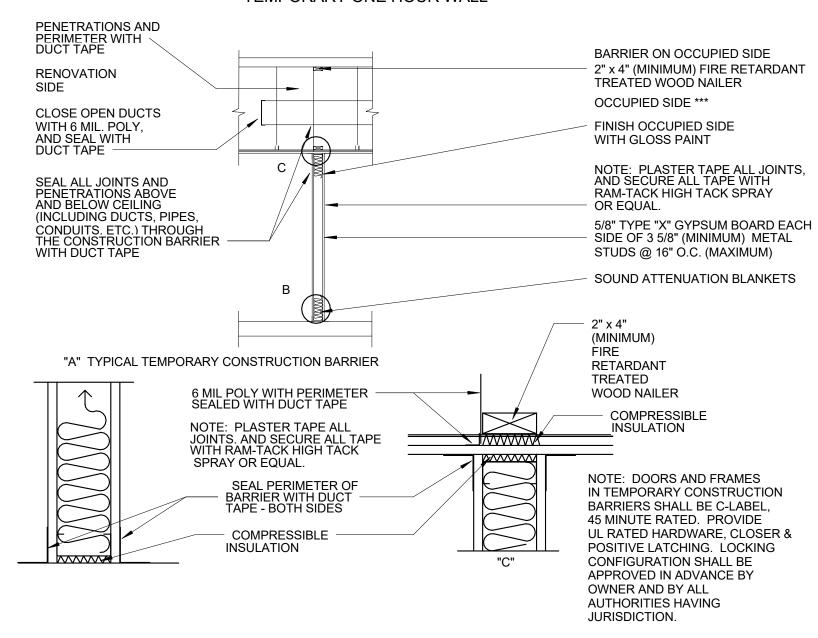
BATHROOM TYPICAL ENLARGED PLANS AND INTERIOR ELEVATIONS

DRAWING NO:

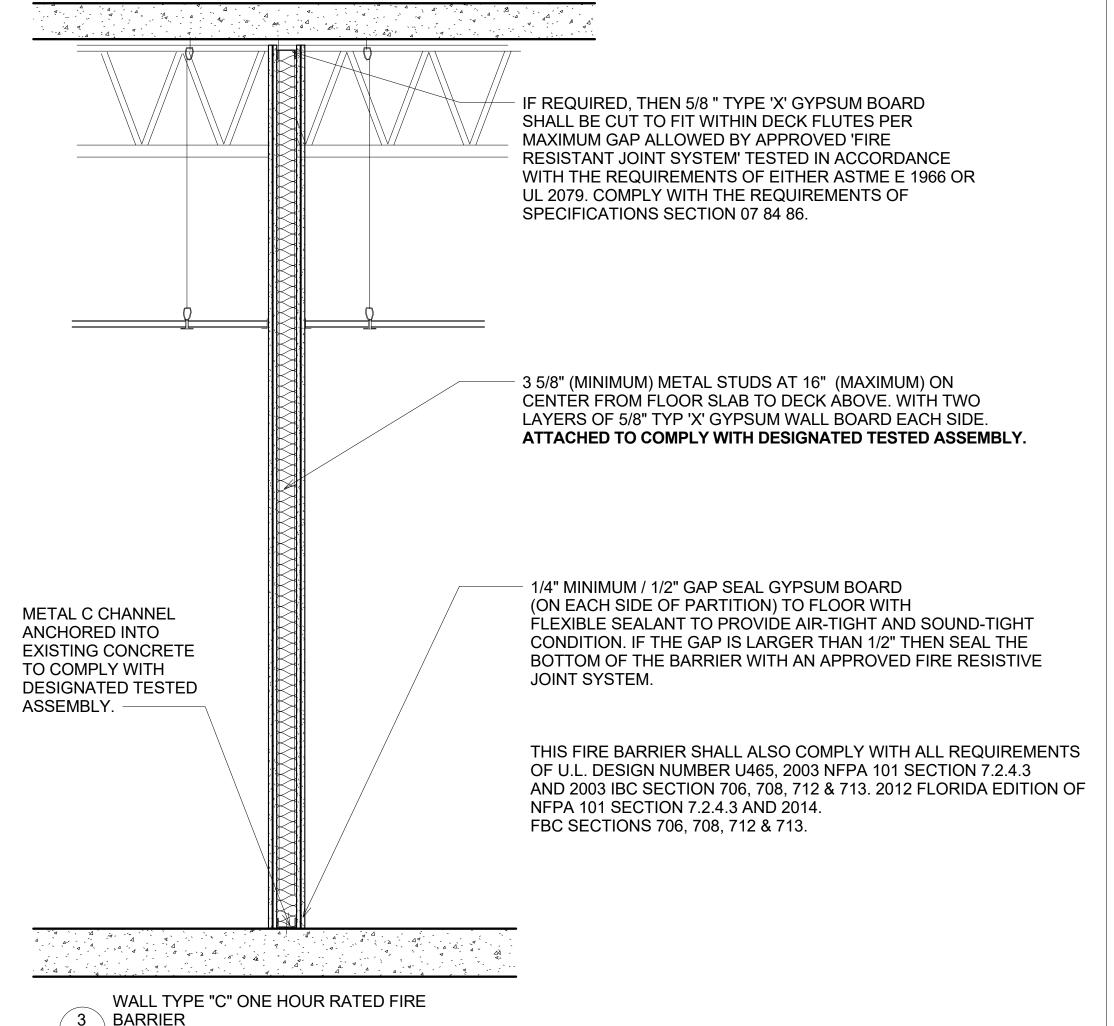
A4.0







WALL TYPE- TEMPORARY ONE-HOUR FIRE BARRIER



NOTES:

A8.0 3/4" = 1'-0"

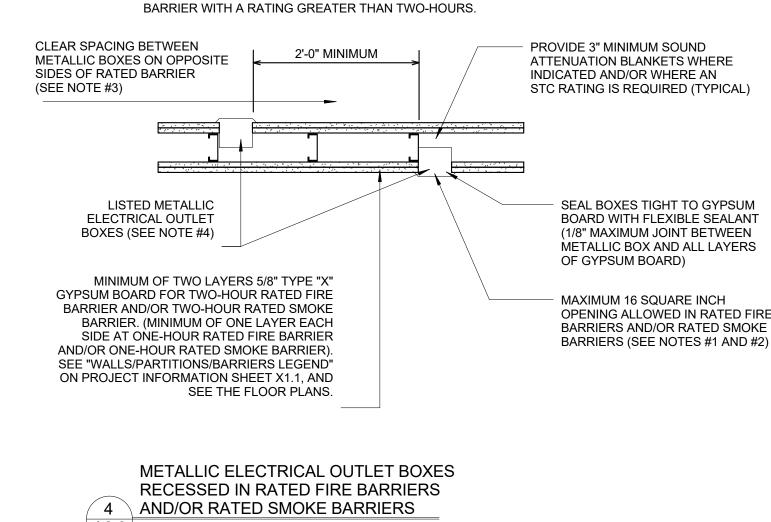
1. IN ALL RATED FIRE BARRIERS AND/OR RATED SMOKE BARRIERS, THE SURFACE AREA OF THE INDIVIDUAL RECESSED METALLIC ELECTRICAL OUTLET BOXES SHALL NOT EXCEED 16 SQUARE INCHES, AND THE AGGREGATE SURFACE AREA OF ALL RECESSED BOXES SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL SURFACE. RECESSED 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



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ELECTRICAL, MECHANICAL, PLUMBING:

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PROJECT:

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

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2

ADDENDA/REVISION

No. Date Description

JUNE 6, 2016

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

CONSTRUCTION DETAILS

DRAWING NO:

A8.0

HARDWARE SCHEDULE

Door Silencers 1229A

SET NUMBER 1:

Doors: 100, 105, 107

3	Hinges	FBB179 4 1/2 X 4 1/2	US26D
1	Lockset	QCL161 E 478S LC	626
1	Cormax Core	1CM-7MJ12	626
1	Door Closer	CLD-3551 STD W/PA BRKT	689
1	Kick Plate	KO050 10" x 2" LDW B4E CSK	630
1	Wall Bumper	1270WV	630

SET NUMBER 2:

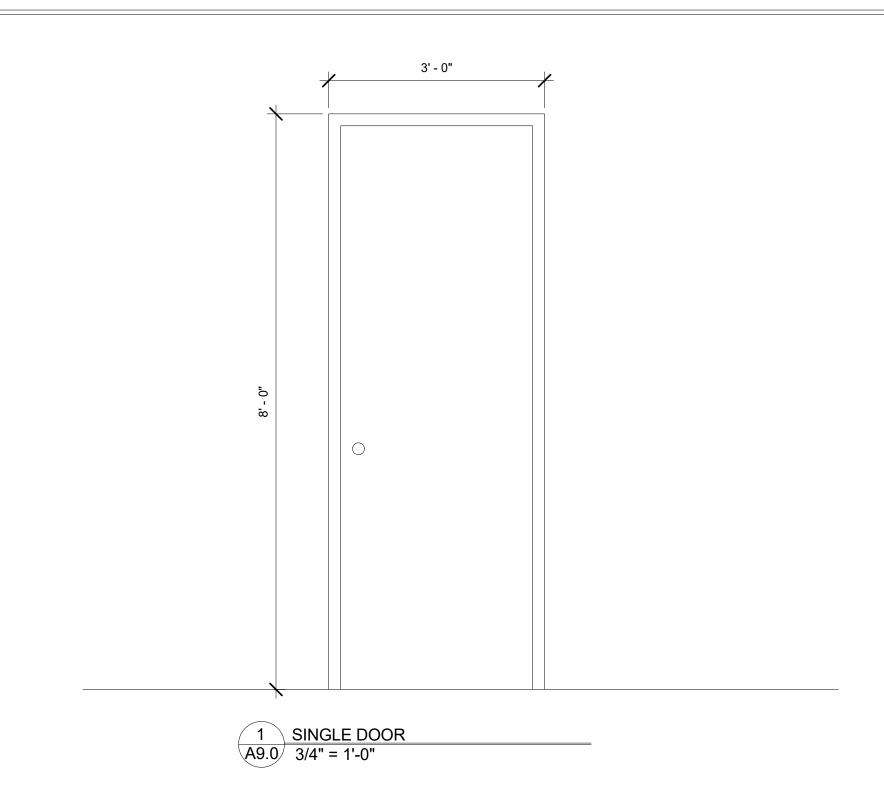
Doors: 101, 104, 108, 111, 112

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

SET NUMBER 3:

Doors: 102, 106, 109, 117

J001	3. 102, 100, 100, 1	11		
3	Hinges	FBB179 4 1/2 X 4 1/2 NRP	US26D	,
	Lockset	QCL151 E 478S LC	626	
	Cormax Core	1CM-7MJ12	626	
	Door Closer	CLD-3550 EDA	689	
	Wall Bumper	1270WV	630	•
	Gasketing	5050 B @ Head and Jambs		
1	Thraabala	As Detailed		- 1



							DOOF	R, FRAME AND HAI	RDWARE SCHEDULE						
	SPACE NO./ DOOR				DO	OOR			FR	RAME			HARD	WARE	
REVISION				5	SIZE		DESC	RIPTION	DESCRIPTIO	ON					
NUMBER	DESIGNATION	From Room: Name	WIDTH	HEIGHT	THICKNESS	MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE FRAI	ME GLASS	DETAILS	FIRE RATING LABEL	SET NUMBER	KEY SIDE SPACE	REMARKS
						_									
	102	BAY 33	3' - 0"	8' - 0"	0' - 1 3/4"	METAL	SINGLE		METAL			20 MIN.	2	CORR 103	
	104	ADA TLT ROOM	3' - 0"	8' - 0"	0' - 1 3/4"	METAL	SINGLE		METAL				3		
	105	BAY35	3' - 0"	8' - 0"	0' - 1 3/4"	METAL	SINGLE		METAL				1		
	106	BACK ROOM	3' - 0"	8' - 0"	0' - 1 3/4"	METAL	SINGLE		METAL			20 MIN.	2	CORR 103	

NOTE: DOORS 102 & 106 MIGHT ALREADY BE EXISTING IN THE FIELD DEPENDING ON PREVIOUS PROJECT FOR BAY 33

DOOR, FRAME AND HARDWARE NOTES AND ABREVIATIONS

- 900. STUDY AND COMPARE THE DRAWINGS, LEGENDS, NOTES AND REPORT ANY ERRORS, OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
- 901. DOORS IN RATED FIRE BARRIERS, RATED SMOKE BARRIERS, NON-RATED SMOKE PARTITIONS AND SOUND PARTITIONS MAY BE UNDERCUT ONLY A MAXIMUM OF 3/4" ABOVE THE CONCRETE SLAB. THIS APPLIES FOR THE FULL WIDTH OF THE DOOR IN THE CLOSED POSITION. (NOTE: DOORS IN THESE BARRIERS AND PARTITIONS WITH AN UNDERCUT GREATER THAN 3/4" SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.)
- SEAL ALL FRAMES CONTINUOUSLY TO WALL WHERE THERE IS A A GAP OF 1/8" OR LESS BETWEEN THE DOOR FRAME AND THE ADJACENT FINISHED WALL/FLOOR BASE AND FLOOR MATERIAL. INSTALL A 'PENCIL LINE' OF SEALANT BETWEEN THE FRAMER AND THE FINISH BASE OR FLOOR MATERIAL.HOWEVER, IF THIS HORIZONTAL GAP IS GREATER THAN 1/8" THE THE FINISH BASE AND OR FLOOR MATERIAL SHALL BE REMOVED AND REINSTALLED TO ELIMINATE THE GAP.
- IF THERE IS A VERTICAL GAP OF 1/8" OR GREATER BETWEEN THE BOTTOM OF THE DOOR FRAME AND THE CONCRETE SLAB THEN THIS GAP SHALL BE REPAIRED WITH 'BONDO' OR GROUTED SOLID TO PROVIDE THE TESTED FIRESTOP ASSEMBLY. THE REPAIR SHALL COMPLY WITH THE REQUIREMENTS NFPA 80.
- 904. DOORS SCHEDULED TO HAVE A FIRE RATING SHALL HAVE A PERMANENT LABEL AFFIXED TO THE DOOR AND FRAME. THE LABEL SHALL NOT BE PAINTED. NOTE THAT A VINYL LABEL IS NOT ACCEPTABLE AND A LABEL THAT IS EMBOSSED TO THE FRAME IS NOT
- 905. ALL DOORS THAT PENETRATE RATED ENCLOSURES SURROUNDING STAIRS, STAIR VESTIBULES AND EXIT PASSAGEWAYS SHALL HAVE A TEMPERATURE RISE RATING (TRR) METAL LABEL PERMANENTLY AFFIXED TO THE DOOR.
- 906. ALL THRESHOLDS SHALL CONFORM TO THE MOST STRINGENT OF THE ADA LAW OR OTHER ACCESSIBILITY CODES WHICH ARE ENFORCEABLE IN THE JURISDICTION.
- 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 COSNTRUCTION TOLERANCES. COMPLY IWHT NOTES 909 AND 910.

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

FIRE RATING DESIGNATIONS:

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

WD LL

= AUTOMATIC DOOR WITH INTEGRAL HOLD OPEN = EXISTING TO REMAIN = ELECTROMAGNETIC HOLD OPEN = FIRE RATED GLASS = GALVANIZED STEEL = HOLLOW METAL = HOLLOW METAL - LEAD LINED = LAMINATED SAFETY GLASS = LEAD SAFETY GLASS (NON RATED USE ONLY) = LEAD LINED = LIGHT SEALS = MATCH EXISTING = OPPOSITE HAND = PAIR OF DOORS = SOUND DOOR (FLUSH DOOR TYPE) = SIMILAR = STAINLESS STEEL

= ALUMINUM

MEX OPP HD; OH SOUND SIM SSTL TEMP, TEMP GL

= TEMPERED SAFETY GLASS (NON RATED USE ONLY) = TEMPERATURE RATING = WOOD DOOR = WOOD DOOR LEAD LINED

= AUTOMATIC DOOR (INTEGRAL HOLD OPEN NOT ALLOWED)

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ELECTRICAL, MECHANICAL, PLUMBING:

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

PROJECT:

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

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: JUNE 6, 2016

Description

ADDENDA/REVISION

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

DOOR AND HARDWARE SCHEDULE

DRAWING NO:

```
SECTION 01 33 00- SUBMITTAL PROCEDURES
                                                            SECTION 01 10 00
                                                           SUMMARY
1.1 SUMMARY
       Project Identification: Interior improvement at 100 N STATE ROAD 7
PLANTATION, FL 33317, WESTGATE SHOPPING CENTER, BAY 35
      Project Summary: (see sheet X1
       Particular Project Requirements: see plans
                                                                                                                                                                                               1.2 PROCEDURES
        Existing site conditions and restrictions: GC to coordinate with Owner if any.
        Requirements for sequencing, scheduling and completion date:GC to coordinate with Owner if any.
        Prior or concurrent work by Owner or others: GC to coordinate with Owner if any.
        Separate contracts [awarded] [to be awarded] for GC to coordinate with Owner if any.
        Prior hazardous waste or asbestos work by Owner or others: GC to coordinate with Owner if any.
        Pre-purchased and pre-ordered items: GC to coordinate with Owner if any.
        Owner-purchased, Owner-installed items: see plans and GC to coordinate with Owner if any.
        Owner-purchased, Contractor-installed items: see plans and GC to coordinate with Owner if any.
        Owner's early or partial occupancy: GC to coordinate with Owner if any.
        Occupancy of adjacent facilities: none
        Contractor's use of new and existing facilities: GC to coordinate with Owner if any.
        Scope of separate prime contracts: GC to coordinate with Owner if any.
        USGBC LEED [NC] [EB] [CI] [CS] [H] [ND] certification: [Certified] [Silver] [Gold] [Platinum] Certification.Not applicable.
        Permits and Fees: Apply for, obtain, and pay for permits, fees, and utility company backcharges required to perform the work. Submit copies to Architect.
        Codes: Comply with applicable codes and regulations of authorities having jurisdiction. Submit copies of inspection reports, notices and similar communications to Architect.
        Dimensions: Verify dimensions indicated on drawings with field dimensions before fabrication or ordering of materials. Do not scale drawings.
        Existing Conditions: Notify Architect of existing conditions differing from those indicated on the drawings. Do not remove or alter structural components without prior written
        Coordination:
        Coordinate the work of all trades.
        Prepare coordination drawings for areas above ceilings where close tolerances are required between building elements and mechanical and electrical work.
        Verify location of utilities and existing conditions.
        Installation Requirements, General:
        Inspect substrates and report unsatisfactory conditions in writing.
        Do not proceed until unsatisfactory conditions have been corrected.
        Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed
        Install materials in exact accordance with manufacturer's instructions and approved submittals.
        Install materials in proper relation with adjacent construction and with proper appearance.
        Restore units damaged during installation. Replace units which cannot be restored at no additional expense to the Owner.
        Refer to additional installation requirements and tolerances specified under individual specification sections.
        Limit of Use: Limit use of work as indicated. Keep driveways and entrances clear.
        Existing Construction: Maintain existing building in a weathertight condition. Repair damage caused by construction operations. Protect building and its occupants.
        Definitions:
        Provide: Furnish and install, complete with all necessary accessories, ready for intended use. Pay for all related costs.
        Approved: Acceptance of item submitted for approval. Not a limitation or release for compliance with the Contract Documents or regulatory requirements. Refer to limitations of
        'Approved' in General and Supplementary Conditions.
        Match Existing: Match existing as acceptable to the Owner
        Intent: Drawings and specifications are intended to provide the basis for proper completion of the work suitable for the intended use of the Owner. Anything not
        expressly set forth but which is reasonable implied or necessary for proper performance of the project shall be included
        Writing Style: Specifications are written in the imperative mode. Except where specifically intended otherwise, the subject of all imperative statements is the Contractor.
        For example, 'Provide tile' means 'Contractor shall provide tile.'
                PRODUCTS - Not Applicable To This Section
                EXECUTION - Not Applicable To This Section
                                                                                                                                                                                                       SUMMARY
                                                           END OF SECTION
                                                           01 20 00-1
                                                   PRICE AND PAYMENT PROCEDURES
                GENERAL
       SUMMARY
       Price and Payment Procedures:
        Alternates. None indicated in the plans. GC to coordinate with Owner if needed
        Allowances. None indicated in the plans. GC to coordinate with Owner if needed.
        Tenant Allowances.
        ALTERNATES
        Total Price: Provide total price for each alternate in Bid Form. Include cost of modifications to other work to accommodate alternate. Include related costs such as overhead
        Acceptance of Alternates: Owner will determine which alternates are selected for inclusion in the Contract.
        Coordination of Alternates: Modify or adjust affected adjacent work as necessary to integrate work of the alternate into Project. Coordinate alternates with related work to ensure
        that work affected by each selected alternate is properly accomplished.
        1.3 ALLOWANCES
        Allowances: Lump sum allowances and unit cost allowances are listed below and as indicated on the Drawings. Amounts shall include all costs including overhead and
        profit except as specifically noted. Coordinate allowances with requirements for related and adjacent work.
        Notification of Owner: Notify Owner of date when final decision on allowance items is required to avoid delays in the work.
        Certification of Quantities: Furnish certification that quantities of products purchased are the actual quantities needed with reasonable allowance for cutting or installation
        losses, tolerances, mixing, waste, and similar margins.
        Invoices and Delivery Slips: Submit invoices or delivery slips to indicate actual quantities of materials delivered and costs. Indicate amounts of applicable trade discounts.
        Lump Sum Allowances: Include the following amounts in the base bid for materials, installation, overhead, profit and all costs for the following items.
        Landscaping: [$ insert amount or delete line item]
        Door Hardware: [$ insert amount or delete line item]
        Signage: [$ insert amount or delete line item]
        Window Treatment: [$ insert amount or delete line item]
                                                                                                                                                                                                        SUMMARY
        Kitchen Appliances: [$ insert amount or delete line item]
        Kitchen Casework: [$ insert amount or delete line item]
        Elevator Cab: [$ insert amount or delete line item]
                                                                                                                                                                                                        Lighting and power.
        Plumbing Fixtures: [$ insert amount or delete line item]
                                                                                                                                                                                                        Metering.
        HVAC Modifications: [$ insert amount or delete line item]
                                                                                                                                                                                                        Telephone.
       Lighting Fixtures: [$ insert amount or delete line item]
                                                                                                                                                                                                        Toilet facilities
        Unit Cost Allowances: The following items will be selected at a later date and unit costs below are for materials only. Installation and all other costs are to be
                                                                                                                                                                                                        Materials storage
         included in the base bid. Refer to the Drawings to determine quantities required, multiply by unit cost below, and include total within base bid.
        Brick ($/1000): [$ insert amount or delete line item]
        Carpet ($/sq. vd.): [$ insert amount or delete line item]
        Wall Covering ($/sq. yd.): [$ insert amount or delete line item]
                                                                                                                                                                                                        Enclosures.
        Electrical Outlets (data, telephone, electric): [$ insert amount or delete line item]
                                                                                                                                                                                                        Heating.
        TENANT ALLOWANCES
                                                                                                                                                                                                        Lighting.
        Fit-Out of Tenant Areas: Tenant areas for fit-out have not been designed; however the Owner requires costs for tenant improvements be included in the base bid.
                                                                                                                                                                                                        Elevato
        Based on the rentable square footage of the building, provide the following items in the base bid.
                                                                                                                                                                                                        Access.
        Scope of Tenant Allowances: The Owner will determine the rentable square footage of the building and number of tenants to be included under tenant allowances and
                                                                                                                                                                                                        Roads.
        notify the Bidder by addenda.
        Schedule of Tenant Allowances:
                                                                                                                                                                                                        Fire extinguishers.
        his Section
               EXECUTION - Not Applicable to This Section
                                                           END OF SECTION
                                          01 30 00-1
                                                                                                                                                                                                        Sanitary facilities.
                                         SECTION 01 30 00
                                                                                                                                                                                                        Drinking water.
                                  ADMINISTRATIVE REQUIREMENTS
                GENERAL
                                                                                                                                                                                                        Cleaning.
       SUMMARY
        Administration of Contract: Provide administrative requirements for the proper coordination and completion of work including the following:
        Supervisory personnel.
        Preconstruction conference.
        Project meetings, minimum of two per month; prepare and distribute minutes.
        Reports: Submit daily and special reports.
        Work Schedule: Submit progress schedule, updated monthly
        Submittal Schedule: Prepare submittal schedule; coordinate with progress schedule.
        Schedule of Values: Submit schedule of values.
        Schedule of Tests: Submit schedule of required tests including payment and responsibility.
        Perform Surveys: Lay out the work and verifying locations during construction. Perform final site survey.
        Emergency Contacts: Submit and post a list of emergency telephone numbers and address for individuals to be contacted in case of emergency.
        Record Documents: Submit record drawings and specifications; to be maintained and annotated by Contractor as work progresses.
                                          END OF SECTION
                                                                                                                                                                                                               GENERAL
                                                                                                                                                                                                       SUMMARY
                                                                                                                                                                                                        Warranties.
                                                                                                                                                                                                        Certifications.
                                                                                                                                                                                                        Occupancy permit
                                                                                                                                                                                                        Meter readings.
                                                                                                                                                                                                        Submission of maintenance manuals.
                                                                                                                                                                                                        Training and turnover to Owner's personnel.
                                                                                                                                                                                                        Final cleaning and touch-up.
                                                                                                                                                                                                        Removal of temporary facilities.
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ACTION SUBMITTALS: INFORMATION THAT REQUIRES ARCHITECT'S RESPONSIVE ACTION.
               INFORMATIONAL SUBMITTALS: INFORMATION THAT DOES NOT REQUIRE ARCHITECT'S
                APPROVAL. SUBMITTALS MAY BE REJECTED FOR NOT COMPLYING WITH REQUIREMENTS.
              ELECTRONIC COPIES OF CAD DRAWINGS OF THE CONTRACT DOCUMENTS WILL NOT BE
               PROVIDED BY ARCHITECT FOR CONTRACTOR'S USE.
              PROCESSING TIME:
                       INITIAL REVIEW: 10 DAYS
                       CONCURRENT REVIEWS: 15 DAYS
                       SHOP DRAWINGS: 10 DAYS
                       DIRECT TRANSMITTAL TO CONSULTANT: 10 WORKING DAYS.
               REQUEST FOR INFORMATION:
                       INITIAL REVIEWS: 7 DAYS.
                       CONCURRENT REVIEWS: 10 DAYS.
               TRANSMITTAL FORM: AIA DOCUMENT G810
              ACTION SUBMITTLAS:
                        NUMBER OF COPIES: FIVE WHERE REQUIRED
                       ACTION SUBMITTALS:
                                PRODUCT DATA
                                SHOP DRAWINGS.
                                SAMPLES.
                               CONTRACTOR'S CONSTRUCTION SCHEDULE.
                                APPLICATION FOR PAYMENT.
                                SCHEDULE OF VALUES.
               INFORMATIONAL SUBMITTLAS:
                       NUMBER OF COPIES: TWO
                       INFORMATIONAL SUBMITTALS:
                                CONTRACTORS' CONSTRUCTION SCHEDULE
                                PRODUCT CERTIFICATES.
                                WELDING CERTIFICATES.
                                INSTALLER CERTIFICATES.
                               MANUFACTURER CERTIFICATES.
                                                       01 40 00-1
                                                      SECTION 01 40 00
                                                   QUALITY REQUIREMENTS
       Quality Monitoring: Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship,
        to produce Work of specified quality. Perform quality control procedures and inspections during installation.
        Standards: Comply with specified standards as minimum quality for the Work except where more stringent tolerances,
        codes, or specified requirements indicate higher standards or more precise workmanship.
        Tolerances: Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances
        to accumulate. Comply with manufacturers' tolerances.
        Reference Standards: For products or workmanship specified by association, trade, or other consensus standards,
        comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.
       Manufacturer's Field Services: When specified in individual specification sections, require material or product suppliers or
        manufacturers to provide qualified staff personnel to perform the following as applicable, and to initiate instructions when necessary.
       Observe site conditions.
       Conditions of surfaces and installation.
       Quality of workmanship.
        Start-up of equipment.
       Test, adjust and balance of equipment.
        Mock-Ups: Assemble and erect specified items with specified attachment and anchorage devices, flashings, seals, and finishes.
        Accepted mock-ups shall be a comparison standard for the remaining Work.
       Removal of Mock-Ups: Where mock-up has been accepted by Architect and no longer needed, remove mock-up and clear
       area when directed to do so.
               PRODUCTS - Not Applicable To This Section
               EXECUTION - Not Applicable To This Section
                                                       END OF SECTION
                                        SECTION 01 50 00
                                TEMPORARY FACILITIES AND CONTROLS
PART 1 GENERAL
        Temporary Services: Provide temporary services and utilities, including payment of utility costs including the following.
        Water (potable and non-potable).
       Construction Facilities: Provide construction facilities, including payment of utility costs including the following.
        Construction equipment.
       Dewatering and pumping.
       Security and Protection: Provide security and protection requirements including the following.
       Site enclosure fence, barricades, warning signs, and lights.
       Building enclosure and lock-up.
       Environmental protection.
       Pest control during and at the end of construction.
        Snow and ice removal if applicable.
        Personnel Support: Provide personnel support facilities including the following.
       Architect's field office with telephone, fax and data connection.
       Contractor's field office.
       Project identification sign.
              PRODUCTS
       TEMPORARY BRACING
        Temporary Bracing of Masonry Parititons: As required to stabilize construction during installation of masonry work.
       Manufacturer: Refer to www.arcat.com/divs/sec/sec01500.html
              EXECUTION - Not Applicable To This Section
                                        END OF SECTION
                                           SECTION 01 70 00
                               EXECUTION AND CLOSEOUT REQUIREMENTS
       Substantial Completion: The following are prerequisites to substantial completion. Provide the following.
       Punch list prepared by Contractor and subcontractors as applicable.
        Supporting documentation.
       Start-up and testing of building systems.
       Change over of locks.
       Commissioning documentation
       Final Acceptance: Provide the following prerequisites to final acceptance.
       Final payment request with supporting affidavits.
       Completed punch list.
       As-Built Drawings: Provide a marked-up set of drawings including changes, which occurred during construction.
       Project Closeout: Provide the following during project closeout.
        Submission of record documents.
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PRODUCTS - Not Applicable To This Section

EXECUTION

PART 3

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Mechanical/electrical systems.
   Visual requirements, including detailing and tolerances.
   Operational and safety limitations.
   Fire resistance ratings.
   Inspection, preparation, and performance.
   Means and Methods: Do not cut and patch in a manner that would result in a failure of the work to perform as intended, decrease energy performance,
    increase maintenance, decrease operational life, or decrease safety performance.
   Inspection: Inspect conditions prior to work to identify scope and type of work required. Protect adjacent work. Notify Owner of work requiring
   interruption to building services or Owner's operations.
   Performance of Operations: Perform work with workmen skilled in the trades involved. Prepare sample area of each type of work for approval.
   Cutting: Use cutting tools, not chopping tools. Make neat holes. Minimize damage to adjacent work. Inspect for concealed utilities and structure before cutting.
   Patching: Make patches, seams, and joints durable and inconspicuous. Comply with tolerances for new work.
   Cleaning: Clean work area and areas affected by cutting and patching operations.
                              END OF SECTION
SECTION 042200 - CONCRETE UNIT MASONRY:
             TYPE: HOLLOW-CORE NON-LOAD BEARING BLOCKS, GRADE "S-1", ASTM C129, LIMITED TO USE
              ABOVE GRADE IN EXTERIOR WALLS WITH WEATHER-PROTECTIVE COATINGS AND IN INTERIOR
             PARTITION WALLS NOT EXPOSED TO WEATHER.
             TYPE: HOLLOW-CORE LOAD BEARING BLOCKS, GRADE "N-1", ASTM C90, FOR USE ABOVE AND
              BELOW GRADE IN EXTERIOR WALLS AND INTERIOR PARTITIONS.
             1. SIZE: 8 X 8 X 16 * 12 X 8 X 16
             2. FINISH: REGULAR *FLUTED *SPLIT-FACE
             3. LAY FLUTED OR SPLIT-FACE BLOCK FROM THE OUTSIDE FOR EVEN JOINTS.
             4. UNLESS SHOWN OTHERWISE, LAY ALL BLOCK IN RUNNING BOND WITH TOOLED CONCAVE JOINTS.
            CEMENT FOR MORTAR: PORTLAND, TYPE I, ASTM C150 QUALITY.
             HORIZONTAL JOINT REINFORCEMENT: WELDED TRUSS TYPE, GALVANIZED, 16" O.C., WITH
              PREFABRICATED CORNERS AND TEES. PRODUCTS OF MASONRY REINFORCING CORP.
              "WIRE-BOND", "DUR-O-WALL" OR "KEYSTONE".
             VERTICAL REINFORCEMENT: EVERY 8 FT WITH #5 REBAR IN BLOCK CORES FULLY GROUTED
              FROM FOUNDATION TO TOP OF WALL.
             TIES AND ANCHORS: BENT WIRE TIES, ADJUSTABLE ANCHORS FOR CONCRETE CONNECTION.
             SEALANT FOR JOINTS: EXTERIOR QUALITY POLYURETHANE COMPLETE WITH BACKER ROD.
             INSTALLATION OF CONCRETE BLOCKS:
                    BUILT-IN WORK: VERIFY ITEMS BUILT-IN BY OTHER TRADES FOR THIS WORK ARE
                     PROPERLY LOCATED AND SIZED.
                    TOLERANCES:
                           MAXIMUM VARIATION FROM PLANE OF WALL: 1/4" IN 10', 1/2" IN 10' OR MORE.
                           MAXIMUM VARIATION FROM PLUMB: 1/4" PER STORY NON-CUMULATIVE, 1/2" IN TWO
                            STORIES OR MORE.
                           MAXIMUM VARIATION FROM LEVEL COURSING: 1/8" IN 3', 1/4" IN 10', 1/2" IN 30'.
                    MORTAR JOINTS AND COURSING:
                           JOINT SIZE: 3/8", TOOLED CONCAVE, UNLESS OTHERWISE INDICATED.
                          PLACE JOINTS APPROXIMATELY EVERY 50 FEET O.C. IN UNINTERRUPTED WALLS.
                    EXPANSION/CONTROL JOINTS: UNLESS SHOWN OTHERWISE, LOCATE JOINTS AS INDICATED
                            PLACE JOINTS 4 FEET TO 10 FEET FROM EACH EXTERIOR CORNER OF BUILDING.
                           PLACE JOINTS APPROXIMATELY EVERY 50 FEET O.C. IN UNINTERRUPTED WALLS.
                            INSTALL JOINTS AT LOCATIONS WHERE WALL HEIGHT OR THICKNESS CHANGES BY
                           FOR OPENINGS LESS THAN 6 FEET WIDE PLACE JOINTS ON ONE SIDE OF OPENINGS.
                            FOR OPENINGS MORE THAN 6 FEET WIDE PLACE JOINTS AT BOTH SIDES OF OPENINGS.
                           FILL GAP WITH SOFT JOINT FILLER.
                    POINTING AND CLEANING: REMOVE EXCESS MORTAR AND SMEARS UPON COMPLETION OF
                          CLEAN BLOCKS THOROUGHLY WITH WIRE BRUSH.
                            RINSE AND LEAVE BLOCK WALLS CLEAN AND NEAT.
                           PROPERLY CLEAN JOINTS SCHEDULED FOR SEALANT
            LINTELS: PRECAST CONCRETE OR MASONRY.
SECTION 06 10 00 - ROUGH CARPENTRY
             GENERAL: MISCELLENIOUS ROUGH CARPENTRY AS REQUIRED TO COMPLETE THE WORK OF
              THE PROJECT INCLUDING THE FOLLOWING:
                            BLOCKING AND NAILERS FOR ROOF SYSTEM AND RELATED FLASHINGS. PRESSURE TREATED
                           BLOCKING IN METAL STUD/GYPSUM BOARD WALLS FOR ATTACHMENTS OF WALL-MOUNTED
                            ITEMS: FIRE RESISTANT WOOD.
                          METAL FRAMING ANCHORS: HOT DIPPED GALVANIZED STEEL.
                           ALL WOOD SHALL BE FIRE RETARDANT TREATED.
      B. CERTIFICATION OF TREATING PLANT:
                    WOOD PRESRVATIVES: SUBMIT CERTIFICATE STARTING WATER-BORNE CHEMICAL
                     AND PROCRESS USED, NET AMOUNT OF PRESERVATIVE RETAINED, AND COMPLIANCE
                     WITH APPLICABLE STANDARDS.
                    FIRE-RETARDANT TREATMENT: SUBMIT CERTIFICATE STATING THE FIRE-RETARDANT
                      TREATMENT MATERIALS COMPLY WITH GOVERNING ORDINANCES AND MEET OR EXCEED
                     REQUIREMENTS FOR ASTM E84 TESTS.
             MATERIALS: EACH PIECE OF LUMBER AND PLYWOOD SHALL BEAR AN IDENTIFICATION STAMP
             OF AN ACCREDITED TESTING AGENCY.
                    LUMBER AND TIMBER SHALL BE SOUND, THOUROUGHLY SEASONED AND WELL
                     MANUFACTURED IN COMPLIANCE WITH NFPA "NATIONAL DESIGN SPECIFICAATIONS"
                    FOR STRESS GRADE LUMBER AND ITS FASTENINGS".MAXIMUM MOISTER CONTENT: 19%
                    DECAY/INSECT RESISTANT LUMBER: NO.2 SOUTHERN PINE, PRESSURE TREATE, CLEAR.
                     FIRE-RETARDANT LUMBER: NO. 2SOUTHERN PINE, PRESSURE-TREATED, CLEAR;
                      FLAME SPREAD 25, SMOKE DEVELOPMENT 25, IN ACCOREDANCE WITH ASTM E84.
                    PLYWOOD: AC-AWPA EXTERIOR QUALITY WHERE EXPOSED TO MOISTER, FIRE-RETARDANT
                     WHERE REQUIRED, DOUGLAS FIR FACES, SOLID FACES EACH SIDE. MAXIMUM MOISTURE
                     CONTENT: 15%
                    FASTENERS: SIZE AND TYPES TO SUIT APPLICATIONS.
                          GALVANIZED FINISH FOR EXTIIRIOR LOCATIONS, HIGH HUMIDITY LOCATIONS, AND
                            TREATED WOOD.
                          USE STAINLESS STEEL OR BRASS TO MOUNT WALL-HUNG ITEMS ON TREATED
                            WOOD BLOCKING.
                           PLAIN FINISH FOR OTHER INTERIOR LOCATIONS.
                           ELECTRO-GALVANIZING IS NOT ACCEPTABLE.
             THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE DIMENSIONS
             OF THE LAYOUT, LINES, LEVELS ARE TRUE TO THE CONTRACT DOCUMENTS.
             INSTALLATION:
                    PLACE MISCELLANEOUS BLOCKING, FURRRING AND ROOF CANTS TRUE TO LINES AND
                     LEVELS.SECURE RIGIDLY IN PLACE.
                    IN METAL STUD WALLS: INSTALL FIRE RETARDANT WOOD BLOCKINGS, FRAMING AND
                     NAILING STRIPS IN METAL STUD WALLS TO PROVIDE STONG SUPPORT FOR ITEMS TO BE
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ATTACHED TO WALLS SUCH AS CABINETS, RAILINGS, PLUMBING FIXTURES, MECHANICAL

COORDINATE THE REQUIREMENT FOR PLUMBING, MECHANICAL AND ELECTRICAL ITEMS

AT METAL STUD/GYPSUM BOARD WALLS, INSTALL FIRE-RETARDANT PLYWOOD AS BACK-UP PANELS FOR ELECTRICAL AND TELEPHONE EQUIPMENT, SIZE AS REQUIRED.

ATTACHMENT FOR METAL STUDS: SELF-DRILLING, SELF-TAPPING SCREWS 12 INCHES

BACK-UP PANELS FOR ELECTRICAL AND TELEPHONE EQUIPMENT:

AND ELECTRICAL ITEMS.

WITH APPROPRIATE CONTRACTORS.

O.C. AT EACH STUD.

Cutting and Patching: Provide cutting and patching work to properly complete the work of the project, complying with project requirements for:

CUTTING AND PATCHING

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

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

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2

DATE: JUNE 6, 2016

No. Date Description

ADDENDA/REVISION

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

PROJECT SPECIFICATIONS

DRAWING NO:

SECTION 08 21 00 - WOOD DOORS

PART 1 - GENERAL

1.1 SECTION INCLUDES

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

1.2 SUBMITTALS

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

1.3 WARRANTY

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

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

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

2.2 NON-RATED DOORS

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

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

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

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

2.3 VENEER

INTERIOR DOORS:

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

PART 3 - EXECUTION

3.1 INSPECTION

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

3.2 INSTALLATION

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

3.3 ADJUSTING / CLEANING/ PROTECTING

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

PART 1 - GENERAL

1.4 SUBMITTALS

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

1.5 DELIVERY, HANDLING, STORAGE

SECTION 08 21 00 - FINISH HARDWARE

- 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
- 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

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

- GENERAL: SUPPLIER WILL MEET WITH OWNER TO FINALIZE KEYING REQUIREMENTS AND OBTAIN FINAL INSTRUCTIONS IN WRITING.
- PROVIDE LOCKS WITH SIX PIN TUMBLER CYLINDERS, KEYED, KEYED ALIKE, MASTER KEYED AND GRAND MASTER KEYED AS DIRECTED BY ARCHITECT, INCLUDING THE FOLLOWING:
 - FOUR CHANGE KEYS FOR EACH CYLINDER. SIX MASTER KEYS FOR EACH MASTER KEY GROUP.
 - SIX GRANDMASTER KEYS FOR EACH GRANDMASTER KEY GROUP.
- MATCH EXISTING KEYING SYSTEM.
- CONSTRUCTION MASTER KEY FEATURE: SHALL PERMIT VOIDING OF CONSTRUCTION KEYS WITHOUT REMOVING CYLINDER.
- 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.
- 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

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

PART 3 - PRODUCTS

3.1 INSTALLATION

- 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.
- 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.
- SET UNITS LEVEL, PLUMB AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE AS NECESSARY FOR PROPER INSTALLATION AND OPERATION.
- DRILL AND COUNTERSINK UNITS WHICH ARE NOT FACTORY-PREPARED FOR ANCHORAGE FASTENERS. SPACE FASTENERS AND ANCHORS IN CCORDANCE WITH INDUSTRY STANDARDS.

SECTION 08 71 00 DOOR HARDWARE

PART 1 - GENERAL 1.1 SUMMARY:

- Section Includes: Finish Hardware for door openings, except as otherwise specified herein.
 - Door hardware for steel (hollow metal) doors.
 - Door hardware for aluminum doors. Door hardware for wood doors. Door hardware for other doors indicated.
- Keved cylinders as indicated. Related Sections: Division 6: Rough Carpentry.
- Division 8: Aluminum Doors and Frames Division 8: Hollow Metal Doors and Frames.
- Division 8: Wood Doors. Division 26 Electrical Division 28: Electronic Security
- References: Comply with applicable requirements of the following standards. Where these standards conflict with other specific requirements, the most restrictive shall govern Builders Hardware Manufacturing Association (BHMA)
 - NFPA 101 Life Safety Code NFPA 80 -Fire Doors and Windows
 - ANSI-A156.xx- Various Performance Standards for Finish Hardware UL10C - Positive Pressure Fire Test of Door Assemblies
 - ANSI-A117.1 Accessible and Usable Buildings and Facilities 2009 DHI /ANSI A115.IG - Installation Guide for Doors and Hardware Florida Building Codes for Hurricane (NOA) for exterior openings.
- Intent of Hardware Groups 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. 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. Allowances
- Refer to Division 1 for allowance amount and procedures. Refer to Division 1 for Alternates and procedures.

1.1 SUBSTITUTIONS:

- A. Comply with Division 1. 1.2 SUBMITTALS:
 - Comply with Division 1. Special Submittal Requirements: Combine submittals of this Section with Sections listed below to ensure the "design intent" of the system/assembly is
 - understood and can be reviewed together. Product Data: Manufacturer's specifications and technical data including the following:
 - Detailed specification of construction and fabrication.
 - Manufacturer's installation instructions. Wiring diagrams for each electric product specified. Coordinate voltage with electrical before submitting.
 - Submit 6 copies of catalog cuts with hardware schedule. Provide 9001-Quality Management and 14001-Environmental Management for products listed in Materials Section 2.2
- Shop Drawings Hardware Schedule: Submit 6 complete reproducible copy of detailed hardware schedule in a vertical format List groups and suffixes in proper sequence. Completely describe door and list architectural door number. Manufacturer, product name, and catalog number. Function, type, and style. Size and finish of each item. Mounting heights. Explanation of abbreviations and symbols used within schedule. Detailed wiring diagrams, specially developed for each opening, indicating all electric hardware, security equipment and access control equipment, and door and frame rough-ins required for specific opening. Templates: Submit templates and "reviewed Hardware Schedule" to door and frame supplier and others as applicable to enable proper and accurate sizing and locations of cutouts and reinforcing. Templates, wiring diagrams and "reviewed Hardware Schedule" of electrical terms to electrical for coordination and verification of voltages and locations. Samples: (If requested by the Architect) 1 sample of Lever and Rose/Escutcheon design, (pair). 3 samples of metal finishes Contract Closeout Submittals: Comply with Division 1 including specific requirements indicated. Operating and maintenance manuals: Submit 3 sets containing the following. Complete information in care, maintenance, and adjustment, and data on repair and replacement parts, and information on preservation of finishes. Catalog pages for each product. Name, address, and phone number of local representative for each manufacturer. Parts list for each product. Copy of final hardware schedule, edited to reflect, "As installed". Copy of final keying schedule As installed "Wiring Diagrams" for each piece of hardware connected to power, both low voltage and 110 volts. One set of special tools required for maintenance and adjustment of hardware, including changing of cylinders. QUALITY ASSURANCE Exterior Openings Severe Windstorm Components testing: Listed and labeled by a testing and inspecting agency acceptable to authority having jurisdiction, based on testing according to ANSI A250.13. Further compliance with Florida Building Codes for Hurricane (NOA) for Exterior Openings. Statement of qualification for distributor and installers. Statement of compliance with regulatory requirements and single source responsibility. Distributor's Qualifications: Firm with 3 years experience in the distribution of commercial hardware. Distributor to employ full time Architectural Hardware Consultants (AHC) for the purpose of scheduling and coordinating hardware and establishing keying schedule. Hardware Schedule shall be prepared and signed by an AHC. Installer's Qualifications: Firm with 3 years experienced in installation of similar hardware to that required for this Project, including specific requirements indicated Regulatory Label Requirements: Provide testing agency label or stamp on hardware for labeled openings. Provide UL listed hardware for labeled and 20 minute openings in conformance with requirements for class of opening scheduled. Underwriters Laboratories requirements have precedence over this specification where conflict exists. Single Source Responsibility: Except where specified in hardware schedule, furnish products of only one manufacturer for each type of hardware. Review Project for extent of finish hardware required to complete the Work. Where there is a conflict between these Specifications and the existing hardware, notify the Architect in writing and furnish hardware in compliance with the Specification unless otherwise directed in writing by the Architect. DELIVERY, STORAGE, AND HANDLING Packing and Shipping: Comply with Division 1. Deliver products in original unopened packaging with legible manufacturer's identification. Package hardware to prevent damage during transit and storage. Mark hardware to correspond with "reviewed hardware schedule" Deliver hardware to door and frame manufacturer upon request. Storage and Protection: Comply with manufacturer's recommendations. PROJECT CONDITIONS: 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. Review Shop Drawings for doors and entrances to confirm that adequate provisions will be made for the proper installation of hardware. 1.3 WARRANTY: Refer to Conditions of the Contract Manufacturer's Warranty: Closers: Ten years Exit Devices: Three Years Locksets & Cylinders: Three years All other Hardware: Two years. OWNER'S INSTRUCTION: Instruct Owner's personnel in operation and maintenance of hardware units. MAINTENANCE: Extra Service Materials: Deliver to Owner extra materials from same production run as products installed. Package products with protective covering and identify with descriptive labels. Comply with Division 1 Closeout Submittals Section. Special Tools: Provide special wrenches and tools applicable to each different or special hardware component. Maintenance Tools: Provide maintenance tools and accessories supplied by hardware component manufacturer. Delivery, Storage and Protection: Comply with Owner's requirements for delivery, storage and protection of extra service materials. Maintenance Service: Submit for Owner's consideration maintenance service agreement for electronic products installed PART 2 -2.1 MANUFACTURERS: The following manufacturers are approved subject to compliance with requirements of the Contract Documents. Approval of manufacturers other than those listed shall be in accordance with Division 1 Item: Manufacturer: Approved Stanley Comm. Best Locksets Cylinders Best Cormax™ Exit Devices Precision Closers Stanley D-4550 Push/Pull Plates Trimco Burns, Don-Jo Protection Plates Trimco Burns, Don-Jo Door Stops Trimco Burns, Don-Jo Flush Bolts Trimco ABH, Burns Coordinator & Brackets Trimco ABH, Burns Threshold & Gasketing National Guard Reese, K.N. Crowder 1.1 MATERIALS: Hinges: Shall be Five Knuckle Ball bearing hinges Template screw hole locations Bearings are to be fully hardened. Bearing shell is to be consistent shape with barrel. Minimum of 2 permanently lubricated non-detachable bearings on standard weight hinge and 4 permanently lubricated bearing on heavy weight hinges. Equip with easily seated, non-rising pins. Non Removable Pin screws shall be slotted stainless steel screws. Hinges shall be full polished, front, back and barrel. Hinge pin is to be fully plated. Bearing assembly is to be installed after plating. Sufficient size to allow 180-degree swing of door Furnish five knuckles with flush ball bearings Provide hinge type as listed in schedule. Furnish 3 hinges per leaf to 7 foot 6 inch height. Add one for each additional 30 inches in height or fraction thereof. Tested and approved by BHMA for all applicable ANSI Standards for type, size, function and finish UL10C listed for Fire rated doors. Cylindrical Type Locks and Latchsets: Tested and approved by BHMA for ANSI A156.2, Series 4000, Operational Grade 1, Extra-Heavy Duty, and be UL10C listed. Provide 9001-Quality Management and 14001-Environmental Management. Fit modified ANSI A115.2 door preparation. Locksets and cores to be of the same manufacturer to maintain complete lockset warranty Locksets to have anti-rotational studs that are thru-bolted Keyed lever shall not have exposed "keeper" hole Each lever to have independent spring mechanism controlling it 2-3/4 inch (70 mm) backset 9/16 inch (14 mm) throw latchbolt Provide sufficient curved strike lip to protect door trim Outside lever sleeve to be seamless, of one-piece construction made of a hardened steel alloy Keyed lever to be removable only after core is removed, by authorized control key Provide locksets with 7-pin removable and interchangeable core cylinders Hub, side plate, shrouded rose, locking pin to be a one-piece casting with a shrouded locking lug. Locksets outside locked lever must withstand minimum 1400 inch pounds of torque. In excess of that, a replaceable part will shear. Key from outside and inside lever will still operate lockset. Core face must be the same finish as the lockset. Functions and design as indicated in the hardware groups. Exit Devices: Exit devices to meet or exceed BHMA for ANSI 156.3, Grade 1. Exit devices to be tested and certified by UL or by a recognized independent laboratory for mechanical operational testing to 9 million cycles minimum with inspection confirming Grade 1 Loaded Forces have been maintained. Exit devices chassis to be investment cast steel, zinc dichromate. Exit devices to have stainless steel deadlocking 3/4" through latch bolt. Exit devices to be equipped with sound dampening on touchbar. Non-fire rated exit devices to have 1/4" minimum turn hex key dogging. Touchpad to be "T" style constructed of architectural metal with matching metal end caps. Touchbar assembly on wide style exit devices to have a 1/4" clearance to allow for vision frames. All exposed exit device components to be of architectural metals and "true" architectural finishes. Provide strikes as required by application. Fire exit hardware to conform to UL10C and UBC 7-2. UL tested for Accident Hazard. Exit device to be heavy investment cast stainless steel with black powder coated finish. Exit devices to have field reversible handing. Provide heavy duty vandal resistant lever trim with heavy duty investment cast stainless steel components and extra strength shock absorbing overload springs. Lever shall not require resetting. Lever design to match locksets and latchsets. Provide 9001-Quality Management and 14001-Environmental Management. Vertical Latch Assemblies to have gravity operation, no springs. Approved Manufacturers The following manufacturers will be approved contingent on meeting or exceeding the above performance criteria: Precision Manufactured by Stanley Security Solutions Provide the necessary cylinder housings, collars, rings & springs as recommended by the manufacturer for proper installation. Provide the proper cylinder cams or tail piece as required to operate all locksets and other keyed hardware items listed in the hardware sets. Coordinate and provide as required for related sections.

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AA26001852

Florida Registration Number

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CONSULTANTS:

STRUCTURAL ENGINEERING:

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

ELECTRICAL, MECHANICAL, PLUMBING:

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

PROJECT

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

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2

Description

ADDENDA/REVISION

JUNE 6, 2016

SEAL:

CYNTHIA C. SPRAY. AIA AR-94167

PROJECT

SPECIFICATIONS

DRAWING NO:

DRAWING TITLE:

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

PART 1 - GENERAL

1.1 SUBMITTALS

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

PART 2 - PRODUCTS

2.1 FRAMING MEMBERS

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

2.2 FASTENERS

A. FOR ATTACHMENT TO MASONRY AND CONCRETE:

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

2.

2.3 GYPSUM BOARD

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

2.4 ACOUSTICAL SEALANT

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

2.5 SUBSTITUTIONS

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

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

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CONSULTANTS:

STRUCTURAL ENGINEERING:

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ELECTRICAL, MECHANICAL, PLUMBING:

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PROJECT:

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

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-2

Date Description

ADDENDA/REVISION

JUNE 6, 2016

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

PROJECT SPECIFICATIONS

DRAWING NO:

PART 3 - EXECUTION

3.1 INTERIOR WALL FRAMING

- A. GENERAL
 - WALL STUD SPACING: 16" O.C., UNLESS OTHERWISE INDICATED.
 - ROUGH-OPENINGS: CONSTRUCT AS SPECIFIED IN THIS SECTION. DO NOT BRIDGE BUILDING EXPANSION AND CONTROL JOINTS WITH STEEL FRAMING OR FURRING MEMBERS
- AT WALL-HUNG CABINETS AND/OR CASEWORK:
 - INSTALL 18 GAGE STUDS AT 12 INCHES O.C. FOR FULL WIDTH OF CABINETWORK PLUS
 - 12 INCHES ON EACH SIDE OF CABINETWORK. GAGE OF STUDS FOR WALLS BEYOND WALL-HUNG CABINETWORK SHALL BE AS SCHEDULED.
- C. FOR FURR-DOWNS AT WALL-HUNG CABINETS AND/OR CASEWORK, HOUSING FOR DUCTS
 - INSTALL 20 GAGE STUDS AT 16" O.C. PRIOR TO INSTALLATION OF CEILING GRID SO THAT GRID ANGLE WILL ABUT THE VERTICAL PORTION OF FURR-DOWN.

USE UNBRACED SYSTEM FOR SOFFITS UP TO 24" X 24"

- USE BRACED SYSTEM FOR DEPTHS OF 48" (VERTICALLY) AND WIDTHS TO 72".
- ADDITIONAL FRAMING:
 - INSTALL ADDITIONAL FRAMING, BLOCKING AND BRACING AT TERMINATIONS IN THE WORK AND FOR SUPPORT OF THE FOLLOWING:

 - FIXTURES AND EQUIPMENT SERVICES. TOILET ACCESSORIES AND GRAB BARS. FURNISHINGS AND SIMILAR WORK TO COMPLY WITH DETAILS; IF NOT INDICATED,
- COMPLY WITH "GYPSUM CONSTRUCTION HANDBOOK".
- E. BRACING OF WALLS ABOVE CEILINGS: WHERE WALLS EXTEND ABOVE CEILINGS, BUT NOT TO STRUCTURE, BRACE TOP OF WALLS
 - WITH DIAGONAL STUD BRACES AT APPROXIMATELY 48" O.C.
 - ATTACH STUD BRACES TO GALVANIZED STEEL ANGLES SECURED TO BOTTOM SIDE

3.2 ROUGH OPENINGS

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

3.3 WALLBOARD INSTALLATION

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

3.4 INSTALLATION OF DRYWALL TRIM ACCESSORIES

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

3.5 GYPSUM BOARD FINISHING

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

PART 4 - GENERAL

4.1 GYPSUM BOARD CEILING FRAMING

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

SECTION 09 30 13 - CERAMIC TILE

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

INSTRUCTIONS.

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

SECTION 09 30 00 - TILING

- GENERAL: CERAMIC AND QUARRY TILE FOR INTERIOR WALLS AND FLOORS, WITH ACCESSORIES MORTAR AND GROUT.
- FLOOR TILES: ANSI/TCA A137.1 QUALITY, 0.5 TO 3.0 PERCENT MOISTURE ABSORPTION,
- CUSHIONED EDGES, AS SCHEDULED IN "FINISH AND COLOR SCHEDULE".

FINISH: SLIP-RESISTANT AT FLOORS.

- C. MORTAR/ADHESIVE:
 - MORTAR FOR THINSET METHOD: THINSET BONDCOAT, DRY-SET CEMENTITIOUS MORTAR,
 - ANSI/TCA A118.1. ADHESIVE FOR GYPSUM BOARD APPLICATIONS: ORGANIC ADHESIVE, ANSI/TCA A136.1, TYPE 2, THINSET BOND TYPE.
 - GROUT: "HYDROMENT" CERAMIC TILE CEMENTITIOUS GROUT/JOINT FILLER, PREPARED WITH "HYDROMENT" MULTI-PURPOSE ACRYLIC LATEX MORTAR ADMIXTURE AND GROUT ADDITIVE,
- QUALITY ASSURANCE: APPLICABLE REQUIREMENTS OF TILE COUNCIL OF AMERICA (TCA) AND
- AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) WILL ESTABLISH THE QUALITY OF TILE WORK.
- TILE PRODUCTS OF DAL-TILE CORP. AND GROUT PRODUCTS OF BOSTICK WILL ESTABLISH A MINIMUM STANDARD OF QUALITY.
- SUBMITTALS REQUIRED:
 - CERTIFICATE OF COMPLIANCE: STATING CONFORMANCE WITH ANSI. MASTER GRADE CERTIFICATE: REQUIRED FOR EACH SHIPMENT AND TYPE OF TILE SIGNED BY
 - MANUFACTURER AND INSTALLER. TILE SAMPLES, PRODUCT DATA, MAINTENANCE DATA.
 - INSTALLATION: PERFORM TILE WORK IN ACCORDANCE WITH TCA "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ANSI SPECIFICATIONS REFERENCED IN TCA HANDBOOK.

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

SECTION 09 30 12 - CERAMIC WALL TILE

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

SECTION 09 51 00 - ACOUSTICAL CEILINGS & SUSPENDED GRID SYSTEM

PART 1 - GENERAL

1.1 SECTION INCLUDES

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

1.2 SUBMITTALS

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

1.3 DELIVERY, HANDLING, STORAGE

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

NON-RATED EXPOSED GRID SYSTEM

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

2.3 LAY-IN ACOUSTICAL PANELS

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

THE FOLLOWING MANUFACTURERS ARE ACCEPTABLE ONLY AFTER COMPLIANCE WITH

- REQUIREMENTS OF THIS SECTION. OTHER MANUFACTURERS ARE ACCEPTABLE FOR EVALUATION ONLY AFTER COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.
- B. FOR CEILING GRID SYSTEM:
 - CHICAGO METALLIC CORPORATION. NATIONAL ROLLING MILLS INC/MALVERN, PENNSYLVANIA

CLASS A - FLAME SPREAD 25 OR LESS.

- USG INTERIORS.
- FOR CEILING PANELS: ARMSTRONG

USG INTERIORS. PART 3 - EXECUTION

- 3.1 INSTALLATION
 - A. PREPERATION
 - VERIFY THAT EXISTING CONDITIONS ARE READY TO RECEIVE WORK. VERIFY THAT LAYOUT OF HANGERS WILL NOT INTERFERE WITH OTHER WORK. BEGINNING OF SUSPENDED ACOUSTICAL CEILING WORK MEANS ACCEPTANCE OF EXISTING
 - INSTALL CEILING SYSTEM AFTER MAJOR WORK ABOVE CEILING IS COMPLETE. COORDINATE THE
 - LOCATION OF HANGERS WITH OTHER WORK. INSTALL CEILING SYSTEM IN ACCORDANCE WITH ASTM C636, MANUFACTURER'S PUBLISHED
 - INSTRUCTIONS AND AS SUPPLEMENTED IN THIS SECTION. INSTALL CEILING SYSTEM CAPABLE OF SUPPORTING IMPOSED LOADS TO A DEFLECTION OF
 - VARIATION FROM FLAT TO LEVEL: 1/8 INCH IN 10 FEET.
 - HANG GRID SYSTEM INDEPENDENT OF WALLS, COLUMNS, DUCTS, PIPES AND CONDUIT. WHERE CARRYING MEMBERS ARE SPLICED, AVOID VISIBLE DISPLACEMENT OF FACE PLANE OF ADJACENT MEMBERS.

WHERE DUCTS OR OTHER EQUIPMENT PREVENT THE REGULAR SPACING OF HANGERS.

- REINFORCE THE NEAREST AFFECTED HANGERS AND RELATED CARRYING CHANNELS TO SPAN THE EXTRA DISTANCE. DO NOT SUPPORT FIXTURES OR OTHER COMPONENTS ON MAIN RUNNERS OR CROSS RUNNERS
- IF FIXTURES OR COMPONENTS ARE TOO HEAVY TO BE SUPPORTED FROM CEILING GRID. THEN THE FIXTURES OR COMPONENTS SHALL BE SUPPORTED DIRECTLY FROM BUILDING
- DO NOT ECCENTRICALLY LOAD CEILING SYSTEM, OR PRODUCE ROTATION OF RUNNERS. INSTALL EDGE MOLDING AT INTERSECTION OF CEILING AND VERTICAL SURFACES, USING LONGEST
- MITTER CORNERS.

SHALL BE REPLACED AT NO ADDITIONAL COST TO OWNER.

FIT BORDER PANELS NEATLY AGAINST ABUTTING SURFACES.

IF WEIGHT CAUSES TOTAL DEAD LOAD TO EXCEED DEFLECTION CAPABILITY.

PROVIDE EDGE MOLDING AT JUNCTIONS WITH OTHER INTERRUPTIONS.

PRACTICAL LENGTHS.

INSTALLATION OF CEILING PANELS: INSTALL CEILING PANELS WHICH ARE FREE FROM TWIST, WARP, DENTS, DAMAGED EDGES AND OTHER DEFECTS DETRIMENTAL TO APPEARANCE AND FUNCTION. DAMAGED PANELS

FOR TEGULAR OR REVEAL EDGE PANELS: CUT AND REVEAL OR RABBIT EDGES OF CEILING

FILES AT ALL BORDER AREAS AND VERTICAL SURFACES. 2.03 LAY-IN ACOUSTICAL PANELS

499 East Palmetto Park Rd. Suite 204 Boca Raton, FL 33432 T 561.479.9884

CONSULTANTS:

Florida Registration Number

www.ccsarch.com

AA26001852

STRUCTURAL ENGINEERING:

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

AMERICAN UNITED ENGINEERS 4508 SW 24TH STREET

ELECTRICAL, MECHANICAL, PLUMBING:

FORT LAUDERDALE, FL 33317 PHONE: (954) 471-8657

PROJECT

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

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

JUNE 6, 2016

PROJECT NUMBER: 1600-2

No.	Date	Description

ADDENDA/REVISION

SEAL:

CYNTHIA C. SPRAY. AIA AR-94167

PROJECT

DRAWING TITLE:

DRAWING NO: A10.3

SPECIFICATIONS

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SECTION 09 90 00
SECTION 09 68 80 - CARPET
                                                                                                                                                                                                                       PAINTING AND COATING
                                                                                                                                         PART 1 - GENERAL
PART 1 - GENERAL
                                                                                                                                         1.01 SECTION INCLUDES
        SECTION INCLUDES
                                                                                                                                         A. Surface preparation.
                                                                                                                                        B. Field application of paints, stains, varnishes, and other coatings.
       A. GLUE-DOWN TYPE CARPET, COMPLETE WITH ACCESSORIES.
                                                                                                                                         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:
1.2 REFERENCE STANDARDS
                                                                                                                                        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.
               ADA - AMERICANS WITH DISABILITIES ACT.
                                                                                                                                         D. Do Not Paint or Finish the Following Items
                ASTM E84 - SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
                                                                                                                                         1. Items fully factory-finished unless specifically so indicated; materials and products having factory-applied primers are not considered factory finished.
                ASTM E648 - CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS USING A RADIANT
                                                                                                                                         2. Items indicated to receive other finishes.
                HEAT ENERGY SOURCE.
                                                                                                                                         3. Items indicated to remain unfinished.
                ASTM E662 - SPECIFIC OPTIONAL DENSITY OF SMOKE GENERATED BY SOLID MATERIALS.
                                                                                                                                         4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
                DOC-FF-1-70 - PILL TEST.
                                                                                                                                        5. Floors, unless specifically so indicated.
               NFPA 258 - TEST SMOKE GENERATED.
                                                                                                                                        7. Concealed pipes, ducts, and conduits.
1.3 SUBMITTALS
                                                                                                                                         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.
               SUBMIT PRODUCT DATA AS REQUIRED BY OWNER.
                                                                                                                                         B. Section 092400 - Portland Cement Plastering: Patching and repair of damaged or defective cement plaster work.
                                MANUFACTURER'S PRODUCT DATA: INDICATING ALL TECHNICAL INFORMATION WHICH
                                 SPECIFIES FULL COMPLIANCE WITH REQUIREMENTS OF THIS SECTION, INCLUDING
                                                                                                                                         A. General:
                                 INSTALLATION INSTRUCTIONS FOR CARPET AND ACCESSORIES
                                                                                                                                         1. For requirements relating to referenced standards, see Section 014219 - Reference Standards...
                               SAMPLES/CARPET: 12" X 12" MINIMUM SIZE ILLUSTRATING COLORS AND PATTERNS FOR
                                                                                                                                         B. American Society for Testing and Materials (ASTM):
                                EACH TYPE OF CARPET SPECIFIED.
                                                                                                                                         1. ASTM D235 -- Standard Specification for Mineral Spirits (Petroleum Spirits) (Hydrocarbon Dry Cleaning Solvent).
                                SAMPLES/EDGE STRIPS: 6" LONG PIECES OF EACH TYPE SPECIFIED.
                                                                                                                                         2. ASTM D522 -- Standard Test Methods for Mandrel Bend Test of Attached Organic Coatings.
                                LABORATORY TEST REPORTS: REQUIRED FROM AND CERTIFIED BY CARPET MANUFACTURER
                                                                                                                                         3. ASTM D562 -- Standard Test Method for Consistency of Paints Measuring Krebs Unit (KU) Viscosity Using a Stormer-Type Viscometer.
                                INDICATING THE CARPET SPECIFIED IS MANUFACTURED TO MEET OR EXCEED THE REQUIRED
                                                                                                                                         4. ASTM D1308 -- Standard Test Method for Effect of Household Chemicals on M.C. Harry and Associates, Inc. PAINTING AND COATING Architecture/Engineering/
                                 FIRE RATING FOR CODE COMPLIANCE.
                                                                                                                                           Planning Rohde Building - Phase 1 PAINTING AND COATING DMS Project No. 099000 - 2 of 12
                                                                                                                                         Clear and Pigmented Organic Finishes.
                                                                                                                                        5. ASTM D1475 -- Standard Test Method For Density of Liquid Coatings, Inks, and Related Products.
 1.4 DELIVERY, HANDLING, AND STORAGE
                                                                                                                                         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.
               PRODUCTS SHALL BE DELIVERED TO JOB-SITE IN ORIGINAL UNOPENED PACKAGES BEARING
                MANUFACTURER'S LABELS IN ACCORDANCE WITH SECTION 01610.
                                                                                                                                        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
                STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
                                                                                                                                         10. ASTM D5201 -- Standard Practice for Calculating Formulation Physical Constants of Paints and Coatings.
                        MAINTAIN TEMPERATURE AND HUMIDITY WITHIN RANGES REQUIRED BY MANUFACTURER'S
                                                                                                                                         11. ASTM D6904 -- Standard Practice for Resistance to Wind-Driven Rain for Exterior Coatings Applied on Masonry.
                         INSTRUCTIONS.
                                                                                                                                         C. Florida Building Code (FBC):
                                                                                                                                         1. FBC-B -- Florida Building Code, Building.
PART - 2 PRODUCTS
                                                                                                                                        D. Master Painters Institute, Master Painters and Decorators Association (MPI):
                                                                                                                                         1. MPI (APL) -- Master Painters Institute Approved Products List.
1.1 GLUE-DOWN CARPET
                                                                                                                                        2. MPI (APSM) -- 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.
                TYPE: MONTEREY-TESSOURO #6018 AND VIP TRADITION. COMPLYING WITH ADA REQUIREMENTS.
                        PILE FIBER: 100% DUPONT ANTRON LUMENA SOLUTION DYED NYLON.
                                                                                                                                         2. SSPC-SP 1 -- Solvent Cleaning.
                        YARN CONSTRUCTION: LOOP PILE.
                                                                                                                                        3. SSPC-SP 2 -- Hand Tool Cleaning.
                        PILE WEIGHT: 31 OZ.
                                                                                                                                        4. SSPC-SP 3 -- Power Tool Cleaning.
                        PILE HEIGHT: .218 MAX. PILE THICKNESS.
                                                                                                                                        F. U.S. Code of Federal Regulations (CFR):
                        GAGE: 1/8"
                                                                                                                                         1. U.S. Environmental Protection Agency:
                        PRIMARY BACKING: WOVEN POLYPROPYLENE.
                                                                                                                                         a. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings.
                        SECONDARY BACKING: SUPER-LOCK PROCESS.
                                                                                                                                         1.04 SUBMITTALS
                         TOTAL WEIGHT: 71 OZ.
                                                                                                                                        A. General:
                        STATIC CONTROL: 3.5 KV.
                                                                                                                                         1. For submittal procedures, see General Conditions, Supplementary Conditions, and Section 013000 - Administrative Requirements.
                       FIRE RATING CLASSIFICATION: CLASS 1.
                                                                                                                                         B. Product Data: Provide complete list of all products to be used, with the following information for each:
                        SMOKE DENSITY: 450 OR LESS.
                                                                                                                                         1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
                        AVERAGE CRITICAL RADIANT FLUX OF 0.22 WATTS/SQ. CENTIMETER OR GREATER.
                        ANTI-MICROBIAL: BUILT-IN.
                                                                                                                                         3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
                        ROLL WIDTH: 12 FEET.
                                                                                                                                         4. Manufacturer's Instructions: Indicate special surface preparation procedures and substrate conditions requiring special attention.M.C. Harry and Associates, Inc.
                        WEAR GUARANTEE: 10 YEAR.
                                                                                                                                           PAINTING AND COATING Architecture/Engineering/Planning Rohde Building - Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 3 of 12
                        COLOR: AS PER OWNERS SELECTION.
                        SOIL RESISTANCE: DUPONT DURATECH.
                                                                                                                                         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.
2.2 ACCESSORIES
                                                                                                                                        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.
                SUB-FLOOR FILLER: TYPE RECOMMENDED BY CARPET MANUFACTURER
                                                                                                                                         D. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
                PRIMERS AND ADHESIVES: WATERPROOF; OF TYPES RECOMMENDED BY
                                                                                                                                         1. Extra Paint and Coatings: 1 gallon (4 L) of each color; store where directed.
                CARPET MANUFACTURER.
                                                                                                                                        2. Label each container with color in addition to the manufacturer's label.
                CARPET MOLDINGS: VINYL TYPES FOR GLUE-DOWN CARPET
                                                                                                                                         1.05 QUALITY ASSURANCE
                INSTALLATIONS, COMPLETE WITH ATTACHMENTS OF QUALITY
                                                                                                                                         A. Applicator Qualifications: Company specializing in performing the type of work specified with minimum five years experience and approved by manufacturer.
                MANUFACTURED BY MERCER PRODUCTS COMPANY INC., ORLANDO,
                                                                                                                                        1.06 DELIVERY, STORAGE, AND HANDLING
                FL AS REQUIRED FOR VARIOUS TRANSITIONS.
                                                                                                                                         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,
PART 3 - EXECUTION
                                                                                                                                           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
3.1 EXAMINATION
                                                                                                                                           required by manufacturer's instructions.
                                                                                                                                         1.07 FIELD CONDITIONS
              EXAMINE SUBSTRATES FOR MOISTURE CONTENT AND OTHER CONDITIONS
                                                                                                                                        A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
                UNDER WHICH CARPETING IS TO BE INSTALLED. NOTIFY CONTRACTOR
                                                                                                                                        B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
                IN WRITING OF CONDITIONS DETRIMENTAL TO PROPER ADHESION OF
                                                                                                                                        C. Do not apply exterior coatings during rain or when relative humidity is outside the humidity ranges required by the paint product manufacturer.
                CARPET AND COMPLETION OF THE WORK. DO NOT PROCEED UNTIL
                                                                                                                                         D. Provide lighting level of 80 ft candles (860 lx) measured mid-height at substrate surface.
                SATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
                                                                                                                                        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
3.2 PREPARATION
                                                                                                                                           compatibility with substrates and joint sealants is required prior to system application.
                                                                                                                                         PART 2 - PRODUCTS
               GENERAL
                                                                                                                                        2.01 MANUFACTURERSM.C. Harry and Associates, Inc. PAINTING AND COATING Architecture/Engineering/Planning Rohde Building - Phase 1
                       FILL HOLES, CRACKS, LOW SPOTS, AND ROUGH AREA WITH
                                                                                                                                              PAINTING AND COATING DMS Project No. 099000 - 4 of 12
                        SUB-FLOOR FILLER. FINISH SMOOTH.
                                                                                                                                         A. Provide all paint and coating products used in any individual system from the same manufacturer; no exceptions.
                        PROHIBIT TRAFFIC FROM AREAS UNTIL FILLER IS ADEQUATELY CURED.
                                                                                                                                        B. Provide all paint and coating products from the same manufacturer.
                        VACUUM FLOOR SURFACES PRIOR TO CARPET INSTALLATION.
                                                                                                                                        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
                        BEGINNING OF WORK MEANS CARPET INSTALLER ACCEPTS CONDITION
                                                                                                                                           specified procedures for substitutions.
                        OF CONCRETE SUBSTRATE.
                                                                                                                                         C. Paints:
                                                                                                                                         1. Benjamin Moore & Co: www.benjaminmoore.com.
                                                                                                                                         2. PPG Architectural Finishes, Inc. www.ppgaf.com.
                                                                                                                                         3. Sherwin-Williams Company: www.sherwin-williams.com.
                                                                                                                                         D. Primers and Block Fillers: Same manufacturer as top coats.
                                                                                                                                        2.02 PAINTS AND COATINGS - GENERAL
                                                                                                                                        A. Material Compatibility: Provide block fillers, primers, undercoaters, and finish-coat materials that are compatible with one another and the substrates indicated under conditions of
                                                                                                                                          service and application, as demonstrated by manufacturer based on testing and field experience.
                                                                                                                                         1. Patching materials used in conjunction with coating system shall be compatible with such coating system.
                                                                                                                                        B. Paints and Coatings: Ready mixed, unless 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 systems (2 top coats) as defined in MPI (APSM), 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.
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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 Coats 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; or if self-priming, then two top coats only. 3. Top Coat(s): MPI #60 (Floor Paint, Latex, Low Gloss), meeting the following criteria: a. Vehicle Type: Epoxy-modified acrylic latex. b. Product: Benjamin Moore Floor & Patio® Latex Floor & Patio Low Sheen Enamel, or equal. 4. Primer(s): As recommended by manufacturer of top coats.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 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/repaired cement plaster/stucco substrates must be fully cured in accordance with recommendations of paint/coating manufacturer. C. Test shop-applied primer for compatibility with subsequent cover materials. D. Measure moisture content of surfaces using an electronic moisture meter. 1. Do not apply finishes unless moisture content of surfaces is within acceptable tolerances recommended by the coating manufacturer .M.C. Harry and Associates, Inc. PAINTING AND COATING Architecture/Engineering/Planning Rohde Building -Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 8 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 etching 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. Uncorroded Uncoated Steel and Iron Surfaces to be Painted: a. Remove grease, mill scale, weld splatter, dirt, and rust. b. Where heavy coatings of scale are evident, remove by hand or power tool wire brushing or sandblasting; clean by washing with solvent. c. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and nuts are similarly cleaned. 4. Prime paint entire surface; spot prime after repairs. 15. Shop-Primed Steel Surfaces to be Finish Painted: a. Sand and scrape to remove loose primer and rust. a. Feather edges to make touch-up patches inconspicuous, M.C. Harry and Associates, Inc. PAINTING AND COATING Architecture/Engineering/Planning Rohde Building -Phase 1 PAINTING AND COATING DMS Project No. ____ 099000 - 9 of 12 b. Clean surfaces with solvent. c. Prime bare steel surfaces. d. Re-prime entire shop-primed item. B. Additional Requirements for Surfaces with Existing Coatings: 1. Before application of new coatings, perform the following on surfaces covered by soundly-adhered coatings, defined as those which cannot be removed with a putty knife: a. Sand existing glossy surfaces to be painted to reduce gloss. (1) Brush, and wipe clean with a damp cloth to remove dust. b. Previously painted surfaces specified to be repainted or damaged during construction shall be thoroughly cleaned of all grease, dirt, dust or other foreign matter. c. Blistering, cracking, flaking and peeling or other deteriorated coatings shall be removed. d. Chalk shall be removed so that when tested in accordance with ASTM D4214, the chalk resistance rating is no less than 8. e. Slick surfaces shall be roughened. Damaged areas such as, but not limited to, nail holes, cracks, chips, and spalls shall be repaired with suitable material to match adjacent undamaged areas. f. Edges of chipped paint shall be feather edged and sanded smooth. g. Rusty metal surfaces shall be cleaned in accordance with SSPC requirements. 1) Solvent, mechanical, or chemical cleaning methods shall be used to provide surfaces suitable for painting. n. 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, alligatoring, 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 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. 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.

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CONSULTANTS:

STRUCTURAL ENGINEERING:

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ELECTRICAL, MECHANICAL, PLUMBING:

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

PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

100 N STATE ROAD 7

PROJECT:

WESTGATE SHOPPING CENTER

FINAL CONTRACT DOCUMENTS

ADDENDA/REVISION

PROJECT NUMBER: 1600-2

Date Description

JUNE 6, 2016

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

PROJECT SPECIFICATIONS

DRAWING NO:

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

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

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

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

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

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

ACCESSORIES AND ATTACHMENTS, SURFACE MOUNTED.

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

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

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

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

UNITED BY STANDARD BEST OF BARRIOUS AMERICAN SPECIAL TIES INC. BRADI

B. MINIMUM QUALITY STANDARD: PRODUCTS OF BARBICK, AMERICAN SPECIALTIES INC., BRADLEY

CORPORATION, OR APPROVED SUBSTITUTE.

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

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

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

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

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

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

4. USE TAMPER-PROOF FASTENERS.

E. SCHEDULE OF ACCESSORIES

1. REFER TO DRAWINGS

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PROJECT:

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

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER:

JUNE 6, 2016

ADDENDA/REVISION

D. Date Description

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

PROJECT SPECIFICATIONS

DRAWING NO: