

SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

910 WEST AVENUE
MIAMI BEACH, FL 33139



CONSTRUCTION DOCUMENTS - PERMIT SET AUGUST 09,2024

General
Demolition
Landscape
Architectural Site
Architectural
Electrical
Signage
Aquatics

Bill Moon

Digitally signed by Bill Moon
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E=bmoon@trybaarchitects.com,
O=Tryba Architects, CN=Bill
Moon
Date: 2024.08.13 17:04:50-06'00'

TRYBA ARCHITECTS

AIR
COMMUNITIES

CONSTRUCTION
DOCUMENTS - PERMIT
SET

AUGUST 09,2024

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SITE IMPROVEMENTS

910 WEST AVENUE
MIAMI BEACH, FL 33139

Owner
AIR Communities
4582 S Ulster St.
Suite 1700
Denver, Colorado 80237
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www.aircommunities.com

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Architect
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Denver, Colorado 80203
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Signage
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1620 Logan Street
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Aquatics
TBD

Landscape
GSLA Design
17670 NW 78th Ave, suite 214
Miami, Florida, 33015
T 305.392.1016
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Structural
Thornton Tomasetti
303 E 17th Ave., Suite 565
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303.876.570
www.thorntontomasetti.com

& @	AND AT	DN DS DWG	DIM DOWN DOWNSPOUT DWG	DIMENSION DOWN DRAWING	JT	JOINT	RE REC	REFER TO or REFERENCE
ACT	ACCOUSTICAL CEILING TILE				LAB	LABORATORY	REC	RECESS(ED)
ADJ	ADJACENT				LAM	LAMINATE	REFR	REFRIGERATOR or REFRIGERATED
AF	ABOVE FINISHED FLOOR		(E)	EXISTING	LAV	LAVATORY	REIN	REINFORCED
AFS	ACCESS FLOORING SYSTEM	EA	EACH	EXISTING	LF	LINEAR FEET	REQD	REQUIRED
AHU	AIR HANDLING UNIT	EF	EXHAUST FAN	EXISTING	LLH	LONG LEG HORIZONTAL	REV	REVISE, REVISED or REVISION
ALT	ALTERNATE	EJ	EXPANSION JOINT	EXISTING	LLV	LONG LEG VERTICAL	RFG	ROOFING
ALUM	ALUMINUM	ELEC	ELECTRICAL	EXISTING	LMC	LINEAR METAL CEILING	RO	ROUGH OPENING
ANOD	ANODIZED	ELEV	ELEVATION	EXISTING	LP	LOW POINT	RH	RESTROOM
AP	ACCESS PANEL	ENT	ENTRANCE SYSTEMS	EXISTING	MAX	MAXIMUM	SCHD	SCHEDULE
APC	ACCOUSTICAL PANEL CEILING	EP	EPOXY PAINT	EXISTING	MECH	MECHANICAL	SECT	SECTION
ARCH	ARCHITECTURAL	EQ	EQUAL	EXISTING	MEP	MECHANICAL, ELECTRICAL AND PLUMBING	SF	SQUARE FEET; STONE FACING
AS	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	EQUIP	EQUIPMENT	EXISTING	MEZZ	MEZZANINE	SHGT	SHEATHING
ASPH	ASPHALT	EW	ELECTRIC WATER COOLER	EXISTING	MF	MASONRY FLOORING	SIM	SIMILAR
AT	ACCOUSTICAL TREATMENT	EXP	EXPOSED	EXISTING	MFR	MANUFACTURER	SOG	SLAB ON GRADE
AWC	ACCOUSTICAL WOOD CEILING	EXT	EXTERIOR	EXISTING	MIN	MINIMUM	SPEC	SPECIFICATION(S)
					MISC	MISCELLANEOUS	SQ	SQUARE
B	BASE	FACP	FIRE ALARM CONTROL PANEL	EXISTING	MO	MASONRY OPENING	SS	STAINLESS STEEL
BA	BATH ACCESSORY	FAF	FLUID APPLIED FLOORING	EXISTING	MR	MIRROR	ST	STONE
BIT	BITUMINOUS	FBO	FURNISHED BY OWNER	EXISTING	MTD	MOUNT(ED)	STS	STONE TRANSMISSION CLASS
BL	BORROWED LIGHT	FCU	FAN COIL UNIT	EXISTING	MTL	METAL	STD	STANDARD
BLDG	BUILDING	FD	FLOOR DRAIN	EXISTING	MULL	MULLION	STG	STORAGE
BLKG	BLOCKING	FDN	FOUNDATION	EXISTING	NA	NOT APPLICABLE	STL	STEEL
BM	BEAM	FE	FIRE EXTINGUISHER	EXISTING	NIC	NOT IN CONTRACT	STN	STONE SLAB
BO	BOTTOM OF	FEC	FIRE EXTINGUISHER CABINET	EXISTING	NO	NUMBER	STRUCT	STRUCTURE or STRUCTURAL
BOT	BOTTOM	FF	FINISH FLOOR	EXISTING	NO	NUMBER	SUSP	SUSPEND(ED)
BR	BRICK	FH	FIRE HYDRANT	EXISTING	NOM	NOMINAL	SYS	SYSTEM
BRG	BEARING	FHC	FIRE HOSE CABINET	EXISTING	NTS	NOT TO SCALE	T	TREAD; TILE
BTWN	BETWEEN	FIXT	FIXTURE	EXISTING	OA	OUTSIDE AIR	T&G	TONGUE AND GROOVE
CATV	CABLE TELEVISION	FO	FACE OF	EXISTING	OC	ON CENTER	TA	TOILET ACCESSORY
CB	CEMENT BOARD	FRL	FIBER REINFORCED FIBERGLASS LAMINATED	EXISTING	OD	OUTSIDE DIAMETER	TEL	TELEPHONE
CCD	CONSTRUCTION CHANGE DIRECTIVE	FRP	FIBERGLASS REINFORCED PANEL	EXISTING	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	THR	THRESHOLD
CCTV	CLOSED CIRCUIT TELEVISION	FRT	FIRE RETARDANT TREATED	EXISTING	OFOW	OWNER FURNISHED, OWNER INSTALLED	TO	TOP OF
CG	CORNER GUARD	FT	FEET	EXISTING	OPNG	OPENING	TOC	TOP OF CONCRETE
CIP	CAST IN PLACE	FTG	FOOTING	EXISTING	OPP	OPPOSITE	TOS	TOP OF STEEL
CJ	CONTRLOL JOINT				ORD	OVERFLOW ROOF DRAIN	TOW	TOP OF WALL
CL	CENTERLINE	GA	GAUGE	EXISTING			TR	TRIM
CLG	CEILING	GALV	GLAZED	EXISTING	PC	PRECAST CONCRETE	TR	TYPICAL
CLR	CLER	GB	GRAB BAR	EXISTING	PL	PROPERTY LINE	TZ	TERRAZZO
CMU	CLAY MASONRY UNIT	GC	GENERAL CONTRACTOR	EXISTING	PLAM	PLASTIC LAMINATE		
CO	CHANGE ORDER	GWB	GYPSPUM WALLBOARD	EXISTING	PLBG	PLUMBING	UN	UNDERWRITER'S LABORATORY
COL	COLUMN	GYP	GYPSPUM	EXISTING	PLWD	PLYWOOD	UNFIN	UNFINISHED
CONC	CONCRETE	HCAP	HANDICAP(PED)	EXISTING	PR	PAIR	UNO	UNLESS NOTED OTHERWISE
CONN	CONNECTION	HDWR;	HARDWARE	EXISTING	PREFAB	PREFABRICATED	UR	URNAL
CONST	CONSTRUCTION				PHRT	PHRIT HEIGHT		
CONT	CONTINUOUS	HM	HOLLOW METAL	EXISTING	PROJ	PROJECT	VB	VINYL BASE
CONTR	CONTRACTOR	HRZ	HORIZONTAL	EXISTING	PSF	POUNDS PER SQUARE FOOT	VCT	VINYL COMPOSITION TILE
CORR	CORRIDOR	HP	HIGH POINT	EXISTING	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
CPP	CARPET PAD	HR	HOUR	EXISTING	PT	PAIN	VEST	VESTIBULE
CPT	CARPET	HT	HEIGHT	EXISTING	PTD	PAINTED	VIF	VERIFY IN FIELD
CS	CONCRETE STAINING	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	EXISTING	PTR	PAPER TOWEL RECEPTACLE	VTR	VERIFY THRU ROOF
CT	CERAMIC TILE				QF	QUARTZ FLOORING	w/	WITH
CW	CASEWORK	IBC	INTERNATIONAL BUILDING CODE	EXISTING	QS	QUARTZ SURFACING	w/o	WITHOUT
CWS	CURTAIN WALL SYSTEM	ID	INSIDE DIAMETER	EXISTING	Q	QUARRY TILE	W	WATER CLOSET; WALL COVERING
		IC	IMPACT ISOLATION CLASS	EXISTING	OZ	QUARTZ	W	WOOD
DBL	DOUBLE	INFO	INFORMATION	EXISTING			WF	WIDE FLANGE; WOOD FLOORING
DEPT	DEPARTMENT	INSUL	INSULATION or INSULATED	EXISTING	R	RISER	WOM	WALK OFF MAT
DF	DRINKING FOUNTAIN	INT	INTERIOR	EXISTING	RB	RESILIENT BASE	WP	WORKING POINT
DIA	DIAMETER	JAN	JANITOR	EXISTING	RCP	REFLECTED CEILING PLAN		

PLAN TRUE

NORTH DIRECTION MARK

EXTERIOR ELEVATION MARK

INTERIOR ELEVATION MARK

SECTION MARK

CALLOUT MARK

GRID LINE AND IDENTIFICATION

LEVEL 01
100'-0"

SPOT ELEVATION MARK

ROOM NAME
101

ROOM NAME TAG

DOOR NUMBER TAG

KEYNOTE TAG

WINDOW TAG

REVISION TAG

CEILING HEIGHT TAG

CASEWORK TAG

EXTERIOR WALL TAG

INTERIOR PARTITION TAG

LOUVER TAG

DRAWING TITLE

SCALE

DRAWING NUMBER

HIDDEN LINE
(ABOVE, BELOW OR BEYOND)

PROPERTY LINE

MATCH LINE

SCOPE OF WORK LINE

[illegible]

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1620 Logan Street
Denver Colorado 80203
303:831.4010

[illegible]

SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

GENERAL NOTES + ABBREVIATIONS

1. DASHED LINES ON DEMOLITION PLAN INDICATES EXISTING MATERIALS TO BE REMOVED. EQUIPMENT TO BE REUSED SHALL BE STORED AND PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE RESULTING FROM CONSTRUCTION WILL BE REPAIRED TO ITS ORIGINAL STATE.
2. THE FOLLOWING DEFINITIONS APPLY FOR THIS PROJECT:
DEMOLISH: TEAR DOWN COMPLETELY; REMOVE FROM SITE
REMOVE: DISMANTLE, PROTECT AND STORE FOR COORDINATION WITH PROPERTY MANAGEMENT OR OWNER
3. CONSTRUCTION IN AREAS TO BE RENOVATED SHALL BE CAREFULLY COORDINATED WITH THE OWNER. ARCHITECTS PRIOR TO CONSTRUCTION. EXISTING EQUIPMENT WILL BE RELOCATED OR STORED AS PER OWNER'S DIRECTION. EQUIPMENT AND FURNISHINGS TO BE STORED SHALL BE PROTECTED FROM DAMAGE AND VANDALISM IN LOCATIONS ACCEPTABLE TO THE OWNER.
4. DEMOLITION EXPOSING THE INTERIOR OF THE BUILDING TO THE OUTSIDE ELEMENTS OR TO THE ADJACENT AREAS SHALL BE PROTECTED TO PREVENT OR ELIMINATE DAMAGE FROM VANDALISM OR WEATHER DURING CONSTRUCTION.
5. CONTRACTOR SHALL INCLUDE AND PERFORM ALL DEMOLITION WORK REQUIRED TO ACCOMMODATE NEW WORK UNDER CONTRACT.
6. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION WORK. PROBLEMS OR DISCREPANCIES IN THE PLANS SHALL BE REPORTED AT ONCE TO THE ARCHITECTS AND ALL WORK INVOLVED AT SAID QUESTIONED AREA SHALL BE HALTED UNTIL ARCHITECT GIVES NOTICE TO PROCEED.
7. UNLESS DETAILED OR SCHEDULED OTHERWISE, ALL AREAS AFFECTED BY DEMOLITION WORK SHALL BE PATCHED AND/OR REPAIRED TO MATCH EXISTING ADJACENT SURFACES AND FINISHES. REPAIR SHALL MATCH EXISTING ADJACENT SURFACES AND FINISHES.
8. REMOVE ALL EXISTING DOORS & FRAMES SHOWN AS DEMOLISHED OR SALVAGE FOR RELOCATION IN NEW PLAN.
9. REPAIR WALL DAMAGED BY DEMOLITION TO PROVIDE SMOOTH SURFACE, WITH PATCHES DRESSED FLUSH. SMOOTH AND READY TO RECEIVE FINISH MATERIAL. IF GYPSUM BOARD BEHIND FINISH SURFACE IS UNSUITABLE FOR RECONSTRUCTION, REPLACE WITH NEW GYPSUM BOARD.
10. REPAIR SOFFIT, CEILING, FINISHES LEFT VOID OR DAMAGED BY DEMOLITION WORK TO MATCH EXISTING ADJACENT FINISHES. RE-REFLECTED CEILING PLANS FOR EXTENT OF NEW CEILING WORK TO BE COMPLETED.
11. COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION AS INDICATED IN DRAWINGS WHEN PRESENT. EXISTING MILLWORK, LIGHTING AND PLUMBING FIXTURES NOT TO BE REUSED ARE TO BE REMOVED.
12. WHERE PLUMBING FIXTURES ARE REMOVED, DISCONNECT, REMOVE OR CAP UTILITY SERVICES AS INDICATED IN THE CONTRACT DOCUMENTS. RE-PLUMBING.
13. PATCH ALL FLOOR AND WALL PENETRATION WITHIN PROJECT AREA TO MAINTAIN FIRE RATING.
14. GENERAL CONTRACTOR TO PROPERLY DISPOSE OF DEMO ITEMS, UNLESS OTHERWISE NOTED TO RETURN TO OWNER.
15. ITEMS TO BE SALVAGED FOR REUSE INCLUDE, BUT ARE NOT LIMITED TO: HVAC BOOTS, RETURN AIR GRILLES, HVAC CONTROL DEVICES, HVAC DUCT WORK, LIGHT FIXTURES, AIRWAY DEVICES, DOORS, DOOR FRAMES, HARDWARE, PIPING, & SUSPENSION MEMBERS.
16. ITEMS TO BE SALVAGED SHALL BE CAREFULLY REMOVED IN A MANNER TO ENSURE MINIMUM DAMAGE. ALL ITEMS NOT USED IN BUILD OUT SHALL BE REMOVED FROM SITE AT END OF CONSTRUCTION.

1. REFER TO SHEET GO.01 FOR ARCHITECTURAL SYMBOLS
2. GROUND FLOOR ELEVATION IS 100'-0"
3. ROOM NUMBERING IS FOR WAY-FINDING ONLY
4. UNLESS OTHERWISE NOTED IN SECTION OR IN PLAN ALL PARTITION TYPES ARE TYPE 32-C REFERENCE PARTITION TYPE SHEET A7.01
5. PROVIDE NEW PARTITIONS AS INDICATED ON PLANS. REFER TO PARTITION LEGEND FOR DESCRIPTION ON SHEET A7.01 FOR DETAIL.
6. EXTERIOR DIMENSIONAL REFERENCES REFER TO FACE OF STONE OR FACE OF GLASS UNLESS NOTED OTHERWISE
7. INTERIOR DIMENSIONAL REFERENCES REFER TO FINISHED FACE OF PARTITION, UNLESS NOTED OTHERWISE
8. ALL ROOF ELEVATIONS ARE TO TOP OF ROOF UNLESS NOTED OTHERWISE.
9. ALL DOORS TO BE OFFSET 6" TYPICAL, U.N.O.

1. ALL DIMENSIONS ARE TO CENTER LINE OF LIGHT FIXTURE UNLESS NOTED OTHERWISE
2. ALL RECESSED LIGHTING SHALL BE CENTERED IN CORRIDORS AND ALIGNED AS SHOWN UNLESS NOTED OTHERWISE
3. SEE ELECTRICAL DRAWINGS FOR SPECIFIC FIXTURE TYPES AND OTHER INFORMATION
4. ALL FIXTURES AND DEVICES IN CEILING TILE SHALL BE CENTERED UNLESS NOTED OTHERWISE
5. CEILING ELEVATIONS ARE ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE
6. WHEN "ALIGN" IS ON CEILING PLANS GYPSUM BOARD FASCIA ALIGNS WITH FINISH FACE OF WALL.
7. ALL ROOMS WITH A SINGLE FIXTURE OR SINGLE RUN OF FIXTURES SHALL BE CENTERED IN ROOM FROM THE WIDEST PART UNO

SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF EXTERIOR WORK ONLY. THE FOLLOWING IS LISTED BELOW:

- RENOVATION OF EXISTING STOREFRONT AT FRONT ENTRANCE AND POOL ENTRANCE TO NANA WALL AND NEW STOREFRONT ENTRIES.
- RENOVATION OF EXISTING CANOPY TO PROVIDE NEW CEILING, LIGHT FIXTURES, AND PAINT.
- RENOVATION OF EXISTING COLUMNS AND DEMOLITION OF EXISTING WALL FEATURE.
- RENOVATION OF EXISTING WATER FOUNTAIN FEATURE AND NEW LANDSCAPING.
- NEW OUTDOOR TERRACE, STAIRS AND LANDSCAPING AT POOL ENTRY.

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CONDITIONS OF CONTRACT		CONTRACTORS DEFAULT			
RELATED DOCUMENTS		1. SHOULD THE CONTRACTOR, AT ANY TIME, (1) BECOME INSOLVENT, OR (2) FAIL TO REMEDY IMPERFECTIONS IN THE WORK, OR (3) FAIL TO SUPPLY SUFFICIENT NUMBER OR SKILLED WORKERS OR SUFFICIENT MATERIAL OR EQUIPMENT OF PROPER QUALITY OR KIND, OR (4) FAIL TO PROSECUTE THE WORK WITH PROMPTNESS AND DILIGENCE, OR (5) FAIL IN THE PERFORMANCE OF REQUIREMENTS CONTAINED IN THE CONTRACT, THEN THE OWNER SHALL HAVE THE RIGHT, BY WRITTEN NOTICE TO THE CONTRACTOR, TO TERMINATE THE EMPLOYMENT OF THE CONTRACTOR.		4. PRODUCT MANUFACTURER IS RESPONSIBLE FOR PROTECTING C.O.M. FROM DAMAGE DURING STORAGE AND HANDLING, INCLUDING DAMAGE FROM EXPOSURE TO THE ELEMENTS.	
CONTRACT DOCUMENTS		2. IN THE CASE OF TERMINATION OF THE CONTRACTOR, THE UNPAID BALANCE OF THE AMOUNT DUE ON THE CONTRACT SHALL BE PAID TO THE CONTRACTOR BUT SHALL BE RETAIN BY THE OWNER AND USED TO DEFRAY THE EXPENSED INCURRED BY THE OWNER FOR THE COMPLETION OF THE WORK. THE OWNER SHALL KEEP AN ACCURATE ACCOUNT OF EXPENSES OF FINISHING THE WORK, AND THE CHARGES AND COSTS RESULTING FROM SUCH DEFAULT. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PAY THE OWNER AN AMOUNT EQUAL TO THE AGGREGATE OF THE EXPENSES OF FINISHING THE WORK. THE COSTS AND CHARGES RESULTING FROM SUCH DEFAULT, LESS THE AMOUNT OF THE UNPAID BALANCE OF THE CONTRACT. IF SUCH UNPAID BALANCE SHALL EXCEED THE EXPENSES OF FINISHING THE WORK FROM SUCH DEFAULT, THE EXCESS SHALL BE RETAINED BY THE OWNER FOR DAMAGES SUFFERED BY THE OWNER DUE TO THE DEFAULT.		5. IF C.O.M. ARE DAMAGED AS A RESULT OF PRODUCT MANUFACTURER'S OR CONTRACTOR'S OPERATIONS, THE INJURIOUS PARTY SHALL REPAIR OR REPLACE THEM AT THE OWNERS DISCRETION.	
		3. REMEDIES OF THE OWNER PROVIDED IN THIS SECTION ARE IN ADDITION TO AND NOT IN LIEU OF, REMEDIES PROVIDED BY LAW FOR BREACH OF CONTRACT.		SECTION 01 14 00 – WORK RESTRICTING	
LIABILITY INSURANCE		TERMINATION BY OWNER		A. PROTECT BUILDING AND ITS OCCUPANTS DURING CONSTRUCTION PERIOD. LIMITED USE OF SITE TO AREAS DESIGNATED.	
1. THE CONTRACTOR AND SUBCONTRACTORS SHALL, DURING THE WORK UNDER THE CONTRACT, MAINTAIN THE INSURANCE COVERAGE AS DIRECTED BY THE OWNER. PROVIDE OWNER WITH CERTIFICATE OF INSURANCE (COI), ADDITIONAL INSURED, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS OF MATERIALS CONNECTED WITH THE WORK DUE TO UNEXPLAINABLE DISAPPEARANCE, THEFT OR MISAPPROPRIATION.		1. THE OWNER MAY TERMINATE THE CONTRACT AT ANY TIME BY GIVING WRITTEN NOTICE TO THE CONTRACTOR. AFTER RECEIPT OF NOTICE OF TERMINATION, THE CONTRACTOR SHALL TERMINATE WORK UNDER THE CONTRACT ON THE DATE SPECIFIED IN SUCH NOTICE. THE CONTRACTOR SHALL, TO THE EXTENT STATED IN THE NOTICE OF TERMINATION, DO WORK NECESSARY TO PRESERVE THE WORK IN PROGRESS AND TO PROTECT MATERIAL, FACILITIES AND EQUIPMENT ON THE WORK OR IN TRANSIT THERETO.		1. OWNER OCCUPANT: OWNER WILL OCCUPY PORTIONS OF THE EXISTING BUILDING DURING ENTIRE CONSTRUCTION PERIOD. COORDINATE CONSTRUCTION OPERATIONS WITH THE OWNER AND BUILDING MANAGER TO ALLOW FOR OWNER OCCUPY AND USE BY OWNERS EMPLOYEES.	
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THEIR OWN RENTED PROPERTY OR PROPERTY OF THEIR EMPLOYEES. BONDS IF REQUESTED BY THE OWNER, THE CONTRACTOR SHALL FURNISH A PERFORMANCE BOND AND PAYMENT BOND IN SUCH FORM AND AMOUNTS AND WITH SUCH CONDITIONS AS THE OWNER MAY PRESCRIBE AND WITH SUCH SURETIES AS THE OWNER MAY APPROVE, IN WHICH CASE THE AMOUNT OF THE CONTRACT SHALL BE INCREASED BY THE AMOUNT OF THE PREMIUMS PAID.		2. UPON TERMINATION OF THE CONTRACT, THE OWNER SHALL PAY THE CONTRACTOR FOR OBLIGATIONS UNDER THE CONTRACT. (1) SUCH PORTION OF THE WORK AS THE CONTRACTOR AND CONTRACTOR'S SUBCONTRACTORS HAVE COMPLETED PLUS (2) THE COST OF THE CONTRACTOR OF MATERIALS WHICH HAVE BEEN DELIVERED TO THE SITE UP TO THE EFFECTIVE DATE OF TERMINATION, PLUS (3) THE COST OF THE CONTRACTOR OF MATERIALS TO BE USED IN PERFORMANCE OF THE CONTRACT FOR WHICH BONA FIDE, IRREVOCABLE ORDERS HAVE BEEN PLACED BY THE CONTRACTOR PRIOR TO THE EFFECTIVE DATE OF THE TERMINATION WHICH HAVE NOT BEEN TERMINATED, PROVIDED THAT SUCH MATERIALS ARE DELIVERED TO THE OWNER WITHIN A REASONABLE PERIOD AFTER THE EFFECTIVE DATE OF TERMINATION, PLUS (4) THE COST OF THE CONTRACTOR OF TERMINATING AND SETTLING ORDERS AND SUBCONTRACTS, PLUS (5) THE COST OF THE CONTRACTOR OF COMPLYING WITH THE OWNERS' DIRECTION RELATIVE TO THE PRESERVATION OF THE WORK IN PROGRESS AND THE PROTECTION OF MATERIALS AND EQUIPMENT ON THE WORK AND TRANSIT THERETO. THE OWNER SHALL HAVE A CREDIT FOR THE AMOUNTS PREVIOUSLY PAID BY THE OWNER TO THE ACCOUNT OF THE CONTRACTOR. THE OWNER SHALL MAKE PAYMENT FOR COMPLETED PORTIONS OF THE WORK. THE OWNER SHALL BE UNDER NO OBLIGATION TO PAY THE CONTRACTOR FOR ANTICIPATED PROFIT ON ANY PORTION OF THE WORK NOT COMPLETED.		2. PERFORM THE WORK DURING NORMAL BUSINESS HOURS ONLY UPON APPROVAL OF THE OWNER AND WITH THE CONSENT OF THE BUILDING MANAGER.	
LAW, ORDINANCES AND REGULATIONS		3. THE OWNER SHALL BE UNDER NO OBLIGATION TO COMPENSATE THE CONTRACTOR IF THE CONTRACT IS TERMINATED BECAUSE OF DEFAULT OR BREACH OR CONTRACT BY THE CONTRACTOR, UNDER THE SECTION HEREOF ENTITLED CONTRACTOR'S DEFAULT.		3. PERFORM DEMOLITION WORK AFTER BUSINESS HOURS OR AT SUCH TIMES AS APPROVED BY OWNER OR BUILDING MANAGER. DEMOLITION WORK INCLUDES, BUT IS NOT LIMITED TO, AUTOMATIC FIRE SPRINKLER WORK, SMOKE DETECTORS, EMERGENCY HONEYSROBE DEVICES CONCRETE SAW CUTTING, X-RAY / GPR, SPRAY PAINTING, HAMMERING, NAILING AND SIMILAR WORK, WHICH MAY CAUSE NOISE, DUST OR ODORS THEREBY DISTURBING OCCUPANTS.	
1. THE CONTRACTOR SHALL BE FULLY INFORMED OF AND COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, BUILDING RULES AND REGULATIONS AND OTHER STATUTORY PROVISIONS APPLICABLE TO THE WORK.		WARRANTY		4. KEEP PREMISES ORDERLY AND BROOM CLEAN AT ALL TIMES.	
2. THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE OR LOSS ARISING BY REASON NON-COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS AND SHALL INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM LIABILITY FOR DAMAGE OR LOSS ON ACCOUNT OF SUCH NON-COMPLIANCE.		1. PRIOR TO ISSUED OF CERTIFICATE OF FINAL COMPLETION, THE CONTRACTOR SHALL EXECUTE AND DELIVER TO THE OWNER A WRITTEN WARRANTY FOR THE WORK. SHOULD ANY DEFECT DEVELOP OR BECOME APPARENT DURING THE WARRANTY PERIOD DUE TO IMPROPER MATERIALS OR WORKSMANSHIP, THE DEFECTS SHALL UPON WRITTEN NOTICE, BE MADE GOOD BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER, AND ANY OTHER WORK AFFECTED IN CORRECTING SUCH DEFECT SHALL ALSO BE MADE GOOD.		5. RELOCATE ANY STORED PRODUCTS THAT INTERFERE WITH OPERATIONS OF THE OWNER OR BUILDING MANAGER.	
PERMITS		2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE CONTRACTOR OF MATERIALS TO BE USED IN PERFORMANCE OF THE CONTRACT FOR WHICH BONA FIDE, IRREVOCABLE ORDERS HAVE BEEN PLACED BY THE CONTRACTOR PRIOR TO THE EFFECTIVE DATE OF THE TERMINATION WHICH HAVE NOT BEEN TERMINATED, PROVIDED THAT SUCH MATERIALS ARE DELIVERED TO THE OWNER WITHIN A REASONABLE PERIOD AFTER THE EFFECTIVE DATE OF TERMINATION, PLUS (4) THE COST OF THE CONTRACTOR OF TERMINATING AND SETTLING ORDERS AND SUBCONTRACTS, PLUS (5) THE COST OF THE CONTRACTOR OF COMPLYING WITH THE OWNERS' DIRECTION RELATIVE TO THE PRESERVATION OF THE WORK IN PROGRESS AND THE PROTECTION OF MATERIALS AND EQUIPMENT ON THE WORK AND TRANSIT THERETO. THE OWNER SHALL HAVE A CREDIT FOR THE AMOUNTS PREVIOUSLY PAID BY THE OWNER TO THE ACCOUNT OF THE CONTRACTOR. THE OWNER SHALL MAKE PAYMENT FOR COMPLETED PORTIONS OF THE WORK. THE OWNER SHALL BE UNDER NO OBLIGATION TO PAY THE CONTRACTOR FOR ANTICIPATED PROFIT ON ANY PORTION OF THE WORK NOT COMPLETED.		6. VERIFY WITH OWNER IF ANY TELECOM/DATA, NETWORK OR SECURITY SYSTEMS WILL REMAIN IN PLACE, IN OPERATION, ETC. CONTRACTOR TO PROTECT OWNER'S TELE/DATA AND COMMUNICATIONS SYSTEMS THAT WILL REMAIN IN PLACE.	
1. THE CONTRACTOR SHALL APPLY, OBTAIN AND PAY FOR THE GENERAL BUILDING PERMIT AND ANY OTHER PERMITS AND/OR LICENSES REQUIRED IN CONNECTION WITH THE WORK.		3. THE WARRANTY PERIOD SHALL BE FOR 1 YEAR.		B. PARTIAL OWNER OCCUPANCY: OWNER RESERVES THE RIGHT TO OCCUPY AND TO INSTALL EQUIPMENT IN COMPLETED AREAS OF BUILDING, BEFORE SUBSTANTIAL COMPLETION PROVIDED SUCH OCCUPANCY DOES NOT INTERFERE WITH COMPLETION OF WORK SUCH PARTIAL OCCUPANCY SHALL NOT CONSTITUTE ACCEPTANCE OF THE TOTAL WORK.	
2. THE CONTRACTOR SHALL PAY INSPECTION FEES REQUIRED IN THE PERFORMANCE OF THE WORK AND SHALL DELIVER REQUIRED CERTIFICATIONS OF INSPECTION TO THE OWNER.		4. THE CONTRACTOR'S WARRANTY SHALL COVER ALL WORK UNDER THE CONTRACT. CONTRACTOR WARRANTS TO OWNER AND ARCHITECT THAT MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT WILL BE OF GOOD QUALITY AND NEW UNLESS OTHERWISE REQUIRED OR PERMITTED BY CONTRACT DOCUMENTS, THAT WORK BE FREE OF DEFECTS AND THAT THE WORK WILL CONFORM WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, SHALL BE CONSIDERED DEFECTIVE. IF REQUIRED BY THE OWNER OR ARCHITECT, CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE, INCLUDING CERTIFICATIONS WHEN REQUESTED, AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT.		1. ARCHITECT WILL PREPARE AIA CERTIFICATE OF SUBSTANTIAL COMPLETION FOR EACH SPECIFIC PORTION OF THE WORK TO BE OCCUPIED BEFORE OWNER OCCUPANCY.	
TAXES		DIVISION 01 – GENERAL REQUIREMENTS		2. OBTAIN CERTIFICATE OF OCCUPANCY FROM AUTHORITIES HAVING JURISDICTION (A/HJ) BEFORE OWNER OCCUPANCY.	
1. THE CONTRACTOR SHALL, WITHOUT ADDITIONAL COST TO THE OWNER, PAY APPLICABLE FEDERAL, STATE AND LOCAL TAXES OF WHATEVER CHARACTER AND DESCRIPTION INCLUDING, BUT NOT LIMITED TO, SALES AND USE TAXES.		SECTION 01 10 00 – SUMMARY		3. BEFORE PARTIAL OWNER OCCUPANCY, MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE FULLY OPERATIONAL, REQUIRED TESTS (AND BALANCE) AND INSPECTIONS SHALL BE SUCCESSFULLY COMPLETED. ON OCCUPANCY, OWNER WILL PROVIDE, OPERATE AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF THE BUILDING.	
Page 1 of 48		Page 3 of 48		4. CONTRACTOR SHALL NOTIFY OWNER IF ANY OF THE LIFE-FIRE SAFETY SYSTEMS ARE NOT FULLY FUNCTIONAL IN AREAS WHERE OWNER WILL OCCUPY OR INSTALL EQUIPMENT.	
QUALITY OF WORKMANSHIP		1.1 WORK UNDER OTHER CONTRACTS		5. ON OCCUPANCY, OWNER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE AND CUSTODIAL SERVICE FOR OCCUPIED PORTIONS OF BUILDING.	
1. PERSONS QUALIFIED IN THEIR RESPECTIVE CRAFT SHALL, PERFORM THE WORK. THE WORKSMANSHIP SHALL BE EXPERT IN EVERY RESPECT.		A. SEPARATE CONTRACT: OWNER WILL AWARD SEPARATE CONTRACTS FOR PERFORMANCE OF CERTAIN CONSTRUCTION OPERATIONS AT PROJECT SITE. THOSE OPERATIONS WILL BE CONDUCTED SIMULTANEOUSLY WITH WORK UNDER THIS CONTRACT.		SECTION 01 29-00 PAYMENT PROCEDURES	
ARCHITECT RESPONSIBILITY		B. PRODUCTS ORDERED IN ADVANCE: OWNER HAS NEGOTIATED PURCHASE ORDERS WITH SUPPLIERS OR MATERIAL, AND EQUIPMENT TO BE INCORPORATED INTO THE WORK. OWNER HAS ASSIGNED THESE PURCHASE ORDERS TO CONTRACTOR.		1. APPLICATIONS BY THE CONTRACTOR FOR PARTIAL PAYMENT AS THE WORK PROGRESSES SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE.	
1. THE ARCHITECT WILL ASSIST THE OWNER AND OWNER'S REPRESENTATIVE IN THE GENERAL ADMINISTRATION OF THE CONTRACT, ACTING IN THE VARIOUS CAPACITIES DESCRIBED IN THE AIA OWNER-ARCHITECT AGREEMENT.		1. CONTRACTOR'S RESPONSIBILITIES ARE THE SAME AS IF CONTRACTOR HAD NEGOTIATED PURCHASE ORDERS, COSTS FOR RECEIVING, HANDLING, STORAGE IF REQUIRED, AND INSTALLATION OF MATERIAL AND EQUIPMENT ARE INCLUDED IN THE CONTRACT SUM. THE SCHEDULE OF PRODUCTS ORDERED IN ADVANCE IS INCLUDED IN DRAWINGS.		2. EACH APPLICATION SHALL BE ACCOMPANIED BY (1) A WRITTEN, TABULATED ESTIMATE OF THE VALUE OF WORK COMPLETED TO THE DATE THEREOF, BASED ON THE APPROVED SCHEDULE OF VALUES FOR VARIOUS PORTIONS OF THE WORK AND ALL AUTHORIZED ADDITIONS AND DEDUCTIONS TO THE CONTRACT PRICE. THE ESTIMATE SHALL REPRESENT THE PROPORTION WHICH THE WORK COMPLETED BEARS TO THE TOTAL WORK, AND (2) EACH APPLICATION SHALL BE ACCOMPANIED BY A SWORN STATEMENT BY THE CONTRACTOR AS TO THE STATUS OF ALL LABOR, MATERIAL AND SUBCONTRACTOR ACCOUNTS AS OF THE DATE OF THE APPLICATION, (3) THE CONTRACTOR'S PARTIAL LIEN RELEASE WAIVER COVERING THE PAY APPLICATION AMOUNT.	
2. THE ARCHITECT SHALL HAVE ACCESS TO THE WORK AT ALL TIMES AND SHALL HAVE THE RIGHT TO REJECT MATERIALS FURNISHED AND/OR INSTALLED AND/OR WORK PERFORMED WHICH DO NOT MEET THE REQUIREMENTS OF THE CONTRACT.		C. OWNER-FURNISHED PRODUCTS: OWNER-FURNISHED ITEMS ARE INDICATED ON THE DRAWINGS. THE WORK INCLUDES PROVIDING SUPPORT SYSTEMS TO RECEIVE OWNER'S EQUIPMENT AND MAKING PLUMBING, MECHANICAL AND ELECTRICAL CONNECTIONS.		3. PARTIAL PAYMENT SHALL BE MADE MONTHLY TO THE EXTENT OF NINETY PERCENT (90%) OF THE VALUE OF WORK COMPLETED, LESS THE AGGREGATE OF THE PREVIOUS PAYMENTS.	
3. THE ADMINISTRATION AND ACTIONS TAKEN BY THE ARCHITECT SHALL NOT BE CONSTRUED AS UNDERTAKING SUPERVISORY CONTROL OF THE CONSTRUCTION WORK OR OF MEANS AND METHODS EMPLOYED BY THE CONTRACTOR AND SHALL NOT RELIEVE THE OWNER OR THE CONTRACTOR FROM ANY OF THEIR RESPONSIBILITIES OR OBLIGATIONS UNDER THE CONTRACT, NOR SHALL THE OWNER OF THE CONTRACTOR REQUEST OR REQUIRE THE ARCHITECT TO UNDERTAKE SUCH SUPERVISORY CONTROL OR TO ADMINISTER, TO SUPERVISE, TO INSPECT, TO ASSIST, OR TO ACT IN ANY MANNER SO AS TO RELIEVE THE OWNER OF THE CONTRACTOR FROM SUCH RESPONSIBILITIES OR OBLIGATIONS.		1. OWNER WILL ARRANGE AND PAY FOR DELIVERY OF OWNER-FURNISHED ITEMS ACCORDING TO CONTRACTOR'S CONSTRUCTION SCHEDULE.		4. UPON COMPLETION OF THE WORK UNDER THE CONTRACT AND ACCEPTANCE THEREOF BY THE OWNER, THE CONTRACTOR SHALL MAKE APPLICATION FOR	

1.	EXAMINE FRAMING TO VERIFY THAT GIRTS, ANGLES, CHANNELS, STUDS, AND OTHER STRUCTURAL CLADDING SUPPORT MEMBERS AND ANCHORAGE HAVE BEEN INSTALLED WITHIN ALIGNMENT TOLERANCES REQUIRED BY METAL CLADDING MANUFACTURER.	2.	EXAMINE SHEATHING TO VERIFY THAT SHEATHING JOINTS ARE SUPPORTED BY FRAMING OR BLOCKING AND THAT INSTALLATION IS WITHIN FLATNESS TOLERANCES REQUIRED BY METAL CLADDING MANUFACTURER.
B.	EXAMINE ROUGHING-IN FOR COMPONENTS AND SYSTEMS PENETRATING METAL CLADDING TO VERIFY ACTUAL LOCATIONS OF PENETRATIONS RELATIVE TO SEAM LOCATIONS OF METAL CLADDING BEFORE INSTALLATION.	C.	PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
3.2	PREPARATION		
A.	MISCELLANEOUS SUPPORTS: INSTALL SUBFRAMING, FURRING, AND OTHER MISCELLANEOUS CLADDING SUPPORT MEMBERS AND ANCHORAGES IN ACCORDANCE WITH ASTM C754 AND METAL CLADDING MANUFACTURER'S WRITTEN RECOMMENDATIONS.	1.	SOFFIT FRAMING: AS REQUIRED TO COMPLY WITH REQUIREMENTS FOR ASSEMBLIES INDICATED
3.3	INSTALLATION		
A.	INSTALL METAL CLADDING IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS IN ORIENTATION, SIZES, AND LOCATIONS INDICATED. INSTALL CLADDING PERPENDICULAR TO SUPPORTS UNLESS OTHERWISE INDICATED. ANCHOR METAL CLADDING AND OTHER COMPONENTS OF THE WORK SECURELY IN PLACE, WITH PROVISIONS FOR THERMAL AND STRUCTURAL MOVEMENT.	1.	SHIM OR OTHERWISE PUMBL SUBSTRATES RECEIVING METAL CLADDING.
B.	FASTENERS:	1.	ALUMINUM CLADDING: USE ALUMINUM OR EPOXY-COATED STEEL FASTENERS FOR SURFACES EXPOSED TO THE EXTERIOR. USE ALUMINUM OR GALVANIZED-STEEL FASTENERS FOR SURFACES EXPOSED TO THE INTERIOR.
C.	METAL PROTECTION: WHERE DISSIMILAR METALS CONTACT EACH OTHER OR CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION AS RECOMMENDED IN WRITING BY METAL CLADDING MANUFACTURER.	1.	APPLY CLADDING AND ASSOCIATED ITEMS TRUE TO LINE FOR NEAT AND WEATHERTIGHT ENCLOSURE.
D.	LAP-SEAM METAL CLADDING: FASTEN METAL CLADDING TO SUPPORTS WITH FASTENERS AT EACH LAPPED JOINT AT LOCATION AND SPACING RECOMMENDED BY MANUFACTURER.	1.	APPLY CLADDING AND ASSOCIATED ITEMS TRUE TO LINE FOR NEAT AND WEATHERTIGHT ENCLOSURE.
E.	ACCESSORY INSTALLATION: INSTALL ACCESSORIES WITH POSITIVE ANCHORAGE TO BUILDING AND WEATHERTIGHT MOVING, AND PROVIDE FOR THERMAL EXPANSION. COORDINATE INSTALLATION WITH FLASHINGS AND OTHER COMPONENTS.	1.	INSTALL COMPONENTS REQUIRED FOR A COMPLETE METAL CLADDING SYSTEM INCLUDING TRIM, CORNERS, SEAM COVERS, FLASHINGS, SEALANTS, GASKETS, FILLERS, CLOSURE STRIPS,

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F.	FLASHING AND TRIM: COMPLY WITH PERFORMANCE REQUIREMENTS, MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AND SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL." PROVIDE CONCEALED FASTENERS WHERE POSSIBLE AND SET UNITS TRUE TO LINE AND LEVEL AS INDICATED. INSTALL WORK WITH LAPS, JOINTS, AND SEAMS THAT ARE PERMANENTLY WATERTIGHT.	1.	INSTALL EXPOSED FLASHING AND TRIM THAT IS WITHOUT BUCKLING, AND TOOL MARKS, AND THAT IS TRUE TO LINE AND LEVELS INDICATED, WITH EXPOSED EDGES FOLDED BACK TO FORM HEMS. INSTALL SHEET METAL FLASHING AND TRIM TO FIT SUBSTRATES AND TO ACHIEVE WATERPROOF PERFORMANCE.
3.4	CLEANING AND PROTECTION	A.	REMOVE TEMPORARY PROTECTIVE COVERINGS AND STRIPPABLE FILMS, IF ANY, AS METAL CLADDING IS INSTALLED UNLESS OTHERWISE INDICATED IN MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. ON COMPLETION OF METAL CLADDING INSTALLATION, CLEAN FINISHED SURFACES AS RECOMMENDED BY METAL CLADDING MANUFACTURER. MAINTAIN IN A CLEAN CONDITION DURING CONSTRUCTION.
B.	AFTER METAL CLADDING INSTALLATION, CLEAR WEEP HOLES AND DRAINAGE CHANNELS OF OBSTRUCTIONS, DIRT, AND SEALANT.	C.	REPLACE METAL CLADDING THAT HAS BEEN DAMAGED OR HAS DETERIORATED BEYOND SUCCESSFUL REPAIR BY FINISH TOUCHUP OR SIMILAR MINOR REPAIR PROCEDURES.

END OF SECTION 074293

SECTION 07 84 13 – PENETRATION FIRESTOPS AND SMOKE SEALS

1.1 PRODUCTS

A. PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS THAT ARE PRODUCED BY MANUFACTURERS LISTED IN UL FIRE RESISTANCE DIRECTORY AND THAT BEAR CLASSIFICATION MARKINGS OF UNDERWRITER'S LABORATORIES.

B. THE USE OF GYPSUM PRODUCTS FOR THROUGH-PENETRATION FIRESTOPPING IS STRICTLY PROHIBITED.

C. PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS FOR ALL PENETRATIONS IN FLOORS, ROOFS, WALLS, PARTITIONS AND SMOKE BARRIERS.

D. F-RATING AND T-RATING SHALL NOT BE LESS THAN THE REQUIRED RATING OF THE ELEMENT PENETRATED, BUT NOT LESS THAN 1 HOUR MINIMUM, AS DETERMINED PER UBC STANDARD 7-5.

E. FOR THROUGH-PENETRATION FIRESTOP SYSTEMS EXPOSED TO VIEW, TRAFFIC, MOISTURE AND PHYSICAL DAMAGE, PROVIDE PRODUCTS THAT WILL NOT DETERIORATE WHEN EXPOSED TO THESE CONDITIONS.

F. FOR EACH PENETRATION, SUBMIT A PRODUCT CERTIFICATION SIGNED BY MANUFACTURER OF THROUGH-PENETRATION FIRESTOP SYSTEM PRODUCTS CERTIFYING THAT PRODUCTS FURNISHED COMPLY WITH REQUIREMENTS.

1.2 EXECUTION

A. INSTALL THROUGH-PENETRATION FIRESTOP SYSTEMS TO COMPLY WITH FIRESTOP SYSTEM MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS. INSTALL PRIMERS AND ACCESSORIES REQUIRED TO ACHIEVE FIRE RATINGS.

B. INSPECTION: DO NOT COVER UP THROUGH PENETRATION FIRESTOP SYSTEM INSTALLATIONS THAT WILL BECOME CONCEALED BEHIND OTHER CONSTRUCTION UNTIL BUILDING INSPECTOR HAS EXAMINED EACH INSTALLATION. WHERE DEFICIENCIES ARE FOUND, REPAIR OR REPLACE THROUGH PENETRATION FIRESTOP SYSTEMS SO THEY COMPLY WITH REQUIREMENTS.

C. AT PROJECT CLOSEOUT, SUBMIT A LIST OF SYSTEMS INSTALLED, THE UL DESIGN

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D.	DESIGNATIONS AND THE LOCATIONS OF EACH SYSTEM. THE SUBMITTAL MUST HAVE THE INSTALLERS SIGNATURE.	1.	THE WORDS: "WARNING – THROUGH PENETRATION FIRESTOP SYSTEM. DO NOT DISTURB. NOTIFY BUILDING MANAGEMENT OF ANY DAMAGE"
2.	LABEL THROUGH-PENETRATION FIRESTOP SYSTEMS WITH PRESSURE SENSITIVE, SELF-ADHESIVE PRE-PRINTED VINYL LABELS. ATTACHED LABELS PERMANENTLY TO SURFACES OF PENETRATED CONSTRUCTION ON BOTH SIDES OF EACH FIRESTOP SYSTEM INSTALLATION WHERE LABELS WILL BE VISIBLE TO ANYONE SEEKING TO REMOVE PENETRATING ITEMS OR FIRESTOP SYSTEMS. INCLUDE THE FOLLOWING INFORMATION ON LABELS.	3.	THROUGH PENETRATION FIRESTOP SYSTEM DESIGNATION OF APPLICABLE TESTING AND INSPECTION AGENCY.
4.	DATE OF INSTALLATION	5.	THROUGH PENETRATION FIRESTOP SYSTEM MANUFACTURER'S NAME

SECTION 07 92 23 – INTERIOR JOINT SEALANTS			
1.1 PRODUCTS			
A.	SEALANT COLORS: FOR FULLY CONCEALED JOINTS, PROVIDE THE MANUFACTURER'S STANDARD COLOR OF SEALANT WHICH HAS THE BEST OVERALL PERFORMANCE CHARACTERISTICS FOR THE APPLICATION SHOWN. FOR EXPOSED JOINTS, THE ARCHITECT WILL SELECT COLORS FROM THE MANUFACTURER'S STANDARD COLORS.	B.	SEALANTS FOR CONSTRUCTION WITH FOOD: DOW CORNING 786 MILDEW RESISTANT SILICONE SEALANT.
C.	MILDEW-RESISTANT SILICONE (USE JOINTS AT TOILET FIXTURES, PUBLIC TOILET ROOMS, COUNTERTOPS, VANITIES AND AT JANITORS CLOSET MOP RECEPTOR TO WALL TRANSITIONS; DOW CORNING 786 MILDEW RESISTANT SILICONE SEALANT.	D.	LATEX SEALANT: PECORA CORPORATION AC-20 + SILICONE, SONNENBORN BUILDING PRODUCTS DIV., CHEMREX INC, SONOLASTIC SONOLAC OR TREMCO.

1.2 EXECUTION

A. PREPARE JOINTS AND INSTALL SEALANTS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE JOINT SEALANT MANUFACTURER.

1.3 JOINT SEALANT SCHEDULE

A. INTERIOR JOINTS IN VERTICAL SURFACES AND HORIZONTAL NONTRAFFIC SURFACES: LATEX SEALANT.

B. CONTROL AND EXPANSION JOINTS ON EXPOSED INTERIOR SURFACES OF EXTERIOR WALLS: LATEX SEALANT.

C. PERIMETER JOINTS OF EXTERIOR OPENINGS WHERE INDICATED: LATEX SEALANT.

D. TILE CONTROL AND EXPANSION JOINTS: LATEX SEALANT

E. VERTICAL CONTROL JOINTS ON EXPOSED SURFACES OF INTERIOR UNIT MASONRY AND CONCRETE WALLS AND PARTITIONS: LATEX SEALANT.

F. JOINTS ON UNDERSIDE OF PRECAST BEAMS AND PLANKS: LATEX SEALANT.

G. PERIMETER JOINTS BETWEEN INTERIOR WALL SURFACES AND FRAMES OF INTERIOR DOOR, WINDOWS AND ELEVATOR ENTRANCES: LATEX SEALANT.

H. JOINTS BETWEEN PLUMBING FIXTURES AND ADJOINING WALLS, FLOORS AND COUNTERS: MILDEW RESISTANT SILICON SEALANT.

DIVISION 08 – DOORS & WINDOWS			
SECTION 08 4113 – ALUMINUM FRAMED ENTRANCES AND STOREFRONTS			
PART 1 - GENERAL			
1.1 SUMMARY			

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A. THIS SECTION INCLUDES THE FOLLOWING:

1. FURNISH AND INSTALL ARCHITECTURAL ALUMINUM STOREFRONT SYSTEM COMPLETE WITH RELATED COMPONENTS.

B. RELATED SECTIONS:

1. DIVISION 08 SECTION "GLAZED ALUMINUM CURTAIN WALLS".
2. DIVISION 08 SECTION "GLAZING" FOR GLASS TYPES.

1.2 LABORATORY TESTING AND PERFORMANCE REQUIREMENTS

A. TEST UNITS:

1. AIR, WATER, AND STRUCTURAL TEST UNIT SIZE SHALL BE A MINIMUM OF TWO LITES HIGH AND THREE LITES WIDE.
2. THERMAL TEST UNIT SIZES SHALL BE 80-INCHES WIDE X 80-INCHES HIGH WITH ONE INTERMEDIATE VERTICAL MULLION AND TWO LITES OF GLASS.

B. TEST PROCEDURES AND PERFORMANCE:

1. AIR INFILTRATION TEST:
 - a. TEST UNIT IN ACCORDANCE WITH ASTM E 283 AT A STATIC AIR PRESSURE DIFFERENCE OF 6.24 PSF
 - b. AIR INFILTRATION SHALL NOT EXCEED 0.06 CFM/SF OF UNIT.
2. WATER RESISTANCE TEST:
 - a. TEST UNIT IN ACCORDANCE WITH ASTM E 331.
 - b. THERE SHALL BE NO UNCONTROLLABLE WATER LEAKAGE AT A STATIC TEST PRESSURE OF 12.0 PSF.
3. UNIFORM LOAD DEFLECTION TEST:
 - a. TEST IN ACCORDANCE WITH ASTM E 330.
 - b. DEFLECTION UNDER DESIGN LOAD SHALL NOT EXCEED L/175 OF THE CLEAR SPAN.
4. UNIFORM LOAD STRUCTURAL TEST:
 - a. TEST IN ACCORDANCE WITH ASTM E 330 AT A PRESSURE 1.5 TIMES THE DESIGN WIND PRESSURES INDICATED ON THE DRAWINGS.
 - b. AT CONCLUSION OF THE TEST, THERE SHALL BE NO GLASS BREAKAGE, PERMANENT DAMAGE TO FASTENERS, STOREFRONT PARTS, OR ANY OTHER DAMAGE THAT WOULD CAUSE THE STOREFRONT TO BE DEFECTIVE.

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PROFILES, AND FINISHES FOR ALUMINUM-FRAMED SYSTEMS.

- SHOP DRAWINGS: INCLUDE SCALE ELEVATIONS, SECTIONS, AND PLAN VIEWS.
 FULL SIZE SECTIONS SHALL BE SHOWN ONLY WHEN NEEDED FOR CLARITY.
 - DRAWINGS SHALL SHOW CONSTRUCTION OF ALL PARTS OF THE WORK, INCLUDING METAL AND GLASS THICKNESS, METHODS OF JOINING, DETAILS OF ALL FIELD CONNECTIONS AND ANCHORAGE, FASTENING AND SEALING METHODS, METAL FINISHES AND ALL PERTINENT INFORMATION.
 - GLASS PLANE LOCATIONS SHOULD BE NOTED ON PLAN VIEWS.
 - RELATIONSHIP TO OTHER WORK SHOULD BE CLEARLY INDICATED.
- SAMPLES: SUBMIT SAMPLES OF MATERIALS AS MAY BE REQUESTED BY ARCHITECT, INCLUDING: METAL, FASTENERS, ANCHORS, FRAME SECTIONS, MULLION SECTION, MULLION CAPS, CORNER SECTION, ETC.
- DELEGATED DESIGN SUBMITTAL: SUBMIT STRUCTURAL CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO.
- AN NFRC COMPONENT MODELING APPROACH (CMA) GENERATED LABEL CERTIFICATE SHALL BE PROVIDED BY THE MANUFACTURER. THE LABEL CERTIFICATE SHALL BE PROJECT SPECIFIC AND WILL CONTAIN THE THERMAL PERFORMANCE RATINGS OF THE MANUFACTURER'S FRAMING COMBINED WITH THE SPECIFIED GLASS, AND THE GLASS SPACER USED IN THE FABRICATION OF THE GLASS, AT NFRC STANDARD TEST SIZE AS DEFINED IN TABLE 4-3 IN NFRC 100-2010.

B. CLOSEOUT SUBMITTALS:

- WARRANTY DOCUMENTS: MANUFACTURER'S WARRANTY DOCUMENTS FOR INCLUSION IN O&M MANUALS.

1.5 QUALITY ASSURANCE

A. PROVIDE TEST REPORTS FROM AAMA ACCREDITED LABORATORIES CERTIFYING THE PERFORMANCE AS SPECIFIED IN 1.2.

B. TEST REPORTS SHALL BE ACCOMPANIED BY THE STOREFRONT MANUFACTURER'S LETTER OF CERTIFICATION STATING THAT THE TESTED STOREFRONT MEETS OR EXCEEDS THE REFERENCED CRITERIA FOR THE APPROPRIATE STOREFRONT TYPE.

C. SINGLE SOURCE REQUIREMENT: ALL PRODUCTS LISTED SHALL BE BY THE SAME MANUFACTURER.

1.6 WARRANTIES

A. TOTAL STOREFRONT INSTALLATION:

- THE RESPONSIBLE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND WARRANTY FOR ONE YEAR THE SATISFACTORY PERFORMANCE OF THE TOTAL STOREFRONT INSTALLATION. THIS INCLUDES THE GLASS (INCLUDING INSULATED UNITS), GLAZING, ANCHORAGE AND SETTING SYSTEM, SEALING, FLASHING, ETC., AS IT RELATES TO AIR, WATER AND STRUCTURAL ADEQUACY AS CALLED FOR IN THE SPECIFICATIONS AND APPROVED SHOP DRAWINGS.
- ANY DEFICIENCIES DUE TO SUCH ELEMENTS NOT MEETING THE SPECIFICATIONS SHALL BE CORRECTED BY THE RESPONSIBLE CONTRACTOR AT THEIR EXPENSE DURING THE WARRANTY PERIOD.

B. WINDOW MATERIAL AND WORKSMANSHIP: PROVIDE WRITTEN GUARANTEE AGAINST DEFECTS IN MATERIAL AND WORKSMANSHIP FOR 3 YEARS FROM THE DATE OF FINAL SHIPMENT.

C. GLASS: SEE DIVISION 08 SECTION "GLAZING".

D. FINISH: WARRANTY PERIOD SHALL BE FOR 3 YEARS FROM THE DATE OF FINAL SHIPMENT.

PART 2 2.1	PRODUCTS MANUFACTURERS	OF SWING, STACKING LAYOUT, TYPICAL HEAD JAMB, SIDE JAMBS AND SILL DETAILS, TYPE OF GLAZING MATERIAL, HANDLE HEIGHT, AND FIELD MEASUREMENTS.
		D. INSTALLATION, OPERATION AND MAINTENANCE DATA: SUBMIT OWNER'S MANUAL FROM MANUFACTURER, IDENTIFY WITH PROJECT NAME, LOCATION AND COMPLETION DATE, AND TYPE AND SIZE OF UNIT INSTALLED.
A.	BASIS-OF-DESIGN PRODUCT BY MANUFACTURER: NANAWALL SL73 BY NANA WALL SYSTEMS, INC. (WWW.NANAWALL.COM) NANA WALL SYSTEMS, INC. 100 MEADOW CREEK DRIVE, CORTE MADERA, CA 94925 TOLL FREE (800) 873-5673 TELEPHONE: (415) 383-3148 FAX: (415) 383-0312 EMAIL: INFO@NANAWALL.COM	1. SUBSTITUTION PROCEDURES: SEE SECTION 01 20 00; SUBMIT COMPLETED AND SIGNED: a. DOCUMENT 00 43 25, SUBSTITUTION REQUEST FORM (DURING PROCUREMENT) b. DOCUMENT 00 63 25, SUBSTITUTION REQUEST FORM (DURING CONSTRUCTION)
		2.2 PERFORMANCE / DESIGN CRITERIA
A.	PERFORMANCE CRITERIA (LAB TESTED): LOW PROFILE SADDLE SILL - OUTWARD OPENING	1. AIR INFILTRATION (ASTM E283) OUTWARD OPENING: 0.11 CFM/F ² (0.56 L/S/M ²) AT A STATIC AIR PRESSURE DIFFERENCE: OF 1.57 PSF (75 PA) a. WITHOUT WEEPS: 0.29 CFM/F ² (1.47 L/S/M ²) AT A STATIC AIR PRESSURE DIFFERENCE OF 6.24 PSF (300 PA) b. WITH WEEPS: 0.32 CFM/F ² (1.63 L/S/M ²) AT A STATIC AIR PRESSURE DIFFERENCE OF 6.24 PSF (300 PA)
		2. WATER PENETRATION (ASTM E331, ASTM E547): NO UNCONTROLLED WATER LEAKAGE AT A STATIC (WITH WEEPS) TEST PRESSURE OF 6.00 PSF (300 PA)
3.	STRUCTURAL LOADING (ASTM E330)	a. OUTWARD OPENING (STANDARD UNIT): 1) DESIGN PRESSURE POSITIVE: PASS 2) DESIGN PRESSURE NEGATIVE: 70 PSF (3350 PA)
		b. WINDLOAD RESISTANCE: PASS; +/- 70 PSF +/- 3350 PA
4.	MISSILE IMPACT & CYCLING (IAS 201 & 203; ASTM E1889/ ASTM E1996) WITH 7/16-INCH SINGLE GLAZING OR 1-1/8 INCH IGU IMPACT GLASS:	a. OUTWARD OPENING (STANDARD UNIT): 1) DESIGN PRESSURE POSITIVE: 90 PSF (4300 PA) 2) DESIGN PRESSURE NEGATIVE: 90 PSF (4300 PA)
		5. FORCED ENTRY (IAS 202, AAMA 1304, ATSM F842): +H1
6.	HURRICANE AND IMPACT RATED (AAMA 506; AAMA/WDMA/CSA1.5 2/440; ASTM E1889/ ASTM E1996)	ZONE 4 RATED
		7. FLORIDA PRODUCT APPROVAL UNITS WITH PANEL SIZES SUBJECT TO MANUFACTURER SIZE CHART: FL 20107
8.	CONDENSATION RESISTANCE FACTOR (CRF):	NFRC 500 RATED, CERTIFIED, AND LABELED
		9. EPA ENERGY STAR: MEETS REQUIREMENTS WITH SPECIFIC GLASS
B.	DESIGN CRITERIA:	1. SIZES AND CONFIGURATIONS: AS INDICATED BY THE DRAWINGS FOR SELECTED NUMBER AND SIZE OF PANELS, LOCATION OF SWING PANELS, AND LOCATION OF STACKING
		2. UNIT OPERATION: SLIDING AND FOLDING HARDWARE WITH TOP AND BOTTOM TRACKS; a. AS SHOWN ON DRAWINGS
3.	PANEL TYPE:	HINGED
		4. PANEL PAIRING CONFIGURATION: SEE DRAWINGS.
5.	PANEL CONFIGURATION:	STRAIGHT / CURVED
		6. STACK STORAGE CONFIGURATION: SEE DRAWINGS
7.	MOUNTING TYPE:	FLOOR TRACK SUPPORTED
		WITH GUIDE TRACK AT HEAD
2.3	MATERIALS	A. MONUMENTAL THERMALLY BROKEN ALUMINUM FRAMED FOLDING GLASS STOREFRONT DESCRIPTION (85 MIL THICK HOLLOW STYLE FRAME, BOTTOM SUPPORTED SYSTEM, MANUFACTURER'S STANDARD OR POST REINFORCED FRAME AND PANEL PROFILES, WITH HEAD TRACK, SIDE JAMBS AND PANELS WITH MENSIONS AS

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1.	PANELS AND FRAMES:	a. PANELS: 1) SINGLE LITE. 2) [SINGLE LITE WITH SIMULATED DIVIDED LITES IN PATTERNS AS SHOWN ON DRAWINGS.] 3) PANEL SIZE (W X H): AS INDICATED. 4) TOP RAIL AND STILE WIDTH: 2-1/4 INCH (67 MM) 5) BOTTOM RAIL WIDTH: a) 2-1/4 INCH (67 MM) b) [MANUFACTURER'S STANDARD KICKPLATE WITH HEIGHT INDICATED.]
		b. FRAME: 1) MATCHING TOP TRACK AND SIDE JAMBS a) TOP TRACK AND SIDE JAMBS WIDTH: 2-9/16 INCH (65 MM) b) TOP TRACK AND SIDE JAMBS DEPTH: 3-1/8 INCH (80 MM)
2.	SILL TYPE:	a. [HIGHER WEATHER PERFORMANCE RAISED SILL (THERMALLY BROKEN)] b. [LOW PROFILE SADDLE SILL (THERMALLY BROKEN)] c. FINISH: ALUMINUM WITH 1) [FINISH TO MATCH PANEL FOR HIGHER WEATHER PERFORMANCE SILL ONLY.] d. FOR ADA COMPLIANCE: PROVIDE GASKET TO COVER THE CHANNEL IN THE SILL AT SWING DOORS.
		3. ALUMINUM EXTRUSION: AIMGS0.5 ALLOY, 6063-T5 (F-22 - EUROPEAN STANDARD) a. THICKNESS: 0.078 INCH (2.0 MM) NOMINAL b. THERMAL BREAK: 3/4 TO 15/16 INCH (20 TO 24 MM) c. WIDE POLYAMIDE PLASTIC REINFORCED WITH GLASS FIBERS. 4. PANEL AND FRAME ALUMINUM FINISH: INSIDE AND OUTSIDE a. [SAME (ONE-COLOR)] b. [DIFFERENT (TWO-TONE)] c. POWDER COAT (AAMA 2604): d. PVDF COAT (AAMA 2605): FLUOROPOLYMER KYNAR WITH COLOR TO MATCH CUSTOM FINISH.
B.	GLASS AND GLAZING:	1. SAFETY GLAZING: IN COMPLIANCE WITH ASTM C1036, ASTM C1048, ANSI Z97.1 AND CPSC 16CFR 1201 a. GLASS ACOUSTICAL PERFORMANCE (ASTM E413 AND ASTM E1332): STC 2. MANUFACTURER'S TEMPERED AND LAMINATED GLASS LITES IN DOUBLE INSULATED GLAZING UNITS, DRY GLAZED WITH GLASS STOPS ON THE INSIDE. 3. GLASS LITE / INSULATED GLASS UNIT (IGU): a. DOUBLE IGU: [1-1/8 INCH (28 MM) THICK.] b. IGU FILL: 1) LOW-E c. GLASS SPACERS: MANUFACTURER'S STANDARD 1) SILVER GRAY FINISH WITH CAPILLARY TUBES] d. GLASS LITE TYPE: 1) IMPACT RATED e. IGU SURFACE: 1) CLEAR
		C. LOCKING HARDWARE AND HANDLES: 1. MAIN ENTRY PANEL(S) FOR MODELS WITH A [PAIR OF] SWING PANEL(S): PROVIDE MANUFACTURER'S [STANDARD LEVER HANDLES] OR [LEVER HANDLES WITH RETURN] ON THE INSIDE AND OUTSIDE, A STANDARD LOCKSET WITH A LOCKABLE LATCH, AND MULTI-POINT LOCKING WITH A DEAD BOLT AND RODS AT THE TOP AND BOTTOM ON PRIMARY PANEL [ONLY] a. RODS TO BE CONCEALED AND NOT EDGE MOUNTED. b. AFTER TURN OF KEY OR THUMB-TURN, DEPRESSION OF HANDLES WITHDRAWS LATCH. LIFTING OF HANDLES ENGAGES RODS AND TURN OF KEY OR THUMB-TURN ENGAGES DEADBOLT AND OPERATES LOCK. c. [SECONDARY SWING PANEL: PROVIDE MATCHING DUMMY LEVER HANDLES ON BOTH SIDES AND CONCEALED FLUSH BOLTS THAT OPERATE THE RODS AT THE TOP AND THE BOTTOM FOR THE SECONDARY SWING PANEL.] d. [SECONDARY SWING PANEL: PROVIDE TWO-POINT LOCKING WITH STANDARD SHAPED HANDLES ON INSIDE ONLY FOR THE SECONDARY SWING PANEL.] e. LEVER HANDLE - FINISH: 1) BRUSHED SATIN STAINLESS STEEL d. LOCKING: 2) STANDARD EUROPEAN PROFILE CYLINDER 3) [ADAPTER TO ACCOMMODATE A 7 PIN SMALL FORMAT INTERCHANGEABLE CORE (SFC) (SFC SUPPLIED BY OTHERS)] 2. MAIN ENTRY PAIR OF PANELS ON MODELS WITHOUT A SWING PANEL: PROVIDE MANUFACTURER'S STANDARD L-SHAPED HANDLES ON THE INSIDE AND OUTSIDE INCLUDING A LOCKSET WITH PROFILE CYLINDER. OPERATION OF LOCKSET IS BY TURN OF KEY FROM OUTSIDE AND THUMB-TURN INSIDE WITH TWO-POINT LOCKING HARDWARE OPERATED BY 180° TURN OF THE HANDLE.

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3.	MAIN ENTRY PANEL: PROVIDE MANUFACTURER'S STANDARD U/L-SHAPED HANDLE ON INSIDE ONLY WITH CONCEALED TWO-POINT LOCKING HARDWARE OPERATED BY 180° TURN OF HANDLE	a. L-SHAPED HANDLES - FINISH: 1) BRUSHED SATIN STAINLESS STEEL 2) [BLACK TITANIUM STAINLESS STEEL]
		4. SECONDARY PANELS AND PAIRS OF FOLDING PANELS: PROVIDE MANUFACTURER'S REMOVABLE CUSTOMIAL HANDLES AND CONCEALED TWO-POINT LOCKING HARDWARE OPERATED BY 180° TURN OF HANDLE BETWEEN EACH PAIR. FARE APPLIED FLUSH BOLT LOCKING NOT ACCEPTABLE. a. STANDARD SECONDARY HANDLE - FINISH: 1) BRUSHED SATIN STAINLESS STEEL 5. HANDLE HEIGHT: 41-3/8 INCH (105 CM) CENTERED FROM BOTTOM OF PANEL OR AS OTHERWISE INDICATED
6.	ALUMINUM LOCKING RODS WITH STANDARD FIBERGLASS REINFORCED POLYAMIDE END CAPS AT THE TOP AND BOTTOM. RODS TO HAVE A STROKE OF 15/16 INCH (24 MM). ADDITIONAL PROFILE CYLINDERS TO BE KEVED ALIKE.	6. SLIDING-FOLDING HARDWARE: PROVIDE MANUFACTURER'S STANDARD COMBINATION SLIDING AND FOLDING HARDWARE WITH TOP AND BOTTOM TRACKS AND THRESHOLD. ALL RUNNING CARRIAGES TO BE WITH SEALED, SELF-LUBRICATED, BALL BEARING MULTI-ROLLERS. SURFACE MOUNTED HINGES AND RUNNING CARRIAGES NOT ACCEPTABLE 1. LOWER RUNNING CARRIAGE CARRYING CAPACITY: 440 LBS. (200 KG) 2. UPPER GUIDE CARRIAGE AND LOWER RUNNING CARRIAGE PROVIDED WITH FOUR VERTICAL STAINLESS-STEEL WHEELS AND TWO HORIZONTAL POLYAMIDE WHEELS. 3. VERTICAL WHEELS TO RIDE ON TOP OF SILL TRACK AND LIE ABOVE THE WATER RUN-OFF LEVEL. 4. WHEELS RIDING BELOW WATER RUN-OFF LEVEL AND WHEELS RIDING ON ALUMINUM SURFACES ARE NOT ACCEPTABLE. 5. SWING PANEL HINGES: a. STAINLESS STEEL HINGES AND SECURITY HINGE PINS WITH SET-SCREWS. 6. ADJUSTMENT: PROVIDE FOLDING/SLIDING HARDWARE CAPABLE OF COMPENSATION AND ADJUSTMENTS WITHOUT NEEDING TO REMOVE PANELS FROM TRACKS. IN WIDTH, 1/16 INCH (1.5 MM) PER HINGE AND IN HEIGHT, 5/64 INCH (2 MM) UP AND DOWN.
E.	WEATHER STRIPPING: MANUFACTURER'S DOUBLE LAYER EPDM BETWEEN PANELS, EPDM GASKET AND O-LON GASKET, OR BRUSH SEAL BETWEEN PANEL AND FRAME, OR BRUSH SEALS WITH A TWO-LAYER FIBERGLASS REINFORCED POLYAMIDE FIN ATTACHED AT BOTH INNER AND OUTER EDGE OF BOTTOM OF DOOR PANELS WITH A RECESSED SILL OR ON FRAME FOR SEALING BETWEEN PANELS AND BETWEEN PANEL AND FRAME. 1. UNIVERSILL™: FOR OUTSWING LOW PROFILE SADDLE SILL, UNIVERSILL SILL ADAPTOR IS AVAILABLE FOR ADDITIONAL AIR AND WATER PERFORMANCE WHEN NEEDED.	1. UNIVERSILL™: FOR OUTSWING LOW PROFILE SADDLE SILL, UNIVERSILL SILL ADAPTOR IS AVAILABLE FOR ADDITIONAL AIR AND WATER PERFORMANCE WHEN NEEDED.
F.	FASTENERS: TAPERED PINS OR STAINLESS STEEL SCREWS FOR CONNECTING FRAME COMPONENTS.	2.4 FABRICATION
		A. FOLDING GLASS STOREFRONT: EXTRUDED ALUMINUM FRAME AND PANEL PROFILES, CORNER CONNECTORS AND HINGES, SLIDING AND FOLDING HARDWARE, LOCKING HARDWARE AND HANDLES, GLASS AND GLAZING AND WEATHER STRIPPING. 1. EACH UNIT FACTORY PRE-ASSEMBLED AND SHIPPED WITH COMPLETE SYSTEM COMPONENTS AND INSTALLATION INSTRUCTIONS. 2. EXPOSED WORK TO BE CAREFULLY MATCHED TO PRODUCE CONTINUITY OF LINE AND DESIGN WITH ALL JOINTS. 3. NO RAW EDGES VISIBLE AT JOINTS.
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		3.1 EXAMINATION

AND FOR 7 DAYS AFTER COMPLETION, UNLESS HIGHER TEMPERATURES ARE REQUIRED BY REFERENCED INSTALLATION STANDARD OR MANUFACTURER'S INSTRUCTIONS.

1.7 EXTRA MATERIALS

A. DELIVER EXTRA MATERIALS TO OWNER. FURNISH EXTRA MATERIALS THAT MATCH PRODUCTS INSTALLED AS DESCRIBED BELOW, PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS CLEARLY DESCRIBING CONTENTS.

1. TILE AND TRIM UNITS: FURNISH QUANTITY OF FULL-SIZE UNITS EQUAL TO 3 PERCENT OF AMOUNT INSTALLED, FOR EACH TYPE, COMPOSITION, COLOR, PATTERN, AND SIZE.

PART 2 - PRODUCTS

2.1 PRODUCTS, GENERAL

A. ANSI STANDARD FOR TILE: COMPLY WITH ANSI A137.1 "AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR CERAMIC TILE" FOR TYPES, COMPOSITIONS, AND GRADES OF TILE INDICATED.

1. FURNISH TILE COMPLYING WITH "STANDARD GRADE" REQUIREMENTS UNLESS OTHERWISE INDICATED.

B. ANSI STANDARD FOR TILE INSTALLATION MATERIALS: COMPLY WITH ANSI STANDARD REFERENCED WITH PRODUCTS AND MATERIALS INDICATED FOR SETTING AND GROUTING.

C. COLORS, TEXTURES, AND PATTERNS: WHERE MANUFACTURER'S STANDARD PRODUCTS ARE INDICATED FOR TILE, GROUT, AND OTHER PRODUCTS REQUIRING SELECTION OF COLORS, SURFACE TEXTURES, PATTERNS, AND OTHER APPEARANCE CHARACTERISTICS, PROVIDE SAMPLES, PRODUCTS OR MATERIALS COMPLYING WITH THE FOLLOWING REQUIREMENTS:

1. SEE COLOR SELECTIONS ON DRAWINGS.

2. PROVIDE TILE TRIM AND ACCESSORIES THAT MATCH COLOR AND FINISH OF ADJOINING FLAT TILE, UNLESS CONTRASTING COLORS ARE SELECTED BY ARCHITECT.

D. FACTORY BLENDING: FOR TILE EXHIBITING COLOR VARIATIONS WITHIN THE RANGES SELECTED DURING SAMPLE SUBMITTALS, BLEND TILE IN FACTORY AND PACKAGE ACCORDINGLY SO THAT TILE UNITS TAKEN FROM ONE PACKAGE SHOW THE SAME RANGE IN COLORS AS THOSE TAKEN FROM OTHER PACKAGES AND MATCH APPROVED SAMPLES.

E. MOUNTING: WHERE FACTORY-MOUNTED TILE IS REQUIRED, PROVIDE BACK-OR EDGE-MOUNTED TILE ASSEMBLIES AS STANDARD WITH MANUFACTURER UNLESS ANOTHER MOUNTING METHOD IS INDICATED.

1. WHERE TILE IS INDICATED FOR INSTALLATION IN WET AREAS, DO NOT USE BACK-OR EDGE-MOUNTED TILE ASSEMBLIES UNLESS TILE MANUFACTURER SPECIFIES THAT THIS TYPE OF MOUNTING IS SUITABLE FOR THESE KINDS OF USES AND HAS BEEN SUCCESSFULLY USED ON OTHER PROJECTS.

2.2 TILE PRODUCTS

A. PERFORMANCE REQUIREMENTS: PROVIDE TILE PRODUCTS BY MANUFACTURER SUBJECT TO COMPLIANCE WITH THE FOLLOWING PERFORMANCE REQUIREMENTS. SEE THE FINISH SCHEDULE ON THE DRAWINGS FOR TILE TYPES, FINISHES, MANUFACTURERS, COLORS, SIZES, AND PATTERNS.

B. PORCELAIN FLOOR TILE:

1. COMPOSITION: PORCELAIN TILE.

2. MODULE SIZE: AS INDICATED ON DRAWINGS OR AS SELECTED BY ARCHITECT.

3. NOMINAL THICKNESS: PER TILE SELECTED.

4. FACE: PLAIN WITH CUSHION EDGES. NON-SLIP WITH ABRASIVE ADMIXTURE SURFACE.

5. COLORS: AS INDICATED ON DRAWINGS OR AS SELECTED BY ARCHITECT.

C. PORCELAIN WALL TILE:

1. COMPOSITION: PORCELAIN.

2. MODULE SIZE: AS INDICATED ON DRAWINGS OR AS SELECTED BY ARCHITECT.

3. NOMINAL THICKNESS: PER TILE SELECTED.

4. COLORS: AS INDICATED ON DRAWINGS OR AS SELECTED BY ARCHITECT.

D. PROVIDE TILE-SETTING AND GROUTING MATERIAL AS APPROVED BY TILE MANUFACTURERS.

E. TRIM UNITS: PROVIDE TILE TRIM UNITS TO MATCH CHARACTERISTICS OF ADJOINING WALL TILE AND TO COMPLY WITH FOLLOWING REQUIREMENTS:

1. SIZE: AS INDICATED, COORDINATED WITH SIZES AND COURSING OF ADJOINING WALL TILE WHERE APPLICABLE.

2. SHAPES: AS FOLLOWS, SELECTED FROM MANUFACTURER'S STANDARD SHAPES:

a. WAINSCOT CAP, SURFACE BULLNOSE,

- b. BASE: BUTT COVE BASE.
- c. OUT-CORNER: MANUFACTURED OUTSIDE TRIM.
- d. INTERNAL CORNERS: FIELD-BUTTED SQUARE CORNERS.
- e. JAMBS: SURFACE BULLNOSE WHERE TILE PROJECTS FROM JAMB.

2.3 TILE BACKING PANELS

A. CEMENTITIOUS BACKER UNITS: SEE DIVISION 09 SECTION "GYPSUM BOARD".

2.4 SETTING MATERIALS

A. LATEX-PORTLAND CEMENT MORTAR (THIN SET): ANSI A118.4.

1. PROVIDE PREPACKAGED, DRY-MORTAR MIX CONTAINING DRY, REDISPERSIBLE, VINYL ACETATE OR ACRYLIC ADDITIVE TO WHICH ONLY WATER MUST BE ADDED AT PROJECT SITE.
2. LATEX ADDITIVE: MANUFACTURER'S STANDARD ACRYLIC RESIN OR STYRENE-BUTADIENE-RUBBER WATER EMULSION, SERVING AS REPLACEMENT FOR PART OR ALL OF GAGING WATER, OF TYPE SPECIFICALLY RECOMMENDED BY LATEX-ADDITIVE MANUFACTURER FOR USE WITH FIELD-MIXED PORTLAND CEMENT AND AGGREGATE MORTAR BED.

B. ANTI-FRACTURE MEMBRANE: A TWO-PART SYSTEM CONSISTING OF A LIQUID RUBBER AND REINFORCING FABRIC

ROUTING MATERIALS

C. LATEX-PORTLAND CEMENT GROUT: ANSI A118.6, COLOR AS INDICATED, COMPOSITION AS FOLLOWS.

1. PREPACKAGED DRY GROUT MIX COMPOSED OF PORTLAND CEMENT, GRADED AGGREGATE, AND THE FOLLOWING DRY POLYMER ADDITIVE IN THE FORM OF A REMULSIFIABLE POWDER TO WHICH ONLY WATER IS ADDED AT JOB SITE.
 - a. DRY POLYMER ADDITIVE: POLYVINYL ACETATE OR ETHYLENE VINYL ACETATE.

- A. GENERAL: MANUFACTURER'S STANDARD PRODUCT, SELECTED FROM THE FOLLOWING THAT COMPLIES WITH ANSI A118.10 AND IS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICATION INDICATED.
- B. ONE-PART LIQUID-APPLIED URETHANE IN A CONSISTENCY SUITABLE FOR TROWEL APPLICATION AND INTENDED FOR USE AS BOTH WATERPROOFING AND TILE-SETTING ADHESIVE IN A TWO-STEP PROCESS.
 - 1. PRODUCT/TRADE NAME: "HYDROMAX ULTRA-SET" BY BOSTIK CONSTRUCTION PRODUCTS DIV. OR PRODUCTS BY ONE OF THE FOLLOWING:
 - a. CUSTOM BUILDING PRODUCTS.
 - b. LATICRETE INTERNATIONAL, INC.
 - c. MARI CORPORATION
 - d. SUMMITVILLE TILES, INC.
 - 2. PROVIDE AT ALL THINSET FLOOR TILE APPLICATIONS ABOVE GRADE IN "WET" AREAS.
- 2.6 CRACK ISOLATION MEMBRANE
- A. CRACK ISOLATION MEMBRANE: MANUFACTURER'S STANDARD PRODUCT THAT COMPLIES WITH ANSI A118.10 AND IS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICATION INDICATED.
 - 1. PROVIDE AT ALL THINSET FLOOR TILE APPLICATIONS.
- 2.7 ELASTOMERIC SEALANTS
- A. GENERAL: PROVIDE MANUFACTURER'S STANDARD CHEMICALLY CURING, ELASTOMERIC SEALANTS OF BASE POLYMER INDICATED THAT COMPLY WITH REQUIREMENTS OF DIVISION 07 SECTION "INTERIOR JOINT SEALANTS" AND ASTM C 920 AS REFERENCED BY TYPE, GRADE, CLASS, AND USES.
- B. COLORS: PROVIDE COLORS OF EXPOSED SEALANTS TO MATCH COLORS OF GROUT IN TILE ADJOINING SEALED JOINTS UNLESS OTHERWISE INDICATED.
- C. A. ONE-PART MILDEW-RESISTANT SILICONE SEALANT: TYPE S; GRADE NS; CLASS 25; USES NT, G, A, AND AS APPLICABLE TO NONPOROUS JOINT SUBSTRATES INDICATED, 0; FORMULATED WITH FUNGICIDE, INTENDED FOR SEALING INTERIOR CERAMIC TILE JOINTS AND OTHER NONPOROUS SUBSTRATES THAT ARE SUBJECT TO IN-SERVICE EXPOSURES OF HIGH HUMIDITY AND TEMPERATURE EXTREMES.

- 2.8 MISCELLANEOUS MATERIALS
- A. TROWELABLE UNDERLAYMENTS AND PATCHING COMPOUNDS; LATEX-MODIFIED, PORTLAND-CEMENT-BASED FORMULATION PROVIDED OR APPROVED BY MANUFACTURER OF TILE-SETTING MATERIALS FOR INSTALLATIONS INDICATED.
- B. METAL EDGE STRIPS: ZINC ALLOY OR STAINLESS STEEL TILE STRIPS, 1/8-INCH WIDE AT TOP EDGE WITH INTEGRAL PROVISION FOR ANCHORAGE TO MORTAR BED OR SUBSTRATE UNLESS OTHERWISE INDICATED.
 - 1. PROFILES: AS SELECTED BY ARCHITECT.
 - 2. FINISHES: AS SELECTED BY ARCHITECT.
 - 3. PRODUCT: PROVIDE PRODUCTS AS MANUFACTURED BY SCHLUTER SYSTEMS:
WWW.SCHLUTER.COM.
- C. METAL REDUCER STRIPS: ADA COMPLIANT, ALUMINUM REDUCER STRIP WITH INTEGRAL PROVISION FOR MECHANICAL ANCHORAGE TO CONCRETE SUBSTRATE UNLESS OTHERWISE INDICATED.
- 2.9 MIXING MORTARS AND GROUT
- A. MIX MORTARS AND GROUTS TO COMPLY WITH REQUIREMENTS OF REFERENCED STANDARDS AND MANUFACTURERS INCLUDING THOSE FOR ACCURATE PROPORTIONING OF MATERIALS, WATER, OR ADDITIVE CONTENT; TYPE OF MIXING EQUIPMENT, SELECTION OF MIXER SPEEDS, MIXING CONTAINERS, MIXING TIME, AND OTHER PROCEDURES NEEDED TO PRODUCE MORTARS AND GROUTS OF UNIFORM QUALITY WITH OPTIMUM PERFORMANCE CHARACTERISTICS FOR APPLICATION INDICATED.

PART 3 - EXECUTION

3.1 EXAMINATION

A. EXAMINE SUBSTRATES AND AREAS WHERE TILE WILL BE INSTALLED, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF INSTALLED TILE.

1. VERIFY THAT SUBSTRATES FOR SETTING TILE ARE FIRM, DRY, CLEAN, AND FREE FROM OIL OR WAXY FILMS AND CURING COMPOUNDS.

2. VERIFY THAT INSTALLATION OF GROUNDS, ANCHORS, RECESSED FRAMES, ELECTRICAL AND MECHANICAL UNITS OF WORK, AND SIMILAR ITEMS LOCATED IN OR BEHIND TILE HAS BEEN COMPLETED BEFORE INSTALLING TILE.

B. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.2 PREPARATION

A. BLENDING: FOR TILE EXHIBITING COLOR VARIATIONS WITHIN THE RANGES SELECTED DURING SAMPLE SUBMITTALS, VERIFY THAT TILE HAS BEEN BLENDED IN FACTORY AND PACKAGED ACCORDINGLY SO THAT TILE UNITS TAKEN FROM ONE PACKAGE SHOW THE SAME RANGE IN COLORS AS THOSE TAKEN FROM OTHER PACKAGES AND MATCH APPROVED SAMPLES. IF NOT FACTORY BLENDED, EITHER RETURN TO MANUFACTURER OR BLEND TILES AT PROJECT SITE BEFORE INSTALLING.

3.3 INSTALLATION, GENERAL

A. COMPLY WITH TCNA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" FOR TCNA INSTALLATION METHODS SPECIFIED IN TILE INSTALLATION SCHEDULES, OR TILE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS AND MATERIALS FOR TILE TYPE. COMPLY WITH PARTS OF THE ANSI A108 SERIES - SPECIFICATIONS FOR INSTALLATION OF CERAMIC TILE - THAT ARE REFERENCED IN TCNA INSTALLATION METHODS. SPECIFIED IN TILE INSTALLATION SCHEDULES, AND APPLY TO TYPES OF SETTING AND GROUTING MATERIALS USED.

B. EXTEND TILE WORK INTO RECESSES AND UNDER OR BEHIND EQUIPMENT AND FIXTURES TO FORM A COMPLETE COVERING WITHOUT INTERRUPTIONS EXCEPT AS OTHERWISE SHOWN. TERMINATE WORK NEATLY AT OBSTRUCTIONS, EDGES, AND CORNERS WITHOUT DISRUPTING PATTERN OR JOINT ALIGNMENTS.

C. ACCURATELY FORM INTERSECTIONS AND RETURNS. PERFORM CUTTING AND DRILLING OF TILE WITHOUT MARRING VISIBLE SURFACES. CAREFULLY GRIND CUT EDGES OF TILE. ALTIMIT TRIM, FINISH, OR BUILT-IN ITEMS FOR STRAIGHT ALIGNED JOINTS. FIT TILE CLOSELY TO ELECTRICAL OUTLETS, PIPING, FIXTURES, AND OTHER PENETRATIONS SO THAT GROUT, COLLARS, OR COVERS OVERLAP TILE.

- D. JOINTING PATTERN: UNLESS OTHERWISE SHOWN, LAY TILE IN GRID PATTERN. ALIGN JOINTS WHEN ADJOINING TILES ON FLOOR, BASE, WALLS, AND TRIM ARE SAME SIZE. LAY OUT TILE WORK AND CENTER TILE FIELDS IN BOTH DIRECTIONS IN EACH SPACE OR ON EACH WALL AREA. ADJUST TO MINIMIZE TILE CUTTING. PROVIDE UNIFORM JOINT WIDTHS UNLESS OTHERWISE SHOWN.
 - 1. FOR TILE MOUNTED IN SHEETS, MAKE JOINTS BETWEEN TILE SHEETS SAME WIDTH AS JOINTS WITHIN TILE SHEETS SO THAT EXTENT OF EACH SHEET IS NOT APPARENT IN FINISHED WORK.
- E. JOINT WIDTHS: UNLESS OTHERWISE INDICATED, INSTALL TILE WITH JOINT WIDTHS AS RECOMMENDED BY TILE MANUFACTURER PER TILE TYPE.
- F. LAY OUT TILE WAINSCOTS TO NEXT FULL TILE BEYOND DIMENSIONS INDICATED.
- G. EXPANSION JOINTS: LOCATE EXPANSION JOINTS AND OTHER SEALANT-FILLED JOINTS, INCLUDING CONTROL, CONTRACTION, AND ISOLATION JOINTS, WHERE INDICATED DURING INSTALLATION OF SETTING MATERIALS, MORTAR BEDS, AND TILE. DO NOT SAW CUT JOINTS AFTER INSTALLATION OF TILES.
 - 1. LOCATE JOINTS IN TILE SURFACES DIRECTLY ABOVE JOINTS IN CONCRETE SUBSTRATES.
 - 2. PREPARE JOINTS AND APPLY SEALANTS TO COMPLY WITH REQUIREMENTS OF DIVISION 07 SECTION "JOINT SEALANTS".
- H. METAL EDGE STRIPS: INSTALL WHERE EXPOSED EDGE OF THE FLOORING MEETS CARPET OR OTHER FLOORING THAT FINISHES FLUSH WITH OR BELOW TOP OF TILE.
- I. GROUT TILE TO COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING INSTALLATION STANDARDS.
 - 1. FOR CERAMIC TILE GROUTS (SAND-PORTLAND CEMENT, DRY-SET, COMMERCIAL PORTLAND CEMENT, AND LATEX-PORTLAND CEMENT GROUTS), COMPLY WITH ANSI A108.10.
 - 2. RAKE OUT VERTICAL JOINTS AT INSIDE CORNERS. FILL JOINTS WITH COLOR-MATCHED SEALANT.
- J. GROUT SEALER: APPLY GROUT SEALER TO GROUT JOINTS IN TILE FLOORS ACCORDING TO GROUT-SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS, AS SOON AS GROUT SEALER HAS PENETRATED GROUT JOINTS. REMOVE EXCESS SEALER AND SEALER FROM TILE FACES BY WIPING WITH SOFT CLOTH.
- K. APPLY SEALANT TO JUNCTION OF TILE AND DISSIMILAR MATERIALS AND AT JUNCTION OF DISSIMILAR PLANES INCLUDING:
 - 1. JOINTS BETWEEN PLUMBING FIXTURES AND TILE WORK.
 - 2. INSIDE CORNERS: RAKE OUT AND SEAL.
 - 3. DOOR FRAMES.

3.4	TILE BACKING PANEL INSTALLATION
A.	SEE DIVISION 09 SECTION "GYPSUM BOARD" FOR INSTALLATION OF CEMENTITIOUS BACKER UNIT
3.5	WATERPROOFING MEMBRANE INSTALLATION
A.	INSTALL WATERPROOFING TO COMPLY WITH ANSI A108.13 AND MANUFACTURER'S WRITTEN INSTRUCTIONS TO PRODUCE WATERPROOF MEMBRANE OF UNIFORM THICKNESS AND BONDED SECURELY TO SUBSTRATE.
B.	DO NOT INSTALL TILE OVER WATERPROOFING UNTIL WATERPROOFING HAS CURED.
3.6	CRACK ISOLATION MEMBRANE INSTALLATION
A.	INSTALL CRACK ISOLATION MEMBRANE TO COMPLY WITH ANSI A108.17 AND MANUFACTURER'S WRITTEN INSTRUCTIONS TO PRODUCE MEMBRANE OF UNIFORM THICKNESS AND BONDED SECURELY TO SUBSTRATE.
B.	DO NOT INSTALL TILE OR SETTING MATERIALS OVER CRACK ISOLATION MEMBRANE UNTIL MEMBRANE HAS CURED.
3.7	CLEANING AND PROTECTION
A.	SURFACES: UPON COMPLETION OF PLACEMENT AND GROUTING, CLEAN ALL CERAMIC TILE CLEANSING SO THEY ARE FREE OF FOREIGN MATTER.
B.	REMOVE LATEX PORT AND CEMENT GROUT RESIDUE FROM TILE AS SOON AS POSSIBLE.
2.	UNGLAZED TILE MAY BE CLEANED WITH ACID SOLUTIONS ONLY WHEN PERMITTED BY TILE AND GROUT MANUFACTURER'S PRINTED INSTRUCTIONS, BUT NOT SOONER THAN 7 DAYS AFTER INSTALLATION TO PROTECT METAL SURFACES, CAST IRON, AND VITREOUS GLAZES.

- PLUMBING FIXTURES FROM EFFECTS OF ACID CLEANING. FLUSH SURFACE WITH CLEAN WATER BEFORE AND AFTER CLEANING.
- 3. REMOVE TEMPORARY PROTECTIVE COATING BY METHOD RECOMMENDED BY COATING MANUFACTURER. THAT IS ACCEPTABLE TO BRICK AND GROUT MANUFACTURER. TRAP AND REMOVE COATING TO PREVENT IT FROM CLOSING DRAINS.
- B. FINISHED TILE WORK: LEAVE FINISHED INSTALLATION CLEAN AND FREE OF CRACKED, CHIPPED, BROKEN, UNBONDED, AND OTHERWISE DEFECTIVE TILE WORK.
- C. PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS IN A MANNER ACCEPTABLE TO MANUFACTURER AND TIMEKEEPER THAT ENSURES THAT TILE IS WITHOUT DAMAGE OR DETEIORATION AT INSTALLER'S SUBSTANTIAL COMPLETION.
 - 1. WHEN RECOMMENDED BY TILE MANUFACTURER, APPLY A PROTECTIVE COAT OF NEUTRAL PROTECTIVE CLEANER TO COMPLETED TILE WALLS AND FLOORS. PROTECT INSTALLED TILE WORK WITH KRAFT PAPER OR OTHER HEAVY COVERING DURING CONSTRUCTION PERIOD TO PREVENT STAINING, DAMAGE, AND WEAR.
- D. BEFORE FINAL INSPECTION, REMOVE PROTECTIVE COVERINGS AND RINSE NEUTRAL CLEANER FROM TILE SURFACES.

3.8 CONSTRUCTION WASTE MANAGEMENT

- A. MANAGE CONSTRUCTION WASTE IN ACCORDANCE WITH PROVISIONS OF DIVISION 01 SECTION "CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL".

END OF SECTION 9 00 00

SECTION 09 1113 - EXTERIOR PAINTING

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES SURFACE PREPARATION AND THE APPLICATION OF PAINT SYSTEMS ON THE FOLLOWING EXTERIOR SUBSTRATES:

1. STEEL

2. GALVANIZED METAL

B. RELATED SECTIONS:

1. DIVISION 05 SECTIONS FOR SHOP PRIMING OF METAL SUBSTRATES WITH PRIMERS SPECIFIED IN THIS SECTION.

2. DIVISION 08 SECTIONS FOR FACTORY PRIMING HOLLOW METAL DOORS WITH PRIMERS SPECIFIED IN THIS SECTION.

3. DIVISION 09 SECTION "INTERIOR PAINTING" FOR SURFACE PREPARATION AND THE APPLICATION OF PAINT SYSTEMS ON INTERIOR SUBSTRATES.

1.2 SUBMITTALS

A. ACTION SUBMITTALS:

1. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED, INCLUDE PREPARATION REQUIREMENTS AND APPLICATION INSTRUCTIONS.

2. SAMPLES FOR VERIFICATION: SUBMIT 9 BY 12-INCH DRAW-DOWN SAMPLES FOR EACH TYPE AND COLOR OF TOPCOAT PRODUCT INDICATED:

a. STEP COATS ON SAMPLES TO SHOW EACH COAT REQUIRED FOR SYSTEM.

b. LABEL EACH COAT OF EACH SAMPLE.

c. LABEL EACH SAMPLE FOR LOCATION AND APPLICATION AREA.

B. INFORMATIONAL SUBMITTALS:

1. PRODUCT LIST: FOR EACH PRODUCT INDICATED, INCLUDE THE FOLLOWING:

a. CROSS-REFERENCE TO PAINT SYSTEM AND LOCATIONS OF APPLICATION AREAS. USE SAME DESIGNATIONS INDICATED ON DRAWINGS AND IN SCHEDULES.

b. PRINTOUT OF CURRENT "MPI APPROVED PRODUCTS LIST" FOR EACH PRODUCT CATEGORY SPECIFIED IN PART 2, WITH THE PROPOSED PRODUCT HIGHLIGHTED.

2. ENVIRONMENTAL REQUIREMENTS: SUBMIT PRODUCT DATA OR MSDS INDICATING COMPLIANCE WITH EMISSIONS AND VOC CONTENT OF PRODUCTS SPECIFIED TO BE PROVIDED FOR THE PROJECT. HIGHLIGHT OR CIRCLE APPLICABLE VOC CONTENT ON SUBMITTAL AND INDICATE SPECIFIED LIMIT TO BE COMPLIED WITH.

1.3 QUALITY ASSURANCE

A. MPI STANDARDS:

1. PRODUCTS: PROVIDE PRODUCTS COMPLYING WITH MPI STANDARDS INDICATED AND LISTED IN "MPI APPROVED PRODUCTS LIST".
2. PREPARATION AND WORKMANSHIP: COMPLY WITH REQUIREMENTS IN "MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL" FOR PRODUCTS AND PAINT SYSTEMS INDICED.

B. MOCKUPS: APPLY BENCHMARK SAMPLES OF EACH PAINT SYSTEM INDICATED AND EACH COLOR AND FINISH SELECTED TO VERIFY PRELIMINARY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS FOR MATERIALS, APPLICATION AND COLOR.

1. ARCHITECT WILL SELECT ONE SURFACE TO REPRESENT SURFACES AND CONDITIONS FOR APPLICATION OF EACH PAINT SYSTEM SPECIFIED IN PART 3.
 - a. VERTICAL AND HORIZONTAL SURFACES: PROVIDE SAMPLES OF AT LEAST 100 SQ. FT.
 - b. OTHER ITEMS: ARCHITECT WILL DESIGNATE ITEMS OR AREAS REQUIRED.
2. FINAL APPROVAL OF COLOR SELECTIONS WILL BE BASED ON BENCHMARK SAMPLES.
 - a. IF PRELIMINARY COLOR SELECTIONS ARE NOT APPROVED, APPLY ADDITIONAL BENCHMARK SAMPLES OF ADDITIONAL COLORS SELECTED BY ARCHITECT AT NO ADDED COST TO OWNER.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. STORE MATERIALS NOT IN USE IN TIGHTLY COVERED CONTAINERS IN WELL-VENTILATED AREAS WITH AMBIENT TEMPERATURES CONTINUOUSLY MAINTAINED AT NOT LESS THAN 45 DEG F.
 1. MAINTAIN CONTAINERS IN CLEAN CONDITION, FREE OF FOREIGN MATERIALS AND RESIDUE
 2. REMOVE RAGS AND WASTE FROM STORAGE AREAS DAILY.

1.5 PROJECT CONDITIONS

- A. APPLY PAINTS ONLY WHEN TEMPERATURE OF SURFACES TO BE PAINTED AND AMBIENT AIR TEMPERATURES ARE BETWEEN 50 AND 95 DEG F.
- B. DO NOT APPLY PAINTS IN SNOW, RAIN, FOG, OR MIST; WHEN RELATIVE HUMIDITY EXCEEDS 95 PERCENT; AT TEMPERATURES LESS THAN 5 DEG F ABOVE THE DEW POINT; OR TO DAMP OR WET SURFACES.

1.6 EXTRA MATERIALS

- A. FURNISH EXTRA MATERIALS DESCRIBED BELOW THAT ARE FROM SAME PRODUCTION RUN (BATCH MIXES) MATERIALS APPLIED AND THAT ARE PACKAGED FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS
 1. QUANTITY: FURNISH AN ADDITIONAL 5 PERCENT, BUT NOT LESS THAN 1 GALLON OF EACH MATERIAL AND COLOR APPLIED.

PART 2 - PRODUCTS

2.1 MANUFACTURER

A. AVAILABLE MATERIAL MANUFACTURERS: PRODUCTS SPECIFIED ARE BASED ON SHERWIN WILLIAMS: WWW.SHERWIN-WILLIAMS.COM. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. BEHR PAINT: WWW.BEHR.COM.

2.2 PAINT, GENERAL

A. MATERIAL COMPATIBILITY:

1. PROVIDE MATERIALS FOR USE WITHIN EACH PAINT SYSTEM THAT ARE COMPATIBLE WITH ONE ANOTHER AND SUBSTRATES INDICATED, UNDER CONDITIONS OF SERVICE AND APPLICATION AS DEMONSTRATED BY MANUFACTURER, BASED ON TESTING AND FIELD EXPERIENCE.

2. FOR EACH COAT IN A PAINT SYSTEM, PROVIDE PRODUCTS RECOMMENDED IN WRITING BY MANUFACTURERS OF TOPCOAT FOR USE IN PAINT SYSTEM AND ON SUBSTRATE INDICATED.

B. COLORS: AS INDICATED IN THE COLOR SCHEDULE ON THE DRAWINGS OR AS SELECTED BY ARCHITECT.

2.3 METAL PRIMERS

A. ALKYD ANTI-CORROSIVE METAL PRIMER: MPI #79.

1. VOC CONTENT LIMIT: 250 G/L.

- B. QUICK-DRYING ALKYD METAL PRIMER: MPI #76.
 - 1. VOC CONTENT LIMIT: 250 G/L.
- C. CEMENTITIOUS GALVANIZED-METAL PRIMER: MPI #26.
 - 1. VOC CONTENT LIMIT: 250 G/L.
- D. WATERBORNE GALVANIZED-METAL PRIMER: MPI #134.
 - 1. VOC CONTENT LIMIT: 250 G/L.
- E. QUICK-DRYING PRIMER FOR ALUMINUM: MPI #95.
 - 1. VOC CONTENT LIMIT: 250 G/L.

2.4 EXTERIOR LATEX PAINTS

- A. EXTERIOR LATEX (SEMI-GLOSS): MPI #11 (GLOSS LEVEL 5).
 - 1. VOC CONTENT LIMIT: 50 G/L

2.5 QUICK-DRYING ENAMELS

- A. QUICK-DRYING ENAMEL (SEMI-GLOSS): MPI #81 (GLOSS LEVEL 5).
 - 1. VOC CONTENT LIMIT: 50 G/L

PART 3 - EXECUTION

3.1 EXAMINATION

- A. EXAMINE SUBSTRATES AND CONDITIONS, WITH APPLICATOR PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR MAXIMUM MOISTURE CONTENT AND OTHER CONDITIONS AFFECTING PERFORMANCE OF WORK.
- B. MAXIMUM MOISTURE CONTENT OF SUBSTRATES: WHEN MEASURED WITH AN ELECTRONIC MOISTURE METER AS FOLLOWS:
 - 1. CONCRETE: 12 PERCENT
 - 2. MASONRY (CLAY AND CMU): 12 PERCENT.
 - 3. WOOD: 15 PERCENT
 - 4. PLASTER: 12 PERCENT
 - 5. GYPSUM BOARD: 12 PERCENT
- C. VERIFY SUITABILITY OF SUBSTRATES, INCLUDING SURFACE CONDITIONS AND COMPATIBILITY WITH EXISTING FINISHES AND PRIMERS.
- D. BEGIN COATING APPLICATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED AND SURFACES ARE DRY.
 - 1. BEGINNING COATING APPLICATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SUBSTRATES AND CONDITIONS.

3.2 PREPARATION

- A. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS IN "MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL," APPLICABLE TO SUBSTRATES AND PAINT SYSTEMS IDENTIFIED.
- B. REMOVE PLATES, MACHINED SURFACES, AND SIMILAR ITEMS ALREADY IN PLACE THAT ARE NOT TO BE PAINTED. IF REMOVAL IS IMPRACTICAL OR IMPOSSIBLE BECAUSE OF SIZE OR WEIGHT OF ITEM, PROVIDE SURFACE-APPLIED PROTECTION BEFORE SURFACE PREPARATION AND PAINTING.
 - 1. AFTER COMPLETING PAINTING OPERATIONS, USE WORKERS SKILLED IN THE TRADES INVOLVED TO REINSTALL ITEMS THAT WERE REMOVED. REMOVE SURFACE-APPLIED PROTECTION IF ANY.
 - 2. DO NOT PAINT OVER LABELS OF INDEPENDENT TESTING AGENCIES OR EQUIPMENT NAME, IDENTIFICATION, PERFORMANCE RATING, OR NOMENCLATURE PLATES.
- C. CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF PAINTS, INCLUDING DIRT, OIL, GREASE, AND INCOMPATIBLE PAINTS AND ENCAPSULANTS.
 - 1. REMOVE INCOMPATIBLE PRIMERS AND REPRIME SUBSTRATE WITH COMPATIBLE PRIMERS AS REQUIRED TO PRODUCE PAINT SYSTEMS INDICATED.
- D. CONCRETE SUBSTRATES: REMOVE RELEASE AGENTS, CURING COMPOUNDS, EFFLORESCENCE, AND CHALK. DO NOT PAINT SURFACES IF MOISTURE CONTENT OR ALKALINITY OF SURFACES TO BE PAINTED EXCEEDS THAT PERMITTED IN MANUFACTURER'S TECHNICAL INSTRUCTION.

- E. CLAY MASONRY SUBSTRATES: REMOVE EFFLORESCENCE AND CHALK. DO NOT PAINT SURFACES IF MOISTURE CONTENT OF SURFACES OR ALKALINITY OF MORTAR JOINTS TO BE PAINTED EXCEED THAT PERMITTED IN MANUFACTURER'S WRITTEN INSTRUCTIONS.
- F. CONCRETE MASONRY SUBSTRATES: REMOVE EFFLORESCENCE AND CHALK. DO NOT PAINT SURFACES IF MOISTURE CONTENT OR ALKALINITY OF SURFACES TO BE PAINTED EXCEEDS THAT PERMITTED IN MANUFACTURER'S WRITTEN INSTRUCTIONS.
- G. STEEL SUBSTRATES: REMOVE RUST AND LOOSE MILL SCALE. CLEAN USING METHODS RECOMMENDED IN WRITING BY PAINT MANUFACTURER.
- H. GALVANIZED-METAL SUBSTRATES: REMOVE GREASE AND OIL RESIDUE FROM GALVANIZED SHEET METAL FABRICATED FROM COIL STOCK BY MECHANICAL METHODS TO PRODUCE CLEAN, LIGHTLY ETCHED SURFACES THAT PROMOTE ADHESION OF SUBSEQUENTLY APPLIED PAINTS.
- I. ALUMINUM SUBSTRATES: REMOVE SURFACE OXIDATION.

3.3 APPLICATION

- A. APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 1. USE APPLICATORS AND TECHNIQUES SUITED FOR PAINT AND SUBSTRATE IDENTIFIED.
 - 2. PAINT SURFACES BEHIND MOVABLE ITEMS SAME AS SIMILAR EXPOSED SURFACES. BEFORE FINAL INSTALLATION, PAINT SURFACES BEHIND PERMANENTLY FIXED ITEMS WITH PRIME COAT ONLY.
- B. TINT EACH UNDERCOAT A LIGHTER SHADE TO FACILITATE IDENTIFICATION OF EACH COAT IF MULTIPLE COATS OF SAME MATERIAL ARE TO BE APPLIED. TINT UNDERCOATS TO MATCH COLOR OF TOPCOAT, BUT PROVIDE SUFFICIENT DIFFERENCE IN SHADE OF UNDERCOATS TO DISTINGUISH EACH SEPARATE COAT.
- C. IF UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH TOPCOAT, APPLY ADDITIONAL COATS UNTIL CURED FILM HAS A UNIFORM PAINT FINISH, COLOR, AND APPEARANCE.
- D. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, ROLLER TRACKING, RUNS, SAGS, ROPEINESS, OR OTHER SURFACE IMPERFECTIONS. CUT IN SHARP LINES AND COLOR BREAKS.

3.4 FIELD QUALITY CONTROL

- A. TESTING OF PAINT MATERIALS: OWNER RESERVES THE RIGHT TO INVOKE THE FOLLOWING PROCEDURE AT ANY TIME AND AS OFTEN AS OWNER DEEMS NECESSARY DURING THE PERIOD WHEN PAINTS ARE BEING APPLIED:
 - 1. OWNER WILL ENGAGE THE SERVICES OF A QUALIFIED TESTING AGENCY TO SAMPLE PAINT MATERIALS BEING USED. SAMPLES OF MATERIAL DELIVERED TO PROJECT SITE WILL BE TAKEN, IDENTIFIED, SEALED, AND CERTIFIED IN PRESENCE OF CONTRACTOR.
 - 2. TESTING AGENCY WILL PERFORM TESTS FOR COMPLIANCE OF PAINT MATERIALS WITH PRODUCT REQUIREMENTS.
 - 3. OWNER MAY DIRECT CONTRACTOR TO STOP APPLYING PAINTS IF TEST RESULTS SHOW MATERIALS BEING USED DO NOT COMPLY WITH PRODUCT REQUIREMENTS. CONTRACTOR SHALL REMOVE NON-COMPLYING PAINT MATERIALS FROM PROJECT SITE, PAY FOR TESTING, AND REPAINT SURFACES PAINTED WITH REJECTED MATERIALS. CONTRACTOR WILL BE REQUIRED TO REMOVE REJECTED MATERIALS FROM PREVIOUSLY PAINTED SURFACES IF, ON REPAINTING WITH COMPLYING MATERIALS, THE TWO PAINTS ARE INCOMPATIBLE.

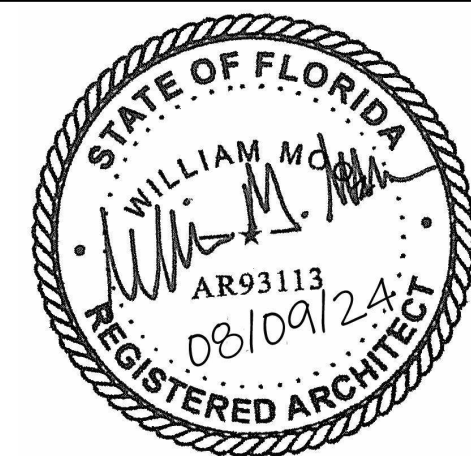
3.5 WASTE MANAGEMENT AND DISPOSAL

- A. PAINT, STAIN AND WOOD PRESERVATIVE FINISHES AND RELATED MATERIALS (THINNERS, SOLVENTS, ETC.) ARE REGARDED AS HAZARDOUS PRODUCTS AND ARE SUBJECT TO REGULATIONS FOR DISPOSAL. OBTAIN INFORMATION ON THESE CONTROLS FROM APPLICABLE GOVERNMENT DEPARTMENTS HAVING JURISDICTION.
- B. ALL WASTE MATERIALS SHALL BE SEPARATED AND RECYCLED. WHERE PAINT RECYCLING IS AVAILABLE, COLLECT WASTE PAINT BY TYPE AND PROVIDE FOR DELIVERY TO RECYCLING OR COLLECTION FACILITY. MATERIALS THAT CANNOT BE REUSED MUST BE TREATED AS HAZARDOUS WASTE AND BE DISPOSED OF IN AN APPROPRIATE MANNER.
 1. RECYCLE PAINT THROUGH "PAINTCARE", (855) 724-6809 OR WWW.PAINTCARE.ORG, OR SIMILAR PAINT RECYCLER.
- C. PLACE MATERIALS DEFINED AS HAZARDOUS OR TOXIC WASTE, INCLUDING USED SEALANT AND ADHESIVES/TUBES AND CONTAINERS, IN CONTAINERS OR AREAS DESIGNATED FOR HAZARDOUS WASTE.

**SOUTHGATE CANOPY
RENOVATION AND SITE
IMPROVEMENTS**

910 WEST AVENUE
MIAMI BEACH, FL 33139

TRYBA ARCHITECTS
1620 Logan Street
Denver Colorado 80203
303.831.4010

[illegible]

PROJECT NO. 2231	SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS
DATE: AUGUST 09, 2024	

D. TO REDUCE THE AMOUNT OF CONTAMINANTS ENTERING WATERWAYS, SANITARY/STORM DRAIN SYSTEMS OR INTO THE GROUND THE FOLLOWING PROCEDURES SHALL BE STRICTLY ADHERED TO:

E. RETAIN CLEANING WATER FOR WATER-BASED MATERIALS TO ALLOW SEDIMENTS TO BE FILTERED OUT. IN NO CASE SHALL EQUIPMENT BE CLEANED USING FREE DRAINING WATER.

1. RETAIN CLEANERS, THINNERS, SOLVENTS AND EXCESS PAINT AND PLACE IN DESIGNATED CONTAINERS AND ENSURE PROPER DISPOSAL.

2. RETURN SOLVENT AND OIL SOAKED RAGS USED DURING PAINTING OPERATIONS FOR CONTAMINANT RECOVERY, PROPER DISPOSAL, OR APPROPRIATE CLEANING AND LAUNDERING.

F. DISPOSE OF CONTAMINANTS IN AN APPROVED LEGAL MANNER IN ACCORDANCE WITH HAZARDOUS WASTE REGULATIONS.

G. EMPTY PAINT CANS ARE TO BE DRY PRIOR TO DISPOSAL OR RECYCLING.

H. CLOSE AND SEAL TIGHTLY PARTLY USED CANS OF MATERIALS INCLUDING SEALANT AND ADHESIVE CONTAINERS AND STORE PROTECTED IN WELL VENTILATED FIRE-SAFE AREA AT MODERATE TEMPERATURE.

I. SET ASIDE AND PROTECT SURPLUS AND UNCONTAMINATED FINISH MATERIALS NOT REQUIRING BY THE OWNER AND DELIVER OR ARRANGE COLLECTION FOR VERIFIABLE RE-USE OR RE-MANUFACTURING.

3.6 CLEANING AND PROTECTION

A. AT END OF EACH WORKDAY, REMOVE RUBBISH, EMPTY CANS, RAGS, AND OTHER DISCARDED MATERIALS FROM PROJECT SITE.

B. AFTER COMPLETING PAINT APPLICATION, CLEAN SPATTERED SURFACES. REMOVE SPATTERED PAINTS BY WASHING, SCRAPING, OR OTHER METHODS. DO NOT SCRATCH OR DAMAGE ADJACENT FINISHED SURFACES.

C. PROTECT WORK OF OTHER TRADES AGAINST DAMAGE FROM PAINT APPLICATION. CORRECT DAMAGE TO WORK OF OTHER TRADES BY CLEANING, REPAIRING, REPLACING, AND REFINISHING, AS APPROVED BY ARCHITECT, AND LEAVE IN AN UNDAMAGED CONDITION.

D. AT COMPLETION OF CONSTRUCTION ACTIVITIES OF OTHER TRADES, TOUCH UP AND RESTORE DAMAGED OR DEFACED PAINTED SURFACES.

3.7 EXTERIOR PAINTING SCHEDULE

A. STEEL SUBSTRATES:

1. ALKYD SYSTEM: MPI EXT 5.1D.

a. PRIME COAT: ALKYD ANTICORROSIVE METAL PRIMER.

b. INTERMEDIATE COAT: EXTERIOR ALKYD ENAMEL MATCHING TOPCOAT.

c. TOPCOAT: EXTERIOR ALKYD ENAMEL SEMI-GLOSS.

B. GALVANIZED-METAL SUBSTRATES:

1. LATEX SYSTEM: MPI EXT 5.3A.

a. PRIME COAT: CEMENTITIOUS GALVANIZED-METAL PRIMER.

b. INTERMEDIATE COAT: EXTERIOR LATEX MATCHING TOPCOAT.

c. TOPCOAT: EXTERIOR LATEX SEMI-GLOSS.

END OF SECTION 09 9113

SECTION 09 9123 - INTERIOR PAINTING

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES SURFACE PREPARATION AND THE APPLICATION OF PAINT SYSTEMS ON THE FOLLOWING INTERIOR SUBSTRATES:

1. CONCRETE.

2. STEEL.

3. GALVANIZED METAL.

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4. ALUMINUM (NOT ANODIZED OR OTHERWISE COATED).

5. WOOD.

6. GYPSUM BOARD.

B. RELATED SERVICES:

1. DIVISION 05 SECTIONS FOR SHOP PRIMING OF METAL SUBSTRATES WITH PRIMERS SPECIFIED IN THIS SECTION.

2. DIVISION 06 SECTIONS FOR SHOP PRIMING CARPENTRY WITH PRIMERS SPECIFIED IN THIS SECTION.

3. DIVISION 08 SECTIONS FOR FACTORY PRIMING WINDOWS AND DOORS WITH PRIMERS SPECIFIED IN THIS SECTION.

4. DIVISION 09 SECTION "EXTERIOR PAINTING" FOR SURFACE PREPARATION AND THE APPLICATION OF PAINT SYSTEMS ON EXTERIOR SUBSTRATES.

1.2 SUBMITTALS

A. ACTION SUBMITTALS:

1. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED. INCLUDE PREPARATION REQUIREMENTS AND APPLICATION INSTRUCTIONS.

2. SAMPLES FOR VERIFICATION: FOR EACH TYPE OF PAINT SYSTEM AND IN EACH COLOR AND GLOSS OF TOPCOAT INDICATED

a. SUBMIT SAMPLES ON RIGID BACKING, APPROXIMATELY 8- BY 12-INCHES.

b. STEP COATS ON SAMPLES TO SHOW EACH COAT REQUIRED FOR SYSTEM.

c. LABEL EACH COAT OF EACH SAMPLE.

d. LABEL EACH SAMPLE FOR LOCATION AND APPLICATION AREA.

3. PRODUCT LIST: FOR EACH PRODUCT INDICATED, INCLUDE THE FOLLOWING:

a. CROSS-REFERENCE TO PAINT SYSTEM AND LOCATIONS OF APPLICATION AREAS. USE SAME DESIGNATIONS INDICATED ON DRAWINGS AND IN SCHEDULES.

b. PRINTOUT OF CURRENT "MPI APPROVED PRODUCTS LIST" FOR EACH PRODUCT CATEGORY SPECIFIED IN PART 2, WITH THE PROPOSED PRODUCT HIGHLIGHTED.

B. INFORMATIONAL SUBMITTALS:

1. ENVIRONMENTAL REQUIREMENTS: SUBMIT PRODUCT DATA OR MSDS INDICATING COMPLIANCE WITH EMISSIONS AND VOC CONTENT OF PRODUCTS SPECIFIED TO BE PROVIDED FOR THE PROJECT. HIGHLIGHT OR CIRCLE APPLICABLE VOC CONTENT ON SUBMITTAL AND INDICATE SPECIFIED LIMIT TO BE COMPLIED WITH.

1.3 QUALITY ASSURANCE

A. MPI STANDARDS:

1. PRODUCTS: COMPLYING WITH MPI STANDARDS INDICATED AND LISTED IN "MPI APPROVED PRODUCTS LIST."

2. PREPARATION AND WORKMANSHIP: COMPLY WITH REQUIREMENTS IN "MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL" FOR PRODUCTS AND PAINT SYSTEMS INDICATED.

1.4 DELIVERY, STORAGE, AND HANDLING

A. STORE MATERIALS NOT IN USE IN TIGHTLY COVERED CONTAINERS IN WELL-VENTILATED AREA WITH AMBIENT TEMPERATURES CONTINUOUSLY MAINTAINED AT NOT LESS THAN 7 DEG C.

1. MAINTAIN CONTAINERS IN CLEAN CONDITION, FREE OF FOREIGN MATERIALS AND RES.

2. REMOVE RAGS AND WASTE FROM STORAGE AREAS DAILY.

1.5 PROJECT CONDITIONS

A. APPLY PAINTS ONLY WHEN TEMPERATURE OF SURFACES TO BE PAINTED AND AMBIENT AIR TEMPERATURES ARE BETWEEN 10- AND 35- DEG C.

B. DO NOT APPLY PAINTS WHEN RELATIVE HUMIDITY EXCEEDS 95 PERCENT; AT TEMPERATURES LESS THAN 3 DEG C ABOVE THE DEW POINT; OR TO DAMP OR WET SURFACES.

1.6 EXTRA MATERIALS

A. FURNISH EXTRA MATERIALS DESCRIBED BELOW THAT ARE FROM SAME PRODUCTION RUN (BATCH MIX) AS MATERIALS APPLIED AND THAT ARE PACKAGED FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS.

1. QUANTITY: FURNISH AN ADDITIONAL 5 PERCENT, BUT NOT LESS THAN ONE GALLON (3.8 L) OF EACH MATERIAL AND COLOR APPLIED.

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Part 2 - PRODUCTS

2.2 MANUFACTURER

A. AVAILABLE MANUFACTURERS: PRODUCTS SPECIFIED ARE BASED ON SHERWIN WILLIAMS' WWW.SHERWIN-WILLIAMS.COM. SUBJECT TO COMPLIANCE WITH REQUIREMENTS MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. BENJAMIN MOORE & CO. WWW.BENJAMINMOORE.COM.

2.3 PAINT, GENERAL

A. MATERIAL COMPATIBILITY:

1. PROVIDE MATERIALS FOR USE WITHIN EACH PAINT SYSTEM THAT ARE COMPATIBLE WITH ONE ANOTHER AND SUBSTRATES INDICATED, UNDER CONDITIONS OF SERVICE AND APPLICATIONS AS DEMONSTRATED BY MANUFACTURER, BASED ON TESTING AND FIELD EXPERIENCE.

2. FOR EACH COAT IN A PAINT SYSTEM, PROVIDE PRODUCTS RECOMMENDED IN WRITING BY MANUFACTURERS OF TOPCOAT FOR USE IN PAINT SYSTEM AND ON SUBSTRATE INDICATED.

B. VOC CONTENT OF FIELD-APPLIED INTERIOR PAINTS AND COATINGS: PROVIDE PRODUCTS THAT COMPLY WITH THE FOLLOWING LIMITS FOR VOC CONTENT, EXCLUSIVE OF COLORANT ADDED TO A TINT BASE, WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24): THESE REQUIREMENTS DO NOT APPLY TO PAINTS AND COATINGS THAT ARE APPLIED IN A FABRICATION OR FINISHING SHOP:

1. FLAT PAINTS, COATINGS, AND PRIMERS: VOC CONTENT OF NOT MORE THAN 50 G/L.

2. NON-FLAT PAINTS, COATINGS, AND PRIMERS: VOC CONTENT OF NOT MORE THAN 150 G/L.

3. ANTI-CORROSIVE AND ANTI-RUST PAINTS APPLIED TO INTERIOR FERROUS METALS: VOC NOT MORE THAN 250 G/L.

4. CLEAR WOOD VARNISH: VOC NOT MORE THAN 350 G/L.

5. CLEAR WOOD LACQUER: VOC NOT MORE THAN 550 G/L.

6. FLOOR COATINGS: VOC NOT MORE THAN 100 G/L.

7. WATERPROOFING SEALERS: VOC NOT MORE THAN 250 G/L.

8. SANDING SEALERS: VOC NOT MORE THAN 275 G/L.

9. OTHER SEALERS: VOC NOT MORE THAN 200 G/L.

10. SHELLACS, CLEAR: VOC NOT MORE THAN 730 G/L.

11. SHELLACS, PIGMENTED: VOC NOT MORE THAN 550 G/L.

12. STAINS: VOC NOT MORE THAN 250 G/L.

C. CHEMICAL COMPONENTS OF FIELD-APPLIED INTERIOR PAINTS AND COATINGS: PROVIDE TOPCOAT PAINTS AND ANTI-CORROSIVE AND ANTI-RUST PAINTS APPLIED TO FERROUS METALS THAT COMPLY WITH THE FOLLOWING CHEMICAL RESTRICTIONS. THESE REQUIREMENTS DO NOT APPLY TO PAINTS AND COATINGS THAT ARE APPLIED IN A FABRICATION OR FINISHING SHOP:

1. AROMATIC COMPOUNDS: PAINTS AND COATINGS SHALL NOT CONTAIN MORE THAN 1.0 PERCENT BY WEIGHT OF TOTAL AROMATIC COMPOUNDS (HYDROCARBON COMPOUNDS CONTAINING ONE OR MORE BENZENE RINGS).

2. RESTRICTED COMPONENTS: PAINTS AND COATINGS SHALL NOT CONTAIN ANY OF THE FOLLOWING:

a. ACROLEIN.

b. ACRYLONITRILE.

c. ANTIMONY.

d. BENZENE.

e. BUTYL BENZYL PHTHALATE.

f. CADMIUM.

g. DI (2-ETHYLHEXYL) PHTHALATE.

h. DI-N-BUTYL PHTHALATE.

i. DI-N-ETHYL PHTHALATE.

j. 1, 2-DICHLOROBENZENE.

k. DIETHYL PHTHALATE.

l. DIMETHYL PHTHALATE.

m. ETHYLBENZENE.

n. FORMALDEHYDE.

o. HEXAVALENT CHROMIUM.

p. ISOPHORONE.

q. LEAD.

r. MERCURY.

s. METHYL ETHYL KETONE.

t. METHYL ISOBUTYL KETONE.

u. METHYLENE CHLORIDE.

v. NAPHTHALENE.

w. TOLUENE (METHYLBENZENE).

x. 1, 1, 1-TRICHLOROETHANE.

y. VINYL CHLORIDE.

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D. COLORS: AS INDICATED ON THE DRAWINGS OR AS SELECTED BY ARCHITECT.

1. ARCHITECT RESERVES RIGHT TO SELECT ACCENT COLORS FROM ENTIRE RANGE OF MANUFACTURER'S COLORS, INCLUDING DEEP COLORS.
2. ARCHITECT RESERVES RIGHT TO REQUIRE THAT ONE OR MORE WALLS IN A ROOM OR SPACE BE PAINTED: CONTRASTING ACCENT COLOR, EXCEPT IN JANITOR'S AND ELECTRIC CLOSETS AND OTHER SMALL MISCELLANEOUS ROOMS AND SPACES.
3. PRIMER COLOR: WHITE.
 - a. BOLD, DEEP, VIVID, AND TRANSPARENT TOP COATS: GRAY TINT.
 - 1) COORDINATE WITH TOP COAT COLOR.

E. GLOSS RANGE:

- a. MPI STANDARDS: AS MEASURED IN ACCORDANCE WITH ASTM D523.
 1. GLOSS LEVEL 1 (FLAT): MAXIMUM 5 AT 60 DEGREES, MAXIMUM 10 AT 85 DEGREES.
 2. GLOSS LEVEL 2 (VELVET): MAXIMUM 10 AT 60 DEGREES, 10-35 AT 85 DEGREES.
 3. GLOSS LEVEL 3 (EGGSHELL): 10-25 AT 60 DEGREES, 10-35 AT 85 DEGREES.
 4. GLOSS LEVEL 4 (SATIN): 20-35 AT 60 DEGREES, MINIMUM 35 AT 85 DEGREES.
 5. GLOSS LEVEL 5 (SEMI-GLOSS): 35-70 AT 60 DEGREES.
 6. GLOSS LEVEL 6 (GLOSS): 70-85 AT 60 DEGREES.
 7. GLOSS LEVEL 7 (HIGH GLOSS): MORE THAN 85 AT 60 DEGREES.
2. IF THE GLOSS RANGE IS NOT INDICATED, PROVIDE TOP COAT WITH A MPI GLOSS LEVEL (EGGSHELL) FINISH.
3. SUBMIT GLOSS SAMPLES FOR APPROVAL PRIOR TO USE.
4. ADD FLATTENERS IF NECESSARY TO ACHIEVE SPECIFIED GLOSS.

2.4 PRIMERS/SEALERS

- A. INTERIOR LATEX PRIMER MPI #50, 149.
 1. S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W/02600 SERIES.
 2. VOC CONTENT: 0 G/L.
- B. WOOD-KNOT SEALER: SEALER RECOMMENDED IN WRITING BY TOPCOAT MANUFACTURER FOR USE IN PAINT SYSTEMS INDICATED.

2.4 METAL PRIMERS

- A. RUST-INHIBITING PRIMER (WATER BASED): MPI #107, 134.
 1. S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-310 SERIES.
 2. VOC CONTENT: LESS THAN 100 G/L.
- B. NON-FERROUS METAL / GALVANIZED METAL PRIMER: MPI #107, 134.
 1. S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-310 SERIES.
 2. VOC CONTENT: LESS THAN 100 G/L.
 3. ENVIRONMENTAL PERFORMANCE STANDARD: GREEN SEAL STANDARD GS-11, 3RD EDITION.

2.5 PAINTS

- A. FLAT: INSTITUTIONAL LOW-ODOR/VOC LATEX. MPI #50, 149.
 1. S-W PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B29-2600 SERIES.
 2. VOC CONTENT: 0 G/L.
 3. GLOSS LEVEL 1 – FLAT.
- B. EGGSHELL: INSTITUTIONAL LOW-ODOR/VOC LATEX. MPI #52, 145.
 1. S-W PROMAR 200 ZERO VOC INTERIOR LATEX EG-SHELL, B20-2600 SERIES.
 2. VOC CONTENT: 0 G/L.
 3. GLOSS LEVEL 3 – EGGSHELL.
- C. SEMI-GLOSS: INSTITUTIONAL LOW-ODOR/VOC LATEX. MPI #43.
 1. S-W PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31-2600 SERIES.
 2. VOC CONTENT: 0 G/L.
 3. GLOSS LEVEL 5 – SEMI-GLOSS.
- D. GLOSS: WATER BASED CATALYZED EPOXY. MPI #115, 254.
 1. S-W PRO INDUSTRIAL WATER-BASED EPOXY, B73-300 SERIES.
 2. GLOSS LEVEL 6 – GLOSS.
- E. SEMI-GLOSS: INDUSTRIAL LOW VOC ACRYLIC. MPI #141, 147, 153, 163.
 1. S-W PRO INDUSTRIAL LOW VOC ACRYLIC SEMI-GLOSS, B66-650 SERIES.
 2. VOC UNREDUCED: <50 G/L; <0.42 LB/GAL.
 3. GLOSS LEVEL 5 – SEMI-GLOSS.

PART 3 - EXECUTION

3.1 EXAMINATION

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- A. EXAMINE SUBSTRATES AND CONDITIONS, WITH APPLICATOR PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR MAXIMUM MOISTURE CONTENT AND OTHER CONDITIONS AFFECTING PERFORMANCE OF WORK.
- B. MAXIMUM MOISTURE CONTENT OF SUBSTRATES: WHEN MEASURED WITH AN ELECTRONIC MOISTURE METER AS FOLLOWS:
 - 1. CONCRETE: 12 PERCENT.
 - 2. WOOD: 15 PERCENT.
 - 3. GYPSUM BOARD: 12 PERCENT.
- C. VERIFY SUITABILITY OF SUBSTRATES, INCLUDING SURFACE CONDITIONS AND COMPATIBILITY WITH EXISTING FINISHES AND PRIMERS.
- D. BEGIN COATING APPLICATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED AND SURFACES ARE DRY.
 - 1. BEGINNING COATING APPLICATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SUBSTRATES AND CONDITIONS.
- 3.2 PREPARATION
- A. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS IN "MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL," APPLICABLE TO SUBSTRATES INDICATED.
- B. REMOVE PLATES, MACHINED SURFACES, AND SIMILAR ITEMS ALREADY IN PLACE THAT ARE NOT TO BE PAINTED; IF REMOVAL IS IMPRACTICAL OR IMPOSSIBLE BECAUSE OF SIZE OR WEIGHT OF ITEM, PROVIDE SURFACE-APPLIED PROTECTION BEFORE SURFACE PREPARATION AND PAINTING.
 - 1. AFTER COMPLETING PAINTING OPERATIONS, USE WORKERS SKILLED IN THE TRADE INVOLVED TO REINSTALL ITEMS THAT WERE REMOVED. REMOVE SURFACE-APPLIED PROTECTION IF ANY.
 - 2. DO NOT PAINT OVER LABELS OF INDEPENDENT TESTING AGENCIES OR EQUIPMENT NAME, IDENTIFICATION, PERFORMANCE RATING, OR NOMENCLATURE PLATES
- C. CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF PAINTS, INCLUDING DIRT, OIL, GREASE, AND INCOMPATIBLE PAINTS AND ENCAPSULANTS.
 - 1. REMOVE INCOMPATIBLE PRIMERS AND REPRIME SUBSTRATE WITH COMPATIBLE PRIMERS AS REQUIRED TO PRODUCE PAINT SYSTEMS INDICATED.
- D. CONCRETE SUBSTRATES: REMOVE RELEASE AGENTS, CURING COMPOUNDS, EFFLORESCENCE, AND CHALK. DO NOT PAINT SURFACES IF MOISTURE CONTENT OR ALKALINITY OF SURFACES TO BE PAINTED EXCEEDS THAT PERMITTED IN MANUFACTURER'S WRITTEN INSTRUCTIONS.
- E. STEEL SUBSTRATES: REMOVE RUST AND LOOSE MILL SCALE. CLEAN USING METHODS RECOMMENDED IN WRITING BY PAINT MANUFACTURER.
- F. GALVANIZED-METAL SUBSTRATES SHOULD NOT BE CHROMATE PASSIVATED (COMMERCIALY KNOWN AS "BONDERIZED") IF PRIMERS ARE FIELD APPLIED. IF GALVANIZED METAL IS CHROMATE PASSIVATED, CONSULT MANUFACTURER FOR APPROPRIATE SURFACE PREPARATION AND PRIMERS.
- G. GALVANIZED-METAL SUBSTRATES: REMOVE GREASE AND OIL RESIDUE FROM GALVANIZED SHEET METAL FABRICATED FROM COIL STOCK BY MECHANICAL METHODS TO PRODUCE CLEAN, LIGHTLY ETCHED SURFACES THAT PROMOTE ADHESION OF SUBSEQUENTLY APPLIED PAINTS.
- H. ALUMINUM SUBSTRATES: REMOVE SURFACE OXIDATION.
- I. WOOD SUBSTRATES:
 - 1. SCRAPE AND CLEAN KNOTS, AND APPLY COAT OF KNOT SEALER BEFORE APPLYING.
 - 2. SAND SURFACES THAT WILL BE EXPOSED TO VIEW, AND DUST OFF.
 - 3. PRIME EDGES, ENDS, FACES, UNDERSIDES, AND BACKSIDES OF WOOD.
 - 4. AFTER PRIMING, FILL HOLES AND IMPERFECTIONS IN THE FINISH SURFACES WITH PUTTY OR PLASTIC WOOD FILLER. SAND SMOOTH WHEN DRIED.
- J. GYPSUM BOARD SUBSTRATES: DO NOT BEGIN PAINT APPLICATION UNTIL FINISHING COMPOUND IS DRY AND SANDED SMOOTH.
- 3.3 APPLICATION
- A. APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- B. USE TEST PANELS AND TECHNIQUES SUGGESTED FOR BOARD AND SUBSTRATE INDICATED

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USE PREPARATIONS AND TECHNIQUES SUITED FOR PAINT AND SUBSTRATE INDICATED.

2. PAINT SURFACES BEHIND MOVABLE EQUIPMENT AND FURNITURE SAME AS SIMILAR EXPOSED SURFACES. BEFORE FINAL INSTALLATION, PAINT SURFACES BEHIND PERMANENTLY FIXED EQUIPMENT OR FURNITURE WITH PRIME COAT ONLY.
3. PAINT FRONT AND BACKSIDES OF ACCESS PANELS, REMOVABLE OR HINGED COVERS, AND SIMILAR HINGED ITEMS TO MATCH EXPOSED SURFACES.

B. TINT EACH UNDERCOAT A LIGHTER SHADE TO FACILITATE IDENTIFICATION OF EACH COAT. MULTIPLE COATS OF SAME MATERIAL ARE TO BE APPLIED. TINT UNDERCOATS TO MATCH COLOR OF TOPCOAT, BUT PROVIDE SUFFICIENT DIFFERENCE IN SHADE OF UNDERCOATS TO DISTINGUISH EACH SEPARATE COAT.

C. IF UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH TOPCOAT, APPLY ADDITIONAL COATS UNTIL CURED FILM HAS A UNIFORM PAINT FINISH, COLOR, AND APPEARANCE.

D. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, ROLLER TRACKING, RUNS, SAGS, ROPEINESS, OR OTHER SURFACE IMPERFECTIONS. CUT IN SHARP LINES AND COLOR BREAKS.

E. PAINTING MECHANICAL AND ELECTRICAL WORK: PAINT ITEMS EXPOSED IN EQUIPMENT ROOMS AND OCCUPIED SPACES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

1. MECHANICAL WORK:
 - a. UNINSULATED METAL PIPING,
 - b. UNINSULATED PLASTIC PIPING,
 - c. PIPE HANGERS AND SUPPORTS,
 - d. TANKS THAT DO NOT HAVE FACTORY-APPLIED FINAL FINISHES,
 - e. VISIBLE PORTIONS OF INTERNAL SURFACES OF METAL DUCTS, WITHOUT LINING BEHIND AIR INLETS AND OUTLETS,
 - f. DUCT, EQUIPMENT, AND PIPE INSULATION HAVING COTTON OR CANVAS INSULATION COVERINGS OR OTHER PAINTABLE JACKET MATERIAL.
2. MECHANICAL EQUIPMENT THAT IS INDICATED TO HAVE A FACTORY-PRIMED FINISH FOR FIELD PAINTING.

2. ELECTRICAL WORK:

- a. SWITCHGEAR,
- b. PANELBOARDS,
- c. ELECTRICAL EQUIPMENT THAT IS INDICATED TO HAVE A FACTORY-PRIMED FINISH FOR FIELD PAINTING.

3.4 FIELD QUALITY CONTROL

A. TESTING OF PAINT MATERIALS: OWNER RESERVES THE RIGHT TO INVOKE THE FOLLOWING PROCEDURE AT ANY TIME AND AS OFTEN AS OWNER DEMANDS NECESSARY DURING THE PERIOD WHEN PAINTS ARE BEING APPLIED:

1. OWNER WILL ENGAGE THE SERVICES OF A QUALIFIED TESTING AGENCY TO SAMPLE PAINT MATERIALS BEING USED. SAMPLES OF MATERIAL DELIVERED TO PROJECT SITE WILL BE TAKEN, IDENTIFIED, SEALED, AND CERTIFIED IN PRESENCE OF CONTRACTOR.
2. TESTING AGENCY WILL PERFORM TESTS FOR COMPLIANCE WITH PRODUCT REQUIREMENTS.
3. OWNER MAY DIRECT CONTRACTOR TO STOP APPLYING PAINTS IF TEST RESULTS SHOW MATERIALS BEING USED DO NOT COMPLY WITH PRODUCT REQUIREMENTS. CONTRACTOR SHALL REMOVE NON-COMPLYING PAINT MATERIALS FROM PROJECT SITE, PAY FOR TESTING, AND REPAINT SURFACES PAINTED WITH REJECTED MATERIALS. CONTRACTOR WILL BE REQUIRED TO REMOVE REJECTED MATERIALS FROM PREVIOUSLY PAINTED SURFACES IF, ON REPAINTING WITH COMPLYING MATERIALS, THE TWO PAINTS ARE INCOMPATIBLE.

3.5 WASTE MANAGEMENT AND DISPOSAL

A. PAINT, STAIN AND WOOD PRESERVATIVE FINISHES AND RELATED MATERIALS (THINNERS, SOLVENTS, ETC.) ARE REGARDED AS HAZARDOUS PRODUCTS AND ARE SUBJECT TO REGULATIONS FOR DISPOSAL. OBTAIN INFORMATION ON THESE CONTROLS FROM APPLICABLE GOVERNMENT DEPARTMENTS HAVING JURISDICTION.

B. ALL WASTE MATERIALS SHALL BE SEPARATED AND RECYCLED, WHERE PAINT RECYCLING AVAILABLE. COLLECT WASTE PAINT BY TYPE AND PROVIDE FOR DELIVERY TO RECYCLING COLLECTION FACILITY. MATERIALS THAT CANNOT BE REUSED MUST BE TREATED AS HAZARDOUS WASTE AND DISPOSED OF IN AN APPROPRIATE MANNER.

C. PLACE MATERIALS DEFINED AS HAZARDOUS OR TOXIC WASTE, INCLUDING USED SEALANTS AND ADHESIVES/TUBES AND CONTAINERS, IN CONTAINERS OR AREAS DESIGNATED FOR HAZARDOUS WASTE.

D. TO REDUCE THE AMOUNT OF CONTAMINANTS ENTERING WATERWAYS, SANITARY/STORM DRAIN SYSTEMS OR INTO THE GROUND THE FOLLOWING PROCEDURES SHALL BE STRICTLY ADHERED TO:

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1. RETAIN CLEANING WATER FOR WATER-BASED MATERIALS TO ALLOW SEDIMENTS TO BE FILTERED OUT. IN NO CASE SHALL EQUIPMENT BE CLEANED USING FREE DRAIN WATER.

2. RETAIN CLEANERS, THINNERS, SOLVENTS AND EXCESS PAINT AND PLACE IN DESIGNATED CONTAINERS AND ENSURE PROPER DISPOSAL.

E. RETURN SOLVENT AND OIL SOAKED RAGS USED DURING PAINTING OPERATIONS FOR CONTAMINANT RECOVERY, PROPER DISPOSAL, OR APPROPRIATE HEATING AND LAUNDERING.

F. DISPOSE OF CONTAMINANTS IN AN APPROVED LEGAL MANNER IN ACCORDANCE WITH HAZARDOUS WASTE REGULATIONS.

G. EMPTY PAINT CANS ARE TO BE DRY PRIOR TO DISPOSAL OR RECYCLING.

H. CLOSE AND SEAL TIGHTLY PARTLY USED CANS OF MATERIALS INCLUDING SEALANT AND ADHESIVE CONTAINERS AND STORE PROTECTED IN WELL VENTILATED FIRE-SAFE AREA. MODERATE TEMPERATURE.

I. SET ASIDE AND PROTECT SURPLUS AND UNCONTAMINATED FINISH MATERIALS NOT REQUIRED BY THE OWNER AND DELIVER OR ARRANGE COLLECTION FOR VERIFIABLE RE-USE OR RE-MANUFACTURING.

1. RECYCLE PAINT THROUGH "PAINTCARE": (855) 724-6909 OR WWW.PAINTCARE.ORG. SIMILAR PAINT RECYCLER.

3.6 CLEANING AND PROTECTION

A. AT END OF EACH WORKDAY, REMOVE RUBBISH, EMPTY CANS, RAGS, AND OTHER DISCARDED MATERIALS FROM PROJECT SITE.

B. AFTER COMPLETING PAINT APPLICATION, CLEAN SPATTERED SURFACES. REMOVE SPATTERED PAINTS BY WASHING, SCRAPING, OR OTHER METHODS. DO NOT SCRATCH OR DAMAGE ADJACENT FINISHED SURFACES.

C. PROTECT WORK OF OTHER TRADES AGAINST DAMAGE FROM PAINT APPLICATION. CORRA DAMAGE TO WORK OF OTHER TRADES BY CLEANING, REPAIRING, REPLACING, AND REFINISHING, AS APPROVED BY ARCHITECT, AND LEAVE IN AN UNDAMAGED CONDITION.

D. AT COMPLETION OF CONSTRUCTION ACTIVITIES OF OTHER TRADES, TOUCH UP AND RESTORE DAMAGED OR DEFACED PAINTED SURFACES.

3.7 INTERIOR PAINTING SCHEDULE

A. STEEL SUBSTRATES – FERROUS METAL DOORS, FRAMES, AND MISCELLANEOUS METALS

1. SEMI-GLOSS FINISH:

a. SURFACE PREPARATION: SSPC-SP10.

b. PRIME COAT: 866-310 SERIES. 5.0 - 10.0 MILS WET / 2.0 - 4.0 MILS DRY.

c. FIRST COAT: 866-650 SERIES. 6.0 - 12.0 MILS WET / 2.5 - 4.0 MILSDRY.

d. TOPCOAT: 866-650 SERIES. 6.0 - 12.0 MILS WET / 2.5 - 4.0 MILSDRY.

B. STEEL SUBSTRATES – FERROUS METAL HIGH PERFORMANCE SYSTEM FOR HANDRAILS:

1. GLOSS FINISH:

a. SURFACE PREPARATION: SSPC-SP10.

b. PRIME COAT: 866-310 SERIES. 5.0 - 10.0 MILS WET / 2.0 - 4.0 MILSDRY.

c. FIRST COAT: 873-300 SERIES. WE 5.0 - 10.0 MILS WET / 2.0 - 4.0 MILSDRY.

d. TOPCOAT: 873-300 SERIES. 5.0 - 10.0 MILS WET / 2.0 - 4.0 MILSDRY.

C. NON-FERROUS METAL / GALVANIZED-METAL SUBSTRATES:

1. SEMI-GLOSS FINISH:

a. SURFACE PREPARATION: SSPC-SP10.

b. PRIME COAT: 830W/2650 SERIES. 6.0 - 10.0 MILS WET / 2.0 - 4.0 MILS DRY.

c. FIRST COAT: 866-650 SERIES. 6.0 - 12.0 MILS WET / 2.5 - 4.0 MILSDRY.

d. TOPCOAT: 866-650 SERIES. 6.0 - 12.0 MILS WET / 2.5 - 4.0 MILSDRY.

3.8

A. GYPSUM BOARD SUBSTRATES - OFFICES, CORRIDORS, AND STAIRWELLS:

1. CEILINGS AND SOFFITS - FLAT FINISH:

a. PRIME COAT: 828W/2600. 4 MILS WET / 1.0 MILS DRY.

b. FIRST COAT: 830W/2650 SERIES. 4 MILS WET / 1.6 MILS DRY.

c. TOPCOAT: 830W/2650 SERIES. 4 MILS WET / 1.6 MILS DRY.

2. WALLS - EGGSHELL:

a. PRIME COAT: 828W/2600. 4 MILS WET / 1.0 MILS DRY.

b. FIRST COAT: 820W/2650 SERIES. 4 MILS WET / 1.7 MILS DRY.

c. TOPCOAT: 820W/2650 SERIES. 4 MILS WET / 1.7 MILS DRY.

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B. GYPSUM BOARD SUBSTRATES – KITCHENS AND RESTROOMS:

1. CEILINGS AND SOFFITS – SEMI-GLOSS FINISH:
 - a. PRIME COAT: B28V2600. 4 MILS WET / 1.0 MILS DRY.
 - b. FIRST COAT: B31W2651 SERIES. 4 MILS WET / 1.6 MILS DRY.
 - c. TOPCOAT: B31W2651 SERIES. 4 MILS WET / 1.6 MILS DRY.
2. WALLS – SEMI-GLOSS FINISH:
 - a. PRIME COAT: B28V2600. 4 MILS WET / 1.0 MILS DRY.
 - b. FIRST COAT: B31W2651 SERIES. 4 MILS WET / 1.6 MILS DRY.
 - c. TOPCOAT: B31W2651 SERIES. 4 MILS WET / 1.6 MILS DRY.
3. WALLS – (WATER-BASED EPOXY, DRY AREAS) EGGSHELL FINISH:
 - a. PRIME COAT: B29W2600. 4 MILS WET / 1.0 MILS DRY.
 - b. FIRST COAT: B73-300 SERIES. 5.0 - 10.0 MILS WET / 2.0 - 4.0 MILS DRY.
 - c. TOPCOAT: B73-300 SERIES. 5.0 - 10.0 MILS WET / 2.0 - 4.0 MILS DRY.

3.9 COLOR SCHEDULE

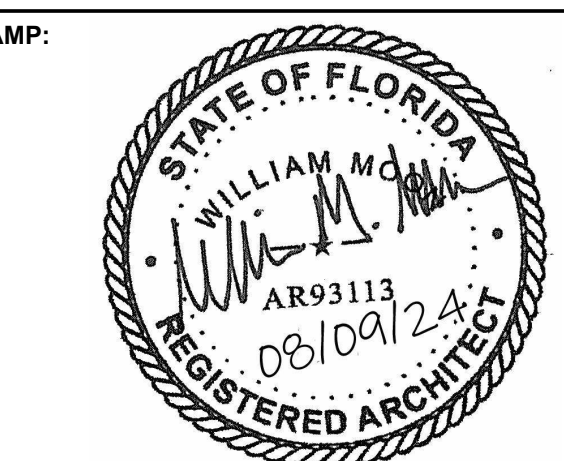
A. PROVIDE COLORS AS SCHEDULED ON THE DRAWINGS.

END OF SECTION 09 9123

END

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TRYBA ARCHITECTS 1620 Logan Street Denver Colorado 80203 303.831.4010	SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS 910 WEST AVENUE MIAMI BEACH, FL 33139
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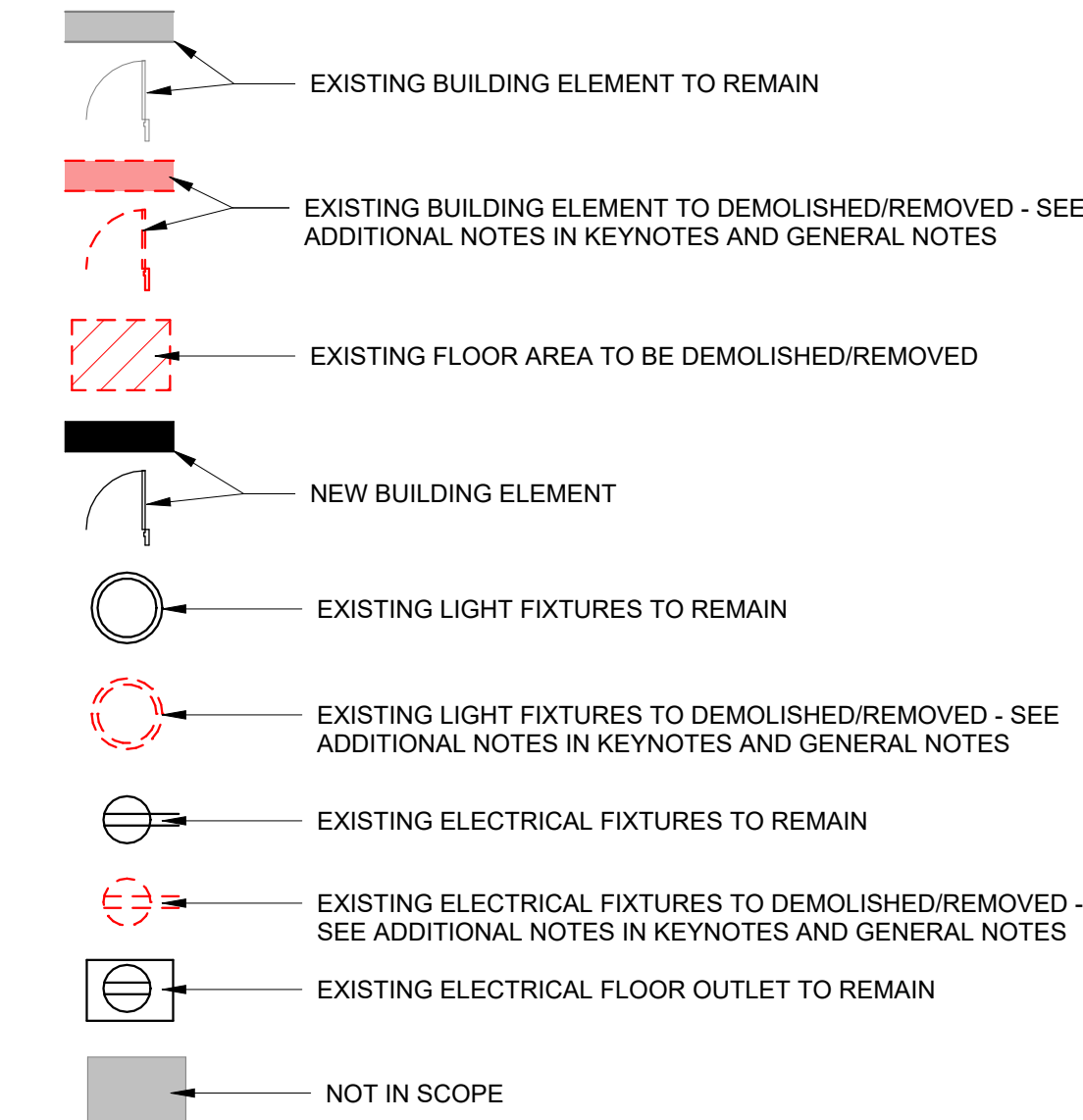
PROJECT NO. 2231	SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS
DATE: AUGUST 09, 2024	
	G1.06
DRAWING TITLE:	
SHEET SPECS	



GENERAL DEMOLITION NOTES

1. DASHED LINES ON DEMOLITION PLAN INDICATES EXISTING MATERIALS TO BE REMOVED. EQUIPMENT TO BE REUSED SHALL BE STORED AND PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE RESULTING FROM CONSTRUCTION WILL BE REPAIRED TO ORIGINAL STATE.
2. THE FOLLOWING DEFINITIONS APPLY FOR THIS PROJECT:
DEMOLISH: TEAR DOWN COMPLETELY, REMOVE FROM SITE
REMOVE: DISMANTLE, PROTECT AND STORE FOR COORDINATION WITH PROPERTY MANAGEMENT OR OWNER
3. CONSTRUCTION IN AREAS TO BE RENOVATED SHALL BE CAREFULLY COORDINATED WITH THE OWNER, ARCHITECTS PRIOR TO CONSTRUCTION. EXISTING EQUIPMENT WILL BE RELOCATED OR STORED AS PER OWNER'S DIRECTION. EQUIPMENT AND FURNISHINGS TO BE STORED SHALL BE PROTECTED FROM DAMAGE AND VANDALISM IN LOCATIONS ACCEPTABLE TO THE OWNER.
4. DEMOLITION EXPOSING THE INTERIOR OF THE BUILDING TO THE OUTSIDE ELEMENTS OR TO THE PUBLIC SHALL BE PROPERLY SEALED AND PROTECTED TO ELIMINATE DAMAGE FROM VANDALISM OR WEATHER DURING CONSTRUCTION.
5. CONTRACTOR SHALL INCLUDE AND PERFORM ALL DEMOLITION WORK REQUIRED TO ACCOMMODATE NEW WORK UNDER CONTRACT.
6. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION WORK. PROBLEMS OR DISCREPANCIES IN THE PLANS SHALL BE REPORTED AT ONCE TO THE ARCHITECTS AND ALL WORK INVOLVED AT SAID DISCREPANCY AREA SHALL BE HALTED UNTIL ARCHITECT GIVES NOTICE TO PROCEED.
7. UNLESS DETAILED OR SCHEDULED OTHERWISE, ALL AREAS AFFECTED BY DEMOLITION WORK SHALL BE PATCHED AND/OR REPAIRED TO MATCH EXISTING ADJACENT SURFACES AND FINISHED. REPAIR SHALL MATCH EXISTING ADJACENT SURFACES.
8. REMOVE ALL EXISTING DOORS & FRAMES SHOWN AS DEMOLISHED OR SALVAGE FOR RELOCATION IN NEW PLAN.
9. REPAIR WALL DAMAGED BY DEMOLITION TO PROVIDE SMOOTH FINISH, WITH PATCHES DRESSED FLUSH, SMOOTH AND READY TO RECEIVE FINISH MATERIAL. IF REPAIRS TO WALLS ARE SUCH THAT FINISH IS UNSUITABLE FOR RECONSTRUCTION, REPLACE WITH NEW GYPSUM BOARD.
10. REPAIR SOFFIT, CEILING, FINISHES LEFT VOID OR DAMAGED BY DEMOLITION WORK TO MATCH EXISTING ADJACENT FINISHES. RE: REFLECTED CEILING PLANS FOR EXTENT OF NEW CEILING WORK TO BE COMPLETED.
11. COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION AS INDICATED IN DRAWINGS WHEN PRESENT. EXISTING MECHANICAL LIGHTING AND PLUMBING FIXTURES NOT TO BE REUSED ARE TO BE REMOVED.
12. WHERE PLUMBING FIXTURES ARE REMOVED, DISCONNECT, REMOVE OR CAP PLUMBING SERVICES AS INDICATED IN THE CONTRACT DOCUMENTS. RE: PLUMBING.
13. PATCH ALL FLOOR AND WALL PENETRATION WITHIN PROJECT AREA TO MAINTAIN FIRE RATING.
14. GENERAL CONTRACTOR TO PROPERLY DISPOSE OF DEMO ITEMS, UNLESS OTHERWISE NOTED TO RETURN TO OWNER.
15. ITEMS TO BE SALVAGED FOR REUSE INCLUDE, BUT ARE NOT LIMITED TO: HVAC BOOTS, RETURN AIR GRILLES, HVAC CONTROL DEVICES, HVAC CONTROL CORDS, LIGHT FIXTURES, LIGHT BALLASTS, ELECTRICAL PANELS, DOOR FRAMES, HARDWARE, PIPING, & SUSPENSION MEMBERS.
16. ITEMS TO BE SALVAGED SHALL BE CAREFULLY REMOVED IN A MANNER TO ENSURE MINIMUM DAMAGE, ALL ITEMS NOT USED IN BUILD OUT SHALL BE REMOVED FROM SITE AT END OF CONSTRUCTION.

PHASING LEGEND



DEMO KEYNOTES

D.1.01	DEMO (E) LANDSCAPE WALL AND THE LANDSCAPE, PROTECT EXISTING TREES TO REMAIN
D.1.02	DEMO (E) STOREFRONT
D.1.04	PREP EXISTING CANOPY TO RECEIVE NEW WOOD-LOOK CEILING, LIGHTS, CAMERA, SPEAKERS AND SPRINKLERS
D.1.05	DEMO (E) WATER FEATURE, WALL, WATER FOUNTAIN AND THE SPRAY HEAD
D.1.06	EXISTING PARKING TO REMAIN
D.1.07	EXISTING PAVING, CURB AND GUTTER TO REMAIN
D.1.08	DEMO (E) POOL EQUIPMENT
D.1.09	REFERENCE LANDSCAPE DRAWINGS FOR LANDSCAPE DEMO

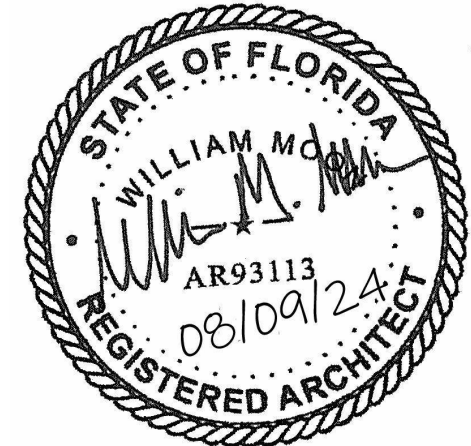
SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

910 WEST AVENUE
MIAMI BEACH, FL 33139

TRYBA ARCHITECTS

1620 Logan Street
Denver Colorado 80203
303:831.4010

STAMP:



ISSUE

[illegible]

PROJECT NO.

2231

DATE:
AUGUST 09,2024

SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

D1.01

DRAWING TITLE:

**LEVEL 01 - DEMOLITION
PLAN**



1. REFER TO SHEET G0.01 FOR ARCHITECTURAL SYMBOLS
2. GROUND FLOOR ELEVATION IS 100'-0"
3. ROOM NUMBERING IS FOR WAY-FINDING ONLY
4. UNLESS OTHERWISE NOTED IN SECTION OR IN PLAN ALL PARTITION TYPES ARE TYPE 32-C. REFERENCE PARTITION TYPE SHEET A7.01
5. PROVIDE NEW PARTITIONS AS INDICATED ON PLANS. REFER TO PARTITION LEGEND FOR DESCRIPTION ON SHEET A7.01 FOR DETAIL.
6. EXTERIOR DIMENSIONAL REFERENCES REFER TO FACE OF STONE OR FACE OF GLASS UNLESS NOTED OTHERWISE
7. INTERIOR DIMENSIONAL REFERENCES REFER TO FINISHED FACE OF PARTITION, UNLESS NOTED OTHERWISE
8. ALL ROOF ELEVATIONS ARE TO TOP OF ROOF UNLESS NOTED OTHERWISE.
9. ALL DOORS TO BE OFFSET 6" TYPICAL, U.N.O.

	PROPERTY LINE SEGMENT
	POINT OF ENTRY
	NOT IN SCOPE
	SCOPE-OF-WORK LINE
	PROPERTY LINE

A1.02	EXISTING PAVING, CURB AND GUTTER TO REMAIN
A1.03	REFERENCE LANDSCAPE DRAWINGS FOR LANDSCAPE

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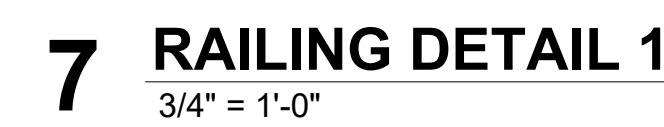
1620 Logan Street
Denver Colorado 80203
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NO.	DATE	DESCRIPTION
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PROJECT NO.	2231
DATE:	AUGUST 09, 2024

A1.01

LEVEL 01 - FLOOR PLAN



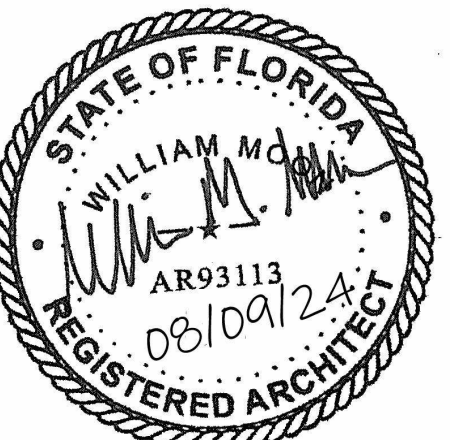
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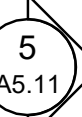
DATE:
AUGUST 09,2024

SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

A5.11

DRAWING TITLE:

EXTERIOR DETAILS


$$3'' = 1'-0''$$

$$\beta''' = 1'-0''$$

$$\overline{3'' = 1'-0''}$$

$$3'' = 1'-0''$$

$$3'' = 1'-0''$$

$$\overline{3'' = 1'-0''}$$

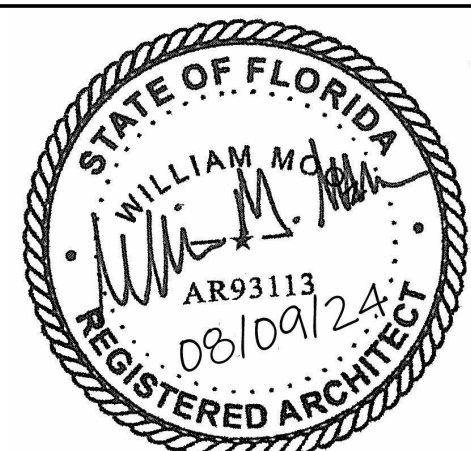
$$3'' = 1'-0''$$

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$$\overline{3'' = 1'-0}$$

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MIAMI BEACH, FL 33139

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NO.	DATE	DESCRIPTION
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PROJECT NO. 2231

DATE: AUGUST 08 20

A5.12

EXTERIOR DETAILS

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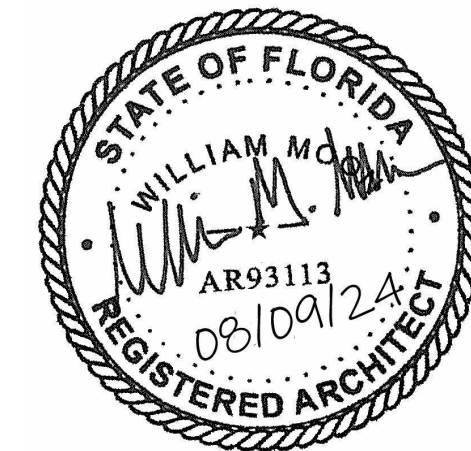
SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

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MIAMI BEACH, FL 33139

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PROJECT NO.	2231
DATE:	AUGUST 08 2008

SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

A5.21

DRAWING TITLE:

DOOR + FRAME TYPES AND SCHEDULE

[illegible]

SIGNAGE PRECEDENTS

CLASSIC WHITE

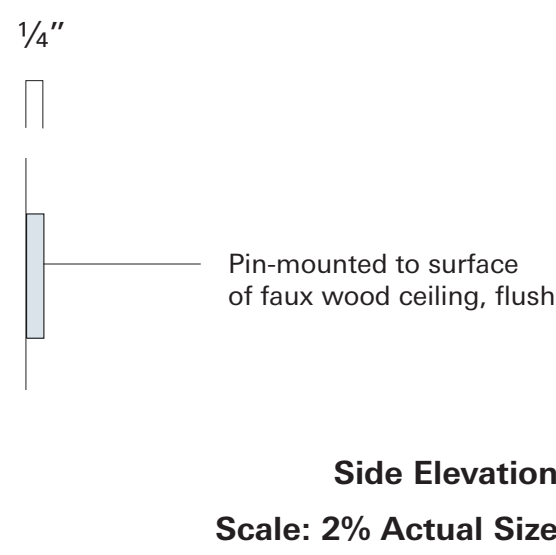
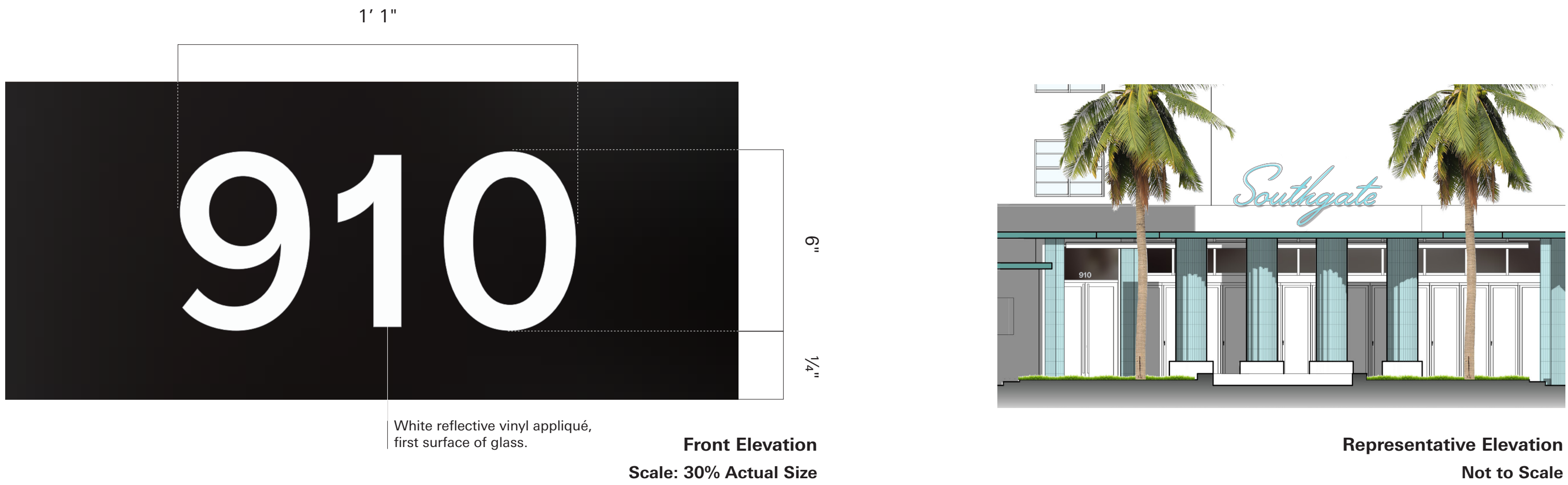
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MIAMI BLUE

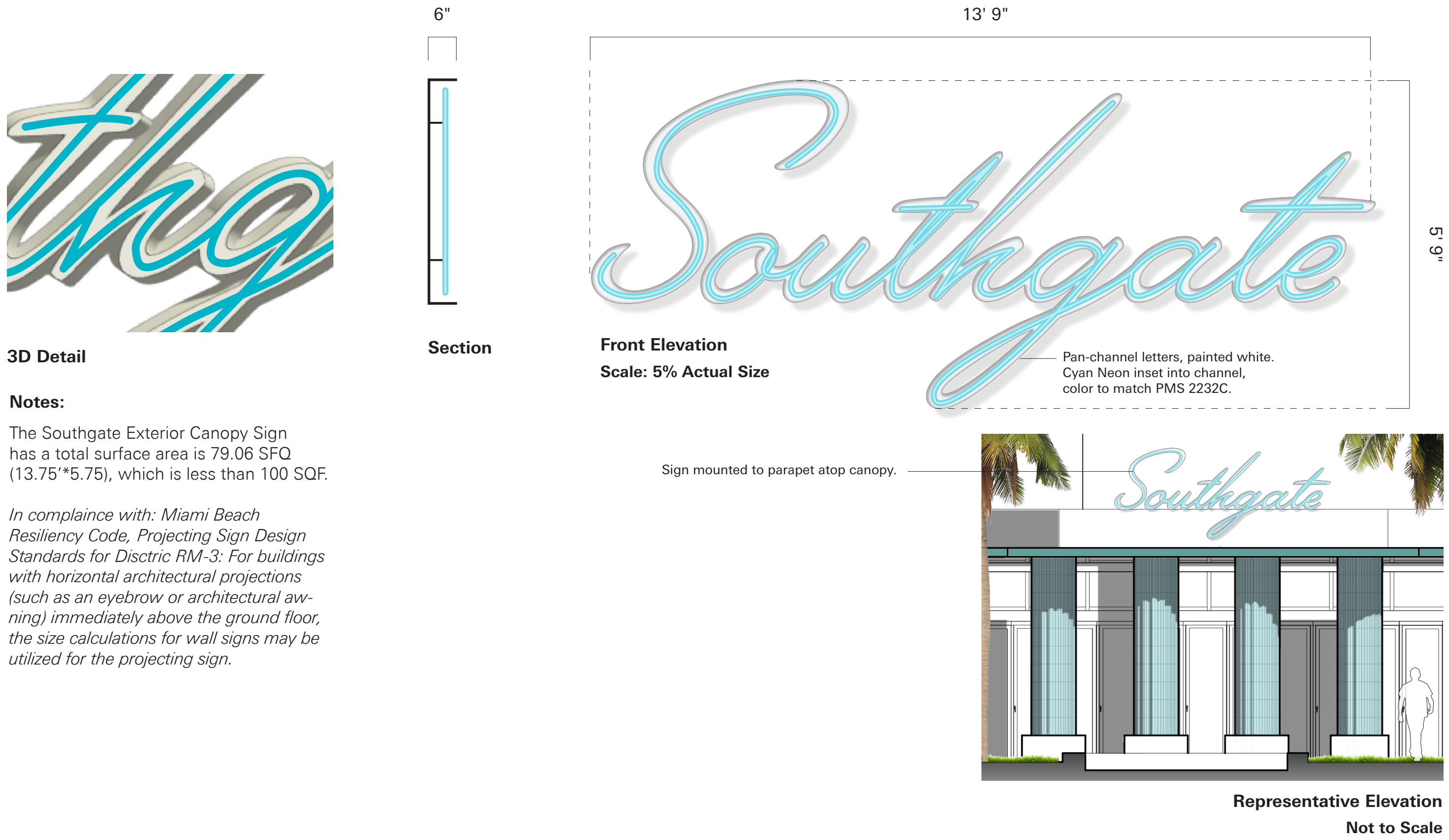
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DEEP BLUE

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ENTRY CANOPY CLEARANCE SIGN



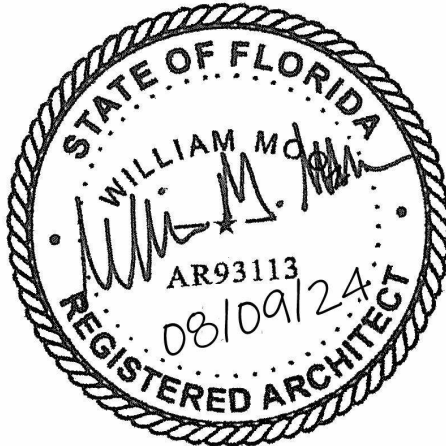
EXTERIOR CANOPY SIGNAGE AND ID

TRYBA ARCHITECTS

1620 Logan Street
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PROJECT NO

223

DATE: AUGUST 09, 2024

SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

AG1.01

DRAWING TITLE

LEVEL 1 SIGNAGE PLAN