

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

Owner
AIR Communities
4582 S Ulster St.
Suite 1700
Denver, Colorado 80237
303.757.8101
www.aircommunities.com

MEP
RJA
3301 Lawrence St,
Suite 2,
Denver, Colorado 80205
303.557.8634
Darin@rja-eng.com

Architect
Tryba Architects
1620 Logan Street
Denver, Colorado 80203
303.831.4010
www.trybaarchitects.com

Signage
Tryba Architects
1620 Logan Street
Denver, Colorado 80203
303.831.4010
www.trybaarchitects.com

Aquatics
TBD

Landscape
GSLA Design
17670 NW 78th Ave, suite 214
Miami, Florida, 33015
T 305.392.1016
https://www.gsladesign.com

Structural
Thornton Tomasetti
303 E 17th Ave., Suite 565
Denver, CO 80203
303.876.570
www.thorntontomasetti.com

TRYBA ARCHITECTS

AIR
COMMUNITIES

CONSTRUCTION
DOCUMENTS - PERMIT
SET

AUGUST 09, 2024

SOUTHGATE CANOPY RENOVATION AND
SITE IMPROVEMENTS

910 WEST AVENUE
MIAMI BEACH, FL 33139

CONDITIONS OF CONTRACT

RELATED DOCUMENTS

- 1. THE CONDITIONS OF THE CONTRACT APPLY TO ALL PARTS OF THE WORK.

CONTRACT DOCUMENTS

- 1. CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, CONDITIONS OF THE CONTRACT, SPECIFICATIONS, DRAWINGS WITH ACCOMPANYING NOTES AND SCHEDULES, ADDENDA ISSUED PRIOR TO THE EXECUTION OF THE CONTRACT, OTHER DOCUMENTS LISTING IN THE AGREEMENT AND MODIFICATIONS ISSUED AFTER THE EXECUTION OF THE CONTRACT.
2. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR.
3. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IS REQUIRED BY ALL. CONFLICTS OR DISCREPANCIES AMOUNT THE CONTRACT DOCUMENTS SHALL BE RESOLVED IN THE FOLLOWING PRIORITY. AMENDMENTS AND REVISIONS OF LATER DATE TAKE PRECEDENCE OVER THOSE EARLIER DATE; THE AGREEMENT; CONDITIONS OF THE CONTRACT; DRAWINGS GOVERN SPECIFICATIONS FOR QUANTITY AND LOCATION; SPECIFICATIONS AND NOTES GOVERN DRAWINGS FOR QUALITY AND PERFORMANCE. IN THE EVENT OF AMBIGUITY OR CONFLICTS, THE GREATER QUANTITY AND BETTER QUALITY SHALL GOVERN. SHEET NOTES OR DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES.
4. DIRECT INQUIRIES REGARDING THE SPECIFICATIONS AND DRAWINGS IN WRITING TO THE ARCHITECT IN A FORM ACCEPTABLE TO THE ARCHITECT.

LIABILITY INSURANCE

- 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. CONTRACTOR AND SUBCONTRACTORS 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.

LAW, ORDINANCES AND REGULATIONS

- 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.
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.

PERMITS

- 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.
2. THE CONTRACTOR SHALL PAY INSPECTION FEES REQUIRED IN THE PERFORMANCE OF THE WORK AND SHALL DELIVER REQUIRED CERTIFICATIONS OF INSPECTION TO THE OWNER.

TAXES

- 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.

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QUALITY OF WORKMANSHIP

- 1. PERSONS QUALIFIED IN THEIR RESPECTIVE CRAFT SHALL, PERFORM THE WORK. THE WORKMANSHIP SHALL BE EXPERT IN EVERY RESPECT.

ARCHITECT RESPONSIBILITY

- 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.
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.
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 ADMINSTRATE, TO SUPERVISE, TO INSPECT, TO ASSIST, OR TO ACT IN ANY MANNER SO AS TO RELIEVE THE OWNER OF HIS RESPONSIBILITIES OR OBLIGATIONS UNDER THE CONTRACT.
4. THE PRESENCE OF THE ARCHITECT AT SITE DOES NOT IMPLY CONCURRENCE OR APPROVAL OF THE WORK. THE CONTRACTOR SHALL CALL ATTENTION OF THE ARCHITECT SPECIFIC ITEMS FOR WHICH THE CONTRACTOR WISHES APPROVAL.

REMOVAL AND CORRECTION OF WORK

- 1. FAULTY WORK SHALL BE MADE RIGHT BY THE CONTRACTOR WITHOUT DELAYS AS DIRECTED BY AND TO THE SATISFACTION OF THE ARCHITECT.
2. NO EXTENSION OF TIME WILL BE ALLOWED IN CONNECTION WITH THE CORRECTING OF FAULTY WORK.

CONTRACTOR RESPONSIBILITIES

- 1. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP AT THE WORK SITE A COMPETENT SUPERINTENDENT SATISFACTORY TO THE OWNER. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR, DIRECTIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK, FOR THE METHODS, MEANS AND EQUIPMENT USED IN PERFORMING THE CONTRACT AND FOR MATERIALS, TOOLS, APPARATUS AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK, FOR THE METHODS, MEANS AND EQUIPMENT USED IN PERFORMING THE CONTRACT AND FOR MATERIALS, TOOLS, APPARATUS AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.
4. THE CONTRACTOR ASSUMES ALL RISK, HAZARDS AND CONDITIONS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT, INCLUDING, BUT NOT LIMITED TO, WEATHER, DELAYS IN DELIVERY OF MATERIALS OR EQUIPMENT, EMBARGOES, STRIKES AND/OR LABOR DISPUTES DIRECTED AGAINST THE CONTRACTOR OR SUBCONTRACTORS. THE CONTRACTOR AGREES THERE SHALL BE NO REMEDY FOR DELAY EXCEPT AND EXTENSION OF TIME RESULTING FROM CATASTROPHIC CONDITIONS.

ASSIGNMENTS AND SUBLETING OF CONTRACTS

- 1. THE CONTRACTOR SHALL NOT ASSIGN NOR SUBLET THE CONTRACT AS A WHOLE WITHOUT THE WRITTEN APPROVAL OF THE OWNER. NOR SHALL THE CONTRACTOR ASSIGN OR SUBLET ANY PART OF THE WORK WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND OWNER.

PROTECTION OF PERSONS AND PREMISES

- 1. THE CONTRACTOR SHALL NOT LOAD, NOR PERMIT TO BE LOADED, ANY PART OF THE WORK WITH A WEIGHT THAT WILL DAMAGE ANY WORK OR ENDANGER THE SAFETY OF THE STRUCTURE OR ANY PART THEREOF.
2. THE CONTRACTOR SHALL COMPLY WITH THE "SAFETY AND ENGINEERING PRACTICES" AS SET FORTH IN THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" AS PUBLISHED BY THE ASSOCIATION OF GENERAL CONTRACTORS OF AMERICA AND WITH APPLICABLE FEDERAL, STATE AND LOCAL SAFETY AND SANITARY LAWS, REGULATIONS AND ORDINANCES, AS WELL AS THE ESTABLISHED SAFETY RULES AND PRACTICES OF THE OWNER.

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CONTRACTORS DEFAULT

- 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.
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 EXPENSES 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.
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.

TERMINATION BY OWNER

- 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.
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.
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.

WARRANTY

- 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 WORKMANSHIP, 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.

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DIVISION 01 - GENERAL REQUIREMENTS

SECTION 01 10 00 - SUMMARY

1.1 WORK UNDER OTHER CONTRACTS

- A. SEPARATE CONTRACT. OWNER WILL AWARD SEPARATE CONTRACTS FOR PERFORMANCE OF CERTAIN CONSTRUCTION OPERATIONS AT PROJECT SITE. THESE OPERATIONS WILL BE CONDUCTED SIMULTANEOUSLY WITH WORK UNDER THIS CONTRACT.
1. COOPERATE FULLY WITH SEPARATE CONTRACTORS SO WORK ON THOSE CONTRACTS MAY BE CARRIED OUT SMOOTHLY, WITHOUT INTERFERING WITH OR DELAYING WORK UNDER THIS CONTRACT.
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. 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.
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.
1. OWNER WILL ARRANGE AND PAY FOR DELIVERY OF OWNER-FURNISHED ITEMS ACCORDING TO CONTRACTOR'S CONSTRUCTION SCHEDULE.
2. AFTER DELIVERY, OWNER WILL INSPECT DELIVERED ITEMS FOR DAMAGE. CONTRACTOR SHALL BE PRESENT FOR AND ASSIST IN OWNERS INSPECTION.
3. IF OWNER-FURNISHED ITEMS ARE DAMAGED, DEFECTIVE, OR MISSING, OWNER WILL ARRANGE FOR REPLACEMENT.
4. CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING AND HANDLING OWNER-FURNISHED ITEMS AT PROJECT SITE.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTING OWNER-FURNISHED ITEMS FROM DAMAGE DURING STORAGE AND HANDLING, INCLUDING DAMAGE FROM EXPOSURE TO THE ELEMENTS.
6. IF OWNER-FURNISHED ITEMS ARE DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS, CONTRACTOR SHALL REPAIR OR REPLACE THEM.

1.2 CUSTOMER'S OWN MATERIALS

- A. C.O.M. ARE FACING MATERIALS AND FABRICS PURCHASED BY THE CONTRACTOR, AND SUPPLIED TO THE PRIMARY PRODUCT MANUFACTURERS FOR CUSTOM APPLICATION. THE WORK INCLUDES PROVIDING SUPPORT SYSTEMS TO RECEIVE C.O.M.
1. ARRANGE AND PAY FOR DELIVERY OF C.O.M. TO PRODUCT MANUFACTURER ACCORDING TO CONTRACTOR'S CONSTRUCTION SCHEDULE.
2. INSPECT DELIVERED C.O.M. FOR DAMAGE. PRODUCT MANUFACTURER SHALL BE PRESENT FOR AND ASSIST IN CONTRACTOR'S INSPECTION. PRODUCT MANUFACTURER IS RESPONSIBLE FOR RECEIVING, UNLOADING AND HANDLING C.O.M. AT THE PROJECT SITE.
3. IF C.O.M. ARE DAMAGED, DEFECTIVE OR MISSING, CONTRACTOR WILL ARRANGE FOR REPLACEMENT.

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- 4. PRODUCT MANUFACTURER IS RESPONSIBLE FOR PROTECTING C.O.M. FROM DAMAGE DURING STORAGE AND HANDLING, INCLUDING DAMAGE FROM EXPOSURE TO THE ELEMENTS.
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.

SECTION 01 14 00 - WORK RESTRICTING

- A. PROTECT BUILDING AND ITS OCCUPANTS DURING CONSTRUCTION PERIOD. LIMITED USE OF SITE TO AREAS DESIGNATED.
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. PERFORM THE WORK DURING NORMAL BUSINESS HOURS ONLY UPON APPROVAL OF THE OWNER AND WITH THE CONSENT OF THE BUILDING MANAGER.
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 HONEYSTROBE DEVICES CONCRETE SAW CUTTING, X-RAY (GR), SPRAY PAINTING, HAMMERING, NAILING AND SIMILAR WORK, WHICH MAY CAUSE NOISE, DUST OR ODORS THEREBY DISTURBING OCCUPANTS.
4. KEEP PREMISES ORDERLY AND BROOM CLEAN AT ALL TIMES.
5. RELOCATE ANY STORED PRODUCTS THAT INTERFERE WITH OPERATIONS OF THE OWNER OR BUILDING MANAGER.
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.
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.
1. ARCHITECT WILL PREPARE AIA CERTIFICATE OF SUBSTANTIAL COMPLETION FOR EACH SPECIFIC PORTION OF THE WORK TO BE OCCUPIED BEFORE OWNER OCCUPANCY.
2. OBTAIN CERTIFICATE OF OCCUPANCY FROM AUTHORITIES HAVING JURISDICTION (A/HJ) BEFORE OWNER OCCUPANCY.
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. 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.
5. ON OCCUPANCY, OWNER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE AND CUSTODIAL SERVICE FOR OCCUPIED PORTIONS OF BUILDING.

SECTION 01 29 00 - PAYMENT PROCEDURES

- 1. APPLICATIONS BY THE CONTRACTOR FOR PARTIAL PAYMENT AS THE WORK PROGRESSES SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE. 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

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- 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.
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.
4. UPON COMPLETION OF THE WORK UNDER THE CONTRACT AND ACCEPTANCE THEREOF BY THE OWNER, THE CONTRACTOR SHALL MAKE APPLICATION FOR FINAL PAYMENT.
5. THE APPLICATION SHALL BE ACCOMPANIES BY (1) THE CONTRACTOR'S WRITTEN STATEMENT OF THE AMOUNT DUE, (2) THE CONTRACTOR'S SWORN STATEMENT AS TO THE STATUS OF ALL LABOR, MATERIAL AND SUBCONTRACTOR ACCOUNTS, (3) THE CONTRACTOR'S WAIVER OF LIEN IN FULL AND (4) ALL REQUIRED WARRANTIES.
6. THE FINAL PAYMENT SHALL NOT BECOME DUE AND PAYABLE UNTIL THE CONTRACTOR, IF REQUESTED BY THE OWNER, DELIVERS TO THE OWNER EVIDENCE SATISFACTORY TO THE OWNER THAT THE SUBCONTRACTORS AND ALL LABOR AND MATERIAL INVOICES IN CONNECTION WITH THE WORK HAVE BEEN PAID IN FULL. A COMPLETE RELEASE OF ALL LIENS ARISING OUT OF THE CONTRACT, OR RECEIPT IN FULL IN LIEU THEREOF, AND A SWORN STATEMENT THAT THE RELEASE AND/OR RECEIPTS COVER ALL LABOR AND MATERIALS FOR WHICH A LIEN COULD BE FILED.
7. NEITHER THE ISSUANCE OF CERTIFICATES, NOR ANY PAYMENT UNDER THE CONTRACT SHALL BE CONSTRUED TO RELIEVE THE CONTRACTOR FROM CONTRACTUAL OBLIGATIONS TO MAKE GOOD ANY DEFECTS IN THE WORK ARISING OR DISCOVERED WITHIN THE PRIOR OR WARRANTY.

SECTION 01 29 00 - SUBMITTAL PROCEDURES

- 1. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION AND/OR INSTALLATION.
2. ANY REQUIRED TIME TO COMPLETE AND REVIEW SHOP DRAWINGS FOR SPECIALTY SYSTEMS, MECHANICAL/PLUMBING OR ELECTRICAL SYSTEMS; INCLUDING LIGHTING FIXTURES SHALL BE INCLUDED IN CONTRACTOR'S SCHEDULE.
3. COMMENCEMENT OF ORDER OR FABRICATION PRIOR TO ARCHITECT REVIEW SHALL BE DONE AT THE CONTRACTOR'S RISK.
4. SHOP DRAWINGS: SUBMIT ONE (1) ELECTRONIC COPY.
5. AT COMPLETION OF WORK, CONTRACTOR SHALL SUBMIT IN REPRODUCIBLE FORM, A COPY OF THE CONSTRUCTION DRAWINGS PORTRAYING "AS-BUILT" CONDITIONS TO THE OWNER.

QUALITY REQUIREMENTS

- 1. UNLESS NOTES OTHERWISE, PROVIDE QUALITY CONTROL SERVICES SPECIFIED, REQUIRED BY AUTHORITIES HAVING JURISDICTION (A/HJ), AND AS REQUIRED BY THE NATURE OF THE WORK.
2. COSTS FOR RETESTING AND RE-INSPECTION CONSTRUCTION THAT REPLACES OR IS NECESSITATED BY WORK THAT FAILED TO COMPLY WITH THE CONTRACT DOCUMENTS WILL BE CHARGED TO THE CONTRACTOR.
3. TESTING INCLUDES, BUT IS NOT LIMITED TO, CONCRETE X-RAY OR GPR TESTING PRIOR TO CORE DRILLING, SAW CUTTING AND MOISTURE TESTING.

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

- 1. THE OWNER WILL FURNISH WATER AND ELECTRICITY FOR CONSTRUCTION PURPOSES AT NO COST TO THE CONTRACTOR.
2. WATER AND ELECTRICITY SHALL BE OBTAINED FROM EXISTING OUTLETS DESIGNATED BY LANDLORD. IF THE CONTRACTOR'S REQUIREMENTS EXCEED THE CAPACITY OF DESIGNATED FACILITIES, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ADDITIONAL FACILITIES AS HE MAY REQUIRE.
3. USE OF LANDLORD'S EXISTING TOILET FACILITIES IS PERMITTED AS LONG AS FACILITIES ARE CLEANED AND MAINTAINED IN A CONDITION ACCEPTABLE TO LANDLORD. CONTRACTOR MUST OBTAIN LANDLORD APPROVAL PRIOR TO MOBILIZATION.
4. COORDINATE USE OF ELEVATORS WITH LANDLORD. ELEVATORS ARE TO BE PROTECTED, CLEANED AND MAINTAINED IN CONDITION ACCEPTABLE TO THE LANDLORD. ELEVATOR SHALL NOT BE TIED UP WITH DELIVERY OR DISPOSAL MATERIALS.

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- 5. ELEVATOR SHALL NOT BE OVERLOADED BEYOND THE POSTED CAPACITY. DAMAGE TO THE ELEVATOR CONTROLS OR OPERATION WILL BE A COST TO THE CONTRACTOR.
6. IF PROJECT REQUIRES DELIVERY OF EXCESSIVE QUANTITIES OF MATERIALS, OWNER SHALL BE ADVISED OF THE COST TO PROVIDE THESE MATERIALS THROUGH THE EXTERIOR WINDOWS AND NOT THE ELEVATORS OR LOBBIES.
7. PROTECT FINISHES IN DELIVERY PATHS, INCLUDING LOBBY FLOORING MATERIALS, DOOR THRESHOLDS, HEAD AND JAMBS, CONTROLS, LIGHTING, CALL LANTERNS AND ELEVATOR CABS FACES/DOORS.
8. PROVIDE AND MAINTAIN HEAVY DUTY REINFORCED PAPER TO PROTECT CARPET IN AREAS AFFECTED BY CONSTRUCTION, INCLUSIVE OF THE PATHWAY OUT OF THE BUILDING.
9. CONTRACTOR IS RESPONSIBLE FOR PROTECTING DRAPERIES, SHADES AND OTHER WINDOW COVERINGS. IF WINDOW COVERINGS ARE HINDERING THE WORK, CONTRACTOR SHALL REMOVE AND STORE COVERINGS IN A DRY, CLEAN SECURED LOCATION. WINDOW COVERINGS DISPLAYING DAMAGE OR SOIL DUE TO CONSTRUCTION ACTIVITIES WILL BE CLEANED AND REINSTALLED AT THE CONTRACTOR'S EXPENSE.
10. EQUALIZE USE OF NOISEMAKING TOOLS AND EQUIPMENT TO HOURS THAT WILL MINIMIZE COMPLAINTS FROM PERSONS OF FIRMS NEAR PROJECT SITE. COORDINATE ALL OFF-HOUR WORK WITH LANDLORD AND OWNER.
11. FOR ANY WORK TO BE PERFORMED OTHER THAN REGULAR BUSINESS HOURS, COORDINATE WITH LANDLORD FOR SCHEDULING IN ADVANCE FOR ISSUANCE OF WRITTEN APPROVAL. ANY CONTRACTOR OR SUBCONTRACTOR WITHOUT SUCH APPROVAL WILL BE ASKED TO LEAVE THE PREMISES, WITH NO COMPENSATION FOR LOSS TIME.
12. ERECT AND MAINTAIN DUST PROOF PARTITIONS AND TEMPORARY ENCLOSURES TO LIMIT DUST AND DIRT MIGRATION AND TO SEPARATE AREAS FROM FUMES AND NOISE.
13. KEEP DOORS TO THE SPACE BEING WORKED ON CLOSED AT ALL TIMES. EXTERIOR BUILDING DOORS SHALL NOT BE PROPPED OPEN AND MUST REMAIN CLOSED AT ALL TIMES UNLESS CONTRACTOR COORDINATES ACCESS WITH LANDLORD AND OWNER.
14. WHEN PAINTING OR STAINING, PROVIDE ADEQUATE VENTILATION USING FANS AND WINDOWS TO KEEP FUMES AND ORDERS OUT OF TENANT SPACES.
15. PROVIDE TYPE ABC DRY-CHEMICAL FIRE EXTINGUISHERS AND LOCATE WHERE CONVENIENT. PROVIDE NOT LESS THAN ONE (01) EXTINGUISHER ON EACH FLOOR AND ON IN THE FILED OFFICE. REMOVE EACH TEMPORARY FACILITY WHEN NEEDED FOR ITS SERVICE HAS ENDED. REPAIR DAMAGED WORK, CLEAN EXPOSED SURFACES AND REPLACE CONSTRUCTION THAT CANNOT BE SATISFACTORILY REPAIRED.
17. THE CONTRACTOR AND SUBCONTRACTORS AND THEIR EMPLOYEES SHALL BE SUBJECT TO AND SHALL AT ALL TIMES CONFORM TO THE LANDLORD'S RULES AND REGULATIONS FOR THE PROTECTION OF THE FACILITY MATERIALS, EQUIPMENT AND OWNER'S EMPLOYEES. IF REQUIRED BY THE LANDLORD, THE CONTRACTOR SHALL FURNISH TO EMPLOYEES OF THE CONTRACTOR AND SUBCONTRACTOR'S SPECIAL BADGES OR CARDS WHICH WILL IDENTIFY THEM AS EMPLOYEES AND ADMIT THEM TO SUCH PORTIONS OF THE PREMISES AS MAY BE DESIGNATED BY THE LANDLORD OR OWNER.
18. DO NOT OBSTRUCT PARKING AND TRAFFIC CIRCULATION, CONTRACTOR AND SUBCONTRACTOR'S VEHICLES SHALL BE PARKED AWAY FROM THE MAIN ENTRANCE OF THE BUILDING, AND SHALL REFRAIN FROM PARKING IN FIRE LANES, HANDICAPPED SPACES AND OTHER RESTRICTED PARKING AREA.
19. CHARGES BY THE FIRE PROTECTION DISTRICT FOR EXCESSIVE FALSE ALARMS WILL BE CHARGED BACK TO THE CONTRACTOR WHEN FALSE ALARM IS DUE TO CONTRACTOR'S ACTIVITIES. THE CONTRACTOR SHALL REMEDY CAUSES OF THE FALSE ALARMS IMMEDIATELY.
20. SMOKING ON THE PREMISES WILL NOT BE PERMITTED.
21. RADIOS ON THE PREMISES WILL NOT BE PERMITTED.
22. BUILDING ENTRY DOORS SHALL NOT BE PROPPED OPEN.

SECTION 01 60 00 - PRODUCT REQUIREMENTS

- 1. PRODUCT WARRANTIES: MANUFACTURER'S DISCLAIMERS AND LIMITATIONS ON PRODUCT WARRANTIES DO NOT RELIEVE CONTRACTOR OF OBLIGATIONS UNDER REQUIREMENTS OF CONTRACT DOCUMENTS.
2. WHERE CONTRACT DOCUMENTS LIST A MANUFACTURER, PRODUCT NAME, MODEL NUMBER OR OTHER PROPRIETARY INFORMATION, PROVIDE THE PRODUCT LISTED THAT COMPLIES WITH REQUIREMENTS.
3. SUBSTITUTIONS: ARCHITECT MAY CONSIDER CONTRACTOR'S REQUEST FOR SUBSTITUTION IF REQUESTED SUBSTITUTION OFFERS OWNER A SUBSTANTIAL ADVANTAGE IN COST, TIME OR ENERGY CONSERVATION. OWNER'S ADDITIONAL RESPONSIBILITIES MAY INCLUDE COMPENSATION TO ARCHITECT FOR EVALUATION OF SUBSTITUTION REQUEST, REDESIGN AND OTHER CONSIDERATIONS.

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- 4. CONTRACTOR SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIAL AND EQUIPMENT OF ANY LONG LEAD-TIME ORDERED ITEMS.

SECTION 01 73 00 - EXECUTION REQUIREMENTS

- 1. EXISTING CONDITIONS: THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED. BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL, ELECTRICAL AND COMMUNICATIONS SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK.
2. DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OTHERS OR OTHERS PRIOR TO NOTIFYING LANDLORD AND OWNER NOT LESS THAN 48 HOURS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT OWNER'S WRITTEN PERMISSION.
3. INSTALLATION: LOCATE THE WORK AND COMPONENTS OF THE WORK ACCURATELY, IN CORRECT ALIGNMENT AND ELEVATION, AS INDICATED. MAKE VERTICAL WORK PLUMB AND MAKE HORIZONTAL WORK LEVEL.
4. COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED.
5. INSTALL PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. CONDUCT CONSTRUCTION OPERATIONS SO NO PART OF THE WORK IS SUBJECT TO DAMAGING OPERATIONS IN EXCESS OF THAT EXPECTED DURING NORMAL CONDITIONS OF OCCUPANCY.
6. PROVIDE ANCHORS AND FASTENERS AS REQUIRED TO ANCHOR EACH COMPONENT SECURELY IN PLACE, ACCURATELY LOCATED AND ALIGNED WITH OTHER PORTIONS OF THE WORK.
7. MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT COMPONENTS AT HEIGHTS DIRECTED BY ARCHITECT.
8. HAZARDOUS MATERIALS: USE PRODUCTS, CLEANERS, AND INSTALLATION MATERIALS THAT ARE NOT CONSIDERED HAZARDOUS BY THE JURISDICTION.
9. COORDINATE CONSTRUCTION AND OPERATIONS OF THE WORK WITH WORK PERFORMED BY OWNER'S OWN FORCES.
10. CLEAN PROJECT SITE AND WORK AREAS DAILY, INCLUDING COMMON AREAS. KEEP INSTALLED WORK CLEAN.
11. CLEAN AND PROTECT CONSTRUCTION IN PROGRESS AND ADJOINING MATERIALS ALREADY IN PLACE. APPLY PROTECTIVE COVERING WHERE REQUIRED TO ENSURE PROTECTION FROM DAMAGE OR DETERIORATION.
12. START EQUIPMENT AND OPERATING COMPONENTS TO CONFIRM PROPER OPERATION. REMOVE MAL-FUNCTIONING UNITS, REPLACE WIT NEW UNITS AND RETEST.
13. REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION. RESTORE DAMAGED SUBSTRATES AND FINISHES.

SECTION 01 73 29 - CUTTING AND PATCHING

- 1. CUTTING: THE REMOVAL OF EXISTING CONSTRUCTION NECESSARY TO PERMIT INSTALLATION OR PERFORMANCE OF OTHER WORK.
2. PATCHING: THE FITTING AND REPAIR WORK REQUIRED TO RESTORE SURFACES TO ORIGINAL CONDITIONS AFTER INSTALLATION OF OTHER WORK.
3. DO NOT CUT AND PATCH STRUCTURAL ELEMENTS.
4. DO NOT CUT AND PATCH OPERATING ELEMENTS AND RELATED COMPONENTS IN A MANNER THAT RESULTS IN REDUCING THEIR.
5. CAPACITY TO PERFORM AS INTENDED. OPERATING ELEMENTS INCLUDE BUT ARE NOT LIMITED TO, AIR OR SMOKE BARRIERS, FIRE PROTECTION SYSTEMS, COMMUNICATION SYSTEMS, ELECTRICAL WIRING SYSTEMS, EQUIPMENT SUPPORTS, PIPING AND DUCTWORK.
6. VISUAL REQUIREMENTS: DO NOT CUT AND PATCH CONSTRUCTION IN A MANNER THAT WILL RESULT IN VISUAL EVIDENCE OF CUTTING AND PATCHING. DO NOT CUT AND PATCH CONSTRUCTION IN A MANNER THAT WOULD BE CONSIDERED DEFECTIVE BY ARCHITECT'S OPINION. REDUCE THE BUILDING AESTHETIC QUALITIES. REMOVE AND REPLACE.
7. CONSTRUCTION THAT HAS BEEN CUT AND PATCHED IN A VISUALLY UNSATISFACTORY MANNER, AS DETERMINED BY THE ARCHITECT.
8. EXISTING WARRANTIES: REMOVE, REPLACE, PATCH AND REPAIR MATERIALS AND SURFACES CUT OR DAMAGED DURING CUTTING AND PATCHING OPERATIONS BY METHODS AND WITH MATERIALS NOT TO VOID EXISTING WARRANTIES.
9. PROTECT EXISTING CONSTRUCTION DURING CUTTING AND PATCHING TO PREVENT DAMAGE IN GENERAL. USE HAND OR SMALL POWER TOOLS DESIGNED FOR SAWING AND GRINDING, NOT HAMMERING AND CHOPPING. CUT HOLES AND SLOTS AS SMALL AS POSSIBLE, NEATLY TO SIZE

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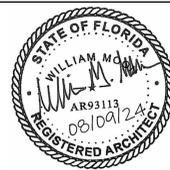
SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

910 WEST AVENUE MIAMI BEACH, FL 33139

TRYBA ARCHITECTS

1020 Logan Street Denver Colorado 80203 303.831.4010

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PROJECT NO. 2231

DATE: AUGUST 09, 2024

SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

G1.01

DRAWING TITLE:

SHEET SPECIES

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.

PART 2 PRODUCTS
2.1 MANUFACTURERS

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/F² (0.56 L/S/M²) AT A STATIC AIR PRESSURE DIFFERENCE: OF 1.57 PSF (75 PA)
a. WITHOUT WEEPS: 0.29 CFM/F² (1.47 L/S/M²) AT A STATIC AIR PRESSURE DIFFERENCE OF 6.24 PSF (300 PA)
b. WITH WEEPS: 0.32 CFM/F² (1.63 L/S/M²) 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: 70 PSF (3350 PA)
 - 2) DESIGN PRESSURE NEGATIVE: 70 PSF (3350 PA)
- 4. WINDLOAD RESISTANCE: PASS; +/- 70 PSF (+/- 3350 PA)
b. MISSILE IMPACT & CYCLING (IAS 201 & 203; ASTM E1898/ ASTM E1999) WITH 7/16-INCH SINGLE GLAZING OR 1-1/8 INCH IGU IMPACT GLASS:
 - a. OUTWARD OPENING (STANDARD UNIT): PASS
 - 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): MEETS REQUIREMENTS FOR +H1
- 6. HURRICANE AND IMPACT RATED (AAMA 506; AAMA/WDMA/CSA/S. 2/A440; ASTM E1898/ ASTM E1999): MISSILE LEVEL D AND WIND 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: 2-5/16 INCH (65 MM) DEEP HOLLOW STEEL FRAME, BOTTOM SUPPORTED SYSTEM, MANUFACTURER'S STANDARD OR POST REINFORCED FRAME AND PANEL PROFILES, WITH HEAD TRACK, SIDE JAMBS AND PANELS WITH MENSIONS AS

SHOWN ON DRAWINGS.

- 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. CORUDA COMPLIANCE: PROVIDE GASKET TO COVER THE CHANNEL IN THE SILL AT SWING DOORS.
- 3. ALUMINUM EXTRUSION: AIMS810.5 ALLOY, 6063-T5 (F-22 - EUROPEAN STANDARD)
a. THICKNESS: 0.078 INCH (2.0 MM) NOMINAL
b. THERMAL BREAK: 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 WITHDRAGS LATCH.
c. LIFTING OF HANDLES ENGAGES RODS AND TURN OF KEY OR THUMB-TURN ENGAGES DEADBOLT AND OPERATES LOCK.
d. [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.]
e. [SECONDARY SWING PANEL: PROVIDE TWO-POINT LOCKING WITH STANDARD SHAPED HANDLES ON INSIDE ONLY FOR THE SECONDARY SWING PANEL.]
f. LEVER HANDLE - FINISH:
 - 1) BRUSHED SATIN STAINLESS STEEL
- g. LOCKING:
 - 1) STANDARD EUROPEAN PROFILE CYLINDER
 - 2) [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.

- a. L-SHAPED HANDLES - FINISH:
 - 1) BRUSHED SATIN STAINLESS STEEL
 - 2) [BLACK TITANIUM STAINLESS STEEL]
- 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
- 4. SECONDARY PANEL(S) AND PAIRS OF FOLDING PANELS: PROVIDE MANUFACTURER'S REMOVABLE CUSTODIAL HANDLES AND CONCEALED TWO-POINT LOCKING HARDWARE OPERATED BY 180° TURN OF HANDLE BETWEEN EACH PAIR. FACE 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).
- 7. ADDITIONAL PROFILE CYLINDERS TO BE KEVED ALIKE.

D. 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-LUBRICATING, 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.

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 SIZES TO BE CAREFULLY MATCHED TO PRODUCE CONTINUITY OF LINE AND DESIGN WITH ALL JOINTS.
 - 3. NO RAW EDGES VISIBLE AT JOINTS.

2.5 ACCESSORIES

PART 3 EXECUTION

3.1 EXAMINATION

- A. EXAMINATION AND ACCEPTANCE OF CONDITIONS PER SECTION 01 70 00 AND AS FOLLOWS:
 - 1. CAREFULLY EXAMINE ROUGH OPENINGS WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS AFFECTING WORK PERFORMANCE.
a. EXAMINE SURFACES OF OPENINGS AND VERIFY DIMENSIONS; VERIFY ROUGH OPENINGS ARE LEVEL, PLUMB, AND SQUARE WITH NO UNEVENNESS, BOWING, OR BUMPS ON THE FLOOR; AND OTHER CONDITIONS AS REQUIRED BY THE MANUFACTURER FOR READINESS TO RECEIVE WORK.
 - b. VERIFY THE LOCATION OF THE HEADER FOR DEFLECTION WITH LIVE AND DEAD LOADS LIMITED TO THE LESSER OF L/720 OF THE SPAN OR 1/4 INCH (6 MM), PROVIDE STRUCTURAL SUPPORT FOR LATERAL LOADS, AND BOTH WIND LOAD AND

- 2. ECCENTRIC LOAD WHEN THE PANELS ARE STACKED OPEN.
PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.2 INSTALLATION

- A. GENERAL: INSTALL FOLDING GLASS STOREFRONT SYSTEM IN ACCORDANCE WITH THE DRAWINGS, APPROVED SUBMITTALS, DADE COUNTY NOA, MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS, AND AS FOLLOWS:
 - 1. PROPERLY FLASH, WATERPROOF, AND SEAL AROUND OPENING PERIMETER.
 - 2. SECURELY ATTACH ANCHORAGE DEVICES TO RIGIDLY FIT FRAME IN PLACE, LEVEL, STRAIGHT, PLUMB, AND SQUARE. INSTALL FRAME IN PROPER ELEVATION, PLANE AND LOCATION, AND IN PROPER ALIGNMENT WITH OTHER WORK.
 - 3. WHEN LOWER TRACK IS DESIGNED TO DRAIN, PROVIDE CONNECTIONS TO ALLOW FOR DRAINAGE.
 - 4. INSTALL PANELS, HANDLES, LOCKSET, SCREENS, AND OTHER ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- 3.3 FIELD QUALITY CONTROL

- A. FIELD TESTS AND INSPECTIONS PER SECTION 01 40 00 OF THE FOLLOWING:
 - 1. VERIFY THE FOLDING GLASS STOREFRONT SYSTEM OPERATES AND FUNCTIONS PROPERLY. ADJUST HARDWARE FOR PROPER OPERATION.

NON-CONFORMING WORK: REPAIR OR REPLACE NON-CONFORMING WORK AS DIRECTED BY THE ARCHITECT; SEE GENERAL AND SUPPLEMENTARY CONDITIONS, AND DIVISION 01, GENERAL REQUIREMENTS.

3.4 CLEANING AND PROTECTION

- A. KEEP UNITS CLOSED AND PROTECT FOLDING GLASS STOREFRONT INSTALLATION AGAINST DAMAGE FROM CONSTRUCTION ACTIVITIES.
- B. REMOVE PROTECTIVE COATINGS AND USE MANUFACTURER RECOMMENDED METHODS TO CLEAN EXPOSED SURFACES.

END OF SECTION

SECTION 08 12 16 - ALUMINUM FRAMES

1.1 PRODUCTS

- A. SECURITY SYSTEM COMPONENTS MAY BE INCORPORATED INTO THE DOOR AND FRAME OPENINGS AT THE OWNER'S OPTION. COOPERATE WITH THE OWNER'S SECURITY SYSTEM CONTRACTORS. PROVIDE ALL CUTOUPS REQUIRED BY THE OWNER'S SECURITY SYSTEM VENDOR AND ALL PRE-WIRING FOR VENDOR PROVIDED SECURITY SYSTEM DEVICES. WHERE INTERIOR ALUMINUM FRAMING COMPONENTS ARE TO RECEIVE WIRING PROVIDE UNOBSTRUCTED CLEAR PATHS FREE OF BURRS AND SHARP OBJECTS WITH PULL STRINGS TO FACILITATE WIRING.
- B. SYSTEM PERFORMANCE
 - 1. DESIGN, FABRICATE AND INSTALL ALL INTERIOR FRAMING TO WITHSTAND BUILDING MOVEMENTS.
 - 2. GLASS THICKNESS: WHEN SHOWN ON THE DRAWINGS, OR SPECIFIED ARE FOR CONVENIENCE OF DETAILING ONLY AND ARE TO BE CONFIRMED BY THE CONTRACTOR AND/OR GLASS MANUFACTURER.
 - 3. FILED MEASURE: VERIFY DIMENSIONS OF SUPPORTING STRUCTURE BY FIELD MEASUREMENTS BEFORE FABRICATION.
- D. PRODUCT
 - 1. RACO ALYURA SOLUTIONS: SIZE AS REQUIRED, REFER TO DOOR SCHEDULE
 - 2. WILSON PARTITIONS: SIZE AS REQUIRED, REFER TO DOOR SCHEDULE
- E. GLAZING: AS SPECIFIED IN DIVISION 9 SECTION "GLAZING"
- F. METALS
 - 1. EXTRUDED ALUMINUM: ASTM B 221 (ASTM B 221M) ALLOY 6063-T5 OR ALLOY AND TEMPER REQUIRED TO SUIT STRUCTURAL AND FINISH REQUIREMENTS. SURFACE TEXTURE AND COLOR: USE ONLY MATERIALS WHICH ARE SMOOTH AND FREE OF SURFACE BLEMISHES, INCLUDING BUT NOT LIMITED TO PITTING, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES AND ROUGHNESS.

DO NOT USE MATERIALS WHICH HAVE STAINS AND DISCOLORATIONS WITH DO NOT MATCH THE ARCHITECTS SAMPLE IN COLOR AND GRAIN CHARACTERISTICS.

- 3. HARDWARE SHOWN ON DRAWINGS
- 4. GLAZING GASKETS: MANUFACTURERS STANDARD EXTRUSIONS OR MOLDED PLASTIC.
- 5. ALUMINUM FINISHES:
 - A. ANODIC FINISH: GLASS II, CLEAR, COMPLYING WITH AAMA 611
 - B. POWDER COAT OR BAKED ENAMEL: AS STANDARD FOR MANUFACTURER IN COLOR INDICATED IN DRAWINGS.

1.2 FABRICATION

A. FABRICATE COMPONENTS TO ALLOW SECURE INSTALLATION WITHOUT EXPOSED FASTENERS. FABRICATE FRAMES WITH BUTT, MITERED OR COPED AND CONTINUOUS WELDED CORNERS AND SEAMLESS FACE JOINTS. PROVIDE CONCEALED CORNER REINVESTMENTS AND ALIGNMENT CLIPS FOR PRECISE BUTT OR MITERED CONNECTIONS.

1.3 EXECUTION

- A. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- B. INSTALLATION: COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS FOR PROTECTING, HANDLING AND INSTALLING ALUMINUM FRAMING SYSTEMS. DO NOT INSTALL DAMAGED COMPONENTS, FIT FRAME JOINTS TO PRODUCE HAIRLINE JOINTS FREE OF BURRS AND DISTORTION.
- C. CLEARANCE FOR NON-RATED DOORFRAMES: NOT MORE THAN 1/8 INCH AT JAMBS AND HEADS, EXCEPT NOT MORE THAN 1/4 INCH BETWEEN PAIR OF DOORS. NOT MORE THAN 3/4 INCH AT BOTTOM.
- D. CLEANING:
 - 1. CLEAN METAL SURFACES PROMPTLY AFTER INSTALLATION. EXERCISING CARE TO AVOID DAMAGE TO FACTORY FINISHED EXPOSED SURFACES IMMEDIATELY REMOVE ANY DELETERIOUS MATERIAL FROM SURFACES OF ALUMINUM.
 - 2. WASH GLASS ON BOTH SIDES
 - 3. PROTECTION: ENSURE THAT ARCHITECTURAL METAL ENTRANCE WORK WILL BE WITHOUT DAMAGE OR DETERIORATION AT TIME OF ACCEPTANCE.

SECTION 08 71 00 - DOOR HARDWARE

1.1 PRODUCTS

- A. DOOR HARDWARE, GENERAL: PROVIDE DOOR HARDWARE FOR EACH DOOR TO COMPLY WITH REQUIREMENTS IN THIS SECTION. PROVIDE QUALITY, ITEM, SIZE, FINISH OR COLOR INDICATED, AND NAMED MANUFACTURERS PRODUCTS. THE HARDWARE SUPPLIER SHALL REVIEW EACH HARDWARE SET AND COMPARE IT WITH THE DOOR TYPES, DETAILS AND SIZES AS SHOWN AND VERIFY EACH HARDWARE ITEM FOR FUNCTION, HAND, BACKSEAT AND METHOD OF FASTENING.
- B. GENERAL HINGE AND PIVOT CHARACTERISTICS: WHERE DOOR JAMB OR TRIM PROJECTS TO SUCH AN EXTENT THAT THE WIDTH OF LEAF SPECIFIED WILL NOT ALLOW DOOR TO CLEAR SUCH FRAME OR TRIM, FURNISH HINGES AND PIVOTS WITH LEAVES OF SUFFICIENT WIDTH TO CLEAR, ALL HINGES AND PIVOTS SHALL BE FULL MORTISED. ALL BUTT HINGES ARE TO HAVE NON-RISING PINS. ALL BUTT HINGES SHALL BE FURNISHED WITH BUTTON TIPS.
- C. REFER TO DOOR SCHEDULE FOR HARDWARE GROUPS.

1.2 EXECUTION

A. GENERAL: HARDWARE FOR FIRE DOOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 80. HARDWARE FOR SMOKE CONTROL DOOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 1-5. INSTALL HARDWARE FOR NON-LABELLED AND NON-SMOKE DOOR ASSEMBLIES IN ACCORDANCE WITH DHI A115 FOR STEEL DOORS AND FRAMES, DHI A115-W SERIES FOR WOOD DOORS, AND HARDWARE MANUFACTURERS INSTALLATION INSTRUCTIONS FOR DOORS AND FRAMES FABRICATED FROM OTHER THAN

- STEEL OR WOOD.
- B. SMOKE SEALS AT LABELED DOOR ASSEMBLIES: PROVIDE AND INSTALL SMOKE SEALS AT LABELED DOORS IN ACCORDANCE WITH DOOR MANUFACTURERS INSTRUCTIONS FOR DOOR OPENINGS WHICH MUST COMPLY WITH UBC 7-2 AND UL 10C.

- C. MOUNTING HEIGHTS: MOUNT DOOR HARDWARE UNITS AT THE FOLLOWING HEIGHTS, UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR REQUIRED TO COMPLY WITH GOVERNING REGULATIONS.
- D. LOCKS AND LATCHES: 38 INCHES TO CENTER OF LEVER FROM FLUSH FLOOR.
- E. DOOR PULLS: 44 INCHES FROM FINISH FLOOR TO CENTER OF GRIP. PULL BASES CENTERED ON DOOR STILES, UNLESS OTHERWISE INDICATED.
- F. PUSH PLATES: 44 INCHES FROM FINISH FLOOR TO CENTER OF PLATE. COORDINATE WITH PULL LOCATION.
- G. HORIZONTAL PUSH/PULL BAR: 42 INCHES FROM FINISH FLOOR TO CENTER OF PUSH/PULL. PUSH/PULL BASE CENTERED ON DOOR STILES, UNLESS OTHERWISE INDICATED.
- H. BUTT HINGES: 10 INCHES FROM BOTTOM OF LOWEST HINGE FROM FINISHED FLOOR; 5 INCHES TO TOP OF UPPER HINGE FROM TOP OF DOOR, SPACE INTERMEDIATE HINGES EQUALLY BETWEEN LOWER AND UPPER HINGES.
- I. FLUSH BOLT OPERATING MECHANISMS: TOP BOLT 66 TO 72 INCHES FROM FINISHED FLOOR, BOTTOM BOLT 12 INCHES FROM FINISHED FLOOR.
- J. INSTALL OVERHEAD SURFACE CLOSERS FROM MAXIMUM DEGREE OF OPENING OBTAINABLE. PLACE ON ROOM SIDE OF CORRIDOR DOORS, STAIR SIDE OF STAIR DOORS, SECONDARY CORRIDOR SIDE OF DOORS BETWEEN CORRIDORS. WHERE CUTTING AND FITTING ARE REQUIRED TO INSTALL DOOR HARDWARE ONTO OR INTO SURFACES THAT ARE LATER TO BE FINISHED, COORDINATE REMOVAL, STORAGE AND REINSTALLATION OF SURFACE PROTECTIVE TRIM UNITS WITH FINISHING WORK SPECIFIED IN DIVISION 9 SECTIONS. DO NOT INSTALL SURFACE-MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON SUBSTRATES INVOLVED.
- K. DO NOT INSTALL PERMANENT KEY CYLINDERS IN LOCKS UNTIL THE TIME OF PRELIMINARY ACCEPTANCE BY THE OWNER. AT THE TIME OF PRELIMINARY ACCEPTANCE AND IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE PERMANENTLY KEY ALL LOCK CYLINDERS.
- L. ADJUSTING: ADJUST AND CHECK EACH OPERATING ITEM OF DOOR HARDWARE AND EACH DOOR TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY HARDWARE COMPONENT.

SECTION 08 80 00 - GLAZING

1.1 PRODUCTS

- A. GLASS PERFORMANCE
 - 1. PROVIDE AND INSTALL GLAZING SYSTEMS CAPABLE OF WITH-STANDING THERMAL MOVEMENT AND IMPACT LOADS WITHOUT FAILURE OF ANY KIND. GLASS THICKNESS AND HEAT TREATMENTS INDICATED ARE MINIMUM REQUIREMENTS OF DETAILING ONLY AND ARE TO BE CONFIRMED BY THE CONTRACTOR RELATIVE TO CITED STANDARDS AND FINAL FRAMING DETAILS.
 - 2. SAFETY GLASS: COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE LAWS, CODES, ORDINANCES AND REGULATIONS OF FEDERAL AND MUNICIPAL AUTHORITIES HAVING JURISDICTION (AHJ), WHEREVER REQUIREMENTS CONFLICT THE MORE STRINGENT SHALL BE REQUIRED. AS A MINIMUM PROVIDE CATEGORY II MATERIALS COMPLYING WITH TESTING REQUIREMENTS IN 16 CFR 1201 (CONSUMER PRODUCT SAFETY COMMISSION SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS), AS PUBLISHED IN THE CODE OF FEDERAL REGULATIONS AND ANSI Z97.1.
 - 3. GLAZING STANDARDS: COMPLY WITH GANA'S "GLAZING MANUAL" AND LAMINATED GLASS DESIGN GUIDE.
- B. GLASS TYPES: REFER TO THE DRAWINGS FOR THE EXTENT OF GLASS AND TYPE LOCATIONS.
 - 1. FULLY TEMPERED GLASS: PROVIDE GLASS COMPLYING WITH ASTM C1048 KIND FT.
 - 2. LAMINATED GLASS: COMPLY WITH ASTM C 1172 FOR KINDS OF LAMINATED GLASS

- C. GASKET AND GLAZING MATERIALS: COMPATIBLE WITH AND ADHERENT TO EACH MATERIAL IT WILL BE IN CONTACT WITH AS RECOMMENDED BY THE MANUFACTURER TO FULFILL PERFORMANCE REQUIREMENTS.
- D. CLEANERS, PRIMERS AND SEALERS: TYPES RECOMMENDED BY SEALANT OR GASKET MANUFACTURER.
- E. FABRICATION: FABRICATE GLASS AND OTHER GLAZING PRODUCTS IN SIZES REQUIRED TO GLAZE OPENINGS INDICATED FOR PROJECT, WITH EDGE AND FACE CLEARANCES, EDGE AND SURFACE CONDITIONS, AND BITE COMPLYING WITH WRITTEN INSTRUCTIONS OF PRODUCT MANUFACTURERS AND REFERENCED GLAZING STANDARDS, TO COMPLY WITH SYSTEM PERFORMANCE REQUIREMENTS.

1.2 EXECUTION

A. COMPLY WITH COMBINED WRITTEN INSTRUCTIONS OF MANUFACTURERS OF GLASS, SEALANTS, GASKETS AND OTHER GLAZING MATERIALS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED, INCLUDING THOSE IN REFERENCED GLAZING PUBLICATIONS.

DIVISION 09 - FINISHES / FINISH MANUFACTURERS

SECTION 09 3000 - TILING

PART 1 - GENERAL

1.1 SUMMARY

- A. THIS SECTION INCLUDES THE FOLLOWING:
 - 1. PORCELAIN FLOOR AND WALL TILE.
 - 2. CERAMIC WALL TILE.
 - 3. MISCELLANEOUS TRIM AND TRANSITION ACCESSORIES.

B. RELATED SECTIONS:

- 1. DIVISION 03 SECTION "CAST-IN-PLACE CONCRETE" FOR MONOLITHIC SLAB FINISHES SPECIFIED FOR TILE SUBSTRATES.
- 2. DIVISION 07 SECTION "INTERIOR JOINT SEALANTS" FOR SEALING OF EXPANSION, CONTRACTION, CONTROL, AND ISOLATION JOINTS IN TILE SURFACES.
- 3. DIVISION 09 SECTION "GYPSUM BOARD" FOR GYPSUM GLASS-MAT, WATER RESISTANT BACKING BOARD INSTALLED AS PART OF GYPSUM WALLBOARD SYSTEMS.

1.2 PERFORMANCE REQUIREMENTS

A. PROVIDE FLOOR TILE WITH A DYNAMIC COEFFICIENT OF FRICTION (DCOF) VALUE OF > 0.42 PER ASTM A137.1-2012, SECTION 9.6.

1.3 SUBMITTALS

- A. ACTION SUBMITTALS:
 - 1. PRODUCT DATA FOR EACH TYPE OF PRODUCT SPECIFIED.
 - 2. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS INDICATING TILE PATTERNS AND LOCATIONS AND WIDTHS OF EXPANSION, CONTRACTION, CONTROL, AND ISOLATION JOINTS IN TILE SUBSTRATES AND FINISHED TILE SURFACES.
 - a. LOCATE PRECISELY EACH JOINT AND CRACK IN TILE SUBSTRATES BY MEASURING, RECORD MEASUREMENTS ON SHOP DRAWINGS, AND COORDINATE THEM WITH TILE JOINT LOCATIONS, IN CONSULTATION WITH ARCHITECT.
 - 3. INSTALLATION DATA: SUBMIT A SCHEDULE OF INSTALLATION METHODS TO BE USED SPECIFIC TO EACH TYPE OF TILE. IDENTIFY ALL MATERIALS REQUIRED FOR INSTALLATION OF EACH INSTALLATION METHOD.
 - a. SCHEDULE SHALL IDENTIFY INSTALLATION METHODS FROM THE TILE COUNCIL OF NORTH AMERICA, INC. (TCNA) "HANDBOOK FOR CERAMIC TILE INSTALLATION", CURRENT EDITION.
 - 5. VERIFICATION SAMPLES: SUBMIT SAMPLES FOR VERIFICATION PURPOSES OF EACH ITEM LISTED BELOW, PREPARED ON SAMPLES OF SIZE AND CONSTRUCTION INDICATED, PRODUCTS INVOLVE COLOR AND TEXTURE VARIATIONS, IN SETS SHOWING FULL RANGE OF VARIATIONS EXPECTED.
 - a. EACH TYPE AND COMPOSITION OF TILE AND FOR EACH COLOR AND TEXTURE REQUIRED, AT LEAST 12 INCHES SQUARE, MOUNTED ON PLYWOOD BACKING AND GROUTED.

- b. FULL-SIZE UNITS OF EACH TYPE OF TRIM AND ACCESSORY FOR EACH COLOR REQUIRED.

B. INFORMATIONAL SUBMITTALS:

- 1. MASTER GRADE CERTIFICATES FOR EACH SHIPMENT, TYPE, AND COMPOSITION OF TILE, SIGNED BY TILE MANUFACTURER AND INSTALLER.
- 2. QUALIFICATION DATA FOR FIRMS AND PERSONS SPECIFIED IN "QUALITY ASSURANCE" ARTICLE TO DEMONSTRATE THEIR CAPABILITIES AND EXPERIENCE. INCLUDE LIST OF COMPLETED PROJECTS WITH PROJECT NAMES, ADDRESSES, NAMES OF ARCHITECTS AND OWNERS, PLUS OTHER INFORMATION SPECIFIED.
- C. CLOSEOUT SUBMITTALS:
 - 1. WARRANTY DOCUMENTS: MANUFACTURER'S WARRANTY DOCUMENTS FOR INCLUSION IN O&M MANUALS.
- 1.4 QUALITY ASSURANCE

A. SINGLE-SOURCE RESPONSIBILITY FOR TILE: OBTAIN EACH COLOR, GRADE, FINISH, TYPE, COMPOSITION, AND VARIETY OF TILE FROM A SINGLE SOURCE WITH RESOURCES TO PROVIDE PRODUCTS OF CONSISTENT QUALITY IN APPEARANCE AND PHYSICAL PROPERTIES WITHOUT DELAYING PROGRESS OF THE WORK.

B. SOURCE LIMITATIONS FOR SETTING AND GROUTING MATERIALS: OBTAIN INGREDIENTS OF A UNIFORM QUALITY FOR EACH MORTAR, ADHESIVE, AND GROUT COMPONENT FROM ONE MANUFACTURER AND EACH AGGREGATE FROM ONE SOURCE OR PRODUCER.

- 1. WHEN USING SETTING AND GROUTING MATERIALS MANUFACTURED UNDER TCA LICENSE, INCLUDE IDENTIFICATION TOGETHER WITH INGREDIENTS ON EACH CONTAINER.

C. SOURCE LIMITATIONS FOR OTHER PRODUCTS: OBTAIN EACH OF THE FOLLOWING PRODUCTS SPECIFIED IN THIS SECTION FROM A SINGLE MANUFACTURER FOR EACH PRODUCT.

- 1. WATERPROOF MEMBRANE.
- 2. METAL EDGE STRIPS.

D. INSTALLER QUALIFICATIONS: ENGAGE AN EXPERIENCED INSTALLER WHO HAS SUCCESSFULLY COMPLETED TILE INSTALLATIONS SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR PROJECT.

E. MOCKUPS: BUILD MOCKUPS TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS FOR MATERIALS AND EXECUTION.

- 1. BUILD MOCKUP OF EACH TYPE OF FLOOR TILE INSTALLATION OF APPROXIMATELY 16 SQUARE FEET.
- 2. BUILD MOCKUP OF EACH TYPE OF WALL TILE INSTALLATION OF APPROXIMATELY 16 SQUARE FEET AND ADJACENT TO FLOOR TILE.
- 3. APPROVED MOCKUPS MAY BECOME PART OF THE COMPLETED WORK IF UNDISTURBED AT TIME OF SUBSTANTIAL COMPLETION.

F. PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE TO COMPLY WITH REQUIREMENTS OF DIVISION 01 SECTION "PROJECT MANAGEMENT AND COORDINATION".

- 1. REVIEW REQUIREMENTS IN ANSI A108.01 FOR SUBSTRATES AND FOR PREPARATION BY OTHER TRADES.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. DELIVER AND STORE PACKAGED MATERIALS IN ORIGINAL CONTAINERS WITH SEALS UNBROKEN AND LABELS INTACT UNTIL TIME OF USE. COMPLY WITH REQUIREMENT OF ANSI A137.1 FOR LABELING SEALED TILE PACKAGES.
- B. PREVENT DAMAGE OR CONTAMINATION TO MATERIALS BY WATER, FREEZING, FOREIGN MATTER, AND OTHER CAUSES.

1.6 PROJECT CONDITIONS

- A. MAINTAIN ENVIRONMENTAL CONDITIONS AND PROTECT WORK DURING AND AFTER INSTALLATION TO COMPLY WITH REFERENCED STANDARDS AND MANUFACTURER'S PRINTED RECOMMENDATIONS.
- B. VENT TEMPORARY HEATERS, IF USED, TO EXTERIOR TO PREVENT DAMAGE TO TILE WORK FROM CARBON DIOXIDE BUILDUP.
- C. MAINTAIN TEMPERATURES AT 50 DEG F OR MORE IN TILED AREAS DURING INSTALLATION

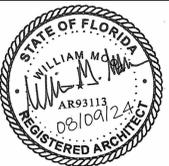
SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

910 WEST AVENUE MIAMI BEACH, FL 33139

TRYBA ARCHITECTS

1620 Logan Street Denver Colorado 80203 303.831.4010

STAMP:



ISSUE

NO.	DATE	DESCRIPTION

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 SPECIFIC 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. 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. WAJNSCOT CAP; SURFACE BULLNOSE.

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 PART 09 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 MAKING VISIBLE SURFACES; CAREFULLY GRIND CUT EDGES OF TILE ABUTTING TRIM, FINISH, OR BUILT-IN ITEMS FOR STRAIGHT ALIGNED JOINTS. FIT TILE CLOSELY TO ELECTRICAL OUTLETS, PIPING, FIXTURES, AND OTHER PENETRATIONS SO THAT PLATES, COLLARS, OR COVERS OVERLAP TILE.

- 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 COATINGS TO PREVENT IT FROM CLOGGING 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 INSTALLER THAT ENSURES THAT TILE IS WITHOUT DAMAGE OR DETERIORATION AT TIME OF 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 09 3000

SECTION 09 9113 - 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 09 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 (2) 8- 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

- 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 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 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 WRITTEN INSTRUCTIONS.

- 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.

GROUTING 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 RE-EMULSIFIABLE POWDER TO WHICH ONLY WATER IS ADDED AT JOB SITE. a. DRY POLYMER ADDITIVE: POLYVINYL ACETATE OR ETHYLENE VINYL ACETATE. 2.5 WATERPROOFING MEMBRANES

- 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/MANUFACTURER: "HYDROMENT ULTRA-SET" BY BOSTIK CONSTRUCTION PRODUCTS DIV. OR PRODUCTS BY ONE OF THE FOLLOWING: a. CUSTOM BUILDING PRODUCTS b. LATI-CRETE INTERNATIONAL, INC. c. MAPEI 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. ONE-PART MILDEW-RESISTANT SILICONE SEALANT: TYPE S; GRADE NS; CLASS 25; USES NT, G, A, AND AS APPLICABLE TO NONPOROUS JOINT SUBSTRATES INDICATED; O; 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.

- 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 WAJNSCOTS 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 TILE 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.

- A. SEE DIVISION 09 SECTION "GYPSUM BOARD" FOR INSTALLATION OF CEMENTITIOUS BACKER UNITS.

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. CLEANING: UPON COMPLETION OF PLACEMENT AND GROUTING, CLEAN ALL CERAMIC TILE SURFACES SO THEY ARE FREE OF FOREIGN MATTER. 1. REMOVE LATEX-PORTLAND CEMENT GROUT RESIDUE FROM TILE AS SOON AS POSSIBLE. 2. RINSE AND CLEAN WITH ACID SOLUTIONS ONLY WHEN PERMITTED BY TILE AND GROUT MANUFACTURER'S PRINTED INSTRUCTIONS, BUT NO SOONER THAN 14 DAYS AFTER INSTALLATION. PROTECT METAL SURFACES, CAST IRON, AND VITREOUS

PART 2 - PRODUCTS

2.1 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. 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.

- 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 INDICATED. 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 AND EXECUTION.

- 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 85 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 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 1 GALLON OF EACH MATERIAL AND COLOR APPLIED.

PART 2 - PRODUCTS

2.1 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. 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.

- 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 EXCEEDS 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 INDICATED. 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, ROPIKENESS, 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 REPAIR MATERIALS 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 DISPOSED OF IN AN APPROPRIATE MANNER. 1. RECYCLE PAINT THROUGH "PAINTCARE": (855) 724-6509 OR WWW.PAINTCARE.ORG, OR SIMILAR PAINT RECYCLER.

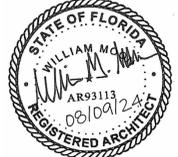
- C. PLACE MATERIALS DEFINED AS HAZARDOUS OR TOXIC WASTE, INCLUDING USED SEALANT AND ADHESIVES TUBES AND CONTAINERS, IN CONTAINERS OR AREAS DESIGNATED FOR HAZARDOUS WASTE.

SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

910 WEST AVENUE MIAMI BEACH, FL 33139

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