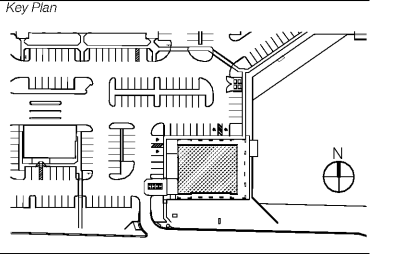


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Revisions/Issues
06/21/18 PERMIT SET



Key Plan



Section

James L. Cohen AR0015903
Project Title: SOUTHERN PALM CROSSING BUILDING SHELL
BUILDING SHELL
11001-11161 Southern Blvd.
Royal Palm Beach, FL 33411

Job Number: 017512.00
Drawing: ARCHITECTURAL SPECIFICATIONS

Scale: AS SHOWN
Drawing Date: 06/21/18

Drawing No.

- Some jurisdictions may require special inspections of the Weatherseal Spray & Roll-on application.
• The system does not contribute structural strength to the wall. It depends on the substrate wall for support and attachment.
• Substrate construction must resist all design loads. Sheathing attachment to framing must resist design negative windloads because it transfers loads to the framing. Appropriate fasteners must be applied.
• All penetrations and non-drainning terminations of the system must be made weather-tight, typically by sealants and/or flashings.
• The EPS or EIFS has a maximum service temperature of 165F (74C). Dark colors will increase the surface temperature of the EIFS wall.

- PART 1 - GENERAL
1.1 SECTION INCLUDES
A. Manufacturer's requirements for the proper design, use, and installation of an Exterior Insulation and Finish System.
1.2 RELATED SECTIONS
A. Section 03 30 00 - Cast-In-Place Concrete
B. Section 04 20 00 - Unit Masonry
C. Section 06 16 00 - Sheathing
D. Section 07 62 00 - Sheet Metal Flashing and Trim
E. Section 07 90 00 - Joint Protection
F. Section 08 50 00 - Windows
G. Section 09 21 16 - Gypsum Board Assemblies
1.3 REFERENCES
A. ASTM B117 Test Method for Salt Spray (Fog) Testing
B. ASTM C203 Standard Test Method for Breaking Load and Flexural Properties of Block-Type Thermal Insulation
C. ASTM C1135 Test Method for Determining Tensile Adhesion Properties of Structural Sealants
D. ASTM D968 Standard Test Methods for Abrasion Resistance of Organic Coatings by Falling Abrasive
E. ASTM D1037 Standard Test Methods for Evaluating Properties of Wood-Base Fiber and Particle Panel Materials
F. ASTM D2241 Practice for Testing Water Resistance of Coatings in 100 Percent Relative Humidity
G. ASTM D2294 Standard Test Method for Creep Properties of Adhesives in Shear by Tension Loading (Metal-to-Metal)
H. ASTM D2754 Standard Test Method for Resistance of Organic Coatings to the Effects of Rapid Oxidation (Impact)
I. ASTM D3273 Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber
J. ASTM E84 Test Method for Surface Burning Characteristics of Building Materials
K. ASTM E108 Test Method for Fire Tests of Roof Coverings
L. ASTM E119 Standard Test Method for Fire Tests of Building Construction and Materials
M. ASTM E283 Standard Test Method for Determining rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Difference Across the Specimen
N. ASTM E330 Test Method for Structural Performance by Uniform Static Air Pressure Difference
O. ASTM E331 Test Method for Water Penetration by Uniform Static Air Pressure Difference
P. ASTM E995 Method for Measuring Relative Resistance to Impact Loading
Q. ASTM E2134 Standard Test Method for Evaluating the Tensile Adhesion Performance of an Exterior Insulation and Finish System (EIFS)
R. ASTM E2178 Standard Test Method for Air Permeance of Building Materials
S. ASTM E2273 Standard Test Method for Determining the Coefficient of Thermal Expansion and Contraction of Exterior Insulation and Finish Systems (EIFS) Cured Wall Assemblies
T. ASTM E2430 Standard Specification For Exterior Insulation and Finish Systems (EIFS) For Use in Exterior Insulation and Finish Systems (EIFS)
U. ASTM E2485 Standard Test Method for Freeze-Thaw Resistance of Exterior Insulation and Finish Systems (EIFS) and Water Resistive Barrier Coatings
V. ASTM E2486 Standard Test Method for Impact Resistance of Class PS and PI Exterior Insulation and Finish Systems (EIFS)
W. ASTM E2568 Standard Specification for Exterior Insulation and Finish Systems
X. ASTM G155 Accelerated Weathering Test Method for Exposure of Nonmetallic Materials
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- 1.1 SUMMARY
A. Wall sheathing
1.2 MATERIALS
A. Wall Sheathing:
1. Paper-Surfaced Gypsum: Regular, 5/8 inch thick.
2. Glass-Mat Gypsum: Regular, 5/8 inch thick.
3. Cellulose Fiber-Reinforced Gypsum: Regular, 5/8 inch thick.
4. Extruded Polystyrene Foam: Thickness indicated.
B. Fasteners: Hot-dip galvanized steel where exposed to weather, in ground contact, in contact with treated wood, or in area of high relative humidity.
1.3 INSTALLATION
A. Gypsum Sheathing:
1. Screw to cold-formed metal framing.

SECTION 06402 - INTERIOR ARCHITECTURAL WOODWORK

- 1.1 SUMMARY
A. Interior standing and running trim
B. Flush wood paneling
C. Wood and plastic-laminate cabinets
D. Plastic-laminate countertops
E. Solid-surface countertops
1.2 QUALITY ASSURANCE
A. Quality Standard: AWI, including installation.
1.3 MATERIALS
A. Wood Species for Opaque Finish: Any closed-grain hardwood
B. Composite Wood Products: Made without urea formaldehyde
C. Wood: Woodwork: Grade: Custom
D. Interior Standing and Running Trim for Opaque Finish:
1. Grade: Custom
2. Wood Species: Any closed-grain hardwood
E. Flush Wood Paneling:
1. Type: Plastic-laminate slit wall as indicated on drawings
F. Plastic-Laminate Countertops:
1. Quality Standard: Unless otherwise indicated, comply with the "Architectural Woodwork Standards" for grades indicated for construction, installation, and other requirements.
2. Grade: Custom
3. Edge Treatment: As Indicated
4. High-Pressure Decorative Laminate: NEMA LD 3, Grade HGS
a. Subject to compliance with requirements, provide products by the following:
b. Formica
c. Formica
G. Solid-Surfacing Material: Homogeneous solid sheets of filled plastic resin complying with ISFA-2
1. Countertops: Samsung Staron Q8244 Quartz Slurry
2. Inset Sink: Stone: Samsung Staron A3181 Pearl
1.4 INSTALLATION
A. Install woodwork plumb, level, true, and straight with no distortions. Install to a tolerance of 1/8 inch in 8'0" and level and within 1/16 inch flatness of adjoining surfaces.
B. Secure and cut woodwork to fit adjoining work and refresh cut surfaces or repair damaged finish with a matching stain.
C. Anchor woodwork to anchors or blocking built in or directly attached to substrates. Secure finish with blocking and bracing. Concealed fasteners and blocking nailing as required for a complete installation. Except where pre-drilled holes are indicated, pre-drill holes for fasteners and blocking nailing as required for a complete installation.
D. Standing and Running Trim and Sills: Install with minimum number of joints. Use full-length joints whenever possible. Use full-length joints to the greatest extent possible. Stagger joints in adjacent and related members. Complete returns and miters.
1.5 ADJUSTMENTS AND CLEANING
A. Repair damaged and defective woodwork where possible. Fill defects functionally and visually, where not possible, repair, replace woodwork. Adjust joinery for uniform appearance.
B. Clean woodwork on exposed and semi-exposed areas. Touch-up applied finishes to restore damaged or soiled areas.
1.6 PROTECTION
A. Provide final protection and maintenance in a proper manner according to manufacturer's instructions, that ensures that woodwork is being without damage or deterioration at time of Substantial Completion.

SECTION 06402 - THERMAL & MOISTURE CONTROL

SECTION 07210 - INSULATION

- 1.1 SUMMARY
A. Perimeter Insulation: Under slabs-on-grade
2. Concrete Insulation
3. Exposed building insulation
4. Loose-fill building insulation
5. Vapor retarders
6. Sound attenuation insulation
1.2 PERFORMANCE REQUIREMENTS
A. Perimeter Rating: Glass-fiber insulation rated for resistance against erosion and mold growth per UL 191.
1.3 MATERIALS
A. Insulation:
1. Extruded-Polystyrene Board: Type IV, 1.50 lb/cu. ft.
2. Molded-Polystyrene Board: Type I, 0.50 lb/cu. ft.
3. Rigid-Faced Polystyrene Board: Type I, Class 1 or 2
4. Unfaced, Flexible Glass-Fiber Board: 1.0 lb/cu. ft.
5. Foli-Faced, Flexible Glass-Fiber Board: 1.0 lb/cu. ft.
6. Unfaced, Glass-Fiber Board: 2.25 lb/cu. ft.
7. Unfaced Glass-Fiber Blanket: Type I
8. Faced Glass-Fiber Blanket: Type III, Class A, Category 1, faced with foil-acrim-kraft, foil-acrim, or foil-acrim-polyethylene vapor-retarder membrane on 1 face
9. Unfaced Slag-Wool-Fiber/Rock-Wool-Fiber Blanket: Type I
10. Faced Slag-Wool-Fiber/Rock-Wool-Fiber Blanket: Type III, Class A, Category 1, faced with foil-acrim-kraft, foil-acrim, or foil-acrim-polyethylene vapor-retarder membrane on 1 face
11. Cellulose-Fiber Loose Fill: Chemically treated for flame resistance
12. Glass-Fiber Loose Fill: Type 2 for poured application
B. Vapor Retarders: Reinforced polyethylene
1.4 EXAMINATION
A. Verify that substrates and conditions are ready to receive work of this Section. Notify Owner's Representative of any existing conditions, which will adversely affect execution. Beginning of execution will constitute acceptance of existing conditions.
B. Verify that work of other trades, which will be covered by insulation is complete and approved.
1.5 BATT AND BLANKET INSTALLATION
A. Install insulation either friction fit, using adhesive, or mechanical fasteners in accordance with manufacturer's recommendations after mechanical and electrical services have been installed.
B. Insulation tight within stud spaces, above soffits, behind fascia, and tight to and behind mechanical and electric services with plans of insulation, leaving no gaps or voids. But insulation tightly. Cut and fit tightly around items penetrating insulation. Stagger and butt joints, or cavity of a cavity wall system.
C. Within metal stud or joist systems install full height and width in such manner that voids or openings do not occur. Insulation is required for full width between studs, including girth of each stud. Do not allow insulation to obstruct vents.
D. Cut and trim insulation neatly, to fit spaces. Cut insulation carefully to ensure tight but joints when installed. Cut insulation to fit around protrusions and irregularly shaped projections. Use batts free of ripped backs or ends.
E. Install insulation with Vapor Barrier Membrane
1. Changes in Direction of Members: By bending or by inserting prefabricated fittings.
2. Lap ends and side flanges of membrane over framing members; fasten in place at maximum 8 inches on center or tape in place.
3. Tape seal butt joints, lap side flanges and ends, do not tear membrane.
1.6 PROTECTION
A. Protect insulation from moisture until building is made weather-tight.

SECTION 07210 - INSULATION

SECTION 07210 - INSULATION

- 1.1 SUMMARY
A. Perimeter Insulation: Under slabs-on-grade
2. Concrete Insulation
3. Exposed building insulation
4. Loose-fill building insulation
5. Vapor retarders
6. Sound attenuation insulation
1.2 PERFORMANCE REQUIREMENTS
A. Perimeter Rating: Glass-fiber insulation rated for resistance against erosion and mold growth per UL 191.
1.3 MATERIALS
A. Insulation:
1. Extruded-Polystyrene Board: Type IV, 1.50 lb/cu. ft.
2. Molded-Polystyrene Board: Type I, 0.50 lb/cu. ft.
3. Rigid-Faced Polystyrene Board: Type I, Class 1 or 2
4. Unfaced, Flexible Glass-Fiber Board: 1.0 lb/cu. ft.
5. Foli-Faced, Flexible Glass-Fiber Board: 1.0 lb/cu. ft.
6. Unfaced, Glass-Fiber Board: 2.25 lb/cu. ft.
7. Unfaced Glass-Fiber Blanket: Type I
8. Faced Glass-Fiber Blanket: Type III, Class A, Category 1, faced with foil-acrim-kraft, foil-acrim, or foil-acrim-polyethylene vapor-retarder membrane on 1 face
9. Unfaced Slag-Wool-Fiber/Rock-Wool-Fiber Blanket: Type I
10. Faced Slag-Wool-Fiber/Rock-Wool-Fiber Blanket: Type III, Class A, Category 1, faced with foil-acrim-kraft, foil-acrim, or foil-acrim-polyethylene vapor-retarder membrane on 1 face
11. Cellulose-Fiber Loose Fill: Chemically treated for flame resistance
12. Glass-Fiber Loose Fill: Type 2 for poured application
B. Vapor Retarders: Reinforced polyethylene
1.4 EXAMINATION
A. Verify that substrates and conditions are ready to receive work of this Section. Notify Owner's Representative of any existing conditions, which will adversely affect execution. Beginning of execution will constitute acceptance of existing conditions.
B. Verify that work of other trades, which will be covered by insulation is complete and approved.
1.5 BATT AND BLANKET INSTALLATION
A. Install insulation either friction fit, using adhesive, or mechanical fasteners in accordance with manufacturer's recommendations after mechanical and electrical services have been installed.
B. Insulation tight within stud spaces, above soffits, behind fascia, and tight to and behind mechanical and electric services with plans of insulation, leaving no gaps or voids. But insulation tightly. Cut and fit tightly around items penetrating insulation. Stagger and butt joints, or cavity of a cavity wall system.
C. Within metal stud or joist systems install full height and width in such manner that voids or openings do not occur. Insulation is required for full width between studs, including girth of each stud. Do not allow insulation to obstruct vents.
D. Cut and trim insulation neatly, to fit spaces. Cut insulation carefully to ensure tight but joints when installed. Cut insulation to fit around protrusions and irregularly shaped projections. Use batts free of ripped backs or ends.
E. Install insulation with Vapor Barrier Membrane
1. Changes in Direction of Members: By bending or by inserting prefabricated fittings.
2. Lap ends and side flanges of membrane over framing members; fasten in place at maximum 8 inches on center or tape in place.
3. Tape seal butt joints, lap side flanges and ends, do not tear membrane.
1.6 PROTECTION
A. Protect insulation from moisture until building is made weather-tight.

SECTION 07240 - EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

SECTION 07 24 00 - Insulation & Finish System - Class PB 07 25 19 - Water-Drainage Exterior Insulation and Finish System

- 1.1 SUMMARY
A. Wood blocking and nailers.
B. Wood framing.
C. Plywood backing panels.
1.2 MATERIALS
A. Fire-Retardant-Treated Materials:
1. Exterior type for exterior locations and where indicated.
2. Interior Type A, unless otherwise indicated.
3. Application: All rough carpentry.
a. Framing for raised platforms.
b. Concealed blocking.
c. Framing for non-load-bearing partitions.
d. Framing for non-load-bearing exterior walls.
e. Roof construction.
f. Plywood backing panels.
B. Dimension Lumber Framing:
1. Maximum Moisture Content: 19 percent.

SECTION 07240 - EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

SECTION 07 24 00 - Insulation & Finish System - Class PB 07 25 19 - Water-Drainage Exterior Insulation and Finish System

- 1.1 SUMMARY
A. Wood blocking and nailers.
B. Wood framing.
C. Plywood backing panels.
1.2 MATERIALS
A. Fire-Retardant-Treated Materials:
1. Exterior type for exterior locations and where indicated.
2. Interior Type A, unless otherwise indicated.
3. Application: All rough carpentry.
a. Framing for raised platforms.
b. Concealed blocking.
c. Framing for non-load-bearing partitions.
d. Framing for non-load-bearing exterior walls.
e. Roof construction.
f. Plywood backing panels.
B. Dimension Lumber Framing:
1. Maximum Moisture Content: 19 percent.

SECTION 07240 - EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

SECTION 07 24 00 - Insulation & Finish System - Class PB 07 25 19 - Water-Drainage Exterior Insulation and Finish System

- 1.1 SUMMARY
A. Wood blocking and nailers.
B. Wood framing.
C. Plywood backing panels.
1.2 MATERIALS
A. Fire-Retardant-Treated Materials:
1. Exterior type for exterior locations and where indicated.
2. Interior Type A, unless otherwise indicated.
3. Application: All rough carpentry.
a. Framing for raised platforms.
b. Concealed blocking.
c. Framing for non-load-bearing partitions.
d. Framing for non-load-bearing exterior walls.
e. Roof construction.
f. Plywood backing panels.
B. Dimension Lumber Framing:
1. Maximum Moisture Content: 19 percent.

Sheathing is limited to glass mat gypsum sheathing, cement board, and CDX plywood. Plywood may require 2 coats of Weatherseal Spray & Roll-on. The system is qualified for application to certain types of OSB (oriented strand board) sheathing only in areas shown in the Parax Acceptable Substrates and Areas of Use Technical Bulletin. OSB may require 2 coats of Weatherseal Spray & Roll-on.

For installation on OSB in other regions refer to Parax WaterMaster LCR (Light Commercial Residential).

- 2. Framing Other Than Non-Load-Bearing Interior Partitions: Construction, Stud, or No. 3 grade, any species.
3. Structural Lumber: No. 2 or better grade Douglas Fir or yellow-pine.
C. Plywood backing panels for telephones and electrical equipment.
D. Fasteners: Hot-dip galvanized steel where exposed to weather, in ground contact, in contact with treated wood, or in area of high relative humidity.
E. Metal Framing Anchors:
1. Metal: Hot-dip galvanized steel.
1.3 INSTALLATION
A. Furring To Receive Gypsum Board: 1-1/2-inch nominal-size furring at 16 inches o.c.

SECTION 06160 - SHEATHING

- 1.1 SUMMARY
A. Wall sheathing
1.2 MATERIALS
A. Wall Sheathing:
1. Paper-Surfaced Gypsum: Regular, 5/8 inch thick.
2. Glass-Mat Gypsum: Regular, 5/8 inch thick.
3. Cellulose Fiber-Reinforced Gypsum: Regular, 5/8 inch thick.
4. Extruded Polystyrene Foam: Thickness indicated.
B. Fasteners: Hot-dip galvanized steel where exposed to weather, in ground contact, in contact with treated wood, or in area of high relative humidity.
1.3 INSTALLATION
A. Gypsum Sheathing:
1. Screw to cold-formed metal framing.

SECTION 06402 - INTERIOR ARCHITECTURAL WOODWORK

- 1.1 SUMMARY
A. Interior standing and running trim
B. Flush wood paneling
C. Wood and plastic-laminate cabinets
D. Plastic-laminate countertops
E. Solid-surface countertops
1.2 QUALITY ASSURANCE
A. Quality Standard: AWI, including installation.
1.3 MATERIALS
A. Wood Species for Opaque Finish: Any closed-grain hardwood
B. Composite Wood Products: Made without urea formaldehyde
C. Wood: Woodwork: Grade: Custom
D. Interior Standing and Running Trim for Opaque Finish:
1. Grade: Custom
2. Wood Species: Any closed-grain hardwood
E. Flush Wood Paneling:
1. Type: Plastic-laminate slit wall as indicated on drawings
F. Plastic-Laminate Countertops:
1. Quality Standard: Unless otherwise indicated, comply with the "Architectural Woodwork Standards" for grades indicated for construction, installation, and other requirements.
2. Grade: Custom
3. Edge Treatment: As Indicated
4. High-Pressure Decorative Laminate: NEMA LD 3, Grade HGS
a. Subject to compliance with requirements, provide products by the following:
b. Formica
c. Formica
G. Solid-Surfacing Material: Homogeneous solid sheets of filled plastic resin complying with ISFA-2
1. Countertops: Samsung Staron Q8244 Quartz Slurry
2. Inset Sink: Stone: Samsung Staron A3181 Pearl
1.4 INSTALLATION
A. Install woodwork plumb, level, true, and straight with no distortions. Install to a tolerance of 1/8 inch in 8'0" and level and within 1/16 inch flatness of adjoining surfaces.
B. Secure and cut woodwork to fit adjoining work and refresh cut surfaces or repair damaged finish with a matching stain.
C. Anchor woodwork to anchors or blocking built in or directly attached to substrates. Secure finish with blocking and bracing. Concealed fasteners and blocking nailing as required for a complete installation.
D. Standing and Running Trim and Sills: Install with minimum number of joints. Use full-length joints whenever possible. Use full-length joints to the greatest extent possible. Stagger joints in adjacent and related members. Complete returns and miters.
1.5 ADJUSTMENTS AND CLEANING
A. Repair damaged and defective woodwork where possible. Fill defects functionally and visually, where not possible, repair, replace woodwork. Adjust joinery for uniform appearance.
B. Clean woodwork on exposed and semi-exposed areas. Touch-up applied finishes to restore damaged or soiled areas.
1.6 PROTECTION
A. Provide final protection and maintenance in a proper manner according to manufacturer's instructions, that ensures that woodwork is being without damage or deterioration at time of Substantial Completion.

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B. Composite Wood Products: Made without urea formaldehyde
C. Wood: Woodwork: Grade: Custom
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