

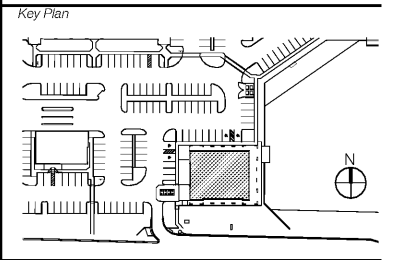
OVERSEAS  
**SHORE PROPERTIES**  
300 Fellowship Road, Suite 116  
Mount Laurel, NJ 08054  
Telephone (856) 780-4460  
Fax

Architect  
**SBLM Architects**  
11430 N. Kendall Drive, Suite 310  
Miami, FL 33176  
Telephone 305 412 9187  
Fax 305 412 6731  
www.sblm.com

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Revisions/Issues  
**06/21/18 PERMIT SET**



Key Plan

Scale

**James L. Cohen AR0015903**  
Project Title  
**SOUTHERN PALM CROSSING**  
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.

# A-705

Sheet Of

1.15 INTERIOR PAINTING SCHEDULE  
A. Concrete Substrates, Nontraffic Surfaces:  
1. Latex System: MPI INT 3.1B  
2. Latex Over Sealer System: MPI INT 3.1A  
3. Latex Over Latex Aggregate System: MPI INT 3.1B  
4. Alkyd System: MPI INT 3.1D  
5. Institutional Low-Odor/VOC Latex System: MPI INT 3.1M  
6. High-Performance Architectural Latex System: MPI INT 4.1L  
B. Clay/Masonry Substrates:  
1. Latex System: MPI INT 4.1A  
2. Alkyd System: MPI INT 4.1D  
3. Latex Aggregate System: MPI INT 4.1B  
4. Institutional Low-Odor/VOC Latex System: MPI INT 4.1M  
5. High-Performance Architectural Latex System: MPI INT 4.1L  
C. CMU Substrates:  
1. Latex System: MPI INT 4.2A  
2. Alkyd System: MPI INT 4.2C  
3. Alkyd Over Latex Sealer System: MPI INT 4.2N  
4. Institutional Low-Odor/VOC Latex System: MPI INT 4.2E  
5. High-Performance Architectural Latex System: MPI INT 4.2D  
D. Steel Substrates:  
1. Water-Based Epimer System: MPI INT 5.1A  
2. Water-Based Dry-Film System: MPI INT 5.1C  
3. Latex Over Alkyd Primer System: MPI INT 5.1Q  
4. Alkyd System: MPI INT 5.1E  
5. Aluminum Paint System: MPI INT 5.1M  
6. Institutional Low-Odor/VOC Latex System: MPI INT 5.1S  
7. High-Performance Architectural Latex System: MPI INT 5.1R  
E. Galvanized-Metal Substrates:  
1. Quick-Drying Epimer System: MPI INT 5.3H  
2. Latex System: MPI INT 5.3A  
3. Latex Over Waterborne Primer System: MPI INT 5.3J  
4. Alkyd System: MPI INT 5.3C  
5. Aluminum Paint System: MPI INT 5.3G  
6. Institutional Low-Odor/VOC Latex System: MPI INT 5.3N  
7. High-Performance Architectural Latex System: MPI INT 5.3M  
F. Aluminum (Not Anodized or Otherwise Coated) Substrates:  
1. Latex System: MPI INT 5.4H  
2. Alkyd Over Vinyl Wash Primer System: MPI INT 5.4A  
3. Alkyd Over Quick-Drying Primer System: MPI INT 5.4J  
4. Aluminum Paint System: MPI INT 5.4D  
5. Institutional Low-Odor/VOC Latex System: MPI INT 5.4G  
6. High-Performance Architectural Latex System: MPI INT 5.4F  
G. Dressed Lumber Substrates: Including architectural woodwork:  
1. Latex System: MPI INT 6.3T  
2. Latex Over Alkyd Primer System: MPI INT 6.3U  
3. Alkyd System: MPI INT 6.3B  
4. Institutional Low-Odor/VOC Latex System: MPI INT 6.3V  
5. High-Performance Architectural Latex System: MPI INT 6.3A  
H. Wood Panel Substrates: Including painted plywood:  
1. Latex System: MPI INT 6.4R  
2. Latex Over Alkyd Primer System: MPI INT 6.4A  
3. Alkyd System: MPI INT 6.4B  
4. Institutional Low-Odor/VOC Latex System: MPI INT 6.4T  
5. High-Performance Architectural Latex System: MPI INT 6.4S  
I. Dimension Lumber Substrates, Nontraffic Surfaces:  
1. Latex System: MPI INT 6.2D  
2. Latex Over Alkyd Primer System: MPI INT 6.2A  
3. Alkyd System: MPI INT 6.2C  
4. Institutional Low-Odor/VOC Latex System: MPI INT 6.2L  
5. High-Performance Architectural Latex System: MPI INT 6.2B  
J. Gypsum Board Substrates:  
1. Latex System: MPI INT 6.2A  
2. Alkyd Over Latex Primer System: MPI INT 6.2C  
3. Institutional Low-Odor/VOC Latex System: MPI INT 6.2M  
4. High-Performance Architectural Latex System: MPI INT 6.2B  
K. Spray/Textured Ceiling Substrates:  
1. Latex (Flat) System: MPI INT 9.1A, spray applied  
2. Latex System: MPI INT 9.1E, spray applied  
3. Latex Over Alkyd Primer System: MPI INT 9.1B  
4. Alkyd (Flat) System: MPI INT 9.1C  
5. Alkyd System: MPI INT 9.1D

## DIVISION 10 - SPECIALTIES

### SECTION 10523 - FIRE EXTINGUISHERS

1.1 SUMMARY  
A. Surface preparation and the application of paint systems on interior substrates.  
1.2 QUALITY ASSURANCE  
A. Quality Standards: "MPI Approved Products List" and "MPI Architectural Painting Specification Manual"  
1.3 FIELD QUALITY CONTROL  
A. Testing: By Landlord / General Contractor-engaged agency.  
1.4 MANUFACTURERS  
A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:  
1. Sherwin-Williams Company (The)  
B. Acceptable substitutions include:  
1. Frazee  
2. Benjamin Moore  
1.5 PAINT, GENERAL  
A. Material Compatibility  
1. Provide materials for use with 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:  
a. Chemical Components of Field-Applied Interior Paints and Coatings: Provide products that comply with local requirements for VOC content.  
B. Colors: Match Colors as indicated on drawings.  
1.6 PRIMER/SEALERS  
A. Interior Latex Primer/Sealer  
1.7 METAL PRIMERS (If not shop primed)  
A. Alkyd Anticorrosive Metal Primer  
1.8 WOOD PRIMERS  
A. Interior Latex-Based Wood Primer  
1.9 LATEX PAINTS  
A. Interior Latex (Eggshell): MPI #53 (Gloss Level 1) - ProMar 200  
1. Eggshell finish in vestibule & sales area.  
2. See schedule for colors.  
B. Interior Latex (Eggshell): ProMar 200  
1. Eggshell finish in back of house (offices, hallway, stock)  
2. See schedule for colors.  
1.10 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. Wood: 15 percent  
3. Plaster: 12 percent  
4. 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.  
1.11 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 intractable 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. Restore 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 primers and encapsulants.  
1. Remove incompatible primers and reprime substrate with compatible primers as required to produce paint systems indicated.  
D. Concrete/Masonry Units Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.  
E. Steel Substrates: Remove rust and loose mill scale. Clean using methods recommended in writing by paint manufacturer.  
F. Galvanized-Metal Substrates: 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 subsequent coats.  
G. Aluminum Substrates: Remove surface oxidation.  
H. Wood Substrates:  
1. Scrape and clean knels, and apply coat of hot sealer before applying primer.  
2. Sand surfaces that will be exposed to view, and dust off.  
3. Prime edges, ends, faces, undercuts, and backedges of wood.  
4. After priming, fill holes and imperfections in the finish surface with putty or plastic wood filler. Sand smooth when dried.  
5. Gypsum Board Substrates: Do not begin paint application until finishing compound is dry and sanded smooth.

1.12 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 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 noncomplying-paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.  
1.13 CLEANING AND PROTECTION  
A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.  
B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.  
C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.  
D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.  
END OF SECTION 10523

1. Stroke and clean knels, and apply coat of hot sealer before applying primer.  
2. Sand surfaces that will be exposed to view, and dust off.  
3. Prime edges, ends, faces, undercuts, and backedges of wood.  
4. After priming, fill holes and imperfections in the finish surface with putty or plastic wood filler. Sand smooth when dried.  
5. Gypsum Board Substrates: Do not begin paint application until plaster is fully cured and dry.  
J. Exterior Gypsum Board Substrates: Do not begin paint application until finishing compound is dry and sanded smooth.  
1.11 APPLICATION  
A. Apply paints according to manufacturer's written instructions.  
1. Use applications 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. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.  
C. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.  
1.12 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 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 noncomplying-paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.  
1.13 CLEANING AND PROTECTION  
A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.  
B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.  
C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.  
D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.  
END OF SECTION 09911

## SECTION 09911 - EXTERIOR PAINTING

1.1 SUMMARY  
A. Surface preparation and the application of paint systems on exterior substrates.  
1.2 QUALITY ASSURANCE  
A. Quality Standards: "MPI Approved Products List" and "MPI Architectural Painting Specification Manual"  
1.3 FIELD QUALITY CONTROL  
A. Testing: By Owner-engaged agency.  
1.4 MANUFACTURERS  
A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:  
1. Sherwin-Williams Company (The)  
2. Acceptable substitutions include:  
a. Frazee  
b. Benjamin Moore  
1.5 PAINT, GENERAL  
A. Material Compatibility  
1. Provide materials for use with 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: Match colors as indicated on drawings.  
1.6 PRIMER/SEALERS  
A. Bonding Primer (Water-Based): MPI #17  
B. Wood-Knot Sealer: Sealer recommended in writing by topcoat manufacturer for use in paint system indicated.  
1.7 METAL PRIMERS  
A. Alkyd Anti-Corrosive Metal Primer: MPI #79  
B. Rust Inhibitive Primer (water-based): MPI #107  
C. Waterborne Galvanized-Metal Primer: MPI #734  
D. Quick-Drying Primer for Aluminum: MPI #95  
1.8 EXTERIOR LATEX PAINTS  
A. Exterior Latex (Flat): SW A-10  
1.9 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. Wood: 15 percent  
3. Plaster: 12 percent  
4. 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.  
1.10 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 intractable 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. Restore 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 primers and encapsulants.  
1. Remove incompatible primers and reprime substrate with compatible primers as required to produce paint systems indicated.  
D. Concrete/Masonry Units Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.  
E. Steel Substrates: Remove rust and loose mill scale. Clean using methods recommended in writing by paint manufacturer.  
F. Galvanized-Metal Substrates: 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 subsequent coats.  
G. Aluminum Substrates: Remove surface oxidation.  
H. Wood Substrates:  
1. Stroke and clean knels, and apply coat of hot sealer before applying primer.  
2. Sand surfaces that will be exposed to view, and dust off.  
3. Prime edges, ends, faces, undercuts, and backedges of wood.  
4. After priming, fill holes and imperfections in the finish surface with putty or plastic wood filler. Sand smooth when dried.  
5. Gypsum Board Substrates: Do not begin paint application until finishing compound is dry and sanded smooth.

1.11 APPLICATION  
A. Apply paints according to manufacturer's written instructions.  
1. Use applications and techniques suited for paint and substrate indicated.  
2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.  
3. Paint front and backedges of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.  
B. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.  
C. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks. Paragraph and subparagraphs below are examples of painting requirements for mechanical and electrical work. Revise to suit Project.  
1.12 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 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 noncomplying-paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.  
1.13 CLEANING AND PROTECTION  
A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.  
B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.  
C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.  
D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

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