GYPSUM BOARD:
UNLESS NOTED OTHERWISE, ALL GYPSUM BOARD SHALL COMPLY WITH THE FOLLOWING: 5/8" THICK, ASTM C36, TAPERED EDGES, "TYPE X" (FIRE RETARDANT).

WHERE INDICATED FIBEROCK AQUA-TOUGH GYPSUM BOARD PANELS OR APPROVED EQUAL. APPROVED EQUAL MUST MEET THE FOLLOWING REQUIREMENTS: FIRE CLASS A RATING, ASTM C1278, ASTM C79, ASTM D3273-10, E84 FLAME SPREAD 5, E84, SMOKE DEV 0, AND BE MOISTURE AND MOLD RESISTANT. PROVIDE FOR WET WALLS IN TOILETS. USE "DUROCK" BEHIND ALL CERAMIC TILE AND MARBLE ON WALLS.

WING WALL ATTACHMENT

ATTACHMENT OF ABUTTING WALL TO EXISTING DRYWALL/METAL STUD PARTITION AT A STUD IN THE EXISTING WALL: ATTACH A STUD AGAINST THE EXISTING WALL WITH SCREWS AT THE BOTTOM AND TOP TRACK OF THE EXISTING WALL, AND AT MAXIMUM 4'-0" o/c- FRAME ABUTTING WALL AND INSTALL GYPSUM BOARD- TAPE AND BED THE INSIDE CORNERS AT THE INTERSECTION WITH THE EXISTING WALL.

ATTACHMENT OF ABUTTING WALL TO EXISTING DRYWALL/METAL STUD PARTITION BETWEEN EXISTING STUDS: ATTACH A STUD AGAINST THE EXISTING WALL WITH SCREWS AT THE BOTTOM AND TOP TRACK, AND ATTACH TO EXISTING GYPSUM BOARD WITH MINIMUM 3/16" METAL TOGGLE ANCHORS AT MAXIMUM 4'-0" O/C- FRAME ABUTTING WALL AND INSTALL GYPSUM BOARD- TAPE AND BED THE INSIDE CORNERS AT THE INTERSECTION WITH THE EXISTING WALL. IF ABUTTING WALL HEIGHT DOES NOT EXTEND TO TOP OF EXISTING WALL, PROVIDE TOGGLE ANCHOR WITHIN 6" OF TOP.

ATTACHMENT OF METAL STUD PARTITION TOP TRACK TO THE BOTTOM OF METAL BAR JOISTS: INSTALL DEFLECTION TRACK TIGHT AGAINST THE BOTTOM CHORD OF THE JOISTS BY BOLTING BETWEEN THE JOIST CHORDS THROUGH A SHORT SECTION OF TRACK ON TOP OF THE CHORDS USING (2) 3/16" BOLTS WITH WASHERS- DO NOT WELD, SCREW OR BOLT DIRECTLY TO THE JOIST CHORDS. IF JOIST SPACING EXCEEDS 4'-0", ATTACH A STUD TO THE TOP OF THE TRACK BETWEEN JOISTS W/ SCREWS STAGGERED AT 12" OC

ACCESS PANELS:
1. G.C. SHALL PROVIDE AND INSTALL ACCESS PANELS AS REQUIRED BY LANDLORD, APPLICABLE REGULATORY REQUIREMENTS, AND SITE CONDITIONS (COORDINATE SIZE REQUIREMENTS, NUMBER OF PANELS REQUIRED AND LOCATIONS WITH LANDLORD AND ALL MECHANICAL TRADES).
2. ACCESS PANELS SHALL BE FLUSH TYPE (NO EXPOSED FLANGES) STYLE "DW" AS MANUFACTURED BY: MILCOR (SIZE AS REQUIRED).
3. PANELS TO BE FACTORY PRIMED (WHITE) READY TO RECEIVE FINAL FINISH (PAINT) BY GC.

09300 CERAMIC TILE:

SECTION 1-PRODUCTS
1.1 CERAMIC TILE SHALL CONFORM TO REQUIREMENTS OF ANSI A137.1-1988
TYPE: CERAMIC TILE, REFER TO MATERIALS SCHEDULE.
SIZE: CERAMIC TILE SHALL BE MANUFACTURED TO SPECIFIC SIZE AFTER FIRING AND SHALL BE NOMINAL SIZE, REFER TO MATERIALS SCHEDULE.
THICKNESS: CERAMIC TILE SHALL BE MANUFACTURED TO SPECIFIC THICKNESS AFTER FIRING AND SHALL BE NOMINAL, REFER TO MATERIALS SCHEDULE.
COLOR: REFER TO MATERIALS SCHEDULE.
1.2 SETTING MATERIALS: MAPEI ULTRAFLEX LTF - GREY.
1.3 GROUTING MATERIALS: AS SPECIFIED ON A400. GROUT TO COMPLY WITH ANSI A118.3, A118.5, A118.6 OR A118.8- 1992.
1.4 WATERPROOFING/ANTI-FRACTURE MEMBRANE: SELECT PER ANSI A118.10-1993 AS REQUIRED.
1.5 GROUT SEALER: N/A

SECTION 2-INSTALLATION
2.1 ACCEPTABILITY OF SURFACES A. BEFORE TILING, VERIFY THAT ALL SURFACES TO BE TILED ARE STRUCTURALLY SOUND TRUE TO PLANE, AND FALL WITHIN MAXIMUM VARIATIONS SHOWN BELOW:
WALLS: 1/8" IN 8' -- FLOORS: 1/8" IN 10'
MFR. REPORT ALL UNACCEPTABLE SURFACES TO THE ARCHITECT IN WRITING, AND DO NOT TILE SUCH SURFACES UNTIL THEY ARE LEVELED ENOUGH TO MEET ABOVE REQUIREMENTS.
MFS. BEFORE TILING, ALL SURFACES MUST BE FREE OF CURING COMPOUNDS, OIL, GREASE, WAX, DIRT, DUST, FORM RELEASES OR OTHER SUBSTANCES THAT WOULD INTERFERE WITH PROPER BOND OF SETTING MATERIALS. IF TILE IS INSTALLED BY THE THIN-SET METHOD, CONCRETE SLABS SHALL BE STEEL TROWEL OR LIGHT BROOM FINISH.
2.2 SETTING METHODS: COMPLY WITH APPROPRIATE ANSI A108 SPECIFICATION CURRENT AND TILE COUNCIL OF AMERICA HANDBOOK FOR APPROPRIATE METHOD OF INSTALLATION FOR EACH SPECIFICATION. FOR ADHESIVE MORTAR APPLICATION USE FOLLOWING: WITH FLAT SIDE OF TROWEL, KEY MORTAR INTO SUBSTRATE. USING THE APPROPRIATE SIZE TROWEL, COMB MORTAR IN ONE DIRECTION WITH NOTCHED SIDE OF TROWEL. SET TILE WITH A SLIDING MOTION, PERPENDICULAR TO THE MORTAR RIDGES. OBTAIN AS NEAR AS 100 % COVERAGE AS POSSIBLE OF MORTAR TO TILE. MORTAR MUST BE SUFFICIENTLY DISTRIBUTED TO GIVE FULL SUPPORT UNDER ALL CORNERS AND EDGES OF THE TILE. PERIODICALLY, REMOVE SHEETS OR INDIVIDUAL TILES TO ASSURE PROPER BOND COVERAGE CONSISTENT WITH INDUSTRY SPECIFICATIONS.
2.3 MAX. GROUT JOINT = 3/16".
2.4 EXPANSION JOINTS: INSTALL ARCHITECTURALLY DESIGNED EXPANSION JOINTS AS PER CURRENT TCA DETAIL EJ171. PREFABRICATED EXPANSION JOINT STRIPS CAN ALSO BE USED WHEN SUITABLE.
2.5 GROUTING METHODS: FOLLOW EXACTLY GROUT MANUFACTURES INSTRUCTIONS AND COMPLY WITH APPROPRIATE ANSI A108 SPECIFICATION DEPENDING ON TYPE OF GROUT SELECTED. GROUTING IS NOT COMPLETE UNTIL ALL GROUT HAZE AND RESIDUES ARE REMOVED FROM THE SURFACE OF THE TILE.
2.6 GROUT SEALER: N/A.
2.7 CLEANING AND PROTECTION
A. LEAVE FINISHED INSTALLATION FREE OF CRACKED, CHIPPED, BROKEN, UNBONDED OR OTHERWISE DEFECTIVE TILE WORK.
B. PROTECT ALL FLOOR TILE INSTALLATIONS WITH CLEAN CONSTRUCTION PAPER OR OTHER HEAVY COVERING DURING CONSTRUCTION PERIOD TO PREVENT STAINING OR DAMAGE. NO FOOT OR WHEEL TRAFFIC SHALL BE PERMITTED ON FLOOR FOR AT LEAST THREE (3) DAYS AFTER GROUTING.

09390 CEMENTITIOUS FIBER BOARD:

5/8" DUROCK AS MANUFACTURED BY UNITED STATES GYPSUM CO., OR APPROVED EQUAL. FRAMING MEMBERS SHOULD BE STRAIGHT, TRUE, UNIFORM DIMENSIONS AND FRAMING SHOULD BE PROPERLY ALIGNED. ALL SURFACES TO WHICH DUROCK IS FASTENED SHALL BE FREE AND CLEAR OF ANY PROTRUSIONS WHICH WOULD CAUSE THE PANEL TO BE DEFLECTED FROM THE LINE OF THE WALL. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

JOINT REINFORCEMENT: DUROCK TYPE "P" TAPE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR TYPE OF INSTALLATION.

FASTENERS: SCREWS AND WASHERS PER MANUFACTURERS RECOMMENDATIONS.

METAL STUDS MUST BE 20 GA. OR HEAVIER @ NO MORE THAN 16" OC. USE 1 1/4" S-12 FLAT WASHER HEAD SCREWS WITH COUNTERSINKING RIBS AND CLIMASEAL FINISH. ALL SCREWS SHALL BE PLACED A MAX. OF 8" APART.

09511 ACOUSTIC LAY-IN CEILING:

PROVIDE ACOUSTICAL LAY-IN CEILING AS SHOWN AND SPECIFIED THEREIN.

WHERE CEILINGS ARE REQUIRED TO COMPLY WITH A FIRE HAZARD CLASSIFICATION FOR FLAMESPREAD AND SMOKE DEVELOPMENT, PROVIDE TILES WHICH HAVE BEEN TESTED, RATED AND LABELED BY UL FOR THE REQUIRED RATINGS. PROVIDE TILES AND SUSPENSION SYSTEM MEETING THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION 901 AND ASTM C 635, AS APPLICABLE.

PROVIDE FACTORY FINISHED UNITS OF THE COMPOSITION, PATTERN, FINISHES, SIZES, THICKNESS AND END PROFILES AS INDICATED IN THE PLANS AND THIS SPECIFICATION.

ACOUSTICAL CEILING SYSTEMS SHALL BE EQUAL TO THAT MANUFACTURED BY ARMSTRONG WORLD INDUSTRIES, AS INDICATED ON THE FINISH SCHEDULE.

RUNNER, CROSS RUNNERS AND EDGE MOLDINGS: DIRECT-HUNG INTERMEDIATE-DUTY SUSPENSION SYSTEM WITH EXPOSED MOLDINGS FOR SUPPORT AT EDGES OF CEILING, AT WALLS AND COLUMNS, WITH A SINGLE FLANGE OF MOLDING EXPOSED. PROVIDE UNIFORM FACTORY APPLIED FINISH ON EXPOSED SURFACE. COLOR TO MATCH CEILING TILE.

SUSPENSION SYSTEM:
HANGER WIRE: GALVANIZED CARBON STEEL WIRE, ASTM A 641, SOFT TEMPER, PRE-STRETCHED, CLASS 1 COATING. NOT LESS THAN 12 GAUGE.

TILES: RIGID BOARD OF MINERAL FIBER WET-FELTED WITH STANDARD DENSITY PANELS, MINIMUM 10 LBS. PER CU. FT. PATTERN SIMILAR TO ARMSTRONG WORLD INDUSTRIES, INC. "FISSURED", 24" X 48" X 5/8", OR 24" X 24" X 5/8", MANUFACTURER'S STANDARD WASHABLE WHITE PAINTED FINISH. ALL 24" X 24" TILE SHALL HAVE TEGULAR EDGE, UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN.

09650 RESILIENT FLOORING & BASE:

PROVIDE TILE UNITS OF THE COLOR, SIZE AND MANUFACTURER INDICATED. PRIOR TO LAYING FLOORING, SUBFLOOR SHOULD BE LEVEL, WITH HOLES, CRACKS AND DEPRESSIONS FILLED. USE THE PRIMER AND ADHESIVE RECOMMENDED BY THE MANUFACTURER. BUTT FLOORING TIGHTLY TO VERTICAL SURFACES, THRESHOLDS AND EDGINGS.

PROVIDE RESILIENT BASE OF THE COLOR, SIZE, TYPE AND MANUFACTURER SHOWN. SECURE BASES TO SURFACES WITH THE ADHESIVE RECOMMENDED BY THE MANUFACTURER, WITH TIGHT JOINTS, KEEPING TOP AND BOTTOM EDGES IN FIRM CONTACT WITH ADJACENT SURFACES. INSTALL BASE IN AS LONG LENGTHS AS PRACTICAL. GC SHALL SUPPLY AND INSTALL TILE GUARD STRIP.

09900 PAINTING:

PROVIDE PAINTING AS INDICATED OR SPECIFIED. THE TERM "PAINT" INCLUDES ALL OPAQUE OR NATURAL, PRIME, INTERMEDIATE OR FINISH COATS OF FIELD APPLIED COATINGS. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED.

PROVIDE TOP-OF-THE-LINE PAINT PRODUCTS MANUFACTURED BY BENJAMIN MOORE OR EQUAL AS NOTED BELOW, COORDINATE WITH TENANT: ALL DESCRIPTIONS BASED ON BENJAMIN-MOORE:
- BENJAMIN MOORE
- PPG INDUSTRIES
- SHERWIN-WILLIAMS
- PRATT & LAMBERT
- GLIDDEN
- NAPCO
- BUTE

PROVIDE SUITABLE COVERING TO PROTECT WORK, THE WORK OF OTHERS AND ADJACENT SURFACES AND OBJECTS. REMOVE REASONABLY REMOVABLE ITEMS OR PROTECT SUCH ITEMS AS HARDWARE, ACCESSORIES, PLATES, LIGHT FIXTURES AND SIMILAR ITEMS PLACED PRIOR TO PAINTING. REINSTALL ALL REMOVED ITEMS UPON COMPLETION OF PAINTING. REPOSITION OR REMOVE PROTECTION UPON COMPLETION OF EACH SPACE.

PREPARE SURFACES TO RECEIVE PAINT: THOROUGHLY CLEAN OFF GRIME, GREASE, DIRT, CHALK, DUST, LOOSE MATERIAL AND OTHER SUBSTANCES THAT MAY INTERFERE WITH PROPER ADHESION OF PAINT. PAINT DRY SURFACE ONLY. SAND LIGHTLY BETWEEN EACH SUCCEEDING COAT OF PAINT.

FILL DENTS, CRACKS, HOLLOW PLACES, OPEN JOINTS AND OTHER IRREGULARITIES WITH AN APPROVED FILLER SUITABLE FOR THE PURPOSE. AFTER SETTING, SAND TO A SMOOTH, HARD FINISH.

CLEAN OFF ALL PAINT SPLATTER OCCURRING ON ADJACENT WORK. REPAIR OR REPLACE WITH NEW APPROVED MATERIAL ALL SURFACES DEFACED AS A RESULT OF THE WORK OF THIS SECTION AND LEAVE WORK IN A CLEAN, ACCEPTABLE CONDITION.

DRYWALL: PRIME GYPSUM BOARD SURFACES WITH A LATEX PRIMER AND APPLY TWO (2) COATS OF ACRYLIC LATEX, "REGAL WALL SATIN", U.N.O.

WOODWORK: PRIME WOODWORK SURFACES AND TRIMS WITH A WOOD PRIMER, AND APPLY TWO (2) COATS OF "REGAL AQUAGLO" SATIN FINISH ENAMEL. WHEN TRANSPARENT FINISHES ARE CALLED FOR, USE MULTIPLE COATS TO PRODUCE GLASS-SMOOTH SURFACE FILM OF EVEN LUSTER. PROVIDE SATIN FINISH FOR FINAL COAT.

METAL WORK: PRIME METAL SURFACES (AC REGISTERS AND DIFFUSER ACCESS PANELS) WITH AN ADEQUATE PRIMER AND APPLY TWO (2) COATS OF FLAT LATEX TO MATCH CEILING COLOR. PAINT INTERIOR SURFACES OF DUCTS WHERE VISIBLE THROUGH REGISTERS OR ENTRY GATES WITH A FLAT, NON SPECULAR BLACK PAINT. OMIT PRIMER ON SURFACES THAT HAVE BEEN SHOP-PRIMED.

METAL DOORS AND DOOR FRAME: PRIME DOOR SURFACES AND TRIM WITH ENAMEL PRIMER AND APPLY TWO (2) COATS OF SEMI-GLOSS FINISH ENAMEL AS SCHEDULED.

PLASTER: PRIME PLASTER SURFACES WITH AN APPROVED ALKALI-RESISTANT PRIMER AND APPLY TWO (2) COATS OF ACRYLIC LATEX, "REGAL WALL SATIN" (FLAT) AS SCHEDULED.

10430 ILLUMINATED SIGNS:

SUPPLIED AND INSTALLED BY TENANT'S SIGN CONTRACTOR. GC SHALL COORDINATE INSTALLATION TO ASSURE PROPER COMPLIANCE WITH CONSTRUCTION DOCUMENTS, AND LANDLORD CRITERIA.

10440 INTERIOR SIGNAGE:

SUPPLIED AND INSTALLED BY TENANT'S SIGN CONTRACTOR. REFER TO DRAWINGS FOR TYPE AND LOCATION.
LIGHT BOXES FURNISHED BY TENANT, INSTALLED BY GC.
MISC. NON DESIGN SPECIFIC INTERIOR SIGNS BY GC.

11000 EQUIPMENT:

PART 1 - GENERAL
A. CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WORK AND PLACEMENT WITH THE WORK OF ALL OTHER TRADES AND MAKE ADJUSTMENTS AS REQUIRED TO ACCOMMODATE LOCATIONS OF EQUIPMENT.
B. ALL EQUIPMENT WORK SHALL COMPLY WITH ALL GOVERNING BUILDING CODES AND LOCAL CODES.
C. EQUIPMENT SHALL BE FURNISHED, UNLOADED, UNPACKED OR UNCRATED AND PLACED ACCORDING TO THE CONSTRUCTION DOCUMENTS.

PART 2 - PREPARATION / EXECUTION
A. ALL EQUIPMENT SUPPLIED BY OWNER AND INSTALLED BY GC IS TO BE INCLUDED IN GENERAL BID.
B. GC SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY DAMAGE TO THE EQUIPMENT PRIOR TO INSTALLATION.
C. GC SHALL BE RESPONSIBLE FOR FINAL HOOKUP OF ALL EQUIPMENT SUCH AS ALL MECHANICAL WORK, PLUMBING, AND ELECTRICAL FOR THE EQUIPMENT LIST.
D. ALL EQUIPMENT MANUALS, INSTRUCTION BOOKLETS AND WARRANTY INFORMATION SHALL BE NEATLY BOUND AND TURNED OVER TO THE OWNER BEFORE FINAL APPROVAL OF THE BUILDING.

12000 FURNISHINGS:

SEE PLANS FOR SPECIFIC FURNITURE AND FURNISHING TO BE PROVIDED BY TENANT & GC.

15000 MECHANICAL:

1. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
2. SPRINKLER LAYOUT: THE SPRINKLER SUBCONTRACTOR SHALL MODIFY THE EXISTING DESIGN AND PROVIDE AN APPROVED "CALCULATED" SPRINKLER SYSTEM LAYOUT TO THE ARCHITECT THAT CONFORMS TO THE NEW DESIGN. THE DESIGN LAYOUT PROVIDED HEREIN REFLECTS THE VISUAL LAYOUT DESIRED. REVISIONS MUST BE SENSITIVE TO THE OVERALL VISUAL IMPACT. (PRIOR TO FABRICATION OF ANY MATERIAL, DRAWINGS AND CALCULATIONS FOR SUCH SYSTEMS SHALL BE SUBMITTED TO THE OWNER'S INSURANCE AGENCY FOR REVIEW AND APPROVAL PRIOR TO SUBMISSION TO THE CODE REVIEW AUTHORITY. DRAWINGS AND CALCULATIONS MUST ALSO BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE WHERE THE SUBJECT PROJECT IS LOCATED. ALL COST FOR REVIEW, PERMIT, SIGNING AND SEALING OF DRAWINGS AND CALCULATION SHALL BE BORNE BY THE SPRINKLER SUBCONTRACTOR.
3. FIRE ALARM AND SMOKE EVACUATION: VERIFY IF SEPARATE DRAWINGS ARE REQUIRED TO BE SUBMITTED. VERIFY IF LANDLORD REQUIRED CONTRACTOR IS TO BE USED.

16000 ELECTRICAL:

1. SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS.
2. VERIFY CODE REQUIREMENTS FOR LOW VOLTAGE WIRING.
3. GC IS TO VERIFY DELIVERED QUANTITIES TO PURCHASE ORDER AND NOTIFY TENANT OF DISCREPANCIES.

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8001 SOUTH ORANGE BLOSSOM TRAIL
SUITE #410B
ORLANDO, FL 32809

lga PARTNERS
1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219
P 412.243.3430 F 412.224.4747

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NO.	DATE	DESCRIPTION
1	09/05/2018	PERMIT/BID SET

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ARCHITECTURAL SPECIFICATIONS

G102

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