

ABBREVIATED SPECIFICATIONS

DIVISION 9 - FINISHES

A. STUCCO

1. PROVIDE STUCCO IN TWO COAT WORK OVER A SCRATCH (BROWN) COAT AND ALL SURFACES AND DESIGNS SO INDICATED ON DRAWINGS TO A MINIMUM THICKNESS OF 3/4" THICK.
2. FINISH TO BE SMOOTH (BANDS, BASE, TRIM) AND LIGHT TEXTURED (FIELD). SEE ELEVATIONS.
3. PROVIDE ALL NECESSARY CONTROL JOINTS TO INSURE PROPER INSTALLATION AND HAVE JOINT DESIGN APPROVED BY THE ARCHITECT OR OWNER.
4. PROVIDE AND INSTALL MESH AND ACCESSORIES AS REQUIRED.
5. USE PVC COMPONENTS FOR CORNER BEAD, CONTROL JOINTS, SCREEDS, ETC.

B. DRYWALL

1. PROVIDE 5/8" GYPSUM DRYWALL LOCATIONS INDICATED BY ROOM FINISH SCHEDULE AND OF THE TYPE SHOWN OR REQUIRED BY CODE;
2. PROVIDE AND INSTALL ALL NECESSARY TRIM, CORNER BEADS EDGE BEADS, ETC. ALL BEADS TO BE VINYL (WHITE).
 - a. PROVIDE PVC CORNER BEAD JAMBS AT WINDOW AND DOOR RETURNS; SEE DRAWINGS.
3. FINISH:
 - a. WALLS: SAND AND TAPE. (LEVEL 5 FINISH)
 - b. CEILING: SAND AND TAPE DRYWALL.
4. SECURE ALL DRYWALL USING 1 1/4" TYPE W DRYWALL SCREWS, (DO NOT NAIL) AS RECOMMENDED BY THE MANUFACTURER.
5. PATCH CONDITIONS AS REQUIRED.
6. PROVIDE 5/8" WET BOARD AT LABORATORIES, SINKS, TOILETS & OTHER WET LOCATIONS.
7. TALL WALLS REQUIRE HEAVIER GAUGE STUDS.

C. FLOOR TILE (AT TOILET ROOMS ONLY)

1. LUXURY VINYL PLANK FLOORING; SELECTED BY OWNER.
2. ALLOW \$4.00/ SF.

D. BASE BOARD (AT TOILET ROOMS ONLY)

1. 4" VINYL COVE IN STANDARD COLORS BY ROPE, JOHNSONITE, ARMSTRONG OR EQUAL.

E. INSULATION

1. ROOF DECK; RIGID PANELS - SEE ROOFING.
2. WALLS: TENANT SEPARATION WALLS; R-11 (4" THICK, ROLL INSULATION FOR SOUND).

F. ROLL-BATT INSULATION

1. ABOVE CEILING.
2. WALLS FOR SOUND REDUCTION.

G. CERAMIC TILE & WALLS

1. NONE.

H. LAY-IN ACOUSTICAL CEILING & GRID

1. ARMSTRONG, 24X48" LAY-IN WITH 15/16" GRID (DONN);
 - a. CEILING TILE: 24X48" OPTIMA, TEGULAR.
2. GRID; DONN, WHITE COLOR.

I. PAINTING

1. FURNISH ALL MATERIALS, LABORS, TOOLS & EQUIPMENT REQUIRED TO COMPLETE THE PAINTING OF THE BUILDING AS SPECIFIED.
2. PREPARE ALL SURFACES FOR PROPER ACCEPTANCE OF PRODUCT TO BE APPLIED.
3. PROVIDE TWO SAMPLES OF EACH COLOR AND GLOSS TO THE OWNER AND ARCHITECT FOR APPROVAL.
4. PROVIDE COVERAGE AS SCHEDULED BELOW:

INTERIOR

- a. WOOD PAINTED SEMI-GLOSS/ALKYD.— ONE PRIME COAT SHERWIN WILLIAMS CO. PRO/MAR 200 ALKYD ENAMEL UNDERCOAT B49 SERIES. TWO FINISH COATS OF SHERWIN WILLIAMS CO. PRO/MAR 200 ALKYD SEMI-GLOSS B34 SERIES.
- b. WOOD STAINED SATIN FINISH/STAINED/ALKYD — ONE COAT SHERWIN WILLIAMS CO. SHERWIN WILLIAMS CO. SHERWOOD NATURAL WOOD FILLER D7011. ONE COAT SHERWIN WILLIAMS CO. PENETRATING OIL STAIN A48 SERIES. TWO FINISH COATS SHERWIN WILLIAMS CO. POLYURETHANE VARNISH A67 SERIES MEDIUM RUBBED SATIN FINISH.
- c. DRYWALL — EGG-SHELL/LATEX — ONE PRIME COAT SHERWIN WILLIAMS CO. PRO/MAR 200 LATEX WALL PRIMER B28 SERIES. TWO FINISH COATS OF SHERWIN WILLIAMS CO. PRO/MAR 200 LATEX EGG-SHELL B20 SERIES.
- d. METAL/FERROUS — EGG-SHELL FINISH/LATEX. ONE PRIME COAT SHERWIN WILLIAMS CO. KEM KROMIK METAL PRIMER B50 SERIES. TWO FINISH COATS OF SHERWIN WILLIAMS CO. PRO/MAR 200 LATEX EGG-SHELL B20 SERIES.

EXTERIOR (ELECTRICAL CLOSETS)

- a. WOOD PAINTED EGG-SHELL FINISH/ALKYD BASE — ONE PRIME COAT SHERWIN WILLIAMS CO. A-100 ALKYD UNDERCOATER Y24 SERIES. TWO FINISH COATS OF SHERWIN WILLIAMS CO. A-100 SATIN HOUSE AND TRIM PAINT A82 SERIES.
- b. WOOD STAINED — TWO FINISH COATS OF SHERWIN WILLIAMS CO. EXTERIOR SOLID LATEX STAIN B22 SERIES.
- c. MASONRY AND STUCCO SOFT GLOSS FINISH/LATEX — ONE PRIME COAT SHERWIN WILLIAMS CO. A-100 FLAT HOUSE & TRIM PAINT A6 SERIES. TWO FINISH COATS SHERWIN WILLIAMS CO. A-100 SATIN HOUSE & TRIM PAINT A82 SERIES.
- d. METAL/FERROUS — SOFT GLOSS FINISH/LATEX. ONE PRIME COAT SHERWIN WILLIAMS CO. KEM KROMIK METAL PRIMER B50 SERIES. TWO FINISH COATS OF SHERWIN WILLIAMS CO. A-100 GLOSS HOUSE AND TRIM PAINT A8 SERIES.
- e. METAL/ALUMINUM — LOW LUSTER FINISH/LATEX. TWO COATS OF SHERWIN WILLIAMS CO. A-100 SATIN LATEX HOUSE AND TRIM PAINT A82 SERIES.

5. ALL PAINT FROM NEW CAN.
6. PROVIDE ONE (NEW) GALLON OF PAINT OF EACH FINISH COLOR FOR OWNERS USE AT COMPLETION OF JOB.
7. TINT PRIMERS TO HALF FORMULA OF FINISH COLOR (FOR HIDING).

DIVISION 10 - SPECIALTIES

A. TOILET ROOM ACCESSORIES

1. 1/2" TEMPERED PLATE MIRROR (24"x36"), AS MANUFACTURED BY BRADLEY; MODEL 780.
2. LIQUID SOAP DISPENSER; WALL MOUNTER; BY TENANT
3. PAPER TOWEL DISPENSER (C-FOLD OR 525 MULTI-FOLD), AS MANUFACTURED BY BRADLEY; MODEL 250-15.
4. TOILET TISSUE DISPENSER; SINGLE; AS MANUFACTURED BY BRADLEY; MODEL 5084.
5. 36" GRAB BAR, AS MANUFACTURED BY BRADLEY; MODEL 812-2-001-36.
6. 42" GRAB BAR, AS MANUFACTURED BY BRADLEY; MODEL 812-2-001-42.
7. SANITARY NAPKIN BIN (BY TENANT).
8. WASTE CONTAINER (BY TENANT).

B. SIGNS:

- a. FDC, PIV, ELECTRICAL
- a. COMPLY WITH ADA (INCLUDING TOILET ROOM(S) - 7 TOTAL. PROVIDE FOR "ELECTRICAL" STORAGE ROOMS

C. FIRE EXTINGUISHERS & CABINETS

1. MP5 EXTINGUISHER (2A-10B; C) WITH LARSON BRACKET (WALL MOUNT)

D. ROOF ACCESS SCUTTLE/ LADDER

1. 14 GA. STEEL; FACTORY PRIME PAINT;
 - a. MIAMI-DADE APPROVED.

E. MAIL BOX CENTER

SALSBURY INDUSTRIES;

HORIZONTAL MAIL BOXES 3600 SERIES (ALUMINUM)

1. (12) - "B" DOORS (13" X 5-1/4"); STANDARD, THEN (2) WITH (1) OUT-GOING SLOT AND A LARGER PARCEL UNIT.
2. SURFACE-MOUNT.
3. (2) KEYS, EACH.
4. NUMBER, BY OWNER.

F. BENCHES

1. "PULLMAN" B' BENCH AS MANUFACTURED BY KEYSTONE RIDGE DESIGNS (AS SHOWN ON SHEET A0.1); PRODUCT # P28; COLOR: BLACK; PROVIDE (2); SEE ARCHITECTURAL PLAN FOR LOCATIONS.

G. TRASH RECEPTACLES

1. "MIDTOWN" LITTER RECEPTACLE (32 GAL.) AS MANUFACTURED BY KEYSTONE RIDGE DESIGNS AS SHOWN ON SHEET A0.1); PRODUCT # MT3-32 W/ ELEVATED LID #E AND ADJUSTABLE LEG OPTION; COLOR: BLACK; PROVIDE (4); SEE ARCHITECTURAL PLAN FOR LOCATIONS.

DIVISION 11 - EQUIPMENT

A. APPLIANCES:

1. NONE

B. SOUND SYSTEM:

1. BY FUTURE TENANT.

C. WIRELESS NETWORK SYSTEM:

1. BY FUTURE TENANT.

DIVISION 13 - SPECIAL CONSTRUCTION

NONE

DIVISION 14 - CONVEYING SYSTEMS

NONE

DIVISION 15 - MECHANICAL (ENGINEERING TO GOVERN)

PLUMBING:

1. FURNISH MATERIALS, EQUIPMENT AND LABOR NECESSARY TO INSTALL ALL PIPING, FIXTURES AND FITTINGS REQUIRED. PLUMBING FIXTURES, FAUCETS AND ACCESSORIES TO BE AS PER COLOR SCHEDULE.
2. ALL WORK, MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED UNDER THIS DIVISION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AS AMENDED BY THE GOVERNING BODY:
 - a. STANDARD PLUMBING CODE, INCLUDING ALL APPLICANCES
 - b. STANDARD GAS CODE
 - c. NATIONAL FIRE CODES
 - d. STANDARD BUILDING CODE, INCLUDING ALL APPENDICES
 - e. LOCAL COUNTY / CITY CODES AND REGULATIONS
3. THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES FOR THE PROPER CONNECTION OF UTILITY SERVICES TO THOSE INSTALLED BY THE CONTRACTOR UNDER THIS DIVISION.
4. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES (INCLUDING WATER AND SEWER UTILITIES), OBTAIN ALL PERMITS, PAY FOR ALL CONNECTION FEES AND OBTAIN ALL NECESSARY INSPECTIONS FOR HIS WORK.
5. SEE DRAWINGS; THE ENGINEER'S DRAWINGS GOVERN.

B. HVAC:

1. FURNISH MATERIALS, EQUIPMENT AND LABOR NECESSARY TO SERVICE THIS BUILDING.
2. FURNISH ALL ENERGY CODES AND EQUIPMENT SIZING AS REQUIRED FOR PERMITTING.
3. ALL WORK, MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED UNDER THIS DIVISION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AS AMENDED BY THE GOVERNING BODY:
 - a. STANDARD MECHANICAL CODE, INCLUDING ALL APPENDICES.
 - b. NATIONAL FIRE CODES
 - c. STANDARD BUILDING CODE, INCLUDING ALL APPENDICES
 - d. LOCAL COUNTY / CITY CODES AND REGULATIONS
4. THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES FOR THE PROPER CONNECTION OF UTILITY SERVICES TO THOSE INSTALLED BY THE CONTRACTOR UNDER THIS DIVISION.
5. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, PAY ALL FEES AND OBTAIN ALL NECESSARY INSPECTIONS FOR HIS WORK.
6. COORDINATE WITH OTHER TRADES.
7. SEE DRAWINGS; THE ENGINEER'S DRAWINGS GOVERN.

DIVISION 16 - ELECTRICAL (ENGINEERING TO GOVERN)

A. ELECTRICAL:

1. FURNISH ALL MATERIAL, EQUIPMENT, WIRING, LIGHTING FIXTURES, SWITCHES, ETC. AND LABOR TO PROVIDE ELECTRICAL, PHONE AND TV CABLES AS INDICATED ON DRAWINGS.
2. ALL WORK, MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED UNDER THIS DIVISION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AS AMENDED BY THE GOVERNING BODY:
 - a. NATIONAL FIRE CODES INCLUDING THE NATIONAL ELECTRIC CODE
 - b. STANDARD BUILDING CODE, INCLUDING ALL APPENDICES
 - c. LOCAL COUNTY / CITY CODES AND REGULATIONS
3. THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES FOR THE PROPER CONNECTIONS OF UTILITY SERVICES TO THOSE INSTALLED BY THE CONTRACTOR UNDER THIS DIVISION.
4. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES (INCLUDING ELECTRIC, TELEPHONES AND CABLE TELEVISION UTILITIES), OBTAIN ALL PERMITS, PAY FOR ALL CONNECTION FEES AND OBTAIN ALL NECESSARY INSPECTIONS FOR THIS WORK.
5. WIRE AS REQUIRED, NO ALUMINUM WIRE
6. UPDATE SERVICE ENTRANCE AS PER APPLICABLE CODES AND UTILITY COMPANY REQUIREMENTS.
7. ELECTRIC METER - NEW
8. GROUNDING - NEW
9. GENERATOR CONTRACTOR TO PROVIDE ADDITIONAL TELEPHONE AND CABLE TV JACKS AS SHOWN.
10. SWITCHES TO "TOGGLE" TYPE; WHITE.
11. LIGHT FIXTURES; SEE DRAWINGS.
12. CO-ORDINATE WITH OWNER.
13. GENERATOR.

PROVIDE AND INSTALL SITE LIGHTING (PARKING LOT LIGHTING/ POLE LIGHTING); SEE CIVIL.

LANDSCAPING & IRRIGATION, SEE CIVIL

A. LANDSCAPING, IRRIGATION - SEE CIVIL

ALTERNATES

1. PROVIDE AND INSTALL LIGHTNING CONDUCTORS, GROUNDS ON ROOFS, PARAPETS, ETC.
2. PROVIDE AND INSTALL SINGLE-PLY BITUMEN (ROLL) ROOFING IN LIEU OF TPO ROOFING SYSTEM.

THE END OF ABBREVIATED SPECIFICATIONS

AA 0003662

380 10th St. S., Ste 103
Naples, Florida 34102

PH: (239) 261-6949
FAX: (239) 261-6153

Consultant:

Project:

**NEW SHOPPING CENTER FOR
SANDBANKS LLC
REDEVELOPMENT
U.S. 41, NAPLES, FL**

© 2019
GESHA ASSOCIATES, INC. EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS FOR THESE DRAWINGS AND DESIGN(S), INCLUDING THEIR ORIGINAL PURPOSE AND SITE. THESE DRAWINGS MAY NOT BE REPRODUCED, CHANGED, REUSED OR COPIED WITHOUT WRITTEN CONSENT OF GESHA ASSOCIATES, INC. ANY ASSIGNMENT TO ANOTHER PARTY IS UNINTENDED AND PROHIBITED.

Indicator	Date	Remarks/Revisions
△	4-26-19	ADDENDUM #1

Sign & Seal

Drawn by: MG
Checked by: JG
Date: 04/04/19

Project No. GA1700.15

A6.1