



SECTION 01040 - COORDINATION

PART 1. GENERAL

1.01 PRE-CONSTRUCTION CONFERENCE:
A. Before beginning work at the site, the General Contractor shall attend a pre-construction conference and bring with him the Superintendent employed for this project.

1.02 VERIFICATION OF SURVEY DATA:
A. Prior to commencing any excavation or grading, the Contractor shall satisfy himself as to the accuracy of all survey data as indicated in these plans and specifications.

1.03 LAYOUT OF WORK:
A. The Contractor shall employ an Engineer or Land Surveyor, registered in the State of Florida, cause him to establish a permanent bench mark, provide reference points for all building lines, grades, finish floor, curbs, pavement elevations, and utility inverts.

1.04 COOPERATION:
A. The Contractor performing under this Contract, and other contractors performing under separate contracts, are obliged to coordinate their work, in order that construction will proceed without harm or inconvenience to the Owner.

1.05 AS-BUILT DRAWINGS:
A. Provide as-built drawings to the Architect on or before final payment for the project.
B. The intent is that the said drawings or plans shall show the access locations as installed at all underground and otherwise concealed conduit, pipe and duct lines which were not installed exactly as shown on the original contract drawings.

SECTION 01340 - SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES

1.01 GENERAL:
A. Submit Shop Drawings, Product Data, and Samples required by the Contract Documents.

1.02 SHOP DRAWINGS:
A. Drawings shall be presented in a clear and thorough manner. Details shall be identified by reference to sheet and detail, schedule or room numbers shown on Contract Drawings.

1.03 PRODUCT DATA:
A. Preparation:
1. Clearly mark each copy to identify pertinent products or models.
2. Show performance characteristics and capacities.
3. Show dimensions and clearances required.
4. Show wiring or piping diagrams and controls.

1.04 SAMPLES:
A. Samples shall be of sufficient size and quantity to clearly illustrate:
1. Functional characteristics of the product with integrally related parts and attachment devices.
2. Full range of color, texture, and pattern.

1.05 CONTRACTOR RESPONSIBILITIES:
A. Review Shop Drawings, Product Data, and Samples prior to submission.
B. Determine and verify:
1. Field measurements.
2. Field construction criteria.
3. Catalog numbers and similar data.
4. Conformance with specifications.

1.06 SUBMISSION REQUIREMENTS:

A. Make submittals promptly in accordance with approved schedule, and in such sequence as to cause no delay in the Work or in the work of any other contractor.
B. Number of submittals required:
1. Shop Drawings: Submit one reproducible transparency and two opaque reproductions.
2. Product Data: Submit the number of copies which the Contractor requires.
3. Samples: Submit in quantities required by the Architect. Generally, two (2) color, finish and texture samples.

SECTION 01720 - PROJECT RECORD DOCUMENTS

PART 1. GENERAL

1.01 REQUIREMENTS INCLUDED:
A. Maintenance of Record Documents and Samples.
B. Submittal of Record Documents and Samples.

1.02 RELATED REQUIREMENTS:
A. General Requirements: Division 1
B. Individual Specifications Sections: Manufacturer's certificates and certificates of inspection.

1.03 MAINTENANCE OF DOCUMENTS AND SAMPLES:
A. In addition to requirements in General Conditions, maintain at the site for Owner one record copy of:
1. Contract Drawings.
2. Specifications.
3. Addenda.
4. Change Orders and other modifications to the Contract.

B. Reviewed shop drawings, product data, and samples.
6. Field test records.
7. Inspection certificates.
8. Manufacturer's certificates.
B. Store Record Documents and samples in field office apart from documents used for construction. Provide files, racks and secure storage for Record Documents and samples.

C. Label and file Record Documents and samples in accordance with Section number listings in Table of Contents of the Specifications.
D. Maintain documents in a clean, dry, and legible condition. Do not use record documents for construction purposes.
E. Keep Record Documents and samples available for inspection by Architect.

1.04 RECORDING:

A. Record information on a set of blackline opaque drawings.
B. Provide felt tip marking pens, maintaining separate colors for each major system, for recording information.
C. Record information concurrently with construction progress. Do not conceal any work until required information is recorded.
D. Contract Drawings and Shop Drawings: Legibly mark each item to record actual construction, including:
1. Measured depths of elements of foundation in relation to finish first floor datum.
2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
3. Measured locations of internal utilities and appurtenances concealed in construction referenced to visible and accessible features of construction.

E. Specifications: Legibly mark each item to record actual construction, including:
1. Manufacturer, trade name, and catalog number, of each product actually installed, particularly optional items and substitute items.
2. Changes made by Addenda and Modifications.

1.05 SUBMITTALS:

A. At Contract close-out, deliver Record Documents and samples to Architect for the Owner.
B. Transmit with cover letter in duplicate, listing:
1. Date.
2. Project title and number.
3. Contractor's name, address and telephone number.
4. Number and title of each Record Document.
5. Signature of Contractor of authorized representative.

SECTION 03110 - TERMITES CONTROL

PART 1. GENERAL:

1.01 Related Documents: Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.02 SUMMARY: Section Includes:
1. Soil treatment with termiticide.

1.03 SUBMITTALS
A. Product Data: For each type of termiticide control product.
1. Include the EPA-Registered Label for termiticide products.
B. Qualification Data: For qualified Installer.
C. Product Certificates: For termiticide control products, from manufacturer.
D. Soil Treatment Application Report: After application of termiticide is completed, submit report for Owner's records and include the following:
1. Date and time of application.
2. Moisture content of soil before application.
3. Termiticide brand name and manufacturer.
4. Quantity of undiluted termiticide used.
5. Dilutions, methods, volumes used, and rates of application.
6. Areas of application.
7. Water source for application.
E. Warranties: Sample of special warranties.

1.04 QUALITY ASSURANCE
A. Installer Qualifications: A specialist who is licensed according to regulations of authorities having jurisdiction to apply termiticide control treatment and products in jurisdiction where Project is located.
B. Regulatory Requirements: Formulate and apply termiticides and termiticide devices according to the EPA-Registered Label.

1.05 PROJECT CONDITIONS
A. Environmental Limitations: To ensure penetration, do not treat soil that is water saturated or frozen. Do not treat soil while precipitation is occurring. Comply with requirements of the EPA-Registered Label and requirements of authorities having jurisdiction.
B. Coordinate soil treatment application with excavating, filling, grading, and concreting operations. Treat soil under footings, grade beams, and ground-supported slabs before construction.

1.06 WARRANTY
A. Soil Treatment Special Warranty: Manufacturer's standard form, signed by Applicator and Contractor, certifying that termiticide control work, consisting of applied soil termiticide treatment, will prevent infestation of subterranean termites. If subterranean termite activity or damage is discovered during warranty period, re-treat soil and repair or replace damage caused by termite infestation.
1. Warranty Period: Three years from date of Substantial Completion.

PART 2 - PRODUCTS

2.01 SOIL TREATMENT
A. Termiticide: Provide an EPA-Registered termiticide, complying with requirements of authorities having jurisdiction, in an aqueous solution formulated to prevent termite infestation. Provide quantity required for application at the label volume and rate for the maximum termiticide concentration allowed for each specific use, according to product's EPA-Registered Label.
1. Products: Subject to compliance with requirements, provide one of the following:
a. BASF Corporation, Agricultural Products; Termidor.
b. Bayer Environmental Science; Premise 75.
c. FMC Corporation, Agricultural Products Group.
2. Service Life of Treatment: Soil treatment termiticide that is effective for not less than three years against infestation of subterranean termites.

PART 3 - EXECUTION

3.01 EXAMINATION
A. Examine substrates, areas, and conditions, with Applicator present, for compliance with requirements for interfaces with earthwork, slab and foundation work, landscaping, utility installation, and other conditions affecting performance of termiticide control.
B. Proceed with application only after unsatisfactory conditions have been corrected.

3.02 PREPARATION
A. General: Comply with the most stringent requirements of authorities having jurisdiction and with manufacturer's written instructions for preparation before beginning application of termiticide control treatment. Remove all extraneous sources of wood cellulose and other edible materials such as wood debris, tree stumps and roots, stakes, formwork, and construction waste wood from soil within and around foundations.
B. Soil Treatment Preparation: Remove foreign matter and impermeable soil materials that could decrease treatment effectiveness on areas to be treated. Loosen, rake, and level soil to be treated except previously compacted areas under slabs and footings. Termiticides may be applied before placing compacted fill under slabs if recommended in writing by termiticide manufacturer.
1. Fill filling hose connected to water source at the site with a backflow preventer, complying with requirements of authorities having jurisdiction.

3.03 APPLICATION, GENERAL
A. General: Comply with the most stringent requirements of authorities having jurisdiction and with manufacturer's EPA-Registered Label for products.

3.04 APPLYING SOIL TREATMENT

A. Application: Mix soil treatment termiticide solution to a uniform consistency. Provide quantity required for application at the label volume and rate for the maximum specified concentration of termiticide, according to manufacturer's EPA-Registered Label, to the following so that a continuous horizontal and vertical termiticidal barrier or treated zone is established around and under building construction. Distribute treatment evenly.
1. Slabs-on-Grade and Basement Slabs:
Underground-supported slab construction, including footings, building slabs, and attached slabs as an overall treatment. Treat soil materials before concrete footings and slabs are placed.
2. Foundations: Adjacent soil, including soil along the entire inside perimeter of foundation walls; along both sides of interior partition walls; around plumbing pipes and electric conduit penetrating the slab; around interior column footers, piers, and chimney bases; and along the entire outside perimeter, from grade to bottom of footing. Avoid soil washout around footings.
3. Masonry: Treat voids.
4. Penetrations: At expansion joints, control joints, and areas where slabs will be penetrated.
B. Avoid disturbance of treated soil after application. Keep off treated areas until completely dry.
C. Protect termiticide solution, dispersed in treated soils and fills, from being diluted until ground-supported slabs are installed. Use waterproof barrier according to EPA-Registered Label instructions.
D. Post warning signs in areas of application.
E. Reapply soil treatment solution to areas disturbed by subsequent excavation, grading, landscaping, or other construction activities following application.

SECTION 03100 - CONCRETE FORMWORK

PART 1. GENERAL

1.01 REQUIREMENTS:
A. Work included: Formwork for cast-in-place concrete, with shoring, bracing, and anchorage; openings for other affected work; form accessories; stripping forms.
B. Related Work:
1. General requirements: Division 1
2. Cast-in-place concrete: Section 03300

1.02 SYSTEM DESCRIPTION:
A. Design, engineer, and construct formwork, shoring, and bracing to meet design and code requirements, so that resultant concrete conforms to required shapes, lines, and dimensions.

1.03 QUALITY ASSURANCE:
A. Construct and erect formwork in accordance with ACI 301, "Specifications for Structural Concrete for Buildings", and ACI 347, "Recommended Practice for Concrete Formwork". Construct formwork to maintain tolerances in accordance with ACI 301, Table 4.3.1.

PART 2. PRODUCTS

2.01 MATERIALS:
A. Forms for unexposed finish concrete: Plywood boards, metal, or other acceptable material.
B. Form ties: Removable or snap-off metal; 1" break back dimension; no larger than 1" diameter.
C. Form release agent: Colorless material which will not stain concrete, absorb moisture, or impair natural bonding.

PART 3. EXECUTION

3.01 ERECTION:
A. Erect forms to sizes, shapes, lines, and dimensions shown, as required to obtain accurate alignment, location, grades, level and plumb work in finished structures. Provide openings to facilitate cleaning and inspection.
B. If approved, provide additional concrete required beyond minimum design profiles and dimensions of footings as detailed, at no extra cost to Owner.
C. Apply form release agent on formwork in accordance with manufacturer's instructions. Do not apply form release agent where concrete surfaces are scheduled to receive special finishes which may be affected by agent. Soak surfaces of untreated forms with clean water.
D. Provide formed openings where required for work embedded in or passing through concrete. Coordinate work of other sections in forming and setting openings, slots, recesses, chases, sleeves, bolts, anchors, other inserts. Install accessories in accordance with manufacturer's instructions, level and plumb.
E. Clean forms to remove foreign matter as erection proceeds.

3.02 REMOVAL OF FORMS:

A. Do not remove forms and shoring until concrete has sufficient strength to support its own weight and has attained 2/3 of required 28 day compressive strength.
B. Form facing material may be removed 48 hours after placement, only if shores and other vertical supports have been arranged to permit removal of form facing material without loosening or disturbing shores and supports.
C. Restore structural members due to design requirements or construction conditions to permit successive construction. Remove formwork progressively so no unbalanced loads are imposed on structure. Do not damage concrete surfaces during form removal.

SECTION 03300 - CAST-IN-PLACE CONCRETE

PART 1. GENERAL

1.01 REQUIREMENTS:
A. Work included: Cast-in-place concrete building frame members; slabs on grade.
B. Related Work:
1. General requirements: Division 1
2. Termiticide control: Section 02281

1.02 QUALITY ASSURANCE:
A. Perform work in accordance with ACI 301. Obtain materials from same source throughout the work.
B. Regulatory Requirements: Local Building Code.
C. References: American Concrete Institute (ACI).
1. "Specifications for Structural Concrete for Buildings", ACI 301.
2. "Recommended Practice for Measuring, Mixing, Transporting, Placing Concrete", ACI 304.
3. "Recommended Practice for Hot Weather Concrete", ACI 305.
4. "Details and Detailing of Concrete Reinforcement", ACI 315.
5. "Building Code Requirements for Reinforced Concrete", ACI 318.

D. Finishing Tolerances, unless otherwise shown on drawings. Details of concrete reinforcement accessories not covered herein shall be in accordance with ACI Manual SP-66. In case of conflict between the reference standards and specifications, the building code shall govern.
E. Formed surfaces: In accordance with ACI 301.
F. Slabs: Concrete slab shall have a minimum acceptable flatness rating for the whole floor of FF30 which is to be verified by flatness testing.

1.03 TESTS:

A. Testing and analysis of concrete will be performed by an independent laboratory approved by Architect. Costs of such tests will be borne by Contractor.
B. Submit proposed mix design for each class of concrete to appointed firm for review prior to commencement of work. Indicate cement brand and type, aggregate gradation and source, and admixture brands. Submittals shall contain location of placement of each mix design.
C. Testing firm will take cylinders and perform slump tests in accordance with ASTM C115.
D. One set of four (4) cylinders will be made for each class of every 50 cubic yards of concrete, or fraction thereof placed per day but not less than once for each 5000 square feet surface area for slabs or walls. Test one cylinder at one at 7 days and two at 28 days. If strength tests do not meet minimum standards, the additional cylinder shall be used to verify strengths either at 56 days or as directed by the Architect or Structural Engineer.
E. One slump test will be taken for each set of test cylinders taken and whenever consistency of concrete appears to vary.
F. Tests required by changes requested by Contractor or extra testing required by failure to meet specification requirements will be at Contractor's expense.
G. Rejected Materials: In the event that tests on cylinders disclose a failure to develop the ultimate strengths required, Architect may order other tests to be made on portion of structure affected to determine the adequacy of such portions to sustain the loads for which its members were designed. In the event such tests indicate failure of any member to support the designed load, including the factor of safety, costs of changes, modifications, or replacements made necessary by failure, as directed by Architect, will be paid by Contractor.

PART 2. PRODUCTS

2.01 MATERIALS:

A. Concrete: Ready-mixed concrete, ASTM C94.
1. Portland Cement: ASTM C150, Type I or II.
2. Normal Weight Aggregate: ASTM C33 (except that the gradation of locally produced aggregate shall conform to the local Building Code).
3. Water: Clean and Potable.
B. Slab Vapor Barrier: 10 Mil thick Polyolefin Geomembrane and seaming tape by Stego Industries, LLC.
C. Curing, Sealing: Burke Co. "Spartan-Cote"; Sonneborn "Kure-N-Seal"; W.R. Meadows "Sealtight TIAH".
D. Non-shrink Grout: Premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents; capable of developing minimum compressive strength of 7000 psi in 28 days; equal to Master Builders "Masterflow 713"; Sonneborn "SonogROUT"; or Burke Co. "Burke Non-Ferrous Non-Shrink Grout".
E. Bonding Agent: Burke Co. "BondCrete-S"; Euclid Chemical "EucoWeld"; Larsen Products "Weld-Crete".
F. Pre-molded Expansion Joint Filler: Bituminous fiber type - ASTM D1751.

2.02 CONCRETE MIX:

A. Ready-mixed concrete shall be batched, mixed and transported in accordance with ASTM C94.
B. Strength: Unless otherwise indicated, minimum compressive strength of concrete at 28 days shall be:
1. Foundations: 3000 psi
2. Formed Columns & Beams: 4000 psi
3. Floor slabs: 3000 psi
4. Sidewalks: 3000 psi
5. All other concrete unless otherwise noted on drawings: 3000 psi.
C. Slump 4" (102 mm) +/- 1" (25 mm) unless otherwise noted on drawings.
D. Maximum Water Cement Ratio: Refer to Structural Drawings

PART 3. EXECUTION

3.01 INSPECTION:
A. Verify anchors, seats, plates, reinforcement, and other items to be cast into concrete are accurately placed, held securely, and will not cause hardship in placing concrete.

3.02 PREPARATION:

A. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent. Apply epoxy bonding agent in accordance with manufacturer's instructions. At locations where new concrete is dovetailed to existing work, drill holes in existing concrete, insert steel dowels, and pack solid with non-shrink grout.
C. Install 10 Mil thickness vapor barrier under interior slabs on fill to 24" beyond building perimeter for monolithic footings; seal to masonry stem walls at wall expansion joints. Lap joints minimum 12" and seal all pipe penetrations with tape per manufacturer's installation instructions. Do not disturb or damage vapor barrier while placing concrete. Repair damaged vapor barrier.

3.03 INSTALLATION:

A. Placing Concrete:
1. Wet all forms not having been coated prior to pouring.
2. Convey concrete from mixer to final position by method which will prevent separation or loss of material. Use elephant trucks or other approved devices for placing where free drop would exceed 7 feet.
3. Regulate rate of placement so concrete remains plastic and flows into position. Deposit concrete in continuous operation until panel or section is completed.
B. Consolidating Concrete:
1. Concrete shall be consolidated by vibration, spading, rodding or forking so that concrete is thoroughly worked around the reinforcement, around embedded items, and into corners of forms, eliminating all air or stone pockets which may cause honeycombing, pitting or planes of weakness.
2. Do not use vibrators for transport concrete in forms.
3. Vibrate concrete minimum amount required for consolidation.
C. Construction Joints:
1. Joints not shown on drawings shall be located at points of minimum shear, as approved by Architect.
2. Clean and roughen surfaces of concrete; remove laitance.
D. If not indicated otherwise on drawings, slabs on grade and/or fill shall be placed in areas approximately square, if shape permits, of 500 sq. ft. with construction joints between adjacent areas. Place concrete checkerboard fashion with 24 hours minimum between adjacent pours.

3.04 CURING AND PROTECTION:

A. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury; maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete. Cure in accordance with ACI 301.
B. On surfaces to receive finished flooring, do not use curing compounds that could impair bond. Do not use curing compounds on surfaces to receive hardener.

3.05 FIELD QUALITY CONTROL:

A. Maintain field inspection and testing records of placed concrete items. Record date, location of pour, quantity, air temperature, and test samples taken.

3.06 FINISHING:

A. Finishing of Formed Surfaces: Finish in accordance with ACI 301. Unless otherwise shown, shall be as follows:
1. Rough form finish: For all concrete surfaces not exposed to public view.
2. Smooth form finish: For all concrete surfaces exposed to public view.
B. Finishing of Slabs: Finish in accordance with ACI 301. Unless otherwise shown, shall be as follows:
1. Troweled finish: For floors of the entire interior shall have a maximum tolerance of FF = 35 for flatness and FL = 25 for levelness overall value.
C. Surface Curer / Sealer: Apply to interior concrete topping slab surfaces that are to remain exposed. Do not use sealer that could impair surface finish or bond integrity.

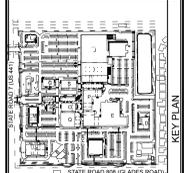


Table with 3 columns: MARK, DESCRIPTION, DATE. Contains revision symbols and dates.

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN NOTES AND DIMENSIONS SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. DO NOT SCALE DRAWINGS.

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OWNER IDENTIFICATION
Palm Beach County, Florida

PROJECT IDENTIFICATION
SHADOWWOOD SQUARE SHELL DRAWINGS

PROJECT INFORMATION
JOB NUMBER: 24062
SCALE: AS NOTED
PERMIT: AS NOTED
ISSUE DATE: 5.02.25
BID DATE:
DRAWN BY: J.G.
CHECKED BY: RW
DISCIPLINE: ARCHITECTURE
PLAN TYPE: SPECIFICATIONS
SHEET NUMBER: A0.02

SECTION 04200 - MASONRY

PART 1. GENERAL

- 1.01 REQUIREMENTS:
A. Work Included: Concrete masonry units; reinforcement, anchorages, and accessories.
B. Related Work:
1. General requirements: Division 1
2. Flashing and sheet metal: Section 07600
3. Sealants and caulking: Section 07920

- 1.02 QUALITY ASSURANCE:
A. References: ACI 531.1, American Concrete Institute Specification for Concrete Masonry Construction.
B. Tolerances: In accordance with ACI 531, and as specified herein. Wall alignment +/- 1/4" in 10 ft., 1/2" max. per floor and 1" max. per total height; horizontal +/- 1/4" in 10 ft., 1/2" max.

PART 2. PRODUCTS

- 2.01 CONCRETE MASONRY UNITS:
A. Classification:
1. Hollow load-bearing units: ASTM C90, Type II
2. Solid load-bearing units: ASTM V145, Type II
3. Hollow non-load bearing units: ASTM C129, Type II
B. Strength: Minimum net compressive strength shall be 2000 psi. (net area compressive masonry strength 1500 psi)
C. Description: Normal weight, except if otherwise specified or indicated on the drawings; modular sized to 8" x 16" x 8"; provide special units for 90-degree corners, etc. Surface Texture: Rough, units to receive plaster, stucco; fine texture, free of cracks, chipped edges, other defects, units left exposed or painted.

- 2.02 LINTELS:
A. Openings in masonry walls which require lintels shall have lintels of reinforced precast or cast-in-place concrete. Precast lintels shall conform to applicable requirements of ACI 318; and be same thickness as masonry wall and 16" longer than opening width.

- 2.03 REINFORCEMENT AND ANCHORS:
A. Joint Reinforcement: Ladder type, #9 gage deformed steel rods, ASTM A82, hot dipped galvanized, ASTM A153 Class B-2. Out-to-out spacing of side rods to be approximately 2" (50 mm) less than nominal thickness of the wall. Corners and tees to be prefabricated or standard reinforcement, lapped and wired.
B. Reinforcing Steel ASTM A615, Grade 60, deformed steel bars.

- 2.04 MORTAR:
A. Mortar for unit masonry: Conform to ASTM C270, and unless otherwise shown or required, shall be of type as follows:
1. Type M (2500 psi): below grade foundations, walls, retaining walls.
2. Type S (1800 psi): All other locations.
B. Grout for reinforced masonry: ASTM C476.
1. Strength: 3000 psi at 28 days.
2. Aggregate size: 1/4" maximum.
3. Slump: 8" to 11".

- 2.05 MORTAR MIXING:
A. Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C270 or C476. If water is lost by evaporation, retemper within two hours of mixing. Do not retemper mortar after two hours of mixing.

PART 3. EXECUTION

- 3.01 PREPARATION:
A. Verify items provided by other sections of work are properly sized and located. Established lines, levels, and coursing. Protect from disturbance.
B. Mask off and protect all materials provided by others.

- 3.02 COURSING:
A. Place masonry plumb, true to line and level.
B. Maintain masonry courses to uniform width. Make vertical and horizontal joints equal and of uniform thickness.
C. Lay concrete masonry units in running bond. Course on block unit and one mortar joint to equal 8" (200 mm).

- 3.03 PLACING AND BONDING:
A. Lay masonry in full bed of mortar, properly jointed with other work. Buttering corners of joints, and deep or excessive furrowing of mortar joints are not permitted.
B. Fully bond intersections, and external and internal corners.
C. Do not shift or tap masonry units after mortar has taken initial set. Where adjustment must be made, remove mortar and replace.
D. Remove excess mortar.
E. Perform jobsite cutting with proper tools to provide straight unchipped edges; take care to prevent breaking masonry unit corners or edges.
F. Cut mortar joints of units flush on surfaces to receive furring, direct application of stucco or plaster, and where dampproofing is applied. Form concave mortar joints on surfaces to be left exposed or to be painted.

- 3.04 REINFORCEMENT AND ANCHORAGES:
A. Joint Reinforcement: All exterior walls and all interior load-bearing walls, 16" vertical intervals (every second course) and in first joint immediately above and below openings, extending two feet beyond jamb. Side rods shall be lapped 6" at splices. All other reinforcement shall be continuous, except do not continue horizontal joint reinforcing across control joints.

SECTION 05100 - STRUCTURAL STEEL

PART 1. GENERAL

- 1.01 REQUIREMENTS:
A. Furnish and erect all structural steel indicated on the Drawings as specified herein.
B. Furnish all necessary anchor bolts, bearing plates, inserts connection material, and/or other accessories, necessary and incidental to completely erect all structural steel.
C. Items which require setting in concrete, or attachment to materials of other trade, shall be furnished to the General Contractor for his placing or proper handling. The fabricator's shop drawings shall include accurately dimensioned plans for placement of these items to properly receive the steel.
D. Materials and items necessary and incidental to handling and/or supporting architectural, mechanical and/or electrical components of the building are included under their respective sections of the Specifications.

- 1.02 CUTTING AND FITTING:
A. Cut and fit for chases, pipes, conduit, sleeves, and grounds. Cooperate with other Sections of work to provide correct size, shape, and location.
B. Obtain approval prior to cutting or fitting any area not indicated or where appearance or strength of masonry work may be impaired.

1.03 GROUT FILLED COMPONENTS:

- A. Provide cleanout openings at bottom course, for visual inspection of reinforcing and flow of grout fill. Place and consolidate grout fill; tamp with rod to assure leaving no voids or bridging. Place grout in lifts not to exceed 8 feet.
1. First cell of blocks abutting jambs of door frames.
2. Cells of blocks at free end of partitions and walls.
3. Where necessary for embedment of anchors, and where otherwise shown.
4. Voids around ducts, pipes and other items passing through masonry work.
5. At bearing points, fill masonry cores with grout minimum 12" (300 mm) from opening.

- 1.04 POINTING AND CLEANING:
A. At completion of unit masonry work, fill holes in joints and tool. Do not fill weep holes.
B. Cut out and repoint defective joints.
C. Dry brush masonry surface after masonry has set, at end of each day's work and after final pointing.
D. Leave work and surrounding surfaces clean and free of mortar spots and droppings.

1.05 JOB CONDITION:

- A. Verification of Measurements: Verify measurements and dimensions at the job site and cooperate in the coordination and scheduling of the work of this section with the work of related trades and previously installed work so that the job progress is not delayed.

PART 2. PRODUCTS

- 2.01 MATERIALS:
A. Structural Steel shall comply with ASTM A-36 latest edition.
2.02 ACCESSORIES:
A. Anchor Bolts: Steel bolts shall comply with ASTM A307, latest edition.
B. Bolts: Steel bolts shall comply with ASTM A325N, latest edition.
2.03 FABRICATION:
A. Unless otherwise specified below, fabrication of structural steel framing shall conform to all requirements of the A.I.S.C. 'Specification for Design, Fabrication and Erection of Structural Steel for Buildings' Latest Edition, except Chapter 4.2.1. Code of Practice.

- 2.04 SHOP COAT PAINTING:
A. Following fabrication and prior to leaving the shop thoroughly clean all steel work of rust, loose mill scale weld splatter and other foreign matter and give one (1) shop coat of rust inhibitive paint worked well into all joints. Cleaning shall be done with steel bristled brushes, either hand or electric powered rotary type.
B. Do not paint steel members or portions thereof to be encased in concrete.

PART 3. EXECUTION

- 3.01 ERECTION:
A. Erect structural steel in accordance with current requirements of the American Institute of Steel Construction and approved Shop Drawings. Provide all temporary bracing required for proper alignment and stability during erection and as long as thereafter required for safety.

SECTION 05200 - STEEL JOISTS

PART 1. GENERAL

- 1.01 REQUIREMENTS:
A. Furnish and erect all steel joists indicated on the Drawings as specified herein.
B. Furnish all necessary anchor bolts, bearing plates, inserts, connection material, and/or other accessories, necessary and incidental to completely erect all steel joists.
C. Items which require setting in concrete, or attachment to materials of other trade, shall be furnished to the General Contractor for his placing or proper handling. The fabricator's shop drawings shall include accurately dimensioned plans for placement of these items to properly receive the steel.
D. Materials and items necessary and incidental to handling and/or supporting architectural, mechanical and/or electrical components of the building are included under their respective sections of the Specifications..

- 1.02 RELATED WORK:
1. General requirements: Division 1
2. Structural Steel: Section 05100
3. Metal Decking: Section 05300

- 1.03 QUALITY ASSURANCE:
A. All design, fabrication and erection of steel joists shall conform to the latest standard specifications and Load Tables for Open Web Steel Joists as adopted by the AISC and Steel Joist Institute.
B. Certificate stating that the joists are manufactured by a member of the Steel Joist Institute and conform to all requirements of their specifications.

- 1.04 SUBMITTALS:
A. Submit complete fabrication shop drawings and erection plans to the Architect for approval prior to fabrication. Shop Drawings must carry the stamp of the contractor showing they have been checked by him.

SECTION 05300 - METAL DECK

PART 1. GENERAL

- 1.01 REQUIREMENTS:
A. Furnish and erect all metal deck as indicated on the Drawings as specified herein.
1.02 RELATED WORK:
1. General requirements: Division 1
2. Structural Steel: Section 05100
3. Steel Joists: Section 05200

1.03 QUALITY ASSURANCE:

- A. All design, fabrication and erection of metal deck shall conform to the latest standard specifications of:
1. AISI - Specification for the design of cold-formed steel structural members.
2. SDI - Steel Deck Institute
3. AWS - Code for welding in building construction

- 1.04 SUBMITTALS:
A. Submit complete fabrication shop drawings and erection plans to the Architect for approval prior to fabrication. Shop Drawings must carry the stamp of the contractor showing they have been checked by him.

1.05 DELIVERY AND STORAGE:

- A. Metal deck shall be stored off the ground with one end elevated to provide positive drainage and shall be protected from weather by a non-asphaltic water-proof covering, adequately ventilated to prevent condensation.

PART 2. PRODUCTS

- 2.01 MATERIALS:
A. Roof deck shall be manufactured from steel coils conforming to ASTM A635/A. Steel roof deck:
1. Galvanized Type B gauge as indicated on Drawings.
C. Touch up all welds and rust spots top and bottom surfaces of decking units with galvanizing paint.
D. Form deck units in lengths to span 3 or more support spacing, with nested 2" laps at ends and side laps.
E. Manufacturers:
1. Canam
2. Vulcraft Metal Decking
3. Epic Metals

PART 3. EXECUTION

- 3.01 ERECTION:
A. Place steel deck units on supporting framework and adjust to final position with proper bearings, end and side laps before being permanently secured. Install decking in accordance with approved shop drawings and manufacturer's Specifications and erecting layouts. Secure deck units to supports by welding. In all cases, anchor deck units to supporting framework in a manner to resist gross uplift forces specified in the basic design specifications of SDI.
B. Welded connections to steel supports shall be fusion type. Sizes, spacing and welding sequence shall be as recommended by deck manufacturer and indicated on approved erection layouts or shop drawings. Side joints shall be interlocked and welded. Fasten accessories to deck welding or self-tapping sheet metal screws.
C. Accessories - Furnish all cant strips, butt strips, ridge and valley plates, inside and outside neoprene closures, sump pans, finish strips, closure sheets, welding washers and any other item to complete the job.
D. Paint Touch Up - Damaged areas of zinc coating shall have welding flux, splatter and slag removed and then touched up with high zinc dust content galvanize repair.

SECTION 05400 - COLD-FORMED METAL FRAMING

PART 1. GENERAL

- 1.01 REQUIREMENTS:
A. Work included: Structural metal wall framing, with anchorage and bracing.
B. Related Work:
1. Gypsum wallboard: Section 09250

1.02 QUALITY ASSURANCE:

- A. Erector Qualifications:
1. Minimum 3 years experience on comparable cold-formed metal framing projects.
2. Welders qualified in accordance with AWS D1.
B. Design Criteria: "Specifications for the Design of Cold-Formed Steel Structural Members," American Iron and Steel Institute, AISI.
B. References:
1. ASTM A446, Steel Sheet, Zinc Coated (Galvanized) by the Hot-Dipped Process, Structural (Physical) Quality.
2. ASTM A525 Specification for Steel Sheet, Zinc Coated (Galvanized) by the Hot-Dip Process.
3. American Welding Society, AWS D1.1, Structural Welding Code.

1.03 SUBMITTALS:

- A. Shop Drawings:
1. Shop and field assembly details, including cuts and connections.
2. Type and location of shop and field welds, rivets, bolts, and fastening devices.
B. Product Data:
1. Descriptive data illustrating cold-formed framing system components including fasteners and accessories.
2. Erection instructions containing sequence of operations and requirements for temporary bracing.
C. Certificates: Manufacturer's certification that materials meet specification requirements.

PART 2. PRODUCTS

- 2.01 ACCEPTABLE MANUFACTURERS:
A. Provide metal stud system as manufactured by one of the following providing manufacturer's product complies with Florida Building Code product approval requirements:
1. SCAFCO Steel Stud Company
2. MarinoWARE
3. Clark Dietrich Building Systems

- 2.02 MATERIALS:
A. 16-ga. and heavier structural members: ASTM A446, Grade D, galvanized, with a minimum yield point of 50,000 psi.
B. 20 ga., 18 ga. and lighter structural members: ASTM A446, Grade B, galvanized, with a minimum yield point of 33,000 psi.
C. Accessories: Cold-formed metal framing manufacturer's standard.

- 2.03 FABRICATION:
A. Form members to manufacturer's standard shapes meeting design criteria.
B. Cut framing members to fit squarely against abutting members.
C. All framing members shall be galvanized by the hot-dip process in accordance with ASTM A525, G-90 Coating Designation.

PART 3. EXECUTION

- 3.01 ERECTION:
A. Erect metal framing in accordance with manufacturer's instructions and reviewed shop drawings.
B. Position members plumb, square, and true to line.
C. Attach members securely to each side of the flange or web of the top and bottom tracks.
D. Wire tying of components is not permitted.
E. Do not splice members.
F. Install bridging in accordance with manufacturer's recommendations.
G. Perform welding in accordance with AWS D1.1.

SECTION 06100 - ROUGH CARPENTRY

PART 1. GENERAL

- 1.01 REQUIREMENTS:
A. Work Included: Miscellaneous wood framing; sheathing, furring, concealed wood blocking, and other wall attached items; preservative treatment, temporary enclosures, doors, railings required during construction.
B. Related Work:
1. General requirements: Division 1

1.02 QUALITY ASSURANCE:

- A. Lumber Grading Rules: Conform to Voluntary Product Standards PS-20. Grading rules of following associations apply:
1. Southern Forest Products Association (SFPA)
2. West Coast Lumber Inspection Bureau (WCLIB)
3. Western Wood Products Association (WWPA)
4. Southern Pine Inspection Bureau (SPIB)
5. American Institute of Timber Construction (AITC)
B. Plywood Grading Rules: U.S. Product Standard PS 1-83 for Construction and Industrial Plywood
C. Grade Marks: Identify lumber and plywood by official grade mark.
1. Lumber: Grade stamp to contain symbol of grading agency, mill number or name, grade of lumber, species, rules under which graded, and condition of seasoning; "S-DRY" maximum 19% moisture content
2. Softwood Plywood: Appropriate trademark of American Plywood Association (APA)
D. Testing: ASTM E-84, maximum 25 flame spread rating.
E. Requirements of Regulatory Agencies:
1. Fire hazard classification: Underwriters Laboratories, Inc. (UL) for treated wood.
2. Preservative treated lumber and plywood: American Wood Preservers Bureau (AWPB), Quality Mark.
3. Pressure-treated material: AWPB Standards.
4. Working stresses, span tables: National Forest Products Association (NFPA).

1.03 SUBMITTALS:

- A. Submit certificate of compliance of treated materials.
1. Fire Retardant Pressure Treated Wood:
a. Compliance with AWPB-A20 and C-27.
b. Compliance with MIL-L-19140 for corrosion.
c. Compliance with National Fire Protection Association 255

PART 2. PRODUCTS

- 2.01 MATERIALS:
A. Lumber: Douglas Fir, Southern Pine, Larch or Western Hemlock, S4S, unless specified otherwise. Maximum 19% moisture content.
1. Fb = 1200 psi.
2. Fv = 90 psi
3. Fc = 975 psi
B. Plywood: All plywood shall be identified for grade and type for exterior use.

2.02 WOOD TREATMENT:

- A. Fire Retardant Pressure Treated Wood: Pressure treated with fire retardant from the approved manufacturers:
1. D-Blaze, Chemical Specialties, Inc., Charlotte, NC
2. DRICON, Hickson Corporation, Atlanta, GA
3. HooverTreated Wood Products, Thomson, GA.

2.03 ACCESSORIES:

- A. Nails and Spikes: Galvanized for exterior locations, high humidity locations, and treated wood; plain finish for other interior locations; size and type to suit application.
B. Bolts, Nuts, Washers, Lags, and Screws: Medium carbon steel; size and type to suit application; galvanized for exterior locations, high humidity locations, and treated wood; plain finish for other interior locations.
C. Fasteners: Toggle bolt type for anchorage to hollow masonry; expansion shield and lag bolt type for anchorage to solid masonry and concrete; except if otherwise shown.
D. Adhesive: Conform with APA Specification AFG-01.

2.04 SHEATHING:

- A. Roof sheathing: 19/32" thick standard plywood sheathing, exterior glue, FRT grade, 4 ply index 24/0, APA grade trademarked. Apply with face grain perpendicular to supports, stagger end joints.
B. Wall sheathing: 19/32" thick standard plywood sheathing, exterior glue, FRT grade, 4 ply index 24/0, APA grade trademarked. Apply with face grain perpendicular to supports, stagger end joints.

2.05 HANGERS, FRAMING ANCHORS AND FASTENERS:

- A. Stamped and fabricated steel of the type indicated as manufactured by "Simpson". Nails shall be fully driven in all holes in the anchor. All hangers and anchors shall be galvanized or shop painted with rust inhibitive paint.

PART 3. EXECUTION

- 3.01 INSTALLATION:
A. Install miscellaneous blocking, furring, cants, nailing strips, framing, sheathing. Construct members of continuous pieces of longest possible lengths.
B. Provide blocking in stud partitions for attachment of surface applied and recessed items including but not limited to: wall cabinets, shelving, door bumpers on walls, toilet room accessories, fire extinguishers. Fit and fasten blocking securely in metal stud partitions with blocking faces flush with metal studs. Notch blocking as required to fit metal studs. Notch blocking as required to fit metal stud flange lips.
D. Provide nailers, nailing strips, including wood cants, as necessary for attachment of finish materials.
E. Install members true, plumb, and level. Secure in place.
F. Apply brush coat of same preservative used in original treatment to all sawed or cut surfaces of treated lumber.
G. Remove debris daily from site.

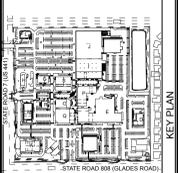


Table with 3 columns: MARK, DESCRIPTION, DATE. Contains revision block entries.

DO NOT SCALE DRAWINGS. WHEN DIMENSIONS INDICATE DIMENSIONS SHALL TAKE PRECEDENCE.

IWA ARCHITECTURE, LLC ARCHITECTURE - PLANNING. 1701 West Hillstone Blvd., Suite 308, Ocala, FL 34411. Phone: 352-441-1100, 352-441-1100. Fax: 352-441-1100.

SHADOWWOOD (EDENS), LLC. 500 E. Broward Blvd., Suite #1620, Fort Lauderdale, Florida 33301. Phone: 954-670-8990, 954-670-8991. Fax: 954-670-8991.

SHADOWWOOD SQUARE SHELL DRAWINGS Palm Beach County, Florida

Table with 2 columns: JOB NUMBER (24062), SCALE (AS NOTED), PERMIT, ISSUE DATE (5.02.25), BID DATE.

Table with 2 columns: DRAWN BY (J.G.), CHECKED BY (RW), DISCIPLINE (ARCHITECTURE), PLAN TYPE (SPECIFICATIONS).

SHEET NUMBER A0.03



SECTION 07500 - SINGLE PLY ROOFING

Table with 3 columns: Section Number, Description, and Notes. Includes sections for Bond Integrity, Production Tolerances, Accessories, Related Materials, Fabrication, Finishes, Source Quality, Execution (Manufacturer's Instructions, Examination, Preparation, Installation, Field Quality, Adjusting, Cleaning, Protection), and Warranties.

Table with 3 columns: Section Number, Description, and Notes. Includes sections for Products (Manufacturers, Insulation, Roof Board, Flashing Materials, Adhesives, Sealants, Primers), Accessories, and Execution (Examination, Substrate Preparation, Installation, Bitumen Handling, Insulation, Base Layer).

Table with 3 columns: Section Number, Description, and Notes. Includes sections for Execution (Examination, Substrate Preparation, Installation, Bitumen Handling, Insulation, Base Layer), Accessories, and Execution (Examination, Substrate Preparation, Installation, Bitumen Handling, Insulation, Base Layer).

Table with 3 columns: Section Number, Description, and Notes. Includes sections for Products (Materials), Execution (Fabrication, SHEET METAL INSTALLATION), and Execution (Fabrication, SHEET METAL INSTALLATION).

SECTION 07723 - ROOF HATCH

Table with 3 columns: Section Number, Description, and Notes. Includes sections for Execution (Examination, Installation, Adjusting and Cleaning) and Execution (Examination, Installation, Adjusting and Cleaning).

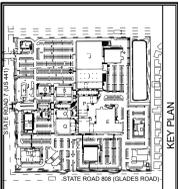


Table with 3 columns: MARK, DESCRIPTION, DATE. A grid for tracking revisions and changes to the drawing.

Table with 3 columns: Section Number, Description, and Notes. A grid for tracking revisions and changes to the drawing.

Professional seal and signature block for IMA ARCHITECTURE, LLC, including name, title, and contact information.

Professional seal and signature block for SHADOWWOOD (EDENS), LLC, including name, title, and contact information.

Professional seal and signature block for SHADOWWOOD (EDENS), LLC, including name, title, and contact information.

Professional seal and signature block for SHADOWWOOD SQUARE SHELL DRAWINGS, including name, title, and contact information.

Table with 2 columns: Field Name and Value. Includes fields for JOB NUMBER, SCALE, PERMIT ISSUE DATE, ISSUE DATE, BID DATE, DRAWN BY, CHECKED BY, DISCIPLINE, PLAN TYPE, SHEET NUMBER, and PROJECT.

SECTION 07920 - SEALANTS AND CAULKINGS

SECTION 08111 - HOLLOW METAL WORK

SECTION 08410 - ALUMINUM ENTRANCES AND STOREFRONT

SECTION 08710 - FINISH HARDWARE

SECTION 08800 - GLAZING

SECTION 09220 - PORTLAND CEMENT PLASTER

PART 1. GENERAL
1.01 CONDITIONS AND REQUIREMENTS:
A. All provisions of the Conditions of the Contract apply to this Section.
B. Related Requirements Specified Elsewhere:
1. Flashing and sheet metal: Section 07600
2. Cement plaster: Section 09220
3. Gypsum wallboard: Section 09250
1.02 QUALITY ASSURANCE:
A. Applicator Qualifications: Minimum 2 years experience in applying sealants.
1.03 SUBMITTALS:
A. Product Data: Two copies of product manufacturer's specifications for sealant, backing and related materials.
B. Color chart for color selection by Architect.
C. Samples: One cartridge of each type and color of sealant to be used; samples of backing material.
1.04 PRODUCT DELIVERY, STORAGE AND HANDLING:
A. Deliver materials in original sealed containers or packages with manufacturer's name, labels, product identification legible.
1.05 GUARANTEE:
A. Guarantee work against leaking, cracking and separating from adjacent material for a period of five (5) years after final acceptance.

PART 2. PRODUCTS
2.01 MATERIALS:
A. Sealant for Exterior Masonry Control Joints (Polyurethane base):
1. Pecora: Dynatrol I
2. Tremco: Dymonic
3. Vulkem: 116
B. Sealant for Interior Masonry Control Joints with Fire Rating up to 3/4" wide: (Modified acrylic latex base):
1. Pecora: AC-20 FTR
C. Sealant for Exterior Use (Silicone base):
1. Pecora: 864
2. Tremco: Spectrum 2
3. GE: Silglaze N SCS 2501
4. Dow Corning: Dow Corning 790
D. Caulks for Interior Use (Acrylic base):
1. Pecora: AC-20
2. Tremco: Tremco Acrylic Latex 834
3. Bostik: Chem-Calk 600
4. Sonneborn: Sonolac
E. Sealants for Traffic Joints:
1. Traffic Type Joints: C-920, Type M, Grade P, Class 25, Use T (Fast Drying)
F. Joint Fillers:
1. Fire blocking material: Ultra Block by Pecora.
2. Traffic Type Joints: Approximately 70 durometer solid neoprene, sized to fit joint widths & depths.
3. All Other Joints: Performed polyethylene foam cord, closed cell sponge butyl cord, or urethane foam strips sized for 30% compression in joints, as recommended by sealant manufacturer, and which is compatible with the sealant.
G. Bond Breakers: Where joints are not of sufficient depth to receive back-up material, install polyethylene bond-breaking tape at back of joint.
H. Primer: Type as recommended by the manufacturer of the sealant material, providing it is designed to insure adhesion and compatible with the sealant material and substrate, causing no staining of same. (Note: Not all sealants require a primer. Consult with manufacturer to determine if primer is required for the specific materials to be sealed.)
I. Accessories: Provide solvent, cleaning agents, and other necessary materials as recommended by the sealant manufacturer essential for a complete installation.

PART 3. EXECUTION
3.01 INSTALLATION:
A. Thoroughly clean all joints, removing all foreign matter such as dirt, dust, moisture, paint, protective coatings which might fail in adhesion or interfere with bond of sealant.
B. Prime surfaces as recommended by manufacturer of sealant.
C. Joint filler: Where joint filler is used as backup for sealant compounds, install filler continuously to depth and shape specified by sealant manufacturer for proper application and performance of products. Apply joint fillers and gaskets accurately to form the joint profile shown. Provide watertight and airtight corners and joints in a manner recommended by the manufacturer.
D. Use bond breaker at joints subject to movement where sealant contacts back of joint.
E. Provide masking tape or other precautions to prevent migration or spillage of materials onto adjoining surfaces.
F. Application: Apply sealant in continuous beads, without open joints, voids or air pockets so as to provide a watertight and airtight seal for the entire joint length.
1. Depth-to-Width Ratio: Apply sealant to the depth and width ratio recommended by the manufacturer.
2. Tooling: Tool exposed surfaces of sealant to the profile shown or, if none is shown, tool slightly concave.

PART 1. GENERAL
1.01 CONDITIONS AND REQUIREMENTS:
A. All provisions of the Conditions of the Contract apply to this Section.
B. Description: Provide hollow metal doors and frames, where shown.
C. Related Requirements Specified Elsewhere:
1. General requirements: Division 1
2. Sealants and caulking: Section 07920
3. Finish hardware: Section 08710
4. Painting: Section 09900
1.02 QUALITY ASSURANCE:
A. Acceptable Manufacturers:
1. Republic Doors and Frames
2. CecoDoor Corporation
3. Steelcraft Company
1.03 SUBMITTALS:
A. Shop Drawings: Indicate each type of door and frame, frame conditions, anchorage details. Show glass and lower opening sizes and locations in doors. Show location and installation requirements of finish hardware and reinforcements.
B. Certificates: Manufacturer's certificates that materials meet specification requirements.
C. Submit Product Control Data and Protocols as required by Florida Building Code.
1.04 DELIVERY, STORAGE, AND HANDLING:
A. Deliver, store, and handle hollow metal work in manner to prevent damage. Store doors and frames in an upright position, in a protected area, off the ground.

PART 2. PRODUCTS
2.01 MATERIALS:
A. Steel Fabrications: Cold rolled ASTM A336.
B. Protective Coating: Galvanizing zinc coating complying with ASTM A525, G60 zinc coating, mill phosphatized.
C. Coating Materials: Manufacturer's standard rust inhibitive primer.
D. Core Filler: Pre-cured, preformed polystyrene material bonded to steel panels with structural thermosetting adhesive.
E. Anchors, Fasteners, Accessories: Manufacturer's standard.
2.02 FABRICATION:
A. General:
1. Fabricate hollow metal work to be rigid, neat in appearance, and free from defects, warp or buckle.
2. Accurately form metal to required sizes and profiles. Grind and dress exposed welds to form smooth, flush surface. Do not use metallic filler to conceal manufacturer's defects.
B. Doors:
1. Face sheets: 16 GA., exterior doors; 18 GA., interior doors.
2. Stiffener: Steel ladder or grid pattern, 22 GA. min. Weld to face sheets not more than 4" (102mm) o.c. Fill spaces between stiffeners with core material. Close top and bottom edges flush with face edge.
3. Louvers: Weatherproof, slat shape (52% free air) with 14-18 insect screen.
C. Frames:
1. Anchors: Manufacturer's standard.
2. Welded Frames:
a) Exterior openings and interior openings over 4'-0" in width: 1/4 GA. Interior openings 4'-0" and less in width: 16 GA.
b) Weld frames to form rigid, neat, square, and true units free of defects, warp or buckle. Miter trim faces, weld, and ground smooth.
D. Edge Clearances:
1. Between doors and frames at head and jamb: 1/8" (3mm).
2. At sills without thresholds: 3/4" (19mm) max.
3. At sills with thresholds: 1/4" (6.4mm) max.
4. Between meeting edges of pairs of doors: 1/8" (3mm).
E. Preparation for Hardware: Applicable ANSI A115 Series.
F. Finish: Dress tool marks and surface imperfections to smooth surfaces. Chemically treat and clean doors and frames. Apply primer.

PART 3. EXECUTION
3.01 INSTALLATION:
A. Exterior Frames:
1. Set plumb and square. Maintain scheduled dimensions, hold head level.
2. Secure wire masonry anchors and connections to adjacent masonry construction.
a) Minimum number of anchorages:
1) Frames up to 7'-6" (2.29m): Five (5) jamb anchors at 16" vertically starting at 8" AFF.
2) Wherever possible, leave spreader bars intact until frames are set and secured.
3. Grout jamb and heads solid with masonry grout.
B. Exterior Doors:
1. Apply hardware in accord with manufacturer's templates and instructions.
2. Adjust operable parts for correct function.
3. Remove hardware, with the exception of prime-coated items, tag, box, and reinstall after finish paint work is completed.
3.02 ADJUSTMENT AND CLEANING:
A. Remove dirt and excess sealants or glazing compounds from exposed surfaces.

PART 1. GENERAL
1.01 REQUIREMENTS:
A. Work Included: Provide and install aluminum storefront system in compliance with minimum allowable wind loads as set forth in regulating Building Code.
B. Related Work:
1. General requirements: Division 1
2. Sealants and caulking: Section 07920
3. Finish hardware: Section 08710
4. Glazing: Section 08800
1.02 QUALITY ASSURANCE:
A. REFERENCES:
1. "Metal Curtain Wall, Window, Storefront and Entrance Guide Specifications Manual" by AAMA.
2. Aluminum Association (AA)
1.03 SUBMITTALS:
A. Shop Drawings and Product Data: Include system and component dimensions; components within assembly; framed opening requirements and tolerances, anchorage and fasteners; glass and infills; door hardware requirements; and affected related work.
B. Installation instructions and maintenance procedures.
C. Certificates: Provide certificate, signed and sealed by a Professional Engineer, registered in the State of Florida, stating that design meets the minimum allowable wind loads as set forth in the Building Code.
D. Product Approvals: Provide product approval for compliance to 2023 Florida Building Code.
E. Finishes: Submit sample of storefront system finish to Owner for approval.
1.04 DELIVERY, STORAGE, AND HANDLING:
A. Deliver entrance components to project site in manufacturer's fully identified containers.
B. Store in accordance with manufacturer's instructions above grade on dunnage, properly protected from weather and construction activities.
C. Provide wrapping or strippable coating to protect prefabricated aluminum surfaces.

PART 2. PRODUCTS
2.01 ACCEPTABLE MANUFACTURERS: \*All items of one type shall be by one manufacturer.
A. Furnish finish hardware produced by one of the following manufacturers:
1. Locks, cylinders, closers, holders, etc.: "Schlage Lock Company (AL series Grade 2 as noted, Satum) Adams Rite Manufacturing Co. \*Von Duprin, Inc. \*LCN Closers \*Falcon
2. Hinges: \*Stanley Works Hager Hinge Company Mc Kinney
3. Weatherstripping and Thresholds: \*Pemko Manufacturing Company Zero Weather Stripping Co., Inc. National Guard Products
4. Door stops, kick plates, flush bolts, silencers: \*Yves Quality Rockwood
\* Denotes manufacturer and product specified in Schedule for Standard of Comparison.
2.02 IMPACT STOREFRONT AND ENTRANCE SYSTEMS:
A. Frames: Tested Impact Resistant Storefront System.
1. YKK: YHS 50FI - 2 1/2" x 5"
2. Kawneer: Series IR 501 - 2 1/2" x 5"
2.03 MATERIALS:
A. Extruded Aluminum: ANSI/ASTM B221.
B. Sheet Aluminum: ASTM B209.
C. Sheet Steel: ANSI/ASTM A446; hot-dipped galvanized.
D. Steel Sections: ANSI/ASTM A36; shapes to suit mullion sections.
E. Primers: FS TT-P-31; red.
F. Fasteners: Stainless steel.
2.04 FABRICATION:
A. Fabricate door frames and frames allowing for minimum clearances and shim spacing around perimeter of assembly, yet enabling installation.
B. Rigidly fit and secure joints and corners with internal reinforcement. Make joints and connections flush, hairline, and weatherproof.
C. Prepare components to receive anchor devices. Arrange fasteners, attachments, and jointing to ensure concealment from view. Prepare components with internal reinforcement for door hardware.
2.05 FINISHES:
A. Exposed Aluminum Surfaces:
1. Clear Anodized Finish complying with AA-M12C22A31 Standards as classified by Standards of Architectural Finishes Class II
2. Dark Bronze Anodized complying with AAMA-611 Standards.
B. Apply one coat of bituminous paint to concealed aluminum and steel surfaces in contact with cementitious or dissimilar materials.
C. Powder Coatings: Fluoropolymer
1. Meeting requirements of AAMA 2605
2. Pencil Hardness, ASTM D 3363; F, minimum
3. Salt Spray Resistance, ASTM G 85; 2,000 hours
4. Humidity Resistance, ASTM D 2247; 4,000 hours
5. Dry Film Thickness, ASTM D 7901; 2.0 mil, min. thickness

PART 3. EXECUTION
3.01 INSTALLATION:
A. Install doors, frames, glazing, and hardware in accordance with manufacturer's instructions.
B. Use anchorage devices to securely attach frame assembly to structure. Align assembly plumb and level, free to warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
C. Install hardware using templates provided.
D. Install glass in accordance with Section 08800.
E. Install perimeter type sealant, backing materials, and installation requirements in accordance with Section 07920.
F. Install break metal components in accordance with Section 07600.
G. Adjust operating hardware.
3.02 TOLERANCES:
A. Variation from Plane: 0.03" per foot (2.5 mm/m) maximum or 0.25" per 30 feet (6 mm/10m), whichever is less.

PART 1. GENERAL
1.01 CONDITIONS AND REQUIREMENTS:
A. All provisions of the Conditions of the Contract apply to this Section.
B. Related Requirements Specified Elsewhere:
1. Hollow metal work: Section 08111
1.02 QUALITY ASSURANCE:
A. All hardware shall conform to the requirements of the local building code, the National Board of Fire Underwriters, and the Owner's Insuring Agency.
1.03 SUBMITTALS:
A. Samples: If requested, furnish samples of all principal items for approval.
B. Hardware Schedule: Submit five copies for approval. Approval of the schedule will not relieve the Contractor of the responsibility for the furnishing of all necessary hardware.
C. Templates: After hardware schedule has been approved, furnish templates as required for fitting hardware to adjacent structure.
1.04 DELIVERY, STORAGE, AND HANDLING:
A. Delivery: Each item shall be packed individually, with all trim, screws, etc. for each door, and properly labeled and item numbered so that it may be checked against the hardware schedule.
B. Responsibility: The Contractor will be responsible for all hardware after its delivery to him until final completion and acceptance of the building.
1.05 GUARANTEE:
A. The Contractor shall guarantee all of the material in this Section for a period of one (1) year after final acceptance of the building. Any item which, during this period, breaks down because of defective material or faulty manufacture shall be replaced at no cost to the Owner.

PART 2. PRODUCTS
2.01 ACCEPTABLE MANUFACTURERS: \*All items of one type shall be by one manufacturer.
A. Furnish finish hardware produced by one of the following manufacturers:
1. Locks, cylinders, closers, holders, etc.: "Schlage Lock Company (AL series Grade 2 as noted, Satum) Adams Rite Manufacturing Co. \*Von Duprin, Inc. \*LCN Closers \*Falcon
2. Hinges: \*Stanley Works Hager Hinge Company Mc Kinney
3. Weatherstripping and Thresholds: \*Pemko Manufacturing Company Zero Weather Stripping Co., Inc. National Guard Products
4. Door stops, kick plates, flush bolts, silencers: \*Yves Quality Rockwood
\* Denotes manufacturer and product specified in Schedule for Standard of Comparison.
3.01 INSPECTION:
A. Examine openings scheduled to receive hardware. Repair openings requiring corrective work prior to installation of hardware. Installation of hardware on an opening shall be construed as acceptance of that opening for proper hardware installation.
3.02 INSTALLATION:
A. Install hardware in accord with manufacturer's installation instructions.
B. Clean and adjust for proper function. Protect from damage during construction.
3.03 KEYING:
A. All locks shall be constructed master keyed, grand master keyed and master keyed at the factory.
B. Submit Keying schedule, based on instructions by the Owner for final approval before ordering locks.
C. Delivery:
1. All locks to be delivered to job without permanent keys.
2. A representative of the Hardware Supplier, upon completion of the project, shall check all locks for proper location, operation and keying. Deactivate construction key operation and transfer locks to permanent key operation.
3. All permanent keys properly identified and tagged with code number and location shall be turned over direct to the Owner.
D. Provide the following:
1. Three (3) keys for each lock.
2. Five (5) master keys for each master key system.

PART 3. EXECUTION
3.01 INSTALLATION:
A. Upon completion of the installation and when directed, the Contractor shall clean all glass by washing both inside and outside, and shall remove any paint spots or other foreign material. He shall replace all broken, cracked or otherwise imperfect glass and shall reset any imperfectly set glass and beads.
B. The glass shall be cleaned, if required, just prior to acceptance of the work.

PART 1. GENERAL
1.01 CONDITIONS AND REQUIREMENTS:
A. All provisions of the Conditions of the Contract apply to this Section.
B. Description: Provide glass, glazing materials, and related items.
C. Related Requirements Specified Elsewhere:
1. General requirements: Division 1
2. Aluminum Entrances & Storefronts: Section 08410
1.02 QUALITY ASSURANCE:
A. Requirements of Regulatory Agencies: Local Building Code.
B. Glass Thickness: Provide glass thickness as required by code, but not less than as specified or shown on drawings. Reference Standards:
1. Federal Specifications, FS DD-G-451C, covering plate, sheet, float, flat glass for glazing, mirrors, and other uses.
2. American National Standards Institute, ANSI Z97.1-1975, Performance Specifications and Methods of Test for Safety.
1.03 SUBMITTALS:
A. Product Data: Manufacturer's descriptive data of glass and glazing materials, and recommended installation instructions.
B. Certificates: Manufacturer's certification that products meet specification requirements.
1.04 PRODUCT DELIVERY, STORAGE, AND HANDLING:
A. Deliver glass with manufacturer's labels intact. Do not remove labels until glass has been installed.
B. Deliver glazing compounds and sealants in manufacturer's unopened, labeled containers.
C. Store as recommended by manufacturer protected from weather, staining, and damage.

PART 2. PRODUCTS
2.01 ACCEPTABLE MANUFACTURERS:
A. Provide glass produced by one of the following:
1. PPG Industries
2.02 GLASS MATERIAL:
A. Insulated Impact glass:
1. Retail Storefront: 1 1/4" Clear Low-E Insulated impact glass
a. 1/4" Vitro SolarBan 70
b. Clear Radiant Low-E coating - Surface #2
c. 1/2" Cavity (Air Fill)
d. 0.09 kuraray Butolite PVC
e. SHGC = 0.27
f. Visible Light Transmission = 64%
g. Winter U-Value = 0.28
2. Door Lites: Clear Low-E insulated Impact glass
2.03 GLAZING COMPOUNDS:
A. Setting Blocks: Neoprene, 70 - 90 durometer hardness.
B. Spacers: Neoprene, 40 - 50 durometer hardness.
C. Glazing gaskets: Extruded neoprene or vinyl rubber, channel type, manufactured specifically for glazing in type of framing members shown, for interior glazing only.
D. Butyl rubber sealant tape: Partially vulcanized, self-adhesive, non-staining, elastomeric butyl rubber tape, 98% solids, intended for 35% compression.
E. Acrylic-latex sealant: Modified latex rubber and acrylic-emulsion-polymer, compounded specifically as a glazing sealant with permanent flexibility, non-staining and non-bleeding.
F. Cleaners, primers and sealers: As recommended by sealant or gasket manufacturer.
3.01 INSTALLATION:
A. Sizes of glass shall be determined from actual measurements made at the site. The Contractor shall be responsible for the correct and accurate fitting of his work.
B. No glass shall be set until rabbets, stops and beadings have received one dry coat of finishing paint and the paint is completely dry.
C. Glass shall be set with convex surface on the outside and without springing.
D. Before glazing doors, remove stops or glazing beads, back and face putty after setting to prevent rattling. Reset stops or glazing beads. Glass in sash shall be secured with extruded aluminum snap-in beads and shall be bedded, set and made watertight with elastic glazing compound.
E. All glazing compound shall be finished in neat, straight, even lines, and all excess compound shall be removed as the work progresses.
3.02 REPLACEMENT AND CLEANING:
A. Upon completion of the installation and when directed, the Contractor shall clean all glass by washing both inside and outside, and shall remove any paint spots or other foreign material. He shall replace all broken, cracked or otherwise imperfect glass and shall reset any imperfectly set glass and beads.
B. The glass shall be cleaned, if required, just prior to acceptance of the work.

PART 3. EXECUTION
3.01 PREPARATIONS FOR PLASTERING:
A. Clean plaster bases and substrates to be plastered, removing loose material, coatings, and other substrates which might impair work.
B. Etch concrete and masonry surfaces indicated for direct plastering. Wet surface, scrub with acid etch solution, and rinse thoroughly. Repeat if necessary for adequate plaster bond.
C. Apply bonding agent on concrete surfaces indicated for direct plastering. Comply with manufacturer's instructions.
D. Install temporary grounds and screeds as required to control plaster thickness and comply with tolerances.
E. Install plastering accessories, anchored to substrates 8" o.c. along each flange. Miter corners and spline joints to form tight accurate joints without offsets.
1. Install casing beads where shown and at openings and exposed terminations of plaster work.
a. Leave 1/4" sealant pocket at exterior casing beads.
2. Install control joints and expansion joints where indicated.

PART 1. GENERAL
1.01 RELATED DOCUMENTS:
A. General Provisions of Contract, including General Conditions, Supplementary Conditions, and Division 1 - General Requirements, apply to work specified in this Section.
1.02 DESCRIPTION OF WORK:
A. Extent of this work shall be as indicated on drawings and/or specified herein. Work shall include but is not limited to the following:
1. Exterior portland cement plastering.
B. Related Requirements Specified Elsewhere:
1. Cold-Formed Metal Framing: Section 05400.
2. Gypsum Wallboard: Section 09250.
1.03 QUALITY ASSURANCE:
A. Allowable Tolerances: For flat surface, do not exceed 1/4" in 8'-0" for bow, warp, plumb, or level, including surfaces to receive applied finishes (tile, etc.).
1.04 SAMPLE JOB MOCK-UP REQUIRED:
A. Mandatory sample panel 3' x 5' shall show textures and workmanship of finished work. Provide one sample panel for each texture of plaster finishes.
1. Do not proceed with work until a sample panel for each texture of plaster finishes has been reviewed by Owner.
2. Maintain sample panels on job site for duration of project for comparison purposes. Finishes shall match sample panels as closely as is practical.
1.05 JOB CONDITIONS:
A. Installer must examine surfaces which are to receive plaster, grounds and other accessories which act as grounds or screeds, and shall notify Contractor in writing of conditions detrimental to proper and timely completion of work. Do not proceed with plaster work until unsatisfactory conditions have been corrected in a manner acceptable to Installer.

PART 2. PRODUCTS
2.01 PORTLAND CEMENT PLASTER MATERIALS:
A. General: Provide either neat or ready-mixed (where available) materials at Installer's option, complying with ANSI A42.2.
B. Cement: Portland Cement, ASTM C150, Type I.
C. Lime: Bondcrete Mason's and Stucco (ASTM C207 Type S) air entraining lime for stucco or masonry.
D. Aggregate: Sand.
2.02 BONDING MATERIALS:
A. Acid Etch Solution: Muratic acid, mixed one part acid to 6-to-10 parts water.
B. Dash-Coat Material: Two parts Portland cement with 3 parts fine sand mixed with water to a mushy-paste.
C. Bonding Agent: Vinyl polymerization emulsion for bonding exterior and interior Portland cement plaster base-coat to solid substrates.
1. Products: Quick-Cure Ad-Liquid (Finestone Corp.); Marvoc (Larsen Products Corp.); or Thoro Acryl 60 (Standard Dry Wall Prod.).
2.03 REINFORCEMENT AND ACCESSORIES:
A. Reinforcement: Refer to Lathing and Metal Support - Section 09100 for requirements.
B. PVC Accessories: Provide PVC units of pattern/profile as indicated, manufacturer's standard where not otherwise indicated and coordinate depth with depths of plaster as indicated. Include corner beads, casing beads, joints, caps, screeds, moldings, and similar units as indicated.
1. Control Joints: Plastic Components Inc. No. 2075
2. Casing Beads: Plastic Components Inc. No. 1075
3. Soffit Vents: Plastic Components Inc. No. 549-78
4. Soffit Vents: Plastic Components Inc. No. 548-75
5. Drip Screed: Plastic Components Inc. No. 540-75
6. Corner Bead: Plastic Components Inc. No. 1A
C. Apply STO Stoguard waterproofing behind all plastic accessories/ control joints (approximately 6" wide strips)
D. All plastic reverb butt joints should be properly sealed.
1. If joint is to be painted, use polyurethane sealant.
2. If joint is not to be painted, use a silicone sealant.
2.04 PLASTER MIXES:
A. General: Except as otherwise indicated, comply with ANSI A42.2 as applicable except comply with manufacturer's instructions where more stringent than Standards.
B. Mix for Exterior Portland Cement Plaster: Include bonding additive in accordance with manufacturer's instruction and ANSI A42.2, Type I.

PART 3. EXECUTION
3.01 PREPARATIONS FOR PLASTERING:
A. Clean plaster bases and substrates to be plastered, removing loose material, coatings, and other substrates which might impair work.
B. Etch concrete and masonry surfaces indicated for direct plastering. Wet surface, scrub with acid etch solution, and rinse thoroughly. Repeat if necessary for adequate plaster bond.
C. Apply bonding agent on concrete surfaces indicated for direct plastering. Comply with manufacturer's instructions.
D. Install temporary grounds and screeds as required to control plaster thickness and comply with tolerances.
E. Install plastering accessories, anchored to substrates 8" o.c. along each flange. Miter corners and spline joints to form tight accurate joints without offsets.
1. Install casing beads where shown and at openings and exposed terminations of plaster work.
a. Leave 1/4" sealant pocket at exterior casing beads.
2. Install control joints and expansion joints where indicated.

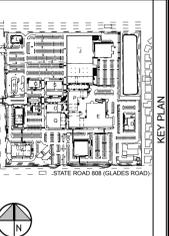


Table with 3 columns: MARK, DESCRIPTION, DATE. Contains a vertical list of revision marks (A through J) and corresponding dates.

DO NOT SCALE DRAWINGS. WRITE FEATURES INDICATING DIMENSIONS BY DISCIPLINE. DO NOT SEPARATE DIMENSIONS BY DISCIPLINE.

Professional seal and contact information for IMAA ARCHITECTURE, PLLC. Includes address: 1701 West Hillshire Blvd., Suite 308, Fort Lauderdale, Florida 33442, and phone/fax numbers.

Professional seal and contact information for SHADOWOOD (EDENS), LLC. Includes address: 500 E. Broward Blvd., Suite #1620, Fort Lauderdale, Florida 33301, and phone/fax numbers.

Professional seal and contact information for SHADOWOOD SQUARE SHELL DRAWINGS. Includes address: Palm Beach County, Florida.

Project information table including Job Number (24062), Scale (AS NOTED), Issue Date (5.02.25), and drawing details (Drawn by J.G., Checked by R.W., Discipline ARCHITECTURE, Sheet A0.06).



SECTION 10530 - EXTRUDED ALUMINUM WALKWAY COVERS

PART 1. GENERAL
1.01 - RELATED DOCUMENTS:
A. The bidding requirements, general conditions, supplementary conditions, drawings and requirements of division one specification shall apply to work specified in this section.
1.02 - DESCRIPTION OF WORK:
A. The extent of aluminum walkway cover is shown on the drawings and as specified herein.
B. Definition: Extruded Aluminum Walkway Cover shall consist entirely of extruded aluminum sections (roll-formed not acceptable). System shall consist of hot-arc welded, one-piece rigid structural bents (column and beam assemblies), decking, fascia, accessory items and hardware to provide a complete system.
C. Water shall drain from deck into designated beams and into rainwater leaders at columns for dispersment into storm water system.
1.03 - SUBMITTALS:
A. Shop Drawings: Submit detailed drawings, layout of walkway cover system, bent locations (identify drain columns and wet bents), all mechanical joint locations including complete details, connections, jointing and accessories. Provide details of attachments and bent anchorage.
B. Product Data: Submit manufacturer's product data, specifications, component performance data and installation instructions.
C. Calculations: Provide signed and sealed structural calculations for the proposed walkway cover, by a professional engineer registered in the State of Florida, who professes his discipline to be structural engineering.
1.04 - QUALITY ASSURANCE
A. Codes and Standards: Comply with provisions of the following except as other-wise indicated:
1. Florida Building Code, latest addition with amendments, if any.
2. AWS (American Welding Society) standards for structural aluminum welding.
B. Manufacturer: Obtain aluminum covered walkway system from only one (1) manufacturer, although several may be indicated as offering products complying with requirements.
C. Installer Qualification: Firm with not less than three (3) years experience in installation of aluminum walkway covers of type, quantity and installation methods similar to work of this section.
D. Field Measurements: Take field measurements prior to preparation of shop drawings and fabrication, to insure proper fitting of work. However, allow for adjustments within specified tolerances wherever taking of field measurements before fabrication might delay work.
E. Shop Assembly: Preassemble units in shop to greatest extent possible and disassemble as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation.
F. Coordination: Coordinate work of this section with work of other sections which interface with covered walkway system (sidewalks, curbs, building fascias, etc.).
1.05 - PERFORMANCE REQUIREMENTS:
A. System Performance: Provide aluminum covered walkway system that has been designed, produced, fabricated and installed to withstand normal temperature changes as well as live loading, dead loading and wind loading in compliance with Florida Building Code requirements for geographic area in which work is located and as follows: Live Load: 30 p.s.f. minimum Structural design for wind forces: Comply with ASCE 7-22 Design Wind Velocity: 170 m.p.h. Risk Category: III Exposure Category: C Stability Criteria: 2023 Florida Building Code Sizes shown on drawings are to be considered minimum. Structure shall be capable of sustaining severe icing, hail, hurricane force winds and supporting a concentrated load such as being walked upon.

PART 2 - PRODUCT
2.01 MANUFACTURERS
A. The design is based on products fabricated by: Peachtree Protective Covers, Inc., 1477 Rosedale Drive, Hiram, GA 30141. 770-439-2120.
1. Comparable products by the following manufacturers also will be acceptable:
a. Dittmer Architectural Aluminum.
b. Perfection Architectural Systems
2. Substitutions: Comparable products of other manufacturers will be considered under standard substitution procedures.
2.02 - MATERIALS
A. All aluminum extrusions shall be alloy 6063 heat treated to a T-6 temper.
B. Standard finish for all components shall be Kynar resin fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2) per AAMA 605.2 specifications.
C. Fasteners:
1. Deck Screws (rivets not permitted): Type 18-8 non-magnetic stainless steel sealed with a neoprene "O" ring beneath 5/8" outside dimension, conical washer.
2. Fascia Rivets: Size 3/16" by 1/2" grip range aluminum rivets with aluminum mandrel.
3. Bolts: All bolts, nuts and washers to be 18-8 non-magnetic stainless steel.
4. Tek Screws: not permitted.

D. Warranty:
1. Manufacturer shall warrant the entire system against defects in labor and materials for a period of one (1) year commencing on the date of substantial completion as established in Division One of these specifications.
2. Intention of this warranty is the manufacturer will come onto the jobsite and do all necessary to effect corrections of any deficiencies.
3. Prima Facie Evidence of defects in labor and material may include but is not limited to, one or more of the following:
a. Moisture leaks
b. Metal failure including excessive deflection
c. Fastener failure
d. Finish failure
2.03 - FABRICATION
A. Comply with indicated profiles, dimensioned requirements and structural requirements.
B. Use sections true to details with clean, straight, sharply defined profiles and smooth surfaces of uniform color and texture, free from defects impairing strength and durability.
C. All welding do be done by hot-arc process.
D. Bents shall consist of shop welded one piece units. When size of bents do not permit shipment as a welded unit, concealed mechanical joints may be used.
E. Mechanical joints shall consist of stainless steel bolts with a minimum of two (2) bolts per fastening. Bolts and nuts shall be installed in a concealed manner utilizing 1/2" thick by 1 1/2" aluminum bolt bars welded to structural members. All such mechanical joints must be detailed on shop drawings showing all locations.
F. Roof Deck: Extruded Aluminum shapes, interlocking self-flashing sections. Shop fabricate to lengths and panels widths required for field assembly. Depth of sections to comply with structural requirements. Provide shop induced camber in deck units with spans greater than 16'-0" to offset dead load deflections. Welded dams are to be used at non-draining ends of deck.
G. Expansion joints, design structure for thermal expansion and contraction. Provide expansion joints as required. Exposed rivets used to fasten bottom of fascia to deck to have finish to match fascia.
H. Apply a shop applied dip-coat of clear acrylic enamel to each column end terminating in concrete to insulate from electrolytic reaction. Column ends shall be pierced to "key" grout to bent for maximum uplift protection.

PART 3 - EXECUTION
3.01 - DELIVERY, STORAGE AND HANDLING:
A. Deliver, store and handle covered walkway system components as recommended by manufacturer. Handle and store in a manner to avoid deforming members and to avoid excessive stresses.
3.02 - EXAMINATION:
A. Examine adjacent work for conditions that would prevent quality installation of system.
B. Do not proceed until defects are corrected.
3.04 - FIELD DIMENSIONS:
A. General contractor shall field confirm bent locations, dimensions and elevations shown on shop drawings prior to fabrication.
3.05 - INSTALLATION
A. Erection: Set roof support frames (bents) into pockets provided in top of footings; set to required elevations, align, plumb and level; and grout in place with 2,000 p.s.i. Portland cement grout. Assure that grout fills all voids and "keys" to columns. Fill downspout units with grout to bottom of discharge level. Install aluminum deflectors after grouting. Follow manufacturer's instructions. Match to finish and elevation of adjacent sidewalks.
B. Install roof deck sections, accessories and related flashing in accordance with manufacturer's instructions. Provide roof slope for rain drainage without ponding water. Align and anchor roof deck units to structural support frames.
C. Assemble all components in a neat, workmanlike manner.
3.06 - FLASHING:
A. Flashings: Flashings required between covered walkway system and adjoining structures are not work of this section. Refer to "Flashing and Sheet Metals", Section 07600.

3.07 - CLEANING AND PROTECTION:
A. Damaged Units: Replace roof deck panels and other components of the work which have been damaged or have deteriorated beyond successful minor repair.
B. Cleaning: Remove protective coverings at time in project construction sequence which will afford greatest protection of work. Clean finished surfaces as recommended by manufacturer. Maintain in a clean condition during construction.
C. Protection: Advise Contractor of protection and surveillance procedures, as required to ensure that work of this section will be without damage or deterioration at time of substantial completion.

SECTION 10535 - AWNINGS

PART 1. GENERAL
1.01 RELATED DOCUMENTS:
A. General provisions of Contract, including General and Supplementary Conditions and Division 1 - General Requirements, apply to work specified in this Section.
1.02 DESCRIPTION OF WORK:
A. Extent of this work shall be as indicated on drawings and/or specified herein.
1.03 QUALITY ASSURANCE:
A. Fabricator shall provide units fabricated by a shop which is skilled and with a minimum of five (5) years of experience in similar work.
1.04 SUBMITTALS:
A. Complete shop drawings shall be provided prior to fabrication for all components and application conditions of awning units which are not fully dimensioned or detailed in product data. Show relationships to adjoining work. Provide sections and details at connections and corners. Provide schedule of all units to be furnished, including field measurements at each location.
B. Include manufacturer's certificates and laboratory test reports.
C. Provide wind load engineering signed and sealed by a professional engineer licensed in the State of Florida.
1.05 MANUFACTURER:
A. The Manufacturer shall have a minimum of five years continuous operation, having experience, adequate facilities and capacity to furnish the quality, sizes and quantity of Awnings required without delaying the progress of the work, and whose products have been previously used and exposed to the weather with satisfactory results.
1.06 PRODUCT HANDLING:
A. Protection: Use all means necessary to protect the work of this Section before, during, and after installation and to protect the installed work and materials of all other trades. Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.
1.07 WARRANTY:
A. Awning Manufacturer shall guarantee workmanship for a period of one (1) year following final approval of work.

PART 2. PRODUCTS
2.01 ACCEPTABLE MANUFACTURER:
A. Provide from one of the following:
1. Hoover Architectural
5107 N Australian Ave.
West Palm Beach, FL 33407
Phone (561) 844-4444
(800) 844-4848
2.02 MATERIALS:
A. Awning Fabric:
1. 'Sunbrella' Firesist 10.5 oz. per sq. yd., modacrylic fabric with fluorocarbon finish and mildew and UV inhibitors as manufactured by Glen Raven with flame retardant coating.
2. 'Sunbrella' 10.5 oz. per sq. yd., modacrylic fabric with fluorocarbon finish and mildew and UV inhibitors as manufactured by Glen Raven with post manufacture flame retardant coating.
B. Framing Metals:
1. Aluminum plates, shapes and Bars;
2. Aluminum Tubing;
C. Finish: Exposed metal surfaces shall have powder coated finish as selected by Architect.

2.03 FABRICATION:
A. Shop Assembly: Preassemble items in shop to the greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation.
B. Awning Framework: Use materials of size and thickness as required to produce strength and durability in finished product for use intended. Work to dimensions indicated or accepted on shop drawings, using proven details of fabrication and support. Use type of materials indicated or specified for various components.
1. Form exposed work true to line and level with accurate angles and surfaces; land straight sharp edges. Maintain cross section of pipe and tubing. Crimped pipe ends, fittings and tee connections are not acceptable.
2. Weld corners and seams continuously, complying with AWS recommendations. Grind and brush all welds. Brazed welds are not acceptable.
3. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners wherever possible. Use exposed fasteners of type required. Provide anchorage of type shown, coordinated with supporting structure. Fabricate and space anchoring devices to provide adequate support for intended use.
C. Fabric Coverings:
1. Design primary awning covers for easy removal with lacing of covers to framework. All seams, including lacing strips shall be electronically heat sealed.
2. Design secondary vertical awning panel for removal without the necessity for the removal of the primary awning cover.
3. Provide return end panels to match awning color scheme.
D. Shop Painting: Apply shop primer to surfaces of metal fabrications except those which are galvanized or as indicated to be embedded in concrete or masonry, unless otherwise indicated.
1. Surface preparation: Prepare ferrous metal surfaces to receive powder coated finish.

PART 3. EXECUTION
3.01 SURFACE CONDITIONS:
A. Prior to installation of the work of this Section, carefully inspect installed work of other trades and verify that all such work is complete to the point where this work may properly commence.
3.02 INSTALLATION:
A. General: Install awning unit in manner indicated to comply with manufacturer's instructions. Position units level, plumb, secure, at proper height and location relative to adjoining related work. Securely anchor units with proper clips, brackets, anchorages suited to type of mounting.
B. Provide adequate clearances between fabric awning framework and structure to permit unencumbered operation of hardware.
C. Isolate metal parts from concrete and mortar to prevent galvanic action.
D. Attach fabric to framework as recommended by manufacturer, using lacing techniques as required to conceal ends of lacing and assure proper fit of fabric to frame.

SECTION 10800 - WASHROOM ACCESSORIES

PART 1. GENERAL
1.01 REQUIREMENTS:
A. Related Work:
1. General requirements: Division 1
2. Rough Carpentry: 06100
1.02 SUBMITTALS:
A. Manufacturer's catalogue cuts and product data sheets, complete parts list, and installation requirements for each accessory item specified.
B. Maintenance data, operating instructions, and keys required for each type of equipment and lock.
1.03 DELIVERY, STORAGE, AND HANDLING:
A. Do not deliver accessories to site until rooms in which they are to be installed are ready to receive them.
B. Pack accessories individually in a manner to protect accessory and its finish.
PART 2. PRODUCTS
2.01 ACCEPTABLE MANUFACTURERS:
A. Provide from one of the following:
1. Bobrick Washroom Equipment, Inc.
2. A & J Washroom Accessories
2.02 MATERIALS:
A. Sheet Steel: ASTM A366, cold rolled, commercial quality; 1.25 oz/sq.ft. galvanized coating.
B. Stainless Steel: ASTM A167, commercial grade, 22 gauge.
C. Brass: Cast or forged quality alloy, FS-VWV-P-541.
D. Aluminum:
1. Extruded: 6063-T5 alloy
2. Sheet: 5005-H14
E. Fasteners, Screws, Bolts: Hot-dip galvanized. Expansion shields: Fiber, lead or rubber, as recommended by accessory manufacturer for component and substrate.
2.03 FABRICATION:
A. Weld and grind smooth joints of fabricated components. Form exposed surfaces from one sheet of stock, free of joints. Provide steel anchor plates and anchor components for installation on building finishes.
B. Back panel components where contact is made with building finishes to prevent electrolysis. Hot-dip galvanized ferrous metal anchors and fastening devices.

PART 3. EXECUTION
3.01 PREPARATION:
A. Deliver inserts and rough-in frames to jobsite at appropriate time for building-in. Provide templates and rough-in measurements as required.
B. Verify exact location of accessories with the Architect.
C. Check areas to receive units for conditions which would affect quality and execution of work.
3.02 INSTALLATION:
A. Install fixtures, accessories and items in accordance with manufacturer's instructions.
B. Install true, plumb, and level, securely and rigidly anchored to substrate. Use tamper-proof fasteners.
3.03 ADJUST AND CLEAN:
A. Adjust accessories, proper operation.
B. After completion of installation, clean and polish all exposed surfaces.
C. Remove packaging, debris, etc. from site.
3.04 SCHEDULE OF ACCESSORIES:
A. Products listed are to establish design, function and quality and are those of Bobrick Washroom Equipment, Inc., except if otherwise specified. Stainless Steel, Satin Finish.
1. Multi-Roll Toilet paper holder: No. B-4288
2. Grab bars: No. B-6806 x 42" long and No. B-6806 x 36" long with 256 concealed anchor plate (for grab bars in rated partitions only)
3. Mirror: B-165 1836
4. Surface Mounted Paper towel dispenser: B-262
5. Surface Mounted Soap Dispenser: B-2112
6. Surface Mounted Sanitary Napkin Disposal: B-270
7. Vinyl P-trap / valve cover: Truebro, Inc. Vinyl lavatory and valve guard #103 (white).

SECTION 10999 - MISCELLANEOUS SPECIALTIES

PART 1. GENERAL
1.01 REQUIREMENTS:
A. Work Included:
1. Fire extinguishers
2. Soffit access panels
3. Postal delivery boxes
1.02 SUBMITTALS:
A. Manufacturer's catalogue cuts, product data sheets, and installation instructions for each item specified.
B. Maintenance data for each item.
PART 2. PRODUCTS
2.01 FIRE EXTINGUISHERS:
A. Acceptable Manufacturers:
1. Larsen's Manufacturing Co., FL Lauderdale, FL 33311
2. Walter Kiddle Co., Belleville, NJ 07109
3. J.L. Industries, Bloomington, MN 55435
B. Type: Portable, dry chemical, 10 lb. U.L. Rating 2A-10B:C
C. Wall brackets: To be plastic J-hook.
D. Location: Locate at each tenant toiletroom or Fire Marshal's approved location. Mounting height at top maximum 48" A.F.F.
2.02 SOFFIT ACCESS PANELS:
A. Acceptable Manufacturer: Larsen's Manufacturing Co., FL Lauderdale, FL 33311
B. Type: Extruded Aluminum frame and Aluminum face with polystyrene insulation - Mill finish (24" x 36"). Model 'L-LCP' with (2) latches
C. Location: See reflected ceiling plan for locations.
2.03 POSTAL DELIVERY BOXES: (As required by Post Office)
A. Requirements of Regulatory Agencies: Comply with U.S. Postal Service regulations.
B. Type: Two (16 unit) Cluster Box Units (CBUs) Type II as Manufactured by Cutler Manufacturing Corp. provided with:
1. Mounting Pedestal: Aluminum finish to match CBU
2. Locks: 5-pin tumbler. Provide 3 keys each. Key each box differently and masterkey.
3. Identification: Name and number slots in door, with card holder.

SECTION 15440 - FIRE PROTECTION

PART 1. GENERAL
1.01 REQUIREMENTS:
A. Automatic Fire Sprinkler System.
B. Fire protection systems work for Building including Canopy Area and by requirements of this Section.
C. Fire Protection work shall include, but not limited to the following:
1. Automatic fire sprinkler systems.
2. Automatic fire sprinkler risers.
3. Underground feed fire main to connection.
4. Installation of flow switches and valve supervisory switches.
1.02 DESIGN CRITERIA:
A. System shall be designed in accordance with NFPA 13, NFPA 101, and NFPA 24. System shall also conform to requirements of the Florida Insurance Underwriters' requirements.
B. System shall include all materials, piping, sprinklers, flow switches, tamper switches, control panels and other devices required and necessary to provides a 100% fire sprinklered building in accordance with NFPA 13.
1.03 QUALITY ASSURANCE:
A. Manufacturers of Major Components: Firms regularly engaged in the manufacture of fire protection piping systems products, of types, materials and sizes required, whose products have been in satisfactory use in similar service for not less than ten years.
B. Installer: System shall be installed by a licensed Fire Sprinkler Contractor with at least three years of successful installation experience on projects with fire protection piping systems work similar to that required for this project.
C. FM Labels: Provide sprinkler products bearing FM approval labels.
D. NFPA Code: Comply with NFPA 13 "Installation of Sprinkler Systems", and NFPA 24 "Installation of Private Fire Mains".
E. UL Labels: Provide fire sprinkler products which have been approved and labeled by Underwriters Laboratories.
F. Obtain approval of State Fire Marshall and other governing authority.
1.04 CODES AND STANDARDS:
A. Install fire protection systems in accordance with the following National Fire Protection Associations Standards:
1. NFPA 13 - Installation of Sprinkler Systems.
2. NFPA 24 - Installation of Private Fire Main.
3. NFPA 101 - Life Safety Code.
The fire protection system shall be designed hydraulically to provide Ordinary Hazard (Group 2) most remote 1500 sq. ft. (maximum spacing of 130 sq. ft.). Dry sprinkler heads shall be provided in non-conditioned areas as necessary.
1. The sprinklers shall be 5/8" orifice and rated for one hundred sixty-five degrees (165°F). No extended coverage heads allowed (ECOH).
2. The flow test for the hydraulic calculations are to be as required by Local Jurisdiction.
3. Design should be based on minimum 10% cushion between given water supply and sprinkler system demand.
4. Design density should be 0.20.
C. Provide Fire Department regulations for sizes hose threads and arrangement of connections for fire department equipment to standpipe fire department valves and siamese fire department connections and PIV, if required.

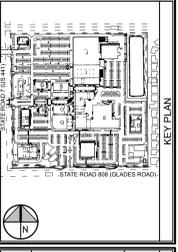


Table with 3 columns: MARK, DESCRIPTION, DATE. Contains revision block entries.

Professional seal and contact information for IAWA ARCHITECTURE, LLC. Includes address: 1701 West Hillstone Blvd, Suite 308, Fort Lauderdale, Florida 33301. Phone: 954-670-8990. Fax: 954-670-8991.

Professional seal and contact information for SHADOWOOD (EDENS), LLC. Includes address: 500 E. Broward Blvd, Suite #1620, Fort Lauderdale, Florida 33301. Phone: 954-670-8990. Fax: 954-670-8991.

Professional seal and contact information for SHADOWOOD SQUARE SHELL DRAWINGS. Includes address: Palm Beach County, Florida.

Project information table with columns: JOB NUMBER (24062), SCALE (AS NOTED), PERMIT, ISSUE DATE (5.02.25), BID DATE, DRAWN BY (J.G.), CHECKED BY (RW), DISCIPLINE (ARCHITECTURE), PLAN TYPE (SPECIFICATIONS), SHEET NUMBER (A0.08).











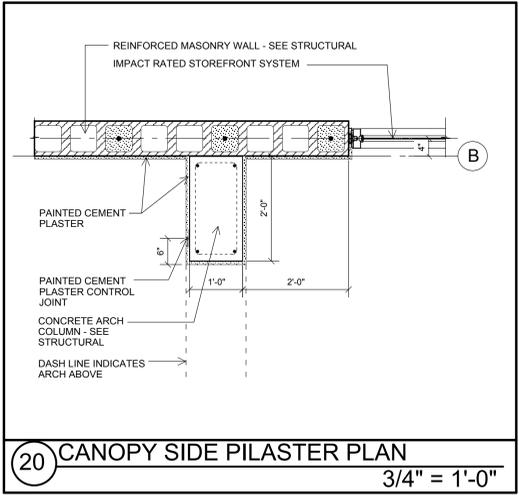
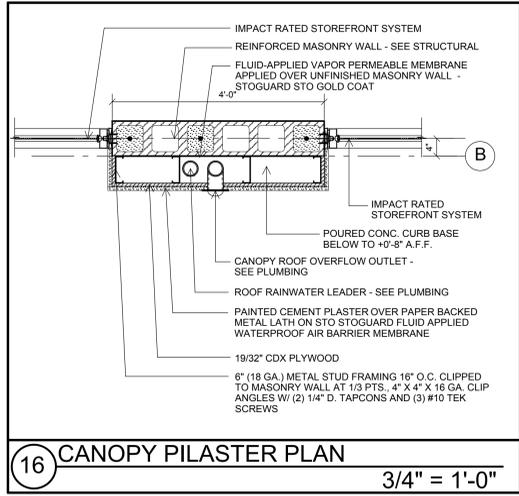
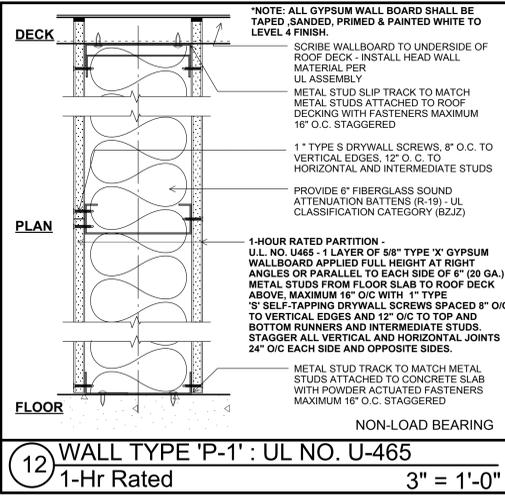
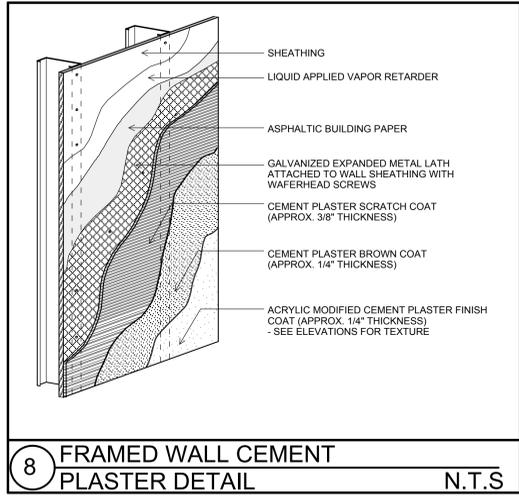
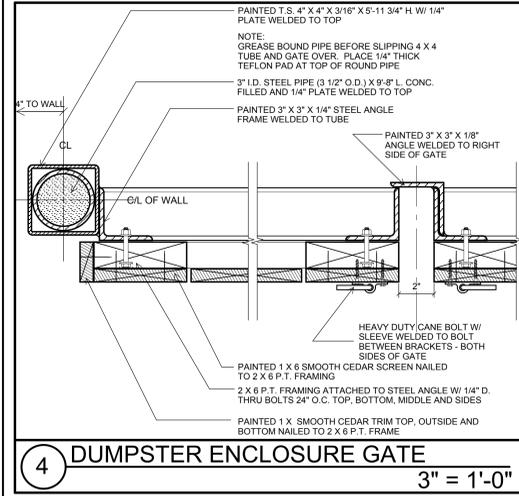
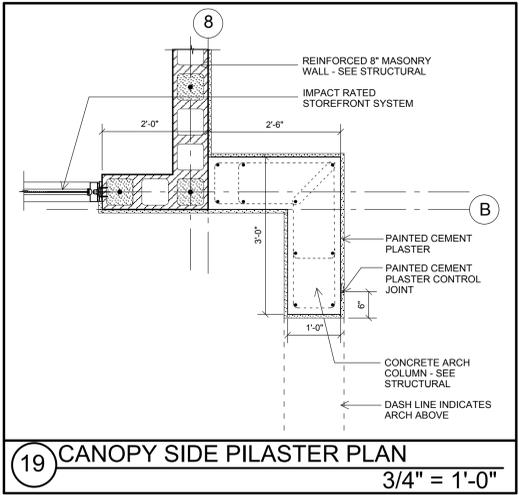
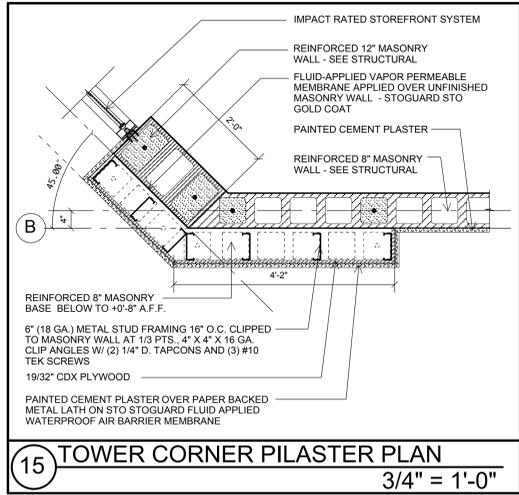
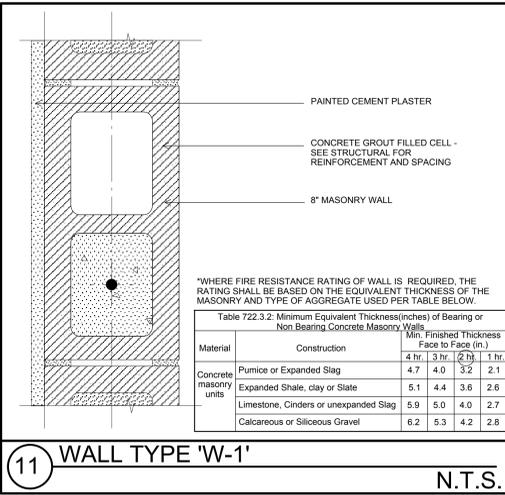
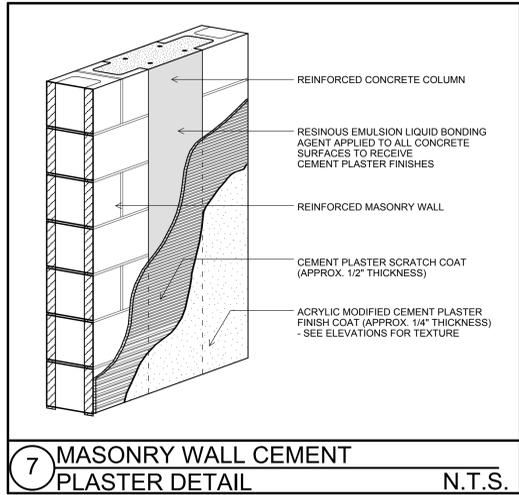
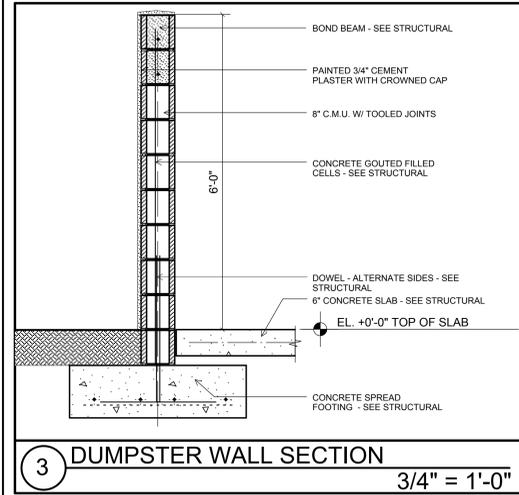
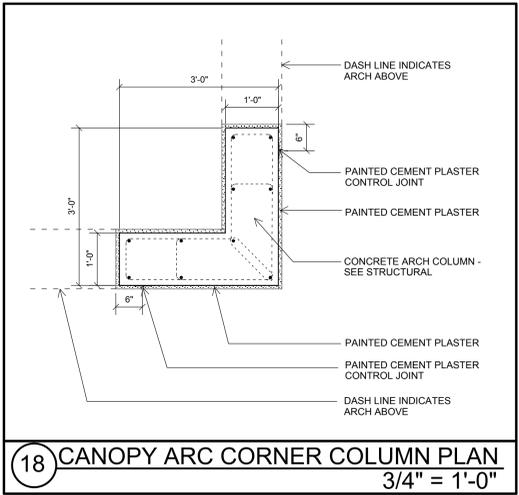
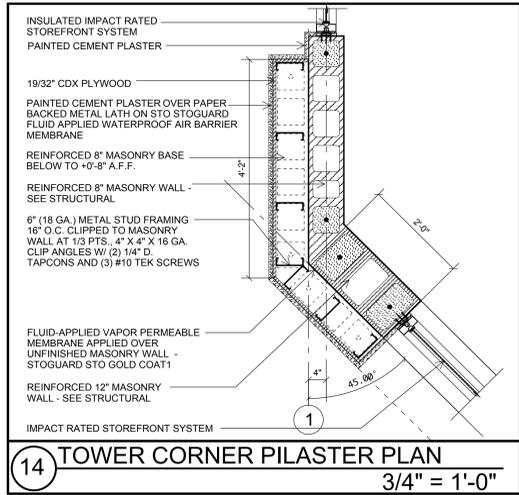
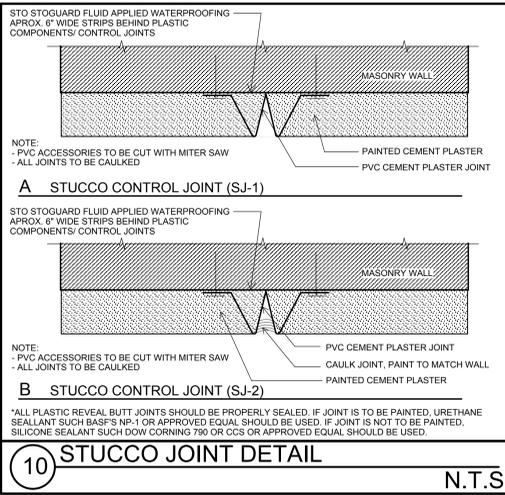
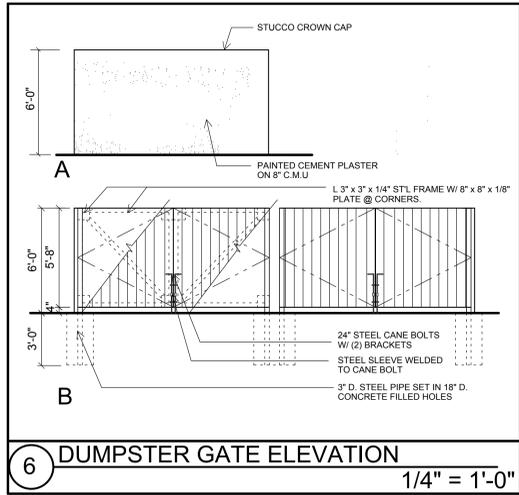
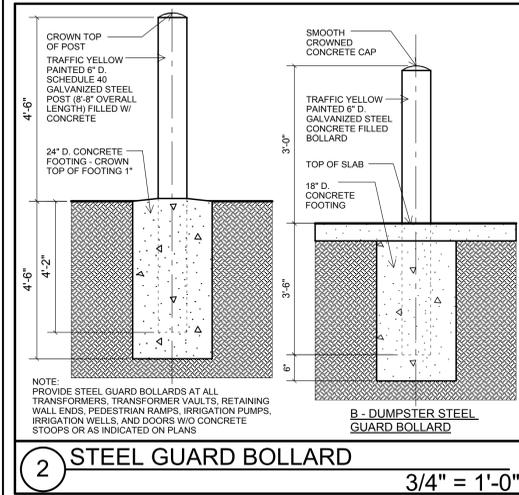
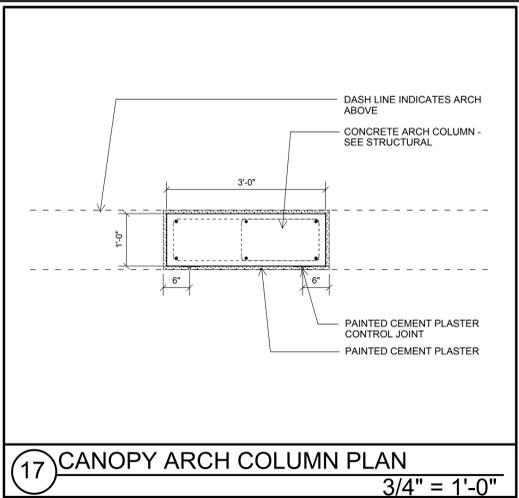
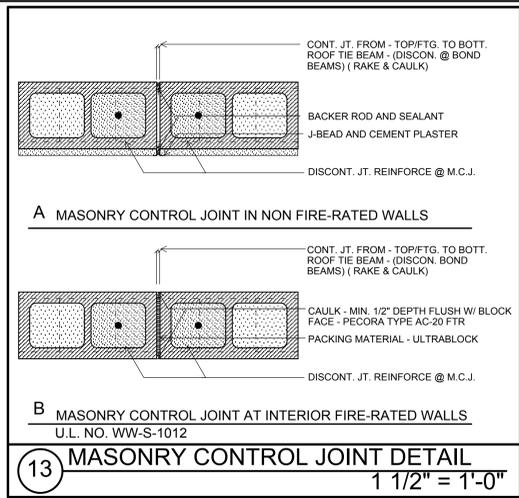
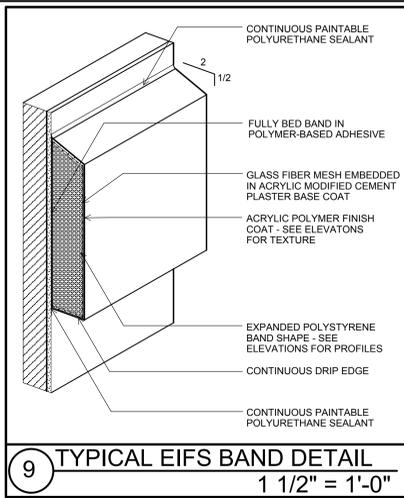
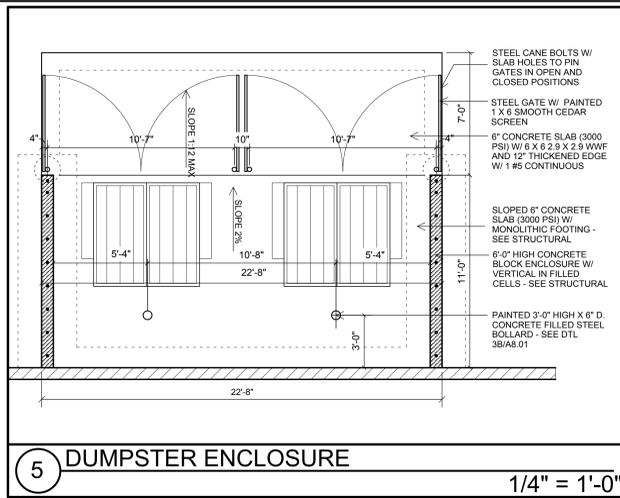
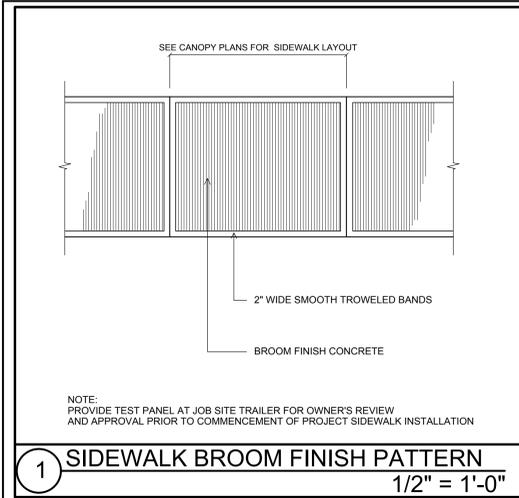












KEY PLAN

PROPOSED BLDG 'P'

STATE ROAD 888 (GLADES ROAD)

1701 West Hillside Blvd., Suite 308  
Fort Lauderdale, Florida 33301  
P: 954-750-4111, F: 954-750-3442  
C: 954-750-4111, F: 954-750-9298

MARK DESCRIPTION DATE

REVISION BLOCK

IWA ARCHITECTURE, LLC  
ARCHITECTURE / PLANNING

CONSULTANT

OWNER IDENTIFICATION

SHADOWOOD (EDENS), LLC  
500 E. Broward Blvd.  
Suite #1620  
Fort Lauderdale, Florida 33301  
Ph: 954-670-8990  
Fax: 954-670-8991

SHADOWOOD SQUARE BUILDING 'P' SHELL DRAWINGS

Palm Beach County, Florida

24062 - A8.01P 01 - 25.04.23 PLOT : 25.04.23

24062 - A8.01P 01 - 25.04.23

J.G.  
R.W.  
ARCHITECTURE

24062

AS NOTED

5.02.25

A8.01P



