

DIVISION 8 - DOORS AND WINDOWS

08210 - WOOD AND METAL DOORS

PART I - GENERAL

PART II - PRODUCTS

- A. Exterior Doors:
 - 1. Solid core flush wood (oak veneer) door (w/ insul. glass) at entrie - coord. w/ Architect) with AWI PC-7 particleboard core for exterior use; AWI premium grade. a. Face for transparent finish: Rift cut red oak veneer, book matched for transparent finish. End match transoms (coord. w/ Owner & Architect)
 - b. Face for painted finish: Birch veneer.
 - 2. Metal doors shall be of insulated hollow core construction with surfaces not less than the equivalent of 16 gauge (0.06") sheet metal in thickness. Fire rated at garage/house opening.
- B. Interior Doors:
- 1. Solid core flush panel masonite doors for interior use with sealed finish and applied molding.
- C. Shop Finish: Sand and provide first coat of finish system specified in painting section. Wrap and protect.
- D. NOT USED.
- E. All door hardware shall be as noted on hardware schedule and notes. Finish as noted.

PART III - EXECUTION

- A. All pin-type hinges which are accessible from outside the secured area when the door is in the closed position shall have non-removable hinge pins.
- B. Top and bottom hinges shall have 1/4" steel jamb studs which project a minimum of 1/4".
- C. Deadbolts shall be hardened steel, or shall contain hardened inserts.
- D. Straight deadbolts shall have a minimum throw of 1" and an embedment of not less than 5/8".
- E. A hook-shaped or expanding lug-type deadbolt shall have a minimum throw of 3/4".
- F. Sliding doors and windows shall have a locking device, and shall be constructed and installed, or equipped, with a device to prohibit the raising and removing of the active panel from the track while unit is in the closed position.
- G. Strike plates shall be secured to the jamb with a minimum of (2) screws no less than 1 1/2" long.
- H. Upward-acting doors shall be secured with either a cylinder lock, a padlock with hardened steel shackle and hasp, a metal slide bar or bolt, or any equivalent device.
- I. Prefit doors to frames. Factory bevel doors. Adjust, clean, and protect from damage.
- J. Install doors with not more than 1/8" clearance at top and sides, 1/2" at bottom.

08813 - GLASS AND GLAZING

PART I - GENERAL

- A. Provide mirrors in bathrooms (coordinate with Owner); all glass in doors and shower enclosures and within 5'-0" of bathtub, and glass within 24" of floor or swinging doors shall be tempered.
- B. Mount mirror against gypsum board with suitable construction mastic.

PART II - PRODUCTS

- A. Glass and Mirrors: meet requirements of ASTM C 1036-85, "Specification for Flat Glass".
 - 1. Type I, Class I-Clear.
 - 2. Quality: Q2 Mirror or Q1 Mirror select.
 - 3. Thickness: 0.16 inch minimum (Double Strength).
 - 4. Size: Field Verfly.

DIVISION 9 - FINISHES

09250 - GYPSUM DRYWALL

PART I - GENERAL

- A. Tolerances: Not more than 1/16" difference in true plane at joints between adjacent boards before finishing. After finishing, joints shall not be visible. Not more than 1/8" in 10' (10 feet) deviation from true plane, plumb, level and proper relation to adjacent surfaces in finished work.

PART II - PRODUCTS

- A. Gypsum board:
 - 1. Interior use: ASTM C 36, 1/2" thick regular, water resistant, and fire resistant types as required; U.S. Gypsum, Gold Bond Div. National Gypsum, Dometar Gypsum or approved equal.
 - a. Provide waterproof gypsum board at all tubs and showers.
 - b. Provide 5/8" type 'X' gypsum board at garage-side surface of all walls and ceilings of attached garage which adjoin any living space, screwed 7" o.c. maximum. Firetape all joints. Smooth finish. Also Type 'X' gyp. bd. below all stairways.
- B. Fasteners: ASTM C 514 and ASTM C 646. Provide Type S bugle head screws at interior, cadmium plated at humid and exterior areas. Provide additional anchors and fasteners as required.
- C. Joint reinforcement: ASTM C 587 paper or fiberglass tape and ready-mixed vinyl compound.
- D. Accessories: Galvanized steel corner beads, casing beads, control joints; U.S. Gypsum 800 series as applicable.

PART III - EXECUTION

- A. Comply with ASTM C 840 and GA 216, "Recommended Specifications for the Application and Finishing of Gypsum Board". Fill wall cavities with insulation. Include blocking for accessories and similar items.
- B. Install boards vertically. Do not allow butt-to-butt joints and joints that do not fall over framing members.

09300 - TILE

PART I - GENERAL

- A. Provide and install ceramic and marble tile (coord. w/ Architect).
- B. Submit to Architect or Owner for approval samples, product data, mock-ups.

PART II - PRODUCTS

- A. Unglazed porcelain ceramic mosaic tile: 2" x 2" x 1/4" factory mounted, plain face, square edges except cushion edge at corner; Porcelain Ceramics by American Ocean or approved equal, price range 3, color as selected by Owner:
 - 1. Floor tile, with slip resistant finish.
 - 2. Counter top and bath tub tile (if applicable, coordinate with drawings and Owner).
- B. Glazed wall tile: 4 1/4" x 4 1/4" x 5/16", plain with modified square edges, factory mounted; Bright Glazed Tile by American Ocean or approved equal, color as selected by Owner.
- C. Quarry Tile: 12" x 12" x 1/2", unglazed slip-resistant square edged tile; Dal Tile or approved equal, color as selected by Owner.
- D. Trim: Matching field tile color, size, texture; coved base.
- E. Setting Methods:
 - 1. Floors or horizontal surfaces: Thick set latex Portland cement mortar over waterproof membrane or Latitcrete System as per manuf. recommendations.
 - 2. Walls: Thin set latex Portland cement mortar.
 - 3. Grout: Colored latex Portland cement grout.

PART III - EXECUTION

- A. Comply with Tile Council of America and ANSI Standard Specifications for Installation for substrate and installation required. Comply with manufacturer's instructions and recommendations.
- B. Lay tile in grid pattern with alignment grids. Layout to provide uniform joint widths and to minimize cutting; do not use less than 1/2 tile units.
- C. Provide sealant joints where recommended by TCA and approved by Designer.
- D. Grout and cure, clean and protect.

09550 - WOOD FLOORING

PART I - GENERAL

- A. Provide finished wood flooring.
 - 1. Wood strip flooring (coord. w/ Owner & Designer.
- B. Comply with recommendations of National Oak Flooring Manuf. Association and the American Parquet Association.
- C. DIVISION 1 - GENERAL REQUIREMENTS.

PART II - PRODUCTS

- A. Wood strip flooring: Select grade plain-sawn white oak, 25/32" thick; 2 1/4" face width with standard random lengths; tongue and groove edges; Bruce Hardwood Floors or approved equal.
 - 1. Field finish: Sand to level using successively finer sandpaper. : Benjamin Moore Benwood Paste Wood Filler or approved equal. Stain: 1 coat Benjamin Moore Benwood Architectural Penetrating Stain or approved equal. Varnish: 3 coats Benjamin Moore Satin Finish Varnish or approved equal.
- B. Trim and accessories: Provide wood trim, saddles, nosing, thresholds matching wood flooring.

PART III - EXECUTION

- A. Comply with National Oak Flooring Manufacturer's Association Installation Manual. Provide adequate expansion space.
- B. Restore damaged finishes. Clean and protect work from damage.

09650 - RESILIENT FLOORING

PART I - GENERAL

- A. Provide resilient flooring and base.
- B. Submit for approval samples, product data, extra stock.
- C. DIVISION 1 - GENERAL REQUIREMENTS.
- D. Provide materials and adhesives which do not contain asbestos.

PART II - PRODUCTS

- A. Sheet Flooring:
 - 1. Vinyl sheet flooring: 0.085" overall gage, 0.050" vinyl resistant, and fire resistant types as required; Armstrong World Industries, or approved equal.

PART III - EXECUTION

- A. Comply with manufacturer's instructions and recommendations. Install in proper relation to adjacent work.
- B. Prepare surfaces by cleaning, leveling and priming as required. Test adhesive for bond before general installation. Level to 1/8" in 10' tolerance.
- C. Sheet flooring: Install sheets with tight joints and pattern in adjoining areas running in the same direction. Layout to minimize seams as practical.
- D. Install accessories to minimize joints.
- E. Clean, polish, and protect.

09680 - CARPET

PART I - GENERAL

- A. Provide and install carpeting:
 - 1. Carpet and pad for tackless installation.
- B. DIVISION 1 - GENERAL REQUIREMENTS.
- C. Submit for approval samples, product data, warranty, maintenance data, extra stock, proposed seaming layout.

PART II - PRODUCTS

- A. Carpet:
 - 1. Manufacturer and Style: As approved by Owner.
 - 2. Color: As selected by Owner.
- B. Mounting:
 - 1. Tackless on pad: a. As approved by Owner.
- C. Accessories:
 - 1. Edge guard: Rubber or vinyl.
 - a. Exceptions:
 - 1) At tile use bullnose tile.
 - 2. Reducer strip: Vinyl or rubber.

PART III - EXECUTION

- A. Comply with recommendations of Carpet and Rug Institute "Specifier's Handbook".
- B. Prepare surfaces and install materials in accordance with manufacturer's instructions and approved submittals. Clean, patch, and level substrate. Install materials in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
- C. Install edge guards and reducer strips as required; clean and protect materials during and after installation.

SECTION 07320

CLAY ROOF TILE

PART 1. GENERAL

1.1 SECTION INCLUDES

- A. Replacement of existing Clay roof tiles and roof system components if required and determined necessary.
- B. Underlayment.
- C. Related roof accessories.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Minimum five years documented experience producing concrete roof tile and member of Tile Roof Institute.
- B. Installer Qualifications: Minimum five years documented experience installing products specified in this section and/or supervision by a manufacturers authorized installation representative.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Deliver products to project site in manufacturer's unopened pallets, labeled with data indicating compliance with specified requirements.
- C. Maintain dry storage area for products of this section until installation of products.

1.7 SEQUENCING

- A. Ensure that locating templates and other information required for installation of products of this section are furnished to affected trades in time to prevent interruption of construction progress.
- B. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

1.8 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- B. Do not overload the roof. Distribute stacks of tile uniformly on roof at not greater than 12 inches (305 mm) in height.

1.9 WARRANTY

- A. 50-Year Limited Warranty is available on all MCA Tiles.

1.10 EXTRA MATERIALS

- A. Provide an additional 1 percent of installed roof tiles, but not less than one full square, for Owner's use in roof maintenance.

- C. Furnish extra materials packaged with protective covering for storage and identified with labels clearly describing contents.

PART 2. PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: MCA Clay Roof Tile, which is located at: 1985 Sampson Ave., Corona, CA 92879; Toll Free Tel: 800-736-6221; Tel: 951-736-9590 ; Fax: 951-736-6052; Email: request info (sales@mca-tile.com); Web: www.mca-tile.com
- B. Substitutions: As approved
- C. Requests for substitutions will be considered in accordance with provisions of Section 01.60.00 - Product Requirements.

2.2 CLAY ROOF TILE

- A. Clay Tile General:
 - 1. Made with up to 59 percent recycled raw materials and are 100 percent recyclable.
 - 2. Class A fire rated.
 - 3. Cool Roof and Energy Star rated.
- B. One Piece "S" Mission Roofing Tile: Type I, ASTM C 1167 Grade 1 and ASTM E 108 (UL790), Class A.

- 1. Compliant with Uniform Evaluation Report IAPMO ES 0356 (covers City of Los Angeles and is in lieu of ICC-ES), Florida Building Code - FL1109-R, Miami-Dade County Approval 12-0320.32 and TDI Approval RC-21.
- 2. Size: 19 inches by 14-1/2 inches (463 mm by 368 mm)
- 3. Exposed Size: 16 inches by 12 inches (406 mm by 305 mm) O.C.
- 4. Weight per square: 788 lbs (36 kg/m2).
- 5. Weight per piece: 10.5 lbs (4.8 kg).
- 6. Pieces per square: 75 pcs (pieces per M2: 8.073 pcs).
- 7. Color: Color to match existing unless otherwise determined by owner.

2.3 ACCESSORY MATERIALS

- A. Substrate Materials:
 - 1. Nailer Boards: Decay resistant, nominal 2 inches (50 mm) by sufficient height to satisfy project conditions, not bowed or twisted.
- B. Underlayment:
 - 1. No. 30 asphalt felt or equivalent complying with ASTM D 226, Type I.
 - C. Fasteners: Sized to penetrate deck minimum 3/4 inch (19 mm) or through thickness of deck or battens.
 - 1. Minimum No. 11 gage, 5/16 inch-diameter-head (7.9 mm), corrosion-resistant nails.
- D. Rake and Gable End:
 - 1. Prefabricated Rake and Ridge tile. Choose to match tile profile and color.
- E. Flashings:
 - 1. Ribbed Valley Metal, minimum 0.016-inch (26 gauge galvanized sheet) corrosion resistant metal flashing.
 - 2. Other Flashing: At the juncture of the roof and vertical surfaces, flashing and counter-flashing shall be provided per roofing manufacturer's instructions, and when the flashing and counterflashing are of metal, they shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal.
 - 3. Plumbing Stacks and Other Pipes Penetrating Roofs as recommended by the manufacturer.
 - F. Mortar materials, plastic cement and sealant: Code approved adhesive suitable to bond to clay roof tile.

- 1. Cement Mortar: ASTM C 270, Type M
- 2. Sand: ASTM C 144.
- 3. Portland cement: ASTM C 150, Type 1.
- 4. Plastic cement: ASTM D 2822.
- 5. Silicone sealant: ASTM D 1002.
- G. Snow Retention: Provide as required per local code and snow loads for metal and concrete roofing decks.

PART 3. EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Verify surfaces are uniform free of ridges, warp or voids, smooth, clean and dry.
- C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result under the project conditions.

3.3 INSTALLATION - GENERAL

- A. Install in accordance with manufacturer's instructions and the following:
 - 1. IAPMO UES Evaluation Report 0356 - Clay Roof Tiles.
 - 2. IAPMO UES ER-2015 - TRI Concrete and Clay Roof Tile Installation Manual (TRI Installation Manual).
 - 3. TRI Cold & Snow Concrete and Clay Tile Design Criteria for Cold and Snow Regions.
- B. Install in accordance with manufacturer's instructions and the applicable building code.
- 1. Deck surfaces must be clean and dry prior to installation of underlayment. Foreign particles must be cleaned from all interlocking areas to ensure proper seating and to prevent water damming.
- 2. Fascia boards or cant strips must be installed to properly elevate the first tile course.

- B. On vertical applications, and on extremely steep pitches where wind currents may cause lift:
 - 1. Set the butt of each tile in a bead of the specified plastic cement or sealant, or provide stainless steel "Wind Locks" as required.
 - 2. Use plastic cement and sealant carefully, and avoid smearing the exposed tile surface.

- C. Visual Inspection: Avoid color patterning, checkerboarding, spotting, and stairstepping:
 - 1. After the installation of each 80 roofing tiles, make a visual inspection from the ground level and at a distance from the building of about 40 feet (12 m).
 - 2. Verify that tile courses follow straight and true lines;
 - 3. Verify that color range is smooth with no abrupt changes.
 - 4. Make necessary corrections before proceeding with further installation.

- C. Visual Inspection: Avoid color patterning, checkerboarding, spotting, and stairstepping:
 - 1. After the installation of each 80 roofing tiles, make a visual inspection from the ground level and at a distance from the building of about 40 feet (12 m).
 - 2. Verify that tile courses follow straight and true lines;
 - 3. Verify that color range is smooth with no abrupt changes.
 - 4. Make necessary corrections before proceeding with further installation.

3.5 CLEANING

- A. Remove all broken tile, debris and excess tile from roof.
- B. Sweep cut tiles clean.

3.6 REPAIR AND REPLACEMENT

- A. Damaged Tile:
 - 1. Break out damaged roof tile.
 - 2. Repair torn underlayment.
 - 3. Drive fastener flush.
 - 4. Apply minimum 3/8 inch (10 mm) by 2 inch (51 mm) bead of approved adhesive on tile in course below replacement tile.
 - 5. Immediately set replacement tile in position assuring proper contact.
- B. Damaged Small Valley and Hip Cuts:
 - 1. Apply a minimum of 3/8 inch (10 mm) by 2 inch (51 mm) bead of approved adhesive at head of cut tile.
 - 2. Immediately set tile in course above in position assuring proper contact.

- 3.7 PROTECTION
 - A. Protect installed products until completion of project.
 - B. Touch-up, repair or replace damaged products before Substantial Completion

09200 - EXTERIOR INSULATION & FINISH SYSTEM (EIFS)

PART I - GENERAL

- A. Provide EIFS for exterior walls, to match existing stucco finish and thickness.
 - 1. Exterior Insulation & Finish System, for exterior use.
- B. DIVISION 1 - GENERAL REQUIREMENTS
- C. Contractor to provide submittal (deferred submittal) for EIFS system to Architect, then to city, for review and approval.

PART II - PRODUCTS

- A. Finish System: Per Manuf.'s. instructions and recommendations.
 - 1. Prepare finish coat for Top Coat Acrylic Finish (texture to be chosen by Owner).
 - 2. Color to be chosen by Owner.
- B. Provide submittals to Architect and to Local Jurisdiction that will meet IBC 1704.12 for a water management system, with a water resistive barrier, or provide special inspection for non-water management EIFS systems.
- C. Accessories: Galvanized steel corner beads, casing beads, control joints, expansion joints, trim.
- D. Bonding agent for patching: Compatible with substrate.
- E. Exterior rigid insulation per Manuf.'s. instructions & recommendations.

PART III - EXECUTION

- A. Install EIFS in accordance with ASTM C 926 and in accordance with manufacturer's instructions.
- B. At patching, prepare surface to sound substrate, apply bonding agent and patching materials in accordance with manufacturer's instructions.
- C. Install metal trims at perimeters and joints. At scratch coat form full keys. At second and third coats, ensure tight contact between coats. Tool edges at windows, doors, other openings to small "V" to control spalling.
- D. Apply Top Coat per manufacturer's instructions and recommendations.
- E. Clean adjacent surfaces soiled during installation. Touch-up damaged surfaces. Protect work from damage.

09900 - PAINTING

PART I - GENERAL

- A. Provide surface preparation and painting for all unfinished interior and exterior surfaces, including electrical and mechanical equipment with shop primed surfaces.
- B. The use of paint containing more than the percent of lead by weight permitted by law is prohibited.
- C. First-line standard products for all systems by Benjamin Moore, Pratt and Lambert, Glidden, Sherwin-Williams, Devco, Howells, or approved equal.

PART II - PRODUCTS

- A. Exterior paint systems:
 - 1. Concrete and masonry: N/A.
 - 2. Wood for opaque finish (walls): N/A.
 - 3. Wood for opaque finish (trim): Acrylic latex stain 2 coats.
 - 4. Wood for semi-transparent finish: Semi-transparent stain (flat appearing finish), 2 coats.
 - 5. Ferrous metal: N/A.
 - 6. Galvanized metal: Alkyd primer, 1 coat; alkyd enamel, gloss finish, 2 coats.
- B. Interior paint systems:
- 1. Concrete: N/A.
 - 2. Drywall (general): Latex primer, 1 coat; interior latex (semi-gloss finish), 2 coats.
 - 3. Drywall (Bath Room): Latex primer, 1 coat; interior latex (semi-gloss finish), 2 coats.
 - 4. Wood opaque finish (walls): Latex primer, 1 coat; interior latex (flat finish), 2 coats.
 - 5. Wood opaque finish (trim): N/A.
 - 6. Wood transparent finish: Oil stain, 1 coat; sanding sealer, 1 coat; alkyd varnish (gloss finish), 2 coats.
7. Ferrous metal:
- Alkyd metal primer, 1 coat; alkyd enamel (gloss finish), 2 coats.
8. Garage (walls & ceiling)
- Latex primer, 1 coat; latex (semigloss finish), 2 coats.

PART III - EXECUTION

- A. Match approved mock-ups for color, texture, and pattern. Re-coat or remove and replace work which does not match or shows loss of adhesion. Clean-up, touch-up, and protect work.

DIVISION 10 - SPECIALTIES

SECTION 10310
MANUFACTURED FIREPLACES
PART 1. GENERAL

1.1 SECTION INCLUDES

- A. Vent Free Gas Burning Manufactured Fireplaces.
- B. Direct Vent Gas Burning Manufactured Fireplaces.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01.30.00 - Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods. Including:
 - a. Fireplace unit rough opening dimensions, rough opening sizes for flue, and installation details.
- b. Fireplace unit cabinet dimensions, clearances required from adjacent construction, and applicable regulatory agency approvals
- C. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
- E. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic checking and adjustment and periodic cleaning and maintenance of all components.

- 1.7 SEQUENCING
 - A. Ensure that locating templates and other information required for installation of products of this section are furnished to affected trades in time to prevent interruption of construction progress.
 - B. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

1.8 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.9 WARRANTY

- A. Provide manufacturer's limited lifetime warranty covering combustion chamber heat exchanger, stainless steel burner, logs, ceramic glass against thermal breakage, gold plated parts against tarnishing, porcelain enameled surfaces and aluminum extrusion trim.

PART 2. PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Napoleon Fireplaces , which is located at: Wolf Steel USA 103 Miller Dr.; Crittenden, KY 41030; Toll Free Tel: 800-461-5581 ; Email: request info (gthomas@napoleonproducts.com); Web: www.napoleonfireplaces.com
- C. Requests for substitutions will be considered in accordance with provisions of Section 01.60.00 - Product Requirements.

2.2 VENT FREE GAS BURNING MANUFACTURED FIREPLACES (OPTION 1)

- A. General:
 - 1. Comply with applicable building codes.
- B. Model: Plasma Fire VF31
 - 1. Type: Vent free.
 - 2. Fuel type:
 - a. Natural gas
 - 3. Dimensions: 43-5/16 inches wide by 28 inches high by 9-1/8 inches deep.
 - 4. BTU rating: 6,000 BTU (natural gas and propane).
 - 5. Fronts and Frame Finish:
 - a. Painted metallic black.
 - 6. Mounting Cabinets Finish:
 - a. Painted metallic black.
 - 7. Standard Features:
 - a. MIRRO-FLAME Porcelain Reflective Radiant Panels
 - 8. Options:
 - a. LED Accent Light Kit.
 - b. Safety Barrier.
 - 9. Standard Features:
 - a. Electronic Ignition

2.3 DIRECT VENT GAS BURNING MANUFACTURED FIREPLACES (OPTION 2)

- A. General:
 - 1. Comply with applicable building codes.
 - 2. Comply with ANSI Z21.88/CSA 2.33.
 - 3. WHI listed.
 - 4. Safety Barriers are "Safety Barrier Approved".
- B. Model: Ascent Linear BL36
 - 1. Type: Direct Vent.
 - 2. Fuel type:
 - a. Natural gas.
 - 3. Dimensions:
 - a. 34-1/2 inches high by 35 inches wide by 16-1/4 inches deep.
 - 4. BTU rating:
 - a. Up to 16,000 BTU (natural gas and propane).
 - 5. Standard Features:
 - a. Flame heat adjustment.
 - b. Safety Barrier.
 - c. Prewired for wall switch.
 - d. Glass ember bed.
 - 6. Options:
 - a. Decorative Front:
 - 3) 4-Sided Surround with painted black finish.
 - b. MIRRO-FLAME Porcelain Reflective Radiant Panels.
 - c. On/off or Modulating Remote with Digital Screen
 - d. Shore fire media kit
 - a. Decorative Front:

PART 3. EXECUTION

- 3.1 EXAMINATION
 - A. Do not begin installation until substrates have been properly prepared.
 - B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- ** NOTE TO SPECIFIER ** Include the following paragraph if powered ventilators are provided. Delete if not required.
- C. Verify proper power supply and fuel source are available.

- 3.2 PREPARATION
 - A. Clean surfaces thoroughly prior to installation.
 - B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- 3.3 INSTALLATION
 - A. Install in accordance with manufacturer's instructions, ANSI Z21.44 and the requirements of authorities having jurisdiction.
 - B. Use manufacturer's guidelines for minimum clearances to combustibles, walls, and finishes.
 - C. Set fireplace units plumb, level, and rigid
 - D. Anchor all components firmly in position.
 - E. Connect to natural gas system in accordance with NFPA 54.
 - F. Upon completion of installation, visually inspect all exposed surfaces. Touch up scratches and abrasions with touch up paint recommended by the manufacturer; make imperfections invisible to the unaided eye from a distance of 5 feet.

- 3.4 PROTECTION
 - A. Protect installed products until completion of project.
 - B. Touch-up, repair or replace damaged products before Substantial Completion.

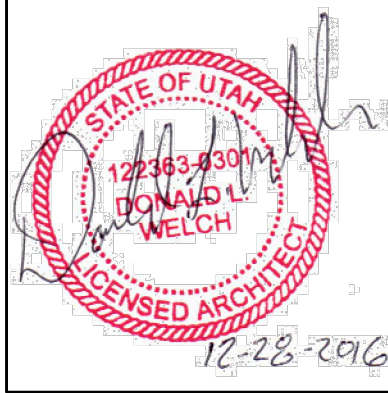
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consultant:



project:
Tenant Finish
for
Brighton Recovery
Campus

4905, 4911, 4915, 4925,
4931, 4953 South 900 East
Salt Lake County, Utah

date

DECEMBER 28, 2016

revisions

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