



Storefront Shop Drawings

Brickell City Centre

STOREFRONT SHOP DRAWINGS PERMIT PROCESS JANUARY 18, 2017

1. Tenant Contractor shall upload electronic copies of storefront (glass and glazing) shop drawings, product data, and all related NOAs (8.5 x 11 format) to E-Builder with content per attached requirements letter. Create a folder titled "Storefront Shop Drawings" for the files. **Notify Greg Knobloch at gknobloch@swireprops.com**
2. IBA will advise gknobloch@swireprops.com that IBA has approved shop drawings
Tenant/architect/GC can print up 2 sets signed and sealed plans, or will advise corrections needed.
3. Repeat step 1 and 2 until IBA Approval is obtained.
4. After IBA electronic approval, Tenant Contractor shall take signed and sealed storefront shop drawings and NOAs (8.5 x 11 format) to IBA for signature. See contact information below.
5. After obtaining IBA signature, Tenant Contractor shall take IBA stamped Shop drawing Submittal and Storefront Permit applications (filled in) to BCC Tenant Coordination Office at 21 SE 5th Street to have permit signed in the "Owner" area by BCC.
 - o Permit applications must be filled in
 - o Have GC as qualifier signature and notarized
 - o Clearly state (top right hand corner) what Tenant and Space # this is related
 - o Have GC's business card attached
 - o Have stamped self-addressed envelope attached or
 - o Leave instructions that once signed, permit application will be picked up by GC

IBA address and contact person:



JAVIER HERNANDEZ

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August 2, 2016
Ms. Graciela Escalante
Senior Project Manager
Swire Properties
799 Brickell Plaza, Suite 802
Miami, Florida 33131

Subject: Brickell Citi Centre
Portal Tenants Shop Drawings Submittal Requirements.

Dear Ms. Escalante:

Based in our meeting with Swire Properties and SIMON Management, in regards to the portal tenants space exterior enclosure required documentation for the shop drawings submittal; IBA recommends the following documents be included in the submittal for the each Tenant Unit for review.

1.0 ACTION SUBMITTALS

- A. Contractor to submit a complete and coordinated package for the project via e-builder. Then SWIRE will forward copies of the first submittal documents to the Glass and Glazing Consultant. The Consultant will critique and issue comments in writing or on the shop drawings to the Architect for incorporation into his review. Any additional reviews resubmittals needed for a complete and coordinate package shall continue at the Contractor's expense and Owner's discretion until the package has been completely reviewed and approved.
- B. Submit shop drawings showing floor plans, elevations, sections, full-sized details with dimensions and overall sizes of all framing members. Details to include, but not limited to, construction of adjacent work, air and vapor seals with adjacent construction, water management system, component anchorage and locations, anchoring methods, shim methods and materials, hardware and installation details. Elevations to include approved design pressures for each location of use. Shop drawings to be signed by Professional Engineer registered in the State of Florida.
- C. Structural calculations prepared by a Professional Engineer registered in the State of Florida to include:
 1. Conformance with ASCE 7 and Design pressures approved for this project and as defined in the Wind Tunnel Study.
 2. Section properties of framing members;
 - a. Analysis of framing members;
 - b. Fastener and anchoring analysis;
 - c. Analysis of glazing in accordance with ASTM E 1300 and the Florida Building Code.
 - d. Analysis of stress in structural silicone, if applicable.

e. Analysis of the effects from building movements.

D. Product data sheets for all accessory items, such as but not limited to:

1. Glazing
2. Coatings (both finish coatings and dissimilar materials coatings)
3. Anchorage and fasteners
4. Weather-stripping, gaskets, and weather pads.
5. Hardware
6. Flashing

E. Product approvals

1. Miami-Dade County Notice of Acceptance (NOA), or a State of Florida Product Approval Document (PAD), in compliance with Rule 61G20-3.

F. Installation instructions

1. Provide Product Manufacturer's written installation instructions. Installation instructions are to include pre-installation requirements, such as transportation, material and product storage.

G. Samples for initial selection

1. For typical frame members, provide one 12 inch long section in the specified finish to SIMON. If finish involves color and texture variations, include sample sets consisting of two or more units showing the full range of variations expected.

H. Samples for verification

1. SIMON Management or SWIRE Properties reserves the right to require additional Samples that show fabrication techniques, workmanship, and design of aluminum-framed entrances, hardware, and accessories.

1.1 INFORMATION SUBMITTALS

I. Sealant manufacturer

1. Prior to construction, Contractor to provide Sealant Manufacturer's written review and acceptance of the sealant details indicated in the Shop Drawings. Review to include, but not limited to, the appropriateness of the proposed product application and compatibility of the proposed product to surrounding substrates.
2. Prior to installation, Contractor to provide Sealant Manufacturer's written adhesion test results and the Sealant Manufacturer's written interpretation of the test results as well as recommendations for installation. Adhesion and compatibility tests to be performed by the Sealant Manufacturer – or their authorized representative – on all substrates adjacent to their product prior to installation.

3. During installation, Contractor to provide the Sealant Manufacturer's periodic written adhesion test results and the Sealant Manufacturer's written interpretation of the test results, as well as their recommendations for installation. Adhesion and compatibility tests to be performed by the Sealant Manufacturer – or their authorized representative – on all substrates adjacent to their product prior to installation. The frequency of the adhesion tests to be in strict accordance with the Sealant Manufacturer's requirements for warranty.

J. Glazing

1. Contractor to provide the Glazing Manufacturer's written review and acceptance of the glazing details indicated in the shop drawings. Review to include, but not limited to, the appropriateness of the proposed product application, compatibility of the proposed product to surrounding substrates and comments regarding the Aluminum-framed Window Wall system to prevent standing water at the laminated or insulated glass edge, if this condition is required by the Glass Manufacturer.

K. Installer

1. Provide written statement of installers' qualification in support of 5 years' installation experience of glazing systems.

1.2 WARRANTIES

- A. Prior to installation, provide copies of warranties for all products and accessories with intent to warrant.

1.3 CLOSE-OUT SUBMITTALS

A. Operation and maintenance manual

1. Provide Product Manufacturer's operation and maintenance manual for Owner transfer for each installed system. Manual shall detail the repair, removal and installation procedures for replaceable accessory items, such as weather-stripping, glass and gaskets. Manual shall include maintenance requirements, frequency of maintenance and procedures for maintaining the product from substantial completion of the project to the product's anticipated end-of service life.

B. Warranties

1. At substantial completion of the project, provide executed warranties by the manufacturer agreeing to repair or replace defective components or workmanship for five (5) years from date of Substantial Completion.

Please do not hesitate to call me at 305-525-6110 should you have any questions or concerns regarding above items.

Respectfully submitted by,

Javier Hernandez
Project Consultant
IBA Consultants, Inc.

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