3.5 Cleaning:

- A. On completion of composite wall panel installation, clean finished surfaces as recommended by panel manufacturer. Maintain in a clean condition during construction.
- B. Replace composite wall panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

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

SECTION 09900 - PAINTS AND COATINGS

1.1 General: Provide paints and coatings as shown and specified.

- A. Provide surface preparation, prime, intermediate and finish coatings for interior and exterior and existing scheduled surfaces and items.
- B. Provide Tenant-selected finishes and colors for all exposed surfaces, unless otherwise indicated.

1.2 Related Documents:

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this section.

1.3 Summary:

- A. This section includes surface preparation and field painting of the following:
- Exposed exterior items and surfaces. Exposed interior items and surfaces.
- 3. Surface preparation, priming, and finish coats specified in this Section are in addition to shop priming and surface treatment specified in other Sections.

1.4 Quality Assurance:

- A. Applicator Qualifications: Engage an experienced applicator that has completed painting system applications similar in material and extent to that indicated for this Project with a record of successful in-service performance.
- B. Source Limitations: Obtain block fillers, primers and undercoat materials for each coating system from the same manufacturer as the finish coats.
- C. Provide lead free prime and finish coatings. All top coatings shall be mold and mildew resistant.

1.5 Delivery, Storage and Handling:

- A. Deliver materials to the Project Site in manufacturer's original, unopened packages and containers bearing manufacturer's name and label, and the following information:
- Product name or tile of material. Product description (generic classification or binder type).
- 3. Manufacturer's stock number and date of manufacture.
- 4. Contents by volume, for pigment and vehicle constituents.
- 5. Thinning instructions. 6. Application instructions.
- 7. Color name and number. VOC content
- B. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 degrees F (7 degrees C). Maintain containers used in storage in a clean condition, free of foreign materials and residue. 1. Protect from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily. Take necessary measures to ensure that workers and work areas are protected from fire and health hazards resulting from handling,
- mixing and application.

1.6 Project Conditions

- A. Apply water-based paints only when the temperatures of surfaces to be painted and surrounding air temperatures are between 50 and 90 degrees F (10 and 32 degrees C) unless otherwise stated on the technical data bulletin.
- B. Apply solvent-thinned paints only when the temperature of surfaces to be painted and surrounding air temperatures are between 45 and 95 degrees F (7.2 and 35 degrees C).
- C. Do not apply paint in snow, rain, fog, or mist, or when the relative humidity exceeds 85 percent, or at temperatures less than 5 degrees F (3 degrees C) above the dew point, or to damp or wet surfaces. 1. Painting may continue during inclement weather if surfaces and areas to be painted are enclosed and heated within temperature limits specified by manufacturer during application and drying periods.

2.1 Manufacturers:

- A. Products: Subject to compliance with requirements, provide one of the products in the paint schedules.
- B. Manufacturers Names: The following manufacturer is referred to in the paint schedule by use of shortened versions of the name, which is shown below:
- PPG Industries, Inc. 2. Materials - No substitutions allowed.

2.2 Paint Materials, General

- A. Material Compatibility: Provide block fillers, primers, undercoats, and finish-coat materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
- B. Material Quality: Provide manufacturer's best-quality "professional" paint material of the various coating types specified. Paint-material containers not displaying manufacturer's product identification will not be acceptable.
- Colors: Color guided selected by owner and will be strictly adhered too, unless otherwise noted.

C. Exterior Coatings:

Exterior Ferrous Metals:

Remove all visible oil, grease, soil, rust and all other soluble contaminates from steel surface. Uniformly roughen surface with 150-grit paper. Remove all dust before solvent cleaning by the use of stiff bristle

- (1) coat PPG; 90-912 Series Pitt-Tech Plus Int/Ext DTM Industrial Primer (90 g/L VOC): Applied at a dry film Prime:
- (2) coats PPG; 90-1210 Series Pitt-Tech Plus Semi-Gloss DTM Industrial Enamels (90 g/L VOC): Applied at a dry film thickness of not less than 2.0 to 4.0 mils. Conventional or HVLP (high volume low pressure) Application:

Exterior Patio Railing:

- Remove all visible oil, grease, soil, loose paint, rust and all other soluble contaminates from steel surface. Remove all dust before solvent cleaning SSPC-SP1 by the use of stiff bristle brush. SSPC-SP3 may be required as a more aggressive preparation to remove loose mill scale, loose rust, loose paint and other loose detrimental foreign matter from the surface. Performance is better with more aggressive
- (1) coat PPG; 95-3300 Durathane DTM Urethane Mastic (250 g/L VOC): Applied at a dry film thickness of not less than 3.0 to 5.0 mils
- (1) coat PPG; 95-3300 Durathane DTM Urethane Mastic (250 g/L VOC): Applied at a dry film thickness of not less than 3.0 to 5.0 mils. Conventional or HVLP (high volume low pressure) be done with conventional spray or airless equipment or brush or roller.

Exterior Galvanized Metal:

Preparation: Before applying primer or other surface treatments, clean galvanized metal surface to SSPC-SP1 that could impair bond of the various coatings. Remove oil, grease and soap film before priming use of Krud Kutter Metal Clean & Etch may be required on bare or new galvanized. Surface must be clean, dry and free of contaminants, including salt deposits. Additional prep may be needed to SSPC-SP2. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly painted

Note: Some selected areas of bare concrete surfaces will require (1) coat of Perma Crete 4-503 Concrete Primer before steel installation over all concrete surfaces.

Owner Option 1:

(1) coat PPG; 6-209 SpeedHide Galvanized Metal Primer (400 g/L VOC): Applied at a dry film thickness of not (2) coats PPG; 90-1210 Series Pitt-Tech Plus Semi-Gloss DTM Industrial Enamels (90 g/L VOC): Applied at a dry

Owner Option 2:

(1) coat PPG; 97-145 Pitt-Guard DTR Epoxy Mastic Primer (150 g/L VOC): Applied at a dry film thickness of not (2) coats PPG; 90-1210 Series Pitt-Tech Plus Semi-Gloss DTM Industrial Enamels (90 g/L VOC): Applied at a dry film thickness of not less than 2.0 to 4.0 mils.

film thickness of not less than 2.0 to 4.0 mils.

Owner Option 3 (Low VOC):

(1) coat PPG; Amerlock 2 Fast Dry VOC Compliant Epoxy (84 g/L VOC): Applied at a dry film thickness of not (2) coats PPG; Amershield VOC Aliphatic Urethane (84 g/L VOC): Applied at a dry film thickness of not less than 5.0 to 8.0 mils.

Existing Stucco/EIFS Surfaces (including wet areas):

Remove all visible oil, grease, soil and all other foreign substances with cleaning solutions and/or scrapers. Allow to dry and sand all areas that need smoothing and dust off.

Conventional or HVLP (high volume low pressure) be done with conventional spray or airless equipment

(1) coat PPG; 4-603 Perma-Crete Alkali Resistant Primer (100 g/L VOC): Applied at a dry film thickness of not (2) coats PPG; 4-22 Perma-Crete Hi-Build Acrylic (100 g/L VOC): Applied at a dry film thickness of not less than 3.2 to 5.8 mils. Airless spray with back roll using 3/4" nap roller.

Exterior Wood:

Preparation: Remove all visible oil, grease, soil and all other foreign substances with cleaning solutions and or scrapers. Allow to dry and sand all areas that need smoothing and dust off. (1) coat PPG; 17-921 Seal Grip Primer Sealer (100 g/L VOC): Applied at a dry film thickness of not less than

(2) coats PPG; 70-501 Manor Hall Exterior Semi-Gloss or PPG Acri-Shield Semi-Gloss PP649 (50 g/L VOC): Applied at a dry film thickness of not less than 1.5 to 3.0 mils. Application: Brush, Roll or Spray

D. Interior Coatings:

Interior Metals: (Doors, door frames, where indicated)

Preparation: Remove all visible rust, oil, grease, soil and all other foreign substances with cleaning solutions and/or scrapers. Allow to dry and sand all areas that need smoothing and dust off.

(1) coat PPG; 90-912 Series Pitt-Tech Plus Int/Ext DTM Industrial Primer (90 g/L VOC): Applied at a dry film thickness of not less than 2.0 to 4.0 mils. (Repaints only require spot prime on bare metal surfaces.) (2) coats PPG; V-50-410 Breakthrough Satin Sheen Acrylic (250 g/L VOC): Applied at a dry film thickness of not less than 1.4 to 2.0 mils.

Conventional spray, HVLP or Airless spray. Touch-ups shall be done with conventional spray Application: or airless equipment or brush or roller.

Interior Metals: (Metal Deck)

Remove all visible rust, oil, grease, soil and all other foreign substances with cleaning solutions and allow to

(1) coat PPG; 90-912 Series Pitt-Tech Plus Int/Ext DTM Industrial Primer (90 g/L VOC): Applied at a dry film thickness of not less than 2.0 to 4.0 mils. (Primer only required on unpainted decking or to spot prime bare areas in decking.) (2) coats PPG; 90-1110 Pitt-Tech Plus Satin Acrylic (100 g/L VOC): Applied at a dry film thickness of not less

than 2.0 to 4.0 mils. Conventional spray, HVLP or Airless spray. Touch-ups shall be done with conventional spray or airless equipment or brush or roller.

Interior Gyp. Bd.:

Remove all visible oil, grease, soil and all other foreign substances with cleaning solutions. Fill hairline cracks, holes and other defects with filler compatible with finish coats. Sand smooth all areas filled and/or areas to make a smooth overall finish.

(1) coat PPG; 9-900 Pure Performance Acrylic Primer (0 g/L VOC): Applied at a dry film thickness of not less than 1.4 to 2.0 mils. (Spot prime required only on repaint projects.) (2) coats PPG; 90-300 Pure Performance Eggshell Acrylic Finish (0 g/L VOC): Applied at a dry film thickness of not less than 1.5 to 2.0 mils.

Application: Conventional spray, HVLP or Airless spray. Touch-ups shall be done with conventional spray or airless equipment or brush or roller.

Interior Wood Trim and Plywood - Clear Polyurethane Finish:

(Plywood finishes shall be shop applied in a controlled environment)

Wipe on with t-shirt rag.

Shop Preparation: Scuff sand between coats.

Shop Finish: (2) coat, ML Campbell Krystal conversion varnish, Clear Dull Sheen Application: Spray

Field Preparation: All cuts in field are to be sanded smooth. Scuff sand between coats. Field Finish: (2) coat, ML Campbell High Performance Pre-Cat Lacquer, Clear Dull Sheen

E. Color Guide

WHERE	WHAT	COLOR	SHEEN
Exterior Galvanized	PPG Pitt-Tech Plus Semi-Gloss Acrylic Finish 90-1210 Series (See Options Note in Spec)	PPG 518-6 'Knight's Armor"	Gloss
Exterior Ferrous Metals	PPG Pitt-Tech Plus Semi-Gloss Acrylic Finish 90-1210 Series	PPG 518-6 'Knight's Armor"	Semi-Gloss
Exterior Wood	PPG Manor Hall Acrylic Semi-Gloss 70-501 Series or PPG Acri-Shield Acrylic Semi-Gloss PP649 Series	PPG 518-6 'Knight's Armor"	Semi-Gloss
Exterior Stucco and EIFS Patio and Wet Areas	PPG Perma-Crete High Build Acrylic Topcoat 4-22 Series	PPG 518-6 'Knight's Armor"	Flat
Exterior Stucco and EIFS Patio and Wet Areas (Alternate)	PPG Perma-Crete High Build Acrylic Topcoat 4-22 Series	PPG 515-6 "Patches"	Flat
Interior Doors, Door Frames, Rails and Rail Frames, Where Specified	PPG Breakthrough 250 Acrylic Satin V50-410 Series	PPG 541-5 "Victorian Pewter"	Satin
Interior Ferrous Metals, Where Specified	PPG Breakthrough 250 Acrylic Satin V50-410 Series	PPG 541-5 "Victorian Pewter"	Satin
Dining Room and Hallway Gyp. Bd.	PPG Pure Performance Zero VOC Eggshell 9-300 series or PPG Hi-Hide Eggshell 80-310 / PP389 Series	PPG 549-1 "Moonlit Snow"	Eggshell
Dining Room and Hallway Gyp. Bd. Ceiling	PPG Pure Performance Zero VOC Flat 9-100 Series or PPG Speedhide 6-4110XI Flat	PPG 549-1 "Moonlit Snow"	Flat
Behind Perforations Gyp. Bd.	PPG Pure Performance Zero VOC Eggshell 9-300 Series or PPG Wallhide Eggshell / PPG Hi-Hide Eggshell 80-310 / PP389 Series	PPG 331-7 "Autumn Ridge"	Eggshell
Restroom and Serving Area Soffit Gyp. Bd.	PPG Pure Performance Zero VOC Eggshell 9-300 series or PPG Hi-Hide Eggshell 80-310 / PP389 Series	PPG 549-1 "Moonlit Snow"	Eggshell
Interior Metal Roof Deck and Metal Columns	PPG Pitt-Tech Plus Satin Acrylic Finish 90-110 Series	PPG 541-5 "Victorian Pewter"	Eggshell
Patio Railing	Durethane DTM Urethane 95-3300 Series	PPG 518-6 'Knight's Armor"	Gloss

3.1 Installation:

A. Examination: Verify that site environmental conditions are appropriate for application of coatings specified.

- Immediately prior to coating application, ensure that surfaces to receive coatings are dry. 3. Ensure that moisture-retaining substrates to receive coatings have moisture content within tolerances allowed by
- coating manufacturer, using moisture measurement techniques recommended by coating manufacturer. 4. Immediately prior to coating application, examine surfaces to receive coatings for surface imperfections and for
- rust, scale, oil, grease, mildew, algae, or fungus, stains or marks, cracks, indentations, or abrasions. 5. Correct the above conditions and any other conditions which could impair performance or appearance of coatings in accordance with specified surface preparation procedures before proceeding with coating application.

contaminants which could impair performance or appearance of coatings, including but not limited to, loose primer,

- 1. Do not start work until surfaces to be finished are in proper condition to produce finished surfaces of uniform, satisfactory appearance.
- 2. Stains and Marks: Remove completely, if possible, using materials and methods recommended by coating through paint finishes which cannot be completely removed. 3. Remove or protect hardware, electrical plates, mechanical grilles and louvers, lighting fixture trim, and other items not
- indicated to receive coatings which are adjacent to surfaces to receive coatings. 4. Remove mildew from impervious surfaces by scrubbing with solution of disodium phosphate and bleach. Rinse with clean water and allow substrate to thoroughly dry.
- 5. For specific substrate preparation, see individual specifications. 6. Provide necessary staging, ladders, shield, protective coverings and drop cloths. Protect floors, walls and adjacent work and materials. Remove and properly replace temporary protection and coverings removed from any part of the work or finish. Repair damage at Contractor's expense.

C. Application:

- 1. General: Mix, prepare and apply paint according to manufacturer's written instructions.
- a. Use applicators and techniques best suited for substrate and type of material being applied. b. Do not apply high-performance coatings over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions
- detrimental to forming a durable coating film.
- Coating surface treatments, and finishes are indicated in the coating system descriptions. Provide finish coats compatible with primers used.
- e. The term "exposed surfaces" includes areas visible when permanent or built-in fixtures, convector covers, grilles, covers for finned-tube radiation, and similar components are in place. Extend coatings in these areas, as required, to maintain system integrity and provide desired protection
- 2. Application Procedures: Apply coatings by brush, roller, spray, or other applicators according to manufacturer's written The number of coats and film thickness required is the same regardless of application method.
- b. Completed Work: Match approved Samples for color, texture, and coverage. Remove, refinish, or recoat work that does not comply with specified requirements as directed by Tenant. Paints and coatings work is subject to acceptance by the Tenant.
- Keep brushes and rollers clean, free from contamination and suitable for the finish required. d. Unless otherwise indicated, allow exterior paints to dry for 48 hours and interior paints to dry for
- 24 hours between coats. Sand lightly and remove dust between coats to achieve required finish.
- Finished surfaces shall be uniform in finish and color and free of brush marks, sagging, holidays, corduroy and other imperfections. Coverage and hide shall be complete.
- g. Edges of paint or finish adjoining other materials or colors shall be sharp and clean without overlapping. Cut paint in neatly around glass or other edges.
- h. Paints and coatings work is subject to acceptance by the Tenant. Correct unsatisfactory work not complying with these specifications as directed by the Tenant.

protective wrappings provided by others to protect their work.

without scratching or damaging adjacent finished surfaces. E. Protection:

1. After completing painting, clean glass and paint spattered surfaces. Remove spattered paint by washing and scraping

- 1. Protect work of other trades, whether being painted or not, against damage from painting. Correct damage by cleaning, repairing or replacing, and repainting, as approved by Architect / Tenant. 2. Provide "Wet Paint" signs to protect newly painted finishes. After completing painting operations, remove temporary
- 3. After work of other trades is complete, touch up and restore damaged or defaced painted surfaces.

1. Provide one gallon of paint and wood stain of each type and color required for maintenance purposes. Provide original, unopened, labeled containers with color samples and a list of project use.

F. Maintenance: Furnish extra paint materials from the same production run as the materials applied in the quantities described below. Package paint materials in unopened, factory-sealed containers for storage and identify with labels describing contents. Deliver extra materials to the Tenant.

DIVISION 10 - SPECIALTIES

SECTION 10522 - PORTABLE FIRE EXTINGUISHES

- 1.1 General: Provide portable fire extinguishers as shown and specified.
- A. Standards: Materials and installation shall conform to the following: NFPA 10 "Standard for Portable Fire Extinguishers.

2.1 Materials:

3.1 Installation:

A. Provide minimum 10 lb. capacity fire extinguishers in quantity and type complying with local code and fire regulations

A. Install fire extinguishers in accordance with manufacturer's installation instructions, at heights and locations acceptable

Provide new fire extinguishers fully loaded, tested, UL and FM labeled and listed and ready for use.

Provide manufacturer's recommended mounting brackets and hardware.

DIVISION 11- NOT APPLICABLE

DIVISION 12- FURNISHINGS

SECTION 12495 - WINDOW SHADES

1.1 General: Provide window shades as shown and specified.

to the local fire regulations enforcement authority

- A. Standards: Shade fabric material shall meet the requirements of the following: 1. NFPA 701 Flame Test and California US Title 19 for flame retardant materials.
- 1. 5 years against defects in materials and workmanship. 2. 1 year for service call repairs and adjustments.

2.1 Materials:

A. Manufacturer: Insolroll Window Shading Systems, Inc. (800) 447-5534, internet www.insolroll.com

B. Field measure window openings and verify installation conditions prior to window shade fabrication

- B. Window Shades: Insolroll 2000 Solar Screen Shades, manual operation. 1. Solar Screen Shade Fabric: Insolroll woven fiberglass yarn, 5% openness, Charcoal/Bronze color. 2. Provide manufacturer's recommended mounting brackets and hardware.
- C. Fabrication: Unless otherwise indicated, fabricate window shade units to completely fill existing window openings from jamb to jamb and from head to 42" AFF or the nearest horizontal mullion from 40"-44" AFF.
- 1. Adjustment system controlled by plastic bead chain on polyester cord. Multi-banded steel spring clutches keep shade in desired position.
- 2. Roller tube 2" extruded aluminum, sized to minimize deflection. B. Fabric attached to roller tube using two-sided adhesive tape.

4. Fabric bottom hem RF heat sealed pocket with enclosed hem bar

3.1 Installation:

A. Install window shades level and plumb in accordance with manufacturer's installation instructions and drawing details. Provide units securely anchored in place with recommended hardware and accessories to provide smooth operation without binding.

DIVISIONS 13 - 14 - NOT APPLICABLE

FAX:





architecture + planning

855 GRANDVIEW AVENUE SUITE 295 COLUMBUS, OHIO 43215 PHONE: 614.487.8770

614.487.8777



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CHIPOTLE MEXICAN GRILL, INC. 1401 WYNKOOP STREET, SUITE 500 DENVER, COLORADO 80202 TELEPHONE: (303) 595-4000 INTERNET: WWW.CHIPOTLE.COM

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PERMIT/LANDLORD REVIEW

Architectural

Specifications

Date of Last Print:

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