



IRVINE COMPANY
Since 1864

**RETAIL
PROPERTIES**

STOREFRONT LOW-IRON GLAZING CRITERIA

Planned new and remodeled storefronts are required to use low-iron glazing to enhance clarity and visibility of window merchandising and activity. Below is a description of this intent for incorporation into tenant design drawings.

Single Pane Glass:

Storefront display glass will consist of Starphire Ultra-Clear Glass by PPG Architectural Glass or approved equal low-iron content glass (low-iron content glass, clear glass). Low-iron glass is clearer than standard iron content glass and therefore will maximize the visual brightness and clarity at the display windows by eliminating the green tint that normally occurs with standard iron content glass.

Dual Glazed Glass (Dual Pane, Low-E):

Storefront display glass will consist of Solarban 60 Insulating Glass with Starphire Ultra-Clear Glass by PPG Architectural Glass (low-iron content glass, low e, clear glass). Low-iron glass is clearer than standard iron content glass and therefore will maximize the visual brightness and clarity at the display windows by eliminating the green tint that normally occurs with standard iron content glass.

*** We do not accept alternates on the dual glazed glass, it is Solarban 60.*

UV Window Film:

Clear ultraviolet transmission window film, 3M Ultra High Performance SCARL 150 window films can be used at the display window glass. Any other window film or tint is prohibited.



SECTION 08873

SAFETY AND SECURITY WINDOW FILM

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Safety and Security Film.

1.2 RELATED SECTIONS

- A. Section 08500 - Windows: Windows to receive solar control film.
- B. Section 08600 - Skylights: Glass Skylights to receive solar control film.
- C. Section 08800 - Glazing: General Glazing applications to receive solar control film.
- D. Section 08900 - Glazed Curtain Walls: Curtain Walls to receive solar control film.

1.3 REFERENCES

- A. ASHRAE - American Society for Heating, Refrigeration, and Air Conditioning Engineers; Handbook of Fundamentals, 1997 Edition.
- B. ASTM D 1044 - Standard Method of Test for Resistance of Transparent Plastics to Surface Abrasion (Taber Abrader Test).
- C. ASTM E 84 - Standard Method of Test for Surface Burning Characteristics of Building Materials.
- D. ASTM E 308 - Standard Recommended Practice for Spectrophotometry and Description of Color in CIE 1931 System.
- E. ASTM E 903 - Standard Methods of Test for Solar Absorbance, Reflectance and Transmittance of Materials Using Integrating Spheres.
- F. ASTM G 26 - Standard Practice for Performing Accelerated Outdoor Weatherizing for Non-metallic Materials Using Concentrated Natural Sunlight.

1.4 PERFORMANCE REQUIREMENTS

- A. Fire Performance: Surface burning characteristics when tested in accordance ASTM E 84:
 - 1. Flame Spread: 25, maximum.
 - 2. Smoke Developed: 450, maximum.
- B. Abrasion Resistance: Film must have a surface coating that is resistant to abrasion

such that, less than 5 percent increase of transmitted light haze will result in accordance with ASTM D 1044 using 50 cycles, 500 grams weight, and the CS10F Calbrase Wheel.

1.5 SUBMITTALS

- A. Submit under provisions of Section 01300.
- 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.
- C. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
- D. Verification Samples: For each finish product specified, two samples representing actual product, color, and patterns.
- E. Performance Submittals:
 - 1. Provide laboratory data of emissivity and calculated window U-Factors for various outdoor temperatures based upon established calculation procedure defined by the 1997 ASHRAE Handbook of Fundamentals, Chapter 29, or Lawrence Berkeley Laboratory Window 5.2 Computer Program.

1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: All primary products specified in this section will be supplied by a single manufacturer with a minimum of ten (10) years experience.
- B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of five (5) years demonstrated experience in installing products of the same type and scope as specified.
- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
 - 1. Finish areas designated by Architect.
 - 2. Do not proceed with remaining work until workmanship, color, and sheen are approved by Architect.
 - 3. Refinish mock-up area as required to produce acceptable work.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of hazardous materials, and materials contaminated by hazardous materials, in accordance with requirements of local authorities having jurisdiction.

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. At project closeout, provide to Owner or Owners Representative an executed current

copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.

PART 2 PRODUCTS


2.1 MANUFACTURERS

- A. Acceptable Manufacturer: 3M Window Film , which is located at: 3M Center Bldg. 0223-02-S-24 ; St. Paul, MN 55144-1000; Toll Free Tel: 888-364-3577; Tel: 651-737-1053 ; Fax: 651-736-0611; Email: windowfilm@mmm.com; Web: www.3m.com/windowfilm
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.2 SAFETYAND SECURITY WINDOW FILM

- A. General:
 - 1. 3M Ultra High Performance Safety and Security Window Films - SCARL 150, SCARL 400, and SCARL 600.
 - a. Film Material - Clear: Optically clear micro-layered polyester film, laminated to additional clear micro-layered polyester film (Multi Layered), with a durable acrylic abrasion resistant coating over the surface. The film is clear and will not contain dyed polyester.
 - 2. 3M Ultra High Performance Prestige Sun/Solar, Safety and Security Window Films - Ultra PR S70 and Ultra PR S50
 - a. Optically clear, micro-layered, polyester film laminated to different clear multi-layered polyester film containing at least 220 layers with an acrylic pressure sensitive adhesive on one side and durable acrylic abrasion resistant coating on the other side. Films contain no metals, but so contain infared-absorbing carbon, metal oxide particles, or both.
 - 3. 3M Ultra High Performance Sun/Solar, Safety and Security Window Films - S20SIAR400, S35NEAR400 and S50NEAR400
 - a. Film Material - Optically clear multi-layered polyester film laminated to a metalized multi-layered polyester film, with a durable acrylic abrasion resistant coating over the surface. The film color is derived from the metal coating and the product will not contain dyed polyester.
 - 4. 3M Ultra High Performance Sun/Solar, Safety,and Security Window Films - Ultra Night Vision S25NVAR400.
 - a. Film Material - Optically clear multi-layered polyester film laminated to a metalized multi-layered polyester film. Additional film layer is added for color and performance, with a durable acrylic abrasion resistant coating over the surface.
 - 5. Uniformity: No noticeable pin holes, streaks, thin spots, scratches, banding or other optical defects.
 - 6. Variation in Total Transmission across the Width: Less than 2 percent over the average at any portion along the length.
 - 7. Identification: Labeled as to Manufacturer as listed in this Section.





B. Performance, SCLARL 150 - Ultra Prestige Safety and Security Window Film - Film applied to 1/4 Inch (6.4 mm) Thick Clear Glass:

1. Film Color: Clear.
2. Thickness: Nominal 2.0 mils (0.1mm).
3. Emissivity: 0.87 when measured using a Devices & Services Emissometer Model AE at or near room temperature.
4. U-Factor: 1.09.
5. **Visible Light Transmission (ASTM E 84): 87 percent.**
6. Visible Reflection (ASTM E 903): Not more than 11 percent.
7. **Ultraviolet Transmission (ASTM E 903): Less than 2 percent.**
8. Shading Coefficient at 90 Degrees (Normal Incidence) (ASTM E 903): Not less than 0.92.
9. Tear Resistance (ASTM D 1004): Greater than 350 lbs.
10. Safety Rating: Category I (150 ft.-lbs).
11. Tensile Strength (ASTM D 882-95a): 30,000 psi.
12. Breaking Strength (Per Inch Width): 60 lbs.
13. Puncture Propagation Tear (ASTM D 2582-93): 2.0 lbs.
14. Young Modulus (ASTM D 882-95a): 500 kpsi nominal.
15. 3M Window Film Point of Contact - Michael Hassenauer 651-737-1053.
Email: mjhassenauer@mmm.com.

C. Performance, SCLARL 400 - Ultra Prestige Safety and Security Window Film - Film applied to 1/4 Inch (6.4 mm) Thick Clear Glass:

1. Film Color: Clear.
2. Thickness: Nominal 4.0 mils (0.2mm).
3. Emissivity: 0.87 when measured using a Devices & Services Emissometer Model AE at or near room temperature.
4. U-Factor: 1.09.
5. Visible Light Transmission (ASTM E 84): 86 percent.
6. Visible Reflection (ASTM E 903): Not more than 11 percent.
7. Ultraviolet Transmission (ASTM E 903): Less than 2 percent.
8. Shading Coefficient at 90 Degrees (Normal Incidence) (ASTM E 903): Not less than 0.91.
9. Tear Resistance (ASTM D 1004): Greater than 780 lbs.
10. Safety Rating: Category II (400 ft.-lbs).
11. Tensile Strength (ASTM D 882-95a): 30,000 psi.
12. Breaking Strength (Per Inch Width): 120 lbs.
13. Puncture Propagation Tear (ASTM D 2582-93): 7.5 lbs.
14. Young Modulus (ASTM D 882-95a): 500 kpsi nominal.
15. 3M Window Film Point of Contact - Michael Hassenauer 651-737-1053.
Email: mjhassenauer@mmm.com.

D. Performance, Ultra 600 - Ultra Prestige Safety and Security Window Film - Film applied to 1/4 Inch (6.4 mm) Thick Clear Glass:

1. Film Color: Clear.
2. Thickness: Nominal 6.0 mils (0.3mm).
3. Emissivity: 0.87 when measured using a Devices & Services Emissometer Model AE at or near room temperature.
4. U-Factor: 1.09.
5. Visible Light Transmission (ASTM E 84): 85 percent.
6. Visible Reflection (ASTM E 903): Not more than 10 percent.
7. Ultraviolet Transmission (ASTM E 903): Less than 2 percent.
8. Shading Coefficient at 90 Degrees (Normal Incidence) (ASTM E 903): Not less than 0.90.
9. Tear Resistance (ASTM D 1004): Greater than 1150 lbs.
10. Safety Rating: Category II (400 ft.-lbs).

11. Tensile Strength (ASTM D 882-95a): 30,000 psi.
12. Breaking Strength (Per Inch Width): 180 lbs.
13. Puncture Propagation Tear (ASTM D 2582-93): 19.2 lbs.
14. Young Modulus (ASTM D 882-95a): 500 kpsi nominal.
15. 3M Window Film Point of Contact - Michael Hassenauer 651-737-1053.
Email: mjhassenauer@mmm.com.

E. Performance, Ultra PR 70 - Ultra Prestige Sun/Solar, Safety and Security Window Film - Film applied to 1/4 Inch (6.4 mm) Thick Clear Glass:

1. Film Color: Clear Film with at least 220 plus layers.
2. Thickness: Nominal 6.0 mils (0.2mm).
3. Emissivity: 0.78 when measured using a Devices & Services Emissometer Model AE at or near room temperature.
4. U-Factor: .99.
5. Visible Light Transmission (ASTM E 84): 67 percent.
6. Visible Reflection (ASTM E 903): Not more than 10 percent.
7. Ultraviolet Transmission (ASTM E 903): Less than 1 percent.
8. Shading Coefficient at 90 Degrees (Normal Incidence) (ASTM E 903): Not less than 0.57.
9. Luminous Efficacy 1.18
10. Shading Coefficient - at 90 Degrees (normal incidence) - 57 percent
11. TSER - 60 Degree Angel - 49 percent
12. Tear Resistance (ASTM D 1004): Greater than 780 lbs.
13. Safety Rating: Category II (400 ft.-lbs).
14. Tensile Strength (Tensile_ASTM D 882-95a): 30,000 psi.
15. Breaking Strength (Per Inch Width): 120 lbs.
16. Puncture Propagation Tear (ASTM D 2582-93): 7.5 lbs.
17. Young Modulus (ASTM D 882-95a): 500 kpsi nominal.
18. 3M Window Film Point of Contact - Michael Hassenauer 651-737-1053. E-mail: mjhassenauer@mmm.com.

F. Performance, Ultra PR 50 - Ultra Prestige Sun/Solar, Safety and Security Window Film - Film applied to 1/4 Inch (6.4 mm) Thick Clear Glass:

1. Film Color: Clear Film with at least 220 plus layers.
2. Thickness: Nominal 6.0 mils (0.2mm).
3. Emissivity: 0.78 when measured using a Devices & Services Emissometer Model AE at or near room temperature.
4. U-Factor: .99.
5. Visible Light Transmission (ASTM E 84): 49 percent.
6. Visible Reflection (ASTM E 903): Not more than 8 percent.
7. Ultraviolet Transmission (ASTM E 903): Less than 1 percent.
8. Shading Coefficient at 90 Degrees (Normal Incidence) (ASTM E 903): Not less than 0.97.
9. Luminous Efficacy .96
10. Shading Coefficient - at 90 Degrees (normal incidence) - 56 percent.
11. TSER - 60 Degree Angel - 63 percent.
12. Tear Resistance (ASTM D 1004): Greater than 780 lbs.
13. Safety Rating: Category II (400 ft.-lbs).
14. Tensile Strength (ASTM D 882-95a): 30,000 psi.
15. Breaking Strength (Per Inch Width): 120 lbs.
16. Puncture Propagation Tear (ASTM D 2582-93): 7.5 lbs.
17. Young Modulus (ASTM D 882-95a): 500 kpsi nominal.
18. 3M Window Film Point of Contact - Michael Hassenauer 651-737-1053.
Email: mjhassenauer@mmm.com.

G. Performance, S20SIAR400 - Ultra Prestige Safety and Security Window Film - Film

applied to 1/4 Inch (6.4 mm) Thick Clear Glass:

1. Film Color: Tinted - Derived from metal coatings.
2. Thickness: Nominal 4.0 mils (0.2mm).
3. Emissivity: 0.79 when measured using a Devices & Services Emissometer Model AE at or near room temperature.
4. U-Factor: 1.02.
5. Visible Light Transmission (ASTM E 84): 19 percent.
6. Visible Reflection (ASTM E 903): Not more than 58 percent.
7. Ultraviolet Transmission (ASTM E 903): Less than 1 percent.
8. Shading Coefficient at 90 Degrees (Normal Incidence) (ASTM E 903): Not less than 0.26.
9. Tear Resistance (ASTM D 1004): Greater than 780 lbs.
10. Safety Rating: Category II (400 ft.-lbs).
11. Tensile Strength (ASTM D 882-95a): 30,000 psi.
12. Breaking Strength (Per Inch Width): 120 lbs.
13. Puncture Propagation Tear (ASTM D 2582-93): 7.5 lbs.
14. Young Modulus (ASTM D 882-95a): 500 kpsi nominal.
15. 3M Window Film Point of Contact - Michael Hassenauer 651-737-1053.
Email: mjhassenauer@mmm.com.

H. Performance, S35NEAR40 - Ultra Prestige Safety and Security Window Film - Film applied to 1/4 Inch (6.4 mm) Thick Clear Glass:

1. Film Color: Tinted - Derived from metal coatings.
2. Thickness: Nominal 4.0 mils (0.2mm).
3. Emissivity: 0.87 when measured using a Devices & Services Emissometer Model AE at or near room temperature.
4. U-Factor: 1.09.
5. Visible Light Transmission (ASTM E 84): 37 percent.
6. Visible Reflection (ASTM E 903): Not more than 20 percent.
7. Ultraviolet Transmission (ASTM E 903): Less than 1 percent.
8. Shading Coefficient at 90 Degrees (Normal Incidence) (ASTM E 903): Not less than 0.51.
9. Tear Resistance (ASTM D 1004): Greater than 780 lbs.
10. Safety Rating: Category II (400 ft.-lbs).
11. Tensile Strength (ASTM D 882-95a): 30,000 psi.
12. Breaking Strength (Per Inch Width): 120 lbs.
13. Puncture Propagation Tear (ASTM D 2582-93): 7.5 lbs.
14. Young Modulus (ASTM D 882-95a): 500 kpsi nominal.
15. 3M Window Film Point of Contact - Michael Hassenauer 651-737-1053.
Email: mjhassenauer@mmm.com.

I. Performance, S50NEAR4000 - Ultra Prestige Safety and Security Window Film - Film applied to 1/4 Inch (6.4 mm) Thick Clear Glass:

1. Film Color: Tinted - Derived from metal coatings.
2. Thickness: Nominal 4.0 mils (0.2mm).
3. Emissivity: 0.87 when measured using a Devices & Services Emissometer Model AE at or near room temperature.
4. U-Factor: 1.09.
5. Visible Light Transmission (ASTM E 84): 51 percent.
6. Visible Reflection (ASTM E 903): Not more than 15 percent.
7. Ultraviolet Transmission (ASTM E 903): Less than 2 percent.
8. Shading Coefficient at 90 Degrees (Normal Incidence) (ASTM E 903): Not less than 0.66.
9. Tear Resistance (ASTM D 1004): Greater than 780 lbs.
10. Safety Rating: Category II (400 ft.-lbs).
11. Tensile Strength (ASTM D 882-95a): 30,000 psi.

12. Breaking Strength (Per Inch Width): 120 lbs.
13. Puncture Propagation Tear (ASTM D 2582-93): 7.5 lbs.
14. Young Modulus (ASTM D 882-95a): 500 kpsi nominal.
15. 3M Window Film Point of Contact - Michael Hassenauer 651-737-1053.
Email: mjhassenauer@mmm.com.

J. Performance, S25NVAR4000 - Ultra Prestige Safety and Security Window Film - Film applied to 1/4 Inch (6.4 mm) Thick Clear Glass:

1. Film Color: Tinted - Derived from metal coatings.
2. Thickness: Nominal 5.0 mils (0.2mm).
3. Emissivity: 0.72 when measured using a Devices & Services Emissometer Model AE at or near room temperature.
4. U-Factor: .82.
5. Visible Light Transmission (ASTM E 84): 24 percent.
6. Visible Reflection (ASTM E 903): Not more than 28 percent.
7. Ultraviolet Transmission (ASTM E 903): Less than 1 percent.
8. Shading Coefficient at 90 Degrees (Normal Incidence) (ASTM E 903): Not less than 0.43.
9. Tear Resistance (ASTM D 1004): Greater than 780 lbs.
10. Safety Rating: Category II (400 ft.-lbs).
11. Tensile Strength (Tensile_ASTM D 882-95a): 30,000 psi.
12. Breaking Strength (Per Inch Width): 120 lbs.
13. Puncture Propagation Tear (ASTM D 2582-93): 7.5 lbs.
14. Young Modulus (ASTM D 882-95a): 500 kpsi nominal.
15. 3M Window Film Point of Contact - Michael Hassenauer 651-737-1053.
Email: mjhassenauer@mmm.com.

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.

3.2 PREPARATION

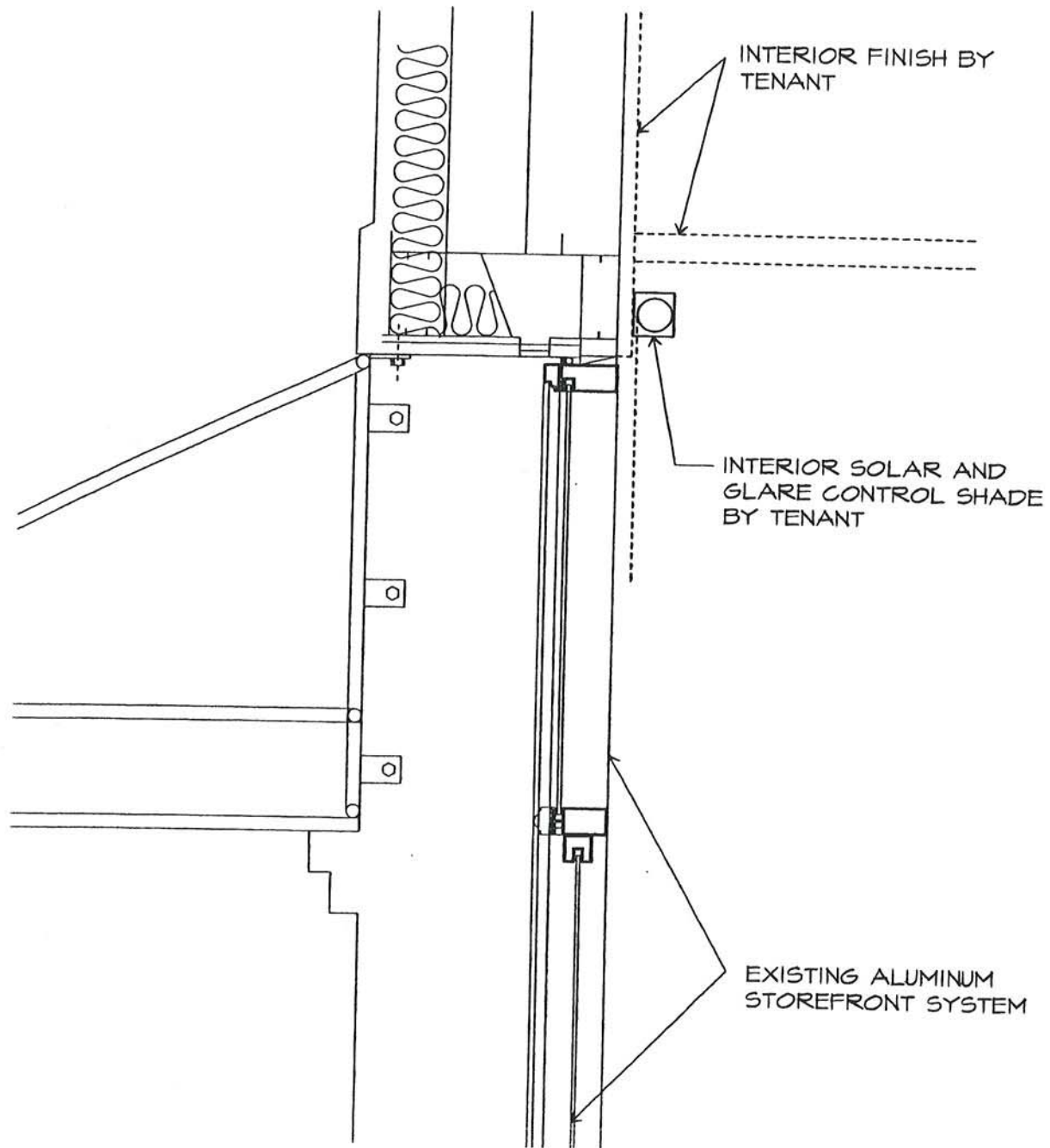
- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Cut film edges neatly and square at a uniform distance of 1/8 inch (3 mm) to 1/16 inch (1.5 mm) of window sealant. Use new blade tips after 3 to 4 cuts.
- C. Spray the slip solution, composed of one capful of baby shampoo or dishwashing liquid to 1 gallon of water, on window glass and adhesive to facilitate proper positioning of film.
- D. Apply film to glass and lightly spray film with slip solution.
- E. Squeegee from top to bottom of window. Spray slip solution to film and squeegee a second time.

- F. Bump film edge with lint-free towel wrapped around edge of a 5-way tool.
 - G. Upon completion of film application, allow 30 days for moisture from film installation to dry thoroughly, and to allow film to dry flat with no moisture dimples when viewed under normal viewing conditions.
- 3.4 CLEANING AND PROTECTION
- A. Remove left over material and debris from Work area. Use necessary means to protect film before, during, and after installation.
 - B. Touch-up, repair or replace damaged products before Substantial Completion.
 - C. After application of film, wash film using common window cleaning solutions, including ammonia solutions, 30 days after application. Do not use abrasive type cleaning agents and bristle brushes to avoid scratching film. Use synthetic sponges or soft cloths.

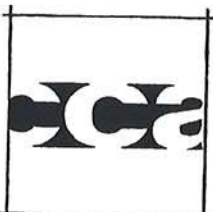
END OF SECTION



INTERIOR SUNSHADE BY TENANT

**Carlile
Coatsworth
Architects, Inc.**

2458 Dupont Drive
Irvine, California 92612
Phone 949.833.1930
Fax 949.833.1140



**CRYSTAL COVE
NEWPORT COAST, CA**



**THE IRVINE COMPANY
RETAIL PROPERTIES**

TENANT RETORFIT DETAILS

PROJECT NO.	XXXXX
DATE	01/29/02
DRAWN BY	RMD
SCALE	NTS
REVISIONS	

TRD-09