

DIVISION 01: GENERAL REQUIREMENTS:

1. GENERAL: THESE DRAWINGS AND SPECIFICATIONS INCLUDING DESIGNS AND IDEAS REPRESENTED THEREON ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT EXCEPT THOSE FOR WHICH THEY HAVE BEEN DEVELOPED AND PREPARED, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. THE TERM "GENERAL CONTRACTOR" USED IN THESE DOCUMENTS REFER TO TENANTS AS WELL AS LANDLORDS GENERAL CONTRACTOR.
 - A. THE WORK UNDER THIS CONTRACT COMPRISES THE BUILD-OUT OF A NEW RETAIL STORE FOR THE NORTH FACE (SEE PLANS FOR SQUARE FOOTAGE AND EXACT SCOPE OF WORK).
 - B. THE LANDLORD/TENANT GENERAL CONTRACTORS SHALL VISIT THE SITE TO VERIFY ANY EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BID/PROPOSAL AND REPORT TO THE ARCHITECT ANY DISCREPANCIES OR CONDITIONS WHICH MAY INTERFERE WITH THE EXECUTION OF THE DEPICTED WORK. EXTRAS WILL NOT BE ALLOWED FOR UNREPORTED DISCREPANCIES OR CONDITIONS.
 - C. THE GENERAL CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANIES TO VERIFY ALL ELEVATIONS, SIZES, LOCATIONS AND CONNECTION POINTS FOR ALL UTILITIES AFFECTED BY THIS PROJECT. THE GENERAL CONTRACTOR SHALL COORDINATE AND OBTAIN ALL APPLICATIONS FOR, AND ENSURE ALL UTILITIES ARE TURNED ON PRIOR TO COMPLETION OF WORK.
 - D. CONTRACTOR TO PROVIDE ALL SUB-CONTRACTORS WITH A COMPLETE SET OF THE MOST CURRENT CONSTRUCTION DOCUMENTS.
2. CONTRACTS: THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS' "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A201)" ARE HEREBY MADE A PART OF THESE DRAWINGS AND SPECIFICATIONS, AS WELL AS THE CONTRACT FOR CONSTRUCTION BY REFERENCE AND THEY SHALL BE LEGALLY ENFORCEABLE TO THE SAME DEGREE AND EXTENT AS IF THEY WERE REPRODUCED HEREON.
 3. PERMITS & CERTIFICATES: ALL WORK SHALL COMPLY WITH STATE AND LOCAL REGULATIONS AND ORDINANCES, ANY OTHER APPLICABLE CODES AND SHOPPING CENTER CRITERIA.
 - A. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND LICENSES AND ARRANGE FOR ALL INSPECTIONS BY LOCAL JURISDICTIONS.
 - B. A COMPLETE UP TO DATE SET OF THE DRAWINGS, INCLUDING APPROVED SHOP DRAWINGS SHALL BE KEPT AT THE SITE FOR THE DURATION OF THE WORK. COPIES OR ORIGINALS, IF REQUIRED, OF ALL PERMITS AND APPROVALS, SHALL ALSO BE KEPT AT THE SITE.
 - C. UPON COMPLETION OF THE WORK AND BEFORE FINAL PAYMENT IS MADE, THE CONTRACTOR SHALL SECURE AND DELIVER TO THE LANDLORD AND TENANT (COPY TO ARCHITECT) A PROPERLY ISSUED OCCUPANCY CERTIFICATE AND COPIES OF ANY OTHER REQUIRED APPROVALS BY ANY AND ALL AGENCIES HAVING JURISDICTION OVER THE WORK (INCLUDING THE LANDLORD).
 4. INSURANCE: ALL CONTRACTORS (GENERAL AND SUBCONTRACTORS) SHALL COMPLY WITH THE LANDLORD'S AND TENANT'S REQUIREMENT FOR INSURANCE, BONDS AND WAIVERS OF LIEN.
 5. CONTRACTOR (G.C.): THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND TRANSPORTATION NECESSARY, WHETHER STATED OR IMPLIED, TO COMPLETE THE WORK AS DESCRIBED ON THESE DRAWINGS AND SPECIFICATIONS.
 - A. REFER TO THE DIVISION OF WORK FOR A BREAKDOWN OF THE VARIOUS RESPONSIBILITIES OF ALL INVOLVED PARTIES. ALL CONTRACTORS, VENDORS AND TRADES ARE RESPONSIBLE FOR THE VARIOUS PROVISIONS OF THE SPECIFICATION AS IT APPLIES TO THEM.
 - B. INSTALL ALL SYSTEMS, COMPONENTS, ASSEMBLIES, FIXTURES, HARDWARE AND FINISHES PER THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
 - C. IMMEDIATELY REPAIR ALL DAMAGE TO ANY SYSTEMS OR COMPONENTS BEING MAINTAINED AT NO COST TO THE LANDLORD.
 - D. PROTECT ALL PEOPLE.
 - E. ALL WORK SHALL BE COORDINATED WITH, AND IS SUBJECT TO APPROVAL BY, AND IS SUBJECT TO THE RULES OF THE LANDLORD, CONTRACTOR TO OBTAIN RULES AND REGULATIONS FROM LANDLORD.
 - F. THE WORK UNDER THIS CONTRACT INCLUDES BOTH A FULL TIME SITE SUPERINTENDENT AND PROJECT MANAGER FOR THE DURATION OF CONSTRUCTION.
 6. WORK BY TENANT: REFER TO THE DIVISION OF WORK FOR ANY TENANT FURNISHED AND SUPPLIED ITEMS.
 7. WORK BY LANDLORD: REFER TO THE DIVISION OF WORK FOR ANY LANDLORD FURNISHED AND SUPPLIED ITEMS.
 8. WORK BY GENERAL CONTRACTOR IS SUBJECT TO THE RULES OF THE LANDLORD. SUBMIT EVIDENCE OF SAME AS MAY BE REQUIRED, OBTAIN A LIST OF RULES AND REGULATIONS FROM THE LANDLORD.
 - A. MINIMUM INTERFERENCE - ALL WORK SHALL BE PERFORMED SO AS TO CAUSE A MINIMUM OF INTERFERENCE WITH ANY OTHER TENANTS AND THE OPERATION OF THE LANDLORD'S ENTIRE PREMISES. CONTRACTOR SHALL TAKE ALL PRECAUTIONARY STEPS TO PROTECT THE FACILITIES ON THE PREMISES AND THE FACILITIES OF OTHERS AFFECTED BY PERFORMANCE OF THE WORK AND POLICE SAME PROPERLY.
 - B. ALL MATERIALS AND PRODUCTS SPECIFIED SHALL BE NEW AND ARE TO BE INSTALLED IN ACCORD WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. GENERAL CONTRACTOR IS TO CONSTRUCT PROJECT IN ACCORD WITH THE DOCUMENTS. ANY DEVIATION FROM THE INTENT OF THE DOCUMENTS WITHOUT ARCHITECT APPROVAL IS THE CONTRACTOR'S OWN RISK.
 9. TENANT SUPPLIED/TENANT'S GENERAL CONTRACTOR INSTALLED MATERIALS.
 - A. THE GENERAL CONTRACTOR SHALL INCLUDE IN BASE BID THE COST TO UNLOAD AND STORE OWNER FURNISHED ITEMS FOR INSTALLATION BY THE GENERAL CONTRACTOR.
 - B. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FILING FREIGHT CLAIMS DIRECT WITH CARRIER, AND FOLLOWING THROUGH AS NECESSARY WITH ALL SUBSEQUENT PROCEDURES, INCLUDING INSPECTIONS AND REMOVAL OF DAMAGED MATERIAL. THIS APPLIES TO VISIBLE AND CONCEALED DAMAGES OF ALL OWNER SUPPLIED MATERIALS. FAILURE TO DO SO WILL RESULT IN BACK-CHARGE EXPENSES TO THE GENERAL CONTRACTOR.
 - C. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL OWNER SUPPLIED MATERIALS THROUGHOUT THE COURSE OF THE PROJECT, AND IS TO MAKE REPAIRS AS REQUIRED.
 10. APPLICATION FOR PAYMENT: SUBMIT (3) THREE COPIES OF EACH APPLICATION ON AIA G702 FORMS. PAYMENT MAY BE APPLIED FOR MONTHLY AND WILL BE BASED ON PERCENTAGE OF WORK COMPLETED LESS RETAINAGE.
 - A. BEGINNING WITH PAY REQUEST #2, GENERAL CONTRACTOR SHALL SUBMIT A PARTIAL WAIVER OF LIEN EQUAL TO THE AMOUNT OF THE PREVIOUS PAY REQUEST FROM EACH SUBCONTRACTOR.
 - B. UPON COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE GENERAL CONTRACTOR SHALL SUBMIT FINAL UNCONDITIONAL (NOTARIZED) WAIVERS OF LIEN FROM ALL SUBCONTRACTORS AND A FINAL, NOTARIZED UNCONDITIONAL WAIVER OF LIEN FROM HIMSELF FOR THE FULL AMOUNT OF THE CONTRACT (INCLUDING ALL ADDITIONS AND CREDITS).
 11. COORDINATION: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL SUBCONTRACTORS AND TRADES.
 - A. PROVIDE AND MAINTAIN AN UP-TO-DATE SCHEDULE OF WORK.
 - B. SCHEDULE AND ADMINISTER MEETINGS AS AGREED TO BY THE OWNER AND ARCHITECT AND COMPOSE MINUTES TO THOSE MEETINGS.
 - C. PROVIDE A FULL TIME QUALIFIED SUPERVISOR ON SITE.
 - D. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL OTHER CONTRACTORS AND VENDORS WORKING IN THE SPACE.
 12. SUBMITTALS: SUBMITTALS SHALL BE PROVIDED FOR MATERIALS AND ASSEMBLIES LISTED IN EACH SECTION OF THIS SPECIFICATION.
 - A. SHOP DRAWINGS AND SAMPLES: WHERE CALLED FOR IN DOCUMENTS, SUBMIT TO ARCHITECT FOR APPROVAL AS FOLLOWS.
 - A.A. REPRODUCIBLE DRAWINGS: ONE SET/PA TRANSPARENCY.
 - A.B. NON-REPRODUCIBLE DATA: TWO COPIES.
 - A.C. SAMPLES: (2) EACH.
 - A.D. CLEARLY MARK ALL SUBMISSIONS WITH DATA, PROJECT, CONTACT AND SUB-CONTRACTOR AND ALLOW SPACE FOR APPROVAL STAMP.
 - B. PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL INFORMATION AND INSTALLATION INSTRUCTIONS FOR SPECIFIED MATERIALS EXCEPT BULK MATERIALS, TO THE TENANT (COPY TO THE ARCHITECT).
 - C. PRODUCT WARRANTY: SUBMIT MANUFACTURER'S PRODUCT AND MATERIAL INFORMATION TO TENANT (COPY TO THE ARCHITECT).
 13. INSPECTION AND TESTING: THE GENERAL CONTRACTOR SHALL EMPLOY AND PAY FOR AN INDEPENDENT FIRM (APPROVED BY THE ARCHITECT) TO PERFORM INSPECTION AND TESTING REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS.
 - A. SUBMIT TESTING AND INSPECTION RESULTS TO THE ARCHITECT, AND TENANT FOR THEIR FILES.
 14. TEMPORARY SERVICES: PROVIDE TEMPORARY SERVICES NECESSARY TO COMPLETE THE CONSTRUCTION INCLUDING (BUT NOT LIMITED TO) ELECTRICITY, LIGHTING, HVAC, TELEPHONE, FACSIMILE MACHINE, WATER SERVICE, SANITARY, ELEVATORS, FIRE PROTECTION EQUIPMENT, FENCES/BARRICADES AND SECURITY.
 - A. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY BARRICADES, TEMPORARY CONSTRUCTION, DUSTSHIELDS, AND SCAFFOLDING REQUIRED TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BARRICADE MAINTENANCE, REMOVAL AND REPAIR, CLEANUP OR ANY TEMPORARY CONSTRUCTION REQUIREMENTS AS A RESULT OF BARRICADE.
 - B. GENERAL CONTRACTOR IS TO BE FAMILIAR WITH ALL LOCAL ORDINANCES, PERMITS, AND WORKING CONDITIONS PERTAINING TO BARRICADES, NOISE, DUST, TRASH REMOVAL, ETC. AND TO MAINTAIN ALL LOCAL ORDINANCES.
 - C. GENERAL CONTRACTOR MUST HAVE A JOB PHONE ON THE PROJECT AT ALL TIMES DURING CONSTRUCTION. PERIOD AND PROVIDE NUMBER AND NAME OF CONTACT TO ARCHITECT AND TENANT IMMEDIATELY.
 15. SITE ACCESS: COORDINATE SITE ACCESS, 24 HOUR TRUCKER PARKING, LOADING AND UNLOADING AND STORAGE OF MATERIALS WITH THE LANDLORD.
 16. JOB SAFETY REQUIREMENTS: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SAFETY DURING CONSTRUCTION. PROVIDE POST SAFETY RULES AT THE JOB SITE.
 17. WASTE REMOVAL: PROVIDE WASTE REMOVAL SERVICES NECESSARY TO COMPLETE THE CONSTRUCTION INCLUDING (BUT NOT LIMITED TO) DEBRIS REMOVAL, CLEANING, MAINTENANCE AND ORDERLY FASHION AT ALL TIMES. FINAL CLEAN THE ENTIRE SITE, DISPOSING OF REMAINING DEBRIS AND TRASH, VACUUMING OR SWEEPING AND MOPPING FLOORS AND CLEANING ALL GLAZED, TILED, PAINTED, ETC. SURFACES FOR SUBSTANTIAL COMPLETION.
 - A. GENERAL CONTRACTOR SHALL PAY FOR ALL SCAVENGER SERVICES, BE RESPONSIBLE FOR REMOVAL OF DEBRIS FOR ALL TRADES (INCLUDING SUBCONTRACTORS AND VENDORS) AND FOR KEEPING THE JOB SITE CLEAN AT ALL TIMES.

- B. TENANT GENERAL CONTRACTOR TO PROVIDE FINAL DEEP CLEANING OF ALL WOOD, GLASS, AND METAL FIXTURES, STOREFRONT GLAZING INSIDE AND OUT, VACUUMING OF CARPET, MOPPING AND WAXING OF VCT FLOORING, MOPPING AND BUFFING OF SOLID VINYL FLOORING PRIOR TO TURN OVER TO OPERATING COMPANY.
18. RECORD DRAWINGS/OMB MANUALS: MAINTAIN, ON SITE, ONE SET OF CONTRACT DOCUMENTS TO BE UTILIZED FOR RECORD DRAWINGS. RECORD ALL REVISIONS OF WORK.
 - A. UPON COMPLETION OF THE WORK AND BEFORE FINAL PAYMENT IS MADE, THE CONTRACTOR SHALL SECURE AND DELIVER TO THE TENANT (COPY TO THE ARCHITECT) ALL GUARANTEES AND/OR WARRANTIES ON ALL EQUIPMENT SUPPLIED AND/OR INSTALLED BY THE CONTRACTOR, AND HIS SUBCONTRACTORS.
 - B. UPON COMPLETION OF THE WORK AND BEFORE FINAL PAYMENT IS MADE, THE CONTRACTOR SHALL SUBMIT ON REPRODUCIBLE MYLAR ONE SET OF AS-BUILT DRAWINGS INDICATING ALL CHANGES AND MODIFICATIONS MADE TO THE PROJECT DURING CONSTRUCTION.
 - A.A. PROVIDE THE LANDLORD WITH COPIES OF RECORD DRAWINGS AND O & M MANUALS AS REQUIRED.
19. PUNCH LIST/CLOSE-OUT: UPON NOTIFICATION, THE ARCHITECT & TENANT SHALL PREPARE A PUNCH LIST OF THE PROJECT AND THE GENERAL CONTRACTOR SHALL MAKE GOOD ALL PUNCH LIST ITEMS TO THE SATISFACTION OF THE ARCHITECT / TENANT PRIOR TO FINAL PAYMENT.
 - A. THE GENERAL CONTRACTOR SHALL:
 - FINAL CLEAN SITE
 - RESOLVE ALL PUNCH LIST ITEMS
 - TEST AND BALANCE HVAC SYSTEM
 - SUBMIT TWO COPIES OF ALL O&M MANUALS
 - SUBMIT COPIES OF MANUFACTURER'S WARRANTIES
 - SUBMIT RECORD DRAWINGS
 - LEAVE ON SITE ATTIC STOCK FOR CEILING TILE AND FLOOR TILE
 - NOTE: THE GENERAL CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR ANY EXPENSES INCURRED BY THE ARCHITECT FOR ADDITIONAL VISITS AS A RESULT OF PUNCH LIST ITEMS NOT CORRECTED BEFORE THE FOLLOW-UP VISIT.
20. GUARANTEE: THE GENERAL CONTRACTOR SHALL GUARANTEE THE WORK FOR ONE (1) YEAR AFTER THE SUBSTANTIAL COMPLETION OF ALL WORK.
 - A. GUARANTEE/WARRANTY CERTIFICATES BY THE MANUFACTURER SHALL BE SUBMITTED AS APPROPRIATE.
 - B. REFER TO OTHER SECTION OF THE SPECIFICATION FOR ADDITIONAL GUARANTEE/WARRANTY REQUIREMENTS.

DIVISION 02: SITE WORK

1. REFER TO THE ARCHITECTURAL DRAWINGS FOR ANY NOTES RELATED TO DEMOLITION WORK.
2. THE GENERAL CONTRACTOR IS TO DEMOLISH AND REMOVE FROM THE PREMISES IN A MANNER ACCEPTABLE TO ANY JURISDICTIONAL AGENCIES, THE LANDLORD, AND THE APPROVAL OF THE ARCHITECT. ALL WORK SO INDICATED OR REQUIRED BY THE WORK OF THE CONTRACT DOCUMENTS OR AS MAY BE DIRECTED IN THE FIELD BY THE ARCHITECT. THE WORK WHICH IS TO BE REMOVED SHALL INCLUDE ANY EXISTING CONSTRUCTION, FURNISHINGS, EQUIPMENT OR FINISHES NOT TO REMAIN IN THE COMPLETED PROJECT.
3. LAYOUT WORK:
 - A. GENERAL CONTRACTOR SHALL LOCATE ALL EXISTING UTILITY SERVICE LINES AND PROTECT THEM THROUGHOUT THE CONSTRUCTION PERIOD.
 - B. GENERAL CONTRACTOR SHALL LAY OUT WORK AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS, MEASUREMENTS OF THE BUILDING UTILITIES, AND OTHER WORK EXECUTED UNDER THE CONTRACT.
 - C. LANDLORD/ TENANT GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS THEY MAY APPLY TO EXISTING CONDITIONS WITH PARTICULAR EMPHASIS ON DIMENSIONS MARKED "VERIFY" OR VERIFY IN FIELD (V.I.F.) NOTIFY ARCHITECT AND TENANT IMMEDIATELY OF ANY DISCREPANCIES ON THE DRAWINGS AND EXISTING CONDITIONS IN WRITTEN FORM. WORK.
 - D. ANY DISCREPANCIES, ERRORS, OR OMISSIONS DISCOVERED IN THE CONTRACT DOCUMENTS BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND TENANT BEFORE PROCEEDING WITH RELATED WORK. OTHERWISE, THE CORRECTION OF SUCH ITEMS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DIVISION 03: CONCRETE WORK

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A SMOOTH TRANSITION BETWEEN STORE FLOORS AND ADJACENT FLOORS. STORE FLOOR MAY REQUIRE LATEX FEATHERING OR, WHERE POSSIBLE, GRINDING DOWN OF STORE SUBFLOOR TO ALLOW FOR A SMOOTH TRANSITION, IF FLOOR GRINDING IS NOT PERMITTED BY LANDLORD CONTACT ARCHITECT.
2. (WHEN APPLICABLE) NEW OR ADDITIONAL CONCRETE WORK STAIRS, STOOPS, RAMPS, ECT. REFER TO ALL DRAWINGS FOR ADDITIONAL CONCRETE SPECIFICATIONS.

DIVISION 04: MASONRY (WHEN APPLICABLE)

1. REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL MASONRY SPECIFICATIONS.
2. PRODUCTS:
 - A. LINTELS AND BOND BEAMS: (IF APPLICABLE)
 - A.A. INSTALL LINTELS WHERE NOTED ON THE DRAWINGS.
 - A.B. INSTALL BOND BEAMS WHERE NOTED ON THE DRAWINGS, REINFORCE AS DETAILED AND GROUT SOLID.
 - B. REMOVE EXCESS MORTAR AND CLEAN SURFACES UPON COMPLETION OF MASONRY INSTALLATION.

DIVISION 05: METALS

1. REFER TO THE ARCHITECTURAL DRAWINGS FOR SPECIFICATIONS RELATED TO STRUCTURAL METAL WORK.
2. (WHEN APPLICABLE) REFER TO ALL DRAWINGS FOR ADDITIONAL ARCHITECTURAL METAL WORK, RAILINGS, REFER HANDRAILS, ETC.

DIVISION 06: WOOD AND PLASTIC

1. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO, ROUGH CARPENTRY (WOOD BLOCKING) AND FINISH CARPENTRY (CABINETS, WOOD TRIM, HARDWARE AND ACCESSORIES).
2. ROUGH CARPENTRY: WOOD BLOCKING
 - A. PROVIDE SOLID BLOCKING IN STUD WALLS WHERE ALL FIXTURES OR DEVICES ARE TO BE MOUNTED. ALL WOOD BLOCKING SHALL BE FIRE RESISTANT TREATED.
 - B. ALL DIMENSIONAL LUMBER TO BE FIRE RETARDANT WITH U.L. RATING "NON COMBUSTIBLE."
3. FINISH CARPENTRY: CABINETS, AND WOOD TRIM
 - A. ALL MILLWORK SHALL COMPLY WITH THE APPROPRIATE SPECIFICATIONS OF THE ARCHITECTURAL QUALITY STANDARDS ILLUSTRATED BY THE AMERICAN WOODWORKING INSTITUTE FOR CUSTOMER GRADE MILLWORK.
 - B. PAINT GRADE FINISH LUMBER SHALL BE FINISHED OR SURFACED SMOOTH AND FREE OF BLEMISHES OR ABRASIONS. ALL WOOD SHALL HAVE TIGHT JOINTS AND CORNERS.
 - C. THE WORK CONTRACTOR SHALL VERIFY ALL DIMENSIONS AFFECTING HIS WORK IN THE FIELD PRIOR TO FABRICATION.
 - D. FINISH MILLWORK AND NOTED ON DRAWINGS IS TO BE INSTALLED BY TENANT AND INSTALLED BY TENANT GENERAL CONTRACTOR.
 - E. SOME FINISH ASSEMBLY CALL OUTS MAY BE PURCHASED AND FOLLOW SHOP DRAWING ACCOMPANYING MILLWORK. ALL FIELD ASSEMBLED MILLWORK TO BE SCRIBED AND JOINTS FINISHED SEPARATELY.
 - F. INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS.
 - G. MAKE ALL JOINT CONNECTIONS MAINTAINING A UNIFORM FLUSH CONNECTION USING COMBINATION OF SCREWS, DOWELS AND GLUE. BLIND FASTENERS WHERE POSSIBLE. WHERE BLIND FASTENINGS IS IMPOSSIBLE, DRILL HOLES UNIFORMLY, SET AND PUTTY HEADS AND FINISH AS APPLICABLE TO
4. PLASTIC LAMINATES:
 - A. ALL LAMINATE SURFACES, EDGES AND ADJACENT MATERIALS TO BE FREE OF ALL ADHESIVES, MARKINGS, CHIPS AND SURFACE BLEMISHES. REMOVE WRAPPINGS.
 - B. PLASTIC LAMINATES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL EDGES TO BE FLUSH, TRUE AND STRAIGHT, WITHOUT GAPS. ADJACENT LAMINATED PANELS TO BE CONCEALED SPLINE JOINTS.
 - C. LAMINATE TO BE INSTALLED OVER MEDIUM DENSITY PARTICLE BOARD. SPACKLE AND SAND SMOOTH TO AVOID TELEGRAPHING OF FASTENER LOCATIONS, BACKER, EDGES, ETC.
 - D. ALL LAMINATE WORK TO BE FASTENED WITH CONCEALED MECHANICAL FASTENERS ATTACHED TO SUBSTRATE FRAMING AND WITH ADHESIVES. SET WITH BLOCKS AND CLAMPS UNTIL ADHESIVES HAVE DEVELOPED ADEQUATE BONDING STRENGTH.

DIVISION 07: THERMAL & MOISTURE PROTECTION

1. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO, VAPOR BARRIER, BUILDING INSULATION, MEMBRANE ROOFING SYSTEM, EPS SYSTEM, FLASHING, COPING/FASCIA, AND SEALANTS.
2. BUILDING INSULATION (WHEN APPLICABLE):
 - A. CEILING INSULATION - SOUND BATT: 3 1/2" THICK SOUND ATTENUATION BATT INSULATION CONFORMING TO ASTM C885 AS MANUFACTURED BY OWENS CORNING FIBERGLASS "FIRECODE 80", R19.
 - B. WALL INSULATION - THERMAL BATT - 1 1/2" THICK FOLDED BATT INSULATION - TYPE 703, R 6.5
 - C. WALL INSULATION - THERMAL BATT - 3 1/2" THICK FOLDED BATT INSULATION - TYPE 703, R 15.2 (WHEN APPLICABLE)

DIVISION 08: DOORS, WINDOWS & GLASS

1. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO, WOOD AND METAL DOORS AND FRAMES, METAL WINDOWS, GLASS AND GLAZING AND HARDWARE.
 - A. STEEL DOORS (EXTERIOR): GRADE III, EXTRA HEAVY DUTY, SEAMLESS COMPOSITE CONSTRUCTION, SHOP PRIMED, WITH INSULATED CORES AND FIRE RATED AS NOTED ON THE DRAWINGS. ACCEPTABLE MANUFACTURERS INCLUDE CEOO, KEWANEE OR STEELCRAFT.
 - B. WOOD DOORS (INTERIOR): 1 3/4" THICK SOLID CORE AND HOLLOW CORE CONSTRUCTION WITH WOOD VENEER FACES. FABRICATE DOORS IN ACCORDANCE WITH AIA STANDARDS.
 - B.A. VENEER TO BE BIRCH, ROTARY SLICED WITH RANDOM MATCH GRAIN FOR PAINT FINISH.
 - B.B. PROVIDE CUTOUTS FOR GLAZING AS NOTED ON THE DRAWINGS.
2. WOOD AND STEEL DOORS (WHEN APPLICABLE):
 - A. STEEL DOORS (EXTERIOR): GRADE III, EXTRA HEAVY DUTY, SEAMLESS COMPOSITE CONSTRUCTION, SHOP PRIMED, WITH INSULATED CORES AND FIRE RATED AS NOTED ON THE DRAWINGS. ACCEPTABLE MANUFACTURERS INCLUDE CEOO, KEWANEE OR STEELCRAFT.
 - B. WOOD DOORS (INTERIOR): 1 3/4" THICK SOLID CORE AND HOLLOW CORE CONSTRUCTION WITH WOOD VENEER FACES. FABRICATE DOORS IN ACCORDANCE WITH AIA STANDARDS.
 - B.A. VENEER TO BE BIRCH, ROTARY SLICED WITH RANDOM MATCH GRAIN FOR PAINT FINISH.
 - B.B. PROVIDE CUTOUTS FOR GLAZING AS NOTED ON THE DRAWINGS.
3. METAL FRAMES (WHEN APPLICABLE):
 - A. METAL FRAMES (EXTERIOR): 16 GAUGE WITH INSULATED CORE, SHOP PRIMED, WELDED FRAMES AND 4" MASONRY HEAD.
 - B. METAL FRAMES (INTERIOR): 16 GAUGE, SHOP PRIMED, KNOCK-DOWN TYPE FOR DRYWALL SLIP-ON ASSEMBLY, UNLESS OTHERWISE NOTED.
4. ALUMINUM DOORS AND WINDOWS (WHEN APPLICABLE):
 - A. ALUMINUM SYSTEM SHALL MATCH EXISTING STOREFRONT SYSTEM. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR FABRICATION AND INSTALLATION.
 - B. ALUMINUM ENTRANCE DOORS SHALL MATCH EXISTING STOREFRONT SWINGING DOORS WITH INTERMEDIATE MULLIONS AS SHOWN ON THE DRAWINGS.
 - C. COLOR TO MATCH EXISTING MALL STOREFRONT.
5. HARDWARE: FURNISH AND INSTALL HARDWARE AS NOTED ON THE HARDWARE/DOOR SCHEDULE.
6. GLASS (WHEN APPLICABLE):
 - A. GLASS (EXTERIOR) STOREFRONT TO MATCH EXISTING ADJACENT GLAZING. GLAZING TO BE TEMPERED WHERE REQUIRED BY CODE.
 - B. ALL INTERIOR STOREFRONT GLASS TO BE PURCHASED BY G.C. GLASS SHALL BE 1/2" TEMPERED GLASS AS MANUFACTURED BY PPG INDUSTRIES, OR EQUAL.
 - C. FLOAT GLASS (INTERIOR, WHEN APPLICABLE): CLEAR, 1/4" THICKNESS.
 - D. WIRE GLASS VISION PANEL (WHEN APPLICABLE): CLEAR FULLY TEMPERED, 1/4" THICKNESS
 - E. PROVIDE NEOPRENE GASKETS AND GLAZING TAPE AT ALL STOPS (INTERIOR GLAZING).
 - F. MIRRORS TO HAVE ELECTROPLATED COPPER BACKS, EXPOSED MIRROR EDGES TO BE POLISHED AND CONCEALED EDGES TO BE PAINTED FLAT BLACK. USE NON-STAINING MIRROR MASTIC FOR CEMENTING MIRRORS TO WALL. MIRRORS CEMENTED TO WALL SHALL HAVE A CONTINUOUS BEAD OF SILICONE CEMENT AROUND ENTIRE EDGE OF MIRROR AND WALL.

DIVISION 09: FINISHES

1. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO, GYPSUM BOARD SYSTEMS, SUSPENDED ACOUSTICAL CEILINGS, RESILIENT FLOORING, CARPET, PAINTING AND WALL COVERING AND FLOOR COVERING.
 - A. ALL EXIT WAY AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT MORE THAN CLASS II AND FLAME SPREAD INDEX OF 75 OR LESS. ALL OTHER WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT MORE THAN CLASS II AND FLAME SPREAD OF 200 OR LESS.
2. GYPSUM BOARD SYSTEMS: INCLUDES METAL STUDS AND GYPSUM BOARD SYSTEMS, SUSPENDED ACOUSTICAL CEILINGS, RESILIENT FLOORING, CARPET, PAINTING AND WALL COVERING AND FLOOR COVERING.
 - A. ALL GYPSUM BOARD WALLS AND CEILINGS SHALL BE BUILT IN ACCORDANCE WITH THE GUIDELINES OF THE MOST RECENT VERSION OF THE "GYPSUM CONSTRUCTION HANDBOOK" OF THE UNITED STATES GYPSUM COMPANY.
 - B. GYPSUM BOARD SHALL BE 5/8" THICK, TYPE AS INDICATED ON THE DRAWINGS. ALL DRYWALL TO BE TAPED, RECEIVE THREE COATS SPACKLE, SANDED. ALL CORNERS AND EDGES TO HAVE METAL CORNER BEAD BEDDED AND SANDED FOR FINISH.
 - C. METAL STUDS SHALL BE 20 GAUGE GALVANIZED STEEL "C" SHAPED. FASTENERS SHALL BE TYPE "W" DRILLING SCREWS, STRUCTURAL STUDS - CEE (WHEN REQUIRED) SHALL BE BY DALE/INCO.
 - D. PROVIDE SOUND INSULATION IN PARTITIONS WHERE NOTED ON DRAWINGS.
 - E. ACCESS DOORS, WHERE INDICATED OR AS REQUIRED, SHALL BE PROVIDED TO ALL COMPARTMENTS, CLEAN OUT ACCESS, AND THE MIXED AIR DISCHARGE AND INTAKE PLENUMS AT THE HVAC UNIT (VERIFY WITH LANDLORD).
3. SUSPENDED CEILING SYSTEM: (WHEN APPLICABLE)
 - 3.1. 2X2 ACOUSTICAL CEILING AND GRID SYSTEM.
 - A. CEILING TO BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS AND CURRENT BULLETIN OF ACOUSTICAL MATERIALS ASSOCIATION - JOB CONDITIONS.
 - B. SUSPENSION SYSTEM TO BE RIGID CEILING SYSTEM WITH GRATING HANGING CHANNELS - DIRECT SUSPENSION SYSTEM.
 - C. ALL FIXTURES INSTALLED IN LAY-IN CEILING SHALL BE PLACED IN CENTER OF PANELS UNLESS DIMENSIONED OTHERWISE.
4. RESILIENT FLOORING AND BASE: INCLUDES VINYL TILE, COMPOSITE TILE, VINYL BASE (WHEN APPLICABLE) SHEET VINYL.
 - A. PRODUCTS - AS INDICATED IN THE FINISH SCHEDULE.
 - B. INSTALLATION:
 - B.A. VINYL COMPOSITE TILE VINYL TILE FLOORS TO BE PROPERLY PREPARED WITHOUT HOLES, CRACKS AND BUMPS TO INSURE A FIRST CLASS FLOOR INSTALLATION.
 - B.B. COMPOSITE FLOORING AND VINYL TILE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
 - B.C. VINYL FLOORING: SMOOTH, CORNERS AND EDGES TO BE TRUE AND TIGHT, SEAM SEALER TO BE APPLIED. SIZE OF SMALLEST PIECE TO BE 18" LENGTH.
 - B.D. ALL VINYL BASES TO BE FURNISHED WITH PREFORMED INSIDE AND OUTSIDE CORNERS.
 - B.E. CONCRETE SUBSTRATE SHALL BE CLEAN, SMOOTH AND FREE OF DEFECTS.
 - B.F. AFTER INSTALLATION, CLEAN, SEAL AND WAX FLOOR PER THE MANUFACTURER'S INSTRUCTION.
 - C. DELIVER TO OWNER REPLACEMENT TILES IN THE AMOUNT OF 10% OF MATERIALS (ATTIC STOCK).

5. CERAMIC TILE (WHEN APPLICABLE)
 - A. PREPARATION OF SURFACES:
 - A.A. SUBSTRATE SHALL BE FURNISHED CLEAN, SMOOTH AND LEVELLED TO A TOLERANCE OF NO MORE THAN 1/4" IN TEN FEET. JOINTS, CONSTRUCTION SEAMS, AND OTHER IRREGULARITIES ARE TO BE FILLED, LEVEL AND SMOOTH WITH QUALITY PRODUCTS MEETING INDUSTRY STANDARDS SPECIFIED BY THE NATIONAL TILE CONTRACTORS ASSOCIATES, INC. OR THE TILE COUNCIL OF AMERICA. ALL CONTAMINANTS SUCH AS GREASE, WAX, OIL, SEALERS, CURING MEMBRANES, AND OLD ADHESIVE MUST BE COMPLETELY REMOVED. EXPANSION JOINTS MUST BE PROVIDED AS PER SPECIFICATIONS AND MATERIALS DETAILED BY THE TILE COUNCIL OF AMERICA INSTALLATION HANDBOOK, SEE E/171-89.
 - A.B. ALL CONCRETE MUST BE SCURED (ALSO AFTER PATCHING OR LEVELING) WITH 3-1/2" OPEN GRIT PAPER TO LOOSEN DIRT AND REMOVE WEAK CONCRETE.
 - B. INSTALLATION OF FLOORING:
 - B.A. INSTALLATION PROCEDURES WILL BE THIN SET METHODS IN STRICT ACCORD WITH MANUFACTURER'S RECOMMENDATIONS CONTAINED IN EACH BOX OF MATERIAL. ACCEPTED METHODS BY THE TILE COUNCIL OF AMERICA INCLUDING USING THE PROPER TROWEL (14" X 38" X 14"), SEATING-IN AND BACK-BUTTERING. THESE TECHNIQUES, ESPECIALLY FOR LARGER TILE, MUST BE FOLLOWED TO OBTAIN PROPER TRANSFER AND LEVELNESS.
 - B.B. CLOSE AREA TO NORMAL TRAFFIC FOR 24 HOURS (OR LONGER) DEPENDING ON TYPE OF MATERIAL AND MANUFACTURER'S RECOMMENDATION. FLOORING WILL BE PROTECTED FROM CONSTRUCTION TRAFFIC AFTER LAYING AND GROUTING.
 - B.C. PROVIDE SETTING AND MATERIALS OBTAINED FROM ONE SOURCE FOR EACH TYPE AND COLOR OF GROUT AND SETTING MATERIALS.
6. CARPETING (WHEN APPLICABLE)
 - A. INSTALLATION:
 - A.A. PREPARE SUBSTRATE FOR CARPET: CLEAN, SCRAPE, FILL AND LEVEL FLOOR AS REQUIRED FOR NEW CARPET.
 - A.B. INSTALLATION TO BE DIRECT GLUE-DOWN METHOD, USING LATEX MASTIC - ROBERT SEAN SEALER #4016, CAPITAL ADHESIVES OR EQUAL.
 - A.C. GENERAL CONTRACTOR TO INSTALL METAL ANGLE PER DETAIL ON DRAWINGS. MITER CUT CORNERS AND NAIL TO SUBFLOOR.
 - A.D. ALL DEBRIS TO BE LEGALLY REMOVED FROM PREMISES. SEE NOTE #6.
 - A.E. SEE SHEET A-1 FOR TRANSITION STRIP LOCATIONS AND FINISH SCHEDULE THIS SHEET, FOR SPECS.
 - A.F. CLEAN AND VACUUM AFTER INSTALLATION. ANY SCRAPS LARGER THAN 48" SHALL BE ROLLED AND TURNED OVER TO THE TENANT (ATTIC STOCK).
 - B. PAINTING:
 - B.A. PAINT SHALL BE MANUFACTURER AND COLOR AS NOTED IN THE SCHEDULES.
 - B. ALL SURFACES TO RECEIVE PAINT SHALL BE PROPERLY PREPARED AND SHALL BE CLEAN AND FREE OF DUST, BLEMISHES AND ABRASIONS PRIOR TO APPLICATION OF FINISH. G.C. TO FOLLOW FLOOR COVERING MANUFACTURER SPECIFICATIONS FOR APPLYING PAINT & FURNISH & INSTALL MOISTURE BARRIER AS ACCEPTABLE TO PAINT MANUFACTURER IF TEST RESULTS DETERMINE THAT ADDITIONAL MOISTURE PROTECTION IS REQUIRED. ALL WORK SHALL BE PERFORMED AS PART OF INITIAL CONTRACT & SHALL BE INCLUDED IN INITIAL BID. EXTRAS WILL NOT BE ALLOWED.
 - C. ALL SURFACES TO BE PAINTED SHALL RECEIVE ONE (1) COAT OF PRIMER AND TWO (2) FINISH COATS.
 - D. PAINT COLORS-SEE FINISH SCHEDULE.
 - E. GENERAL CONTRACTOR TO FILL AND TOUCH UP ALL NAIL HOLES IN WOOD TRIM.
 - F. ALL ELECTRICAL PLATES AND DEVICES TO RECEIVE FINISH AS NOTED ON EMP SPECIFICATIONS.
8. ENGINEERED WOOD FLOORING:
 - A. MATERIALS:
 - A.A. PROVIDE MATERIALS AS NECESSARY FOR A COMPLETE INSTALLATION.

- A.B. UNDER FLOOR MATERIAL TO BE AS SPECIFIED IN FINISH SCHEDULE.
- A.C. FINISHES TO BE AS SPECIFIED IN THE FINISH SCHEDULE.
- B. INSTALLATION
 - B.A. INSTALL PER MANUFACTURER'S DIRECTIONS.
 - B.B. PROVIDE MOISTURE TEST
 - B.C. PROVIDE MANUFACTURER RECOMMENDED MOISTURE BARRIER AS NEEDED

DIVISION 10: MISCELLANEOUS SPECIALTIES:

1. SCOPE OF WORK INCLUDES TOILET ROOM ACCESSORIES AND ANY OWNER SUPPLIED MISCELLANEOUS SPECIALTIES.
2. TENANT'S GENERAL CONTRACTOR (TGC) SHALL INSTALL OWNER SUPPLIED MISCELLANEOUS SPECIALTIES (AS NOTED).
3. ALL EXTERIOR ILLUMINATED STORE SIGNS SHALL BE FURNISHED AND INSTALLED BY TENANT SIGN CONTRACTOR. TENANT SIGN CONTRACTOR TO PROCURE ALL NECESSARY APPROVALS AND PERMITS, PRIOR TO FABRICATION AND/OR INSTALLATION OF SIGNS. GENERAL CONTRACTOR TO PROVIDE FINISHED SIGN FASCIA AND ACCESS TO BULKHEAD INTERIOR AS REQUIRED FOR ELECTRICAL WIRING AND CONNECTION. FINAL CONNECTION BY SIGN VENDOR.

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DRAWN BY	AC
CHECKED BY	
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SHEET NAME	G-1.1

SPECIFICATIONS

SCALE
 NONE