

**INTRODUCTORY INFORMATION**

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**INTRODUCTORY INFORMATION**

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**DIVISION 00 - CONTRACTING REQUIREMENTS**

**SECTION 00 72 00 - GENERAL CONDITIONS**

A. The General Conditions of the Contract for Construction, AIA Document A201, 2007 Edition, Articles 1 through 15 inclusive, is a part of this Contract, and is incorporated herein as fully as if here set forth.  
1. A copy of the General Conditions may be obtained at [www.aia.org](http://www.aia.org) under "Contract Documents", bottom of page "Store", by calling 800-242-3837 (option 4), or at [www.aia.org](http://www.aia.org) under "Publications".  
2. The term "Contractor" under this contract shall refer to Subcontractors as well as General Contractor.

**END OF SECTION**

**SECTION 00 73 00 - SUPPLEMENTARY CONDITIONS**

A. Where provisions of General Conditions relate to Project administration or work-related requirements of the Contract, those paragraphs are expanded in Division 1 - General Requirements of the Specifications.  
B. General Conditions, Supplementary Conditions and Division 1 - General Requirements contain information necessary for completion of every part of Project.  
1. Where items of Work are done under subcontracts, each item shall be subject to these conditions.

C. Environmental Concerns: Refer to Section 01 35 00 - Environmental Procedures.  
D. Furnish: The term furnish means supply and deliver to Project, unless otherwise defined in greater detail.

E. Install: The term install is used to describe operations at Project, from inspecting and unloading, to completion in place, ready for intended use.

F. Provide: The term provide means furnish and install, complete and ready for intended use, unless otherwise defined in greater detail.  
G. Approved: The terms approved, directed, selected, required, ordered, designated, accepted, acceptable and satisfactory shall require written action by Architect.

H. Insurance: Contractor, Gap, Inc. and Landlord shall review Article 11-Insurance with their insurance agents and legal counsel and provide:  
1. Subcontractors: Submit insurance certificate, minimum \$1,000,000.00 bodily injury and property damage including [State] [Provincial] required workers' compensation, naming General Contractor as additional insured.  
I. Bonds Values: Provide 100 percent Performance Bond and Labor and Material Payment Bond, using AIA Document A312, or an approved similar bond, unless otherwise directed by Owner's Representative.

**END OF SECTION**

**DIVISION 01 - GENERAL REQUIREMENTS**

**SECTION 01 11 00 - SUMMARY OF WORK**

**PART 1 - GENERAL**

A. Contract comprises construction of retail sales facility as indicated in Contract Documents for Gap Inc. stores.  
B. Titles and headings in Contract Documents are for convenience and are not to be taken as a segregation of units of materials and labor.

C. No responsibility, direct or implied, is assumed by Architect or Owner for omissions or duplications by Contractor or Subcontractors due to arrangement of matter in Contract Documents.

D. Listings of related requirements in the various Sections are not necessarily complete listings. Listings are for information and convenience only and are intended to highlight related or similar work specified in other Sections or on the Drawings.

E. Work Sequence: Coordinate construction schedule and operations with Owner and Architect.

F. Contractor Use of Premises: Limit use of premises for Work and construction operations and to allow for building occupancy, work by other contractors, public access to public areas.  
1. Perform Work to ensure least inconvenience possible to general public and other businesses.

G. Lines and Levels: Establish lines and levels by use of recognized engineering practices.

H. Regulatory Requirements: Contractor shall be responsible for contacting applicable governing authorities directly for necessary information and decisions bearing upon performance of Work.  
1. Project design is based on the International Building Code, inform Architect where local codes may require modification of design intent.

I. Reference Standards: Products specified by the Specification or other standards shall comply with requirements of referenced standard, except when modifications and requirements are specifically required by applicable codes.  
1. International Standards: Products are based on standards typical for North America and which are commonly found throughout the world. For products not based on standards specified intent is on appearance, performance, and quality of specified products rather than meet specified standards.

J. Owner Furnishings: Contractor installed Products: Select products are to be furnished and paid for by Owner and installed by Contractor, refer to Responsibility Matrix on Drawings.  
1. Contractor shall coordinate delivery schedule with Owner.  
2. Contractor shall make arrangements with Owner to ascertain required arrangements for warehousing, delivery to Project site, and installation.  
3. Contractor shall be responsible for Owner-furnished products when they are delivered to site or are turned over to Contractor by Owner's vendor or distributor.  
4. Contractor's warranty for Owner-furnished items shall be limited to installation only.  
5. Contractor shall be responsible for final fitting of Owner furnished products.

K. Owner Occupancy: Contractor shall allow, subject to approval of governing authorities, Owner to take possession of and use any completed or partially completed portion of Work during the progress of Work as soon as is possible without interference to Work.  
1. Contractor shall not be responsible for damages caused by Owner or others outside of Contractor's control.  
2. Contractor shall be responsible for inspecting areas to verify existing conditions prior to Owner's occupancy and to report any concerns promptly to Old Navy Construction Project Manager in writing.

3. Possession, use of Work, and placing and installation of equipment by Owner shall not in any way evidence completion of Work or any part of Work.

**END OF SECTION**

**SECTION 01 25 00 - SUBSTITUTION PROCEDURES**

**PART 1 - GENERAL**

A. General: Procedures are described for requesting substitution of unlisted materials in lieu of materials named in Specifications or approved for use in addenda.

B. Provide products listed in Contract Documents, products by manufacturers listed in Contract Documents, and products meeting specified requirements.  
1. When a manufacturer or product is specified, it is to denote quality standard of article desired.

C. When name of specific brand, make, or manufacturer is listed, provide named product or products. Substitutions are permitted only as specified in this Section.  
1. Where materials and products are listed in Contract Documents, materials and products by manufacturers not listed shall not be used without Owner's and Architect's approval of Contractor's written request for substitution.

D. Where named product or products are specified followed by words "no substitution," substitutions are not allowed.

E. Purpose: Substitutions will only be considered where Owner will receive benefit or because specified materials are no longer available due to conditions beyond Contractor control.  
1. Owner benefits either from a Contractor proposed reduction of the Contract amount or from a reduction in Contract time based on acceptance of proposed substitution.

2. List proposed cost or time reductions on request for substitution.  
3. Requests not including a proposed cost or time reduction will not be considered unless Contractor submits supporting information indicating specified materials are not available.

F. Requests for Substitutions: Submit Requests for Substitutions to Architect in writing with manufacturers' cut sheet.  
1. Include detailed comparison of significant qualities and performance characteristics of proposed substitution with those of item specified.  
2. Indicate deviations, if any, from Work specified.  
3. Note extent of substitution on other work, products, or separate contracts.  
4. Include accurate cost data comparing proposed substitution with product and amount of net change in Contract price.  
5. Include costs to other Contractors and costs for revisions to Drawings, details or Specifications.  
6. Substitution Request Form: CSI Form 13 1A or as otherwise mutually agreed upon by Architect and Contractor. Submit separate request for each product.

G. Contractor Representation: Requests for Substitution constitute a representation that Contractor:  
1. Has investigated proposed product and determined it meets or exceeds, in all respects, specified product.  
2. Will provide same warranty or longer warranty for substitution as for specified product.  
3. Will coordinate installation and make other changes that may be required for Work to be complete in all respects.  
4. Waives claims for additional costs that subsequently become apparent.

H. Environmental Concerns: Proposed substitutions shall be environmentally sound as specified products.  
1. Additional manufacturer cut sheets, product composition information, fire rating, smoke density, and other information may be required by Architect for environmental considerations.

I. Acceptance: Architect and Owner will be final judges of acceptability and reserve right to reject proposals due to insufficient information. Additional considerations requirements include following:  
1. Failure to propose substitution of product for evaluation in ample time before scheduled installation, or in a format to allow for line by line comparison, may be deemed sufficient cause for denial of Request for substitution.  
2. A Request for substitution of product may be subject to additional tests, maybe necessary to determine its quality. Such tests shall be determined in request of Owner or Architect; substitution shall not be considered until test results are completed and found acceptable.  
3. Handling, testing, and installation costs shall be paid by Contractor. Substitutions or alternate products shall not be considered because of Contractor's tardiness in preparing and forwarding required submittals for Architect's review.

J. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in Work.

**END OF SECTION**

**SECTION 01 30 00 - ADMINISTRATIVE REQUIREMENTS**

**PART 1 - GENERAL**

A. Submittals: Transmit each item using form approved by Architect, submit sample to Architect for approval prior to use.  
1. Identify Project, Contractor, Subcontractor, major supplier. Attach sequential identification number for each new submittal. Identify each resubmittal using original submittal number and sequential identification clearly indicating item is resubmitted.  
2. Identify pertinent Drawing sheet and detail number, and Specification section number as appropriate.  
3. Identify deviations from Contract Documents.  
4. Provide space for Contractor and Architect review stamps.

B. Contractor: Review and stamp submittals from Subcontractors prior to submitting to Architect.  
1. Review submittals and indicate where conflicts occur with Contract Documents and with work of other Subcontractors.  
2. Return submittals that vary significantly from Contract Documents for correction and resubmittal prior to submitting to Architect.  
3. Submittals that vary significantly from Contract Documents and that fail to indicate through Contractor review prior to submission to Architect will be returned without review.

C. Cursory review and stamping of Subcontractor submittal by Contractor shall not be acceptable.  
4. After Architect review of submittal, revise and resubmit as required, identify changes made since previous submittal.  
5. Distribute copies of reviewed submittals to concerned persons. Instruct recipients to promptly report any inability to comply.

C. Types of Submittals: Project requires various types of submittals to maintain communications, minimize misunderstandings, avoid unnecessary conflicts, and to ensure complete documentation for Project Record Documents. Maintain complete set of submittals including required revisions.  
1. Action Submittals: Submittals relating to product data and manufacturer's literature, shop drawings, and samples for Design Team review and comment; do not begin fabrication, delivery, or installation until Design Team review is complete.  
2. Information Submittals: Submittals relating to certifications, qualifications, reports, including test reports, and instructions are for information; Design Team may choose to comment but action is not generally anticipated. Manufacturer installation instructions and recommendations shall be considered information submittals.  
3. Delegated Design Work: Where portion of Work requires design by specialized professionals submit information necessary to ensure work complies with Contract Documents along with certifications signed by qualified professional registered in Project area.

D. Product Data Submittals: Mark each copy to identify applicable Products, models, options, and other data; supplement manufacturers' standard data to provide information unique to the Work.  
1. Product data shall be submitted as electronic PDF files unless otherwise noted or approved by Architect in advance.

E. Shop Drawings Submittals: Provide shop drawings for custom fabricated items as indicated on Drawings, when specified, and where not clearly indicated in product data.  
1. Shop Drawings shall be submitted as electronic PDF files unless otherwise noted or approved by Architect in advance.  
2. Distribution: After review, reproduce and distribute.

F. Samples: Submit full range of manufacturers' standard colors, textures, and patterns for Architect's selection. Submit samples to illustrate functional characteristics of Product, with integral parts and attachment devices. Pay costs involved in collecting, combining, and distributing samples.  
1. Include identification on each sample, giving full information including Project, Specification section, and location for use.

G. Information Submittals: Prepare and submit where required by Specifications or by notes on Drawings.  
1. Manufacturer Installation Instructions: Submit only when required. Specifications or specifically requested by Architect. Maintain copy at site and as part of Project Record Documents.  
2. Certificates: Submit certificates signed by an officer or other individual authorized to sign documents on behalf of entity, in duplicate in accordance with requirements of each Specification section.

H. Delegated Design Services: Select components require Completion Team design as part of the design and methods of construction as described in various sections.  
1. Where professional design services or certifications by a design professional are specifically required by Contractor by Contract Documents, provide products and systems complying with specific performance and design criteria indicated.  
2. Where indicated, Contractor not sufficient to perform services or certification required, submit a written request for additional information to Architect.

**END OF SECTION**

**SECTION 01 31 00 - PROJECT MANAGEMENT AND COORDINATION**

**PART 1 - GENERAL**

A. Coordination: Coordinate construction operations included in various Specifications sections to ensure efficient and orderly installation of each part of Work.  
1. Coordinate construction operations that depend on each other for proper installation, connection, and operation.  
2. Coordinate work to assure efficient and orderly sequence of installation of construction elements.  
3. Make provisions for accommodating items installed by Owner or under separate contracts.  
4. Prepare memoranda for distribution to each party involved as needed, outlining special procedures required for coordination.  
a. Include required notices, reports, and list of attendees at meetings; include Architect and Owner in distribution.  
5. Verify characteristics of interrelated operating equipment are compatible; coordinate work having interdependent responsibilities for installing, connection to, and placing such equipment in service.  
6. Coordinate space requirements and installation of mechanical and electrical work indicated diagrammatically on Drawings.  
a. Follow routing shown for pipes, ducts, and conduits as closely as possible; make runs parallel with lines of building.  
b. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

7. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated; coordinate locations of fixtures and outlets with finish elements.  
8. Administrative Procedures: Coordinate scheduling and timing of administrative procedures with other contractor activities and activities of other contractors to avoid conflicts and ensure orderly progress of Work.

B. Coordination Drawings: Prepare Coordination Drawings for areas where space availability is limited and necessitates maximum utilization of space for components and where separate entities, products, and materials require coordination.  
1. Require each subcontractor with items located in ceiling space to furnish coordination drawings of their items to assist in preparation of Contractor's Coordination Drawings.  
2. Indicate relationship of components shown on separate Shop Drawings.  
3. Indicate required installation sequences.  
4. Ceiling Spaces: Take special care to coordinate structure, ceiling systems, equipment located in ceiling spaces, fire protection systems, mechanical systems, and electrical systems.

C. Staff Names: Immediately after receipt of notice to proceed or immediately after signing of Contract by Owner and Contractor, submit list of principal staff assignments, including superintendent and other personnel in attendance at Project site.  
1. Post copies of list in Project meeting room, in temporary field office, and by each temporary telephone.

D. Supervisory and Administrative Personnel: Provide supervisory personnel, in addition to Project Superintendent, as required for proper and timely performance of Work and coordination of subcontracts.  
1. Provide administrative staff as required to allow Project Superintendent and supervisory personnel to allocate maximum time to Project supervision and coordination.

E. Project Meetings:  
1. Schedule and administer Project meetings throughout progress of Work including but not limited to pre-construction meeting, progress meetings at weekly intervals, pre-installation meetings, coordination meetings, and special meetings.  
2. Make physical arrangements for meetings, prepare agenda with copies for participants, preside at meetings, record minutes and distribute copies within two days to Architect, Owner, participants, and those affected.  
3. Attendance: Job superintendent, major subcontractors and suppliers as appropriate to agenda; Architect, Owner, and Architect's consultants as appropriate to agenda topics for each meeting.  
4. Suggested Agenda: Review of Work progress, status of progress schedule and adjustments, delivery schedules, submittals, Requests for Information, maintenance of quality standards, pending changes and substitutions, and issues needing resolution.

**END OF SECTION**

**SECTION 01 35 00 - ENVIRONMENTAL PROCEDURES**

**PART 1 - GENERAL**

A. General Environmental Control: Project requires maximum environmentally conscious work, including materials specified, available materials, equipment, and products.  
1. Inform Architect of environmental requirements, including potentially impacted areas, and proposed mitigation measures.  
2. Location of this section shall be in conjunction with Project activities to protect environment, both on-site and off-site, during demolition and/or construction operations.

B. Special Environmental Definitions:  
1. Environmental Pollution or Damage: Presence of chemical, physical, biological elements or agents which could adversely affect human health or welfare; adversely impact environment or ecological balance; degrade or damage environment for natural aesthetic, cultural or historical purposes.  
2. Class I Landfill: Landfill that accepts non-hazardous waste such as household, commercial, and industrial waste, including construction, remodeling, repair, and demolition operations.  
3. Construction and Demolition Waste: Solid wastes such as building materials, packaging, rubbish, debris, and rubble resulting from construction, remodeling, repair, and demolition operations.  
4. Chemical Waste: Petroleum products, bituminous materials, salts, acids, alkaloids, herbicides, pesticides, organic chemical, and inorganic chemical waste and construction materials, such as adhesives, solvents, and paints.

C. Special Recycling Requirements: Arrange for collection by or delivery to appropriate recycling center or transfer station that accepts construction and demolition waste for purpose of recycling.  
1. Rock Tonnage is required waste and recycling vendor. General Contractor to contract Rock Tonnage for necessary construction roll off dump/trumpers. Rock Tonnage will provide store specific recycling requirements for each Regional Area.  
2. Participate in Re-use Programs. Participate in re-use program to extent available in Project area.  
3. See additional requirements specified in Section 01 74 00 - Waste Management.

D. Environmental Controls: Comply with federal, state, provincial and local regulations including, but not limited to, water, air, solid waste, hazardous waste, sanitary waste, sediment, storm water, dust, hazardous materials and noise pollution.  
E. Protection of Natural Resources: Preserve the natural resources within the project boundaries and outside limits of permanent work performed under contract in existing condition or restore to an equivalent or improved condition upon completion of work.

F. Dust, Air Pollution, and Odor Control: Prevent creation of dust, air pollution and odors.  
G. Noise Control: Perform demolition and construction operations to minimize noise; perform noise producing work in less sensitive hours of the day or week as directed by Landlord or building owner.  
H. Environmental Project Management and Coordination: Contractor to identify one person on Contractor's staff to be responsible for environmental issues compliance and coordination.  
1. Responsibilities: Carefully review Contract Documents for environmental issues, coordinate work of trades, subcontractors, and suppliers; instruct workers relating to environmental issues; and oversee Project Environmental Goals.  
2. Meetings: Discuss Environmental Goals at meetings.

I. Mold and Mildew: Materials that have evidence of growth of molds or mildew are not acceptable, including both stored and installed materials, immediately remove from site.  
J. Moisture Stains: Materials that have evidence of moisture damage, including stains, are not acceptable, including both stored and installed materials, immediately remove from site.  
K. Ducts: Seal ducts during construction to prevent accumulation of construction dust and construction debris inside ducts.  
L. Protection: Protect installed products using methods that do not support growth of molds and mildews. Protect interior materials from water damage, where interior products not intended for wet applications are exposed to moisture, immediately remove from site.

**END OF SECTION**

**SECTION 01 45 00 - CONCRETE MOISTURE TESTING**

**PART 1 - GENERAL**

A. Section Includes: Section describes water vapor emission testing and alkalinity testing for new and existing concrete slabs indicated to receive flooring materials or finishes susceptible to failure or damage due to excess moisture in substrate.  
1. Testing: Review flooring systems installed over concrete slabs and manufacturer recommended limitations for water vapor emission and alkalinity for both nonporous flooring systems and porous flooring systems.  
2. Vapor Control: Where water vapor emissions exceed amounts recommended by flooring manufacturer apply vapor emission control system treatment to concrete to create suitable substrate for floor finishes.  
3. Alkalinity: Where alkalinity testing indicates alkalinity exceeds flooring manufacturer recommended amounts neutralize alkalinity as recommended by flooring system manufacturer to achieve acceptable limits.

B. Vapor Emission Testing: Perform testing of concrete slab using calcium chloride test just prior to anticipated start of flooring installation, conform to ASTM F1869  
1. Testing to be performed by qualified testing personnel and Independent Testing Laboratory acceptable to Owner and Architect.  
2. Perform three tests for first 1000 square feet and one additional test for each additional 1000 square feet of flooring, conduct tests at areas most likely to have moisture present, at perimeters of room, and at columns.  
3. Determine change in weight of moisture-absorbing anhydrous calcium chloride with results indicating amount of moisture transmitting out of concrete slab area.  
4. Express value in pounds based on weight of water emitted from 1000 square feet of concrete slab area in 24-hour period.  
5. Indicate areas where calcium chloride testing reveals water vapor emission levels greater than amounts permitted by flooring systems manufacturers.

6. Where calcium chloride test results are satisfactory but there is reason to suspect unacceptable moisture levels above upper two centimeters of concrete may still exist, test full depth of slab with relative humidity probe, ASTM F2170.

C. Alkalinity Testing: Test kit by American Moisture Test, Inc., Irvine, CA, Taylor Tools, or comparable pH meter, comply with ASTM F710.

**END OF SECTION**

**SECTION 01 40 00 - QUALITY REQUIREMENTS**

**PART 1 - GENERAL**

A. General: Maintain quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.  
1. Replace damaged items and damaged parts at no cost to Owner.

B. Manufacturer's Field Services: When specified in respective Specification sections, require manufacturer or supplier to have qualified personnel provide site observations and recommendations; representative to submit written report to Architect listing observations and recommendations.  
C. Mock-Ups: Erect field samples and field mock-ups at locations on site as approved in advance and in accordance with requirements where included in Specifications section.

NOTE:  
GRAY TEXT NOT WITHIN SCOPE

REMODEL STORE

OLD NAVY

GAP INC.  
FOLSOM STREET  
SAN FRANCISCO CA 94105

REPS. I.D.:  
0000131847

STORE NUMBER:  
5724

STORE LOCATION:  
BUCKHEAD STATION  
1 BUCKHEAD LOOP NE  
ATLANTA, GA 30326

DESIGN TYPE: P3  
GENERATION: 18012  
PROTO TYPE DATE: 08/31/17  
OPENING DATE: 2018

CONSULTANT INFO:

G. Qualification of Owner's Testing Agency: Meet "Recommended Requirements for Independent Laboratory Qualification," published by American Council of Independent Laboratories and meet basic requirements of ASTM E329, Use in the Evaluation of Testing and Inspection Agencies as Used in Construction, and be authorized to operate in Project area.  
H. Owner's Testing Agency Duties:  
1. Cooperate, together with Contractor, in notifications, information, scheduling, storage, and access as necessary to meet requirements for service without causing Project delays.  
2. Perform specified inspections, sampling, and testing of materials and methods of construction.  
3. Comply with specified standards.  
4. Ascertain compliance of materials with requirements of Contract Documents.  
5. Notify Architect and Contractor when test or inspection reveals undesirable conditions, nonconformance, or failure to meet requirements.  
6. Promptly submit written report of each test and inspection, with copies to Architect, Contractor, Owner's Construction Project Manager, and governing agencies as required.  
7. Perform additional tests when requested by Architect and Owner.  
8. Testing Agency is not authorized to:  
a. Release, revoke, alter, or enlarge on requirements of Contract Documents.  
b. Approve or accept any portion of Work.  
c. Perform any duties of Contractor.

PROFESSIONAL STAMP:

ARCHITECT INFO:  
**brr**  
ARCHITECT OF RECORD:  
BOYD W. BAU  
6700 ANTIPOCH PLAZA  
SUITE 200  
METWALK, KS 66204  
www.brrarch.com  
TEL: 913-263-9005  
FAX: 913-262-9044

ISSUE TYPE:

BID/PERMIT 01/05/18

REVISIONS:

DRAWN BY: CAR  
A/E JOB NUMBER: 65013029  
TITLE SHEET:  
SPECIFICATIONS

SHEET NUMBER:

A13-1

Order Plans