

DIVISION 1 - GENERAL REQUIREMENTS:

- A. GENERAL INTENT
1. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
2. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH.
3. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.
4. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
5. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.
B. CONFLICTS
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
2. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING.
3. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE UNDISCOVERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.
C. CONTRACTS AND WARRANTIES
1. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.
D. STORAGE
1. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK. ANY STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.
E. CLEAN UP
1. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AND/OR SUBCONTRACTORS. DURING AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE.
2. EXTERIOR
A. VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES, AND OTHER FOREIGN MATTER.
B. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
3. INTERIOR
A. VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES, AND OTHER FOREIGN MATTER FROM WALLS/FLOOR/CEILING.
B. REMOVE ALL TRACES OF SPLASHED MATERIAL FROM ADJACENT SURFACES.
C. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.
F. CHANGE ORDER PROCEDURE
1. CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 24 HRS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.
G. RELATED DOCUMENTS AND COORDINATION
1. WORK OF ALL TRADES ARE INTERRELATED, IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
H. SHOP DRAWINGS
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS TO THE OWNER FOR APPROVAL.
2. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER.
I. PRODUCTS AND SUBSTITUTIONS
1. SUBMIT (3) COPIES OF EACH REQUEST FOR SUBSTITUTION, IN EITHER REQUEST FOR PROPOSAL OR PRODUCT SCHEDULE, OR INSTALLATION METHOD THEREON, TO THE ARCHITECT, WITH THE FOLLOWING: SPECIFICATION SECTION NUMBER, DRAWING NUMBER AND DATE DOCUMENTATION SHOWN IN DRAWINGS WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
2. SUBMIT NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROVIDE INDICATE AND DESCRIBE THE ITEMS, PRODUCTS AND MATERIALS TO BE INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER, SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL WITHOUT CUT SHEETS.
J. QUALITY ASSURANCE
1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE

- AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING: ANSIA/EIA-222-F UNDERWRITER LABORATORY APPROVED ELECTRICAL PRODUCTS AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC) LIFE SAFETY CODE NFPA-101-1990
K. ADMINISTRATION
1. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL SUBMIT A SCHEDULE OF VALUE CHART LISTING PROJECT ITEMS ALONG WITH THE COST VALUE ASSOCIATED WITH EACH.
3. PRIOR TO COMMENCEMENT OF ANY WORK, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE.
4. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
5. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL OSHA SAFETY REQUIREMENTS IN THEIR AGREEMENT.
6. GENERAL CONTRACTOR TO PROVIDE COPIES OF ALL INSPECTION RELEASES FROM THE GOVERNING MUNICIPALITIES WITHIN 48 HOURS AFTER CONSTRUCTION.
L. INSURANCE AND BONDS
1. CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE.
2. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
M. ALTERATIONS PROJECT PROCEDURES
1. PATCHING
A. IN AREAS WHERE ANY PORTION OF AN EXISTING FINISHED SURFACE IS DAMAGED, LIFTED, STAINED, OR OTHERWISE MADE OR FOUND TO BE IMPERFECT, PATCH OR REPLACE THE IMPERFECT PORTION OF THE SURFACE WITH MATCHING MATERIAL.
B. PROVIDE ADEQUATE SUPPORT OR SUBSTRATE FOR PATCHING.
2. QUALITY
A. THE QUALITY OF THE PRODUCTS THAT EXIST IN THE BUILDING, AS APPARENT DURING PRE-BID SITE VISITS, SHALL SERVE AS THE SPECIFIED REQUIREMENT FOR STRENGTH, APPEARANCE, AND OTHER CHARACTERISTICS.
3. TRANSITIONS
A. WHERE NEW WORK ABUTS OR FINISHES FLUSH WITH EXISTING WORK, MAKE THE TRANSITION AS SMOOTH AS POSSIBLE. PATCHED WORK SHALL MATCH EXISTING ADJACENT WORK IN TEXTURE AND APPEARANCE SO AS TO MAKE THE PATCH OR TRANSITION INVISIBLE TO THE EYE AT A DISTANCE OF (3) FEET.
4. MATCHING
A. RESTORE EXISTING WORK THAT IS DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION AT THE TIME OF PROJECT COMMENCEMENT.
5. REPAIR
A. REPLACE WORK DAMAGED IN THE COURSE OF ALTERATIONS, EXCEPT AT AREAS APPROVED BY THE OWNER.
B. IF THE REPAIRED WORK IS NOT BROUGHT UP TO THE STANDARD FOR NEW WORK, THE OWNER WILL DIRECT THAT IT BE CUT OUT AND REPLACED WITH ADEQUATE QUALITY NEW WORK.
N. ALTERATIONS CUTTING AND PROTECTION
1. CUTTING AND REMOVAL WORK SHALL BE PERFORMED SO AS NOT TO CUT OR REMOVE MORE THAN IS NECESSARY AND SO AS NOT TO DAMAGE ADJACENT WORK. CONDUCT SUCH WORK IN SUCH A MANNER AS TO MINIMIZE NOISE AND TO MINIMIZE ACCUMULATION AND SPREAD OF DIRT AND DUST. PROTECT REMAINING FINISHES, EQUIPMENT AND ADJACENT WORK FROM DAMAGE CAUSED BY CUTTING, REMOVAL AND MATCHING OPERATIONS. PROTECT SURFACES WHICH WILL REMAIN A PART OF THE FINISHED WORK. PROTECT EXISTING FACILITIES WITHIN DESIGNATED CONSTRUCTION LIMITS. COVER EXISTING WALL AND FLOOR FINISHES SCHEDULED TO REMAIN IN WORK AREAS TO PREVENT DAMAGE TO PRODUCTS DELIVERY AND CONSTRUCTION OPERATIONS. AFTER MATERIALS AND EQUIPMENT ARE INSTALLED, PROTECT AND PROTECT UNTIL FINAL ACCEPTANCE. ANY DAMAGE RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT COST TO THE OWNER.
O. QUALITY CONTROL
1. MAINTAIN QUALITY CONTROL STANDARDS OF SUPPLIER, MANUFACTURER, PRODUCTS, SERVICES, SITE CONDITIONS AND WORKMANSHIP, TO PRODUCE WORK OR SPECIFIED QUALITY.
2. COMPLY WITH INDUSTRY STANDARDS FOR COMMERCIAL CONSTRUCTION EXCEPT WHEN MORE RESTRICTIVE TOLERANCES OR SPECIFIED REQUIREMENTS INDICATE MORE RIGID STANDARDS OR MORE PRECISE WORKMANSHIP.
3. PERFORM WORK BY PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF SPECIFIED QUALITY.
4. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION AND RACKING.
SECTION 10010 - FINAL CLEANING
GENERAL CONTRACTOR SHALL PROVIDE A PROFESSIONAL CLEANING SERVICE FOR ALL AREAS OF THE STORE AT THE COMPLETION OF THE PROJECT AND BEFORE TURNING THE PROJECT OVER TO THE OWNER. WORK TO INCLUDE, BUT IS NOT LIMITED TO: ALL CEILING SURFACES, FLOOR AND WALL SURFACES BOTH INTERIOR AND EXTERIOR.

DIVISION 5 - METALS:

- 5.1 LIGHT GAUGE FRAMING:
A) STEEL/METAL STUDS ARE TO CONFORM TO SPECIFICATION ASTM C-645 AND UTILIZE # 3-5/8", 2-1/2", 1-1/4" METAL STUDS AND CHANNELS, USE OR EQUAL. STUD SPACING @ 16" O.C., 20 GAUGE FOR STANDARD FRAMING, 16 GAUGE FOR LOAD BEARING CONDITIONS.
1) ALL DOOR OPENINGS AND/OR ARCH OPENINGS, 2'-0" WIDE OR GREATER, ARE TO BE FRAMED WITH TWO (2) ADDITIONAL STUDS AT EACH JAMB, SECURED TO FRAMES AND TO OTHER STUDS AS RECOMMENDED UNDER METAL INSTALLATION INSTRUCTIONS. INSTALLER TO FURNISH AND INSTALL RUNNER TRACK ON FRAME HEAD AND UNDERSILL OF EACH OPENING AND TO INSTALL JACK STUDS (SPACED THE SAME AS FULL-HEIGHT STUDS), ABOVE AND BELOW OPENING AND ADDITIONAL STIFFENERS 6" ABOVE AND 6" BELOW OPENING, EXTENDED TWO (2) REGULAR STUD SPACES BEYOND JAMBS ON EACH SIDE.
B) ALL STUD COMPONENTS AS DETAILED COMPLETE WITH ALL RUNNERS, CLIPS, AND HANGERS.
1) ALL BOTTOM AND TOP RUNNER TRACKS ARE TO BE ANCHORED TO THE SUBSTRATES FOR THE INSTALLATION OF THE STEEL STUDS. THIS SYSTEM IS TO BE ISOLATED FROM THE BUILDING STRUCTURES TO PREVENT TRANSFER OF LOADING AND DEFLECTIONS INTO THE LATHING AND METAL SUPPORT SYSTEM, BOTH VERTICALLY AND HORIZONTALLY.
2) RUNNER CHANNELS: .022" ZINC COATED COLD ROLLED STEEL NAILING CHANNELS, 7/8" DEEP.
C) INSTALL ADDITIONAL FURRING MEMBERS/GROUNDS/CORNER STUDDING AT EDGES/ CORNERS OF WORK AND AT OPENINGS AND CONTROL EXPANSION IN THE WORK.
D) PROVIDE STUD BACKING AT EACH SURFACE-MOUNTED DISPLAY STANDARD, HOOKS, OR HANG RAILS.
E) PROVIDE BACKING FOR HANDICAP GRAB BARS.
F) FOR WALLS OTHER THAN DEMISING WALLS, PROVIDE HORIZONTAL STUD BRACING AT 6'-0" ON CENTER AND DIAGONAL BRACING ABOVE THE CEILING, ANCHOR TO STRUCTURE AS DIRECTED BY LANDLORD AND AS REQUIRED BY CODE.
1) ALL FURRING FROM ABUTTING STRUCTURES TO BE ISOLATED, AS REQUIRED, TO AVOID ANY TRANSFER OF LOADS AND/OR DEFLECTIONS INTO THE FURRING SYSTEM.
G) PLATFORM FRAMING
1) STRUCTURAL DECK FRAMING SHALL BE "C" TYPE STEEL CHANNELS AS DETAILED.
5.2 MISCELLANEOUS METAL:
A) PROVIDE AND INSTALL STEEL ANGLES, BRACES, BOLTS AND CLIPS AS REQUIRED BY THE DRAWINGS AND CONSTRUCTION PRACTICE.
1) SCREW TYPE FURRING: UTILIZE 26 GAUGE GALVANIZED STEEL HAT-SHAPED MEMBERS WITH KNURLED FACES, ASTM C645.
B) ALL STRUCTURAL STEEL SHALL MEET ASTM A36, STRUCTURAL TUBING ASTM A500 - GRADE B, AND ANCHOR BOLTS ASTM A307. STRUCTURAL STEEL SHALL MEET A.I.S.C. SPECIFICATIONS. SUPPLY WITH SHOP PRIME COAT AND ALL BASE PLATES, HANGERS, SADDLES AND BOLTS AS REQUIRED PER SHOP DRAWINGS.
C) MISCELLANEOUS STEEL SHALL BE A36. PIPE SHALL BE STANDARD WEIGHT OR EXTRA HEAVY AS NOTED. SUPPLY ALL STEEL WITH SHOP PRIME COAT.
E. PERFORMANCE REQUIREMENTS
1. PROVIDE THROUGH PENETRATION FIRE STOP SYSTEMS THAT ARE PROVED AND INSTALLED TO RESIST THE SPREAD OF FIRE, PASSAGE OF SMOKE AND OTHER HOT GASES ACCORDING TO REQUIREMENTS INDICATED TO RESTORE THE ORIGINAL FIRE RESISTANCE RATING OF ASSEMBLY PENETRATED.
F. SUBMITTALS
1. PRODUCT DATA FOR EACH TYPE OF FIRE STOPPING PRODUCT SELECTED. CERTIFY THAT THROUGH STOPPING MATERIALS ARE ASBESTOS FREE AND CONTAIN FLUORIDE ORGANIC COMPOUNDS (VOCs) WITHIN LIMITS OF THE LOCAL JURISDICTION.
2. COORDINATE SIZING OF HOLES, OPENING, CORE-DRILLED HOLES, OR CUT OPENINGS TO ACCOMMODATE THROUGH-PENETRATION FIRE STOP SYSTEMS.
H. MANUFACTURER: TREMCO X-FERNO FIRE PRODUCTS OR APPROVED EQUAL. FINISHING AND PROTECTION
1. CLEAN OFF EXCESS FILL MATERIALS ADJACENT TO OPENINGS AS WORK PROGRESSES BY METHODS AND WITH CLEANING MATERIALS THAT ARE APPROVED IN WRITING BY FIRESTOPPING MANUFACTURER(S) AND THAT DO NOT DAMAGE MATERIALS IN WHICH OPENING OCCUR. LEAVE FINISHED WORK IN NEAT, CLEAN CONDITION WITH NO EVIDENCE OF SPILLOVERS OR DAMAGE TO ADJACENT SURFACES.
2. PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS DURING AND AFTER INSTALLATION THAT ENSURE FIRE STOP SYSTEMS ARE WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION. IF, DESPITE SUCH PROTECTION, DAMAGE OR DETERIORATION OCCURS, CUT OUT AND REMOVE DAMAGED OR DETERIORATED FIRE STOP SYSTEMS IMMEDIATELY AND INSTALL NEW MATERIALS.
PECORA "DYMATROL 1 OR 1M." FURRISH NECESSARY NON-STAINING IMPREGNATED JOINT FILLER AND SEALANT MANUFACTURER'S JOINT PAINTING.
I. SEAL JOINTS AT PERIMETER BETWEEN SLEEVE AND PIPE, CONDUIT, ETC., PENETRATIONS OF WALLS, FLASHING CONNECTIONS AND AS INDICATED WITH A SEALANT. PACK ALL JOINTS TO WITHIN 3/8" AND 1/2" OF JOINT FACE WITH JOINT FILLER AND PRIME POROUS SEALANT CONTACT SURFACES WITH JOINT PRIMER. APPLY SEALANT ONLY TO CLEAN, DRY SURFACES AND WHEN TEMPERATURE IS ABOVE 40°F. APPLY PER MANUFACTURER'S RECOMMENDATIONS. HOLD FACE OF SEALANT APPROXIMATELY 1/8" BEHIND FACE OF ADJACENT METAL FRAMES AND EDGES. JOINTS WITH UNIFORM SURFACES AND STRAIGHT EDGES. DO NOT TOUCH SEALED JOINTS, WASH OR OTHERWISE DISTURB, ALLOWING SEALANT TO CURE UNTIL IT IS FIRM AND RUBBERY.
J. ALL FASTENERS USED TO SECURE, LEVEL, PLUMB AND TRUE TO LINE ARE TO BE SET BELOW THE FINISHED SURFACES AND FILLED WITH WOOD PUTTY OR OTHER APPROVED MATERIALS. SANDED CLEAN AND FLUSH WITH THE SURFACES TO BE UNDETECTABLE IN THE FINISH. ROUND ALL EXPOSED EDGES OF ASSEMBLIES TO 1/8" RADIUS AND BLIND NAIL WHEREVER POSSIBLE.
K) WOODWORK THAT IS EXPOSED IS TO RECEIVE A PAINT FINISH AND SANDED SMOOTH PRIOR TO FINISHING WITH SANDPAPER NO COARSER THAN NO. 80 AND ALL JOINTS ARE TO BE FILLED AND SANDED SMOOTH AND FLUSH.

- 8.1 DOORS & FRAMES:
A) GENERAL:
1) VERIFY ALL LOCAL CODES AND LANDLORD'S REQUIREMENTS AND PROVIDE FIRE RATED DOORS AND FRAMES AS INDICATED ON DOOR SCHEDULE.
B) MATERIALS:
1) DOORS: PROVIDE HARDWARE AS INDICATED ON SCHEDULE, DETAILS OR AS REQUIRED.
C) INSTALLATION:
1) PLACING FRAMES: SET FRAME ACCURATELY IN POSITION, PLUMBED, ALIGNED, AND BRACED SECURELY UNTIL PERMANENT ANCHORS ARE SET. AFTER WALL CONSTRUCTION IS COMPLETE, REMOVE TEMPORARY BRACES AND SPREADERS LEAVING SURFACES SMOOTH AND UNDAIMAGED.
2) HARDWARE:
A) PROVIDE HARDWARE AS INDICATED ON SCHEDULE, DETAILS OR AS REQUIRED.
SECTION 8.211 FLUSH WOOD DOORS
PART 1 GENERAL
1.01 SECTION INCLUDES
1.02 QUALITY ASSURANCE
1.03 DELIVERY, STORAGE, AND PROTECTION
A. PACKAGE, DELIVER AND STORE DOORS IN ACCORDANCE WITH SPECIFIED QUALITY STANDARD.
B. ACCEPT DOORS ON SITE IN MANUFACTURER'S PACKAGING. INSPECT FOR DAMAGE.
C. PROTECT DOORS WITH RESILIENT PACKAGING SEALED WITH HEAT SHRUNK PLASTIC. DO NOT STORE IN DAMP OR WET AREAS; OR IN AREAS WHERE SUNLIGHT MIGHT BLEACH VENEER. SEAL TOP AND BOTTOM EDGES WITH TINTED SEALER IF STORED MORE THAN ONE WEEK. BRACE DOORS ON SITE TO PERMIT VENTILATION.
1.04 PRODUCT CONDITIONS
A. COORDINATE THE WORK WITH DOOR OPENING CONSTRUCTION, DOOR FRAME AND DOOR HARDWARE INSTALLATION.
PART 2 PRODUCTS
2.01 DOORS AND PANELS
A. ALL DOORS, SEE DRAWINGS FOR FINISHES AND ADDITIONAL REQUIREMENTS.
2.02 DOOR AND PANEL FINISHES
2.03 DOOR FACINGS
2.04 DOOR CONSTRUCTION
A. FABRICATE DOORS IN ACCORDANCE WITH BEST QUALITY STANDARD SPECIFIED.
B. FIT DOOR EDGE TRIM TO EDGE OF STILES, AFTER APPLYING VENEER FINISHING.
C. FACTORY MACHINE DOORS FOR HARDWARE OTHER THAN FACE-MOUNTED TO BE IN ACCORDANCE WITH HARDWARE REQUIREMENTS AND DIMENSIONS.
D. FACTORY FIT DOORS FOR FRAME OPENING DIMENSIONS IDENTIFIED ON SHOP DRAWINGS WITH EDGE CLEARANCES IN ACCORDANCE WITH SPECIFIED QUALITY STANDARD.
E. PROVIDE EDGE CLEARANCES IN ACCORDANCE WITH AWWI QUALITY STANDARDS ILLUSTRATED SECTION 7700.
D. REFERENCES
1. American Society for Testing and Materials Standards (ASTM)
2. UNDERWRITERS LABORATORIES INC. (UL)
E. PERFORMANCE REQUIREMENTS
1. PROVIDE THROUGH PENETRATION FIRE STOP SYSTEMS THAT ARE PROVED AND INSTALLED TO RESIST THE SPREAD OF FIRE, PASSAGE OF SMOKE AND OTHER HOT GASES ACCORDING TO REQUIREMENTS INDICATED TO RESTORE THE ORIGINAL FIRE RESISTANCE RATING OF ASSEMBLY PENETRATED.
F. SUBMITTALS
1. PRODUCT DATA FOR EACH TYPE OF FIRE STOPPING PRODUCT SELECTED. CERTIFY THAT THROUGH STOPPING MATERIALS ARE ASBESTOS FREE AND CONTAIN FLUORIDE ORGANIC COMPOUNDS (VOCs) WITHIN LIMITS OF THE LOCAL JURISDICTION.
2. COORDINATE SIZING OF HOLES, OPENING, CORE-DRILLED HOLES, OR CUT OPENINGS TO ACCOMMODATE THROUGH-PENETRATION FIRE STOP SYSTEMS.
H. MANUFACTURER: TREMCO X-FERNO FIRE PRODUCTS OR APPROVED EQUAL. FINISHING AND PROTECTION
1. CLEAN OFF EXCESS FILL MATERIALS ADJACENT TO OPENINGS AS WORK PROGRESSES BY METHODS AND WITH CLEANING MATERIALS THAT ARE APPROVED IN WRITING BY FIRESTOPPING MANUFACTURER(S) AND THAT DO NOT DAMAGE MATERIALS IN WHICH OPENING OCCUR. LEAVE FINISHED WORK IN NEAT, CLEAN CONDITION WITH NO EVIDENCE OF SPILLOVERS OR DAMAGE TO ADJACENT SURFACES.
2. PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS DURING AND AFTER INSTALLATION THAT ENSURE FIRE STOP SYSTEMS ARE WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION. IF, DESPITE SUCH PROTECTION, DAMAGE OR DETERIORATION OCCURS, CUT OUT AND REMOVE DAMAGED OR DETERIORATED FIRE STOP SYSTEMS IMMEDIATELY AND INSTALL NEW MATERIALS.

SECTION 07840 - FIRESTOPPING:

- A. FIRESTOPPING FOR THROUGH PENETRATION PIPE/CONDUIT IN PARTITIONS ARE REQUIRED TO HAVE FIRE-RESISTANCE RATINGS, SHALL BE FIRE-SHIELD SEALANT AS MANUFACTURED BY TREMCO X-FERNO FIRE PROTECTION OR APPROVED EQUAL.
B. FIRE STOP SYSTEMS SHALL MEET ASTM-6814, UL 1479 FIRE TEST, AND FIRE STOP SYSTEM NO. 328.
C. FIRE STOP SYSTEMS SHALL BE USED IN LOCATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
1. PENETRATIONS THROUGH FIRE RESISTANCE-RATED FLOOR AND ROOF ASSEMBLIES INCLUDING BOTH EMPTY OPENING AND OPENINGS CONTAINING PENETRANTS.
2. PENETRATIONS THROUGH FIRE RESISTANCE-RATED WALL ASSEMBLIES INCLUDING BOTH EMPTY OPENING AND OPENINGS CONTAINING PENETRANTS.
3. MEMBRANE PENETRATIONS IN FIRE RESISTANCE-RATED WALL ASSEMBLIES WHERE ITEMS PENETRATE ON SIDE OF THE BARRIER.
4. JOINTS BETWEEN FIRE RESISTANCE-RATED ASSEMBLIES.
5. PERIMETER GAPS BETWEEN RATED FLOOR/ROOFS AND AN EXTERIOR WALL ASSEMBLY.
D. REFERENCES
1. American Society for Testing and Materials Standards (ASTM)
2. UNDERWRITERS LABORATORIES INC. (UL)
E. PERFORMANCE REQUIREMENTS
1. PROVIDE THROUGH PENETRATION FIRE STOP SYSTEMS THAT ARE PROVED AND INSTALLED TO RESIST THE SPREAD OF FIRE, PASSAGE OF SMOKE AND OTHER HOT GASES ACCORDING TO REQUIREMENTS INDICATED TO RESTORE THE ORIGINAL FIRE RESISTANCE RATING OF ASSEMBLY PENETRATED.
F. SUBMITTALS
1. PRODUCT DATA FOR EACH TYPE OF FIRE STOPPING PRODUCT SELECTED. CERTIFY THAT THROUGH STOPPING MATERIALS ARE ASBESTOS FREE AND CONTAIN FLUORIDE ORGANIC COMPOUNDS (VOCs) WITHIN LIMITS OF THE LOCAL JURISDICTION.
2. COORDINATE SIZING OF HOLES, OPENING, CORE-DRILLED HOLES, OR CUT OPENINGS TO ACCOMMODATE THROUGH-PENETRATION FIRE STOP SYSTEMS.
H. MANUFACTURER: TREMCO X-FERNO FIRE PRODUCTS OR APPROVED EQUAL. FINISHING AND PROTECTION
1. CLEAN OFF EXCESS FILL MATERIALS ADJACENT TO OPENINGS AS WORK PROGRESSES BY METHODS AND WITH CLEANING MATERIALS THAT ARE APPROVED IN WRITING BY FIRESTOPPING MANUFACTURER(S) AND THAT DO NOT DAMAGE MATERIALS IN WHICH OPENING OCCUR. LEAVE FINISHED WORK IN NEAT, CLEAN CONDITION WITH NO EVIDENCE OF SPILLOVERS OR DAMAGE TO ADJACENT SURFACES.
2. PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS DURING AND AFTER INSTALLATION THAT ENSURE FIRE STOP SYSTEMS ARE WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION. IF, DESPITE SUCH PROTECTION, DAMAGE OR DETERIORATION OCCURS, CUT OUT AND REMOVE DAMAGED OR DETERIORATED FIRE STOP SYSTEMS IMMEDIATELY AND INSTALL NEW MATERIALS.
PECORA "DYMATROL 1 OR 1M." FURRISH NECESSARY NON-STAINING IMPREGNATED JOINT FILLER AND SEALANT MANUFACTURER'S JOINT PAINTING.
I. SEAL JOINTS AT PERIMETER BETWEEN SLEEVE AND PIPE, CONDUIT, ETC., PENETRATIONS OF WALLS, FLASHING CONNECTIONS AND AS INDICATED WITH A SEALANT. PACK ALL JOINTS TO WITHIN 3/8" AND 1/2" OF JOINT FACE WITH JOINT FILLER AND PRIME POROUS SEALANT CONTACT SURFACES WITH JOINT PRIMER. APPLY SEALANT ONLY TO CLEAN, DRY SURFACES AND WHEN TEMPERATURE IS ABOVE 40°F. APPLY PER MANUFACTURER'S RECOMMENDATIONS. HOLD FACE OF SEALANT APPROXIMATELY 1/8" BEHIND FACE OF ADJACENT METAL FRAMES AND EDGES. JOINTS WITH UNIFORM SURFACES AND STRAIGHT EDGES. DO NOT TOUCH SEALED JOINTS, WASH OR OTHERWISE DISTURB, ALLOWING SEALANT TO CURE UNTIL IT IS FIRM AND RUBBERY.
J. ALL FASTENERS USED TO SECURE, LEVEL, PLUMB AND TRUE TO LINE ARE TO BE SET BELOW THE FINISHED SURFACES AND FILLED WITH WOOD PUTTY OR OTHER APPROVED MATERIALS. SANDED CLEAN AND FLUSH WITH THE SURFACES TO BE UNDETECTABLE IN THE FINISH. ROUND ALL EXPOSED EDGES OF ASSEMBLIES TO 1/8" RADIUS AND BLIND NAIL WHEREVER POSSIBLE.
K) WOODWORK THAT IS EXPOSED IS TO RECEIVE A PAINT FINISH AND SANDED SMOOTH PRIOR TO FINISHING WITH SANDPAPER NO COARSER THAN NO. 80 AND ALL JOINTS ARE TO BE FILLED AND SANDED SMOOTH AND FLUSH.

DIVISION 8 - DOORS AND WINDOWS:

- 8.1 DOORS & FRAMES:
A) GENERAL:
1) VERIFY ALL LOCAL CODES AND LANDLORD'S REQUIREMENTS AND PROVIDE FIRE RATED DOORS AND FRAMES AS INDICATED ON DOOR SCHEDULE.
B) MATERIALS:
1) DOORS: PROVIDE HARDWARE AS INDICATED ON SCHEDULE, DETAILS OR AS REQUIRED.
C) INSTALLATION:
1) PLACING FRAMES: SET FRAME ACCURATELY IN POSITION, PLUMBED, ALIGNED, AND BRACED SECURELY UNTIL PERMANENT ANCHORS ARE SET. AFTER WALL CONSTRUCTION IS COMPLETE, REMOVE TEMPORARY BRACES AND SPREADERS LEAVING SURFACES SMOOTH AND UNDAIMAGED.
2) HARDWARE:
A) PROVIDE HARDWARE AS INDICATED ON SCHEDULE, DETAILS OR AS REQUIRED.
SECTION 8.211 FLUSH WOOD DOORS
PART 1 GENERAL
1.01 SECTION INCLUDES
1.02 QUALITY ASSURANCE
1.03 DELIVERY, STORAGE, AND PROTECTION
A. PACKAGE, DELIVER AND STORE DOORS IN ACCORDANCE WITH SPECIFIED QUALITY STANDARD.
B. ACCEPT DOORS ON SITE IN MANUFACTURER'S PACKAGING. INSPECT FOR DAMAGE.
C. PROTECT DOORS WITH RESILIENT PACKAGING SEALED WITH HEAT SHRUNK PLASTIC. DO NOT STORE IN DAMP OR WET AREAS; OR IN AREAS WHERE SUNLIGHT MIGHT BLEACH VENEER. SEAL TOP AND BOTTOM EDGES WITH TINTED SEALER IF STORED MORE THAN ONE WEEK. BRACE DOORS ON SITE TO PERMIT VENTILATION.
1.04 PRODUCT CONDITIONS
A. COORDINATE THE WORK WITH DOOR OPENING CONSTRUCTION, DOOR FRAME AND DOOR HARDWARE INSTALLATION.
PART 2 PRODUCTS
2.01 DOORS AND PANELS
A. ALL DOORS, SEE DRAWINGS FOR FINISHES AND ADDITIONAL REQUIREMENTS.
2.02 DOOR AND PANEL FINISHES
2.03 DOOR FACINGS
2.04 DOOR CONSTRUCTION
A. FABRICATE DOORS IN ACCORDANCE WITH BEST QUALITY STANDARD SPECIFIED.
B. FIT DOOR EDGE TRIM TO EDGE OF STILES, AFTER APPLYING VENEER FINISHING.
C. FACTORY MACHINE DOORS FOR HARDWARE OTHER THAN FACE-MOUNTED TO BE IN ACCORDANCE WITH HARDWARE REQUIREMENTS AND DIMENSIONS.
D. FACTORY FIT DOORS FOR FRAME OPENING DIMENSIONS IDENTIFIED ON SHOP DRAWINGS WITH EDGE CLEARANCES IN ACCORDANCE WITH SPECIFIED QUALITY STANDARD.
E. PROVIDE EDGE CLEARANCES IN ACCORDANCE WITH AWWI QUALITY STANDARDS ILLUSTRATED SECTION 7700.
D. REFERENCES
1. American Society for Testing and Materials Standards (ASTM)
2. UNDERWRITERS LABORATORIES INC. (UL)
E. PERFORMANCE REQUIREMENTS
1. PROVIDE THROUGH PENETRATION FIRE STOP SYSTEMS THAT ARE PROVED AND INSTALLED TO RESIST THE SPREAD OF FIRE, PASSAGE OF SMOKE AND OTHER HOT GASES ACCORDING TO REQUIREMENTS INDICATED TO RESTORE THE ORIGINAL FIRE RESISTANCE RATING OF ASSEMBLY PENETRATED.
F. SUBMITTALS
1. PRODUCT DATA FOR EACH TYPE OF FIRE STOPPING PRODUCT SELECTED. CERTIFY THAT THROUGH STOPPING MATERIALS ARE ASBESTOS FREE AND CONTAIN FLUORIDE ORGANIC COMPOUNDS (VOCs) WITHIN LIMITS OF THE LOCAL JURISDICTION.
2. COORDINATE SIZING OF HOLES, OPENING, CORE-DRILLED HOLES, OR CUT OPENINGS TO ACCOMMODATE THROUGH-PENETRATION FIRE STOP SYSTEMS.
H. MANUFACTURER: TREMCO X-FERNO FIRE PRODUCTS OR APPROVED EQUAL. FINISHING AND PROTECTION
1. CLEAN OFF EXCESS FILL MATERIALS ADJACENT TO OPENINGS AS WORK PROGRESSES BY METHODS AND WITH CLEANING MATERIALS THAT ARE APPROVED IN WRITING BY FIRESTOPPING MANUFACTURER(S) AND THAT DO NOT DAMAGE MATERIALS IN WHICH OPENING OCCUR. LEAVE FINISHED WORK IN NEAT, CLEAN CONDITION WITH NO EVIDENCE OF SPILLOVERS OR DAMAGE TO ADJACENT SURFACES.
2. PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS DURING AND AFTER INSTALLATION THAT ENSURE FIRE STOP SYSTEMS ARE WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION. IF, DESPITE SUCH PROTECTION, DAMAGE OR DETERIORATION OCCURS, CUT OUT AND REMOVE DAMAGED OR DETERIORATED FIRE STOP SYSTEMS IMMEDIATELY AND INSTALL NEW MATERIALS.

- FLANGE AT EACH JOINT. PROVIDE COMPRESSION SPRINGS 12" O.C.
OF ALL EDGE MOLDINGS AND USE WALL CHANNEL MOLDINGS.
2) THE ACoustICAL CEILING SUBCONTRACTOR IS TO COORDINATE WITH THE MECHANICAL SUBCONTRACTOR FOR ALL REQUIRED ACCESS ABOVE CEILING AND PROVIDE TABS AT ACCESSIBLE PANELS.
3) ALL CEILING RUNNER CHANNELS ARE TO BE SPACED 4'-0" O.C. AND FRAME AROUND ALL OPENINGS. INSTALL ALL HANGERS TO SUPPORT CEILING FROM TOP PANEL OF BAR JOISTS OR TOP FLANGE OF STEEL ONLY. DO NOT ANCHOR INTO METAL DECK. ALL CEILING ARE TO BE ISOLATED FROM ABUTTING STRUCTURES AND SPACE ALL HANGERS 4'-0" ALONG RUNNERS UNLESS OTHERWISE INDICATED.
4) SUSPENSION SYSTEM HUNG FROM STRUCTURE ABOVE WITH 10 GAU (MIN) GALVANIZED WIRE AT 4'-0" O.C. EACH WAY MIN.
9.4 GRANITE, PORCELAIN, CERAMIC TILE:
A) MATERIALS:
1) GENERAL CONTRACTOR SHALL INSTALL TILE AS SPECIFIED SEE FINISH LEGEND FOR SPECIFICATION
2) SETTINGS BED MORTAR AND GROUT TO CONFORM TO PERMITS AND TYPE M.
3) SETTING BED TO BE A LATEX MODIFIED THIN SET MARBLE AND GRANITE MIX BY "HYDROMENT" OR EQUAL.
4) GROUTING TO BE CERAMIC TILE GROUT MIXED WITH "HYDROMENT" OR EQUAL.
5) INSTALLATION:
1) INSTALLATION TO CONFORM WITH ANSI A.108.6 AND MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
2) CONTRACTOR TO ARRIVE FINISHED INSTALLATION CLEAN AND FREE OF CRACKS, CHIPPING, BROKEN, UNBOUND, OR OTHERWISE DEFECTIVE TILE VENEER AND TO PROTECT THE INSTALLED FLOOR WITH KRAFT PAPER OR OTHER HEAVY COVERING DURING THE CONSTRUCTION PERIOD TO PREVENT DAMAGE AND WEAR.
3) THE MORTAR AND GROUT MATERIALS AS WELL AS THE INSTALLATION STANDARDS SHOULD COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AND STANDARD SPECIFICATIONS FOR MARBLE TILE APPLY TO THIS WORK.
9.5 RESILIENT FLOORING & BASE:
A) MATERIALS: (FURNISHED & INSTALLED BY GENERAL CONTRACTOR)
1) VINYL COVE BASE SHALL BE BY "JOHNSONITE" 4" HIGH.
2) INSTALL IN CONTINUOUS LENGTHS.
2) RESILIENT FLOORING SHALL BE AS NOTED IN FINISH LEGEND.
9.6 PAINTING:
A) GENERAL:
1) INCLUDE SURFACE PREPARATION AND FIELD APPLICATION OF ALL PAINTS AND COATINGS.
2) ALL PAINT FINISHES SHALL CONFORM TO ALL APPLICABLE CODES FOR FLAME/SMOKE RATING REQUIREMENTS.
3) ALL PAINT AND/OR OTHER FINISH MATERIALS ARE TO BE APPLIED IN ACCORDANCE WITH THE SPECIFIC MANUFACTURER'S DIRECTIONS.
B) MATERIALS:
1) SHERWIN WILLIAMS, SEE FINISH LEGEND
C) INSTALLATION:
1) ALL DRYWALL SHALL BE FREE OF SANDING DUST AND JOINT TREATMENT CEMENT AND BE THOROUGHLY DRY.
2) THE PAINTING SUBCONTRACTOR IS TO INSTALL ANY ADDITIONAL COATS REQUIRED, WHEN THE UNDERCOATS, STAINS OR OTHER CONDITIONS, SHOW THROUGH FINAL PAINT COAT.
3) ALL SURFACES BEHIND PERMANENTLY FIXED EQUIPMENT SHALL RECEIVE A PRIME COAT ONLY AND ALL PAINT SURFACES BEHIND MOVABLE EQUIPMENT AND FURNITURE SHALL RECEIVE THE SAME FINAL COATS AS OTHER SIMILAR EXPOSED SURFACES.
4) ALL GYPSUM DRYWALL CEILING AND WALLS TO RECEIVE 2 COATS OF SHERWIN WILLIAMS PER FINISH SCHEDULE.
5) ALL EXPOSED WOOD AND METAL TO BE PRIMED AND FINISHED WITH TWO COATS PER FINISH SCHEDULE.
6) PRIME COAT IS TO BE APPLIED TO ALL MATERIALS WHICH ARE REQUIRED TO BE PAINTED OR FINISHED.
7) REMOVE ALL PAINT DRIPS, ETC., FROM ADJACENT SURFACES AND CLEAN ALL SURFACES.

DIVISION 9 - FINISHES:

- 9.1 GYPSUM DRYWALL:
A) GENERAL:
1) COORDINATE WITH LOCAL AND STATE AUTHORITIES FOR THEIR REQUIREMENTS FOR DRYWALL AND ASSEMBLIES.
2) THE ENTIRE DRYWALL AND METAL STUD INSTALLATION IS TO CONFORM TO U.S. GYPSUM MASTER SPECIFICATIONS AND METAL INSTALLATION INSTRUCTIONS, STUD SPACING NOT TO EXCEED 16" O.C.
B) MATERIALS:
1) ALL GYPSUM WALL BOARD SHALL BE FIRE RATED 5/8" THICK, TYPE "X" AND CONFORMING TO SPECIFICATION ASTM C-36 AND NONRATED 5/8" THICK WITH LONG EDGE TAPERED.
2) ALL DRYWALL SCREWS TO BE 1-1/4" TYPE "W".
3) ACCESSORIES TO BE GALVANIZED STEEL, SIZED TO FIT WALLBOARD THICKNESS, STANDARD CORNER BEAD, EXPANSION JOINT, ETC., DESIGNED FOR FINISHING WITH JOINT TREATMENT COMPOUND.
4) JOINT TREATMENT SYSTEM: USE PERFORATED TAPE WITH JOINT COMPOUND AND TOPPING COMPOUND BY SAME MANUFACTURER AS WALLBOARD. ALL BOARD TO RECEIVE 1 TAPE AND 3 COATS SANDED AND READY FOR TENANTS FINISHES. (LEVEL 5 FINISH)
C) INSTALLATION:
1) ALL DOOR OPENINGS AND/OR ARCH OPENINGS, 2'-0" WIDE OR GREATER, ARE TO BE FRAMED WITH TWO (2) ADDITIONAL STUDS AT EACH JAMB, SECURED TO FRAMES AND TO OTHER STUDS AS RECOMMENDED UNDER METAL INSTALLATION INSTRUCTIONS. INSTALLER TO FURNISH AND INSTALL RUNNER TRACK ON FRAME HEAD AND UNDERSILL OF EACH OPENING AND TO INSTALL JACK STUDS (SPACED THE SAME AS FULL-HEIGHT STUDS), ABOVE AND BELOW OPENING AND ADDITIONAL STIFFENERS 6" ABOVE AND 6" BELOW OPENING, EXTENDED TWO (2) REGULAR STUD SPACES BEYOND JAMBS ON EACH SIDE.
2) ALL FURRING FROM ABUTTING STRUCTURES TO BE ISOLATED, AS REQUIRED, TO AVOID ANY TRANSFER OF LOADS AND/OR DEFLECTIONS INTO THE FURRING SYSTEM.
3) SCREW BOTH LAYERS OF GYPSUM BOARD TO SUPPORTS WHERE DOUBLE LAYER WORK IS INDICATED OR OTHERWISE REQUIRED.
4) ALL GYPSUM BOARD IS TO BE INSTALLED IN LENGTHS AND DIRECTIONS WHICH WILL MINIMIZE NUMBER OF END JOINTS, AND AVOID END JOINTS IN CENTRAL AREA OF CEILING. ALL WALLS AND PARTITIONS ARE TO BE INSTALLED WITH EXPOSED GYPSUM BOARD VERTICAL WITH JOINTS STAGGERED OVER SUPPORTS, EXCEPT WHERE RECOMMENDED IN A DIFFERENT ARRANGEMENT BY MANUFACTURER.
5) THE ROOM TEMPERATURE FOR THE INSTALLATION OF ALL GYPSUM BOARD SHALL NOT BE LESS THAN 50 DEGREES FAHRENHEIT WITH ADEQUATE VENTILATION MAINTAINED TO ELIMINATE EXCESSIVE MOISTURE UNTIL JOINT COMPOUND IS COMPLETELY DRY. CONTRACTOR TO PROTECT ALL BOARD FROM WETTINGS AND REPLACE ALL MATERIALS THAT ARE DAMAGED.
9.3 ACoustICAL CEILING PANEL AND GRID:
A) GENERAL:
1) ALL ACoustICAL MATERIALS TO CONFORM TO FS-S-5-118.
2) ALL SUSPENSION SYSTEMS TO CONFORM TO ASTM C-835 FOR MATERIALS. ASTM C-836 FOR INSTALLATION.
3) THE CLIENT REQUIRES (1) CARTON OF CEILING TILES UPON COMPLETION OF THE WORK, NEATLY WRAPPED AND LABELED AND STORED IN A LOCATION AS DIRECTED BY THE CLIENT.
B) MATERIALS:
1) ALL ACoustICAL CEILING PANELS TO BE BY "ARMSTRONG" OR APPROVED EQUIVALENT. SEE CEILING PLAN FOR SPECIFICATION.
2) ALL GRID TO BE BY "ARMSTRONG"
SEE CEILING PLAN FOR SPECIFICATION.
3) ALL METAL SUPPORTS TO BE RUNNER CHANNELS 1-1/2" x 0.475 LB. PER FT. (BASE METAL), COLD-ROLLED STEEL, PAINTED OR GALVANIZED; PENCIL ROD SHALL BE 1/4" DIAMETER MILD STEEL ZINC OR CADMIUM COATED; WITH CLIPS, INSERTS AND ACCESSORIES AS APPROVED BY SUSPENSION SYSTEM MANUFACTURER.
C) INSTALLATION:
1) ALL WORK TO BE INSTALLED AS PER THE LAYOUT OF THE REFLECTED CEILING PLAN. LEVEL TOLERANCE OF 1/8" IN 12'-0" SPAN. SECURE EDGE MOLDING WITH SCREW ANCHORS 18" O.C. MITER CORNER JOINTS, AND INSTALL TILE WITH SPLINA OR SUSPENSION

DIVISION 10 - SPECIALTIES:

- 10.1 SIGNS:
A) GENERAL:
(1) THE SIGNAGE WILL BE THE RESPONSIBILITY OF THE TENANT'S SIGN CONTRACTOR, INCLUDING FABRICATION, LANDLORD AND BUILDING DEPARTMENT APPROVAL, AND COORDINATION OF INSTALLATION WITH GENERAL CONTRACTOR'S SIGN INSTALLER.
(2) THE SIGN SUBCONTRACTOR SHALL INCLUDE ALL WORK ON THE STOREFRONT SIGN, WINDOWS AND INTERIOR (IF APPLICABLE).
(3) THE ART WORK FOR THE SIGNAGE AND GLAZING LOGO TO BE FURNISHED BY THE CLIENT AND SHOP DRAWINGS PREPARED BY THE SIGN SUBCONTRACTOR FOR BOTH CLIENT, LANDLORD AND BLDG. DEPT. APPROVAL.
(4) THE SIGN SUBCONTRACTOR TO FURNISH AND INSTALL ALL SILKSCREEN OR WORK AND SHALL ENLARGE OR REDUCE ART WORK AS REQUIRED FOR THE LOCATION.
B) INSTALLATION:
1) THE GENERAL CONTRACTOR IS TO HAVE THE SIGN INSTALLED BY A LOCAL SIGN SUBCONTRACTOR UTILIZING TEMPLATES FURNISHED BY THE GENERAL CONTRACTOR.
2) ALL SURFACES TO BE CLEAN AND FREE OF DIRT/GREASE BEFORE APPLICATION OF SIGNAGE INCLUDING SILKSCREENING AREAS APPLIED TO THE BACK OF GLASS AS SHOWN ON PLANS AND SPECIFICATIONS. ALL WORK TO BE THE BEST QUALITY WITH ALL LINES CLEAR AND SHARP AND SET IN PLACE SQUARE, PLUMB AND TRUE.
10.2 EXTINGUISHERS:
A) GENERAL:
1) THE GENERAL CONTRACTOR IS TO CONTACT THE LOCAL FIRE MARSHALL AND VERIFY THE NUMBER OF FIRE EXTINGUISHERS REQUIRED DURING CONSTRUCTION AS WELL AS DURING STORE OPERATION, AND LOCATION FOR MOUNTING, BUT IN NO CASE TO ALLOW LESS THAN THREE (3) FIRE EXTINGUISHERS TO BE INSTALLED.
B) MATERIALS:
1) FIRE EXTINGUISHERS FURNISHED ARE TO BE COSMIC SE, 2A10BC DRY CHEMICAL BY "J.L. INDUSTRIES", BLOOMINGTON, MN (612)638-8850 (OR APPROVED EQUAL).
2) THE WALL BRACKETS FOR MOUNTING THE EXTINGUISHERS TO BE MODEL NO. MB 818.
9.04.18 PERMIT SUBMIT
03.26.18 OWNER REVIEW
03.23.18 OWNER REVIEW
NO DATE REMARKS
REVISIONS

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