

SPECIFICATIONS (SHALL BE APPLICABLE AS APPROPRIATE FOR THE SCOPE OF WORK INDICATED BY THE CONSTRUCTION DOCUMENTS)

00700 GENERAL CONDITIONS:

AS INDICATED IN THE AIA DOCUMENT #A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" 1997 EDITION.

00800 SUPPLEMENTARY CONDITIONS:

**00810 MODIFICATIONS TO GENERAL CONDITIONS:
ARTICLE 4**

4.101 ADD THE FOLLOWING: GENERAL CONTRACTOR (GC) SHALL SUPPLY TENANT WITH A COMPLETE LIST OF ALL SUB-CONTRACTORS INVOLVED WITH THE WORK. (NAME, ADDRESS AND TELEPHONE NUMBER) WITH SECOND APPLICATION FOR PAYMENT SEND TWO COPIES TO THE HOME OFFICE, ATTENTION STORE PLANNING. HVAC AND H.W. HEATER INFORMATION MUST BE NOTED. REFER TO TENANT FORM ISSUED WITH THE BID DOCUMENTS.

01010 SUMMARY OF WORK:

WORK OF CONTRACT CAN BE SUMMARIZED BY REFERENCE TO THE CONTRACT, GENERAL CONDITIONS, SPECIFICATIONS, DRAWINGS AND MODIFICATIONS TO THESE DOCUMENTS ISSUED SUBSEQUENT TO THE INITIAL PRINTING OF SAME.

A RESPONSIBILITY SCHEDULE IS INDICATED ON THE PLANS. IT INCLUDES COORDINATION WITH OTHER WORK PERFORMED BY SEPARATE CONTRACTORS OF THE PROJECT.

CONTRACTOR RESPONSIBILITY:

G.C. SHALL PROVIDE AND PAY FOR: LABOR, MATERIAL, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, WATER, HEAT AND UTILITIES REQUIRED FOR CONSTRUCTION AS WELL AS ANY OTHER FACILITIES AND SERVICE NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. WHEN WORK IS PERFORMED IN AN EXISTING STORE, PROVISIONS CAN BE MADE TO USE EXISTING UTILITIES, EXCEPT TELEPHONE, AND BILLS WILL BE PAID DIRECTLY BY TENANT. COORDINATE WITH TENANT'S REPRESENTATIVE.

G.C. SHALL SECURE AND PAY FOR THE FOLLOWING ITEMS, NECESSARY FOR EXECUTION AND COMPLETION OF THE WORK, AND AS APPLICABLE AT THE TIME OF RECEIPT OF BIDS: PERMITS, FEES, LICENSES, BONDS AND INSURANCE'S REQUIRED BY LOCAL AUTHORITIES AND/OR LANDLORD.

REGULATORY AGENCIES:

ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION, AND IN ACCORDANCE WITH THE "DESIGN CRITERIA FOR TENANT WORK" ISSUED BY THE LANDLORD.

REFERENCE STANDARDS:

COMPLY WITH THE APPLICABLE SPECIFICATIONS AND STANDARDS OF UL, ASTM, ANSI, AWI, NEMA, AIA AND ALL OTHER STANDARDS OF MANUFACTURERS ASSOCIATIONS.

QUALITY ASSURANCE:

THE GC ASSUMES OVERALL RESPONSIBILITY FOR THE WORK OF THIS PROJECT TO ASSURE THAT ALL ASSEMBLES, COMPONENTS AND PARTS INDICATED OR REQUIRED COMPLY WITH CONTRACT DOCUMENTS. ANY SUBSTITUTIONS MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER WILL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

THE GC ALSO ASSURES THAT ALL COMPONENTS, SPECIFIED OR REQUIRED TO SATISFACTORILY COMPLETE THE INSTALLATION ARE COMPATIBLE WITH EACH OTHER, WITH ADJOINING SUBSTRATES, MATERIALS AND WORK BY OTHER TRADES, AND WITH THE CONDITIONS OF INSTALLATION AND EXPECTED USE.

FIRE-RATED CONSTRUCTION:

WHEREVER A FIRE RESISTANCE CLASSIFICATION IS INDICATED OR REQUIRED FOR CONSTRUCTION, PROVIDE MATERIALS, ACCESSORIES AND APPLICATION PROCEDURES WHICH COMPLY WITH THE REQUIREMENTS OF UL "FIRE RESISTANCE INDEX" FOR THE UL DESIGN NUMBERS CORRESPONDING WITH THE CONSTRUCTION ASSEMBLIES INDICATED.

01030 SHORT / DAMAGED FREIGHT:

INDICATED BELOW ARE INSTRUCTIONS ON HOW TO HANDLE SHORT, OR DAMAGED FREIGHT:

- A. BEFORE SIGNING THE FREIGHT BILL, NOTE SPECIFICALLY THE ITEM(S) DAMAGED OR MISSING I.E., ONE LIGHT FIXTURE, TWO PIECES OF SLATWALL, ETC.
- B. AFTER DAMAGED OR MISSING ITEMS ARE NOTED ON FREIGHT BILL, HAVE CARRIER'S DRIVER ALSO SIGN THE FREIGHT BILL. THIS WILL VERIFY THAT BOTH PARTIES AGREE TO THE EXTENT OF DAMAGE OR SHORT ITEMS.
- C. THERE ARE TIMES WHEN DAMAGE IS DISCOVERED ONLY UPON UNPACKING THE FREIGHT. IN ORDER TO RECEIVE PAYMENT FROM FREIGHT COMPANY, WE MUST PROVE THAT THE FREIGHT WAS DELIVERED IN DAMAGED CONDITION, THEREFORE, ALL CARTONS MUST BE INSPECTED FOR SIGNS OF DAMAGE OR ABUSE AND THIS IS TO BE NOTED ON THE FREIGHT BILL.
- D. BE SURE TO CONTACT THE PROJECT MANAGER TO INFORM HIM/HER OF THE LOSS SO THAT, IF NECESSARY, THE ITEM(S) CAN BE REORDERED.

UNLOADING FIXTURES:

INCLUDE IN BASE BID, THE COST TO UNLOAD ALL OWNER SUPPLIED FIXTURES AND MATERIALS INCLUDING EQUIPMENT NECESSARY TO UNLOAD FIXTURES (I.E. LIFT, DOLLIES, CARTS, ETC.). INCLUDE DISPOSAL OF ALL PACKAGING MATERIAL.

PROTECTION OF MATERIALS / FURNITURE ON SITE:

G.C. IS RESPONSIBLE FOR THE SECURITY, CARE AND DAMAGE PREVENTION OF ALL MATERIALS AFTER DELIVERY TO JOB SITE. G.C. WILL BE BACKCHARGED FOR DAMAGES AND MISSING ITEMS.

01500 EXISTING CONDITIONS:

G.C. IS TO VISIT THE JOB SITE TO INSPECT THE EXISTING CONDITIONS AND TO VERIFY THE AMOUNT OF WORK THAT WILL BE NECESSARY FOR THE PROJECT TO BE COMPLETED ACCORDING TO THE CONSTRUCTION DOCUMENTS.

EXAMINE THE SUBSTRATES AND ADJOINING CONSTRUCTION, AND THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK HAVE BEEN CORRECTED.

BEFORE PERFORMING ANY WORK OR ORDERING ANY MATERIAL, THE G.C. SHALL VERIFY ALL DIMENSIONS OF ANY EXISTING OR NEW WORK AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. ANY DIFFERENCES FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE PROCEEDING WITH WORK.

01510 TEMPORARY PROTECTION (BARRICADE):

TENANT VENDOR IS RESPONSIBLE FOR THE ERECTION OF TEMPORARY PROTECTION OF THE CONSTRUCTION IN ACCORDANCE WITH THE LANDLORD REQUIREMENTS AND LOCAL FIRE CODES. THE TENANT VENDOR SHALL INSTALL THE VINYL WALLCOVERING STORE LOGO ON THE BARRICADE WALL. TENANT VENDOR TO COORDINATE GRAPHICS AND VINYL INSTALL WITH TENANT & LANDLORD TENANT COORDINATOR.

01610 PRODUCT HANDLING:

DELIVER AND STORE MATERIALS IN SEALED CONTAINERS AND BUNDLES, FULLY IDENTIFIED WITH MANUFACTURER'S NAME, BRAND, TYPE AND GRADE. PROTECT MATERIALS FROM CORROSION AND DAMAGE. STORE MATERIALS IN A CLEAR SPACE, OFF THE GROUND. COORDINATE ALL DELIVERIES WITH THE MALL LANDLORD AND TENANT SUPPLIER MATERIAL VENDORS.

G.C. SHALL RECEIVE AND UNLOAD ALL FIXTURES FROM THE FIXTURE SUPPLIER, ACCORDING TO THE TERMS AND CONDITIONS IMPOSED BY THE MALL DEVELOPER, I.E. SPECIAL TIMES TO UNLOAD, RESERVING LOAD, UNLOAD, ETC. FIXTURES TO BE SET BY G.C.

G.C. SHALL NOTIFY TENANT IMMEDIATELY OF ANY MISSING OR DAMAGED ITEMS THAT TENANT SUPPLIER DID NOT INSTALL. G.C. WILL OBTAIN AND FILL ALL NECESSARY PAPERWORK REQUIRED IN ORDER TO FACILITATE TENANT IN ITS ABILITY TO PROPERLY FILE CLAIM FOR DAMAGES OR LOSSES. REFER TO TENANT SHORTAGE/DAMAGE/GOODS POLICY INCLUDED IN BID INSTRUCTIONS FROM TENANT.

01710 CLEANING/ADJUSTING/MAINTENANCE/WARRANTIES:

G.C. SHALL EXECUTE PERIODIC CLEANING DURING THE PROCESS OF WORK AND AT COMPLETION OF THE WORK, SO THAT ALL FINISHED SURFACES ARE FREE OF ANY FOREIGN MATERIAL. CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH CODES, ORDINANCES, REGULATIONS, POLLUTION LAWS AND LANDLORD REQUIREMENTS. REMOVE GREASE, MASTIC, ADHESIVES, DIRT, STAINS, LABELS AND OTHER FOREIGN MATERIALS FROM SIGHT EXPOSED SURFACES. G.C. SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE PROJECT ON A DAILY BASIS.

PROTECTION: PROTECT AND PROTECT ALL WORK THROUGHOUT CONSTRUCTION SO THAT IT WILL BE FREE OF DAMAGE AT THE TIME OF ACCEPTANCE BY THE TENANT.

COMPLETION:

STORES SHALL BE READY FOR OCCUPANCY. ALL SURFACES CLEAN.

01700 CLEANING/ADJUSTING/MAINTENANCE/WARRANTIES:

- A. FINAL CLEANING
 - 1. G.C. TO PROVIDE A PROFESSIONAL CLEANING SERVICE TO EXECUTE FINAL CLEANING PRIOR TO TURN-OVER.
- B. ADJUSTING

1. ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE PROPER PERFORMANCE AT TURN-OVER.

C. SPARE PARTS AND MAINTENANCE PRODUCTS:

1. PROVIDE SPARE PARTS, MAINTENANCE INSTRUCTIONS, AND SUPPLIED MAINTENANCE MATERIALS.

D. OPERATION AND MAINTENANCE DATA:

- 1. SUBMIT DATA ON 8-1/2X11 INCH TEXT PAGES IN SIDE RING BINDER(S) WITH DURABLE PLASTIC COVERS.
- 2. PREPARE BINDER COVER WITH PRINTED TITLE "OPERATION AND MAINTENANCE INSTRUCTIONS", TITLE OF PROJECT.
- 3. SUBMIT CLEARLY LABELED 3 DIMENSIONAL PRODUCTS IN QUANTITIES SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS.

E. WARRANTIES AND BONDS:

1. EXECUTE AND ASSEMBLE TRANSFERABLE WARRANTY DOCUMENTS FROM SUB-CONTRACTORS, SUPPLIERS, AND MANUFACTURERS.

PART 2 - PREPARATION / EXECUTION

A. FINAL CLEANING

- 1. CLEAN INTERIOR AND EXTERIOR GLASS, SURFACES EXPOSED TO VIEW, REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACES. CLEAN HARD FLOORING PER MANUFACTURER'S RECOMMENDATIONS.
- 2. CLEAN EQUIPMENT AND FIXTURES TO A SANITARY CONDITION WITH CLEANING MATERIALS APPROPRIATE TO THE SURFACE AND MATERIAL BEING CLEANED.
- 3. REMOVE WASTE AND SURPLUS MATERIALS, RUBBISH AND CONSTRUCTION FACILITIES FROM THE SITE.

02050 DEMOLITION:

ANY AND ALL DEMOLITION REQUIRED TO COMPLETE CONSTRUCTION FOR THIS PROJECT MUST BE CONSIDERED PART OF THIS CONTRACT AND SHALL BE EXECUTED IN ACCORDANCE WITH THE LANDLORD'S REQUIREMENTS. THE CONSTRUCTION DOCUMENTS INDICATED EXISTING CONDITIONS, WALLS, AREAS TO REMAIN BUT THE ARCHITECT DOES NOT CERTIFY THAT ALL DEMOLITION WORK IS INDICATED ON THE PLANS. ANY ITEMS INDICATED AS EXISTING, TO REMAIN, HAVE TO BE INSPECTED BY THE G.C. TO DETERMINE IF ANY OF THESE ITEMS CAN BE REUSED. AT THE END OF CONSTRUCTION, THE EXISTING WALLS, AREAS, ETC. SHOULD BE LIKE-NEW CONSTRUCTION. ALL REMOVED ITEMS SHALL BE REMOVED FROM THE PROJECT SITE AND LEGALLY DISPOSED OF. NO CONSTRUCTION MATERIALS ARE TO BE DISPOSED OF IN THE MALL TRASH RECEPTACLES OR DUMPSTERS WITHOUT LANDLORD'S PRIOR APPROVAL. REFER TO DEMOLITION PLAN NOTES.
FOR REMODELED STORES ONLY: THE G.C. WILL BE HELD RESPONSIBLE FOR ANY DEVICES I.E. THERMOSTATS, ALARM, AUDIO SYSTEM COMPONENTS AND THE LIKE WHETHER OR NOT IT IS AFFECTED BY DEMOLITION WORK. THE GC SHALL CONTACT THE CONSTRUCTION PROJECT MANAGER BEFORE DISPOSING ANY OF THAT EQUIPMENT OR REPLACE THAT EQUIPMENT AT THE G.C.'S EXPENSE.

A. SCOPE: G.C. SHALL FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED, AND AS NECESSARY TO COMPLETE THE CONTRACT, INCLUDING, BUT NOT LIMITED TO, THESE MAJOR ITEMS:

- 1. PROTECTION OF EXISTING WORK TO REMAIN.
- 2. REMOVE EXISTING CONSTRUCTION WHERE INDICATED ON THE DRAWINGS AND WHERE REQUIRED BY JOB CONDITIONS.
- 3. REMOVAL OF PARTITIONS, DOORS, FLOOR COVERINGS, AND CEILINGS. REMOVAL AND CAPPING OF MECHANICAL AND ELECTRICAL FIXTURES AND SERVICES. DEBRIS REMOVAL AND DISPOSAL.
- 4. REMOVAL OR CORING OF PORTIONS OF THE EXISTING CONCRETE SLAB AS REQUIRED FOR SERVICE AND EQUIPMENT LINE INSTALLATION. PATCHING SHALL BE ACCEPTABLE TO THE POINT THAT THE FINISH WILL ACCEPT SCHEDULED FINISH MATERIAL WITH NO NOTICEABLE EFFECT OF AN ALTERATION HAVING BEEN MADE.
- 5. IF INDICATED BY THE CONSTRUCTION DOCUMENTS, REMOVAL OF EXISTING STOREFRONT, INCLUDING OVERHEAD ROLL-UP ENTRY GATE.

B. GENERAL REQUIREMENTS:

- 1. THE GC AND ALL SUBCONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE ADEQUACY AND INSTALLATION OF ALL TEMPORARY SHORING SYSTEMS USED DURING THE DEMOLITION OF ALL STRUCTURAL ELEMENTS.
- 2. THE CONTRACT DOCUMENTS DO NOT NECESSARILY INDICATE THE FULL EXTENT OF THE WORK REQUIRED TO BE PERFORMED. GC SHALL INSPECT THE EXISTING CONSTRUCTION CAREFULLY TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED AND THE PROBLEMS INVOLVED. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF FAILURE TO ESTIMATE THE FULL EXTENT OF THE WORK OR FOR ANY CONTINGENCY ALLOWANCES.
- 3. ALL WORK SHALL BE PERFORMED BY SKILLED AND PROPERLY EQUIPPED PERSONNEL. REMOVAL OF ITEMS SCAFFOLD HIGH OR HIGHER SHALL BE LOWERED BY CONTROLLED METHODS, NOT BY THROWING OR DROPPING. PERFORM CUTTING AND STRIPPING SO THAT THE WORK TO REMAIN IS UNDamaged AND IN SUCH A MANNER THAT NEW WORK CAN BE PROPERLY CONNECTED.
- 4. UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE REWORKING OF BUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCHES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.
- 5. GC SHALL COORDINATE WITH THE LANDLORD ALL WORK THAT MAY EFFECT NORMAL DAILY OPERATIONS OF THE LANDLORD PREMISES AND COMPLY WITH ALL RESTRICTIONS THE LANDLORD MAY HAVE ON DEMOLITION AND/OR CONSTRUCTION SCHEDULES. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL, IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.
- 6. NOISE CONTROL: CARRY ON ALL WORK IN A MANNER WHICH WILL PRODUCE THE LEAST AMOUNT OF NOISE. INSTRUCT ALL WORKERS IN NOISE CONTROL PROCEDURES.
- 7. GC SHALL COORDINATE ALL WORK OUTSIDE TENANT'S SPACE AND IS LIABLE FOR ANY DAMAGE AND COSTS INVOLVED.

C. PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.

D. MECHANICAL, ELECTRICAL AND PLUMBING:

- 1. SHALL CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN, PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN.
- 2. REMOVE LINES COMPLETELY WHENEVER POSSIBLE. CUT AND CAP OR PLUG PER APPLICABLE REGULATORY REQUIREMENTS TO PREVENT CONTAMINATION OF ELECTRICAL, MECHANICAL AND PLUMBING WORK AND STEEL REINFORCEMENT AND ENTRY GATE SUPPORT. ALL CONCRETE TRENCHING AND REFILLING, AS WELL AS ANY AND ALL PATCHING OF THE CONCRETE SHALL BE EXECUTED IN ACCORDANCE WITH THE LANDLORD'S REQUIREMENTS.

03010 CONCRETE:

WHEN THE CONCRETE FLOOR SLABS EXISTING. PREPARE THE SLAB TO RECEIVE FINISH AS INDICATED BY THE CONSTRUCTION DOCUMENTS. WHERE INDICATED, THE FINISH IS TO BE EXECUTED AS PART OF THE CONTRACT. FOLLOW LANDLORD'S DIRECTIONS AND SPECIFICATIONS.

03015 CONCRETE FLOOR SLAB MODIFICATIONS:

G.C. SHALL INSPECT THE EXISTING FLOOR CONDITIONS TO DETERMINE THE AMOUNT OF CONCRETE FLOOR SLAB TO BE REMOVED AND REFILL FOR REINTEGRATION OF ELECTRICAL, MECHANICAL AND PLUMBING WORK AND STEEL REINFORCEMENT AND ENTRY GATE SUPPORT. ALL CONCRETE TRENCHING AND REFILLING, AS WELL AS ANY AND ALL PATCHING OF THE CONCRETE SHALL BE EXECUTED IN ACCORDANCE WITH THE LANDLORD'S REQUIREMENTS.

05010 STRUCTURAL METALS:

THE DESIGN, FABRICATION AND INSTALLATION OF ALL MISCELLANEOUS METAL LINTELS, SUPPORTS AND FRAMING EQUIPMENT FOR ALL STORE FRONT WORK SHALL BE THE SOLE RESPONSIBILITY OF THE GC.

0600 ROUGH CARPENTRY:

ALL WOOD FRAMEWORK, WOOD BLOCKING AND PLYWOOD CONSTRUCTION SHALL BE FIRE RETARDANT TREATED AS REQUIRED BY APPLICABLE CODES AND LANDLORD REQUIREMENTS.

PARTICLE BOARD SHALL BE UL CLASS 1 FIRE-RATED, SANDED AND PREPARED TO RECEIVE PLASTIC LAMINATE, METAL LAMINATE, OR PAINT.

WOOD FRAMING MEMBERS SHALL BE NO. 1 LIGHT FRAMING DOUGLAS FIR OR NO. 2 OR BETTER YELLOW PINE OF THE DIMENSIONS INDICATED ON THE PLANS.

PLYWOOD SHALL BE GRADE B-D DOUGLAS FIR, SANDED AND PREPARED TO RECEIVE PLASTIC LAMINATE, METAL LAMINATE OR PAINT. PLYWOOD BACKING PANELS FOR MOUNTING ELECTRICAL OR TELEPHONE EQUIPMENT SHOULD BE FIRE RETARDANT TREATED PLYWOOD WITH GRADE DESIGNATION, APA C-D PLUGGED INTERIOR NOT LESS THAN 3/4" THICK.

PROVIDE FASTENERS AND ANCHORAGE OF THE TYPE, SIZE, MATERIAL AND FINISH AS RECOMMENDED BY APPLICABLE STANDARDS, COMPLYING WITH APPLICABLE FEDERAL SPECIFICATIONS FOR NAILS, STAPLES, SCREWS, BOLTS, NUTS, WASHERS AND ANCHORING DEVICES.

PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION OF SHELVING, EQUIPMENT, ACCESSORIES, FIXTURES, AND FINISH HARDWARE OR OTHER HEAVY ITEMS ON WALLS.

06400 ARCHITECTURAL WOODWORK:

FINISHED WOODS SHALL BE OF THE TYPE SPECIFIED IN THE CONSTRUCTION DOCUMENTS AND SHOULD COMPLY WITH PREMIUM GRADE WORK AS DESCRIBED IN "ARCHITECTURAL WOODWORK QUALITY STANDARDS" PUBLISHED BY THE ARCHITECTURAL WOODWORK INSTITUTE.

THE WOOD SHALL BE STRAIGHT AND FREE OF BLEMISHES AND OF SUFFICIENT LENGTH TO PERMIT A MINIMUM NUMBER OF JOINTS. CONDITION WOODWORK TO PREVAILING HUMIDITY CONDITIONS IN INSTALLATION AREAS PRIOR TO INSTALLING.

INSTALL WOODWORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIMS AS REQUIRED USING CONCEALED SHIMS. ADJUST TO A TOLERANCE OF 1/8" IN 8'-0" FOR PLUMB AND LEVEL AND WITH NO VARIATIONS IN FLUSHNESS OF ADJOINING SURFACES. ATTACH WOODWORK TO ANCHORS, OR BUILT IN BLOCKING, OR DIRECTLY TO SUITABLE SUBSTRATE. SECURE WITH CONCEALED FASTENERS.

ALL SURFACES SHALL BE SANDED TO A SMOOTH SURFACE, READY FOR STAINING OR FINISH PAINTING AS PER DETAILS, SCHEDULES, AND USE.

06410 HARDWARE:

HARDWARE SHALL BE OF THE TYPE, FINISH AND MANUFACTURER INDICATED. MANUFACTURER'S CATALOG NUMBERS USED HEREIN ARE INTENDED TO INDICATE THE QUALITY REQUIRED. ALTERNATE MANUFACTURERS AND PRODUCTS MAY BE SUBMITTED TO THE TENANT FOR SUBSTITUTION APPROVAL. NO OTHERS SHALL BE ACCEPTABLE.

FURNISH HARDWARE TEMPLATES IN A TIMELY MANNER TO THE VARIOUS AFFECTED TRADES FOR COORDINATION OF THEIR WORK.

07900 SEALANT:

PART 1 - GENERAL

- A. EXPANSION JOINT MATERIAL, SEALANTS AND JOINT BACKING FOR JOINTS BETWEEN DISSIMILAR MATERIALS:
 - 1. SILICONE SEALANTS (TYPE S): ASTM C920, SINGLE COMPONENT, NON-SAGGING, NON-STAINING, NON-BLEEDING; FOR USE AS GENERAL CAULKING; COLOR TO MATCH ADJACENT SURFACES, MANUFACTURER BY GE SILICONES OR EQUAL.
 - 2. JOINT BACKING: ROUND, OPEN CELL POLYETHYLENE FOAM ROD.

PART 2 - PREPARATION / EXECUTION

- A. REMOVE LOOSE MATERIALS AND FOREIGN MATTER WHICH MIGHT IMPAIR ADHESION OF SEALANT.
- B. CLEAN AND PRIME JOINTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- C. PROTECT ELEMENTS SURROUNDING THE WORK OF THIS SECTION FROM DAMAGE OR DISFIGURATION.
- D. INSTALL SEALANT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- E. INSTALL JOINT BACKING IN ACCORDANCE WITH SEALANT MANUFACTURER'S RECOMMENDATIONS.
- F. APPLY SEALANT WITHIN RECOMMENDED APPLICATION TEMPERATURE RANGES, CONSULT MANUFACTURER WHEN SEALANT CANNOT BE APPLIED WITHIN THESE TEMPERATURE RANGES.

081113 HOLLOW METAL DOORS AND FRAMES:

STANDARD-DUTY DOORS AND FRAMES:

SDI A250.6, LEVEL 1, AT LOCATIONS INDICATED ON THE PLAN AND IN THE DOOR SCHEDULE.

PHYSICAL PERFORMANCE: LEVEL C ACCORDING TO SDI A250.4. WHEN REQUIRED BY CODE, DOORS AND FRAMES SHALL BE LABELED FOR THE REQUIRED FIRE RATING.

DOORS:

MODEL 1, FULL FLUSH DOORS: 1-3/4 INCHES THICK, FACES OF MINIMUM THICKNESS OF 20 GAUGE UNCOATED, COLD-ROLLED STEEL SHEET, PRIME PAINTED.

FRAMES:

WELDED FRAMES FABRICATED FROM UNCOATED COLD-ROLLED STEEL SHEET, MINIMUM THICKNESS OF 16 GAUGE, PRIME PAINTED. EXAMINE DOOR FRAMES AND VERIFY THAT THE FRAMES ARE THE CORRECT TYPE AND HAVE BEEN INSTALLED AS REQUIRED FOR PROPER HANGING OF CORRESPONDING DOOR.

16 GAUGE, KNOCK-DOWN STYLE FRAMES ARE ONLY ACCEPTABLE FOR INSTALLATION IN EXISTING CONSTRUCTION.

ALIGN AND FIT THE DOORS IN THE FRAMES WITH THE FOLLOWING CLEARANCES AND LEVELS. FOR NON-RATED DOORS, PROVIDE CLEARANCES OF 1/8" AT JAMBS, HEADS, AND 3/4" FROM THE BOTTOM OF DOOR TO THE TOP OF THE FINISH OR COVERING. FOR FIRE-RATED DOORS, PROVIDE CLEARANCES AND CORRESPONDING FIRE-RATED FRAMES IN ACCORDANCE WITH REQUIREMENTS OF NFPA.

EXISTING DOORS:

WHEN EXISTING DOORS ARE TO REMAIN, DOOR CLEARANCE MUST BE RAISED 1" FROM EXISTING FLOOR TO PROVIDE FOR DOOR CLEARANCE IF OVERLAYS CARPET.

08710 DOOR HARDWARE:

PART 1 - GENERAL

- A. FURNISH AND INSTALL FINISH HARDWARE FOR INTERIOR AND EXTERIOR DOORS AND ENTRY GATES.
- B. FOR DOORS SPECIFIED, SPECIFIC ITEMS, MANUFACTURERS AND MODEL NUMBERS, TEMPLATES SHALL BE FURNISHED FOR USE IN FIELD.
- C. FOLLOW THE (DOOR AND HARDWARE INSTITUTE) STANDARDS AND GUIDELINES AND AWI (AMERICAN WOODWORKING INSTITUTE) STANDARDS FOR HARDWARE INSTALLED ON WOOD DOORS.
- D. FURNISH ONLY WITH MAINTENANCE DATA, MAINTENANCE PROCEDURES, MANUFACTURER'S WARRANTIES AND SPECIAL TOOLS.
- E. FINISHES: PER HARDWARE SCHEDULE.
- F. KEYING:
 - 1. GC TO COORDINATE KEYING AND MASTER KEYING WITH TENANT'S CONSTRUCTION MANAGER.
 - 2. GC TO INSTALL CONSTRUCTION CORES DURING CONSTRUCTION AND REPLACE WITH PERMANENT AT END OF JOB PRIOR TO TURN-OVER.
- G. PROVIDE COMMERCIAL GRADE HARDWARE, COMPLYING WITH PROJECT SPECIFICATIONS, IN SETS ACCORDING TO THE SCHEDULE HEREIN AND ON DOOR SCHEDULE DRAWING. REFER TO DOOR SC.

PART 2 - PREPARATION / EXECUTION

- A. COORDINATE THE WORK WITH OTHER DIRECTLY AFFECTED SECTIONS INVOLVING FABRICATION OF WALL INTERNAL REINFORCEMENT FOR DOOR HARDWARE AND RECESSED ITEMS.
- B. VERIFY THAT DOORS AND FRAMES ARE READY TO RECEIVE WORK AND DIMENSIONS ARE AS INDICATED.
- C. INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- D. USE TEMPLATES PROVIDED BY HARDWARE ITEM MANUFACTURER. WHEREVER CUTTING AND FITTING IS REQUIRED TO INSTALL HARDWARE ONTO OR INTO SURFACES WHICH ARE LATER TO BE PAINTED OR OTHERWISE FINISHED, INSTALL EACH ITEM COMPLETELY, THEN REMOVE AND STORE DURING APPLICATION OF FINISHES. REINSTALL UPON COMPLETION OF FINISHING OPERATIONS. SPACE FASTENERS AND ANCHORAGES AS INDICATED, OR IN ACCORDANCE WITH FACTORY STANDARDS.
- E. ADJUST HARDWARE FOR SMOOTH OPERATION.

08800 GLASS AND GLAZING:

PROVIDE GLASS AND GLAZING AS SHOWN. ALUMINUM STOREFRONT SYSTEM. COMPLY WITH RECOMMENDATIONS OF FLAT GLASS MANUFACTURER (FGMA) "GLAZING MANUAL" AND "SEALANT MANUAL" EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED. PROVIDE MATERIALS OBTAINED FROM ONE SOURCE FOR EACH TYPE OF GLASS AND GLAZING PRODUCT INDICATED.

PROVIDE GLASS DOORS AS SHOWN. DOORS SHALL BE STYLE "P" FULL WIDTH BOTTOM AND TOP RAILS. DOORS SHALL BE FACTORY ASSEMBLED AND PREPARED TO ACCOMMODATE PUSH-PULLS AND LOCK CYLINDERS INSTALLED BY G.C.

WHERE SAFETY GLASS IS INDICATED OR REQUIRED BY AUTHORITIES HAVING JURISDICTION, PROVIDE TYPE OF PRODUCTS WHICH COMPLY WITH ANSI Z97.1.

MIRROR SHALL COMPLY WITH F.S. DD-G-471C, TYPE 1, CLASS 1, QUALITY Q2, 1/4" THICK. PROVIDE SILVERING, COPPER BACKING AND PROTECTIVE COATING CONFORMING TO F.S. DD-M-411.

FABRICATE GLASS TO SIZES REQUIRED FOR GLAZING OPENINGS WITH EDGE CLEARANCE AND TOLERANCES COMPLYING WITH RECOMMENDATIONS OF GLASS MANUFACTURER.

ALL GLASS AND MIRRORS TO HAVE EXPOSED EDGES WILL BE GROUND AND POLISHED.

THE DOORS ARE FURNISHED WITH BEST HOUSING AND A CONSTRUCTION CORE. THE DISTRICT MANAGER CHANGES OUT THE CORE AT TURNOVER.

GLAZING BASE TO BE ANCHORED TO CONCRETE FLOOR/FOUNDATION USING SET XP EPOXY ADHESIVE ESR-2508 AND MECHANICALLY FASTENED PER MANUFACTURER'S RECOMMENDATIONS.

09250 GYPSUM DRYWALL SYSTEMS:

PART 1 - GENERAL

- A. FURNISH AND INSTALL ALL GYPSUM DRYWALL AND SYSTEMS COMPLETE WITH PARTITION FRAMING, CEILING SUSPENSION SYSTEMS AND RELATED ACCESSORIES, PARTS, MATERIALS, ETC. AS SHOWN ON DRAWINGS AND AS SPECIFIED. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- B. GYPSUM DRYWALL: ALL GYPSUM BOARD TO BE 5/8" TYPE "X" AS NOTED ON SHEET A1 (CONSTRUCTION PLAN), RESTROOMS TO RECEIVE MOISTURE RESISTANT GYPSUM BOARD.
- C. FASTENERS: DRYWALL SCREWS OF PROPER SIZE AND TYPE PER MANUFACTURERS RECOMMENDATIONS.
- D. PROVIDE MATERIALS, JOINT COMPOUNDS, TRIM, EDGES, BEADS, ETC. FROM A SINGLE SOURCE SUPPLIER. ALL TRIM SHALL CONSIST OF A TAPERED, GROOVED, AND PRE-PUNCHED FIN FOR SCREW ATTACHMENT AND TO ACCEPT BONDING AGENT. ALL BUTT JOINTS ARE TO BE NEAT WITH TIGHT JOINTS, AND ALL CORNERS ARE TO BE MITERED. ALL EDGES, BEADS AND TRIM TO BE GALVANIZED STEEL UNO.
- E. JOINT TREATMENT: U.S. GYPSUM OR GOLD BOND SYSTEM OF COMPOUNDS AND PERFORATED TAPE.

PROVIDE ALL GYPSUM DRYWALL MATERIALS THROUGHOUT THE WORK PRODUCED BY ONE MANUFACTURER. PROVIDE METAL STUDS AND FRAMING MEMBERS OF TYPES, GAUGES, SIZES AND CORROSIVE RESISTIVE TREATMENTS AS SHOWN.

STUDS AND FRAMING:

ROLL FORMED CHANNEL STUDS AND RUNNERS: ASTM C-645, FABRICATED OF GALVANIZED STEEL PER ASTM WITH FLANGES NOT LESS THAN 1 1/4" OF THE SIZES AND GAUGES SHOWN.

METAL FURRING CHANNELS: HAT SHAPED, 7/8" HIGH, 25 GAUGE GALVANIZED, BACKER PLATES: 20 GAUGE GALVANIZED.

ALL FRAMING SHALL BE MANUFACTURED BY CLARKDIETRICH OR EQUAL AND SHALL MEET ASTM STANDARDS. PROVIDE ICC-ES EVALUATION REPORT AS REQUESTED FOR ALL MATERIALS USED.

GC SHALL PROVIDE ARCHITECT FIELD PHOTOS OF STUD BOX BEAM IN SOFFIT PRIOR TO GYPSUM BOARD INSTALLATION. PHOTOS SHALL INCLUDE THE FOLLOWING: BOX BEAM INSTALLATION, ALL CONNECTIONS AT EACH POINT AND FRAMING CONNECTION TO STRUCTURE ABOVE. GC SHALL PROVIDE A MINIMUM OF 20 PHOTOS INCLUDING OVERALLS AND CLOSE UP DETAIL IMAGES.

HANGER WIRE: GALVANIZED, SOFT TEMPER STEEL WIRE, SIZED IN ACCORDANCE WITH ASTM C-754.

HANGER ANCHORAGE: PROVIDE CONCRETE INSERTS, CLIPS, BOLTS, SCREWS AND OTHER DEVICES APPLICABLE TO THE INDICATED METHOD OF STRUCTURAL ATTACHMENT FOR CEILING.

FURRING ANCHORAGE:

16 GAUGE GALVANIZED WIRE TIES, MANUFACTURER'S STANDARD WIRE-TYPE CLIPS, BOLTS, NAILS OR SCREWS, IN ACCORDANCE WITH ASTM C-754.

METAL TO METAL WITHIN THE DRYWALL: ITEM: 3/8" X 1 1/2" X 1/4" GALVANIZED ANCHOR HEAD.

ADHESIVES:

AS RECOMMENDED BY THE GYPSUM BOARD MANUFACTURER.

TRIM AND CORNERS:

PROVIDE ALL ACCESSORIES OF THE TYPES REQUIRED FOR THE DRYWALL APPLICATIONS SHOWN SPECIFIED OR FABRICATED FROM GALVANIZED STEEL AND OF THE FOLLOWING TYPE:

PROVIDE DRYWALL MOLDING OF THE TYPE AND SIZE INDICATED. PROVIDE METAL CORNER BEAD AT INTERNAL CORNERS WITH SMOOTH RIGID NOSE AND PERFORATED KURLED FLANGES. CONCEAL JOINTS WITH AN ADHESIVE OF JOINT COMPOUND FEATHERED OUT APPROXIMATELY 9" ON BOTH SIDES OF THE EXPOSED METAL.

WHERE DRYWALL BUTTS OR INTERSECTS DISSIMILAR CONSTRUCTION, PROVIDE SQUARE EDGE SEMI-FINISHED CASING BEAD (NO JOINT COMPOUND TREATMENT NECESSARY).

TAPE AND JOINT MATERIAL SHALL BE APPLIED TO THE JOINTS. THE JOINT COMPOUND SHALL BE SMOOTHED OUT APPROXIMATELY 4" WIDE. THIS IS TO BE IN THE NORMAL THREE-COAT PROCESS, ALLOWING 24 HOURS DRYING TIME BETWEEN COATS. ALL NAILS, SCREWS, HEADS AND OTHER SHEET METAL SHALL BE RECESSED THREE-COAT FINISH USING THE SAME MATERIAL AND MANNER AS THAT FOR THE JOINTS.

SAND SMOOTH ALL JOINTS AND SURFACES AND HAVE THEM READY TO RECEIVE THE WALL FINISH. VERIFY THAT THE EXISTING WALL SURFACES, IF ANY, ARE SMOOTH AND SUITABLE, AS A SUBSTRATE FOR THE FINISHES SCHEDULED.