

SPECIFICATIONS

REFERENCED AREAS:

- The warehouse shall be a minimum of 2000 square feet with a ceiling height of 12'.
Install a new 22" x 26" x 1000 lb. capacity bay window with 26" front sill plate and rear frame inside at the southeast corner area.

FLOORINGS:

- Landlord shall remove all existing floor covering and patch the concrete slab. The concrete slab shall be mechanically polished starting from the perimeter through 200 mesh, including proper concrete identification and hand finishing in well to floor areas that are exposed.
Install a carpet in the break room, break room, and break room.

WALLS:

- All gypsum walls shall have a level four (4) smooth finish. All CMU walls shall be patched, primed, sealed and painted as specified in this work order.
All exterior walls shall be finished with a masonry finish.

OFFICE/RESTROOMS/LOCKERS:

- Break room, break room, break room, and break room.
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Space must include the following:

- 1) Minimum 200 sq ft break room with 160 ft. of cabinet (upper and lower). Lower cabinets shall consist of a 36" sink base and two (2) 36" counter base.
2) 10 x 12 manager's office with VCT or solid floor.

PLUMBING/SINKS/FIRE SYSTEMS:

- Space to be in compliance with all codes and include but not be limited to, a fire alarm system, emergency lighting, emergency doors with panic bars and fire alarm.
Install a fire alarm system with a control panel and pull stations.

CEILING:

- Ceiling in the sales floor area shall be a minimum of 16' AFF (continue the 16' ceiling height into the reception area to be finished as sales floor with the exception of 10' x 10' drop ceiling in the reception area).

HVAC:

- In areas from North Carolina, Tennessee and Virginia, the minimum room one (1) ton per 350 SF in all areas.
Install a fire alarm system with a control panel and pull stations.

DOORS:

- Provide a Federal ADA vestibule with a double width sliding automatic breakaway door for the exterior entrance/exit.
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TELEPHONE:

- Landlord shall immediately advise Tenant if there are not working phone lines in the premises.
Landlord shall provide a telephone demarcation point within the Tenant's desired space.

LIGHTING:

- The existing lighting is acceptable and must meet the specifications of this work order.
The lighting in the break room shall be installed in the break room.
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ROOF/RAMPING/ENTRANCE:

- Landlord shall be responsible for all maintenance/repair/replacement of roof, building structure and parking lot.
Landlord shall provide a ramp for the entrance/exit.

SHOWCASE:

- Remove all existing outside signs.
Landlord is to ensure the existing exterior metal at codes and zoning ordinances in order for Tenant to place its panels on the storefront.

STOREFRONT:

- Exterior facade to be repaired and painted a neutral color. Existing color is acceptable.

RESTS:

- Prepares to be professionally inspected for pests and termites. Landlord shall provide Tenant with a report from its vendor stating that the space has been inspected and there are no visible signs of pest infestation.

GLASS:

- Replace all broken and damaged glass including glass in doors, windows, display cases, sliding or covering on windows and glass doors.

DRAWINGS:

- Landlord shall provide Tenant with all drawings of the Demolition, Electrical, Plumbing, and Fire Alarm systems.
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CERTIFICATION:

- Landlord shall be responsible for all inspections required by the local and/or state building departments.
Landlord shall provide Tenant with a Certificate of Occupancy or equivalent and any other documentation that is necessary for the Tenant to take possession of the space.

REPORTS:

- Landlord will submit to the Tenant's construction department a weekly construction progress report with pictures of all completed work which shall be due by end of business Thursday.

ELECTRICAL:

- Electrical: To have a minimum of 800 amperes for 2000 service or 600 amperes for 480V service.
All electrical work shall be done in accordance with the National Electrical Code (NEC) and all other electrical supplied systems.

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NATIONAL ACCOUNTS:

- York Office's Bargain Outlet has entered into an agreement for York to be an official provider and partner for HVAC equipment, which includes special discounted pricing levels for York equipment based on expected annual volume.
For all HVAC equipment needs, contact the York National Accounts Executive for Office's Bargain Outlet.

ARCHITECTURAL SYSTEMS:

- Service: Concrete Polish, Polished Concrete Finish - Mechanically polished floor surface starting at with metal cutting diamonds through 200 mesh including proper concrete identification and hand finishing in well to floor areas that are exposed.
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SECURITY SYSTEMS:

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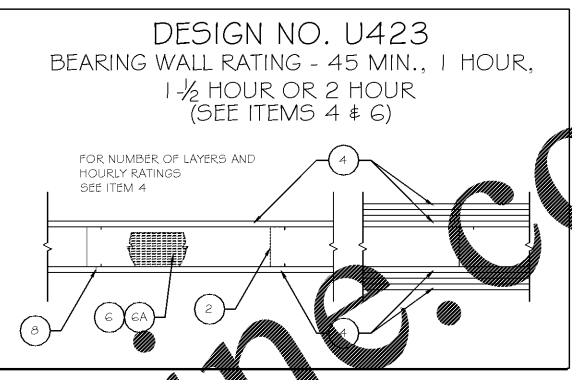
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1. FLOOR AND CEILING RUNNERS - (NOT SHOWN) CHANNEL SHAPED, FABRICATED FROM MIN. 1/2" THICK METAL THICKNESS (NO. 20 MSG) CORROSION-PROTECTED STEEL THAT PROVIDE A PROPER STRUCTURAL CONNECTION BETWEEN STUDS AND ADJACENT ASSEMBLIES SUCH AS FLOORS, CEILING, AND/OR OTHER WALLS. ATTACHED TO FLOOR AND CEILING ASSEMBLIES WITH FASTENERS SPACED NOT GREATER THAN 24" O.C.

2. STUDS - MIN. 0.030" THICK METAL THICKNESS (NO. 20 MSG) CORROSION-PROTECTED STEEL STUDS, MIN. 3/4" WIDE. STUDS SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT EDITION OF THE SPECIFICATION FOR IRON AND STEEL IN STRUCTURE (AISI). ALL DESIGN DETAILS ENGAGING THE STRUCTURAL INTEGRITY OF THE WALL SYSTEM, INCLUDING THE AXIAL DESIGN LOAD OF THE STUDS, SHALL BE AS SPECIFIED BY THE STEEL STUDS MANUFACTURER AND/OR PRODUCER, AND SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE LOCAL CODES. THE MAX. STUD SPACING SHALL NOT EXCEED 24" O.C. STUDS ATTACHED TO FLOOR AND CEILING RUNNER WITH 1/2" LONG TYPE-S-12 STEEL SCREWS ON BOTH SIDES OF THE STUDS OR BY WELDED OR BOLTED CONNECTIONS DESIGNED IN ACCORDANCE WITH THE AISI SPECIFICATIONS.

Table with columns: RATING, NO OF LAYERS & THICKENS OF PANELS, % OF DESIGN LOAD. Includes rows for 45 MIN, 1 HR, 1-1/2 HR, 2 HR, 3 HR, 4 HR.

3. LATERAL SUPPORT MEMBERS - (NOT SHOWN) WHERE REQUIRED FOR LATERAL SUPPORT OF STUDS, SUPPORT SHALL BE PROVIDED BY MEANS OF STEEL STRIPS, CHANNELS OR OTHER SIMILAR MEANS AS SPECIFIED IN THE DESIGN OF A PARTICULAR STEEL STUD WALL SYSTEM.

4. GYPSUM BOARD - GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY, VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. VERTICAL JOINTS IN ADJACENT LAYERS (MULTI-LAYER SYSTEMS) STAGGERED ON STUD CAVITY. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED WHEN LOAD IS REDUCED TO 90 PERCENT MAX. STUD CAPACITY. WHEN LOAD IS AT 100 PERCENT, HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS STAGGERED A MIN. OF 12" HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS IN ADJACENT LAYERS (MULTI-LAYER SYSTEMS) STAGGERED A MIN. OF 12" HORIZONTAL AND NUMBER OF LAYERS AND PERCENT OF DESIGN LOAD FOR THE 45 MIN., 1 HR., 1-1/2 HR., AND 2 HR. RATINGS ARE AS FOLLOWS:

5. FASTENERS - (NOT SHOWN) TYPE S-12 STEEL SCREWS USED TO ATTACH PANELS TO RUNNER (ITEM 1) AND STUDS (ITEM 2) OR FURRING CHANNELS (ITEM 7). SINGLE LAYER SYSTEMS: 1" LONG FOR 1/2" AND 5/8" THICK PANELS OR 1-1/4" LONG FOR 3/4" THICK PANELS, SPACED 8" O.C. WHEN PANELS ARE APPLIED HORIZONTALLY, OR 12" O.C. WHEN PANELS ARE APPLIED VERTICALLY.

6. BATTIS AND BLANKETS* - (REOD AS INDICATED UNDER ITEM 4) NOM 2" THICK MINERAL WOOL BATTIS. FRICTION FITTED BETWEEN STUDS AND RUNNERS. SEE BATTIS AND BLANKETS (BKNV OR BZJZ) CATEGORIES FOR NAMES OF CLARIFIED COMPANIES.

7. FURRING CHANNELS - (OPTIONAL ON ONE OR BOTH SIDES, NOT SHOWN FOR SINGLE OR DOUBLE LAYER SYSTEMS). RESILIENT FURRING CHANNELS FABRICATED FROM MIN. 25 MSG CORROSION-PROTECTED STEEL, SPACED VERTICALLY A MAX. OF 24" O.C. FLANGE PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1/2" LONG TYPE-S-12 PANHEAD STEEL SCREWS. NOT FOR USE WITH TYPE FRX GYPSUM PANELS.

8. JOINT TAPE AND COMPOUND VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOM. 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYERS.

9. SIDING, BRICK OR TUCCO - (OPTIONAL - NOT SHOWN) ALUMINUM VINYL OR STEEL SIDING, BRICK VENEER OR TUCCO, MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES. BRICK VENEER ATTACHED TO STUDS WITH CORRUGATED METAL WALL TIES ATTACHED TO EACH STUD WITH STEEL SCREWS, NOT MORE THAN EACH SIXTH COURSE OF BRICK.

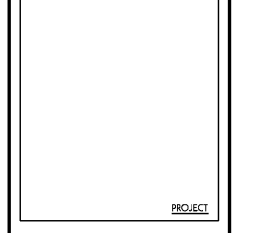
10. CAULKING AND SEALANTS* - (OPTIONAL - NOT SHOWN) A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL. UNITED STATES GYPSUM CO. - TYPE AS *BEARING THE UL CLASSIFICATION MARK



JEFFERS & BROWNHAM ARCHITECTS INC. 1100 FLEMING STREET, SUITE 1000 FLEMING CITY, GEORGIA 30530-1000 PHONE: 706-774-1100 FAX: 706-774-1100

Table with columns: NO., DESCRIPTION. For tracking revisions.

OLIE'S BARGAIN OUTLET SPALDING VILLAGE 1424 NORTH EXPRESSWAY, SUITE 146, 147A GRIFFIN, GEORGIA 30293



SEPTEMBER 24, 2018 PERMIT DOCUMENTS RELEASED FOR CONSTRUCTION RELEASE DATE

FIRE PROTECTION WALL - STEEL & SPECIFICATIONS DRAWING TITLE

DESIGN NO. U423 NO SCALE

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