11001 - EQUIPMENT
CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WORK AND PLACEMENT WITH THE WORK OF ALL OTHER TRADES AND MAKE ADJUSTMENTS AS REQUIRED TO ACCOMMODATE LOCATIONS OF EQUIPMENT.

ALL EQUIPMENT SHALL COMPLY WITH ALL GOVERNING BUILDING CODES AND LOCAL CODES.

EQUIPMENT SHALL BE FURNISHED, UNLOADED, UNPACKED OR UNCRATED AND PLACED ACCORDING TO THE CONSTRUCTION DOCUMENTS.

PART 4 - EXECUTION
INSTALLATION GENERAL
COMPLY WITH EACH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR THE INSTALLATION OF THE VARIOUS WORK UNDER THIS SECTION.

SET ALL WORK PLUMB, LEVEL, TRUE TO LINE, AND IN CORRECT RELATIONSHIP TO ADJACENT WORK.

SECURELY ANCHOR ALL WORK IN PLACE.

ENSURE THAT OPERATING PARTS WORK FREELY AND FIT NEATLY. ADJUST HARDWARE AND CATCHES AS REQUIRED.

REPAIR OR REPLACE DAMAGED MATERIALS, AS ACCEPTABLE TO THE ARCHITECT.

COORDINATE AND COOPERATE WITH OTHER TRADES FOR PROPER LOCATION OF ROUGHING-IN SERVICES AND SERVICE CONNECTIONS REQUIRED FOR EQUIPMENT AND FIXTURES.

SUBFLOORS: PRIOR TO START OF LAYING THE FINISH FLOORING, BROOM CLEAN AND VACUUM ALL SURFACES TO BE COVERED AND INSPECT THE SUBFLOOR.

USE LATEX TYPE LEVELING COMPOUND FOR FILLING CRACKS, DEPRESSIONS AND SURFACE IRREGULARITIES IN SUBFLOORS TO RECEIVE RESILIENT FLOORING, SHEET FLOORING, AND CARPETING.

REMOVE COATINGS AND ADHESIVES FORM SUBFLOORS THAT WOULD PREVENT ADHESIVE BOND, OR TELEGRAPH THROUGH THE NEW FINISHED FLOOR SYSTEMS.

REPAIR DAMAGED AREAS IN NEW AND EXISTING DRYWALL SURFACES PRIOR TO APPLICATION OF FINISHES. APPLY TEXTURE ON REPAIRED AREAS AS REQUIRED TO MATCH EXISTING ADJACENT SURFACES.

DEMOLITION
ARRANGE WITH THE LANDLORD A CONVENIENT TIME TO PERFORM DEMOLITION WORK AND INSTALL TEMPORARY PROTECTED MEANS OF EGRESS FROM REQUIRED EXITS. INCLUDE TEMPORARY LIGHTING AND SAFETY DEVICES, ALL IN ACCORDANCE WITH GOVERNING STATE AND LOCAL CODES AND LANDLORD REQUIREMENTS.

THE CONTRACTOR SHALL REMOVE, REPAIR, RESTORE, AND REPLACE WHERE ANY SUCH WORK IS NECESSARY OR AS INDICATED ON THE DRAWINGS. CUT ALL NECESSARY OPENINGS, AND PATCH/REPAIR/SEAL SAME TO DEGREE NECESSARY TO SATISFY ALL REQUIREMENTS. INSOFAR AS POSSIBLE, ALL PROTRUSIONS, MARKS, CRACKS OR OTHER EVIDENCE OF A DEFICIENT OR DAMAGED CONDITION SHALL BE ELIMINATED, UNLESS SPECIFICALLY NOTED OTHERWISE. ANY PARTS WHICH ARE SPLIT, CRACKED, CHIPPED, SPALLED, BROKEN, MISSING, OR OUT OF LINE OR ADJUSTMENT, MECHANICALLY OR STRUCTURALLY UNSAFE OR UNSOUND, BENT, TORN OR OTHERWISE DEFICIENT OR INJURED IN ANY MANNER, SHALL BE REMOVED, REPLACED, RESTORED OR REPAIRED. LANDLORD'S REPRESENTATIVE, ARCHITECT, AND TENANT'S CONSTRUCTION MANAGER MUST BE NOTIFIED IMMEDIATELY OF ANY STRUCTURAL OR SAFETY DEFECTS, AND ONLY THE TENANT'S CONSTRUCTION MANAGER IF THE DEFECT(S) ARE LIMITED TO COSMETIC FINISHES.

EXERCISE EXTREME CARE DURING DEMOLITION SO AS NOT TO DAMAGE OR DISRUPT ANY UTILITY OR SPRINKLER LINES WHICH MIGHT PASS THROUGH THIS SPACE TO SERVICE OTHER MALL SPACES OR TENANTS. G.C. WILL BEAR SOLE RESPONSIBILITY OF ANY SUCH DISRUPTION OR DAMAGE.

ALL ABANDONED ELECTRICAL AND TELEPHONE CONDUIT, PLUMBING LINES, DRAIN LINES, AND ALL MECHANICAL ITEMS SHALL BE CAPPED AT SOURCE AND REMOVED IN A MANNER TO MEET ALL LANDLORD AND CODE REQUIREMENTS, UNLESS DIRECTED OTHERWISE.

G.C. RESPONSIBILITIES:

1.- G.C. IS TO NOTIFY TENANT IMMEDIATELY OF ANY SEVERE DISCREPANCIES OR IRREGULARITIES DISCOVERED DURING DEMOLITION WHICH MIGHT AFFECT THE CURRENT STORE DESIGN. GENERAL CONTRACTOR IS TO PAY SPECIAL ATTENTION TO AVAILABLE HEIGHT FOR INTENDED CEILING ELEVATION, MECHANICAL DUCTWORK AND RECESSED LIGHTING.
2.- G.C. IS TO ERECT CONSTRUCTION BARRICADES AND DEBRIS/DUCT SCREENS PER LANDLORD'S SPECIFICATIONS. CONTACT LANDLORD'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF ALL DEMOLITION WORK.
3.- G.C. IS RESPONSIBLE FOR PATCHING, REPAIRING AND LEVELING OF THE EXISTING FLOOR SLAB, REPAIR OF DEMISING WALLS AND ROOF DECK AFTER COMPLETION OF ALL DEMOLITION AND PRIOR TO THE COMMENCEMENT OF NEW CONSTRUCTION. COORDINATE WITH LANDLORD RESPONSIBILITY IN PERFORMING ANY AND ALL ROOF WORK.

CAST-IN-PLACE CONCRETE
CONCRETE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR STRENGTH, CONSISTENCY PROPORTIONS AND HANDLING OF CONCRETE.

VERIFY THAT COMPACTED GRANULAR BASE IS IN PLACE AND READY TO SUPPORT PAVING AND IMPOSED LOADS.

VERIFY GRADIENT AND ELEVATIONS OF BASE ARE CORRECT. THICKNESS AND REINFORCING AS SHOWN ON DRAWINGS.

IMMEDIATELY AFTER PLACEMENT, PROTECT PAVEMENT FROM MECHANICAL INJURY.

DEPOSIT CONCRETE WITHIN ANY ONE SECTION CONTINUOUSLY SO THAT NO CONCRETE WILL BE PLACED ON OLDER CONCRETE WHICH HAS SET SUFFICIENTLY TO RESULT IN SEAMS AND PLANES OF WEAKNESS WITHIN SECTION.

PLACE SLABS FOR FULL THICKNESS IN ONE OPERATION, WITHOUT CHANGES IN PROPERTIES (SCREED TO PROPER ELEVATION) FLOAT AND LIGHTLY TROWEL. UNLESS OTHERWISE SPECIFIED, WHEN CONCRETE HAS SET SUFFICIENTLY TO RING UNDER TROWEL, GIVE SLAB SECOND TROWELING TO PRODUCE SMOOTH, DENSE SURFACE. DUSTING OF SURFACES WITH CEMENT IS PROHIBITED.

COMPACT SUB GRADE FOR SLABS ON GRADE TO OPTIMUM DENSITY. PROVIDE MIN. [illegible] COMPACTED CRUSHED GRAVEL SUB-BASE AT ALL AREAS TO RECEIVE NEW CONCRETE.

BACK POURED CONCRETE, WHERE SAW CUTTING HAS OCCURRED, SHALL BE SMOOTH AND LEVEL AND HAVE A FINISH TO MATCH THE ADJACENT CONCRETE. USE 2,500 PSI CONCRETE OR HIGHER. PROVE #4 X 12" REBAR DOWELS AT [illegible]" O/C, DRILLED AND DOWELED INTO SIDE OF CONCRETE AT ALL SAW CUT TRENCHES.

ALL TRENCHES SHALL BE BACKFILLED IN LIFTS NOT GREATER THAN 6" AND RECOMPACTED TO 90% OF EXISTING SOIL PAD COMPACTION.

FINISHES:

[illegible] INTERIOR FLOOR SLABS A STEEL TROWEL FINISH WITH CLASS A TOLERANCE [illegible] PLANES WITHIN 1/8 IN 10 FT AS DETERMINED BY A 10 FOOT STRAIGHTEDGE PLACED ANYWHERE ON SLAB IN ANY DIRECTION).

PROVIDE SAW CUT CONTROL JOINTS 1/8" WIDTH X 1" DEEP AT MAXIMUM 400 SQUARE FOOT AREA.

APPLY BONDING AGENT (AS SPECIFIED) TO ADJACENT CONCRETE SURFACES IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE.

EXPANSION JOINT MATERIAL: 1/2" PRE MOLDED ASPHALT IMPREGNATED FIBERBOARD, SAME DEPTH AS CONCRETE.

CONCRETE REPAIR
DO NOT PROCEED WITH WORK UNTIL VISITING THE SITE AND DETERMINING CONDITIONS TO DECIDE METHODS OF REPAIR. COORDINATE WITH TENANT'S CONSTRUCTION MANAGER.

REMOVE AND DISPOSE OF EXISTING FLOOR FINISHES WHERE INDICATED ON DEMOLITION PLAN.

THOROUGHLY CLEAN FLOOR SLAB REMOVING CONDITIONS THAT WILL AFFECT BOND INCLUDING RESIDUE FROM REMOVAL OF ADHESIVES, UNDERLAYMENTS, STAINS, OILS, ETC.

REMOVE HIGH FLOOR LEVELS AND LOOSE CONCRETE.

ROUGH IN CONCRETE IN AREAS WHERE PATCHING IS REQUIRED, SUCH AS CRACKED, SPALLED, OR HOLES DUE TO REMOVAL OF EXISTING WORK.

GRIND HIGH SPOTS.

AT LOCATIONS OF CONSTRUCTION JOINTS IN EXISTING SLAB, CONTINUE JOINTS THROUGH NEW FLOOR IN LEVELING AREA. SAW CUT JOINT OR PLACE 1/16" WIDE METAL BAR IN THE JOINT LOCATION COINCIDENT WITH EXISTING.

TRENCH ONLY AT SLAB ON GRADE. VERIFY AND GET APPROVAL OF TRENCH OR CORE LOCATIONS WITH THE LANDLORDS REPRESENTATIVE AND MALL STRUCTURE PRIOR TO COMPLETING ANY WORK. CORES TO BE SEALED WATERPROOF. SEE SECT. 07200 "INSULATION AND WATERPROOFING" FOR ADDITIONAL WATERPROOFING INFORMATION.

CLEAN AREAS REMOVING ALL WASTE MATERIAL, BROOM CLEAN.

FLOORS TO RECEIVE SHEET VINYL OR CERAMIC TILE SHALL NOT VARY MORE THAN 1/4" PER 10 FEET.

MILLWORK/CASEWORK
GENERAL: COMPLY WITH THE MOST STRINGENT "PREMIUM" REQUIREMENTS OF AWI "1700 - INSTALLATION OF ARCHITECTURAL WOODWORK INTERIOR" AS A MINIMUM LEVEL OF QUALITY FOR THE INSTALLATION OF MILLWORK AND CASEWORK.

CONDITION FINISH CARPENTRY AND MILLWORK TO AVERAGE PREVAILING HUMIDITY CONDITIONS IN INSTALLATION AREAS PRIOR TO INSTALLING.

INSTALL THE WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS.

SCRIBE AND CUT WORK TO FIT ADJOINING WORK, AND REFINISH CUT SURFACES OR REPAIR DAMAGE TO FINISH AT CUTS.

CLEANING AND PROTECTION: REPAIR DAMAGED AND DEFECTIVE ITEMS TO ELIMINATE DEFECTS FUNCTIONALLY AND VISUALLY; WHERE NOT POSSIBLE TO REPAIR PROPERLY, REPLACE ITEMS. ADJUST JOINERY FOR UNIFORM APPEARANCE.

CLEAN FINISH MILLWORK ON EXPOSED SURFACES.

HOLLOW METAL FRAMES
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 UNDAMAGED.

FINISH HARDWARE
INSTALL EACH HARDWARE ITEM IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. WHEREVER CUTTING AND FITTING IS REQUIRED TO INSTALL HARDWARE ONTO OR INTO SURFACES WHICH ARE LATER TO BE PAINTED OR FINISHED IN ANY OTHER WAY, INSTALL EACH ITEM COMPLETELY AND THEN REMOVE AND STORE IN A SECURE PLACE DURING THE FINISH APPLICATION. AFTER COMPLETION OF THE FINISHES, RE-INSTALL EACH ITEM. DO NOT INSTALL SURFACE MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON THE SUBSTRATE.

SET UNITS LEVEL, PLUMB AND TRUE TO LINE AND LOCATION. ALL MORTISES SHALL BE SMOOTH AND TIGHT.

ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR, PRIOR TO ACCEPTANCE OR OCCUPANCY OF AREA, TO INSURE PROPER OPERATION OR FUNCTION OF EVERY UNIT. LUBRICATE MOVING PARTS WITH TYPE LUBRICATION RECOMMENDED BY THE HARDWARE MANUFACTURERS (GRAPHITE-TYPE) IF NOT OTHER RECOMMENDED.

GLASS AND GLAZING
GENERAL: COMPLY WITH COMBINED RECOMMENDATIONS AND TECHNICAL REPORTS BY MANUFACTURERS OF GLASS AND GLAZING PRODUCTS AS USED IN EACH GLAZING APPLICATION, AND WITH RECOMMENDATIONS OF FLAT GLASS MARKETING ASSOCIATION "GLAZING MANUAL".

SET GLASS PLUMB, LEVEL, TRUE TO LINE AND IN CORRECT RELATIONSHIP TO ADJACENT WORK.

UNIFY APPEARANCE OF EACH SERIES OF GLASS LITES BY SETTING EACH PIECE TO MATCH OTHERS AS NEARLY AS POSSIBLE.

INSTALL SETTING BLOCKS OF PROPER SIZE IN GLAZING RABBETS, LOCATED 1/4TH OF GLASS WIDTH FROM EACH CORNER.

IN ADDITION TO TOP AND BOTTOM "J" MOLDINGS, GLASS SHALL BE SET IN ADHESIVE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

REMOVE AND REPLACE GLASS WHICH IS BROKEN, CHIPPED, CRACKED, ABRADED OR DAMAGED IN OTHER WAYS DURING CONSTRUCTION PERIOD.

WASH AND POLISH GLASS UPON COMPLETION OF INSTALLATION.

DRYWALL WORK
GENERAL: THE INSTALLATION REQUIRED FOR THE VARIOUS DRYWALL SYSTEMS SHALL BE IN ACCORDANCE WITH USG "SYSTEMS FOLDER SA/923-1990", ASTM C754 FOR METAL SUPPORT INSTALLATION, AND ASTM C840 FOR GYPSUM BOARD APPLICATION AND FINISHING.

PARTITION FRAMING: ERECT FRAMING PLUMB AND TRUE WITHIN 1/8" IN 12'-0".

ALL PARTITIONS SHALL BE ALIGNED ACCURATELY ACCORDING TO PARTITION LAYOUT. FLOOR AND CEILING RUNNERS SHALL BE ATTACHED 16" O.C.

STUDS SHALL BE POSITIONED VERTICALLY IN THE RUNNERS, SPACED NO GREATER THAN 16" O.C. OR AS OTHERWISE NOTED. ANCHOR ALL STUDS LOCATED ADJACENT TO DOOR FRAMES, PARTITION INTERSECTIONS AND CORNERS TO RUNNER FLANGES WITH SCREWS OR OTHER POSITIVE ENGAGEMENT THROUGH EACH STUD FLANGE AND RUNNER FLANGE. USE FULL LENGTH STUDS BETWEEN FLOOR AND CEILING RUNNERS, SPLICING OF STUDS SHALL NOT BE PERMITTED.

ISOLATE STUD SYSTEM FROM TRANSFER OF STRUCTURAL LOADING TO SYSTEM BY USE OF DEEP LEG TOP RUNNERS.

ALL DOOR OPENINGS SHALL BE DOUBLE STUDDED TO COMPLY WITH "GYPSUM CONSTRUCTION HANDBOOK" PUBLISHED BY USG. DOUBLE STUDS SHALL BE SECURELY ANCHORED TO THE JAMB AND HEAD ANCHOR CLIPS OF EACH DOOR FRAME BY SCREW ATTACHMENT.

INSTALL SUPPLEMENTARY FRAMING, BLOCKING AND BRACING FOR SUPPORT AND ATTACHMENT OF WALL MOUNTED CABINETS, FIXTURES, EQUIPMENT, AND SIMILAR WORK. COORDINATE THE LOCATION OF FRAMING, BLOCKING AND BRACING IN WALL AND PARTITIONS FOR WALL MOUNTED EQUIPMENT AND FURNITURE FURNISHED BY TENANT.

GYPSUM BOARD APPLICATION AND FINISHING: COMPLY WITH USG "SYSTEMS FOLDER SA/923" AND ASTM C840.

INSTALL EXPOSED GYPSUM BOARD WITH FACE SIDE OUT. DO NOT INSTALL IMPERFECT, DAMAGED OR DAMP BOARDS.

LOCATE EITHER EDGE OR END JOINTS ON SUPPORTS. POSITION BOARDS SO THAT LIKE EDGES ABUT, TAPERED EDGES AGAINST TAPERED EDGES AND MILL-CUT OR FIELD CUT ENDS AGAINST MILL-CUT OR FIELD CUT ENDS. DO NOT PLACE TAPERED EDGES AGAINST CUT EDGES OR ENDS. STAGGER VERTICAL JOINTS OVER DIFFERENT STUDS ON OPPOSITE SIDES OF PARTITIONS.

SCREW ATTACH GYPSUM BOARD TO SUPPORTING MEMBERS. SPACE FASTENERS IN GYPSUM BOARDS IN ACCORDANCE WITH REFERENCED STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

FINISHING: ALL JOINTS TO BE TAPED AND SPACKLED. ALL FASTENERS AND METAL TRIM SHALL BE SPACKLED. APPLY JOINT COMPOUND IN 3 COATS (NOT INCLUDING PREFILL OF OPENINGS IN BASE), AND SAND BETWEEN LAST TWO COATS AND AFTER LAST COAT.

CASING BEADS: PROVIDED ON ALL EXPOSED EDGES OF DRYWALL, AND WHERE DRYWALL MEETS DISSIMILAR MATERIAL.

CORNER BEADS: PROVIDED AT ALL EXPOSED CORNERS.

SOUND INSULATION: FILL ALL VOIDS IN PARTITIONS AND WALLS INDICATED USING BATT OR BLANKETS IN AS LONG A LENGTHS AS POSSIBLE. ALL INSULATION SHALL BE SECURELY HELD IN PLACE BY FRICTION, OR BY TYING TO PREVENT SAGGING AND EVENTUAL GAPS. CUT AND PACK INSULATION CAREFULLY AROUND ALL OBSTRUCTIONS TO PROVIDE COMPLETE AND CONTINUOUS SEAL.

TILE AND MARBLE
REFER TO SECTION 03732 "CONCRETE REPAIR" AND TO SECTION 07200 "INSULATION AND WATERPROOFING"

BEFORE SETTING ANY TILE, THE CONTRACTOR SHALL ASSURE HIMSELF THAT NO TILES WILL HAVE TO BE REMOVED AFTER INSTALLATION TO ACCOMMODATE THE WORK OF OTHER TRADES. ALL CUTTING, FITTING, DRILLING AND GRINDING OF THE WORK, WHERE NECESSARY IN RELATION TO THE WORK OF OTHER TRADES, SHALL BE PERFORMED SO THAT THE WORK WILL BE NEATLY AND ACCURATELY DONE AND CUT EDGES SHALL BE UNIFORM.

CONFORM TO REQUIREMENTS UNDER AMERICAN NATIONAL STANDARDS INSTITUTE ANSI A-137.1 FOR CERAMIC TILE MATERIAL AND ANSI A-108 FOR INSTALLATION.

INSTALL PER LANDLORD'S SPECIFICATIONS, WHERE APPLICABLE.

LAY OUT TILE PATTERN SYMMETRICALLY WITH EVEN JOINT ON ALL FLOOR AND WALL SURFACES. ALIGN JOINTS WITH MALL PATTERN, WHERE APPLICABLE.

CUT AND DRILL TILE AS REQUIRED WITHOUT MARRING TILE, GRIND AND FIT AROUND FIXTURES, ETC.. LEAVE COMPLETED WORK FREE FROM CRACKED, BROKEN, OR DAMAGED TILE.

ALL TRANSITIONS BETWEEN NEW AND EXISTING OR UNLIKE FINISHES SHALL BE FLUSH AND SMOOTH. NO REDUCER STRIPS PERMITTED IN STOREFRONT AREA.

PROTECT HEAVILY TRAVELED, NEWLY TILED AREAS AS REQUIRED.

INSTALL TILES USING THINSET METHOD WITH 1/16" JOINTS AT WALLS AND FLOORS.

SEAL/WAX ALL TILE PER MANUFACTURER'S SPECIFICATIONS.

RESILIENT FLOORING AND BASE
MATCH TILE FOR COLOR AND PATTERN BY USING TILE FROM CARTONS IN THE SAME SEQUENCE AS MANUFACTURED AND PACKAGED. CUT TILE NEATLY TO AND AROUND ALL FIXTURES. BROKEN, CRACKED, CHIPPED OR DEFORMED TILE ARE NOT ACCEPTABLE.

TIGHTLY ADHERE TILE TO SUBFLOOR WITHOUT OPEN CRACKS, VOIDS, RAISING AND PUCKERING AT JOINTS, TELEGRAPHING OF ADHESIVE SPREADER MARKS THROUGH TILE, OR OTHER SURFACE IMPERFECTIONS.

LAY TILE IN GRID PATTERN WITH GRAIN IN ALL TILE RUNNING IN THE SAME DIRECTION. CONSULT WITH ARCHITECT TO DETERMINE DIRECTION PRIOR TO BEGINNING INSTALLATION. AVOID USE OF CUT WIDTHS LESS THAN 1/2 TILE AT ROOM PERIMETER.

PLACE RESILIENT EDGE STRIPS TIGHTLY BUTTED TO TILE AND SECURE WITH ADHESIVE. PROVIDE EDGING STRIPS AT ALL UNPROTECTED EDGES OF TILE.

BASE: INSTALL IN AS LONG LENGTHS AS PRACTICABLE, TIGHTLY BONDED TO BACKING THROUGHOUT THE LENGTH OF EACH PIECE WITH CONTINUOUS CONTACT AT HORIZONTAL AND VERTICAL SURFACES.

REMOVE ANY EXCESS ADHESIVE OR OTHER SURFACE BLEMISHES FROM TILE AND BASE, USING NEUTRAL TYPE CLEANERS AS RECOMMENDED BY THE MANUFACTURER. PROTECT INSTALLED WORK FROM DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER/TENANT.

PAINTING AND FINISHING
STORAGE OF MATERIALS:

ALL MATERIALS USED ON THE JOB SHALL BE STORED IN A SINGLE PLACE DESIGNATED BY THE OWNER. SUCH STORAGE PLACES SHALL BE KEPT NEAT AND CLEAN, AND ANY DAMAGE THERE TO OR TO ITS SURROUNDINGS SHALL BE REPAIRED TO ORIGINAL CONDITION AT NO ADDITIONAL COST. ANY OILY RAGS, WASTE, ETC., SHALL BE REMOVED FROM THE BUILDING EVERY NIGHT, AND EVERY PRECAUTION TAKEN TO AVOID DANGER OF FIRE. EMPTY PAINT CANS SHALL BE PLACED IN THE DUMPSTER DRY AND WITH THE LIDS OFF.

CONDITION OF SURFACES:

REMOVE ALL LOOSE DIRT, OIL, GREASE, RUST, DUST, PAINT AND OTHER FOREIGN MATERIAL BEFORE BEGINNING PAINTING AND FINISHING.

REMOVE HARDWARE, HARDWARE ACCESSORIES, MACHINED SURFACES, PLATES, LIGHTING FIXTURES, AND SIMILAR ITEMS IN PLACE AND NOT TO BE PAINTED, OR PROVIDE SURFACE PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS. FOLLOWING COMPLETION OF PAINTING OF EACH SPACE OR AREA, REINSTALL REMOVED ITEMS.

REPAIR DEFECTS TO NEW AND EXISTING SURFACES TO AVOID FINISH FAILURES OR THE RECURRENCES OF PREVIOUS FAILURES.

CUT OUT SCRATCHES, CRACKS AND ABRASIONS IN NEW AND EXISTING SURFACES, FILL WITH APPROVED MATERIAL, BRING FLUSH WITH ADJOINING SURFACE AND FINISH TO MATCH ADJACENT SURFACE TEXTURE. PATCHED AREAS SHALL NOT BE VISIBLE IN THE FINISHED WORK. SEAL BEFORE APPLICATION OF PRIME COAT.

EXISTING PAINTED SURFACES: REMOVE ALL LOOSE AND SCALING PAINT. MAKE CERTAIN THAT ALL PAINT REMAINING IS ADHERED WELL TO THE SURFACE. REMOVE ALL GREASE, OIL, AND OTHER SURFACE CONTAMINANTS WHICH WOULD AFFECT ADHESION OF THE NEW PAINT FINISH. SAND SURFACES FOR PROPER PAINT ADHESION, AND TO REMOVE GLOSSY AREAS IN THE EXISTING PAINT FINISH. SAND ROUGH EDGES OF BARE AREAS TO FEATHER EDGE OR ADJACENT SURFACE.

PAINTING AND FINISHING OF PATCHED OR DAMAGED SURFACES OCCURRING OUTSIDE THE CONTRACT LIMIT AREA, SHALL BE CONTAINED TO THE NEAREST CHANGE IN PLANE OR INTERRUPTION OF SURFACE.

MATERIALS PREPARATION:

MIX AND PREPARE PAINTING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.

STIR MATERIALS BEFORE AND DURING APPLICATION TO PRODUCE A MIXTURE OF UNIFORM DENSITY. DO NOT STIR SURFACE FILM INTO MATERIAL.

APPLICATION: PAINT.

GENERAL: APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED.

APPLY ADDITIONAL COATS WHEN UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT, UNTIL PAINT FILM IS A UNIFORM FINISH, COLOR AND APPEARANCE.

PAINT SURFACES BEHIND MOVABLE EQUIPMENT AND FURNITURE SAME AS SIMILAR EXPOSED SURFACE.

SAND LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT.

ALLOW SUFFICIENT TIME BETWEEN SUCCESSIVE COATINGS TO PERMIT PROPER DRYING.

RECOAT PRIMED AND SEALED SURFACES WHERE THERE IS EVIDENCE OF SUCTION SPOTS OR UNSEALED AREAS IN FIRST COAT, TO ASSURE A FINISH COAT WITH NO BURN-THROUGH OR OTHER SURFACE DEFECTS DUE TO INSUFFICIENT PRIMING OR SEALING.

COMPLETED WORK: MATCH APPROVED SAMPLES FOR COLOR, TEXTURE AND COVERAGE. CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPINESS OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE. REMOVE, REFINISH, OR REPAINT WORK NOT IN COMPLIANCE WITH SPECIFIED REQUIREMENTS.

CLEAN-UP AND PROTECTION:

DURING PROGRESS OF WORK, REMOVE FROM SITE DISCARDED PAINT MATERIALS, RUBBISH, CANS AND RAGS AT END OF EACH WORK DAY.

UPON COMPLETION OF PAINTING WORK, CLEAN WINDOW GLASS AND OTHER PAINT-SPATTERED SURFACES.

PROTECT WORK OF OTHER TRADES, WHETHER TO BE PAINTED OR NOT, AGAINST DAMAGE BY PAINTING AND FINISHING WORK. CORRECT ANY DAMAGE AS ACCEPTABLE TO OWNER.

PROVIDE "WET PAINT" SIGNS AS REQUIRED TO PROTECT NEWLY-PAINTED FINISHES. AT COMPLETION OF WORK OF OTHER TRADES, TOUCH-UP AND RESTORE ALL DAMAGED OR DEFACED PAINTED SURFACES.

EQUIPMENT
GENERAL CONTRACTOR'S INSTALLATION OF TENANT SUPPLIED EQUIPMENT IS TO BE INCLUDED IN GENERAL BID.

G.C. SHALL NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY OF ANY DAMAGE TO THE EQUIPMENT PRIOR TO INSTALLATION.

G.C. SHALL BE RESPONSIBLE FOR FINAL HOOKUP OF ALL EQUIPMENT, INCLUDING ALL MECHANICAL, PLUMBING AND ELECTRICAL WORK.

ALL EQUIPMENT MANUALS, INSTRUCTION BOOKLETS AND WARRANTY INFORMATION SHALL BE NEATLY BOUND AND TURNED OVER TO THE CONSTRUCTION MANAGER PRIOR TO THE TURNOVER.

END OF MATERIALS GENERAL

FIRE DEPT. / PROTECTION NOTES

1. PROVIDE A MINIMUM, UNOBSTRUCTED WIDTH OF [illegible] FEET CLEAR TO SKY VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS.
2. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
3. ALL HYDRANTS SHALL MEASURE 6" X 4" X 2 1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503, OR APPROVED EQUAL. HYDRANTS SHALL BE INSTALLED PER SPECIFICATIONS OF GOVERNING CODES.
4. ALL REQUIRED [illegible] FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
5. [illegible] NOT LESS THAN 44 INCHES IN WIDTH SHALL BE ESTABLISHED TO PROVIDE ACCESS TO EXITS AND FIRE DEPARTMENT ACCESS DOORS.
6. ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE.
7. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH GOVERNING CODES. FOLLOWS: CLASS I - VERTICAL ENCLOSURES, CLASS II - CORRIDORS, CLASS III - ROOMS.
8. IF AN APPROVED FIRE SPRINKLER SYSTEM IS REQUIRED OR SPECIFIED PER THESE CONSTRUCTION DOCUMENTS, PLANS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. THE FIRE SPRINKLER SYSTEM SHALL BE CALCULATED PER PAMPHLET #13, #13D, #231 OR #231C, WHICHEVER IS APPLICABLE. THE FIRE SPRINKLER SHALL BE INSTALLED TESTED AND ACCEPTED PRIOR TO OCCUPANCY.
9. PLANS SHOWING UNDERGROUND PIPING OF ON-SITE HYDRANTS AND SPRINKLER SYSTEMS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. ON-SITE PROTECTION FACILITIES (I.E. HYDRANTS, SPRINKLER SYSTEMS, ETC.) SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO OCCUPANCY.
10. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.
11. FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS TO COMPLY WITH THE MOST RECENT EDITION OF THE GOVERNING CODES
12. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS SHALL COMPLY WITH THE MOST RECENT EDITION OF THE GOVERNING CODES
13. EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIELD INSPECTION.
14. BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
15. COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
16. ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL HAVE A MINIMUM CLASS III FIRE SPREAD RATING AS SPECIFIED BY THE GOVERNING CODES
17. FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED OR AREA SEPARATION WALLS. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED
18. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS MUST BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU PRIOR TO INSTALLATION.
19. FIRE DAMPER ASSEMBLIES, INCLUDING SLEEVES, AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
20. FOAM PLASTICS SHALL NOT BE USED AS INTERIOR FINISH EXCEPT AS PROVIDED IN GOVERNING CODES
21. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS PER THE GOVERNING CODES
22. CONTRACTOR TO PROVIDE SUFFICIENT 2A10BC FIRE EXTINGUISHERS SO THAT AN EXTINGUISHER CAN BE REACHED WITHIN 75 FEET OF NORMAL TRAVEL FROM ANY POINT REACHED WITHIN A SUITE. EXTINGUISHER LOCATIONS MAY BE DETERMINED BY FIELD INVESTIGATION.
23. ALL INTERIOR VENEER SHALL COMPLY WITH THE GOVERNING CODES
24. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL.
25. ALL FINISH SURFACES OF WALL & CEILING MATERIALS SHALL NOT EXCEED A FLAME SPREAD RATING OF 200 AND A SMOKE DENSITY RATING OF 450.

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ISSUE INFORMATION

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PROJECT INFORMATION

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PROJECT #:
035986.000

SHEET INFORMATION

Specifications

DRAWN BY:
KRP

REVIEWED BY:
SA / RR

SCALE:
As Noted

AUTHORIZED FOR:
Bid/Permit/LL

A-802

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