

SPECIFICATIONS

- 7. PROVIDE BLOCKING & FRAMING FOR ALL WALL MOUNTED FINISH HARDWARE & EQUIPMENT, INCLUDING DOOR STOPS.
8. PROVIDE CEILING SEISMIC BRACING IN ACCORDANCE WITH REQUIREMENTS OF APPLICABLE CODES & AS INDICATED ON DRAWINGS.
9. PROVIDE DOUBLE BEAD TO BUTYL SEALANT AT FLOOR TRACKS. APPLY DOUBLE BEAD TO CEILING TRACK & TO STUDS ABUTTING OTHER CONSTRUCTION.

GYPSUM WALL BOARD

- 1. PROVIDE GYPSUM WALL PANELS MANUFACTURED IN ACCORDANCE WITH REQUIREMENTS OF ASTM 336.
2. PROVIDE TYPE 'X' FIRE RATED GYPSUM WALL BOARD PANELS 5/8" THICK, TESTED & QUALIFIED FOR 1-HR. RATING, TAPERED & ROUNDED AT EDGES AS INDICATED ON DRAWINGS.
3. PROVIDE METAL EDGE & CORNER BEADS AT ENDS, EDGES & CORNERS.

CEMENTITIOUS TILE BACKER BOARD

- 1. BACKER BOARD SHALL BE 5/8" "DUROCK", BY USG OR FGO APPROVED EQUIVALENT. INSTALL SHALL BE PER MANUF.'S WRITTEN SPEC.
2. BACKER BOARD SHALL BE USED AT BASE OF WALLS THROUGHOUT KITCHEN & REST ROOM AREAS.
3. INSTALL WITH "DUROCK" FASTENERS & JOINT REINFORCEMENT TAPE.

PAINTING

- 1. PROVIDE PAINT FINISHES FOR BUILDING & OTHER SURFACES AS SCHEDULED ON DRAWINGS OR AS SPECIFIED HEREINAFTER INCLUDING SEALING OF CONCRETE FLOOR AT CORRIDOR & STOCKROOM. NO PAINT FINISH IS REQUIRED ON ITEMS HAVING COMPLETE FACTORY FINISH EXCEPT AS MAY BE SPECIFIED HEREINAFTER. PUTTY AND/OR SEALANT AT ALUMINUM WINDOWS, NON-FERROUS METAL UNLESS SPECIFICALLY MENTIONED IN THE PAINTING SCHEDULE; STAINLESS STEEL INTERIOR OR EXTERIOR OF EXISTING BUILDING, EXCEPT WHERE ALTERATIONS OCCUR OR WHERE SCHEDULED. PAINT GRILLES & DIFFUSERS. NO PAINTING IS REQUIRED FOR INSULATING PIPING, EXCEPT WHERE EXPOSED IN FINISH, NON-MECHANICAL ROOM SPACES.
2. PROTECT WORK OF OTHER TRADES FROM DAMAGE & DEFACEMENT CAUSED BY THIS WORK. REPAIR ANY DAMAGE CAUSED BY THE WORK OF THIS SECTION. REMOVE ELECTRICAL OUTLET & SWITCH PLATES, MECHANICAL DIFFUSERS, GRILLES, ESCUTCHEONS, REGISTERS, SURFACE HARDWARE, FITTINGS & FASTENINGS PRIOR TO COMMENCING THE WORK. STORE, CLEAN, & REPLACE UPON COMPLETION.
3. PAINT CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR IF ANY SURFACE TO BE PAINTED OR STAINED IS FOUND TO BE UNSUITABLE TO PRODUCE PROPER FINISH. APPLY NO FINISH MATERIAL UNTIL THE UNSUITABLE SURFACES HAVE BEEN MADE SATISFACTORY.
4. FINISH WORK SHALL BE UNIFORM, OF APPROVED COLOR, SMOOTH & FREE FROM RUNS. MAKE ENDS OF PAINT ADJOINING OTHER MATERIALS OR COLORS SHARP & CLEAN. WHERE HIGH GLOSS ENAMEL IS USED, LIGHTLY SAND UNDERCOAT TO OBTAIN A SMOOTH FINISH COAT.
5. PROVIDE ALL NEWLY PAINTED SURFACES WITH (1) COAT TINTED PRIMER & (2) COATS FINAL COLOR COAT, UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER'S SPECIFICATIONS.
6. DELIVER ALL PAINT TO JOBSITE IN UNOPENED CONTAINERS BEARING THE MANUFACTURER'S LABEL, & SHOWING PAINT TYPE, COLOR.
7. PAINT TYPES USED SHALL BE THOSE SPECIFICALLY RECOMMENDED BY THE MANUFACTURER FOR THE MATERIAL TO WHICH THEY WILL BE APPLIED. PAINTING CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS FOR PROPER APPLICATION OF THE PAINT.
8. ALL SURFACES TO BE PAINTED SHALL BE THOROUGHLY CLEANED & PREPARED FOR PAINTING PRIOR TO APPLICATION OF PAINT. PREPARE VENTILATORS AS REQUIRED TO PREVENT FUMES.
9. SANDPAPER NEW WALLS TO SMOOTH & EVEN SURFACE & DUST OFF. AFTER PRIMING COAT HAS BEEN APPLIED, THOROUGHLY FILL ALL NAIL HOLES & OTHER SURFACE IMPERFECTIONS WITH PUTTY. PAINTED SURFACES WITH PRIMER OR STAIN TO MATCH WOOD COLOR. SAND ALL WOOD WORK BETWEEN COATS TO A SMOOTH SURFACE.
10. PRIME ALL SURFACES, WHICH RECEIVE PAINT PRIOR TO APPLICATION OF FINAL FINISH, IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
11. BACK-PRIME ALL EXTERIOR & INTERIOR WOOD & TRIM PRIOR TO INSTALLATION. THOROUGHLY CLEAN SURFACES & APPLY NO FINISH UNLESS SURFACES ARE DRY & READY FOR APPLICATION. SANDPAPER SURFACES OF TRIM SMOOTH & WIFE CLEAN. AFTER STAIN COAT HAS BEEN APPLIED, FILL CRACKS & HOLES WITH PLASTIC WOOD OR PUTTY.

- IF STAIR HAS BEEN USED, TINT CRACK FILLER TO MATCH; PRIME BACKS OF TRIM. PRIME BARE WOOD. SCHEDULED TO RECEIVE PAINT FINISH; FINISH NAIL HOLES, CRACKS & OTHER IMPERFECTIONS WITH PUTTY & SAND SMOOTH.
12. AT COMPLETION, TOUCH-UP & RESTORE FINISH WHERE DAMAGED & LEAVE ALL SURFACES IN GOOD & CLEAN CONDITION. PROVIDE FOR MULTIPLE SITE VISITS AS REQUIRED FOR TOUCH-UP & REFINISHING.
13. OTHER PAINT MANUFACTURER'S MAY NOT BE SUBSTITUTED.
14. FINISH INTERIOR SURFACES, AS SCHEDULED ON DRAWINGS, EXCEPT AS MODIFIED & SUPPLEMENTED HEREINAFTER & UPON WRITTEN OWNER APPROVAL. IN GENERAL, USE EGGSHELL SHEEN FOR WALL BOARD SURFACES; SEMI-GLOSS FOR HOLLOW METAL & WOOD TRIM; & FLAT FOR DUCTWORK.

RESILIENT BASE

- 1. INSTALL COVE BASE IN AREAS AS CALLED FOR IN PLANS AND/OR ELEVATIONS.
2. PROVIDE PREMOULDED INSIDE & OUTSIDE CORNERS FOR ALL CONDITIONS AT WHICH CORNERS ARE TO BE USED. JOB MITERING SHALL BE PERMITTED ONLY UPON OWNER'S APPROVAL.
3. USE ADHESIVES ONLY AS RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL TO WHICH IT IS APPLIED.
4. CAREFULLY INSPECT ALL SURFACES TO RECEIVE BASE PRIOR TO INSTALLATION. REPAIR DAMAGED SURFACES PRIOR TO INSTALLATION.
5. UPON COMPLETION, IMMEDIATELY REMOVE ALL SURPLUS ADHESIVE FROM ADJACENT SURFACE, IN ACCORDANCE WITH THE TIMING RECOMMENDED BY THE MANUFACTURER, USING MATERIALS RECOMMENDED FOR THAT PURPOSE BY THE MANUFACTURER.

GLASS & GLAZING

- 1. PROVIDE TEMPERED GLASS, GRADE "B", STYLE #1, TYPE "1", QUALITY 03, THICKNESS PER PLANS.
2. ALL GLASS EDGES SHALL BE GROUND SMOOTH & POLISHED.
3. GENERAL GLASS SHALL BE Q3 IN ACCORDANCE WITH FEDERAL SPECIFICATIONS DD-G-451 & FGMA GLAZING MANUAL.
4. STOREFRONT GLASS SHALL BE AS REQUIRED FOR THE SIZES & CONDITIONS DETAILED. FRAME SECTION SHALL BE CONCEALED WHERE INDICATED.
5. PROVIDE RESILIENT NEOPRENE BLOCKS 70 TO 90 SHORE A DUROMETER HARDNESS & RESILIENT ACCESSORIES DESIGNED FOR POSITIONING GLASS IN RABBETS.
6. PROVIDE CLIPS OF NON-CORROSIVE METAL WITH ROUNDED EDGES DESIGNED FOR CONTACT BLOCKS, NOT GLASS.
7. PROVIDE STANDARD PREFORMED GLAZING TAPE, STANLOCKE 400, TRIMCO 440, OR APPROVED.
8. PROVIDE NON-SHRINKING ELASTOMERIC TAPE WHERE REQUIRED.
9. USE SILICONE SEALANT DOW #795 OR GE SILPRUF, COLOR AS SPECIFIED, OR APPROVED EQUAL.
10. ALL EDGES, DRILLED HOLES & NOTCHES SHALL BE FACTORY CUT AND/OR FACTORY FORMED. TOUCH-UP "RAW" EDGES TO MATCH FRAME.
11. INSTALL IN ACCORDANCE WITH FGMA RECOMMENDATIONS UNLESS NOTED OTHERWISE.
12. VERIFY THAT FRAMES TO RECEIVE GLAZING ARE SQUARE & TRUE, THAT PERIMETER CLEARANCES ARE SUFFICIENT TO PREVENT "POINT LOADING", & THAT SURFACES ARE CLEAN, DRY & READY TO RECEIVE GLAZING MATERIALS. REMOVE ALL PROTECTIVE COATINGS FROM FRAMING SURFACES.
13. CENTER GLASS IN RABBETS & POSITION SO AS TO MAINTAIN CLEARANCES ON ALL SIDES, INDOORS & OUT, IN ACCORDANCE WITH FGMA RECOMMENDATIONS. SHIM AS REQUIRED TO POSITION AGAINST FIXED STOPS & FRAME BARS.
14. SET ALL EXTRUSIONS IN CORRECT LOCATIONS AS SHOWN IN THE DETAILS. THEY SHALL BE LEVEL, FLUSH, SQUARE, PLUMB & IN ALIGNMENT WITH OTHER WORK.
15. UPON COMPLETION, REMOVE ALL EXCESS SEALANT & MATERIALS FROM SURFACES; WASH & CLEAN ALL GLASS FRAMING MEMBERS.

CEILING METAL SUSPENDED SYSTEM

QUALITY ASSURANCE

- 1. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED & EXPERIENCED IN THE NECESSARY CRAFTS & WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS & THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.

METAL CHANNELS, RUNNERS & ACCESSORIES

- 1. FURRING CHANNELS: SHALL BE MINIMUM 16 GAUGE, 1-1/2" X 2-5/8" HAT SHAPED GALVANIZED STEEL CHANNELS.
2. MAIN RUNNER CHANNELS: SHALL BE 1-1/2" X 2-5/8" 16 GAUGE STEEL CHANNELS, COATED WITH A RUST INHIBITIVE PAINT.
3. HANGER WIRES SHALL BE OF SIZE AND USE INDICATED, DOUBLE ANNEALED & GALVANIZED, CORROSIVE RESISTANT TYPE, 100-W.
SCREWS (FOR GYPSUM WALL BOARD APPLICATION) - SHALL BE TYPE S, 1-1/4", 1-5/8", 1-7/8" LENGTHS AS REQUIRED FOR PENETRATION OF GYPSUM BOARD & CONNECTION TO SUPPORT CHANNELS AS RECOMMENDED BY MANUFACTURER.

SURFACE CONDITIONS

- 1. EXAMINE THE AREAS & CONDITIONS UNDER WHICH WORK OF THIS SECTION WILL BE PERFORMED. CORRECTION CONDITIONS DETERMINED TO TIMELY & PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

INSTALLATION

- 1. PROVIDE 1-1/2" MAIN RUNNER CHANNELS SPACED ON 4 FOOT CENTERS & METAL FURRING CHANNELS SPACED ON NOT OVER 16" CENTERS. NEITHER MAIN RUNNERS NOR CROSS FURRING SHALL BE LET INTO NOR COME IN CONTACT WITH ABUTTING MASONRY WALLS OR PARTITIONS. LOCATE A MAIN RUNNER WITHIN 6" OF THE WALL TO SUPPORT THE ENDS OF THE FURRING CHANNELS, & LOCATE HANGERS TO SUPPORT THE ENDS OF THE RUNNERS.
2. ALLOW 1" CLEARANCE BETWEEN END OF FURRING CHANNELS & ABUTTING WALLS, WHERE MAIN RUNNERS OR FURRING CHANNELS ARE SPICED, OVERLAP THE ENDS NOT LESS THAN 8" & SECURELY TIE NEAR EACH END OF THE SPICE WITH TWO (2) LOOPS OF 16 GAUGE GALVANIZED WIRE.
3. SUSPEND MAIN RUNNERS FROM STRUCTURE ABOVE WITH ONE (1) NO. 8 GAUGE HANGER WIRE AT 48" O.C. ALONG CHARRING CHANNEL, & WITHIN 6" OF EACH END. ALL WIRE HANGERS SHALL BE OF SUCH LENGTH SO THAT THE LOWER ENDS MAY BE SADDLED OR WRAPPED AROUND THE MAIN RUNNERS SO AS TO PREVENT TURNING OR TWISTING OF THE RUNNERS.
4. SECURELY CLIP METAL FURRING CHANNELS AT RIGHT ANGLES TO MAIN RUNNERS, USING FURRING CHANNEL CLIPS OR SADDLETIE WITH 2 STRANDS OF 16 GAUGE TIE WIRE.

- INSTALL FURRING CHANNEL CLIPS ON ALTERNATE SIDES OF THE MAIN CHANNEL RUNNER.
5. AT LIGHTS OR OTHER OPENINGS THAT INTERRUPT THE MAIN RUNNER OR FURRING CHANNELS, REINFORCE GRILLAGE WITH 3/4" COLD-ROLLED CHANNELS, WIRE TIED ATOP & PARALLEL TO THE MAIN RUNNER CHANNELS. PROVIDE NECESSARY REINFORCING TO MAINTAIN INTEGRITY OF CEILING & TO SUPPORT FIXTURES.
6. APPLY WALLBOARD WITH LONG DIMENSION AT RIGHT ANGLES TO THE FURRING CHANNELS, WITH ALL ABUTTING ENDS & EDGES OCCURRING OVER THE WEB SURFACE OF THE FURRING CHANNEL. USE WALLBOARD OF MAXIMUM POSSIBLE LENGTH TO MINIMIZE END JOINTS, NEATLY FIT & STAGGER END JOINTS. INSTALL WALLBOARD WITH 1-5/8" SCREWS SPACED 8" ON CENTER IN THE FIELD OF THE BOARD, AT ALL BEARINGS, & LONG ABUTTING EDGES.

LEVELING

- 1. CEILING GRID SYSTEM SHALL BE HUNG TRUE & LEVEL AT HEIGHT AS INDICATED ON DRAWINGS, SO THAT AFTER GYPSUM WALLBOARD HAS BEEN HUNG & FINISHED, IT WILL BE PERFECTLY LEVEL WITH NO SAGGING OR BOWS IN CEILING.

TILE - CERAMIC, QUARRY

- 1. INSTALL TILE IN AREAS INDICATED FROM LEASE LINE TO TRANSITION. USE ADHESIVES & APPLY ONLY AS RECOMMENDED BY MANUFACTURER & IN ACCORDANCE WITH INDUSTRY STANDARDS.
2. INSTALLERS MUST BE SPECIALISTS WITH A MINIMUM OF TWO (2) YEARS EXPERIENCE.
3. ALL INSTALLATION SHALL CONFORM TO THE LATEST APPLICABLE TILE COUNCIL OF AMERICA & ANSI STANDARDS.
4. DO NOT COMMENCE INSTALLATION UNTIL SUBSTRATE HAS BEEN MADE SUITABLE FOR TILE INSTALLATION.
5. REVIEW ALL AREAS TO RECEIVE TILE FLOORING (PRIOR TO SUBMITTING ESTIMATE) TO DETERMINE THE REQUIRED EXTENT OF SUBFLOOR PREPARATION.
6. SET & GROUT TILE WHEN AMBIENT TEMPERATURE IS AT LEAST 50° & RISING. ALIGN ALL JOINTS & CORNERS.
7. CLEAN CONCRETE FLOORS, REMOVING ALL FOREIGN MATTER & CONTAMINANTS SUCH AS GREASE, OIL, DUST, WATER, SURFACE DIRT, OLD SEALANTS OR GLAZING COMPOUNDS & AND PROTECTIVE COATINGS. METAL SHALL BE CLEANED BY MECHANICAL OR SOLVENT PROCEDURES.
8. INSTALL TILE TO CONCRETE SUBSTRATE PER TCA STANDARDS FOR GROUT, W/ UNIFORMLY SPACED JOINTS, TO PATTERN INDICATED IN DRAWINGS. VERIFY LAYOUT & CUTS WITH PROJECT MANAGER PRIOR TO COMMENCEMENT OF WORK. CUT TILE AT WALL INTERSECTIONS FOR CONCEALMENT BY BASE WHERE APPLICABLE. VARY MORTAR THICKNESS, AS NECESSARY, TO ACCOMMODATE VARIATIONS IN THE TILE THICKNESS.
9. CLOSE AREAS IN WHICH TILE IS BEING PLACED TO TRAFFIC & OTHER WORK. KEEP AREA CLOSED UNTIL TILE IS FIRMLY SET. PROTECT FLOORING FROM DAMAGE. REPLACE DAMAGED TILE AT NO ADDITIONAL COST TO OWNER.
10. INSTALL TILE TO ALUMINUM GLAZING CHANNEL & METAL BASE WITH DOW CORNING 795 SILICONE BUILDING SEALANT, BEADS AT 6" ON CENTER MAXIMUM.
11. GROUT FLUSH WITH TILE EDGES. BUFF TILES WITH CHEESE CLOTH AFTER FINISH SPONGING.
12. DAMP CURE PER MORTAR & GROUT MANUFACTURER'S RECOMMENDATIONS.
13. SEAL ALL GROUT JOINTS PER MANUFACTURER'S WRITTEN INSTRUCTIONS WITH SEALER AS RECOMMENDED.
14. REFER TO "FLOOR PREP / SETTING MATERIALS" SPECIFICATIONS FOR SPECIFIC SUB-FLOOR LEVELING MATERIAL, PRIMERS, WATERPROOF MEMBRANE & SETTING MATERIALS. REFER TO TILE GROUT SPECIFICATIONS FOR SPECIFIC GROUT MANUFACTURER.

WATER PROOFING

- 15. WATERPROOF MEMBRANE SHALL BE INSTALLED AT WALLS THROUGHOUT RESTROOM AREAS, DEMISING AND EXTERIOR WALLS.
16. WATERPROOF MEMBRANE SHALL BE "MADELLASTIC AQUA DEFENSE" TROWEL APPLIED, POLYMER MODIFIED, FLEXIBLE MEMBRANOUS FIBER WATERPROOF MEMBRANE BY "MAPEI". EXTEND MEMBRANE 18" UP WALLS & OUT ACROSS FLOOR, AS DETAILED IN PLANS. INSTALL OVER CEMENT BACKER BOARD & CONCRETE FLOOR.

DIVISION 10 - SPECIALTIES

- 1. TENANT'S G.C. SHALL PROVIDE ADEQUATE BACKING FOR SECURE INSTALLATION OF ACCESSORIES.
2. ALL ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL GOVERNING NATIONAL, STATE & LOCAL CODES PERTAINING TO HANDICAP ACCESSIBILITY.

ACCESSORIES

- 1. REFER TO AS10 FOR RESTROOM ACCESSORY SPECIFICATIONS, & PLUMBING DRAWINGS FOR PLUMBING FIXTURE SPECIFICATIONS.

INSTALLATION

- 1. DELIVER INSERTS & ROUGH-IN FRAMES TO JOBSITE AT APPROPRIATE TIME FOR INSTALLATION.
2. FASTENINGS: FURNISH TOILET ACCESSORIES TO COMPLETE WITH ALL REQUIRED MOUNTING DEVICES, FASTENINGS & ACCESSORIES AS REQUIRED FOR A FINISHED INSTALLATION, PROPERLY PACKAGED & TAGGED FOR READY IDENTIFICATION. FASTEN ALL ITEMS WITH SCREWS OR BOLTS EXTENDING AT LEAST 1" INTO SOLID BACKING IF NO OTHER FASTENING IS SPECIFIED.
3. INSTALLATION OF TOILET ACCESSORIES SHALL BE IN ACCORDANCE WITH THE DRAWINGS, REVIEWED SHOP DRAWINGS & THE MANUFACTURER'S INSTALLATIONS & RECOMMENDATIONS.
4. TENANT'S G.C. SHALL SUPPLY & INSTALL ADEQUATE BACKING FOR SECURE INSTALLATION OF ALL ACCESSORIES.

MOUNTING

- 1. LOCATIONS & HEIGHTS SHALL BE AS SHOWN ON DRAWINGS & IN CONFORMANCE WITH "HANDICAP" ORDINANCES.

SIGNS

- 1. SIGNS ARE SUPPLIED & INSTALLED BY OWNER'S SIGN CONTRACTOR. G.C. SHALL PROVIDE POWER SOURCE & REQUIRED DISCONNECTS. COORDINATE WITH SIGN CONTRACTOR AS REQUIRED.

FIRE EXTINGUISHERS (PROVIDED BY G.C.)

- 1. EXTINGUISHERS SHALL BE 10-POUND CAPACITY, U.L. LABELS, ENAMEL, STEEL CONTAINER WITH PRESSURE INDICATING GAUGE FOR CLASS A, B, OR C FIRES.
2. INSTALL ON WALL MOUNTED HOOKS AS INDICATED OR DIRECTED BY THE MARSHALL, NEATLY FITTING TO FINISH SURFACES. PLACE FULLY CHARGED EXTINGUISHERS ON HOOKS PRIOR TO OCCUPANCY.
3. SEE FIXTURE PLAN FOR ARCHITECTS SUGGESTED LOCATIONS.

AUDIO/VIDEO

NOT USED

DIVISION 11 - EQUIPMENT

REFER TO FOOD SERVICE DRAWINGS FOR SPECIFICATIONS.

DIVISION 12 - FURNISHINGS

REFER TO FIXTURE PLAN FOR SPECIFICATIONS.

DIVISION 13 - NOT USED

DIVISION 14 - NOT USED

DIVISION 15 - MECHANICAL

REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS.

DIVISION 16 - PLUMBING

REFER TO PLUMBING DRAWINGS FOR SPECIFICATIONS.

DIVISION 17 - ELECTRICAL

REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS.

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Revisions

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