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<p>DIVISION 1 - GENERAL CONDITIONS</p> <p>1.01 GENERAL</p> <p>A. THE STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR, BUILD-A-BEAR WORKSHOP, MOST CURRENT CONSTRUCTION CONTRACT, IS HEREBY MADE PART OF THESE DOCUMENTS.</p> <p>B. THE GENERAL CONDITIONS OF THE CONTRACT ARE THE AMERICAN INSTITUTE OF ARCHITECTS STANDARD DOCUMENT NO. A201 "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", BUILDINGS, HERENAFTER REFERRED TO AS THE "GENERAL CONDITIONS".</p> <p>C. THE CONTRACTOR SHALL FURNISH THE OWNER WITH FINAL APPLICATIONS FOR PAYMENT, A MINIMUM ONE YEAR WRITTEN GUARANTEE, WAARRANTING ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF THE GENERAL CONDITIONS.</p> <p>D. THE OWNER RESERVES THE RIGHT TO WAIVE IRREGULARITIES AND TO REJECT ANY AND ALL BID PROPOSALS.</p> <p>E. UNLESS NOTED OTHERWISE, DIRECTIVES ISSUED IN THE SPECIFICATIONS ARE ADDRESSED TO THE GENERAL CONTRACTOR.</p> <p>F. FURNISH ALL LABOR, MATERIALS, AFFIANCES, TRANSFORMATION AND SERVICES REQUIRED FOR SATISFACTORY COMPLETION OF THE WORK.</p> <p>G. INSPECT PREMISES AND VERIFY EXISTING CONDITIONS AND DIMENSIONS. REPORT ERRORS OR INCONSISTENCIES TO THE ARCHITECT AND PROJECT MANAGER BEFORE ANY WORK IS DONE. FAILURE TO DO SO RELIEVES ARCHITECT, PROJECT MANAGER AND OWNER OF RESPONSIBILITY FOR CORRECTION OF RESULTING PROBLEMS.</p> <p>H. OWNER RESERVES THE RIGHT TO INSTALL STORE FIXTURES, TO WORK OR TO USE A PORTION OF THE CONSTRUCTION AREA AFTER SUBSTANTIAL COMPLETION BY THE CONTRACTOR. SUCH OCCUPANCY SHALL IN NO WAY IMPLY ACCEPTANCE OF ANY PART OF THE WORK.</p> <p>I. SUBMIT LBN RELEASES COVERING ALL LABOR, MATERIALS AND OTHER COSTS INCURRED AS A PART OF THE WORK, INCLUDING SUBCONTRACTORS LABOR AND MATERIALS AT APPLICATION FOR PAYMENT PER CONTRACT.</p> <p>J. PERFORM ALL CUTTING, PATCHING, REPAIRING, AND RESTORING NECESSARY TO COMPLETE THE WORK, AND RESTORE DAMAGED ADJACENT SURFACES RESULTING FROM THE WORK TO ORIGINAL CONDITIONS TO THE SATISFACTION OF OWNER, PROJECT MANAGER AND ARCHITECT.</p> <p>K. CONCEAL OR ENCASE AND FINISH, ALL PIP, CONDUITS, DUCTS, VENTS, ETC., IN PUBLIC AREAS UNLESS OTHERWISE NOTED.</p> <p>L. THE ADJACENT PREMISES INTEND TO REMAIN IN BUSINESS THROUGHOUT THE WORK. PROTECT THE PUBLIC AND STORE EMPLOYEES BY UTILIZING TEMPORARY BARRICADE ETC. AS REQUIRED.</p> <p>1.02 DEFINITIONS</p> <p>A. THE TENANT - BUILD-A-BEAR WORKSHOP</p> <p>B. OWNER - BUILD-A-BEAR WORKSHOP</p> <p>C. ARCHITECT - THE FIRM THAT PREPARED DRAWINGS</p> <p>D. PROJECT MANAGER - OWNER'S DESIGNATED CONSTRUCTION COORDINATOR</p> <p>E. CONTRACTOR - THE OWNER'S GENERAL CONTRACTOR AND/OR SUBCONTRACTORS</p> <p>F. LANDLORD - MAIL OR BUILDING MANAGEMENT DESIGNATED REPRESENTATIVE.</p> <p>1.03 PERMITS, INSURANCE, CODES, TESTS AND INSPECTIONS</p> <p>A. CONFORM TO STATE, NATIONAL AND MUNICIPAL BUILDING AND SANITARY LAWS, CODES, REGULATIONS, AND ALL LANDLORD REQUIREMENTS.</p> <p>B. OBTAIN ALL NECESSARY PERMITS, INSPECTIONS, INSURANCE, LICENSES AND PAY ALL LEGAL FEES WHICH SHALL FORM A PART OF THE WORK, INCLUDING THE COST OF PLUMBING, HVAC AND ELECTRICAL TESTS, INSPECTIONS AND SERVICE CHARGES.</p> <p>C. MAINTAIN SAFETY AMONG PERSONS PERFORMING THE WORK IN ACCORDANCE WITH CURRENT STANDARDS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT. NEITHER THE OWNER, PROJECT MGR, NOR THE ARCHITECT SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, OR TECHNIQUES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE OWNER, PROJECT MANAGER AND ARCHITECT SHALL BE HELD HARMLESS FOR ANY ACCIDENT, INJURY OR ANY OTHER INCIDENT RESULTING FROM NON-COMPLIANCE WITH THE STANDARDS MENTIONED ABOVE.</p> <p>1.04 DRAWINGS AND SPECIFICATIONS</p> <p>A. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANY REQUIREMENT FOUND IN ONE SHALL APPLY AS IF FOUND IN BOTH. IF ONE IS MORE STRINGENT THAN THE OTHER, THEN THE MORE STRINGENT SHALL APPLY.</p> <p>B. REFER CONTRADICTIONS OR ERRORS IN DRAWINGS OR SPECIFICATIONS TO THE ARCHITECT OR PROJECT MANAGER FOR CLARIFICATION.</p> <p>C. DO NOT MAKE ANY CHANGE TO DRAWINGS OR SPECIFICATIONS, EXCEPT AS INDICATED ABOVE. USE DIMENSIONS NOTED ON THE DRAWINGS, OR CALCULATED FROM SAID DIMENSIONS. DO NOT SCALE DRAWINGS.</p> <p>D. THE CONTRACTOR FOR EACH BRANCH OF CONSTRUCTION SHALL TAKE FIELD MEASUREMENTS AT THE SITE BEFORE COMMENCEMENT OF THE WORK.</p> <p>E. PROVIDE AND UPDATE A COMPLETE RECORD SET (AS-BUILT) OF PRINTS. CORRECT DAILY TO SHOW EVERY CHANGE FROM ORIGINAL DRAWINGS AND SPECIFICATIONS. AT THE COMPLETION OF THE WORK, DELIVER SET TO THE OWNER'S PROJECT MANAGER, PER THE CONTRACT.</p> <p>1.05 TEMPORARY FACILITIES</p> <p>A. PAY FOR ALL ELECTRIC, WATER, SANITARY AND OTHER SERVICES REQUIRED TO PERFORM THE WORK.</p> <p>1.06 PROTECTION OF PUBLIC AND ADJOINING PROPERTY</p> <p>A. CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL WORK FROM DAMAGE. PROTECT THE OWNER'S PROPERTY, ADJACENT PROPERTY AND PUBLIC PROPERTY FROM DAMAGE DUE TO THE WORK. CORRECT ANY SUCH DAMAGE OR INJURY.</p> <p>B. THE CONTRACTOR ASSUMES ALL RISKS OF DAMAGE TO OR FAILURE OF THE WORK, AND ALL RISKS OF ACCIDENTS FROM WHATEVER CAUSE ARISING UNTIL THE WORK IS COMPLETE AND ACCEPTED BY THE OWNER/TENANT.</p> <p>C. THE CONTRACTOR AGREES TO PROTECT, DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, PROJECT MANAGER AND THE ARCHITECT AGAINST ALL LOSSES, COSTS, OR DAMAGE ON ACCOUNT OF ANY INJURY TO PERSONS OR PROPERTY IN THE PERFORMANCE OF THIS CONTRACT.</p> <p>1.07 DAMAGE TO OTHER WORK</p> <p>A. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY CAUSED TO THE WORK OF OTHER CONTRACTORS. PROMPTLY REPAIR SAID DAMAGES AT CONTRACTOR'S EXPENSE.</p> <p>B. IN CASE OF FAILURE TO CORRECT SAID DAMAGES, THE CONTRACTOR SHALL HAVE THE COST OF CORRECTING THEM DEDUCTED FROM HIS CONTRACT AMOUNT.</p> <p>C. FAILURE OF THE CONTRACTOR TO CORRECT DAMAGE TO THE WORK OF OTHER CONTRACTORS SHALL NOT EXEMPT SUCH OTHER CONTRACTORS FROM FINISHING THEIR PORTION OF THE WORK.</p> <p>1.08 CHANGES TO CONTRACT</p> <p>A. SPECIFY THE PROPOSED VARIATION, THE CHANGE CONTRACT AMOUNT, IF ANY, AND THE REASON FOR MAKING IT. PROCEED ONLY AFTER AUTHORIZATION BY THE PROJECT MANAGER.</p> <p>B. NO CLAIM FOR CHANGES TO THE CONTRACT WILL BE ALLOWED UNLESS A REQUEST HAS BEEN AGREED UPON IN ADVANCE. ADDITIONAL WORK MUST BE ORDERED IN WRITING BY THE PROJECT MANAGER PRIOR TO WORK BEING EXECUTED.</p> <p>C. CALCULATE CHANGES TO THE CONTRACT AS A PERCENT OF THE OVERHEAD AND PROFIT AS IN ORIGINAL CONTRACT.</p> <p>1.09 TAXES</p> <p>A. PAY ALL SALES TAXES, SOCIAL SECURITY TAXES AND ANY OTHER TAXES REQUIRED BY LOCAL, STATE, OR FEDERAL GOVERNMENT TO THE OWNER, PROJECT MANAGER AND ARCHITECT HARMLESS AGAINST SAME.</p> <p>1.10 PROTECTIVE CLEANUP</p> <p>A. KEEP PREMISES FREE FROM SURPLUS MATERIAL, DIRT AND RUBBISH DURING THE WORK.</p> <p>B. UPON COMPLETION OF THE WORK, REMOVE ALL TOOLS, SCAFFOLDING, DEBRIS, ETC. FROM THE BUILDING. LEAVE INTERIOR AND EXTERIOR OF THE PREMISES CLEAN, INCLUDING CLEANING OF ALL GLASS, FIXTURES, ETC.</p> <p>C. ALL FIELD WORK AND STORE FIXTURES TO BE BANKET WRAPPED. TOP SURFACE OF CASEWORK & FIXTURES ARE TO BE KEPT CLEAR OF TOOLS AND MATERIALS & PROTECTED FROM DAMAGE DURING WORK.</p> <p>1.11 RIGHT TO TERMINATE THE CONTRACT</p> <p>A. THE OWNER SHALL HAVE THE AUTHORITY TO TERMINATE THE CONTRACT IF CONTRACTOR NEGLECTS THE WORK OR FAILS TO PERFORM THE PROVISIONS OF THE CONTRACT. THE OWNER SHALL GIVE CONTRACTOR SEVEN DAY'S WRITTEN NOTICE PRIOR TO TERMINATION. CONTRACTOR SHALL BE PAID FOR ALL WORK COMPLETED WITHIN TEN DAYS OF TERMINATION.</p> <p>1.12 PRELIMINARY OPERATION</p> <p>A. CONTRACTOR SHALL ALLOW ALL COMPLETED AND OPERABLE EQUIPMENT TO BE OPERATED BY TENANT/OWNER FOR ACCEPTANCE.</p> <p>1.13 SERVICE</p> <p>A. PROVIDE SERVICE ON ENTIRE SYSTEMS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION. PROVIDE ALL PERIODIC MAINTENANCE NECESSARY FOR PEAK EFFICIENCY OF ALL PHASES OF THESE SYSTEMS, TO INCLUDE OPERATIONAL AND PREVENTATIVE MAINTENANCE.</p> <p>1.14 GUARANTEE</p> <p>A. GUARANTEE THAT ALL MATERIALS ARE THE TYPE AND GRADE SUITABLE FOR ITS USE, THAT ALL LABOR WILL BE OF SUITABLE SKILL, THAT ALL WORK WILL BE PERFORMED IN A WORKMANLIKE MANNER AND WILL BE IN GOOD CONDITION AT DATE OF COMPLETION.</p> <p>B. THE CONTRACTOR GUARANTEES ALL WORK FOR A MINIMUM PERIOD OF ONE YEAR AFTER COMPLETION AND THE ACCEPTANCE BY THE OWNER, INCLUDING IMMEDIATE REPAIRS.</p> <p>C. CORRECT ALL DEFECTS WHICH MAY APPEAR IN THE WORK, WITHIN ONE YEAR AFTER ITS COMPLETION ARISING FROM DEFECTIVE OR IMPROPER MATERIAL OR WORKMANSHIP. REPLACE OR REPAIR ANY PART OF THE WORK WHICH IS DAMAGED OR DISTURBED AS A RESULT OF SAID CORRECTION.</p>	<p>D. A MANUFACTURER'S WARRANTY ON ANY ITEM SHALL NOT RELIEVE THE CONTRACTOR FROM FULL RESPONSIBILITY FOR ADEQUATE FUNCTION/OPERATION OF SAID GUARANTEE/WARRANTY ITEMS ABOVE.</p> <p>E. WARRANTIES OF MATERIALS AND WORKMANSHIP SHALL BE WRITTEN TO THE BENEFIT OF BOTH OWNER AND TENANT/PROJECT MANAGER PRIOR TO FINAL PAYMENT.</p> <p>DIVISION 2 - SITE WORK (REFER TO DRAWINGS FOR EXTENT OF ANY INCIDENTAL WORK REQUIRED)</p> <p>DIVISION 3 - CONCRETE (REFER TO DRAWINGS FOR EXTENT OF ANY INCIDENTAL WORK REQUIRED)</p> <p>3.01 GENERAL</p> <p>REFER TO PLAN FOR NEW SLAB REQUIREMENTS. IF EXISTING, PATCH AND REPAIR AS REQUIRED. EXISTING SUPPORTED FLOORS TO BE COURED AS REQUIRED AND INDICATED. MATCH THE FOLLOWING.</p> <p>A. CONCRETE: READY-MIXED CONCRETE, ASTM C94-99</p> <p>B. MATERIALS:</p> <ol style="list-style-type: none"> 1. PORTLAND CEMENT, TYPE 1, ASTM C150/53. 2. FINE AGGREGATE: ASTM C33-03. 3. COARSE AGGREGATE: TABLE 11, SIZE 57 ASTM 33-03. 4. WATER: CLEAN AND POTABLE. 5. BAR REINFORCEMENT: GRADE 40 ASTM A 616-06A. 6. WIRE FABRIC REINFORCEMENT: ASTM A185/A85-06E1. <p>C. ADJUSTURES: PORTLAND OR EQUAL, AS MANUFACTURED BY MASTER BUILDERS CO.</p> <p>D. PROPORTION CONCRETE TO DEVELOP 3,000 PSI AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 4".</p> <p>E. MINIMUM CEMENT CONTENTS: 5/8 BAGS (57.7#) PER CUBIC YARD. NO WATER IS TO BE ADDED AFTER MIXING.</p> <p>F. REINFORCE CONCRETE SLABS WITH WELDED WIRE FABRIC, 6x6 # 10x10, LAPPED 6" AT END-SIDE LAPS.</p> <p>G. BAR REINFORCEMENTS: SIZES AND PLACEMENT AS REQUIRED, CONTINUOUS AND LAPPED 24" AT SPLICES.</p> <p>H. PROVIDE CORNER BARS AT CORNERS.</p> <p>I. PLACE 4" COMPACTED LAYER OF POROUS FILL UNDER THE CONCRETE SLAB, IF NOT FURNISHED BY OTHERS.</p> <p>J. BRING SUB GRADE TO SPECIFIED LEVEL, COMPACTED AND FINISHED SMOOTH.</p> <p>K. BEFORE PLACEMENT OF WIRE FABRIC AND CONCRETE, COVER INTERIOR FLOOR AREAS WITH 6 MIL POLYETHYLENE VAPOR BARRIER, ALL LAPS WITH "ZERO PERM" TAPE. SEAL ALL PENETRATIONS AND FJUNCTIONS.</p> <p>L. SCREEN SLABS TO THE LEVEL SHOWN ON THE DRAWINGS OR AS REQUIRED.</p> <p>M. FLOAT SLAB AND FINISH SURFACE WITH STEEL TROWEL AFTER WATER SHEEN HAS DISAPPEARED. DUSTING WITH DRY SAND ON CEMENT IS NOT PERMITTED.</p> <p>N. CURE SLABS WITH CHLORINATED RUBBER LIQUID MEMBRANE CURING/HARDENING COMPOUND; "CLEARBRON"; "CLEARSEAL"; "WATERSEAL"; OR APPROVED EQUAL.</p> <p>O. SLABS SHALL HAVE A MAXIMUM TOLERANCE OF 1/8" IN 12" AND SHALL NOT VARY AT ANY POINT MORE THAN 1/8" ABOVE OR BELOW THE FINISHED SURFACE.</p> <p>P. SLABS TO RECEIVE A GROUT SED FINISH SHALL BE WATER CURED FOR 7 DAYS WITHOUT USE OF CURING COMPOUND.</p> <p>Q. CONCRETE WORK SHALL NOT BE DONE WHERE TEMPERATURES ARE 40° DEGREES FAHRENHEIT OR LESS.</p> <p>R. THOROUGHLY CLEAN SLABS WHICH WILL REMAIN EXPOSED UPON COMPLETION OF WORK. AFTER CLEANING APPLY A SECOND COAT OF CURING/HARDENING COMPOUND TO THE EXPOSED CONCRETE.</p> <p>S. INCLUDE CONTROL JOINTS AT EACH COLUMN LINE AND NO MORE THAN 30' O.C. IN EACH DIRECTION.</p> <p>T. SEPARATE SLABS AT COLUMNS FROM REST OF SLAB WITH A 1/2" ISOLATION JOINT IN "DIAMOND" PATTERN AT COLUMN.</p> <p>U. 2" THICK RIGID PERIMETER INSULATION SHALL BE INSTALLED WHEREVER NEW SLAB WORK ABUTS EXTERIOR WALLS.</p> <p>V. USE GROUT/ANCHORING CEMENT COMPLYING WITH ASTM C1107 TO SECURE INSERTS IN CORES.</p> <p>DIVISION 4 - MASONRY (REFER TO DRAWINGS FOR EXTENT OF ANY INCIDENTAL WORK REQUIRED)</p> <p>DIVISION 5 - STRUCTURAL AND MISC. METAL (REFER TO DRAWINGS FOR EXTENT OF ANY INCIDENTAL WORK REQUIRED)</p> <p>DIVISION 6 - CARPENTRY</p> <p>6.01 - GENERAL</p> <p>A. ALL MATERIALS ABOVE THE CEILING SHALL BE NON-COMBUSTIBLE AS REQUIRED BY CODE.</p> <p>B. WOOD FRAMING SHALL BE USED ONLY FOR MINOR, MISCELLANEOUS BLOCKING AND ENCLOSURES FOR PIPES, DUCTS AND CONDUITS, AND SHALL BE FIRE-RETARDANT TREATED LUMBER.</p> <p>C. MATERIALS SHALL BE NEW, AND WORK SHALL BE PERFORMED IN QUALITY WORKMANLIKE MANNER.</p> <p>D. LUMBER IN CONTACT WITH CONCRETE OR CERAMIC FLOORS SHALL BE PRESERVED TREATED.</p> <p>6.02 GYPSUM BOARD AND PARTITIONS</p> <p>A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY TO COMPLETE THE WORK OF THIS SECTION IN ACCORDANCE WITH THE DRAWINGS. THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:</p> <ol style="list-style-type: none"> 1. METAL STUD AND GYPSUM BOARD PARTITIONS, INCLUDING METAL FRAMING AND METAL FRAMING AND GYPSUM BOARD PARTITIONS, INCLUDING METAL FRAMING AND METAL FRAMING. 2. METAL FRAMING AND GYPSUM BOARD PARTITIONS, INCLUDING METAL FRAMING AND METAL FRAMING. 3. CORNER BEADS, CASING BEADS, FASTENERS, AND RELATED ITEMS FOR GYPSUM BOARD WORK. 4. TIES, SPRINGING AND SEALANT FOR JOINTS IN GYPSUM BOARD. 5. USE GYPSUM BOARD IN ALL BATED ASSEMBLIES WITH CORRECT ORIENTATION AS INDICATED IN DETAILS. 6. USE FIRE RESISTANT GYPSUM BOARD TO HEIGHT OF 4" IN ALL BATHROOMS, AROUND ALL WOP SINKS, EXTERIOR EXPOSURES, AND OTHER LOCATIONS SUSCEPTIBLE TO MOISTURE. <p>B. FIT AND ANCHOR METAL FRAMING SHALL BE SELF-SUPPORTING, CONSTRUCTED OF STRUCTURAL METAL STUDS OR DIAGONALLY BRACED AS INDICATED ON DRAWINGS.</p> <p>C. METAL STUDS SHALL BE PLACED 16" O.C. UNLESS OTHERWISE NOTED. WOOD STUDS SHALL BE USED ONLY FOR MINOR, MISCELLANEOUS BLOCKING OR AS SHOWN ON DRAWINGS AND SHALL BE FIRE-RETARDANT TREATED LUMBER.</p> <p>D. METAL STUDS AND TRACKS: COLD ROLLED FORMED CHANNELS OF NOT LESS THAN 20 GAUGE GALVANIZED STEEL OF STANDARD WIDTHS AS INDICATED WITH HOLES FOR ELECTRICAL CONDUIT. METAL STUDS INDICATED AS "STRUCTURAL" SHALL CONFORM TO SIZE/GAUGE AS SPECIFIED IN DETAILS AND SECTIONS.</p> <p>E. FASTENERS: SELF-DRILLING, SELF-TAPPING SCREWS OF CADMIUM-PLATED STEEL, 1 1/2" FOR SINGLE PLY, 2" FOR DOUBLE PLY GYPSUM BOARD.</p> <p>F. HANGER WIRE: 12 GAUGE GALVANIZED AND 16 GAUGE GALVANIZED THE WIRE OR U.S.G. CIP ANCHORAGE, OR EQUAL.</p> <p>G. GYPSUM WALLBOARD: AS MANUFACTURED BY U.S. GYPSUM, BESTWALL GYPSUM CO. OR NATIONAL GYPSUM CO. WALL BOARD SHALL HAVE TAPERED EDGES AND SHALL BE 1/2" THICK. USE MAXIMUM LENGTHS OF WALLBOARDS TO MINIMIZE NUMBER OF JOINTS. TYPES OF WALLBOARD INCLUDE: U.S.G. WR GYPSUM BOARD AND U.S.G. FIRECODE "X" GYPSUM BOARD, 1/2" THICK.</p> <p>H. CASING AND CORNER BEADS: STANDARD GALVANIZED BEADS OF TYPES RECOMMENDED BY THE WALLBOARD MANUFACTURER. (USG #200-A AND "DURAHEAD" OR EQUAL)</p> <p>I. JOINT COMPOUND AND TAPE: AS RECOMMENDED BY WALLBOARD MANUFACTURER.</p> <p>J. LAMINATING ADHESIVES: AS RECOMMENDED BY WALLBOARD MANUFACTURER.</p> <p>K. ACOUSTIC SEALANT: TREWOC MANUFACTURING CO.</p> <p>L. COORDINATE METAL STUD LAYOUT WITH OTHER TRADES.</p> <p>M. WALLBOARD INSTALLATION, ACCESSORIES AND TAPING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. INSTALL SEALANT AROUND ALL PERIMETERS.</p> <p>N. PROVIDE METAL STUD BLOCKING BEHIND ALL SIGNS, FIXTURES, ETC. WHERE INDICATED OR AS REQUIRED.</p> <p>O. WORKMANSHIP</p> <ol style="list-style-type: none"> 1. ALL WORK SHALL BE SKILLFULLY FRAMED, BRACKETED, ANCHORED, AND SECURED IN THE BEST AND STRONGEST MANNER, TIE AND PLUMB, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND NOT LESS THAN REQUIRED BY CODE. 2. GYPSUM PANEL SURFACES SHALL BE ISOLATED WITH CONTROL JOINTS (USG #W3 OR EQUAL) WHEREVER: <ul style="list-style-type: none"> a. PARTITION ABUTS A STRUCTURAL ELEMENT (EXCEPT FLOOR) b. PARTITION RUN EXCEEDS 30' LINEAR FEET. <p>6.03 FINISH CARPENTRY AND MILLWORK</p> <p>A. PROVIDE AND INSTALL ALL WORK SHOWN AND AS REQUIRED TO FINISH THE JOB.</p> <p>B. PERFORM CARPENTRY WORK TO THE BEST STANDARDS OF PRACTICE. LAY OUT WORK CAREFULLY TO PRODUCE RESULTS INTENDED BY DRAWINGS AND TO ACCOMMODATE WORK OF OTHER TRADES.</p> <p>C. INSTALL INTERIOR TRIM IN ACCORDANCE WITH A.W.I. STANDARDS.</p> <p>D. INTERIOR TRIM SHALL BE FIRE RETARDANT TREATED TO COMPLY WITH LOCAL FLAME SPREAD OR OTHER CODES. WHERE WOOD IS USED AS SUBSTRATE FOR PLASTIC LAMINATE OR OTHER FINISH SURFACES, THE CONTRACTOR MAY SUBSTITUTE "DURAFLAKE FP" CLASS I FIRE-RATED PARTICLE BOARD BY WILLAMETTE INDUSTRIES, INC., OR APPROVED EQUAL.</p> <p>E. FINISH WOODWORK SMOOTH ON EXPOSED SURFACES, FREE FROM MACHINE MARKS OR DEFECTIONS. SAND INTERIOR WOODWORK BY HAND AFTER SELECTED. MAKE ALL JOINTS NEATLY AND ACCURATELY. PROPERLY PROTECT COMPLETED FINISH WORK.</p>	<p>DIVISION 7 - THERMAL AND MOISTURE PROTECTION (REFER TO DRAWINGS FOR EXTENT OF ANY INCIDENTAL WORK REQUIRED)</p> <p>7.01 ROOFING</p> <p>A. ROOF PENETRATIONS AS REQUIRED, PERFORMED BY LANDLORD'S APPROVED ROOFER AS PART OF THE LANDLORD'S GENERAL CONTRACTOR'S CONSTRUCTION REQUIREMENTS WHEN APPLICABLE.</p> <p>B. STRUCTURALLY BRACE NEW OPENINGS AS SPECIFIED FOR MECHANICAL EQUIPMENT. ALL NEW ROOFING AND RELATED ACCESSORIES SHALL BE BY THE SAME MANUFACTURER, AND OF THE SAME TYPE AND SPECIFICATION AS THE ORIGINAL ROOF. PERFORM ALL ROOFING WORK BY INDIVIDUALS CERTIFIED BY THE ROOFING MANUFACTURER FOR SAID INSTALLATION. IF THE LANDLORD REQUIRES, THE ROOFING CONTRACTOR SHALL PROVIDE CERTIFICATION AFTER THE WORK IS COMPLETED THAT THE WORK HAS BEEN PERFORMED BY ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.</p> <p>7.02 STOREFRONT ROOFING</p> <p>A. PROVIDE DECK-TO-TRIM BARRIER GUARD OR EQUAL 5/8" MINIMUM THICKNESS WATERPROOF MEMBRANE UNDER ALL TOILET FLOORING INSTALLATIONS AND EXTEND UP SURROUNDING WALLS WITH A MINIMUM 6" HEIGHT. PROVIDE MANUFACTURER'S STANDARD 1 YEAR PRODUCT WARRANTY.</p> <p>DIVISION 8 - DOORS AND WINDOWS</p> <p>8.01 STOREFRONT CLOSURE</p> <p>REFER TO DRAWINGS FOR COMPLETE SPECIFICATIONS</p> <p>A. SUBMITTALS: INCLUDE FABRICATION METHODS, FINISHING, HARDWARE, ACCESSORIES, AND INSTALLATION RECOMMENDATIONS.</p> <p>B. STOREFRONT HARDWARE TO INCLUDE THE FOLLOWING:</p> <ol style="list-style-type: none"> 1. PROVIDE MANUFACTURER'S ANCHORAGE AND FASTENERS CONCEALED EXCEPT AS OTHERWISE REQUIRED. FINISH HEAD OR EXPOSED FASTENERS TO MATCH ADJACENT METAL FINISHES. 2. PROVIDE HEAVY-DUTY HARDWARE UNITS, HATCH AND FINISH FOR EXPOSED PARTS TO MATCH FINISH OF EXPOSED FITTINGS. 3. PROVIDE EMERGENCY/PANIC HARDWARE IF REQUIRED BY CODE. <p>C. PROVIDE SHOP DRAWINGS TO INCLUDE ELEVATIONS, HARDWARE MOUNTING HEIGHTS, DETAIL SECTIONS OF FITTINGS, ANCHORAGE, REINFORCEMENTS.</p> <p>D. IT SHALL BE THE GENERAL CONTRACTOR RESPONSIBILITY TO FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION.</p> <p>8.02 DOORS, TRIM AND FRAME</p> <p>A. DOORS, TRIM, AND FRAME (SEE DOOR SCHEDULE ELSEWHERE ON DRAWINGS FOR DOOR AND FRAME TYPES)</p> <ol style="list-style-type: none"> 1. FINISH NOTED ON DOOR SCHEDULE OCCURS ON BOTH SIDES OF DOOR AND FRAME UNLESS OTHERWISE NOTED. 2. UNLESS SHOWN OTHERWISE, DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED FROM TRIM FINISH WALL CORNER TO EDGE OF DOOR. 3. ALL WOOD DOORS SHALL BE PAINT GRADE BIRCH UNLESS OTHERWISE NOTED. 4. ALL INTERIOR DOORS SHALL BE THICKNESS AS SHOWN ON DRAWING. 5. ALL INTERIOR DOORS WITH FIRE RATING SHALL HAVE LATCH ATTACHED TO DOOR EDGE. 6. FIT OR EXTERIOR SURFACE DOOR SHALL BE LIMITED TO BE PROVIDED BY THE GENERAL CONTRACTOR, SHALL BE 1 1/2" THICK FLUSH METAL DOOR OR METAL FRAME LITE. 7. ALL WOOD TRIM SHALL BE "LOW" GRADE SOLID WOOD AS SHOWN BY CALLS UNLESS OTHERWISE NOTED. 8. ALL HOLLOW METAL FRAMES SHALL BE KNOCK-DOWN TYPE. 9. ACCESS DOORS IN GYPSUM BOARD PARTITIONS SHALL BE AS MANUFACTURED BY ACUDOR OR EQUAL AND SHALL BE CONTAIRED TO FULLY FIT THE WALL AND BE FINISHED TO MATCH THE ADJACENT SURFACE. DOORS SHALL BE FIRE-RATED WHERE REQUIRED. <p>B. INSTALL DOOR AND HARDWARE AS SPECIFIED, OPERATING QUIETLY AND FREELY ON THEIR HINGES, AND CLOSE ACCURATELY AND SET STOPS WITH NO BINDING. LATCH BOLTS MUST ENGAGE POSITIVELY WITH STRIKES WHEN DOORS ARE CLOSED. DOORS WITHOUT CLOSERS MUST REMAIN STATIONARY IN ANY POSITION WITHOUT INDEPENDENT HO.</p> <p>C. DOOR HARDWARE (SEE DOOR SCHEDULE ON DRAWING FOR HARDWARE GROUPS)</p> <p>D. NO ENTRY COST WILL BE ALLOWED BECAUSE OF CHANGES OR CORRECTIONS NECESSARY FOR PROPER INSTALLATION OF HARDWARE OR FINISHING NECESSARY HARDWARE.</p> <ol style="list-style-type: none"> 1. CHECK DOOR THICKNESS, DETAILS OF TRIM, CLEARANCES FOR HINGES, STRIKES, CLOSERS, FASTENERS REQUIRED AND FIRE RATING REQUIREMENTS BEFORE COMMENCING WITH HARDWARE INSTALLATION. 2. PROVIDE PANIC HARDWARE WHERE REQUIRED ON ALL SERVICE EXIT DOORS IN ACCORDANCE WITH LOCAL CODES. 3. CONTRACTOR SUPPLIED HARDWARE TO INCLUDE ALL REQUIRED SCREWS, BOLTS, AND FASTENERS NECESSARY FOR INSTALLATION. <p>8.03 GLAZES AND GLAZING</p> <p>A. COMPLY WITH FGMA "GLAZING MANUAL" AND "SEALANT MANUAL". ALL GLAZING SHALL CONFORM TO THE FOLLOWING STANDARDS:</p> <ol style="list-style-type: none"> 1. PRIME NON-PROCESSED GLASS: FS D0-G-451 2. HEAT-TREATED GLASS: FS D0-G-1403 3. CPSC SAFETY GLASS: 16 CFR 1201 4. ANSI SAFETY GLAZING: ANSI Z97.1 <p>B. TEMPERED FLOAT GLASS SHALL BE GRADE B, STYLE 1, TYPE 1, QUALITY Q3, CLASS 1, CLEAR IN THICKNESS INDICATED.</p> <p>C. ALL EXPOSED EDGES OF GLASS TO BE GROUND SMOOTH AND POLISHED BEFORE TEMPERING. 1/2" MAX. GAP BUTT JOINTS ARE TYPICAL UNLESS OTHERWISE NOTED.</p> <p>D. ALL MIRROR GLASS SHALL BE 1/2" QUALITY Q2 CLEAR FLOAT GLASS; FULL SILVER COATING, COPPER COATING, AND OCHRAING COATING.</p> <p>DIVISION 9 - FINISHES</p> <p>9.01 VCT FLOORING AND COVE BASE</p> <p>A. LAY VINYL TILE IN ALL FOUR DIRECTIONS FROM CENTER. TO FINISH UNIFORMLY AT WALLS, EDGES SHALL BE ONE-HALF MATERIAL WIDTH OR GREATER. LAY TILE AS DIRECTED BY MANUFACTURER'S DETAILS AND AS INDICATED WITHIN THIS SET OF DOCUMENTS.</p> <p>B. PROFESSIONALLY CLEAN AND PROTECT FLOORING AFTER LAYING TO PROVIDE A CLEAN, UNMARRED, STAIN FREE FINISH FLOOR AT COMPLETION OF ALL WORK.</p> <p>C. FLOOR LEVELS (IF REQUIRED): TO 1/8" TOLERANCE IN 12'-0" WIDTH "SEVL-ASTIC" COMPOUNDING MANUFACTURED BY CGM BUILDING PRODUCTS. G.C. TO VERIFY PRIOR TO CONSTRUCTION START.</p> <p>D. ADHESIVES: PRODUCTS RECOMMENDED BY THE MANUFACTURERS OF THE FLOORING.</p> <p>E. PROVIDE EDGE/TRANSITION WHERE THE FLOORING MEETS A DIFFERENT FLOOR FINISH, COLOR AS INDICATED ON THE DRAWINGS.</p> <p>9.02 CEILING</p> <p>A. PROVIDE SUSPENDED CEILING SYSTEM WHEN INDICATED ON DRAWINGS AS HENEAFTER SPECIFIED.</p> <p>B. ACOUSTICAL TILE: 24"x48" OR 24"x24"x1/2" THICK HEAVY DENSITY CLASS "A" NON-COMBUSTIBLE MINERAL FIBER PRODUCT FOR LAY-IN CEILING CONSTRUCTION, PATTERN AS DESCRIBED ON THE DRAWINGS. INSTALL ALL TILES FREE OF CHIPS AND SCRATCHES. - SEE FINISH SCHEDULE.</p> <p>C. ACOUSTICAL GRID SYSTEM: AS NOTED ON FINISH SCHEDULE AND SHALL CONFORM TO REQUIREMENTS OF THE STANDARD HEAVY-DUTY SINGLE TEE STRUCTURAL CLASSIFICATION ESTABLISHED BY THE ACOUSTICAL MATERIALS ASSOCIATION. ALL EXPOSED SURFACES SHALL RECEIVE A STANDARD BAKED ENAMEL FINISH TO MATCH FINISH SCHEDULE ON THE DRAWINGS.</p> <p>D. FIRE RATED CEILING: WHERE REQUIRED BY THE DRAWINGS OR WHERE REQUIRED TO CONFORM TO FIRE RATING REGULATIONS OF THE LOCAL BUILDING AUTHORITY, PROVIDE HOID DOWN CURS FOR CEILING TILE OR ANY OTHER ACCESSORIES REQUIRED FOR A COMPLETE FIRE-RATED INSTALLATION.</p> <p>E. INSTALLATION OF CEILING SHALL BE THE PATTERN INDICATED ON THE REFLECTED CEILING PLAN AND SHALL COORDINATE WITH MECHANICAL, ELECTRICAL AND STRIKER SYSTEM REQUIREMENTS.</p> <p>F. HANG ALL SUPPORTED ITEMS WITH WIRES OF SIZE AND SPACING TO SUPPORT THE CEILING SYSTEM AND ALL OTHER WORK. IN NO CASE SHALL HANGER WIRES BE MORE THAN 4'-0" O.C. DO NOT SUSPEND WIRES FROM DUCTWORK, SPRINKLER, OR OTHER PIPING, OR METAL DECK ABOVE. ANCHOR SECURELY TO STRUCTURE ABOVE, ETC. WHERE ELECTRICAL FIXTURES ARE SHOWN TO BE SUPPORTED BY A POWER TRACK, THE TRACK SHALL BE SUPPORTED BY 1/2" ROUND RODS. THE CEILING INSTALLER SHALL INSTALL FOUR (4) HANGER WIRES (ONE IN EACH CORNER) AT EACH FLUORESCENT FIXTURE, AS LOCATED ON THE REFLECTED CEILING PLAN.</p> <p>9.03 CERAMIC TILE</p> <p>A. SECTION REQUIREMENTS</p> <ol style="list-style-type: none"> 1. SUBMIT PRODUCT DATA AND MATERIAL SAMPLES. 2. FOR TILE INSTALLED ON WALKWAY SURFACES, PROVIDE PRODUCTS WITH STATIC COEFFICIENTS OF FRICTION OF MINIMUM 0.4 FOR LEVEL SURFACES AND STEP TREADS, AND OF MINIMUM 0.8 FOR RAMP SURFACES, AS DETERMINED BY TESTING IDENTICAL PRODUCTS PER ASTM C 1028. <p>B. CERAMIC TILE PRODUCTS</p> <ol style="list-style-type: none"> 1. CERAMIC TILE THAT COMPLIES WITH STANDARD GRADE REQUIREMENTS OF ANSI A137.1, "SPECIFICATIONS FOR CERAMIC TILE" 2. TILE TRIM UNITS THAT MATCH CHARACTERISTICS OF ADJOINING FLAT TILE. 3. TILES MOUNTED, BY MANUFACTURER'S STANDARD METHOD, INTO SHEETS, UNLESS OTHERWISE SPECIFIED, AND GROUTED WITH SILICONE RUBBER GROUT COMPLYING WITH ANSI A118.6, WHERE INDICATED. 	<p>C. CERAMIC TILE-SETTING AND -GROUTING MATERIALS</p> <ol style="list-style-type: none"> 1. MATERIALS COMPLYING WITH ANSI STANDARDS. <p>D. ACCESSORIES</p> <ol style="list-style-type: none"> 1. SETTING-BED ACCESSORIES COMPLYING WITH ANSI A108.1A AND AS FOLLOWS: <ul style="list-style-type: none"> a. CLEARANCE MEMBRANE: ASPHALT FELT, ASTM D 226, TYPE 1 (NO. 15) OR POLYETHYLENE SHEETING ASTM D 4397, 4.0 MILS (0.1 MM) THICK. b. REINFORCING WIRE FABRIC: GALVANIZED, WELDED WIRE FABRIC, 2 BY 2 INCHES (50.8 BY 50.8 MM) BY 0.062-INCH (1.57-MM) DIAMETER, COMPLY WITH ASTM A 195 AND ASTM A 82, EXCEPT FOR MINIMUM WIRE SIZE. <p>E. INSTALLATION</p> <ol style="list-style-type: none"> 1. COMPLY WITH PARTS OF ANSI A108 SERIES OF THE INSTALLATION STANDARDS IN "SPECIFICATIONS FOR INSTALLATION OF CERAMIC TILE" THAT APPLY TO TYPES OF SETTING AND GROUTING MATERIALS AND TO METHODS INDICATED. 2. COMPLY WITH TONAS "HANDBOOK FOR CERAMIC TILE INSTALLATION" 3. AT WET LOCATIONS, AND WHERE INDICATED, PROVIDE CEMENTITIOUS BACKER BOARD AND TREAT JOINTS TO COMPLY WITH ANSI A108.1.1. 4. LAY THE BR GRID PATTERN UNLESS OTHERWISE INDICATED. ADJUSTMENTS WHERE ADJOINING TILES ON FLOOR, BASE, WALLS, AND TRIM ARE THE SAME SIZE. 5. PERFORM CUTTING AND DRILLING OF TILE WITHOUT DAMAGING VISIBLE SURFACES. CAREFULLY GRIND CUT OUT EDGES OF THE BUTTING TRIM, FINISH, OR BUILD UP JOINTS FROM STRAIGHT CUT JOINTS. FIT TILE CLOSELY TO ELECTRICAL OUTLETS, PIPING, FIXTURES, AND OTHER PENETRATIONS. <p>9.04 PAINTING AND WALL COVERING</p> <p>A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SUPPLIES NECESSARY TO COMPLETE THE WORK OF THIS SECTION IN ACCORDANCE WITH THE CONTRACT. THIS WORK INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:</p> <ol style="list-style-type: none"> 1. FINISH UNPAINTED SURFACES TO BE FINISHED UNDER THIS SECTION. 2. PAINTING GYPSUM BOARD THAT WILL BE EXPOSED TO VIEW, EXCEPT WHERE OTHER FINISHES ARE REQUIRED. 3. FINISHING WOODWORK TO BE EXPOSED TO VIEW. 4. FINISH PAINTING OF SHOP PRIMED FERROUS METALS, SUCH AS HOLLOW METAL DOORS AND FRAMES, DOOR BUTTS, AND BELLANEOUS FERROUS METALS. 5. PAINTING EXPOSED PIPES, CONDUIT AND OTHER MECHANICAL AND ELECTRICAL WORK: IN ALL VISIBLE LOCATIONS, TO MATCH FACTORY FINISHED SURFACES. 6. INCIDENTAL PAINTING AND TOUCHING UP AS REQUIRED TO PRODUCE PROPER FINISH FOR ALL PAINTED SURFACES, INCLUDING FACTORY PAINTED ITEMS. 7. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, REGARDING APPLICATION OF MATERIAL AND PREPARATION OF SURFACES. <p>C. PUT SUBSTRATE SURFACES IN PROPER CONDITION BY CLEANING, SANDING AND PUTTYING. PAINTING CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF UNSUITABLE SUBSTRATE, OR ASSUME THE RESPONSIBILITY FOR CORRECTING ANY UNSATISFACTORY FINISHES RESULTING. DO NOT LEAVE RUNS, DIPS, ETC. SAND BETWEEN ALL COATS OF PAINT ON WOODWORK.</p> <p>D. PAINTS: COMMERCIAL GRADE, AS INDICATED ON THE FINISH SCHEDULE. *APPLY ADDITIONAL TOPCOATS BEYOND THE MINIMUM SPECIFIED BELOW AS REQUIRED TO PROVIDE ADEQUATE EVEN AND UNIFORM COVERAGE.*</p> <p>E. SCHEDULE</p> <p>FERROUS METAL</p> <p>FIRST COAT: ENAMEL LATEX PRIMER SECOND COAT: ENAMEL LATEX THIRD COAT: ENAMEL LATEX</p> <p>EXPOSED GYR. RD.</p> <p>FIRST COAT: LATEX PRIMER SECOND COAT: LATEX UNLESS NOTED OTHERWISE THIRD COAT: LATEX UNLESS NOTED OTHERWISE</p> <p>WOOD TRIM</p> <p>FIRST COAT: INTERIOR TRIM PRIMER SECOND COAT: ENAMEL LATEX UNLESS NOTED OTHERWISE THIRD COAT: ENAMEL LATEX UNLESS NOTED OTHERWISE</p> <p>F. WORK SHALL BE DONE BY SKILLED MECHANICS IN WORKMANLIKE MANNER, UNDER FAVORABLE CONDITIONS. MIXING, THINNING AND APPLICATION OF MATERIALS SHALL BE DONE ACCORDING TO MANUFACTURER'S DIRECTIONS. TINTING AND MATCHING OF COLORS TO THE SATISFACTION OF OWNER. PAINT SHALL BE THOROUGHLY MIXED BY STIRRING AND BOILING WHICH SHALL BE APPLIED EVENLY AND WITHOUT DEFECTS.</p> <p>G. AFTER COMPLETION OF WORK, CONTRACTOR AND OWNER SHALL MAKE DETAILED INSPECTION OF WORK. REFINISH ALL DISFIGURED PORTIONS TO PRODUCE AN ACCEPTABLE LIKE NEW FINISH. REMOVE ALL SPATTERING OF PAINT FROM ADJOINING WORK.</p> <p>DIVISION 10 - SPECIALTIES - NONE</p> <p>DIVISION 11 - EQUIPMENT - NONE</p> <p>DIVISION 12 - FURNISHINGS - NONE</p> <p>DIVISION 13 - SPECIAL CONDITIONS - NONE</p> <p>DIVISION 14 - CONVEYING SYSTEMS - NONE</p> <p>DIVISION 15 - MECHANICAL SYSTEMS - SEE MECHANICAL SHEETS (WHERE APPLICABLE)</p> <p>DIVISION 16 - ELECTRICAL SYSTEMS - SEE ELECTRICAL SHEETS (WHERE APPLICABLE)</p>	<p>PROJECT TITLE</p> <p>BUILD-A-BEAR WORKSHOP WOODSTOCK WALKMART #5275 WOODSTOCK, GA</p> <p>BID SET</p> <p>No. Δ Date Revision Description</p> <p>BY: PCJ</p> <p>DATE: 04/01/19</p> <p>PROJ. NO. 19026</p> <p>SHEET TITLE: SPECIFICATIONS</p> <p>SHEET NO: C2.0</p>
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