

FROM SPECIFICATIONS

INTERIOR PARTITIONS AND CURTAIN WALLS: INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. IF NON-COMBUSTIBLE WOOD IS USED, IT SHALL BEAR THE MILL STAMP INDICATING IT IS TREATED AND BEAR THE UL APPROVAL AND MUST BE COMPLETELY ENVELOPED AND SOLIDLY LOCKED WITH 5/8" FIRE CODE GYPSUM BOARD. COMBUSTIBLE MATERIAL OF ANY NATURE WILL NOT BE ALLOWED ABOVE THE FINISHED CEILING. SHOULD AN EXPANSION JOINT OCCUR IN THE AREA DESIGNATED, THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF THE WALL AT THAT JOINT IN A MANNER CONSISTENT WITH ACCEPTABLE CONSTRUCTION DESIGN PRACTICE.

STEEL DRYWALL FRAMING: SCREW TYPE ASTM C645, 25 GAUGE, ZINC-COATED, UNLESS HEAVIER GAUGE IS SHOWN; COMPLETE SYSTEM OF MEMBERS, RUNNERS, ACCESSORIES AND ANCHORS. VERIFY GAUGE AND HEIGHT RESTRICTIONS WITH MANUFACTURER'S SPECIFICATIONS.

GYPSUM DRYWALL SYSTEM: ASTM C36 DRYWALL BOARD WITH SPECIAL BEVEL OF LONG EDGE TO REDUCE RIDGING AND BEADING OF JOINTS. SEALANT TO BE NON-DRYING MASTIC OF TYPE RECOMMENDED BY DRYWALL MANUFACTURER EXCEPT PROVIDE PAINTABLE ELASTIC SEALANT WHERE EXPOSED TO VIEW. DRYWALL CONTROL JOINT TO BE ONE PIECE METAL OR VINYL EXPANDING TYPE STRIP WITH FLANGES FOR FACE ATTACHMENT TO DRYWALL. PROVIDE EXTERNAL CORNER BEADS WITH METAL FLANGES AND SEMI-FINISHING TYPE CASING BEAD AS REQUIRED WITH NO JOINT TREATMENT. THE SPACING OF STUDS TO BE 16" ON CENTER UNLESS OTHERWISE INDICATED OR REQUIRED. ALL INSTALLATION ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

AUTOMATIC FIRE EXTINGUISHING SYSTEM

FINAL DESIGN AND LAYOUT TO BE PROVIDED BY LANDLORD'S FIRE EXTINGUISHING SYSTEM INSTALLER SEE SPECIFICATIONS AND LANDLORD'S REQUIREMENTS FOR CRITERIA

SYSTEM TO BE DESIGNED BY OTHERS AND SUBMITTED TO LANDLORD FOR APPROVAL

AUTOMATIC SPRINKLER REQUIREMENTS

- 1) SYSTEM IS TO MEET ALL REQUIREMENTS OF FM IRI OR ISO
- 2) SYSTEM IS TO MEET ALL REQUIREMENTS OF THE OWNER'S INSURANCE COMPANY!
- 3) SYSTEM IS TO MEET ALL CITY CODES AND ORDINANCES
- 4) GENERAL RISER LOCATION IS INDICATED ON THE PLANS
- 5) COVERAGE IS TO BE 100% OF EXISTING AND NEW BUILDING
- 6) SYSTEM IS TO BE A WET SYSTEM
- 7) SPACE IS TO BE HEATED
- 8) SPRINKLER HEADS ARE TO BE EXPOSED
- 9) PROVIDE BACK FLOW PREVENTER PER LOCAL REQUIREMENTS

SPRINKLER HEAD PRELIMINARY LOCATIONS SHOWN ON AE-0310 TO BE VERIFIED

MOLD REMEDIATION - KEY STEPS (IF REQUIRED IN THIS WORK)

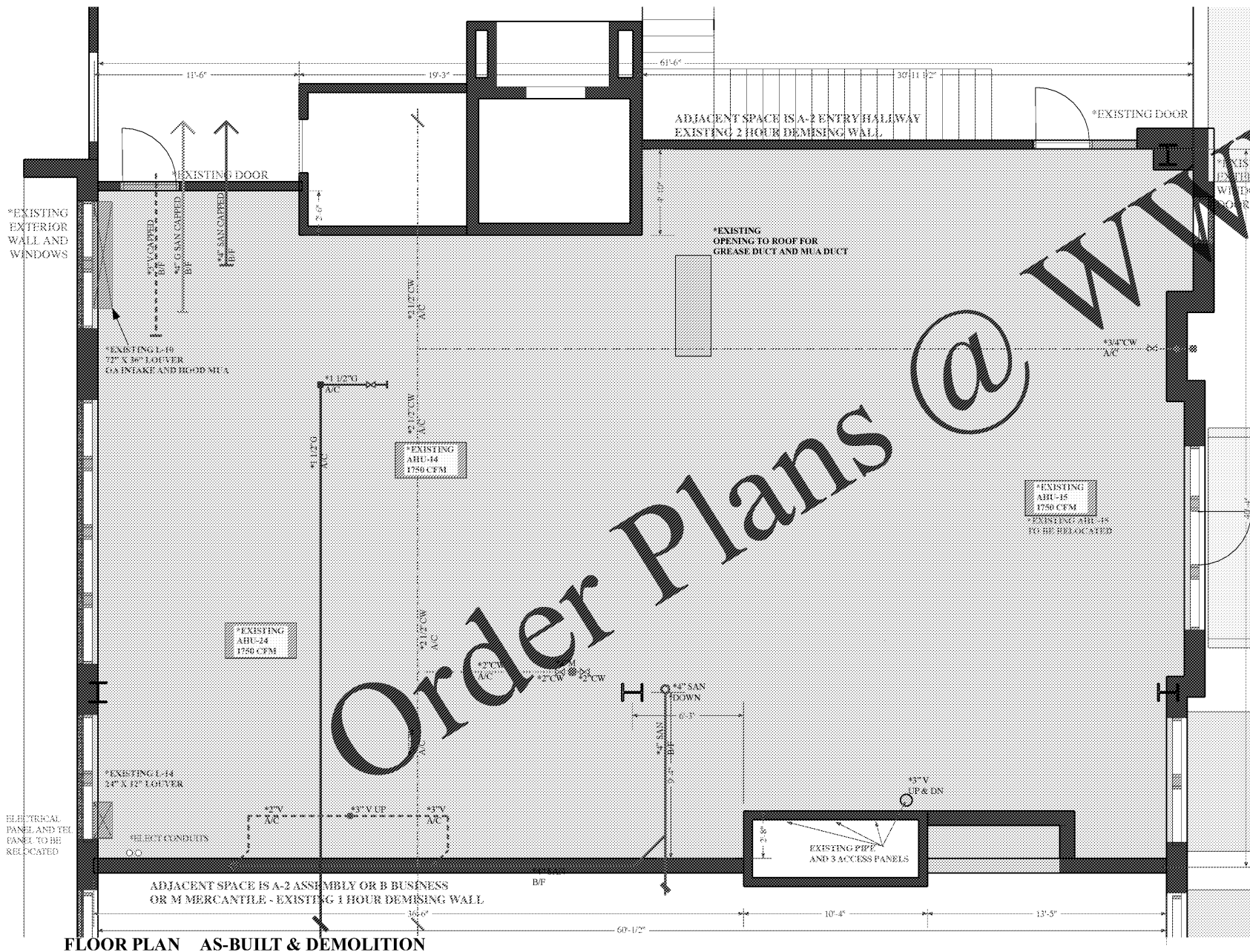
- 01) CONSULT HEALTH PROFESSIONALS AS APPROPRIATE THROUGHOUT THE PROCESS
- 02) SELECT REMEDIATION MANAGER
- 03) ASSESS SIZE OF MOLD PROBLEM AND NOTE TYPE OF MOLD-DAMAGED MATERIALS
- 04) COMMUNICATE WITH BUILDING OCCUPANTS THROUGHOUT THE PROCESS AS APPROPRIATE TO THE SITUATION
- 05) IDENTIFY SOURCE OR CAUSE OF WAGTER OR MOISTURE PROBLEM
- 06) PLAN REMEDIATION. ADAPT GUIDELINES TO FIT SITUATION
- 07) SELECT PERSONAL PROTECTIVE EQUIPMENT (PPE)
- 08) SELECT CONTAINMENT EQUIPMENT
- 09) SELECT REMEDIATION PERSONNEL OR TEAM
- 10) CHOOSE BETWEEN OUTSIDE EXPERTISE OR IN-HOUSE EXPERTISE
- 11) REMEDIATE
- 12) FIX WATER OR MOISTURE PROBLEM
- 13) CLEAN AND DRY MOLDY MATERIALS
- 14) DISCARD MOLDY ITEMS THAT CANNOT BE CLEANED
- 15) DRY NON-MOLDY ITEMS WITHIN 48 HOURS
- 16) CHECK FOR RETURN OF MOISTURE AND MOLD PROBLEM
- 17) IF HIDDEN MOLD IS DISCOVERED, RE-EVALUATE PLAN

SCOPE OF WORK TO BE VERIFIED

- (L) LANDLORD PROVIDED
 - (T) TENANT PROVIDES
 - (L/T) TENANT PROVIDES - USES LANDLORD'S ROOFING CONTRACTOR WHERE APPLICABLE
- (L) SHELL: ROOF STRUCTURE INCLUDING INSULATION AND SURFACING
- (L) SHELL: CONCRETE FLOOR
- (T) SHELL: CONCRETE FLOOR OR OTHER SUBSTRATE IN ALL AREAS OMITTED BY LANDLORD
- (T) SHELL: WATERPROOFING FOR FLOOR WHERE OCCUPIED SPACE IS BELOW OR AS OTHERWISE REQUIRED BY LANDLORD OR TENANT
- (L) DEMISING WALL TO BE DESIGNATED U419 FULL HEIGHT
2 HOUR WALL INCLUDING SAFING SYSTEM
TENANT SIDE BY TENANT INCLUDING GYPSUM BOARD TAPED AND SANDED FINISH AND BASE BY TENANT
- (L) SHELL EXTERIOR WALL FURRING AND GYPSUM BOARD TAPED AND SANDED
- (T) TOILET ROOM COMPLETE INCLUDING WALLS, PLUMBING, MECHANICAL AND ELECTRICAL
- (T) SHELL: CEILING COMPLETE INCLUDING SUSPENSION AND BRACING
- (T) INTERIOR PARTITIONS INCLUDING INSULATION AND FINISH AS REQUIRED
- (L/T) HVAC SYSTEM
- (L) HVAC ROOF PENETRATIONS
 - (L) HVAC ROOF CURBS AT HVAC UNITS
 - (L) HVAC ROOFTOP UNITS PROVIDED
 - (L) HVAC ROOFTOP UNITS INSTALLED
 - (L) HVAC GAS CONNECTIONS
 - (L) HVAC ELECTRICAL CONNECTIONS
 - (T) HVAC DISTRIBUTION DUCTS INCLUDING SUPPLY AND RETURN GRILES WITHIN TENANT SPACE
 - (L) HVAC THERMOSTATS PROVIDED AND INSTALLED
 - (T) HVAC THERMOSTATS RELOCATED
- (L) CONDUIT FROM SERVICE BREAKER TO TENANT PANEL
- (T) WIRING FROM SERVICE BREAKER TO TENANT PANEL
- (T) ELECTRICAL SERVICE PANELS
- (T) ELECTRICAL DISTRIBUTION FROM PANELS
- (T) 2 TOILET ROOMS COMPLETE
- (L/T) PLUMBING
- (L) SANITARY SEWER LINE
 - (T) BRANCH WASTE LINES
 - (T) WASTE CONNECTIONS FOR EQUIPMENT
 - (T) WASTE CONNECTIONS TO EQUIPMENT
 - (L) WATER SERVICE TO TENANT SPACE
 - (T) WATER CONNECTIONS TO EQUIPMENT
 - (L) GAS SERVICE METER
 - (L) GAS SERVICE FROM GAS METER TO TENANT SPACE
 - (T) GAS CONNECTIONS TO EQUIPMENT
 - (L) STOREFRONT - PANIC HARDWARE EXISTING AS REQUIRED BY CODE
 - (L) STOREFRONT MODIFICATIONS

FIRESTOPPING MATERIAL:

USE HILTI CP 620 FIRE FOAM AS REQUIRED



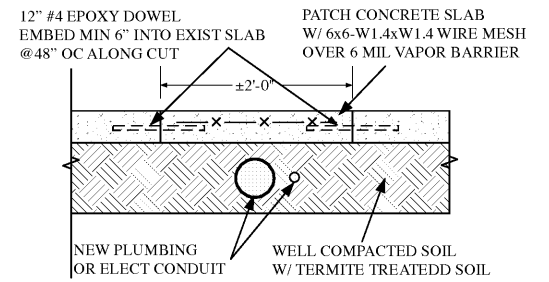
LOCATION OF WALLS AND SEWER LINES TO BE PROVIDED BY LANDLORD

FRONT DOOR AND MODIFICATIONS TO STOREFRONT TO BE PROVIDED BY LANDLORD

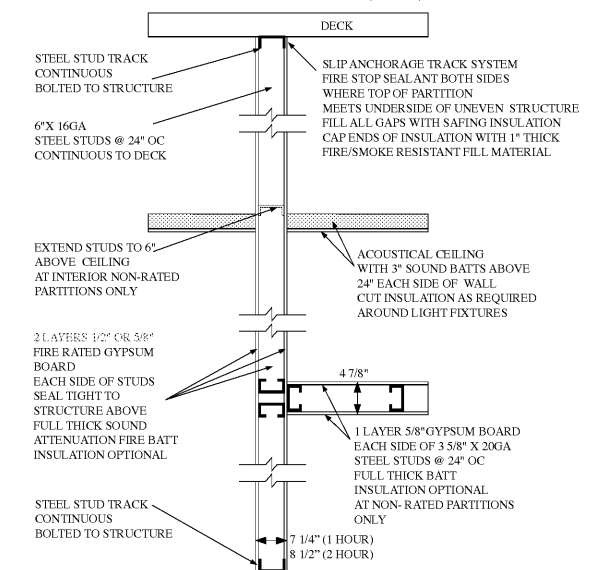
SAMPLE PROTOTYPE ADAPTATION

roibzzPROTO - Roll-On-In / Buzzed Bull Creamery
Combo SAMPLE PROTOTYPE ADAPTATION
12FEB2021

PRELIMINARY NOT FOR FINAL CONSTRUCTION



SLAB REPAIR DETAIL (NTS)



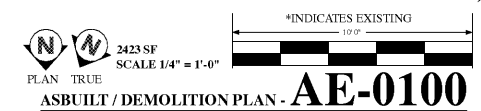
WALL MUST BE SEALED BETWEEN TENANTS TO MEET REQUIREMENTS AS SHOWN ABOVE

DEMISING WALL EXISTING

2 HOUR RATED DEMISING WALL UL419

(NON-RATED PARTITION INTERSECTION SHOWN)

ABBREVIATIONS
A/C = ABOVE CEILING
B/F = BELOW FLOOR



AE-0100

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