

ARCHITECTURAL SPECIFICATIONS

1.0 GENERAL CONDITION

1.1 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE HIGHEST QUALITY STANDARDS OF THE INDUSTRY FOR MATERIAL, CRAFTSMANSHIP AND INSTALLATION OF EACH TRADE.

1.2 ANY DISCREPANCIES IN DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.

1.3 THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND CONSTRUCTION MANAGER WITH SCHEDULING INFORMATION PRIOR TO CONSTRUCTION THAT WILL BE UPDATED IF THERE ARE ANY CHANGES.

1.4 ALL WORK PERFORMED TO BE IN STRICT COMPLIANCE WITH GOVERNING FEDERAL, STATE, AND LOCAL BUILDING CODE REQUIREMENTS, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS, AND CONFORM TO ANY SPECIFIC REGULATIONS AS MANDATED BY THE LANDLORD, CONSTRUCTION MANAGER, AND ARCHITECT.

1.5 SUBMIT FOR APPROVAL, PRIOR TO FABRICATION OR PURCHASE, SHOP DRAWINGS AND/OR SAMPLES FOR ITEMS REQUESTED BY THE ARCHITECT OR THE CONSTRUCTION MANAGER.

1.6 UNLESS NOTED, EXISTING CONSTRUCTION, MATERIALS AND FINISHES SHALL REMAIN. ANY DAMAGE DONE TO THESE ITEMS SHALL BE REPAIRED TO THE ORIGINAL CONDITION BY A MEANS APPROVED BY THE CONSTRUCTION MANAGER.

1.7 BUILDING SITE BEHAVIOR:

A. WHILE ON SITE, CONSTRUCTION WORKERS WILL BE CONFINED TO THE CONSTRUCTION AREA ONLY.

B. ANY CONSTRUCTION WORKER CAUGHT STEALING, DRINKING ALCOHOL, OR USING ILLEGAL SUBSTANCE WILL BE IMMEDIATELY BANNED FROM THE BUILDING. A PROFESSIONAL MANAGER IS EXPECTED IN ALL PUBLIC AREAS AND INAPPROPRIATE LANGUAGE OR COMMENTS WILL NOT BE TOLERATED.

C. NO COOKING OF ANY KIND WILL BE ALLOWED ON THE SITE. D. ABSOLUTELY NO FOOD OR BEVERAGES OR SMOKING WILL BE ALLOWED ON THE CONSTRUCTION SITE AFTER PAINTING OR INSTALLATION OF CARPET HAS BEGUN.

1.8 ALL COMMUNICATION REQUIRED SHALL BE THROUGH THE CONSTRUCTION MANAGER AT THE START OF CONSTRUCTION.

1.9 PROVIDE SUBMITTAL OF ALL FINISH MATERIALS NOT PROVIDED BY THE CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO PURCHASE ORDER.

1.10 THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN THE WORK AND PAY FOR ANY DAMAGE OR OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THIS DATE OR FINAL ACCEPTANCE UNLESS A LONGER PERIOD IS OTHERWISE SPECIFIED OR A DIFFERENCE WARRANTY PERIOD HAS BEEN ESTABLISHED IN THE SUBSTANTIAL COMPLETION CERTIFICATION.

1.11 ALL CUTTING, CORING, DRILLING AND PATCHING REQUIRED FOR THE INSTALLATION OF SYSTEMS HEREIN DESCRIBED, SHALL BE PROVIDED BY THE CONTRACTOR. STRUCTURAL MEMBERS SHALL NOT BE DISTURBED WITHOUT PRIOR APPROVAL OF THE ARCHITECT/CONSTRUCTION MANAGER. ALL AREAS DISTURBED BY WORK PERFORMED UNDER THIS CONTRACT SHALL BE CAREFULLY REPAIRED AND REFINISHED TO THE CONDITION OF ADJOINING SURFACES IN A SUITABLE MANNER TO THE ARCHITECT/CONSTRUCTION MANAGER.

A. WHERE CUTTING OR CORING IS NECESSARY, IT SHALL BE DONE BY METHODS WHICH WILL NOT DAMAGE THE STRUCTURE, AND SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE ARCHITECT. ANY DAMAGE TO STRUCTURE OR FINISHED SURFACES SHALL BE REPAIRED TO THE SATISFACTION OF THE CONSTRUCTION MANAGER AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL PAY ALL COST ASSOCIATED WITH OBTAINING APPROVAL OF CUTTING OR CORE DRILLING OF EXISTING STRUCTURE FROM A REGISTERED ENGINEER.

1.12 THE DRAWINGS SHALL SERVE AS WORKING DRAWINGS FOR THE GENERAL LAYOUT OF THE VARIOUS ITEMS OF EQUIPMENT. HOWEVER, LAYOUT OF EQUIPMENT, ACCESSORIES, SPECIAL TIES (INCLUDING FURNITURE) AND CONDUIT SYSTEMS ARE DIAGRAMMATIC UNLESS SPECIFICALLY INDICATED. IF ADDITIONAL JUNCTION BOX, PULL BOX, OR OTHER SIMILAR ITEMS ARE REQUIRED TO COMPLETE AN INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF THE ADDITIONAL WORK AND COST PRIOR TO PROCEEDING. FAILURE TO NOTIFY CONSTRUCTION MANAGER IN ADVANCE BEFORE CHANGES ARE MADE WILL RESULT IN CHANGES BEING DONE SOLELY AT CONTRACTOR'S EXPENSE.

1.13 ALL SCALE DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND CONSTRUCTION MANAGER. FAILURE TO NOTIFY CONSTRUCTION MANAGER IN ADVANCE BEFORE CHANGES ARE MADE WILL RESULT IN CHANGES BEING DONE SOLELY AT CONTRACTOR'S EXPENSE.

1.14 CONTRACTOR MAY SUBSTITUTE AND INCLUDE IN HIS BID PRICE A MATERIAL OR PRODUCT OTHER THAN THOSE SPECIFIED BY NAME OR BRAND, PROVIDED THAT REQUESTS ARE SUBMITTED AND APPROVED IN WRITING BY THE ARCHITECT.

1.15 THE REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITIES FOR ERRORS, OMISSIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS, UNLESS IN WRITING THEY ARE CALLED OUT AT THE TIME SUBMISSION AND WRITTEN ACCEPTANCE. THE CONTRACTOR IS RESPONSIBLE FOR DETAILS, SIZE OF PRODUCT MEMBERS, QUANTITIES, OMISSIONS OF COMPONENTS OR FITTINGS, AND FOR COORDINATING ITEMS WITH ACTUAL BUILDING CONDITIONS AND ADJACENT WORK. ERRORS AND OMISSIONS DISCOVERED AT A LATER TIME MUST BE FIXED BY THE CONTRACTOR SOLELY AT CONTRACTOR'S EXPENSE.

1.16 ALL SHOP DRAWINGS PREPARED BY THE MANUFACTURER MUST BE PRE-CHECKED BY THE CONTRACTOR. THE CONTRACTOR'S STAMP OF APPROVAL AND DATE MUST BE INCLUDED WITH A SPECIFICATION PARAGRAPH IN WHICH SUBMITTED AND THE PROJECT NAME. SUBMITTALS NOT CONTAINING THE ABOVE INFORMATION WILL BE RETURNED WITHOUT ACTION.

1.17 THE CONTRACTOR SHALL MAINTAIN ON SITE UP-TO-DATE COMPLETE "RECORD" SET OF PRINTS WHICH ARE CORRECTED DAILY WITH ALL CHANGES IN LAYOUT FROM THE ORIGINAL DRAWINGS AND SPECIFICATIONS, INCLUDING MEP. CONTRACTOR SHALL DELIVER "RECORD" SET TO CONSTRUCTION MANAGER PRIOR TO FINAL PAYMENT.

1.18 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE PROCUREMENT OF ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK AND CERTIFICATE OF OCCUPANCY UPON COMPLETION OF PROJECT. CONTRACTOR IS RESPONSIBLE FOR THE FEES ASSOCIATED WITH PROCURING SUCH PERMITS AND SHALL FURNISH COPIES OF PERMITS, INSPECTIONS AND CERTIFICATES TO THE CONSTRUCTION MANAGER UPON REQUEST.

1.19 CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES EVEN IF THE TRADE IS UNDER A SEPARATE CONTRACT. CONTRACTOR SHALL SUBMIT A LIST OF EACH SUBCONTRACTOR'S NAME, CONTACT, ADDRESS AND TELEPHONE NUMBER TO THE CONSTRUCTION MANAGER PRIOR TO BEGINNING CONSTRUCTION.

1.20 PRIOR TO BEGINNING DEMOLITION AND/OR CONSTRUCTION, CONTRACTOR SHALL VERIFY THAT ALL EXISTING HORIZONTAL AND VERTICAL DIMENSIONS, INTERIOR, EXTERIOR AND DEMISING WALLS, STOREFRONTS, DOORS AND WINDOWS, STRUCTURAL COMPONENTS, FLOOR AND CEILING SYSTEMS, PLUMBING, ELECTRICAL FIXTURES, UTILITIES AND MECHANICAL SYSTEMS ARE AS INDICATED ON THE CONSTRUCTION DOCUMENTS, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITING. ADDITIONAL WORK REQUIRED DUE TO DISCREPANCIES NOT REPORTED TO THE ARCHITECT SHALL BE PERFORMED AT CONTRACTOR'S EXPENSE.

1.21 EXTRA WORK OR CHANGES IN THE WORK NOT CALLED OUT FOR IN THE DRAWINGS OR SPECIFICATIONS SHALL BE PERFORMED ONLY WITH WRITTEN AUTHORIZATION FROM THE ARCHITECT AND THE CONSTRUCTION MANAGER.

1.22 CONTRACTOR SHALL MAKE EVERY EFFORT TO KEEP THE BUILDING AREAS CLEAN AND SAFE DURING CONSTRUCTION PERIOD. CONTRACTOR SHALL USE WALK-OFF MATS TO PROTECT FLOORING. CONTRACTOR AND ITS SUBCONTRACTORS SHALL PREVENT NOISE, DUST, SMOKE AND ODORS FROM INTERFERING WITH THE NORMAL OPERATIONS OF THE SHOPPING CENTER.

A. CONSTRUCTION DEBRIS WILL BE REMOVED FROM THE SITE PER THE SHOPPING CENTER GUIDELINES. THE SITE AREA SHALL BE KEPT CLEAN AND ORGANIZED AT ALL TIMES.

B. BEFORE ANY DEMOLITION AND/OR CONSTRUCTION WORK MAY BEGIN, THE CONTRACTOR MUST DETERMINE WHETHER SUCH WORK MAY TRIGGER THE FIRE ALARM SYSTEM. IT WILL BE NECESSARY FOR THE CONTRACTOR TO NOTIFY THE SHOPPING CENTER OFFICE SO THE SYSTEM CAN BE REMOVED AND RESTORED TO SERVICE UPON COMPLETION OF THE ACTIVITY.

C. CONTRACTOR WILL PLACE SMOKE DETECTOR DUST BAGS ON THE DETECTORS IN THE AREAS WHERE PRODUCTION OF DUST WILL OCCUR. THE DUST BAGS MUST BE REMOVED AT THE END OF EACH WORKING DAY. CONTRACTORS WILL NOTIFY THE SHOPPING CENTER OFFICE BEFORE PLACING AND REMOVING DUST BAGS TO PREVENT FALSE ALARMS.

D. ALL WALL, FLOOR OR CEILING PENETRATIONS SHALL BE SLEEVED AND ADEQUATELY SEALED TO PREVENT THE SPREAD OF SMOKE AND FIRE PER APPLICABLE CODES. THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION WHEN WORK CANNOT BE COMPLETED IN ONE WORK SHIFT.

E. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF FIRE EXTINGUISHERS IN THE WORK AREA THROUGHOUT THE CONSTRUCTION PERIOD.

F. THE CONTRACTOR SHALL NOTIFY THE LANDLORD 24 HOURS PRIOR TO ANY ELECTRICAL SHUTDOWNS WHICH MAY AFFECT EXISTING TENANTS.

G. THE CONTRACTOR IS RESPONSIBLE FOR SHUTTING OFF ALL LIGHTS IN THE CONSTRUCTION AREA UPON COMPLETION OF THE DAY'S ACTIVITIES.

1.23 THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH BY THE LANDLORD. THE CONTRACTOR SHALL NOTIFY THE LANDLORD PRIOR THE START OF WORK THAT MAY AFFECT ADJACENT BUILDING USERS, SUCH AS PAINTING, STAINING, OR FINISHING THAT MIGHT CREATE UNWELCOME ODOR OR NOISE IN THE BUILDING.

1.24 CLEANUP

A. PROJECT SITE SHALL BE SWEEP UP AND TRASH READY FOR REMOVAL ON A DAILY BASIS. CARE SHALL BE TAKEN TO KEEP ADJACENT OCCUPIED TENANT AREAS CLEAN WHERE WORK REQUIRED BY THIS PROJECT DISTURBS ADJACENT AREAS.

B. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONSTRUCTION DEBRIS. LOCATING OF LARGE DUMPSTERS FOR CONTRACTORS USE MUST BE APPROVED AND PLANNED AS DIRECTED BY THE SHOPPING CENTER COORDINATOR. THE CONTRACTOR WILL OBTAIN THEIR OWN PERMIT FOR THE DUMPSTER.

C. PRIOR TO OCCUPANCY, SPACE SHALL BE LEFT CLEAN OF ALL DEBRIS, WALLS, AND OTHER WIPED DOWN, GLASS WASHED, BLINDS DUSTED, FLOORS SWEEP AND/OR VACUUMED AND TILE CLEANED.

1.25 ALL PENETRATIONS THROUGH THE BUILDING FIRE RATED WALLS AND FIRE WALLS WILL BE SLEEVED AND FIRE CALKED. REFER TO SECTION 7.1.

1.26 ALL GLASS WITHIN 12" OF DOORWAYS OR 18" OF WALKING SURFACES IS TO BE TEMPERED.

1.27 PROVIDE WOOD BLOCKING OR BACKING AT PARTITION WALLS AT ALL LOCATIONS WHERE WORK SURFACES, SHELVING BRACKETS, DISPLAYS, FIXTURES AND/OR EQUIPMENT WILL BE MOUNTED OR ATTACHED TO FACE OF WALL.

1.28 INSPECTION AND TESTS:

A. CALL FOR ALL INSPECTIONS AS REQUIRED BY LOCAL AUTHORITIES, ALLOWING A MINIMUM OF TWO (2) DAY NOTICE FOR INSPECTIONS TO BE MADE.

B. NOTIFY THE OWNER FOR INSPECTION ONE WEEK PRIOR TO THE INSTALLATION OF THE ITEMS SPECIFIED IN THE "INVITATION TO BID".

C. THE OWNER HAS THE RIGHT TO ORDER TESTS AND/OR LABORATORY EXAMINATION OF ANY MATERIAL OR WORK USED OR PERFORMED ON THE PROJECT SHOULD HE SUSPECT SUCH MATERIAL OR WORK TO BE OF LESSER QUALITY THAN SPECIFIED HEREIN. THE COSTS OF ALL SUCH TESTS WILL BE PAID BY THE OWNER UNLESS THEY INDICATE WORK OR MATERIALS TO BE OF LESSER QUALITY, IN WHICH CASE THE CONTRACTOR PAYS THE COSTS ALONG WITH ANY EXPENSES INCURRED IN CORRECTION OF THE WORK.

1.29 COMPLETED WORK:

1. DELIVER COMPLETED WORK AS CALLED FOR BY THE CONTRACT TO THE OWNER FREE FROM LIENS, CLAIMS OR ENCUMBRANCES OF ANY DESCRIPTION WHATSOEVER AGAINST THE OWNER. ACCEPTANCE OF SUCH WORK IS DEFINED AS APPROVAL OF FINAL PAYMENT.

2. CONTRACTOR SHALL ATTEND AND ASSIST THE OWNER/CM WITH THE COMPLETION AND DOCUMENTATION OF THE PUNCHLIST INSPECTION. THE CONTRACTOR SHALL COMPLETE ALL PUNCHLIST DISCREPANCY ITEMS WITHIN (7) CALENDAR DAYS OF THE PUNCHLIST INSPECTION. SUPERINTENDENT SHALL BE ON-SITE UNTIL THE OWNER/CM HAS SIGNED THE PUNCHLIST THAT ALL ITEMS HAVE BEEN SATISFACTORILY COMPLETED.

3. IF OWNER RECEIVES "NOTICE OF CLAIM" TO BE FILED OR IF A CLAIM IS FILED AS A RESULT OF CONTRACTOR'S NON-PAYMENT, OWNER POSSESSES THE RIGHT UNDER THE CONSTRUCTION CONTRACT TO EITHER SETTLE THE CLAIM AND DEDUCT SAME FROM THE CONTRACT SUM OR TO REQUIRE THE CONTRACTOR TO BOND OVER SUCH SMALL CLAIMS, INCLUDING ANY ASSOCIATED EXPENSES DEFINED IN THE CONSTRUCTION CONTRACT AND TO PROMPTLY DEFEND TO CONCLUSION OWNER AND OWNER'S INTEREST AGAINST SAID CLAIM OF CLAIMS.

4. COMPLETION OF WORK ON THE PROJECT REQUIRES THE SUBMISSION BY THE CONTRACTOR OF CERTAIN DOCUMENTATION IN ORDER FOR THE FINAL RETENTION DRAW TO BE PAID TO THE CONTRACTOR. THE SUBMISSION OF THESE DOCUMENTS IS DEFINED IN THE CONSTRUCTION CONTRACT AND IS INCLUSIVE OF THE FOLLOWING ITEMS (3 SETS TO BE PROVIDED):

1. RECORD DRAWINGS AND SPECIFICATIONS IN PDF FORMAT & HARD COPY.

2. LIEN WAIVERS FROM CONTRACTOR AND SUBCONTRACTORS AND MATERIAL MEN.

3. LIST OF ALL SUBCONTRACTORS AND MATERIAL MEN CONTRACTOR'S GUARANTEE AND COMPLETION AFFIDAVIT.

4. FINAL SIGNED PUNCH LIST.

5. ANY WORK ORDERS AND ASSOCIATED CONTRACT CHANGE ORDERS.

6. CERTIFICATE OF OCCUPANCY AND ANY RELATED PUBLIC AGENCY.

7. CERTIFICATION OF PROJECT COMPLETION.

8. COPIES OF PROJECT INSPECTION REPORTS.

9. PERMITTED SET OF DRAWINGS AND SPECIFICATION.

10. ALL WARRANTIES.

11. ALL CERTIFICATIONS NOTED IN THE DRAWINGS INCLUDING CIVIL DRAWINGS, THE BID DOCUMENTS AND CONSTRUCTION CONTRACT.

12. AND ANY REQUIRED TEST AND/OR ENGINEERING REPORTS.

1.30 MAINTENANCE AND CLEANING:

A. THROUGHOUT THE PERIOD OF CONSTRUCTION, BE RESPONSIBLE FOR SATISFACTORILY MAINTAINING THE PREMISES IN A NEAT AND CLEAN CONDITION. THIS MEANS REMOVAL OF ALL REFUSE AND DEBRIS FROM THE PREMISES.

B. STORE ALL EQUIPMENT AND MATERIALS IN A NEAT MANNER AND PROTECT THEM FROM ANY DAMAGE FROM THE ELEMENTS. MAINTAIN BUILDING IN A GENERALLY CLEAN CONDITION DURING THE PERIOD OF CONSTRUCTION, AND UPON FINAL COMPLETION PROVIDE A PROFESSIONAL SERVICE TO THOROUGHLY CLEAN ALL GLASS, FLOORS, FURNITURE AND EQUIPMENT.

1.31 RECEIVING GUIDELINES:

A. THE FOLLOWING GUIDELINES ARE IN PLACE AT ALL OWNER JOB SITES AND ARE TO BE EMPLOYED BY ALL AGENTS ACTING ON OWNERS BEHALF.

1. CHECK THE PAPERWORK TO BE CERTAIN YOU ARE THE RECIPIENT. DO NOT SIGN FOR ANY FREIGHT DESIGNATED FOR ANOTHER CONSIGNEE. REFUSE DELIVERY AND CAUSE THE CARRIER TO CLARIFY THE DELIVERY ADDRESS WITH THE SHIPPER.

2. MAKE A NOTATION OF ANY VISIBLE DAMAGE BEING AS SPECIFIC AS POSSIBLE, THE MORE DETAIL PROVIDED ON THE SHIPMENT'S CONDITION, THE BETTER. THIS WILL ALLOW FOR PROCESSING A DAMAGE CLAIM FOR EFFICIENTLY IF DAMAGE IS FOUND, ON PREPAID SHIPMENTS, IF DAMAGE TO THE CONTENTS IS OBVIOUS, THE SHIPMENT MAY BE REFUSED. THIS WILL LEAD THE CARRIER BACK TO THE SHIPPER FOR RESOLUTION. ON THIRD PARTY SHIPMENTS BILLED TO OWNER, DO NOT REFUSE DELIVERY. AS OWNER OWNS THE GOODS IN TRANSIT, OWNER OR ITS AGENTS WILL BE REQUIRED TO FILE A CLAIM.

3. INSPECT THE PRODUCT(S) AS SOON AFTER RECEIPT AS POSSIBLE. CONCEALED DAMAGE CLAIMS MUST BE SUBMITTED WITHIN 14 DAYS OF RECEIPT TO HAVE ANY CHANCE OF RECOVERY. PRACTICALLY SPEAKING, ONCE YOU ASSUME POSSESSION, AT BEST THE DAMAGE LIABILITY IS SPLIT BETWEEN OWNER AND CARRIER. PLEASE UNDERSTAND THAT THE ABILITY TO PROVE THE DAMAGE OCCURRED IN THE CARE AND CUSTODY OF THE CARRIER DIMINISHES WITH EACH DAY THE DAMAGE GOES UNREPORTED.

4. SIGN THE CARRIER'S PAPERWORK USING A FULL SIGNATURE. COMPLETE THE DATE AND INDICATE THE NUMBER OF PIECES RECEIVED. IT IS HELPFUL TO PRINT A LAST NAME FOR CLARITY. THESE ITEMS ARE IMPORTANT IN THE EVENT A PORTION OF THE SHIPMENT IS MISSING, THIS WILL ALLOW DETERMINATION OF WHO SIGNED FOR WHAT.

2.0 SITE WORK

2.1 CONSTRUCTION MANAGER TO PROVIDE EXTERNAL SIGNAGE AND INSTALLATION. SIGN SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ACTUAL SIZE AND CONSTRUCTION OF SIGN SO THAT IT MEETS ALL LANDLORD AND CITY REQUIREMENTS. SIGN SUBCONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND ZONING ISSUES AS REQUIRED. CONTRACTOR IS TO COORDINATE LOCATION OF POWER FOR SIGNAGE.

3.0 CONCRETE

3.1 ALL PATCHING OF CONCRETE SLAB AFTER TRENCHING IS TO BE DONE PER LANDLORD'S STANDARDS. CONTRACTOR TO VERIFY SPECIAL SLAB CONDITIONS SUCH AS REBAR PLACEMENT OR REINFORCEMENT PRIOR TO MAKING CUTS AND MAKE PROPER PREPARATION FOR NEW CONCRETE WORK.

3.2 IF FLOOR LEVELING OR PREPARATION IS REQUIRED TO MAKE FLOOR SURFACE READY FOR FINISH WORK, CONTRACTOR IS TO PREPARE FLOOR WORK AREA PER MANUFACTURER'S REQUIREMENTS APPLY PRODUCT PER MANUFACTURER'S RECOMMENDATIONS.

5.0 METALS

5.1 ALL MISCELLANEOUS STEEL COMPONENTS REQUIRED TO COMPLETE INSTALLATION ARE TO MEET APPROPRIATE ASTM REQUIREMENTS. THIS INCLUDES FRAMING, SUPPORT MEMBERS, ANCHORS, BOLTS, SHIMS, FASTENERS, AND OTHER SUPPLEMENTARY PARTS.

5.2 CHANNEL STRUT SUPPORT TO BE 14 GA. MINIMUM AS MANUFACTURED BY UNISTRUT CORPORATION. FINISH TO BE THERMAL-SETTING COATING WITH COLOR TO MATCH ARCHITECTS SELECTION.

5.3 IF REQUIRED IN DRAWINGS, HANDRAILS TO BE CONSTRUCTED PER ARCHITECTURAL DRAWINGS. RAIL-TO-END POST CONNECTIONS AND CHARGES IN A RAIL DIRECTION ARE TO BE FORMED BY MITERED JOINTS. ELBOW BENDS AND WALL RETURNS ARE TO BE FORMED TO A UNIFORM RADIUS. FREE FROM BUCKLES AND TWISTS WITH SMOOTH FINISHED SURFACES. ALL EXPOSED CONNECTIONS ARE TO BE FORMED WITH FLUSH, HAIRLINE JOINTS, USING CONCEALED FASTENERS WHEREVER POSSIBLE. COPE INTERSECTIONS OF RAILS AND POSTS, WELD JOINTS, GRIND SMOOTH + BUTT WELD END-TO-END JOINTS OF RAILINGS EXCEPT WHERE SLEEVES INDICATED. CLOSE EXPOSED ENDS OF STEEL PIPE BY WELDING IS-102-3/8 16ga THICK PLATE IN PLACE. PROVIDE PRESSURE RELIEF HOLES AT BOTTOM OF TUBES, NEAR CLOSED END OF PIPE. PROVIDED WALL MOUNTING BRACKETS SIZED FOR PIPE RAILINGS, WITH SPACES TO PREVENT CRUSHING OF GYPSUM BOARD. FINISH TO BE THERMAL-SETTING POWDER COATING. COLOR TO MATCH ARCHITECTS SETTING.

6.0 WOOD AND PLASTICS

6.1 ALL BLOCKING, NAILERS, PLYWOOD BACKING AND UNDERLAYMENT TO BE FIRE RETARDANT TREATED WITH A FLAME SPREAD RATING OF NOT MORE THAN 25 WHEN TESTED IN COMPLIANCE WITH ASTM E84 NFPA 225 OR UL 723. THIS TREATMENT SHALL BE CLASSIFIED FOR USE AS INTERIOR TYPE A - LOW HYROSCOPIC IN COMPLIANCE WITH ASTM D3201.

6.2 ARCHITECTURAL MILLWORK PROVIDED AND INSTALLED BY CONTRACTOR OR AS SPECIFIED IN DRAWINGS. FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING FABRICATION OF ANY CASEWORK ITEMS. TEMPERED STAMP SHOULD BE VISIBLE IN TOP OR BOTTOM RIGHT CORNER OF ALL GLASS THAT IS REQUIRED TO BE TEMPERED BY CODE. FIELD INSTALL CABINETS PLUMB, LEVEL, STRAIGHT AND SQUARE. ALL QUARTER TIPS TO BE SCRIBED TO FIT WALL CONFIGURATION. APPLY SEALANT AND/OR FILL WALL AND/OR CEILING TO FILL IMPERFECTIONS.

6.3 ARCHITECTURAL FIXTURES ARE TO BE PROVIDED AND INSTALLED BY CONSTRUCTION MANAGER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DELIVERY OF INSTALLATION ONLY. ALL FIXTURES TO BE INSTALLED PLUMB, LEVEL, STRAIGHT AND SQUARE.

6.4 PLYWOOD: PLYWOOD SHALL BE A-C GRADE WHERE IN CABINERY; PAINT FINISH IS TO BE APPLIED. PLYWOOD IN STOCK ROOM SHALL BE C-D GRADE. PLYWOOD ON THE EXTERIOR OF THE STORE, EXPOSED TO THE ELEMENTS SHALL BE EXTERIOR GRADE. ALL EXPOSED EDGES HAVE A 1/4" X 1/4" X 1/4" THICK HARDWOOD PAR EDGE BAND. ALL PARTICLE BOARD SHALL BE FIRE CODE AND STAMPED SUCH (UNLESS NOTED OTHERWISE).

6.5 PARTICLE BOARD: ALL PARTICLE BOARD SHALL BE HIGH DENSITY INDUSTRIAL GRADE. ALL EXPOSED EDGES IN CABINERY SHALL HAVE A 1/4" X 1/4" X 1/4" THICK HARDWOOD EDGE BAND. ALL PLYWOOD SHALL BE FIRE CODE AND STAMPED SUCH.

6.6 PLASTIC LAMINATE: ALL LAMINATED PLASTIC SHALL BE 1/4" X 1/4" X 1/4" THICK. ALL PLYWOOD AND PARTICLE BOARD WHICH ARE TO HAVE LAMINATED PLASTIC FRONT SHALL HAVE A LAMINATED PLASTIC BALANCE SHEET ON BACK. ALL STOREFRONT LAMINATE SHALL BE SOLID COLOR. REF: MATERIALS SCHEDULE. NO SCREWS THROUGH PLASTIC FACES.

6.7 ALL WOOD TRIM, APRONS, CAPS, ETC., TO BE PREMIUM GRADE PAINT QUALITY WOOD.

7.0 THERMAL AND MOISTURE PROTECTION

7.1 FIRE STOP

A. THE CONTRACTOR IS TO PROVIDE FIRE STOPPING AT ANY PLUMBING OR ELECTRICAL CONDUIT PENETRATION OF A ONE-HOUR WALL ASSEMBLY EQUAL TO "METACALK 950 FIRESTOPPING PENETRATION SEALANT" OR EQUAL, APPLIED IN ACCORDANCE WITH UL SYSTEM #442 AND ASTM E-814.

B. THE CONTRACTOR IS TO PROVIDE FIRE STOPPING AT ANY PLUMBING OR ELECTRICAL CONDUIT PENETRATION OF A TWO HOUR FLOOR ASSEMBLY EQUAL "METACALK 950-10 FIRESTOPPING PENETRATION SEALANT" OR EQUAL, APPLIED IN ACCORDANCE WITH UL SYSTEM NUMBER 273 AND ASTM E-814.

C. ALL PENETRATIONS THROUGH THE BUILDING FLOORS, CORE WALLS AND FIRE WALLS WILL BE SLEEVED AND FIRE CALKED.

7.2 CAULKING SHALL BE EQUAL TO PECORA ACRYLIC LATEX CAULK.

7.3 IF NOTED ON THE CONSTRUCTION DOCUMENTS PROVIDE SOUND INSTALLATION CAULKING AT TOP AND BOTTOM OF ALL DEMISING WALLS; CAULKING SHALL BE EQUAL TO PECORA BK-98, NON-DRYING BUTYL RUBBER.

7.4 COORDINATE ALL BUILDING PENETRATIONS WITH THE LANDLORD TO MAINTAIN THE WATERKIGHT CONSTRUCTION AND BUILDING WARRANTIES.

8.0 DOORS AND WINDOWS

8.1 HOLLOW METAL DOOR FRAMES SHALL BE AS NOTED ON THE CONSTRUCTION DOCUMENTS. 16-GAUGE KNOCKDOWN TYPE, MITERED CORNERS SHALL BE REINFORCED INTEGRAL TABS FOR SECURE INTERLOCKING OF JAMB TO HEAD, STRIKE JAMB TO HAVE 3 RUBBER MITES, FACTORY INSTALLED, UL RATED AS SCHEDULED. ALL FRAMES AND ASSEMBLIES TO CONFORM TO APPLICABLE CODES, AND BE PROPERLY LABELED AS REQUIRED BY THE CODE.

8.2 DOORS AND FRAMES SHALL BE PRE-MACHINED FOR HARDWARE.

8.3 INSTALLATION OF FIRE RATED FRAMES SHALL COMPLY WITH NFPA 80.

8.4 PROVIDE HARDWARE AS INDICATED IN THE DOOR SCHEDULE. ALL LOCK WORK TO BE CONTRACTED THROUGH BUILDING OWNER'S SELECTED LOCKSMITH AND COINCIDE WITH BUILDING SYSTEMS.

8.5 HARDWARE REQUIREMENTS: REFER TO DOOR SCHEDULE.

8.6 ADDITIONAL REQUIREMENTS FOR FIRE RATED DOORS: CLOSURES TO BE PROVIDED ON ALL FIRE-RATED DOORS. PROVIDE CLOSURE, DOOR SWEEP, AND ALL REQUIRED GASKETS. PROVIDE LEVER LOCK SET TO MATCH HARDWARE SPECIFICATIONS. ALL PER HARDWARE SCHEDULE.

8.7 FLOOR STOPS: WALL STOPS TO BE PROVIDED EQUAL TO VES #402. WHEN A WALL STOP IS NOT POSSIBLE, PROVIDE FLOOR STOPS EQUAL TO VES #438, (BRUSHED STAINLESS STEEL FINISH).

8.8 STANDARD TENANT INTERIOR DOORS: PER DOOR SCHEDULE, 3'-0" X 7'-0" (UNLESS NOTES). FACE ASSEMBLY SHALL BE ATTACHED WITH TYPE II, WATER, RESISTANT ADHESIVE. FOR INTERIOR DOORS, PROVIDE 1" LOCK BLOCK FOR LOCKSET/LATCHSET HARDWARE. STANDARDS: AWW, TYPE FC AND MWMA-7, IS-178 SERIES. FINISH VENEER SHALL BE READY FOR PRIMER AND PAINT. DOORS SHALL BE 1-3/4" THICK WITH SOLID WOOD EDGES, UL RATED AS SCHEDULED VENEER ALL SIZES PRIOR TO ORDERING.

8.9 ALL DOORS AND ASSEMBLIES TO CONFORM TO APPLICABLE CODES AND SHALL BEAR THE APPROPRIATE LABELING AS CALLED OUT ON THE DRAWINGS.

8.10 ALL DOORS SHALL BE UNDERCUT AS REQUIRED BY DIFFERENT FLOORING CONDITIONS DESCRIBED IN DRAWINGS AND MECHANICAL SHEETS.

8.11 WHERE NOTED SUBCONTRACTOR SHALL REFURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE GLASS AND GLAZING INDICATED. ALL GLASS SHALL CONFORM TO THE APPLICABLE CODES AND ORINANCES.

8.12 STOREFRONT GLAZING:

1. ALUMINUM STOREFRONT SECTIONS SHALL BE EFCO, KAWNEER, PITTCO, MAYLITE, OR APPROVED EQUAL. FINISH ON ALL ALUMINUM MEMBERS SHALL BE PER BUILDING STANDARD, OR AS SPECIFIED ON PLANS. GLAZING FOR STOREFRONT SHALL BE THERMALPANE TYPE WITH 1/2" AIR SPACE. SAFETY GLASS OR 1/4" TEMPERED GLASS WILL BE USED FOR THE EXTERNAL PANES.

2. ALUMINUM SWITCHING STOREFRONT DOORS PER DOOR SCHEDULE. TEMPERED STAMP SHOULD BE VISIBLE IN TOP OR BOTTOM RIGHT CORNER OF ALL GLASS THAT IS REQUIRED TO BE TEMPERED BY CODE.

9.0 FINISHES

9.1 METAL STUD FRAMING SYSTEMS FOR INTERIOR GYPSUM BOARD PARTITIONS SHALL CONFORM TO ASTM C754. INSTALL SYSTEMS AS FOLLOWED BY NOT LESS THAN THAT REQUIRED TO COMPLY WITH ASTM C754 BASED UPON ONE GYP. BD. LAYER EACH SIDE OF STUD, 16" O.C. STUD SPACING.

9.2 FINISHED WALLS SHALL BE SMOOTH AND PROJECT NO IMPERFECTIONS. THEY SHALL BE PLUMB AND STRAIGHT AND SHOW NO BULGE OR DIVOTS AT JOINTS. ALL STANDING SHALL BE DONE WITH A METAL SCREEEN.

9.3 GYPSUM BOARD TO BE 5/8" TYPE "X" GYPSUM BOARD AS PROVIDED BY U.S. GYPSUM OR APPROVED EQUAL. STAGGER ALL PANEL JOINTS. BACK ALL PENETRATIONS AND SEAL ALL JOINTS. ALL EXPOSED EDGES OF GYPSUM BOARD TO BE COVERED BY A STOCK METAL EDGE TRIM SIMILAR TO #401 METAL TRIM BY U.S. GYPSUM. ALL INTERIOR CORNERS SHALL BE TAPED. ALL EXTERIOR CORNERS SHALL BE COVERED WITH A METAL BEAD WITH TAPE.

9.4 USE WATER RESISTANT GYPSUM BOARD ADJACENT TO ALL PLUMBING FIXTURES AS NOTED IN THE CONSTRUCTION DOCUMENTS (SINKS, URINALS, WATER CLOSETS, JANITOR SINKS).

9.5 IF SOUND ATTENUATION BLANKETS ARE SHOWN ON THE CONSTRUCTION DOCUMENTS THEY SHALL BE USED OR OTHER APPROVED MINERAL OR GLASS FIBER BLANKET. FILL WALL CAVITY WITH 1" OF 6 PCF DENSITY GLASS SOUND FIBER BATT. COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR PARTICULAR CONDITIONS OF INSTALLATION IN EACH CASE. PLACE SOUND ATTENUATION ANKETS IN STUD CAVITIES OF SOUND RATED PARTITIONS. FRICTION FIT SECURELY BETWEEN STUDS. BUTT ENDS OF BLANKETS CLOSELY TOGETHER AND FILL ALL VOIDS. PROVIDE SOUND INSULATION CAULKING AT TOP.

9.6 IF NOTED ON CONSTRUCTION DOCUMENTS AT BOTTOM OF ALL DEMISING WALLS, CAULKING SHALL BE EQUAL TO PECORA #BA-98, NON-DRYING BUTYL RUBBER.

9.7 CEILINGS - GYPSUM BOARD CEILINGS SHALL HAVE DIRECT SUSPENSION EQUAL TO USG. GYPSUM BOARD THICKNESS SHALL BE 5/8" UNLESS NOTED. ALL JOINTS SHALL BE TAPED, SPACKLED, AND FINISHED PER USG SPECIFICATIONS.

9.8 CERAMIC TILE - PER TILE VENDOR. NO SUBMITTALS REQUIRED, NO SUBSTITUTIONS. WHERE RECESSED OR DEPRESSIONED FLOOR SLABS ARE FILLED WITH PORTLAND CEMENT MORTAR BED, CERAMIC MOSAIC FLOOR TILE IN EITHER PORTLAND CEMENT PAST OVER PLASTIC MORTAR BED OR LATEX-PORTLAND CEMENT MORTAR OVER CURED MORTAR BED EXCEPT AS SPECIFIED OTHERWISE. ANSI A108-10, TCA SYSTEM F12-102 OR F111-102. SLOPE SURFACE TO DRAIN TOWARDS SIDEWALK. FINISH WITH A SLIP-RESISTANT EXTERIOR EPOXY FLOOR SEALER.

9.9 RUBBER BASE SHALL BE PER THE FINISH SCHEDULE THAT WILL LIST MANUFACTURER, COLOR AND TYPE. INSTALL PRODUCT IN 12" LENGTHS TO MINIMIZE JOINTS.

9.10 FRP PANEL (FIBERGLASS REINFORCED POLYESTER PANEL), AS MANUFACTURED BY USG INTERIOR, INC., MARLITE DIVISION, OR EQUAL. SYSTEM CONSISTS OF 3/32" THICK 4" WIDE PANELS, MOLDINGS, ADHESIVES, AND SEALANTS.

9.11 ALL FINISHES, MATERIALS, AND COLORS ARE CALLED OUT ON THE FINISH SCHEDULE. IF NOT NOTED, CONTACT CONSTRUCTION MANAGER.

9.12 ALL FINISHES SHALL MEET THE REQUIREMENTS OF THE CODE FOR FIRE SAFETY. TREAT IF NECESSARY TO OBTAIN CORRECT RATINGS.

9.13 SEAL TOP AND BOTTOM OF ALL DOORS.

9.14 ALL PAINTED SURFACES ARE TO RECEIVE ONE (1) PRIME COAT AND A MINIMUM OF TWO (2) FINISH COATS APPLIED WITH 3/8" NAP ROLLER OR AS REQUIRED FOR PROPER COVERAGE AND UNIFORM APPEARANCE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. APPLY ADDITIONAL COATS WHEN UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT. UNTIL SURFACE IS OF UNIFORM FINISH, COLOR AND APPEARANCE. CONTRACTOR IS TO SUBMIT (3) 8"x10" SAMPLES SHOWING COLOR AND FINISH TO CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO PAINTING.

10.0 SPECIALTIES

10.1 FURNISH AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY CODE.

10.2 METAL ACCESS DOORS: PER PLANS.

10.3 TOILET ACCESSORIES: PROVIDED AND INSTALL PER ACCESSORIES SCHEDULE.

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