

SCOPE OF TENANTS WORK & GENERAL NOTES

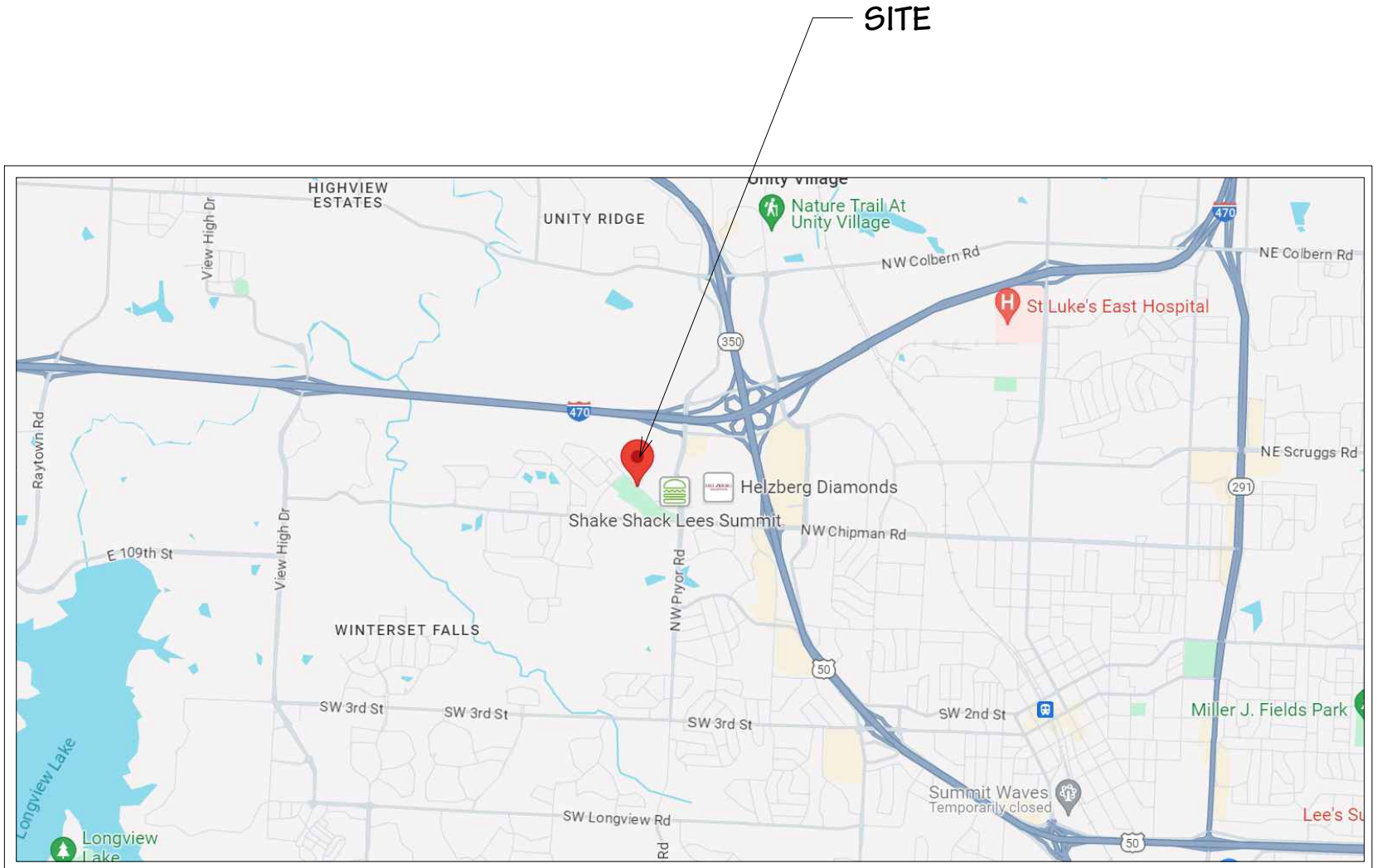
- GENERAL CONTRACTOR (G.C.) SHALL FIELD VERIFY ALL DIMENSIONS AND COLUMN LOCATIONS AT THE JOBSITE, AND BE RESPONSIBLE FOR THE PROPER FITTING OF WORK THERETO. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND TO THE TENANT/FRANCHISEE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- WORK SHALL CONFORM TO APPLICABLE LOCAL CODES AND TO LANDLORD'S REQUIREMENTS, INCLUDING TENANTS EXECUTED LEASE AND CONSTRUCTION EXHIBITS. LANDLORD APPROVED TENANT CONSTRUCTION DRAWINGS MUST REMAIN ON-SITE DURING CONSTRUCTION.
- PRIOR TO COMMENCEMENT OF ANY DEMOLITION, LOCATE, PROTECT AND PRESERVE ALL LANDLORD'S EXISTING SYSTEMS WITHIN THE SPACE.
- G.C. SHALL SECURE AND PAY FOR ALL PERMITS, TEMPORARY UTILITIES, AND CARRY LIABILITY INSURANCE AS REQUIRED BY THE FRANCHISEE & L.L.
- THE CONTRACT FOR CONSTRUCTION SHALL BE BETWEEN THE G.C. AND THE TENANT/FRANCHISEE.
- CHANGE ORDERS, IF ANY, SHALL BE WRITTEN AND AGREED TO BY THE G.C., THE TENANT/FRANCHISEE, AND THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CHANGES IN THE WORK.
- PRIOR TO START OF CONSTRUCTION, G.C. SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH LANDLORD'S ON-SITE REPRESENTATIVE AND SUPPLY ALL REQUIRED PRE-CONSTRUCTION DOCUMENTS. (COPY OF BUILDING PERMIT, CERTIFICATE OF INSURANCE, CONTRACTOR'S LICENSE, CONSTRUCTION SCHEDULE AND SUBCONTRACTOR LIST).
- DEMISING WALLS: MAINTAIN 1 HOUR RATING. PROVIDE 5/8" FIRE RATED GYPSUM BOARD AS NECESSARY. SEAL TO DECK. FIRE WALLS/DEMISING WALLS 6" METAL STUDS TO DECK.
- TYPICAL INTERIOR PARTITIONS SHALL BE 22 GA., 3-5/8", METAL STUDS TO ABOVE CEILING AT 16" O.C. WITH BRACING TO STRUCTURE AT 48" O.C. MAX. AS REQUIRED. PROVIDE 5/8" GYPSUM BOARD EACH SIDE.
- SUSPEND ALL STRUCTURAL ITEMS, WALLS AND WALL FURREDOWNS, FROM TOP CHORD OF EXISTING ROOF BAR JOIST OR OVER PANEL POINTS AT BOTTOM CHORDS. DO NOT SUSPEND ANY ITEMS FROM CEILING GRID OR METAL ROOF DECK.
- SLAB: EXISTING SLAB TO REMAIN. GC TO FILL IN EXISTING SLAB LEAVE-OUT ACCORDING TO LL SPECIFICATIONS.
- ANY NEW WORK IS BY TENANT'S G.C.
- NO COMBUSTIBLE MATERIALS ARE PERMITTED ABOVE CEILINGS.
- SPRINKLER SYSTEM: RE-USE EXISTING SPRINKLER HEADS TO THE GREATEST EXTENT POSSIBLE. RE-WORK EXISTING HEADS IF/AS NEEDED FOR NEW CEILINGS. LANDLORD REQUIRES ALL PENDANT TYPE HEADS TO BE REPLACED WITH FULLY CONCEALED TYPE HEADS IN PUBLIC VIEW AREAS.
- THE SUBSTRATE FOR TOPS ON ALL CABINETWORK SHALL BE A WATER RESISTANT PRODUCT.
- G.C. SHALL SUBMIT SHOP DRAWINGS TO THE FRANCHISEE AND TO THE ARCHITECT FOR REVIEWS AND APPROVALS PRIOR TO FABRICATION OF ALL CABINETWORK AND SIGNAGE. SUBMIT SIGNAGE SHOP DRAWINGS TO THE LANDLORD PRIOR TO THE FABRICATION OF SIGNAGE.
- G.C. SHALL PROVIDE TO FRANCHISEE AND TO LANDLORD A MINIMUM ONE-YEAR WARRANTY, NAMING BOTH FRANCHISEE AND LANDLORD, AGAINST DEFECTS IN WORKMANSHIP, MATERIALS AND EQUIPMENT.
- PRIOR TO THE ANTICIPATED SHIPPING DATE, G.C. SHALL VERIFY WITH THE FRANCHISEE THE NAME AND PHONE NUMBER OF THE TRUCKING COMPANY WHICH WILL DELIVER EQUIPMENT FROM THE EQUIPMENT SUPPLIER INTO THE SPACE.
- G.C. SHALL PROVIDE TO THE FRANCHISEE AS-BUILT DRAWINGS FOR THE PLUMBING SYSTEM INCLUDING ANY AND ALL MODIFICATIONS TO THE DRAWINGS.
- G.C. SHALL OBTAIN ALL REQUIRED INSPECTIONS, AND SECURE ALL OFFICIAL APPROVALS OF WORK PERFORMED. THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES OF INSPECTION AND CERTIFICATE OF OCCUPANCY TO THE FRANCHISEE UPON COMPLETION OF THE WORK.
- PROPERLY SEAL ALL FLOORS, WALLS AND CEILINGS AROUND DUCTS, PIPES AND CABLES TO PREVENT VERMIN HARBORAGE. SEAL ALL GAPS, CRACKS, JOINTS AND OPENINGS GREATER THAN 1/4" WIDE WITH PRINTABLE CAULK. USE BACKER ROD BEHIND CAULK WHERE JOINTS EXCEED 1/4". PAINT TO MATCH ADJOINING SURFACES. SEAL ALL FLOOR-MOUNTED EQUIPMENT TO FLOOR UNLESS EQUIPMENT IS MOUNTED ON LEGS AT LEAST 6" HIGH.
- ALL PAINTED WOOD SHALL BE PAINT GRADE BIRCH OR COMPARABLE.
- G.C. SHALL BE RESPONSIBLE FOR ALL FINISH WORK UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ALL PAINTING REQUIRED SHALL BE THREE-COAT SEMI-GLOSS ENAMEL UNLESS OTHERWISE INDICATED IN THE DRAWINGS. FOLLOWING THE INSTALLATION OF CONTRACTOR SUPPLIED CABINETS, THE CONTRACTOR SHALL PROVIDE FACINGS AND COVERINGS INDICATED.
- AT THE COMPLETION OF THE WORK, G.C. SHALL FURNISH TO THE ARCHITECT, ONE SET OF BLUELINES MARKED IN RED WHERE CHANGES WERE MADE TO THE DRAWINGS, WHERE SUGGESTIONS OR COMMENTS MIGHT HAVE IMPROVED OR CLARIFIED THE DOCUMENTS, OR WHERE FUTURE DETAILS ON FUTURE SETS OF DOCUMENTS COULD BE IMPROVED. THESE ARE FOR THE ARCHITECT'S ON-GOING DOCUMENT QUALITY ENHANCEMENT PROGRAM.
- PROVIDE MINIMUM OF ONE, MAXIMUM OF TWO (2A RATING) FIRE EXTINGUISHER(S), TO COMPLY WITH REQUIREMENTS OF 1) NFPA 10, 2015 EDITION, 2) THE LOCAL FIRE DEPARTMENT, AND 3) THE LANDLORD'S INSURANCE COMPANY.



PROJECT SCOPE

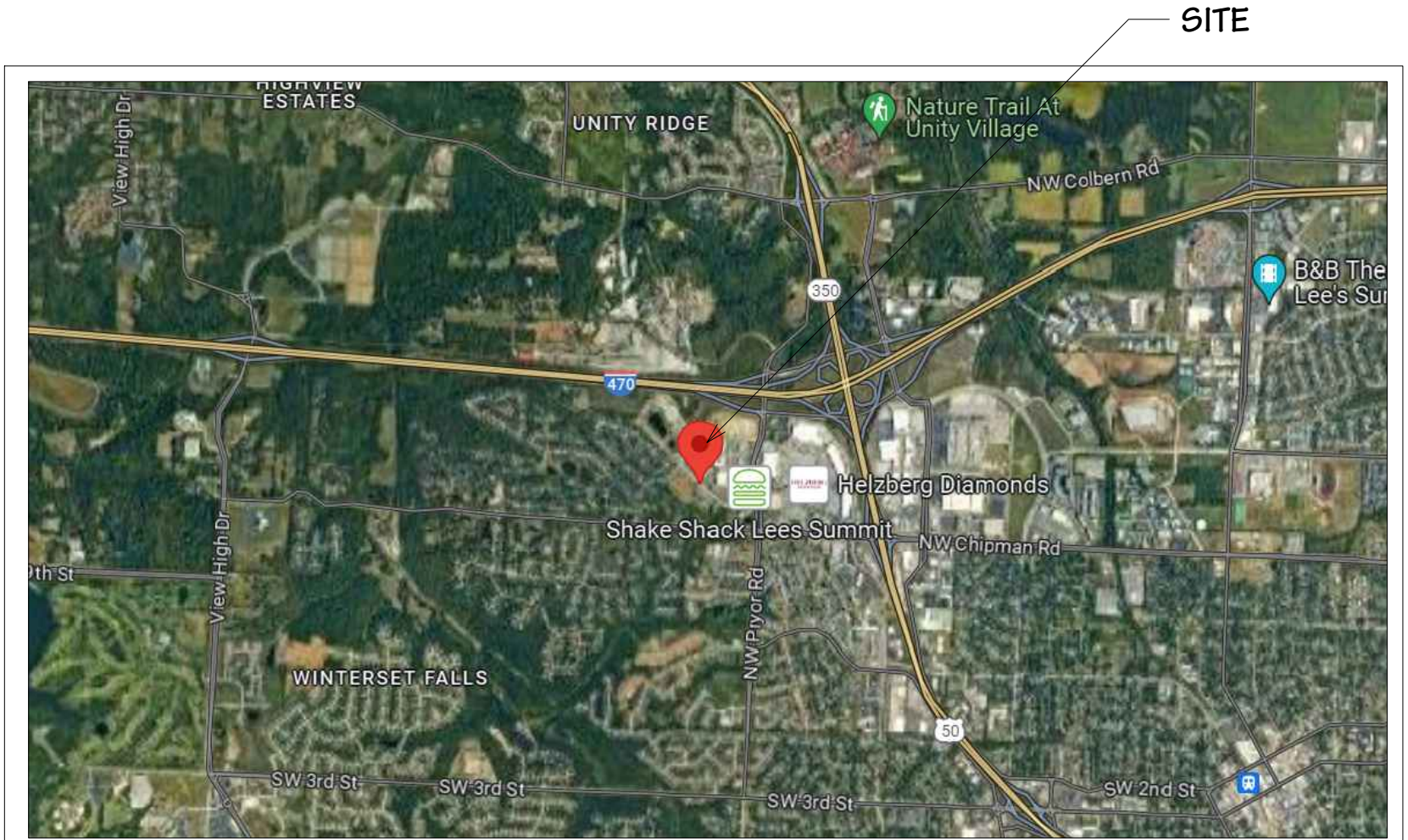
INTERIOR FINISH OUT FOR BEEM LIGHT SAUNA WITH SAUNA SUITES AND RESTROOMS

beem LIGHT SAUNA
SUITE B AREA: 1549 SQ. FT.
BEEM LIGHT SAUNA
2070 NW LOWENSTEIN DR, SUITE B,
LEE'S SUMMIT, MO 64081



LOCATION MAP

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.

PROJECT DIRECTORY

BEEM LIGHT SAUNA
2070 NW LOWENSTEIN DR, SUITE B,
LEE'S SUMMIT, MO 64081

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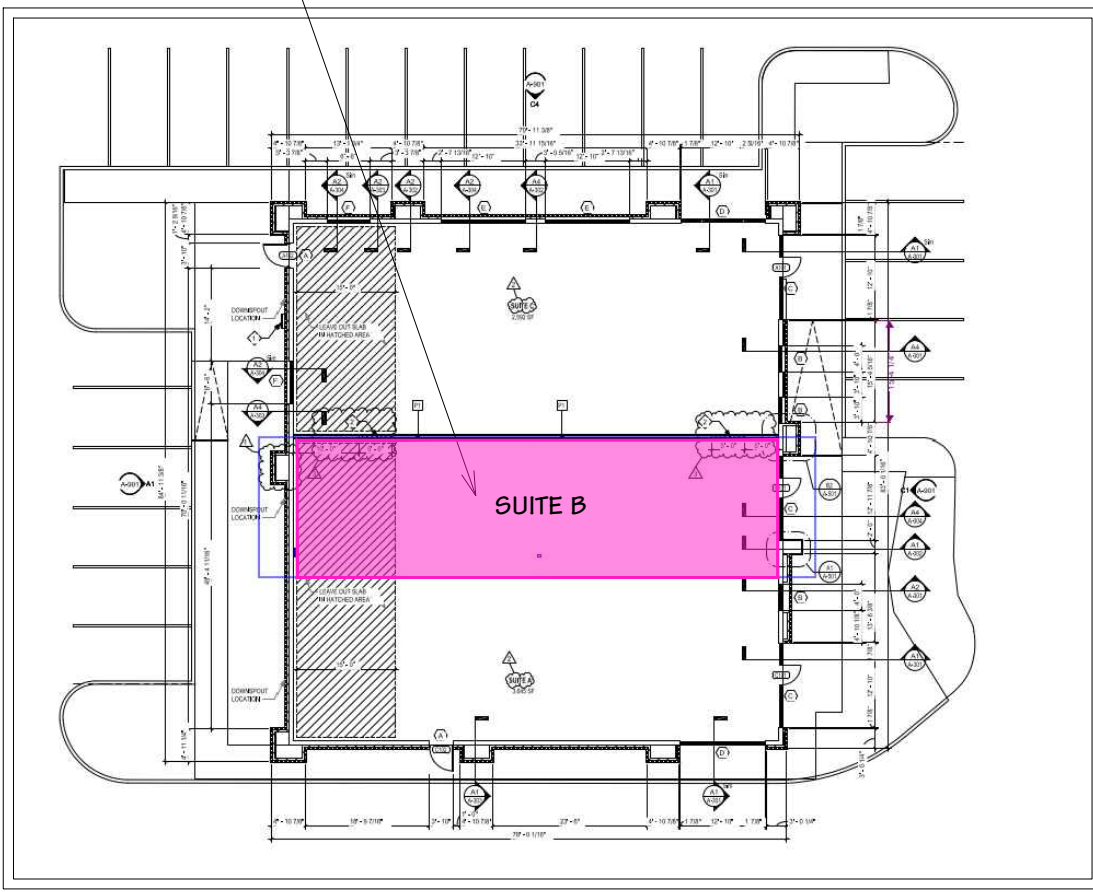
OCCUPANCY CALCULATIONS

AREA	CLASSIFICATION	OCCUPANT LOAD (S.F./OCC.)	SQ. FT.	CALCULATED OCCUPANTS
RECEPTION 101	MERCANTILE	60	151	3
MERCHANDISE 102	MERCANTILE	60	100	2
SAUNA 103	BUSINESS	150	60	1
RED LIGHT 104	BUSINESS	150	60	1
SAUNA 105	BUSINESS	150	60	1
SAUNA 106	BUSINESS	150	57	1
SAUNA 107	BUSINESS	150	57	1
SOCIAL SAUNA 108	BUSINESS	150	86	1
ADA SAUNA 109	BUSINESS	150	117	1
RED LIGHT 110	BUSINESS	150	57	1
RED LIGHT 111	BUSINESS	150	70	1
RESTROOM 112	N/A	N/A	43	N/A
ADA RESTROOM 113	N/A	N/A	73	N/A
UTILITY 114	STORAGE	300	122	1
HALLWAY 115	N/A	N/A	234	N/A
TOTAL BUILDING OCCUPANTS				15

PLUMBING CALCULATIONS

OCCUPANCY	REQUIRED WATER CLOSETS (TOILETS)	PROVIDED WATER CLOSETS (TOILETS)	REQUIRED LAVATORIES (SINKS)	PROVIDED LAVATORIES (SINKS)
BUSINESS GROUP "B"	1 PER 25 FOR THE FIRST 50, AND 1 PER 50 FOR REMAINDER EXCEEDING 50	1 PER 8 (MALE) 1 PER 8 (FEMALE)	1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER EXCEEDING 80	1 PER 15
DRINKING FOUNTAINS: PER 2018 IPC SECTION 403			REQUIRED: 1 PER 100	PROVIDED: 1 PER 15
SERVICE SINK:			REQUIRED: 1	PROVIDED: 1

TENANT SPACE



TENANT MAP

SCALE: N.T.S.

PROJECT DATA

CODE REFERENCE	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL FIRE CODE 2017 NATIONAL ELECTRICAL CODE ICC/ANSI A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
TENANT	BUSINESS USE GROUP "B" GROSS FLOOR AREA: 1,549 S.F. CONSTRUCTION TYPE: 5-B NON SPRINKLED SPRINKLED: NO FIRE ALARM: Y/N (TBD) 1-HOUR PROTECTED: YES NUMBER OF STORIES: 1 CALCULATED LOAD FOR BUILDING OCCUPANCY: 15



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May 30, 2024

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Permit Set

REVISIONS

No.	DATE	NOTE
1	05.29.2024	CITY COMMENTS

Drawn by: ----
Checked by: ----
Project No: ----
Date: May 30, 2024

Cover Sheet

Sheet:
G-001

	1	2	3	4	5	6	7	8	
	1.0 GENERAL DEFINITIONS	19.1 ATTACHMENT OF BUILDING SYSTEMS TO SLAB: THE METHOD OF ATTACHMENT OF TENANT WORK TO THE BASE BUILDING STRUCTURE WILL BE IN ACCORDANCE WITH STANDARDS REQUIRED BY THE LANDLORD. THE T.G.C. WILL CONSULT THE LANDLORD IN THOSE MATTERS PRIOR TO ATTACHMENT OF SYSTEMS.	PRODUCT DESIGNATIONS:	DIVISION 6 - CARPENTRY					
	1.1 "PROVIDE" AND "FURNISH" SHALL MEAN TO PURCHASE AND LOCATE AN ITEM ON THE JOBSITE.		FINISH CARPENTRY SECTION 06200						
	1.2 "INSTALL" SHALL MEAN TO PHYSICALLY INSTALL THE ITEM, AND TO CONNECT ALL REQUIRED SERVICES TO MAKE THAT ITEM FULLY FUNCTIONAL.	19.2 PLACEMENT OF EQUIPMENT ON ROOF: THE T.G.C. SHALL RESTRICT THE LOCATION OF ALL MECHANICAL EQUIPMENT ON THE ROOF TO MEET LOCAL CODE AND LANDLORD REQUIREMENTS. ANY CHANGES RELATED TO THE MOVING OF EQUIPMENT BECAUSE OF CODE VIOLATIONS OR IF PLACEMENT DOES NOT MEET MANUFACTURER'S REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE T.G.C.	FINISH CLEANING SECTION 0710						
	1.3 A.F.F. SHALL MEAN "ABOVE FINISHED FLOOR".		EXECUTE FINAL CLEANING PRIOR TO FINAL INSPECTION. THOROUGHLY CLEAN THE PROJECT INCLUDING (BUT NOT NECESSARILY LIMITED TO) THE FOLLOWING:						
	1.4 UNLESS SPECIFICALLY NOTED OTHERWISE, ALL ITEMS SHALL BE FURNISHED AND INSTALLED BY THE G.C.	19.3 ROOFING WORK: IT IS THE RESPONSIBILITY OF THE T.G.C. TO DETERMINE IF THE ROOF IS A BONDED ROOF. IF THE ROOF IS BONDED, THE T.G.C. SHALL BE RESPONSIBLE FOR COORDINATING ALL ROOFING WORK WITH LANDLORD'S DESIGNATED ROOFING CONTRACTOR. ANY ROOFING COSTS ASSOCIATED WITH THE PROJECT SHALL BE INCLUDED IN THE T.G.C.'S BID. THE ROOFING CONTRACTOR SHALL WARRANT ALL WORK PER THEIR STANDARD TERM AND CONDITIONS TO THE LANDLORD. THE ROOFING CONTRACTOR SHALL WARRANT ALL ROOF WORK TO THE OWNER FOR A PERIOD OF ONE (1) YEAR FROM THE CERTIFICATE OF OCCUPANCY DATE. ANY WARRANTY PROBLEMS ASSOCIATED WITH THE ROOF SHALL BE COORDINATED THROUGH THE T.G.C.	A. REMOVE LABELS, WHICH ARE NOT REQUIRED AS PERMANENT LABELS. B. CLEAN TRANSPARENT MATERIALS, INCLUDING MIRRORS, WINDOW AND DOOR GLASS, TO A POLISHED CONDITION, REMOVING SUBSTANCES, WHICH ARE NOTICEABLE AS VISION-OBSCURING MATERIALS. C. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD SURFACED FINISHES, TO A DIRT-FREE CONDITION, FREE OF DUST, STAINS, FILMS AND SIMILAR NOTICEABLE DISTRACTING SUBSTANCES. EXCEPT OTHERWISE INDICATED, AVOID DISTURBANCE OF NATURAL WEATHERING OF EXTERIOR SURFACES. RESTORE REFLECTIVE SURFACES TO ORIGINAL REFLECTIVE CONDITION. D. WIPE SURFACES OR MECHANICAL AND ELECTRICAL EQUIPMENT CLEAN. REMOVE EXCESS LUBRICATION AND OTHER SUBSTANCES. E. REMOVE DEBRIS AND SURFACE DUST FROM LIMITED-ACCESS SPACES INCLUDING PLENUMS, SHAFTS, TRENCHES, MANHOLES, ATTICS AND SIMILAR SPACES. F. THOROUGHLY CLEAN CONCRETE FLOORS. G. VACUUM CLEAN CARPETED SURFACES AND SIMILAR SOFT SURFACES. H. CLEAN PLUMBING FIXTURES TO A SANITARY CONDITION, FREE OF STAINS INCLUDING THOSE RESULTING FROM WATER EXPOSURE. I. CLEAN FOOD SERVICE EQUIPMENT TO A CONDITION OF SANITATION READY AND ACCEPTABLE FOR INTENDED FOOD SERVICE USE. J. CLEAN LIGHT FIXTURES AND LAMPS/LIGHT BULBS, WHICH HAVE BURNED HALF THEIR RATED LIFE OR MORE. K. CLEAN PROJECT SITE (YARD AND GROUNDS), INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS TO A BROOM-CLEAN CONDITION. REMOVE STAINS, PETROCHEMICAL SPILLS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS WHICH ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH, EVEN-TEXTURED SURFACE. L. CLEAN FILTERS OF OPERATING EQUIPMENT. M. PROPERLY CLEAN AND SANITIZE FOOD CONTACT SURFACES BEFORE SERVICE USAGES. N. CLEAN DEBRIS FROM ROOF, GUTTERS, DOWNSPOUTS AND DRAINAGE SYSTEMS. O. REMOVE WASTE AND SURPLUS MATERIAL, RUBBISH AND CONSTRUCTION FACILITIES FROM THE SITE.						
	2.0 INSURANCE	20.0 WEATHER PROTECTION	WARRANTY SECTION 0740						
	PER CONTRACTUAL AGREEMENT BETWEEN OWNER & GENERAL CONTRACTOR.		CONTRACTOR SHALL WARRANT TO THE OWNER THAT ON RECEIPT OF NOTICE FROM HIM, WITHIN A PERIOD OF ONE YEAR (OR SUCH OTHER PERIOD OF TIME AS MAY BE NOTED FOR SPECIFIC ITEMS) FOLLOWING DATE SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL AT HIS COST, PROMPTLY CORRECT ANY DEFECTS IN MATERIALS AND WORKMANSHIP THAT HAVE APPEARED IN THE WORK SO THAT THEY MEET THE CONDITIONS ORIGINALLY REQUIRED BY THE CONTRACT DOCUMENTS.						
	3.0 PROGRESS PAYMENTS	21.0 COORDINATION OF MATERIAL/EQUIPMENT DELIVERY	PREPARE DUPLICATE COPIES OF ALL WARRANTIES. EXECUTE AND ASSEMBLE DOCUMENTS FROM SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS.						
	PER CONTRACTUAL AGREEMENT BETWEEN OWNER & GENERAL CONTRACTOR.	PER CONTRACTUAL AGREEMENT BETWEEN OWNER AND GENERAL CONTRACTOR.	RETAIN ALL DOCUMENTS IN THE OPERATION AND MAINTENANCE INSTRUCTIONS MANUAL NOTED IN SECTION 0730 AT THE JOB SITE UPON COMPLETION OF THE WORK.						
	4.0 SUBCONTRACTOR APPROVAL	22.0 RECEIPT OF MATERIAL/EQUIPMENT	CONTRACT CLOSEOUT SECTION 0760						
	THE OWNER RETAINS THE RIGHT TO REJECT THE USE OF ANY SUBCONTRACTOR FOR ANY REASON. THE T.G.C. SHALL EMPLOY SUBCONTRACTORS WHO ARE LICENSED IN THE STATE WHERE THE JOB IS LOCATED. THE T.G.C. SHALL ASSUME FULL RESPONSIBILITY TO INSURE THE VALIDITY OF ANY LICENSING INFORMATION AND INSURANCE COVERAGE INFORMATION GIVEN BY HIS SUBCONTRACTORS PRIOR TO THE AWARD OF THE CONTRACT. THE T.G.C. SHALL SUBMIT TO THE OWNER, PRIOR TO RECEIVING FINAL RETAINAGE, A LIST OF THE SUBCONTRACTORS WHO WERE EMPLOYED ON THE PROJECT. LIST SHALL INCLUDE COMPANY NAME, STATE LICENSE NUMBER, ADDRESS, PHONE NUMBER AND COPY OF SUBCONTRACTOR'S INSURANCE CERTIFICATE NAMING ALL AS AN ADDITIONAL INSURED.	IT IS THE T.G.C.'S RESPONSIBILITY TO RECEIVE AND SIGN FOR ALL MATERIAL/EQUIPMENT FOR THE PROJECT AND PROJECT TEAM MEMBERS. UNDER NO CIRCUMSTANCES SHALL ANY SHIPMENT BE REFUSED FOR ANY REASON OTHER THAN DAMAGE, WHICH OCCURRED TO THE MATERIAL/EQUIPMENT DURING SHIPPING (CONTACT OWNER IMMEDIATELY IF DAMAGE HAS OCCURRED). THE T.G.C. SHALL BE HELD ACCOUNTABLE TO CONFIRM THE ITEMS ON THE BILL OF LADING WHERE PRESENT IN THE SHIPMENT. ANY DISCREPANCIES SHALL BE NOTED AT THE TIME OF RECEIPT. ANY HEAVY EQUIPMENT RENTAL (I.E. FORKLIFTS, CRANES, ECT.) REQUIRED TO OFF-LOAD AN INCOMING TRUCK AND PLACE EQUIPMENT IN THE SECURED STORAGE AREA SHALL BE THE RESPONSIBILITY OF THE T.G.C. THE T.G.C. SHALL PAY FOR ANY CHARGES INCURRED BECAUSE SHIPMENTS ARE REFUSED.	CONTRACTOR SHALL INCLUDE IN HIS SUBCONTRACTS THE FOLLOWING CLAUSE: "BY EXECUTING THE CONTRACT BETWEEN THE GENERAL CONTRACTOR AND THE SUBCONTRACTOR EACH SUBCONTRACTOR REPRESENTS THAT HE HAS MORE CURRENT AND INTIMATE KNOWLEDGE OF PREVAILING CONDITIONS IN HIS SPECIAL FIELD THAN DO GENERALIST. THE SUBCONTRACTOR AGREES TO REPORT TO THE GENERAL CONTRACTOR AS EARLY IN THE PROJECT AS POSSIBLE (PRIOR TO SIGNING THE CONTRACT) SUBCONTRACTOR CONTRACT IF KNOWN AT THE TIME BUT IN ANY EVENT AS SOON AS KNOWN) ANY WORK REQUIRED BY THE DRAWINGS AND SPECIFICATIONS, OR ANY OF THE OTHER CONTRACT DOCUMENTS WHICH VIOLATES ANY CODE AFFECTING OR CONTROLLING THE SUBCONTRACTOR'S SPECIALTY." THE CONTRACTOR SHALL IN TURN IMMEDIATELY CONVEY THIS INFORMATION OF THE ARCHITECT.						
	5.0 COORDINATE OF TRADES	23.0 EQUIPMENT STORAGE	DIVISION 1 - GENERAL REQUIREMENTS						
	IT WILL BE THE T.G.C.'S RESPONSIBILITY TO COORDINATE THE ACTIVITIES OF ALL CONSTRUCTION TEAM MEMBERS. THE TEAM INCLUDES, BUT IS NOT LIMITED TO, ALL SUBCONTRACTORS, SPECIALTY CONTRACTORS, EQUIPMENT SUPPLIERS, SERVICE PROVIDERS, LOCAL CODE ENFORCEMENT OFFICIALS, AND JOB VALIDATION INSPECTORS. THE T.G.C. SHALL PUBLISH WITHIN FORTY-EIGHT (48) HOURS OF THE CONTRACT BEING SIGNED, A JOB CONTACT LIST AND CONSTRUCTION SCHEDULE FOR THE PROJECT; THE COPY OF THE CONTACT LIST AND CONSTRUCTION SCHEDULE SHALL BE FAXED TO ALL OF THE CONSTRUCTION TEAM MEMBERS.	THE T.G.C. SHALL PROVIDE A STORAGE AREA THAT IS SECURED FROM THEFT, VANDALISM AND WEATHER DURING THE CONSTRUCTION PROCESS FOR ALL SUPPLIES AND EQUIPMENT. AT THE T.G.C.'S DISCRETION, THE T.G.C. MAY ELECT TO HAVE THE EQUIPMENT STORED AT THE TRUCKER'S FREIGHT TERMINAL OR OFF SITE AT THE T.G.C.'S OWN FACILITY. ANY CHARGES INCURRED RELATED TO THE STORAGE AND REDELIVERY OF THE EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE T.G.C. UNDER NO CIRCUMSTANCES SHALL THE T.G.C. SURROGATE RESPONSIBILITY TO ANY SUBCONTRACTOR AND/OR TEAM MEMBER.	FORMAT AND CONTENT SECTION 0110						
	6.0 PROJECT COMPLETION AND VALIDATION		THE SPECIFICATIONS HAVE BEEN PREPARED FOR MULTIPLE PROJECTS AND MAY CONTAIN REFERENCES TO ITEMS NOT INCLUDED IN THIS SPECIFIC PROJECT. VERIFY ITEMS USED IN THIS SPECIFIC PROJECT BY REFERRING TO THE DRAWINGS. THE SPECIFICATIONS MAY MAKE REFERENCE TO THESE ITEMS BY STATING "IF REQUIRED PER DRAWINGS", "IF ANY" OR SIMILAR LANGUAGE. THE DRAWINGS ARE SCHEMATIC IN NATURE AND THE CONTRACTOR SHALL NOT RELY ON SCALING DRAWINGS TO DETERMINE CRITICAL DISTANCES.						
	THE PROJECT SHALL BE COMPLETED WHEN THE FOLLOWING VALIDATION PROCESSES, JOBSITE CONDITIONS AND PAPERWORK ARE COMPLETED AND APPROVED BY OWNER AND/OR OWNER REPRESENTATIVE.	24.0 DAMAGED MATERIALS/EQUIPMENT	WHERE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) ARE INCOMPLETE, AMBIGUOUS OR CONTAIN CONFLICTING INSTRUCTIONS, DO NOT PROCEED UNTIL RECEIVING CLARIFICATION FROM THE ARCHITECT IN WRITING.						
	6.1 DEFICIENCIES: ANY DEFICIENCIES NOTED BY THE INSPECTOR (S) SHALL BE CORRECTED BY THE RESPONSIBLE PARTY IN A TIMELY FASHION. THE T.G.C. HAS FULL RESPONSIBILITY FOR COORDINATING ALL CORRECTIVE ACTION REQUIRED ON THE PROJECT. WHEN CORRECTIVE ACTION IS COMPLETED, THE T.G.C. IS TO RECEIVE WRITTEN NOTIFICATION FROM EACH SUBCONTRACTOR THAT THEIR PORTION OF THE PUNCH LIST IS COMPLETE. THE T.G.C. SHALL COORDINATE AND PAY FOR ANY NEEDED OR REQUIRED RE-INSPECTION (S).	24.1 DAMAGED UPON DELIVERY: UPON DELIVERY OF MATERIALS/EQUIPMENT, IT IS THE RESPONSIBILITY OF THE T.G.C. TO THOROUGHLY INSPECT ALL MATERIALS/EQUIPMENT PRIOR TO ACCEPTING DELIVERY. SHOULD THE T.G.C. FIND ANY DAMAGE TO THE MATERIALS/EQUIPMENT CAUSED DURING SHIPMENT, THE T.G.C. SHALL CONTACT OWNER IMMEDIATELY, UNDER NO CIRCUMSTANCES SHALL THE T.G.C. SURROGATE THIS RESPONSIBILITY TO ANY SUBCONTRACTOR AND/OR TEAM MEMBER.	OWNER - FURNISHED ITEMS SECTION 0115						
	6.2 PUNCH LIST: OWNER AND/OR OWNER REPRESENTATIVE (S) AGREES TO ISSUE ONE (1) CONSOLIDATED AND FINAL PUNCH LIST TO THE T.G.C. PUNCH LIST ITEMS MUST BE CORRECTED WITHIN TEN (10) DAYS OF THE DATE THE PUNCH LIST WAS WRITTEN. OWNER WILL WALK THROUGH THE STORE WITH THE T.G.C. AFTER THE PUNCH LIST HAS BEEN COMPLETED AND SIGN OFF ON EACH PUNCH LIST ITEM INDICATING THAT ALL HAVE BEEN CORRECTED. FINAL RETAINAGE WILL BE RELEASED ONCE THE OWNER HAS SIGNED OFF ON ALL PUNCH LIST ITEMS AGREEING THAT THEY HAVE BEEN COMPLETED.	24.2 DAMAGE DURING THE CONSTRUCTION PROCESS: SHOULD ANY MATERIALS/EQUIPMENT BECOME DAMAGED DURING THE CONSTRUCTION PROCESS, THE T.G.C. SHALL CONTACT OWNER IMMEDIATELY TO RECEIVE DIRECTION AS TO THE CORRECT REPAIR PROCESS. THE T.G.C. IS NOT TO PROCEED WITH REPAIRS TO MATERIALS/EQUIPMENT DAMAGED DURING THE CONSTRUCTION PROCESS WITHOUT FIRST SPEAKING WITH THE OWNER. FREIGHT DAMAGE FOUND TWO OR MORE DAYS AFTER DELIVERY WILL BE DEEMED DAMAGE DURING CONSTRUCTION. THE T.G.C. WILL BE RESPONSIBLE FOR ALL REPAIR COSTS FOR ITEMS DAMAGED DURING CONSTRUCTION, UNDER NO CIRCUMSTANCES SHALL THE T.G.C. SURROGATE THIS RESPONSIBILITY TO ANY SUBCONTRACTOR AND/OR TEAM MEMBER.	CONTRACTOR'S USE OF SITE AND PREMISE SECTION 0114						
	6.3 LOCAL CODE ENFORCEMENT INSPECTION: THE T.G.C. SHALL PROVIDE A COPY OF ALL INSPECTION REPORTS COMPLETED BY LOCAL CODE ENFORCEMENT OFFICIALS UPON COMPLETION OF THE PROJECT.		LIMITED USE OF THE SITE: VERIFY WITH THE OWNER OR LANDLORD FOR ESTABLISHED USE LIMITS AND RESTRICTIONS OF THE SITE.						
	6.4 AS-BUILT DRAWINGS: THE T.G.C. SHALL PROVIDE ONE (1) SET OF "AS-BUILT DRAWINGS" OF MECHANICAL AND ELECTRICAL SYSTEMS TO THE OWNER UPON COMPLETION OF THE PROJECT.	25.0 EQUIPMENT STORAGE	DO NOT COMMENCE WORK WHICH SPECIFICALLY AFFECTS THE OPERATION OF ANY OTHER TENANT WITHOUT FIRST COORDINATING AND MAKING SATISFACTORY ARRANGEMENTS FOR SUCH WORK THROUGH THE OWNER OR LANDLORD.						
	7.0 GUARANTEE	26.0 EQUIPMENT STORAGE	CERTAIN CONSTRUCTION AND EQUIPMENT ITEMS INDICATED IN THE DRAWINGS AND SPECIFICATIONS MAY BE FURNISHED BY THE OWNER. SUCH ITEMS ARE DESIGNATED ON THE DRAWINGS IN THE "EQUIPMENT SCHEDULE" OR ELSEWHERE AS SUPPLIED BY OWNER OR VENDOR.						
	THE T.G.C. SHALL PROVIDE A WRITTEN GUARANTEE, EXTENDING FOR ONE (1) YEAR BEYOND DATE OF CERTIFICATE OF OCCUPANCY, WARRANTING THE PROJECT AGAINST DEFECTS IN MATERIALS AND REPAIR AND REPLACEMENTS. ALL GUARANTEES OR WARRANTIES SHALL INSURE TO THE BENEFIT OF THE OWNER.	27.0 EQUIPMENT STORAGE	UNLESS SPECIFICALLY OTHERWISE INDICATED, OWNER WILL DELIVER SUCH ITEMS TO THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR RECEIVING, UNLOADING, INVENTORYING, WAREHOUSING, PROTECTING, INSURING, ASSEMBLING AND INSTALLING THEM IN THE SAME MANNER AS IF PURCHASED DIRECTLY BY THE CONTRACTOR.						
	8.0 PERMITS & LICENSES	28.0 EQUIPMENT STORAGE	WORK BY OTHERS SECTION 0117						
	THE T.G.C. SHALL SECURE AND PAY FOR ALL GOVERNMENT FEES, LICENSES, AND PERMITS. CONTACT THE OWNER FOR OBTAINING ALL NECESSARY DRAWINGS, SPECIFICATIONS, STAMPS AND SIGNATURES FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.	29.0 EQUIPMENT STORAGE	CERTAIN ITEMS INDICATED IN THE DRAWINGS AND SPECIFICATIONS MAY BE FURNISHED AND INSTALLED BY ENTITIES OTHER THAN THE CONTRACTOR AND ARE EXCLUDED FROM THE CONTRACT TO BUILD. SUCH ITEMS (IF ANY) ARE INDICATED IN THE "EQUIPMENT SCHEDULE" OR ELSEWHERE ON THE DRAWINGS. CONTRACTOR SHALL INDICATE SEPARATE INSTALLATION COST FOR ITEMS DESIGNATED IN "EQUIPMENT SCHEDULE" TO BE FURNISHED BY OWNER OR "OTHERS".						
	9.0 UTILITIES	30.0 EQUIPMENT STORAGE	TEMPORARY FACILITIES SECTION 0150						
	9.1 THE T.G.C. SHALL PAY FOR ALL TEMPORARY SERVICE AND UTILITIES FOR THE PROJECT.	31.0 EQUIPMENT STORAGE	THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND PAYING FOR ALL UTILITIES INCLUDING PHONE AND SANITATION SERVICE NECESSARY TO CONSTRUCT THE PROJECT.						
	9.2 THE T.G.C. SHALL LOCATE ALL MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS, WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL PROTECT THEM FROM DAMAGE. THE T.G.C. SHALL BEAR ALL EXPENSES FOR THE REPAIR OR REPLACEMENT OF OTHER UTILITIES OR OTHER PROPERTY DAMAGE BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.	32.0 EQUIPMENT STORAGE	THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND SECURITY OF ALL CONSTRUCTION AND ALL BUILDING MATERIALS AND EQUIPMENT AND SHALL FURNISH AT HIS EXPENSE ON-SITE STORAGE EQUIVALENT TO AN 8 FOOT BY 40 FOOT LOCKABLE, WEATHER TIGHT TRAILER THROUGHOUT THE CONSTRUCTION UNLESS OTHERWISE INDICATED.						
	10.0 EXISTING CONDITIONS	33.0 EQUIPMENT STORAGE	MATERIALS AND WORKMANSHIP SECTION 0160						
	THE T.G.C. ACCEPTS PREMISES AS FOUND. THE OWNER AND LANDLORD ASSUMES NO RESPONSIBILITY OF THE CONDITION OF THE BUILDING OR LIABILITY FOR LOCATION OF EXISTING UTILITIES, ROOF STRUCTURE, OR ELEVATION AT THE TIME OF BIDDING OR THEREAFTER. THE T.G.C. ACCEPTS PREMISE AS FOUND.	34.0 EQUIPMENT STORAGE	ENTITIES PERFORMING WORK SHALL BE SKILLED AND KNOWLEDGEABLE IN METHODS AND CRAFTSMANSHIP NEEDED TO PRODUCE REQUIRED QUALITY LEVELS. REMOVE AND REPLACE WORK, WHICH DOES NOT COMPLY, WITH WORKMANSHIP STANDARDS SPECIFIED AND AS RECOGNIZED IN THE CONSTRUCTION INDUSTRY FOR APPLICATIONS INTENDED.						
	11.0 PROJECT SAFETY	35.0 EQUIPMENT STORAGE	INSTALLER OF EACH MAJOR UNIT OF WORK SHALL INSPECT SUBSTRATA TO RECEIVE WORK AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.						
	THE T.G.C. IS RESPONSIBLE FOR THE SAFETY, ACTIONS, AND CONDUCT OF THEIR EMPLOYEES AND SUBCONTRACTOR'S EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS, IN THE BUILDING, AND ITS VICINITY.	36.0 EQUIPMENT STORAGE	HANDLE, STORE, INSTALL, MAINTAIN AND OTHERWISE USE PRODUCTS IN COMPLIANCE WITH MANUFACTURERS' APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS AND IN A MANNER TO ENSURE BEST POSSIBLE RESULTS.						
	12.0 BUILDING AND ACCESSIBILITY CODES	37.0 EQUIPMENT STORAGE	PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS FOR SECURING WORK PROPERLY, TRUE TO LINE AND LEVEL AND IN ACCORDANCE WITH INDUSTRY TOLERANCES IF NOT OTHERWISE INDICATED. ALLOW FOR EXPANSION, CONTRACTION AND OTHER NORMAL BUILDING MOVEMENTS.						
	ALL WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES, LAWS, AND ORDINANCES BEING ADOPTED BY THE BUILDING AUTHORITY HAVING JURISDICTION OVER THIS PROJECT. THE T.G.C. ASSUMES FULL RESPONSIBILITY TO IDENTIFY ALL APPLICABLE CODES FOR EACH SUB-TRADE AS WELL AS LOCAL AND NATIONAL ACCESSIBILITY CODES AND PERFORMING ALL WORK ACCORDINGLY.	38.0 EQUIPMENT STORAGE	PROTECT AND MAINTAIN WORK TO ENSURE FREEDOM FROM DAMAGE OR DETERIORATION AT TIME OF COMPLETION. PERMANENTLY ISOLATE EACH UNIT OF WORK FROM ON-COMPATIBLE WORK TO PREVENT DETERIORATION.						
	13.0 PLAN DIMENSIONS	39.0 EQUIPMENT STORAGE	FIELD CHECK AND VERIFY AS-BUILT DIMENSIONS TO ASSURE PROPER FIT OF PREFABRICATED MATERIALS AND EQUIPMENT.						
	DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. THE T.G.C. SHALL VERIFY ALL EXISTING DIMENSIONS, SHOULD THERE BE DISCREPANCIES, THE T.G.C. SHALL NOTIFY THE OWNER AND SHALL BASE BIDDING/PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED.	40.0 EQUIPMENT STORAGE	INSTALL WORK DURING OPTIMUM WEATHER CONDITIONS OF TEMPERATURE, HUMIDITY, FORECASTED WEATHER, ETC. TO ENSURE BEST POSSIBLE RESULTS.						
	14.0 PLAN REVIEW	41.0 EQUIPMENT STORAGE	EXCEPT FOR REQUIRED LABELS AND OPERATING DATA, DO NOT PERMANENTLY ATTACH OR IMPRINT MANUFACTURER'S NAMEPLATES OR TRADEMARKS ON EXPOSED SURFACES OR PRODUCTS WHICH WILL BE EXPOSED TO VIEW IN OCCUPIED SPACES OR ON THE EXTERIOR.						
	THE T.G.C. SHALL REVIEW THE PLANS AND SPECIFICATIONS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEMS, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE OWNER FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID. FAILURE TO DO SO SHALL CAUSE THE T.G.C. TO BE INELIGIBLE FOR REQUESTING EXTRAS RELATING TO SUCH MATTERS.	42.0 EQUIPMENT STORAGE	ADJUST ALL MOVING PARTS AND VARIABLES TO OPTIMUM SETTINGS.						
	15.0 ENGINEERED SHOP DRAWINGS	43.0 EQUIPMENT STORAGE	NO SUBSTITUTIONS FOR PRODUCTS WILL BE ALLOWED UNLESS SPECIFICALLY INDICATED BY THE ARCHITECT. SUBSTITUTION FOR PRODUCTS AND EQUIPMENT MAY BE CONSIDERED WHEN A PRODUCT BECOMES UNAVAILABLE THROUGH NO FAULT OF THE CONTRACTOR OR AS FOLLOWS:						
	THE T.G.C. SHALL ENSURE THAT APPLICABLE SUBCONTRACTORS SUBMIT ENGINEERED SHOP DRAWINGS TO THE OWNER'S ARCHITECT FOR APPROVAL OF ALL ASSEMBLIES, TO OBTAIN BUILDING PERMITS, IF REQUIRED, AND LICENSES, OR FOR SUBSTITUTIONS.	44.0 EQUIPMENT STORAGE	SUBSTITUTIONS SECTION 0165						
	16.0 CHANGE ORDERS	45.0 EQUIPMENT STORAGE	CONFLICTS, DISCREPANCIES OR INCONSISTENCIES: IN THE EVENT OF CONFLICTS, DISCREPANCIES OR INCONSISTENCIES AMONG CONTRACT DOCUMENTS, INTERPRETATIONS WILL BE MADE BY THE ARCHITECT BASED ON THE FOLLOWING: IN ORDER OF PRIORITY, WITH ITEM "1" BEING OF FIRST, OR HIGHEST PRIORITY.						
	THE T.G.C. MUST SUBMIT ALL CHANGE ORDERS IN WRITING TO THE OWNER. THE T.G.C. MUST HAVE THE OWNER'S SIGNATURE BEFORE PROCEEDING WITH THE WORK SHOULD THE T.G.C. PROCEED WITH THE WORK PRIOR TO OBTAINING THE OWNER'S SIGNATURE ON THE CHANGE ORDER. THE T.G.C. WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE CHANGE ORDER.	46.0 EQUIPMENT STORAGE	A. WHETHER NOT CLARIFIED BY THE AGREEMENT OR APPENDIX TO THE DRAWINGS AND SPECIFICATIONS, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED AS REQUIRED BY EITHER THE DRAWINGS OR SPECIFICATIONS IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION. B. AS BETWEEN DIMENSIONS SHOWN ON THE DRAWINGS AND SCALED MEASUREMENTS, THE DIMENSIONS SHALL GOVERN. C. AS BETWEEN LARGE-SCALE DRAWINGS AND SMALL-SCALED DRAWINGS, THE LARGER SCALE SHALL GOVERN. D. MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MOST CURRENT PRINTED OR PUBLISHED SPECIFICATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER OF THE MATERIAL OR EQUIPMENT, EXCEPT WHERE SUCH DOCUMENTS CONFLICT WITH THE ARCHITECT'S SPECIFICATIONS; IN SUCH CASES THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION AS REQUIRED BY EITHER (1) THE MANUFACTURER'S OR SUPPLIER'S REQUIREMENTS OR (2) THE ARCHITECT'S SPECIFICATIONS.						
	17.0 TENANT'S GENERAL CONTRACTOR RESPONSIBILITIES	47.0 EQUIPMENT STORAGE	A. REMOVE LABELS, WHICH ARE NOT REQUIRED AS PERMANENT LABELS. B. CLEAN TRANSPARENT MATERIALS, INCLUDING MIRRORS, WINDOW AND DOOR GLASS, TO A POLISHED CONDITION, REMOVING SUBSTANCES, WHICH ARE NOTICEABLE AS VISION-OBSCURING MATERIALS. C. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD SURFACED FINISHES, TO A DIRT-FREE CONDITION, FREE OF DUST, STAINS, FILMS AND SIMILAR NOTICEABLE DISTRACTING SUBSTANCES. EXCEPT OTHERWISE INDICATED, AVOID DISTURBANCE OF NATURAL WEATHERING OF EXTERIOR SURFACES. RESTORE REFLECTIVE SURFACES TO ORIGINAL REFLECTIVE CONDITION. D. WIPE SURFACES OR MECHANICAL AND ELECTRICAL EQUIPMENT CLEAN. REMOVE EXCESS LUBRICATION AND OTHER SUBSTANCES. E. REMOVE DEBRIS AND SURFACE DUST FROM LIMITED-ACCESS SPACES INCLUDING PLENUMS, SHAFTS, TRENCHES, MANHOLES, ATTICS AND SIMILAR SPACES. F. THOROUGHLY CLEAN CONCRETE FLOORS. G. VACUUM CLEAN CARPETED SURFACES AND SIMILAR SOFT SURFACES. H. CLEAN PLUMBING FIXTURES TO A SANITARY CONDITION, FREE OF STAINS INCLUDING THOSE RESULTING FROM WATER EXPOSURE. I. CLEAN FOOD SERVICE EQUIPMENT TO A CONDITION OF SANITATION READY AND ACCEPTABLE FOR INTENDED FOOD SERVICE USE. J. CLEAN LIGHT FIXTURES AND LAMPS/LIGHT BULBS, WHICH HAVE BURNED HALF THEIR RATED LIFE OR MORE. K. CLEAN PROJECT SITE (YARD AND GROUNDS), INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS TO A BROOM-CLEAN CONDITION. REMOVE STAINS, PETROCHEMICAL SPILLS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS WHICH ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH, EVEN-TEXTURED SURFACE. L. CLEAN FILTERS OF OPERATING EQUIPMENT. M. PROPERLY CLEAN AND SANITIZE FOOD CONTACT SURFACES BEFORE SERVICE USAGES. N. CLEAN DEBRIS FROM ROOF, GUTTERS, DOWNSPOUTS AND DRAINAGE SYSTEMS. O. REMOVE WASTE AND SURPLUS MATERIAL, RUBBISH AND CONSTRUCTION FACILITIES FROM THE SITE.						
	THE T.G.C.'S RESPONSIBILITIES TO INSTALL AND FURNISH MATERIAL/EQUIPMENT ARE LISTED FOR CLARIFICATION AND DO NOT RELIEVE THE T.G.C. OF THE RESPONSIBILITY TO COORDINATE THE MATERIAL/EQUIPMENT DELIVERY OF ALL SUBCONTRACTORS. ALL MATERIAL/EQUIPMENT ASSOCIATED WITH THIS PROJECT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S AND/OR MANUFACTURER'S WRITTEN RECOMMENDATION.	48.0 EQUIPMENT STORAGE	DIVISION 2 - SITE WORK (NOT USED)						
	18.0 PRODUCT SUBSTITUTIONS	49.0 EQUIPMENT STORAGE	DIVISION 3 - CONCRETE						
	THE T.G.C. SHALL RECEIVE APPROVAL FROM OWNER OR ARCHITECT FOR ANY SUBSTITUTIONS TO ANY PRODUCT, TECHNIQUE, MATERIAL OR EQUIPMENT PRIOR TO THE IMPLEMENTATION OF THE SUBSTITUTION. PROPOSED SUBSTITUTION SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.	50.0 EQUIPMENT STORAGE	CONCRETE FLOOR STRUCTURE ON GRADE - SECT. 03050						
	19.0 LANDLORD REQUIREMENTS	51.0 EQUIPMENT STORAGE	DIVISION 4 - MASONRY (NOT USED)						
		52.0 EQUIPMENT STORAGE	DIVISION 5 - METALS						
		53.0 EQUIPMENT STORAGE	STEEL STUD FRAMING SECTION 05400						
		54.0 EQUIPMENT STORAGE	DIVISION 6 - CARPENTRY						
		55.0 EQUIPMENT STORAGE	DIVISION 7 - MOISTURE PROTECTION						
		56.0 EQUIPMENT STORAGE	DIVISION 8 - DOORS AND WINDOWS						
		57.0 EQUIPMENT STORAGE	DIVISION 9 - FINISHES						
		58.0 EQUIPMENT STORAGE	DIVISION 10 - SPECIALTIES						
		59.0 EQUIPMENT STORAGE	DIVISION 11 - EQUIPMENT						
		60.0 EQUIPMENT STORAGE	DIVISION 12 - FURNISHINGS (NOT USED)						
		61.0 EQUIPMENT STORAGE	DIVISION 13 - SPECIALTY CONSTRUCTION (NOT USED)						
		62.0 EQUIPMENT STORAGE	DIVISION 14 - CONVEYING SYSTEMS (NOT USED)						
		63.0 EQUIPMENT STORAGE	DIVISION 15 - MECHANICAL						
		64.0 EQUIPMENT STORAGE	DIVISION 16 - ELECTRICAL						
		65.0 EQUIPMENT STORAGE	DIVISION 17 - PLUMBING						
		66.0 EQUIPMENT STORAGE	DIVISION 18 - PAINTING						
		67.0 EQUIPMENT STORAGE	DIVISION 19 - EXTERIOR SIGNAGE						
		68.0 EQUIPMENT STORAGE	DIVISION 20 - INTERIOR SIGNAGE						
		69.0 EQUIPMENT STORAGE	DIVISION 21 - FIBERGLASS REINFORCED POLYESTER (FRP) PANELS						
		70.0 EQUIPMENT STORAGE	DIVISION 22 - GYPSUM WALLBOARD						
		71.0 EQUIPMENT STORAGE	DIVISION 23 - MASONRY (NOT USED)						
		72.0 EQUIPMENT STORAGE	DIVISION 24 - CONCRETE						
		73.0 EQUIPMENT STORAGE	DIVISION 25 - MASONRY (NOT USED)						
		74.0 EQUIPMENT STORAGE	DIVISION 26 - CONCRETE						
		75.0 EQUIPMENT STORAGE	DIVISION 27 - MASONRY (NOT USED)						
		76.0 EQUIPMENT STORAGE	DIVISION 28 - CONCRETE						
		77.0 EQUIPMENT STORAGE	DIVISION 29 - MASONRY (NOT USED)						
		78.0 EQUIPMENT STORAGE	DIVISION 30 - CONCRETE						
		79.0 EQUIPMENT STORAGE	DIVISION 31 - MASONRY (NOT USED)						
		80.0 EQUIPMENT STORAGE	DIVISION 32 - CONCRETE						
		81.0 EQUIPMENT STORAGE	DIVISION 33 - MASONRY (NOT USED)						
		82.0 EQUIPMENT STORAGE	DIVISION 34 - CONCRETE						
		83.0 EQUIPMENT STORAGE	DIVISION 35 - MASONRY (NOT USED)						
		84.0 EQUIPMENT STORAGE	DIVISION 36 - CONCRETE						
		85.0 EQUIPMENT STORAGE	DIVISION 37 - MASONRY (NOT USED)						
		86.0 EQUIPMENT STORAGE	DIVISION 38 - CONCRETE						
		87.0 EQUIPMENT STORAGE	DIVISION 39 - MASONRY (NOT USED						

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METAL ANCHORS OF SHAPES AND SIZES INDICATED ON JAMBS NEAR TOP AND BOTTOM OF EACH FRAME, AND AT INTERMEDIATE POINTS NOT OVER 24" ON CENTER. PROVIDE TEMPORARY STEEL SPREADERS FASTENED ACROSS BOTTOM OF FRAMES, WHERE CONSTRUCTION WILL PERMIT CONCEALMENT, LEAVE SPREADERS IN PLACE AFTER INSTALLATION; OTHERWISE, REMOVE SPREADERS AFTER FRAMES ARE SET AND ANCHORED.

2.02 HOLLOW METAL DOORS: METAL FRAMES BY RDL SUPPLY, WITH METAL FRAME VIEW PANEL AS SHOWN ON THE DRAWINGS. PREPARE FOR HARDWARE SPECIFIED IN SECTION 08700. PROVIDE TOP CAP FOR WEATHER PROTECTION.

2.03 SHOP PAINTING: CLEAN AND CHEMICALLY TREAT (PHOSPHATES) METAL SURFACES TO ASSURE MAXIMUM PAINT ADHERENCE; FOLLOW WITH A DIP OR SPRAY COAT OR RUST-INHIBITIVE METALLIC OXIDE, ZINC CHROMATE, OR SYNTHETIC RESIN PRIMER ON ALL EXPOSED SURFACES. FINISH SURFACES SHALL BE SMOOTH AND FREE FROM IRREGULARITIES AND ROUGH SPOTS. EACH COAT OF PAINT SHALL BE SEPARATELY BAKED OR OVEN DRIED.

FLUSH WOOD DOORS
SECTION 08250

PART ONE - GENERAL

1.01 SCOPE: PROVIDE SOLID FLUSH DOORS, COMPLETE IN PLACE WITH FINISH HARDWARE INSTALLED, WHERE SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

1.02 QUALITY ASSURANCE:

- USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.
- IN ADDITION TO COMPLY WITH PERTINENT CODES AND REQUIREMENTS OF GOVERNMENTAL AGENCIES HAVING JURISDICTIONAL AGENCIES HAVING JURISDICTION, COMPLY WITH:
 - "MANUAL OF MILLWORK" OF THE WOODWORK INSTITUTE OF CALIFORNIA, FOR THE GRADE OR GRADES SPECIFIED; OR
 - "ARCHITECTURAL WOODWORK QUALITY STANDARDS" OF THE ARCHITECTURAL WOODWORK INSTITUTE FOR THE GRADE OR GRADES SPECIFIED.
- CERTIFICATION AND STAMPS WILL NOT BE REQUIRED.

1.03 DELIVERY, STORAGE AND HANDLING:

- DELIVERY:
 - DELIVER DOORS TO SITE AFTER BUILDING HAS REACHED AVERAGE PREVAILING HUMIDITY OF ITS LOCALITY.
 - DELIVER DOORS IN MANUFACTURER'S NAME, BRAND NAME, SIZE, THICKNESS, AND IDENTIFYING SYMBOL ON THE COVERING.
 - SEAL ALL FOUR EDGES OF THE UNFINISHED DOORS WHEN DELIVERED TO THE JOB SITE.
- STORAGE:
 - STACK DOOR FLAT ON 2 X 4 LUMBER, LAID 12" FROM ENDS AND ACROSS CENTER.
 - UNDER BOTTOM DOOR AND OVER TOP OF STACK, PROVIDE PLYWOOD OR CORRUGATED CARDBOARD TO PROTECT DOOR SURFACES.
 - STORE DOORS IN AREA WHERE THERE WILL BE NO GREAT VARIATIONS IN HEAT, DRYNESS, AND HUMIDITY.

PART TWO - PRODUCTS

- PROVIDE SOLID FLUSH WOOD DOORS OF THE TYPES, DESIGNS, AND THICKNESS SHOWN ON THE DRAWINGS, LABELED OR NON-LABELED AS INDICATED AND REQUIRED, AND IN SOLID CORE OR HOLLOW CORE SHOWN ON THE DRAWINGS. APPROVED MFGRS: HALEY BROTHERS, MARSHFIELD, VT INDUSTRIES, MOHAWK, CRAFTMASTER.
- GRADE EXCEPT AS MAY BE SHOWN OTHERWISE ON THE DRAWINGS, FABRICATE THE WORK OF THIS SECTION TO "CUSTOM GRADE" STANDARDS OF THE REFERENCED ORGANIZATIONS.
- FOR HOLLOW CORE DOORS, PROVIDE CORE CONSTRUCTION AS NEEDED TO ACCOMMODATE FINISH HARDWARE.
- SPECIES:
 - WHERE PAINT GRADE OR OPAQUE FINISH ARE CALLED FOR ON THE DRAWINGS, PROVIDE BIRCH OR MAPLE FACES FOR OPAQUE FINISH.
 - FOR ALL OTHER FLUSH WOOD DOORS, PROVIDE ROTARY CUT WHITE BIRCH FACES FOR TRANSPARENT FINISH.
- DO NOT DRAG DOORS ACROSS ONE ANOTHER; LIFT DOORS AND CARRY THEM INTO POSITION.

PART THREE - EXECUTION

3.01 SURFACE CONDITIONS: EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THE WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE CORRECTED.

3.02 INSTALLATION:

- FITTING AND MATCHING:
 - UNLESS DOORS ARE COMPLETELY FITTED AND MACHINED AT THE MILL, FIT THEM FOR WIDTH BY PLANING AND FIT THEM FOR HEIGHT BY SAWING.
 - BOTTOM: 1/2" CLEARANCE MAXIMUM.
 - TOP: 1/4" CLEARANCE MINIMUM. LOCK EDGE AND HINGE EDGE; BEVEL 1/8" IN 2" MAXIMUM.
 - LOCK EDGE AND HINGE EDGE; BEVEL 1/8" IN 2" MAXIMUM.
 - MACHINE DOORS FOR HARDWARE IN ACCORDANCE WITH RECOMMENDATIONS OF THE HARDWARE MANUFACTURERS, AS THOSE RECOMMENDATIONS HAVE BEEN APPROVED BY THE ARCHITECT.
- RECEIVE AND RETAIN CUSTODY OF FINISH HARDWARE FURNISHED FOR THE WORK OF THIS SECTION EXCEPT AS OTHERWISE DIRECTED BY THE ARCHITECT. INSTALL ALL SUCH FINISH HARDWARE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF ITS MANUFACTURER.
- REPLACE OR RE-HANG DOORS WHICH ARE HINGE BOUND AND DO NOT SWING OR OPERATE FREELY.

ALUMINUM FRAMING (IF REQUIRED PER DRAWINGS)
SECTION 08400

PART ONE - GENERAL

1.01 SCOPE: THE WORK OF THIS SECTION INCLUDES ALUMINUM STOREFRONT MATERIAL AND WINDOW ASSEMBLIES.

PART TWO - PRODUCTS

2.01 WINDOW FRAMING: DESIGN IS BASED ON USE OF U.S. ALUMINUM SERIES 400 FRAMING, AS INDICATED ON THE DRAWINGS. FINISH SHALL BE MFGR. STD. CLEAR ANODIZED, UNLESS NOTED OTHER. IN GENERAL, MATCH EXISTING STOREFRONT SYSTEM & FINISH. EQUAL BY KAWNEER.

2.02 ALUMINUM SPECIALTIES:

- COLUMN COVERS AND AT SILLS OF WINDOWS, .00" ANODIZED ALUMINUM, FINISH TO MATCH FRAMING.
- DRIP STRIP AT WINDOW HEADS, .032" ANODIZED ALUMINUM, FINISH TO MATCH FRAMING.

2.03 CAULKING: USE ONLY HARD ALUMINUM ALLOY OR NON-MAGNETIC STAINLESS STEEL SCREWS AND BOLTS.

2.04 FASTENERS: USE ONLY HARD ALUMINUM ALLOY OR NON-MAGNETIC STAINLESS STEEL SCREWS AND BOLTS.

PART THREE - EXECUTION

3.01 GENERAL: CAREFULLY ERECT ALL WORK PLUM, TRUE, SQUARE IN OPENINGS AND SECURELY ANCHOR IN PLACE. PROTECT ALUMINUM SURFACES FROM CONTACT WITH STEEL OR MASONRY WITH TWO COATS OF ZINC CHROMATE PAINT.

3.02 FRAMING INSTALLATION: INSTALL WINDOW FRAMING AS INDICATED ON THE DRAWINGS. SET ON POLYSULFIDE CAULKING BEAD, AND SECURELY ATTACH TO WOOD SUB-FRAME.

FINISH HARDWARE
SECTION 08700

1.01 WORK INCLUDED: INSTALLATION OF FINISH HARDWARE IS COVERED UNDER SECTION 08200. FURNISH ALL FINISH HARDWARE AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK.

1.02 PRODUCT HANDLING: INDIVIDUALLY PACKAGE EACH UNIT OF FINISH HARDWARE COMPLETE WITH PROPER FASTENINGS AND APPURTENANCES, CLEARLY IDENTIFIED.

1.03 GUARANTEE: ANY HARDWARE, WHICH PROVES TO BE DEFECTIVE OR FAULTY WITHIN A PERIOD OF ONE YEAR, SHALL BE REPLACED AT NO COST TO THE OWNER.

PART TWO - PRODUCTS

2.01 GENERAL:

- FURNISH HARDWARE IN ACCORDANCE WITH HARDWARE SCHEDULE. FURNISH EACH KIND OF HARDWARE FROM ONLY ONE MANUFACTURER.
- FINISHES OF ALL HARDWARE SHALL MATCH THE FINISH OF THE LOCKSETS, UNLESS OTHERWISE SCHEDULED.
- FURNISH NON-REMOVABLE PINS AT OUT SWINGING EXTERIOR DOORS.
- CLOSERS: SIZE THE CLOSERS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. FURNISH SET BOLTS FOR CLOSERS TO BE MOUNTED IN PARTICLE BOARD OF MINERAL CORE DOORS.
- DOOR SILENCERS: FURNISH THREE SILENCERS FOR EACH STEEL DOOR FRAME.
- HAND OF DOOR: THE DRAWINGS SHOW THE SWING OF EACH DOOR LEAF. FURNISH EACH ITEM OF HARDWARE FOR PROPER INSTALLATION AND OPERATION OF THE DOOR SWING AS SHOWN.
- FASTENERS: FURNISH ALL NECESSARY SCREWS, BOLTS, AND OTHER FASTENERS OF SUITABLE SIZE AND TYPE ACCORDING TO THE MATERIAL TO WHICH THE HARDWARE IS TO BE APPLIED AND THE RECOMMENDATIONS OF THE HARDWARE MANUFACTURER. ALL FASTENINGS SHALL HARMONIZE WITH THE HARDWARE AS TO MATERIAL AND FINISH.

2.02 KEYING: KEY LOCKS IN DOORS INDIVIDUALLY. FURNISH 2 KEYS PER LOCK.

DIVISION 9 - FINISHES

GYPSUM DRYWALL
SECTION 09250

PART ONE - GENERAL

1.01 SCOPE: THIS SECTION INCLUDES MATERIALS, INSTALLATION AND FINISHING OF JOINTS FOR GYPSUM DRYWALL WALLS AND CEILING.

1.02 MATERIAL HANDLING: DELIVER ALL MATERIALS IN ORIGINAL UNOPENED PACKAGES AND STORE IN AN ENCLOSED SHELTER PROVIDING PROTECTION FROM DAMAGE AND EXPOSURE TO THE ELEMENTS. REMOVE DAMAGED OR DETERIORATED MATERIALS FROM THE PREMISES.

1.03 JOB CONDITIONS: IN COLD WEATHER AND DURING GYPSUM PANEL APPLICATION AND JOINT FINISHING, MAINTAIN TEMPERATURES WITHIN THE BUILDING WITHIN THE RANGE OF 50 TO 70 F. PROVIDE ADEQUATE VENTILATION TO REMOVE EXCESS MOISTURE.

1.04 RELATED WORK: WOOD FRAMING IS INCLUDED IN SECTION 06100. STEEL STUD FRAMING IS INCLUDED IN SECTION 05400.

PART TWO - PRODUCTS

2.01 GYPSUM BOARD: TAPERED EDGE, THICKNESS AS INDICATED ON DRAWINGS, BY GOLD BOND OR EQUAL. USE REGULAR 5/8" BOARD SUBSTRATE FOR ALL WET WALL LOCATIONS. INSTALL 5/8" DUROCK CEMENT BOARD BY USG, AT DEMISING WALLS LOWER 12" - SEE PLAN DETAILS.

2.02 FASTENERS: FOR ATTACHMENT OF GYPSUM BOARD PANELS TO WOOD FRAMING AND STEEL STUD FRAMING, USE BUGLE HEAD DRYWALL SCREWS EQUAL TO GOLD BOND, OF SPACING PER MANUFACTURER'S RECOMMENDATIONS.

1.03 PRODUCT HANDLING: DELIVER PACKAGED MATERIALS AND STORE IN ORIGINAL CONTAINERS WITH SEALS UNBROKEN AND LABELS INTACT UNTIL TIME OF USE.

1.04 JOB CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS AND PROTECT WORK DURING AND AFTER INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PART TWO - PRODUCTS

2.01 TILE PRODUCTS: AS SPECIFIED IN THE DRAWINGS

2.02 GROUT: AS SPECIFIED ON THE DRAWINGS

PART THREE - EXECUTION

- 3.01 TILE INSTALLATION STANDARDS:
 - COMPLY WITH APPLICABLE REQUIREMENTS OF THE FOLLOWING AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS.
 - A108.4 FOR TILE INSTALLED WITH ORGANIC ADHESIVE.
 - A109.5 FOR TILE INSTALLED WITH DRY-SET PORTLAND CEMENT MORTAR OR LATEX PORTLAND CEMENT MORTAR.
 - A109.6 FOR TILE INSTALLED WITH EPOXY ADHESIVE.
 - COMPLY WITH MANUFACTURER'S INSTRUCTION FOR MIXING AND INSTALLATION OF PROPRIETARY MATERIALS.
- 3.02 INSTALLATION:
 - EXTEND TILE WORK INTO RECESSES AND UNDER OR BEHIND EQUIPMENT AND FIXTURES, TO FORM A COMPLETE COVERING WITHOUT INTERRUPTIONS.
 - ACCURATELY FORM INTERSECTIONS AND RETURNS. PERFORM CUTTING AND DRILLING OF TILE WITHOUT MARKING VISIBLE SURFACES. CAREFULLY GRIND CUT EDGES OF TILE ABUTTING TRIM, FINISH OR BUILT-IN ITEMS FOR STRAIGHT ALIGNED SURFACES.
 - INSTALL TILE USING THE FOLLOWING SETTING BEDS AS SHOWN OR SCHEDULED.
 - QUARRY TILE FLOORS: DRY-SET PORTLAND CEMENT MORTAR OR LATEX-PORTLAND CEMENT MORTAR OVER CONCRETE.
 - GLAZED WALL TILE: ORGANIC ADHESIVE.
 - QUARRY TILE FLOORS IN COOLER/FREEZER: SET WITH EPOXY ADHESIVE.
 - UNLESS OTHERWISE SHOWN, LAY TILE IN GRID PATTERN. ALIGN JOINTS WHEN ADJOINING TILES ON FLOOR, BASE, WALLS AND TRIM AREA SAME SIZE. LAYOUT TILE WORK AND CENTER TILE FIELDS IN BOTH DIRECTIONS IN EACH SPACE. ADJUST TO MINIMIZE TILE CUTTING. PROVIDE UNIFORM JOINT WIDTHS, UNLESS OTHERWISE SHOWN.
 - INSTALL EXPANSION JOINTS MAXIMUM 16' - O.C. IN EACH DIRECTION.

3.03 CLEANING AND PROTECTION:

- UPON COMPLETION OF PLACEMENT AND GROUTING, CLEAN ALL TILE SURFACES SO THEY ARE FREE OF FOREIGN MATTER.
- LEAVE FINISHED INSTALLATION CLEAN AND FREE OF CRACKED, CHIPPED, BROKEN, UN-BONDED OR OTHERWISE DEFECTIVE TILE WORK.
- PROHIBIT FOOT AND WHEEL TRAFFIC FROM USING TILE FLOORS FOR AT LEAST THREE (3) DAYS AFTER GROUTING IS COMPLETED.
- COVER ALL TILE FLOORS WITH "KRAFT PAPER" IN ALL AREAS AND DO NOT REMOVE THE PAPER UNTIL FINAL CLEAN UP AT COMPLETION OF CONSTRUCTION.

LAY-IN CEILING
SECTION 09500

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT, AND MATERIALS TO COMPLETE THE INSTALLATION OF ALL LAY-IN CEILING MATERIALS AND SUSPENSION SYSTEMS.

1.02 SUBMITTALS: COMPLY WITH SECTION 10750. SUBMIT SAMPLES FOR APPROVAL.

1.03 JOB CONDITIONS: NO WORK IS TO BE STARTED UNTIL ALL EXTERIOR OPENINGS ARE CLOSED IN. ALL WET WORK SHALL BE COMPLETED AND DRIED BEFORE WORK IS STARTED.

PART TWO - MATERIALS

2.01 CEILING PANELS: COLOR, TYPE, PATTERN, SIZE, ETC., AS SCHEDULED AND SHOWN ON THE DRAWINGS. EXPOSED GRID SUSPENSION SYSTEM. CHIGO METALLIC NO 200 SERIES SNAP GRID SYSTEM WITH WALL ANGLES, NO. 1409, LO-GLOSS WHITE BAKED ENAMEL PAINT FINISH. EQUAL BY ARMSTRONG, PRELU

PART THREE - EXECUTION

3.01 INSTALLATION: IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTION, SUSPEND MAIN TEES IN PLACE AT EVERY INTERSECTION WITH MAIN RUNNERS, AND WALL ANGLES WITH ENDS OF TEES RESTING ON BOTTOM FLANGE. SECURE WALL ANGLES TO SUBSTRATE WITH EXTRA ANGERS IF REQUIRED. SUSPEND SURFACE FROM BUILDING STRUCTURE AND PULL TIGHTLY AGAINST CEILING. COORDINATE WITH THE ELECTRICAL CONTRACTOR REGARDING SUSPENSION OF ELECTRICAL CEILING FIXTURES FROM THE CEILING SUSPENSION.

3.02 CLEAN-UP: AT COMPLETION OF THE WORK, REMOVE ALL SCAFFOLDING, CONTAINERS AND OTHER RUBBISH FROM THIS PORTION OF THE WORK FROM THE SITE. LEAVE ALL TILE SUPPORTING MEMBERS FIRMLY AND SECURELY ANCHORED, FREE OF FINGER MARKS OR SMUDGES AND IN PERFECT CONDITION.

DIVISION 10 - SPECIALTIES
CORNER GUARDS (IF REQUIRED PER DRAWINGS)
SECTION 10260

1.01 SCOPE: FURNISH LABOR, EQ

1.02 SUBMITTALS: COMPLY WITH SECTION 10750. SUBMIT SAMPLES FOR APPROVAL. DE 5/8"

PART TWO - MATERIALS

2.01 CORNER GUARDS:

- APPROXIMATE SIZE SHALL BE 2" X 2" FULL HEIGHT. COLOR SHALL BE WHITE OR CLEAR TO MATCH ADJACENT WALL FINISHES. VERIFY COLOR WITH CONSTRUCTION MANAGER.

- PROVIDE RUBBER OR VINYL CORNER GUARDS BY ONE OF THE FOLLOWING MANUFACTURERS OR OWNER APPROVED SUBSTITUTIONS.
 - ICHNOSNITE, MIDDLEFIELD, OHIO (216-543-8916)
- KOPPE FOSTORIA, OHIO (419-436-8546)
 - KC MUSSION RUBBER CO. - AKRON, OHIO (216-773-7651)
- MEKER PRODUCTS COMPANY, INC. - ORLANDO, FLORIDA (407-578-2900)
- PROVIDE STAINLESS STEEL CORNER GUARDS (IF REQUIRED PER DRAWINGS) BY ONE MANUFACTURER'S ALIKE AND AS FOLLOWS: PROVIDE APPROXIMATELY 2" X 2" BY FULL WALL HEIGHT STAINLESS STEEL CORNER GUARDS AT LOCATIONS AS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING
 - K.J. MILLER CORPORATION, ELKHARD, IN (800-34-7584)
 - PAWLING CORPORATION, PAWLING, NY (914-895-1005)
 - AMERICAN FLOOR PRODUCTS CO., INC. ROCKVILLE, MD (800-342-0424)
 - MCINNEY/PARKER DIVISION, SCRANTON, PA (717-349-7551) OR (415-282-7800)

PART THREE - EXECUTION

3.01 GENERAL: INSTALL CORNER GUARDS WHERE NOTED ON THE DRAWINGS AND PER MANUFACTURER'S WRITTEN INSTRUCTION.

PEST CONTROL
SECTION 10290

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE APPLICATION OF INSECTICIDE.

1.02 SUBMITTALS: COMPLY WITH SECTION 10750. SUBMIT SAMPLES FOR APPROVAL.

PART TWO - MATERIALS

2.01 PEST CONTROL PRODUCT: PERMA- DUST PT240 BORIC - ACID - BASED INSECTICIDE BY WHITMIRE RESEARCH LABORATORIES INC., ST. LOUIS, MO (314-225-5715), OR OWNER APPROVED SUBSTITUTION.

PART THREE - EXECUTION

3.01 GENERAL: APPLY AT THE RATE OF 150 SQUARE FEET PER 20 OZ., AEROSOL CAN TO FLAT SIDES OF STUDS OF PERIMETER WALLS, INSIDE OF PERIMETER WALL SHEATHING TOP SIDE OF GYPSUM BOARD CEILING MATERIALS AND ALL OTHER AREAS (IF ANY) INDICATED ON THE DRAWINGS. APPLY JUST PRIOR TO COVERING OR ENCLLOSING. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.

TILE BACKER BOARD
SECTION 10310

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE INSTALLATION OF CEMENTIOUS TILE BACKER BOARD.

1.02 SUBMITTALS: COMPLY WITH SECTION 10750. SUBMIT SAMPLES FOR APPROVAL.

PART TWO - MATERIALS

2.01 CEMENTIOUS TILE BACKER BOARD; DUROCK CEMENT BOARD - 5/8" THICK - UNITED STATES GYPSUM COMPANY, P.O. BOX 806279, CHICAGO, IL 60680-4124.

PART THREE - EXECUTION

3.01 GENERAL: APPLY IN LOCATIONS AS DIRECTED IN SECTIONS AND DETAILS. USE POSITIVE ATTACHMENT OF BUGLE HEAD DRYWALL SCREWS.

EXTERIOR SIGNAGE
SECTION 10430

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE INSTALLATION OF ALL EXTERIOR SIGNAGE.

PART TWO - MATERIALS

- 2.01 EXTERIOR SIGNAGE:
 - OWNER SHALL SUPPLY ALL EXTERIOR SIGNAGE. INSTALLATION OF SIGNAGE BY THIRD PARTY.
 - CONTRACTOR SHALL COORDINATE ELECTRICAL INSTALLATION AND FINAL ELECTRICAL CONNECTIONS FOR EXTERIOR SIGNAGE UNLESS OTHERWISE INDICATED.

INTERIOR SIGNAGE (IF REQUIRED PER DRAWINGS)
SECTION 10440

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE INSTALLATION OF ALL INTERIOR SIGNAGE.

PART TWO - MATERIALS

- 2.01 INTERIOR SIGNAGE:
 - OWNER SHALL SUPPLY ALL INTERIOR SIGNAGE, INSTALLATION OF SIGNAGE BY THIRD PARTY
 - CONTRACTOR SHALL SUPPLY AND INSTALL ALL REQUIRED BLOCKING IN WALLS AS REQUIRED.
 - CONTRACTOR SHALL COORDINATE ELECTRICAL INSTALLATION AND FINAL ELECTRICAL CONNECTIONS FOR INTERIOR SIGNAGE UNLESS OTHERWISE INDICATED.

FIRE EXTINGUISHERS
SECTION 10620

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE INSTALLATION OF ALL FIRE EXTINGUISHERS.

PART TWO - MATERIALS

2.01 FIRE EXTINGUISHERS: FIRE EXTINGUISHERS SHALL BE MULTIPURPOSE DRY CHEMICAL TYPE RATE 4-A, 60-BC, 10LB. NORMAL CAPACITY.K IN ENAMELED STEEL CONTAINER, FOR CLASS A, CLASS B AND CLASS C FIRES. PROVIDE MANUFACTURER'S STANDARD BRACKET FOR EXTINGUISHER UL AND FM LISTED UNIT AS MANUFACTURED BY ONE OF THE FOLLOWING:

- J.L. INDUSTRIES
- LARSEN'S MANUFACTURING COMPANY
- MUCKLE MANUFACTURING DIVISION OF TECHNICO, INC.
- PROFILE INTERNATIONAL, INC.
- BADGER

PART THREE - EXECUTION

3.01 GENERAL: CONTRACTOR SHALL INSTALL FIRE EXTINGUISHERS AS INDICATED ON THE DRAWINGS OR IF NOT INDICATED ON THE DRAWINGS, AS DIRECTED BY THE LOCAL FIRE MARSHAL TO COMPLY WITH APPLICABLE GOVERNING REGULATIONS.

TOILET ACCESSORIES
SECTION 10800

PART ONE - GENERAL

1.01 SCOPE: THE WORK IN THIS SECTION INCLUDES ACCESSORIES IN TOILETS.

PART TWO - MATERIALS

2.01 ACCESSORIES: PROVIDE TOILET ACCESSORIES TO MEET AMERICANS WITH DISABILITIES ACT

PART THREE - EXECUTION

3.01 INSTALLATION: ERECT ITEMS IN A RIGID SUBSTANTIAL MANNER, IN CORRECT POSITIONS, AND LEVEL & PLUM. FULLY TRIM IN WHERE REQUIRED. INSTALL TOILET ACCESSORIES PER ADAAG GUIDELINES.

DIVISION 11 - EQUIPMENT

FOOD SERVICE EQUIPMENT

SECTION 1400ACCESSIBILITY GUIDELINES (ADAAG) AS SHOWN ON THE DRAWINGS AND OR OWNER APPROVED

PART ONE - GENERAL

1.01 SCOPE:

- WHERE FIXED FOOD SERVICE EQUIPMENT ABUTS OTHER EQUIPMENT OR CONSTRUCTION, SEAL RESULTING JOINT TO MAKE IT SANITARY FOR CLEANING PURPOSES. PROVIDE BACKER ROD WHERE REQUIRED. USE ONLY RTV ADHESIVE/SEALANT APPROVED BY NSF FOR USE IN FOOD ZONES. PRODUCTS MEETING THIS REQUIREMENT INCLUDE THE FOLLOWING:
 - SILASTIC 732 DOW CORNING CORPORATION, MIDLAND, MI (517-496-6000)
 - SILTE DEVCON CORPORATION, DANVERS, MA (817-777-1001)
 - RTV00 SERIES: GENERAL ELECTRIC COMPANY, WATERFORD, NY (516-266-2315)
- CLEAN AND PRIME OR SPOT PRIME SURFACES TO RECEIVE SEALANT AS REQUIRED. COLOR TO BE CLEAR OR TO MATCH ADJACENT SURFACES.
- ITEMS REQUIRING SEALANT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - MOP SINK
 - THREE COMPARTMENT SINK
 - PREP SINK
 - HAND SINKS
 - INSIDE AND OUTSIDE WALK-IN COOLER
 - EXHAUST HOOD

DIVISION 12 - FURNISHINGS (NOT USED)

DIVISION 13 - SPECIAL CONSTRUCTION (NOT USED)

DIVISION 14 - CONVEYING SYSTEMS - MASONRY (NOT USED)

DIVISION 15 - MECHANICAL (SEE MECHANICAL DRAWINGS)

DIVISION 16 - ELECTRICAL (SEE ELECTRICAL DRAWINGS)

SPECIAL INSTRUCTIONS - DIVISIONS AND SITE CONDITIONS

JOB LOCATION AND DIMENSIONS: BEFORE DOING ANY SUCH WORK OR ORDERING MATERIALS DEFENDANT FOR PROPER LOCATION OR SIZE OF INSTALLATION UNDER COORDINATION WITH BUILDING CONDITIONS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS BY TAKING LINES AND MEASUREMENTS AT THE SITE AND SHALL BE RESPONSIBLE FOR CORRECTNESS OF SAME. NO CONSIDERATION WILL BE GIVEN ANY CLAIM BASED ON DIFFERENCES BETWEEN ACTUAL LOCATIONS AND DIMENSIONS AND THOSE SHOW ON THE DRAWINGS.

LAYING OUT OF THE WORK: BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL GRADES, LINES, VOLTAGES, MECHANICAL CHASES, PLUMBING WASTE & SUPPLY LINES, ROOF CONDITIONS, STRUCTURAL ELEMENTS, LEVELS AND DIMENSIONS AS INDICATED ON THE DRAWINGS. HE SHALL REPORT ANY ERRORS AND INCONSISTENCIES IN THEM BEFORE BEGINNING ANY WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL CONSTRUCTION LINES, LEVELS AND GRADES, AND DIMENSIONS AS INDICATED ON THE DRAWINGS AND FOR OTHERWISE FULLY & COMPLETELY LAYING OUT ALL WORK UNDER THE CONTRACT.

DRAWINGS AND SPECIFICATIONS: THE DRAWINGS ARE PRESUMABLY CORRECT BUT THE CONTRACTOR SHALL CHECK ALL FIGURES AND NOTIFY THE DESIGNER IF ANY ERRORS ARE DISCOVERED THEREIN. IF ANY DISPUTES ARISE AS TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND OR SPECIFICATIONS, SAME SHALL BE REFERRED TO THE DESIGNER, WHOSE DECISION SHALL BE FINAL ON SUCH POINTS. THE FOLLOWING PRINCIPLES SHALL GOVERN THE SETTLEMENT OF DISPUTES WHICH MAY ARISE OVER DISCREPANCIES IN THE CONTRACT DOCUMENTS:

- AS BETWEEN LARGE SCALE DRAWINGS AND SMALL SCALE DRAWINGS, THE LARGER SCALE SHALL GOVERN.
- AS BETWEEN SCALE OF DRAWINGS AND WRITTEN DIMENSIONS THERE ON, THE WRITTEN DIMENSIONS SHALL GOVERN.
- AS BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE REQUIREMENTS ON THE MORE STRINGENT SHALL GOVERN.
- AS BETWEEN THE DRAWINGS AND SPECIFICATIONS AND THE CONTRACT AGREEMENT, THE REQUIREMENTS OF THE CONTRACT AGREEMENT SHALL GOVERN.

CORRELATION AND INTENT OF CONTRACT DOCUMENTS: THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND ANYTHING CALLED FOR OR SHOWN ON ANY ONE OF THE CONTRACT DOCUMENTS SHALL HAVE LIKE EFFECT AND BE AS BINDING AS IF CALLED FOR OR SHOWN ON ALL THE DOCUMENTS.



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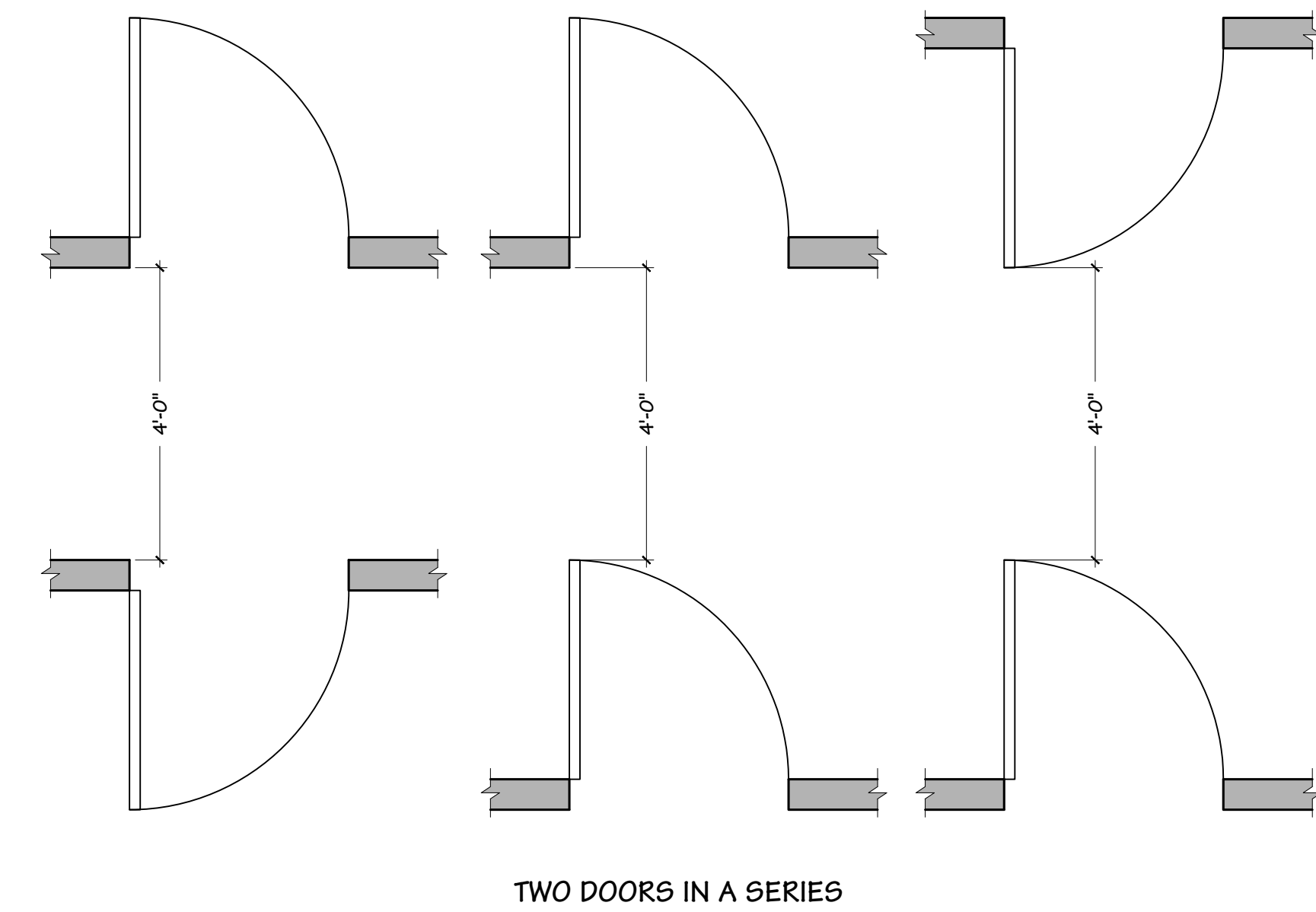
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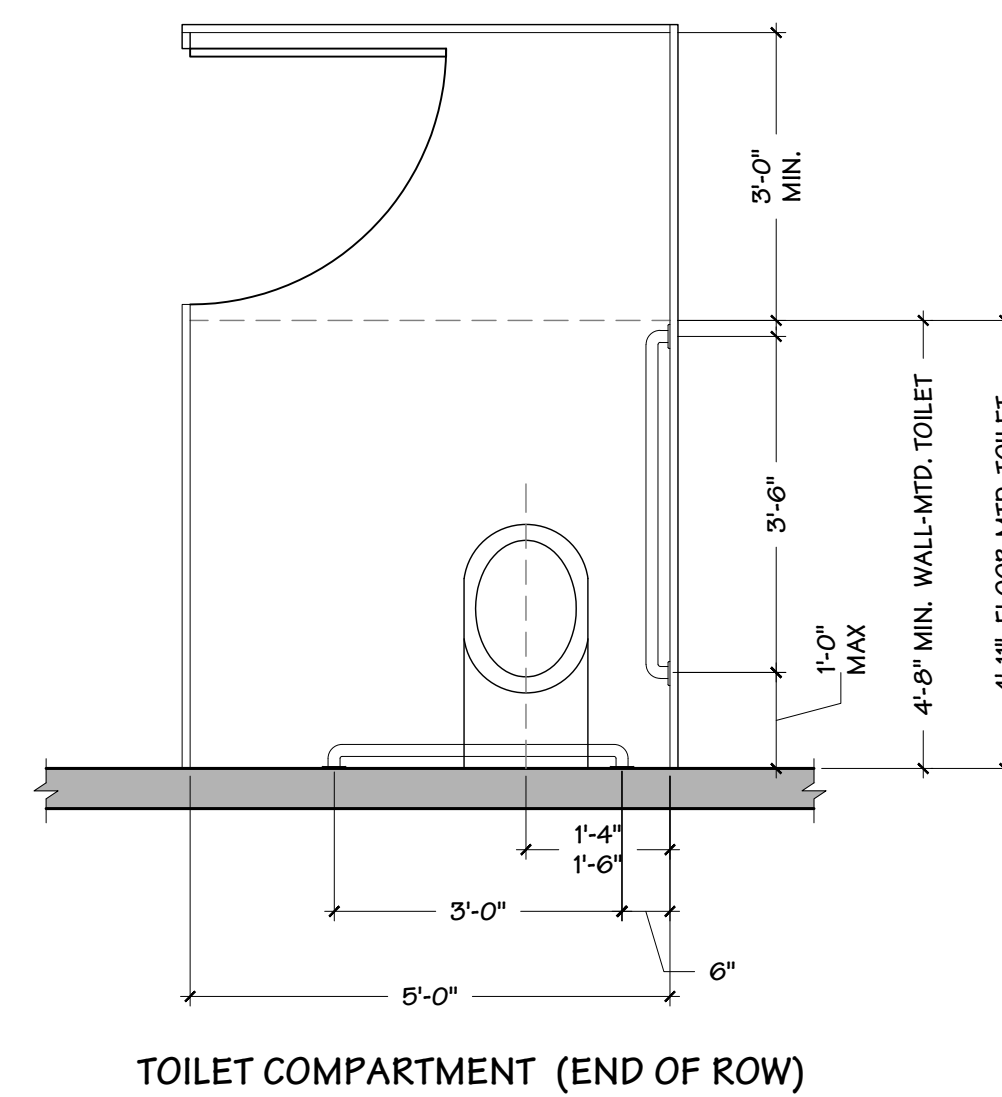
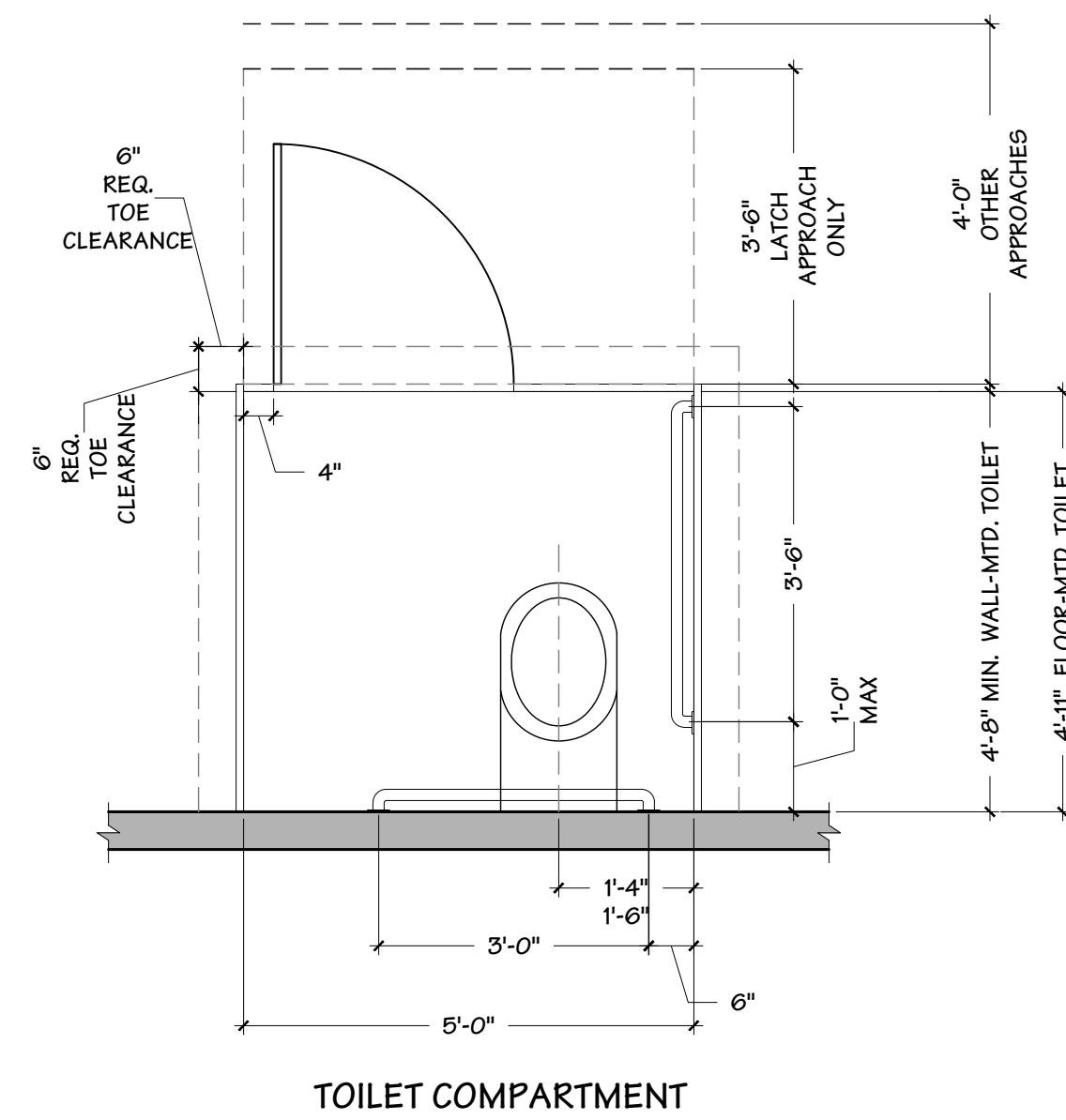
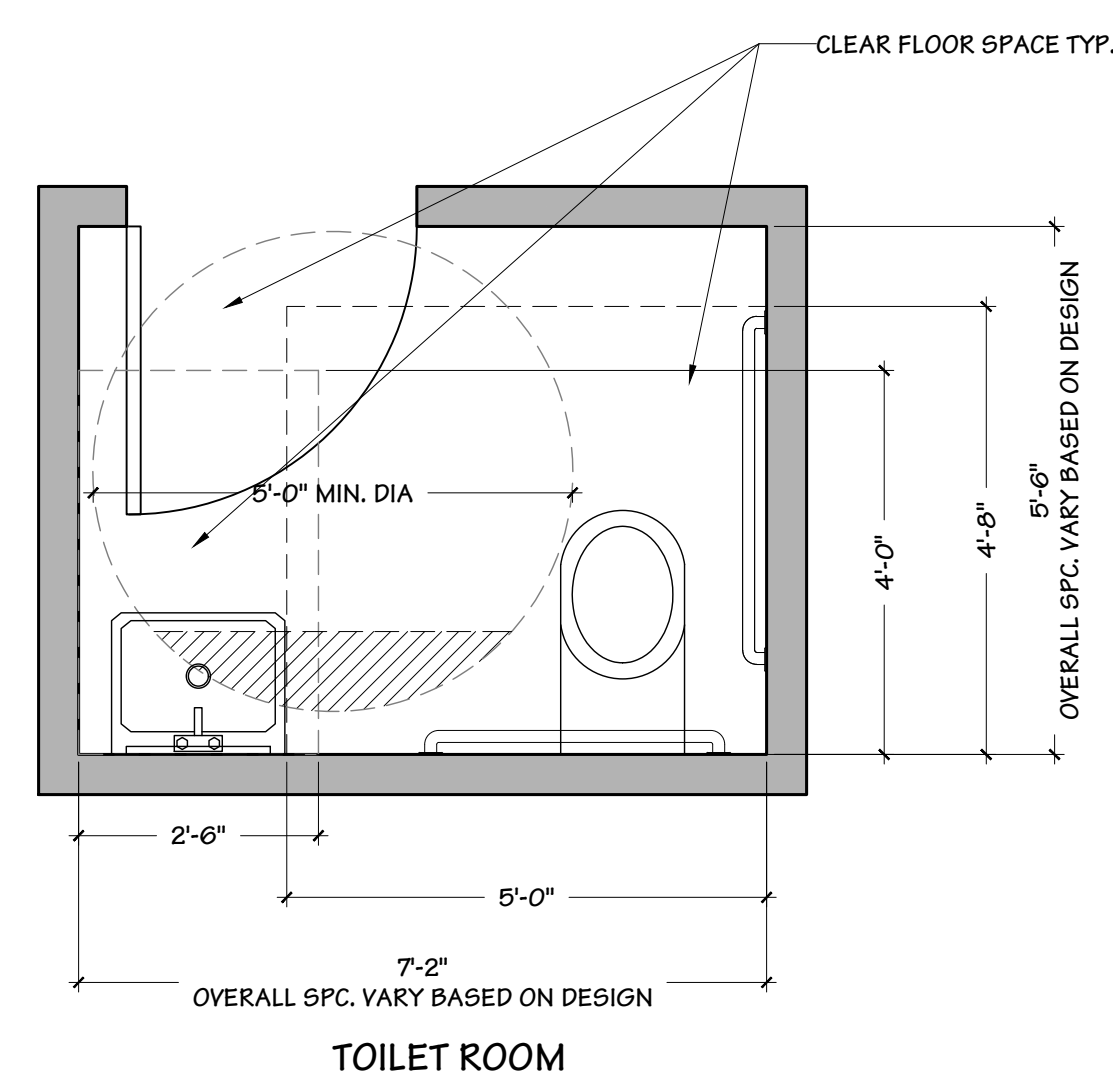
General Notes

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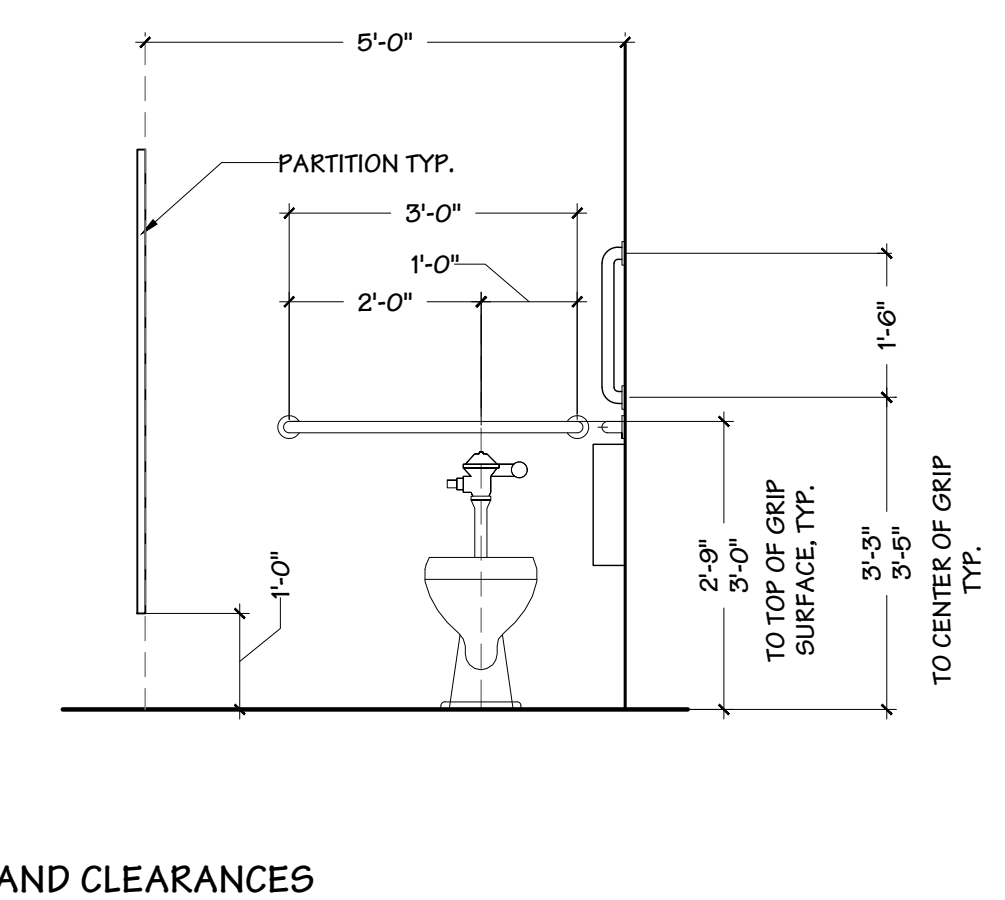
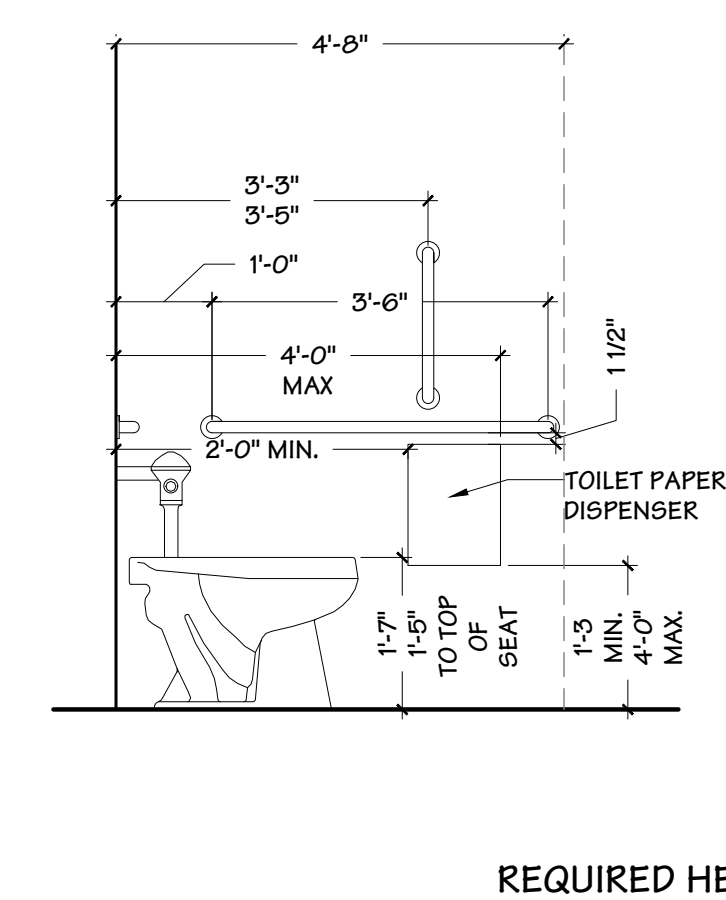
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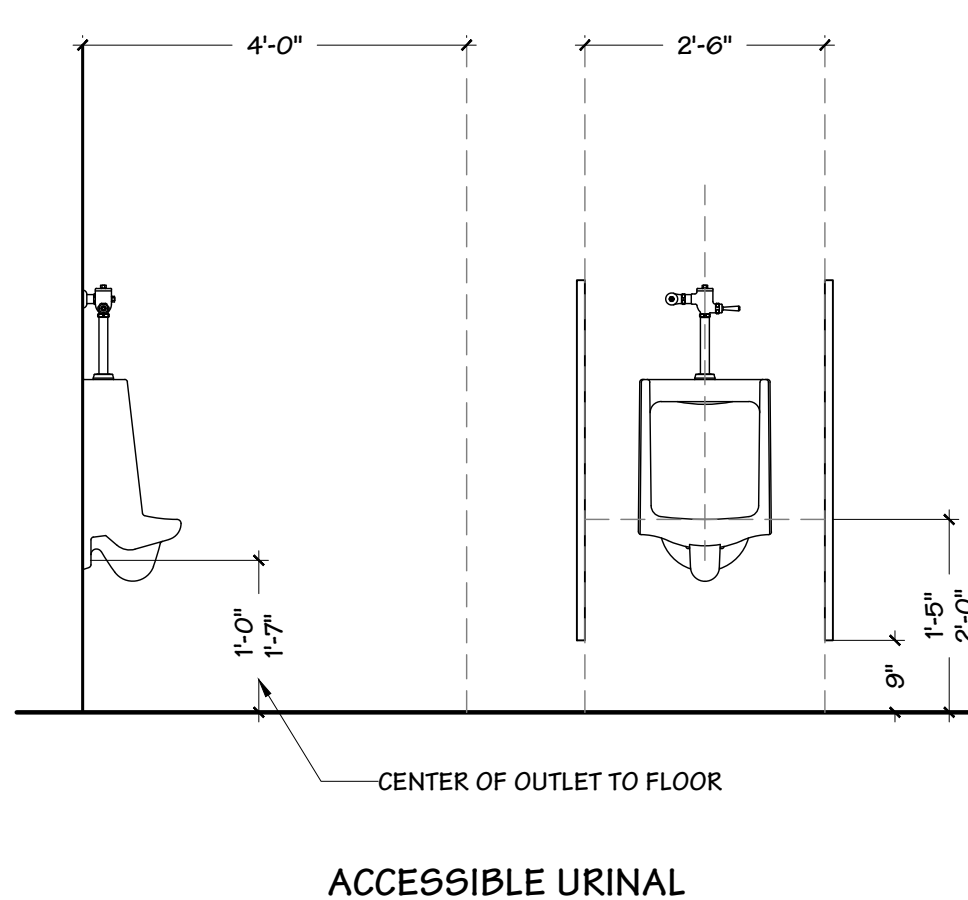
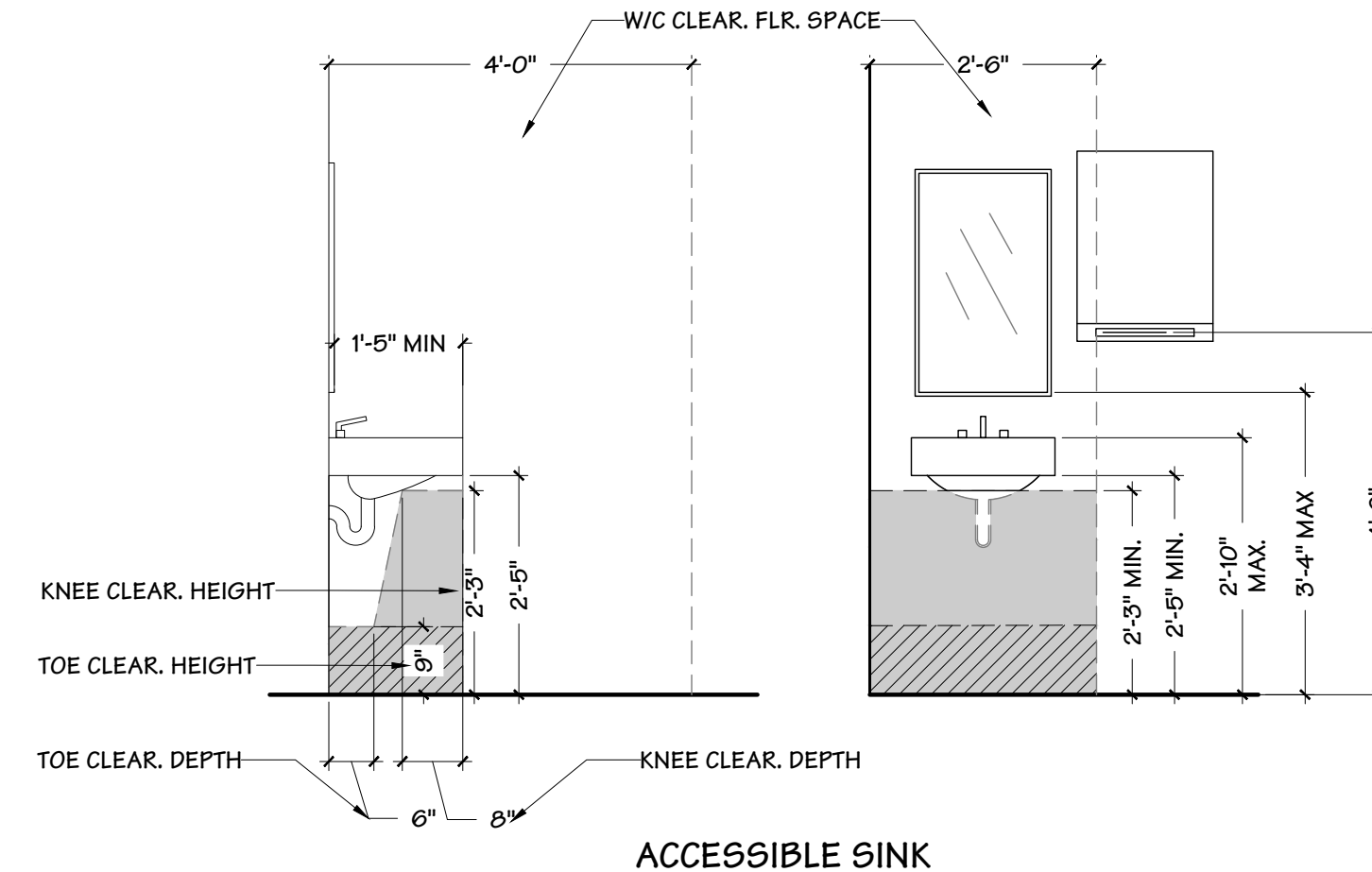
C2 ACCESSIBLE SPACE CLEARANCES



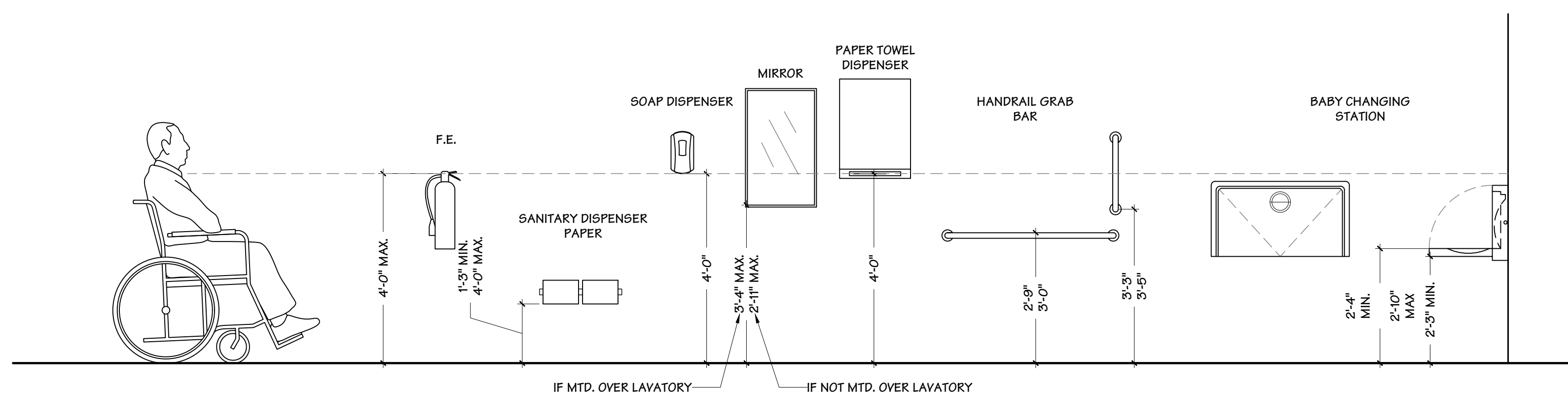
C7 ACCESSIBLE DOOR CLEARANCES
Scale: 1/2" = 1'-0"



E7 ACCESSIBLE TOILET ROOM & COMPARTMENTS
Scale: 1/2" = 1'-0"



F3 ACCESSIBLE SINK & URINAL
Scale: 1/2" = 1'-0"



F7 ACCESSORIES MOUNTING HEIGHTS



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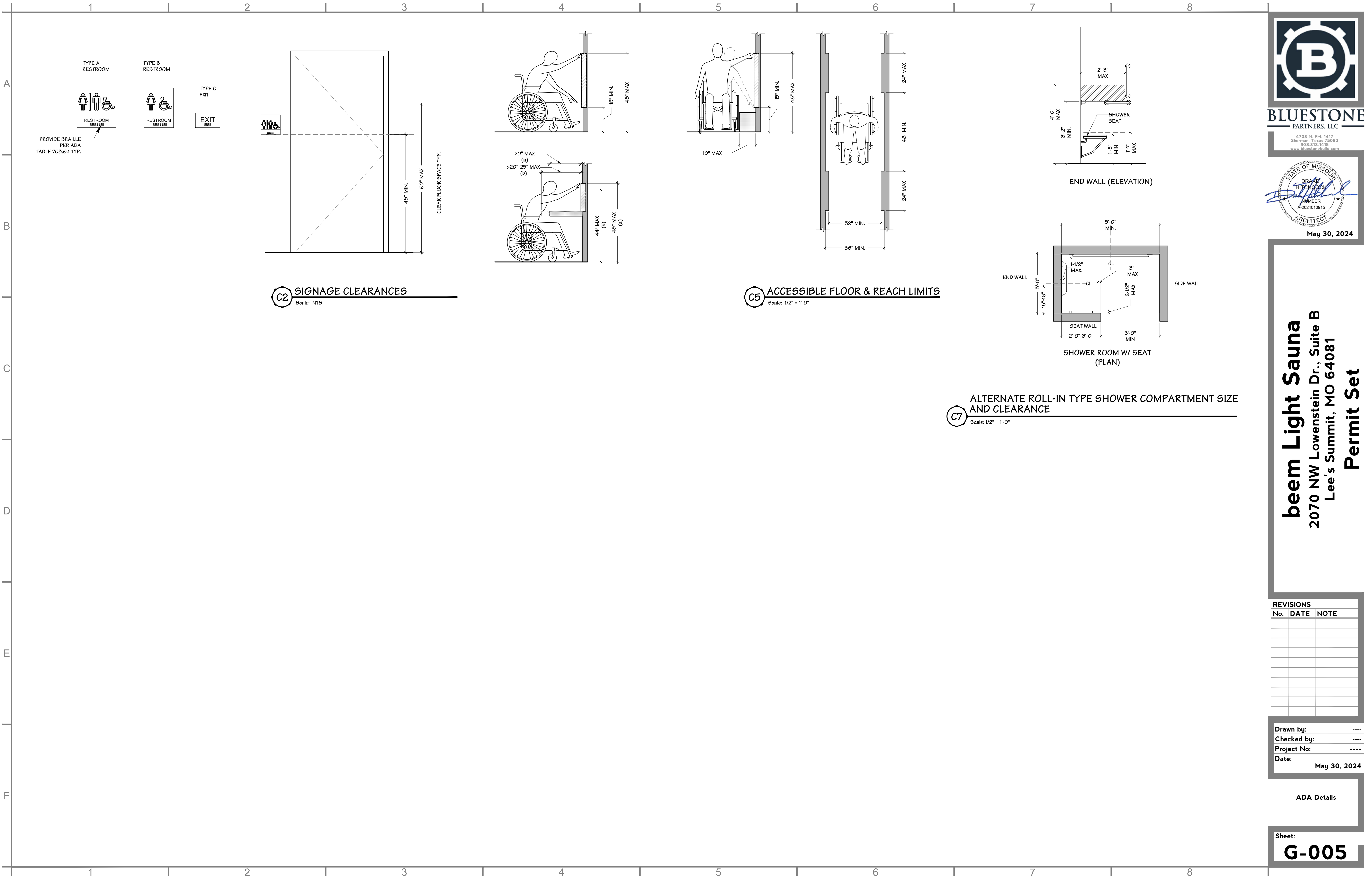
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

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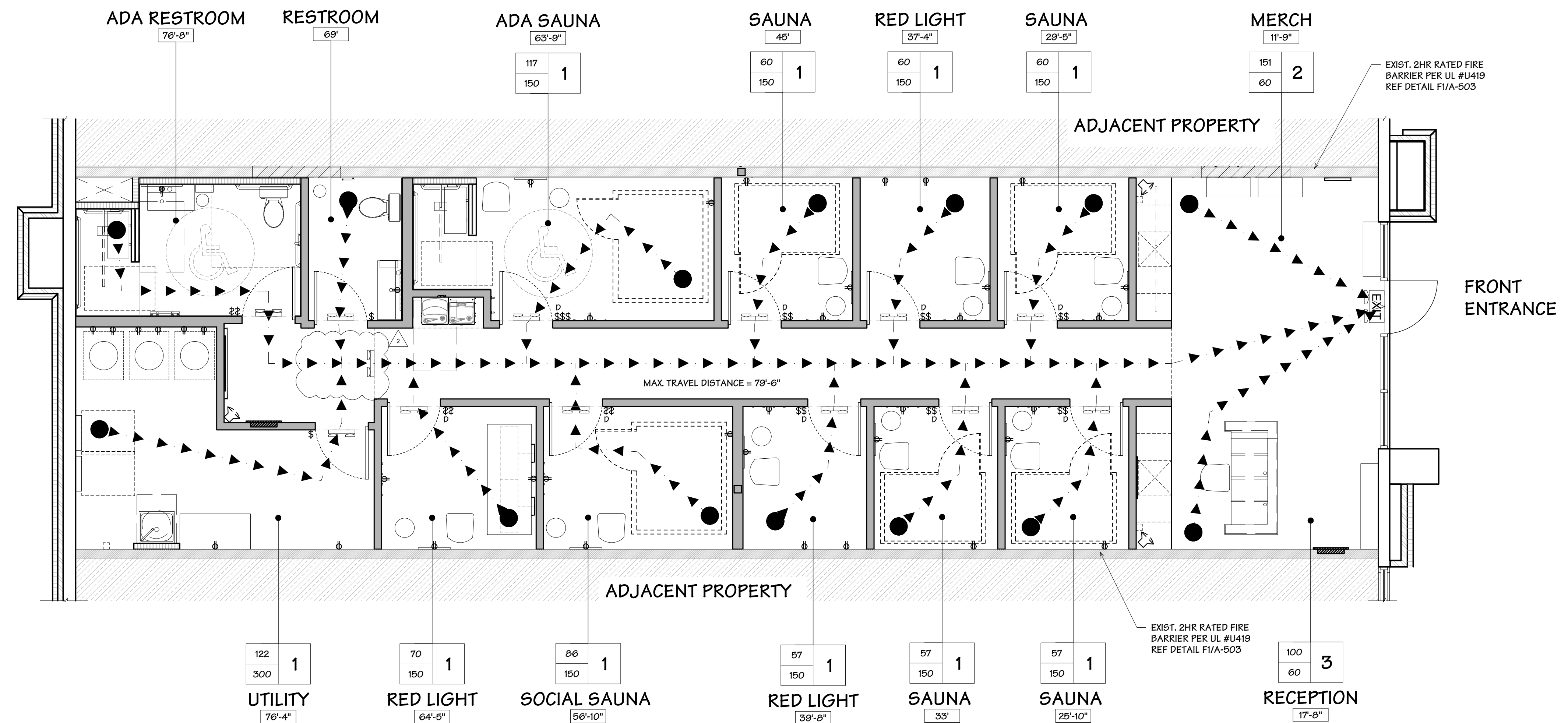
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EMERGENCY / EXIT LEGEND		
SIGN	DESCRIPTION	QUANTITY
	EXIT SIGNAGE. REFER ELECTRICAL DRAWINGS	13
	EXIT SIGNAGE WITH EMERGENCY LIGHTING. REFER ELECTRICAL DRAWINGS	1
	FIRE EXTINGUISHER: 10LB ABC DRY CHEMICAL (IN CABINET SEMI-RECESSED IN WALL)	2

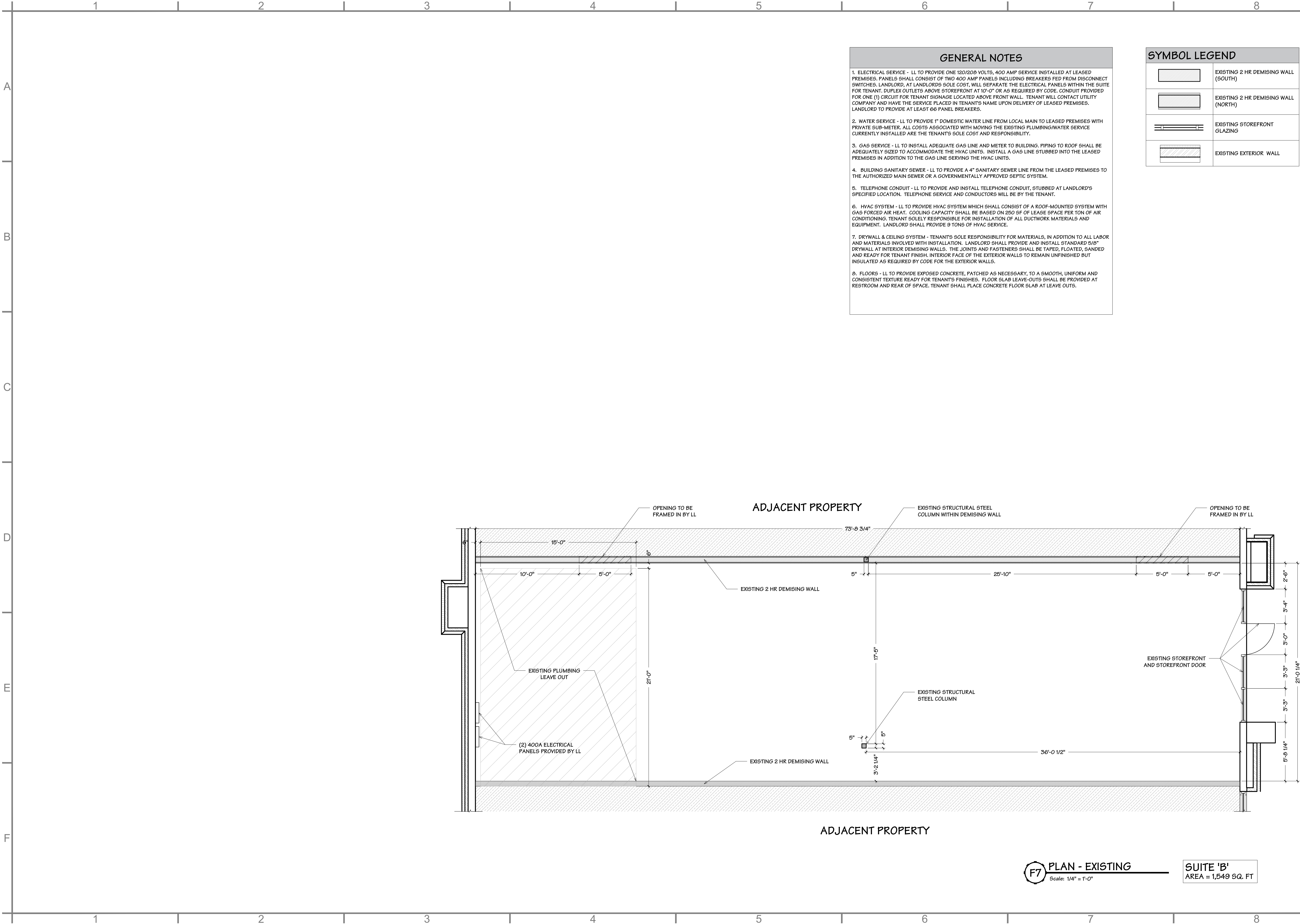
LIFE SAFETY NOTES

1. G.C. TO PROVIDE AND INSTALL ACCESSIBLE SIGNAGE IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY CODE.
2. G.C. TO COORDINATE INSTALLATION REQUIREMENTS OF FIRE EXTINGUISHERS WITH LOCAL FIRE DEPARTMENT.

ADA SAUNA 109	BUSINESS	150	117	1
RED LIGHT 110	BUSINESS	150	57	1
RED LIGHT 111	BUSINESS	150	70	1
RESTROOM 112	N/A	N/A	43	N/A
ADA RESTROOM 113	N/A	N/A	73	N/A
UTILITY 114	STORAGE	300	122	1
HALLWAY 115	N/A	N/A	234	N/A
TOTAL BUILDING OCCUPANTS				15



Sheet: **A-100**



- GENERAL NOTES**
1. ELECTRICAL SERVICE - LL TO PROVIDE ONE 120/208 VOLTS, 400 AMP SERVICE INSTALLED AT LEASED PREMISES. PANELS SHALL CONSIST OF TWO 400 AMP PANELS INCLUDING BREAKERS FED FROM DISCONNECT SWITCHES. LANDLORD, AT LANDLORDS SOLE COST, WILL SEPARATE THE ELECTRICAL PANELS WITHIN THE SUITE FOR TENANT. DUPLEX OUTLETS ABOVE STOREFRONT AT 10'-0" OR AS REQUIRED BY CODE. CONDUIT PROVIDED FOR ONE (1) CIRCUIT FOR TENANT SIGNAGE LOCATED ABOVE FRONT WALL. TENANT WILL CONTACT UTILITY COMPANY AND HAVE THE SERVICE PLACED IN TENANT'S NAME UPON DELIVERY OF LEASED PREMISES. LANDLORD TO PROVIDE AT LEAST 66 PANEL BREAKERS.
2. WATER SERVICE - LL TO PROVIDE 1" DOMESTIC WATER LINE FROM LOCAL MAIN TO LEASED PREMISES WITH PRIVATE SUB-METER. ALL COSTS ASSOCIATED WITH MOVING THE EXISTING PLUMBING/WATER SERVICE CURRENTLY INSTALLED ARE THE TENANT'S SOLE COST AND RESPONSIBILITY.
3. GAS SERVICE - LL TO INSTALL ADEQUATE GAS LINE AND METER TO BUILDING. PIPING TO ROOF SHALL BE ADEQUATELY SIZED TO ACCOMMODATE THE HVAC UNITS. INSTALL A GAS LINE STUBBED INTO THE LEASED PREMISES IN ADDITION TO THE GAS LINE SERVING THE HVAC UNITS.
4. BUILDING SANITARY SEWER - LL TO PROVIDE A 4" SANITARY SEWER LINE FROM THE LEASED PREMISES TO THE AUTHORIZED MAIN SEWER OR A GOVERNMENTALLY APPROVED SEPTIC SYSTEM.
5. TELEPHONE CONDUIT - LL TO PROVIDE AND INSTALL TELEPHONE CONDUIT, STUBBED AT LANDLORD'S SPECIFIED LOCATION. TELEPHONE SERVICE AND CONDUCTORS WILL BE BY THE TENANT.
6. HVAC SYSTEM - LL TO PROVIDE HVAC SYSTEM WHICH SHALL CONSIST OF A ROOF-MOUNTED SYSTEM WITH GAS FORCED AIR HEAT. COOLING CAPACITY SHALL BE BASED ON 250 SF OF LEASE SPACE PER TON OF AIR CONDITIONING. TENANT SOLELY RESPONSIBLE FOR INSTALLATION OF ALL DUCTWORK MATERIALS AND EQUIPMENT. LANDLORD SHALL PROVIDE 9 TONS OF HVAC SERVICE.
7. DRYWALL & CEILING SYSTEM - TENANT'S SOLE RESPONSIBILITY FOR MATERIALS, IN ADDITION TO ALL LABOR AND MATERIALS INVOLVED WITH INSTALLATION. LANDLORD SHALL PROVIDE AND INSTALL STANDARD 5/8" DRYWALL AT INTERIOR DEMISING WALLS. THE JOINTS AND FASTENERS SHALL BE TAPED, FLOATED, SANDED AND READY FOR TENANT FINISH. INTERIOR FACE OF THE EXTERIOR WALLS TO REMAIN UNFINISHED BUT INSULATED AS REQUIRED BY CODE FOR THE EXTERIOR WALLS.
8. FLOORS - LL TO PROVIDE EXPOSED CONCRETE, PATCHED AS NECESSARY, TO A SMOOTH, UNIFORM AND CONSISTENT TEXTURE READY FOR TENANT'S FINISHES. FLOOR SLAB LEAVE-OUTS SHALL BE PROVIDED AT RESTROOM AND REAR OF SPACE. TENANT SHALL PLACE CONCRETE FLOOR SLAB AT LEAVE OUTS.

SYMBOL LEGEND	
	EXISTING 2 HR DEMISING WALL (SOUTH)
	EXISTING 2 HR DEMISING WALL (NORTH)
	EXISTING STOREFRONT GLAZING
	EXISTING EXTERIOR WALL

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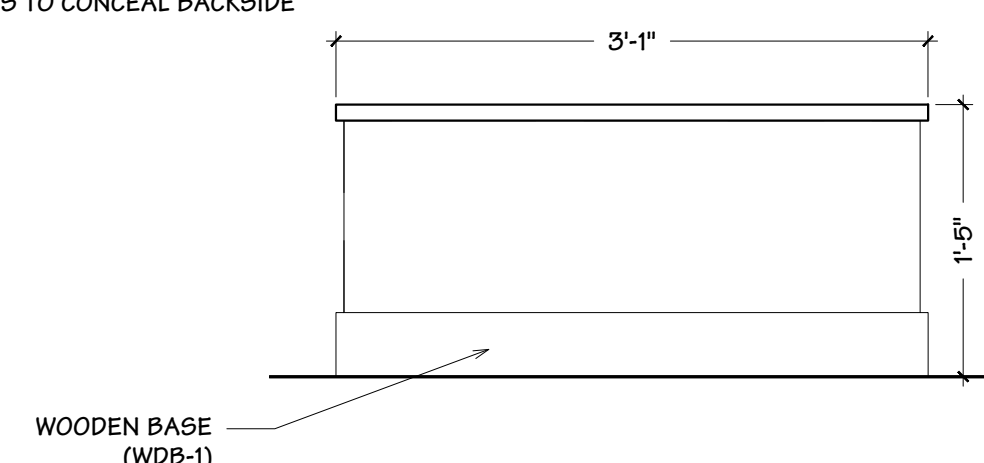
Plan - Existing

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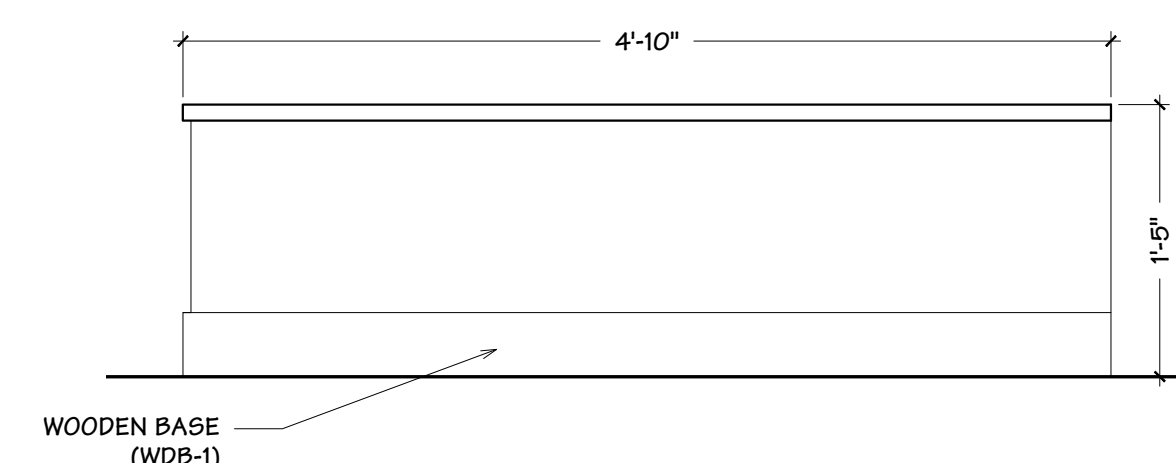
F7 PLAN - EXISTING
Scale: 1/4" = 1'-0"

SUITE 'B'
AREA = 1,549 SQ. FT

A
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C
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E
F



C5 ELEVATION - BENCH
Scale: 1/2" = 1'-0"



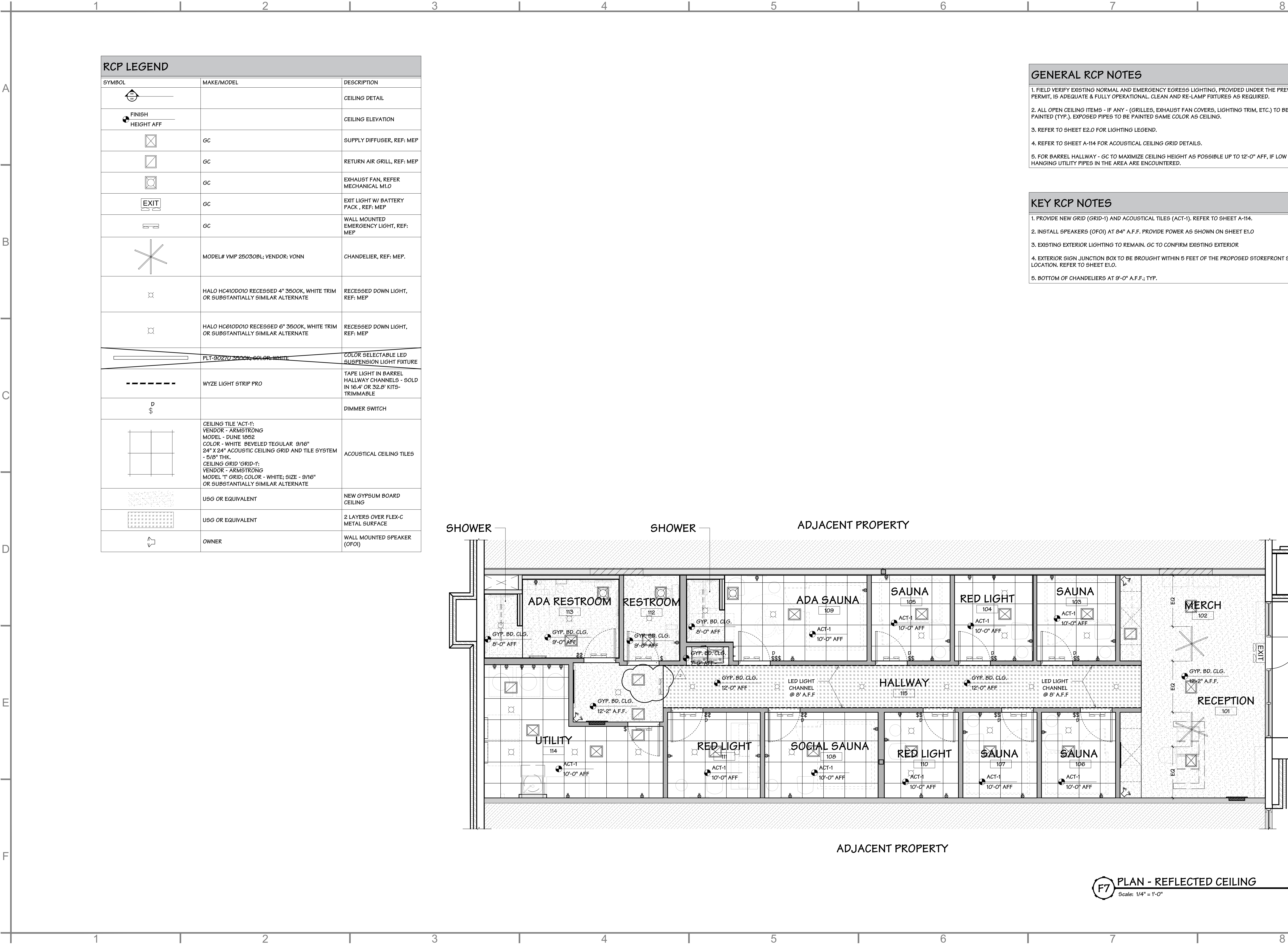
F7 PLAN - FLOOR
Scale: 1/4" = 1'-0"

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Plan - Floor

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REVISIONS		
No.	DATE	NOTE
1	05.22.2022	CITY COMM.
2	05.29.2024	CITY COMMENTS

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Checked by: ----
Project No: ----
Date: May 30, 2024

Plan - RCP

Sheet:
A-112

A
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FURNITURE/ACCESSORY SCHEDULE X					
MARK	DESCRIPTION	MANUFACTURER & MODEL #	COLOR/FINISH	SUPPLIED	INSTALLED
1	WASTE RECEPTACLE	ROOM ESSENTIALS #064-05-2769 @ TARGET	CLEAR 10.5"H x 8.5"W	OWNER	OWNER
2	TOILET PAPER DISPENSER	TASTOS #B08FWQBQ95 @ AMAZON.COM	MATTE BLACK 7.32 x 3.62 x 2.28	GC *	GC
3	SOAP DISPENSER	CONTAINER STORE #100800651	MATTE BLACK 6.5 OZ	OWNER	OWNER
4	PAPER TOWEL DISPENSER	ESSENTIALLY YOURS #B07PM8QRZ3 @ AMAZON.COM	BLACK 12.17 X 8.46 X 5.04	GC *	GC
5					
6	ROUND LED WALL MIRROR	IVY BRONX LASOYA ROUND LED WALL MIRROR, # W100134102, 28"X28" WWW.WAYFAIR.COM	28" DIA. ROUND, GLASS, WALL MOUNTED, PLUG-IN TYPE	GC	GC
7	GRAB BAR CONCEALED MOUNT - 36"	STAINLESS STEEL 1 1/4" - 2" MAX O.D.	MATTE BLACK AND ROUND TRIM (FOR ALL GRAB BAR)	GC	GC
8	GRAB BAR CONCEALED MOUNT - 42"	STAINLESS STEEL 1 1/4" - 2" MAX O.D.	MATTE BLACK AND ROUND TRIM (FOR ALL GRAB BAR)	GC	GC
9	GRAB BAR CONCEALED MOUNT - 18"	STAINLESS STEEL 1 1/4" - 2" MAX O.D.	MATTE BLACK AND ROUND TRIM (FOR ALL GRAB BAR)	GC	GC
9A	GRAB BAR CONCEALED MOUNT - 60"	STAINLESS STEEL 1 1/4" - 2" MAX O.D.	MATTE BLACK AND ROUND TRIM (FOR ALL GRAB BAR)	GC	GC
10	ROBE HOOKS & TOWEL BAR KIT	LAIRUIER #B07WN3F93N @ AMAZON.COM	MATTE BLACK	GC	GC
11	ACCESSIBLE WALL-MOUNTED FOLDING SEAT	TEAKWORKS4U PTBF-320160W	NATURAL	GC	GC
12	SOAP & SHAMPOO DISPENSER	ZERODIS B08HV21PQ2 @ AMAZON.COM	BLACK	GC	GC
13	TALL BACKLIT MIRROR	HANS & ALICE #B07FQLH757	21.7"W X 65" W MOUNT @ 12" A.F.F.	GC	GC
13A	WLH LED MIRROR	IVY BRONX LASOYA ROUND LED WALL MIRROR (28"X28"), SKU: W100134102 @ WAYFAIR.COM	RECESSED OUTLET @ 60" AFF, INSTALL HEIGHT AT 48" A.F.F.	GC	GC
14	REGULAR SAUNA	SYMMETRY SAUNA	REFER 'SYMMETRY SAUNA' MARK 1 SPEC SHEET	OWNER	OWNER
15	SOCIAL SAUNA	SYMMETRY SAUNA	REFER 'SYMMETRY SAUNA' ADA SPEC SHEET	OWNER	OWNER
16	SAUNA CHAIR	SVELTI #11627	DUSTY PINK	OWNER	OWNER
17	SAUNA SIDE TABLE	WEST ELM #3955376 FLUTED SIDE TABLE	WHITE	OWNER	OWNER
18	LIGHT THERAPY MACHINE, STAND & BED	--	--	OWNER	GC
19	TIMER	VOCOO #B08M95B91P	3.07 X 1.06	OWNER	GC
20	COAT HOOKS	WEST ELM PONTO WALL HOOKS	MULTI	OWNER	GC
21	RECEPTION DESK CHAIR	ARTICLE #12162	WHITE	OWNER	OWNER
22	LUUMI SCREEN	18"W X 30"H X 1.8"D VERIFY POWER HEIGHT	--	OWNER	GC
23	TOWEL & BEVERAGE REFRIGERATOR	23.63"W x 33.5"H 23.5"D	SILVER	OWNER	GC
24	SPEAKER & MOUNTS	--	SPEAKER OUTLETS TO BE NO MORE THAN 2" OFF THE WALL CORNER	OWNER	OWNER
25	MERCHANDISE RACK	CRATE & BARREL #386941 STAIRWAY BOOKCASE	WHITE	GC	GC
26	APPAREL RACK	40" W X 1.25" DIA. KROFT.CO HANGING CLOTHES RACK MEDIUM	WHITE	GC	GC
27	BEEEM ACRYLIC SIGN	55" W X 25" H X 1/2" DIA. INSTALL AT 65" A.F.F.	WHITE	OWNER	OWNER
28	LAUNDRY TABLE	--	--	OWNER	OWNER
29	HALLWAY MIRROR	48"W X 78"H INSTALL ABOVE WOOD BASE	1" RADIUS CORNERS	GC	GC
30	ACCESSIBLE SIGNAGE	REFER TO DETAIL A4/A-501	--	GC	GC
31	beem ILLUMINATED SIGN	35"W x 10.75"H REQUIRES J-BOX ABOVE CEILING OF ADJACENT ROOM	--	OWNER	OWNER
32	STACKING DRYER	SPEED QUEEN #LSEE5AGS173TW01	--	OWNER	GC
32A	STACKING WASHER/DRYER	SPEED QUEEN #LTEE5ASP175TW01	--	OWNER	GC
33	TEMPERED GLASS PARTITION	TBD	FRAME: MATTE BLACK	GC	GC
34	UTILITY SINK	GLACIER BAY ALL-IN-ONE INTERNET # 206067007 MODEL # GLO33Y	STAINLESS STEEL SINK WITH WHITE CABINET	GC	GC
35	RECEPTION BENCH	BUILT-IN BENCH	CORIAN SOLID SURFACE TOP IN GLACIER WHITE, DRY WALL BASE	GC	GC

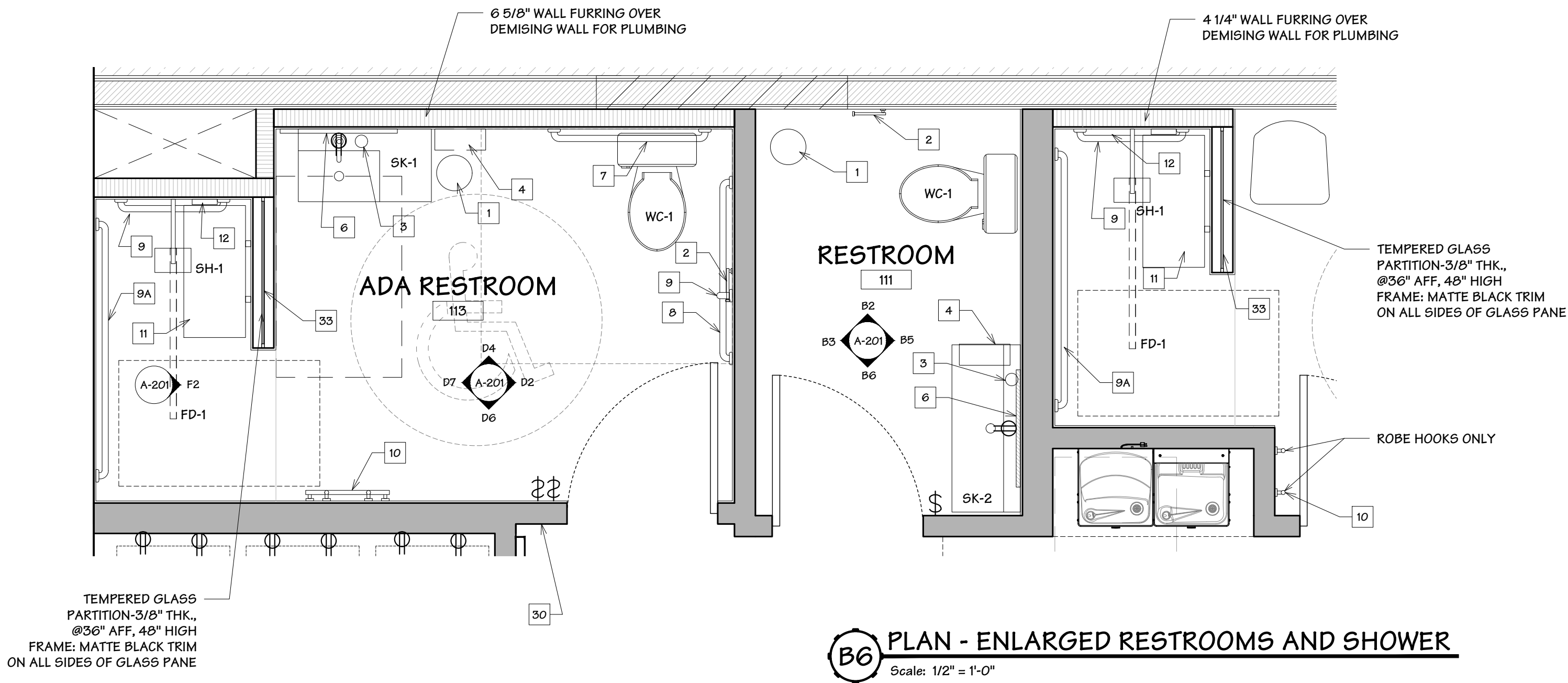
*CONFIRM WITH STUDIO BULDOUT MANAGER BEFORE PURCHASING. ACCESSORIES MAY BE PROVIDED AND INSTALLED BY OTHERS.

RESTROOM NOTES:
NOTE 1: INSTALL 3 1/2" SOUND INSULATION BATTS IN NEW WALLS AROUND TOILET ROOM(S) - TYPICAL.

NOTE 2: PROVIDE/INSTALL BLOCKING FOR GRAB BAR SUPPORT - TYPICAL. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 LBS. IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE OR SUPPORTING STRUCTURE.

NOTE 3: TOILET ACCESSORIES FURNISHED AND INSTALLED BY GC UNLESS OTHERWISE NOTED.

NOTE 4: PROVIDE/INSTALL BLOCKING FOR SECURE SEAT ATTACHMENT. BLOCKING AND SEAT TO BE INSTALLED TO SUPPORT A STATIC LOAD OF UP TO 360 POUNDS.



SYMBOL LEGEND	
	NEW PARTITION WALL
	NEW 2 1/4", 4-1/4" OR 6 5/8" WALL FURRING W/ R-13 BATT INSULATION
	EXISTING 1 HR DEMISING WALL
	EXISTING STOREFRONT GLAZING
	INDICATES WALL CONSTRUCTION TYPE
	DOOR DESIGNATION
	EXISTING EXTERIOR WALL



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Date: May 30, 2024

Plan - Furniture

Sheet:

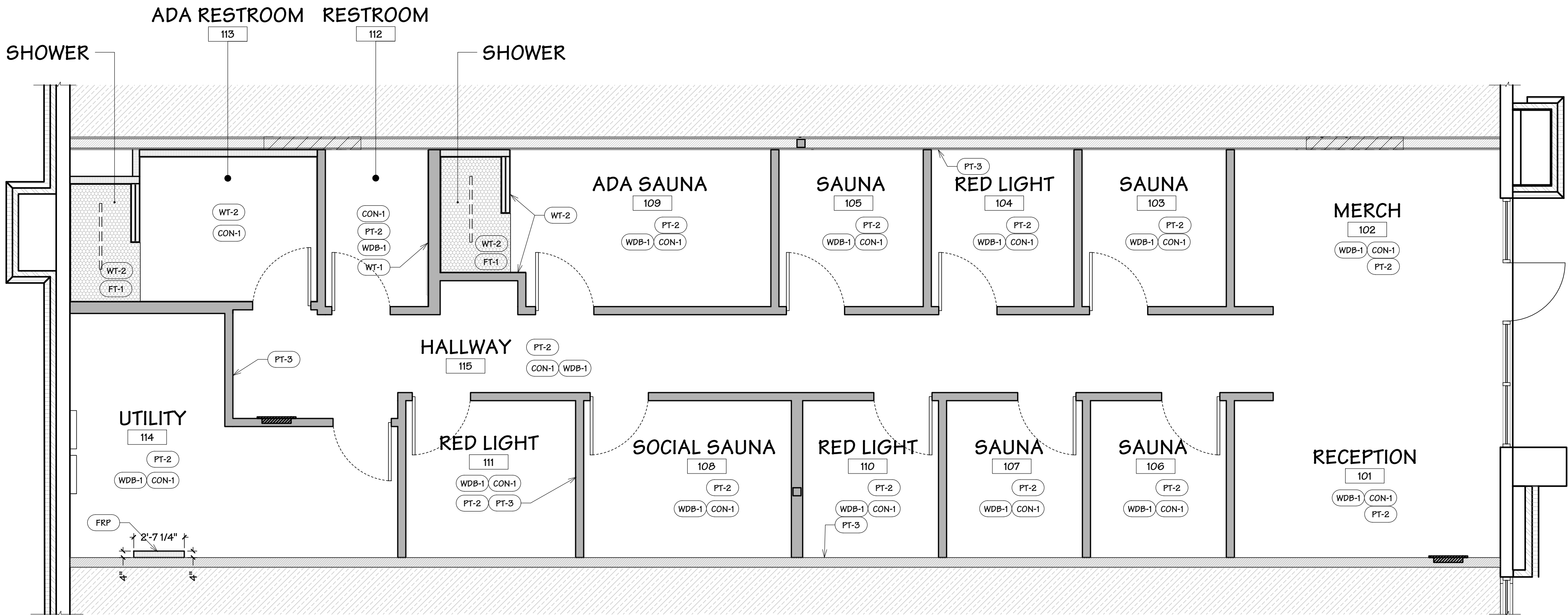
A-113

F7 PLAN - FURNITURE
Scale: 1/4" = 1'-0"

A
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FINISH SCHEDULE					
GENERAL NOTES: A. FLOORS IN RESTROOMS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE, CONCRETE, OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES. B. PROVIDED WATER-RESISTANT GYPSUM BOARD, GREEN BOARD, OR OTHER APPROVED MATERIAL ON THE WALLS IN RESTROOMS. C. WALL IN RESTROOMS WITHIN 2 FEET OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET. D. DO NOT INSTALL VINYL BASE ON TILE VENEER.			REMARKS: 1. USE MOLD RESISTANT GWB-3 ON WALLS AND GCB-2 ON CEILING IN WET AREAS. 2. REFER TO FINISH PLAN ON SHEET A-114 FOR FINISH LOCATIONS.		
	MANUFACTURER & MODEL #	PRODUCT DETAIL	COLOR/FINISH	SUPPLIED	INSTALLED
FLOOR FINISHES					
CON-1 SEALED CONCRETE	POLISH TO 1500-GRIT. INCLUDE A DENSIFIER TREATMENT PER MANUFACTURER GUIDELINES. FINISH WITH A SEALER.	SEALER: AMERIPOLISH SP E	SEALER FINISH: CLEAR	GC	GC
FT-1 MOSAIC FLOOR TILE	MARAVILLA MARBLE MOSAIC TILE (SHOWER)	COASTAL IVORY BLEND 1" HONED MARBLE MOSAIC; 1/16" JOINT MORTAR: MAPEI KERAFLEX PLUS WHITE MORTAR	MAPEI 93 WARM GRAY	GC	GC
WDB-1 WOOD BASE	1X4 PAINT GRADE WOOD	SEAL GAPS BETWEEN BASE AND CONCRETE FLOOR; COLOR TO MATCH PAINT COLOR	MATCH WALL COLOR SEMIGLOSS	GC	GC
WALL FINISHES					
WT-1 WALL TILE	MONTAGE 12X12 BALLET GLASS PENNY MOSAIC (RESTROOM)	INSTALL OVER CB-1; MORTAR: MAPEI ADESILEX-PIO PREMIUM WITH MAPEI KEROPLY LATEX ADDITIVE	1/16" GROUT: MAPEI FLEXCOLOR SD PRE-MIXED 201 CRYSTAL MOON	GC	GC
WT-2 WALL TILE	DALTILE 16X32 SCULPTURE GREY P035 (RESTROOM & SHOWER) ORDER FROM: NATIONAL.ACCOUNTS@DALTILE.COM 877-556-5728 FOR BEEM INVENTORY AND PREFERRED PRICING	INSTALL OVER CB-1; RUNNING BOND; USE SRT-1 & SST-1	3/16" GROUT: MAPEI 93 WARM GREY MATTE FINISH	GC	GC
SRT-1 WALL TRIM	SCHLUTER RONDEC TILE EDGE TRIM - ROUNDED	ROUNDED REVEAL SURFACE AT OUTSIDE TILE CORNERS	SATIN ANODIZED ALUMINUM	GC	GC
SST-1 WALL TRIM	SCHLUTER SCHIENE TILE EDGE TRIM - ROUNDED	FINISH EDGE WHERE TILE EDGE EXPOSED	SATIN ANODIZED ALUMINUM	GC	GC
PT-1 WALL PAINT	SHERWIN WILLIAMS (DESK TRIM)	PROMAR 200 ZERO VOC ACRYLIC LATEX	SW-7005 PURE WHITE SATIN FINISH	GC	GC
PT-2 WALL PAINT	SHERWIN WILLIAMS (FIELD)	PROMAR 200 ZERO VOC ACRYLIC LATEX	COLOR-MATCH TO BENJAMIN MOORE OC-22 CALM	GC	GC
PT-3 WALL PAINT	SHERWIN WILLIAMS (ACCENT)	PROMAR 200 ZERO VOC ACRYLIC LATEX	COLOR-MATCH TO BENJAMIN MOORE CSP-20 WALL STREET	GC	GC
GWB-1 GYF BOARD	5/8" TYPE "X" USG OR EQUAL GYPSUM WALL BOARD	ASTM C36	PAINT	GC	GC
GWB-2 GYF BOARD	5/8" TYPE "X" USG OR EQUAL GYPSUM WALL BOARD	FIRE-RESISTANT	PAINT	GC	GC
GWB-3 GYF BOARD	5/8" TYPE "X" USG OR EQUAL GYPSUM WALL BOARD	MOLD-RESISTANT ASTM C1396	PAINT	GC	GC
CB-1 GYF BOARD	USG OR EQUAL 1/2" CEMENT BOARD	CEMENT BOARD WITH WOVEN GLASS FIBER MESH	-	GC	GC
FRP	FIBERGLASS REINFORCED PANEL	MARLITE STANDARD FRP - PEBBLED SURFACE	P100 WHITE OR EQUAL	GC	GC
CEILING					
GRID-1 CEILING GRID	ARMSTRONG T-GRID	9/16"	WHITE	GC	GC
ACT-1 CEILING TILE	ARMSTRONG DUNE MODEL #: 1852	24" X 24" LAY-IN CEILING, BEVELED REGULAR 9/16", 5/8" THICK	WHITE	GC	GC
GCB-1 GYF BOARD	1/2" TYPE "X" USG OR EQUAL GYPSUM BOARD	ASTM C36	PAINT	GC	GC
GCB-2 GYF BOARD	1/2" TYPE "X" USG OR EQUAL GYPSUM BOARD (WET AREAS)	MOLD-RESISTANT ASTM C1396	PAINT	GC	GC
GCB-3 GYF BOARD	USG OR EQUAL 1/4" FLEXIBLE GYPSUM PANELS	2 LAYERS INSTALLED OVER FLEX-C METAL SURFACE	PAINT	GC	GC
CASEWORK					
PLAM-1 PLASTIC LAM.	FORMICA	STANDARD HIGH-PRESSURE LAMINATE	FORMICA 9244-S6 CLASSIC WHITE	GC	GC
SS-1 SOLID SURFACE	CORIAN	1/2" THK. 100% ACRYLIC	GLACIER WHITE	GC	GC

FINISH PLAN NOTES	
1. VERIFY FINAL FINISH SELECTIONS WITH OWNER PRIOR TO COMMENCING FINISH SCOPE OF WORK.	
2. REFER TO RCP NOTES FOR LOCATION OF CEILING FINISHES	
3. ORDER WT-2 (DALTILE 16X32 - SCULPTURE GREY) FROM NATIONAL.ACCOUNTS@DALTILE.COM; 877-556-5728 FOR BEEM INVENTORY AND PREFERRED PRICING.	



F7 PLAN - FINISH
Scale: 1/4" = 1'-0"

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STATE OF MISSOURI
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CHECKED BY: *[Signature]*
PROJECT NO.: A-2024010915
ARCHITECT
May 30, 2024

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Plan - Finish

Sheet:
A-114

F

4REMARKS

Diagram illustrating three door options (A, B, and C) with dimensions:

- Option A:** Solid Core Wood Door, 3'-0" wide, 6'-0" high.
- Option B:** Solid Core Wood Door, 3'-0" wide, 7'-0" high.
- Option C:** Solid Core Wood Door, 3'-0" wide, 7'-0" high.

Each door is labeled "1x4 WOOD TRIM" and "SOLID CORE WOOD DOOR".

5

3.1 PROVIDE CASEWORK WITH ALL NECESSARY HARDWARE AND HINGES.

May 30, 2024

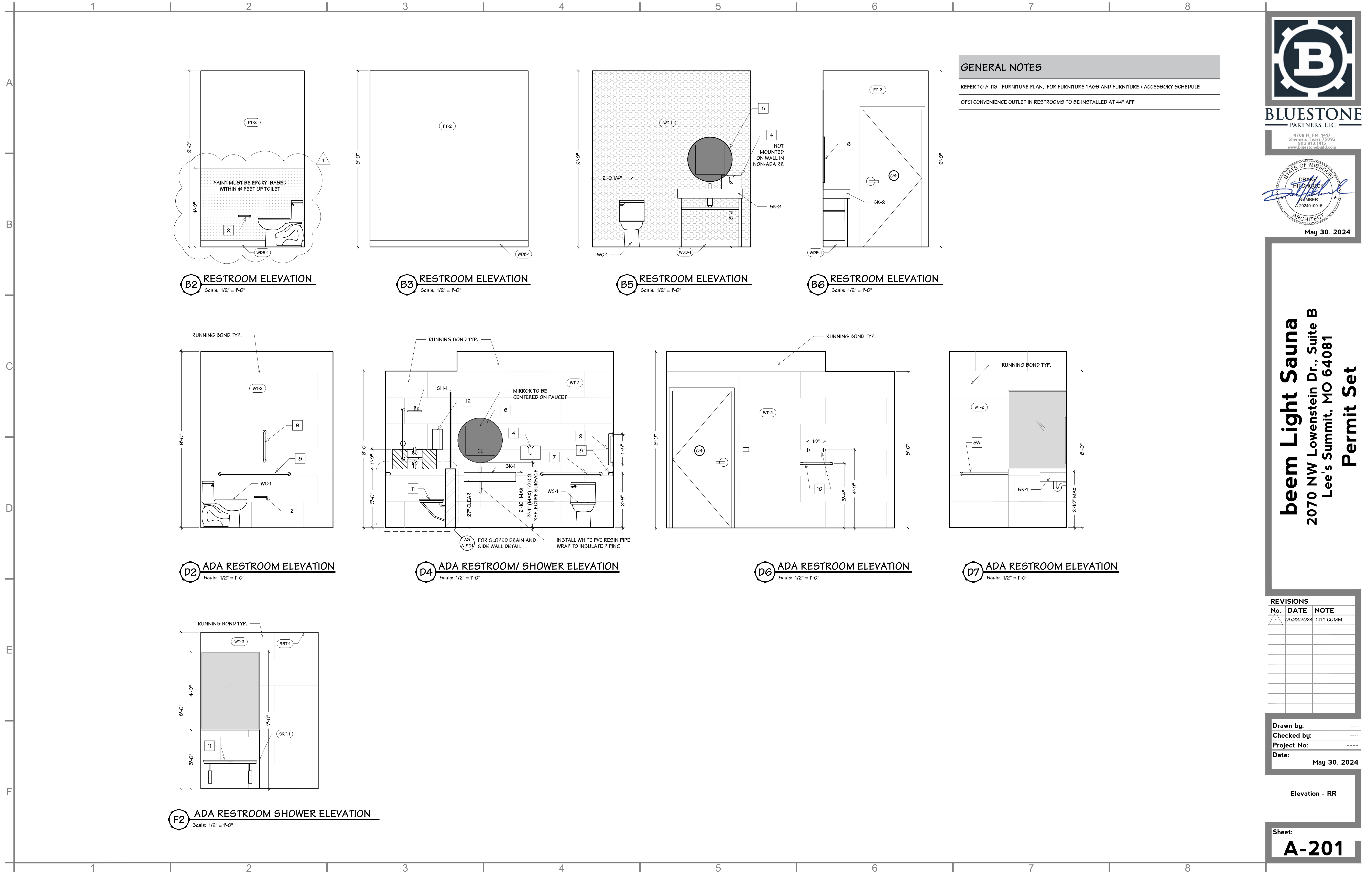
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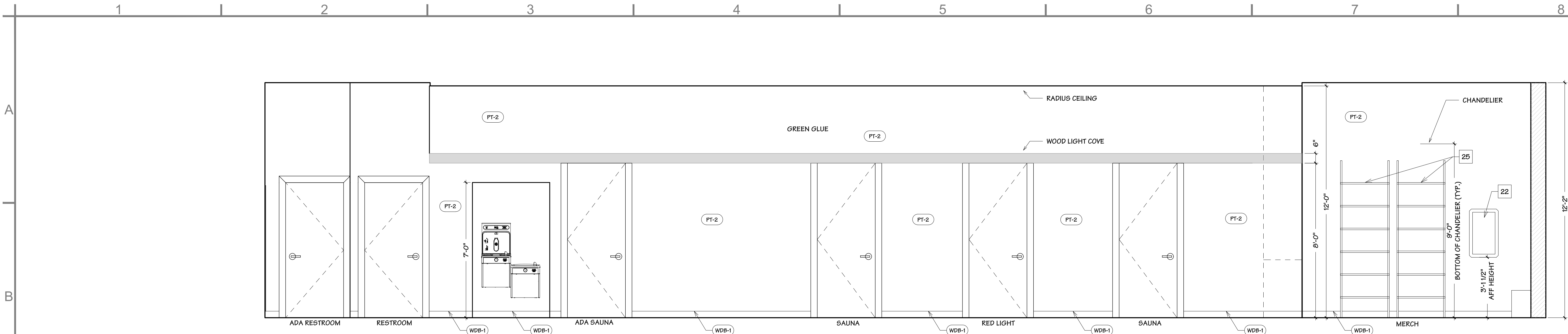
May 30, 2024

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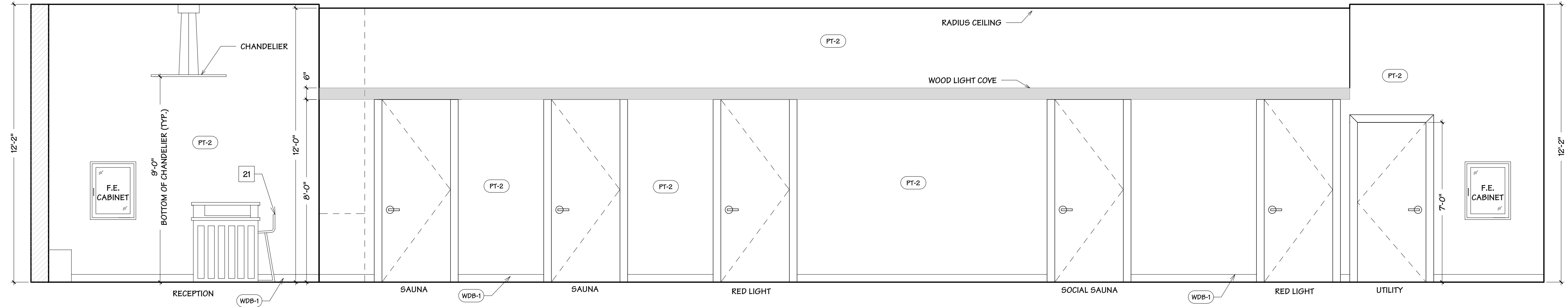
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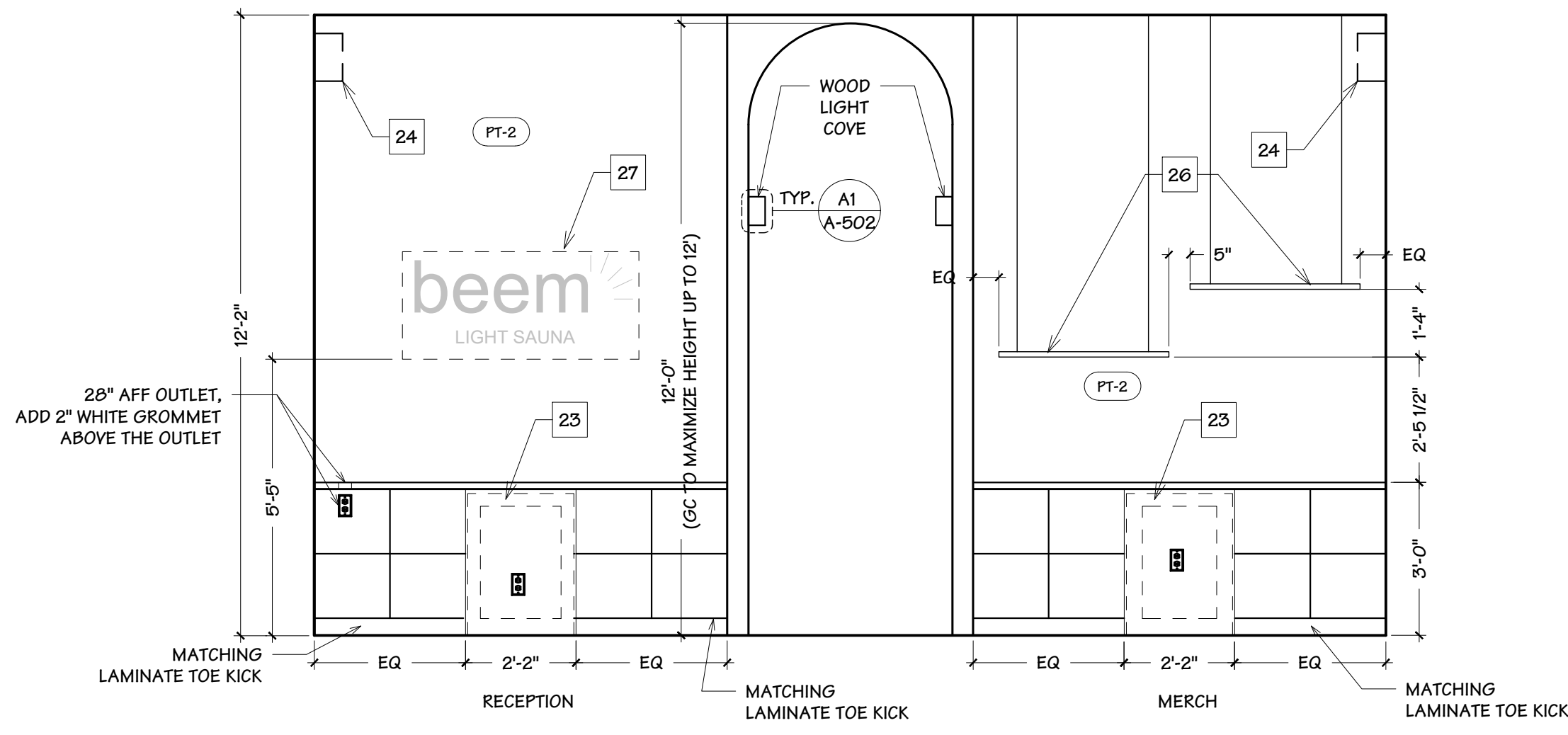




B7 BARREL HALLWAY - ELEVATION
Scale: 3/8" = 1'-0"



D7 BARREL HALLWAY - ELEVATION
Scale: 3/8" = 1'-0"



F6 RECEPTION - ELEVATION
Scale: 3/8" = 1'-0"

GENERAL NOTES

REFER TO A-113 - FURNITURE PLAN, FOR FURNITURE TAGS AND FURNITURE / ACCESSORY SCHEDULE

GC TO MAXIMIZE BARREL HALLWAY HEIGHT ON SITE UP TO 12', CONSIDERING EXISTING UTILITY PIPES AND ITS HEIGHTS.



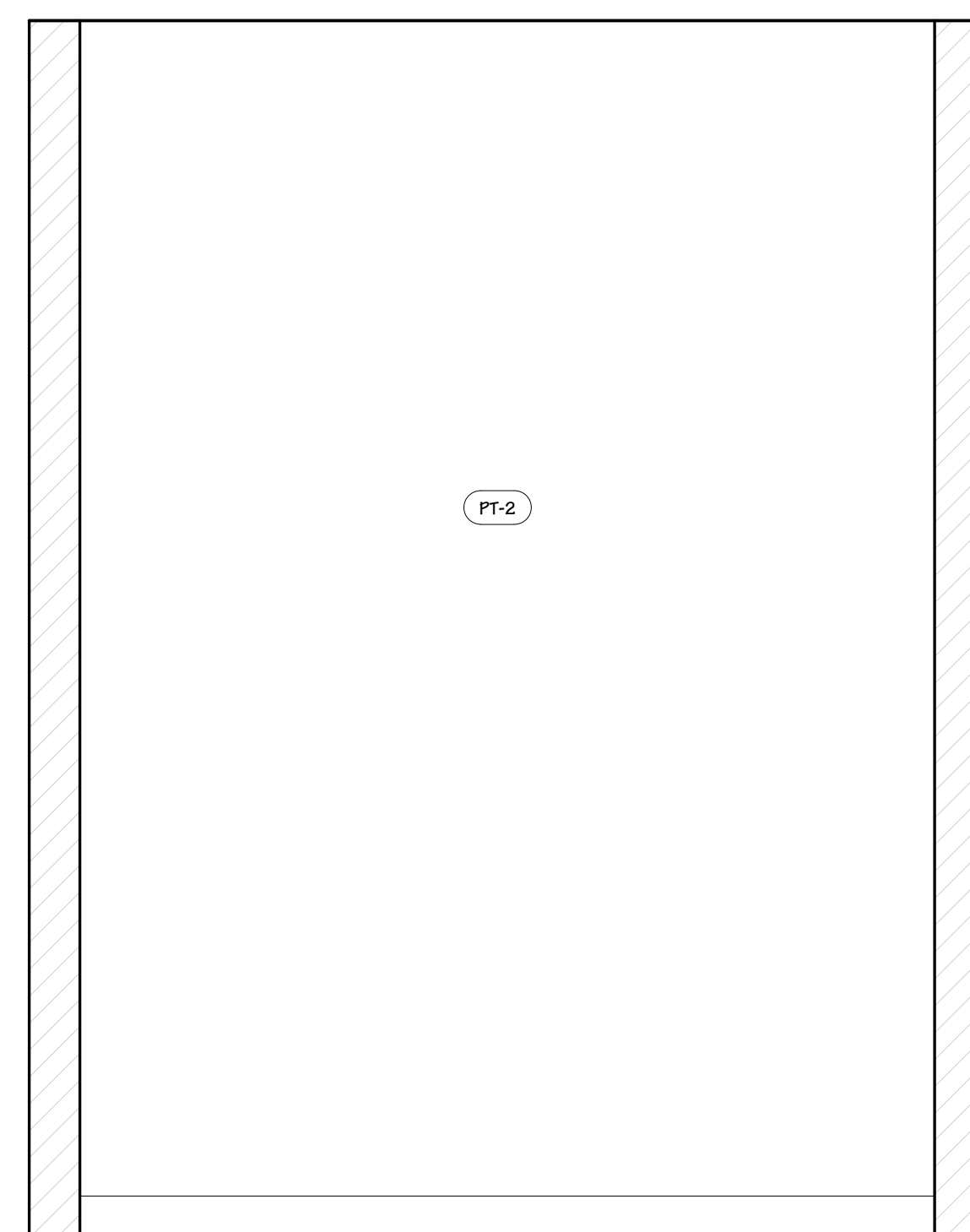
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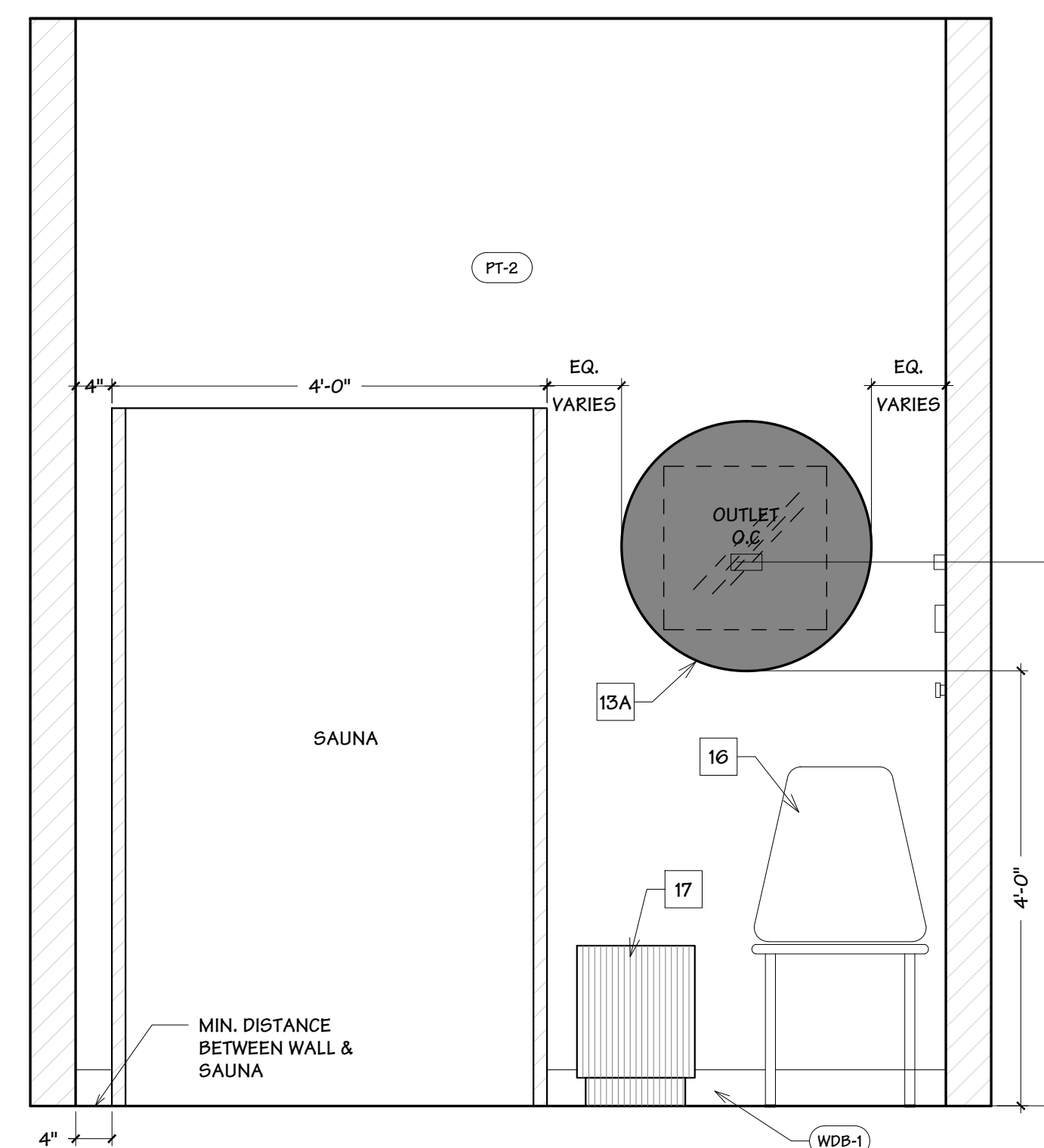
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Elevation

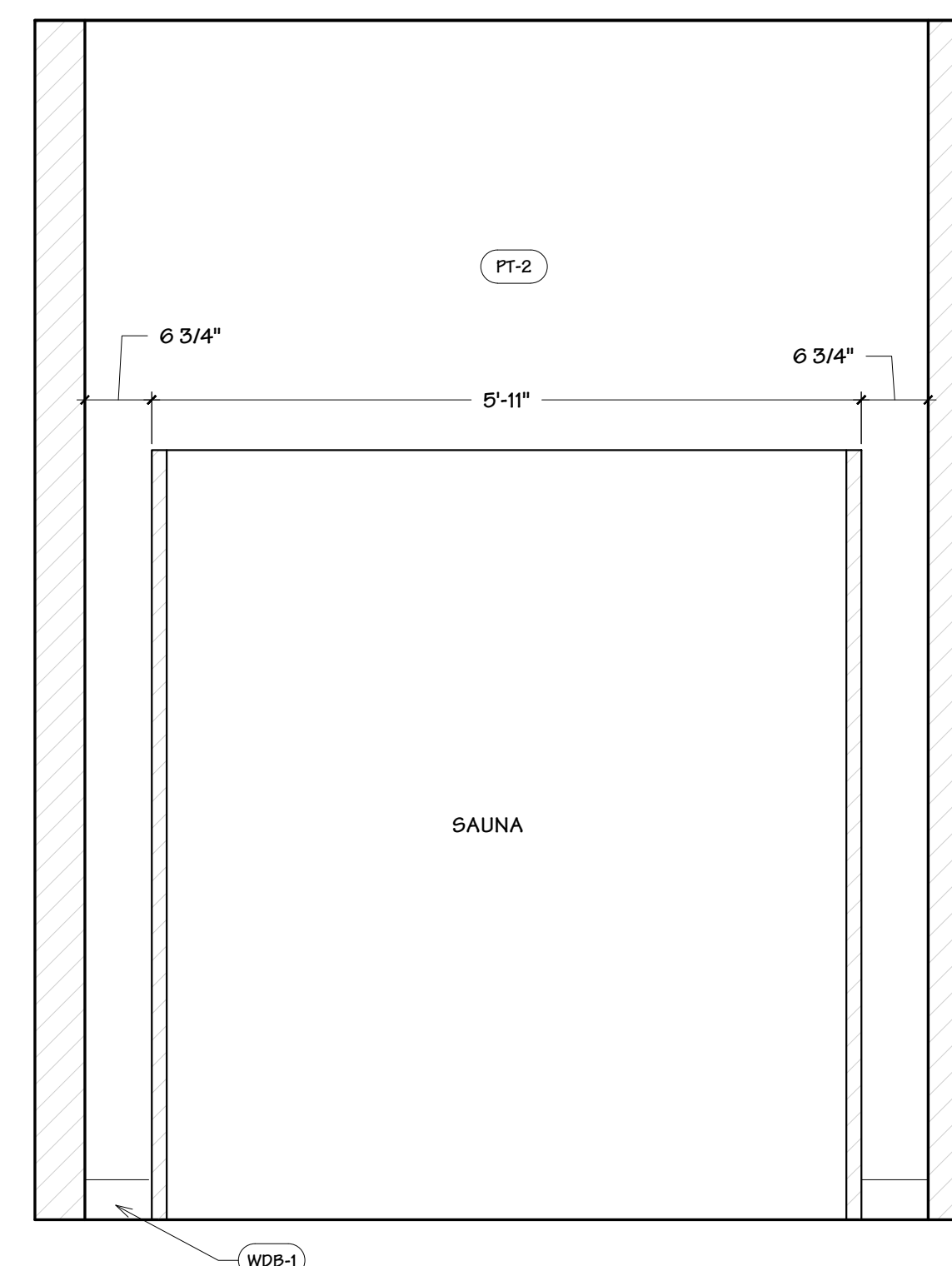
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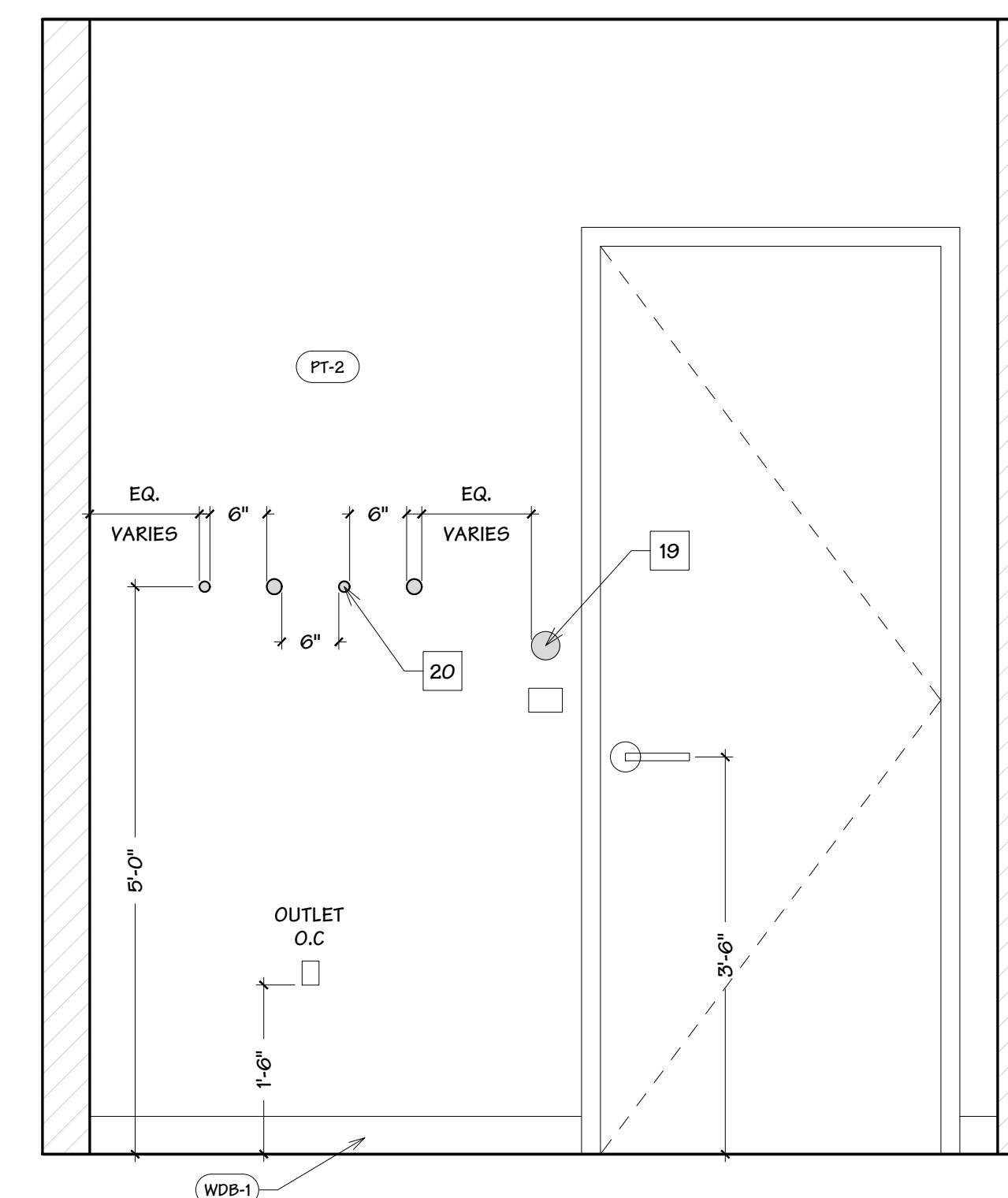
C2 SAUNA ROOM ELEV. (NON-ADA)
Scale: 3/4" = 1'-0"



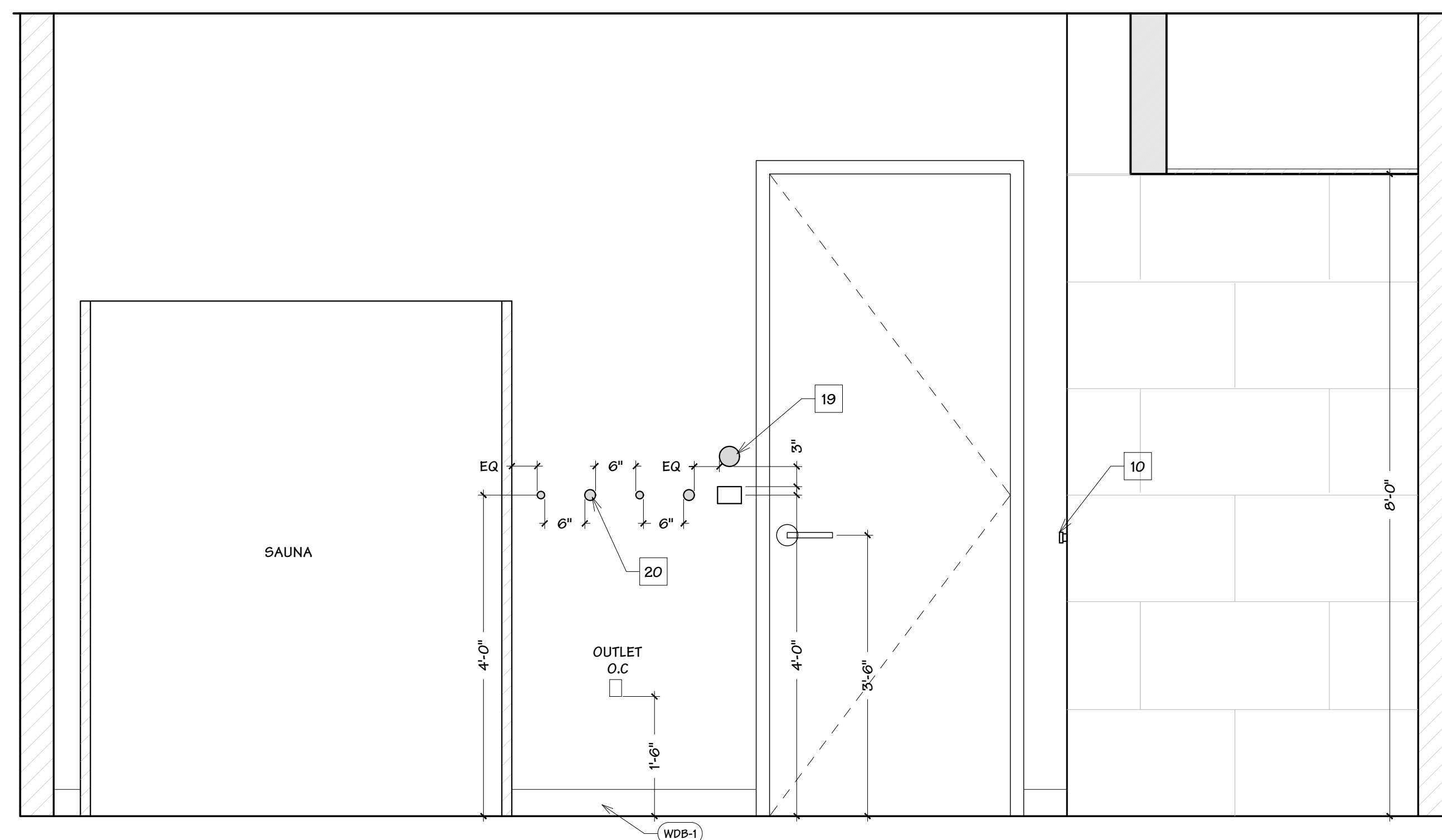
C4 SAUNA ROOM ELEV. (NON-ADA)
Scale: 3/4" = 1'-0"



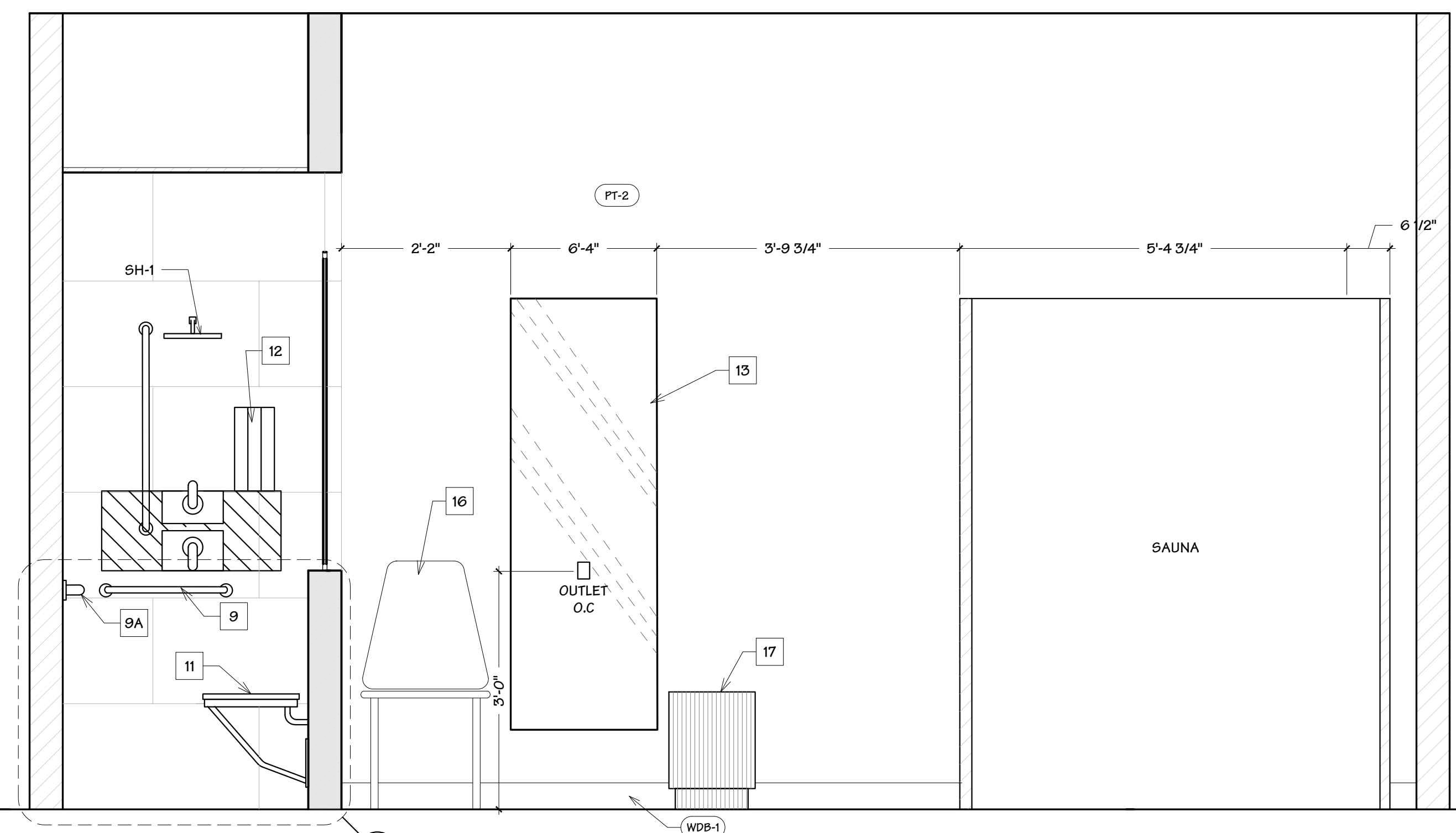
C6 SAUNA ROOM ELEV. (NON-ADA)
Scale: 3/4" = 1'-0"



C8 SAUNA ROOM ELEV. (NON-ADA)
Scale: 3/4" = 1'-0"



F4 ADA SAUNA ELEVATION
Scale: 3/4" = 1'-0"



F7 ADA SAUNA ELEVATION
Scale: 3/4" = 1'-0"

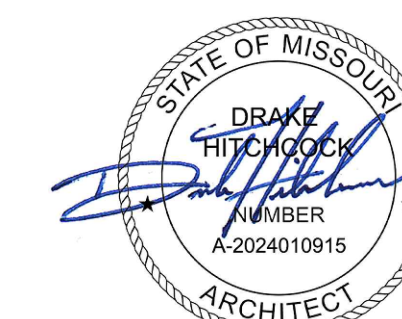
GENERAL NOTES

REFER TO A-113 - FURNITURE PLAN, FOR FURNITURE TAGS AND FURNITURE / ACCESSORY SCHEDULE



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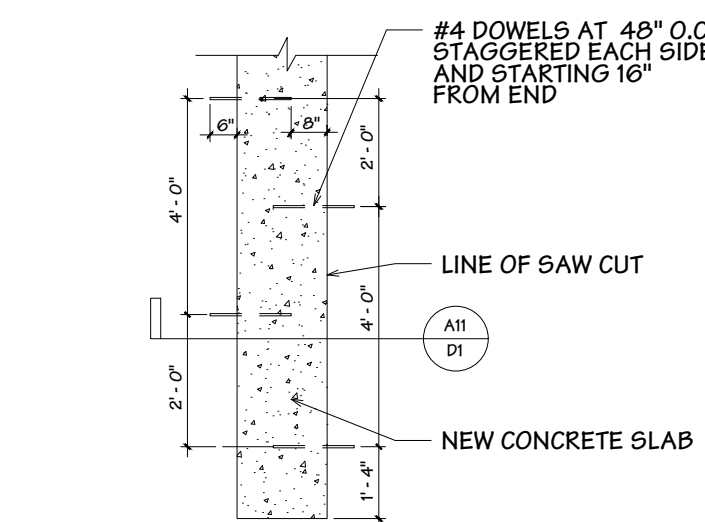
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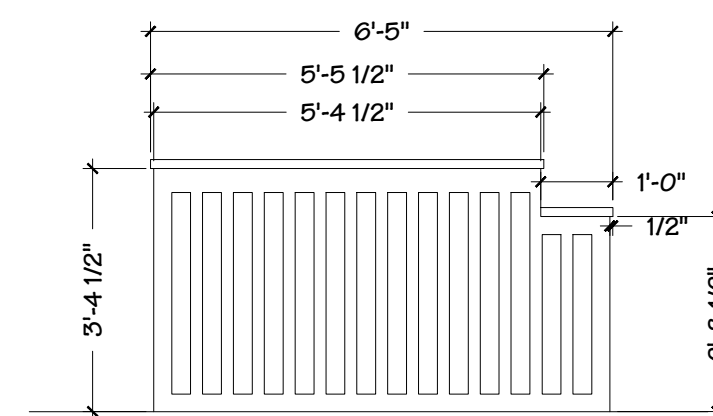
Elevation - Sauna

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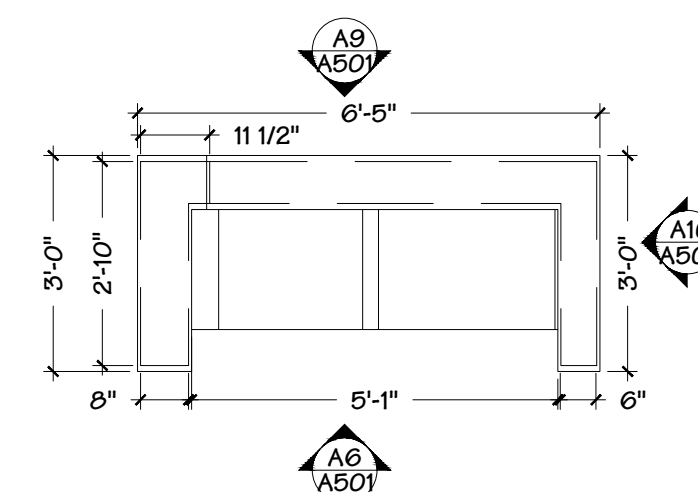
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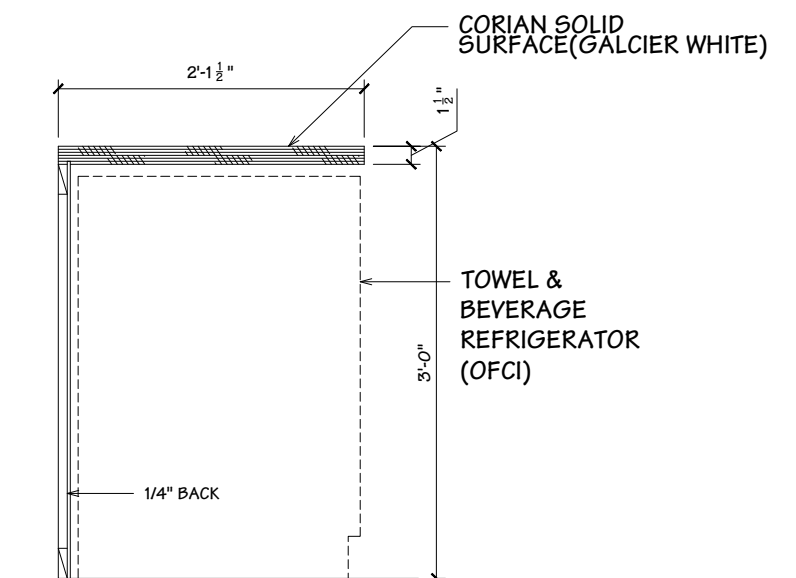
A13 **CONC SLAB PATCH**
Scale: NTS



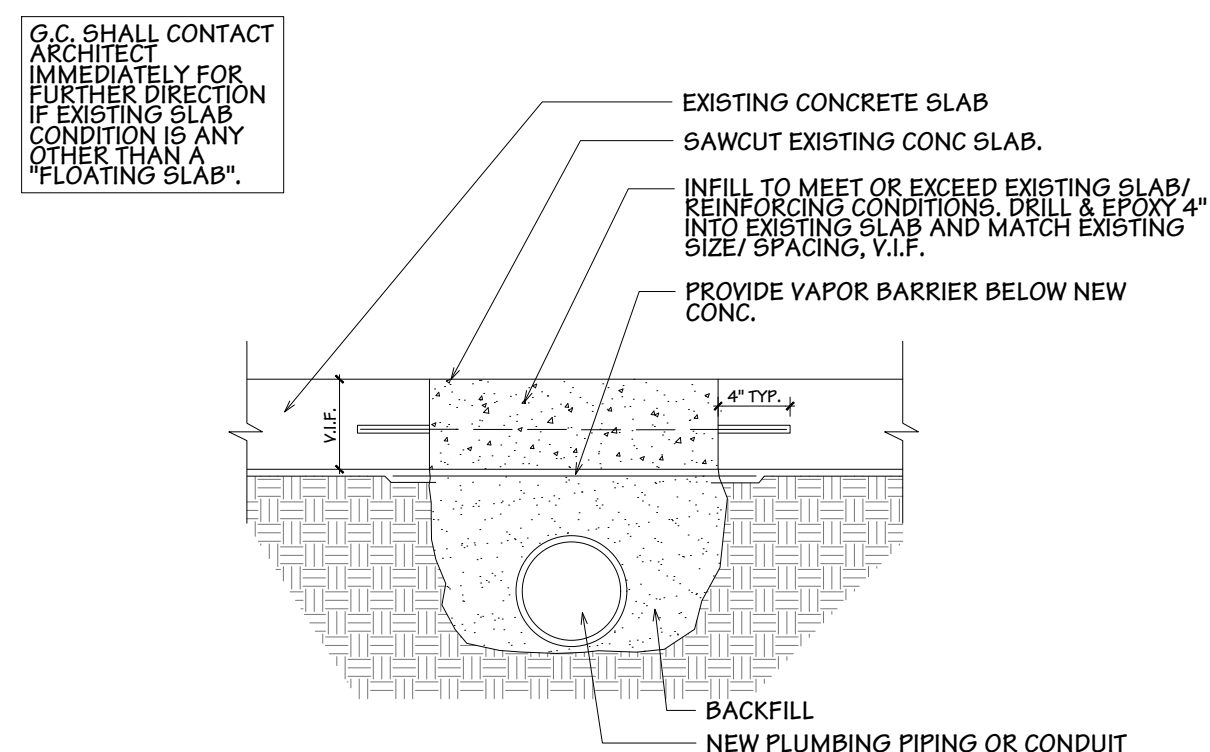
A9 RECEPTION DESK ELEVATION
Scale: NTS



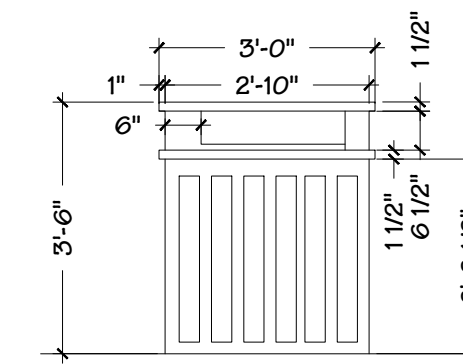
A5 RECEPTION DESK PLAN
Scale: NTS



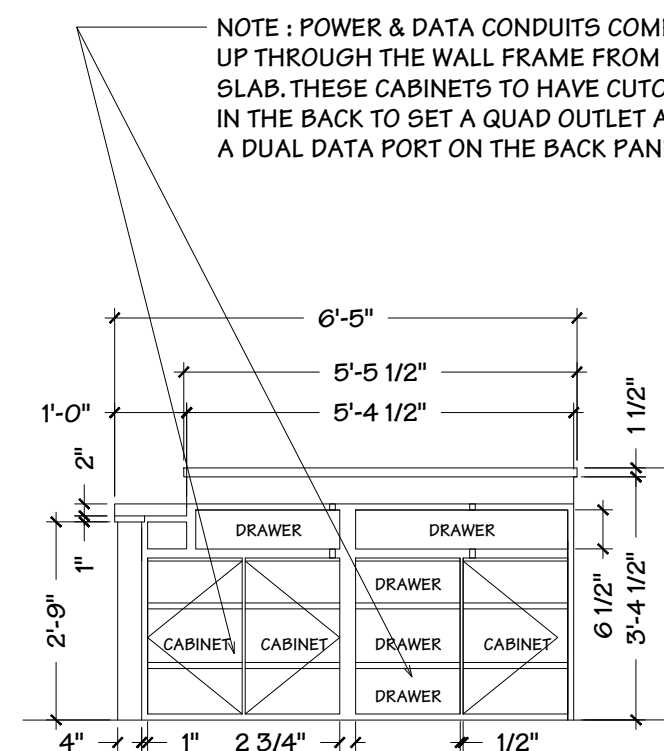
A1 **CABINET DETAIL - FRIDGE**
Scale: NT5



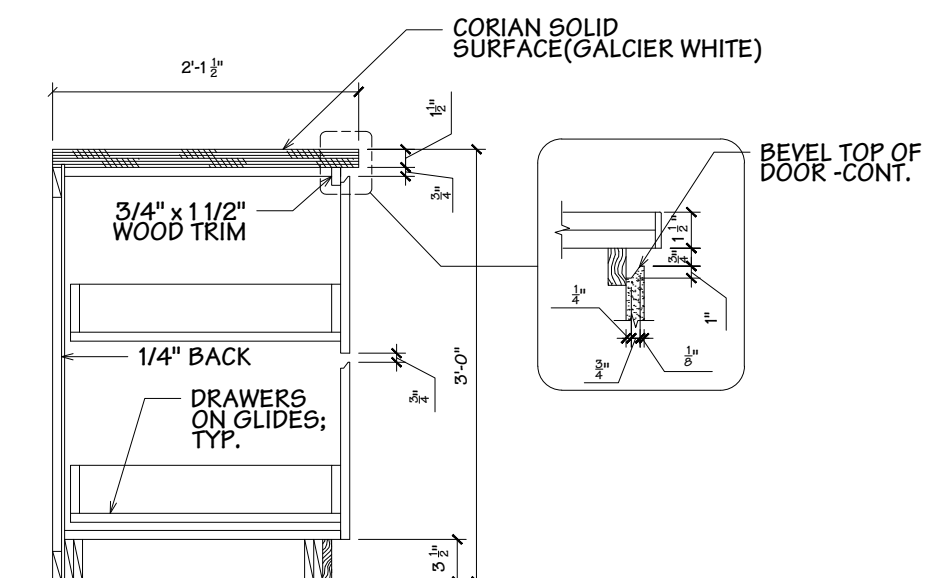
A14 SAWCUT/POURBACK DETAIL
Scale: NTS



A10 RECEPTION DESK ELEVATION
Scale: NTS



A6 RECEPTION DESK ELEVATION
Scale: NTS

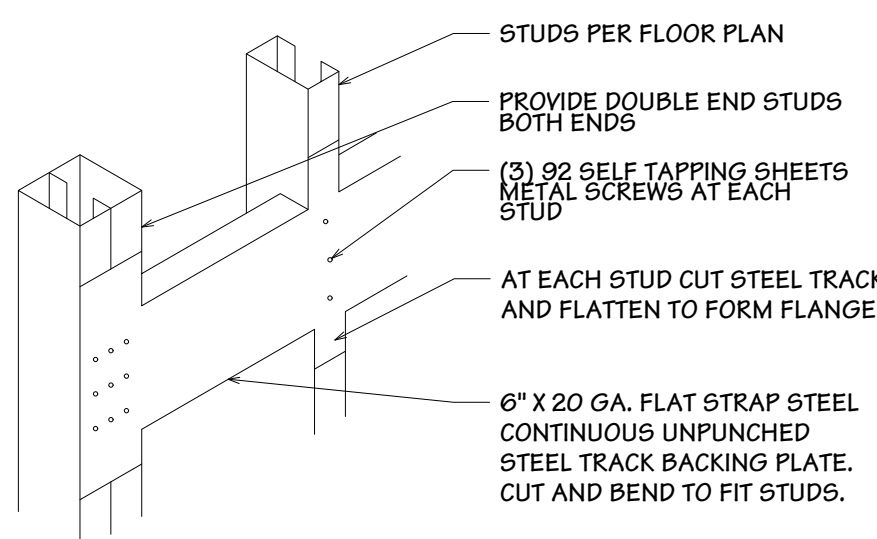


A2 CABINET DETAIL- DRAWERS
Scale: NT5

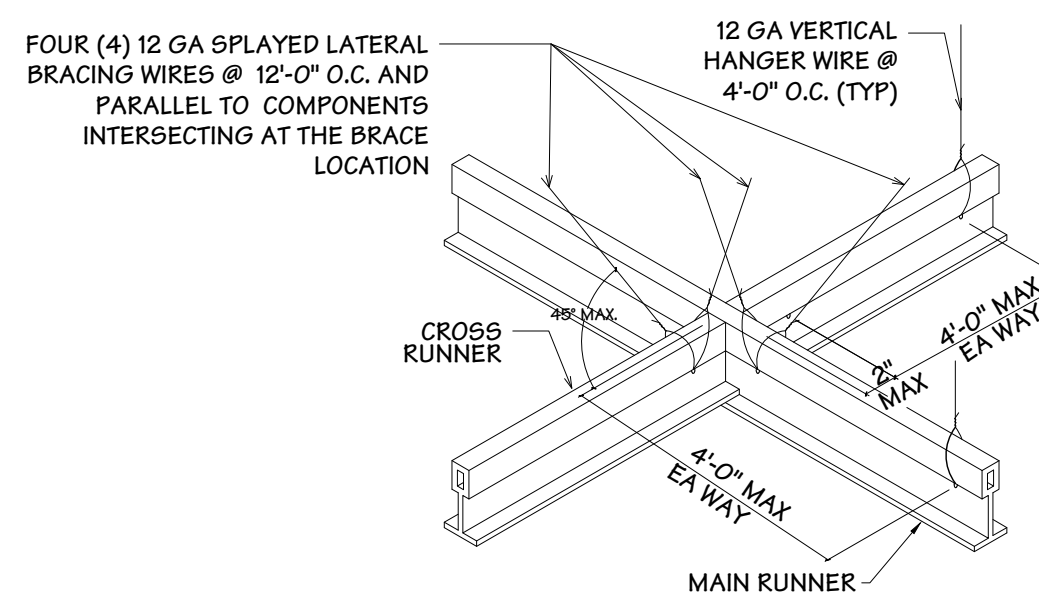
Stud Sizing Chart

3-5/8" METAL STUDS:			
MINIMUM STUD TRACK THICKNESS: 25 GA			
GAUGE: BRACING:	SPACING:	MAX HEIGHT:	HORIZ:
20	@ 16" O.C.	16'-5"	8'-0" O.C.
20	@ 24" O.C.	14'-9"	8'-0" O.C.
25	@ 16" O.C.	14'-4"	8'-0" O.C.
25	@ 24" O.C.	13'-5"	8'-0" O.C.

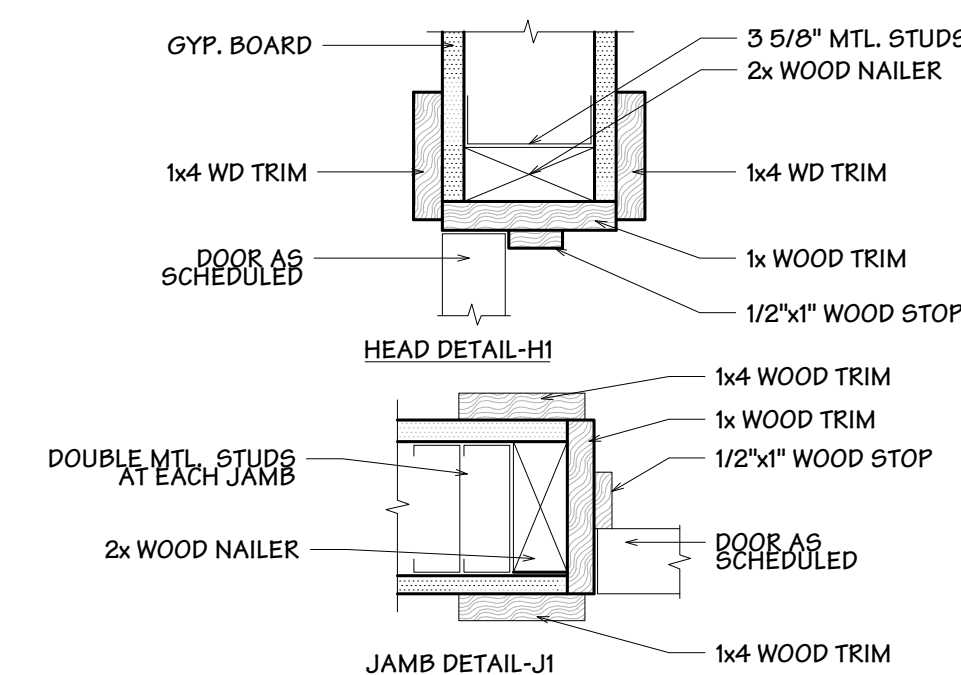
Ø" METAL STUDS:			
MINIMUM STUD TRACK THICKNESS: 25 GA			
Gauge:	Spacing:	Max Height:	Horiz:
BRACING:			
20	@ 16" O.C	24'-6"	10'-0" O.C.
20	@ 24" O.C.	21'-7"	10'-0" O.C.
25	@ 16" O.C	19'-9"	10'-0" O.C.
25	@ 24" O.C.	16'-9"	10'-0" O.C.



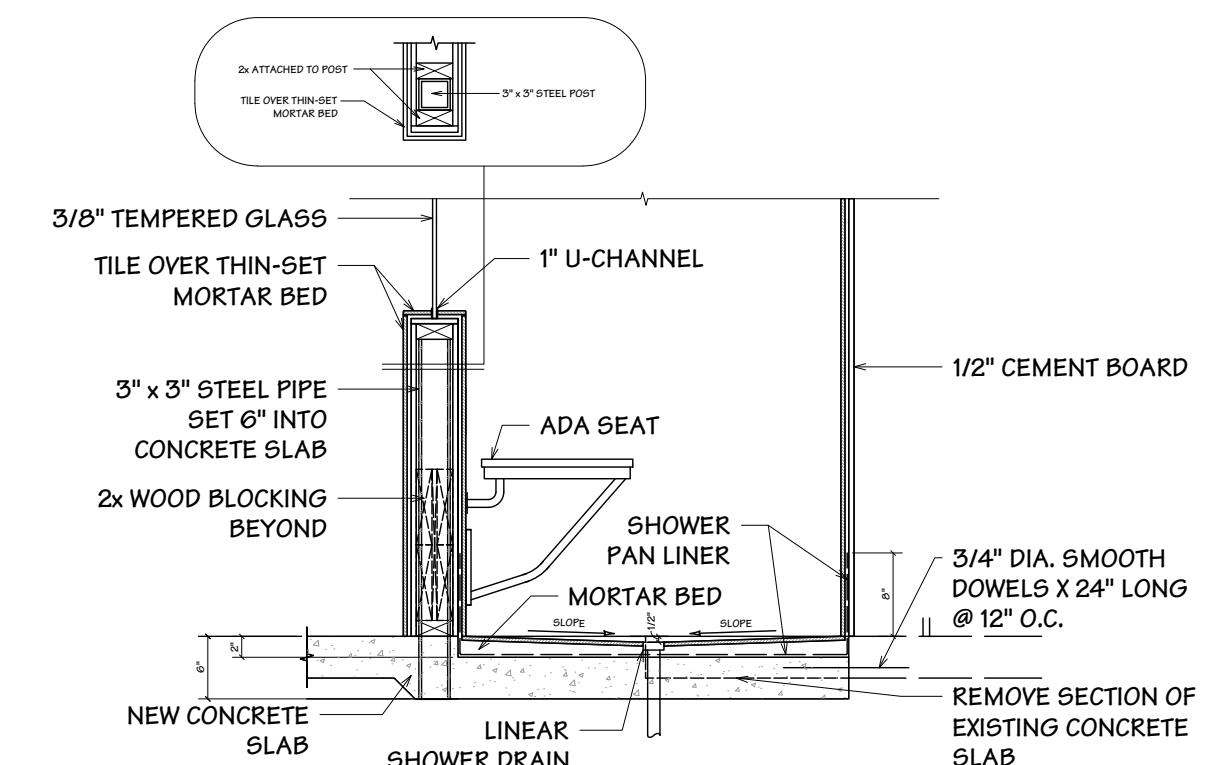
A19 STUD SIZING CHART



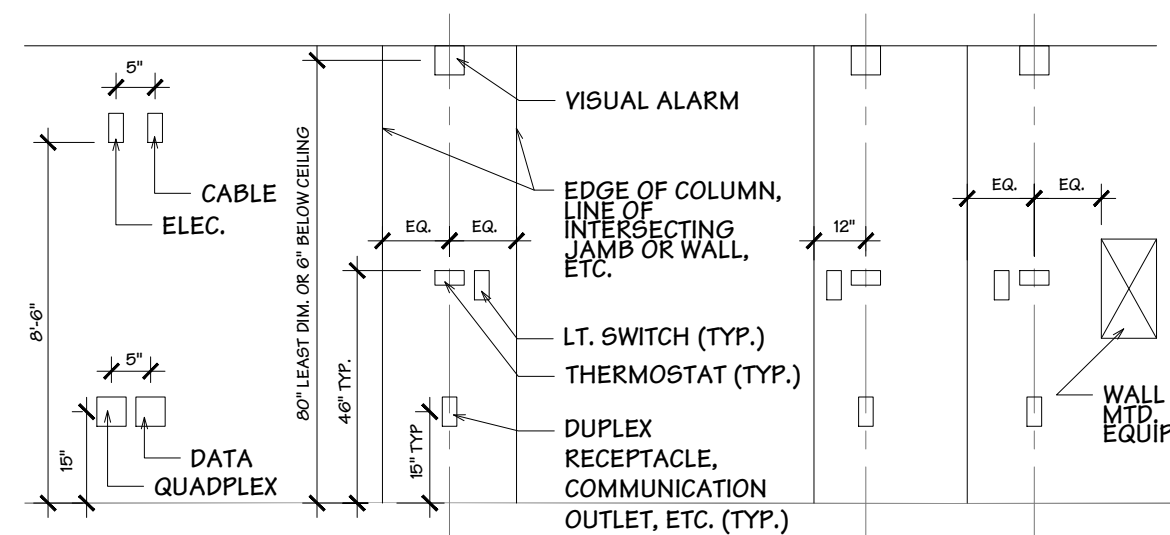
A11 CEILING GRID BRACING



A7 HEAD/JAMB DETAIL
Scale: NTS



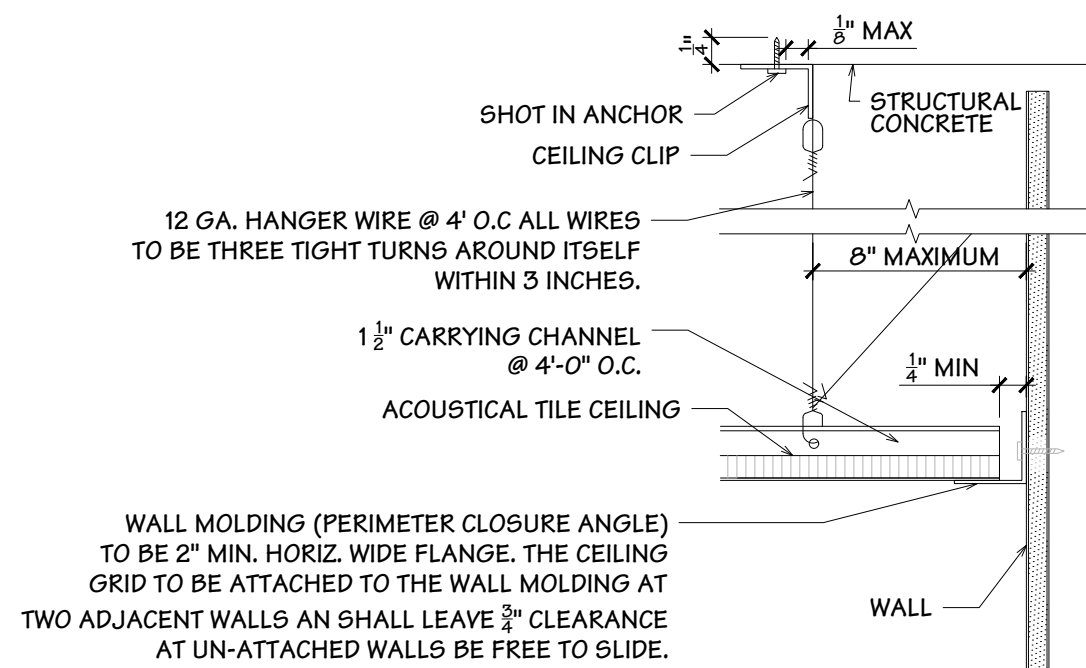
A3 **SHOWER DETAIL**
Scale: NTS



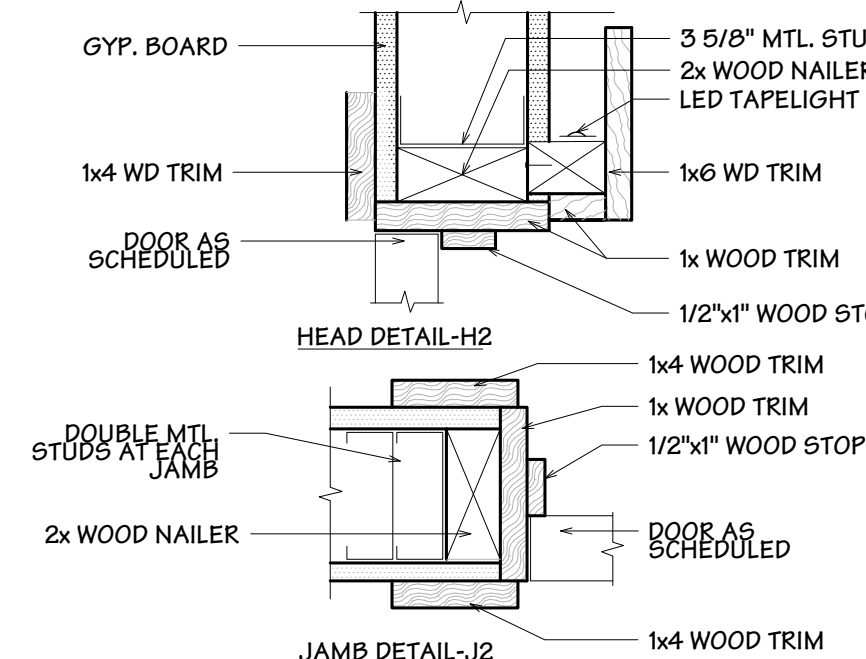
A20 DEVICE LOCATION DIAGRAM Scale: NTS

- ### SPECIFICATIONS FOR DEVICE LOCATIONS

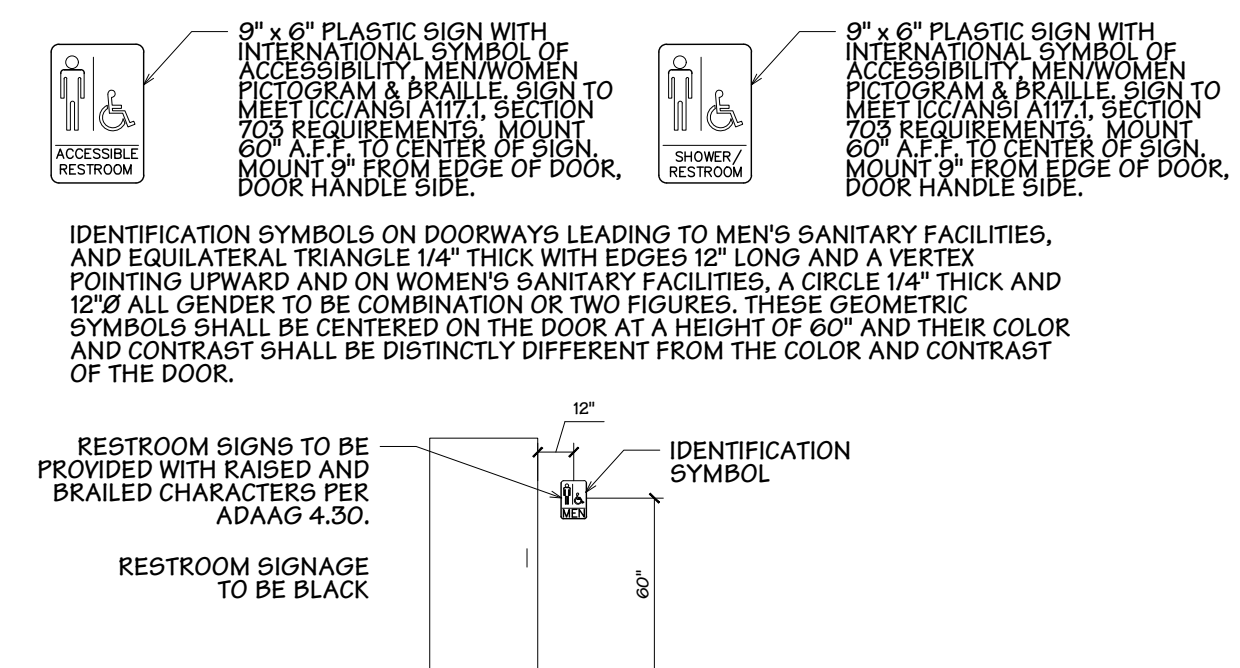
1. WHEN MOUNTING MULTIPLE DEVICES FROM DIFFERENT TRADES IN THE SAME LOCATION (SUCH AS LIGHTING SWITCHES, THERMOSTATS, ETC.), THEIR ARRANGEMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - 1.1 LOCATE DEVICES AS SHOWN ON THE ARCHITECTURAL PLANS, ELEVATIONS OR SECTIONS.
 - 1.2 WHEN SHOWN ON MECHANICAL OR ELECTRICAL DRAWINGS, BUT NOT ON ARCHITECTURAL DRAWINGS, DEVICES SHALL BE UNIFORMLY AND SYMMETRICALLY MOUNTED. VERTICALLY ALIGN DEVICES MOUNTED AT HEIGHTS INDICATED, UNLESS SEPARATED HORIZONTALLY BY A MINIMUM OF 24".
 - 1.3 DEVICES INSTALLED IN MASONRY OR SURFACES TO RECEIVE WOOD PANELS, WALL COVERING OR SIMILAR MATERIALS SHALL BE INSPECTED BY THE ARCHITECT AT TIME OF ROUGH-IN.
 - 1.4 IF THE CONTRACTOR HAS ANY DOUBTS REGARDING THE LOCATION OF DEVICES, HE SHOULD CONSULT WITH THE PROJECT ARCHITECT/ENGINEER PRIOR TO ROUGHING-IN.
 - 1.5 WHERE MULTIPLE SWITCHES OCCUR, GANG W/ SINGLE COVER PLATE.
2. DEVIATIONS FROM THE ABOVE PRINCIPLES WITHOUT PRIOR APPROVAL BY THE ARCHITECT/ENGINEER SHALL BE CORRECTED BY THE INSTALLING CONTRACTOR. ANY COST, INCLUDING CUTTING, PATCHING, ETC. INCURRED IN THE REMOVAL, RELOCATION, AND REINSTALLATION OF ANY DEVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR.



A12 SEISMIC BRACING
Scale: NTS



A8 HEAD/JAMB DETAIL
Scale: NTS



A4 TOILET ROOM SIGNAGE
Scale: NTS



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May 30, 2024

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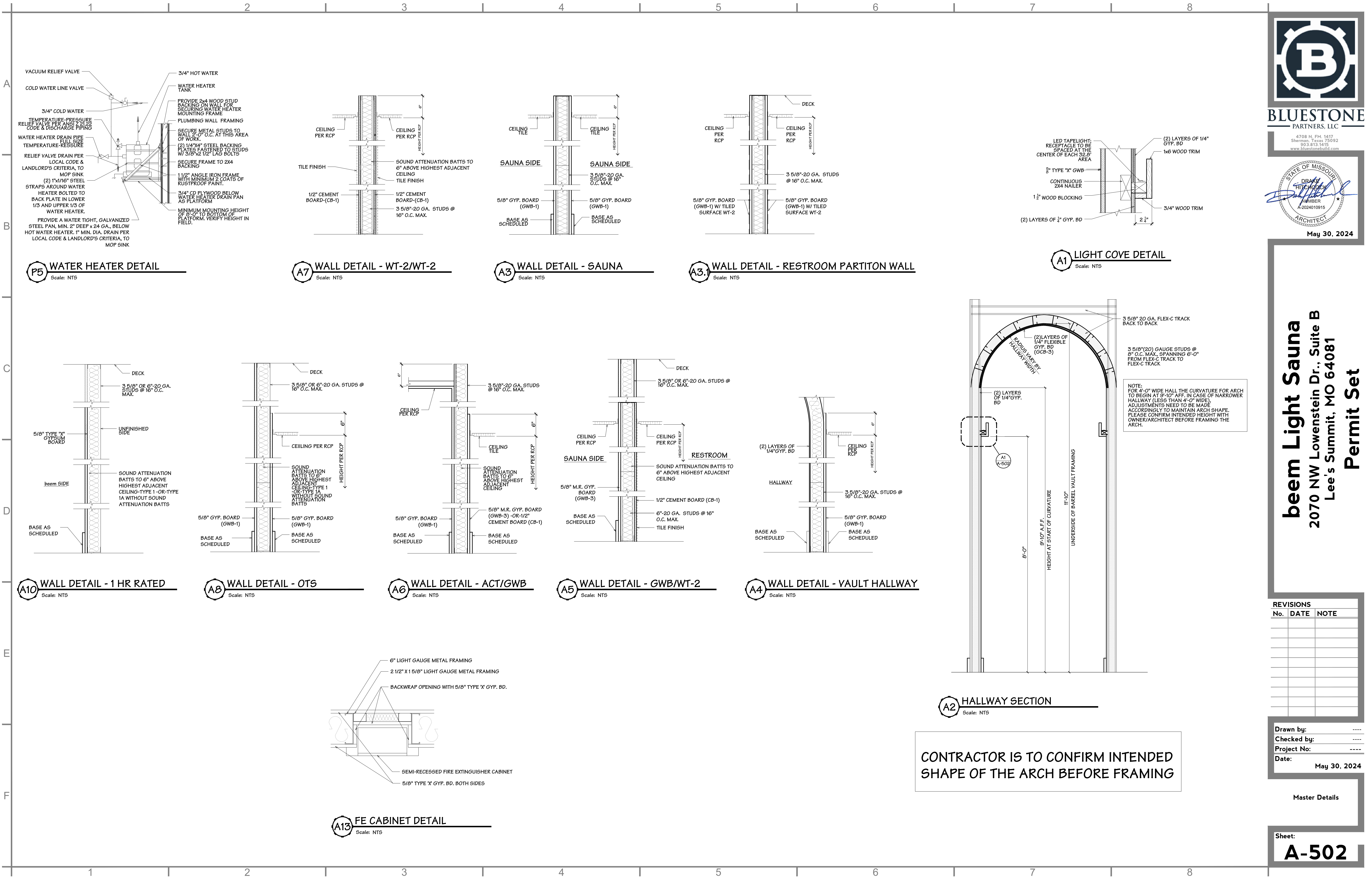
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