## ARCHITECTURAL SPECIFICATIONS

## DIVISION 1 – GENERAL CONDITIONS

1. THE WORK INCLUDES A NEW TENANT IN A NEW CENTER SHELL SPACE, PER SQUARE FOOT CALCULATIONS AS NOTED ON THE COVER SHEET. CONTRACT WILL INCLUDE TENANT CONSTRUCTING WALLS AND CEILINGS PER STANDARD FINISHES, DETAILS, AND SPECIFICATIONS. SECURE AND PAY FOR GOVERNMENT FEES, LICENSES AND PERMITS NECESSARY FOR CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN THE "TENANT STORE DESIGN AND CONSTRUCTION MANUAL".

2. TENANT CONTRACTORS SHALL VISIT THE SITE WHILE BIDDING AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THE PROJECT PRIOR TO DEVELOPING THEIR BID. MATERIAL QUANTITIES SHALL BE BASED ON ACTUAL FIELD CONDITIONS AND MEASUREMENTS. DO NOT RELY ON SCALED PLANS FOR ACCURATE DIMENSIONING.

3. PRIOR TO BEGINNING THE WORK, VERIFY ALL EXISTING DIMENSIONS AND SQUARE FOOTAGES. NOTIFY THE TENANT AND ARCHITECT OF COMPLIANCE OR DISCREPANCIES, COMPARING THOSE DISCREPANCIES TO THE NUMBERS ON THE TITLE SHEET.

4. TENANT CONTRACTORS SHALL TAKE CARE TO PROTECT ADJACENT AREAS FROM DUST AND DAMAGE DURING THE CONSTRUCTION PROCESS, AND SHALL CLEAN UP AFTER THEMSELVES AT THE END OF EACH DAY.

5. ALL RUBBISH AND TRASH SHALL BE REMOVED FROM THE PREMISES AND PROPERLY DISPOSED OF EACH DAY. NO RUBBISH SHALL BE LEFT IN THE PREMISES AFTER WORK IS COMPLETED EACH DAY.

6. ALL DRAWINGS HEREIN CREATE AN ENTIRE PACKAGE. ALL TRADES SHALL BE RESPONSIBLE FOR REVIEWING THEIR RESPECTIVE REQUIREMENTS ADN COORDINATING THEIR HIDDEN OR EXPOSED WORK WITH OTHER RELATED TRADES.

7. COORDINATE ALL WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS TO ASSURE EFFICIENT AND ORDERLY INSTALLATION. ACCOMODATE FOR ITEMS INSTALLED AT A LATER DATE. VERIFY THAT CHARACTERISTICS OF ELEMENTS OF INTERRELATED OPERATING EQUIPMENT ARE COMPATABLE. COORDINATE WORK OF VARIOUS SECTIONS WHICH HAVE INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO, AND PLACING IN SERVICE, SUCH EQUIPMENT, COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK AND FIRE SPRINKLER SYSTEM WHICH ARE INDICATED, DETAILED OR IMPLIED DIAGRAMMATICALLY ON THE DRAWINGS.

8. UNLESS SPECIFICALLY NOTED, PROVIDE AND PAY FOR LABOR, MATERIALS AND EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION OF WORK, INCLUDING PERMITS. UTILITIES SHALL BE PROVIDED PER LANDLORDS TENANT MANUAL.

9. TENANT CONTRACTOR SHALL PURCHASE AND MAINTAIN INSURANCE COVERAGE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDLORD AND THE TENANT PER THE TENANT MANUAL.

10. TENANT CONTRACTORS MUST STAY BEHIND THE BARRIERS (LEASE LINE) AND MAINTAIN ACCESS TO SUCH AREAS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS. FAILURE TO MAINTAIN CLEAN STORFRONT WILL RESULT IN TENANT MANAGEMENT HAVING SUCH MATERIALS AND DEBRIS REMOVED AND CHARGES FOR MAINTENANCE WILL BE BILLED TO THE TENANT'S CONTRACTOR.

11. COORDINATE ALL CONSTRUCTION AND SCHEDULING WITH LANDLORD'S TENANT MANAGER FOR REVIEW AT OUTSET OF CONSTRUCTION.

12. ALLOWABLE TOLERANCES– UNLESS OTHERWISE SPECIFIED THE FOLLOWING TOLERANCES SHALL APPLY TO ALL WORK:
A. ALL VERTICAL SURFACES SHALL BE PLUMB OR CONSTRUCTED TO THE EXACT SLOPES OR ANGLES INDICATED.
B. THE MAXIMUM DEVIATION FROM THE TRUE PLANE FOR VERTICAL AND HORIZONTAL SURFACES SHALL NOT BE GREATER THAN 1/8" IN 10'–0" AS MEASURED BY A STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE.
C. ALL HORIZONTAL SURFACES SHALL BE LEVEL OR CONSTRUCTED TO THE EXACT ANGLE INDICATED OR INTEND.
D. ALL AND SOFFIT INTERSECTIONS SHALL BE 90° OR THE EXACT ANGLE INDICATED.T
E. ALL CORNERS SHALL BE STRAIGHT AND TRUE WITHOUT DENTS, WAVES OR BULGES OR OTHER BLEMISHES.
F. ALL JOINTS SHALL BE TIGHT, STRAIGHT, EVEN AND SMOOTH. ALL OPERABLE ITEMS SHALL OPERATE SMOOTHLY WITHOUT STICKING OR BINDING, AND WITHOUT EXCESSIVE PLAY OR LOOSENESS.

13. THE FOLLOWING MATERIALS SHALL BE LEFT AT JOBSITE. THEY SHALL BE TAKEN FROM THE SAME MATERIAL, LOT OR RUN USED TO CONSTRUCT AND FINISH THE PROJECT:
A. ONE FULL GALLON OF EACH PAINT COLOR IN A CLEAN, TIGHTLY CLOSED CAN, AND CLEARLY MARKED WITH COLOR AND COLOR CODE.

14. THE TENANT OR THE TENANT'S SUBCONTRACTORS MAY OCCUPY PORTIONS OF THE PROJECT DURING FINAL STAGES OF CONSTRUCTION. COORDINATE AND COOPERATE WITH THE LANDLOR'S TENANT MANAGER TO MINIMIZE CONFLICT AND FACILITATE THE TENANTS OPERATION.

15. PERFORM ALL WORK IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICE TO INSURE THE HIGHEST QUALITY FINISHED PRODUCT LED EXPRESS OR IMPLIED. PERFORM ALL WORK BY SKILLED MECHANICS IN ACCORDANCE WITH ESTABLISHED STANDARDS OF WORKMANSHIP IN EACH OF THE VARIOUS TRADES.

16. IF NECESSARY, COORDINATE BLOCKING REQUIREMENTS WITH ADJACENT OR RELATED TRADES, ACCESSORIES, EQUIPMENT AND FIXTURES INSTALL REQUIRED BLOCKING AT TENANT COST.

17. REPAIR PROPERTY DAMAGE BY THE INSTALLERS TO LIKE–NEW CONDITION OR REPLACE DAMAGED SURFACE AND MATERIALS OF THE PREVIOUSLY INSTALLED WORK BY OTHER TRADES, INSTALLERS, AND SUBCONTRACTORS.

18. PROVIDE SECURITY OF THE WORK, INCLUDING TOOLS AND UNINSTALLED MATERIALS. PROTECT THE WORK, STORED PRODUCTS, CONSTRUCTION EQUIPMENT AND TENANTS PROPERTY FROM THEFT AND VANDALISM AND THE PREMISES FORM ENTRY BY UNAUTHORIZED PERSONNEL UNTIL ACCPTANCE BY TENANT

19. MAINTAIN AN ACTIVE FIRE EXTINGUISHER AT THE PROJECT

20. WHEN PROJECT REQUIREMENTS REQUIRE THAT THE INSTALLATION OF WORK SHALL COMPLY WITH MANUFACTURERS INSTRUCTIONS, PERFORM THE WORK IN STRICT ACCORDANCE WITH THE MOST CURRENT WRITTEN MANF. INSTRUCTIONS.

21. ALL PRODUCTS AND EQUIPMENT SHALL BE DELIVERED IN UNDAMAGED CONDITION AND STORED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO AVOID DISRUPTION OF THE WORK OR DAMAGE TO THE ITEMS. REPLACE DAMAGED OR UNFIT MATERIALS, AT NO COST TO THE TENANT.

22. UPON FINAL INSPECTION, PROVIDE WRITTEN OPERATION AND MAINTENENCE INSTRUCTIONS AND GUARANTEES FOR ALL EQUIPMENT AND MATERIALS INSTALLED. PROVIDE WRITTEN GUARANTEES FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK.

23. PROVIDE FINAL CLEAN–UP AND DAMAGE REPAIR AT THE PROJECT CONCLUSION. LEAVE THE PREMISES NEAT, CLEAN AND CLEAR OF TOOLS, EQUIPMENT AND SURPLUS MATERIALS, UNLESS REQUESTED BY THE TENANT. CLEAN–UP SHALL INCLUDE AND NOT BE LIMITED TO:
A. POWER VACUUMING THE ENTIRE SPACE.
B. HAND DUSTING AND CLEANING OF ALL SHELVING, CASEWORK, GLASS AND MIRRORS, WALLS, CEILINGS, FIXTURES, ETC.
C. REPAIR OR REPLACEMENT OF PROPERTY DAMAGED DURING FINAL COMPLETION OF THE PROJECT.

## DIVISION 2 – SITE WORK PER SHELL BUILDING SPECIFICATIONS

## DIVISION 3.3 – CAST–IN–PLACE CONCRETE– SAW–CUT AREA

1. PROVIDE AND INSTALL CONCRETE IN TRENCH CUT AREAS.

2. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN CONCRETE INSTITURE: CODES AND STANDARDS INCLUDING ACI 301 AND ACI 315.

3. CONCRETE STRENGTHS ARE AS FOLLOWS: CLASS I 3000 PSI INTERIOR SLABS ACI 318. SEE DRAWINGS FOR DETAIL.

4. REINFORCEMENT W/WWM 6"X 6" NO. 10 AT 1 ½" BELOW TOP OF SLAB. OVERLAP REINFORCEMENT SHEET BY TWO (2) FULL PANELS. WWM SHALL CONFORM TO ASTM A–185.

5. BONDING AGENT (IF REQUIRED) "SONOBOND" EPOXY CONCRETE BONDING AGENT OR EQUAL. MANUFACTURER: CHEMTREX, INC., 889 VALLEY PARK DRIVE, SHAKOPEE, MINNESOTA 55379–1854. CONSULT MANUFACTURER FOR APPLICATION PROCEDURE AND ASTM C881.

6. VAPOR BARRIER – SEE DIVISION 3.4.

7. CONCRETE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR STRENGTH, CONSISTENCY PROPORTIONS AND HANDLING OF CONCRETE.

8. VERIFY THAT COMPACTED GRANULAR BASE IS IN PLACE AND READY TO SUPPORT SLAB AND IMPOSED LOADS.

9. VERIFY GRADIENT AND ELEVATIONS OF BASE ARE CORRECT. THE AREAS TO MATCH SURROUNDING SLABS AND SIDEWALKS + ¼".

10. COMPACT SUB GRADE FOR SLABS ON GRADE TO 95 OPTIMUM DENSITY. PROVIDE MIN. 4" COMPACTED CRUSHED GRAVEL SUB–BASE AT ALL AREAS TO RECEIVE NEW CONCRETE.

11. DEPOSIT CONCRETE WITHIN ANY ONE SECTION CONTINUOUSLY SO THAT NO CONCRETE WILL BE PLACED ON OLDER CONCRETE WHICH HAS SET SUFFICIENTLY TO RESULT IN SEAMS AND PLANES OF WEAKNESS WITHIN SECTION.

12. PLACE SLABS FOR FULL THICKNESS IN ONE OPERATION, WITHOUT CHANGES IN PROPERTIES; SCREED TO PROPER ELEVATION; FLOAT AND LIGHTLY TROWEL. UNLESS OTHERWISE SPECIFIED, WHEN CONCRETE HAS SET SUFFICIENTLY TO RING UNDER TROWEL, GIVE SLAB SECOND TROWELING TO PRODUCE SMOOTH, DENSE SURFACE. DUSTING OF SURFACES WITH CEMENT IF PROHIBITED.

13. PLUMBING AND ELECTRICAL CONDUITS SHALL BE PLACED BELOW THE SLAB. VERTICAL PENETRATIONS ALLOWED.

14. GIVE TYPICAL INTERIOR FLOOR SLABS A STEEL TROWEL FINISH WITH CLASS A TOLERANCE (TRUE PLANES WITH 1/8 IN. 10 FT. AS DETERMINED BY A 10 FOOT STRAIGHTEDGE PLACED ANYWHERE ON SLAB IN ANY DIRECTION).

15. PROVIDE SAW CUT CONTROL JOINTS 1/8" WIDTH X 1" DEEP AT MAXIMUM 400 SQUARE FOOT AREA. CUT WITHIN 12 HRS. OF PLACING CONCRETE.

16. APPLY BONDING AGENT (AS SPECIFIED) TO ADJACENT CONCRETE SURFACES IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE.

17. EXPANSION JOINT MATERIAL, ½" PRE MOLDED ASPHALT IMPREGNATED FIBERBOARD, SAME DEPTH AS CONCRETE PLACED AT ALL EXISTING CONCRETE SLABS.

## DIVISION 3.4 – UNDER SLAB VAPOR BARRIER

1.PRODUCT NAME – STEGO WRAP 10–MIL, BLASS A VAPOR RETARDER

2.MANUFACTURER: STEGO INDUSTRIES, LLC
27442 CALLE ARROYO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
SALES, TECHNICAL ASSISTANCE
PHONE: 877–464–7836
FAX: 949–493–5165

3.PRODUCT DESCRIPTION: USES: STEGO WRAP 10–MIL IS USED AS AN EXCEPTIONAL VAPOR RETARDER AND AS A PROTECTION COURSE FOR BELOW GRADE WATERPROOFING APPLICATIONS.

4.TECHNICAL DATA: APPLICABLE STANDARDS
AMERICAN SOCIETY FOR TESTING & MATERIALS (ASTM)
- ASTM E 1745 – STANDARD SPECIFICATION FOR WATER VAPOR RETARDERS USED IN CONTACT WITH SOIL OR GRANULAR FILL UNDER CONCRETE SLABS.
- ASTM D 882 – TEST METHODS FOR TENSILE PROPERTIES OF THIN PLASTIC SHEETING
- ASTM D 1709 – TEST METHODS FOR IMPACT RESISTANCE OF PLASTIC FILM BY FREE–FALLING DART METHOD
- ASTM E 96 – TEST METHODS FOR WATER VAPOR TRANSMISSION OF MATERIALS
- ASTM E 154 – TEST METHODS FOR WATER VAPOR RETARDERS USED IN CONTACT WITH EARTH UNDER CONCRETE SLABS, ON WALLS, OR AS GROUND COVER
- ASTM E 631 – TERMINOLOGY OF BUILDING CONSTRUCTIONS
- ASTM F 1249 – TEST METHOD FOR WATER VAPOR TRANSMISSION RATE THROUGH PLASTIC FILM AND SHEETING USING A MODULATED INFRARED SENSOR
- ASTM E 1643 – STANDARD PRACTICE FOR INSTALLATION OF WATER VAPOR RETARDERS USED IN CONTACT WITH EARTH OR GRANULAR FILL UNDER CONCRETE SLABS

AMERICAN CONCRETE INSTITUTE (ACI)
- ACI 302.1R–96 – MINIMUM THICKNESS (10–MILS)

5.INSTALLATION: UNDERSLAB – UNROLL STEGO WRAP 10–MIL OVER AN AGGREGATE, SAND OR TAMPED EARTH BASE. OVERLAP ALL SEAMS A MINIMUM OF 6" AND TAPE USING STEGO TAP. ALL PENETRATIONS MUST BE SEALED USING A COMBINATION OF STEGO WRAP, STEGO TAP AND/OR STEGO MASTIC.

## DIVISION 3.7 – CONCRETE PREPARATION

1. THE EXTENT OF CONCRETE PREPARATION WORK FOR FLOOR AREAS FOR A LEVEL FLOOR THROUGHOUT TO RECEIVE FUTURE FINISHES.

2. COMPLY WITH MANUFACTURER'S REQUIREMENTS FOR INSTALLATION OF ITEMS AND FINISHES BY OTHER TRADES, INCLUDING THOSE ITEMS AND FINISHES PROVIDED AND/OR INSTALLED BY TENANT.

3. FLOOR LEVELER CONCRETE TO BE INSTALLED AT LOW AREAS, HOLES AND DEPRESSIONS, PATCH CRACKS AND BROKEN CONCRETE WITH FLOOR PATCH TROWELED SMOOTH IN ACCORDANCE WITH MANUFACUTER'S INSTRUCTIONS AND LANDLORD SPECIFICATIONS. UNDERLAYMENT COMPOUND TO BE FREE FLOWING, SELF–LEVELING, PUMPABLE, AND CEMENT–BASED FOR APPLICATIONS FROM ONE INCH THICK TO FEATHERED EDGES.

4. DO NO PROCEED WITH WORK UNTIL VISITING THE SITE AND DETERMING CONDITIONS TO DECIDE METHODS OF REPAIR. COORDINATE WITH TENANT'S CONSTRUCTION MANAGER.

5. THOROUGHLY CLEAN FLOOR SLAB REMOVING CONDITIONS THAT WILL AFFECT BOND INCLUDING RESIDUE FROM REMOVAL OF ADHESIVES, UNDERLAYMENTS, STAINS, OILS, ETC.

6. REMOVE HIGH FLOOR LEVELS AND LOOSE CONCRETE.

7. ROUGH IN CONCRETE IN AREAS WHERE PATCHING IS REQUIRED, SUCH AS CRACKED, SPALLED, OR HOLES DUE TO REMOVAL OF EXISTING WORK.

8. GRIND HIGH SPOTS.

9. AT LOCATIONS OF CONSTRUCTION JOINTS IN EXISTING SLAB, CONTINUE JOINTS THROUGH NEW FLOOR IN LEVELING AREA. SAW CUT JOINT OR PLACE 1/16" WIDE METAL BAR IN THE JOINT LOCATION COINCIDENT WITH EXISTING.

10. TRENCH ONLY AT SLAB ON GRADE. VERIFY AND GET APPROVAL OF TRENCH OR CORE LOCATIONS WITH THE LANDLORDS REPRESENTATIVE AND MALL STRUCTURE PRIOR TO COMPLETING ANY WORK. CORES TO BE SEALED WATERPROOF.

11. CLEAN AREAS REMOVING ALL WASTE MATERIAL, BROOM CLEAN.

## DIVISION 4 – MASONRY PER SHELL BUILDING SPECIFICATIONS

## DIVISION 4.2 – ARCHITECTURAL BRICK

** NOTE TO SPECIFIER ** Acme Brick Company; Architectural brick products.
.
This section is based on the products of Acme Brick Company, which is located at:
3024 Acme Brick Plaza
Fort Worth, TX 76109
Toll Free Tel: 800–792–1234
Tel: 817–332–4101
Email: 1.1 SECTION INCLUDES
** NOTE TO SPECIFIER ** Delete items below not required for project.
**A.** Face Brick.
**B.** Hollow Brick.
**C.** Thin Brick.
1.2 SUBMITTALS
**A.** Product Data: Manufacturer's data sheets on each product to be used, including:
**1.** Preparation instructions and recommendations.
**2.** Storage and handling requirements and recommendations.
**3.** Installation methods.
** NOTE TO SPECIFIER ** Delete the following paragraphs if LEED is not applicable.
** NOTE TO SPECIFIER ** Delete selection samples if colors have already been selected.
**B.** Selection Samples: For each finish product specified, two complete sets of color brick representing manufacturer's full range of available colors and patterns.
1.3 DELIVERY, STORAGE, AND HANDLING
**A.** Store products in manufacturer's unopened packaging until ready for installation.
**B.** Deliver products of this section on pallets, with individual faces protected; keep dry.
1.4 PROJECT CONDITIONS
**A.** Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
PART 2 PRODUCTS
2.1 FACE BRICK
**A.** Face Brick: ASTM C 216 Grade: SW Type: FBS.
** NOTE TO SPECIFIER ** Delete size options not required
**a.** Modular Size: 3–5/8 inches (92.1 mm) deep, 2–1/4 inches (57.2 mm) high, 7–5/8 inches (193.7 mm) long. Color/Texture: TBD
PART 3 EXECUTION
3.1 EXAMINATION
**A.** Do not begin installation until substrates have been properly prepared.
**B.** Verify field conditions are acceptable and are ready to receive work.
**C.** Verify built–in items are in proper location, and ready for roughing into masonry work.
**D.** If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
3.2 PREPARATION
**A.** Clean surfaces thoroughly prior to installation.
**B.** Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
**C.** Furnish temporary bracing during installation of masonry work. Maintain in place until building structure provides permanent support.
3.3 INSTALLATION
** NOTE TO SPECIFIER ** Include the following paragraph for architectural brick installed as part of a unit masonry assembly. Delete if not applicable.
**A.** Install architectural brick as specified on Section 04810 Unit Masonry Assemblies.
** NOTE TO SPECIFIER ** Include the following paragraph for architectural brick installed as veneer facing. Delete if not applicable.
**B.** Install architectural brick in accordance with manufacturer's instructions.
**C.** Maintain masonry courses to uniform dimension. Form bed and head joints of uniform thickness.
**D.** Lay masonry in bond pattern as indicated on Drawings.
**E.** Lay masonry with full head and bed joints.
**F.** Where fresh mortar joins partially set mortar, remove loose brick and mortar, and lightly wet exposed surface of set masonry.
**G.** When adjustment is necessary to be made after mortar begins to harden, remove hardened mortar and replace with fresh mortar.
** NOTE TO SPECIFIER ** Delete joint profiles not required.
**H.** Joint Profile: Tool mortar joints to a concave appearance.
3.4 EXPANSION JOINTS
**A.** Keep clean from all mortar and debris.
**B.** Locate as shown on drawing.
**C.** Install backer rod.
**D.** Install sealant. Prime surfaces if necessary.
3.5 CLEANING
**A.** Cut out all defective mortar joints and holes in exposed masonry and repoint with new mortar.
**B.** Remove excess mortar and mortar smears as work progresses.
**C.** All cleaning practices and product used shall be in accordance with cleaning products manufacturer's printed instructions.
**D.** Use non–metallic tools in cleaning operations.
3.6 PROTECTION
**A.** Protect installed products until completion of project.
**B.** Protect exposed external corners subject to damage.
**C.** Protect base of walls from mud and mortar splatter.
**D.** Protect masonry and other items built into masonry walls from mortar droppings and staining caused by mortar.
**E.** Protect tops of masonry work with waterproof coverings secured in place without damaging masonry. Provide coverings where masonry is exposed to weather when work is not in progress.
**F.** Touch–up, repair or replace damaged products before Substantial Completion.

## DIVISION 5.4 – LIGHT GAUGE (COLD–FORMED) METAL FRAMING GENERAL

1. FURNISH AND INSTALL A COMPLETE SYSTEM OF LIGHT GUAUGE FRAMING MEMBERS FOR INTERIOR WALL PARTITIONS AND CEILING SUSPENSION COMPONENTS.

2. SYSTEM TO INCLUDE ALL TOP AND BOTTOM RUNNERS, BRACES, CLIP ANGLES, ACCESSORIES, FASTENERS, ETC. FOR EACH TYPE OF FRAMING AS SHOWN ON DRAWINGS. INSTALL METAL FRAMING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.

3. QUALITY ASSURANCE – DESIGN AND ANALYSIS OF STRUCTURAL PROPERTIES SHALL COMPLY WITH AISI "SPECIFICATION FOR THE DESIGN OF COLD–FORMED STRUCTURAL STEEL MEMBERS".

4. MATERIALS:

5. 18 GUAGE AND LIGHTER COMPONENTS: FABRICATE COMPONENTS OF COMMERCIAL QUALITY STEEL SHEET, ASTM A446 FOR GALVANIZED FINISH WITH A MINIMUM YIELD POINT OF 33,000 PSI.

6. 16 GAUGE AND HEAVIER COMPONENTS: FABRICATE COMPONENTS OF STRUCTURAL QUALITY STEEL SHEET, ASTM A446 FOR GALVANIZED FINISH WITH A MINIMUM YIELD POINT OF 50,000 PSI.

7. METAL STUDS: AISI "C" TYPE STRUCTURAL STUDS, SIZES, GAUGES AND SPACINGS SHOWN OR REQUIRED IF NOT SHOWN; WITH 1–5/8" (41MM) MINIMUM FLANGE WIDTH, ½" (13MM) MINIMUM RETURNS AND PRE–PUNCHED HOLES FOR UTILITY INSTALLATION
A. 18–22 GAUGE (0.05" / 1.2MM – 0.03" / 0.8MM); ASTM A466/A446M GRADE A; MINIMUM YIELD STRESS OF 33 KSI (228 MPA).
B. 12–16 GAUGE (0.11"/2.7MM – 0.06"/1.5MM): ASTM A446/A446M GRADE A; MINIMUM YIELD STRESS OF 40 KSI (276 MPA).

8.TRACK: ASTM A446/A446M GRADE A: MINIMUM YIELD STRESS OF 33 KSI (228 MPA); FORMED STEEL: CHANNEL SHAPED; SAME WIDTH AND GAUGE AS ADJACENT STUDS. EXCEPTION: TOP AND BOTTOM TRACK (RUNNERS) REQUIREING ATTACHMENT OF METAL PANELS SHALL BE MINIMUM 14 GAUGE (0.08"/1.9MM).

9. FASTENINGS:
A. MANUFACTURER'S RECOMMENDED SELF–DRILLING, SELF–TAPPING SCREWS, BOLTS, NUTS AND WASHERS. NON–CORROSIVE.
B. ANCHORAGE DEVICES: POWER ACTUATED FASTENERS, DRILLED EXPANSION BOLTS, OR SCREWS WITH SLEEVES.
C. WELDING: COMPLY WITH AWS D1.1 "STRUCTURAL WELDING CODE".

10. MANUFACTURERS:
A. MILCOR / DIVISION OF INRYCO, INC. BY BOSTWICK STEEL FRAMING, THE CECO CORP.; ALLIED STRUCTURAL INDUSTRIES; DIETRICH INDUSTRIES OR EQUAL.

11. ATTACH AND JOIN INDICATED COMPONENTS BY WELDING. ATTACH AND JOIN OTHER COMPONENTS BY WELDING, BOLTING, OR SCREW FASTERERS, AS STANDARD WITH THE MANUFACTURER. WIRE TYPING OF FRAMIN COMPONENTS IS NOT PERMITTED. CUT FRAMING TO FIT SQUARELY AGAINST ABUTTING MEMBERS. HOLD MEMBERS SECURELY IN POSITION UNTIL PROPERLY FASTENED. SAW CUT FIELD FRAMING. IF REQUIRED.

12. COORDINATE METAL FRAMING POSITIONING WITH TRADES FURNISHING ITEMS WHICH ATTACHE TO BUILD–IN MEMBERS.

13. INSTALL CONTINUOUS RUNNER TRACKS SIZED TO MATCH STUDS. ALIGN TRACKS ACCURATELY TO THE LAYOUT AT BASE AND TOPS OF STUDS, SECURE TRACKS AS RECOMMENDED BY THE STUD MANUFACTURER FOR THE TYPE OF CONSTRUCTION INDICATED. DO NOT EXCEED 24" O.C. SPACING FOR POWER DRIVEN FASTENERS, NOR 16" ON CENTER FOR OTHER TYPES OF ANCHORAGE. PROVIDE FASTENERS AT CORNERS AND ENDS OF RUNNER TRACK.

14. SET STUDS PLUMB, SPACED AS INDICATED, WHEN NOT INDICATED, AT MAXIMUM 24" ON CENTER. ALIGN AND SECURE STUDS TO TOP AND BOTTOM RUNNER TRACKS BY EITHER WELDING OR SCREW FASTENING AT BOTH INSIDE AND OUTSIDE FLANGES.
A. CONSTRUCT CORNERS USING MINIMUM THREE STUDS. DOUBLE STUDS AT WALL OPENINGS. INSTALL JACK STUDS ABOVE AND BELOW OPENINGS, SPACED TO MATCH WALL STUD SPACING.

B. INSTALL SUPPLEMENTARY FRAMING, BLOCKING, AND BRACING IN METAL FRAMING SYSTEMS TO SUPPORT GRAD BARS, FIXTURES, EQUIPMENT, CASEWORK, HARDWARE TRIM, AND SIMILAR WORK REQUIRING ATTACHEMENT TO WALL FRAMING

C. PROVIDE ONE PIECE FULL LENGTH STUDS.


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W. ANDREW POPE
LOUISIANA LICENSE 3053

PROJECT

STIX HIBACHI RESTAURANT
CAMELLIA SQUARE
SLIDELL, LOUISIANA

STIX HIBACHI & SUSHI

ISSUED FOR :
- ☐ SCHEMATICS
- ☐ DESIGN DEVELOPMENT
- ☐ 60% REVIEW
- ☐ 100% CONTRACT DOCUMENTS
- ☐ DEVELOPMENT ORDER
- ☐ PRICING
- ☐ BIDDING
- ☒ PERMIT
- ☐ CONSTRUCTION

DATE:
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GENERAL SPECIFICATIONS

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REVISIONS

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