DIRTY DOUGH - SOUTHLAKE, TX

2600 E. Southlake Blvd. Ste #170, Southlake, TX 76092

ABBREVIATIONS

AB	ANCHOR BOLT
AC	ACOUSTICAL
A/C	AIR CONDITIONING
ACT	ACOUSTICAL TILE
ADJ	ADJUSTABLE; ADJACENT
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACCESS PANEL
ARCH	ARCHITECTURAL; ARCHITECT
AUTO	AUTOMATIC
BD	BOARD
BDRM	BEDROOM
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM; BENCHMARK
BOS	BOTTOM OF STRUCTURE
BOT	BOTTOM
BSMT	BASEMENT
BTWN	BETWEEN
CAB	CABINET
CB	CATCH BASIN
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED
CHBD	CHALK BOARD
CJT	CONTROL JOINT
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
CONT	CONTINUOUS; CONTINUE
CONTR	CONTRACTOR
CORR	CORRIDOR; CORRUGATED
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE;
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EFEC	EXISTING FIRE EXTINGUISHER CABINET
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EP	ELECTRICAL PANEL BOARD
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPANSION
FAT	FIRE ALARM
FB	FIRE BLANKET; FLUSH BEAM
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER; FINISHED END
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FFHB	FROST-FREE HOSE BIBB
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FR	FIREPLACE
FS	FLOOR SINK
FT	FOOT; FEET
GA	GAS LINE
GA	GAGE; GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GD	GARBAGE DISPOSAL
GL	GLASS; GLAZING
GLULAM	GLUE-LAMINATED (TIMBER)
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HOLD DOWN
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HTG	HEATING
HVAC	HEATING VENTILATING AIR CONDITIONING
HDWD	HARD WOOD
HWT	HOT WATER TANK
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
INSUL	INSULAT(ED)(ION)
JAN	JANITOR
JT	JOINT
KO	KNOCKOUT
KP	KEYPAD
KPL	KICK PLATE
L	LONG; LENGTH
LAB	LABORATORY
LAM	LAMINATE(D)
LAV	LAVATORY
LF	LINEAL FOOT
LT	LIGHT
LUM	LUMINOUS
MAX	MAXIMUM
MBR	MASTER BEDROOM
MC	MEDICINE CABINET
MECH	MECHANICAL
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MAGNETIC HOLD OPEN
MIN	MINIMUM
MISC	MISCELLANEOUS
MNH	MAN HOLE
MO	MASONRY OPENING
MTD	MOUNTED
MTL	MATERIAL; METAL
N	NORTH
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OPG	OPENING
OZ	OUNCE
PKT	POCKET
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
POL	POLISHED
PR	PAIR
PROJ	PROJECT(ED)
PT	PAINTED
PTD	PAPER TOWEL DISPENSER
PTDR	PAPER TOWEL DISPENSER AND RECEPTOR
PTN	PARTITION
PLWD	PLYWOOD
QT	QUARRY TILE
R	RISER; RADIUS
RA	RETURN AIR
RC	RESILIENT CHANNEL
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
REV	REVIS(ED)(ION)
RM	ROOM
RO	ROUGH OPENING
R&S	ROD AND SHELF
S	SINK; SOUTH
SC	SOLID CORE
SCHD	SCHEDULE
SD	SOAP DISPENSER
SF	SQUARE FOOT (FEET)
SGD	SLIDING GLASS DOOR
SH	SHELF; SHELV(ES)(ING)
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTOR
SOG	SLAB ON GRADE
SSK	SERVICE SINK
S/S	STAINLESS STEEL
SPEC	SPECIFICATIONS
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STO	STORAGE
ST&V	STAIN AND VARNISH
SQ	SQUARE
TW	THERMOSTAT; TREAD
TB	TOWEL BAR
TELE	TELEPHONE
T&G	TONGUE AND GROOVE
THK	THICK
THR	THRESHOLD
TOS	TOP OF STEEL; TOP OF SLAB
TPH	TOILET PAPER HOLDER
TV	TELEVISION
TYP	TYPICAL
UH	UNIT HEATER
U.N.O.	UNLESS NOTED OTHERWISE
UR	URINAL
V	VOLT; VINYL
VAC	VACUUM
VB	VAPOR BARRIER
VERT	VERTICAL
VG	VERTICAL GRAIN
VCT	VINYL COMPOSTION TILE
VT	VINYL TILE
W	WASTE; WEST; WIDTH; WATER; WATT
W/	WITH
WC	WATER CLOSET
W/D	WASHER & DRYER STACKED UNIT
WD	WOOD
WDRB	WARDROBE
WDO	WINDOW
WG	WIRED GLASS
WH	WATER HEATER
WIN	WINDOW
W/O	WITHOUT
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

LIST OF CONSULTANTS

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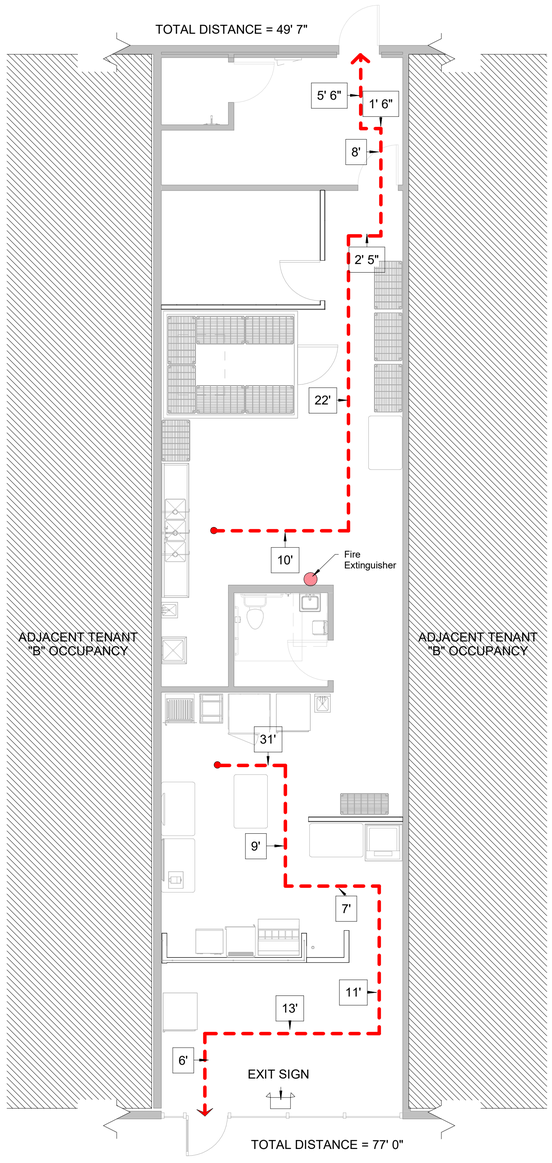


LIFE SAFETY PLAN

SCALE 3/16" = 1'-0"

PROJECT INFORMATION:

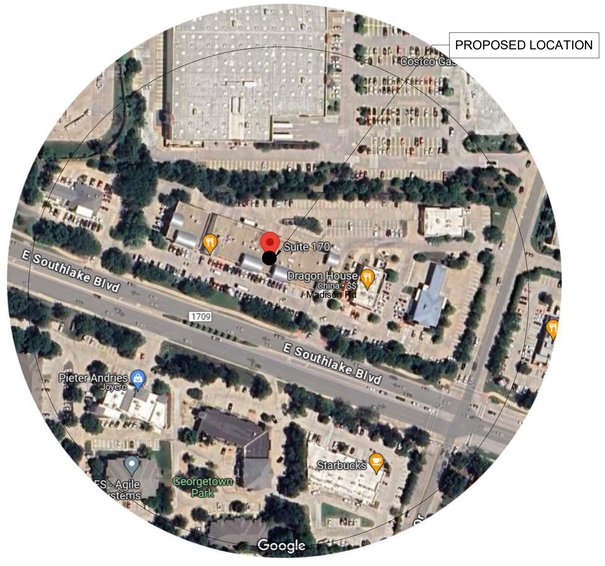
ADDRESS OF PROJECT:	2600 E. Southlake Blvd. Ste #170, Southlake, TX 76092	
BUILDING SEISMIC DESIGN:		
CONSTRUCTION TYPE:	VB	
BUILDING OCCUPANCY:	B	Per IBC Chapter 3
ZONE:		
ACTUAL AREA:	1500 SF	
ACTUAL STORIES:		
OCCUPANCY SEPARATIONS:		Per IBC Table 508.4
FIRE SPRINKLERS.		
OCCUPANT LOADS:		Per IBC Table 1004.5
DEFERRED SUBMITTALS REQUESTED:		

OCCUPANTS

EGRESS CAPACITY:		
NUMBER OF EXITS REQUIRED:		Per IBC Section 1006
NUMBER OF EXITS PROVIDED:		
COMMON PATH OF TRAVEL:		Per IBC Table 1006.2.1
TRAVEL DISTANCE ALLOWED:		Per IBC Table 1017.2
NUMBER OF ENTRANCES:	2	Per IBC Section 1105
ACCESSIBLE ENTRANCES:	2	

PLUMBING FIXTURES

	WC		LAV
	M	W	
REQUIRED PER IBC TABLE 2902.1	1	1	2
PROVIDED	1	1	2



VACINITY MAP

SCALE: NTS

ARCHITECTURAL

SHEET NUMBER	SHEET NAME
A-0.1	TITLE SHEET / LIFE SAFETY PLAN
A-0.2	ARCHITECTURAL SPECIFICATIONS
A-0.3	ARCHITECTURAL SPECIFICATIONS
A-1.0	EQUIPMENT PLAN
A-1.1	CONSTRUCTION PLANS
A-2.0	REFLECTED CEILING PLANS
A-3.0	INTERIOR ELEVATIONS
A-4.0	FINISH PLAN & SCHEDULES
A-5.0	ARCHITECTURAL DETAILS
A-5.1	ARCHITECTURAL DETAILS

ELECTRICAL

Sheet Number	Sheet Name
EG001	ELECTRICAL LEGEND & NOTES
EP101	ELECTRICAL PLANS
EG601	ELECTRICAL DETAILS
EG502	ELECTRICAL DETAILS
EG501	ELECTRICAL SCHEDULES
EG602	ELECTRICAL SCHEDULES
EG002	ELECTRICAL SPECIFICATIONS

MECHANICAL

Sheet Number	Sheet Name
M000	MECHANICAL TITLE SHEET
M001	MECHANICAL GENERAL NOTES
M101	LEVEL 1 HVAC PLAN
M501	MECHANICAL DETAILS

PLUMBING

Sheet Number	Sheet Name
P000	PLUMBING TITLE SHEET
P001	PLUMBING SPECIFICATIONS
P101	LEVEL 1 PLUMBING PLAN
P501	PLUMBING DETAILS

GENERAL OPERATING DESCRIPTION

Cookie dough is produced in a factory and then shipped frozen to each location for baking on site. Additional toppings and special treatments are added after the cookies have cooled. Customers order the cookies and carry them out in a box, no dining area is provided. Non-alcolic bottled beverages can be purchased, but no fountain drinks are available.

GENERAL NOTES

The following are requirements of every project within SOUTHLAKE City. Compliance is required. Building codes as amended by the state of TX:

2021 International Building Code.
2021 International Residential Code.
2021 International Plumbing Code.
2021 International Mechanical Code.
2021 International Fuel Gas Code.
2021 International Energy Conservation Code.
2021 International Existing Building Code.
2020 National Electrical Code.
2021 International Fire Code.
2009 ICC/ANSI A117.1
1997 Uniform Code For Abatement of Dangerous Buildings.

1. Any Construction details not specifically shown in these documents shall be built to the standards of the construction codes adopted by SOUTHLAKE City. Failure to identify all areas of non-compliance shall not relieve the contractor of the obligation to construct in accordance with minimum code requirements.
2. SOUTHLAKE City and the State of TX have adopted accessibility standards designed to comply with the Americans with Disabilities Act that went into effect January 25, 1992. All building permits issued after these dates must comply with current codes. The contractor shall be responsible to make sure of full compliance with the law.
3. All exit access doors and exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Use of manual flushbolts, edge bolts, top or bottom bolts, etc. is prohibited.
4. Tank type water closets shall have a maximum water usage of 1.6 gallons per flush. Showers shall have a maximum flow of 2.5 gallons per minute.
5. Breaker panel circuits must be identified.
6. Proper working clearances must be observed and maintained around electrical equipment.
7. The project shall comply with all energy conservation requiments. The lighting load in the work areas must be reducible by fifty percent.
8. Burning of waste construction material is prohibited at all times.
9. Storage of equipment, soils, and construction materials on publicright-of-way or easement is expressly prohibited.
10. When fire sprinklers are required, shop drawings of the fire sprinkler system will be submitted for review, and approved by SOUTHLAKE City Fire Marshal prior to installation of the system. Fire sprinklers cannot be inspected without the approved plans.
11. Comply with the requirements of the SOUTHLAKE City Fire Department.
12. Occupancy of this building is prohibited until a final inspection of the premises has been made and approval is given by SOUTHLAKE City and all other agencies involved.
13. This project must comply with all state and federal regulations.
14. Signs/Signage requires a separate building permit.

GUILFORD RAND, ARCHITECT
962 W. 800 N., Orem, UT 84057 PH: 801-491-0275

CONTRACTOR RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, CONDITIONS, ETC. ON SITE PRIOR TO CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.

PREMILIARY DRAWINGS NOT FOR CONSTRUCTION BID ONLY
04/16/2024

DIRTY DOUGH - Southlake, TX
2600 E. Southlake Blvd. Ste #170, Southlake, TX 76092

SQUARE FOOTAGE

REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

SHEET NUMBER:
A-0.1
04/16/2024

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DIVISION 1: GENERAL REQUIREMENTS

BIDDER
This word is intended to mean any person, firm or corporation submitting a proposal or who enters into a contract with the Owner to supply labor and/or materials for any part of the work.
If any bidder is in doubt as to the true meaning of any part of the Contract Documents, or finds errors, discrepancies or omissions in the documents, he shall at once request interpretation or correction thereof by the Architect. The Architect will promptly clarify the area in question and issue written instructions to all prospective bidders. Verbal instructions or interpretations will have no validity regardless of source. Request for such clarification must be in the office of the Architect a minimum of five days before bid opening.

THE OWNER
The Owner is the person or organization identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number and masculine in gender. The term Owner means the Owner or his authorized representative. The Owner shall be responsible for purchasing and maintaining his own liability insurance and, at his option, may maintain such insurance as will protect him against claims which may arise from operations under the Contract. Also the Owner maintains the right to order the Contractor to stop the work, or any portion thereof, where cause has been enunciated.

SECURING CONTRACT DOCUMENTS
Drawings, specifications and other Contract Documents may be obtained from the office of Architectural Coalition, 1991 South State Street, Springville, Utah 84663, (801) 491-0275, Fax (801) 491-0329

SITE CONDITIONS
The location of the work, its general nature and extent, the form and general dimensions of the work to be performed are shown on the drawings. The drawings for the work show conditions as they are supposed or believed by the Architect to exist, but it is not intended, or to be inferred, that the conditions as shown thereon constitute a representation of the Architect, or Owner, that such conditions are actually existent, nor shall the Contractor be relieved of the liability under the Contract, or the Owner or the Architect be liable for any loss sustained by the Contractor as a result of any variance between conditions as shown on the drawings, or noted in the specifications, and the actual conditions revealed during the progress of the work. The Contractor shall have visited and examined the site of the work and shall have satisfied himself as to any and all of the actual conditions existing.

TAXES
The contractor shall comply with all Social Security Laws, Workman's Compensation Law and shall pay all land fill taxes, use taxes, sales tax as required by Law. He shall obtain all necessary permits and licenses stipulated by local, state and federal administrative authority.

SINGLE CONTRACT
The intent of these documents is that the Owner shall obtain a complete building, clean and ready for occupancy. All glass shall be cleaned and polished, floors swept broom clean, carpets vacuumed, fixtures washed, with all labels removed and exterior hand raked free of trash and debris. The Owner, even though he maintains the right to engage any separate contractor simultaneously with the General Contractor, shall look to the General Contractor and hold him totally responsible for all the work included in his contract. It is further understood that the Owner has no working arrangements with any subcontractor, nor will he attempt to personally nor through his agent the Architect to designate which subcontractor shall do any part of the work; but that the General Contractor shall be in charge of the work and shall assign the portions of the work as he sees fit.

DRAWINGS AND SPECIFICATIONS
Drawings and specifications are complementary and any work called for on the drawings and not mentioned in the specifications or vice versa, shall be furnished and performed as though fully set forth in both. Work not specifically mentioned, noted or detailed but implied by the drawings and specifications shall be supplied and performed. Substitutions in specified materials shall be submitted to the Architect for written approval prior to building or installation. If any ambiguities or differences occur on the drawings and specifications, or between drawings and specifications, concerning quality, style, type, etc. of any items, the Contractor shall base his bid on providing the most expensive choice shown or specified. The Architect shall have the right to choose the most expensive item without incurring any additional charge. Should there appear to be an error or discrepancy in or between the drawings and specifications, the Contractor shall refer the matter to the Architect for clarification before proceeding with the work. Should the Contractor proceed with the work without referring the matter to the Architect, he shall do so at his own responsibility and at his own expense. The Contractor should not scale dimensions from the drawings. Call the Architect for clarification.

GUARANTEE OF WORK
The Contractor, and the various subcontractors, guarantee their respective work for a period of one year from the date of filing a Notice of Completion (except where the specifications provide a longer period of guarantee) against any defective workmanship or materials. Such defects shall be promptly remedied upon notice by the Owner or Architect, or upon their becoming apparent.

LOSS AND DAMAGE
The Contractor shall furnish adequate protection and will be held responsible for any loss or damage due to acts of vandalism and for the loss of materials and/or equipment whether installed or stored in the building, or on the site. PERMITS AND LICENSES Each subcontractor shall obtain and pay for all permits and licenses necessary to complete his portion of the work. All requirements of the laws, ordinances, rules and regulations bearing on the work shall be complied with, with exceptions where the Contract Documents are more restrictive.

CODES
Wherever the term "Building Codes" is used, this term shall be construed to mean the current edition of the governing building code having jurisdiction over the work. The Contractor shall be responsible for the strict compliance with the building code, and all other applicable laws, rules, regulations, and ordinances for any work done by him or by any of his Subcontractors and/or vendors. A copy of the building code shall be kept available on the job at all times by the General Contractor.

SPECIFICATIONS:

SECTION 00501
CONTRACT REQUIREMENTS
The Owner will provide an A.I.A. A101, 1997 edition contract. The general conditions of the contract shall be A.I.A. A201, 1997 edition.

SECTION 01001
GENERAL REQUIREMENTS
The work consists of the construction and completion of an interior remodeling, including all its appurtenances required or necessary, shown on the drawings, except only those items specifically shown, noted or specified as not in this contract (NIC).

Items noted 'NIC (Not In Contract) will be furnished and installed by the owner.

Refer to equipment schedules on drawings or owner-contractor agreement for additional items, not specifically listed.

CONSTRUCTION SCHEDULE:
The contractor shall prepare and submit to the owner's Rep. and Owner, a bar-chart type progress schedule for the entire project, within seven (7) days after award of the contract. Provide a separate bar for each work item listed in the schedule of values. Include appropriate time for the project mobilization, procurement of products, review and return of shop drawings, fabrication, installation, and testing, final cleanup and installation time for work under separate contracts. Identify each calendar day throughout the schedule. Highlight critical path elements of the schedule that are important to complete the work on time. Correlate the organization of the schedule with the date of substantial completion indicated in the Owner-Contractor Agreement.
PROJECT COORDINATION & ADMINISTRATION:
Coordinate the work of the complete project to assure an efficient and orderly sequence of installation of construction elements, and for installation of items furnished and installed by others, with provisions for accommodating installation of mechanical and electrical work, which are indicated diagrammatically on the drawings. Utilize space efficiently to maximize accessibility for other installations, and for maintenance.

PRE-CONSTRUCTION MEETING:
Meet with the owner's designated construction representative before starting construction. Discuss procedures and requirements for site access, work hours, and construction operations that may be offensive.

MAINTENANCE OF CONSTRUCTION DOCUMENTS:
The contractor shall maintain at the project site, a 'record set of construction documents' and the following related drawings or documents prepared by others: shop drawings and data sheets prepared by the manufacturers, fabricators, and suppliers, and exterior signage shop drawings, by the signage contractor. Do not construct any portion of the work related to these drawings at any time without such drawings being available at the project site.

SECTION 01010
APPLICATIONS FOR PAYMENT
Payment requests: The payment request cycle is to be monthly. Each application must be consistent with previous applications and payments. At substantial completion, and the final payment application involve additional requirements. Prior to submittal of initial application for payment, the following items shall be submitted: (1) listing of subcontractors and principal suppliers and fabricators, (2) The progress schedule, (3) Preliminary schedule of values, (4) Performance and/or payment bonds, if required, and (5) Copies of acquired building permits for performance of the work. (6) Submit conditional lien releases with each application for payment, contingent upon receipt and bank clearance of the current invoiced amount. (7) Submit unconditional lien releases covering the previously paid amount received by the general contractor and all sub contractors or material suppliers, with subsequent applications for payment.

SECTION 01010 GENERAL REQUIREMENTS (cont.)

PRELIMINARY SCHEDULE OF VALUES;
Before start of construction, submit a preliminary schedule of values. Support with back-up data to substantiate its accuracy upon request.

FINAL SCHEDULE OF VALUES;
At the completion of the work, and as a condition of final completion, submit a revised schedule of values, reflecting the final cost of the work, including all revisions or changes made during construction. Arrange schedule in order of work items listed above, and support schedule with backup data if requested.

SECTION 01011
CHANGE PROCEDURES
STIPULATED PRICE CHANGE ORDERS:
Based on 'construction changed notice' and contractor's price quotation for itemized labor and material cost plus 10% overhead and profit as approved by the Owner's Rep.. The Contractor shall submit substantiating data for all costs acceptable to the architect.

UNIT PRICE CHANGE ORDER: Executed on a fix unit cost basis for predetermined unit prices and quantities. The Architect will take measurements and compute quantities accordingly. Provide and assist in the measurements. Provide a separate unit price on the bid form for item listed in the instructions to bidders. This price includes all related costs, profit, and overhead. This price is in addition to the price for the work in the contractor.

CHANGE ORDER FORMS;
A.I.A. G701 'change order'

SECTION 01020
SUBMITTAL PROCEDURES
Submit a form to identify the Project, Contractor, Subcontractor or Supplier and pertinent contract document references. Apply contractor's stamp, signed, certifying that products, and information is in accordance with the requirements of the work and contract documents. Identify variations from the contract documents or product and system limitations detrimental to successful performance of the completed work. Revise and resubmit submittals as required; identify all changes made since previous submittal. Submit the number of copies required by the contractor plus two copies that will be retained by the Owner's Rep..

SECTION 01023
PRODUCT DATA, SHOP DRAWINGS
Submitted to the Owner's Rep. for review for the limited purpose of checking for conformance with information given in the contract documents. After review, distribute in accordance with accordance with 'SUBMITAL PROCEDURES' article and for record documents purpose as specified. Mark each copy to identify applicable products, models, options and other data, supplement manufacturer's standard data to provide information unique to this project.

SECTION 01025
SAMPLES
SAMPLES FOR REVIEW;
Submitted to the Owner's Rep. for review for the limited purpose of checking for conformance with information given in the contract documents.

SAMPLES FOR SELECTION;
Submitted to the Owner's Rep. for aesthetic, color, or finish selection. Submit samples of finishes from the full range of manufacturer's colors, textures, and patterns. Submit samples to illustrate functional and aesthetic characteristics of the product.

SECTION 01032
TESTING AND INSPECTION SERVICES
Appoint, employ, and pay for specified services of an independent firm to perform testing and inspection. The independent firm will perform tests, inspections, and other services as required. Cooperate with the independent firm: furnish samples as requested. If a re-test is required because of non-conformance to specified requirement will be charged to the contractor.

SECTION 01036
TEMPORARY FACILITIES/CONTROLS
Connect to the existing systems at the project site, and coordinate with applicable utility service companies, to provide for water, electrical power, lighting, heat and phone service, cost for such services shall be included in the base bid amount, unless otherwise indicated in bid instructions.

TEMPORARY ELECTRICAL POWER;
Provide a grounded power distribution system with overload protection, sufficient to accommodate construction operations requiring power, use of power tools, electrical heating, lighting, and start-up testing of permanent electrical-powered equipment prior to its permanent connection to electrical system. Locate multiple outlets (minimum of 4-gang) spaced so that power tools on a single extension cord 50' maximum length can reach the entire area of construction.

TEMPORARY LIGHTING;
Provide temporary lighting for use during construction.

SANITARY FACILITIES;
Provide on-site toilet facility for the use of all workmen on the job site, until new facilities are in service.

TEMPORARY HEAT AND VENTILATION;
Provide temporary equipment to maintain adequate environmental conditions to facilitate progress of the work, to meet specified minimum conditions for the installation and proper curing for materials, to project materials and finishes for damage due to temperature or humidity, and to prevent hazardous accumulations of dust, fumes, vapors or gases. Once new systems are operational, they may be for temporary heating and cooling only if: (1) All registers diffusers and filters are cleaned before substantial completion, and (2) warranty periods remain unchanged, starting from the date of substantial completion.

TEMPORARY FIRE EXTINGUISHERS;
Provide type ABC extinguishers at locations reasonable effective in extinguishing fires, by personnel at project site. Comply with NFPA No. 10. Post warnings and quick-instructions at each number on each telephone at the project site.

SCAFFOLDING;
Provide all scaffolding and construction aids required, including guardrails, lights and platforms necessary for completion of the work, and for the protection of the workmen and the public.

PROGRESS CLEANING;
At all times, keep the project site free from accumulation of waste materials or rubbish caused by construction operations. Provide suitable waste receptacles for trash and construction debris, and provide adequate dumpster space.

SECTION 01055
PROUCTS & SUBSTITUTIONS
PRODUCTS; Means new material, components, equipment, fixtures, and system forming the work, but does not include machinery, components, and equipment used for preparation, fabrication, conveying, and erection of the work. Products may also include existing materials or components specifically intended for reuse.

PRODUCT OPTIONS;
Products specified by reference standards or by description only: any product meeting those standards or description. Manufacturers named and meeting specifications, no options or substitutions allowed. Products specified by naming one or more manufacturers with a provisions: substantiating data establishing that the substitution is equivalent in all respects to that specified.

CONTRACTOR'S SUBSTITUTION REPRESENATION;
By substitution of a material, product, equipment item or system, the contractor: (1) Represents that he has personally investigated the proposed substitute product and determined that it is equal or superior in all respects to that specified, (2) Will provide the same warranty for the substitution that the contractor would have provided for the specified product, (3) waives all claims for additional costs related to the substitution which subsequently become apparent; and (4) will coordinate the installation of the acceptable substitute, making such changes as may be required for the work to be complete in all respects.

APPLICATION/ACCEPTANCE;
Application of a material or equipment item to work installed by others constitutes acceptance of that work and assumption of full responsibility for satisfactory installation. Products in quantities shall be alike and interchangeable. Where additional amounts of a product are likely to be needed by the Owner at a later date for maintenance and repair, provide standard, domestically produced products which are likely to be available to the Owner at such later date. Supply products complete with all standard devices, trim finish, and all accessories indicated in the latest edition of manufacture's catalog or brochure published at the date of the award of the contract. Furnish such items complete with component parts necessary for the obvious and intended use and installation, whether or not descriptions or catalog numbers contain all supplemental information and/or numbers of such components.

SECTION 01055 PRODUCTS & SUBSTITUTIONS (cont.)
EQUIPMENT NAMEPLATES;
Provide permanent nameplates on each item of service-connected or power operated equipment. Indicate manufacturer, service-connected or power operated equipment. Indicate manufacturer, similar essential operating data. Locate nameplates on an easily accessible surface. Locate required labels and stamps on an accessible surface, which, in occupied spaces, is not conspicuous.

MANUFACTURER'S INSTRUCTIONS;
Whenever products are required to be installed and/or perform in accordance with a specified manufacture's instruction or procedure, procure, distribute and maintain at the site copies of such information. No allowance or consideration will be made for claimed ignorance as to what is cited reference standards contains, as each tradesman is considered to be experienced and familiar with the published standards of quality and workmanship for his own trade.

INSTALLERS INSPECTORS;
Before installation, inspection substrate material and the conditions under which the work will be preformed. Do not proceed until unsatisfactory conditions have been corrected. Application of material or equipment item to work installed by others constitutes acceptance of that work and assumption of responsibility for satisfactory installation. Inspect each item of material or equipment immediately prior to installation - reject damaged and defective items. Perform installation work by persons qualified to produce workmanship of specified quality, in accordance with manufacturer's printed instructions. Install work during conditions of temperature, humidity, exposure, forecast weather, and status of this project completion, which will ensure the best possible results for each unit of work. Isolate each unit of work from non-compatible work, as required to prevent deterioration. Make allowances for expansion, contraction, and building movements. Provide attachment and connection devices and methods for securing the work properly as it is installed, true to line and level. Provide uniform joint widths in exposed work, organized for best possible visual effect. Coordinate closing-in of work with required inspections as to minimize the necessity of uncovering completed work.

PROTECTION;
After installation, provide coverings to protect installed products from damage from traffic and construction operations, remove when no longer required. Repair and replace damaged items, at no additional cost to the Owner. Additional time required to secure replacements and to make repairs would not be considered to justify an extension of time to complete work.

SECTION 01059
PROJECT CLOSEOUT
FINAL CLEANING;
Prior to Owner occupancy, clean all surfaces including fixtures and equipment, including Owner supplied equipment. Remove all traces of soil, stains, dirt, waste materials, smudges, and other foreign matter from all finished surfaces. Clean all equipment and fixtures to a sanitary condition. Clean transparent materials, including mirrors and glass in doors, windows, and casework, to a polished condition, free of dust, putty, films or similar substances that are noticeable as vision obscuring.

SUBSTANTIAL COMPLETION;
After final cleaning operations have been completed, and when the project is ready for owner occupancy, obtain an occupancy permit on behalf of the Owner, and approval by the other Governmental authorities having jurisdiction over the project. Submit originals of such approvals to the Owner for his records.

CERTIFICATE OF OCCUPANCY;
Contractor shall obtain certificate of occupancy, a copy to the owners project manager.

PUNCH LIST;
The General Contractor shall prepare a list of work items yet to be completed or corrected, complete with scheduled dates for completion. Submit this list to the owner's representative will then perform a final inspection, and will prepare a punch list of items which are incomplete, damaged, or otherwise not in conformance with the requirements of the construction documents. The failure to include any item on such list does not alter the responsibility of the contractor to complete all the work required by the construction documents.
INSTRUCTION OF PERSONNEL;
Fully instruct the Owner's designed personnel in the operation, adjustment, and maintenance of mechanical, plumbing, and electrical systems.

OPERATION & MAINTENANCE DATA;
Organize two (2) sets operating and maintenance data. Bind data into heavy-duty, 3-ring vinyl-covered binders, properly identified and indexed. Include the following types of information in operation and maintenance manuals and emergency instructions for HVAC equipment furnished (if applicable), spare parts listing, copies of warranties, wiring diagrams, inspection procedures, air testing and balancing reports, subcontractor listing and a similar appropriate items. Complete all work items as expeditiously as possible, providing labor at times when the project is not in operation, if necessary, coordinate with the owner's operations.

FINAL PAYMENT - CLOSEOUT SUBMITTALS;
Submit the following items to the Owner's Rep, upon application for final payment: (1) final occupancy permit and heath department approval, when required; (2) Lien Waiver; (3) Final schedule of values; (4) Extra construction documents sets, (5) Mark-up set of 'Record Documents' (including drawings and submittals); (6) Extra stock of finish material items; (7) Guaranties and manufacturer's warranties; (8) A list of all subcontractors and suppliers that performed any part of the work, include description of responsibility, company name, address, phone number, and name of contact person; and (9) the punch list of incompletion, indicating actual completion dates for each item listed therein.

SECTION 02000
SITE WORK
Contractor shall provide necessary labor, materials, and equipment to perform all site work shown or specified in these documents.
a. All stumps & roots shall be removed from the soil to a depth of I2" below the surface of the ground in the area or the building. All trees designated on site plan shall be protected from damage of construction processes and machines.
b. Regrade drive and parking area and provide 2 1/2" asphalt pavement on 6" minimum compacted bed of approved pit run gravel. Surface gravel to be washed and graded 3/4" to 1-1/2".
c. Backfill operations are the responsibility of the contractor. Foundation walls shall be adequately braced before backfilling. All backfill materials shall be approved granular materials compacted to 90% proctor density.
d. Provide all exterior walks, steps, patios and other site amenities as shown on the site plan. These shall comply with SECTION 03000 of this specification.
e. All utility lines shall be extended from building to utility connection. Connection charges shall be included in cost of this work.
f. All fill shall be granular material or equivalent under concrete slab areas.
g. Slopes, grades & dimensions on the Civil site plan and Architectural site plan comply with ADAAG and applicable local laws and regualtions, latest editions. If these slopes, grades and dimensions are not achievable, the Contractor is required to contact the Owner, Civil Engineer and Architect immediately and before moving forward with the work.
h. At least one accessible route shall be provided to connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
j. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets or sidewalks; and public transportation stops to the accessible entrance of the building or facility they serve.

SECTION 02105
STORM WATER MANAGMENT AND CONTROLS
Contractor shall acquire necessary government permits and provide necessary inspection reports, labor, materials, and equipment to perform all SWPPP work shown herein, and in civil plans, and geotechnical reports, and specified by government documents or project specific permits - including but not limited to the following:
a. Provide storage area for top soil.
b. Provide storage area for Excavated material.
c. Provide a vehicle wash down area.
d. Provide a subcontractor wash down area.
e. Provide Straw bales and or silt fence as shown on documents.
f. Protect existing and new storm drains from silt runoff.

SECTION 03000
CONCRETE (See structural specifications for additional information)

SECTION 03050
CONCRETE WORK (See structural specifications for additional information)

INSTALLATION:
Set rough carpentry accurately to required levels and lines, with members plumb and true and accurately cut and fitted. Securely attach work to substrate.

SECTION 06200
FINISH CARPENTRY
Provide miscellaneous finish carpentry items as shown on the drawings.

INSTALLATION:
Install work plumb, level, true and straight with no distortions. Shim as required using concealed shims. Scribe and cut to fit adjoining work. Install with minimum number of joints possible, using full-length to the greatest extent possible. Cope at inside corners, miter at outside corners, and use scarf joints for end-to-end joints, to provide tight fitting joints with full surface contact throughout length of joint. Anchor to blocking or directly to substrate with countersunk, concealed fasteners and blind nailing where possible. Anchor countertops securely to support systems as indicated. At drywall partitions, where blocking does not exist, use adhesive and pre-drilled countersunk trim-head sheet-metal screws to attached finish carpentry to metal studs. Fill recess to match surface color of wood.

SECTION 06400
CUSTOM CASEWORK
Provide shop-fabricated wood casework, furniture items, and miscellaneous items as indicated in the drawings.

QUALITY ASSURANCE;
Comply with AWI 'Quality Standards' Section 400 for 'Custom' grade. Submit shop drawings to location of each item, dimensioned plans and elevations, large-scale details, attachment devices and other components. The Architect's review of such drawings will be for design conformance only. Verify field measurements and provide dimensions for shop drawings before fabrication.

CASEWORK MATERIALS:
Shall be as indicated on the drawings.

GENERAL FABRICATION & ASSEMBLY;
Shop fabrication casework to dimensions, profiles, and details indicated on shop drawings. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting. Complete fabrication, finishing, hardware application and other work before shipment to project site to maximum extent possible.

SHOP ASSEMBLY;
Completely assemble counter front, cabinets, countertops, posts and glazing in shop prior to shipment to project site. Mark individual items in sequence with removable materials to facilitate field assembly.

FIELD INSTALLATION:
Install casework plumb, level, true and straight with no distortions. Shim as required using concealed shims. Install to a tolerance of 1/8" in 8'-0" for a plumb and level and with no variations in flushness of adjoining surfaces. Scribe and cut to fit adjoining work. Anchor to blocking or directly to substrates without distortion so that cabinet doors fit openings properly and are accurately aligned. Adjust hardware to center doors in openings and to provide free operations. Anchor countertops securely to base units and other support systems as indicated.

ADJUST & CLEAN:
Repair damaged and defective casework where possible to eliminate defects, where not possible to repair, and replace casework. Clean, lubricate and adjust hardware for smooth operation.

SECTION 07900
SEALANTS
Provide and install sealants complying with requirements included herein, in order to establish and maintain airtight, vermin proof, and waterproof continuous seals on a permanent basis.
SEALANTS;
A. Acrylic emulsion latex (type C): ASTM C834, single component; color as selected; AC-20 manufactured by Pecora.
Butyl sealant (Type E): FS TT-S-1657, Type 1; single component, solvent release, non-skinning, non-sagging; black color; BC-158 manufactured by Pecora.
B. Polyurethane sealant (Type G): ASTM C920, Type S, Grade NS, Class 25; single component, chemical curing, non-staining, non-bleeding, capable of continuous water immersion, non-sagging type; color as selected; Sikaflex-1A manufactured by Sika Corp.
1. Elongation capability - 25 percent
2. Service temperature range -40° to 165° F (-40° to 74° C)
3. Shore A hardness range - 35 to 45
C. Polyurethane sealant (Type H): ASTM C920, Type M, Grade NS, Class 25; multi-component, chemical curing, non-staining, non-bleeding, capable of continuous water immersion, non-sagging type; color as selected; Sikaflex-2C manufactured by Sika Corp.
1. Elongation capability - 25 percent
2. Service temperature range -40° to 165° F (-40° to 74° C)
3. Shore A hardness range - 20 to 30
D. Silicone Sealant (Type I): ASTM C920, Type S, NS Class 25, FDA approved; single component, solvent curing, non-sagging, non-staining, non-bleeding; color as selected; Construction 1201 manufactured by GE Silicones.
1. Elongation capability - 25 percent
2. Service temperature range -80° to 400° F (-62° to 204° C)
3. Shore A hardness range - 31
ACCESSORIES;
Primer: non-staining type, recommended by sealant manufacturer to suit application.
Joint Cleaner: non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.
Joint Backing: ASTM D1056; round, closed cell polyethylene foam rod; oversized 30 to 50 percent larger than joint width; green rod manufactured by NMC, Inc.
Bond Breaker: pressure sensitive tape recommended by sealant manufacturer to suit application.
INSTALLATION;
Clean joint surfaces immediately before installation. Prime or seal joint surfaces as recommended by manufacturer. Comply with manufacturer's instructions. Fill sealant rabbet to a slightly concave surface, slightly below adjoining surfaces. Where horizontal joints are between a horizontal surface and a vertical surface, fill joint to form a minimum ¼" radius convex cove, so that joint will not trap moisture and dirt. Clean adjoining surfaces by whatever means may be necessary to eliminate evidence of spillage.
SEALANT AT BASE OF DensShield;
Provide ½" high continuous bead of silicone sealant between DensShield panels and concrete floors, prior to installation of floor and wall finishes.
SCHEDULE:
This schedule is a list of principal areas only. Refer to drawing details for items not specifically scheduled.

Location	Type	Color
Window perimeter (interior)	C	To match frames
Window perimeter (exterior)	G	To match frames
Masonry joints	H	To match masonry
EIFS joints	H	As selected
Door frame/walls (interior)	C	Off-white
Door frame/walls (exterior)	G	To match masonry
Under thresholds	E	To match frames
Plumbing fixtures/cultured marble	J	White
Food service areas(food contact areas)	I	White

SECTION 08110
STEEL DOORS & FRAMES
Provide exterior and interior metal doors and frames, where noted on the drawings and as specified herein. Comply with applicable requirements of the steel door institute 'recommended specifications: standard steel doors and frames'.
FRAMES;
16 gage. unless noted otherwise, hot-dipped galvanized cold-rolled steel, fully welded. Provide minimum of 4 galvanized wire type, corrugated sheet metal, or expansion type anchors per jamb. Provide floor angle anchors.
GENERAL FABRICATION;
Fabricate steel door units to be rigid, neat in appearance and free from defects, warp or buckle. Where possible, fit and assemble units in manufacturer's plant. Shop prime all hollow metal doors and frames.
HARDWARE PREPARATION;
All doors and frames shall be mortise and reinforced for hardware in the factory. Provide three silencers for single door frames. Install hollow doors and frames in accordance with manufacturer's recommendations. Set frames accurately in position, plumbed and aligned. Fit doors accurately within frames, sand smooth all rust or damaged areas of prime coat and apply touch-up coat of compatible primer.

SECTION 08210
WOOD DOORS
Provide and install wood doors where noted on the drawings, as specified herein and in compliance with applicable requirements of NWWDA industry standard I.S. 1-A and AWI 'Architectural Woodwork Quality Standards'.

SECTION 08710
FINISH HARDWARE
Provide and install finish hardware throughout the work as needed for a complete installation and as indicated on drawings.
Hardware shall not require pinching, tight grasping, or twisting of the wrist in order to operate.
BLOCKING;
Coordinate with other sections to provide solid wood blocking at all locations where door stops are to be mounted to drywall partitions.
FASTENERS;
Provide necessary screws, bolts and other fasteners of suitable size and type to anchor hardware in position for long life under hard use. Provide concealed fasteners for hardware units which are exposed when door is closed.
THRESHOLD SEAL;
Provide Butyl rubber sealant meeting FS TT-S-001657 for installation of thresholds, as manufactured by Pecora, Sonoborn, or Tremco.
Install hardware items at heights recommended by the door and hardware institue, except as specifically required to comply with local codes. Install hardware in compliance with the manufacturer's instructions and recommendations. Set units level, plumb and true. Adjust and check operation of every unit. Replace units which cannot be adjusted to operate freely and smoothly.
HARDWARE SCHEDULE;
As indicated on the drawings.
Mounting heights for hardware from finished floor to center line of hardware item:
Locksets: 38 inches
Push-Pulls: 42 inches
Dead locks: 48 inches
Exit devices: 38 inches
All mounting heights shall conform to the requirements of ADA-AG.
ACCEPTABLE HARDWARE MANUFACTURERS;
A. Entry Doors: Manufacturer's standard
B. Butts: McKinney; Hager; Stanley
C. Latch/lock sets; Mortise locks: Sargent; Schlage
D. Cylinder Locks: Schlage; Adams Rite; Best
E. Exit devices: Dorma; Von Duprin; American Device
F. Closers: LCN; Dorma
G. Thresholds: National Guard Products; Hager
H. Gasketting: National Guard Products; Hager
I. Protection Plates: Hager; Ives
J. Door stops: Hager; Ives

SECTION 09260
GYPSUM BOARD ASSEMBLIES
Provide and install screw-type metal support system, gypsum wallboard, and drywall finishing of partitions, furring, ceiling and soffit drops where shown or noted on the drawings and as specified herein.
GYPSUM WALLBOARD; ASTM C36, type 'X', tapered edge, " thickness unless otherwise indicated; in maximum lengths available to minimize joints. Gypsum backing board may be utilized for multi-layer applications.
FIRE RATED GYPSUM WALLBOARD; ASTMC36 fire resistive, UL rated.
DensShield; ASTM C630 eq " thick square cut ends, taped edges.
CEMENTUOUS BOARD; Glass fiber reinforced Portland cement 'Durock' or DensShield or approved equal.
TRIM ACCESSORIES; Provide manufacturer's standard galvanized steel trim with beads for concealment of flanges in joint compound. Use vinyl trim with DensShield.
JOINT TREATMENT; ASTM C475, paper reinforcing joint tape, with ready mixed vinyl-type joint compound, multi-purpose grade.
Comply with 'Gypsum Construction Handbook' by United States Gypsum Co., Gypsum Association GA-216 'Recommended Specifications for the Application and Finishing of Gypsum Board' and ASTM C754 'Installation of Framing Members to Receive Screw Attached Gypsum Wallboard Board, or DensShield' for all installation work.
Install Gypsum board vertically to avoid end-butt joints where possible. If necessary, locate end-butt joints as far from center of walls and ceilings as possible, and stagger not less than 1'-0". Do not install imperfect, damaged or damp boards. Do not force in place. Locate joints over supports, with like-edges (tapered or cut) abutting. Form control joints with space between edges of boards, prepared to receive trim accessories.
DensShield;
Provide ½" gap between bottom of DensShield and floor surface for installation of continuous silicone sealant. Install corner beads at all external corners of drywall work. Install edge trim at all edges where gypsum board is exposed or semi-exposed. Install control joints above door jambs, and as indicated on the drawings. Apply joint treatment at all joints (both directions), metal trim flanges, penetrations, fastener heads, surface defects and elsewhere as required to prepare work for final finish. Apply joint compound in three (3) coats, and sand smooth between last two (2) coats and after last coat.
Install acoustical insulation in partitions indicated on drawings to achieve STC ratings noted. Install acoustical insulation in partitions tight within spaces, around cut openings, behind, around and tight to penetrating items. Install acoustical sealant in accordance with manufacturer's instructions.

SECTION 09300
TILE;
SCOPE;
Furnish and install all tile floors and walls.
Quality control: all tile materials and installation shall conform to the recommended practice of the Tile Council of America.
MATERIALS;
Tile: As indicated on drawings.
Mortar: ANSI A118.1 dry set ANSI A118.4 latex modified, Portland cement sand, latex additive and water.
Grout: Joints in floor and base; 'Hydroment' joint filler. Color as shown on finish schedule. Water proof membrane: 'Laticrete' 9235 or equivalent; liquid applied load bearing membrane; under floor tile; above any occupied space. Concrete tile backer board: 'Durock' nailable concrete backer board by USC Industries, Inc.
INSTALLATION:
a. Fill and prepare concrete slab to level within " in 10 feet in all directions. Lay out tile pattern centered in both directions in each space. Adjust pattern to maximize size of edge pieces.
b. Interior tile bases shall be installed in accordance with Tile Council method W 242 gypsum board, organic adhesive.
c. Interior tile floors shall be installed in accordance with Tile Council method F113 dry set mortar or latex Portland cement mortar.
d. Grout all joints in floor and base with 'Hydroment' joint filler, in accordance with the manufacturer's directions. Joint shall be " wide and completely filled level with the shoulder of the tile, and then tooled to a smooth, dense finish. The tile shall be cleaned of surface grout as work proceeds using dry grout and burlap cloth. No acid cleaners shall be used.
e. Accurately form intersections and returns. Grind tile edges abutting trim or built-in items for straight, aligned joints. Fit tile closely to penetrations so that covers overlap tile edges. Align joints of floor and base tiles.
f. Clear silicone sealant around perimeter tile edges when abutting to other materials.
g. Concrete tile backer board installed 24" high around all interior walls with factory edge down and fasteners as required by manufacturer.
h. Prohibit foot and wheel traffic at least 3 days after grouting is complete. Protect tile work with heavy Kraft paper or other covering during construction. Leave finished installation clean and free of cracked, chipped, broken, unbounded or otherwise defective tile work.

SECTION 09650
RESILIENT FLOORING
SCOPE;
Supply all labor, materials and equipment for the proper installation of floor coverings and wall base.
SUBMITTALS;
Sample of each type of flooring and base indicated on the drawings.
MATERIALS;
Floor patch and fillers shall be as recommended by the floor covering manufacturer. Wall base brands and color are given in the finish schedule to show exact color required. Provide pre-molded external corners. Unspecified brands of materials such as adhesives, etc. shall be pure and of the best quality obtainable. All materials shall be used only as specified by the wall base manufacturer.
PREPARATION;
All surfaces to receive flooring shall be dry and free of dirt, dust or grit before installation is started. Fill low spots and other minor defects with floor filler recommended by the manufacturer. Vacuum clean substrate. Apply primer to all surfaces.
INSTALLATION OF TILE MATERIAL;
Install in accordance with manufacturer's instructions. Spread adhesive and set tile in place. Press with heavy roller to attain full adhesion. Scribe to appurtenance to produce tight joints. Install edge strips where flooring ends.
INSTALLATION OF BASE MATERIAL;
Adhere base tight to wall surface. Fit joints tight and vertical. Miter internal corners. At exterior corners, use pre-molded units.
CLEANING;
Remove excess adhesive from surfaces without damage. Clean, seal, and wax surface in accordance with manufacturer's instructions.

GUILFORD RAND, ARCHITECT
962 W. 800 N., Orem, UT 84057 PH: 801-491-0275

PREMILIARY DRAWINGS NOT FOR CONSTRUCTION BID ONLY
04/16/2024

DIRTY DOUGH - Southlake, TX
2600 E. Southlake Blvd. Ste #170,
Southlake, TX 76092

SQUARE FOOTAGE

REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

SHEET NUMBER:
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04/16/2024

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SECTION 09900
PAINTS AND COATING
SCOPE:
Supply all labor, materials and equipment necessary for the proper painting and finishing of the building.
MATERIALS:
Paint brands and colors are given in the finish schedule to show exact color required. Exact matches within the following brands are acceptable:
a. Benjamin Moore
b. Devoe
c. Kwal-Howells
d. Sherwin Williams
Unspecified brands of materials such as shellac, turpentine, thinner, etc., shall be pure and of the best quality obtainable. All materials shall be used without alterations and only as specified by the paint manufacturer.
Putty and fillers shall be as recommended by the paint manufacturer.
Caulking material shall be 'Mono' Acrylic Terpolymer Sealant, White color by Tremco Manufacturing Co., or approved equivalent.
WORKMANSHIP:
All surfaces to be painted shall be clean and free of dirt, dust or grit before painting is started. Painting shall not be done when there is sweeping or excessive dust in the air. All pitch streaks, resin spots, etc., shall be cleaned of all residue and touched up with shellac before painting. Putty all nail holes, cracks, etc., in woodwork after the first coat is applied. Where the prime coat does not dry to a uniform sheen over the entire surface, spot prime the areas that indicate suction before applying finish coats. Under coats of paint shall be tinted to a color approximating the finish coats, with enough variation in color to permit visual inspection of materials during this work. All materials shall be evenly spread and flowed on without runs, sap or excessive brush marks.
STEEL DOORS, FRAMES, HANDRAILS, AND OTHER FREE-STANDING METAL ACCESSORIES:
Pre-primed or painted: Two additional coats of Alkyd Enamel, spray applied, over fine sanded primer or paint.
Bare metal: Two coats Alkyd Enamel, spray applied, over tow coats fine sanded metal primer.
Gypsum wallboard: (Pre-primed or painted): Two additional coats of acrylic latex over fine sanded or paint.
(Bare wallboard): Two coats acrylic latex over one coat sanded wallboard primer.
MISCELLANEOUS UNFINISHED SURFACES:
Miscellaneous unfinished surfaces not specified above or in finish schedule, except mill-finished aluminum, stainless steel, and natural finish materials, paint to match colors of adjacent surfaces with paint type as recommended by the manufacturer.
CAULKING:
Caulk at the junction of all steel door frames and walls, as well as intersections of cabinet work, sinks, hoods, shelving and counters with walls, etc., as needed to finish the job in the best manner.

SECTION 09110: METAL STUDS
Provide metal studs and accessories as indicated on the Drawings, as specified herein, and as needed for a complete and proper installation.
a. Use adequate number 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.
b. In addition to complying the pertinent codes and regulations of governmental agencies having jurisdiction, comply with pertinent recommendations contained in "Specifications for Metal Lathing and Furring" published by the Metal Lath/Steel Framing Association.
c. Submittals shall include;
1. Manufacturers' specifications and other data needed to prove compliance with the specified requirements.
2. Manufacturers' recommended installation procedures which, when approved by the Architect, will become the basis for accepting or rejecting actual installation procedures used on the Work.
d. METAL STUDS AND ACCESSORIES
1. Meet or exceed minimum requirements of Fed Spec QQ-S-698 and Fed Spec QQ-S-775d, class d, for the item and use intended.
2. At interior metal stud partitions, unless otherwise shown on the Drawings, provide standard punched steel studs of the gages shown on the Drawings, either hot-dip galvanized or factory pre-painted.
3. Use only one type throughout the Work, unless otherwise shown on the Drawings or specifically approved in advance by the Architect.
4. Accessories: Provide all accessories including, but not necessarily limited to, tracks, clips, anchors, fastenings devices, sound attenuation pencil rods and resilient clips, and other accessories required for a complete and proper installation, and as recommended by the manufacturer of the steel studs used.
5. GROUT Provide a good grade of commercial grout for leveling the floor runner member of steel stud partitions as required.
e. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.
f. INSTALLATION
1. Accurately layout partition and wall lines from the dimensions shown on the Drawings.
2. Install metal studs and accessories in strict accordance with the manufacturer's recommendations as approved by the Architect, anchoring all components firmly into position.
3. Align partition and all assemblies to a tolerance of one in 200 horizontally and one in 500 vertically.
g. Coordination:
1. Space the studs as required for compliance with pertinent regulations, to give proper support for the covering material, and as indicated on the Drawings.
2. Coordinate and provide required backing and other support for items to be mounted on the finished covering.
3. Coordinate requirements for pipes and other items designed to be housed within the partition and wall systems.

SECTION 102800
TOILET ACCESSORIES
SCOPE:
Installation of toilet accessories furnished by others, provide toilet accessories as indicated in the drawings in all toilets, as specified herein, as required for a complete and proper installation.
Notes: coordinate accessory locations, installation, and sequencing with other work to avoid interference with and ensure proper installation, operation, adjustments, cleaning, and service of toilet accessory items.
Contractor shall provide solid backing (wood if permitted by code) for anchorage of all accessories.

MATERIALS:
FASTENERS:
Screw, bolt and other devices of same material as accessory unit, or of galvanized steel where concealed.
Accessories furnished by Owner and installed by Contractor U.N.O.:
Toilet tissue dispenser, paper towel dispenser, soap dispenser
Accessories provided by Contractor (Bradley or approved equivalent):
a. Towel Dispenser to be Bradley 2291 or equal
b. Soap Dispenser to be Bradley 6542 or equal
c. Mirrors to be Bradley 781- or equal
d. Sanitary Napkin Dispenser to be Bradley 428 or equal
e. Grab Bars to be Bradley 812 Series
f. Seat Cover Dispenser to be Bradley 582 or equal
g. Toilet tissue Dispenser to be Bradley 8402 or equal
h. Coat hook Bradley 915 stainless steel
i. Hand dryer to be Xlerator XL-SB Eco or equal
INSTALLATION:
Install toilet accessory units according to manufacturer's installation instructions, using fasteners appropriate to substrate as recommended by unit manufacturer. Install units plumb and level, firmly anchored in locations and at heights indicated. Secure mirrors to walls in concealed, tamperproof manner with special hanger, toggle bolts, or screws. Set units plumb, level and square at locations indicated according to manufacturer's instructions for type of substrate involved.
Install grab bars to withstand a downward load of at least 250 lb. Per ASTM F 446.
ADJUSTING:
adjust toilet accessories for proper operation and verify that mechanisms function smoothly. Replace damaged or defective items.
CLEANING:
Clean and polish all exposed surfaces strictly according to manufacturer's recommendations after removing temporary labels and protective coatings.

SECTION 104400
FIRE PROTECTION SPECIALTIES
SCOPE:
Provide fire extinguishers in locations indicated on the drawings.
PRODUCT DATA:
Provide data on product, accessories, and cabinets (as indicated).
WARRANTY:
Provide manufacturer's standard warranty.
FIRE EXTINGUISHERS:
Dry chemical type; red enamel steel tank, with pressure gage, 10#, in accordance with requirements of NFPA 10.
FIRE EXTINGUISHER CABINET:
Manufacturer's standard recessed steel cabinet; shop primer painted, with locking glass door.
MANUFACTURERS:
General Fire Extinguisher Corp.; J.L. Industries, Div. of J.N. Johnson Corp.; W.D. Allen Manufacturing Co.
INSTALLATION:
Verify that surfaces and internal wall blocking are ready to receive work as indicated on installation instructions.
Install extinguishers and cabinets level and plumb in accordance with manufacturer's instructions.

SECTION 11005
EQUIPMENT & FURNISHING INSTALLATION
WORK INCLUDED:
Install owner furnished equipment and furnishings, where shown on the drawings, as specified herein, and as needed for a complete and proper installation. Coordinate for delivery, receive at the site, unload, protect, set-in-place, and coordinate final connections.
RELATED WORK:
Plumbing and electrical work required in connection with the equipment is included as design build.
QUALITY ASSURANCE:
In addition to complying with requirements of governmental agencies having jurisdiction, installation of all food service equipment shall comply with:
National Sanitation Foundation (NSF)
Underwriters Laboratory (UL) for items with electrical components
ANSI standards for vacuum breakers and air gaps
National Fire Prevention Association (NFPA)
National Electrical Manufacturers Association (NEMA)
COORDINATION:
Verify and coordinate rough-in locations of electrical and plumbing connections. Examine and inspect rough-in services, and installation of floor, ceiling or other conditions under which the equipment is to be installed - verify that dimensions of such items are acceptable before installation of the work. Do not proceed until unsatisfactory conditions have been corrected.
INSTALLATION:
Set each item of non-mobile and non-portable equipment securely in place, leveled and adjusted to correct height. Anchor to supporting substrate where indicated and where required for sustained operation and use without shifting or dislocation. Conceal anchorages where possible.
ADJUST AND CLEAN:
Test each item of operational equipment to determine that it is operating properly. Coordinate repair or replacement of equipment found to be defective with the owner's representative. Remove protective coverings, if any, and clean items, ready for use.

SECTION 15000
MECHANICAL
Contractor shall provide all labor, materials, and equipment necessary to install plumbing, related fixtures, ventilation, roof and floor drains and , heating and air conditioning equipment. All work shall comply with state and local codes and ordinances. Subcontractors shall coordinate work with all utilities as required. Contractor shall install and check all pressure reducing valves, pop off valves, and other safety devices prior to operation of system.

PLUMBING
a. All plumbing fixtures to be American Standard, Kohler, or equal, in unmarred condition, and protected to completion of work.
b. All water closets shall be vitreous china, low flush type, maximum 1.6 gallons per flush.
c. All lavatories shall be Vitreous China.
d. All tubs shall be baked on enamel over cast iron.
e. Kitchen Sink shall be baked on enamel over cast iron.
f. Faucets to shall be single lever type.
g. Gas hot water heater shall be State PRV-40-NRT, 40 gallon quick recovery 35,000 BTUH or equal.
h. Showers shall have a maximum flow of 2.6 gallons per minute.

HEATING AND VENTILATION:
a. All heating, air conditioning, and ventilating equipment shall be installed in accordance with the International Mechanical Code.
b. Furnaces shall be gas fired.
c. Duct work shall be sheet metal at all above slab locations.
d. Compressors for Air Conditioning shall be mounted on a 4" concrete pad as located on the drawings.
e. See Mechanical Drawings for additional information.

SECTION 16000
ELECTRICAL
Contractor shall provide and install all labor, materials and equipment necessary to install wiring, related fixtures, electrical heat elements, and controls. All work shall comply with state and local codes and ordinances. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all fixtures and appliances, motors, fans and controls.
a. See Electrical Drawings for additional information.

INTERNATIONAL FIRE CODE - T.I. COMMERCIAL
Minimum rated 2A 10BC fire extinguishers shall be provided in accordance with IFC Section 906 so that travel distance from any point inside the building to an extinguisher does not exceed 75 feet. Extinguishers are best placed adjacent to exterior exit doors.
Remodeling shall be done so as to not obstruct any existing sprinkler heads and shall be maintained as per the International Fire Code.
Please submit sprinkler plans for TI's (tenant improvements) to the City Fire Marshall . A third party review may be required.
During construction, one approved portable fire extinguisher shall be provided at each stairwell on all floor levels where combustible materials have been accumulated. An approved portable fire extinguisher shall be provided in every storage and construction shed.
Unless exempted by Section 903.4 of the International Fire Code, all valves controlling the water supply for automatic sprinkler systems and water flow switches on all sprinkler systems shall be electronically supervised.
Unless exempted by Section 903.4.1 of the International Fire Code, alarms, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72 or, when approved by the Code Offical, shall sound an audible signal at a constantly attended location.
Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivelent to the flow of a single sprinkler of the smallest orfice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed activation of the automatic sprinkler system shall activate the building fire alarm system.
An approved manual fire alarm system shall be designed, installed and maintained in accordance with section 907 of the International Fire Code and NFPA 72. Construction documents for the fire alarm system shall be submitted to an approved engineering firm and then subsequently to the Fire Prevention Bureau for review and approval prior to system installation. Construction Documents shall include, but not be limited to, all of the following:
a. A floor plan
b Locations of alarm-initiating and notification appliances
c. Alarm control and trouble signaling equipment
d. Annunciation
e. Power connection
f. Conductor type and sizes
h. Voltage drop calculations
i.. Manufacturers, model numbers, and listing information for equipment, devices, and materials
j.. Details of ceiling height and construction
k. The interface of fire saftey control functions.
The system and its components shall be listed and approved for the purpose for which they are installed.
Occupant notification systems. (907.6) A fire alarm system shall annunciate at the panel and shall initiate occupant notification upon activation. Where a fire alarm system is required by another section of this code, it shall be activated by one of the following:
a. Automatic fire detectors
b. Sprinkler waterflow devices
c. Manual fire alarm boxes
d. Automatic fire extinguishing systems.
Where required by Chapter 9 of the International Fire code, an approved supervising station in accordance with NFPA 72 shall monitor the fire alarm system. Where an approved central station service is provided, the following requirements of NFPA 72 apply.
The central station consists of the following elements: installation of fire alarm transmitters, alarm, guard, supervisory, trouble signal monitoring, and runner service. These services shall be provided under contract to a subscriber by one of the following:
a. A listed central station of the elements of central station service with its own facilities and personnel.
b. A listed central station that provides, as a minimum the signal monitoring, retransmition, and associated record keeping and reporting to a listed central station. The required runner service shall be provided by the listed fire alarm service-local company with its own personnel or the listed central station with its own personel. (907.15)
Upon completion of the installation of the fire alarms system, alarm notification appliances and circuits, alarm-initiating devices and circuts, supervisory-signal initiating devices and circuits, signaling line circuts, and primary and secondary power supplies shall be tested in accordance with NFPA 72. (907.8)
A record of completion verifying that the system has been installed in accordance with NFPA 72 and the approved plans and specifications shall be provided. (907.8.2)
Operating, testing and maintenance instructions and record drawings ("as builts") and equipment specifications shall be provided at an approved location.
Installation personnel shall be supervised by persons who are qualified and experienced in the installation, inspection, and testing of the fire alarm systems. Examples of qualified personnel shall include, but not be limited to, the following: 1) Factory trained and certified personnel, 2) National Institute of Certification in Engineering Technologies (NICET) Fire Alarm Level II Certified personnel.

ACCESSIBILITY SPECIFICATIONS

305 Clear Floor or Ground Space

305.3 Size. The clear floor or ground space shall be 30 inches minimum by 52 inches minimum.

306 Knee and Toe Clearance

306.2 Toe Clearance.
· Space under an element between the finish floor or ground and 9 inches above the finish floor or ground, and shall extend 25 inches maximum under an element and minimum 17 inches.
· Toe clearance be 30 inches wide minimum.

306.3 Knee Clearance.
· Space under an element between 9 inches and 27 inches above the finish floor or ground, and shall extend 25 inches maximum under and element at 9 inches above the finish floor or ground. Minimum knee clearance shall be 11 inches deep minimum at 9 inches above finished floor or ground and 8 inches deep minimum at 27 inches above the finish floor or ground.
· Knee clearance reduction between 9 inches and 27 inches, clearance shall be permitted to reduce at a rate of 1 inch in depth for each 6 inches in height.
· Knee clearance shall be 30 inches wide minimum.

307 Protruding Objects

307.2 Protrusion limits.
· Objects with leading edges more than 27 inches and not more than 80 inches above the floor shall protrude 4 inches maximum horizontally into a circulation path.
· Protruding objects shall not reduce the clear width required for accessible routes.

402 Accessible Routes

402.2 Components.
· Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doors and doorways, gates, ramps, curb ramps excluding the flared sides, blended transitions, elevators and platform lifts.

403.5.1 General Walking Surfaces.
· The clear width of an interior accessible route shall be 36 inches minimum. The clear width of and exterior accessible route shall be 48 inches.

404 Doors, Doorways and Gates

404.2.1 Double-leaf doors and gates.
· At least one of the active leaves of doorways with two leaves shall comply with clear width requirements and maneuvering clearances.

404.2.2 Clear width.
· Doorways shall have a clear opening width of 32 inches minimum. Clear opening width of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90 degrees. Openings more than 24 inches in depth at door and doorways without doors shall provide a clear opening width of 36 inches minimum.

404.2.3 Maneuvering clearances.
· Maneuvering clearances shall include the full clear opening width of the doorway and the required latch-side or hinge-side clearance.
· The floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with 302.
· Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.
·
· Doorways without doors or gates that are less than 36 inches in width shall have maneuvering clearances complying with Table 404.2.3.4.

TABLE 404.2.3.2 – MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

TYPE OF USE		Maneuvering Clearances at Manual Swinging Doors	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch unless noted)
From front	Pull	60 inches	18 inches
From front	Pull	60 inches	18 inches
From front	Push	52 inches	0 inches
From hinge side	Pull	60 inches	36 inches
From hinge side	Pull	54 inches	42 inches
From hinge side	Push	42 inches	22 inches
From latch side	Pull	48 inches	24 inches
From latch side	Push	42 inches	24 inches

TABLE 404.2.3.4 – MANEUVERING CLEARANCES FOR DOORWAYS WITHOUT DOORS OR GATES

Approach Direction	MINIMUM MANEUVERING CLEARANCES Perpendicular to Doorway
From front	52 inches
From side	42 inches

· Where any obstruction within 18 inches of the latch side of a doorway projects more than 8 inches beyond the face of the door or gate, measured perpendicular to the face of the door or gate, maneuvering clearances for a forward approach shall be provided.

404.2.6 Door and gate hardware.
· Handles, pulls, latches, locks and other operable parts on doors and gates shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. The operational force to retract latches or disengage devices that hold the door or gate in a closed position shall be as follows:
o Hardware operation by a forward, pushing or pulling motion: 15 pounds maximum.
o Hardware operation by a rotational motion: 28 inch-pounds maximum.
· Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
· Door and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door or gate to an open position of 12 degrees shall be 5 seconds minimum.
· Door and gate spring hinges shall be adjusted so that from an open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

405 Ramps

405.2 Slope.
· Ramp runs shall have a running slope greater than 1:20 and not steeper than 1:12.

TABLE 405.2-Allowable Ramp Dimensions In Existing Sites, Bldgs and Facilities

Slope	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

405.3 Cross Slope.
· Cross slope of ramp runs shall not be steeper than 1:48. Surfaces shall comply with Section 302.

405.3 Cross Slope.
· Cross slope of ramp runs shall not be steeper than 1:48. Surfaces shall comply with Section 302.

405.5 Clear Width
· The clear width of a ramp run shall be 36 inches minimum. Handrails and handrail supports that are provided on the ramp run shall not project into the required clear width of the ramp run.

405.6 Rise.
· The rise for any ramp run shall be 30 inches maximum.

405.7 Landings.
· Ramps shall have landings at the bottom and top of each ramp run.
· Clear width of landings shall be at least as wide as the widest ramp run leading to the landing.
· Landings shall have a clear length of 60 inches minimum.
· Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 60 inches minimum.

405.8 Handrails.
· Ramp runs with a rise greater than 6 inches shall have handrails complying with Section 505.

405.9 Edge Protection.
· Edge protection complying with Section 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.
· **405.9.1** The floor surface of ramp runs and ramp landings shall extend 12 inches minimum beyond the inside face of a railing complying with Section 505.
· **405.9.2** A curb complying with 405.9.2.1 or a barrier complying with 405.9.2.2 shall be provided.
· **405.9.2.1 Curb.** A curb shall be a minimum of 4 inches in height.
· **405.9.2.2 Barrier.** Barriers shall be constructed so that the barrier prevents the passage of a 4 inch diameter sphere where any portion of the sphere is within 4 inches of the floor.

405.10 Wet Conditions.
· Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406 Curb Ramps And Blended Transitions

406.6 Detectable Warnings.
· Where detectable warning surfaces are provided, they shall comply with Section 705.

406.6.2 Locations for Detectable Warning Surfaces.
· Detectable warning surfaces shall be provided at the following locations on pedestrian access routes and at transit stops:
o Curb ramps and blended transitions at pedestrian street crossings,
o Pedestrian refuge islands,
o Pedestrian at-grade rail crossings not located within a street or highway,
o Boarding platforms at transit stops for buses and rail vehicles where the edges of the boarding platform are not protected by screens or guards and
o Boarding and alighting areas at sidewalk or street-level transit stops for rail vehicles where the side of the boarding and alighting areas facing the rail vehicles is not protected by screens or guards.

504 Stairways

504.3 Open risers.
· Open risers shall not be permitted.

504.4 Tread surface.
· Stair treads shall comply with Section 302 and shall have a slope not steeper than 1:48.

504.5 Nosings.
· Nosings shall comply with the following:
· Nosings within a stairway shall be uniform
· If rounded, the radius of curvature at the leading edge of the tread shall be ½ inch maximum.
· If beveled, the bevel at the leading edge shall slope at 45 degrees to the plane of the top surface of the tread and landing and extend for a horizontal distance of ½ inch maximum.
· Nosings that project beyond risers shall have the underside of the leading edge curved or beveled.
· Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical.
· The permitted projection of the nosing shall be 1 ½ inches maximum over the tread or floor below.

504.6 Visual contrast.
· Visual contrast shall comply with one of the following:
· The leading 1 to 2 inches of every tread and landing measured horizontally from the leading edge of the nosing, shall consist of a solid color having visual contrast of dark-on-light or light-on-dark from the remainder of the tread. The contrasting marking shall be durable and shall extend from one side of each tread to the other side of each tread.
· Durable distinctive warning markings required by the adopted building code or ANSI safety standard.

504.8 Wet Conditions.
· Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

504.10/11 Tactile signage.
· Stair level identification signs in raised characters and braille complying with Sections 703.3 and 703.4 shall be located at each floor level landing in all enclosed stairways adjacent to the door leading from the stairwell into the corridor to identify the floor level. The exit door discharging shall have a sign with raised characters and braille stating "EXIT". A sign stating EXIT shall be provided adjacent to an area of refuge providing direct access to a stairway, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway and the exit discharge.

505 Handrails

505.1 General.
· Handrails required for ramps, stairs, pool sloped entries and pool stairs shall comply with Section 505.

505.2 Location.
· Handrails shall be provide on both sides of stairs and ramps.

505.3 Continuity.
· Handrails shall be continuous within full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs.

505.4 Height
· Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above stair nosings, ramp surfaces and walking surfaces. Handrails shall be at a consistent height above stair nosings, ramp surfaces and walking surfaces.

505.5 Clearance.
· Clearance between handrail gripping surface and adjacent surfaces shall be 1 ½ inches minimum.

505.6 Gripping Surface.
· Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions.

505.7 Cross Section.
· Handrails with circular cross section shall have a perimeter dimension of 1 ¼ inches minimum and 2 inches maximum.
· Noncircular cross section shall have a perimeter dimension of 4 inches minimum and 6 ¼ inches maximum, and a cross-section dimension of 2 ¼ inches maximum.

505.8 Surfaces.
· Handrails, and any wall or other surfaces adjacent to them, shall be free of any sharp or abrasive elements. Edges shall be rounded.

505.9 Fittings.
· Handrails shall not rotate within their fittings.

505.10 Handrail extensions.
· Ramp and stair handrails shall extend horizontally above the landing for 12 inches minimum. Stair handrails shall extend to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.
· At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

602 Drinking Fountains and Bottle Filling Stations

602.2 Drinking fountains for persons using wheelchairs.
· A clear floor space positioned for a forward approach to the drinking fountain shall be provided. Knee and toe space complying with Section 306 shall be provided. The clear floor space shall be centered on the drinking fountain.
· Spout outlets of drinking fountains shall be 36 inches maximum above the floor.
· Spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the drinking fountain, including bumpers.

603 Toilet and Bathing Rooms

603.2 Clearances.
· Turning space shall be provided within the room. The required turning space shall not be provided within a toilet compartment.
· Doors shall not swing into the clear floor space or clearance for any fixture.

604 Water Closets & Toilet Compartments

604.5 Grab Bars
· Grab bars shall be provided on the rear wall and on the side wall closest to the water closet
· Fixed side-wall grab bars shall include a horizontal bar comply with Section 604.5.1.1 and a vertical grab bar comply with Section 604.5.1.2.
o Horizontal grab bar 42 inches minimum in length shall be located 12 inches maximum from the rear wall and extend 54 inches minimum from the rear wall.
o Vertical grab bar 18 inches in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.
· Rear-wall grab bar shall be 36 inches minimum in length, be located 6 inches maximum from the side wall, and extend 42 inches minimum from the side wall.

604.9 Wheelchair accessible toilet compartments.
· Minimum area of a wheelchair accessible toilet compartment shall be 60 inches minimum in width measured perpendicular to the side wall, and 56 inches minimum in depth for wall hung water closets, and 59 inches minimum in depth for floor mounted water closets measured perpendicular to the rear wall.
· Wheelchair accessible toilet compartment doors, including door hardware, shall comply with Section 404. The door shall be self-closing. A pull shall be placed on both sides of the door near the latch. Wheelchair accessible toilet compartment doors shall not swing into the required minimum area of the compartment.
· Farthest edge of the wheelchair accessible toilet compartment door opening shall be located in the front wall or partition or in the side wall or partition as required by Table 604.9.3.1.
· Wheelchair accessible toilet compartments shall be arranged for left-hand or right-hand approach to the water closet.

605 Urinals

605.2 Height and depth.
· Urinals shall be of the stall type or shall be of the wall hung type with the rim at 17 inches maximum above the floor. Urinals shall be 13 ½ inches minimum in depth measured from the outer face of the urinal rim to the finished wall surface.
· Clear floor space positioned for forward approach shall be provided.

606 Lavatories and Sinks

606.2 Clear floor space.
· Clear floor space positioned for forward approach, shall be provided as per 303.3 (52 inches minimum in length and 30 inches minimum in width).
· Front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.
· Faucets shall comply with Section 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.
· Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

609 Grab Bars

609.2 Cross Section.
· Grab bars with circular cross section shall have an outside diameter of 1 ¼ inch minimum and 2 inches maximum.
· Grab bars with noncircular cross section shall have a cross section dimension of 2 inches maximum, and a perimeter dimension of 4 inches minimum and 4.8 inches maximum.
· Space between the wall and the grab bar shall be 1 ½ inches. The space between the grab bar and projecting objects below and at the ends of the grab bar shall be 1 ½ inches minimum. The space between the grab bar and projecting objects above the grab bar shall be 12 inches minimum.

609.4 Position of grab bars.
· Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the floor measured to the top of the gripping surface.
· Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements. Edge shall be rounded.
· Grab bars shall not rotate within their fittings.
· Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener mounting device, or supporting structure.

802 Assembly Areas

802.2 Floor surfaces.
· The floor surface of wheelchair space locations shall have a slope not steeper than 1:48 and shall comply with Section 302.

802.3 Width.
· A single wheelchair space shall be 36 inches minimum in width.

802.4.1 New buildings and facilities.
· In new buildings and facilities, where a wheelchair space is entered from the front or rear, the wheelchair space shall be 52 inches minimum in depth. Where a wheelchair space is only entered from the side, the wheelchair space shall be 60 inches minimum in depth.

802.4.2 Existing buildings and facilities.
· In existing buildings and facilities, where a wheelchair space is entered from the front or rear, the wheelchair space shall be 60 inches minimum in depth.

803 Dressing, Fitting and Locker Rooms

803.1 General
· Turning space shall be provided within the room.
· Doors shall not swing into the room unless a clear floor space complying with Section 305.3 is provided within the room, beyond the arc of the door swing.

GUILFORD RAND, ARCHITECT
962 W. 800 N., Orem, UT 84057 PH: 801-491-0275

PREMILIARY DRAWINGS NOT FOR CONSTRUCTION BID ONLY
04/16/2024

DIRTY DOUGH - Southlake, TX
2600 E. Southlake Blvd. Ste #170,
Southlake, TX 76092

SQUARE FOOTAGE

REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

SHEET NUMBER:
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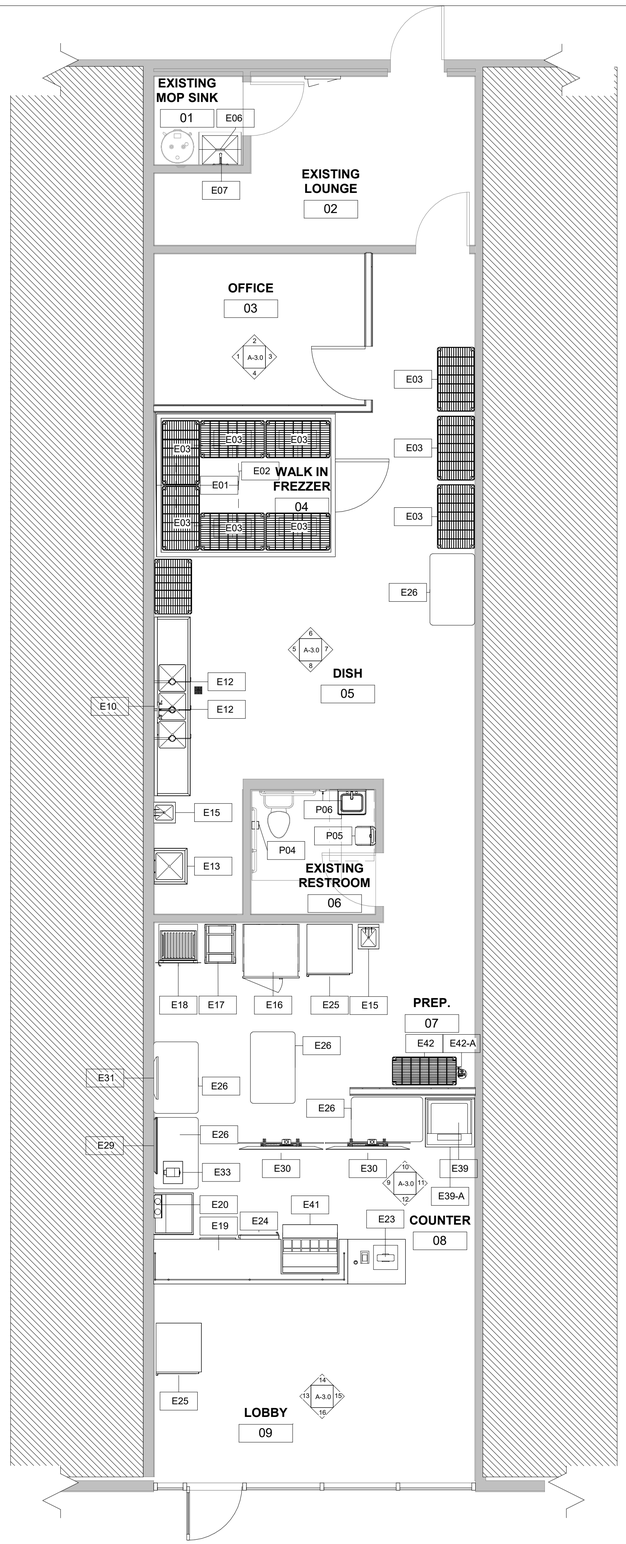

EQUIPMENT PLAN

SCALE 1/4" = 1'-0"

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DIMENSION NOTE:

SITE VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND COMMENCING ANY WORK. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE DESIGNER

WALL LEGEND

NEW WALL

EXISTING WALL

SEE SHEET A-6.2 FOR WALL TYPE DETAILS

ALL EQUIPMENT IS ELECTRIC

GENERAL NOTES:

FLOORS MUST BE SEALED, OR A CLEANABLE SURFACE (TILE, EPOXY, ETC.). THERE MUST BE A 4" MINIMUM COVED BASE.

BATHROOM IS REQUIRED TO HAVE FRP BOARD OR CERAMIC TILE TO A MINIMUM HEIGHT OF 48" ON THE "WATER WALL" AND THE TWO ADJACENT WALLS.

TEMPERED WATER SHALL BE DELIVERED FROM LAVATORIES AND GROUP WASH FIXTURES LOCATED IN PUBLIC TOILET FACILITIES PROVIDED FOR CUSTOMERS, PATRONS AND VISITORS. TEMPERED WATER SHALL BE DELIVERED THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3 IPC 416.5

SEPARATE SIGNED PERMIT WILL BE REQUIRED FOR DEFERRED SUBMITTALS.

ALL WALLS GO UP TO RESTROOM CEILING HEIGHT OR BOTTOM OF EXIST ROOF TRUSS. SEE DETAIL 4 ON SHEET A-6.2 FOR CAP.

EQUIPMENT SCHEDULE

MARK	EQUIPMENT	MANUFACTURER	DESCRIPTION	MODEL	SOURCE	COUNT
E01	WALK-IN FREEZER	AMERIKOOLER	96" x 120" x 91"	AME8886-DD	EQ	1
E02	CAPSULE PAK					1
E03	WIRE SHELVING	QUANTUM	42" x 24" x 74"	2442GY	EQ	9
E06	MOP SINK	MUSTEE	24" x 24"	63 M	GC	1
E07	MOP SINK FAUCET					1
E08	WATER HEATER	TBD	SEE MECHANICAL PLANS	TBD	GC	2
E10	FOOD PREP SINK	ATOSA	90" x 24" x 44.5"	MRSA-3-D	EQ	1
E12	LEVER WASTE DRAIN	T&S		B-3950	EQ	4
E13	FOOD PREP SINK	ATOSA	24" x 24" x 44.5"	MRSA-1-N	EQ	1
E14	FOOD PREP FAUCET	T&S		B-1128	EQ	1
E15	WALL MOUNT HANDSINK W/ SPLASH GUARD	ATOSA	14" x 16.5" x 11"	MRS-HS-14SP	EQ	2
E16	UPDATED CONVECTION OVEN ELECTRIC	MOFFATT	35.9" x 30.375" x 34.3"	E35D6-26-DD	EQ	1
E17	BUN PAN RACK	REGENCY	26" x 20.25" x 69.5"	109APR1820L	SW	1
E18	PROOFING CABINET	ATOSA	25.1" x 30.7" x 42.7"	ATHC-18P	EQ	1
E19	UNDERCOUNTER REFRIGERATOR	AVANTI	24.25" x 23.5" x 33.5"	AR52T3SB	EQ	1
E20	ELECTRIC DIPPERWELL	SERVER	15.25" x 5.25" x 7.3125"	87740	EQ	1
E21-B	CHEST FREEZER	EXCELLENCE	28.5" x 27.375" x 32.625"	HL- 6HC	EQ	1
E23	POINT OF SALE	TOAST		TBD	ADMIN @ DD	1
E24	MERCHANDISER REFRIGERATOR 2	ATOSA	27" x 31.7" x 83.1"	MCF8705GR	EQ	1
E25	1 - SECTION FREEZER	ATOSA	27" x 31.7 x 83.1"	MBF8501GR	EQ	2
E26	WORK TABLE, STAINLESS STEEL	ATOSA	48" x 30" x 34"	SSTW□3048	EQ	5
E29	PREP SCREEN	TBD	30" LED 4K UHD Smart TV	TBD	BY OWNER	1
E30	MENU SCREENS	TBD	55" LED 4K UHD Smart TV	TBD	BY OWNER	2
E31	KITCHEN DISPLAY SYSTEM	TBD	TBD BY KDA SERVICES	TBD	BY OWNER	1
E32	GROMMET HOLE	TBD	TBD	TBD	EQ	1
E33	DRINK MIXER	WARING COMMERCIAL	20.75" x 7.5" x 9.5"	WDM120TSW	TBD	1
E39	SODA DISPENSER (TOWER)+ CARBONATOR	LANCER	ICE BEVERAGE DISPENSER	FS30	www.lancercorp.com	1
E39-A	TABLE FILLER FOR SODA DISPENSER	TBD	TBD	TBD	TBD	1
E40	SNEEZE GUARD 2	TBD	TBD	TBD	GC	1
E41	EDIBLE COOKIE DOUGH - MEGA TOP, REFRIGERATOR	MSF3615GR	36.31 X 36.75 X 46.62	ATOSA	E.Q	1
E42	BIB RACK	TBD	TBD	TBD	TBD	1
E42-A	CO2 TANK	TBD	TBD	TBD	TBD	1
EL01	ELECTRICAL PANEL	TBD	SEE ELECTRICAL PLANS	TBD	GC	1

PLUMBING SCHEDULE

Type Mark	Type	Model	Count
P01	TOILET	TBD	1
P03	ADA GRAB BARS	TBD	1
P04	TOILET PAPER DISPENSER	TBD	1
P02	19" x 17" SINK	TBD	1
P05	PAPER TOWEL DISPENSER	TBD	1
P06	SOAP DISPENSER	8174050xx Public Wall-mounted gel dispenser	1

*E.Q. = EQUIPMENT PACKAGE FROM AMERICAN RESTAURANT EQUIPMENT & DESIGN
G.C. IS SOURCED BY CONTRACTOR
S.W. IS ON THE DIRTY DOUGH SMALLWARES LIST
S.O. IS ON THE DIRTY DOUGH SYSCO ORDER LIST

INSTALLATION NOTE:

WALK-IN FREEZER INSTALLATION

TO ENSURE COMPLIANCE WITH WARRANTY TERMS, IT IS REQUIRED TO HAVE THE WALK-IN FREEZER INSTALLED BY A LICENSED REFRIGERATION MECHANIC WHO POSSESSES EXPERTISE IN WALK-IN INSTALLATIONS. NON-EXPERTS OR HVAC CONTRACTORS SHALL NOT PERFORM THE INSTALLATION AND SETUP PROCESS TO MAINTAIN THE VALIDITY OF THE WARRANTY. UPON COMPLETION OF INSTALLATION, PLEASE PROVIDE THE STORE OWNER WITH THE NAME, LICENSE NUMBER, AND CONTACT INFORMATION OF THE REFRIGERATION MECHANIC.

MURAL WALL PREPARATION

THE MURAL WALL MUST BE PREPARED TO BE A COMPLETELY SMOOTH, PAINTED SURFACE, DEVOID OF IMPERFECTIONS, AND GIVEN 2+ WEEKS TO DRY BEFORE MURAL INSTALLATION. FOR SECOND GENERATION SITES, PLEASE ENSURE THAT THE BOTTOM 6 INCHES OF THE WALL, WHERE THE PREVIOUS TENANT'S BASEBOARD WAS REMOVED, IS PROPERLY SMOOTHED AND PREPARED FOR A FLAWLESS MURAL APPLICATION.

GUILFORD RAND, ARCHITECT
962 W. 800 N., Orem, UT 84057 PH: 801-491-0275

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DIRTY DOUGH - Southlake, TX

2600 E. Southlake Blvd, Ste #170, Southlake, TX 76092

SQUARE FOOTAGE

REVISIONS:

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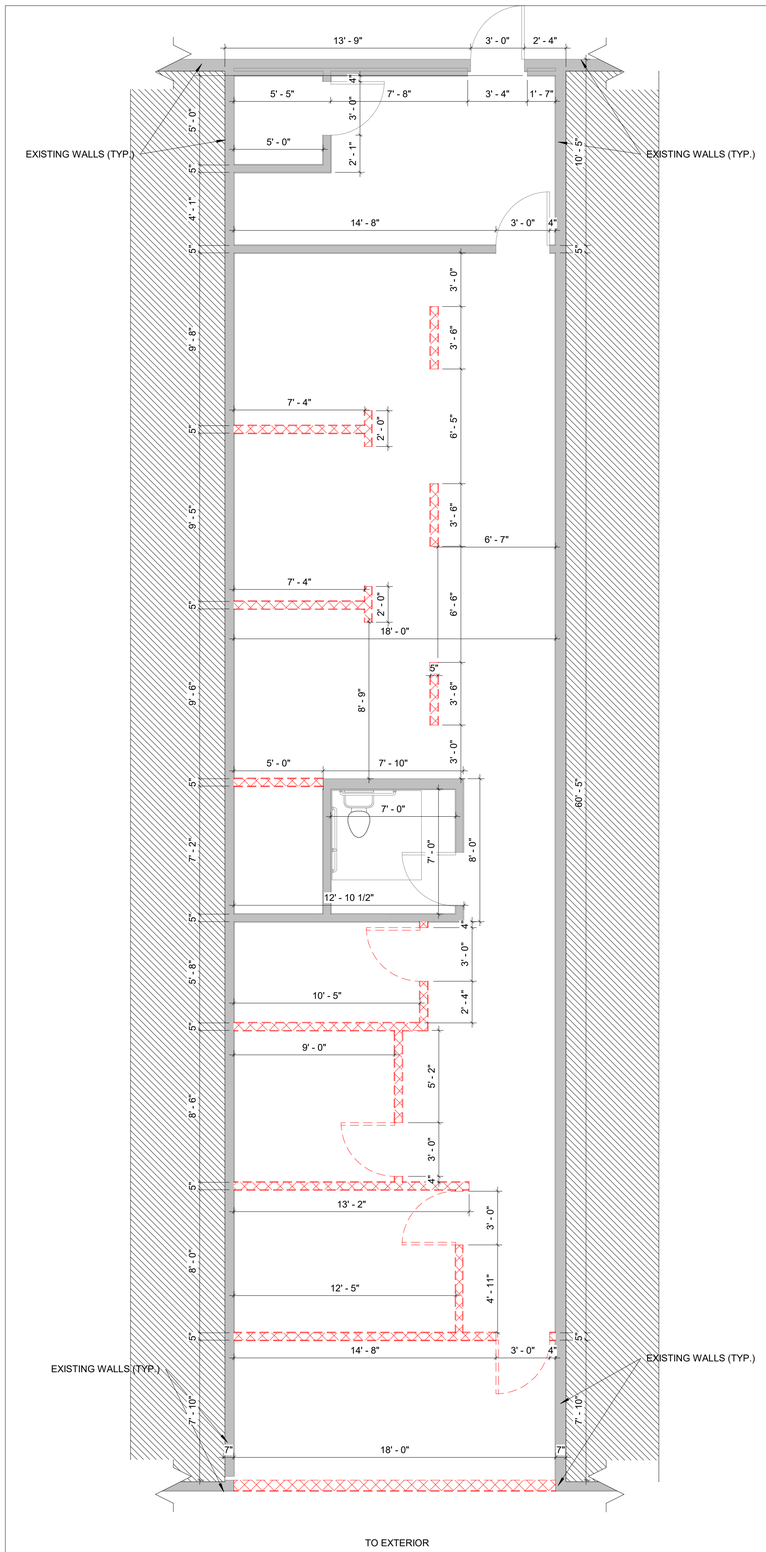
2 00-00-00
3 00-00-00

SHEET NUMBER:

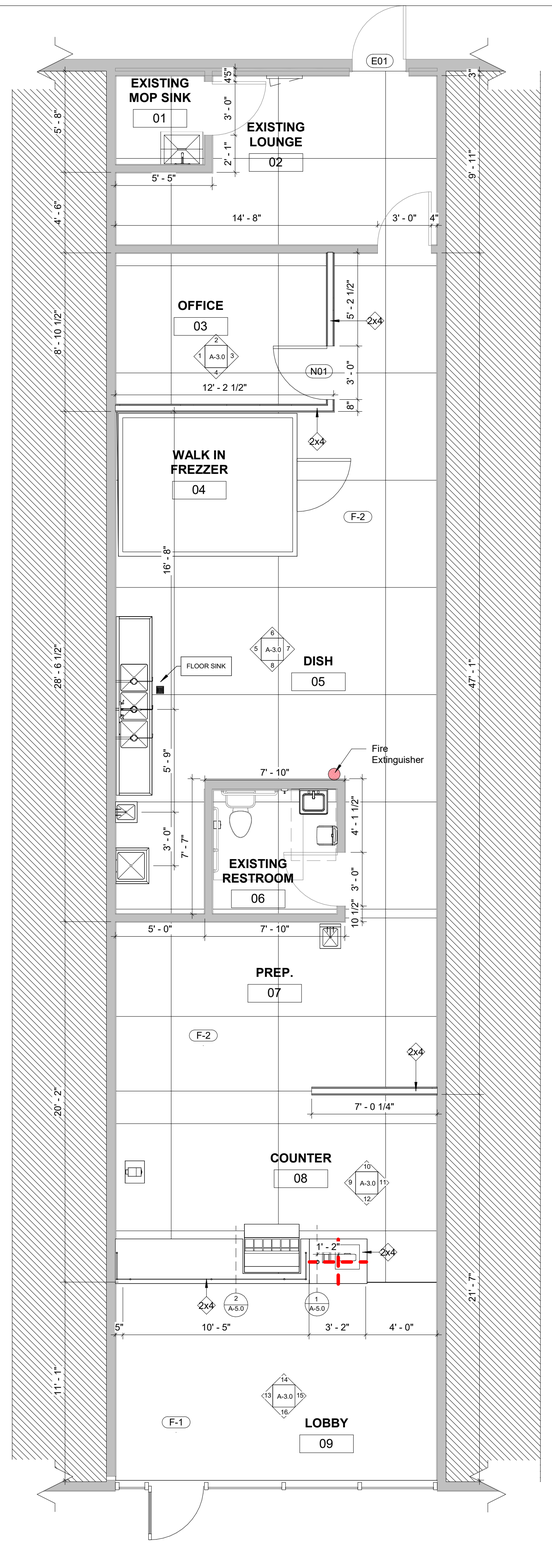
A-1.0

04/16/2024



EXISTING/ DEMO FLOOR PLAN

SCALE 1/4" = 1'-0"



NEW/ CONSTRUCTION PLAN

SCALE 1/4" = 1'-0"

DIMENSION NOTE:

SITE VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND COMMENCING ANY WORK. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE DESIGNER

WALL LEGEND

NEW WALL

EXISTING WALL

SEE SHEET A-6.2 FOR WALL TYPE DETAILS

ALL EQUIPMENT IS ELECTRIC

GENERAL NOTES:

FLOORS MUST BE SEALED, OR A CLEANABLE SURFACE (TILE, EPOXY, ETC.). THERE MUST BE A 4" MINIMUM COVED BASE.

BATHROOM IS REQUIRED TO HAVE FRP BOARD OR CERAMIC TILE TO A MINIMUM HEIGHT OF 48" ON THE "WATER WALL" AND THE TWO ADJACENT WALLS.

TEMPERED WATER SHALL BE DELIVERED FROM LAVATORIES AND GROUP WASH FIXTURES LOCATED IN PUBLIC TOILET FACILITIES PROVIDED FOR CUSTOMERS, PATRONS AND VISITORS. TEMPERED WATER SHALL BE DELIVERED THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3 IPC 416.5

SEPARATE SIGNED PERMIT WILL BE REQUIRED FOR DEFERRED SUBMITTALS.

ALL WALLS GO UP TO RESTROOM CEILING HEIGHT OR BOTTOM OF EXIST ROOF TRUSS. SEE DETAIL 4 ON SHEET A-6.2 FOR CAP.

INSTALLATION NOTE:

WALK-IN FREEZER INSTALLATION

TO ENSURE COMPLIANCE WITH WARRANTY TERMS, IT IS REQUIRED TO HAVE THE WALK-IN FREEZER INSTALLED BY A LICENSED REFRIGERATION MECHANIC WHO POSSESSES EXPERTISE IN WALK-IN INSTALLATIONS. NON-EXPERTS OR HVAC CONTRACTORS SHALL NOT PERFORM THE INSTALLATION AND SETUP PROCESS TO MAINTAIN THE VALIDITY OF THE WARRANTY. UPON COMPLETION OF INSTALLATION, PLEASE PROVIDE THE STORE OWNER WITH THE NAME, LICENSE NUMBER, AND CONTACT INFORMATION OF THE REFRIGERATION MECHANIC.

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GROMMET HOLE INSTALLATION

ON THE ADA PORTION WHERE THE POS IS LOCATED, THE HOLE SHOULD BE 2", CENTERED VERTICALLY, 15" TO THE RIGHT OF THE HORIZONTAL CENTER (FROM THE EMPLOYEE'S POV- TO THE LEFT FROM THE CUSTOMER'S POV). METAL COVER IS RECOMENDED

MATERIAL FINISH SCHEDULE

NO.	DESCRIPTION	MANUFACTURER	PATTERN/COLOR	REMARKS
C-1	GYP. BOARD CEILING		PAINTED WHITE	NEW
C-1	GYP. BOARD CEILING			
C-2	2x4 SUSPENDED ACOUSTIC TILE		WHITE	
C-3	EXPOSED CEILING		PAINTED BLACK	EXPOSED
B-1	4" RUBBER			BY OWNER SELECTION
M-1	COUNTERTOP		WHITE ICE QUARTZ	
M-2	COUNTER WRAP		CORRUGATED METAL/ STAINLESS STEEL	SEE PG. 12 ON DD BUILDOUT AND INTERIOR DESIGN GUIDE
M-3	KICK PLATES		STAINLESS STEEL	ALL DOORS - REQUIRED BY OWNER
WF-1	DIRTY DOUGH MURAL		CUSTOM DESIGN	(PRIMARY) FEATURE WALL
WB-2	BRICK		RED - NATURAL BRICK PANEL	(SECONDARY)
WP-3	PAINT 1		WHITE	(TERTIARY) ALL WALLS - UNLESS NOTED OTHERWISE
WP-4	PAINT 2	SHERWIN WILLIAMS	6937 TANTALIZING TEAL	(TERTIARY) DD ORANGE
WT-5	WALL TILE		WHITE SUBWAY TILE/ GRAY GROUT	
W-6	(FRP) FIBER REINFORCED PLASTIC			ALL WALLS WHERE REQUIRED BY CODE

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SHEET NUMBER:

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04/16/2024

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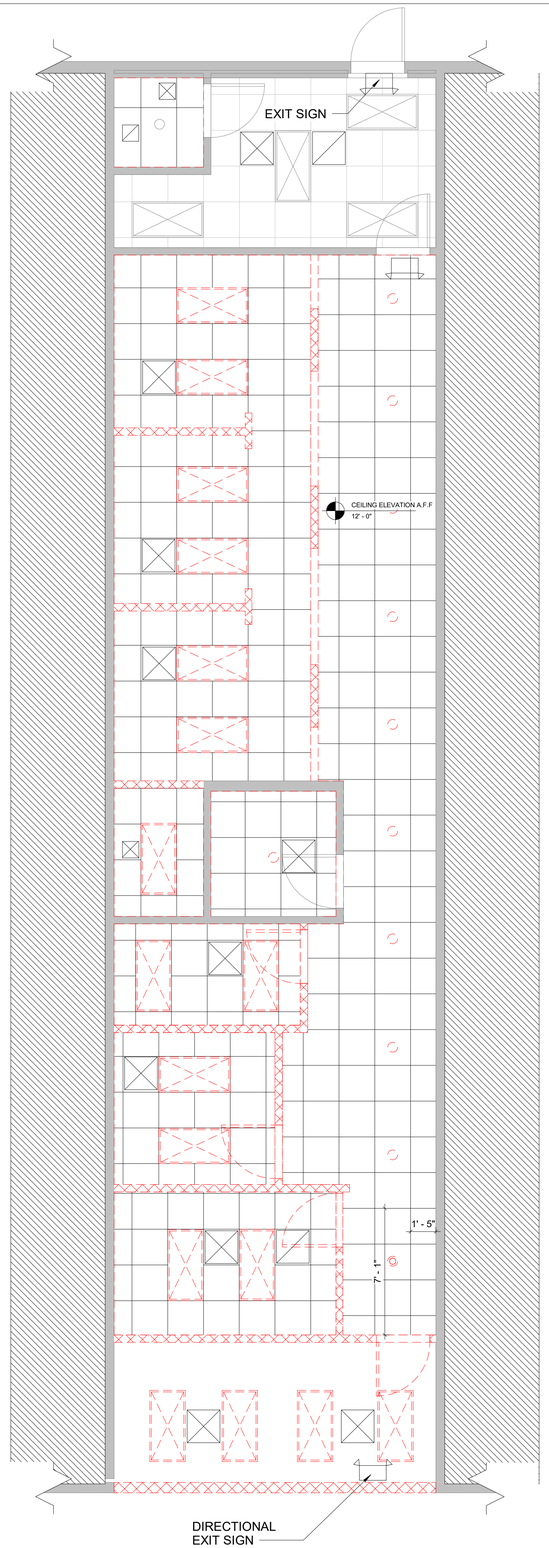
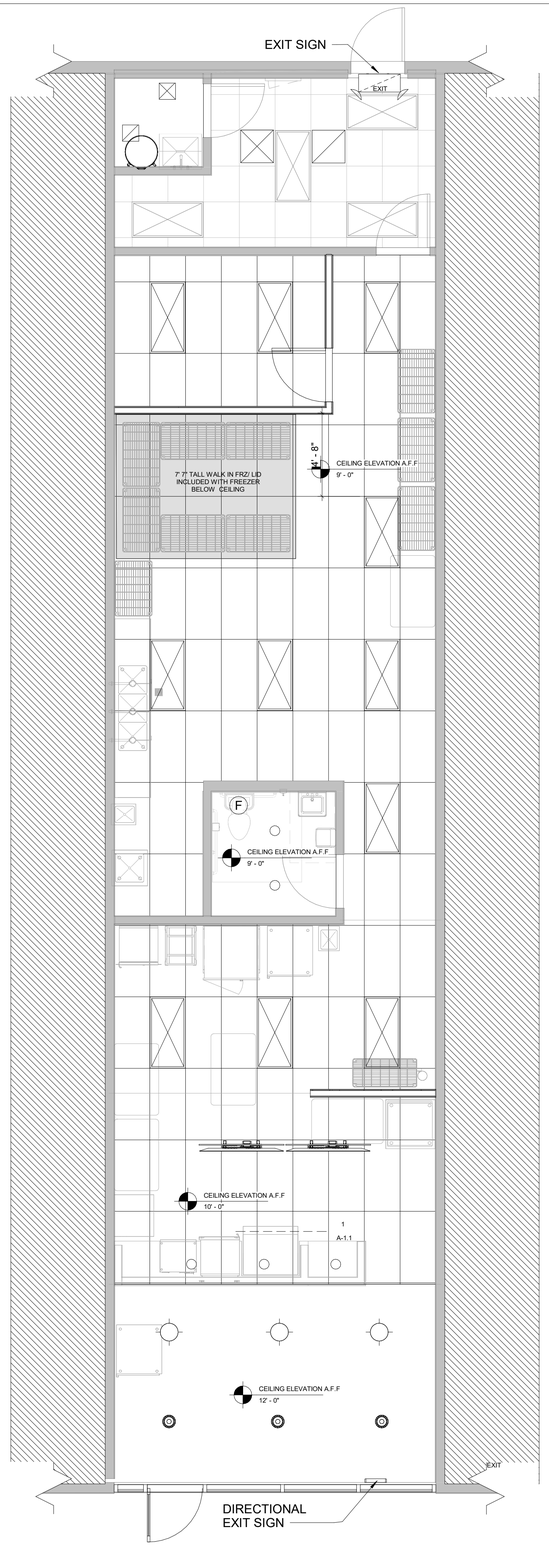


EXISTING/ DEMO REFLECTED CEILING PLAN

SCALE: NTS



NEW/ REFLECTED CEILING PLAN

SCALE: NTS

DIMENSION NOTE:

SITE VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND COMMENCING ANY WORK. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE DESIGNER

Walk-In Freezer Access and Ventilation:
Please note that no structures, including ceiling tiles, shall be constructed around the top of the walk-in freezer, unless mandated by city or health department regulations. This area must remain open to ensure easy access and proper ventilation for maintenance and efficient operation of the freezer.

CAMERA SYSTEM
- GENERAL CONTRACTOR TO INSTALL LOW VOLTAGE WIRING FOR OPTIONAL CAMERA SYSTEM.
OPTIONAL CAMERA SYSTEM TO BE INSTALLED BY DIRTY DOUGH'S PREFERRED CAMERA/SECURITY VENDOR.

GENERAL NOTES:

FLOORS MUST BE SEALED, OR A CLEANABLE SURFACE (TILE, EPOXY, ETC.). THERE MUST BE A 4" MINIMUM COVED BASE.

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SEPARATE SIGNED PERMIT WILL BE REQUIRED FOR DEFERRED SUBMITTALS.

ALL WALLS GO UP TO RESTROOM CEILING HEIGHT OR BOTTOM OF EXIST ROOF TRUSS. SEE DETAIL 4 ON SHEET A-6.2 FOR CAP.

MATERIAL FINISH SCHEDULE

NO.	DESCRIPTION	MANUFACTURER	PATTERN/COLOR	REMARKS
C-1	GYP. BOARD CEILING		PAINTED WHITE	NEW
C-1	GYP. BOARD CEILING			
C-2	2x4 SUSPENDED ACOUSTIC TILE		WHITE	
C-3	EXPOSED CEILING		PAINTED BLACK	EXPOSED
B-1	4" RUBBER			BY OWNER SELECTION
M-1	COUNTERTOP		WHITE ICE QUARTZ	
M-2	COUNTER WRAP		CORRUGATED METAL/ STAINLESS STEEL	SEE PG. 12 ON DD BUILDOUT AND INTERIOR DESIGN GUIDE
M-3	KICK PLATES		STAINLESS STEEL	ALL DOORS - REQUIRED BY OWNER
WF-1	DIRTY DOUGH MURAL		CUSTOM DESIGN	(PRIMARY) FEATURE WALL
WB-2	BRICK		RED - NATURAL BRICK PANEL	(SECONDARY)
WP-3	PAINT 1		WHITE	(TERTIARY) ALL WALLS - UNLESS NOTED OTHERWISE
WP-4	PAINT 2	SHERWIN WILLIAMS	6937 TANTALIZING TEAL	(TERTIARY) DD ORANGE
WT-5	WALL TILE		WHITE SUBWAY TILE/ GRAY GROUT	
W-6	(FRP) FIBER REINFORCED PLASTIC			ALL WALLS WHERE REQUIRED BY CODE

ELECTRICAL LEGEND

	CAN LIGHT
	PENDANT LIGHT
	2' x 4' LED LIGHT
	EXHAUST
	RETURN
	CEILING ELEVATION
F	RESTROOM FAN
	EMERGENCY LIGHITNG EXIT W/ BUG EYE

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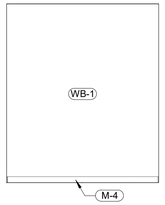

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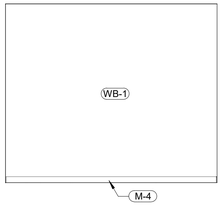
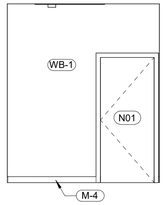
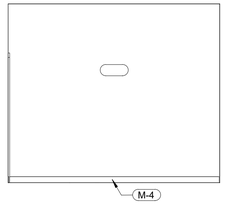
SCALE 1/4" = 1'-0"



2 OFFICE N
SCALE 1/4" = 1'-0"



3 OFFICE E
SCALE 1/4" = 1'-0"



4 OFFICE S
SCALE 1/4" = 1'-0"

DETAIL NOTES:
SEE DETAIL #5 ON SHEET A-5.1 FOR CLEARANCES IN THE RESTROOM

MATERIAL FINISH SCHEDULE

NO.	DESCRIPTION	MANUFACTURER	PATTERN/COLOR	REMARKS
C-1	GYP. BOARD CEILING		PAINTED WHITE	NEW
C-1	GYP. BOARD CEILING			
C-2	2x4 SUSPENDED ACOUSTIC TILE		WHITE	
C-3	EXPOSED CEILING		PAINTED BLACK	EXPOSED
B-1	4" RUBBER			BY OWNER SELECTION
M-1	COUNTERTOP		WHITE ICE QUARTZ	
M-2	COUNTER WRAP		CORRUGATED METAL/ STAINLESS STEEL	SEE PG. 12 ON DD BUILDOUT AND INTERIOR DESIGN GUIDE
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WF-1	DIRTY DOUGH MURAL		CUSTOM DESIGN	(PRIMARY) FEATURE WALL
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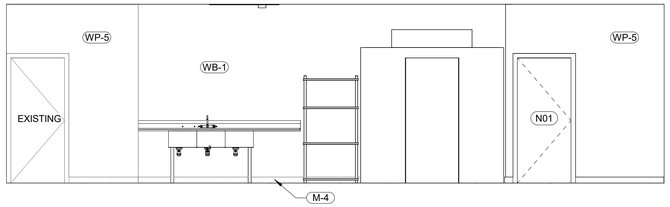
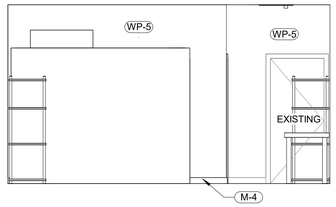
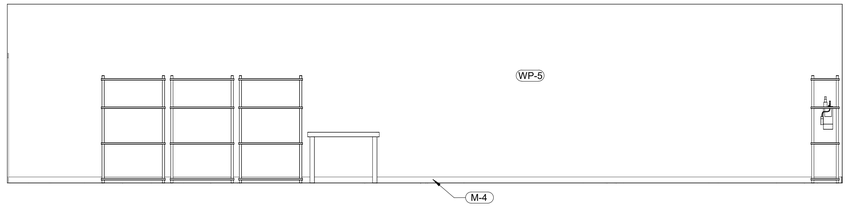
WT-5	WALL TILE		WHITE SUBWAY TILE/ GRAY GROUT	
W-6	(FRP) FIBER REINFORCED PLASTIC			ALL WALLS WHERE REQUIRED BY CODE



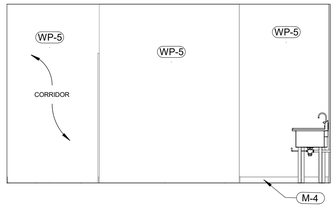
5 DISH W
SCALE 1/4" = 1'-0"



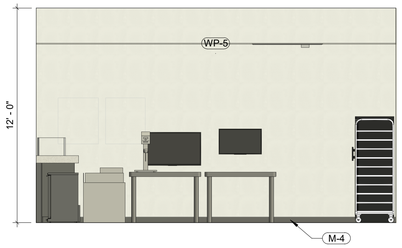
6 DISH N
SCALE 1/4" = 1'-0"



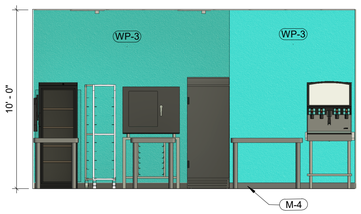
7 DISH E
SCALE 1/4" = 1'-0"



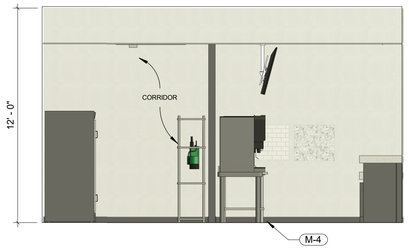
8 DISH S
SCALE 1/4" = 1'-0"



9 COUNTER/PREP W
SCALE 1/4" = 1'-0"

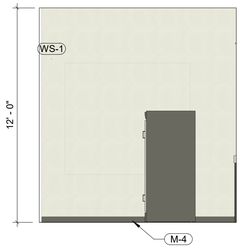


10 PREP N
SCALE 1/4" = 1'-0"

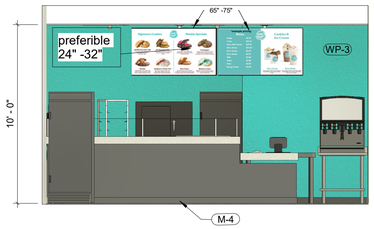


11 COUNTER/PREP E
SCALE 1/4" = 1'-0"

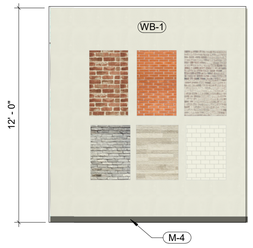
12 COUNTER S
SCALE 1/4" = 1'-0"



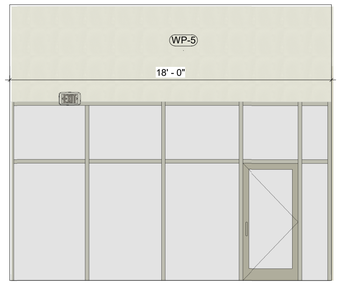
13 LOBBY W
SCALE 1/4" = 1'-0"



14 LOBBY N
SCALE 1/4" = 1'-0"



15 LOBBY E
SCALE 1/4" = 1'-0"



16 LOBBY S
SCALE 1/4" = 1'-0"

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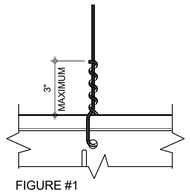


FIGURE #1

Partitions that are tied to the ceiling and all partitions greater than 6 feet in height shall be laterally braced to the structure. Bracing shall be independent of the ceiling splay bracing system.
For further information on bracing of non-load bearing partitions refer to NWCB technical document #201.
• All main beams are to be Heavy Duty (HD). Source ASCE 7-02 item 9.6.2.6.2.2a
• All cross tees shall be capable of carrying the design load without exceeding deflection equal to 1/360 of its span. Source CISCA zones 3-4
• These recommendations are intended for suspended ceilings including grid, panel or tile, light fixtures and air terminals weighing no more the 4 lbs. per square foot. Source ASCE 7-02 item 9.6.2.6.1
• All wire ties are to be three tight turns around itself within three inches. Twelve gage Hanger wire spaced 4 foot on center (figure 1). Source ASTM C 636 item 2.3.4
• Changes in ceiling planes will require positive bracing. Source ASCE 7-02 Section 9.6.2.6.2.2. item f.

1 CEILING TILE TIE

SCALE 3" = 1'-0"

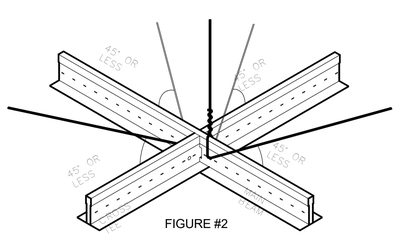
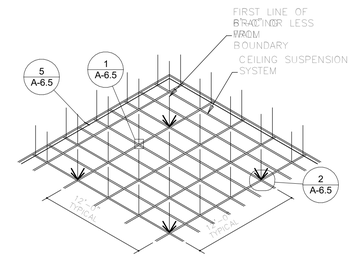


FIGURE #2

Lateral Force Bracing (figures 2 and 3)
• Ceilings constructed of lath and plaster or gypsum board, screw or nail at-tached to suspended members that support a ceiling on one level extending from wall to wall shall be exempt from the lateral force bracing requirements. Source CISCA zones 3-4
• Lateral force bracing is the use of vertical struts (compression posts) and splay wires (see figure 2).
• Lateral force bracing is required for ceilings over 1,000 square feet and not required for ceilings less than 1,000 square feet provided they are surrounded by four walls and braced to structure. Source ASCE 7-02 section 9.6.2.6.2.2 item c

2 LATERAL FORCE BRACING DETAIL

SCALE 1 1/2" = 1'-0"



3 LATERAL FORCE BRACING LAYOUT

SCALE 1/8" = 1'-0"

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• Lateral Force Bracing shall be 12 feet on center (maximum) and begin no farther than 6 feet from walls. Source CISCA Seismic zones 3-4
• Splay wires are to be four 12 gage wires attached to the main beam. Wires are arrayed 90° from each other and at an angle not exceeding 45° from the plane of the ceiling. Source CISCA Seismic zones 3-4
• Splay wires are to be within 2 inches of the connection of the vertical strut to suspended ceiling. Source CISCA Seismic zones 3-4

• Rigid bracing may be used in lieu of splay wires. Source ASCE section 9.6.2.6.2.2
• Ceilings with plenums less than 12 inches to structure are not required to have lateral force bracing. Source Portland Building Department
• Vertical struts must be positively attached to the suspension systems and the structure above. Source CISCA 3-4
• The vertical strut may be EMT conduit, metal studs or a proprietary compression post (see figure 3).
Wall Moldings (figure 4)
• Wall moldings (perimeter closure angles) are required to have a horizontal flange 2 inches wide, unless alternate methods are approved prior to instal-lation by the local building department and the designer of record. One end of the ceiling grid shall be attached to the wall molding, the other end shall have a ¾ inch clearance from the wall and free to slide. Source ASCE 7-02 section 9.6.2.6.2.2 item b
• The grid shall be attached at two adjacent walls (pop rivets or approved method). Source CISCA Seismic zones 3-4
• There shall be a minimum ¾ inch clearance from the end of the grid system at un-attached walls. Source ASCE 7-02 section 9.6.2.6.2.2 item b

4 VERTICAL STRUTS

SCALE 6" = 1'-0"

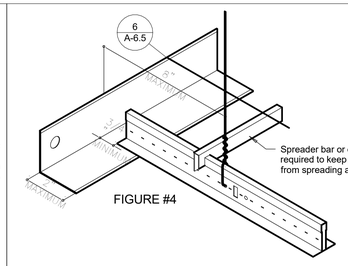


FIGURE #4

Spreader Bars (figure 4)
• Spreader (spacer) bars or other means approved by local building department shall be used to prevent the ends of the main beams at perimeter walls from spreading open during a seismic event. Perimeter wires shall not be in lieu of spreader bars. Source CISCA Seismic zones 3-4
• Wire tying is an acceptable alternative to spreader bars.
• Spreader bars are not required if a 90 degree intersecting cross or main is within 8 inches of the perimeter wall.

5 WALL MOLDING

SCALE 1 1/2" = 1'-0"

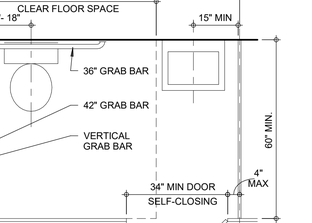


FIGURE #5a

Hanger (Suspension) Wires (figures 5a and 5b)
• Hanger and perimeter wires must be plumb within 1 in 6 unless (figure 5a) counter sloping wires are provided (figure 5b). Source ASTM C 636 section 2.1.4
• Hanger wires shall be 12 gage and spaced 4 feet on center or 10 gage spaced 5 feet on center. Source ASTM C 636
• Any connection device at the supporting construction shall be capable of carrying not less than 100 pounds. Source CISCA zones 3-4

6 FIGURE 5A

SCALE 3/4" = 1'-0"

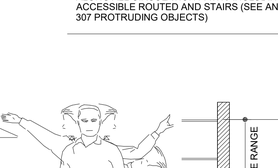
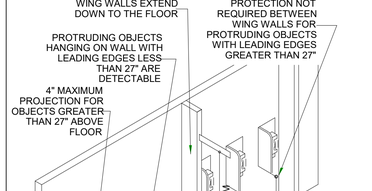


FIGURE #5b

• For essential facilities, hanger wire connections must be capable of carrying 200 pounds and bracing (splay) wires shall be capable of carrying 440 pounds, shot-in anchors in concrete are not permitted for bracing wires. Source Department of State Architects (DSA)IR M-3
• Bracing wires shall be attached to the grid and to the structure in such a manner that they can support a design load of not less than 200 pounds or the actual design load, with a safety factor of 2, whichever is greater (figure 6b). Source CISCA zones 3-4
• Powder driven fasteners must be approved for the appropriate loading. Source ASCE 7-02 section 9.6.1.6.5
• Terminal ends of each main beam and cross tee must be supported within 8 inches of each wall with a perimeter wire (see figure 4 & 5 b). Source CISCA zones 3-4

7 FIGURE 5B

SCALE 3" = 1'-0"



• For essential facilities, hanger wire connections must be capable of carrying 200 pounds and bracing (splay) wires shall be capable of carrying 440 pounds, shot-in anchors in concrete are not permitted for bracing wires. Source Department of State Architects (DSA)IR M-3
Electrical fixtures
• Light fixtures weighing less than 10 pounds shall have one 12 gage hanger wire connected from the fixture to the structure above. This wire may be slack. Source CISCA Seismic zones 3-4
• Light fixtures weighing more than 10 pounds and less than 56 lbs. shall have two 12 gage wires attached at opposing corners of the light fixture to the structure above. These wires may be slack. Source CISCA Seismic zones 3-4.
• Light Fixtures weighing more than 56 lbs. shall be supported by directly from the structure above. These wires must be taut. Source CISCA Seismic zones 3-4
• Pendant mounted fixtures shall be directly supported from the structure above using a 9 gage wire or an approved alternate support without using the ceiling suspension system for direct support. Source CISCA Seismic zones 3-4
• Tandem fixtures may utilize common wires.

8 FIGURE 6A

SCALE 6" = 1'-0"

Electrical fixtures
• Light fixtures weighing less than 10 pounds shall have one 12 gage hanger wire connected from the fixture to the structure above. This wire may be slack. Source CISCA Seismic zones 3-4
• Light fixtures weighing more than 10 pounds and less than 56 lbs. shall have two 12 gage wires attached at opposing corners of the light fixture to the structure above. These wires may be slack. Source CISCA Seismic zones 3-4.
• Light Fixtures weighing more than 56 lbs. shall be supported by directly from the structure above. These wires must be taut. Source CISCA Seismic zones 3-4
• Pendant mounted fixtures shall be directly supported from the structure above using a 9 gage wire or an approved alternate support without using the ceiling suspension system for direct support. Source CISCA Seismic zones 3-4
• Tandem fixtures may utilize common wires.
Mechanical Services
• Terminals or services weighing 20 lbs. but not more than 56 lbs. must have two 12 gage wires connecting them to the ceiling system hangers or the structure above. These wires may be slack. Source CISCA Seismic zones 3-4
• Terminals or services weighing more than 56 lbs. must be independently supported directly from the structure above. These wires must be taut.

9 FIGURE 6B

SCALE 6" = 1'-0"

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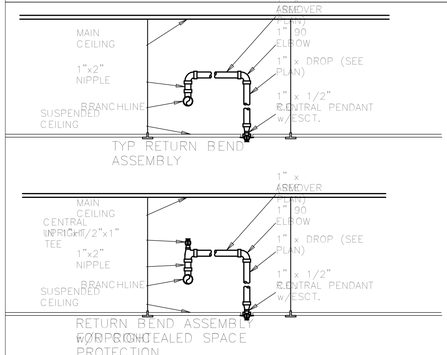
Seismic Separation Joints (figure 7)
For ceiling areas exceeding 2500 square feet, a seismic separation joint or full height wall partition that breaks the ceiling shall be provided unless analyses are performed of the ceilings bracing system, closure angles and penetrations to pro-vide sufficient clearance. Source ASCE 7-02 item 9.6.2.6.2.2 d
The layout and location of the seismic separation joint shall be per the designer of record and noted on the plans. If a seismic separation joint is required by the designer, the designer may use the generic joint detailed in this document or a pro-prietary joint. The amount of free movement (gap design) shall be per the designer of record.
Special Inspections
Special inspections may be required by the jurisdiction or municipality. Contact the local building department.
Sprinklers
For ceilings without rigid bracing, sprinkler head penetrations shall have a 2 inch oversize ring, sleeve or adapter through the ceiling tile to allow free movement of at least 1 inch in all horizontal directions.
Flexible head design that can accommodate 1 inch free movement shall be permitted as an alternate.

10 FIGURE 7

SCALE 3" = 1'-0"



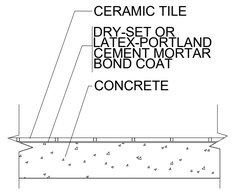
11 SWING JOINT

SCALE 1" = 1'-0"

FLOORS, INTERIOR

Concrete Subfloor

Dry-Set Mortar or Latex-Portland Cement Mortar F113-07



Revised 2007; OTCNAC

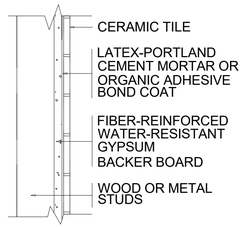
12 FLOOR TILE INSTALLATION

SCALE 1/8" = 1'-0"

WALLS, INTERIOR

Wood or Metal Studs

Fiber-Reinforced Water-Resistant Gypsum Backer Board W247-07



Revised 2007; OTCNAC

13 WALL TILE INSTALLATION

SCALE 1/8" = 1'-0"

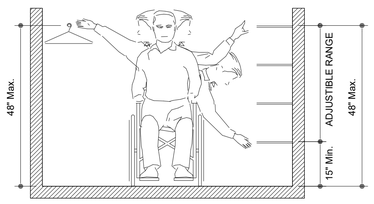
1 CLEARANCES @ LAVS & SINKS

SCALE 1/2" = 1'-0"

2 FLOOR SPACE @ LAVS & SINKS

SCALE 1/2" = 1'-0"

PROTRUDING OBJECTS ARE PROHIBITED ALONG ALL CIRCULATION PATHS INCLUDING ACCESSIBLE ROUTED AND STAIRS (SEE ANSI 307 PROTRUDING OBJECTS)



4 ADA SHELVING REACH

SCALE

5 OTHER CLEARANCES

SCALE 1/2" = 1'-0"

NOTE:

ALL MILLWORK DETAILS ARE INTENDED TO PROVIDE DESIGN DIRECTION AND SHOULD NOT BE INTERPRETED AS SHOP DRAWINGS. MILLWORK SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED AS PER INDUSTRY STANDARD AND ADOPTED CODES. SHOP DRAWINGS SHALL BE PROVIDED BY SUBCONTRACTOR FOR REVIEW BY CONTRATOR, ARCHITECT AND OWNER FOR DESIGN INTENT. WORK PROCEEDING WITHOUT FINAL APPROVAL IS AT THE RISK OF THE SUBCONTRACTOR.

GUILFORD RAND, ARCHITECT
962 W. 800 N., Orem, UT 84057 PH: 801-491-0275

PREMILIARY DRAWINGS NOT FOR CONSTRUCTION BID ONLY

04/16/2024

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SQUARE FOOTAGE

REVISIONS:
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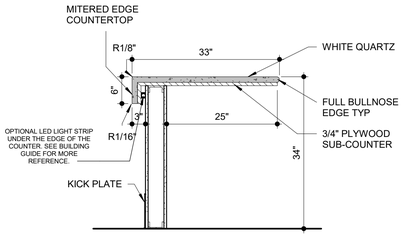
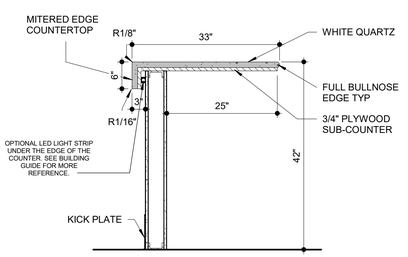


1 RECEPTION COUNTER - ADA HT

SCALE 3/4" = 1'-0"



2 RECEPTION COUNTER

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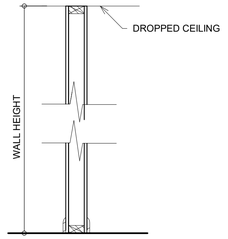
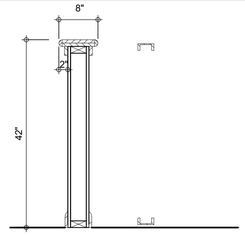


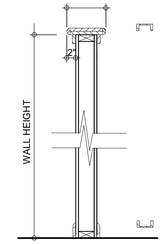
3 INT. WALL UP TO DROPPED CEILING

SCALE 12" = 1'-0"



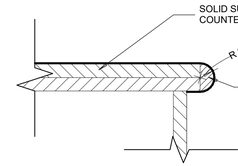
4 PONY WALL

SCALE 3/4" = 1'-0"



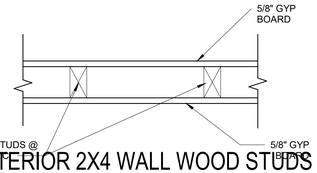
5 CAPPED WALL

SCALE 3/4" = 1'-0"



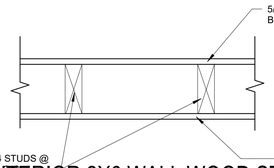
6 BULLNOSE DETAIL

SCALE 3" = 1'-0"



A1 INTERIOR 2X4 WALL WOOD STUDS

SCALE 12" = 1'-0"



A2 INTERIOR 2X6 WALL WOOD STUDS

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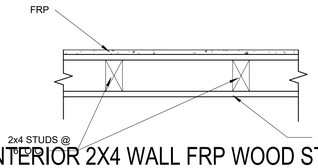
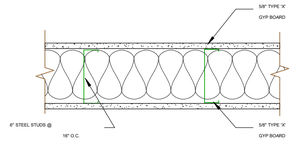


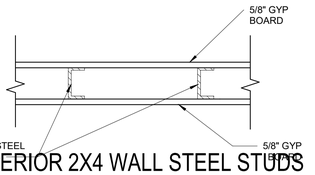
A3 INTERIOR 2X4 WALL FRP WOOD STUDS

SCALE 12" = 1'-0"



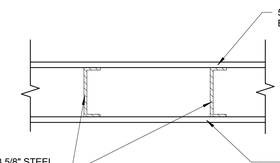
D 1-HR STEEL WALL

SCALE 1 1/2" = 1'-0"



A INTERIOR 2X4 WALL STEEL STUDS

SCALE 12" = 1'-0"



B INTERIOR 2X6 WALL STEEL STUDS

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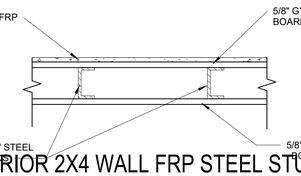

C INTERIOR 2X4 WALL FRP STEEL STUDS

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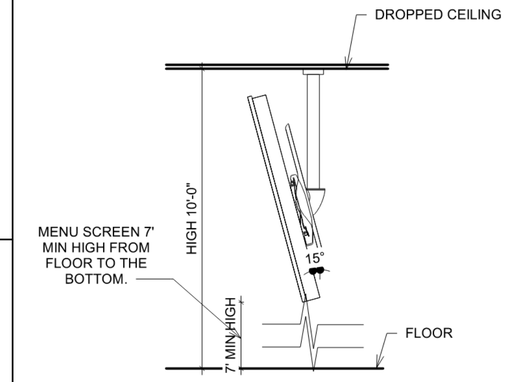
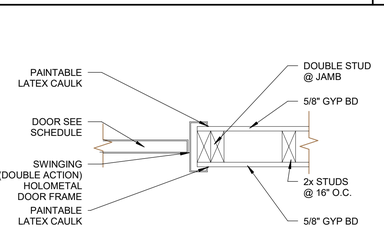


S8 SCREEN MOUNT DETAIL

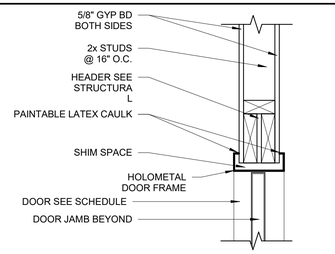
SCALE 3/4" = 1'-0"

SCREEN MOUNT DETAIL



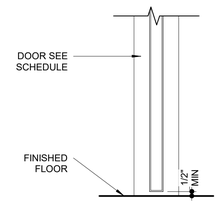
7 DOOR JAMB INTERIOR DA DOOR

SCALE 1 1/2" = 1'-0"



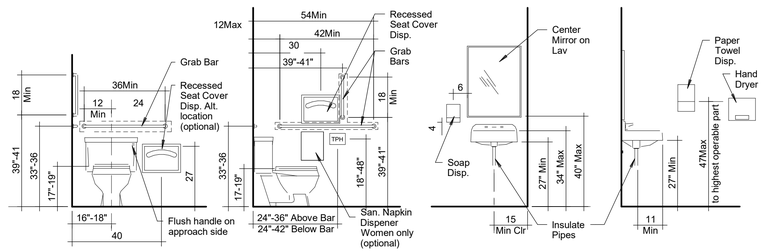
8 DOOR HEAD DA INTERIOR

SCALE 1 1/2" = 1'-0"



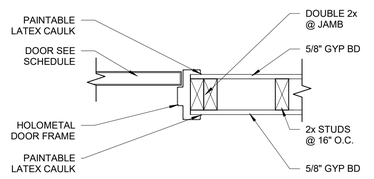
9 DOOR THRESHOLD DA INTERIOR

SCALE 1 1/2" = 1'-0"



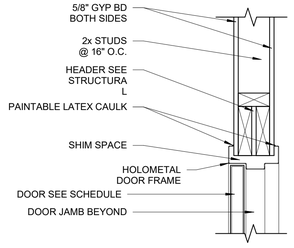
5 CLEARANCES IN THE BATHROOM

SCALE 3/8" = 1'-0"



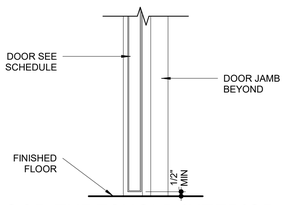
10 DOOR JAMB INTERIOR HOLOMETAL

SCALE 1 1/2" = 1'-0"



11 DOOR HEAD INTERIOR HOLOMETAL

SCALE 1 1/2" = 1'-0"



12 DOOR THRESHOLD INTERIOR

SCALE 1 1/2" = 1'-0"

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NOTE: GRAB BAR REINFORCEMENT FOR FUTURE GRAB BARS IS REQUIRED IN TYPE 'A' & TYPE 'B' UNITS PER ICC A117-1 SECTIONS 1002.11.1 & 1003.11.1. IT IS

RECOMMENDED BY THE ARCHITECT THAT ALL GRAB BARS BE ATTACHED TO THE WALLS DIRECTLY TO A STUD OR TO BLOCKING BETWEEN STUDS TO INSURE THAT

THEY WILL SUSTAIN THE WEIGHT PLACED ON THEM. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR IMPROPERLY INSTALLED GRAB BARS.

GUILFORD RAND, ARCHITECT
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04/16/2024

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SQUARE FOOTAGE

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1 00-00-00
2 00-00-00
3 00-00-00

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