105.00 GENERAL CONDITIONS OF THE CONTRACT

105.01 American Institute of Architects Standard form of agreement AIO1 or Abbreviated form of agreement AIO7 and General Conditions Agreement A201.

105.02 Following supplements modify, change, delete from or add" to "General Conditions" referred to above. Where text of the General Conditions is modified herein, unaltered provisions contained therein shall remain in effect.

1. Article 12 – Work by Owner or by Separate Contractor: The term "N.I.C." (Not in Contract) as used in these Contract Documents shall be by others, as governed by this paragraph.
2. Article 15 – Payments and Completion:

Contractor shall deliver the following to THE LANDLORD, along with Application for Final Payment:

a. Guarantees and/or bonds required on specific parts of the Work.

b. All necessary Certificates of Occupancy required by governmental jurisdictional authorities for permanent filing by THE LANDLORD.

c. Operation and maintenance data. (Refer to 135.00).

d. Project record documents. (Refer to 145.00).

e. Waiver of Lien. (Form attached to contract).

f. List of all subcontractors used on project with contacts and phone numbers.

(5) Article 14 – The Contractor shall begin work to correct defects caused by errors or omissions of the Contractor within five (5) days after receipt of written notice fromTHE LANDLORD Such work shall be completed, without delay, in a period consistent with industry standards. Otherwise, THE LANDLORD may elect to have work corrected by others at the expense of the Contractor. The Contractor shall also repair or provide suitable replacement for damage to existing buildings and/or work of other trades, as a result of work performed by him under this article. The Contractor shall also repair or provide suitable replacement for damage to building contents as a result of work performed by him under this article unless he otherwise indemnifies himself against such damage with content's owner.

110.00 PERMITS AND FEES:

110.01 The Contractor shall be responsible for obtaining any required building permits and Certificates of Occupancy and shall include the cost of all necessary permits, fees, testing, cleaning, etc. in his price.

115.00 TEMPORARY UTILITIES:

115.01 The Contractor shall be responsible for any temporary utilities required during construction.

120.00 SUBSTITUTIONS:

120.01 Where products are specified by manufacturer, brand name and model number, the Contractor shall base his Bid upon those specified. SIP will consider substitutions for materials in place of those specified, in order to save time or cost, provided same quality is mantained. THE LANDLORD must approve all substitutions prior to ordering material.

125.00 COORDINATION:

125.01 The Contractor and his trades shall coordinate all work with the following entities: all local, municipal, state and federal agencies having jurisdiction over the project; all separate Contractors and/or agents of the tenant authorized by The Contractor shall be responsible for the coordination of all work necessary for the completion of the project in accordance with the plans and specifications, including the connection of equipment and installation of materials supplied by other, unless clarified by bid submittals, with monetary stipulations. No changes in the contract amount will be made due to lack of coordination. Areas where problems may occur are:

1. Gas piping to equipment boilers, hot water heaters, HVAC equipment.
2. Water supply and drain to HVAC equipment with humidifiers.
3. Condensate drains.
4. Spaces with internal heat loads.
5. Presence of electrical starters (control wires, fans, pumps, etc.)
6. Electrical connection characteristics of equipment installed by other trades.
7. Design criteria supplied by the Owner and/or Tenant that the Contractor feels may be inadequate.
8. Items required by a municipal agency or a federal, state, or local statute or code.

130.00 CHANGES OR ADDITIONAL WORK:

130.01 The Contractor is not to make changes or perform additional work without written authorization from Seefried Industrial Properties, Inc.. If requested by the tenant, refer the tenant to the THE LANDLORD.

135.00 OPERATION AND MAINTENANCE DATA:

135.01 Data: Furnish complete operation and maintenance data, including equipment guarantees, for water heaters, unit heaters, exhaust fans, A/C equipment, electrical equipment and other equipment for which the manufacturer normally supplies operation and maintenance data and/or equipment guarantees. Include model number, serial number, operating power requirements or parts data. Refer to 105.02 for submittal.

135.02 Instructions: Instruct Tenant's designated operating personnel in operation, adjustment, lubrication, etc. of equipment which will require seasonal and/or periodic inspection, adjustment and/or lubrication.

140.00 CLEANUP:

140.01 All contractors are responsible, individually or collectively, for cleaning on a day-to-day basis. Failure to abide by this provision will result in THE LANDLORD contracting the cleaning and pro-rating the cost to the original contractor.

140.02 Just prior to delivery of project to THE LANDLORD Contractor shall clean entire project suitable for occupancy including, but not limited to:

1. Replace any broken glass.
2. Remove stains, spots, marks and dirt from finished surfaces, and clean hardware.
3. Wash all glass and mirrors.
4. Clean all kitchen cabinets and bathroom fixtures.
5. Vacuum carpets, water mop and wax tile floors, and sweep warehouse and/or other concrete floors.
6. Dispose of all waste materials.

145.00 PROJECT RECORD DOCUMENTS:

145.01 Maintain at the site, clean, legible copies of all drawings. Mark each sheet to indicate "Project Record Documents". Refer to 105.02 for submittal. Legibly mark to show the following, as it occurs:

1. A reproducible set of drawings for each of HVAC, electrical, fire suppression, and plumbing systems.
2. Location of underground and/or concealed utilities, referenced to visible, permanent construction features.
3. Field changes of dimension and/or detail.
4. Substitutions of materials in place of those originally specified.
5. Other matters not on original documents.

150.00 CUTTING AND PATCHING OF EXISTING WORK:

150.01 Submit a written request, fully detailed and with an explanation where required, for approval of THE LANDLORD where cutting and/or patching is required which will affect aesthetic effect, weather tightness, and/or structural integrity of existing surfaces.

150.02 SIP reserves the right to require Contractor to employ original subcontractor to perform cutting and/or patching of these surfaces.

155.00 FINAL PAYMENT:

155.01 Retainage payment will be paid thirty (30) days after completion and upon receipt of those items listed in 105.02 (2, Article 15 "Payments and Completion) and a copy of the punch list signed by the Tenant verifying completion of all items.

160.00 GENERAL NOTES

160.01 In case of conflict between the specifications and drawings, the drawings shall govern.

160.02 The term "PROVIDE" where used on the drawings is intended to make clear that the item pointed out is to be furnished and installed by the general contractor and is not an existing item.

160.03 The phrase "By Tenant" shall mean that the item called for on the drawings shall be furnished and installed by the tenant at his expense and is not a part of the Contract. (The contractor is to cooperate to assure the tenant has timely access to the facility.)

160.04 The phrase "Furnished by Tenant" shall mean that the item called for on the drawings shall be furnished by the tenant and installed by the general contractor. Only the cost of installation is included in the contract.

200.00 SITE WORK

200.01 It is the responsibility of the Contractor to move or cap off all lawn sprinkler lines, risers, heads, etc. that might conflict with the installation of concrete ramps, sidewalks, doors, etc.

200.02 All shrubbery, trees, ground cover, etc., that must be taken out due to sidewalks, ramps, etc., shall be replanted in locations as directed by the Owner. All exterior grounds must be kept clean and neat on a daily basis.

200.03 All exterior grounds must be brought back to their original clean and neat condition upon completion of each lease space.

200.04 All interior adjacent spaces to a lease under construction must be kept neat and clean. At the completion of each lease space, the adjacent space must be brought back to its original condition.

300.00 CONCRETE

300.01 GENERAL

1. Concrete work furnished under this contract shall conform to original specifications for the building shell, but in no case less that 5" thick, with #3 rebar 18" O.C. on chairs, 3,000 PSI concrete @ 28 days.

300.02 WALKS AND STEPS

1. Where new sidewalks occur, match shell construction details.
2. Where steps occur near existing steps in multi-tenant buildings, match configuration of existing steps.

300.03 RECESSED ENTRIES

1. Slope concrete 1/8" per foot minimum away from building.
2. If concrete has been placed previously to level plan, break out and replace to achieve proper drainage.

300.04 RAMPS

1. Construct of minimum 5" thick reinforced 3000 psi concrete reinforced with #3 rebar 18" O.C. on chairs over fill w/P.I. less than or equal to 12 compacted to min. 95% Standard Proctor Density. (See Standard Detail.)

300.05 INTERIOR FLOORS

1. Apply Sonneborn Lapidolith hardener and sealer to interior floor slabs which will not receive carpet, resilient tile or other floor coverings. Follow manufacturer's directions for application rates and procedures.
   Apply Delta Polymers, Inc. PolyArmorCoat epoxy floor finish in accordance with Manufacturers specifications in areas as specified on Plans for Battery Charging Areas to recieve acid resistant coatings
2. Portions of existing slab to be removed for plumbing, electrical or other purposes shall be saw cut. Concrete used to fill in leave outs in the slab shall conform to specs in 300.01 above. Such leave outs to be doweled to existing slab with 3/4" @ smooth, greased steel bars extending minimum 8" into existing concrete, 18" O.C.. Where replacement concrete is required (i.e., plumbing trenches), the replacement slab is to be doweled at alternating sides of the existing slab.

400.00 MASONRY

400.01 CONCRETE MASONRY UNIT FIREWALLS:

1. Construct concrete masonry unit party walls in accordance with code requirements for 2 hour fire resistive construction.
   a. Concrete masonry units: ASTM C90, Grade N, Type I.
   (1) 8" block for walls less than 15' in height.
   (2) 12" block for all other walls.
   b. Horizontal reinforcing: AA Wire Products "Block-Lok" every third course in a full bed of mortar lapped 6" at joints of reinforcement and secured to columns where appropriate.
   c. Bond beams: Provide at 16th course of walls not exceeding 24' – 0" in height; reinforce with two #5 bars. Walls exceeding 24' – 0" in height shall be designed by Registered Structural Engineer and submitted to SIP for approval prior to construction.
   d. Provide one 8" x 16" pilaster for each 100 linear feet of wall, or fraction thereof; reinforce with two #5 bars.
2. Provide lintels of adequate design (contractor to submit engineer's calculations to SIP for approval) for openings cut in existing masonry walls.

500.00 METALS

500.01 STRUCTURAL STEEL FRAMING:

1. Additions and/or alterations to existing structural steel frame shall be fully detailed by Registered Structural Engineer, and submitted to SIP for approval.

500.02 HANDRAILS AND RAILINGS:

1. Fabricate from 1-1/2" O.D. steel pipe with smooth, uniform bends and full welds, ground smooth.
2. Provide 1" min. horizontal rails at top, bottom and mid-points not to exceed 4'-6" between center lines of adjacent rails and vertical rails at 4'-0" o.c. max. Conform to OSHA requirements.

600.00 WOOD/PLASTICS

600.01 CABINETS

1. The Contractor shall include all cabinets and shelving shown and/or noted on the plans. The exterior portions of the cabinets shall be constructed of premium grade plastic laminate. The interior portions of cabinets shall be constructed of white melamine.The counter tops shall be laminated plastic and the color and type shall be specified in the plans.
2. Each cabinet shall have a 4-inch backsplash and the hardware shall be Sterling 4483 1/2 UD 240 pulls, 1"adjustable No. 5 hinges and KV drawer guides. All cabinetry shall be installed complete.
3. Blocking shall be included where required for all units bearing on a wall.
4. A finished vanity shall be included by the Contractor for each restroom unless wall hung lavatories or counters are specified.
5. All backsplashes will be sealed with caulk to match paint or plas lam
6. Contractor shall prepare shop drawings of all cabinetry to Space Planning Specialists for review and approval.

700.00 THERMAL AND MOISTURE PROTECTION

700.01 INSULATION

A. Thermal batts: Owens-Corning batts 3-1/2" thick in partitions separating A/C from non-A/C spaces, and 6" thick above ceilings over A/C spaces.
B. Acoustical batts: Minimum 3 1/2" thick, 4 lb./cu. ft. density, unfaced mineral fiber sound attenuation batts in restroom walls in office areas and demising partitions separating offices between leases shall be installed to ceiling height. Insulation of existing demising walls (including the removal and replacement of existing sheetrock) shall be included only when specifically so noted to do so on the working drawings).
C. Concrete batts: Owens-Corning 1" masonry wall insulation placed between furring at concrete walls in A/C spaces.

700.02 MEMBRANE ROOFING:

A. Submit drawings for penetrations, equipment and pipe supports, etc. to THE LANDLORD for approval prior to beginning construction.
B. Employ roofing contractor designated by THE LANDLORD to perform cutting, repairs, etc.

700.03 MISCELLANEOUS LEAK PREVENTION STEPS:

A. At the substantial completion of the job, Seefried Properties Inc. representative will conduct a "walk-around inspection" of the roof with a designated representative of the Contractor, in order to produce a punch list.
B. All flute caps and vent caps are to be screwed on tightly by the appropriate trades.
C. All counterflashings are to be caulked and sealed by the appropriate trades.
D. All lead flashings are to be turned down into the pipes by the Plumbing Contractor.
E. All condensate lines are to be sealed.
F. All scraps on the roof resulting from various trade's work, such as screws, pieces of sheetmetal, lead, filters, bottles, cans, and miscellaneous items are to be removed by the appropriate trade.
G. All pitch pans are to be filled and examined to provide a watertight area as needed.

800.00 DOORS AND WINDOWS

800.01 EXTERIOR DOORS:

A. Doors: 20 ga., full flush, 1-3/4" thick hollow metal with fibrous honeycomb core, vertical edges welded @ 6" o.c. maximum, filled and ground smooth. Doors shall match shell building doors
B. Frames: 18 ga. with 2" faces and 5/8" stops formed intervals corners mitered, welded and ground smooth. Provide rubber insert, silencers, four (4 ga. wall anchors and one adjustable floor anchor per jamb. Ship with removable angle spreader. Frames shall match shell building frames
C. Provide 20 minute rated doors and/or frames bearing U.L. label of proper designation and closers where one (1) hour walls are required by code.

800.02 OVERHEAD DOORS:

A. Overhead Door Company Series 426 Insulated Doors, flush panel pull rope operation or approved equal. in HVAC environments. Provide Series 424 Non Insulated Doors in unconditioned environments
   Where specified provide Overhead Door Company electric operator Model RMX for standard doors and Model SDB for large (2X16 doors
B. Where new dock door openings are required, provide:
   1. Two dock bumpers per opening, type and size to match existing; if none exist, provide Durable Mat Co. No. 13-418-34 or equal. Weld to angle at dock edge.
   2. 4" x 4" x 1/4" thick angle, 4'-0" high, secured to each jamb.

800.03 ENTRANCES AND STOREFRONT:

A. Acceptable Manufacturers: PPG, Kawneer, Hownet or approved equal.
B. Framing system: 1-3/4" x 4" dark bronze or black anodized aluminum flush glazing system. Provide horizontal safety bar 34" above floor unless otherwise indicated.
C. Entrance doors: Narrow stile design, dark bronze anodized aluminum, equal to Kawneer "Narrow Stile 190" doors modified with MacKlanburg-Duncan" 6" high x full width mail slot to match door finish. Furnish doorcomplete with maximum security deadlock, panic hinges, push bar (with spacers to allow for mm-blind installation), pull handle, overhead exposed door closer and 1/2" high x 4" wide aluminum threshold. Match entrance doors to existing shell building doors where available
D. Glazing: 1" thick solar grey or solar bronze tinted Glazing. Quality float glass, tempered where required by consumer Product Safety Commission "Architectural Glazing Standard"
E. Exposed sealant: Dark brown "TIONO".

800.04 FINISH HARDWARE:

The color of all door hardware and frames shall be chrome.

A. Locksets and latchsets: Sargent 6500 series or Falcon T series design with Satin Chrome or dk bronze. Exterior doors to have thumb-turn device on inside. On initial finish-out work or new buildings, change front door lockset and return original lockset to owner.
   1. Passage set: Sargent 4GL15 or Falcon
   2. Lockset: Sargent 6GL05 or Falcon
   Provide grand master/master/submaster keying system.
   3. Privacy set: Sargent 6SL45 (to be installed on all single use restroom doors)
   4. Strike: 4-1/8" Curved Lip Strike
   28 prefix
B. Any substitutions of Sargent must be approved in writing by Seefried Properties, Inc.
C. Entry door: either "Adams Rite", maximum security lock with armour shell back-up plate Model No. 1850A with long throw (1-5/8). Do not use hook type throw unless so specified by owner.
D. Closers: Norton 7500 Series size as required, sprayed enamel finish to match locksets. Provide closers on restroom doors and doors between A/C and non-A/C spaces. Properly size in accordance with manufacturer's sizing tables.
E. Hinges: Hager 1279 x 4-1/2 x 4-1/2 x US9, ball bearing type for doors with closers, non-removable pin type for exterior.
F. Door stops: Where possible, provide wall mounted door stops. Trimco 1274CCSX008, otherwise, floor type, Trimco 1210X1OB. Finish: match hardware
G. Keying: Provide minimum two keys for each lockset; label each key to indicate lockset it opens. Provide 10 submaster 10 masters & 10 grand master keys. Bundle keys and deliver to SIP upon project completion.

900.00 FINISHES

900.01 DRYWALL

A. Demising walls shall be built to the deck using 4" x 5/8" gypsum board (fire rated where required) on 6" metal studs, 20 gauge or thicker, space 16 inches for walls 18 feet in height or higher. All others shall be 24 inches on center. The demising wall shall receive unfinished sheetrock on both sides, unless stated otherwise on the plans or the contract. When a demising wall has two layers of sheetrock, the wall board joints shall be staggered so that no two joints coincide.
B. Wall separating the office from the warehouse shall receive 4" x 108" x 5/8" gypsum board (fire rated where required) on 6" galvanized metal studs, 20 gauge or thicker, spaced 24 inches on center. A separation wall shall be nine (9) feet in height unless the building contains a fire sprinkler system in which case the wall shall be built to deck, with stud spacing as outlined in 9.01.01, unless noted otherwise.
C. Office partition walls shall be nine (9) feet in height unless specified otherwise and receive 4" x 108" x 5/8" gypsum board on 3-5/8" metal studs, 25 gauge or thicker, spaced 24 inches on center, unless otherwise specified. The gypsum board surface finish shall be specified on the plans. Color selections shall be as noted in the finish schedule.
D. Chase wall shall be nine (9) feet in height unless specified otherwise and receive 4" x 108" x 5/8" gypsum board. These walls shall receive double studs, the inside wall being independent of the outside wall. The chase wall shall be a total of 9 inches in width. The Subcontractor shall include backing on chase walls receiving wall hung lavatories. Chase walls shall also receive 3-1/2" batt insulation of 20 inch sound attenuation blankets.
E. Furring walls shall be constructed similarly to partition walls, with gypsum board applied to the inside face of the metal studs only. All exterior furred walls shall be insulated with 3-1/2" batt insulation.
F. Any wall ending at the storefront glazing shall butt against a mullion and shall be terminated with a wall-cap to match the color of the window mullion.
G. At no time shall anything be attached to the roof deck without the approval of the Owner.

912.00 ACOUSTICAL CEILINGS

912.01 The Contractor shall supply all necessary labor and materials to install a flat white, metal, exposed Armstrong Prelude ML 15/16 ceiling grid system or approved equal suspended at approximately 9'-0" AFF specified height unless noted otherwise,"above the slab. The ceiling grid shall receive 24" x 24" x 5/8" Armstrong Cortega Beveled Tegular Medium Texture or approved equal and shall be fire rated where required by code.

912.02 Six (6") inches of R-19 batt insulation shall be installed on top of the ceiling board unless specified otherwise on the plans.

912.03 The Contractor shall install individual ceilings in all air-conditioned office spaces unless noted otherwise on the plans.

912.04 Contractor to install sufficient aggcrate material to prevent vacuum pressure from HVAC system.

913.00 DOORS/JAMBS/HARDWARE

The color of all door hardware and frames shall match the window mullion color.

913.01 Interior doors will be 3'-0" x 7'-0" solid core wood, unless noted otherwise. The Contractor shall furnish all labor and materials necessary to hang all doors, jambs and hardware shown or noted on the plans.

913.02 The jambs shall be pre-finished aluminum Raco Classic or approved equal. Integral 24" full height sidelights frames shall be provided where noted on plans.

913.03 The doors shall be 1-3/4 inch pre-finished wood, stained birch.
   With cores, swings, and sizes specified in the plans.
   Standard finishes shall be submitted for approval.

913.04 The doors shall be mortised for hardware and bored with a 2-3/4 inch back-set.

913.05 The hardware shall be Sargent 6500 lever series in the satin chrome finish, with matching Hager hinges. Locksets shall be provided where called for on plans and keying of same shall be coordinated with Owner.

913.06 All multi-occupant restrooms shall receive dark bronze colored door closers installed inside the restroom and push/pull plates to match other finish hardware, unless noted otherwise on the plans.

913.07 All single occupant restrooms shall receive privacy set hardware unless noted otherwise on the plans.

913.08 Passage sets shall be used on all other interior doors unless noted otherwise on the plans. Locksets shall be provided where called for on plans and keying of same shall be coordinated with Owner.

913.09 One and one-half butts (1 1/2) shall be included for each door.

913.10 All walls shall be protected with matching wall mounted door stops.

913.11 No door shall have more than three matched veneer panels.

915.00 FLOOR COVERINGS

915.01 Carpet shall be level loop or cut pile as specified on plans.

915.02 The carpet shall be directly glued to the slab without pad, unless specified otherwise in the plans.

915.03 Incidental floor preparation shall be included by the Contractor for all flooring installations. Any extensive floor preparation must be approved in writing by the Owner.

915.04 All vinyl composition tile shall be Armstrong Excelon of an inch tile, or approved equal, unless specified otherwise in the plans.

915.05 The wall base shall be four inch rubber cove base and shall be installed in all areas receiving carpet or vinyl composition tile.

915.06 The base shall be Burke, Roppe, or approved equal and the colors will be as specified in the finish schedule of the plans.

915.07 No rubber base joint shall coincide with a wall panel joint.

915.08 The installation of all flooring shall be according to accepted industry practices and is subject to approval by the Owner.

915.09 Vinyl transition strips shall be included at all flooring transitions.

915.10 Restroom floors will receive sheet vinyl where applicable by code.

911.00 TAPE, BED, TEXTURE AND PAINT

911.01 The Contractor shall, when required by code, tape and bed all firewalls, all fire-rated drywall ceilings, and fire rated walls above acoustical ceilings.

911.02 According to the plans, in those areas requiring paint, the Contractor shall include all labor and materials to tape, bed texture and paint. Paint to be flat latex with eggshell texture unless otherwise noted.

911.03 The texture shall be a eggshell texture unless specified otherwise in the plans.

911.04 All taping and bedding shall be floated twice with a minimum 14" bed width.

911.05 The Contractor shall provide a sufficient number of coats to provide uniform color, and texture, over the entire painted area.

911.06 When field applied vinyl is specified, Contractor shall bed and sand all joints and screw-holes to smooth for vinyl wall covering. Contractor shall furnish all vinyl and install same as called for on plans.

911.07 Warehouse walls shall be taped only unless indicated otherwise.

911.08 All exterior exposed piping, electrical panels, etc. shall be painted with enamel to match building.

911.09 All exterior walls shall be repainted where damaged to cover exposed concrete caused by construction work.

948.00 FLOOR SEALER

948.01 The Contractor shall apply Sonneborn Lapidolith Clear Concrete seal, or approved equal, on concrete floors which are to remain exposed. Application shall be done in accordance with manufacturers recommendation to provide uniform and consistent coverage.

948.02 The Contractor shall sand, etch, clean and de-grease the floors as necessary to insure proper adhesion before sealing.

1000.00 SPECIALTIES

1010.00 TOILET PARTITIONS – STALL SIZES MUST MEET TAS STANDARDS. SEE TAS SHEET FOR SIZES.

1010.01 The Contractor shall provide all necessary labor and materials, for installing the toilet partitions and/or urinal screens shown on the plans.

1010.02 All toilet partitions and urinal screens shall be steel baked enamel, by Knickerbocker, color – white, unless noted otherwise, or approved equal.

1010.03 All toilet partitions shall be floor mounted unless specified otherwise in the plans.

1010.04 The Contractor shall be responsible for meeting all applicable handicap code requirements.

1011.00 TOILET ACCESSORIES– ALL ACCESSORIES SHALL BE MOUNTED TO MEET TAS STANDARDS – SEE TAS SHEET

1011.01 The Contractor shall provide all necessary labor and materials to install all toilet accessories.

1011.02 A chrome, double roll toilet paper holder by Bobrick, B245 or equal shall be included by each toilet.

1011.03 Brushed chrome handicap bars, Bobrick B6101-1160 or equal shall be included when required by any applicable codes.

1011.04 A full height full length mirror shall be mounted above each sink countertop unless noted otherwise.

1011.05 All other toilet accessories shall be Bobrick or approved equal, unless specified otherwise in the plans.

1011.06 Each restroom shall receive Bobrick B-262 Paper Towel Dispenser.

1080.00 SIGNS

1080.01 A sign shall be included on each restroom door designating it to be a Men's or Women's restroom.

1080.02 Each sign shall be in accordance with Texas Accessibility Standards for design and installation.

1080.03 Suite numbers shall be installed on all exit doors leaving lease space. Main front entrance and all other storefront door entrances shall have letters and numbers as required by the city and Texas Accessibility Standards.

1200.00 FURNISHINGS

1210.00 BLINDS/DRAPERIES

1210.01 The Contractor shall include all necessary labor and materials to install the 1" blinds on all exterior glass storefront.

1210.02 The blinds shall be Levolor or approved equal and the color shall match existing window mullions.

1210.03 The blinds shall be installed to hang in between the storefront mullions and/or vision panel frame, and behind any safety bars.

1210.04 The installation shall be such that nothing obstructs the efficient operation of the blinds.

1210.05 The blinds shall be manufactured to cover the entire length of the window unless specified otherwise in the plans.

1210.06 The blinds shall be installed on all transoms above storefront doors, but shall not be installed on storefront doors unless noted otherwise.

1500.00 MECHANICAL

1510.01 WAREHOUSE HEATING (for unconditioned warehouses)

A. Gas fired unit heaters vented through the roof as manufactured by Modine or Reznor, hung from 2-1/2" angle iron welded to the top cord of two (2) adjacent bar joists. Each unit to have individual thermostat mounted directly below the unit.
B. Provide units of sufficient capacity and number to maintain minimum 40 degree temperature differential inside when the outside temperature is 10 degrees.

1510.02 WAREHOUSE HVAC (for airconditioned warehouses).

B. Equip areas designed to be air conditioned with gas fired HVAC system designed to maintain a 25 degree temperature differential at 102 degrees FDB and 80 degree FWB outside and minimum 75 degrees during winter season at 10 degrees outside based on one person per 500 sq. ft. and the designed total electric load. System shall be a free blow system with trunk line ducts brought to bottom of joists. Stagger supply and return to prevent short cycling and provide timed relays to prevent short cycling. Provide sip with energy credit if available through local power company.

1510.02 OFFICE HVAC:

A. Roof top equipment must be located a minimum of 30' from any edge of the building and behind any screen (screen if provided) and at or near a structural column and proper notification as per 1.10A be provided in all cases. This requirement will be rigidly adhered to. The Contractor may be responsible for the removal, patching and reinstallation of the equipment should he not have authority to proceed as specified in 1.10A.

B. Equip areas designed to be air conditioned with gas fired HVAC system designed to maintain a 30 degree temperature differential at 102 degrees FDB and 80 degree FWB outside and minimum 68 degrees during winter season at 10 degrees outside based on one person per 150 sq. ft. and 4 watts per sq. ft. total electric load. All compressors are to have time delay relays to prevent short cycling. Provide SPI with energy credit if available through local power company.

C. HVAC systems shall be rooftop units equipped with a ducted return, such return shall be in a closed return system. Remote offices shall be equipped with hi-low returns. Units shall be equipped with gas heat in buildings where gas service is available. Use standard factory packaged equipment or Carrier, Trane (General Electric), Lennox or York.

D. Mount rooftop units on curbs as recommended and/or manufactured by unit manufacturer.

E. All duct work shall be galvanized sheetmetal with 2" of 3/4# fiberglass ductboard. All fiber duct shall be insulated type and a minimum length of 10'. All installations shall meet the requirements of SMACNA for pressure application.

F. All condensate piping shall be Type M Copper.

G. Install adequate facilities for balancing air flow to provide even distribution of conditioned air and to maintain uniform space comfort conditions. The Contractor shall return to the lease space and balance the distribution system as often as required during the first year.

H. Internal Heat Loads: Verify all internal heat loads on equipment to be used by tenant.

1510.03 TOILET EXHAUST FANS

A. Acceptable manufacturers: Nutone or approved equal.
B. Provide exhaust fans in each restroom, sized and installed per code; wire on/off to room light switch. Duct exhaust through roof.

1510.04 GRILLS AND DIFFUSERS

A. As manufactured by Krueger Co., Metal Aire, Environmental Air Products or approved equal. Install a minimum of one 2' by 2' perforated face grill diffuser with guide vanes per each room and a minimum of one per 150 sq. ft.. Restrooms may use smaller stamped face grills.

1510.05 CONTROLS

A. Locate thermostats on the wall in accordance with best engineering practices.
B. Provide complete low voltage electronic programmable control system for each rooftop unit.
C. Stage each thermostat to match its respective rooftop unit and heating system.

1510.06 FILTERS

A. Standard throw-away type filters mounted in ceiling return air grills easily accessible from within the air conditioned space.

1510.10 HVAC SYSTEM ENGINEERING

A. Contractor shall provide Professionally Engineered and Stamped Mechanical Plans for Building Permit submission as well as review and approval by THE LANDLORD.
System design shall meet all aspects of 2004 International Energy Conservation Code. Contractor shall provide Mechanical Gen Check Report to Governing Authority and THE LANDLORD for review/approval

1520.00 PLUMBING

1520.01 BASIC MATERIALS

A. Water:

1. Piping to be Type L Copper with connections soldered.
   2. Valves in copper piping-gate valves (NIBCO 5113 STOCKHAM B110)
3. Installation with rigidly secure water pipes in chases. Attach pipes to the back side of the studs.
4. Insulate all water piping above ceiling tiles and in exterior walls with 1" ARMAFLEX insulation.

B. Sanitary sewer: Underground system per code, connected to City sewer. One in-wall cleanout (with chrome cover) per restroom or one in-wall cleanout for back-to-back restrooms. Exposed in-floor cleanouts will be sealed with chrome covers.

C. Gas lines: Visit site to become familar with gas service locations and type of gas service. Provide regulators as required by local codes and ordinances. Coordinate with appropriate utility company, install black Schedule 40 black steel pipe with wrought iron fittings above grade. Protective coated black steel or ASTM D2513 poly pipe below grade per utility and code requirements.

ALL PLUMBING FIXTURES TO BE ADA COMPLIANT
ANY SPECIFED BUT NOT COMPLIANT SHOULD NOT BE INSTALLED AND BROUGHT TO THE ATTENTION OF SPACE PLANNING SPECIALISTS.

1520.02 PLUMBING FIXTURES

1. Acceptable manufacturers: Kohler, American Standard, or Eljer.
2. Lavatories:
   (a) Office restrooms: Vanity mounted, American Standard Affinity No. 3420.403 white 4cc or equal.
   (b) Warehouse restrooms: Wall hung, American standard Comrade 0124.024
   (c) Warehouse restrooms: Vanity mounted, American Standard Affinity No. 3420.403 white 4cc or equal.
3. Lavatory faucets: American Standard Colony two handle lever handles or equal.
4. Water closets: Kohler K 3527 white
   Closet seats: Kohler K 4630-C

FLUSH VALVE TO BE LOCATED PER T.A.S.

5. Water heaters: Ten (10) gallon glass-lined electric Rwud, Rheem or state unless otherwise noted on the plans. Location to be above restroom ceilings.
4. Electric Water Cooler: Elkay split level model EZS7LBLCC
7. Urinals: Kohler K4972-T

8. Mop Sinks: Florstone Model 40 Terrazo floor sink 34" by 34" by 12" with Zurn Aquaspec Z841F4 service sink faucet.
8. Breakroom and Bar Sinks
   (a) Single Bar Sink: Elkay Pacemaker Model BPH15C
   (b) Double Breakroom Sink: Elkay Lustertone Model LRAD(G) 2500S4
   (c) Bar Sink Faucet: Zurn AquaSpec Z831B4 Widespread Gooseneck
   (d) Breakroom Sink Faucet: Zurn AquaSpec Z83C4-HS Widespread Gooseneck Faucet
9. Wall mounted fixtures shall be placed on partitions which have been reinforced with fixture chairs, carriers, or other heavy-duty reinforcement which has been approved by Seefried Properties, Inc.. Wall hung fixtures shall be securely fastened to the wall.
10. Furnish, install and connect, complete with working trim, a plumbing fixture at each location so indicated by a symbol.
11. Provide escutcheons on all pipes passing through subject to view. Install all fixtures plumb, level and flush to finished surface. Caulk the edge of the joint between the fixture and surface with silicone or butyl type waterproof caulking.

1530.00 FIRE SPRINKLER SYSTEM:

1530.01 Design and construction of revisions to fire sprinkler system necessitated by work of this contract shall be performed by qualified sprinkler company. Assure that:
   A. All sprinkler system installed shall meet the requirements of the shell design.
   B. Revised system will be approved by Fire Marshall and receive proper credit of the State Board of Insurance.
   C. Building sprinkler credit must remain in effect at all times.

1530.02 No "in rack" or hose stations are provided unless specifically noted on plans.

1530.03 Schedule work so that building systems do not remain turned off over night or weekends. Turn system back on immediately after modifications are complete; verify that system is working properly prior to leaving at the end of a work day.;

1530.04 Notify State Board of Insurance upon completion of modifications and provide a copy of such request to the landlord.

1540.00 WAREHOUSE EXHAUST FAN

1540.01 Provide as specified on plans.

1600.00 ELECTRICAL

1610.00 SERVICE

1610.01 A complete wiring system shall be installed in accordance with all of the following:

1. National Electrical Code
2. All Federal, State, and/or local codes, ordinances, and regulations.

211/480 volt 3 phase100 amp, 40 ckt. panel service is provided

3. Latest approved standards of AIEE, AMSI, NEMA, and Underwriters Laboratories when applicable.

1610.02 Insure that 120/208 or 211/480 volt 3 phase 150 amp or to building. Determine main panel size (minimum 150 amp, 40 ckt.) based on actual usage requirements of lighting, heating, ventilating and air conditioning, dedicated and standard 110 volt convenience outlets.

1610.03 Panels

1. Locate office/warehouse panels on wall in warehouse allowing least costly installation which will provide a lighting panel near the office entry to control sufficient warehouse lighting. Locate panels where noted on plans if location provided.
2. Identify panels with panel number label circuit breakers and indicate equipment or light circuit they control.

1610.04 Conduit and Wiring:

1. Conduit: Steel or E.M.T.; run in neat, straight, symmetrical lines parallel to building walls. Make bends at 90 degrees. Diagonal runs will not be allowed where they will be exposed to view unless otherwise indicated.
2. Panel to panel wire to be copper in all cases sized according to code in all cases

1610.05 Convenience outlets:As noted on Plans
   No more than six (6) outlets per 20 ampere circuit.

1610.06 Telephone system: Provide following items: wiring shall be by telephone company.

1. Pull wire and box in wall for each telephone outlet indicated (use nylon pull wire with 200# test). If required by code, use 3/4" E.M.T. conduit from ceiling in convenient location with bush end on conduit.
2. One 4" x 8" plywood sheet mounted on wall in location as directed by telephone company for equipment mounting.
3. One 110 volt dedicated outlet for telephone equipment at the terminal board or telephone room equipment location.

1620.00 LIGHTING

1620.01 Warehouse:

1. Provide 400 watt metal halide or T 5 lighting as shown on plans.
   Provide emergency lighting as required by code.

1620.02 Office:

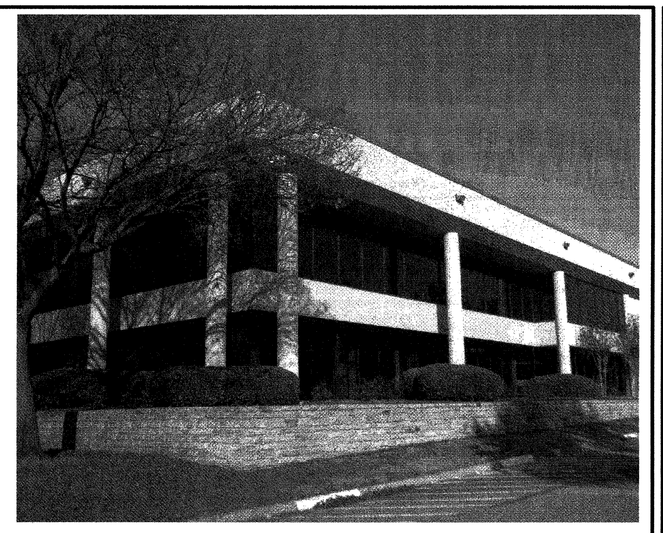
1. Where Prismatic lenses are specified on plans: provide 2x4 recessed fluorescent Lithonia #2GT440 A12 or equal. Where Parabolic lenses are specified on plans: Provide 2 x4' recessed fluorescent fixtures with parabolic louver. Lightolier 3" Parabolic Deepcel Plus DPA2G18LP322211SO or approved equal
   If downlights are specified on the plans:
   Downlights shall be Lightolier Calculite Vertical Downlight 8D222CCLU 113ZBU 211 fixtures or approved equal. Wallwashers shall be Lightolier Calculite Vertical Wallwasher 8D22 WLCLU 113ZBU 211 fixtures or approved equal
2. Design to provide uniform 70 footcandles at desk height (not respecting daylight). unless otherwise noted on Plans
3. Provide a minimum of one motion sensing switch per office/room. Provide multiple standard switches in open office areas
4. If fluorescent down type recessed lights are specified on plans, they shall be supported in a manner that will insure that the fixture weight will be distributed such that it will remain in a level position.

1630.03 Provide and install exit lights per plans using Lightolier Outlook Series TK Exit Lights

1600.10 ELECTRICAL SYSTEM ENGINEERING

A. Contractor shall provide Professionally Engineered and Stamped Electrical Plans for Building Permit submission as well as review and approval byTHE LANDLORD.
System design shall meet all aspects of 2004 International Energy Conservation Code. Contractor shall provide Lighting Gen Check Report to Governing Authority and SIP for review and approval

THESE ARE GENERAL SPECIFICATIONS – PLANS OVERRIDE GENERAL INFORMATION CONTAINED ON THIS SHEET



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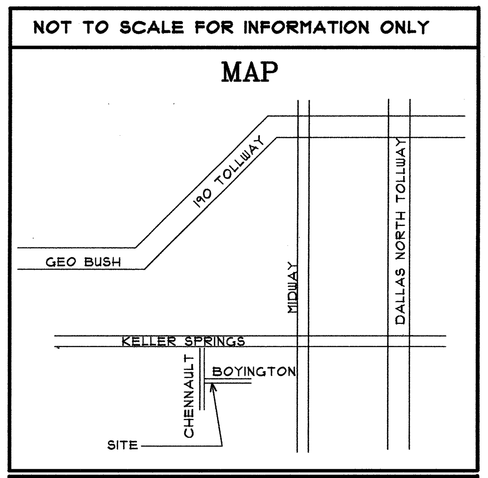
MAP



BUILDING CODE SUMMARY

PARKING ANALYSIS

OCCUPANCY TYPE	GROSS AREA	PARKING FACTOR	PARKING REQUIRED
OFFICE AREA	13,000 SF.	1/300 SF.	44
WAREHOUSE AREA	41,140 SF.	1/1000 SF.	42
TOTAL AREA	54,140 SF.		86

LEASE AREA SUMMARY

AIR CONDITIONED AREAS: NON AIR CONDITIONED AREAS: TOTAL AREA 18,315 SF
OFFICE AREA 13,000 SF. WAREHOUSE AREA 0 SF.
WAREHOUSE AREA 41,140 SF.

BUILDING CODE SUMMARY

OCCUPANCY CLASSIFICATION: MIXED / BUSINESS AND