Outline Specification

Date: 10/16/2026

Project: Elmwood Retail Expansion

Project Address: 5108, 5112, 5116 Citrus Boulevard
Elmwood, Louisiana 70123

PROJECT TEAM:

Owner:
Elmwood Expansion Retail, LLC
1400 S. Clearview Pkwy, Suite 1166
Elmwood, LA 70123
Will Place, L+A Retail
wplace@lauricellaland.com
Patrick Schindler, Felicity Property Co.
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Architect:
Bell Butler Design and Architecture
2518 Saint Claude Ave
New Orleans, LA 70117
Megan Bell
megan@bell-butler.com
504-444-3599

Civil:
Duplantis Design Group
1 Galleria Blvd., Suite 1506
Metairie, Louisiana 70001
Scott Tabary
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Landscape:
Daly Sublette Landscape Architects
216 Ridgelake Dr.
Metairie, LA 70001
Brian Sublette
504-832-9775
brian@dalysublette.com

Structural:
Axis Engineering
3500 N. Causeway Blvd., Suite 500
Metairie, LA 70002
James Heaslip
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MEP:

Laginiappe Consulting Group
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0. PROJECT SUMMARY NARRATIVE

The project consists of the shell construction of three new retail buildings to expand the Elmwood Shopping Center in Elmwood, Louisiana. The buildings utilize a variety of cladding types to better distinguish individual storefronts and include utility provisions to support future tenant upfits. The buildings total 67,000 square feet and the project seeks to support a range of retail tenants as well as larger anchor restaurant tenants.

Site improvements adjacent to the new buildings, including civil and landscape work, are being managed separately by the Owner's designated civil and landscape design team. The Contractor is responsible for coordinating all aspects of the building construction with these site improvements to ensure proper interface, alignment, and sequencing between the two scopes of work. This includes reviewing and coordinating with the Owner-provided site plans to avoid conflicts and ensure a cohesive and fully integrated project delivery. GC shall notify architect of any conflicts.

1. GENERAL REQUIREMENTS

1.1. Summary:

a. The Contractor is to furnish, install and complete all work defined, as well as work that is reasonably inferable from these documents. This includes all items, materials and work that are necessary to provide a complete and fully operational building including all occupancy and other permits required.
b. When references are made to specific materials, Contractor shall include complete and comprehensive assemblies required to complete the work.
c. The Contractor acknowledges that, drawings by their intrinsic nature are diagrammatic and they are not intended as a full, complete and all-inclusive definition of all work to be executed. When references are made to specific materials or systems, Contractor shall furnish, install and complete comprehensive assemblies required to accomplish the desired effect or function and required to complete the work.
d. Should there be any ambiguity as to any aspect of the Work required hereunder to be performed by the Contractor or should the Contract Documents be silent as to any aspect of the Work reasonably inferable from the Documents as being necessary to produce the Work, it shall be presumed that, with respect to such aspect of the Work, such aspect shall be constructed in accordance with industry recognized construction standards, of similar project type or of similar quality level and shall incorporate physical properties similar to those incorporated in those industry standards or similar project type or quality level.
e. The Contractor acknowledges that, any errors, inconsistencies, omissions discovered by the Contractor as well as any clarification requested by the Contractor shall be reported promptly to the Architect. Such requests by the Contractor for additional information shall be dated and sequentially numbered.
f. The job site shall be kept tidy to the greatest extent feasible and all construction waste and debris shall be collected, swept, and removed from the jobsite on a daily basis.
g. Substitutions of any finish, material, or system shall be submitted to the Architect for approval. Comparable substitutions for cost are encouraged. Cut sheets and product data must be provided and the Contractor shall compare proposed substitutions to specified products by highlighting the appropriate requirements in their proposal.
h. Subcontractors and Contractors are to familiarize themselves with the construction site and verify existing conditions, site grades and locations of all utilities prior to commencing construction. Any deviation or changes necessary to achieve the installations shown shall be called to the attention of the Architect.
i. Refer manufacturer's product data, installation literature, and typical details for any specific products noted.
j. Provide temporary fencing as required to secure the job site throughout the course of construction.

1.2. Testing, Special Inspections, and Monitoring

a. Owner to provide all 3rd party material testing including geotechnical pile testing, vibration monitoring, preconstruction surveys, existing site photos and as-built surveys.
b. Refer to any testing or inspections elaborated under the S-series documents for structural work and Special Inspections Appendix. Owner to provide special inspections and testing services and GC to cooperate fully.
c. Provide any testing or inspections elaborated under the S-series documents for structural work.
d. Provide vibration monitoring for any pile driving.

1.3. Shop Drawings & Submittals:
a. Submittals shall include, but not be limited to, the following:
    a. Finishes
    b. Windows, Doors, and other openings
    c. Hardware
    d. Millwork
    e. Roofing
    f. Insulation
    g. Structural steel
    h. Reinforcing steel
    i. Metal Fabrications
    j. Precast Stair Treads
    k. Plumbing Fixtures
    l. Lighting Fixtures
    m. Mechanical Equipment
    n. Electrical Equipment

1.4. Alternates:
a. TBD

1.5. Allowances:
a. TBD (not likely)

1.6. Work by Others:
a. TBD

1.7. Mock Ups:
a. Mockups shall be provided for review by Architect, Owner, and/or Consultants as noted for approval prior to commencing remainder of work. In most cases, mockups may be done in place.
b. TBD

1.8. Temporary Constructions
a. Site should be secured and obscured from view during construction. Coordinate temporary site barricades or walls with Owner or Owner's graphic designer.

1.9. Closeout Procedures:
a. Substantial Completion:
    1. Contractor shall provide a list of items to be completed or corrected (Contractor's Punch List) to Architect and Owner prior to OAC punch walk for Substantial Completion.
    2. Complete startup and testing of systems and equipment prior to Substantial Completion. Submit test/adjust/balance records.
    3. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
    4. Certificates of Release. Obtain and submit releases from authorities having jurisdiction permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
    5. Advise Owner of pending insurance changeover requirements.
    6. Changeover locks and deliver keys to Owner.
b. Final Cleaning:
    1. Remove all tools, debris, equipment, and surplus materials not indicated to be stored on premises from site.
    2. All HVAC filters used during construction shall be replaced.

3. Remove all labels not intended to be permanent.
4. Clean surface dust from all surfaces and vacuum any carpet or similar soft surfaces.

c. Record Documents:
   1. As-built documents. Contractor shall provide a reproducible set of contract drawings marked to show variations from what was originally shown, particularly as it applies to all building systems and items that require access for maintenance.
   2. Submittals and shop drawings.
   3. Record specifications including any addenda, supplemental instructions, or change orders.
   4. Operations and maintenance manuals. Organize O&M materials into sets organized according to specification section.

d. Operations Site Walk.
   1. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems. Conduct a site walk with Owner, Operator, and any of their specified representatives with as-built documents to review locations on site of common maintenance items and provide instruction regarding operation of systems including but not limited to:
      a. Electrical panels
      b. Systems control panels
         a. Security
         b. AV
         c. Lighting
         d. HVAC
         e. Exhaust hoods or specialty equipment
      c. Security access control credentials
      d. Shut off valves
      e. Cleanouts
      f. HVAC returns / filters

2. EXISTING CONDITIONS / DEMOLITIONS

2.1. Summary:

a. Demolition and site preparation work required to support the construction of the new buildings is documented in a separate set of drawings prepared by the Owner's Civil engineering team. This work includes, but is not limited to, the removal of existing pavement, curbs, sidewalks, vegetation, fencing, utility lines, foundations, and other surface and subsurface elements as indicated. The Contractor shall review and coordinate with the Civil drawings to verify existing conditions, identify utilities to remain or be protected, and schedule demolition activities accordingly. All demolition shall be performed in a controlled and safe manner, with dust suppression, debris management, and compliance with applicable codes and environmental regulations. The Contractor is responsible for ensuring the site is properly cleared and prepared in accordance with the Civil documents and in coordination with the building construction requirements.

3. CONCRETE

3.1. Cast-in-place Concrete:

a. Refer Structural.

b. Summary:
   i. New concrete foundations
      1. Pile supported concrete foundations all buildings.
   ii. Concrete interior slab
      1. Where interior concrete will be finished surface, seal with Ameripolish 3D HS Hybrid Silicate Densifier
      2. Surface repairs- surface defects should be patched prior to polishing.
      3. Provide vapor barrier under concrete, minimum 6 mil polyethylene sheeting
      4. Surface repairs- surface defects should be patched prior to sealing.
   iii. Miscellaneous concrete:

1. Grease trap foundations
2. Pedestrian sidewalks adjacent to buildings

iv. Control joints.
1. Saw cut control joints; refer Structural.

c. Standards:
i. American Concrete Institute (ACI) 301, "Specifications for Structural Concrete for Buildings"
ii. ACI 318-95, "Building Code Requirements for Reinforced Concrete"
iii. Concrete Reinforcing Steel Institute (CRSI), "Manual of Standard Practice"

d. Provide concrete, reinforcing, embeds, and accessories as noted in S series drawings.
e. Design, erect, shore and brace formwork as necessary for work.
f. Provide overspray protection to all structures to remain during concrete pours.
g. Parge any area of formed concrete visible that are not consistent in aspect such as exposed foundations.

4. MASONRY

4.1. Brick Masonry:

a. Summary:
i. Installed as rainscreen veneer.
ii. Refer to Paint section for specialty finishing of brick after installation.

b. Products:
i. TBD (match Francis Specification)
1. Size: King Size, nominal 3x3x10"
2. ASTM C-216 Grade SW Type FBA
3. Color: TBD

c. Mockup
i. Provide 4SF mockup of brick and mortar for review prior to completing all work. Mockup may be done in place.

d. Accessories:
i. Mortar: Color tbd; Masonpro SGS or similar Type N mortar.
ii. Anchors & Ties
1. Hohmann & Barnard Adjustable Veneer Anchor BL-407 or equal
2. Finish: Type 304 Stainless steel
3. Backplate: 16ga.; 0" thickness
4. Backplate: 2-1/2" to support 1.5" EPS insulation
iii. Expansion Joints
1. Premolded Foam: ASTM D 1056, Type 2, Class A, Grade 1.
2. Backer Rod: Extruded, Closed Cell Polyethylene.
iv. Cavity Drainage
1. Free-draining mesh, made from polymer strands that will not degrade within the wall cavity.
2. Archovations 'CavClear Masonry Mat'
v. Weeps
1. Free-draining mesh of polyethylene strands, full height and width of joint and depth 1/8-inch less than masonry unit.
2. Mortar Net USA 'Mortar Net Weep Vent'
vi. Flashing
1. Stainless steel ASTM A666, Type 304 thru wall flashing as noted
vii. Reinforcement
1. Uncoated Steel Reinforcing Bars: ASTM A 615/A 615M or ASTM A 996/A 996M, Grade 60.

4.2. Architectural Cast Stone

a. Summary:

i. All labor, materials and equipment to provide the Cast Stone shown on architectural drawings and as described in this specification.
ii. Standard:
1. ASTM C 1364, ASTM C1194, ASTM C1195
2. ASTM C150, C33, C979, and others as applicable for materials and finishes
iii. Submittals
1. Samples of cast sone (minimum 6”x6” section or full-size unit)
2. Shop drawings indicating dimensions, profiles, jointing, anchorage

b. Product:
i. Advanced Architectural Stone or equal
ii. Cast Stone
iii. 6,500 psi
iv. Dry-cast or vibrant-tamp production method
v. Color: Classic White or Natural Limestone

c. Accessories:
i. Mortar: Color tbd; Masonpro SGS or similar Type N mortar.
ii. Anchors & Ties
1. All strapping, dowel holes, anchor slots, and/or embedded hardware to be confirmed with shop drawings
iii. Expansion Joints
1. Premolded Foam: ASTM D 1056, Type 2, Class A, Grade 1.
2. Backer Rod: Extruded, Closed Cell Polyethylene.
iv. Cavity Drainage
1. Free-draining mesh, made from polymer strands that will not degrade within the wall cavity.
2. Archovations ‘CavClear Masonry Mat’
v. Weeps
1. Free-draining mesh of polyethylene strands, full height and width of joint and depth 1/8-inch less than masonry unit.
2. Mortar Net USA ‘Mortar Net Weep Vent’
vi. Flashing
1. Stainless steel ASTM A666, Type 304 thru wall flashing as noted

4.3. Concrete Masonry Units

a. Description:
Provide all labor, materials, equipment, and services necessary for the installation of a 4" thick concrete masonry unit (CMU) veneer system, including all masonry accessories, reinforcement, flashing, and weep systems as indicated on the drawings.

b. Products
i. Masonry Units:
1. Type: 4" nominal thickness CMU veneer units
2. Material: Normal weight or medium weight concrete masonry
3. Standard: ASTM C90 – Loadbearing Concrete Masonry Units (used for veneer in non-loadbearing application)
4. Finish: smooth
5. Size: 3-5/8" x 7-5/8" x 15-5/8"
ii. Mortar:
1. Type: Type N or S, as required by structural or exposure conditions
2. Standard: ASTM C270
3. Color: As selected by Architect
iii. Reinforcement and Anchoring:
1. Veneer ties/anchors: Adjustable stainless steel or galvanized wire anchors per ASTM A951
2. Joint reinforcement: Truss-type or ladder-type as required

3. Control and Expansion Joints:
    a. Provide expansion joints where CMU interfaces with other exterior walls. Provide backer rod and sealant on both sides at joints. Tool sealant to match typical grout joint.
    b. Non- Metallic Expansion Joint Strips: Premolded, flexible cellular neoprene rubber filler strips complying with ASTMD-1056, Grade RE41E1, capable of compression up to 35%.
        i. Product:
        ii. Hohmann & Barnard Rubber Control Joints RS-Standard
        iii. Wire Bond Rubber Control Joint #2901 or #2902
        iv. Equal

iv. Flashing and Drainage:
1. Through-wall flashing at base of walls, lintels, and above openings
2. Weep vents at 24" o.c. or as detailed
3. Flashing material: Stainless steel, rubberized asphalt, or other approved system

c. Execution
i. Installation:
1. Lay CMU veneer units in running bond or pattern as shown on drawings
2. Maintain consistent joint width, typically 3/8"
3. Tool joints to uniform concave finish unless otherwise specified
4. Provide expansion and control joints per design documents
5. Coordinate with backup wall system for anchoring and flashing integration

5. METALS

5.1. Structural Steel
a. Refer S series for structural steel.
b. Summary:
i. All structural steel to be Architecturally Exposed Structural Steel, Category 1. Special care should be used in handling to prevent twisting, warping, nicking, and other damage. Use polyester filler to repair any dents or damaged such as Bondo.
c. Fabrication:
i. Field measurements shall be taken prior to preparation of shop drawings.
ii. Coordinate installation of anchorages for metal fabrications.
iii. Shop fabricate items to greatest extent feasible.
d. Finishes:
i. All steel to be shop primed for final painting in field.
ii. Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with minimum requirements for SSPC surface preparation specifications and environmental exposure conditions of installed products.

5.2. Metal Fabrications
a. Summary:
i. Custom canopy for outdoor seating at Building 3, Tenant 309
ii. Custom Awnings
iii. Building 3 loading zone gate assembly
iv. Roof access ladders
v. Shelf angles and kickers at steel joist framing
b. Products:
i. Custom fabricated by local steel fabricator or by standard supplier’s prefabricated units.
1. Ladder: Precision Ladders
a. info@precisionladders.com
b. Local Rep:
i. J.L. Roberts & Associates
ii. P: (800) 725-8113

iii. P: (504) 831-8113
iv. F: (504) 831-8114
v. E: jlr1parc@aol.com
vi. P. O. Box 728
vii. Metairie LA, 70007

c. Fabrication:
    i. Field measurements shall be taken prior to preparation of shop drawings.
    ii. Coordinate installation of anchorages for metal fabrications.
    iii. Shop fabricate items to greatest extent feasible.
    iv. All miscellaneous metal fabrications shall receive paint finish unless noted otherwise.
    v. Fabricate railings with welded connections. Cope components at connections to provide close fit, or use fittings. Weld all around connections.
    vi. Close exposed ends of tube shapes or provide returns.
    vii. Provide brackets, flanges, fittings, anchors or other miscellaneous items to attach to other work.
d. Fasteners:
    i. Any exposed bolt heads shall be acorn nuts. Exposed bolt heads or nuts to be stripped of galvanizing to be painted to match adjacent steel construction.
e. Finishes:
    i. Standard: NAAMM "Metal Finishes Manual for Architectural and Metal Products"
    ii. Finish metal stairs after assembly.
    iii. All metal fabrications to be shop primed for final painting in field.
    iv. Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with minimum requirements for SSPC surface preparation specifications and environmental exposure conditions of installed products.
    v. Apply shop primer to uncoated surfaces of metal stair components, except those with galvanized finishes and those to be embedded in concrete or masonry unless otherwise indicated. Comply with SSPC-PA 1, "Paint Application Specification No. 1: Shop, Field, and Maintenance Painting of Steel," for shop painting.
    vi. Stripe paint corners, crevices, bolts, welds, and sharp edges.

5.3. Steel Joist Framing.
a. Refer S series for steel joist framing.
b. Summary:
    i. K series steel joists at roof assembly
c. Fabrication:
    i. Field measurements shall be taken prior to preparation of shop drawings.
    ii. Coordinate installation of anchorages for metal fabrications.
    iii. Shop fabricate items to greatest extent feasible.
d. Finishes:
    i. All steel to be shop primed for final painting in field.
    ii. Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with minimum requirements for SSPC surface preparation specifications and environmental exposure conditions of installed products.
e. Accessories:
    i. Bridging

5.4. Steel Deck.
a. Refer S series for steel decking.
b. Summary:
    i. Steel deck at roof assembly
c. Fabrication:
    i. Field measurements shall be taken prior to preparation of shop drawings.
    ii. Coordinate installation of anchorages for metal fabrications.
    iii. Shop fabricate items to greatest extent feasible.

d. Finishes:
    i. All steel to be shop primed for final painting in field.
    ii. Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with minimum requirements for SSPC surface preparation specifications and environmental exposure conditions of installed products.

5.5. Cold Formed Metal Framing
a. Refer Structural.
b. Summary:
    i. Non load bearing wall framing
    ii. Ceiling framing
    iii. Miscellaneous bridging, bracing, and furring.
c. Standards:
    i. Floor and Roof Systems: AISI S210.
    ii. Wall Studs: AISI S211.
    iii. Headers: AISI S212.
    iv. Lateral Design: AISI S213.
d. Products:
    i. Standard C-shaped steel studs, of web depths indicated, punched, with stiffened flanges.
    ii. Standard U-shaped steel track, of web depths indicated, unpunched, with unstiffened flanges.
    iii. Vertical deflection clips capable of accommodating upward and downward vertical displacement of primary structure through positive mechanical attachment to stud web.

5.6. Slotted Channel Framing
a. Summary:
    i. Mechanical, electrical, audio visual, and miscellaneous equipment and device support / bracing
b. Products:
    i. Strut type metal framing system
        1. Finish shall be galvanized for interior constructions and stainless for exterior constructions
c. Fabrication:
    i. Field measurements shall be taken prior to preparation of shop drawings.
    ii. Coordinate installation of anchorages for metal fabrications.
    iii. Shop fabricate items to greatest extent feasible.
    iv. All miscellaneous metal fabrications shall receive DTM paint finish unless noted otherwise.
    v. Fabricate railings with welded connections. Cope components at connections to provide close fit, or use fittings. Weld all around connections.
    vi. Close exposed ends of tube shapes or provide returns.
    vii. Provide brackets, flanges, fittings, anchors or other miscellaneous items to attach to other work.

6. WOODS, PLASTICS, COMPOSITES

6.1. Exterior Gypsum Sheathing
a. Summary:
    i. Exterior wall sheathing
b. Product
    i. Fiberglass-mat faced, moisture and mold resistant gypsum sheathing
    ii. ½” thickness
    iii. 5/8” thickness
    iv. Georgia Pacific, Certainteed, or equal

7. THERMAL AND MOISTURE PROTECTION

7.1. Acrylic Stucco / EIFS

a. Summary:
   i. Dryvit Outsulation Plus MD: a polymer-based (PB) exterior insulation and finish system (EIFS) with a moisture drainage plane.
   ii. Installed over approved substrates gypsum sheathing.
   iii. Provide ultra high impact resistance to 8'.

b. Standards
   i. ASTM E2568 – Standard Specification for EIFS, ASTM E2273 – Drainage Efficiency of EIFS, ICC-ES ESR reports

c. Submittals
   i. Product data sheets.
   ii. Samples of finish coat and color.
   iii. Installation instructions.
   iv. Manufacturer's warranty.
   v. Third-party test reports.

d. Products
   i. Manufacturer
      1. Dryvit Systems Inc.
   ii. System Components:
      1. Water-Resistive Barrier (WRB):
         a. Backstop NTX - liquid-applied WRB.
         b. Flashing tape: Dryvit AquaFlash or approved equivalent.
      2. Drainage Medium:
         a. Dryvit Drainage Strip or Spacer – Allows incidental water to drain from behind the insulation.
      3. Adhesive
         a. Genesis or Primus adhesive depending on substrate and application method.
      4. Insulation Board:
         a. Expanded polystyrene (EPS), 1.0 lb/ft³ density, ASTM C578 Type I.
         b. Thickness: 1.5"
      5. Base Coat:
         a. Genesis or Primus – Polymer-modified cementitious base coat.
      6. Reinforcing Mesh:
         a. Standard Dryvit Mesh or higher impact mesh as required.
      7. Finish Coat:
         a. Lymestone HDP in standard color TBD
         b. Acrylic-based textured finish coat with integral color.

e. Execution
   i. Substrate Preparation:
      1. Surfaces must be clean, dry, and structurally sound.
      2. Install WRB and flashing per Dryvit details.
   ii. Installation:
      1. Adhere or mechanically fasten insulation boards with required offset and staggered joints.
      2. Install drainage medium at base of wall and around openings.
      3. Apply base coat and embed reinforcing mesh to recommended thickness (approx. 1/16").
      4. After curing, apply finish coat uniformly in color and texture.
   iii. Accessories:
      1. Expansion joints, grid tape, drainage strip, weep screeds, casing beads, corner beads, joint sealants, etc., per mfg guidelines.
   iv. Cleaning and Protection:

1. Protect finished system from damage during construction.
2. Clean tools and surfaces as per Dryvit recommendations.

7.2. Building Wrap Weather Barrier
- a. Summary:
  - i. Non-stucco cladding locations
- b. Product:
  - i. Water-Resistive Barrier (WRB):
    1. Dryvit Backstop NTX - liquid-applied WRB.
    2. Flashing tape: Dryvit AquaFlash or approved equivalent.

7.3. Thermal Continuous Insulation
- a. Non-stucco cladding locations
  - i. Expanded polystyrene (EPS), 1.0 lb/ft³ density, ASTM C578 Type I.
  - ii. Thickness: 1.5”
  - iii. Adhere to substrate in accordance with section 7.1

7.4. Thermal Batt Insulation
- a. Summary:
  - i. Stone fiber batt / blanket thermal insulation at exterior wall cavities.
- b. Product:
  - i. 6” mineral wool batts
  - ii. Rockwool or equal
  - iii. At miscellaneous areas that require packing to structure, roof deck, or in small cavities such as headers and behind recessed hand dryers or other recessed items:
    1. Mineral Wool Blanket Insulation, unfaced, type 1
       a. Owens Corning, Roxul, Fibrex or equal

7.5. Fiber Cement Siding
- a. Summary:
  - i. All labor, materials and equipment to provide factory-primed fiber cement siding shown on architectural drawings and as described in this specification.
    1. At building thermal envelope walls, siding to be installed utilizing galvanized metal furring strips infilled with EPS outboard insulation.
    2. At entirely exterior loggia walls, siding can be installed directly over WRB system coated sheathing.
  - ii. Include all necessary trims, fasteners, and accessories for complete exterior cladding system.
  - iii. Fiber cement siding to be installed in accordance with manufacturer's instructions for HZ10 installation.
- b. Product:
  - i. James Hardie Artisan V-Groove Siding
    1. Thickness: 0.625"
    2. Weight: 4.55 LBS./SQ. FT.
    3. Length: 144"
    4. Width: 8.25"
    5. Exposure:7"
  - ii. James Hardie Artisan Shiplap
    1. Thickness: 0.625"
    2. Weight: 4.55 LBS./SQ. FT.
    3. Length: 144"
    4. Width: 10.25"
    5. Exposure: 9"
  - iii. James Hardie Artisan Lap
    1. Thickness: 0.625"
    2. Weight: 4.55 LBS./SQ. FT.

3. Length: 144"
4. Width: 7.25";8.25"
5. Exposure: 6", 7"

c. Accessories
   i. Furring system
      1. Cemco Z- Furring Channels or equal
         a. Mil certified hot-dipped G40 galvanized steel
         b. Size: 1.25" x 1.5" x .75" x 18 mil Z-Furring
         c. Length: 10' (standard)
      2. Fasten furring vertically at maximum 16" OC
      3. Refer to manufacturers specifications and installation instructions for fastening requirements based on wall assembly as detailed.
   ii. Trim Components
      1. Horizontal trims
         a. Sizes: various per drawings in manufacturer's standard dimensions
         b. Finish: Smooth
         c. Primed for paint
      2. Vertical trims
         a. Utilize batten strip installed on flat at vertical seams and building corners.
         b. Size: .75 in. x 2.5" x 12 ft.
         c. Finish: Smooth
         d. Primed for paint

7.6. TPO Membrane Roofing:
a. Summary
   i. Thermoplastic Polyolefin Single-Ply Roofing Membrane.
      1. Fully Adhered installation.
      2. Roofing subcontractor shall be certified by manufacturer for installation.
      3. Pre-installation conference to be held with roofing subcontractor.
      4. All roofing substrates to be inspected and repaired as necessary to install roofing per manufacturer's warranty for 20 year warranty.
   ii. Products / Assembly:
      1. Insulation
         a. (2) Layers 3" EPS Insulation; stagger seams
         b. InsulFoam Unfaced Foam or equal
      2. Cover Board
         a. Fiberglass mat-faced gypsum roof board
            i. Georgia Pacific Densdeck Roof Board; 1/4" or equal
      3. Roof Membrane
         a. Smooth type, polyester scrim reinforced thermoplastic polyolefin membrane for use as a single ply roofing membrane.
         b. GAF EverGuard TPO 60 mil membrane or equal
         c. Color: White
      4. Flashing
         a. Flashing should be of the same type and thickness as the roof membrane or detailing membrane.
      5. Adhesives
         a. Sprayable, Low VOC solvent-based contact adhesive used for bonding smooth EverGuard TPO membranes.
            i. GAF EverGuard TPO Quick Spray Adhesive LV50 or equal by membrane mfg.
         b. Two component, low-rise polyurethane adhesive. Appropriate for application temperatures of 40°F+ (4.4°C

i. GAF Oly-Bond 500 or equal by membrane mfg
6. Mechanical Fasteners
a. Provide fasteners per membrane mfg
7. Termination Bars
a. Provide term bars per membrane mfg
8. Roof Edge Accessories
a. Provide cover tape / strip in tape / anchor strip tape at edge transitions per membrane mfg.
b. Utilize preformed corners where possible.
9. Penetration Accessories
a. Provide vent/pipe boots for pipe penetrations per mfg
iii. Miscellaneous Accessories
1. Traffic pads or walkway rolls in mechanical equipment service ares as recommended by the membrane manufacturer.
a. EverGuard TPO Walkway Roll- 150mil ; width 54" or equal
i. Color: White

7.7. Flashing and Sheet Metal:
a. Summary:
i. Gutters
ii. Downspouts
iii. Parapet wall coping
iv. Miscellaneous flashings
b. Product
i. Gutters, downspouts and copings
1. Roof flashing / sheet metal
2. Finish : Kynar 500
3. Color: Dark Bronze, basis of design
4. Material: .040 aluminum
c. Gutters:
i. Size: 8" Box Gutter (8" front depth x 8" bottom width x 9" back height)
ii. Continuous lengths up to 10'
iii. Outlets spaced per design.
iv. Hangers spaced at 24" O.C.; wind straps at 6' O.C.
v. Provide proper flashing/integration with roof edge.
vi. Gutter Guards
1. 5" Aluminum mesh drop-in gutter screen
a. Guttersupply.com
b. SCD15KA or equal
d. Downspouts
i. Size: 6" nominal rectangular (6"x6")
ii. Cast iron downspout boots:
1. ASTM A48 Class 30B gray iron – high compressive strength, impact resistance, corrosion resistance, and suitable for aesthetic finishes
2. Primer coated
3. Top bell: 6"x6" to match downspout; inner dimension slightly oversized to allow fit
4. Outlet type: Offset (vertical)
5. Height: 48"
e. Other sheet metal flashing and trim:
i. Through wall flashing and all embedded flashings at masonry construction: stainless steel.
ii. Drip edge flashing at base of all walls to be clad in field; paint-grip or other finish suitable for final field painting.

7.8. Standing Seam Metal Roofing:
a. Summary:

i. Custom awnings

b. Product:

i. Factory formed metal roofing panels with vertical ribs & seamed joints. Mechanically fastened.

1. Pac Clad Tite Loc Plus
2. Color: Dark Bronze / Kynar 500 coating
3. Panels shall be fabricated of .040 aluminum
4. Panel coverage 16"; panel height 2".

7.9. Aluminum Wood-look Exterior Soffits

a. Summary:

i. Building 2, Retail 203 exterior patio

b. Product

i. Direct-attached wood-look aluminum soffit planks

1. Knotwood Aluminum Soffits
2. "Classic" board in nominal 6" width
3. Manufacturer's trim pieces in finish to match.
4. Color tbd from manufacturer's standard wood-look finishes

c.

7.10. Joint Sealants:

a. Wall joints:

i. Bordered on both sides by porous building material (concrete, stone, masonry, exterior insulation, and finish systems): Urethane - Multi-Component. Moisture cure sealant is preferred.

ii. Bordered on both sides by non-porous building material (coated and un-coated metals, anodized aluminum, and glass): Silicone - General Purpose.

iii. Bordered on one side by porous building material (concrete, stone, masonry) and other side by non-porous building material (coated and un-coated metals, anodized aluminum, and glass): Urethane - Multi-Component.

b. Perimeter of penetration through walls: Urethane - Multi-Component.

c. Expansion joints in ceilings, soffits, and overhead surfaces: Urethane - Multi-Component.

d. Control joints and perimeter of penetrations in ceilings, soffits, and overhead surfaces: Urethane - Multi-Component.

e. Wall and ceiling joints between frames and their rough opening: Urethane - Multi-

f. Component.

g. Wall and ceiling joints between frames and adjoining surfaces: Urethane - Multi-

h. Component.

i. Joints and perimeter of penetrations in horizontal pedestrian and vehicle traffic surfaces: Urethane – Traffic-Bearing.

8. OPENINGS

8.1. Glazing:

a. Summary:

i. New exterior glazing to meet large missile impact requirements unless noted otherwise.

ii. Windborne debris impact resistant laminated glass to have clear interlayer.

iii. All glazing units over 9sf or within 18" of a walking surface to be tempered or safety glazing.

iv. Glazing assembly:

1. Insulated, low-e glazing assembly w/ interlayer as required for large missile impact resistance and maximum u-factor of 0.45 and maximum SHGC of 0.23

8.2. Aluminum Framed Entrances and Storefront:

a. New aluminum storefront all buildings.

i. Coral 550, YKK YES 40 FI, or equal

1. Color: Dark Bronze
2. Medium stile entrances

3. All fixed storefront at floor level to have sill pan accessory.
4. Large missile impact rated framing and glazing

8.3. Hollow Metal Doors and Frames
- a. General:
  - i. Level 3 Model 3 Extra Heavy Duty 1 ¾" Doors
  - ii. Polyurethane insulated core for exterior doors
  - iii. 16ga. sheet factory finished
  - iv. Factory Finish Color TBD from standard colors
  - v. Hinge & hardware reinforcement
  - vi. Fully welded 14ga. hot-dipped zinc coated steel frames
  - vii. Insulate frames with expansive foam or solidly packed mineral wool insulation.
  - viii. Curries, Ceco, or equal

8.4. Door Hardware:
- a. Refer to Hardware Schedule.
- b. Keying conference to be held with Owner's facilities staff.

9. FINISHES

9.1. Gypsum Board (House):
- a. 5/8" gypsum board at interior walls and ceilings.
- b. Level 4 finish unless noted otherwise.
- c. Provide corner beads at corners and j-bead at prone edges.
- d. Provide sag resistant gypsum at horizontal ceilings.
- e. Provide mold and mildew resistant gypsum at the following locations:
  - i. Riser Room

9.1. Fiber Reinforced Plastic
- a. Summary:
  - i. Riser Room Interiors
    1. Marlite Standard FRP
       - a. P 100 WHITE
    2. Any alternate FRP product is acceptable
- b. Provide manufacturer's standard PVC trim accessories in longest lengths possible to avoid joints.
- c. Wall panel substrate should be mold and mildew resistant gypsum board.
- d. Provide panel adhesive per manufacturer.
- e. Ensure back up surface is straight, plumb, uniform, clean, and that fasteners are countersunk prior to installation of FRP wall panel.
- f. Gypsum surface should not be painted or primed prior to FRP installation, tapered joints only need to be taped and mudded.

9.2. Suspended Gypsum Soffit Systems
- a. Summary:
  - i. Loggia conditions
  - ii. Factory-finished, weather-resistant suspended gypsum panel soffit system including framing system, suspension grid, accessories and trim.
- b. Standards:
  - i. ASTM C139, ASTM C645, ASTM C840, ASTM E84, ASTM D3273,, ASTM D6829
- c. Submittals:
  - i. Product data and system description
  - ii. Shop drawings: layout, perimeter conditions, suspension details
  - iii. Samples: Panel finishes, edge profiles
  - iv. Manufacturers' installation instructions
  - v. Certificates of fire-resistance, moisture and mold resistance
  - vi. Warranty documents
- d. Products:
  - i. Gypsum Panels

1. Armstrong Exterior Gypsum Soffit Systems or equal
2. Type: Glass-mat faced exterior gypsum soffit panels
3. Size: Standard 5/8” x 48” x length as required
4. Edges: Square
5. Finish: Factory-primed
6. Properties: Mold-resistant, moisture-resistant, exterior rated

ii. Suspension System
1. Grid: Galvanized steel, corrosion-resistant, heavy-duty
2. Type: C-channel framing, hat channel, or proprietary Armstrang/Cemco framing
3. Hangers: Galvanized wire or rod per code and manufacturer
4. Fasteners: Corrosion-resistant screws or anchors suitable for substrate and climate

iii. Accessories:
1. Trim: Perimeter moldings, control joints, expansion joints
2. Sealants: Weather-resistant, paintable caulking
3. Finishes: Paint or coatings compatible with exterior gypsum

e. Execution:
i. Inspect substrates and conditions for proper installation
ii. Install suspension system level and plumb in accordance with ASTM C840 and manufacturers instructions.
iii. Secure panels with proper fasteners at manufacturer recommended spacing
iv. Provide expansion and control joints as required.
v. Seal joints with approved exterior-rated sealants and tapes
vi. Finish exposed edges and trim for weather-tight and aesthetic appearance

9.3. Paint.

a. General:
i. This section includes surface preparation and the application of field-applied paints and coatings for exposed interior and exterior surfaces.
ii. The Owner has established a standard paint product for use throughout the entire development. Continuity in appearance and performance is required for all new work.

b. Summary:
i. The Owner requires that all painted surfaces match the existing developments standard in color, sheen and manufacturer.
ii. Provide 8.5X11 samples or drawdowns for review by Architect for each color noted to narrow down selections to be reviewed by Owner and Architect on site. Provide 4’x4’ mockups on site of selections.
1. PT01- White Exterior
a. Color TBD, 4 colors will be sampled
2. PT02- Light Gray
a. SW Repose Gray
3. PT03- Medium Gray
a. SW Gauntlet Gray
4. PT04- Dark Gray
a. SW Iron Ore
5. PT05- White Interior
a. Color TBD; 4 colors will be sampled

c. Product:
i. General Interior Paint
1. Summary
a. Walls in house areas all buildings
2. Product
a. PPG Architectural Finishes
b. Pure Peformance 9-310Xl Series

c. Paint and primer in one
d. Finish: Eggshell

ii. General Exterior Paint
1. Summary
a. Fiber Cement Siding
b. CMU Veneer
c. Exposed concrete surfaces
d. Ferrous metal surfaces
2. Surface Preparation:
a. Surface must be clean and dry. Remove all loose, peeling paint, dirt, mildew, grease, oil, chalk, rust, and any other surface contaminants.
b. Repair all moisture problems. Blistering and peeling issues are commonly caused by moisture behind the paint film.
c. Putty all nail holes and caulk all cracks and open seams. Sand all glossy, rough and patched surfaces.
d. When applied to an uncoated substrate or to bare wood, two coats are required with the first coat acting as the primer.
e. For metal, tannin staining woods, fresh concrete or masonry (less than 30 days cure), or chalky surfaces, use of the appropriate high quality specialty primer is recommended for best results.
3. Product
a. PPG Architectural Finishes
b. Pure Performance 739-10 Series
c. Paint and primer in one
d. Finish: Satin

iii. Brick Veneer Finishing
1. Summary
a. (need to confirm with ownership; below outlines information provided by team to date)
b. Finishing to match exterior brick surfaces of The Carrollton building located at 701 South Carrollton Avenue, New Orleans, LA 70118.
c. Finish to match brick finishes of adjacent multifamily construction understood to be underway at time of construction of expansion retail buildings.
2. Product
a. 'limestone wash' SW-7009 Pearly White paint
3. Process
a. Provide mock ups as required to confirm weathered look

9.4. Resilient Trim / Moldings:
a. Summary:
i. Resilient base in house spaces as noted.
b. Product:
i. Johnsonite Traditional Rubber Wall Base
1. Standard Toe
2. Size: 4"
3. Color: Pebble 32

10. SPECIALTIES

10.1. Fabric Awnings
a. Summary:
i. Design, fabrication, and installation of custom prefabricated fabric awnings.
ii. Structural framing, fabric covering, hardware, and anchoring components.

b. Standards:
    i. ASTM D1682 – Tensile Strength of Textile Fabrics
    ii. ASTM G155 – Accelerated Weathering for Nonmetallic Materials
    iii. ASTM E84 – Surface Burning Characteristics of Building Materials
c. Submittals:
    i. Product data
    ii. Shop drawings showing dimensions, mounting details, and materials
    iii. Fabric samples and color selections
    iv. Structural calculations (if required)
    v. Certificates of flame retardancy
    vi. Warranty documentation
d. Warranty
    i. Minimum 5-year limited warranty on materials and workmanship
    ii. Fabric warranty: UV resistance, colorfastness, and mildew resistance
e. Products
    i. Manufacturer:
        1. Fabritech Custom Awnings, Basis of design
        2. https://fabritechawnings.com/
    ii. Materials
        1. Frame
            a. Material: Powder-coated aluminum or galvanized steel
            b. Finish: UV-resistant power coat, standard color
            c. Size: As per shop drawings
        2. Fabric:
            a. Type: Solution-dyed acrylic or PVC-coated polyester
            b. Properties: UV resistant, waterproof, mildew-resistant, fire-retardant (NFPA 701)
            c. Color: To be selected by architect from manufacturers range
            d. Tensile strength: Minimum 200 lbf war/fil (ASTM D1682)
        3. Fastener and Anchors:
            a. Stainless steel or hot-dip galvanized
            b. Designed for substrate
        4. Fabrication
            a. Factory-prefabricated to site dimensions and conditions
            b. Welded or bolted connections
            c. Seams: Heat-welded or double-stitched using UV-resistant thread
            d. Drainage: Integrated weep holes or scuppers as needed
        5. Execution
            a. Verity substrate conditions are acceptable for installation
            b. Install per manufacturer's instructions and approved shop drawings
            c. Ensure secure anchorage to building structure
            d. Adjust tension and alignment for taut, wrinkle-free appearance
            e. Seal all penetrations to ensure watertight assembly

10.2. Building Numbers
a. Building and/or suite numbers to be installed by GC:
    1. TBD

10.3. Door Signage
a. Door signage to be installed by GC:
    1. TBD

11. EQUIPMENT

11.1 Facility Waste Compactors
a. TBD – confirm selection with owner

21. FIRE SUPPRESSION

21.1. Refer Fire Protection drawings.
   a. All buildings to have wet pipe fire sprinkler with riser located in designated riser room.
      i. Buildings 1 and 2 have a 6" fire sprinkler line
      ii. Building 3 to have 8" fire sprinkler line

21.2. Refer FLS plans for portable fire extinguishers.

21.3. Pre-construction conference to be held with subcontractor to review routing layouts of piping where exposed. All piping and hangers should be run in a tidy and consistent manner for finish aspect. Where exposed locate all hangers with laser to ensure straight lines.

21.4. Sprinkler heads at areas of exposed piping should be exposed type. Sprinkler heads in areas with finished ceilings should be concealed type.

22. PLUMBING

22.1. Refer plumbing drawings.

22.2. Pre-construction conference to be held with subcontractor to review routing layouts of piping where exposed and locations of shutoff valves, cleanouts, or other items requiring routine maintenance to confirm locations. All piping and hangers should be run in a tidy and consistent manner for finish aspect. Locate all hangers with laser to ensure straight lines.

22.3. In-wall cleanouts in public facing areas should be concealed behind access panels. Cleanouts in storage, mop, or support spaces and service areas may be trimmed out in wall.

22.4. Exterior plumbing should be able to be winterized.

22.5. Water Service:
   a. House service shall be 1" domestic water on dedicated meter each building stubbed within dedicated IDF room. Each IDF room shall be equipped with a lowboy water heater. Cold and hot water service shall be supplied to all house hose bibbs, serving dumpster pads, building perimeter and roof as indicated.
   b. Building 1 to have single 2" domestic water line with in-line submetering to individual tenants. Each retail space shall be supplied with 1 ½" stub out with shut-off valve capped for future within slab leave out area.
   c. Building 2 and 3 to separately meter tenants. Each retail space shall be supplied with 1 ½" stub out with shut-off valve capped for future within slab leave out area. Each proposed restaurant space shall be supplied with 2" stub out with shut-off valve capped for future use within slab leave out area.
   d. Contractor to provide backflow prevention for all house water service; tenant space backflow prevention will installed by tenant.

22.6. Gas Service:
   a. Gas service and meter manifold at buildings 2 and 3 to support proposed restaurant tenants only. Gas manifold to be located at back of building and be sized to serve all restaurant tenants with space to support a future dedicated meter per tenant. Meter and gas piping to tenant spaces to be installed by tenant with confirmation of gas line routing with landlord.

22.7. Sewer:
   a. 4" sanitary waste stubbed in each space and capped.

22.8. Greasy Waste:
   a. House:
      i. Each trash compactor to be provided with a 50-gallon hydromechanical grease trap
   b. For each proposed restaurant space, a 4" grease waste shall be stubbed in each space and capped. Line will run to the designated site location to support a future grease trap installed by tenants. Design Development drawings will include grease traps such that locations, inverts and foundation design can be defined to support future installation. Construction Documentation will remove grease traps and indicate leave out areas of service paving.

23. HVAC

23.1. Scope is limited to electric unit heaters for freeze protection of sprinkler system while buildings and/or tenant spaces remain in shell condition.
23.2. Refer to structural drawings for areas indicated for structural reinforcement anticipating future tenant equipment installation at roof.

26. ELECTRICAL

26.1. Refer electrical drawings and lighting drawings and cut sheets.
26.2. Pre-construction conference to be held with subcontractor to review routing layouts of conduit where exposed. All conduit should be run in a tidy and consistent manner for finish aspect. Locate all hangers with laser to ensure straight lines.
26.3. Electrical Service (verify with Entergy resolution):
- a. 277/480V three phase, four-wire from a new utility service transformer loop
  - i. Building 1 = 800A service w/ 5 future service connections
    1. House Service = 200A
  - ii. Building 2 = 800A w/ 4 future service connections
    1. House Service = 200A
  - iii. Building 3 = (2) 1200A services A&B (divided amongst tenants/house)
    1. House Service = 400A
  - iv. Large Equipment (future tenants) to be 480V 3 phase where possible
- b. Tenant Provisions:
  - i. Provide (2) 4" conduit with pull string from building service to tenant suite
- c. House Provisions:
  - i. Refer to electrical drawings for house power needs including convenience outlet locations.
  - ii. Building mounted exterior lighting to be on photocell control with override switches located in IDF room.
  - iii. Refer to landscape drawings for exterior lighting locations (low voltage or otherwise) to be tied to house system.
  - iv. All circuits clearly labeled at panels.
  - v. All circuits clearly labeled at outlets.
  - vi. Exit signage, emergency lighting, outlets, switches, trim, other receptacles color to be white.

27. COMMUNICATIONS

27.1. Data
- a. Refer electrical drawings.
- b. Provide 2 (2") conduits run from service provider box to IDF room, typical each building.
- c. Provide conduit with pull string from IDF room to each tenant space as indicated.

28. ELECTRONIC SAFETY AND SECURITY

28.1. Fire alarm system to be installed in accordance with requirements of NFPA 72.
28.2. Power accommodations for future security system to be installed in IDF room; remainder of security system to be installed by landlord site-wide vendor after construction.

32. EXTERIOR IMPROVEMENTS

32.1 Refer to owner provided Landscape and/or Civil Drawings.

33. UTILITIES

33.1 Refer to owner provided Civil Drawings.
- a. All utilities to support shell construction including house services and stubbed services per drawings to support future tenant upfits.
- b. GC to label all utility/piping stubs including s.s. waste, grease waste, and vent piping clearly.
- c. Grease trap manholes should be in paving unless directed otherwise by Landscape Architect.