

ARCHITECTURAL SPECIFICATIONS

GENERAL AND SPECIAL CONDITIONS

A. The General and Special Conditions are hereby made part of these specifications and contract. All contractors and subcontractors are instructed to thoroughly review same. If General and Special Conditions are not herein attached, notify the Tenant immediately.

GENERAL REQUIREMENTS AND SPECIFICATIONS

- A. The work included in the Contract shall be the completion of all work required within the store space as indicated on the drawings.
- B. Work included: Unless otherwise specified, the Contractor shall supply all taxes, labor, transportation, material, apparatus, fuel, heat, scaffolding, and tools necessary for the entire and proper completion of work, and shall install, maintain and remove all equipment of the construction, maintenance and use of same, and be responsible for safe, proper, and lawful construction and removal of trash and debris and shall construct in the best workmanship all work shown on the drawings, specified herein or reasonably implied therefrom, all in accordance with General Contract Documents.
- C. All notes, dimensions, details, descriptions, directions, and similar information shown on the drawings shall form a part of these specifications.

- I. MISCELLANEOUS METAL
- II. CARPENTRY
- III. GLASS AND GLAZING
- IV. DOORS, FRAMES, AND HARDWARE
- V. GYPSUM WALLBOARD AND METAL STUDS
- VI. ACOUSTIC CEILING
- VII. PAINTING, STAINING AND COATINGS
- VIII. FLOORING
- IX. ACCESS PANELS
- X. EXISTING CONDITIONS
- XI. CONCRETE
- XII. MISCELLANEOUS ACCESSORIES

- A. Work under this section shall include, but not be limited to, the furnishing and installing of all angles fastened to existing structure. All shall be field painted with red oxide paint. Angles shall be sized indicated on the drawings and shall be welded to existing structure or attached with mechanical fasteners as indicated. Provide clip hangers where required.
- B. This Contractor shall verify with the Landlord's Field Representative the location, number and method of all attachments to the Landlord's structure.
- C. This Contractor shall repair any fireproofing or insulation damaged while performing this work.

- A. Work under this section shall include, but not be limited to, the following: Rough framing, blocking, nailers, furring, finish carpentry, hanging all doors, work and incidental or related items necessary to complete the work as shown or specified.
- B. Lumber shall conform to the "American Lumber Standards" as classified in "Simplified Practical Recommendations R-16 Lumber" current edition. Grades shall conform with the latest grading rule of the Lumber Manufacturer's Association under whose rules lumber is manufactured. Framing lumber shall be construction grade or better.
- C. All work in this section shall comply with the requirements of the Landlord and governing authorities relative to the fire ratings of materials.

1. All framing lumber, blocking, nailers and miscellaneous concealed lumber shall be pressure impregnated with non-combustible fire protective chemicals and bear mill stamp indicating treatment.
2. As an alternative to non-combustible materials, these items may be protected with an approved fire retardant coating if permitted by the Landlord and governing authorities. Where required by Landlord or governing authorities all other non-exposed surfaces of lumber and plywood, except non-combustible, shall be protected. Surfaces must be clean, dry and free of grease or adhesive. If a fire retardant coating is required, complete data sheets must be furnished to the Tenant for approval prior to commencement of work. Upon completion of the project, this Contractor shall certify in writing that an approved fire retardant coating has been applied in accordance with the manufacturer's requirements. An approved fire retardant coating shall be applied where and in such a manner as to satisfy applicable codes and Landlord requirements.
- D. Materials and uses shall be as follows (See Paragraph E):
1. Rough lumber shall be Douglas Fir, West Coast Region. Moisture content shall not exceed 19%. Lumber shall have a modulus of elasticity rating of 1,760,000 and fiber stress rating of 1750.
2. Finish lumber in exposed locations on the storefront and in the sales areas shall be as per the plans.
3. Moldings and trims shall be the types, shapes, sizes and finishes indicated on the drawings. Wood species shall be as per the plans.

- E. Millwork Package: Tenant shall furnish and this Contractor shall install all items indicated in the millwork package as indicated on the drawings.
1. Generally, the mill work will include: all moldings, trim, wood baseboard, stops, wood and metal doors, wood and metal sashes, door hardware, veneer plywood, preassembled fitting room benches, preassembled decorative pilasters, preassembled wood valances, coat hook mounting board, wall panel and any other preassembled millwork as applicable.

NOTE: See Section XII, Miscellaneous Accessories, Paragraph A for toilet room accessories. Fitting room accessories are not provided in the millwork package.

F. Storefront and interior decor construction shall be done in a first-class workmanlike manner. The intent is that there be no visible seams, joints, defects or fastener locations.

a. All joints shall be neat and straight and shall be perfectly flush. Joints shall be held firmly together with glue, screws, finishing nails and blocking to prevent future separation.

b. Absolutely no vertical running seams in surfaces shall be permitted.

- C. Outside corner joints shall be as detailed on the drawings.
- III. GLASS AND GLAZING
- A. This Contractor shall coordinate with glazing contractor to furnish and install all tempered glass and aluminum components as indicated on the drawings.
- B. Glass for the storefront shall be 1/2" (13) tempered plate glass sizes as shown on the drawings. Should local codes require sizes other than those shown on the drawings, contact a Tenant representative immediately.
- C. All storefront glazing shall be performed in a professional workmanlike manner and as indicated on the drawings. If any discrepancies occur in storefront construction, contact a Tenant representative immediately.
- D. During and after installation, this Contractor shall protect the entire installation from damage and shall thoroughly clean the day before turning over the project to the Tenant.

- IV. DOORS, FRAMES, AND HARDWARE
- A. All work included under this heading is to be subject to the instructions to the bidders and general and special conditions herein before written or referred to for the entire work. This Contractor shall install all as called for on the plans. All shall be installed in strict accordance with the manufacturer's instructions and/or recommendations, and good industry standing. See Millwork Package paragraph in Section II, Carpentry of this specification.

- V. GYPSUM WALLBOARD AND METAL STUDS
- A. This work shall include all light gauge metal structural framing, metal stud framing and metal furring required for the storefront and for partitions, etc. and all gypsum wallboard. All shall be as detailed on the drawings. Metal studs, framing and furring shall be as manufactured by U.S. Steel, U.S. Gypsum, National Gypsum, Marino or approved equal. Gypsum wallboard shall be as manufactured by U.S. Gypsum, National Gypsum or approved equal.
- B. Furring channels shall be galvanized, metal studs shall be 20 gauge min., galv., steel with matching tracks. Width as shown on drawings. Use minimum 20 gauge (or as indicated) load bearing metal studs where indicated. Metal 'C' joists shall be 14 or 16 gauge as indicated with appropriate connectors and fasteners. Weld connections as indicated or required.
- C. Wallboard shall have tapered edges, thickness as shown on the drawings and shall be fire rated such as U.S.G. "Firecode" Type "X". (continued)

- D. Installation: Wallboard shall be fastened to studs with 'low profile' drywall screws only. All joints shall be taped, spackled, and sanded. Provide metal casing beads around all door frames and where abutting other material. Spackle and sand all screw and nail recesses, metal casings, and corner beads.
- E. Gypsum wallboard construction shall provide U.L. fire ratings indicated on the drawings or as may be required by governing codes or the Landlord.
- F. Provide 2" (51) x 4" (102) Non-Corr' blocking (or metal studs if required) where indicated or required in walls, above ceilings, etc.
- G. Drywall Ceiling (if applicable): General Contractor shall furnish and install suspended drywall furring system as manufactured by USG Interiors, Inc. Installation of all suspension systems shall be in strict accordance with the manufacturer's recommendations and shall comply with ASTM Sections C635 and C636. Suspension wires shall be attached to structural steel members only. DO NOT ATTACH TO DECK. All direct hung components are to be properly leveled, suspended and tied tightly with five (5) full turns by galvanized steel wire at 48" (1219) o.c. Load test recommendations are not to be exceeded, nor should the components be deflected more than 1/360th of their span. Provide additional suspension wires for light fixtures and ceiling mounted items as required. (SEE THE PLANS WHERE APPLICABLE.)

- VII. ACOUSTIC CEILINGS
- A. This work shall include, but not be limited to, furnishing and installing the lay-in acoustic ceilings in the Sales Area (if applicable), Fitting Rooms and Vestibules (if applicable) and Stockroom (if applicable) and all suspension systems necessary. (SEE THE PLANS WHERE APPLICABLE.)
- B. The ceiling in the Sales Area (if applicable) shall be a one hour rated 2' (609) x 2' (609) narrow-profile, slotted, lay-in type suspended ceiling as indicated on the drawings. The grid and panels shall be as listed below - NO SUBSTITUTES ALLOWED. Contact the Tenant's construction representative for sources stocking these items.
1. Suspension system shall be as manufactured by USG Interiors, Inc., DONN Ceiling Suspensions, DXLT Series, flat white, narrow-profile, 24' (609) x 24' (609) grid system. Provide 'hold down' clips as indicated on the drawings or as required by governing codes.
2. The lay-in panels shall be 24' (609) x 24' (609) x 3/4" (19) USG Interiors, Inc., 'Eclipse' Climaplus, one hour rated, white. Panel #767474
- C. The ceiling in the Fitting Rooms and Vestibules (if applicable) shall be a one hour rated 2' (609) x 2' (609) narrow-profile, slotted, lay-in type suspended ceiling as indicated on the drawings. The grid and panels shall be as listed below - NO SUBSTITUTES ALLOWED. Contact the Tenant's construction representative for sources stocking these items.
1. Suspension system shall be as manufactured by USG Interiors, Inc., DONN Ceiling Suspensions, DXLT Series, flat white, narrow-profile, 24' (609) x 24' (609) grid system. Provide 'hold down' clips as indicated on the drawings or as required by governing codes.
2. The lay-in panels shall be 24' (609) x 24' (609) x 3/4" (19) USG Interiors, Inc., 'Eclipse' Climaplus, one hour rated, flat white. Panel #767474
- D. The ceiling in the Stockroom (if applicable) shall be a one hour rated, 2' (609) x 4' (1220) lay-in suspended ceiling as indicated on the drawings. The grid and panels shall be as listed below or approved equal.
1. Suspension system shall be as manufactured by USG Interiors, Inc., DONN Ceiling Suspensions, DXLT Series, flat white, exposed 24' (609) x 48' (1220) grid system. Provide 'hold down' clips as indicated on the drawings or as required by governing codes.
2. The lay-in panels for the Stockroom shall be 24' (609) x 48' (1220) x 5/8" (16) square edge, USG Interiors, Inc., 'Aurora', Firecode, Omni flared pattern, white. Panel #9349.
- E. Provide non-combustible wood or 3-5/8" (92) metal stud blocking above the ceilings where indicated on the drawings or where required. This shall include, but not be limited to, blocking for Tenant's fixtures, moldings, cornices, eyebrows, etc.
- F. Installation of all systems shall be in strict accordance with the manufacturer's recommendations.
- G. Installation of all suspension systems shall be in strict accordance with the manufacturer's recommendations and shall comply with ASTM Sections C635 and C636 for Metal Suspension Systems for Acoustical Tile and Lay-In Panel Ceilings classified as intermediate duty. Suspension wires should be attached to structural steel member only. DO NOT ATTACH TO DECK. All direct hung components are to be properly leveled, suspended and tied tightly with five full turns by #12 gage galvanized steel wire at 48" (1220) o.c. Load test recommendations are not to be exceeded, nor should the components be deflected more than 1/360th of the span. Provide additional suspension wires for light fixtures and ceiling mounted items as required.

- VIII. PAINTING, STAINING, AND COATINGS
- A. This work includes, but is not limited to, all painting, staining and sealing on the storefront, gypsum wallboard, columns, flooring (wood and/or concrete), toilet room, doors, frames, stockroom and miscellaneous items.
- B. All surfaces to be painted, stained or coated shall be sanded smooth, (unless otherwise noted) perfectly clean and dry per the manufacturer's recommendations. All paint and trim shall be thoroughly mixed, evenly applied by skilled mechanics, free of runs, dips, laps, streaks or other defects. Wood paneling shall be stained prior to installation.
- C. Paint, Stains, and sealers - see the Paint and Stain Schedules on the plans. Paints shall be applied as per the instructions for each paint type listed on the finish schedule.
- D. All Primers shall be tinted to approximately match finish coats.
- E. In addition to the above items, the Paint Schedule, as indicated on the drawings, list miscellaneous items which must be painted or "touch-up". This Contractor shall make his painter available to paint these items as supplied by the mechanical, electrical and fixture contractors.
- F. Surface preparation to exposed concrete floors shall be cured, clean, dry and sound before paint.

- VIII. ACCESS PANELS
- A. Furnish and install WIND-LOCK Stealth Panel RTR-AP024 access panels (NO EXCEPTIONS) where indicated on the drawings or required by the nature of the project. The access panels shall be of sufficient size so that all equipment will be completely serviceable. Panels shall be painted to match the wall or ceiling in which they are located. Panels shall be manufactured by: WIND-LOCK, 1-800-872-5625, WIND-LOCK.COM.
- B. Install metal access panels furnished by other contractors for access to mechanical or electrical equipment. Paint to match adjacent finishes.

- IX. EXISTING CONDITIONS
- A. This project is being installed in a space within a structure being constructed/ operated by the Landlord. This Contractor shall inspect the job site to determine the conditions under which construction will take place. This Contractor shall meet with the Landlord's field representative to determine their rules governing construction, materials delivery, trash, temporary utilities, etc. Demolition for this space has been covered, in the General Demolition notes on the plans. This Contractor must inspect job site and review Demolition Specifications to determine the exact field conditions and scope of work.
- B. This work will include any incidental construction required to properly complete all work where it abuts or is attached to adjacent tenants, Landlord's work, etc.

- X. CONCRETE
- A. Work under this section shall include but not be limited to furnishing, installing and finishing a concrete slab on grade, covering the entire area (or block area) to be occupied by Tenant. This work to include placing necessary formwork and rebar.
- B. This Contractor shall place concrete floor slab on grade, including sub-grade. Slab shall extend from Lease Line to Lease Line in the center of the building, and from outer extremities of future metal stud demountable wall to outer extremities of other side of store, unless adjacent slabs are in place. Re-bar shall be installed as indicated on the drawings.
- C. This contractor shall add or decrease concrete fill (by Landlord) as required to provide the proper slab thickness. The concrete shall be reinforced with 6 x 6 - 10 u.s.f. on 6 mil viasqueen vapor barrier. Concrete must be premixed. Materials shall be Portland - Cement, Clean River Sand, and a coarse aggregate of crushed stone or gravel. 3/4" (19) max. aggregate. Designed strength in pounds at 28 days = 3000 p.s.i.
- D. Slab shall be 4" (102) thick. Slab shall be reinforced with 6 x 6 - 10 u.s.f. on 6 mil viasqueen vapor barrier. Concrete must be premixed. Materials shall be Portland - Cement, Clean River Sand, and a coarse aggregate of crushed stone or gravel. 3/4" (19) max. aggregate. Designed strength in pounds at 28 days = 3000 p.s.i.
- E. Construction joints shall be saw cut 1" (25) deep with maximum modular spacing of 30'-0" (9144) x 30'-0" (9144).
- F. All exposed concrete floor to receive a sealer application.

- XI. FLOORING
- A. This work shall include, but not be limited to, installing and/or reconditioning wood flooring in Sales Area, Fitting rooms and fitting room vestibules, resilient finish at entry and sales area, VCT in toilet room, (over waterproof membrane, if required) all as indicated on the drawings.
- B. Tenant shall furnish and this Contractor shall install wood flooring in Sales Area, Fitting Rooms and Fitting Room Vestibule as indicated on the drawings.
1. Testing the concrete slab for excessive moisture - This contractor shall immediately test the slab before installing the wood floor using one (1) or several of the following methods:
- (a) The Rubber Mat Test: Lay a flat, non-corrugated rubber mat on the slab, place a weight on top to prevent moisture from escaping, and allow the mat to remain 24 hours. If the covered area shows water marks when the mat is removed too much moisture is present. This test is worthless if the slab surface is other than light in color originally.
- (b) The Polyethylene Film Test: Tape a one-foot square of 6 mil clear polyethylene film to the slab, sealing all edges with plastic moisture resistant tape. If, after 24 hours, there is no bloating or drops of moisture on the underside of the film, the slab can be considered dry enough to install wood floors.
- (c) The Calcium Chloride Test: Place a quarter teaspoonful of dry (anhydrous) Calcium Chloride crystals inside a 3" (76) diameter putty ring on the slab. Cover with a glass so the crystals are totally sealed off from the air. If the crystals dissolve within 2 hours the slab is too wet.
- (d) The Phenolphthalein Test: Put several drops of a 3% Phenolphthalein solution in grain alcohol at various spots on the slab. If a red color develops in a few minutes, too much moisture is present.

- The tests must be made in several areas of the existing and/or new slab. The test results indicate too much moisture in the slab. DO NOT INSTALL HARDWOOD FLOOR. Accelerate drying with heat and ventilation then test again. Report moisture test to Tenant representative.
2. Preparation of the concrete slab - This Contractor must insure that the slab is sound, level and free of grease, oil, stains and dirt. Grind off any high spots and fill low spots.
3. Finished Floor - To maintain moisture level of wood floor, do not unload in rain, snow or other excessively humid conditions. Cover it with a tarpaulin or vinyl if the atmosphere is foggy or damp. The storage area within the building should be clean and dry. Wood floor is furnished and installed by tenant - coordinated by G.C.
- C. Furnish and install black vinyl base throughout the stock and toilet room(s) area as indicated on the drawings. Install the wood base with base shoe throughout the sales area as indicated on the drawings. Finish as indicated on the drawings.
- D. Furnish and install flooring in the toilet room(s) as shown on the drawings. If specified, VCT shall be Armstrong's Ectelon #B555 Sand'n' White, 12" (305) x 12" (305). Where VCT occurs G.C. shall be responsible for installing an aluminum transition strip.
- E. If required on the drawings, furnish and install a waterproof membrane in the toilet room(s) over the concrete slab, prior to the installation of VCT or other flooring. Waterproof membrane system shall be Laticrete #9235 as manufactured by Laticrete International, Inc., Laticrete Park North, Bethany, CT 06025 (800-248-4766). Waterproof membrane shall be extended up walls a minimum of 6" (152) above floor. Installation shall be in strict accordance with manufacturer's instructions.

1. If the waterproof membrane is installed for VCT, the adhesive MUST BE LATEX type. Other type adhesives are not compatible with the water proof membrane.
- F. Tenant shall furnish and this Contractor shall install porcelain tile in areas as indicated and detailed on the drawings.
1. Tile shall be set level, neat and true in a first class manner, using the minimum number of small pieces. Grout clean-up shall be prompt and thorough, using "Hydrament Removal" per manufacturers instructions. No allowance shall be made by Tenant for contractor's failure to promptly and properly. Note: Grout joints shall be sized per manufacturer's spec on the finish schedule.
2. Install tile in setting material of type "Quick Cure" a high bonding fast setting latex fortified dry-mix. Do not mix with high speed electric mixer. Apply with a notched trowel in a standard sand and mortar throat, or mastic. C-110 or "Easy 200" is an acceptable alternate. Mix and install in strict accordance with the manufacturer's recommendations.
3. The necessary fill or featheredge underlayment shall be a mortar bed. Concrete floor must be sound, thoroughly clean, free of oil, wax, grease, latex compounds, curing and sealing compounds and any contaminant which could act as a bondbreaker. Mixing and installation shall be as per manufacturer recommendations.
- (continued)

- G. GENERAL NOTES:
- General contractor must visit the project site prior to bid to evaluate project logistic, access and operational requirements (change orders regarding logistics will not be issued once project is awarded).
- All materials, equipment, and electrical requirements necessary to complete demolition, grinding, and polishing associated with the finished concrete floor shall be furnished, coordinated, and installed by the general contractor.
- General contractor must work in accordance within mall operating guidelines and time frames (change orders for shift differential or overtime will not be issued).
- STEP 1 - DEMOLITION, REMOVAL, PRE LEVELING OF SUBSTRATE:
- G.C. shall completely remove previous flooring, adhesives, patching and/or setting materials to expose the concrete substrate on existing facilities. The plans do not represent or indicate how many layers of flooring may be existing on the building substrate, it is recommended the G.C. perform a site visit to verify actual site conditions and make appropriate accommodations in their bid.
- All penetrations through substrate must be filled prior to installation of any liquid applied materials.
- Cracks - cracks longer than 1/2" wide should be routed with a crack-chaser and pre-filled prior to the primer application. Static cracks should be filled with a rigid or semi-rigid material and dynamic cracks with a flexible material.
- STEP 2 - LAYOUT AND SLAB PREP:
- Where wood floor is specified to be installed, the size of the dimensional area is critical and has been determined using full width boards. These dimensions must be maintained to avoid having non-fill width pieces of flooring. Any additional work/ alterations that arise by not maintaining these dimensions will be the sole responsibility of the G.C., nor full width board are considered unacceptable.
- G.C. shall ensure all below slab and in slab electric and plumbing (restrooms, cashwrap, etc.) have been cut, coordinated and installed as part of the layout of the concrete work, and must be completed prior to the installation of any materials. G.C. must also contact seismomatic rep to ensure proper consideration has been given to installation of seismomatic monitoring equipment has occurred. In some instances AEO utilizes a system which must be installed below the concrete topping system. Any additional work or replacement required due to improper condition will be the sole responsibility of the G.C.
- STEP 3 - POLISHING OF CONCRETE:
- G.C. shall ensure all the transition strips are flush with adjacent concrete topping prior to proceeding with grinding and polishing of floor. If not flush, G.C. shall grind by hand any areas that are not flush. Areas that are intended to have specified wood floor installed shall be maintained a 1/2" minimum from top of finished concrete topping, to adjacent substrate to which the wood floor will be applied.
- Start the grinding process using 80 grit metal-bond diamonds to begin honing in the concrete surface.
- Complete the grinding process using 150 grit metal-bond diamonds to further hone in the concrete surface.
- Install a concrete densifier to the concrete. This product hardens, protects and fortifies the concrete.
- Start the polishing process using a 50 grit resin-bond diamond.
- Continue the polishing process using a 100 grit resin-bond diamond to remove light scratches.
- Continue the polishing process using 200 grit resin-bond diamonds to increase light reflection and provide the initial shine.
- Continue the polishing process using 800 grit resin-bond diamonds to increase light reflection and shine (American Eagle, sales floor only).
- Finish the polishing process using a high-speed propane floor burnisher with an impregnated polishing pad and a concrete finishing product, similar to scuffel Guard W.
- G.C. shall remove all residue, waste, unused materials, and tools from project site upon completion of grinding and polishing process.
- G.C. shall furnish and install within 24 hours of completion ram board to protect the polished concrete floor. Ram board seams shall overlap and be taped together with duct tape, overlapping must occur to ensure duct tape does not contact the new polished concrete topping. This protection shall remain in place until the substantial completion of all finishes has occurred. Any damage to polished concrete floor shall be the responsibility of the G.C. and shall be repaired per the AEO project coordinator's request.

ARCHITECTURAL SPECIFICATIONS

AMERICAN EAGLE OUTFITTERS

Store No. 9250

Drawing No. A.0.030

AMERICAN EAGLE OUTFITTERS

Puebla Outlet Premier

Puebla, MX

Space# xxx