

# Billy D'S Bar & Grill

## Site & Facade Alterations

1313 Arcadia Avenue

Waukesha, WI 53186

### SPECIFICATIONS

NOTE: FINAL MATERIALS & METHODS TO BE DETERMINED BY OWNER, CONTRACTORS ARCHITECT, COMMON PRACTICE, AND APPLICABLE CODE REQUIREMENTS

#### DIVISION 2 SITEWORK

- Provide survey, stake-out, and certified foundation location as per City requirements (an allowance may be offered)
- Provide erosion control for the duration of the project and meet Wisconsin Uniform Dwelling Code requirements. (note: Landscaping and Paving not included)
- Excavation as per drawings. Topsoil and spoil to be stored on site location determined by owner. Compact all fill.
- Fill and backfill to be crushed limestone no smaller than 1/2" dia. to with 18" of finished grade.
- Fill below floor slab to be 95% engineered granular backfill in 12" lifts.
- Landscaping and plant selection by owner/contractor

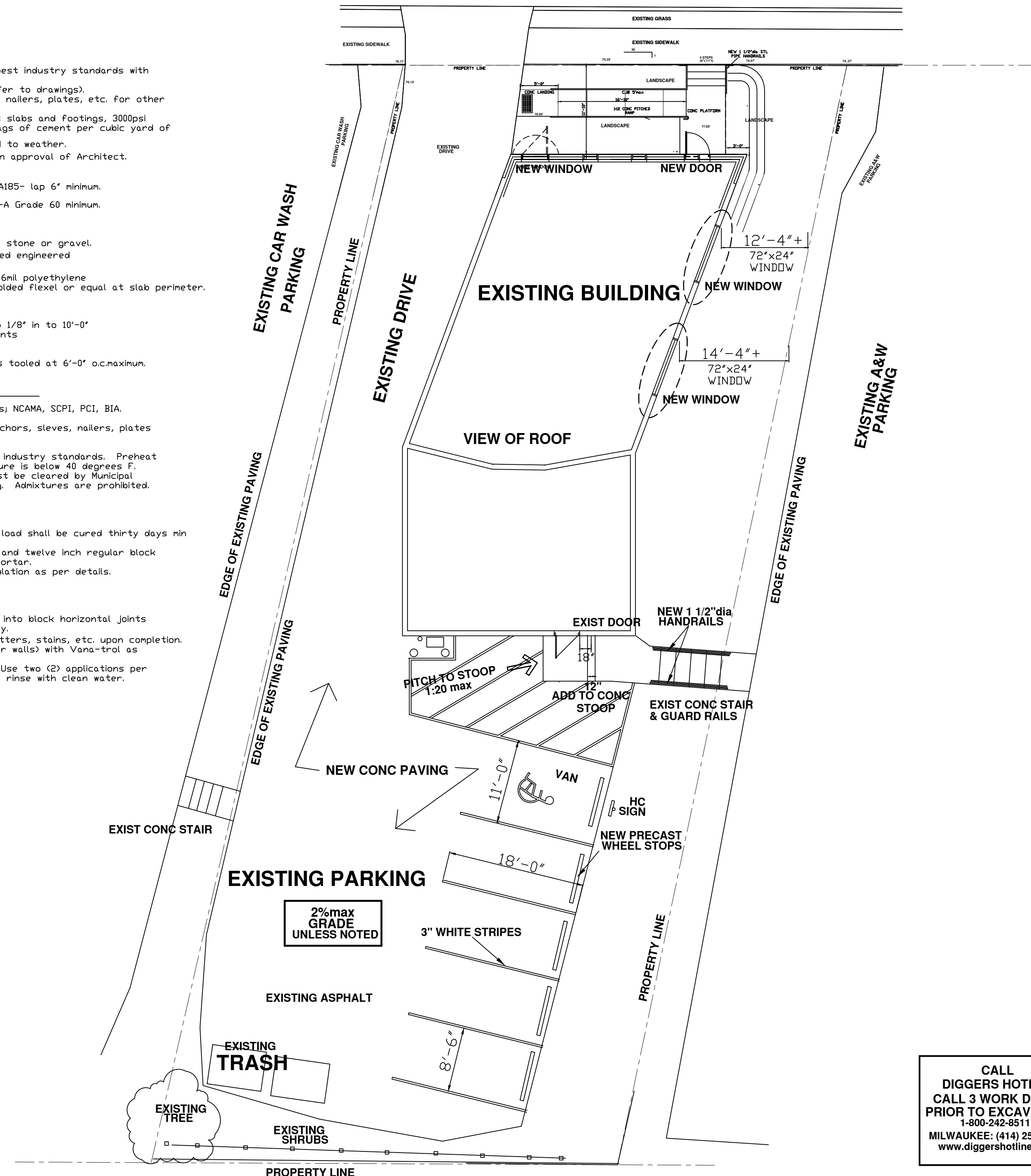
#### DIVISION 3 CONCRETE

- 3.01 Cast-in Place Concrete
- A. Work included, but not limited to
- Sidewalks
  - Footings
  - Floor slabs
- B. Per ACI and CRSI specifications and best industry standards with all state and local codes.
- C. Include all forms and reinforcing (refer to drawings). Set all rods, anchorbolts, sleeves, rollers, plates, etc. for other trades.
- D. Concrete f'c at 28 days = 3000psi at slabs and footings, 3000psi at walls and piers, five five (5) bags of cement per cubic yard of concrete. Air-entrained at concrete exposed to weather.
- E. Do not use admixtures without written approval of Architect. Never use Calcium chloride
- F. Materials:
- Welded wire fabric (WVF) - ASTM A185- lap 6" minimum. (Optional "Fibermesh" Fiberglass)
  - Reinforcing bars ASTM A-615 - 80-A Grade 60 minimum.
  - Redmix - ASTM C94
  - Portland cement - ASTM C33
  - Water clean and potable.
  - Fill below slabs minimum 4" crushed stone or gravel.
  - Fill below floor slab to be 95% compacted engineered granular fill in 12" lifts
  - Vapor barrier below slab, Minimum 6mil polyethylene
  - Expansion joint filler - 1/2" precolored flexel or equal at slab perimeter.
- G. Concrete Slab Finish:
- Interior Slab
    - Steel trowel smooth - level to 1/8" in to 10'-0"
    - Provide keyed construction joints
    - Provide control joints
  - Sidewalks
    - Broom Finish with control joints tooled at 6'-0" o.c. maximum.

#### DIVISION 4 MASONRY

- All work per best industry standards; NCMA, SCPI, PCI, BIA.
- Plumb and level all times. Set all anchors, sleeves, rollers, plates etc. for other trades.
- Cold weather work; Strictly observe industry standards. Preheat sand and water when the temperature is below 40 degrees F. Proper cold weather techniques must be cleared by Municipal Inspector prior to work commencing. Admixtures are prohibited.
- Mortar shall be type 'M'.
- Concrete Masonry Units:
  - Hollow block ASTM C-90-75 hollow load shall be cured thirty days min
  - Bearing grade N type II block.
  - All below grade block shall eight and twelve inch regular block
  - Fill all bearing points solid with mortar.
  - Provide Foundation perimeter insulation as per details.
- Concrete Brick Units (NA)
- Masonry Accessories:
  - Provide 9 ga. galvanized durowall into block horizontal joints at 16 inches on center vertically.
- Clean all exposed surfaces with spatters, stains, etc. upon completion. Wash all masonry surfaces (exterior walls) with Vana-trol as manufactured by Sure-Klean Process Solvent Co. Use two (2) applications per manufacturers recommendations and rinse with clean water.

### ARCADIAN AVENUE



## SITE PLAN

1"=10'-0"

### QUALITY, MATERIALS, WORKMANSHIP

All materials shall be new and improved by architect. Workmanship and methods shall be first class and by persons qualified in the respective trades. Appearance and quality shall be uniform throughout the work.

The Owner/Contractor shall submit to the field supervising professional for approval, names of all materials and subcontractors he proposes to use in his work. All State and local code requirements are to be met. Manufacturers recommendations on all methods and materials shall be followed. Members shall be rigid and securely anchored as specified and detailed. Connections shall be adequate to withstand all strains to which they would be normally subjected.

Surfaces and joints of all materials fabricated on or off the site into a single article or composition, or into an assembly of units, shall be uniform, true, plumb, level, properly curved or pitched as required and free from defects or blemishes.

Shop drawings shall be submitted to each of the following: Owner/Contractor, Field Supervising Professional, and Architect. Shop drawings are to be approved by each. Punch list inspections are to be performed by the Field Supervising Professional, and Architect.

### SAFETY

Contractors shall take all reasonable safety precautions with respect to his Work, shall comply with all safety measures initiated by the General Contractor and with all applicable laws, ordinances, rules, regulations and orders of any governmental agency or political subdivision for the safety of persons or property. The Subcontractor shall report immediately to the General Contractor any injury to any of the Subcontractor's employees at the site.

The following list of general safety requirements are to be enforced to protect the Owner's, Architects, Engineer's, and General Contractor's personnel from serious injury as well as the Subcontractor's own personnel. These requirements are not intended to replace any other laws or ordinances in effect at the time of execution of this agreement, but shall merely serve as a supplement to those requirements.

Barricades: Barricades and adequate signs are required to keep personnel away from hazardous areas such as excavations, overhead work, etc. Temporary Lighting: Construction areas are to be lighted to a level of at least five (5) foot candles.

Floor and Roof Openings: Floor and roof openings must be protected with standard guardrails or General Contractor approved adequate covers which are securely fastened.

Open-sided Floors, Platforms Etc.: Open-sided floors, platforms, runways, etc., more than six (6) feet above adjacent walking-working surfaces must be equipped with standard guardrails.

Wall Openings: Wall openings must be protected by a substantial barrier where the opening is less than three (3) feet above the floor and where there is a drop of more than four (4) feet.

Materials Storage: No storage is permitted within six (6) feet of floor or roof openings. Storage of materials must be approved prior to storage, by the General Contractor.

Ladders: Ladders must be free of any broken rungs or other defects, must have proper shoes, be used at the proper pitch, be tied off at the top with suitable strength material and must have siderails extending 36 inches above the landing area.

Scaffolds: Standard guardrails and toe boards are required on all scaffolds and platforms more than six (6) feet high. Where scaffolds or platforms span aisles or exits/entrances, suitable protection from falling objects must be provided.

Stairways: All stairways whether temporary or permanent must be equipped with railing and handrails.

Welding Tanks: Cylinders of oxygen and acetylene both in use and in storage shall be handled in accordance with applicable OSHA safety codes.

Guarding of Moving Parts: Moving equipment such as drive belts, pulleys, gears, etc., must be properly guarded.

Liquified Petroleum Gases: Storage, use and handling of LPG must be in accordance with good safety practice.

Flammable Liquids: Storage, use and handling must be in accordance with good safety practice.

CALL DIGGERS HOTLINE  
CALL 3 WORK DAYS  
PRIOR TO EXCAVATION  
1-800-242-8511  
MILWAUKEE: (414) 259-1181  
www.diggershotline.com

HAZARDOUS MATERIALS  
FOR ASBESTOS TESTING AND REMOVAL CONTACT A QUALIFIED CONTRACTOR.  
FOR LEAD ABATEMENT AND REMOVAL REGULATIONS CONTACT:  
EPA ENVIRONMENTAL PROTECTION AGENCY  
OFFICE OF POLLUTION PREVENTION AND TOXICS  
1-800-424-LEAD (5323)  
www.epa.gov/lead

NOTE: SITE PLAN FOR ARCHITECTURAL PURPOSES ONLY. REFER TO SURVEY AND CIVIL ENGINEERING DRAWINGS FOR THE MOST ACCURATE INFORMATION

### INDEX

- T-1 INDEX, NOTES & SITE PLAN
- A-1 ENLARGED PARTIAL PLAN & ELEVATIONS
- L-1 LANDSCAPE PLAN & DETAILS

### BUILDING INFORMATION

THE PROJECT CONSISTS OF EXTERIOR ALTERATIONS CONSISTING OF NEW HANDICAP ENTRANCES IN THE EXISTING BUILDING. ADDING A WINDOW IMPROVING THE PARKING AREA.

BLDG. TYPE: IIIB NON-SPRINKLED  
ONE STORY W/ PARTIAL BASEMENT

### GROSS AREAS

FIRST FLOOR AREA:	2,000sqft
BASEMENT FLOOR AREA:	770sqft
TOTAL GROSS AREA:	2,770sqft
AREA OF WORK:	500sqft
BUILDING VOLUME:	31,000cuft

### NOTES

- Although every effort has been made in checking and preparing these plans for accuracy, all contractors must check, verify, and be responsible for all details and on new or existing structures.
- All work on the project is to be governed by the latest edition of the codes applicable to the local ordinances.
- All work shall be performed in accordance with accepted building practices and industry standards.
- Verify and use only written dimensions. Do NOT scale or measure dimensions directly from the prints.
- All contractors must be responsible for all and any damage to existing structure caused either directly or indirectly by their trades.
- Verify all uncertain items with owner, builder and/or architect.
- Architect will not be responsible for existing or pre-existing soil or structural conditions.
- The architect shall not be required to make exhaustive or continuous on site inspections to check the quality or quantity of work performed.
- The architect shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work and the architect shall not be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
- LIMITATION OF WARRANTY OF ARCHITECT'S WORK/PRODUCT: The architect and the architect's consultants do not warrant or guarantee the accuracy or completeness of the work/product herein beyond reasonable diligence. If any mistakes, omissions or discrepancies are found within the work/product, the architect shall be promptly notified so that the architect may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the architect of such conditions shall absolve the architect of any responsibility for the consequences of such failure. Actions taken without the knowledge and consent of the architect, or in contradiction to the architect's work/product or recommendations, shall become the responsibility, not of the architect, but of the parties responsible for taking such action.
- The financial liability of the architect shall be limited to the amount of the contract.
- It is assumed that all previous work on this building has been performed under permit and done according to the codes at that time.

ARCHITECT SEAL #A-6195

VALID SIGNATURE IN RED INK ONLY

REVISIONS

architect  
**Peine Design, LLC**  
8023 Currie Avenue  
Wauwatosa, WI 53213  
PH: (414) 476-3377  
FX: (414) 259-9203  
village@exepc.com

contractor  
**FORD CONSTRUCTION COMPANY, INC.**  
1419 POPLAR DRIVE  
WAUKESHA, WI 53188  
PH: (262) 896-9370  
FX: (262) 896-9371  
fordcom@fids.net

Tenant

**Billy D's**  
1313 Arcadia Avenue  
Waukesha, WI 53186

Owner

**Billy D'S Bar & Grill**  
Site Alterations  
1313 Arcadian Avenue Waukesha, WI 53186  
INDEX, NOTES & SITE PLAN

17307

8/28/17

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