

SPECIFICATIONS

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

DIVISION 10 SPECIALTIES

- 10.1 Toilet Room accessories selected by Tenant/Contractor (fixtures to meet ADA standards)
- 10.2 Mailboxes, door numbers, and other signage selected by Owner/Contractor. (Signage to meet ADA standards)

DIVISION 11 EQUIPMENT

- 11.01 Exhaust fans (cfm as per code)

MECHANICAL & ELECTRICAL NOTES:

1. Electrical design and installation by Electrical Contractor. Fixture selection by owner.
2. Plumbing design by Plumbing contractor. Fixture selection by owner.
3. Mechanical heating and cooling systems to be designed and installed by HVAC Contractor.

DIVISION 9 FINISHES

9.01 Painting

- A. Paints and varnishes, and colors to be selected by Owner/Contractor. Apply per manufacturer's recommendations and industry's best standards.
- B. Workmanship
 1. Clean surfaces to be painted of loose dirt. Clean and dust surfaces before painting or finishing.
 2. Do no exterior painting while surface is damp (unless recommended by manufacturer) or during rainy or frosty weather. Interior surfaces shall be dry before painting.
 3. Protect finish work and adjacent materials during painting.
 4. Fill holes and cracks in surfaces to receive paint or stain.
 5. Putty nail holes in wood after first coat, using natural colored putty to match wood finish. Bring putty flush with adjoining surfaces.
 6. Finished work shall be uniform, of approved color, smooth, and free from runs, sags, defective brushing, rolling, clogging, and excessive flooding.
 7. Sand smooth, woodwork to be finished with enamel, stain, or finish varnish. Clean surfaces before proceeding with first coat application. Use fine sandpaper between coats to produce even, smooth surfaces.
 8. Paint shall be thoroughly dry before applying succeeding coats.
 9. Make edges of paint adjoining other materials or colors clean, sharp, and without overlapping.
 10. At completion of the work, remove the paint spots from the floors, walls, glass, or other surfaces and leave work clean, orderly, and in acceptable condition. Remove debris caused by work of this Section from premises.

9.02 Flooring

- 1. Carpet, Tile, & Vinyl - selected by tenant/contractor

9.03 Base

- 1. 4" Vinyl - selected by tenant/contractor

9.04 Wall/Ceiling Materials

- A. Interior drywall to be 5/8" on METAL STUDS
- B. Suspended acoustic ceiling is to be 24x48 pre-painted metal standard T bar of 'Chicago Metallic' grade or better. Ceiling assembly to be 1hr rated.
- C. Pad style and colors to be selected by tenant/contractor.
- D. Interior drywall to be 5/8" on washable drywall ceilings

DIVISION 4 MASONRY

NA

DIVISION 5 METALS

- 5.01 Steel studs: 3 5/8" 20ga, 6' 20ga

DIVISION 6 WOOD & PLASTICS

6.01 Rough Carpentry:

- A. All framing to be plumb and level, per codes and best of industry standards.
- B. Carpenter contractor shall provide labor and fasteners for temporary enclosures and protection of the building and its equipment and other contents wherever and whenever there may be possible damage from exposure to weather or threat of unauthorized entry.
- C. Provide wood blocking as required for wall mounts
- D. NA
- E. NA
- F. Nails & Spikes: Galvanized for exterior locations, high humidity locations, and treated wood. Plain finish for other interior location size and type to suit application and standards.
- G. Bolts, nuts, washers, lags, pins, screws, metal nailers and fittings, sized to suit application and proper strength of steel; galvanized for exterior locations, high humidity locations, and treated wood. Plain finish for other locations.

6.02 Finish Carpentry:

- A. Millwork and Mouldings are to be selected and installed by Owner.

6.03 Deck and Trellis

- A. 'AZEK' plastic is to be used for decking, railings and cladding'. Pressure treated lumber for structural purposes.
- B. 'AZEK' colors are to be selected and installed by Owner.

DIVISION 7 THERMAL & PROTECTION

7.01 Insulation:

- fiberglass batt insulation to match existing interior wall enclosure

7.02 Vapor Barrier:

- 6MIL poly vapor barrier w/ taped seams on warm side of wall enclosure

DIVISION 8 DOORS & WINDOWS

- 8.01 Doors: Wood solid core w/ hollow metal frame

DIVISION 1 GENERAL REQUIREMENTS

1. Electrical design and installation by Electrical Contractor. Fixture selection by owner. Plans indicate only suggested locations and circuitry.
2. Mechanical heating and cooling systems to be designed and installed by HVAC Contractor.

DIVISION 2 SITE CONSTRUCTION

- A. Asphalt to be removed as required and properly disposed.
- B. All Landscape design soil, and plantings by Landscaping Contractor Selected by Tenant/ Contractor

DIVISION 3 CONCRETE

3.01 Cast-in Place Concrete (SLAB PATCHING)

A. Work included, but not limited to:

1. NA
2. NA
3. 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, nailers, plates, etc. for other trades.
- D. Concrete f/c at 28 days = 4000psi 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:
 1. Welded wire fabric (WVF) - ASTM A185- lap 6" minimum. (optional 'Fibermesh' fiberglass)
 2. Reinforcing bars ASTM A-615 - 80-A Grade 60 minimum.
 3. Readimix - ASTM C94
 4. Portland cement - ASTM C33
 5. Water clean and potable.
 6. Fill below slabs minimum 4" crushed stone or gravel.
 7. Floor slab fill to be 95% compacted engineered granular fill in 12" lifts
 8. Vapor barrier below slab, Minimum 6mil polyethylene
 9. Expansion joint filler - 1/2" preformed flexel or equal at slab perimeter.
- G. Concrete Slab Finish:
 1. Interior Slab:
 - a. Steel trowel smooth - level to 1/8" in to 10'-0"
 - b. Provide keyed construction joints
 - c. Provide control joints

QUALITY

QUALITY, MATERIALS, WORKMANSHIP

All materials shall be new and approved 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

GENERAL RESPONSIBILITY

Subcontractor 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, Engineers, 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.

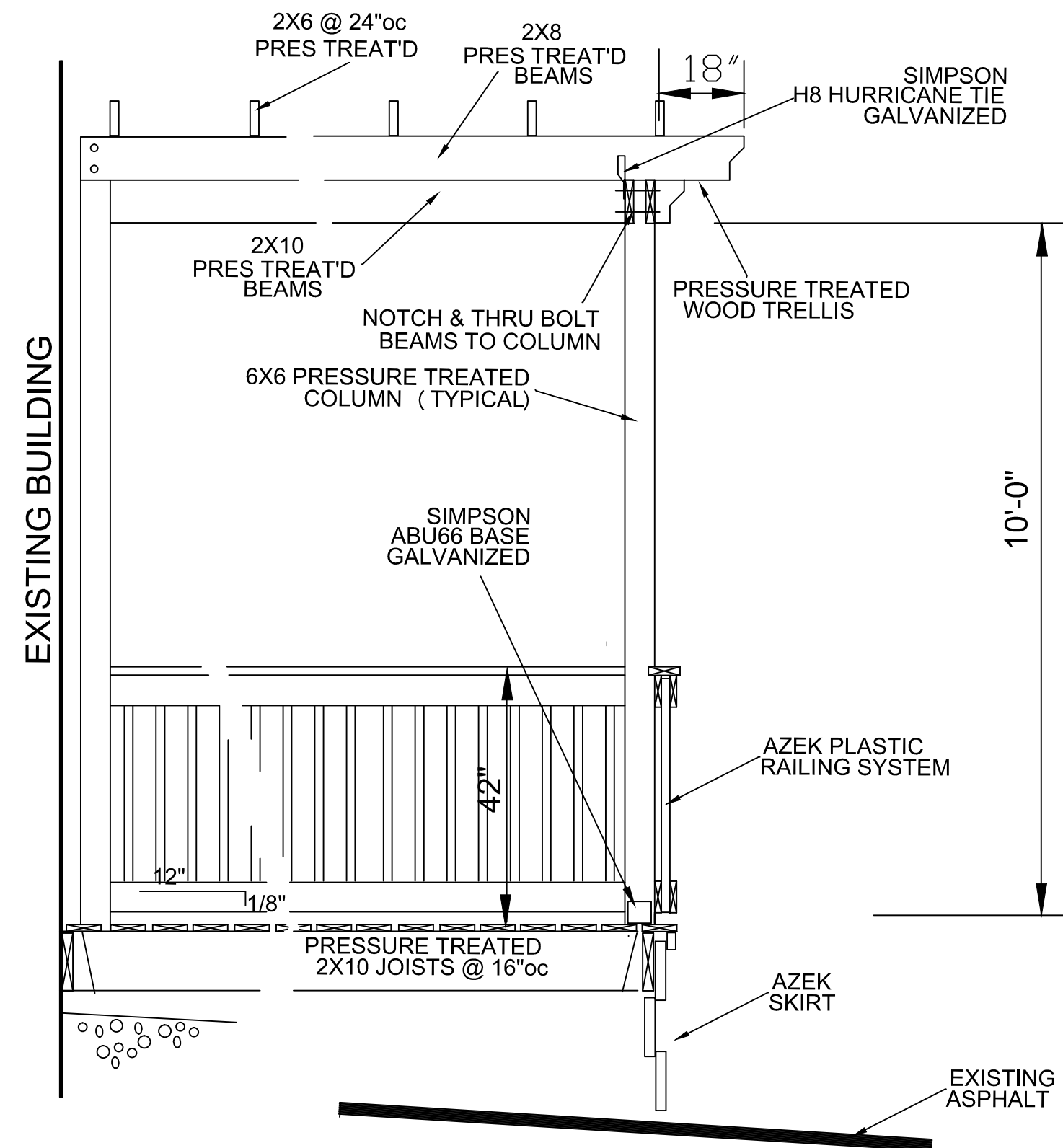
Stairways: All stairways whether temporary or permanent must be equipped with railing and handrails.

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.

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

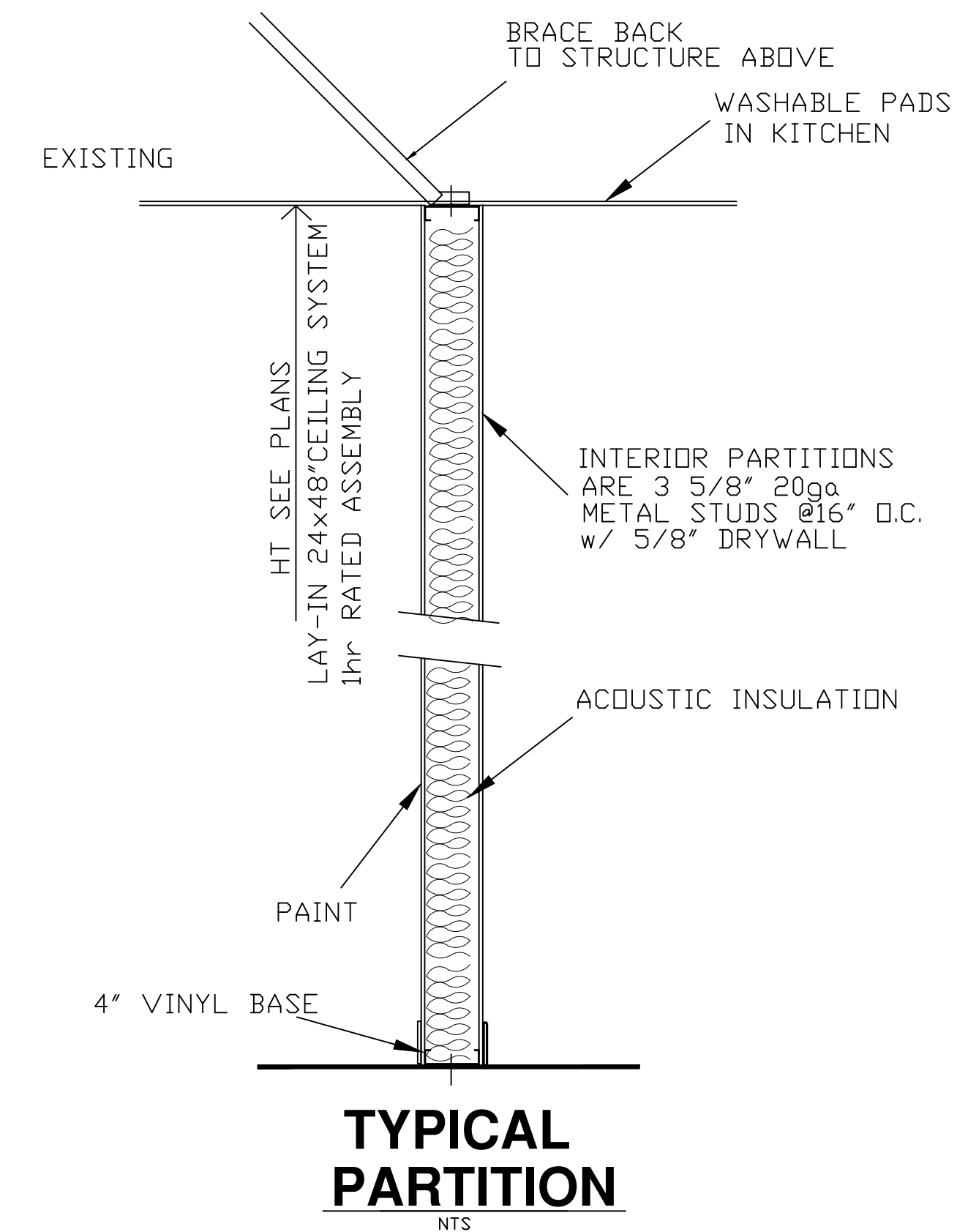
Flammable Liquids: Storage, use and handling must be in accordance with good safety practice.



NOTE: NEW TRELLIS IS NOT ATTACHED TO THE EXISTING BUILDING

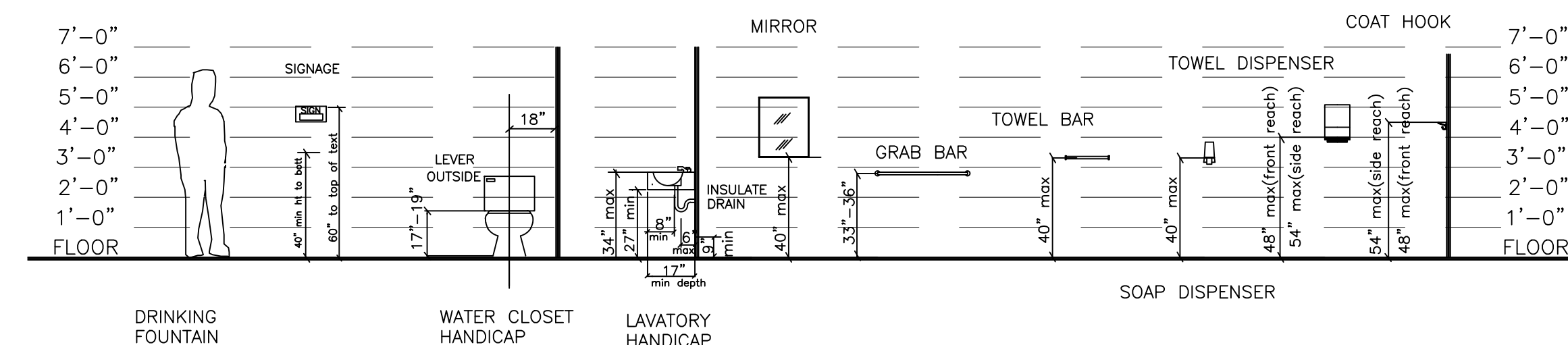
RAILING & TRELLIS

NTS



TYPICAL PARTITION

NTS



HC FIXTURE DIMENSIONS

REVISIONS

architect

Peine Design, LLC

8023 Currie Avenue
Wauwatosa, WI 53213
PH: (414) 476-3377
FX: (414) 259-9203
village@execpc.com

contractor

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

Owner

Sunset Retail Center

Tenant

Sunset Bank Remote Offices
530B West Sunset Drive
Waukesha, Wisconsin 53189
Contact: BOB EASTMAN
PH: (212) 970-9000

Simply Irresistible
Tenant Build Out & Deck
453 West Main Street Waukesha, Wisconsin 53186
DETAILS & SPECIFICATIONS

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11/9/15

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