

(General Specifications)

General Contractor shall secure and pay for general building permit as a part of his work and shall arrange for all requisite inspections and pay all fees and expenses in connection therewith.

These specifications, together with the drawings and all other documents of the contract, are intended to provide for all labor and materials required for the complete furnishing and installation of all the various trades for the building named on the title sheet, as hereinafter described and/or shown on the drawings.

All work shall be executed and inspected in accordance with all federal, state and local rules and regulations and all established codes applicable thereto and shall conform in all respects to the requirements of all competent authorities having jurisdiction there over.

The drawings are not intended to be sealed for roughing-in measurements, nor to serve as shop details. Where detail drawings with field measurements are required for these purposes, they shall be prepared by the individual trade contractor requiring same. Field measurements necessary for the fabrication of materials and fitting the installation to the building construction shall be made by the contractor requiring such measurements, and he shall be responsible for the accuracy of the same.

The contractor shall review and become familiar with the plans and specifications of all other trades and shall include in his proposal all fees and costs necessary to fit his work into the structure. Extra compensation shall not be allowed for extra materials and labor due to the lack of familiarity with the plans and specifications for the work of other trades.

All materials and workmanship shall be consistent with the best practice of the various building trades and shall conform to the standards of good construction for this class of work.

The specifications and the accompanying drawings are intended to describe and provide for a finished piece of work. They are intended to be cooperative, and what is called for by either shall be as binding as if called for by both. In the event of conflict between the specifications and drawings, the wording of the specifications shall govern. In the event of conflict between these general conditions and the specific detailed trade specifications and/or the special conditions, the latter shall govern. In the event of conflict between the special conditions and the specific detailed trade specifications, the latter shall govern. In the event of conflict between these general conditions and drawings, the latter shall govern.

It is understood and agreed by the contractor that the work there in described shall be completed in every detail, even though every item necessarily involved is not particularly mentioned. The contractor shall provide all labor and material necessary for the entire completion of the work intended to be described and shall not avail himself of any manifestly unintentional error or omission, should such exist.

Lack of familiarity with the local conditions due to failure to visit and examine the site prior to the submission of the proposal shall not be considered as a valid excuse for any extras to the subcontract.

All work shall comply with State and Local codes and ordinances. Design, fabrication and erection shall be in accordance with National, ACI and the AISC Building codes as amended to date.

Contractors shall comply with all rules and regulations of OSHA, of the Walsh-Healy Act, and Local, State and Federal codes pertaining to any work or material furnished under this contract.

Allowable soil bearing value, presumptive method used for design is 3000 PSF.

Concrete Strength	#28 Days	Cement	Slump
Footings & Walls	3500 PSI	Min. 5 1/2 Bag	3"-5"
Slab on Grade	4000 PSI	Min. 5 1/2 Bag	2"-3"
Masonry Fill	3000 PSI	Min. 5 1/2 Bag	2"-4"

Concrete protection for reinforcing as specified in ACI 318.77.

Concrete reinforcement A615 Grade 60, detailed, fabricated and placed according to current ACI standards.

Concrete masonry construction is to conform to the recommendations and details shown in the Concrete Masonry Handbook published by the Portland Cement Association.

The Concrete block shall be of the types that are approved by the Wisconsin Dep't of Industry, Labor and Human Relations, Safety & Buildings Division.

All bearing surfaces are to be solid masonry.

Safety measures and accident prevention are the General Contractor's responsibility. The General Contractor shall provide and maintain all necessary barricades and lights to prevent accidents to the public.

Roof Design Loads:

Live Load	30.00 PSF
Collateral	3.00
4-Fly Roof	6.00
Insulation	2.00
Deck	2.00
Joists	3.50
Ceiling	1.00
Total	47.50 PSF

Electrical Plumbing = Per National and State of Wisconsin DILHR codes, Local City of Waukesha codes and Ordinances final authority. OSHA requirements as amended to date.

The HVAC and Plumbing contractors shall be responsible for submission to the State of Wisconsin DILHR, Safety and Buildings Division for plan review approvals and pay all review fees.

Occupancy - Multi-purpose Office and Mercantile Bldg.

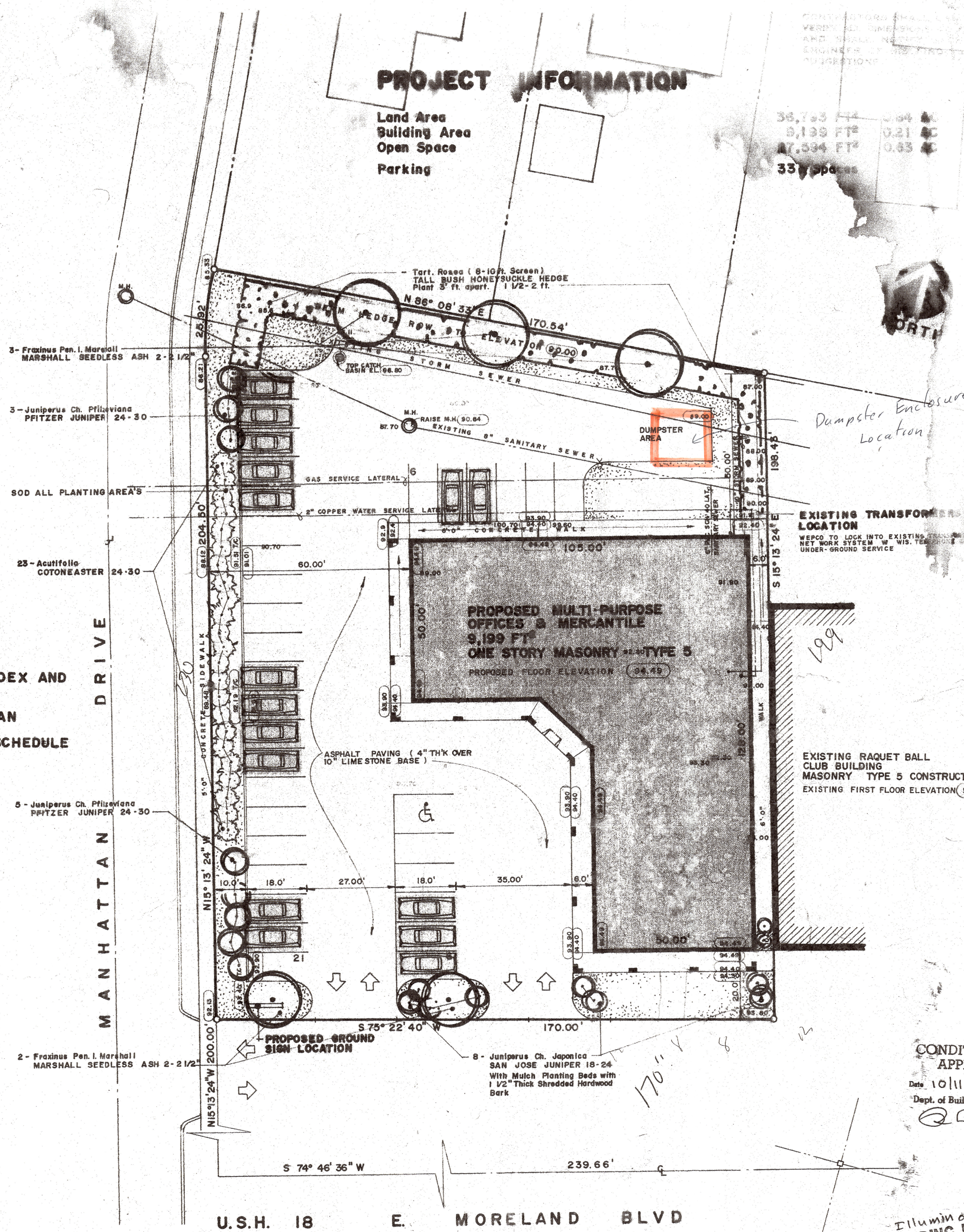
Type of Construction - Type 5 Exterior Masonry.

Volume of Building - 9,199 S.F. x 15' = 137,985 C.F.

Owner - Edgar J. Prager & Son, Inc.
W266 S3512 Valleyview Drive
Waukesha, Wisconsin 53186

PLAN INDEX

- A-1 TITLE, SITE PLAN, PLAN INDEX AND GENERAL SPECIFICATIONS
- A-2 FOOTING & FOUNDATION PLAN
- A-3 FLOOR PLAN, ROOM FINISH SCHEDULE AND DOOR SCHEDULE
- A-4 ROOF FRAMING PLAN
- A-5 LINTEL PLAN & SCHEDULE AND ROOF PLAN
- A-6 ELEVATIONS
- A-7 SECTIONS THRU BUILDING
- E-1 ELECTRICAL PLAN



SITE PLAN

ENG'R SCALE 1/20

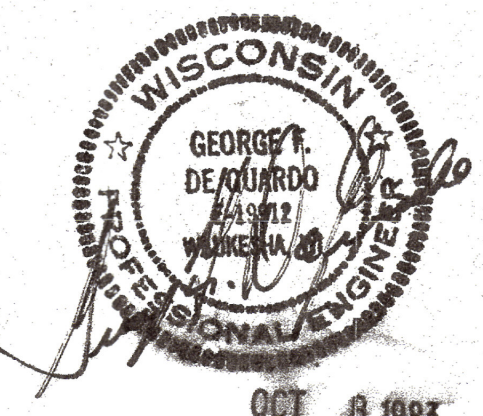


ILLUSTRATION BUILDING PLANS Conditionally APPROVED
DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS
Date: 10/11/83
OCT 10 1983

REVISED PRINT
DESTROY ALL PRINTS OF PREVIOUS ISSUE

PLAN FILE NO. E-80050
PLAN NO. 83-08-0297-B

ADDED UTILITY	3-11-83
ADDED LANDSCAPING & REV. GRADES	8-7-83

MULTI-PURPOSE OFFICE & MERCANTILE BLDG. WAUKESHA, WI.
 MANHATTAN DRIVE
 OWNER'S GENERAL CONTRACTOR

414-542-2313
 Consulting Engineers
 DE CHARD & ASSOCIATES, INC.
 34-14 HAWTHORNE ST. WILMINGTON, MA 01896

DRAWN	G.T.D.
CHECKED	G.T.D.
DATE	10/11/83
SCALE	AS NOTED
NO.	8373