MAKER'S ROW - BLACK ROSE

TENANT SPACE ONE OF FOUR
6600 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

PERMIT SET

10/30/2025

DBA PROJECT # 2503-005

OWNER:
MANDEL GROUP

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SHEET INDEX

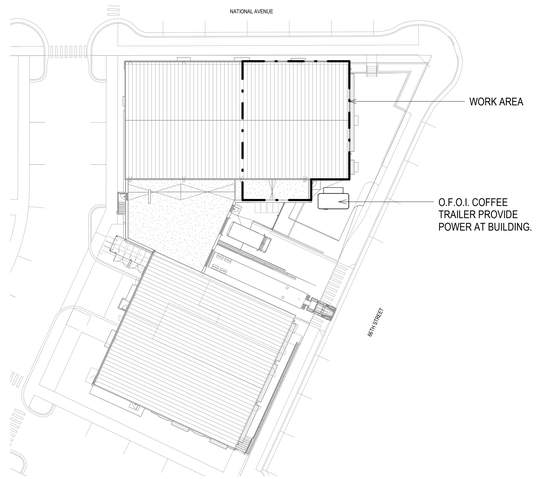
T000	TITLE SHEET
ARCHITECTURAL	
A001	GENERAL INFORMATION AND PARTITION TYPES
A002	SPECIFICATIONS
A003	SPECIFICATIONS
A010	LIFE SAFETY PLANS AND DEMOLITION PLAN
A200	NEW WORK PLAN AND REFLECTED CEILING PLAN - LEVEL 01
A201	NEW WORK PLAN AND REFLECTED CEILING PLAN - MEZZANINE AND OVERALL ROOF PLAN
A600	ENLARGED PLAN AND OVERALL ROOF PLAN
A700	INTERIOR ELEVATIONS AND DETAILS





SITE LOCATOR MAP

NO SCALE



SITE PLAN

NO SCALE



VIEW 01

RENDERING IS ONLY TO GIVE GENERAL DESIGN INTENT ONLY AND MAY NOT REPRESENT FINAL DESIGN



VIEW 02

RENDERING IS ONLY TO GIVE GENERAL DESIGN INTENT ONLY AND MAY NOT REPRESENT FINAL DESIGN

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CONSULTANTS:

MAKER'S ROW - BLACK ROSE
TENANT SPACE ONE OF FOUR
6600 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

SHEET TITLE:
TITLE SHEET

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2503-005
SET TYPE	**PERMIT SET**
DATE ISSUED	**10/30/2025**
SHEET NUMBER	**T000**

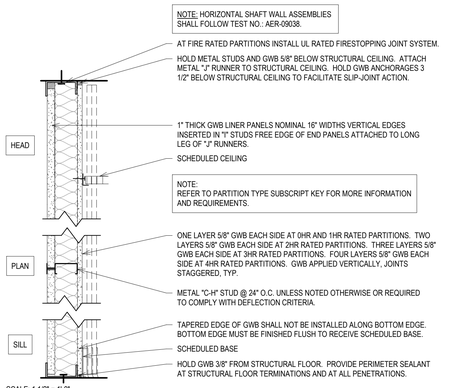
DRAWING SYMBOLS KEY

- XXX / X — EXTERIOR ELEVATION REFERENCE — REFER TO SHEET NUMBER INDICATED INSIDE OF SYMBOL
- XXX / X — INTERIOR ELEVATION REFERENCE — REFER TO SHEET NUMBER INDICATED INSIDE OF SYMBOL
- X / SIM / X.XX — DETAIL REFERENCE — REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL
- X / SIM / X.XX — SECTION REFERENCE — REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL
- ROOM NAME / 2000 — ROOM NAME/NUMBER REFERENCE — REFER TO ROOM FINISH SCHEDULE
- X / X — INTERIOR WALL TYPE REFERENCE — REFER TO INTERIOR PARTITION TYPES
- ELEVATION REFERENCE
- X — COLUMN GRID REFERENCE
- X — NEW WORK KEY NOTE REFERENCE — REFER TO NEW WORK KEY NOTES
- X — DEMOLITION KEY NOTE REFERENCE — REFER TO DEMOLITION KEY NOTES
- X — REVISION REFERENCE — REFER TO TITLE BLOCK
- X — WINDOW TYPE REFERENCE — REFER TO WINDOW TYPE ELEVATIONS
- X - XX / XXX — CEILING HEIGHT REFERENCE
- XX — DOOR REFERENCE — REFER TO DOOR SCHEDULE

ABBREVIATION KEY:

AB	AIR BARRIER
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
AP	ACCESS PANEL
AWP	ACOUSTICAL WALL PANEL
BL	BORROWED LIGHT
BLKG	BLOCKING
BLKHD	BULK HEAD
B.O.	BOTTOM OF
BRG	BEARING
BRZ	BRONZE
CH	COAT HOOK
CHKBD	CHALKBOARD
CJ	CONTROL/CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEARANCE / CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CAST-IN-PLACE CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CRK	CORK
CS	COPING SYSTEM
CT	CERAMIC TILE
CTB	CERMIC TILE BASE
CW	CURTAIN WALL SYSTEM
DCS	DIAPER CHANGING STATION
DIM	DIMENSION
DL	DEAD LOAD
DR	DOOR
DS	DOWN SPOUT
DWG	DRAWING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
ERF	EPOXY RESINOUS FLOORING
ESS	EXTERIOR SOFFIT SYSTEM
EST	ESTIMATE
EWS	EXTERIOR WALL SYSTEM
EXJ	EXPANSION JOINT
EXP	EXPOSED CONSTRUCTION
EXTG	EXISTING
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEP	FINISHED END PANEL
FF	FINISHED FLOOR
FL MAT	FLOOR MAT AND FRAME
FLR	FLOOR
FR	FRAME
FRP	FIBERGLASS REINFORCED POLYESTER
FSTOP	FIRESTOPPING
FTG	FOOTING
FWS	FOUNDATION WALL SYSTEM
GALV	GALVANIZED
GB	GRAB BAR
GFI	GROUND FAULT INTERRUPTER
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS, GLAZING
GMU	GLASS MASONRY UNIT
G	GROUT
GROM	GROMMET
GT	GLASS TILE
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HD	ELECTRIC HAND DRYER
HM	HOLLOW METAL DOORS AND FRAMES
HP	HIGH POINT
HPC	HIGH PERFORMANCE COATINGS
HR	HOUR
IAW	INTERIOR ARCHITECTURAL WOODWORK
INSUL	INSULATION
IWP	IMPACT WALL PROTECTION
JAN	JANITOR
JNT	JOINT
JST	JOIST
LF	LINEAR FOOT
LL	LIVE LOAD
LMC	LINEAR METAL CEILING
LP	LOW POINT
LVR	LOUVER
LWC	LINEAR WOOD CEILING
MAS	MASONRY
MAT	MATERIAL
MB	MOISTURE BARRIER
MECH	MECHANICAL
MEP	MECHANICAL / ELECTRICAL / PLUMBING
MET	METAL
MIR	MIRROR
MKBD	MARKER BOARD
MO	MASONRY OPENING
MP	MANUFACTURED METAL PANEL
MPC	METAL PAN CEILING
MR	MOISTURE RESISTANT
MTD	MOUNTED
NTS	NOT TO SCALE
OC	ON CENTER
OCD	OVERHEAD COILING DOOR
OCG	OVERHEAD COILING GRILLE
OFD	OVERHEAD FABRIC DOOR
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
PC	PRECAST CONCRETE
PEMB	PRE-ENGINEERED METAL BUILDING
PLAM	PLASTIC LAMINATE
PPT	PRESSURE TREATED WOOD
PREFIN	PREFINISHED
PRT	PARTITION
PS	PROJECTION SCREEN
P+S	CLOSET POLE AND SHELF
PT	PAINT
PTD	PAPER TOWEL DESPENSER
QT	QUARRY TILE
QTB	QUARRY TILE BASE
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECD	RECEIVED
REFER	REFERENCE
REQD	REQUIRED
RF	RESILIENT FLOOR SYSTEMS
RF-WB	RESILIENT FLOOR WALL BASE
RO	ROUGH OPENING
RS	ROOF SYSTEM
RVL	REVEAL
SA	SMOKE ALARM
SC	SEALED CONCRETE
SCD	SUN CONTROL DEVICE
SCHED	SCHEDULE
SD	SOAP DISPENSER
SF	SUBFLOOR
SHTG	SHEATHING
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNV	SANITARY NAPKIN VENDER
SOD	SECTIONAL OVERHEAD DOOR
SQ FT	SQUARE FOOT
SSF	SOLID SURFACE FABRICATION
SSG	STRUCTURAL SILICONE GLAZED
SST	STAINLESS STEEL
ST	STONE
STA	STAIN
STB	STONE TILE BASE
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STOR	STORAGE
T	TREAD
TB	TOILET & BATH ACCESSORIES
TER	TERRAZZO
T&G	TONGUE & GROOVE
T.O.	TOP OF
TPD	TOILET PAPER DISPENSERY
TR	TOILET ROOM
TWF	THROUGH WALL FLASHING
TYP	TYPICAL
UG	UNDER LAVATORY GUARD
UNO	UNLESS NOTED OTHERWISE
VDS	VISUAL DISPLAY SURFACES
VEST	VESTIBULE
VNR	VENEER
VTR	VENT THROUGH ROOF
WC	WALL COVERING
WD	WOOD
WDW	WINDOW
WL	WIND LOAD
WDP	WOOD PANEL
WP	WATER PROOFING
WRC	WAST RECEPTICAL
WT	WINDOW TREATMENT

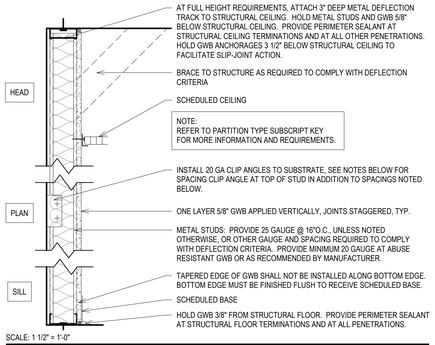
NOTE: HORIZONTAL SHAFT WALL ASSEMBLIES SHALL FOLLOW TEST NO.: AER-09038.



SCALE: 1 1/2" = 1'-0"

PARTITION TYPE	STUD WIDTH	PARTITION WIDTH 0,1HR;2HR	INSULATION	STC @ 0,1HR W/O INS	STC @ 0,1HR W/ INS	STC @ 2HR W/O INS	STC @ 2HR W/ INS	STC @ 3HR W/O INS	STC @ 3HR W/ INS	NOTES
S2 -	2 1/2"	3 1/8" / 3 1/2"	1"	38	41	40	45	43	48	
S4 -	4"	4 5/8" / 5 1/4"	2 1/2"	41	47	45	49	43	48	
S6 -	6"	6 5/8" / 7 1/4"	3 1/2"	44	48	45	50	43	48	

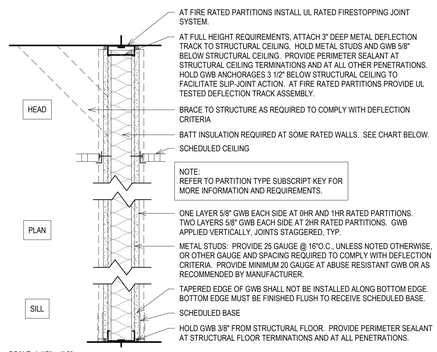
S	METAL STUD SHAFT WALL	FIRE RATING: 0,1,2 HR - UL #U415



SCALE: 1 1/2" = 1'-0"

PARTITION TYPE	STUD WIDTH	PARTITION WIDTH	ACOUSTICAL INSULATION WIDTH (SUBSCRIPT A)	THERMAL INSUL WIDTH (SUBSCRIPT T) & R VALUE	STC @ 0,1HR W/O INS	STC @ 0,1HR W/ INS	NOTES
F1 - -	1 5/8"	2 1/4"	1 1/2"	1 1/2" R=5	NA	NA	PROVIDE CLIP ANGLES TO BACK-UP @ 4'-0" O.C. (MAX.) VERT.
F2 - -	2 1/2"	3 1/8"	2 1/2"	2 1/2" R=8	NA	NA	PROVIDE BRACES TO BACK-UP AT VERT. MIDPOINT OF STUD WHERE UNBRACED HEIGHT EXCEEDS 12'-0"
F3 - -	3 5/8"	4 1/4"	3 1/2"	3 1/2" R=11	NA	NA	PROVIDE BRACES TO BACK-UP AT VERT. MIDPOINT OF STUD WHERE UNBRACED HEIGHT EXCEEDS 12'-0"
F6 - -	6"	6 5/8"	6 1/4"	6 1/4" R=19	NA	NA	PROVIDE BRACES TO BACK-UP AT VERT. MIDPOINT OF STUD WHERE UNBRACED HEIGHT EXCEEDS 12'-0"

F	METAL STUD FURRING	FIRE RATING: 0 HR



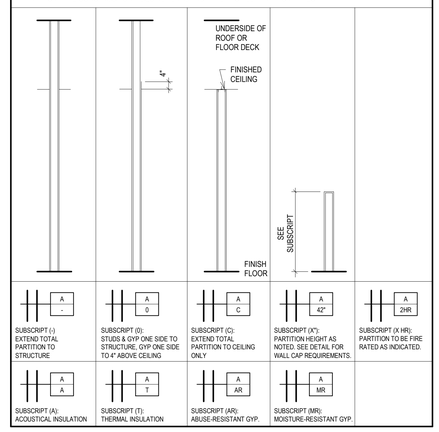
SCALE: 1 1/2" = 1'-0"

PARTITION TYPE	STUD WIDTH	PARTITION WIDTH 0,1HR; 2HR	ACOUSTICAL INSULATION WIDTH (SUBSCRIPT A)	STC @ 0,1HR W/O INS	STC @ 0,1HR W/ INS	STC @ 2HR W/O INS	STC @ 2HR W/ INS	NOTES
A3 - -	3 5/8"	4 7/8" / 6 1/8"	3 1/2"	40	50	45	56	
A6 - -	6"	7 1/4" / 8 1/2"	6 1/4"	40	52	45	58	
A8 - -	8"	9 1/4" / 10 1/2"	8 1/4"	40	52	45	58	

A	METAL STUD PARTITION	FIRE RATING: 0,1,2 HR - UL #U419

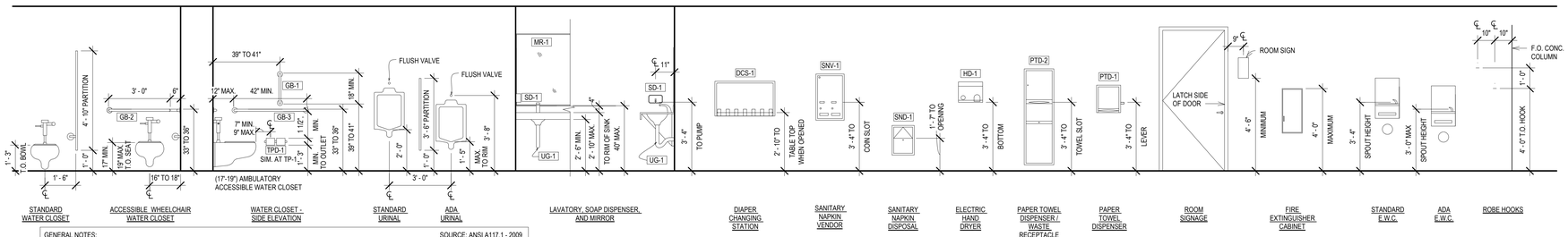
PARTITION TYPE SUBSCRIPT KEY

NOTE: TYPE A PARTITION IS SHOWN HERE AS A GENERAL REPRESENTATION. THESE SUBSCRIPTS MODIFY BASIC PARTITION TYPE CONSTRUCTION REQUIREMENTS AND APPLY TO ALL PARTITION TYPES.



GENERAL INTERIOR PARTITION NOTES TO CONTRACTOR

1. REFER TO PARTITION DETAILS FOR CONSTRUCTION REQUIREMENTS OF PARTITION TYPES. REFER ALSO TO PARTITION TYPE SUBSCRIPT KEY FOR MODIFICATIONS TO BASIC PARTITION TYPE. IF NO PARTITION TYPE TAG IS INDICATED ON THE PLANS FOR A SPECIFIC SECTION OF METAL STUD WALL, PROVIDE PARTITION TYPE 'A3, SUBSCRIPT -A'. IF NO PARTITION TYPE TAG IS INDICATED ON THE PLANS FOR A SPECIFIC SECTION OF MASONRY WALL, PROVIDE PARTITION TYPE 'M8'. IF NO PARTITION TYPE TAG IS INDICATED ON THE PLANS FOR A SPECIFIC SECTION OF WOOD STUD WALL, PROVIDE PARTITION TYPE 'W4', SUBSCRIPT -A. NOTE: SOME PARTITION TYPES DESCRIBED MAY NOT BE USED ON THIS PROJECT.
2. REFER TO PARTITION TYPE SUBSCRIPT KEY' FOR SYMBOLS AND SUBSCRIPTS USED TO IDENTIFY ADDITIONAL REQUIREMENTS OR MODIFICATIONS TO BASIC PARTITION TYPE.
3. PARTITION DETAILS DESCRIBE GENERAL REQUIREMENTS FOR PARTITIONS. REFER TO THE MANUFACTURERS' SPECIFICATIONS AND REQUIREMENTS OF APPLICABLE TESTING AGENCIES FOR SPECIFICS OF PARTITION CONSTRUCTION.
4. ALL PENETRATIONS IN ACOUSTICALLY RATED, FIRE RATED, AND SMOKE RATED PARTITIONS AND CONNECTIONS OF THE PARTITIONS TO OTHER PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED DETAILS AND IN COMPLIANCE WITH APPLICABLE TESTING AGENCY REQUIREMENTS.
5. ALL PENETRATIONS IN ACOUSTICALLY RATED PARTITIONS ARE TO BE ACOUSTICALLY SEALED TO MAINTAIN STC ASSEMBLY RATINGS.
6. FIREWALLS, FIRE PARTITIONS, FIRE BARRIERS OR ANY WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE IDENTIFIED PER SPECIFICATIONS AND CODE.
7. WHERE FIREWALLS, FIRE PARTITIONS, FIRE BARRIERS OR ANY WALL REQUIRED TO HAVE FIRE RATING IS CALLED OUT IN THE DRAWINGS, EXTEND THE RATING UP TO THE NEXT FIRE RATED PARTITION IN A MANNER THAT ENSURES A CONTINUOUS FIRE SEPARATION AND MAINTAINS THE INTEGRITY OF THE FIRE RATED PARTITION. PROVIDE FIRE RESISTIVE JOINT SYSTEMS PER SPECIFICATIONS.
8. AT PLENUM RATED CEILINGS, ALL PENETRATIONS ARE TO BE SEALED TO MAINTAIN PLENUM CEILINGS AIR TIGHTNESS / SPSF.
9. REFER TO STRUCTURAL DRAWINGS FOR EXTENT AND DESCRIPTION OF INTERIOR STRUCTURAL WALLS.
10. INSTALL BLOCKING OR BACKER MATERIAL FOR ATTACHMENT/MOUNTING OF ALL WALL HUNG ITEMS OR EQUIPMENT DESCRIBED IN THE DOCUMENTS, WHETHER CONTRACTOR FURNISHED OR OWNER FURNISHED.
11. COORDINATE WITH OWNER THE LOCATION OF BLOCKING FOR OWNER SUPPLIED ITEMS.
12. WHERE PARTITIONS AND/OR FURRING MEET, MAINTAIN SURFACES FLUSH AND PLUMB.
13. PROVIDE 5/8" GWB UNLESS NOTED OTHERWISE.
14. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL TOILET ROOMS AND WET AREAS UNLESS NOTED OTHERWISE.
15. INSTALLATION OF ALL TYPES OF GYPSUM BOARD SHALL CONFORM TO REQUIREMENTS FOR FIRE RATINGS AND ACOUSTICAL RATINGS.
16. ALL GYPSUM WALL BOARD IS TO BE INSTALLED WITH THE LONG DIMENSION RUNNING HORIZONTALLY UNLESS THE REQUIREMENT FOR THE FIRE RATING AND ACOUSTICAL RATINGS DIFFER.
17. U.O.N. PROVIDE 4" AT DOOR JAMBS (FROM EDGE OF FRAME TO FINISHED FACE OF WALL)
18. TYPICAL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF THE OUTERMOST LAYER OF GYPSUM BOARD UNLESS NOTED AS TO CENTERLINE OF PARTITION.
19. WHERE A CLEAR DIMENSION OR OPENING IS REQUIRED OR NOTED, MEASURE DIMENSION TO FACE OF PARTITION FINISH.
20. WHERE THERMAL INSULATION IS NOTED BY SUBSCRIPT, INSTALL VAPOR RETARDER. SEAL AT ALL TERMINATIONS, PENETRATIONS, AND SEAMS. INSTALL FELT ISOLATION STRIPS BETWEEN CLIP ANGLE AND SUBSTRATE.

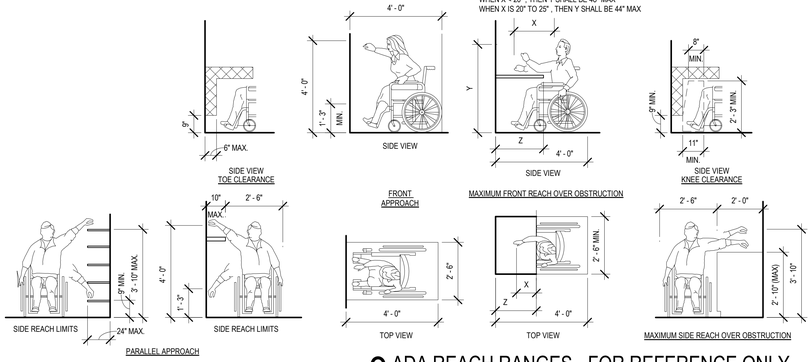


GENERAL NOTES: SOURCE: ANSI A117.1 - 2009

1. LIGHT SWITCHES, ELECTRICAL OUTLETS, AND OTHER ENVIRONMENTAL CONTROLS SHALL BE MOUNTED NO HIGHER THAN 4'-0" U.N.O. & NO LOWER THAN 1'-3" ABOVE FINISHED FLOOR. IF THE CONTROL IS MOUNTED ABOVE A COUNTER OR OTHER OBSTRUCTION, WHICH IS BETWEEN 20"-25" IN DEPTH, THEN THE MAXIMUM MOUNTING HEIGHT SHALL BE LOWERED TO 3'-6" AFF. LIGHT SWITCHES AND THERMOSTATS IN THE SAME LOCATION ARE TO ALIGN HORIZONTALLY. IF SWITCHES ARE UNABLE TO BE ALIGNED, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK. SEE GENERAL ADA REACH RANGES DIAGRAM FOR MORE INFORMATION.
2. PROVIDE SOLID WOOD BLOCKING OR METAL STRAPPING IN WALLS FOR INSTALLATION OF ACCESSORIES.
3. NOT ALL ACCESSORIES SHOWN ON THIS DRAWING ARE PROVIDED IN THE PROJECT.

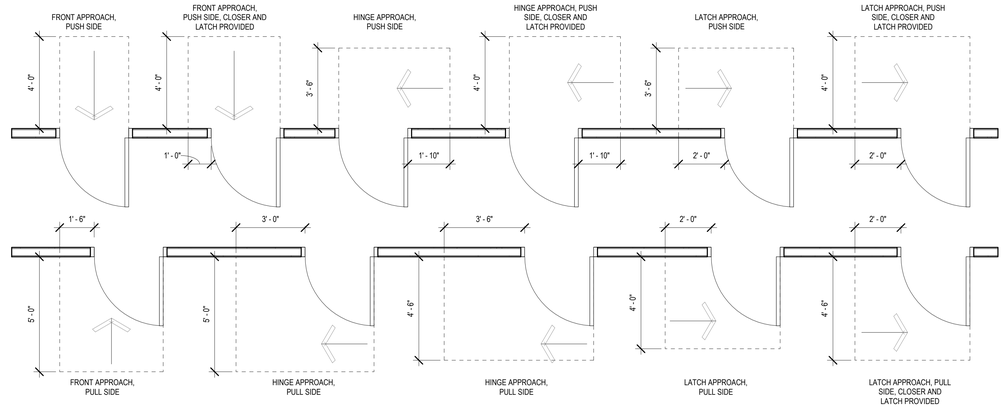
2 MOUNTING HEIGHT STANDARDS - FOR REFERENCE ONLY

Scale: 3/8" = 1'-0"



3 ADA REACH RANGES - FOR REFERENCE ONLY

Scale: 3/8" = 1'-0"



1 MANEUVERING CLEARANCES AT DOORS

Scale: 3/8" = 1'-0"

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WEST ALLIS, WISCONSIN

SHEET TITLE: GENERAL INFORMATION AND PARTITION TYPES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2503-005
SET TYPE	PERMIT SET
DATE ISSUED	10/30/2025
SHEET NUMBER	A001

SPECIFICATIONS (PAGE 1 OF 1):

DIVISION 01 - GENERAL REQUIREMENTS
SECTION 01 00 01 - GENERAL CONDITIONS
1.01 GENERAL
The "General Conditions of the Contract for Construction" as contained in Document AIA Document A107 - Abbreviated Standard form of Agreement Between Owner and Contractor for Construction Projects of Limited Scope, 1997 Edition, are hereby made a part of these Contract Documents to the same extent as if bound herein.

SECTION 01 00 10 - BASIC REQUIREMENTS
1.01 GENERAL
1. The following abbreviated specifications are a listing of products/systems only, with their respective accessories "General" and "Execution" language typically associated with the CSI 3-part specification format has been omitted. Quality control, installation procedures and tolerances normally associated with each trade will, however, be expected.

1.02 LANDLORD'S INFORMATION
1. Landlord's information (Contractor's Work Rules) for working in the building shall be part of these Contract Documents. All Construction and use of Landlord's facilities shall be in accordance with Landlord's Work Rules, copies of which are available from the Landlord.
2. Contractor to obtain permission from Landlord for all modifications or changes to the base building or base building systems

1.03 DEFINITIONS
1. Approved: Where used in conjunction with Architect's response to submittals, requests, applications, inquiries, reports and claims by Contractor, the meaning of the term "approved" will be held to limitations of Architects' responsibilities and duties as specified in General and Supplementary Conditions. In no case will "approval" by Architect be interpreted as a release of Contractor from responsibilities to fulfill requirements of Contract Documents.
2. By Owner: Items that will be ordered, paid for and shipped to Project by Owner. Contractor to receive, unload, unpack or uncrate, protect, move into place, install and connect these items as specified or indicated in the Contract Documents.
3. Directed, Requested, Etc.: Where not otherwise explained, terms such as "directed", "requested", "authorized", "selected", "required", "accepted", and "permitted", mean "directed by Architect", etc. However, no such implied meaning will be interpreted to extend Architect's responsibility into Contractor's area of construction and responsibility.
4. Furnish: Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, etc., as applicable, except as otherwise defined in greater detail.
5. Indicated: Cross-reference to graphics, notes or schedules on Drawings, to other paragraphs or schedules in specifications, and to similar means of recording requirements in Contract Documents. Where terms such as "shown", "noted", "scheduled", and "specified" are used in lieu of "indicated", it is for the purpose of helping reader locate cross-reference, and no limitation of location is intended except as specifically noted.
6. Install: Operations at Project site including unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations, as applicable in each instance, except as defined in greater detail.
7. Installer: The entity (person or firm) engaged by Contractor Subcontractor or Sub-subcontractor for performance of a particular unit of work at Project site, including installation, erection, application and similar required operations. Installers are required to be experienced in operations they are engaged to perform.
8. Not In Contract (N.I.C.): Products not in the Contract, but which may require provisions in the construction for future installation by Others
9. Project Site: The space available for the performance of the work, either exclusively to the Contractor or in conjunction with others performing work as part of the project.
10. Provide: Furnish and install, including without limitation, labor, materials, equipment, transportation, services, and other items required to complete referenced tasks.
11. Product: Materials, systems, and equipment incorporated in or to be incorporated in the Project.
12. Replace and provide New: Remove existing items, furnish and install new items in their place.
13. Reuse: Remove items and store, reinstall stored items as indicated
14. Work: Construction and services required by Contract Documents, whether completed of partially completed, and includes labor, materials, equipment and services provided or to be provided by Contractor to fulfill the Contractor's obligations The Work may constitute the whole or a part of the Project

1.04 CONTRACTOR USE OF PREMISES
1. Contractor shall verify with the Building Manager the locations of base building utilities and services. Contractor shall coordinate scheduling and use of elevators and loading docks for deliveries, handling of materials, equipment and debris with the Building Manager.
2. Cooperate with Building Manager in scheduling, executing Work and Site usage. Confine operations and storage of material to areas assigned.
3. The existing building will be occupied and open for business during construction. Coordinate use of premises under direction of the Building Manager. Conduct operations to permit public access to existing building. Maintain public walks, driveways, and entrances in safe condition, free of equipment, material and debris
4. Existing exit stairs and all fire-protection systems must remain accessible and operable during selective demolition and/or construction and shall be protected from physical damage. Notify Building Manager of damaged or disabled systems and repair or replace damaged systems immediately
5. Cleaning During Construction: Control accumulation of waste materials and rubbish on a continuous or daily basis. Comply with requirements of NFPA 241 for removal of combustible waste material and debris. Clean interior areas prior to start of finish work, maintain areas free of dust and other contaminants during finishing operations.

1.05 OVERLAPPING AND CONFLICTING REQUIREMENTS
1. A. Contractor shall visit the site and familiarize himself with all existing conditions and verify all dimensions and conditions of the Drawings. Notify the Architect regarding discrepancies before proceeding with the work affected. Where compliance with two or more standards or requirements is indicated, and where overlapping requirements establish different or conflicting levels of quality: the most stringent, (and generally the most expensive), requirement is intended, and will be enforced unless written approval is granted otherwise by the Architect.
2. During Construction: Refer to Architect for resolution conflicting requirements and uncertainties as to which level of quality is more stringent, and receive written clarification from Architect before proceeding with questioned work.

1.06 CUTTING AND PATCHING
1. Remove, cut, fit, and/or patch old work as required to join new Work to existing attached and/or adjacent construction.
2. Remove and replace existing construction to remain which is loosened, cracked, or otherwise damaged or defaced as a result of Work and is unsuitable for use intended
3. Patch existing defective or incomplete surfaces caused or exposed by work to match adjacent materials. Perform patching using skilled mechanics experienced in type of Work involved. Conform to standards of Contract Documents where applicable: where not specified, conform to highest standards of the trade
4. Inspect existing conditions, including elements subject to damage or movement during cutting and patching. Beginning of cutting or patching means acceptance of existing conditions affecting performance of work
5. Provide protective coverings and enclosures necessary to prevent damage to existing construction to remain.
6. Salvage and material not specifically designated otherwise shall become property of Contractor and shall be removed promptly from Site. Remove trash, debris and other waste material promptly from Site.
7. Coordinate hours and availability of concrete slab cutting with building management. Verify structural integrity of slab will not be compromised by the size or location of the penetration.

SECTION 01 10 00 - ENVIRONMENTAL GOALS
1.01 GENERAL
1. The following environmental goals have been established for the project. These goals are general in nature, refer to specific specification sections for more detailed requirements. Notify Architect if conflicts arise between performance of the work and environmental goals. This specification is not intended to limit alternative means of achieving these goals. Suggestions and input from the Contractor(s) for implementing these goals are encouraged.
   A. Use resources efficiently. The construction,operation, and ultimately reuse or removal of the building should be optimized to eliminate unnecessary use of energy, water, and raw materials As such, the project has been designed to:
      a. Support Occupant efforts to recycle and reuse materials.
      b. Be consistent with expected current and future uses.
      c. Utilize materials and construction methods that require a minimum of energy, water, and raw materials.
      d. Be reusable and or recyclable in whole or in component.
   B. Provide a healthy and productive indoor environment to the extent that the building can affect their experience, occupants should be enlivened, relaxed, and stimulated when they are in the building. To this end, the project has been designed to:
      a. Utilize daylight as a primary source of illumination, while minimizing glare and extreme contrast
      b. Provide optimal amounts of clean, fresh air to occupied spaces.
      c. Release a minimum of unhealthy pollutants from building components, fixtures, and furnishings
      d. Evacuate effectively any pollutants generated by occupant activities in the building.
      e. Provide views
   C. Enhance, restore, and protect the global environment The project is designed to minimize releases of pollutants that affect the global environment and to avoid the need for materials that are polluting to manufacture. These measures include:
      a. Minimizing the release of carbon dioxide (CO2) from fuels burned on site or fuels burned off site to supply electricity to the building
      b. Avoiding the release of ozone-depleting compounds, such as HCFCs from refrigerants or foam insulation materials
      c. Selection of building materials that, based on an overall life-cycle assessment, are the least damaging to the environment in their extraction, processing, use, and ultimate disposal
   D. Material selection and construction process goals: In support of the overall goals listed above, the following goals have been identified for the material selection and construction process. These are also general in nature and should be considered as a guideline in the event of a conflict, any specific requirements in technical specification sections take precedence. Tradeoffs and compromises are inevitable in the pursuit of these goals, but everyone working on the project is expected to take all reasonable actions to further these goals. Notify Architect of any performance requirements that conflict unnecessarily with these goals.
      a. Use resources efficiently:
         - Reuse existing buildings and materials.
         - Select materials that use resources efficiently.
         - Use construction practices that achieve the most efficient use of resources and materials.
         - Recycle or reuse job-site waste
         - Select recycled-content materials
         - Select materials that can be recycled.
      b. Avoid scarce, irreplaceable, or endangered resources:
         - Select materials from abundant, well-managed resources.
         - Select materials that are replaceable, renewable, or can be replenished.
         - Select materials that minimize damage to natural habitats.
      c. Use durable materials:
         - Select materials with the longest usable life.
         - Select materials that can be reused
         - Select materials with the least burdensome maintenance requirements.
      d. Create spaces that are healthy for occupants:
         - Select low-toxic products and materials.
         - Select materials without toxic maintenance requirements.
         - Specify mechanical equipment that will provide fresh air and will not trap water or pollutants.
      e. Use energy efficiently
         - Select materials with low embodied energy,
         - Select materials that save energy during building operations.
         - Select products and equipment that save energy during building operations.
      f. Use water efficiently:
         - Use construction practices that achieve the most efficient use of water.
         - Select water conserving appliances and equipment
      g. Select materials that generate the least amount of pollution

SECTION 01 33 00 - SUBMITTALS
1.01 SUBMITTAL PROCEDURES
Submittal Schedule:
Key:
CP= Construction Photos; PD = Product Data; SA = Samples; C = Schedule; SD = Shop Drawing

Provide Submittals as indicated for the following products, materials systems and components:
- 05 50 00 Metal Fabrications: SD
- 06 20 00 Finish Carpentry: SA, SD
- 08 11 13 Hollow Metal Frames: PD, SD, SC
- 08 70 00 Hardware: SC, PD
- 08 80 00 Glazing: SA, SD
- 09 30 00 Tiling: SA
- 09 51 00 Acoustical Ceilings: PD, SA
- 09 90 00 Painting: SA, PD
- 10 44 13 Fire Extinguishers: PD, SD

1. Submittals received from sources other than through Contractor's office, and which do not have Contractor's executed review and approved marking, will be returned without action"
2. Do not allow submittals without appropriate final "action" markings by Architect to be used in connection with the Work
3. Shop Drawings
   A. Submit in the form of an electronic submittal (Adobe PDF) or four paper copies. Maximum sheet size of any submittal to be 24"H x 36" W. Architect will return an annotated file. Two reviewed copies of paper submittals will be returned.
4. Product Data:
   A. Submit two copies to be retained by the Architect. Submit to the Contractor, one copy for Project Record Documents, two copies for Operation and Maintenance Manuals and any additional copies which the Contractor requires.
5. Samples:
   A. Submit the number specified in respective Specification section. If quantities are not indicated, provide 3 samples. Reviewed samples which may be used in the Work are indicated in the Specification Section Submit full range of manufacturers' standard colors, textures, and patterns for Architect's selection, where required by individual Specification Sections.
   B. Sample size: 12" x 12" for all finish samples, UNO
6. Contractor Review:
   A. Review submittals prior to transmittal: determine and verify field measurements, field construction criteria, manufacturer's catalog numbers, and conformance of submittal with requirements of Contract Documents
   B. Apply Contractor's stamp, signed or initialed, and dated, indicating review, verification of products, field dimensions and field construction criteria, and coordination of information with requirements of Work and Contract Documents. Notify Architect in writing at time of submittal of any deviations from requirements of Contract Documents.
   C. Do not fabricate products or begin work which requires submittals until return of submittal with Architect's "approval".
7. Architect Review:
   A. Architect will review shop drawings, product data, and samples and will endeavor to return submittals within ten days from receipt.
   B. Submittals will be reviewed with the following actions:
      a. "Approved": Indicates that Submittal is in general conformance with the design intent of the Contract Documents. Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Submittal.
      b. "Approved as Noted": Indicates Submittal is approved as defined above, subject to noted corrections.
      c. "Revise and Resubmit": Indicates unspecified material, insufficient information, unapproved system or similar inadequacies. Additional information must be revised and resubmitted before Submittal will be approved
   C. Re-submittals:
      a. Submittals not "approved" ("Rejected") by Architect will be returned to the Contractor for further action.
      b. Make re-submittals under procedures specified for initial submittals; identify changes made since previous submittal.

1.02 PRODUCT OPTIONS AND SUBSTITUTIONS
1. Products Specified by Reference Standards or by Description Only: Any product meeting those standards
2. Products Specified by Naming One or More Manufacturers: Any product/manufacturer named. Submit a request for substitution for any manufacturer not specifically named as specified under "Substitutions" article of this Section.
3. Products Specified by Naming One or Several Manufacturers, followed by "No Substitutions": Products of named manufacturers no substitutions allowed unless one or more of the conditions specified under "Substitutions in this Section exist.
4. All substitutions must be requested as described in "Substitution Request" below. No consideration will be given to substitutions requested otherwise.
5. All substitutions must be requested by a "Bidding General Contractor prior to date of Owner - Contractor Agreement. No consideration will be given to substitutions requested directly from suppliers or subcontractors.
6. In the time following Bidding Period, the Architect will consider further requests from Contractor for substitutions for products, materials or methods which guarantee an economic advantage to the Owner, or when, due to no fault of the Contractor, one or more of the following conditions exist:
   A. Unavailability
   B. Cannot receive required approval by a governing authority, and requested substitution can be so approved.
   C. Cannot be provided in manner compatible with other work.
   D. Cannot be coordinated with other work.
   E. Cannot be warranted as required. Cannot be used without adversely affecting Owner's insurance coverage on completed work. Will encounter other substantial non compliances only overcome by substitution request.
7. Substitution Request - Request for substitution must be printed on the General Contractor's Company letterhead. All of the following items must be addressed:
   A. Item to be substituted, including specification Section and paragraph number
   B. Proposed substitution item.
   C. Reason for substitution.
   D. Type and answer the following questions:
      a. Does proposed substitution fail to satisfy, in any respect, characteristics specified for original product(s)? (Y) (N)
      b. Does substitution affect dimensions shown? (Y) (N)
      c. Does substitution affect other trades? (Y) (N)
      d. Does warranty differ from that specified? (Y) (N)
      e. Does substitution affect cost to Owner? (Y) (N)
      f. If so, how much? (Y) (N)
         - Add $_
         - Deduct $_
      g. If you indicated "Yes" to any of the items above, attach thorough explanation on your Company letterhead as follows
         - Explain any differences between proposed substitution and specified product.
         - Summarize experience with product and manufacturer in Project area.
8. Attach complete technical data and literature for both the specified product and the proposed substitution.
9. Sign the document, including the title of the signer. Include the following language:
   A. "The undersigned states that the function, appearance and quality of the Proposed Substitution are equivalent or superior to the Specified Item. The undersigned agrees that, if necessary, in the sole opinion of the Architect/Engineer, to make this product perform as intended all additional costs shall be paid by the contractor."
10. Substitutions will not be considered if they are:
    A. Indicated or implied without being submitted on the "Substitution Request" described above.
    B. Indicated or implied on shop drawing or product data submittals without separate written request.
    C. Requested directly by subcontractor or supplier.
    D. Acceptance will require substantial revision of Contract Documents.
11. Substitute products shall not be ordered or installed without written acceptance by Architect.
12. Architect will determine acceptability of proposed substitution, and will notify Contractor of acceptance, rejection or need for additional information in writing within seven days of receipt of "Substitution Request".
13. In the event that additional information is requested, Architect will notify Contractor of substitution acceptance or rejection in writing within seven days of receipt of such information.
14. Only one request for substitution will be considered for each product. When substitution is not accepted, provide specified product.
15. Notify Architect when Contractor is aware of materials, equipment, or products that meet the aesthetic and programmatic intent of Contract Documents, but which are more environmentally responsible than materials, equipment, or products specified or indicated in the Contract Documents.
    A. Submit the following for initial review by Architect:
       a. Product data including manufacturer's name, address, and phone number
       b. Description of environmental advantages of proposed substitution over specified product.
16. Architect will determine acceptability of any and all substitutions, Substitute products shall not be ordered or installed without written acceptance.

SECTION 01 35 16 - ALTERATION PROJECT PROCEDURES
1.01 SYSTEM DESCRIPTION
1. Items indicated to "remain" shall be left in their present condition
2. Items indicated to be "repaired" shall be restored, not replaced, following the general guidelines this Section, and any more specific guidelines specified in Sections governing work of the respective materials.
3. Items indicated to be "replaced" shall follow the more specific guidelines specified in Sections governing work of the respective materials.
4. Contractor shall notify Architect if items indicated to "remain" or be "repaired", appear to need "replacement". Beginning replacement work without prior approval may result in loss of compensation for additional work.

1.02 PRODUCTS FOR PATCHING AND EXTENDING WORK
1. New Materials: As specified in individual Sections.
2. Match existing products and work for patching and extending work.
3. Determine type and quality of existing products by inspection and any necessary testing, and workmanship by use of existing as a standard. Presence of a product, finish, or type of work, requires that patching, extending, or matching shall be performed as necessary to make Work complete and consistent with specifications.

1.03 INSPECTION
1. Verify that demolition is complete, and areas are ready for installation of new work.
2. Beginning of restoration work means acceptance of existing conditions

1.04 PREPARATION
1. Cut, move, or remove items as necessary for access to alterations and renovations work; replace and restore at completion.
2. Remove unsuitable material not marked for salvage, such as rotted wood, rusted metals, and deteriorated masonry and concrete, replace materials as specified for finished work.
3. Remove debris and abandoned items from area and from concealed spaces.
4. Prepare surfaces and remove surface finishes to provide for proper installation of new work and new finishes.
5. Close openings in exterior surfaces to protect existing work and salvage items from weather and extremes of temperature and humidity. Insulate ductwork and piping to prevent condensation in exposed areas.

1.05 INSTALLATION
1. Coordinate work of alterations and renovations to expedite completion sequentially and to accommodate Owner occupancy.
2. Project rooms shall be complete in all respects including operational mechanical and electrical systems.
3. Remove, cut, and patch work in a manner to minimize damage and to provide means of restoring products and finishes to specified condition.
4. Refinish visible existing surfaces to remain in renovated rooms and spaces, to specified condition for each material, with a neat transition to adjacent new finishes
5. In addition to specified replacement of equipment and fixtures, restore existing plumbing, heating, ventilation, air conditioning and electrical systems.
6. Install products as specified in individual Sections.

1.06 TRANSITIONS
1. Where new work abuts or aligns with existing, make a smooth and even transition. Patched work shall match existing adjacent work in texture and appearance.
2. When finished surfaces are cut so that a smooth transition with new work is not possible, terminate existing surface along a straight line at a natural line of division and make recommendation to Architect.

1.07 ADJUSTMENTS
1. Where removal of partitions results in adjacent spaces becoming one, rework floors, walls, and ceilings to a smooth plane without breaks, steps, or bulkheads. Where a change of plane of 1/8 inch or more occurs, submit recommendation for providing a smooth transition for Architect review.
2. Trim existing doors as necessary to clear new floor finishes; refinish trimmed areas.
3. Fit work at penetrations of surfaces.

1.08 REPAIR OF DAMAGED SURFACES
1. Patch or replace portions of existing surfaces which are damaged, lifted, discolored, or showing other imperfections.
2. Repair substrate prior to patching finish.

1.09 FINISHES
1. Finish surfaces as specified in individual Sections.
2. Finish patches to produce uniform finish and texture over entire area. When finish cannot be matched, refinish entire surface to nearest intersections.

1.10 CLEANING
1. Clean daily the Owner-occupied areas of work in which Contractor is working or traversing.

SECTION 01 40 00 - QUALITY CONTROL
1.01 GENERAL
1. Maintain quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.
2. Workmanship:
   A. Comply with industry standards and manufacturer's instructions, except when more restrictive tolerances or specified requirements indicate more rigid standards or more precise workmanship.
   B. Perform work by persons qualified to produce workmanship of specified quality.
   C. Secure products in place with positive anchorage devices designed and sized to withstand reasonable stresses, vibration and racking.
3. Installer's Examination of Conditions:
   A. Installer of each unit of work shall examine substrate to receive work, and conditions under which work will be performed, and report in writing to Architect unsatisfactory conditions. Do not proceed with work until unsatisfactory conditions have been corrected in a manner acceptable to Installer.
4. Manufacturers' Instructions:

Comply with instructions in full detail, including each step in sequence, except where more stringent requirements are indicated in Contract Documents. Should instructions conflict with Contract Documents, request clarification from Architect before proceeding

SECTION 01 70 00 - PROJECT CLOSEOUT
1.01 FINAL COMPLETION CLOSEOUT PROCEDURES
1. Complete items on Contractor's Final Completion punch list.
2. Remove temporary facilities, services, surplus materials, rubbish and similar elements.
3. Change over door locks and other provisions for Contractor's access to Owner's property, if applicable.
4. Prior to inspection for Final Completion, perform Final Cleaning under provisions of this Section.
5. When Contractor considers Work is complete, submit the following:
   A. Written Certificate of Final Completion, stating
      a. Contract Documents have been reviewed.
      b. Work has been inspected for compliance with Contract Documents.
      c. Work has been completed in accordance with Contract Documents, and deficiencies listed with Certificate of Substantial Completion have been corrected.
      d. Equipment and systems have been tested, adjusted and balanced, and are fully operational
      e. Operation of systems has been demonstrated to Owner's personnel.
      f. Work is complete and ready for final inspection
   B. Project Record Documents under provisions of this Section
   C. Operation and Maintenance Data under provisions of this Section.
   D. Spare Parts, Attic Stock and Maintenance Materials under provisions of this Section.
   E. Contractor's Affidavit of Payment of Debts and Claims (AIA G706), proving satisfactorily to Owner that taxes, fees and similar obligations of Contractor have been paid.
   F. Contractor's Affidavit of Release of Liens (AIA G706A): providing evidence of payment and release of liens in accordance with Conditions of the Contract.
   G. Contractor's Lien Waiver in full amount of Contract Sum.
   H. Lien waivers from all subcontractors, sub-subcontractors, and major suppliers to Project legally entitled to file a lien in excess of one thousand dollars ($1000.00) arising out of Work of this Contract and covered by payments, totaling full amount of Contract Sum.
   I. Certificates of Insurance for Products and Completed Operations in accordance with Conditions of the Contract.
   J. Application for final payment in accordance with provisions of Conditions of the Contract.
   K. Statement of Adjustment of Accounts to Contract Sum indicating:
      a. Original Contract Sum.
      b. Previous change orders.
      c. Changes under allowances.
      d. Changes under unit prices.
      e. Deductions for uncorrected work.
      f. Penalties and bonuses.
      g. Deductions for re-inspection fees.
      h. Other adjustments to Contract Sum.
      i. Total Contract Sum as adjusted
      j. Previous payments.
      k. Sum remaining due.
6. Should Architect find Work incomplete or defective:
   A. Architect will notify Contractor and Owner in writing listing observed deficiencies.
   B. Contractor shall remedy deficiencies and send a second certification of final completion.
   C. Architect will re-inspect.
7. When Architect finds work is complete, Architect will:
   A. Consider closeout submittals.
8. Final Cleaning
   A. Execute cleaning prior to inspection for Final Completion of the Work 2. Use only materials and methods recommended by manufacturer of material being cleaned.
   B. In addition to removal of debris and cleaning specified in other sections, clean interior and exterior exposed-to-view surfaces.
   C. Remove temporary protection and labels not required to remain.
   D. Clean finishes free of dust, stains, films and other foreign substances
   E. Vacuum clean carpeted surfaces. Clean and damp mop resilient and hard-surfaced floors.
   F. Clean plumbing fixtures to a sanitary condition
   G. Clean surfaces of equipment: remove excess lubrication,
   H. Clean permanent filters of ventilating equipment and replace disposable filters when units have been operated during
   I. Construction
   J. Clean light fixtures and lamps.
   K. Clean interior glass and frame surfaces of new and existing interior and exterior glazing systems.
   L. Remove waste, debris, and surplus materials from site.
   M. Clean grounds; remove stains, spills, and foreign substances from paved areas and sweep clean. Rake clean other exterior surfaces
9. Project Record Documents:
   A. Maintain Record Documents in a clean, dry and legible condition. Do not use Record Documents for construction purposes. Label each document "PROJECT RECORD" in neat, large, printed letters.
   B. Record information concurrently with construction progress. Do not conceal any work until required information is recorded.
   C. At Contract closeout, deliver Record Documents and samples, signed by Contractor, to Architect under provisions of this Section.
10. Operation and Maintenance Data:
    A. Submit two sets prior to final inspection, bound in 8-1/2 x 11 inch three-ring side binders with durable plastic covers.
    B. Include the following:
       a. Appropriate design criteria.
       b. List of equipment.
       c. Operating instructions
       d. Maintenance instructions, equipment.
       e. Maintenance instructions, finishes.
       f. Shop drawings and product data.
       g. Warranties.
    C. Instruction of Owner Personnel: Before final inspection, instruct Owner's designated personnel in operation, adjustment, and maintenance of products, equipment, and systems, at agreed upon times. For equipment requiring seasonal operation, perform instructions for other seasons within six months.
11. Warranties and Bonds:
    A. Provide original, notarized copies to Owner, with duplicate to Architect. Execute Contractor's submittals and assemble documents executed by subcontractors, suppliers, and manufacturers. Provide table of contents and assemble in binder with durable plastic cover.
    B. Any warranty shall not relieve rights available to Owner under common law or other reserved rights.
    C. Provide individual product and system warranties as defined in specification Sections, which may extend beyond Complete Project Warranty period.

DIVISION 02 - EXISTING CONDITIONS SECTION
02 07 20-SELECTIVE DEMOLITION FOR REMODELING
1.01 SCOPE
1. Remove designated building equipment and fixtures.
2. Remove designated partitions and components.
3. Separate and recycle/salvage removed materials.
4. Temporary partitions to allow building occupancy.
5. Salvage items for re-use include doors, frames and sidelights, hardware, coat rod and shelving, lighting and other items indicated on drawings.

1.02 EXISTING CONDITIONS
1. Hazardous Materials or Substances: In the event the Contractor encounters on the site material it reasonably believes to be a hazardous material or substance, the Contractor shall immediately suspend Work in the area and report the condition to the Architect.
2. Conduct demolition to minimize interference with areas of the building which continue to be occupied by the Owner or others. Maintain protected egress and access at all times.
3. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
4. Maintain fire-protection facilities in service, if any, during selective demolition operations.
5. Existing Facilities: Comply with Building Manager's requirements for using and protecting elevators, stairs, walkways, loading docks, building entries, and other building facilities during selective demolition operations. Maintain life safety
6. Provide, erect, and maintain temporary barriers and security devices.

1.03 WARRANTY
1. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.
2. Notify warrantor before proceeding. Notify warrantor on completion of selective demolition, and obtain documentation verifying that existing system has been inspected and warranty remains in effect. Submit documentation at Project closeout.

1.04 PREPARATION
1. Protect existing items which are not indicated to be altered.
2. Erect and maintain weatherproof closures for exterior openings
3. Erect and maintain temporary partitions to prevent spread of dust, fumes, noise, and smoke to other areas or tenants in the building,
4. Comply with requirements of NFPA 241-Standard for Safeguarding Construction, Alteration, and Demolition Operations and authorities having jurisdiction. Designate Contractor personnel responsible for management of fire-prevention program.

1.05 EXAMINATION
1. Verify that utilities have been disconnected and capped before starting selective demolition operations.
2. Review record documents of existing construction provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in record documents.
   A. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building
   B. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
   C. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
   D. Cover and protect furniture, furnishings, and equipment that have not been removed.
   E. Comply with requirements for temporary enclosures, dust control heating, and cooling specified in Division 01 Section "Temporary Facilities and Controls."
3. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
4. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect
5. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective building demolition operations.
6. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.
7. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

1.06 EXECUTION
1. Demolish in an orderly and careful manner. Protect existing supporting structural members.
2. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
3. Except where noted otherwise, immediately remove demolished materials from site
4. Remove materials to be re-installed or retained in manner to prevent damage. Store and protect.
5. Remove demolished materials from site as work progresses Upon completion of work, leave areas of work in clean condition
6. Remove all items indicated on Drawings.
7. Remove all architectural, structural, mechanical and electrical appendages, accessories, conduit, piping, equipment or any other addition to the building structure that is not intended to remain, or that will not, as determined by Architect, serve any useful purpose to the proposed Project.
8. Separate and recycle waste materials in accordance with the Waste Management Plan and to the maximum extent economically feasible.

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CONSULTANTS:

MAKER'S ROW - BLACK ROSE
TENANT SPACE ONE OF FOUR
6600 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

SHEET TITLE:
SPECIFICATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2503-005
SET TYPE	**PERMIT SET**
DATE ISSUED	**10/30/2025**
SHEET NUMBER	**A002**

SPECIFICATIONS (PAGE 2 OF 2):

DIVISION 5. METALS
SECTION 05 50 00 - METAL FABRICATIONS
1.01 STEEL MATERIALS
1. Steel Sections: ASTM A36.
2. Sheet Steel: ASTM A1008 or A1011. c. Steel Tubing: ASTM A500 or A513.
3. Bolts, Nuts, and Washers: ASTM A307.
4. Welding Materials: AWS D1.1; type required for materials being welded.
5. Primer: Fabricator's standard gray primer, 2.0 mils dry film thickness.

1.02 FABRICATION - GENERAL
1. Verify dimensions on site prior to shop fabrication.
2. Fabricate items with joints tightly fitted and secured.
3. Fit and shop assemble in largest practical sections, for delivery to site.
4. Supply components required for anchorage of metal fabrications Fabricate anchorage and related components of same material and finish as metal fabrication, except where specifically noted otherwise
5. Collect metal cutoffs and scrap; place in designated area for recycling

1.03 COUNTER SUPPORT FRAMES
1. Counter Support Bracket:
   A. "Front Plus Mounting Bracket", as manufactured by: Centerline Brackets. www.countertopbracket.com or similar product. Size as required. Finish: Prime painted.

1.04 FINISHING - GENERAL
1. Clean surfaces of rust, scale, grease, and foreign matter prior to finishing.
2. Galvanized Steel: Shop applied cold galvanized after fabrication Apply in conformance with manufacturer's directions for intended use.
3. Shop Primed Steel: Shop prime steel items not indicated to be galvanized. Remove loose mill scale and rust from structural steel, and remove mill scale and rust from ornamental metal. Thoroughly clean to remove oil, grease, dirt and other foreign material, and apply one shop coat of rust-inhibitive primer containing at least 50% rust-inhibitive pigments. Carefully apply paint to provide smooth and even surface. Minimum dry film thickness 2.0 mils.
4. Do not prime surfaces in direct contact bond with concrete or where field welding is required.
5. Prime Paint: Minimum dry film thickness 2.0 mils

1.05 EXECUTION
1. Provide steel channels, angles, tubes, & flat stock sections, shape and size as indicated on the drawings, along with components required for anchorage of fabrications.
2. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise
3. Prime, paint, one coat at interior locations and galvanized at exterior lintels.
4. At locations exposed to view, use only materials which are smooth and free of surface blemishes and exposed welded joints per NOMMA Guideline joint finish.
5. Fabricate items with joints tightly fitted and secured. After erection, touch up welds, abrasions, and damaged finishes with prime paint or galvanizing repair paint to match shop finishes.

SECTION 05 70 00 - DECORATIVE METAL
1.01 PRODUCTS
Decorative Metal Products:
A. Decorative railing at STAIR
B. Decorative foot rails at BAR

DIVISION 06 - WOOD AND PLASTICS
SECTION 06 10 00 - ROUGH CARPENTRY
1.01 MATERIALS
1. Lumber: PS 20: graded in accordance with established Grading rules of following species and grades:
   A. Non-Structural Light Framing (less than 2 in thick): Douglas Fir (WCLIB or WWPA) or Southern Pine kiln dried (SPIB); moisture content 19% maximum at time of dressing "S-DRY, or 15% maximum "MC-15" or "K-D"; graded as follows:
      a. General framing: Standard and better, or Stud grade.
      b. Blocking and nailers: Up to 2 x 10 in. Utility grade and better over 2 x 10 in. Construction grade and better
      c. General utility purposes: Economy grade.
2. Exterior Sheathing: APA Rated Sheathing, C D Group 2 Exposure 1, Minimum 24/0 Plugged, Exterior glue; fire retardant treated; 3/4 in. min. thickness.
3. Nails, Spikes and Staples: Galvanized for exterior locations, high humidity locations and treated wood; plain finish for other interior locations, size and type to suit application and in accordance with manufacturer's recommendations.
4. Bolts, Nuts, Washers, Lags, Pins and Screws: Medium carbon steel; sized to suit application and in accordance with manufacturer's recommendations, galvanized for exterior locations, high humidity locations and treated wood, plain finish for other interior locations.
5. Fasteners: Toggle bolt type for anchorage to hollow masonry Expansion shield and lag bolt type for anchorage to solid masonry or concrete. Bolts or power activated type for anchorage to steel.

1.02 ACCESSORIES
1. Dust and Vapor Barrier: reinforced flame retardant polyethylene sheets, 6 mil minimum thickness.
2. Polypropylene Tape: Flame retardant self-adhering type, 2" wide.

1.03 FIRE RETARDANT TREATMENT
1. Shop treat and deliver to site ready for installation, wood materials requiring UL fire rating. Provide UL approved identification on treated materials.
2. Fire Retardant Treatment:
   A. Toxicity/IEQ: Fire-retardant-treated wood products shall be free of halogens, sulfates, ammonium phosphate and formaldehyde.
3. Fire Retardant Formulations:
   A. Wood products shall be treated with fire retardants conforming to AWPA Standard P17.
   B. Fire retardant treatment of wood products shall conform to the requirements of AWPA Standard U1, Commodity Specification Hand AWPA Standard T1, Section 8.8.

1.04 BLOCKING
1. Fasten wood blocking to framing with fasteners capable of withstanding loads to be applied to blocking. Install blocking for support of items as required.
2. Install continuous pieces of longest possible lengths, cut to fit and fully bearing on framing

SECTION 06 20 00 FINISH CARPENTRY
1.01 PRODUCTS
1. Interior Trim (WD-2)
   A. Hardwood Lumber Trim for Transparent Finish (Stain or Clear Finish):
      a. Species and Grade: Red oak; NHLA A Finish.
      b. Maximum Moisture Content: 10 percent.
      c. Finger Jointing: Not allowed.
      d. Gluing for Width: Use for lumber trim wider than 4 inches (150 mm).
      e. Veneered Material: Allowed Use for lumber trim wider than 6 inches (150 mm).
      f. Face Surface: Surfaced (smooth).
      g. Matching: Selected for compatible grain and color.
2. Paneling (WD-1)
   A. Hardwood Veneer Plywood Paneling: Manufacturer's stock hardwood plywood panels complying with HPVA HP-1.
      a. Face Veneer Species and Cut: Plain-sliced red oak.
      b. As an alternate, provide Quarter-sawn red oak.
      c. Veneer Matching: Random match Selected for similar color and grain.
      d. Backing Veneer Species: Any hardwood compatible with face species
      e. Construction: Veneer core.
      f. Thickness: 5/8 inch .
      g. Panel Size: 48 by 120 inches (1219 by 3048 mm).
      h. Glue Bond: Type II (interior).
      i. Finish: As selected by Architect from manufacturer's full range.
3. Miscellaneous Materials
   A. Fasteners for Interior Finish Carpentry: Nails, screws, and other anchoring devices of type, size, material, and finish required for application indicated to provide secure attachment, concealed where possible.
   B. Glue: Aliphatic-resin, polyurethane, or resorcinol wood glue recommended by manufacturer for general carpentry use.
   C. Paneling Adhesive: Comply with paneling manufacturer's written instructions for adhesives.
4. Shop Priming
   A. Preparations for Finishing: Comply with the Architectural Woodwork Standards for sanding, filling countersunk fasteners, sealing concealed surfaces, and similar preparations for finishing interior architectural woodwork, as applicable to each unit of work.
   B. Interior Architectural Woodwork for Opaque Finish: Shop prime with one coat of wood primer as specified in Section 099123 "Interior Painting."
      a. Backpriming: Apply one coat of primer, compatible with finish coats, to concealed surfaces of woodwork.
   C. Interior Architectural Woodwork for Transparent Finish: Shop-seal concealed surfaces with required pretreatments and first coat of finish as specified in Section 099300 "Staining and Transparent Finishing."
      a. Backpriming: Apply one coat of sealer, compatible with finish coats, to concealed surfaces of woodwork.
5. Shop Finishing
   A. Finish interior architectural woodwork with transparent finish at fabrication shop. Defer only final touchup, cleaning, and polishing until after installation.
   B. Preparation for Finishing: Comply with Architectural Woodwork Standards, Section 5 for sanding, filling countersunk fasteners, sealing concealed surfaces, and similar preparations for finishing interior architectural woodwork, as applicable to each unit of work.
      a. Backpriming: Apply one coat of sealer or primer, compatible with finish coats, to concealed surfaces of interior architectural woodwork. Apply two coats to end-grain surfaces.
   C. Transparent Finish:
      a. Architectural Woodwork Standards Grade: Custom.
      b. Finish System - 5: Varnish, Conversion.
      c. Staining: Match Architect's sample.
      d. Open Finish for Open-Grain Woods: Do not apply filler to open-grain woods.
      e. Filled Finish for Open-Grain Woods: After staining, apply wash-coat sealer and allow to dry. Apply paste wood filler and wipe off excess. Tint filler to match stained wood.
      f. Sheen: Semigloss, 46-60 gloss units measured on 60-degree gloss meter in accordance with ASTM D523.

1.02 EXECUTION
1. Preparation
   A. Clean substrates of projections and substances detrimental to application.
   B. Before installing interior finish carpentry, condition materials to average prevailing humidity in installation areas for a minimum of 24 hours.
2. Installation, General
   A. Install interior finish carpentry level, plumb, true, and aligned with adjacent materials.
      a. Use concealed shims where necessary for alignment.
      b. Scribe and cut interior finish carpentry to fit adjoining work. Refinish and seal cuts as recommended by manufacturer.
      c. Where face fastening is unavoidable, countersink fasteners, fill surface flush, and sand unless otherwise indicated.
      d. Install to tolerance of 1/8 inch in 96 inches (3 mm in 2438 mm) for level and plumb. Install adjoining interior finish carpentry with 1/32-inch (0.8-mm) maximum offset for flush installation and 1/16-inch (1.5-mm) maximum offset for reveal installation.
      e. Coordinate interior finish carpentry with materials and systems in or adjacent to it. Provide cutouts for mechanical and electrical items that penetrate interior finish carpentry.
3. Installation Of Interior Trim
   A. Install trim with minimum number of joints as is practical, using full-length pieces from maximum lengths of lumber available.
      a. Do not use pieces less than 24 inches (610 mm) long, except where necessary.
      b. Stagger joints in adjacent and related standing and running trim.
      c. Miter at returns, miter at outside corners, and cope at inside corners to produce tight-fitting joints with full-surface contact throughout length of joint.
      d. Use scarf joints for end-to-end joints.
      e. Plane backs of casings to provide uniform thickness across joints where necessary for alignment.
      f. Install trim after gypsum-board joint finishing operations are completed.
      g. Install without splitting; drill pilot holes before fastening where necessary to prevent splitting.
      h. Fasten to prevent movement or warping.
      i. Countersink fastener heads on exposed carpentry work and fill holes.
4. Installation Of Paneling
   A. Plywood Paneling: Select and arrange panels on each wall to minimize noticeable variations in grain character and color between adjacent panels.
      a. Install with uniform tight joints between panels.
      b. Attach panels to supports with manufacturer's recommended panel adhesive and fasteners.
      c. Space fasteners and adhesive as recommended by panel manufacturer.
      d. Conceal fasteners to greatest practical extent.
         1. Fasten to supports with nails of type and at spacing recommended by panel manufacturer.
         2. Use fasteners with prefinished heads matching groove color.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION
SECTION 07 16 00 UNDERSLAB VAPOR RETARDER
1.01 PRODUCTS
1. Plastic Vapor Retarder
   A. Perminator™ 10 mil by W.R. Meadows.
   B. Stego-Wrap 10 mil by Stego Industries
   C. Vapor Retarder membrane must meet or exceed all requirements of ASTM E1745 Classes A, B, & C.
2. Accessories
   A. Seam Tape
   B. High Density Polyethylene Tape with pressure sensitive adhesive. Minimum width 4 inches.

1.02 EXECUTION
1. Comply with manufacturer's written instructions for installing resilient accessories.

SECTION 07 20 00 - INSULATION
1.01 INSULATION MATERIALS
1. Thermal and Acoustical Insulation Batts; ASTM C665, Type I and ASTM E136, semi-rigid fiberglass insulation, 6-1/4" minimum thickness Minimum 20% total recycled content for glass cullet.
   A. Owens-Corning Corp., Sonobatts.
   B. Comparable units from other acceptable manufacturers that have been tested for air erosion and can be used in return air plenums. Install sound attenuation insulation in partitions and above suspended ceiling according to manufacturer's instructions as indicated on the drawings.
2. Extruded Polystyrene Board Insulation, Type IV - Foundation Insulation: ASTM C578, Type IV, 25-psi (173-kPa) minimum compressive strength; unfaced.
   A. Dupont
   B. Kingspan Group
   C. Owens Corning Insulation Products
3. Acoustic Spray Insulation
   A. K-13 Spray-On Systems, International Cellulose Corporation
      a. Thickness: 1.5"
      b. Color shall be from Manufacturer's standard color chart including black
      c. Material to have been tested in accordance with ASTM E 1042. Testing laboratory must be NVLAP accredited.

1.02 INSTALLATION
1. Spray Acoustic Insulation
   A. Examination
      a. Examine surfaces and report unsatisfactory conditions in writing. Do not proceed until unsatisfactory conditions are corrected.
      b. Verify surfaces to receive spray insulation to determine if priming/sealing is required to ensure bonding and/or to prevent discoloration caused by migratory stains.
   B. Preparation
      a. Provide masking, drop cloths or other satisfactory coverings for materials/surfaces that are not to receive insulation to protect from over-spray.
      b. Coordinate installation of the sprayed cellulose fiber with work of other trades.
      c. Prime surfaces as required by manufacturer's instructions or as determined by examination.
   C. Installation
      a. Install spray applied insulation according to manufacturer's recommendations.
      b. Install spray applied insulation to achieve an average NRC of 1.00
      c. Cure insulation with continuous natural or mechanical ventilation.
      d. Remove and dispose of over-spray.
   D. Protection
      a. Protect finished installation under provision of Division 1.

07 84 00 FIRESTOPPING
1.01 QUALITY ASSURANCE
1. Installer Qualifications: FM Approval approved or UL qualified.

1.02 SUSTAINABILITY REQUIREMENTS
1. LEED 2009 CI:
   A. Low-emitting sealants.

1.03 PENETRATION FIRESTOPPING
1. Penetrations in Fire-Resistance-Rated Walls: F-ratings per ASTM E814 or UL 1479.
2. Penetrations in Horizontal Assemblies: F-, T-, and W-ratings per ASTM E814 or UL 1479.
3. Penetrations in Smoke Barriers: L-ratings per UL 1479.

1.04 INSTALLATION
1. Provide penetration firestopping that is produced and installed to resist spread of fire according to requirements indicated, resist passage of smoke and other gases, and maintain fire-resistance rating of construction penetrated. Penetration firestopping systems shall be compatible with one another, with the substrates forming openings, and with penetrating items if any.

07 92 00 JOINT SEALANTS
1.01 MATERIAL: Tremco Sealants
1. Provide elastomeric and nonelastomeric sealants, caulking, compression seals, joint fillers and related materials in best quality materials. Prepare and clean surfaces to receive work in accordance with ASTM C1193. Trades shall coordinate that joints sealant requirements meet ASTM 1193. Acoustic sealants in accordance with ASTM C919. Refer to other specification sections and install sealants where called for by other sections and additional conditions and materials may be required on project.
2. Submittals: Provide product data and manufacturer's full range of standards sealant colors to Architect for review.

1.02 SUSTAINABILITY REQUIREMENTS
1. LEED 2009 CI:
   A. Low-emitting sealants.

DIVISION 8 - OPENINGS
08 11 13 HOLLOW METAL AND FRAMES
1.01 MATERIALS
1. Commercial Hollow-Metal Doors and Frames: NAAMM-HMMA 861. At locations indicated in the Door and Frame Schedule. Physical Performance: Level A according to SDI A250.4.

1.02 DOORS
1. Type: As indicated in the Door and Frame Schedule.
2. Thickness: 1-3/4 inches (44.5 mm.)
3. Face: Metallic-coated, cold-rolled steel sheet, minimum thickness of 0.042 inch (1.0 mm).
4. Edge Construction: Continuously welded with no visible seam.
5. Core: Steel stiffened.

1.03 FRAMES
1. Materials: Metallic-coated steel sheet, minimum thickness of 0.053 inch (1.3 mm).
2. Construction: Full profile welded.
3. Exposed Finish: Prime.
4. Supports and Anchors: Fabricate of not less than 18 gage galvanized sheet steel.
5. Inserts, bolts, and fasteners: Manufacturer's standard units, except hot-dip galvanized items to be build into exterior walls, complying with ASTM A 153, Class C or D as applicable.

1.04 FINISH
1. Shop Applied Paint:
2. Primer: Rust-inhibitive enamel or paint, either air-drying or baked-on, suitable as a base for specified finish paints.
3. Finish: Manufacturer's standard baked epoxy paint or enamel paint.

SECTION 08 14 00 WOOD DOORS
1.01 VENEERED-FACED DOORS FOR TRANSPARENT FINISH
1. Grade: Premium, with Grade A faces.
2. Species: Birch
3. Cut: Plain sliced (flat sliced).
   A. Match between Veneer Leaves: Book match.
4. Core: Structural composite lumber.
5. Construction: Five or seven plies. Stiles and rails are bonded to core, then entire unit abrasive planed before veneering. Faces are bonded to core using a hot press.
6. Construction: Seven plies, either bonded or nonbonded construction.
7. WDMA I.S.1-A Performance Grade: Heavy Duty.

1.02 FINISHING
1. Transparent Finish:
2. Grade: Premium.
3. Finish: AWI conversion varnish or catalyzed polyurethane system.
4. Staining: As selected by Architect from manufacturer's full range to match existing building standard..
5. Effect: Semi filled finish, produced by applying an additional finish coat to partially fill the wood pores.

SECTION 08 38 00 - TRAFFIC DOORS
1.01 PRODUCT
1. Food Service Doors: 3/4 inch (19 mm) exterior grade solid wood core; 1 inch (25 mm) total thickness
   A. BASIS OF DESIGN: Eliason Corporation, Model SCP-8, or equal
   B. Facing: Decorative plastic laminate.
   C. Top Panels: 0.032 inch (0.81 mm) decorative laminate, both sides.
   D. Base Plates: 18 inches (457 mm) high 20 gauge (0.9 mm) stainless steel both sides; stainless steel edge trim and top hinge covers.
   E. Window Size: 9 inches (229 mm) wide by 14 inches (356 mm) high.
   F. Window Molding: Black rubber molding.
   G. Glazing: Clear acrylic.
   H. Laminate Finish: As selected from manufacturer's standard selection.
2. Hardware And Accessories
   A. Hinges: Double Action Easy S
3. Installation: Install in accordance with manufacturer's instructions

SECTION 08 41 13 ALUMINUM-FRAMED STOREFRONTS
1.01 MATERIALS
1. General: Basis of Design: Efco, Series 450 storefront framing or approved equal
   A. All aluminum frame extrusions shall have a minimum wall thickness of .080" (2 mm). All exposed work shall be carefully matched to produce continuity of line and design with all joints. System design shall be such that raw edges will not be visible at joints.
2. Frame
   A. Depth of frame shall not be less than 4 1/2".
   B. Face dimension shall not be less than 2"
   C. Frame components shall be screw spline construction.
3. Glazing: GL-1T per Section 08 80 00
   A. All units shall be "dry glazed" with gaskets on both exterior and interior of the glass.
4. Finish: To be painted black.
5. Submittals:
   A. Provide shop drawings showing aluminum storefront framing sizes, profiles and attachment to other parts of the work. Provide finish samples for architects selection.

SECTION 08 70 00 HARDWARE
Provide Door Hardware as described in the door schedule and as specified herein. Door hardware shall meet all applicable codes. Coordinate all keying requirements with Owner.

Fire Rated Assemblies: Where fire-rated assemblies are indicated, provide door hardware rated for use in assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency for fire protection indicated, based on testing at positive pressure according to NFPA 252 or UL 10C unless otherwise indicated.

Provide Architect with shop drawings and samples for final review, selection and approval. Installation: Install per manufacturer's written requirements

Hardware shall be as specified below or approved equal
Locksets; Schlage
Lever: ND Series
Hinges: Interior Door: Hager Ball Bearing Hinges, BB 1279; Interior Doors over 36" wide: Hager Ball Bearing Hinges, BB 1168; Exterior Doors (Inswinging): Hager Ball Bearing Hinges, BB 1168
Exterior Doors (Outswinging) : Hager Ball Bearing Hinges, BB 1199 w/ Non-Removable Pins
Exit Devices: Sargent 8804
Closer: LCN Closer, 4041 where scheduled
Weatherstripping: Sweeps: Pemko 315CN; Jambs: Pemko 316AV; Door Top Drips: 346C
Thresholds. Fabricated full width of opening indicated; Basis of Design: Pemko

SECTION 08 80 00 GLAZING
1.01 MATERIAL
1. Float Glass
   A. ASTM C 1036, Type I, Quality-Q3, Class I (clear)
2. Heat-Treated Float Glass:
   A. ASTM C 1048; Kind HS (heat strengthened) Type I; Quality-Q3; Class I (clear)
3. Preassembled units consisting of sealed lites of glass separated by a dehydrated interspace, and complying with ASTM E 774 for Class CBA units and with requirements specified in this Article and in the Insulating-Glass Schedule.
4. Reflective- and Low-E-Coated Vision Glass: ASTM C1376.
5. Insulating Glass
   A. Insulating-Glass Units: Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, qualified in accordance with ASTM E2190.
      a. Sealing System: Dual seal, with **manufacturer's standard** primary and secondary sealants.
      b. Perimeter Spacer: **Aluminum with mill or clear anodic finish**.
      c. Desiccant: Molecular sieve or silica gel, or a blend of both.

1.02 GLAZING SCHEDULE
1. Low-E-Coated, Clear Insulating Glass Type GL-1T:
   A. Basis-of-Design Product: Viracon VUE1-40
   B. Overall Unit Thickness: 1 inch (25 mm)
   C. Minimum Thickness of Each Glass Lite: ¼ inch
   D. Outdoor Lite: Annealed float glass.
   E. Interspace Content: Argon.
   F. Indoor Lite: Annealed float glass.
   G. Low-E Coating: Pyrolytic or sputtered on second surface.
   H. Winter Nighttime U Factor: 0.25 maximum
   I. Summer Daytime U Factor: 0.21 maximum
   J. Visible Light Transmittance: 40% minimum
   K. Solar Heat Gain Coefficient: 0.21 maximum
   L. Safety glazing required.
2. GLASS TYPE GL-2: ¼ inch thickness unless otherwise indicated; comply with ASTM C1036, Type I (transparent glass, flat), Class 1 (clear), Quality q3 (glazing select).
3. GLASS TYPE GL-3T: ¼ inch thickness unless otherwise indicated; comply with ASTM C1036, Type I (transparent glass, flat), Class 1 (clear), Quality q3 (glazing select), and further processed to comply with ASTM C1048, Kind FT (fully tempered).

SECTION 08 83 00 MIRRORS
1.01 PRODUCTS
1. SILVERED FLAT GLASS MIRRORS
   A. Mirrors, General: ASTM C1503; manufactured using copper-free, low-lead mirror coating process.
   B. Tempered Glass Mirrors: Mirror Glazing Quality for blemish requirements and complying with ASTM C1048 for Kind FT, Condition A, tempered float glass before silver coating is applied.
      a. Nominal Thickness: 6.0 mm
   C. Safety Glazing Products: For film-backed or tempered mirrors, provide products that comply with 16 CFR 1201, Category II.
   D. Mirror Sizes: See Drawings for Locations:
      a. MR-1: 2'-6" x 3'-0"
2. MISCELLANEOUS MATERIALS
   A. Setting Blocks: Elastomeric material with a Shore, Type A durometer hardness of 85, plus or minus 5.
   B. Edge Sealer: Coating compatible with glass coating and approved by mirror manufacturer for use in protecting against silver deterioration at mirrored glass edges.
   C. Mirror Mastic: An adhesive setting compound, asbestos-free, produced specifically for setting mirrors.
      a. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
         - Franklin International
         - Laurence, C. R. Co., Inc.
         - Liquid Nails Adhesive.
         - Palmer Products Corporation. E
         - Royal Adhesives & Sealants, LLC.
   D. Film Backing for Safety Mirrors: Film backing and pressure-sensitive adhesive; both compatible with mirror backing paint as certified by mirror manufacturer.
3. MIRROR HARDWARE
   A. Aluminum J-Channels: Aluminum extrusions with a return deep enough to produce a glazing channel to accommodate mirrors of thickness indicated and in lengths required to cover edges of mirrors in a single piece.
      a. Aluminum J-Channel Bottom Trim: J-channels formed with front leg and back leg not less than 3/8 and 7/8 inch (9.5 and 22 mm) in height, respectively, and a thickness of not less than 0.04 inch (1.0 mm).
      b. Aluminum J-Channel Top Trim: J-channels formed with front leg and back leg not less than 5/8 and 1 inch (16 and 25 mm) in height, respectively, and a thickness of not less than 0.04 inch (1.0 mm).
      c. Finish: **Clear** bright anodized.
   B. Fasteners: Fabricated of same basic metal and alloy as fastened metal and matching it in finished color and texture where fasteners are exposed.

DIVISION 9 - FINISHES
SECTION 09 29 00 GYPSUM BOARD
1.01 MATERIAL
1. Gypsum Board, Type X: ASTM C 1396/C 1396M.
   A. Thickness: 5/8 inch (15.9 mm).
   B. Long Edges: Tapered and featured (rounded or beveled) for prefilling.
   C. Face Paper: 100% recycled natural finish paper
   D. Liner Paper: 100% recycled paper
   E. Use Water Resistant Gypsum Board at all Wet Areas, to include but not limited to, Toilet Rooms, Kitchenettes, Janitor Closets.
2. Interior Trim
   A. ASTM C 1047.
   B. Material: Galvanized or aluminum-coated steel sheet, rolled zinc, plastic, or paper-faced galvanized steel sheet.
   C. Shapes: Cornerbead, LC-Bead (J-shaped; exposed long flange receives joint compound), and U-Bead (J-shaped; exposed short flange does not receive joint compound)
3. Tile Backer Board:
   A. Provide Glas Mat Tile Backer Board: ASTM C1178/C1178M, 5/8" Thick, Type X Fire Resistant as a substrate for all ceramic tile or where indicated on drawings; maximum available length in place; ends square cut; tapered edges; mold resistant. Provide Tile Backer Board Joint Tape: 2" wide, coated glass fiber tape for joints and corners.

1.02 INSTALLATION
1. Secure Gypsum Board to wall and ceiling framing per Manufacturer's recommendation with Min. 1 1/4" #8 Drywall screws, set and spackle. Tape and Cover Joints with Joint Compound per specified Level Finish. Refer to Wall Types for additional information on Base and Head conditions and requirements.
2. FINISH: Finish level as follows per Gypsum Association Standards:
   A. Finish Level #1: Used above ceiling and other areas where assembly will be concealed.
   B. Finish Level #4: Used behind light wall covering and in exposed areas to receive light wall texture and be painted.

SECTION 09 22 16 NON-STRUCTURAL METAL FRAMING
1.01 MATERIALS
1. Provide Metal Stud Framing System with Batt Type Acoustic Insulation as shown in drawings.
2. Framing System Maximum Allowable Deflection: 1:240 Span.
   A. Select Thickness (Gauge) to resist 10psf uniform load.
3. Studs to conform with ASTM A653/A653M, Non-Load Bearing Rolled Steel, Channel Shaped, punched for utility access.
4. Provide all necessary accessories for Metal Stud Framing.
5. Submit product data describing standard framing member materials, product criteria, and load charts.

SECTION 09 30 00 TILING
CERAMIC TILE
Provide commercial ceramic tile per finish specifications. Manufacturer, size, style, and color per finish specifications. All tile shall meet all industry and code standards. Tile shall be installed per manufacturer's recommendation, and to all industry standards, including the Tile Council of North America's Installation Handbook (TCA Handbook), by a company certified or approved by the tile manufacturer. Ensure subsurface is sufficiently dried or cured to a level consistent with the application of tile. Level, prepare surfaces, and install tile using the appropriate pans, membranes and accessories for wet applications as required. The tile adhesive or attachment method used must be approved by use by the tile manufacturer. Lay tiles to form a smooth continuous surface. Grout and seal tile as per manufacturer's recommendation. Provide 6" cove base at all base conditions. Provide product information, tile and grout samples to Architect for review and final selection.

Floor drains, floor sinks, hub drains, and cleanouts in tile areas should be coordinated with the design build plumbing contractor. Provide and install liquid applied waterproofing membrane under tile in locations where finished space is below in accordance with TCA handbook. Wrap waterproofing up walls 6" minimum.
Provide control joints in tile at location of controls joints in the substrate and as recommended by the TCA handbook and the tile manufacturer.

1.01 PRODUCTS
1. Quarry Tile Type **(QT-1):** Unglazed.
   A. Size: 4 by 4 inches (102 by 102 mm).
   B. Trim Shapes: Coved base with surface bullnose top.
2. Porcelain Tile Type (CT-1): Unglazed.
   A. Size: 7-3/4 by 3-7/8 inches (197 by 98 mm).
   B. Face Size Variation: Rectified.

1.02 INTERIOR TILE INSTALLATION SCHEDULE
1. Interior Floors on Concrete:
   A. TCNA F125A: Thinset mortar on crack isolation membrane. Standard grout.
2. Interior Floors, Wood Subfloor:
   A. TCNA F144: Thinset mortar on cementitious backer units or fiber-cement underlayment. Standard grout.
3. Interior Walls, Wood or Metal Studs or Furring:
   A. TCNA W244: Thinset mortar on cementitious backer units or fiber-cement underlayment Standard grout.

SECTION 09 51 00 ACOUSTICAL CEILINGS
1.01 PRODUCTS
1. ACT-1: Basis of Design: Armstrong Kitchen Zone 673 or Equal
   A. Surface Texture: Smooth
   B. Composition: Mineral Fiber
   C. Color: White
   D. Size: 24 in x 24 in
   E. Edge Profile: Square Lay-In 15/16 in for interface with PRELUDE XL 15/16" Exposed Tee grid.
   F. Articulation Class (AC):
   G. Flame Spread: ASTM E 1264; Class A (UL)
   H. Light Reflectance (LR) White Panel: ASTM E 1477; 0.89
   I. Dimensional Stability: HumiGuard Plus
2. Metal Suspension System
   A. Basis of Design: PRELUDE XL 15/16" Exposed Tee as manufactured by Armstrong World Industries
   B. Components:
      a. Main beams and cross tees, base metal and end detail, fabricated from commercial quality hot dipped galvanized steel complying with ASTM A 653. Main beams and cross tees are double-web steel construction with type exposed flange design. Exposed surfaces chemically cleansed, capping preFinished galvanized steel in baked polyester paint. Main beams and cross tees shall have rotary stitching.
      b. Structural Classification: ASTM C 635 Heavy Duty duty
      c. Color: Blizzard White and match the actual color of the selected ceiling tile, unless noted otherwise.
   C. Attachment Devices: Size for five times design load indicated in ASTM C 635, Table 1, Direct Hung unless otherwise indicated.
   D. Wire for Hangers and Ties: ASTM A 641, Class 1 zinc coating, soft annealed, with a yield stress load of at least three three design load, but not less than 12 gauge.

SECTION 09 65 13 RESILIENT WALL BASE
1.01 PRODUCTS
1. VINYL BASE - VB-1
   A. Product Standard: ASTM F1861, Type TV (vinyl, thermoplastic).
      a. Group: I (solid, homogeneous)
      b. Style and Location:
         - Style A, Straight: Provide in areas with carpet
         - Style B, Cove: Provide in areas with resilient floor coveringS
   B. Minimum Thickness: **0.125 inch (3.2 mm)**
   C. Height: **4 inches (102 mm)**
   D. Colors and Patterns: As selected by architect from manufacturer's standard colors
2. RUBBER STAIR ACCESSORIES
   A. Stair Treads: ASTM F2169.
      a. Homogeneous composition of 100% synthetic rubber.
      b. ASTM F-2169 Standard Specification for Resilient Stair Treads,
      c. Type TS, Class 2
      d. Hardness: ASTM D 2240): Not less than 85 Shore A
      e. Abrasion Resistance (ASTM D 3389): < 1 gram weight loss
      f. Slip Resistance (ASTM D 2047): ≥ 0.5 SCOF
      g. Fire Resistance: ASTM E 648/NFPA 253 (Critical Radiant Flux): Class 1 (Minimum 0.45 W/cm2)
      h. Smoke Development (ASTM E 662/NFPA 258): less than 450
      i. CAN/ULC S102.2: FSR 120 / SDC 460
      j. Integral Risers: Smooth, flat, in height that fully covers substrate. Profile: Diamond
      k. Colors: As selected by architect from manufacturer's standard colors
   B. Landing Tile: Matching treads; produced by same manufacturer as treads and recommended by manufacturer for installation with treads
3. INSTALLATION MATERIALS
   A. Trowelable Leveling and Patching Compounds: Latex-modified, portland-cement-based or blended hydraulic-cement-based formulation provided or approved by resilient-product manufacturer for applications indicated.
   B. Adhesives: Water-resistant type recommended by resilient-product manufacturer for resilient products and substrate conditions indicated.
   C. Stair-Tread Nosing Filler: Two-part epoxy compound recommended by resilient stair-tread manufacturer to fill nosing substrates that do not conform to tread contours

1.02 EXECUTION
1. Comply with manufacturer's written instructions for installing resilient accessories.

SECTION 09 91 00 PAINTING
1.01 PAINT, GENERAL
1. MPI-listed products.
2. Provide paint and coatings to conform with ASTM D16, ASTM D4442 and ASTM E84.
3. Provide Manufacturer's product data and (3) paint sample draw downs in sheens as specified to the Architect for review.
4. Attic Stock: Supply one gallon or less of each color, type and surface texture of left over paint.

1.02 QUALITY ASSURANCE
1. Mockups for each color and finish.

1.03 SUSTAINABILITY REQUIREMENTS
1. LEED 2009 CI:
   A. Low-emitting paints and coatings.

1.04 INTERIOR PAINTING SCHEDULE
1. Steel Substrates:
   A. Latex system, alkyd primer.
   B. Latex over shop-applied quick-drying shop primer system.
   C. Institutional low-odor/VOC latex system.
   D. Water-based dry-fall system.
2. Gypsum Board Substrates:
   A. Latex over latex sealer system.
   B. Institutional low-odor/VOC latex system
3. CMU, Masonry and Stone Walls:
   A. Primer: Sherwin Williams Heavy Duty Block Filler, B42W46
   B. First Coat: Sherwin Williams Pro Industrial Water Based Catalyzed Epoxy Eg-Shel, B73-360 Series or Gloss, B73-300 Series
   C. Second Coat: Sherwin Williams Pro Industrial™ Water Based Catalyzed Epoxy Eg-Shel, B73-360 Series or Gloss, B73-300 Series
4. Wood Ceiling
   A. Primer: Sherwin Williams Epoxy Ester Dryfall
   B. First Coat: Sherwin Williams Epoxy Ester Dryfall

DIVISION 10 - SPECIALTIES
SECTION 10 28 00 TOILET, BATH, AND LAUNDRY ACCESSORIES
1.01 PRODUCTS
1. Grab Bar (GB-1, GB-2, & GB-3):
   A. Basis of Design: Subject to compliance with requirements, materials that may be Provided include, but are not limited to the following:
      a. Bradley Corporation
         - Model: 812
         - Mounting: Flanges with concealed fasteners.
         - Material: Stainless steel, 0.05 inch (1.3 mm) thick.
            1. Finish: Smooth, ASTM A480/A480M No. 4 finish (satin) on ends and slip-resistant texture in grip area
         - Outside Diameter: 1-1/2 inches (38 mm).
         - Configuration and Length: As indicated on Drawings
2. Toilet Tissue (Roll) Dispenser (TPD-1): Confirm with Owner
   A. Basis of Design: Subject to compliance with requirements, materials that may be provided include, but are not limited to the following.
      a. Bradley Corporation
         - Model: 5A10-11
         - Mounting: Surface mounted.
         - Capacity: Designed for 4-1/2- or 5-inch- (114- or 127-mm-) diameter tissue rolls.
         - Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin)
3. Soap Dispenser (SD-1): Confirm with Owner
   A. Basis of Design: Subject to compliance with requirements, materials that may be provided include, but are not limited to the following.
      a. Bradley Corporation
         - Model: 6542
         - Mounting: Surface mounted.
         - Capacity: Designed for 40oz.
         - Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin)
4. Underlavatory Guard (UG-1):
   A. Description: Insulating pipe covering for supply and drain piping assemblies that prevents direct contact with and burns from piping; allow service access without removing coverings.
   B. Material and Finish: Antimicrobial, molded plastic, white.

SECTION 10 44 13 FIRE EXTINGUISHERS
1. Basis of Design: Badger Fire Protection; a Kidde company (FE-1).
   A. Multipurpose Dry-Chemical Type: UL-rated 20# nominal capacity, with monoammonium phosphate-based dry chemical in manufacturer's standard enameled container.
   B. Mounting: Surface mounted with wall bracket.

DESIGN BUILD CONTRACTORS - GENERAL NOTES
Design Build Equipment, Fire Protection, Plumbing, Mechanical, & Electrical Contractors shall provide fully coordinated design drawings to architect for cursory review in advance of commencement of On-Site work. Contractors shall fully familiarize themselves with the base building drawings and the building construction in order to adequately integrate their systems into the building.

Design Build contractors are responsible to coordinate all their respective systems with each discipline and with the base building construction so as to maintain the existing functional separations and fire resistive ratings of walls, floors, ceilings and roofs.

MECHANICAL REQUIREMENTS
All mechanical work is design / build by mechanical contractor. Mechanical design build contractor shall engineer the work and abide

GENERAL DEMOLITION NOTES TO CONTRACTOR

1. DRAWINGS WERE PREPARED BASED ON AVAILABLE EXISTING BUILDING DOCUMENTATION AND FIELD MEASUREMENTS. ADDITIONAL INFORMATION IS SPECIFIED IN DIVISION 01 SECTIONS OF THE PROJECT MANUAL. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, AND DIMENSIONS TO SATISFY THEIR EXECUTION OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. EXISTING WALLS, DOORS, FRAMES, ETC. THAT ARE SCHEDULED TO BE REMOVED ARE SHOWN BY DASHED LINE TYPES. SEE DEMOLITION KEY NOTES FOR SPECIFIC INSTRUCTIONS.
3. EXISTING WALLS, DOORS, FRAMES, ETC. THAT ARE SCHEDULED TO REMAIN ARE SHOWN IN A LIGHT LINE WEIGHT AND ARE TO BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY SUCH EXISTING CONDITIONS WHICH ARE DAMAGED OR BECOME UNSTABLE DUE TO OTHER DEMOLITION SHALL BE REPLACED AT NO COST TO THE OWNER, WITH NEW CONSTRUCTION TO MATCH.
4. REMOVAL OF ALL HAZARDOUS MATERIALS IS THE SOLE RESPONSIBILITY OF THE OWNER. THE EXISTING BUILDING IS ASSUMED TO NOT CONTAIN SUCH MATERIALS. SHOULD ANY MATERIAL BE FOUND, OR IS SUSPECTED TO CONTAIN BE HAZARDOUS MATERIAL, THE CONTRACTOR SHOULD STOP WORK IMMEDIATELY AND NOTIFY OWNER AND ARCHITECT.
5. SEE MEPPP DRAWINGS AND SPECIFICATIONS FOR ELECTRICAL, PLUMBING, FIRE PROTECTION AND HVAC REMOVAL. THESE SYSTEMS ARE SHOWN FOR COORDINATION PURPOSES ONLY.
6. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK IS DESIGN BUILD BY GENERAL CONTRACTOR. GC IS RESPONSIBLE FORCOORDINATING WORK OF ALL SUB CONTRACTORS.
7. COORDINATE ALL ITEMS TO BE SALVAGED AND TURN OVER TO OWNER.

DEMOLITION PLAN LEGEND

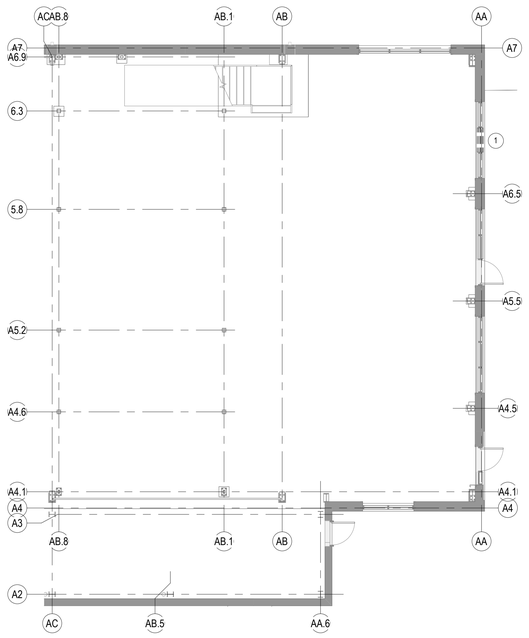
EXISTING, TO BE REMOVED

EXISTING, TO REMAIN

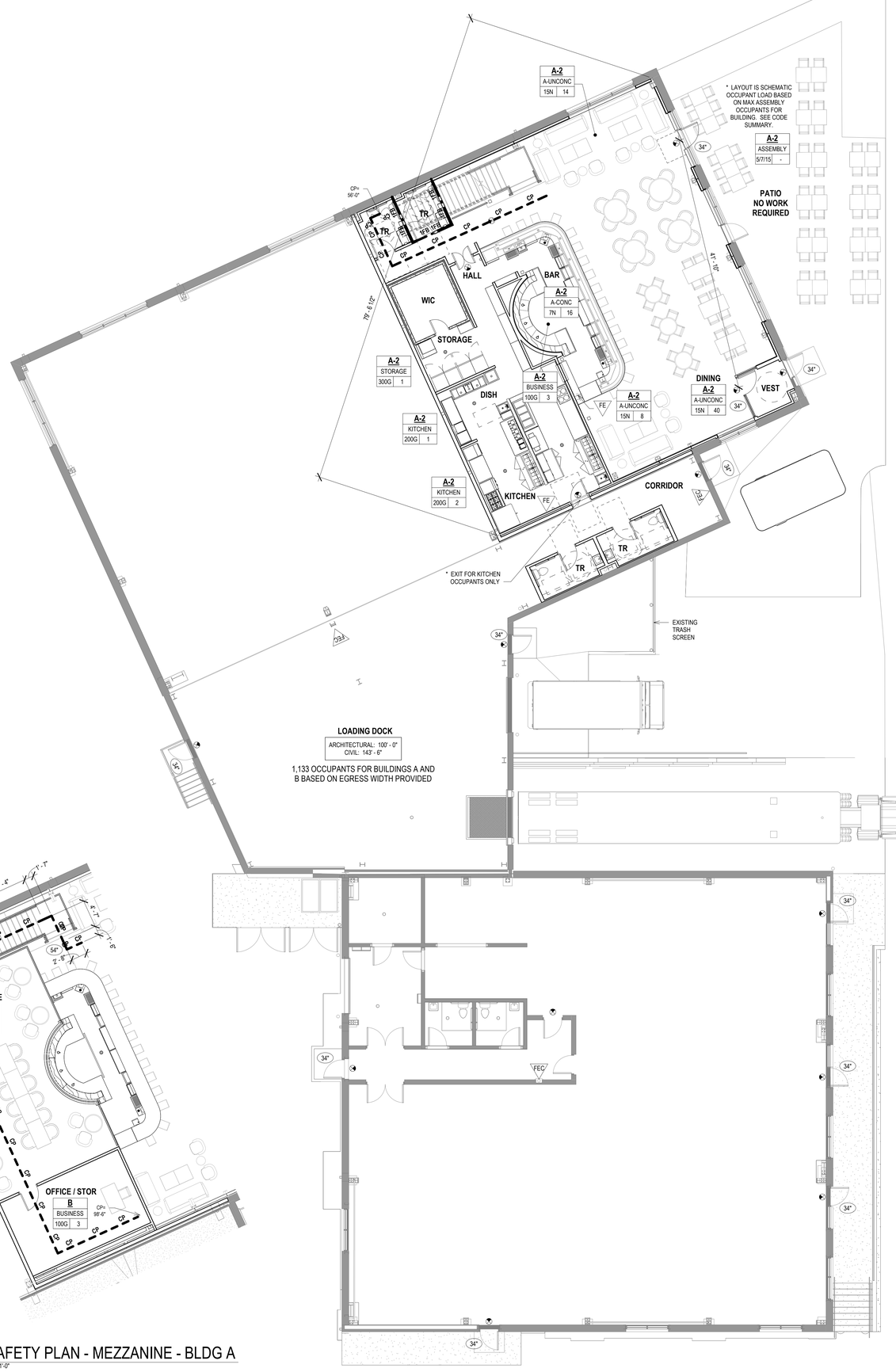
DEMOLITION PLAN KEYNOTES (X)

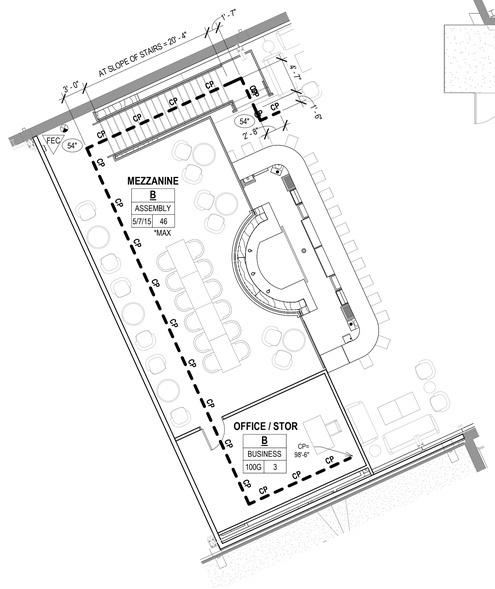
SEE PROJECT GENERAL CONDITIONS AND SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.
DEMOLITION PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

1	EXISTING STOREFRONT TO BE MODIFIED AS SHOWN IN DEMOLITION AND NEW WORK PLANS. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD.
X	LEGEND

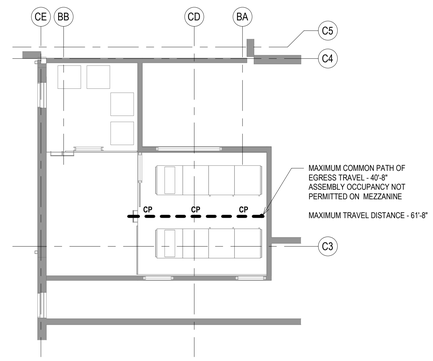


4 DEMOLITION PLAN - LEVEL 01
Scale: 1/8" = 1'-0"





3 LIFE SAFETY PLAN - MEZZANINE - BLDG A
Scale: 1/8" = 1'-0"



2 LIFE SAFTEY PLAN - EQUIP PLATFORM - BLDG C
Scale: 1/8" = 1'-0"

1 LIFE SAFETY PLAN - LEVEL 01
Scale: 1/8" = 1'-0"

CODE PLAN KEY

- (XX) EXIT WIDTH PROVIDED
- (FEC) FIRE EXTINGUISHER - MAXIMUM TRAVEL DISTANCE - 75 FEET - SEE SPECIFICATIONS FOR FIRE EXTINGUISHER TYPE.
- EXIT SIGN
- CP — CP — COMMON PATH OF TRAVEL
- TD — TD — TRAVEL DISTANCE
- 1FB — 1FB — ONE HOUR RATED FIRE PARTITION
- 1FW — 1FW — ONE HOUR RATED FIRE WALL
- X — OCCUPANCY CLASSIFICATION
- FUNCTION — TABLE 1004.1.2
- 100G 1 — OCCUPANT FACTOR / LOAD
- OCCUPANCY TAG

CODE SUMMARY

APPLICABLE CODES

BUILDING:	2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366
ACCESSIBLE:	2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
ENERGY:	2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363
MECHANICAL:	2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364
FUEL:	2015 IFGC INTERNATIONAL FUEL GAS CODE WITH WISCONSIN AMENDMENTS SPS 365
PLUMBING:	2014 WISCONSIN PLUMBING CODE SPS 381-387
ELECTRICAL:	2017 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316
FIRE:	2009 INTERNATIONAL FIRE CODE ADOPTED PER MILWAUKEE CODE OF ORDINANCES (MCO-214-3)

SCOPE OF WORK

THE PROJECT SCOPE CONVERTS AN UNOCCUPIED SPACE TO A NEW ASSEMBLY AND BUSINESS SPACE.

CODE SUMMARY

EXISTING BUILDING DATA:
CONSTRUCTION TYPE IIB, FULLY SPRINKLERED
NON-SEPARATED OCCUPANCIES - A, B, F, AND S
15,164SF; 26'-0" APPROXIMATE MAXIMUM HEIGHT ABOVE GRADE PLANE

IBC 2015 -
(IBC 2015) TABLE 504.3 (HEIGHT), TABLE 504.4 (STORIES), AND TABLE 506.2 (AREA) - CONSTRUCTION TYPE IIB:

ASSEMBLY A-2 -		3 ALLOWABLE STORY (75 FEET) AT 38,000SF
BUSINESS B -		4 ALLOWABLE STORY (75 FEET) AT 92,000SF

TENANT WORK AREA:

LEVEL 01	A-2	3,359SF
MEZZANINE	B	1,091SF

* OUTDOOR PATIO

BUILDING WORK AREA: TOILET ROOMS ONLY
LEVEL 01 158SF
* TOILET ROOMS ARE BEING CONSTRUCTED FOR FUTURE TENANTS

(IBC 2015) 505.2.1 AREA LIMITATION OF MEZZANINE:
THE AGGREGATE AREA OF A MEZZANINES IN TYPE I OR II CONSTRUCTION SHALL BE NO GREATER THAN ONE-HALF OF THE FLOOR ARE OF THE ROOM WHERE EQUIPPED THROUGHOUT WITH SPRINKLER.

(IBC 2015) 505.2.1 OPENNESS OF MEZZANINE:
NOT REQUIRED TO BE OPEN TO THE ROOM IN WHICH THE MEZZANINES ARE LOCATED, PROVIDED THAT THE OCCUPANT LOAD OF THE AGGREGATE AREA OF THE ENCLOSED SPACE IS NOT GREATER THAN 10.

(IBC 2015) 508.3 NON-SEPARATED OCCUPANCIES:
NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 THAT APPLY TO THE NON-SEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.

(IBC 2015) TABLE 601, FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS:
ALL OTHER BUILDING ELEMENTS - 0 HOUR
NON-LOAD BEARING EXTERIOR WALLS AND PARTITIONS - SEE 602

(IBC 2015) 708.3 FIRE RESISTANCE RATING OF FIRE PARTITIONS:
FIRE PARTITIONS SHALL HAVE A FIRE RESISTANCE RATING OF NOT BE LESS THAN 1HR.

(IBC 2015) TABLE 803.11, INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY:
INTERIOR EXIT STAIRWAYS, RAMPS, EXIT PASSAGEWAYS - CLASS B FOR A-2 / B.
CORRIDORS, ENLCOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS - CLASS B FOR A-2 AND C FOR B.
ROOMS AND ENCLOSED SPACES - CLASS C FOR A-2 / B.

(IBC 2015) TABLE 1004.1.2, MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:

	LEVEL 01	MEZZ
ASSEMBLY CONCENTRATED CHAIRS ONLY 7NSF	16	
ASSEMBLY UNCONCENTRATED 15NSF	62	46
BUSINESS AREAS 100 GSF	3	3
KITCHEN AREAS 200 GSF	3	
STORAGE AREAS, MECHANICAL, STOCK, SHIPPING AREAS 300 GSF	1	
TOTAL OCCUPANTS	85	49

*** OUTDOOR PATIO OCCUPANT LOAD BASED ON MAX OCCUPANCY OF RESTAURANT. MAX OCCUPANCY OF RESTAURANT PER TOILET FIXTURE COUNT IS 150 OCCUPANTS. IF RESTAURANT IS AT MAX OCCUPANCY ONLY 16 OCCUPANTS AT PATIO ARE ALLOWED. PATIO CAN HOLD 52 OCCUPANTS IF RESTAURANT OCCUPANT LOAD CAN ACCOMODATE.**

(IBC 2015) 1005.3, MINIMUM REQUIRED EGRESS:
STAIR WIDTH = 0.3 INCHES PER OCCUPANT (MINIMUM 44 INCHES UNLESS OCCUPANT LOAD LESS THAN 50 PEOPLE, 36 INCHES - 1011.2 EXCEPTION 1)
OTHER EGRESS COMPONENTS = 0.2 INCHES PER OCCUPANT (MINIMUM 44 INCHES 1020.2)

STAIR WIDTH		*OTHER EGRESS COMPONENTS*	
MEZZANINE	49 X 0.3 = 36 INCHES	LEVEL 01	85 X 0.2 = 44 INCHES
		MEZZANINE	49 X 0.2 = 44 INCHES

(IBC 2015) 1006.2 COMMON PATH OF EGRESS TRAVEL:
THE COMMON PATH OF EGRESS SHALL NOT EXCEED 75 FEET FOR A OCCUPANCIES AND 100 FEET FOR B, WHERE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

(IBC 2015) TABLE 1006.3.1, NUMBER OF EXITS OR ACCESS TO EXITS PER STORY:
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD OF 1-500 PER STORY IS 2 EXITS PER STORY.

(IBC 2015) TABLE 1017.2, EXIT ACCESS TRAVEL DISTANCE:
MAXIMUM EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM FOR OCCUPANCIES A IS 250 FEET; FOR B OCCUPANCY IS 300 FEET.

(IBC 2015) 1109.2 TOILET AND BATHING FACILITIES:
EACH TOILET ROOM AND BATHING ROOM SHALL BE ACCESSIBLE.

(IBC 2015) TABLE 2902.1, MINIMUM SANITARY FIXTURES:
INTERNATIONAL PLUMBING CODE 410.1 DRINKING FOUNTAIN APPROVAL - WHERE DRINKING FOUNTAINS ARE REQUIRED, WATER COOLERS OR BOTTLED WATER DISPENSER SHALL BE PERMITTED BY SUBSTITUTION.

ASSEMBLY GROUP A-2 - 300 (150 MALE / 150 FEMALE)
WATER CLOSETS/URINAL 1 PER 75 WATER CLOSETS - 2 EACH REQ - 2 EACH PROVIDED
LAVATORY PER 200 LAVATORIES - 0.75 EACH REQ - 2 EACH PROVIDED
DRINKING FOUNTAIN - ALTERNATE PROVIDED
SERVICE SINK - 1 REQ - 1 PROVIDED

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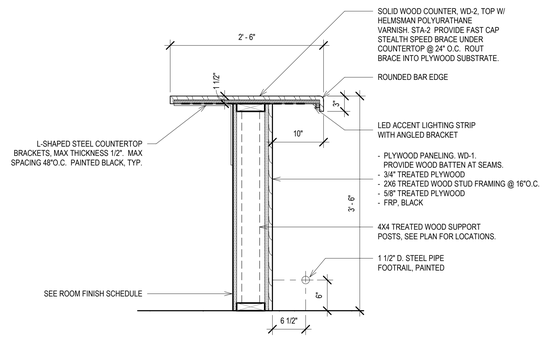
CONSULTANTS:

MAKER'S ROW - BLACK ROSE
TENANT SPACE ONE OF FOUR
6600 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

SHEET TITLE:
LIFE SAFETY PLANS AND DEMOLITION PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2503-005
SET TYPE	**PERMIT SET**
DATE ISSUED	**10/30/2025**
SHEET NUMBER	**A010**



3 SECTION AT FRONT BAR
Scale: 1" = 1'-0"

LIGHT FIXTURE SCHEDULE

SCHEDULE IS GENERIC LIGHTING LAYOUT TO BE USED FOR DESIGN INTENT ONLY. ELECTRIC DESIGN BUILD CONTRACTOR IS RESPONSIBLE FOR DESIGNING THE LIGHTING WITH ADEQUATE LIGHT LEVELS, AND FIXTURES THAT ARE APPROVED BY OWNER. MOUNTING HEIGHT OF LIGHT FIXTURES TO BE REVIEWED WITH OWNER AND ARCHITECT ONSITE BEFORE INSTALLATION.

L1	6" RECESSED LED CAN LIGHT FIXTURE
L2	SUSPENDED TRACK LIGHTING
L3	8"-12" AMBER GLASS SPHERE PENDANT, DIMMABLE. HUNG 10' FROM FLOOR.
L4	8"-12" AMBER GLASS SPHERE PENDANT, DIMMABLE. HUNG 12' FROM FLOOR.
L5	8"-12" AMBER GLASS SPHERE PENDANT, DIMMABLE. HUNG 14' FROM FLOOR.
L6	8"-12" AMBER GLASS SPHERE PENDANT, DIMMABLE. HUNG 16' FROM FLOOR.
L7	6" SUSPENDED LED CAN LIGHT FIXTURE
L8	INDUSTRIAL STYLE PENDANT LAMP. 4' ABOVE BAR.
L9	LED TAPE LIGHT
L10	SUSPENDED 4'-0" LINEAR LED LIGHT FIXTURE
L11	2'X2' LAY-IN LED LIGHT FIXTURE
L12	O.F.C.I. MEDIUM PENDANT LIGHT FIXTURE
L13	WALL MOUNTED VANITY LED LIGHT FIXTURE
L14	CYLINDRICAL LED WALL SCONCE
L15	O.F.C.I. DECORATIVE LINEAR PENDANT LIGHT FIXTURE

GENERAL REFLECTED CEILING PLAN NOTES TO CONTRACTOR

1. THIS PLAN SHALL BE USED TO ESTABLISH THE LOCATIONS OF THE MAJOR CEILING PENETRATIONS INCLUDING: LIGHTING, HVAC, ACCESS PANEL, SPRINKLERS, SPEAKERS, ETC. SEE M.E.P. DRAWINGS FOR MORE SPECIFIC INFORMATION REGARDING EACH DISCIPLINE. IF CONFLICTS ARE DISCOVERED REGARDING LOCATION OF CEILING PENETRATIONS, CONTACT ARCHITECT FOR FURTHER INFORMATION.
2. ALL DEVICES SHOWN IN CEILING TILE SHALL BE LOCATED IN THE CENTER OF THAT TILE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO CEILING FIXTURES ARE TO CENTER OF FIXTURE.

REFLECTED CEILING PLAN KEY

- GYPSUM WALL BOARD CEILING SEE ROOM FINISH SCHEDULE AND SPECIFICATIONS FOR MORE INFORMATION
- 2X2 ACOUSTICAL CEILING TILE SEE ROOM FINISH SCHEDULE AND SPECIFICATIONS FOR MORE INFORMATION
- EXPOSED CEILING SEE ROOM FINISH SCHEDULE
- EXIT SIGN
- SUPPLY MECH DIFFUSER SEE MECHANICAL DRAWINGS
- MECH RETURN DIFFUSER SEE MECHANICAL DRAWINGS
- MECH EXHAUST SEE MECHANICAL DRAWINGS

REFLECTED CEILING PLAN KEYNOTES (CX)

SEE PROJECT GENERAL CONDITIONS AND SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

REFLECTED CEILING PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

C1	EXISTING EXTERIOR METAL PANEL LINER AND GIRTS TO BE PAINTED PT-X. EXPOSED COLUMNS, BEAMS, AND JOISTS TO BE PAINTED A DIFFERENT COLOR, PT-X.
C2	KITCHEN HOOD. EXHAUST UP THROUGH MEZZANINE, THEN SOUTH TO FLAT ROOF, THEN WEST TO MAKE-UP AIR UNIT ON BUILDING B. SEE 2/A600. OPENING IN EXISTING MEZZANINE FLOOR TO BE DELEGATED DESIGN.
C3	LIGHT FIXTURES AT TR 104 NEED TO BE LISTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLY.
C4	SLOPED CEILING. MATCH SLOPE OF STAIR ABOVE.
C5	EXISTING CONCRETE FILLED METAL PAN STAIRS. EXPOSED METAL TO BE PAINTED PT-X.
C6	PROVIDE 6" ACOUSTIC INSULATION ABOVE FINISHED CEILING.
C7	LIGHTING AT WIC BY COOLER MANUFACTURER. PROVIDE SPRINKLERS AT WIC.

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

1. THIS DRAWING IS FURTHER SUPPORTED BY INFORMATION CONTAINED IN THE SPECIFICATIONS.
2. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK IS DESIGN BUILD BY GENERAL CONTRACTOR. GC IS RESPONSIBLE FORCOORDINATING WORK OF ALL SUB CONTRACTORS.
3. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. FINISH FLOOR ELEVATIONS ARE TO THE TOP OF THE FINISHED FLOOR MATERIAL UNLESS OTHERWISE NOTED.
5. CONTRACTORS SHALL JOINTLY PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKING PLATES, WALL BLOCKING AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF CASEWORK, TOILET ACCESSORIES, PARTITIONS, MILLWORK, AND ALL WORK MOUNTED OR SUSPENDED BY ALL TRADES.

NEW WORK PLAN LEGEND

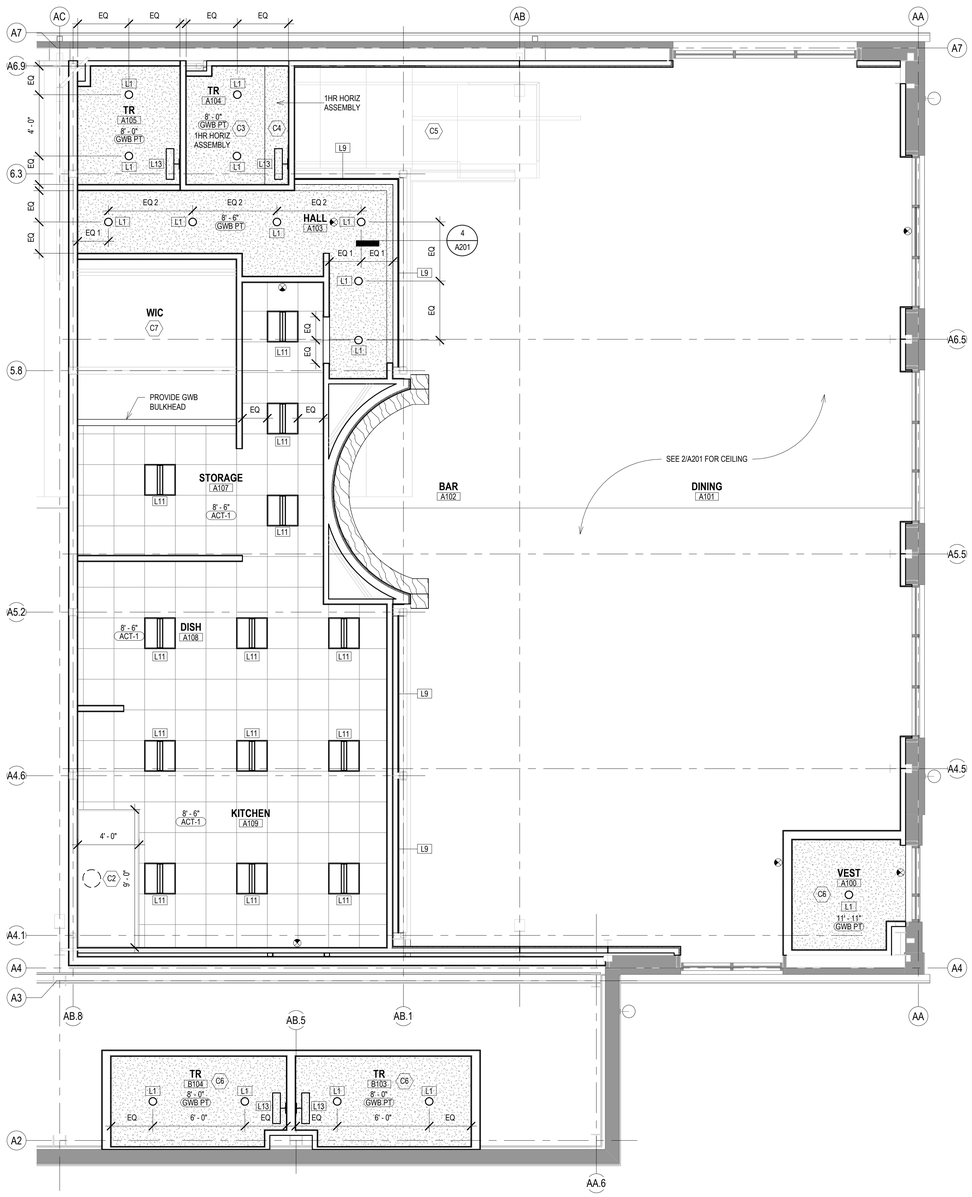
- EXISTING, TO REMAIN
- MASONRY PARTITION, SEE PARTITION TYPES FOR DETAILS
- METAL STUD PARTITION, SEE PARTITION TYPES FOR DETAILS.

NEW WORK PLAN KEYNOTES (X)

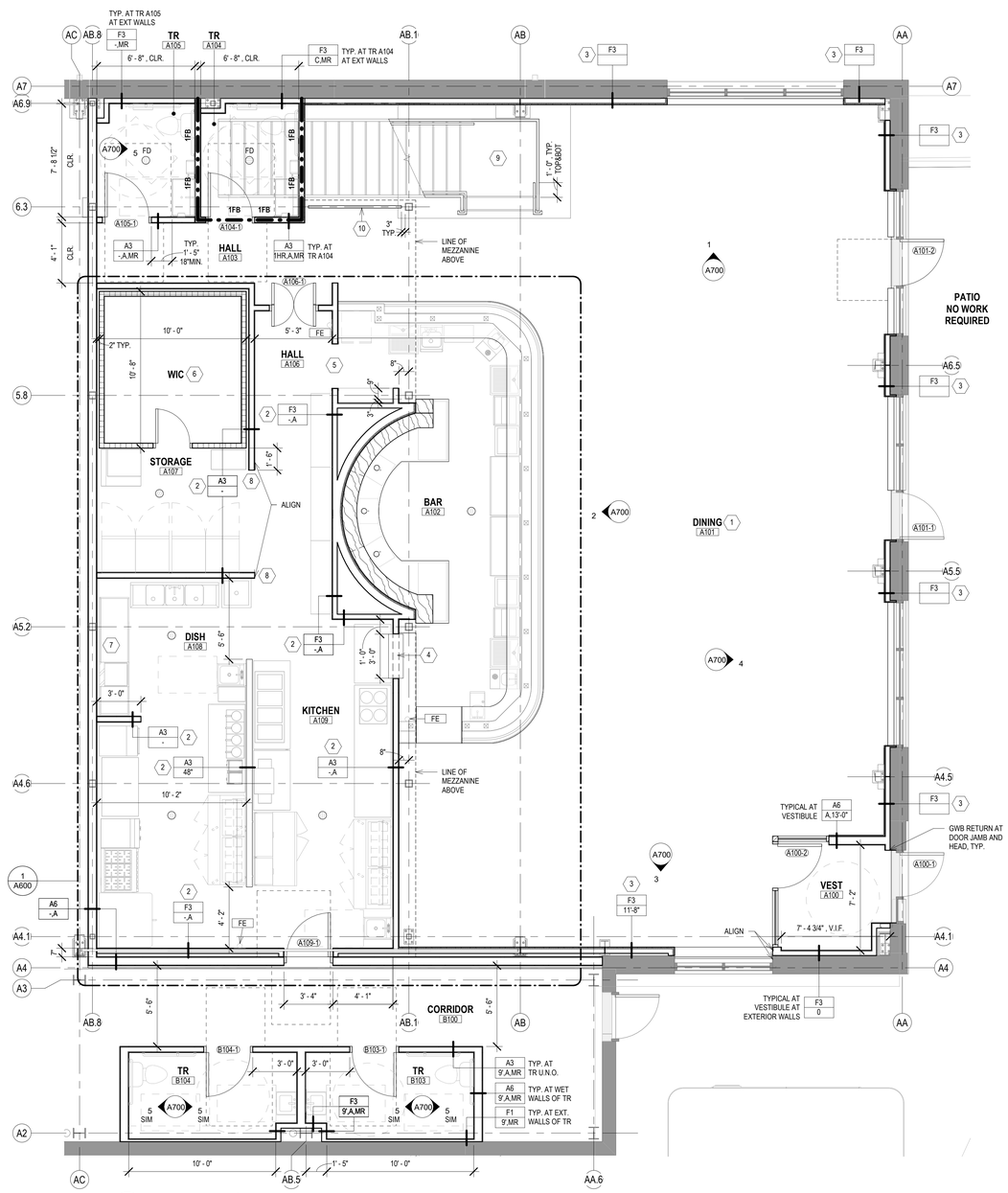
SEE PROJECT GENERAL CONDITIONS AND SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

NEW WORK PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

1	NEW 4" CONCRETE SLAB WITH VAPOR BARRIER. PROVIDE POLISHED CONCRETE.
2	IN LIEU OF GWB AT KITCHEN SIDE OF PARTITIONS PROVIDE FRP OVER 5/8" TREATED PLYWOOD BOTH SIDES. AT PARTIAL HEIGHT PARTITIONS PROVIDE FRP CAP.
3	ALIGN T.O. PARTITION WITH MEZZANINE LEVEL. PROVIDE 3/4" PLYWOOD HORIZONTAL FURRING @ 32" O.C. FINISHES TO RETURN AT ALL STOREFRONT JAMBS AND SILLS.
4	3'-0"X3'-0" PASS-THRU. PAINTED STEEL SURROUND WITH 12" DEEP WOOD SHELF, WD-2, TO MATCH BAR. T.O. WOOD SHELF AT 4'-0" A.F.F.
5	3'-0"X7'-0" CLEAR OPENING. PAINTED STEEL JAMBS AND HEAD.
6	CONDENSER UNIT TO BE LOCATED IN LOADING DOCK. LOCATION TO BE REVIEWED AND APPROVED BY OWNER.
7	24"X24" MOP SINK WITH SPLASH GUARDS.
8	PROVIDE STAINLESS STEEL CORNER GUARDS AT EXPOSED CORNERS U.N.O.
9	EXISTING CONCRETE FILLED METAL PAN STAIRS ON EXISTING CONCRETE SLAB ON GRADE. NEW CONCRETE SLAB TO TIE INTO EXISTING SLAB AT AT STAIR. PROVIDE GUARDRAIL AND HANDRAIL ASSEMBLIES AS SHOWN.
10	PROVIDE LOW HEADROOM METAL BARRIER AS SHOWN. PAINTED PT-X.
11	NO FLOOR SOUTH OF GRID LINE A4.1. PROVIDE METAL STUDS HORIZONTALLY 16" O.C.
12	EXISTING CONCRETE SLAB. PROVIDE POLISHED CONCRETE FINISH.
13	KITCHEN HOOD. EXHAUST UP THROUGH MEZZANINE, THEN SOUTH TO FLAT ROOF, THEN WEST TO MAKE-UP AIR UNIT ON BUILDING B. SEE 3/A201. OPENING IN EXISTING MEZZANINE FLOOR TO BE DELEGATED DESIGN.
14	PROVIDE (4) CONVENIENCE OUTLETS ALONG WEST PARTITION FOR O.F.O.I. LIGHT BOXES.



2 REFLECTED CEILING PLAN - LEVEL 01
Scale: 1/4" = 1'-0"



1 NEW WORK PLAN - LEVEL 01
Scale: 1/4" = 1'-0"

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CONSULTANTS:

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SHEET TITLE: **NEW WORK PLAN AND REFLECTED CEILING PLAN - LEVEL 01**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2503-005
SET TYPE	**PERMIT SET**
DATE ISSUED	**10/30/2025**
SHEET NUMBER	**A200**

LIGHT FIXTURE SCHEDULE

SCHEDULE IS GENERIC LIGHTING LAYOUT TO BE USED FOR DESIGN INTENT ONLY. ELECTRIC DESIGN BUILD CONTRACTOR IS RESPONSIBLE FOR DESIGNING THE LIGHTING WITH ADEQUATE LIGHT LEVELS, AND FIXTURES THAT ARE APPROVED BY OWNER. MOUNTING HEIGHT OF LIGHT FIXTURES TO BE REVIEWED WITH OWNER AND ARCHITECT ONSITE BEFORE INSTALLATION.

L1	6" RECESSED LED CAN LIGHT FIXTURE
L2	SUSPENDED TRACK LIGHTING
L3	8"-12" AMBER GLASS SPHERE PENDANT, DIMMABLE. HUNG 10' FROM FLOOR.
L4	8"-12" AMBER GLASS SPHERE PENDANT, DIMMABLE. HUNG 12' FROM FLOOR.
L5	8"-12" AMBER GLASS SPHERE PENDANT, DIMMABLE. HUNG 14' FROM FLOOR.
L6	8"-12" AMBER GLASS SPHERE PENDANT, DIMMABLE. HUNG 16' FROM FLOOR.
L7	6" SUSPENDED LED CAN LIGHT FIXTURE
L8	INDUSTRIAL STYLE PENDANT LAMP. 4' ABOVE BAR.
L9	LED TAPE LIGHT
L10	SUSPENDED 4'-0" LINEAR LED LIGHT FIXTURE
L11	2'X2' LAY-IN LED LIGHT FIXTURE
L12	O.F.C.I. MEDIUM PENDANT LIGHT FIXTURE
L13	WALL MOUNTED VANITY LED LIGHT FIXTURE
L14	CYLINDRICAL LED WALL SCONCE
L15	O.F.C.I. DECORATIVE LINEAR PENDANT LIGHT FIXTURE

GENERAL REFLECTED CEILING PLAN NOTES TO CONTRACTOR

1. THIS PLAN SHALL BE USED TO ESTABLISH THE LOCATIONS OF THE MAJOR CEILING PENETRATIONS INCLUDING: LIGHTING, HVAC, ACCESS PANEL, SPRINKLERS, SPEAKERS, ETC. SEE M.E.P. DRAWINGS FOR MORE SPECIFIC INFORMATION REGARDING EACH DISCIPLINE. IF CONFLICTS ARE DISCOVERED REGARDING LOCATION OF CEILING PENETRATIONS, CONTACT ARCHITECT FOR FURTHER INFORMATION.
2. ALL DEVICES SHOWN IN CEILING TILE SHALL BE LOCATED IN THE CENTER OF THAT TILE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO CEILING FIXTURES ARE TO CENTER OF FIXTURE.

REFLECTED CEILING PLAN KEY

- GYPSUM WALL BOARD CEILING — SEE ROOM FINISH SCHEDULE AND SPECIFICATIONS FOR MORE INFORMATION
- 2X2 ACOUSTICAL CEILING TILE — SEE ROOM FINISH SCHEDULE AND SPECIFICATIONS FOR MORE INFORMATION
- EXPOSED CEILING — SEE ROOM FINISH SCHEDULE
- EXIT SIGN
- SUPPLY MECH DIFFUSER — SEE MECHANICAL DRAWINGS
- MECH RETURN DIFFUSER — SEE MECHANICAL DRAWINGS
- MECH EXHAUST — SEE MECHANICAL DRAWINGS

REFLECTED CEIILING PLAN KEYNOTES (CX)

SEE PROJECT GENERAL CONDITIONS AND SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

REFLECTED CEILING PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

C1	EXISTING EXTERIOR METAL PANEL LINER AND GIRTS TO BE PAINTED PT-X. EXPOSED COLUMNS, BEAMS, AND JOISTS TO BE PAINTED A DIFFERENT COLOR, PT-X.
C2	KITCHEN HOOD. EXHAUST UP THROUGH MEZZANINE, THEN SOUTH TO FLAT ROOF, THEN WEST TO MAKE-UP AIR UNIT ON BUILDING B. SEE 2/A600. OPENING IN EXISTING MEZZANINE FLOOR TO BE DELEGATED DESIGN.
C3	LIGHT FIXTURES AT TR 104 NEED TO BE LISTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLY.
C4	SLOPED CEILING. MATCH SLOPE OF STAIR ABOVE.
C5	EXISTING CONCRETE FILLED METAL PAN STAIRS. EXPOSED METAL TO BE PAINTED PT-X.
C6	PROVIDE 6" ACOUSTIC INSULATION ABOVE FINISHED CEILING.
C7	LIGHTING AT WIC BY COOLER MANUFACTURER. PROVIDE SPRINKLERS AT WIC.

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

1. THIS DRAWING IS FURTHER SUPPORTED BY INFORMATION CONTAINED IN THE SPECIFICATIONS.
2. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK IS DESIGN BUILD BY GENERAL CONTRACTOR. GC IS RESPONSIBLE FORCOORDINATING WORK OF ALL SUB CONTRACTORS.
3. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. FINISH FLOOR ELEVATIONS ARE TO THE TOP OF THE FINISHED FLOOR MATERIAL UNLESS OTHERWISE NOTED.
5. CONTRACTORS SHALL JOINTLY PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKING PLATES, WALL BLOCKING AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF CASEWORK, TOILET ACCESSORIES, PARTITIONS, MILLWORK, AND ALL WORK MOUNTED OR SUSPENDED BY ALL TRADES.

NEW WORK PLAN LEGEND

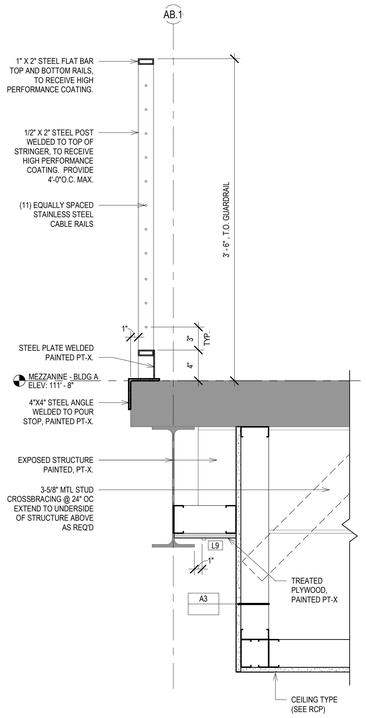
- EXISTING, TO REMAIN
- MASONRY PARTITION, SEE PARTITION TYPES FOR DETAILS
- METAL STUD PARTITION, SEE PARTITION TYPES FOR DETAILS.

NEW WORK PLAN KEYNOTES (X)

SEE PROJECT GENERAL CONDITIONS AND SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

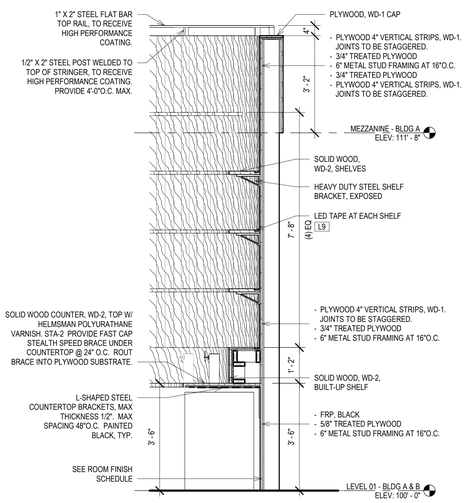
NEW WORK PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

1	NEW 4" CONCRETE SLAB WITH VAPOR BARRIER. PROVIDE POLISHED CONCRETE.
2	IN LIEU OF GWB AT KITCHEN SIDE OF PARTITIONS PROVIDE FRP OVER 5/8" TREATED PLYWOOD BOTH SIDES. AT PARTIAL HEIGHT PARTITIONS PROVIDE FRP CAP.
3	ALIGN T.O. PARTITION WITH MEZZANINE LEVEL. PROVIDE 3/4" PLYWOOD HORIZONTAL FURRING @ 32" O.C. FINISHES TO RETURN AT ALL STOREFRONT JAMBS AND SILLS.
4	3'-0"X3'-0" PASS-THRU. PAINTED STEEL SURROUND WITH 12" DEEP WOOD SHELF, WD-2, TO MATCH BAR. T.O. WOOD SHELF AT 4'-0" A.F.F.
5	3'-0"X7'-0" CLEAR OPENING. PAINTED STEEL JAMBS AND HEAD.
6	CONDENSER UNIT TO BE LOCATED IN LOADING DOCK. LOCATION TO BE REVIEWED AND APPROVED BY OWNER.
7	24"X24" MOP SINK WITH SPLASH GUARDS.
8	PROVIDE STAINLESS STEEL CORNER GUARDS AT EXPOSED CORNERS U.N.O.
9	EXISTING CONCRETE FILLED METAL PAN STAIRS ON EXISTING CONCRETE SLAB ON GRADE. NEW CONCRETE SLAB TO TIE INTO EXISTING SLAB AT AT STAIR. PROVIDE GUARDRAIL AND HANDRAIL ASSEMBLIES AS SHOWN.
10	PROVIDE LOW HEADROOM METAL BARRIER AS SHOWN. PAINTED PT-X.
11	NO FLOOR SOUTH OF GRID LINE A4.1. PROVIDE METAL STUDS HORIZONTALLY 16" O.C.
12	EXISTING CONCRETE SLAB. PROVIDE POLISHED CONCRETE FINISH.
13	KITCHEN HOOD. EXHAUST UP THROUGH MEZZANINE, THEN SOUTH TO FLAT ROOF, THEN WEST TO MAKE-UP AIR UNIT ON BUILDING B. SEE 3/A201. OPENING IN EXISTING MEZZANINE FLOOR TO BE DELEGATED DESIGN.
14	PROVIDE (4) CONVENIENCE OUTLETS ALONG WEST PARTITION FOR O.F.O.I. LIGHT BOXES.



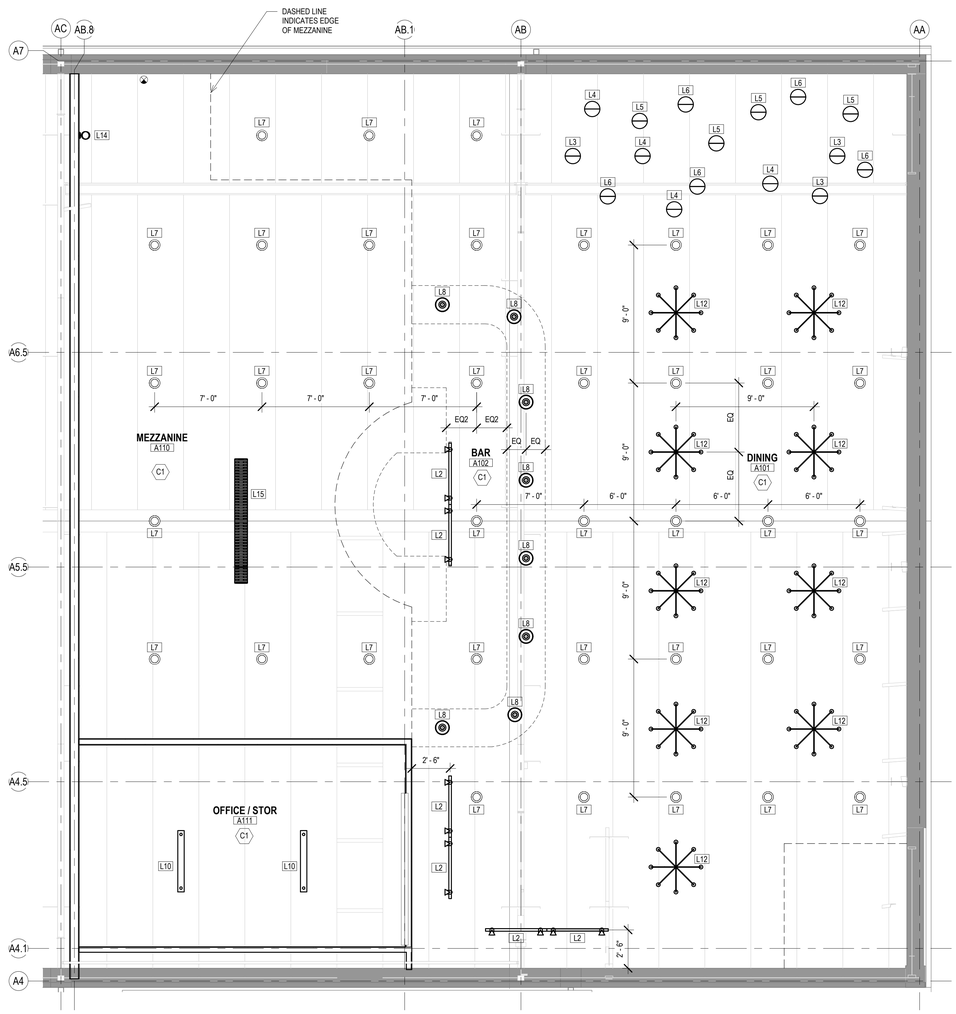
4 GUARDRAIL SECTION AT MEZZANINE

Scale: 1 1/2" = 1'-0"



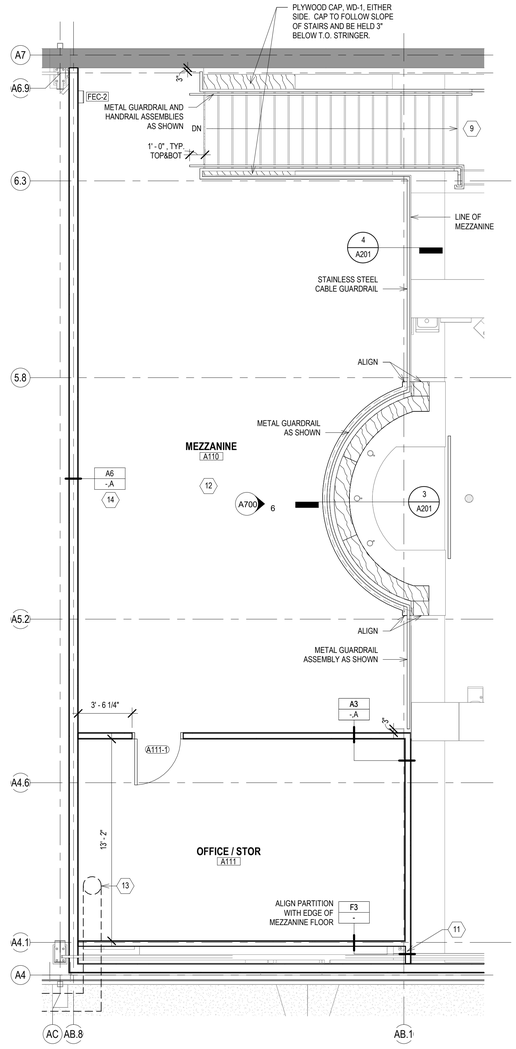
3 SECTION AT BACK BAR

Scale: 1/2" = 1'-0"



2 REFLECTED CEILING PLAN - MEZZANINE

Scale: 1/4" = 1'-0"



1 NEW WORK PLAN - MEZZANINE

Scale: 1/4" = 1'-0"

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WEST ALLIS, WISCONSIN

SHEET TITLE:
NEW WORK PLAN AND REFLECTED CEILING PLAN - MEZZANINE AND OVERALL ROOF PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2503-005
SET TYPE	**PERMIT SET**
DATE ISSUED	**10/30/2025**
SHEET NUMBER	**A201**

GENERAL ROOF PLAN NOTES TO CONTRACTOR

1. ROOFING CONTRACTOR TO PROVIDE FLASHINGS AND CRICKETS AT ALL EXTERIOR EQUIPMENT PENETRATIONS AND SUPPORT POSTS, ETC. REFER TO MECHANICAL DRAWINGS FOR DETAILS AND EXTENTS.
2. ROOFING CONTRACTOR TO PROVIDE MAINTENANCE WALK-OFF PADS AT ALL EXTERIOR EQUIPMENT LOCATIONS. REFER TO MECHANICAL DRAWINGS FOR EXTENTS.

NEW WORK ROOF PLAN LEGEND

RD	ROOF DRAIN
OD	OVERFLOW DRAIN
	OVERFLOW SCUPPER. SEE DETAIL X/AXXX.
	DIRECTION OF DOWNWARD DRAINAGE FLOW
+X	INDICATES INSULATION THICKNESS ABOVE ROOF DECK
	TAPERED INSULATION

NEW WORK ROOF KEYNOTES (RX)

SEE PROJECT GENERAL CONDITIONS AND SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

ROOF PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

R1	APPROXIMATE LOCATION KITCHEN EXHAUST HOOD SHALL VENT THROUGH THE SIDE WALL AT THE FLAT ROOF.
R2	APPROXIMATE LOCATION OF MAU. FINAL LOCATION TO BE REVIEWED AND APPROVED BY OWNER.

KITCHEN EQUIPMENT SCHEDULE (KX)

K1	6-TOP HEAVY RANGE WITH CONVECTION OVEN
K2	6-TOP BURNER WITH 24" GRIDDLE WITH OVEN
K3	COMBI OVEN
K4	BURGER PRESS
K5	REFRIGERATOR PREP TABLE 2. 3-DOOR WITH CONTAINER TOP
K6	TURBO CHEF
K7	STAINLESS STEEL TABLE. DESIGN BASIS: 4'-0"L.X30"D.
K8	PREP SINK
K9	PIZZA MINIVEYOR
K10	3-COMPARTMENT SINK W/ DRAINBOARDS. DESIGN BASIS: 88".
K11	DISH MACHINE
K12	2-DOOR REFRIGERATOR WORKTOP TABLE
K13	3-DOOR REFRIGERATOR WORKTOP TABLE
K14	DUAL PANINI PRESS
K15	PIZZA PREP TABLE
K16	HANDWASH SINK
K17	ROLLING FREEZER
K18	STAINLESS STEEL TABLE. BASIS OF DESIGN: 9'-0"L.X30"D.
K19	DRY STORAGE SHELVES. DESIGN BASIS: 12".
K20	HOT WELLS
K21	SOUP WELLS
K22	ICE MACHINE
K23	SODA SYRUP RACK.

BAR EQUIPMENT SCHEDULE (BX)

B1	UNDERCOUNTER HAND SINK. DESIGN BASIS: 12".
B2	UNDERCOUNTER DUMP SINK. DESIGN BASIS: 16".
B3	3-TIER SPEEDRAIL. DESIGN BASIS: 24".
B4	UNDERCOUNTER ICE BIN. DESIGN BASIS: 24".
B5	GLASS RACK
B6	UNDERCOUNTER COOLER. DESIGN BASIS: 60".
B7	UNDERCOUNTER HANDSINK. DESIGN BASIS: 18".
B8	SMALL DISHWASHER
B9	GLASS STORAGE
B10	SINGLE TAP KEGERATOR. DESIGN BASIS: 21".
B11	DRAINBOARD. DESIGN BASIS: 24".

NEW WORK PLAN KEYNOTES (X)

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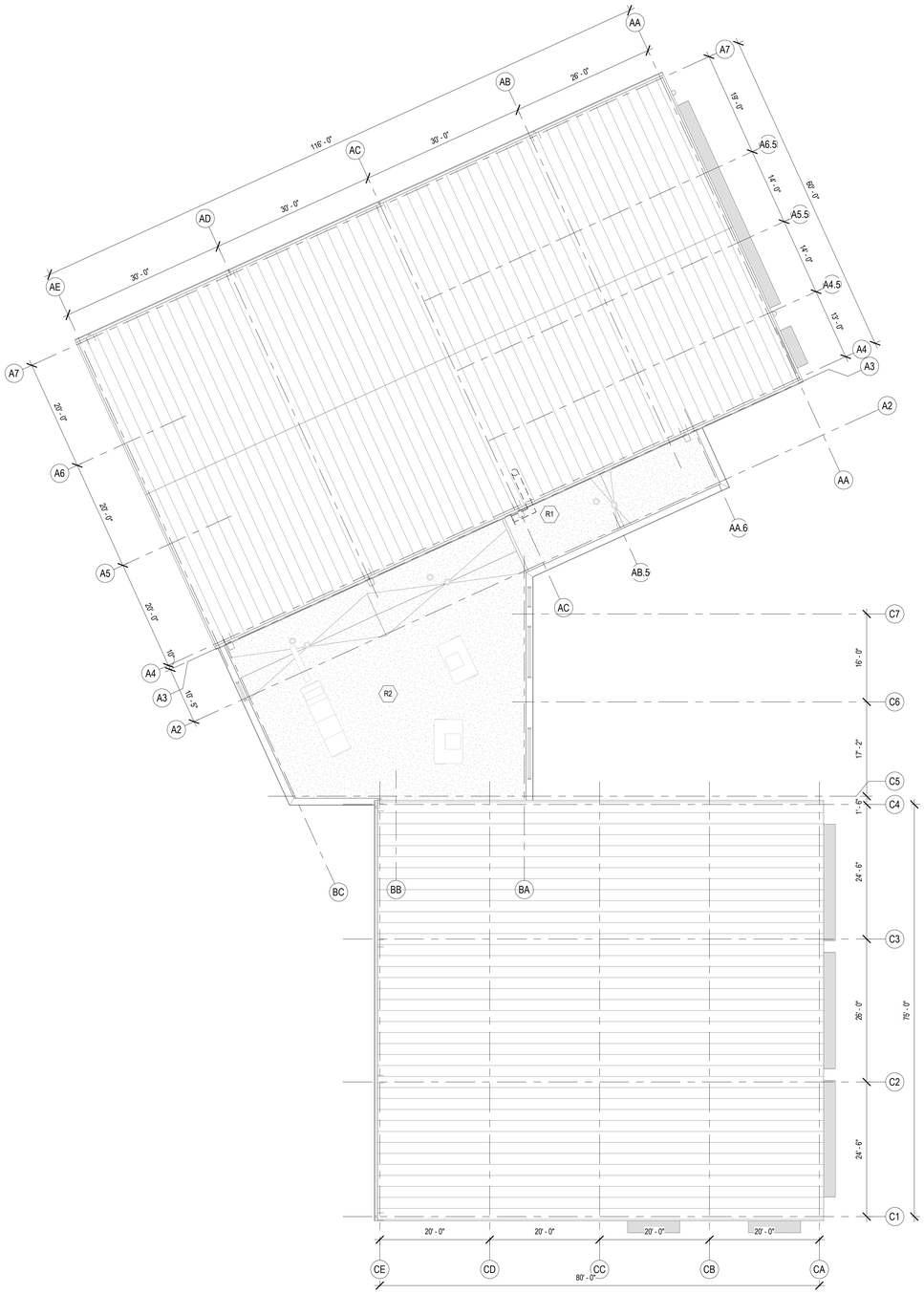
1	NEW 4" CONCRETE SLAB WITH VAPOR BARRIER. PROVIDE POLISHED CONCRETE.
2	IN LIEU OF GWB AT KITCHEN SIDE OF PARTITIONS PROVIDE FRP OVER 5/8" TREATED PLYWOOD BOTH SIDES. AT PARTIAL HEIGHT PARTITIONS PROVIDE FRP CAP.
3	ALIGN T.O. PARTITION WITH MEZZANINE LEVEL. PROVIDE 3/4" PLYWOOD HORIZONTAL FURRING @ 32" O.C. FINISHES TO RETURN AT ALL STOREFRONT JAMBS AND SILLS.
4	3'-0"X3'-0" PASS-THRU. PAINTED STEEL SURROUND WITH 12" DEEP WOOD SHELF, WD-2, TO MATCH BAR. T.O. WOOD SHELF AT 4'-0" A.F.F.
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GENERAL FLOOR PLAN NOTES TO CONTRACTOR

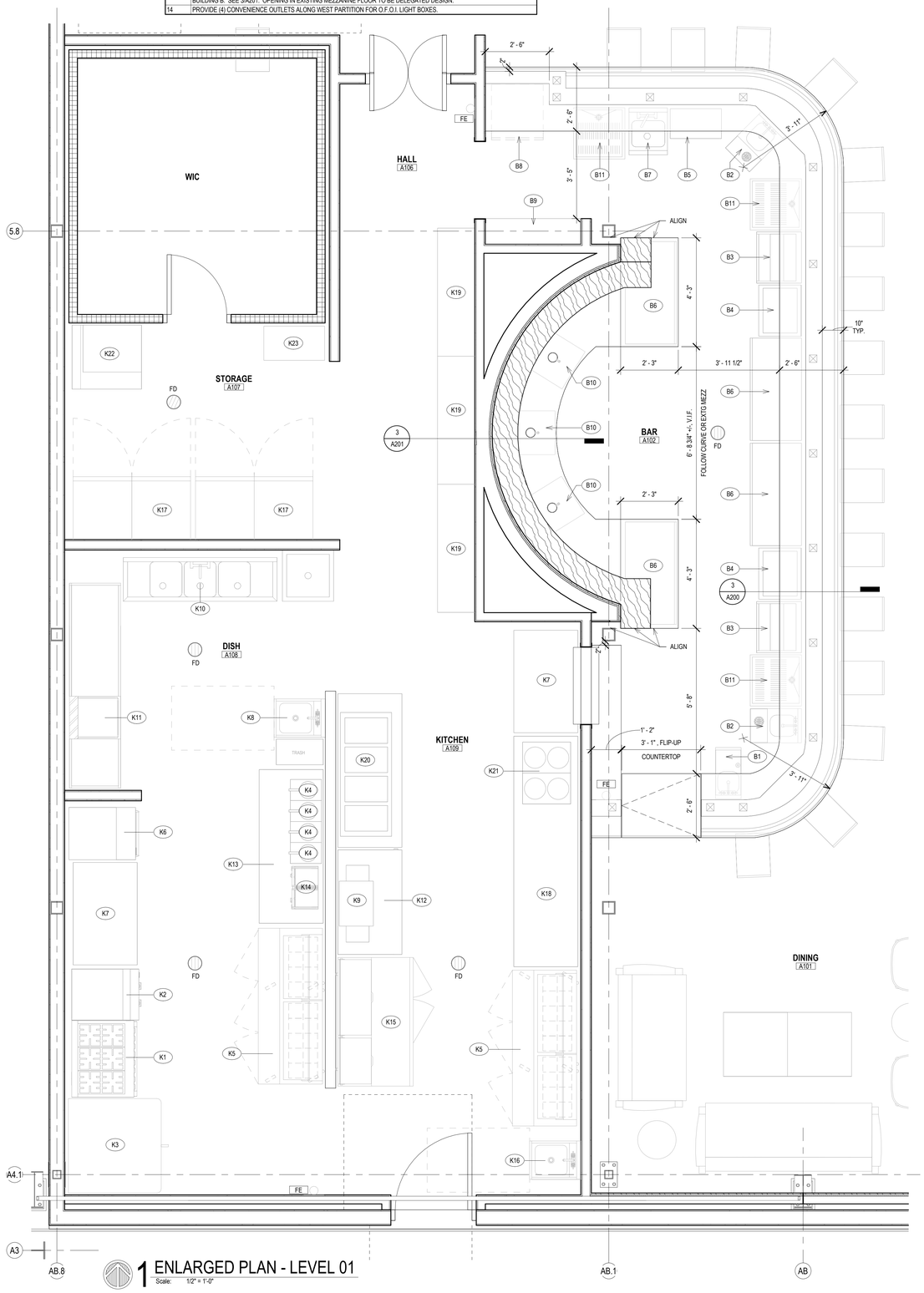
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NEW WORK PLAN LEGEND

	EXISTING, TO REMAIN
	MASONRY PARTITION, SEE PARTITION TYPES FOR DETAILS
	METAL STUD PARTITION, SEE PARTITION TYPES FOR DETAILS.



2 NEW WORK PLAN - ROOF
Scale: 3/32" = 1'-0"



1 ENLARGED PLAN - LEVEL 01
Scale: 1/2" = 1'-0"

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SHEET TITLE:
ENLARGED PLAN AND OVERALL ROOF PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2503-005
SET TYPE	**PERMIT SET**
DATE ISSUED	**10/30/2025**
SHEET NUMBER	**A600**

DOOR AND FRAME SCHEDULE

DOOR NO.	ROOM NAME	DOORS							FRAMES			DETAILS		FIRE RATING	HARDWARE GROUP	NOTES
		LEAF QTY	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	GLASS	TYPE	MATERIAL	FINISH	HEAD	JAMB			
A100-1	VEST	(1)	3' - 0"	7' - 0"	EXTG	ALUM	PREFIN	GL-1T	EXTG	ALUM	PREFIN	EXTG	EXTG	--	EXTG	1
A100-2	VEST	(1)	3' - 0"	7' - 0"	FL	ALUM	PREFIN	GL-1T	3	ALUM	PREFIN	7/A700SIM	7/A700	--	53	2
A101-1	DINING	(1)	3' - 2"	7' - 0"	EXTG	ALUM	PREFIN	GL-1T	EXTG	ALUM	PREFIN	EXTG	16/A800	--	EXTG	1
A101-2	DINING	(1)	3' - 2"	7' - 0"	FL	ALUM	PREFIN	GL-1T	EXTG	ALUM	PREFIN	EXTG	EXTG	--	53	
A104-1	TR	(1)	3' - 0"	7' - 0"	F	WD	PREFIN	--	1	HM	PT	7/A700SIM	7/A700	--	30	
A105-1	TR	(1)	3' - 0"	7' - 0"	F	WD	PREFIN	--	1	HM	PT	7/A700SIM	7/A700	--	30	
A106-1	HALL	(2)	3' - 0"	7' - 0"	NL	PLAM-1	-	GL-10	2	HM	PT	7/A700SIM	7/A700	--	90	
A109-1	KITCHEN	(1)	3' - 0"	7' - 0"	F	WD	PREFIN	--	1	HM	PT	7/A700SIM	7/A700	--	53	
A111-1	OFFICE / STOR	(1)	3' - 0"	7' - 0"	F	WD	PREFIN	--	1	HM	PT	7/A700SIM	7/A700	--	12	

DOOR AND FRAME SCHEDULE NOTES

1. EXISTING DOOR AND FRAME TO REMAIN.
2. NON-THERMALLY BROKEN PRE-FINISHED ALUMINUM STOREFRONT SYSTEM TO MATCH EXTERIOR STOREFRONT SYSTEM FINISH.
3.

DOOR HARDWARE SCHEDULE

QUALITY, FINISHES AND MATERIALS:
COMMERCIAL GRADE, HEAVY DUTY ASSEMBLIES AND MATERIALS. COMPLY WITH BHMA A156.18.
EXTERIOR DOORS - US32D (BHMA 630) ON STAINLESS STEEL
FDA DOORS - US32D (BHMA 630) ON STAINLESS STEEL
INTERIOR DOORS - US26D (BHMA 652) ON STEEL

HARDWARE GROUP	DESCRIPTION
GROUP 12 OFFICE, NO CLOSER	FUNCTION: LATCHBOLT RETRACTED BY LEVER EITHER SIDE UNLESS OUTSIDE LEVER IS LOCKED BY TURN BUTTON ON INSIDE (CYL) OR TOGGLE ON LOCK FRONT (MORT). KEY OUTSIDE RETRACTS LATCHBOLT. DEADLOCKING LATCHBOLT. BUTT HINGES, 1 EACH LOCKSET, 1 EACH STOP.
GROUP 13 CLASSROOM, NO CLOSER	FUNCTION: LATCHBOLT RETRACTED BY LEVER EITHER SIDE UNLESS OUTSIDE LEVER IS LOCKED BY KEY. KEY OUTSIDE LOCKS OR UNLOCKS OUTSIDE LEVER. DEADLOCKING LATCHBOLT. BUTT HINGES, ONE (1) BORED LOCKSET / CYLINDER: CLASSROOM FUNCTION.
GROUP 14 STOREROOM, NO CLOSER	FUNCTION: LATCHBOLT RETRACTED BY LEVER INSIDE ONLY. OUTSIDE LEVER IS ALWAYS RIGID. KEY OUTSIDE RETRACTS LATCHBOLT. DEADLOCKING LATCHBOLT. BUTT HINGES, ONE (1) BORED LOCKSET / CYLINDER: STORE ROOM FUNCTION, ONE (1) OVERHEAD STOP.
GROUP 30 PASSAGE, CLOSER	FUNCTION: LATCHBOLT RETRACTED BY LEVER EITHER SIDE. BUTT HINGES, 1 EACH LATCHSET: PASSAGE FUNCTION, 1 EACH CLOSER, 1 EACH KICKPLATE, 1 EACH STOP.
GROUP 34 STOREROOM, CLOSER	FUNCTION: LATCHBOLT RETRACTED BY LEVER INSIDE ONLY. OUTSIDE LEVER IS ALWAYS RIGID. KEY OUTSIDE RETRACTS LATCHBOLT. DEADLOCKING LATCHBOLT. BUTT HINGES, ONE (1) CLOSER / WITH STOP, ONE (1) BORED LOCKSET / CYLINDER: STORE ROOM FUNCTION, SMOKE/FIRE GASKETS (RATED ASSEMBLIES).
GROUP 51 EXIT WITH PASSAGE TRIM	FUNCTION: LATCHBOLT RETRACTED BY OUTSIDE LEVER AND INSIDE LEVER. BUTT HINGES, ONE (1) CLOSER / WITH STOP, ONE (1) RIM PANIC EXIT DEVICE: FUNCTION - PASSAGE, PROVIDE LEVER TRIM, TWO (2) KICK PLATES, SMOKE/FIRE GASKETS.
GROUP 52 EXIT ONLY WITH PULL	FUNCTION: LATCHBOLT RETRACTED BY INSIDE LEVER. OUTSIDE ACCESS BY PULL WHEN DEVICE IS OPENED BY KEY ONLY. BUTT HINGES, ONE (1) CLOSER / WITH STOP, ONE (1) RIM PANIC EXIT DEVICE: FUNCTION - EXIT ONLY, PROVIDE NO OUTSIDE TRIM, KICK PLATE, WEATHER-STRIPPING, THRESHOLD, SWEEP, DRIP EDGE.
GROUP 53 EXIT WITH LEVER TRIM, CLOSER	FUNCTION: LATCHBOLT RETRACTED BY OUTSIDE LEVER AND INSIDE TOUCH PAD, UNLESS OUTSIDE LEVER LOCKED BY KEY OUTSIDE. KEY LOCKS OR UNLOCKS OUTSIDE LEVER. PROVIDE WEATHER STRIPPING AT EXTERIOR DOOR. HINGES AS SPECIFIED. 1 EACH EXIT DEVICE, 8813 X ET OR 12-8813 X ET; 1 EACH CLOSER; 1 EACH KICKPLATE, 1 EACH STOP.
GROUP 90 - PUSH / PULL, DOUBLE	(6) HEAVY DUTY DOUBLE ACTING SELF CLOSING SPRING HINGES; (4) EACH PUSH PLATES, HIAWATHA 200H; (4) ARMOR PLATES

ROOM FINISH SCHEDULE ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
CONC	CONCRETE
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
ERF	EPOXY RESINOUS FLOORING
ERFB	EPOXY RESINOUS INTEGRAL BASE
EXP	EXPOSED
EXTG	EXISTING
GWB	GYPSUM WALL BOARD
PC	POLISHED CONCRETE
PLAM	PLASTIC LAMINATE
PT	PAINT
SS	SOLID SURFACE
STA	STAIN
VB	VINYL BASE
WD	WOOD
WDP	WOOD PANELING

DOOR AND FRAME SCHEDULE ABBREVIATIONS

ALUM	ALUMINUM
FRP	FIBER REINFORCED PLASTIC
GL	GLASS
HM	HOLLOW METAL
PLAM	PLASTIC LAMINATE
PREFIN	PRE-FINISHED
PT	PAINT
STL	STEEL
SST	STAINLESS STEEL
WD	WOOD DOOR

ROOM FINISH SCHEDULE

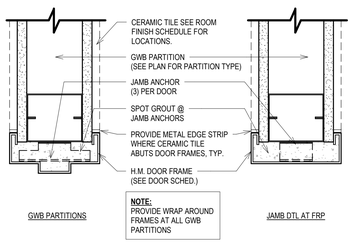
ROOM #	ROOM NAME	FLOOR	BASE	WALL				CEILING	NOTES
				NORTH	SOUTH	WEST	EAST		
LEVEL 01 - BLDG A & B									
A100	VEST	PC-1	VB-1	PT-2	PT-2	PT-2	PT-2	GWB PT	
A101	DINING	PC-1	VB-1	SEE ELEV	SEE ELEV	SEE ELEV	SEE ELEV	SEE RCP	1,2
A102	BAR	ERF-1	ERFB-1	SEE ELEV	SEE ELEV	SEE ELEV	SEE ELEV	SEE RCP	1,2
A103	HALL	PC-1	VB-1	PT-1	PT-1	PT-1	--	GWB PT	
A104	TR	PC-1	CTB-1	PT-1	PT-1	PT-1	CT-1/PT-1	SEE RCP	3
A105	TR	PC-1	CTB-1	PT-1	PT-1	PT-1	CT-1/PT-1	GWB PT	3
A106	HALL	ERF-1	ERFB-1	FRP	--	FRP	FRP	ACT-1	
A107	STORAGE	ERF-1	VB-1	--	FRP	FRP	FRP	ACT-1	
A108	DISH	ERF-1	ERFB-1	FRP	FRP	FRP	--	ACT-1	
A109	KITCHEN	ERF-1	ERFB-1	FRP	FRP	FRP	FRP	ACT-1	
B100	CORRIDOR	PC-1	VB-2	PT	PT	--	PT	EXP	
B102	LOADING DOCK	SC-1	--	--	--	--	--	EXP	
B103	TR	PC-1	CTB-2	PT	PT	PT	CT-2/PT	GWB PT	
B104	TR	PC-1	CTB-2	PT	PT	CT-2/PT	PT	GWB PT	
MEZZANINE - BLDG A									
A110	MEZZANINE	PC-1	VB-1	SEE ELEV	PT-1	PT-1	--	EXP	1
A111	OFFICE / STOR	PC-1	VB-1	PT-1	PT-1	PT-1	PT-1	EXP	

ROOM FINISH SCHEDULE NOTES

1. PAINT ALL EXPOSED STEEL.
2. SEE INTERIOR ELEVATION.
3. CT-1 TO 6'-0" AFF.
4. PROVIDE 4" CONCRETE SLAB ON GRADE PER STRUCTURAL DRAWINGS FROM ORIGINAL BUILD-OUT. PROVIDE VAPOR BARRIER.

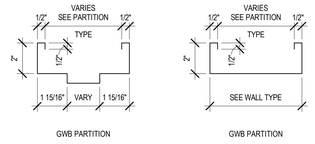
FINISHES SCHEDULE

MARK	MANUFACTURER	PRODUCT	STYLE	SIZE	COMMENTS
CONC-1					
CT-1					KITCHEN FLOOR TILE
ERF-1		EPOXY FLOOR			KITCHEN & BAR FLOOR
FRP-1		FIBERGLASS REINFORCED PLASTIC			WHITE COLOR
FRP-2		FIBERGLASS REINFORCED PLASTIC			BLACK COLOR
PT-1	SHERWIN WILLIAMS	PAINT - SEMIGLOSS FINISH			ROOF & STRUCTURE PAINT
PT-2	SHERWIN WILLIAMS	PAINT - EGGSHELL FINISH			DECORATIVE PAINT APPLICATION, LIME WASH FINISH
PT-3	SHERWIN WILLIAMS	PAINT - EGGSHELL FINISH			WALL ACCENT PAINT
SS-1	WILSONART	QUARTZ	TRAIL RIDGE		
WD-1		PLYWOOD - RED OAK	STAINED	2'X8'	CUT TO SIZE
WD-2		PLYWOOD - RED OAK	STAINED	4"	CUT TO SIZE

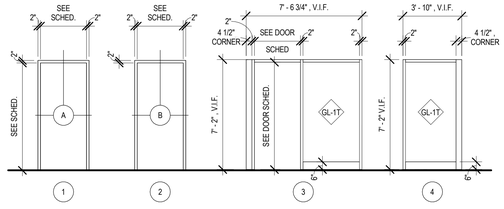


NOTE: PROVIDE WRAP AROUND FRAMES AT ALL GWB PARTITIONS

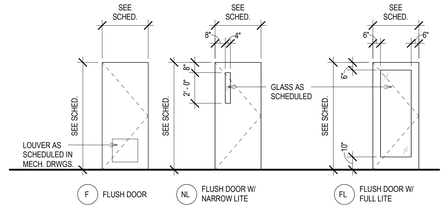
7 DOOR JAMB DETAILS
Scale: 3" = 1'-0"



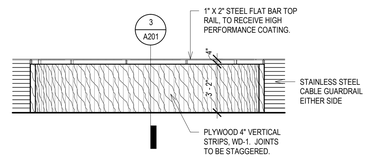
DOOR FRAME PROFILES
Scale: 3" = 1'-0"



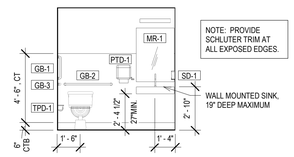
FRAME TYPES
Scale: 1/4" = 1'-0"



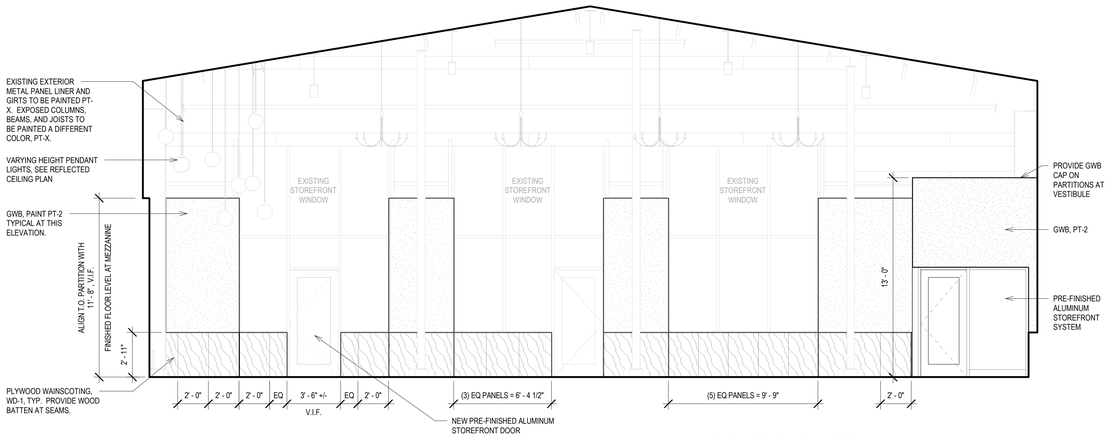
DOOR TYPES
Scale: 1/4" = 1'-0"



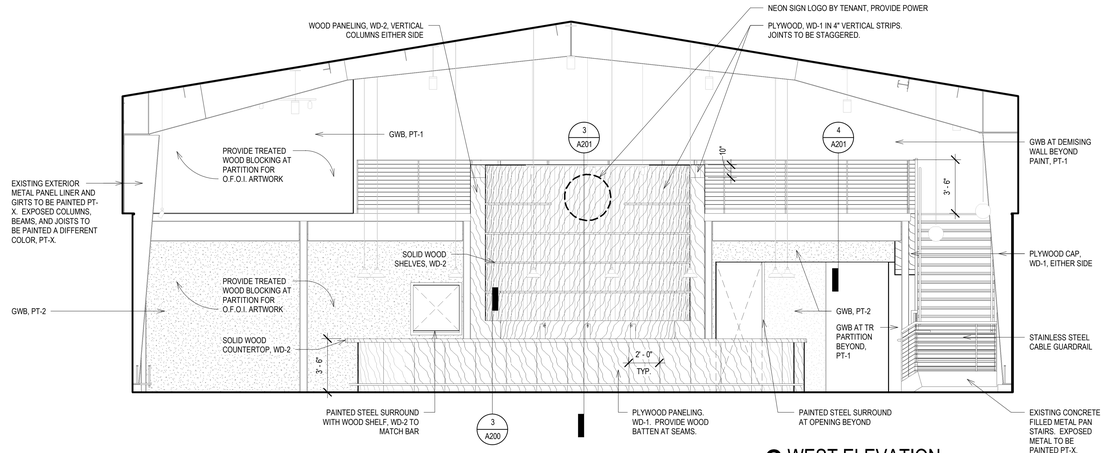
6 EAST ELEVATION AT MEZZANINE
Scale: 1/4" = 1'-0"



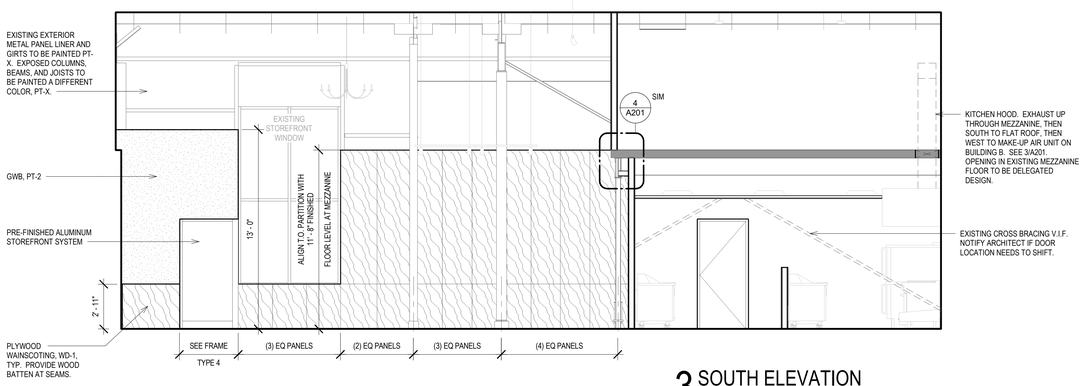
5 TR 104 WET WALL ELEV
Scale: 1/4" = 1'-0"



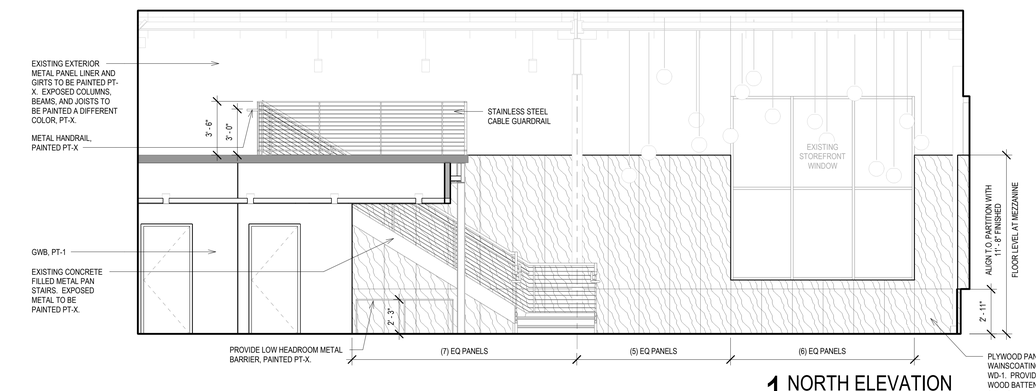
4 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"



3 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

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6600 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

SHEET TITLE:
INTERIOR ELEVATIONS AND DETAILS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2503-005
SET TYPE	**PERMIT SET**
DATE ISSUED	**10/30/2025**
SHEET NUMBER	**A700**