

SLEEPY'S STORE

REFLECTED CEILING PLAN

OUTLINE SPECIFICATIONS

#### WALLS & EXPOSED COLUMNS

Interior walls shall be erected using 3 5/8" Metal studs 20GA at 16" O.C. with 5/8" fire code sheetrock from concrete slab to 6" above acoustic ceiling tile, taped, spackled and sanded ready for specified

- 2. All drywall shall be installed vertically (the long side of the drywall sheets shall be placed vertically). Horizontal drywall is not
- 3. Upon final completion (taping, spackling) of all wall surfaces Tenant shall be notified so that he may confirm that finish is acceptable for painting. Finish shall be deemed acceptable when the wall joints are true and plumb and there is no possible sign of the joint compound projecting or telegraphing through the finished paint.

#### CERAMIC TILES (Toilets)

- I. Floor shall be American Olean, Avenue One, Colorbody porcelain tile ( $12" \times 12"$ ) with matching cove base and cove corners, color to be Brownstone AUO4. Grout shall be Polyblend, color is to match
- 2. Porcelain tile wainscot (4'- 0" AFF.) shall be American Olean. Avenue One, Colorbody porcelain tile ( $12" \times 12"$ ) with matching  $3" \times 12"$ 12" bullnose. Grout shall be Polublend, color to match floor tile. Align all floor and wall tile joints starting from rest room entry.
- 3. Marble saddle at entrance door.

### VCT FLOORING (Utility/electrical room)

Mannington commercial, VCT. Essentials. 137 Sandrift. 12" x 12" tile,

- $3'O' \times 7'O''$  hollow metal door and frame.
- Brushed stainless steel privacy lockset.
- Door closer for toilet door only.
- Hinges: 4" commercial grade with chrome finish.

#### TOILET ACCESSORIES

- Toilet paper holder
- 2. One full 18" x 60" framed mirror mounted on the inside of the bathroom door.
- 3. Install one stainless steel, wall mounted, "Cleancut" Paper Towel Dispenser & Cutter (http://www.cleancutdispenser.com/
- 4. One vanity mirror per code. If no code requirement, mirror shall match width of lavatory and start from top of wainscot and be four-feet in
- 5. Two grab bars per 521 CMR requirements

### CARPET/FLOORING (All Rooms Except Restrooms):

- All carpet and base shall be installed in accordance with the manufacturer's printed directions for the installations of their products. [Note: Prior to installation of any flooring material the substrate must be free of any particles that can telegraph through the finished floor.
- 2. Sleepy's proprietary carpet is a custom color, there shall be no variance, the carpet is: Cambridge — custom Sleepy's style # DH95-3, broadloom; textured multi level; 28 ounces per square yard
- 3. Cove base shall be 4"; Johnsonite Tightlock Carpet Wall Base (Rubber); Color - 165 SQUASHED.
- 4. This specified carpet must be purchased and may be installed by one of the following distributors/installers:
  - a Inside Edge Commercial Interior Services A. Hageman, VP Marketing, National Account Manager Office: (651) 389-4212
    - FAX: (651) 389-4213
  - b Kaprelian Carpet & Flooring 6. Kaprelian, CEO
    - Office: (973) 423-5240 FAX: (973) 423-0523

Upon final completion (taping, spackling) of all wall surfaces Tenant shall be notified so that he may confirm that the wall finish is acceptable for painting. In any case, finish shall be deemed acceptable when the wall joints are true and plumb and there is no sign of the joint compound projecting through the finished paint.

- 2. All interior walls shall be painted in accordance with the follow painting specifications. There shall be no variance from the specified paints and paint colors.
- 3. Remove all existing attachments, including but not limited to frames, nails, screws, hooks, etc.
- 4. Any paneling, cladding, slat-wall, pegboard, wallpaper, or similar finish shall be removed prior to painting. If not removed by others, arrangements for removal of same must be made with the Landlord.
- 5. Contractor to inspect walls for any water damage and/or mold and alert Landlord's Construction Manager if a problem requiring correction is found. Do not paint any damaged walls. 6. Contractor to inspect walls and columns for smooth flat finish. Any
- cracks or holes of any kind that require more than normal preparation shall be brought to the attention of the Landlord's Construction 7. The preparation of all surfaces to be painted pursuant to the
- contract shall include whatever is necessary to insure that there will be no "telegraphing" of any imperfections through the finished paint. Remove all electrical device cover plates and tape off all devices. Do not paint unpainted outlets or switches.
- All surfaces to be painted shall be prepared by priming the surfaces, then patching and sanding any imperfections.
- 10. After application of first finish coat, surfaces to be inspected for any imperfections. Inspect walls from rear of the store looking out towards the glass front. Patch and sand any imperfections before applying the final finish coat.
- Paint all walls to within 2" of the finished floor.
- 12. All interior doors, interior door trim, stock-room walls, and bathroom walls to be painted.
- 13. Paint sides and covers of all exposed electrical panels, as well as all exposed electrical conduits. Paint with color to match adjacent wall.
- 14. Paint walls and columns with no less than one coat Sherwin Williams recommended primer for the installation and no less than two finish coats of the specified Sherwin Williams paint. NO VARIANCES FROM THE SPECIFIED PRIMER AND PAINT WILL BE ACCEPTED.
- 15. Any handrails or exposed steel shall be painted, as specified below and as per Sleepu's Finish Plan.
- 16. Paint Colors (Palette): Walls, Columns, Doors, etc. shall be painted in accordance with SLEEPY'S Finish Plan. All paint & primers shall be as manufactured by Sherwin Williams. The paint colors shall be: (PI) Sherwin Williams, Promar 200; SW2854, "CARIBBEAN CORAL", with
- Sherwin Williams, Promar 200; SW6114, "BAGEL", with a minimum of 2 coats.
- (P3) Sherwin Williams, Promar 200; SW6327, "BOLD BRICK", with a minimum of 2 coats.
- 17. Primer shall be as manufactured by Sherwin Williams and meet manufacturers requirements for the site specific installation.
- 18. All paint to be PROMAR 200.
- 19. All paint finish to be eggshell except in rest rooms \$ closets. 20. All walls to receive one coat of primer and two coats of paint to
- 21. All doors & trim to be painted with semi-gloss paint (color as
- 22. Rest rooms & closets to be painted with semi-gloss paint (color as
- 22. Upon completion, Contractor shall leave one (1) gallon of each color specified on this sheet in the store. Labels matching this specification must be clearly noted on paint container.
- 23. Contact CB Eagan with any questions.

# EXTERIOR SIGNAGE

I. All exterior signage and lighting shall conform to the signage/lighting quidelines for the shops at Ocean's Gate

# SPECIAL CONDITIONS:

SCALE

PROJECT NO.

1/4"=1'-0"

SLEEPY'S RETAIL STORE

1899 OCEAN STREET

MARSHFIELD, MA 02050

- 1. The site must be cleaned and free from any debris upon completion of
- 2. Upon project completion clean up and remove all excess materials.
- 3. All work shall be guaranteed for a period of not less than one-year from the date of Tenant's occupancy. HVAC Equipment shall be warranted to be free of defects for a period of not less than five-years. In addition any extended warrantees on HVAC components

#### SPRINKLER/ALARM SYSTEMS

- I- Furnish and install a sprinkler system with alarms per NFIPA 13 code (including but not limited to Sprinkler Alarms & Detectors; Smoke Alarms: Pull Stations: and Heat Alarms.)
- 2- FIRE EXTINGUISHER NOTES:
  - a- Portable Fire Extinguisher's type and location shall be in accordance w/ National Fire Protection Agency (NFPA) Specificly section 3 and Appendix E, Massachusetts Building Code 6th Edition (780 CMR 9.20) and all other applicable codes.
  - b- Persons occupying the building shall become familiar with the operation and location of each Portable Fire Extinauisher.
  - c- Location of Portable Fire Extinguisher shall comply to the following. Shall be easily accessible-free from blocking by
  - storage and equipment ii. Shall be uniformly distributed near normal paths of
  - iii. Shall be located near entrance and exit doors.
  - iv. Shall be readily visible with proper signage
  - v. Shall be located from protential physical damage

#### TOILET FIXTURES

I- Lavatory - Architectural Access Board, 521 CMR compliance

2- Water Closet - Architectural Access Board, 521 CMR compliance

### HEATING, VENTILATION & AIR CONDITIONING:

backerboard

- A. Provide combination gas fired heating and air conditioning unit, complete with supply and return
- air ductwork and diffusers. B. The HVAC cooling capacity will be designed for one ton per 325 square feet of floor space. Total HVAC cooling requirement is 18 tons. There is one existing four-ton unit serving this space. Provide 3 additional units with a total cooling capacity of 14 tons. There are 3 existing roof
- curbs to receive the additional units. C. Thermostat(s) provided shall be Proliphix IMT 550W with all required equipment. (contact Paul Harris, national sales manager at 978-692-3375 ext. 114 for assistance and technical information.) There shall be one Proliphix thermostat installed for each HVAC unit. Each thermostat shall have required CAT 5E cabling terminating at Sleepu's
- D. All HVAC units shall be provided with enthalpy controlled economizers with supply and return-air smoke detectors, convenience outlet and through the base electrical access.
- Provide a Test & Balance Report indicating that the HVAC meets the design criteria and is providing adequate distribution of heating and

#### ELECTRIC

- I- Electric service, for in-store use, to be provided and shall be via one (1) new or existing 200 amp, 120/208 volts, three phase, 4 wire, including meter socket, feeder, conduit to panel, all feeders, disconnects and panel. All electrical panel breakers shall be labeled. All breaker~ shall be securely fixed within the panels.
- 2- All outlet and switch escutcheons shall be brushed
- 3- One (1) two inch (2") conduit with draq-line to be provided for phone/data cable from d-mark to Tenant's space.
- 4- All wiring (including conduits) shall be in-wall and concealed. No surface mounted wiring, outlets, or
- 5- Furnish and install one (1) dedicated 20 amp electrical feed for each exterior sign location, pigtailed out of building and connected to a timer and separate circuit
- breakers in the electrical panel. 6- The location of the feed shall be approved by Tenant and/or Tenant's installer prior to installation. Provide a 24-hour, 7-day, programmable Time Clock with an
- electronic photo-cell override for all exterior signs. 7- All emergency Exit Signs and Lights must have new batteries capable of keeping the lights on for no less than four-hours.
- 8- Low Voltage Cabling Requirements:
  - a- The Contractor is responsible for obtaining new telephone company street facilities from the Local Exchange Carrier (LEG). This includes the coordination of its ingress and demarcation location/requirements. Additionally, the services must be extended to the point of distribution in the store (not located in the retail area). The ordering of monthly telephone and data services
  - shall be the sole responsibility of the Tenant. b- Run 2 cat 5e plenum cables from POD to each desk location. One is for data, one is for voice. Refer to Floor Plan for precise location
  - c- Run I cat 5e plenum cable from the POD to the Dormo computer location. Refer to Floor Plan for precise location.
  - d- Run I cat 5e plenum cable from the POD to the fax machine location (file cabinet primarily located behind desk I). Refer to Floor Plan for precise
  - e- Cables must be run above ceiling and inside walls. Cabling should be minimally 6 inches away from all florescent liahting and electrical wiring. At the desk location, the Dormo location, the fax location. the Kiosk location (or future Kiosk location) and the POD, the cables should come thru the wall in a single gang low voltage bracket/faceplate wall fastener (metal or plastic), with a minimum of 3 feet extra cable.
  - Each low voltage cut out (on wall) must match electrical outlet height above finished floor. At the equipment shelf, the cables should come thru the wall in a single gang low voltage bracket/faceplate wall fastener, placed 12" to 18" below the shelf (aligned with the dedicated electrical quad outlet, which should also be installed at 12" to 18" below the shelf)

# LIGHTING

- I- All lighting, with the exception of the night-lights shall be turned off at a prescribed time, with a time clock override (contactor with a manual override).
- 2'x 4' Lay-In Baskets from the LIC Series of LaMar Lighting, using F032-830 Sylvania Fluorescents and a Hi Lumen Input Ballast, Universal Voltage. These are to be provided at the rate of no less than I per 75 square feet of usable floor space. Spacina shall be as required to provide no less than 60 foot-candles of illumination at 24" above the finished floor, throughout the store.

2- General illumination shall consist of new Indirect/Direct

# 3- Alternative Fixtures:

- a- Cooper #2RDI-332RP-UNV-EB81-U (As supplied by Standard Electric, Contact Ryan Hunt (978) 661-1884].
- b- Mercury Lighting Products Co. Inc, VLC Series; 2X4 Center Light Shield; Indirect/Direct; recessed fixtures (as supplied by Villa Lighting - Tom Rist (508) 668-3165]
- c- Focal Point Lighting Luna Series (as supplied by Baynes Electric Supply Co., Inc. Dennis Todisco, (800) 242 0911 or (781) 775-1913]. 4- Exit signs, emergency light(s) and strobe light(s) to be
- installed shall meet the requirements of all authorities having jurisdiction. Emergency Lights and Strobe Lights shall be mounted at or above 8'-6" above finished floor. In no case shall these lights interfere with in-store graphics.
- 5- All store lighting must be controlled by appropriate switching, not solely by breaker panels. Lighting and exterior illuminated signs shall be controlled by a Greengate Lightkeeper 8 (www.coopercontrol.com) Controller as supplied by Ryan Hunt, Standard Electric, cell: 978-404-1333.

RELEASED FOR CONSTRUCTION



