171493

Certificate of Appropriateness—Amended

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property 4400 W. STATE ST. Gettelman-Schweickart House

Description of work Chemically clean the masonry with Diedrich chemicals to match a test patch completed at the southeast corner of the south elevation. See attached plans for other work. Conditions have been set on the masonry and window work as indicated below.

This document supersedes and voids the approval to relocate the building.

Date issued 7/31/2018; Amd. 10/25/18 PTS ID 114451 COA: Amended to rehabilitate on original site

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

1. Windows should be two-over-two style with muntins thare are as narrow and as deep, narrow muntins as practical in a double pane window. Spacer bars and perimeter bar should be dark.

2. New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books As Good As New or Good for Business, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.
New brick must match as closely as possible the color texture, size, and finish of the original brick.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

Digitally signed by Tim Askin
Date: 2018.10.25 12:30:58
-05'00'

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Michael Murphy, Contractor

Two 8.5"x11" pages and Ten oversize

CITY PERMIT & BIDDING DOCUMENTS FOR:

MillerCoors™

MILWAUKEE BREWERY - CP 122612
MILWAUKEE YARD EXPANSION 2017 PROJECT

APPROVED
By Tim Askin-HPC at 12:21 pm, Oct 25, 2018

PROJECT TEAM

NOTE: CIVIL SCOPE OF WORK HAS BEEN REMOVED FROM THIS PROJECT SCOPE. ALL CIVIL WORK SHALL BE DONE UNDER SEPARATE DESIGN CONSULANT AND CONTRACT WITH MILLERCOORS.

~~CIVIL~~
~~HARWOOD ENGINEERING CONSULTANTS~~

~~255 NORTH 21ST STREET~~
~~MILWAUKEE, WI 53233~~
~~PHONE: (414) 475-5554~~

~~PROJECT CONTACT: Brad Seubert, PE~~
~~DIRECT PHONE: (414) 918-1204~~
~~EMAIL ADDRESS: brad.seubert@hecl.com~~

LANDSCAPE ARCHITECTURE
HELLER & ASSOCIATES LLC

P.O. BOX
LAKE GENEVA, WI 53147
PHONE: (262) 639-9733

PROJECT CONTACT: David Heller, ASLA
DIRECT PHONE: (414) 614-9733
EMAIL ADDRESS: david@wdavidheller.com

STRUCTURAL
PIERCE ENGINEERS, INC

181 N BROADWAY
MILWAUKEE, WI 53202
PHONE: (414) 278-6060

PROJECT CONTACT: Thomas Hildebrant
DIRECT PHONE: (414) 988-7459
EMAIL ADDRESS: tmh@pierceengineers.com

ARCHITECTURAL
JAKnetter ARCHITECTS

N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188
PHONE: (262) 513-9800

PROJECT CONTACT: Jay Knetter, AIA
DIRECT PHONE: (262) 278-4383
EMAIL ADDRESS: jayk@jaknetter.com

GETTELMAN BUILDING (BLDG 56)
RESTORATION & REHABILITATION

SHEET INDEX - BUILDING RESTORATION PACKAGE

GENERAL		
TS101	199-50-1154	MILWAUKEE BREWERY - TITLE SHEET
~~CIVIL~~		~~NOTE: CIVIL SCOPE OF WORK HAS BEEN REMOVED FROM THIS PROJECT SCOPE. ALL CIVIL WORK SHALL BE DONE UNDER SEPARATE DESIGN CONSULANT AND CONTRACT WITH MILLERCOORS.~~
~~C1.10~~	~~156-99-0000~~	~~SITE GRADING & DEMOLITION PLAN~~
~~C1.20~~	~~156-99-0001~~	~~EXISTING SURVEY~~
~~C5.00~~	~~156-99-0001~~	~~CONSTRUCTION DETAILS & SPECIFICATIONS~~
LANDSCAPE		
L100	156-03-7000	OVERALL LANDSCAPE PLAN
~~L101~~	~~156-03-7001~~	~~LANDSCAPE NOTES & SCHEDULES~~
STRUCTURAL		
S001	156-02-0000	GENERAL NOTES
S100	156-02-2000	FOUNDATION PLAN
S200	156-02-3000	FIRST FLOOR FRAMING PLAN
S201	156-02-3001	ROOF FRAMING PLAN
S300	156-02-xxxx	ELEVATION
ARCHITECTURAL SITE		
AS100	156-03-1000	PROPOSED ARCHITECTURAL SITE PLAN
ARCHITECTURAL		
A100	156-01-3002	GROUND LEVEL FLOOR PLAN
A101	156-01-3003	ROOF PLAN AND SECTIONS

PROJECT DATA

GENERAL NOTE:

THIS PACKAGE CONSIST OF DRAWINGS THAT HAVE BEEN REVIEWED AND APPROVED WITH CONDITIONS BY THE MILWAUKEE HISTORICAL PRESERVATION COMMISSION AND STAFF UNDER TWO SEPARATE PACKAGES DURING THE HPC MEETING THAT WAS HELD ON FEBRUARY 5, 2018:

1. DETACHMENT: FILE #171494 ("RESOLUTION RELATING TO A CERTIFICATE OF APPROPRIATENESS FOR THE DETACHMENT FROM THE ADJACENT 2-STORY MALTHOUSE BUILDING AND 1-STORY WEST ADDITION OF THE SCHWEICHART / GETTELMAN HOUSE, AN INDIVIDUALLY DESIGNATED HISTORIC PROPERTY AT 4400 WEST STATE STREET FOR MILLERCOORS USA, LLC.")

2. RELOCATION: FILE #171493 ("RESOLUTION RELATING TO A CERTIFICATE OF APPROPRIATENESS FOR THE RELOCATION AND REHABILITATION OF THE SCHWEICHART/GETTELMAN HOUSE, AN INDIVIDUALLY DESIGNATED HISTORIC PROPERTY AT 4400 WEST STATE STREET, FOR MILLERCOORS USA, LLC.")

4 THIS PACKAGE CONSIST OF DRAWINGS THAT ARE BEING SUBMITTED TO THE MILWAUKEE HISTORICAL PRESERVATION COMMISSION AND STAFF FOR THE REVIEW DURING THE HPC MEETING TO BE HELD ON OCTOBER 1, 2018:

3. RESTORATION: AMENDMENT TO FILE #171493 ("RESOLUTION RELATING TO A CERTIFICATE OF APPROPRIATENESS FOR THE RESTORATION AND REHABILITATION OF THE SCHWEICHART/GETTELMAN HOUSE, AN INDIVIDUALLY DESIGNATED HISTORIC PROPERTY AT 4400 WEST STATE STREET, FOR MILLERCOORS USA, LLC.")

BUILDING DESCRIPTION AND INFORMATION

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODES. MAINTAIN CODE REQUIRED FIRE RESISTANCE RATINGS AND ENCLOSURES.

3. ALL EGRESS DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED.

4. THIS BUILDING WILL NOT BE SPRINKLERED.

5. ALL CONTRACTORS AND TRADES TO REFER TO ALL SHEETS OF THE SET FOR INFORMATION TO COMPLETE THEIR WORK.

6. ALL CONTRACTORS AND/OR TRADES MUST COORDINATE THEIR WORK AND LOCATIONS WITH OTHER CONTRACTORS AND/OR TRADES.

7. ANY DISCREPANCIES OR UNUSUAL EXISTING CONDITIONS SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF JAK ARCHITECTS FOR FURTHER DIRECTION. DO NOT SCALE DRAWINGS.

DESCRIPTION	REV	BY	DATE
REVISED COA SUBMITTAL	4	DEK	09/21/18
ADDENDUM #2 TO I.O. 122612 PROJECT	2	DEK	04/25/18
ADDENDUM #1 TO I.O. 122612 PROJECT	1	DEK	02/26/18
PERMIT & BIDDING ISSUE I.O. 122612 PROJECT	0	DEK	02/09/18

MillerCoors™ — MILLERCOORS PROJECT NUMBER: 122612 — PROJECT LEAD DESIGNER: ADLER

PLANT: MILWAUKEE — MILWAUKEE BREWERY - TITLE SHEET

DATE: 02/09/18 — CITY PERMIT & BIDDING DOCUMENTS

JAK architecture interior design — JAK PROJECT NUMBER: 17047-00 — JAK PROJECT MANAGER: DK

	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

SUBJECT BLDG. NO. RELEASE NO.

SIZE: **TS101**

199-50-1154

QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
I SHURBS						
7	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24" w	B&B	Full rounded well branched shrub	42"

QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
S SHRUBS						
8	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	24"	Cont.	Full, well rooted plant, evenly shaped	48"
3	Spirea xbumalda 'Neon Flash'	Neon Flash Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	60"
3	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"

QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
FAL GRASSES						
20	Panicum virgatum 'Northwind'	Northwind Switch Grass	#1	Cont.	Full, well rooted plant	18"
DING / SOD						
605	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)	
5425	Erosion Matting for sloped seeded areas	*see plan for area delineation*		SF	EroTex D575 Erosion Control Blanket (or approved equal)	
Materials						
6.5	Shredded Hardwood Mulch (3" depth)	*700 SF*		CY	Bark Mulch; apply Preemergent after installation of mulch	
4	Soil Amendments (2" depth)	*700 SF*		CY		
17.5	Pulverized Topsoil (Lawn Area)	*5,625 SF*		CY		
4	Pulverized Topsoil (2" over bed areas)	*700 SF*		CY		

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

Seed Compositions:

Cedar Creek Premium Blue Tag (Ph: 888-313-6807): Seed at rate of 3# per 1000 SF

10% Mid Atlantic Kentucky Bluegrass	10% Atlantis Kentucky Bluegrass
20% Merit Kentucky Bluegrass	10% Dragon Kentucky Bluegrass
20% Boreal Red Fescue	10% Palmer III Fine Perennial Ryegrass
20% Pennant Fine Perennial Ryegrass	

3 PLANT & MATERIAL SCHEDULE

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topspoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $^{50}/_{50}$ mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):
¾ CY Peat Moss or Mushroom Compost
¾ CY blended/pulverized Topsoil
¼ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

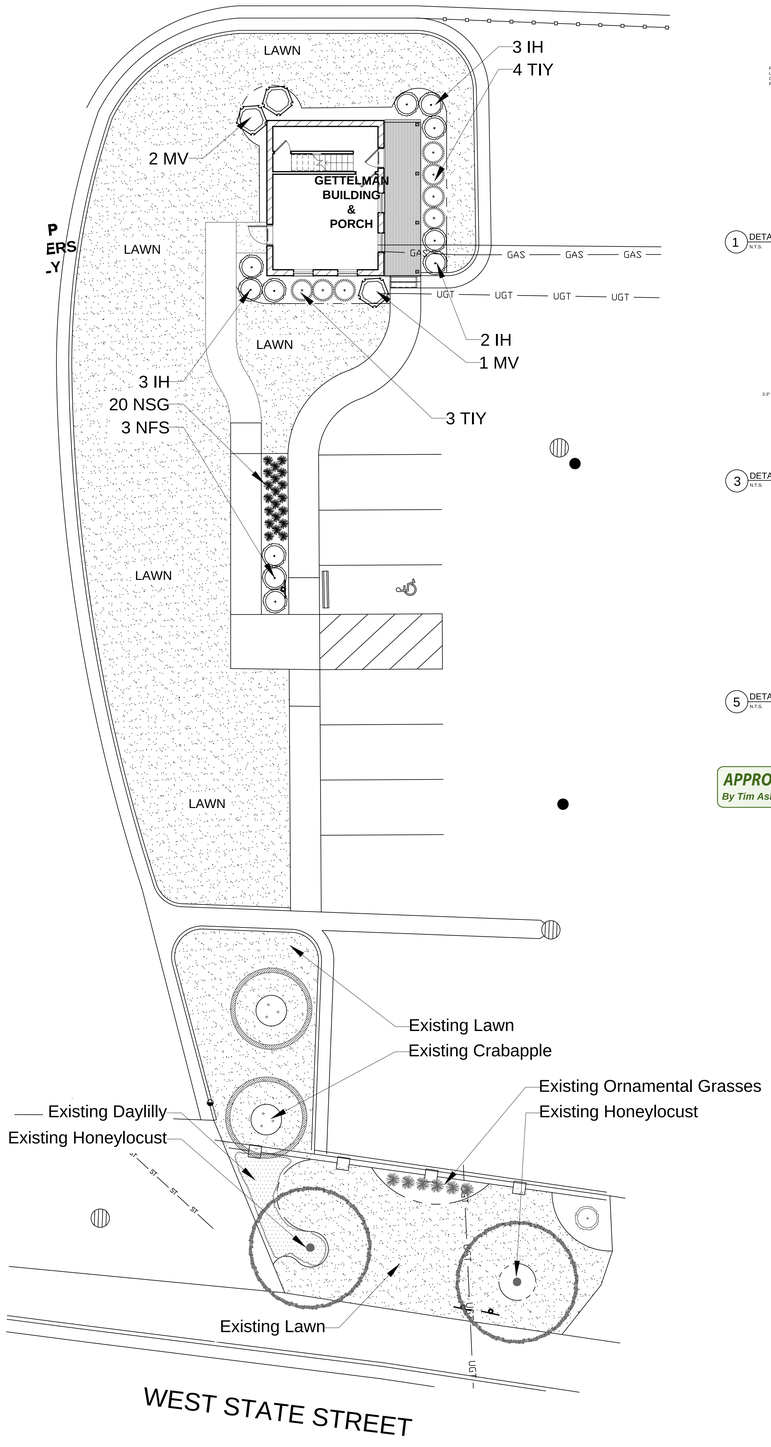
13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

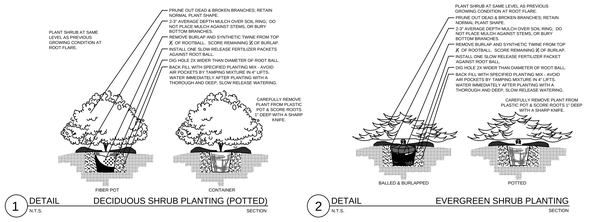
4 LANDSCAPE GENERAL NOTES

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.638.9733
david@wdavidheller.com
www.wdavidheller.com



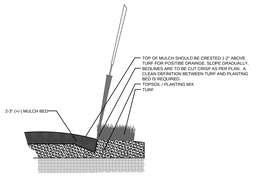
1 OVERALL LANDSCAPE PLAN
1" = 10'-0"

0 5 10 20

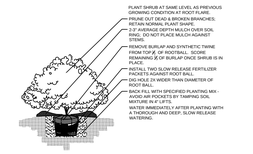


1 DETAIL DECIDUOUS SHRUB PLANTING (POTTED)
N.T.S. SECTION

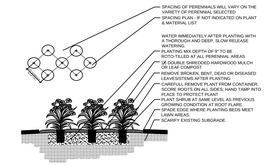
2 DETAIL EVERGREEN SHRUB PLANTING
N.T.S. SECTION



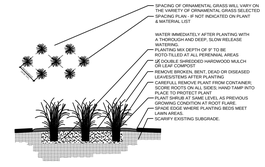
3 DETAIL SPADE EDGE PLANT BED EDGE DETAIL
N.T.S. SECTION



4 DETAIL DECIDUOUS SHRUB PLANTING (B&B)
N.T.S. SECTION



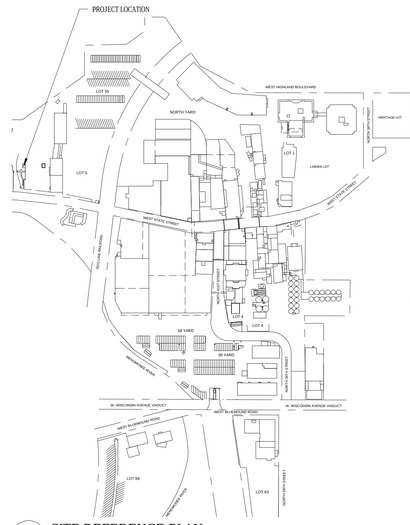
5 DETAIL GROUNDCOVER / PERENNIAL PLANTING
N.T.S. SECTION



6 DETAIL ORNAMENTAL GRASS PLANTING
N.T.S. SECTION

2 LANDSCAPE PLANTING DETAILS

APPROVED
By Tim Askin-HPC at 12:21 pm, Oct 25, 2018



SITE REFERENCE PLAN
NTS

	REV	BY	DATE
REVISED COA SUBMITTAL	4	DH	09/21/18
ADDENDUM #2 TO I.O. 122612 PROJECT	2	DEK	04/25/18
ADDENDUM #1 TO I.O. 122612 PROJECT	1	DEK	02/26/18
PERMIT & BIDDING ISSUE I.O. 122612 PROJECT	0	DH	02/09/18
DESCRIPTION			

MillerCoors
MILLERCOORS PROJECT NUMBER: 122612
PROJECT LEAD DESIGNER: ADLER
PLANT: MILWAUKEE | OVERALL LANDSCAPE PLAN
DATE: 02/09/18 | CITY PERMIT & BIDDING DOCUMENTS
JAK architecture
FIM PROJECT NUMBER: 17047-00
FIM PROJECT MANAGER: DK

	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

SUBJECT BLDG. NO. RELEASE NO.
SIZE
L100
156-03-7000

GENERAL NOTES:

1. ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING:
   PLANS AND SPECIFICATIONS
   CODE AS SPECIFIED IN DESIGN DATA
   OSHA REGULATIONS
2. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (ARCHITECTURAL, CIVIL, ELECTRICAL, PLUMBING, STRUCTURAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
3. THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS REQUIRED TO CONSTRUCT THIS PROJECT.
4. DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
6. DO NOT SCALE PLANS.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
8. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO ENSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.
9. CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
10. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECTS ATTENTION IN WRITING IMMEDIATELY.
11. NO PROVISIONS HAVE BEEN MADE IN THE DESIGN OF THIS STRUCTURE FOR FUTURE EXPANSION. UNLESS NOTED ON PLAN

EXISTING CONSTRUCTION/CONDITIONS:

1. ALL EXISTING FRAMING SHOWN ON THESE DRAWINGS IS BASED ON AVAILABLE DOCUMENTATION & FIELD OBSERVATION TO DATE. CONTRACTOR SHALL FIELD VERIFY ALL SIZES, DIMENSIONS, ELEVATIONS, AND CONFIGURATIONS OF EXISTING STRUCTURAL ELEMENTS (COLUMNS, BEAMS, WALLS, ETC.) AS NECESSARY TO PROPERLY INSTALL ALL NEW STRUCTURAL ELEMENTS AS SHOWN. COORDINATE DIFFERENCES BETWEEN FIELD CONDITIONS AND STRUCTURAL DRAWINGS WITH STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK, AND PROCUREMENT/FABRICATION OF MATERIALS.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONFLICTS WITH CONSTRUCTION DOCUMENTS.
3. REMOVE AND REPLACE AND/OR MODIFY ALL EXISTING CONSTRUCTION (ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND MECHANICAL) AS REQUIRED IN ORDER TO PLACE NEW STRUCTURAL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS. DO NOT MODIFY STRUCTURAL COMPONENTS UNLESS DETAILED ON THE CONSTRUCTION DOCUMENTS.
4. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO ENSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC. CONTRACTOR SHALL DESIGN AND PROVIDE ALL SHORING REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED TO BUILD THIS PROJECT.

FOUNDATION AND EARTHWORK:

1. ALL EXTERIOR FOOTINGS MUST BEAR BELOW LOCAL FROST LINE RELATIVE TO ADJACENT FINISH EXTERIOR GRADE.
2. DO NOT PLACE ANY FOOTINGS ON FROZEN SUBGRADE.
3. BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
4. DO NOT PLACE BACK FILL AGAINST BASEMENT WALLS UNTIL THE TOP AND BOTTOM OF THE WALL ARE ADEQUATELY BRACED BY THE SLAB ON GRADE AND THE FLOOR FRAMING AT THE TOP OF THE WALL.
5. REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE, UNLESS NOTED OTHERWISE.
6. SHORING/OR UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION TO 1/4" MAXIMUM IN ANY DIRECTION.
7. CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ALL BACK FILL WITHIN 3'-0" OF RETAINING WALLS AND BASEMENT WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL APPROVED BY A SOILS ENGINEER AND COMPACTED TO 90% STANDARD PROCTOR.
9. TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION AND BEST JUDGMENT OF A SUITABLE BEARING STRATUM. ACTUAL GRADE CONDITIONS AND SUITABLE BEARING STRATUM MUST BE VERIFIED BY THE CONTRACTOR AND A SOILS ENGINEER AT THE TIME OF EXCAVATION.
10. FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. CONTRACTOR SHALL HIRE A SOILS ENGINEER TO FIELD VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS AND IN GEOTECHNICAL REPORT FOR THIS PROJECT. IF SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATIONS STATED ON CONSTRUCTION DOCUMENTS, EXCAVATIONS SHALL BE EXTENDED UNTIL SOIL WITH STATED BEARING CAPACITY IS REACHED. PLACE COMPACTED FILL BELOW FOOTINGS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE AND FOOTINGS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR AND PLACED PER THE SOIL ENGINEERS RECOMMENDATIONS. ALL FIELD CONDITIONS THAT WILL AFFECT DESIGN AS PRESENTED MUST BE COORDINATED WITH STRUCTURAL ENGINEER.
11. REFER TO DESIGN DATA FOR DESCRIPTION OF SOIL CONDITIONS, GEOTECHNICAL RECOMMENDATIONS, AND DESIGN VALUES.
12. WHERE NEW FOOTINGS ABUT EXISTING FOOTINGS, STEP OR THICKEN THE NEW FOOTING AS REQUIRED TO HAVE NEW BOTT/FTG ELEVATION MATCH EXISTING BOTT/FTG ELEVATION. CONTRACTOR SHALL FIELD VERIFY EXISTING BOTT/FTG ELEVATION.

CAST-IN-PLACE REINFORCED CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO REFERENCED EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION".
2. CONTRACTOR SHALL ELECTRONICALLY SUBMIT STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
3. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60). PLAIN WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064.
4. CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
5. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
6. PROVIDE A 1" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE. TOP SURFACE OF WALLS SHALL FINISHED SMOOTH, UNLESS NOTED OTHERWISE.
7. DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE UNLESS NOTED OTHERWISE.
8. SLEEVES, CONDUITS, OR PIPING PASSING THROUGH CONCRETE SLABS AND WALLS SHALL BE PLACED SO THAT THEY ARE NOT CLOSER THAN THREE DIAMETERS ON CENTER OR 4" MIN AND SO THAT THEY DO NOT DISPLACE REINFORCING. BANKS OF OPENINGS GREATER THAN 18" TOTAL WIDTH OF ALL OPENINGS EDGE-TO-EDGE MUS BE COORDINATED WITH STRUCTURAL ENGINEER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.
10. REFER TO REINFORCEMENT DEVELOPMENT AND LAP SPLICE SCHEDULE FOR LAP SPLICES IN REINFORCING STEEL.
11. STEEL REINFORCING SPLICES OF ADJACENT BARS SHALL BE STAGGERED SUCH THAT SPLICES ARE 4 FEET APART, MINIMUM.
12. ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL HIRE A MATERIALS TESTING LABORATORY TO CAST AND TEST CONCRETE CYLINDERS. ALL TESTING SHALL BE IN ACCORDANCE WITH ACI 318. RESULTS OF CYLINDER TESTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER. CONCRETE TEST REPORTS SHALL STATE THE FOLLOWING INFORMATION

    LOCATION ON PROJECT WHERE THE CONCRETE IS USED
    7 DAY COMPRESSIVE STRENGTH
    28 DAY COMPRESSIVE STRENGTH
    AIR CONTENT
    SLUMP
    AMOUNT OF WATER ADDED ON JOB SITE
    MIX USED

14. CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
15. ADDITION OF JOBSITE WATER TO CONCRETE SHALL BE PER ASTM C94.
16. TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.
17. CLASS C FLY ASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT ON A POUND TO POUND BASIS. SUBMITTED MIX DESIGNS SHALL INDICATE SUBSTITUTION ARE AND IS SUBJECT TO ENGINEER APPROVAL
18. ALL CONCRETE SLABS SHALL BE CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS OR AN APPROPRIATE CURING COMPOUND MAY BE APPLIED.
19. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
20. PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE:

    CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"

    CONCRETE EXPOSED TO EARTH OR WEATHER:
    NO. 6 THROUGH NO. 18 BARS 2"
    NO. 5 BAR AND SMALLER 1 1/2

    CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
    SLABS, WALLS, JOISTS: NO. 11 BAR AND SMALLER 1"
    BEAMS AND COLUMNS 1 1/2"

21. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED. REPAIR AND PATCH DEFECTIVE AREAS WITH PROPRIETARY PATCHING COMPOUND IMMEDIATELY AFTER REMOVAL OF FORMS.

WOOD FRAMING:

1. DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", AMERICAN FOREST AND PAPER ASSOCIATION.
2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL PLYWOOD FRAMING SHALL CONFORM TO THE CURRENT EDITION OF "PLYWOOD DESIGN SPECIFICATIONS", AMERICAN PLYWOOD ASSOCIATION.
3. PLYWOOD SHEATHING SHALL CONFORM TO THE CURRENT EDITION OF "U.S. PRODUCT STANDARD PS-1" FOR SOFTWOOD PLYWOOD AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
4. PLYWOOD SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH THE LONG DIMENSION OF THE SHEATHING LAID PERPENDICULAR TO THE SUPPORTS. STAGGER ALL JOINTS.
5. PLYWOOD SHEATHING SHALL BE FASTENED TO SUPPORTS w/ 10d NAILS SPACED AT 6" o/c AT PANEL EDGES AND 12" o/c AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
6. ANY PLYWOOD SHEATHING THAT IS EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED.
7. PLYWOOD PANEL EDGES SHALL BEAR ON THE FRAMING SUPPORT MEMBERS AND BUTT ALONG THEIR CENTER LINES. NAILS SHALL BE PLACED NOT LESS THAN 3/8" IN FROM THE PANEL EDGE.
8. WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
9. MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.
10. 2x WOOD JOISTS SHALL HAVE 1x3 SPF NO.2 CROSS BRIDGING AT 8'-0" o/c MAXIMUM.
11. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
12. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE. USE STEEL WASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHERS BETWEEN NUT AND WOOD.
13. ALL FASTENERS ATTACHING PRESSURE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
14. MAKE NO SUBSTITUTIONS OF ANY PRODUCTS SPECIFIED ON ANY FRAMING PLANS WITHOUT THE DIRECT WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER AND ARCHITECT.
15. TEMPORARY BRACING SHALL BE PROVIDED AND REMAIN IN PLACE UNTIL THE STRUCTURE IS COMPLETELY STABLIZED. TO RESIST BUCKLING OF LOAD BEARING STUDS, USE A CONTINUOUS 2x FRAMING MEMBER ATTACHED TO THE STUD WALL AT MID-HEIGHT. USE TEMPORARY X-BRACING TO RESIST LATERAL WIND AND SEISMIC LOADS. PROVIDE ANY OTHER TEMPORARY BRACING DEEMED NECESSARY DURING CONSTRUCTION. BRACING MAY BE REMOVED ONCE THE SHEATHING IS APPLIED TO AT LEAST ONE SIDE OF THE STUDS. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE WOOD FRAMER.
16. ARCHITECT AND CONTRACTOR SHALL DETAIL AND CONSTRUCT BUILDING FINISHES TO ACCOMMODATE AN EXPECTED BUILDING SHRINKAGE OF APPROXIMATELY 3/16" TO 3/8" PER FLOOR OF WOOD CONSTRUCTION. PROPER CARE SHALL BE TAKEN TO PREVENT STORED AND INSTALLED LUMBER FROM THE ELEMENTS. DO NOT ALLOW LUMBER TO REST IN STANDING WATER.

DESIGN DATA

APPLICABLE CODES/STANDARDS:
- .....INTERNATIONAL BUILDING CODE - 2009 WITH SEPTEMBER 1, 2011 WISCONSIN AMENDED I-CODE INSERTS
- .....INTERNATIONAL EXISTING BUILDING CODE - 2009
- .....ASCE 7-05 MIN DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE/SEI

STRUCTURAL DESIGN STANDARDS (DESIGN SHALL CONFORM TO THE CURRENT EDITION UNDER THE APPLICABLE CODE)
- .....ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
- .....ACI 530/530.1 BUILDING CODE REQUIREMENTS AND SPECS FOR MASONRY STRUCTURES (AND RELATED COMMENTARIES)
- .....ANSI/AISC 360 SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS
- .....AWS D1.1/D1.1M STRUCTURAL WELDING CODE-STEEL
- .....NDS-NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION ASD/LRFD
- .....NDS-NATIONAL DESIGN SPECIFICATION SUPPLEMENT, DESIGN VALUES FOR WOOD CONSTRUCTION
- .....AISI S100 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS
- .....AISI S213 NORTH AMERICAN SPECIFICATION FOR COLD-FORMED STEEL FRAMING-LATERAL DESIGN

BUILDING DESIGN LOADS/CRITERIA

DESIGN DEAD LOADS:

.....FIRST FLOOR DEAD LOAD (ASSUMED)	20 psf
.....UPPER FLOOR DEAD LOAD (ASSUMED)	20 psf
.....ROOF DEAD LOAD (ASSUMED)	20 psf

DESIGN LIVE LOADS:

.....FLOOR FRAMING (RETAIL, OFFICE, RESTAURANT, RECREATIONAL)	100 psf
.....STAIRWAYS, CORRIDORS, LOBBIES (OTHER AREAS)	100 psf
.....DECKS	100 psf

HANDRAIL ASSEMBLIES & GUARDS
- .....200LB LOAD OR 50 PLF LOAD APPLIED IN ANY DIRECTION AT TOP OF HANDRAIL ASSEMBLY OR GUARD
- ..... & TO TRANSFER THIS LOAD THROUGH SUPPORTS TO THE STRUCTURE

ROOF SNOW LOADS & DESIGN DATA:

.....DESIGN ROOF SNOW LOAD	25 psf (BALANCED SNOW LOAD)
.....FLAT ROOF SNOW LOAD (Pf) = (0.7*Ce*Ct*Is*Pg)	24.5 psf
.....SNOW EXPOSURE FACTOR (Ce)	1.0
.....SNOW LOAD IMPORTANCE FACTOR (Is)	1.0
.....ROOF THERMAL FACTOR (Ct)	1.0
.....GROUND SNOW (Pg)	35 psf
.....RAIN ON SNOW SURCHARGE	0
.....SLOPED ROOF FACTOR (Cs)	1.0

WIND DESIGN DATA:

.....WIND IMPORTANCE FACTOR (Iw)	1.0
.....BASIC WIND SPEED (3-SECOND GUST)	90 MPH
.....WIND DIRECTIONALITY FACTOR (Kd)	0.85
.....MEAN ROOF HEIGHT	21 FT
.....WIND EXPOSURE CATEGORY	B
.....WIND EXPOSURE CLASSIFICATION	ENCLOSED
.....INTERNAL PRESSURE COEFFICIENT	+/-0.18
.....BUILDING LENGTH (L)	25.25 FT
.....LEAST WIDTH (B)	19 FT
.....VELOCITY PRESSURE EXPOSURE COEFFICIENT Kh (CASE 1)	0.701
.....VELOCITY PRESSURE EXPOSURE COEFFICIENT Kh (CASE 2)	0.636
.....TOPOGRAPHIC FACTOR (Kzt)	1.0
.....EDGE STRIP (a)	3.0 FT
.....END ZONE (2a)	6.0 FT
.....DESIGN PROCEDURE	METHOD 1 (SIMPLIFIED PROCEDURE)

WIND LOADS COMPONENTS & CLADDING

ROOF SURFACE PRESSURE

AREA	10 SF	50 SF	100 SF
NEGATIVE ZONE 1	-13.3 psf	-12.5 psf	-12.1 psf
NEGATIVE ZONE 2	-23.2 psf	-18.9 psf	-17.0 psf
NEGATIVE ZONE 3	-34.3 psf	-29.1 psf	-26.9 psf
POSITIVE ALL ZONES	10.0 psf	10.0 psf	10.0 psf
OVERHANG ZONE 1&2	-27.2 psf	-27.2 psf	-27.2 psf
OVERHANG ZONE 3	-45.7 psf	-35.3 psf	-30.9 psf

WALL SURFACE PRESSURE

AREA	10 SF	100 SF	500 SF
NEGATIVE ZONE 4	-15.8 psf	-13.6 psf	-12.1 psf
NEGATIVE ZONE 5	-19.5 psf	-15.1 psf	-12.1 psf
POSITIVE ZONE 4&5	14.6 psf	12.4 psf	10.9 psf

EARTHQUAKE DESIGN DATA:

.....OCCUPANCY CATEGORY	II
.....SEISMIC IMPORTANCE FACTOR (Ie)	1
.....MAPPED SPECTRAL ACCELERATIONS AT SHORT PERIODS (Ss)	0.107
.....MAPPED SPECTRAL ACCELERATIONS AT (1) SECOND PERIODS (S1)	0.044
.....SITE CLASSIFICATIONS	D
.....DESIGN SPECTRAL RESPONSE COEFFICIENT AT SHORT PERIODS (Sds)	0.114
.....DESIGN SPECTRAL RESPONSE COEFFICIENT AT (1) SECOND PERIODS (Sd1)	.070
.....SEISMIC DESIGN CATEGORY	B
.....BASIC SEISMIC-FORCE-RESISTING SYSTEM	STRUCTURE NOT SPECIFICALLY DETAILED FOR SEISMIC RESTANCE
.....DESIGN BASE SHEAR	0.038W KIPS
.....SEISMIC RESPONSE COEFFICIENT (Cs)	0.038
.....RESPONCE MODIFICATION COEFFICIENT	3
.....ANALYSIS PROCEDURE FOR SEISMIC DESIGN	EQUIVALENT LATERAL FORCE ANALYSIS
.....BUILDING IS IN MILWAUKEE COUNTY	

SOIL DESIGN VALUES:

.....SOIL UNIT WEIGHT	110 PCF (ASSUMED)
.....LATERAL EARTH PRESSURE	
.....ACTIVE (RETAINING WALLS)	40 PSF/FT OF DEPTH (ASSUMED)
.....AT-REST (BASEMENT WALLS)	60 PSF/FT OF DEPTH (ASSUMED)
.....PASSIVE	300 PSF (ASSUMED)
.....COEFFICIENT OF SLIDING FRICTION	0.30 (ASSUMED)
.....SUBGRADE MODULUS	150 PCI (ASSUMED)
.....ALLOWABLE SOIL BEARING PRESSURE	1,500 PSF (ASSUMED)

DEFLECTION LIMITS

MEMBERS	LIVE	SNOW or WIND	DEAD + LIVE or SNOW
ROOF MEMBERS			
SUPPORTING GYPSUM BOARD CEILINGS	L/360	L/360	L/240
SUPPORTING FLEXIBLE CEILINGS	L/360	L/360	L/240
NOT SUPPORTING CEILING	L/240	L/240	L/180
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600	L/600	L/600
FLOOR MEMBERS			
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600	N/A	L/600
SUPPORTING FLEXIBLE MATERIALS	L/360	N/A	L/240
LINTEL/HEADER/BEAM MEMBERS			
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600	L/600	L/600
SUPPORTING FLEXIBLE MATERIALS	L/360	L/360	L/240
EXTERIOR WALLS			
WITH RIGID FINISHES (BRICK, MASONRY, ETC.)	N/A	L/600	N/A
WITH FLEXIBLE FINISHES (EIFS, SIDING, ETC.)	N/A	L/360	N/A

MATERIAL STRENGTHS

CAST-IN-PLACE CONCRETE:

FOOTINGS	
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	fc = 3,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO	0.59
.....MAXIMUM AGGREGATE SIZE	1 1/2"
.....SLUMP LIMIT	5" +/-1"
.....AIR CONTENT	NO
FOUNDATION FROST WALLS	
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	fc = 4,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO	0.48
.....MAXIMUM AGGREGATE SIZE	3/4"
.....SLUMP LIMIT	4" +/-1"
.....AIR CONTENT	YES 4% to 6%
EXTERIOR PIERS, WALLS, AND COLUMNS	
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	fc = 4,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO	0.48
.....MAXIMUM AGGREGATE SIZE	3/4"
.....SLUMP LIMIT	4" +/-1"
.....AIR CONTENT	YES 4% to 6%
INTERIOR SLABS ON GRADE	
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	fc = 4,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO	0.48
.....MAXIMUM AGGREGATE SIZE	3/4"
.....SLUMP LIMIT	4" +/-1"
.....AIR CONTENT	NO
EXTERIOR SLABS ON GRADE	
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	fc = 4,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO	0.48
.....MAXIMUM AGGREGATE SIZE	3/4"
.....SLUMP LIMIT	4" +/-1"
.....AIR CONTENT	YES 4% to 6%
SONOTUBES	
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	fc = 4,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO	0.50
.....MAXIMUM AGGREGATE SIZE	3/4"
.....SLUMP LIMIT	4" +/-1"
.....AIR CONTENT	NO
SLURRY	
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	fc = 1,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO	0.55
.....MAXIMUM AGGREGATE SIZE	1 1/2"
.....SLUMP LIMIT	6" +/-1"
.....AIR CONTENT	NO

FIBER REINFORCEMENT:
MACROSYNTHETIC FIBERS ENGINEERED & DESIGNED FOR USE IN CONCRETE SLABS COMPLYING WITH ASTM C 1116, TYPE III, 1 1/2" TO 2 1/2" LONG

STEEL/METAL:

REINFORCING STEEL:	
.....ALL ASTM A615, GRADE 60, DEFORMED	Fy = 60,000 PSI
.....STEEL WELDED WIRE REINFORCEMENT, FLAT SHEETS	Fy = 60,000 PSI
STRUCTURAL STEEL:	
.....ROLLED WIDE FLANGE SHAPES, ASTM A992 GRADE 50	Fy = 50,000 PSI
.....CHANNELS, ANGLES, AND S SHAPES, ASTM A36	Fy = 36,000 PSI
.....PLATE AND BAR, ASTM A36	Fy = 36,000 PSI
.....TUBE SHAPES, ASTM A500 GRADE B	Fy = 46,000 PSI
.....PIPE ASTM A53, TYPE E or S, GRADE B	Fy = 46,000 PSI
.....ALL OTHER ROLLED SHAPES, ASTM A36	Fy = 36,000 PSI
STRUCTURAL BOLTS:	
.....HIGH STRENGTH BOLTS, NUTS, & WASHERS	ASTM A325
.....ZINC-COATED HIGH STRENGTH BOLTS, NUTS, & WASHERS	ASTM A325
.....STAINLESS STEEL BOLTS, NUTS, & WASHERS	ASTM F593
.....SHEAR CONNECTORS (GRADES 1015 THRU 1020)	ASTM A108
.....THREADED RODS	ASTM A36
.....CLEVIS & TURNBUCKLES (GRADE 1035)	ASTM A108
.....EYE BOLTS & NUTS (GRADE 1030)	ASTM A108
.....ANCHOR BOLTS (GRADE 36)	ASTM F1554
WELDED CONNECTIONS:	
.....WELDING ELECTRODES	E70XX E80XX FOR WELDING REINF
MASONRY:	f'm = 2,500 PSI
MASONRY MOTAR:	
.....TYPE "M" MORTAR BELOW GRADE	
.....TYPE "M" or "S" ABOVE GRADE	

WOOD FRAMING (UNO ON PLANS/DETAILS)

DIMENSIONAL LUMBER:	
.....JOISTS/BEAMS/HEADERS	SPRUCE-PINE-FIR No. 2 or BETTER
.....EXTERIOR LUMBER	TREATED SOUTHERN PINE No 2 or BETTER
.....POSTS/COLUMNS	CEDAR No. 2 or BETTER
LAMINATED VENEER LUMBER (LVL):	
.....JOISTS/BEAMS/HEADERS	
.....E = 2,000 ksi	Fc (PARALLEL) = 2,510 psi
.....Fb = 2,600 psi	Fc (PERPENDICULAR) = 750 psi
.....Fv = 285 psi	
PARALLEL STRAND LUMBER (PSL):	
.....JOISTS/BEAMS/HEADERS	
..... E = 2,000 ksi	Fc (PARALLEL) = 2,900 psi
.....Fb = 2,900 psi	Fc (PERPENDICULAR) = 625 psi
.....Fv = 290 psi	
LAMINATED STRAND LUMBER (LSL):	
.....JOISTS/BEAMS/HEADERS	
.....E = 1,550 ksi	Fc (PARALLEL) = 2,170 psi
.....Fb = 2,325 psi	Fc (PERPENDICULAR) = 900 psi
.....Fv = 310 psi	

APPROVED
By Tim Askin-HPC at 12:21 pm, Oct 25, 2018

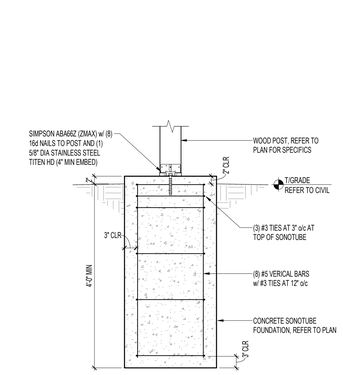
PIERCE ENGINEERS, INC.
181 N. Broadway Ave | Milwaukee, WI 53202
Phone: 414.278.6060 | Fax: 414.278.6061
www.pierceengineers.com
PE PROJECT: 17698

REVISED COA SUBMITTAL	4	PE	09/21/18
ADDENDUM #2 TO I.O. 122612 PROJCT	2	PE	04/25/18
ADDENDUM #1 TO I.O. 122612 PROJCT	1	PE	02/26/18
PERMIT & BIDDING ISSUE TO I.O. 122612 PROJCT	0	PE	02/09/18
DESCRIPTION	REV	BY	DATE

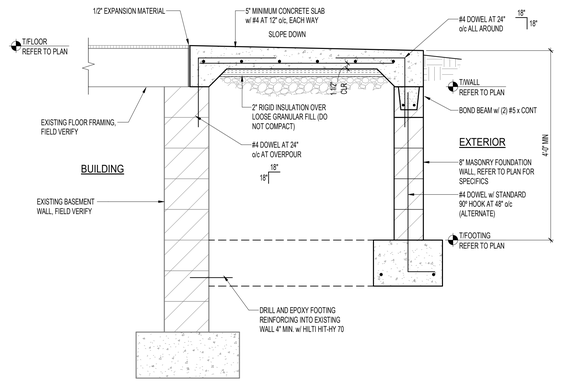
MillerCoors
MILLERCOORS PROJECT NUMBER: 122612
PROJECT LEAD DESIGNER: ADLER
PLANT: MILWAUKEE
DATE: 02/09/18
GENERAL NOTES
CITY PERMIT AND BIDDING DOCUMENTS
JAK Architecture, Interior Design
JAK PROJECT NUMBER: 17047-00
JAK PROJECT MANAGER: DK

	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

SUBJECT BLDG. NO. RELEASE NO. SIZE
S001
156-02-5000



5 S100 SONOTUBE FOUNDATION



3 S100 REINFORCED CONCRETE STOOP

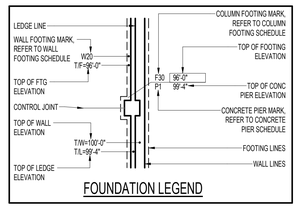
1 S100 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. REFER TO GENERAL NOTES FOR ADDITIONAL STRUCTURAL NOTES AND FOUNDATION REQUIREMENTS.
2. ELEVATION 100'-0" ON STRUCTURAL DRAWINGS CORRESPONDS TO FF ELEVATION SHOWN ON SITE PLAN. TYPICAL.
3. SLAB ON GRADE CONTROL JOINTS:
   PROVIDE SAW CUT CONTROL JOINTS IN CONCRETE SLAB ON GRADE CONSTRUCTION WITHIN 24 HOURS OF INITIAL POUR. CONTROL JOINTS SHALL BE SPACED AT 36 TIMES THE SLAB THICKNESS, UP TO A MAXIMUM SPACING OF 14'-0". THE ASPECT RATIO OF SLAB PANELS SHALL BE A MAXIMUM OF 1.5 TO 1. CONTROL JOINTS SHALL BE PLACED ON COLUMN CENTERLINES, INTERIOR CORNERS, AND FLOOR DISCONTINUITIES (PITS, EQUIPMENT PADS, TRENCHES, DEPRESSED SLABS, ETC.). SLAB ON GRADE CONSTRUCTION SHALL CONFORM TO ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION". REFER TO TYPICAL DETAILS FOR SLAB ON GRADE CONSTRUCTION.
4. BASED ON THE SOILS REPORT, CONTRACTOR TO BE AWARE OF AREAS OF POSSIBLE OVEREXCAVATION TO REMOVE POOR SOILS. SOIL BEARING CAPACITY IS TO BE FIELD VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO POURING ANY FOUNDATIONS.

FOUNDATION PLAN KEYED NOTES:

1. 5" THICK REINFORCED STRUCTURAL CONCRETE STOOP SLAB w/ REINFORCING PER DETAILS. LOCATE REINFORCEMENT 1-1/2" FROM BOTTOM OF SLAB.
2. 8" CONCRETE WALL w/ #4 BARS AT 16" o/c, VERTICAL AND HORIZONTAL. TOP OF WALL TO BE AT FINISHED GRADE, BOTTOM OF WALL TO BE 4'-0" MIN BELOW FINISHED GRADE.
3. 8" MASONRY WALL INFILL AT EXISTING BASEMENT WALL. PROVIDE #5 BARS AT 16" o/c VERTICALLY. DRILL AND EPOXY INTO EXISTING WALL AT EACH END. USE HILTI HIT-HY 70 WITH 4" MIN EMBED.



FOUNDATION LEGEND

CONCRETE PIER SCHEDULE

MARK	SIZE	VERTICAL REINFORCEMENT	PIER TIES	DETAIL	DOWELS	REMARKS
P1	16"x16"	(4) #5	#3 AT 12" o/c			

CONCRETE PIER SCHEDULE NOTES:
1. REFER TO PLAN FOR TOP OF CONCRETE PIER ELEVATION.
2. AT TOP OF CONCRETE PIER, PROVIDE (3) #3 TIES AT 3" o/c.
3. WHERE NO DOWELS ARE SHOWN FROM THE CONCRETE PIER TO THE CONCRETE FOOTING, EMBED VERTICAL PIER REINFORCEMENT TO BOTTOM OF FOOTING w/ 3" CONCRETE COVERAGE AND PROVIDE A STANDARD 90 DEGREE HOOK.
4. CENTER CONCRETE PIER BELOW COLUMN ABOVE UNLESS DETAILED OTHERWISE.
5. LAP VERTICAL REINFORCEMENT 30 BAR DIAMETERS OR 24", WHICH EVER IS GREATER.

WALL FOOTING SCHEDULE

MARK	DIMENSIONS WIDTH (xCONT)	DIMENSIONS THICKNESS	REINFORCEMENT LONGITUDINAL	REINFORCEMENT TRANSVERSE	REMARKS
W16	1'-6"	1'-0"	(2) #5		

WALL FOOTING SCHEDULE NOTES:
1. REFER TO STRUCTURAL NOTES SHEET FOR MINIMUM COVER REQUIREMENTS.
2. REFER TO FOUNDATION PLAN FOR TOP OF FOOTING ELEVATIONS.
3. CONTRACTOR TO HIRE SOILS ENGINEER TO FIELD VERIFY AT TIME OF FOOTING EXCAVATION.
4. ALL LAPS IN STEEL REINFORCING SHALL BE CLASS "B" LAP SPLICES UNLESS NOTED OTHERWISE.

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Phone: 414.278.6060 | Fax: 414.278.6061
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PE PROJECT: 17698

MillerCoors
MILLERCOORS PROJECT NUMBER: 122612
PROJECT LEAD DESIGNER: ADLER
PLANT: MILWAUKEE | FOUNDATION PLAN
DATE: 02/09/18 | CITY PERMIT AND BIDDING DOCUMENTS
JAK architecture interior design
JAK PROJECT NUMBER: 17047-00
JAK PROJECT MANAGER: DK

DESCRIPTION	REV	BY	DATE
REVISED COA SUBMITTAL	4	PE	09/21/18
ADDENDUM #2 TO I.O. 122612 PROJCT	2	PE	04/25/18
ADDENDUM #1 TO I.O. 122612 PROJCT	1	PE	02/26/18
PERMIT & BIDDING ISSUE TO I.O. 122612 PROJCT	0	PE	02/09/18

INITIAL | DATE | SUBJECT BLDG. NO. RELEASE NO. SIZE
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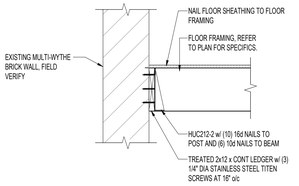
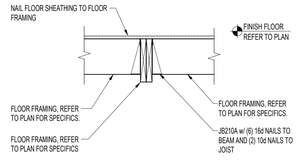
APPR.
SCALE

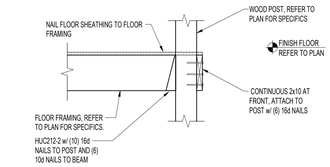
S100
156-02-2000



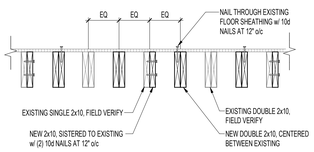
5 S200 WOOD BEAM TO EXISTING



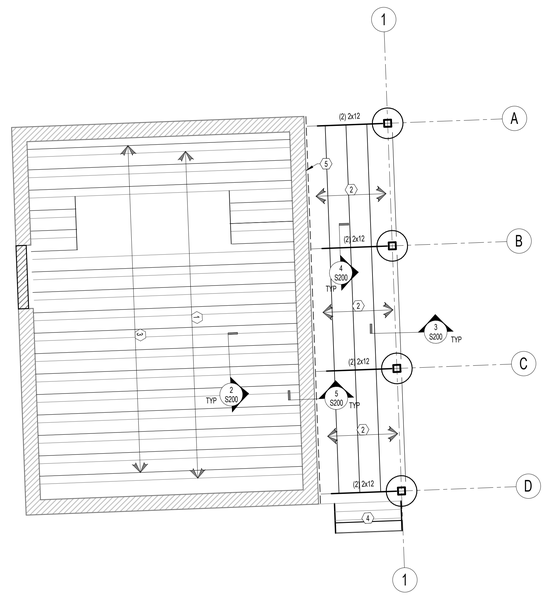
4 S200 FLOOR JOISTS AT WOOD HEADER



3 S200 FLOOR JOISTS AT WOOD HEADER



2 S200 NEW FLOOR FRAMING DETAIL



1 S200 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

WOOD FLOOR FRAMING PLAN NOTES:

1. PORCH FLOOR CONSTRUCTION: CENTER MATCH OR TONGUE & GROOVE APA RATED WOOD PORCH FLOORING NAIL FLOOR SHEATHING TO WOOD FLOOR STRUCTURE. SHEATHING TO BE ATTACHED TO FLOOR MEMBERS w/ 10d COMMON NAILS ON A 6"/12" o/c PATTERN (EDGE/FIELD). NAILS TO HAVE A MINIMUM PENETRATION INTO FRAMING MEMBER OF 1-1/2".
2. REFER TO ARCHITECTURAL DRAWINGS FOR STAIR FRAMING AND CONFIGURATION.
3. AT A MINIMUM, ALL ATTACHMENTS SHALL FOLLOW IBC TABLE 2304.9.1 AS SHOWN ON STRUCTURAL NOTES SHEET. DETAILS SHALL GOVERN ONLY IF THEIR CAPACITIES ARE LARGER THAN WHAT IS SHOWN ON TABLE 2304.9.1.
4. "MW-3" INDICATES MASONRY WALL REINFORCEMENT TYPE. REFER TO SCHEDULE FOR SIZES AND SPACING.
5. FASTENERS INTO CEDAR FRAMING TO BE GALVANIZED OR STAINLESS STEEL.

WOOD FLOOR FRAMING PLAN KEYED NOTES:

1. EXISTING 2x FLOOR FRAMING, FIELD VERIFY MEMBERS AND BEARING CONDITIONS w/ STRUCTURAL ENGINEER.
2. PRESSURE TREATED 2x10 DECK JOISTS AT 16" o/c.
3. (2) 2x10 JOISTS BETWEEN EACH EXISTING JOIST.
4. PRESSURE TREATED 2x12 STAIR STRINGERS w/ SIMPSON LSCZ INTO PORCH FRAMING AND SIMPSON FWAZ AT BASE w/ 5/8" DIA STAINLESS STEEL TITEN HD's (4" EMBED)
5. PRESSURE TREATED 2x12 x CONT LEDGER w/ (3) 1/4" DIA TITEN SCREWS AT 16" o/c

APPROVED
By Tim Askin-HPC at 12:21 pm, Oct 25, 2018

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PE PROJECT# 17698

DESCRIPTION	REV	BY	DATE
REVISED COA SUBMITTAL	4	PE	09/21/18
ADDENDUM #2 TO I.O. 122612 PROJCT.	2	PE	04/25/18
ADDENDUM #1 TO I.O. 122612 PROJCT	1	PE	02/26/18
PERMIT & BIDDING ISSUE TO I.O. 122612 PROJCT	0	PE	02/09/18

MillerCoors
MILLERCOORS PROJECT NUMBER: 122612
PROJECT LEAD DESIGNER: ADLER
PLANT: MILWAUKEE
DATE: 02/09/18
FIRST FLOOR FRAMING PLAN
CITY PERMIT AND BIDDING DOCUMENTS
JAK architecture interior design
JAK PROJECT NUMBER: 17047-00
JAK PROJECT MANAGER: DK

INITIAL	DATE	SUBJECT BLDG. NO. RELEASE NO. SIZE
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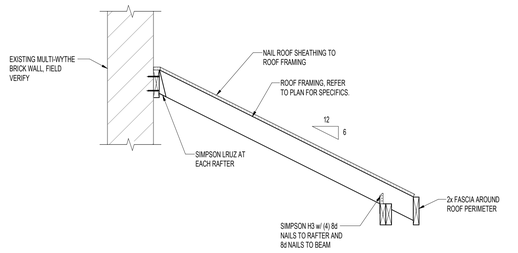
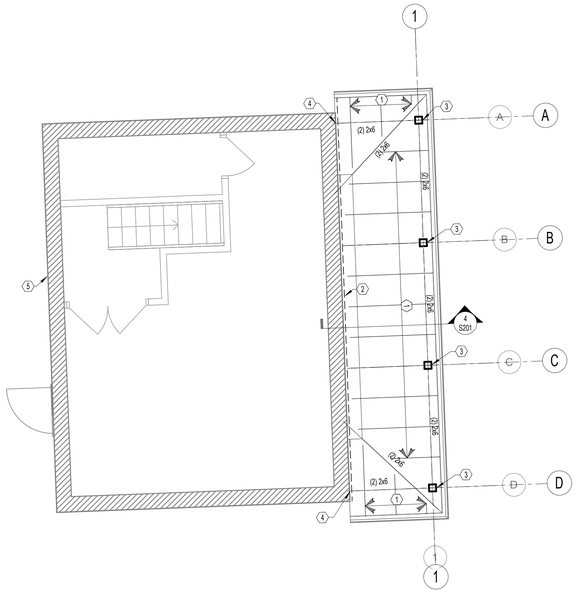
APPR.		
SCALE		

S200
156-02-3000



4 S201 RAFTER FRAMING CONNECTION



1 S201 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

APPROVED
By Tim Askin-HPC at 12:21 pm, Oct 25, 2018

WOOD ROOF FRAMING PLAN NOTES:	WOOD ROOF FRAMING PLAN KEYED NOTES:
PLAN NOTES APPLY TO ALL WOOD ROOF FRAMING PLANS. ALL NOTES DO NOT NECESSARILY APPLY TO ALL SHEETS.	KEYED NOTES APPLY TO ALL WOOD ROOF FRAMING PLANS. ALL NOTES DO NOT NECESSARILY APPEAR ON ALL SHEETS.
1. ROOF SHEATHING SHALL BE 5/8" APA RATED WOOD ROOF SHEATHING (PLYWOOD OR OSB) w/ THE LONG DIMENSION OF THE SHEETS LAID PERPENDICULAR TO THE ROOF TRUSSES. ATTACH SHEATHING TO ROOF TRUSSES w/ 10d NAILS AT 6" o/c. MINIMUM DISTANCE FOR NAILS IS 3/8" FROM PANEL EDGE. PROVIDE WOOD SHEATHING CLIPS WHERE SHEATHING EDGES ABUT BETWEEN ROOF TRUSSES. STAGGER ALL ROOF SHEATHING JOINTS. NAILS TO HAVE A MINIMUM PENETRATION INTO FRAMING MEMBER OF 1-1/2". REFER TO STANDARD DETAILS FOR ROOF SHEATHING ATTACHMENT.	(1) 2x6 RAFTERS AT 24 "o/c.
2. AT PERIMETER OF ROOF, PROVIDE A CONTINUOUS 2x FASCIA. ATTACH TO ENDS OF ROOF TRUSSES w/ (2) 10d NAILS EACH TRUSS.	(2) PRESSURE TREATED 2x8 LEDGER w/ (2) 1/4" DIA x 3" SIMPSON STAINLESS STEEL TITEN SCREWS AT 16" o/c. ATTACH WOOD SHEATHING TO 2x8 LEDGER w/ 8d NAILS AT 6" o/c.
3. REFER TO SNOW LOAD PLAN ON STRUCTURAL NOTES SHEET FOR ROOF SNOW LOADS.	(3) PROVIDE A SIMPSON BC46 POST CAP AT EACH WOOD POST T-INTERSECTION.
4. FASTENERS INTO CEDAR FRAMING TO BE GALVANIZED OR STAINLESS STEEL.	(4) PROVIDE A SIMPSON HUSC26-2 HANGER w/ (4) 1/4" DIA x 1-1/2" TITEN SCREWS TO EXISTING AND (4) 16d NAILS TO BEAM.
	(5) NEW OPENINGS IN EXISTING WALL. PROVIDE A BRICK ARCH INTERGRAL TO WALL AND MATCH EXISTING. REFER TO ARCH FOR SIZE AND LOCATIONS.

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REV	BY	DATE	
			MILLERCOORS PROJECT NUMBER: 122612
			PROJECT LEAD DESIGNER: ADLER
			PLANT: MILWAUKEE — ROOF FRAMING PLAN
			DATE: 02/09/18 — CITY PERMIT AND BIDDING DOCUMENTS
			JAK PROJECT NUMBER: 17047-00
			JAK PROJECT MANAGER: DK
4	PE	09/21/18	REVISED COA SUBMITTAL
2	PE	04/25/18	ADDENDUM #2 TO I.O. 122612 PROJCT
1	PE	02/26/18	ADDENDUM #1 TO I.O. 122612 PROJCT
0	PE	02/09/18	PERMIT & BIDDING ISSUE TO I.O. 122612 PROJCT

INITIAL | DATE | SUBJECT BLDG. NO. RELEASE NO. SIZE
DR. | CH. | APPR. | SCALE

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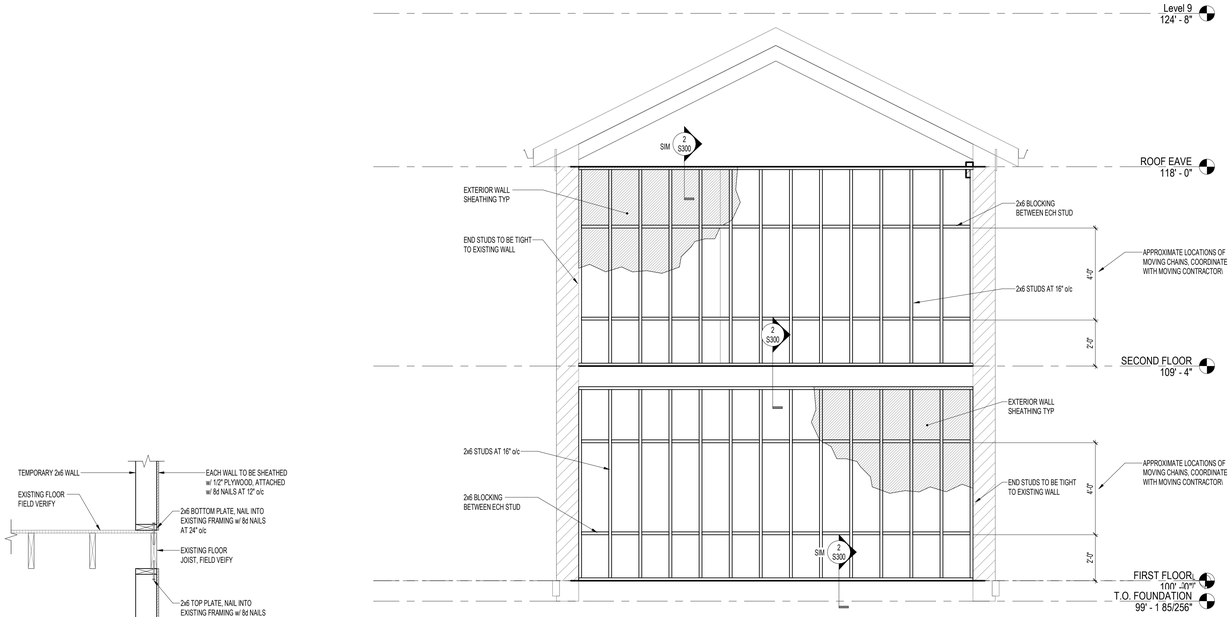
156-02-3001



1 S300 EXISTING NORTH WALL ELEVATION

2 S300 SECTION AT EXISTING FLOOR

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PE PROJECT: 17598

				MILLERCOORS PROJECT NUMBER:	120812
				PROJECT LEAD DESIGNER:	ADLER
				PLANT:	MILWAUKEE
				DATE:	02/09/18
				JAK PROJECT NUMBER:	17047-00
				JAK PROJECT MANAGER:	DK
4	REVISED COA SUBMITTAL	4	PE	09/21/18	
	BUILDING REINFORCEMENT INFORMATION	3	PE	08/23/18	
	DESCRIPTION	REV	BY	DATE	

ELEVATION
CITY PERMIT AND BIDDING DOCUMENTS

INITIAL	DATE
DR.	
CH.	
APPR.	
SCALE	

SUBJECT BLDG. NO. RELEASE NO. SIZE

S300

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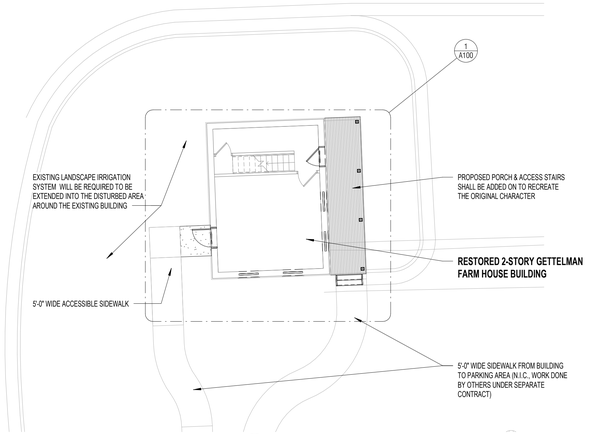
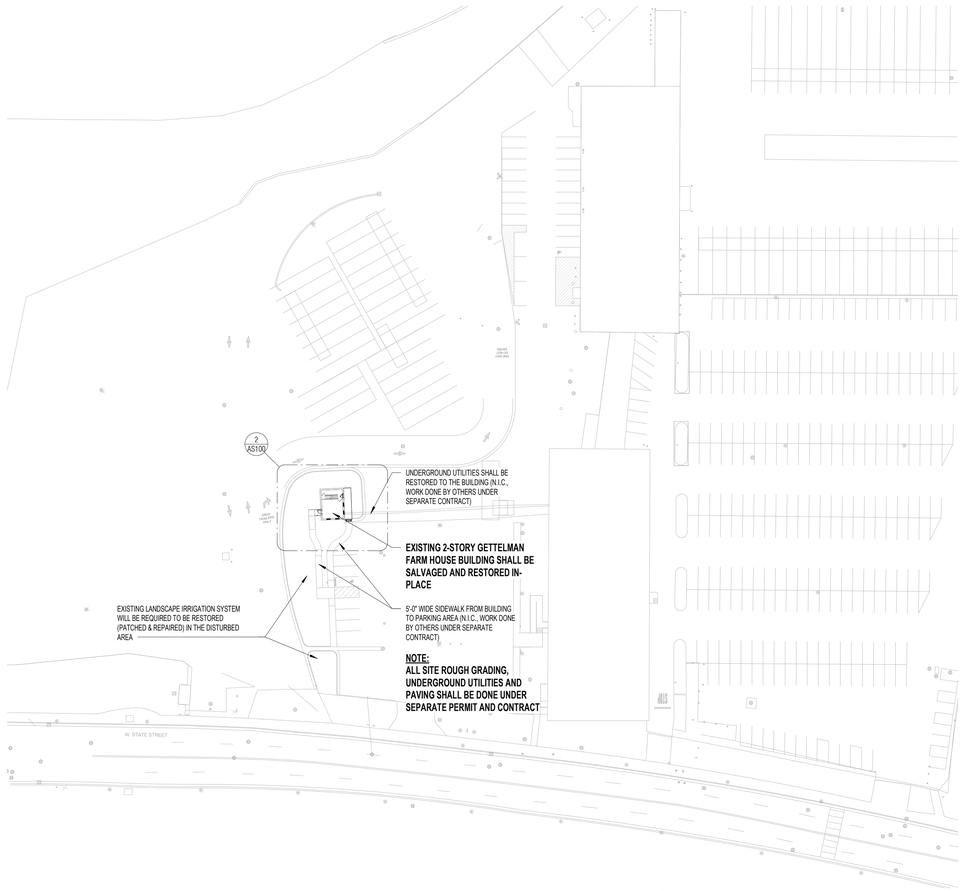


2 ARCHITECTURAL SITE RESTORATION ENLARGED PLAN
1" = 10'-0"

APPROVED
By Tim Askin-HPC at 12:21 pm, Oct 25, 2018

GENERAL NOTES - BUILDING RESTORATION	
1.	MAIN GOAL OF THIS PROJECT WILL BE TO SUCCESSFULLY REHABILITATE THE STRUCTURE IN-PLACE AND CREATE A GREENSPACE BUFFER AROUND THE STRUCTURE.
2.	NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES WITH EXISTING CONDITIONS AND/OR DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
3.	PROVIDE AND INSTALL ALL EQUIPMENT, SHORING AND/OR BRACING NECESSARY TO SECURE THE BUILDING FOR THE RESTORATION.
4.	PROVIDE AMPLE PROTECTION OF THE BUILDING TO PREVENT DAMAGE DURING THE RESTORATION.
5.	GENERAL CONTRACTOR TO SECURE PERMITS FOR THE RESTORATION.
6.	BUILDING SHALL BE RESTORED ON THE EXISTING FOUNDATION (STONE BASEMENT WALLS). COORDINATE ANY FOUNDATION DESIGN DETAILS WITH ARCHITECT AND STRUCTURAL ENGINEER TO FACILITATE THE STABILITY OF THE BUILDING.
7.	GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE GENERATED FROM THEIR PROCESS.



1 ARCHITECTURAL SITE RESTORATION PLAN
1" = 50'-0"

SITE REFERENCE PLAN
NTS

				MILLERCOORS PROJECT NUMBER:	122612
				PROJECT LEAD DESIGNER:	ADLER
				PLANT:	MILWAUKEE
				DATE:	02/09/18
				JAK PROJECT NUMBER:	17047-00
				JAK PROJECT MANAGER:	DK
4 REVISED COA SUBMITTAL	4	DEK	09/21/18		
ADDENDUM #2 TO I.O. 122612 PROJECT	2	DEK	04/25/18		
ADDENDUM #1 TO I.O. 122612 PROJECT	1	DEK	02/26/18		
PERMIT & BIDDING ISSUE I.O. 122612 PROJECT	0	DEK	02/09/18		
DESCRIPTION	REV.	BY	DATE		

PROPOSED ARCHITECTURAL SITE PLAN
CITY PERMIT & BIDDING DOCUMENTS

	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

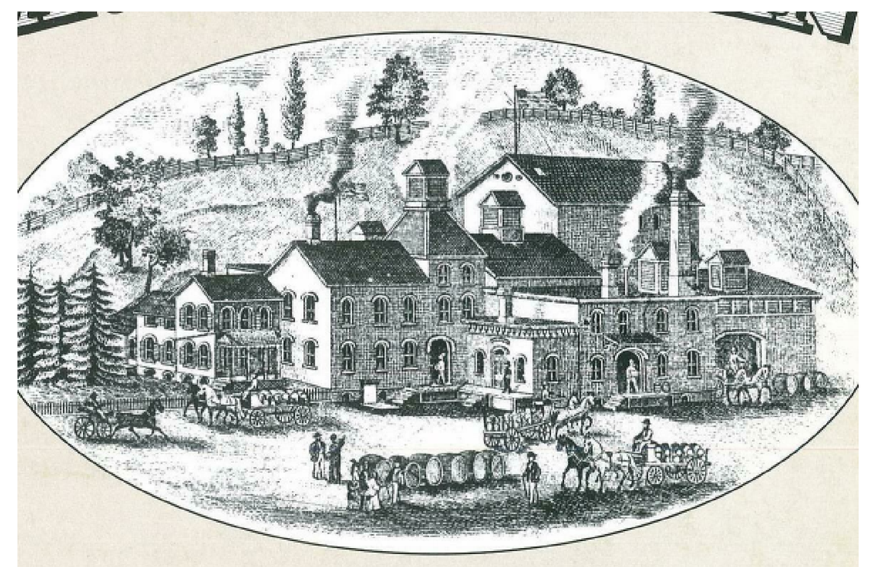
SUBJECT BLDG. NO. RELEASE NO.
SIZE
AS100
156-03-1000

11 CURRENT PHOTO 01 (PHOTO TAKE ON SEPTEMBER 17, 2018)
1 1/2" = 1'-0"

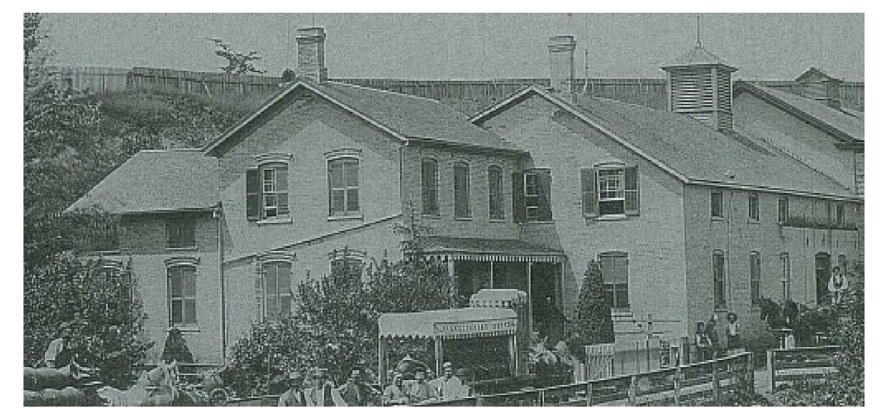
12 CURRENT PHOTO 02 (PHOTO TAKE ON SEPTEMBER 17, 2018)
1 1/2" = 1'-0"

APPROVED
By Tim Askin-HPC at 12:21 pm, Oct 25, 2018

10 HISTORIC PHOTO 01 (PHOTO FROM THE REVISED HISTORIC DESIGNATION STUDY REPORT)
1 1/2" = 1'-0"



9 HISTORIC PHOTO 02 (PHOTO FROM THE REVISED HISTORIC DESIGNATION STUDY REPORT)
1 1/2" = 1'-0"



8 HISTORIC PHOTO 03 (PHOTO FROM THE REVISED HISTORIC DESIGNATION STUDY REPORT)
1 1/2" = 1'-0"

7 CURRENT CONDITIONS (PHOTO FROM THE REVISED HISTORIC DESIGNATION STUDY REPORT)
1 1/2" = 1'-0"

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1
~~4'-6" 4'-0" x 1'-0" TYPICAL CONCRETE STRIP FOOTING WITH 12 CONCRETE MASONRY UNIT FOUNDATION WALLS (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND SPECIFIC INFORMATION). PROVIDE 2" CONTINUOUS RIGID INSULATION VERTICALLY ON THE BACKSIDE OF THE FOUNDATION WALL FROM UNDERSIDE OF BOND BEAM LEDGE, 4'-0" HIGH (OCCURS AT ALL EXTERIOR WALL CONDITIONS). ALL FOUNDATION WALLS BELOW GRADE TO RECEIVE TREMCO - TREMproof 260 (SINGLE-COMPONENT, SPRAY-APPLIED ASPHALT EMULSION) AND CETCO - VOLTEX (BENTONITE GEOTEXTILE WATERPROOFING SYSTEM) WATER PROOFING SYSTEM TO EXTERIOR FACE OF WALL AND DRAIN TILE ON EXTERIOR SIDE OF STRIP FOOTING.~~ ALL EXISTING FOUNDATIONS SHALL BE RESTORED & REPAIRED AS REQUIRED. IN-FILL ALL EXISTING OPENINGS AS DIRECTED ON THE FOUNDATION PLAN.

FOUNDATION SYSTEM #2
MINIMUM 24" ROUND CONCRETE PEIR FOOTINGS (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND SPECIFIC INFORMATION).

FOUNDATION SYSTEM #3
0'-8"W X 4'-4"L X MIN 4'-0"D CONCRETE FROST WALL FOR PORCH STAIR SUPPORT AND ATTACHMENT. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND SPECIFIC INFORMATION)

STONE VENEER SYSTEM #1
~~THE CONCEALMENT OF THE FOUNDATION WALLS AT THE BASE OF THE BUILDING SHALL BE DONE WITH NATURAL STONE VENEERS INTERNATIONAL INC. – SPLIT FIELDSTONE AT AN APPROXIMATE HEIGHT OF 1'-4" OR FROM TOP OF BOND BEAM TO UNDERSIDE OF EXISTING BRICK WATER TABLE. NOTE: FIELDSTONE SHALL BE APPLIED TO THE PROPOSED "WEST", "NORTH" AND "EAST" ELEVATIONS ONLY; NOT REQUIRED ON THE PROPOSED "SOUTH" ELEVATION.~~ SALVAGED STONE SHALL BE USED TO PATCH & REPAIR FOUNDATION AS REQUIRED.

FLOOR #1 (BASEMENT)
~~4" CONCRETE SLAB W/ 6x6 W1.4xW1.4 WWF OVER 10-MIL POLYETHYLENE VAPOR BARRIER AND 6" FREELY DRAINING COMPACTED GRANULAR FILL SUB-BASE. PROVIDE PRE-MOLDED JOINT FILL AT PERIMETER SLAB JOINT CONDITIONS. (SEE STRUCTURAL DRAWINGS FOR REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION).~~ EXISTING BASEMENT FLOOR SLAB SHALL REMAIN IN ITS CURRENT CONDITION.

FLOOR #2 (1ST FLOOR)
2x WOOD FRAMING CENTERED BETWEEN EXISTING FLOOR JOIST TO REINFORCE EXISTING FLOOR STRUCTURE (SEE STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION). UNDERSIDE OF FIRST FLOOR FRAMING WILL NEED TO BE CLEANED UP (REMOVE ANY REMAINING PIPING, CONDUITS, ETC.) TO PREPARE FOR NEW FLOOR RE-INFORCING.

FLOOR #3 (PORCH FLOOR)
2x PRESSURE TREATED WOOD FRAMING WITH CENTER MATCH OR TONGUE-AND-GROOVE WOOD PORCH FLOORING (PORCH FLOORING TO BE INSTALLED PERPENDICULAR TO FACADE). (SEE STRUCTURAL DRAWINGS FOR FRAMING SIZES & DIRECTION AND SPECIFIC INFORMATION) (ADD: 1 X 4 'C' AND BETTER FIR FLOORING TONGUE AND GROOVE, VERTICAL GRAIN, KILN-DRIED, IN A "CLEAR" FINISH GRADES OR #2)

BUILDING ASSEMBLIES

EXTERIOR WALL SYSTEM #1
EXISTING MULTI-WYTHE LOAD BEARING BRICK CONSTRUCTION. REPAIR OR REPLACE DETERIORATED AND MISSING MASONRY WITH SALVAGED MATERIALS THAT DUPLICATES THE EXISTING.

EXTERIOR WALL RE-TUCKPOINTING #1
RE-TUCKPOINT DEFECTIVE MORTAR BY DULICATING THE EXISTING COLOR, HARDNESS, TEXTURE AND JOINT FINISH. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN. (NOTE: THE EXISTING MORTAR HAS NOT BEEN EVALUATED FOR MATERIAL CONTENT, HARDNESS OR TEXTURE.)

EXTERIOR WALL CLEANING #1
EXISTING EXTERIOR BRICK SHALL BE CLEANED BY REMOVING ALL OF THE EXISTING VINES AND FURTHER CLEANING SHALL BE DONE WITH THE MOST GENTLE METHOD POSSIBLE. CHEMICAL CLEANING SHALL ONLY BE DONE BY EXPERIENCED CRAFTSMAN. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.

PORCH STRUCTURE #1
EXPOSED STRUCTURAL WOOD SUPPORT COLUMNS (CEDAR WITH CLEAR FINISH) WITH CHAMFERED CORNERS. SKELETON FRAME ATTACHED TO THE BUILDING FAÇADE WITH HIDDEN CONNECTIONS TO THE EXISTING EXTERIOR WALLS. FRAME UNDERSIDE OF PORCH WITH CAR SIDING AND BEAD BOARD SOFFIT MATERIAL TO RECEIVE CLEAR FINISH. PROVIDE AND INSTALL ROOF SYSTEM #1 AND GUTTER & DOWNSPOUT #1. CONSULTATION WITH HISTORIC PRESEVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.

STAIR & HANDRAIL SYSTEM #1 (EXTERIOR - PORCH)
2x12 PRESSURE TREATED WOOD STRINGERS WITH CENTER MATCH OR TONGUE-AND-GROOVE WOOD PORCH FLOORING FOR THE TREADS; TREADS TO OVERHANG STRINGERS BY 4". (SEE STRUCTURAL DRAWINGS FOR FRAMING SIZES & DIRECTION AND SPECIFIC INFORMATION) HANDRAILING SHALL BE TREATED WOOD TOP & BOTTOM RAILS WITH 2x2 TREATED WOOD BALUSTERS (3 1/2" O.C.). (ADD: 1 X 4 'C' AND BETTER FIR FLOORING TONGUE AND GROOVE, VERTICAL GRAIN, KILN-DRIED, IN A "CLEAR" FINISH GRADES OR #2)

STAIR & HANDRAIL SYSTEM #2 (INTERIOR - BASEMENT)
~~2x12 WOOD STRINGERS WITH SOLID WOOD TREADS AND RISERS (8" MAX RISERS WITH 10" TREADS). HANDRAIL SHALL BE A (2) RAIL HANDRAIL SYSTEM OF 1 1/2" DIAMETER PIPE WITH INTERMEDIATE BALUSTERS ATTACHED TO STAIR STRINGERS AND HANDRAIL EXTENSIONS.~~ EXISTING BASEMENT STAIR TREADS, STRINGS & HANDRAIL SHALL REMAIN IN ITS CURRENT CONDITION.

WINDOW SYSTEM #1
VISION GLASS: 1" INSULATED CLEAR LOW-E GLASS. WOOD WINDOW: RETAIN EXISTING CONFIGURATION OF HOODS, SASHES, SURROUINDS AND SILLS; EXCEPT WHERE NECESSARY TO RESTORE THEM TO ORIGINAL CONDITION. ONLY PERIOD APPROPRIATE HISTORICAL WOOD DOUBLE-HUNG WINDOW REPLACEMENTS SHALL BE USED; MODERN VINYL, VINYL CLAD, METAL, METAL CLAD OR FIBERGLASS WINDOW UNITS ARE NOT PERMITTED. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN. (ADD: ALL COMPONENTS OF THE EXISTING WINDOWS AND FRAME SHALL BE REMOVED BACK TO THE ROUGH BRICK OPENING TO ACCOMMODATE FULL WINDOW REPLACEMENTS. THE ROUGH BRICK OPENINGS WILL NEED TO FIELD MEASURED BY THE GENERAL CONTRACTOR FOR THE REPLACEMENT WINDOWS. REPLACEMENT WINDOWS SHALL BE MARVIN WOOD ULTIMATE DOUBLE HUNG WINDOWS, SIMULATED DIVIDED LITE WITH SPACER BAR, PERIOD APPROPRIATE TWO-OVER-TWO THIN MUNTINS, STANDARD 2" BRICK MOULD, MATCHING WOOD STORM AND FACTORY PRIMED (EXTERIOR & INTERIOR) FOR FIELD FINISH PAINTING.)

ENTRY DOOR #1
WOOD DOOR: RETAIN EXISTING CONFIGURATION OF HOODS, SASHES, SURROUINDS AND SILLS; EXCEPT WHERE NECESSARY TO RESTORE THEM TO ORIGINAL CONDITION. ONLY PERIOD APPROPRIATE HISTORICAL WOOD PANEL DOOR REPLACEMENTS SHALL BE USED; MODERN VINYL, VINYL CLAD, METAL, METAL CLAD OR FIBERGLASS DOOR UNITS ARE NOT PERMITTED. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN. (ADD: THE EXISTING DOOR FRAME ON THE ~~PROPOSED "NORTH" ELEVATION (FORMER~~ REHABILITATED EAST ELEVATION~~)~~ SHALL BE RESTORED AND A NEW PERIOD APPROPRIATE HISTORICAL WOOD PANEL DOOR SHALL BE CUSTOM SIZED TO FIT THE EXISTING FRAME. THE NEW DOOR OPENING ON THE ~~PROPOSED "SOUTH" ELEVATION (FORMER~~ REHABILITATED WEST ELEVATION~~)~~ SHALL BE FOR A COMPLETE FRAME & DOOR THAT ARE ADA ACCESSIBLE. THE ROUGH BRICK OPENINGS WILL NEED TO FIELD MEASURED BY THE GENERAL CONTRACTOR FOR THE DOORS. REPLACEMENT DOORS SHALL BE SIMPSON DOOR COMPANY 2044 TRADITIONAL ALL WOOD STILES AND RAILS WITH 3/4" DOUBLE HIP-RAISED PANELS, IN POPLAR WOOD (PAINT GRADE).)

TRIM #1 (EXISTING ROOF FASCIA)
EXSTING HISTORICAL TRIM AND/OR ORNAMENTATION SHALL REMAIN. SPOT REPAIR / REPLACEMENT OF ANY DETERIORATED MATERIAL AS NECESSARY VERSES COMPLETE REMOVAL AND REPLACEMENT. ANY REPLACEMENT MATERIALS SHALL MATCH THE ORIGINAL MATERIALS IN TERMS OF SCALE, DESIGN, COLOR AND WOOD SPECIES. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.

TRIM #2 (PORCH VALANCE)
PERIOD APPROPRIATE HISTORICAL CEDAR WOOD TRIM VALANCE BOARD WITH CLEAR FINISH ATTACHED TO PORCH STRUCTURAL FRAME (SEE PORCH STRUCTURE #1). CEDAR TRIM VALANCE BOARD SHALL REPLICATE THE "FRINGE" DETAIL THAT IS VISIBLE IN THE HISTORICAL PHOTOS. TRIM VALANCE BOARD SHALL HAVE A SYMMETRICAL DECORATIVE PATTERN CUT INTO A 1x10 BOARD. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN. (ADD: SEE DETAIL 4 / A101 FOR PERIOD APPROPRIATE CEDAR WOOD TRIM VALANCE PROFILE.)

TRIM #3 (PORCH COLUMN TRIM)
PERIOD APPROPRIATE HISTORICAL CEDAR WOOD DECORATIVE TRIM BOARD WITH CLEAR FINISH ATTACHED TO THE BASE & TOP OF PORCH STRUCTURAL COLUMNS (SEE PORCH STRUCTURE #1). TRIM BOARD SHALL REPLICATE THE "FRINGE" DETAIL THAT IS VISIBLE IN THE HISTORICAL PHOTOS. BASE TRIM BOARD SHALL BE A 1x10 AND TOP TRIM BOARD SHALL BE A 1x6; ALL OUTSIDE CORNERS SHALL BE MITERED. TRIM BOARD SHALL HAVE CHAMFERED EDGES. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.

TRIM #4 (PORCH SKIRTING)
PERIOD APPROPRIATE HISTORICAL CEDAR WOOD DECORATIVE LATTICE PANELS WITH A CONTINUOUS CEDAR TRIM BOARD FRAME WITH CLEAR FINISH ATTACHED TO PORCH STRUCTURAL FRAME (SEE PORCH STRUCTURE #1). LATTICE & TRIM BOARD SHALL REPLICATE THE "FRINGE" DETAIL THAT IS INDICATIVE OF THE TIME PERIOD. TRIM BOARD SHALL BE WIDE ENOUGH TO CONSEAL THE PORCH FLOOR FRAMING. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN. (ADD: LATTICE PANELS WILL NOT BE REQUIRED. FLAT PANELS WITH 1X4 TRIM BOARDS SHALL BE INSTALLED FROM THE UNDERSIDE OF THE PORCH FLOORING TO WITHIN 2" OF FINISHED GRADE TO CONCEAL THE PORCH FLOOR FRAMING.)

ROOF SYSTEM #1
PROVIDE AND INSTALL ARCHITECTURAL ASPHALT SHINGLES OVER MINIMUM OF 3'-0" WIDE ICE-N-WATER SHEILD AT ALL EAVES & GABLE ENDS AND 15# FELT PAPER (TYPICAL). COLOR TBD. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN. (ADD: ASPHALT SHINGLES SHALL BE CERTAINTEED LANDMARK: CONFORMING TO ASTM D 3018 TYPE I – SELF-SEALING, UL CERTIFICATION OF ASTM D 3462, ASTM D 3161/UL997 110-MPH WIND RESISTANCE AND UL CLASS A FIRE RESISTANCE, GLASS FIBER MAT BASE, CERAMICALLY COLORED/UV RESISTANT MINERAL SURFACE GRANULES ACROSS ENTIRE FACE OF SHINGLE; ALGAE-RESISTANCE; TWO PIECE LAMINATE SHINGLE. COLOR: HEATHER BLEND OR WEATHERED WOOD)

~~ROOF SYSTEM #2 (ALTERNATE BID)~~
~~PROVIDE AND INSTALL PRETREATED QUARTER SAWN CEDAR SHINGLES OVER MINIMUM OF 3'-0" WIDE ICE-N-WATER SHEILD AT ALL EAVES & GABLE ENDS AND 15# FELT PAPER (TYPICAL). GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.~~

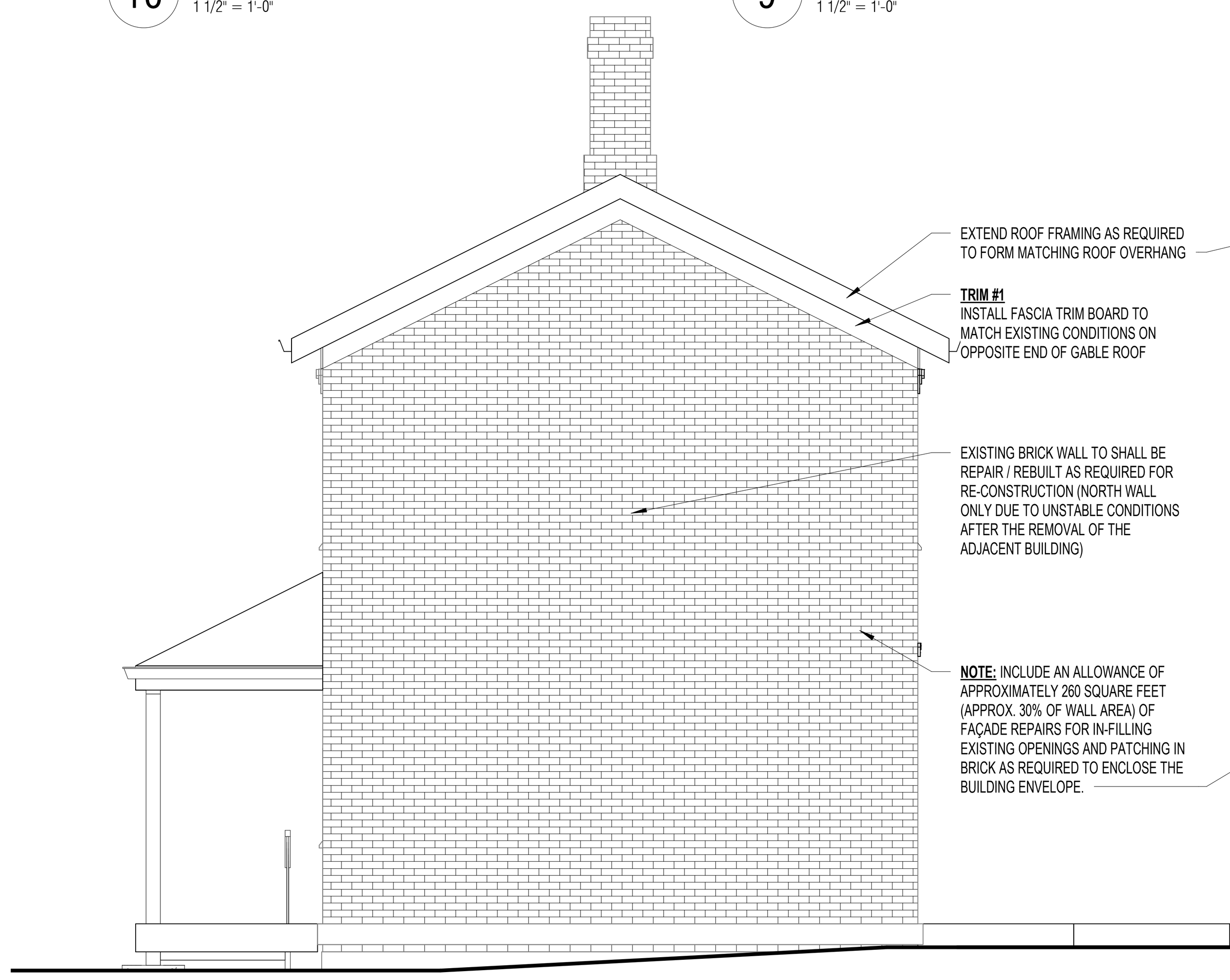
GUTTER & DOWNSPOUT SYSTEM #1
PREFINISHED ALUMINUM GUTTERS (~~OGEE / K-STYLE~~ HALF ROUND (EAVE TROUGH)) AND ~~RECTANGULAR~~ ROUND DOWNSPOUTS (COLOR TBD); INSTALLED WITH HANGERS STRAPS OR SPIKE & FERRULE SYSTEM (3-0" O.C.). PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.

~~GUTTER & DOWNSPOUT SYSTEM #2 (ALTERNATE BID)~~
~~GALVANIZED STEEL HALF ROUND GUTTERS (EAVE TROUGH) AND ROUND DOWNSPOUTS, INSTALLED WITH HANGERS THAT ARE SECURED TO THE ROOF SHEATHING BENEATH THE SHINGLES (3-0" O.C.). PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.~~

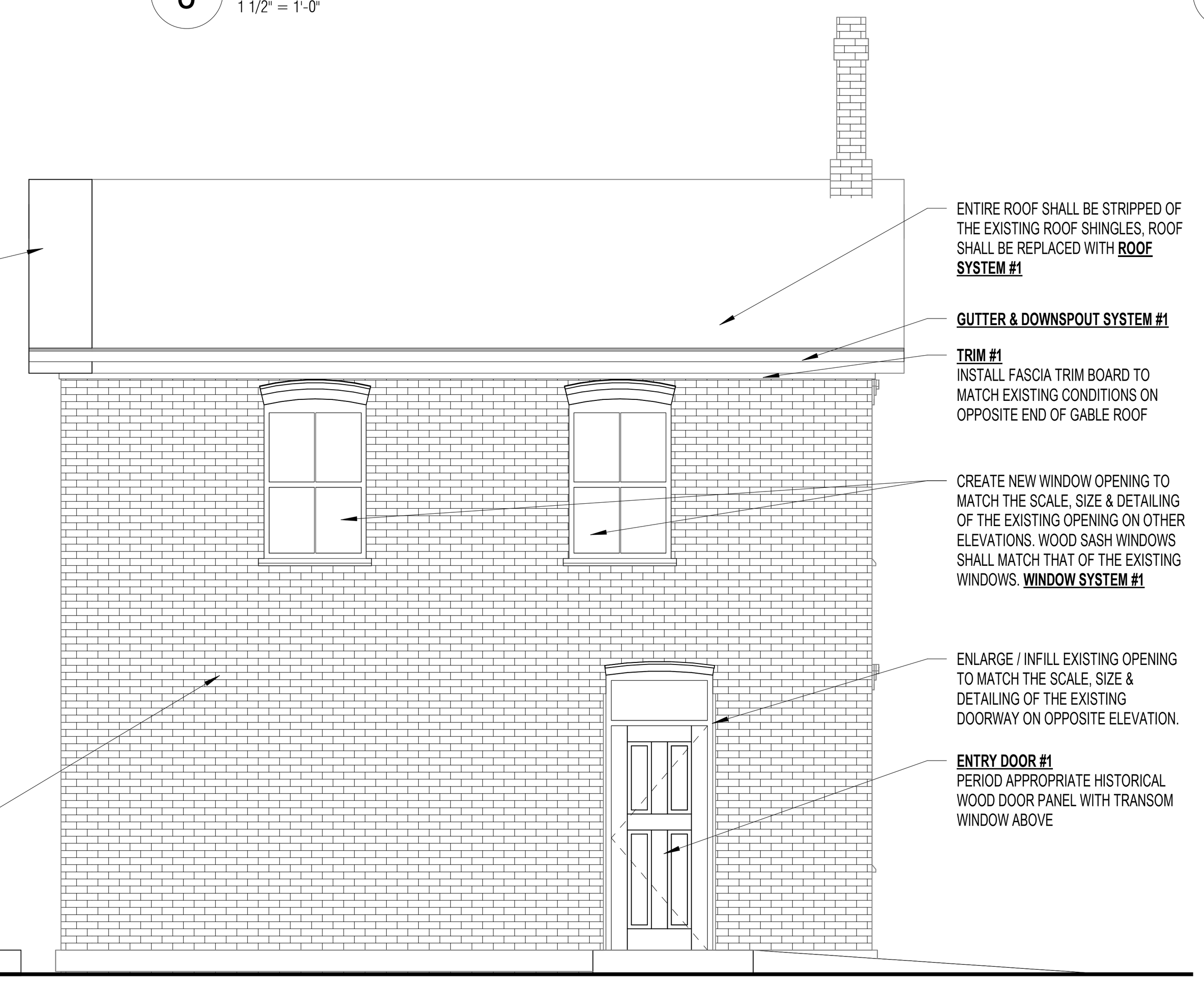
FLASHING SYSTEM #1
AT NEW PORCH STRUCTURE #1 PROVIDE PRE-FINISHED, 22 GA METAL COUNTER FLASHING WITH METAL REGLET SAWCUT INTO MORTAR OR RETURN AND TERMINATE TO ALUMINUM SYSTEM. INSTALL SEALANT AT METAL FLASHING AND FACE BRICK JOINT.

PAINT SYSTEM #1
WINDOW SYSTEM #1, ENTRY DOOR #1 AND TRIM #1 (EXISTING ROOF FASCIA) SHALL BE FINISHED WITH A MINIMUM OF TWO COATS OF SHERWIN WILLIAMS PRO INDUSTRIAL ACRYLIC COATING IN SEMI-GLOSS FINISH, COLOR TBD BY ARCHITECT.

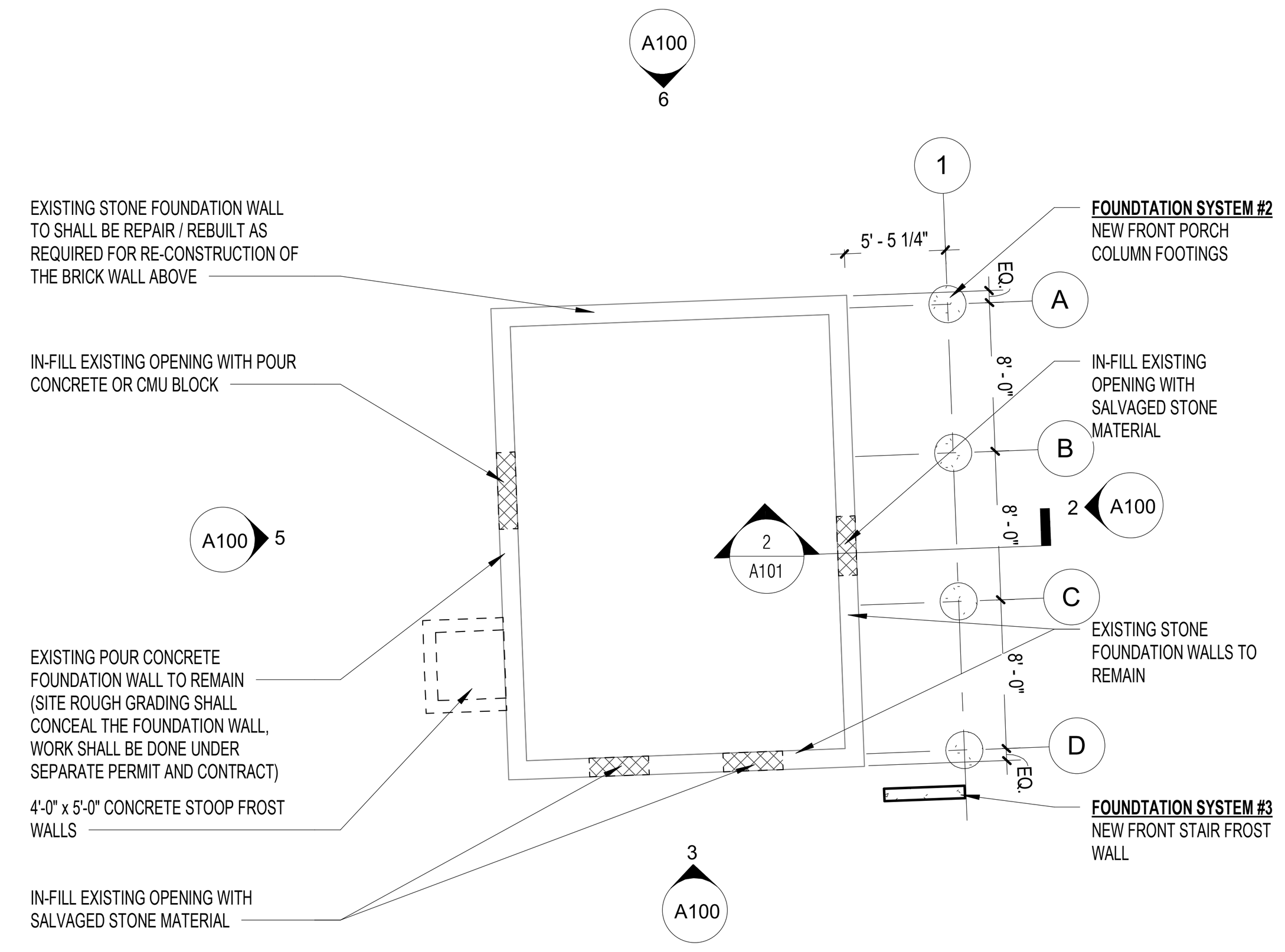
CLEAR STAIN SYSTEM #1
ALL EXPOSED WOOD SURFACES OF PORCH STRUCTURE #1, TRIM #2 (PORCH VALANCE), TRIM #3 (PORCH COLUMN TRIM) AND TRIM #4 (PORCH SKIRTING) SHALL BE FINISHED WITH A MINIMUM OF TWO COATS OF MINWAX HELMSMAN 350 VOC SPAR URETHANE CLEAR STAIN.



6 REHABILITATED NORTH ELEVATION
1/4" = 1'-0"

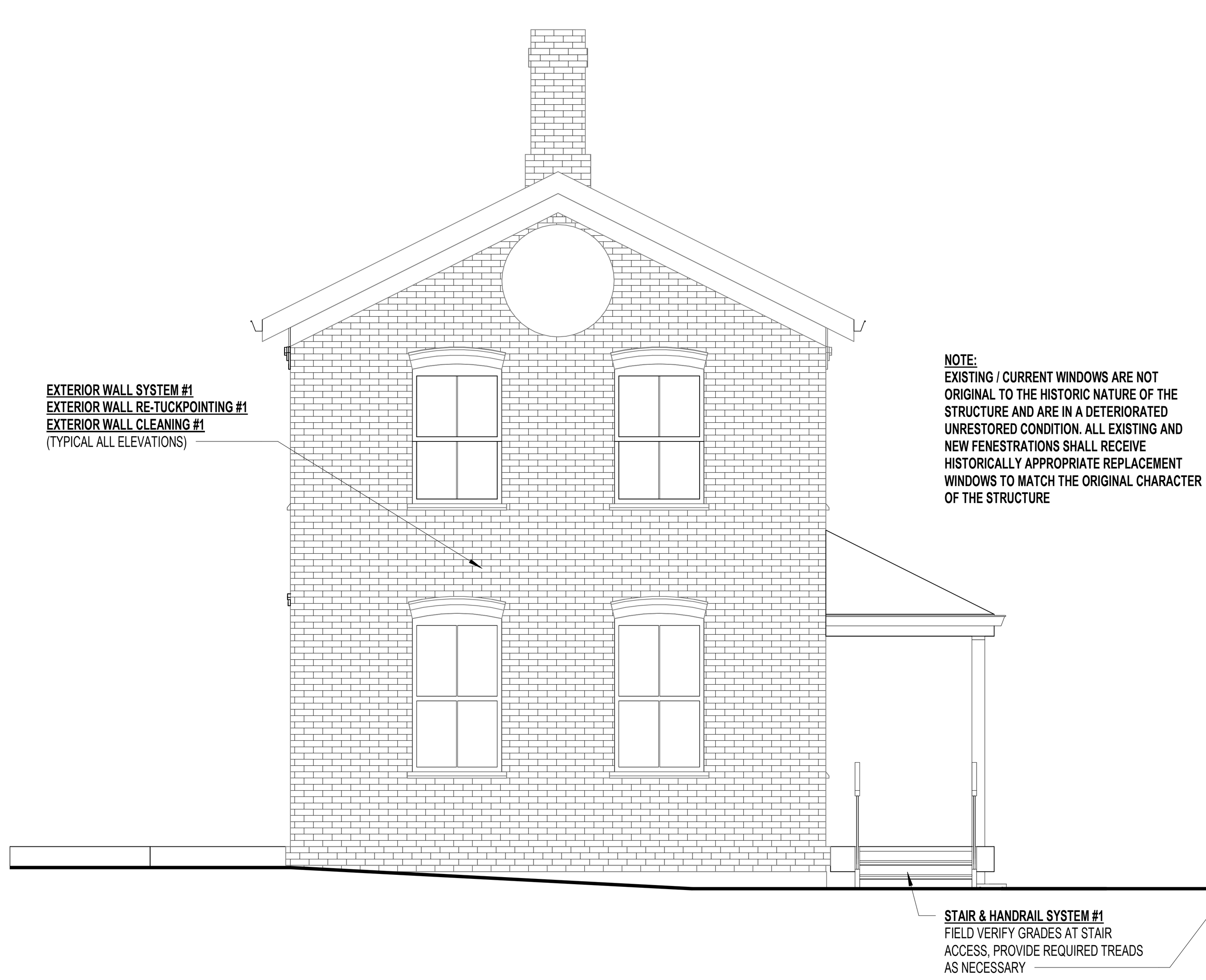


5 REHABILITATED WEST ELEVATION
1/4" = 1'-0"

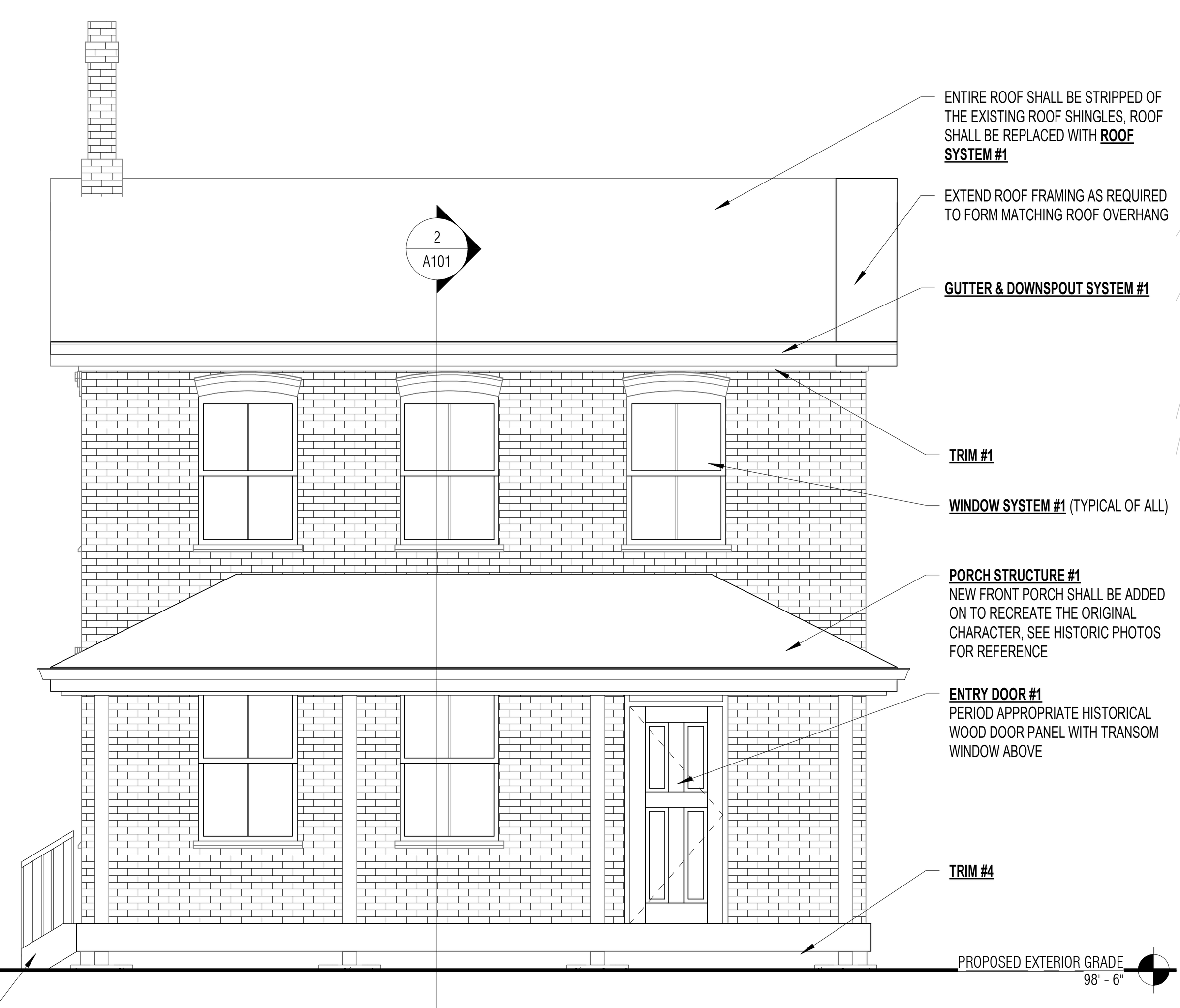


4 REHABILITATED FOUNDATION PLAN
1/8" = 1'-0"

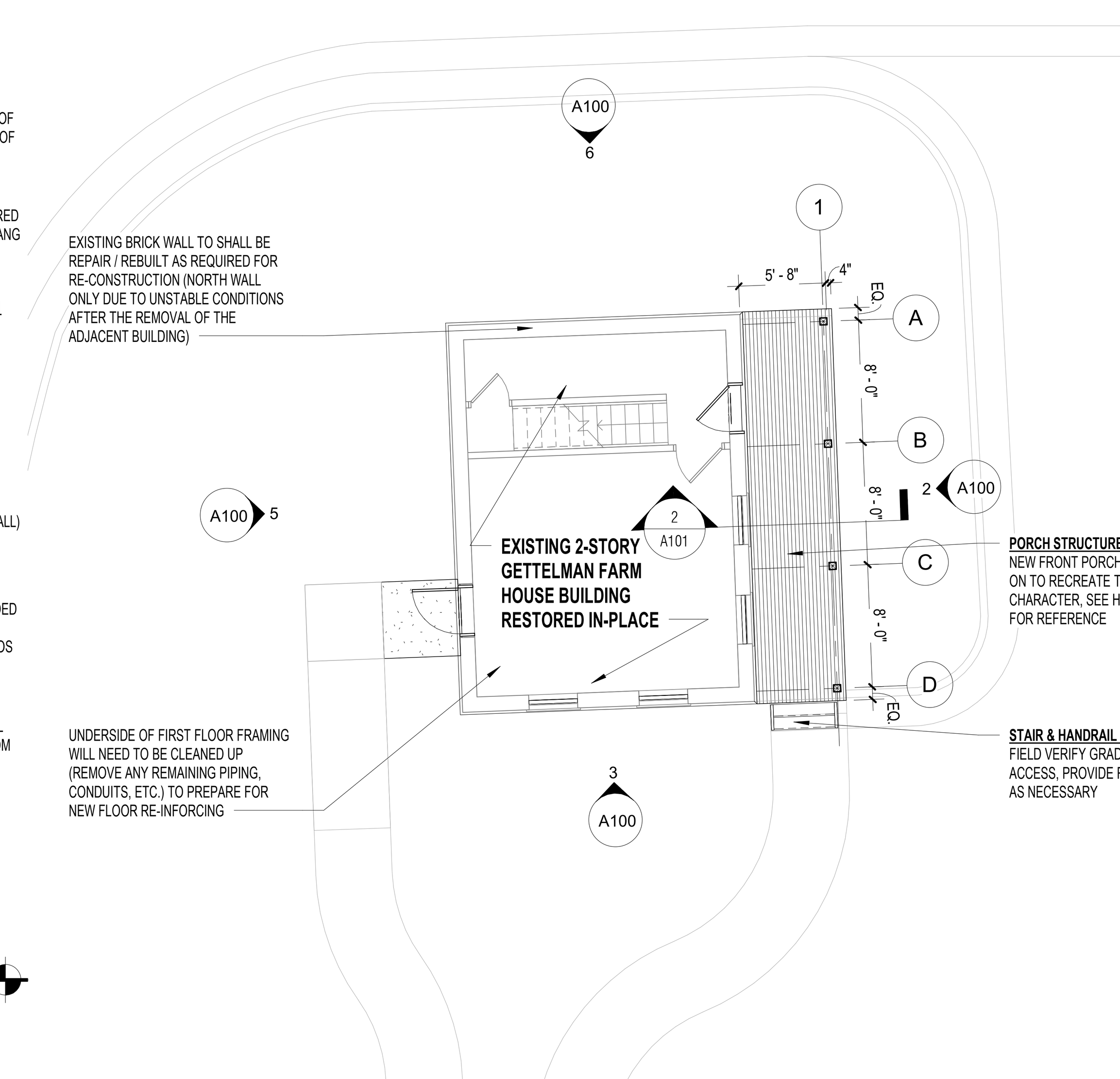
SITE REFERENCE PLAN
NTS



3 REHABILITATED SOUTH ELEVATION
1/4" = 1'-0"



2 REHABILITATED EAST ELEVATION
1/4" = 1'-0"



1 REHABILITATED FIRST FLOOR PLAN
1/8" = 1'-0"

DESCRIPTION	REV	BY	DATE
REVISED COA SUBMITTAL	4	DEK	09/21/18
ADDENDUM #2 TO I.O. 122612 PROJECT	2	DEK	04/25/18
ADDENDUM #1 TO I.O. 122612 PROJECT	1	DEK	02/26/18
PERMIT & BIDDING ISSUE I.O. 122612 PROJECT	0	DEK	02/09/18

MillerCoors™
MILLERCOORS PROJECT NUMBER: 122612
PROJECT LEAD DESIGNER: ADLER
PLANT: MILWAUKEE — GROUND LEVEL FLOOR PLAN
DATE: 02/09/18 — CITY PERMIT & BIDDING DOCUMENTS
JAK architecture interior design — JAKnetter Architects
JAK PROJECT NUMBER: 17047-00
JAK PROJECT MANAGER: DK

	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

SUBJECT BLDG. NO. RELEASE NO.
SIZE
A100
156-01-3002

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1

~~4'-6" 4'-0" x 1'-0" TYPICAL CONCRETE STRIP FOOTING WITH 12 CONCRETE MASONRY UNIT FOUNDATION WALLS (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND SPECIFIC INFORMATION). PROVIDE 2" CONTINUOUS RIGID INSULATION VERTICALLY ON THE BACKSIDE OF THE FOUNDATION WALL FROM UNDERSIDE OF BOND BEAM LEDGE, 4'-0" HIGH (OCCURS AT ALL EXTERIOR WALL CONDITIONS). ALL FOUNDATION WALLS BELOW GRADE TO RECEIVE TREMCO - TREMproof 260 (SINGLE-COMPONENT, SPRAY-APPLIED ASPHALT EMULSION) AND CETCO - VOLTEX (BENTONITE GEOTEXTILE WATERPROOFING SYSTEM) WATER PROOFING SYSTEM TO EXTERIOR FACE OF WALL AND DRAIN TILE ON EXTERIOR SIDE OF STRIP FOOTING~~. ALL EXISTING FOUNDATIONS SHALL BE RESTORED & REPAIRED AS REQUIRED. IN-FILL ALL EXISTING OPENINGS AS DIRECTED ON THE FOUNDATION PLAN.

FOUNDATION SYSTEM #2

MINIMUM 24" ROUND CONCRETE PEIR FOOTINGS (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND SPECIFIC INFORMATION).

FOUNDATION SYSTEM #3

0'-8"W X 4'-4"L X MIN 4'-0"D CONCRETE FROST WALL FOR PORCH STAIR SUPPORT AND ATTACHMENT. (SEE STRUCTURAL DRAWINGS FOR REINFORCING AND SPECIFIC INFORMATION)

STONE VENEER SYSTEM #1

~~THE CONCEALMENT OF THE FOUNDATION WALLS AT THE BASE OF THE BUILDING SHALL BE DONE WITH NATURAL STONE VENEERS INTERNATIONAL INC. – SPLIT FIELDSTONE AT AN APPROXIMATE HEIGHT OF 1'-4" OR FROM TOP OF BOND BEAM TO UNDERSIDE OF EXISTING BRICK WATER TABLE. NOTE: FIELDSTONE SHALL BE APPLIED TO THE PROPOSED "WEST", "NORTH" AND "EAST" ELEVATIONS ONLY; NOT REQUIRED ON THE PROPOSED "SOUTH" ELEVATION~~. SALVAGED STONE SHALL BE USED TO PATCH & REPAIR FOUNDATION AS REQUIRED.

FLOOR #1 (BASEMENT)

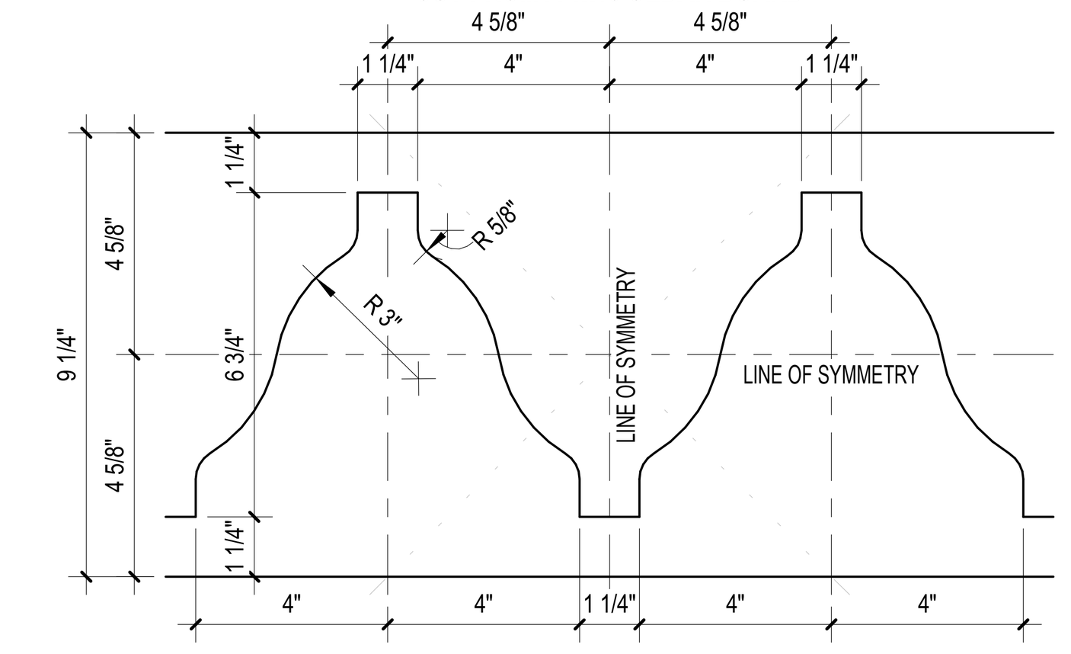
~~4" CONCRETE SLAB W/ 6x6 W1.4xW1.4 WWF OVER 10-MIL POLYETHYLENE VAPOR BARRIER AND 6" FREELY DRAINING COMPACTED GRANULAR FILL SUB-BASE. PROVIDE PRE-MOLDED JOINT FILL AT PERIMETER SLAB JOINT CONDITIONS. (SEE STRUCTURAL DRAWINGS FOR REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION)~~. EXISTING BASEMENT FLOOR SLAB SHALL REMAIN IN ITS CURRENT CONDITION.

FLOOR #2 (1ST FLOOR)

2x WOOD FRAMING CENTERED BETWEEN EXISTING FLOOR JOIST TO REINFORCE EXISTING FLOOR STRUCTURE (SEE STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION). UNDERSIDE OF FIRST FLOOR FRAMING WILL NEED TO BE CLEANED UP (REMOVE ANY REMAINING PIPING, CONDUITS, ETC.) TO PREPARE FOR NEW FLOOR RE-INFORCING.

FLOOR #3 (PORCH FLOOR)

2x PRESSURE TREATED WOOD FRAMING WITH CENTER MATCH OR TONGUE-AND-GROOVE WOOD PORCH FLOORING (PORCH FLOORING TO BE INSTALLED PERPENDICULAR TO FACADE). (SEE STRUCTURAL DRAWINGS FOR FRAMING SIZES & DIRECTION AND SPECIFIC INFORMATION) (ADD: 1 X 4 'C' AND BETTER FIR FLOORING TONGUE AND GROOVE, VERTICAL GRAIN, KILN-DRIED, IN A "CLEAR" FINISH GRADES OR #2)



4 VALANCE DETAIL
3" = 1'-0"

APPROVED
By Tim Askin-HPC at 12:21 pm, Oct 25, 2018

BUILDING ASSEMBLIES

EXTERIOR WALL SYSTEM #1

EXISTING MULTI-WYTHE LOAD BEARING BRICK CONSTRUCTION. REPAIR OR REPLACE DETERIORATED AND MISSING MASONRY WITH SALVAGED MATERIALS THAT DUPLICATES THE EXISTING.

EXTERIOR WALL RE-TUCKPOINTING #1

RE-TUCKPOINT DEFECTIVE MORTAR BY DULICATING THE EXISTING COLOR, HARDNESS, TEXTURE AND JOINT FINISH. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN. (NOTE: THE EXISTING MORTAR HAS NOT BEEN EVALUATED FOR MATERIAL CONTENT, HARDNESS OR TEXTURE.)

EXTERIOR WALL CLEANING #1

EXISTING EXTERIOR BRICK SHALL BE CLEANED BY REMOVING ALL OF THE EXISTING VINES AND FURTHER CLEANING SHALL BE DONE WITH THE MOST GENTLE METHOD POSSIBLE. CHEMICAL CLEANING SHALL ONLY BE DONE BY EXPERIENCED CRAFTSMAN. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.

PORCH STRUCTURE #1

EXPOSED STRUCTURAL WOOD SUPPORT COLUMNS (CEDAR WITH CLEAR FINISH) WITH CHAMFERED CORNERS. SKELETON FRAME ATTACHED TO THE BUILDING FAÇADE WITH HIDDEN CONNECTIONS TO THE EXISTING EXTERIOR WALLS. FRAME UNDERSIDE OF PORCH WITH CAR SIDING AND BEAD BOARD SOFFIT MATERIAL TO RECEIVE CLEAR FINISH. PROVIDE AND INSTALL ROOF SYSTEM #1 AND GUTTER & DOWNSPOUT #1. CONSULTATION WITH HISTORIC PRESEVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.

STAIR & HANDRAIL SYSTEM #1 (EXTERIOR - PORCH)

2x12 PRESSURE TREATED WOOD STRINGERS WITH CENTER MATCH OR TONGUE-AND-GROOVE WOOD PORCH FLOORING FOR THE TREADS; TREADS TO OVERHANG STRINGERS BY 4". (SEE STRUCTURAL DRAWINGS FOR FRAMING SIZES & DIRECTION AND SPECIFIC INFORMATION) HANDRAILING SHALL BE TREATED WOOD TOP & BOTTOM RAILS WITH 2x2 TREATED WOOD BALUSTERS (3 1/2" O.C.). (ADD: 1 X 4 'C' AND BETTER FIR FLOORING TONGUE AND GROOVE, VERTICAL GRAIN, KILN-DRIED, IN A "CLEAR" FINISH GRADES OR #2)

STAIR & HANDRAIL SYSTEM #2 (INTERIOR - BASEMENT)

~~2x12 WOOD STRINGERS WITH SOLID WOOD TREADS AND RISERS (8" MAX RISERS WITH 10" TREADS). HANDRAIL SHALL BE A (2) RAIL HANDRAIL SYSTEM OF 1-1/2" DIAMETER PIPE WITH INTERMEDIATE BALUSTERS ATTACHED TO STAIR STRINGERS AND HANDRAIL EXTENSIONS~~. EXISTING BASEMENT STAIR TREADS, STRINGS & HANDRAIL SHALL REMAIN IN ITS CURRENT CONDITION.

WINDOW SYSTEM #1

VISION GLASS: 1" INSULATED CLEAR LOW-E GLASS. WOOD WINDOW: RETAIN EXISTING CONFIGURATION OF HOODS, SASHES, SURROUINDS AND SILLS; EXCEPT WHERE NECESSARY TO RESTORE THEM TO ORIGINAL CONDITION. ONLY PERIOD APPROPRIATE HISTORICAL WOOD DOUBLE-HUNG WINDOW REPLACEMENTS SHALL BE USED; MODERN VINYL, VINYL CLAD, METAL, METAL CLAD OR FIBERGLASS WINDOW UNITS ARE NOT PERMITTED. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN. (ADD: ALL COMPONENTS OF THE EXISTING WINDOWS AND FRAME SHALL BE REMOVED BACK TO THE ROUGH BRICK OPENING TO ACCOMMODATE FULL WINDOW REPLACEMENTS. THE ROUGH BRICK OPENINGS WILL NEED TO FIELD MEASURED BY THE GENERAL CONTRACTOR FOR THE REPLACEMENT WINDOWS. REPLACEMENT WINDOWS SHALL BE MARVIN WOOD ULTIMATE DOUBLE HUNG WINDOWS, SIMULATED DIVIDED LITE WITH SPACER BAR, PERIOD APPROPRIATE TWO-OVER-TWO THIN MUNTINS, STANDARD 2" BRICK MOULD, MATCHING WOOD STORM AND FACTORY PRIMED (EXTERIOR & INTERIOR) FOR FIELD FINISH PAINTING.)

ENTRY DOOR #1

WOOD DOOR: RETAIN EXISTING CONFIGURATION OF HOODS, SASHES, SURROUINDS AND SILLS; EXCEPT WHERE NECESSARY TO RESTORE THEM TO ORIGINAL CONDITION. ONLY PERIOD APPROPRIATE HISTORICAL WOOD PANEL DOOR REPLACEMENTS SHALL BE USED; MODERN VINYL, VINYL CLAD, METAL, METAL CLAD OR FIBERGLASS DOOR UNITS ARE NOT PERMITTED. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN. (ADD: THE EXISTING DOOR FRAME ON THE ~~PROPOSED "NORTH" ELEVATION (FORMER~~ REHABILITATED EAST ELEVATION~~)~~ SHALL BE RESTORED AND A NEW PERIOD APPROPRIATE HISTORICAL WOOD PANEL DOOR SHALL BE CUSTOM SIZED TO FIT THE EXISTING FRAME. THE NEW DOOR OPENING ON THE ~~PROPOSED "SOUTH: ELEVATION (FORMER~~ REHABILITATED WEST ELEVATION~~)~~ SHALL BE FOR A COMPLETE FRAME & DOOR THAT ARE ADA ACCESSIBLE. THE ROUGH BRICK OPENINGS WILL NEED TO FIELD MEASURED BY THE GENERAL CONTRACTOR FOR THE DOORS. REPLACEMENT DOORS SHALL BE SIMPSON DOOR COMPANY 2044 TRADITIONAL ALL WOOD STILES AND RAILS WITH 3/4" DOUBLE HIP-RAISED PANELS, IN POPLAR WOOD (PAINT GRADE).)

TRIM #1 (EXISTING ROOF FASCIA)

EXSTING HISTORICAL TRIM AND/OR ORNAMENTATION SHALL REMAIN. SPOT REPAIR / REPLACEMENT OF ANY DETERIORATED MATERIAL AS NECESSARY VERSES COMPLETE REMOVAL AND REPLACEMENT. ANY REPLACEMENT MATERIALS SHALL MATCH THE ORIGINAL MATERIALS IN TERMS OF SCALE, DESIGN, COLOR AND WOOD SPECIES. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.

TRIM #2 (PORCH VALANCE)

PERIOD APPROPRIATE HISTORICAL CEDAR WOOD TRIM VALANCE BOARD WITH CLEAR FINISH ATTACHED TO PORCH STRUCTURAL FRAME (SEE PORCH STRUCTURE #1). CEDAR TRIM VALANCE BOARD SHALL REPLICATE THE "FRINGE" DETAIL THAT IS VISIBLE IN THE HISTORICAL PHOTOS. TRIM VALANCE BOARD SHALL HAVE A SYMMETRICAL DECORATIVE PATTERN CUT INTO A 1x10 BOARD. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN. (ADD: SEE DETAIL 4 / A101 FOR PERIOD APPROPRIATE CEDAR WOOD TRIM VALANCE PROFILE.)

TRIM #3 (PORCH COLUMN TRIM)

PERIOD APPROPRIATE HISTORICAL CEDAR WOOD DECORATIVE TRIM BOARD WITH CLEAR FINISH ATTACHED TO THE BASE & TOP OF PORCH STRUCTURAL COLUMNS (SEE PORCH STRUCTURE #1). TRIM BOARD SHALL REPLICATE THE "FRINGE" DETAIL THAT IS VISIBLE IN THE HISTORICAL PHOTOS. BASE TRIM BOARD SHALL BE A 1x10 AND TOP TRIM BOARD SHALL BE A 1x6; ALL OUTSIDE CORNERS SHALL BE MITERED. TRIM BOARD SHALL HAVE CHAMFERED EDGES. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.

TRIM #4 (PORCH SKIRTING)

PERIOD APPROPRIATE HISTORICAL CEDAR WOOD DECORATIVE LATTICE PANELS WITH A CONTINUOUS CEDAR TRIM BOARD FRAME WITH CLEAR FINISH ATTACHED TO PORCH STRUCTURAL FRAME (SEE PORCH STRUCTURE #1). LATTICE & TRIM BOARD SHALL REPLICATE THE "FRINGE" DETAIL THAT IS INDICATIVE OF THE TIME PERIOD. TRIM BOARD SHALL BE WIDE ENOUGH TO CONSEAL THE PORCH FLOOR FRAMING. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN. (ADD: LATTICE PANELS WILL NOT BE REQUIRED. FLAT PANELS WITH 1X4 TRIM BOARDS SHALL BE INSTALLED FROM THE UNDERSIDE OF THE PORCH FLOORING TO WITHIN 2" OF FINISHED GRADE TO CONCEAL THE PORCH FLOOR FRAMING.)

ROOF SYSTEM #1

PROVIDE AND INSTALL ARCHITECTURAL ASPHALT SHINGLES OVER MINIMUM OF 3'-0" WIDE ICE-N-WATER SHEILD AT ALL EAVES & GABLE ENDS AND 15# FELT PAPER (TYPICAL). COLOR TBD. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN. (ADD: ASPHALT SHINGLES SHALL BE CERTAINTEED LANDMARK: CONFORMING TO ASTM D 3018 TYPE I – SELF-SEALING, UL CERTIFICATION OF ASTM D 3462, ASTM D 3161/UL997 110-MPH WIND RESISTANCE AND UL CLASS A FIRE RESISTANCE, GLASS FIBER MAT BASE, CERAMICALLY COLORED/UV RESISTANT MINERAL SURFACE GRANULES ACROSS ENTIRE FACE OF SHINGLE; ALGAE-RESISTANCE; TWO PIECE LAMINATE SHINGLE. COLOR: HEATHER BLEND OR WEATHERED WOOD)

~~ROOF SYSTEM #2 (ALTERNATE BID)~~

~~PROVIDE AND INSTALL PRETREATED QUARTER SAWN CEDAR SHINGLES OVER MINIMUM OF 3'-0" WIDE ICE-N-WATER SHEILD AT ALL EAVES & GABLE ENDS AND 15# FELT PAPER (TYPICAL). GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.~~

GUTTER & DOWNSPOUT SYSTEM #1

PREFINISHED ALUMINUM GUTTERS (~~OGEE / K-STYLE~~ HALF ROUND (EAVE TROUGH)) AND ~~RECTANGULAR~~ ROUND DOWNSPOUTS (COLOR TBD); INSTALLED WITH HANGERS STRAPS OR SPIKE & FERRULE SYSTEM (3-0" O.C.). PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.

~~GUTTER & DOWNSPOUT SYSTEM #2 (ALTERNATE BID)~~

~~GALVANIZED STEEL HALF ROUND GUTTERS (EAVE TROUGH) AND ROUND DOWNSPOUTS; INSTALLED WITH HANGERS THAT ARE SECURED TO THE ROOF SHEATHING BENEATH THE SHINGLES (3-0" O.C.). PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION WITH HISTORIC PRESERVATION STAFF IS REQUIRED BEFORE ANY WORK MAY BEGIN.~~

FLASHING SYSTEM #1

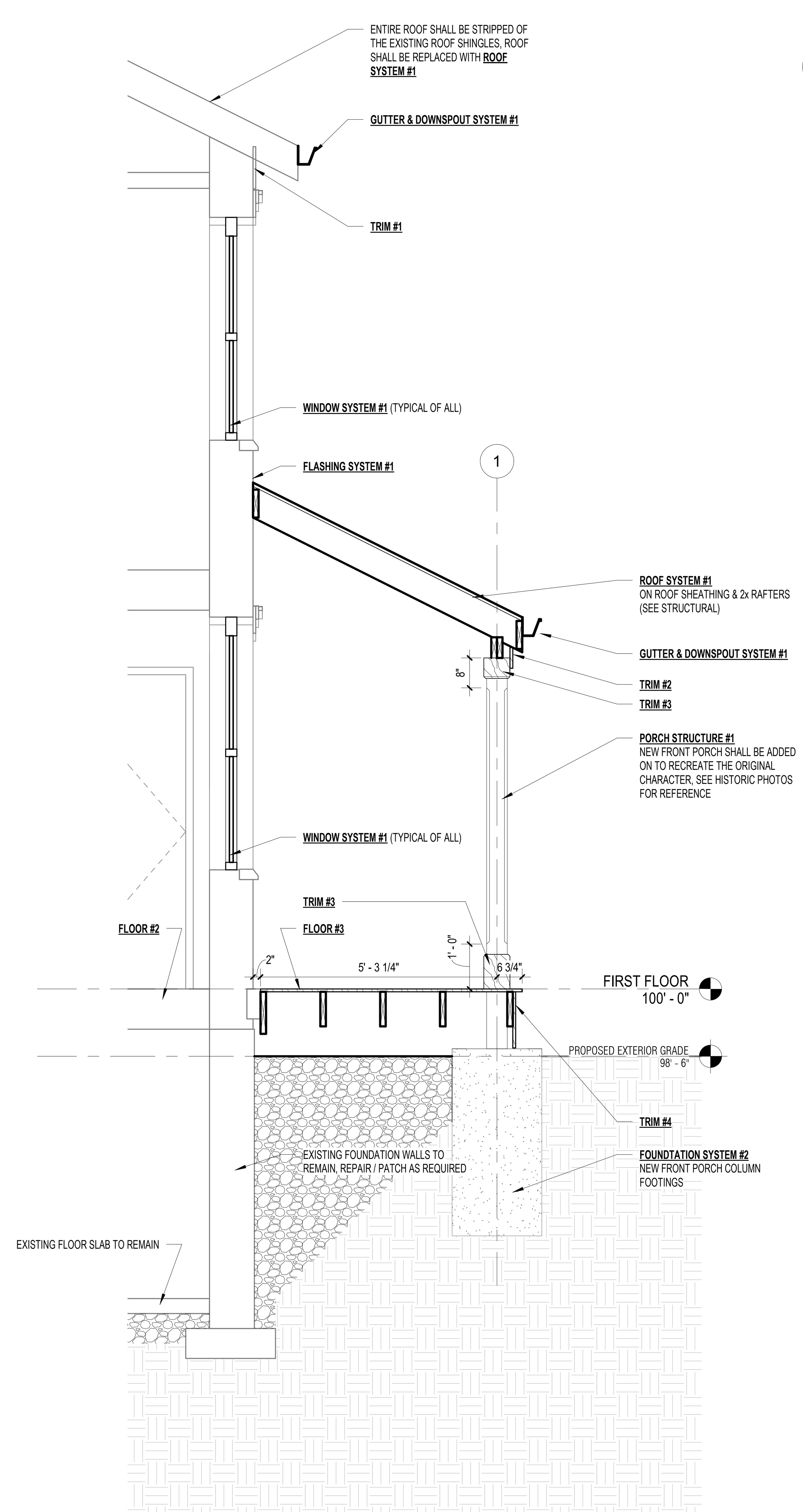
AT NEW PORCH STRUCTURE #1 PROVIDE PRE-FINISHED, 22 GA METAL COUNTER FLASHING WITH METAL REGLET SAWCUT INTO MORTAR OR RETURN AND TERMINATE TO ALUMINUM SYSTEM. INSTALL SEALANT AT METAL FLASHING AND FACE BRICK JOINT.

PAINT SYSTEM #1

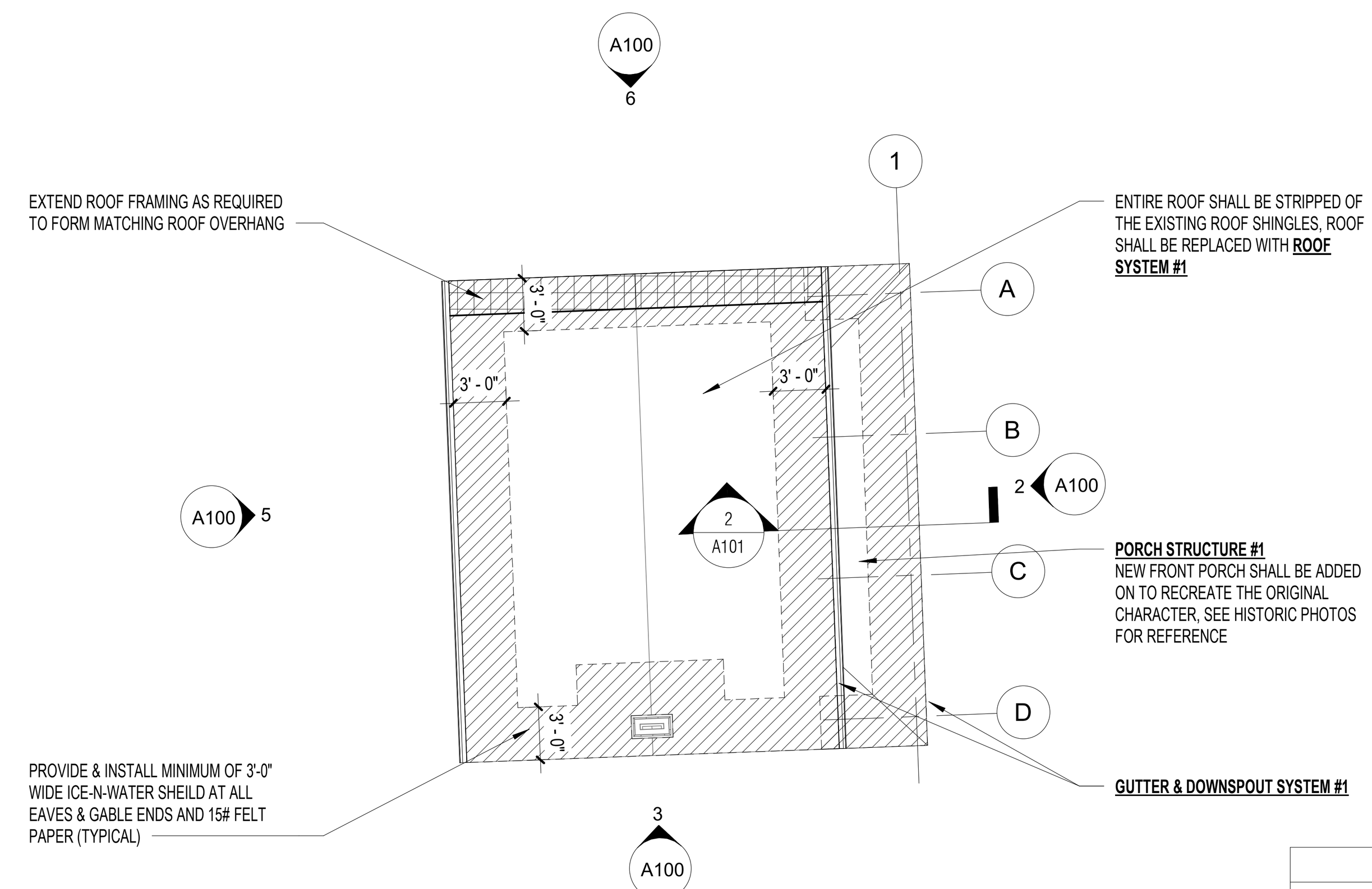
WINDOW SYSTEM #1, ENTRY DOOR #1 AND TRIM #1 (EXISTING ROOF FASCIA) SHALL BE FINISHED WITH A MINIMUM OF TWO COATS OF SHERWIN WILLIAMS PRO INDUSTRIAL ACRYLIC COATING IN SEMI-GLOSS FINISH, COLOR TBD BY ARCHITECT.

CLEAR STAIN SYSTEM #1

ALL EXPOSED WOOD SURFACES OF PORCH STRUCTURE #1, TRIM #2 (PORCH VALANCE), TRIM #3 (PORCH COLUMN TRIM) AND TRIM #4 (PORCH SKIRTING) SHALL BE FINISHED WITH A MINIMUM OF TWO COATS OF MINWAX HELMSMAN 350 VOC SPAR URETHANE CLEAR STAIN.



2 PORCH SECTION
1/2" = 1'-0"



1 REHABILITATED ROOF EAVE PLAN
1/8" = 1'-0"

SITE REFERENCE PLAN
NTS

DESCRIPTION	REV	BY	DATE
REVISED COA SUBMITTAL	4	DEK	09/21/18
ADDENDUM #2 TO I.O. 122612 PROJECT	2	DEK	04/25/18
ADDENDUM #1 TO I.O. 122612 PROJECT	1	DEK	02/26/18
PERMIT & BIDDING ISSUE I.O. 122612 PROJECT	0	DEK	02/09/18

MillerCoors

MILLERCOORS PROJECT NUMBER: 122612
PROJECT LEAD DESIGNER: ADLER

PLANT: MILWAUKEE | ROOF PLAN AND SECTIONS
DATE: 02/09/18 | CITY PERMIT & BIDDING DOCUMENTS

JAK architecture + interior design
JAKnetter Architects

JAK PROJECT NUMBER: 17047-00
JAK PROJECT MANAGER: DK

	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

SUBJECT BLDG. NO. RELEASE NO.
SIZE
A101
156-01-3003