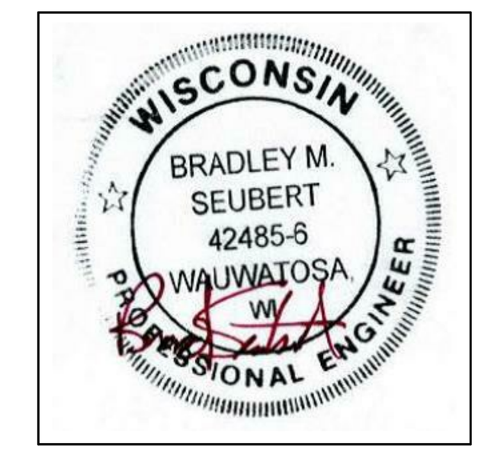
CITY PERMIT & BIDDING DOCUMENTS FOR:

MillerCoors™

MILWAUKEE BREWERY - CP 122612

MILWAUKEE YARD EXPANSION 2017 PROJECT

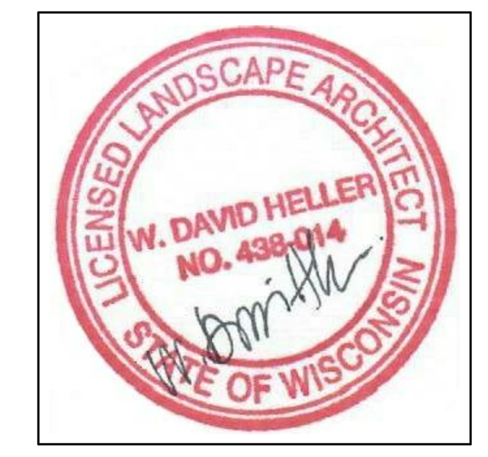
PROJECT TEAM



CIVIL
HARWOOD ENGINEERING CONSULTANTS

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

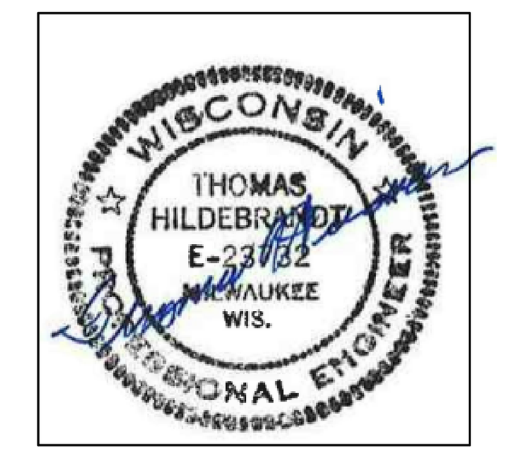
PROJECT CONTACT: Brad Seubert, PE
DIRECT PHONE: (414) 918-1204
EMAIL ADDRESS: brad.seubert@hecl.com



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) RELOCATION & HISTORIC PRESERVATION

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. DETACMENT: 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.")

BUILDING DESCRIPTION AND INFORMATION

1. THIS EXISTING BUILDING DETACHMENT & RELOCATION HAS BEEN DESIGNED WITH THE INTENT OF SUPPORTING FUTURE TOUR CENTER ACTIVITIES FOR THE OWNER, MILLERCOORS LLC.

2. 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.

SITE REFERENCE PLAN
NTS

DESCRIPTION	REV	BY	DATE
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 AND BIDDING DOCUMENTS

JAK architecture interior design — JAKnetter Architects

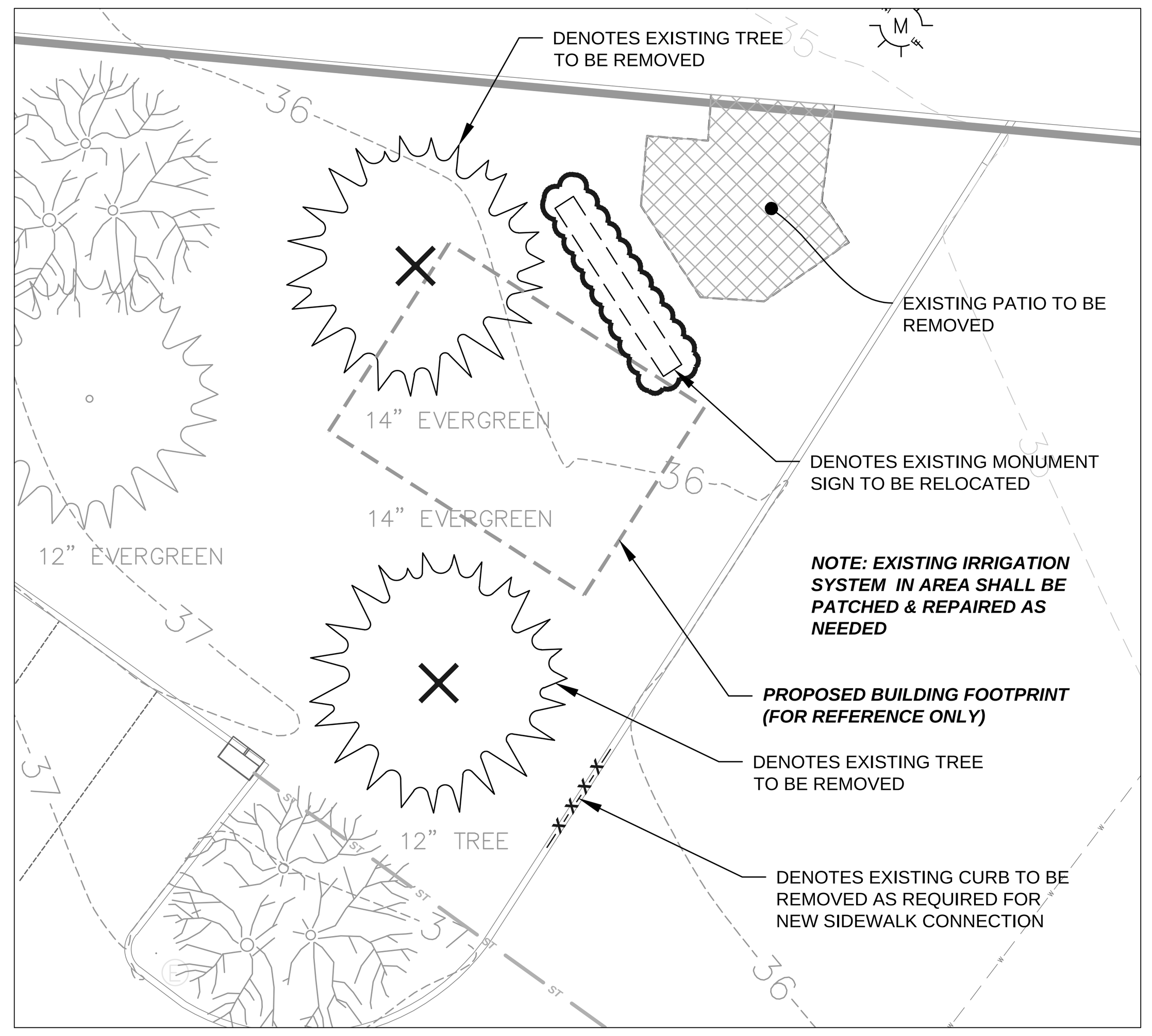
JAK PROJECT NUMBER: 17047-00
JAK PROJECT MANAGER: DK

	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

SUBJECT BLDG. NO. RELEASE NO.
SIZE

TS101

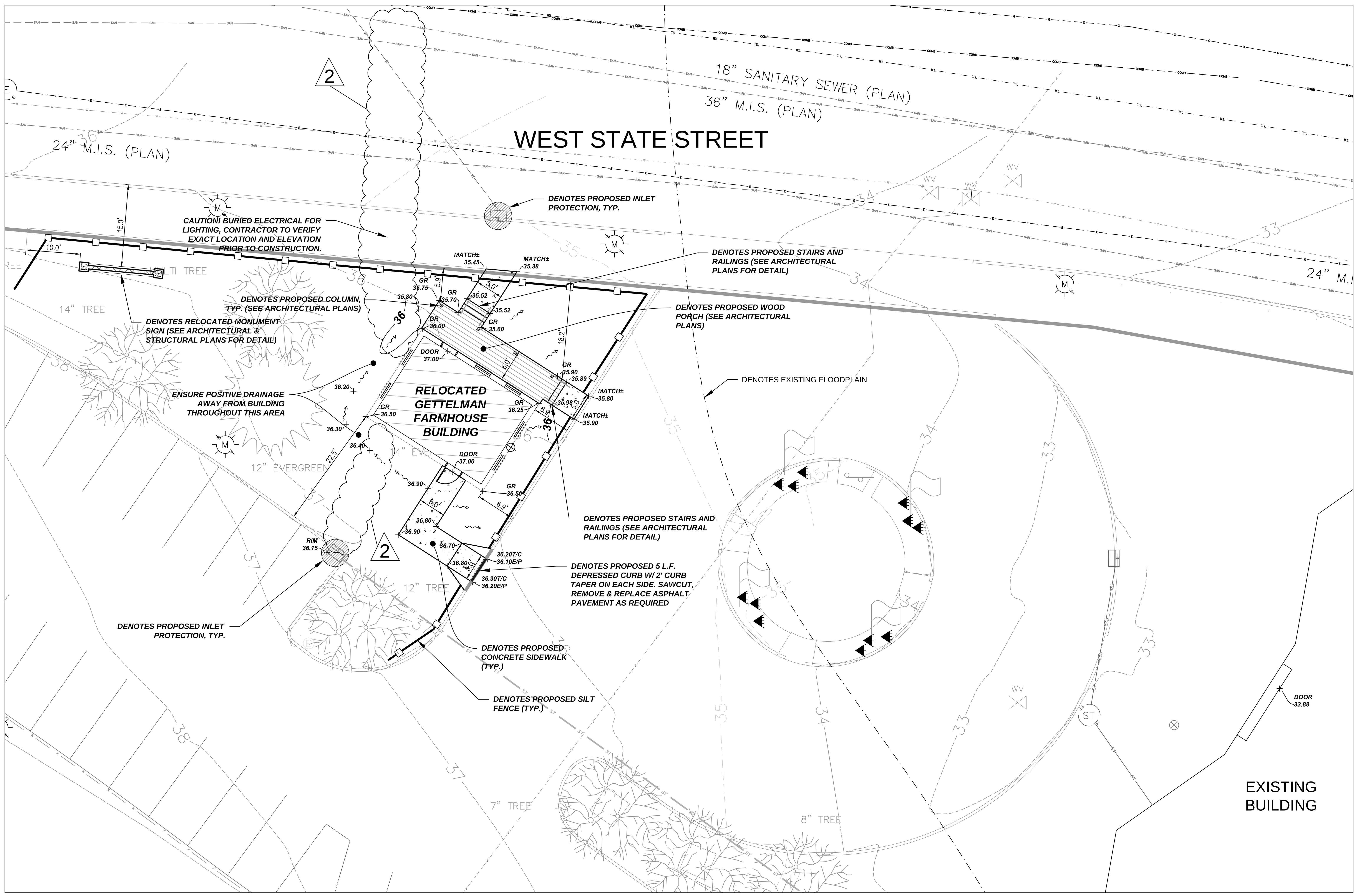
199-50-1154



DEMOLITION PLAN

SCALE: 1" = 10'

North



SITE GRADING & EROSION CONTROL PLAN

SCALE: 1" = 10'

North

EROSION CONTROL NOTES AND PHASING

ESTIMATED CONSTRUCTION TIMEFRAMES:
INSTALL EROSION CONTROL = MARCH, 2018
GRADING AND UTILITY INSTALLATION = MARCH, 2018
FINAL SITE GRADING AND RESTORATION = JULY, 2018

ALL CHANGES TO THE ABOVE SCHEDULE SHALL BE REVIEWED AND APPROVED BY THE MUNICIPALITY.

1. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL PRACTICES WEEKLY AND AFTER ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL PERFORM ALL INSPECTIONS AND DOCUMENTATION PER THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES. ALL REQUIRED REPAIRS SHALL BE MADE WITHIN 24 HOURS.
2. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL HAVE IN PLACE, ALL APPLICABLE PLAN APPROVALS AND PERMITS.
3. INSTALL INLET PROTECTION WHERE INDICATED ON PLANS.
4. STRIP TOPSOIL FROM THE SITE (WHERE PROPOSED IMPROVEMENTS OR GRADING IS SHOWN ONLY). TOPSOIL STOCKPILE(S) REMAINING FOR MORE THAN SEVEN DAYS SHALL BE STABILIZED WITH VEGETATIVE COVER, MULCH, TARPS OR OTHER APPROVED PRACTICE. EROSION FROM TOPSOIL PILES LEFT FOR LESS THAN SEVEN DAYS SHALL BE CONTROLLED WITH SILT FENCE OR OTHER APPROVED METHOD. ANY TOPSOIL STOCKPILE WITHIN 25' OF A ROADWAY OR DRAINAGE DITCH SHALL BE COVERED WITH TARPS OR OTHER APPROVED METHOD. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS IS TO BE STABILIZED BY SEED, SOD, MULCH, OR OTHER APPROVED METHOD.
5. INSTALL UTILITIES
6. REDISTRIBUTE TOPSOIL FROM STOCKPILE(S) TO A DEPTH OF 6 INCHES. SURPLUS TOPSOIL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, COORDINATE W/ OWNER. FINAL GRADE, SEED AND MULCH SITE. PLACE EROSION CONTROL MATTING WHERE INDICATED ON PLANS. (SEEDING AND MULCHING TO CONFORM WITH APPROVED SEED MIXTURES AND APPLICATION RATES, SEE LANDSCAPE PLAN FOR FINAL SEED AND SOD SPECS. EROSION CONTROL MATTING TO BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.)
7. INSTALL AGGREGATE BASE COURSE IN AREAS TO BE CONCRETE PAVED
8. INSTALL CONCRETE SECTIONS.
9. UPON SITE STABILIZATION, REMOVE TEMPORARY EROSION CONTROL PRACTICES. CLEAN STRUCTURES OF ANY SEDIMENT AND/OR CONSTRUCTION DEBRIS.
10. CONSTRUCTION AND WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF ON A ROUTINE BASIS. NO CONSTRUCTION OR WASTE MATERIALS SHALL BE TRACKED, BLOWN OR OTHERWISE LOCATED OR STORED ON ADJACENT PROPERTIES.
11. DUST CONTROL SHALL BE MAINTAINED ONSITE WITH USE OF A WATER TRUCK (IF NECESSARY).

DEMOLITION LEGEND

- DENOTES ITEM TO BE REMOVED OR RELOCATED
- DENOTES CONCRETE REMOVAL AREA
- DENOTES TREE TO BE REMOVED
- SILT FILTER FENCE

HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK

UTILITY LEGEND

SYMBOL	DESCRIPTION
W — W	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
E — E	EXISTING ELECTRICAL LINE
E — E	PROPOSED ELECTRICAL LINE
GAS — GAS	EXISTING GAS MAIN
GAS — GAS	PROPOSED GAS MAIN
SAN — SAN — SAN	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
ST — ST — ST	EXISTING STORM SEWER
	PROPOSED STORM SEWER
OHW — OHW	OVERHEAD WIRES
	EXISTING POWER POLES
M	EXISTING LIGHT POLES
S	SANITARY MANHOLE
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
D	EXISTING STORM STRUCTURE
D	PROPOSED STORM STRUCTURE
	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH
100.00 100.00	PROPOSED & EXISTING SPOT GRADE

DIGGER'S HOTLINE
CALL BEFORE YOU DIG
1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

Harwood Engineering Consultants
255 North 21st Street Milwaukee, WI 53233
www.hecl.com

DESCRIPTION	REV.	CHANGED BY	DATE
ADDENDUM #2 TO I.O. 122612 PROJECT	2	TBO	04/25/2018

MillerCoors
MILLERCOORS PROJECT NUMBER: 122612
PROJECT DESIGN LEAD: ADLER
PLANT: MILWAUKEE
SITE GRADING, EROSION CONTROL & DEMOLITION PLAN
DATE: 02/09/18
CITY PERMIT AND BIDDING DOCUMENTS

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300 WAUKESHA, WI 53188
www.jaknetter.com | office 262 513 9800 | fax 262 513 9815

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

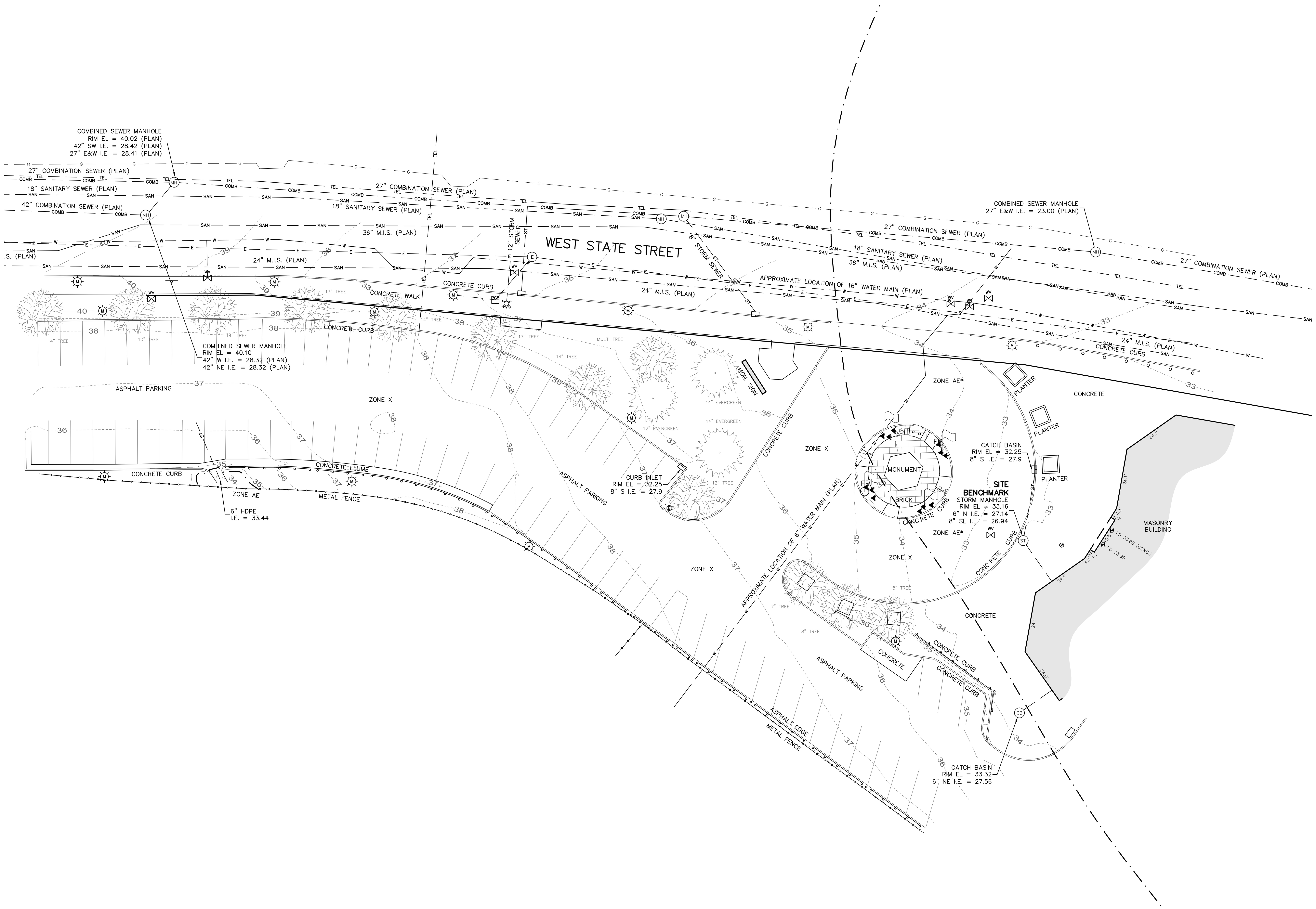
	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

SUBJECT BLDG. NO. RELEASE NO. SIZE

C1.10

156-03-2000

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
Ph: (262) 786-6600
Fax: (414) 786-6608
www.capitolsurvey.com



NOTES

1. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

2. WATER MAIN INFORMATION AS DEPICTED SCALED FROM MILWAUKEE WATER WORKS MAP NO. 386, DATED DEC. 13, 2016.

3. SUBJECT PROPERTY ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AE: SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55079C0087E, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, IN COMMUNITY NO. 550278, THE CITY OF MILWAUKEE, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. AREAS MARKED "ZONE AE*" DETERMINED BY GRAPHICAL DEPICTION FROM FIRM MAP ONLY. FURTHER INQUIRY REQUIRED FOR DETERMINED ELEVATIONS MARKING THE LIMITS OF FLOOD ZONE SHOWN, IF FLOOD ZONE SHOWN CAN BE DETERMINED BY ELEVATION.

5. PROJECT BENCHMARK – CONCRETE MONUMENT WITH ALUMINUM CAP FOUND IN TOP OF BRIDGE PARAPET WALL 3.6' ABOVE CONCRETE WALK ON NORTH SIDE OF W. WISCONSIN AVE, 139.97 FEET NORTHWESTERLY OF THE EAST CORNER OF SECTION 26–7–21, EL = 88.73.

6. SITE BENCHMARK – NORTH RIM OF STORM MANHOLE RIM, AS SHOWN HEREON, EL = 33.16.

7. ELEVATIONS BASED ON INFORMATION FROM THE SEWRPC OF AND ARE AT CITY OF MILWAUKEE DATUM.

LEGEND

Symbol	Description	Symbol	Description	Symbol	Description
SAN	SANITARY SEWER		ELECTRIC TRANSFORMER		HYDRANT
ST	STORM SEWER	EM	ELECTRIC METER	WV	WATER VALVE
W	WATER MAIN	EP	ELECTRIC PEDESTAL	GV	GAS VALVE
G	BURIED GAS LINE	EB	ELECTRIC BOX AT GRADE	MH	MANHOLE
TEL	BURIED TELEPHONE LINE	TB	TELEPHONE BOX AT GRADE	ST	STORM MANHOLE
E	BURIED ELECTRIC LINE	TP	TELEPHONE PEDESTAL	CB	CATCH BASIN
FO	BURIED FIBER OPTIC LINE	TV	TV PEDESTAL		CURB INLET
//	OVERHEAD UTILITY LINES	GM	GAS METER	M	METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES	A	AIR CONDITIONER	C	CONCRETE LIGHT POLE
COMB	COMBINATION SEWER		UTILITY POLE	W	WOOD LIGHT POLE
	WOOD FENCE		WOOD SIGN	MB	MAIL BOX
	METAL FENCE		METAL SIGN	F	FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH		FLAG POLE	GUY	GUY WIRE
33.88 DS	DOOR SILL ELEVATION		BOLLARD		
	FIRE DEPARTMENT CONNECTION		BOLLARD LIGHT		
			YARD LIGHT		

EXISTING CONDITIONS SURVEY

FOR

HISTORIC MC GETTELMAN BUILDING

4315 W. STATE ST.
MILWAUKEE, WI

Drawn By:	NJF	Date:	NOV. 20, 2017
Checked By:	MJB	Drawing No.	EC-093
CSE Job No.:	17-093	Sheet 1	of 1

Graphic Scale
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

NOTE: SURVEY COMPLETED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED.

Harwood Engineering Consultants
255 North 21st Street, Milwaukee, WI 53233
www.hecl.com

DESCRIPTION	REV.	CHANGED BY	DATE
ADDENDUM #2 TO I.O. 122612 PROJECT	2	TBO	04/25/2018

MillerCoors

MILLERCOORS PROJECT NUMBER: 122612
PROJECT DESIGN LEAD: ADLER

PLANT: MILWAUKEE — EXISTING SURVEY
DATE: 02/09/18 — CITY PERMIT AND BIDDING DOCUMENTS

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE SUITE 300 WAUKESHA, WI 53188
www.jaknetter.com | office 262 513 9800 | fax 262 513 9815

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

	INITIAL	DATE	SUBJECT BLDG. NO. RELEASE NO.SIZE
DR.			C1.20
CH.			
APPR.			
SCALE			156-03-2001

GENERAL NOTES AND SPECIFICATIONS

1. THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
3. ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE CITY OF WEST ALLIS CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICED SEC. 382-387.
4. ALL UTILITY PERMITS MUST BE RECEIVED FROM THE CITY OF WEST ALLIS PRIOR TO THE START OF CONSTRUCTION.
5. NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
6. BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
7. ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
8. PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
9. UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. ALL EROSION CONTROL METHODS MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALSO, CONTRACTOR IS RESPONSIBLE FOR REMOVING EROSION CONTROL METHODS ONCE THE SITE IS STABILIZED.
11. THE PROPOSED SITE LOCATION AND SURROUNDING STREETS MUST BE KEPT DEBRIS FREE. SWEEP STREETS AS NEEDED TO MAINTAIN CLEAN STREETS.
12. ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
13. ALL DISTURBED GRASS AREAS SHALL BE STABILIZED (PER DNR TECHNICAL STANDARDS) WITHIN 7 DAYS OF COMPLETION. DISTURBED GRASS AREAS SHALL BE TOPSOILED (6"), RESEEDED AND STABILIZED. AREAS WITH A SLOPE OF 3H:1V OR STEEPER SHALL BE COVERED WITH A CLASS 1 - TYPE A EROSION FABRIC. (SEE SPECIFICATIONS)
14. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
15. CONTRACTOR SHALL MATCH PROPOSED CONCRETE AND ASPHALT PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
16. REMOVAL OF PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
17. ALL CONCRETE MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
18. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
19. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
20. PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
21. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
22. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

DENSE GRADED BASE

1. MATERIALS SHALL CONFORM TO SECTION 301.2 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. MATERIAL GRADATIONS SHALL CONFORM TO SECTION 305.2.2 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION UNLESS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. BASE COURSE MATERIAL SHALL BE CRUSHED STONE OR CRUSHED GRAVEL ONLY.
3. PREPARE THE FOUNDATION, OR RESURFACE THE PREVIOUSLY PLACED BASE LAYER, AS SPECIFIED IN WISDOT SECTION 211 BEFORE PLACING BASE. DO NOT PLACE BASE FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW. WATER AND REWORK OR RE-COMPACT DRY FOUNDATIONS AS NECESSARY TO ENSURE PROPER COMPACTION, OR AS THE REPRESENTATIVE DESIGNATES.
4. IN PROPOSED PAVEMENT AREAS, ALL ORGANIC SOLID SHALL BE REMOVED.
5. IN AREAS OF EXISTING PAVEMENT TO BE MODIFIED OR ADJUSTED IN GRADE, THE EXISTING PAVEMENT SECTION SHALL BE REMOVED BY AN ACCEPTABLE METHOD. THE NEW PAVEMENT SECTION SHALL MATCH THE CONSTRUCTION DETAILS.
6. PROOF-ROLL ALL SUBGRADE AREAS THAT ARE TO RECEIVE AGGREGATE BASE OR PAVEMENT.
7. BUILD AND MAINTAIN STOCKPILES USING METHODS THAT MINIMIZE SEGREGATION AND PREVENT CONTAMINATION. IF THE CONTRACT SPECIFIES LOCATION, PLACE STOCKPILES WHERE SPECIFIED. CLEAR AND PREPARE STOCKPILE AREAS TO FACILITATE THE RECOVERY OF THE MAXIMUM AMOUNT OF STOCKPILED MATERIAL.
8. PLACE AGGREGATE IN A MANNER THAT MINIMIZES HAULING ON THE SUBGRADE. DO NOT USE VEHICLES OR OPERATIONS THAT DAMAGE THE SUBGRADE OR IN-PLACE BASE. DEPOSIT MATERIAL IN A MANNER THAT MINIMIZES SEGREGATION.
9. COMPACT THE BASE UNTIL THERE IS NO APPRECIABLE DISPLACEMENT, EITHER LATERALLY OR LONGITUDINALLY, UNDER THE COMPACTION EQUIPMENT.
10. COMPACT EACH BASE LAYER, INCLUDING SHOULDER FORESLOPES, WITH EQUIPMENT SPECIFIED IN WISDOT SECTION 301.3.1. USE STANDARD COMPACTION CONFORMING TO WISDOT SECTION 301.3.4.2, UNLESS THE SPECIAL PROVISIONS SPECIFY OTHER METHODS. FINAL SHAPING OF SHOULDER FORESLOPES DOES NOT REQUIRE COMPACTION.
11. AFTER THE PROJECT IS COMPLETED, THOROUGHLY CLEAN UP ALL DEBRIS WHICH MAY HAVE ACCUMULATED DURING THE PLACEMENT OF DENSE GRADED BASE. REPLACE OR REPAIR AS REQUIRED, ALL SURFACES AND/OR LANDSCAPE FEATURES DAMAGED OR DISTURBED UNDER THIS ITEM OF WORK.

CAST IN PLACE CONCRETE

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE MANUFACTURER'S AND SUPPLIER'S INSTRUCTIONS.
2. ALL CONCRETE WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND ACI 301, INCLUDING FUNCTION, DURABILITY, APPEARANCE, STRENGTH, CRACKING, TOLERANCES AND FINISHING, SHALL BE CORRECTED AS DIRECTED BY ARCHITECT AT CONTRACTOR'S EXPENSE. ADDITIONAL TESTING, ENGINEERING, REINFORCEMENT AND REMOVAL AND REPLACEMENT OF DEFECTIVE CONCRETE SHALL BE PAID FOR BY CONCRETE CONTRACTOR. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COST OF CORRECTIONS TO ANY OTHER WORK AFFECTED BY OR RESULTING FROM CORRECTIONS TO THE CONCRETE WORK.
3. CONCRETE SHALL CONFORM TO SECTIONS 501 AND 601 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
4. ALL CONCRETE, UNLESS OTHERWISE SPECIFICALLY PERMITTED BY ARCHITECT, SHALL BE TRANSIT-MIXED IN ACCORDANCE WITH ASTM C 94.
5. IN GENERAL, COMPLY WITH ASTM C 33 FOR GRADING AND QUALITY OF FINE AND COARSE AGGREGATE FOR USE IN CONCRETE.
6. PORTLAND CEMENT SHALL CONFORM WITH ASTM C 150 AND SHALL ONLY CONTAIN THE FOLLOWING INGREDIENTS: PORTLAND CEMENT CLINKER; WATER OR CALCIUM SULFATE, OR BOTH; LIMESTONE; PROCESSING ADDITIONS; AND AIR-ENTRAINING ADDITION FOR AIR-ENTRAINING PORTLAND CEMENT.
7. ADMIXTURES SHALL NOT CONTAIN MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER.
8. WATER REDUCING ADMIXTURES SHALL CONFORM TO ASTM C 494.
9. AIR ENTRAINING ADMIXTURE SHALL CONFORM TO ASTM C 260
10. CALCIUM CHLORIDE, THIOCYANATES OR ADMIXTURES CONTAINING MORE THAN 0.05% CHLORIDE IONS BY WEIGHT OF ADMIXTURE ARE NOT PERMITTED FOR USE IN CONCRETE MIXES.
11. SYNTHETIC FIBERS SHALL BE USED IN CONCRETE MIX DESIGN IN LIEU OF WELDED WIRE FABRIC. SYNTHETIC FIBERS SHALL NOT REPLACE REINFORCING REBAR/DOWELS AS DEPICTED ON THE CONSTRUCTION DETAILS.
12. FOR CONCRETE PAVEMENTS: MATRIX HPS 950 MACRO/MICRO SYNTHETIC BLEND FIBER OR FORTA FERRO MACRO FIBER - FRC INDUSTRIES. APPLICATION DOSAGE SHALL BE 5 POUNDS PER CUBIC YARD.
13. CONCRETE MUST MEET ALL REQUIREMENTS OF THE ASTM C 94, ACI 211, ACI 318 CHAPTER 4 DURABILITY REQUIREMENTS, AND THOSE HEREIN SPECIFIED FOR MATERIALS, PROPORTIONING, MIXING AND OTHER DETAILS OF MANUFACTURER, QUALITY AND DELIVER.
14. AIR ENTRAINED CONCRETE: USE FOR ALL EXTERIOR SLABS, WALLS, WALKS, PLATFORMS, RAMPS, STEPS, ALL PORTIONS OF PARKING
15. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 4000 PSI.
16. MAXIMUM AGGREGATE SIZE SHALL NOT EXCEED ONE THIRD OF THE SLAB ON GRADE THICKNESS.
17. FLY ASH MAY BE USED AS A POUND FOR POUND REPLACEMENT OF CEMENT UP TO 20% OF THE TOTAL CEMENTITIOUS CONTENT, 25% FOR FOOTINGS, EXCEPT FOR FINISHED FLATWORK DURING WINTER CONSTRUCTION, SUBJECT TO ARCHITECT'S APPROVAL.
18. CONCRETE REQUIRING AIR ENTRAINMENT SHALL CONTAIN SIX (6) PERCENT PLUS OR MINUS ONE AND A HALF (1.5) PERCENT AIR BY VOLUME, FOR 3/4" DIA. AGGREGATE. CONFORM TO ACI 318, CHAPTER 4.
19. ALL CONCRETE MUST CONTAIN THE SPECIFIED WATER-REDUCING ADMIXTURE OR WATER-REDUCING -RETARDING ADMIXTURE AND/OR THE SPECIFIED HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER). SPECIFIED CEMENT CONTENTS SHALL BE INCREASED 10 PERCENT (10%) WHEN NO WATER-REDUCING ADMIXTURES ARE USED.
20. MEASURING MATERIALS: CEMENT, AGGREGATES, WATER AND ADMIXTURES SHALL BE MEASURED AND COMBINED STRICTLY IN ACCORDANCE WITH ASTM SPECIFICATION C 94.
21. MAKE ONE SLUMP TEST OF THE FIRST TRUCK OF EACH MIX, EACH DAY, ONE TEST FOR EACH COMPRESSION TEST AND OTHER TESTS AS OFTEN AS REQUIRED THEREAFTER, WHENEVER CONSISTENCY CHANGES.
22. AIR CONTENT TESTS SHALL BE MADE FROM THE FIRST TRUCK OF EACH MIX, EACH DAY AND WHEN-EVER TEST CYLINDERS ARE MADE, IN ACCORDANCE WITH ASTM C 173 OR ASTM C231. TEST MORE OFTEN WHEN REQUIRED AIR CONTENTS ARE NOT ACHIEVED.
23. CONCRETE TEMPERATURE: TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEGREES F (4 DEGREES C) AND BELOW, AND WHEN 80 DEGREES F (27 DEGREES C) AND ABOVE; AND EACH TIME A SET OF COMPRESSION TEST SPECIMENS IS MADE.
24. IF MEASURED SLUMP, AIR CONTENT OR CONCRETE TEMPERATURE FALLS OUTSIDE LIMITS SPECIFIED, A CHECK TEST SHALL BE MADE IMMEDIATELY ON ANOTHER PORTION OF SAME SAMPLE. IN EVENT OF A SECOND FAILURE, CONCRETE SHALL BE CONSIDERED TO HAVE FAILED TO MEET REQUIREMENTS OF SPECIFICATIONS AND SHALL NOT BE USED IN STRUCTURE. NOTIFY ARCHITECT IMMEDIATELY.
25. STRENGTH TESTS SHALL BE MADE FOR EACH OF THE FOLLOWING CONDITIONS: EACH DAY'S POUR, EACH CLASS OF CONCRETE, EACH CHANGE OF SUPPLIES OR SOURCE, EACH 150 CUBIC YARDS OF CONCRETE OR FRACTION THEREOF, AND EACH 5000 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS.
26. TO CONFORM TO REQUIREMENTS OF THIS SPECIFICATION, THE STRENGTH LEVEL SHALL BE CONSIDERED SATISFACTORY SO LONG AS THE AVERAGE OF ALL SETS OF THREE (3) CONSECUTIVE STRENGTH TEST RESULTS EQUALS OR EXCEEDS THE SPECIFIED F'C AND NO INDIVIDUAL STRENGTH TEST RESULT FALLS BELOW THE SPECIFIED STRENGTH F'C BY MORE THAN 500 PSI. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF NONCONFORMANCE.
27. BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.
28. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES IN CONFORMANCE WITH ACI 301 AND ACI 308.
29. PROVIDE CONCRETE PAVEMENT HAVING THE THICKNESS AND REINFORCEMENT AS SHOWN ON THE DRAWINGS, OR TO MATCH ADJACENT EXISTING PAVEMENT. TIE BARS SHOULD BE PLACED AT ALL CONSTRUCTION JOINTS PARALLEL TO TRAFFIC AND CONSIST OF NO. 4 REINFORCING BARS, 24 INCHES IN LENGTH AND 48 INCHES ON CENTER, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.

SEEDING AND RESTORATION

1. GRASS SEED SHALL MEET THE REQUIREMENTS OF SECTION 630.2.1 OF STANDARDS SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
2. GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "JOURNAL OF SEED TECHNOLOGY.
3. WATER FREE OF WASTEWATER EFFLUENT OR OTHER HAZARDOUS CHEMICALS.
4. CLEAN STRAW OR HAY THAT IS WELL-SEASONED, AND FREE OF ROT, MILDEW AND THE SEEDS OF NOXIOUS WEEDS.
5. NO SEEDING SHALL OCCUR ON FROZEN GROUND OR AT TEMPERATURES LOWER THAN 32 DEGREES FAHRENHEIT. NO SEEDING SHALL OCCUR WHEN THE AVERAGE WIND SPEED EXCEEDS 12 MPH.
6. SOW SEED USING EITHER METHOD A OR METHOD B AS DEFINED IN SECTION 630.3.3 OF STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. UNLESS OTHERWISE NOTED, SOW SEED AT A RATE OF 5# (DRY SEED WEIGHT)/1000 SQUARE FEET.
7. PLACE AND ANCHOR MULCH USING THE METHODS OUTLINED IN SECTION 627.3 OF STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
8. SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING. THEREAFTER, APPLY $\frac{1}{2}$" OF WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

EARTHWORK AND EROSION CONTROL

1. CONTACT THE PROJECT MANAGER TO DETERMINE THE TYPE, AND FREQUENCY OF QUALITY ASSURANCE GEOTECHNICAL TESTING REQUIRED ON EACH PROJECT. PROVIDE LISTING OF QUALITY ASSURANCE GEOTECHNICAL TESTING REQUIREMENTS IN THIS ITEM.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES BASED ON THE EXISTING AND PROPOSED ELEVATIONS PROVIDED ON THE PLANS. ANY GEOTECHNICAL INVESTIGATIONS PROVIDED BY THE OWNER APPLY ONLY TO THOSE LOCATIONS THAT THE DATA WAS COLLECTED, AND MAY NOT BE INDICATIVE OF CONDITIONS ELSEWHERE ON THE SITE.
3. EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR APPROVED TECHNICAL STANDARDS (OR EQUIVALENT).
4. EROSION MATS, SOIL STABILIZERS, AND TRACKIFIERS SHALL BE LISTED ON THE PRODUCT ACCEPTABILITY LIST FOR MULTI-MODAL APPLICATIONS ("PAL") AS PUBLISHED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
5. SILT FENCE FABRIC SHALL COMPLY WITH THE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION 628.2.6, IN 3 FOOT TALL ROLLS, WITH 4' TALL 2" X 2" NOMINAL CROSS SECTION HARDWOOD POSTS SPACED A MAXIMUM OF 10' O.C.. SILT FENCE SHALL BE MIRAFI, TREVIRA, AMOCO, CFM, OR APPROVED EQUAL.
6. EROSION MAT SHALL COMPLY WITH THE REQUIREMENTS OF CLASS I, TYPE A EROSION MAT AS DEFINED BY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE PAL. EROSION MAT SHALL BE AMERICAN EXCELSIOR, SI GEOSOLUTIONS, EROSION CONTROL SYSTEMS, NORTH AMERICAN GREEN, OR APPROVED EQUAL.
7. RIP RAP SHALL BE THE CLASS SPECIFIED AND SHALL CONFORM TO STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SECTION 606.2.
8. FIELDSTONE COBBLES STONE SHALL BE THE SIZE AND TYPE SPECIFIED ON PLANS. CONTRACTOR SHALL PROVIDE AN ON-SITE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
9. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OF WASHED STONE. ALL MATERIALS SHALL BE RETAINED ON A 3-INCH SIEVE.
10. SOIL STABILIZERS SHALL BE NON-ASPHALT-BASED PRODUCTS OF THE TYPE SPECIFIED, AND MEETING THE REQUIREMENTS OF THE PAL.
11. POLYMERS USED TO SETTLE SUSPENDED SEDIMENT SHALL MEET THE REQUIREMENTS OF THE WDNR TECHNICAL STANDARDS.
12. WATER SOLUBLE ANIONIC POLYACRYLAMIDE (PAM) USED AS TEMPORARY SOIL BINDING AGENTS TO REDUCE EROSION SHALL MEET THE REQUIREMENTS OF WDNR TECHNICAL STANDARDS.
13. INSTALL EROSION CONTROL MEASURES AS REQUIRED BY THE EROSION CONTROL PLAN AND CONTRACT DOCUMENTS. **PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS DICTATED BY CONTRACTOR'S MEANS AND METHODS, OR BY DIFFERING SITE CONDITIONS.** NOTIFY CONSTRUCTION REPRESENTATIVE OF ADDITIONAL EROSION CONTROL FEATURES THAT ARE PROVIDED, BUT NOT SHOWN ON THE PLAN.
14. TEMPORARY STOCKPILES ARE TO BE LOCATED GREATER THAN 25 FEET FROM ANY ROADWAY, PARKING LOT, PAVED AREA, DRAINAGE STRUCTURE, OR CHANNEL.
15. CONVEY DRAINAGE TO THE NEAREST ADEQUATE STORMWATER FACILITY. DO NOT DISCHARGE WATER IN A MANNER THAT WILL CAUSE EROSION OR SEDIMENTATION OF THE SITE OR RECEIVING FACILITY.
16. CONSTRUCT AND MAINTAIN TRACKING PADS IN ACCORDANCE WITH THE TECHNICAL STANDARDS. PROVIDE EACH ENTRANCE TO THE SITE WITH A STONE TRACKING PAD AT LEAST 50 FEET IN LENGTH WITH A MINIMUM THICKNESS OF 12 INCHES. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. INSPECT TRACKING PADS ON A DAILY BASIS AND REPLACE AGGREGATE WHEN NO LONGER EFFECTIVE.
17. INSPECT ALL EROSION CONTROL MEASURES WITHIN 24 HOURS OF THE END OF EACH RAINFALL EVENT THAT EXCEEDS 0.25", OR DAILY DURING PERIOD OF PROLONGED RAINFALL, OR WEEKLY DURING PERIODS WITHOUT RAINFALL. IMMEDIATELY REPAIR AND/OR REPLACE ANY AND ALL DAMAGED, FAILED, OR INADEQUATE EROSION CONTROL MEASURES.

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

① CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

② MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.

③ EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

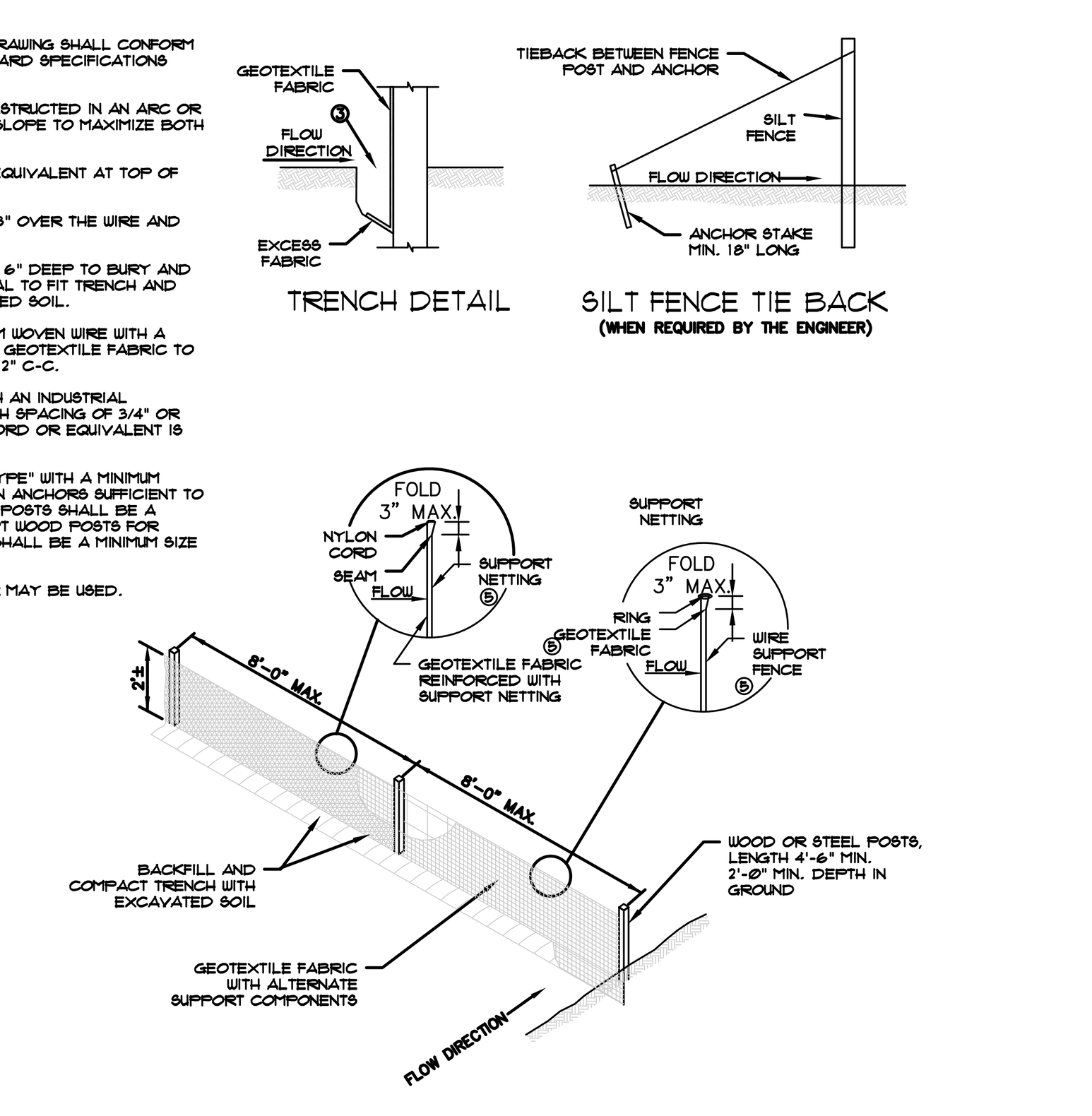
④ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.

⑤ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

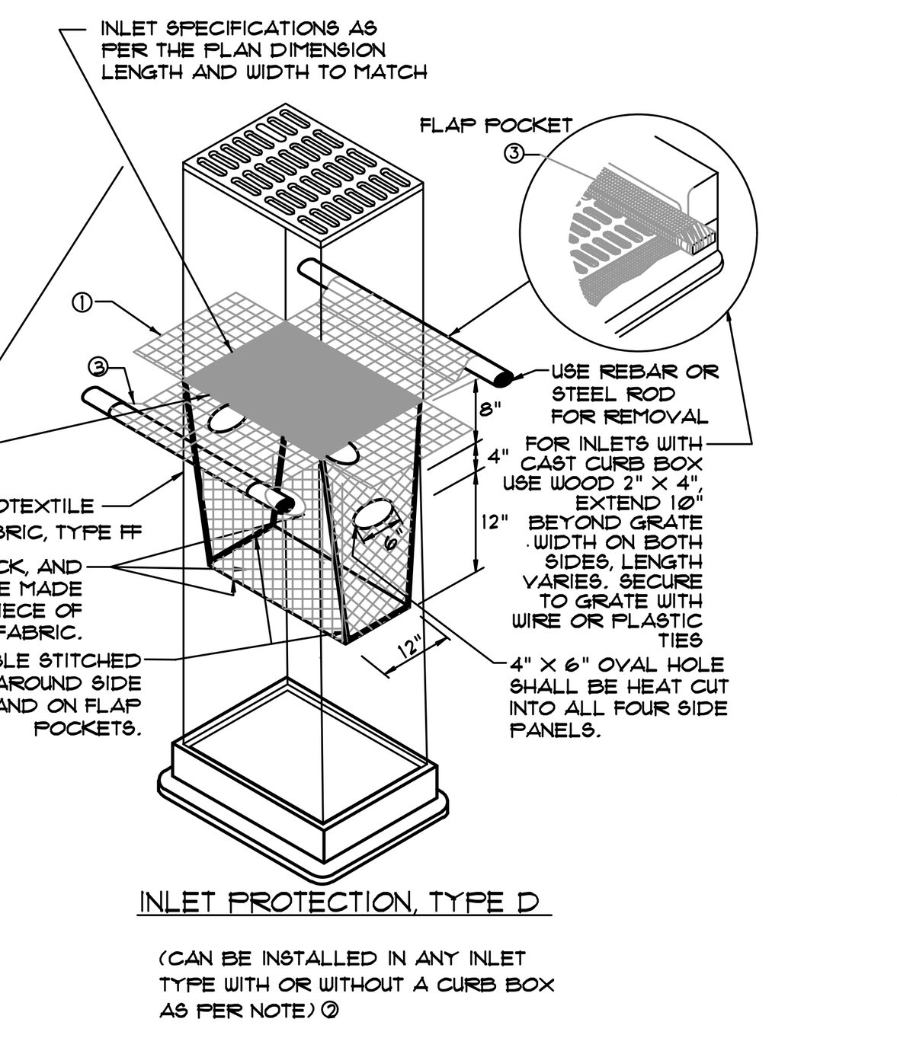
⑥ STEEL POSTS SHALL BE STUDDED "TEE" OR "U TYPE" WITH A MINIMUM WEIGHT OF 1.28 lbs/lin. ft. (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1-1/2" x 3-1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OAK OR HICKORY.

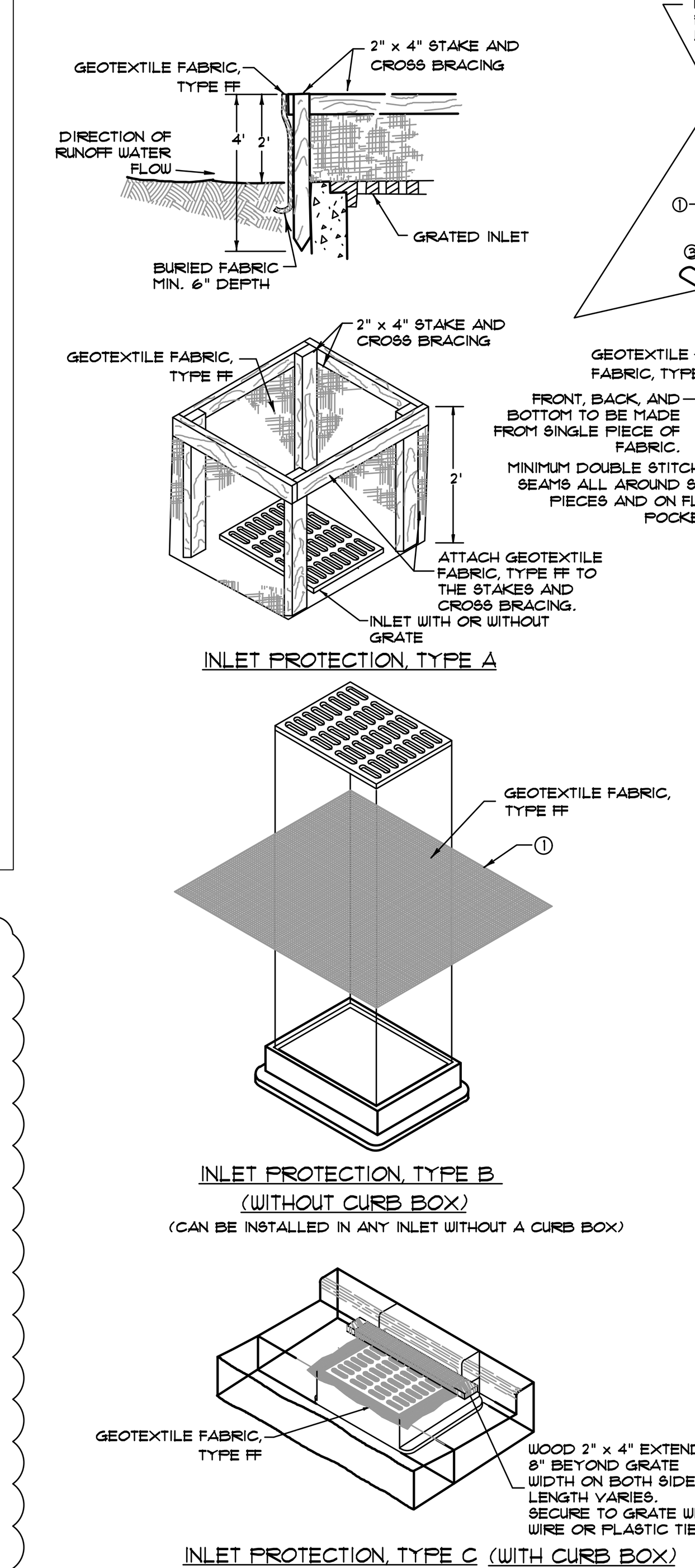
ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



01 SILT FENCE DETAIL
NTS
101
05/26/15





GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT's EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DIES NOT FALL INTO INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

FOR INLET PROTECTION, TYPE C WITH CURB BOX, AND ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

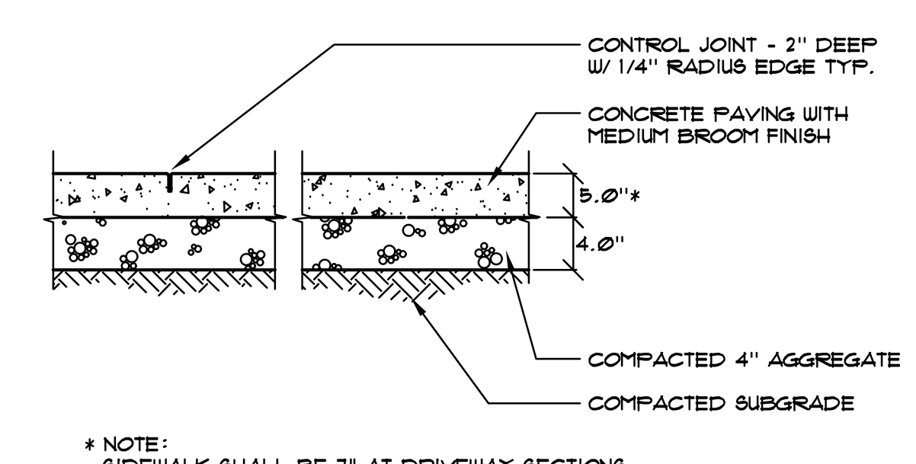
FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

TYPES B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A DEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG USING PLASTIC ZIP TIES TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACES AT A MAXIMUM IF 4" FROM THE BOTTOM OF THE BAG.

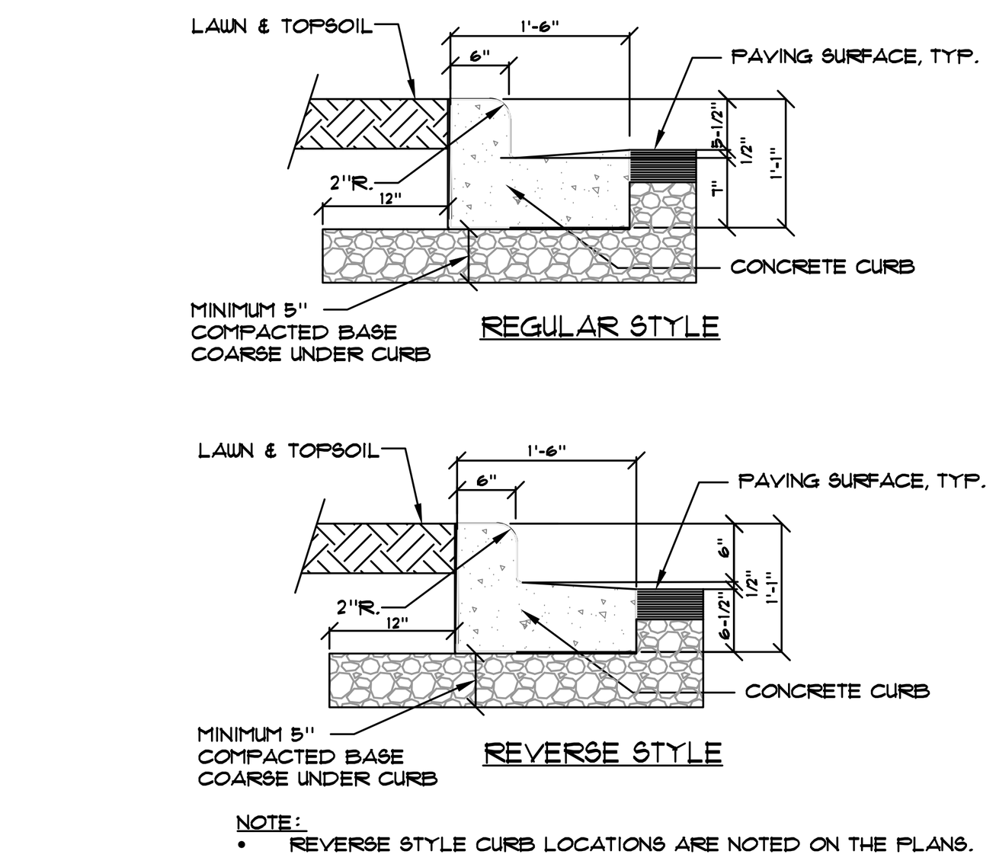
02 INLET PROTECTION
NTS
103
08/09/11



NOTES:
- CONTROL JOINT SPACING SHALL BE A MAXIMUM OF 5' AND CONSTRUCTED IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) RECOMMENDATIONS.
- EXPANSION JOINTS SHOULD BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS.
- MATRIX ID: BLEND MICRO FIBER TO BE ADDED AT A RATE OF 1.5 POUNDS PER CUBIC YARD.

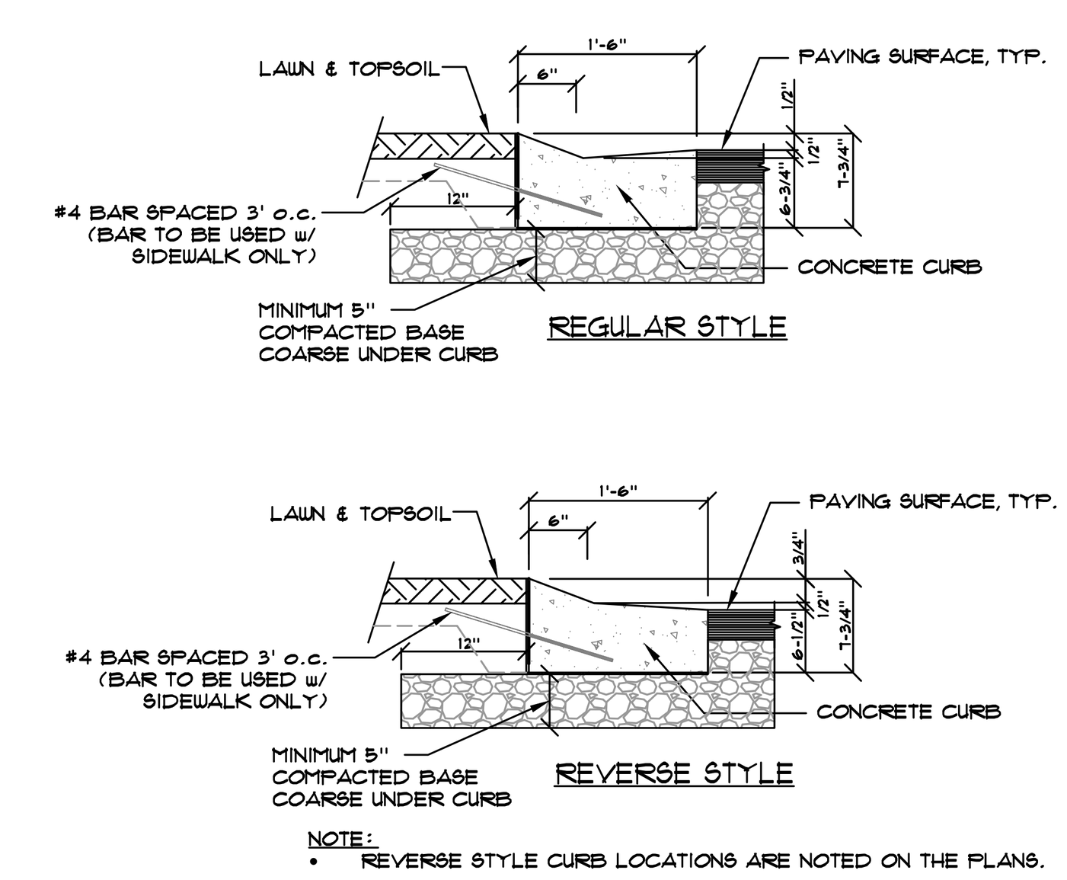
* NOTE: SIDEWALK SHALL BE 7" AT DRIVEWAY SECTIONS

03 CONCRETE SIDEWALK SECTION
NTS
524
01/23/13



NOTE:
- REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

04 VERTICAL FACE CURB - 18" WIDE
NTS
504
11/19/10



NOTE:
- REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

05 18" DEPRESSED CURB
NTS
508
11/19/10

Harwood Engineering Consultants
255 North 21st Street Milwaukee, WI 53233
www.hecl.com

DESCRIPTION	REV.	CHANGED BY	DATE
ADDENDUM #2 TO I.O. 122612 PROJECT	2	TBO	04/25/2018

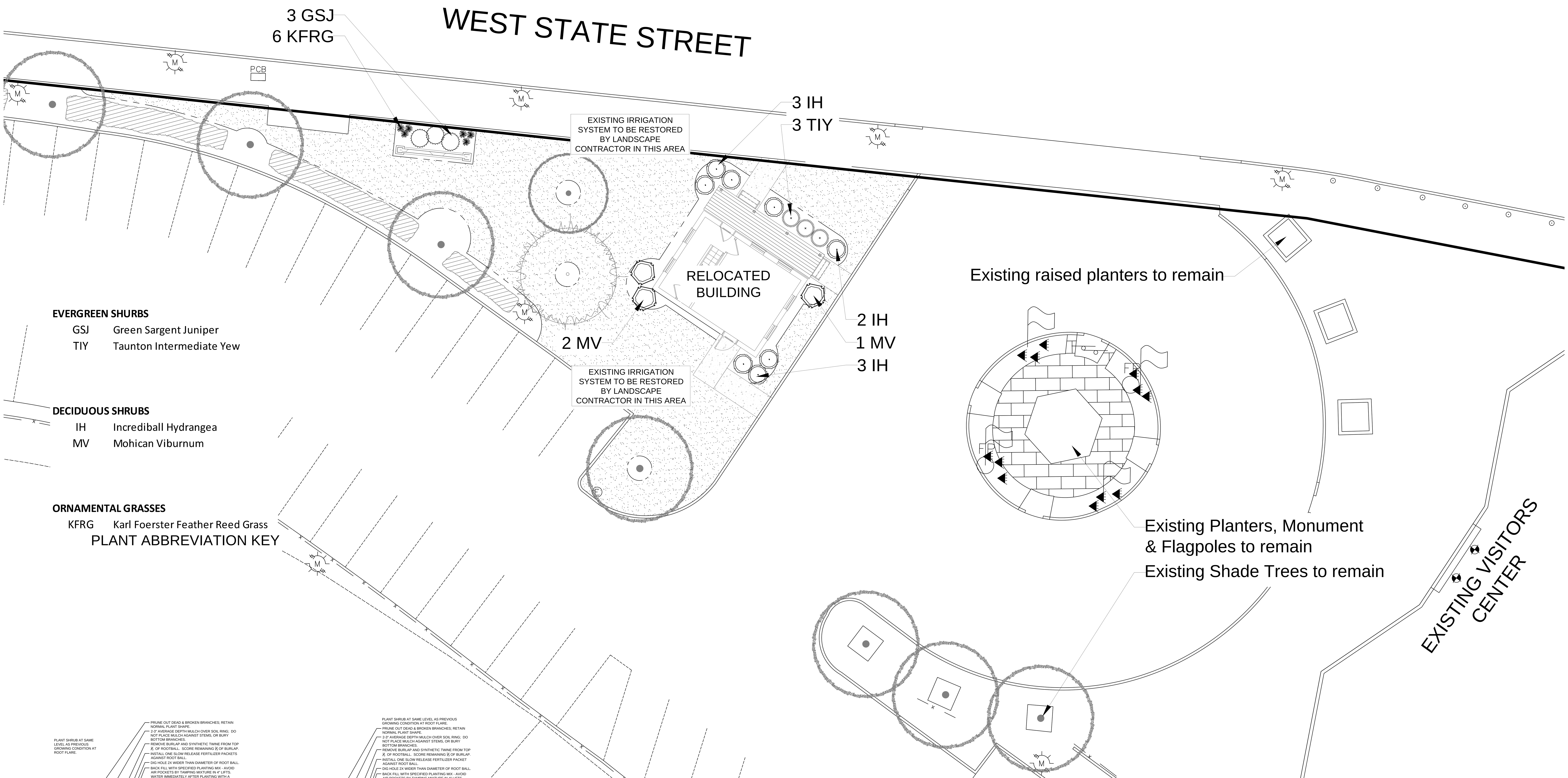
MillerCoors
MILLERCOORS PROJECT NUMBER: 122612
PROJECT DESIGN LEAD: ADLER
PLANT: MILWAUKEE — CONSTRUCTION DETAILS & SPECIFICATIONS
DATE: 02/09/18 — CITY PERMIT AND BIDDING DOCUMENTS
JAK architecture + interior design, JAKnetter Architects
JAK PROJECT NUMBER: 17047-00
JAK PROJECT MANAGER: DK

	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

SUBJECT BLDG. NO. RELEASE NO.SIZE

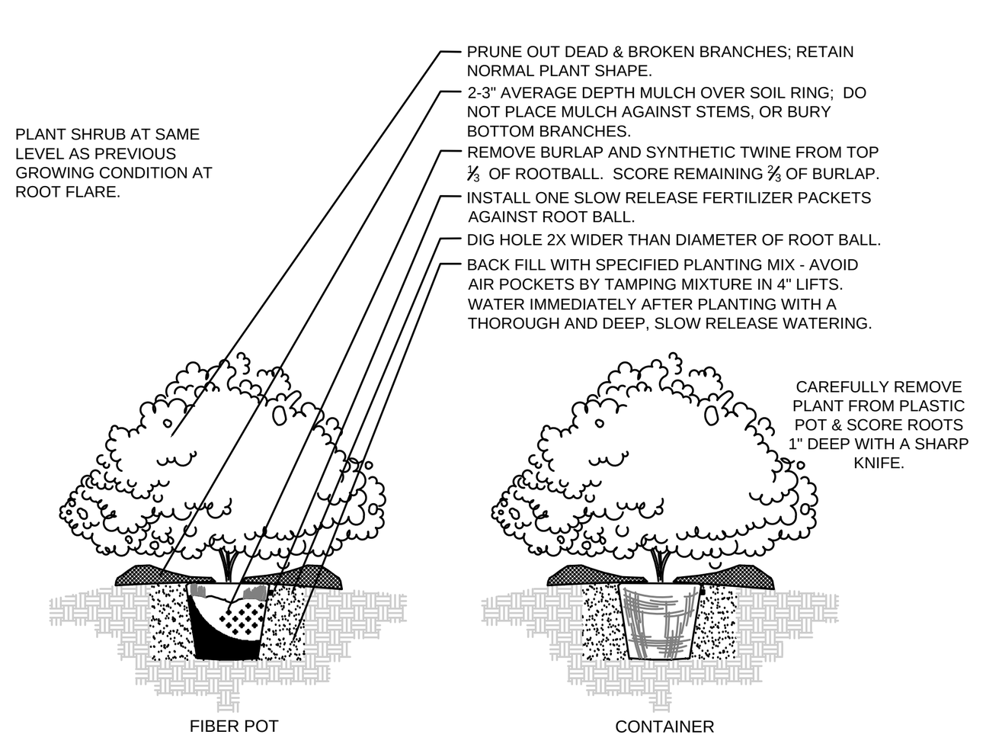
C5.00

156-02-5001

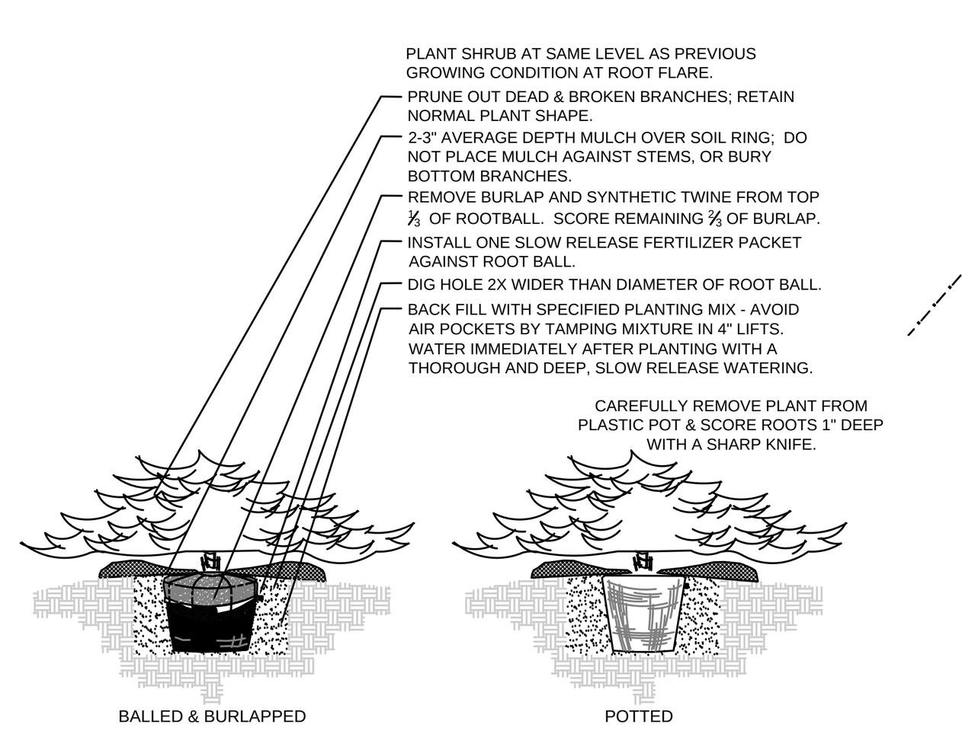


OVERALL LANDSCAPE PLAN

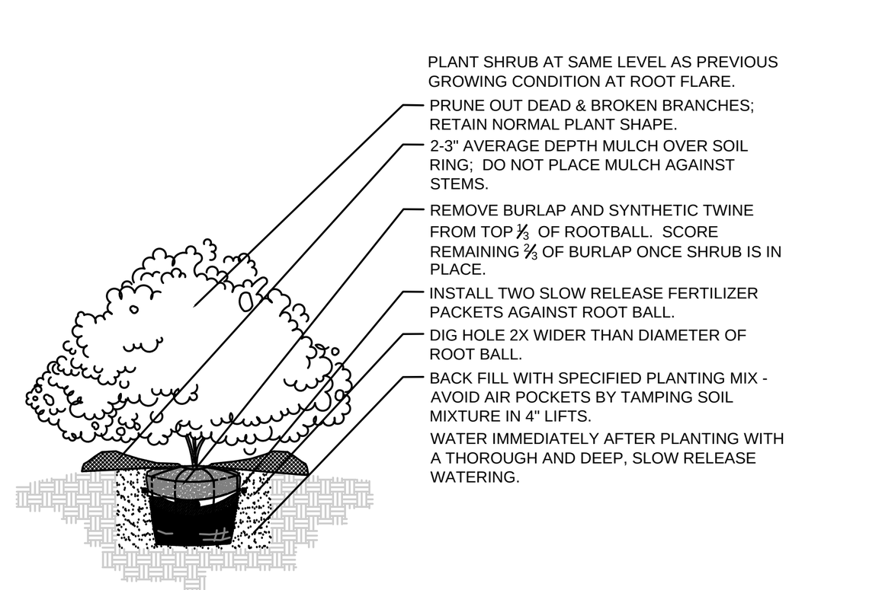
Scale: 1" = 10'0"



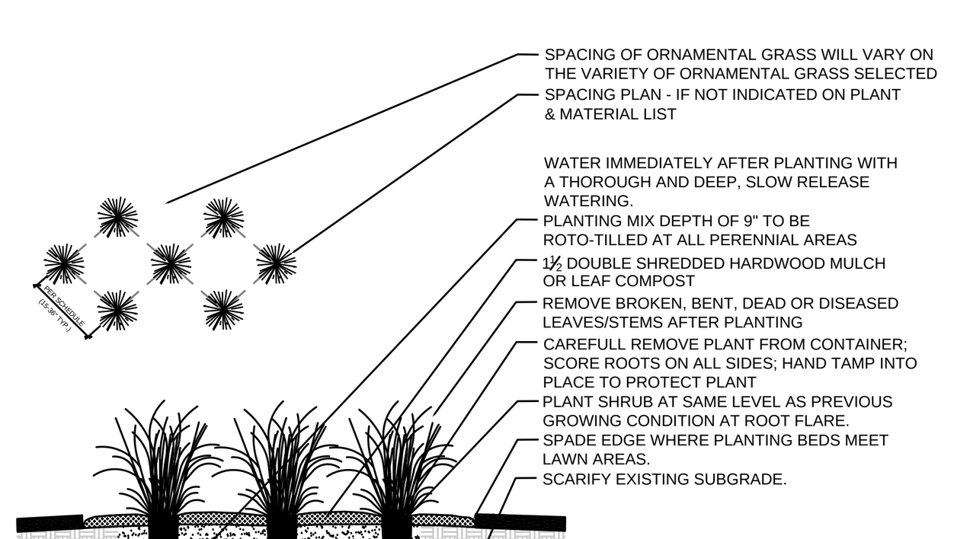
1 DETAIL — DECIDUOUS SHRUB PLANTING (POTTED) — N.T.S. — SECTION



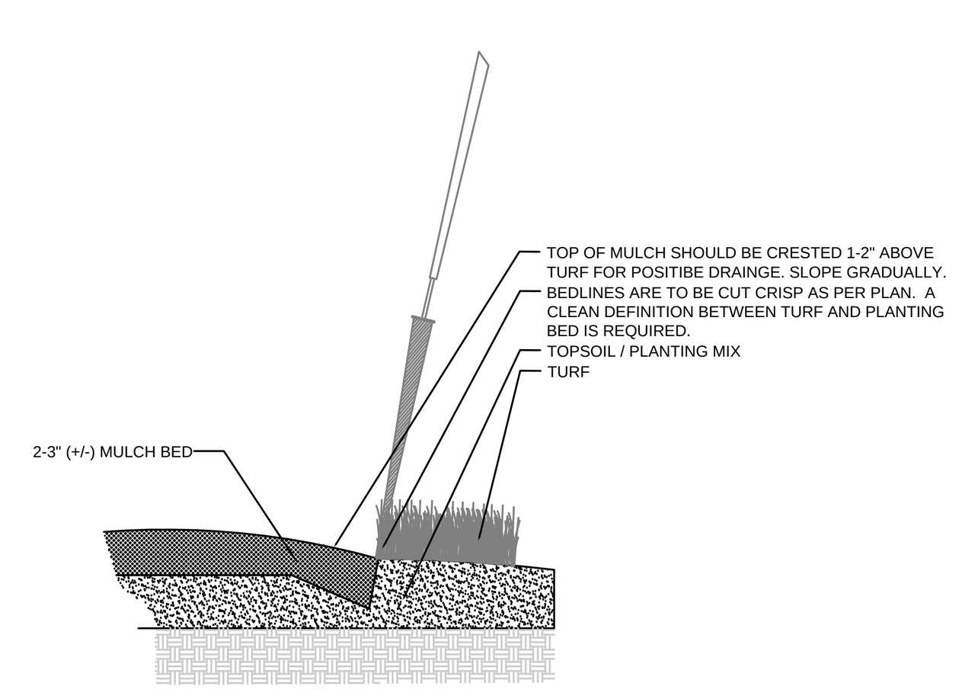
2 DETAIL — EVERGREEN SHRUB PLANTING — N.T.S. — SECTION



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



4 DETAIL — ORNAMENTAL GRASS PLANTING — N.T.S. — SECTION



5 DETAIL — SPADE EDGE PLANT BED EDGE DETAIL — N.T.S. — SECTION

PLANTING & HARDSCAPE DETAILS

1 OVERALL LANDSCAPE PLAN

Scale: 1" = 10'0"

HELLER & ASSOCIATES, LLC — LANDSCAPE ARCHITECTS

DESCRIPTION	REV	BY	DATE
ADDENDUM #2 TO I.O. 122612 PROJECT	2	DEK	04/24/18
ADDENDUM #1 TO I.O. 122612 PROJECT	1	DEK	02/26/18
PERMIT & BIDDING ISSUE I.O. 122612 PROJECT	0	DH	02/09/18

MillerCoors

MILLERCOORS PROJECT NUMBER: 122612

PROJECT LEAD DESIGNER: ADLER

PLANT: MILWAUKEE — OVERALL LANDSCAPE 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

L100

156-03-7000

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 $^{2}/_{3}$ 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.

LANDSCAPE GENERAL NOTES

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN SHURBS							
GSJ	3	Juniperis chinensis sargenti 'Viridis'	Green Sargent Juniper	24"w	Cont.	Full rounded well branched shrub	42"
TIY	3	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24" w	B&B	Full rounded well branched shrub	42"

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

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL GRASSES							
KFRG	6	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
LAWN / SEEDING / SOD							
LAWN	380	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)	
	3405	Erosion Matting for sloped seeded areas	*see plan for area delineation*		SF	EroTex DS75 Erosion Control Blanket (or approved equal)	
Hardscape Materials							
	8	Shredded Hardwood Mulch (3" depth)	*850 SF*		CY	Bark Mulch; apply Preemergent after installation of mulch	
	5	Soil Amendments (2" depth)	*850 SF*		CY		
	10	Pulverized Topsoil (Lawn Area)	*3,400 SF*		CY		
	5	Pulverized Topsoil (2" over bed areas)	*850 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
20% Merit Kentucky Bluegrass
20% Boreal Red Fescue
20% Pennant Fine Perennial Ryegrass
10% Atlantis Kentucky Bluegrass
10% Dragon Kentucky Bluegrass
10% Palmer III Fine Perennial Ryegrass

PLANT & MATERIAL SCHEDULE

1 LANDSCAPE NOTES & SCHEDULES
Scale: None

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

DESCRIPTION	REV	BY	DATE
ADDENDUM #2 TO I.O. 122612 PROJECT	2	DEK	04/24/18
ADDENDUM #1 TO I.O. 122612 PROJECT	1	DEK	02/26/18
PERMIT & BIDDING ISSUE I.O. 122612 PROJECT	0	DH	02/09/18

MillerCoors

MILLERCOORS PROJECT NUMBER: 122612
PROJECT LEAD DESIGNER: ADLER
PLANT: MILWAUKEE — LANDSCAPE NOTES & SCHEDULES
DATE: 02/09/18 — CITY PERMIT & BIDDING DOCUMENTS

JAK architecture + interior design
N16 W23217 STONE RIDGE DRIVE, SUITE 300 WAUKESHA, WI 53188
www.jaknetter.com | office 262 513 9800 | fax 262 513 9815
JAKnetter Architects

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

	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

SUBJECT BLDG. NO. RELEASE NO.
SIZE
L101
156-03-7001

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, DETALS, 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	

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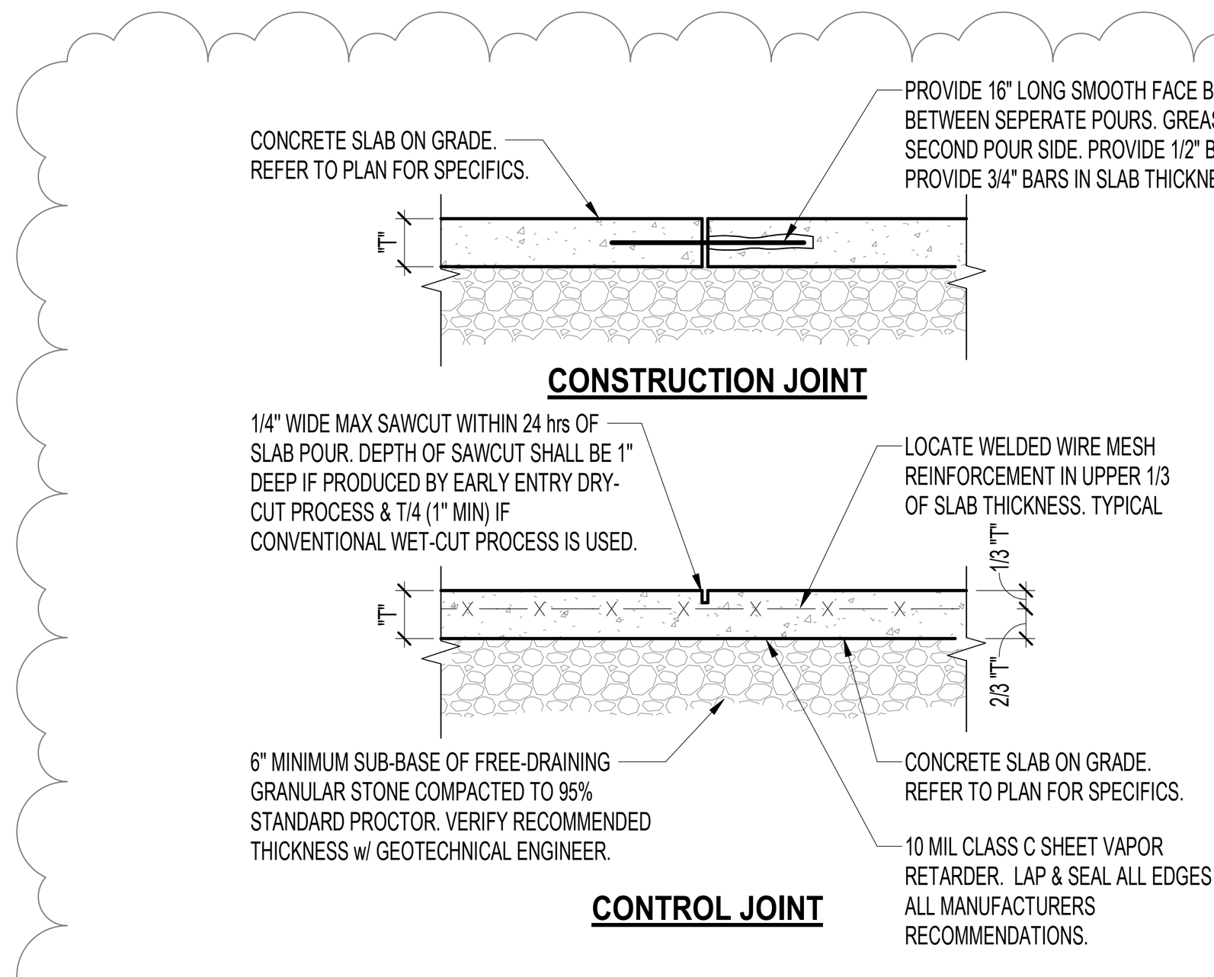
PE PROJECT: 17698

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

DESCRIPTION	REV	BY	DATE
ADDENDUM #2 TO I.O. 122612 PROJECT	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
DR.
CH.
APPR.
SCALE

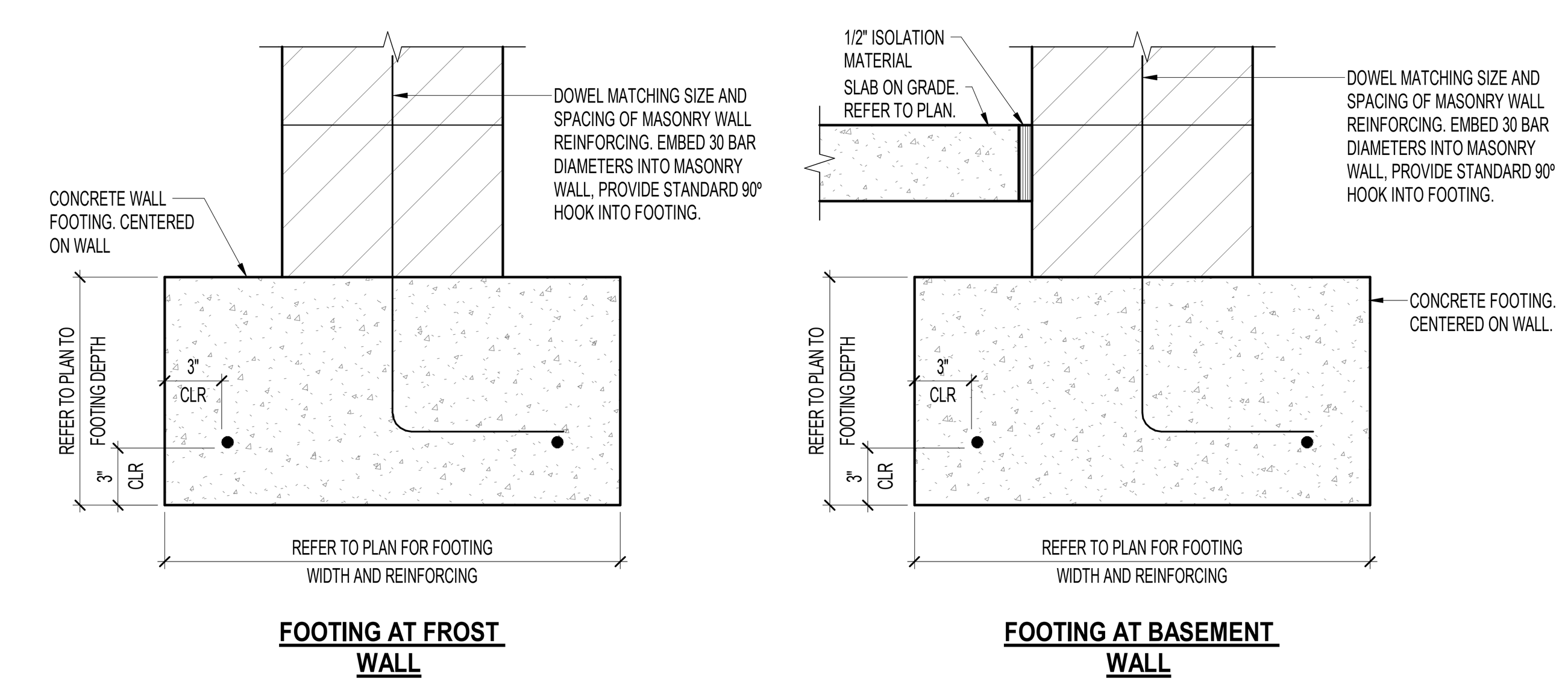
S001
156-02-5000



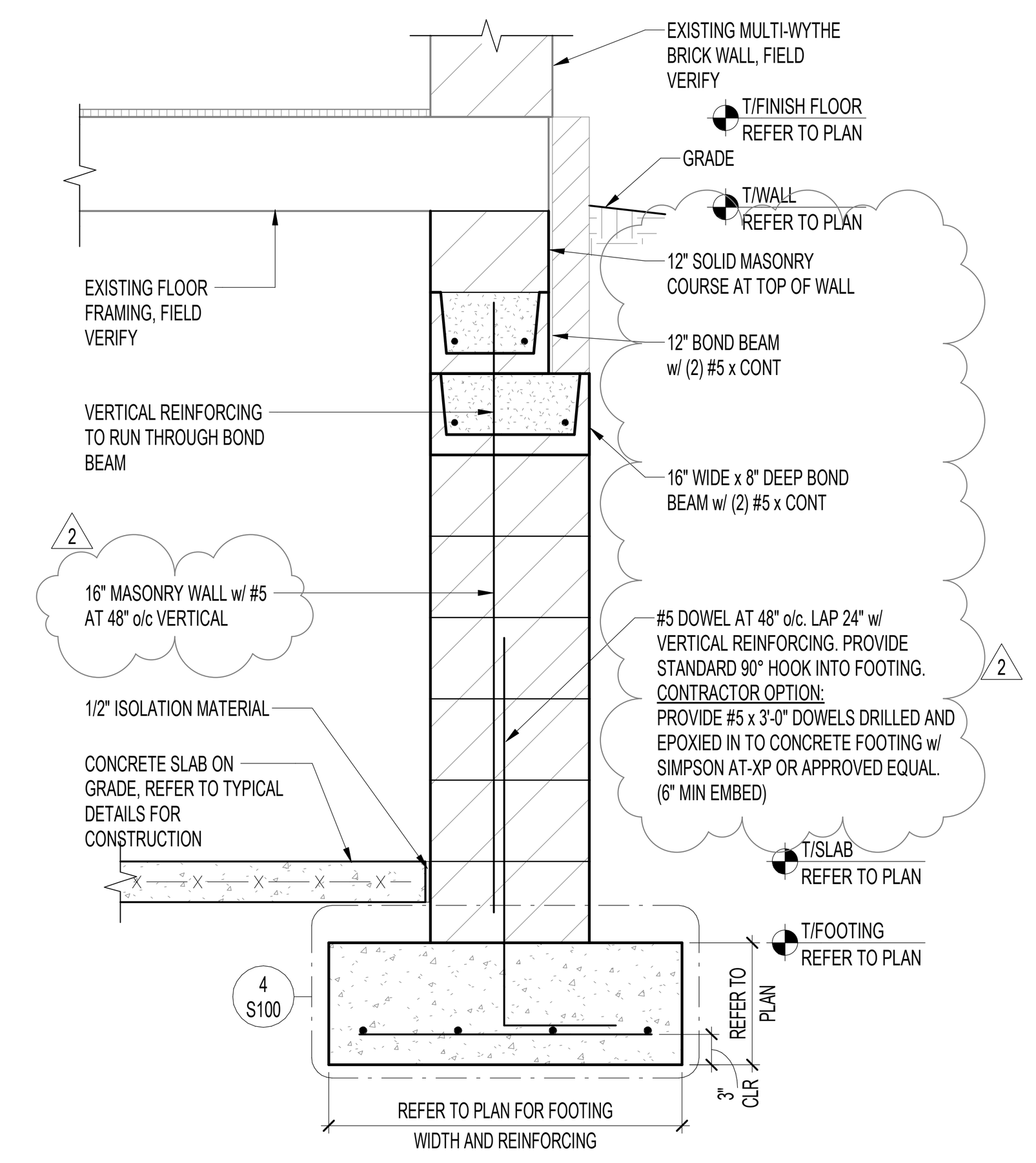
NOTES:

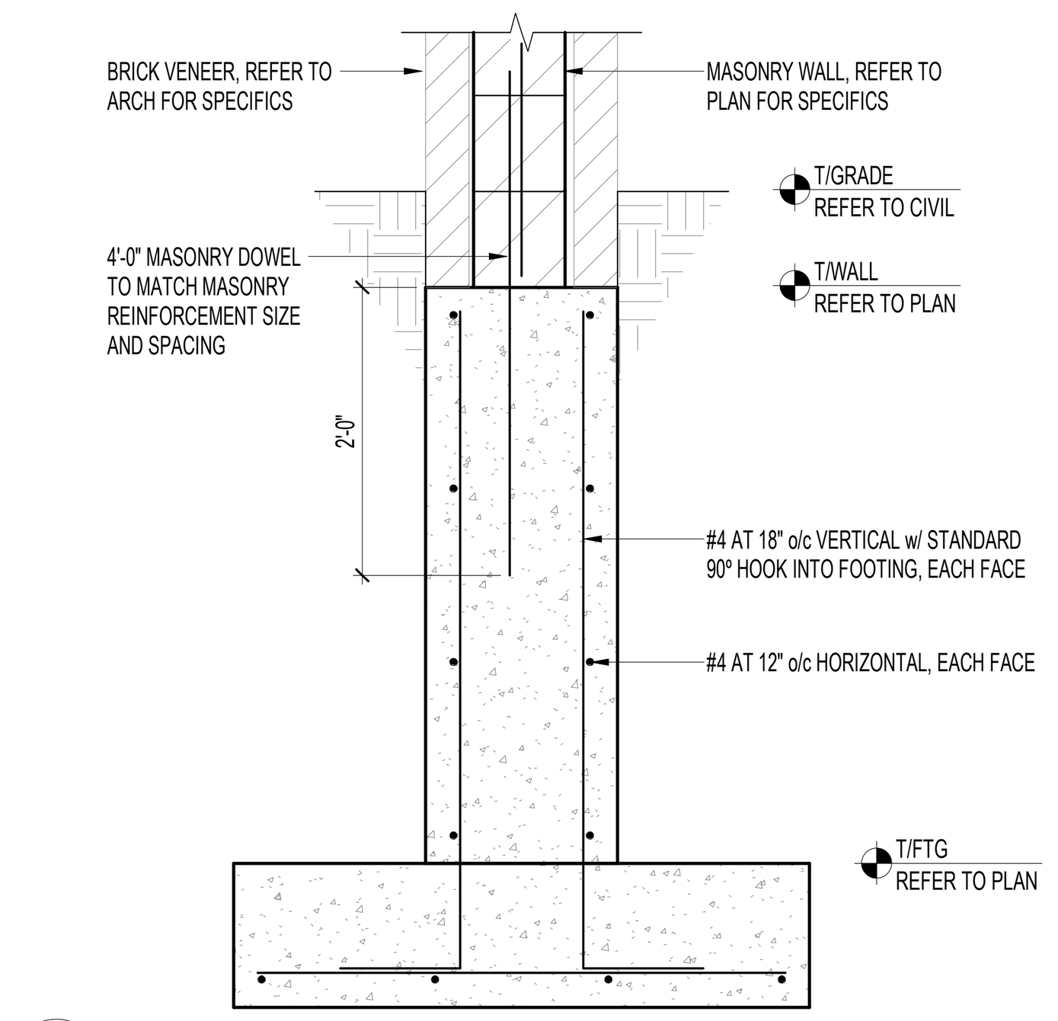
1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR COATINGS AND FINISHES ON SLAB ON GRADE. CONFIRM ALL FLOOR FINISHES WITH GENERAL CONTRACTOR AND OWNER BEFORE APPLICATION.
2. AT A MINIMUM, FINISH ALL FLOOR SLAB ON GRADE TO FF30/FL20 (FLOOR CLASSIFICATION 2). AS REQUIRED.
3. PROVIDE BOLSTERS, CHAIRS, SPACES AND OTHER DEVICES FOR SPACING, SUPPORTING AND FASTENING REINFORCING BARS AND WELDED WIRE MESH REINFORCEMENT IN PLACE.
4. ALL INTERIOR CONCRETE SLAB ON GRADE SHALL BE EITHER WET CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN 7 DAYS OR A PREAPPROVED CURING COMPOUND MAY BE USED.
5. CONSULT WITH ARCHITECT, ENGINEER, FLOOR COVERING MANUFACTURER, AND OWNER PRIOR TO POURING TO ENSURE COMPATIBILITY OF CURING METHOD WITH FLOOR FINISH.
6. REFER TO PROJECT SOILS REPORT FOR ALL SUBBASE PREPARATION REQUIREMENTS AND RECOMMENDATIONS AND FOR DESCRIPTION OF EXISTING SOIL CONDITIONS.
7. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE F'c = 4000 PSI.
8. IN LIEU OF STEEL WIRE MESH, CONTRACTOR MAY PROVIDE MACROFIBER REINFORCEMENT COMPLYING TO ASTM C1116/C1116M AND DESIGNED FOR USE IN SLAB ON GRADE APPLICATIONS. CONSULT STRUCTURAL ENGINEER FOR DOSAGE RATE.
9. AT APPLICATIONS WITH EQUIPMENT OR MOVING TRAFFIC, FILL JOINTS WITH SEMI-RIGID EPOXY MATERIAL.

7 / S100 SLAB ON GRADE CONSTRUCTION DETAILS

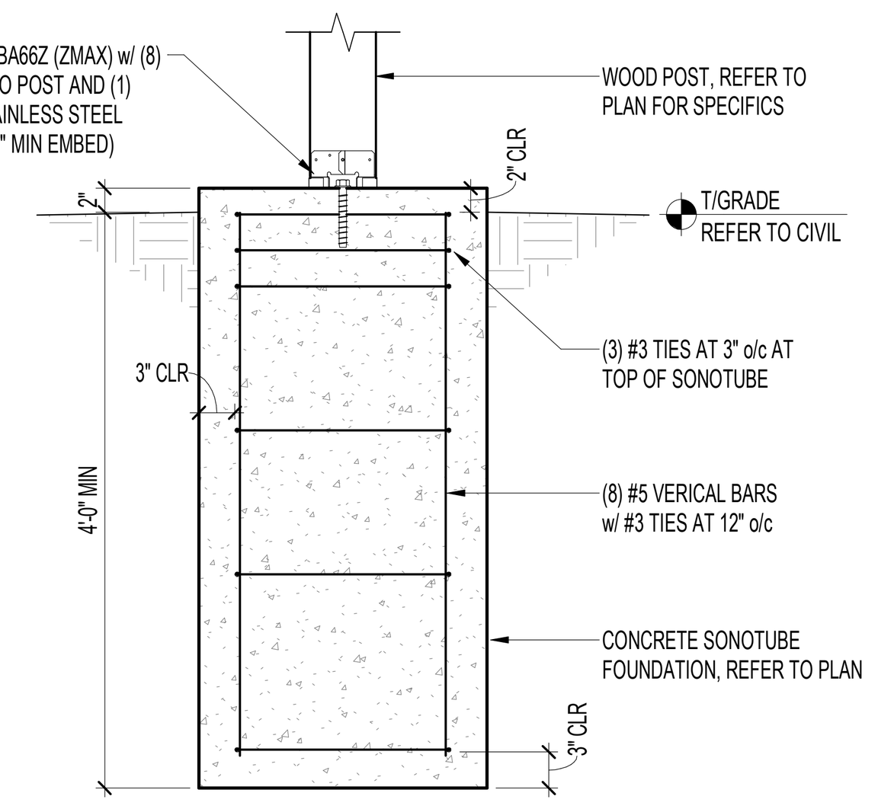


4 / S100 TYPICAL WALL FOOTING DETAILS

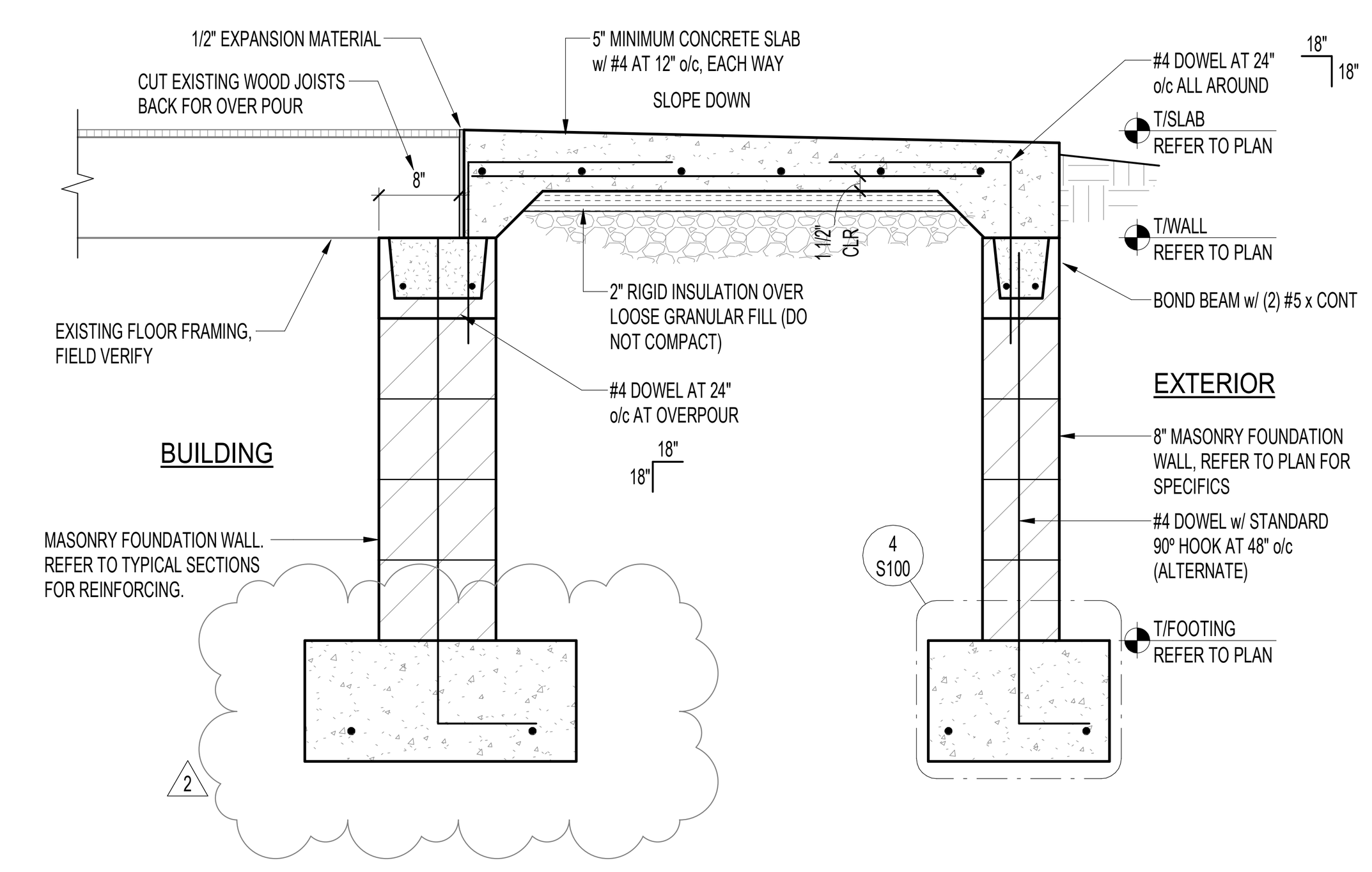




6 / S100 MONUMENT SIGN
SCALE: 3/4" = 1'-0"



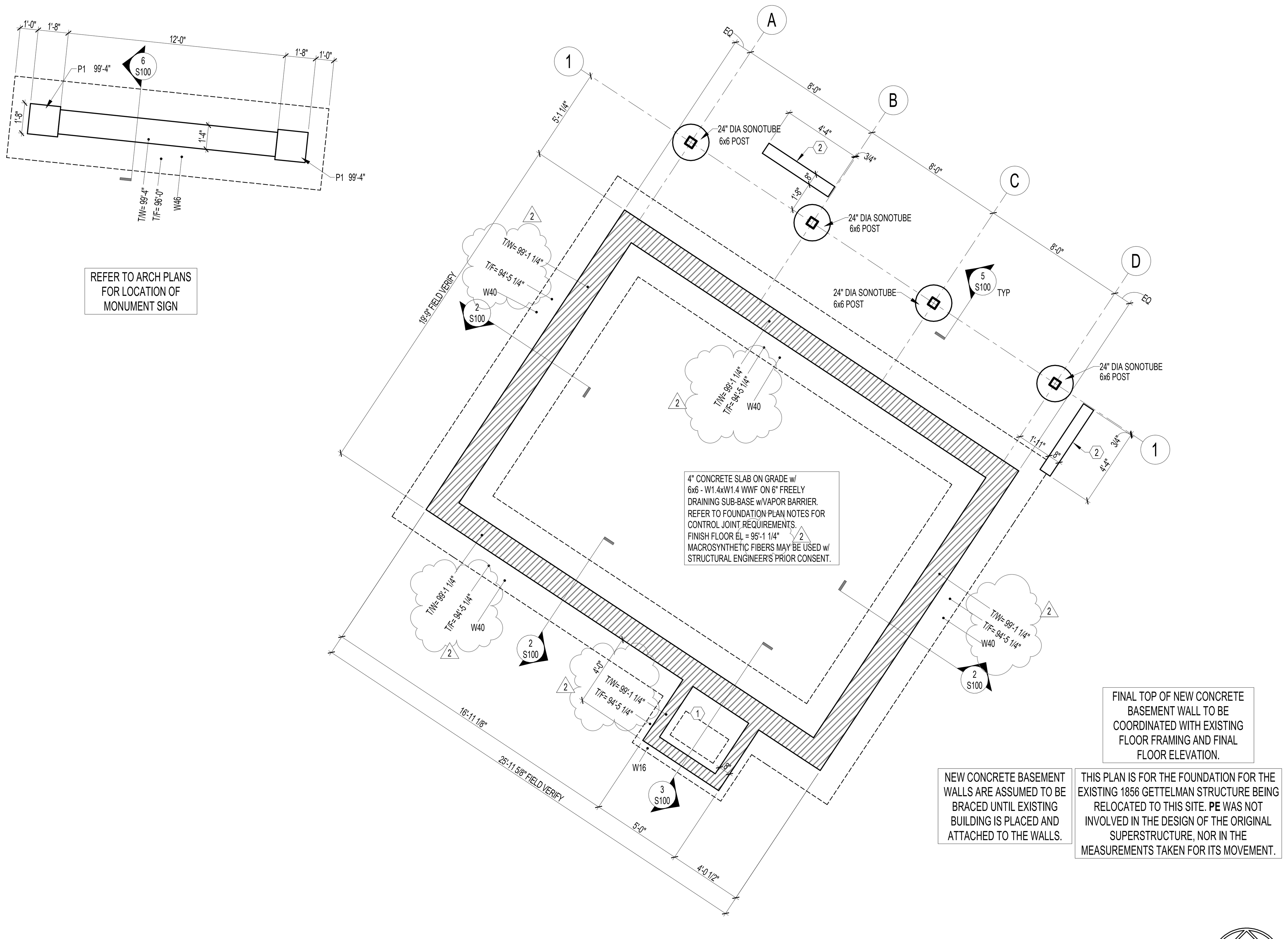
5 / S100 SONOTUBE FOUNDATION



3 / S100 REINFORCED CONCRETE STOOP

2 / S100 EXISTING BUILING AT MASONRY FOUNDATION WALL

FOUNDATION PLAN NOTES:	FOUNDATION PLAN KEYED 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.	(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.

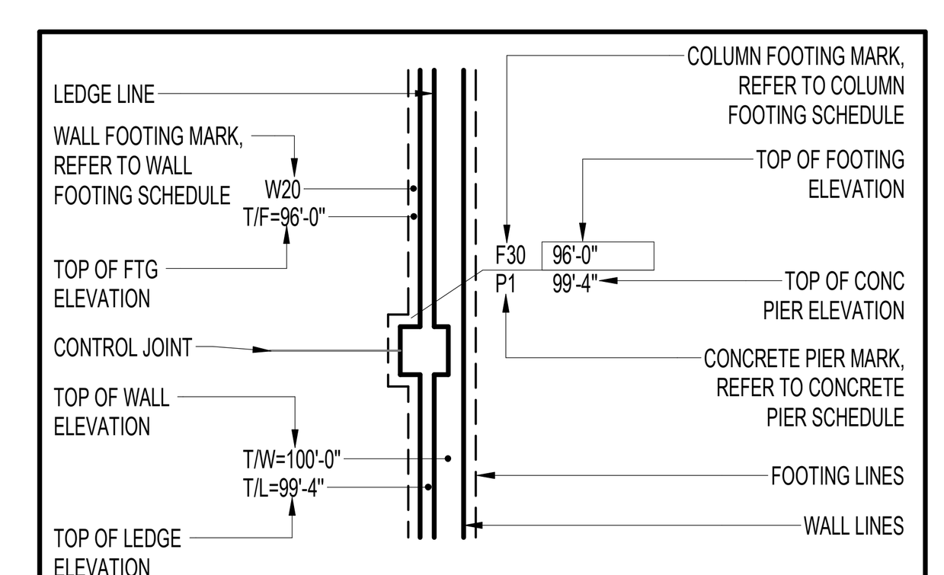


NEW CONCRETE BASEMENT WALLS ARE ASSUMED TO BE BRACED UNTIL EXISTING BUILDING IS PLACED AND ATTACHED TO THE WALLS.

FINAL TOP OF NEW CONCRETE BASEMENT WALL TO BE COORDINATED WITH EXISTING FLOOR FRAMING AND FINAL FLOOR ELEVATION.

THIS PLAN IS FOR THE FOUNDATION FOR THE EXISTING 1856 GETTELMAN STRUCTURE BEING RELOCATED TO THIS SITE. **PE** WAS NOT INVOLVED IN THE DESIGN OF THE ORIGINAL SUPERSTRUCTURE, NOR IN THE MEASUREMENTS TAKEN FOR ITS MOVEMENT.

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



FOUNDATION LEGEND

CONCRETE PIER SCHEDULE

MARK	SIZE	VERTICAL REINFORCEMENT	PIER TIES	DETAIL	DOWELS	REMARKS
P1	20"x20"	(4) #6	#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		REINFORCEMENT		REMARKS
	WIDTH (xCONT)	THICKNESS	LONGITUDINAL	TRANSVERSE	
W16	1'-6"	1'-0"	(2) #5		
W40	4'-0"	1'-0"	(4) #5	#5 AT 16" o/c	
W46	4'-6"	1'-0"	(4) #5	#5 AT 16" o/c	

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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PE PROJECT:17698

DESCRIPTION	REV	BY	DATE
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 — FOUNDATION PLAN
DATE: 02/09/18 — CITY PERMIT AND BIDDING DOCUMENTS
JAK architecture + interior design — JAKnetter Architects
JAK PROJECT NUMBER: 17047-00
JAK PROJECT MANAGER: DK

	INITIAL	DATE
DR.		
CH.		
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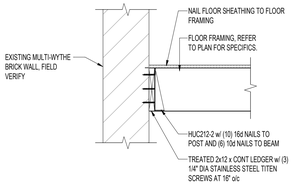
SCALE		

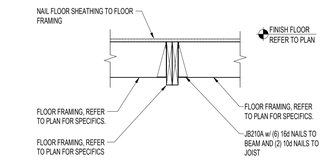
SUBJECT BLDG. NO. RELEASE NO. SIZE

S100

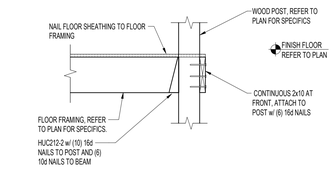
156-02-2000



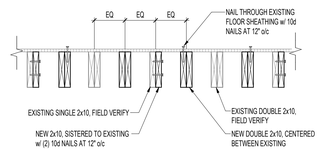
5 S200 WOOD BEAM TO EXISTING



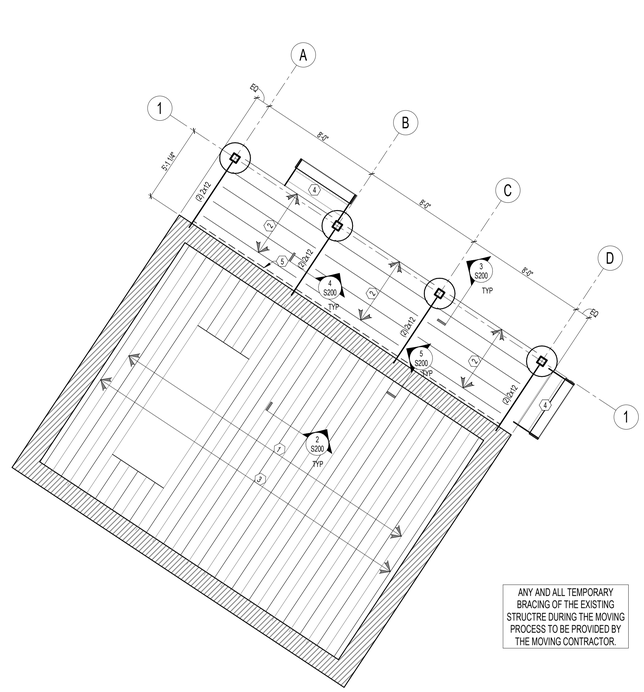
4 S200 FLOOR JOISTS AT WOOD HEADER



3 S200 FLOOR JOISTS AT WOOD HEADER



2 S200 NEW FLOOR FRAMING DETAIL



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

ANY AND ALL TEMPORARY BRACING OF THE EXISTING STRUCTRE DURING THE MOVING PROCESS TO BE PROVIDED BY THE MOVING CONTRACTOR.

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-1" 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

MASONRY WALL REINFORCING SCHEDULE

MARK	WALL THICKNESS	VERTICAL REINFORCEMENT & SPACING	REINFORCEMENT LOCATION IN CELL	REMARKS
MW-1	8"	#5 AT 24" o/c MAX	CENTER	

MASONRY WALL REINFORCEMENT SCHEDULE NOTES:

1. GROUT CONCRETE MASONRY UNITS SOLID FULL HEIGHT OF BUILDING AT REINFORCEMENT LOCATIONS.
2. UNLESS NOTED OTHERWISE, PROVIDE DOWELS INTO FOOTING TO MATCH VERTICAL WALL REINFORCEMENT.
3. PROVIDE CONCRETE MASONRY UNIT WALL REINFORCING ABOVE AND BELOW ALL MASONRY OPENINGS. EXTEND LARGE OF 24" OR 40 BAR DIA. PAST EDGE OF OPENING.
4. USE CLASS "B" LAP SPLICES FOR ALL VERTICAL REINFORCEMENT UNLESS NOTED OTHERWISE.
5. PROVIDE STANDARD (W1.7) HORIZONTAL JOINT REINFORCING AT 16" ON CENTER VERTICALLY (8" ON CENTER IN PARAPET WALLS) UNO. REINFORCING TO BE HOT-DIPPED GALVANIZED IN EXTERIOR WALLS AND MILL-GALVANIZED FOR INTERIOR WALLS.
6. MASONRY FIREWALL CONSTRUCTION ASSUMES MASONRY BLOCKS COMPRISED OF LIMESTONE.

MASONRY PIER SCHEDULE

MARK	SIZE	VERTICAL REINFORCEMENT	PIER TIES	DOWELS
MP1	12"x12"	(4) #5	#3 AT 16" o/c	

MASONRY PIER SCHEDULE NOTES:

1. REFER TO PLAN FOR TOP OF MASONRY PIER ELEVATION .
2. AT TOP OF MASONRY PIER SUPPORTING STEEL COLUMN, PROVIDE (3)-#3 TIES AT 2" ON CENTER.
3. WHERE NO DOWELS ARE SHOWN FROM THE MASONRY PIER TO THE CONCRETE FOOTING, EMBED VERTICAL PIER REINFORCEMENT TO BOTTOM OF FOOTING WITH 2" CONCRETE COVERAGE AND PROVIDE A STANDARD 90 DEGREE HOOK.
4. GROUT CORES SOLID AT ALL VERTICAL REINFORCEMENT LOCATIONS.
5. PROVIDE DOWELS INTO CONCRETE FOOTING TO MATCH VERTICAL MASONRY WALL REINFORCEMENT.
6. UNLESS NOTED OTHERWISE, PROVIDE (1)-#5 VERTICAL FULL HEIGHT AT THE JAMB OF ALL MASONRY OPENINGS.
7. CENTER MASONRY PIER BELOW COLUMN ABOVE UNLESS DETAILED OTHERWISE.
8. USE CLASS "B" LAP SPLICES FOR ALL VERTICAL MASONRY REINFORCEMENT.

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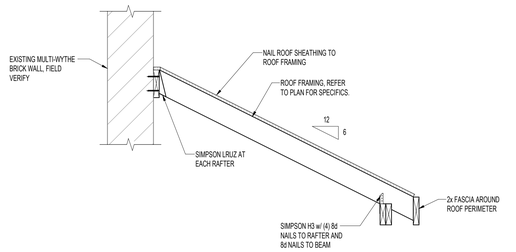
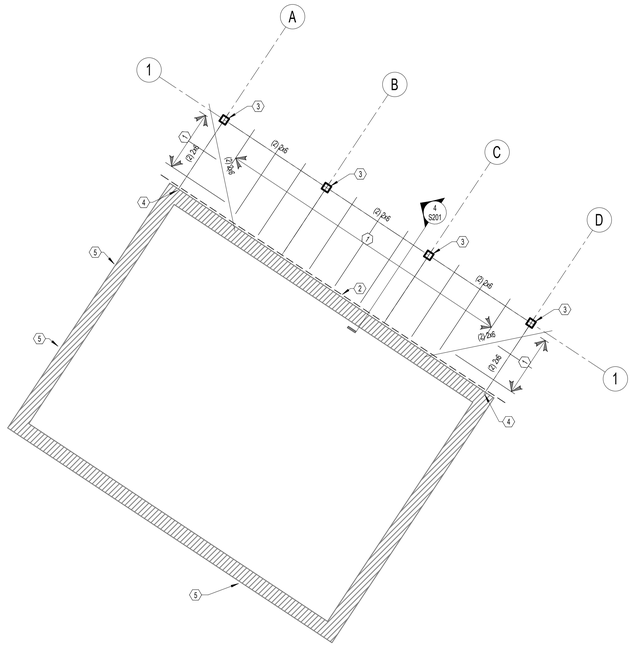
PE PROJECT: 17698

				MILLERCOORS PROJECT NUMBER:	122612
				PROJECT LEAD DESIGNER:	ADLER
				PLANT:	MILWAUKEE
				DATE:	02/09/18
				JAK PROJECT NUMBER:	17047-00
				JAK PROJECT MANAGER:	DK
ADDENDUM #2 TO I.O. 122612 PROJECT	2	PE	04/25/18	INITIAL	DATE
ADDENDUM #1 TO I.O. 122612 PROJCT	1	PE	02/26/18	DR.	
PERMIT & BIDDING ISSUE TO I.O. 122612 PROJCT	0	PE	02/09/18	CH.	
				APPR.	
DESCRIPTION	REV	BY	DATE	SCALE	

FIRST FLOOR FRAMING PLAN
CITY PERMIT AND BIDDING DOCUMENTS
SUBJECT BLDG. NO. RELEASE NO. SIZE
S200
156-02-3000



4 S201 RAFTER FRAMING CONNECTION



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

WOOD ROOF FRAMING PLAN NOTES:
PLAN NOTES APPLY TO ALL WOOD ROOF FRAMING PLANS. ALL NOTES DO NOT NECESSARILY APPLY TO 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.
2. AT PERIMETER OF ROOF, PROVIDE A CONTINUOUS 2x FASCIA. ATTACH TO ENDS OF ROOF TRUSSES w/ (2) 10d NAILS EACH TRUSS.
3. REFER TO SNOW LOAD PLAN ON STRUCTURAL NOTES SHEET FOR ROOF SNOW LOADS.
4. FASTENERS INTO CEDAR FRAMING TO BE GALVANIZED OR STAINLESS STEEL.

WOOD ROOF FRAMING PLAN KEYED NOTES:
KEYED NOTES APPLY TO ALL WOOD ROOF FRAMING PLANS. ALL NOTES DO NOT NECESSARILY APPEAR ON ALL SHEETS.
(1) 2x6 RAFTERS AT 24 "o/c.
(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) PROVIDE A SIMPSON BC46 POST CAP AT EACH WOOD POST T-INTERSECTION.
(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.

PIERCE ENGINEERS, INC.
Architecture Engineering Technology
181 N. Broadway Ave | Milwaukee, WI 53202
Phone: 414.278.6060 | Fax: 414.278.6061
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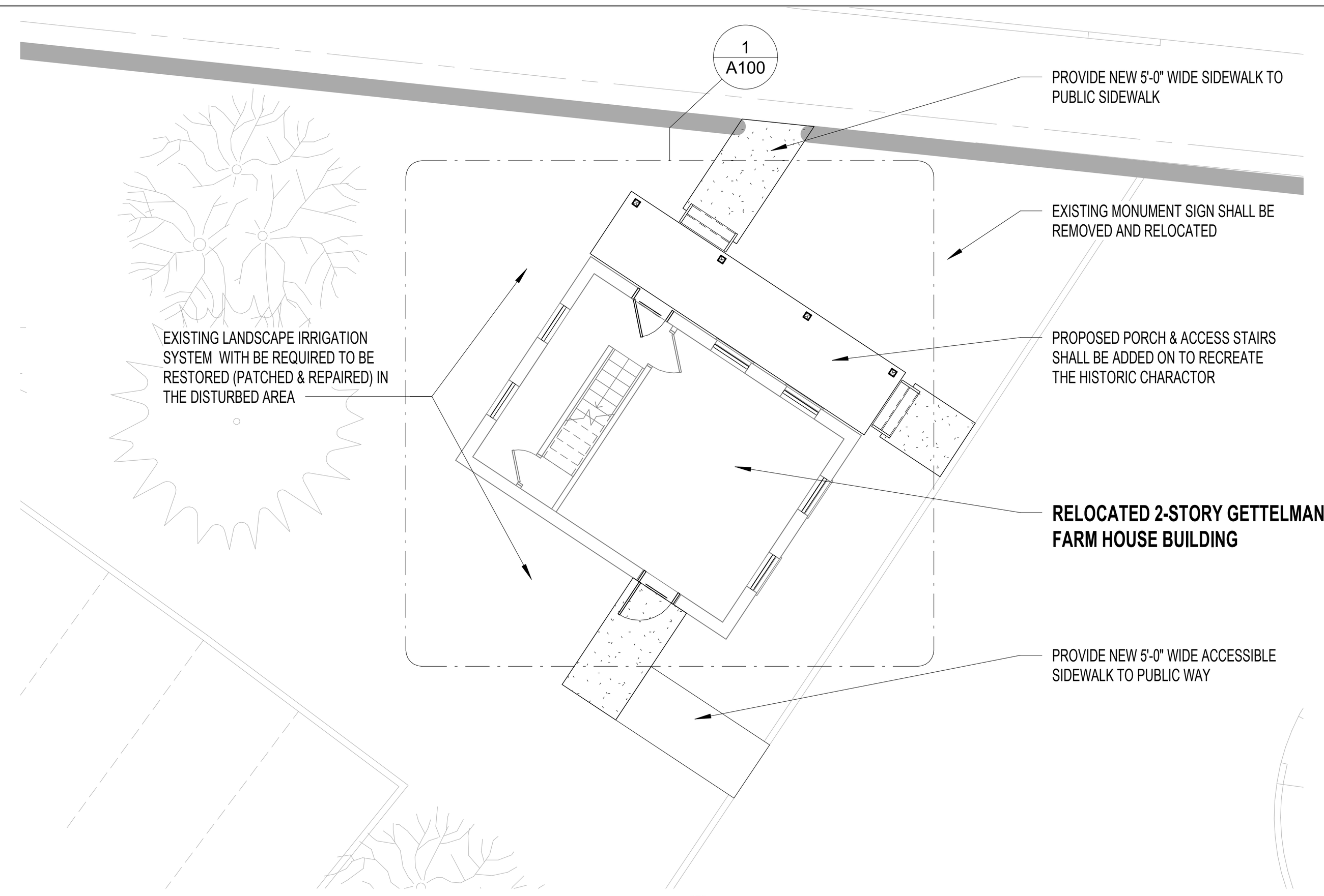
PE PROJECT# 17698

DESCRIPTION	REV	BY	DATE
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

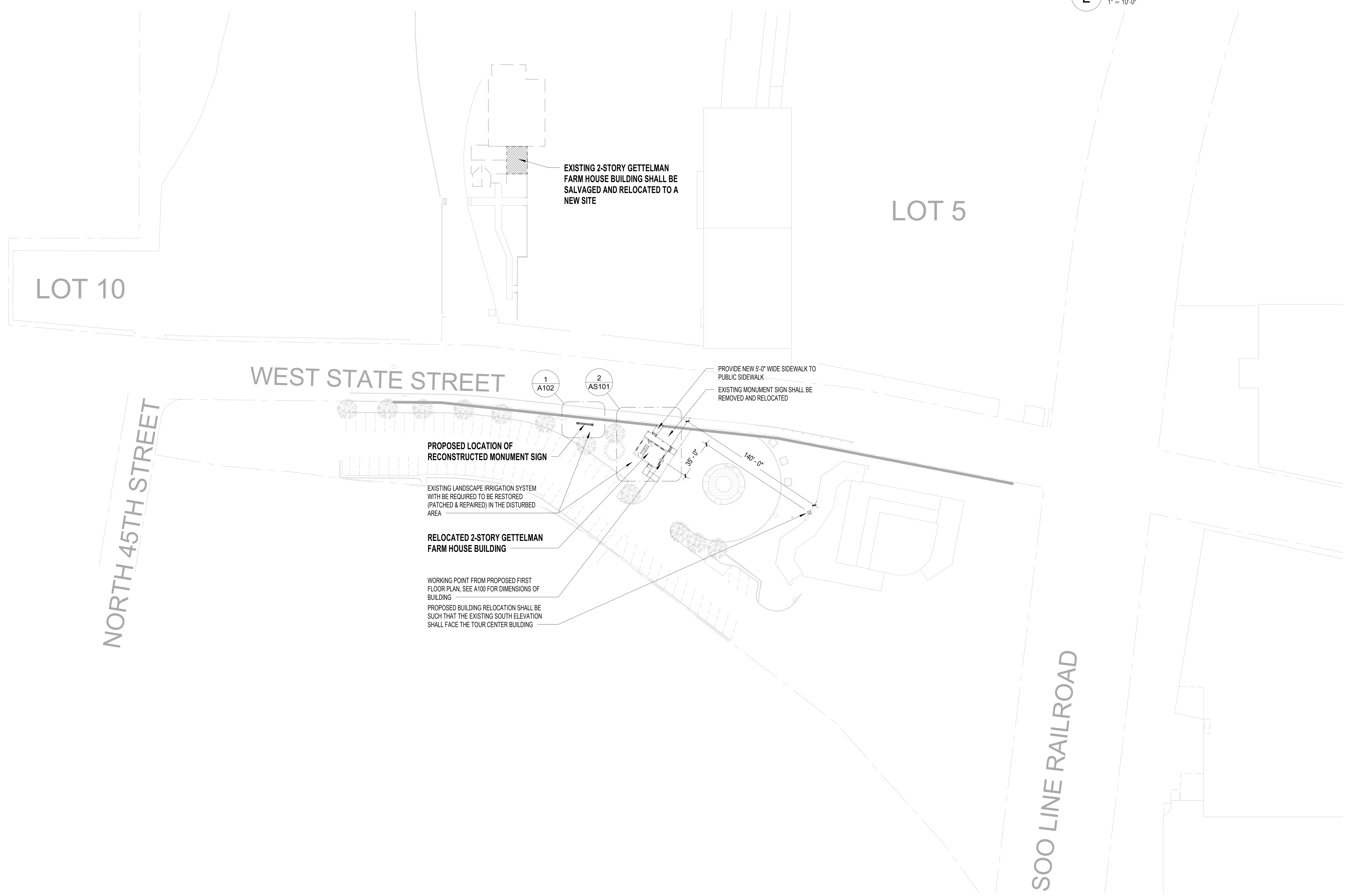
MillerCoors
MILLERCOORS PROJECT NUMBER: 122612
PROJECT LEAD DESIGNER: ADLER
PLANT: MILWAUKEE | ROOF FRAMING PLAN
DATE: 02/09/18 | CITY PERMIT AND BIDDING DOCUMENTS
JAK architecture interior design
JAK PROJECT NUMBER: 17047-00
JAK PROJECT MANAGER: DK

	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

SUBJECT BLDG. NO. RELEASE NO. SIZE
S201
156-02-3001



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



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

GENERAL NOTES - BUILDING RELOCATION	
1.	MAIN GOAL OF THIS PROJECT WILL BE TO SUCCESSFULLY RELOCATE THE STRUCTURE ACROSS STATE STREET TO AN AREA WHERE THE BUILDING CAN BE BETTER ENJOYED BY THE PUBLIC.
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 BUILDING FOR A MOVE, INCLUDING EXCAVATION REQUIRED FOR ANY SUPPORT STRUCTURE INSTALLATION.
4.	PROVIDE AMPLE PROTECTION OF THE BUILDING TO PREVENT DAMAGE DURING THE MOVE.
5.	SECURE PERMITS FOR MOVING THE BUILDING, INCLUDING BUT NOT LIMITED TO ANY STREET CLOSURE PERMITS.
6.	VERIFY ANY HEIGHT RESTRICTIONS TO THE MOVE ACROSS STATE STREET. ELECTRIC, TELEPHONE, CABLE, ETC. LINES THAT WOULD HAVE TO BE LIFTED OR TEMPORARILY DISCONNECTED TO FACILITATE THE MOVE. COST FOR DISCONNECT SHALL BE INCLUDED IN THE SCOPE OF WORK.
7.	BUILDING SHALL BE RELOCATED TO A NEW FOUNDATION (POURED IN-PLACE CONCRETE BASEMENT WALLS). COORDINATE ANY FOUNDATION DESIGN DETAILS WITH ARCHITECT AND STRUCTURAL ENGINEER TO FACILITATE THE REMOVAL OF ANY SUPPORT STRUCTURE USED FOR THE BUILDING MOVE.
8.	MOVING CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE GENERATED FROM THEIR PROCESS.

SITE REFERENCE PLAN
NTS

DESCRIPTION	REV	BY	DATE
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 — PROPOSED ARCHITECTURAL SITE PLAN
DATE: 02/09/18 — CITY PERMIT AND BIDDING DOCUMENTS

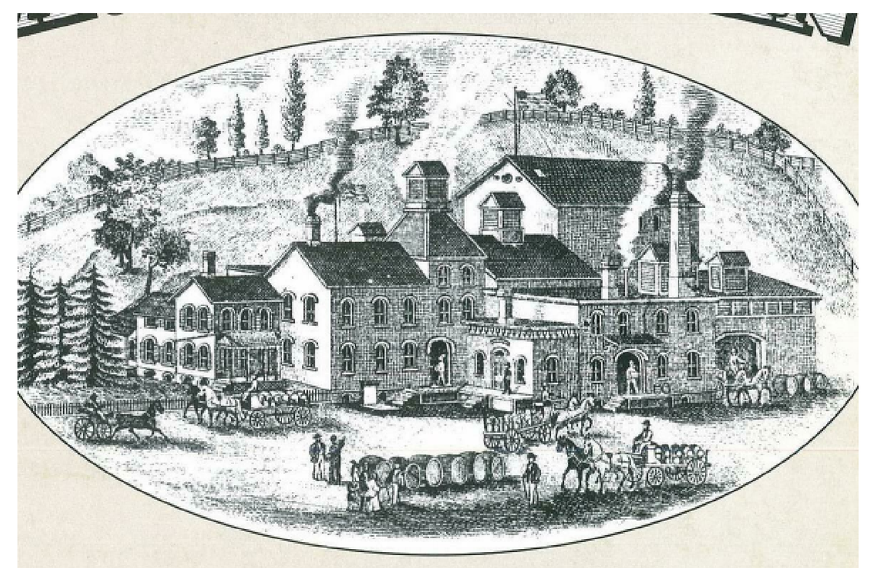
JAK architecture interior design — JAKnetter Architects

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

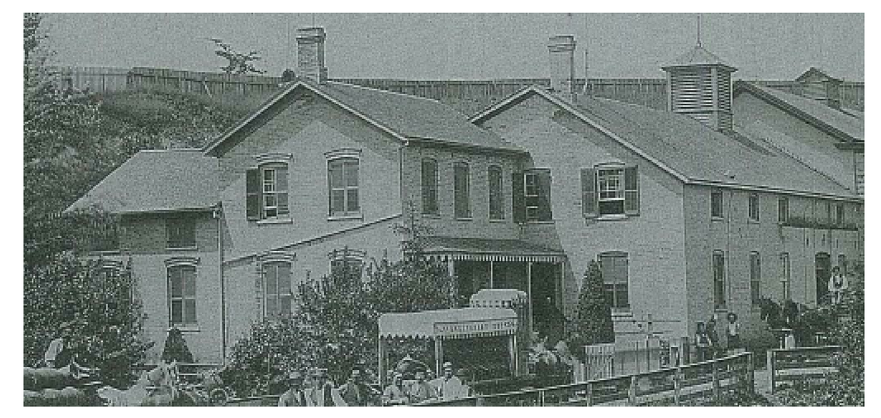
	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

SUBJECT BLDG. NO. RELEASE NO.
SIZE
AS101
156-03-1000

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'-0"~~ 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~~.

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.

FLOOR #1 (~~BASEMENT~~ CRAWLSPACE)
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).

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)

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 & HANDRAILING 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 & HANDRAILING 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.~~

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 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 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.

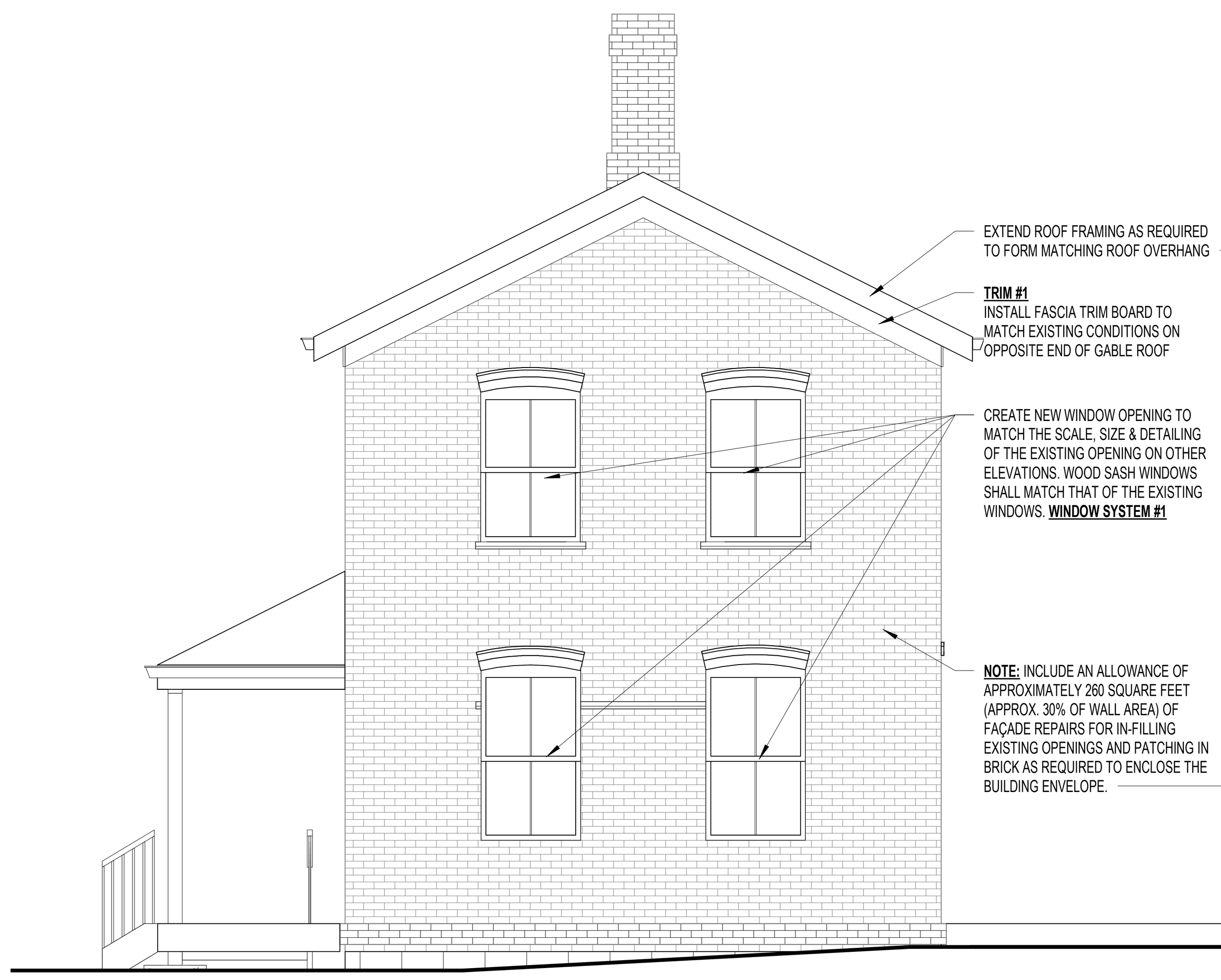
GUTTER & DOWNSPOUT SYSTEM #1
PREFINISHED ALUMINUM GUTTERS (OGEE / K-STYLE) AND RECTANGULAR DOWNSPOUTS (COLOR TBD); INSTALLED WITH HANGERS STRAPS OR SPIKE & FERRULE SYSTEM (3-0" O.C.). PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS. GENERAL CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL, CONSULTATION 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.

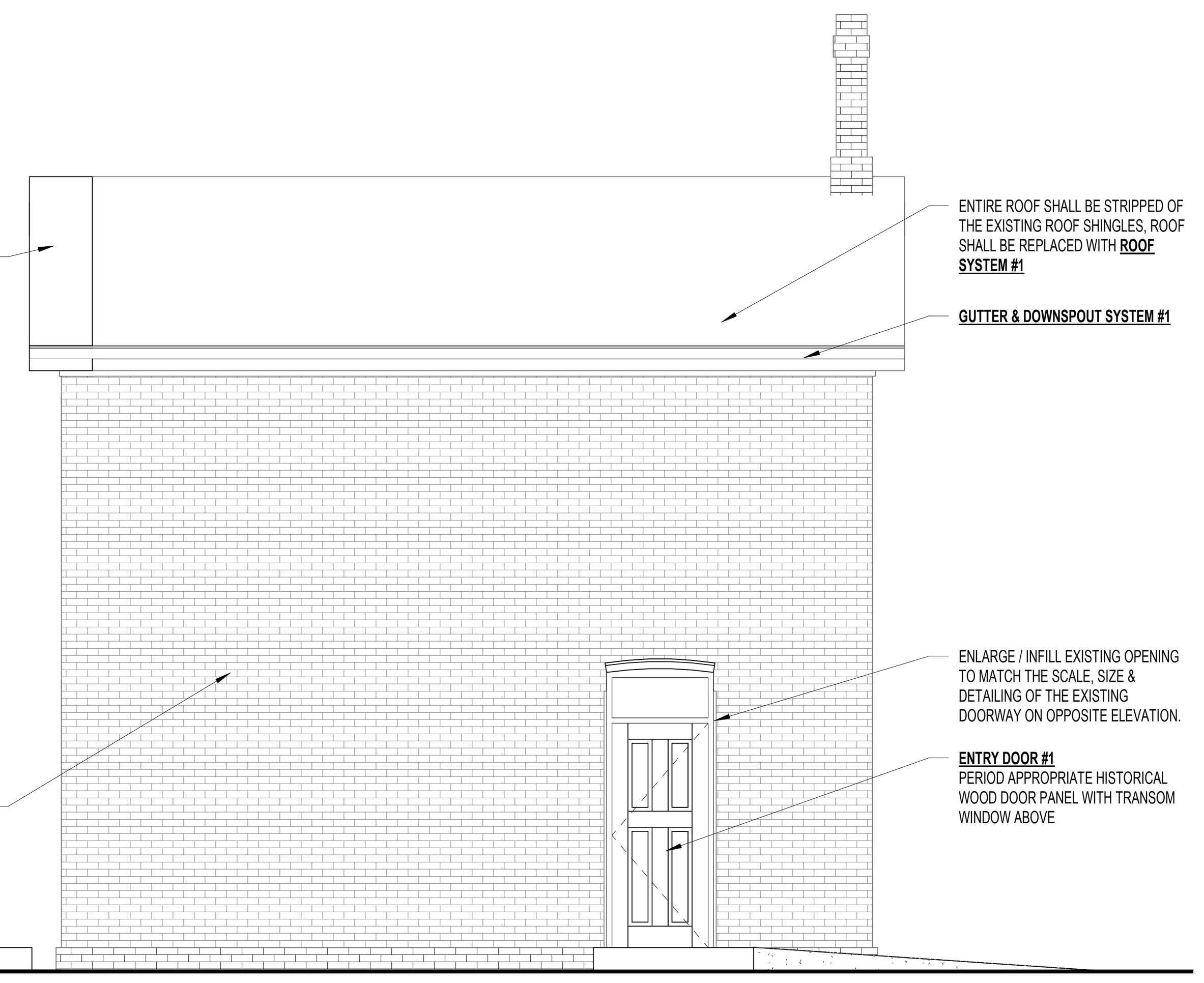
FLASHING SYSTEM #1
AT NEW PORCH STRUCTURE #1 PROVIDE PRE-FINISHED, 22 GA METAL COUNTER FLASHING WITH METAL REGLET SAWCUT INTO MORTAR OR RETURN AND TERMINATE TO ALUMINUM SYSTEM. INSTALL SEALANT AT METAL FLASHING AND FACE BRICK JOINT.

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.

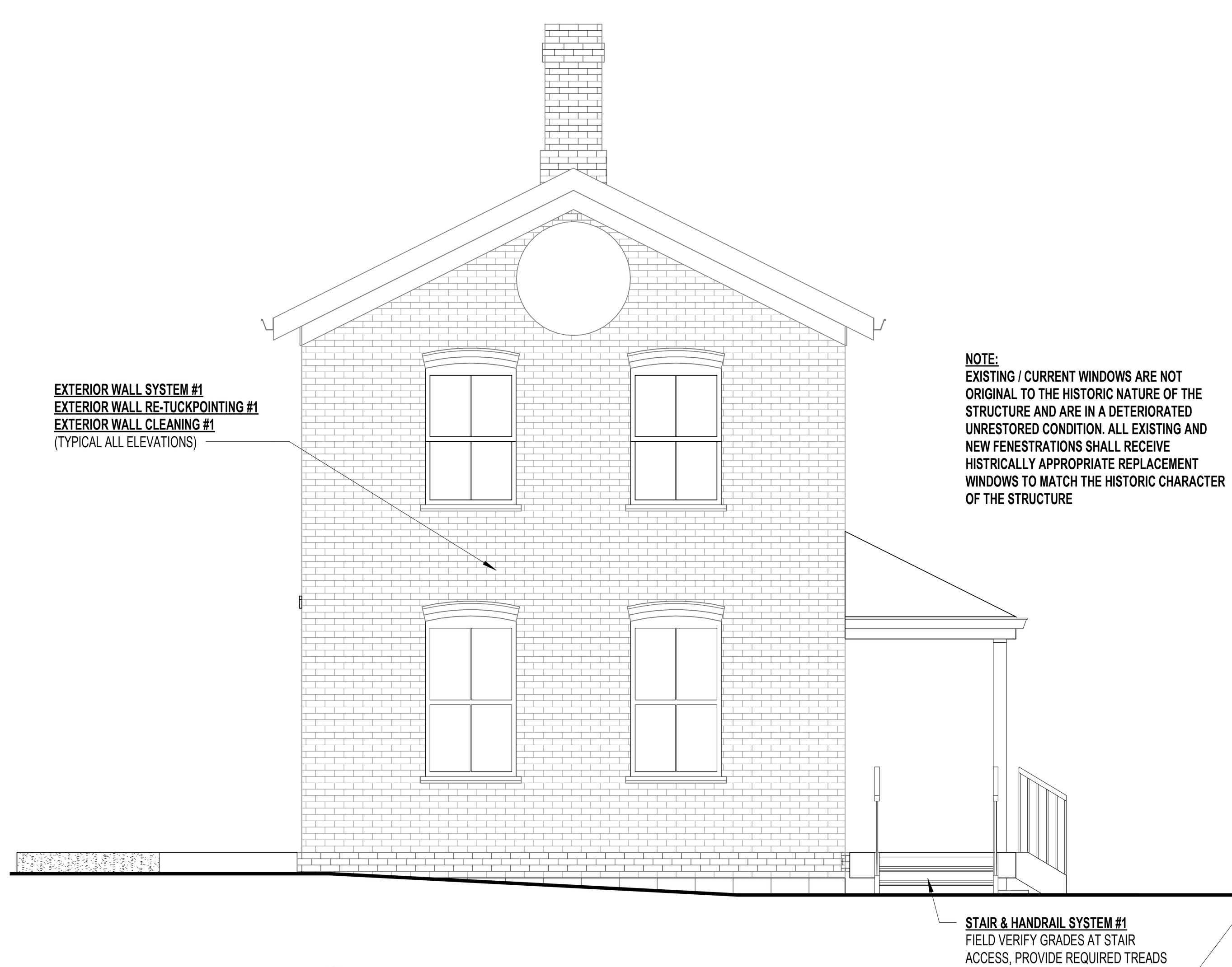
CLEAR STAIN SYSTEM #1
ALL EXPOSED WOOD SURFACES OF PORCH STRUCTURE #1, TRIM #2 (PORCH VALANCE), TRIM #3 (PORCH COLUMN TRIM) AND TRIM #4 (PORCH SKIRTING) SHALL BE FINISHED WITH A MINIMUM OF TWO COATS OF MINWAX HELMSMAN 350 VOC SPAR URETHANE CLEAR STAIN.



(FORMER NORTH ELEVATION)
6 PROPOSED "WEST" ELEVATION
1/4" = 1'-0"

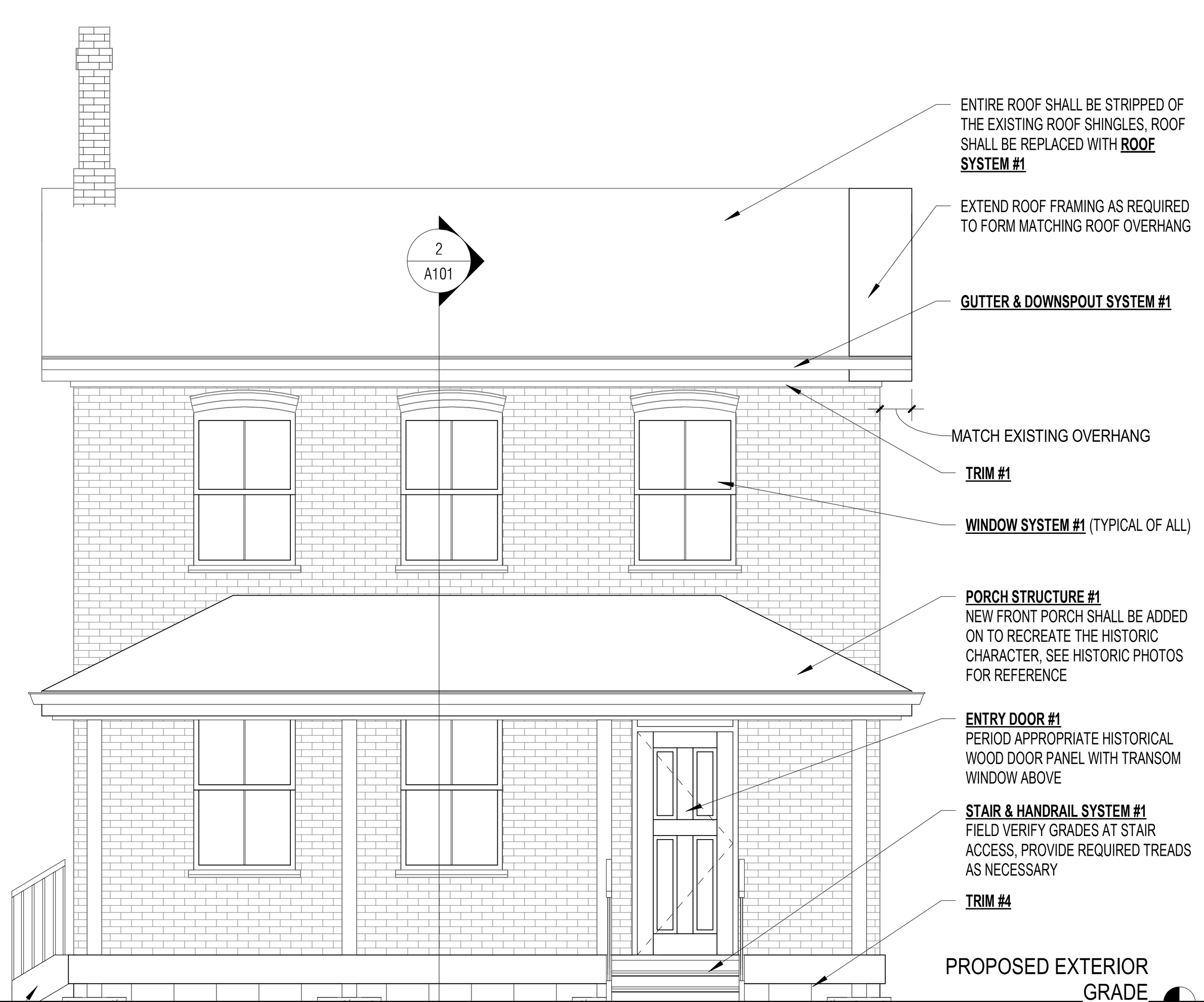


(FORMER WEST ELEVATION)
5 PROPOSED "SOUTH" ELEVATION
1/4" = 1'-0"

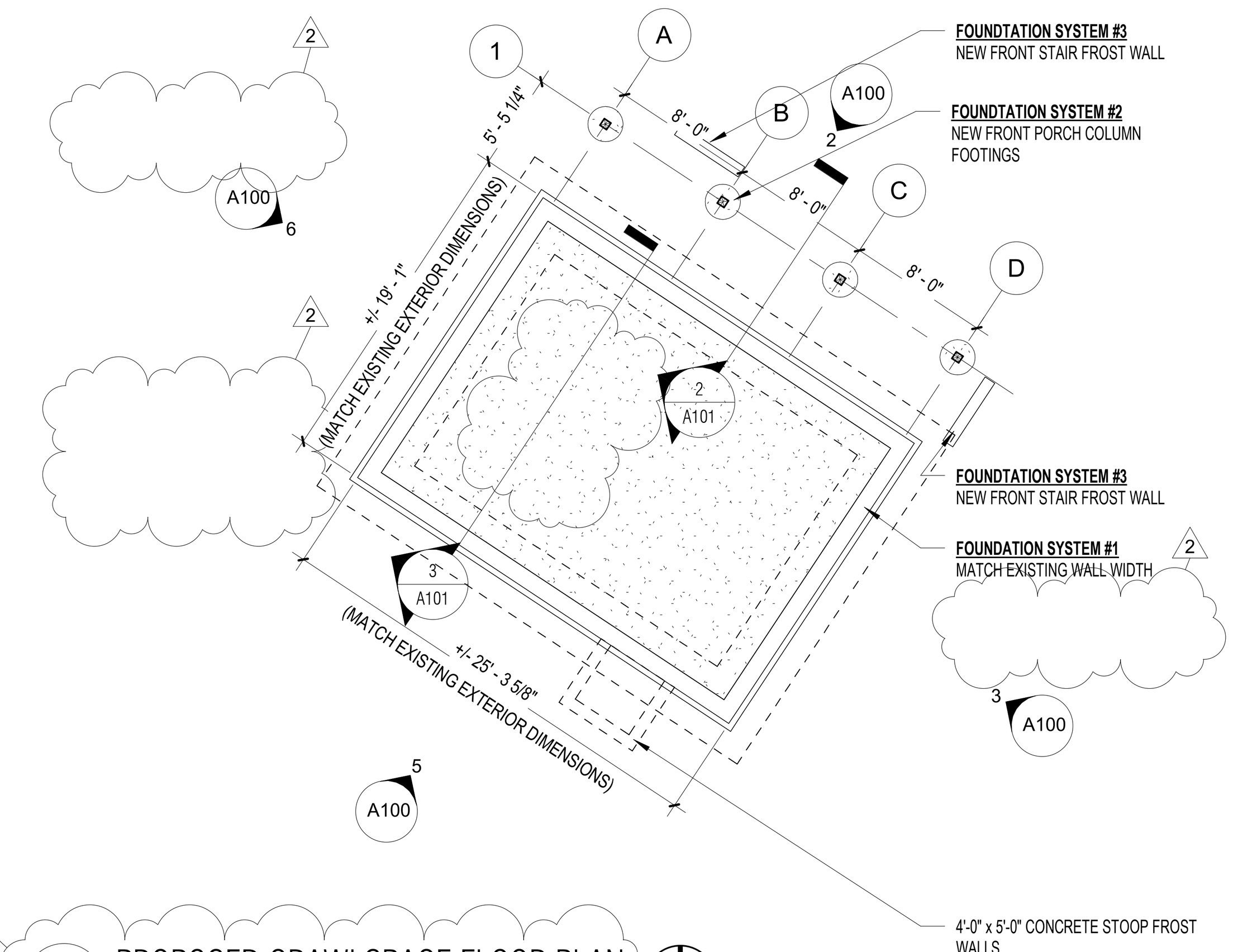


NOTE:
EXISTING / CURRENT WINDOWS ARE NOT ORIGINAL TO THE HISTORIC NATURE OF THE STRUCTURE AND ARE IN A DETERIORATED UNRESTORED CONDITION. ALL EXISTING AND NEW FENESTRATIONS SHALL RECEIVE HISTRICALLY APPROPRIATE REPLACEMENT WINDOWS TO MATCH THE HISTORIC CHARACTER OF THE STRUCTURE

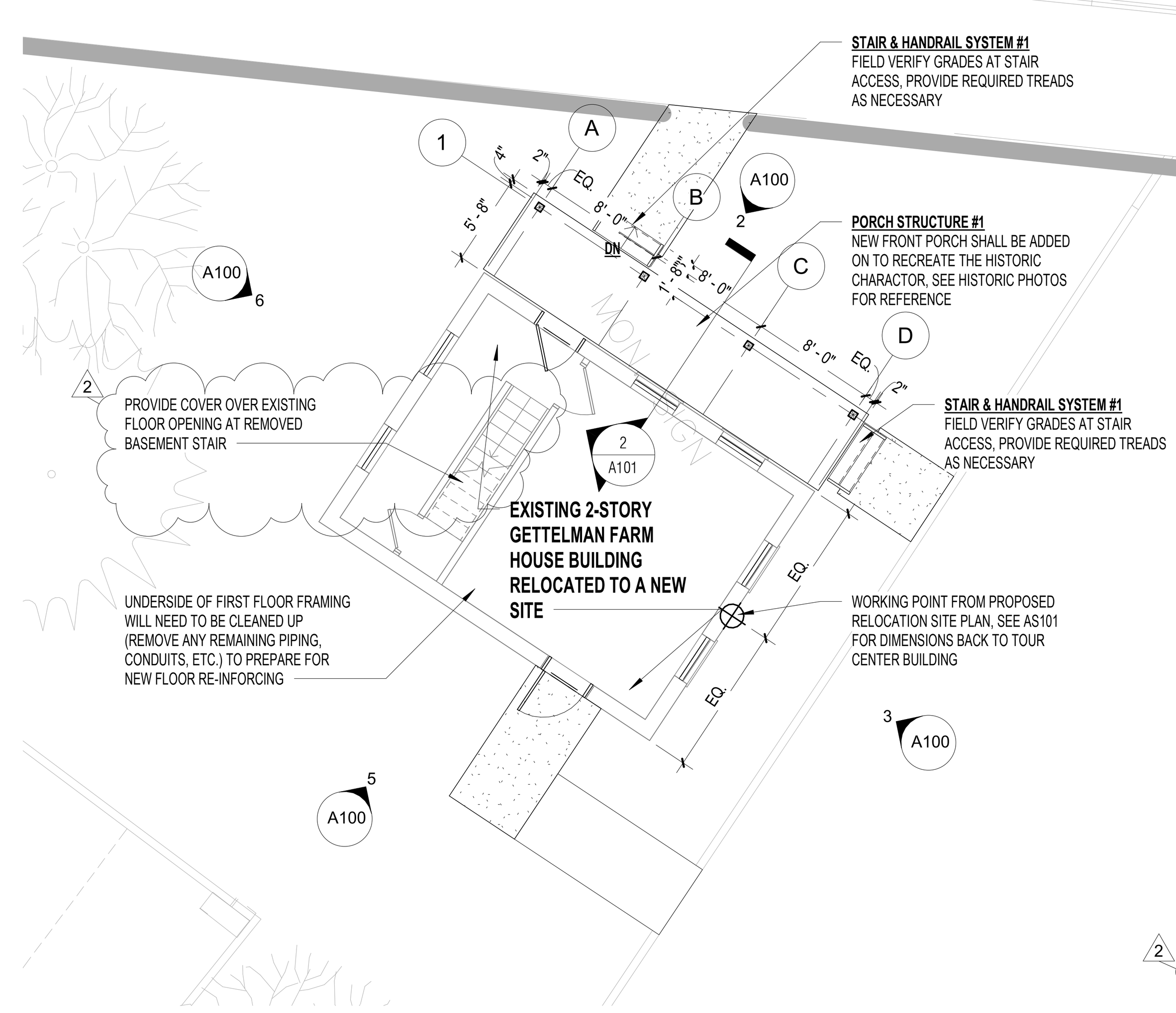
3 PROPOSED "EAST" ELEVATION
1/4" = 1'-0" (FORMER SOUTH ELEVATION)



2 PROPOSED "NORTH" ELEVATION
1/4" = 1'-0" (FORMER EAST ELEVATION)



4 PROPOSED CRAWLSPACE FLOOR PLAN
1/8" = 1'-0"



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

SITE REFERENCE PLAN
NTS

DESCRIPTION	REV	BY	DATE
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 AND 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

	1	2	3	4	5	6	7	

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~~.

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.

FLOOR #1 (~~BASEMENT~~ CRAWLSPACE)

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).

FLOOR #2 (1ST FLOOR)

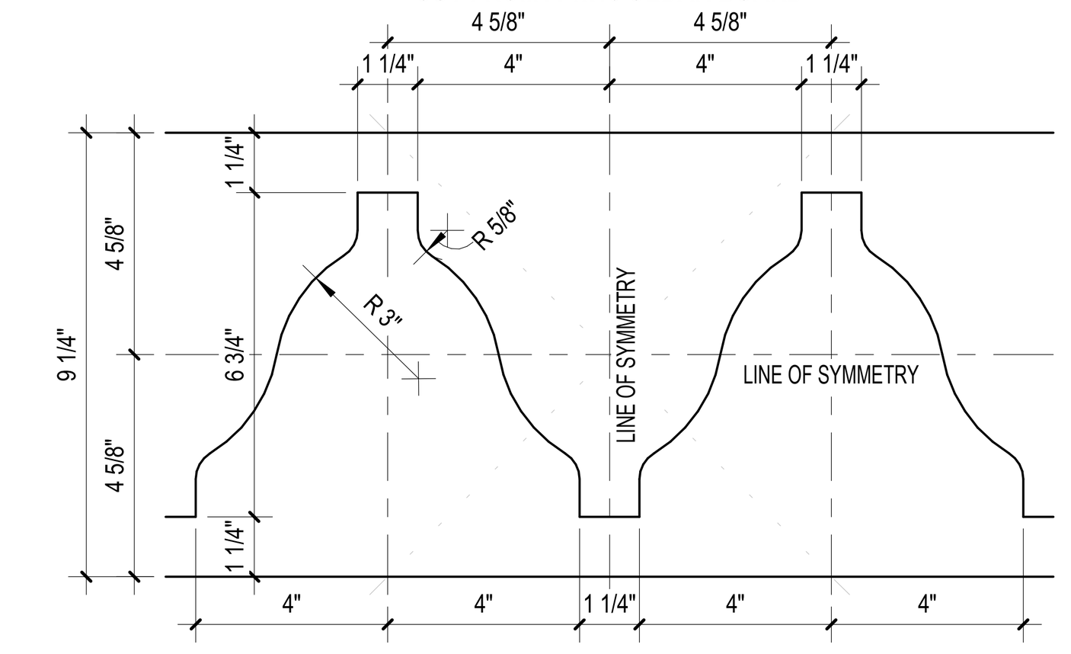
2x WOOD FRAMING CENTERED BETWEEN EXISTING FLOOR JOIST TO REINFORCE EXISTING FLOOR STRUCTURE (SEE STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION). UNDERSIDE OF FIRST FLOOR FRAMING WILL NEED TO BE CLEANED UP (REMOVE ANY REMAINING PIPING, CONDUITS, ETC.) TO PREPARE FOR NEW FLOOR RE-INFORCING.

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)

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.



4 VALANCE DETAIL
3" = 1'-0"

BUILDING ASSEMBLIES

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 & HANDRAILING 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 & HANDRAILING 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.~~

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 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 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) AND RECTANGULAR 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

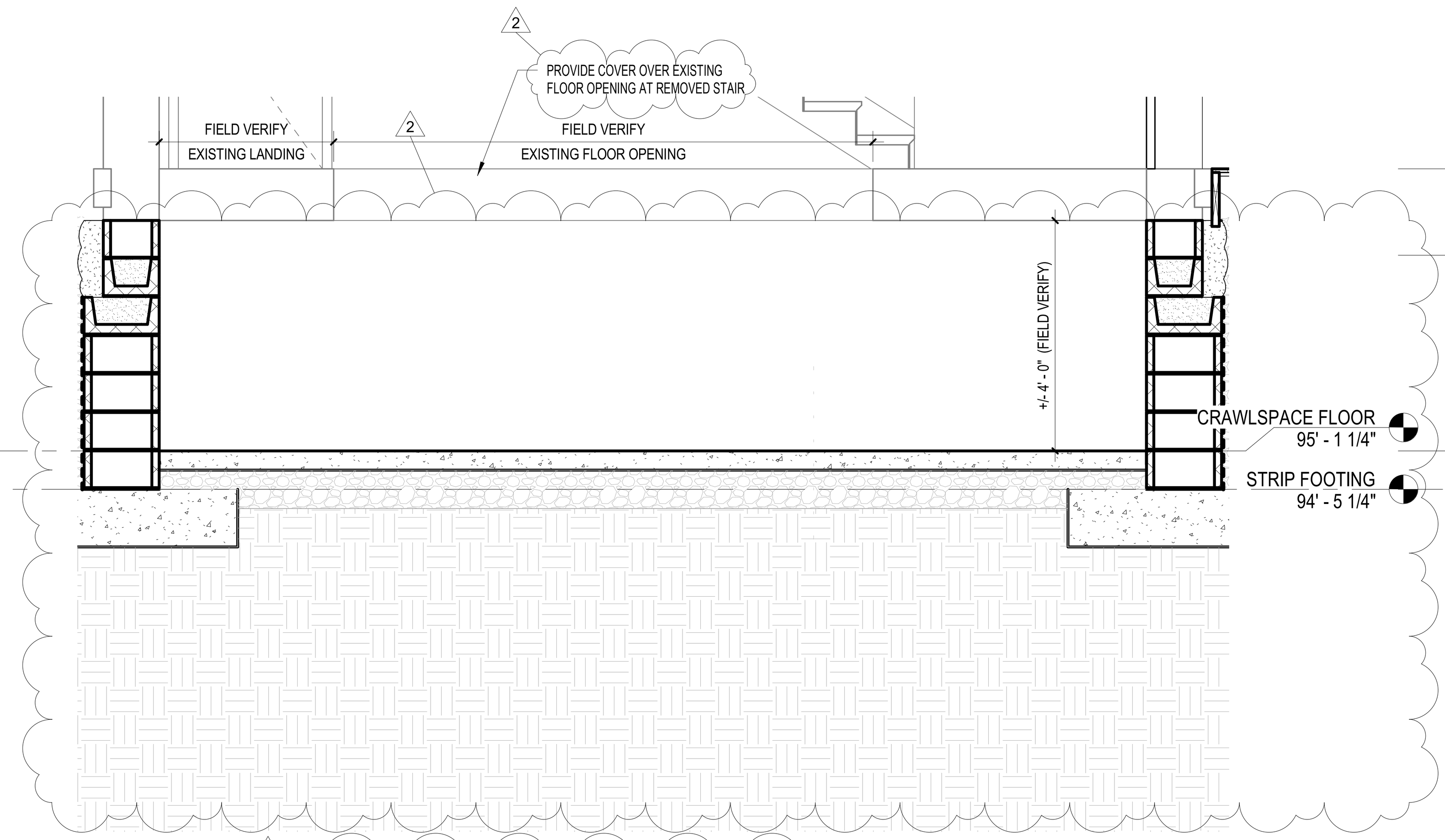
AT NEW PORCH STRUCTURE #1 PROVIDE PRE-FINISHED, 22 GA METAL COUNTER FLASHING WITH METAL REGLET SAWCUT INTO MORTAR OR RETURN AND TERMINATE TO ALUMINUM SYSTEM. INSTALL SEALANT AT METAL FLASHING AND FACE BRICK JOINT.

PAINT SYSTEM #1

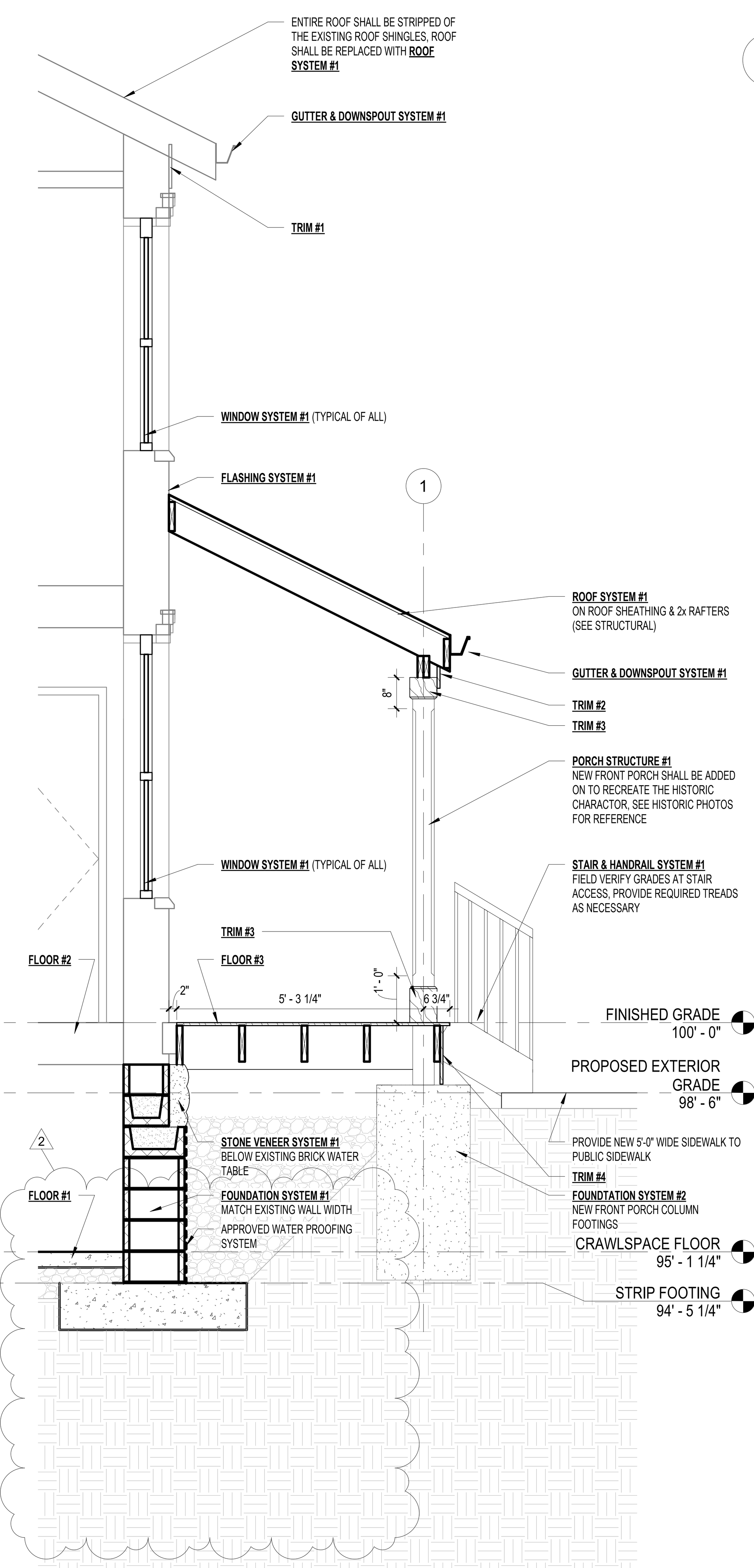
WINDOW SYSTEM #1, ENTRY DOOR #1 AND TRIM #1 (EXISTING ROOF FASCIA) SHALL BE FINISHED WITH A MINIMUM OF TWO COATS OF SHERWIN WILLIAMS PRO INDUSTRIAL ACRYLIC COATING IN SEMI-GLOSS FINISH, COLOR TBD BY ARCHITECT.

CLEAR STAIN SYSTEM #1

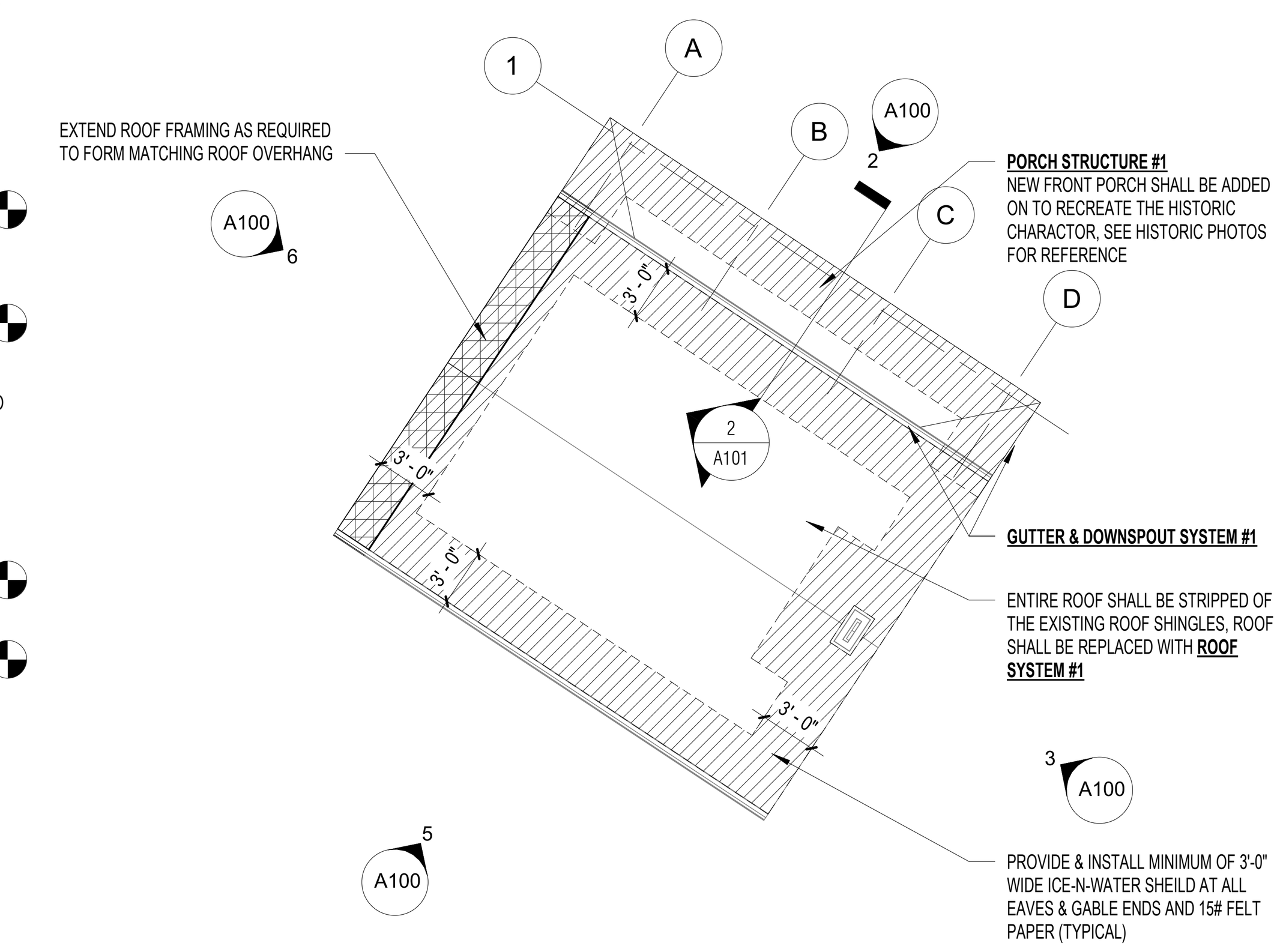
ALL EXPOSED WOOD SURFACES OF PORCH STRUCTURE #1, TRIM #2 (PORCH VALANCE), TRIM #3 (PORCH COLUMN TRIM) AND TRIM #4 (PORCH SKIRTING) SHALL BE FINISHED WITH A MINIMUM OF TWO COATS OF MINWAX HELMSMAN 350 VOC SPAR URETHANE CLEAR STAIN.



3 CRAWLSPACE SECTION
1/2" = 1'-0"



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



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

SITE REFERENCE PLAN
NTS

DESCRIPTION	REV	BY	DATE
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

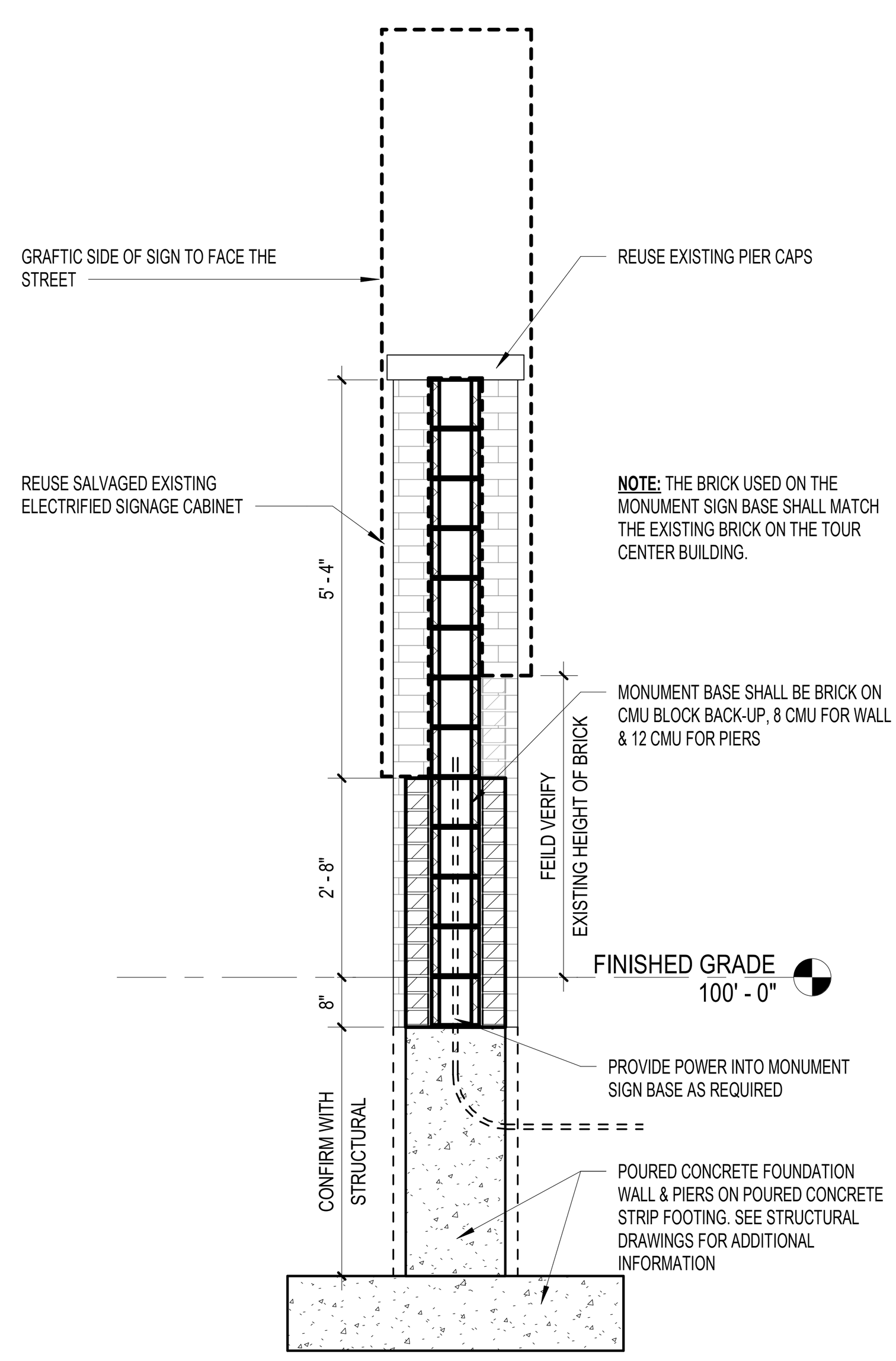
PLANT: MILWAUKEE — ROOF PLAN AND SECTIONS
DATE: 02/09/18 — CITY PERMIT AND BIDDING DOCUMENTS

JAK architecture interior design — JAKnetter Architects

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

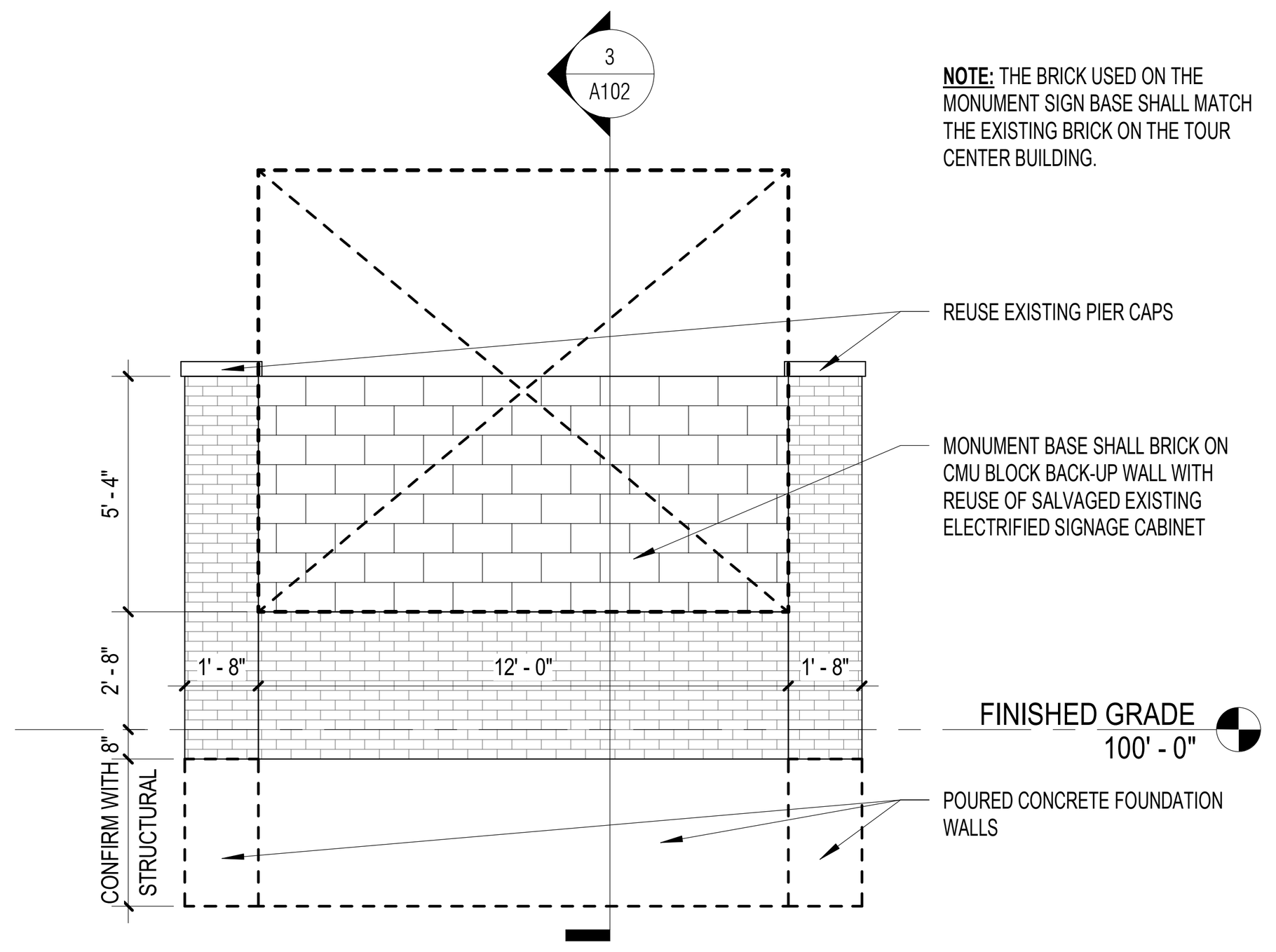
	INITIAL	DATE
DR.		
CH.		
APPR.		
SCALE		

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

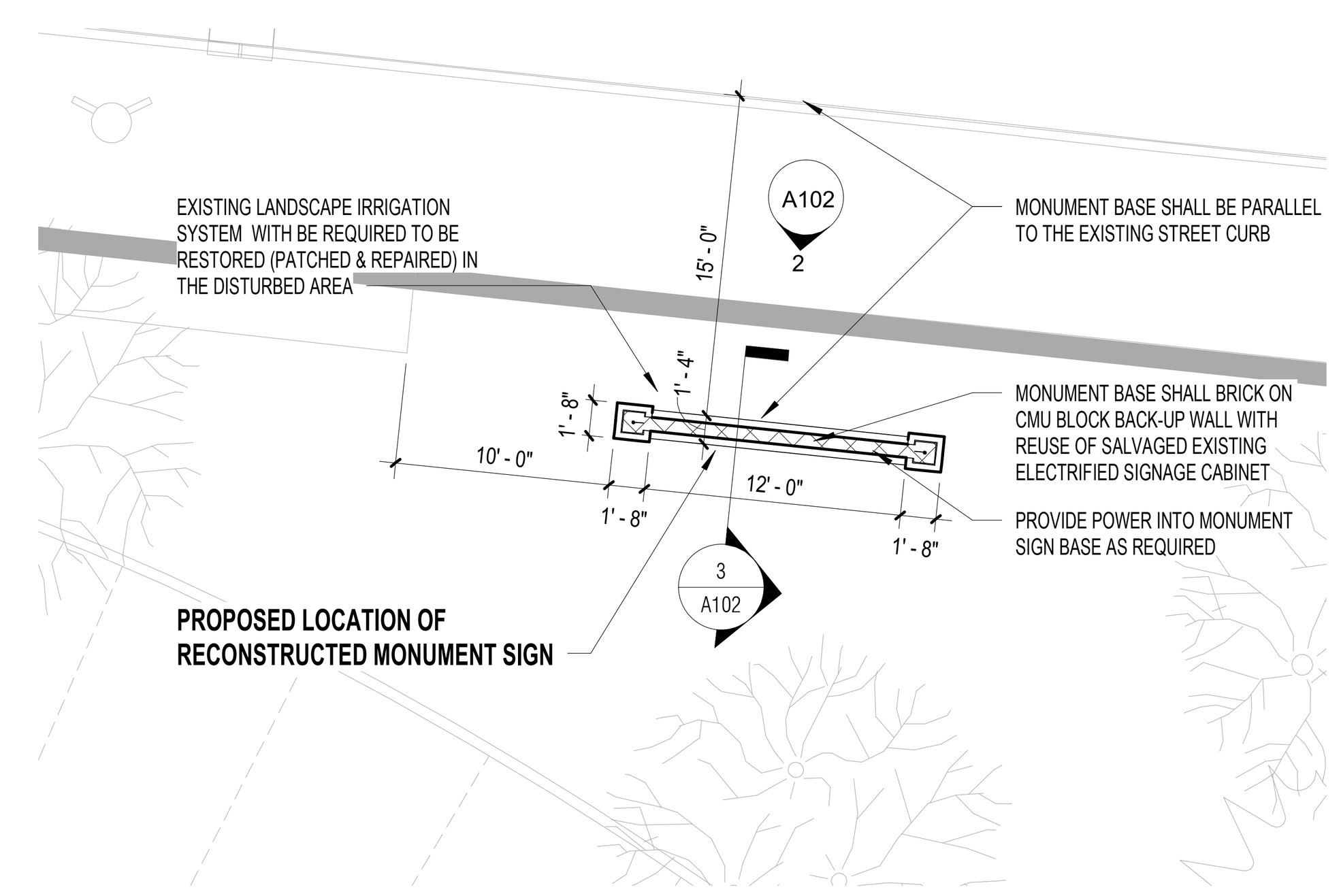


3 MONUMENT SIGN SECTION
1/2" = 1'-0"

4 CURRENT CONDITIONS PHOTO
NTS



2 PROPOSED "NORTH" ELEVATION - MONUMENT
1/4" = 1'-0"



1 PROPOSED MONUMENT SIGN PLAN
1/8" = 1'-0"

SITE REFERENCE PLAN
NTS

DESCRIPTION	REV	BY	DATE
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 — TOUR CENTER MONUMENT SIGN PLAN & ELEVATIONS
DATE: 02/09/18 — CITY PERMIT AND 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
A102
164-03-8000