

PROPERTY REHABILITATION

TWO RPM, LLC.

2457 N TERRACE AVE

MILWAUKEE, WI 53211

GENERAL NOTES

GENERAL REQUIREMENTS

NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

ALL MATERIALS AND WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE 2011 WISCONSIN COMMERCIAL BUILDING CODE INCLUDING LOCAL ORDINANCES AND AMENDMENTS.

ALL MATERIAL SHALL BE FURNISHED AS SHOWN HEREIN UNLESS THE OWNER OR ENGINEER APPROVES EQUAL ALTERNATIVES.

NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ENGINEER.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE ENGINEER AND/OR THE ENGINEER'S REPRESENTATIVE(S) SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.

DESIGN LOADS

ROOF: GROUND SNOW LOAD (Pg) = 30 PSF
 SNOW IMPORTANCE FACTOR (Is) = 1
 SNOW LOAD EXPOSURE FACTOR (Ce) = 1
 SLOPED ROOF/FLAT ROOF (Pe OR Pf) = 21 PSF
 ROOF THERMAL FACTOR (Ct) = 1.1
 ROOFING MATERIAL DEAD LOAD = 10 PSF

WIND: WIND SPEED = 90 MPH, EXPOSURE = B
 WIND IMPORTANCE FACTOR (I) = 1
 INTERNAL PRESSURE COEFFICIENT (GCpi) = ±0.18
 COMPONENT & CLADDING DESIGN PRESSURE = PER CODE

SEISMIC: SEISMIC USE GROUP = II
 SEISMIC SITE CLASS = D
 SEISMIC DESIGN CATEGORY = B
 SEISMIC IMPORTANCE FACTOR (I) = 1
 SPECTRA RESPONSE COEFF. Ss8 = 0.112, Sd1 = 0.071
 ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE

LOADS TO BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2011 WISCONSIN COMMERCIAL BUILDING CODE

BUILDING INFORMATION

CONSTRUCTION TYPE VB
 USE GROUP R2
 SIZE EXISTING FOOTPRINT & HEIGHT UNCHANGED
 OCCUPANCY LOAD UNCHANGED
 NOT SPRINKLED

DESIGN CRITERIA

THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE (f'c) AT 28 DAYS SHALL BE:

SLAB-ON-GRADE 4,000 PSI
 FOUNDATION 3,000 PSI
 WALLS 4,000 PSI

REINFORCING STEEL Fy=60,000 PSI (ASTM A615, GRADE 60)
 STRUCTURAL STEEL
 WF SHAPES Fy=50,000 PSI (ASTM A992)
 STRUCTURAL TUBING Fy=46,000 PSI (ASTM A500, GRADE B)
 STRUCTURAL PIPES Fy=35,000 PSI (ASTM A53, GRADE B)
 CHANNELS & ANGLES Fy=36,000 PSI (ASTM A36)
 PLATE STEEL Fy=50,000 PSI (ASTM A572, GRADE 50)
 WELDING ELECTRODES E70XX (AWS D1.1-04)
 COLD FORM STEEL Fy=55,000 PSI (ASTM A1011, GRADE 55)

COMPRESSIVE STRENGTH OF CONCRETE MASONRY:
 f'm=2,000 PSI USING TYPE "M" OR "S" MORTAR.

WOOD MEMBERS SHALL BE THE FOLLOWING SPECIES AND GRADES:
 WALL STUDS SPF STUD GRADE
 RAFTERS & LINTELS SPF#2
 JAMBS & COLUMNS SPF#2
 L.V.L. F3=2,200 PSI
 E=1,800,000 PSI

DESIGN METHOD

BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-08).

MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN (AISC 13TH EDITION).

COLD FORMED STEEL DESIGN MANUAL (AISI-07).

BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURE (ACI-530-08/ASCE/SEI 5-08/TMS 402-08/NOMA).

NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS-REVISED 2005 EDITION).

STRUCTURAL WOOD CONSTRUCTION

STRUCTURAL WOOD SHALL BE VISUALLY GRADED IN ACCORDANCE WITH ASTM D245. WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY A RECOGNIZED INSPECTION AGENCY.

ALL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% PRIOR TO INSTALLATION.

ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH EXTERIOR, IN CONTACT WITH THE GROUND, SHALL HAVE A PRESERVATIVE TREATMENT EQUAL TO 0.4 P.C.F. RETENTION OF PRESSURE INJECTED CCA.

NO WOOD MEMBER SHALL BE CUT, NOTCHED OR DRILLED WITHOUT SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.

ALL JOISTS AND RAFTERS SHALL BE SUPPORTED BY DIRECT END BEARING ON BEAMS, PARTITIONS, OR JOIST HANGERS. ALL ROOF AND FLOOR TRUSSES MUST BE LOCATED ABOVE WALL STUDS.

DO NOT EMBED WOOD MEMBERS IN CONCRETE.

PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER ALL JOINTS.

PLYWOOD SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.

PLYWOOD SHALL BE FASTENED TO SUPPORTS WITH 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, (UNLESS OTHERWISE NOTED).

WOOD DECKING SHALL BE INSTALLED IN THE "CONTROLLED RANDOM LAY-UP" PATTERN, CONTINUOUS OVER THREE SPANS.

WOOD DECKING SHALL BE FACED NAILED TO EACH SUPPORT ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

USE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. USE STEEL WASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHERS BETWEEN NUT AND WOOD.

ALL FASTENERS USED FOR PRESERVATIVE TREATED WOOD SHALL BE GALVANIZED.

NAILING SCHEDULE

CONNECTION (COMMON NAILS- UNLESS OTHER CONNECTIONS REQUIRED)

TOP PLATE TO STUD, END NAIL 2-16d
 STUD TO SOLE PLATE 4-8d, TOENAIL OR 2-16d, END NAIL

DOUBLE STUDS, FACE NAIL 16d @ 24" O.C.
 DOUBLE TOP PLATES, FACE NAIL 16d @ 16" O.C.

TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL 2-16d
 CONTINUOUS HEADER, TWO PIECES 16d @ 16" O.C. ALONG EACH EDGE

CONTINUOUS HEADER TO STUD, TOENAIL 4-8d
 BUILT-UP CORNER STUDS 16d @ 24" O.C.

5/8" CDX PLYWOOD ROOF SHEATHING (APA RATED) 8d @ 6" O.C. FOR SUPPORTED EDGES
 UNLESS NOTED OTHERWISE 8d @ 12" O.C. FOR INTERMEDIATE MEMBERS

7/16" OSB WALL SHEATHING (APA RATED) 8d @ 6" O.C. FOR SUPPORTED EDGES
 UNLESS NOTED OTHERWISE 8d @ 12" O.C. FOR INTERMEDIATE MEMBERS

FOR SHEAR WALLS 8d @ 6" O.C. FOR SUPPORTED EDGES
 3/8" OSB WALL SHEATHING (APA RATED) 8d @ 12" O.C. FOR INTERMEDIATE MEMBERS
 5/8" GYPSUM BOARD

FOR SHEAR WALLS 8d @ 6" O.C. FOR SUPPORTED EDGES
 3/8" OSB WALL SHEATHING (APA RATED) 8d @ 12" O.C. FOR INTERMEDIATE MEMBERS

FOR SHEAR WALLS 8d @ 6" O.C. FOR SUPPORTED EDGES
 3/8" OSB WALL SHEATHING (APA RATED) 8d @ 12" O.C. FOR INTERMEDIATE MEMBERS

ALL NAILING SHALL CONFORM TO TABLE 2304.9, UNLESS NOTED OTHERWISE

CONCRETE

TRANSIT MIXED CONCRETE SHALL CONFORM TO ASTM C94, SPECIFICATION FOR READY-MIXED CONCRETE.

THE WATER CEMENT RATIO SHALL BE KEPT TO A MINIMUM AND CONCRETE SLUMP SHALL NOT EXCEED 4 INCHES WHEN TESTED IN ACCORDANCE WITH ASTM C143.

CONCRETE SHALL HAVE THE REQUIRED MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS WHEN TESTED ACCORDING TO ASTM C39.

PORTLAND CEMENT SHALL CONFORM TO ASTM C150 - SPECIFICATION FOR PORTLAND CEMENT.

FINE AND COURSE AGGREGATES SHALL CONSIST OF CLEAN HARD STRONG AND DURABLE INERT MATERIAL FREE OF INJURIOUS AMOUNTS OF DELETERIOUS SUBSTANCES AND CONFORM TO ASTM C33, SPECIFICATION FOR CONCRETE AGGREGATES.

MIXING WATER SHALL BE FREE OF ANY ACID, ALKALI, OIL OR ORGANIC MATERIAL THAT MAY INTERFERE WITH THE SETTING OF THE CEMENT.

ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED. THE ENGINEER SHALL APPROVE ALL ADMIXTURE.

REINFORCING BARS TO BE WELDED SHALL BE IDENTIFIED AS GRADE 60W.

WELDED WIRE FABRIC, OF GAUGE AND SPACING SPECIFIED, SHALL CONFORM TO THE REQUIREMENTS OF ASTM A62.

REINFORCING SHALL HAVE THE MINIMUM COVER REQUIREMENTS AS INDICATED IN ACI-318, LATEST EDITION WITH THE FOLLOWING MINIMUM VALUES:
 CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
 PERMANENTLY EXPOSED TO EARTH OR WEATHER:
 #5 AND SMALLER 1 1/2"
 #6 AND LARGER 2"

ALL CONCRETE SHALL CURE A MINIMUM OF 7 DAYS. IF FORMS ARE REMOVED BEFORE THE END OF THE CURING PERIOD, COAT SURFACES WITH LIQUID CURING COMPOUND.

SAW CUTTING OF CONTROL JOINTS IS TO BE PERFORMED AS SOON AS CONDITIONS PERMIT, BUT NO MORE THAN 12 HOURS AFTER THE CONCRETE IS POURED.

PROVIDE DOWELS IN WALL FOOTINGS WITH EQUAL SIZE AND SPACING AS VERTICAL WALL STEEL, UNLESS NOTED OTHERWISE.

DIMENSIONS OF THE FINISHED PRODUCT SHALL BE WITHIN THE LIMITS RECOMMENDED BY ACI 117.

THE CONCRETE CONTRACTOR SHALL COORDINATE ALL OTHER TRADES FOR SIZE AND LOCATION OF ALL OPENINGS IN WALLS AND FLOORS. ALL OPENINGS IN STRUCTURAL CONCRETE SHALL BE DETAILED OR APPROVED BY THE ENGINEER.

MINIMUM LAP REQUIREMENTS

- NOTES: 1) NORMAL WEIGHT CONCRETE
- 2) CLEAR COVER > BAR DIAMETER
- 3) MINIMUM SPACING S >= BAR DIA. W/ STIRRUPS
- 4) MINIMUM SPACING S >= 2" BAR DIA. W/O STIRRUPS
- 5) fc' = 3000 PSI , Fy = 60,000 PSI
- 6) FOR TOP BARS MULTIPLY BY 1.3
- 7) UNCOATED REINFORCING BARS

BAR SIZE	MIN. LAP LENGTH (INCHES)
3	18
4	22
5	26
6	34
7	43
8	56

DRAWING INDEX

SHEET	DESCRIPTION	REV.	DATE
T100	INDEX & NOTES	1	04-26-19
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C102	PROPOSED SITE GRADE PLAN	2	04-26-19
C103	PROPOSED LANDSCAPE PLAN	2	04-26-19
A101	BUILDING ELEVATIONS	2	01-17-19
A102	BUILDING ELEVATIONS	1	01-17-19
A103	BUILDING ELEVATIONS	1	01-17-19
A104	BUILDING ELEVATIONS	1	04-26-19
A105	BUILDING ELEVATIONS		04-27-18
A201	FLOOR PLAN - TERRACE FIRST FLOOR		04-27-18
A202	FLOOR PLAN - TERRACE SECOND FLOOR		04-27-18
A203	FLOOR PLAN - TERRACE THIRD FLOOR		04-27-18
A204	FLOOR PLAN - BRADFORD FIRST FLOOR	3	04-26-19
A205	FLOOR PLAN - BRADFORD SECOND FLOOR	3	04-26-19
A206	FLOOR PLAN - BRADFORD BASEMENT	1	04-26-19
A207	FLOOR PLAN - BRADFORD ATTIC	1	04-26-19
A208	WALL TYPES AND SCHEDULES	1	04-26-19
A301	DETAILS AND SECTIONS	1	04-26-19
A302	DETAILS AND SECTIONS	1	04-26-19
A303	DETAILS AND SECTIONS	1	04-26-19
A304	DETAILS AND SECTIONS	1	04-26-19

TWO RPM, LLC
PROPERTY REHABILITATION
 2457 N. TERRACE AVE.
 MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION
1	04-26-19	UPDATE DWG INDEX

DATE: 04-27-2018

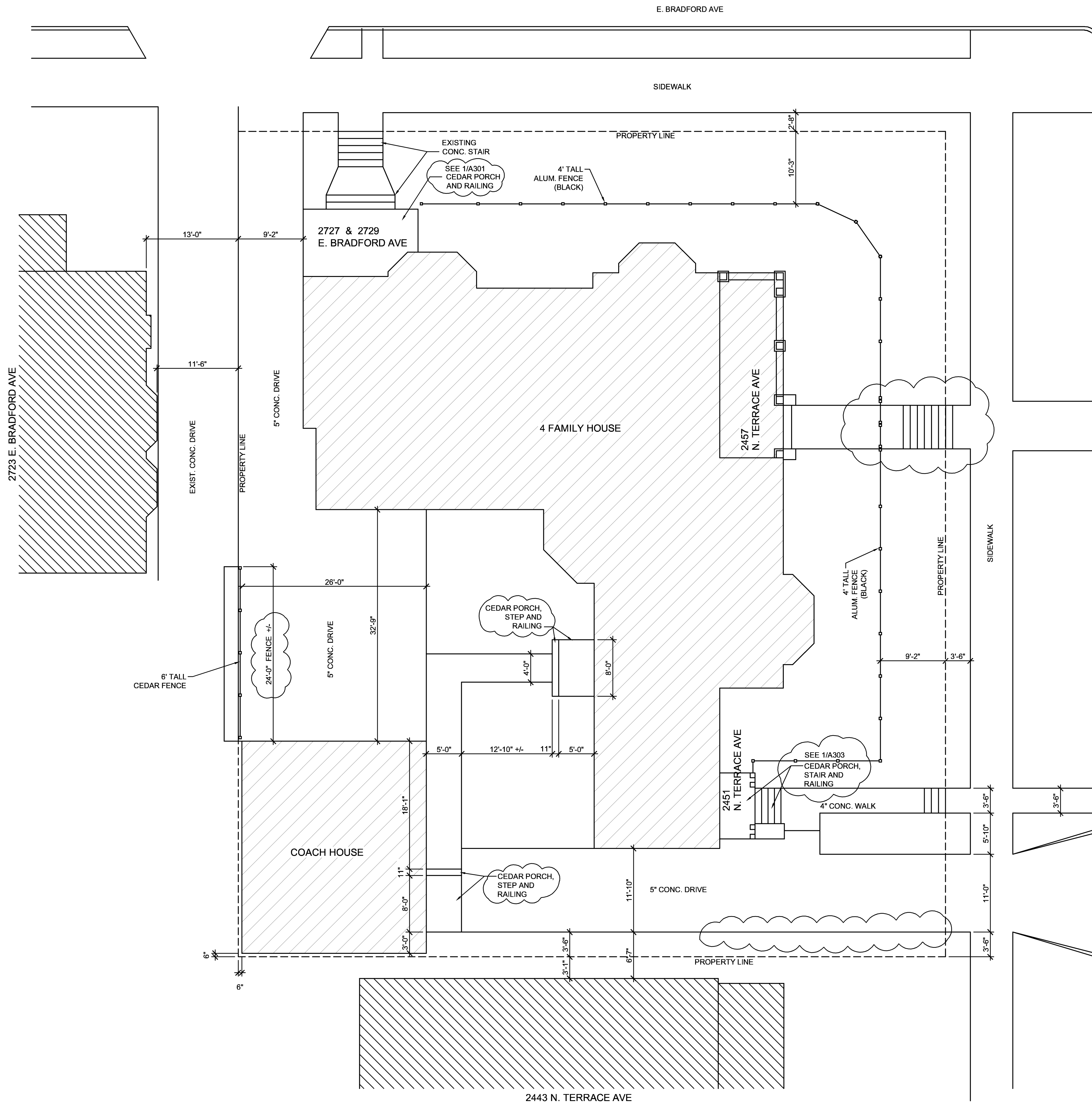
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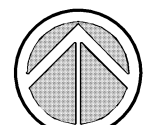
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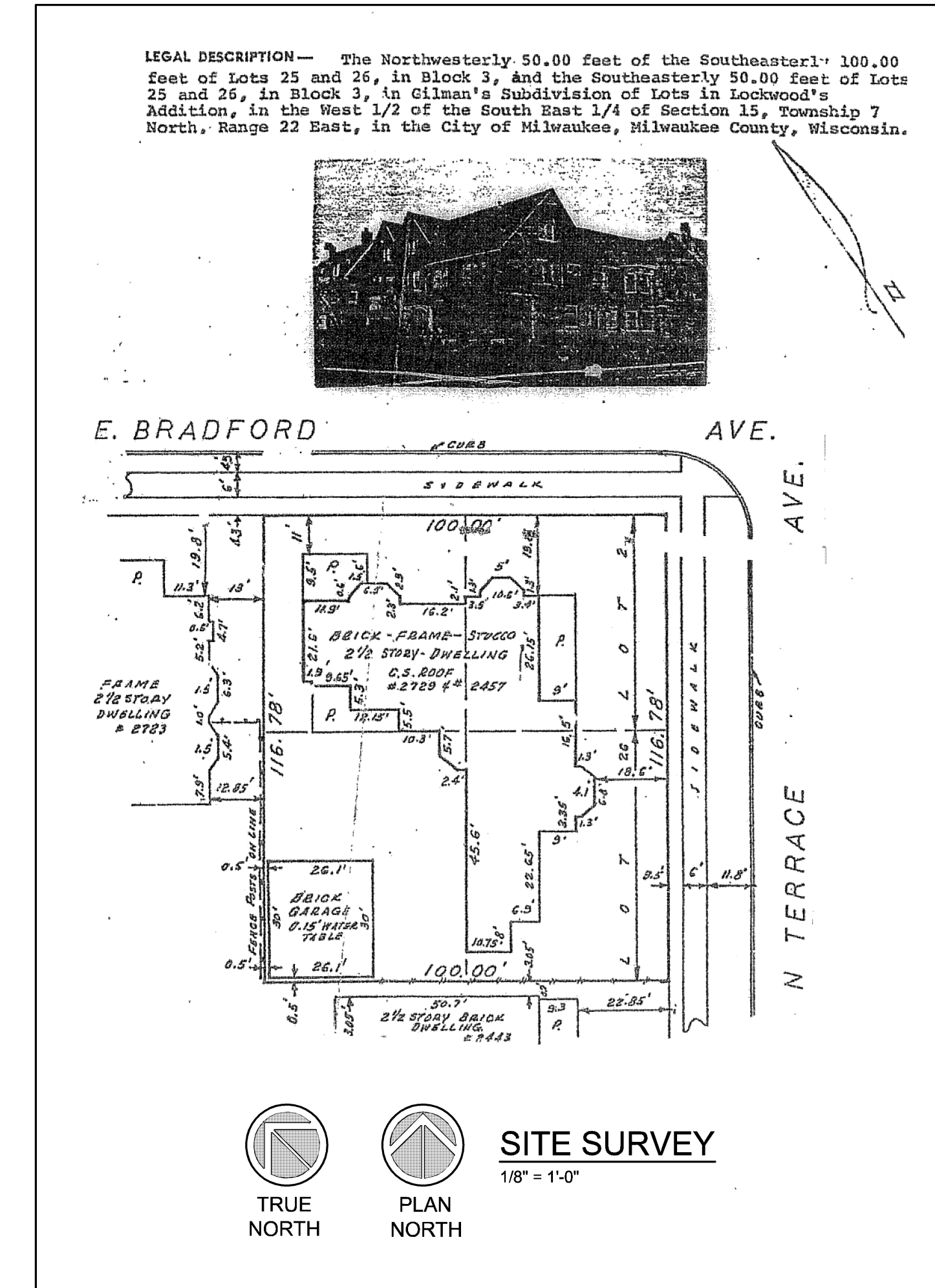
TITLE PAGE, NOTES AND INDEX

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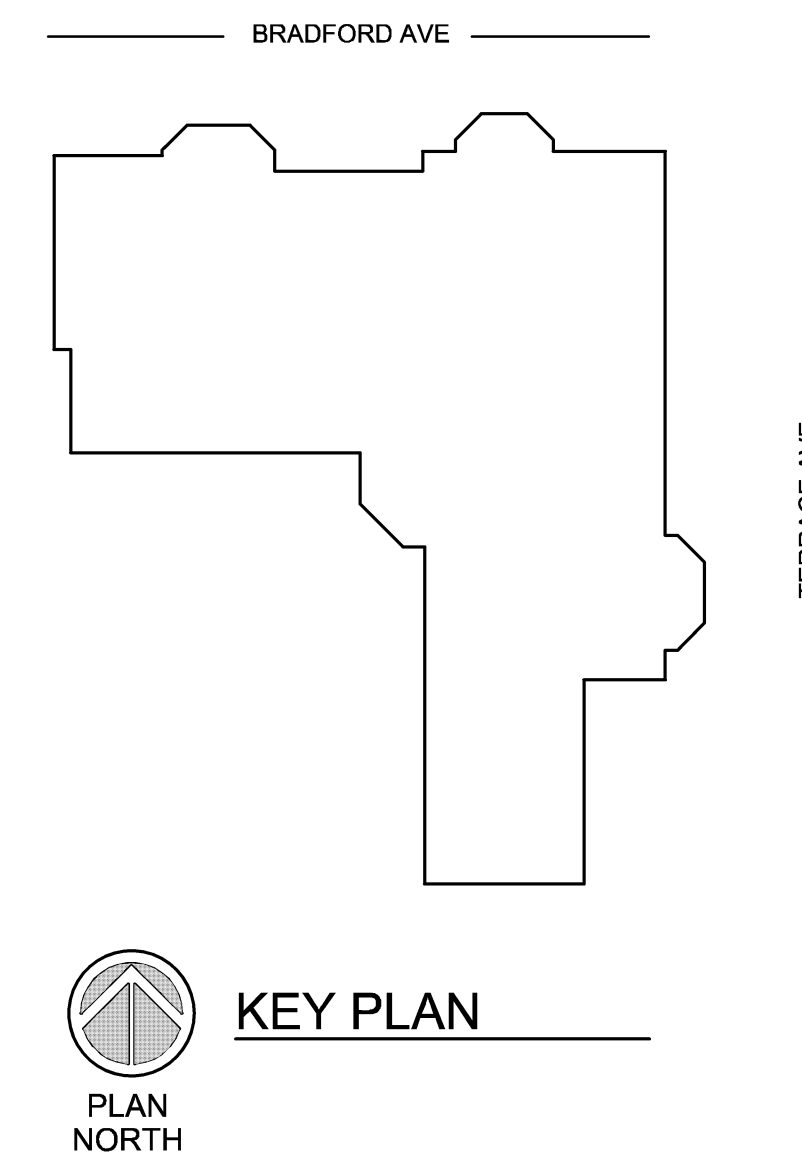
T100



 TRUE NORTH
 PLAN NORTH
PROPOSED SITE PLAN
 1/8" = 1'-0"



N. TERRACE AVE



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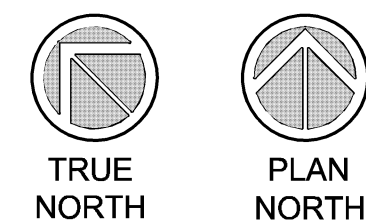
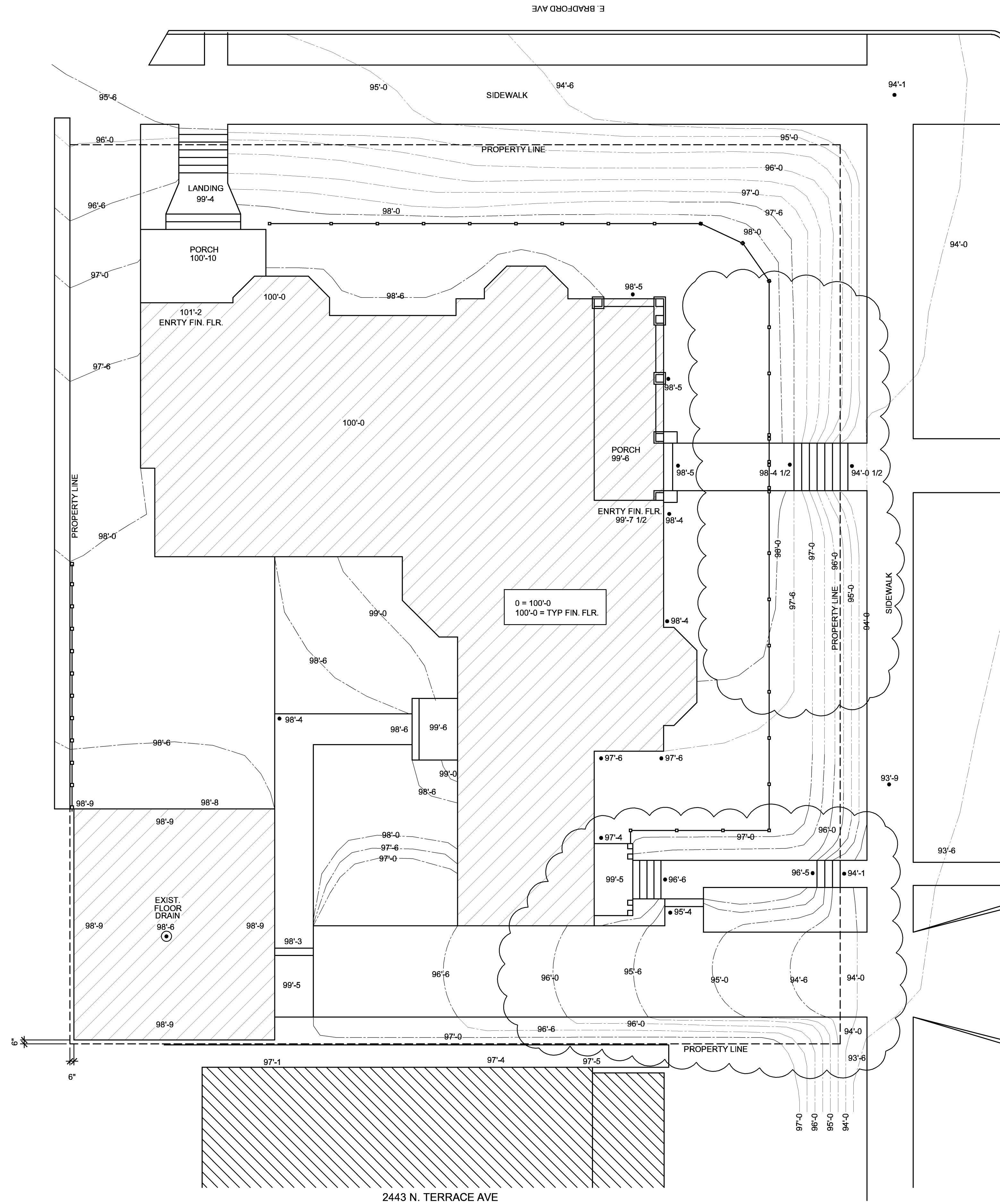
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DATE: 04-27-2018
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 SCALE: AS INDICATED

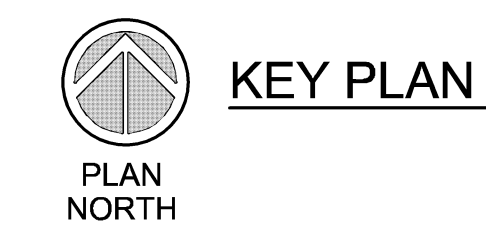
SITE PLAN

DRAWING NO:
C100

2723 E. BRADFORD AVE



PROPOSED SITE GRADE PLAN
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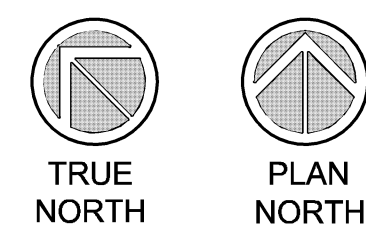
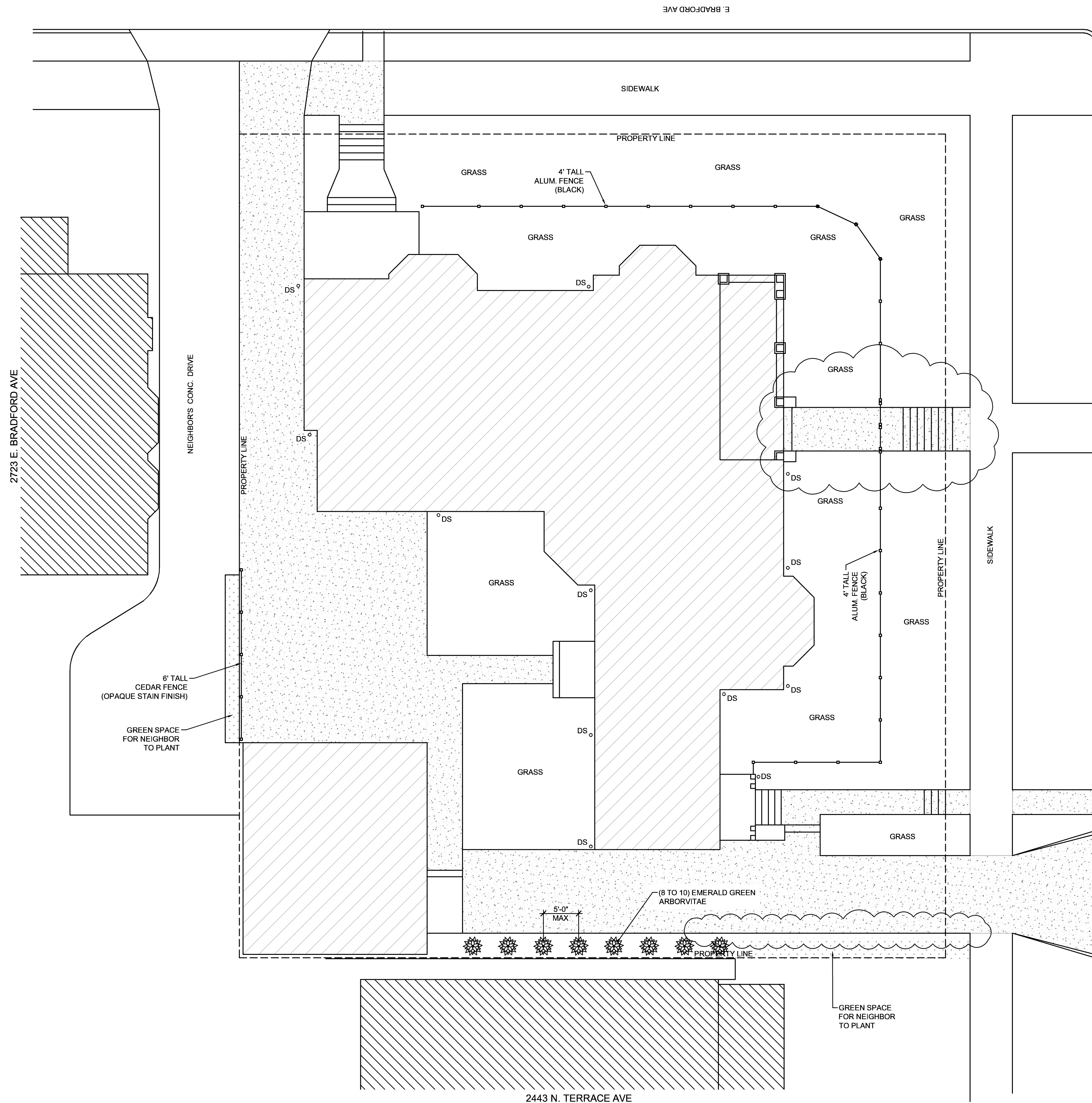
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REV.	DATE	DESCRIPTION
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2	04-26-19	GENERAL

DATE: 04-27-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED

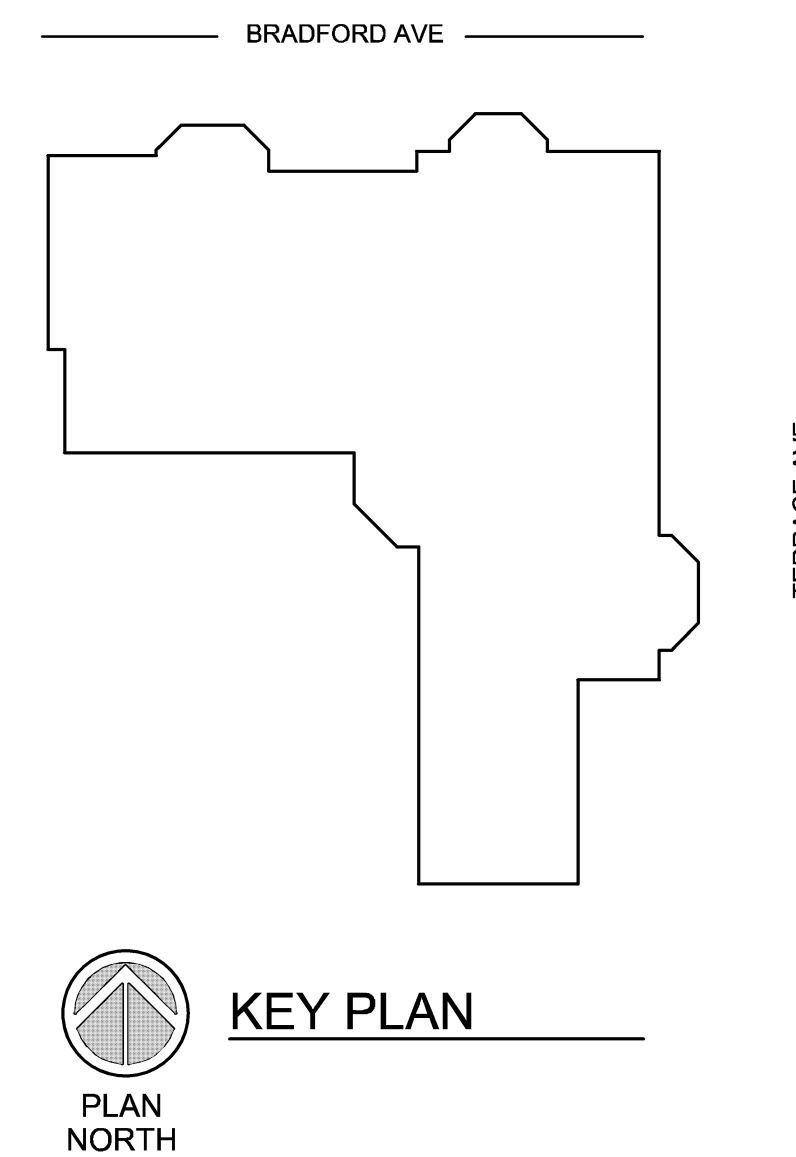
SITE PLAN

DRAWING NO:
C102



PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"

DS = DOWNSPOUT



KEY PLAN
PLAN NORTH

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1	01-17-18	GENERAL
2	04-26-18	GENERAL

DATE: 04-27-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED

SITE PLAN

DRAWING NO:
C103



EXISTING EAST ELEVATION
1/8" = 1'-0"



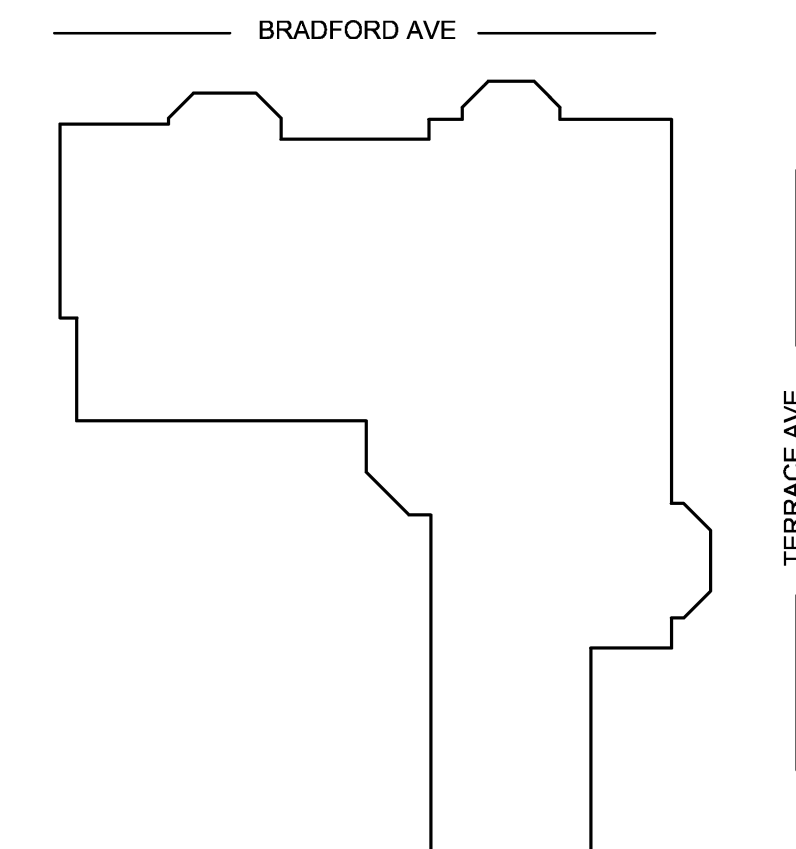
EXISTING NORTH ELEVATION
1/8" = 1'-0"



PROPOSED EAST ELEVATION
1/8" = 1'-0"



PROPOSED NORTH ELEVATION
1/8" = 1'-0"



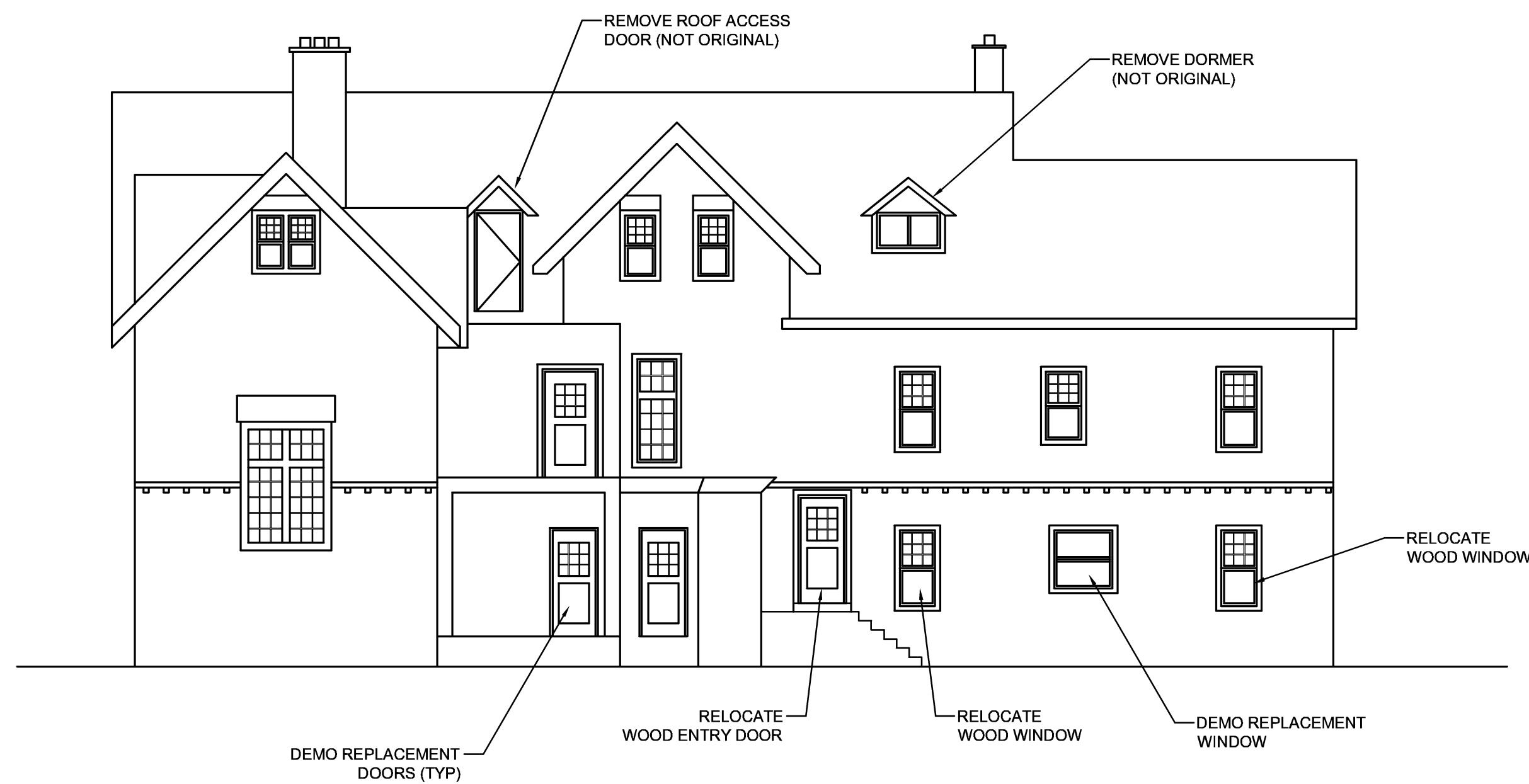
KEY PLAN
PLAN NORTH

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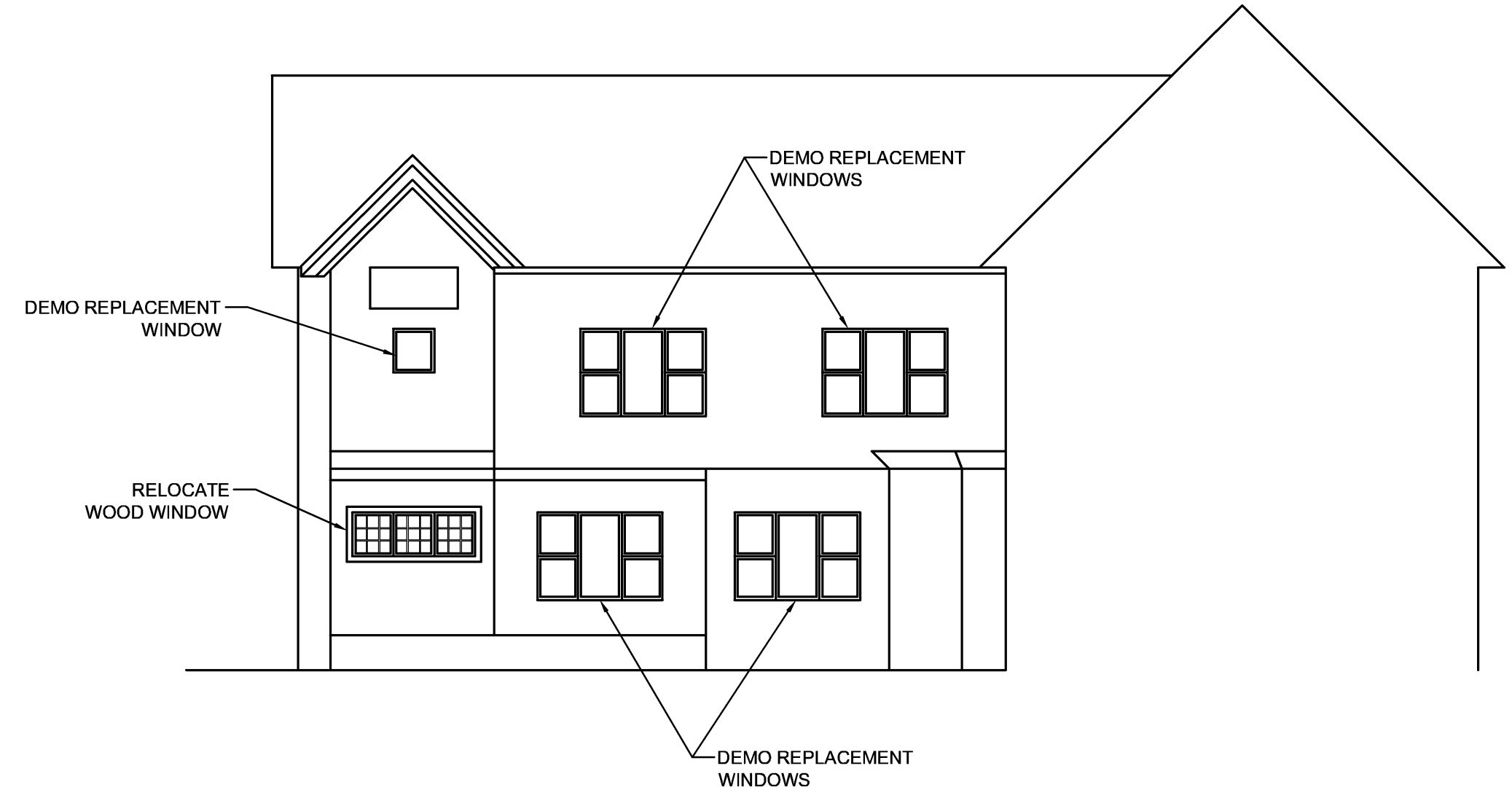
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1	05-25-18	ADD NORTH ELEVATION
1	01-17-19	GENERAL

DATE: 04-27-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED
BUILDING ELEVATIONS

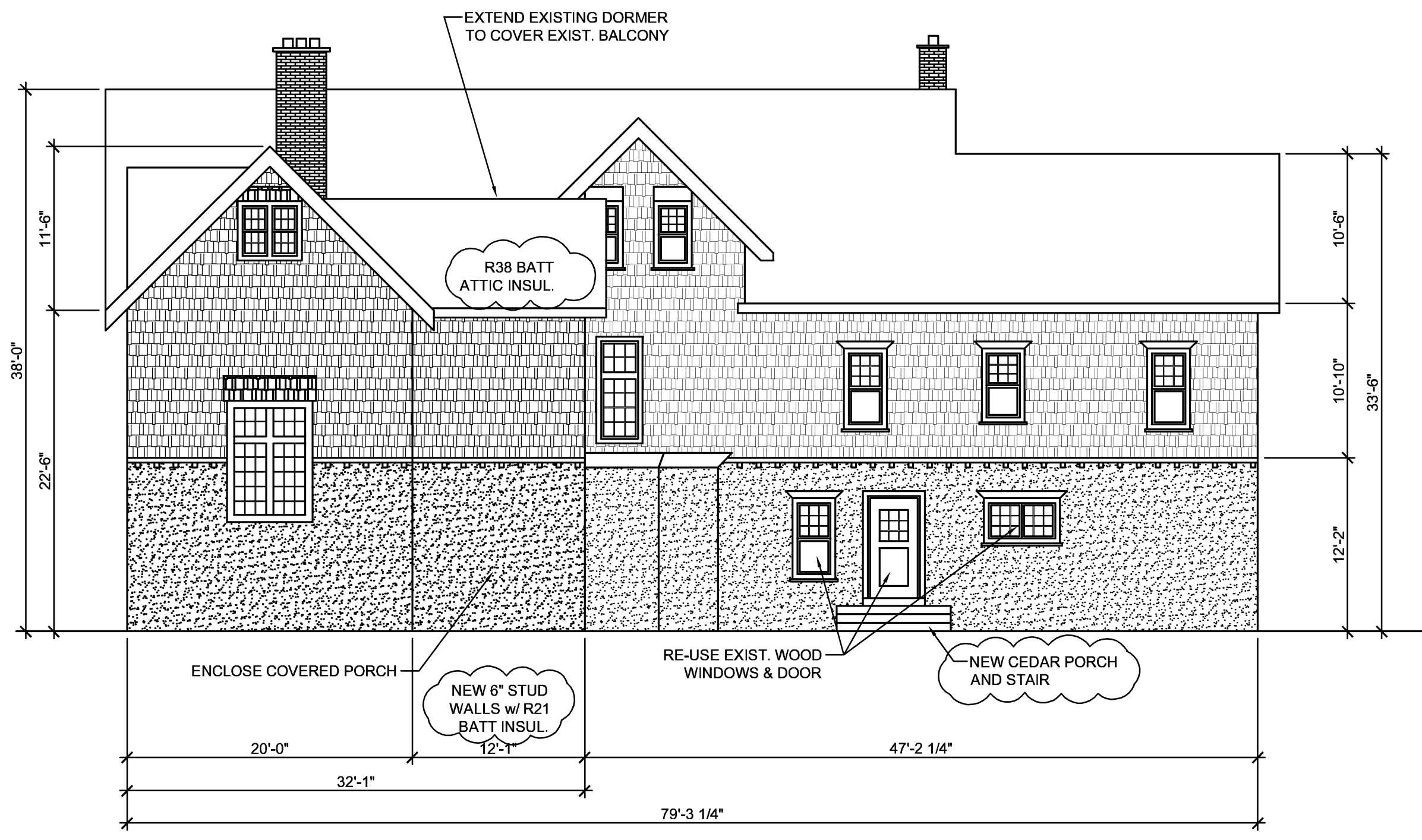
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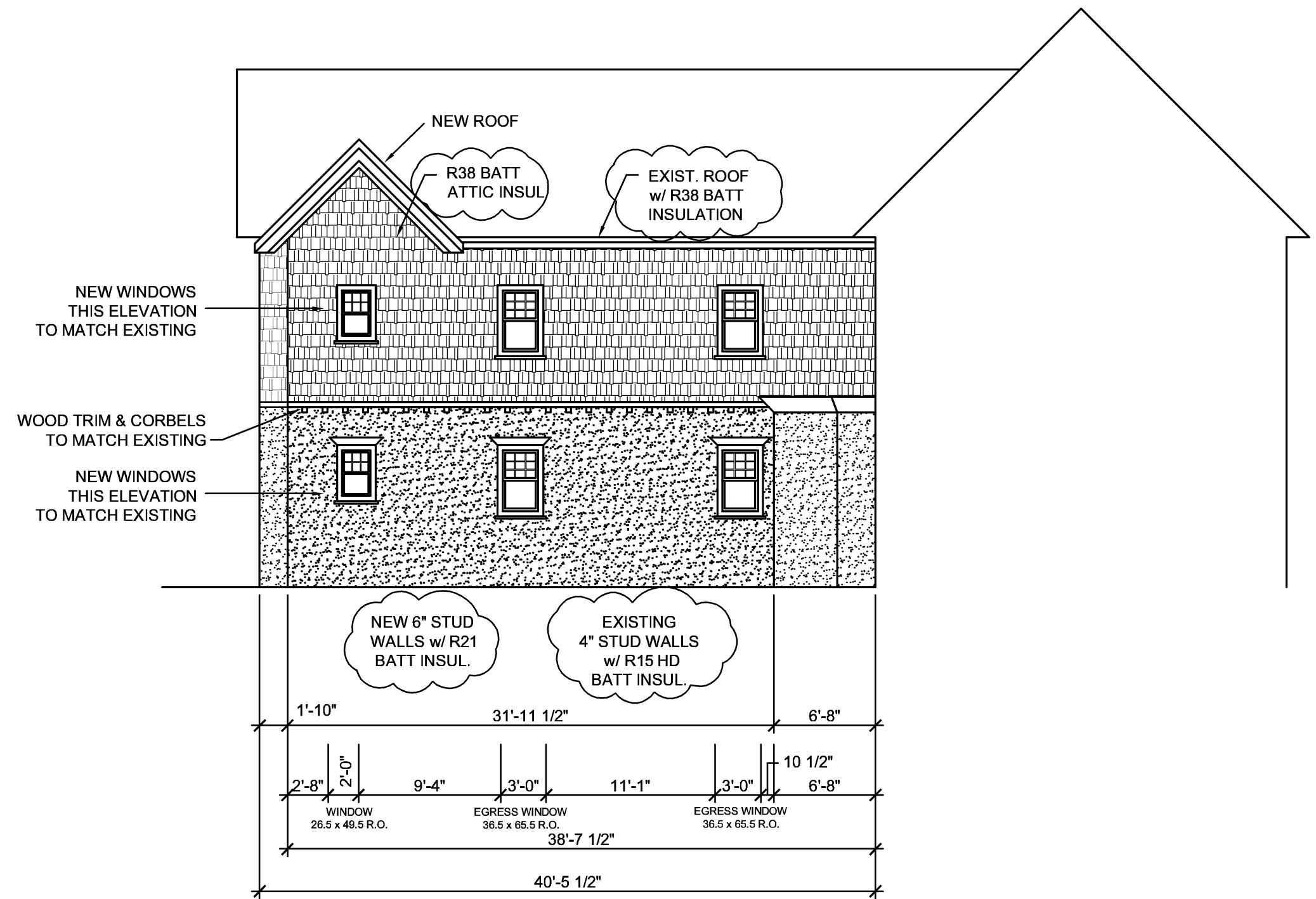
EXISTING WEST ELEVATION
1/8" = 1'-0"



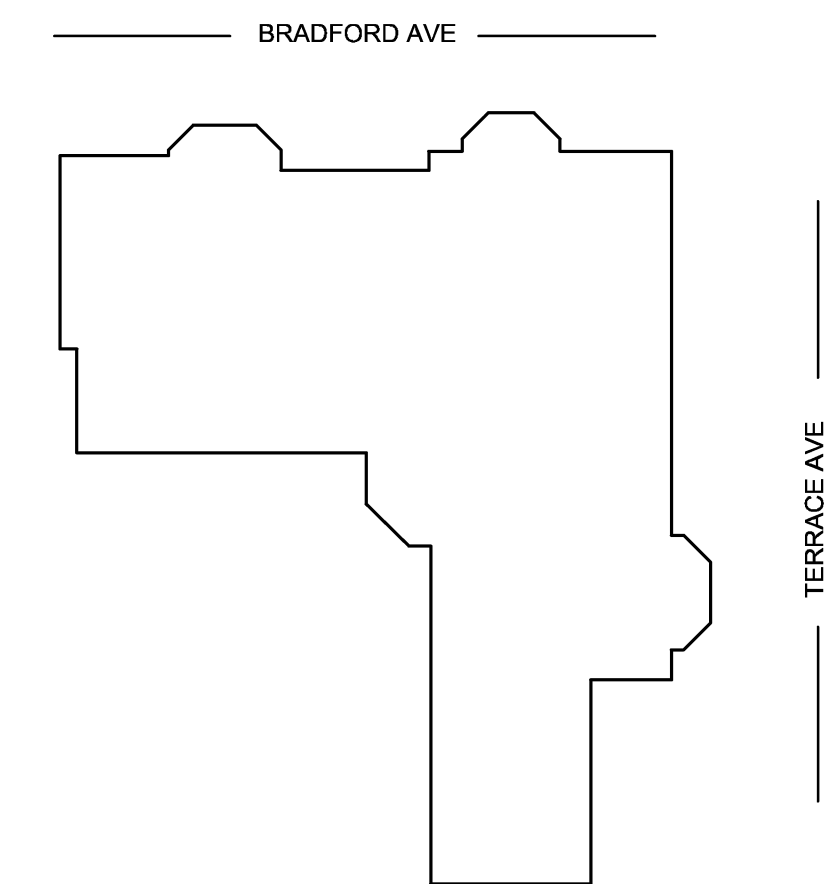
EXISTING SOUTH 'COURTYARD' ELEVATION
1/8" = 1'-0"



PROPOSED WEST ELEVATION
1/8" = 1'-0"



PROPOSED SOUTH 'COURTYARD' ELEVATION
1/8" = 1'-0"



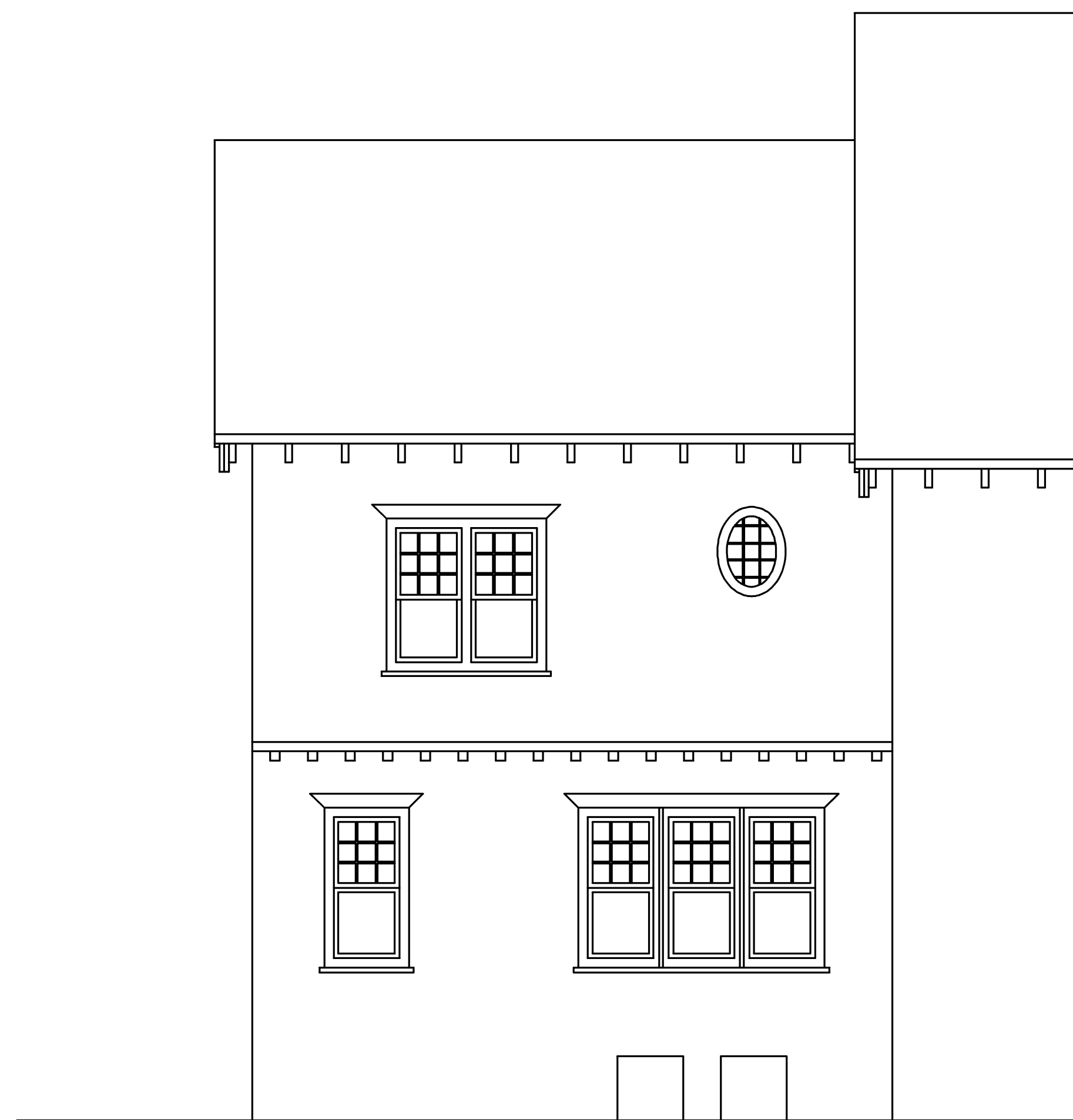
KEY PLAN
PLAN NORTH

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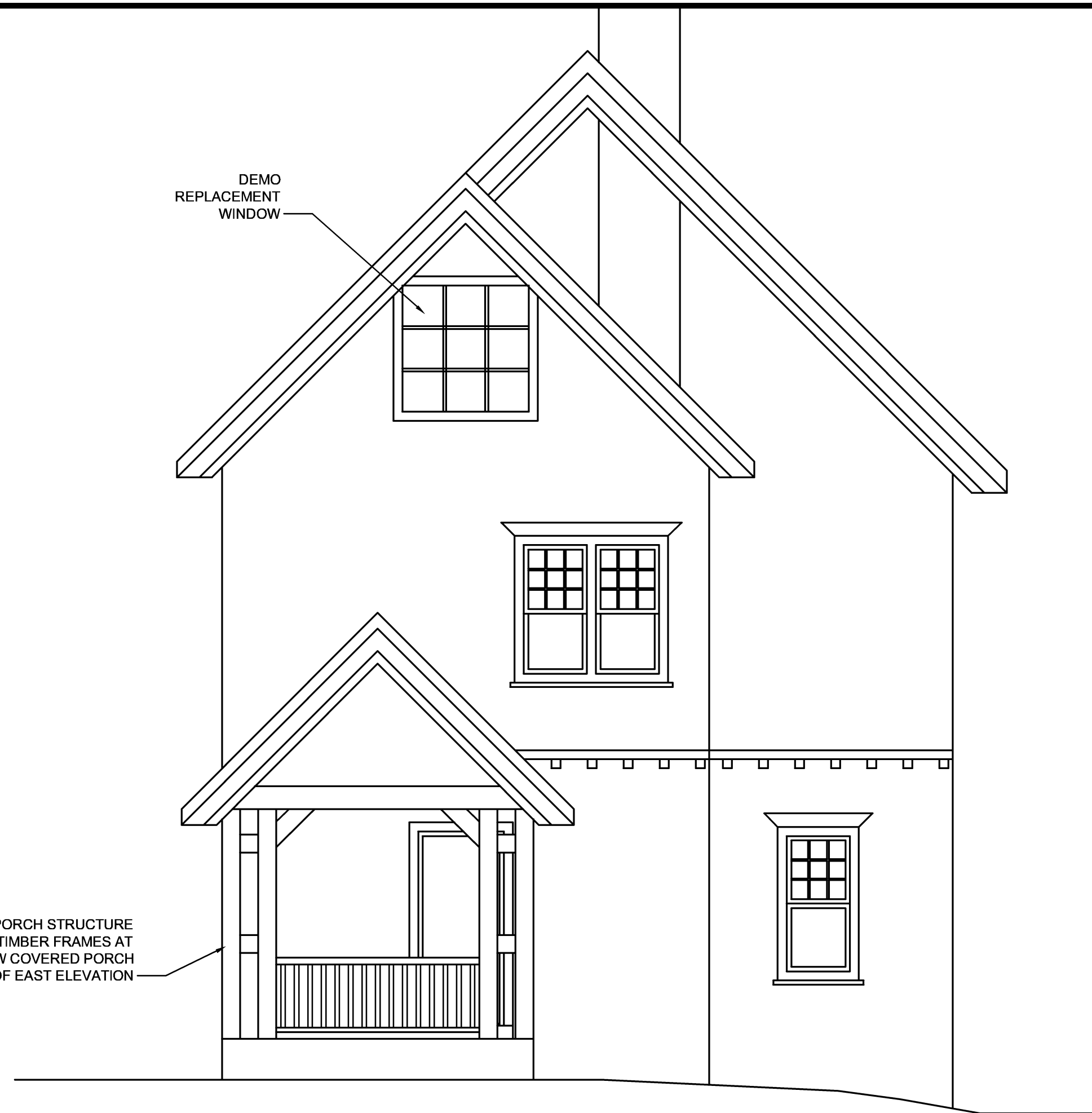
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SCALE: AS INDICATED
BUILDING ELEVATIONS

DRAWING NO:
A102



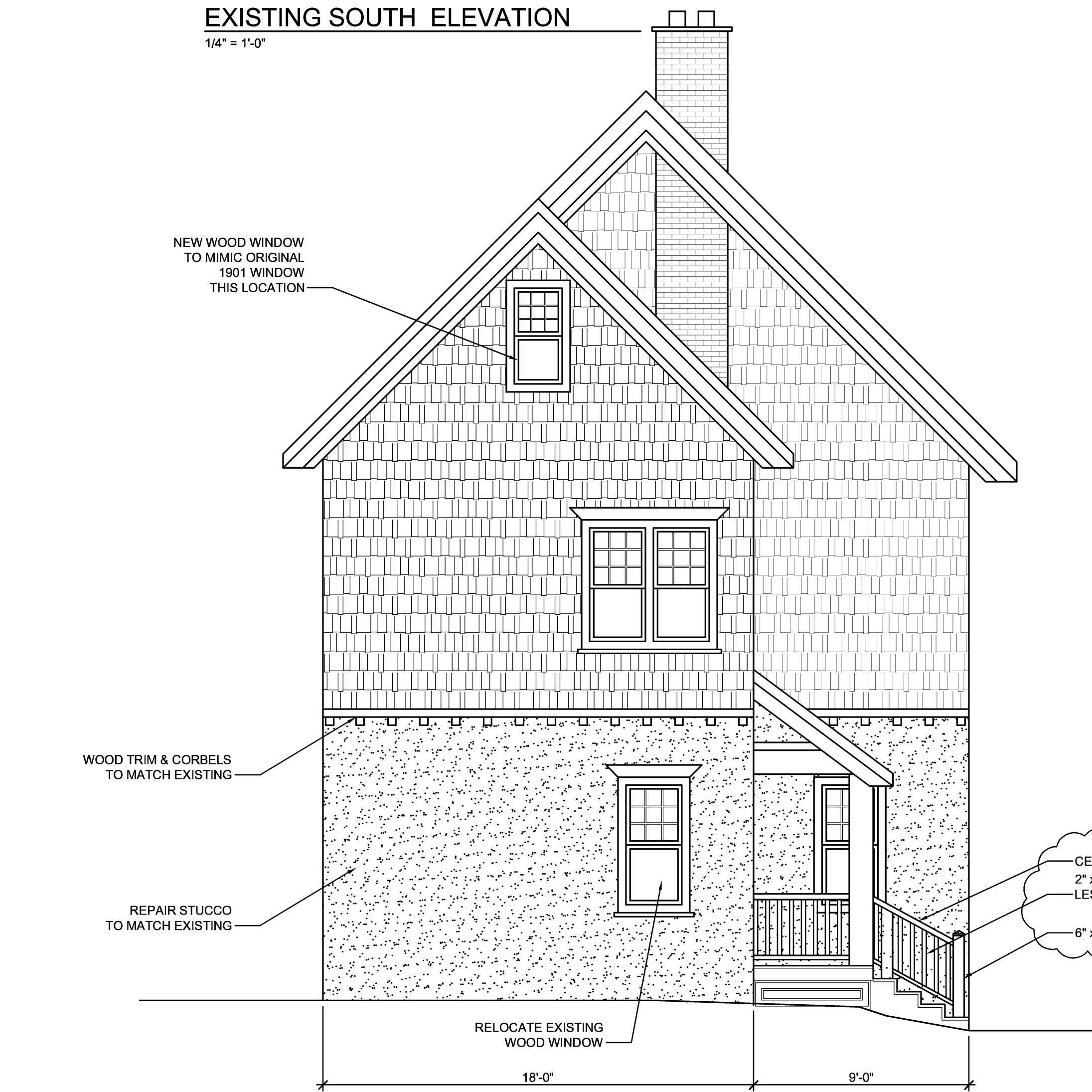
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1/4" = 1'-0"



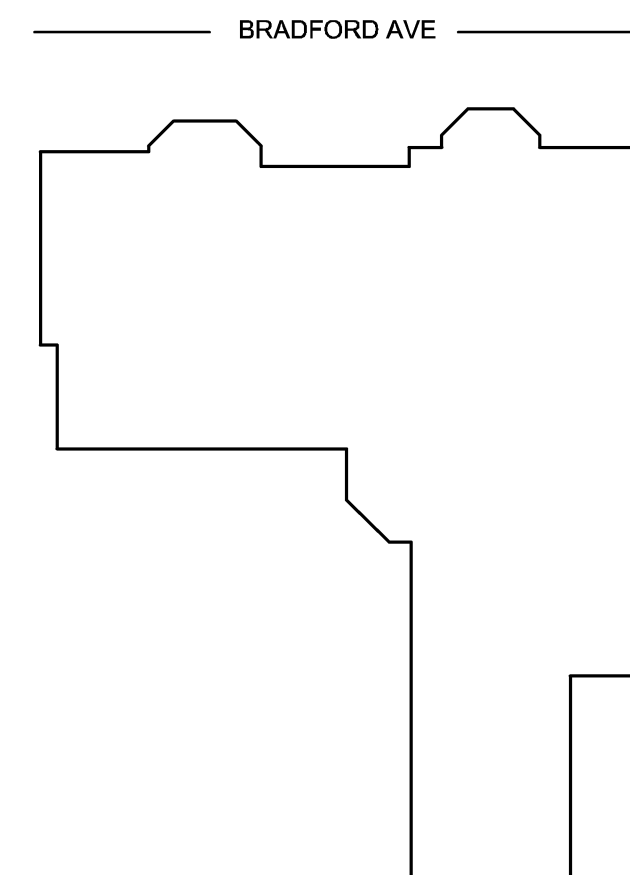
EXISTING SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED EAST ELEVATION
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



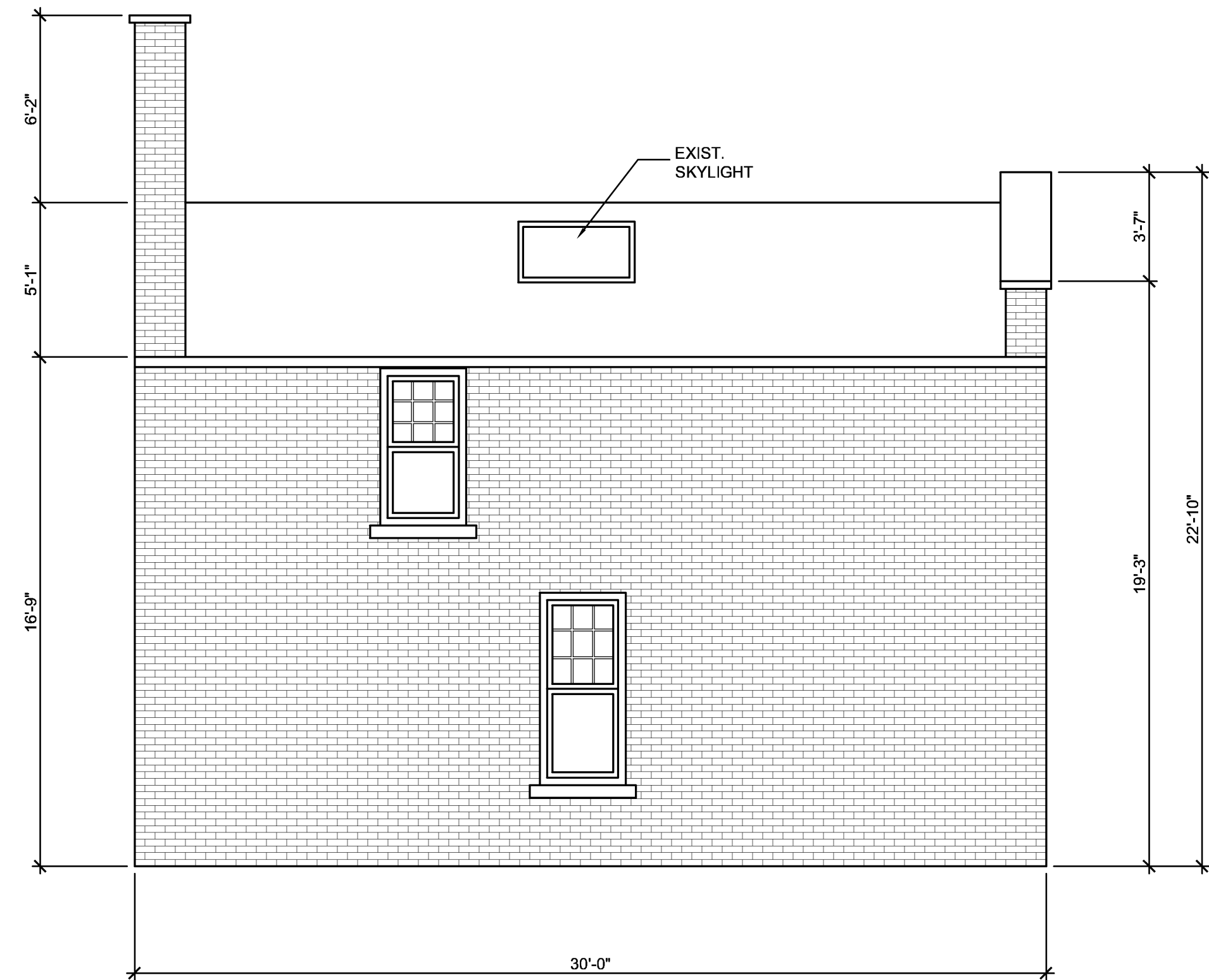
KEY PLAN
PLAN NORTH

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BUILDING ELEVATIONS

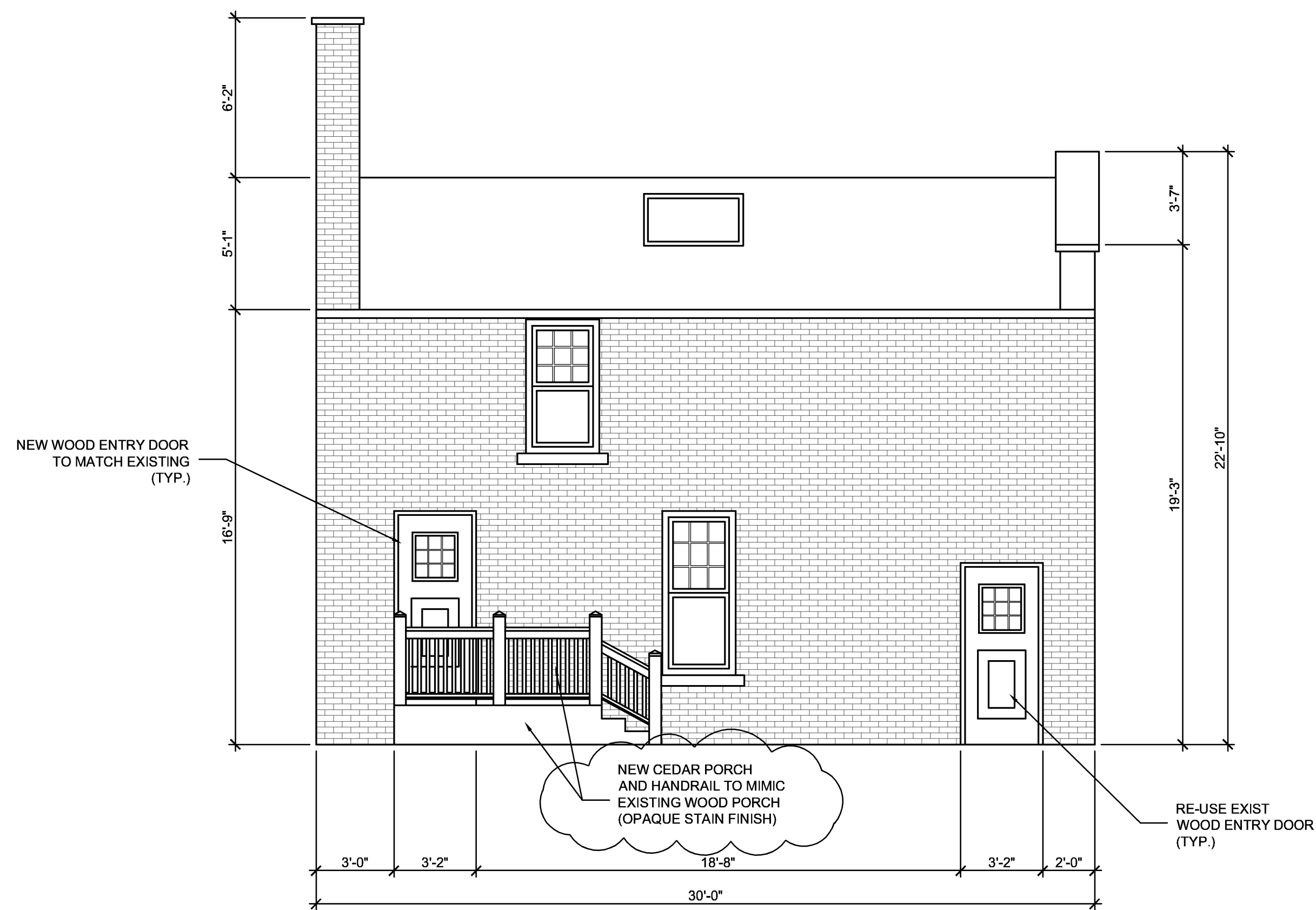
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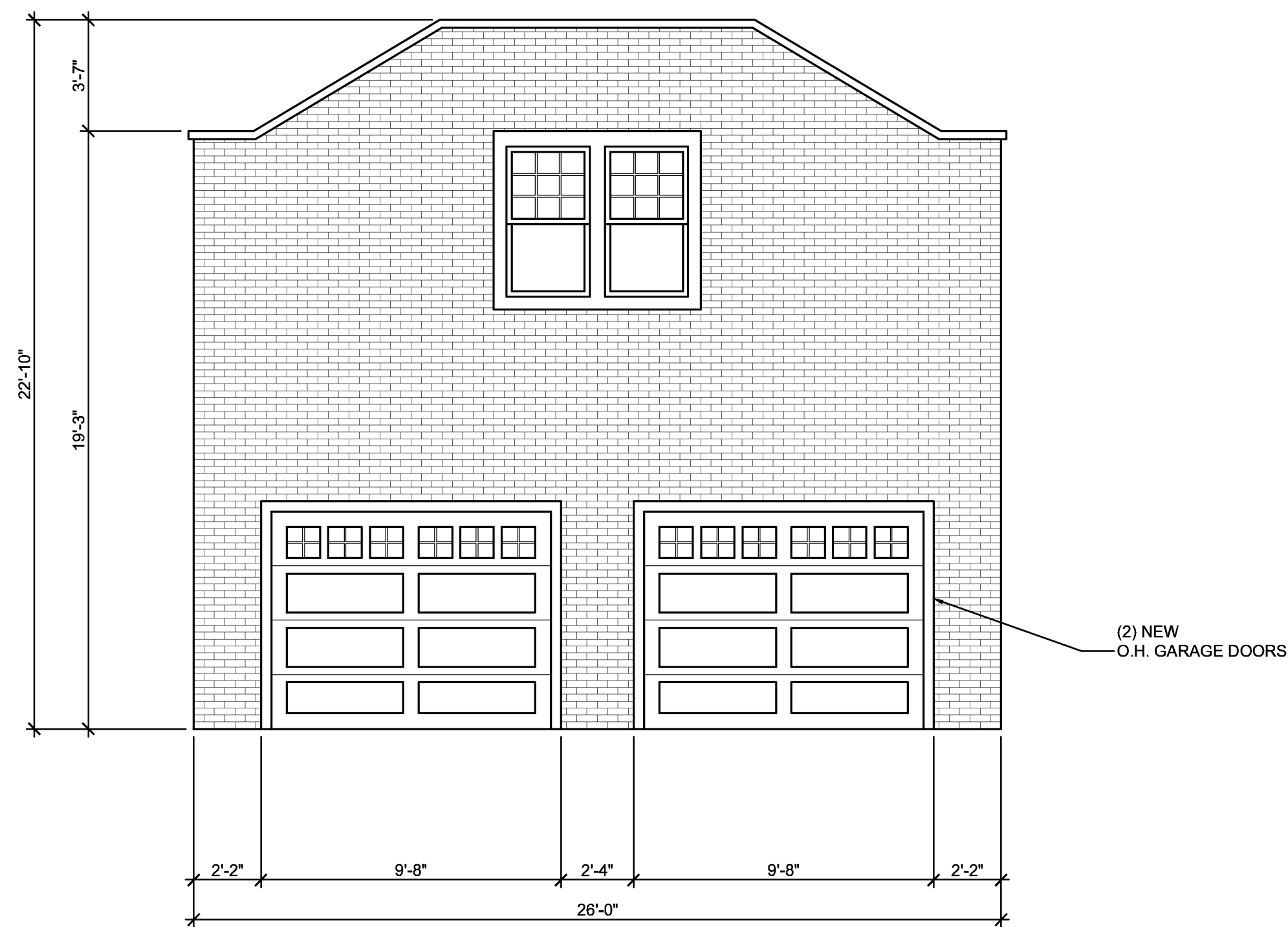
**COACH HOUSE
EXISTING EAST ELEVATION**
1/4" = 1'-0"



**COACH HOUSE
EXISTING NORTH ELEVATION**
1/4" = 1'-0"



**COACH HOUSE
PROPOSED EAST ELEVATION**
1/4" = 1'-0"



**COACH HOUSE
PROPOSED NORTH ELEVATION**
1/4" = 1'-0"

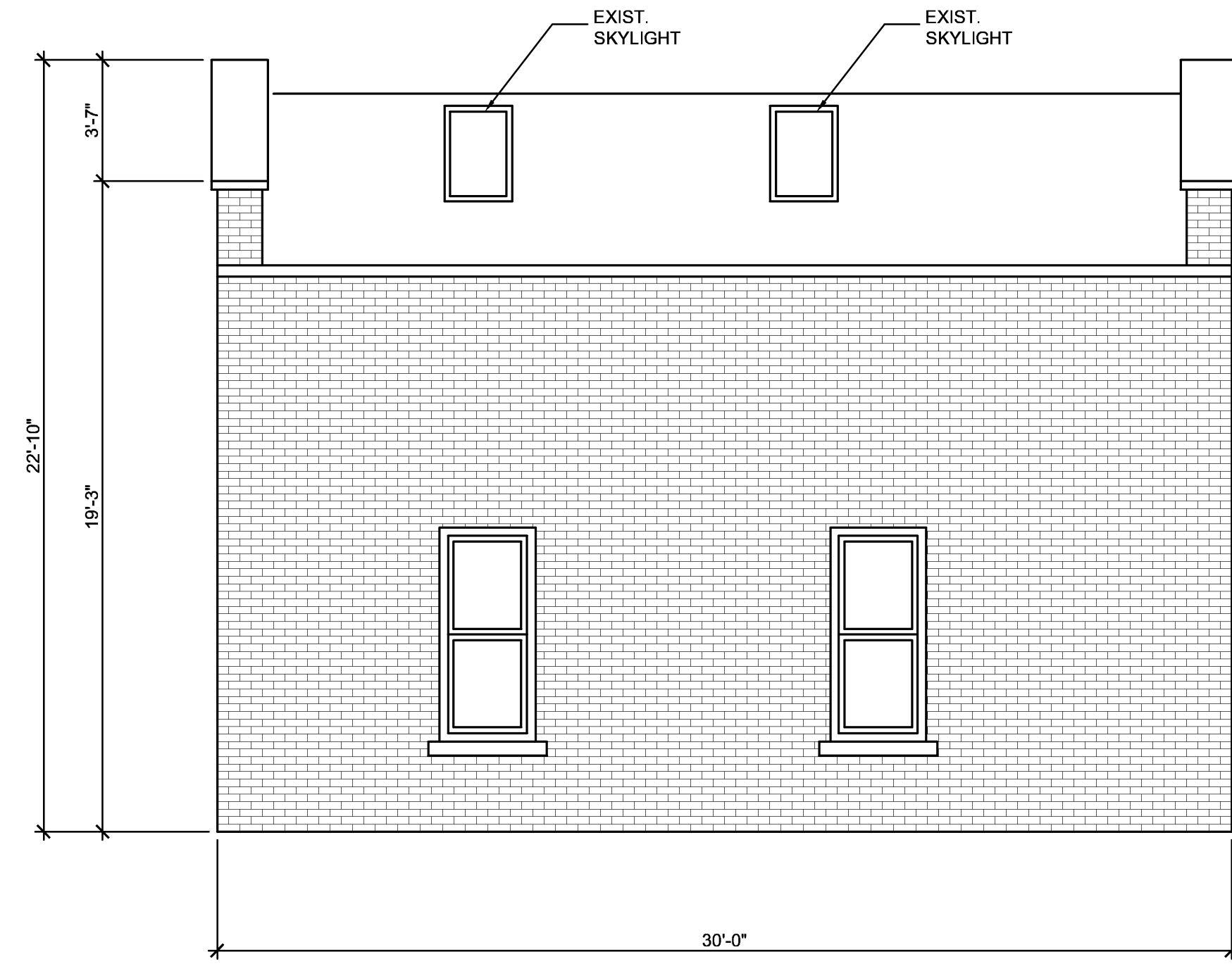
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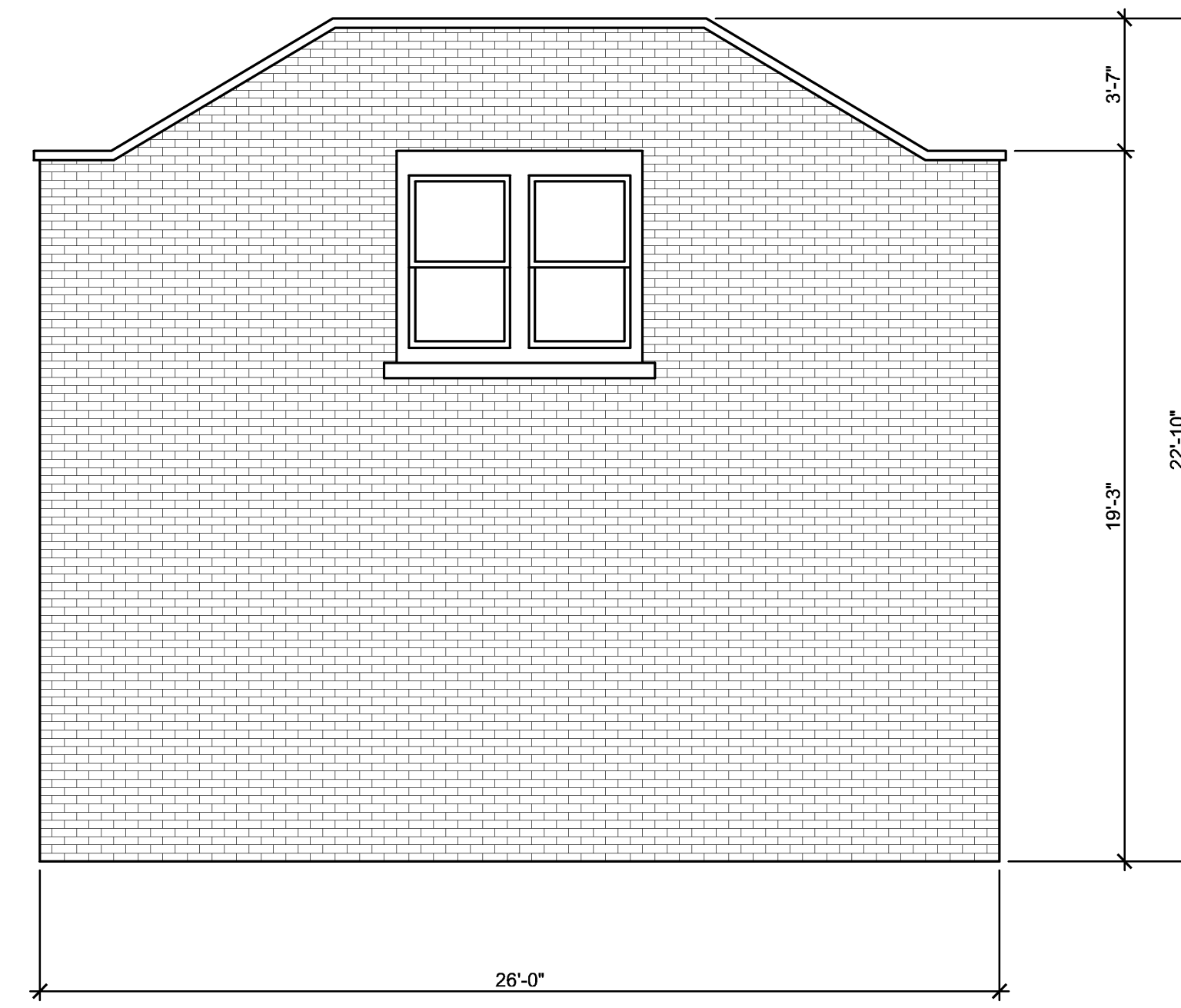
DATE: 04-27-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED

BUILDING ELEVATIONS

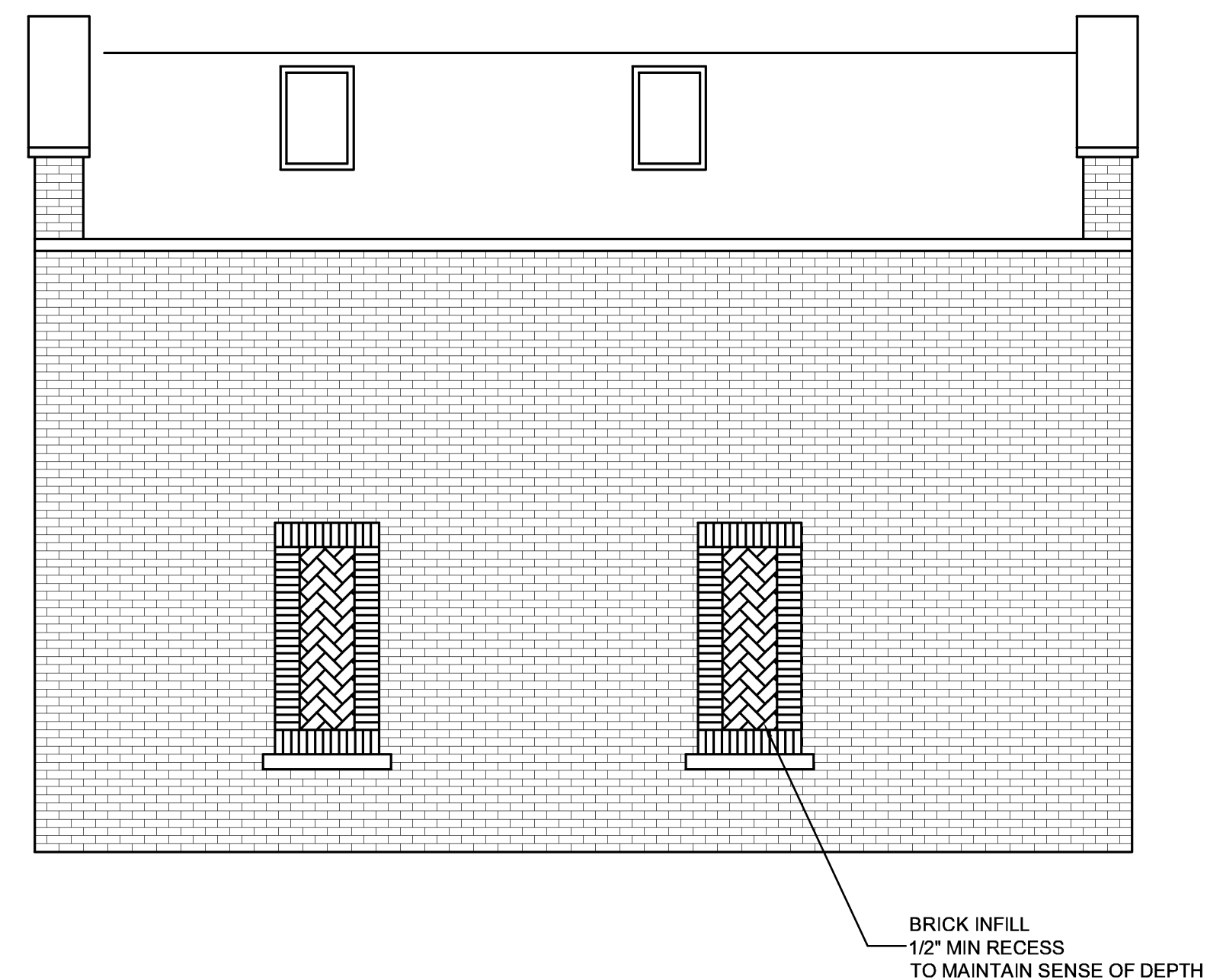
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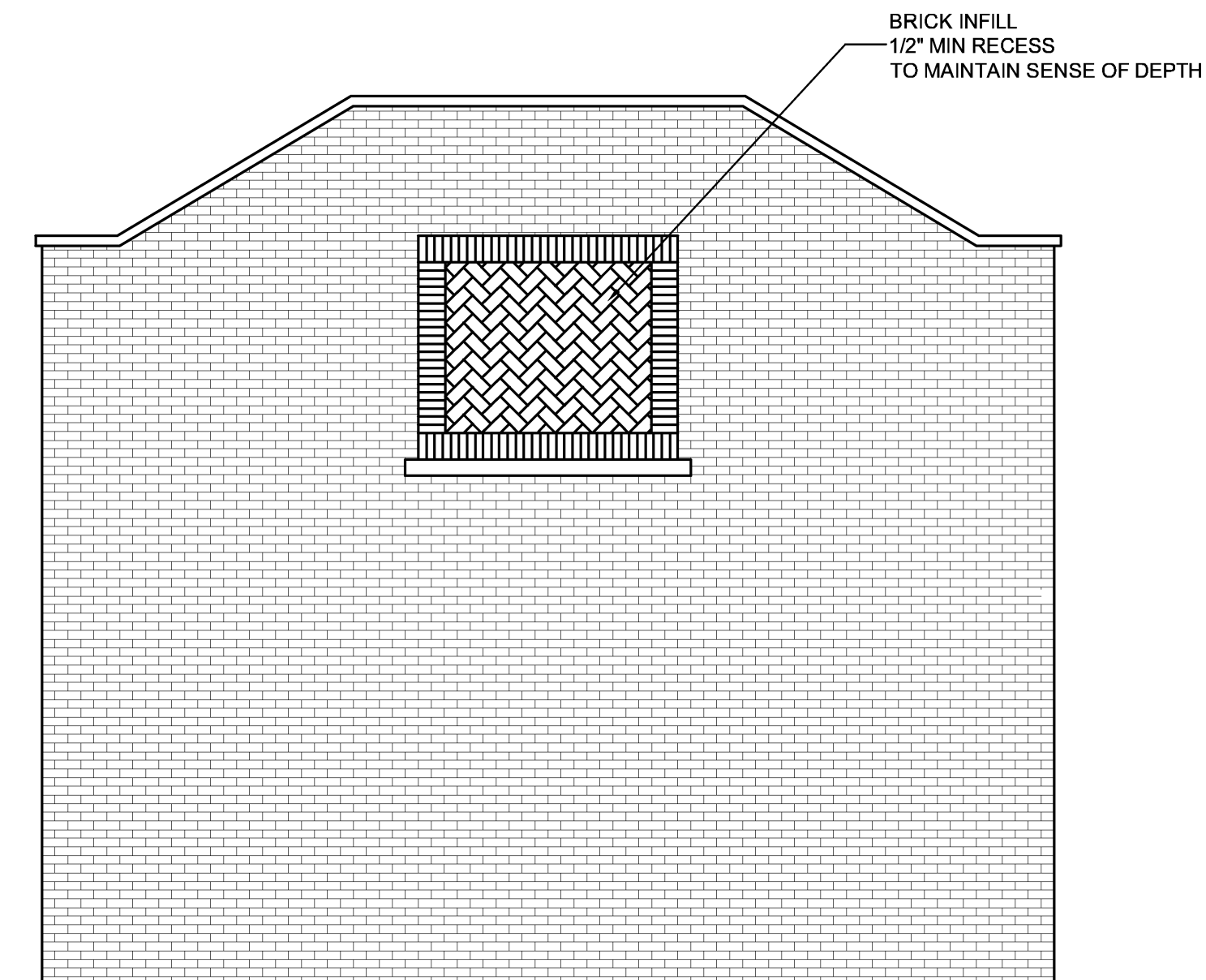
COACH HOUSE
EXISTING WEST ELEVATION
1/4" = 1'-0"



COACH HOUSE
EXISTING SOUTH ELEVATION
1/4" = 1'-0"



COACH HOUSE
PROPOSED WEST ELEVATION
1/4" = 1'-0"



COACH HOUSE
PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

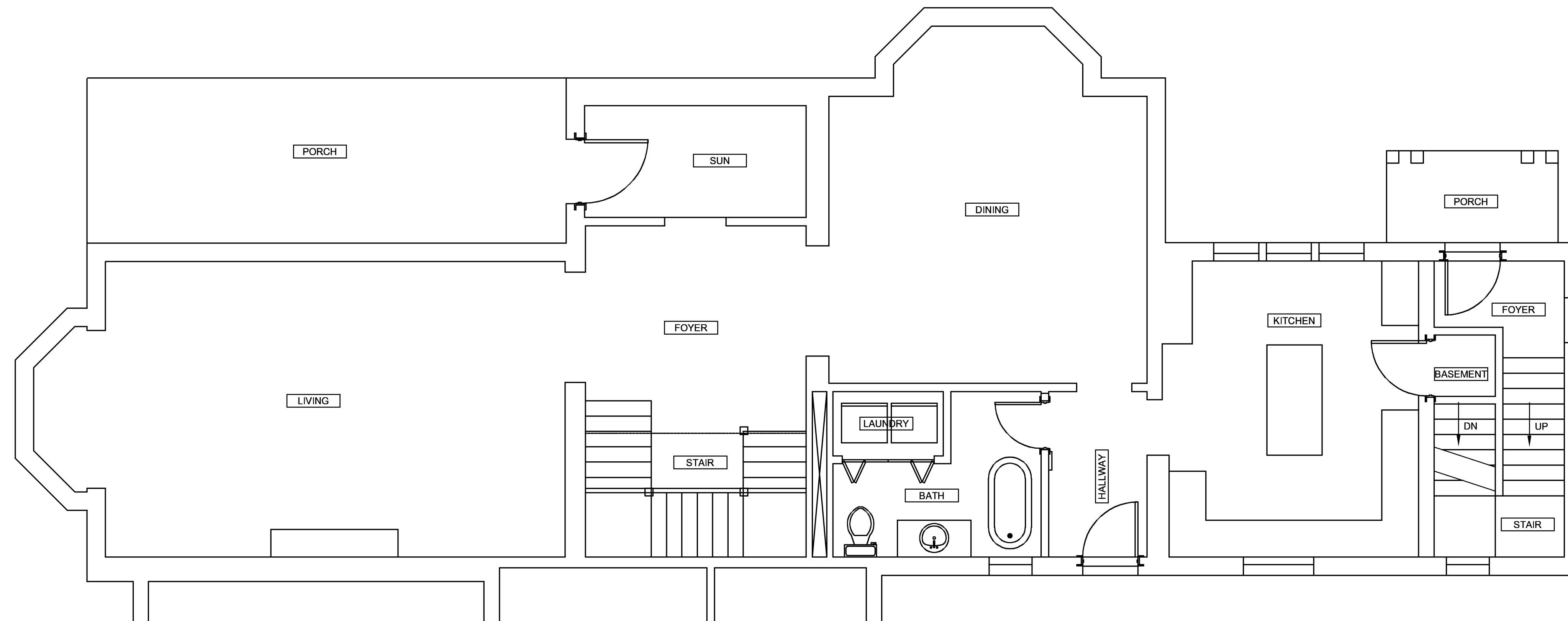
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DATE: 04-27-2018
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BUILDING ELEVATIONS

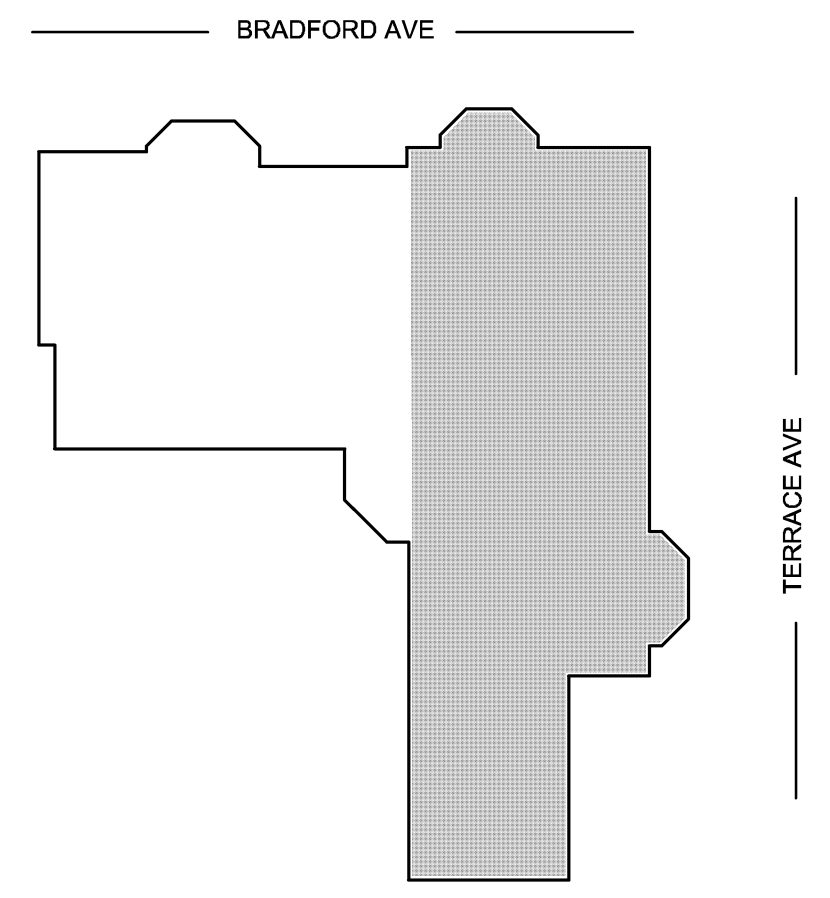
DRAWING NO:
A105



SEE A204


TERRACE AVE FIRST FLOOR
 1/4" = 1'-0"
 NORTH

PRELIMINARY
 NOT FOR CONSTRUCTION



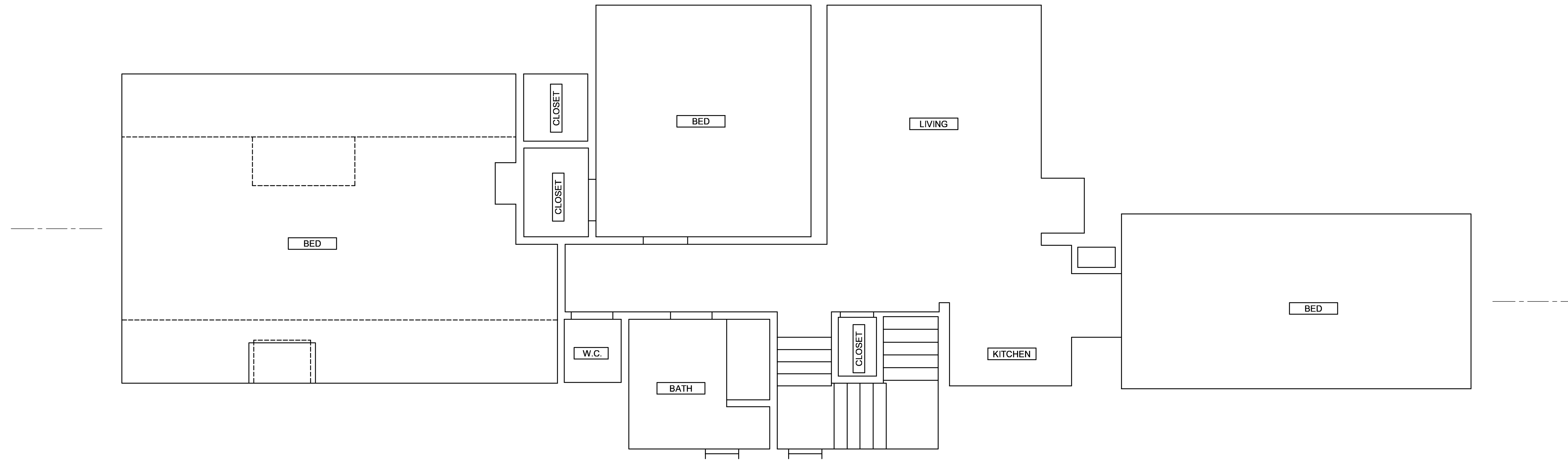

KEY PLAN
 PLAN NORTH

TWO RPM, LLC
PROPERTY REHABILITATION
 2457 N. TERRACE AVE.
 MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION

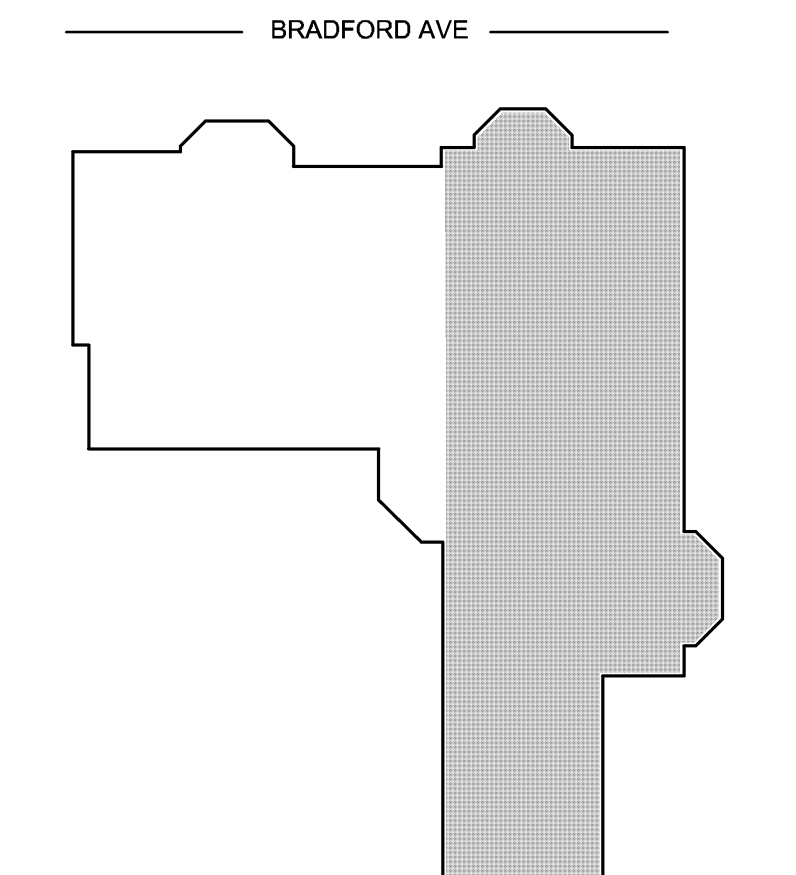
DATE: 04-27-2018
 BY: KMR CHK: JRG
 SCALE: AS INDICATED
 FLOOR PLANS - TERRACE


DRAWING NO:
A201




TERRACE AVE THIRD FLOOR
 1/4" = 1'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION



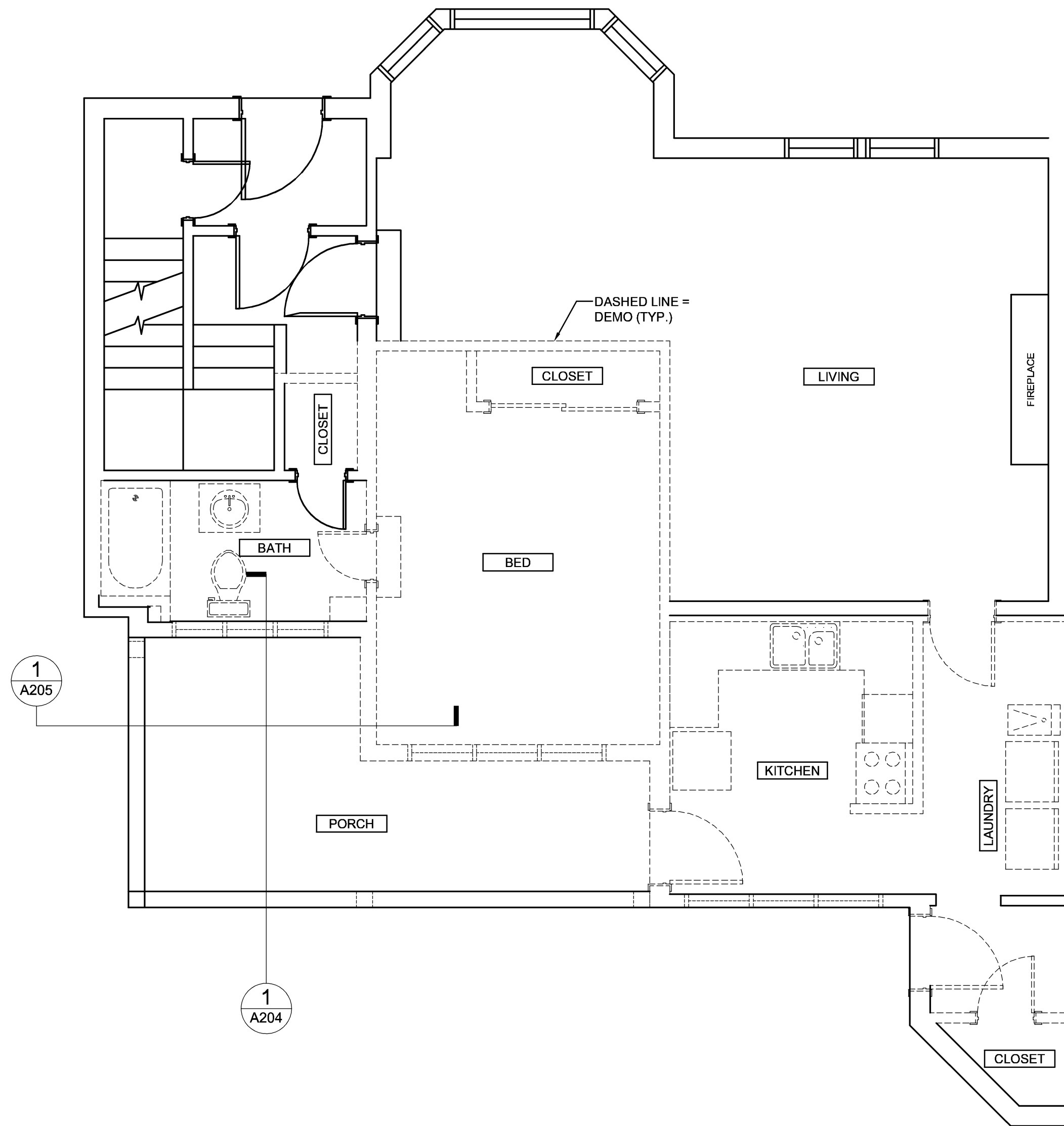

KEY PLAN
 PLAN NORTH

TWO RPM, LLC
PROPERTY REHABILITATION
 2457 N. TERRACE AVE.
 MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION

DATE: 04-27-2018
 BY: KMR CHK: JRG
 SCALE: AS INDICATED
 FLOOR PLANS - BRADFORD

DRAWING NO:
A203



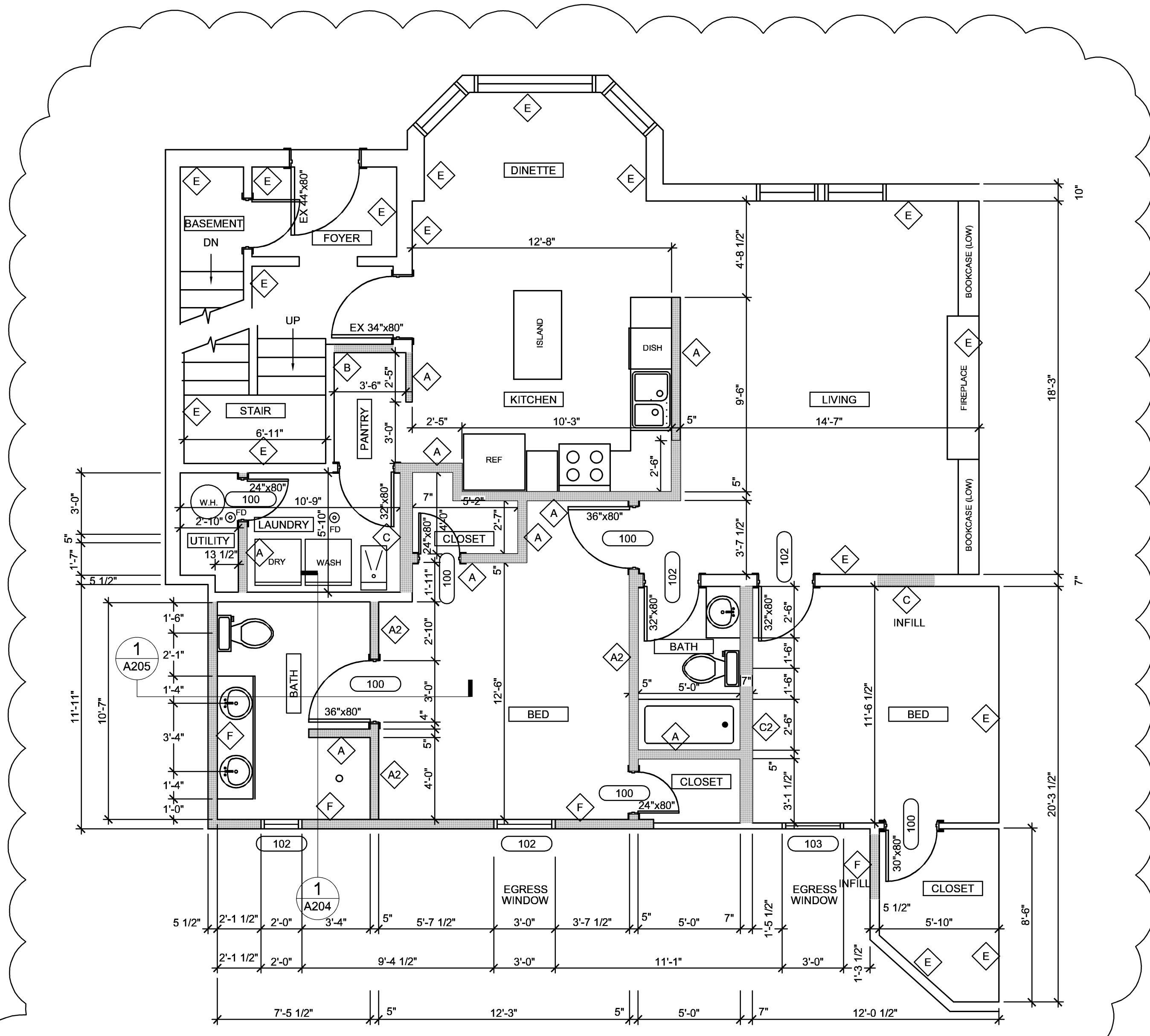
2727 E BRADFORD AVE
EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"
NORTH



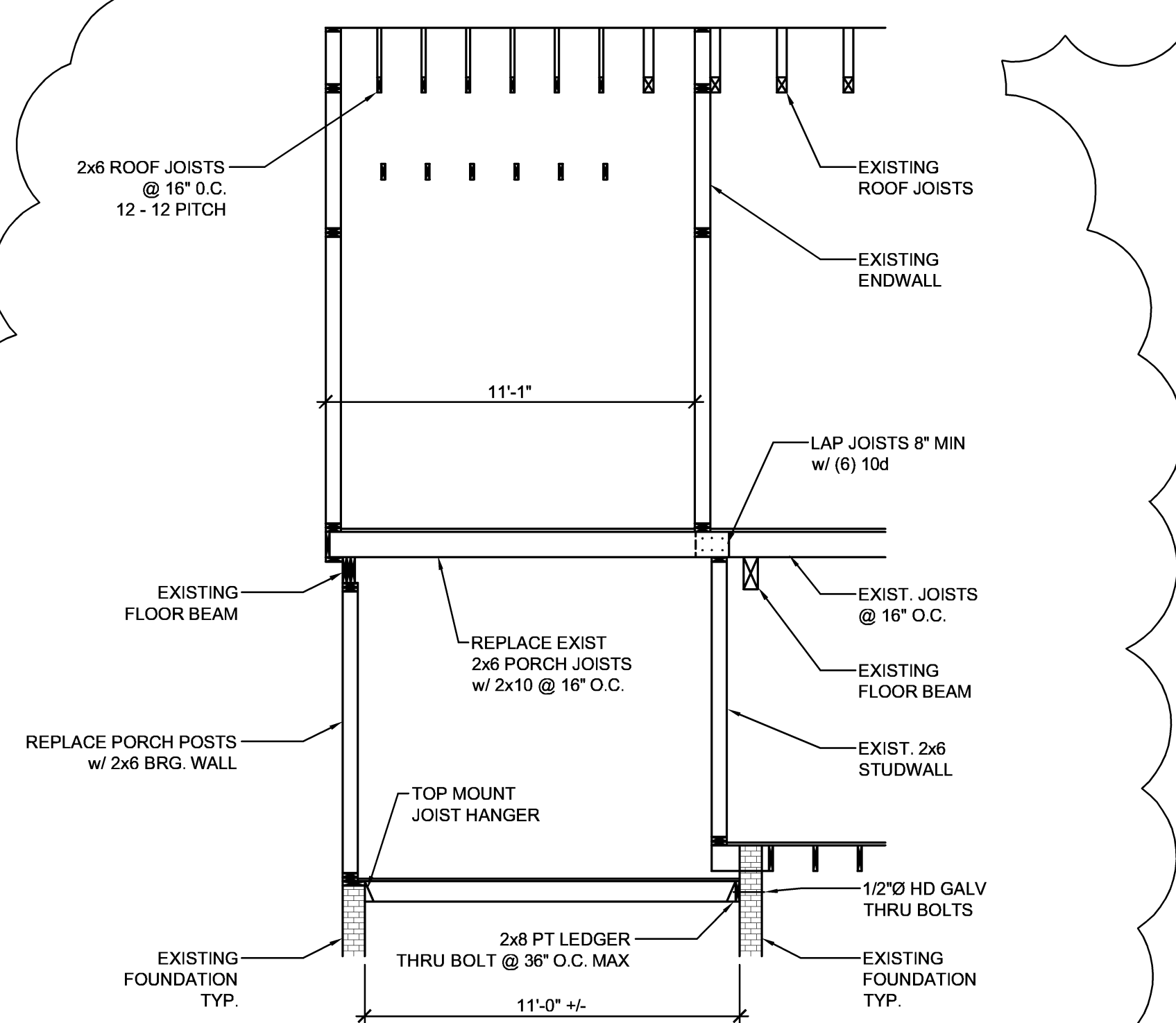
KEY	
◇	= WALL TYPE
○	= OPENING SCHEDULE

SEE A208

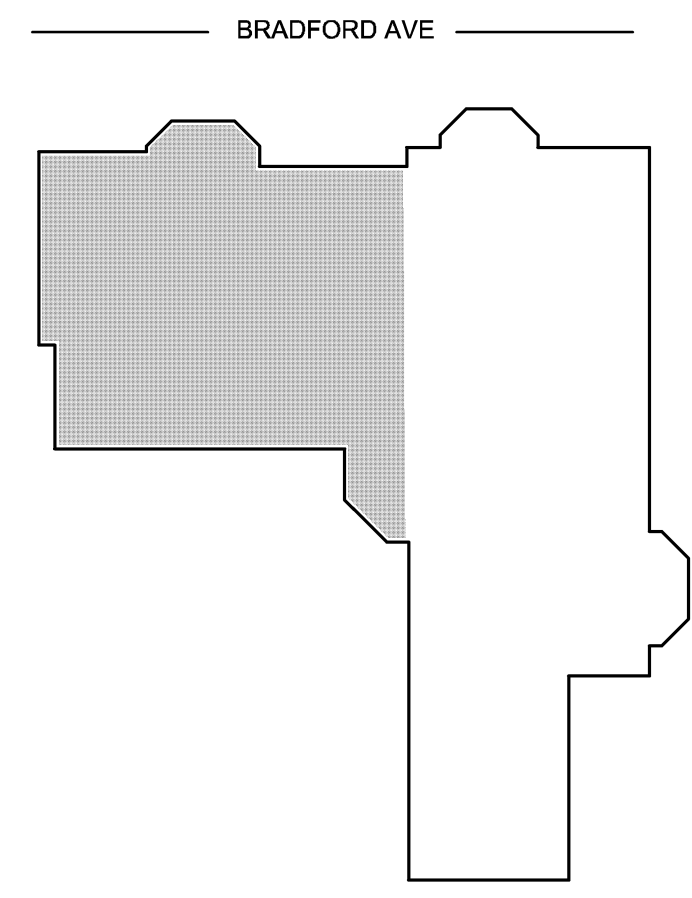


2727 E BRADFORD AVE
PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"
NORTH



1 A204 BUILDING SECTION
1/4" = 1'-0"



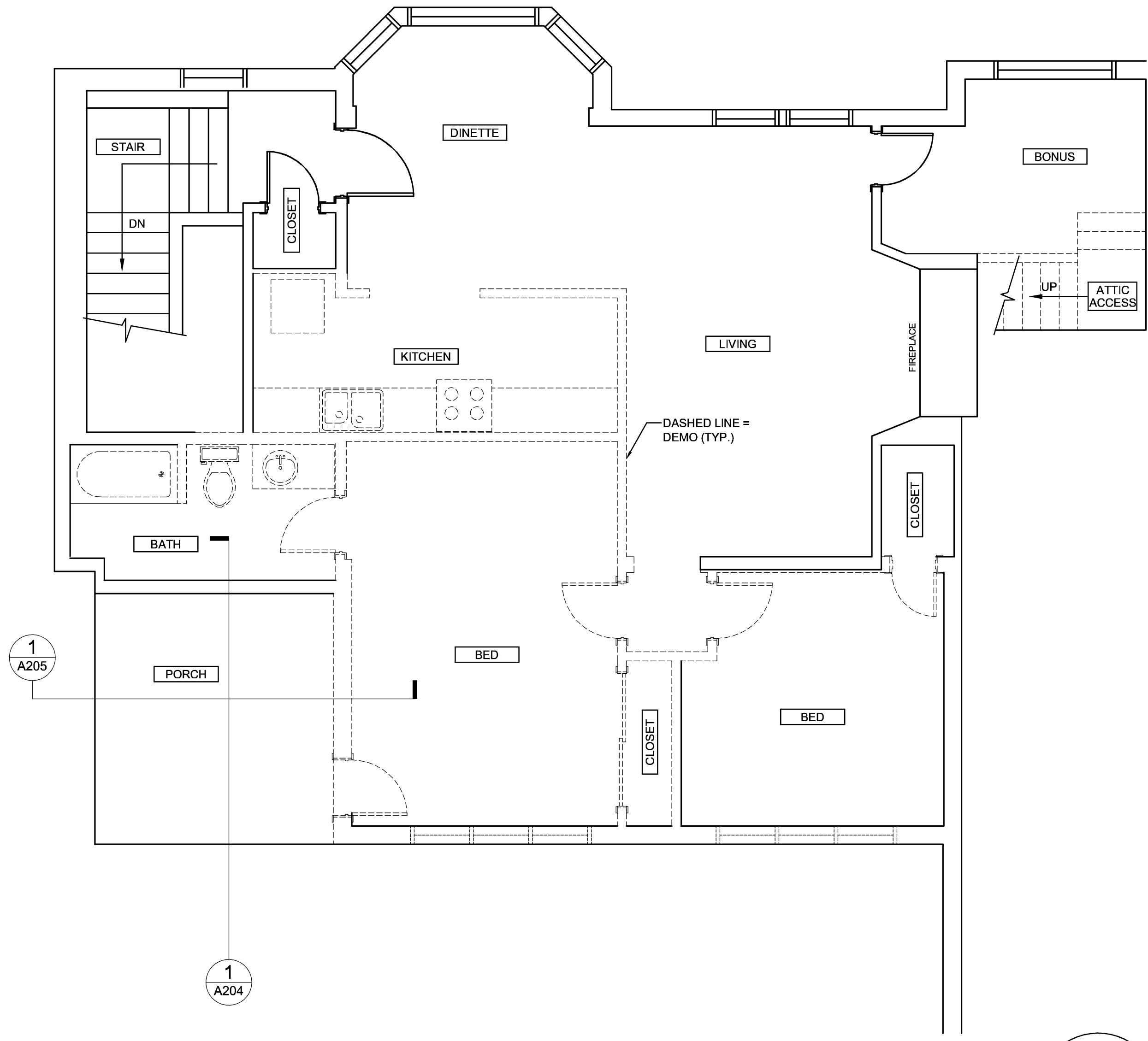
KEY PLAN
PLAN NORTH

TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION
1	08-01-18	GENERAL
2	01-17-19	GENERAL
3	04-26-19	GENERAL

DATE: 04-27-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED
FLOOR PLANS - BRADFORD

DRAWING NO:
A204



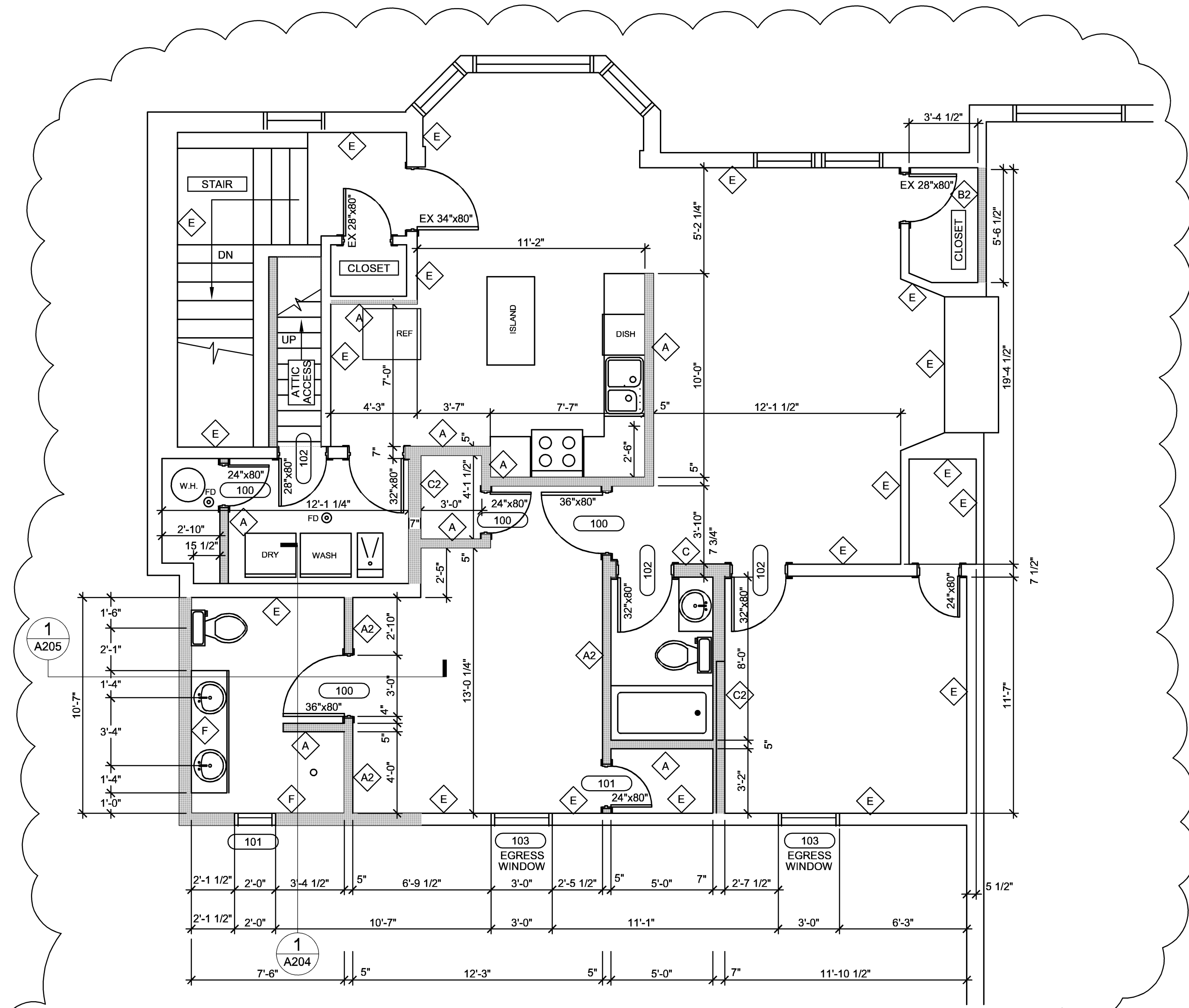
2729 E BRADFORD AVE
EXISTING SECOND FLOOR PLAN



1/4" = 1'-0"

KEY SEE A208

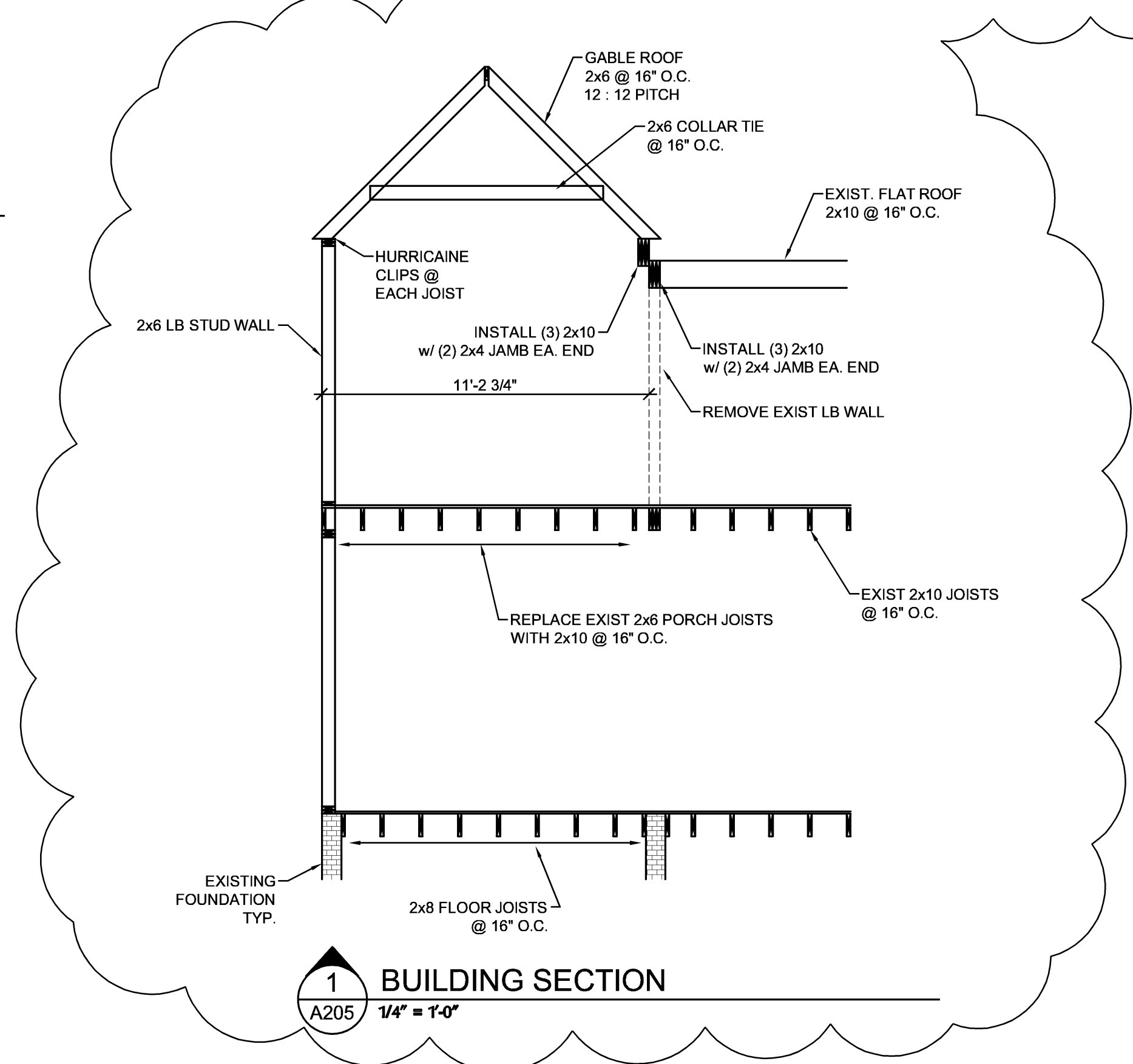
- = WALL TYPE
- = OPENING SCHEDULE



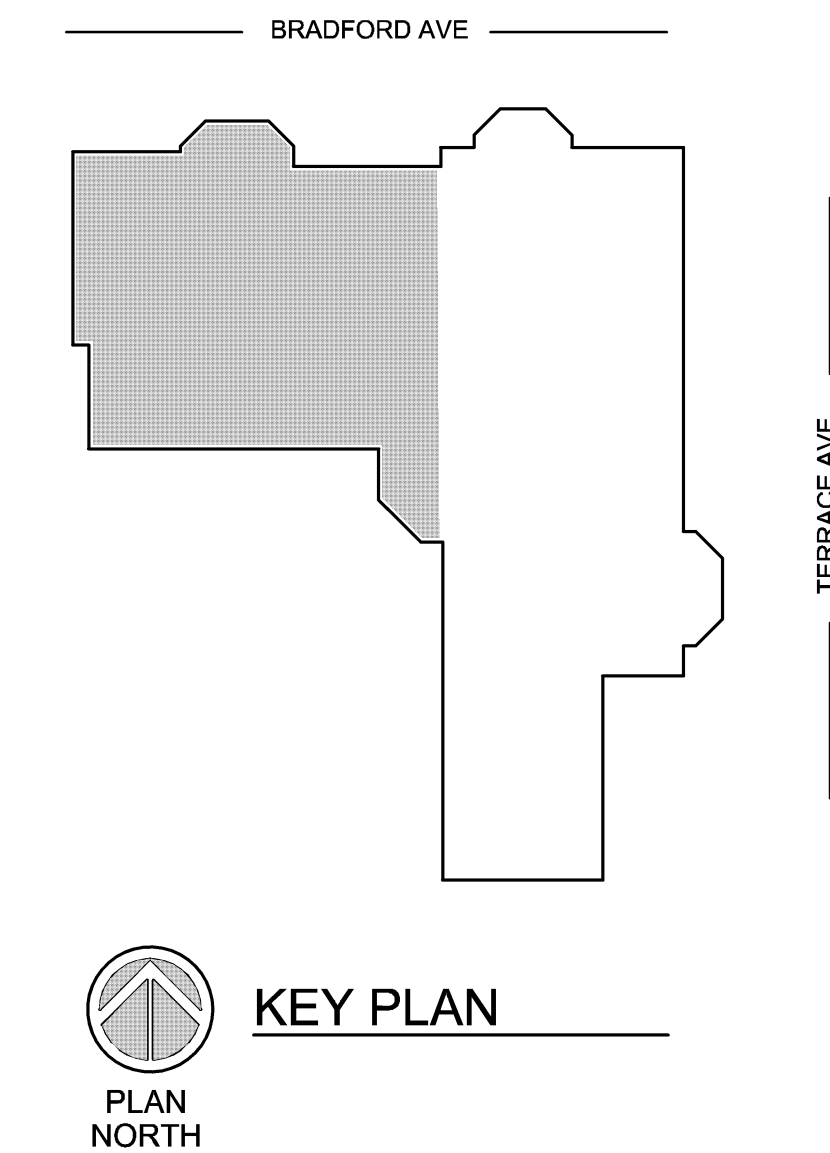
2729 E BRADFORD AVE
PROPOSED SECOND FLOOR PLAN



1/4" = 1'-0"



1 A205 BUILDING SECTION
1/4" = 1'-0"



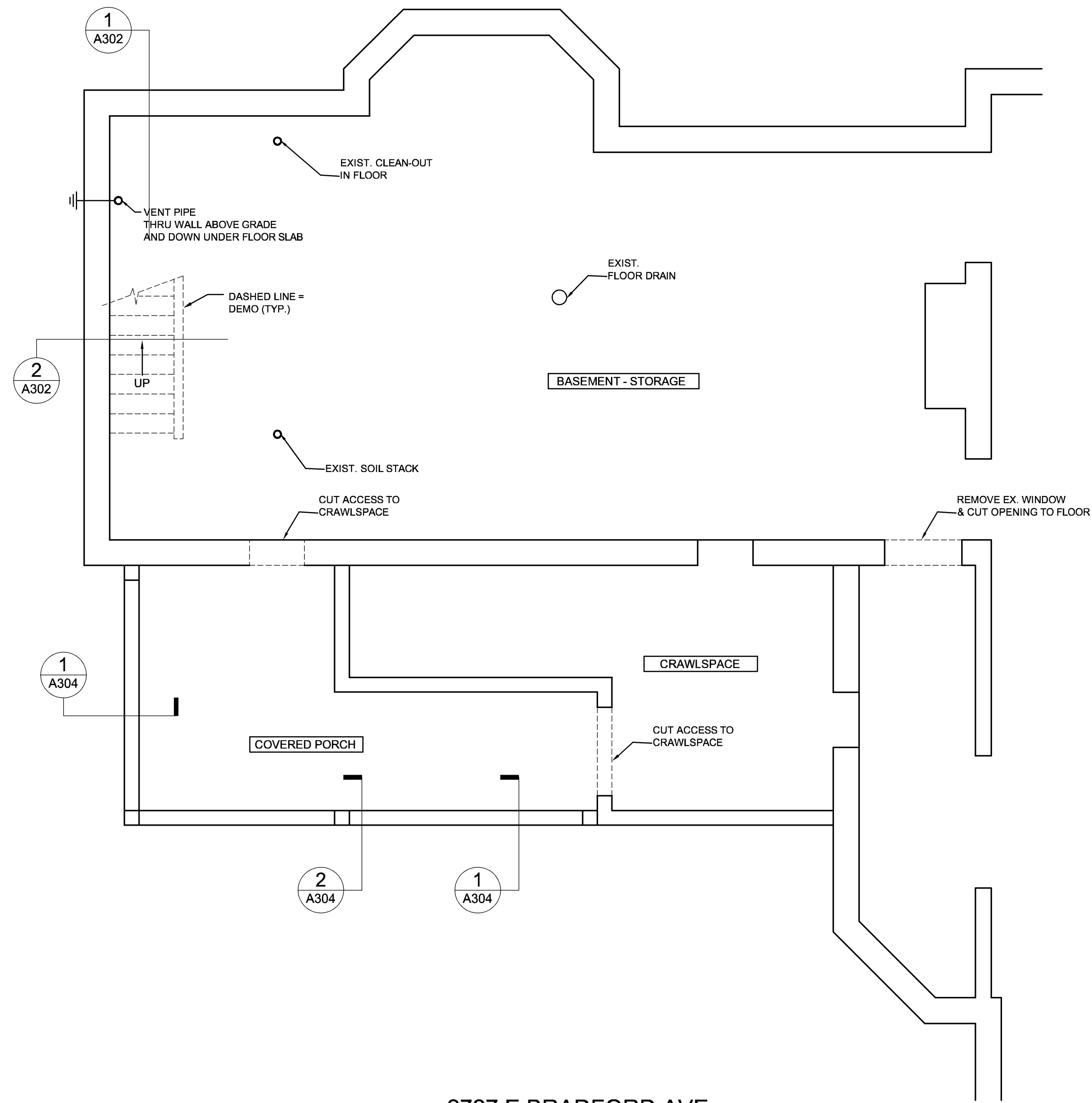
KEY PLAN
PLAN NORTH

TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION
1	08-01-18	GENERAL
2	01-17-19	GENERAL
3	04-26-19	GENERAL

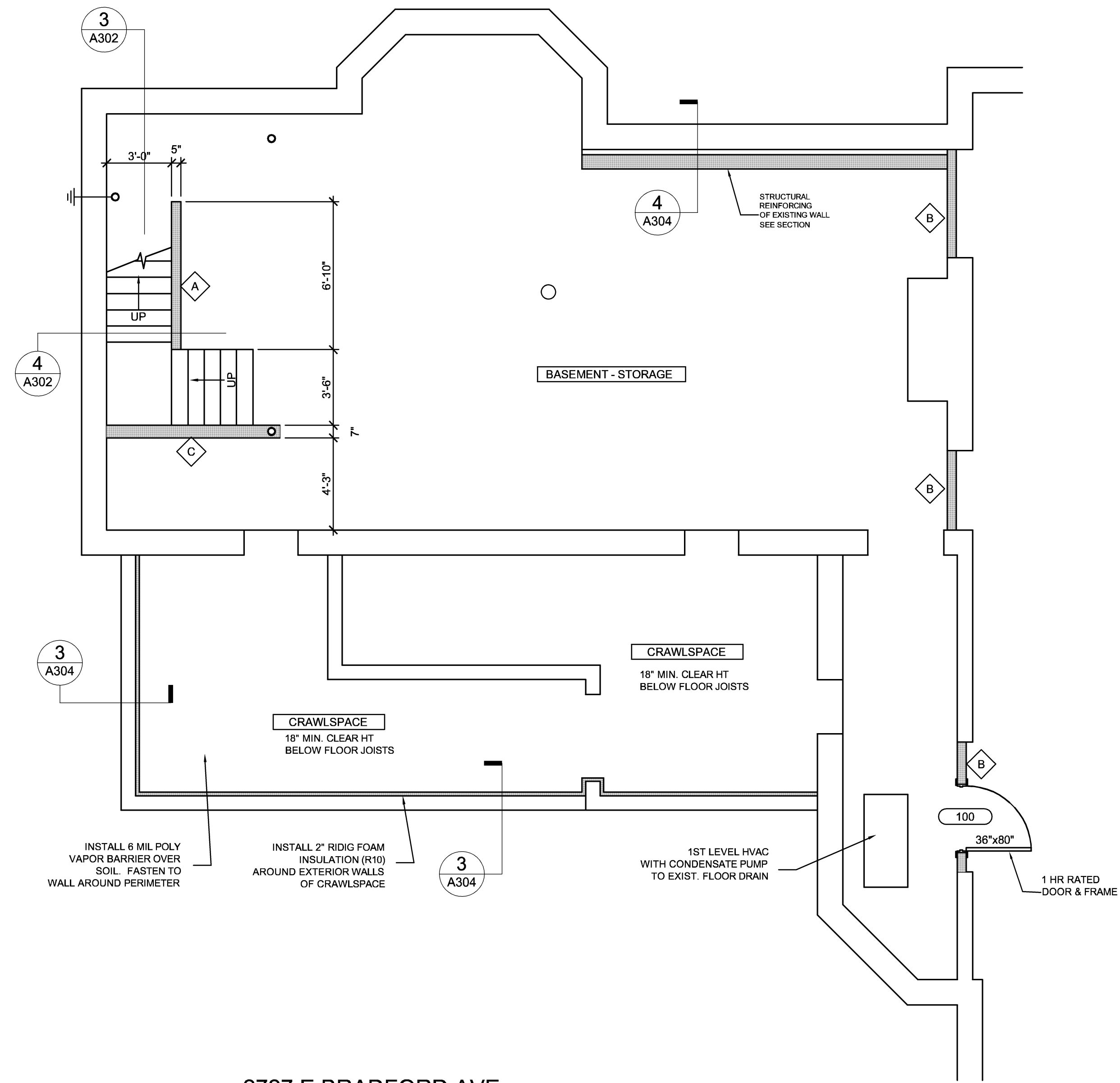
DATE: 04-27-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED
FLOOR PLANS - BRADFORD

DRAWING NO:
A205

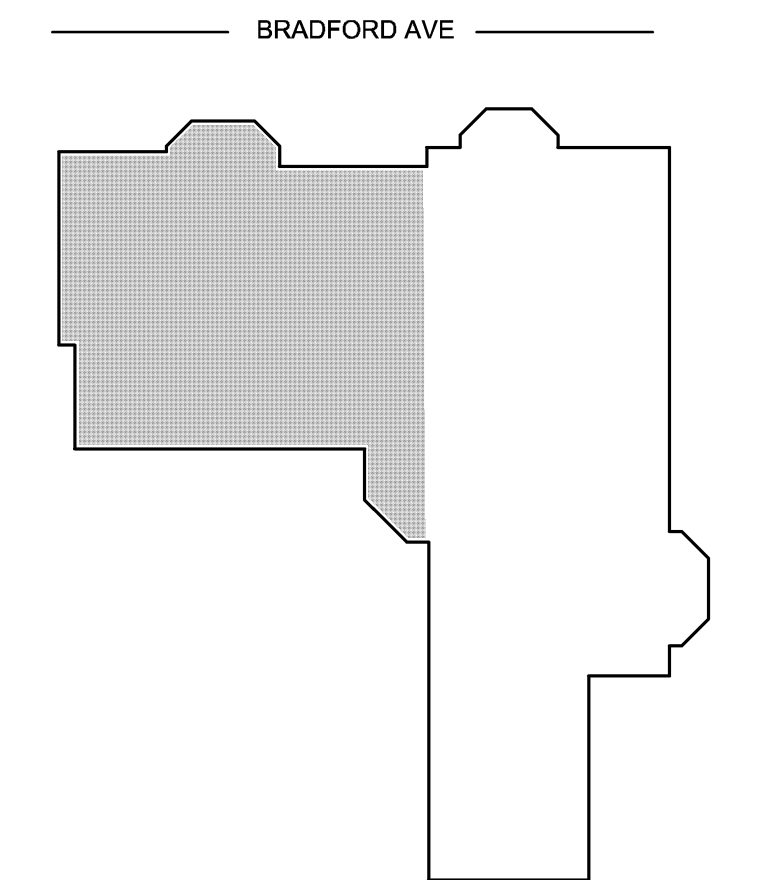


2727 E BRADFORD AVE
EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"
NORTH

KEY		SEE A208
	= WALL TYPE	
	= OPENING SCHEDULE	



2727 E BRADFORD AVE
PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"
NORTH



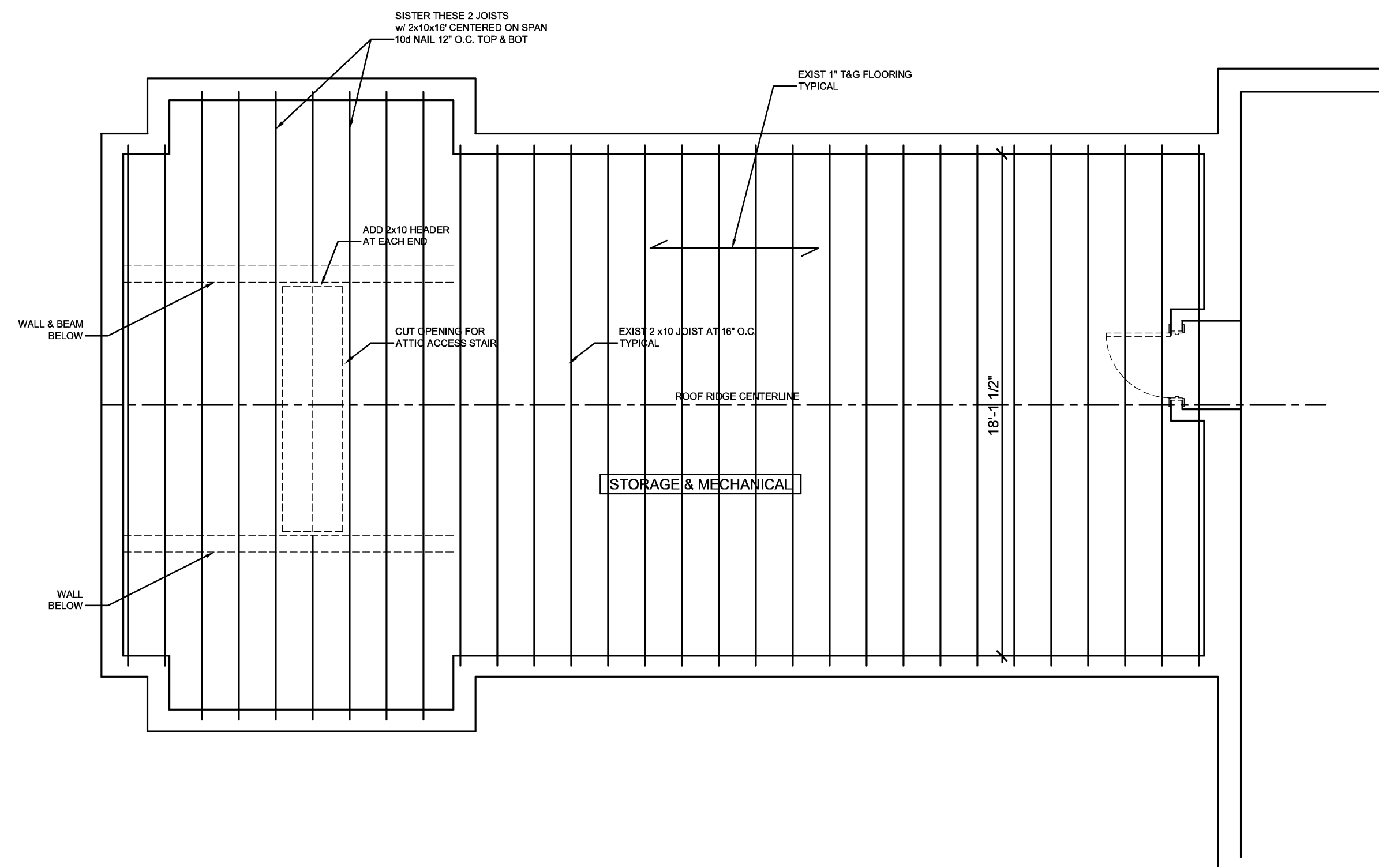
KEY PLAN
PLAN NORTH

TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION
1	04-25-18	ADDED A208 TO SET

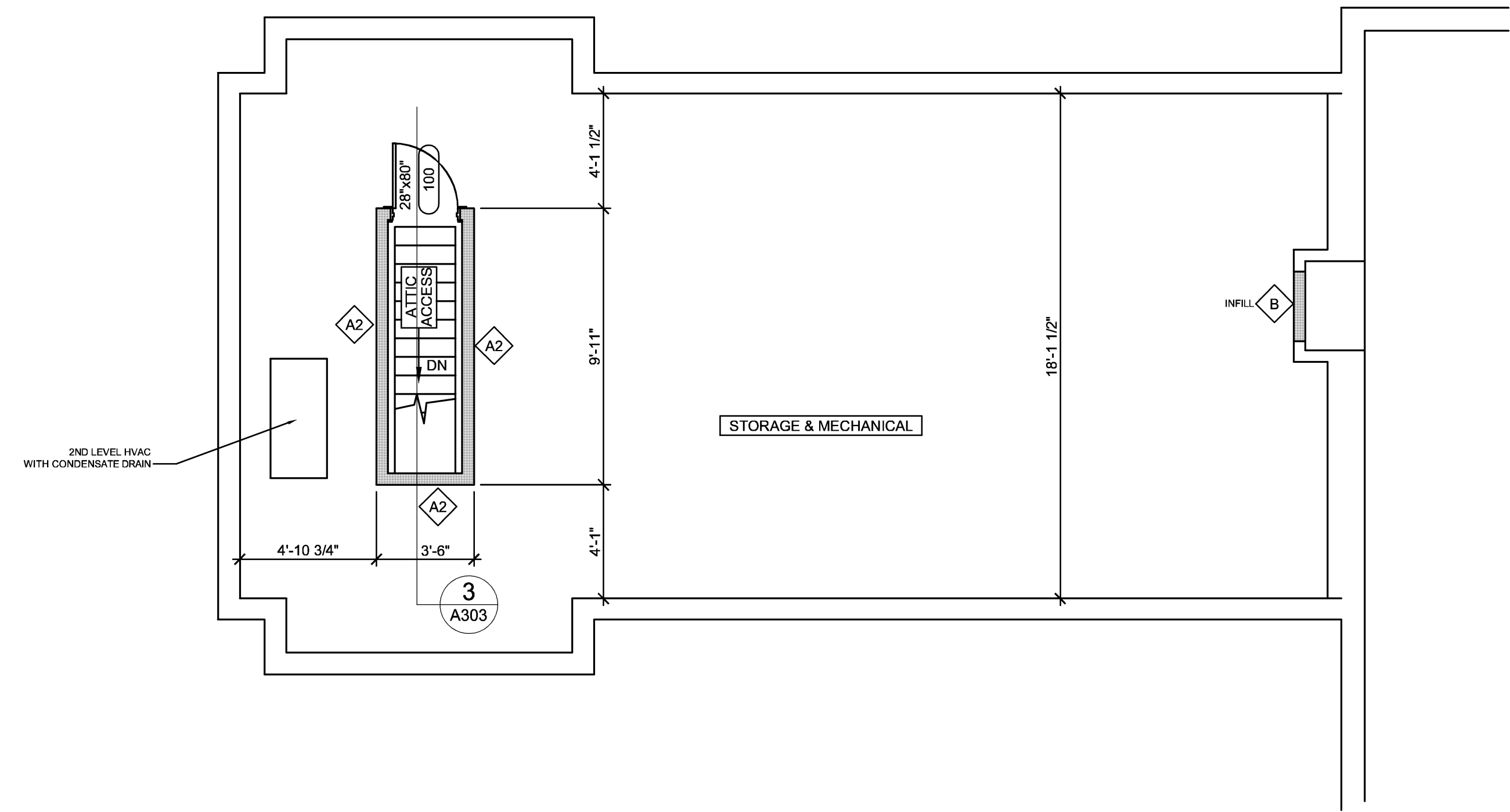
DATE: 04-27-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED
FLOOR PLANS - BRADFORD

DRAWING NO:
A206

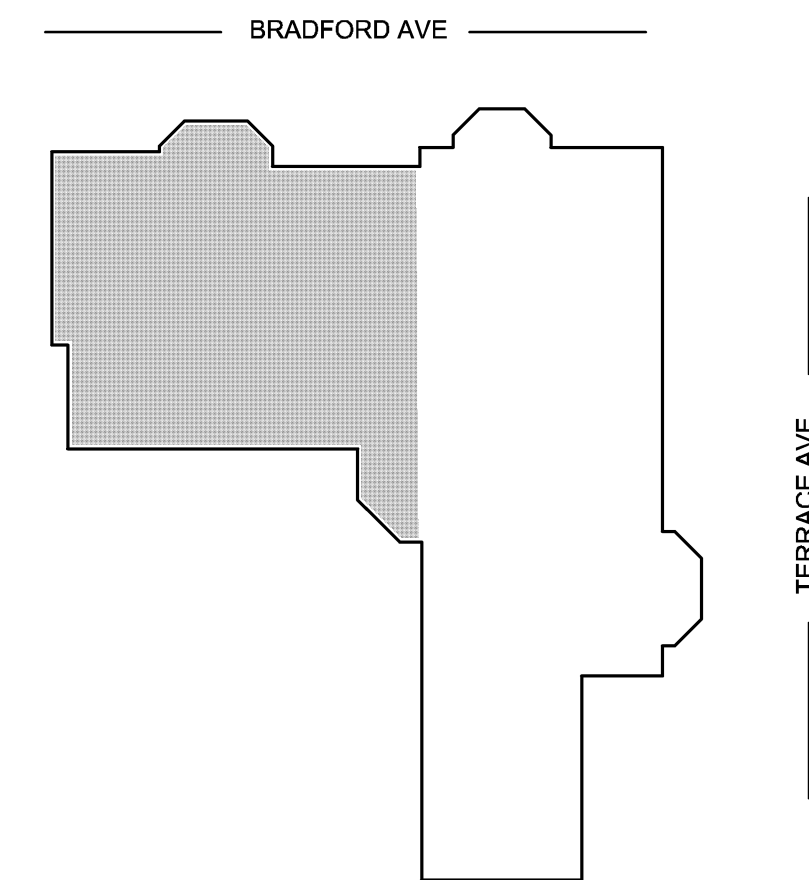


2729 E BRADFORD AVE
EXISTING ATTIC FLOOR PLAN
 1/4" = 1'-0"
 NORTH

KEY		SEE A208
	= WALL TYPE	
	= OPENING SCHEDULE	



2727 E BRADFORD AVE
PROPOSED ATTIC FLOOR PLAN
 1/4" = 1'-0"
 NORTH



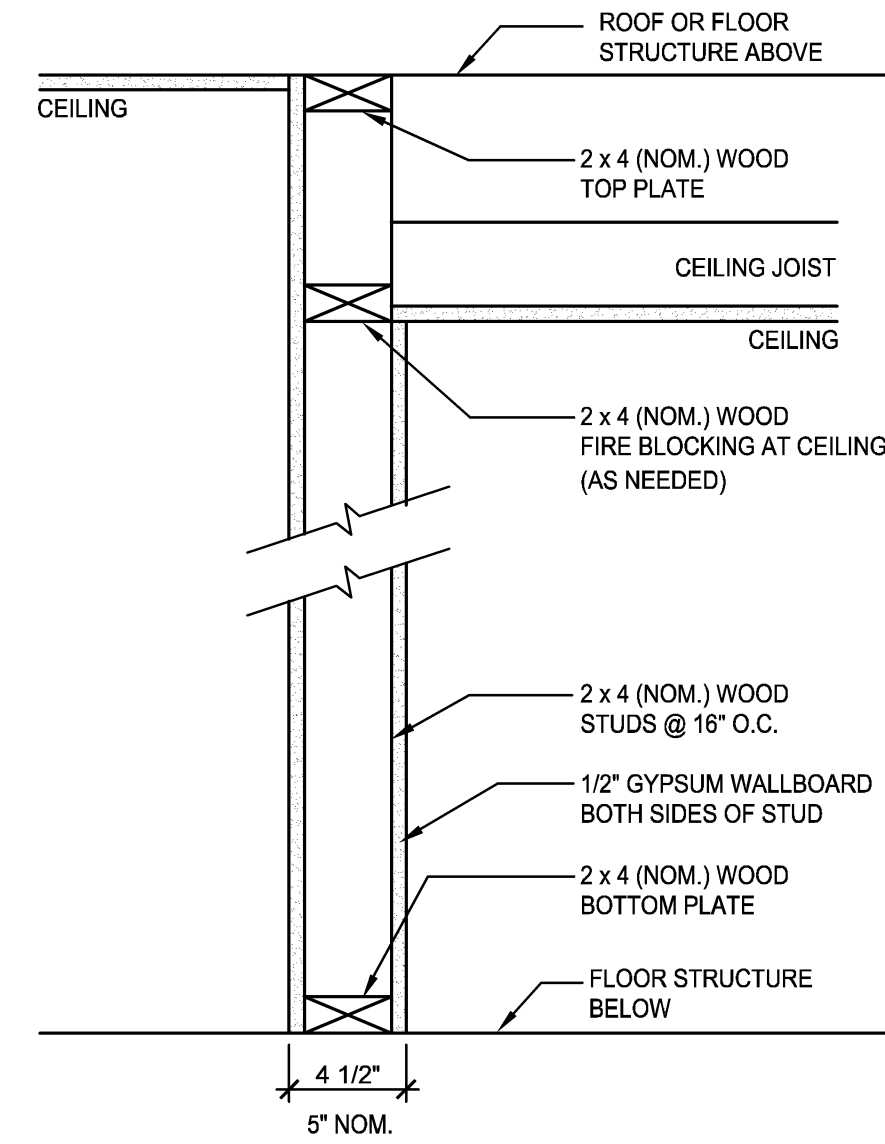
KEY PLAN
 PLAN NORTH

TWO RPM, LLC
PROPERTY REHABILITATION
 2457 N. TERRACE AVE.
 MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION
1	04-26-18	ADDED A207 TO SET

DATE: 04-27-2018
 BY: KMR CHK: JRG
 SCALE: AS INDICATED
 FLOOR PLANS - BRADFORD

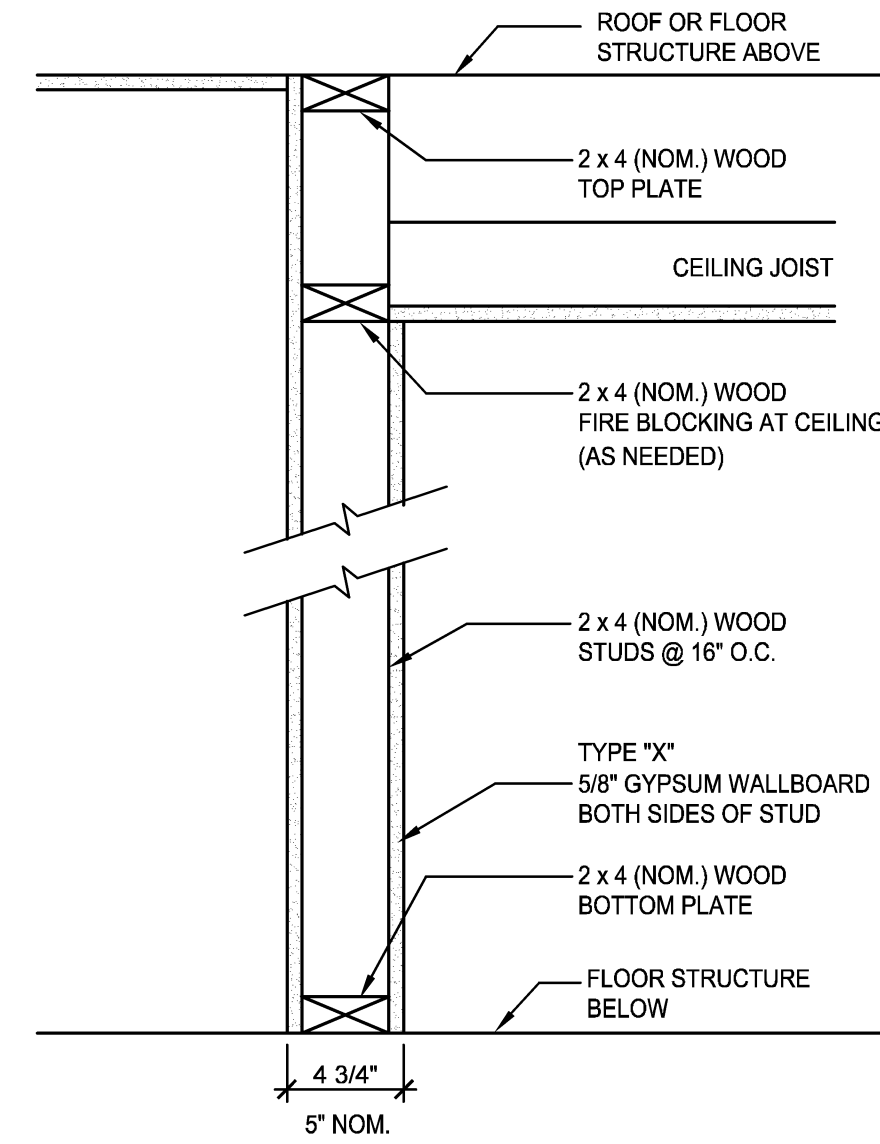
DRAWING NO:
A207



WALL TYPE A
1 1/2" = 1'-0"

WALL TYPE A1 SAME AS "A" EXCEPT PROVIDE CEMENTITIOUS TILE BACKER BOARD BEHIND CERAMIC TILE IN LIEU OF GWB- SEE ROOM FINISH SCHED. FOR LOCATIONS
1 1/2" = 1'-0"

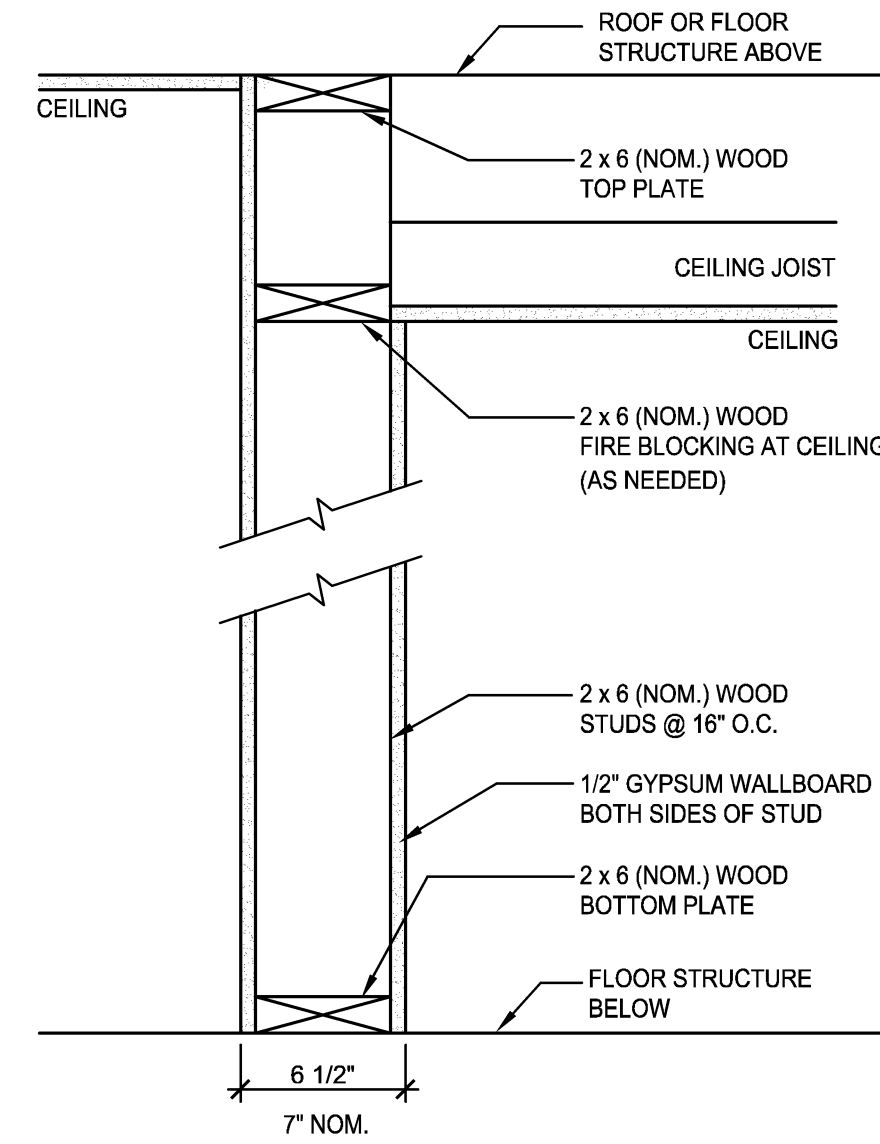
WALL TYPE A2 SAME AS "A" EXCEPT WITH 3 1/2" SOUND BATT. INSULATION
1 1/2" = 1'-0"



WALL TYPE B 1 HOUR RATED UL U305
1 1/2" = 1'-0"

WALL TYPE B1 SAME AS "B" EXCEPT PROVIDE CEMENTITIOUS TILE BACKER BOARD BEHIND CERAMIC TILE IN LIEU OF GWB- UL U329
1 1/2" = 1'-0"

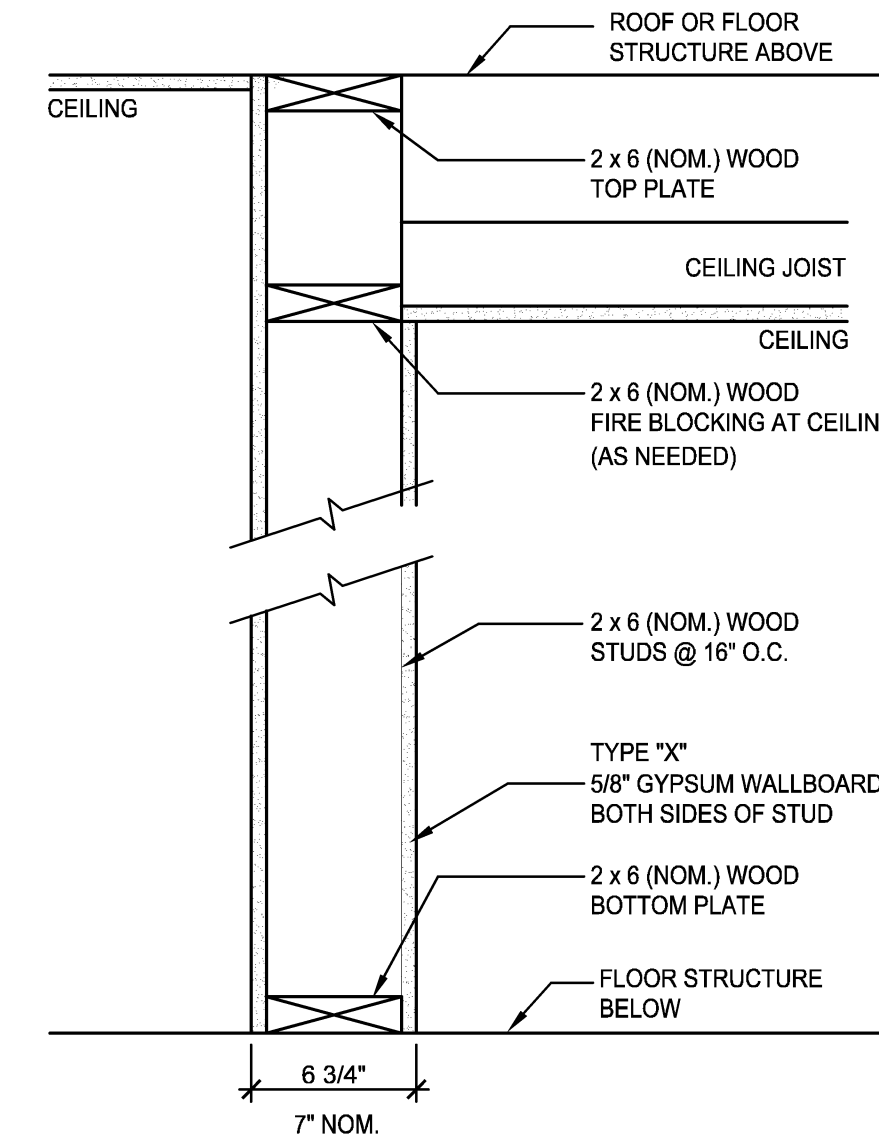
WALL TYPE B2 SAME AS "B" EXCEPT WITH 3 1/2" SOUND BATT. INSULATION UL U305
1 1/2" = 1'-0"



WALL TYPE C
1 1/2" = 1'-0"

WALL TYPE C1 SAME AS "C" EXCEPT PROVIDE CEMENTITIOUS TILE BACKER BOARD BEHIND CERAMIC TILE IN LIEU OF GWB- SEE ROOM FINISH SCHED. FOR LOCATIONS
1 1/2" = 1'-0"

WALL TYPE C2 SAME AS "C" EXCEPT WITH 5 1/2" SOUND BATT. INSULATION
1 1/2" = 1'-0"



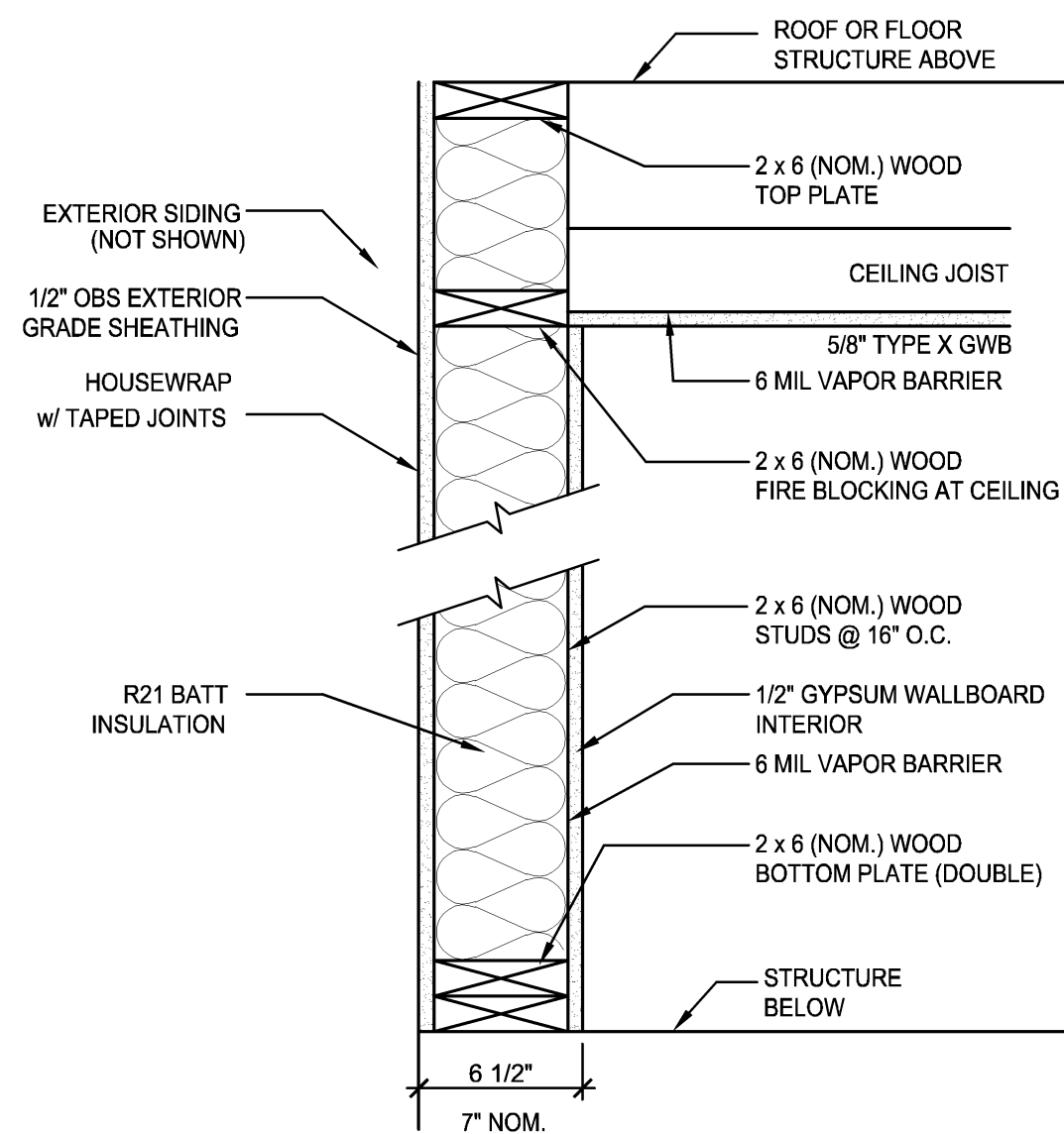
WALL TYPE D 1 HOUR RATED UL U305
1 1/2" = 1'-0"

WALL TYPE D1 SAME AS "D" EXCEPT PROVIDE CEMENTITIOUS TILE BACKER BOARD BEHIND CERAMIC TILE IN LIEU OF GWB- UL U329
1 1/2" = 1'-0"

WALL TYPE D2 SAME AS "D" EXCEPT WITH 5 1/2" SOUND BATT. INSULATION UL U305
1 1/2" = 1'-0"

WALL TYPE E EXISTING WALL

EXISTING WALL CONSTRUCTION (NO MODIFICATION)
TYPICALLY 2x6 STUD @ 16" O.C.
w/ WOOD LATH AND PLASTER (TYP 1" THICK) BOTH SIDES



WALL TYPE F EXTERIOR WALL
1 1/2" = 1'-0"

OPENING SCHEDULE HEADER & JAMB		
OPENING MARK	HEADER SIZE	JAMB EA. END
100	(2) 2 x 4	(1) 2 x 4
101	(2) 2 x 6	(1) 2 x 4
102	(3) 2 x 6	(1) 2 x 6
103	EXIST. (2) 2 x 10	(1) 2 x 6

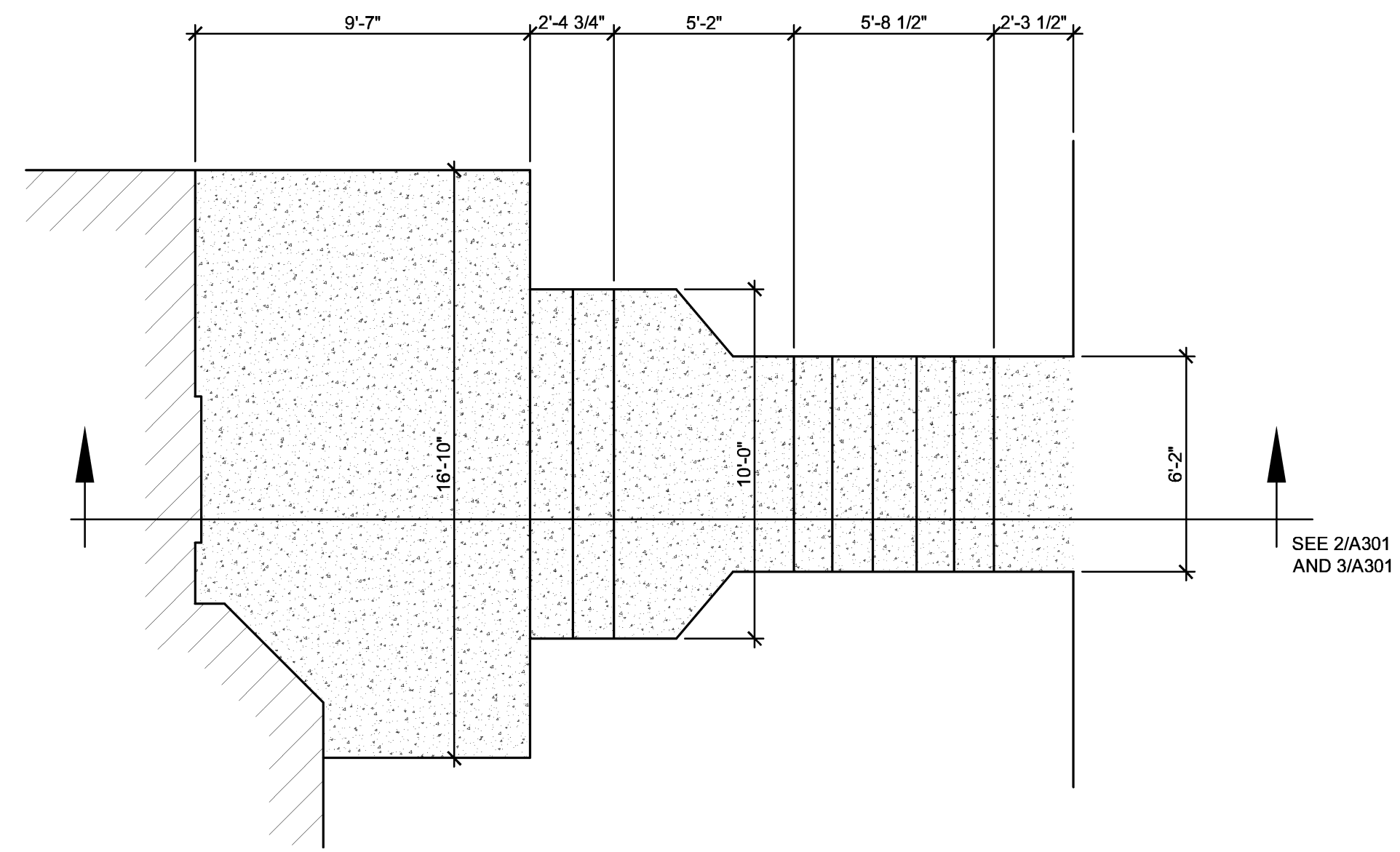
TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION
1	04-26-18	ADDED A208 TO SET

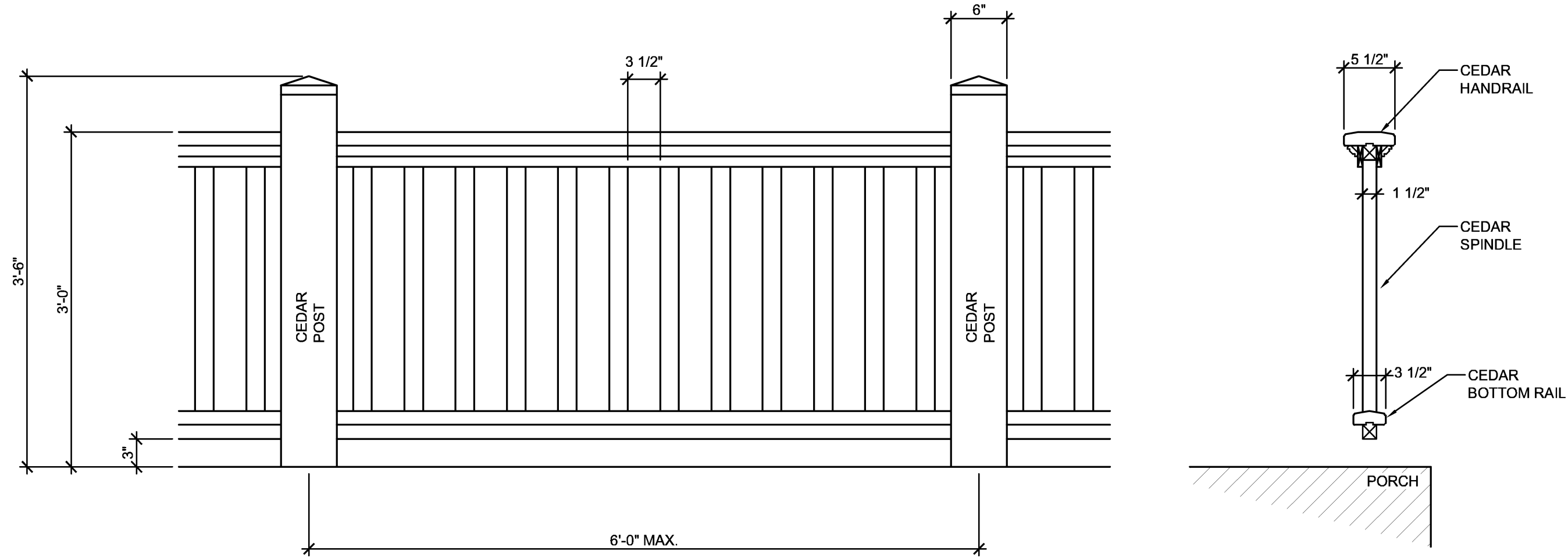
DATE: 04-27-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED

WALL TYPES AND SCHEDULES

DRAWING NO: A208



1 BRADFORD AVE ENTRANCE
A301 1/4" = 1'-0"

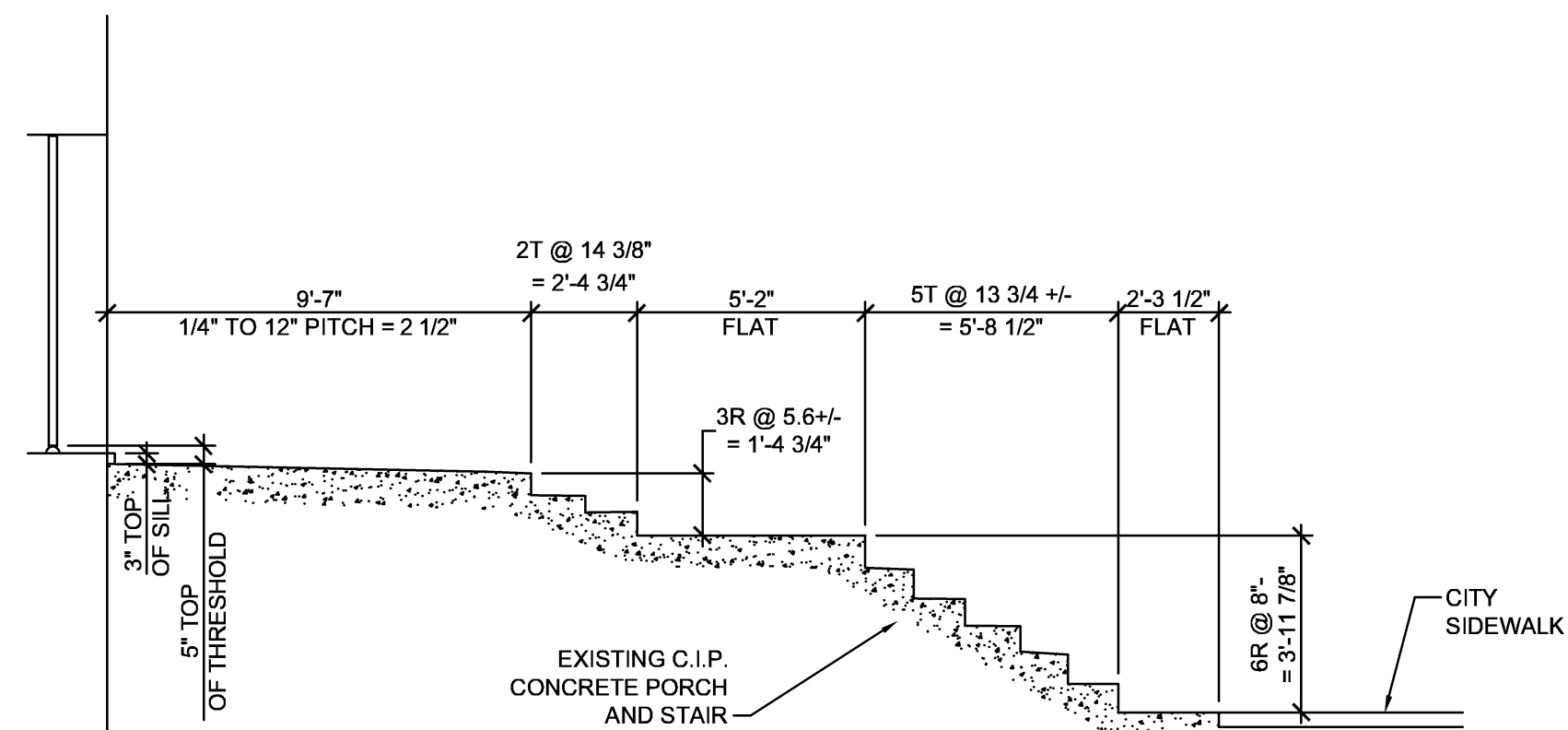


ALL CEDAR
REQUIRES OPAQUE STAIN FINISH

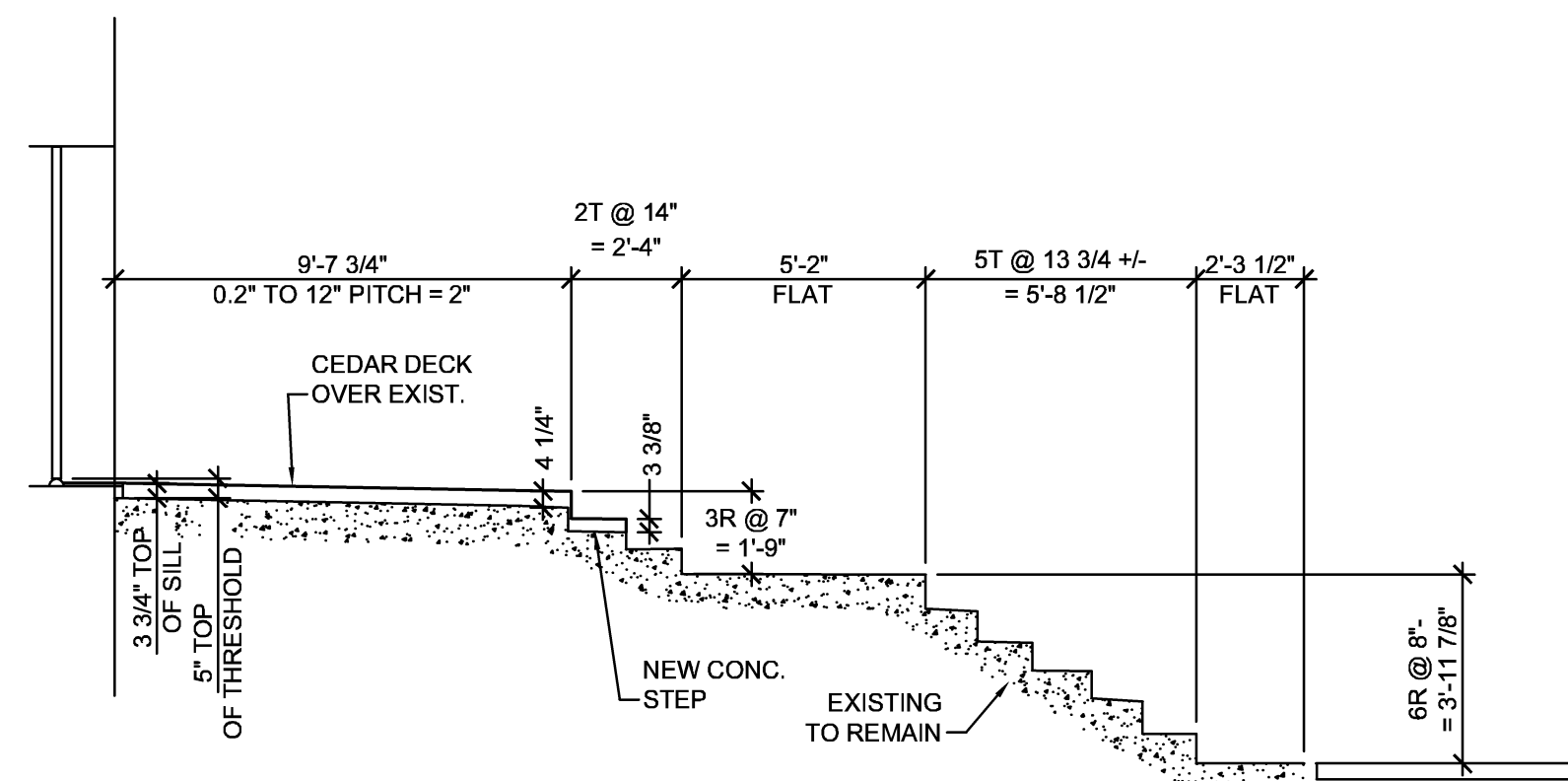
ELEVATION

SECTION

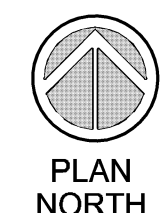
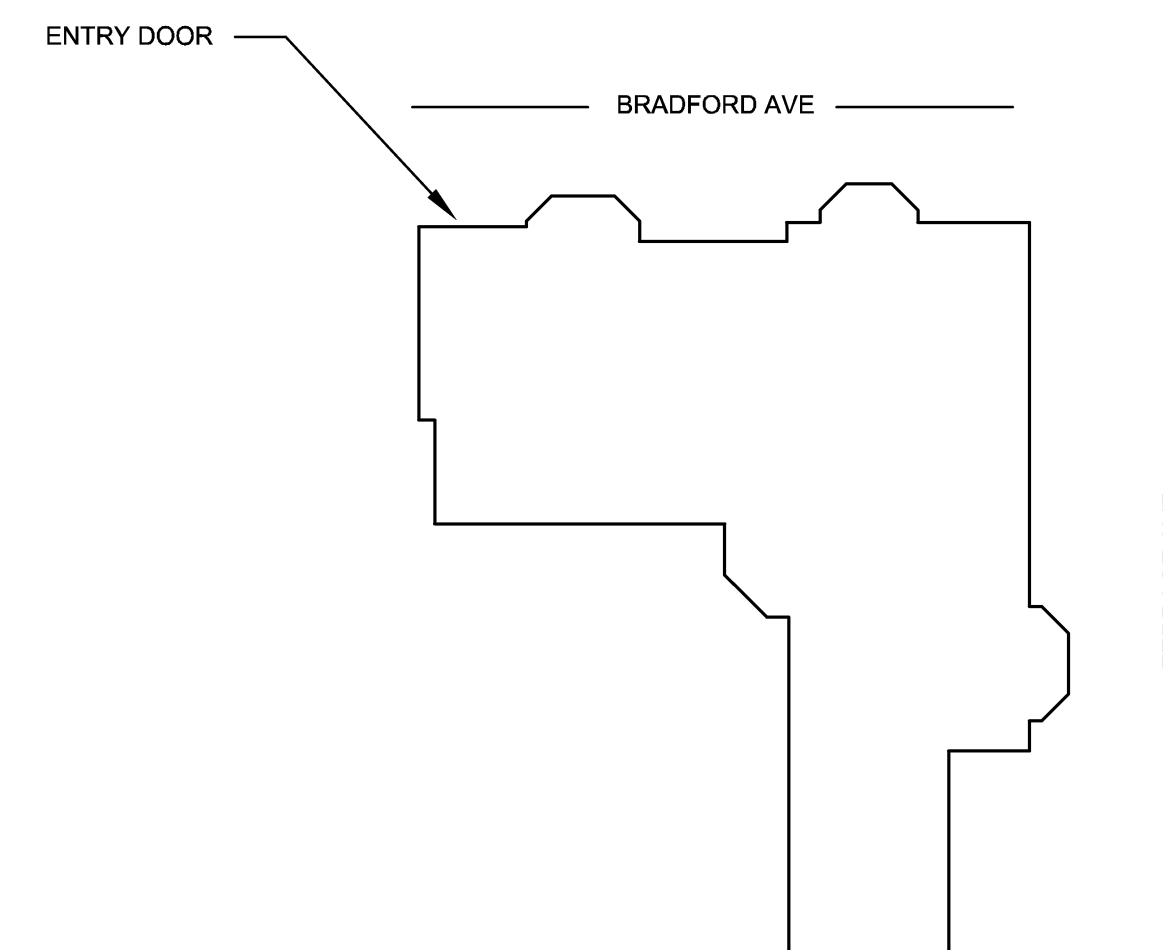
4 TYPICAL EXTERIOR PORCH & STAIR HANDRAIL - CEDAR WITH OPAQUE STAIN
A301 1/4" = 1'-0"



2 EXISTING PORCH AND STAIR SECTION
A301 1/4" = 1'-0"



3 PROPOSED PORCH AND STAIR SECTION
A301 1/4" = 1'-0"



KEY PLAN

PLAN NORTH

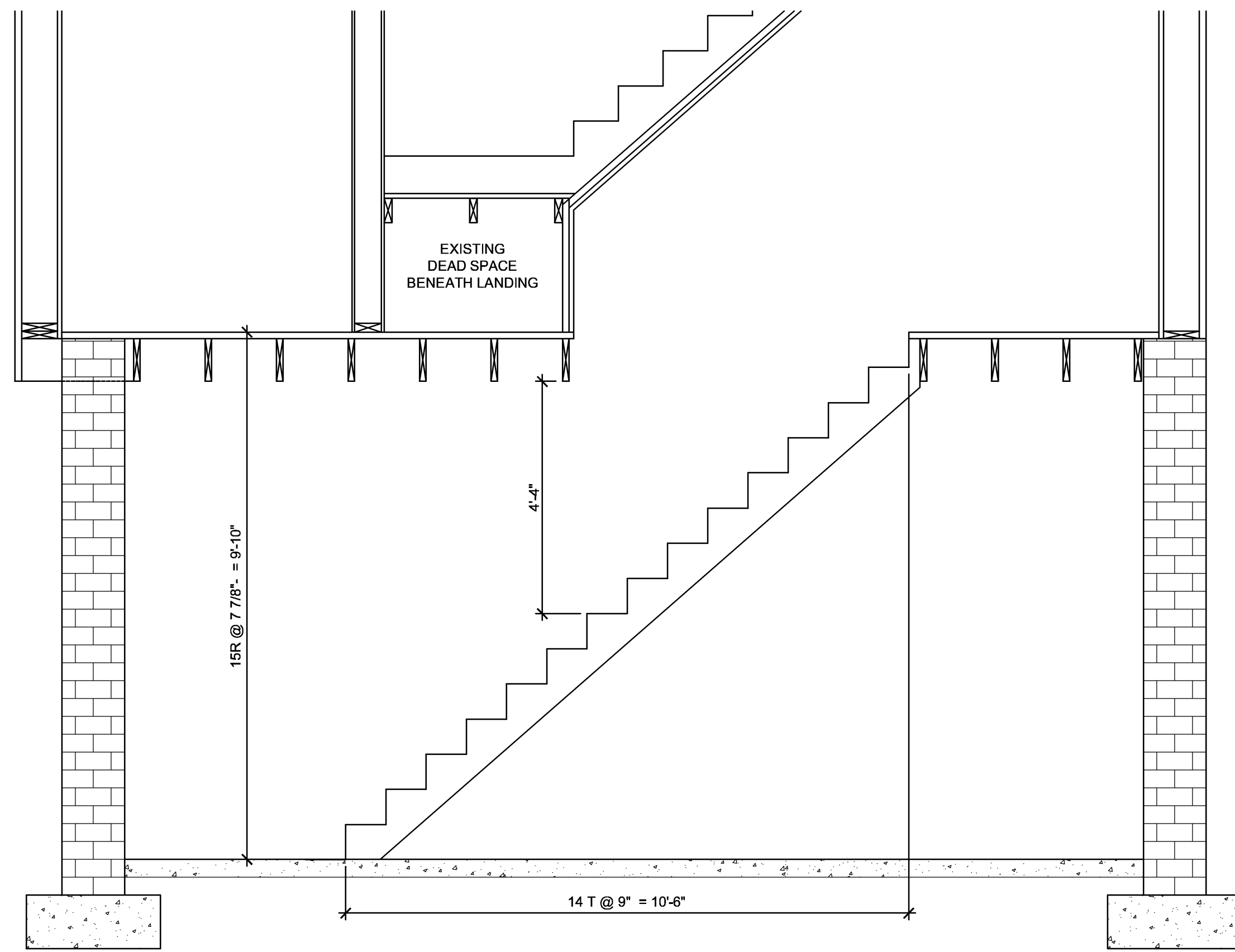
TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION
1	04-26-18	ADDED A301 TO SET

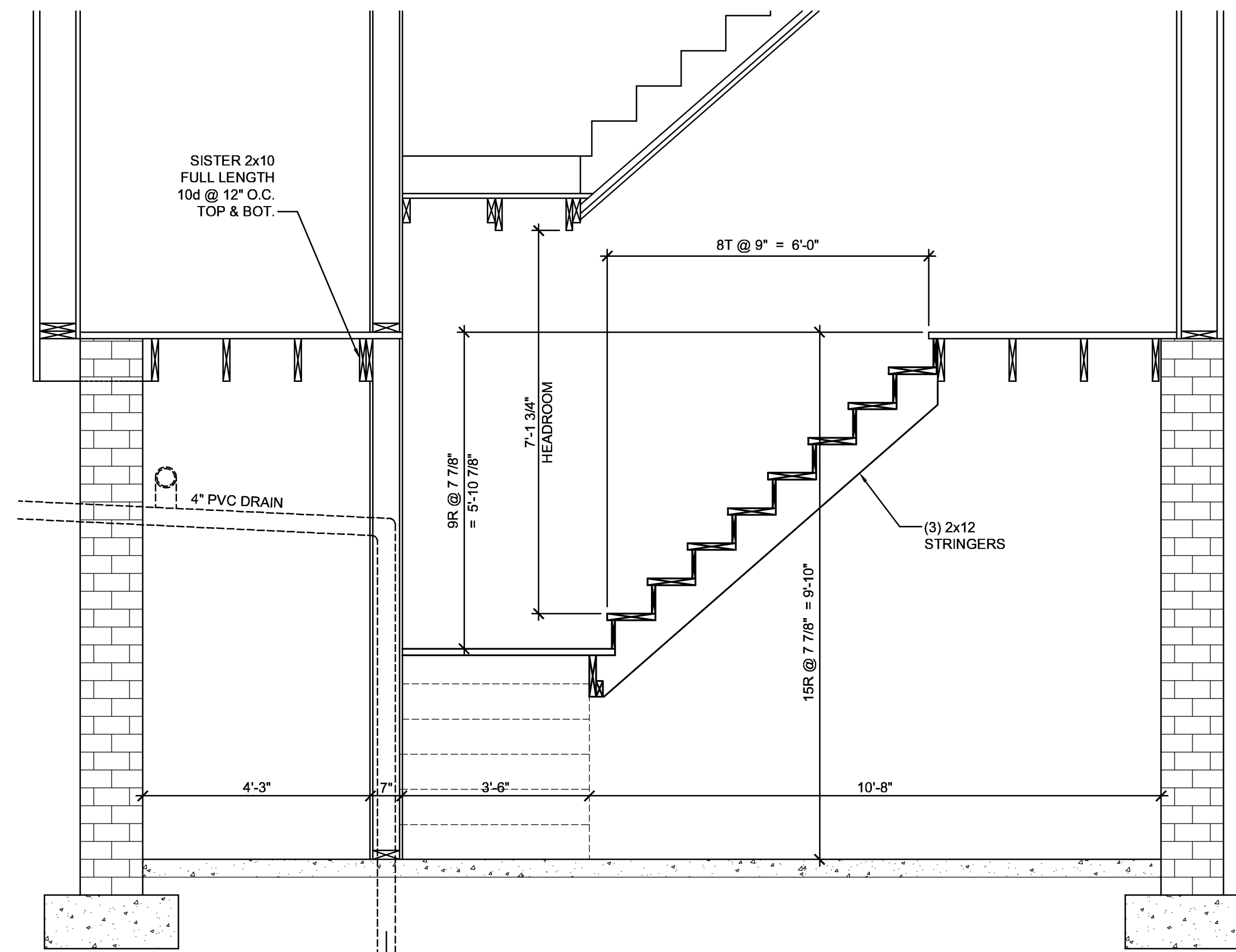
DATE: 04-27-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED

DETAILS AND SECTIONS

DRAWING NO:
A301



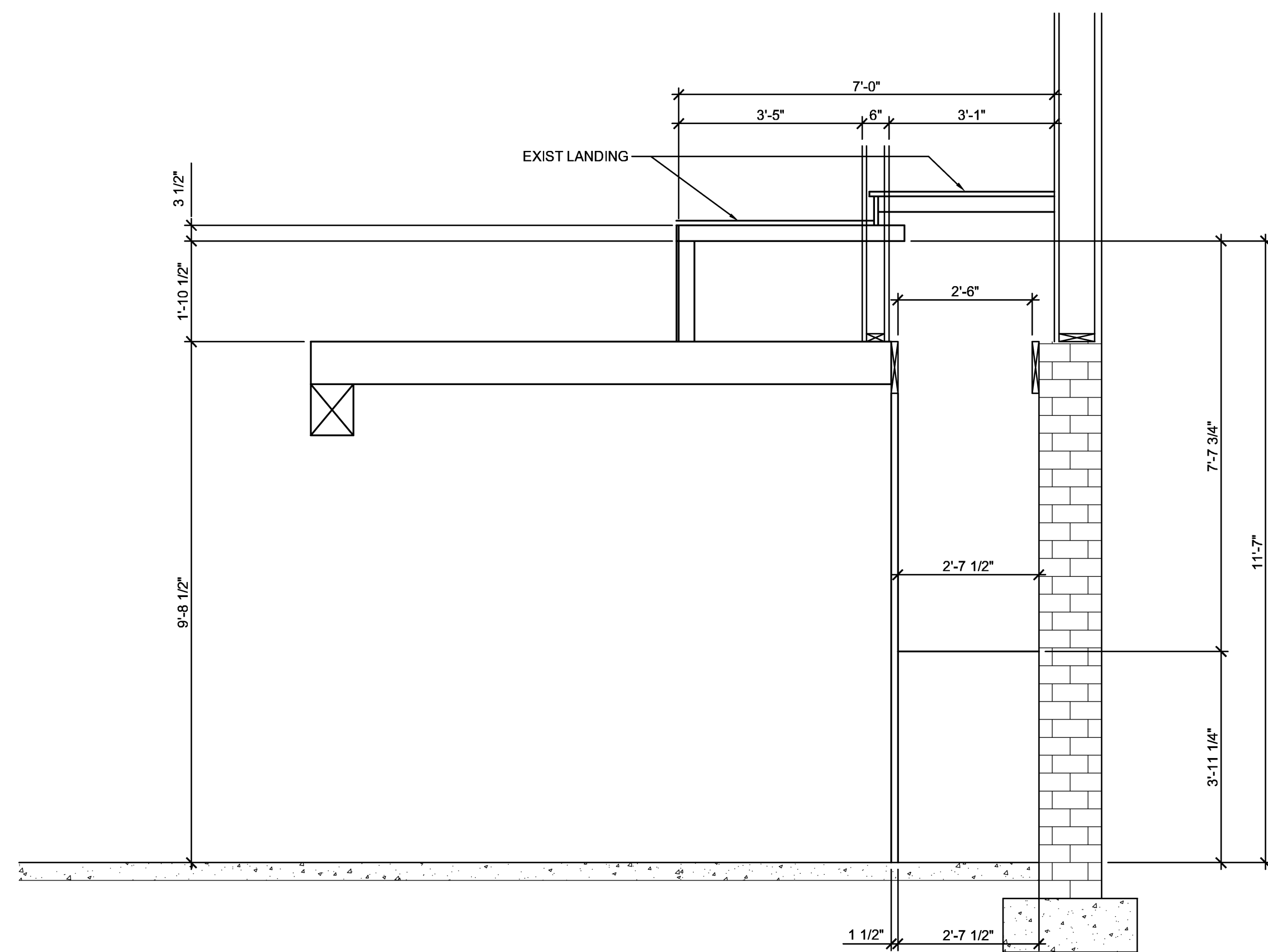
1 EXISTING BASEMENT STAIR
A302 1/2" = 1'-0"



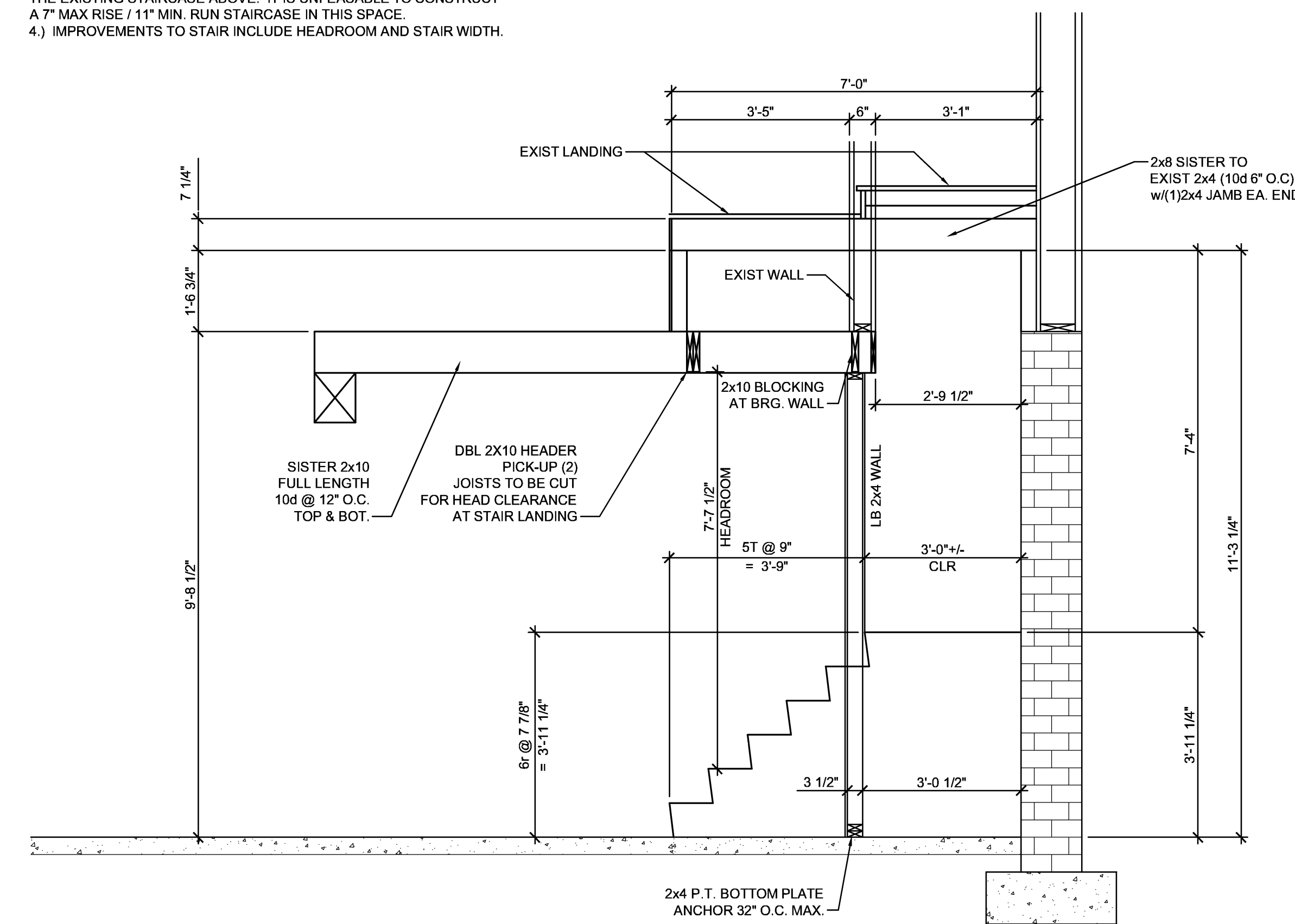
3 PROPOSED BASEMENT STAIR
A302 1/2" = 1'-0"

BASEMENT STAIR NOTES:

- 1.) BASEMENT SPACE TO BE UTILIZED FOR STORAGE AND MECHANICAL EQUIPMENT ONLY.
- 2.) EXISTING STAIR HAS DECAYED AND BECOME UNSAFE. REPAIR IS NECESSARY.
- 3.) RISE AND RUN OF PROPOSED BASEMENT STAIR IS LIMITED BY THE SPACE AVAILABLE, LARGELY CONTROLLED BY THE HEADROOM BENEATH THE EXISTING STAIRCASE ABOVE. IT IS UNFEASIBLE TO CONSTRUCT A 7" MAX RISE / 11" MIN. RUN STAIRCASE IN THIS SPACE.
- 4.) IMPROVEMENTS TO STAIR INCLUDE HEADROOM AND STAIR WIDTH.



2 EXISTING BASEMENT STAIR
A302 1/2" = 1'-0"



4 PROPOSED BASEMENT STAIR
A302 1/2" = 1'-0"

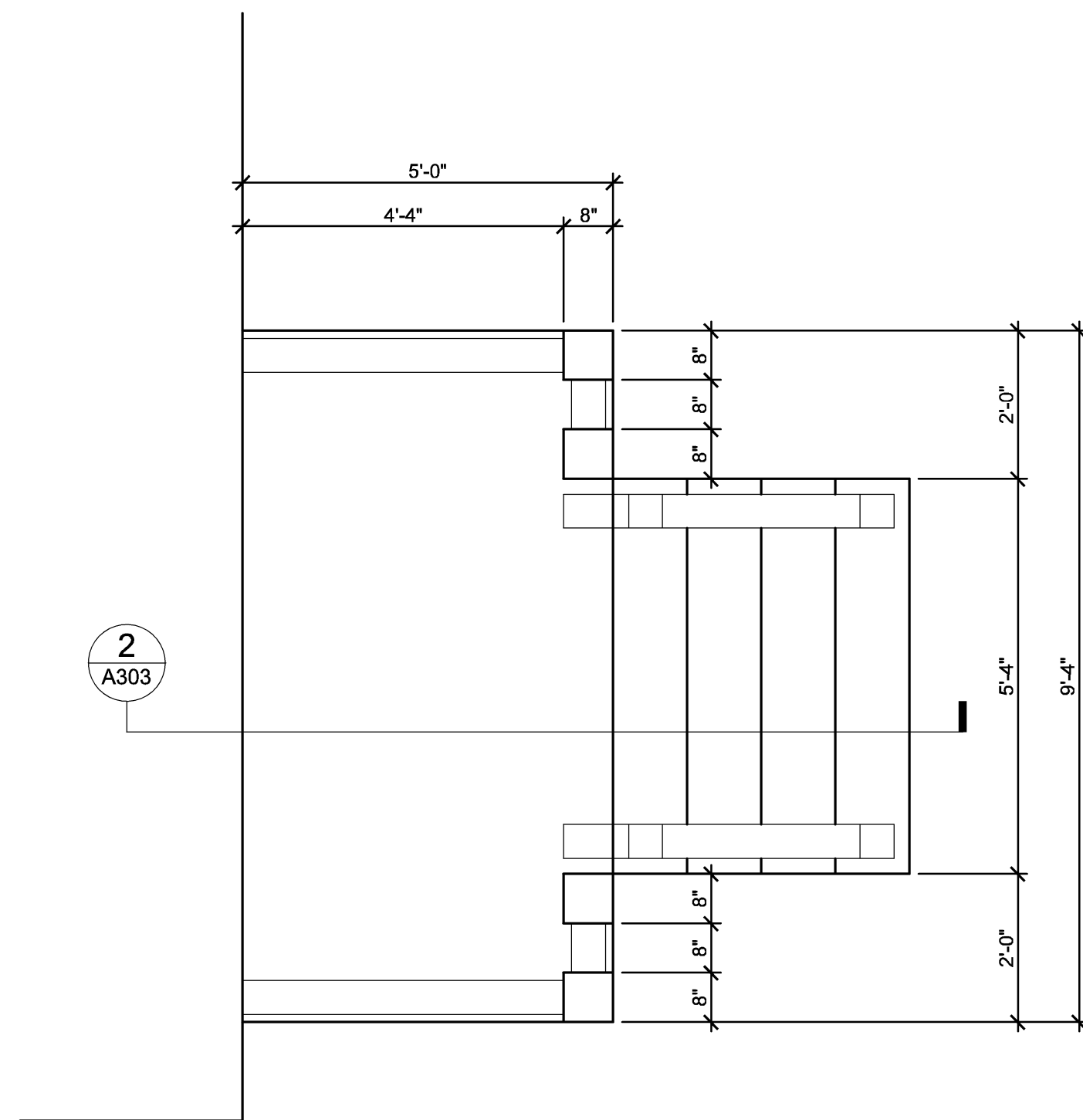
TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION
1	04-25-18	ADDED A301 TO SET

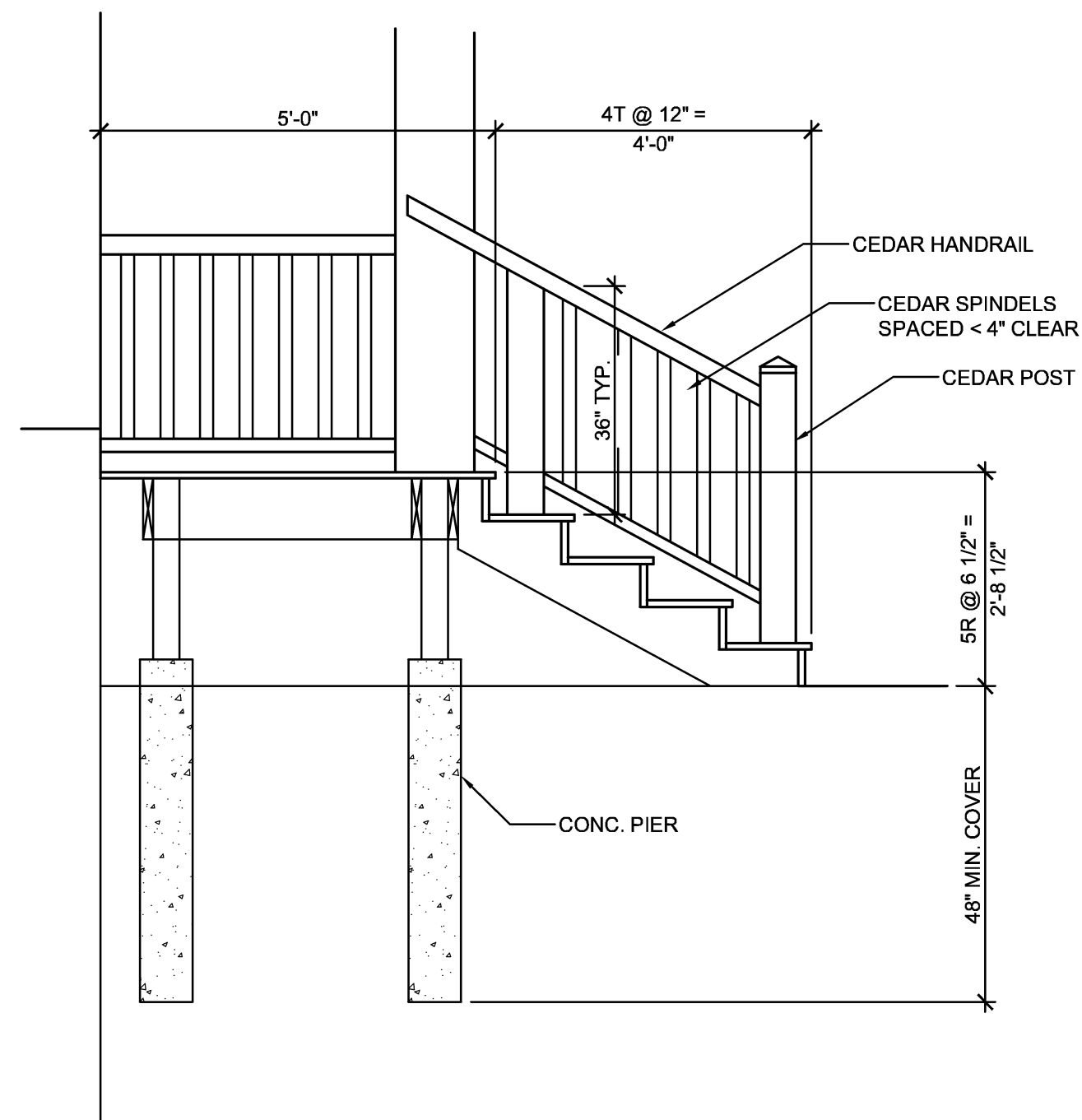
DATE: 04-27-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED

DETAILS AND SECTIONS

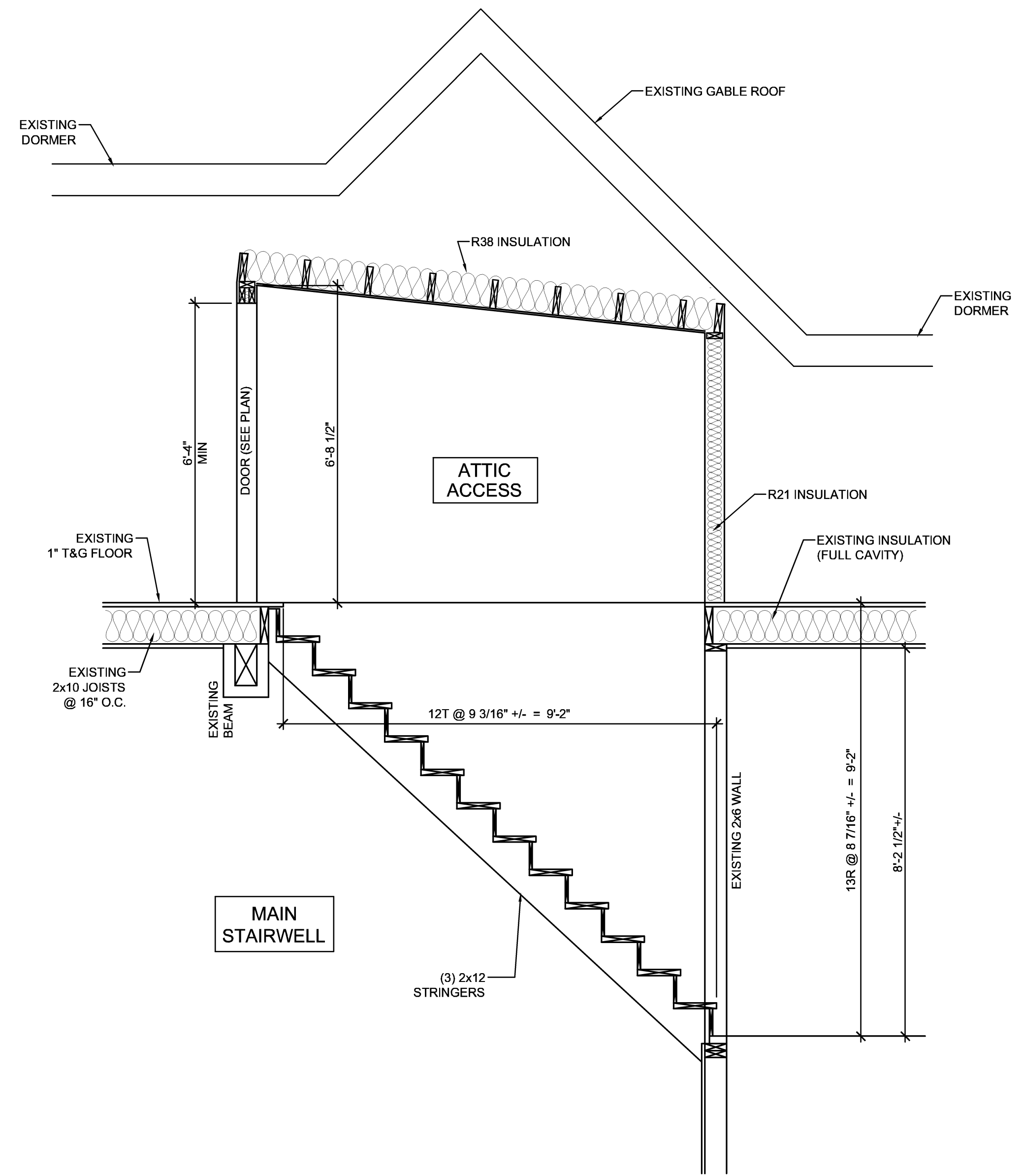
DRAWING NO:
A302



1 2451 TERRACE AVE ENTRANCE
A303 1/2" = 1'-0"



2 PORCH AND STAIR SECTION
A303 1/2" = 1'-0"



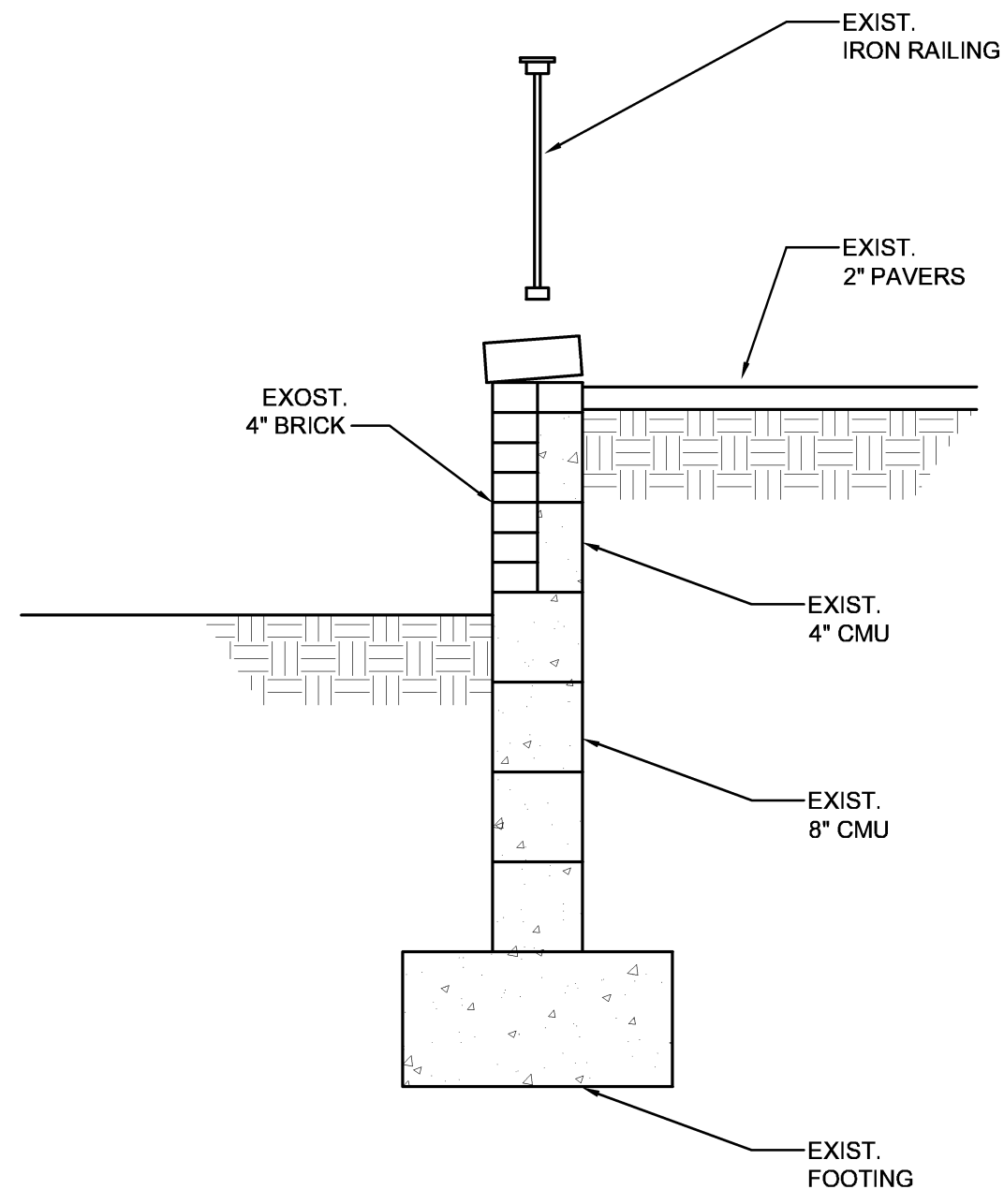
3 ATTIC ACCESS STAIRWELL
A303 1/2" = 1'-0"

TWO RPM, LLC
PROPERTY REHABILITATION
2457 N. TERRACE AVE.
MILWAUKEE, WI 53211

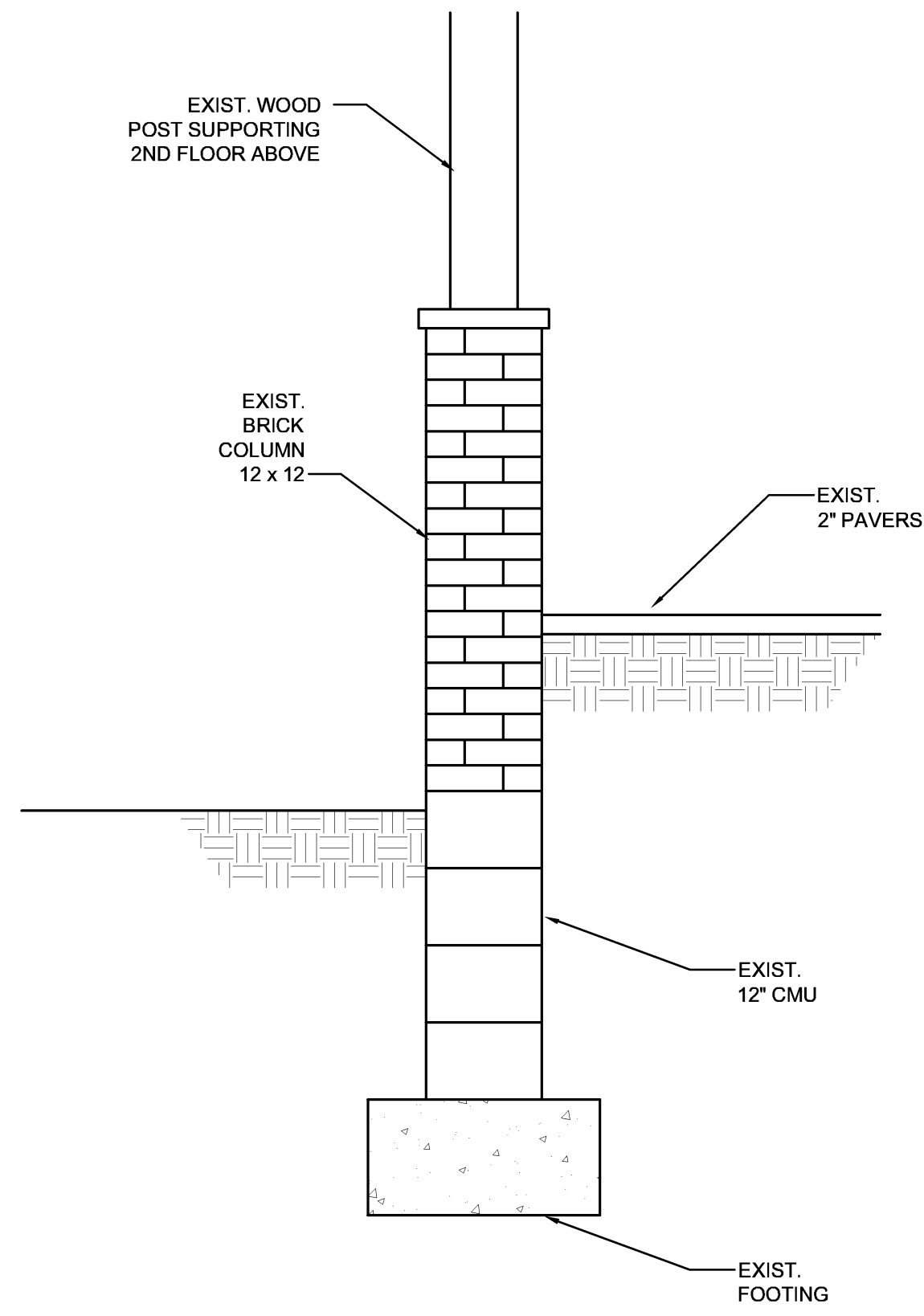
REV.	DATE:	DESCRIPTION
1	04-25-18	ADDED A301 TO SET

DATE: 04-27-2018
BY: KMR CHK: JRG
SCALE: AS INDICATED

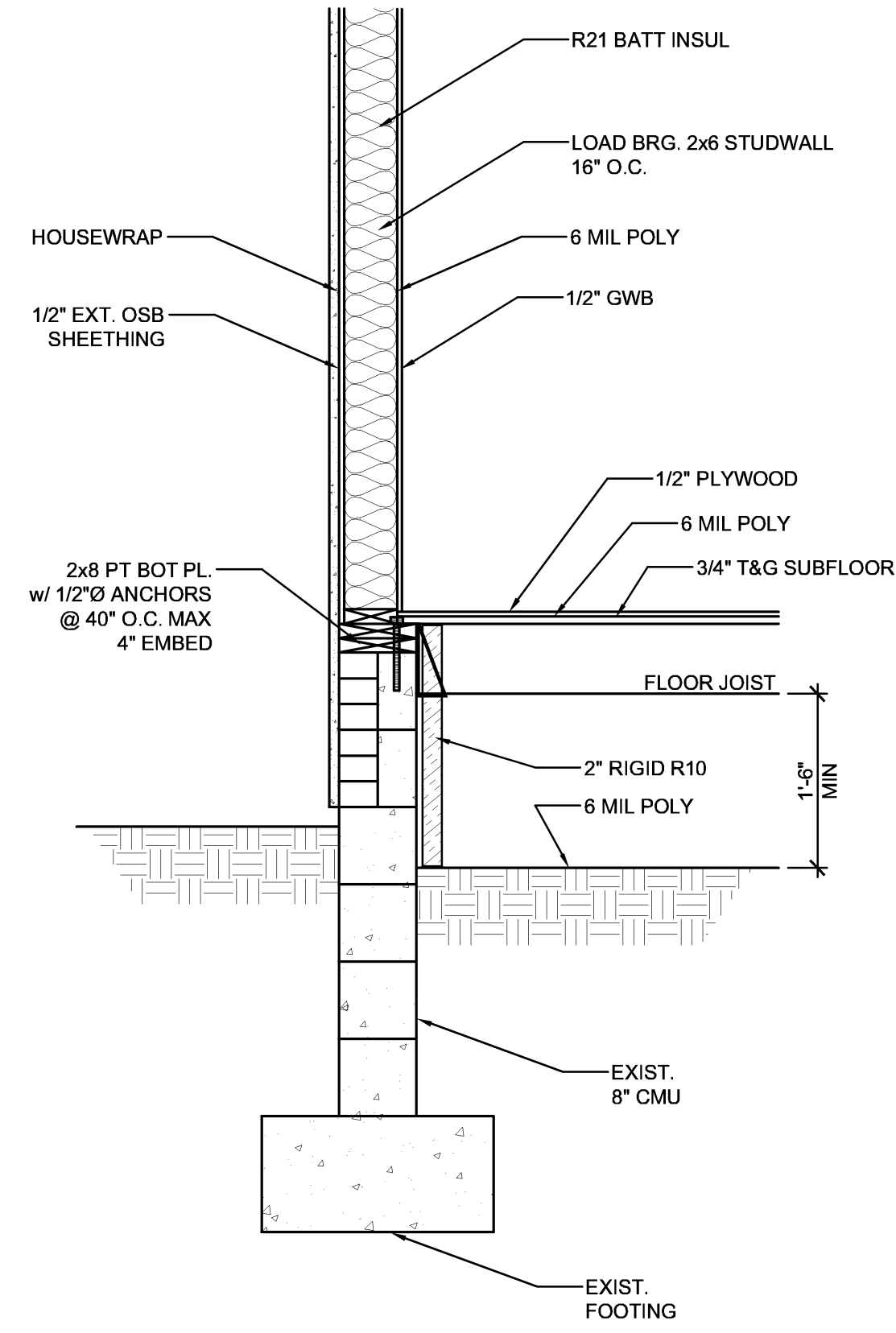
DETAILS AND SECTIONS



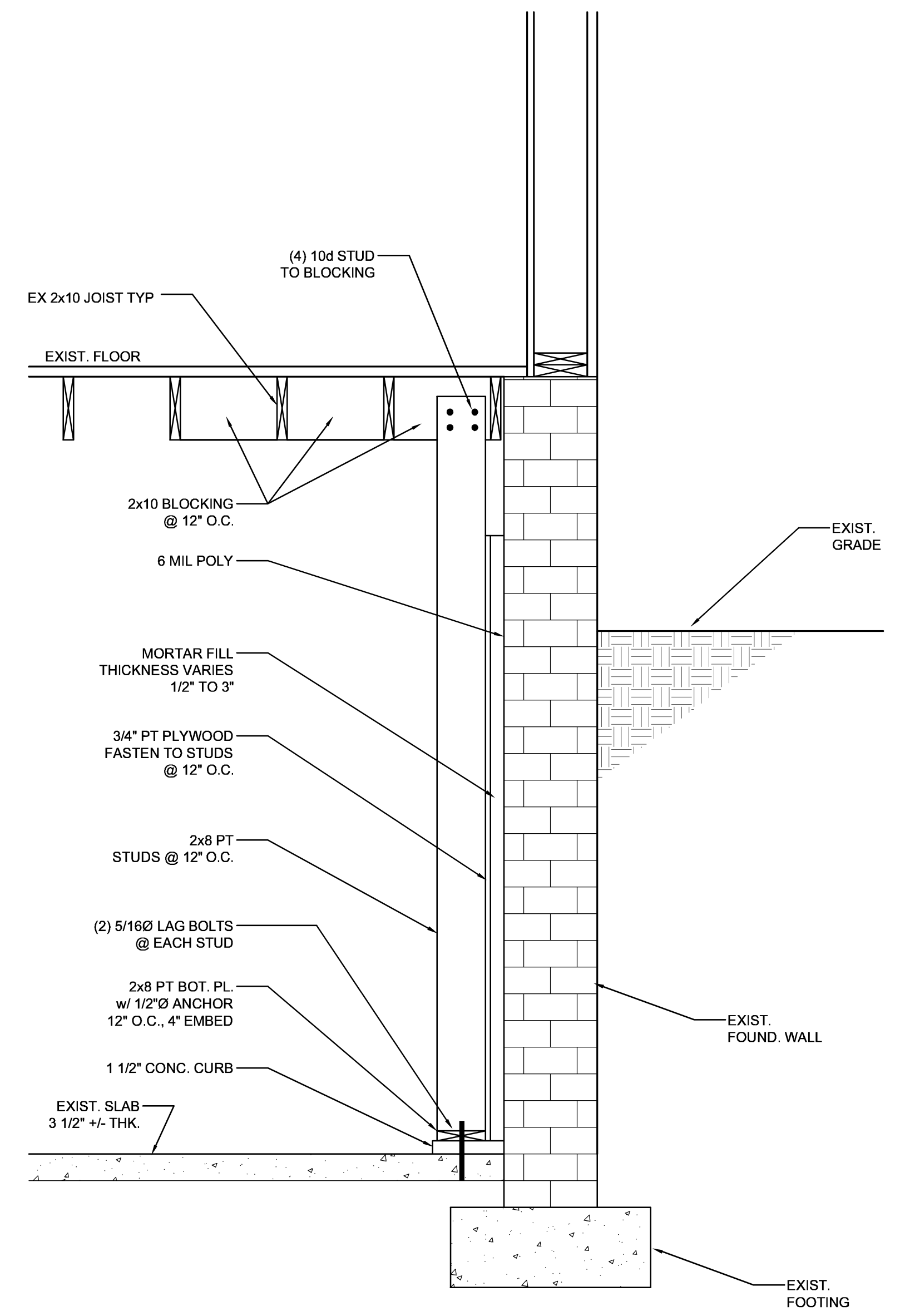
1 FOUNDATION
A304 3/4" = 1'-0"



2 FOUNDATION
A304 3/4" = 1'-0"



3 FOUNDATION
A304 3/4" = 1'-0"



4 FOUNDATION
A304 3/4" = 1'-0"

TWO RPM, LLC
PROPERTY REHABILITATION
 2457 N. TERRACE AVE.
 MILWAUKEE, WI 53211

REV.	DATE	DESCRIPTION
1	04-26-18	ADDED A301 TO SET

DATE: 04-27-2018
 BY: KMR CHK: JRG
 SCALE: AS INDICATED

DETAILS AND SECTIONS