

Conditions Continued**Wood—except fences**

All finish wood must be smooth and free of knots and must be painted upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is highly recommended but not required. Using western white pine or Ponderosa pine is “at your own risk” because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

Masonry

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

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

HVAC

Sidewall vent pipes for heating equipment must be located through the raised foundation on the rear elevation or as far back as possible on a side elevation that does not face the street. All sidewall vent pipes must be painted out to blend with the color of the surrounding building material.

Roofs

No dormers, chimneys, moldings or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and sealed where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

We strongly recommend that that the Wisconsin Historical Society's best practices for re-roofing be used to extend the life of your new roof.

<https://www.wisconsinhistory.org/Records/Article/CS4260>

Windows

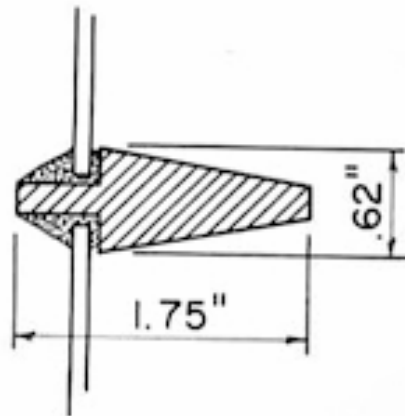
Replacement windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size.

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

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

City of Milwaukee Historic Preservation Staff

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



1850s

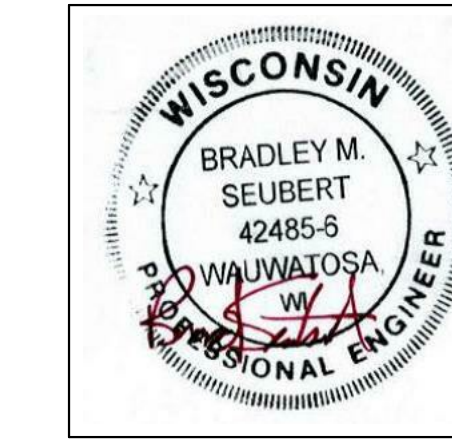
The muntin profile at left shall be used in all windows. A 1/8" tolerance on depth is allowed.

CITY PERMIT & BIDDING DOCUMENTS FOR:



MILWAUKEE BREWERY - CP 122612 MILWAUKEE YARD EXPANSION 2017 PROJECT

PROJECT TEAM

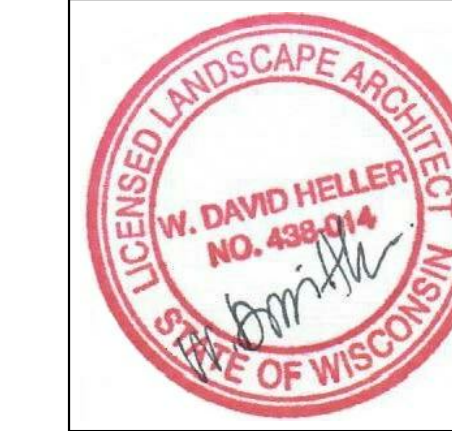


CIVIL HARWOOD ENGINEERING CONSULTANTS

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

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

Brad Seubert, PE
(414) 918-1204
brad.seubert@hed.com

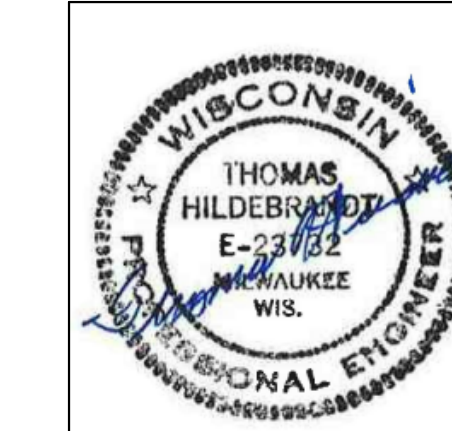


LANDSCAPE ARCHITECTURE HELLER & ASSOCIATES LLC

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

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



STRUCTURAL PIERCE ENGINEERS, INC

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

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

Thomas Hildebrandt
(414) 988-7459
tmh@piercingengineers.com



ARCHITECTURAL JAKnetter ARCHITECTS

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

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

Jay Knetter, AIA
(262) 278-4383
jay@jaknetter.com

GETTELMAN BUILDING (BLDG 56) RELOCATION & HISTORIC PRESERVATION

SHEET INDEX - BUILDING RELOCATION PACKAGE		
GENERAL	TS101	199-50-1154 MILWAUKEE BREWERY - TITLE SHEET
CIVIL	CI 10	156-03-2000 SITE GRADING & DEMOLITION PLAN
	CI 20	156-03-2001 EXISTING SURVEY
	CS 00	156-02-5001 CONSTRUCTION DETAILS & SPECIFICATIONS
LANDSCAPE	L 100	156-03-7000 OVERALL LANDSCAPE PLAN
	L 101	156-03-7001 LANDSCAPE NOTES & SCHEDULES
STRUCTURAL	S001	156-02-5000 GENERAL NOTES
	S100	156-02-2000 FOUNDATION PLAN
	S200	156-02-3000 FIRST FLOOR FRAMING PLAN
	S201	156-02-3001 ROOF FRAMING PLAN
ARCHITECTURAL SITE	AS101	156-03-1000 PROPOSED ARCHITECTURAL SITE PLAN
ARCHITECTURAL	A100	156-01-3002 GROUND LEVEL FLOOR PLAN
	A101	156-01-3003 ROOF PLAN AND SECTIONS
	A102	154-03-8000 TOUR CENTER MONUMENT SIGN PLAN & ELEVATIONS

PROJECT DATA

GENERAL NOTE:

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

1. DETACHMENT, FILE #171484 (RESOLUTION RELATING TO A CERTIFICATE OF APPROPRIATENESS FOR THE DETACHMENT FROM THE ADJACENT 2-STORY MALHOUSE BUILDING AND 1-STORY WEST ADDITION OF THE SCHWEICHAERT / 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 SCHWEICHAERT/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.

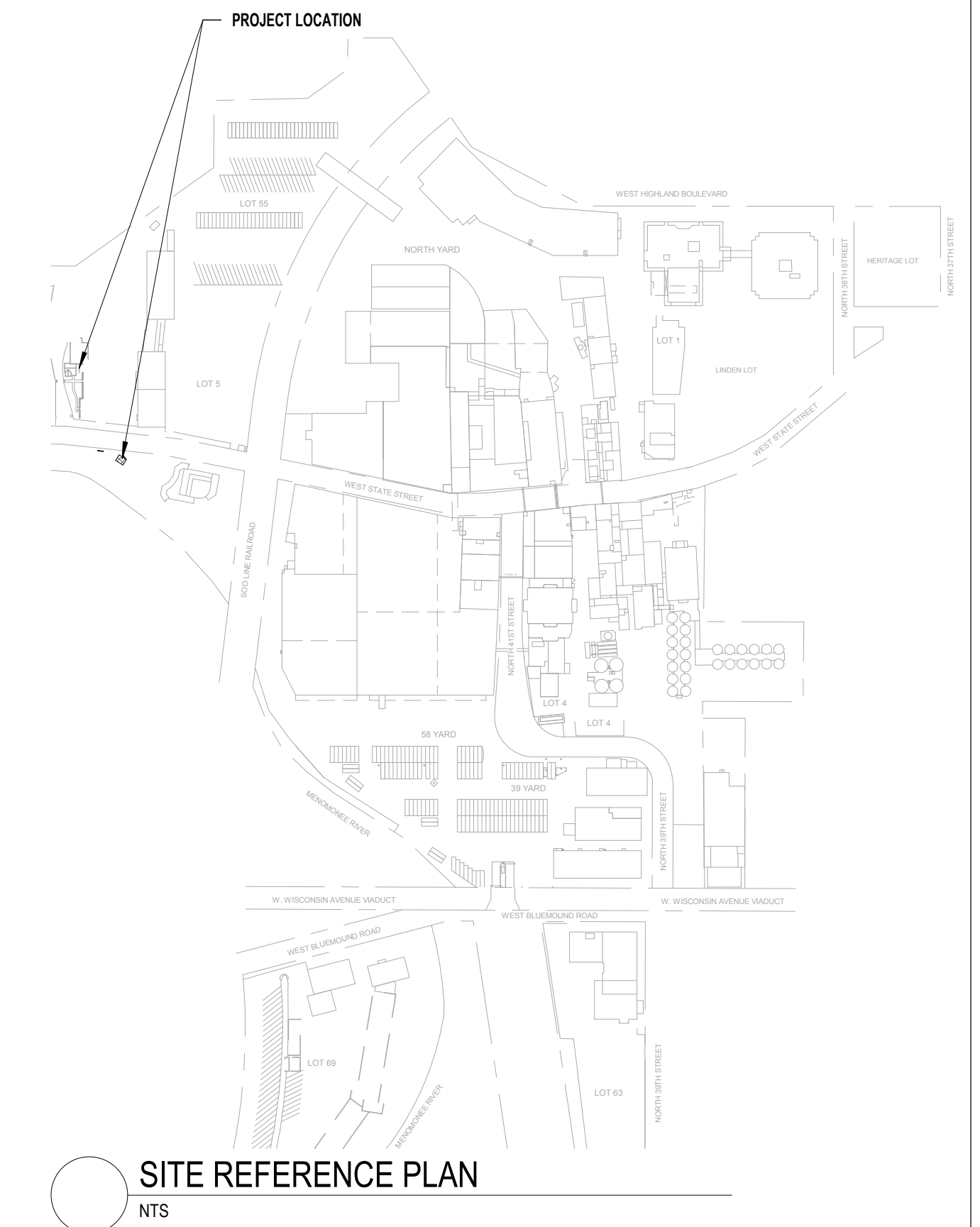
3. ALL EGRESS DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED.

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.

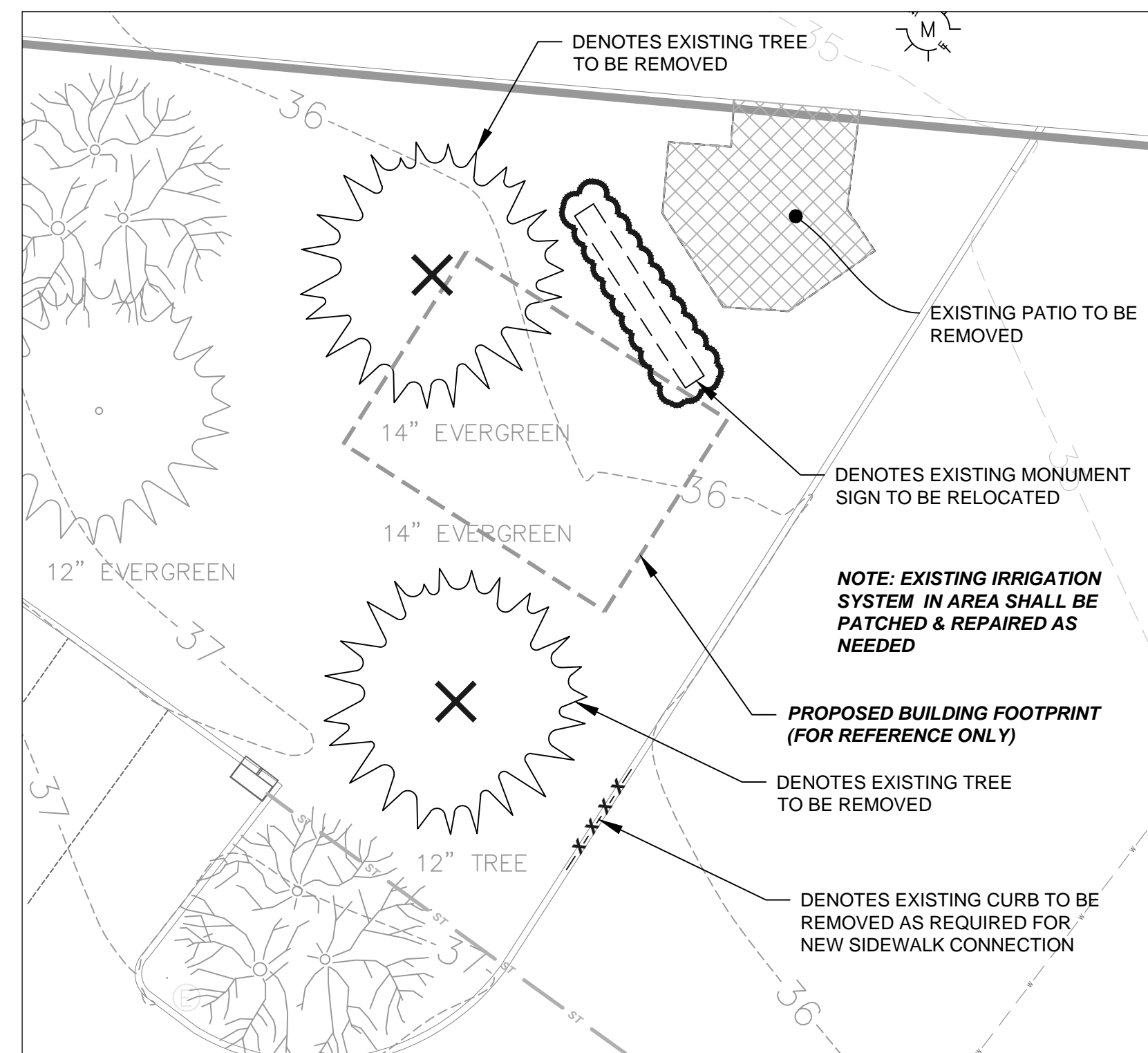
6. ALL CONTRACTORS AND/OR TRADES MUST COORDINATE THEIR WORK AND LOCATIONS WITH OTHER CONTRACTORS AND/OR TRADES.

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



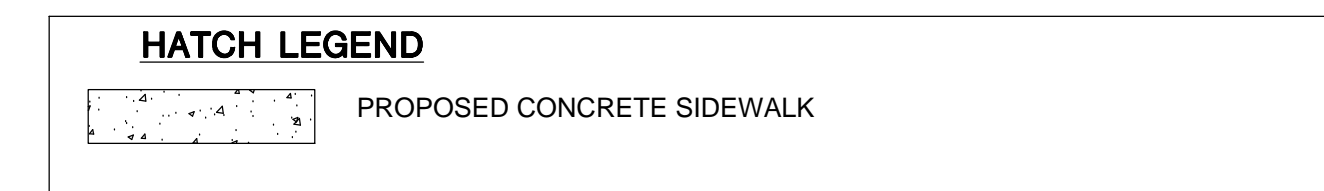
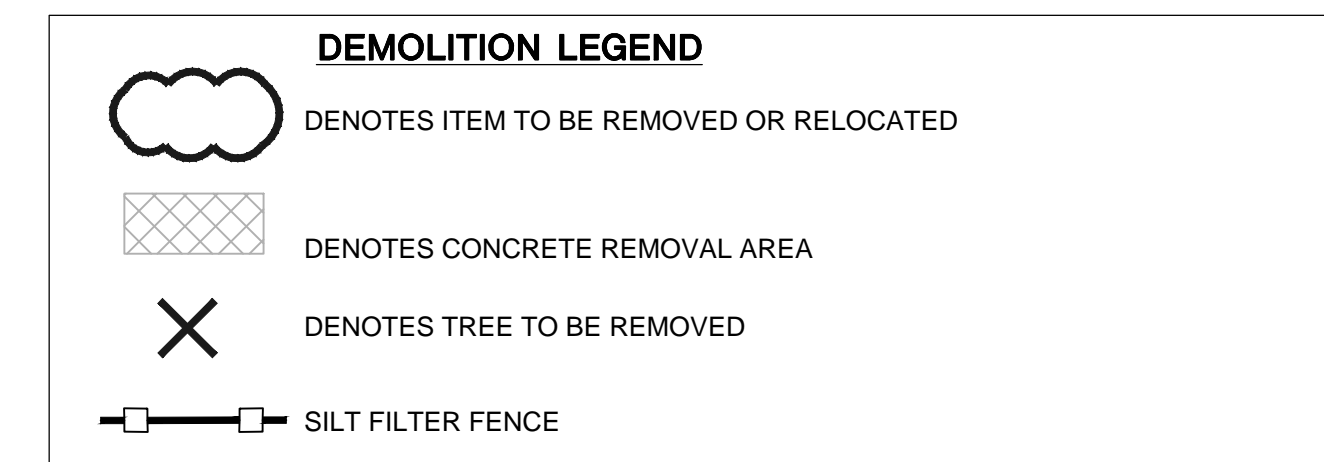
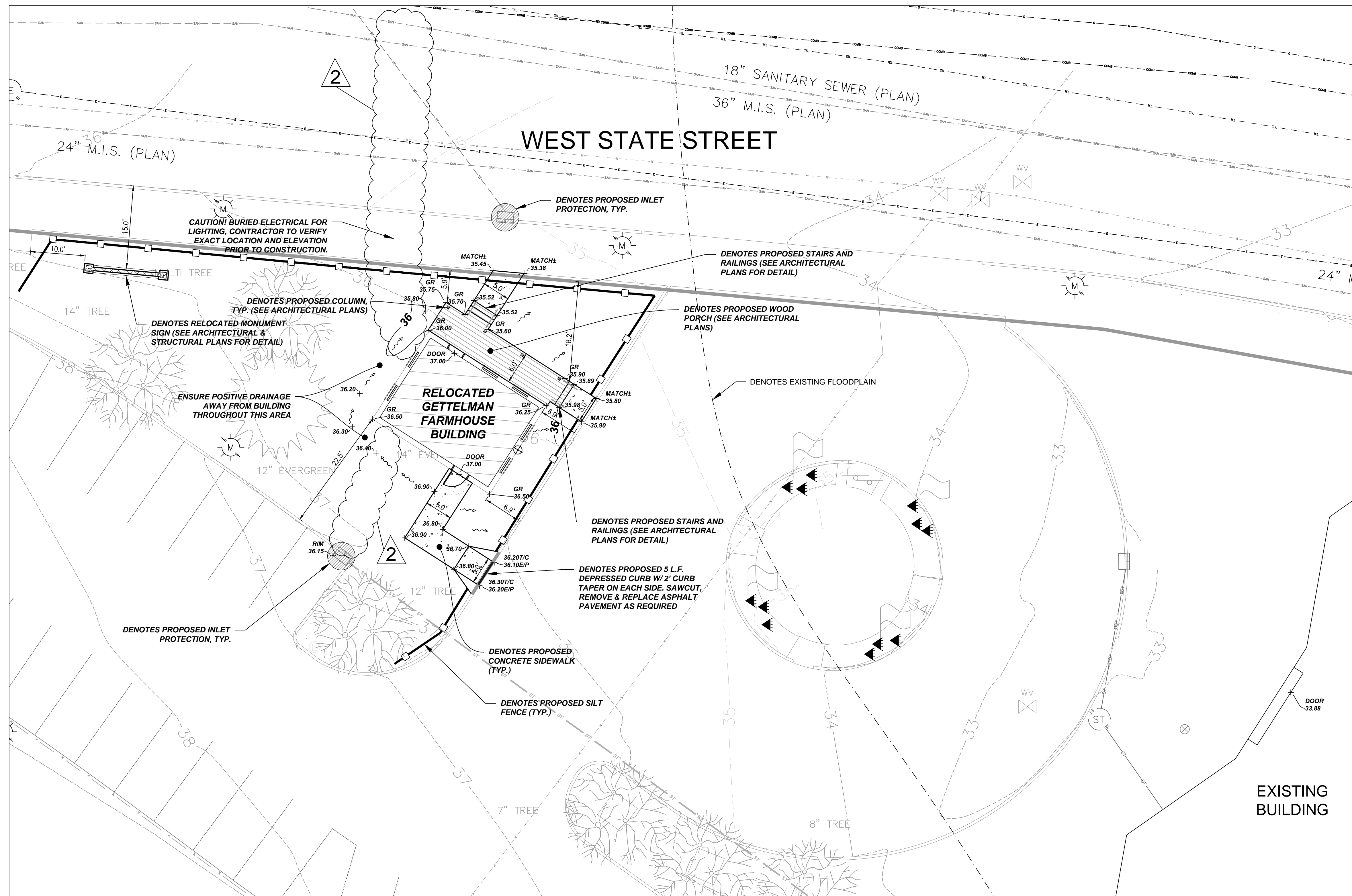
MillerCoors		122612	
PLANT: MILWAUKEE		MILWAUKEE BREWERY - TITLE SHEET	
DATE: 02/09/18		CITY PERMIT AND BIDDING DOCUMENTS	
ADLER		JAK PROJECT NUMBER: 17047-00	
AK		PROJECT NUMBER: DK	
ADJUDICUM #2 TO I.O. 122612 PROJECT	2	DEK	04/25/18
ADJUDICUM #1 TO I.O. 122612 PROJECT	1	DEK	02/26/18
PERMIT & BIDDING ISSUE I.O. 122612 PROJECT	0	DEK	02/09/18
DESCRIPTION	REV	BY	DATE
SCALE			

TS101
199-50-1154



APPROVED
By Tim Askin-HPC at 11:13 am, Aug 06, 2018

- 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.
- 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.
 - PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL HAVE IN PLACE, ALL APPLICABLE PLAN APPROVALS AND PERMITS.
 - INSTALL INLET PROTECTION WHERE INDICATED ON PLANS.
 - 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.
 - INSTALL UTILITIES
 - 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 MANUFACTURER'S SPECIFICATIONS.)
 - INSTALL AGGREGATE BASE COURSE IN AREAS TO BE CONCRETE PAVED
 - INSTALL CONCRETE SECTIONS.
 - UPON SITE STABILIZATION, REMOVE TEMPORARY EROSION CONTROL PRACTICES. CLEAN STRUCTURES OF ANY SEDIMENT AND/OR CONSTRUCTION DEBRIS.
 - 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.
 - DUST CONTROL SHALL BE MAINTAINED ONSITE WITH USE OF A WATER TRUCK (IF NECESSARY).



UTILITY LEGEND

SYMBOL	DESCRIPTION
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING ELECTRICAL LINE
	PROPOSED ELECTRICAL LINE
	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	OVERHEAD WIRES
	EXISTING POWER POLES
	EXISTING LIGHT POLES
	SANITARY MANHOLE
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING STORM STRUCTURE
	PROPOSED STORM STRUCTURE
	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH
	PROPOSED & EXISTING SPOT GRADE

SITE GRADING & EROSION CONTROL PLAN

SCALE: 1" = 10'

North



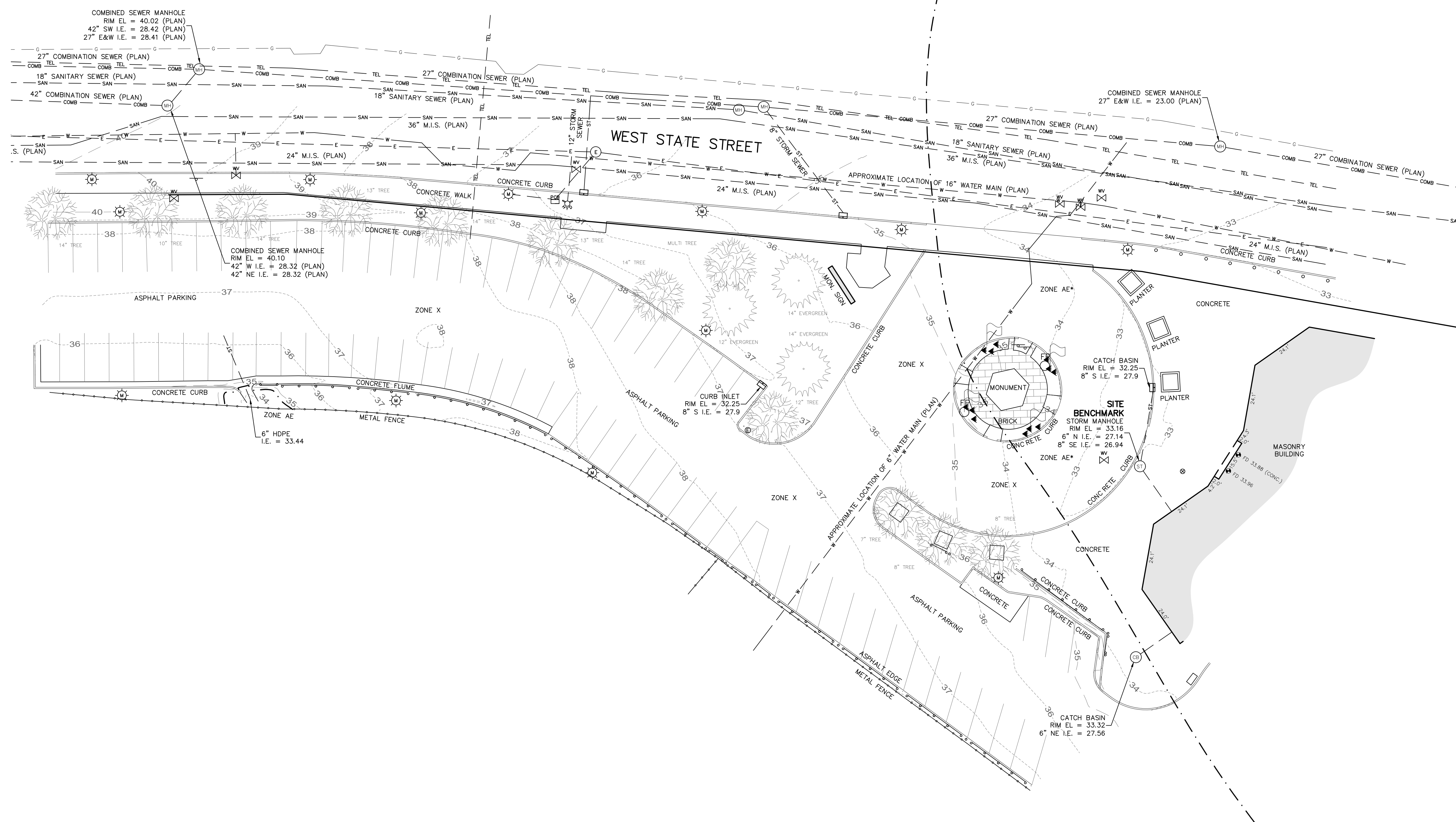
		PROJECT NUMBER: 122612
PLANT: MILWAUKEE	SITE GRADING, EROSION CONTROL & DEMOLITION PLAN	PROJECT REVIEWER: ADLER
DATE: 02/09/18	CITY PERMIT AND BIDDING DOCUMENTS	PROJECT NUMBER: 17047-00
DATE: 04/20/18	SCALE: 1" = 10'	PROJECT MANAGER: [Signature]
DR. [Signature]	DATE: []	SUBJECT BLDG. NO. RELEASE NO. SIZE
CH. [Signature]	DATE: []	
APPR. [Signature]	DATE: []	
REV. [Signature]	DATE: []	
DESCRIPTION	REV.	DATE

C1.10
156-03-2000



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.

APPROVED
 By Tim Askin-HPC at 11:13 am, Aug 06, 2018

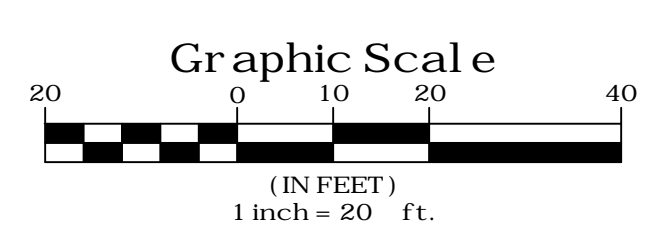


- NOTES**
1. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 2. 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 (SFHA) 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. 55079C0007E, 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 SWRPC OF AND ARE AT CITY OF MILWAUKEE DATUM.

LEGEND

— SAN	SANITARY SEWER	⊠	ELECTRIC TRANSFORMER	⊠	HYDRANT
— ST	STORM SEWER	⊠	ELECTRIC METER	⊠	WATER VALVE
— W	WATER MAIN	⊠	ELECTRIC PEDESTAL	⊠	GAS VALVE
— G	BURIED GAS LINE	⊠	ELECTRIC BOX AT GRADE	⊠	MANHOLE
— TEL	BURIED TELEPHONE LINE	⊠	TELEPHONE BOX AT GRADE	⊠	STORM MANHOLE
— E	BURIED ELECTRIC LINE	⊠	TELEPHONE PEDESTAL	⊠	CATCH BASIN
— FO	BURIED FIBER OPTIC LINE	⊠	TV PEDESTAL	⊠	CATCH BASIN
— U	OVERHEAD UTILITY LINES	⊠	UTILITY POLE	⊠	CURB INLET
— CATV	BURIED CABLE TELEVISION LINES	⊠	WOOD SIGN	⊠	METAL LIGHT POLE
— COMB	COMBINATION SEWER	⊠	METAL SIGN	⊠	CONCRETE LIGHT POLE
—	WOOD FENCE	⊠	FLAG POLE	⊠	WOOD LIGHT POLE
—	METAL FENCE	⊠	BOLLARD	⊠	COM. MAIL BOX
—	EDGE OF TREES AND BRUSH	⊠	BOLLARD LIGHT	⊠	FIBER OPTIC MARKER
—	DOOR SILL ELEVATION	⊠	YARD LIGHT	⊠	GY. WIRE
—	FIRE DEPARTMENT CONNECTION	⊠			

EXISTING CONDITIONS SURVEY
 FOR
HISTORIC MC GETTELMAN BUILDING
 4315 W. STATE ST.
 MILWAUKEE, WI



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.



MILWAUKEE PROJECT NUMBER 122612		MILWAUKEE PROJECT NUMBER 122612	
PLANT: MILWAUKEE		EXISTING SURVEY	
DATE: 02/09/18		CITY PERMIT AND BIDDING DOCUMENTS	
DRAWN BY: NJF		DATE: NOV. 20, 2017	
CHECKED BY: MJB		DRAWING NO.: EC-093	
CSE JOB NO.: 17-093		SHEET 1 OF 1	
DR.	DATE	SUBJECT BLDG. NO.	RELEASE NO./SIZE
CH.			
APPR.			
SCALE			
C1.20		156-03-2001	

GENERAL NOTES AND SPECIFICATIONS

- 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 WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING UTILITY 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.
- 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.
- ALL UTILITY PERMITS MUST BE RECEIVED FROM THE CITY OF WEST ALLIS PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 6" OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- 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.
- THE PROPOSED SITE LOCATION AND SURROUNDING STREETS MUST BE KEPT DEBRIS FREE. SWEEP STREETS AS NEEDED TO MAINTAIN CLEAN STREETS.
- 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.
- 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)
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE AND ASPHALT PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- 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.
- PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS. CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

DENSE GRADED BASE

- 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.
- BASE COURSE MATERIAL SHALL BE CRUSHED STONE OR CRUSHED GRAVEL ONLY.
- 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.
- IN PROPOSED PAVEMENT AREAS, ALL ORGANIC SOLID SHALL BE REMOVED.
- 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.
- PROOF-ROLL ALL SUBGRADE AREAS THAT ARE TO RECEIVE AGGREGATE BASE OR PAVEMENT.
- 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.
- 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.
- COMPACT THE BASE UNTIL THERE IS NO APPRECIABLE DISPLACEMENT, EITHER Laterally OR LONGITUDINALLY, UNDER THE COMPACTION EQUIPMENT.
- 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.
- AFTER THE PROJECT IS COMPLETED, THOROUGHLY CLEAN UP ALL DEBRIS WHICH MAY HAVE ACCUMULATED DURING THE REPLACEMENT 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

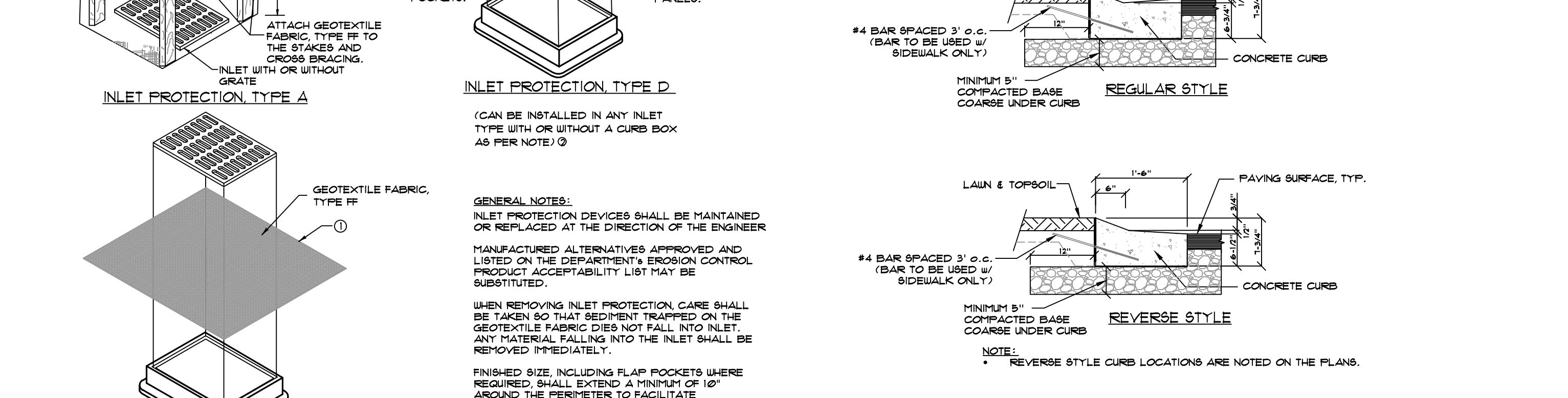
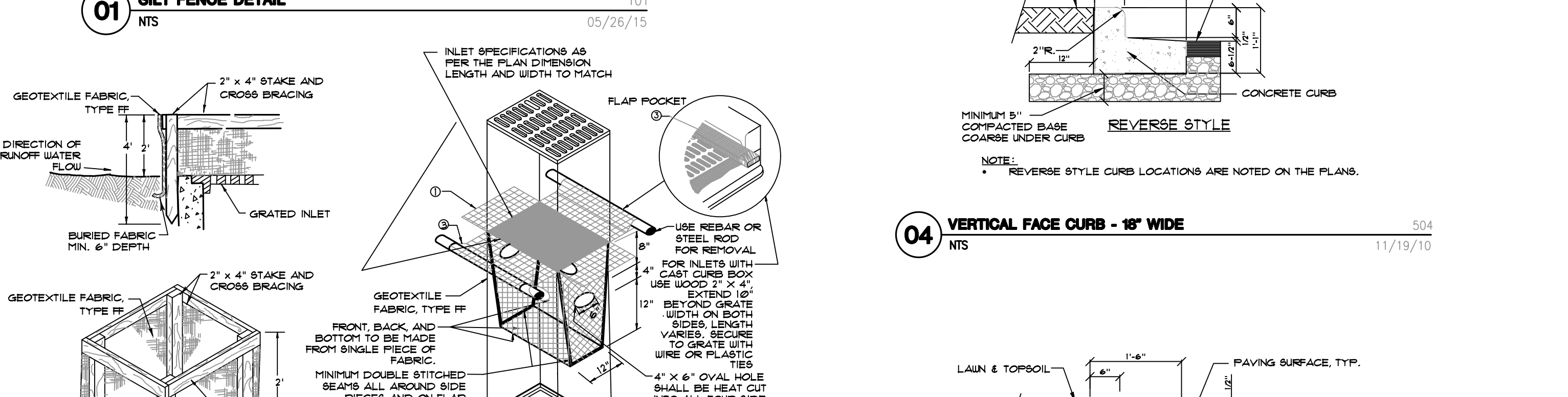
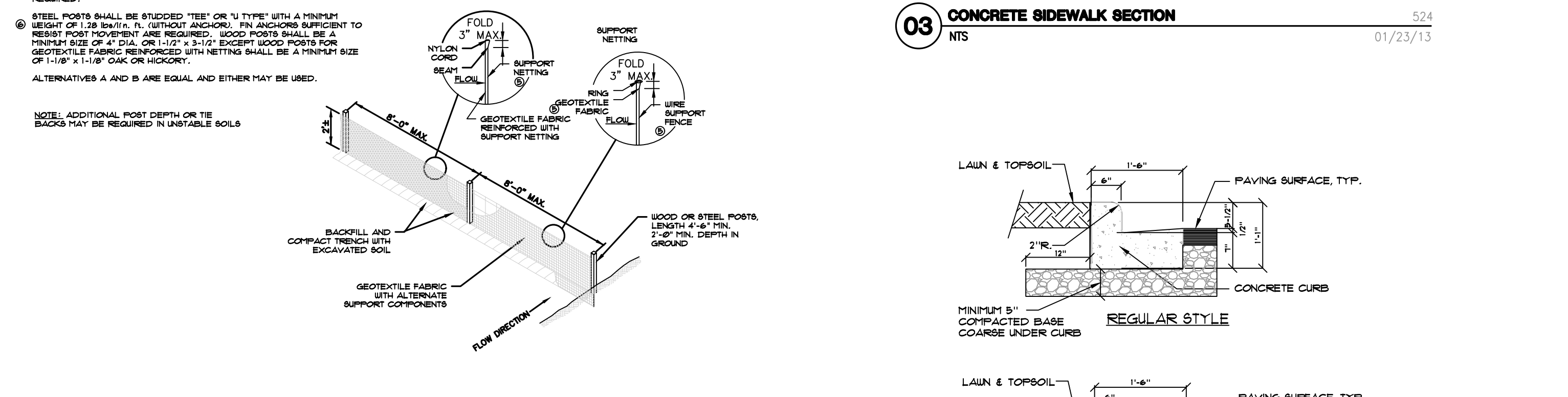
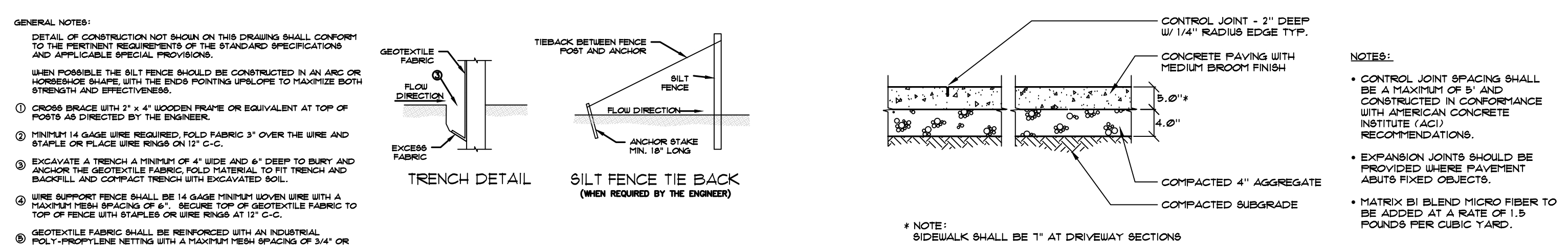
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE MANUFACTURER'S AND SUPPLIER'S INSTRUCTIONS.
- ALL CONCRETE WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND ACI 301, INCLUDING FUNCTION, DURABILITY, APPEARANCE, STRENGTH, CRACKING, TOLERANCES AND FINISHING, SHALL BE CORRECTED 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.
- CONCRETE SHALL CONFORM TO SECTIONS 501 AND 601 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- ALL CONCRETE, UNLESS OTHERWISE SPECIFICALLY PERMITTED BY ARCHITECT, SHALL BE TRANSIT-MIXED IN ACCORDANCE WITH ASTM C 94.
- IN GENERAL, COMPLY WITH ASTM C 33 FOR GRADING AND QUALITY OF FINE AND COARSE AGGREGATE FOR USE IN CONCRETE.
- 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 ADDITIVES; AND AIR-ENTRAINING ADDITION FOR AIR-ENTRAINING PORTLAND CEMENT.
- ADMIXTURES SHALL NOT CONTAIN MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER.
- WATER REDUCING ADMIXTURES SHALL CONFORM TO ASTM C 494.
- AIR ENTRAINING ADMIXTURE SHALL CONFORM TO ASTM C 260
- CALCIUM CHLORIDE, THIOCYANATES OR ADMIXTURES CONTAINING MORE THAN 0.05% CHLORIDE IONS BY WEIGHT OF ADMIXTURE ARE NOT PERMITTED FOR USE IN CONCRETE MIXES.
- 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.
- FOR CONCRETE PAVEMENTS: MATRIX HPS 950 MACRO/MICRO SYNTHETIC BLEND FIBER OR FORTA FERRO MACRO FIBER - IRC INDUSTRIES, APPLICATION DOSAGE SHALL BE 5 POUNDS PER CUBIC YARD.
- 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.
- AIR ENTRAINMENT CONCRETE: USE FOR ALL EXTERIOR SLABS, WALLS, WALKS, PLATFORMS, RAMPS, STEPS, ALL PORTIONS OF PARKING
- MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 4000 PSI.
- MAXIMUM AGGREGATE SIZE SHALL NOT EXCEED ONE THIRD OF THE SLAB ON GRADE THICKNESS.
- 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.
- CONCRETE REQUIRING AIR ENTRAINMENT SHALL CONTAIN SIX (6) PERCENT PLUS OR MINUS ONE (1) PERCENT AIR BY VOLUME, FOR 3/4" DIA. AGGREGATE. CONFORM TO ACI 318, CHAPTER 4.
- ALL CONCRETE MUST CONTAIN THE SPECIFIED WATER-REDUCING ADMIXTURE OR WATER-REDUCING RETARDING ADMIXTURE. THE SPECIFIED HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER), SPECIFIED CEMENT CONTENTS SHALL BE INCREASED 10 PERCENT (10%) WHEN NO WATER-REDUCING ADMIXTURES ARE USED.
- MEASURING MATERIALS: CEMENT, AGGREGATES, WATER AND ADMIXTURES SHALL BE MEASURED AND COMBINED STRICTLY IN ACCORDANCE WITH ASTM SPECIFICATION C 94.
- 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.
- 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.
- 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.
- 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.
- 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 1500 CUBIC YARDS OF CONCRETE OR FRACTION THEREOF, AND EACH 5000 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS.
- 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 FC AND NO INDIVIDUAL STRENGTH TEST RESULT FALLS BELOW THE SPECIFIED STRENGTH FC BY MORE THAN 500 PSI. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF NONCONFORMANCE.
- BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.
- PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES IN CONFORMANCE WITH ACI 301 AND ACI 308.
- 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

- GRASS SEED SHALL MEET THE REQUIREMENTS OF SECTION 630.2.1 OF STANDARDS SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "JOURNAL OF SEED TECHNOLOGY."
- WATER FREE OF WASTEWATER EFFLUENT OR OTHER HAZARDOUS CHEMICALS.
- CLEAN STRAW OR HAY THAT IS WELL-SEASONED, AND FREE OF ROT, MILDEW AND THE SEEDS OF NOXIOUS WEEDS.
- 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.
- 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.
- PLACE AND ANCHOR MULCH USING THE METHODS OUTLINED IN SECTION 627.3 OF STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- 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 1/2" OF WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

EARTHWORK AND EROSION CONTROL

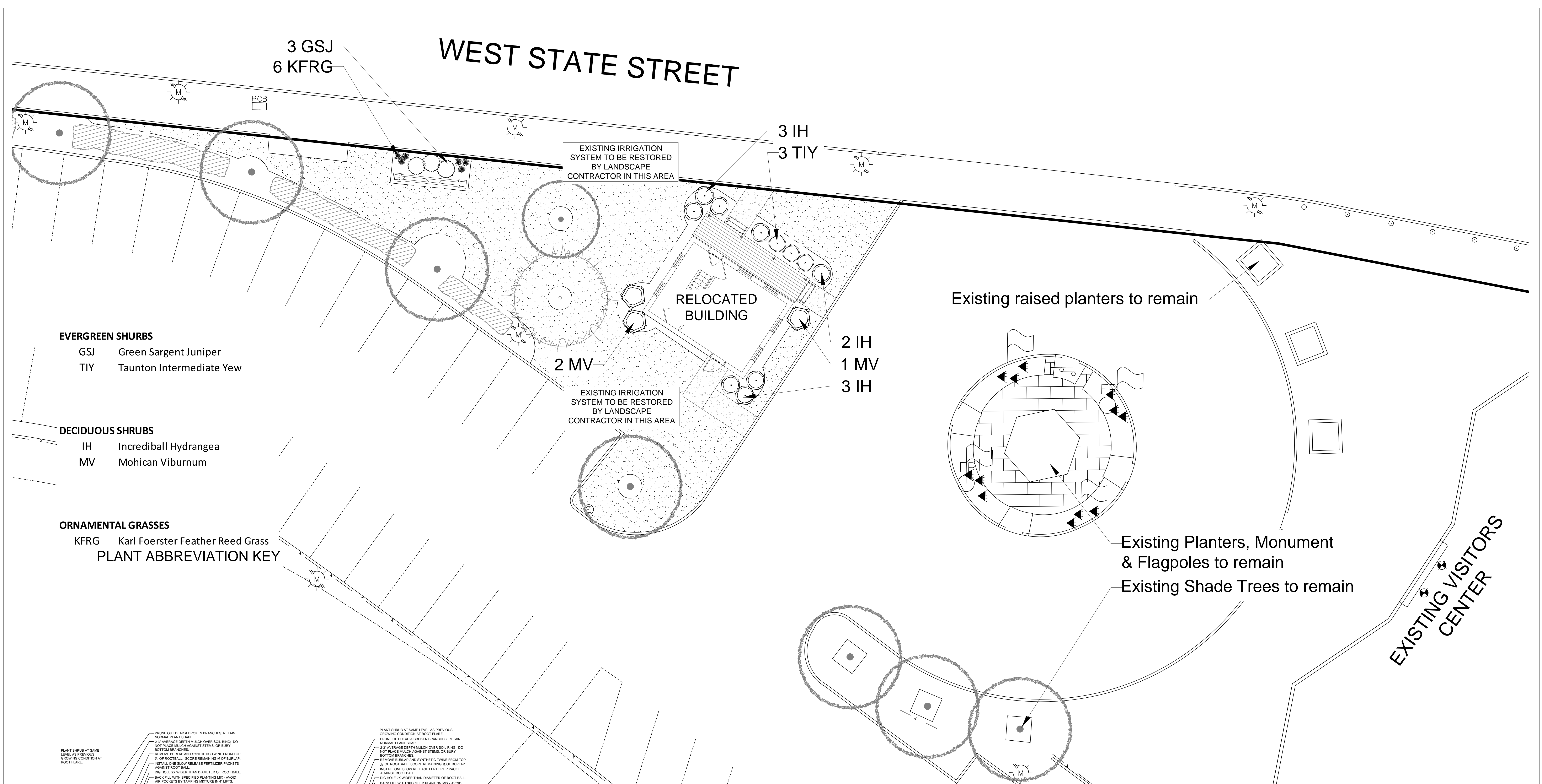
- CONTACT THE PROJECT MANAGER TO DETERMINE THE TYPE, AND FREQUENCY OF QUALITY ASSURANCE GEOTECHNICAL TESTING REQUIRED ON EACH PROJECT. PROVIDE LISTING OF QUALITY ASSURANCE GEOTECHNICAL TESTING REQUIREMENTS IN THIS ITEM.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES 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.
- EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNIR APPROVED TECHNICAL STANDARDS (OR EQUIVALENT).
- EROSION MATS, SOIL STABILIZERS, AND TRACIFIERS SHALL BE LISTED ON THE PRODUCT ACCEPTABILITY LIST FOR MULTI-MODAL APPLICATIONS ("PAL") AS PUBLISHED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
- SILT FENCE FABRIC SHALL COMPLY WITH THE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION 628.2.6, IN 3 FOOT TALL ROLLS, WITH A 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.
- 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.
- RIP RAP SHALL BE THE CLASS SPECIFIED AND SHALL CONFORM TO STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SECTION 606.2.
- FIELDSTONE COBBLES STONE SHALL BE THE SIZE AND TYPE SPECIFIED ON PLANS. CONTRACTOR SHALL PROVIDE AN ON-SITE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
- 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.
- SOIL STABILIZERS SHALL BE NON-ASPHALT-BASED PRODUCTS OF THE TYPE SPECIFIED, AND MEETING THE REQUIREMENTS OF THE PAL.
- POLYMERS USED TO SETTLE SUSPENDED SEDIMENT SHALL MEET THE REQUIREMENTS OF THE WDNIR TECHNICAL STANDARDS.
- WATER SOLUBLE ANIONIC POLYACRYLAMIDE (PAM) USED AS TEMPORARY SOIL BINDING AGENTS TO REDUCE EROSION SHALL MEET THE REQUIREMENTS OF WDNIR TECHNICAL STANDARDS.
- 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.
- TEMPORARY STOCKPILES ARE TO BE LOCATED GREATER THAN 25 FEET FROM ANY ROADWAY, PARKING LOT, PAVED AREA, DRAINAGE STRUCTURE, OR CHANNEL.
- 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.
- 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.
- 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.



APPROVED
By Tim Askin-HPC at 11:13 am, Aug 06, 2018

		MILLERCOORS PROJECT NUMBER 122612 MILLERCOORS PROJECT ADLER
PLANT: MILWAUKEE DATE: 02/09/18	CONSTRUCTION DETAILS & SPECIFICATIONS CITY PERMIT AND BIDDING DOCUMENTS	MILLERCOORS PROJECT NUMBER 17047-00 MILLERCOORS PROJECT NUMBER DATE: 04/25/2018
DR. _____ CH. _____ APPR. _____ SCALE _____	INITIAL _____ DATE _____ SUBJECT BLDG. NO. _____ RELEASE NO. _____	C5.00 156-02-5001

Harwood Engineering Consultants
315 North 21st Street, Milwaukee, WI 53233
PH: 414.224.1100 FAX: 414.224.1101

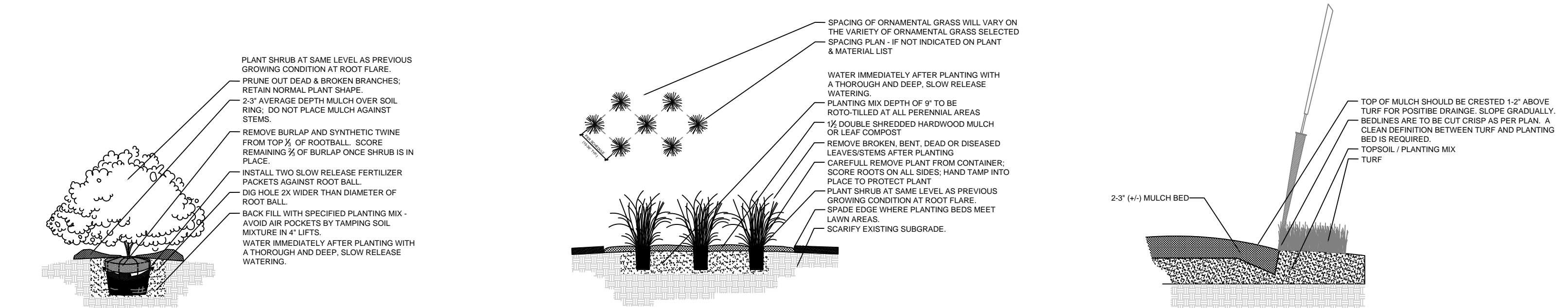
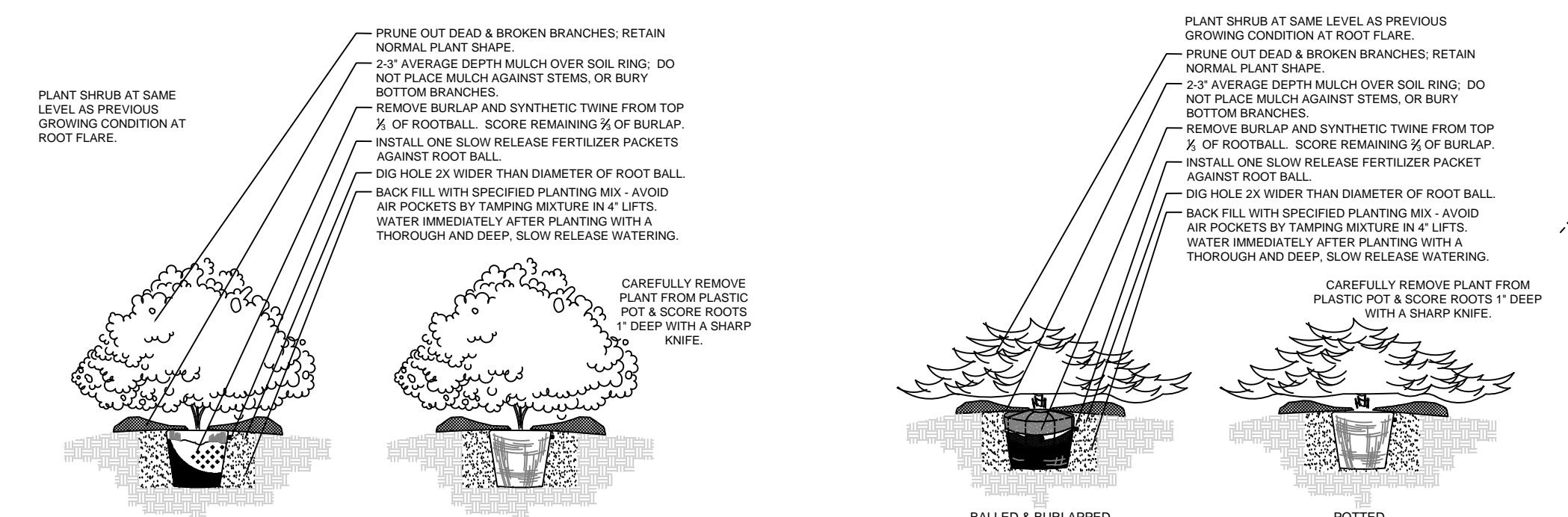


EVERGREEN SHRUBS
 GSJ Green Sargent Juniper
 TIY Taunton Intermediate Yew

DECIDUOUS SHRUBS
 IH Incrediball Hydrangea
 MV Mohican Viburnum

ORNAMENTAL GRASSES
 KFRG Karl Foerster Feather Reed Grass

PLANT ABBREVIATION KEY



PLANTING & HARDSCAPE DETAILS

OVERALL LANDSCAPE PLAN
 Scale: 1" = 100"

APPROVED
 By Tim Askin-HPC at 11:13 am, Aug 06, 2018

1 OVERALL LANDSCAPE PLAN
 Scale: 1" = 100"

PLANT: MILWAUKEE		OVERALL LANDSCAPE PLAN		PROJECT NUMBER: 122812	
DATE: 02/09/18		CITY PERMIT & BIDDING DOCUMENTS		PROJECT OWNER: ADLER	
ADDENDUM #2 TO I.O. 122812 PROJECT		2	DEK	04/24/18	DR.
ADDENDUM #1 TO I.O. 122812 PROJECT		1	DEK	02/26/18	CH.
PERMIT & BIDDING ISSUE I.O. 122812 PROJECT		0	DH	02/09/18	APPL.
DESCRIPTION		REV	BY	DATE	SCALE

L100
 156-03-7000

HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- 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.
- 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.
- 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.
- Topsoil 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.
- 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 $\frac{1}{4}$ 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.
- 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.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $^{50}_{60}$ mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- 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.
- 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.
- 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):
 - $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
 - $\frac{1}{4}$ CY blended/pulverized Topsoil
 - $\frac{1}{4}$ CY composted manure
 - In roto-tilled beds only, also include in above mixture:
 - 2 lbs Starter Fertilizer

- 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

- 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.

- 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.

- 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		SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
EVERGREEN SHRUBS							
GSJ	3	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	24"w	Cont.	Full rounded well branched shrub	42"
TIY	3	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24" w		Full rounded well branched shrub	42"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
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		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
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			SF	EroTex D575 Erosion Control Blanket (or approved equal)	

Hardscape Materials							
	8	Shredded Hardwood Mulch (3" depth)			CY	Bark Mulch; apply Preemergent after installation of mulch	
	5	Soil Amendments (2" depth)			CY		
	10	Pulverized Topsoil (Lawn Area)			CY		
	5	Pulverized Topsoil (2" over bed areas)			CY		

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

Seed Compositions:		
Cedar Creek Premium Blue Tag (Ph: 888-313-6807); Seed at rate of 3# per 1000 SF		
10% Mid Atlantic Kentucky Bluegrass	10% Atlantis Kentucky Bluegrass	
20% Merit Kentucky Bluegrass	10% Dragon Kentucky Bluegrass	
20% Boreal Red Fescue	10% Palmer III Fine Perennial Ryegrass	
20% Pennant Fine Perennial Ryegrass		

PLANT & MATERIAL SCHEDULE

APPROVED
By Tim Askin-HPC at 11:13 am, Aug 06, 2018

1 LANDSCAPE NOTES & SCHEDULES

Scale: None

				PROJECT NUMBER 122812	
		PLANT: MILWAUKEE		PROJECT OWNER ADLER	
		DATE: 02/09/18		CITY PERMIT & BIDDING DOCUMENTS	
				PROJECT NUMBER 17847-00	
				PROJECT MANAGER DK	
ADDENDUM #2 TO I.O. 122812 PROJECT	2	DEK	04/24/18	INITIAL	DATE
ADDENDUM #1 TO I.O. 122812 PROJECT	1	DEK	02/26/18	DR	SIZE
PERMIT & BIDDING RESUB I.O. 122812 PROJECT	0	DH	02/09/18	CH	
		REV	BY	DATE	SCALE
					L101 156-03-7001

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
111 N. 12TH
MILWAUKEE, WISCONSIN 53233
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GENERAL NOTES:

- ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS CODE AS SPECIFIED IN DESIGN DATA OSHA REGULATIONS
- 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.
- THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS REQUIRED TO CONSTRUCT THIS PROJECT.
- DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
- DO NOT SCALE PLANS.
- IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
- 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.
- 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.
- 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 ARCHITECT'S ATTENTION IN WRITING IMMEDIATELY.
- NO PROVISIONS HAVE BEEN MADE IN THE DESIGN OF THIS STRUCTURE FOR FUTURE EXPANSION UNLESS NOTED ON PLAN.

EXISTING CONSTRUCTION CONDITIONS:

- 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 PROCEDURE/FABRICATION OF MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONFLICTS WITH CONSTRUCTION DOCUMENTS.
- 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.
- 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:

- ALL EXTERIOR FOOTINGS MUST BEAR BELOW LOCAL FROST LINE RELATIVE TO ADJACENT FINISH EXTERIOR GRADE.
- DO NOT PLACE ANY FOOTINGS ON FROZEN SUBGRADE.
- BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
- 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.
- REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE, UNLESS NOTED OTHERWISE.
- SHORING OR UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION TO 1/4" MAXIMUM IN ANY DIRECTION.
- CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL BACK FILL WITH 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.
- 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.
- 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 90% MODIFIED PROCTOR AND PLACED PER THE SOIL ENGINEER'S RECOMMENDATIONS. ALL FIELD CONDITIONS THAT WILL AFFECT DESIGN AS PRESENTED MUST BE COORDINATED WITH STRUCTURAL ENGINEER.
- REFER TO DESIGN DATA FOR DESCRIPTION OF SOIL CONDITIONS, GEOTECHNICAL RECOMMENDATIONS, AND DESIGN VALUES.
- WHERE NEW FOOTINGS ABUT EXISTING FOOTINGS, STEP OR THICKEN THE NEW FOOTING AS REQUIRED TO HAVE NEW BOTTIFTG ELEVATION MATCH EXISTING BOTTIFTG ELEVATION. CONTRACTOR SHALL FIELD VERIFY EXISTING BOTTIFTG ELEVATION.

CAST-IN-PLACE REINFORCED CONCRETE:

- 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".
- 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.
- STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60). PLAN WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064.
- CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
- PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
- PROVIDE A 1" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE. TOP SURFACE OF WALLS SHALL FINISHED SMOOTH UNLESS NOTED OTHERWISE.
- DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE UNLESS NOTED OTHERWISE.
- 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 MUST BE COORDINATED WITH STRUCTURAL ENGINEER.
- 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.
- REFER TO REINFORCEMENT DEVELOPMENT AND LAP SPICE SCHEDULE FOR LAP SPICES IN REINFORCING STEEL.
- STEEL REINFORCING SPLICES OF ADJACENT BARS SHALL BE STAGGERED SUCH THAT SPLICES ARE 4 FEET APART, MINIMUM.
- ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED.
- 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
- CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- ADDITION OF JOBSITE WATER TO CONCRETE SHALL BE PER ASTM C94.
- TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.
- 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.
- ALL CONCRETE SLABS SHALL BE CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS OR AN APPROPRIATE CURING COMPOUND MAY BE APPLIED.
- CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
- 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. 6 BAR AND SMALLER: 1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLAB WALLS, JOISTS: NO. 11 BAR AND SMALLER: 2"
BEAMS AND COLUMNS: 1 1/2"

- 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:

- DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," AMERICAN FOREST AND PAPER ASSOCIATION
- DESIGN, FABRICATION, AND CONSTRUCTION OF ALL PLYWOOD FRAMING SHALL CONFORM TO THE CURRENT EDITION OF "PLYWOOD DESIGN SPECIFICATIONS," AMERICAN PLYWOOD ASSOCIATION
- 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
- PLYWOOD SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH THE LONG DIMENSION OF THE SHEATHING LAID PERPENDICULAR TO THE SUPPORTS. STAGGER JOINTS.
- PLYWOOD SHEATHING SHALL BE FASTENED TO SUPPORTS AT 10" NAILS SPACED AT 8" o.c. AT PANEL EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
- PLYWOOD SHEATHING THAT IS EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED.
- 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.
- WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.
- 2x WOOD JOISTS SHALL HAVE 1/4" SPR NO. 2 CROSS BRIDGING AT 8'-0" o.c. MAXIMUM.
- DO NOT EMBED WOOD MEMBERS IN CONCRETE.
- 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.
- ALL FASTENERS ATTACHING PRESSURE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- MAKE NO SUBSTITUTIONS OF ANY PRODUCTS SPECIFIED ON ANY FRAMING PLANS WITHOUT THE DIRECT WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER AND ARCHITECT.
- TEMPORARY BRACING SHALL BE PROVIDED AND REMAIN IN PLACE UNTIL THE STRUCTURE IS COMPLETELY STABILIZED. 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.
- 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
 ...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/LFD
 ...NDS NATIONAL DESIGN SPECIFICATION SUPPLEMENT, DESIGN VALUES FOR WOOD CONSTRUCTION
 ...AIS S101 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS
 ...AIS 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
 ... 200 LB 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 (Ps) = (0.7 * Cc * Ct * S * Pg) 24.5 psf
 ... SNOW EXPOSURE FACTOR (Ce) 1.0
 ... SNOW LOAD IMPORTANCE FACTOR (Ia) 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 (S SECOND CUST) 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) 25.24 FT
 ... LEAST WIDTH (B) 19 FT
 ... VELOCITY PRESSURE EXPOSURE COEFFICIENT Kz (CASE 1) 0.701
 ... VELOCITY PRESSURE EXPOSURE COEFFICIENT Kz (CASE 2) 0.636
 ... TOPOGRAPHIC FACTOR (Kzt) 1.0
 ... EDGE STRIP (a) 3.0 FT
 ... END ZONE (za) 6.0 FT
 ... DESIGN PROCEDURE METHOD 1 (SIMPLIFIED PROCEDURE)

WIND LOADS COMPONENTS & GLADDING

ROOF SURFACE PRESSURE		
AREA	10 SF	50 SF
NEGATIVE ZONE 1	-13.3 psf	-12.5 psf
NEGATIVE ZONE 2	-23.2 psf	-18.9 psf
NEGATIVE ZONE 3	-34.3 psf	-28.1 psf
POSITIVE ALL ZONES	10.0 psf	10.0 psf
OVERHANGS ZONE 1&2	-27.2 psf	-27.2 psf
OVERHANGS ZONE 3	-45.7 psf	-35.3 psf

WALL SURFACE PRESSURE		
AREA	10 SF	50 SF
NEGATIVE ZONE 4	-15.8 psf	-13.6 psf
NEGATIVE ZONE 5	-15.9 psf	-12.1 psf
POSITIVE ZONE 4&5	14.6 psf	12.4 psf

- EARTHQUAKE DESIGN DATA:
 ... OCCUPANCY CATEGORY II
 ... SEISMIC IMPORTANCE FACTOR (Ie) 1
 ... MAPPED SPECTRAL ACCELERATIONS AT SHORT PERIODS (Sa) 0.107
 ... MAPPED SPECTRAL ACCELERATIONS AT (1) SECOND PERIODS (S1) 0.044
 ... SITE CLASSIFICATION D
 ... DESIGN SPECTRAL RESPONSE COEFFICIENT AT SHORT PERIODS (Sds) 0.114
 ... DESIGN SPECTRAL RESPONSE COEFFICIENT AT (1) SECOND PERIODS (Sd1) 0.070
 ... SEISMIC DESIGN CATEGORY B
 ... BASIC SEISMIC FORCE-RESISTING SYSTEM STRUCTURE NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
 ... DESIGN BASE SHEAR 0.038R KIPS
 ... SEISMIC RESPONSE COEFFICIENT (Cs) 0.038
 ... RESPONSE 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 PCF (ASSUMED)
 ... ALLOWABLE SOIL BEARING CAPACITY 1,500 PSF (ASSUMED)

MEMBERS	DEFLECTION LIMITS		
	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/BREAM 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

APPROVED
By Tim Askin-HPC at 11:13 am, Aug 06, 2018

MATERIAL STRENGTHS

- CAST-IN-PLACE CONCRETE:
 FOOTINGS
 ... MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS f'c = 3,000 PSI
 ... MAXIMUM WATER-CEMENTITIOUS RATIO 0.59
 ... MAXIMUM AGGREGATE SIZE 1 1/2"
 ... SLUMP LIMIT 6" +/-1"
 ... AIR CONTENT NO
 FOUNDATION FROST WALLS
 ... MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS f'c = 4,000 PSI
 ... MAXIMUM WATER-CEMENTITIOUS RATIO 0.48
 ... MAXIMUM AGGREGATE SIZE 3/4"
 ... AIR CONTENT 4" +/-1"
 ... AIR CONTENT YES 4% to 6%
 EXTERIOR PIERS, WALLS, AND COLUMNS
 ... MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS f'c = 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 f'c = 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 f'c = 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 f'c = 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 f'c = 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, NUTS, & WASHERS
 ... 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 REINFORCING

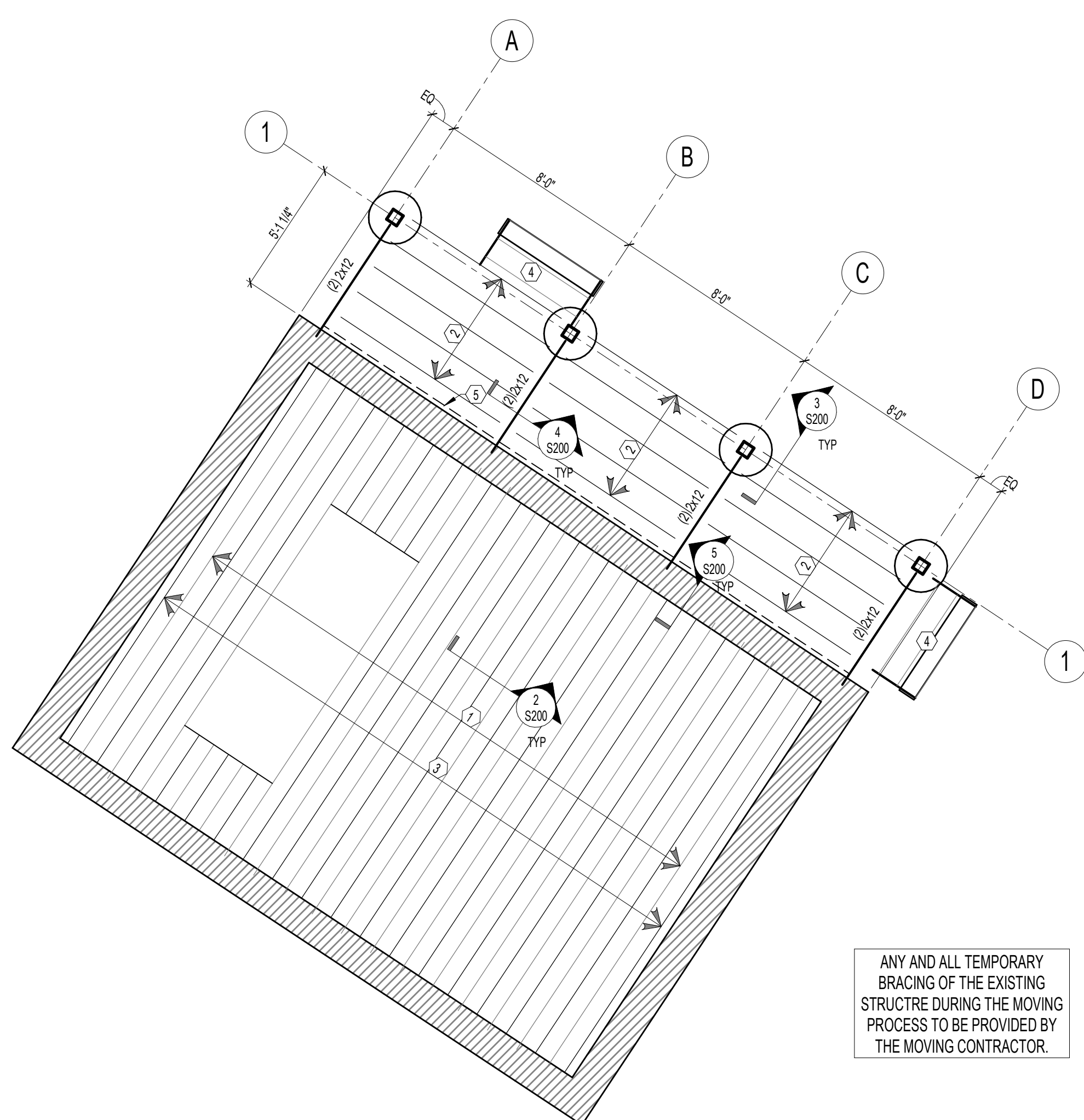
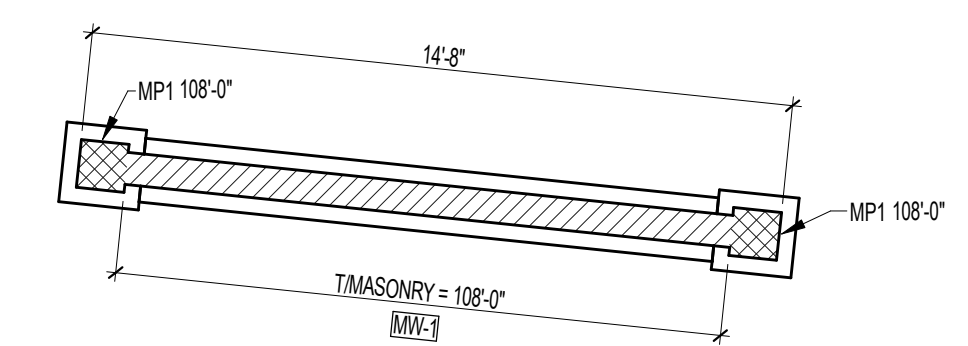
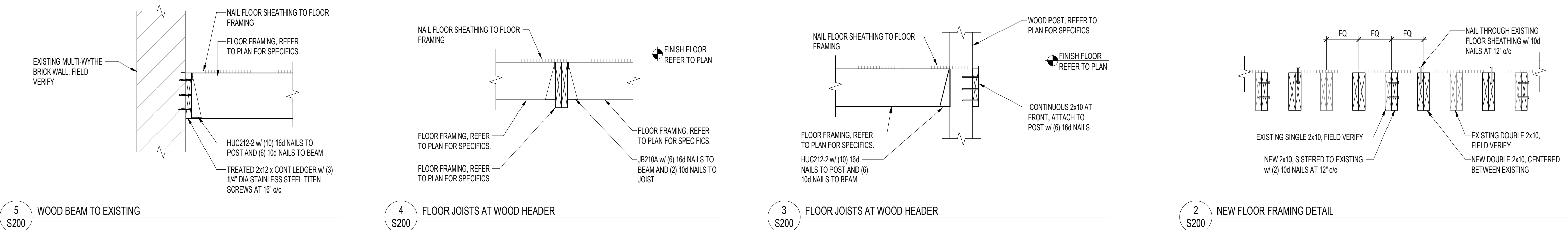
- MASONRY:
 ... Fm = 2,500 PSI
 MASONRY MORTAR:
 ... TYPE "M" MORTAR BELOW GRADE
 ... TYPE "M" or "S" ABOVE GRADE

WOOD FRAMING (LINO 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



PROJECT NUMBER: 12812		PROJECT LOCATION: ADLER	
PLANT: MILWAUKEE	GENERAL NOTES	DATE: 02/09/18	CITY PERMIT AND BIDDING DOCUMENTS
PROJECT NUMBER: 17047-00		PROJECT NUMBER: 17047-00	
ADDENDUM #2 TO I.O. 12812 PROJECT	2	PE	04/25/18
ADDENDUM #1 TO I.O. 12812 PROJECT	1	PE	02/09/18
PERMIT & BIDDING ISSUE TO I.O. 12812 PROJECT	0	PE	02/09/18
DESCRIPTION	REV	BY	DATE
SUBJECT BLDG. NO. RELEASE NO. SIZE		SCALE	
S001		156-02-5000	



- 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 12\"/>
- 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\"/>

MASONRY WALL REINFORCING SCHEDULE				
MARK	WALL THICKNESS	VERTICAL REINFORCEMENT & SPACING	REINFORCEMENT LOCATION IN CELL	REMARKS
MW-1	8"	#5 AT 24" OC MAX	CENTER	

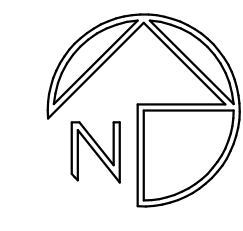
- MASONRY WALL REINFORCEMENT SCHEDULE NOTES:**
1. GROUT CONCRETE MASONRY UNITS SOLID FULL HEIGHT OF BUILDING AT REINFORCEMENT LOCATIONS.
 2. UNLESS NOTED OTHERWISE, PROVIDE DOWELS INTO FOOTING TO MATCH VERTICAL WALL REINFORCEMENT.
 3. PROVIDE CONCRETE MASONRY UNIT WALL REINFORCING ABOVE AND BELOW ALL 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). UNLESS NOTED OTHERWISE, PROVIDE (1) #5 VERTICAL FULL HEIGHT AT THE JAMB OF ALL MASONRY OPENINGS.
 6. MASONRY FIREWALL CONSTRUCTION ASSUMES MASONRY BLOCKS COMPRISED OF LIMESTONE.

MASONRY PIER SCHEDULE				
MARK	SIZE	VERTICAL REINFORCEMENT	PIER TIES	DOWELS
MP1	12x12"	(4) #5	#3 AT 16" OC	

- MASONRY PIER SCHEDULE NOTES:**
1. REFER TO PLAN FOR TOP OF MASONRY PIER ELEVATION.
 2. AT TOP OF MASONRY PIER SUPPORTING STEEL COLUMN, PROVIDE (2) #3 TIES AT 3" 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 1" 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 PIERS BELOW COLUMN ABOVE UNLESS NOTED OTHERWISE.
 8. USE CLASS "B" LAP SPLICES FOR ALL VERTICAL MASONRY REINFORCEMENT.

APPROVED
By Tim Askin-HPC at 11:13 am, Aug 06, 2018

1 FIRST FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



		PROJECT NUMBER: 122812 PROJECT ARCHITECT: ADLER	
PLANT: MILWAUKEE	DATE: 02/09/18	PROJECT NUMBER: 17047-00	PROJECT ARCHITECT: ADLER
ADDENDUM #2 TO I.O. 122812 PROJECT 2 PE 04/25/18		INITIAL DATE SUBJECT BLDG. NO. RELEASE NO. SIZE	
ADDENDUM #1 TO I.O. 122812 PROJECT 1 PE 02/26/18		DR.	
PERMIT & BIDDING ISSUE TO I.O. 122812 PROJECT 0 PE 02/09/18		CH.	
DESCRIPTION REV BY DATE		APPR.	
SCALE		S200 156-02-3000	

1

2

3

4

5

6

7

E

E

D

D

C

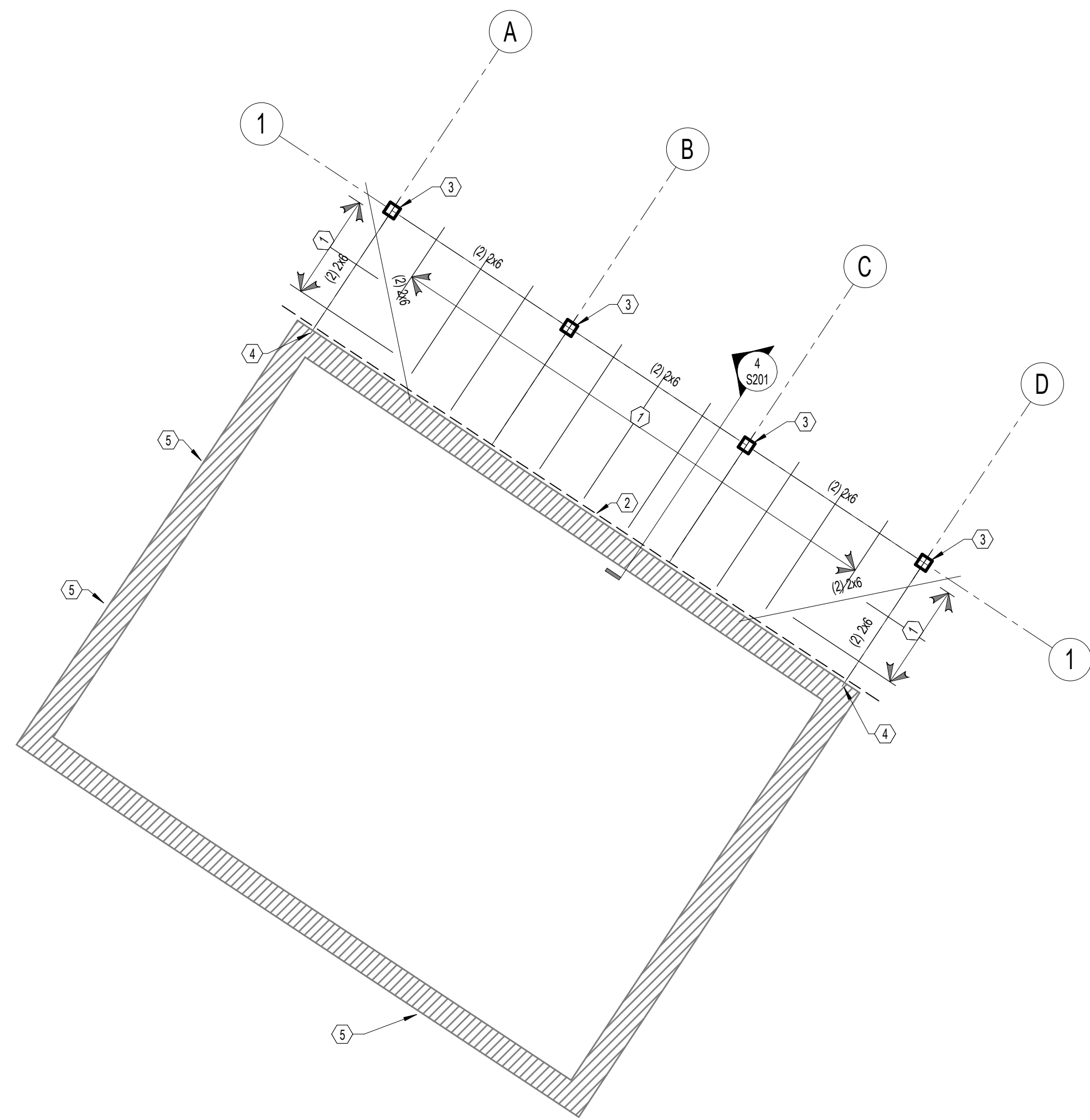
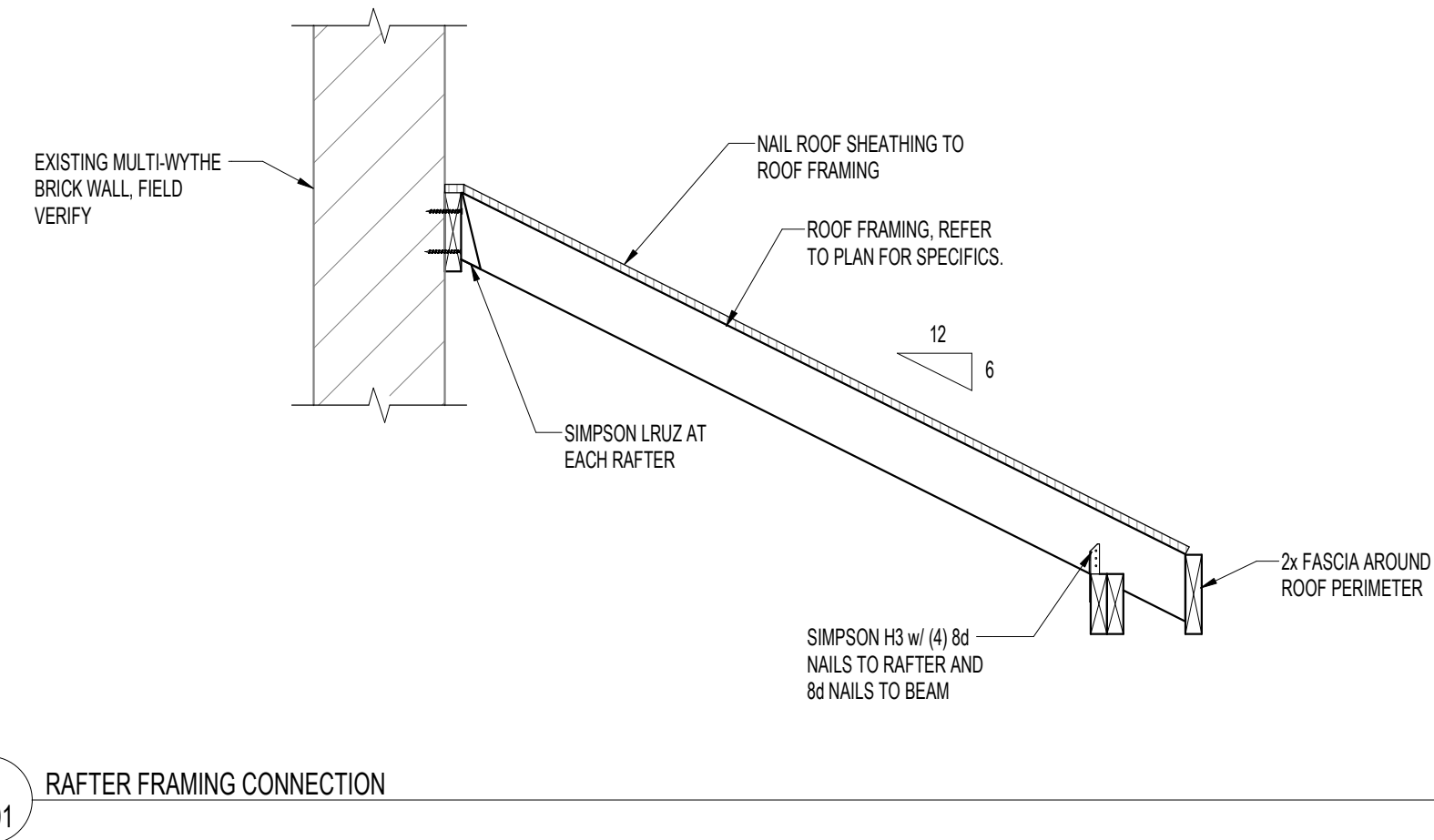
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B

B

A

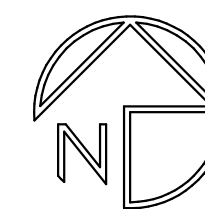
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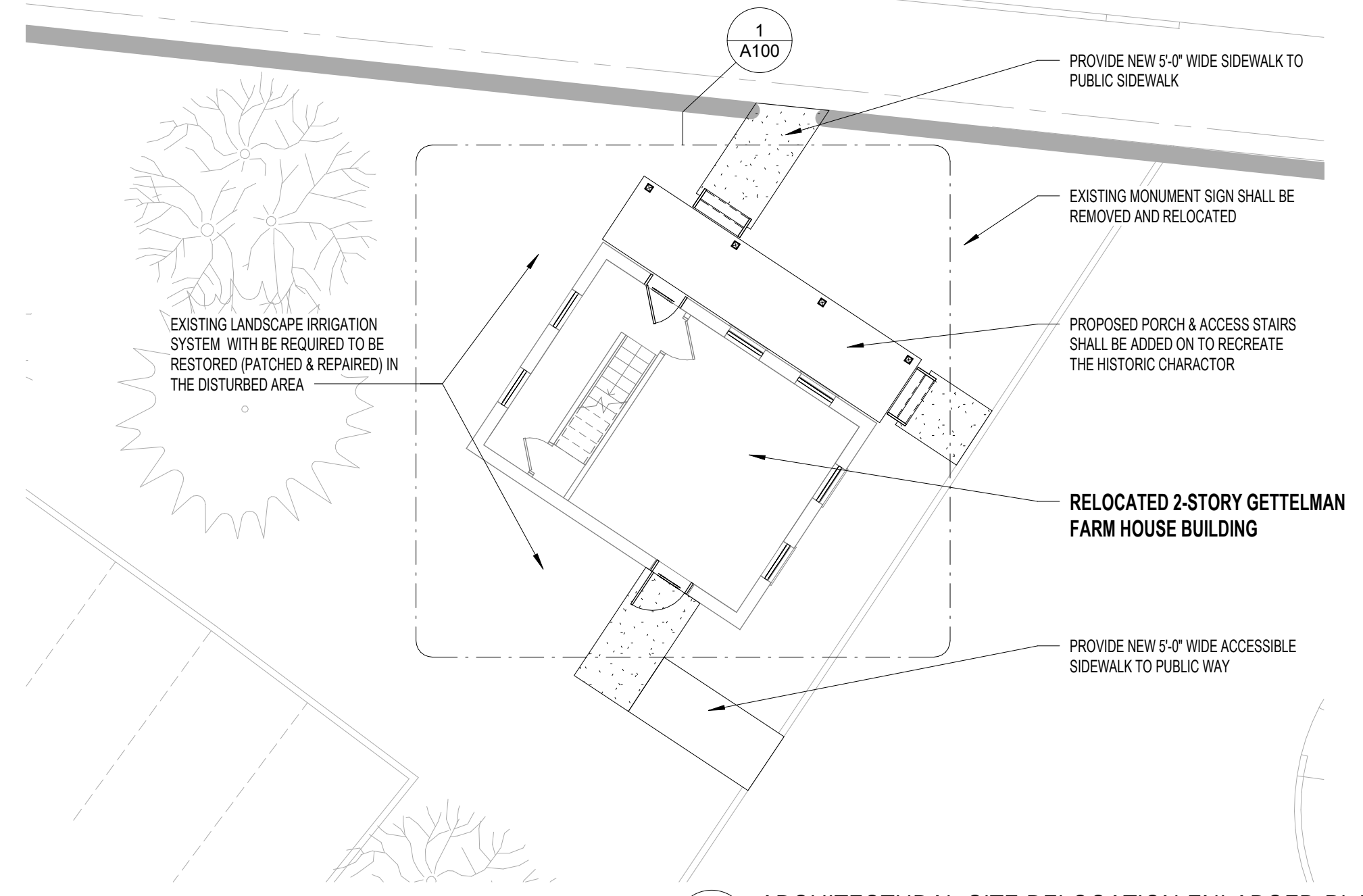
WOOD ROOF FRAMING PLAN NOTES:	WOOD ROOF FRAMING PLAN KEYED NOTES:
PLAN NOTES APPLY TO ALL WOOD ROOF FRAMING PLANS. ALL NOTES DO NOT NECESSARILY APPLY TO ALL SHEETS.	KEYED NOTES APPLY TO ALL WOOD ROOF FRAMING PLANS. ALL NOTES DO NOT NECESSARILY APPEAR ON ALL SHEETS.
1. ROOF SHEATHING SHALL BE 5/8" APA RATED WOOD ROOF SHEATHING (PLYWOOD OR OSB) w/ THE LONG DIMENSION OF THE SHEETS LAD PERPENDICULAR TO THE ROOF TRUSSES. ATTACH SHEATHING TO ROOF TRUSSES w/ 16d NAILS AT 6" OC. MINIMUM DISTANCE FOR NAILS IS 3/8" FROM PANEL EDGE. PROVIDE WOOD SHEATHING CLIPS WHERE SHEATHING EDGES ABUT BETWEEN ROOF TRUSSES. STAGGER ALL ROOF SHEATHING JOINTS. NAILS TO HAVE A MINIMUM PENETRATION INTO FRAMING MEMBER OF 1-1/2". REFER TO STANDARD DETAILS FOR ROOF SHEATHING ATTACHMENT.	1. 2x6 RAFTERS AT 24" OC.
2. AT PERIMETER OF ROOF, PROVIDE A CONTINUOUS 2x FASCIA. ATTACH TO ENDS OF ROOF TRUSSES w/ (2) 16d NAILS EACH TRUSS.	2. PRESSURE TREATED 2x8 LEDGER w/ (2) 1/4" DIA x 3" SIMPSON STAINLESS STEEL TITEN SCREWS AT 16" OC. ATTACH WOOD SHEATHING TO 2x8 LEDGER w/ 8d NAILS AT 6" OC.
3. REFER TO SNOW LOAD PLAN ON STRUCTURAL NOTES SHEET FOR ROOF SNOW LOADS.	3. PROVIDE A SIMPSON 8046 POST CAP AT EACH WOOD POST I-INTERSECTION.
4. FASTENERS INTO CEDAR FRAMING TO BE GALVANIZED OR STAINLESS STEEL.	4. PROVIDE A SIMPSON HUSC26-2 HANGER w/ (4) 1/4" DIA x 1-1/2" TITEN SCREWS TO EXISTING AND (4) 16d NAILS TO BEAM.
	5. NEW OPENINGS IN EXISTING WALL PROVIDE A BRICK ARCH INTEGRAL TO WALL AND MATCH EXISTING. REFER TO ARCH FOR SIZE AND LOCATIONS.

APPROVED
By Tim Askin-HPC at 11:13 am, Aug 06, 2018

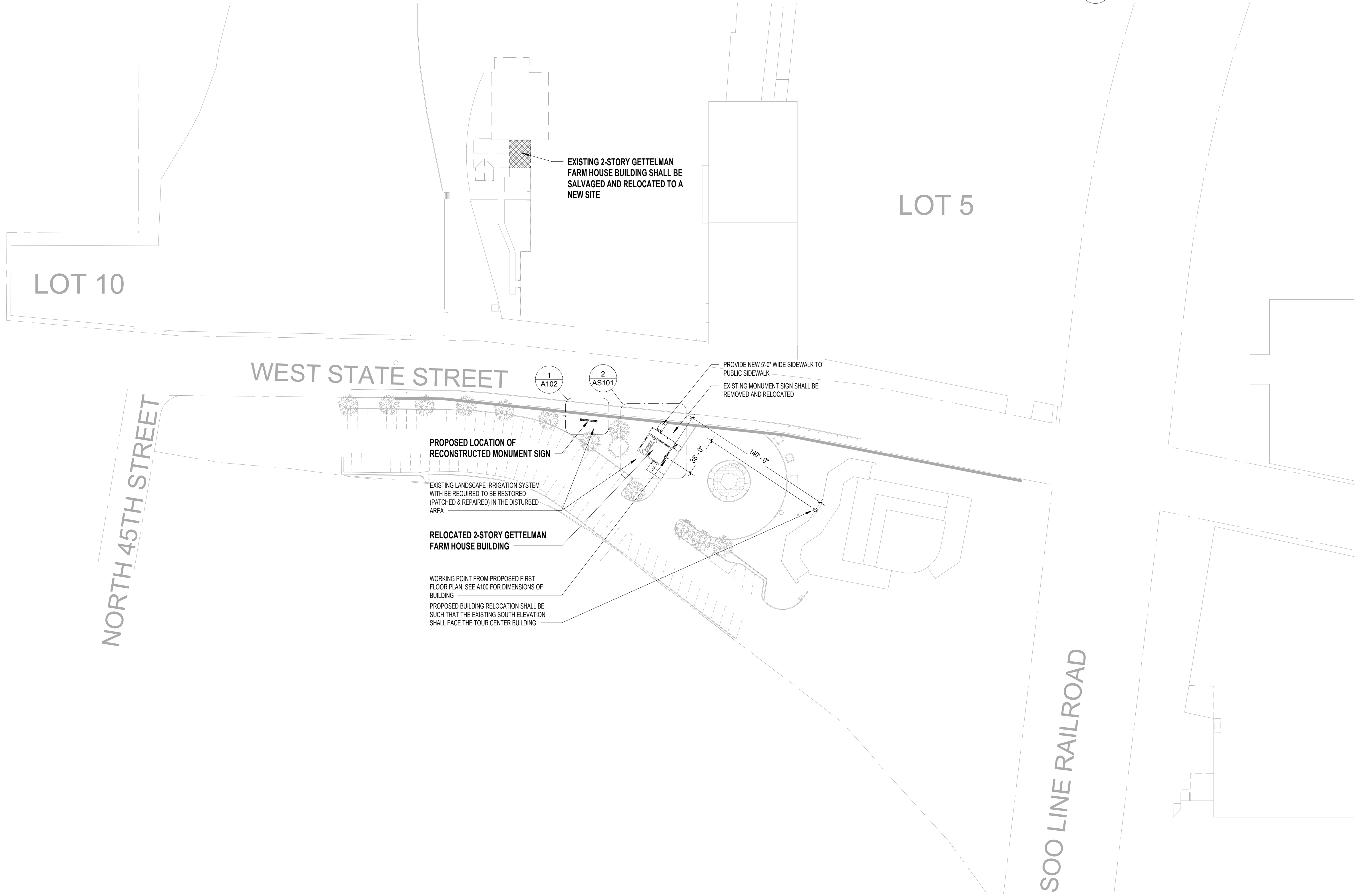
1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



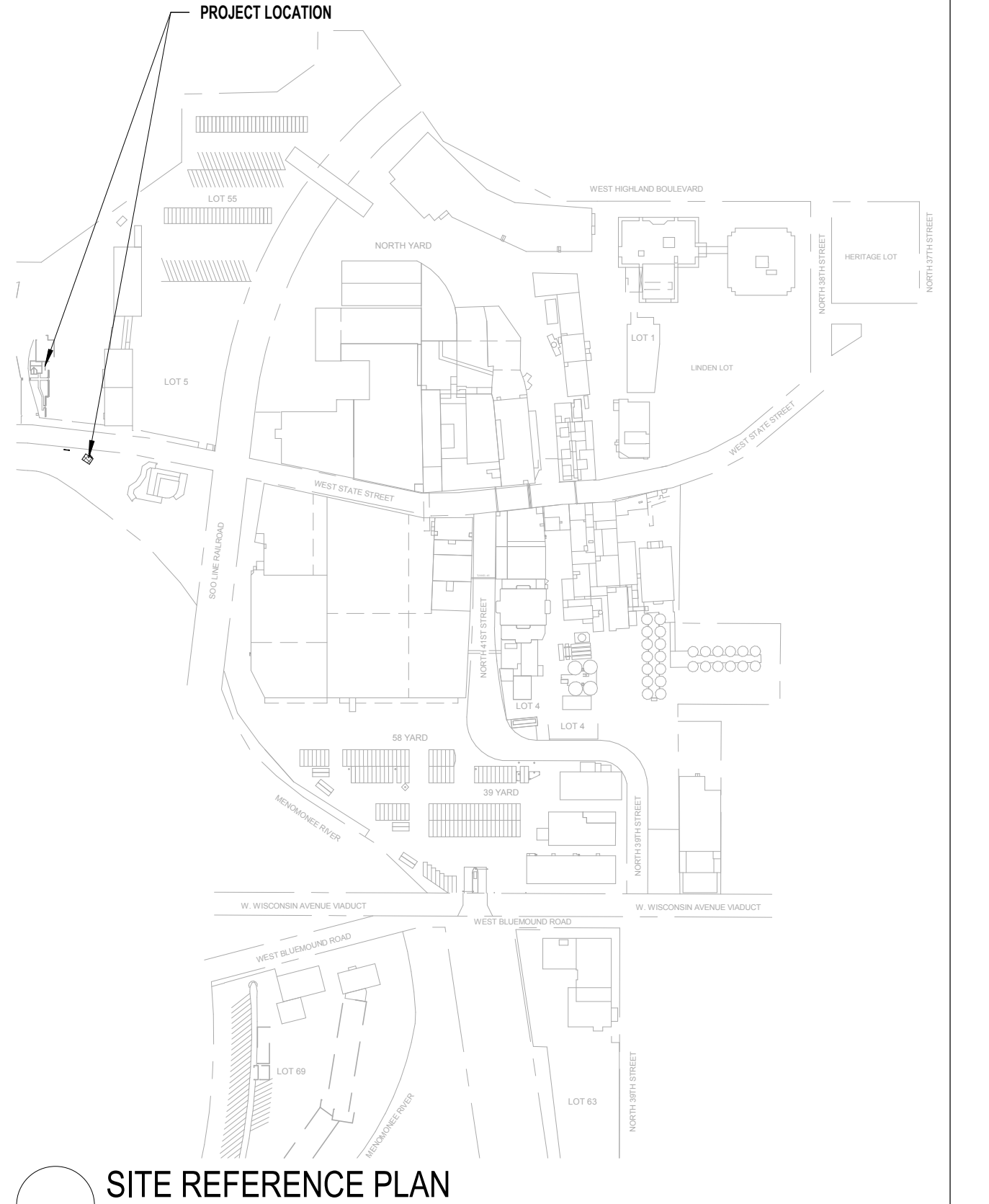
MillerCoors		122812	
PLANT: MILWAUKEE	ROOF FRAMING PLAN	PROJECT ARCHITECT:	ADLER
DATE: 02/09/18	CITY PERMIT AND BIDDING DOCUMENTS	JOB PROJECT NUMBER:	17047-00
		JOB PROJECT NUMBER:	DK
ADDENDUM #2 TO I.O. 122812 PROJECT	2 PE 04/25/18	INITIAL	DATE
ADDENDUM #1 TO I.O. 122812 PROJECT	1 PE 02/09/18	DR.	
PERMIT & BIDDING ISSUE TO I.O. 122812 PROJECT	0 PE 02/09/18	CH.	
		APPR.	
DESCRIPTION	REV	BY	DATE
			S201 156-02-3001



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



1 ARCHITECTURAL SITE RELOCATION PLAN
1" = 30'-0"



SITE REFERENCE PLAN
NTS

- 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.

APPROVED
By Tim Askin-HPC at 11:13 am, Aug 06, 2018

122612		122612		122612	
MILWAUKEE		MILWAUKEE		MILWAUKEE	
02/09/18		02/09/18		02/09/18	
ADLER		ADLER		ADLER	
17047-00		17047-00		17047-00	
DK		DK		DK	
AS101		AS101		AS101	
156-03-1000		156-03-1000		156-03-1000	

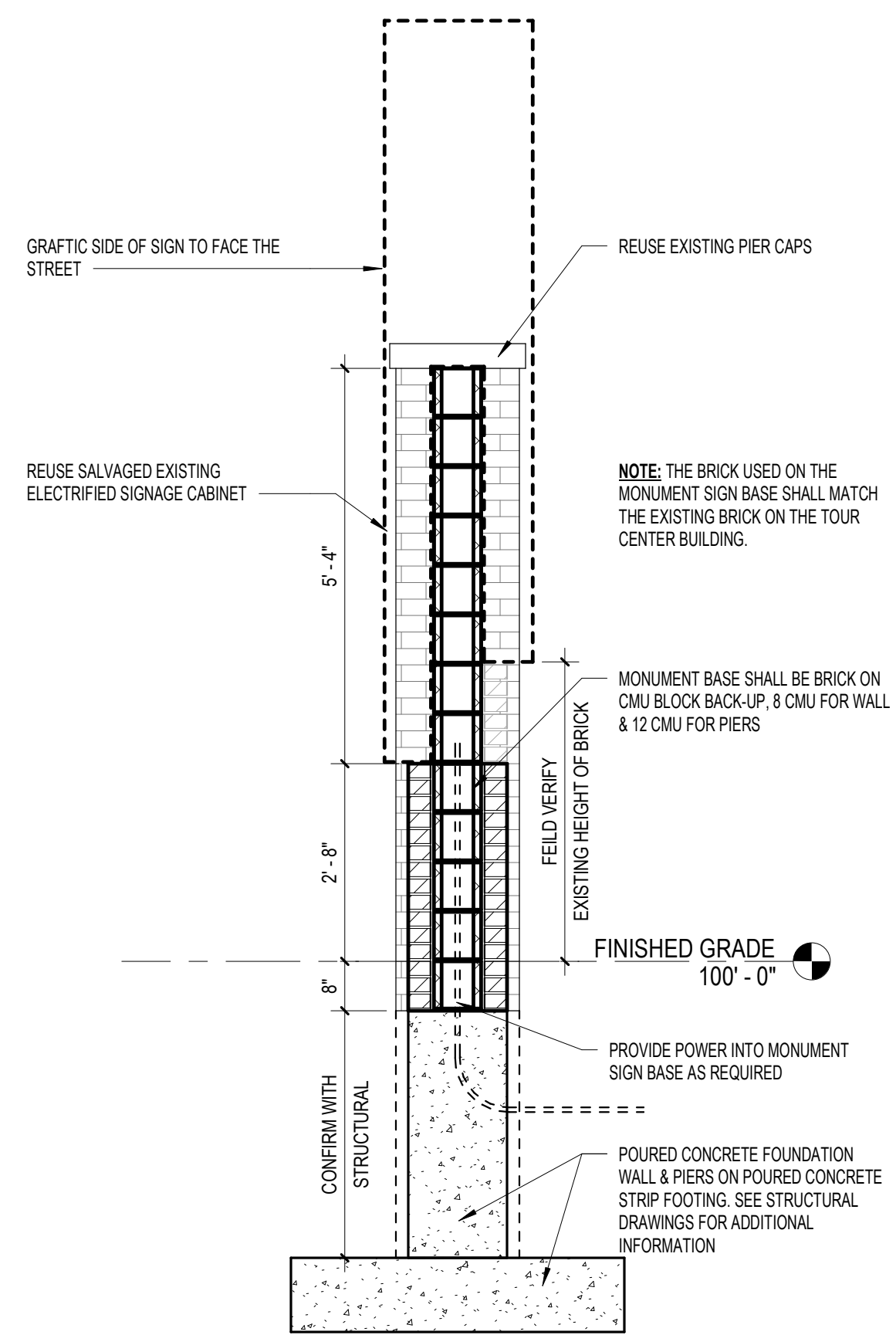
NO.	DESCRIPTION	REV	BY	DATE	SCALE	INITIAL	DATE	SIZE
2	ADENDUM #2 TO I.O. 122612 PROJECT		DEK	04/25/18				
1	ADENDUM #1 TO I.O. 122612 PROJECT		DEK	02/26/18				
0	PERMIT & BIDDING ISSUE I.O. 122612 PROJECT		DEK	02/09/18				



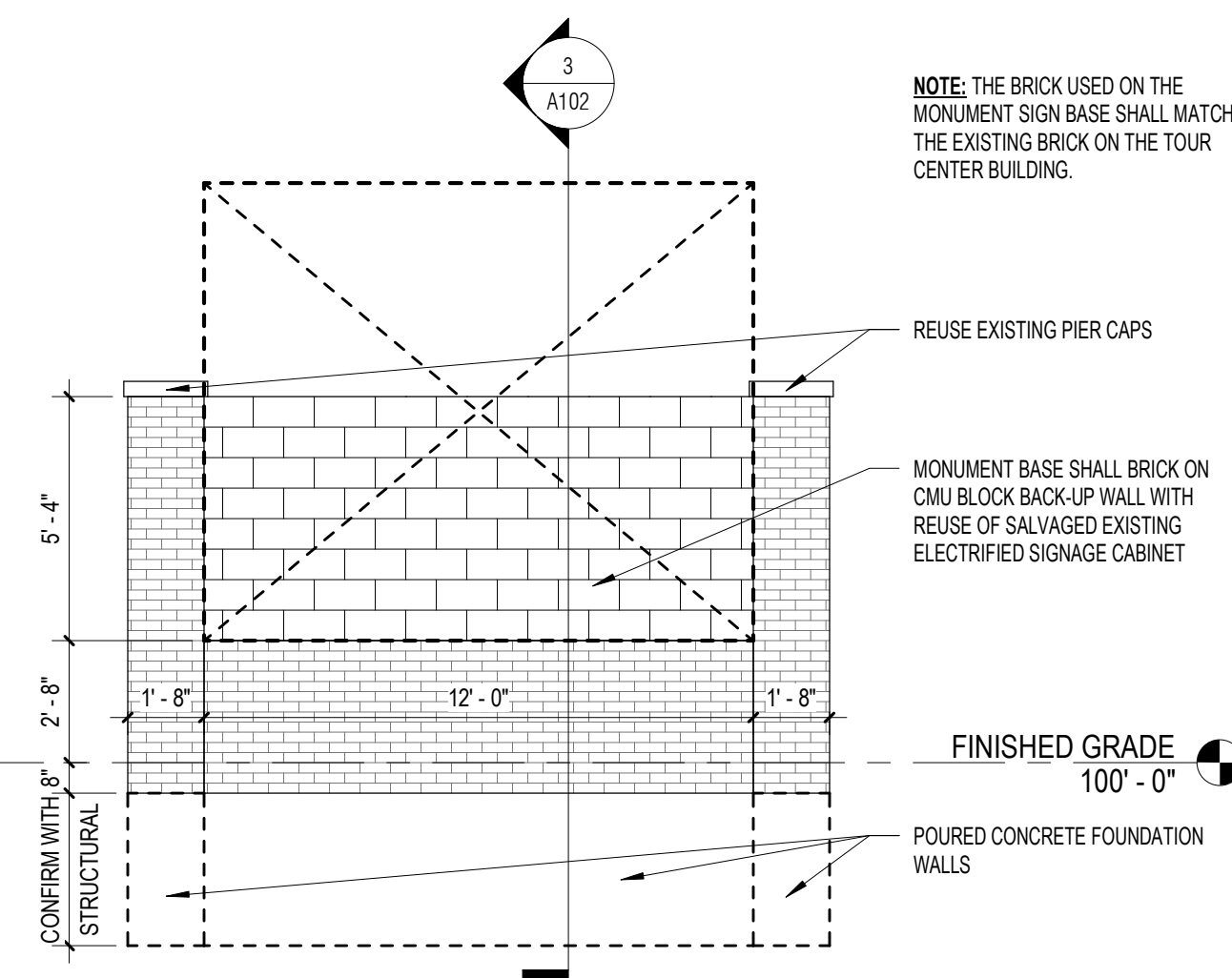
4 CURRENT CONDITIONS PHOTO
NTS

- REUSE EXISTING PIER CAPS
- SALVAGE & REUSE EXISTING ELECTRIFIED SIGNAGE CABINET
- EXISTING MONUMENT SIGN BASE & SIDEWALK SHALL BE REMOVED

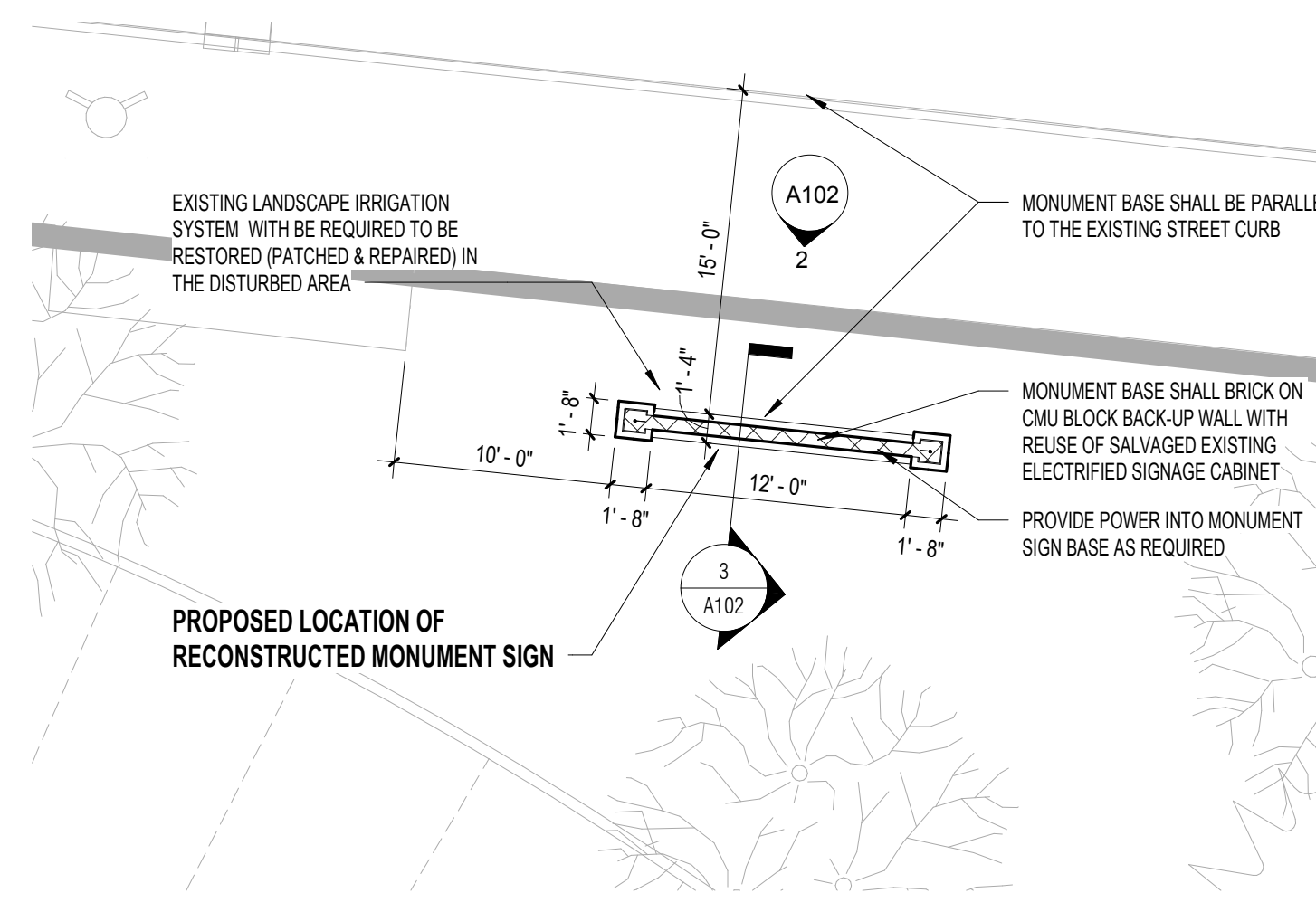
APPROVED
By Tim Askin-HPC at 11:14 am, Aug 06, 2018



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



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



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



SITE REFERENCE PLAN
NTS

												122612
												ADLER
										PLANT: MILWAUKEE DATE: 02/09/18		TOUR CENTER MONUMENT SIGN PLAN & ELEVATIONS
										CITY PERMIT AND BIDDING DOCUMENTS		17047-00
										ADDENDUM #2 TO I.O. 122612 PROJECT ADDENDUM #1 TO I.O. 122612 PROJECT PERMIT & BIDDING ISSUE I.O. 122612 PROJECT		2 DEK 04/25/18 1 DEK 02/26/18 0 DEK 02/09/18
										INITIAL DATE SUBJECT BLDG. NO. RELEASE NO.		DR. CH. APPR. SCALE
										A102 164-03-8000		