MSI GENERAL

DESIGNBUILD

Since 1957 ▪ Architects ▪ Contractors ▪ Engineers ▪ Leaders

EMERGENCY24

ADDITION

2021 SPRINGDALE RD
WAUKESHA, WISCONSIN 53186

PROJECT INFORMATION

CODE SUMMARY AND BUILDING INFORMATION

APPLICABLE CODES AND STANDARDS

BUILDING CODE:	2015	INTERNATIONAL BUILDING CODE (IBC)
PLUMBING CODE:	2015	WISCONSIN PLUMBING CODE (SPS 382-387)
MECHANICAL CODE:	2015	INTERNATIONAL MECHANICAL CODE (IMC)
ENGERGY CODE:	2015	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
ELECTRICAL CODE:	2017	NATIONAL ELECTRICAL CODE (NFPA)
FIRE CODE:	2018	INTERNATIONAL FIRE CODE (IFC)
ACCESSIBILITY CODE:	2009	ANSI A117.1
DESIGN GUIDE:		INCLUDES WISCONSIN AMENDMENTS

PROJECT DESCRIPTION

BUILDING DESCRIPTION AND LOCATION

PROJECT AREA

FIRST FLOOR	BUILDING	3,314 SF
PROJECT AREA:		3,314 SF

USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)

GROUP(S):
(none)
A-3 ASSEMBLY GROUP
A-4 ASSEMBLY GROUP
B BUSINESS

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

CONSTRUCTION TYPE: IIB

		ALLOWABLE	ACTUAL
BUILDING HEIGHT IN FEET	(TABLE 504.3)	0"	0"
BUILDING HEIGHT IN STORIES	(TABLE 504.4)	0	1
BUILDING AREA PER FLOOR	(TABLE 506.2)		
FIRST FLOOR		20,000 SF	3,314 SF

ALLOWABLE AREA DETERMINATION (TABLE 506.2):

SINGLE-OCCUPANCY, ONE-STORY BLDG. (506.2.1) $A_a, A_a + (NS \times I_f)$

SHOW MATH HERE

ALLOWABLE AREA INCREASE (TABLE 506.3):

SHOW MATH HERE

FIRE RESISTIVE RATING REQ. FOR BUILDING ELEMENTS (IBC CHAPTER 6)

CONSTRUCTION TYPE: IIB

PRIMARY STRUCTURAL FRAMING:	0	HR
BEARING WALLS EXTERIOR:	0	HR
BEARING WALLS INTERIOR:	0	HR
NON-BEARING WALLS INTERIOR:	0	HR
FLOOR CONSTRUCTION:	0	HR
ROOF CONSTRUCTION:	0	HR

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE: 0 HR

FIRE AND SMOKE PROTECTIONS FEATURES (IBC CHAPTER 7)

ALLOWABLE AREA OF OPENINGS:

FIRE SEPERATION DISTANCE: > 30 FEET
OPENING PROTECTION: UNPROTECTED, SPRINKLERED
ALLOWABLE OPENING AREA: NO LIMIT

INTERIOR FINISHES (IBC CHAPTER 8)

INTERIOR WALL AND CEILING FINISHES: IBC 2015, TABLE 803.11
NON-SPRINKLERED

OCCUPANCY	INTERIOR EXIT STAIRWAYS, ETC.	CORRIDORS, ETC.	ROOMS AND ENCLOSED SPACES
(none)			
A-3 ASSEMBLY GROUP	CLASS A	CLASS A-d	CLASS C
A-4 ASSEMBLY GROUP	CLASS A	CLASS A-d	CLASS C
B BUSINESS	CLASS A	CLASS B	CLASS C

FIRE PROTECTION SYSTEM (IBC CHAPTER 9)

AUTOMATIC SPRINKLER SYSTEM: NFPA -XXXX

FULLY SPRINKLERED ESFR SYSTEM

MEANS OF EGRESS (IBC CHAPTER 10)

OCCUPANT LOAD (1004) XXX TOTAL OCCUPANTS
(SEE OCCUPANT LOAD CALCULATIONS ON SHEET G-111)

EGRESS SIZING (1005)

OTHER EGRESS COMPONETS DOORS
= OCCUP. LOAD X 0.2"/OCC.
= XXX INCHES REQUIRED
= XXX INCHES PROVIDED

STAIRS
= OCCUP. LOAD X 0.3"/OCC.
= XXX INCHES REQUIRED
= XXX INCHES PROVIDED

MAXIMUM COMMON PATH OF EGRESS TRAVEL XXX FEET
MAXIMUM EXIT ACCESS TRAVEL DISTANCE XXX FEET

PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29)

SEE PLUMBING FIXTURE CALCULATIONS ON SHEET: G-111

THERMAL ENVELOPE (IECC)

ROOF INSULATION R-VALUE R-XX MIN.
CONTINUOUS INSULATION R-VALUE: R-XX MIN.
SLAB/FOUNDATION R-VALUE: R-XX MIN.

EXTERIOR GLAZING INFORMATION:

BASIS OF DESIGN PRODUCT: PPG SOLAR BRONZE 70XL (2) SOLAR BLUE + CLEAR
VISIBLE LIGHT TRANSMISSION: XX% MINIMUM
SUMMER U-FACTOR: 0.00
WINTER U-FACTOR: 0.00
SHGC: 0.00 MAXIMUM

EXTERIOR GLAZING SYSTEM INFORMATION:

BASIS OF DESIGN PRODUCT: PITTCO TMS 114T
U-FACTOR: 0.00
SHGC: 0.00 MAXIMUM

SEE COMCHECK SUBMITTAL AND OTHER GLAZING INFORMATION PROVIDED

DEFERRED SUBMITTALS

- HVAC
- PLUMBING
- FIRE SUPRESSION SYSTEM
- FIRE ALARM SYSTEM
- OTHER

NOTES:
ALL DEFERRED SUBMITTALS TO BE PROVIDED TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO COMMENCEMENT OF WORK.

ALL DEFERRED SUBMITTALS TO BE REVEWED BY THE ARCHITECT PRIOR TO SUBMITAL TO AUTHORITY HAVING JURISDICTION.

OTHER

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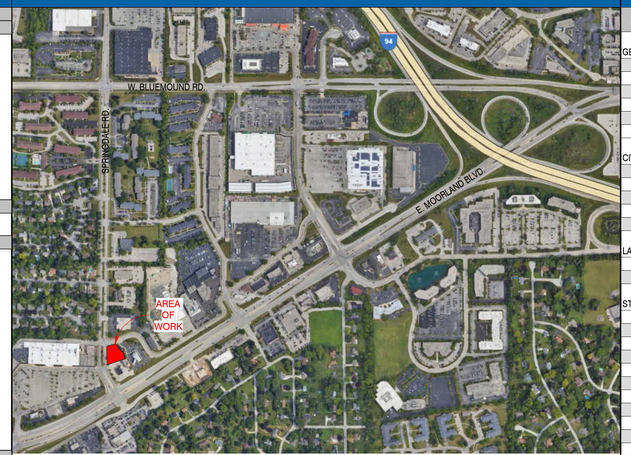
VICINITY MAP



ALTERNATES:

ALTERNATE 1: ALL WORK ASSOCIATED WITH THE EXPANSION OF THE FRONT ENTRY. THIS INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE DEMOLITION OF THE FRONT ENTRY AND ROOF; EXCEVATION, FORMING, AND POURING OF NEW FOUNDATIONS; BUILDING OF WALLS AND NEW ROOF AS WELL AS THE ADDITION OF NEW DOORS AND SPECIFIED FINSIHES.

ALTERNATE 2: ALL WORK ASSOCIATED WITH THE TOTAL RE-ROOF OF THE EXISTING ROOF. WORK ASSOSIATED WITH TYING THE NEW ROOF INTO THE EXISTING ROOF IS NOT TO BE ASSOCIATED WITH THIS ALTERNATE AND THIS WORK WOULD BE ASSUMED TO BE COMPLETD IF ALTERNATE 2 IS NOT ACCEPTED. THIS WORK INCLUDES BUT IS NOT LIMITED TO THE REMOVAL OF EXISTING SHINGLES AND ROOFING PAPER AS WELL AS THE APPLICATION OF NEW ROOFING PAPER AND SHINGLES PER PLAN.

ALTERNATE 3: ALL WORK ASSOCIATED WITH THE REPLACEMENT OF EXISTING CEDAR FENCE SCREENING AT THE EXISTING MECHANICAL ENCLOSURE. THIS WORK WOULD INCLUDE BUT IS NOT LIMITED TO THE REMOVAL OF EXISTING CEDAR FENCE SCREENING, LEAVING THE EXISTING CHAIN LINK FENCE INTACT, AS WELL AS THE INSTALLATION OF NEW METAL PANEL FENCING TO MATCH THE MATERIAL OF THE NEW ENTRY FACADE.

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ARCHITECT SEAL

OVER 65 YEARS OF DESIGN EXCELLENCE

ENGINEER SEAL

SHEET INDEX

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G-111	FIRST FLOOR - LIFE SAFETY PLAN		
G-201	GENERAL ACCESSIBILITY REQUIREMENTS		
G-202	GENERAL ACCESSIBILITY REQUIREMENTS		
CIVIL			
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C2.0	SITE PLAN		
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C5.0	EROSION CONTROL DETAILS		
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L2.0	LANDSCAPE DETAILS & NOTES		
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S-511	CONCRETE DETAILS		
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S-553	WOOD SHEAR WALL FRAMING DETAILS		

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AD-151	ROOF DEMOLITION PLAN		
ARCHITECTURAL			
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A-113	FIRST FLOOR REFLECTED CEILING PLAN		
A-141	ROOF PLAN		
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A-310	WALL SECTIONS		
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A-601	DOOR AND FRAME SCHEDULE		
A-610	STOREFRONT WINDOW SCHEDULE AND ELEVATIONS		
INTERIORS			
I-111	INTERIOR - FIRST FLOOR PLAN		
LOW VOLTAGE			
TA-111	LOW VOLTAGE / AV FIRST FLOOR PLAN		

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SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	05/05/2025
BUDGET SET:	06/03/2025
LOCAL DESIGN REVIEW SET:	07/02/2025
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY, STATE, ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G-001

PROJECT NUMBER: P13689
P13689

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

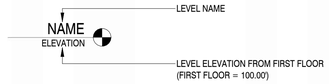
ABBREVIATIONS

#	POUND OR NUMBER
&	AND
@	AT
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BYND	BEYOND
BOT	BOTTOM
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ	EQUAL
EXIST	EXISTING
EXP	ESPECIALLY
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FACE OR FINISHED FLOOR
FFL	FINISHED FLOOR LEVEL
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
FO	FACE OF
FND	FOUNDATION
FRT	FIRE RETARDANT TREATED
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
ILO	IN LIEU OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OC	ON CENTER
OH	OVERHANG OR OPPOSITE HAND
OPP	OPPOSITE OR OPPOSITE HAND
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLYD	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
SIM	SIMILAR
SD	SMOKE DETECTOR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TLT	TOILET
TME	TO MATCH EXISTING
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VP	VISION PANEL
W/	WITH
WD	WOOD

ARCHITECTURAL SYMBOLS

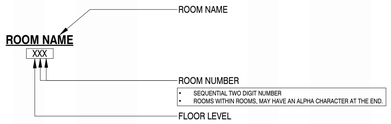
NORTH ARROW

ELEVATION LEVEL LINE



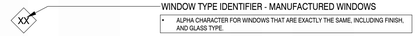
SPOT ELEVATION

ROOM NAME TAG

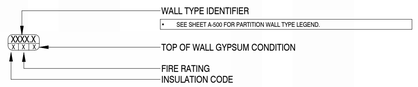


DOOR TAG

WINDOW TAG

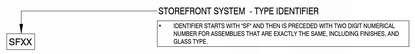


WALL TAG

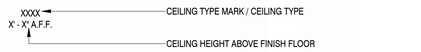


SEE SHEET A-500.1 FOR MORE INFORMATION

STOREFRONT TAG



CEILING TAG



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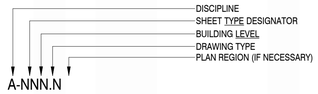

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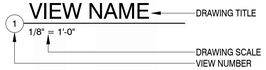
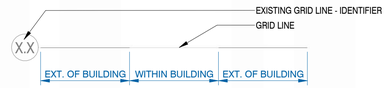


GRID LINE - NEW BUILDING

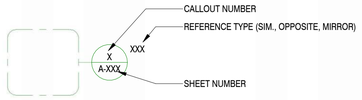


GRID LINE - EXISTING BUILDING

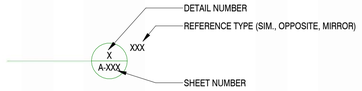
BUILDING SECTION MARKER

WALL SECTION MARKER

ENLARGED PLAN / DETAIL CALLOUT MARKER



DETAIL TAG / CALLOUT



EXTERIOR ELEVATION MARKER

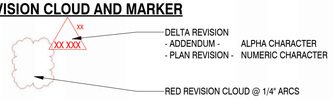
INTERIOR ELEVATION MARKER

SHEET NOTE NUMBERED MARKER(S)

DEMOLITION SHEET NOTE NUMBERED MARKER

NEW SHEET NOTE NUMBERED MARKER

REVISION CLOUD AND MARKER



GENERAL NOTES

1. FIRST FLOOR ARCHITECTURAL ELEVATION DATUM IS 100'-0". REFER TO CIVIL PLAN FOR ACTUAL DATUM ELEVATIONS.
2. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS DISCREPANCIES ARE TO BE CLARIFIED WITH MSI GENERAL BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL DIMENSIONS ARE FINISHED FACE OF WALL OR FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED.
4. ALL 3D IMAGES / RENDERINGS / DRAWINGS ARE ARTISTIC INTERPRETATION OF THE DESIGN (NOT FOR CONSTRUCTION), AND ARE INTENDED ONLY FOR GRAPHIC REPRESENTATION / ILLUSTRATION PURPOSES ONLY. ITEMS MAY NOT BE STANDARD AND/OR REPRESENT AN EXACT ITEM, MATERIAL OR COLOR.
5. ALL FINISHES AND COLOR SELECTIONS FOR FIXTURES, DEVICES, HARDWARE AND OTHERS, CAN BE FOUND IN THE INTERIOR DRAWINGS.
6. ALL WET AREAS; SHALL HAVE MOISTURE RESISTANT GYPSUM BOARD THROUGHOUT ROOM, FLOOR TO CEILING. (EXP. RESTROOMS, JANITOR CLOSET, KITCHEN, ETC.)
7. ALL WOOD IN CONTACT WITH CONCRETE OR GROUND SHOULD BE PRESSURE TREATED RATED LUMBER AS SUCH.
8. VISITS TO THE JOB SITE BY MSI GENERAL DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY SUBCONTRACTORS.
9. ALL CONSTRUCTION SHALL CONFORM TO AND STRICTLY COMPLY WITH ALL STATE APPROVED APPLICABLE CODES INCLUDING THE INTERNATIONAL BUILDING CODE, COVENANTS AND RESTRICTIONS AND LOCAL BUILDING CODES AND STANDARDS.
10. DURING CONSTRUCTION OPEN EXCAVATIONS AND TRENCHES WILL BE SUPPORTED AND BARRICADED BY SUBCONTRACTOR(S) THAT CREATED THE EXCAVATION OR TRENCH CONDITION TO CONFORM WITH OSHA SAFETY STANDARDS.
11. REFER TO STRUCTURAL DRAWINGS FOR ALL FOOTING AND FOUNDATION WALLS. CONCRETE REINFORCING, BEARING WALLS AND SHEAR WALLS, COLUMNS, BEAMS, PRIMARY STRUCTURAL FRAME, FLOOR FRAMING, ROOF FRAMING, SECONDARY FRAMING AND ASSOCIATED CONNECTION DETAILS. COORDINATE ALL RELATED WORK WITH GENERAL STRUCTURAL NOTES, SCHEDULES, AND DETAILS.
12. SUBCONTRACTORS SHALL PROVIDE TEMPORARY BRACING (AND ENGINEERING WHEN REQUIRED) WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING WILL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETED. ENGINEERING TO BE APPROVED BY MSI GENERAL THROUGH THE SHOP DRAWING PROCESS BEFORE ANY WORK IS PREFORMED.
13. ALL SUBCONTRACTORS WILL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE INTERNATIONAL BUILDING CODE, AND STATE APPROVED CODES FOR (OR LATEST ACCEPTED CODE ADOPTED BY LOCAL BUILDING OFFICIALS) THEIR RESPECTIVE TRADES. MSI GENERAL AND SUBCONTRACTORS WILL COORDINATE ALL REQUIRED INSPECTIONS AND WILL NOT PROCEED WITH WORK UNTIL THE REQUIRED INSPECTIONS HAVE BEEN COMPLETED.
14. THE SUB-CONTRACTOR SHALL CAREFULLY READ, STUDY AND UNDERSTAND ALL PLANS SPECIFICATIONS AND SCOPE OF WORK FOR TRADES. COORDINATION BETWEEN TRADES WILL BE NECESSARY AND THE RESPONSIBILITY OF MSI GENERAL. ANY QUESTIONS THAT ARISE SHALL BE CLARIFIED BY MSI GENERAL PRIOR TO CONSTRUCTION.
15. SUB-CONTRACTOR WILL NOTIFY MSI GENERAL OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE SCOPE OF WORK, WORKING DRAWINGS AND / OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED. THE MOST STRINGENT REQUIREMENTS WILL GOVERN.
16. MSI GENERAL APPROVAL MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO CHANGES IN THE DIMENSIONS, DESIGN, MATERIALS, PRODUCTS AND FINISHES. IN NO CASE MAY THE SUB-CONTRACTOR MAKE THESE CHANGES WITHOUT THE WRITTEN APPROVAL OF MSI GENERAL.
17. IN NO EVENT SHALL THE SUB-CONTRACTOR SUBSTITUTE A STANDARD CONSTRUCTION DETAIL FOR A DETAIL SPECIFIED IN THESE DOCUMENTS. THE SUB-CONTRACTOR SHALL BRING ALL WORK INTO CONFORMITY WITH THE CONSTRUCTION DOCUMENTS AS MSI GENERAL ORDERS. NOTES AND DETAILS ON THE DRAWINGS WILL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
18. SUB-CONTRACTOR WILL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC. AT THE SITE AND WILL COORDINATE WORK WITH MSI GENERAL PRIOR TO THE START OF WORK.
19. SUB-CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO EXCAVATION, CONTACT DIGGERS HOTLINE OR AUTHORITY HAVING JURISDICTION.
20. LICENSED SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS THAT ARE REQUIRED BEFORE AND DURING THE CONSTRUCTION PROCESS PRIOR TO THE COMMENCEMENT OF ANY WORK, AND SHALL BE REQUIRED TO CONTACT THE PROPER AUTHORITIES HAVING JURISDICTION.
21. PROVIDE AN OBVIOUS TURN OFF FOR WATER SUPPLY IN MECHANICAL AREA
22. SUBCONTRACTOR'S SHOP DRAWINGS SHALL BE PROVIDED TO MSI GENERAL BY SUPPLIER OR PRODUCT MANUFACTURER PRIOR TO ORDERING, INSTALLATION, FABRICATION, OR ERECTION OF ANY PREFABRICATED OR MANUFACTURED DESIGNED COMPONENTS. WHERE REQUIRED THESE DRAWINGS WILL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE RESIDES. COPIES OF THE SHOP DRAWINGS ARE TO BE PROVIDED TO MSI GENERAL FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION. SUBCONTRACTOR(S) MUST ALLOW APPROPRIATE TIME FOR REVIEW AND APPROVAL PRIOR TO EXECUTION OF WORK.
23. IN INSTANCES WHERE ITEMS ARE TO BE SELECTED BY OWNER, THE DETAILS PROVIDED BY MSI GENERAL ARE OF A GENERIC NATURE. IT IS THE RESPONSIBILITY OF MSI GENERAL TO COORDINATE THE SELECTED MANUFACTURES SPECIFIC DETAILS WITH THE PROVIDED DETAILS AND ADJUST THE CONSTRUCTION ACCORDINGLY. IN SUCH INSTANCES CONSULT WITH MSI GENERAL PRIOR TO INSTALLATION. THE SELECTED MANUFACTURERS RECOMMENDED INSTALLATIONS PROCEDURES, INDUSTRY STANDARDS AND APPLICABLE CODE REQUIREMENTS MUST BE FOLLOWED.
24. IN INSTANCES WHERE ITEMS ARE TO BE SELECTED BY OWNER, ORDERING, DELIVERY OR INSTALLATION WILL NOT TAKE PLACE UNTIL WRITTEN AUTHORIZATION IS OBTAINED FROM THE OWNER OR OWNERS AGENT.
25. GUARDS (RAILINGS AND GUARDRAILS) Design for lateral load of 50 PLF and concentrated load of 200 LBS (per IBC 1607.8)

MSI GENERAL
DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
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SINGLE SOURCE RESPONSIBILITY
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MILESTONE ISSUE DATES

PRELIMINARY SET:	05/05/2025
BUDGET SET:	06/03/2025
LOCAL DESIGN REVIEW SET:	07/02/2025
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
GENERAL NOTES, LEGENDS ABBREVIATIONS AND SYMBOLS

SHEET NUMBER:
G-002

PROJECT NUMBER: P13689
P13689

LEADERS ■ ENGINEERS ■ CONTRACTORS ■ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

MSI GENERAL CORP. P.O. BOX 7 OCONOMOWOC, WI 53066 Alex Fitch (262) 563-5343 alex@msigeneral.com	Project: EMERGENCY 24 ADDITION		Project Number: P13689
	Description: Addition		Date: 6/3/2025

IECC 402 BUILDING ENVELOPE COMPLIANCE WORKSHEETS

2015 IECC as amended by WI SPS 363

Overall Compliance Method:

C401.2 method #2 - Prescriptive Compliance Method.
Building shall comply with C402-C405.
By SPS 363.0401(4), compliance with C406 is not required.

C402 Compliance Method:

C402.1 method #1 - Component Performance Alternative Method of C402.1.5.
This method is built into COMcheck when selecting 2015 IECC as governing code.
By SPS 363.0402(2), substitute 2009 IECC Table 502.1.2 for 2015 IECC Table C402.1.4.
With this substitution, maximum U values for opaque assemblies are from 2009 IECC,
and U values for non-opaque assemblies are from 2015 IECC.
Using COMcheck set to 2015 IECC does not factor in this substitution, leading to an overconservative analysis for projects located in Wisconsin compared to an analysis that is based upon actually adopted codes.

Designer is performing a UA Tradeoff Analysis in accordance with C402.1.5.
If a value is not found from the prescriptive compliance tables, documentation has been provided in accordance with SPS 363.0303. Paren 1 of said section specifies heat transfer coefficients (U values) shall be obtained from **ASHRAE Handbook of Fundamentals. Except as specified in sub. (2).**

(2) Exceptions.
(a) When the information is not available from ASHRAE Handbook of Fundamentals, the data shall be obtained from laboratory or field-test measurements. If laboratory or field test measurements are used for envelope heat transmission, the measurements shall be obtained using one of the following test methods:
1. ASTM C177-13, Test method by guarded hot plate apparatus.
2. ASTM C335/335M-10, Test method of horizontal pipe insulation.
3. ASTM C518-15, Test method by means of the heat flow meter apparatus.
4. ASTM C1363-11, Test method by means of a hot box apparatus.

Compliance Equation:

2015 IECC C402.1.5 Equation #2: A + B + C + D + E ≤ 0
A = $(UA)_{proposed}$ - $(UA)_{reference}$ [for all exterior assemblies except slabs on grade and below grade walls]
B = $(FL)_{proposed}$ - $(FL)_{reference}$ [for slabs on grade]
C = 0 [no below grade walls]
D = 0 [glazing area < 30% in accordance with C402.4.1]
E = 0 [skylight area < 3% in accordance with C402.4.1]
Substituting and rearranging the equations above gives the final compliance equation:

$$(UA + FL)_{proposed} \leq (UA + FL)_{reference}$$

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	Description: Addition		Date: 6/3/2025

Climate Zone: 6a [C301.1]

Additional Prescriptive Requirements:

C402.1, Item #3: Fenestration SHGC shall comply with Table C402.4.
2015 IECC Table C402.4 requirements for climate zone 6:

	Orientation	
SHGC	SEW	N
PF < 0.2:	0.40	0.36
0.2 ≤ PF < 0.5:	0.48	0.58
PF ≥ 0.5:	0.64	0.64

C402.1, Item #4: Air leakage of building envelope assemblies shall comply with C402.5

Reference Building U/F Values:

Below is a compilation of U/C/F Values for the analysis reference building, as adopted by WI:

ROOFS:		
Insulation Above Deck:	0.0480	2009 IECC Table 502.1.2
Metal buildings:	0.0490	2009 IECC Table 502.1.2
Attic and Other:	0.0270	2009 IECC Table 502.1.2
ABOVE GRADE WALLS:		
Mass:	0.0800	2009 IECC Table 502.1.2
Metal Buildings:	0.0690	2009 IECC Table 502.1.2
Metal Framed:	0.0640	2009 IECC Table 502.1.2
Wood Framed and Other:	0.0510	2009 IECC Table 502.1.2
BELOW GRADE WALLS:		
Below grade wall:	0.1190	2009 IECC Table 502.1.2
FLOORS:		
Mass:	0.0640	2009 IECC Table 502.1.2
Joist/Framing:	0.0330	2009 IECC Table 502.1.2
SLAB ON GRADE:		
Unheated:	0.5400	2009 IECC Table 502.1.2
Heated:	0.8600	2009 IECC Table 502.1.2
OPAQUE DOORS:		
Swinging:	0.7000	2009 IECC Table 502.1.2
Roll-up or Sliding:	0.5000	2009 IECC Table 502.1.2
FENESTRATIONS:		
Fixed Windows:	0.3600	2015 IECC Table C402.1.4
Operable Windows:	0.4300	2015 IECC Table C402.1.4
Entry/Exit Doors:	0.7700	2015 IECC Table C402.1.4

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	Description: Addition		Date: 6/3/2025

Roofs:

Calculation of Proposed UA and Reference UA:

Description:	Reference:	Area (SF)	$U_{proposed}$	$UA_{proposed}$	$U_{reference}$	$UA_{reference}$
R-49 cavity insulation	Attic and Other:	1450	0.0210	30.5	0.027	39.2
			TOTAL:	**30.5**		**39.2**

Slabs on Grade:

The proposed slab on grade perimiter insulation is from the Prescriptive tables
Using the 2009 Prescriptive R/U tables, the U value corresponding to no perimiter insulation is 0.73
The reference U Value from 2009 IECC Table 502.1.2 is F = 0.540

Description:	Reference:	Perimeter (Feet)	$F_{proposed}$	$FL_{proposed}$	$F_{reference}$	$FL_{reference}$
R-5 (1") 36" vertical	36" vertical	108	0.5600	60.5	0.5400	58.3

Above Grade Walls:

Calculation of Proposed UA and Reference UA:

Description:	Reference:	Area (SF)	$U_{proposed}$	$UA_{proposed}$	$U_{reference}$	$UA_{reference}$
2x6" STUD WALL(R-21)	Wood Framed and Other:	895	0.0630	56.4	0.0510	45.6
				0.0		0.0
				0.0	0.0000	0.0
				0.0	0.0000	0.0
				0.0	0.0000	
	TOTAL:	**895.0**		**56.4**		**45.6**

Below Grade Walls:

Calculation of Proposed UA and Reference UA:

Description:	Reference:	Area (SF)	$U_{proposed}$	$UA_{proposed}$	$U_{reference}$	$UA_{reference}$
				0.0	0.0000	0.0
				0.0	0.0000	0.0
				0.0	0.0000	0.0
	TOTAL:	**0.0**		**0.0**		**0.0**

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	Description: Addition		Date: 6/3/2025

Fenestrations and Doors

Opaque Doors:

Description:	Reference:	Area (SF)	$U_{proposed}$	$UA_{proposed}$	$U_{reference}$	$UA_{reference}$
man doors HM (new)	Swinging:	24	0.4500	10.8	0.7000	16.8
				0.0	0.0000	0.0
				0.0	0.0000	0.0
				0.0	0.0000	0.0
				0.0	0.0000	0.0
	TOTAL:	**24.0**		**10.8**		**16.8**

Glazing:

Description:	Reference:	Area (SF)	$U_{proposed}$	$UA_{proposed}$	$U_{reference}$	$UA_{reference}$
FIXED WINDOWS(new)	Fixed Windows:	125	0.3700	46.3	0.3600	45.0
				0.0	0.0000	0.0
				0.0	0.0000	0.0
				0.0	0.0000	0.0
				0.0	0.0000	0.0
				0.0	0.0000	0.0
				0.0	0.0000	0.0
				0.0	0.0000	0.0
				0.0	0.0000	0.0
	TOTAL:	**125.0**		**46.3**		**45.0**

Glazing Area Check:

Total glazing area:	125.0	sf	
Gross above grade wall area:	1044.0	sf	(see code commentary)
Percentage of exterior wall glazing:	**12.0%**	<= 30%	

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	Description: Addition		Date: 6/3/2025

IECC 402 BUILDING ENVELOPE COMPLIANCE RESULTS

2015 IECC as amended by WI SPS 363

Compliance Equation:

2015 IECC C402.1.5 Equation #2: A + B + C + D + E ≤ 0
A = $(UA)_{proposed}$ - $(UA)_{reference}$ [for all exterior assemblies except slabs on grade and below grade walls]
B = $(FL)_{proposed}$ - $(FL)_{reference}$ [for slabs on grade]
C = 0 [no below grade walls]
D = 0 [glazing area < 30% in accordance with C402.4.1]
D = 0 [skylight area < 3% in accordance with C402.4.1]
Substituting and rearranging the equations above gives the final compliance equation:

$$(UA + FL)_{proposed} \leq (UA + FL)_{reference}$$

$(UA + FL)_{proposed}$		Assembly:	$(UA + FL)_{reference}$	
14.9%	30.5	Roof	39.2	19.1%
29.6%	60.5	Slab on Grade	58.3	28.5%
27.6%	56.4	Above Grade Walls	45.6	22.3%
0.0%	0.0	Below Grade Walls	0.0	0.0%
5.3%	10.8	DOORS	16.8	8.2%
22.6%	46.3	GLAZING	45.0	22.0%
TOTAL	**204.4**	**<=**	**204.9**	**TOTAL**

PASS by 0.3%

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REVISIONS:

EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
ENERGY ANALYSIS - COMCHECK REPORT

SHEET NUMBER:
G-004

PROJECT NUMBER: P13689
P13689

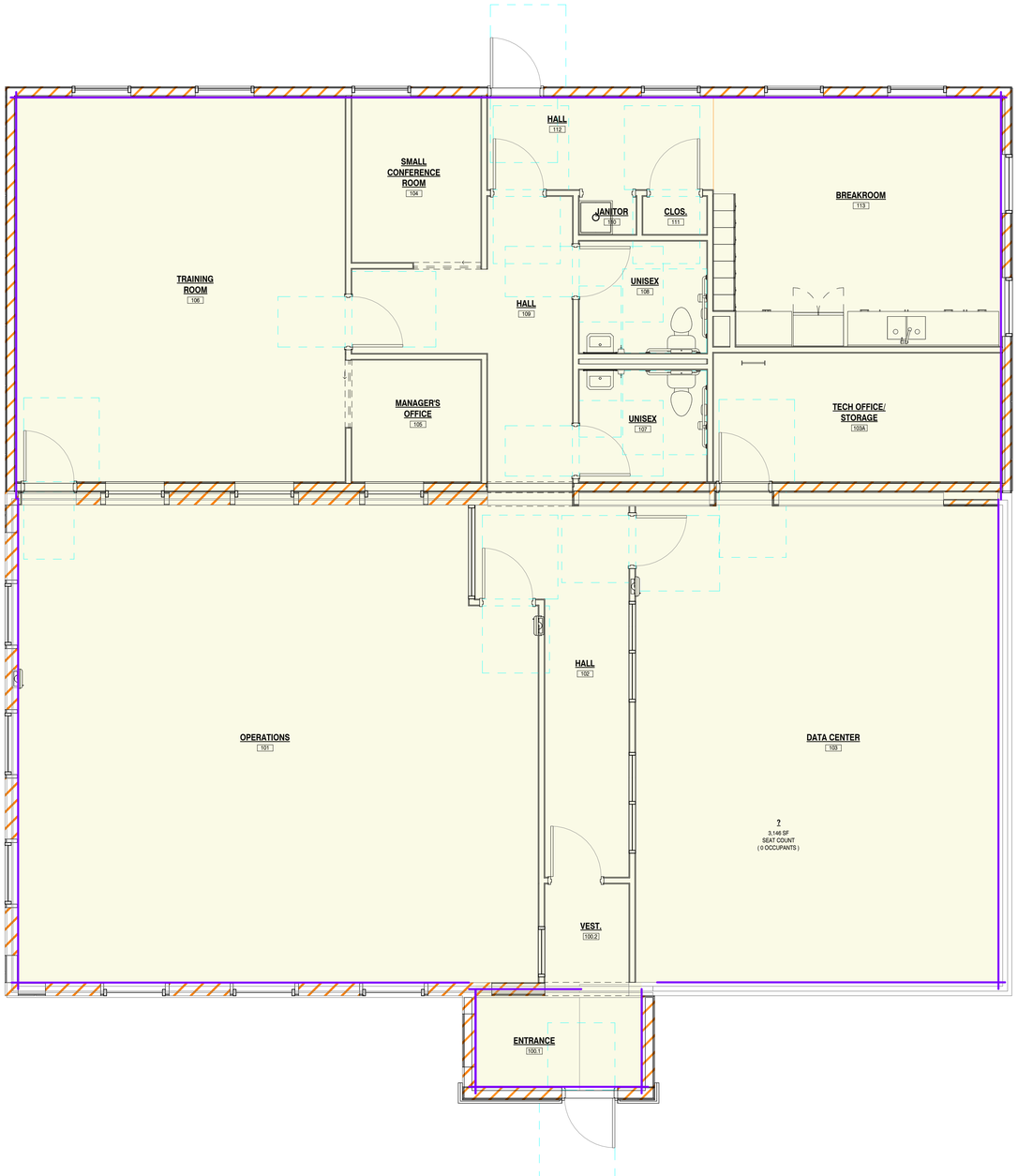
LEADERS ■ ENGINEERS ■ CONTRACTORS ■ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

OCCUPANCY LOAD SCHEDULE

PER 2015 IBC TABLE 1004.5

LEVEL	OCCUPANCY GROUP	FUNCTION OF SPACE	FUNCTION DESCRIPTION	FACTOR TYPE	AREA	LOAD FACTOR	OCCUPANT LOAD
FIRST FLOOR							
FIRST FLOOR					3,146.27 SF		
FIRST FLOOR					3,146.27 SF		0
TOTAL OCCPUANT LOAD:					3,146.27 SF		0



1 FIRST FLOOR LIFE SAFETY PLAN
1/4" = 1'-0"

GENERAL NOTES - LIFE SAFETY PLAN

A. FIRE EXTINGUISHER LOCATIONS ARE FOR REFERENCE ONLY. FINAL LOCATIONS TO BE DETERMINED BASED ON FINAL OWNER EQUIPMENT AND FURNITURE LAYOUT AT THE DIRECTION OF LOCAL FIRE MARSHAL.

B. ALL WALLS ARE UN-RATED EXCEPT AS NOTED.

C. REFER TO SHEET A-500 FOR RATED WALL ASSEMBLY NOTES.

SHEET NOTES - LIFE SAFETY PLAN(S)

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION

LIFE SAFETY LEGEND

XXX EGRESS WIDTH PROVIDED / XXX EGRESS CAPACITY	EGRESS DOOR TAG
	COMMON PATH DISTANCE
	EXIT ACCESS TRAVEL DISTANCE
FE	WALL HUNG FIRE EXTINGUISHER W/ MAXIMUM 75' TRAVEL PATH DISTANCE FROM ANY POINT IN A BUILDING. FINAL LOCATIONS TO BE IDENTIFIED BY AHJ.
FEC	CABINET MOUNTED FIRE EXTINGUISHER W/ MAXIMUM 75' TRAVEL PATH DISTANCE FROM ANY POINT IN A BUILDING. FINAL LOCATIONS TO BE IDENTIFIED BY AHJ.
	EXIT SIGN
	EXIT SIGN / EMERGENCY LIGHT COMBO
	1 HOUR FIRE ASSEMLBY
	2 HOUR FIRE ASSEMLBY
	3 HOUR FIRE ASSEMLBY
	4 HOUR FIRE ASSEMLBY

PLUMBING FIXTURE COUNT

PLUMBING REQUIREMENTS:

SANITARY FACILITY REQUIREMENTS

MEN REQUIRED	
WATER CLOSETS:	1
URINALS:	N/A
LAVATORIES:	1
MEN PROVIDED	
WATER CLOSETS:	1
URINALS:	0
LAVATORIES:	1
WOMEN REQUIRED	
WATER CLOSETS:	1
LAVATORIES:	1
WOMEN PROVIDED	
WATER CLOSETS:	1
LAVATORIES:	1

OCCUPANCY GROUP

(none)

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REVISIONS:

EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY, STATE / ZIP
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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
FIRST FLOOR - LIFE SAFETY PLAN

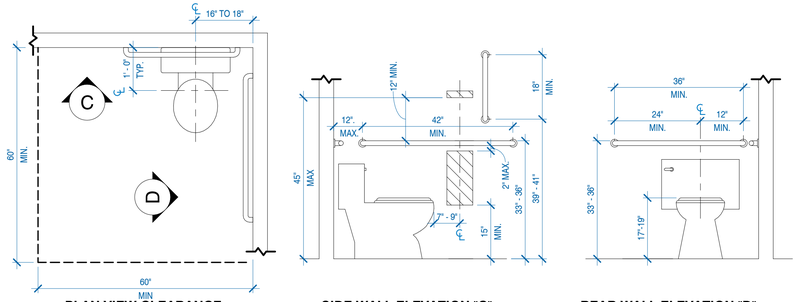
SHEET NUMBER:
G-111

PROJECT NUMBER: P13689
P13689

NORTH

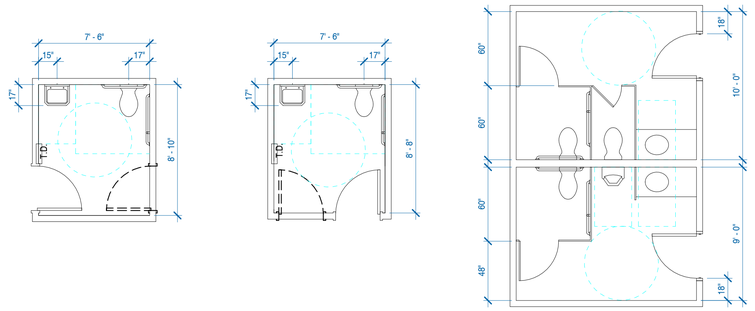
LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

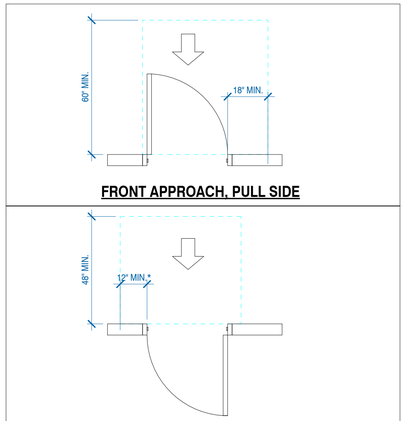


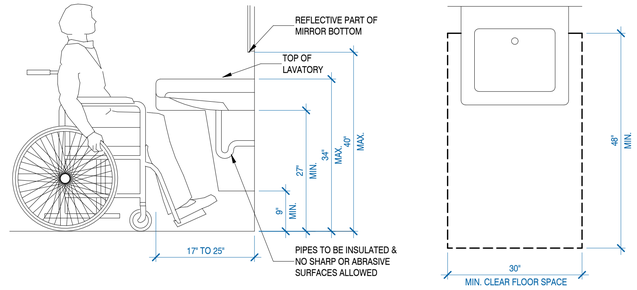
PLAN VIEW CLEARANCE | **SIDE WALL ELEVATION "C"** | **REAR WALL ELEVATION "D"**

A1 ADA - GRAB BARS
SCALE: 1 : 20

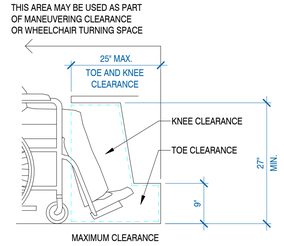


A2 ADA - TYPICAL TOILET ROOM CLEARANCES
SCALE: 1 : 58



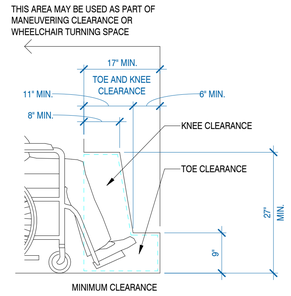


A3 ADA - SINK CLEARANCES
SCALE: 3/4" = 1'-0"

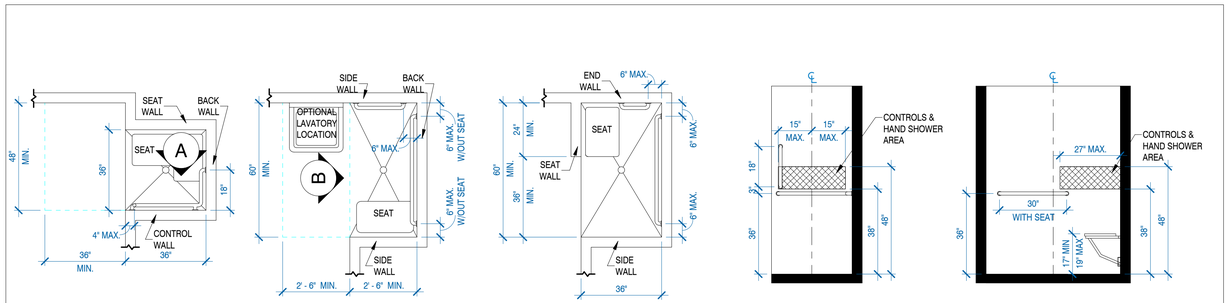


NOTE:
ADDITIONAL SPACE CAN BE PROVIDED BENEATH THE TABLE, DESK, OR OTHER ELEMENT, BUT THAT SPACE IS NOT CONSIDERED KNEE AND TOE CLEARANCE.

A4 ADA - WHEELCHAIR MAXIMUM CLEARANCES
SCALE: 3/4" = 1'-0"



A5 ADA - WHEELCHAIR MINIMUM CLEARANCES
SCALE: 3/4" = 1'-0"



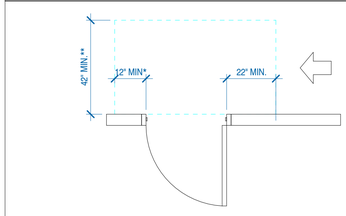
TRANSFER-TYPE | **STANDARD ROLL-IN TYPE** | **ALTERNATE ROLL-IN TYPE** | **TRANSFER-TYPE ELEV. 'A'** | **TRANSFER-TYPE ELEV. 'B'**

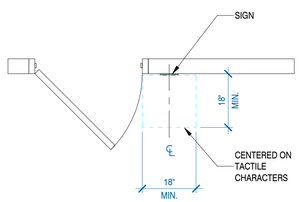
A6 ADA - SHOWER LAYOUT AND CLEARANCES
SCALE: 3/8" = 1'-0"

CLEAR FLOOR SPACE REQUIREMENTS

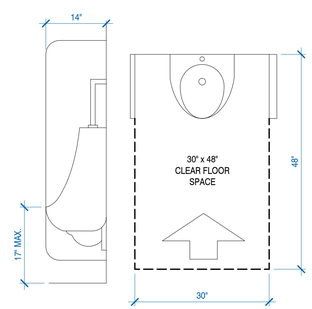
*56" X 60" AT WATER CLOSET
*30" X 48" AT URINAL
*30" X 48" AT LAVATORY
*60" DIAMETER TURNING SPACE
*URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM @ A MAXIMUM OF 17" A.F.F.
*FLUSH CONTROLS FOR URINALS SHALL BE BATTERY OPERATED AUTOMATIC
*FAUCETS SHALL BE LEVER-OPERATED, PUSH TYPE OR ELECTRONIC CONTROLLED
*HOT WATER PIPES AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES

A7 ADA - NOTES
SCALE: 12" = 1'-0"

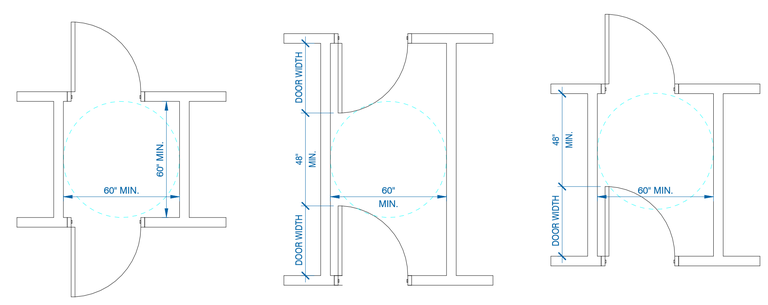




A8 ADA - LOCATION OF TACTILE SIGNS AT DOORS
SCALE: 1/2" = 1'-0"



A9 ADA - URINAL CLEARANCES
SCALE: 3/4" = 1'-0"



A10 ADA - TWO DOOR IN A SERIES
SCALE: 1 : 37

A11 ADA - DOOR CLEARANCES
SCALE: 3/8" = 1'-0"

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ATF	DJS	
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

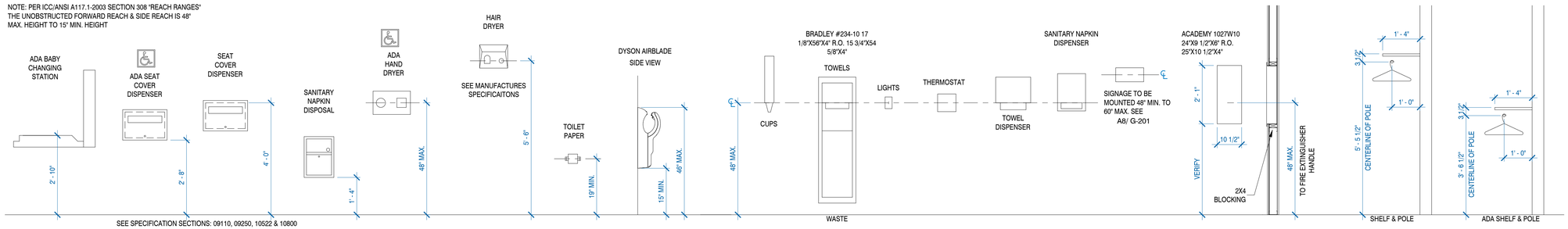
SHEET TITLE:
GENERAL ACCESSIBILITY REQUIREMENTS

SHEET NUMBER:
G-201

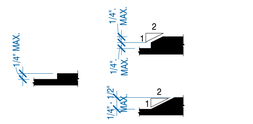
PROJECT NUMBER:
P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

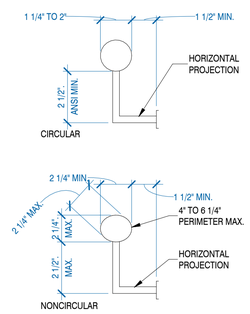
PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025



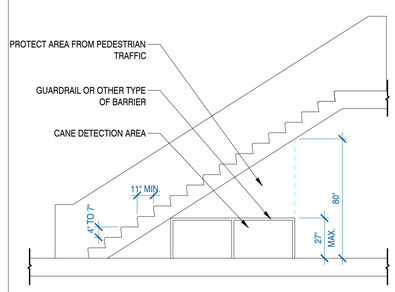
A12 MISCELLANEOUS MOUNTING HEIGHTS / CONSTRUCTION
SCALE: 1/2" = 1'-0"



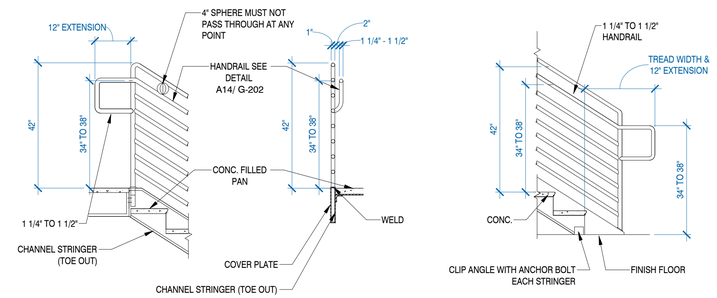
A13 ADA - CHANGES IN LEVEL
SCALE: 3/4" = 1'-0"



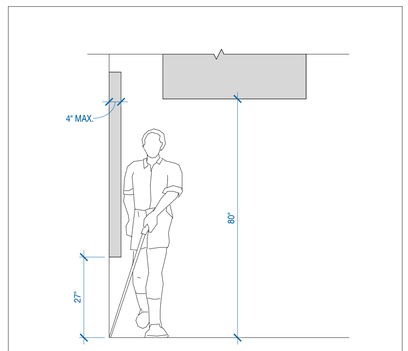
A14 ADA - HANDRAILS
SCALE: 3" = 1'-0"



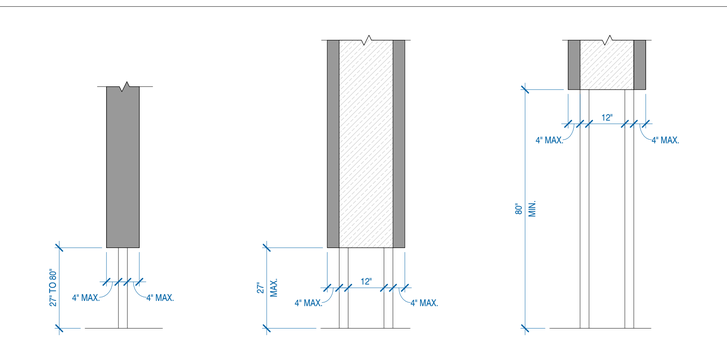
A15 ADA - STAIR CLEARANCES
SCALE: 1/4" = 1'-0"



A16 ADA - STAIR HANDRAILS
SCALE: 1/2" = 1'-0"



A17 ADA - PROTRUSION LIMITS
SCALE: 1/2" = 1'-0"



A18 ADA - POST-MOUNTED PROTRUDING OBJECTS
SCALE: 1/2" = 1'-0"

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MILESTONE ISSUE DATES

PRELIMINARY SET:	05/05/2025
BUDGET SET:	06/03/2025
LOCAL DESIGN REVIEW SET:	07/02/2025
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
GENERAL ACCESSIBILITY REQUIREMENTS

SHEET NUMBER:
G-202

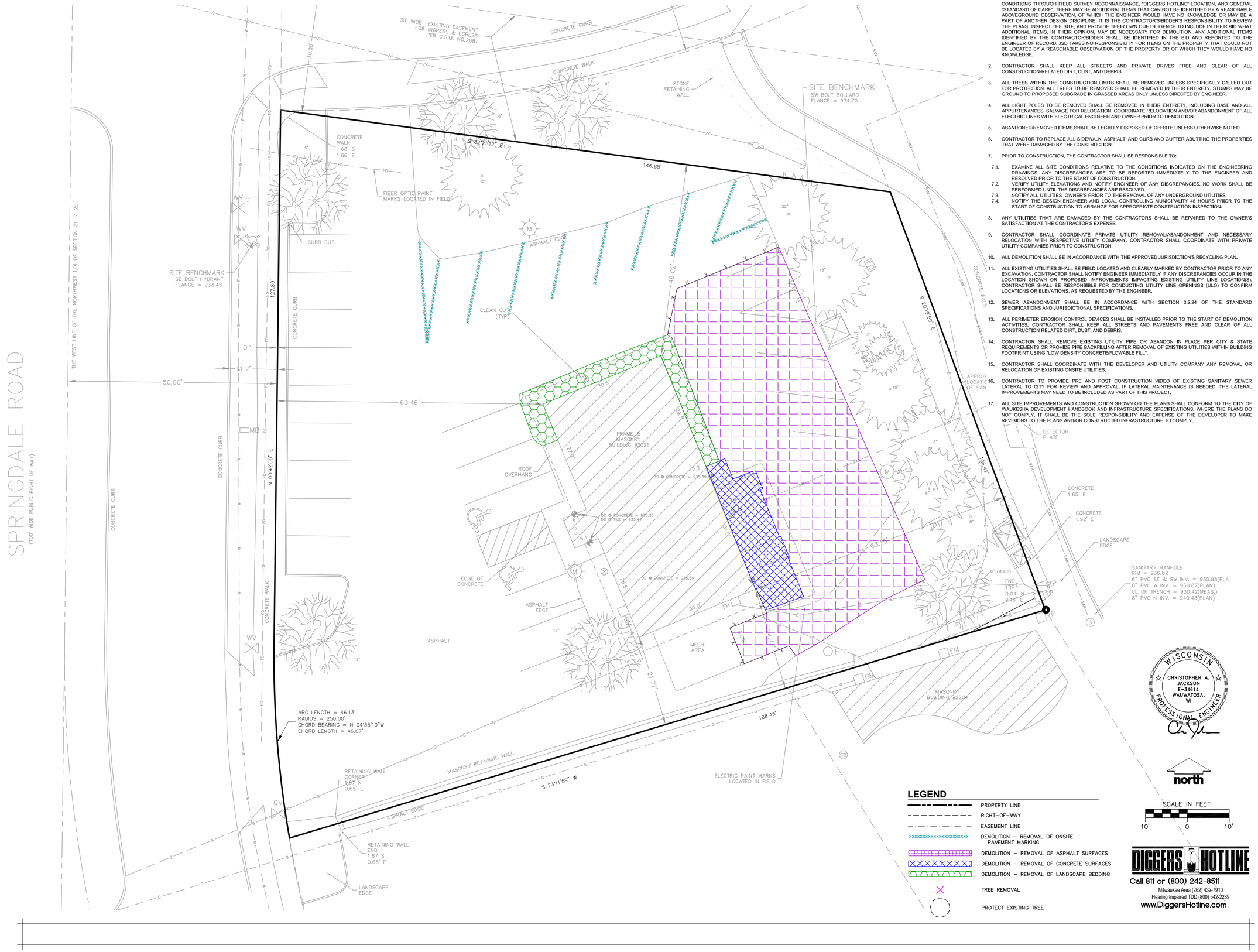
PROJECT NUMBER: P13689
P13689

LEADERS ■ ENGINEERS ■ CONTRACTORS ■ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE", THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK, ASPHALT, AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
11. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
12. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
13. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
14. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR ABANDON IN PLACE PER CITY & STATE REQUIREMENTS OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
15. CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER AND UTILITY COMPANY ANY REMOVAL OR RELOCATION OF EXISTING ONSITE UTILITIES.
16. CONTRACTOR TO PROVIDE PRE AND POST CONSTRUCTION VIDEO OF EXISTING SANITARY SEWER LATERAL TO CITY FOR REVIEW AND APPROVAL. IF LATERAL MAINTENANCE IS NEEDED, THE LATERAL IMPROVEMENTS MAY NEED TO BE INCLUDED AS PART OF THIS PROJECT.
17. ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF WAUKESHA DEVELOPMENT HANDBOOK AND INFRASTRUCTURE SPECIFICATIONS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- DEMOLITION – REMOVAL OF ONSITE PAVEMENT MARKING
- DEMOLITION – REMOVAL OF ASPHALT SURFACES
- DEMOLITION – REMOVAL OF CONCRETE SURFACES
- DEMOLITION – REMOVAL OF LANDSCAPE BEDDING
- TREE REMOVAL
- PROTECT EXISTING TREE

north

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P. 262.513.0666
JSD PROJ. NO.: 25-15287
JSD PROJ. MGR.: CAJ

PROJECT ADDRESS:

PROJECT NAME
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WISCONSIN
CHRISTOPHER A. JACKSON
E-34614
WAUWATOSA, WI
PROFESSIONAL ENGINEER

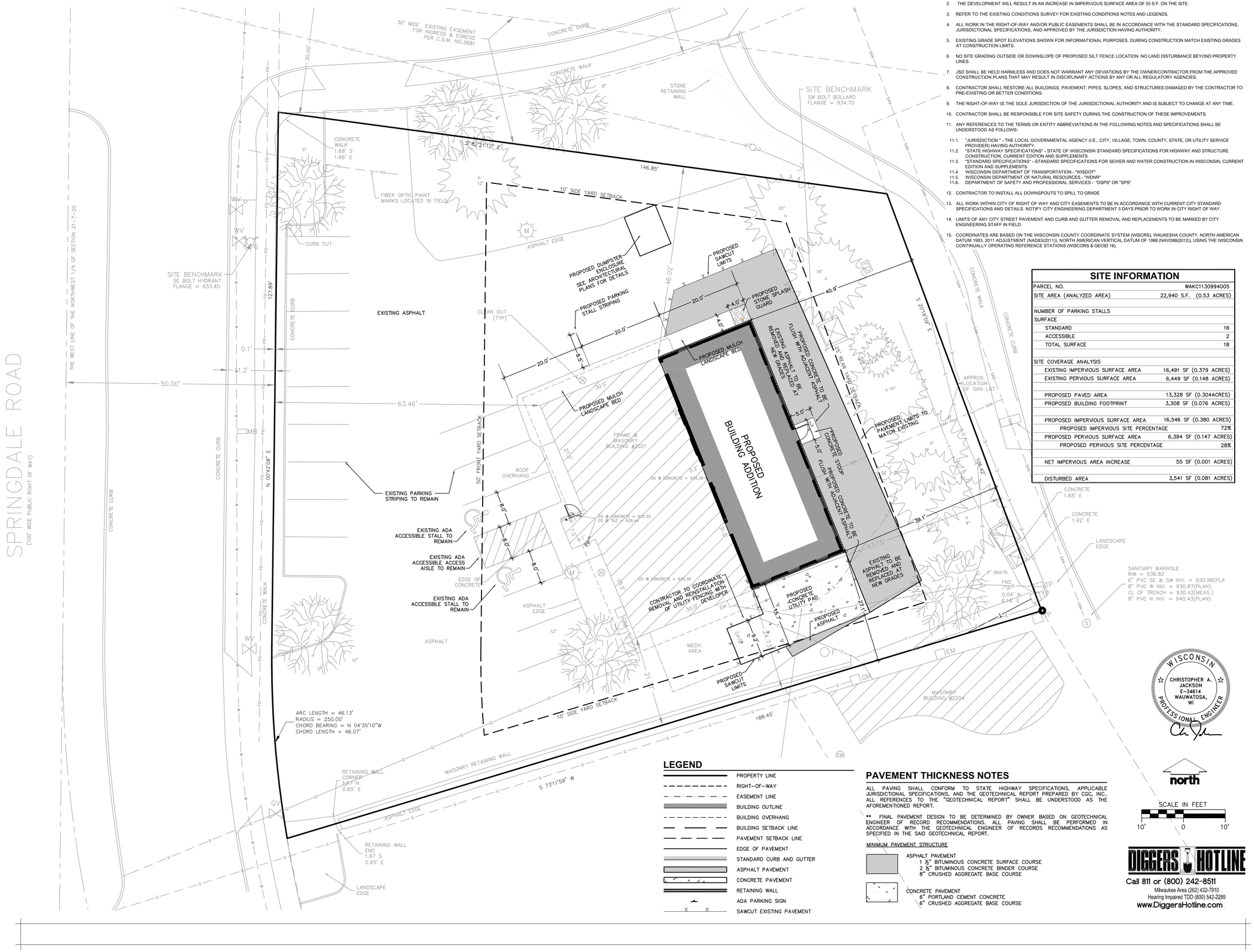
Architect:	Engineer:	Reviewed By:
-	-	-

Sheet Title:
SITE DEMOLITION PLAN

Sheet Number:
C1.0

Project Number: -
P13689

ENGINEERS . MANAGERS . CONTRACTORS . ARCHITECTS



GENERAL NOTES

1. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES
2. THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA OF 55 S.F. ON THE SITE.
3. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
4. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
5. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
6. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
7. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
8. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
9. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
11. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
    - 11.1. "JURISDICTION" - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
    - 11.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
    - 11.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
    - 11.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
    - 11.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
    - 11.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"
12. CONTRACTOR TO INSTALL ALL DOWNSPOUTS TO SPILL TO GRADE
13. ALL WORK WITHIN CITY OF RIGHT OF WAY AND CITY EASEMENTS TO BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS. NOTIFY CITY ENGINEERING DEPARTMENT 5 DAYS PRIOR TO WORK IN CITY RIGHT OF WAY.
14. LIMITS OF ANY CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.
15. COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WISCRS), WAUKESHA COUNTY. NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 18).

SITE INFORMATION

PARCEL NO.	WAKC1130994005
SITE AREA (ANALYZED AREA)	22,940 S.F. (0.53 ACRES)
NUMBER OF PARKING STALLS	
SURFACE	
STANDARD	16
ACCESSIBLE	2
TOTAL SURFACE	18
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	16,491 SF (0.379 ACRES)
EXISTING PERVIOUS SURFACE AREA	6,449 SF (0.148 ACRES)
PROPOSED PAVED AREA	13,328 SF (0.304ACRES)
PROPOSED BUILDING FOOTPRINT	3,308 SF (0.076 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	16,546 SF (0.380 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	72%
PROPOSED PERVIOUS SURFACE AREA	6,394 SF (0.147 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	28%
NET IMPERVIOUS AREA INCREASE	55 SF (0.001 ACRES)
DISTURBED AREA	3,541 SF (0.081 ACRES)

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- RETAINING WALL
- ADA PARKING SIGN
- SAWCUT EXISTING PAVEMENT

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC.. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.

** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

MINIMUM PAVEMENT STRUCTURE

ASPHALT PAVEMENT
- 1 ½" BITUMINOUS CONCRETE SURFACE COURSE
- 2 ½" BITUMINOUS CONCRETE BINDER COURSE
- 8" CRUSHED AGGREGATE BASE COURSE

CONCRETE PAVEMENT
- 6" PORTLAND CEMENT CONCRETE
- 6" CRUSHED AGGREGATE BASE COURSE

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JSD PROJ. MGR.: CAJ

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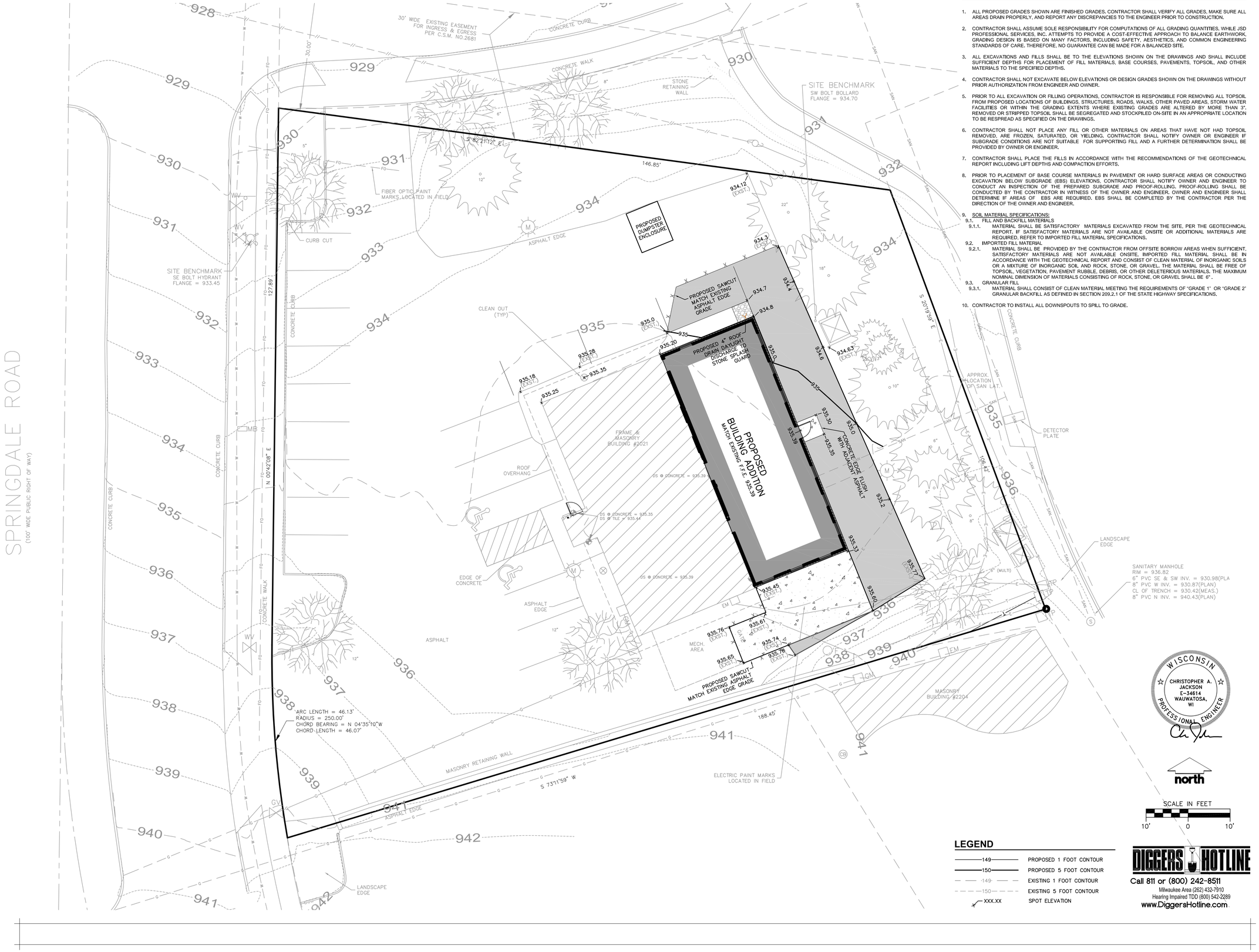
Architect:	Engineer:	Reviewed By:
-	-	-

Sheet Title:
SITE PLAN

Sheet Number:
C2.0

Project Number: -
P13689

MANAGERS . ENGINEERS . CONTRACTORS . ARCHITECTS



GRADING AND EARTHWORK NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
4. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
5. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS. STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
6. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
7. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
8. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
9. SOIL MATERIAL SPECIFICATIONS:
   - 9.1. FILL AND BACKFILL MATERIALS
     - 9.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
   - 9.2. IMPORTED FILL MATERIAL
     - 9.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6" .
   - 9.3. GRANULAR FILL
     - 9.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.
10. CONTRACTOR TO INSTALL ALL DOWNSPOUTS TO SPILL TO GRADE.

LEGEND

- 149 — PROPOSED 1 FOOT CONTOUR
- 150 — PROPOSED 5 FOOT CONTOUR
- 149 — EXISTING 1 FOOT CONTOUR
- 150 — EXISTING 5 FOOT CONTOUR
- XXX.XX — SPOT ELEVATION

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Architect:	Engineer:	Reviewed By:
-	-	-

Sheet Title:
SITE GRADING PLAN

Sheet Number:
C3.0

Project Number: -
P13689

MANAGERS . ENGINEERS . CONTRACTORS . ARCHITECTS

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.

2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.

3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.

4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.

6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.

7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.

8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.

9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.

10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."

11. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF. AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE, DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.

12. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.

13. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.

14. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 14.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 14.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED *(I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY)*. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 14.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
        - 14.3.1. PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
        - 14.3.2. TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
        - 14.3.3. HYDRO-MULCHING WITH A TACKIFIER
        - 14.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
        - 14.3.5. EROSION MATTING
        - 14.3.6. SODDING
        - 14.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER

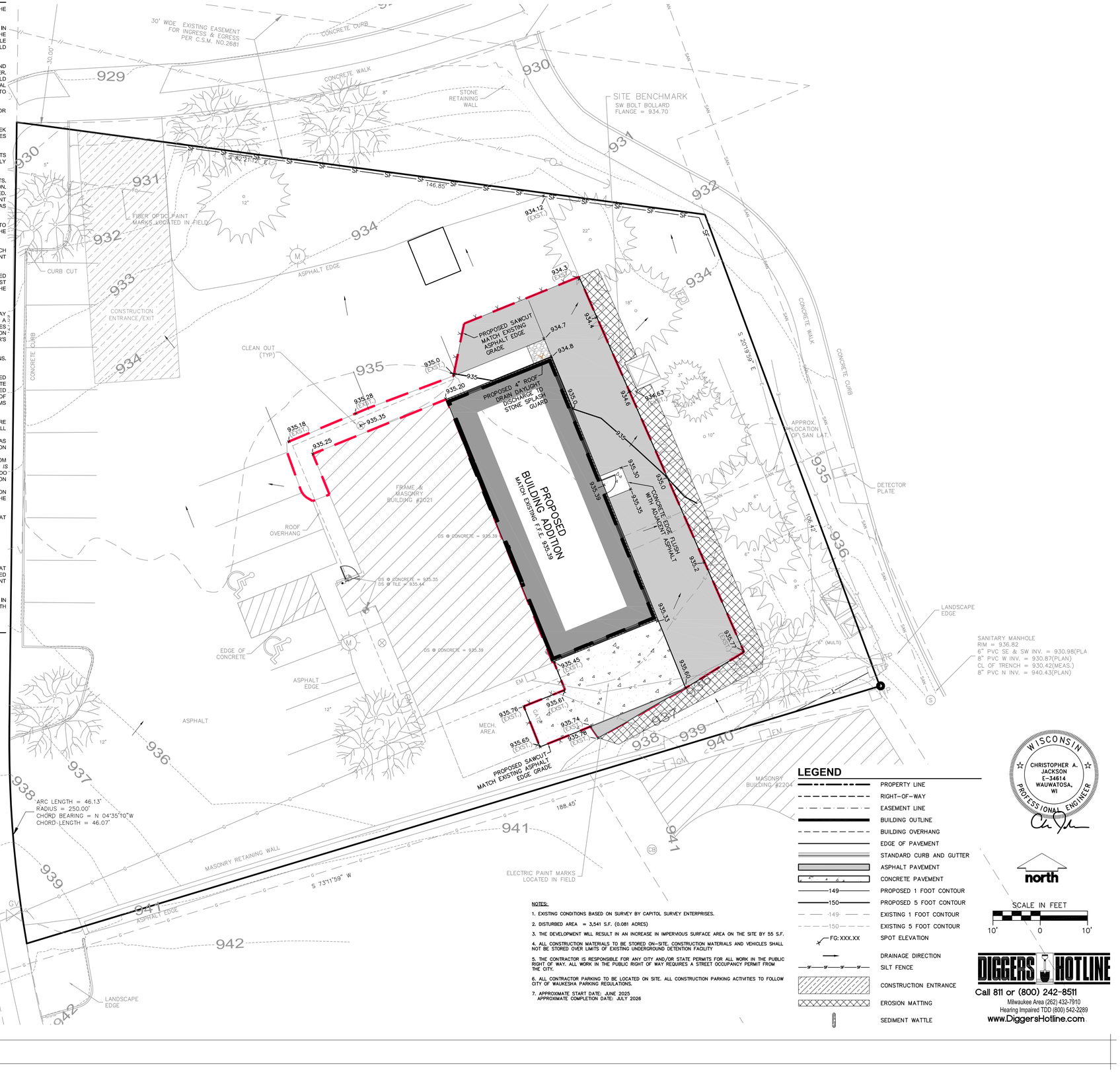
15. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.

16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

CONSTRUCTION SEQUENCING

1. **INSTALL PERIMETER SILT FENCE, WATTLES, AND CONSTRUCTION ENTRANCE.**
2. **STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.**
3. **CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.**
4. **COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENTS, WALKS, ETC.**
5. **PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.**
6. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.



NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.
2. DISTURBED AREA = 3,541 S.F. (0.081 ACRES)
3. THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 55 S.F.
4. ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE. CONSTRUCTION MATERIALS AND VEHICLES SHALL NOT BE STORED OVER LIMITS OF EXISTING UNDERGROUND DETENTION FACILITY
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY. ALL WORK IN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
6. ALL CONTRACTOR PARKING TO BE LOCATED ON SITE. ALL CONSTRUCTION PARKING ACTIVITIES TO FOLLOW CITY OF WAUKESHA PARKING REGULATIONS.
7. APPROXIMATE START DATE: JUNE 2025
   APPROXIMATE COMPLETION DATE: JULY 2026

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- SPOT ELEVATION
- DRAINAGE DIRECTION
- SILT FENCE
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- SEDIMENT WATTLE

WISCONSIN
CHRISTOPHER A. JACKSON
E-34614
WAUWATOSA, WI
PROFESSIONAL ENGINEER

north

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JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 25-15287
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PROJECT ADDRESS:

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STREET ADDRESS
2021 SPRINGDALE RD
CITY/ STATE / ZIP
WAUKESHA, WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

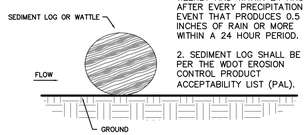
Architect:	Engineer:	Reviewed By:
-	-	-

Sheet Title:
EROSION CONTROL PLAN

Sheet Number:
C4.0

Project Number: -
P13689

ENGINEERS . MANAGERS . CONTRACTORS . ARCHITECTS



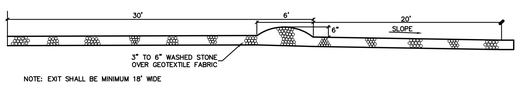
1. INSPECT SEDIMENT LOG WEEKLY AND WITHIN 24 HRS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE WITHIN A 24 HOUR PERIOD.

2. SEDIMENT LOG SHALL BE PER THE WDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL).

SEDIMENT WATTLE

PER WDNR TECHNICAL STANDARD 1062

N.T.S.

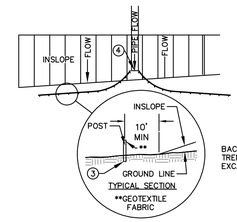


NOTE: EXIT SHALL BE MINIMUM 18' WIDE

CONSTRUCTION EXIT

PER WDNR TECHNICAL STANDARD 1057

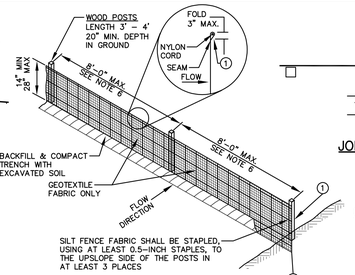
N.T.S.

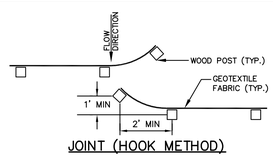


TYPICAL SECTION

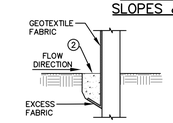
**GEOTEXTILE FABRIC

SILT FENCE ALONG SLOPES & OUTFALLS





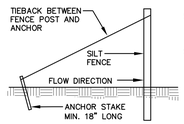
JOINT (HOOK METHOD)



NOTE:

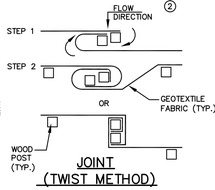
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL



SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (TWIST METHOD)

SILT FENCE

PER WDNR TECHNICAL STANDARD 1056

N.T.S.

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

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JSD

MILWAUKEE REGIONAL OFFICE
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WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 25-15287
JSD PROJ. MGR.: CAJ

PROJECT ADDRESS:

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STREET ADDRESS
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Architect:	Engineer:	Reviewed By:
-	-	-

Sheet Title:

EROSION CONTROL DETAILS

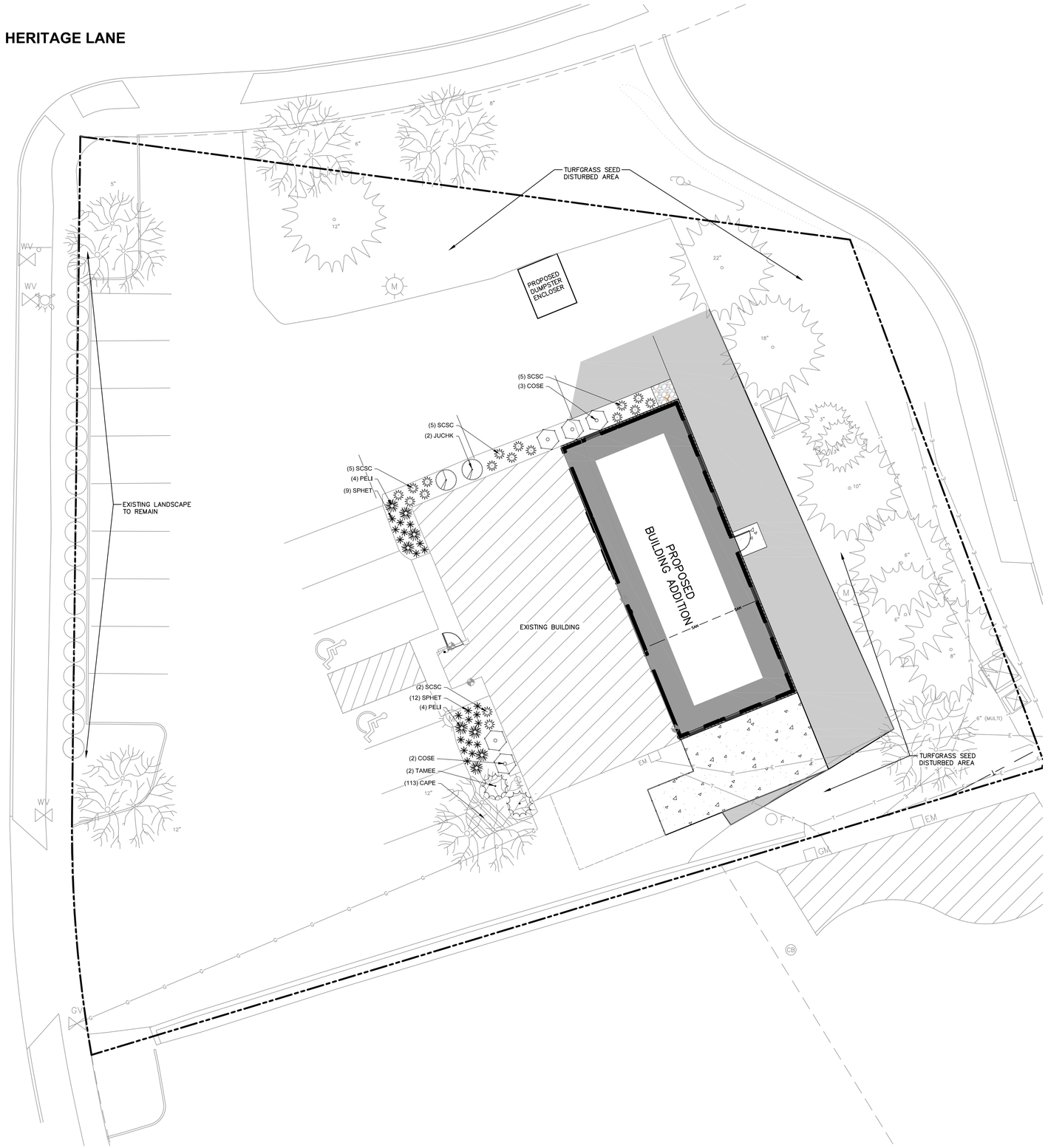
Sheet Number:

C5.0

Project Number: -

P13689

ENGINEERS . MANAGERS . CONTRACTORS . ARCHITECTS



GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

CONTRACTOR NOTES

1. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
DECIDUOUS SHRUBS					
	COSE	*Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood*	#3	24" Ht. (min)	5
EVERGREEN SHRUBS					
	JUCHK	*Juniperus chinensis 'Kallays Compacta' Kallay's Compact Pfitzer Juniper*	#3	18" Dia. (min)	2
	TAMEE	*Taxus x media 'Everlow' Everlow Yew*	#5	18" Dia. (min)	2
PERENNIALS & GRASSES					
	PELI	*Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage*	#1	Min 8"–18"	8
	SCSC	*Schizachyrium scoparium 'Prairie Blues' Prairie Blues Little Bluestem ★*	#1	Min. 8"–18"	17
	SPHET	*Sporobolus heterolepis 'Tara' Prairie Dropseed*	#1	Min. 8"–18"	21
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**			
GROUND COVERS					
	CAPE	*Carex pensylvanica Pennsylvania Sedge*			

LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

north

SCALE IN FEET

10' 0 10'

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Architect:	Engineer:	Reviewed By:
-	-	-

Sheet Title:

LANDSCAPE PLAN

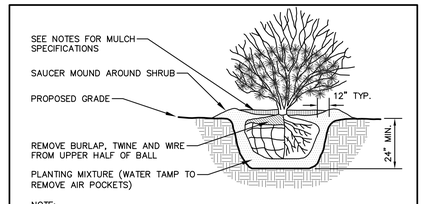
Sheet Number:

L1.0

Project Number: -

P13689

MANAGERS . ENGINEERS . CONTRACTORS . ARCHITECTS

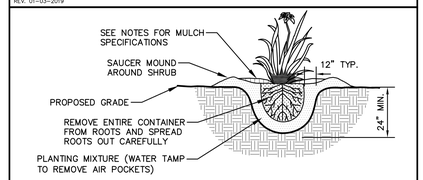


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.

3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.

5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.

2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.

3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.

4. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.

SEEDING NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE

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ISSUE DATES:	
Preliminary Set	05/09/2025
Budget Set	06/03/2025
Proposal Set	06/30/2025
Permit Set	
Construction Set	
Record Drawings	
REVISIONS:	
1	

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PROJECT ADDRESS:

PROJECT NAME
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STREET ADDRESS
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CITY/ STATE / ZIP
WAUKESHA, WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
-	-	-

Sheet Title:
LANDSCAPE DETAILS & NOTES

Sheet Number:
L2.0

Project Number: -
P13689

ARCHITECTS . ENGINEERS . CONTRACTORS . MANAGERS

CONTRACTOR GENERAL NOTES:

1. THE FOLLOWING NOTES SHALL APPLY TO ALL SUBCONTRACTORS AND SUPPLIERS ENGAGED IN EXECUTION OF THE WORK SHOWN ON THE PLANS. REFERENCE MSI GENERALS "MASTER SPECIFICATIONS" FOR FURTHER DETAIL INTO MATERIALS TO BE USED.
2. THE WORK DEPICTED SHALL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
3. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. CONTRACT DRAWINGS ARE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL THE DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. MSI GENERAL SHALL BE NOTIFIED OF ANY VARIANCE BEFORE CONTRACTOR BEGINS WORK.
6. NOTIFY, IN WRITING, THE STRUCTURAL ENGINEER OF CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE SHOWN IN THE STRUCTURAL DOCUMENTS.
7. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.
8. HEAVY EQUIPMENT, CRANES AND MATERIAL STOCKPILES SHALL NOT BE LOCATED ON OR ADJACENT TO SHORING OR RETAINING WALLS UNLESS ACCEPTED BY THE EOR. ACCEPTANCE SHALL BE BASED ON ANALYSIS AND EVALUATION PERFORMED BY THE CONTRACTOR AND REVIEWED BY THE EOR.
9. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, LAGGING, SHORING, BRACING, FORM-WORK, GUYS, TIE-DOWNS ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS NOTED HEREIN IS NOT EXCEEDED.
10. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA SAFETY REGULATIONS.
11. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.
12. DIMENSIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS SHOWN ON STRUCTURAL PLANS. THE USE OF A SCALE TO OBTAIN DIMENSIONS NOT SHOWN IN FORBIDDEN.
13. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE TYPICAL DETAILS ARE CALLED OUT FOR A CERTAIN PORTION OF THE BUILDING THEY SHALL BE DUPLICATED IN SIMILAR PORTIONS OF THE BUILDING UNLESS NOTED OTHERWISE.
14. STANDARDS AND CODE REFERENCES NOTED IN THESE CONSTRUCTION DOCUMENTS REFER TO THE EDITIONS ADOPTED BY THE BUILDING CODE SPECIFIED IN THE BASIS FOR DESIGN. REFERENCES NOT SPECIFICALLY ADOPTED BY SAID BUILDING CODE REFER TO THE LATEST EDITION.
15. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, JURISDICTION, OR THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN INSPECTION.
16. ALTERATIONS TO OR WORK AFFECTING A STRUCTURAL MEMBER IS NOT PERMITTED WITHOUT THE WRITTEN APPROVAL OF MSI GENERAL.
17. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.

GROUT NOTES:

1. NON-SHRINKAGE GROUT FOR USE BENEATH COLUMN BASE PLATES AND BEAM BEARINGS SHALL BE PRE-MIXED, FACTORY PACKAGED, NON-STAINING, NON-METALLIC, NON-GASING MORTAR GROUTING COMPOUND, COMPLYING WITH THE REQUIREMENTS OF ASTM C1107. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 6,000 PSI.

VAPOR RETARDER NOTES:

1. MATERIAL FOR USE AS A VAPOR RETARDER BENEATH CONCRETE SLAB-ON-GROUND SHALL BE 10 MIL POLYETHYLENE SHEETS, BLACK IN COLOR, COMPLYING WITH ASTM D-203. PER ASTM E1643: LAP SHEETS MINIMUM OF 6" AT ALL EDGES AND SEAL WITH MANUFACTURES PRESSURE-SENSITIVE TAPE, SEAL AROUND PERMANENT PENETRATION, SEAL AT TERMINATING EDGES TO THE FOUNDATION WALL, SLAB OR GRADE BEAM AND REPAIR ALL DAMAGED AREAS. SPECIAL CARE SHALL BE TAKEN TO PREVENT PUNCTURING SHEETS PRIOR TO PLACEMENT OF CONCRETE SLABS.

EXISTING CONSTRUCTION/CONDITION NOTES:

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

CAST-IN-PLACE CONCRETE NOTES
(MSI GENERAL MASTER SPECIFICATION: DIVISION 3):

1. ALL CONCRETE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION".
2. 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:
   A. LOCATION ON PROJECT WHERE THE CONCRETE IS USED
   B. 7 DAY COMPRESSIVE STRENGTH
   C. 28 DAY COMPRESSIVE STRENGTH
   D. AIR CONTENT
   E. SLUMP
   F. AMOUNT OF WATER ADDED ON JOB SITE
   G. MIX USED
3. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN (1) WEEK AFTER RECEIVING SUBCONTRACT APPROVAL IN WRITING. THE SUBMITTAL SHALL INDICATE WHERE EACH CONCRETE MIX IS TO BE USED ON THE PROJECT.
4. CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
5. WHEN THE AVERAGE TEMPERATURE FROM MIDNIGHT IS EXPECTED TO DROP BELOW 40 DEGREES FAHRENHEIT FOR THREE SUCCESSIVE DAYS. COLD WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED. CONFORM TO ACI 306.1 FOR COLD WEATHER CONCRETE PLACEMENT.
6. WHEN AMBIENT AIR OR CONCRETE TEMPERATURES EXCEED 90 DEGREES FAHRENHEIT, STEEL REINFORCING AND/OR FORMING SURFACES ARE ABOVE 120 DEGREES, OR WHEN WIND VELOCITY, HUMIDITY, OR SOLAR RADIATION CREATE CONDITIONS OF ACCELERATED MOISTURE LOSS AND INCREASED RATE OF HYDRATION, HOT WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED. CONFORM TO ACI 305.1 FOR HOT WEATHER CONCRETE PLACEMENT.
7. MIX WATER SHALL BE CLEAN, POTABLE AND FREE OF INJURIOUS AMOUNTS OF OIL, ACID, ALKALI, SALT, ORGANIC MATTER, AND OTHER DELETERIOUS SUBSTANCES. IN ALL CASES WATER FROM A MUNICIPAL WATER SOURCE WILL BE ACCEPTED. ADDITION OF JOBSITE WATER TO CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C94.
8. BEFORE PLACING CONCRETE, THE CONTRACTOR SHALL NOTIFY ALL SUBCONTRACTORS TO BE SURE ALL SLEEVES, CONDUIT, CHASES, ETC. ARE PROPERLY INSTALLED. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCEMENT, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS.
9. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, EOR, AND/OR SPECIAL INSPECTOR AS SOON AS PRACTICAL, BUT AT LEAST 48 HOURS PRIOR TO PLACING CONCRETE, TO ALLOW FOR INSPECTION OF REINFORCING AND EMBEDDED ITEMS.
10. CONCRETE MIXING, PLACEMENT AND QUALITY SHALL BE PER ACI 318. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED. TYPE AND USE OF VIBRATORS SHALL BE IN STRICT CONFORMANCE WITH CSI C309. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES. UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET.
11. SLEEVES, CONDUITS, OR PIPING PASSING THROUGH CONCRETE SLABS AND WALLS SHALL BE SO THAT THEY ARE NOT CLOSER THAN THREE DIAMETERS ON CENTER OR 4" MIN. AND SO THAT THEY DO NOT DISPLACE REINFORCING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. BANKS OF OPENINGS GREATER THAN 18" TOTAL WIDTH OF ALL OPENINGS, EDGE-TO-EDGE, MUST BE COORDINATED WITH STRUCTURAL ENGINEER.
12. DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE WITHOUT PRIOR APPROVAL OF STRUCTURAL ENGINEER.
13. ALUMINUM CONDUIT OR PIPING SHALL NOT BE CAST IN CONCRETE.
14. STEM WALLS AND FOOTINGS SHALL HAVE NO HORIZONTAL JOINTS.
15. ALL SURFACES SHALL BE FORMED U.N.O. OR APPROVED BY THE STRUCTURAL ENGINEER
16. CONTROL JOINTS SHALL BE PLACED IN SLAB ON GRADE AND SLAB ON METAL DECK CONSTRUCTION WITHIN 24 HOURS OF INITIAL POUR.
   A. CONTROL JOINTS IN NON-COMPOSITE SLAB ON METAL DECK CONSTRUCTION SHALL BE PLACED WITHIN 8 HOURS OF INITIAL POUR.
   B. COMPOSITE SLAB ON METAL DECK SHALL NOT HAVE SAWED CONTROL JOINTS UNLESS SPECIFICALLY IDENTIFIED. CUT WITHIN 8 HOURS IF INDICATED.
17. PROVIDE WALL CONSTRUCTION JOINTS AS SHOWN IN DETAILS. ALLOW AT LEAST 24 HOURS BETWEEN POURING ADJACENT WALL SECTIONS AT CONSTRUCTION JOINTS.
18. PROVIDE 1/2" ISOLATION JOINTS WHERE SLABS ON GROUND ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES.
19. EXPOSED EDGES AND CORNERS OF CONCRETE SHALL HAVE A 3/4" CHAMFER AT 45° UNLESS NOTED OTHERWISE. TOP SURFACE OF WALLS SHALL BE FINISHED SMOOTH, UNLESS NOTED OTHERWISE.
20. CONTRACTOR SHALL USE SMOOTH FORMS FOR ALL EXPOSED CONCRETE SURFACES. SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED IMMEDIATELY AFTER REMOVAL OF FORMS.
21. CONCRETE COLUMN OR PIERS SHOWN INTEGRAL WITH CONCRETE WALLS SHALL BE POURED MONOLITHICALLY WITH ADJACENT CONCRETE WALLS.
22. READY-MIXED CONCRETE SHALL MEET REQUIREMENTS OF ASTM C94.
23. PREPARE DESIGN MIXERS FOR EACH TYPE AND STRENGTH OF CONCRETE. DESIGN CONCRETE IN ACCORDANCE WITH ACI 318, CHAPTER 5, "PROPORTIONING ON THE BASIS OF FIELD EXPERIENCE OR TRAIL MIXTURES".
24. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
25. WATER-REDUCING ADMIXTURES SHALL CONFORM WITH ASTM C494 TYPE A.
26. AIR-ENTRAINING ADMIXTURES SHALL CONFORM WITH ASTM C260.
27. PLACE CONCRETE IN COMPLIANCE WITH ACI 304. WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 117, LATEST EDITION.
28. TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.
29. CURE CONCRETE IN ACCORDANCE WITH THE RECOMMENDATION OF ACI 308. 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 ARCHITECTURAL DRAWINGS FOR FLOOR FINISH SPECIFICATIONS.
30. CONCRETE SURFACE FINISHES
   A. FOOTINGS AND FOUNDATION WALLS NOT EXPOSED TO VIEW: FORM FINISHED.
   B. SURFACES EXPOSED TO VIEW: SEE ARCHITECTURAL DRAWINGS FOR FINISH INFO.
   C. TOPPING OVER STEEL DECK: STEEL TROWEL FINISHED.

CONCRETE REINFORCEMENT NOTES
(MSI GENERAL MASTER SPECIFICATION: DIVISION 3):

1. ALL CONCRETE AND REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT", AND CRSI'S MANUAL OF STANDARD PRACTICE.
2. CONTRACTOR SHALL ELECTRONICALLY SUBMIT STEEL REBAR SHOP DRAWINGS FOR APPROVAL PIROR TO CONSTRUCTION, CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
3. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR." ARE TO CENTER OF STEEL. PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE:
   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH — 3"
   B. CONCRETE EXPOSED TO EARTH OR WEATHER
      a. #3 - #5 BARS — 1 1/2"
      b. #6 - #8 BARS — 2"
   C. CONCRETE WALL NOT EXPOSED TO EARTH OR WEATHER
      a. WALLS - #3 THRU #11 BARS — 3/4"
      b. WALLS - #14 THRU #18 BARS — 1 1/2"
      c. STRUCTURAL SLABS - TOP, BOTTOM — 1"
      d. JOIST TIES AND MAIN REINFORCING - TOP, BOTTOM, SIDES — 1 1/2"
      e. BEAM TIES - TOP, BOTTOM — 1 1/2"
      f. BEAM MAIN REINFORCING - TOP, BOTTOM, SIDES — 2"
      g. COLUMN TIES — 1 1/2"
      h. COLUMN MAIN REINFORCING — 2"
4. WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED FOR NON-WELDABLE REBAR NOR WITHOUT THE CONSENT OF THE STRUCTURAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC. FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE. ALL BAR SUPPORTS IN AREAS WHERE CONCRETE IS CAST AGAINST EARTH SHALL HAVE PLASTIC FEET. LIFTING BARS WITH HOOKS IS NOT PERMITTED. STICKING OF REINFORCING BARS IS NOT PERMITTED.
6. WELDED WIRE REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A185. LAPS IN WELDED WIRE FABRIC SHALL BE MADE SUCH THAT THE OVERLAP, MEASURED BETWEEN OUTERMOST CROSS WIRE OF EACH FABRIC SHEET, IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2 INCHES.
7. MINIMUM REINFORCING IN CONCRETE SLABS ON GRADE (5 INCHES THICK OR LESS), AND SLABS OVER STEEL DECK, SHALL BE 6 x 6 - W1.4 x W1.4 WWF, UNLESS NOTED OTHERWISE. PLACE REINFORCING AT THE APPROXIMATE CENTERLINE OF THE CONCRETE DEPTH, OR OVER THE TOP FLUTE OF THE DECK. PROVIDE 2-#5 x 5'-0" RE-ENTRANT BARS AT ALL INSIDE CORNERS, TEE JOINT SAW-CUTS, DOCK LEVELERS, ETC. WELDED WIRE SHALL BE SUPPORTED BY CHAIRS, BOLSTERS, OR OTHER APPROVED SUPPORTING DEVICES. “PULLING-UP” OF MESH AFTER CONCRETE HAS BEEN PLACED IS PROHIBITED.
8. MACROSYNTHETIC FIBER REINFORCING MAY BE USED WHERE SPECIFICALLY NOTED ON PLANS AND SHALL BE FORTA FERRO MACRO FIBER OR APPROVED EQUAL. FIBERS SHALL COMPLY WITH ASTM C1116, TYPE III, 1 1/2" TO 2 1/2" LONG, AND SHALL BE MIXED WITH CONCRETE AND PLACED PER MANUFACTURERS RECOMMENDATIONS AT A MIN. OF 3.0 PCY, UNLESS NOTED OTHERWISE. FIBERS SHALL NOT BE USED AS A SUBSTITUTE FOR STEEL MESH FOR CONCRETE SLABS ON METAL DECK.
9. RECTANGULAR PLATE DOWELS AND SMOOTH ROUND DOWELS USED AT CONTROL AND CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL CONFORM TO ASTM A36. REFER TO TYPICAL CONTROL JOINTS IN SLAB ON GRADE DETAIL FOR SIZE, PLACEMENT, SPACING, ETC. RECTANGULAR PLATE DOWELS SHALL BE BY PNA CONSTRUCTION TECHNOLOGIES OR APPROVED BY EQUAL. INSTALL ALL PLATE DOWEL BASKET ASSEMBLIES PER MFR.'S RECOMMENDATIONS.
10. REFER TO REINFORCEMENT DEVELOPMENT AND LAP SPLICE SCHEDULE FOR LAP SPLICES IN REINFORCING STEEL. ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS NOTED OTHERWISE. AT CONSTRUCTION JOINTS, CONTINUOUS BARS SHALL BE LAP SPLICED WITH A CLASS "B" LAP SPLICES. ALL OTHER BARS EXTENDING THROUGH THE JOINT SHALL BE FULLY DEVELOPED EACH SIDE OF JOINT, UNLESS NOTED OTHERWISE. AT WALLS AND FOOTINGS, PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES.
11. REINFORCING BAR MAY BE BENT ONCE, AND THE BEND SHALL BE MADE COLD.
12. ALL HOOKS IN REINFORCING STEEL SHALL BE STANDARD HOOKS, UNLESS DETAILED OTHERWISE.
13. ALL REINFORCING SHALL BE CLEAN OF RUST, GREASE, SOIL OR OTHER MATERIALS THAT MAY IMPAIR BOND.
14. REINFORCING BAR SPACING SHOWN ON PLANS ARE MAX. ON CENTER DIMENSIONS. DOWEL ALL VERT. REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. MIN. CLEAR SPACING BETWEEN PARALLEL REINFORCEMENT SHALL BE THE LARGER OF 1-1/2 TIMES NOMINAL BAR DIA. OR 1-1/3 TIMES MAX. AGGREGATE SIZE OR 1-1/2". CLEAR SPACING LIMITATION APPLIES ALSO TO CLEAR DISTANCE BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICES OR BARS.
15. SPREAD BARS AROUND SMALL OPENINGS AND SLEEVES IN SLABS AND WALLS WHERE POSSIBLE AND WHERE BAR SPACING WILL NOT EXCEED 1.5 TIMES THE NORMAL SPACING. DISCONTINUE BARS AT LARGE OPENINGS AND PROVIDE AN AREA OF REINFORCEMENT EQUAL TO THE INTERRUPTED REINFORCEMENT EACH SIDE OF THE OPENING AND LAP BARS (CLASS B LAP SPLICE). PROVIDE (2) #5 BARS AROUND ALL OPENINGS AND (2) #5 DIAGONAL BARS AT ALL OPENING AND RE-ENTRANT CORNERS, BARS SHALL EXTEND A MINIMUM OF 24" PAST OPENING.
16. PIER/CAGE REINFORCEMENT SHALL BE DOWELED INTO THE FOOTING BELOW UNLESS DETAILED OTHERWISE. PROVIDE DOWELS EQUAL IN SIZE, NUMBER, AND GRADE TO THE PIER/CAGE REINFORCEMENT. DOWELS SHALL HAVE A STANDARD 90 DEGREE HOOK AT THE BOTTOM EXTENDING TO FOOTING BOTTOM REINFORCEMENT. LAP DOWELS WITH PIER REINFORCEMENT.

DELEGATED DESIGN NOTES:

1. FOR THE PURPOSES OF THIS SECTION, DELEGATED DESIGN ARE DEFINED AS THOSE PORTIONS OF THE DESIGN WHICH ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL, ARCHITECT, AND/OR ENGINEER OF RECORD WITHIN A SPECIFIED PERIOD.
2. DOCUMENTS FOR DELEGATED DESIGN ITEMS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER AND SUBMITTED TO THE PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW. THE CONTRACTOR SHALL FORWARD THE REVIEWED DOCUMENTS TO THE BUILDING OFFICIAL, ARCHITECT, AND/OR ENGINEER OF RECORD WITH A NOTATION INDICATING THAT THE DELEGATED DESIGN DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DELEGATED DESIGN ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL, ARCHITECT, AND/OR ENGINEER OF RECORD.
3. DELEGATED DESIGN ITEMS AS APPLICABLE:
   A. STAIRS, RAILINGS, AND LADDERS
   B. PREFABRICATED WOOD TRUSSES
   C. TEMPORARY EARTH RETENTION
   D. SHORING AND/OR UNDERPINNING OF EXISTING STRUCTURES

CAST-IN-PLACE CONCRETE TOLLERANCES:

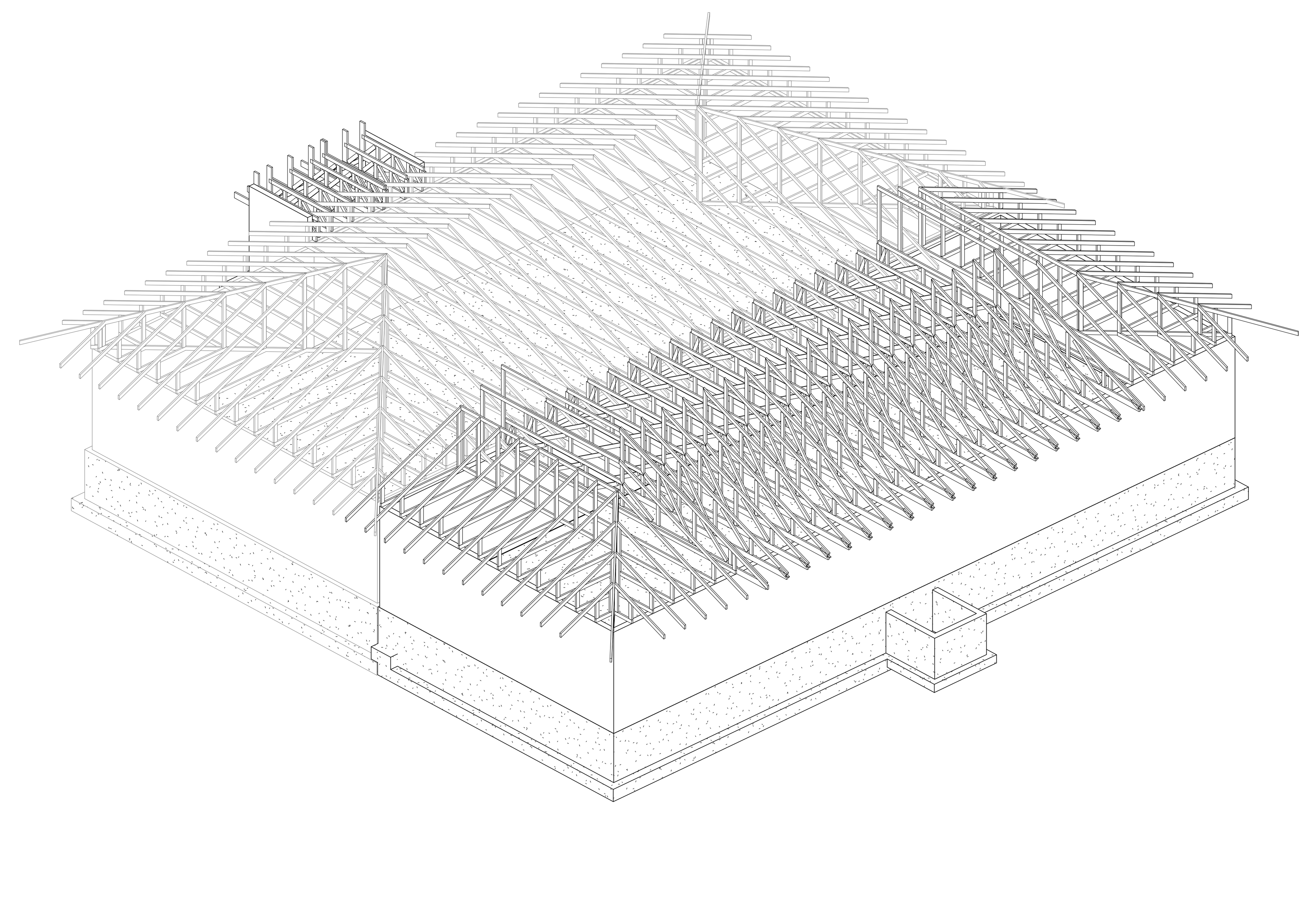
1. CONCRETE COVER MEASURED PERPENDICULAR FROM THE SURFACE IN DIRECTION OF TOLERANCES:
   A. MEMBERS 12" OR LESS — ±3/8"
   B. MEMBERS OVER 12" — ±1/2"
2. STEEL REINFORCEMENT SPACING SHALL BE WITHIN THE FOLLOWING TOLERANCES:
   A. 1/4" SPACING DISTANCE, NOT TO EXCEED 1"
3. PLACEMENT OF EMBEDDED ITEMS SHALL BE WITHIN THE FOLLOWING TOLERANCES
   A. VERTICAL ALIGNMENT — ±1"
   B. LATERAL ALIGNMENT — ±1"
   C. LEVEL ALIGNMENT — ±1"
4. PLACEMENT OF FOOTINGS SHALL BE WITHIN THE FOLLOWING TOLERANCES:
   A. LATERAL ALIGNMENT — ±2"
   B. LEVEL ALIGNMENT — +1/2" TO -2"
   C. LEVEL ALIGNMENT SUPPORTING MASONRY — ±1/2"
5. CROSS-SECTIONAL DIMENSION OF FOUNDATIONS SHALL BE WITHIN THE FOLLOWING TOLERANCES:
   A. SPREAD FOOTINGS / PILE CAPS — +2" TO -1/2"
   B. FOUNDATION THICKNESS — ±5%
6. TOP OF FOOTING SLOPE:
   A. 1" IN 10'-0"

COLD WEATHER CONCRETING NOTES
(MSI GENERAL MASTER SPECIFICATION: DIVISION 3):

1. SNOW, FROST, AND ICE SHALL BE REMOVED FROM ALL SURFACES, INCLUDING REINFORCING, AGAINST WHICH THE CONCRETE IS TO BE PLACED.
2. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE.
3. THE MINIMUM PLACEMENT AND PROTECTION TEMPERATURE (DEG. F) OF CONCRETE SHALL BE AS FOLLOWS.
   A. LEAST DIMENSION OF SECTION
      a. LESS THAN 12" — 55° F
      b. 12" TO LESS THAN 36" — 50° F
      c. 36" TO 72" — 45° F
      d. GREATER THAN 72" — 40° F
4. TEMPERATURES OF CONCRETE SHALL BE MEASURED AT THE CONCRETE SURFACE.
5. HEATED AIR TEMPERATURES SHALL NOT EXCEED THE REQUIRED CONCRETE TEMPERATURES LISTED IN TABLE ABOVE BY MORE THAN 20 DEGREES
6. CONCRETE SHALL BE CURED AND PROTECTED AGAINST DAMAGE FROM FREEZING FOR MINIMUM PERIOD OF 3 DAYS.
7. DURING PERIODS NOT DEFINED AS COLD WEATHER, BUT WHEN FREEZING TEMPERATURES MAY OCCUR, PROTECT CONCRETE SURFACES FROM FREEZING FOR THE FIRST 24 HOURS AFTER PLACEMENT.
8. IF TEMPERATURE REQUIREMENTS DURING PROTECTION PERIOD ARE NOT MET, BUT CONCRETE WAS PREVENTED FROM FREEZING, CONTACT STRUCTURAL ENGINEER FOR EXTENT OF ADDITIONAL PROTECTION TIME REQUIRED.

HOT WEATHER CONCRETING NOTES
(MSI GENERAL MASTER SPECIFICATION: DIVISION 3):

1. CONCRETE MIXES TO BE PLACED DURING DRY AND WINDY CONDITIONS SHALL BE MODIFIED BY THE ADDITION OF RETARDING ADMIXTURES OR SLOWER CURING CEMENT SUBSTITUTES TO MINIMIZE THE EFFECTS OF ACCELERATED CURING.
2. WATER SHALL NOT BE ADDED TO CONCRETE MIXES ON SITE FOR WORKABILITY. MID OR HIGH RANGE WATER REDUCERS SHALL BE APPROVED BY STRUCTURAL ENGINEER BEFORE ADDING TO CONCRETE MIX FOR INCREASED WORKABILITY.
3. INGREDIENTS USED IN CONCRETE MIXES SHALL BE COOLED TO MAINTAIN A CONCRETE TEMPERATURE BELOW 90 DEGREES FAHRENHEIT AT TIME OF PLACEMENT.
4. CHILLED WATER AND CHOPPED ICE MAY BE USED IN CONCRETE MIXTURES TO CONTROL CONCRETE TEMPERATURES. AMOUNT OF CHOPPED ICE SHALL NOT EXCEED THE EQUIVALENT AMOUNT OF MIXING WATER REQUIRED FOR THE DESIGN MIX.
5. RETARDING ADMIXTURES SHALL NOT BE USED IN CONCRETE MIXES WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.



FOUNDATION AND EARTHWORK NOTES
(MSI GENERAL MASTER SPECIFICATION: DIVISION 3):

1. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELF WITH THE FINDINGS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SHALL PERFORM ALL EARTHWORK OPERATIONS AND FOUNDATION INSTALLATION OPERATIONS IN ACCORDANCE WITH THESE RECOMMENDATIONS.
2. CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS, AND IN THE GEOTECHNICAL REPORT FOR THIS PROJECT. THE GEOTECHNICAL ENGINEER SHALL VERIFY THAT ACTUAL SITE CONDITIONS ARE CONSISTENT WITH THE GEOTECHNICAL REPORT, THAT FILL PLACEMENT AND COMPACTION, UNDERCUTTING, PROOFROLLING, SCARIFICATION, ETC., IS IN GENERAL CONFORMANCE WITH THE GEOTECHNICAL REPORT AND THAT THE DESIGN PARAMETERS ARE OBTAINED.
3. COMPLETELY REMOVE ALL ABANDONED STRUCTURES AND UTILITIES FROM BENEATH THE PROPOSED BUILDING AREA TO THE EXTENT RECOMMENDED BY THE GEOTECHNICAL REPORT. BACKFILL OVER-EXCAVATED AREAS PER GEOTECHNICAL RECOMMENDATIONS.
4. REMOVE EXISTING SURFICIAL TOP SOIL, VEGETATION, WET, LOOSE OR ORGANIC MATERIAL FROM WITHIN THE BUILDING AREA AND A MINIMUM OF TEN FEET BEYOND. PROCEED TO EXCAVATE MATERIAL TO THE PROPOSED SLAB-ON-GRADE SUBGRADE WHERE EXPOSED MATERIAL SHOULD BE PROOF-ROLLED WITH A HEAVY RUBBER TIRED VEHICLE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER. SOILS WHICH HEAVE, PUMP, OR DO NOT READILY COMPACT SHOULD BE EXCAVATED AND REPLACED WITH ENGINEERED FILL PER GEOTECHNICAL RECOMMENDATIONS.
5. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS NO THICKER THAN 8". EACH LIFT SHALL MEET COMPACTION REQUIREMENTS PRIOR TO PLACEMENT AND COMPACTION OF ADDITIONAL LIFTS. FILL MATERIAL SHALL BE PLACED AND COMPACTED AT +1% TO -4% OPTIMUM MOISTURE CONTENT TO 95% OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY STANDARD PROCTOR (ASTM-698), UNLESS RECOMMENDED OTHERWISE BY A QUALIFIED SOILS ENGINEER. COMPLIANCE OF SOIL COMPACTION AND MEASURES TAKEN TO ACHIEVE ALLOWABLE BEARING PRESSURE SHALL BE FIELD VERIFIED BY A QUALIFIED SOILS ENGINEER PRIOR TO PLACEMENT OF SLAB OR FOUNDATIONS.
6. SUBGRADE PREPARATION FOR FOOTINGS SHALL CONSIST OF EXCAVATION TO ALLOWABLE BEARING CAPACITY SOILS AT OR NEAR DESIGN FOOTING ELEVATIONS. WHERE UNSUITABLE SOIL IS ENCOUNTERED AT A NOMINAL FOOTING DEPTH, EXCAVATIONS SHALL BE EXTENDED UNTIL SOIL WITH THE STATED BEARING CAPACITY IS REACHED.
7. IF EXCAVATION MUST BE EXTENDED PLACE LEAN CONCRETE OR ENGINEERED FILL BELOW FOOTINGS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL SHALL BE PER GEOTECHNICAL RECOMMENDATIONS.
8. REFER TO GEOTECHNICAL REPORT AND/OR ENVIRONMENTAL REPORT FOR REMEDIATION OF SOILS THAT REQUIRE REMOVAL DUE TO CONTAMINATION.
9. TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONTRACT DOCUMENTS REPRESENTS MINIMUM FOOTING DEPTHS FOR FROST PROTECTION AND BEST JUDGEMENT BASED ON GEOTECHNICAL RECOMMENDATIONS. ACTUAL GRADE CONDITIONS AND SUITABLE BEARING MUST BE VERIFIED BY THE CONTRACTOR AND GEOTECHNICAL ENGINEER AT THE TIME OF EXCAVATION.
10. ALL EXTERIOR FOOTINGS MUST BEAR BELOW LOCAL FROST LINE RELATIVE TO EXTERIOR FINISH GRADE. DO NOT PLACE ANY FOOTINGS ON FROZEN SUBSTRATE.
11. BEFORE STEM WALLS OR SLABS ARE POURED ON TOP OF FOOTINGS, FOOTINGS SHALL BE CLEANED OF ANY AND ALL BUILD UP OF SOIL OR AGGREGATE THAT MAY INHIBIT BOND OF NEW CONCRETE TO ALREADY POURED CONCRETE.
12. BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
13. RETAINING WALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED WITH WELL DRAINING MATERIAL AND PER GEOTECHNICAL RECOMMENDATIONS. BRACE ALL WALLS PRIOR TO BACKFILLING. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH.
14. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
15. FLOODING WILL NOT BE PERMITTED AS A MEANS OF COMPACTION.
16. DO NOT LOCATE UTILITIES BENEATH FOOTINGS. STEP FOOTINGS ACCORDING TO THE TYPICAL DETAILS AND PROVIDE SLEEVES IN FOUNDATION WALL FOR UTILITIES.
17. CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES, AND WALL FOOTINGS ON WALL CENTERLINES, UNLESS SPECIFICALLY NOTED.
18. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES, UNLESS DETAILED OTHERWISE.

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SINGLE SOURCE RESPONSIBILITY
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MILESTONE ISSUE DATES	
PRELIMINARY SET:	05/05/2025
BUDGET SET:	06/03/2025
LOCAL DESIGN REVIEW SET:	07/02/2025
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

EM 24

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	
DESIGN ARCHITECT	**CIVIL ENGINEER:**	**REVIEWED BY**
ATF		AMH

SHEET TITLE:
STRUCTURAL GENERAL NOTES

SHEET NUMBER:
S-001

PROJECT NUMBER: P13689
P13689

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

WOOD WALL FRAMING NOTES
(MSI GENERAL MASTER SPECIFICATION: DIVISION 6):

1. REFER TO HEADER SCHEDULE FOR EXACT NUMBER OF 2x JACK STUDS TO BE INSTALLED DIRECTLY BENEATH HEADERS. UNLESS NOTED OTHERWISE, PROVIDE KING STUDS AT BOTH ENDS OF HEADER EQUAL TO HALF THE TOTAL NUMBER OF STUDS INTERRUPTED BY OPENING.
2. PROVIDE DOUBLE STUDS AT ALL ANGLES , CORNERS, AND OPENINGS
3. PROVIDE DOUBLE TOP PLATES AT THE TOP OF ALL STUD WALLS.
4. DOUBLE PLATES SHALL LAP A MINIMUM OF FOUR (4) FEET. SPLICES SHALL OCCUR AT CENTER OF SUPPORTING STUD.
5. REFERENCE SHEAR WALL SCHEDULE FOR NAILING AND SHEATHING REQUIREMENTS AND ARCHITECTURAL PLANS FOR WALL SHEATHING TYPE.
6. BUILT-UP COLUMNS (AND SHEAR WALL CHORDS) SUPPORTING BEAMS, HEADERS AND TRUSS GIRDERS SHALL BE CAPABLE OF TRANSFERRING LOAD THRU EACH FLOOR SYSTEM UNINTERRUPTED TO THE FOUNDATION. PROVIDE STUB COLUMNS AT LOCATIONS WHERE FLOOR TRUSSES ARE NOT EXACTLY BENEATH THE COLUMN BASE. UNLESS NOTED OTHERWISE STUB COLUMNS SHALL BE MULTI-PLY EQUAL TO THAT OF THE BUILT-UP COLUMN, AND OF THE SAME MATERIAL AS THE WALL STUDS.
7. BUILT UP COLUMNS SHALL BE LAMINATED IN STRICT COMPLIANCE WITH THE RECOMMENDATIONS SET FORTH IN THE MOST CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
8. INSTALL CORNER BRACING IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS AT OR ADJACENT TO EVERY EXTERIOR CORNER.
9. SILL PLATES AT THE BUILDING EXTERIOR SHALL BE FASTENED TO THE CONCRETE SUPPORT STRUCTURE WITH 1/2" DIA. ANCHOR BOLTS @ 32" ON CENTER OR PER SHEAR WALL NAILING AND SHEATHING NOTES AT SHEAR WALLS (MINIMUM 2 BOLTS PER PLATE TYPICAL). INTERIOR SILL PLATE SHALL BE ANCHORED WITH "HILTI" X-CP 72 POWER DRIVEN PINS @ 18" ON CENTER OR PER SHEAR WALL NAILING AND SHEATHING NOTES AT SHEAR WALLS (MINIMUM 4 PINS PER PLATE TYPICAL).
10. LOAD BEARING WALLS, INCLUDING SHEAR WALLS, CONSTRUCTED FROM FINGER JOINTED STUDS SHALL BE SHEATHED ON AT LEAST ONE FACE OR BRACED W/ 1x4 HORIZONTAL (CONT.) AT MID-HEIGHT OF WALL PRIOR TO LOADING THEM WITH FLOOR CONSTRUCTION.
11. FINGER JOINTED STUDS SHALL EXCEED THE MATERIAL PROPERTIES AND ALLOWABLE STRESSES FOR SOLID LUMBER AS SPECIFIED FOR STUD GRADE CONSTRUCTION.
12. SILL PLATES AT FIRST FLOOR GROUND BEARING FOUNDATION SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH IBC CODE REQUIREMENTS.
13. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO ANY CONSTRUCTION.

PREFABRICATED WOOD TRUSS NOTES
(MSI GENERAL MASTER SPECIFICATION: DIVISION 6):

1. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
2. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED, WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 15%, TO WITHSTAND ALL APPLIED LOADS AS SHOWN IN ROOF AND FLOOR TRUSS SCHEDULES.
3. TRUSS MANUFACTURER SHALL DESIGN ALL FLOOR AND ROOF TRUSSES FOR ALL GRAVITY, SHEAR AND WIND LOADS.
4. TRUSSES ARE DESIGNED FOR IN SERVICE CONDITIONS ONLY. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROPERLY BRACE TRUSSES DURING LIFTING AND ERECTION.
5. THE TRUSS MANUFACTURER SHALL SUBMIT THE FOLLOWING CERTIFICATIONS, SEALED BY THE ENGINEER RESPONSIBLE FOR DESIGN, FOR THE ARCHITECT'S APPROVAL PRIOR TO FABRICATION OF ANY MATERIALS.
   A. CERTIFICATION OF THE RATED LOAD CAPACITY OF THE CONNECTORS USED TO SECURE THE MEMBERS BY AN INDEPENDENT AGENCY.
   B. CERTIFICATION THAT THE MANUFACTURER IS LICENSED TO FABRICATE TRUSSES UTILIZING THE CONNECTOR SYSTEM PROPOSED.
   C. CERTIFICATION THAT THE TRUSSES ARE DESIGNED TO MEET THE LOAD CRITERIA SPECIFIED HEREIN. FABRICATION AND INSTALLATION DRAWINGS SHALL BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL OF SIZE, SHAPE AND LAYOUT PRIOR TO FABRICATION OF MATERIALS.
   D. CERTIFICATION THAT THE TRUSSES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CRITERIA SET FORTH IN TPI 1-2007. TRUSS LENGTHS AND PROFILES SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION, CONFIGURATION AND SIZE OF WEB CHORD MEMBERS SHALL BE DETERMINED BY TRUSS MANUFACTURER.
6. CONTRACTOR SHALL KEEP TRUSSES LATERALLY BRACED DURING ERECTION, UNTIL ALL DIAPHRAGMS ARE INSTALLED.
7. THE MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19% NOR BE LESS THAN 7% AT THE TIME OF FABRICATION.
8. TRUSS MANUFACTURER SHALL RECOMMEND FOR INSTALLATION BY THE GENERAL CONTRACTOR, THE MINIMUM BRIDGING REQUIRED FOR OPEN WEB WOOD FLOOR AND ROOF TRUSSES.
9. TRUSS MANUFACTURER (DESIGNER) SHALL PUBLISH THE MAXIMUM NET UPLIFT FORCE REQUIRED FOR ANCHORAGE OF THE ROOF TRUSSES.
10. MAXIMUM LIVE LOAD DEFLECTION SHALL BE SPAN/240 FOR ROOF TRUSS AND SPAN/360 FOR FLOOR, BALCONY AND BREEZEWAY/CORRIDOR TRUSSES.
11. TRUSS MANUFACTURERS SHALL RECOMMEND MINIMUM ADEQUATE LATERAL BRACING AS NEEDED FOR GABLE END TRUSSES.
12. TRUSS MANUFACTURER SHALL DESIGN ROOF TRUSSES TO SUPPORT ROOF TOP MECHANICAL UNITS. COORDINATE LOCATION AND DESIGN WEIGHTS WITH MECHANICAL.

WOOD CONNECTOR NOTES
(MSI GENERAL MASTER SPECIFICATION: DIVISION 6):

1. NAILS, SPIKES, STAPLES, BOLTS, NUTS, WASHERS, ETC. SHALL BE GALVANIZED FOR EXTERIOR OR TREATED WOOD LOCATIONS; PLAIN FINISH FOR INTERIOR LOCATIONS.
2. FRAMING CONNECTORS SHALL BE SIMPSON "STRONG-TIE" OR APPROVED EQUAL AND SHALL BE BUILDING CODE APPROVED FOR THE TYPE OF INSTALLATION INDICATED.
3. BOLT HOLES THROUGH WOOD SHALL BE DRILLED 1/16" MAXIMUM LARGER THAN THE DIAMETER OF THE BOLTS TO BE INSTALLED.
4. BOLTS THOUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT ENDS.
5. BOLTS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981

MATERIAL PROPERTIES FOR WOOD FRAMING NOTES
(MSI GENERAL MASTER SPECIFICATION: DIVISION 6):

1. ALL WOOD FRAMING SHALL BE USED AT 19% MAXIMUM MOISTURE CONTENT AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS (ALLOWABLE STRESSES ARE UNFACTORED AND ARE BASED ON THE 2005 NATIONAL DESIGN SPECIFICATION (NDS) PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION):

MATERIAL MEMBER ALLOWABLE STRESSES (PSI)						
MEMBER	GRADE	Fb	Fv	Fc//	Fc	E
WOOD INTERIOR USE						
2x4	SPF STUD GRADE	675	70	725	425	1,200,000
2x6 AND LARGER	SPF No. 1/No. 2	875	70	1,150	425	1,400,000
TIMBERS (5x5 AND LARGER)	SPF No. 1	850	65	700	425	1,300,000
WOOD EXTERIOR USE						
PRESSURE TREATED	SO. PINE No. 1	1,850	100	1,850	565	1,700,000
TIMBERS (5x5 AND LARGER)	SO. PINE No. 2	850	100	525	375	1,200,000
ENGINEERED WOOD						
LAMINATED VENEER LUMBER		2,900	285			2,000,000

2. SILL PLATES AND OTHER MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.

POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY NOTES:

1. POST INSTALLED ANCHORS SHALL BE: EXPANSION, ADHESIVE, OR SCREW ANCHORS AS SPECIFIED, UNLESS NOTED OTHERWISE.
2. EXPANSION ANCHORS (SEE NOTES BELOW FOR SUBSTITUTIONS):
   A. CONCRETE:
      a. HILTI KWIK BOLT TZ2.
   B. SOLID GROUTED CONCRETE MASONRY:
      a. HILTI KWIK BOLT TZ2.
3. ADHESIVE ANCHORS (SEE NOTES BELOW FOR SUBSTITUTIONS):
   A. CONCRETE:
      a. HILTI HIT RE 500 V3 EPOXY ADHESIVE ANCHOR SYSTEM WITH HAS THREADED ROD, THREADED ROD, OR REBAR WHERE SPECIFIED.
      b. HILTI HIT-HY 200 ADHESIVE ANCHOR SYSTEM WITH HAS THREADED ROD, THREADED ROD OR REBAR WHERE SPECIFIED.
   B. SOLID GROUTED CONCRETE MASONRY:
      a. HILTI HIT-HY 270 ADHESIVE ANCHOR SYSTEM WITH HAS THREADED ROD, THREADED ROD OR REBAR WHERE SPECIFIED.
   C. HOLLOW OR MULTI-WYTHE MASONRY:
      a. HILTI HIT-HY 70 ADHESIVE ANCHOR SYSTEM WITH HAS THREADED ROD OR THREADED ROD WITH SCREEN TUBES.
4. SCREW ANCHORS (SEE NOTES BELOW FOR SUBSTITUTIONS):
   A. CONCRETE:
      a. HILTI KWIK HUS EZ
   B. SOLID GROUTED CONCRETE MASONRY:
      a. HILTI KWIK HUS EZ
5. WHEN INSTALLING POST INSTALLED ANCHORS:
   A. THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND CURRENT ICC-ES REPORT SHALL BE FOLLOWED.
   B. DO NOT DAMAGE EXISTING REINFORCING, POST TENSIONED CABLES OR OTHER EMBEDDED ITEMS.
   C. WHEN INSTALLING IN CONCRETE:
      a. THE MINIMUM CONCRETE DESIGN COMPRESSIVE STRENGTH SHALL MATCH THE COMPRESSIVE STRENGTHS NOTED IN THE CONCRETE NOTES SECTION.
      b. FOR POST INSTALLED ADHESIVE ANCHORS, THE CONCRETE SHALL HAVE A MINIMUM AGE OF 21 DAYS AT THE TIME OF INSTALLATION. ANCHORS INSTALLED IN CONCRETE LESS THAN 21 DAYS OLD SHALL BE TESTED IN ACCORDANCE WITH ACI 355.4 TO VERIFY PERFORMANCE.
      c. FOR POST INSTALLED ADHESIVE ANCHORS, THE CONCRETE TEMPERATURE AT THE TIME OF INSTALLATION SHALL BE AT LEAST 50 DEG. FAHRENHEIT.
   D. ADHESIVE USED IN AN ADHESIVE ANCHOR SYSTEM SHALL BE STORED AT THE SERVICE TEMPERATURE RANGE RECOMMENDED BY THE MANUFACTURER.
   E. ANCHORS TO BE INSTALLED IN ADHESIVE SHALL BE CLEAN, OIL FREE AND FREE OF RUST, PAINT OR OTHER COATINGS.
   F. ADHESIVE ANCHORS SHALL BE SECURELY PLACED TO PREVENT DISPLACEMENT OR DISTURBANCE WHILE THE ADHESIVE CURES. IF AN ANCHOR IS DISPLACED OR DISTURBED BEFORE A FULL ADHESIVE CURE IT SHALL BE CONSIDERED DAMAGED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
   G. UNLESS NOTED OTHERWISE, ANCHORS SHALL BE INSTALLED PERPENDICULAR TO THE SUPPORTING SURFACE.
   H. INSTALL ANCHORS TO ACCOMMODATE THE STANDARD HOLE SIZE IN THE SUPPORTED STEEL MEMBER. THE HOLE DIAMETER THROUGH THE SUPPORTED STEEL MEMBER SHALL BE 1/16" LARGER THAN THE ANCHOR UNLESS NOTED OTHERWISE. USE PLATE WASHERS WITH A STANDARD SIZE HOLE WELDED TO STEEL MEMBERS WHERE OVERSIZED HOLES MUST BE USED THROUGH THE STEEL MEMBER, UNLESS NOTED OTHERWISE.
   I. HOLES SHALL BE DRILLED AND INSTALLED PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AS OUTLINED IN THE ICCES REPORT. WHERE APPLICABLE, INSTALLATION SHALL ALSO FOLLOW PROPER CLEANING PROCEDURE AS INDICATED IN THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTION AS OUTLINED IN THE ICC-ES REPORT. HOLES SHALL BE DRILLED WITH A ROTARY IMPACT HAMMER DRILL OR ROCK DRILL, DO NOT CORE DRILL HOLES.
6. ALL PERSONNEL INSTALLING ANCHORS SHALL BE TRAINED AND CERTIFIED BY THE ANCHORING SYSTEM MANUFACTURER. CONTRACTOR SHALL SUBMIT VALID CERTIFICATION FROM THE MANUFACTURER ON ALL PERSONNEL. ALL PERSONNEL INSTALLING ADHESIVE ANCHORS IN A HORIZONTAL, OVERHEAD OR UPWARDLY INCLINED CONDITION SHALL BE TRAINED AND CERTIFIED BY THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM FOR SUCH APPLICATIONS.
7. POST INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL OBTAIN APPROVAL FROM STRUCTURAL ENGINEER OF RECORD PRIOR TO USING POST INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST IN PLACE ANCHORS. ONLY USE SPECIFIC TYPE OF ANCHOR (EXPANSION, ADHESIVE, SCREW) WHERE INDICATED. DO NOT SUBSTITUTE ANCHOR TYPES WITHOUT WRITTEN APPROVAL FROM SEOR.
8. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE LISTED ABOVE SHALL BE SUBMITTED TO THE ENGINEER WITH CALCULATIONS THAT ARE PREPARED AND SEALED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED (PER THE DELEGATED DESIGN NOTES) SHOWING THAT THE SUBSTITUTED PRODUCT WILL ACHIEVE AN EQUIVALENT CAPACITY USING THE APPROPRIATE DESIGN PROCEDURE REQUIRED BY THE BUILDING CODE. PRODUCT ICC-ES CODE REPORTS SHALL BE INCLUDED WITH THE SUBMITTAL PACKAGE. THE PROPOSED SUBSTITUTION(S) SHALL MEET THE MOST RECENTLY PUBLISHED ACI 355.2 OR ACI 355.4.

CONCRETE MATERIAL STRENGTHS AND PROPERTIES ADDITIONAL NOTES:

1. AIR ENTRAINED CONCRETE FOR USE AT EXTERIOR WALLS, EXTERIOR SLABS, STOOPS, WALKS, PLATFORMS, RAMPS, STEPS, PORTIONS OF PARKING RAMP AND OTHER CONCRETE EXPOSED TO FREEZING AND THAWING. PROVIDE 5% AIR CONTENT AT ALL EXPOSED CONDITIONS NOT EXPLICITLY INDICATED IN TABLE. TOLERANCE OF AIR CONTENT AS DELIVERED SHALL BE ± 1.5%.
2. MAXIMUM WATER - CEMENTITIOUS RATIO BY WEIGHT SHALL BE 0.40.
3. MAXIMUM WATER - CEMENTITIOUS RATIO BY WEIGHT SHALL BE 0.45.
4. MAXIMUM WATER - CEMENTITIOUS RATIO BY WEIGHT SHALL BE 0.50.
5. MAXIMUM WATER - CEMENTITIOUS RATIO BY WEIGHT SHALL BE 0.55.
6. MAXIMUM WATER - CEMENTITIOUS RATIO BY WEIGHT SHALL BE DESIGNED WITH THE LOWEST AMOUNT OF CEMENT THAT WILL ACHIEVE THE DESIRED CONCRETE STRENGTH AND DURABILITY. DESIGN MIX WITH THE LARGEST PRACTICAL COARSE AGGREGATE SIZE, AND OPTIMAL COMBINED AGGREGATE GRADATION TO REDUCE WATER DEMAND.
7. A MAXIMUM OF 50 PERCENT TOTAL REPLACEMENT OF PORTLAND CEMENT WITH GGBFS (GROUND GRANULATED BLAST - FURNACE SLAG) AND FLY ASH AT A 1:1 RATIO; UP TO 350 POUNDS, WITH A MAXIMUM 25 PERCENT FLY ASH. IF FLY ASH IS USED ALONE, LIMIT MAXIMUM REPLACEMENT TO 25 PERCENT.
8. A MAXIMUM OF 30 PERCENT TOTAL REPLACEMENT OF PORTLAND CEMENT WITH GGBFS (GROUND GRANULATED BLAST - FURNACE SLAG) AND FLY ASH AT A 1:1 RATIO WHERE FREEZE - THAW DURABILITY AND EXPOSURE TO DEICERS IS LIKELY; UP TO 350 POUNDS, WITH A MAXIMUM 25 PERCENT FLY ASH. IF FLY ASH IS USED ALONE, LIMIT MAXIMUM REPLACEMENT TO 25 PERCENT.
9. INCREASE AGGREGATE SIZE TO 1 1/2" IF SLAB-ON-GROUND TO BE PLACED BY LASER SCREED.
10. MINIMUM AMOUNT OF CEMENTITIOUS MATERIAL IDENTIFIED IN THE MIX PROPORTIONS SHALL APPLY FOR MIXES FOR WHICH FIELD EXPERIENCE OR TRIAL MIXTURE INFORMATION REQUIRED IS NOT PROVIDED.
11. MIX SHALL BE DESIGNED SUCH THAT SHRINKAGE SHALL BE LESS THAN OR EQUAL TO 0.040 AFTER 28 DAYS. CONCRETE SUPPLIER SHALL PERFORM SHRINKAGE BEAM TESTING TO VERIFY CONCRETE PERFORMANCE IN ACCORDANCE WITH ASTM C157 AND SUBMIT RESULTS FOR REVIEW.
12. CORROSION EXPOSURE SHALL BE F0, S0, W0, AND C0, UNLESS NOTED OTHERWISE IN THE EXPOSURE CATEGORIES COLUMN.
13. CONCRETE SUPPLIER AND FINISHER SHALL COORDINATE PROPERTIES OF PROPOSED MIX DESIGN UNDER VARIOUS WEATHER CONDITIONS TO COMPLETE PLACING AND FINISHING OF SLAB PER THE PROJECT REQUIREMENTS AND IN A TIMELY MANNER. APPROVED CHEMICAL ADMIXTURES MAY BE USED TO INCREASE WORKABILITY PROVIDED THE ADMIXTURE-TREATED CONCRETE HAS THE SAME OR LOWER WATER-CEMENT RATIO AND DOES NOT EXHIBIT SEGREGATION POTENTIAL OR EXCESSIVE BLEEDING. IF PROPOSED SLUMP WILL EXCEED 9", PROVIDE DOCUMENTATION OF PAST PERFORMANCE OF MIX DESIGN.
14. CONCRETE COMPRESSIVE STRENGTH SHALL BE DETERMINED AT 28 DAYS FOR STRENGTH EQUAL TO OR LESS THAN 6000 PSI, AND AT 56 DAYS FOR STRENGTH GREATER THAN 6000 PSI.
15. FOR LIGHTWEIGHT CONCRETE HAVING EQUILIBRIUM DENSITY LESS THAN 145 PCF, LAMBDA (λ) HAS BEEN TAKEN AS 0.75.
16. FOR EXPOSURE CATEGORY F3, MAXIMUM PERCENT OF TOTAL CEMENTITIOUS MATERIALS BY MASS AS FOLLOWS:
   A. FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618: 25%
   B. SLAG CEMENT CONFORMING TO ASTM C989: 50%
   C. SILICA FUME CONFORMING TO ASTM C1240: 10%
   D. TOTAL OF FLY ASH OR OTHER POZZOLANS AND SILICA FUME: 35%
   E. TOTAL OF FLY ASH OR OTHER POZZOLANS, SLAG CEMENT, AND SILICA FUME: 50%
17. FOR EXPOSURE CATEGORIES S1, S2, AND S3, MINERAL FILLERS DERIVED FROM CARBONATE AGGREGATE ARE PROHIBITED. FOR EXPOSURE CLASSES S2 AND S3, DO NOT USE CEMENTITIOUS MATERIALS OTHER THAN PORTLAND CEMENT IN CONCRETE.
18. CONCRETE SUPPLIER, IN CONCERT WITH THE GENERAL CONTRACTOR, TO PROVIDE CONCRETE MIX SUCH THAT THE MAXIMUM TEMPERATURE WILL NOT EXCEED 158 DEGREES FAHRENHEIT. LIKEWISE, A THERMAL GRADIENT (FROM THE CENTER TO THE EDGE OF THE CONCRETE PLACEMENT) THAT EXCEEDS 35 DEGREES FAHRENHEIT IS NOT PERMITTED.

WOOD SHEATHING NOTES
(MSI GENERAL MASTER SPECIFICATION: DIVISION 6):

1. PLYWOOD OR ORIENTED STRAND BOARD SHALL BE APA RATED SHEATHING FOR FLOORS, ROOFS AND WALLS.
2. PLYWOOD OR ORIENTED STRAND BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST APA RECOMMENDATIONS FOR FLOOR, ROOF AND WALL CONSTRUCTION.
3. PROVIDE A MINIMUM 1/8" SPACE BETWEEN PLYWOOD OR ORIENTED STRAND BOARD PANELS ALONG ALL PANEL EDGES UNLESS NOTED OTHERWISE BY PANEL MANUFACTURER.
4. LONG PANEL DIMENSION OF PLYWOOD OR ORIENTED STRAND BOARD SHALL BE PLACED PERPENDICULAR TO SUPPORTS AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS.
5. PROVIDE PANEL CLIP OR TONGUE AND GROOVE EDGES AS APPLICABLE IN ACCORDANCE WITH APA RECOMMENDATIONS.
6. ADHESIVES USED TO ATTACH FLOOR SHEATHING TO FRAMING MEMBERS SHALL CONFORM WITH SPECIFICATION AFG-01 OF THE APA FOR GLUED FLOOR SYSTEMS.
7. PLYWOOD DECK SHALL CONFORM TO THE MINIMUM THICKNESS INDICATED ON THE DRAWINGS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH SPECIFICATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
8. PLYWOOD DECK FOR FLOOR AND ROOF DIAPHRAGMS SHALL BE FASTENED TO SUPPORTING MEMBERS USING THE NAIL SIZE AND SPACING AS SHOWN ON THE DRAWINGS.
9. ALL PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, SHALL BE C-D OR C-C SHEATHING CONFORMING TO IBC 2303.1.4 AND SHALL CONFORM TO THE FOLLOWING NOMINAL THICKNESS, SPAN RATING AND NAILING PATTERN U.N.O.:

THICKNESS	SPAN RATING	EDGE NAILING	FIELD NAILING
3/8"	24/0	8d @ 6" O.C.	8d @ 12" O.C.
7/16"	24/16	8d @ 6" O.C.	8d @ 12" O.C.
15/32"	32/16	8d @ 6" O.C.	8d @ 12" O.C.
19/32"	40/20	10d @ 6" O.C.	10d @ 12" O.C.
3/4"	48/24	10d @ 6" O.C.	10d @ 12" O.C.
1"	60/48	10d @ 6" O.C.	10d @ 12" O.C.
1 - 1/8"	60/48	10d @ 6" O.C.	10d @ 12" O.C.

10. APA PERFORMANCE RATED SHEATHING (OSB) MAY BE USED AS AN ALTERNATE TO PLYWOOD. RATED SHEATHING SHALL COMPLY WITH PRP-108 OR USDOC-PS2, EXPOSURE 1, AND SHALL HAVE A SPAN RATING EQUIVALENT TO OR BETTER THAN THE PLYWOOD IT REPLACES. ATTACHMENT AND THICKNESS SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MFR.'S RECOMMENDATIONS.

MATERIAL STRENGTHS AND PROPERTIES SCHEDULE

CONCRETE MATERIAL STRENGTHS AND PROPERTIES (6) (18)

TYPE OF COMPONENT	COMPRESSIVE STRENGTH (PSI) (ASTM C93) (14)	DENSITY (PCF) (15)	EXPOSURE CATEGORIES (12) (16) (17)				MIN. LBS OF CEMENT PER CY (10)	MAXIMUM AGGREGATE SIZE	AIR CONTENT	SLUMP LIMIT
			F	S	W	C				
FOOTINGS (7)	3,000	145					470	1 1/2"	NONE	3 1/2" ± 1"
FOUNDATION WALLS AND FROST WALLS (1) (5) (8)	4,000	145	F1				540	3/4"	5% ± 1 1/2%	3 1/2" ± 1"
GRADE BEAMS (1) (5) (8)	4,000	145	F1				540	3/4"	5% ± 1 1/2%	3 1/2" ± 1"
INTERIOR WALLS AND PIERS (7)	4,000	145					494	3/4"	NONE	3 1/2" ± 1"
EXTERIOR WALLS AND PIERS (1) (3) (8)	4,500	145	F2				540	3/4"	6% ± 1 1/2%	3 1/2" ± 1"
INTERIOR NON-PARKING SLAB-ON-GROUND (4) (7) (11)	4,000	145					540	1" (9)	NONE	3 1/2" ± 1"
EXTERIOR SLAB-ON-GROUND (1) (2) (8)	5,000	145	F3			C2	564	3/4"	6% ± 1 1/2%	3 1/2" ± 1"
INTERIOR CONCRETE TOPPING AND STAIR LANDINGS/TREADS (7)	4,000	145					540	3/4"	NONE	3 1/2" ± 1 1/2"
SLABS ON METAL DECK (7)	4,000	145					540	3/4"	NONE	3 1/2" ± 1 1/2"
LEAN CONCRETE (SLURRY)	1,000	145					150	3/8"	NONE	5" ± 1"
MISC. NON-SCHEDULED INTERIOR CONCRETE (7)	3,000	145					470	3/4"	NONE	3 1/2" ± 1 1/2"

CONCRETE MASONRY (CMU) MATERIAL STRENGTHS AND PROPERTIES

TYPE OF COMPONENT	COMPRESSIVE STRENGTH (PSI)	ASTM DESIGNATION	REMARKS
CONCRETE MASONRY ASSEMBLY (RUNNING BOND)	$f'_m = 2,500$	---	NET AREA COMPRESSIVE STRENGTH
CONCRETE MASONRY UNIT (NORMALWEIGHT BLOCK)	$f'_{cmu} = 3,250$	C90	MINIMUM REQUIRED STRENGTH NOTED
GROUT	$f'_g = 2,500$	C476	MINIMUM REQUIRED STRENGTH NOTED
MORTAR	---	C270	TYPE "M" MORTAR BELOW GRADE; TYPE "S" MORTAR ABOVE GRADE

STRUCTURAL STEEL MATERIAL STRENGTHS AND PROPERTIES

TYPE OF COMPONENT	ASTM DESIGNATION	YIELD STRESS Fy (KSI)	TENSILE STRESS Fu (KSI)
WIDE FLANGE AND WT SHAPES	A992	50	65
ANGLES, CHANNELS, MC, M, AND S SHAPES	A36	36	58
HP SHAPES	A572, Gr. 50	50	65
PLATES AND BARS (UNLESS NOTED OTHERWISE)	A36	36	58
PLATES (50 KSI WHERE NOTED)	A572, Gr. 50	50	65
CONNECTION PLATES AND MISC. (UNLESS NOTED OTHERWISE)	A36	36	58
ROUND HSS	A500, Gr. C	46	62
SQUARE AND RECTANGULAR HSS	A500, Gr. C	50	62
PIPE	A53, Gr. B	35	60

STRUCTURAL FASTENERS MATERIAL STRENGTHS AND PROPERTIES

TYPE OF COMPONENT	ASTM DESIGNATION	YIELD STRESS Fy (KSI)	TENSILE STRESS (*STRENGTH) Fu (KSI)
HIGH STRENGTH BOLTS - CONVENTIONAL	F3125: Gr. A325, Gr. A490	---	120, 150
HIGH STRENGTH BOLTS - TENSION CONTROL	F3125: Gr. F1852, Gr. F2280	---	120, 150
HIGH STRENGTH BOLTS - ZINC COATED	A325	---	---
HIGH STRENGTH BOLTS - STAINLESS STEEL	F593	---	---
THREADED ROD	A36	36	58
HEAVY HEX NUTS	A563	---	---
HARDENED STEEL WASHER	A436	---	---
ANCHOR RODS	F1554: Gr. 36, Gr. 55	36, 55	58, 75
HEADED STUDS, ANCHORS, SHEAR STUDS	A108: Gr. 1010 THRU 1020, AWS TYPE B	---	65
DEFORMED BAR ANCHOR STUDS	A706: Gr. 80, AWS TYPE C	---	80
EYE BOLTS AND NUTS	A108: Gr. 1030	---	---
CLEVIS AND TURNBUCKLES	A108: Gr. 1035	---	---
WELD ELECTRODES	---	---	*E70XX
WELD ELECTRODES (FOR WELDING REINFORCING)	---	---	*E80XX

REINFORCING STEEL MATERIAL STRENGTHS AND PROPERTIES

TYPE OF COMPONENT	ASTM DESIGNATION	YIELD STRESS Fy (KSI)	REMARKS
DEFORMED	A615, Gr. 60	60	---
WELDABLE	A706, Gr. 60	60	---
WELDED WIRE REINFORCEMENT, FLAT SHEETS	A185	60	---
STUD RAIL ASSEMBLIES	A1044	---	---

COLD-FORMED STEEL MATERIAL STRENGTHS AND PROPERTIES

TYPE OF COMPONENT	ASTM DESIGNATION	YIELD STRESS Fy (KSI)	REMARKS
18 GAUGE AND LIGHTER	A653	33	---
16 GAUGE AND HEAVIER	A653	50	---
16 GAUGE TRACK	A653	50	---
GALVANIZED COATING	---	---	G60

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

MSI GENERAL
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MILESTONE ISSUE DATES	
PRELIMINARY SET:	05/05/2025
BUDGET SET:	06/03/2025
LOCAL DESIGN REVIEW SET:	07/02/2025
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

EM 24

LEADERS ■ ENGINEERS ■ CONTRACTORS ■ ARCHITECTS

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	
DESIGN ARCHITECT	**CIVIL ENGINEER:**	**REVIEWED BY**
ATF		AMH

SHEET TITLE:
STRUCTURAL GENERAL NOTES

SHEET NUMBER:
S-002

PROJECT NUMBER: P13689
P13689

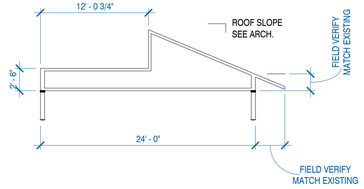
PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

WOOD ROOF TRUSS SCHEDULE

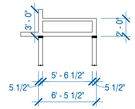
MARK	TRUSS LOAD PROFILE	SPACING (IN)	SLOPE	HEEL HEIGHT (IN)	UNIFORM LOAD, W (DL,TC) (PLF)	UNIFORM LOAD, W (DL,BC) (PLF)	UNIFORM LOAD, W (LL) (PLF)	UNIFORM LOAD, W (SL) (PLF)	TAPERED LOAD, H (SL,TC) (PLF)
RT-1A	1/S-003	24	SEE ARCH.	SEE ARCH.	24	36	40	50	---
RT-1B	2/S-003	24	SEE ARCH.	SEE ARCH.	24	36	40	50	---
RT-1C	3/S-003	24	SEE ARCH.	SEE ARCH.	24	36	40	50	---
RT-2	1/S-003	24	SEE ARCH.	SEE ARCH.	24	36	40	50	---
RT-3	1/S-003	24	SEE ARCH.	SEE ARCH.	24	36	40	50	SEE 1/S-003
RT-4	1/S-003	24	SEE ARCH.	SEE ARCH.	24	36	40	50	SEE 1/S-003
RT-5	1/S-003	24	SEE ARCH.	SEE ARCH.	24	36	40	50	SEE 1/S-003
RT-6	1/S-003	24	SEE ARCH.	SEE ARCH.	24	36	40	50	---
RT-7A	3/S-003	24	SEE ARCH.	SEE ARCH.	24	36	40	50	---
RT-7B	2/S-003	24	SEE ARCH.	SEE ARCH.	24	36	40	50	---
RT-8	4/S-003	24	SEE ARCH.	SEE ARCH.	24	36	40	50	SEE 1/S-003

ROOF TRUSS SCHEDULE NOTES:

1. ALL ROOF TRUSS PROFILES, BEARING CONDITIONS, AND WEB CONFIGURATIONS ARE SYMBOLIC. FLOOR AND ROOF TRUSSES TO BE DESIGNED BY TRUSS SUPPLIER.
2. TRUSS SUPPLIER SHALL SUPPLY ALL TRUSS CONNECTIONS/HANGERS.
3. TRUSS TOP AND BOTTOM CHORD LOADING SHALL BE APPLIED CONCURRENTLY.
4. TRUSSES SHALL NOT BE SUPPORTED FOR UPLIFT AT INTERMEDIATE POINTS ALONG THE BOTTOM CHORD OF TRUSS.
5. PREFABRICATED WOOD TRUSSES SHALL NOT BE MODIFIED. DO NOT DRILL INTO OR CUT OR REMOVE ANY PORTION OF THESE STRUCTURAL MEMBERS. ENGINEERING AND REPLACEMENT OR REPAIRS TO ANY PREFABRICATED WOOD TRUSSES MODIFIED OR DAMAGED WILL BE PAID FOR BY THE CONTRACTOR RESPONSIBLE FOR MODIFICATION OR DAMAGE.
6. TRUSS DESIGNER SHALL INCLUDE ADDITIONAL BOTTOM CHORD LOAD AT ALL LOCATIONS WHERE MORE THAN (1) LAYER OF GYPSUM OCCURS. COORDINATE WITH ARCHITECTURAL DRAWINGS.



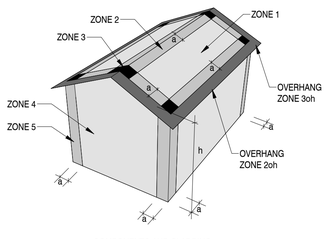
9 TRUSS LOAD PROFILE 1
1/8" = 1'-0"



6 TRUSS LOAD PROFILE 2
1/8" = 1'-0"

COMPONENT AND CLADDING DESIGN WIND PRESSURES (SERVICE LOADS)

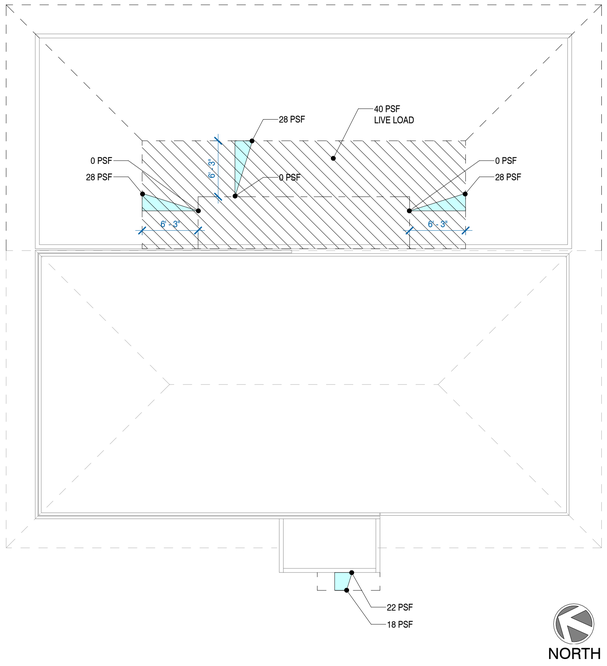
ROOF ZONE	PRESSURE (PSF)		
	≤ 10 SF	50 SF	≥ 100 SF
1	16 / -22	16 / -21	16 / -20
2	16 / -38	16 / -31	16 / -28
3	16 / -56	16/ -48	16 / -44
2oh	-45	---	---
3oh	-75	---	---
WALL ZONE	PRESSURE (PSF)		
	≤ 10 SF	50 SF	≥ 100 SF
4	24 / -26	22 / -24	21 / -23
5	24 / -32	22 / -27	21 / -25



COMPONENTS AND CLADDING
DESIGN WIND PRESSURE
GABLE ROOF

COMPONENT AND CLADDING NOTES:

1. WORK THIS TABLE WITH THE ADJACENT IMAGE ROOF AND WALL ZONES.
2. TABULATED PRESSURE VALUES ARE FOR HIP/GABLE ROOF, ENCLOSED BUILDING, EXPOSURE "C", V_{ult} = 120 MPH, V_{asd} = 93 MPH, I = 1.0, h = 18'-9", a = 3'-8".
3. TABULATED PRESSURE VALUES LISTED ARE BASED ON THE MEMBER'S SQUARE FOOT (SF) TRIBUTARY AREA. FOR OTHER PRESSURE VALUES, LINEARLY INTERPOLATE BETWEEN THE TRIBUTARY AREA CATEGORIES SHOWN.
4. POSITIVE PRESSURES ACT TOWARDS THE BUILDING SURFACE. NEGATIVE PRESSURES ACT AWAY FROM THE BUILDING SURFACE.



1 ROOF LOADING DIAGRAM
1/8" = 1'-0"

BUILDING DESIGN CRITERIA:

1. RISK CATEGORY — II
2. WIND LOAD DESIGN CRITERIA
   - A. ULTIMATE WIND SPEED (3 SECOND GUST) — 115.0 MPH
   - B. NOMINAL WIND SPEED — 89.1 MPH
   - C. WIND DIRECTIONALITY FACTOR, K_d — 0.85
   - D. MEAN ROOF HEIGHT — 13.0 FT
   - E. WIND EXPOSURE CATEGORY — B
   - F. WIND EXPOSURE CLASSIFICATION — ENCLOSED
   - G. INTERNAL PRESSURE COEFFICIENT, GCP_i — ± 0.18
   - H. BUILDING LENGTH, L — 54.0 FT
   - I. BUILDING LEAST WIDTH, B — 60.0 FT
   - J. VELOCITY PRESURE COEFFICIENT, K_h — 0.575
   - K. TOPOGRAPHIC FACTOR, K_{zt} — 1.0
   - L. EDGE STRIP, a — 5.2 FT
   - M. DESIGN PROCEDURE — EQUIV. LAT. FORCE
     - a. MWFRS CHAPTER 28, PART 2; AND C&C CHAPTER 30, PART 2
   - N. WIND LOAD DESIGN NOTES:
     - a. COMPONENTS AND CLADDING - REFER TO "COMPONENT AND CLADDING DESIGN WIND PRESSURE" TABLE.
3. SEISMIC LOAD DESIGN CRITERIA
   - A. SEISMIC IMPORTANCE FACTOR, I_e — 1.00
   - B. MAPPED SPECTRAL ACCELERATIONS
     - a. SHORT PERIODS, S_S — 0.088
     - b. 1 SECOND PERIOD, S_1 — 0.047
   - C. SITE CLASSIFICATION — D
   - D. DESIGN SPECTRAL RESPONSE COEFFICIENTS
     - a. SHORT PERIODS, S_{DS} — 0.094
     - b. 1 SECOND PERIOD, S_{D1} — 0.075
   - E. SEISMIC DESIGN CATEGORY — B
   - F. BASIC SEISMIC-FORCE-RESISTING-SYSTEM
     - a. TRANSVERSE (BLDG. SHORT DIRECTION)
       - BEARING WALL SYSTEMS: LIGHT-FRAMED (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE (R=6.5)
     - b. LONGITUDINAL (BLDG. LONG DIRECTION)
       - BEARING WALL SYSTEMS: LIGHT-FRAMED (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE (R=6.5)
   - G. DESIGN BASE SHEAR — W*Cs — KIPS
   - H. SEISMIC RESPONSE COEFFICIENT, C_S — 0.0144
   - I. ANALYSIS PROCEDURE FOR SEISMIC DESIGN — INDEX FORCE ANALYSIS
4. SOIL DESIGN CRITERIA
   - A. SOIL UNIT WEIGHT — 110 PCF
   - B. COEFFICIENT OF SLIDING FRICTION — 0.35
   - C. SUBGRADE MODULUS — 100 PCI
   - D. ALLOWABLE SOIL BEARING PRESSURE — 2000 PSF
   - E. SOIL DESIGN CRITERIA NOTES:
     - a. CODE MINIMUM ASSUMED.

BUILDING DESIGN LOADS:

1. DESIGN DEAD LOADS — UNIFORM (PSF)
   - A. ROOF
     - a. ROOFING — 2.5
     - b. SHEATHING — 1.8
     - c. ROOF TRUSS FRAMING — 3.0
     - d. INSULATION — 4.8
     - e. CEILING FINISH (1 LAYER GYPSUM) — 2.8
     - f. ACT — 1.0
     - g. MECH. & ELEC. — 3.0
     - h. COLLATERAL — 3.0
2. DESIGN LIVE LOADS
   - A. ROOF LIVE LOAD — 20.0
3. DESIGN SNOW LOADS
   - A. GROUND SNOW LOAD, P_g — 30.0
   - B. EXPOSURE FACTOR, C_e — 0.9
   - C. THERMAL FACTOR, C_t — 1.2
   - D. IMPORTANCE FACTOR, I_s — 1.0
   - E. FLAT ROOF SNOW LOAD, p_f — 22.7
   - F. SLOPED ROOF FACTOR, C_s — 1.0
   - G. SLOPED ROOF SNOW LOAD, p_s — 22.7
   - H. MIN. SNOW LOAD, p_m — 20.0
   - I. DESIGN ROOF SNOW LOAD — 22.7
   - J. DRIFT SNOW, P_d
     - a. SEE ROOF LOADING PLAN 1/S-003 FOR DRIFT SNOW LOADS WHERE APPLICABLE. DRIFT LOADS SHOWN DO NOT INCLUDE BALANCE SNOW LOAD. BALANCE SNOW TO BE ADDED TO DRIFT LOADS CONCURRENTLY.
4. HANDRAIL ASSEMBLIES AND GUARDS
   - A. 200 LB LOAD OR 50 PLF LOAD APPLIED IN ANY DIRECTION AT TOP OF HANDRAIL ASSEMBLY OR GUARD AND TO TRANSFER THIS LOAD THROUGH SUPPORTS TO THE STRUCTURE

APPLICABLE CODES/ STANDARDS:

1. INTERNATIONAL BUILDING CODE - 2015
2. INTERNATIONAL EXISTING BUILDING CODE - 2015
3. ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

STRUCTURAL DESIGN STANDARDS:

1. ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY, 2014
2. ACI 530/530.1-05 BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (AND RELATED COMMENTARIES), 2005
3. AISC - ASD/LRFD (ASD ONLY) STEEL CONSTRUCTION MANUAL, 13TH EDITION
4. AISC SEISMIC DESIGN MANUAL
5. AWS D1.1/D1.1M STRUCTURAL WELDING CODE-STEEL, 2006 EDITION
6. AISI S100 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS
7. AISI S213 NORTH AMERICAN SPECIFICATION FOR COLD FORMED STEEL FRAMING - LATERAL DESIGN.
8. NDS - NATOINAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ASD/LRFD (ASD ONLY), 2005 EDITION
9. NDS - NATIONAL DESIGN SPECIFICATION SUPPLEMENT, DESIGN VALUES FOR WOOD CONSTRUCTION, 2005 EDITION

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REVISIONS:

EM 24

LEADERS ■ ENGINEERS ■ CONTRACTORS ■ ARCHITECTS

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY / STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT:	STRUCTURAL ENGINEER:	LANDSCAPE DESIGN:
ATF	DJS	
DESIGN ARCHITECT:	CIVIL ENGINEER:	REVIEWED BY:
ATF		AMH

SHEET TITLE:
STRUCTURAL GENERAL NOTES

SHEET NUMBER:
S-003

PROJECT NUMBER: P13689
P13689

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

SHEET NOTES - FOUNDATION PLAN

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION
01	EXISTING SLAB-ON-GROUND
02	EXISTING FOOTING AND FOUNDATION WALL.
03	SLAB CONSTRUCTION: 4" THICK SLAB-ON-GROUND REINFORCED WITH FORTA MACRO FIBER ASTM 1116 TYPE III FIBER REINFORCEMENT AT A DOSAGE RATE OF 3.0 PCY, OVER 0'-6" COMPACTED AGGREGATE SUB-BASE.
04	BOTTOM OF NEW FOOTING TO MATCH BOTTOM OF EXISTING FOOTING, VERIFY IN FIELD. PROVIDE DOWELS INTO EXISTING FOOTING AND FOUNDATION WALL WHERE NEW FOUNDATION ABUTS EXISTING. DOWELS TO MATCH SIZE AND LOCATION OF NEW FOOTING AND FOUNDATION WALL REINFORCEMENT. DRILL AND EPOXY SET DOWELS MIN. 12" EMBED. INTO EXISTING FOOTING AND FOUNDATION AND PROVIDE CLASS 'B' LAP SPLICE AT NEW FOOTING.
05	CUT TOP OF EXISTING FOUNDATION WALL TO ELEVATION SHOWN. COORDINATION LOCATION WITH ARCH. DRAWINGS.

FOUNDATION PLAN NOTES:

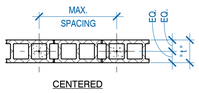
1. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT SHOWN.
2. TOP OF EXISTING SLAB ELEVATION = 100'-0" (CIVIL ELEV. = 935.39).
3. TOP OF SLAB ELEVATION (T/SLAB) = 100'-0" (CIVIL ELEV. = 935.39).
4. TOP OF EXTERIOR FOOTING ELEVATION (T/FTG.) = 96'-0".
5. TOP OF FOUNDATION WALL ELEVATION (T/W) = 100'-0".
6. GC TO COORDINATE WITH ARCH./MEP FOR FLOOR FINISHES, RECESSED SLAB LOCATIONS, CONDUITS, FLOOR DRAINS, PIPES THROUGH THE SLAB AND FOUNDATION.
7. GC SHALL COORDINATE WITH PLUMBING DRAWINGS ALL PIPING INVERTS THAT CROSS FOOTINGS. PROVIDE STEPPED FOOTING AT PIPE LOCATIONS.
8. SLAB-ON-GROUND CONTROL JOINTS: PROVIDE SAW CUT CONTROL JOINTS IN CONCRETE SLAB-ON-GROUND CONSTRUCTION WITHIN 24 HOURS OF INITIAL POUR. CONTROL JOINTS SHALL BE SPACED UP TO A MAXIMUM SPACING OF 12'-0". THE ASPECT RATIO OF SLAB PANELS SHALL BE A MAXIMUM OF 1.5 TO 1. CONTROL JOINTS SHALL BE PLACED ON COLUMN CENTERLINES, INTERIOR CORNERS, AND FLOOR DISCONTINUITIES (PITS, EQUIPMENT PADS, TRENCHES, DEPRESSED SLABS, ETC.). SLAB-ON-GROUND CONSTRUCTION SHALL CONFORM TO ACI 302 'GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION".

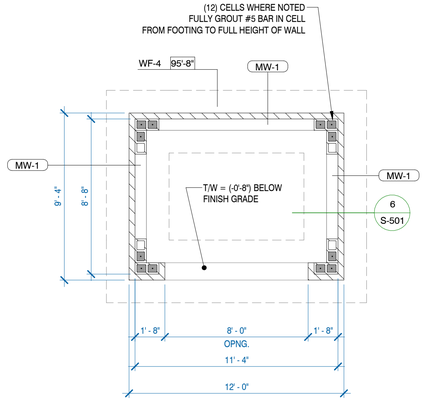
LOAD-BEARING MASONRY (CMU) WALL REINFORCING SCHEDULE

MARK	NOMINAL WALL THICKNESS (t)	VERTICAL REINFORCEMENT & SPACING	REINFORCEMENT LOCAIOTN CELL	HORIZONTAL REINFORCEMENT & SPACING	REMARKS
MW-1	8"	#5 BAR @ 16"O.C.	CENTERED	LADDER W1.7 HORIZ. REINF.@16"O.C. MAX	PROVIDE BOND BEAM W/ (2) #4 x CONT. BARS @ 48" O.C.

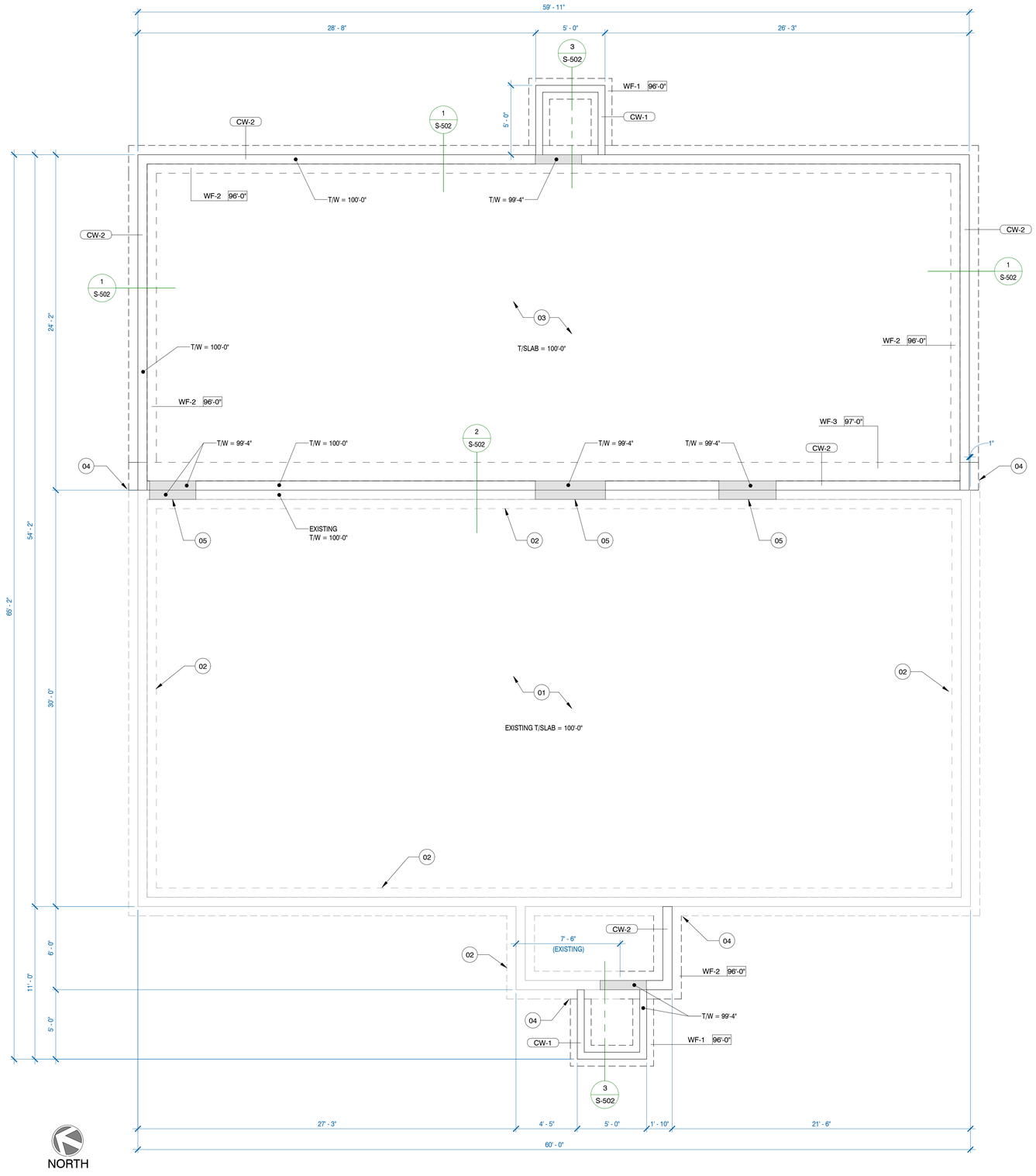
LOAD-BEARING MASONRY (CMU) WALL REINFORCEMENT SCHEDULE NOTES:

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. FOR LAP SPLICE LENGTH REFER TO LAP SPLICE SCHEDULE.
4. LOCATE BAR POSITIONERS AT SPLICES, TOP AND BOTTOM OF WALLS, AND AT INTERVALS NOT EXCEEDING 8'-0".
5. PROVIDE CONT. BOND BEAM AT TOP OF WALL, AND AS SPECIFIED IN MASONRY WALL REINFORCEING SCHEDULE. PROVIDE STANDARD 90 DEGREE HOOK EACH END OF HORIZONTAL WALL REINFORCEMENT AND HOOK ABOUT CORNER BARS. ALL REINFORCING LAP SPLICES SHALL BE CLASS B TENSION LAP SPLICES.





2 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



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

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PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
S-101

PROJECT NUMBER: P13689
P13689

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

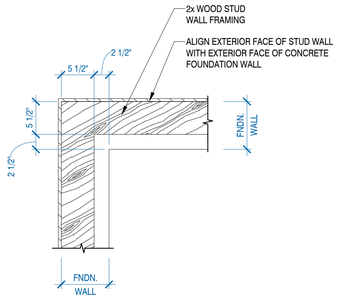
SHEET NOTES - ROOF FRAMING PLAN

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION
01	EXISTING WOOD STUD FRAMED WALL.
02	CUT EXISTING ROOF TAILS FOR NEW ROOF FRAMING.
03	VALLEY SET TRUSS OVERFRAMING INDICATED BY SHADED REGION.
04	FLAT ROOF (ROOF WELL) INDICATED BY HATCHED REGION.
05	COORDINATE PRIMARY AND OVERFLOW DRAIN LOCATIONS WITH ARCH. DRAWINGS AND PROVIDE BLOCKING AS NECESSARY.
06	OVERHANG AND PARAPET BUILT INTO WOOD ROOF TRUSS. COORDINATE DIMENSIONS W/ ARCH. DRAWINGS.
07	WOOD TRUSS FRAMED OPENING AND CONNECTIONS BY TRUSS SUPPLIER. COORDINATE OPENING SIZE AND LOCATION WITH HVAC CONTRACTOR.
08	WOOD TRUSS FRAMED OPENING AND CONNECTIONS BY TRUSS SUPPLIER. COORDINATE OPENING SIZE AND LOCATION WITH ARCH. DRAWINGS.
09	ROOF TOP UNIT. SEE PLAN FOR MAXIMUM WEIGHT (INCLUDING ROOF CURB). DESIGN TRUSS AS REQUIRED. PROVIDE ADDITIONAL FRAMING PER DETAILS.
10	ROOF CONSTRUCTION: 5/8" OSB 48/24 PANEL SPAN, APA RATED STRUCTURAL I EXTERIOR MARKED PS 1-83 CONTINUOUS OVER 2 OR MORE SUPPORTS. STAGGER PANEL EDGES. FASTEN TO SUPPORT FRAMING W/ 8d (2-1/2") RING SHANK NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE MEMBERS. PROVIDE 6" NAIL SPACING AT ALL ROOF EDGE ZONES, 4" NAIL SPACING AT ROOF CORNER ZONES. PROVIDE SIMPSON PSCL PANEL SHEATHING CLIPS AT ALL SHEATHING EDGES BETWEEN TRUSSES.
11	WALL CONSTRUCTION: 1/2" STRUCT. I WALL SHEATHING W/ 8d NAILS @ 6" O.C. AT EDGES, AND 12" O.C. AT FIELD. SEE SHEET S-553 FOR SHEAR WALL SCHEDULE AND DETAILS.

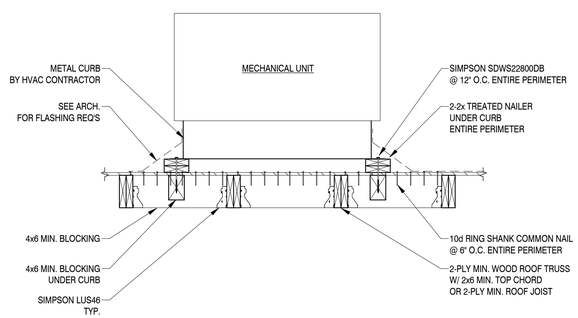
WOOD ROOF FRAMING PLAN NOTES:

1. ROOF TRUSS BEARING ELEVATION (TRUSS BRG.) = 108'-3".
2. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
3. ALL WOOD ATTACHED TO CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL BOLTS ATTACHED TO CONCRETE SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
4. VERIFY TRUSS EXISTING PROFILES, HEEL HEIGHTS, AND ROOF SLOPE. COORDINATE PROFILES AND OVERHANGS WITH ARCHITECTURAL DRAWINGS.
5. TRUSS SUPPLIER TO COORDINATE WITH ARCH./MEP. FOR DUCT AND DRAIN LOCATIONS.
6. WALLS DIMENSIONED ON FRAMING PLAN ARE LOAD BEARING / SHEAR WALLS ONLY. SEE ARCHITECTURAL PLAN FOR LOCATION OF ALL OTHER NON-BEARING WALLS.
7. DIMENSIONS SHOWN ON FRAMING PLAN ARE TO FACE OF STUD WALL.
8. SEE SHEET S-552 FOR SHEAR WALL SCHEDULE AND TYPICAL SHEAR WALL SHEATHING, FASTENIG, AND HOLDOWN DETAILS.
9. PROVIDE MIN. 2-PLY BUILT-UP STUDS AT ALL TRUSS GIRDER BEARING LOCATIONS AND CONCENTRATED LOADS.



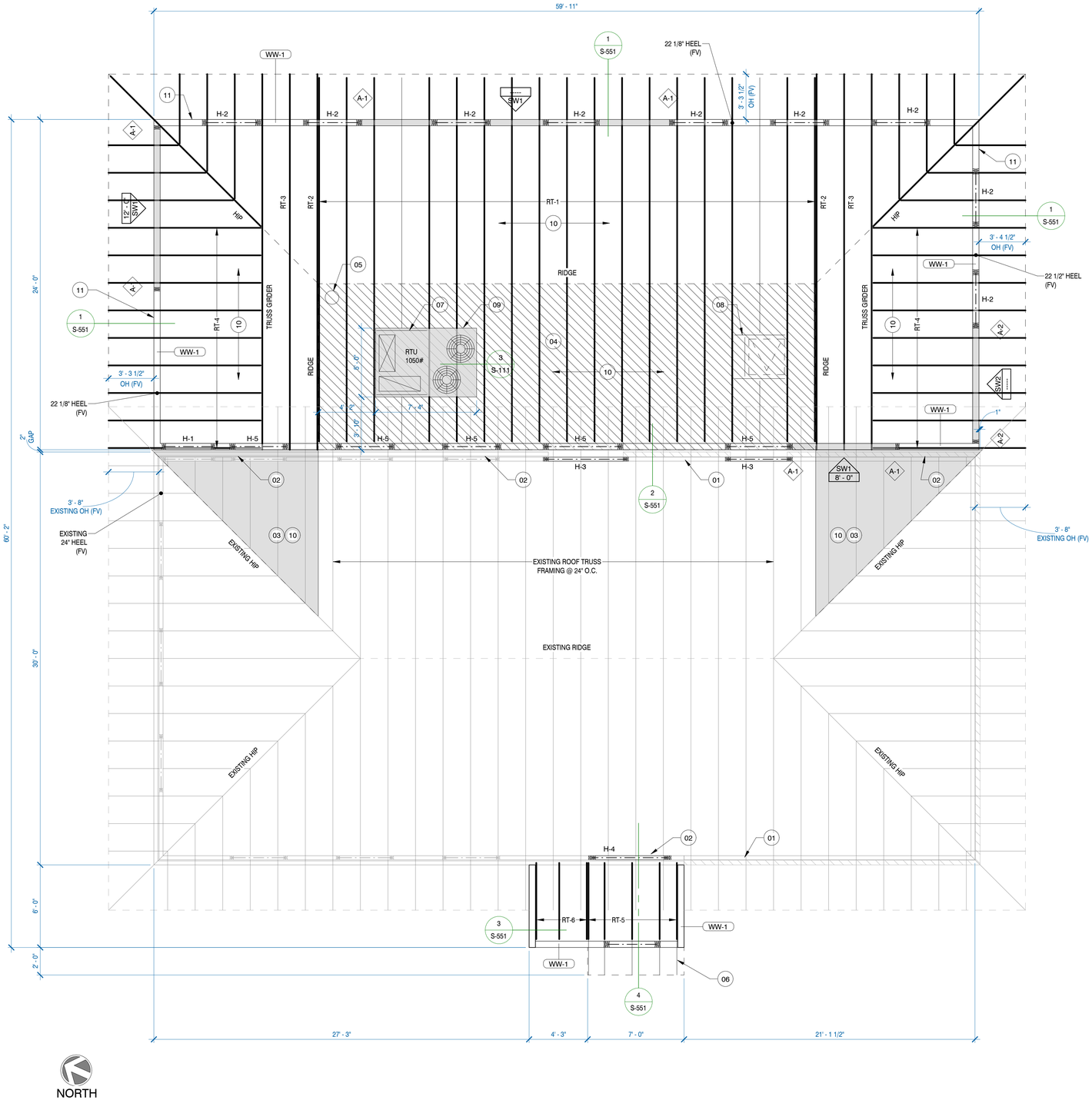
TYPICAL WOOD STUD WALL AT FOUNDATION DETAIL

2 NTS



FRAMING AT ROOF TOP UNIT

3 NTS



NORTH

ROOF FRAMING PLAN

1 1/4" = 1'-0"

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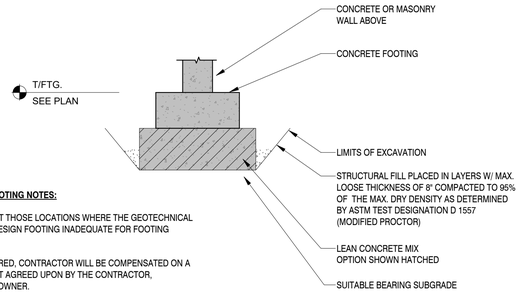
ATF	DJS	
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
ROOF FRAMING PLAN

SHEET NUMBER:
S-111

PROJECT NUMBER: P13689
P13689

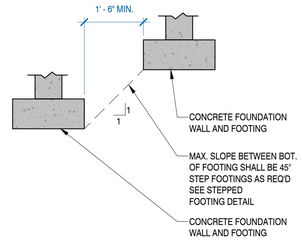
PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025



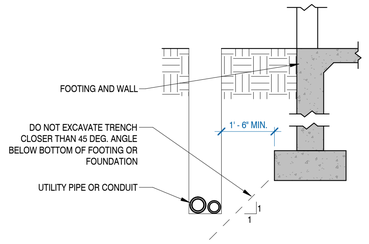
TYPICAL OVER-EXCAVATION FOOTING NOTES:

1. THIS DETAIL APPLIES ONLY AT THOSE LOCATIONS WHERE THE GEOTECHNICAL ENGINEER DEEMS SOIL AT DESIGN FOOTING INADEQUATE FOR FOOTING SUPPORT.
2. WHERE THIS WORK IS REQUIRED, CONTRACTOR WILL BE COMPENSATED ON A PRE-ESTABLISHED UNIT COST AGREED UPON BY THE CONTRACTOR, ARCHITECT/ENGINEER, AND OWNER.

1 TYPICAL OVER-EXCAVATION FOOTING
NTS



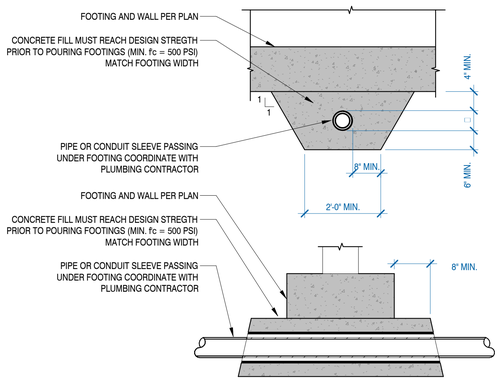
2 MAX. SLOPE FOR ADJACENT FOOTINGS
NTS



3 TRENCH PARALLEL TO FOUNDATION
NTS

TYPICAL PIPE PASSING BELOW STRIP FOOTING NOTES:

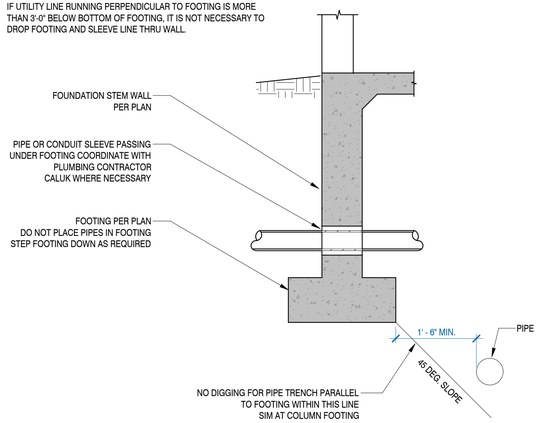
1. NO PIPES SHALL PASS THROUGH FOOTING OR UNDER COLUMN FOOTINGS.
2. PIPE SLEEVE TO HAVE INSIDE DIAMETER 1" LARGER THAN PIPE OUTSIDE DIAMETER.



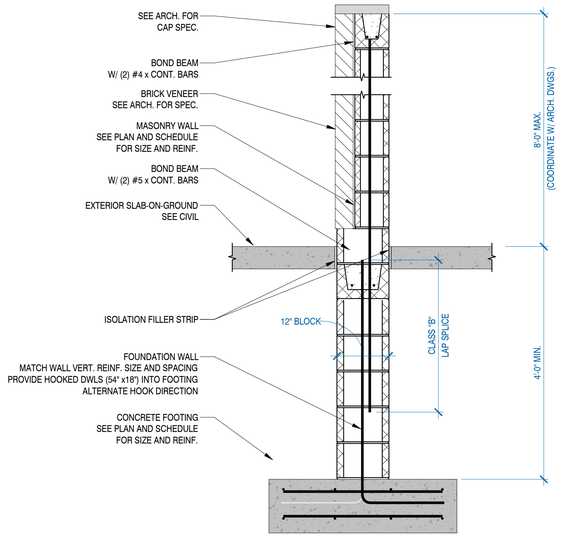
4 TYPICAL PIPE PASSING BELOW STRIP FOOTING
NTS

TYPICAL PIPE PASSING THRU FOUNDATION STEM WALL NOTES:

1. IF UTILITY LINE RUNNING PERPENDICULAR TO FOOTING IS MORE THAN 3'-0" BELOW BOTTOM OF FOOTING, IT IS NOT NECESSARY TO DROP FOOTING AND SLEEVE LINE THRU WALL.



5 TYPICAL PIPE PASSING THRU FOUNDATION STEM WALL
NTS



6 DUMPSTER ENCLOSURE DETAIL
3/4" = 1'-0"

UNCOATED TENSION DEVELOPMENT & CLASS "B" LAP SPLICE SCHEDULE (f'c = 3,000 PSI)

	TENSION DEVELOPMENT LENGTH (in.)				CLASS "B" TENSION LAP LENGTH (in.)			
	CASE 1		CASE 2		CASE 1		CASE 2	
BAR SIZE	BOT. BARS	TOP BARS	BOT. BARS	TOP BARS	BOT. BARS	TOP BARS	BOT. BARS	TOP BARS
#3	17	22	25	32	22	28	32	42
#4	22	29	33	43	29	37	43	56
#5	28	36	41	54	36	47	54	70
#6	33	43	50	64	43	56	64	84
#7	48	63	72	94	63	81	94	122
#8	55	72	82	107	72	93	107	139
#9	62	81	93	121	81	105	121	157
#10	70	91	105	136	91	118	136	177
#11	78	101	116	151	101	131	151	196

UNCOATED TENSION DEVELOPMENT & CLASS "B" LAP SPLICE NOTES:

1. SCHEDULED VALUES ARE BASED ON GRADE 60 REINFORCEMENT BARS, NORMAL WEIGHT CONCRETE.
2. CASE DEFINITIONS:
   A. CASE 1:
      a. BEAMS, COLUMNS: WITH COVER ≥1.0(db) & O.C. BAR SPACING ≥2.0(db)
      b. ALL OTHER, U.N.O.: WITH COVER ≥1.0(db) & O.C. BAR SPACING ≥3.0(db)
   B. CASE 2:
      a. BEAMS, COLUMNS: WITH COVER <1.0(db) & O.C. BAR SPACING <2.0(db)
      b. ALL OTHER, U.N.O.: WITH COVER <1.0(db) & O.C. BAR SPACING <2.0(db)
3. TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCING.
4. FOR LIGHTWEIGHT CONCRETE, MULTIPLY TABLED VALUES BY 1.33.
5. THIS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT INTENDED TO COVER ALL SITUATIONS. SHOP DRAWINGS SHALL CLEARLY INDICATE ALL REQUIRED LAP AND DEVELOPMENT LENGTHS.

UNCOATED TENSION DEVELOPMENT & CLASS "B" LAP SPLICE SCHEDULE (f'c = 4,000 PSI)

	TENSION DEVELOPMENT LENGTH (IN)						CLASS "B" TENSION LAP LENGTH (in.)					
	CLR. COVER = 3/4"		CLR. COVER = 1"		CLR. COVER = 1 1/2"		CLR. COVER = 3/4"		CLR. COVER = 1"		CLR. COVER = 1 1/2"	
BAR SIZE	BOT. BARS	TOP BARS	BOT. BARS	TOP BARS	BOT. BARS	TOP BARS	BOT. BARS	TOP BARS	BOT. BARS	TOP BARS	BOT. BARS	TOP BARS
#3	12	12	12	12	12	12	12	15	12	15	12	15
#4	15	19	12	15	12	15	19	24	15	20	15	20
#5	21	28	17	22	15	19	28	36	22	29	19	24
#6	29	37	24	31	17	22	37	48	31	40	22	29
#7	46	60	38	50	28	37	60	78	50	64	37	48
#8	57	74	48	62	36	47	74	96	62	80	47	60
#9	69	90	58	76	44	57	90	117	76	98	57	74
#10	83	108	70	92	54	70	108	140	92	119	70	91
#11	98	127	83	108	64	84	127	165	108	141	84	109

UNCOATED TENSION DEVELOPMENT & CLASS "B" LAP SPLICE NOTES:

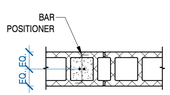
1. SCHEDULED VALLIES ARE BASED ON GRADE 60 REINFORCEMENT BARS, NORMAL WEIGHT CONCRETE, FOR BARS IN WALLS AND SLABS.
2. TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCING.
3. FOR LIGHTWEIGHT CONCRETE, MULTIPLY TABLED VALUES BY 1.33.
4. THIS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT INTENDED TO COVER ALL SITUATIONS. SHOP DRAWINGS SHALL CLEARLY INDICATE ALL REQUIRED LAP AND DEVELOPMENT LENGTHS.

MASONRY (CMU) REINFORCEMENT DEVELOPMENT AND LAP SPLICE LENGTH SCHEDULE

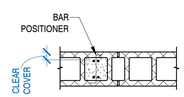
BAR SIZE	CENTERED						EACH FACE	
	6" BLOCK	8" BLOCK	10" BLOCK	12" BLOCK	14" BLOCK	16" BLOCK	1 1/2" [1]	2" [1]
#3	12"	12"	12"	12"	12"	12"	15"	12"
#4	16"	12"	12"	12"	12"	12"	26"	20"
#5	25"	18"	14"	12"	12"	12"	41"	31"
#6	47"	34"	26"	21"	18"	17"	77"	58"
#7	---	47"	36"	29"	25"	22"	104"	78"
#8	---	71"	55"	45"	38"	32"	156"	117"
#9	---	---	70"	57"	48"	41"	198"	149"

MASONRY REINFORCEMENT DEVELOPMENT AND LAP SPLICE LENGTH SCHEDULE NOTES:

1. CLEAR COVER FOR ALL BLOCK WIDTHS (ASD).
2. THIS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT INTENDED TO COVER ALL SITUATIONS. CONTRACTOR SHOP DRAWINGS SHALL CLEARLY INDICATE ALL REQUIRED LAP LENGTHS.
3. DEVELOPMENT AND LAP SPLICE LENGTHS INDICATED IN THIS SCHEDULE ARE BASED ON NORMAL WEIGHT MASONRY BLOCK, f'_m = 2,500 PSI.
4. LOCATE BAR POSITIONERS AT SPLICES, TOP AND BOTTOM OF WALLS, AND AT INTERVALS NOT TO EXCEED 8'-0" O.C.
5. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE CALCULATED PER CURRENT ADDITION OF TMS 403/ACI 530.
6. SEE GENERAL NOTES FOR ADDITIONAL REINFORCEMNT AND CLEAR COVER REQUIREMENTS.
7. REINFORCEMENT DEVELOPMENT AND LAP SPLICE LENGTH DETAILS:



REINFORCING CENTERED



REINFORCING EACH FACE

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MILESTONE ISSUE DATES

PRELIMINARY SET:	05/05/2025
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PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY, STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	
DESIGN ARCHITECT	**CIVIL ENGINEER**	**REVIEWED BY**
ATF		AMH

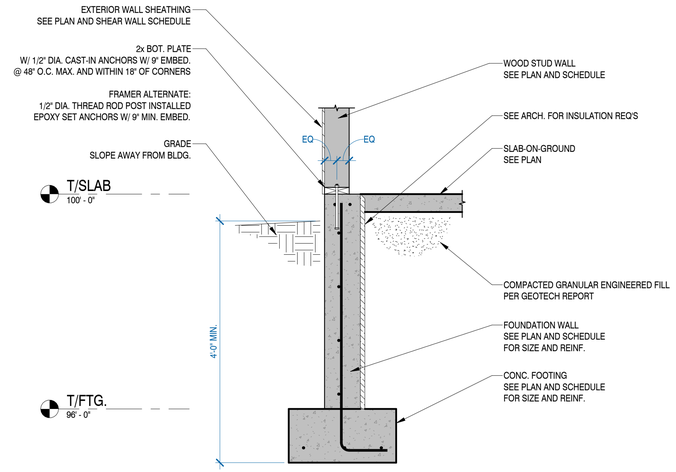
SHEET TITLE:
TYPICAL FOUNDATION DETAILS

SHEET NUMBER:
S-501

PROJECT NUMBER: P13689
P13689

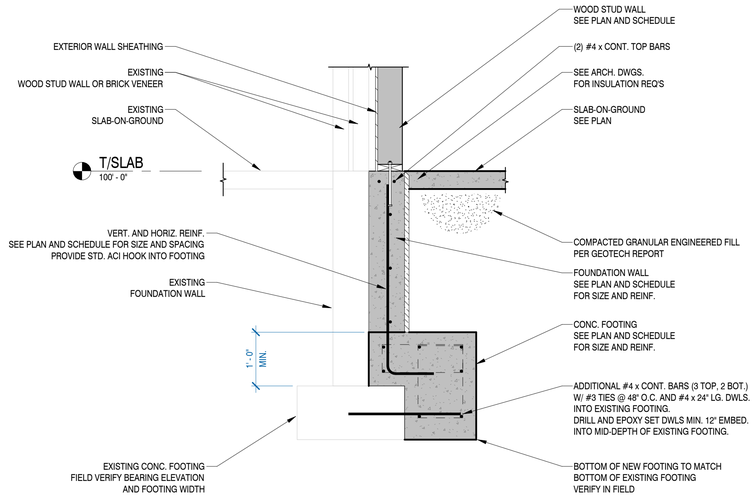
LEADERS ■ ENGINEERS ■ CONTRACTORS ■ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025



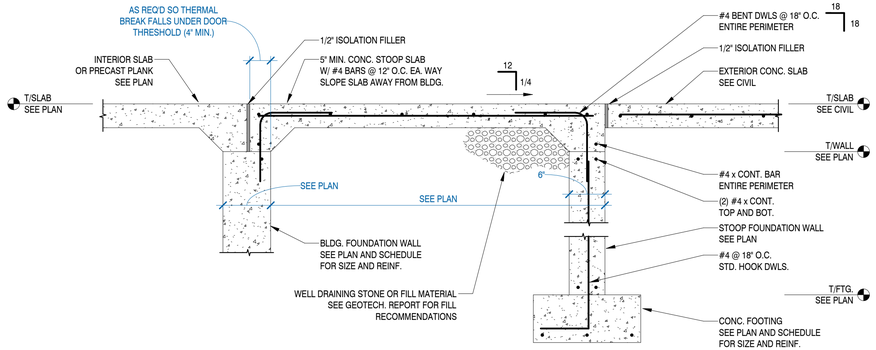
1 TYPICAL FOOTING AND FOUNDATION

3/4" = 1'-0"



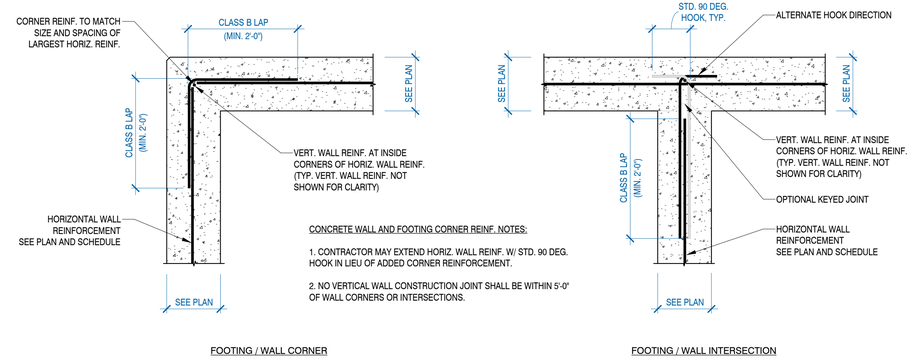
2 FOOTING AND FOUNDATION AT EXISTING FOUNDATION

3/4" = 1'-0"



3 TYPICAL CONCRETE STOOP DETAIL

NTS



CONCRETE WALL AND FOOTING CORNER REINF. NOTES:

1. CONTRACTOR MAY EXTEND HORIZ. WALL REINF. W/ STD. 90 DEG. HOOK IN LIEU OF ADDED CORNER REINFORCEMENT.
2. NO VERTICAL WALL CONSTRUCTION JOINT SHALL BE WITHIN 5'-0" OF WALL CORNERS OR INTERSECTIONS.

4 TYPICAL CONCRETE WALL AND FOOTING CORNER REINFORCEMENT

NTS

CONCRETE FOUNDATION WALL REINFORCING SCHEDULE

MARK	NOMINAL WALL THICKNESS	VERTICAL REINFORCEMENT & SPACING	HORIZONTAL REINFORCEMENT & SPACING	REMARKS
CW-1	6"	#4 BAR @ 24"O.C.	#4 BARS @12"O.C. MAX	
CW-2	<varies>	#5 BAR @ 24"O.C.	#4 BARS @12"O.C. MAX	

CONCRETE FOUNDATION WALL REINFORCEMENT SCHEDULE NOTES:

1. SEE STRUCTURAL GENERAL NOTES FOR MINIMUM COVER REQUIREMENTS.
2. SEE FOUNDATION PLAN FOR TOP OF WALL AND TOP OF LEDGE ELEVATIONS.
3. REFER TO FOUNDATION AND EARTHWORK GENERAL NOTES AND DESIGN CRITERIA FOR ADDITIONAL REQUIREMENTS.
4. ALL LAPS IN STEEL REINFORCING SHALL BE CLASS "B" LAP SPLICES UNLESS NOTED OTHERWISE.
5. ABBREVIATIONS:
   A. EW = EACH WAY
   B. LW = LONG WAY
   C. SW = SHORT WAY
   D. BB = BOTTOM BARS
   E. TB = TOP BARS
   F. CONT. = CONTINUOUS

CONTINUOUS FOOTING SCHEDULE

MARK	DIMENSIONS		REINFORCEMENT	
	WIDTH (xCONT)	THICKNESS	LONGITUDINAL	TRANSVERSE
WF-1	1' - 6"	8"	(2) #5 x CONT.	---
WF-2	2' - 0"	1' - 0"	(2) #5 x CONT.	---
WF-3	2' - 0"	2' - 0"	(2) #5 x CONT.	---
WF-4	3' - 6"	1' - 0"	(3) #5 x CONT. TB, BB	#5 @ 12' O.C., TB, BB

CONTINUOUS FOOTING SCHEDULE NOTES:

1. SEE STRUCTURAL GENERAL NOTES FOR MINIMUM COVER REQUIREMENTS.
2. SEE FOUNDATION PLAN FOR TOP OF FOOTING ELEVATIONS.
3. GEOTECHNICAL ENGINEER TO FIELD VERIFY SOIL CAPACITY AT TIME OF FOOTING EXCAVATION.
4. REFER TO FOUNDATION AND EARTHWORK GENERAL NOTES AND DESIGN CRITERIA FOR ADDITIONAL REQUIREMENTS.
5. ALL LAPS IN STEEL REINFORCING SHALL BE CLASS "B" LAP SPLICES UNLESS NOTED OTHERWISE.
6. ABBREVIATIONS:
   A. EW = EACH WAY
   B. LW = LONG WAY
   C. SW = SHORT WAY
   D. BB = BOTTOM BARS
   E. TB = TOP BARS
   F. CONT. = CONTINUOUS
   G. WF = WALL FOOTING
   H. TS = THICKENED SLAB
   I. TP = THICKENED PAD

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RECORD DRAWING SET:	

REVISIONS:

EM 24

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY, STATE, ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
FOUNDATION SCHEDULES AND DETAILS

SHEET NUMBER:
S-502

PROJECT NUMBER: P13689
P13689

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

ADDITIONAL SLAB-ON-GROUND REINFORCEMENT NOTES:

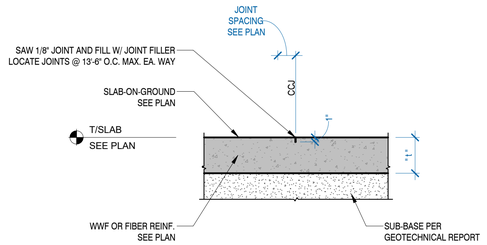
SECTION 1: SLAB-ON-GROUND NOTES:
1. SLAB-ON-GROUND TO BE PLACED USING ALTERNATING STRIPS IF SLAB NOT PLACED USING LASER SCREED.
2. SLAB-ON-GROUND CONSTRUCTION SHOULD CONFORM WITH THE RECOMMENDATIONS AND REQUIREMENTS SET FORTH IN THE LATEST RELEASE OF ACI 302 GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION.
3. REFER TO THE GENERAL NOTES, THE SPECIFICATIONS, AND THE DRAWINGS FOR SUB-FLOOR DRAINAGE SYSTEM, SUBGRADE PREPARATION, AND/OR MUD SLAB AND VAPOR RETARDER REQUIREMENTS.
4. THE SUBGRADE SHALL BE FREE OF STANDING WATER AT THE TIME OF CONCRETE PLACEMENT.
5. REFER TO PLANS FOR SLAB THICKNESS (" t ") AND REINFORCEMENT (WWF OR REINFORCEMENT BARS). REFER TO SPECIFICATIONS FOR FIBER REINFORCEMENT TO BE INCORPORATED IN CONCRETE MIX, IF ANY. WHERE PRESENT, REINFORCING BARS SHALL BE CHAIRED BY SOIL SUPPORTED SLAB BOLSTERS.
6. PROVIDE (2) #5 x 6'-0" AT ALL RE-ENTRANT CORNERS AND OTHER SIMILAR SLAB DISCONTINUITIES.
7. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, PROVIDE CONTRACTION AND/OR CONSTRUCTION JOINTS AT EVERY COLUMN LINE AND IN BETWEEN THE COLUMNS SUCH THAT THE JOINT SPACING DOES NOT EXCEED 30 x (" t ") UNO. THE RESULTING PANELS SHOULD BE APPROXIMATELY SQUARE.
8. REFER TO ARCH DRAWINGS FOR FLOOR COATING AND FINISHES ON SLAB-ON-GROUND.
9. CONSULT WITH ARCH, FLOOR COVERING MANUFACTURER, AND OWNER PRIOR TO PLACING SLAB TO ENSURE COMPATIBILITY OF CURING METHOD WITH FLOOR FINISH.

SECTION 2: CONSTRUCTION JOINT NOTES:
1. BREAK THE BOND BETWEEN NEW AND PREVIOUSLY PLACED SLABS BY SPRAYING OR BY PAINTING THE EXPOSED SIDE OF THE JOINT WITH A CURING COMPOUND, ASPHALTIC EMULSION, OR FORM OIL.

SECTION 3: CONTROL JOINT NOTES:
1. FOR SAW-CUT CONTRACTION JOINTS, MAKE THE SAW-CUT AS SOON AS THE SLAB IS ABLE TO SUPPORT THE WEIGHT OF WORKERS AND SAWING EQUIPMENT WITHOUT DAMAGE TO THE FINISHED SURFACE OF THE SLAB, BUT WITHIN 24 HOURS.
2. DEPTH OF SAW-CUT SHOULD BE 1 1/2" IF PRODUCED USING THE EARLY ENTRY DRY-CUT PROCESS AND " t "/3 (1 1/2" MIN.) IF PRODUCED USING THE CONVENTIONAL WET-CUT PROCESS.
3. REFER TO SPECIFICATIONS REGARDING EPOXY RESIN OR ELASTOMERIC SEALANT FOR REQUIREMENTS AT CONTROL JOINTS.

TYPICAL CONTROL JOINT AT SLAB-ON-GROUND NOTES:

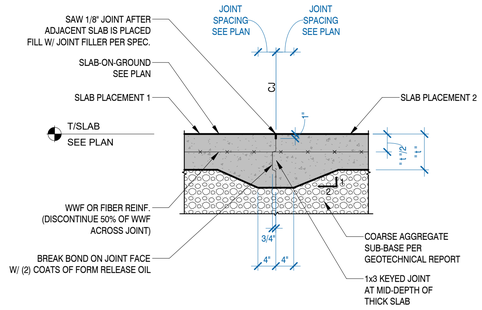
1. SEE PLAN AND NOTES FOR SLAB-ON-GROUND CONSTRUCTION.



TYPICAL CONTROL JOINT AT SLAB-ON-GROUND
NON-WAREHOUSE SLABS-ON-GROUND

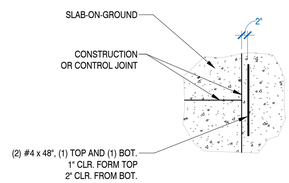
TYPICAL CONSTRUCTION JOINT AT SLAB-ON-GROUND NOTES:

1. SEE PLAN AND PLAN NOTES FOR SLAB-ON-GROUND CONSTRUCTION.

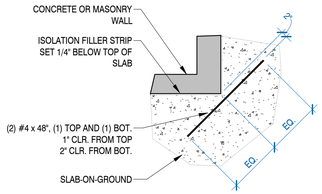


TYPICAL CONSTRUCTION JOINT AT SLAB-ON-GROUND
NON-WAREHOUSE SLABS-ON-GROUND

1 TYPICAL SLAB-ON-GROUND DETAILS
NTS

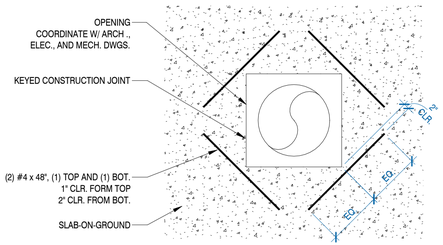


REENTRANT REINF. AT DISCONTINUOUS JOINT



REENTRANT REINF. AT CORNER

2 TYPICAL REENTRANT REINFORCEMENT
NTS



TYPICAL OPENING IN SLAB-ON-GROUND NOTE:

1. ELIMINATE BARS AND KEYED JOINT IF OPENING IS LESS THAN 2'-0"

3 TYPICAL OPENING IN SLAB-ON-GROUND
NTS

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RECORD DRAWING SET:	

REVISIONS:

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
CONCRETE DETAILS

SHEET NUMBER:
S-511

PROJECT NUMBER: P13689
P13689

LEADERS ■ ENGINEERS ■ CONTRACTORS ■ ARCHITECTS

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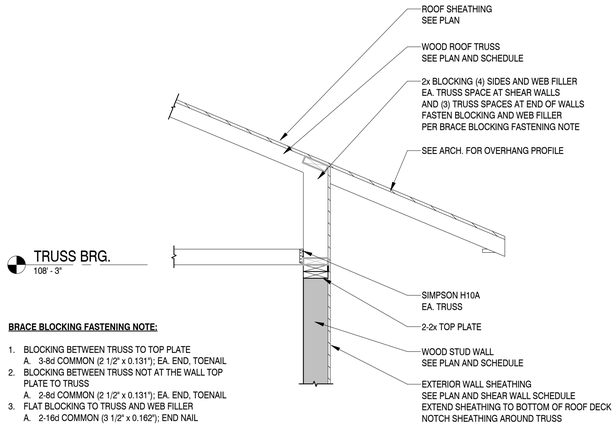
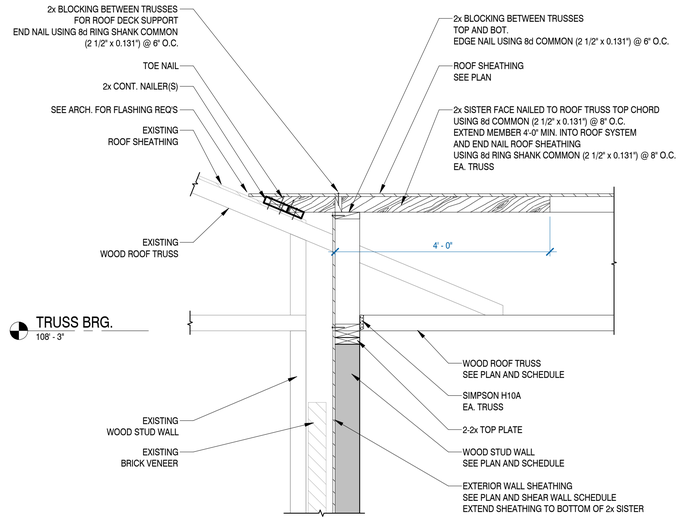


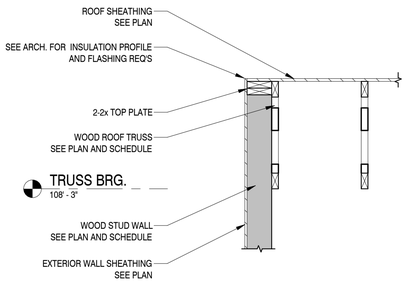
BRACE BLOCKING FASTENING NOTE:

1. BLOCKING BETWEEN TRUSS TO TOP PLATE
   A. 3-8d COMMON (2 1/2" x 0.131"); EA. END, TOENAIL
2. BLOCKING BETWEEN TRUSS NOT AT THE WALL TOP PLATE TO TRUSS
   A. 2-8d COMMON (2 1/2" x 0.131"); EA. END, TOENAIL
3. FLAT BLOCKING TO TRUSS AND WEB FILLER
   A. 2-16d COMMON (3 1/2" x 0.162"); END NAIL

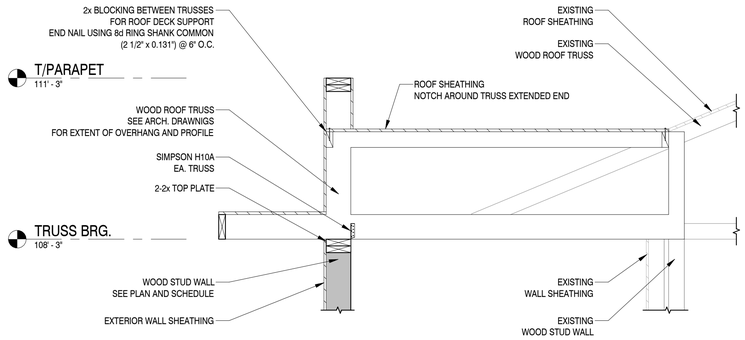
1 ROOF TRUSS BEARING
3/4" = 1'-0"



2 ROOF TRUSS BEARING
3/4" = 1'-0"



3 ROOF TRUSS BEARING
3/4" = 1'-0"



4 ROOF TRUSS BEARING
3/4" = 1'-0"

BUILT-UP WOOD COLUMN NAILING SCHEDULE (2x4)

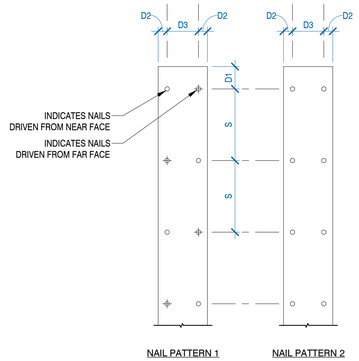
BUILT-UP SECTION	NAIL PATTERN	END DISTANCE 'D1'	EDGE DISTANCE 'D2'	ROW SPACING 'D3'	NAIL SPACING 'S'	NAIL SIZE
2-PLY 2x	2	2 1/2"	1"	1 1/2"	6"	10d
3-PLY 2x	1	3 1/2"	1"	1 1/2"	8"	30d
4-PLY 2x	1	4"	1"	1 1/2"	8"	50d
5-PLY 2x	1	4"	1"	1 1/2"	6"	50d

BUILT-UP WOOD COLUMN NAILING SCHEDULE (2x6 & 2x8)

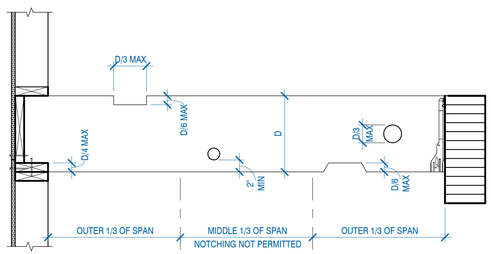
BUILT-UP SECTION	NAIL PATTERN	END DISTANCE 'D1'	EDGE DISTANCE 'D2'	ROW SPACING 'D3'	NAIL SPACING 'S'	NAIL SIZE
2-PLY 2x	2	2 1/2"	1 1/2"	2 1/2"	8"	10d
3-PLY 2x	1	3 1/2"	1 1/2"	2 1/2"	8"	30d
4-PLY 2x	1	4"	1 1/2"	2 1/2"	8"	50d
5-PLY 2x	1	4"	1 1/2"	2 1/2"	6"	50d

BUILT-UP WOOD COULMN NAILING SCHEDULE NOTES:

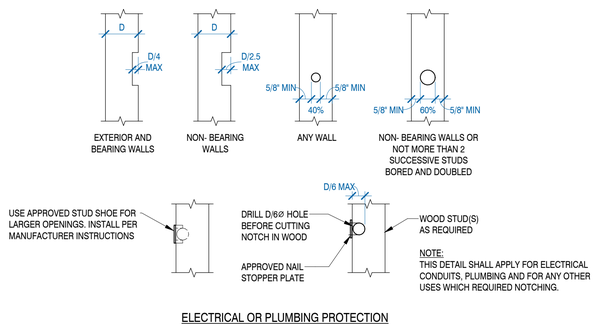
1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
2. CONTRACTOR MAY SUBSTITUTE 30d AND 50d NAILS WITH THE FOLLOWING:
   A. 2-PLY: SIMPSON SDS25300
   B. 3-PLY: SIMPSON SDS25412
   C. 4-PLY: SIMPSON SDS25600
   D. 5-PLY: SIMPSON SDS25600
3. PRE-DRILL STUDS W/ 1/8" BIT WHEN USING 30d AND 50d NAILS TO PREVENT SPLITTING OF WOOD.



5 BUILT-UP WOOD COLUMN DETAIL
NTS



BEAMS & PURLINS
WWPA AND NDS PRESCRIPTIVE RECOMMENDATIONS



ELECTRICAL OR PLUMBING PROTECTION

6 NOTCHES AND PENETRATIONS IN SOLID SAWN JOISTS AND STUDS
NTS

WOOD HEADER SCHEDULE

MARK	SIZE	BEARING	COMMENTS
H-1	(3) 2x8 SPF No.1/No.2	2x6, (1) JACK STUDS,(1) KING STUDS, EACH SIDE	
H-2	(3) 2x8 SPF No.1/No.2	2x6, (1) JACK STUDS,(2) KING STUDS, EACH SIDE	
H-3	(2) 2x10 SPF No.1/No.2	2x4, (2) JACK STUDS,(1) KING STUDS, EACH SIDE	
H-4	(2) 2x10 SPF No.1/No.2	2x4, (2) JACK STUDS,(2) KING STUDS, EACH SIDE	
H-5	(3) 2x10 SPF No.1/No.2	2x6, (2) JACK STUDS,(1) KING STUDS, EACH SIDE	

WOOD HEADER SCHEDULE NOTES:

1. FASTEN MULTIPLE MEMBERS W/ (2) ROWS OF 12d x (3 1/4") COMMON WIRE NAILS AT 12" O.C.
2. PROVIDE FLAT 2x6 TOP AND BOT. OF HEADER AT EXTERIOR OPENING LOCATIONS.
3. USE PLYWOOD FILLERS FULL HEADER LENGTH.

WOOD BEARING WALL SCHEDULE

MARK	SIZE AND SPACING	TOP PLATE(S)	BOTTOM PLATE(S)	REMARKS
WW-1	2X6 SPF No.1 / No.2 16" O.C.	(2) 2X6 SPF No.1 / No.2	2X6 SPF No.1 / No.2	

WOOD BEARING WALL SCHEDULE NOTES:

1. PROVIDE 2x BLOCKING AT MID-HEIGHT OF ALL STUD WALLS GREATER THAN 10'-0" TALL.
2. ALIGN EXTERIOR FACE OF SHEATING WITH EXTERIOR FACE OF FOUNDATION WALL AS DETAILED BELOW:

MSI GENERAL
DESIGNBUILD
MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
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MILESTONE ISSUE DATES

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CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

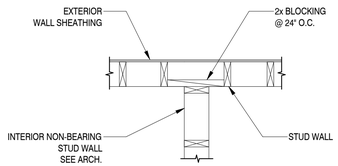
SHEET TITLE:
WOOD FRAMING DETAILS AND SCHEDULES

SHEET NUMBER:
S-551

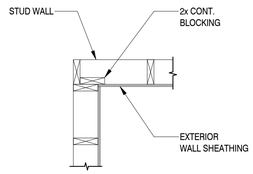
PROJECT NUMBER: P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

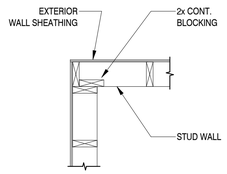
PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025



AT WALL PERPENDICULAR



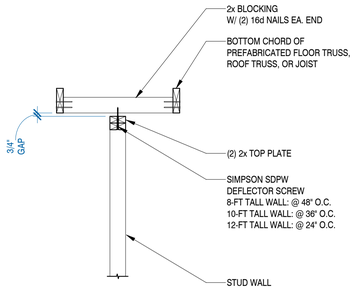
AT INSIDE WALL CORNER



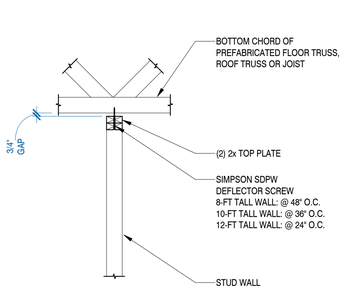
AT OUTSIDE WALL CORNER

1 TYPICAL WOOD STUD WALL INTERSECTION DETAILS

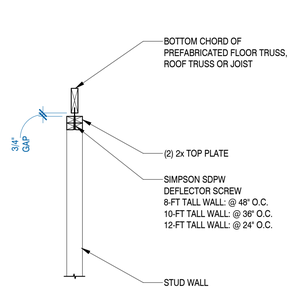
NTS



PARALLEL TO TRUSSES/JOISTS



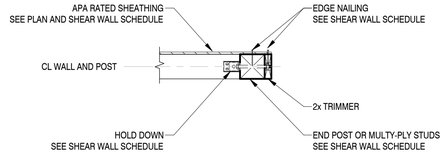
PERPENDICULAR TO TRUSSES/JOISTS



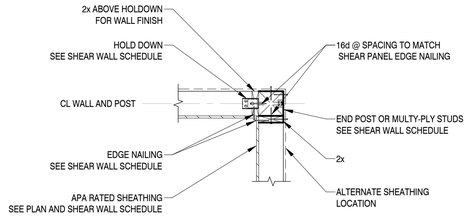
PARALLEL TO TRUSSES/JOISTS DIRECTLY BELOW TRUSS/JOIST

2 TYPICAL NON-LOAD BEARING WOOD STUD WALL ANCHOR DETAILS

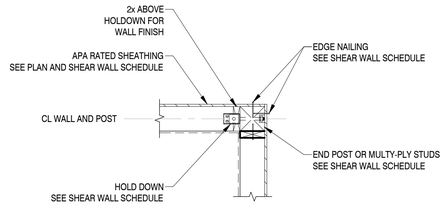
NTS



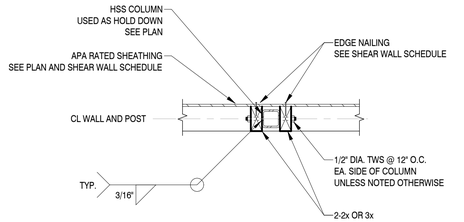
PLAN SECTION - END OF WOOD SHEAR WALL AT WOOD POST
DETAIL A



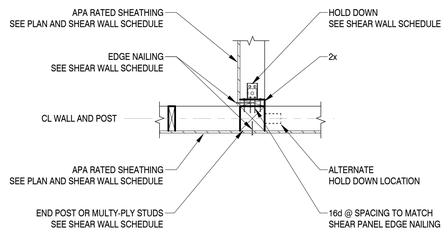
PLAN SECTION - INSIDE CORNER AT WOOD SHEAR WALL AT WOOD POST
(RATED SHEATHING ON EXTERIOR)
DETAIL E



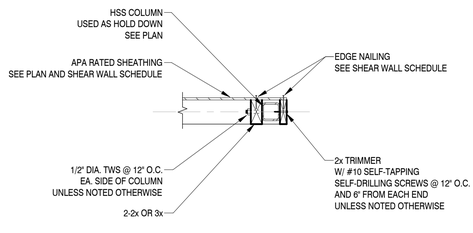
PLAN SECTION - OUTSIDE CORNER AT WOOD SHEAR WALL AT WOOD POST
(RATED SHEATHING ON EXTERIOR)
DETAIL B



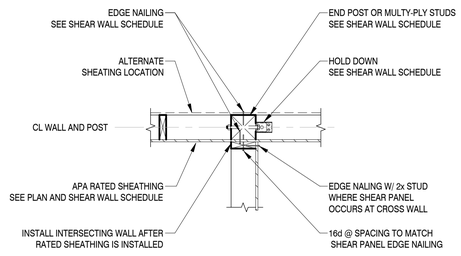
PLAN SECTION - WOOD SHEAR WALL AT STEEL HSS COLUMN
DETAIL F



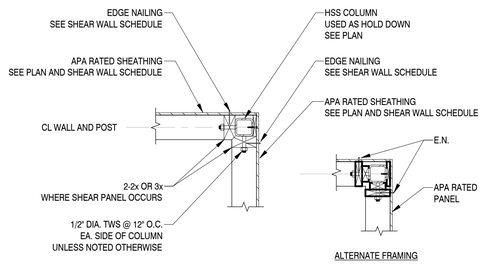
PLAN SECTION - WALL INTERSECTION AT WOOD SHEAR WALL AT WOOD POST
DETAIL C



PLAN SECTION - END OF WOOD SHEAR WALL AT STEEL HSS COLUMN
DETAIL G



PLAN SECTION - WALL INTERSECTION AT WOOD SHEAR WALL AT WOOD POST
DETAIL D



ALTERNATE FRAMING

PLAN SECTION - OUTSIDE CORNER AT WOOD SHEAR WALL AT STEEL COLUMN
DETAIL H

3 TYPICAL WALL INTERSECTION AT WOOD POSTS AND STEEL COLUMNS DETAIL

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ATF	DJS	
DESIGN ARCHITECT	**CIVIL ENGINEER**	**REVIEWED BY**
ATF		AMH

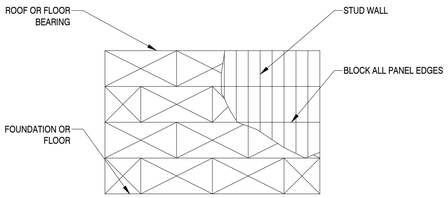
SHEET TITLE:
WOOD WALL FRAMING DETAILS

SHEET NUMBER:
S-552

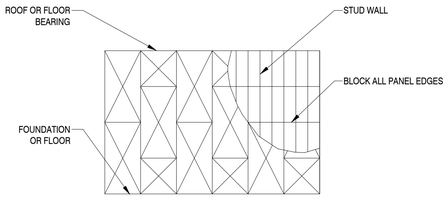
PROJECT NUMBER: P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025



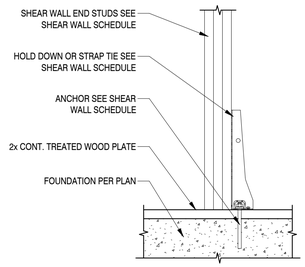
HORIZONTAL SHEATHING APPLICATION



VERTICAL SHEATHING APPLICATION

NOTE:
SEE SHEAR WALL SCHEDULE FOR FASTENER INFORMATION.

1 TYPICAL SHEAR WALL SHEATHING APPLICATION DETAIL
NTS



2 TYPICAL SHEAR WALL HOLD DOWN DETAIL
NTS

WOOD SHEAR WALL SCHEDULE

MARK	SHEATHING THICKNESS	SHEATHING SIDES OF WALL	SHEATHING BLOCKED	NAILING EDGE	NAILING FIELD	SILL ANCHORS
SW1	1/2" STRUCT. 1	1	YES	8d @ 6" O.C.	8d @ 12" O.C.	1/2" DIA ANCHORS @ 12" O.C.MAX.
SW2	1/2" STRUCT. 1	1	YES	8d @ 4" O.C.	8d @ 12" O.C.	1/2" DIA ANCHORS @ 12" O.C.MAX.

WOOD SHEAR WALL SCHEDULE NOTES:

1. ATTACH SHEATHING USING 8d COMMON OR GALVANIZED BOX NAILS WITH 1-3/8" PENETRATION INTO FRAMING AT THE SPACING INDICATED IN THE SCHEDULE. NAILS TO BE APPLIED DIRECTLY THRU SHEATHING TO SUPPORTING MEMBERS.
2. BLOCK ALL PANEL EDGES.

WOOD SHEAR WALL POST SCHEDULE

MARK	PLY SIZE	No. OF PLY	MATERIAL	REMARKS
A	SEE NOTE 1	2	SPF No.1 / No.2	

WOOD SHEAR WALL POST SCHEDULE NOTES:

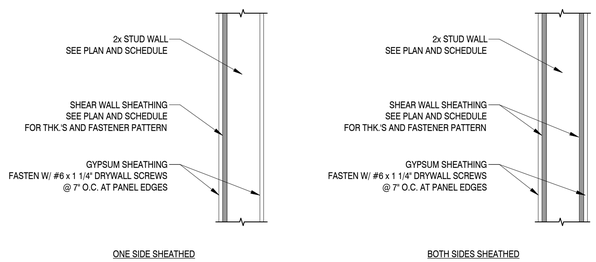
1. SEE PLAN FOR SIZE OF WALL STUDS. "NO. OF PLY" NOTED IN THE ABOVE SCHEDULE SHALL BE THE STUD SIZE OF THE WALL NOTED ON PLAN WHERE THE POST IS INSTALLED.
2. SEE BUILT-UP COLUMN DETAIL FOR FASTENING MULTI-PLY MEMBERS.
3. WHEN POSTS ARE DIRECTLY ADJACENT TO OPENINGS (WINDOW / DOOR) KING STUDS MAY BE INCORPORATED INTO THE SHEAR WALL POST [I.E. (2) KING STUDS + (2) STUDS = (4) SHEAR WALL POST STUDS.]

WOOD SHEAR WALL HOLD DOWN / STRAP SCHEDULE

MARK	HOLDOWN / STRAP	HOLDOWN ANCHOR DIAMETER	HOLDOWN ANCHOR EMBEDMENT
1	DTT2Z-SDS2.5	1/2"	1' - 0"
2	HDU5-SDS2.5	5/8"	1' - 0"

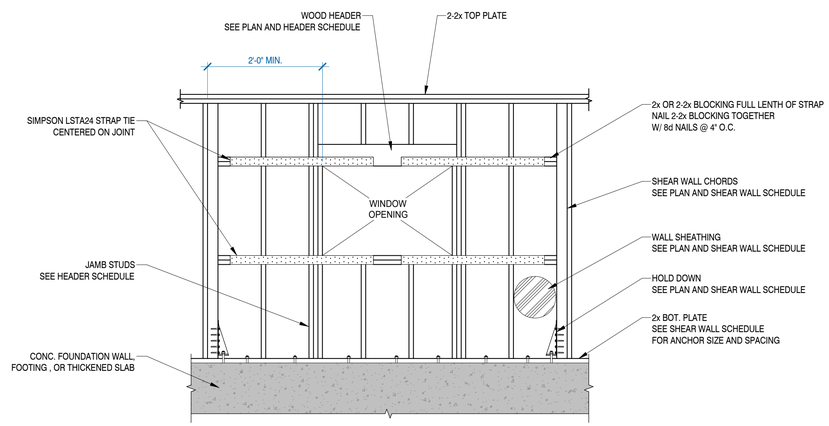
WOOD SHEAR WALL HOLD DOWN / STRAP TIE SCHEDULE NOTES:

1. TENSION TIE NUMBERS ARE MODEL NUMBERS OF STRAPS AND HOLDOWNS AS MANUFACTURED BY SIMPSON STRONG TIE. STRAPS AND HOLDOWNS BY OTHER MANUFACTURERS ARE ACCEPTABLE IF THEY MEET THE SAME LOAD CRITERIA FOR THE APPLICATION NOTED AND DETAILED.
2. ANCHOR BOLTS FOR HOLD DOWNS AT EXTERIOR WALL END OF SHEAR WALL SHALL BE EMBEDED IN FOUNDATION WALLS OR PIERS.
3. PROVIDE THREAD ROD ANCHOR BOLTS WITH NUT, EPOXY SET HOLD DOWN ANCHORS WITH HILTI HIT HY200 ANCHOR ADHESIVE.



ONE SIDE SHEATHED — BOTH SIDES SHEATHED

3 TYPICAL WOOD SHEAR WALL SHEATHING DETAIL
NTS



4 STRAP TIE AT SHEAR WALL OPENING DETAIL
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REVISIONS:

EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY, STATE, ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
WOOD SHEAR WALL FRAMING DETAILS AND SCHEDULES

SHEET NUMBER:
S-553

PROJECT NUMBER: P13689
P13689

LEADERS ■ ENGINEERS ■ CONTRACTORS ■ ARCHITECTS

GENERAL NOTES - DEMO - FLOOR PLAN(S)

A. ALL FURNITURE AND EQUIPMENT SHOWN ON PLAN TO BE DEMO'D, IS THE RESPONSIBILITY OF THE OWNER TO BE REMOVED AND/OR RELOCATED

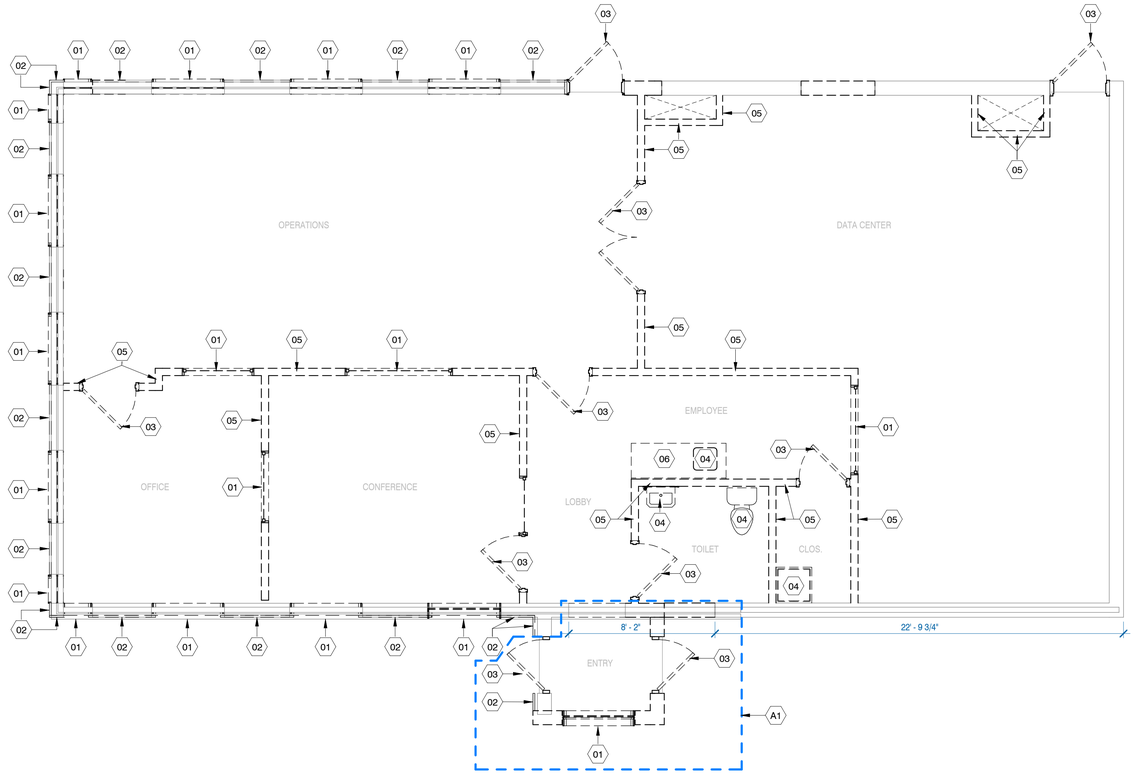
B. WHERE WALLS, CEILING AND/OR PLUMBING FIXTURES ARE TO BE REMOVED; TERMINATE ASSOCATED ELECTRICAL, DATA/PHONE, PLUMBING, HVAC, ETC. TO MOST APPROPRATE POINTS AS DETERMINED IN THE FIELD.

C. EXISTING HVAC AND FIRE PROTECTION IN AREAS TO BE DEMO'D TO BE MODIFED FOR NEW LAYOUT.

SHEET NOTES - DEMO FLOOR PLAN(S)

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION
01	DEMOLISH WINDOW AND FRAME SYSTEM IN ENTIRETY
02	DEMOLISH CEDAR BATTENS, HARDI BOARD, AND PLYWOOD SUBSTRATE TO EXPOSE EXISTING INSULATIONA DN STUD FRAMING.
03	DEMOLISH DOOR, FRAME AND HARDWARE IN ENTIRETY
04	DEMOLISH PLUMBING FIXTURE IN ENTIRETY
05	DEMOLISH INTERIOR WALL IN ENTIRETY
06	DEMOLISH EXISTING CASEWORK
A1	ALTERNATE 1: ALL WORK SHOWN IN BLUE BOUNDRY SHALL BE ASSOCIATED WITH THE DEMOLITION REQUIRED TO EXPAND THE FRONT ENTRY.



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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CITY/ STATE / ZIP
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ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
FIRST FLOOR DEMOLITION PLAN

SHEET NUMBER:
AD-111

PROJECT NUMBER: P13689
P13689

NORTH

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

GENERAL NOTES - DEMO - FLOOR PLAN(S)

A. ALL FURNITURE AND EQUIPMENT SHOWN ON PLAN TO BE DEMO'D, IS THE RESPONSIBILITY OF THE OWNER TO BE REMOVED AND/OR RELOCATED

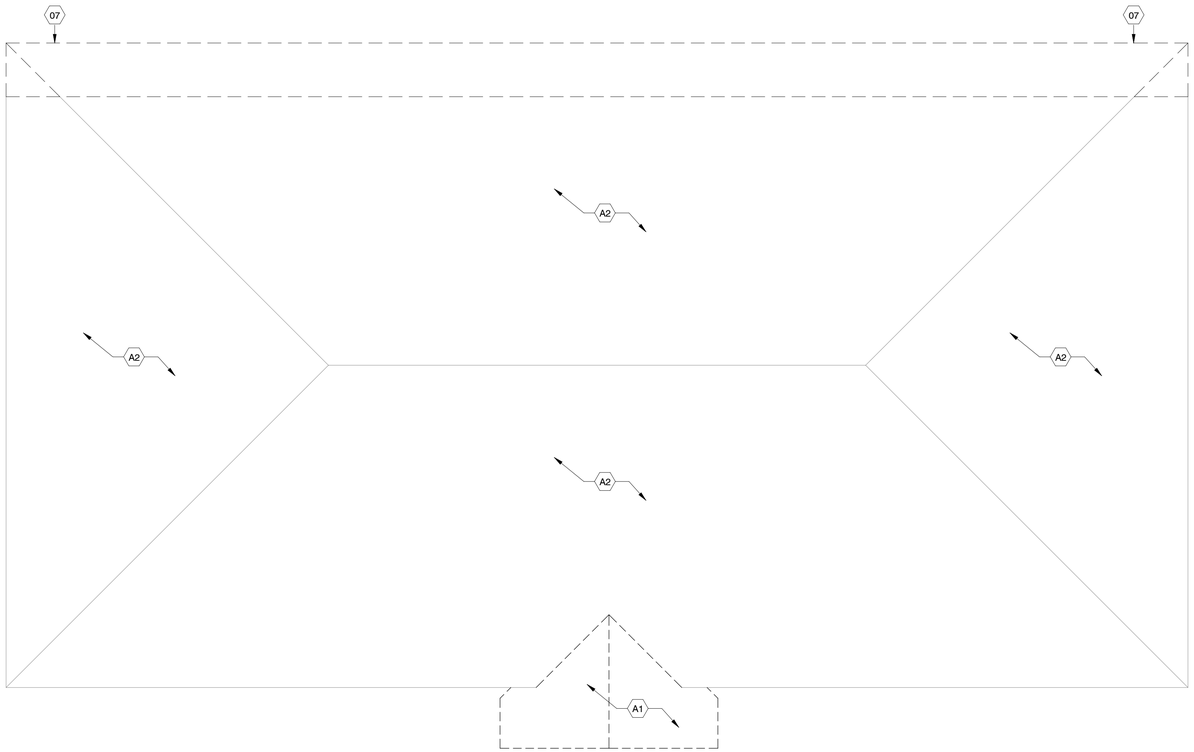
B. WHERE WALLS, CEILING AND/OR PLUMBING FIXTURES ARE TO BE REMOVED; TERMINATE ASSOCATED ELECTRICAL, DATA/PHONE, PLUMBING, HVAC, ETC. TO MOST APPROPRATE POINTS AS DETERMINED IN THE FIELD.

C. EXISTING HVAC AND FIRE PROTECTION IN AREAS TO BE DEMO'D TO BE MODIFED FOR NEW LAYOUT.

SHEET NOTES - DEMO FLOOR PLAN(S)

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION
07	CUT BACK TRUSS TAILS TO EDGE OF EXTERIOR NORTH WALL. ENSURE THE ROOF OPENING REMAINS WATER TIGHT WITH ROOF FLAP AS BUILDING OPERATIOSN WILL BE LIVE DURRING CONSTURCTION.
A1	ALTERNATE 1: REMOVE EXISTING ENTRY ROOF. ENSURE NO WATER ENTERS THE BUILDING AS BUISNESS OPERATIONS WILL REMAIN ACTIVE DURING CONSTRUCTION.
A2	ALTERNATE 2: REMOVE EXISTING SHINGLES AND ROOFING PAPER. REPAIR SUBTRATE AS NECESSARY TO PREP FOR NEW ROOFING.



1 ROOF PLAN
1/4" = 1'-0"

NORTH

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

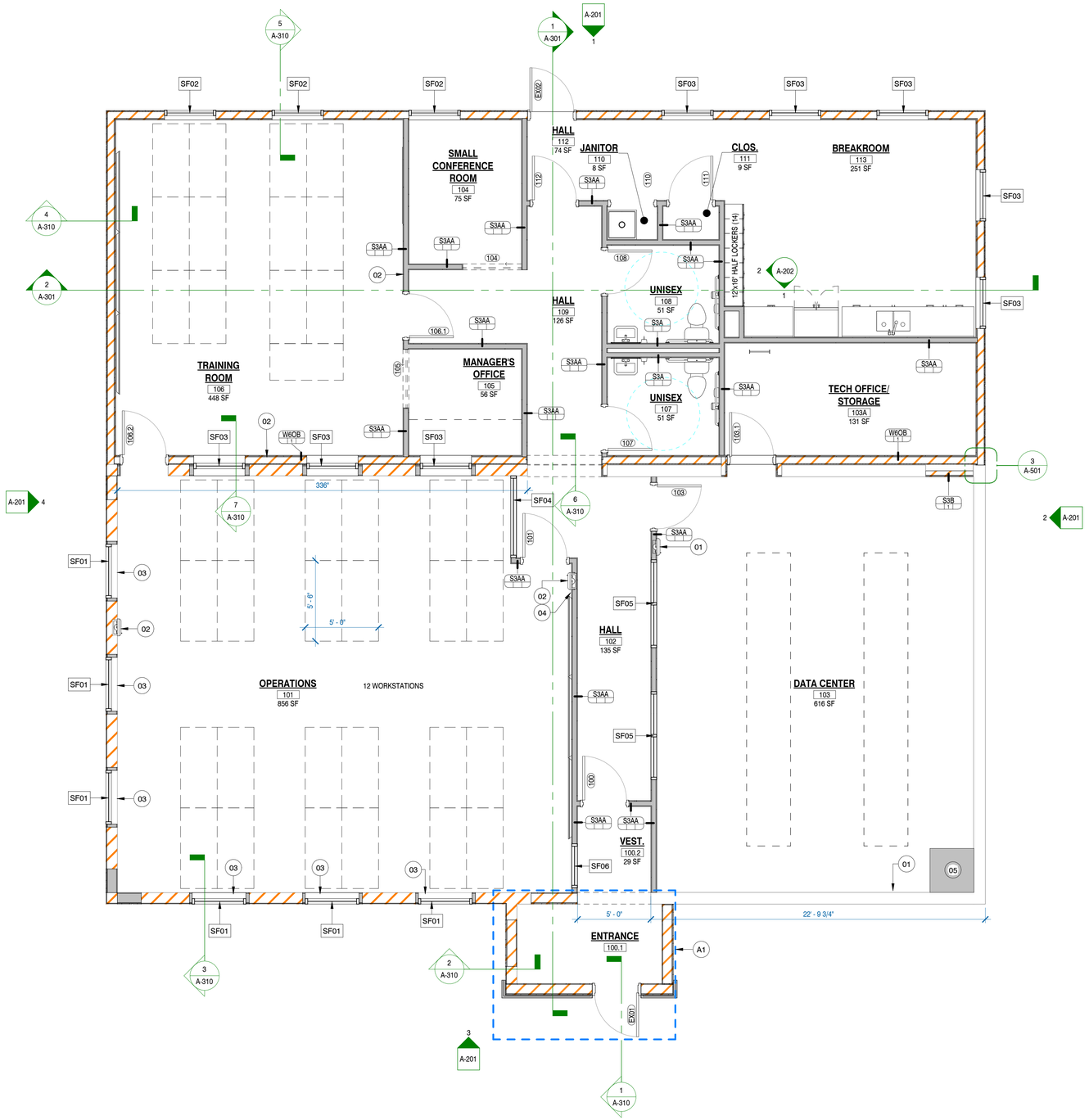
SHEET TITLE:
ROOF DEMOLITION PLAN

SHEET NUMBER:
AD-151

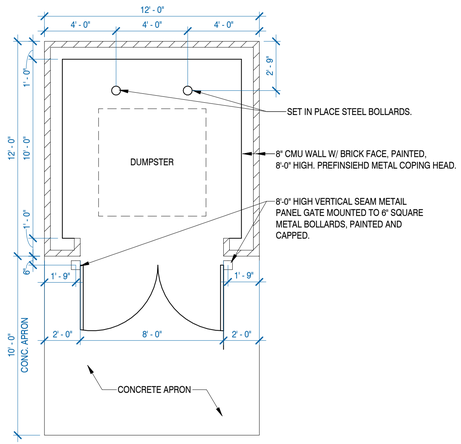
PROJECT NUMBER: P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025



1 FIRST FLOOR PLAN
1/4" = 1'-0"



NOTE SEE CIVIL PLANS FOR LOCATION

2 DUMPSTER ENCLOSURE
1/4" = 1'-0"

NORTH

GENERAL NOTES - FLOOR PLAN(S)

A. MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE (BATHROOMS, JANITOR/PLUMING ROOMS, KITCHENS, ETC. AND EXTERIOR WINDOW AND DOOR HEAD AND JAMB RETURNS)

B. ALL WALL AREAS DESIGNATED TO RECEIVE TILE WALL SHALL HAVE CEMENT BOARD BACKER INSTALLED, EXCEPT AT TILE BASE AREAS WHICH CAN BE INSTALLED TO GYPMSUM BOARD. VERIFY RESPONSIBILITY WITH SCOPE OF WORK.

C. APPLIANCES, FURNITURE, AND EQUIPMENT BY OWNER, SHOWN FOR REFERENCE ONLY. (UNLESS OTHERWISE NOTED)

D. ALL WALLS NOT LABLED WITH A WALL TYPE, SHOULD FOLLOW THE TYPICAL TYPE THAT IS CALLED OUT ON PLANS.

E. PROVIDE BLOCKING IN WALLS WHERE CABINETS, TOLIET ACCESSORIES, GRAB BARS, WALL MOUNTED TVS, ETC. ARE SHOWN ON PLANS.

F. REFER TO SHEET A-601 FOR DOOR AND WINDOW SCHEDULES.

G. REFER TO SHEET I-601 FOR ROOM, DOOR AND WINDOW FINISHES.

H. (2) LAYERS TYPE 'X' GYPSUM BOARD AT ALL NEW LOAD BEARING WALLS.

SHEET NOTES - FLOOR PLAN(S)

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION
01	HALOGENATED FIRE EXTINGUISHER IN SEMI RECESSED CABINET
02	FIRE EXTINGUISHER RATED 2-A:10-B:C IN SEMI RECESSED CABINET
03	BLINDS REQUIRED
04	ANNUNCIATOR PANELS FOR GENERATOR
05	OWNERS PREFFERED LOCATION FOR CRAC UNIT.
A1	ALTERNATE 1: ALL WORK SHOWN IN THE BLUE BOUNDRY SHALL BE ASSOCIATED WITH THE EXPANSION OF THE FRONT ENTRY DESCRIBED IN ALTERNATE 1.

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WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A-111

PROJECT NUMBER: P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

GENERAL NOTES - REFLECTED CEILING PLAN(S)

A. SEE PLAN FOR CEILING HEIGHTS AND TYPE OF CEILING.

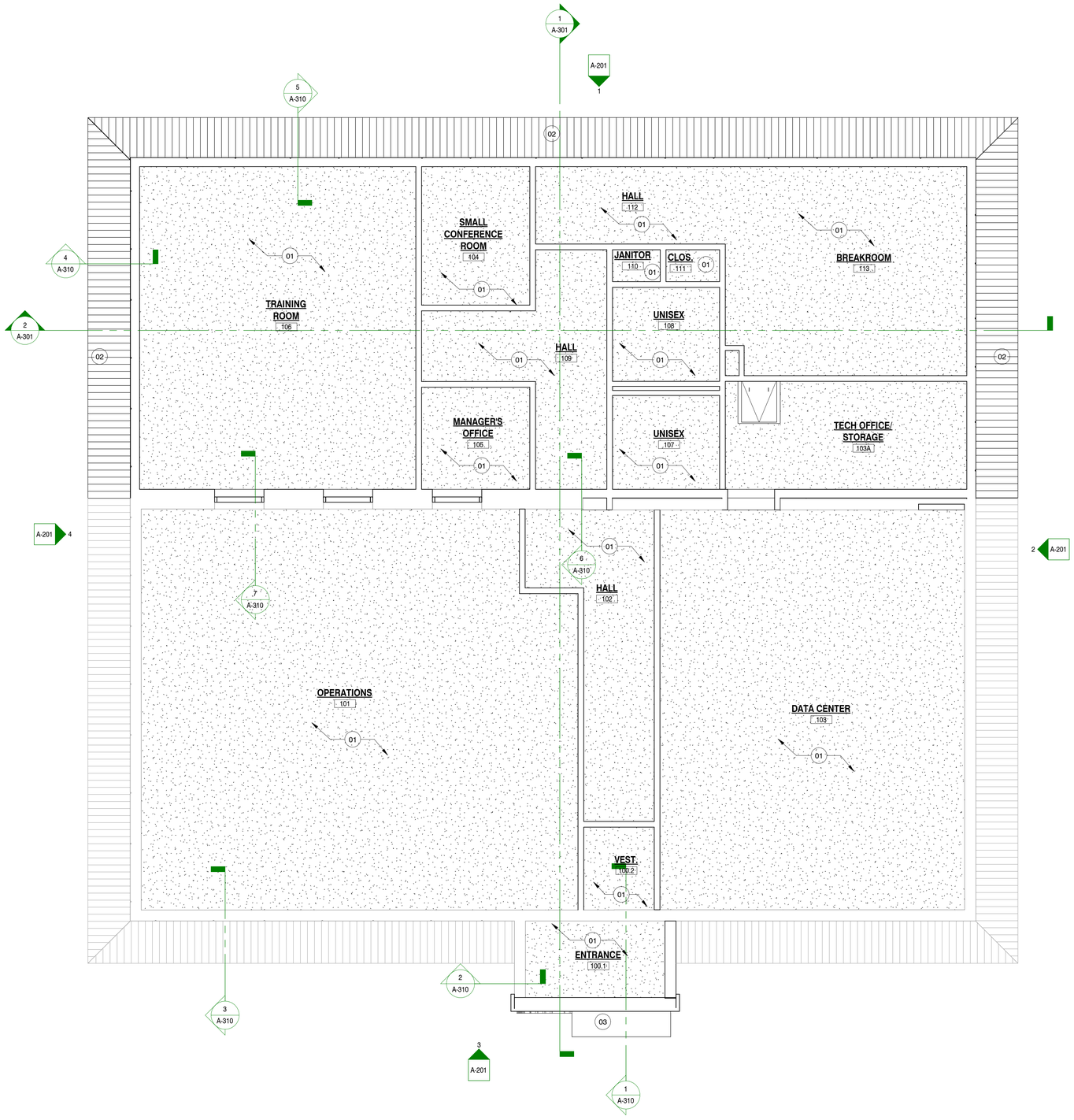
B. CEILING GRIDS SHOWN FOR REFERENCE ONLY; GRID TO BE ADJUSTED TO ENSURE LIGHTING IS CENTERED WITHIN SPACE, U.N.O.

C. (2) LAYERS OF 5/8" TYPE X GYPSUM WALL BOARD AT ALL CEILINSG UNLESS OTHERWISE NOTED.

SHEET NOTES - RCP

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION
01	(2) LAYERS OF TYPE "X" GYPSUM BOARD APPLIED TO BOTTOM OF JOISTS.
02	NEW WOOD SOFFIT TO CLOSELY APPROXIMATE EXISTING
03	PREFINISHED METAL CANOPY.



1 FIRST FLOOR PLAN REFLECTED CEILING PLAN
1/4" = 1'-0"

NORTH

MSI GENERAL DESIGNBUILD

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SINGLE SOURCE RESPONSIBILITY
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MILESTONE ISSUE DATES

PRELIMINARY SET:	05/05/2025
BUDGET SET:	06/03/2025
LOCAL DESIGN REVIEW SET:	07/02/2025
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

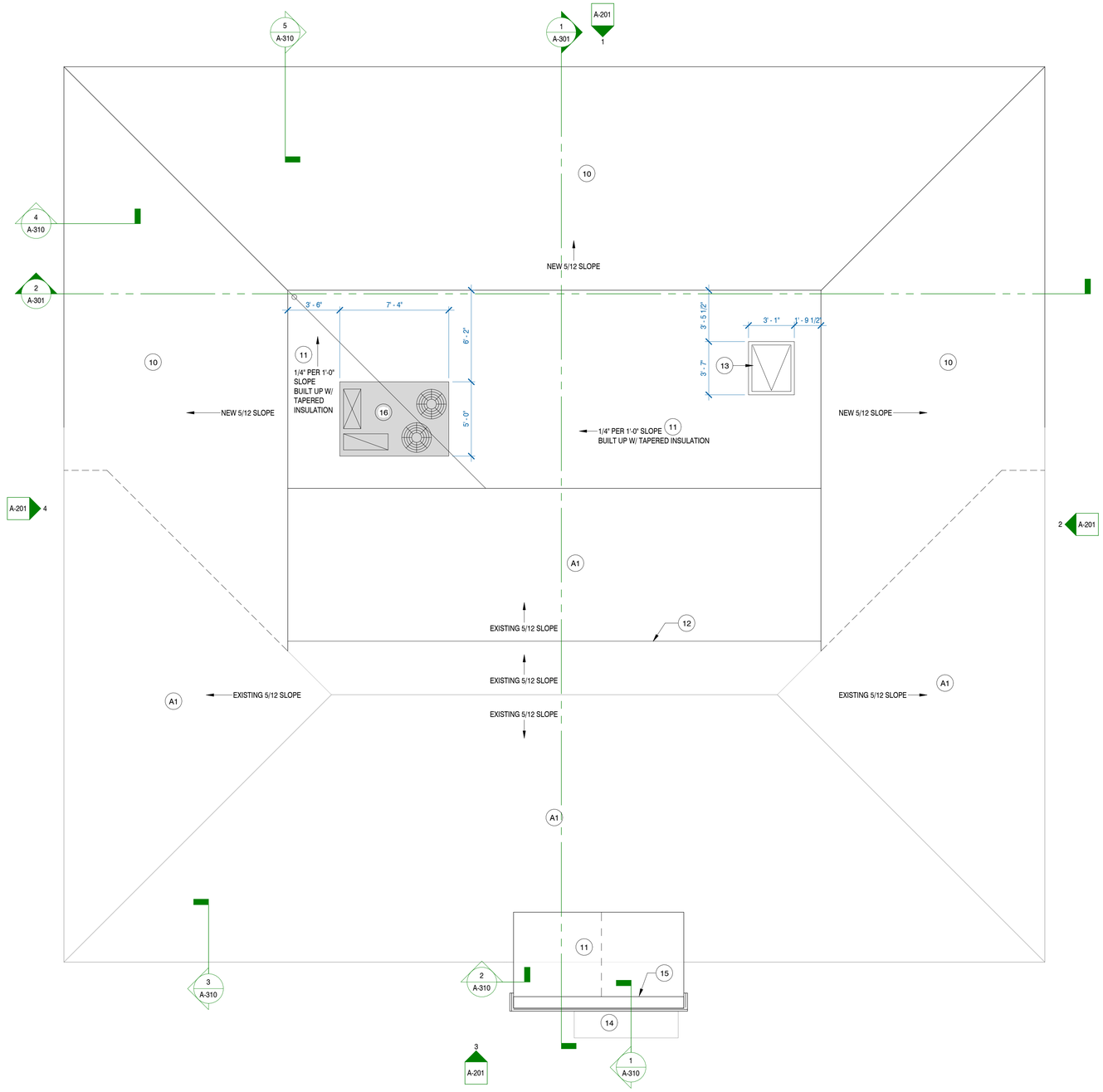
SHEET TITLE:
FIRST FLOOR REFLECTED CEILING PLAN

SHEET NUMBER:
A-113

PROJECT NUMBER: P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025



1 ROOF PLAN
1/4" = 1'-0"

SHEET NOTES - FLOOR PLAN(S)	
NOTE: THESE NOTES APPLY ONLY TO THIS SHEET	
NO.	DESCRIPTION
10	CLASS "A" FIRE RETARDANT ASPHALT SHINGLES OVER ROOFIMG FELT PER SPEC OVER 5/8" PLYWOOD SHEATHING APPLIED TO ROOF JOISTS. R-49 LOOSE FILL INSULATION IN ATTIC LAID BETWEEN JOIST BOTTOM CHORDS.
11	EPDM ROOFING MEMBRANE CLASS "A" OVER TAPERED INSULATION OVER 5/8" PLYWOOD OVER WOOD JOISTS.
12	CONNECTION FROM CLASS "A" ASPHALT SHINGLES TO EPDM FLAT ROOF BELOW.
13	24" X 24" ROOF ACCESS HATCH AND STEEL LADDER BELOW.
14	PREFINISHED METAL CANOPY.
15	PREFINISHED MTL PARAPET CAP OVER MTAL SIDING
16	PROPOSED ATU LOCATION. SIZE AND LOCATION TO BE VERIFEID BY MECHANICAL SUBCONTRACTOR.
A1	ALTERNATE 1: NEW CLASS "A" FIRE RETARDANT ASPHALT SHINGLES AND ROOFING FLET PER SPECK OVER EXISTING WOOD DECKING AND JOISTS.

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MILESTONE ISSUE DATES

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RECORD DRAWING SET:	

REVISIONS:

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY, STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
ROOF PLAN

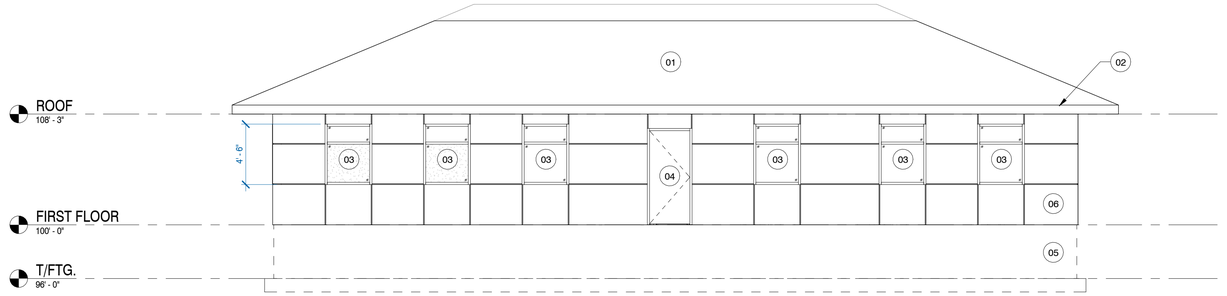
SHEET NUMBER:
A-141

PROJECT NUMBER: P13689
P13689

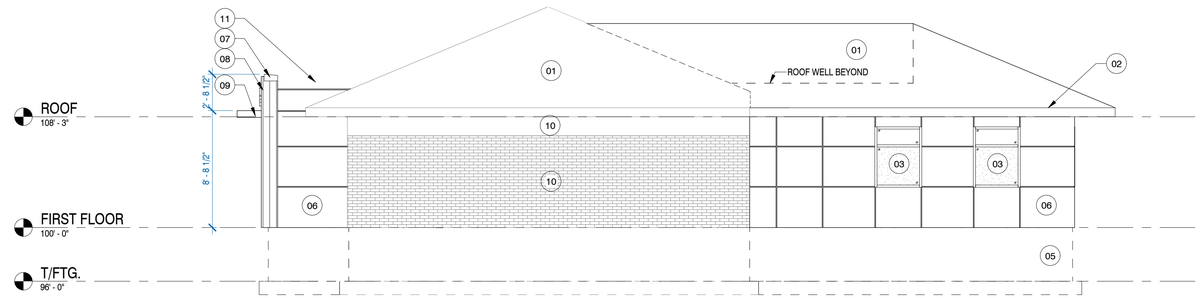
NORTH

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

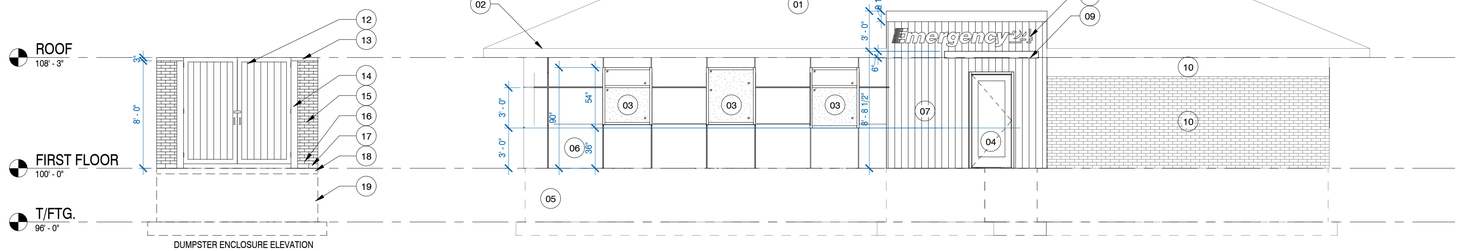
LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS



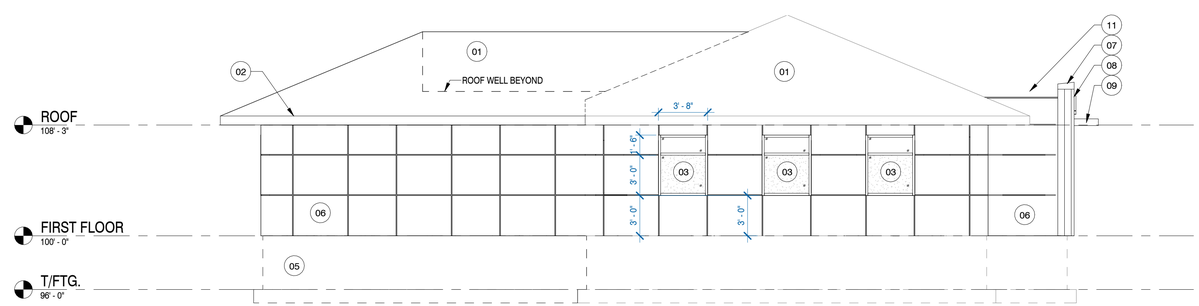
1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

GENERAL NOTES - EXT. ELEVATION(S)

A. FOOTINGS ON ELEVATIOSN ARE REPRESENATIVE ONLY
(SEE STRUCTURAL PLANS FOR FOOTING ELEVATIONS)

B. XXX

SHEET NOTES - EXT. ELEVATIONS

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION
01	CLASS A FIRE RETARADANT DIMENSIONAL ASPHALT SHINGLE
02	PREFINISHED BREAK METAL FASCIA AND GUTTER
03	1" TEMPERED GLASS STOREFRONT SYSTEM. LOWER GLAZING TO RECIEVE FRIT AND BURGLER RESISTANT FILM, UPPER GLAZING TO BE CLEAR.
04	HOLLOW METAL DOOR AND FRAME
05	CONCRETE FOOTING AND FOUNDATION, SEE STRUCTURAL PLANS FOR DETAILS
06	LP SMARTSIDE SMOOTH FACE PANEL SYSTEM OR APPROVED EQUAL WITH 1/2 PREFINISHED METAL TRIM SYSTEM REVEALS
07	PREFINISHED VERTICAL SEAM METAL SIDING WITH PREFINSIHED METAL CAP
08	BACKLIT SIGNAGE BY OWNER.
09	PREFINISHED METAL AWNING
10	EXISTING EXTERIOR WALL TO BE PAINTED
11	NEW CLASS A FIRE RETARDANT FLAT ROOF
12	VERTICAL SEAM METAL GATE AND LOCK
13	PREFINISHED METAL CAP OVER PRESSURE TREATED BLOCKING.
14	GATE MOUNTED TO SQUARE METAL BOLLARD, PAINTED.
15	BRICK FASCADE, PAINTED
16	MESH WEEPS AND FLASHING AT BRICK BASE.
17	HALF COURSE CMU EXPOSED AT BASE, PAINTED.
18	5" CONCRETE SLAB AND APRON
19	SEE STRUCTRUAL FOR CMU FOUNDATION WALL AND CONCRETE FOOTING.

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RECORD DRAWING SET:	

REVISIONS:

EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY, STATE, ZIP
WAUKESHA, WISCONSIN 53186

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

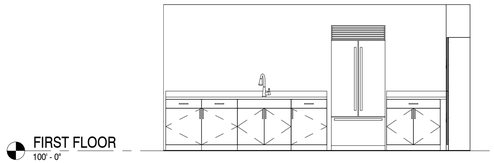
SHEET TITLE:
EXTERIOR ELEVAITONS

SHEET NUMBER:
A-201

PROJECT NUMBER: P13689
P13689

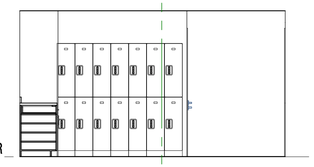
LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025



FIRST FLOOR
100' - 0"

1 BREAKROOM 113 - SOUTH ELEVATION
1/4" = 1'-0"



FIRST FLOOR
100' - 0"

2 BREAKROOM 113 - WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES - EXT. ELEVATION(S)

A. FOOTINGS ON ELEVATIOSN ARE REPRESENATIVE ONLY
(SEE STRUCTURAL PLANS FOR FOOTING ELEVATIONS)

B. XXX

SHEET NOTES - EXT. ELEVATIONS

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION

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PROJECT NAME
EMERGENCY24

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ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
INTERIOR ELEVATIONS

SHEET NUMBER:
A-202

PROJECT NUMBER: P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

VIEW FROM NORTH WEST CORNER

VIEW FROM NORTH EAST CORNER

VIEW FROM SOUTH WEST CORNER

VIEW FROM SOUTH EAST CORNER

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REVISIONS:

EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
EXTERIOR RENDERINGS

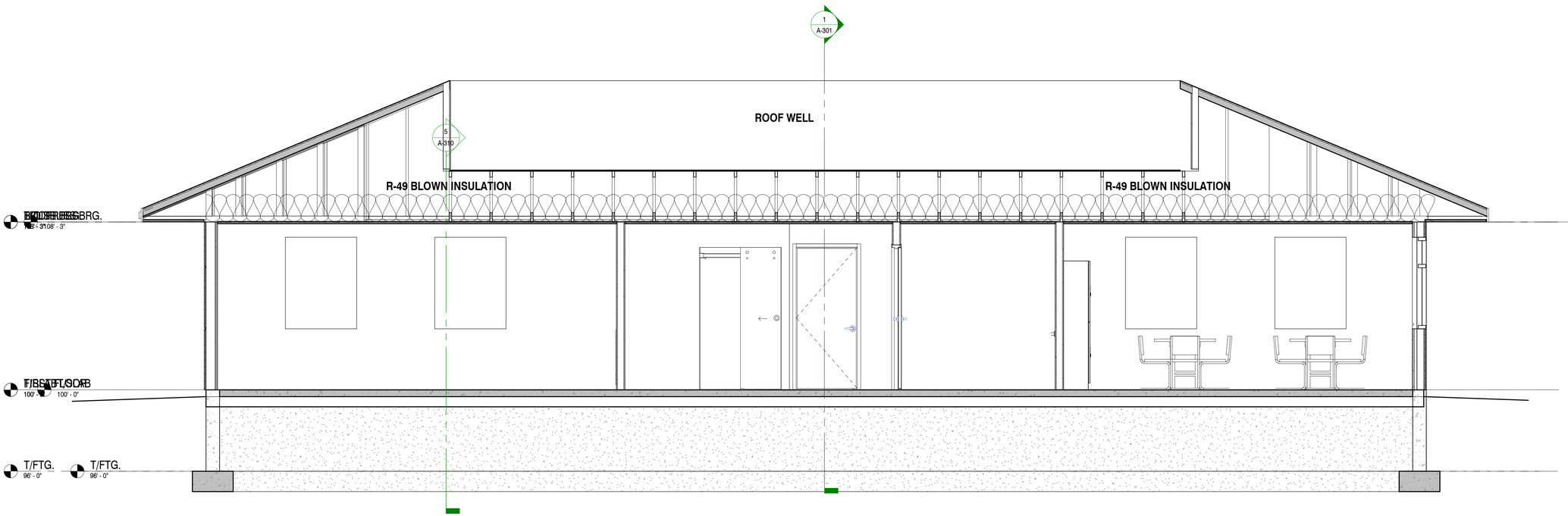
SHEET NUMBER:
A-210

PROJECT NUMBER: P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

1 NORTH-SOUTH BUILDING SECTION
3/8" = 1'-0"



2 EAST-WEST BUILDING SECTION
3/8" = 1'-0"

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MILESTONE ISSUE DATES

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RECORD DRAWING SET:	

REVISIONS:

EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY, STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

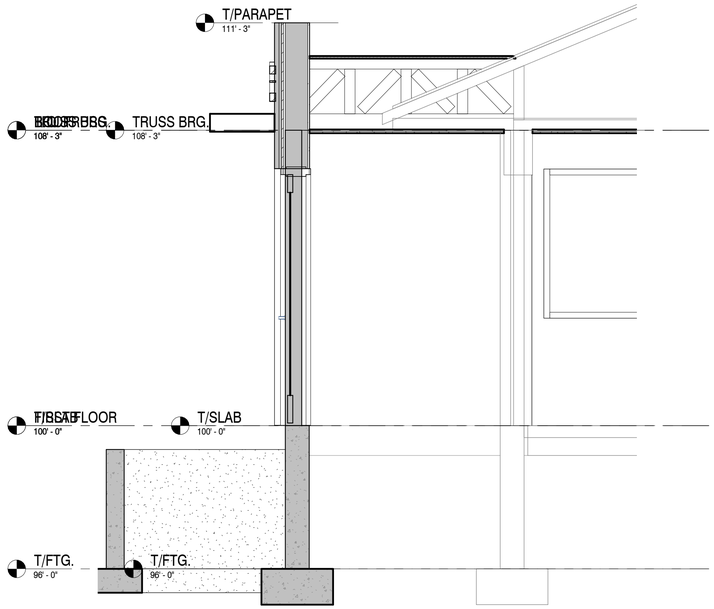
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A-301

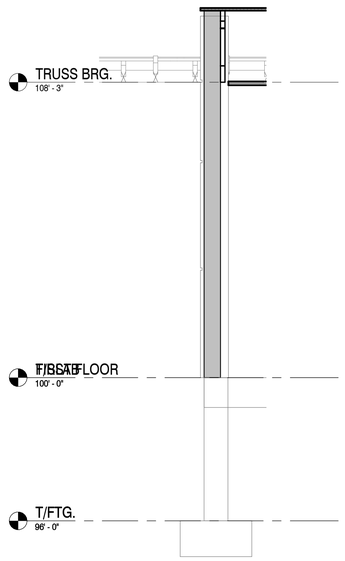
PROJECT NUMBER: P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

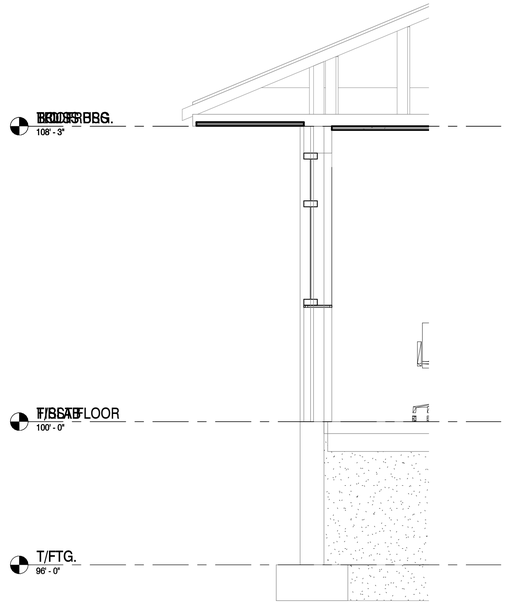
PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025



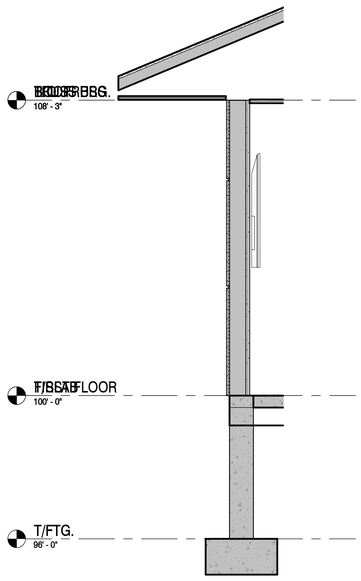
1 Section 1
1/2" = 1'-0"



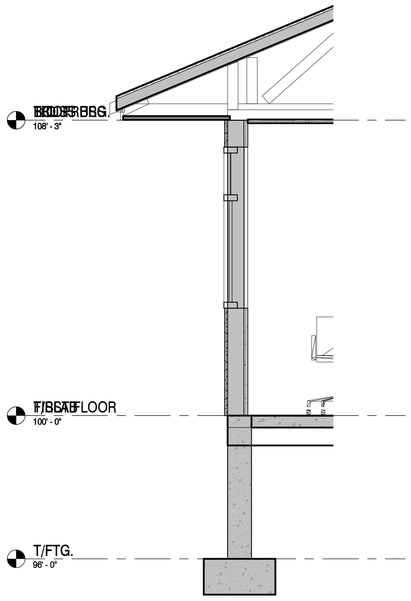
2 Section 2
1/2" = 1'-0"



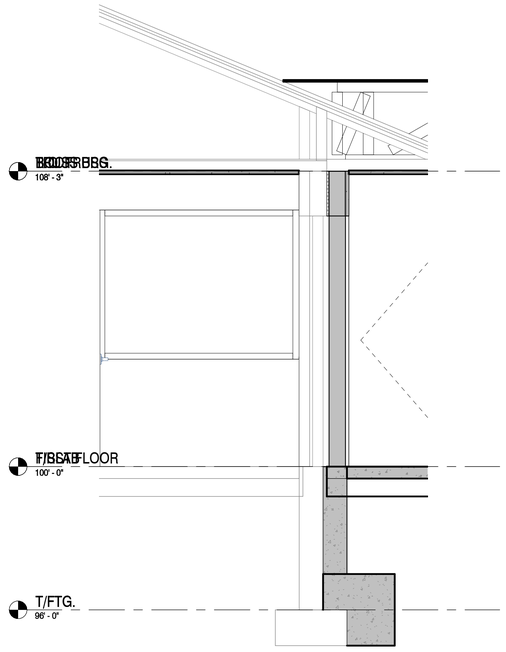
3 Section 3
1/2" = 1'-0"



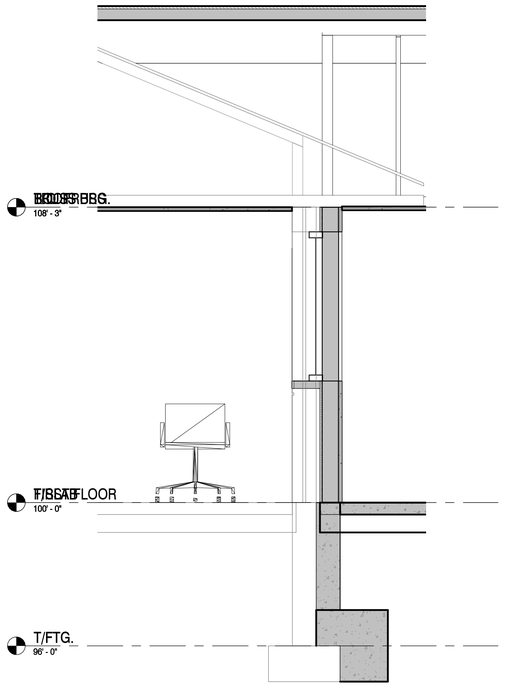
4 Section 4
1/2" = 1'-0"



5 Section 5
1/2" = 1'-0"



6 Section 6
1/2" = 1'-0"



7 Section 7
1/2" = 1'-0"

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PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
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2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

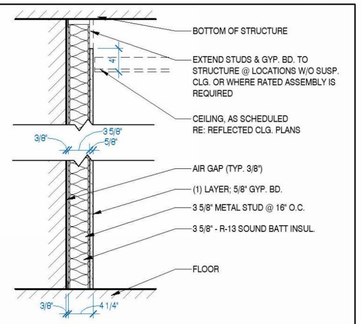
SHEET TITLE:
WALL SECTIONS

SHEET NUMBER:
A-310

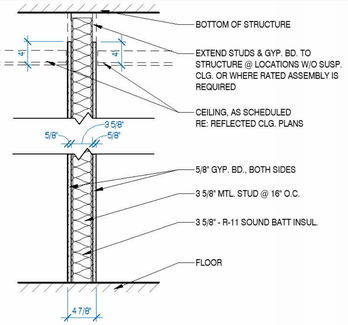
PROJECT NUMBER: P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

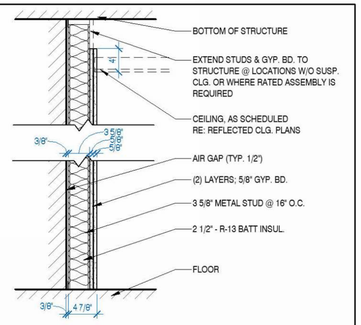
PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025



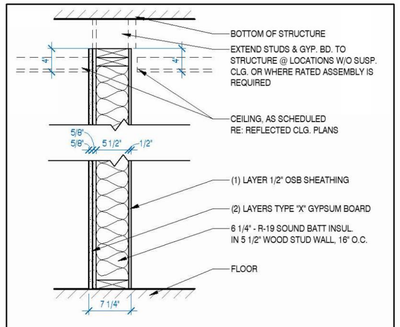
S3A	INTERIOR PARTITION	



S3AA	INTERIOR PARTITION	



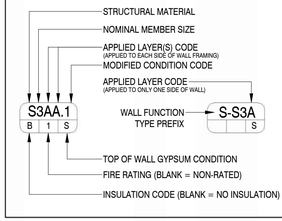
S3B	INTERIOR PARTITION	



W6OB	INTERIOR PARTITION	
	POTENTIAL FIRE RATING: 1 HR.	DESIGN NO. UL U305

INTERIOR WALL TYPE LEGEND

WALL TYPE SYMBOL DIAGRAM:



WALL FUNCTION TYPE: PREFIX	
E-	EXTERIOR WALL
F-	FOUNDATION
	INTERIOR WALL PARTITION (NO PREFIX)
S-	SHAFT / CHASE
D-	DEMISING, PARTY, SEPERATION OR COMMON WALL
FIN	FINISH MATERIAL
EX-	EXTERIOR FINISH MATERAIL

STRUCTURAL MATERIALS:		
C	POURED CONCRETE	CON.
P	PRE-CAST CONCRETE PANEL	PCP.
IP	INSULATED PRE-CAST CONCRETE PANEL	ICP.
F	METAL FURRING	FUR.
M	MASONRY	CMU
N	METAL WALL PANEL	MWP.
S	METAL STUD	MTL.
W	WOOD STUD - NOMINAL	WDS.
E	ENGINEERED WOOD STUDS	EWS.

NOMINAL SIZE:

	WOOD	METAL	SPECIALTY	
0		1/2" RC1 CHANNEL	1/2" RC2 CHANNEL	
1	1X1 FURRING	1 5/8" METAL STUD	7/8" HAT CHANNEL	
2	2X2 FURRING	2 1/2" METAL STUD	2 1/2" C-H MTL. STD.	
	WOOD	METAL	CONCRETE	MASONRY
3		3 5/8" METAL STUD		
4	2X4 WOOD STUD	4" METAL STUD	4" CONC.	4" CMU
6	2X6 WOOD STUD	6" METAL STUD	6" CONC.	6" CMU
8	2X8 WOOD STUD	8" METAL STUD	8" CONC.	8" CMU
10			10" CONC.	10" CMU
12			12" CONC.	12" CMU

APPLIED LAYERS:	
A	(1) LAYER, 5/8" GYPSUM BOARD (TYPE "X" AT RATED WALLS)
B	(2) LAYERS, 5/8" GYPSUM BOARD (TYPE "X" AT RATED WALLS)
C	(3) LAYERS, 5/8" GYPSUM BOARD (TYPE "X" AT RATED WALLS)
D	(4) LAYERS, 5/8" GYPSUM BOARD (TYPE "X" AT RATED WALLS)
E	(1) LAYER, 3/4" GYPSUM BOARD (UL TYPE ULTRACODE)
F	(2) LAYERS, 3/4" GYPSUM BOARD (UL TYPE ULTRACODE)
G	(*COMBINED APPLIED LAYERS) "F" +1/2" RC1 CHANNEL+"F"
H	NOT USED
I	NOT USED
J	NOT USED
K	(1) LAYER 1" OF LINER PANEL CONSTRUCTION GYPSUM BOARD
L	POURED CONCRETE
M	POURED CONCRETE
N	5/8" DENSGLASS SHEATHING (OR APPROVED EQUAL)
O	5/8" OSB SHEATHING
P	5/8" PLWOOD
Q	5/8" FIRE RETARDENT PLYWOOD
R	5/8" ZIP SHEATHING (OR APPROVED EQUAL)
S	5/8" CONCRETE BOARD
T	NOT USED

MODIFIER CONDITIONS:	
1	(2) ROWS OF STAGGERED STUDS. W/ AIR GAP
2	NOT USED
3	NOT USED
4	NOT USED

TOP OF WALL GYPSUM CONDITION:	
S =	(STANDARD) - ONE SIDE GYP. BD. TO UNDERSIDE OF ROOF/FLOOR DECK, OPPOSITE SIDE, GYP. BD. 4" ABOVE ACT CEILING
C =	GYP. BD. TO UNDERSIDE OF CEILING BOTH SIDES
D =	BOTH SIDES TO UNDERSIDE OF ROOF/FLOOR DECK.

FIRE RATING:	
	NON-RATED ASSEMBLY (BLANK)
1	1 HOUR RATED ASSEMBLY
2	2 HOUR RATED ASSEMBLY
3	3 HOUR RATED ASSEMBLY
4	4 HOUR RATED ASSEMBLY

MODIFIER CONDITIONS:	
	NO INSULATION (BLANK)
B	FIBERGLASS BATT INSULATION
F	SPRAY FOAM INSULATION - (SEE SECTIONS FOR TYPE)
R	RIGID INSULATION
M	MINERAL WOOL INSULATION
S	SOUND BATT INSULATION
-	NOT USED

GENERAL WALL TYPE NOTES:

A. MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE (BATHROOMS, JANITOR/PLUMING ROOMS, KITCHENS, ETC. AND EXTERIOR WINDOW AND DOOR HEAD, SILL AND JAMB RETURNS)

B. ALL WALL AREAS DESIGNATED TO RECEIVE TILE WALL SHALL HAVE CEMENT BOARD BACKER INSTALLED, EXCEPT AT TILE BASE AREAS WHICH CAN BE INSTALLED TO GYPMSUM BOARD. VERIFY RESPONSIBILITY WITH SCOPE OF WORK.

C. WALLS REQUIRED TO BE FIRE RATED ARE ILLUSTRATED ON FLOOR PLAN(S) WITH ORANGE HATCH AND ON LIFE SAFETY PLAN(S).

D. WALLS REQUIRED TO BE FIRE RATED TO HAVE FIRE CAULK AT ALL JOINTS AND PENETRATIONS.

E. GYP. BD. TO BE REVERSED ON WALLS WHERE FRP IS TO BE INSTALLED

F. WALL DETAILS INDICATE WHICH WALL ASSEMBLIES ARE APPROVED TO BE LOAD BEARING PER UL LISTING.
(REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF INTERIOR LOAD BEARING WALLS.)

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MILESTONE ISSUE DATES

PRELIMINARY SET:	05/05/2025
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LOCAL DESIGN REVIEW SET:	07/02/2025
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
PARTITION WALL TYPE DETAILS

SHEET NUMBER:
A-500

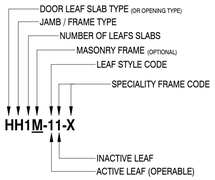
PROJECT NUMBER: P13689
P13689

LEADERS ■ ENGINEERS ■ CONTRACTORS ■ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

DOOR AND FRAME LEGEND

DOOR AND FRAME TYPE



STANDARD SWING DOOR TYPES

AA	-	ALUMINUM DOOR & FRAME (STORE FRONT)
HH	-	H.M. DOOR & FRAME
FF	-	FIBERGLASS DOOR & FRAME
WH	-	WOOD DOOR & H.M. FRAME
WW	-	WOOD DOOR & WOOD FRAME
TR	-	TRAFFIC DOOR

OPENINGS STYLE

DO	-	DRYWALL DOOR OPENING
WCO	-	WOOD CASED DOOR OPENING
HCO	-	H.M. CASED FRAMED OPENING

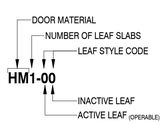
SPECIALTY FRAME CODE

H	-	HOSPITAL STOP FRAME
DE	-	DOUBLE EGRESS DOOR

DOOR LEAF ELEV. TYPE CALLOUT

DOOR MATERIALS

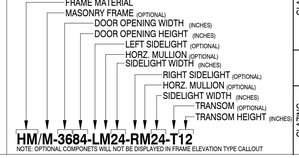
AL	-	ALUMINUM
FG	-	FIBERGLASS (GFRP)
GM	-	GALVANIZED METAL
HM	-	HOLLOW METAL
SS	-	STAINLESS STEEL
WD	-	WOOD



FRAME ELEV. TYPE CALLOUT

FRAME MATERIALS

AL	-	ALUMINUM
FG	-	FIBERGLASS (GLASS FIBER REINF. POLYMER)
GM	-	GALVANIZED METAL
HM	-	HOLLOW METAL
SS	-	STAINLESS STEEL
WD	-	WOOD



NOTE: OPTIONAL COMPONETS WILL NOT BE DISPLAYED IN FRAME ELEVATION TYPE CALLOUT

SWING DOORS - LEAF STYLE CODES

DOOR SLAB STYLES

	CODE	SIZE	DESCRIPTION	
GLAZING	0 =	--	NO GLAZING	
	1 =	4" x 25"	NARROW	
	2 =	6" x 33"	NARROW -	ADA
	3 =	(PER DOOR SIZE)	1/2 GLASS -	ADA
	4 =	(PER DOOR SIZE)	FULL GLASS -	ADA
	5 =	10"X10"	VIEWER	
	6 =	--	USER DEFINED	
	7 =	--	USER DEFINED	
	8 =	--	USER DEFINED	

ALUMINUM DOOR (STOREFRONT)

	CODE	TOP - STILE - BOTTOM	DESCRIPTION
GLAZING	N =	2 1/2" - 2 1/16" - 3 7/16" -	NARROW STILE
	M =	3 7/16" - 3 7/16" - 6 7/16" -	MEDIUM STILE
	W =	4 13/16" - 4 13/16" - 6 7/16" -	WIDE STILE

NOTE: STANDARD 10" BOTTOM RAIL (SEE SCHED.)

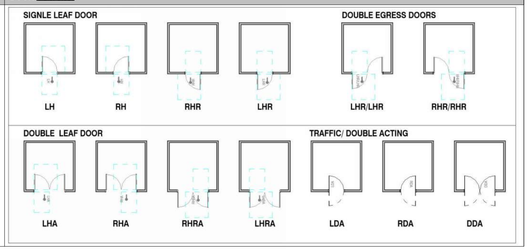
LOCKSET SCHEDULE KEY

CODE	DESCRIPTION	ANSI CODE
AD	AUTOMATIC DOOR	--
CL	CLASSROOM LOCK	F70
ED	EXIT DEVICE (PANIC / FIRE)	--
EN	ENTRANCE LOCK	F109
EO	EXIT ONLY	
IN	INSTITUTIONAL LOCK	
OF	OFFICE / ENTRANCE LOCK	F82
PP	PUSH PULL PLATE AND PULL	--
PS	PASSAGE LATCH	F75
PV	PRIVACY LOCK	F76
SL	STORE ROOM LOCK	F86
TR	TRAFFIC DOOR	--
NA	NON-APPLICABLE - NO LOCKSET	
EX	EXISTING HARDWARE	

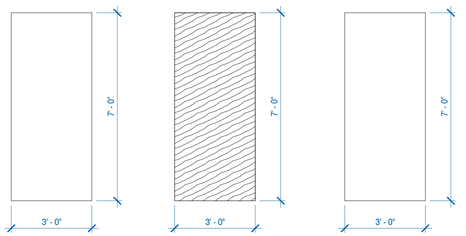
CLOSER SCHEDULE KEY

CODE	DESCRIPTION	SIDE	OPTION
AUTO	AUTOMATIC DOOR	ABOVE	
DBL	DOUBLE ACTING	ABOVE	
HM	HINGE MOUNT	PULL SIDE	
HM-H	HINGE MOUNT	PULL SIDE	W/ HOLD OPEN
PA	PARALLEL ARM	PUSH SIDE	
PA-H	PARALLEL ARM	PUSH SIDE	W/ HOLD OPEN
PA-CS	PARALLEL ARM	PUSH SIDE	CUSH AND STOP
PA-CS-H	PARALLEL ARM	PUSH SIDE	CUSH AND STOP W/ HOLD OPEN
TJ	TOP JAMB	PULL SIDE	
TJ-H	TOP JAMB	PULL SIDE	W/ HOLD OPEN
NA	NON-APPLICABLE	NO CLOSER	

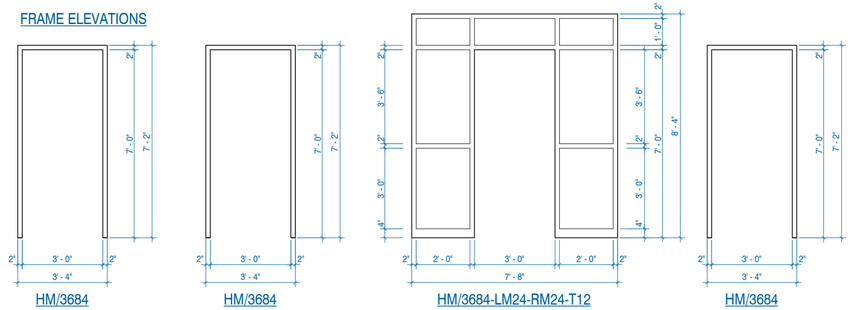
DOOR HANDING



SLAB ELEVATIONS



FRAME ELEVATIONS



DOOR & FRAME SCHEDULE

BLANK FIELDS ARE INTENTIONALLY BLANK AND ARE NON-APPLICABLE TO DOOR
* DOOR JAMB WIDTH INDICATES CUSTOM SIZE

MARK	DOOR TYPE	DOOR LEAF ELEV TYPE	WIDTH	HEIGHT	THK.	U.C.	MATL.	FINISH	GLAZZ SIZE			FRAME ELEV.TYPE	WIDTH	HEIGHT	FRAME JAMB	FRAME HEAD	JAMB DEPTH	MATL.	FINISH	HARDWARE GROUP	HARDWARE COMMENTS	FIRE RATING	KEYING	COMMENTS	MARK
										W	H														
FIRST FLOOR																									
100	HH1-1	HM-1	3' - 0"	7' - 0"	1 3/4"	3/4"	HM	PAINT		4"	25"	HM/3684	3' - 4"	7' - 2"	2"	2"	5 3/4"	HM	PAINT		ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.				100
101	HH1-1	HM-	3' - 0"	7' - 0"	1 3/4"	3/4"	HM	PAINT	(1)	4"	25"		3' - 4"	7' - 2"	2"	2"		HM	PAINT		ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.				101
103	HH1-0	HM-	3' - 0"	7' - 0"	1 3/4"	3/4"	HM	PAINT					3' - 4"	7' - 2"	2"	2"		HM	PAINT		ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.				103
103.1	HH1-1	HM-	3' - 0"	7' - 0"	1 3/4"	3/4"	HM	PAINT	(1)	4"	25"		3' - 4"	7' - 2"	2"	2"		HM	PAINT		ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.				103.1
106.1	HH1-0	HM-0	3' - 0"	7' - 0"	1 3/4"	3/4"	HM	PAINT				HM/3684	3' - 4"	7' - 2"	2"	2"	5 3/4"	HM	PAINT		ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.				106.1
106.2	HH1-1	HM-1	3' - 0"	7' - 0"	1 3/4"	3/4"	HM	PAINT		4"	25"	HM/3684	3' - 4"	7' - 2"	2"	2"	8 3/8"	HM	PAINT		ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.	45 MIN			106.2
107	WH1-0	WD-0	3' - 0"	7' - 0"	1 3/4"	3/4"	WD	STAIN				HM/3684	3' - 4"	7' - 2"	2"	2"	5 3/4"	HM	PAINT						107
108	WH1-0	WD-0	3' - 0"	7' - 0"	1 3/4"	3/4"	WD	STAIN				HM/3684	3' - 4"	7' - 2"	2"	2"	5 3/4"	HM	PAINT						108
110	HH1-0	HM-	3' - 0"	7' - 0"	1 3/4"	3/4"	HM	PAINT					3' - 4"	7' - 2"	2"	2"		HM	PAINT						110
111	HH1-0	HM-	3' - 0"	7' - 0"	1 3/4"	3/4"	HM	PAINT					3' - 4"	7' - 2"	2"	2"		HM	PAINT						111
112	HH1-0	HM-	3' - 0"	7' - 0"	1 3/4"	3/4"	HM	PAINT					3' - 4"	7' - 2"	2"	2"		HM	PAINT		ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.				112
170	HH1-0	HM-0	3' - 0"	7' - 0"	1 3/4"	3/4"	HM	PAINT				HM/3684	3' - 4"	7' - 2"	2"	2"	10 3/8"	HM	PAINT						170
EX01	HW1-4	HM-	3' - 0"	7' - 0"	1 3/4"	3/4"	HM	PAINT	(1)	24"	68"		3' - 4"	7' - 2"	2"	2"		WD	STAIN		ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.	45 MIN			EX01
EX02	HH1-0	HM-	3' - 0"	7' - 0"	1 3/4"	3/4"	HM	PAINT					3' - 4"	7' - 2"	2"	2"		HM	PAINT		ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.	45 MIN			EX02

DOOR HARDWARE SCHEDULE

HARDWARE GROUP	COUNT	DOOR TYPE	DOOR LEAF ELEV. TYPE	DOOR TYPE	STYLE	FRAME ELEV. TYPE	LOCKSET	CLOSER	KICKPLATES PUSH () H x W	KICKPLATES PULL () H x W	ACTIVE PULL SIDE	ACTIVE PUSH SIDE	HINGE SWING	DOOR GLAZING SIZE () H x W	GLAZING TYPE - DOOR	WINDOW TRIM KIT	10" BOTTOM RAIL	SECURITY: CARD READER	SECURITY: ELECTRIC STRIKE	SECURITY: MAGNETIC LOCK	SECURITY: PUSH BUTTON	SECURITY: MAGNETIC LATCH	SECURITY: DEAD BOLT	SECURITY: FLUSH BOLT	SECURITY: SURFACE BOLT	SECURITY: LATCH GUARD	ACCESSORY: ASTRAGAL	ACCESSORY: DOOR HOOK	ACCESSORY: DOOR STOP	ACCESSORY: DOOR VIEWER	SEALS: RAIN DRIP GUARD	SEALS: SILENCERS	SEALS: WEATHER SEAL	SEALS: SMOKE SEAL	SEALS: SHOE	SEALS: SWEEP	SEALS: THRESHOLD	HARDWARE COMMENTS
	1	HH1-1	HM-1	SINGLE DOOR	SWING	HM/3684	OF-ENTRANCE/OFFICE	HM			LEVER - CYLINDRICAL	LEVER - CYLINDRICAL	90.00°	4" x 25"	1/4 in. SINGLE PANE - CLEAR - TEMPERED	•																							ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.
	1	HH1-1	HM-		SWING								90.00°	4" x 25"																								ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.
	1	HH1-0	HM-		SWING								90.00°																								ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.
	1	HH1-1	HM-		SWING								90.00°	4" x 25"																								ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.
	1	HH1-0	HM-0	SINGLE DOOR	SWING	HM/3684	PS-PASSAGE	HM			LEVER - CYLINDRICAL	LEVER - CYLINDRICAL	90.00°		--																								ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.
	1	HH1-1	HM-1	SINGLE DOOR	SWING	HM/3684	PS-PASSAGE	HM			LEVER - CYLINDRICAL	LEVER - CYLINDRICAL	90.00°	4" x 25"	--																								ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.
	1	WH1-0	WD-0	SINGLE DOOR	SWING	HM/3684	PV-PRIVACY	HM			LEVER - CYLINDRICAL	LEVER - CYLINDRICAL	90.00°		--																								
	1	WH1-0	WD-0	SINGLE DOOR	SWING	HM/3684	PV-PRIVACY	HM			LEVER - CYLINDRICAL	LEVER - CYLINDRICAL	90.00°		--																								
	1	HH1-0	HM-		SWING								90.00°																										
	1	HH1-0	HM-		SWING								90.00°																										
	1	HH1-0	HM-		SWING								90.00°																										ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.
	1	HH1-0	HM-0	SINGLE DOOR	SWING	HM/3684	PS-PASSAGE	HM			LEVER - CYLINDRICAL	LEVER - CYLINDRICAL	90.00°		--																								
	1	HW1-4	HM-		SWING								90.00°	24" x 68"																									ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.
	1	HH1-0	HM-		SWING								90.00°																										ELECTRIC STRIKE AND CLOSER WITH AUTOLATCH AND LOCK.

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

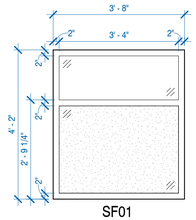
SHEET TITLE:
DOOR AND FRAME SCHEDULE

SHEET NUMBER:
A-601

PROJECT NUMBER: P13689
P13689

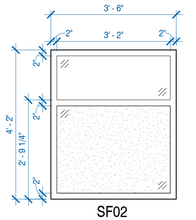
LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025



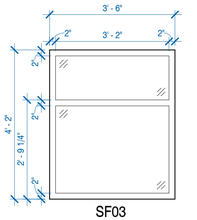
SF01

1" CLEAR INSULATED GLASS (TOP)
1" OPAQUE INSULATED GLASS (BOTTOM)
FRAMED IMPACT RESISTANT POLYMER FILM (LOWER ONLY)
PREFINSIHED ALUMINUM STOREFRONT FRAME



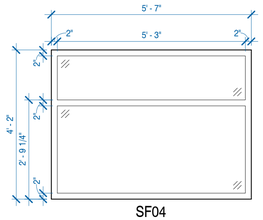
SF02

1" CLEAR INSULATED GLASS (TOP)
1" OPAQUE INSULATED GLASS (BOTTOM)
FRAMED IMPACT RESISTANT POLYMER FILM (LOWER ONLY)
PREFINSIHED ALUMINUM STOREFRONT FRAME



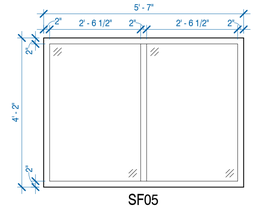
SF03

1" CLEAR INSULATED GLASS (TOP)
1" CLEAR INSULATED GLASS (BOTTOM)
PREFINSIHED ALUMINUM STOREFRONT FRAME



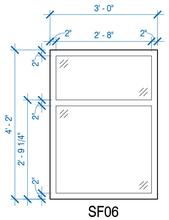
SF04

1" CLEAR INSULATED GLASS (TOP)
1" CLEAR INSULATED GLASS (BOTTOM)
FRAMED IMPACT RESISTANT POLYMER FILM (LOWER ONLY)
PREFINSIHED ALUMINUM STOREFRONT FRAME



SF05

1" CLEAR INSULATED GLASS
FRAMED IMPACT RESISTANT POLYMER FILM
PREFINSIHED ALUMINUM STOREFRONT FRAME



SF06

1" CLEAR INSULATED GLASS (TOP)
1" CLEAR INSULATED GLASS (BOTTOM)
FRAMED IMPACT RESISTANT POLYMER FILM (LOWER ONLY)
PREFINSIHED ALUMINUM STOREFRONT FRAME

1 STOREFRONT WINDOW ELEVATIONS

1/2" = 1'-0"

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MILESTONE ISSUE DATES

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EM 24

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
STOREFRONT WINDOW SCHEDULE AND ELEVATIONS

SHEET NUMBER:
A-610

PROJECT NUMBER: P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025

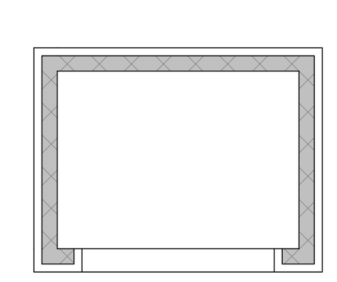
ROOM FINISH SCHEDULE

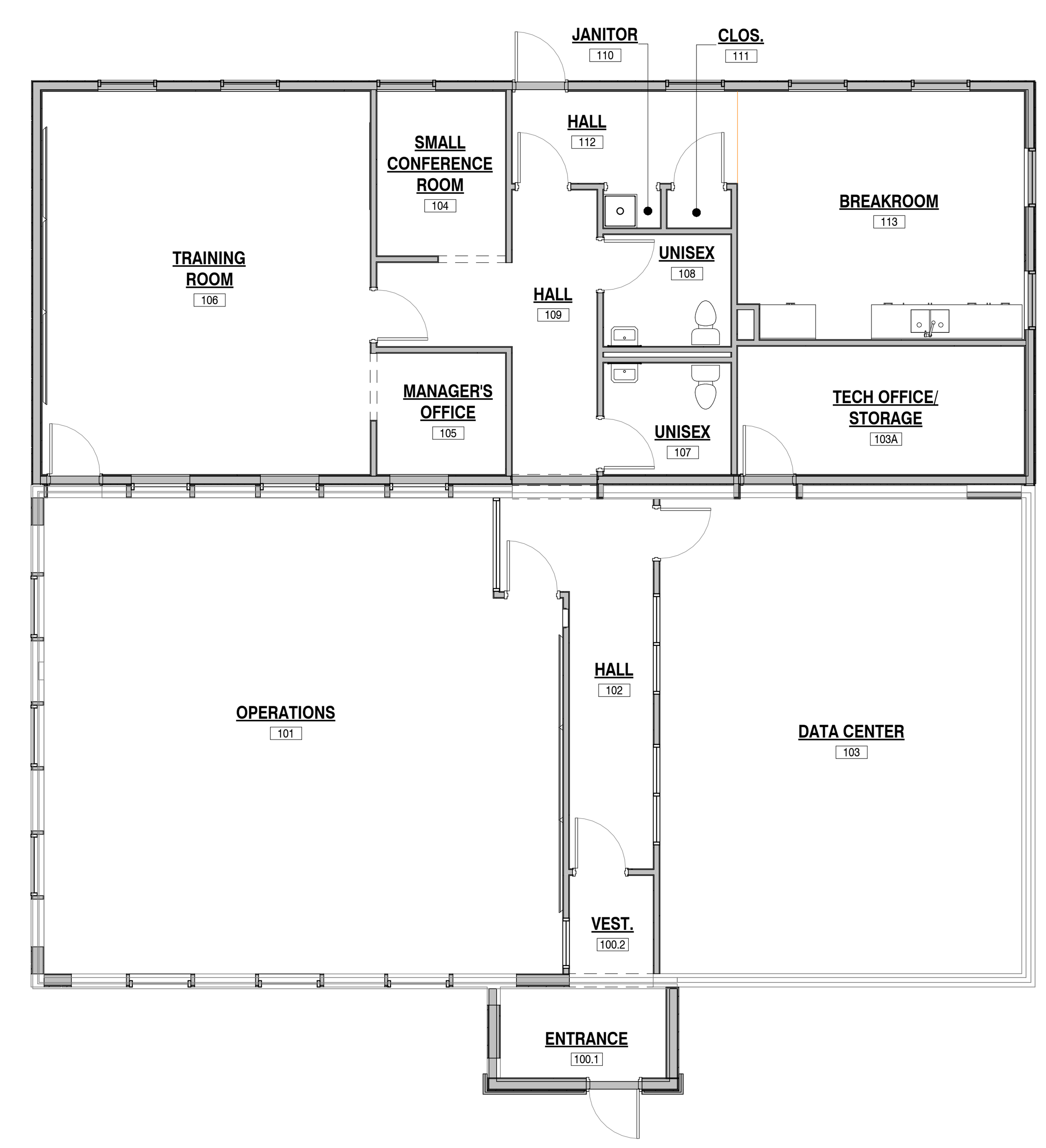
NOTE: TYPICAL DIRECTION FOR ROOM FINISH SCHEDULE IDENTIFICATION

ROOM NO.	ROOM NAME	FLOOR FINISH	FLOOR FINISH	BASE FINISH	BASE FINISH	CASEWORK CABINETS	CASEWORK COUNTERS	TRIM	WALL FINISH	WALLS A	WALLS B	WALLS C	WALLS D	CEILING FINISH	CEILING FINISH	ADDITIONAL SPECS & ROOM FINISHES	REMARKS	ROOM NO.
FIRST FLOOR																		
100.1	ENTRANCE	CPT		VINYL					PAINT					GYP, PAINTED		WALK OFF CARPET TILE		100.1
100.2	VEST.	CPT		VINYL					PAINT					GYP, PAINTED		WALK OFF CARPET TILE		100.2
101	OPERATIONS	CPT		VINYL					PAINT					GYP, PAINTED				101
102	HALL	LVT		VINYL					PAINT					GYP, PAINTED				102
103	DATA CENTER	ESD		VINYL					PAINT					GYP, PAINTED		ELECTROSTATIC DISSIPATIVE FLOORING		103
103A	TECH OFFICE/ STORAGE	ESD		VINYL					PAINT					GYP, PAINTED		ELECTROSTATIC DISSIPATIVE FLOORING		103A
104	SMALL CONFERENCE ROOM	CPT		VINYL					PAINT					GYP, PAINTED				104
105	MANAGER'S OFFICE	CPT		VINYL					PAINT					GYP, PAINTED				105
106	TRAINING ROOM	CPT		VINYL					PAINT					GYP, PAINTED				106
107	UNISEX	PT		VINYL					PAINT/WET WALL TILE					GYP, PAINTED				107
108	UNISEX	PT		VINYL					PAINT/WET WALL TILE					GYP, PAINTED				108
109	HALL	LVT		VINYL					PAINT					GYP, PAINTED				109
110	JANITOR	CONC		VINYL					PAINT					GYP, PAINTED				110
111	CLOS.	LVT		VINYL					PAINT					GYP, PAINTED				111
112	HALL	LVT		VINYL					PAINT					GYP, PAINTED				112
113	BREAKROOM	LVT		VINYL		P-LAM	P-LAM		PAINT					GYP, PAINTED				113

FINISH MATERIAL LEGEND

MATERIAL CODE	DESCRIPTION	MANUFACTURER	STYLE	COLOR	SIZE	CONTACT	NOTES
CPT-1	CARPET - WALK OFF MODULAR	MOHAWK GROUP	STEP UP II - GT311	989 OBSIDIAN	24" X 24"		
FFD-1	FACTORY FINISHED DOORS	MASONITE OR EQUIV.	TBD	TBD	--		
GR-1	GROUT	LATICRETE	SPECTRALOCK / EPOXY FORMULA	45 RAVEN	--		
LCK-1	LOCKERS	PENCO OR EQUIV.	POWDER COATED STEEL	054 CANVAS	HALF LOCKERS - STACKED		
LVT-1	LUXURY VINYL TILE	JJ FLOORING GROUP	TATAMI V5003	1019 EDO	18" X 36"		
P-1	PAINT	SHERWIN WILLIAMS	SATIN FINISH	SW-7069 IRON ORE	--		
P-2	PAINT	BENJAMIN MOORE	EGGSHELL FINISH	CW-715 BONE BLACK	--		
P-3	PAINT	BENJAMIN MOORE	EPOXY EGGSHELL FINISH	CW-715 BONE BLACK	--		
PLAM-1	PLASTIC LAMINATE	WILSONART	8211K-28	PHANTOM ECRU	--		
PLAM-2	PLASTIC LAMINATE	WILSONART	902-58	PLATINUM MATTE FINISH	--		
PT-1	PORCELAIN TILE	FIANDRE	SHEN	BALENCE GREY	12" X 24"		
PTB-1	PORCELAIN TILE BASE	FIANDRE	SHEN	BALENCE GREY	6" X 24"		
SDT-1	STATIC DISSIPATIVE TILE	ARMSTRONG	STATIC DISIPATIVE TILE	FOSSIL GRAY 51956	12" X 12"		
TCF-1	TEXTILE COMPOSITE FLOORING	EF CONTRACT	KINETEX - INTRIGUE KITR	TANTALIZE - ITR85	24" X 24"		
TS-1	TRANSITION STRIP	SCHLUTER SYSTEMS	JOLLY	ANODIZED ALUMINUM	TBD BY FLOORING SUBCONTRACTOR		
TS-2	TRANSITION STRIP	CERAMIC TOOL COMPANY	CTS SLOPED TILE TO CARPET	ANODIZED ALUMINUM	TBD BY FLOORING SUBCONTRACTOR		
TS-3	TRANSITION STRIP	CERAMIC TOOL COMPANY	CTV SLOPED CARPET TO VINYL	ANODIZED ALUMINUM	TBD BY FLOORING SUBCONTRACTOR		
VB-1	VINYL BASE	JOHNSONITE	4" COVE BASE	63 BURNT UMBER			





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

NORTH

GENERAL NOTES - INTERIORS

A. "EX" REFERS TO EXISTING FINISHES TO REMAIN.

B. MSI PRICING HAS BEEN ESTABLISHED FOR THE PROJECT. CONTRACTOR IS ENCOURAGED TO CONTACT PRODUCT REPS AND REFERENCE PROJECT FOR MATERIAL PRICING.

C. PRIOR TO ORDERING PRODUCT, CONTRACTOR MUST SUBMIT SAMPLES AND LITERATURE TO MSI GENERAL FOR APPROVAL. SAMPLES SHOULD BE CLEARLY MARKED WITH PROJECT NAME AND FINISH CODE AS IDENTIFIED IN THE MATERIAL LEGEND. SAMPLES NOT CLEARLY LABELED WILL BE REJECTED.

D. CONTRACTORS WHO INSTALL MATERIALS WITHOUT APPROVED SUBMITTALS, INSTALL "AT RISK".

E. TRANSITION STRIPS "TS" SHALL BE INSTALLED AT CENTER OF DOOR OR OPENING WHERE APPLICABLE.

F. TRANSITION STRIPS ARE TO BE INSTALLED AT ALL FLOOR MATERIAL CHANGES. MATERIALS TO BE LAID FLUSH FOR A ZERO-THRESHOLD SURFACE. THIS SHALL BE ACHIEVED BY A MINIMUM 4'-0" FEATHERED SKIM COAT AS NEEDED. NON-FLUSH TRANSITIONS WILL BE REJECTED.

G. ALL MECHANICAL GRILLS, PLATES, AND ELECTRICAL PANELS OR SURFACES SHALL BE PAINTED ADJACENT WALL OR SOFFIT COLOR.

H. WALL FINISHES ARE IDENTIFIED WITH UPPER WALL FINISH / LOWER FINISH.

I. ALL WALL AREAS DESIGNATED TO RECEIVE TILE WALL SHALL HAVE CEMENT BOARD BACKER INSTALLED, EXCEPT AT TILE BASE AREAS WHICH CAN BE INSTALLED TO GYPMSUM BOARD. VERIFY RESPONSIBILITY WITH SCOPE OF WORK.

J. EXISTING STAINED WOOD TO RECEIVE "SCRATCH-COAT" TO FRESHEN FINISH.

K. EXISTING WALLS TO BE PATCHED AND PREPARED TO RECEIVE NEW FINISH.

L. METAL DOOR FRAMES TO BE PAINTED P-1 IN NEW CONSTRUCTION AREAS.

M. PAINT EXISTING DOORS IN NEW CONSTRUCTION AREAS P-1.

N. METAL STAIR RAILING TO BE PAINTED P-1.

O. PROVIDE CURTAINS AT ALL WINDOWS

SHEET NOTES - INTERIOR PLANS

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION

ALTERNATE BID - INTERIORS

1. ALTERNATE BID 1
2. ALTERNATE BID 2

MSI GENERAL
DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	05/05/2025
BUDGET SET:	06/03/2025
LOCAL DESIGN REVIEW SET:	07/02/2025
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY/ STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

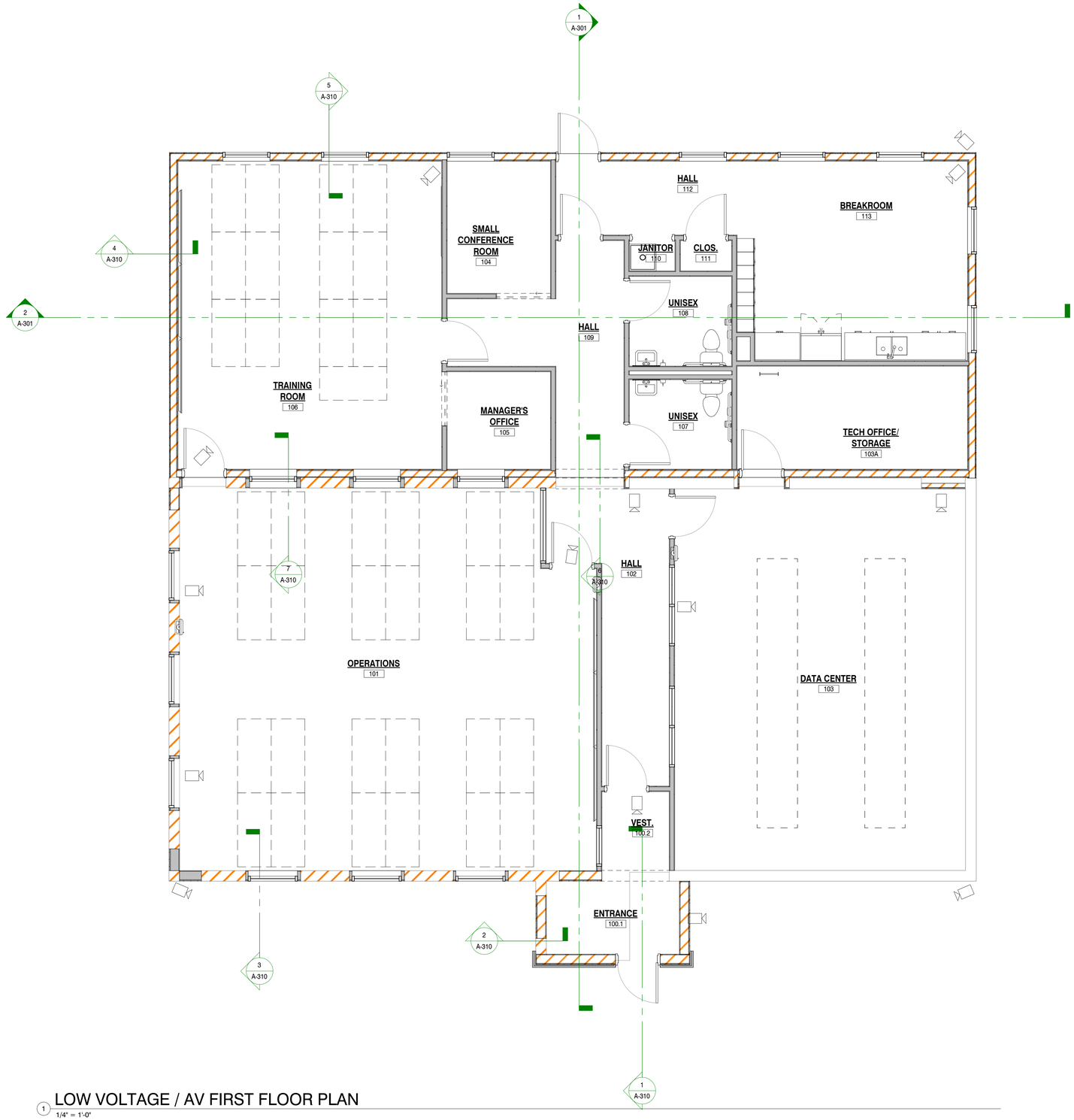
SHEET TITLE:
INTERIOR - FIRST FLOOR PLAN

SHEET NUMBER:
I-111

PROJECT NUMBER: P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025



1 LOW VOLTAGE / AV FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND - LOW VOLTAGE / AV	
	VIDEO CAMERA

NORTH

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MILESTONE ISSUE DATES

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REVISIONS:

PROJECT NAME
EMERGENCY24

PROJECT DESCRIPTION
ADDITION

STREET ADDRESS
2021 SPRINGDALE RD

CITY, STATE / ZIP
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATF	DJS	

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ATF		AMH

SHEET TITLE:
LOW VOLTAGE / AV FIRST FLOOR PLAN

SHEET NUMBER:
TA-111

PROJECT NUMBER: P13689
P13689

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

PLAN COMMISSION SET - NOT FOR CONSTRUCTION - 07/02/2025