

OLLMANN ERNEST MARTIN ARCHITECTS
509 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone
815-544-7792 Fax

ADDENDUM #02

3/17/2016

PROJECT #: 2015-093
PROJECT NAME: Culvers's Restaurant Re-Image
840 W. Sunset Drive
Waukesha, WI

To: **All Document Holders**

From: **Ollmann Ernest Martin Architects**

Bidders shall indicate the receipt of this and all Addenda on the Bid Form.
Please reproduce as needed and attach to the Project Manual for the Project.

Sincerely,
Todd William Ost, AIA
Ollmann Ernest Martin Architects

Included in this Addendum

Page 1-2
Sheets S102, A100, A101, A104, A201, A202, and A401.

CHANGES TO THE DRAWINGS

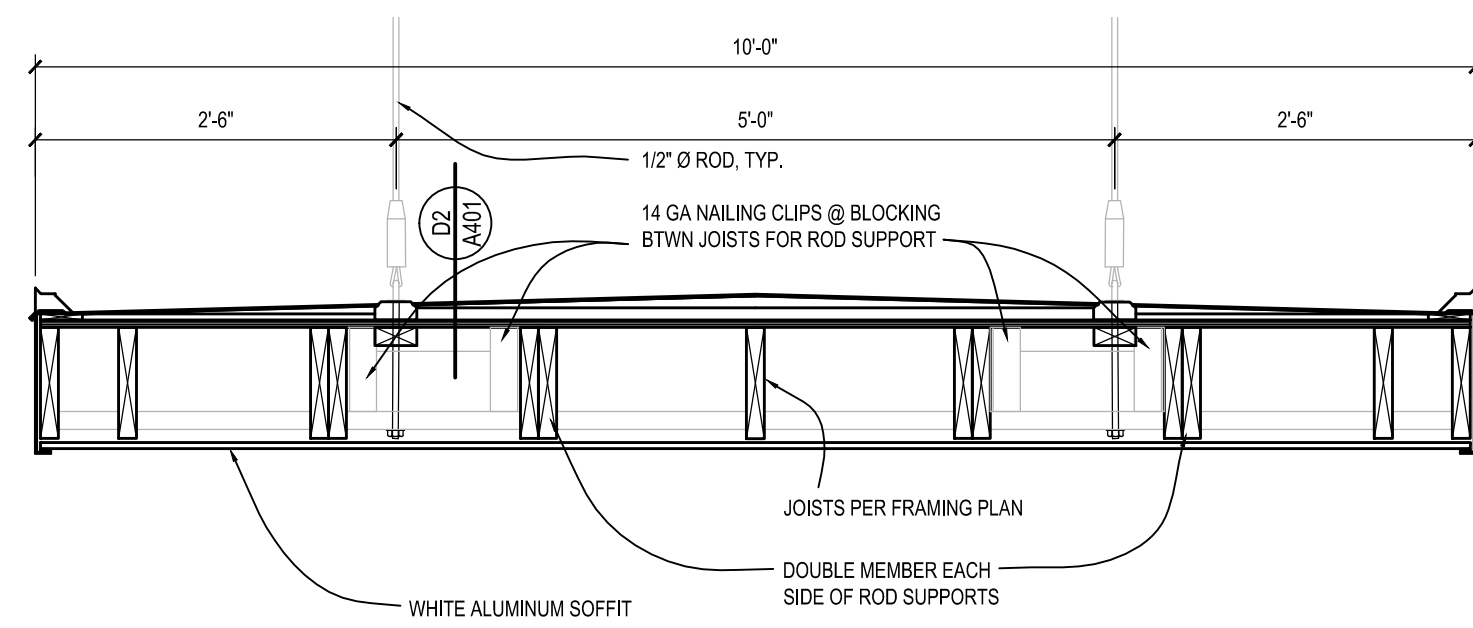
1. **B7/S102:** Add (3) 2x12 under roof parapet kickers (2 locations).
2. **B5/A100:** Rework existing guardrail at drive thru entrance as needed for new work.
3. **Sheet A101:**
 - a. **E5:** Add stone from Drive thru entrance around to existing toilet room per elevations.
 - b. **H5:** Add stone corner.
4. **E5/A104:** Add Slope roof to back of parapet at various locations.
5. **Sheet A201:**
 - a. **B2 and C5:** Existing RTUs were added to elevation per City's comments.
 - b. **B5 and F5:**
 - i. Increased parapet height by 2'-6" VIF to screen roof top units.
 - ii. Add stone corners and wainscot from existing toilet room around to the drive thru entrance.
6. **Sheet A202:**
 - a. **B2 and C5:** Existing RTUs was added to elevation per City's comments.
 - b. **B5 and F5:**
 - i. Increased parapet height by 2'-6" VIF to screen roof top units.
 - ii. Add stone corners and wainscot from existing toilet room around to the drive thru entrance.
 - c. **H7:** Section was increased to show the existing RTUs.

- 7. Sheet A401:** Increase the parapet height for all wall sections and details. Roof membrane to extend up and over wall as shown.

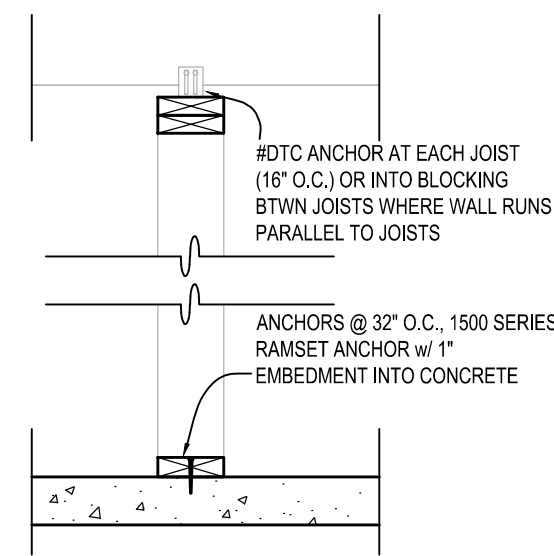
Note: Wherein this Addendum conflicts with the original Project Manual and Drawings dated 2-5-2016, or any previous Addenda, this Addendum shall govern.

Cc: File

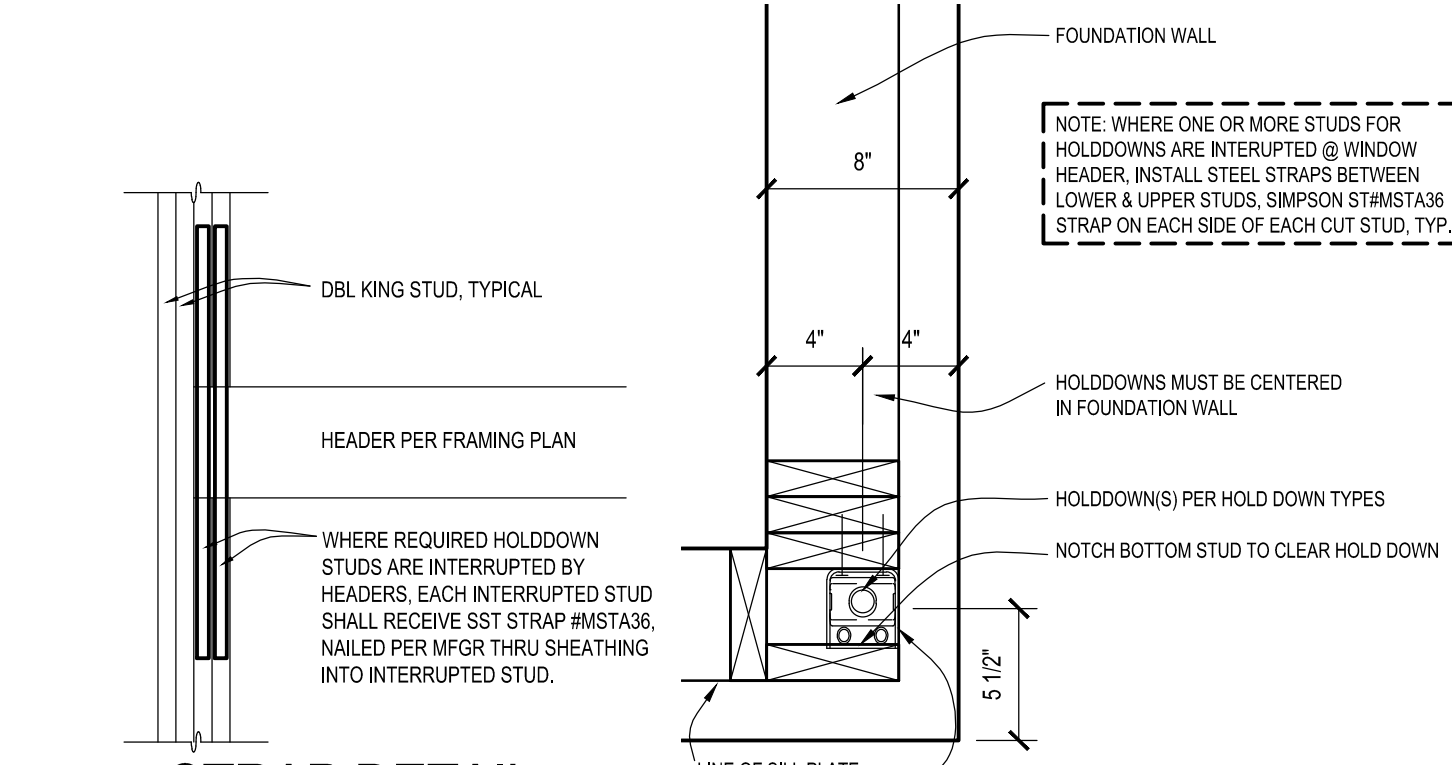
END OF ADDENDUM



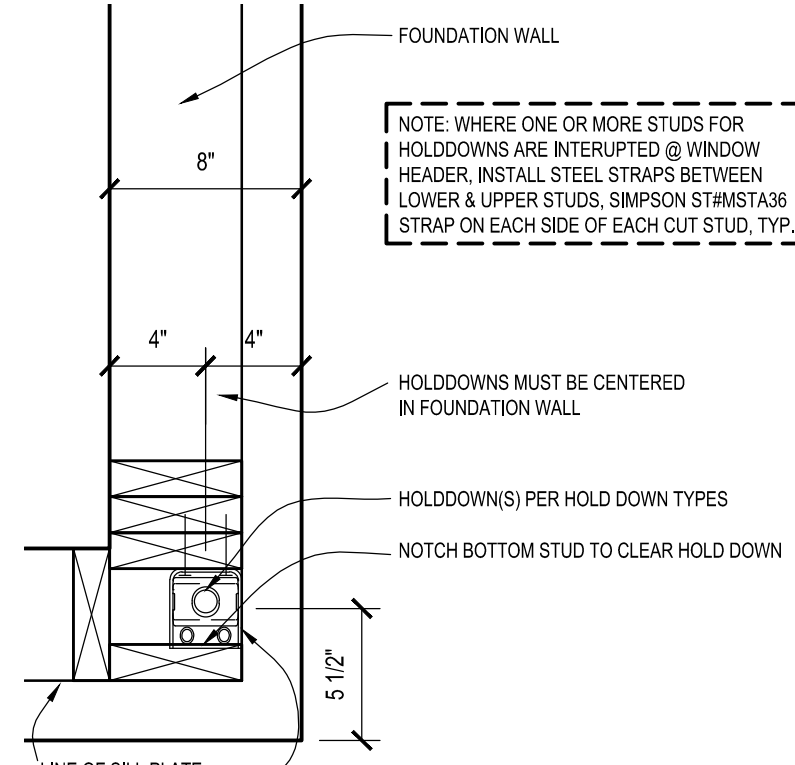
A2 CANOPY SECTION
SCALE: 3/4" = 1'-0"



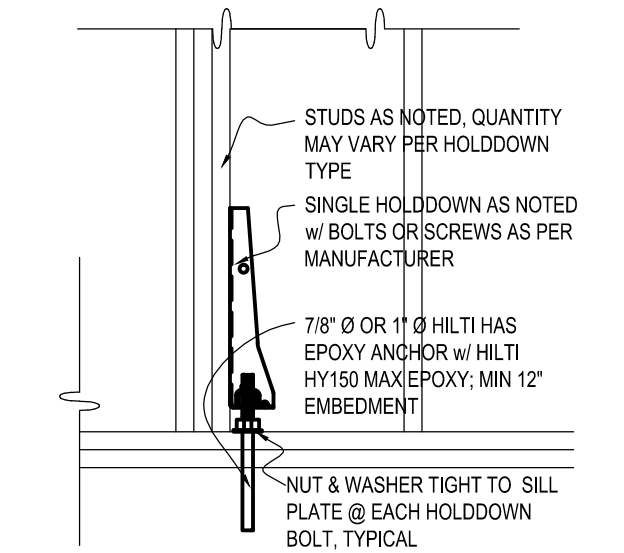
B1 INT. WALL ANCHOR
SCALE: 3/4" = 1'-0"



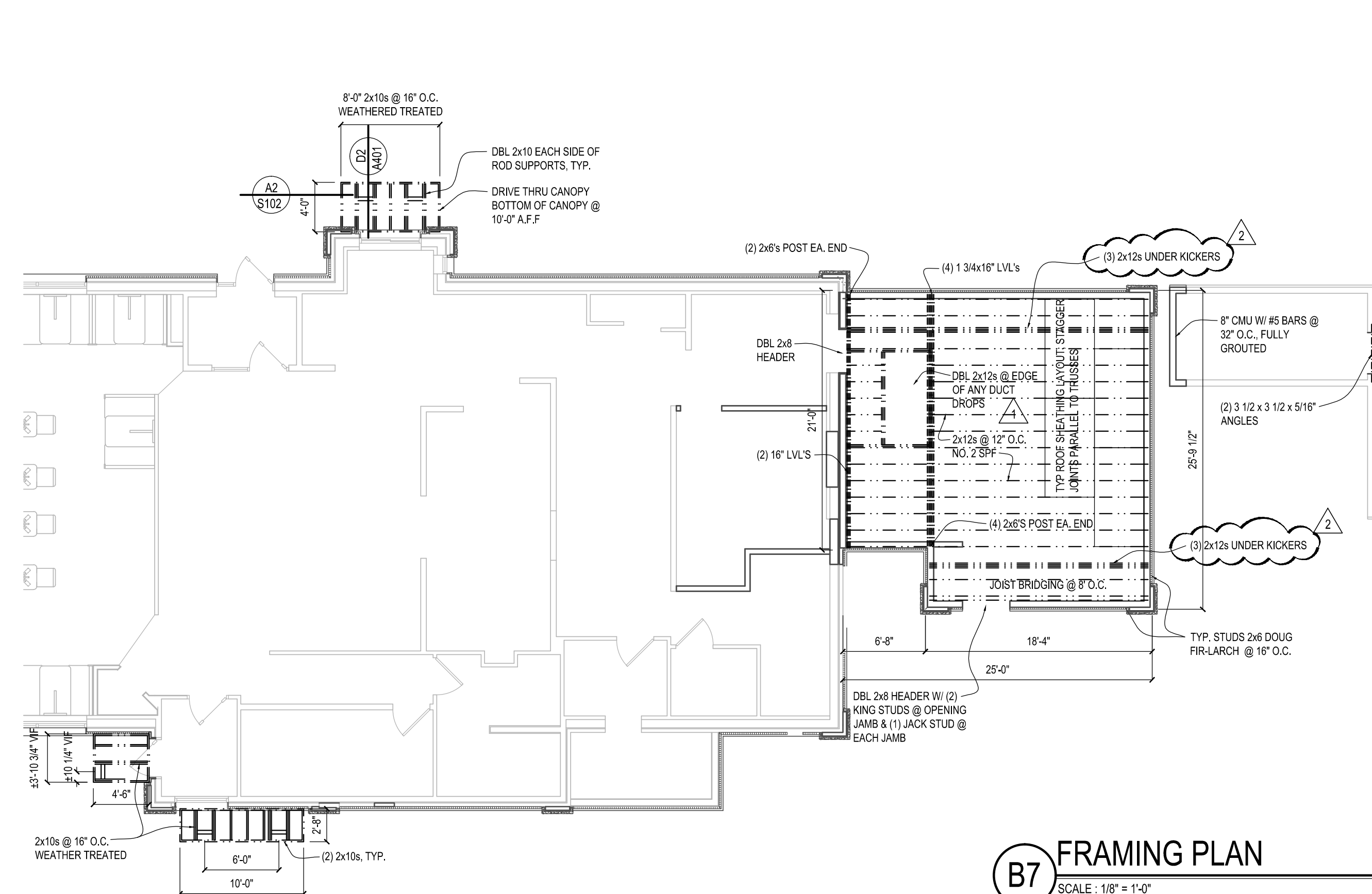
B3 STRAP DETAIL
SCALE: 3/4" = 1'-0"



B4 CORNER HOLDDOWN
SCALE: 1 1/2" = 1'-0"



C3 HOLDDOWN
SCALE: 3/4" = 1'-0"



B7 FRAMING PLAN
SCALE: 1/8" = 1'-0"

- GENERAL SHEATHING REQUIREMENTS**
1. INSTALL SHEATHING CONTINUOUS OVER ENTIRE WALL.
 2. REFER TO BUILDING PLANS, SECTIONS, AND ELEVATIONS FOR DIMENSIONS.
 3. SEE FLOOR PLAN FOR EXACT LOCATIONS OF WINDOW AND DOOR OPENINGS.
 4. COORDINATE WITH WALL SECTIONS SHOWN ON SHEET A401.
 5. ALL SHEATHING SHALL BE INSTALLED w/ 1/8" GAP @ ALL PANEL EDGES.

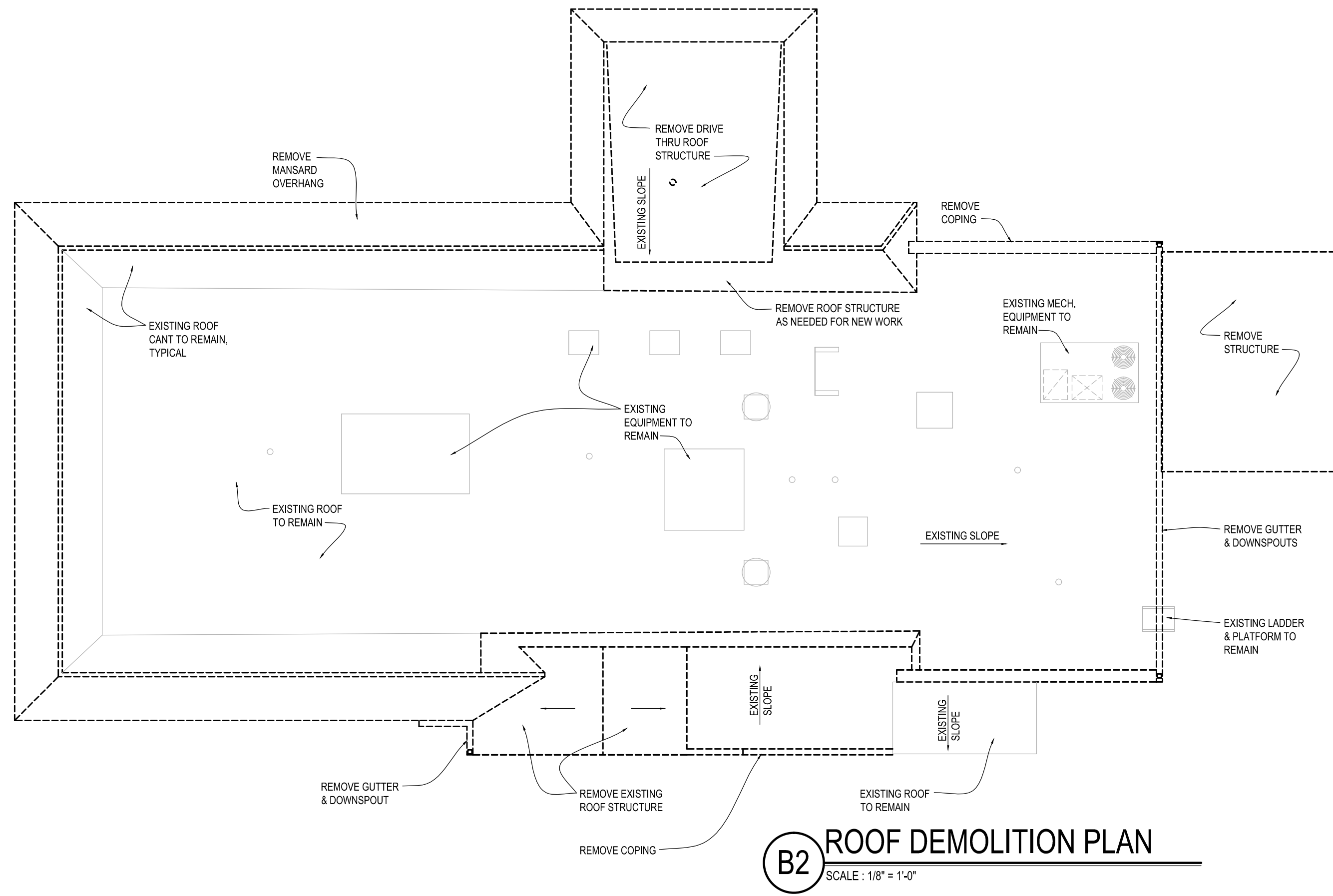
- GENERAL STRUCTURAL NOTES**
- CARPENTRY - SEE FRAMING PLAN THIS SHEET
1. FLASH ALL HEADS OF WINDOWS AND DOORS.
 2. ALL STRUCTURAL LUMBER SHALL BE AS SPECIFIED IN PROJECT MANUAL AND BELOW UNLESS OTHERWISE NOTED HEREIN.
 - LAMINATED VENEER LUMBER SHALL HAVE MINIMUM F_b = 2600 PSI & E=1800 KSI
 - STUDS: #2 DOUG FIR-LARCH U.N.O.
 - HEADERS, JOISTS, ROUGH FRAMES, FRAMING SILLS, etc.: #2 SPF OR #2 HEM FIR
 - NAILED @ MEMBRANE ROOFING: #2 SPF OR #2 HEM FIR
 - WOOD FLOORING & GROUNDS: #2 WHITE PINE
 - PLYWOOD: CONFORMING TO PS 1; APA PRP-108, INCLUDING GRADE STAMPING
- ROOF SHEATHING: C-D GRADE w/ EXTERIOR GLUE (CDX) SHEATHING OVER STUDS: EXTERIOR TYPE, C-C GRADE
 INTERIOR WALL SHEATHING: EXTERIOR TYPE, B-C GRADE.
- OSB: CONFORMING TO DOC PS 2, EXPOSURE 1 GRADE

- WALL SHEATHING NOTES:**
- EXTERIOR SHEATHING SHALL BE 15/32" O.S.B. SHEATHING WITH 10d NAILS @ 6" O.C. @ EDGES & 12" O.C. IN PANEL FIELD
 - JOINTS IN SHEATHING SHALL HAVE 2X BLOCKING BETWEEN STUDS

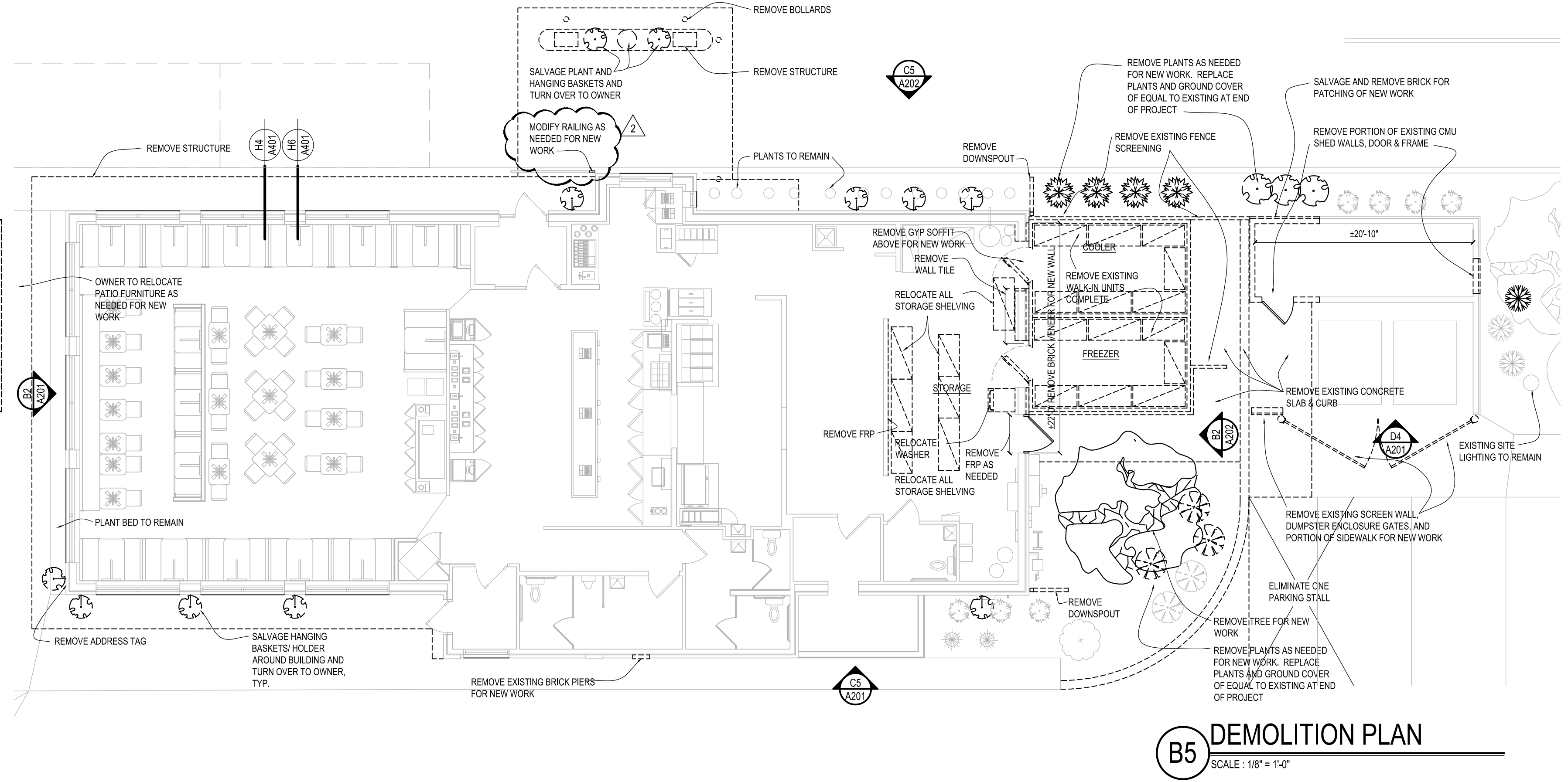
- ROOF SHEATHING NOTES:**
- NEW ROOF SHEATHING SHALL BE 19/32" APA RATED OSB OR CDX PLYWD. INSTALL 10d NAILS AT:
- 6" O.C. AT ROOF PERIMETER & AT EXISTING
 - 8" O.C. AT OTHER PANEL EDGES,
 - 12" O.C. IN PANEL FIELD.

SEE GENERAL STRUCT. NOTES & DESIGN LOADS ON SHEET S101

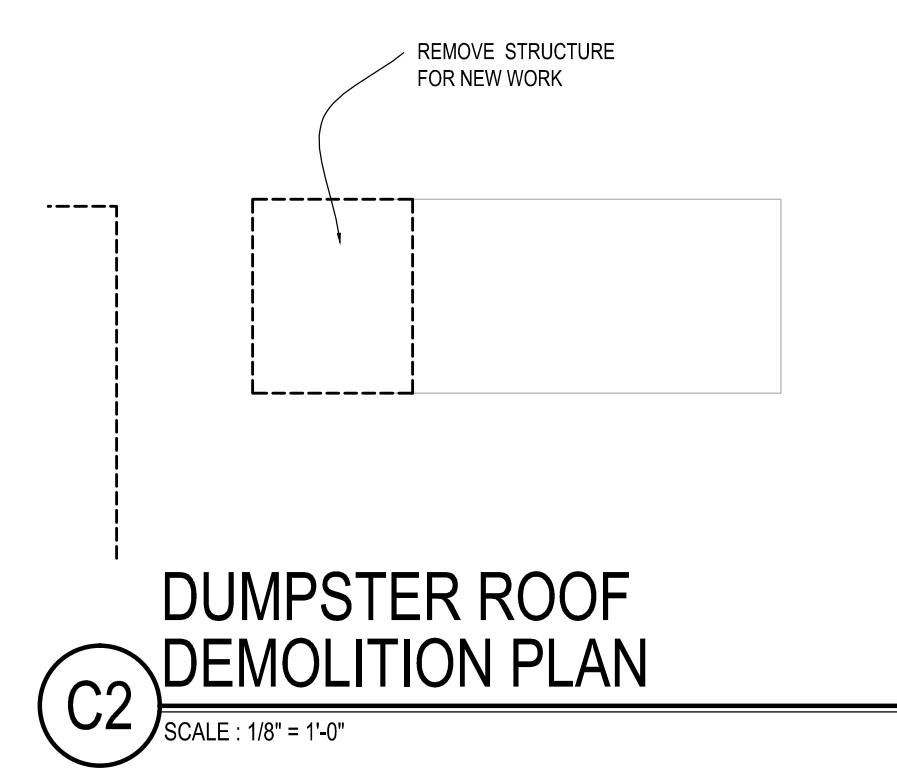
© 2016
CULVER'S RESTAURANT RE-IMAGE 840 W Sunset Drive Waukesha, WI 53189 County of WAUKESHA
 Culver Franchising System, Inc. 1240 Water Street Prairie du Sac, WI 53578 608-645-7980
OWNER: BERES FOODS, LLC 1650 E Main St. Waukesha, WI 53196 Gary Beres 414-640-7533 Jill Beres 262-443-1989
OLLMANN ERNEST MARTIN ARCHITECTS 509 South State Street Belvidere Illinois 61008 815-544-7790 Phone 815-544-7792 Fax
FRAMING PLAN & DETAILS Date: 3-5-2016 Revision: 2/19/2016 WI comments 3/17/2016 CIV comments
2015-093
S102



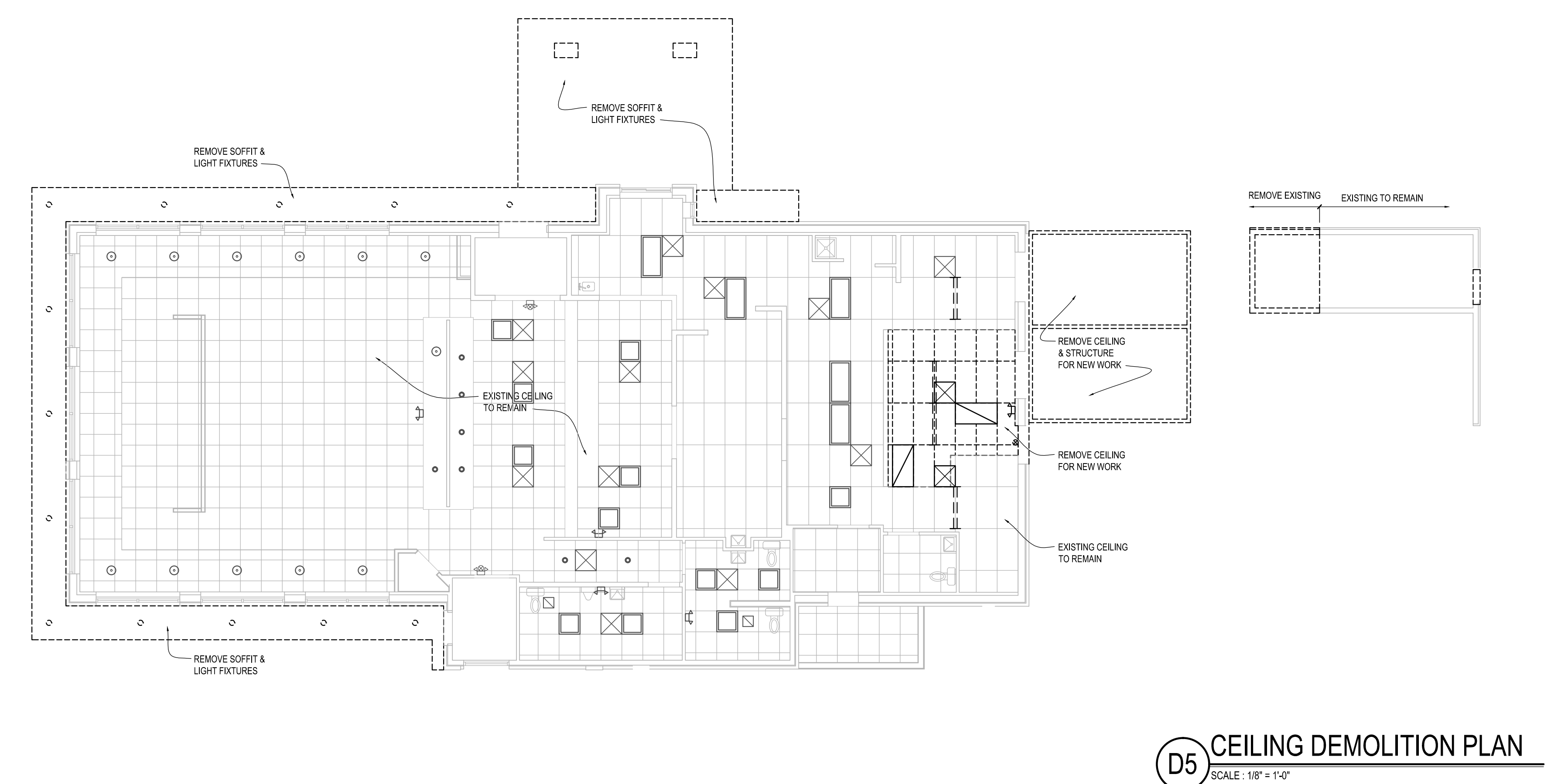
B2 ROOF DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



B5 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

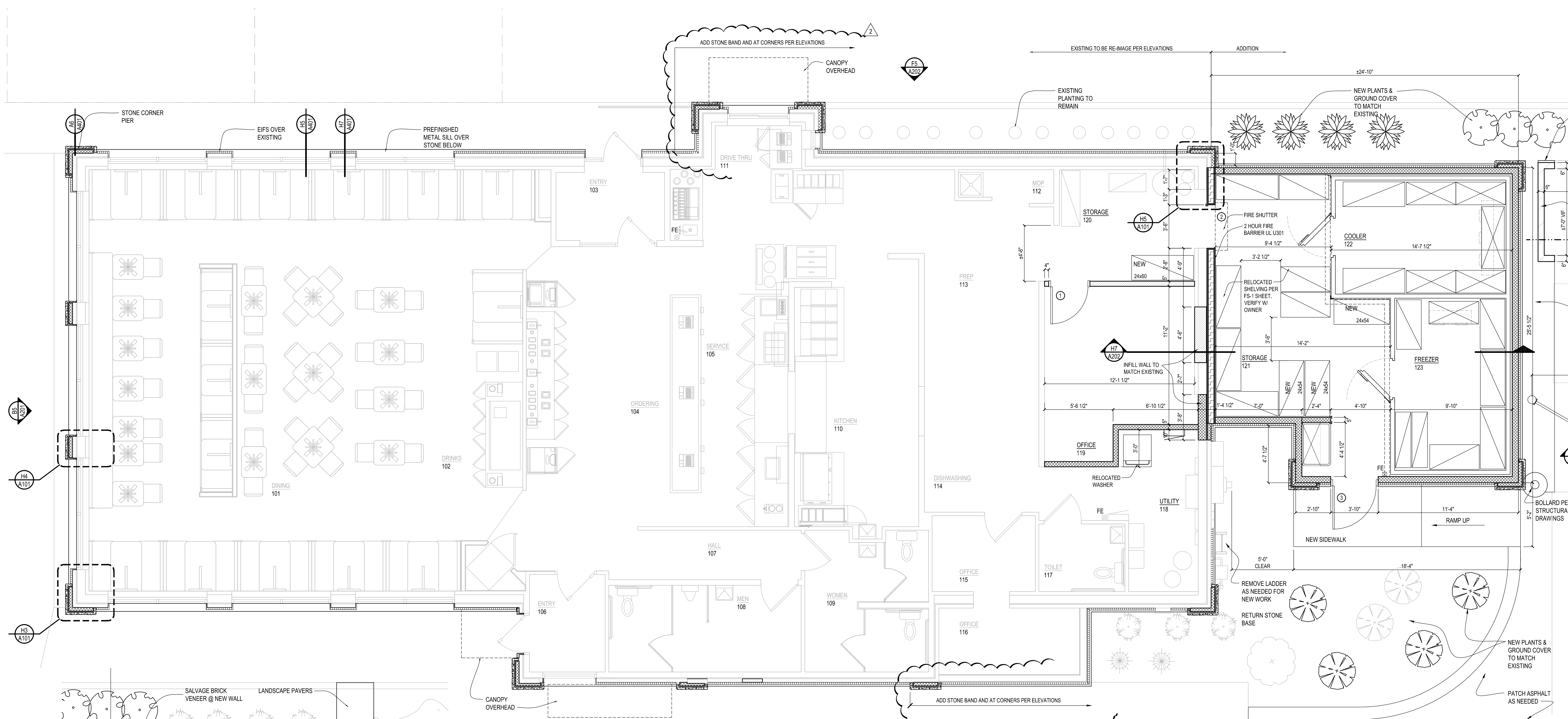


C2 DUMPSTER ROOF DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

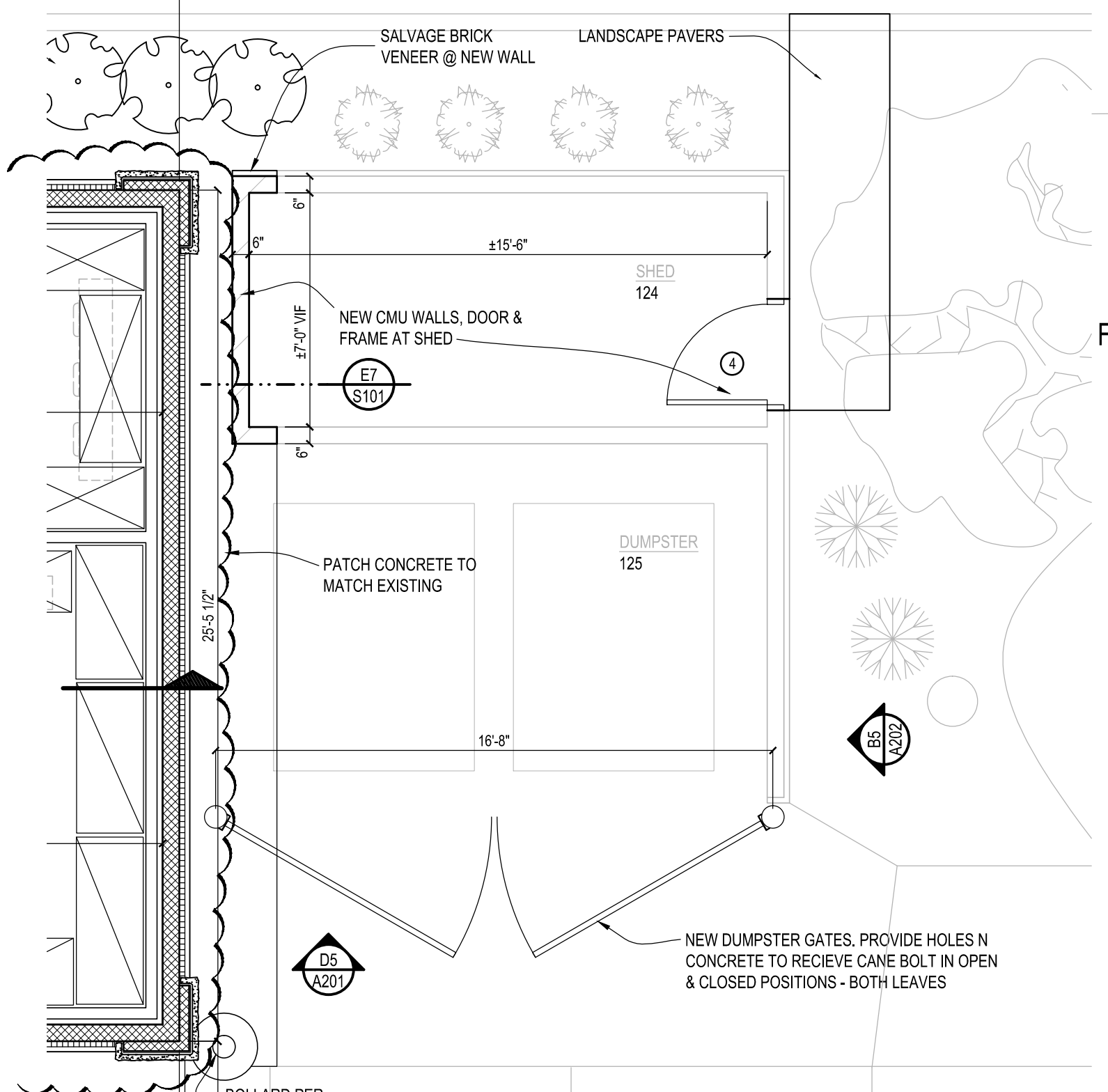


D5 CEILING DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

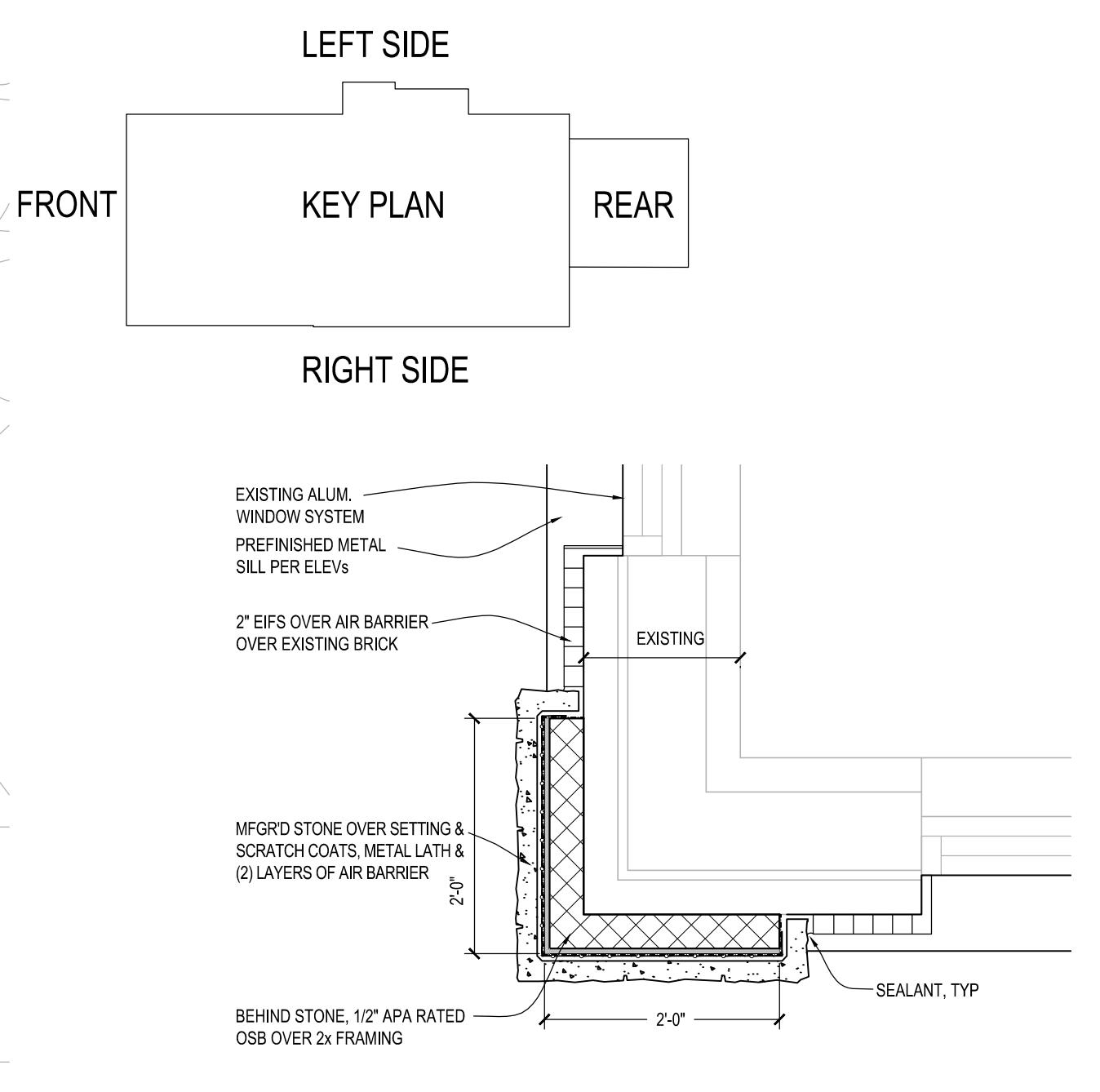
© 2016
<p>CULVER'S RESTAURANT RE-IMAGE 840 W Sunset Drive Waukesha, WI 53189 County of WAUKESHA</p>
<p><i>Culver's</i> Culver Franchising System, Inc. 1240 Water Street Prairie du Sac, WI 53578 608-645-7980</p>
<p>OWNER: BERES FOODS, LLC 1650 E Main St Waukesha, WI 53186 Gary Beres 414-640-7533 Jill Beres 262-443-1989</p>
<p>OLLIMANN ERNEST MARTIN ARCHITECTS 508 South State Street Belvidere Illinois 61008 815-544-7790 Phone 815-544-7792 Fax</p>
<p>DEMOLITION PLANS</p>
<p>Date: 3-5-2016 Revision: 3/17/2016 City's comments</p>
<p>2015-093</p>
<p>A100</p>



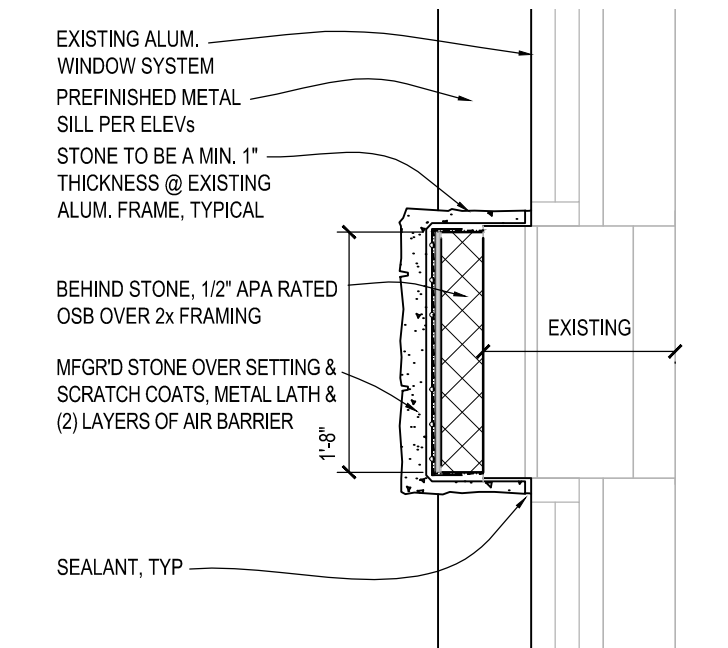
E5 FLOOR PLAN
SCALE: 1/4" = 1'-0"



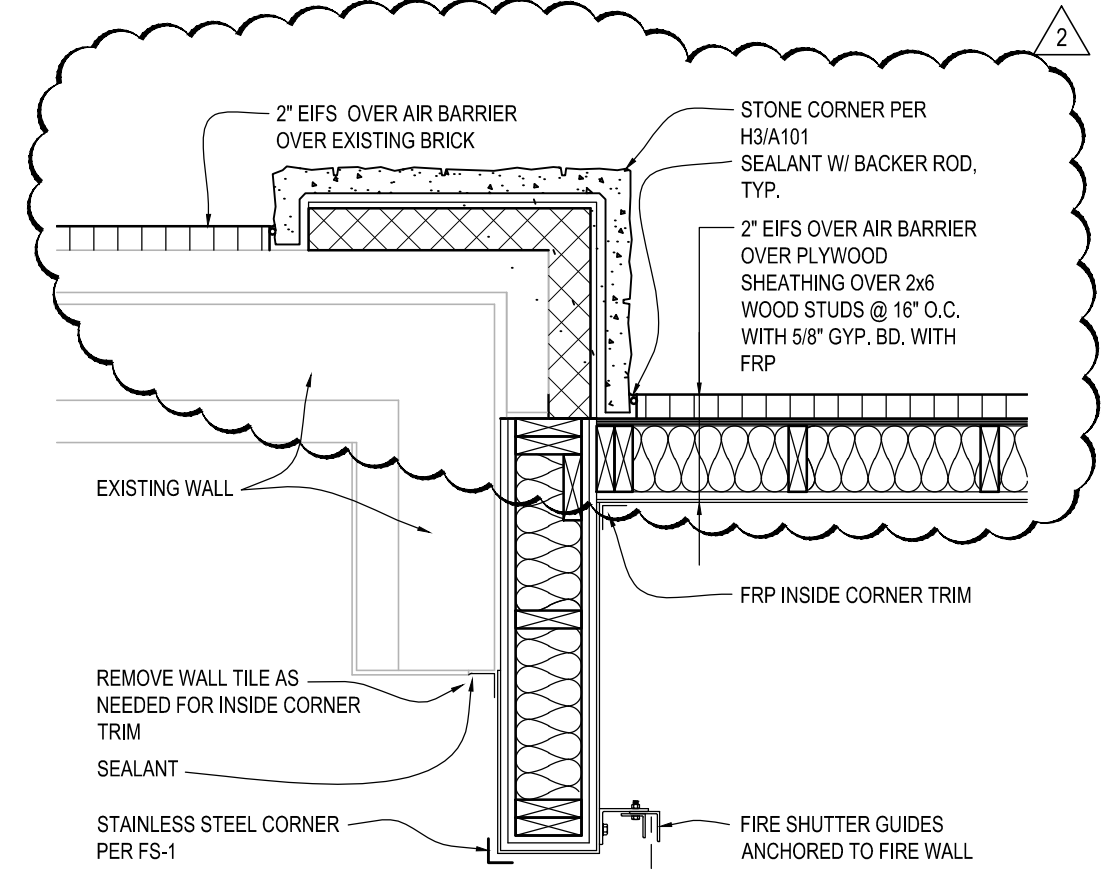
H2 DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



H3 CORNER DETAIL
SCALE: 3/4" = 1'-0"



H4 PIER DETAIL
SCALE: 3/4" = 1'-0"



H5 DETAIL
SCALE: 3/4" = 1'-0"

SYMBOL LIBRARY	
	DINING 101
	ROOM NAME
	ROOM NUMBER
	INSULATED WOOD STUD WALL
	2 HOUR FIRE RATED WOOD STUD WALL
	EIFS (EXTERIOR INSUL. FINISH SYSTEM)
	MASONRY PER WALL SECTIONS
	MANUFACTURED STONE VENEER
	EXISTING WALL
	DOOR NUMBER
	DETAIL NUMBER SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER

GENERAL NOTES

UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE FACE OF FRAMING TO FACE OF FRAMING FOR NEW CONSTRUCTION. DIMENSIONS AT EXISTING CONSTRUCTIONS ARE FROM GYP. BOARD OR FINISH SURFACE.

ALL WALLS W/ WOOD BLOCKING SHALL HAVE FIRE STOPPING AT THE CEILING LEVEL IF THE DRYWALL DOES NOT EXTEND TO THE ROOF OR FLOOR DECK ABOVE. FIRE STOPPING SHALL CONSIST OF HORIZONTAL METAL TRACK SECTION TO SUPPORT MINERAL WOOL FIRE SAFING.

INSTALL DRYWALL CONTROL JOINTS AT 25'-0" O.C. MAXIMUM HORIZONTALLY OR VERTICALLY AS REQUIRED. ALIGN WITH EDGE OF DOOR JAMBS WHERE POSSIBLE.

© 2016

CULVER'S RESTAURANT RE-IMAGE
840 W Sunset Drive
Waukesha, WI 53189
County of WAUKESHA

Culver's
Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER: BERES FOODS, LLC
1650 E. Main St.
Waukesha, WI 53186
Gary Beres (14-640-7633)
Jill Beres 262-443-1989

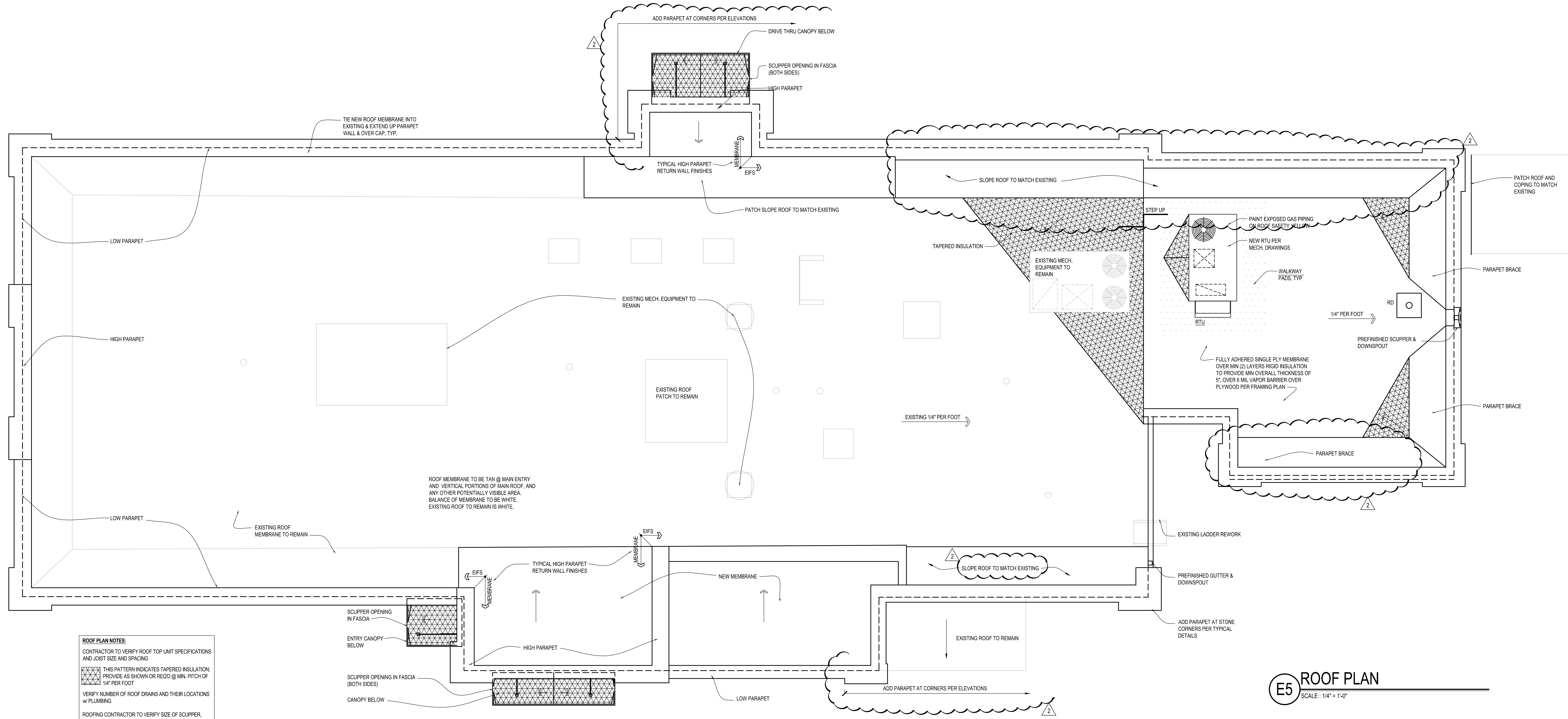
OLLIVAN ERNEST MARTIN ARCHITECTS
509 South State Street
Bellevue Illinois 61008
815-544-7790 Phone
815-544-7792 Fax

Revision: 3-9-2016

2015-093

FLOOR PLAN

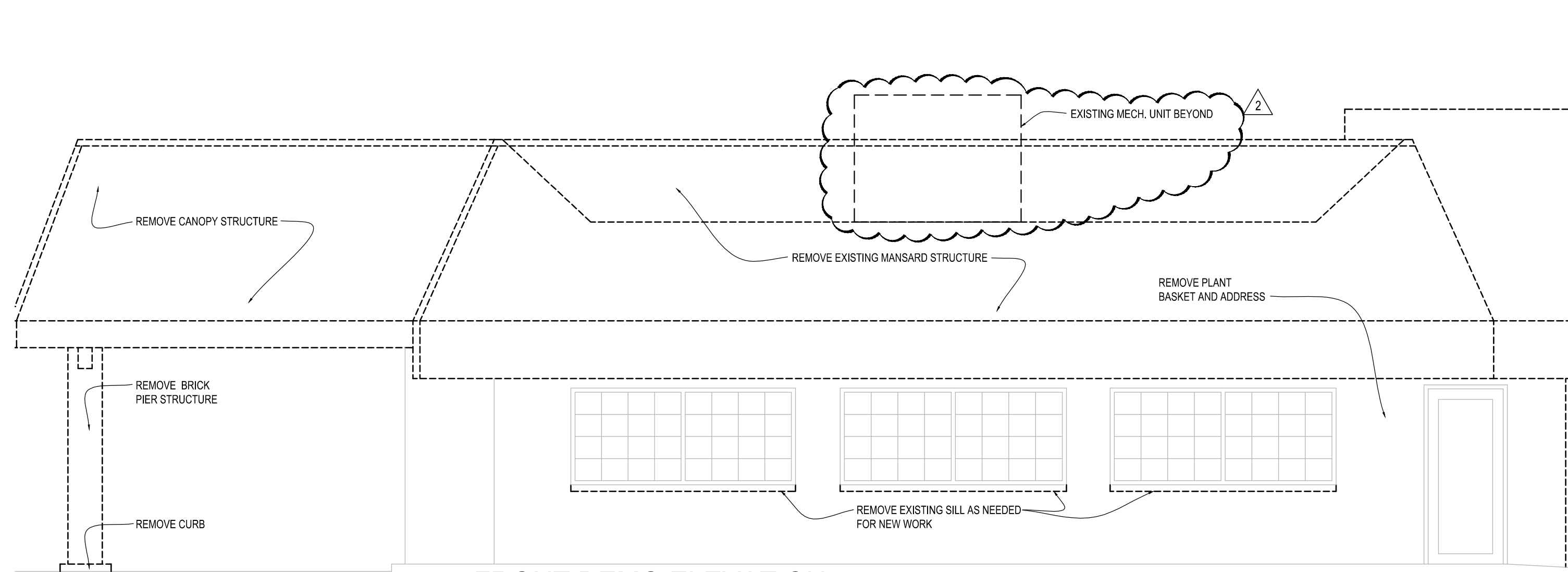
A101



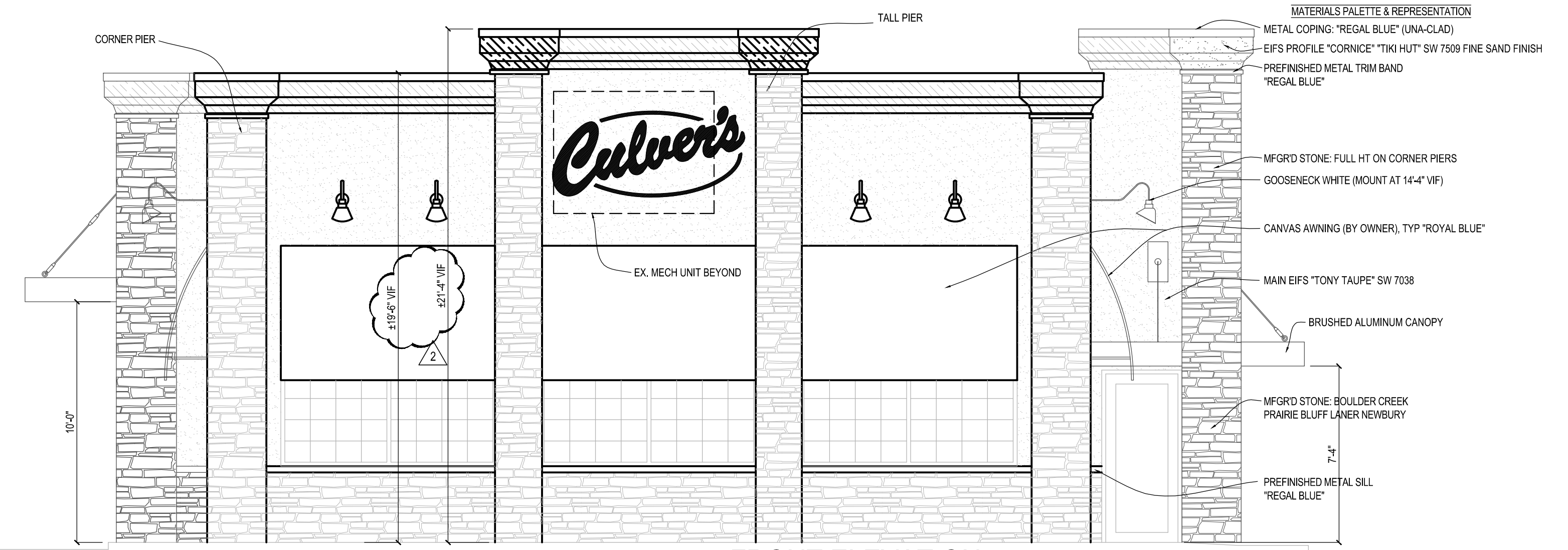
ROOF PLAN NOTES:
 CONTRACTOR TO VERIFY ROOF TOP UNIT SPECIFICATIONS AND JOIST SIZE AND SPACING
 THIS PATTERN INDICATES TAPERED INSULATION. PROVIDE AS SHOWN OR REDD @ MIN. PITCH OF 1/4" PER FOOT
 VERIFY NUMBER OF ROOF DRAINS AND THEIR LOCATIONS w/ PLUMBING
 ROOFING CONTRACTOR TO VERIFY SIZE OF SCUPPER, GUTTER AND DOWNSPOUT

E5 ROOF PLAN
 SCALE: 1/4" = 1'-0"

© 2016
CULVER'S RESTAURANT RE-IMAGE 840 W Sunset Drive Waukesha, WI 53189 County of WAUKESHA
 Culver Franchising System, Inc. 1240 Water Street Prairie du Sac, WI 53578 808-643-7980
OWNER: BERES FOODS, LLC 1650 E. Main St. Waukesha, WI 53186 Gary Beres 414-640-7633 Jill Beres 262-443-1989
OLLMANN ERNEST MARTIN ARCHITECTS 509 South State Street Belvidere Illinois 61008 815-544-7790 Phone 815-544-7792 Fax
Date: 3-9-2016 Revision: 3/17/2016 City's comments
ROOF PLAN 2015-093
A104

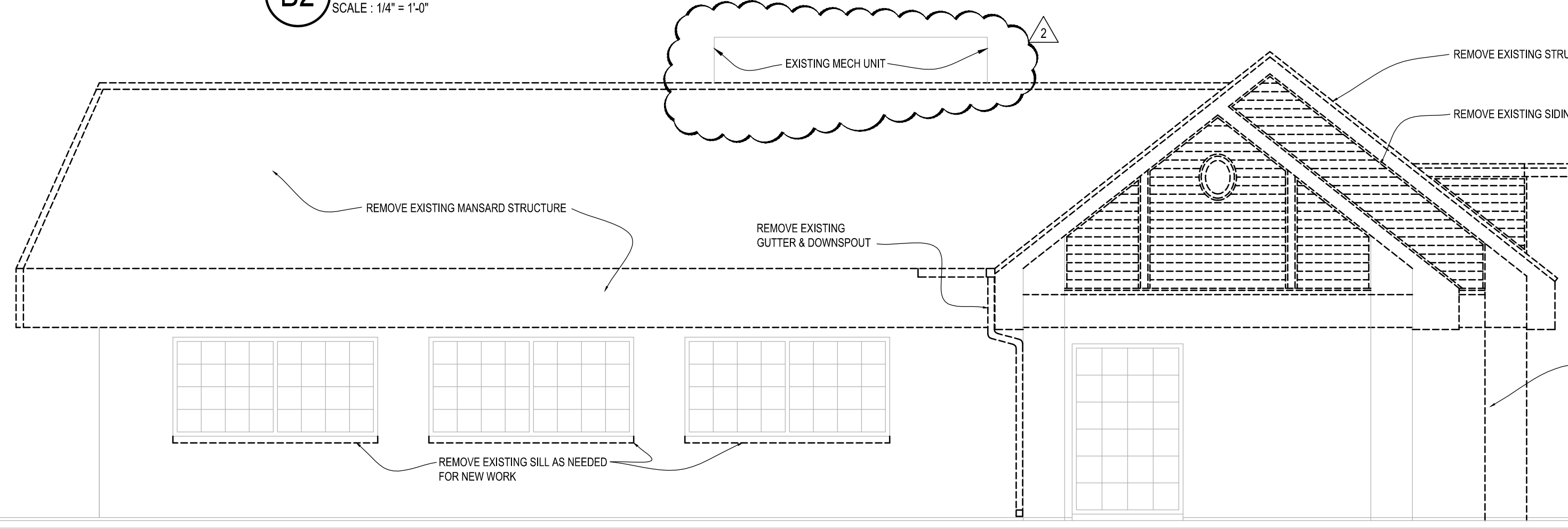


B2 FRONT DEMO ELEVATION
SCALE: 1/4" = 1'-0"

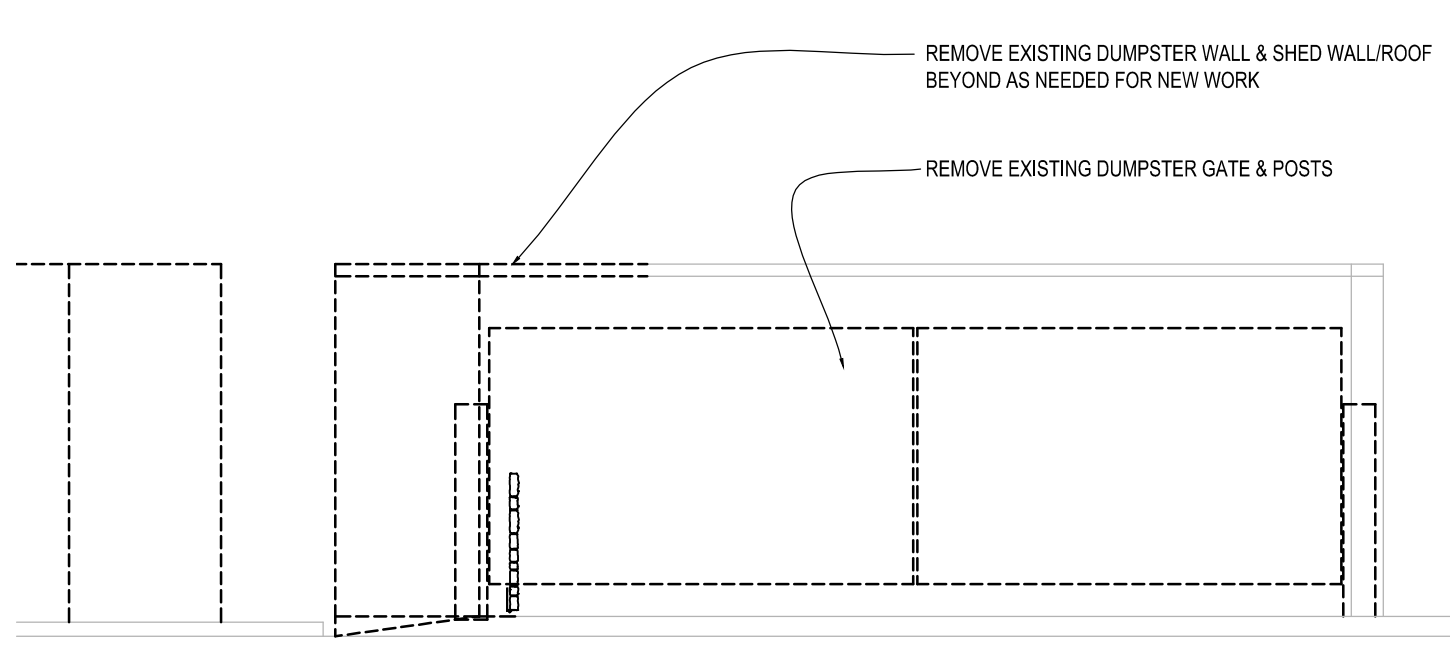
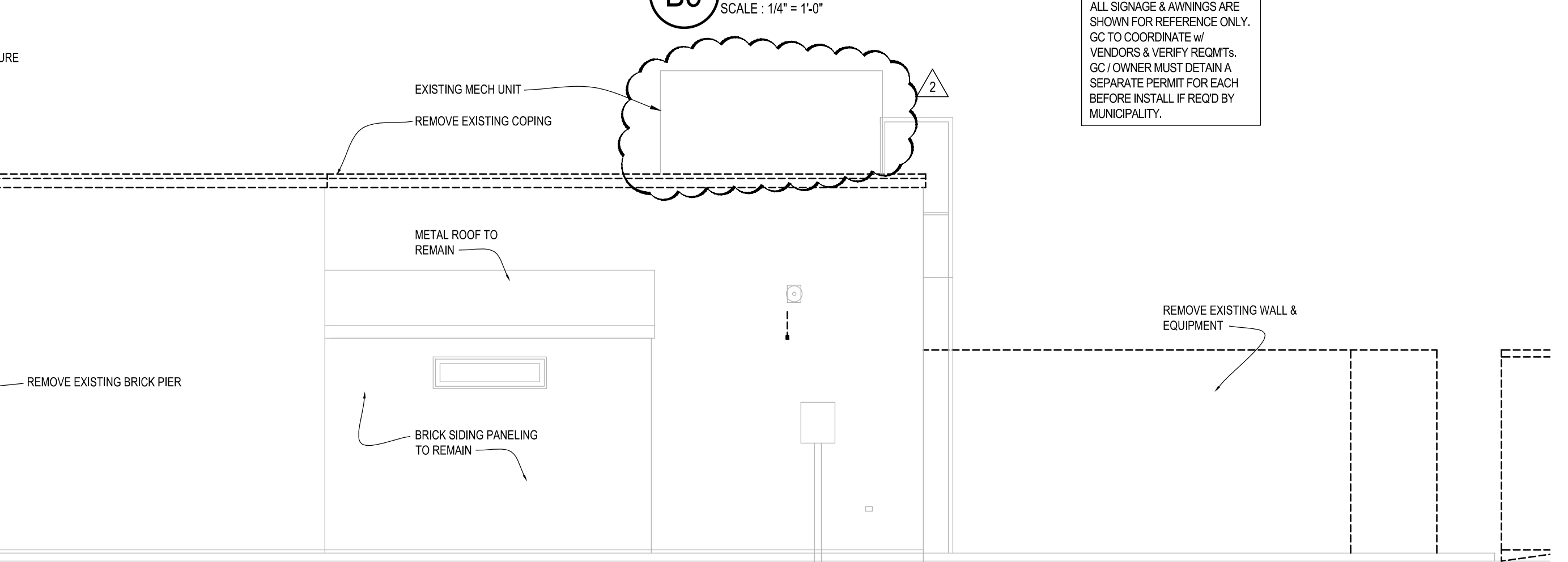


B5 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

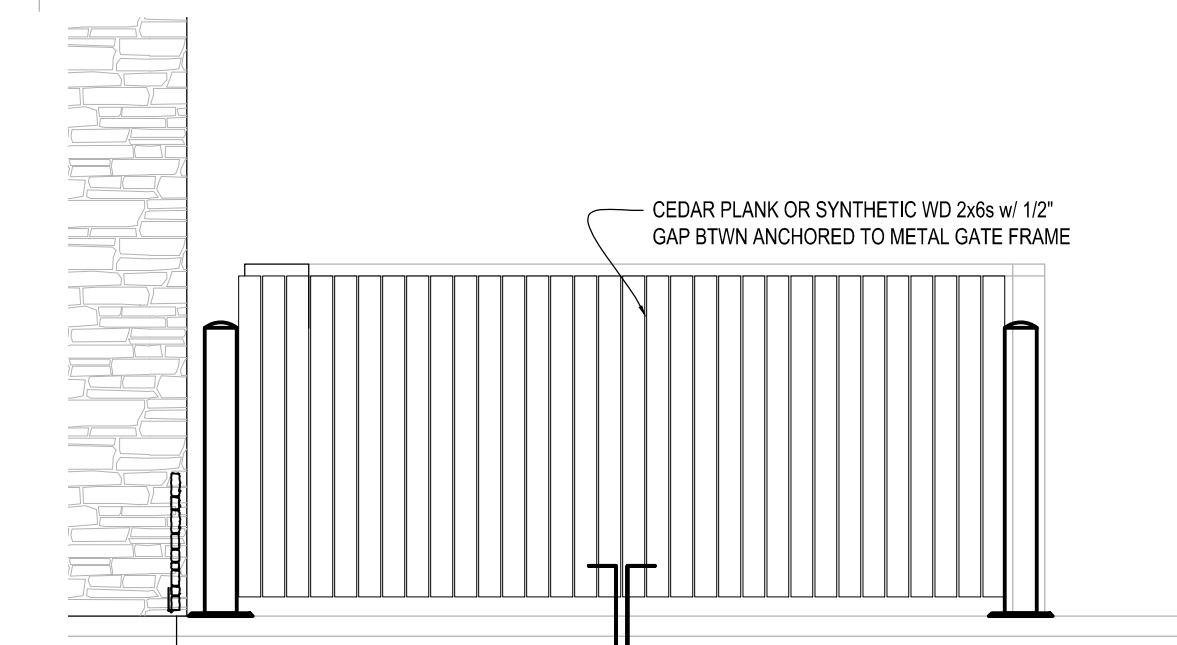
ALL SIGNAGE & AWNINGS ARE SHOWN FOR REFERENCE ONLY. GC TO COORDINATE W/ VENDORS & VERIFY REQMTS. GC/OWNER MUST DETAIN A SEPARATE PERMIT FOR EACH BEFORE INSTALL IF REQ'D BY MUNICIPALITY.



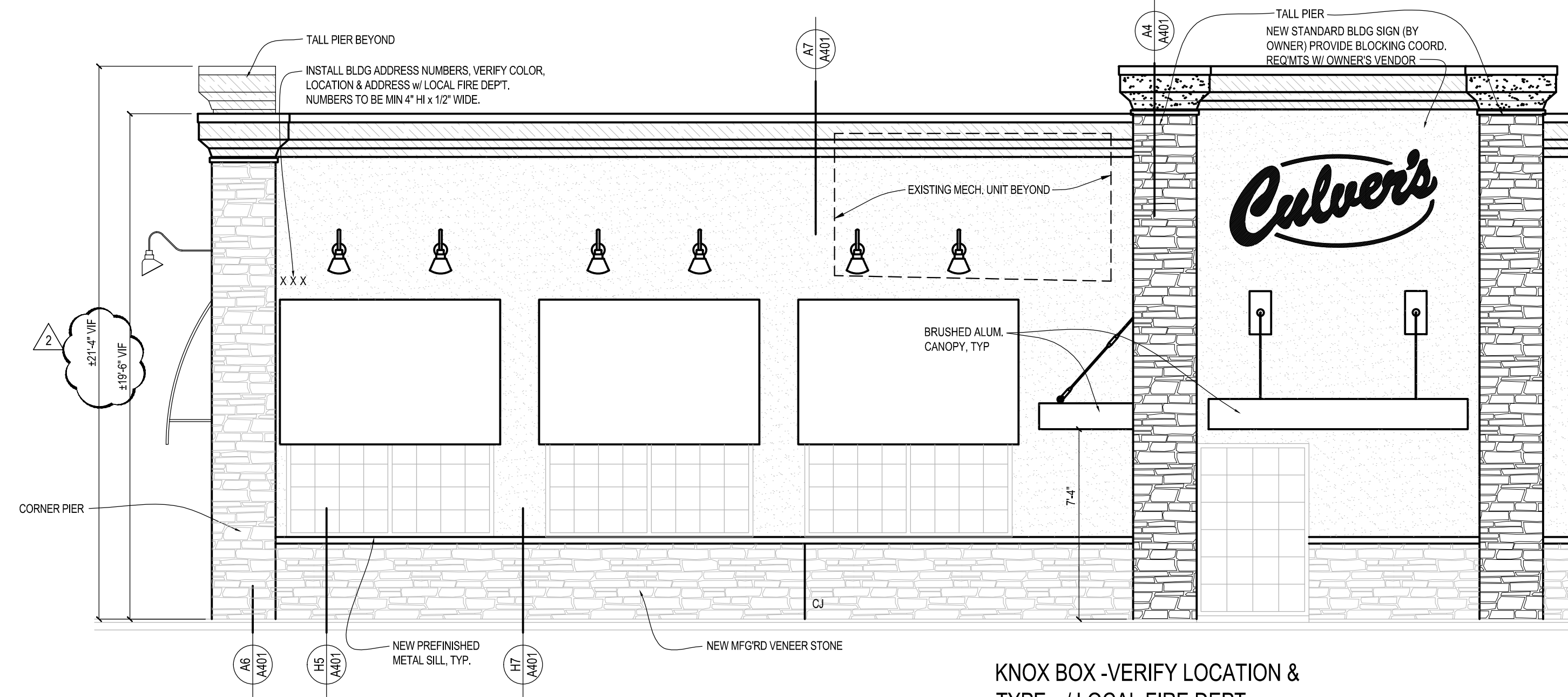
C5 MAIN ENTRY DEMO ELEVATION
SCALE: 1/4" = 1'-0"



D4 DUMPSTER DEMO ELEVATION
SCALE: 1/4" = 1'-0"



D5 DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



F5 MAIN ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

KNOX BOX - VERIFY LOCATION & TYPE W/ LOCAL FIRE DEPT

© 2016

CULVER'S RESTAURANT RE-IMAGE
840 W Sunset Drive
Waukesha, WI 53189
County of WAUKESHA

OWNER: BERES FOODS, LLC
1650 E. Main St.
Waukesha, WI 53186
Gary Beres 414-640-3533
Jill Beres 262-443-1969

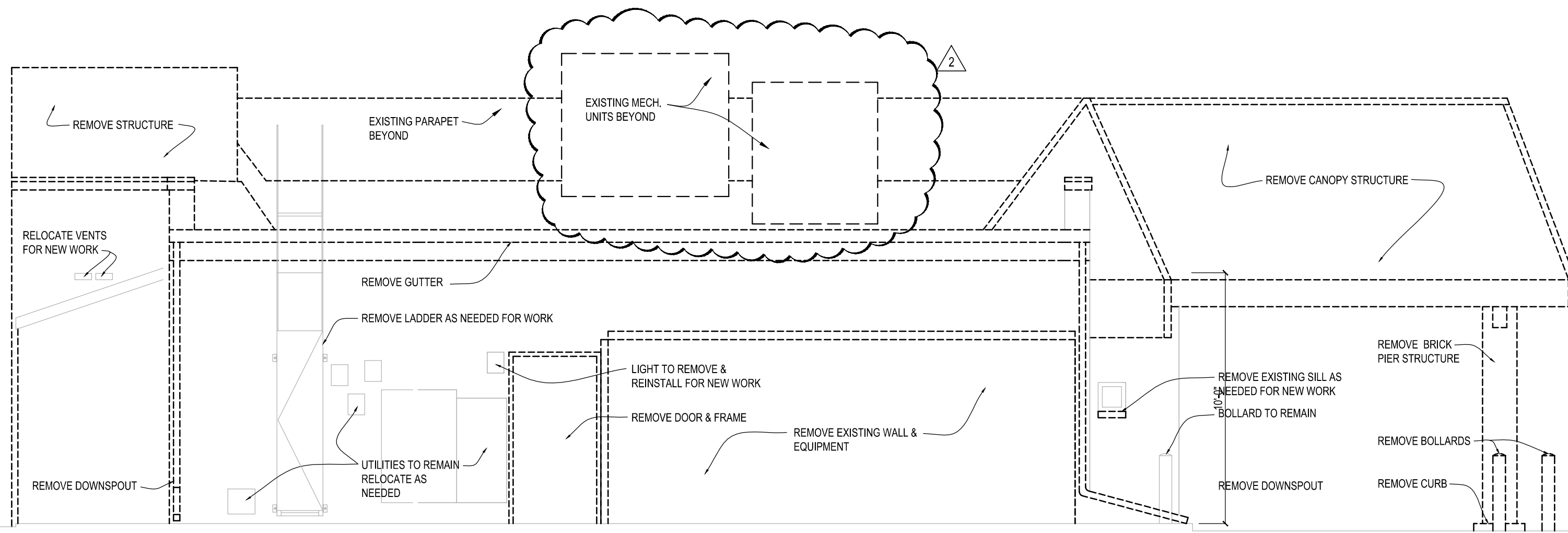
ARCHITECTS: OLLMANN ERNEST MARTIN ARCHITECTS
609 South State Street
Bellevue Illinois 61008
815-544-7790 Phone
815-544-7792 Fax

DATE: 3-9-2016
REVISION: 3/17/2016 City's comments

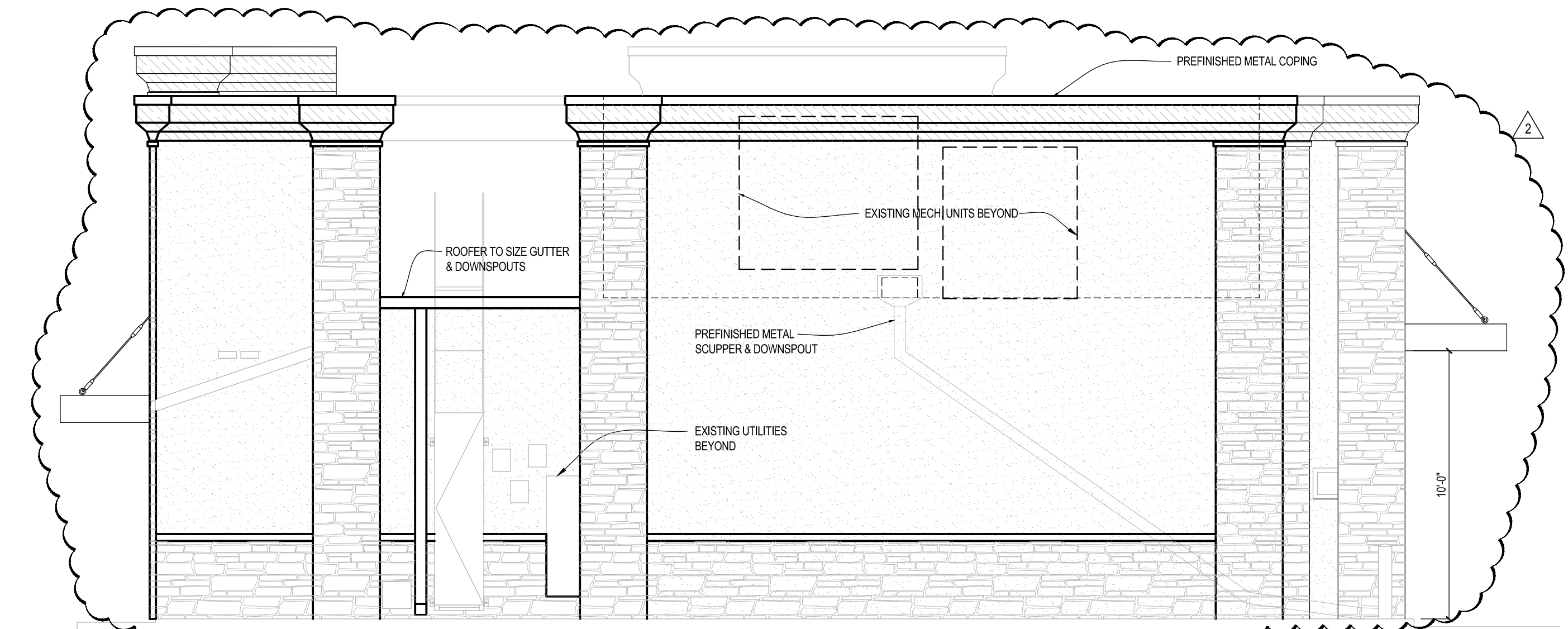
BUILDING ELEVATIONS

2015-093

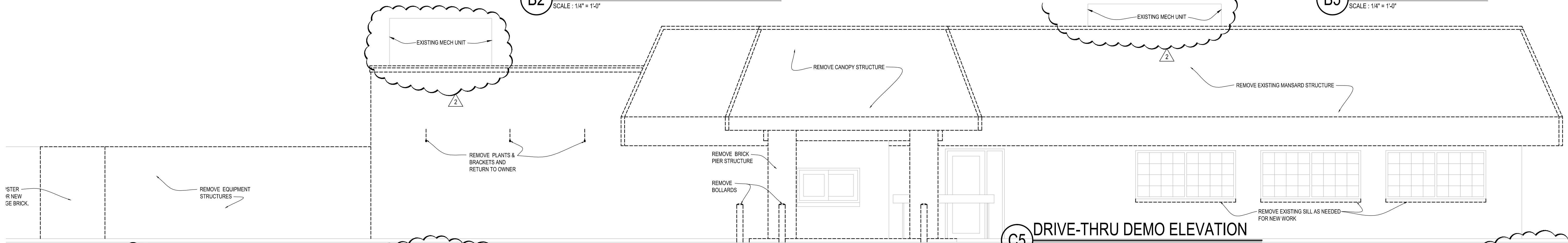
A201



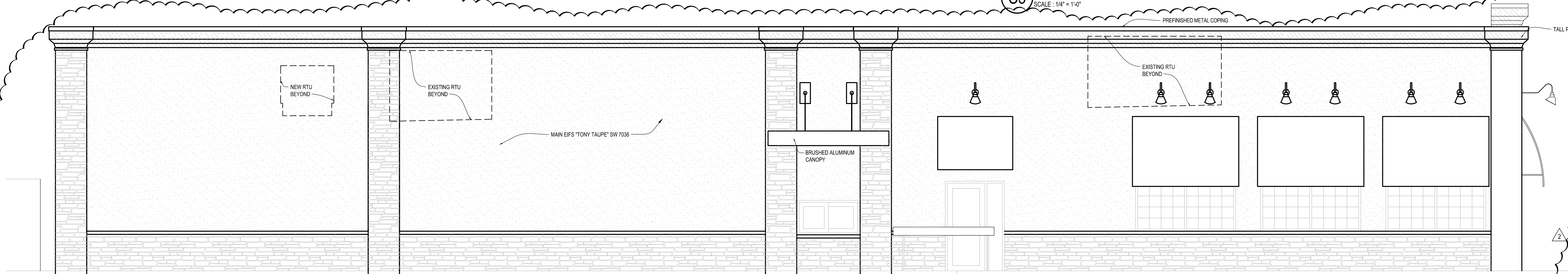
B2 REAR DEMO ELEVATION
SCALE: 1/4" = 1'-0"



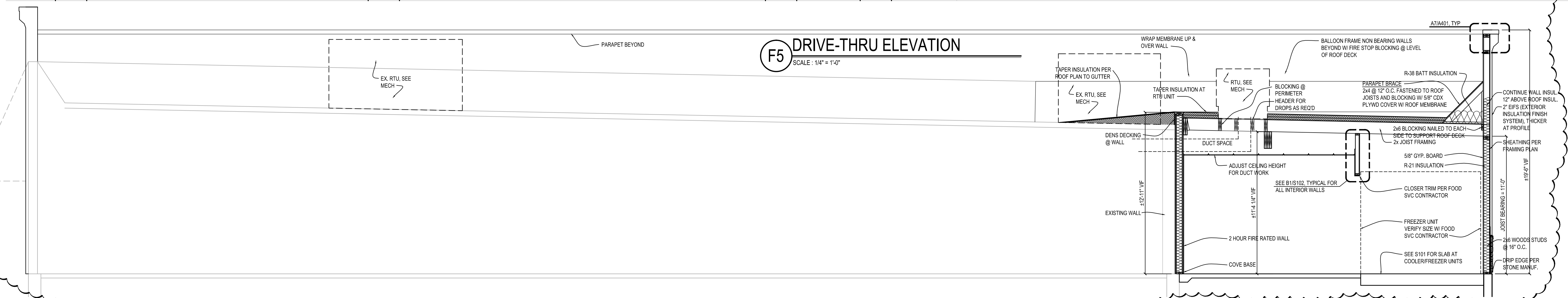
B5 REAR ELEVATION
SCALE: 1/4" = 1'-0"



C5 DRIVE-THRU DEMO ELEVATION
SCALE: 1/4" = 1'-0"

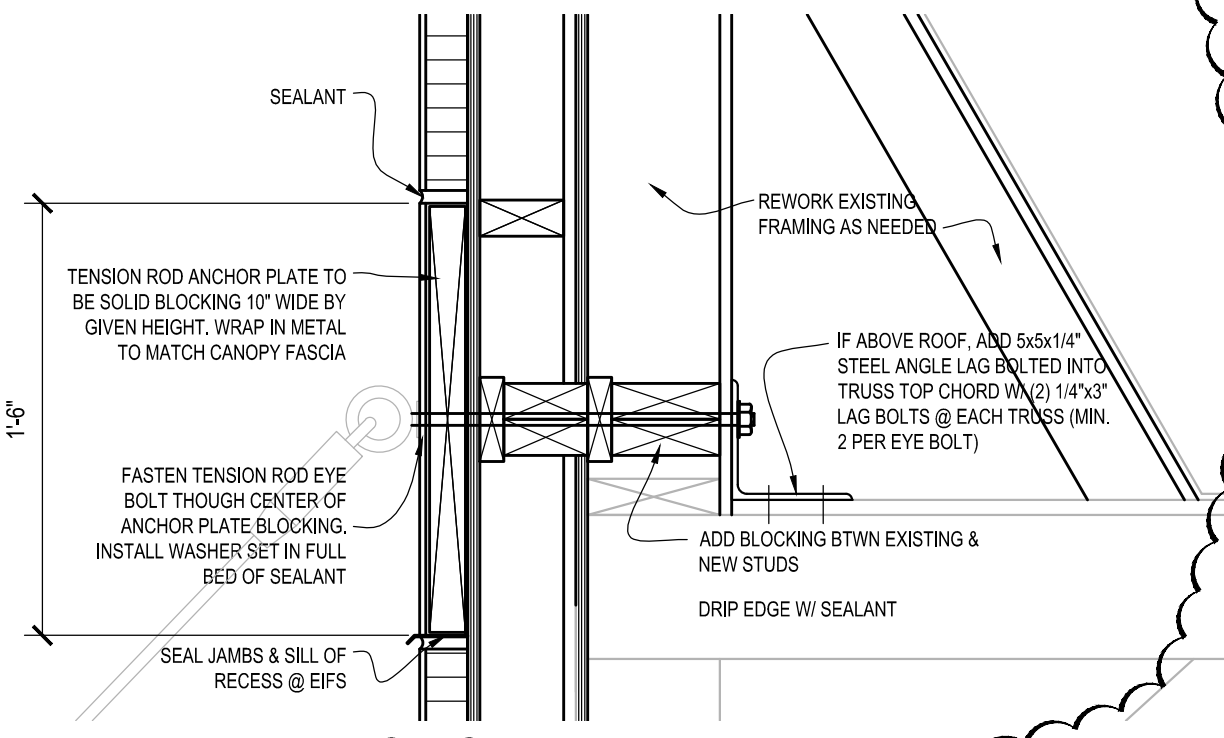


F5 DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"

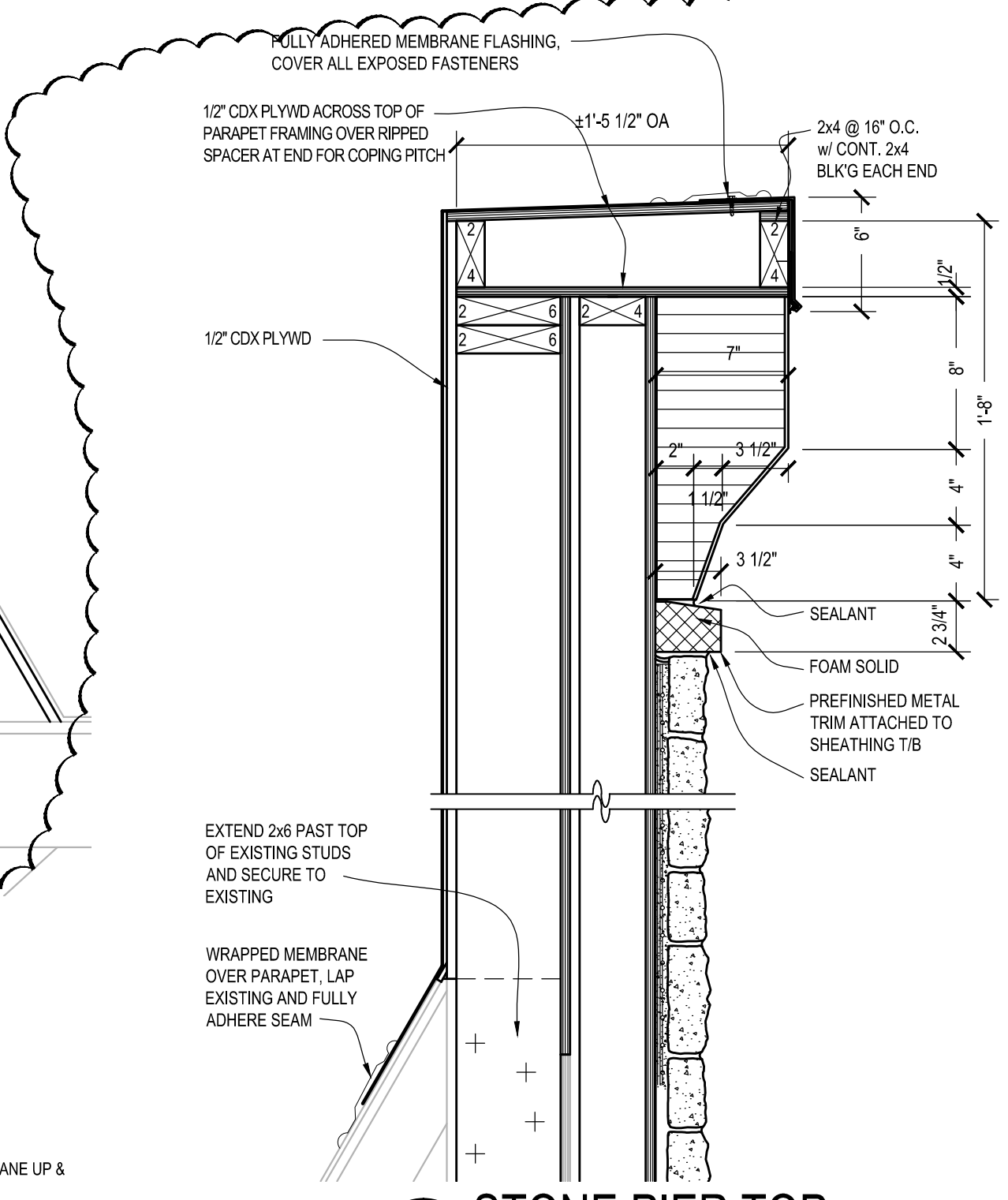


H7 BUILDING SECTION
SCALE: 1/4" = 1'-0"

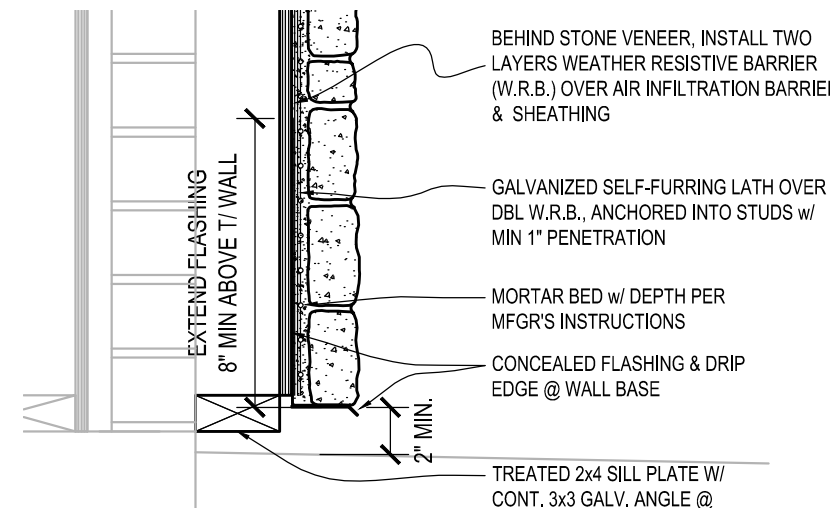
© 2016
CULVER'S RESTAURANT RE-IMAGE 840 W Sunset Drive Waukesha, WI 53189 County of WAUKESHA
Culver's Franchising System, Inc. 1240 Water Street Prairie du Sac, WI 53578 608-643-7990
OWNER: BERES FOODS, LLC 1650 E. Main St. Waukesha, WI 53186 Gary Beres 414-640-7633 Jill Beres 262-443-1989
ARCHITECTS: COLLIMANN ERNEST MARTIN ARCHITECTS 509 South State Street Bellevue Illinois 61006 815-544-7790 Phone 815-544-7792 Fax
BUILDING ELEVATIONS & SECTIONS
Date: 3-9-2016 Revision: 3/17/2016 City's comments
2015-093
A202



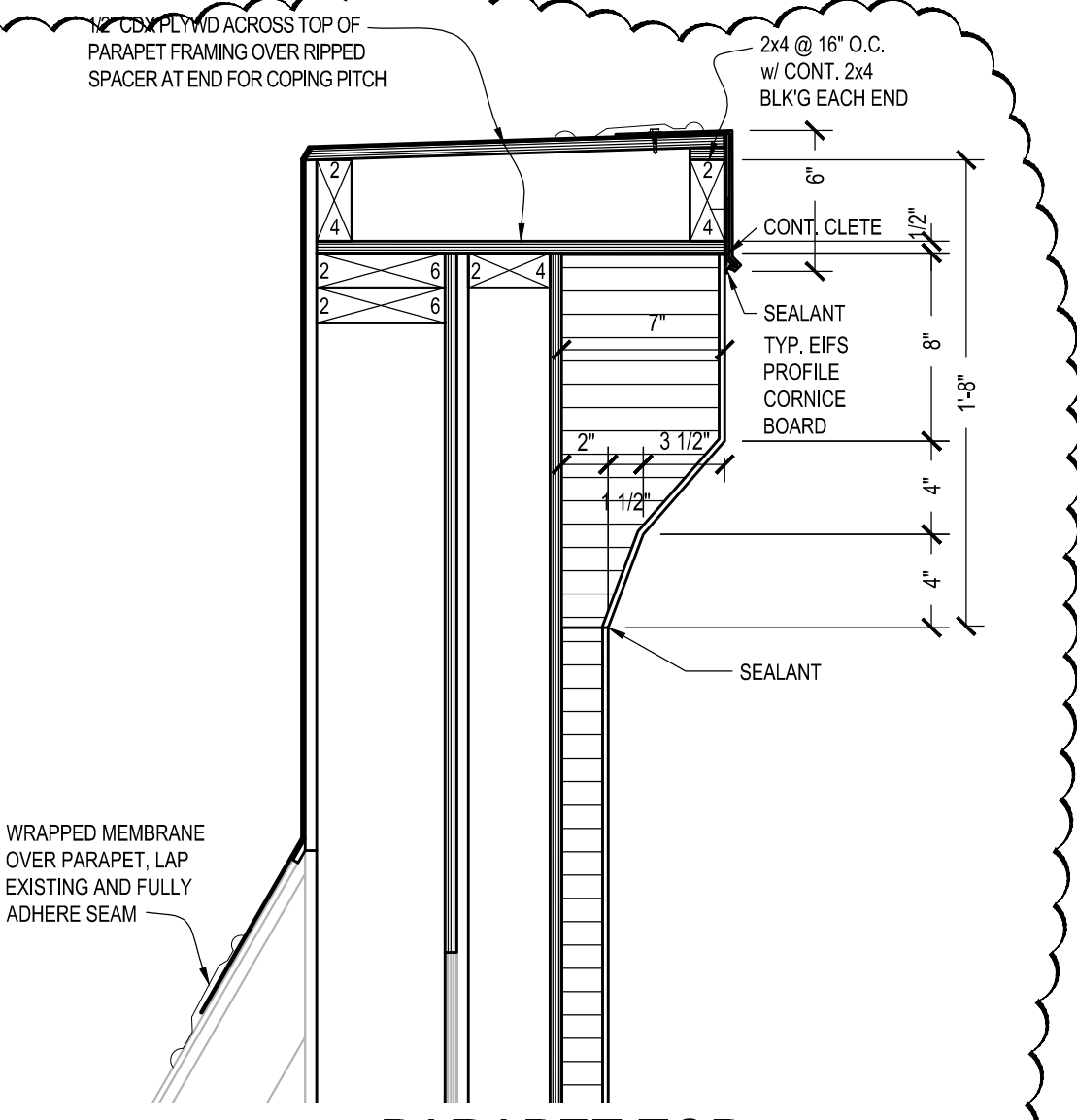
A2 ANCHOR PLATE
SCALE: 1 1/2" = 1'-0"



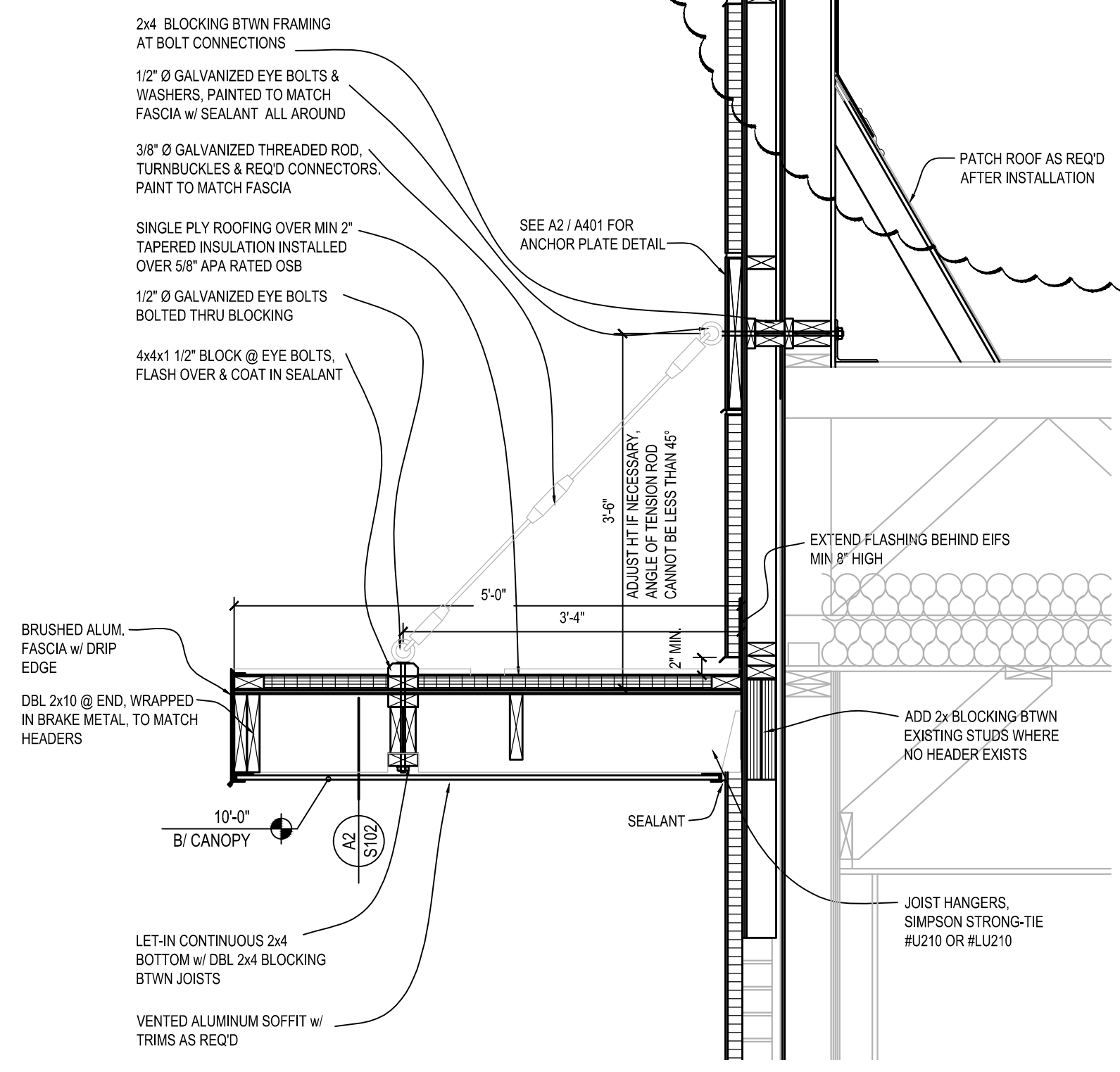
A4 STONE PIER TOP
SCALE: 1 1/2" = 1'-0"



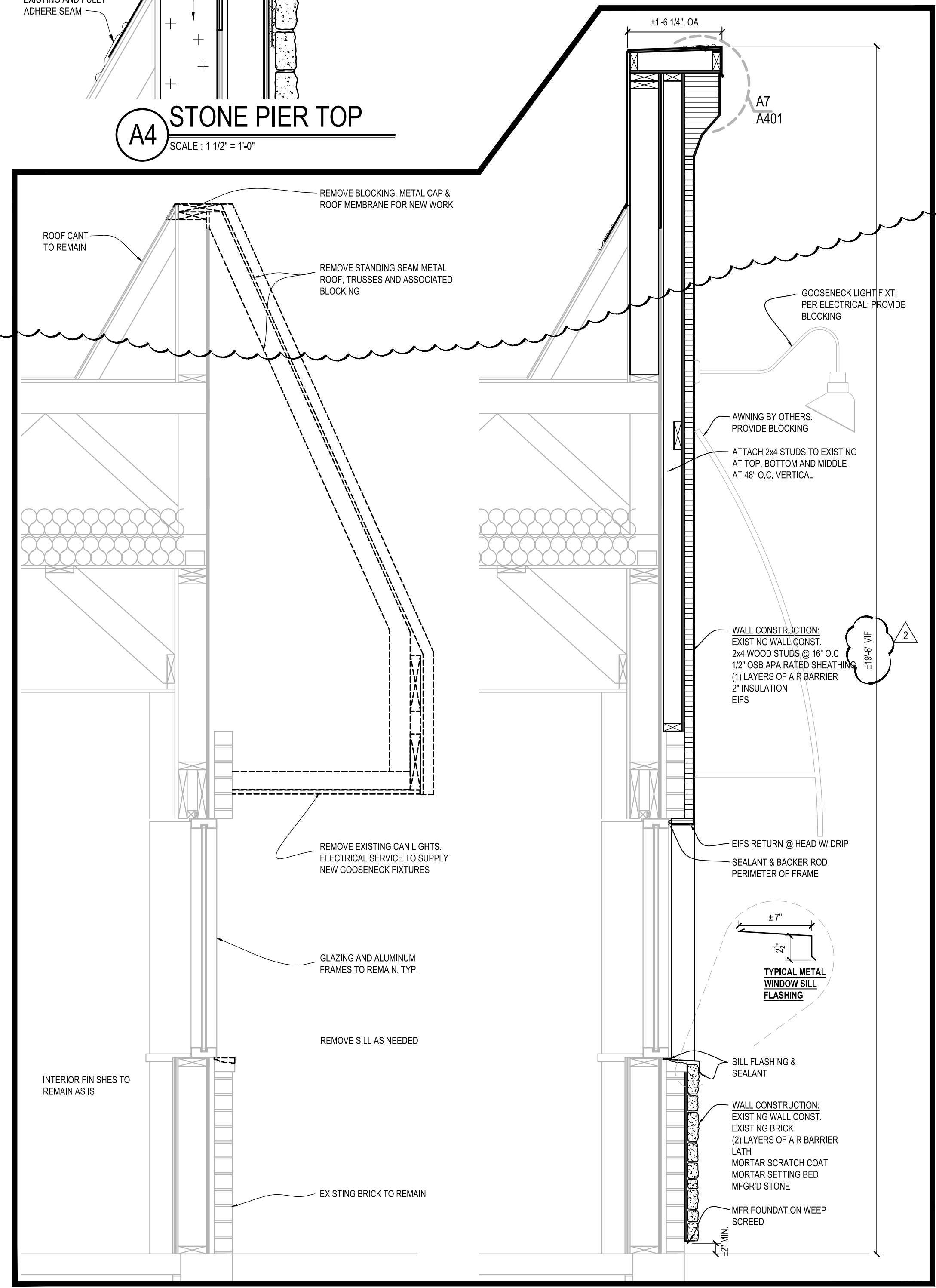
A6 STONE BACK-UP
SCALE: 1 1/2" = 1'-0"



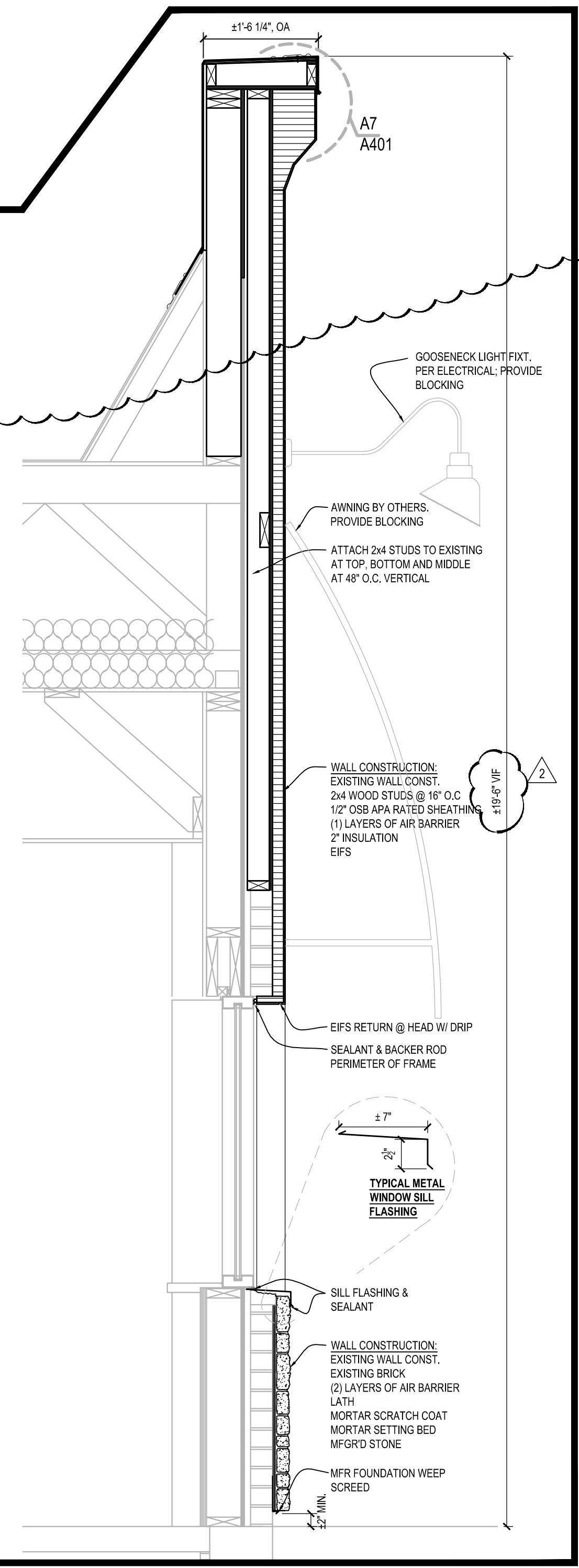
A7 PARAPET TOP
SCALE: 1 1/2" = 1'-0"



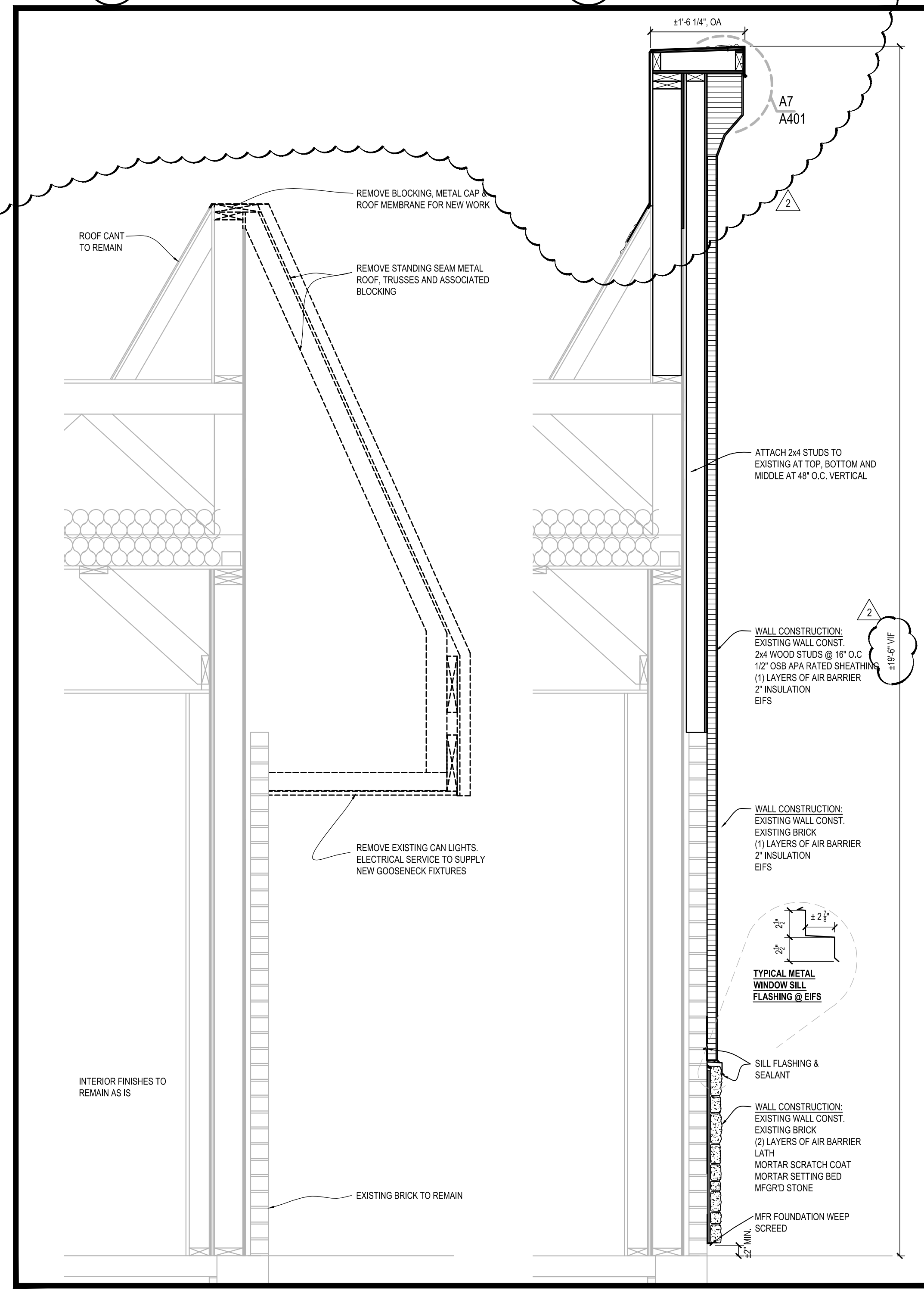
D2 WALL SECTION
SCALE: 3/4" = 1'-0"



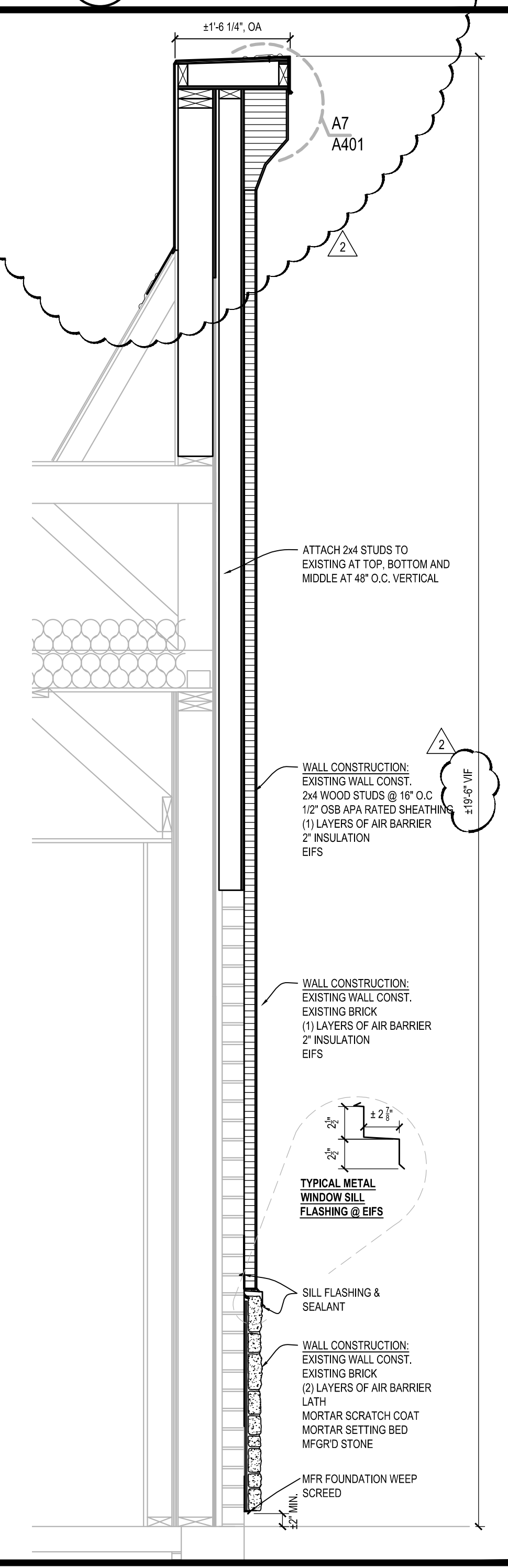
H4 DEMO SECTION
SCALE: 3/4" = 1'-0"



H5 WALL SECTION
SCALE: 3/4" = 1'-0"



H6 DEMO SECTION
SCALE: 3/4" = 1'-0"



H7 WALL SECTION
SCALE: 3/4" = 1'-0"

© 2016

CULVER'S RESTAURANT RE-IMAGE
840 W Sunset Drive
Waukesha, WI 53189
County of WAUKESHA

OWNER:
BERES FOODS, LLC
1650 E Main St
Waukesha, WI 53186
Gary Beres 414-640-7533
Jill Beres 262-443-1989

OWNER:
OLLMANN ERNEST MARTIN ARCHITECTS
509 South State Street
Bellevue Illinois 61008
815-544-7790 Phone
815-544-7792 Fax

WALL SECTIONS & DETAILS

Date: 3-9-2016 Revision: 01/7/2016 City's comments

2015-093

A401