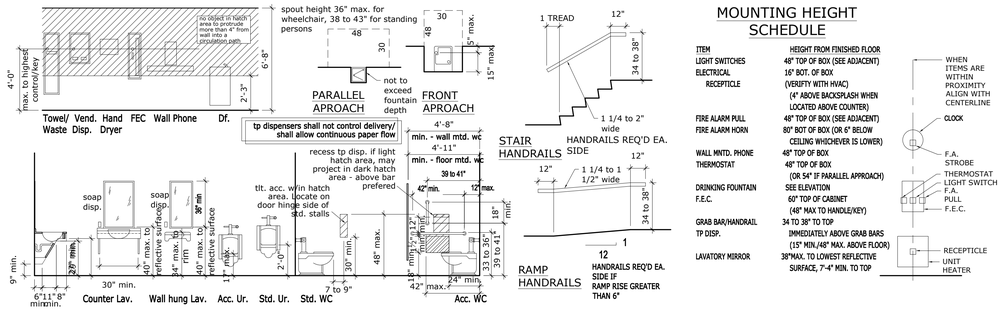
ACCESSIBILITY STANDARDS (for common use areas)



MOUNTING HEIGHT SCHEDULE

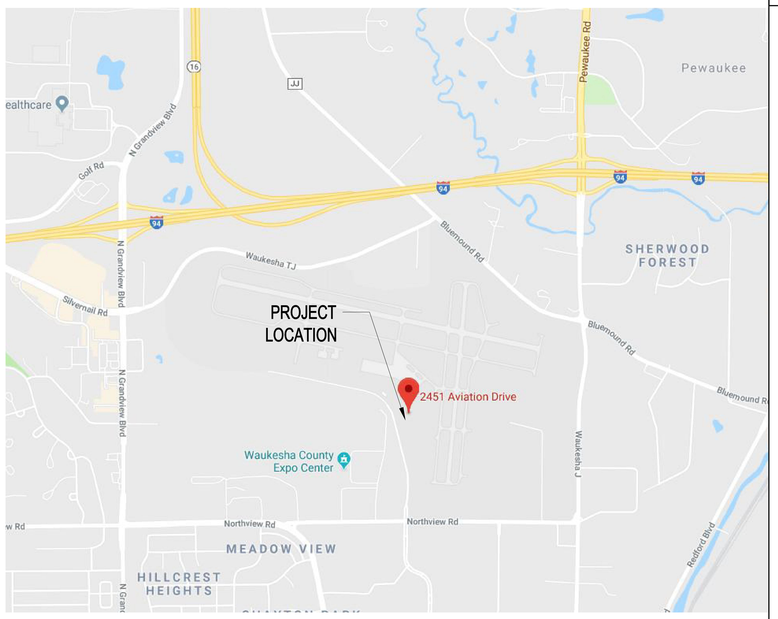
ITEM	HEIGHT FROM FINISHED FLOOR
LIGHT SWITCHES	48" TOP OF BOX (SEE ADJACENT)
ELECTRICAL RECEPTICLE	16" BOT. OF BOX (VERIFITY WITH HVAC) (4" ABOVE BACKSPLASH WHEN LOCATED ABOVE COUNTER)
FIRE ALARM PULL	48" TOP OF BOX (SEE ADJACENT)
FIRE ALARM HORN	80" BOT OF BOX (OR 6" BELOW CEILING WHICHEVER IS LOWER)
WALL MNTD. PHONE	48" TOP OF BOX
THERMOSTAT	48" TOP OF BOX (OR 54" IF PARALLEL APPROACH)
DRUNKING FOUNTAIN F.E.C.	SEE ELEVATION 60" TOP OF CABINET (48" MAX TO HANDLE/KEY)
GRAB BAR/HANDRAIL TP DISP.	34 TO 38" TO TOP IMMEDIATELY ABOVE GRAB BARS (15" MIN./48" MAX. ABOVE FLOOR)
LAVATORY MIRROR	38"MAX. TO LOWEST REFLECTIVE SURFACE, 7'-4" MIN. TO TOP

BUILDING STRUCTURAL DESIGN LOADS

1. GOVERNING CODE: WISCONSIN ADMINISTRATIVE CODE: SPS361 & 2015 I.B.C.

2. APPLIED DESIGN LOADS

DEAD (D)	
FLOOR (SLAB)	70 PSF
ROOF	12 PSF
CEILING	3 PSF
WALL (Ext. Framing only)	10 PSF
APPLIED LIVE	
FLOOR (Common)	100 PSF
ATTIC/ MECH (L)	20 PSF
ROOF (Lr)	20 PSF
APPLIED SNOW (S)	
GROUND SNOW LOAD (Pg)	30 PSF
FLAT ROOF SNOW LOAD (Pf)	23 PSF
SNOW EXPOSURE FACTOR (Ce)	1.0
SNOW LOAD IMPORTANCE (Is)	1.0
THERMAL FACTOR (Ct)	1.1
APPLIED WIND (W)	
BASIC WIND SPEED (3 SEC GUST)	115 MPH
EXPOSURE CATEGORY	C
WIND IMPORTANCE FACTOR (Iw)	1.0



AREA MAP

SCALE: N.T.S.

BLDG., PLUMB., ACC., ENERGY CONS. CODE INFORMATION (IBC/2015, IECC/2015)

1. TYPE OF PROJECT: NEW CONSTRUCTION

2. TYPE OF CONSTRUCTION, FIRE RATINGS OF STRUCTURAL FRAME:
* TYPE OF CONSTRUCTION (CHAPTER 6) II-B: NON COMBUSTABLE, UNPROTECTED
* PRIMARY STRUCTURAL FRAME (T601, 704): 0 HOUR
* BEARING WALLS
  EXTERIOR (T601 & 705): 0 HOUR, ALSO SEE ITEM 4 BELOW
  INTERIOR (T601): 0 HOUR
* NON BEARING WALLS
  EXTERIOR (T602 & 705): SEE ITEM 4 BELOW
  INTERIOR (T601): 0 HOUR
* FLOOR CONSTRUCTION AND SECONDARY MEMBERS (T601): 0 HOUR
* ROOF CONSTRUCTION AND SECONDARY MEMBERS (T601): 0 HOUR

3. OCCUPANCY(IES), HEIGHT/AREA:
* USE GROUP(S) (CHAPTER 3): B- BUSINESS, S1 STORAGE (AVIATION HANGER)
* UNLIMITED AREA BUILDINGS (507): N/A
* MIXED USE SEPARATION OPTION (508, 509, 706, 707,& 712):
  SEPARATION NOT REQUIRED BETWEEN B & S1 PER 508.4. AREA NOT TO EXCEED 1.0 FOR SUMMATIVE RATIO OF ACTUAL/ALLOW OF EACH AREA (508.4.2).
* PARKING STRUCTURES UNDER OTHER OCCUPANCIES (509): N/A
* ALLOWABLE HEIGHT - TABULAR (T504.3 & T504.4): MOST RESTRICTIVE S1 = 55' AND 2 STORIES
* ACTUAL HEIGHT (GRADE PLANE TO AVERAGE ROOF HEIGHT (502)): 1 STORIES, 31.2 FEET
* ALLOWABLE AREA - TABULAR (T506.2), 508.4.2: B - 23,000 FT^2 (NS), S1 - 17,500 FT^2
  Summative: 60000/23000 + 12204.5/17500 = 0.96 < 1.0 (FRONTAGE INCREASE NOT FACTORED)
* FRONTAGE INCREASE FACTOR (MINIMUM 20' FROM PROPERTY LINE, CENTER OF RIGHT-OF-WAY OR ANOTHER BUILDING ON SAME LOT) - AREA MODIFICATION (506.3) I_f = (OPEN PERIMETER /TOTAL PERIMETER - 0.25) X 25'/30' = (300'/579.5'-0.25)x30'/30' = 0.26
* ALLOWABLE AREA PER FLOOR - TOTAL MODIFIED: S1: 17,500 x1.26 = 22,050 FT^2, B: 23,000x1.26 =28,980 FT^2
* TOTAL ACTUAL AREA PER FLOOR (BOUND BY INTERIOR SIDE OF EXTERIOR AND FIRE WALLS)(502): B=6,000 FT^2, S1= 12,204.5 FT^2
* TOTAL ACTUAL AREA OF ALL FLOORS COMBINED (NOT INCLUDING FLOORS BELOW GRADE)(502): 18,204.5 FT^2

4. EXTERIOR WALL FIRE RATINGS BASED UPON SEPARATION DISTANCE
(FROM LOT LINE, CENTER OF RIGHT-OF-WAY OR IMAGINARY PROPERTY LINE BETWEEN BUILDINGS ON THE SAME LOT)(T602):

	(<5')	(5 to <10')	(10 to <30')	(>30')
OCCUPANCY GROUPS S1,B	2	1	0	0
S1 MORE RESTRICTIVE				

ACTUAL MINIMUM SEPARATION DISTANCE (W) > 20' ALL SIDES
LINTELS SPANNING > 6' & EXTERIOR WALL COLUMNS/BEAMS(704.10, 704.11): SAME AS WALL ASSEMBLY WITHIN

5. FIRE SUPPRESSION:
* THROUGHOUT OCCUPANCY, 'FIRE AREA' OR 'BUILDING' (903.2): S1 OVER 12,000 FT^2 PER 903.2.9 - N
* FIRE AREA(S) (901.7, 706.5, 706.6, 706.7 & 706.8): S1 = 11,691 FT^2, B = 5,834 FT^2
* THROUGHOUT UNLIMITED AREA BUILDING (507): N/A
* PARTIAL
  INCIDENTAL ACCESSORY OCCUPANCIES (508.2.5): SEE ITEM 7 BELOW
  STORY(IES) W/O OPENINGS (903.2.11.1): N/A, IF GREATER THAN 1500 FT2
  RUBBISH AND LINEN CHUTES (903.2.11.2): N/A
  BUILDINGS W/ FLOOR LEVEL > 55' ABOVE FIRE DEPT. VEHICLE ACCESS (903.2.11.3): N/A
  DUCTS CONVEYING HAZARDOUS EXHAUSTS (903.2.11.4) N/A
  COMMERCIAL KITCHEN HOODS (903.2.11.5): N/A
  WHERE LISTED IN TABLE 903.2.11.6: INCIDENTAL ACCESSORY OCCUPANCIES, SEE ITEM 7
* LIMITED AREA (903.3.8) N/A
  1-19 HEADS PER SYSTEM W/O CONTAMINANTS OR FDC (DOUBLE CHECK)(903.3.5.1.1): N/A
  1-19 HEADS PER SYSTEM W/ CONTAMINANTS OR FDC (RPZ)(903.3.5.1.1): N/A
* REQUIRED AT EXTERIOR BALCONIES AND DECKS (903.3.1.2.1)

6. FIRE ALARM AND DETECTION (907.2):
* MANUAL FIRE ALARM: REQUIRED
* AUTOMATIC FIRE DETECTION: (715.4.8.3, 909.12, 3003.2, 3006.5)
  REQUIRED - SMOKE ACTIVATED FIRE DOORS, CONTROLS FOR HVAC SYSTEMS, ELEVATOR RECALL (LOBBIES AND MACHINE ROOM), ELEVATOR SHAFT AND MACHINE ROOM SPRINKLER HEAD SHUNT TRIP
* FIRE SUPPRESSION SYS. MONITOR: (903.4, 907.6.5 REQUIRED - FLOW & TAMPER SWITCHES
* HVAC SMOKE DUCT DETECTION: (907.3.1, IMC 606) REQUIRED - FOR SYSTEMS > 2000 CFM
* SINGLE/MULTIPLE STATION SMOKE DETECTORS: (907.2.11)
  NOT REQUIRED
* CARBON MONOXIDE DETECTORS/ALARMS: (SPS 362.1200)
  NOT REQUIRED

7. INCIDENTAL ACCESSORY OCCUPANCY AREAS
  (WHERE NOT CONSIDERED NONSEPARATED MIXED USE AND NOT WITHIN A DWELLING UNIT)(T509):
* FURNACE ROOM W/ INDIVIDUAL APPLIANCE > 400 MBH INPUT: AUTOMATIC FIRE-EXTINGUISHING SYSTEM WITH SMOKE SEALED DOOR
* BOILER ROOM W/ INDIVIDUAL BOILER > 15 PSI & 10 HP (INCLUDING WATER HEATERS): AUTOMATIC FIRE-EXTINGUISHING SYSTEM WITH SMOKE SEALED DOOR
* REFRIGERANT MACHINERY ROOMS: N/A
* LAUNDRY ROOMS OVER 100 SF: N/A
* ROOMS CONTAINING FIRE PUMPS: N/A
* OTHER: N/A

8. OTHER FIRE RESISTIVE ASSEMBLIES:
* FIRE WALLS (706): N/A
* FIRE BARRIERS (WALLS) (707):
  VERTICAL SHAFT ENCLOSURES (713.4): 1 HOUR (< 4 STORIES. SEE EXCEPTIONS)
  DUCTS/PIPING, REFUSE AND LAUNDRY CHUTES, ELEVATORS/DUMBWAITERS
  VERTICAL EXIT ENCLOSURES(1022.1): 1 HOUR, LESS THAN 4 STORIES (SEE 1023.2)
  EXIT PASSAGEWAYS (1024.3): SAME AS VERTICAL EXIT ENCLOSURE SERVED
  HORIZONTAL EXITS THROUGH FIRE BARRIERS OR FIRE WALLS (1026.2): N/A
  ATRIUMS (404.6): N/A
  INCIDENTAL ACCESSORY OCCUPANCY AREAS (509.2.5): SEE ITEM 7 ABOVE
  HAZARDOUS MATERIAL CONTROL AREAS (414.2.4): N/A
  SEPARATED MIXED OCCUPANCIES(508.4): N/A, NON SEPARATED - SEE ITEM 3
  FIRE AREA SEPARATIONS (707.3.9): N/A
  AREA OF REFUGE, EXTERIOR RESCUE ASSISTANCE (1007.6 & .7, 710.3): 1 HOUR + SEALED TO PREVENT INTRUSION OF SMOKE. ONE 30" X 48" SPACE FOR EACH 200 OCCUPANTS SERVED. SERVED BY A STAIR WITH A 48" MIN. CLEAR WIDTH HANDRAIL TO HANDRAIL EXIT STAIR. SPACE LOCATED OUTSIDE REQUIRED EGRESS WIDTH. TO HAVE TWO-WAY COMMUNICATION TO LOCATION OF FIRE COMMAND CENTER. INCLUDE SIGN STATING 'AREA OF REFUGE". DIRECTIONAL SIGNS SHALL BE PROVIDED AT ELEVATOR LANDINGS TO AREAS OF REFUGE. INSTRUCTIONS INCLUDING 3 ITEMS LISTED UNDER 1007.11 SHALL BE POSTED AT EACH AREA OF REFUGE.
* FIRE PARTITIONS (708)
  DWELLING UNIT SEPARATION (420, 708.3): N/A
  SLEEPING UNITS (IN R-2, R-1 OCCUPANCIES) SEPARATION (420, 708.3): N/A
  TENANT SPACE IN A 'COVERED MALL' (402.7.2, 708.3): N/A
  EXIT ACCESS CORRIDORS SERVING MORE THAN 10 OCCUPANTS (1020.1.1): 1 HOUR
  ELEVATOR LOBBY(IES)(708.14.1, 708.3): NOT REQUIRED, </= 3 STORIES
* SMOKE BARRIER(S) (IN I-2 OR I-3 OCCUPANCIES)(709): N/A
* HORIZONTAL ASSEMBLIES (420, 711.2.4.3): 1 HOUR
* PRIVATE PARKING GARAGE (406.3): CLASSIFIED AS TYPE U OCCUPANCY
  1HR FIRE BARRIER BETWEEN GARAGES
  1/2HR FIRE BARRIER BETWEEN GARAGE AND DWELLING UNIT
  5/8" TYPE X GWB CEILING AT ALL WALLS AND CEILINGS BELOW DWELLING UNIT
  DOORS TO BE MIN. 1 3/8" THICK SOLID WOOD OR HONEYCOMB CORE STEEL 20MIN. RATED w/ SEFL CLOSING LATCHES

9. PENETRATIONS, JOINTS AND OPENINGS (714, 715, 716):
* PENETRATIONS BY METAL CONDUITS AND PIPE, PLASTIC PIPE AND DUCTWORK (714):
  VERTICAL AND HORIZONTAL FIRE RESISTIVE ASSEMBLIES (714.3 & 714.4):
  ASSEMBLY INSTALLED AS 'APPROVED' OR TESTED PER ASTM E814 or UL1479 OR, IF STEEL/FERROUS/COPPER PIPES/TUBES/CONDUITS, MAY FILL ANNULAR SPACE WITH MATERIAL PREVENTING PASSAGE OF FLAME AND HOT GASSES WHEN SUBJECTED TO ASTM E 119 OR UL 263 TIME-TEMPERATURE FIRE CONDITIONS
* JOINTS WHERE FIRE RESISTANCE RATED WALLS MEET WALL, FLOOR OR ROOF (715.1):
  ASSEMBLIES TESTED IN ACCORDANCE WITH ASTM 1966 OR UL 2079
* OPENINGS (716):

	ASSEMBLY TYPE	ASSEMBLY RATING	OPENING RATING
DOORS AND SHUTTERS (716.4)	SHAFT, EXIT ENCL., PASSAGE	1 HOUR	1 HOUR
	OTHER FIRE BARRIERS	1 HOUR	3/4 HOUR
	EXIT ACCESS CORRIDORS	1/2 HOUR	1/3 HOUR
	OTHER FIRE PARTITIONS	1/2 HOUR	1/3 HOUR
	EXTERIOR WALLS	0 HOUR	0 HOUR

	ASSEMBLY TYPE	ASSEMBLY RATING	OPENING RATING
WINDOW AND GLAZING (716.5)	INTERIOR FIRE BARRIERS	1 HOUR	3/4 HOUR
	INTERIOR EXIT STAIR ENCLOSURES	1 HOUR	NOT PERMITTED
	INTERIOR FIRE PARTITIONS	1/2 HOUR	1/3 HOUR
	EXTERIOR WALLS	0 HOUR	0 HOUR

10. INTERIOR FINISH CLASS(T803.9):

	SPRINKLERED	NONSPRINKLERED
* VERTICAL EXIT ENCLOSURES AND PASSAGEWAYS	C, R-2 AND S OCC.	--
* EXIT ACCESS CORRIDORS	C, R-2 AND S OCC.	--
* ROOMS/ENCLOSED SPACES	C, R-2 AND S OCC.	--

11. OCCUPANT LOAD (1004.1) (SEE PLANS)

	B	S1
* BY TABLE (1004.1.1)	6000/100 = 60	12,204.5/500 = 25

12. EGRESS WIDTH (PER FLOOR)(1005.1, 1010.5, 1011.2):

	STAIRWAYS	OTHER COMPONENTS
* CALCULATED (T1005.1):	36" MIN.	31 3/4" MIN. CLEAR DOORS IN TYPE B UNITS, 32" MIN. CLEAR DOORS WHEN OPEN 90° 36" MIN. CORRIDORS W/IN DWELLING UNITS, 44" MIN. CORR'S. OUTSIDE DWELLING UNITS
* ACTUAL:	N/A	34" MIN. CLEAR DOORS WHEN OPEN 90° 48" CORRIDORS

* DOOR ENCROACHMENT (1007.1): 7" WHEN FULLY OPENED, 1/2 REQUIRED EGRESS WIDTH

13. NUMBER OF EXITS (1006):
* SPACES WITH ONE EXIT:
  MAX. OCC. LOAD: B: 49, S1: 29,
  MAX. TRAVEL DIST.: 75'
*MORE THAN ONE EXIT (T1017.2)
  OCC. LOAD: 1-500
  MIN. # OF EXITS: 2
  MAX. TRAVEL DIST.: 200' (B & S1)

14. EXIT ACCESS TRAVEL DISTANCE/REMOTENESS (T1017.2):
*ACTUAL MAXIMUM TRAVEL: 140 ft AT S1, 111' AT B
* REQUIRED REMOTENESS: 1/2 DIAGONAL OF SPACE OR BUILDING SERVED (1/3 IF FULLY SPRINKLERED)

15. MISC. ROOM AND ASSEMBLY SPACE EGRESS: N/A

16. DOOR SIZE, SWING, HARDWARE:
* DOORS SERVING MEANS OF EGRESS(OTHER THAN REACH-IN CLOSETS) SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" WHEN OPEN 90° (1010.1.1)
* DOORS SERVING MEANS OF EGRESS AND AN OCCUPANT LOAD OF 50 OR MORE SHALL SWING IN THE DIRECTION OF EGRESS (1010.1.2)
* DOORS SERVING MEANS OF EGRESS AND AN OCCUPANT LOAD OF 50 OR MORE IN A & E OCCUPANCIES SHALL HAVE PUSH/PULL (NON-FIRE RATED) OR LATCHING EXIT DEVICES (REQUIRED IF OPENING IS FIRE RATED OR LOCKING ON PULL SIDE)(1010.1.10)

17. ATTIC AND UNDERFLOOR VENTILATION(1203.2 AND 1203.3):
* AREA(S) OF ATTIC: 18,900 FT^2
  VENTILATION high nfa: >/= 50% OF 64 FT^2(4608 MIN. IN^2)
  VENTILATION low nfa: REMAINING % OF 64 FT^2 (4608 IN^2 IF 50% high and 50% low, <4608 IN^2 IF > 50% high)
* AREA(S) UNDERFLOOR: N/A VENTILATION(nfa): N/A

18. DRAFTSTOPPING:
* NON-SPRINKLERED ATTIC(S) IN R-2 OCCUPANCIES WITH =/> 3 DWELLING UNITS (718.4): REQUIRED - AREA NOT TO EXCEED 3000 SF OR ABOVE EVERY 2 DWELLING UNITS
* NON-SPRINKLERED FLOOR SPACES IN R-2 OCCUPANCIES WITH =/> 3 DWELLING UNITS (718.3): REQUIRED AT ALL DWELLING UNIT SEPARATIONS - NFPA13R AUTOMATIC SPRINKLERS INSTALLED IN COMBUSTIBLE CONCEALED FLOOR FRAMING SPACES.

19. RESTROOMS:
* DEFINITION - PUBLIC (INCLUDES EMPLOYEES)
* DEFINITION - PRIVATE OR PRIVATE USE (WITHIN DWELLING, HOTEL/MOTEL GUEST ROOM)
* OCCUPANT LOAD - SEE ITEM 11 ABOVE: 89
* SEPARATE MALE, FEMALE RESTROOMS REQUIRED(2902.2): YES
* PUBLIC RESTROOMS REQUIRED(2902.3): YES
* OCCUPANCY(IES) (CHAPTER 3, T1004.1.1, T2902.1): B, S1
* NUMBER OF FIXTURES REQUIRED

	MIN # REQUIRED		ACTUAL # PROVIDED		
	MALE	FEMALE	MALE	FEMALE	UNISEX
WATER CLOSETS (1/25<50, 1/50>50)	2	2	2	2	1
URINALS (UP TO 50% OF REQ'D WC'S	0		0		
LAVATORIES (1/40<80, 1/80>80)	2	2	2	2	
BATHTUBS/SHOWERS (1/DWELLING UNIT)	N/A		N/A		
SERVICE SINK (1)	1		1		
CLOTHES WASHER CONNECTION	N/A		N/A		
DRINKING FOUNTAINS (1/100)	0		BOTTLED WATER PROVIDED		

20. ACCESSIBILITY (CHAPTER 11 AND ICC/ANSI A117.1):
* EXEMPT AREAS (1103.2): EMPLOYEE WORK STATIONS, LIMITED ACCESS SPACES, EQUIPMENT SPACES FREQUENTED ONLY BY MAINTENANCE PERSONNEL
* EXTERIOR ACCESSIBLE ROUTE AND ENTRANCES(1104 & 1105): ROUTE FROM PUBLIC WALK AND FROM ACCESSIBLE PARKING SPACES TO SLOPE NOT MORE THAN 1:20 OR HAVE RAMPS WITH HANDRAILS (WHERE >6" RISE) WITH SLOPE NOT MORE THAN 1:12, MINIMUM 60% OF ENTRANCES TO BE ACCESSIBLE
* PARKING SPACES AND PASSENGER LOADING AREAS(1106): SEE TABLE 1106.1, QUANTITY OF ACCESSIBLE IS BASED UPON TOTAL NUMBER OF SPACES REQUIRED BY LOCAL ZONING. FOR EVERY 6 ACCESSIBLE SPACES (OR PORTION THEREOF) 1 ACCESSIBLE SPACE SHALL BE VAN ACCESSIBLE
* SPECIAL OCCUPANCIES(1107 & 1108): DWELLING UNITS: R-2 OCCUPANCY APARTMENT HOUSES CONTAINING >20 UNITS SHALL INCLUDE 2% AND =/> 1 TYPE A UNIT. APARTMENT HOUSES CONTAINING =/> 3 UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE OTHER THAN TYPE A UNITS SHALL BE TYPE B UNITS
* OTHER FEATURES AND FACILITIES(1109): COMMON USE TOILET FACILITIES, COMMON USE SINKS (INCLUDING WITHIN COMMON USE KITCHENS, LAUNDRY ROOMS AND SPAS), ELEVATORS, STORAGE CABINETS (INCLUDING WITHIN COMMON USE KITCHENS AND LAUNDRY ROOMS), WORK SURFACES (INCLUDING WITHIN COMMON USE KITCHENS AND LAUNDRY ROOMS), SERVICE/RECEPTION COUNTERS, FOOD SERVICE LINES, CONTROLS, DOOR APPROACHES/CLEARANCES AND DOOR HARDWARE, RECREATIONAL/SPORTS FACILITIES
* SIGNS WHERE REQUIRED(1110): IDENTIFICATION AT PARKING SPACES & PASSENGER LOADING ZONES, AREAS OF REFUGE (1007.9) DIRECTIONAL AT ELEVATOR LANDINGS DIRECTING TO AREAS OF REFUGE (1007.10) OTHERS AT DOORS TO AREA OF REFUGE/EXIT STAIRWAY (1011.3), INSTRUCTIONS AT AREAS OF REFUGE (1007.11) INCLUDING FOR USE OF TWO-WAY COMMUNICATION SYSTEMS TO SUMMON ASSISTANCE (1007.8.2)

21. ENERGY CONSERVATION (IECC CHAPTER 5 BUILDING ENVELOPE PRESCSIPTIVE):
* MANDATORY PROVISIONS OF CHAPTER 4 SHALL BE MET FOR ALL RESIDENTIAL BUILDINGS INCLUDING:
  - AIR LEAKAGE (BUILDING THERMAL ENVELOPE DEMONSTRATED VIA TEST OR VISUAL INSPECTION, FENESTRATION LEAKAGE, RECESSED LIGHTING LEAKAGE)
  - SYSTEMS (CONTROLS FOR HEATING AND COOLING SYSTEMS, HEAT PUMP SUPPLEMENTARY HEAT PREVENTION CONTROL EXCEPT DURING DEFROST, DUCT JOINT AND SEAM SEALING, NO BUILDING CAVITIES USED AS SUPPLY AIR DUCTS, MECHANICAL PIPING > 105 degF, < 55 degF INSULATED >/= R-3, CIRCULATING HOT WATER PIPING INSULATED >/= R-2, OUTDOOR AIR INTAKES AND EXHAUSTS WITH DAMPERS, CALCULATION OF HEATING AND COOLING LOADS - ACCA MANUAL J, EQUIPMENT AND SYSTEM SIZING - ACCA MANUAL S BASED UPON MANUAL J LOAD CALCULATION (IF SERVING MULTIPLE DWELLING UNITS MEET COMMERCIAL PROVISIONS SECTIONS C503 AND C504 INSTEAD), SNOW MELT SYSTEM AUTO SHUT-OFF AT 50 degF PAVING OR 40 degF AIR TEMPERATURE)
  - ELECTRICAL POWER AND LIGHTING SYSTEMS (50% MINIMUM OF LIGHTING FIXTURES TO BE HIGH EFFICACY (60 LUMENS/W IF >40W, 50 LUMENS/W IF >15 TO 40W, 40 LUMENS/W IF </= 15W))
* PRESCRIPTIVE PROVISIONS FOR SPECIFIC INSULATION REQUIREMENTS SHALL ALSO BE MET.
  - CEILINGS (LOWER R-VALUE IF EXTENDING OVER FULL WIDTH OF EXTERIOR WALLS, LOWER R-VALUE FOR UP TO 500 FT2 OF THIN ROOF ASSEMBLIES)
  - ACCESS HATCHES AND DOORS (SEALING, INSULATION LEVELS SAME AS SURROUNDING ASSEMBLY)
  - SLAB ON GRADE FLOORS (WHERE WITHIN 12" OF GRADE SLAB EDGE INSULATION FROM TOP OF SLAB TO EXTENSION (HORIZONTAL OR VERTICAL) DISTANCE INDICATED BELOW)
* PRESCRIPTIVE REQUIREMENTS FOR FOR FENESTRATION (U-FACTOR AND SHGC REQUIREMENTS LISTED BELOW, 0.03315 FT2 GLAZED AREA EXCEPTION, 24 FT2 OPAQUE DOOR EXCEPTION)
* PRESCRIPTIVE REQUIREMENTS FOR DUCT INSULATION (IF OUTSIDE BUILDING THERMAL ENVELPE MIN. R-6, R-8 IN ATTICS)
* AS OPTION TO PRESCRIPTIVE REQUIREMENTS LISTED BELOW, MAY USE TOTAL BUILDING PERFORMANCE METHOD USING COMPUTER SOFTWARE (I.E. ENERGYPLUS, REMRATE OR OTHER APPROVED SOFTWARE)
* AS AN ALTERNATIVE TO PRESCRIPTIVE REQUIRMENTS FOR BUILDING ENVELOPE COMPONENTS, MAY USE TOTAL UA SUMMATION FOR ALL COMPONENTS COMPARED TO TOTAL UA OF SAME BUILDING MEETINGPRESCRIPTIVE U VALUES SPECIFIED BELOW (I.E. MAY USE RESCHECK SOFTWARE TO DEMONSTRATE)

* LOCATION WAUKESHA COUNTY, WI CLIMATE ZONE 6A (7200 < HDD65degF < 9000; NOT 'MARINE' NOR 'DRY')
* CEILING

	R-VALUE	U(equiv)
Wood framed attic, rafters or ceiling joists (batts between framing	49	0.026

* ABOVE GRADE WALLS

Wood framed	20, or 13 + 12.5 ci	0.057

Recommend =/> 50% of R value as ci sheathing combined with max class III vapor retarder at interior side of framing to prevent condensation at interior side of sheathing

* FLOOR ABOVE OUTDOORS OR ABOVE UNCONDITIONED SPACE

Wood framed with insulation between/around framing	30	0.033

* SLAB ON GRADE PERIMETER (where slab </= 12" of grade)

Unheated	10, 4 feet	0.10
Heated	15, 4 feet	0.067

(insulation may be interior or exterior side of foundation wall and extend down from top of slab distance indicated or from top of slab down to bottom of slab then horizontal under slab for total distance indicated. If on exterior protect horiz. insulation w/paving or 10" soil and vert. insul. to 6' below grade

* OPAQUE DOORS

Insulated Metal	0.60

* FENESTTRATION (glazed windows, doors, storefronts, curtain walls)

Vertical	0.35
Solar Heat Gain Coefficient (SHGC) for vertical and skylights	NR

SHEET INDEX

FOCUS ENGINEERING LLC
607 Dunn St., Elkhorn, WI 53121
(262) 215-9935
contact@focusengineering.com
www.focusengineering.com

SPRING CITY JET CENTER

2451 AVIATION RD, WAUKESHA WI 53188-6900

REVISIONS

NUMBER	DESCRIPTION	DATE

DRAWING SET:
PLAN COMMISION REVIEW

Date: 12-03-2018
Project: 2018-08.009
Drawn by: KRG
Checked by: MAP

SHEET NUMBER
T1.0

N

LEGEND

	PROPOSED DWELLING
	PROPOSED ASPHALT DRIVEWAY
	PROPOSED DECK
	TRACKING PAD
SF	SILT FENCE
	DITCH CHECK

NOTES:

BOUNDARY AND LEASED AREA LEGAL DESCRIPTION PRELIMINARY. PART OF WAUKESHA COUNTY AIRPORT. FIELD WORK TO CONFIRM IS REQUIRED.

CONTOURS SHOWN ARE DIGITIZED FROM WAUKESHA COUNTY GIS. FIELD TOPOGRAPHY IS REQUIRED

PROPOSED DRAINAGE PATTERNS TO MATCH EXISTING GRADES. ASSUMED DITCH CAPACITY ADEQUATE.

UTILITIES SHOWN ARE APPROXIMATE FROM DATA PROVIDED. CONFIRMATION IS REQUIRED.

FOCUS
ENGINEERING LLC
607 Davis St., Elkhorn, WI 53121
(262) 215-9295
contact@focusengineeringllc.com
www.focusengineeringllc.com

SPRING CITY JET CENTER
2451 AVIATION RD, WAUKESHA WI 53188-6900

DRAWING SET:
PLAN COMMISION REVIEW

REVISIONS

NUMBER	DESCRIPTION	DATE

Date: 12-03-2018
Project: 2018-08.009
Drawn by: BDP
Checked by: RWC

SHEET NUMBER
C-1

N

0 20 40 Feet

LEGEND

- PROPOSED BUILDING
- FUTURE PHASE
- PROPOSED FENCE
- PROPOSED SIDEWALK

NOTES:

BOUNDARY AND LEASED AREA LEGAL DESCRIPTION PROVIDED BY OWNER. PART OF WAUKESHA COUNTY AIRPORT. FIELD WORK TO CONFIRM IS REQUIRED.

CONTOURS SHOWN ARE DIGITIZED FROM WAUKESHA COUNTY GIS. FIELD TOPOGRAPHY IS REQUIRED

PROPOSED DRAINAGE PATTERNS TO MATCH EXISTING GRADES. ASSUMED DITCH CAPACITY ADEQUATE.

UTILITIES SHOWN ARE APPROXIMATE FROM DATA PROVIDED. CONFIRMATION IS REQUIRED.

UTILITY NOTES:

1. LOCATION OF EXISTING SEWER AND WATER MAIN IS ESTIMATED AND DETAILED AS-BUILT INFORMATION WAS NOT AVAILABLE AT TIME OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND COORDINATING WITH ENGINEER AND TOWN WITH ANY CHANGES REQUIRED.
2. SANITARY DISTRICT HAD NO RECORD OF STUBS OF UTILITIES TO PROPERTY LINES. CONTRACTOR TO FIELD VERIFY IF ANY EXIST PRIOR TO CUTTING ROAD
3. ASSUMED EXISTING WATER MAIN DEPTH 6.5 FEET. FIELD VERIFY
4. ASSUME EXISTING SANITARY SEWER MAIN DEPTH 8 FEET. FIELD VERIFY
5. UTILIZE 10 GAUGE COPPERHEAD COPPERCLAD TRACER WIRE OR EQUAL.
6. TRACER WIRE SPLICE KITS SHALL BE COPPERHEAD 3WB-01 OR EQUAL
7. WATER SERVICE SHALL BE 1" COPPER, UNLESS COORDINATED WITH BUILDING PLUMBING PLANS OTHERWISE
8. SEE DETAIL FOR ALL OTHER WATER SPECIFICATIONS
9. SEWER LATERAL SHALL BE 4" SCH.40 PVC UNLESS COORDINATED WITH BUILDING PLUMBING PLANS OTHERWISE.
10. SEE DETAIL FOR ALL OTHER SEWER SPECIFICATIONS.
11. IN SERVICE CROSSINGS, WATER SERVICE MUST BE INSTALLED A MINIMUM OF 18 INCHES BELOW SANITARY SEWER OR 12 INCHES ABOVE THE TOP OF SANITARY SEWER, MEASURED FROM OUTSIDE OF PIPE FOR A HORIZONTAL DISTANCE OF 5 FEET EACH SIDE OF CROSSING. ALL MINIMUM COVER DEPTHS MUST BE MAINTAINED.
12. IF MINIMUM COVER DEPTH IS NOT PRACTICABLE, COORDINATE WITH ENGINEER FOR INSULATION REQUIREMENTS.

RESTORATION NOTES

1. MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS

2. UTILIZE WISDOT SEED MIXTURE No 40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.

3. UTILIZE WISDOT TYPE A FERTILIZER.

4. USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS UNLESS SPECIFIED OTHERWISE.

5. UTILIZE TYPE B MATTING OF SAME CLASS 1 ALONG CENTERLINE OF SWALE AND UP MINIMUM 2FT VERTICAL OF SIDE SLOPES.

4. PROPERLY ANCHORED MULCH REQUIRED IN ALL AREA NOT STABILIZED WITH EROSION MATTING.

7. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING, AND MATTING.

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SPRING CITY JET CENTER

2451 AVIATION RD, WAUKESHA WI 53188-6900

DRAWING SET:
PLAN
COMMISION
REVIEW

REVISIONS			
NUMBER	DESCRIPTION	DATE	

Date:	12-03-2018
Project:	2018-08.009
Drawn by:	BDP
Checked by:	RWC

SHEET NUMBER
C-2

CARDINAL ENGINEERING
DESIGNING IN TRUE DIRECTIONS
920-757-6725
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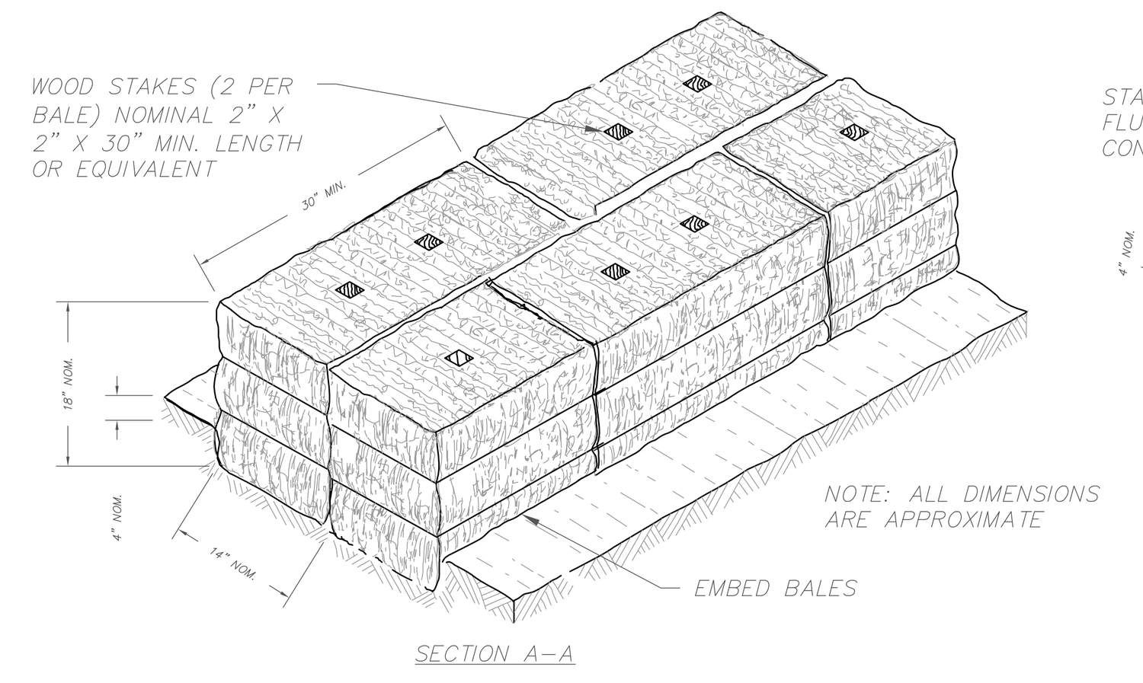
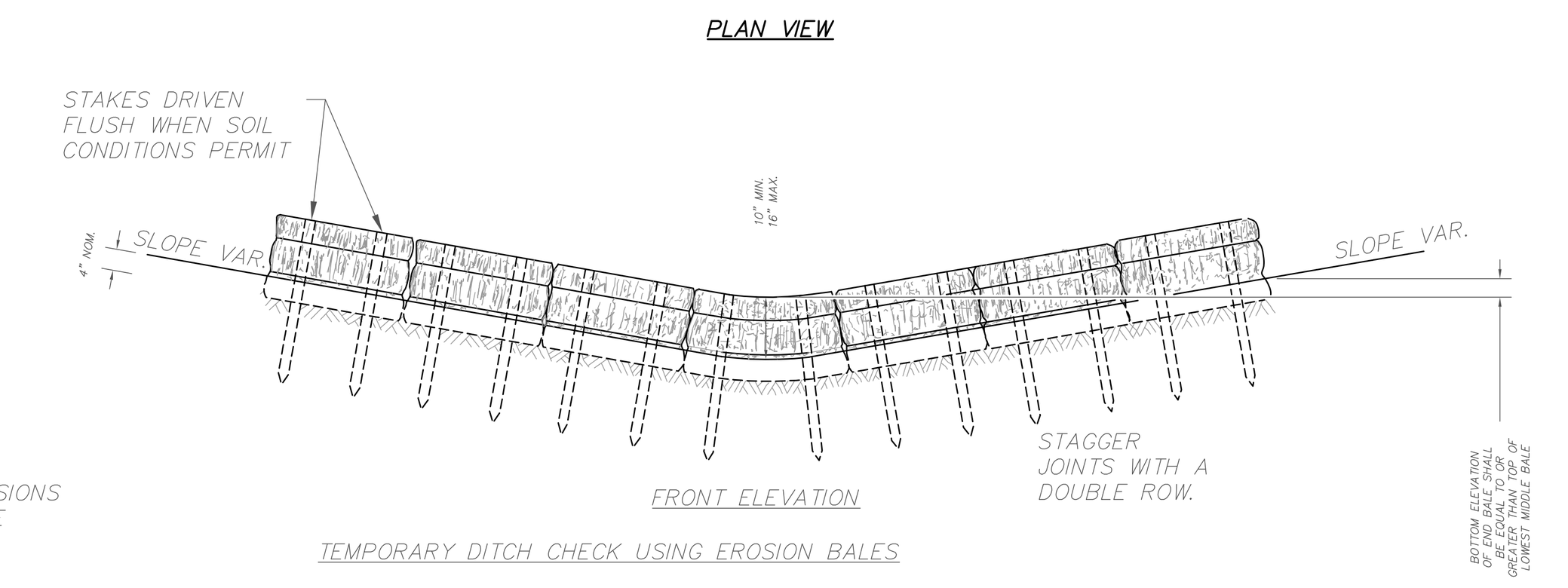
FILE: Y:\Projects\1901054 Spring City Jet\DWG\Base\ET1.dwg
PLOTTED: 12/3/2018 4:50:00 PM

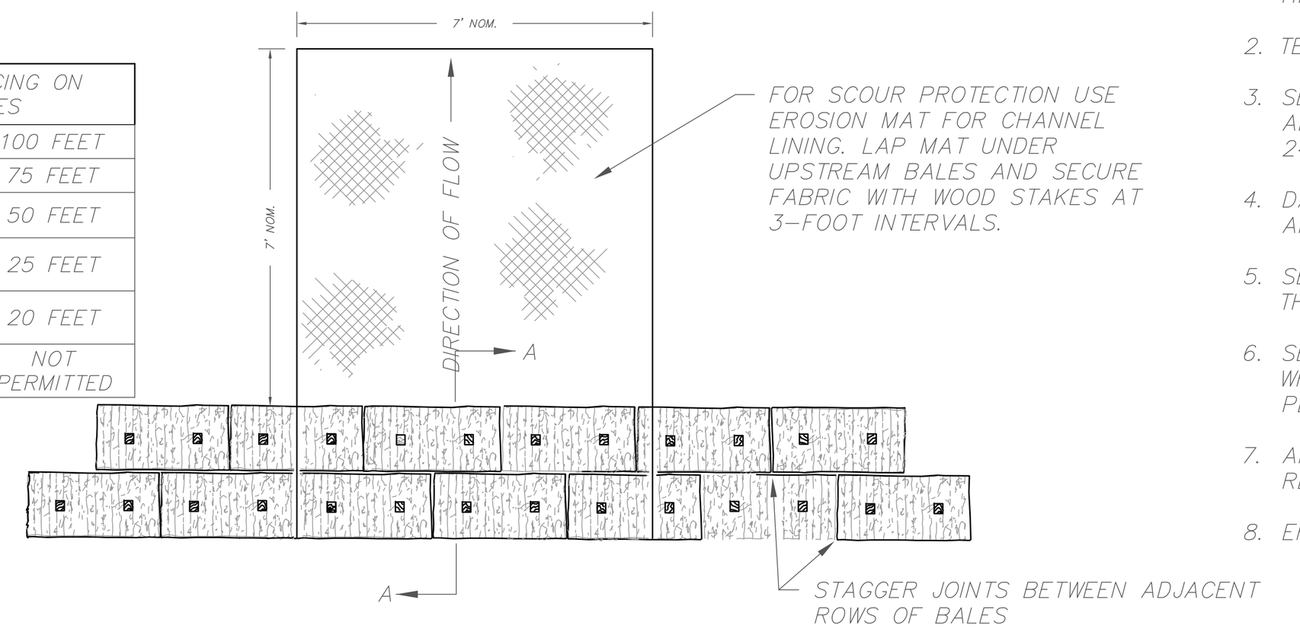




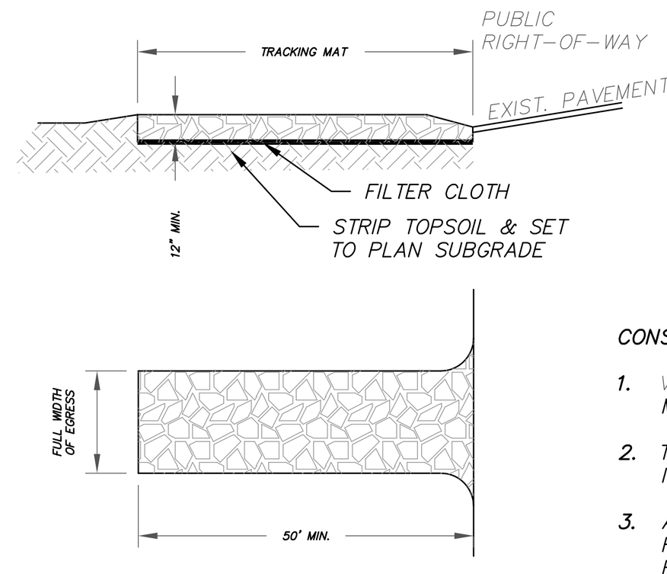
NOTES:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION AND WDNR TECHNICAL STANDARD 1062.
2. TEMPORARY DITCH CHECKS OF A SINGLE ROW OF EROSION BALES ARE NOT PERMITTED.
3. SEDIMENT BALE BARRIERS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
4. DAMAGED OR DECOMPOSED SEDIMENT BALE BARRIERS, AND UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF THE SEDIMENT BALE BARRIERS SHALL BE REPAIRED.
5. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE–HALF THE HEIGHT OF THE SEDIMENT BALE BARRIER.
6. SEDIMENT BALE BARRIERS AND ANCHORING DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
8. EFFECTIVENESS OF BALES IS LESS THAN 3 MONTHS.

BALE SPACING ON SLOPES	
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
33% TO 50%	20 FEET
> 50%	NOT PERMITTED



DITCH CHECK DETAIL
NTS



CONSIDERATIONS:

1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF–SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

NOTES:

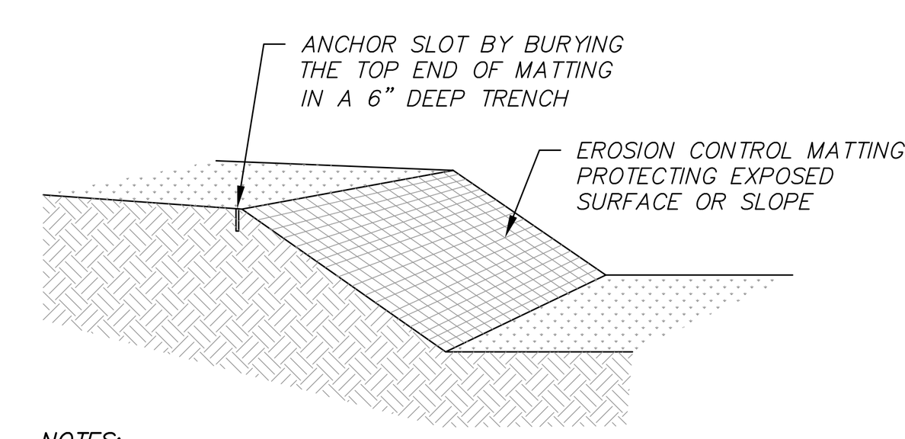
A. TRACKING PAD:

1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3"– 6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3–INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. MAINTENANCE

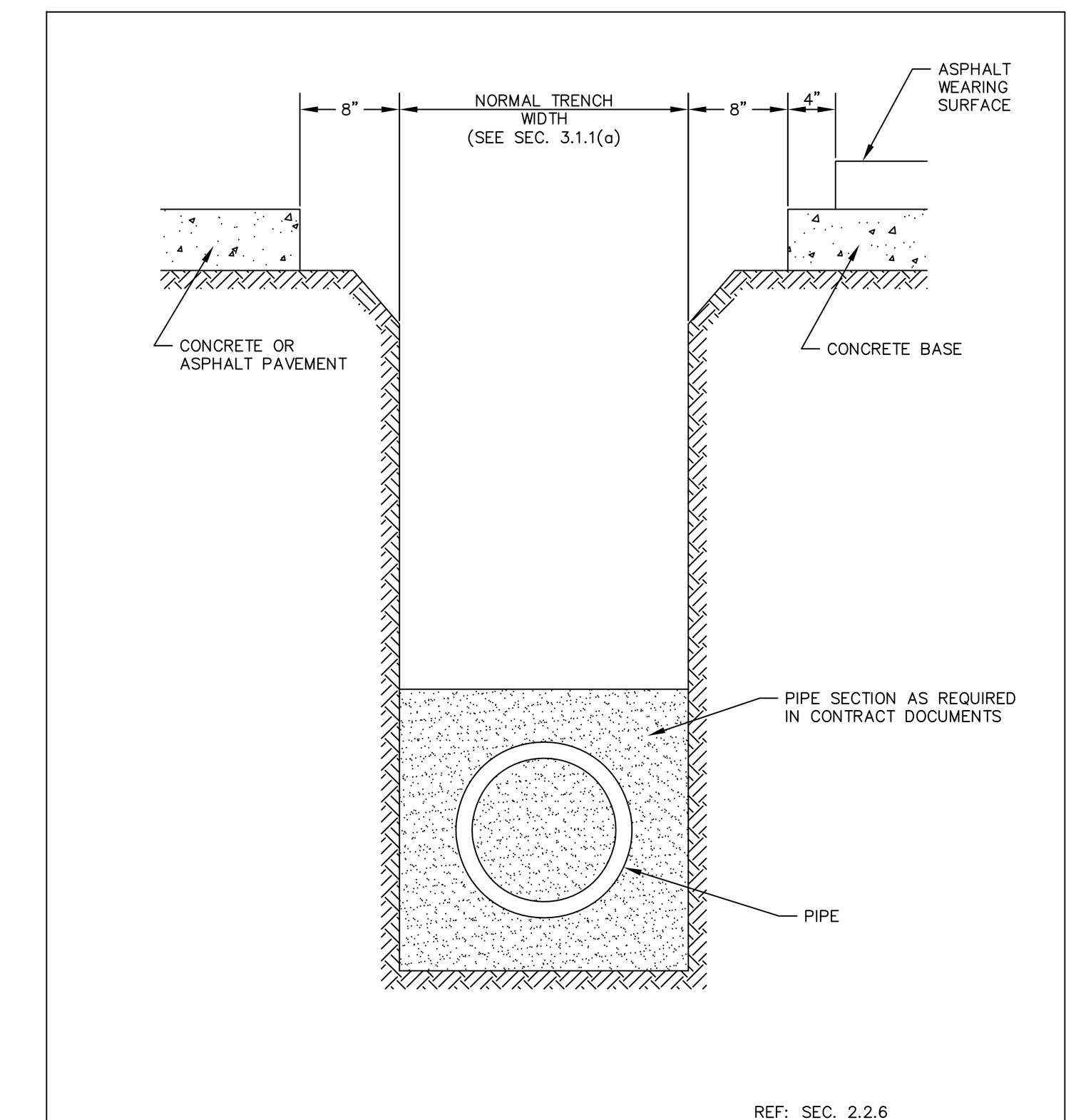
1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12–INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD DETAIL
(NOT TO SCALE)



NOTES:
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
4. THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS
5. THE MATTING SHALL BE ANCHORED TO THE GROUND PER MANUFACTURER REQUIREMENTS
6. TEMPORARY EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS I, TYPE B AND PERMANENT EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS III, TYPE A
7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE–ANCHORED.
8. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE–FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX–INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.

EROSION CONTROL MATTING DETAIL
NOTE: INSTALL ON ALL SLOPES OF 4:1 OR GREATER



REF: SEC. 2.2.6

TYPICAL CUT PAVEMENT TRENCH SECTION	
NOT TO SCALE MARCH 1980	FILE NO. 1

NOTES:

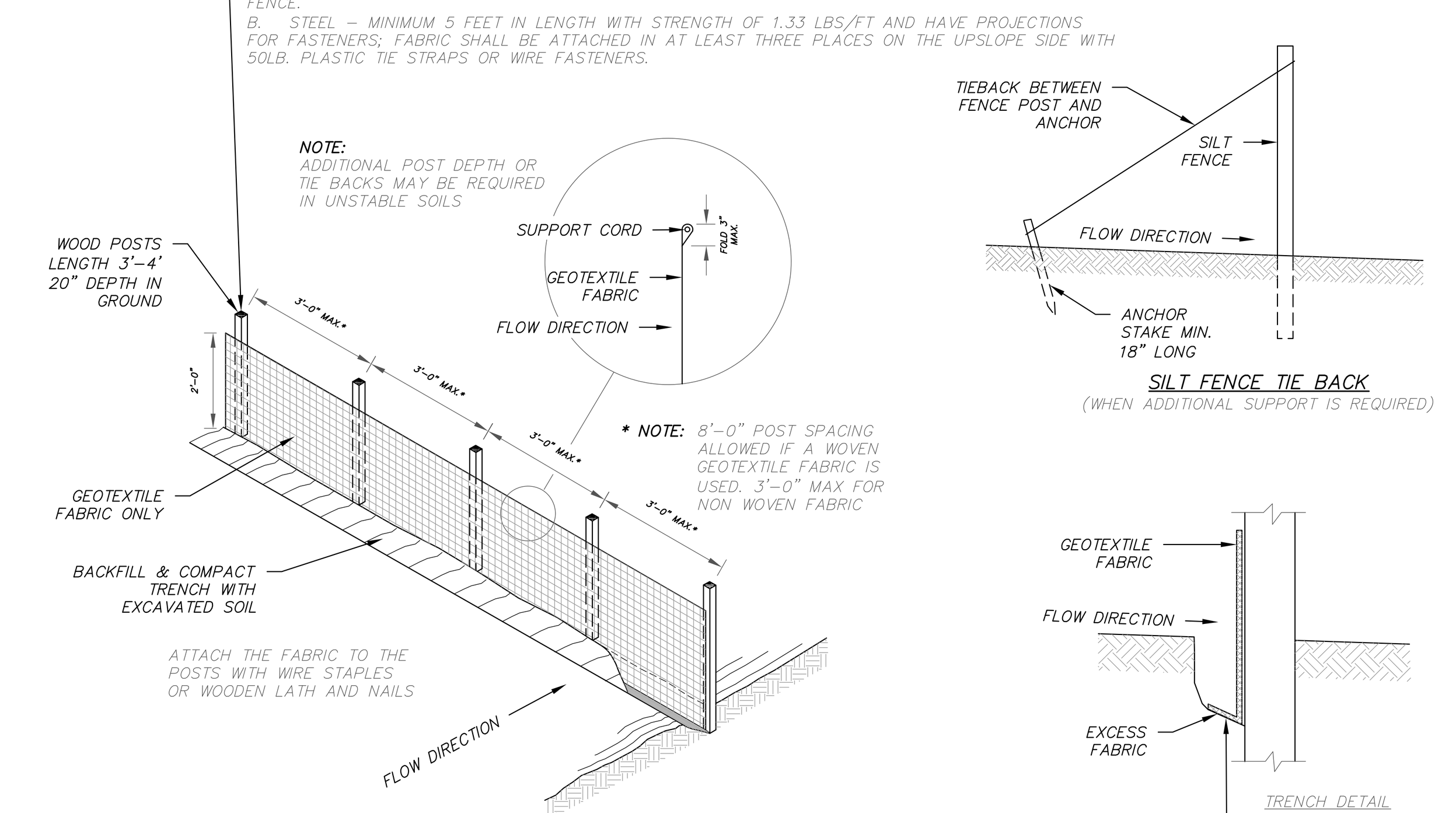
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4–INCH TRENCH WIDE BY 6–INCH DEEP TRENCH, OR 6–INCH V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD––OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD––HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

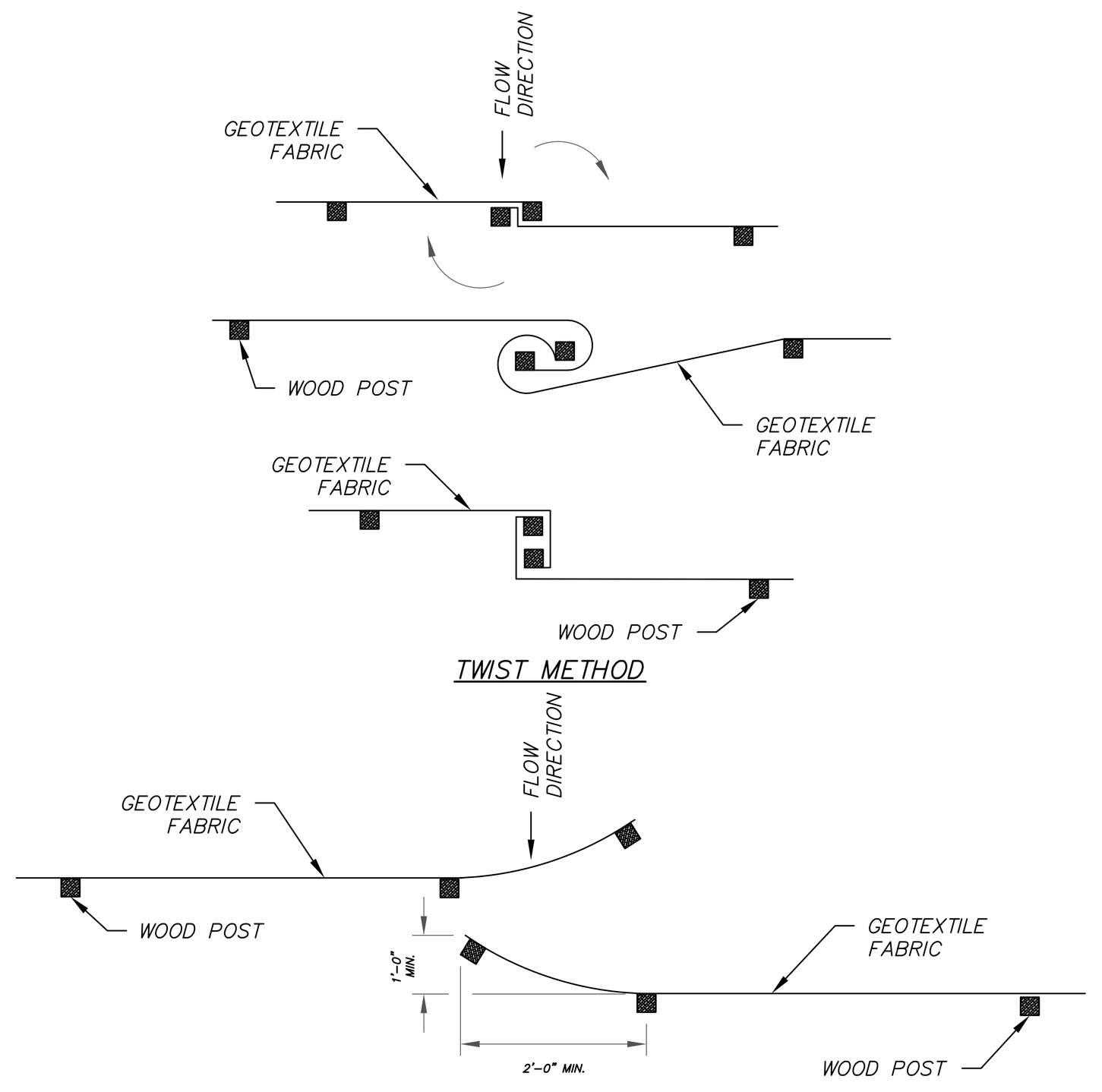
NOTE:
SILT FENCE SHALL BE SUPPORTED BY EITHER WOOD OR STEEL SUPPORTS AS SPECIFIED BELOW:
A. WOOD – 1 1/8" X 1 1/8" AIR OR KILN DRIED OAK OR HICKORY; FABRIC SHALL BE STAPLED USING 1/2–INCH MINIMUM STAPLES TO THE UPSLOPE SIDE OF THE FENCE IN AT LEAST 3 PLACES; POSTS SHALL BE A MINIMUM OF 3 FEET LONG FOR 24–INCH FENCE AND 4 FEET LONG FOR 36–INCH FENCE.
B. STEEL – MINIMUM 5 FEET IN LENGTH WITH STRENGTH OF 1.33 LBS/FT AND HAVE PROJECTIONS FOR FASTENERS; FABRIC SHALL BE ATTACHED IN AT LEAST THREE PLACES ON THE UPSLOPE SIDE WITH 50LB. PLASTIC TIE STRAPS OR WIRE FASTENERS.

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

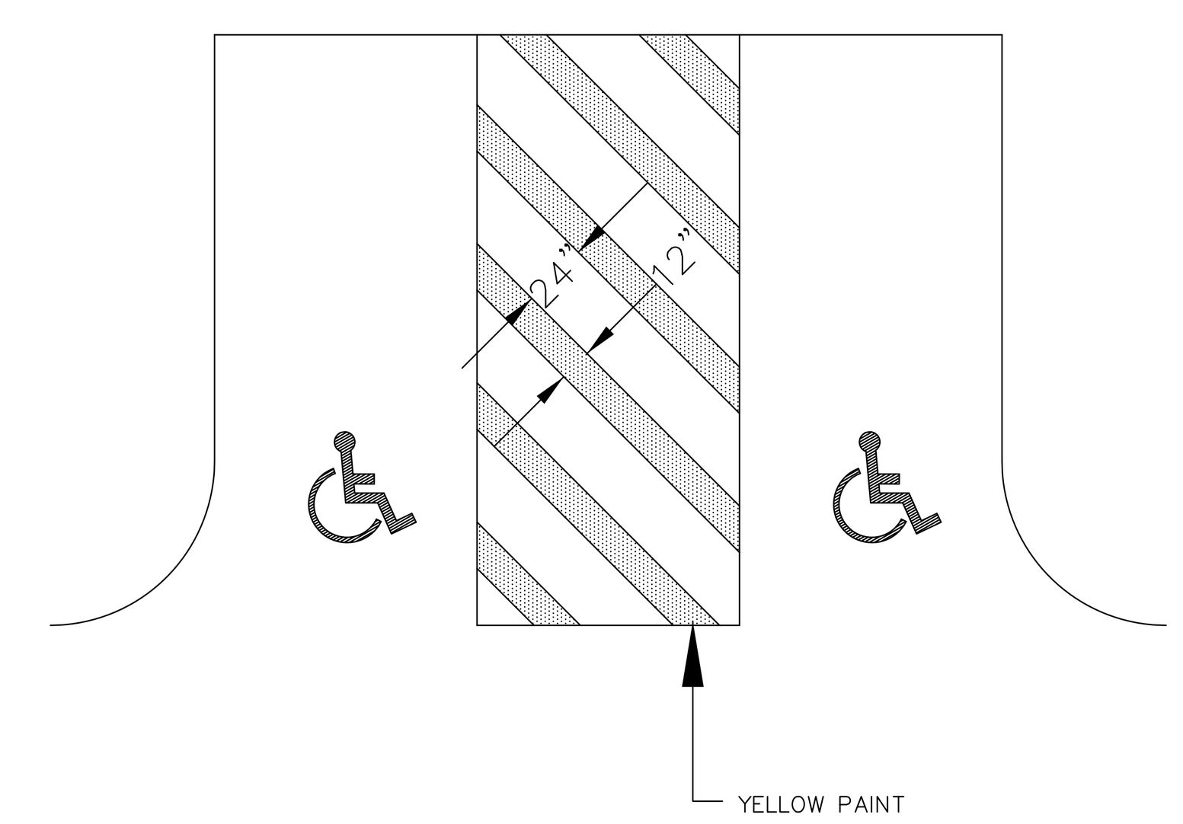


NOTES:
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

SILT FENCE DETAIL
(NOT TO SCALE)



JOINING TWO LENGTHS OF SILT FENCE



ACCESSIBLE PARKING STRIPING DETAIL
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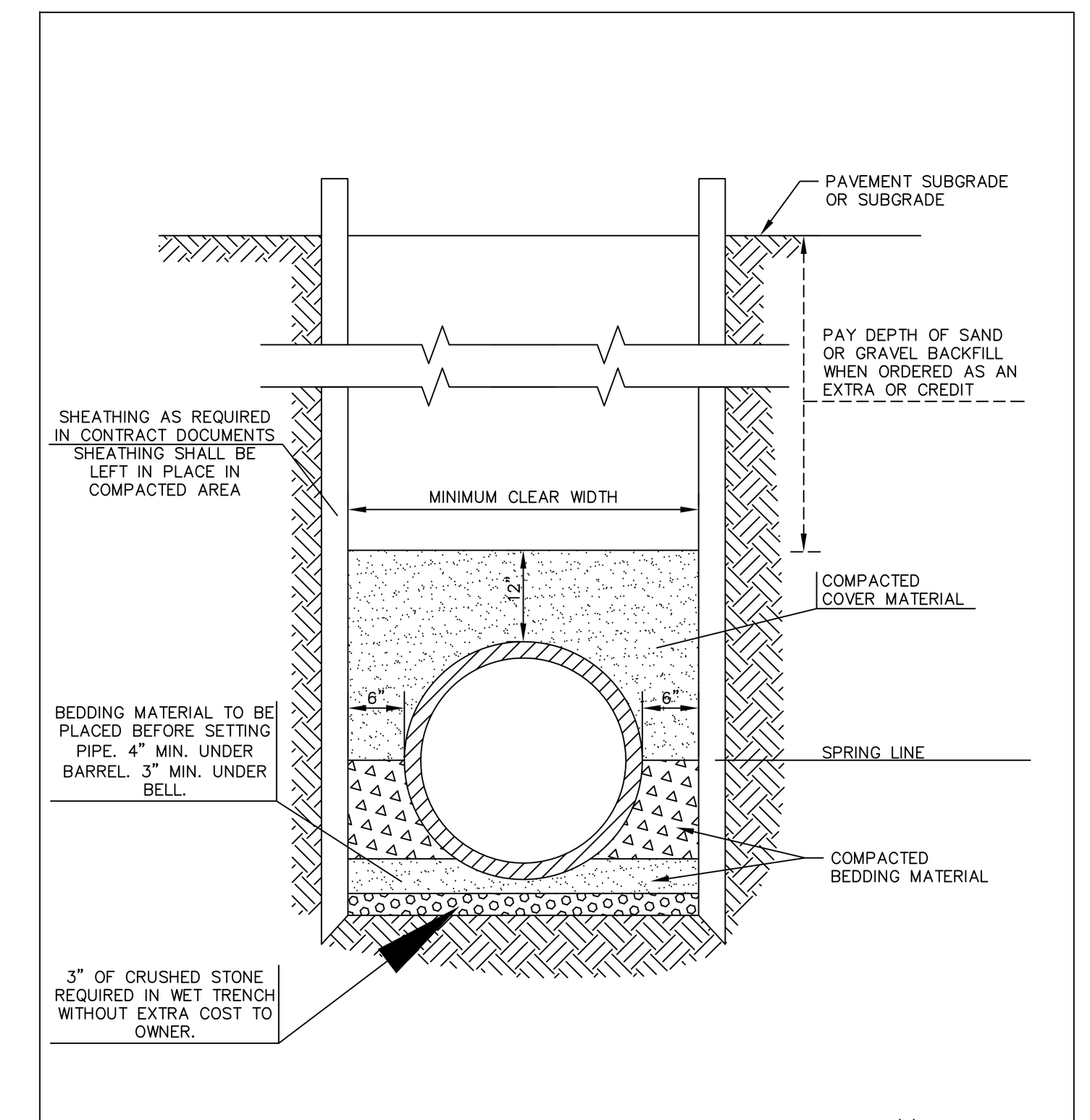
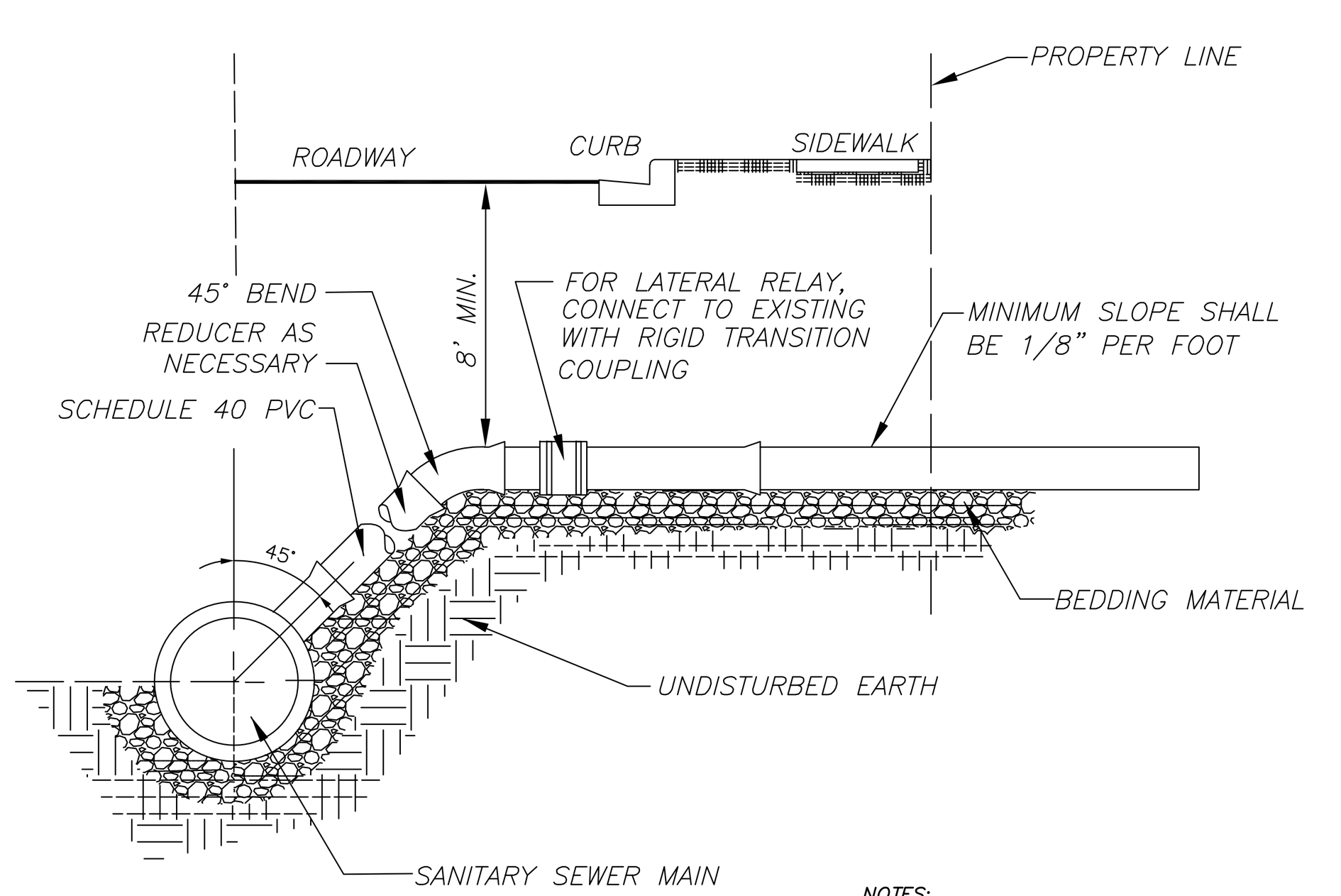


REF: SEC. 3.2.6(b)

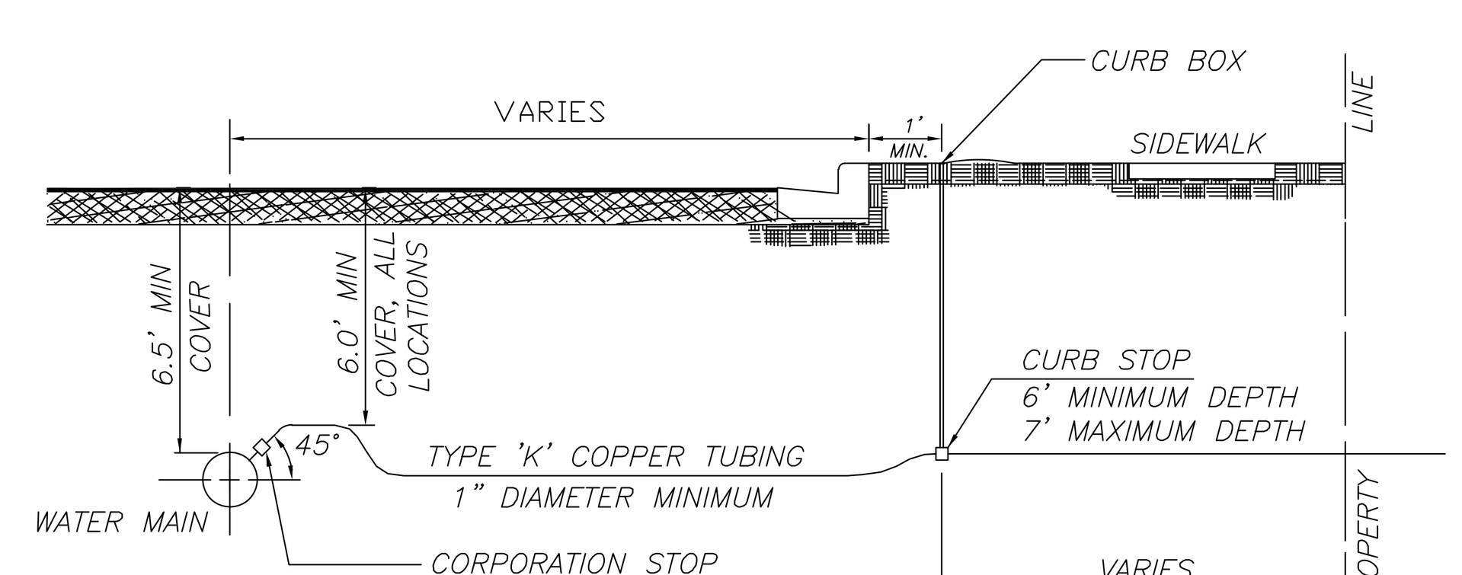
STANDARD SECTION (CLASS "B" BEDDING)	
NOT TO SCALE MARCH 1976	FILE NO. 4



NOTES:

1. SLOPED LATERAL CONNECTION TO BE UTILIZED IF RISE TO STANDARD BURY DEPTH IS LESS THAN 6FT. IF MORE THAN 6FT, NOTIFY ENGINEER AND UTILIZE VERTICAL RISER UPON APPROVAL.
2. LATERAL TO SINGLE–FAMILY RESIDENCE SHALL BE 4" DIAMETER SCH. 40 PVC. MULTI–FAMILY AND COMMERCIAL SHALL BE 6" DIAMETER, UNLESS COORDINATED OTHERWISE WITH BUILDING PLUMBING PLANS.
3. NEW CONSTRUCTION MAIN AND LATERALS SHALL UTILIZE TEE OR WYE FITTINGS LOCATED ON SEWER MAIN, AS SHOWN ON SITE PLANS.
4. NEW LATERALS INSTALLED ON EXISTING SEWER MAINS SHALL UTILIZED A FERNCO WYE TAP SADDLE, OR APPROVED EQUAL.

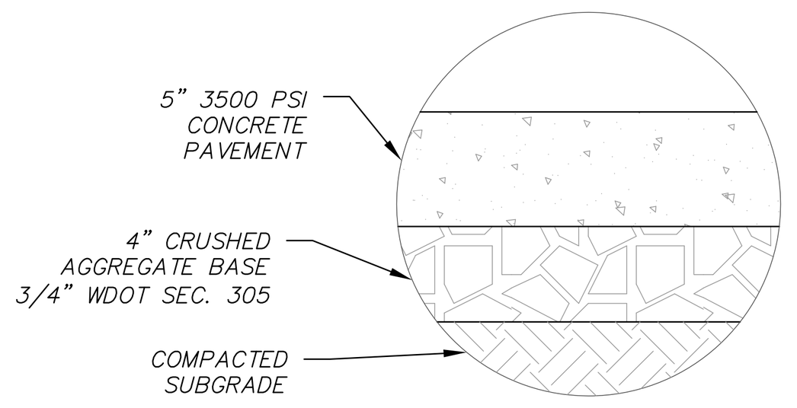
SANITARY SEWER LATERAL
(NOT TO SCALE)



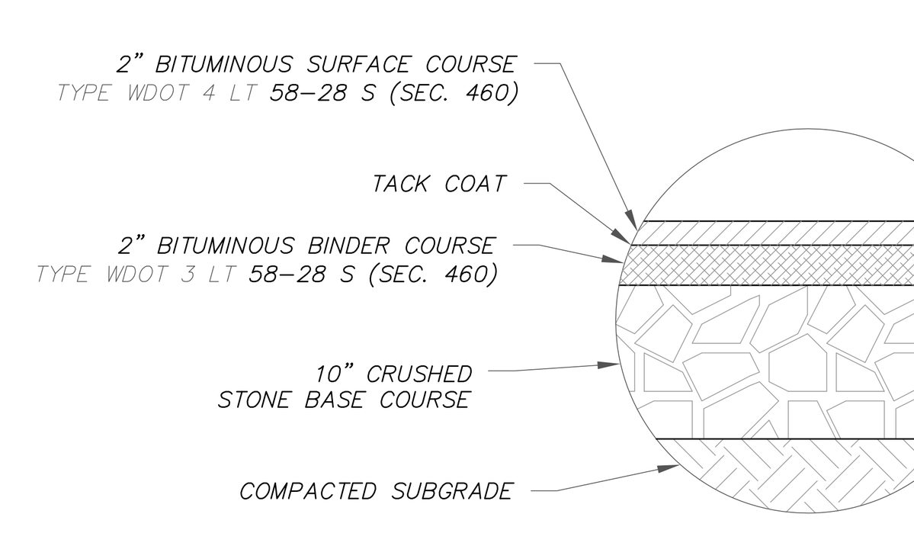
NOTES:

1. UTILIZE TAPPING SADDLE MUELLER S–13000 SERIES OR APPROVED EQUAL
2. UTILIZE MUELLER B25008 FOR CORPORATION STOPS
3. UTILIZE MEULLER B25155 FOR CURB STOPS.
4. UTILIZE MUELLER H10300 (1–1/4 UPPER) WITH EXTENSION ROD FOR CURB BOX.
5. UTILIZE BRONZE COMPRESSION FITTINGS
6. ALL FITTING SHALL CONFORM TO AWWA STANDARDS
7. ALL TAPS SHALL BE MADE UNDER PRESSURE
8. BENDS IN COPPER TUBING SHALL BE SMOOTH RADIUS MINIMUM RADIUS 6".
9. SERVICE TAPS SHALL NOT BE WITHIN 18" OF OTHER TAPS OR WITHIN 24" OF MAIN JOINTS.

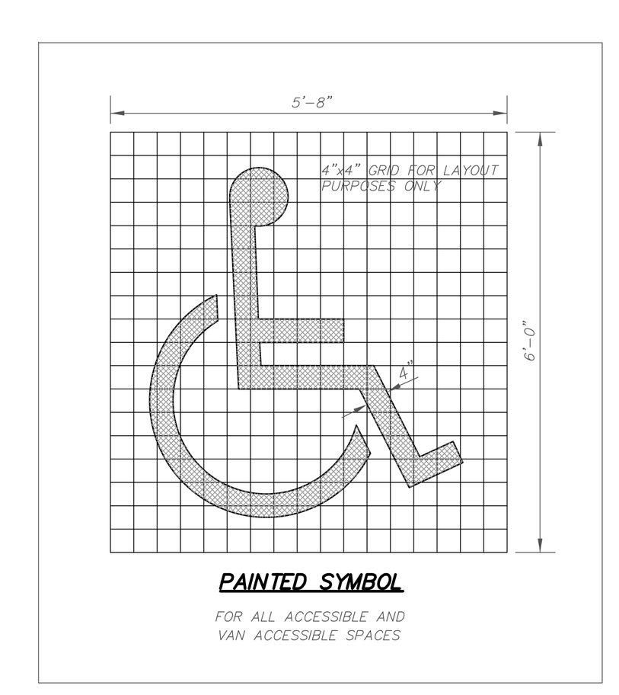
WATER SERVICE
(NOT TO SCALE)



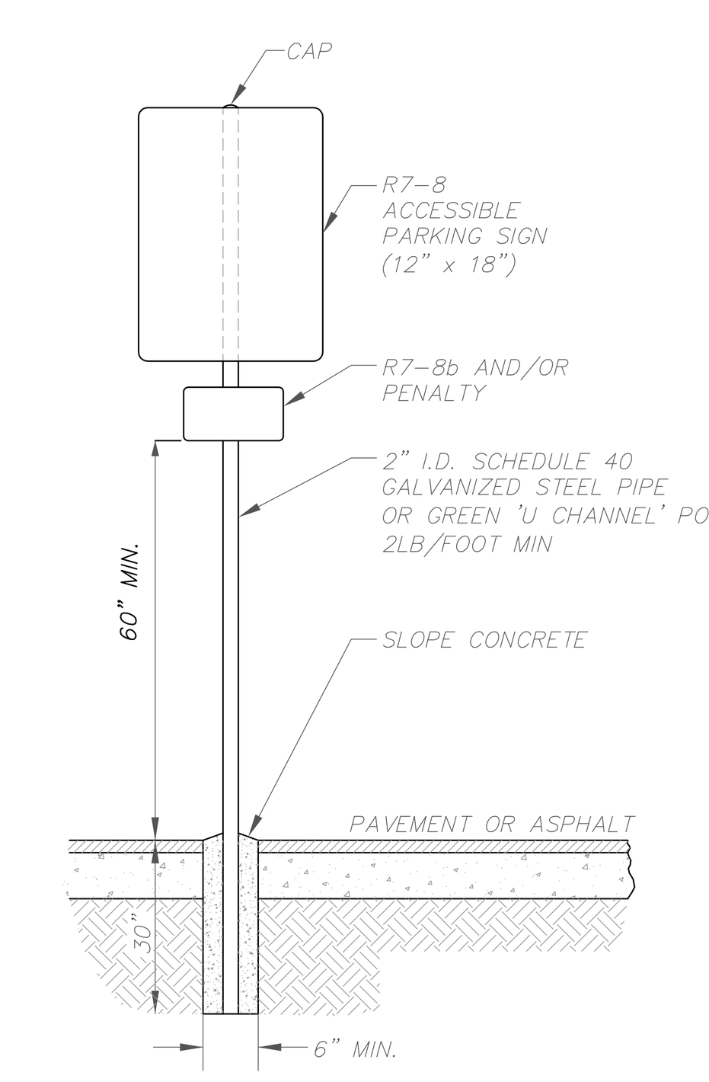
CONCRETE SIDEWALK SECTION



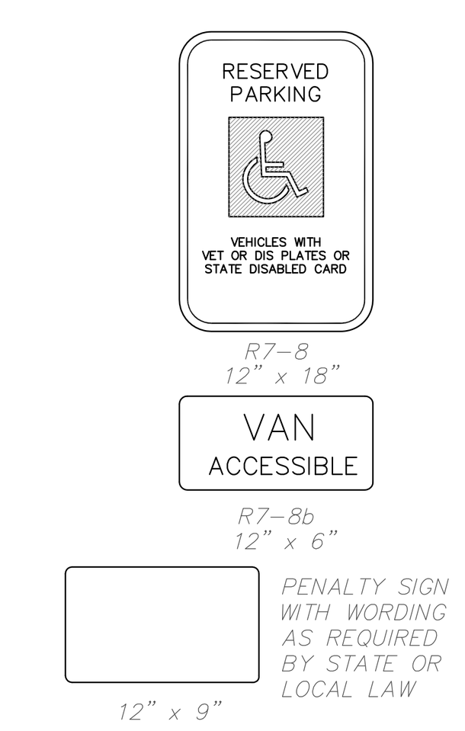
BITUMINOUS PAVEMENT (HEAVY DUTY)



ACCESSIBLE PARKING SYMBOL DETAIL
NTS



ACCESSIBLE PARKING SIGN AND POST INSTALLATION



ACCESSIBLE PARKING SIGNS

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SPRING CITY JET CENTER
2451 AVIATION RD, WAUKESHA WI 53188-6900

DRAWING SET:
PLAN COMMISION REVIEW

REVISIONS		
NUMBER	DESCRIPTION	DATE

Date:	12-03-2018
Project:	2018-08.009
Drawn by:	BDP
Checked by:	RWC

SHEET NUMBER
C-3

CONSTRUCTION NOTES

1. THE LANDOWNER OR THEIR AUTHORIZED AGENT SHALL KEEP APPROVED PLAN, PERMIT, AND EROSION CONTROL INSPECTION RECORDS ONSITE AT ALL TIMES UNTIL THE SITE IS STABILIZED AND NOTICE OF TERMINATION FILED.
2. CHANGES TO THIS PLAN MUST BE APPROVED BY CITY OF WAUKESHA, ENGINEER, AND OTHER JURISDICTIONAL AUTHORITIES PRIOR TO IMPLEMENTATION.
3. AT A MINIMUM, CONSTRUCTION SITE EROSION CONTROL INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND WITHIN 24 HOURS OF AFTER A PRECIPITATION EVENT OF 0.5 INCH OR GREATER. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION IN ANY CONTINUOUS 24-HOUR PERIOD. CONTINUE THROUGH STABILIZATION.
4. MAINTAIN INSPECTION RECORDS WITH FORM 3400-017, CURRENT REVISION, OR DOCUMENT WITH EQUIVALENT INFORMATION AS PER NR 216.48(4)(c). RECORDS SHALL BE KEPT ONSITE AND AVAILABLE UPON REQUEST.
5. ALL EQUIPMENT USED FOR THE PROJECT SHALL BE DE-CONTAMINATED FOR INVASIVE AND EXOTIC VIRUSES AND SPECIES PRIOR TO AND AFTER USE. FOLLOW MOST RECENT DEPARTMENT APPROVED WASHING AND DISINFECTION PROTOCOLS AND DEPARTMENT APPROVED BEST MANAGEMENT PRACTICES.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. IN THE EVENT DEWATERING BECOMES NECESSARY, NOTIFY ENGINEER IMMEDIATELY, AND OBTAIN APPROPRIATE PERMITS PRIOR TO CONTINUING WORK.
8. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
10. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE. MONITOR FOR ONE YEAR AFTER PROJECT COMPLETION. DURING MONITORING PERIOD, THE GRADING SITE SHALL BE INSPECTED REGULARLY, AND ANY AREAS REQUIRING ADDITIONAL STABILIZATION OR REVEGETATION SHALL BE ADDRESSED TO ENSURE FINAL STABILIZATION.
11. EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE AREAS THEY SERVE HAVE ESTABLISHED VEGETATIVE COVER, OR 70% GROWTH.
12. ONE YEAR AFTER PROJECT COMPLETION, A REPORT AND PHOTOGRAPHS SHALL BE SUBMITTED TO THE DEPARTMENT TO DEMONSTRATE THAT THE GRADING SITE IS STABILIZED. IF AFTER ONE YEAR, FINAL STABILIZATION HAS NOT BEEN ACHIEVED OR MAINTAINED, THE DEPARTMENT MAY REQUIRE THE LANDOWNER TO SUBMIT A REVISED VEGETATION PLAN TO THE DEPARTMENT, AND IMPLEMENT THE REVISED PLAN.
13. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF WAUKESHA. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
14. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.
15. MAKE PROVISIONS FOR WATERING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
16. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE ENGINEER, CITY OF WAUKESHA, OR WDNR.
17. THIS PLAN INCLUDES WORK FOR THE CONSTRUCTION OF COMMERCIAL PROPERTY
18. THE FOLLOWING SEQUENCE OF EROSION CONTROL SHALL BE FOLLOWED:

    INSTALL PERIMETER EROSION CONTROL
    CONSTRUCTION GRADING STAGED TO MINIMIZE EXPOSED AREA
    REPAIR OF BREAKS AND GAPS IN SILT FENCE IMMEDIATELY
    ONGOING SITE DUST CONTROL
    TEMPORARY AND FINAL STABILIZATION AND EROSION MATTING

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL SPECIFICATIONS SHALL BE FOLLOWED FOR THIS PROJECT.

1. THESE BEST MANAGEMENT PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

1.1. SILT FENCE: SEE TECHNICAL STANDARD 1056 FOR FURTHER GUIDANCE.

1.1.A. SILT FENCE SHALL BE PLACED ON THE CONTOUR, NOT PERPENDICULAR TO THE CONTOUR.
1.1.B. THE ENDS OF THE FENCE SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
1.1.C. INSTALLED SILT FENCE SHALL BE MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
1.1.D. SILT FENCES SHALL BE SUPPORTED BY WOOD SUPPORTS. FOR STEEL SUPPORTS, SEE FURTHER GUIDANCE IN WDNR TECHNICAL STANDARD 1056. THE FULL HEIGHT SHALL BE SUPPORTED BY 1-1/8" BY 1-1/8" AIR OR KILN DRIED POSTS OF HICKORY OR OAK.
1.1.E. THE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5-INCH STAPLES, TO THE UPSLOPE SIDE OF THE POSTS IN AT LEAST 3 PLACES. THE POSTS SHALL BE A MINIMUM 3 FEET LONG FOR 24-INCH SILT FENCE AND 4 FEET FOR 36-INCH SILT FENCE FABRIC.
1.1.F. THE SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH WIDE BY 6-INCH DEEP TRENCH, OR A S 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER AND DEEPER THAN NECESSARY FOR PROPER INSTALLATION. ON THE TERMINAL ENDS OF SILT FENCE, THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
1.1.G. THE GEOTEXTILE FABRIC SHALL BE LISTED ON THE WISDOT PAL, OR AS DETAILED ON WDNR TECHNICAL STANDARD 1056.
1.1.H. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.

1.2. TRACKING PAD: SEE TECHNICAL STANDARD 1057 FOR FURTHER GUIDANCE

1.2.A. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
1.2.B. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
1.2.C. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
1.2.D. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE AT A MINIMUM 50 FEET LONG.
1.2.E. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.
1.2.F. IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROADS.
1.2.G. THE WASHING STATION SHALL BE LOCATED ON-SITE IN AN AREA THAT IS STABILIZED AND DRAINS INTO SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
1.2.H. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.
1.2.I. ROCKS LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.

2. THE FOLLOWING MEASURES SHALL BE FOLLOWED DURING ALL LAND DISTURBING OPERATIONS.

2.1. DUST CONTROL: SEE TECHNICAL STANDARD 1068 FOR FURTHER GUIDANCE.

2.1.A. THE IMPLEMENTATION OF DUST CONTROL SHALL LIMIT THE AREA EXPOSED FOR DUST GENERATION.
2.1.B. ASPHALT AND PETROLEUM BASED PRODUCTS CANNOT BE USED FOR DUST CONTROL.
2.1.C. MUCH AND VEGETATION – MUCH OR SEED AND MULCH MAY BE APPLIED TO PROTECT EXPOSED SOIL FROM BOTH THE WIND AND WATER EROSION, PER APPROPRIATE TECHNICAL STANDARDS.
2.1.D. WATER – WATER UNTIL THE SURFACE IS WET AND REPEAT AS NEEDED. WATER SHALL BE APPLIED AT RATES SO THAT RUNOFF DOES NOT OCCUR. TREATED SOIL SURFACES THAT RECEIVE VEHICLE TRAFFIC REQUIRE A STONE TRACKING PAD OR TIRE WASHING AT ALL POINTS OF ACCESS.
2.1.E. TILLAGE – A CONTROL MEASURE PERFORMED WITH CHISEL TYPE PLOWS ON EXPOSED SOILS. TILLAGE SHALL BEGIN ON THE WINDWARD SIDE OF THE SITE. TILLAGE IS ONLY APPLICABLE TO FLAT AREAS.
2.1.F. POLYMERS – POLYMERS CAN BE AN EFFECTIVE PRACTICE FOR AREAS THAT DO NOT RECEIVE VEHICLE TRAFFIC. DRY APPLIED POLYMERS MUST BE INITIALLY WATERED FOR ACTIVATION TO BE EFFECTIVE FOR DUST CONTROL.
2.1.G. TACKIFIERS AND SOIL STABILIZERS TYPE A – PRODUCTS MUST BE SELECTED FROM AND INSTALLED AT RATES CONFORMING TO THE WISDOT EROSION CONTROL PAL.
2.1.H. CHLORIDES – CHLORIDES SHALL BE APPLIED ACCORDING TO THE MOST RECENT VERSION OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
2.1.I. BARRIERS – BARRIERS SHALL BE PLACED AT RIGHT ANGLES TO PREVAILING WIND CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT. SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND BLOWN SOIL.

3. THE FOLLOWING MEASURES SHALL BE FOLLOWED UPON TEMPORARY AND FINAL SITE RESTORATION

3.1. SITE SEEDING: SEE TECHNICAL STANDARD 1059 FOR FURTHER GUIDANCE.

3.1.A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2-INCHES.
3.1.B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.
3.1.C. THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0
3.1.D. TOPSOIL INSTALLATION SHALL BE COMPLETED PRIOR TO PERMANENT SEEDING
3.1.E. PERMANENT SEEDING REQUIRES A SEEDBED OF LOOSE TOPSOIL TO A MINIMUM DEPTH OF 4-INCHESS WITH THE ABILITY TO SUPPORT A DENSE VEGETATIVE COVER.
3.1.F. APPLICATION RATES OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.
3.1.G. PREPARE A TILLED, FINE BUT FIRM SEEDBED. REMOVE ROCKS, TWIGS, FOREIGN MATERIAL AND CLODS OVER TWO INCHES THAT CANNOT BE BROKEN DOWN.
3.1.H. THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0
3.1.I. SEE MIXTURES THAT WILL PRODUCE DENSE VEGETATION SHALL BE SELECTED BASED ON SOIL AND SITE CONDITIONS AND INTENDED FINAL USE.
3.1.J. SEED MIXTURES THAT CONTAIN POTENTIALLY INVASIVE SPECIES OR SPECIES THAT MAY BE HARMFUL TO NATIVE PLANT COMMUNITIES SHALL BE AVOIDED.
3.1.K. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE THAT APPEARS ON THE LABEL.
3.1.L. SEED RATES, INOCULATION, AND SOWING, SHALL ALL CONFORM TO THE TECHNICAL STANDARD, MANUFACTURERS RECOMMENDATIONS, AND THE WISDOT PAL.

3.2. NON-CHANNEL EROSION MAT: SEE TECHNICAL STANDARD 1052 FOR FURTHER GUIDANCE.

3.2.A. ONLY WISDOT PAL APPROVED MATS WILL BE ACCEPTED FOR THIS PROJECT. SEE THE PAL FOR ACCEPTABLE SLOPE AND SLOPE LENGTH APPLICATIONS. TO DIFFERENTIATE APPLICATIONS, EROSION MATS ARE ORGANIZED INTO THREE CLASSES OF MATS, WHICH ARE FURTHER BROKEN DOWN INTO VARIOUS TYPES. FOLLOW THE INFORMATION CALLED FOR IN THE PLANS AND SPECIFICATIONS PROVIDED HEREIN AND IN THE WISDOT PAL.
3.2.B. ECRM'S SHALL BE INSTALLED AFTER ALL TOPSOILING, FERTILIZING, LIMING, AND SEEDING IS COMPLETE.
3.2.C. THE MAT SHALL BE IN FIRM AND INTIMATE CONTACT WITH THE SOIL. IT SHALL BE INSTALLED AND ANCHORED PER THE MANUFACTURER'S RECOMMENDATION.
3.2.D. TRM SHALL BE INSTALLED IN CONJUNCTION WITH THE TOPSOILING OPERATION AND SHALL BE FOLLOWED BY ECRM INSTALLATION.
3.2.E. AT TIME OF INSTALLATION, DOCUMENT THE MANUFACTURER AND MAT TYPE BY RETENTION OF MATERIAL LABELS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. RETAIN THIS DOCUMENTATION UNTIL THE SITE HAS BEEN STABILIZED.

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Checked by:	RWC

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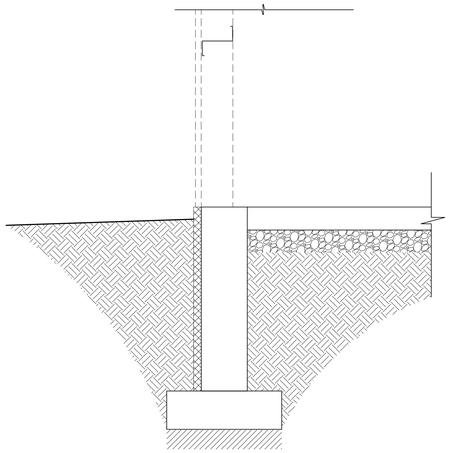
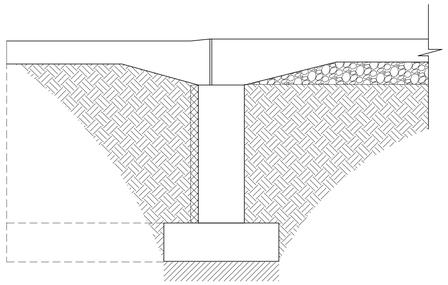
C-4



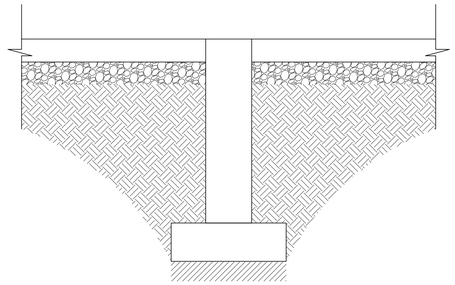
01 TYPICAL FOUNDATION WALL

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



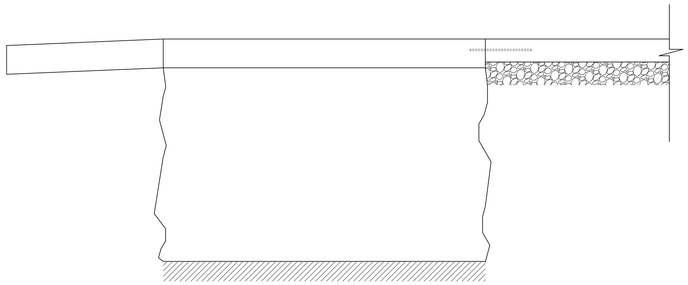
02 TYPICAL FOUNDATION WALL AT EXT. DOOR AND STOOP

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



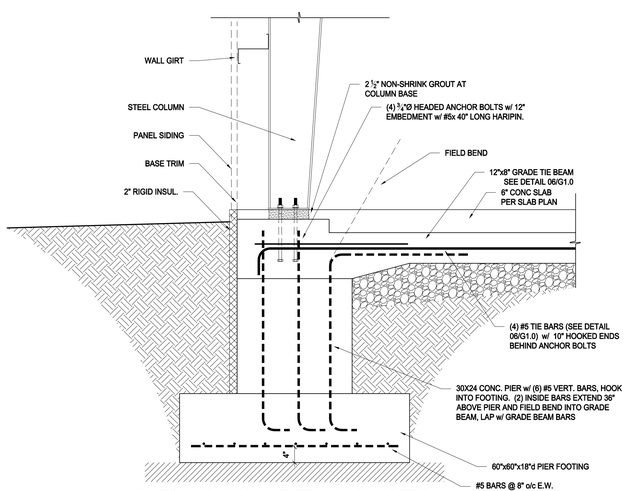
03 INTERIOR FOUNDATION WALL

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



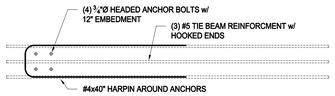
04 TRENCH WALL AT HANGER DOOR

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



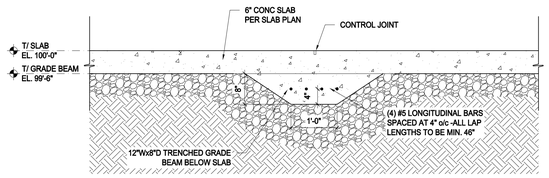
05 FOUNDATION AT FRAME PILASTER

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



05A ANCHOR BOLT HAIRPIN

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



06 AT GRADE TIE BEAM

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

GENERAL CONSTRUCTION NOTES

1. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ENGINEER.
2. ALL DIMENSIONS CONTROLLED BY EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE.
3. CONSTRUCTION AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION ON THE PROJECT, INCLUDING ALL COUNTY AND LOCAL ORDINANCES, AND THE SAFETY ORDERS OF THE STATE INDUSTRIAL ACCIDENT COMMISSION (OSHA).
4. THE GENERAL CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCES FOUND WITHIN THE CONTRACT DOCUMENTS.
5. ALL WORK PERFORMED SHALL CONFORM WITH THE REQUIREMENTS OF THE CURRENT BUILDING CODE AND OTHER APPLICABLE GOVERNING CODES AND BUILDING ORDINANCES. REFER TO BUILDING DESIGN LOADS FOR ADDITIONAL INFORMATION.
6. ALL STRUCTURAL MATERIALS SHALL BE FURNISHED AS SHOWN IN THESE PLANS UNLESS ALTERNATES ARE APPROVED IN WRITING BY THE ENGINEER.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND PROVIDING BRACING DURING CONSTRUCTION ERECTION TO SUPPORT ALL CONSTRUCTION LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED.
8. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER ARE FOR THE PURPOSE OF QUALITY CONTROL AND IN THE INTEREST OF ACHIEVING COMPLIANCE WITH THE CONTRACT DOCUMENTS. THEY DO NOT GUARANTEE THE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS CONSTRUCTION SUPERVISION.
9. THE SHOP DRAWING REVIEW PROCESS BY THE ENGINEER WILL ONLY COMMENCE AFTER THE PREPARATION OF SHOP DRAWINGS HAVE BEEN AS FOLLOWS:
   A. INITIALLY REVIEWED AND ACCEPTED AS CONFORMING WITH THE CONSTRUCTION DRAWINGS BY THE RESPONSIBLE SUPERVISOR AND DRAWING CHECKER WITH THEIR SIGNATURES.
   B. APPROVED AND ACCEPTED WITH A STAMP FROM THE GENERAL CONTRACTOR AS CONFORMING TO THE CONSTRUCTION DOCUMENTS.
   C. A MINIMUM OF 10 WORKING DAYS HAS BEEN ALLOCATED FOR THE REVIEW PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE SHOP DRAWING REVIEW SCHEDULE.
10. SEE THE SPECIFICATIONS PACKAGE PRODUCED FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE.

FOUNDATION NOTES

1. IF A SOILS REPORT IS AVAILABLE IT SHALL BE INCLUDED IN ITS ENTIRETY AS PART OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR AND CONCRETE SUBCONTRACTOR SHALL REVIEW AND FAMILIARIZE THEMSELVES WITH THE SOILS REPORT. WHEN A SOILS REPORT IS NOT PROVIDED, MINIMUM ASSUMED VALUES SHALL BE USED.

2. SOILS REPORT BY: N/A

3. SOIL DESIGN VALUES:
   SOIL TYPE:.....ASSUMED GW OR GP (SANDY GRAVEL OR GRAVEL)
   CONTINUOUS FOOTINGS:.....ASSUMED 2000 P.S.F.
   ISOLATED PAD FOOTINGS:.....ASSUMED 2000 P.S.F.
   LATERAL PASSIVE PRESSURE:.....ASSUMED 30 P.S.F. PER FT.
   FROST PENETRATION LEVEL:.....48"

   IF ACTUAL CONDITIONS ARE DIFFERENT (SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL - TYPES SW, SP, SM, SC, GM, GC, ...OR..... CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT TYPES CL, ML, MH, CH) WITH LOWER BEARING CAPACITIES, NOTIFY ENGINEER IMMEDIATELY.

4. ALL FOOTINGS ARE INDICATED BY DASHED LINES. SEE DETAILS FOR SIZE AND TYP. REINFORCING.

5. FOOTINGS SHALL BE CAST ON UNDISTURBED SUBSOIL OR COMPACTED FILL.

6. UNSPECIFIED WALL FOOTINGS SHALL BE TWICE THE WIDTH OF THE SUPPORTED WALL AND AS DEEP AS THE WALL THICKNESS.

7. EXCAVATION DEPTHS FOR THE FOUNDATIONS SHOWN ON THE DRAWINGS ARE TO BE MEASURED FROM THE LOWEST ADJACENT UNDISTURBED SOIL GRADE OR APPROVED COMPACTED EARTH GRADE WITH AT LEAST 5'-0" MINIMUM HORIZONTAL DISTANCE TO DAYLIGHT AT BOTTOM OF FOUNDATION EXCAVATION, U.N.O.

8. TOPSOIL OR UNSUITABLE FILL BELOW SLABS ON GRADE SHALL BE REMOVED. BACK FILL UNDER SLABS AND AGAINST WALLS SHALL BE BANK- RUN GRAVEL COMPACTED IN 8" LAYERS. SLABS ON GRADE SHALL BE CAST ON AT LEAST 8" OF COMPACTED GRAVEL.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING NECESSARY TO SUPPORT ANY CUT AND FILL BANKS DURING EXCAVATION, AND FOR FORMING AND PLACEMENT OF CONCRETE AND DRAINAGE.

10. FILLING AND BACK FILLING SHALL BE COMPACTED TO A MINIMUM OF 90% OR MORE IF SO NOTED, OF MAXIMUM DENSITY IN ACCORDANCE WITH THE SOILS REPORT AND ASTM TEST METHOD D-1557-78. FLOODING OF BACK FILL IS NOT PERMITTED.

11. ALL FILL AND BACK FILL MATERIAL SHALL BE APPROVED BY THE PROJECT SOILS ENGINEER WHERE APPLICABLE.

12. WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE. CARE SHALL BE TAKEN SO AS NOT TO DRY OUT THE UNDERLYING NATURAL SOILS.

13. UNLESS NOTED OTHERWISE, CURBS, GUTTERS, AND SIDEWALK AREAS OF THE SLABS MAY BE PLACED DIRECTLY ON APPROVED 90% MIN. COMPACTED FILL.

14. DO NOT BACK FILL AGAINST WALLS UNTIL THE STRUCTURAL FLOOR SLAB IS IN PLACE AND WALL IS CURED AT LEAST SEVEN (7) DAYS OR UNTIL THE WALL IS ADEQUATELY BRACED.

CONCRETE NOTES:

1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE CURRENT ADOPTED EDITION OF THE ACI CODE AND SPECIFICATIONS (ACI 318, ACI 301).

2. THE SPECIFIED COMPRESSIVE STRENGTH OF THE CONCRETE (f'c) FOR EACH PORTION OF THE STRUCTURE SHALL BE AS DESIGNATED BELOW, UNLESS NOTED OTHERWISE ON THE PLANS. STRENGTH REQUIREMENTS SHALL BE BASED ON A 28-DAY COMPRESSIVE STRENGTH TEST.

3. CONCRETE DESIGN STRENGTH (f'c)
   FOOTINGS.....3000 P.S.I.
   SLABS.....3000 P.S.I.
   WALLS.....4000 P.S.I.

4. AGGREGATE MUST HAVE A UNIFORM DISTRIBUTION OF PARTICAL SIZE RANGING FROM 0.118" TO 1" (TYP). IN 4" WALLS MAXIMUM SIZE IS 3/4"

5. AT THE TIME OF PLACEMENT, CONCRETE USED IN WALLS SHOULD HAVE A SLUMP VALUE OF 4-5". PLACE CONCRETE IN MAXIMUM OF 4' LIFTS. CONTRACTOR SHALL CONSOLIDATE PLACED CONCRETE WITH AN INTERNAL VIBRATOR OR PROVIDE EXTERNAL VIBRATION WHICH IS PROVEN TO ELIMINATE VOIDS THOUGH TESTING.

6. CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO PLACING CONCRETE.

7. DO NOT PLACE OR CUT HOLES IN CONCRETE SLABS, BEAMS, COLUMNS OR WALLS WITHOUT PRIOR APPROVAL OF THE ENGINEER.

8. ALL FOUNDATION WALL THICKNESS PER PLAN. SEE DETAILS FOR TYP. REINFORCING.

9. EXTERIOR EXPOSED CONCRETE SHALL BE AIR-ENTRAINED. MINIMUM CONTENT SHALL BE SIX PERCENT (6%.)

10. ALLOW AT LEAST 24 HOURS BEFORE POURING ADJACENT WALL SECTIONS BETWEEN CONSTRUCTION JOINTS. MAXIMUM LENGTH OF POUR TO BE 40 FEET, UNLESS CRACK INDUCERS ARE USED.

11. NO HOLES, TRENCHES, OR DISTURBANCES OF THE SOIL SHALL BE ALLOWED WITHIN THE VOLUME DESCRIBED BY 45 DEGREE LINES SLOPING FROM THE BOTTOM EDGE OF THE FOOTING. IF SUCH ARE REQUIRED, FOOTINGS MUST BE LOWERED.

12. PIPES AND CONDUITS EMBEDDED IN OR PASSING THROUGH STRUCTURAL MEMBERS MUST BE APPROVED BY THE ENGINEER. PIPE AND CONDUITS EMBEDDED IN CONCRETE SHALL NOT BE LARGER IN OUTSIDE DIAMETER AT ITS WIDEST POINT OR FITTING THAN 2' NOR 1/3 OF THE THICKNESS OF THE SLAB, BEAM OR WALL.

13. ELECTRICAL CONDUIT OR PIPES EMBEDDED IN OR PASSING THROUGH FLOORS, WALLS OR BEAMS SHALL BE LOCATED AND PLACED SO THAT:
A. THEY ARE NOT CLOSER THAN 3 DIAMETERS ON CENTER.
B. THE CONCRETE COVER IS NOT LESS THAN 1".
C. THEY RUN BETWEEN REINFORCING & DO NOT DISPLACE IT.

14. SLABS ON GRADE SHALL BE CAST ALLOWING A SUFFICIENT NUMBER OF JOINTS TO ADEQUATELY CONTROL SHRINKAGE CRACKING. SAW CUTTING SHALL BE DONE AS SOON AS SAW CUT WILL NOT RAVEL CONCRETE OR WITHIN 16 HOURS MAXIMUM OF INITIAL POURING OPERATION. MAXIMUM SIZE OF PANELS 12' X 12' UNLESS APPROVED BY THE ENGINEER.

15. SLABS ON GRADE SHALL BE THICKNESS AS NOTED ON DRAWINGS AND REINFORCED WITH 6" X 6" X #10/10 WELDED WIRE MESH U.N.O.

REINFORCING STEEL NOTES:

1. INSTALL ALL REINFORCING STEEL IN ACCORDANCE WITH THE C.R.S.I. "MANUAL OF STANDARD PRACTICE" U.N.O.

2. REINFORCING STEEL DESIGN STRENGTH:
   #3 & #4 REINFORCEMENT BAR.....A-615 GRADE 40
   #5 REINFORCING BAR AND LARGER:.....A-615 GRADE 60
   WELDED WIRE REINFORCING MESH:.....ASTM A-185
   FIELD WELDED REINFORCING STEEL:.....ASTM A-706 GRADE 60

3. BARS SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR CONCRETE BONDING.

4. LAP ALL SPLICES 72 BAR DIAMETERS. LAP WELDED WIRE MESH 6" UNLESS OTHERWISE DETAILED.

5. REINFORCING STEEL SHALL HAVE CONCRETE COVER PROTECTION FOR REINFORCING BARS AS LISTED IN SECTION 7 OF ACI 318 UNLESS OTHERWISE DETAILED.

6. DOWELS SHALL BE PROVIDED AT CONSTRUCTION JOINTS AND SHALL BE THE SAME SIZE AND SPACING AS THE REINFORCING SHOWN FOR THE SUBSEQUENT CONCRETE CONSTRUCTION, U.N.O.

7. PROVIDE 36" HOOK INTO INTERSECTING WALL AT ALL WALL CORNERS FROM HORIZONTAL REINFORCEMENT UNLESS OTHERWISE DETAILED.

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SPRING CITY JET CENTER

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Checked by:	MAP

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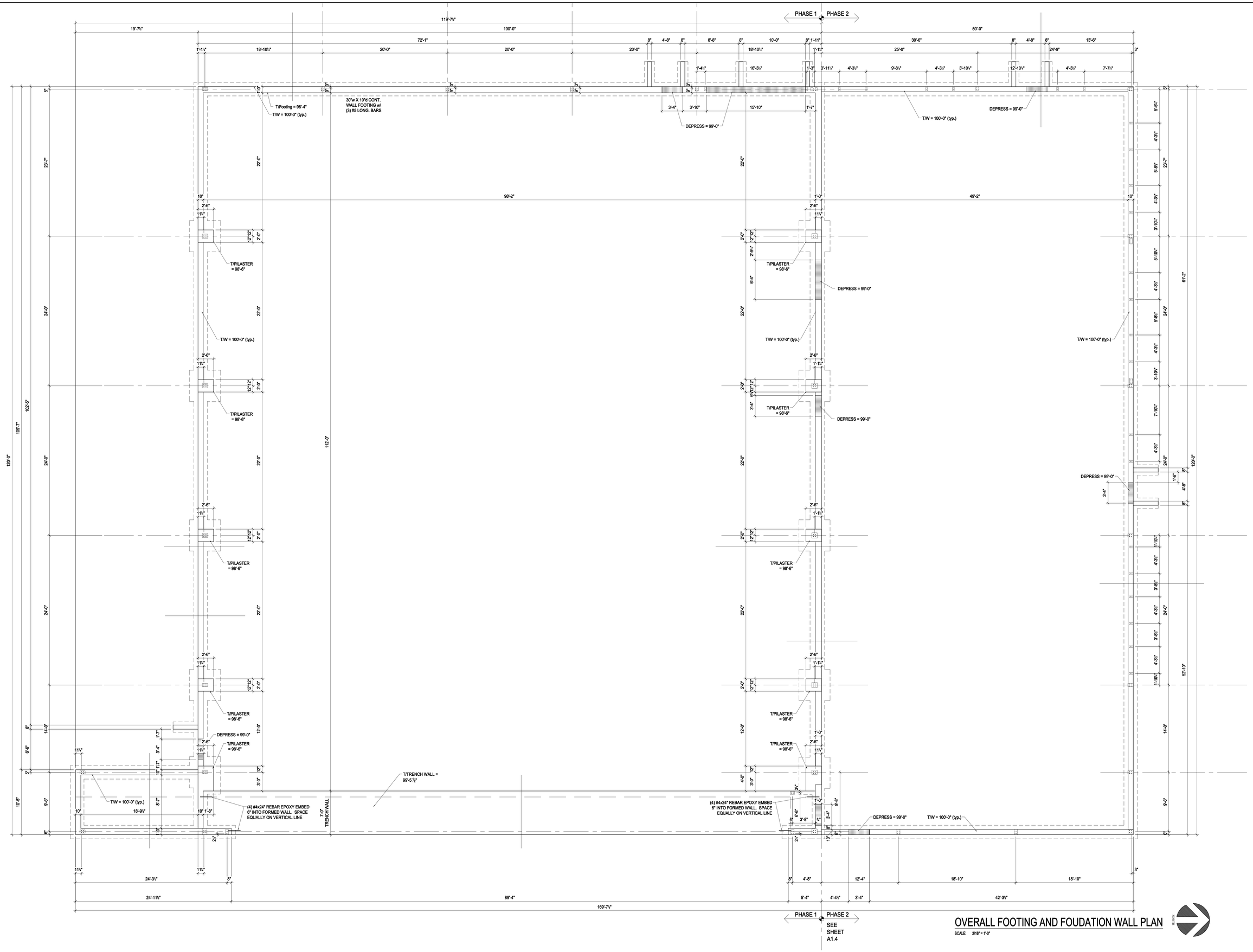

OVERALL FOOTING AND FOUDATION WALL PLAN

SCALE: 3/16" = 1'-0"

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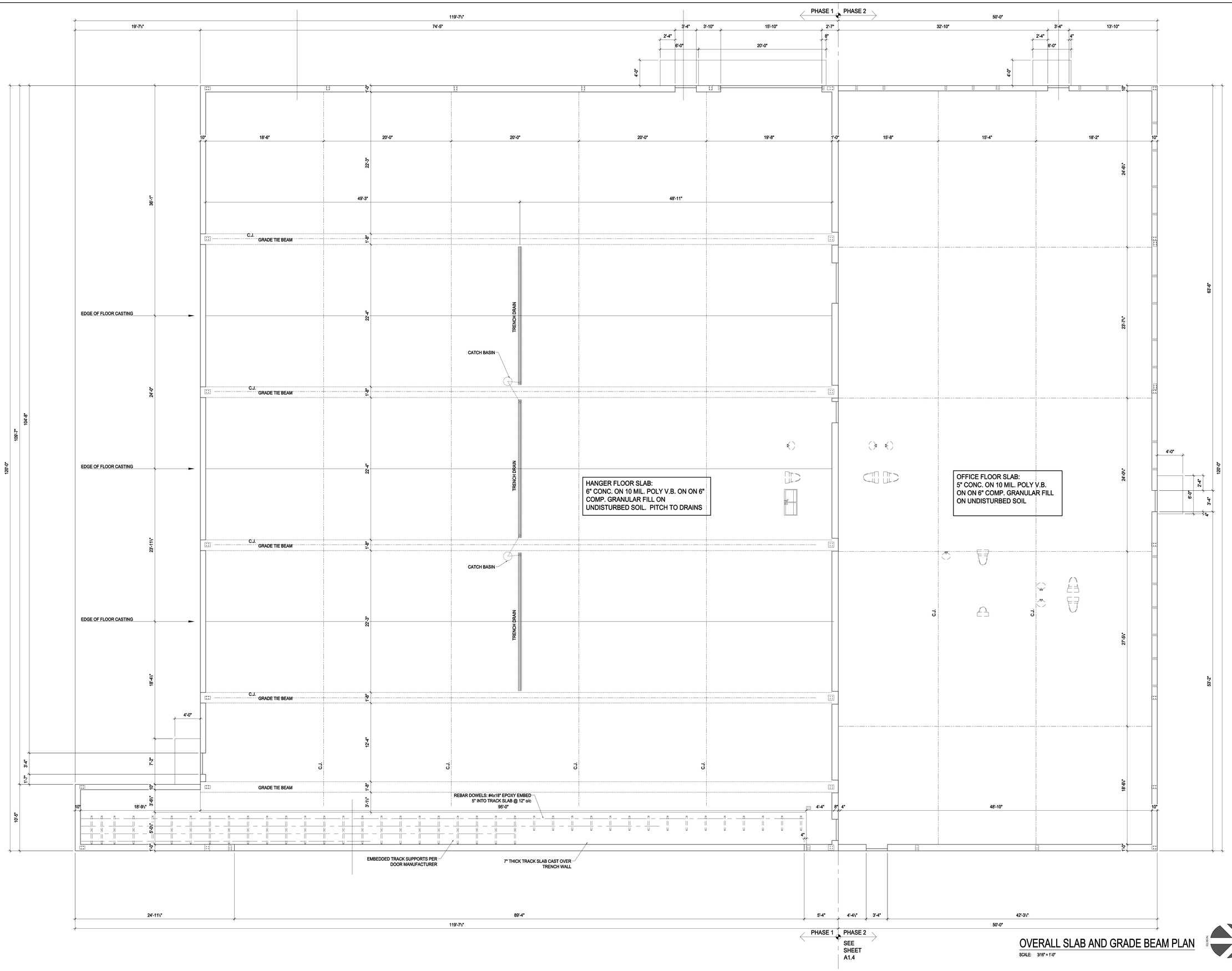

OVERALL SLAB AND GRADE BEAM PLAN

SCALE: 3/16" = 1'-0"

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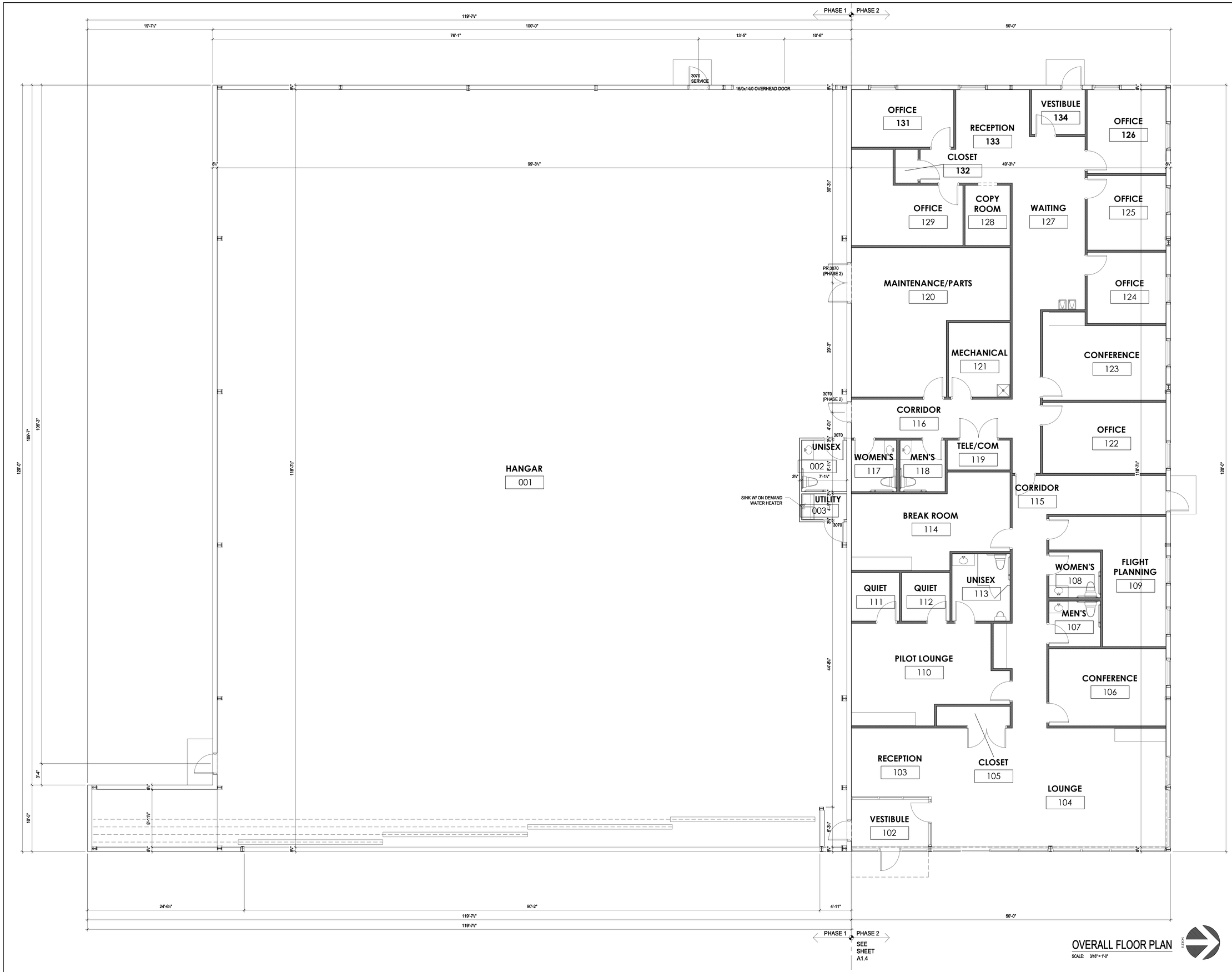
SHEET NUMBER

A1.2



OVERALL FLOOR PLAN

SCALE: 3/16" = 1'-0"

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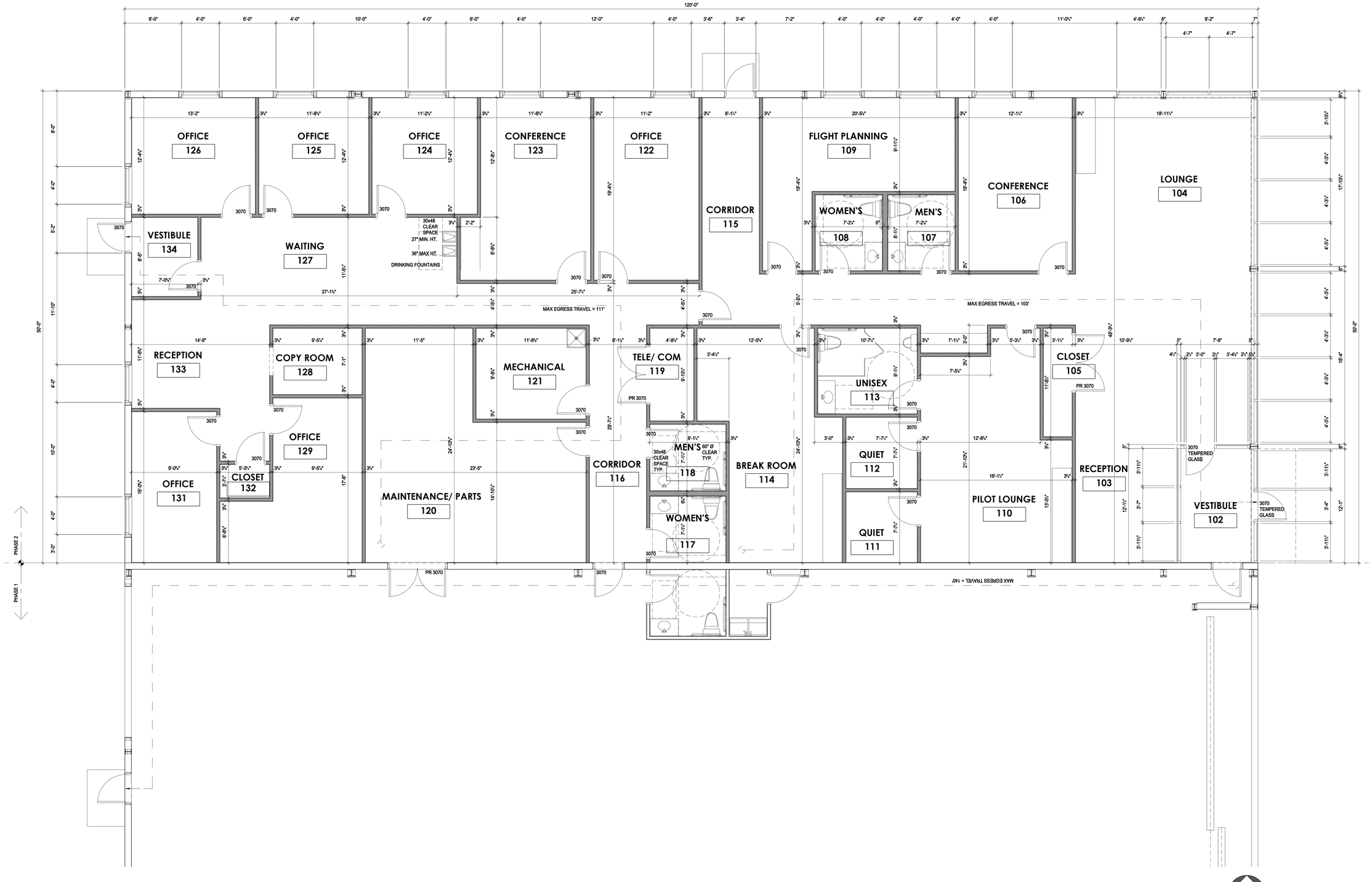
NUMBER	DESCRIPTION	DATE

Date:	12-03-2018
Project:	2018-08.009
Drawn by:	KRG
Checked by:	MAP

SHEET NUMBER
A1.3



ENLARGED OFFICE PLAN - PHASE 2

SCALE: 1/4" = 1'-0"

NORTH

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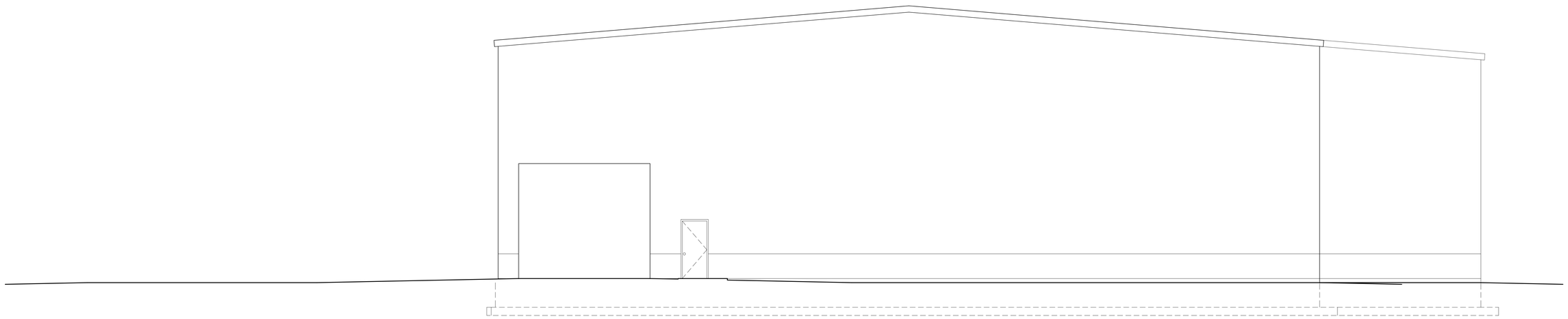
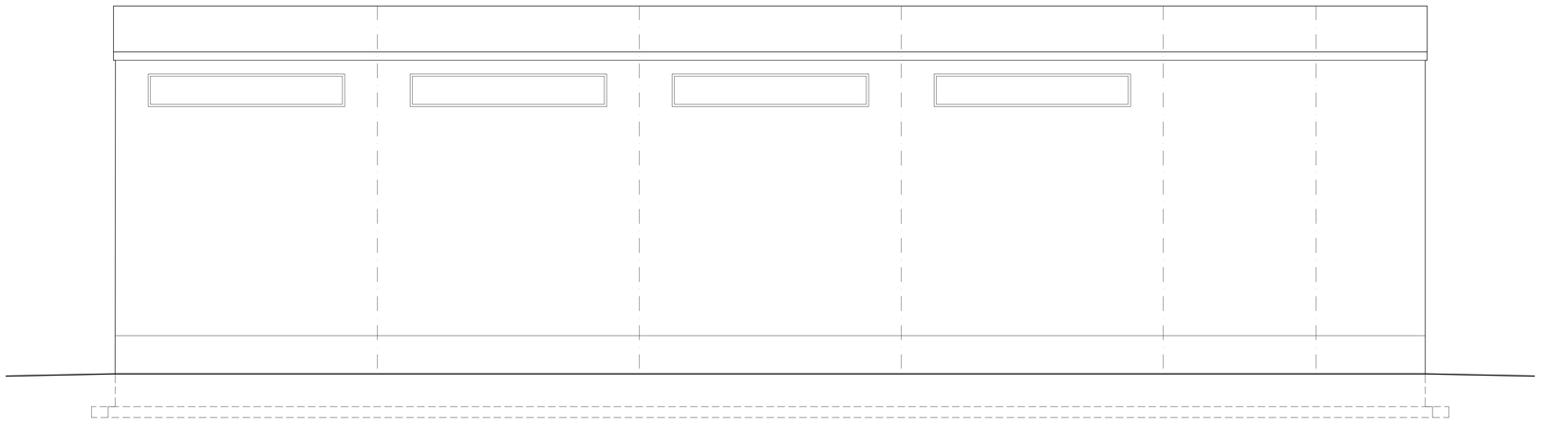
A1.4



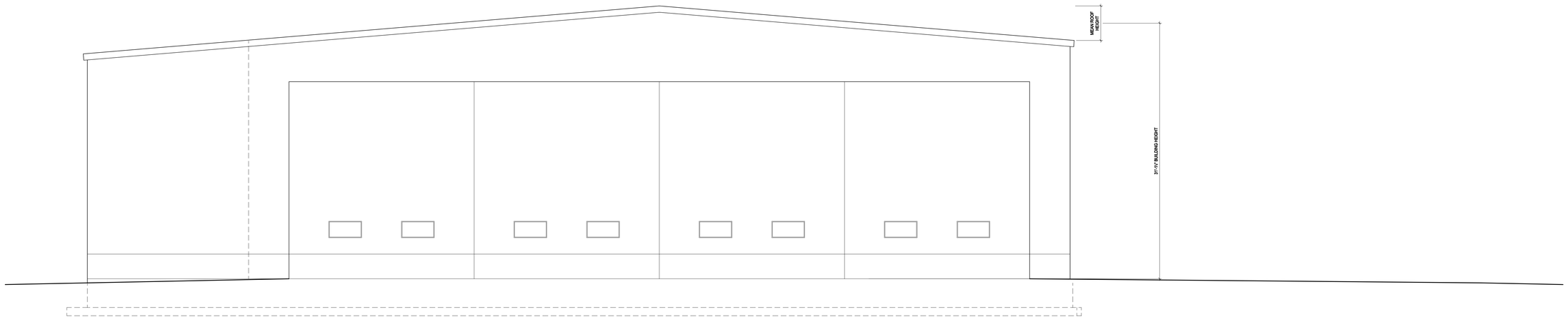
WEST ELEVATION - PHASE 1

SCALE: 1/4" = 1'-0"



NORTH ELEVATION - PHASE 1

SCALE: 1/4" = 1'-0"



EAST ELEVATION - PHASE 1

SCALE: 1/4" = 1'-0"

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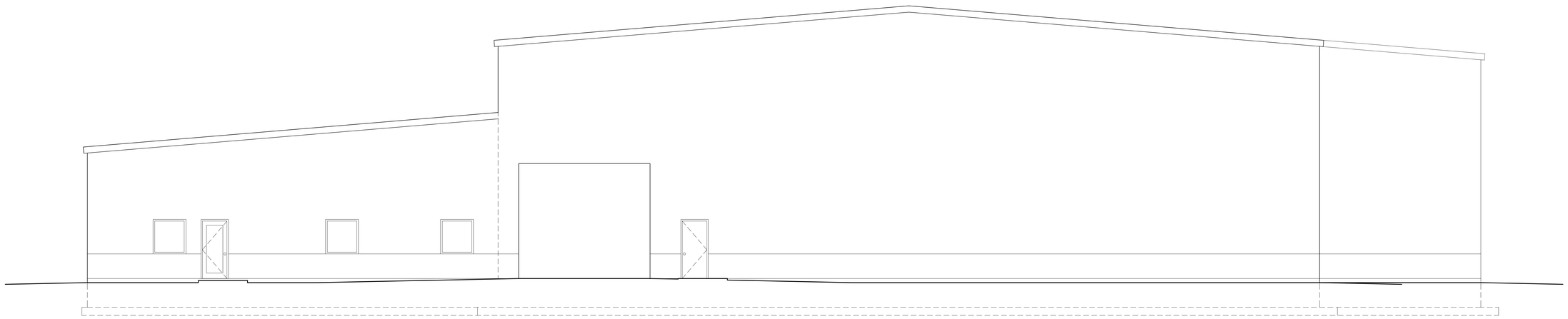
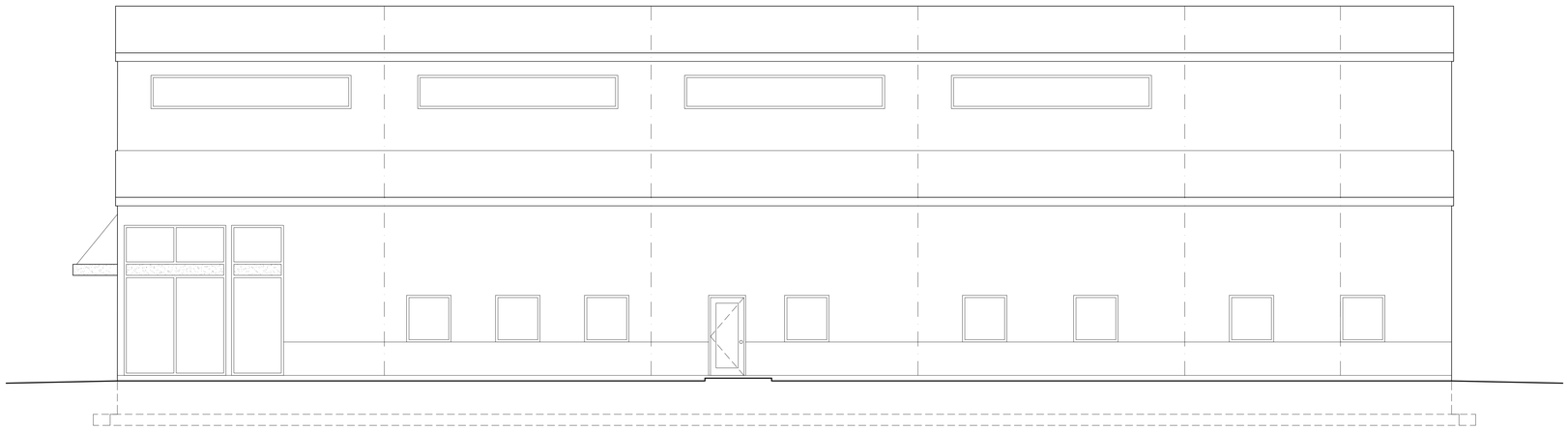
A2.1



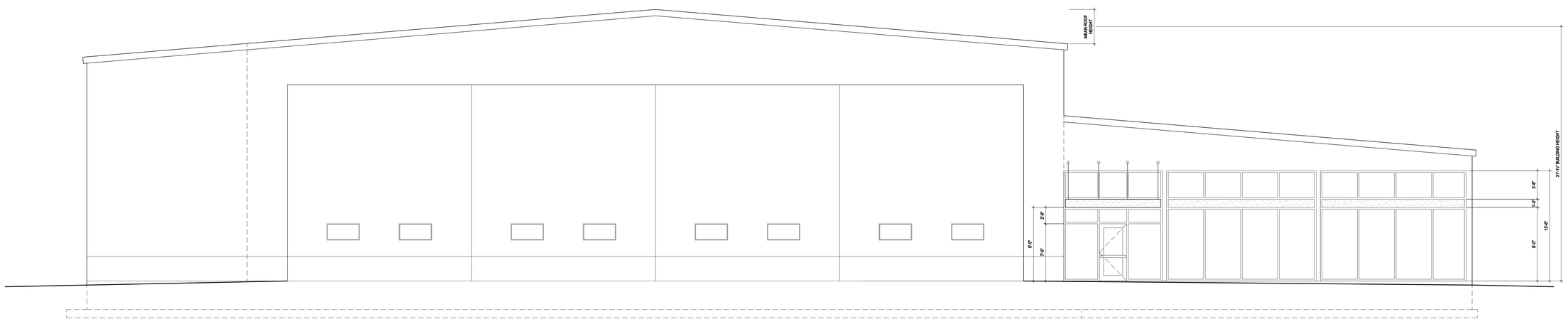
WEST ELEVATION - PHASE 2

SCALE: 1/4" = 1'-0"



NORTH ELEVATION - PHASE 2

SCALE: 1/4" = 1'-0"



EAST ELEVATION - PHASE 2

SCALE: 1/4" = 1'-0"

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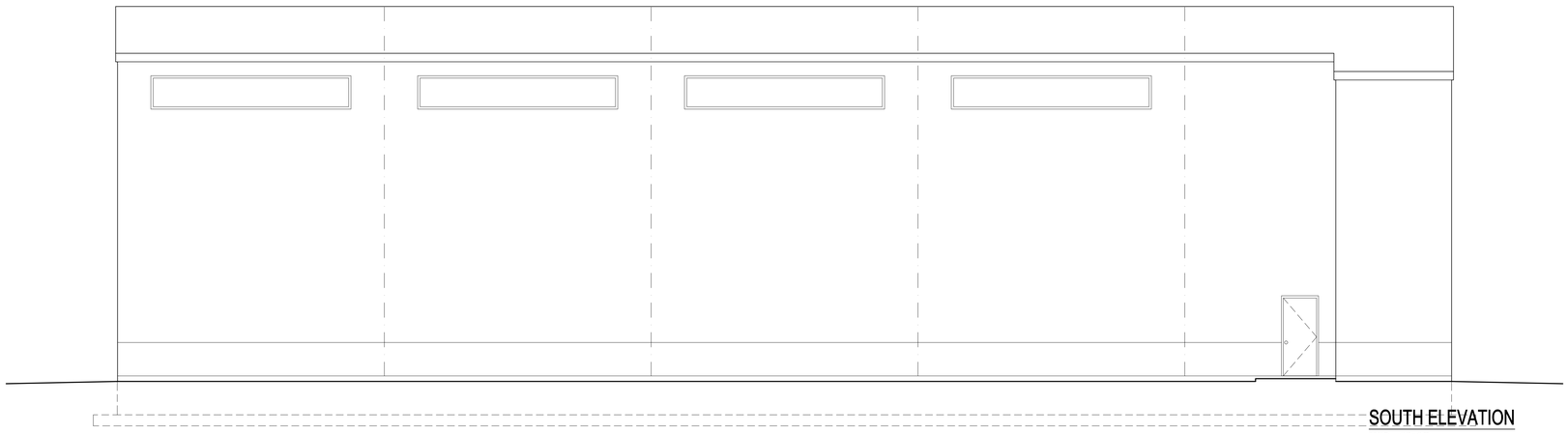
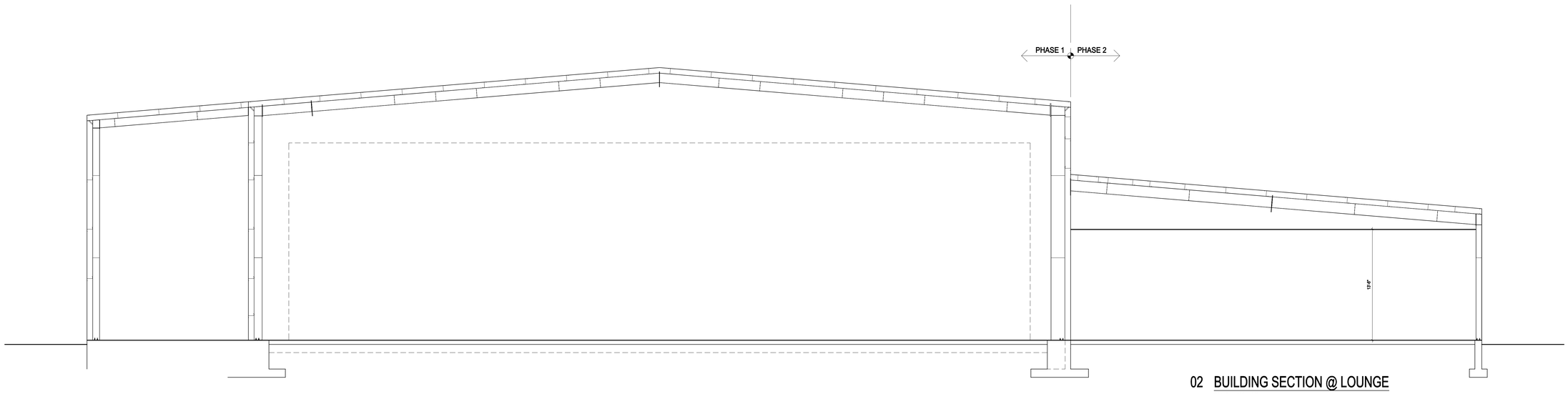
A2.2



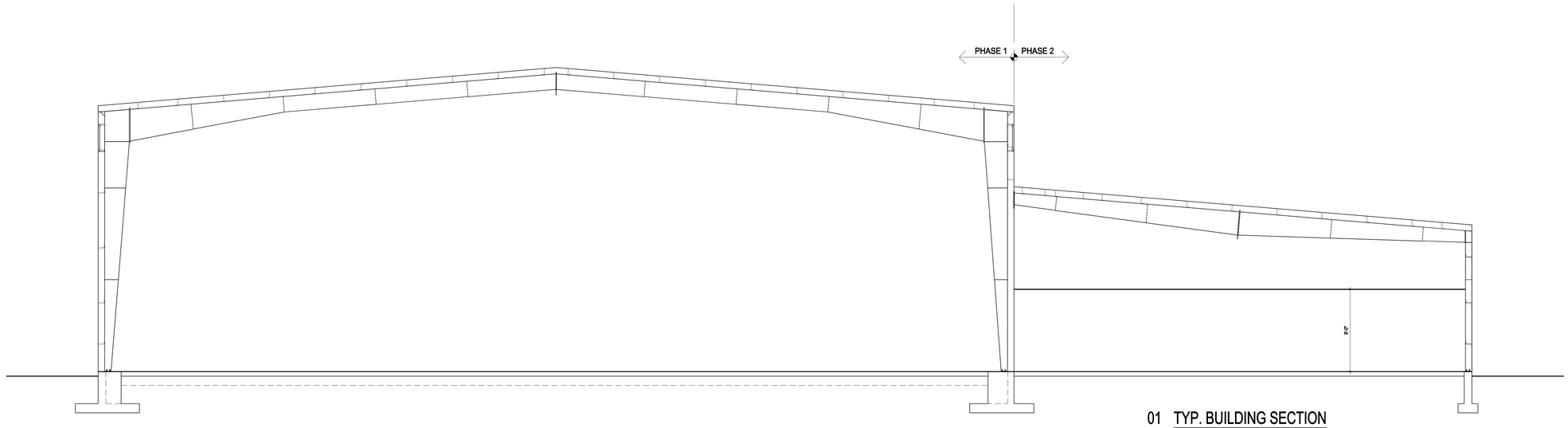
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



02 BUILDING SECTION @ LOUNGE

SCALE: 1/4" = 1'-0"



01 TYP. BUILDING SECTION

SCALE: 1/4" = 1'-0"

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A2.3