



Wauwatosa, WI

Design Review Board

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, March 20, 2025

6:00 PM

Common Council Chambers

ROLL CALL

NEW BUSINESS

1. 2635 N Mayfair Road - KPot - RTU Screening - Return to Board [25-0329](#)
2. 1851 Church Street - Exterior Remodel - Return to Board [25-0178](#)
3. 11500 North Avenue - More than Bourbon - Exterior Remodel [25-0481](#)
4. 1033 N Mayfair Rd - GI Associates - Exterior Remodel [25-0482](#)
5. 10636 Bluemound Rd - Mobil Mart - Exterior Remodel [25-0483](#)

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0329

Agenda Date: 3/20/2025

Agenda #: 1.

2635 N Mayfair Road - KPot - RTU Screening - Return to Board



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REVISIONS

REMODEL
Kpot Restaurant

**Mayfair Rd
 Wauwatosa, WI**

SHEET TITLE
SCREEN PLAN

PROJECT NO.

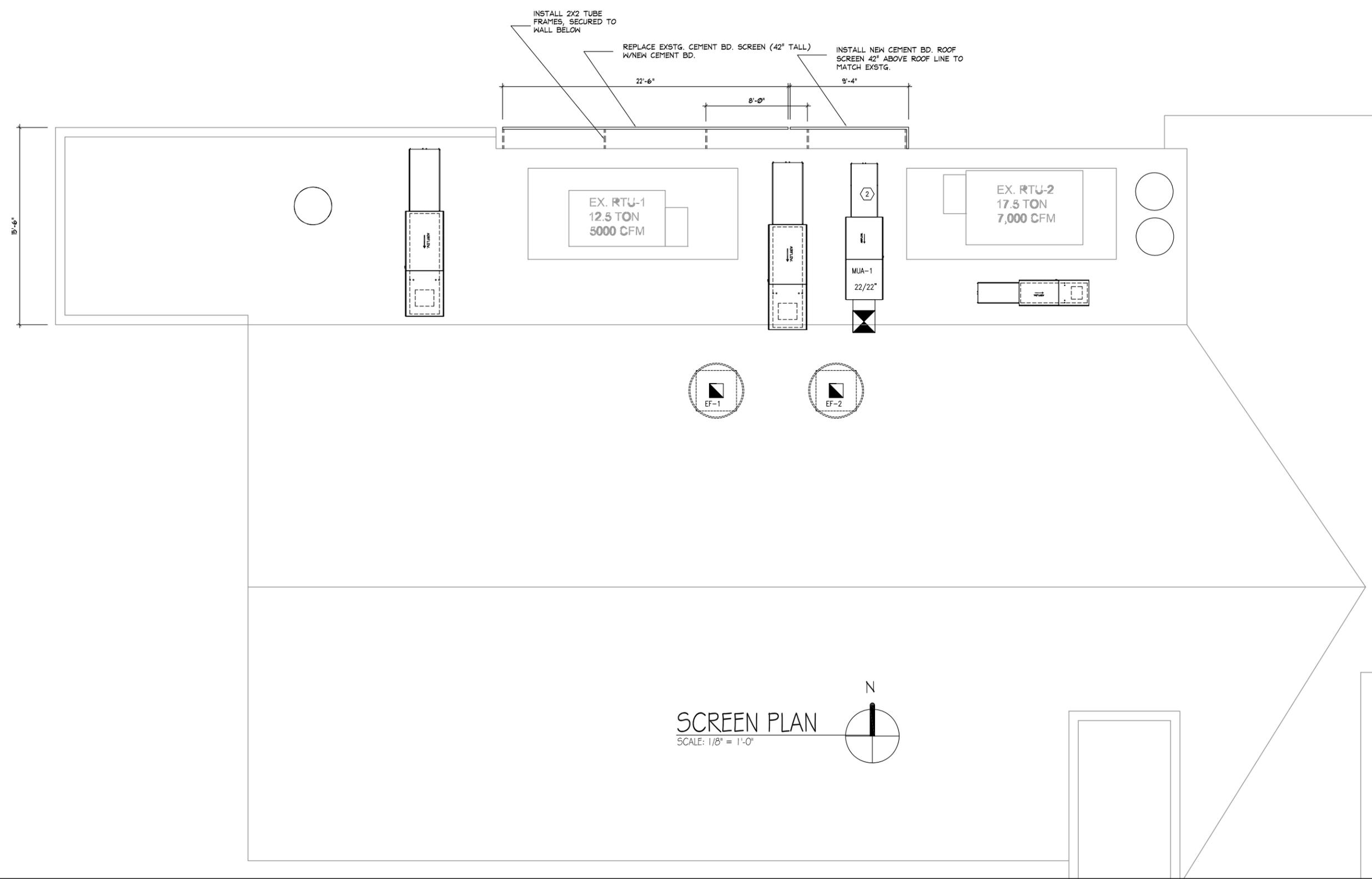
DATE
3-12-25

SCALE
AS NOTED

CHECKED BY

DRAWN BY
JFJ

SHEET
A1.0



SCREEN PLAN
 SCALE: 1/8" = 1'-0"
 N



2645
BUILDING
TENANT
PARKING
ONLY

NON-BANK PARKING
REAR OF BUILDING

AssociatedBank
Customer
Parking
Unauthorized
vehicles will be
towed / removed at
owner's expense
WIS. STATUTE 946.55 (4)

AssociatedBank
Customer
Parking
Unauthorized
vehicles will be
towed / removed at
owner's expense

AssociatedBank
Customer
Parking
Unauthorized
vehicles will be
towed / removed at
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Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0178

Agenda Date: 3/20/2025

Agenda #: 2.

1851 Church Street - Exterior Remodel - Return to Board



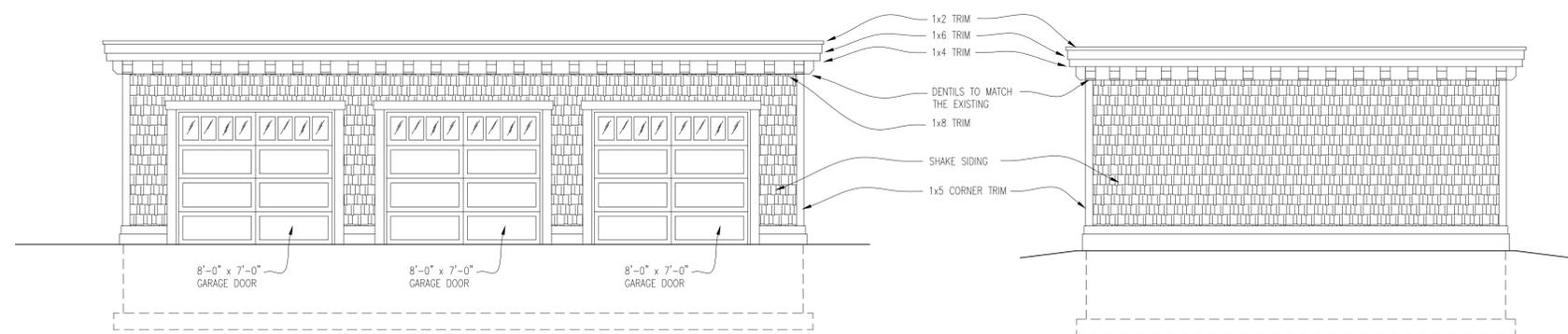
EXISTING NORTH VIEW



EXISTING WEST VIEW

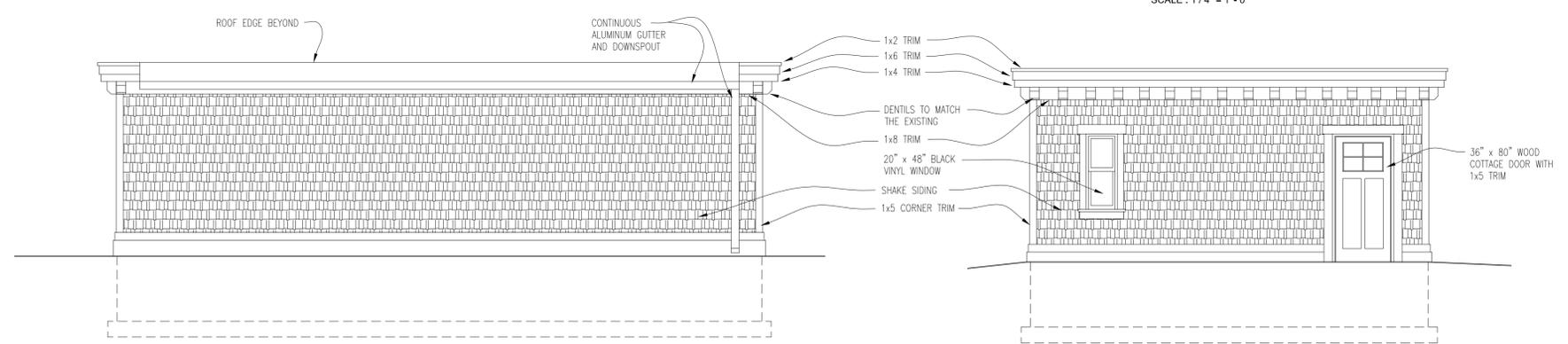


EXISTING WEST VIEW



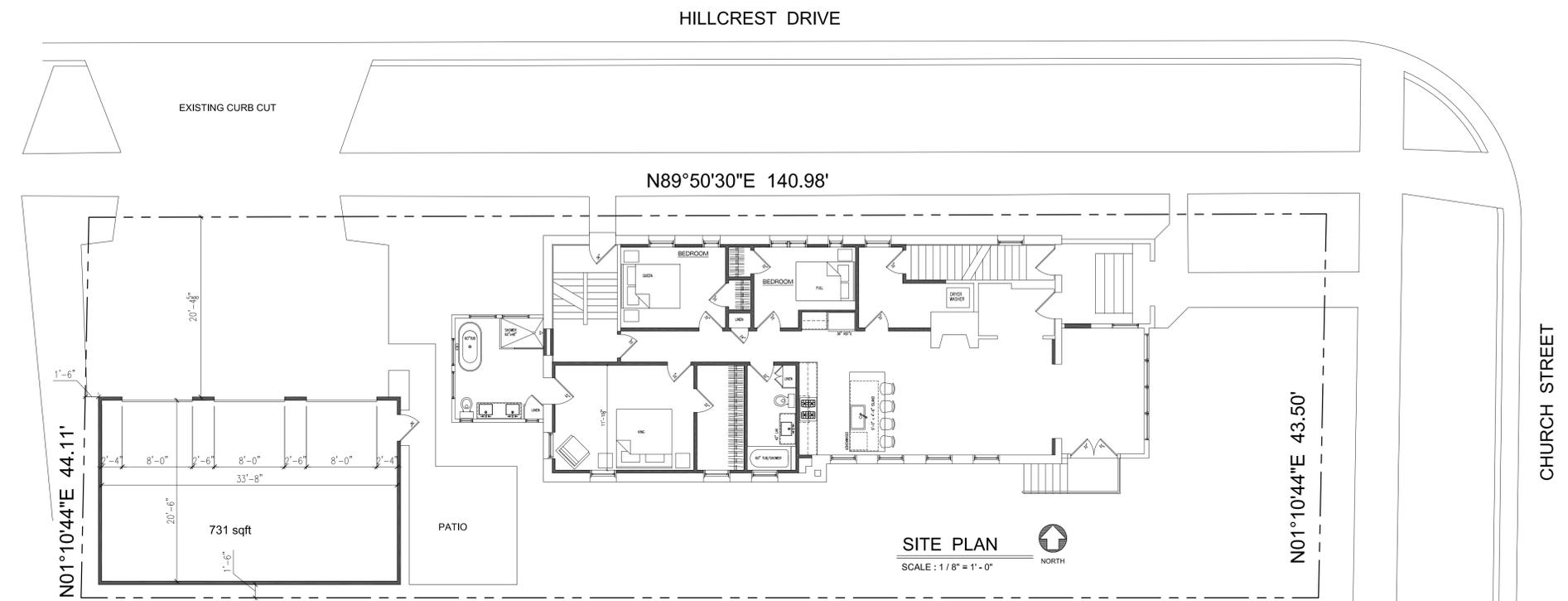
NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



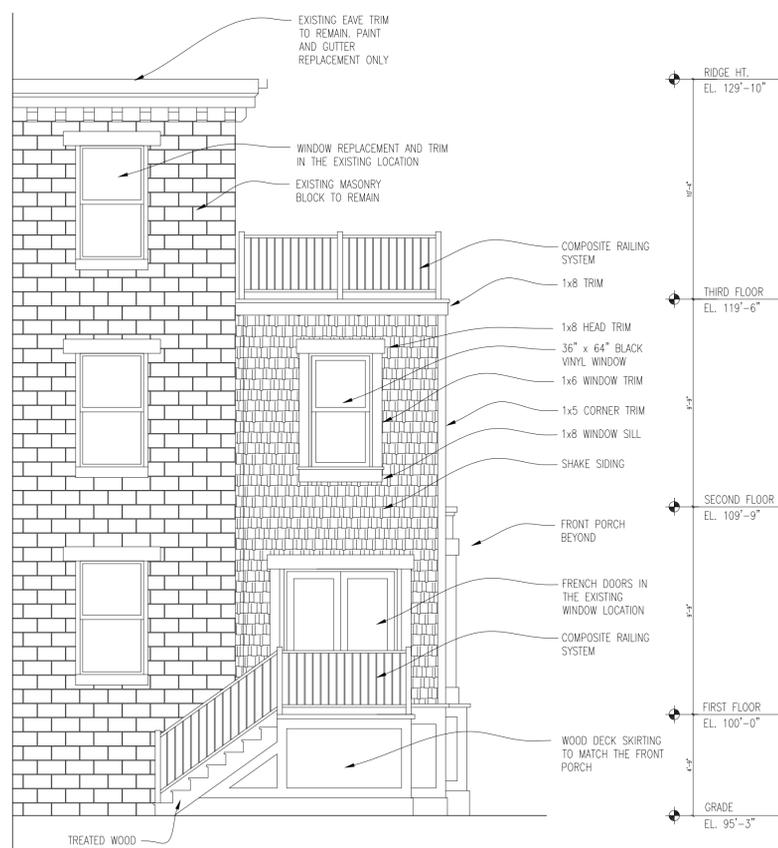
NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

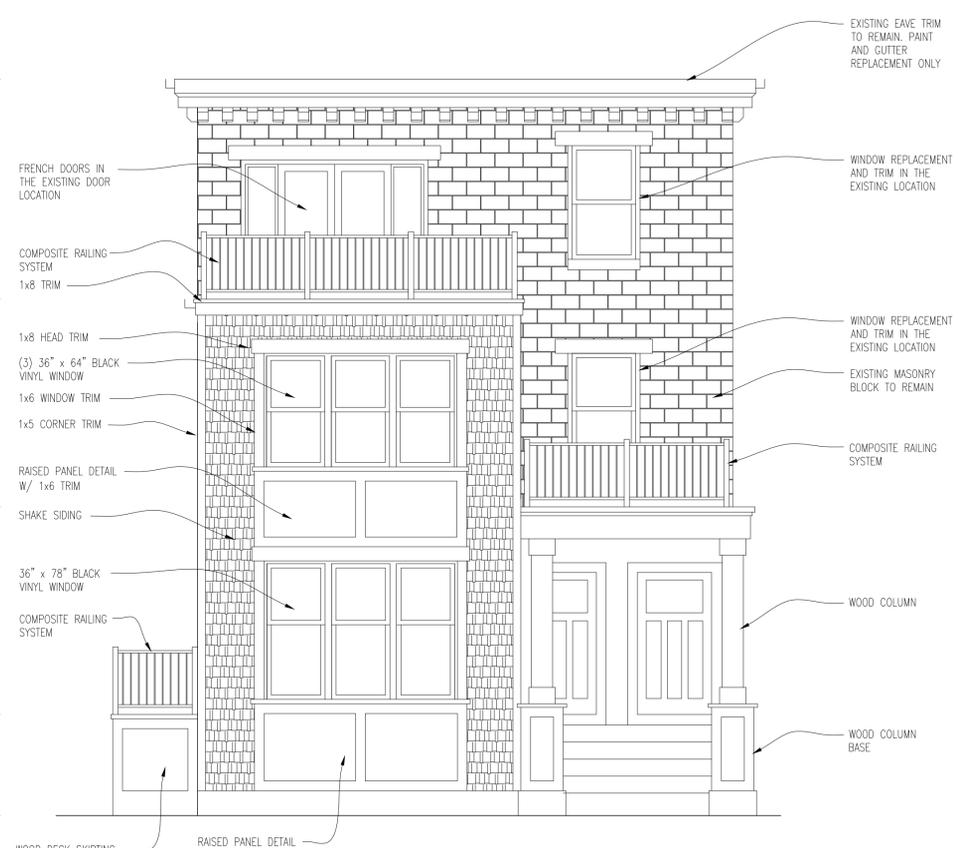


SITE PLAN
SCALE: 1/8" = 1'-0"

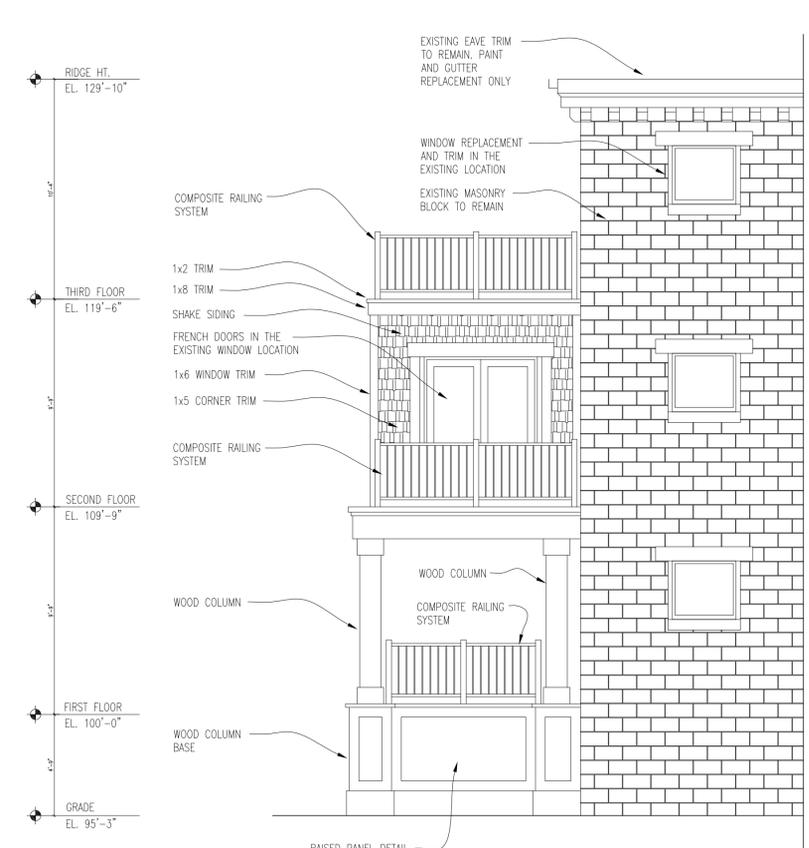
6,104 sqft LOT SIZE
12% of 6,104 sqft = 732sqft for the accessory building
R2 ZONING
MINIMUM SETBACKS ACCESSORY BUILDINGS
REAR AND INTERIOR = 1.5'
ALLEY = 5'
MAXIMUM BUILDING COVERAGE
CORNER LOT = 42%
ACCESSORY BUILDING = 12%
MAXIMUM HEIGHT
ACCESSORY BUILDING = 16'-0"



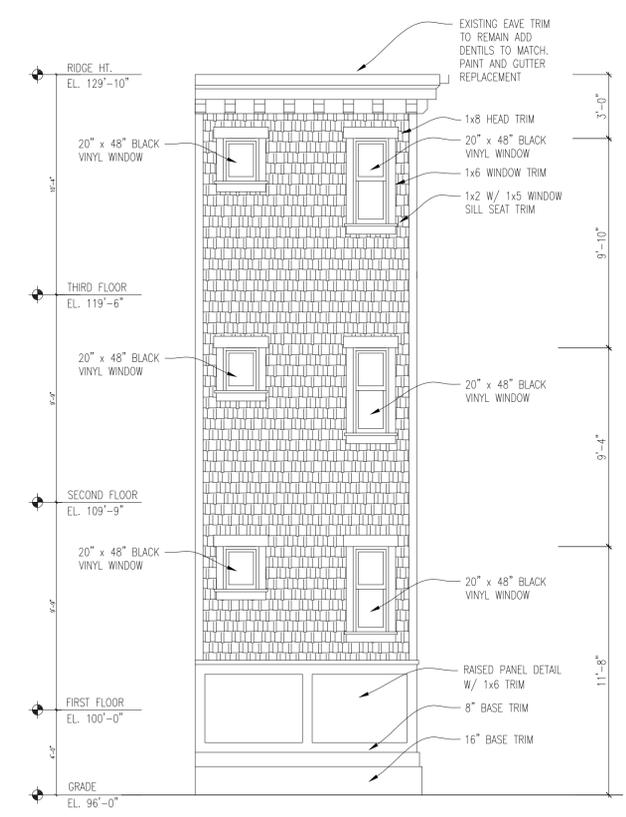
SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



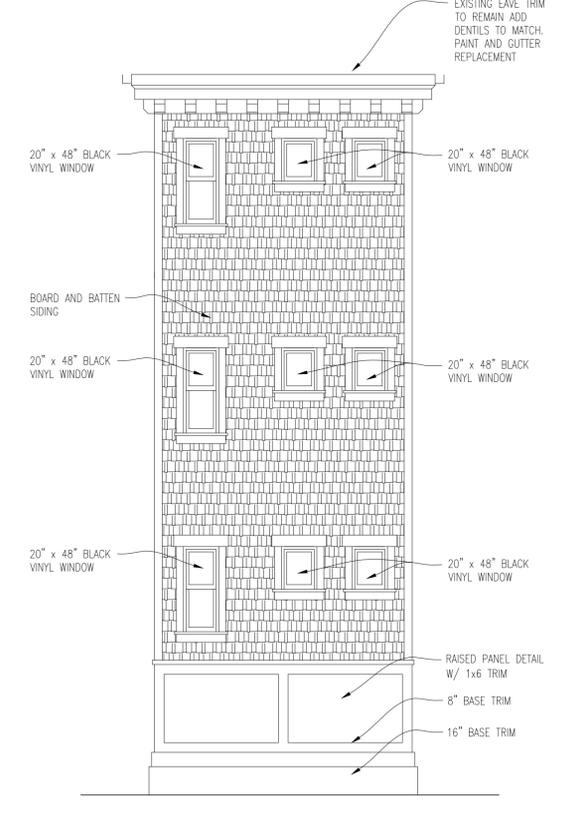
EAST EXTERIOR ELEVATION
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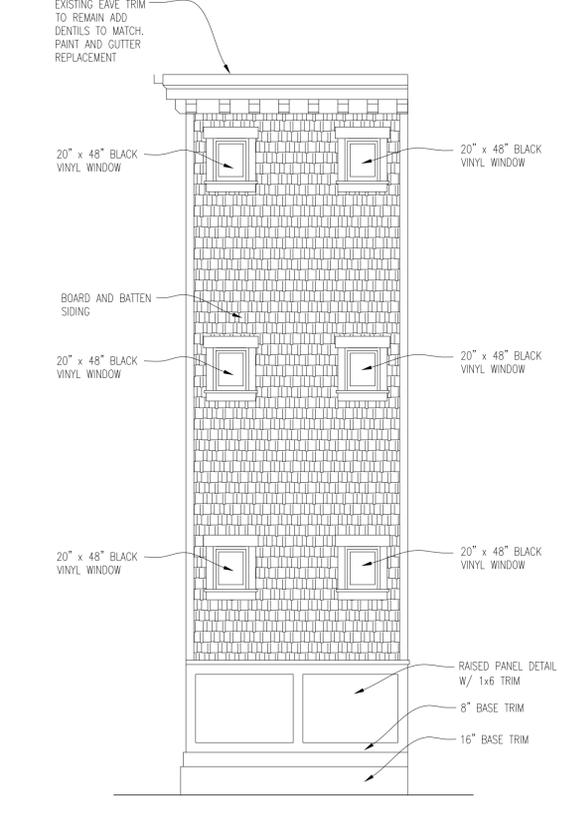
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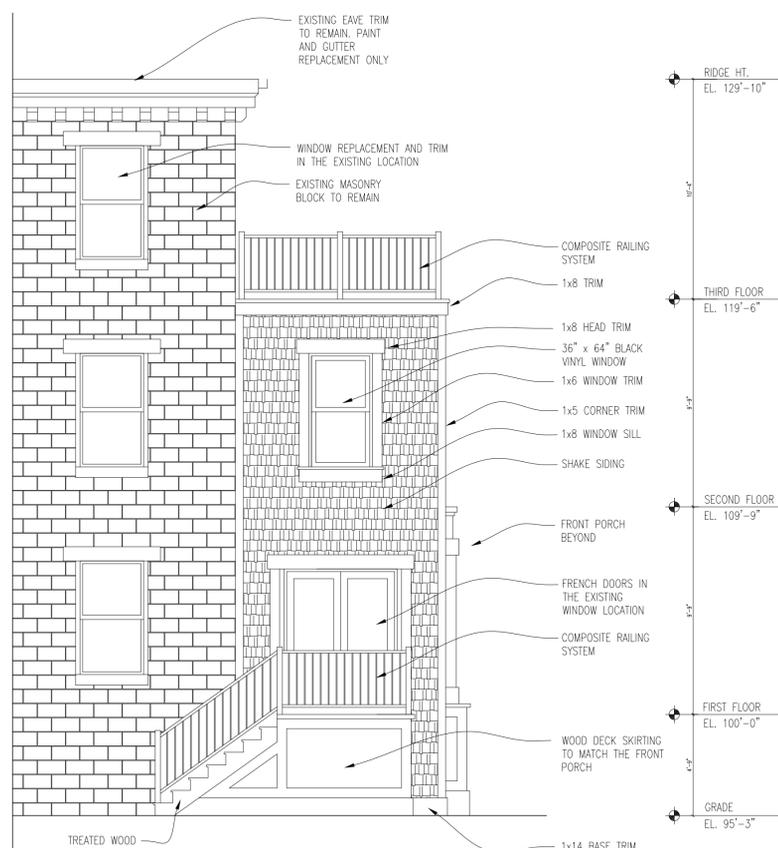
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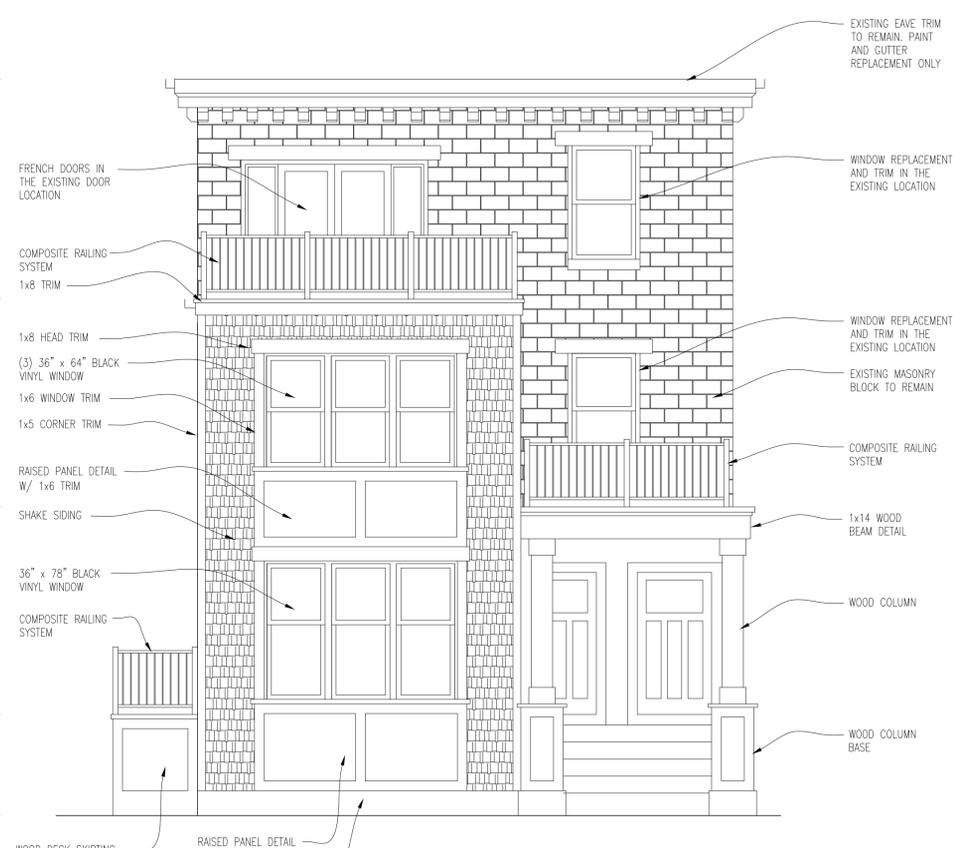
WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



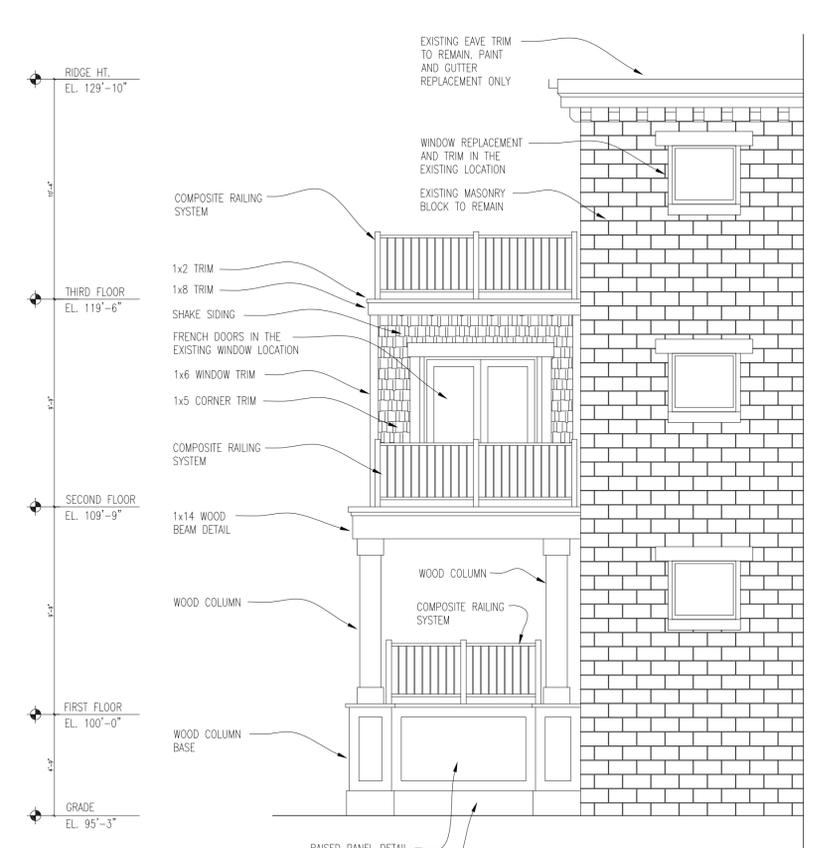
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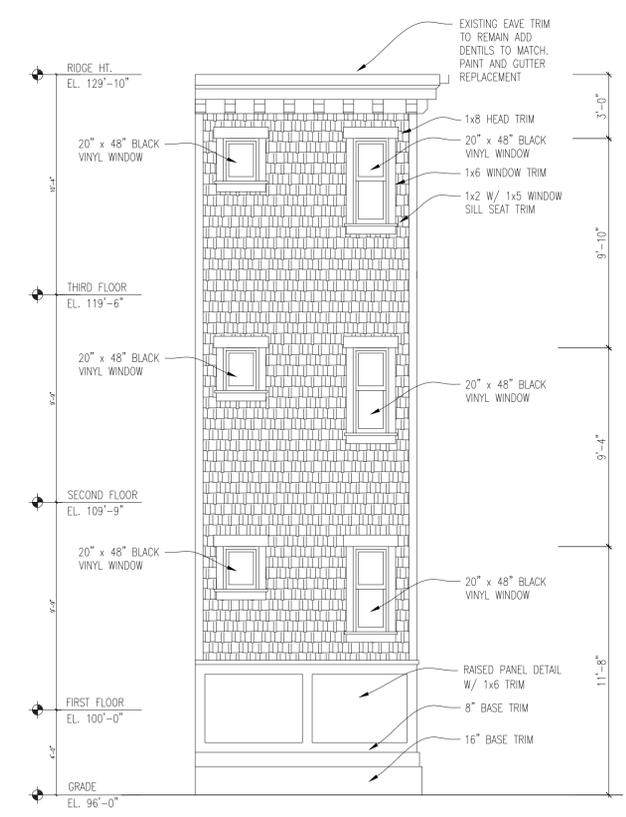
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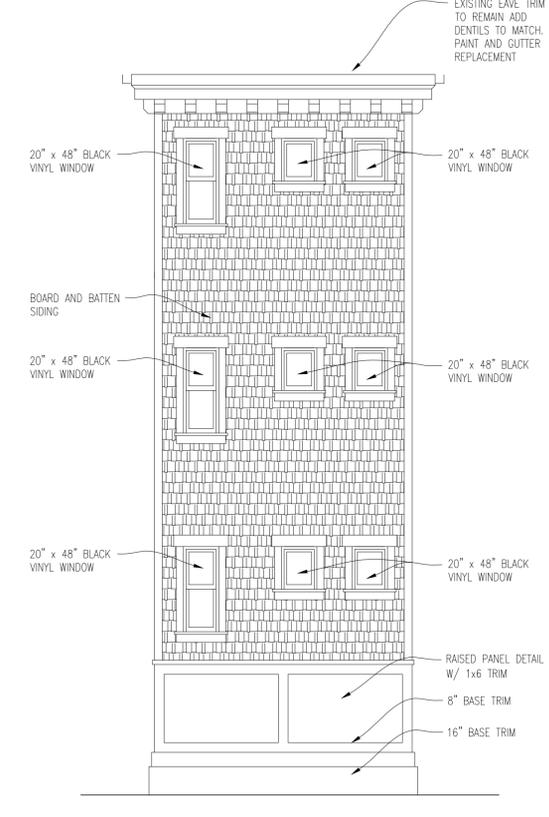
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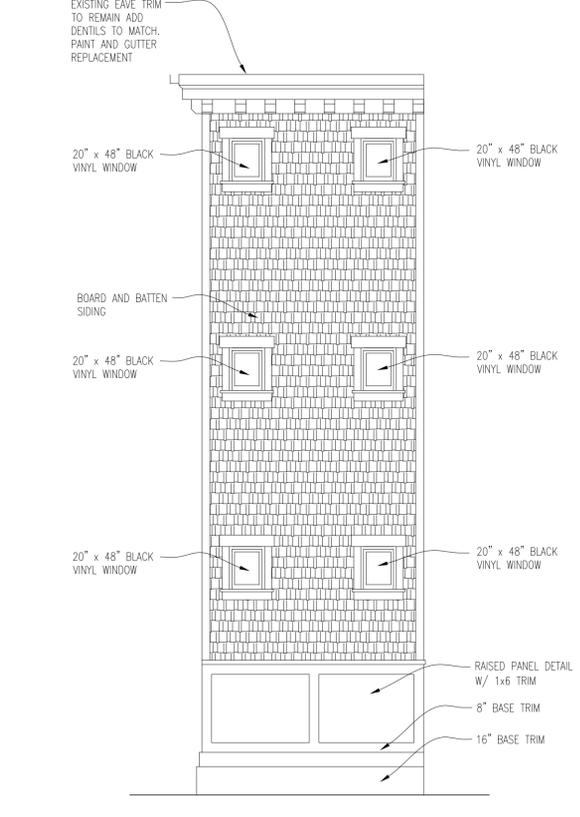
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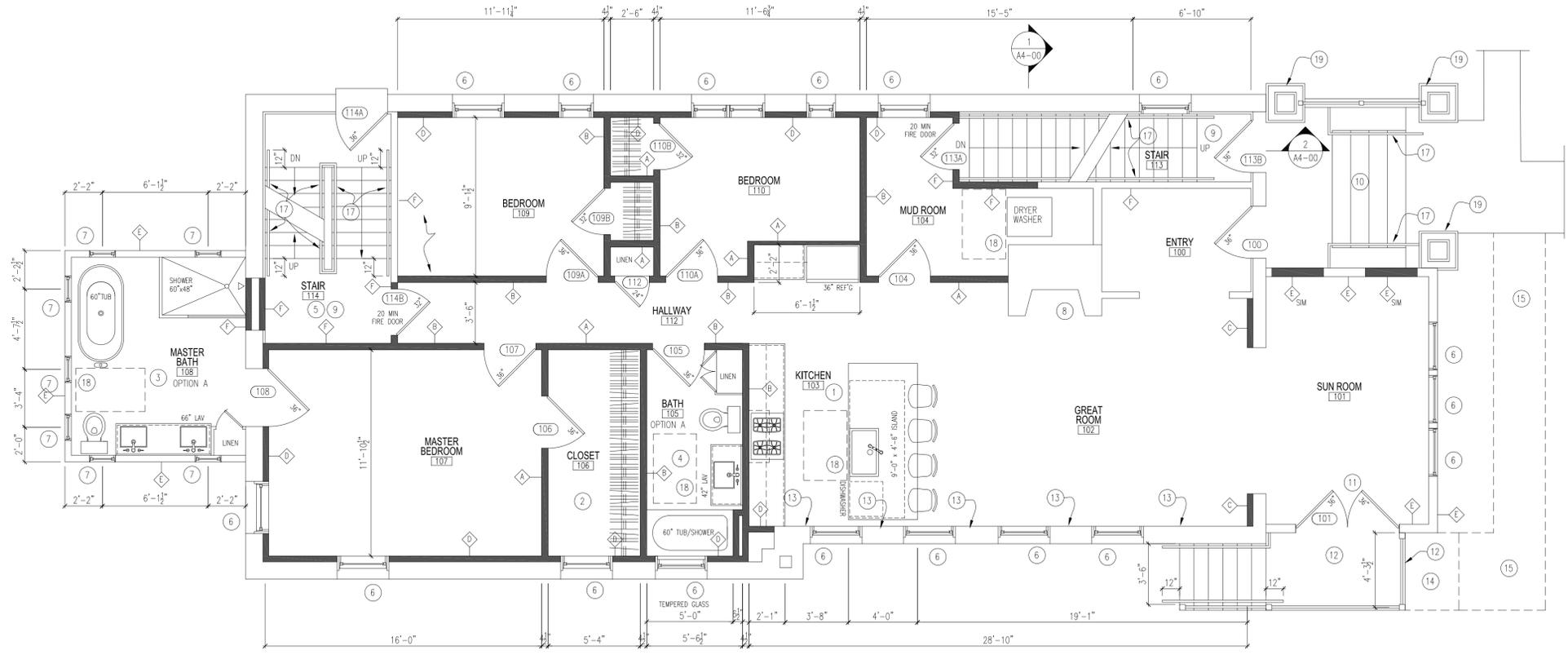
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WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

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



GENERAL CONSTRUCTION NOTES

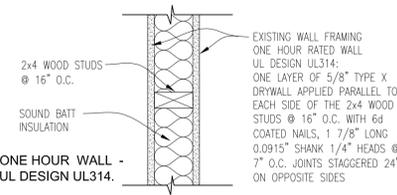
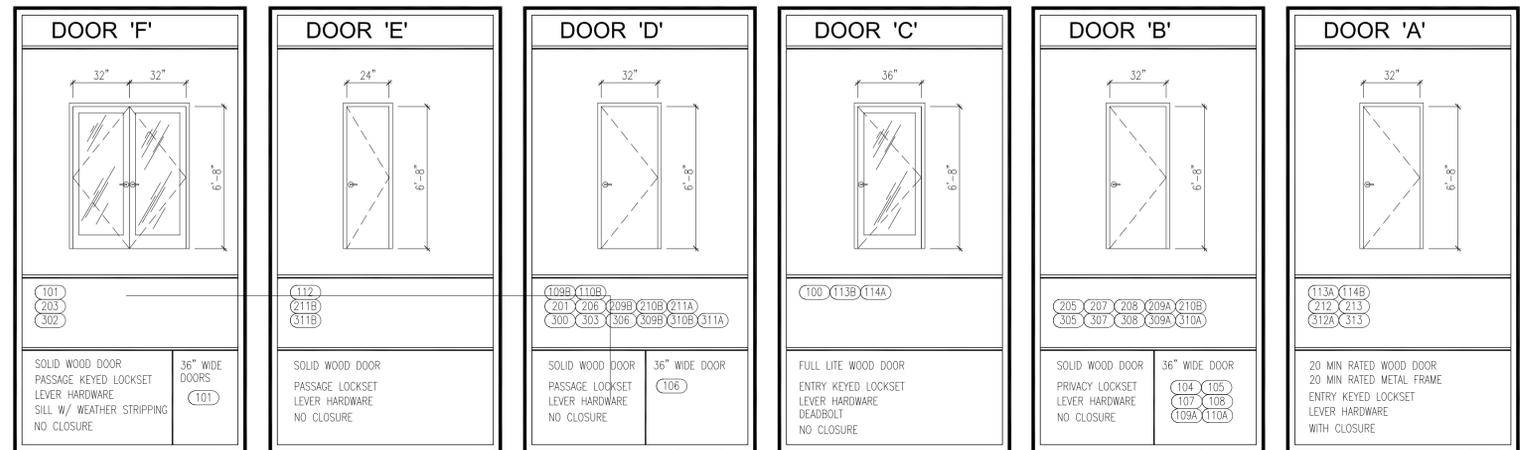
- A ALL EXISTING WALLS TO HAVE NEW 1/2" DRYWALL INSTALLED EXCEPT IN THE STAIR ENCLOSURES. THEY SHALL HAVE 5/8" SHEETROCK BRAND FIRECODE C CORE 1 HOUR SA305 B-B GYPSUM PANELS
- B THE CEILING IN THE FIRST AND SECOND FLOOR TO HAVE: 5/8" SHEETROCK BRAND FIRECODE C CORE 1 HOUR SA305 B-B GYPSUM PANELS EXISTING 2x10 WOOD JOIST 16" O.C. RC-1 CHANNEL OR EQUIVALENT 16" O.C. FILL JOIST SPACE WITH ROCKWOOL INSULATION EXISTING 19/32" TAG WOOD SUBFLOOR 1" LEVELROCK BRAND FLOOR UNDERLAYMENT CUSHIONED VINYL FLOORING
- C ALL DOORS SHOWN ARE NEW AND OR REPLACEMENTS

FIRST FLOOR MECHANICAL GENERAL NOTES

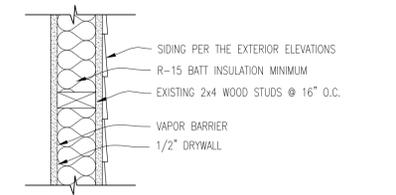
- AA THE FIRST FLOOR UNIT WILL HAVE NEW ELECTRICAL SERVICE AND COMPLETE NEW WIRING AND OUTLETS. INSTALL HARDWIRED INTERCONNECTED FIRE AND CARBON DIOXIDE DETECTORS
- BB THE FIRST FLOOR UNIT WILL HAVE A NEW PLUMBING SYSTEM CONSISTING OF A ALL NEW PLUMBING FIXTURES, WATER LINES, DRAINS, AND DIRECT VENT HOT WATER HEATER LOCATED IN THE BASEMENT
- CC THE FIRST FLOOR UNIT WILL HAVE A NEW HVAC SYSTEM AND NEW DUCTING THROUGHOUT THE UNIT. THE UNIT WILL BE LOCATED IN THE BASEMENT.

FIRST FLOOR PLAN KEYED NOTES

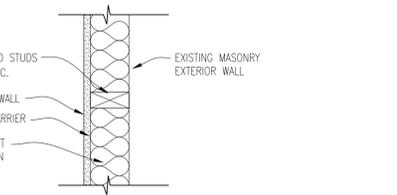
- 1 NEW KITCHEN LAYOUT. SEE THE OWNERS KITCHEN DESIGN PLANS FOR THE DETAILS
- 2 NEW MASTER CLOSET
- 3 NEW MASTER BATHROOM WITH AN ELONGATED RIM COMFORT HEIGHT TOILET, 84" LAVATORY W/ TWO SINKS, SOAKING TUB AND A WALK-IN TILE SHOWER
- 4 NEW BATHROOM WITH AN ELONGATED RIM COMFORT HEIGHT TOILET, 42" LAVATORY WITH ONE SINK, 60" TUB AND SHOWER UNIT
- 5 EXISTING STAIR TO HAVE NEW TREAD FINISHES AND HANDRAIL
- 6 NEW WINDOWS IN THE EXISTING OPENINGS.
- 7 NEW WINDOWS TO BE CLEARSTORY. SEE THE EXTERIOR ELEVATIONS
- 8 EXISTING FIREPLACE TO REMAIN AND INSTALL AN ELECTRIC INSERT
- 9 THE EXISTING STAIR TO THE SECOND FLOOR UNIT TO REMAIN. PRESERVE AND REPAIR AS REQUIRED THE ONE HOUR STAIR ENCLOSURE. INSTALL 5/8" SHEETROCK BRAND FIRECODE C CORE 1 HOUR SA305 B-B GYPSUM PANELS WHERE ANY PLASTER WAS DAMAGED OR REMOVED
- 10 THE EXISTING MASONRY EXTERIOR STAIR TO REMAIN
- 11 NEW WOOD FRENCH DOORS INSTALLED IN THE EXISTING WINDOW LOCATION. THE WALL TO BE CUT BELOW TO ALLOW FOR THE DOOR OPENING. DOOR TO HAVE ADA ALUMINUM THRESHOLD
- 12 NEW WOOD STOOP AND STAIR. SEE THE EXTERIOR ELEVATIONS AND DETAILS. THE RAILING ON THE EAST FACE TO BE SET TO BE REMOVED IF A LIFT IS INSTALLED. THE LANDING SHALL BE AT THE SAME ELEVATION AS THE FIRST FLOOR
- 13 THE EXISTING MASONRY BRICK WALL TO REMAIN EXPOSED
- 14 LOCATION OF A FUTURE LIFT
- 15 FUTURE ACCESSIBLE SIDEWALK TO THE FUTURE LIFT
- 16 EXISTING SIDEWALK
- 17 INSTALL NEW ADA HANDRAILS. SEE THE STAIR SECTIONS FOR THE DIMENSIONS
- 18 DASHED LINES REPRESENT 30x48 CLEAR FLOOR SPACE
- 19 NEW WOOD COLUMNS. SEE THE ELEVATIONS AND DETAILS



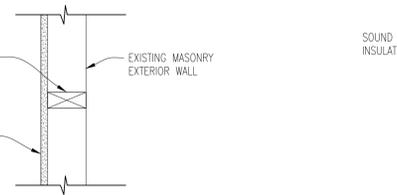
F INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"



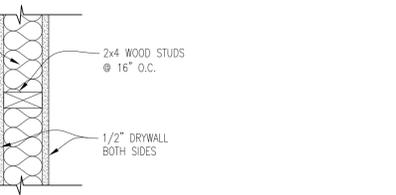
E INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"



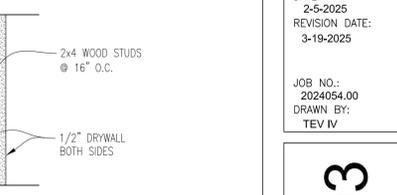
D EXTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"



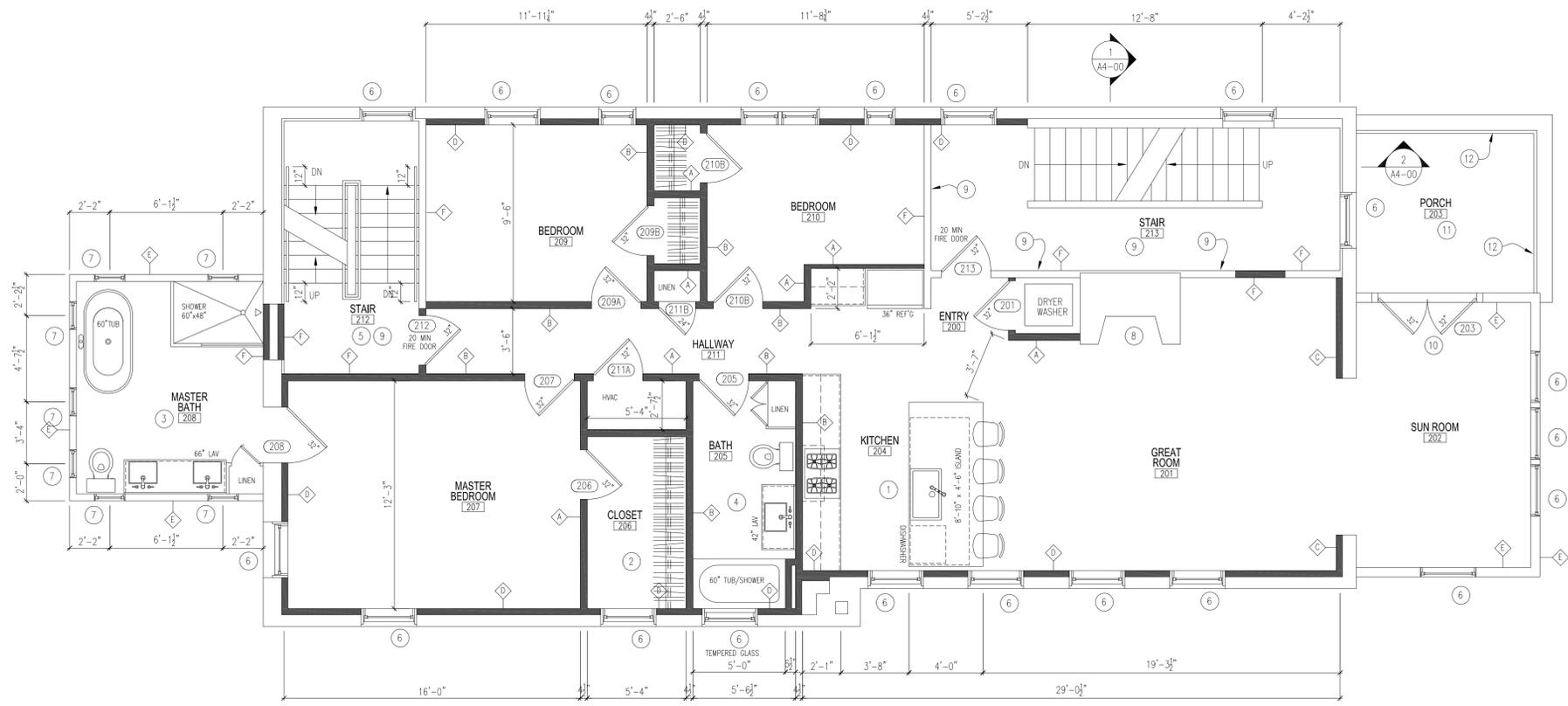
C INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"



B INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"



A INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"



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

GENERAL CONSTRUCTION NOTES

- (A) ALL EXISTING WALLS TO HAVE NEW 1/2" DRYWALL INSTALLED EXCEPT IN THE STAIR ENCLOSURES. THEY SHALL HAVE 5/8" SHEETROCK BRAND FIRECODE C CORE 1 HOUR SA305 B-8 GYPSUM PANELS
- (B) THE CEILING IN THE FIRST AND SECOND FLOOR TO HAVE:
5/8" SHEETROCK BRAND FIRECODE C CORE 1 HOUR SA305 B-8 GYPSUM PANELS
EXISTING 2x10 WOOD JOIST 16" O.C.
RC-1 CHANNEL OR EQUIVALENT 16" O.C.
FILL JOIST SPACE WITH ROCKWOOL INSULATION
EXISTING 19/32" T&G WOOD SUBFLOOR
1" LEVELROCK BRAND FLOOR UNDERLAYMENT
CUSHIONED VINYL FLOORING
- (C) ALL DOORS SHOWN ARE NEW AND OR REPLACEMENTS

SECOND FLOOR MECHANICAL GENERAL NOTES

- (AA) THE SECOND FLOOR UNIT WILL HAVE NEW ELECTRICAL SERVICE AND COMPLETE NEW WIRING AND OUTLETS. INSTALL HARDWIRED INTERCONNECTED FIRE AND CARBON DIOXIDE DETECTORS
- (BB) THE SECOND FLOOR UNIT WILL HAVE A NEW PLUMBING SYSTEM CONSISTING OF A ALL NEW PLUMBING FIXTURES, WATER LINES, DRAINS, AND DIRECT VENT HOT WATER HEATER LOCATED IN THE BASEMENT
- (CC) THE SECOND FLOOR UNIT WILL HAVE A NEW HVAC SYSTEM AND NEW DUCTING THROUGHOUT THE UNIT. THE UNIT WILL BE LOCATED IN THE HVAC CLOSET

SECOND FLOOR PLAN KEYED NOTES

- (1) NEW KITCHEN LAYOUT. SEE THE OWNERS KITCHEN DESIGN PLANS FOR THE DETAILS
- (2) NEW MASTER CLOSET
- (3) NEW MASTER BATHROOM WITH AN ELONGATED RIM COMFORT HEIGHT TOILET, 84" LAVATORY W/ TWO SINKS, SOAKING TUB AND A WALK-IN TILE SHOWER
- (4) NEW BATHROOM WITH AN ELONGATED RIM COMFORT HEIGHT TOILET, 42" LAVATORY WITH ONE SINK, 60" TUB AND SHOWER UNIT
- (5) EXISTING STAIR TO HAVE NEW TREAD FINISHES AND HANDRAIL
- (6) NEW WINDOWS IN THE EXISTING OPENINGS.
- (7) NEW WINDOWS TO BE CLEARSTORY. SEE THE EXTERIOR ELEVATIONS
- (8) EXISTING FIREPLACE TO REMAIN AND INSTALL AN ELECTRIC INSERT
- (9) THE EXISTING STAIR ENCLOSURE TO REMAIN. PRESERVE AND REPAIR AS REQUIRED THE ONE HOUR STAIR ENCLOSURE. INSTALL 5/8" SHEETROCK BRAND FIRECODE C CORE 1 HOUR SA305 B-8 GYPSUM PANELS WHERE ANY PLASTER WAS DAMAGED OR REMOVED
- (10) NEW WOOD FRENCH DOORS INSTALLED IN THE EXISTING WINDOW LOCATION. THE WALL TO BE CUT BELOW TO ALLOW FOR THE DOOR OPENING. INSTALL A NEW LINTEL (2) 11 7/8" MICROLAM WITH (2) 2x4 STUD BEARING EACH END. SEE SECTION
- (11) THE EXISTING ROOF TO BE REMOVED AND REPLACED. SEE THE EXTERIOR ELEVATIONS AND DETAILS A4-02
- (12) NEW COMPOSITE RAILING SYSTEM. SEE THE EXTERIOR ELEVATIONS

SECOND FLOOR PLAN

PROPOSED REMODELING
1851 CHURCH ST
WAUWATOSA, WISCONSIN

PROJECT TITLE
DATE:
2-5-2025
REVISION DATE:
3-19-2025
JOB NO.:
2024064.00
DRAWN BY:
TEV IV

A2-04



HISTORIC HEIGHTS



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0481

Agenda Date: 3/20/2025

Agenda #: 3.

11500 North Avenue - More than Bourbon - Exterior Remodel



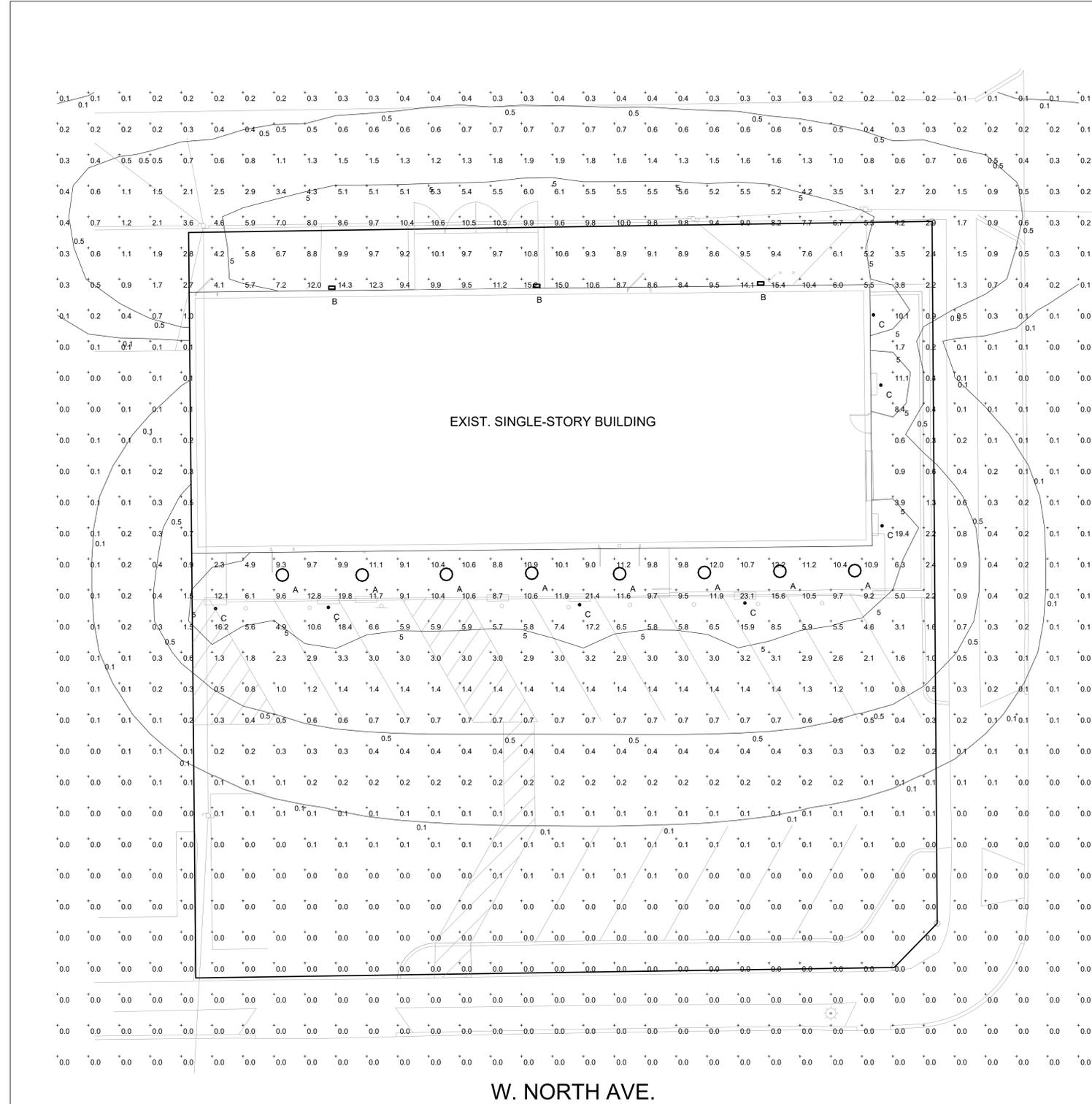
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



**PERSPECTIVE
DESIGN, INC.**
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781



Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
○	A	8	COOPER LIGHTING MAGRAW-EDISON	TTN-D1-830-U-MQ-CG	TOPTIER NANO LED LUMINAIRE 3000K 80 CRI LENS AND MEDIUM DISTRIBUTION WITH CLEAR GLASS APPROX. 8'-6" MOUNTING	4	763	1	26.4
□	B	3	EXISTING WALL PACK	EXISTING	EXISTING APPROX. 13'-0" MOUNTING	EXISTING	EXISTING	EXISTING	EXISTING
○	C	7	CYLINDRICAL FIXTURE	LED W/ FROSTED LENS	LUMINAIRE 3000K APPROX. 7'-6" MOUNTING	1	800	1	10

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.9 fc	23.1 fc	0.0 fc	N/A	N/A

PHOTOMETRIC LIGHTING SITE PLAN



1
1" = 10'

FULL SIZE PRINT = 24" x 36" SHEET

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PSP1.1

DRAWING TITLE: PHOTOMETRIC LIGHTING SITE PLAN

Date: 03/04/25

Scale: NOTED

Drawn: AM

Job: 24-091

Sheet:

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1780 Fax: (414) 302-1781

Alteration For:
More Than Bourbon
11500 W. North Ave
Wauwatosa, WI 53226

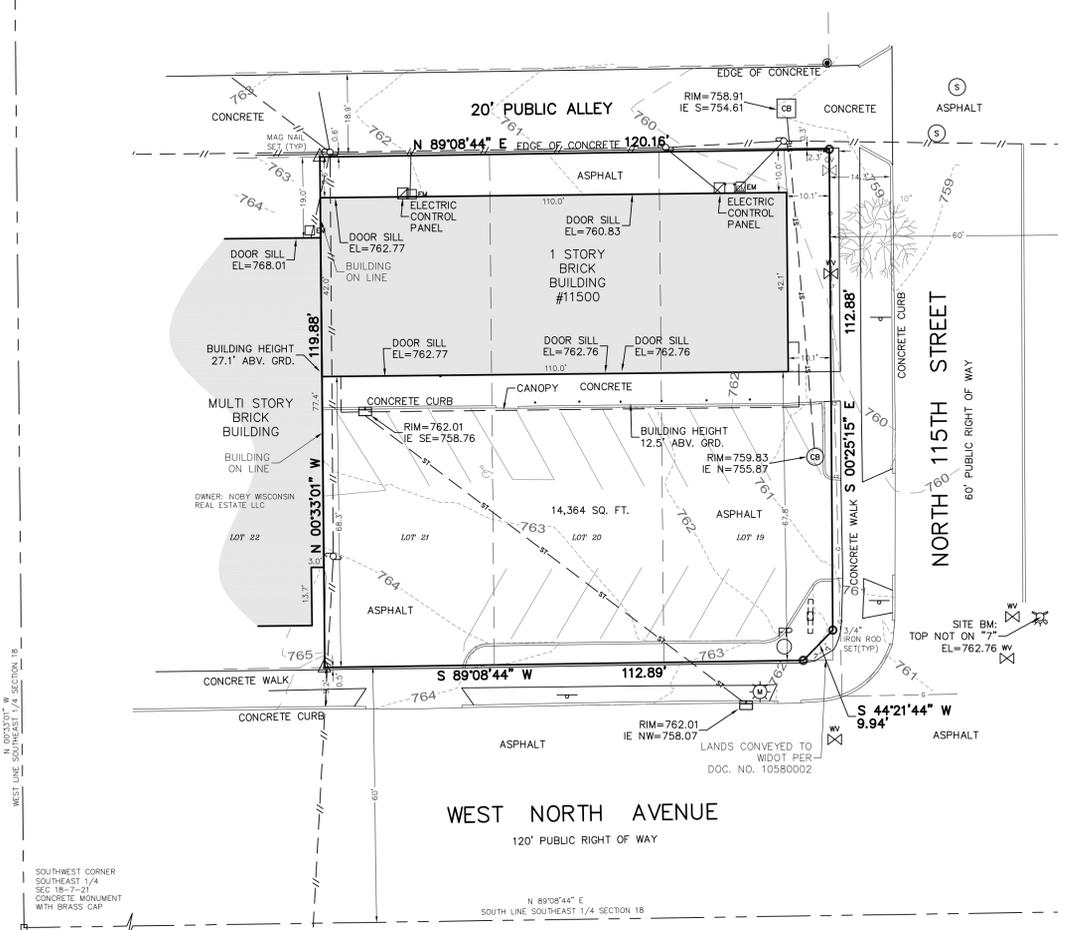
REV. #	REV. DATE	DESCRIPTION	REV. BY:
03/01/25		DESIGN REVIEW BOARD SUBMITAL	

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



LEGEND		
— SAN —	SANITARY SEWER	⊠
— ST —	STORM SEWER	⊠
— W —	WATER MAIN	⊠
— G —	BURIED GAS LINE	⊠
— TEL —	BURIED TELEPHONE LINE	⊠
— E —	BURIED ELECTRIC LINE	⊠
— FO —	BURIED FIBER OPTIC LINE	⊠
— DATV —	BURIED CABLE TELEVISION LINES	⊠
— COMB —	COMBINATION SEWER	⊠
— WOOD FENCE —	WOOD FENCE	⊠
— METAL FENCE —	METAL FENCE	⊠
— EDGE OF TREES AND BRUSH —	EDGE OF TREES AND BRUSH	⊠
994.32 25	DOOR SILL ELEVATION	⊠
⊠	FIRE DEPARTMENT CONNECTION	⊠
⊠	ELECTRIC TRANSFORMER	⊠
⊠	ELECTRIC METER	⊠
⊠	ELECTRIC PEDESTAL	⊠
⊠	ELECTRIC BOX AT GRADE	⊠
⊠	TELEPHONE BOX AT GRADE	⊠
⊠	TELEPHONE PEDESTAL	⊠
⊠	TV PEDESTAL	⊠
⊠	GAS METER	⊠
⊠	AIR CONDITIONER	⊠
⊠	UTILITY POLE	⊠
⊠	WOOD SIGN	⊠
⊠	METAL SIGN	⊠
⊠	FLAG POLE	⊠
⊠	BOLLARD	⊠
⊠	BOLLARD LIGHT	⊠
⊠	YARD LIGHT	⊠
⊠	MAIL BOX	⊠
⊠	FIBER OPTIC MARKER	⊠
⊠	GUY WIRE	⊠
⊠	HYDRANT	⊠
⊠	WATER VALVE	⊠
⊠	GAS VALVE	⊠
⊠	MANHOLE	⊠
⊠	STORM MANHOLE	⊠
⊠	CATCH BASIN	⊠
⊠	CURB INLET	⊠
⊠	METAL LIGHT POLE	⊠
⊠	CONCRETE LIGHT POLE	⊠



LEGAL DESCRIPTION
 LOTS 19, 20 & 21 IN BLOCK 10 OF WASHINGTON GARDENS NO. 2, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.
 EXCEPTING THEREFROM THOSE LANDS AS DESCRIBED IN DOCUMENT NO. 10580002

- NOTES**
- SUBJECT PROPERTY ZONED: C2 - GENERAL COMMERCIAL.
 - SETBACKS BASED ON CITY OF WAUWATOSA ZONING CODE AND ARE AS FOLLOWS: FRONT SETBACK - 10 FEET
 STREET SIDE SETBACK - 5 FEET
 INTERIOR SIDE SETBACK - 3 FEET
 REAR - 10 FEET
 MAX HEIGHT - NONE.
 - LEGAL DESCRIPTION FROM DOCUMENTS.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55079C0066F, WITH A DATE OF IDENTIFICATION OF OCTOBER 24, 2024, IN COMMUNITY NO. 550284, CITY OF WAUWATOSA, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - PROJECT BENCHMARK - CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 18-6-21. TOP OF MONUMENT = 769.62.
 - SITE BENCHMARK - HYDRANT AT THE NORTHEAST CORNER OF THE INTERSECTION OF W. NORTH AVE. & N. 115TH ST. EL - 762.76.
 - ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).
 - ALL BEARINGS REFER TO THE WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY.

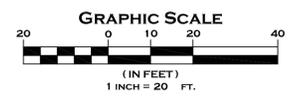
I, MICHAEL J. BERRY, P.L.S. 2545, CERTIFY THAT THIS PROPERTY SURVEY COMPLIES WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOVEMBER 12, 2024
 DATE

Michael J. Berry
 MICHAEL J. BERRY, P.L.S.
 REGISTERED LAND SURVEYOR S-2545



EXISTING CONDITIONS SURVEY
 FOR
11500 NORTH AVE.
 11500 W. NORTH AVE.
 WAUWATOSA, WI



DRAWN BY:	DHS	DATE:	NOV. 12, 2024
CHECKED BY:	MJB	DRAWING No.	P - 0
CSE Job No.:	24-109	SHEET	1 OF 1

DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
 - WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
 - WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
 - STANDARD SPECIFICATIONS FOR SEWING AND WATER CONSTRUCTION IN WISCONSIN (SSSSWC)
 - WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 381–387
 - WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
 - WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) APPROVED PRODUCT LISTS (APL)
 - FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
 - UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
 - UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
 - MUNICIPALITY DEVELOPMENT STANDARDS
 - COUNTY DEVELOPMENT STANDARDS
- THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK
- SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL ENGINEER
 - ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION, EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS MUST BE IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED
 - CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN. IN PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR 5 WORKING DAYS FOR SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE
- THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. ANY CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE
 - ALL WORK UNDER THIS CONTRACT DOCUMENTS, THE OWNER OR THEIR REPRESENTATIVE SHALL DECIDE ALL QUESTIONS WHICH SHALL ARISE AS TO THE QUALITY AND ACCEPTABILITY OF MATERIALS FURNISHED, WORK PERFORMED, AND WORKMANSHIP. INTERPRETATION OF THE PLANS AND SPECIFICATIONS BY THE OWNER OR THEIR REPRESENTATIVE SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS FURNISHED
 - FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR THEIR REPRESENTATIVE TO CONDEMN OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF THE WORK OR MATERIALS. THE OWNER OR HIS REPRESENTATIVE SHALL BE THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER. NEITHER SHALL IT BE CONSTRUED AS BARRING THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR OF SUCH A SUM OF MONEY AS MAY BE NEEDED TO BUILD A NEW ALL PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR REPLACEMENT IMPROVED MATERIALS
 - INSPECTORS EMPLOYED BY THE OWNER SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION OR INSTALLATION OF THE MATERIALS TO BE USED. THE INSPECTOR IS NOT AUTHORIZED TO REVOKE, ALTER OR WAIVE ANY REQUIREMENTS OF THE SPECIFICATIONS, NOR IS HE AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE COMPLETED PROJECT. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS AND CONTRACT, AND SHALL HAVE THE AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR THEIR REPRESENTATIVE. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED TO BE BINDING ON ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT
 - ALL MATERIALS AND EACH PART OF DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION AND THE CONTRACTOR WILL BE HELD STRICTLY TO THE TRUE INTENT OF THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MILL, PLANT OR SHOP INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS OR SUCH INSPECTION, THE OWNER OR HIS REPRESENTATIVE SHALL BE ALLOWED ACCESS TO ALL PART OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE, TO MAKE A CORRECTED MATERIALS AND DETAIL
 - ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP
 - ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE TO OBTAIN WITH MEASURING OR LEVELING INSTRUMENTS GENERALLY USED IN THE RESPECTIVE TYPES OF WORK. ITEMS OF WORK SHALL BE SOUND AND FULLY PROTECTED AGAINST DAMAGE AND PREMATURE DETERIORATION. IT IS SPECIFICALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTABILITY OF WORKMANSHIP, THE CONTRACTOR AGREES TO ABIDE BY THE DECISION OF THE OWNER OR THEIR REPRESENTATIVE
 - ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS, WHETHER IN PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM THE WORK BY THE CONTRACTOR AT HIS EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE OWNER OR HIS REPRESENTATIVE, THE CONTRACTOR SHALL HAVE THE AUTHORITY TO REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE TO THE CONTRACTOR
 - THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES
 - AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER OR THEIR REPRESENTATIVE WITH A MARKED-UP SET OF DRAWINGS SHOWING ALL CHANGES OR DEVIATIONS FROM THE ORIGINAL DRAWINGS. THESE CHANGES SHALL BE INDICATED BY HAVING RED LINES ON THE DRAWINGS AS THE WORK TAKES PLACE, NOT AFTER THE WORK IS COMPLETE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE OWNER OR THEIR REPRESENTATIVE MAY EXAMINE THEM
 - ALL MARKED-UP DRAWINGS SHALL BE ACCURATE. ARBITRARY MARKINGS ARE OF NO VALUE. CAREFUL MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND EXTERIOR AND UNDERGROUND INTERIOR SEWERS, GAS LINES, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING
 - CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ONSITE OR IN THE PUBLIC RIGHT-OF-WAY

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN
- EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS, NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO
- THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REVISION MAY BE NECESSARY. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION
- THE CONTRACTOR SHALL VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING KNOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK
- SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE
- PROPERTY OWNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED THEREIN
- PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE
- REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK, IN NO WAY SHALL VERBAL COMMENTS CONSTITUTE A CHANGE TO THE CONTRACT
- SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED
- WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

- WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER NON-METALLIC MATTER INTERFERING WITH NEW CONSTRUCTION
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE
- CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES
- ALL EXISTING PERMITS AND ERECTION AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY
- CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING
- PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER
- REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS
- SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH
- SMASH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE
- DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS
- DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER
- VOIDS LEFT BY REMOVALS SHALL BE LEVELLED TO PREVENT PONDING OF WATER
- REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION

31 20 00 – EARTH MOVING

- WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND INCIDENTAL AND SHALL BE INCLUDED IN THE WORK
 - ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE
 - ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND GEOTECHNICAL RECOMMENDATION OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD CONDITIONS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN
 - EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK
 - EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE INCIDENTAL AND SHALL BE INCLUDED IN THE WORK
 - EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL
 - INCIDENTAL AND SHALL BE INCLUDED IN THE WORK. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION
 - DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING
 - THE PREPARED SUBGRADE SHALL BE PROTECTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS
 - THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO CORRECT WALLS ARE TO BE CONSTRUCTED
 - TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF SIX INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN
 - TOPSOIL IN PARKING ISLANDS, ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED

31 25 00 – EROSION & SEDIMENTATION CONTROLS

- WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE
- INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE
- ALL PRIVATE WATER UTILITIES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY
- ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER
- ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED
- ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED, DEPENDING UPON HOW THE CONTRACTOR GRADDES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION
- ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 8.30 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1
- DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM)
- ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF AREAS LEFT EXPOSED AT ANY ONE TIME
- DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, PUMPS AND FILTER BAGS ON SITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES
- FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN
- ALL SEEDED AREAS SHALL BE PROTECTED FROM TRAFFIC AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

- WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE
- ASPHALT PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW SHALL BE FORMATTED USING WISDOT MIX DESIGN STANDARD DATA INPUT FORM/REPORT 249
- CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS
- ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS
- AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS
- DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION
- COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4-INCH FOR SURFACE COURSE (NO MINUS)
- APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY
- NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED
- FINAL ASPHALT SURFACE SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY STRAIGHTEDGE APPLIED LONGITUUDINALLY OR TRANSVERSELY, REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE
- A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK
- A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK

32 13 00 – CONCRETE PAVING

- WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE
- CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS
- CONCRETE PAVING SHALL BE IN ACCORDANCE WITH WISDOT STANDARD SPECIFICATIONS
 - SECTION 405– COLORED AND STAMPED CONCRETE PAVING
 - SECTION 415– CONCRETE PAVEMENT
 - SECTION 416– CONCRETE PAVEMENT WITH REPAIR
 - SECTION 601– CONCRETE CURBING
 - SECTION 602– CONCRETE SIDEWALK AND PATIO PAVING
- CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI
- AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS
- WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C84 / C94M
- ALL ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260

DIVISION 32 – EXTERIOR IMPROVEMENTS

- RETARDING, WATER-REDUCING, AND NON-CHLORIDE ACCELERATING ADMIXTURES SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND AASHTO M194
- LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS AND AASHTO M 148
- CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE
- CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS AND CONSTRUCTION PATTERN SHALL FOLLOW ARCHITECTURAL PLANS IF AVAILABLE
- ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS
- EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL WITH EACH RADIIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES
- FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS
- FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS
- FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS
- MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL CURING/DEMOLITION
- MAXIMUM DIFFERENCE BETWEEN CONCRETE SIDEWALKS AND ADJACENT PAVEMENT SURFACES SHALL NOT EXCEED 1/4-INCH VERTICAL
- A SLOPE GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK
- A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK
- ALL ACCESSIBLE DOORWAYS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF 5 FEET BY 5 FEET WITH A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK
- REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE

32 17 00 – PAVEMENT MARKING

- WORK SHALL CONSIST OF INSTALLATION OF PARKING LOT STRIPING, DIRECTIONAL ARROWS, AND ACCESSIBLE SYMBOLS
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE
- PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH SECTION 646 OF WISDOT STANDARD SPECIFICATIONS AND WISDOT APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS NOTED OTHERWISE ON THIS PLAN. MARKINGS SEPARATING OPPOSING TRAFFIC SHALL BE YELLOW
- ALL MARKINGS SHALL BE IN ACCORDANCE WITH THIS PLAN UNLESS NOTED OTHERWISE ON THIS PLAN
- BARRECADE WORK AREA DURING INSTALLATION AND UNTIL PAVEMENT MARKING IS DRIED. PROTECT ADJACENT AREAS FROM RECEIVING PAINT OR EPOXY
- APPLY PAVEMENT MARKING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO PRODUCE MARKINGS AS INDICATED WITH THE EDGING TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS
- APPLY PAVEMENT MARKING TO CLEAN AND DRY SURFACE, FREE FROM FROST, TO ENSURE PROPER BONDING
- NOTIFY OWNER OF ANY UNSOUND CONDITIONS PRIOR TO COMMENCING WORK. APPLYING PAVEMENT MARKING CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION

32 30 00 – RETAINING WALLS

- WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND DIRECTION TO CONSTRUCT RETAINING WALL SYSTEMS IN REASONABLY CLOSE CONFORMITY TO THE LINES, GRADES, AND DIMENSIONS SHOWN ON THIS PLAN. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION AND MATERIAL REFERENCE ONLY
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE
- THE CONTRACTOR SHALL PROCURE DETAILED DESIGN CALCULATIONS AND DRAWINGS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER EXPERIENCED WITH RETAINING WALL DESIGN AND LICENSED IN THE STATE IN WHICH THE RETAINING WALLS ARE TO BE CONSTRUCTED
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES ARE PROTECTED FROM THE EFFECTS OF EXCAVATION AND PROVIDING ANY NECESSARY EXCAVATION SUPPORT
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ADJACENT TO THE RETAINING WALLS DOES NOT DISTURB OR PLACE TEMPORARY LOADS ON THE RETAINING WALLS THAT EXCEED DESIGN LOADS

DIVISION 33 – UTILITIES

33 10 00 – WATER DISTRIBUTION

- WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE WATER DISTRIBUTION SYSTEM AND ALL APPURTENANCES
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE
- ALL PUBLIC WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE NR 811, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWC
- ALL PRIVATE WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWC
- POLYVINYL CHLORIDE (PVC) PIPE SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900 WITH INTEGRAL ELASTOMERIC BELL AND GASKET JOINTS IN ACCORDANCE WITH SECTION 8.20.0 OF SSSWC
- DUCTILE IRON PIPE (DIP) SHALL BE CLASS 150 CONFORMING TO AWWA C151 WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 8.18.0 OF SSSWC
- POLYETHYLENE TUBING SHALL BE SDR 9 IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWC AND CONFORM TO AWWA C900
- COPPER TUBING SHALL BE TYPE "K" IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWC AND CONFORM TO ASTM B88
- BALL VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.30.0 OF SSSWC AND CONFORM TO AWWA C800 AND ASTM B88
- GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.27.0 OF SSSWC AND CONFORM TO AWWA C500
- BUTTERFLY VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.28.0 OF SSSWC AND CONFORM TO AWWA C504
- VALVE BOXES SHALL BE IN ACCORDANCE WITH SECTION 8.29.0 OF SSSWC AND CONFORM TO ASTM A48. VALVE BOXES SHALL BE SIZE D0, SOREY TYPE 3 PIECE ASSEMBLY WITH COVERS MARKED "WATER". ALL VALVE BOXES SHALL BE SET TO PROPOSED GRADE, TRILY VERTICAL, AND SUPPORTED BY USE OF ADAPTOR
- HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION 8.26.0 OF SSSWC AND CONFORM TO AWWA C502. PUMPER NOZZLE SHALL BE PERPENDICULAR TO THE ORIENTED TOWARDS THE PAVEMENT. HYDRANTS SHALL BE ATTACHED BY MEANS OF HOSE AND HAVE GROUND LINE TO GROUND SURFACE OF 18 TO 21 INCHES
- FITTINGS SHALL BE CLASS 150 IN ACCORDANCE WITH SECTION 8.22.0 OF SSSWC, CONFORMING TO AWWA C110, AND PROVIDED WITH MECHANICAL JOINTS
- DUCTILE IRON PIPE SHALL BE MADE WITH "COR TEN" NUTS AND BOLTS, OR CORROSION-RESISTANT EQUIVALENTS CONFORMING TO AWWA C111
- POLYETHYLENE WRAP SHALL BE IN ACCORDANCE WITH SECTION 8.21.0 OF SSSWC AND PROVIDED FOR ALL METAL PIPES AND FITTINGS
- THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH SECTION 4.3.13 OF SSSWC AND PROVIDED FOR ALL BENDS, CAPS, PLUGS, AND TEES
- TRENCH SECTION SHALL BE IN ACCORDANCE WITH FILE NO. 36 OF SSSWC. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES
- PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWC. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES
- TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWC BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWC BENEATH GREENSPACE AREAS, UNLESS ALTERNATIVE COMPACTION IS RECOMMENDED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER
- CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED
- TRACER WIRE SHALL BE BLUE AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWC ON ALL BURIED NON-METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 400 FEET
- PROPOSED WATER SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL
- THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF BENDS REQUIRED TO COMPLETE CONSTRUCTION, WHICH SHALL BE INCIDENTAL AND INCLUDED IN THE COST OF WORK
- THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO FINISHED SURFACE
- THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING. HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH SECTION 4.15.0 OF SSSWC. DISINFECTION SHALL BE IN ACCORDANCE WITH SECTION 4.16.0 OF SSSWC AND CONFORM TO AWWA C651. WATER MAINS SHALL BE FLUSHED AND TESTED IN THE PRESENCE OF THE WATER UTILITY OPERATOR

33 30 00 – SANITARY SEWERAGE

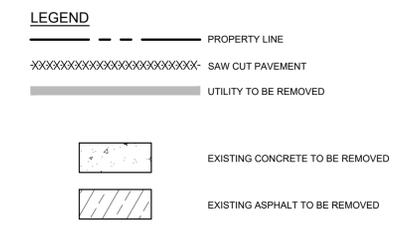
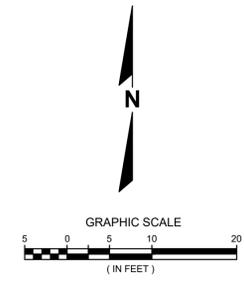
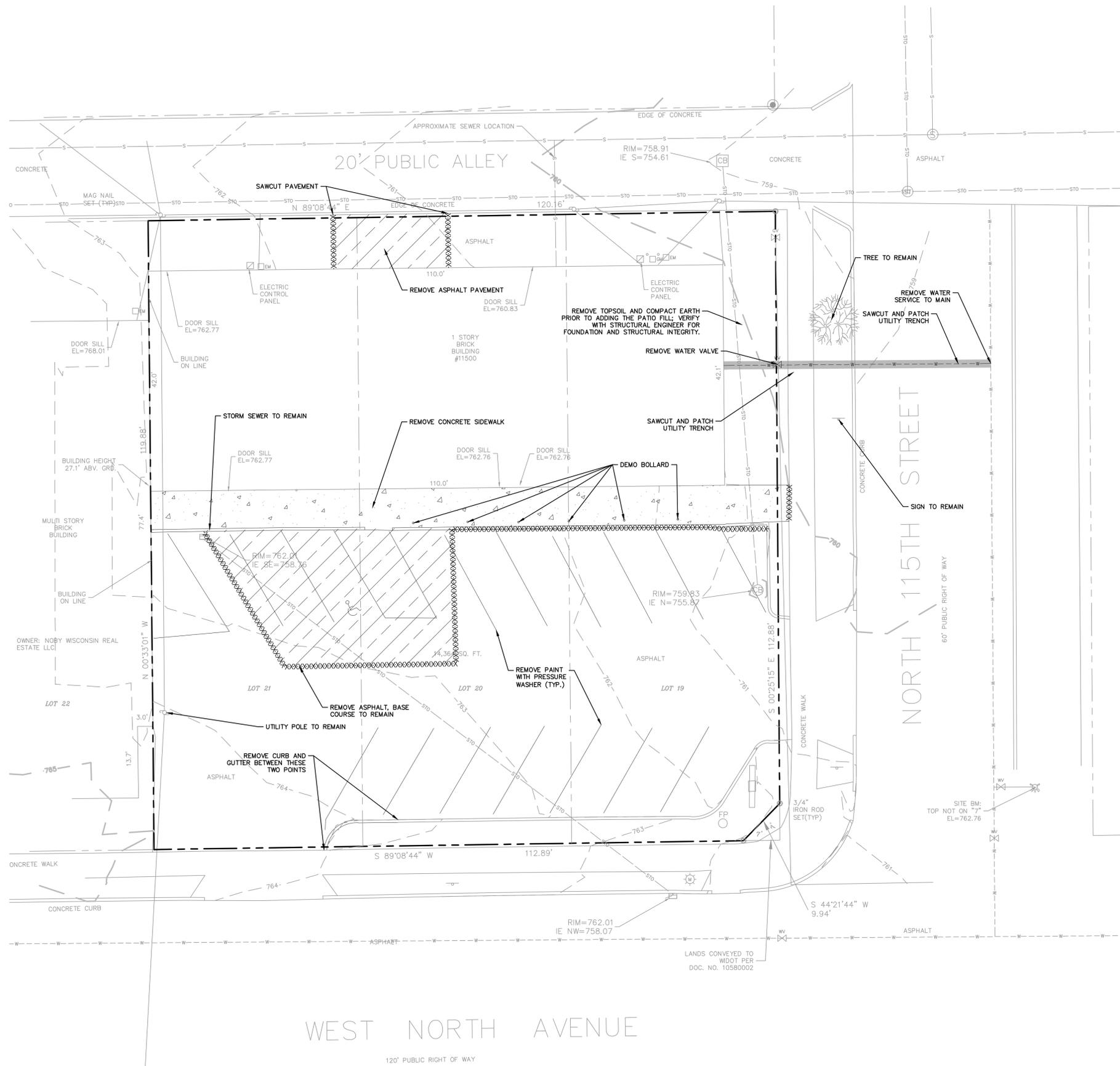
- WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE
- ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE NR 110, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWC
- ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWC
- POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET, AND SHALL BE SDR 18 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH PUSH-ON RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTIONS 8.10.0 AND 8.41.4 OF SSSWC
- MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.19.0 OF SSSWC AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING
- TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWC. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES
- PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWC. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES
- TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWC BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWC BENEATH GREENSPACE AREAS, UNLESS ALTERNATIVE COMPACTION IS RECOMMENDED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER
- CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED
- EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR ALL BUILDING SANITARY SERVICE PIPES. UNLESS NOTED OTHERWISE.

DIVISION 33 – UTILITIES

- CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE
- TRACER WIRE SHALL BE GREEN AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWC ON ALL BURIED NON-METALLIC PUBLIC STORM SEWER PIPE, PRIVATE STORM INTERCEPTOR PIPE, AND BUILDING STORM SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 400 FEET
- PROPOSED SANITARY SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL
- THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FINISHED SURFACE
- ADVISE INSURANCE COMPANY OF DAMAGE TO SEWER FROM SYSTEM AND INSPECT FOR DAMAGE. CONDUCT TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SSSWC. REPAIR ANY DAMAGE AND REPLACE ANY PIPE NOT PASSING TESTING

33 40 00 – STORMWATER DRAINAGE

- WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM AND ALL APPURTENANCES
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE
- ALL PUBLIC STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWC
- ALL PRIVATE STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382 AND MUNICIPALITY DEVELOPMENT STANDARDS
- REINFORCED CONCRETE PIPE (RCP) AND END SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 8.6.0 OF SSSWC AND CONFORM TO ASTM C76 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM C443. UNLESS NOTED OTHERWISE, 12-INCH DIAMETER PIPE SHALL BE CLASS IV, 15-INCH DIAMETER PIPE SHALL BE CLASS III, AND 18-INCH DIAMETER PIPE AND LARGER SHALL BE CLASS III
- CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE CONFORMING TO ASTM A760
- HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE ADS N12 W118 PIPE CONFORMING TO ASTM F2248 WITH WATER TIGHT JOINTS CONFORMING TO ASTM D3212, GASKETS CONFORMING TO ASTM F477 AND FITTINGS CONFORMING TO ASTM F2306
- POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212
- MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWC AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING
- CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWC AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING
- INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE



- GENERAL NOTES:**
- EXISTING ITEMS IN BOLD ARE TO BE REMOVED.
 - THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SITE AND DEMOLITION PERMITS.
 - THE DEMOLITION CONTRACTOR SHALL PREPARE AND MAINTAIN A PROJECT SAFETY PLAN, ALL SITE SAFETY EQUIPMENT AND MEASURES, INCLUDING FENCING, BARRICADES, FIRE PROTECTION, AND THE LIKE ARE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
 - CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTINUOUS ACCESS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC.
 - THE DEMOLITION CONTRACTOR SHALL DEVELOP, OBTAIN NECESSARY APPROVALS/PERMITS AND MAINTAIN TRAFFIC AND PEDESTRIAN CONTROL PLANS THROUGHOUT ALL PHASES OF DEMOLITION.
 - BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION, ELEVATION, AND CONDITION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWING.
 - DAMAGE TO ALL EXISTING CONDITIONS THAT WERE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

DATE	DESCRIPTION

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DEMO PLAN

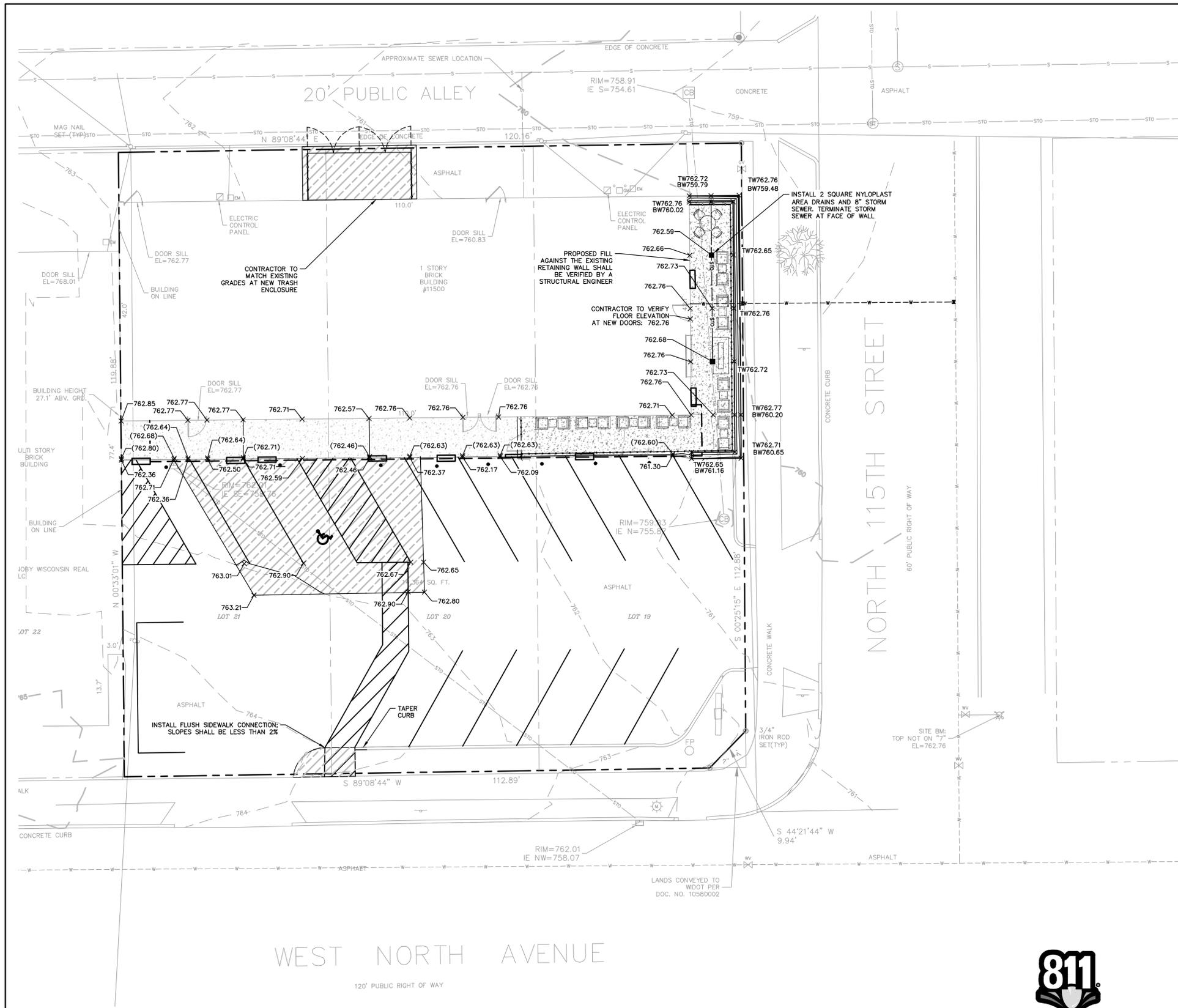
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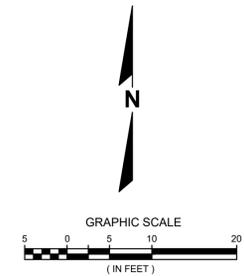
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DATE: 3/6/2025
SCALE: 1" = 10'
JOB NO. 3250041
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW
SHEET NUMBER
C100



LEGEND

- PROPERTY LINE
- ==== PROPOSED 18" CURB & GUTTER
- TW840.00 X PROPOSED SPOT GRADE ADJACENT TO THE HIGH SIDE OF THE WALL
- BW840.00 X PROPOSED SPOT GRADE ADJACENT TO THE LOW SIDE OF THE WALL
- 877.70 X PROPOSED SPOT GRADE
- (877.70) X PROPOSED TOP OF CURB
- 869 --- PROPOSED 1-FOOT GRADE CONTOUR
- 870 --- PROPOSED 5-FOOT GRADE CONTOUR
- - - 780 --- EXISTING CONTOUR ELEVATION



GENERAL NOTES:

1. EXISTING TOPOGRAPHY OBTAINED BY CSE ON 11/12/24
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF WAUWATOSA, WI EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
4. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
5. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. CONTRACTOR TO MAINTAIN MINIMUM 12" CLEARANCE WHEN WATER MAIN CROSSES ABOVE SEWER. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER SERVICE CROSSES BELOW SEWER.
7. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH SPECIFIED STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY.
9. CONTRACTOR TO CONFIRM AND VERIFY SITE LIGHTING PLAN WITH ARCHITECTURAL PLANS AND/OR MEP PLANS.
10. ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE
11. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
12. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
13. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
14. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PAD AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
15. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE.

DATE	DESCRIPTION

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GRADING PLAN

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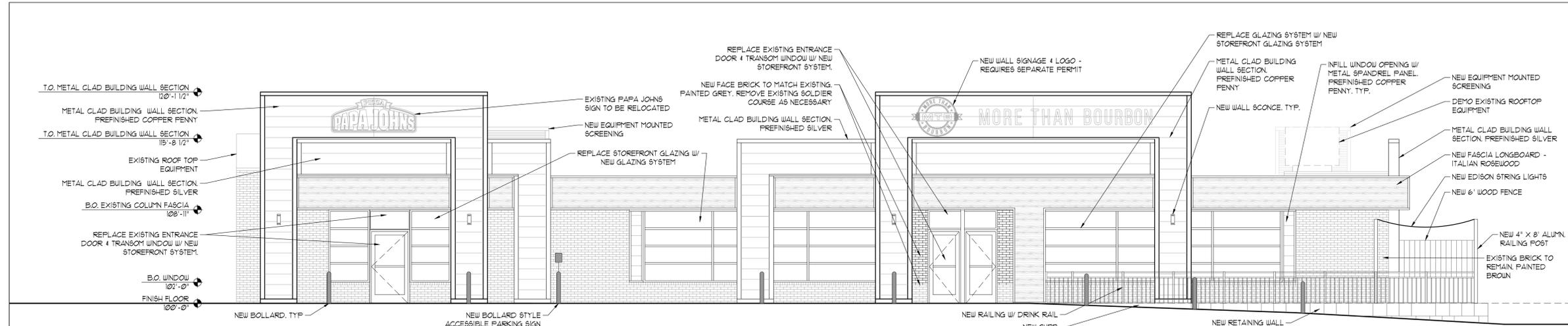
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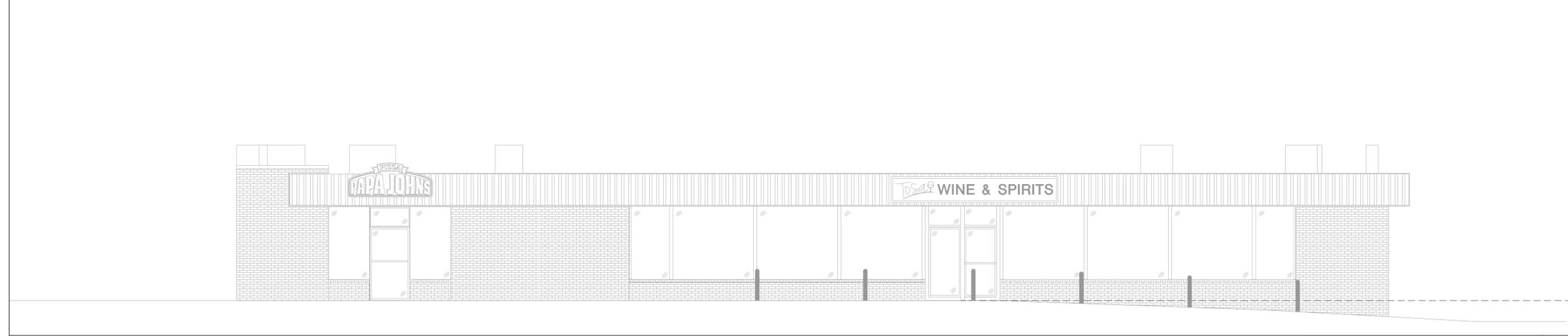
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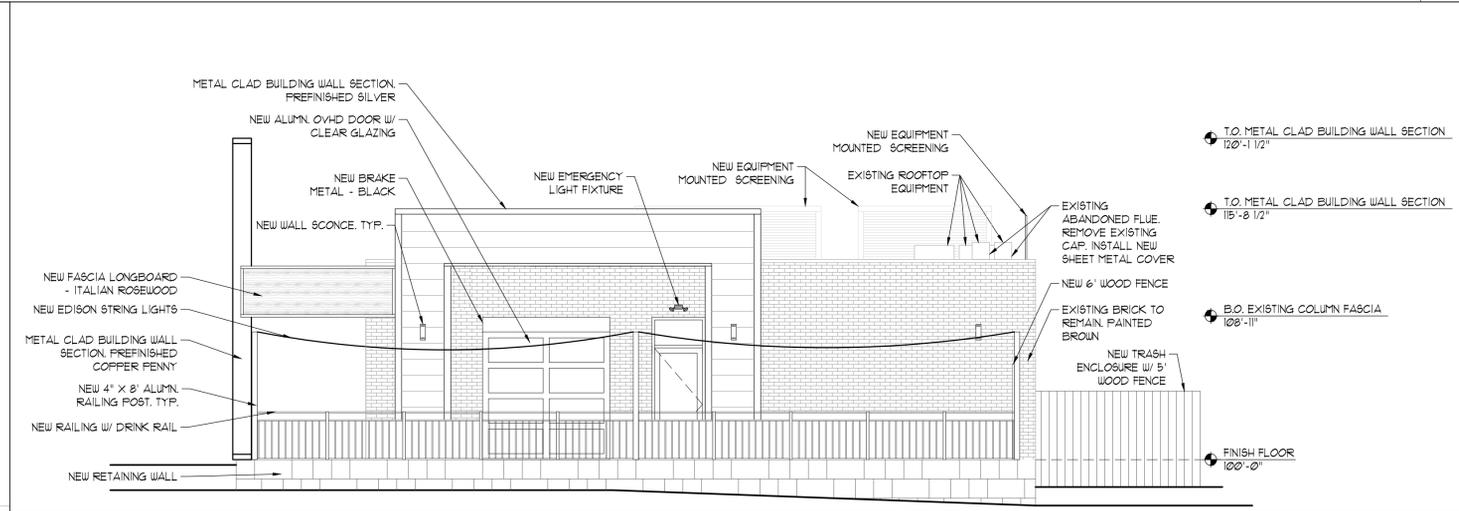
PROPOSED SOUTH ELEVATION 3
3/16" = 1'-0"



EXISTING SOUTH ELEVATION 2
3/16" = 1'-0"



EXISTING EAST ELEVATION 4
3/16" = 1'-0"



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

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
03/11/25		DESIGN REVIEW BOARD SUBMITTAL	

Project: **Alteration For: More Than Bourbon**
11500 W. North Ave
Wauwatosa, WI 53226

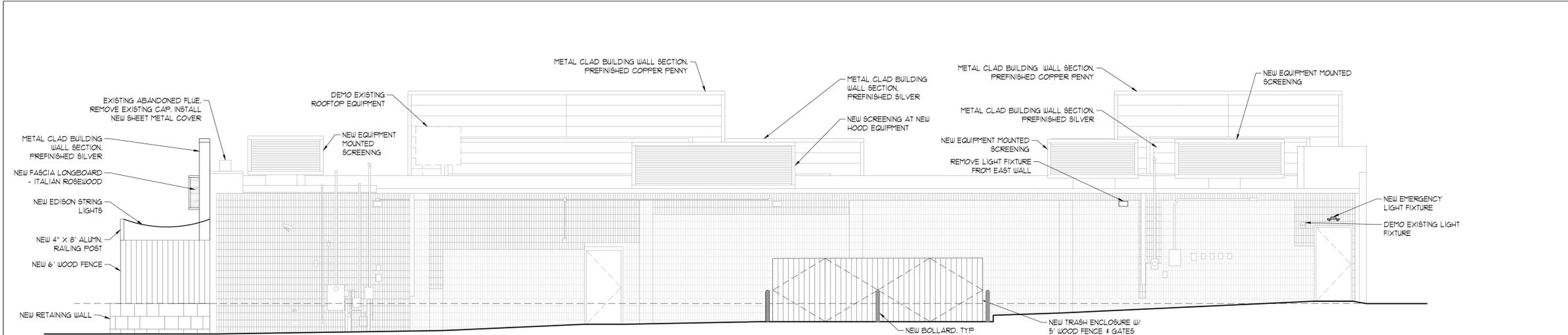
PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1780 Fax: (414) 302-1781

DRAWING TITLE: **EXISTING, DEMO AND PROPOSED SOUTH AND EAST ELEVATIONS**
THIS BOX IS 1/2" x 1/2"

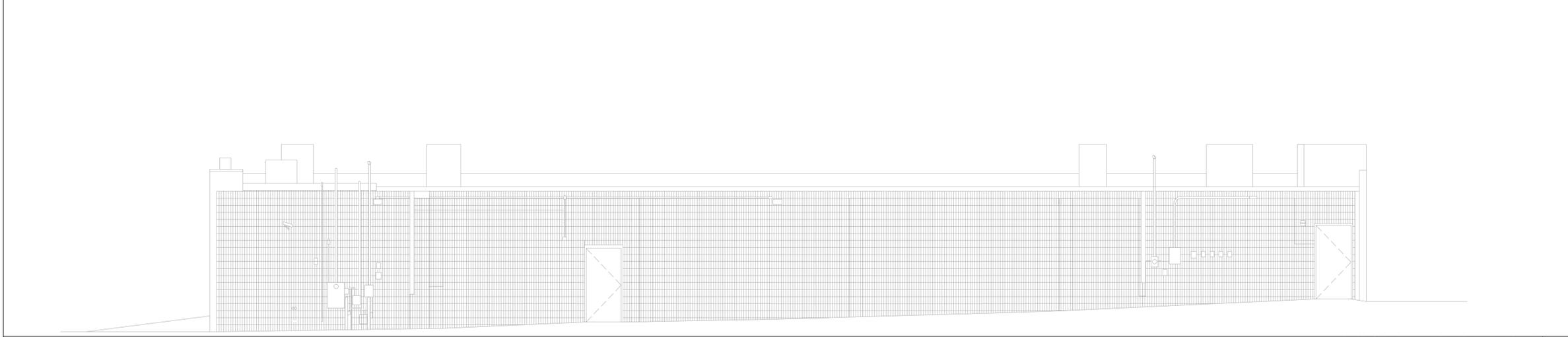
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Scale: NOTED
Drawn: AM
Job: 24-091
Sheet: **A2.1**

NOT FOR CONSTRUCTION

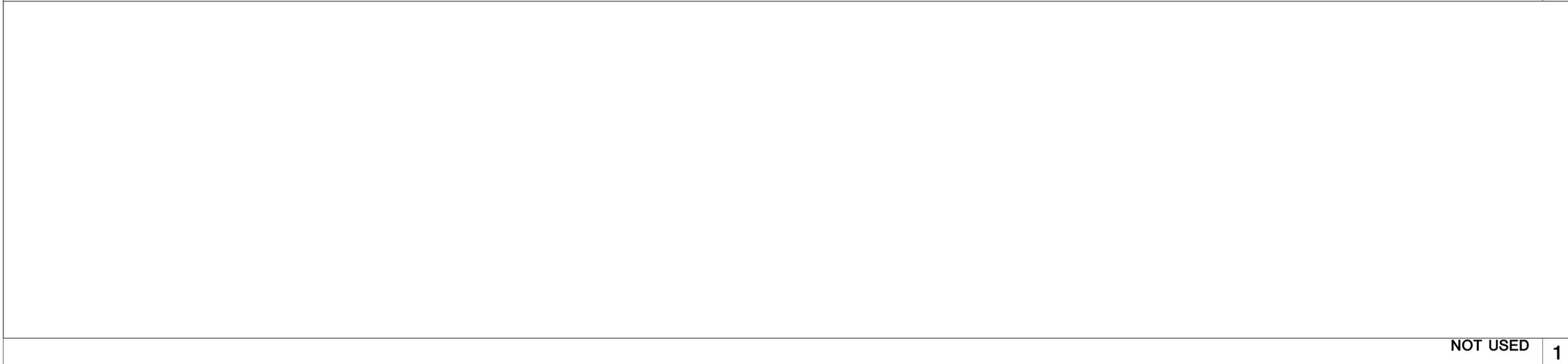
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FOR ESTIMATING AND REVIEW ONLY



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



EXISTING NORTH ELEVATION 2



NOT USED 1

FULL SIZE PRINT = 24" x 36" SHEET

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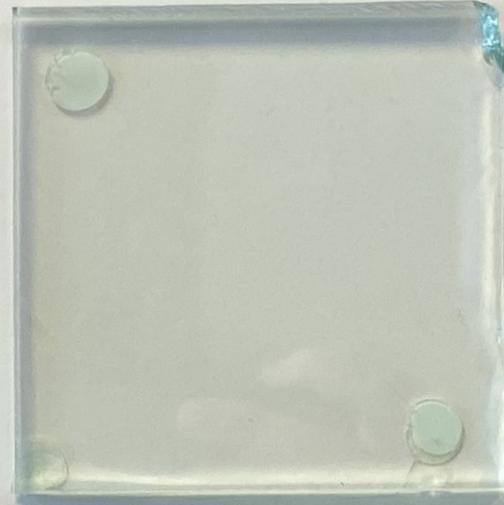
REV. #	REV. DATE	DESCRIPTION	REV. BY:
	03/11/25	DESIGN REVIEW BOARD SUBMITTAL	
Project:			
Alteration For:			
More Than Bourbon			
11500 W. North Ave Wauwatosa, WI 53226			
PERSPECTIVE DESIGN, INC.			
11525 W. North Avenue Wauwatosa, WI 53226 Tel: (414) 302-1780 Fax: (414) 302-1781			
DRAWING TITLE:	THIS BOX IS 1/2" x 1/2"		
EXISTING, DEMO AND PROPOSED SOUTH AND EAST ELEVATIONS			
Date:	03/04/25		
Scale:	NOTED		
Drawn:	AM		
Job:	24-091		
Sheet:	A2.2		

NOT FOR CONSTRUCTION

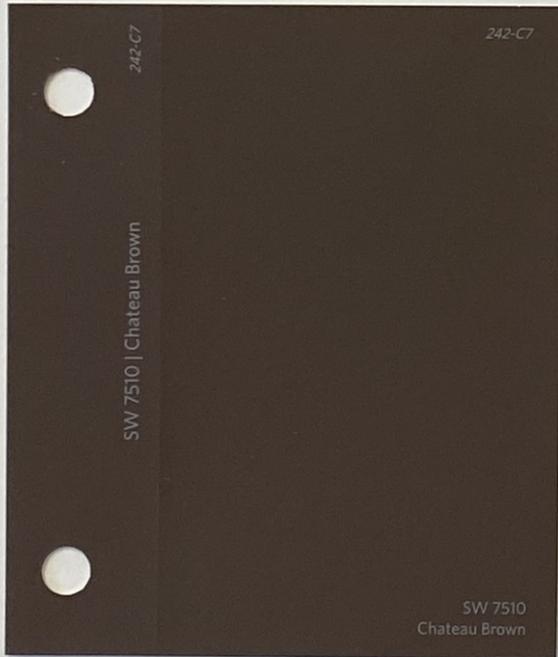
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Metal Siding
Longboard
Color: Italian Rosewood



Clear Glazing



Painted Brick Color
Sherwin Williams
Color: Chateau Brown



Window Frame
Color: Clear anodized





PERSPECTIVE
DESIGN, INC.

11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

More Than Bourbon



11500 W North Ave
Wauwatosa, WI 53226

Building Alteration

March 11, 2025

Supporting Documents for Design Review Boards

COMMERCIAL ARCHITECTS

Existing Building Photographs



View from the South (North Ave)



View from the East (115th ST)



View from the North (Alley)

Proposed Materials



Aluminum Storefront frame - Clear Anodized



Metal panel - Copper Penny



Metal panel - Silver



Longboard fascia - Italian Rosewood



Existing brick - painted



Glazing - clear glass

Proposed Sconce



Proposed sconce at public areas

Proposed Soffit Light



Existing soffit lights to be replaced with new soffit light

Proposed LED Sconce



Salvage security light from east façade for reuse on north facade

Proposed Overhead Door

OPTIONS

PANEL OPTIONS



FRAME/SOLID PANEL COLOR OPTIONS

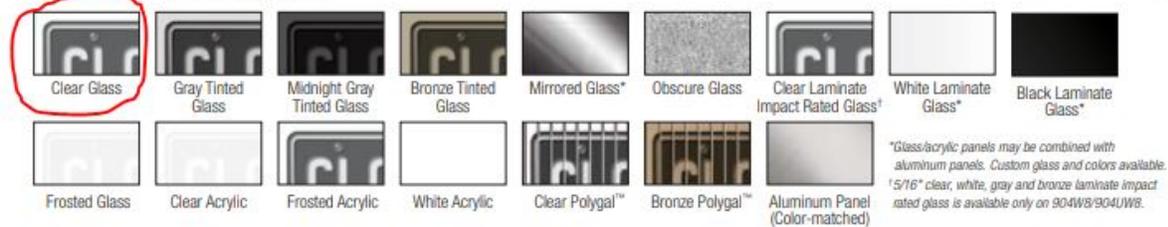


CUSTOM PAINT OPTIONS

Color Blast® finish paint system or RAL Powder Coating give you thousands of color options for endless upgrades. See your Clopay Dealer for details.



GLASS/PANEL OPTIONS



PERFORMANCE OPTIONS

HEAVY-DUTY HARDWARE

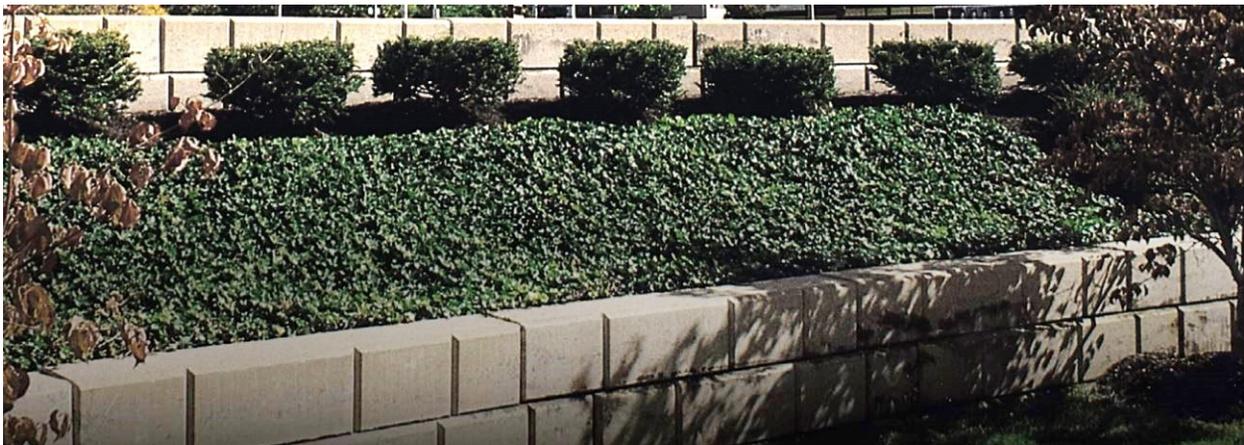
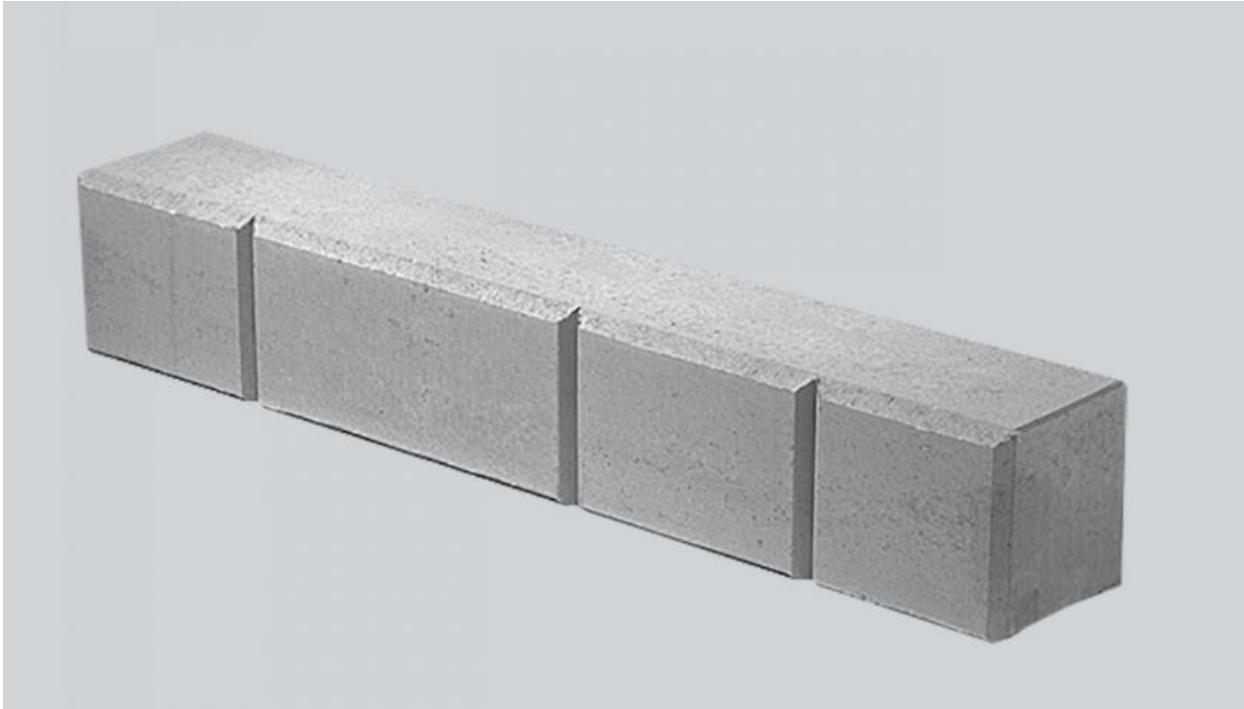


SPECIALTY PRODUCTS



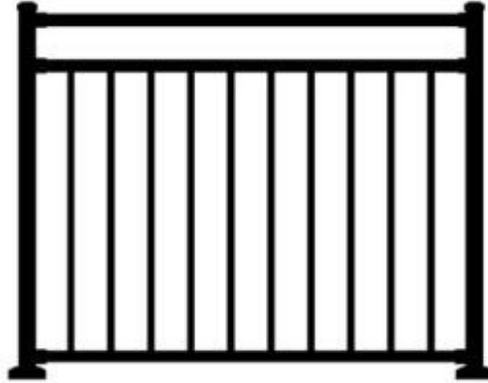
Proposed overhead door at east elevation

Proposed Retaining Wall



Proposed retaining wall at patio

Proposed Railing



Proposed railing at patio with drink rail



Proposed drink rail



Satin Black

Proposed rail color

Proposed Fence



Proposed cedar wood fence at north side of proposed patio and to enclose proposed trash enclosure

Proposed Screening



Proposed roof screening – Shadow Gray color

Proposed Fire Pit



Proposed fire pit at patio



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0482

Agenda Date: 3/20/2025

Agenda #: 4.

1033 N Mayfair Rd - GI Associates - Exterior Remodel

GI ASSOCIATES - MAYFAIR IMPROVEMENTS

1033 N. MAYFAIR RD, WAUWATOSA, WI 53226

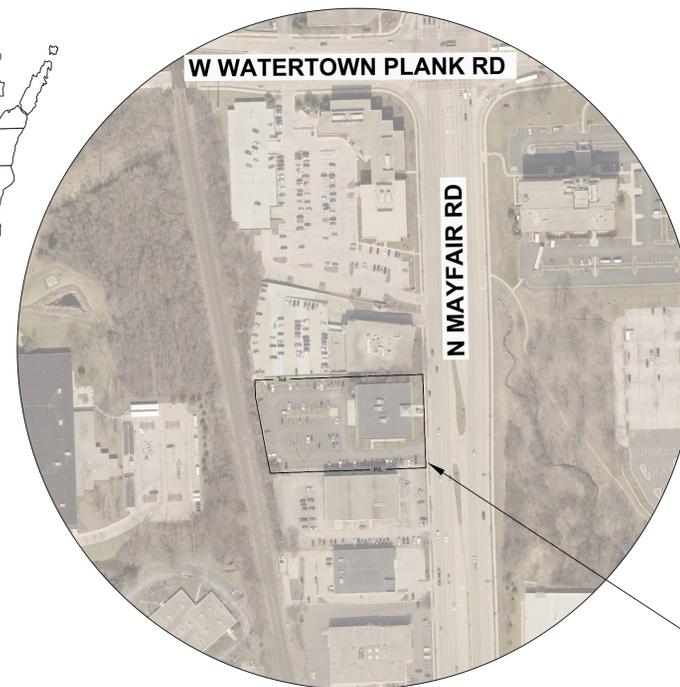
CIVIL ENGINEERING & LANDSCAPE PLANS

PREPARED BY:

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

SITE LOCATION MAP:

NOT TO SCALE



SHEET INDEX

SHEET NO.	DESCRIPTION
C001	SITE SURVEY
C002	SITE PREPARATION AND EROSION CONTROL PLAN
C100	SITE AND GRADING PLAN
C400	DETAILS
C401	DETAILS
C500	SPECIFICATIONS
C501	SPECIFICATIONS
L100	LANDSCAPE PLAN

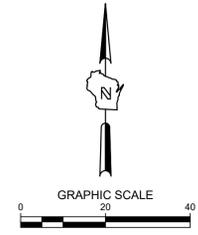
CITY SUBMITTAL: MARCH 11, 2025



LEGEND:

---	SECTION 1/4 SECTION LINE
---	PROPERTY LINE
---	EASEMENT
-X-X-	CHAIN LINK FENCE
-O-O-	GUARD RAIL
-□-□-	METAL FENCE
-□-□-	WOOD FENCE
~~~~~	TREE LINE
— OH —	OVERHEAD UTILITY LINE
— E —	ELECTRIC
— T —	TELEPHONE
— FO —	FIBER OPTIC
— CTV —	CABLE TV
— SAN —	SANITARY SEWER
— FS —	FORCE MAIN
— ST —	STORM SEWER
— W —	WATER MAIN
— G —	GAS
— 670 —	EXISTING CONTOUR
— WET —	WETLAND
— FP —	FLOODPLAIN
⊙	UNKNOWN MANHOLE
⊙	SANITARY MANHOLE
⊙	STORM MANHOLE
⊙	ELECTRIC MANHOLE
⊙	MMSD MANHOLE
⊙	TELEPHONE MANHOLE
⊙	CLEANOUT
⊙	CATCH BASIN
⊙	CATCH BASIN (ROUND)
⊙	ROOF DRAIN
⊙	CULVERT END
⊙	HYDRANT
⊙	WATER VALVE
⊙	GAS VALVE
⊙	GAS METER
⊙	ELECTRIC METER
⊙	UTILITY PEDESTAL
⊙	HANDHOLE
⊙	VENT
⊙	IRON PIPE FOUND/SET
⊙	REBAR FOUND/SET
⊙	CHISELED CROSS FOUND/SET
⊙	PK NAIL FOUND/SET
⊙	SPIKE/NAIL
⊙	MONUMENT
⊙	BENCHMARK
⊙	SIGN
⊙	PARKING METER
⊙	FLAG POLE
⊙	TREE
⊙	POST
⊙	SOIL BORING
⊙	TRAFFIC SIGNAL
⊙	LIGHT POLE
⊙	UTILITY POLE
⊙	GUY WIRE
⊙	GUY POLE
⊙	MONITORING WELL

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**GI ASSOCIATES - MAYFAIR IMPROVEMENTS**  
**1033 N. MAYFAIR RD**  
**WAUWATOSA, WI 53226**

SITE SURVEY

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

ISSUANCE	DATE
SD SUBMITTAL	2025-01-25
CITY SUBMITTAL	2025-03-11

NO. REVISION	DATE

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
  2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON JANUARY 14, 2025.
  4. DATUM FOR THE PROJECT SURVEY IS ---. BENCHMARK FOR THE PROJECT SURVEY IS ---.
  5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

PROJECT NO:	---
DESIGN DATE:	---
PLOT DATE:	2025.03.05
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	C001

TO OBTAIN LOCATIONS OF PARALLELS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE

MS STATUTE 182.07(2)(97A)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.











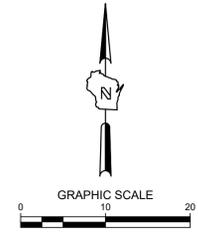




- LANDSCAPE LEGEND:**
- TURFGRASS SOD
  - HARDWOOD BARK MULCH PLANT BED
  - STONE MULCH
  - P/L PROPERTY LINE
  - SHOVEL CUT PLANT EDGING
  - METAL PLANT EDGING

- LEGEND:**
- 5" THICK CONCRETE WALK
  - ASPHALT SURFACE

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 Fax: 414-643-4210



**GI ASSOCIATES - MAYFAIR IMPROVEMENTS**  
 1033 N. MAYFAIR RD  
 WAUWATOSA, WI 53226

LANDSCAPE PLAN

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

ISSUANCE	DATE
SD SUBMITTAL	2025-01-25
CITY SUBMITTAL	2025-03-11

NO. REVISION	DATE

**PLANT SCHEDULE L100**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
<b>DECIDUOUS TREES</b>					
	GT	Gleditsia triacanthos inermis 'Draves'™ / Street Keeper Honey Locust	2.5" Cal.	B&B	3
<b>ORNAMENTAL TREES</b>					
	MR2	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	1.5" Cal.	B&B	1
	MT	Malus x 'Tina' / Tina Crabapple	1.5" Cal.	B&B	3

**DECIDUOUS SHRUBS**

	AM	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	9
	HL	Hydrangea paniculata 'SMHPLOF' / Little Quick Fire® Panicle Hydrangea	3 gal.	Cont.	8
	HA	Hypericum kalmianum 'Ames' / Ames St. Johnswort	3 gal.	Cont.	19
	SI	Spiraea fritschiana 'J.N. Select A' / Pink-a-licious™ Fritsch Spirea	3 gal.	Cont.	15
<b>EVERGREEN SHRUBS</b>					
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	12
	PS	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	3 gal.	Cont.	6
	TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5' Ht.	B&B	9

**ORNAMENTAL GRASSES**

	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	31
	SS2	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	1 gal.	Cont.	16
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	6
<b>PERENNIALS</b>					
	AM2	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal.	Cont.	6
	AB2	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal.	Cont.	11
	LK	Liatris spicata 'Kobold' / Kobold Blazing Star	1 gal.	Cont.	8
	NFW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	12



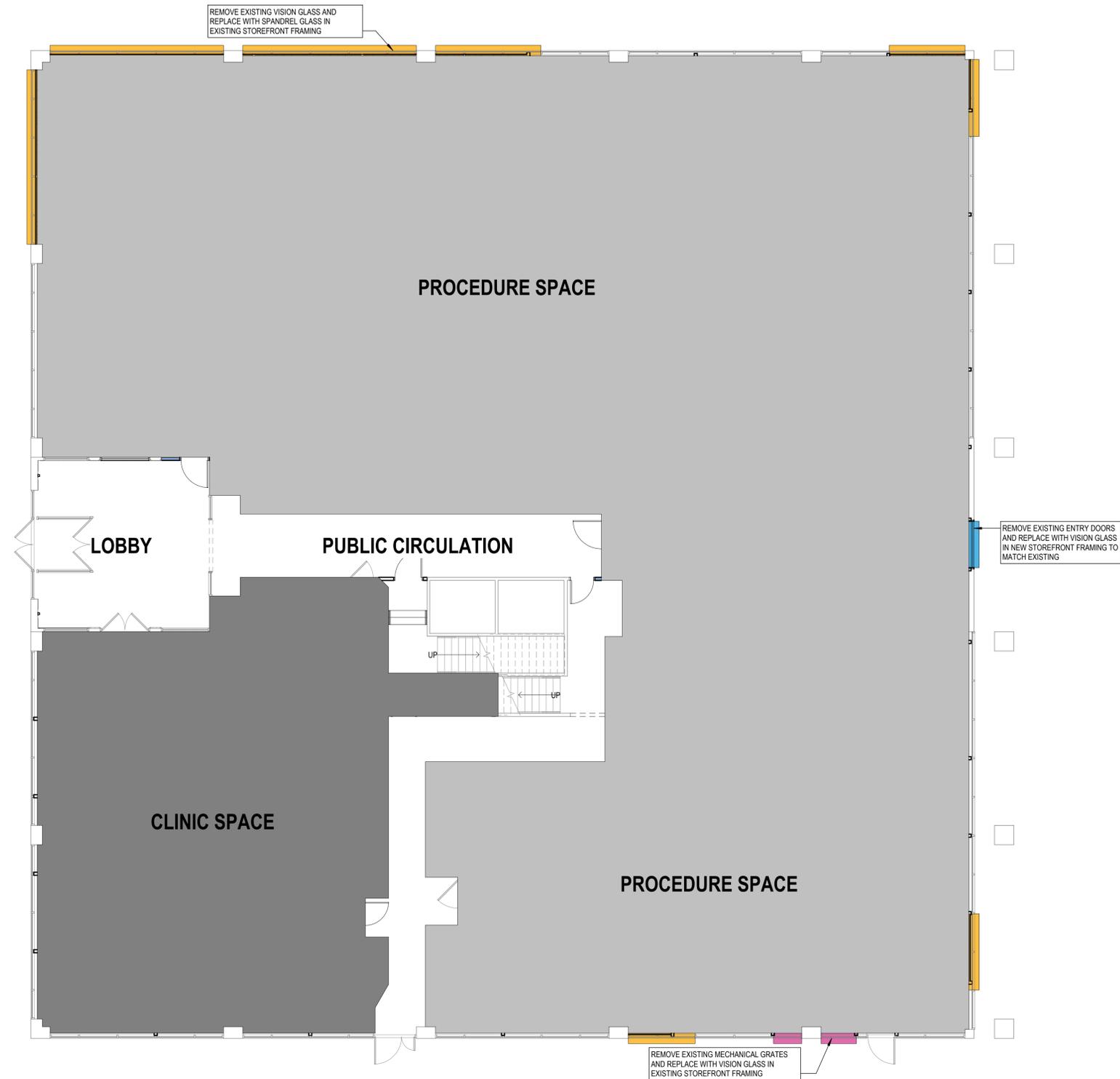
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 TOLL FREE  
 WIS. STATUTE 182.07(2)(974)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 259-1181

- LANDSCAPE GENERAL NOTES:**
- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
  - INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
  - COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
  - RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
  - CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
  - PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

PROJECT NO:	----
DESIGN DATE:	----
PLOT DATE:	2025.03.06
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	L100







**1ST FLR PLAN**

1/8" = 1'-0"

56

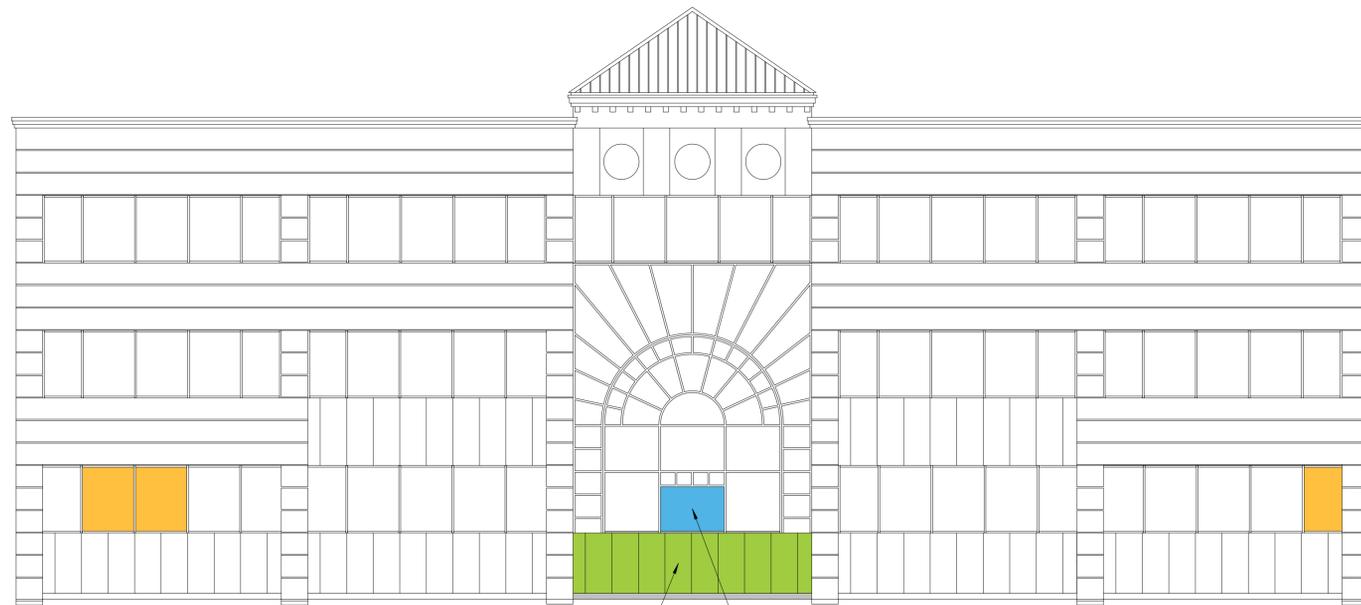


EAST ELEVATION



EAST ELEVATION - AREA OF WORK

- REMOVE EXISTING ENTRY DOORS AND REPLACE WITH VISION GLASS IN NEW STOREFRONT FRAMING TO MATCH EXISTING
- REMOVE EXISTING STAIRS AND LANDSCAPE PLANTERS AT BUILDING. INFILL OPENING WITH NEW GRANITE PANELS TO MATCH EXISTING REGRADE AND LANDSCAPE AS REQUIRED, SEE CIVIL AND LANDSCAPE PLANS
- EXISTING MONUMENT SIGN AND LANDSCAPE WALL TO REMAIN



EAST ELEVATION

1/8" = 1'-0"

NEW GRANITE WALL PANELS TO MATCH EXISTING

REMOVE EXISTING ENTRY DOORS AND REPLACE WITH VISION GLASS IN NEW STOREFRONT FRAMING TO MATCH EXISTING, TYPICAL

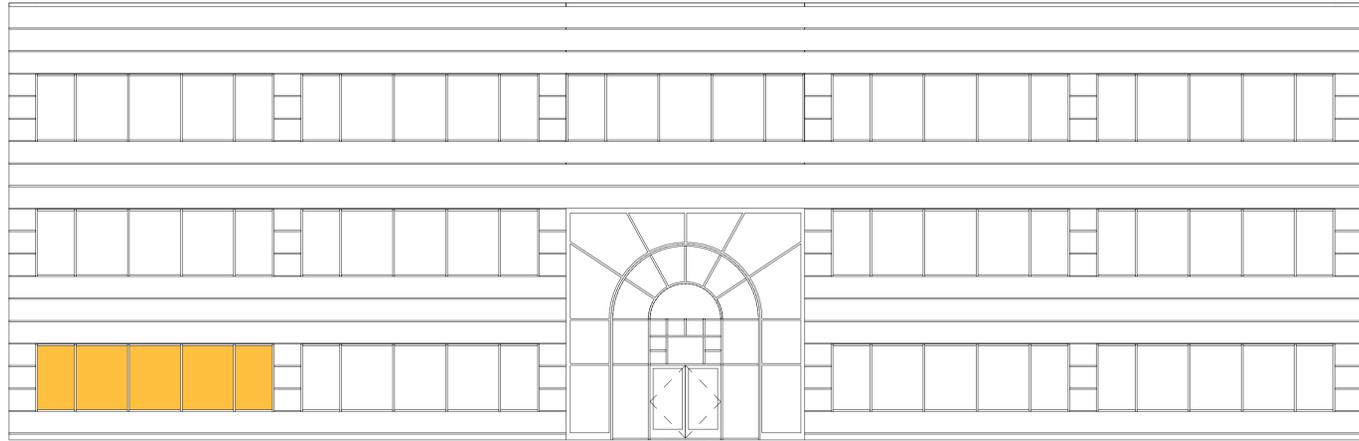


NORTH ELEVATION

1/8" = 1'-0"

REMOVE EXISTING VISION GLASS AND REPLACE WITH SPANDREL GLASS IN EXISTING STOREFRONT FRAMING, TYPICAL

EXTERIOR ELEVATIONS



**WEST ELEVATION**

1/8" = 1'-0"



**SOUTH ELEVATION**

1/8" = 1'-0"

REMOVE EXISTING VISION GLASS AND  
REPLACE WITH SPANDREL GLASS IN  
EXISTING STOREFRONT FRAMING, TYPICAL

REMOVE EXISTING MECHANICAL GRATES  
AND REPLACE WITH VISION GLASS IN  
EXISTING STOREFRONT FRAMING, TYPICAL

NEW RETAINING WALL AS  
REQUIRED, SEE CIVIL



**EAST ELEVATION - EXISTING RENDER**

1/8" = 1'-0"



**EAST ELEVATION - PROPOSED RENDER**

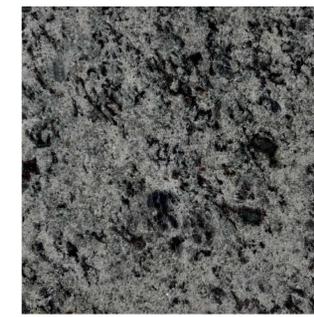
1/8" = 1'-0"



PROPOSED SPANDREL  
GLASS TO MATCH EXISTING  
TRULITE



PROPOSED VISION GLASS  
TO MATCH EXISTING  
TRULITE



PROPOSED GRANITE TO MATCH EXISTING  
HOUSE OF STONE  
NORTH AMERICAN GRANITE, COLOR: BLUEISH GREEN



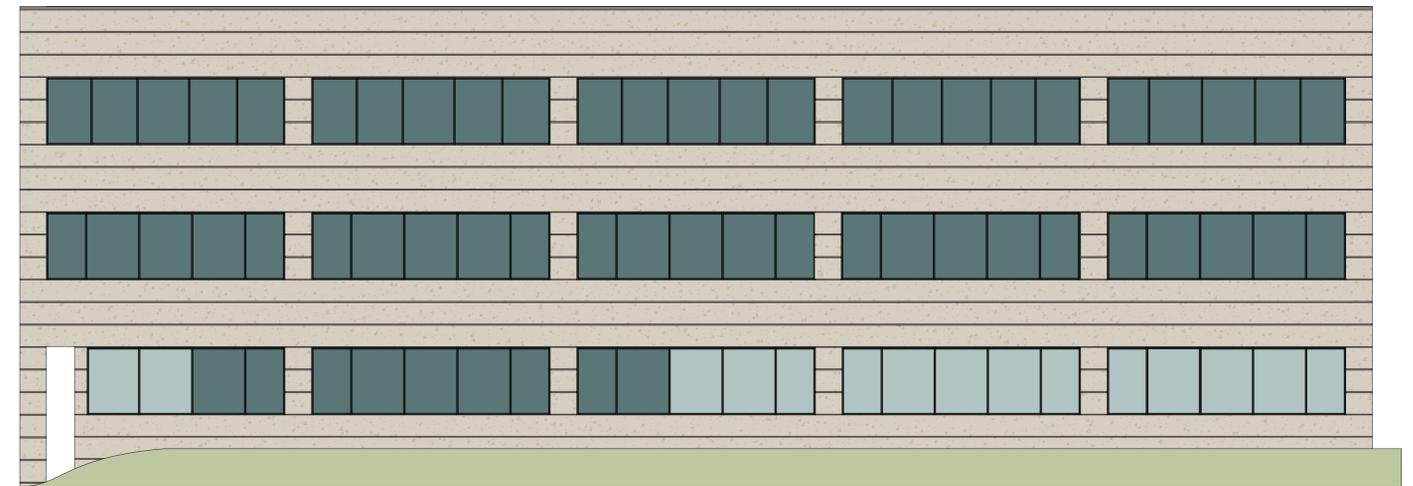
STOREFRONT FRAMING  
TO MATCH EXISTING  
CLEAR ANODIZED FINISH



PROPOSED RETAINING WALL TO MATCH EXISTING  
COUNTY MATERIALS  
INTEGRITY SILVERSTONE

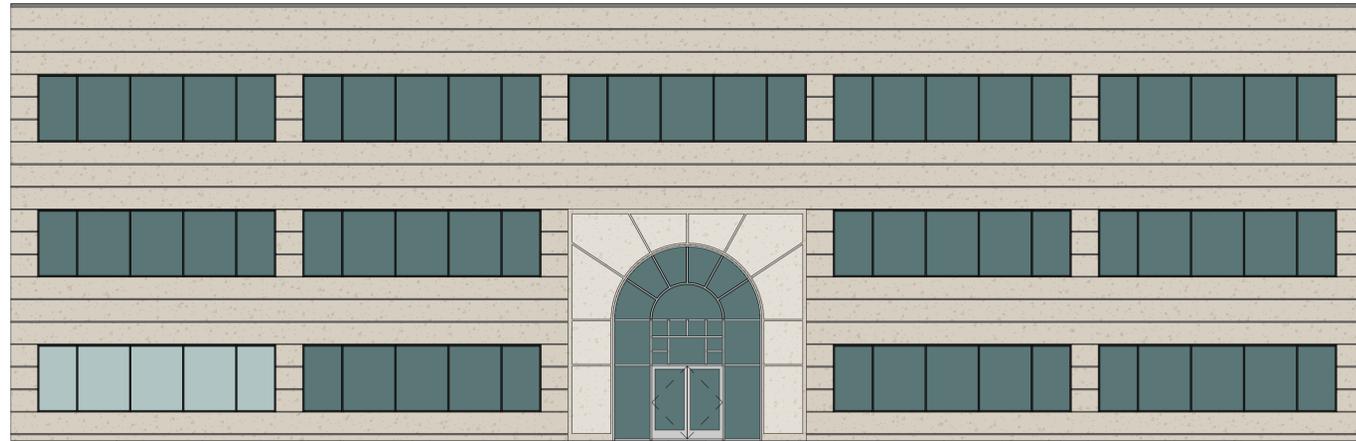


**PROPOSED BUILDING MATERIALS**



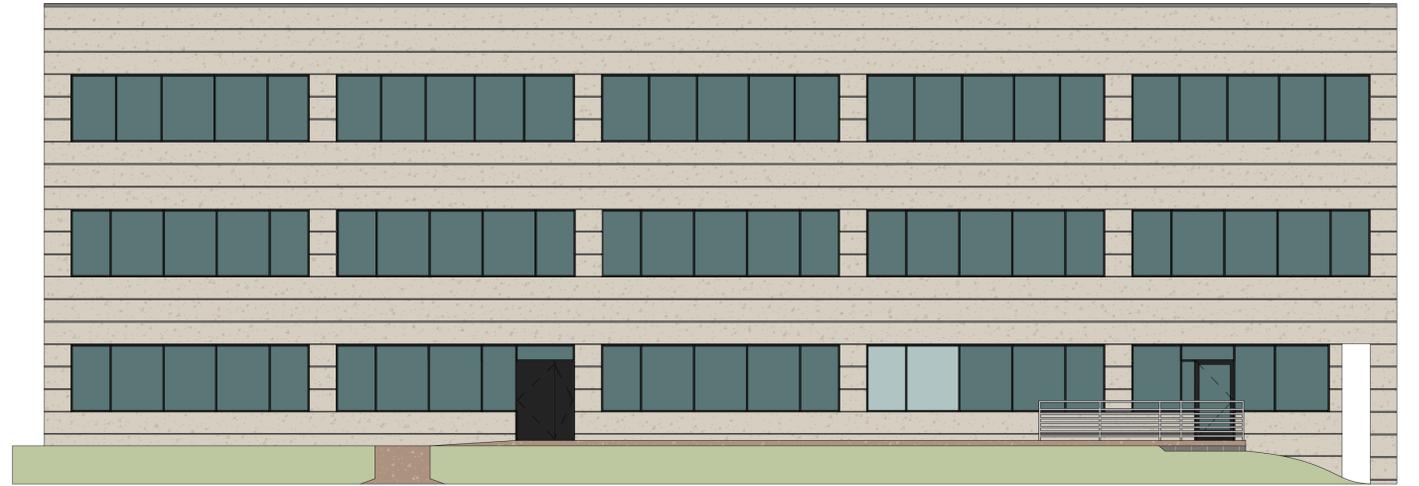
**NORTH ELEVATION - RENDER**

1/8" = 1'-0"



**WEST ELEVATION - RENDER**

1/8" = 1'-0"



**SOUTH ELEVATION - RENDER**

1/8" = 1'-0"

60



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

---

**File #:** 25-0483

**Agenda Date:** 3/20/2025

**Agenda #:** 5.

---

10636 Bluemound Rd - Mobil Mart - Exterior Remodel

SCOPE OF WORK :

- REMOVAL OF EXISTING PRECAST CONCRETE ROOF PANELS AND REPLACEMENT WITH WOOD TRUSSES AND A NEW ROOF.
- REPLACEMENT OF EXISTING OVERHEAD DOORS WITH MASONRY WALLS ON BOTH THE EAST AND WEST WALLS.
- INTERIOR ALTERATIONS, INCLUDING CONSTRUCTION OF A NEW ADA-COMPLIANT BATHROOM, POS AREA, NEW FLOORING, AND A NEW OFFICE.

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES SHALL BE:

- CLASS A: FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450
- CLASS B: FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450
- CLASS C: FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450

INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 803.9 WITH A MINIMUM RATING OF CLASS C.

INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC FF-1 "PILL TEST".

CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY IN THE FIELD ALL SIZES AND DIMENSIONS INVOLVING THE EXISTING STRUCTURE AND COORDINATE WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTION NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.

THE WORK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MFG. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

ALL WALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS. (I.E. 8" CMU = 7 5/8"). DIMENSIONS FOR FRAMED WALLS ARE SHOWN TO FACE OF STUDS AND/OR FACE OF BLOCK.

FIRE EXTINGUISHERS WITH A MINIMUM 2-A RATING PER NFPA 10 SHALL BE PROVIDED, INSTALLED AND MAINTAINED AS REQUIRED BY LOCAL GOVERNING CODES. THE NUMBER AND TYPE OF EXTINGUISHER SHALL BE DETERMINED BY THE LOCAL FIRE DEPARTMENT AND THE LANDLORD'S INSURANCE CARRIER. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHERS SHALL BE 75 FEET. FIRE EXTINGUISHERS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.

UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.

ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES. THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN / BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS.

EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN THE SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL AND PROJECT CONSTRUCTION SCHEDULE.

DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT / ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.

UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.

ALL WORK TO BE IN ACCORDANCE WITH SPS 361.05., ANSI A117.1 AND CITY OF MILWAUKEE ORDINANCES CH 290 & CH 295.

**CODE INFORMATION :**

**REFERENCED CODES ARE:**  
IBC 2015; IBC 2015; ICC/ANSI A117.1-2003  
DCF 251

**OCCUPANCY CLASSIFICATION:**  
M

**TYPE OF CONSTRUCTION:**  
TYPE IIIB (CHAPTER 6); MASONRY BRICK EXTERIOR WITH PERMITTED INTERIOR WALLS

**CLASSIFICATION OF WORK:**  
INTERIOR AND EXTERIOR ALTERATION LEVEL 3 AND 2

**ACTUAL BUILDING FLOOR AREA:**  
GRADE LEVEL NEW FLOOR AREA = 1720 SQ.FT.  
BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM (NFPA 13)

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503): 55 FEET  
OCCUPANCY GROUP M, 1 STORY, FLOOR AREA PER STORY, BUILDING HEIGHT PROVIDED 16 FEET

FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601 & 602).  
PRIMARY STRUCTURAL FRAME 0 HOUR RATING  
BEARING WALLS (EXTERIOR) 2 HOUR RATING  
BEARING WALLS (INTERIOR) 0 HOUR RATING  
NONBEARING WALLS & PARTITIONS (EXTERIOR)  
FIRE SEPARATION DISTANCE 0-5 FT. 2 HOUR RATING  
FIRE SEPARATION DISTANCE 5-10 FT. 1 HOUR RATING  
FIRE SEPARATION DISTANCE 10-30 FT. NONE  
FIRE SEPARATION DISTANCE > 30 FT. 0 HOUR RATING  
NONBEARING WALLS & PARTITIONS (INTERIOR) -- 0 HOUR RATING  
FLOOR CONSTRUCTION & SECONDARY MEMBERS 0 HOUR RATING  
ROOF CONSTRUCTION & SECONDARY MEMBERS 0 HOUR RATING

**OCCUPANT LOAD (PROPOSED TENANT AREA OF 1720 SQ.FT.):**  
MERCANTILE AREA 1720 SQ.FT @ 60 SQ. FT PER OCCUPANCY = 29 OCCUPANTS ( IBC 1004.3)

SPRINKLER SYSTEM IS NOT REQUIRED

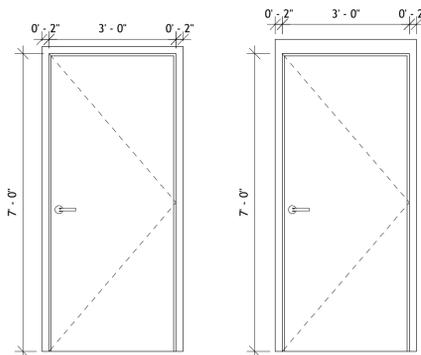
**MEANS OF EGRESS:**  
OCCUPANCY LOAD: TABLE 1004.1.2  
EXIT WIDTH REQUIRED: 29 @ 0.2 INCHES = 6")  
EXIT WIDTH PROVIDED: 36" + 36" = 72" INCHES

**PLUMBING FIXTURE REQUIREMENTS: 51 OCCUPANTS**  
TOILETS :  
WATER CLOSETS REQUIRED: 1 PER 500, THEREFORE 1 REQUIRED  
WATER CLOSETS PROVIDED: 1 WATER CLOSET  
LAVATORIES:  
LAVATORIES REQUIRED: 1 PER 750, THEREFORE 1 REQUIRED  
LAVATORIES PROVIDED: 1 LAVATORY

**SERVICE SINKS:**  
SERVICE SINKS REQUIRED: 1 SINK  
SERVICE SINKS PROVIDED: 1 SINK  
FIRE PROTECTION CONSTRUCTION:  
903.2.1.3 GROUP M OCCUPANCY. SPRINKLER SYSTEM IS NOT PROVIDED



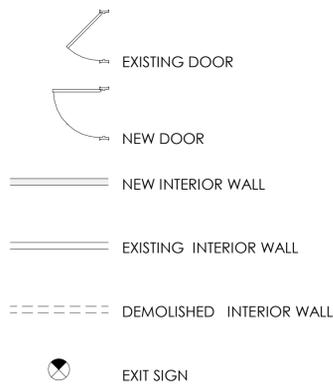
1 Proposed Front Elevation  
1/8" = 1'-0"



1 3/4" SOLID CORE WOOD DOOR FLUSH PANEL  
5 - PLY FACE VENEER  
HM FRAME

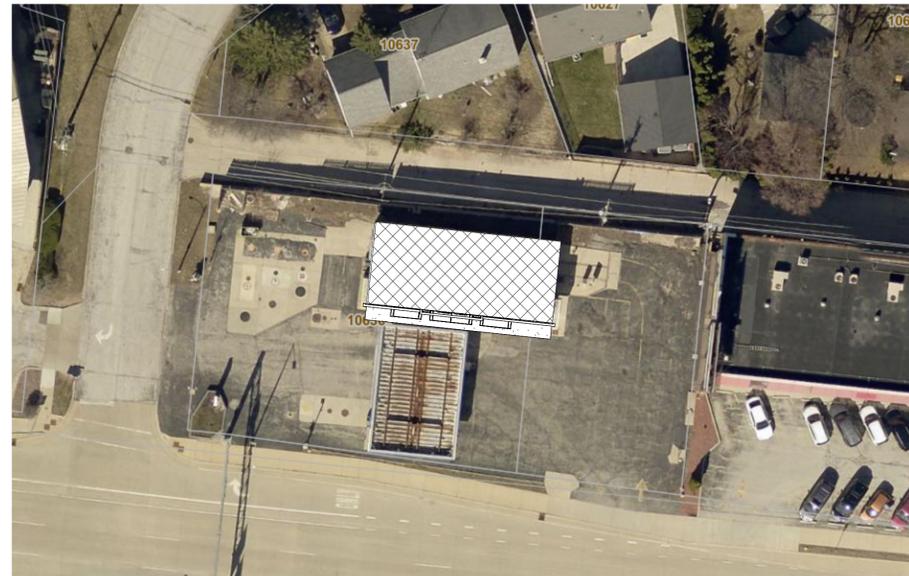
COMMERCIAL HOLLOW METAL DOORS & FRAMES  
1-3/4" THICK  
18 GAUGE COLD ROLLED STEEL  
INSULATED POLYSTYRENE CORE  
FIRE RATING : 1HR  
INSULATION U FACTOR: 0.26

4 DOORS STANDARDS  
1/2" = 1'-0"



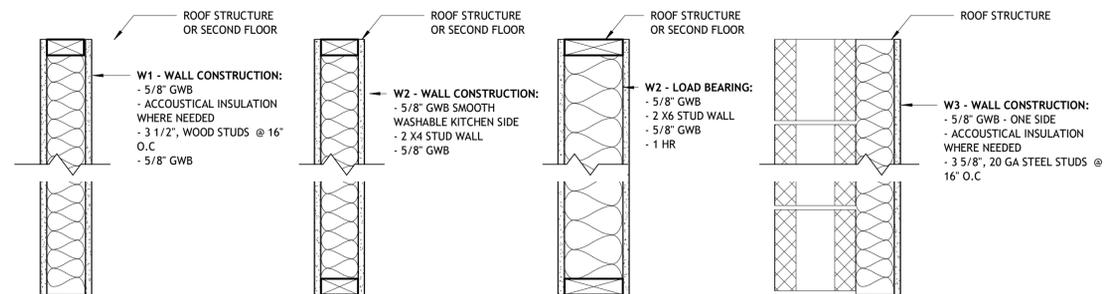
3 KEY  
3/16" = 1'-0"

Sheet Name	Sheet Number
TITLE SHEET	A100
DEMO PLAN	A101
ADA NOTES	A101.1
LAYOUT	A102
ARCHITECTURAL	A102.1
INTERIOR DETAILS	A102.2
ELEVATIONS	A200
STRUCTURAL PLAN	S1.0
STRUCTURAL DETAILS	S1.1
STRUCTURAL DETAILS	S1.2



SITE DATA :  
PARKING AREA : 19300 SQ.FT ( APPROX.)  
BUILDING : 1900 SQ.FT ( 65' x 30')  
BUILDING HEIGHT : 13'  
FUEL CANOPY : 1260 SQ.FT  
TOTAL PARKING SPACES: 5

2 Site Plan TN  
1" = 30'-0"



5 WALLS SECTION TYPES  
1 1/2" = 1'-0"

Revision Schedule		
No.	Revision	Date

Mobil Mart  
Interior and Exterior Alteration  
10636 W BLUEMOUND RD  
WAUWATOSA WI

SCALE  
VARIES



TITLE SHEET

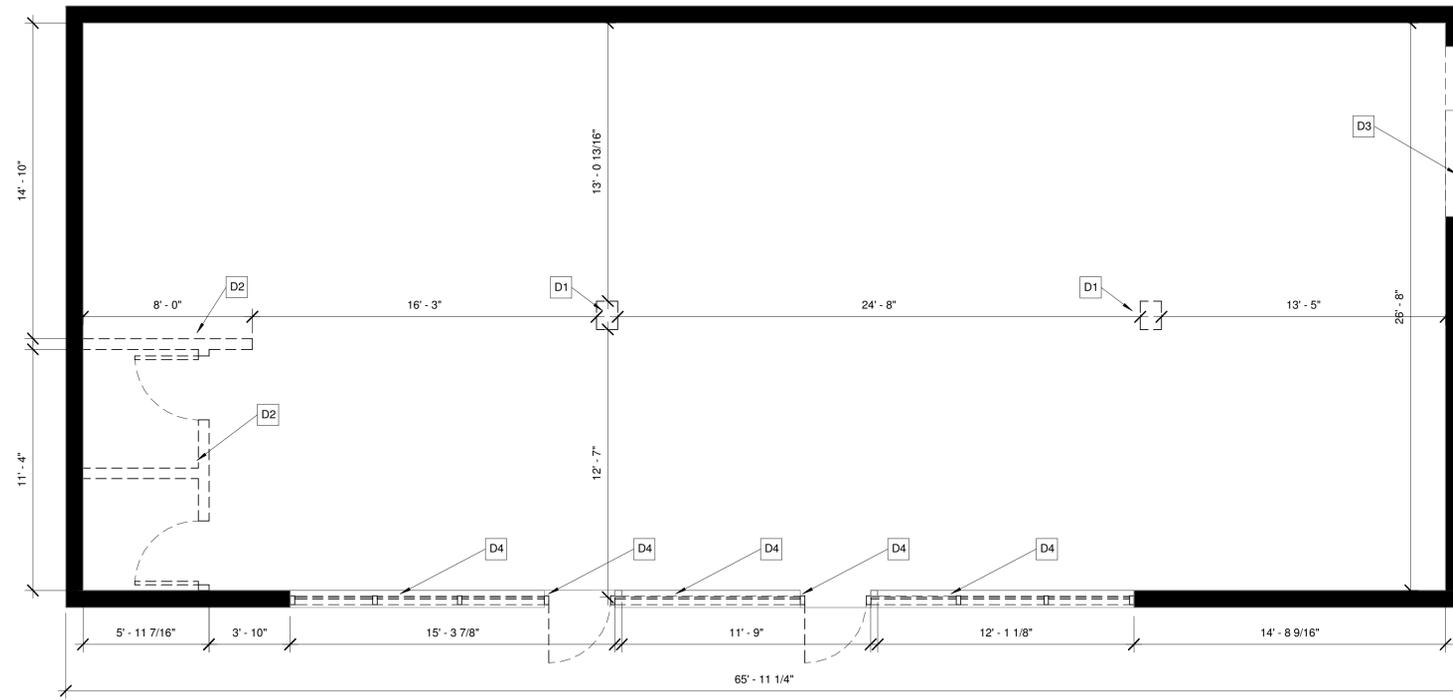
A100

# DEMO NOTES

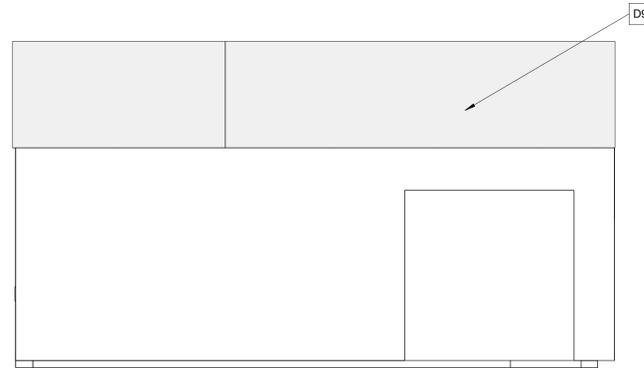
label number	label text
1	EIFS CROWN ON WOOD FRAMING
2	THERMALLY Y-BROCKEN ANODIZED ALUMINUM WINDOW. 1" LOW-E INSULATING GLAZING.
2A	THERMALLY Y-BROCKEN ANODIZED ALUMINUM DOOR. 1" LOW-E INSULATING GLAZING.
3	PAINT EXISTING WHITE CMU WITH DARK GRAY COLOR
4	ALUMINUM CLADDING PANELS 18" X 48" - BLU E
5	ALUMINUM CLADDING PANELS 18" X 48" - BLU E
6	ALUMINUM CLADDING PANELS 18" X 48" - RED
9	Prefinished aluminum coping
10	ALUM. AWNING PER MANUFACTURE -
D1	REMOVE EXISTING MASONRY COLUMN
D2	REMOVE EXISTING INTERIOR PARTITION WALLS
D3	CLEAN UP EXISTING OVERHEAD OPENING - REMOVE ANY REMAINING PART - PREPARE FOR MASONRY INFILL
D4	REMOVE EXISTING STORE FRONT
D5	REMOVE ALL REMAINING PRECAST CONCRETE (ROOF) BEAMS
D6	REMOVE STEEL BEAM
D7	REMOVE ALL WIRING , PIPING DUCTWORK PRIOR TO REMOVING THE ROOF BEAMS
D9	REMOVE EXISTING SOFFIT - REMOVE UNDERNEATH FRAMING CLEAN AND PREPARE FOR ALUM. PANEL CLADDING

**DEMO NOTES:**  
 REMOVE ALL PLUMBING FIXTURES INDICATED TO BE REMOVED AND CAP BELOW SLAB, IN WALL OR ABOVE CEILING. U.N.O. REMOVE ALL ELECTRICAL OUTLETS AND WIRING IN WALLS AND EXPOSED WIRING ON WALL SURFACES WHICH ARE INDICATED TO BE REMOVED. EITHER REMOVE WIRE BACK TO PANEL BOX OR PROVIDE NEW ACCESSIBLE JUNCTION BOX AT THE TERMINATION OF WIRES. CAP ALL CONDUITS BELOW SLAB, IN WALL OR ABOVE CEILING

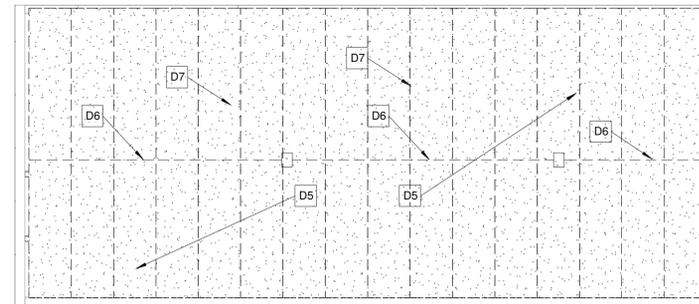
- DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES. ALL LIFE SAFETY SYSTEMS SHALL REMAIN FUNCTIONAL I.E. FIRE ALARM, GENERAL LIGHTING, EMERGENCY LIGHTING, IN ALL OCCUPIED AREAS DURING CONSTRUCTION.
- ALL STRUCTURES SHOWN OR IMPLIED TO BE REMOVED SHALL BE REMOVED. PROVIDE DUST PROTECTION FOR ADJACENT AREAS AND SECURE ALL DEMOLITION AREAS WITH FENCING TO PROTECT "OTHERS" FORM ENTERING THE SUBJECT AREA.
- CAP ALL MISC. ELECTRICAL, MECHANICAL, AND PLUMBING UTILITIES THAT SERVICE THE AREA. SUCH CAPPING SHALL BE WITHIN WALL, CEILING OR FLOOR SYSTEM. ALL CAPPING SHALL BE BY TRADESMAN OF THE APPROPRIATE WORK.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE DAILY TO AN APPROVED DUMPING FACILITY WHICH MEETS FEDERAL AND LOCAL REQUIREMENTS. OWNERS' DUMPSTERS MAY NOT BE USED.
- REPAIR, CLEAN AND / OR REPLACE ANY DAMAGE TO EXISTING ADJACENT FINISH MATERIALS AND OTHER STRUCTURES NOT BEING DEMOLISHED.
- OWNER WILL HAVE FIRST RIGHT OF REFUSAL OF ALL REMOVED ITEMS, DEVICES, FURNITURE, EQUIPMENT, AND MATERIALS.
- COORDINATE ALL SEQUENCE AND CONSTRUCTION WITH OWNER PRIOR TO COMMENCEMENT.
- PROTECT ALL NON-REMOVED / RELOCATED ITEMS, FURNITURE, AND FINISHES DURING DEMOLITION AND CONSTRUCTION.
- REFER TO SPECIFICATIONS AND ALL DOCUMENTS HEREIN FOR ANY ADDITIONAL DEMOLITION INFORMATION / INSTRUCTION.
- VERIFY THAT EXIT EGRESS IS MAINTAINED FOR ALL OCCUPIED AREAS OF BUILDING SITE THROUGHOUT DEMOLITION AND CONSTRUCTION.
- ALL COLUMNS ARE TO REMAIN, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES, WATER LINES, ETC. PRIOR TO DIGGING AND / OR CONCRETE SLAB DEMOLITION.
- DURING DEMOLITION, PROVIDE TEMPORARY FIRE PROTECTION APPROVED BY STATE FIRE MARSHAL.
- THE CONTRACTOR SHALL SLEEVE ELECTRICAL, MECHANICAL, PLUMBING UTILITIES THAT SERVICE THE DEMOLITION AREAS AND ARE REQUIRED FOR CONTINUED OPERATION OF EXISTING SYSTEMS.
- THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT IMMEDIATELY IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
- THE EXISTING CONDITIONS SHOWN ARE IN COMPLIANCE WITH PREVIOUS CONSTRUCTION DOCUMENTS AND OBSERVED EXISTING FIELD CONDITIONS, UNLESS OTHERWISE NOTED. FIELD VERIFY ALL EXISTING CONDITIONS. SHOULD ANY DISCREPANCIES EXISTING, FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT ONLY THE PLANS AND SPECIFICATIONS, BUT ALL EXISTING SITE CONDITIONS AS WELL. THE CONTRACTOR IS TO CONDUCT A COMPLETE REVIEW OF THE SITE AND THE WORK TO BE PERFORMED. THE CONTRACTOR IS TO IMMEDIATELY SUBMIT TO THE ARCHITECT THROUGH THE CONSTRUCTION MANAGER ANY QUESTIONS OR REQUESTS FOR CLARIFICATION THEY HAVE REGARDING THE EXISTING CONDITIONS AND / OR PLANS. THE CONTRACTOR WARRANTS BY SUBMISSION OF A BID THAT THEY HAVE COMPLETELY REVIEWED ALL SITE CONDITIONS AND WHERE DISCREPANCIES



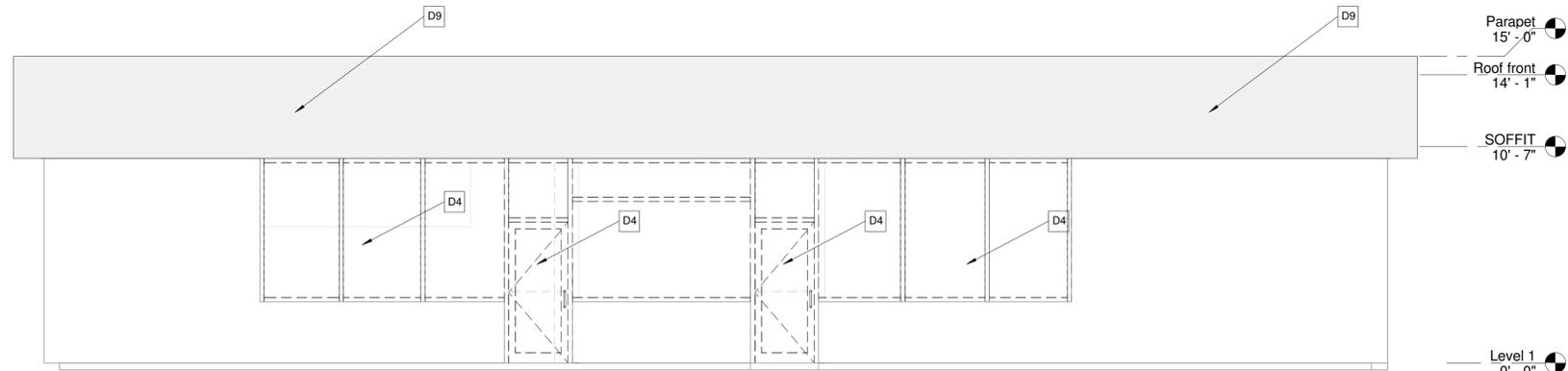
1 Level 1 Demo  
1/4" = 1'-0"



4 East Elevation Demo  
1/4" = 1'-0"



2 Roof Framing Demo  
1/8" = 1'-0"



3 South Elevation Demo  
1/4" = 1'-0"

Revision Schedule		
No.	Revision	Date

# Mobil Mart

## Interior and Exterior Alteration

10636 W BLUEMOUND RD  
WAUWATOSA WI

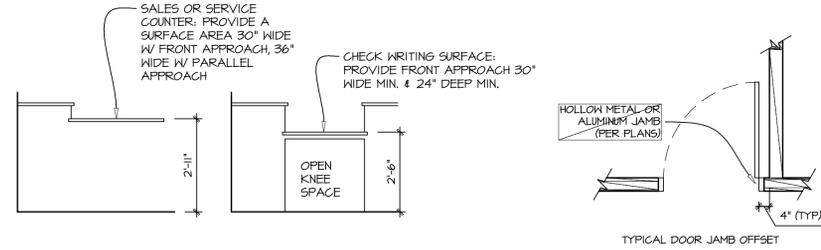
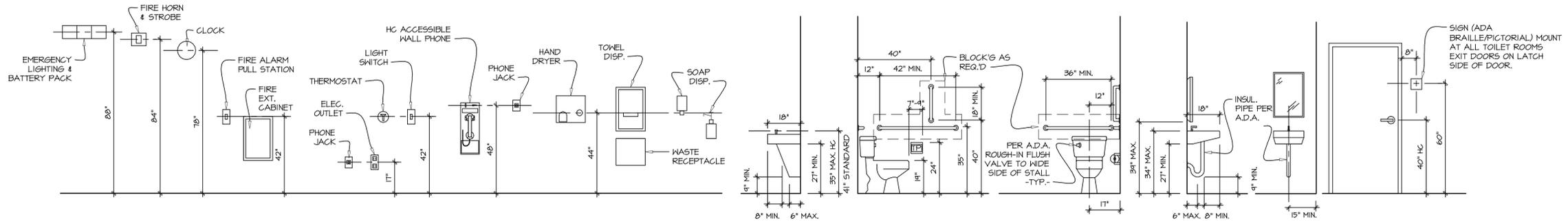
SCALE  
**VARIES**



DEMO PLAN

**A101**

Revision Schedule		
No.	Revision	Date



**ACCESSIBILITY GUIDELINES:**  
LIGHT SWITCHES, ELECTRICAL OUTLETS, ELECTRIC SERVICE PANELS, THERMOSTATS, THRU-WALL A/C UNITS AND ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15 INCHES ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION ( FOR EXAMPLE, 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH ).  
REINFORCE ALL BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER & SHOWER SEAT WHEN THESE FACILITIES ARE PROVIDED. REINFORCEMENT FOR GRAB BARS MAY BE PROVIDED BY PLYWOOD OR WOOD BLOCKING.

**STANDARD MOUNTING HEIGHTS & DETAILS**  
3/8" = 1'-0"

**306.3 Knee Clearance.**  
306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.  
306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.  
306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.  
306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.  
306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

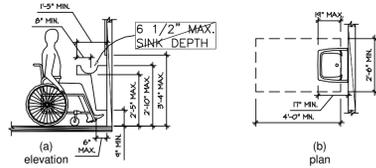


Figure 306.3 Knee Clearance

**306.2 Toe Clearance.**  
306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.  
306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.  
306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.  
306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.  
306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

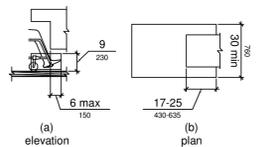
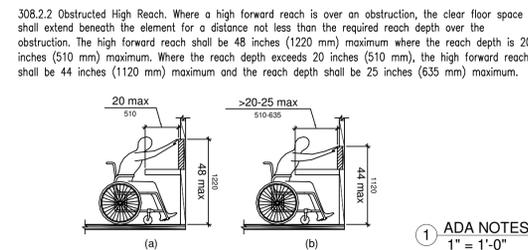
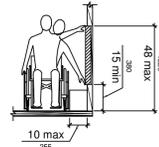


Figure 306.2 Toe Clearance



**ADA NOTES**  
1" = 1'-0"

**308.3 Side Reach.**  
308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.



**308.3.2 Obstructed High Side Reach.** Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

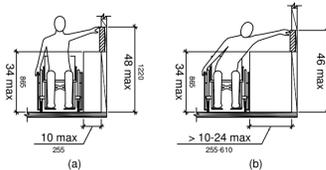


Figure 308.3.2 Obstructed High Side Reach

**404.2.10 Door and Gate Surfaces.** Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

**404.2.11 Vision Lights.** Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

**404.3 Automatic and Power-Assisted Doors and Gates.** Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

**404.3.2 Maneuvering Clearance.** Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

**404.2.4.3 Recessed Doors and Gates.** Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

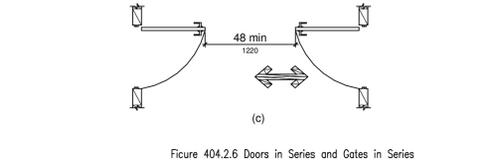
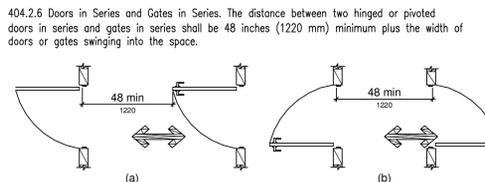
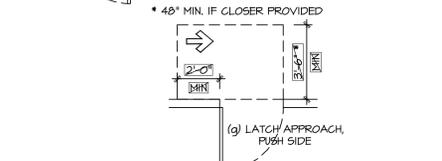
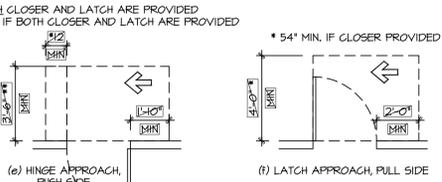
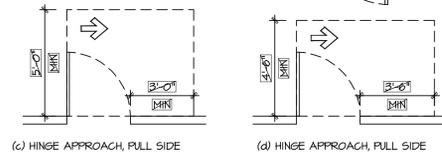
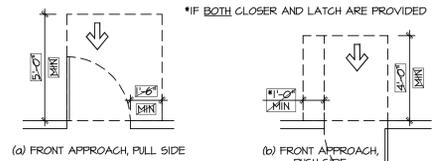
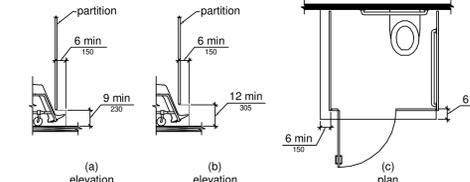


Figure 404.2.6 Doors in Series and Gates in Series

**604.8.1.4 Toe Clearance.** The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

**EXCEPTION:** Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep or ground.



**605 Urinals**  
605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

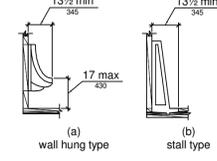


Figure 605.2 Height and Depth of Urinals

**605.3 Clear Floor Space.** A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

**605.4 Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

**606 Lavatories and Sinks**  
606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

**606.3 Height.** Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

**606.4 Faucets.** Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

**606.5 Exposed Pipes and Surfaces.** Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

**CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES**  
602 Drinking Fountains  
602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.

**EXCEPTION:** A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 3 1/2 inches (90 mm) maximum from the front edge of the unit, including bumpers.

**602.3 Operable Parts.** Operable parts shall comply with 309.  
602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

**602.5 Spout Location.** The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

Figure 602.5 Drinking Fountain Spout Location

**602.6 Water Flow.** The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

**602.7 Drinking Fountains for Standing Persons.** Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

**Mobil Mart**  
**Interior and Exterior Alteration**  
10636 W BLUEMOUND RD  
WAUWATOSA WI

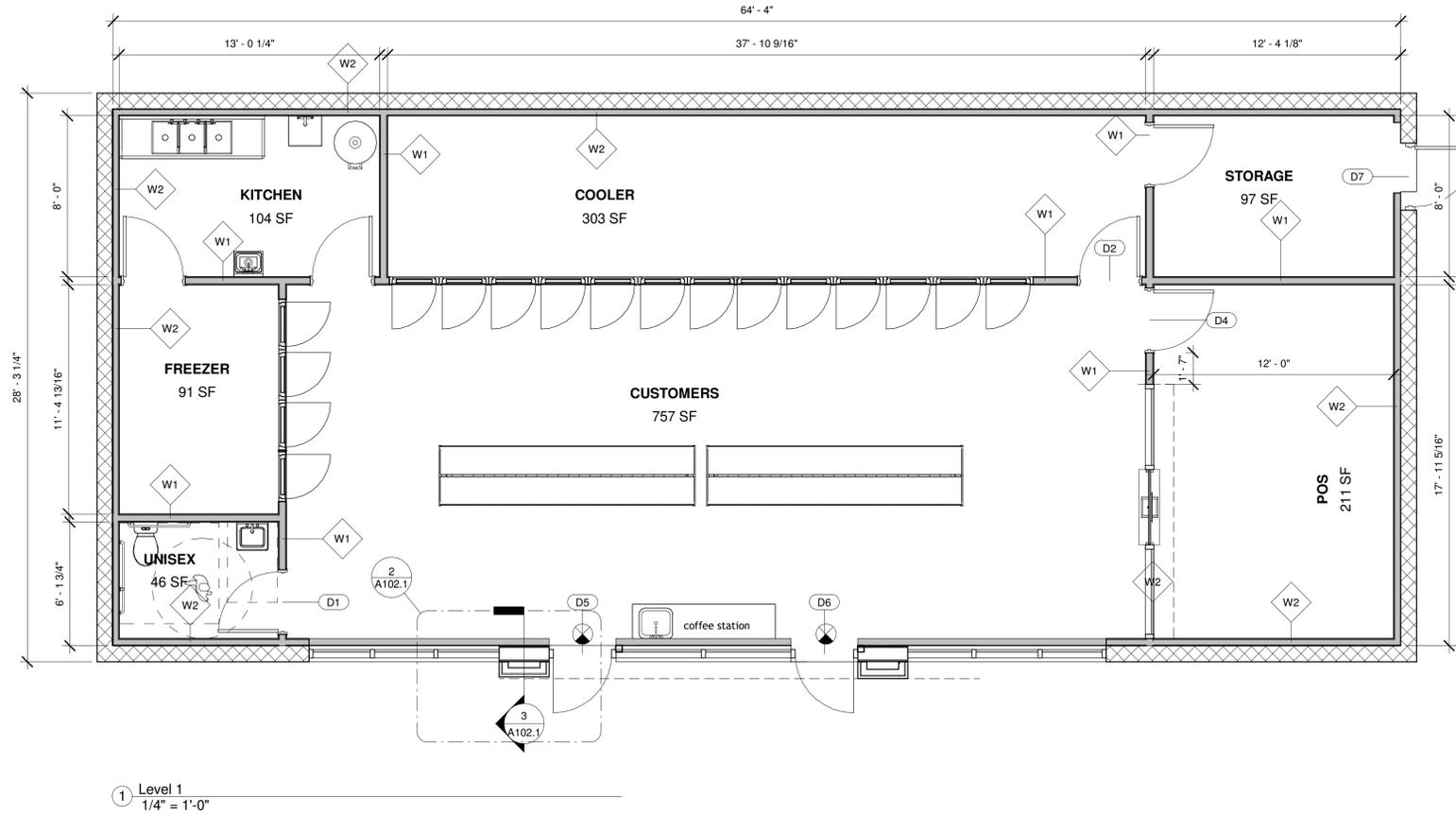
SCALE  
**VARIES**



**ADA NOTES**

**A101.1**

Revision Schedule		
No.	Revision	Date



**Door Schedule**

Mark	Type	Width	Height	Hardware
D1	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D2	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D4	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D5	Store Front Single Door	2' - 11"	6' - 10 3/4"	PER MANUFACTURE
D6	Store Front Single Door	2' - 11"	6' - 10 3/4"	PER MANUFACTURE
D7	36" x 84" - HM Frame	3' - 0"	7' - 0"	
D8	36" x 84" - HM Frame	3' - 0"	7' - 0"	
D9	36" x 84" - HM Frame	3' - 0"	7' - 0"	
D13	36" x 84" - HM Frame	3' - 0"	7' - 0"	

**Room Schedule**

Name	Area	Floor Finish	Wall Finish	Ceiling Finish	Ceiling Height
UNISEX	46 SF	LAMINATE	GWB	ACOUSTIC	8' - 0"
FREEZER	91 SF	PER MANUFACTURE	PER MANUFACTURE	ACOUSTIC	11' - 0"
COOLER	303 SF	PER MANUFACTURE	PER MANUFACTURE	ACOUSTIC	11' - 0"
STORAGE	97 SF	LAMINATE	GWB	ACOUSTIC	11' - 0"
POS	211 SF	LAMINATE	GWB	ACOUSTIC	11' - 0"
CUSTOMERS	757 SF	LAMINATE	GWB	ACOUSTIC	11' - 0"
KITCHEN	104 SF	NON SLIP POLISHED CONCRETE	SMOOTH WASHABLE SURFACE	ACOUSTIC	11' - 0"

**Room Schedule**

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SCALE  
**VARIES**



LAYOUT

**A102**

Revision Schedule		
No.	Revision	Date

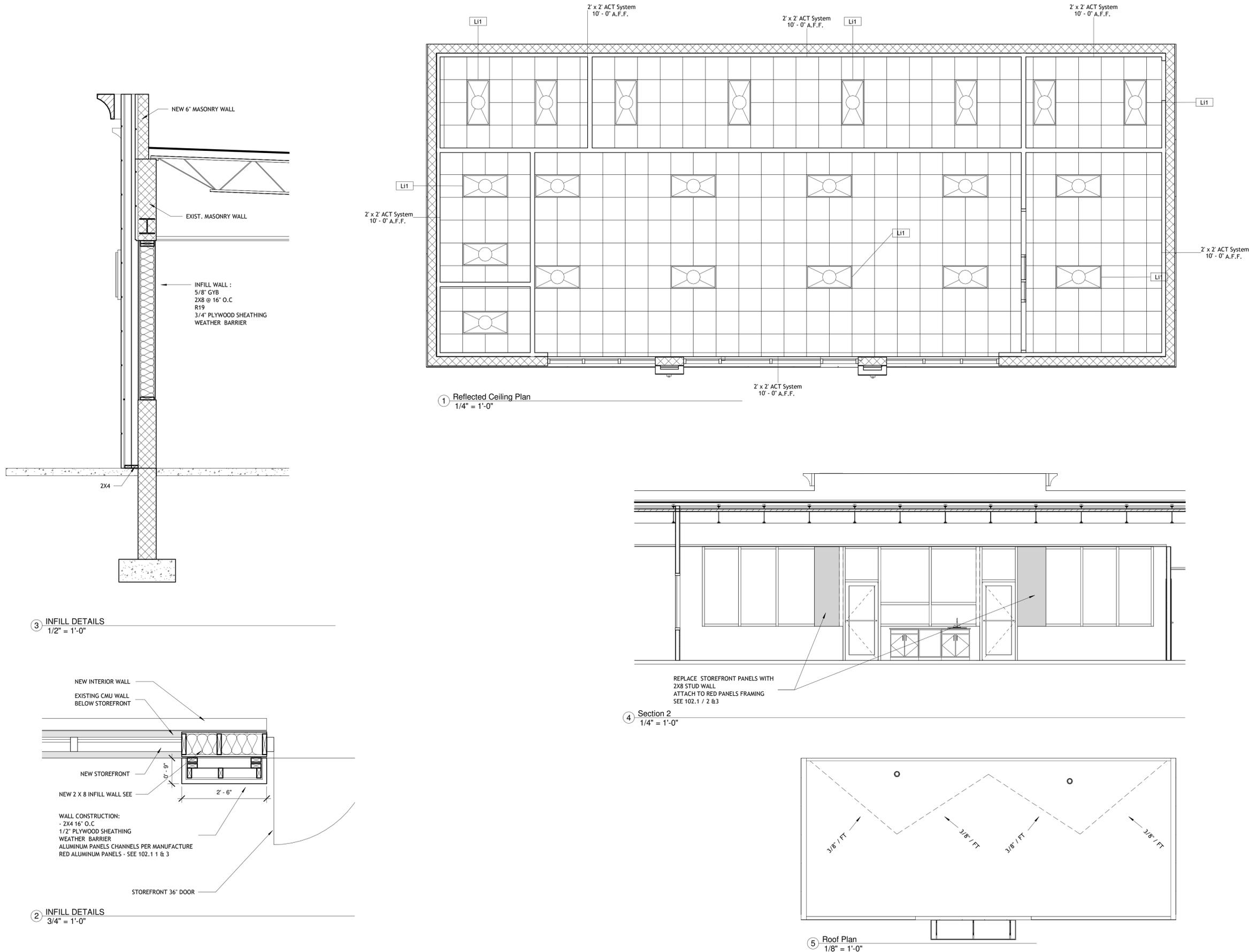
**Mobil Mart**  
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SCALE  
**VARIES**

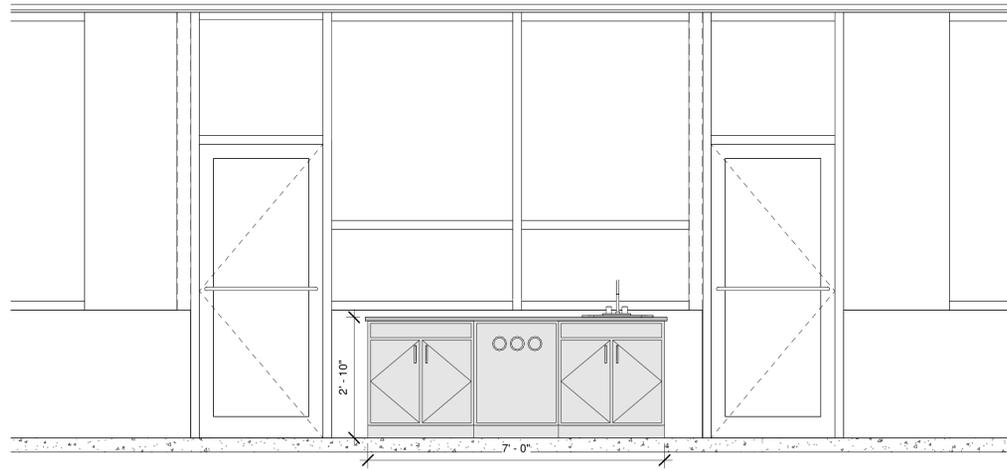


ARCHITECTURAL

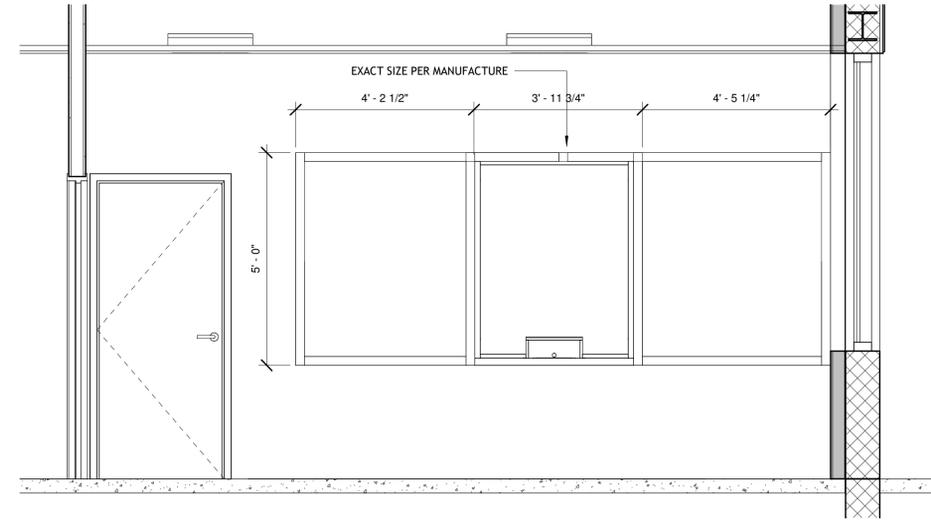
**A102.1**



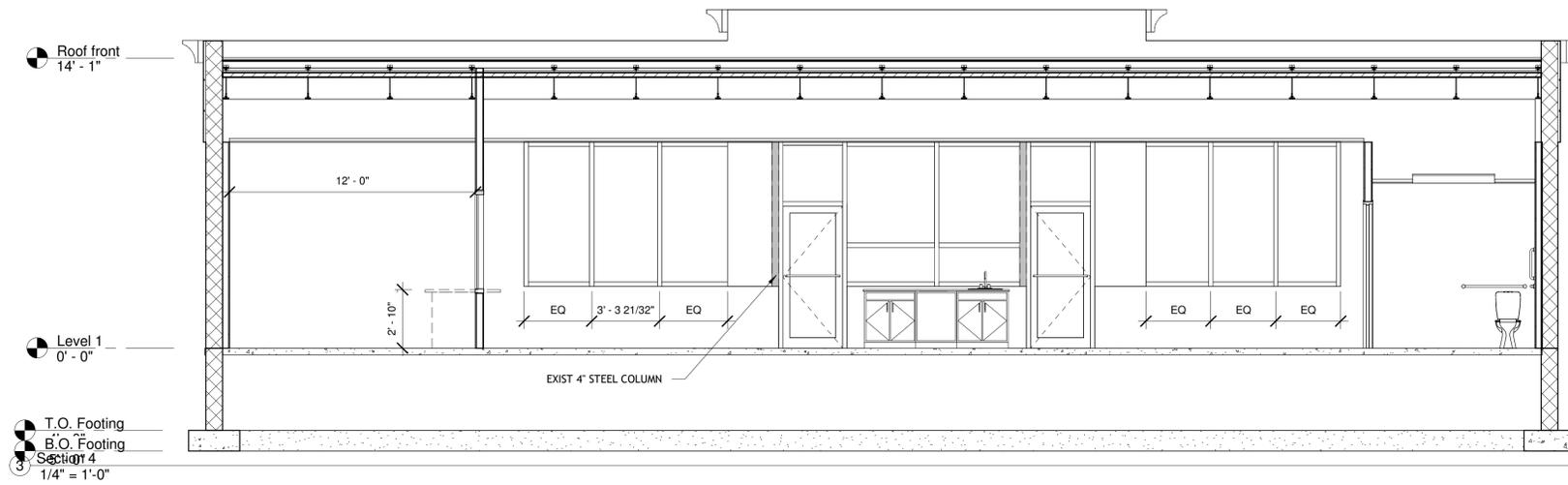
Revision Schedule		
No.	Revision	Date



② Coffee Station  
1/2" = 1'-0"



① POS ELEVATION  
1/2" = 1'-0"



③ T.O. Footing  
B.O. Footing  
Section 4  
1/4" = 1'-0"

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SCALE  
**VARIES**



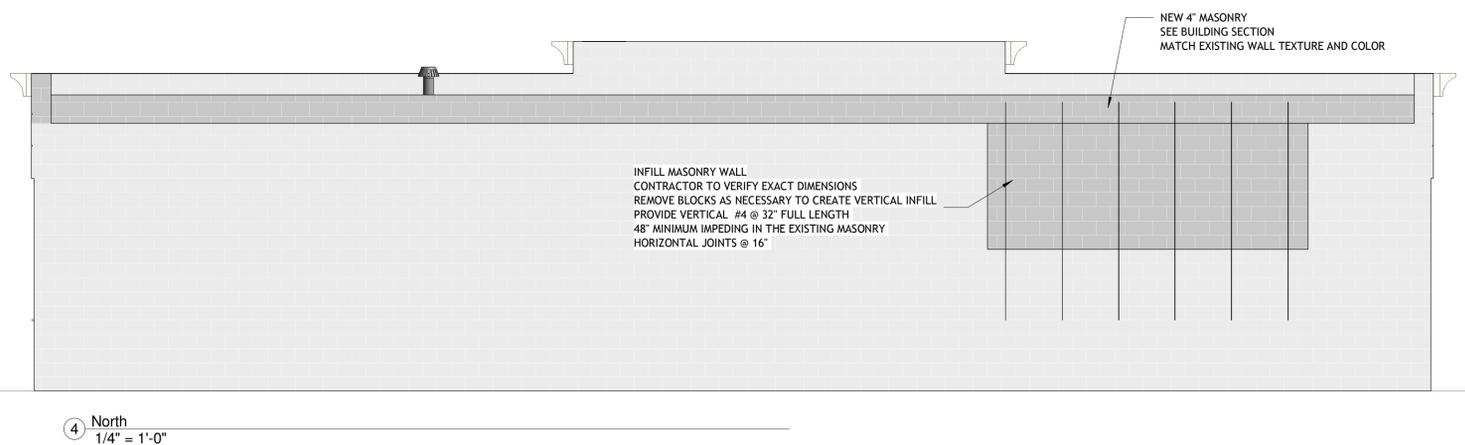
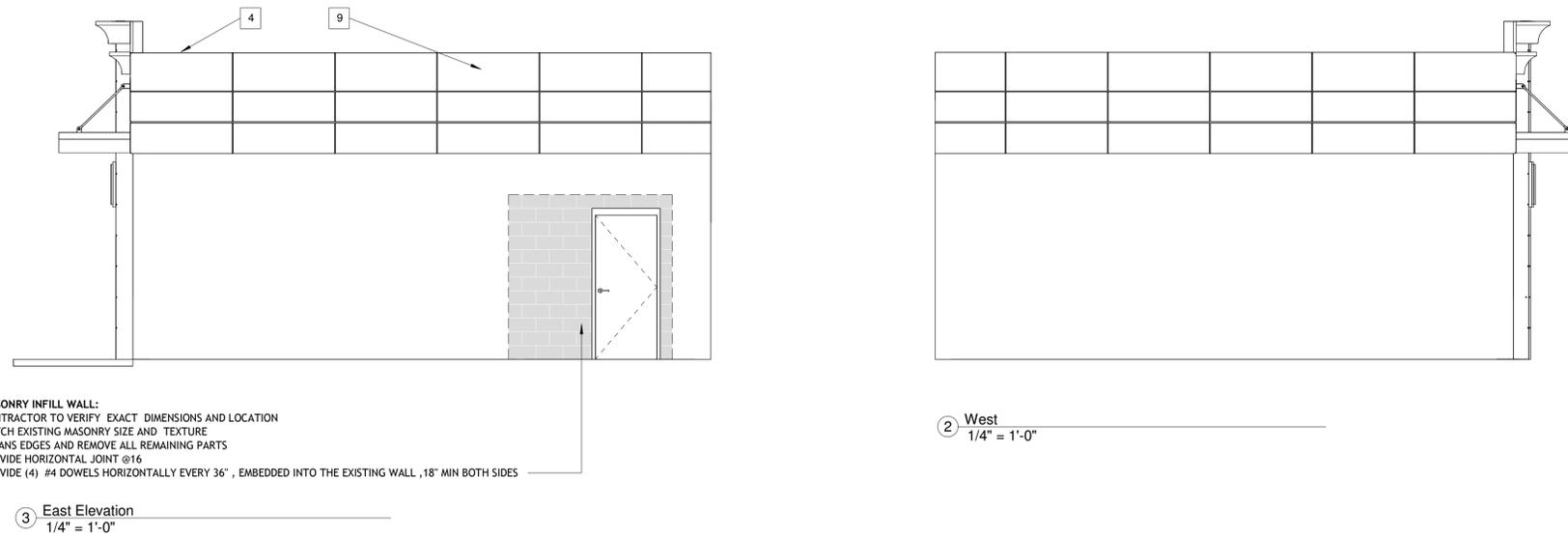
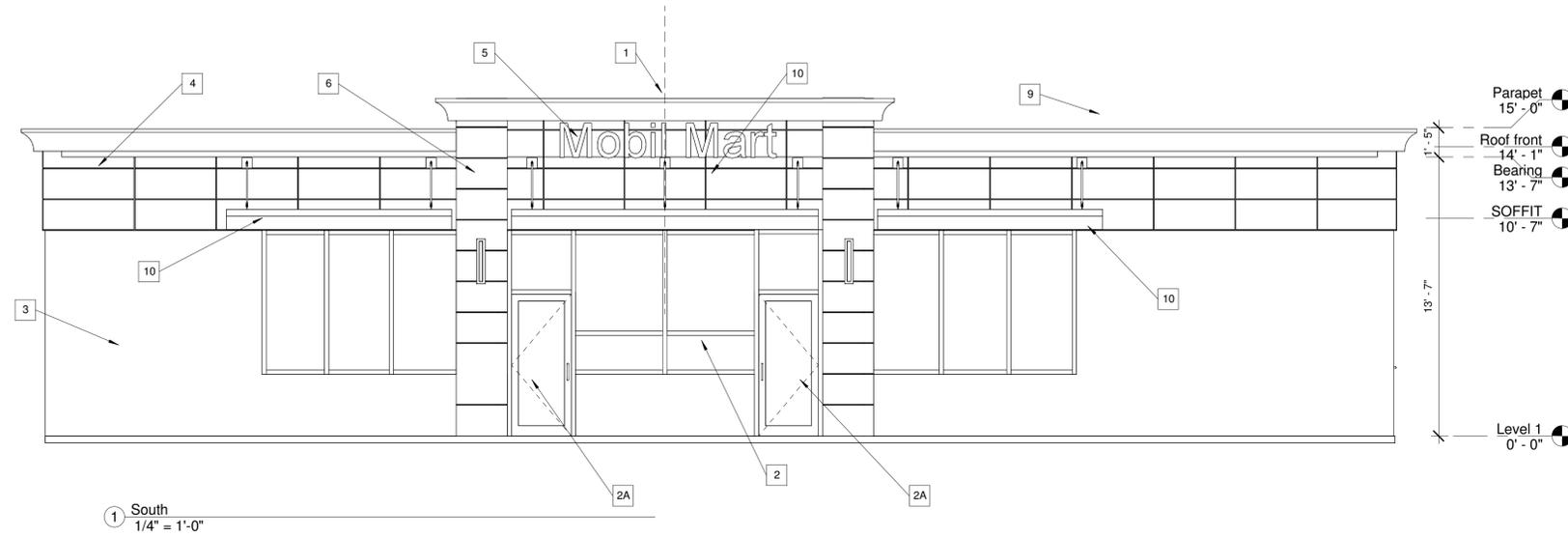
INTERIOR DETAILS

**A102.2**

Revision Schedule		
No.	Revision	Date

**Notes**

Label Number	Notes
1	EIFS CROWN ON WOOD FRAMING
2	THERMALLY Y-BROCKEN ANODIZED ALUMINUM WINDOW, 1" LOW-E INSULATING GLAZING.
2A	THERMALLY Y-BROCKEN ANODIZED ALUMINUM DOOR, 1" LOW-E INSULATING GLAZING.
3	PAINT EXISTING WHITE CMU WITH DARK GRAY COLOR
4	ALUMINUM CLADDING PANELS 18" X 48" - BLU E
5	ALUMINUM CLADDING PANELS 18" X 48" - BLU E
6	ALUMINUM CLADDING PANELS 18" X 48" - RED
9	Prefinished aluminum coping
10	ALUM. AWNING PER MANUFACTURE -



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**VARIES**



**ELEVATIONS**

**A200**

Revision Schedule		
No.	Revision	Date

**Mobil Mart**  
**Interior and Exterior Alteration**  
 10636 W BLUEMOUND RD  
 WAUWATOSA WI

SCALE  
**VARIES**



**STRUCTURAL PLAN**

**S1.0**

**SNOW LOADS**  
GROUND SNOW LOAD: 35.00 PSF  
FLAT-ROOF SNOW LOAD: 29.40 PSF  
SNOW EXPOSURE FACTOR: 1.00  
SNOW IMPORTANCE FACTOR: 1.00  
THERMAL FACTOR: 1.20  
DRIFT SURCHARGE LOAD: 0.00 PSF  
WIDTH OF SNOW DRIFT: 0.00 FT

**WIND LOADS**  
DESIGN WIND SPEED: 115.00 MPH  
RISK CATEGORY: II  
WIND EXPOSURE: B  
MWFRS Wind Calculations  
MWFRS loads are calculated using the provisions of ASCE 7-10 Chapter 28. Loads are first calculated on the structure as a whole, for transmission to shear walls.  
Common Values  
The following values are common for the entire structure:  
V = 115.00 mph (basic wind speed, as entered by user)  
K_d = 0.85 (wind directionality factor, from Table 26.6-1, for Main Wind Force Resisting System)  
K_z = 1.00 (topography factor, as entered by user, from Table 26.8-1)  
K_e = 0.70 (velocity pressure coefficient, from Table 28.3-1 Note 1, evaluated at roof mean height)  
Common Velocity Pressure  
Velocity pressure at roof mean height (q_r), Equation 28.3-1 evaluated at roof mean height per 28.4.1:  
q = h 0.00256K_z K_d V² = 24.76 psf  
Force on Roof  
Wind pressures on the roof are calculated here and will be used later when distributing load to the loadbearing walls that support the roof.  
G_C Coefficient Determination  
Values from Figure 28.4-1 for roof zones, taking worst case of Load Case A and B:  
G_{C1} = -1.07 (Windward surface, edge zone)  
G_{C2} = -0.69 (Windward surface, field zone)  
G_{C3} = -0.53 (Leeward surface, edge zone)  
G_{C4} = -0.37 (Leeward surface, field zone)  
Design Pressures  
Pressure values from Equation 28.4-1:  
p = q_r (G_C - G_{CF}) = (20.16 psf) (-1.07 - 0.18) = -25.20 psf (Windward surface, edge zone)  
p = q_r (G_C - G_{CF}) = (20.16 psf) (-0.69 - 0.18) = -17.54 psf (Windward surface, field zone)  
p = q_r (G_C - G_{CF}) = (20.16 psf) (-0.53 - 0.18) = -14.31 psf (Leeward surface, edge zone)  
p = q_r (G_C - G_{CF}) = (20.16 psf) (-0.37 - 0.18) = -11.09 psf (Leeward surface, field zone)  
These pressures are applied normal to the roof. For sloped roofs, only the vertical component will be taken when distributing pressures to walls.

**GRAVITY LOADS**  
ROOF LIVE LOAD: 25.00 PSF  
FLOOR LIVE LOAD: 100.00 PSF  
SNOW LOAD : 30 PSF

**EARTHQUAKE LOADS**  
RISK CATEGORY: II  
CLASS: B  
SEISMIC IMPORTANCE FACTOR: 1.00  
MAPPED 0.2 SECOND SPECTRAL RESPONSE ACCELERATION: 0.200  
MAPPED 1.0 SECOND SPECTRAL RESPONSE ACCELERATION: 0.050  
DESIGN 0.2 SECOND SPECTRAL RESPONSE ACCELERATION: 0.160  
DESIGN 1.0 SECOND SPECTRAL RESPONSE ACCELERATION: 0.040  
SEISMIC DESIGN CATEGORY: A  
LATERAL FORCE RESISTING SYSTEM: ORDINARY REINFORCED MASONRY SHEAR WALLS  
DESIGN BASE SHEAR: 4.22 K  
SEISMIC RESPONSE COEFFICIENT: 0.08  
RESPONSE MODIFICATION FACTOR: 2.00  
SEISMIC ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE METHOD

**SOIL CAPACITY : ASSUMED 3000 PSF**

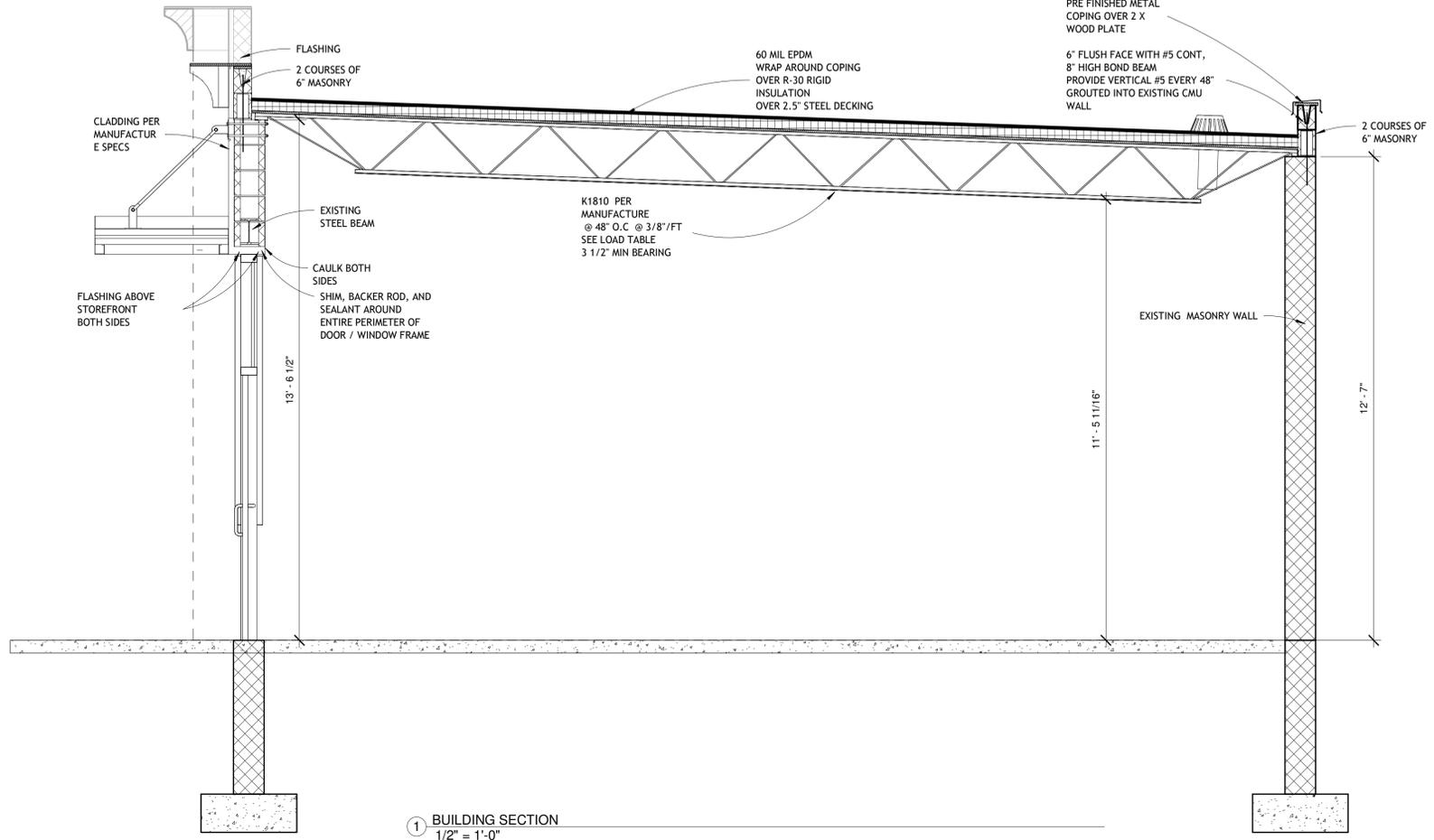
**MASONRY DESIGN CRITERIA**  
DESIGN STANDARD: TMS 402-13  
SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (F_m): 2,000.00 PSI  
GRADE OF REINFORCEMENT (F_y): 60,000.00 PSI  
MASONRY UNIT: 8 IN CMU  
CMU DENSITY: NORMALWEIGHT  
MASONRY MORTAR TYPE: TYPE S PORTLAND CEMENT/LIME

**CONCRETE**  
DESIGN STANDARD: AISCE  
SLAB ON GRADE : f_c = 4000 psi  
FOOTING : f_c = 3000 psi

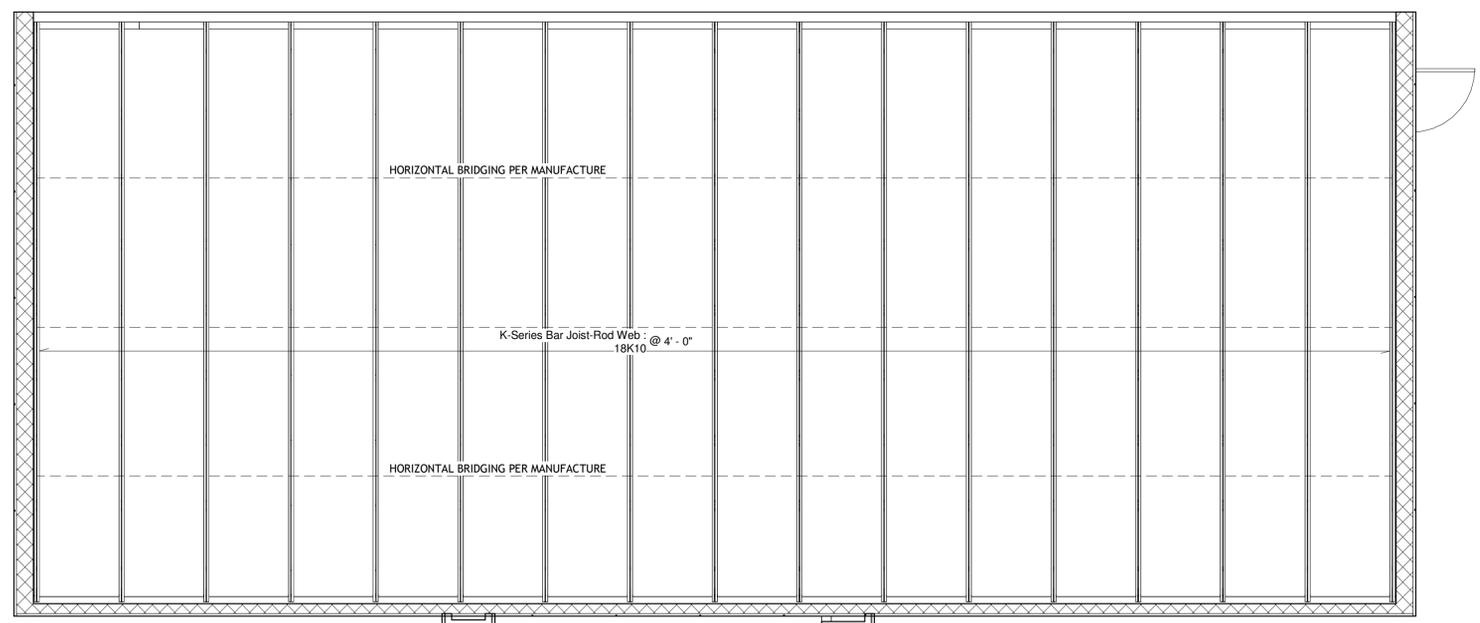
**STEEL**  
WIDE FLANGE "W SHAPE" : A992  
PLATES AND OTHER : A36  
BOLTS: A325

**WELDS:**  
WELDED CONNECTIONS  
ELECTRODES: 70 KSI

Walls:	Field	Windward	23.08
	Leeward	-25.31	
	Edge	Windward	23.08
	Leeward	-28.33	
Roof:	Zone 1 (Field)	Windward	9.41
	Leeward	-26.74	
	Zone 2 (Edge)	Windward	9.41
	Leeward	-31.7	
	Zone 3 (Corner)	Windward	9.41
	Leeward	-31.7	
Overhang:	Roof Edge	-27.24 (total, both surfaces)	
	Roof Corner	-19.81	
Parapet Windward side (case A)	Wall Field	47.01	
	Wall Edge	47.01	
Leeward side (case B)	Wall Field	42.84	
	Wall Edge	46.28	

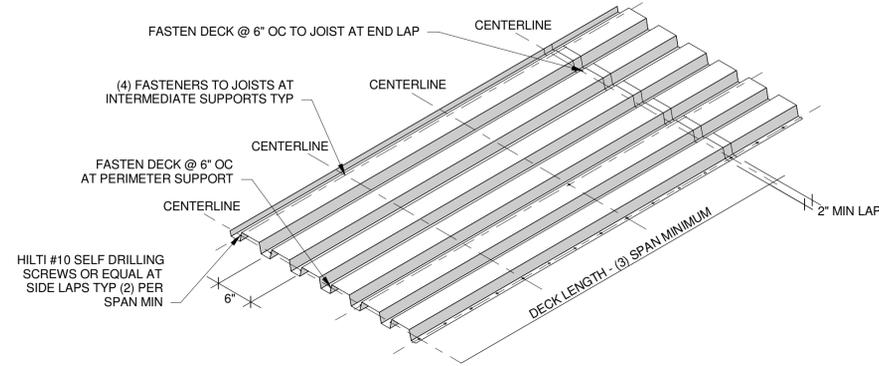


1 BUILDING SECTION  
1/2" = 1'-0"



2 Roof Framing  
1/4" = 1'-0"

Revision Schedule		
No.	Revision	Date



**NOTES:**

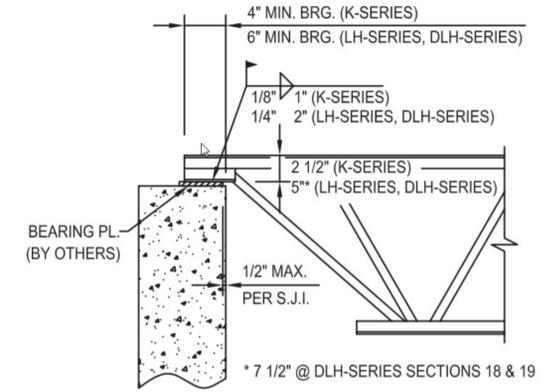
1. MECHANICALLY FASTEN DECK TO SUPPORTS WITH FASTENERS INDICATED BELOW. WELDING WILL NOT BE ALLOWED.

- JOISTS AND BEAMS: 3/16" <= t <= 3/8" USE HILTI X-HSN24
- JOISTS: 1/8" <= t <= 3/16" USE HILTI X-HSN24
- BEAMS & HEAVY JOISTS: t >= 1/4" USE HILTI X-ENP-19
- t = THICKNESS OF BASE MATERIAL

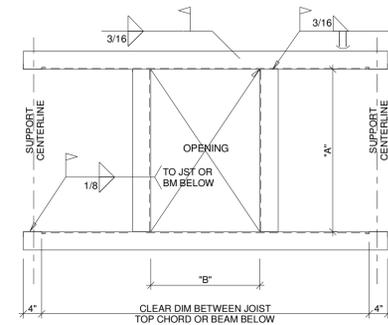
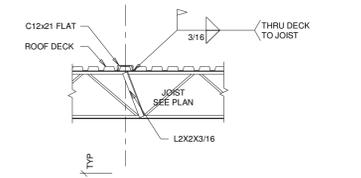
2. MINIMUM 1/8" MATERIAL THICKNESS REQUIRED AT JOIST TOP CHORDS.

**3 STEEL DECKING DETAILS**  
1" = 1'-0"

STRUCTURAL ROOF WOOD JOIST							
Length	Type	Count	Elevation at Bottom	Depth	TL DEF	LL DEF	Phase Created
27' - 5 1/4"	18K10	17	<varies>	18"	1/240	1/360	New Construction



**1 JOIST BEARING DETAILS**  
1/2" = 1'-0"



- DETAIL IS TYPICAL AT OPENINGS GREATER THAN 12', INCLUDING ROOF DRAINS & SUMPS
- DIMENSIONS 'A' & 'B' BY MECHANICAL CONTRACTOR & ROOF SUMP SUPPLIER
- PROVIDE C12 X 21 AT RTU CURB ( FLAT)
- SEE HVAC FOR LOCATION & SIZE REQUIRED

**2 RTU DETAILS**  
3/4" = 1'-0"

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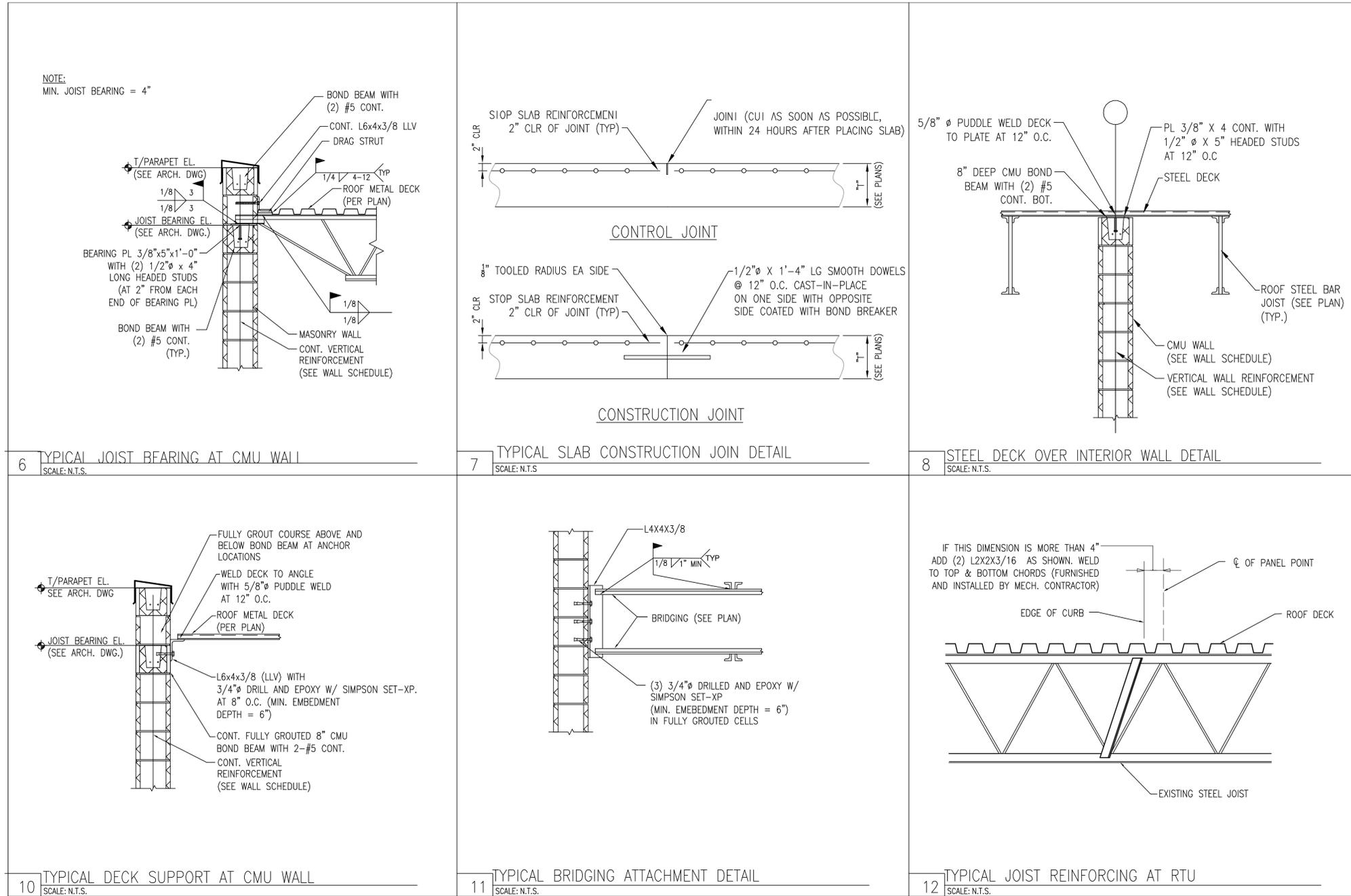
SCALE  
**VARIES**



**STRUCTURAL  
DETAILS**

**S1.1**

Revision Schedule		
No.	Revision	Date



① STRUCTURAL DETAILS  
1" = 1'-0"

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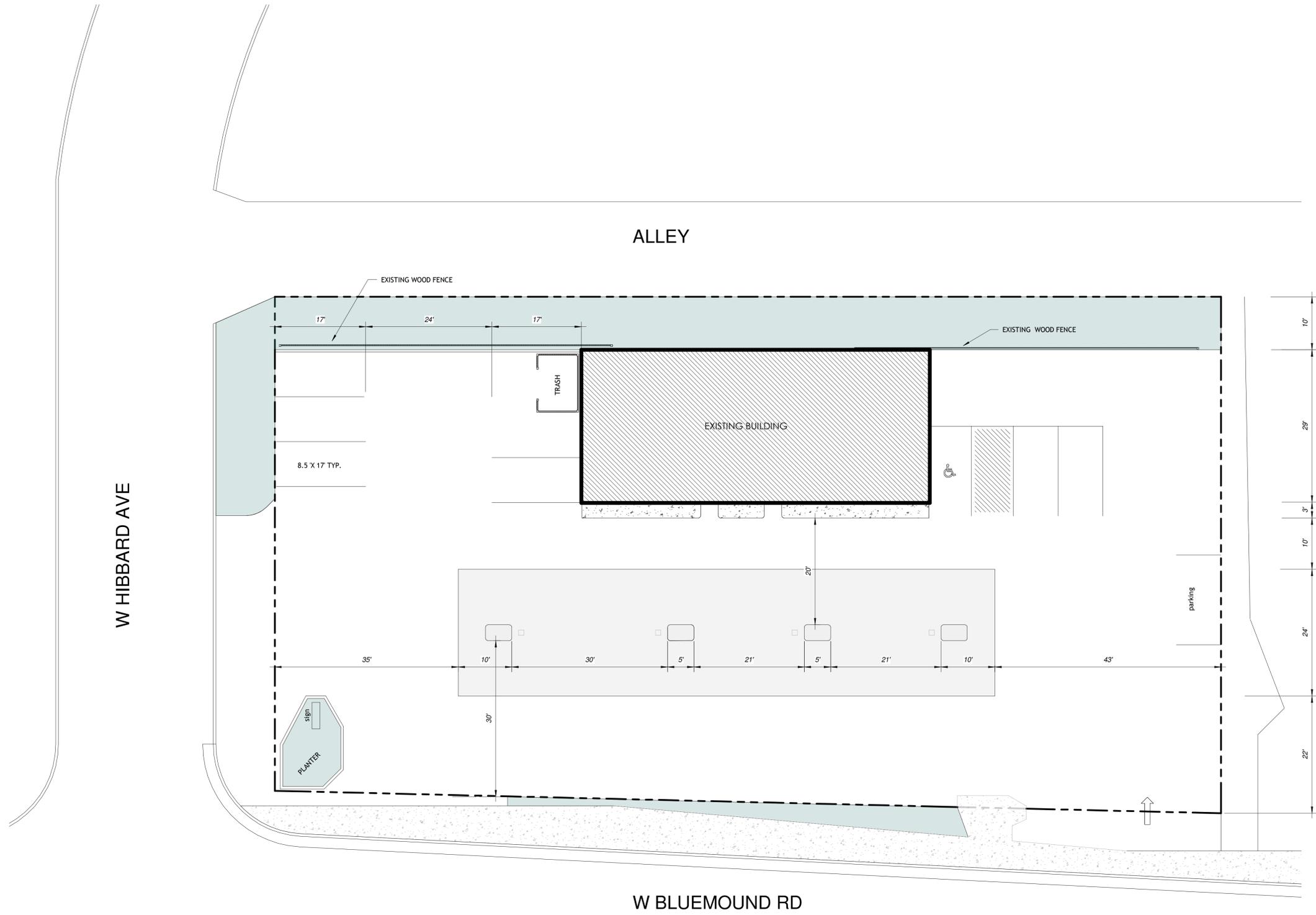
SCALE  
**VARIES**



STRUCTURAL  
DETAILS

**S1.2**

Revision Schedule		
No.	Revision	Date



① Site Plan  
1" = 10'-0"

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SCALE  
VARIES



SITE PLAN

A100.1



**38, 76 AND 190 SERIES  
SMOOTH FINISH OR CEDAR TEXTURE  
PRIMED & PREFINISHED PANEL SIDING**  
(including SilverTech & SmartFinish)

## GENERAL

- At the time of manufacture, siding meets or exceeds the performance standards set forth in ICC-ES AC321 and has achieved code recognition under ESR-1301, CCMC 11826-L, APA recognition under PR-N124, and HUD recognition under HUD-MR# 1318c. For copies of Product Approvals go online at <https://lpcorp.com/resources/product-literature/or> call LP Customer Support at 888-820-0325.
- Panel siding with SilverTech or SmartFinish is specifically for sheds and other outdoor structures where the interior wall cavities will remain permanently exposed.
- Non-grooved square edge panel siding may be installed vertically or horizontally. Shiplap edge panel siding is limited to vertical applications. (Figure 5E, 5F and 5G)
- Minimum 6 inch (152 mm) clearance must be maintained between siding and finish grade (ground cover).
- Siding applied adjacent to surfaces such as porches, patios, balconies, or walking surfaces (including porch columns) must have a clearance of at least 1 inch (25 mm) above any horizontal surface. Clearance may be reduced to 3/8 inch (10 mm) for:
  - Porches, patios, balconies, or walking surfaces that slope away from the structure or the surface provides gaps that allow water to flow through so that it cannot accumulate, and are covered by a roof, not an eave or overhang; or
  - Porch columns with walking surfaces that slope away from the structure or the surface provides gaps that allow water to flow through so that it cannot accumulate.
- Minimum 1 inch (25 mm) clearance at intersection with roof line.
- Apply and maintain siding in a manner that prevents moisture intrusion and water buildup.
- All wood substrate that is exposed to the weather must be sealed in a manner that prevents moisture intrusion and water build up.
  - Seal ALL exposed cuts of siding and trim. Field spray applied coatings on cuts are not recommended.
  - Sealing can be accomplished by applying a paint or sealant according to the manufacturer's requirements.
- LP does not recommend panel siding for use in ICF assemblies. If used, LP will NOT warrant for Buckling and Shrinkage.
- Use nails to fasten panel siding to structural framing.
  - Alternate fasteners such as staples are permissible when allowed by local building code and where the size, embedment, placement and number of alternate fasteners fasteners are designed by a licensed design professional and approved by the local building official.
  - LP will not consider any warranty claims for damage or performance failures to the extent caused by the use of any alternate fasteners.

## GENERAL (CONT.)

- SIDING MUST NOT BE IN DIRECT CONTACT WITH MASONRY, SUCH AS, BUT NOT LIMITED TO CONCRETE, BRICK, STONE, STUCCO OR MORTAR.
- ## STORAGE AND HANDLING
- Handle prefinished panel siding with extreme care during storage and application.
  - Keep siding clean and dry. Inspect prior to application.
  - Store off the ground on a flat surface and under a roof or separate waterproof covering.
    - Additional support may be required to achieve a safe clearance from the ground.
    - When the covering is removed, cut all unit banding.
  - When unpackaging prefinished siding products, cut the full length of the shrink-wrap to avoid dragging and scuffing of the trim or sidings painted surface.
    - All movement or transportation of siding products on the jobsite should be done with slip sheets intact.
    - DO NOT remove slip sheets placed between the trim or siding painted surfaces until each piece is being prepared for installation.
    - Early removal of the slip sheets will leave siding products exposed to possible paint damage before installation.
  - Touch up any damage to prefinished siding that may occur during application per the Finishing section in this document or per the Prefinishers specifications.

## STUD SPACING

- Panel siding with a shiplap joint must be installed with the long dimension vertically on studs.
  - 38 and 76 Series panel siding may be installed directly to studs spaced a maximum of 16 inch (406 mm) o.c.
  - 190 Series panel siding is required when installing directly to studs spaced up to a maximum of 24 inch (610 mm) o.c.

## MOISTURE

- Moisture control and water vapor control are critical elements of proper housing design. Check your local building code for application procedures for handling moisture and water vapor.
- As with all wood products, do not apply engineered wood siding to a structure having excessive moisture conditions such as drying concrete, plaster or wet blown cellulose insulation.
- Siding must not be applied to green or crooked structural framing members.
- Siding must not be applied over rain-soaked or buckled sheathing materials.
- Gutters are recommended for control of roof water run off.

## WATER-RESISTIVE BARRIER (WRB)

- A properly installed WRB is required behind siding. Consult your local building code for details.
- The LP SmartSide panel siding limited warranty does not expressly or implicitly cover water penetration.
  - LP does not assume responsibility for any water penetration.
- Sheds and other accessory structures where the interior wall cavities will remain permanently exposed may use LP SmartSide panel siding with SilverTech or SmartFinish and do not require a WRB, **if exempt by local building code.**

## GAPS & SEALANTS

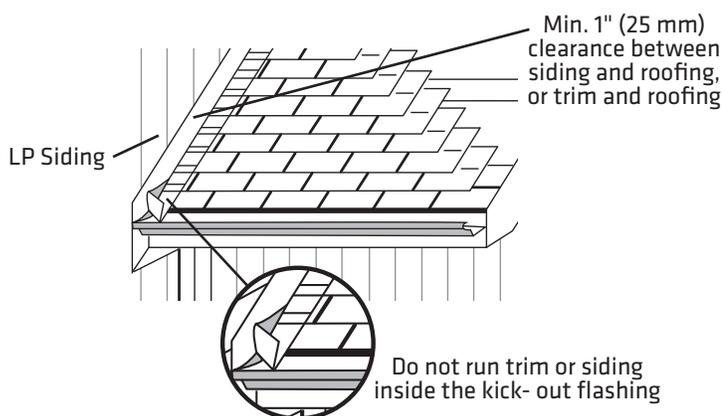
- Seal all gaps with a high-quality, non-hardening, paintable exterior sealant meeting ASTM C920, minimum Class 25. Follow the sealant manufacturer's instructions for application.

## FLASHING, WINDOWS, DOORS & OPENINGS

- All openings must be properly sealed or flashed in a manner that prevents moisture intrusion or buildup. Several examples that accomplish this objective are shown on the following pages.

## KICK-OUT FLASHING

- Install kick-out flashing at roof eave-to-wall intersections to direct the water into the gutter.
- Install step flashing at roof-to-wall intersections with a minimum 4 inch (102 mm) upper leg.
- Properly integrate flashing with the water-resistive barrier. Use housewrap, flashing tape, Z-flashing, or other items as needed to maintain the counterflashing principle.
- **DO NOT extend the siding or trim into kick-out flashing or gutter.**
- Maintain a minimum 1 inch (25 mm) clearance between the end of the gutter and the adjoining wall to allow for proper maintenance of the siding.



## TRIM

- Trim should be thick enough so the siding does not extend beyond the face of the trim.
- Trim and fascia must be applied in a manner that will not allow moisture intrusion or water buildup.
- LP® SmartSide® siding is not designed and/or manufactured to be used as trim.

## FINISHING INSTRUCTIONS

- Climb cut the surface of siding such that rotation of the blade cuts downward on the primed or prefinished siding surface.
- **Seal all exposed surfaces, including all drip edges or where water will hang.**
- Apply finish coat of paint as soon as possible, and within 180 days of application.
- Follow the coating manufacturer's application and maintenance instructions.
- For best results use a high-quality 100% acrylic exterior paint, specially formulated for use on wood and engineered wood substrates; oil paint is acceptable.
  - DO NOT USE: stain
  - DO NOT USE: vinyl-based paint (like vinyl acetate or PVA)

### SMOOTH FINISH Panel Siding:

- Either flat, satin or semi-gloss coatings can be applied to smooth finish panel siding.
  - Each offers different appearance & maintenance benefits.
  - See Technical Bulletin #049 for additional information.

### CEDAR TEXTURE Panel Siding:

- For best results use semi-gloss finish.
  - See Technical Bulletin #049 for additional information.

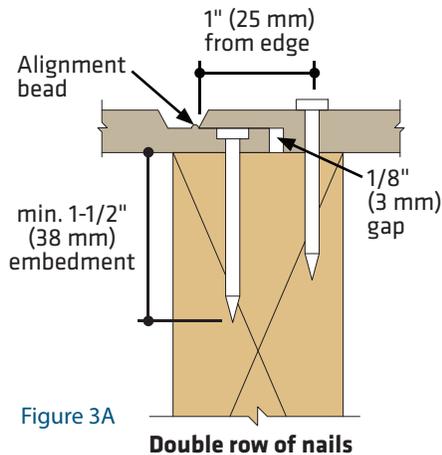
## PREFINISHED PANEL SIDING

- Handle prefinished panel siding with extreme care during storage and application.
  - Do not remove slipsheet while handling or carrying siding on job site as doing so may damage the coating.
  - Touch-up any damage to prefinished siding that may occur during application per the instruction below or the Prefinishers specifications.
  - Touch-up paint should be used sparingly.
  - Carefully apply touch-up paint only to the areas with missing paint. Doing so will allow the touched-up areas to better blend in with the factory applied coating.
  - Apply touch-up paint to cover scratches less than 1 inch in length and less than 1/16 inch wide, exposed nail heads or small nicks.
  - Do not apply touch-up paint to spots greater than 3/4 inch in diameter.
  - Apply touch-up paint only when air, siding and paint temperature are above 50°F and will remain above 50°F for at least 24 hours after application.
  - Shake touch-up paint for 90 seconds before every use.
  - Do not use touch-up if you suspect the paint has frozen.
  - Do not apply touch-up paint to wet siding.
  - Avoid using touch-up when condensation is likely to form.
  - Avoid using touch-up when precipitation is possible.
  - Store touch-up paint between 40°F and 100°F.
- Touch-up paint is air dried, while factory applied paint is generally cured using ovens. For this reason, the touch-up paint will have some minor differences initially and after time. Minimizing the use of touch-up paint is the best approach to ensure these minor differences are less noticeable.
- Use the appropriate applicator provided in the LP® SmartSide® ExpertFinish® Touch-Up Kit.
  - Nail Head Paint Applicator. (Figure 5H)
  - Cut End Paint Applicator. (Figure 5J)

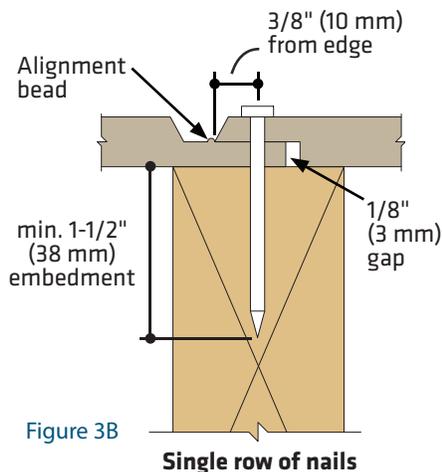
## NAILING INSTRUCTIONS - DIRECT TO STUDS

- Penetrate structural framing or wood structural panels and structural framing a minimum of 1-1/2 inches (38 mm).
- A reduction in allowable racking shear capacity is required in Table 1 of both [PR-N124](#) and [ESR-1301](#) when using panel siding with a shiplap edge.

- For 38 Series panel **double nailing** procedure meets wall bracing requirements for 5/16 CATEGORY shear wall design value in Table 1.



- For 76 and 190 Series panel **single nailing** procedure meets wall bracing requirements for 5/16 CATEGORY shear wall design value in Table 1. To meet the equivalent 3/8 CATEGORY shear wall design value, **double nailing** must be used.



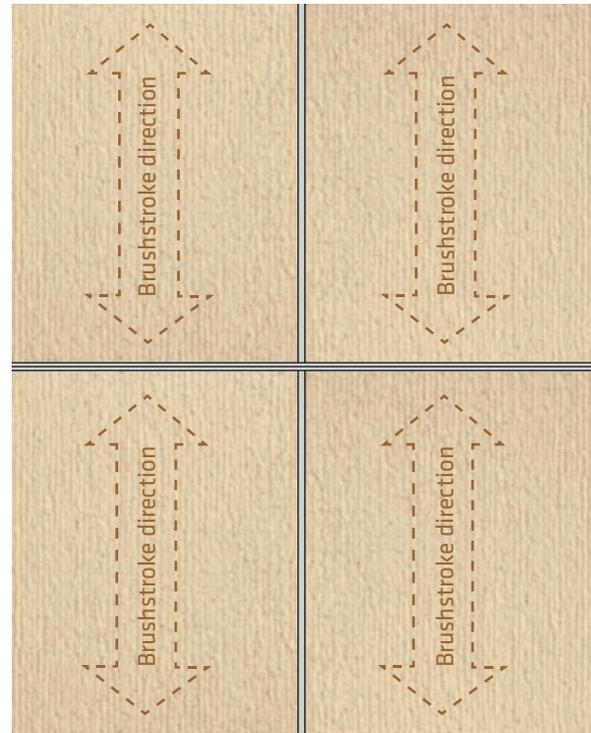
- Align the overlap edge of the panel to the outside edge of the alignment bead on the underlap edge of the adjacent panel as shown in Figure 3B.
  - Doing so will maintain the 1/8" (3 mm) expansion gap on the back side of the panel seam.
  - **DO NOT INSTALL OVERLAP EDGE ON TOP OF UNDERLAP ALIGNMENT BEAD.**
- Where siding butts window trim, door casings and masonry, etc. leave a 3/16 inch gap and seal.

## SMOOTH FINISH PANEL ORIENTATION

- Smooth finish square edge panel siding may be installed in either the horizontal or vertical orientation.
  - For a consistent finish appearance, maintain the same panel orientation throughout the installation. (Either all panels installed vertical or horizontal.)
- Smooth finish panels have a subtle brushstroke texture, this texture runs parallel to the long panel direction and can be used to identify the panel orientation even after the panels have been reduced in size.
  - See photos with directional arrows to familiarize yourself with this feature before beginning installation. (Figure 3C)

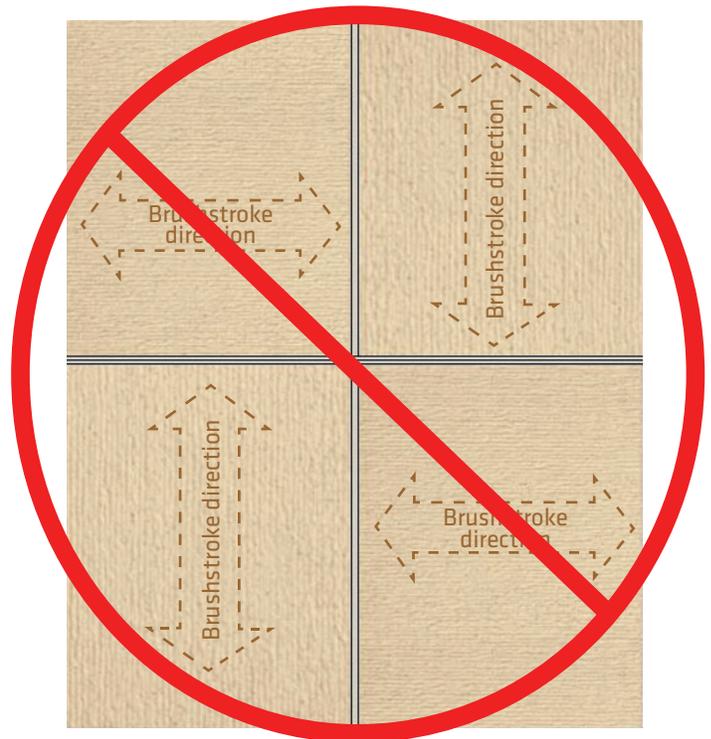
## SMOOTH FINISH PANEL ORIENTATION (CONT.)

### SMOOTH FINISH Brushstroke Texture - Parallel



- **DO NOT** installing panel siding with brushstroke running in different directions. (Figure 3D)

### SMOOTH FINISH Brushstroke Texture - NOT Parallel



## NAILING INSTRUCTIONS - DIRECT TO STUDS (CONT.)

- In braced wall assemblies;
  - Use a minimum (0.113 inch shank diameter) hot-dip galvanized (ASTM A153) or equivalent nail for 38 Series and 76 Series panel siding.
  - Use a minimum (0.131 inch shank diameter) hot-dip galvanized (ASTM A153) or equivalent nail for 190 Series panel siding.
  - When using panel siding as both wall bracing and siding consult Table 1 of [APA Product Report PR-N124](#) or [ICC-ES Evaluation Report ESR-1301](#) for fastener spacing; or consult a design professional.
- In non-braced wall assemblies;
  - A minimum 0.092 inch smooth shank diameter nail may be substituted depending on the wind pressure, wind speed and wind exposure category limitations in [PR-N124](#) or [ESR-1301](#).

## ALTERNATIVE FASTENING OPTION OVER SIP ASSEMBLIES OR WOOD STRUCTURAL PANEL WALL SHEATHING (WSP)

- WSP wall sheathing must be a minimum 7/16 Category with an APA Trademark that contains the consensus Standard DOC PS 2.
- Panel siding must be fastened with:
  - Minimum (0.092 inch shank diameter) hot-dip galvanized ring shank nail, fastened in a grid a minimum of 8 inches (203 mm) o.c. up to a maximum 16 inches (305 mm) o.c. grid depending on the wind pressure, wind speed and wind exposure category limitations in APA Product Report PR-N124, Table 5a or 5b.
  - Fastener length must be long enough to fully penetrate WSP wall sheathing by at least 1/4 inch (6 mm). Ensure that the ring shanks of the nail fully engage the WSP sheathing.

## PANEL SIDING INSTALLED OVER EXTERIOR GYPSUM OR FOAM SHEATHING (RIGID FOAM INSULATION)

- Siding may be installed over exterior gypsum or foam sheathing. The following precaution must be followed:
  - Fastener length must be increased to ensure a minimum 1-1/2 inch (38 mm) penetration into structural framing or wood structural panel sheathing and structural framing; **or**
  - For alternate fastening option to wood structural panel sheathing only, the nail length must be long enough to fully penetrate sheathing by at least 1/4 inch (6 mm).
    - Ensure that the ring shanks of the nail fully engage the wood structural panel sheathing.
  - A water-resistant barrier (WRB) is required in accordance with building code requirements.
    - A drainage plane (example: furring strips, drainage mat or drainage board) may be required between siding and WRB, consult local code requirements.

## PANEL SIDING INSTALLED OVER FOAM SHEATHING (RIGID FOAM INSULATION) UP TO 1 INCH (25 MM) THICK

- Siding may be installed over low-compression foam sheathing.
- Panel siding may be nailed directly over foam sheathing up to 1 inch (25 mm) thick without a reduction in the allowable racking shear capacity (wall bracing capacity).

## PANEL SIDING INSTALLED OVER FOAM SHEATHING (RIGID FOAM INSULATION) GREATER THAN 1 IN (25 MM) THICK

- When panel siding is NOT used as wall bracing, refer to IRC Chapter 7 on Wall Covering for prescriptive siding attachment over foam sheathing up to 4 inch (102 mm) thick direct to wood framing or cold-formed steel framing.
  - Section 703.15.1 for minimum fastening requirements over foam sheathing to wood framing.
  - Section 703.15.2 for furring minimum fastening requirements over foam sheathing to wood framing.
  - Section 703.16.1 for minimum fastening requirements over foam sheathing to steel framing.
  - Section 703.16.2 for furring minimum fastening requirements over foam sheathing into steel framing.
- LP assumes no liability for any loss or damage caused by the IRC prescriptive design of the mechanical connection of the siding to the structure and is expressly released by the purchaser or owner from any such loss or liability.

## 1 INCH (25 MM) ROOF-TO-WALL OR CHIMNEY INTERSECTION

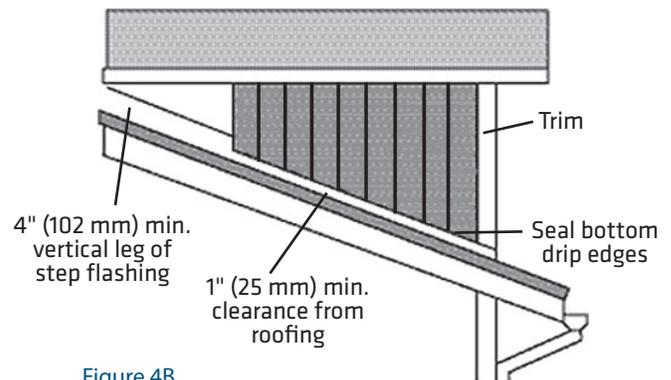
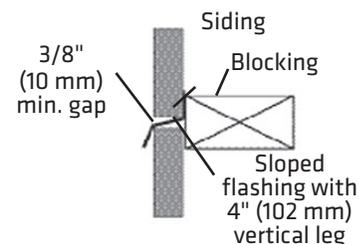


Figure 4B

## PANEL SIDING JOINT DETAILS

### HORIZONTAL WALL JOINTS



### BUTT & FLASH

Figure 4C

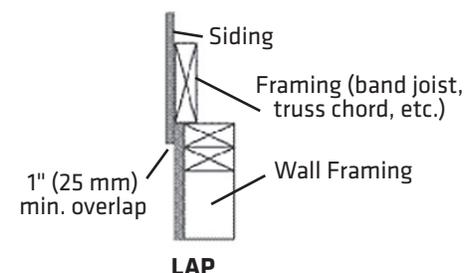


Figure 4E

## PANEL SIDING JOINT DETAILS (CONT.)

### HORIZONTAL BANDBOARD

For multi-story buildings, make provisions at horizontal joints for “settling” shrinkage of framing, especially when applying siding directly to studs.

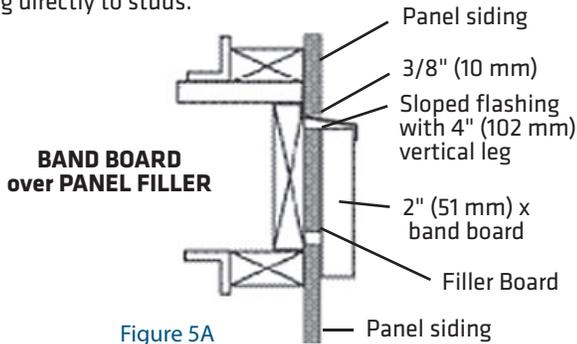


Figure 5A

## SILL PLATE OPTIONS

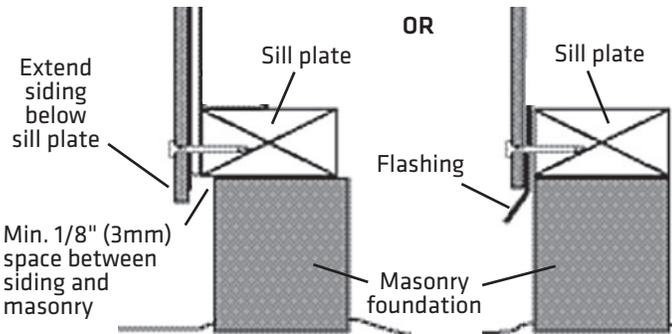


Figure 5B

Figure 5C

## SPACE & FLASH ABOVE DOORS & WINDOWS

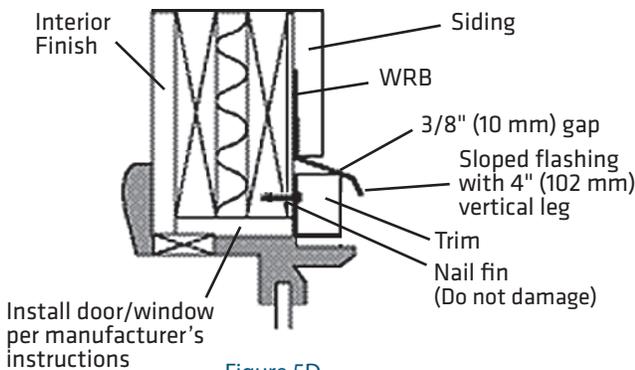


Figure 5D

## PANEL EDGES AVAILABLE: SQUARE EDGE, SHIPLAP EDGE AND SHIPLAP EDGE WITH ALIGNMENT BEAD

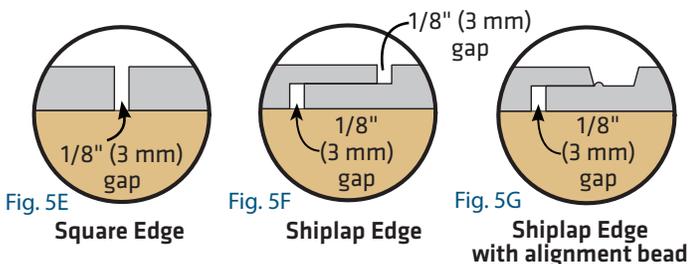


Fig. 5E

Square Edge

Fig. 5F

Shiplap Edge

Fig. 5G

Shiplap Edge with alignment bead

## TOUCH-UP KIT



Figure 5H

Nail Head  
Paint Applicator



Figure 5J

Cut End  
Paint Applicator

LP SmartSide panel siding is accepted by the State of California as category 8140- Exterior Wall Siding and Sheathing for Wildland Urban Interface (WUI) applications. **For WUI compliance, install panel siding** in accordance with Louisiana-Pacific's printed application instructions **with the addition of a paintable fire retardant sealant** [UL Listed fire caulk, nominal 1/4 inch (6 mm) bead] **in the vertical joint, and using an enhanced nailing pattern of 3 inch (76 mm) o.c. perimeter nailing and 8 inch (203 mm) o.c. field nailing.** Look for the California State Fire Marshal Office label on LP SmartSide panel siding.

The Louisiana-Pacific Corporation (“LP”) LP SmartSide Siding (the “Products”) Limited Warranty (the “Warranty”) applies only to structures on which the Products have been applied, finished and maintained in accordance with the published application, finishing and maintenance instructions in effect at the time of application. The failure to follow such application, finishing or maintenance instructions will void the Warranty as to the portion of the Products affected by the variance (the “Affected Products”).

LP assumes no liability for any loss or damage sustained by the Affected Products and is expressly released by the purchaser or owner from any such loss or liability.

Any modification of the Warranty's application, finishing or maintenance requirements is void unless approved in writing by LP prior to application.

For a copy of the warranty or for installation and technical support, visit the LP SmartSide product support Web site at:

**[www.lpsmartside.com](http://www.lpsmartside.com)**

for for additional support call 888-820-0325.

**WARRANTY REMEDIES ARE NOT AVAILABLE IF REQUIREMENTS ARE NOT FOLLOWED.**

**⚠ WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to [www.P65Warnings.ca.gov/wood](http://www.P65Warnings.ca.gov/wood).**



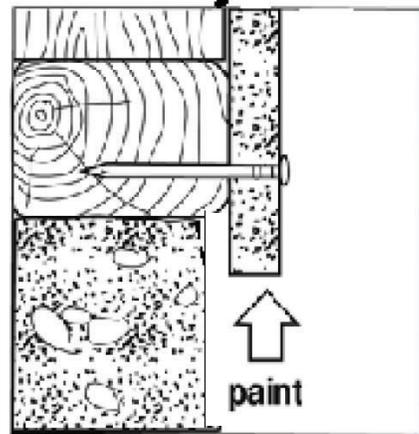
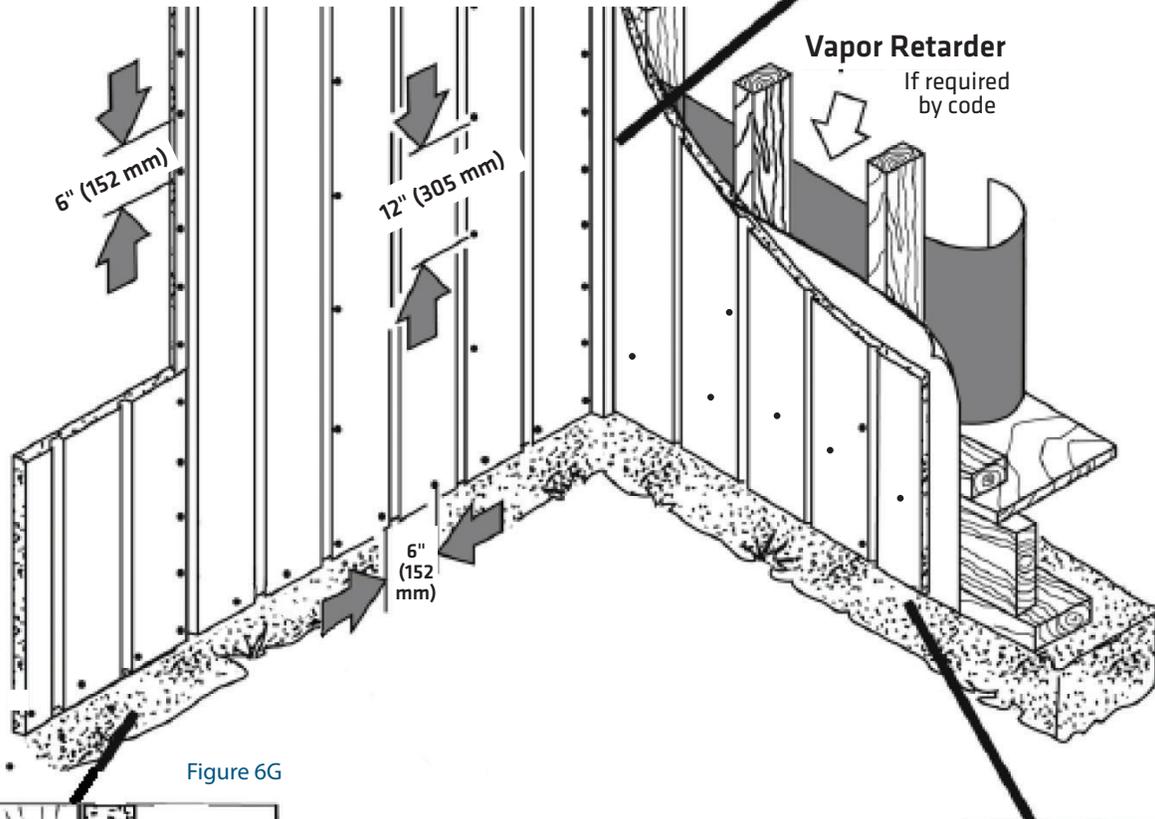
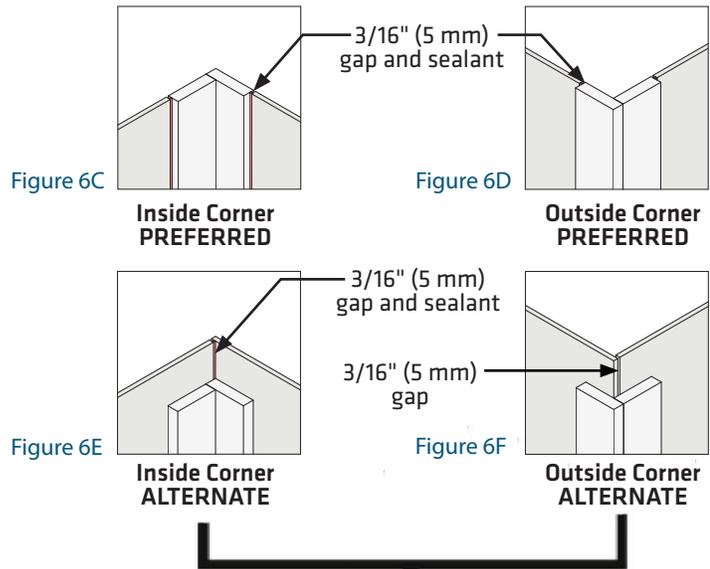
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NOTE: Louisiana-Pacific Corporation periodically updates and revises its product information. To verify that this version is current, call 888-820-0325.

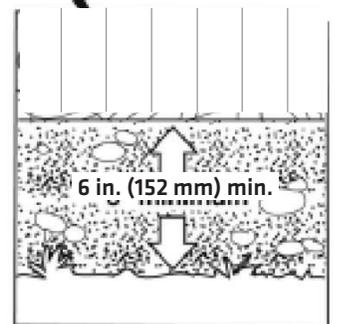
- Painting all exposed nail heads is recommended.
- Do not overdrive nails.
  - Nail head should seat **snug** to face of siding, but not be overdriven to distort the siding surface. (Figure 6A)

CONDITION		CORRECTION
Snug		OK
Flush		Paint
Visible fiber		Paint
Countersunk 1/16" - 1/8" (0.063 mm) - (0.125 mm)		Apply sealant
Countersunk more than 1/8" (0.125 mm)		Apply sealant and re-nail

Figure 6A

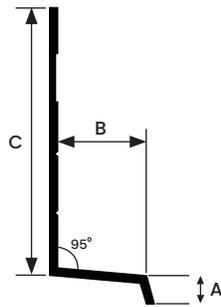


Bottom Course Detail



Ground Clearance

# BRH



All measurements are nominal

ITEM ID	A	B	C
BRH516*	1/8"	3/8"	1-1/8"
BRH716	1/8"	1/2"	1-1/8"

All parts are 10' Length unless otherwise indicated

***In Stock in BLACK ANODIZED**

## DESIGN FEATURES

Designed to work as part of a system with XtremeTrim® Vertical Bead Reveal. XtremeTrim® Horizontal Bead Reveal provides a minimal exposure while providing protection for the top edge of the lower panel.

## MATERIAL

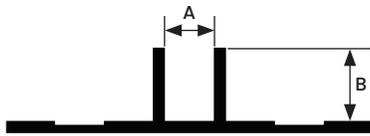
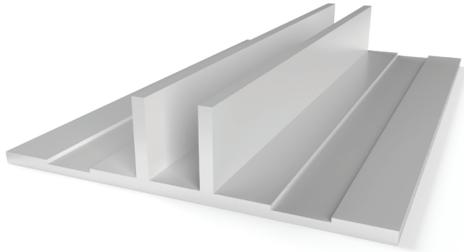
6063-T5 .040" ± .005 extruded aluminum alloy with proprietary coating that protects against harsh weather conditions and allows for paint adhesion. For all other finish options refer to page 20.

## NOTES

Do not install XtremeTrim® Horizontal Bead Reveal on horizontal applications where the exterior flange can catch/hold water.



# BRV



All measurements are nominal

ITEM ID	A	B
BRV14516	1/4"	5/16"
BRV12516*	1/2"	5/16"
BRV1516	1"	5/16"
BRV121	1/2"	1"

All parts are 10' Length unless otherwise indicated

*In Stock in BLACK ANODIZED

## DESIGN FEATURES

Vertical Bead Reveal serves as an aesthetic joint between panels. A better, more appealing and secure solution to the "open wall" vertical joint look popular in many areas.

## MATERIAL

6063-T5 .045" ± .005 extruded aluminum alloy with proprietary coating that protects against harsh weather conditions and allows for paint adhesion. For all other finish options refer to page 20.

## NOTES

Do not install XtremeTrim® Vertical Bead Reveal on horizontal applications where the exterior flange can catch/hold water.



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2

2

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WE SELL  
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PROPANE

SNACKS

COFFEE

Wauwatosa,  
Kulwant Dhillon  
Bluemound

KEROSENE





CAR WASH

ENTER







