DANE COUNTY SHERIFF SE PRECINCT REMODEL

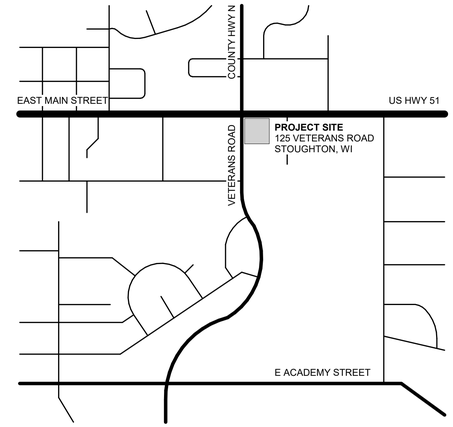
CONSTRUCTION DRAWINGS

FEBRUARY 2, 2021

SHEET INDEX VOLUME 1

SHEET INDEX VOLUME 1

VIEW OF BUILDING FROM CORNER OF VETERANS ROAD AND HWY 51



LOCATION MAP - STOUGHTON, WISCONSIN

WISCONSIN
WESLEY T. REYNOLDS
11709-5
MADISON
WISCONSIN
ARCHITECT
1.31.2018

I hereby certify these plans and specifications were prepared by me or under my direct personal supervision and that I am a duly licensed professional architect under the laws of the state of Wisconsin.

Sheets covered by this seal: Listed As "Architectural"

WISCONSIN
MATTHEW
HAASE
E-40119-6
SUN PRAIRIE
WI
PROFESSIONAL ENGINEER
2-2-21

I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Wisconsin.

Sheets covered by this seal: Listed As "Civil"

WISCONSIN
CHAD J.
WHITTINGHILL
E-40113
MADISON
WI
PROFESSIONAL ENGINEER
2-2-21

I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Wisconsin.

Sheets covered by this seal: Listed As "Structural"

OPN ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260

www.opnarchitects.com

Owner

DANE COUNTY
Department of Public Works, Highway & Transportation, Engineering Division
1919 Alliant Energy Center Way
Madison, Wisconsin 53713

Project

DANE COUNTY SHERIFF SE PRECINCT REMODEL
125 VETERANS ROAD
STOUGHTON, WI 53589

Civil Engineer and Landscape Architect

JSD PROFESSIONAL SERVICES, INC
161 HORIZON DRIVE SUITE 101
VERONA, WI 53593
P. 608.848.5060

Structural Engineer

STRATEGIC STRUCTURAL DESIGN LLC
HEARTLAND TRAIL #203
MADISON, WI 53717
P. 608.770.4265

MEP Engineer

DESIGN ENGINEERS
437 S YELLOWSTONE DR SUITE 110
MADISON, WI 53719
P. 608.424.8815

Key Plan

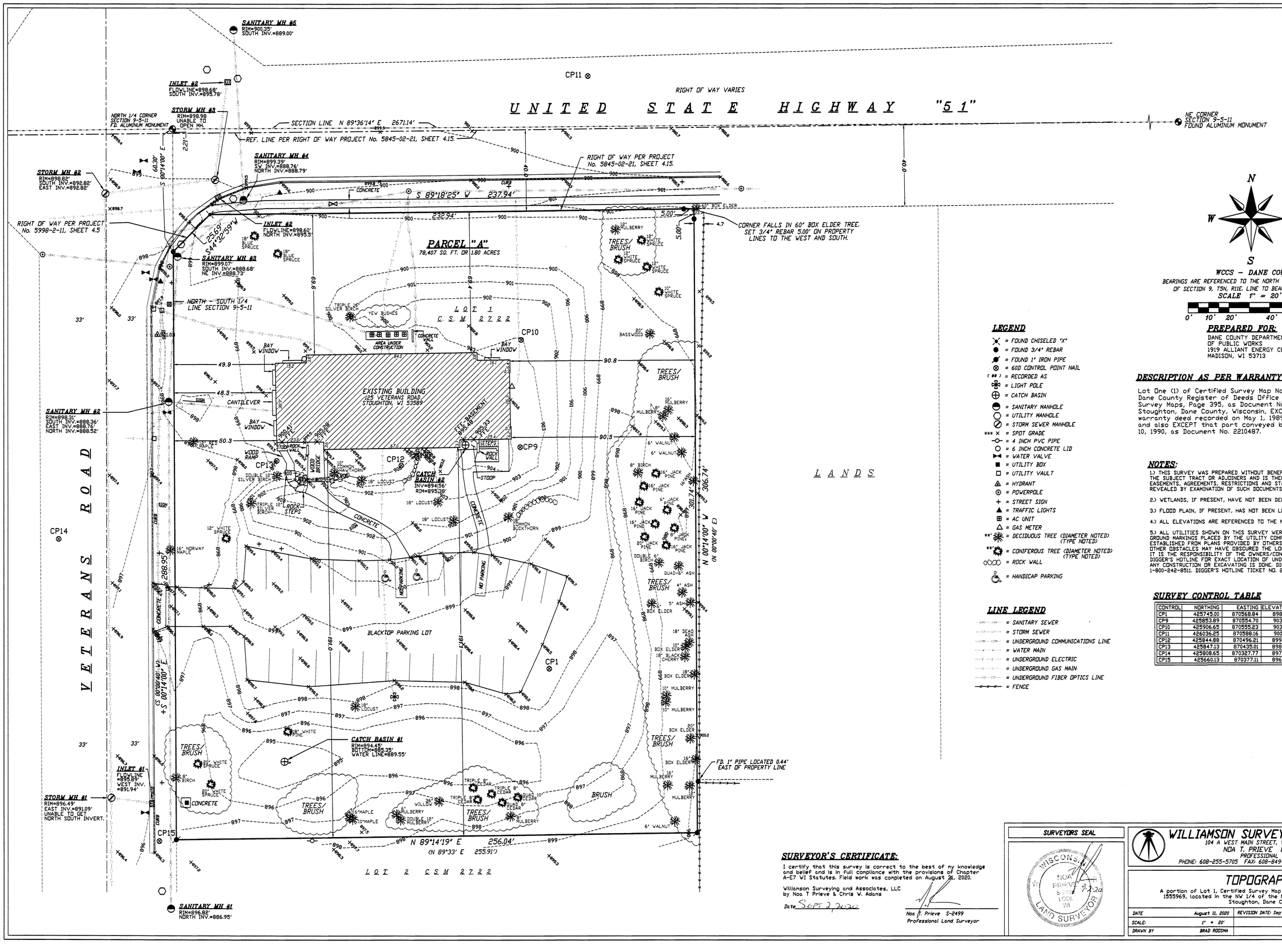
Revision Description Date

OPN Project No.
20628000

Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
COVER SHEET VOLUME 1

Sheet Number
G001



N

W E

S

WCCS - DANE COUNTY

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, T5N, R11E. LINE TO BEAR = N 89°36'14" E

SCALE 1" = 20'

0' 10' 20' 40' 60'

LEGEND

- = FOUND CHISELED "X"
- = FOUND 3/4" REBAR
- = FOUND 1" IRON PIPE
- = 60D CONTROL POINT NAIL
- (##) = RECORDED AS
- = LIGHT POLE
- = CATCH BASIN
- = SANITARY MANHOLE
- = UTILITY MANHOLE
- = STORM SEWER MANHOLE
- ### × = SPOT GRADE
- = 4 INCH PVC PIPE
- = 6 INCH CONCRETE LID
- = WATER VALVE
- = UTILITY BOX
- = UTILITY VAULT
- = HYDRANT
- = POWERPOLE
- = STREET SIGN
- = TRAFFIC LIGHTS
- = AC UNIT
- = GAS METER
- ##' = DECIDUOUS TREE (DIAMETER NOTED) (TYPE NOTED)
- ##' = CONIFEROUS TREE (DIAMETER NOTED) (TYPE NOTED)
- = ROCK WALL
- = HANDICAP PARKING

LINE LEGEND

- = SANITARY SEWER
- = STORM SEWER
- = UNDERGROUND COMMUNICATIONS LINE
- = WATER MAIN
- = UNDERGROUND ELECTRIC
- = UNDERGROUND GAS MAIN
- = UNDERGROUND FIBER OPTICS LINE
- = FENCE

PREPARED FOR:

DANE COUNTY DEPARTMENT
OF PUBLIC WORKS
1919 ALLIANT ENERGY CENTER WAY
MADISON, WI 53713

DESCRIPTION AS PER WARRANTY DEED DOC. NO. 2930823

Lot One (1) of Certified Survey Map No. 2722, recorded in the Dane County Register of Deeds Office in Volume 10 of Certified Survey Maps, Page 395, as Document No. 1555969, in the City of Stoughton, Dane County, Wisconsin, EXCEPT that part conveyed by warranty deed recorded on May 1, 1989, as Document No. 2138235, and also EXCEPT that part conveyed by deed recorded on July 10, 1990, as Document No. 2210487.

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

4.) ALL ELEVATIONS ARE REFERENCED TO THE NAVD88 (2012) DATUM.

5.) ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SNOW OR OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGER'S HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. DIGGER'S HOTLINE NO. 1-800-242-8511. DIGGER'S HOTLINE TICKET NO. 2020-3018503.

SURVEY CONTROL TABLE

CONTROL	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	425745.00	870568.84	898.06'	60D NAIL
CP9	425853.89	870554.70	903.70'	60D NAIL
CP10	425906.65	870555.23	903.03'	60D NAIL
CP11	426036.25	870588.16	900.50'	60D NAIL
CP12	425844.88	870496.21	899.86'	60D NAIL
CP13	425847.13	870435.01	898.99'	60D NAIL
CP14	425808.65	870327.77	897.46'	60D NAIL
CP15	425660.13	870377.11	896.25'	60D NAIL

SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on August 31, 2020.

Williamson Surveying and Associates, LLC
by Noa T Prieve & Chris W. Adams

Date Sept 2, 2020

Noa T. Prieve S-2499
Professional Land Surveyor

SURVEYORS SEAL

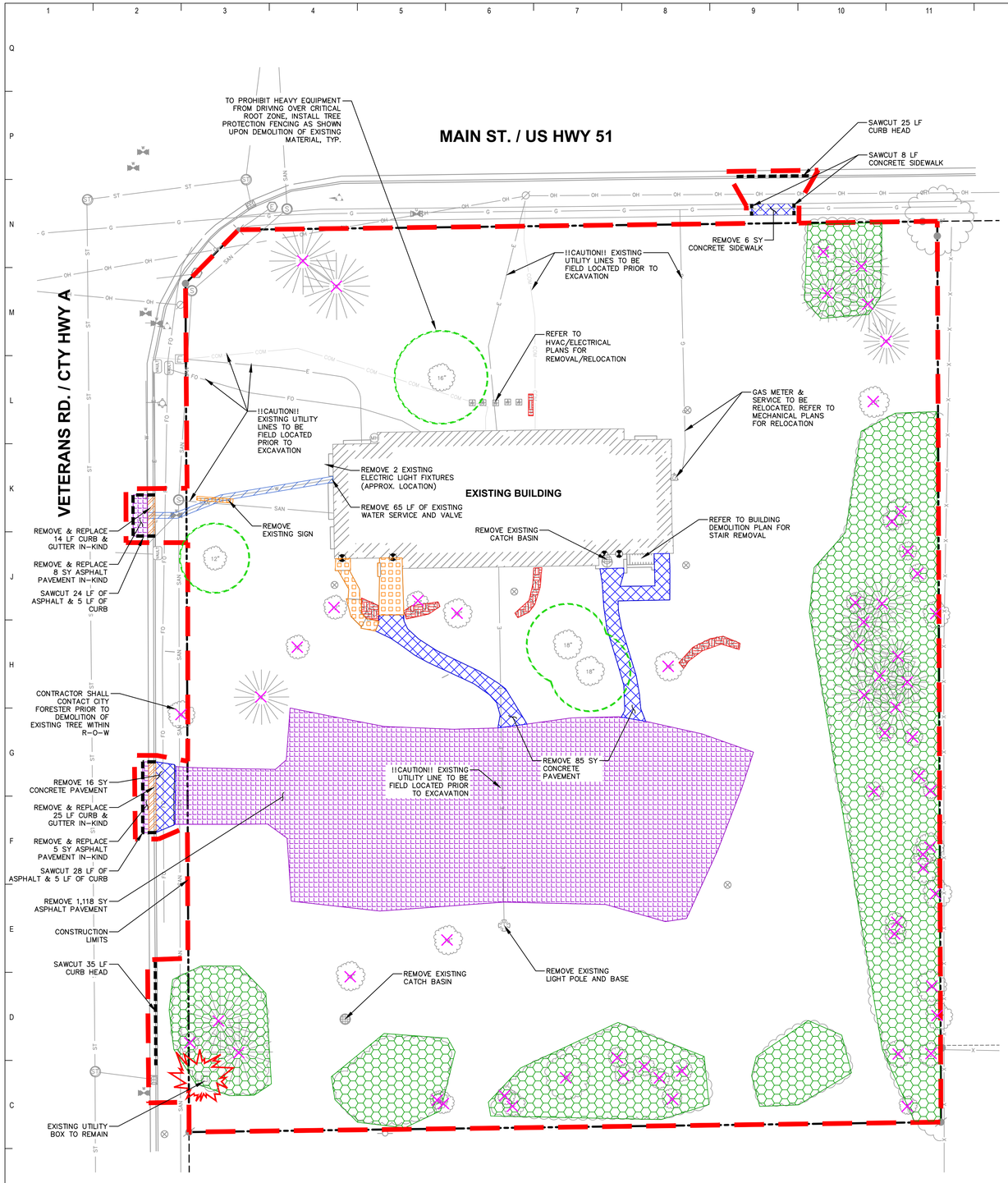
WISCONSIN NOA PRIEVE S-2499 LODI WI LAND SURVEYOR 9-2-2020

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

TOPOGRAPHIC MAP

A portion of Lot 1, Certified Survey Map No. 2722, Vol. 10, Pg. 395, Document No. 1555969, located in the NW 1/4 of the NE 1/4 of Section 9, T5N, R11E, City of Stoughton, Dane County, Wisconsin.

DATE	August 11, 2020	REVISION DATE: September 1, 2020	CHECK BY N.T.P.
SCALE:	1" = 20'		DRAWING NO. 20V-219
DRAWN BY	BRAD ROOSMA		SHEET 1 OF 1



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CONSTRUCTION LIMITS
- SAWCUT CURB HEAD
- SAWCUT EXISTING PAVEMENT
- DEMOLITION – REMOVAL OF RETAINING WALL
- DEMOLITION – REMOVAL OF ASPHALT SURFACES
- DEMOLITION – REMOVAL OF CONCRETE SURFACES
- DEMOLITION – REMOVAL OF CURB AND GUTTER
- DEMOLITION – REMOVAL OF BUILDINGS/STRUCTURES
- DEMOLITION – REMOVAL OF TREES AND SHRUBS
- DEMOLITION – REMOVAL OF WATER SERVICE
- TREE REMOVAL
- PROTECT EXISTING TREE

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
14. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
15. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
16. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
17. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

north

SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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www.opnarchitects.com
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Owner
Department of Public Works and Transportation
www.publicworks.countyofdane.com/

Project
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Stoughton, WI 53589

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COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

Sheet Issue Date
CONSTRUCTION DRAWINGS — FEBRUARY 2, 2021

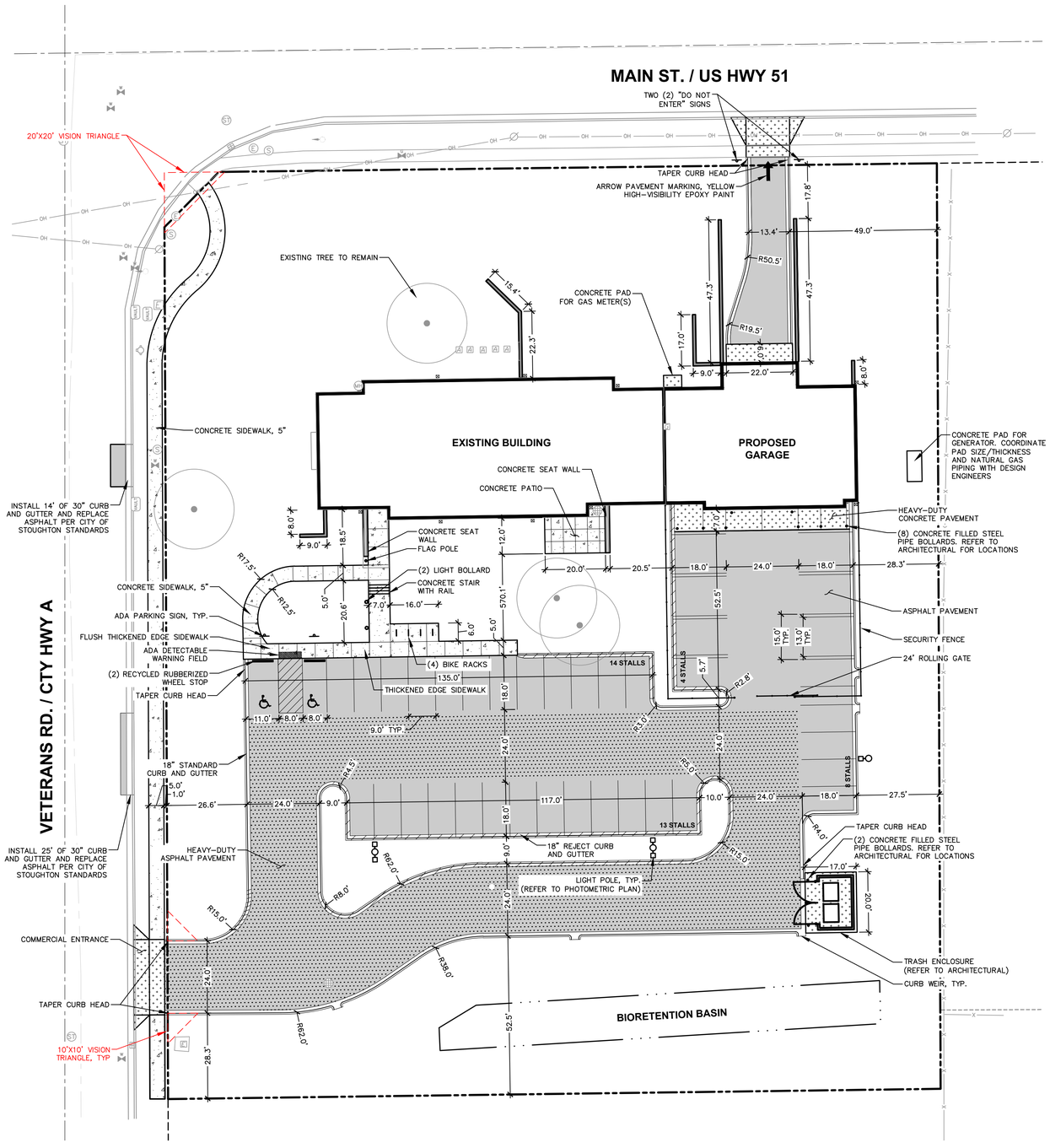
Revisions

PLANNING PHASE

Drawing
DEMOLITION PLAN

OPN Project No. **20628000**

C1.0



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- SEGMENTED BLOCK RETAINING WALL
- FENCE
- ADA PARKING SIGN
- CONCRETE BOLLARD
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- LIGHT BOLLARD

SITE INFORMATION BLOCK

SITE ADDRESS	125 VETERANS RD.
PROPERTY ACREAGE	1.80 ACRES
NUMBER OF BUILDING STORIES	1
BUILDING SQUARE FOOTAGE (W/ PROPOSED GARAGE)	7,839 SF
NUMBER OF PARKING STALLS	
REQUIRED PARKING (ORDINANCE SECTION 78-206(3)(e)	
ONE SPACE PER EMPLOYEE ON LARGEST WORK SHIFT	18
ONE SPACE PER COMPANY VEHICLE STORED ON SITE	10
ONE SPACE PER 500 GSF OFFICE AREA 5,050 SF/500	10
TOTAL REQUIRED	38
PROPOSED PARKING	
STANDARD	29
ACCESSIBLE	2
EXTERIOR (SECURED) SQUAD VEHICLES	8
INTERIOR SQUAD VEHICLES	4
TOTAL PROVIDED	43
NUMBER OF BICYCLE STALLS:	4
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	16,229 SF
EXISTING PERVIOUS SURFACE AREA	62,181 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.21
PROPOSED IMPERVIOUS SURFACE AREA	30,744 SF
PROPOSED PERVIOUS SURFACE AREA	47,666 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.39
NEW IMPERVIOUS AREA	14,515 SF
REDEVELOPMENT AREA (EXISTING ROOF 5,047 SF)	11,182 SF

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY BY WILLIAMSON SURVEYING & ASSOCIATES, LLC DATED AUGUST 11, 2020 FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF STOUGHTON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

PAVING NOTES

1. GENERAL

1.1. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF STOUGHTON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC.

1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.

1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.

2. ASPHALT PAVING SPECIFICATIONS

2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (−1° C).

2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.

2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.

2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

3. CONCRETE PAVING SPECIFICATIONS

3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.

3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.

3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.

3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.

3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

4. PAVEMENT MARKING SPECIFICATIONS

4.1. USE 4" WIDE, HIGH VISIBILITY WHITE EPOXY PAINT FOR STALL LINES.

4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.

4.3. TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AS SPECIFIED ON THE SITE PLAN.

north

SCALE IN FEET
20' 0 20'

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SITE PLAN

OPN Project No. 20628000

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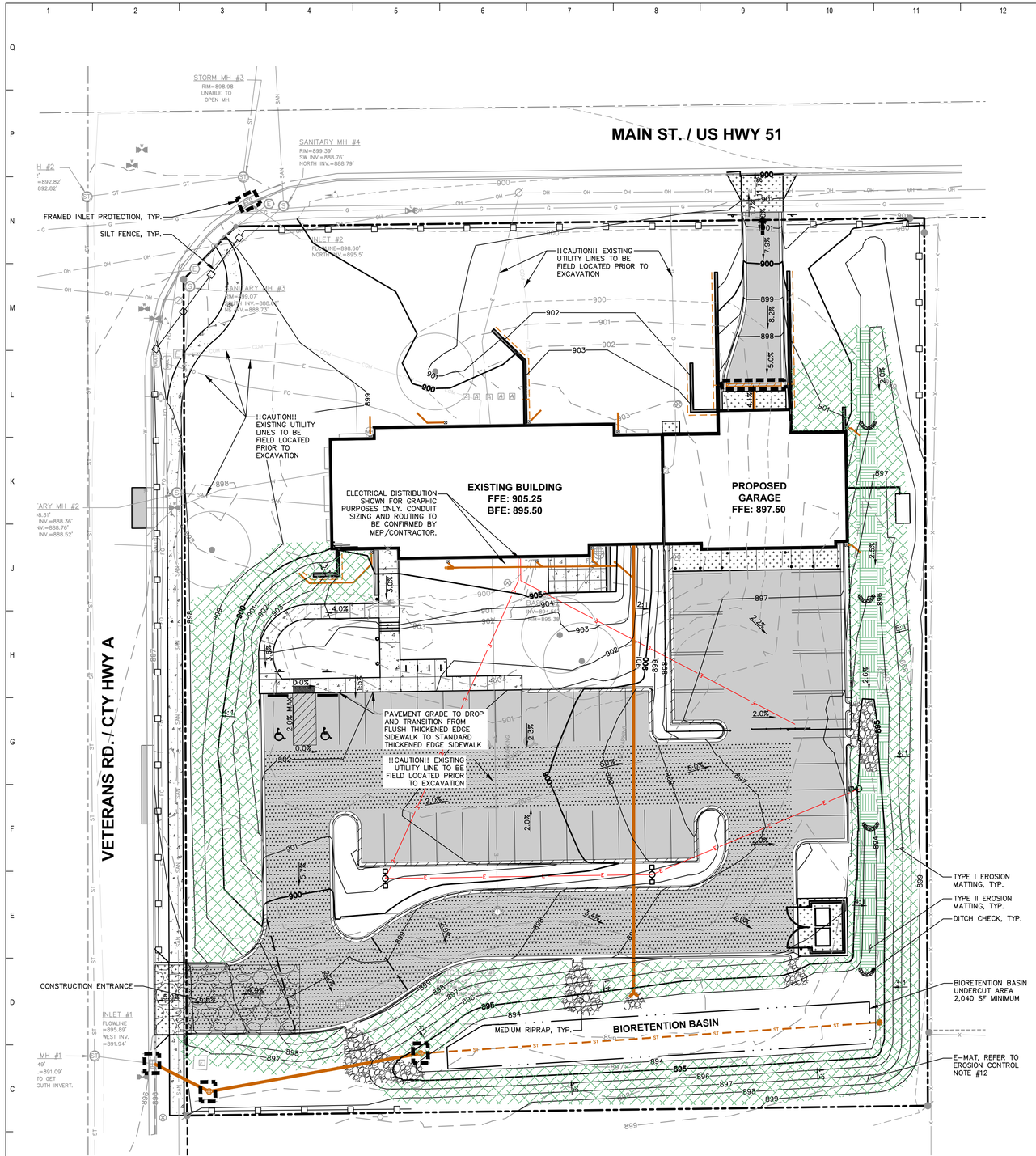

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- RETAINING WALL
- FENCE
- ADA PARKING SIGN
- CONCRETE BOLLARD
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- BIORETENTION BASIN
- SILT FENCE
- RIP-RAP
- STORM SEWER
- ST STORM SEWER UNDERDRAIN
- E UNDERGROUND ELECTRIC
- CONSTRUCTION ENTRANCE
- TYPE 1 EROSION MATTING (REFER TO EC NOTES)
- TYPE 2 EROSION MATTING (REFER TO EC NOTES)
- DITCH CHECK
- FRAMED INLET PROTECTION

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. ROUGH GRADE BIORETENTION BASIN AND INSTALL BASIN OUTLET.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
8. RESTORE BIORETENTION BASIN (FINAL GRADE RETENTION BASIN PER PLAN REQUIREMENTS)
9. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED AND/OR 70% VEGETATIVE COVER IS ESTABLISHED.

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

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF STOUGHTON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF STOUGHTON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF STOUGHTON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF STOUGHTON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
13. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
14. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
15. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
16. STABILIZATION PRACTICES:

16.1. *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

16.2. *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

16.3. *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.

16.4. *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:

- * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
- * TEMPORARY SEEDING; MAY CONSIST OF OATS (131LBS/ACRE) FOR SUMMER SEEDING AND/OR WINTER WHEAT OR CEREAL RYE (131LB/ACRE) FOR FALL SEEDING
- * HYDRO-MULCHING WITH A TACKIFIER
- * GEOTEXTILE EROSION MATTING
- * SODDING

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF STOUGHTON ORDINANCE.

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Sheet Issue Date
CONSTRUCTION DRAWINGS FEBRUARY 2, 2021

Revisions

PLANNING PHASE

Drawing
GRADING & EROSION CONTROL PLAN

OPN Project No. 20628000

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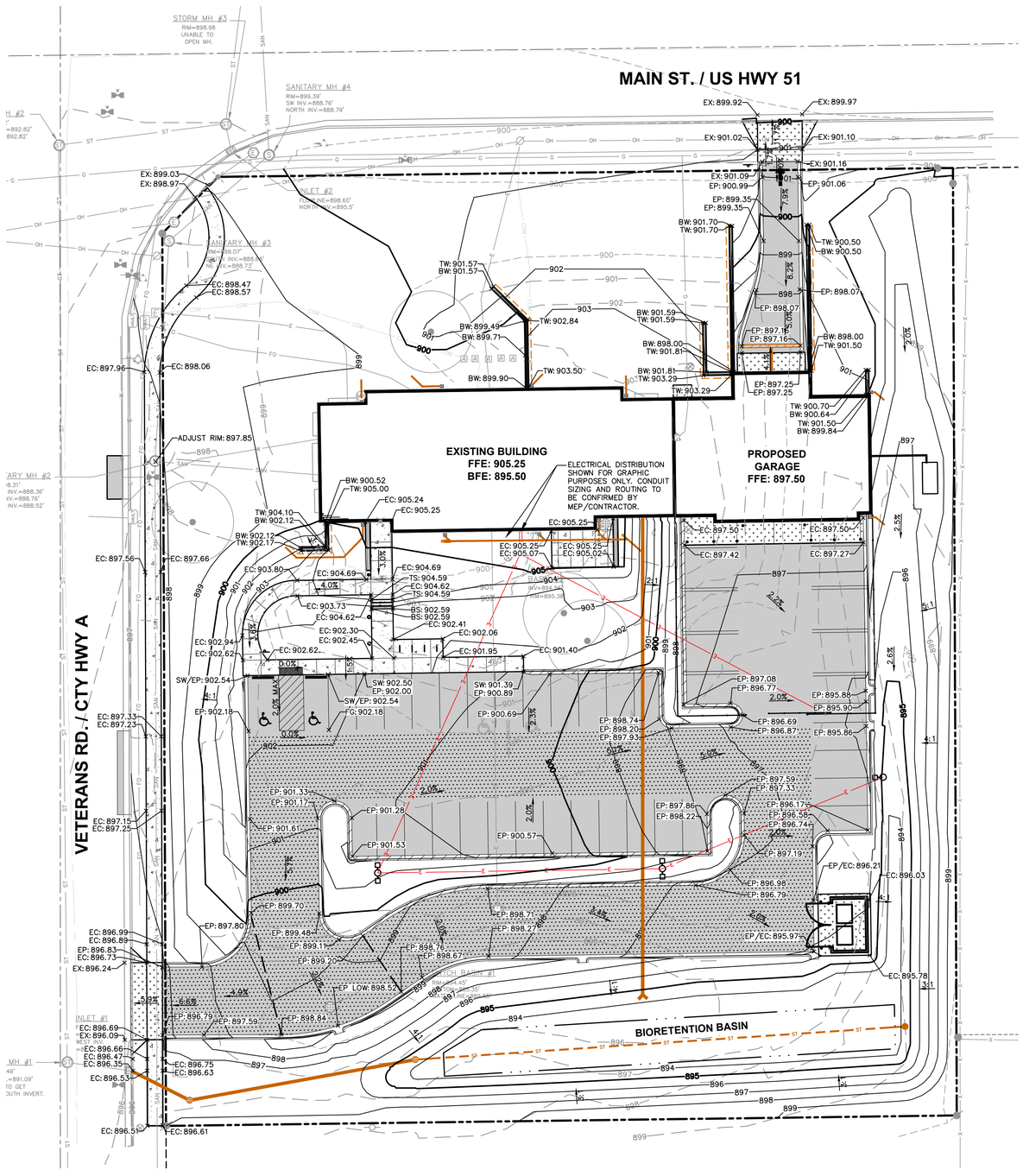

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- FENCE
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- CONCRETE BOLLARD
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
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- DRAINAGE DIRECTION
- GRADE BREAK
- BIORETENTION BASIN
- SILT FENCE
- RIP–RAP
- STORM SEWER
- ST STORM SEWER UNDERDRAIN
- E UNDERGROUND ELECTRIC
- FG: 896.43 SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - EX – MATCH EXISTING GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK
  - TW – TOP OF WALL
  - BW – BOTTOM OF WALL
  - TS – TOP STEP
  - BS – BOTTOM OF STEP

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. ROUGH GRADE BIORETENTION BASIN AND INSTALL BASIN OUTLET.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
8. RESTORE BIORETENTION BASIN (FINAL GRADE RETENTION BASIN PER PLAN REQUIREMENTS)
9. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

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DETAILED GRADING PLAN

OPN Project No. 20628000

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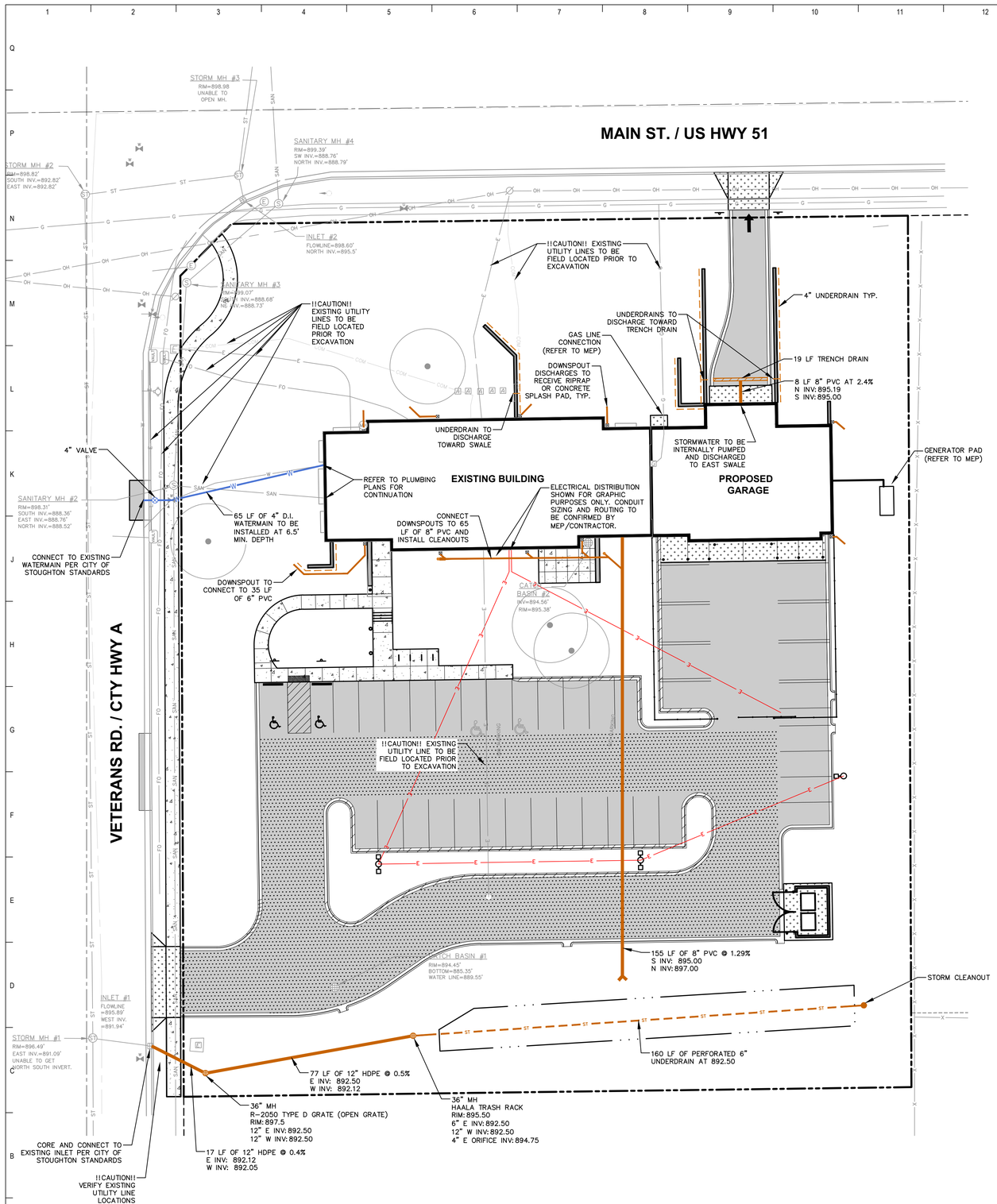

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- STORM SEWER
- STORM SEWER UNDERDRAIN
- WATER SERVICE
- WATER VALVE
- UNDERGROUND ELECTRIC

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF STOUGHTON SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –

    PIPE – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".

    INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.

    BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

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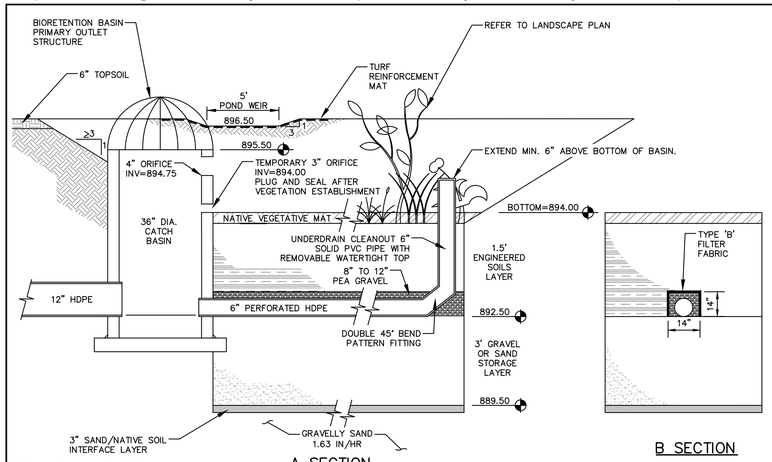


A SECTION

B SECTION

GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
4. SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNR TECHINCAL STANDARD 1004.
5. SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2–4 INCHES.
6. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SILT LOAM SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
7. IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
8. FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
10. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON–LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
11. RUNOFF MUST INFILTRATE WITHIN 24–HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
12. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
13. SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

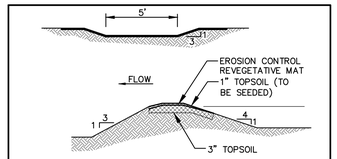
NOTE:
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

BIORETENTION BASIN

N.T.S.

REV. 12–7–2018



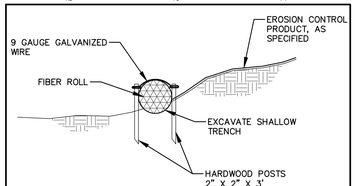
BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL

N.T.S.

THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

SAND STORAGE LAYER: IF NATIVE SOIL INFILTRATION RATES ARE GREATER THAN OR EQUAL TO THE DESIGN SAND LAYER (3.6 IN/HR), NATIVE SOILS MAY BE USED. GEOTECHNICAL CONSULTANT SHALL PROVIDE THIS INFORMATION IN WRITTEN DOCUMENTATION FOR VERIFICATION PRIOR TO CONSTRUCTION.

AS–BUILT SURVEY AND CERTIFICATION: UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS–BUILT SURVEY IS TO BE CONDUCTED FOR BASIN AND CERTIFIED BY THE ISSUING ENGINEER. SURVEYOR IS TO CONFIRM THE TEMPORARY 3" ORIFICE IN THE BIORETENTION BASIN OUTLET HAS BEEN PLUGGED AND SEALED. AS–BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL.



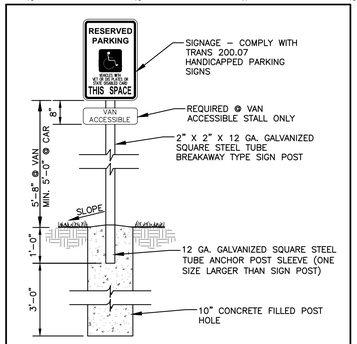
GENERAL NOTES:

1. EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
2. PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" X 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED LATERALLY ON 2' TO 4' CENTERS. TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
3. NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1/8" DIAMETER BRAIDED NYLON ROPE.
4. PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP. PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED.

FIBER SILT SOCK

N.T.S.

REV. 12–7–2018

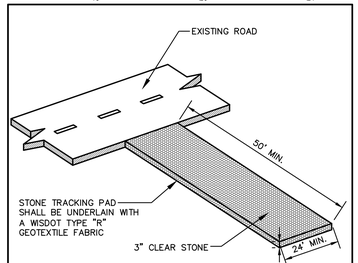


NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'–0" LONG ANCHOR POST SLEEVE.

ADA SIGN

N.T.S.

REV. 7–01–2019

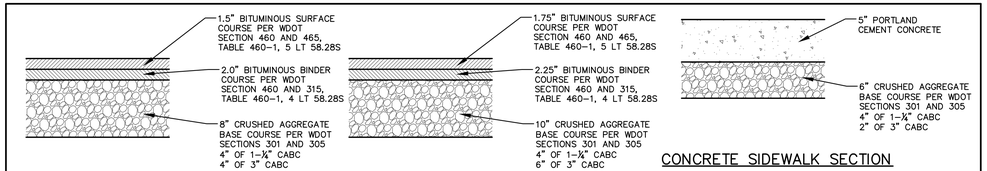


NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

CONSTRUCTION ENTRANCE

N.T.S.

REV. 12–10–2018



STANDARD ASPHALT PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT SECTION

CONCRETE SIDEWALK SECTION

HEAVY–DUTY CONCRETE SECTION

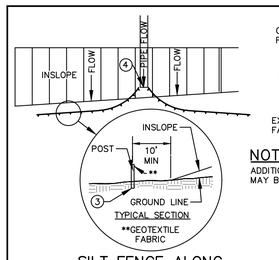
GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT (C20355), PREPARED BY CGC, INC. TITLED "GEOTECHNICAL EXPLORATION REPORT – PROPOSED BUILDING ADDITION" DATED 09/14/2020. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   – BITUMINOUS CONCRETE: REFER TO SECTION 460–3.
   – BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 6" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

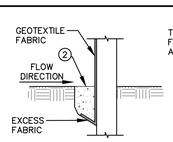
PAVEMENT SECTIONS

N.T.S.

REV. 7–01–2019

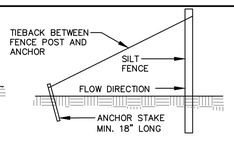


SILT FENCE ALONG SLOPES & OUTFALLS

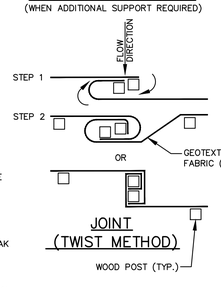


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

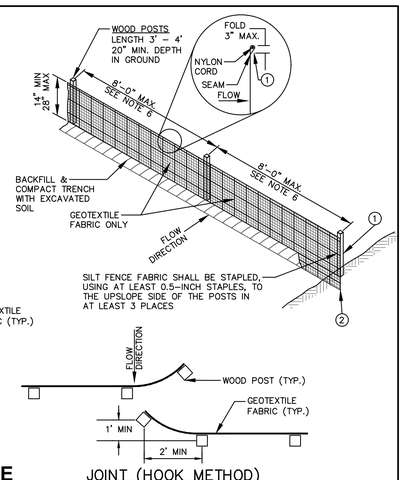
TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (TWIST METHOD)



JOINT (HOOK METHOD)

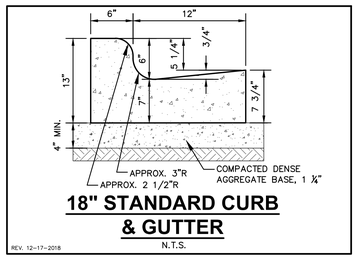
GENERAL NOTES:

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

SILT FENCE

N.T.S.

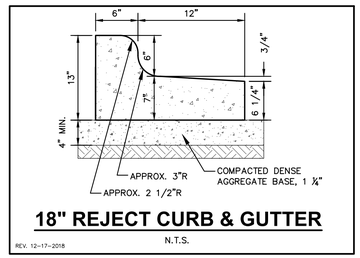
REV. 7–01–2019



18" STANDARD CURB & GUTTER

N.T.S.

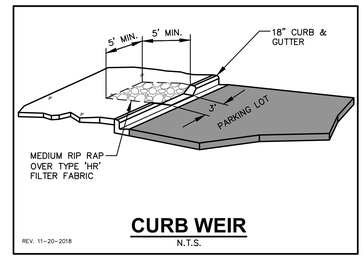
REV. 12–17–2018



18" REJECT CURB & GUTTER

N.T.S.

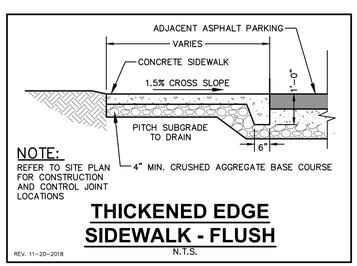
REV. 12–17–2018



CURB WEIR

N.T.S.

REV. 11–20–2018

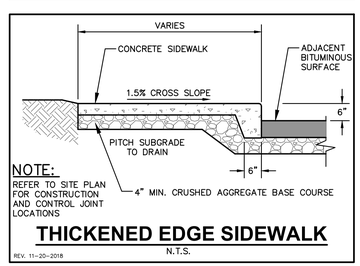


NOTE:
REFER TO SITE PLAN FOR CONSTRUCTION AND CONTROL JOINT LOCATIONS

THICKENED EDGE SIDEWALK - FLUSH

N.T.S.

REV. 11–20–2018



NOTE:
REFER TO SITE PLAN FOR CONSTRUCTION AND CONTROL JOINT LOCATIONS

THICKENED EDGE SIDEWALK

N.T.S.

REV. 11–20–2018

OPN ARCHITECTS

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Owner

Department of Public Works and Transportation
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Project

DANE COUNTY SHERIFF'S SE PRECINCT REMODEL

125 Veterans Road
Stoughton, WI 53589

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VERONA, WISCONSIN 53593
P. 608.848.5060

Sheet Issue Date
CONSTRUCTION DRAWINGS — FEBRUARY 2, 2021

Revisions

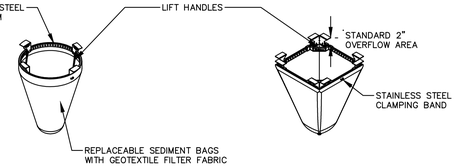
PLANNING PHASE

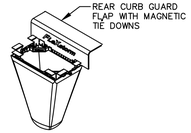
Drawing
DETAILS

OPN Project No. 20628000

C5.0

FLEXSTORM CATCH–IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



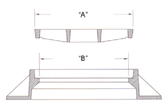


COMBINATION INLET FILTER FOR CURB HOODS

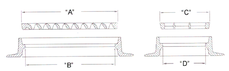
1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates (A) dim)	625RD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	625SQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	625CB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

TYPICAL ROUND INLET FILTER



TYPICAL RECTANGULAR INLET FILTER



SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER

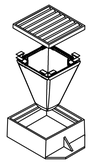
FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. Filter Bag P/N from Step 2.

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



STAINLESS STEEL ROUND INLET FILTERS for NYLOPLAST CASTINGS
CATCH–ITS SPECIFIED W/ FX or FX–S BAGS

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

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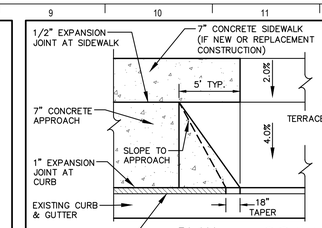
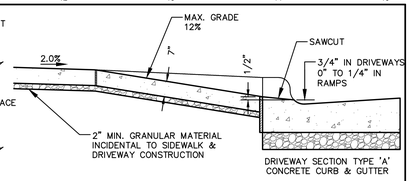
FRAMED INLET PROTECTION

N.T.S.



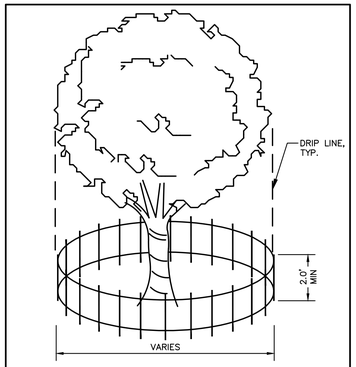
PLAN



SECTION

COMMERCIAL ENTRANCE

N.T.S.



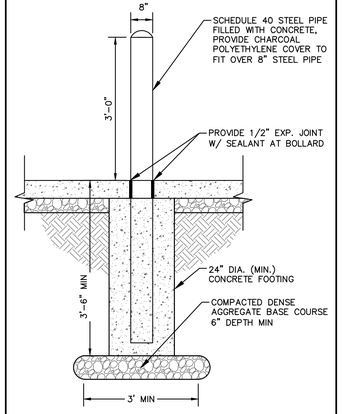
NOTE:

FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

REV. 11–26–2018

TREE PROTECTION

N.T.S.



REV. 12–17–2018

CONCRETE BOLLARD

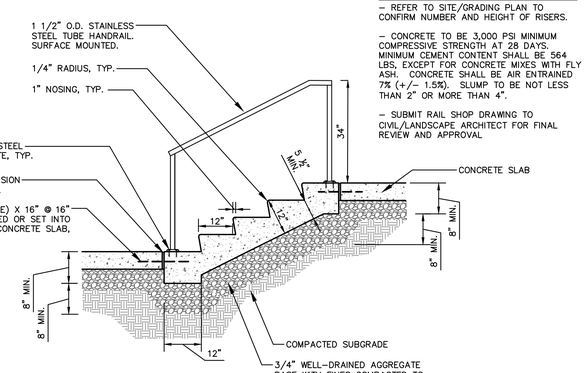
N.T.S.

NOTES:

– REFER TO SITE/GRADING PLAN TO CONFIRM NUMBER AND HEIGHT OF RISERS.

– CONCRETE TO BE 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. MINIMUM CEMENT CONTENT SHALL BE 564 LBS, EXCEPT FOR CONCRETE MIXES WITH FLY ASH. CONCRETE SHALL BE AIR ENTRAINED 7% (+/– 1.5%). SLUMP TO BE NOT LESS THAN 2" OR MORE THAN 4".

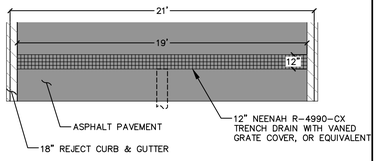
– SUBMIT RAIL SHOP DRAWING TO CIVIL/LANDSCAPE ARCHITECT FOR FINAL REVEW AND APPROVAL

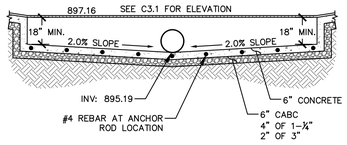


REV. 11–04–2020

CONCRETE STAIRS W/ RAILING

N.T.S.



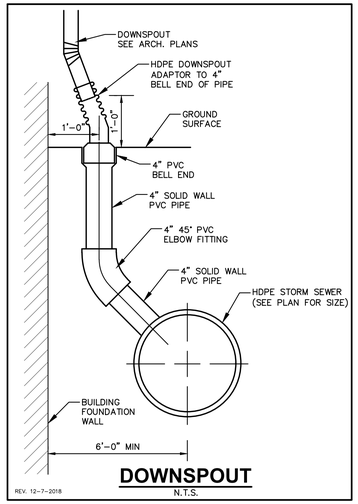


**REFER TO NEENAH FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES FOR FURTHER DETAILS AND INFORMATION.

NOTE: INLET PROTECTION TO BE INSTALLED ON TRENCH DRAIN DURING CONSTRUCTION USING GEOTEXTILE FABRIC, TYPE FF MADE FROM A SINGLE SHEET. TRIM FABRIC TO WRAP 3" OF GRATE.

TRENCH DRAIN

N.T.S.



DOWNSPOUT

N.T.S.

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CONSTRUCTION DRAWINGS — FEBRUARY 2, 2021

Revisions

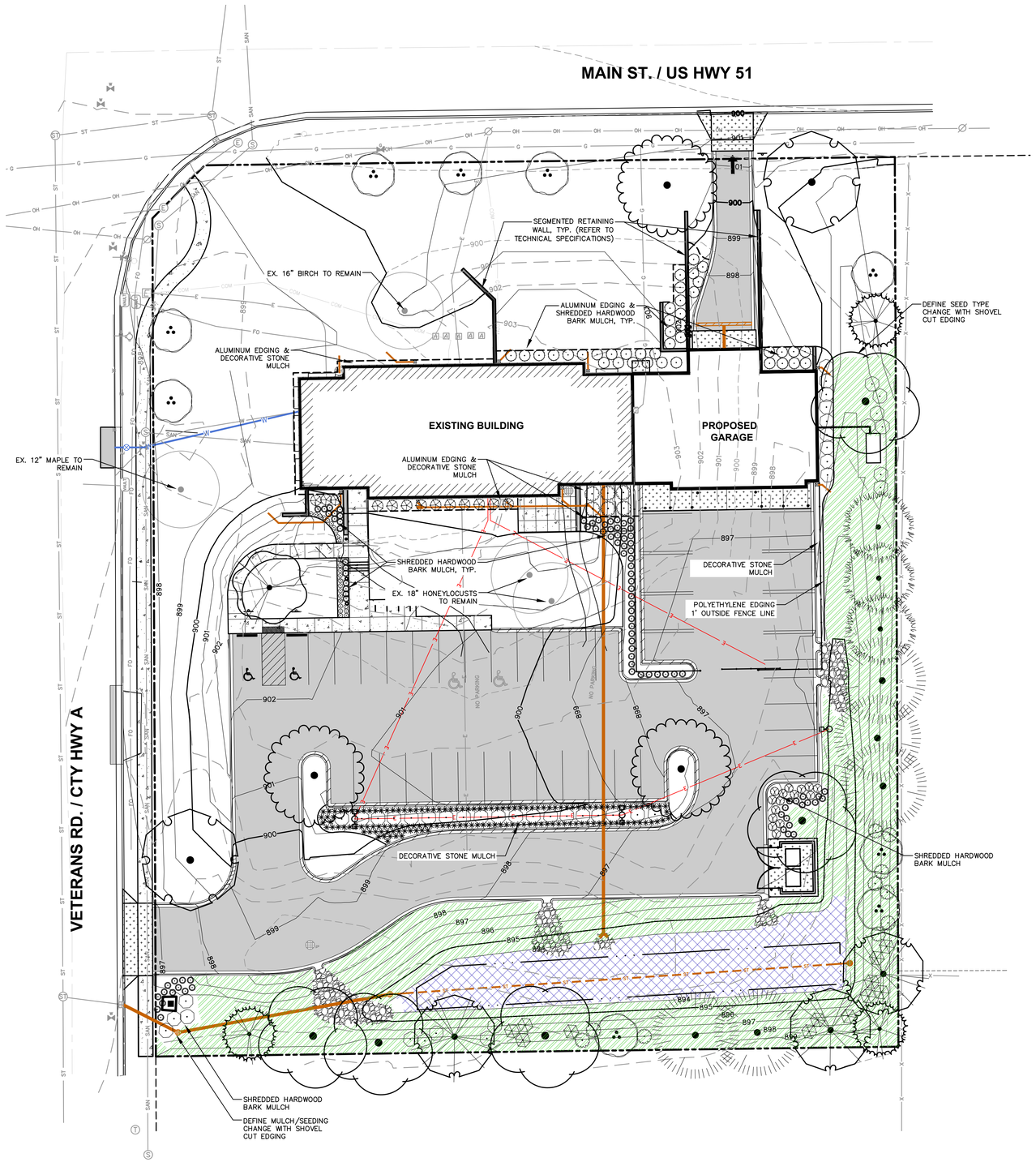
PLANNING PHASE

Drawing

DETAILS

OPN Project No. **20628000**

C5.1



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- WATERMAIN
- STORM SEWER
- ELECTRICAL DISTRIBUTION
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- SEGMENTED RETAINING WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- POLYETHYLENE EDGING (UNLESS NOTED)
- ALUMINUM EDGING
- TURFGRASS SEED MIX
- PRAIRIE SEED MIX
- BIORETENTION VEGETATIVE MATTING

GENERAL NOTES

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

COMPREHENSIVE PLANT SCHEDULE

CLIMAX TREE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	2"Cal	75	5
	Quercus bicolor / Swamp White Oak	B & B	2"Cal	75	3
MEDIUM DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B & B	Min. 6' Ht.	15	9
TALL DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Acer x freemanii 'Marmo' / Marmo Freeman Maple	B & B	1.5"Cal	30	1
	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry	B & B	1.5"Cal	30	3
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	1.5"Cal	30	2
TALL EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Picea abies / Norway Spruce	B & B	Min. 5' Ht.	40	5
	Picea glauca 'Densata' / Black Hills Spruce	B & B	Min. 5' Ht.	40	3
	Pinus strobus / White Pine	B & B	Min. 5' Ht.	40	3
LOW DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#3	Min. 18" Tall/Wide		40
LOW EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper	#3	Min. 12" Wide	3	13
MEDIUM DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	#3	Min. 24" Ht.	3	15
PERENNIALS & GRASSES	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Cont.		25
	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Cont.		92
	Sporobolus heterolepis 'Tara' / Prairie Dropseed	#1	Cont.		144
TALL DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Cornus baileyi / Bailey's Red-twig Dogwood	#3	Min. 36" Ht.	5	12
	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	#3	Min. 36" Ht.	5	44
	Viburnum dentatum "Christom" / Blue Muffin Arrowwood Viburnum	#5	Min. 36" Ht.	5	16

north

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Revisions

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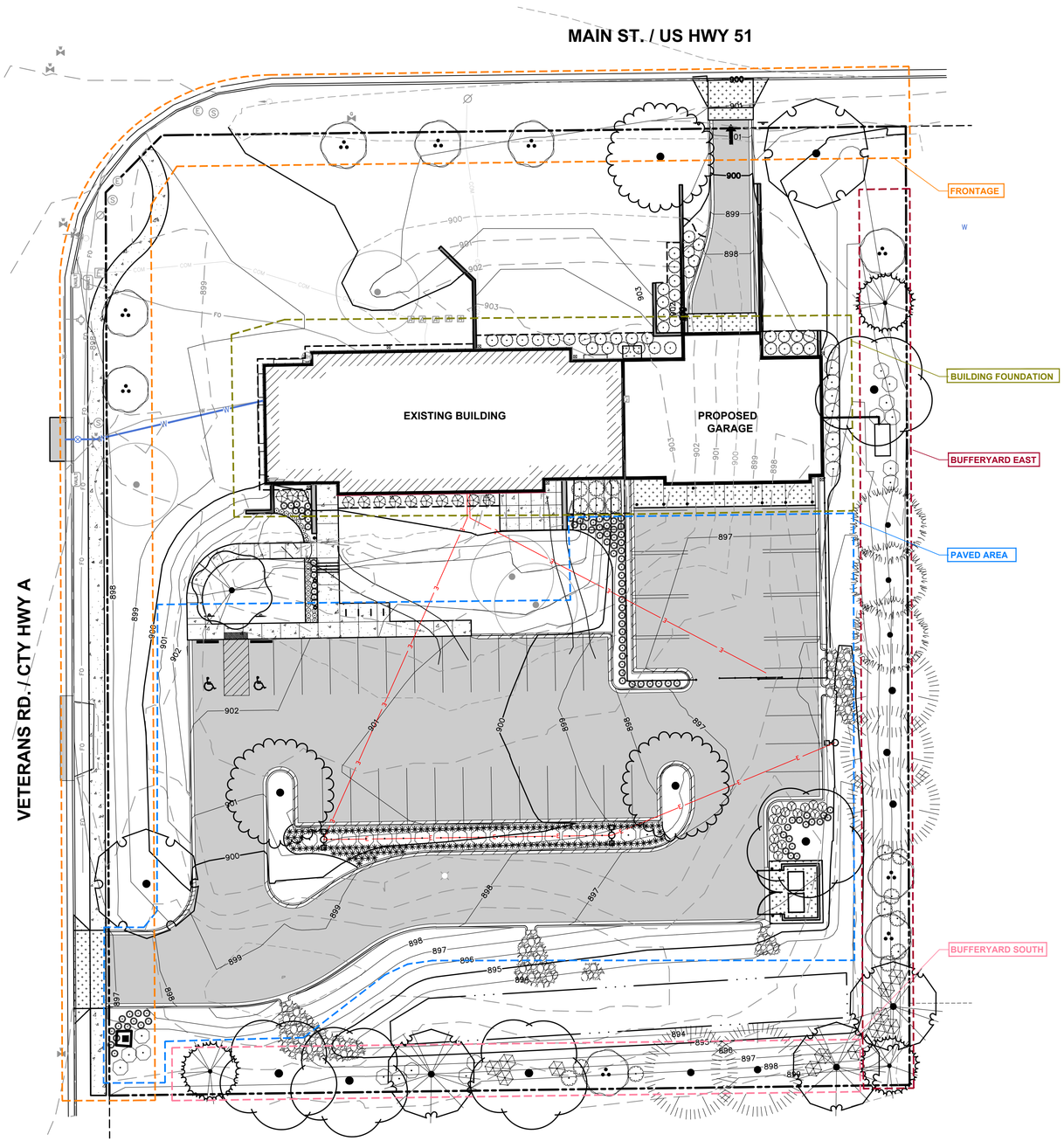
LANDSCAPE PLAN

OPN Project No. 20628000

L1.0



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- ALUMINUM EDGING

MUNICIPAL LANDSCAPE REQUIREMENTS

Sec. 78-604(1) BUILDING FOUNDATION (467 Linear Feet)

Landscape Requirement:	*40 Landscape Points per 100 LF of Building Perimeter*
Calculation:	*467 LF / 100 x 40 Points = 186.8*
Total Points Required:	***187 Landscape Points***
Total Points Provided:	***204 Landscape Points***
Provisions:	*Plants to be located within 10 feet of building foundation, No Climax or Tall Trees*

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
TALL DECIDUOUS SHRUBS				
Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	9	5	*45*
Viburnum dentatum `Arrowwood`	Arrowwood Viburnum	6	5	*30*
MEDIUM DECIDUOUS SHRUBS				
Rhus aromatica `Gro-Low`	Gro-Low Sumac	30	3	*90*
LOW EVERGREEN SHRUBS				
Juniperus sabina `Mini-Arcadia`	Mini Arcadia Juniper	13	3	*39*
		Total Points =		***204***

Sec. 78-604(2) STREET FRONTAGE (553 Linear Feet)

Landscape Requirement:	*40 points per 100 LF of Street Frontage*
Calculation:	*553 LF / 100 x 40 Points = 221.2*
Total Points Required:	***222 Landscape Points***
Total Points Provided:	***225 Landscape Points***
Provisions:	*Trees to be located within 10 feet of public right-of-way* *50% (111 Points) of required points to be Climax/Tall Deciduous Trees,* *30% (67 Points) of required points to be Medium Deciduous Trees*

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
EXISTING DECIDUOUS TREES				
Acer - Existing	Existing Maple (12" & 16" Cal.)	2	30	*60*
TALL DECIDUOUS TREES				
Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry	1	30	*30*
Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2	30	*60*
MEDIUM DECIDUOUS TREES				
Betula nigra `BNMTF` TM	Dura Heat River Birch	5	15	*75*
		Total Points =		***225***

Sec. 78-604(3) PAVED AREAS (22,750 Square Feet, 41 Parking Stalls)

Landscape Requirement:	*Greater of: 60 Landscape Points per 10,000 SF of Paved Area or 60 Points per 20 Parking Stalls*
Calculation:	*22,750 / 10,000 x 60 Points = 136.5 | 41 / 20 x 60 Points= 123 Points*
Total Points Required:	***137 Landscape Points***
Total Points Provided:	***295 Landscape Points***
Provisions:	*Min. 30% (42 Points) to be Climax/Tall Deciduous Trees, 40% (55 Points) to be shrubs* *Within paved area or within 10-feet of paved area*

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
CLIMAX TREES				
Ginkgo biloba `Autumn Gold` TM	Autumn Gold Maidenhair Tree	1	75	*75*
TALL DECIDUOUS TREES				
Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry	2	30	*60*
TALL DECIDUOUS SHRUBS				
Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	23	5	*115*
MEDIUM DECIDUOUS SHRUBS				
Physocarpus opulifolius `Little Devil` TM	Little Devil Ninebark	15	3	*45*
		Total Points =		***295***

Sec. 78-604(4) DEVELOPED LOTS (37,465 Square Feet)

Landscape Requirement:	*10 Landscape Points per 1,000 SF of Building Footprint*
Calculation:	*7,825 / 1,000 x 10 Points = 78.25*
Total Points Required:	***79 Landscape Points***
Total Points Provided:	***120 Landscape Points***
Provisions:	*Located away from and not contributing to Street Frontage, Building Foundation and Parking Lot landscape point requirements*

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
TALL DECIDUOUS TREES				
Acer x freemanii `Marmo`	Marmo Freeman Maple	1	30	*30*
EXISTING DECIDUOUS TREES				
Betula - Existing	Existing River Birch (16" Cal.)	1	30	*30*
Gleditsia - Existing	Existing Honeylocust (18" Cal.)	2	30	*60*
		Total Points =		***120***

Sec. 78-206(3)(e) EAST BUFFERYARD REQUIREMENT

Required Level of Opacity	*0.2*
Chosen Requirement	*198 Landscape Points per 100LF @ 15' Bed Width*
Length of Boundary	*307 LF*
Calculation:	*221 / 100 x 307 = 607.9*
Total Points Required:	***608 Landscape Points***
Total Points Provided:	***610 Landscape Points***

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
CLIMAX TREES				
Ginkgo biloba `Autumn Gold` TM	Autumn Gold Maidenhair Tree	1	75	*75*
Quercus bicolor	Swamp White Oak	1	75	*75*
TALL EVERGREEN TREES				
Picea abies	Norway Spruce	3	40	*120*
Picea glauca `Densata`	Black Hills Spruce	2	40	*80*
Pinus strobus	White Pine	3	40	*120*
MEDIUM DECIDUOUS TREES				
Betula nigra `BNMTF` TM	Dura Heat River Birch	3	15	*45*
LARGE DECIDUOUS SHRUBS				
Cornus baileyi	Bailey`s Red-twig Dogwood	5	5	*25*
Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	7	5	*35*
Viburnum dentatum `Arrowwood`	Arrowwood Viburnum	7	5	*35*
		Total Points =		***610***

Sec. 78-206(3)(e) SOUTH BUFFERYARD REQUIREMENT

Required Level of Opacity	*0.2*
Chosen Requirement	*221 Landscape Points per 100LF @ 20' Bed Width and 6' Fence*
Length of Boundary	*256 LF*
Calculation:	*221 / 100 x 256 = 565.8*
Total Points Required:	***566 Landscape Points***
Total Points Provided:	***585 Landscape Points***

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
CLIMAX TREES				
Ginkgo biloba `Autumn Gold` TM	Autumn Gold Maidenhair Tree	3	75	*225*
Quercus bicolor	Swamp White Oak	2	75	*150*
TALL EVERGREEN TREES				
Picea abies	Norway Spruce	2	40	*80*
Picea glauca `Densata`	Black Hills Spruce	1	40	*40*
MEDIUM DECIDUOUS TREES				
Betula nigra `BNMTF` TM	Dura Heat River Birch	1	15	*15*
LARGE DECIDUOUS SHRUBS				
Cornus baileyi	Bailey`s Red-twig Dogwood	7	5	*35*
Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	5	5	*25*
Viburnum dentatum `Arrowwood`	Arrowwood Viburnum	3	5	*15*
		Total Points =		***585***

north

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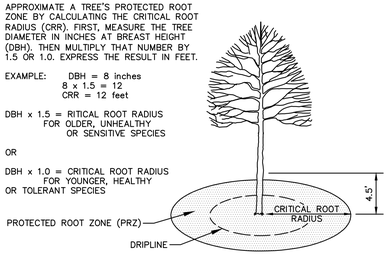
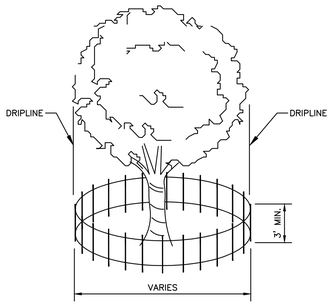
MUNICIPAL LANDSCAPE REQUIREMENTS

OPN Project No. **20628000**

L1.1





NOTE:
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS

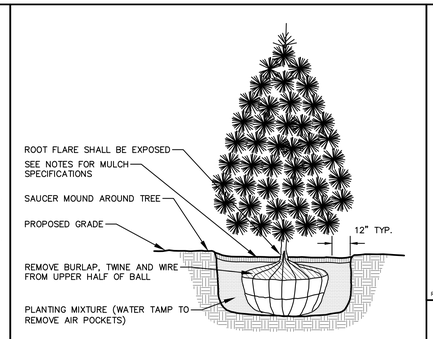
2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS

3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PROTECTION DETAIL

N.T.S.

REV. 01-04-2019

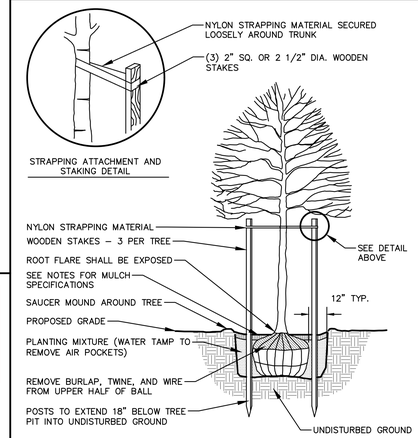


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019



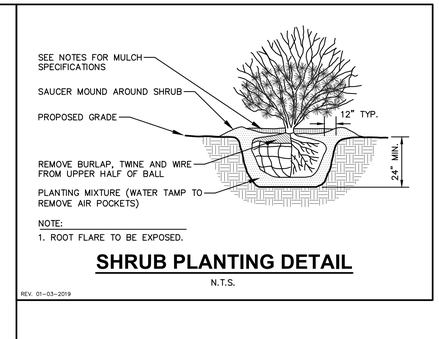
NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

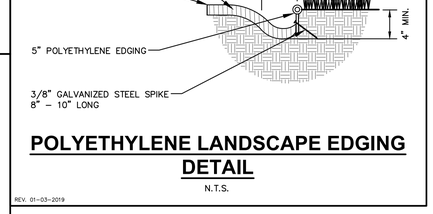
N.T.S.

REV. 01-03-2019

PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

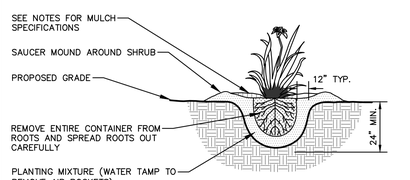
REV. 01-03-2019



POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**

2. **CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**

3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**

4. **MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

GENERAL NOTES

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

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

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

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

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

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

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

LANDSCAPE MATERIAL NOTES

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

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

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

4. MATERIALS – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE MIDWEST DECORATIVE STONE 1–1/2" AMERICAN HERITAGE STONE MULCH (OR EQUAL) SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

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

6. MATERIALS – POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

7. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

8. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

SEEDING & POND VEGETATION NOTES

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

2. MATERIALS – PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

3. MATERIALS – BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID–JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

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Sheet Issue Date
CONSTRUCTION DRAWINGS FEBRUARY 2, 2021

Revisions

PLANNING PHASE

Drawing
LANDSCAPE DETAILS & NOTES

OPN Project No. 20628000

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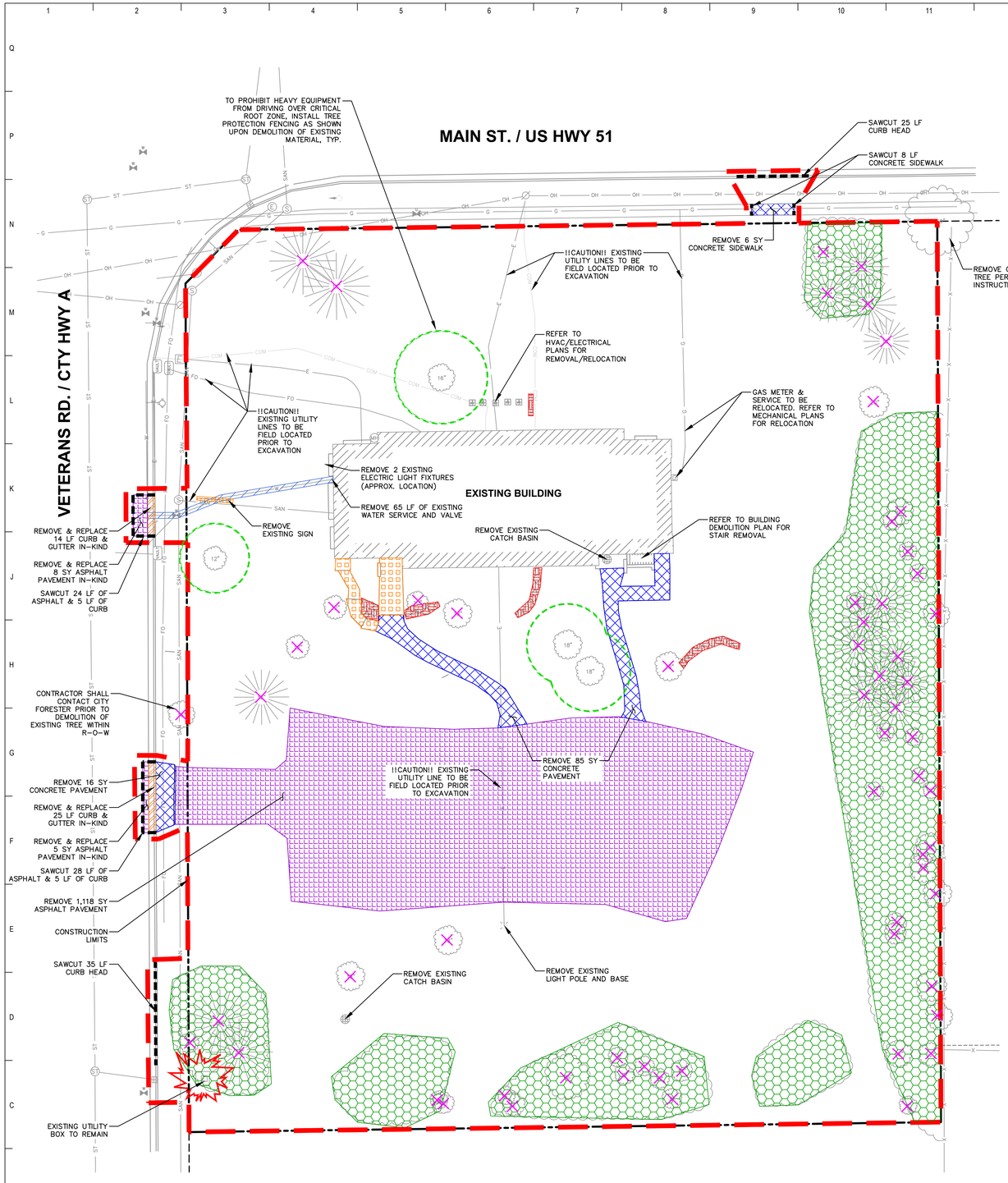

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CONSTRUCTION LIMITS
- SAWCUT CURB HEAD
- SAWCUT EXISTING PAVEMENT
- DEMOLITION – REMOVAL OF RETAINING WALL
- DEMOLITION – REMOVAL OF ASPHALT SURFACES
- DEMOLITION – REMOVAL OF CONCRETE SURFACES
- DEMOLITION – REMOVAL OF CURB AND GUTTER
- DEMOLITION – REMOVAL OF BUILDINGS/STRUCTURES
- DEMOLITION – REMOVAL OF TREES AND SHRUBS
- DEMOLITION – REMOVAL OF WATER SERVICE
- TREE REMOVAL
- PROTECT EXISTING TREE

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
14. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
15. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
16. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
17. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

north

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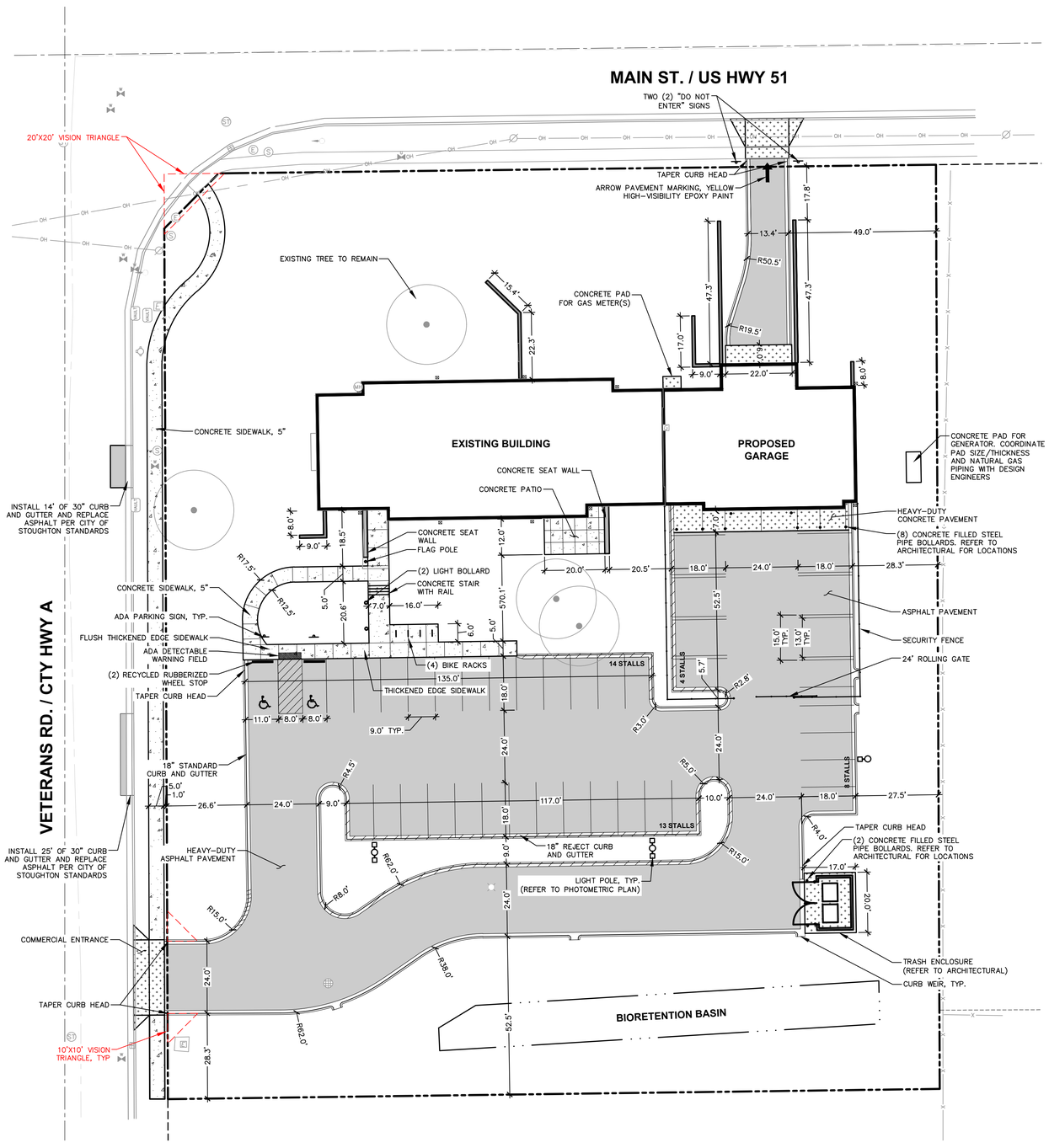

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- SEGMENTED BLOCK RETAINING WALL
- FENCE
- ADA PARKING SIGN
- CONCRETE BOLLARD
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- LIGHT BOLLARD

SITE INFORMATION BLOCK

SITE ADDRESS	125 VETERANS RD.
PROPERTY ACREAGE	1.80 ACRES
NUMBER OF BUILDING STORIES	1
BUILDING SQUARE FOOTAGE (W/ PROPOSED GARAGE)	7,839 SF
NUMBER OF PARKING STALLS	
REQUIRED PARKING (ORDINANCE SECTION 78-206(3)(e)	
ONE SPACE PER EMPLOYEE ON LARGEST WORK SHIFT	18
ONE SPACE PER COMPANY VEHICLE STORED ON SITE	10
ONE SPACE PER 500 GSF OFFICE AREA 5,050 SF/500	10
TOTAL REQUIRED	38
PROPOSED PARKING	
STANDARD	29
ACCESSIBLE	2
EXTERIOR (SECURED) SQUAD VEHICLES	8
INTERIOR SQUAD VEHICLES	4
TOTAL PROVIDED	43
NUMBER OF BICYCLE STALLS:	4
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	16,229 SF
EXISTING PERVIOUS SURFACE AREA	62,181 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.21
PROPOSED IMPERVIOUS SURFACE AREA	30,744 SF
PROPOSED PERVIOUS SURFACE AREA	47,666 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.39
NEW IMPERVIOUS AREA	14,515 SF
REDEVELOPMENT AREA (EXISTING ROOF 5,047 SF)	11,182 SF

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY BY WILLIAMSON SURVEYING & ASSOCIATES, LLC DATED AUGUST 11, 2020 FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF STOUGHTON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS. COORDINATE INSTALLATION WITH CITY OF STOUGHTON OFFICIALS.

PAVING NOTES

1. GENERAL

1.1. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF STOUGHTON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC.

1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.

1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.

2. ASPHALT PAVING SPECIFICATIONS

2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (−1° C).

2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.

2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.

2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

3. CONCRETE PAVING SPECIFICATIONS

3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.

3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.

3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.

3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.

3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

4. PAVEMENT MARKING SPECIFICATIONS

4.1. USE 4" WIDE, HIGH VISIBILITY WHITE EPOXY PAINT FOR STALL LINES.

4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.

4.3. TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AS SPECIFIED ON THE SITE PLAN.

north

SCALE IN FEET
20' 0 20'

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Sheet Issue Date
CONSTRUCTION DRAWINGS — FEBRUARY 2, 2021

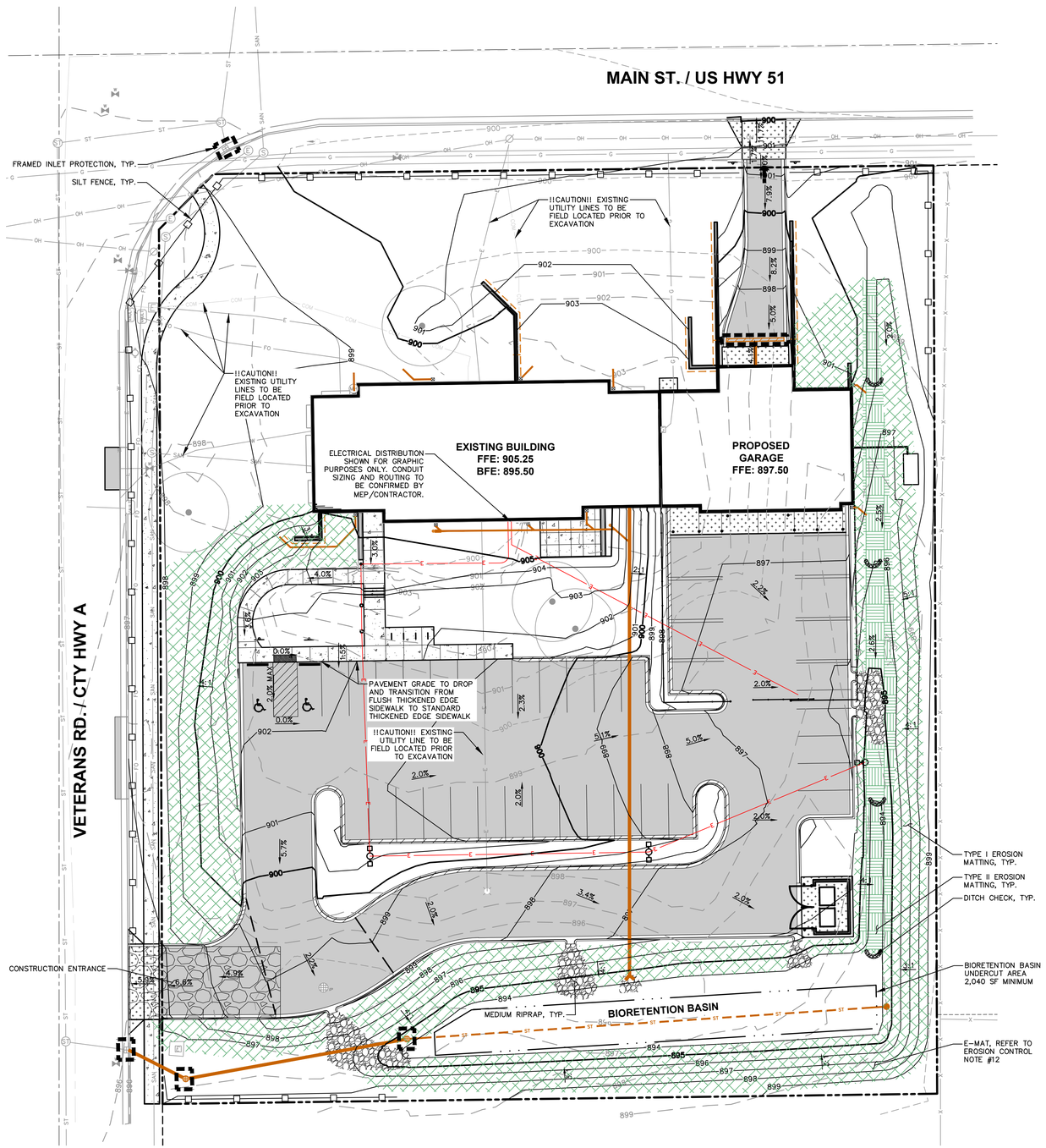
Revisions

PLANNING PHASE

Drawing
SITE PLAN

OPN Project No. **20628000**

C2.0



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
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- HEAVY DUTY CONCRETE PAVEMENT
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- FENCE
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- CONCRETE BOLLARD
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
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- DRAINAGE DIRECTION
- GRADE BREAK
- BIORETENTION BASIN
- SILT FENCE
- RIP-RAP
- STORM SEWER
- STORM SEWER UNDERDRAIN
- UNDERGROUND ELECTRIC
- CONSTRUCTION ENTRANCE
- TYPE 1 EROSION MATTING (REFER TO EC NOTES)
- TYPE 2 EROSION MATTING (REFER TO EC NOTES)
- DITCH CHECK
- FRAMED INLET PROTECTION

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF STOUGHTON ORDINANCE.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. ROUGH GRADE BIORETENTION BASIN AND INSTALL BASIN OUTLET.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
8. RESTORE BIORETENTION BASIN (FINAL GRADE RETENTION BASIN PER PLAN REQUIREMENTS)
9. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED AND/OR 70% VEGETATIVE COVER IS ESTABLISHED.

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

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF STOUGHTON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF STOUGHTON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF STOUGHTON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF STOUGHTON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
13. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
14. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
15. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
16. STABILIZATION PRACTICES:

16.1. *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

16.2. *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

16.3. *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.

16.4. *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:

* PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
* TEMPORARY SEEDING; MAY CONSIST OF OATS (131LBS/ACRE) FOR SUMMER SEEDING AND/OR WINTER WHEAT OR CEREAL RYE (131LB/ACRE) FOR FALL SEEDING
* HYDRO-MULCHING WITH A TACKIFIER
* GEOTEXTILE EROSION MATTING
* SODDING

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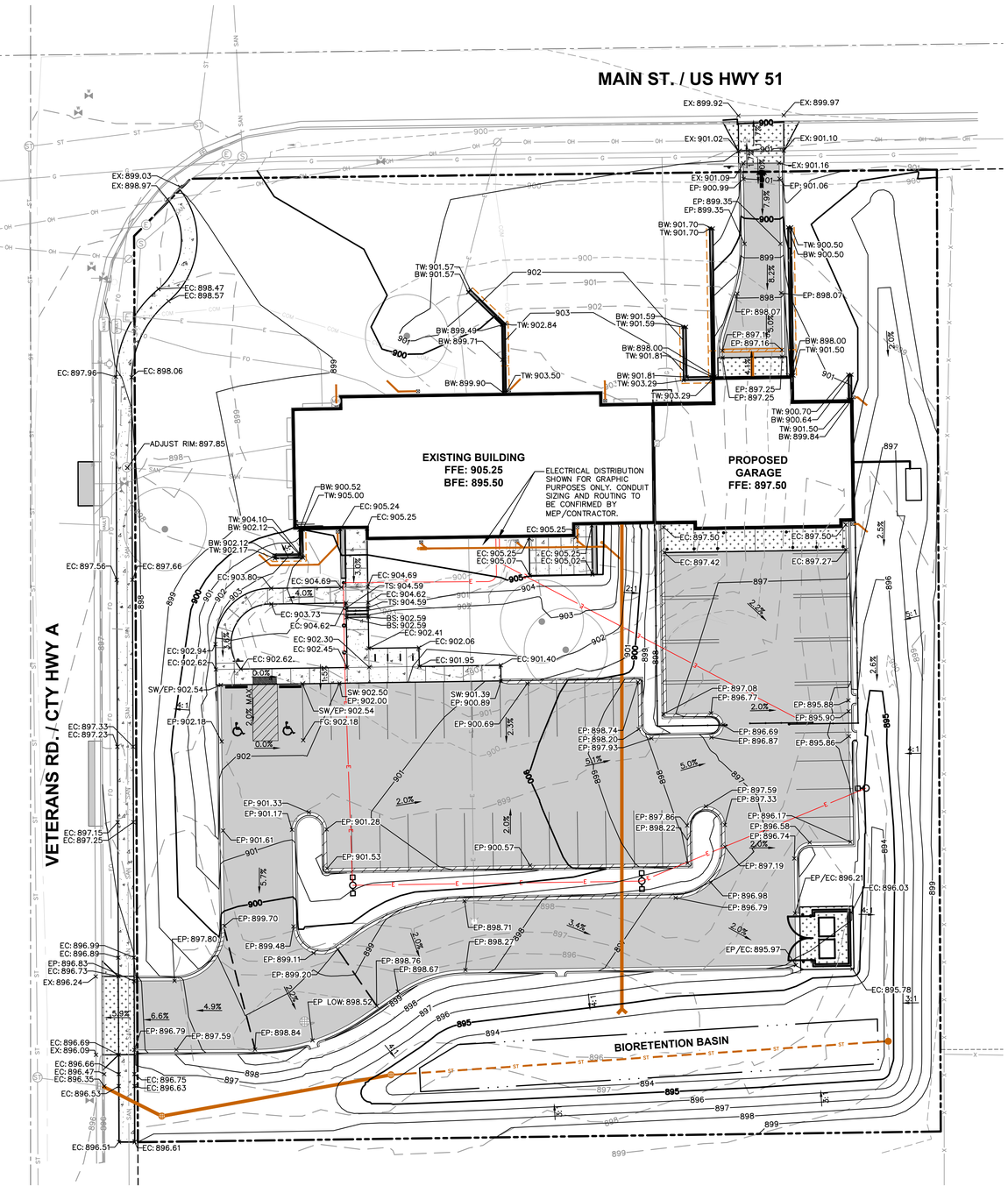
PLANNING PHASE

Drawing

GRADING & EROSION CONTROL PLAN

OPN Project No. 20628000

C3.0



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- STORM SEWER
- ST STORM SEWER UNDERDRAIN
- E UNDERGROUND ELECTRIC
- FG: 896.43 SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - EX – MATCH EXISTING GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK
  - TW – TOP OF WALL
  - BW – BOTTOM OF WALL
  - TS – TOP STEP
  - BS – BOTTOM OF STEP

CONSTRUCTION SEQUENCING

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

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
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7. CONTRACTOR SHALL CHISEL–PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF STOUGHTON ORDINANCE.

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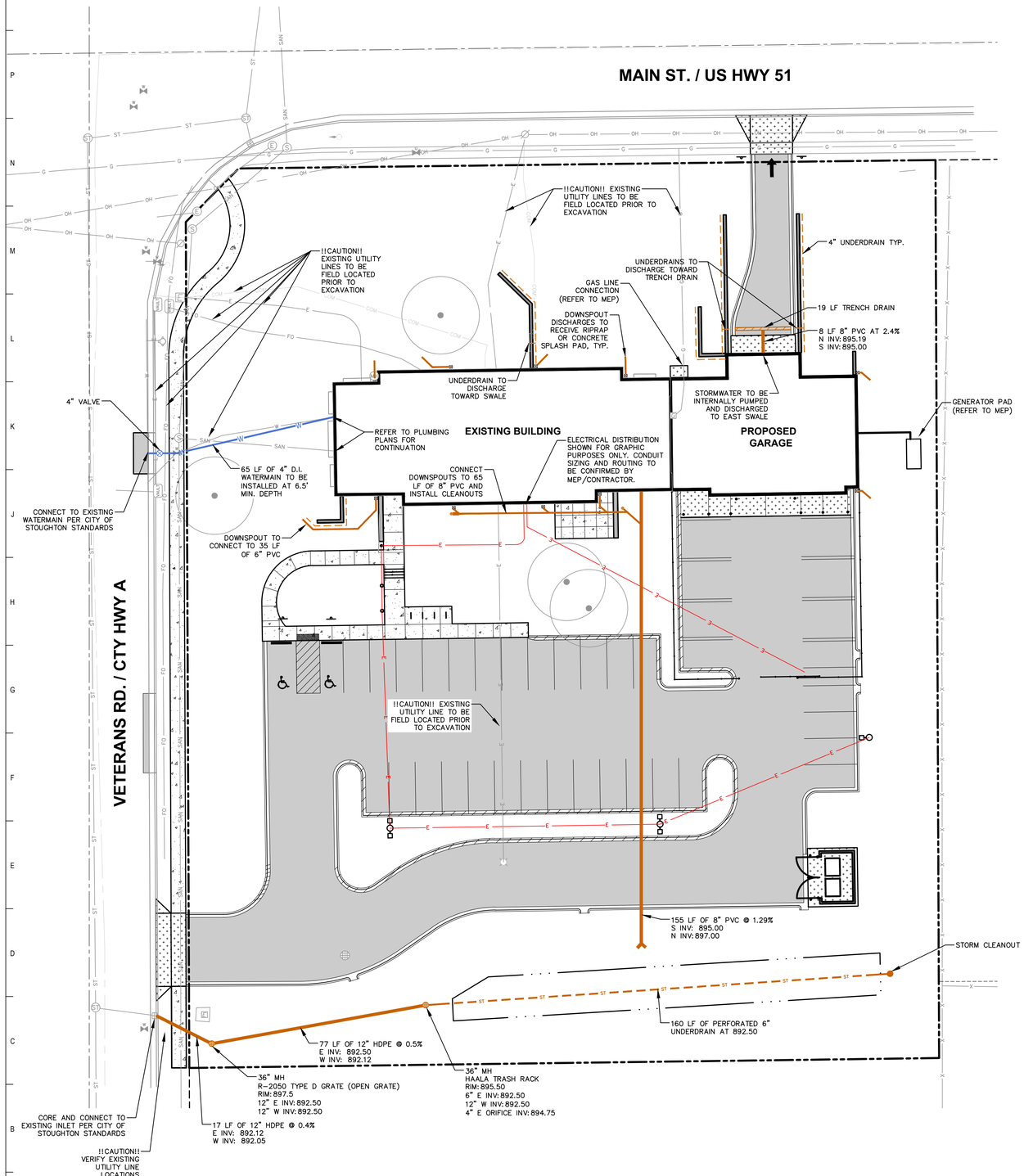
Drawing
DETAILED GRADING PLAN

OPN Project No. 20628000

C3.1



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- STORM SEWER UNDERDRAIN
- WATER SERVICE
- WATER VALVE
- UNDERGROUND ELECTRIC

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF STOUGHTON SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –

    PIPE – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".

    INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.

    BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

north

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20' 0 20'

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Sheet Issue Date
CONSTRUCTION DRAWINGS FEBRUARY 2, 2021

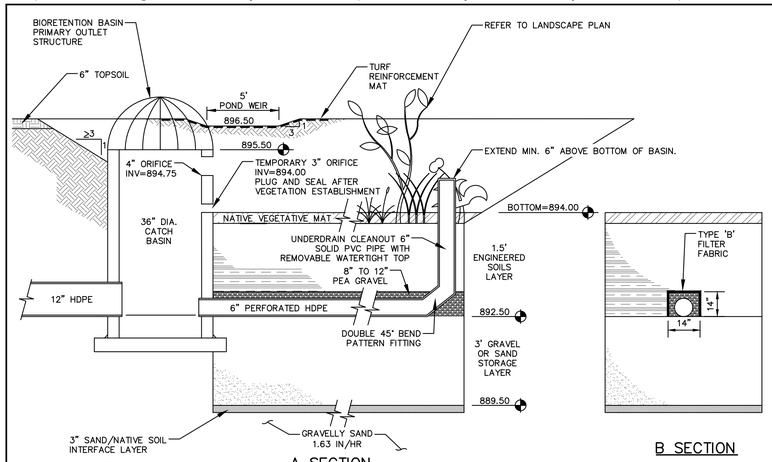
Revisions

PLANNING PHASE

Drawing
UTILITY PLAN

OPN Project No. 20628000

C4.0



A SECTION

B SECTION

GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
4. SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNR TECHINCAL STANDARD 1004.
5. SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2–4 INCHES.
6. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SILT LOAM SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
7. IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
8. FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
10. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON–LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
11. RUNOFF MUST INFILTRATE WITHIN 24–HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
12. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
13. SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

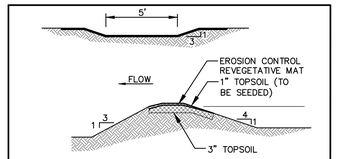
NOTE:
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

BIORETENTION BASIN

N.T.S.

REV. 12–7–2018



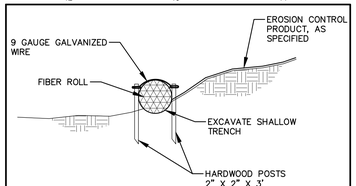
BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL

N.T.S.

THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

SAND STORAGE LAYER: IF NATIVE SOIL INFILTRATION RATES ARE GREATER THAN OR EQUAL TO THE DESIGN SAND LAYER (3.6 IN/HR), NATIVE SOILS MAY BE USED. GEOTECHNICAL CONSULTANT SHALL PROVIDE THIS INFORMATION IN WRITTEN DOCUMENTATION FOR VERIFICATION PRIOR TO CONSTRUCTION.

AS–BUILT SURVEY AND CERTIFICATION: UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS–BUILT SURVEY IS TO BE CONDUCTED FOR BASIN AND CERTIFIED BY THE ISSUING ENGINEER. SURVEYOR IS TO CONFIRM THE TEMPORARY 3" ORIFICE IN THE BIORETENTION BASIN OUTLET HAS BEEN PLUGGED AND SEALED. AS–BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL.



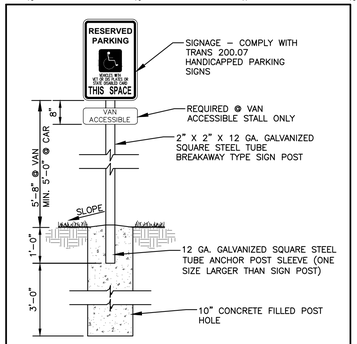
GENERAL NOTES:

1. EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
2. PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" X 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED LATERALLY ON 2' TO 4' CENTERS. TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
3. NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1/8" DIAMETER BRAIDED NYLON ROPE.
4. PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP. PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED.

FIBER SILT SOCK

N.T.S.

REV. 12–7–2018

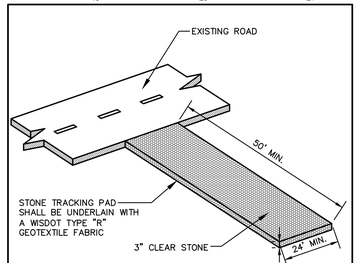


NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'–0" LONG ANCHOR POST SLEEVE.

ADA SIGN

N.T.S.

REV. 7–01–2019

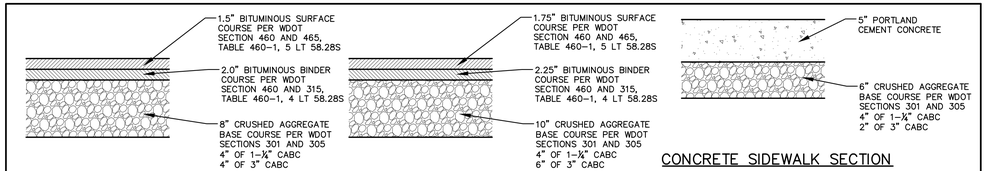


NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

CONSTRUCTION ENTRANCE

N.T.S.

REV. 12–10–2018



STANDARD ASPHALT PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT SECTION

CONCRETE SIDEWALK SECTION

HEAVY–DUTY CONCRETE SECTION

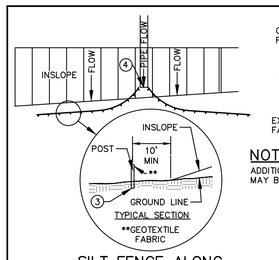
GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT (C20355), PREPARED BY CGC, INC. TITLED "GEOTECHNICAL EXPLORATION REPORT – PROPOSED BUILDING ADDITION" DATED 09/14/2020. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   – BITUMINOUS CONCRETE: REFER TO SECTION 460–3.
   – BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 6" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

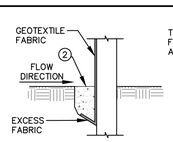
PAVEMENT SECTIONS

N.T.S.

REV. 7–01–2019

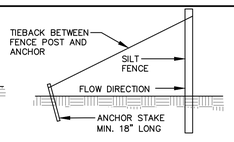


SILT FENCE ALONG SLOPES & OUTFALLS

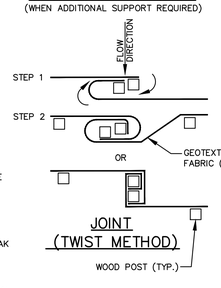


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

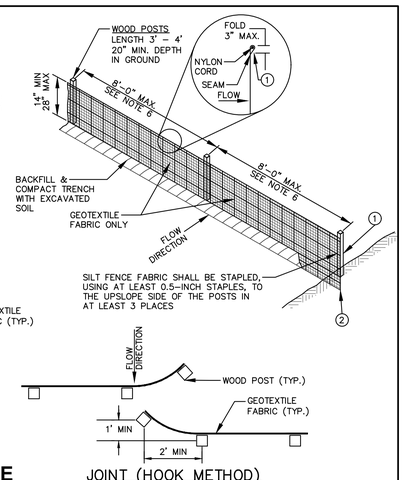
TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (TWIST METHOD)



JOINT (HOOK METHOD)

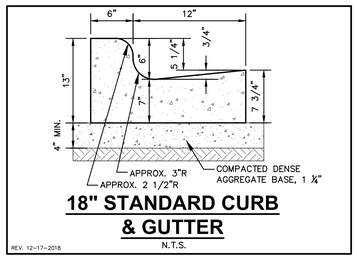
GENERAL NOTES:

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

SILT FENCE

N.T.S.

REV. 7–01–2019



18" STANDARD CURB & GUTTER

N.T.S.

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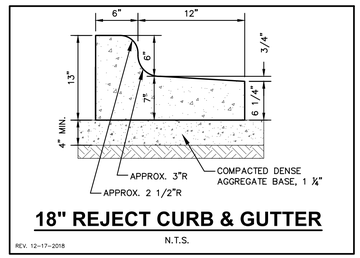

18" REJECT CURB & GUTTER

N.T.S.

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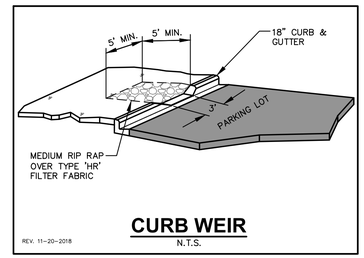

CURB WEIR

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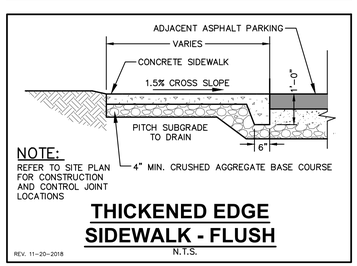
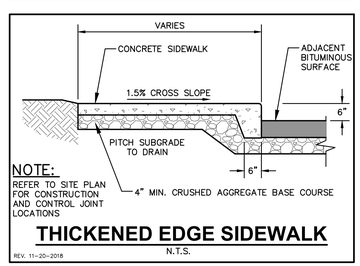


NOTE:
REFER TO SITE PLAN FOR CONSTRUCTION AND CONTROL JOINT LOCATIONS

THICKENED EDGE SIDEWALK - FLUSH

N.T.S.

REV. 11–20–2018



NOTE:
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THICKENED EDGE SIDEWALK

N.T.S.

REV. 11–20–2018

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Project

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Sheet Issue Date
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Revisions

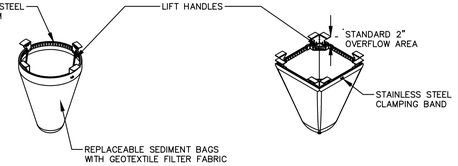
PLANNING PHASE

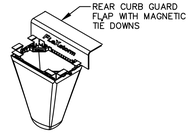
Drawing
DETAILS

OPN Project No. 20628000

C5.0

FLEXSTORM CATCH–IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



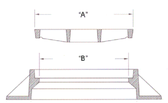


COMBINATION INLET FILTER FOR CURB HOODS

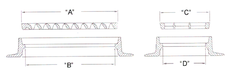
1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates (A) dim)	625RD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	625SQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	625CB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

TYPICAL ROUND INLET FILTER



TYPICAL RECTANGULAR INLET FILTER



SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER

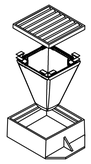
FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. Filter Bag P/N from Step 2.

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



STAINLESS STEEL ROUND INLET FILTERS for NYLOPLAST CASTINGS
CATCH–ITS SPECIFIED W/ FX or FX–S BAGS

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

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FRAMED INLET PROTECTION

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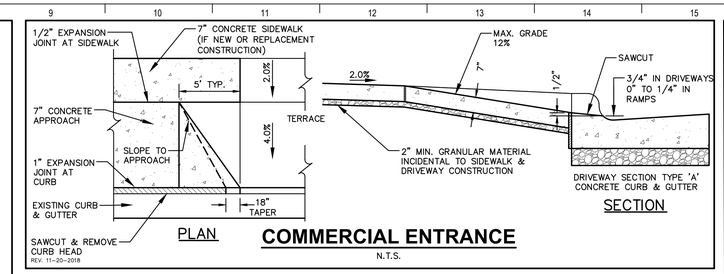

COMMERCIAL ENTRANCE

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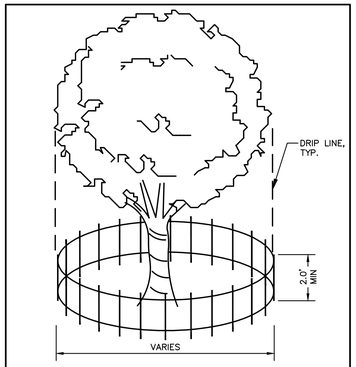


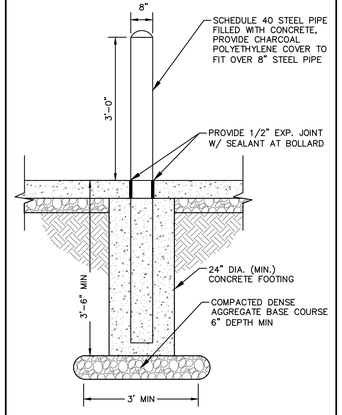
NOTE:

FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

REV. 11–26–2018

TREE PROTECTION

N.T.S.



REV. 12–17–2018

CONCRETE BOLLARD

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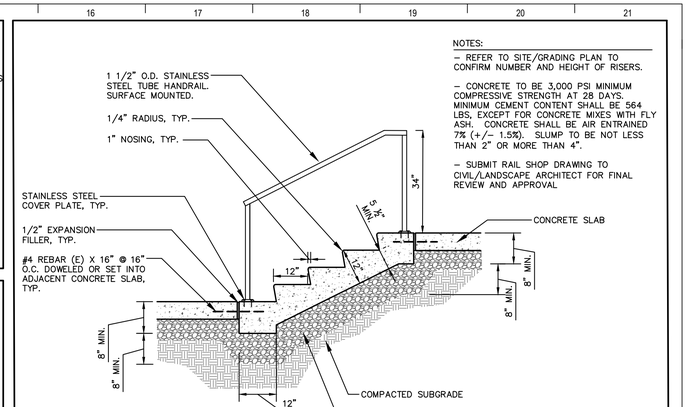

CONCRETE STAIRS W/ RAILING

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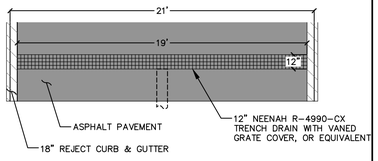
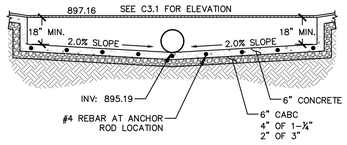


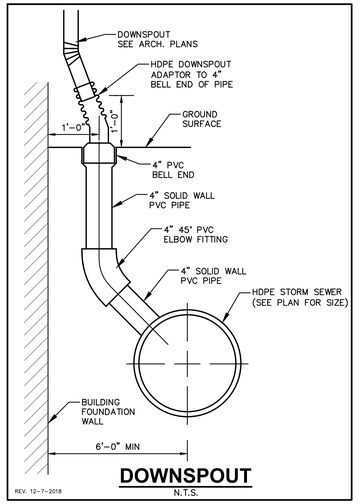


**REFER TO NEENAH FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES FOR FURTHER DETAILS AND INFORMATION.

NOTE: INLET PROTECTION TO BE INSTALLED ON TRENCH DRAIN DURING CONSTRUCTION USING GEOTEXTILE FABRIC, TYPE FF MADE FROM A SINGLE SHEET. TRIM FABRIC TO WRAP 3" OF GRATE.

TRENCH DRAIN

N.T.S.



DOWNSPOUT

N.T.S.

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Sheet Issue Date

CONSTRUCTION DRAWINGS — FEBRUARY 2, 2021

Revisions

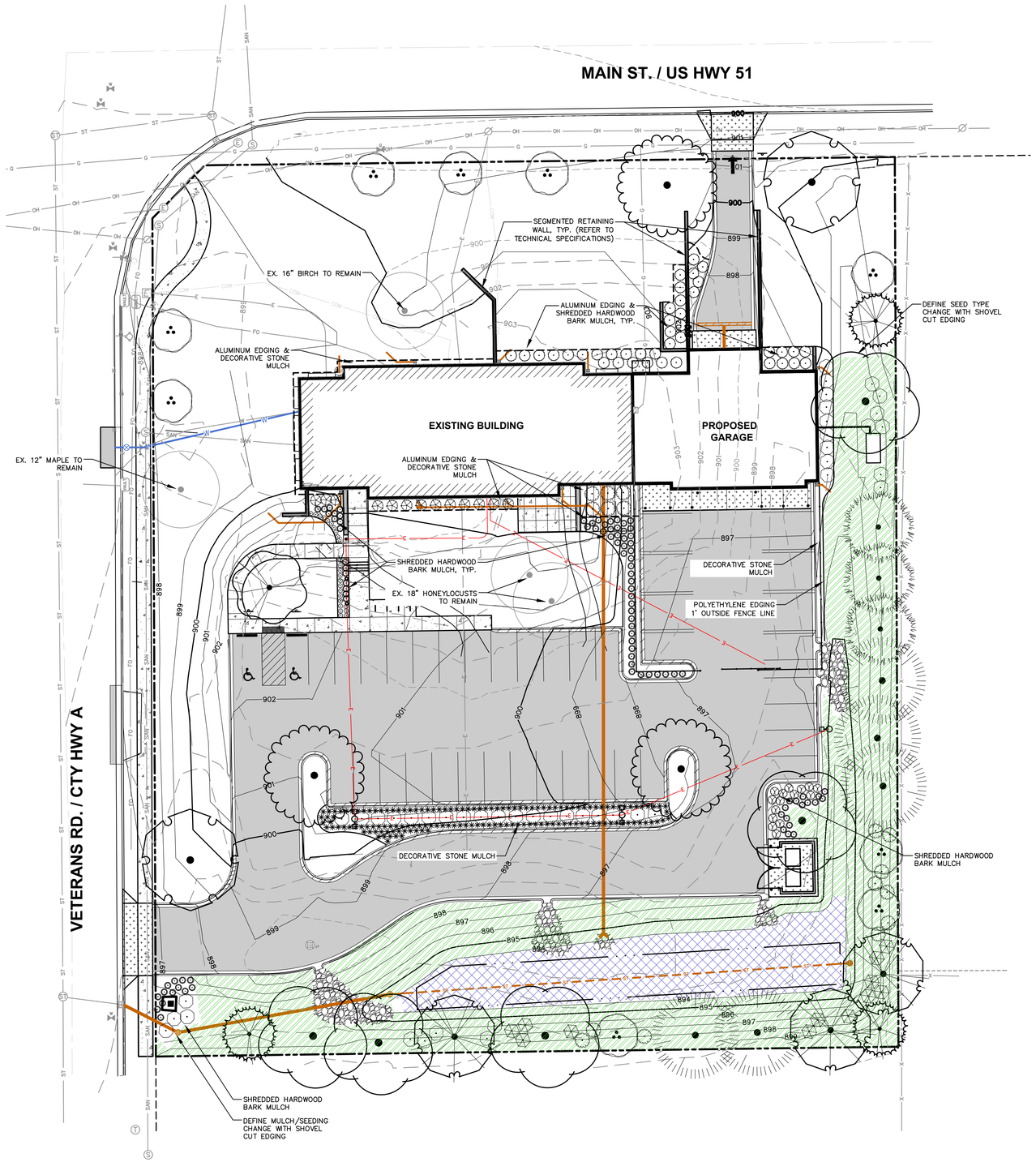
PLANNING PHASE

Drawing

DETAILS

OPN Project No. **20628000**

C5.1



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- WATERMAIN
- STORM SEWER
- ELECTRICAL DISTRIBUTION
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- SEGMENTED RETAINING WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- POLYETHYLENE EDGING (UNLESS NOTED)
- ALUMINUM EDGING
- TURFGRASS SEED MIX
- PRAIRIE SEED MIX
- BIORETENTION VEGETATIVE MATTING

GENERAL NOTES

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

COMPREHENSIVE PLANT SCHEDULE

CLIMAX TREE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	2"Cal	75	5
	Quercus bicolor / Swamp White Oak	B & B	2"Cal	75	3
MEDIUM DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B & B	Min. 6' Ht.	15	9
TALL DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Acer x freemanii 'Marmo' / Marmo Freeman Maple	B & B	1.5"Cal	30	1
	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry	B & B	1.5"Cal	30	3
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	1.5"Cal	30	2
TALL EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Picea abies / Norway Spruce	B & B	Min. 5' Ht.	40	5
	Picea glauca 'Densata' / Black Hills Spruce	B & B	Min. 5' Ht.	40	3
	Pinus strobus / White Pine	B & B	Min. 5' Ht.	40	3
LOW DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#3	Min. 18" Tall/Wide		40
LOW EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper	#3	Min. 12" Wide	3	13
MEDIUM DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	#3	Min. 24" Ht.	3	15
PERENNIALS & GRASSES	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Cont.		25
	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Cont.		92
	Sporobolus heterolepis 'Tara' / Prairie Dropseed	#1	Cont.		144
TALL DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Cornus baileyi / Bailey's Red-twig Dogwood	#3	Min. 36" Ht.	5	12
	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	#3	Min. 36" Ht.	5	44
	Viburnum dentatum "Christom" / Blue Muffin Arrowwood Viburnum	#5	Min. 36" Ht.	5	16

north

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20' 0 20'

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CONSTRUCTION DRAWINGS FEBRUARY 2, 2021

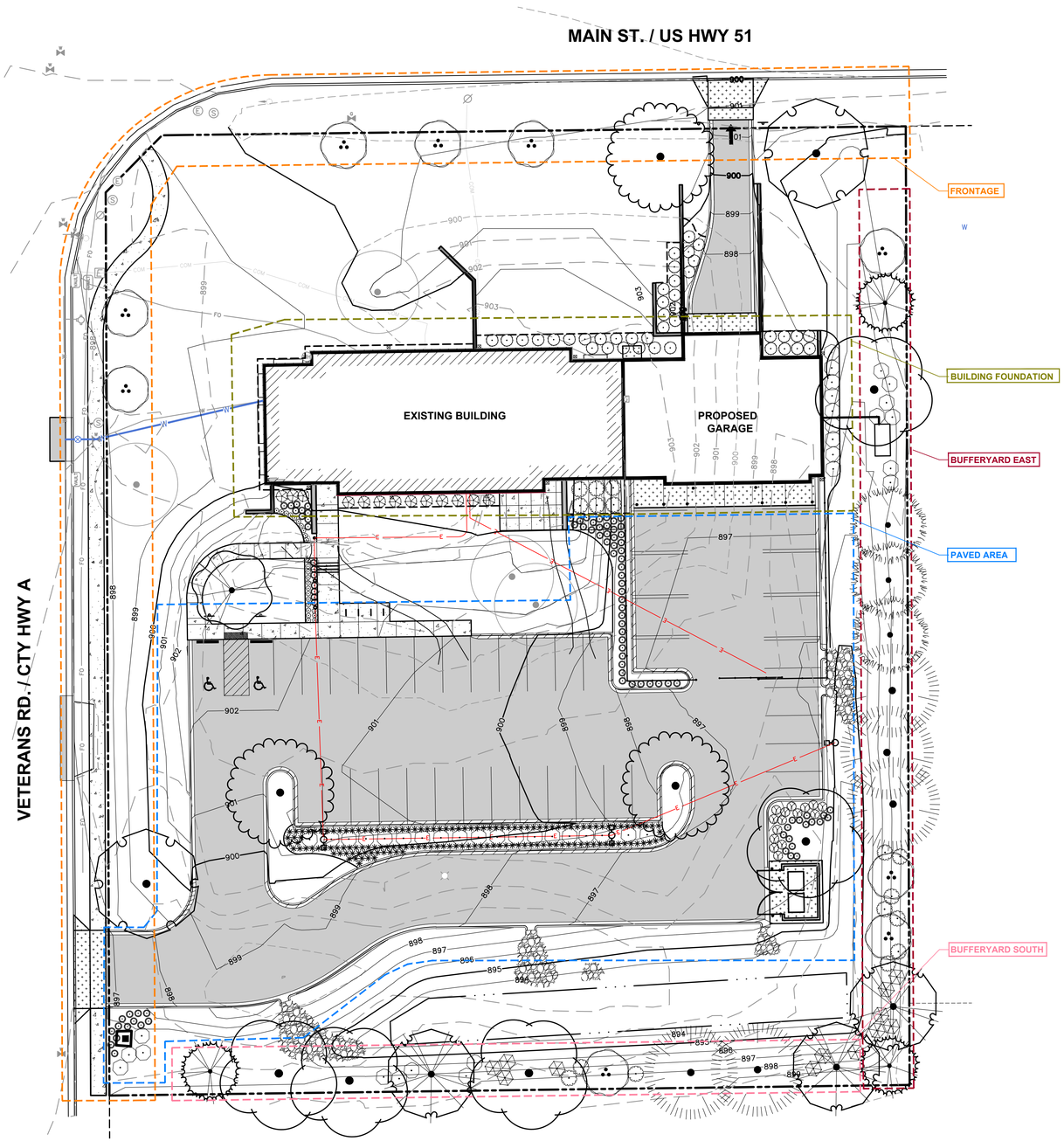
Revisions

PLANNING PHASE

Drawing
LANDSCAPE PLAN

OPN Project No. 20628000

L1.0



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- ALUMINUM EDGING

MUNICIPAL LANDSCAPE REQUIREMENTS

Sec. 78-604(1) BUILDING FOUNDATION (467 Linear Feet)

Landscape Requirement:	*40 Landscape Points per 100 LF of Building Perimeter*
Calculation:	*467 LF / 100 x 40 Points = 186.8*
Total Points Required:	***187 Landscape Points***
Total Points Provided:	***204 Landscape Points***
Provisions:	*Plants to be located within 10 feet of building foundation, No Climax or Tall Trees*

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
TALL DECIDUOUS SHRUBS				
Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	9	5	*45*
Viburnum dentatum `Arrowwood`	Arrowwood Viburnum	6	5	*30*
MEDIUM DECIDUOUS SHRUBS				
Rhus aromatica `Gro-Low`	Gro-Low Sumac	30	3	*90*
LOW EVERGREEN SHRUBS				
Juniperus sabina `Mini-Arcadia`	Mini Arcadia Juniper	13	3	*39*
		Total Points =		***204***

Sec. 78-604(2) STREET FRONTAGE (553 Linear Feet)

Landscape Requirement:	*40 points per 100 LF of Street Frontage*
Calculation:	*553 LF / 100 x 40 Points = 221.2*
Total Points Required:	***222 Landscape Points***
Total Points Provided:	***225 Landscape Points***
Provisions:	*Trees to be located within 10 feet of public right-of-way* *50% (111 Points) of required points to be Climax/Tall Deciduous Trees,* *30% (67 Points) of required points to be Medium Deciduous Trees*

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
EXISTING DECIDUOUS TREES				
Acer - Existing	Existing Maple (12" & 16" Cal.)	2	30	*60*
TALL DECIDUOUS TREES				
Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry	1	30	*30*
Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2	30	*60*
MEDIUM DECIDUOUS TREES				
Betula nigra `BNMTF` TM	Dura Heat River Birch	5	15	*75*
		Total Points =		***225***

Sec. 78-604(3) PAVED AREAS (22,750 Square Feet, 41 Parking Stalls)

Landscape Requirement:	*Greater of: 60 Landscape Points per 10,000 SF of Paved Area or 60 Points per 20 Parking Stalls*
Calculation:	*22,750 / 10,000 x 60 Points = 136.5 | 41 / 20 x 60 Points= 123 Points*
Total Points Required:	***137 Landscape Points***
Total Points Provided:	***295 Landscape Points***
Provisions:	*Min. 30% (42 Points) to be Climax/Tall Deciduous Trees, 40% (55 Points) to be shrubs* *Within paved area or within 10-feet of paved area*

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
CLIMAX TREES				
Ginkgo biloba `Autumn Gold` TM	Autumn Gold Maidenhair Tree	1	75	*75*
TALL DECIDUOUS TREES				
Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry	2	30	*60*
TALL DECIDUOUS SHRUBS				
Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	23	5	*115*
MEDIUM DECIDUOUS SHRUBS				
Physocarpus opulifolius `Little Devil` TM	Little Devil Ninebark	15	3	*45*
		Total Points =		***295***

Sec. 78-604(4) DEVELOPED LOTS (37,465 Square Feet)

Landscape Requirement:	*10 Landscape Points per 1,000 SF of Building Footprint*
Calculation:	*7,825 / 1,000 x 10 Points = 78.25*
Total Points Required:	***79 Landscape Points***
Total Points Provided:	***120 Landscape Points***
Provisions:	*Located away from and not contributing to Street Frontage, Building Foundation and Parking Lot landscape point requirements*

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
TALL DECIDUOUS TREES				
Acer x freemanii `Marmo`	Marmo Freeman Maple	1	30	*30*
EXISTING DECIDUOUS TREES				
Betula - Existing	Existing River Birch (16" Cal.)	1	30	*30*
Gleditsia - Existing	Existing Honeylocust (18" Cal.)	2	30	*60*
		Total Points =		***120***

Sec. 78-206(3)(e) EAST BUFFERYARD REQUIREMENT

Required Level of Opacity	*0.2*
Chosen Requirement	*198 Landscape Points per 100LF @ 15' Bed Width*
Length of Boundary	*307 LF*
Calculation:	*221 / 100 x 307 = 607.9*
Total Points Required:	***608 Landscape Points***
Total Points Provided:	***610 Landscape Points***

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
CLIMAX TREES				
Ginkgo biloba `Autumn Gold` TM	Autumn Gold Maidenhair Tree	1	75	*75*
Quercus bicolor	Swamp White Oak	1	75	*75*
TALL EVERGREEN TREES				
Picea abies	Norway Spruce	3	40	*120*
Picea glauca `Densata`	Black Hills Spruce	2	40	*80*
Pinus strobus	White Pine	3	40	*120*
MEDIUM DECIDUOUS TREES				
Betula nigra `BNMTF` TM	Dura Heat River Birch	3	15	*45*
LARGE DECIDUOUS SHRUBS				
Cornus baileyi	Bailey`s Red-twig Dogwood	5	5	*25*
Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	7	5	*35*
Viburnum dentatum `Arrowwood`	Arrowwood Viburnum	7	5	*35*
		Total Points =		***610***

Sec. 78-206(3)(e) SOUTH BUFFERYARD REQUIREMENT

Required Level of Opacity	*0.2*
Chosen Requirement	*221 Landscape Points per 100LF @ 20' Bed Width and 6' Fence*
Length of Boundary	*256 LF*
Calculation:	*221 / 100 x 256 = 565.8*
Total Points Required:	***566 Landscape Points***
Total Points Provided:	***585 Landscape Points***

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
CLIMAX TREES				
Ginkgo biloba `Autumn Gold` TM	Autumn Gold Maidenhair Tree	3	75	*225*
Quercus bicolor	Swamp White Oak	2	75	*150*
TALL EVERGREEN TREES				
Picea abies	Norway Spruce	2	40	*80*
Picea glauca `Densata`	Black Hills Spruce	1	40	*40*
MEDIUM DECIDUOUS TREES				
Betula nigra `BNMTF` TM	Dura Heat River Birch	1	15	*15*
LARGE DECIDUOUS SHRUBS				
Cornus baileyi	Bailey`s Red-twig Dogwood	7	5	*35*
Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	5	5	*25*
Viburnum dentatum `Arrowwood`	Arrowwood Viburnum	3	5	*15*
		Total Points =		***585***

north

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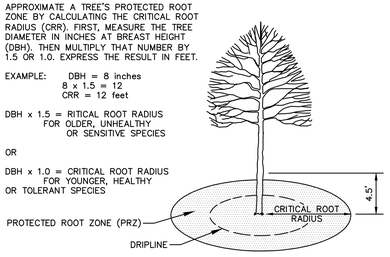
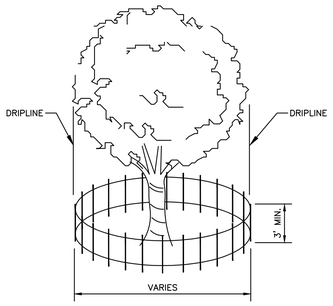
MUNICIPAL LANDSCAPE REQUIREMENTS

OPN Project No. **20628000**

L1.1





NOTE:
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS

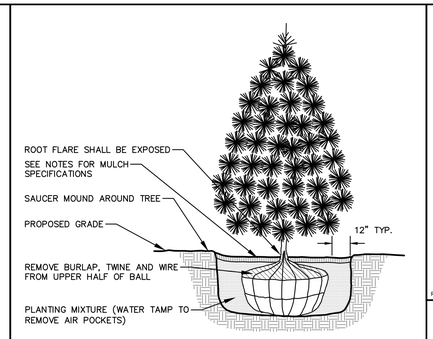
2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS

3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PROTECTION DETAIL

N.T.S.

REV. 01-04-2019

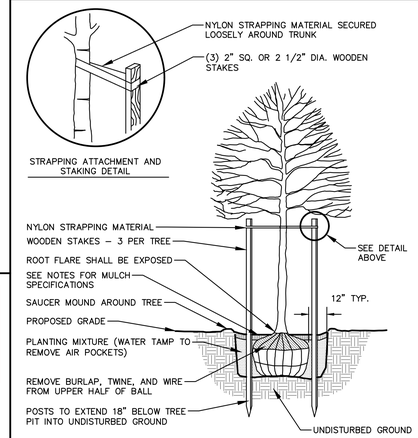


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019



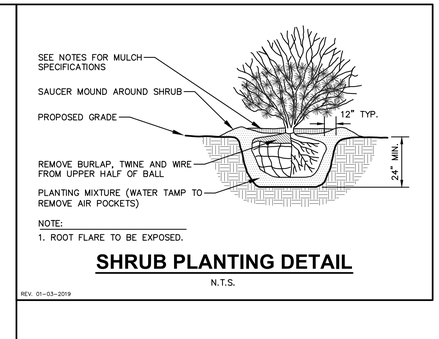
NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

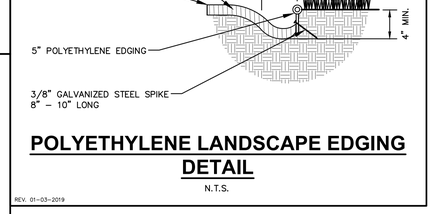
N.T.S.

REV. 01-03-2019

PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

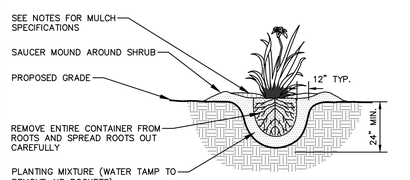
REV. 01-03-2019



POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**

2. **CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**

3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**

4. **MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

GENERAL NOTES

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

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

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

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

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

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

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

LANDSCAPE MATERIAL NOTES

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

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

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

4. MATERIALS – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE MIDWEST DECORATIVE STONE 1–1/2" AMERICAN HERITAGE STONE MULCH (OR EQUAL) SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

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

6. MATERIALS – POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

7. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

8. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

SEEDING & POND VEGETATION NOTES

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

2. MATERIALS – PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

3. MATERIALS – BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID–JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

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Sheet Issue Date
CONSTRUCTION DRAWINGS FEBRUARY 2, 2021

Revisions

PLANNING PHASE

Drawing
LANDSCAPE DETAILS & NOTES

OPN Project No. 20628000

L2.0

PRELIMINARY CODE INFORMATION

APPLICABLE CODE INFORMATION

THE PROJECT WILL COMPLY WITH THE FOLLOWING CODES:

WISCONSIN COMMERCIAL BUILDING CODE- Wisconsin Department of Safety and Professional Services (SPS) Chapters 361 to 366, incorporating:

- International Building Code (IBC) 2015
- International Energy Conservation Code (IECC) 2015
- International Existing Building Code (IEBC) 2015
- International Fuel Gas Code (IFGC) 2015
- International Mechanical Code (IMC) 2015
- Adopted portions of the International Fire Code (IFC) 2015
- ICC/ANSI A117.1 (2009): Standard for Accessibility and Usable Buildings and Facilities

SPS Chapters 380-387; Plumbing

City of Stoughton Municipal Code, Chapter 10 – Buildings and Building Regulations

USE AND OCCUPANCY CLASSIFICATION - IBC CHAPTER 3

	Lower Level	Main Level	Equip Platform	Total
B Business (precinct offices)	5,026 SF	5,026 SF		10,052 SF
Addition				
B Business (vestibule)	132 SF			132 SF
S-2 Low-Hazard Storage (parking garage)	2,586 SF		524 SF	2,586 SF
Total Building Area:				**12,770 SF**

SPECIAL OCCUPANCY REQUIREMENTS – IBC Chapter 4

No Requirements

BUILDING HEIGHT AND ALLOWABLE AREA – IBC Chapter 5

Allowable Building Height = 60 FT	Maximum Proposed Height = 26'-3"
Allowable Number of Stories = 3	Stories Proposed = 2
Equipment Platform = 1,724 SF (allow)	Proposed = 524 SF
Allowable Building Area	27,000 SF

Required Separation of Occupancies (IBC Table 508.4)
Between B and S-2 = 1 Hour (when sprinklered)

Incidental Uses (IBC 509)
No Requirements

CONSTRUCTION TYPE – IBC Chapter 6

Existing Type VB (Wood-Framed – Unprotected)
Addiiton Type VB (Wood-Framed – Unprotected)

< < OWNER HAS ELECTED TO FULLY SPRINKLER BUILDING > >

Building Elements Fire-Resistance Rating (IBC Table 601)

0-HR	Primary Structural Frame
0-HR	Bearing Walls Exterior
0-HR	Bearing Walls Interior
0-HR	Non-bearing Walls Exterior (See Fire Separation Distance Below)
0-HR	Non-bearing Walls Interior
0-HR	Floor Construction and Secondary Members
0-HR	Roof Construction and Secondary Members

Fire-Resistance Rating For Exterior Walls Based On Fire Separation Distance (IBC Table 602)
Fire Separation Distance > 30 FT except East side exterior wall which is 27 FT from Property Line.
Type VB Construction does not require rating for B and S-1 Occupancy Groups per Table 602.

FIRE AND SMOKE PROTECTION – IBC Chapter 7

Fire Barriers (IBC 707)
Occupancy Separation as required by Table 508.4 shall be a Fire Barrier.

Two-Story Openings (IBC 712.1.9)
Verical Openings are permitted which do not connect more than two stories.

Openings Otherwisa Permitted (IBC 712.1.16)
Verical Openings shall be permitted by other sections of the code.

INTERIOR FINISHES – IBC Chapter 8

FIRE PROTECTION SYSTEMS – IBC Chapter 9

Commercial Parking Garage (IBC 903.2.9.2)
Fire Area for Commercial Pring Garage does not exceed 5,000 SF. Nevertheless, the Owner has chosen to provide NFPA 13 complete sprinklering system as indicated above.

Portable Fire Extinguishers (IBC 906)
Portable Fire Extinguishers will be installed per requirements of this section.

Fire Alarm and Detection System (IBC 907)
An automatic fire alarm and detection system shall be installed meeting requirements for the automatic fire sprinkler system per NFPA 13.

Emergency Resonder Radio Coverage (IBC 916)
Code requires new buildings provide complete radio coverage. Although ths is an existing building, since it is an emergency esponder facility, building shall be tested at the approriate construction phase to determine the need for adio coverage amplification.

MEANS OF EGRESS – IBC Chapter 10

Occupant Load (IBC 1004) Occupants	
B Business Areas (10,184 SF / 100 GSF per occupant) =	102
S-2 Parking Garage (2,586 GSF / 200 GSF per occupant) =	13
S-2 Equipment Platform (524 GSF / 300 GSF per occupant) =	2
Total Occupants:	**117**

Means of Egress Sizing (IBC 1005)

Stairways (0.3 IN per occupant x 117 occupants) =	35.1 IN
Other Egress Components (0.2 IN per occupant x 117 occupants) =	23.4 IN
Egress Width Provided =	96 IN

Exit Access Travel Distance (IBC 1017, Sprinklered)

B Occupancey =	300 FT
S-2 Occupancy =	400 FT

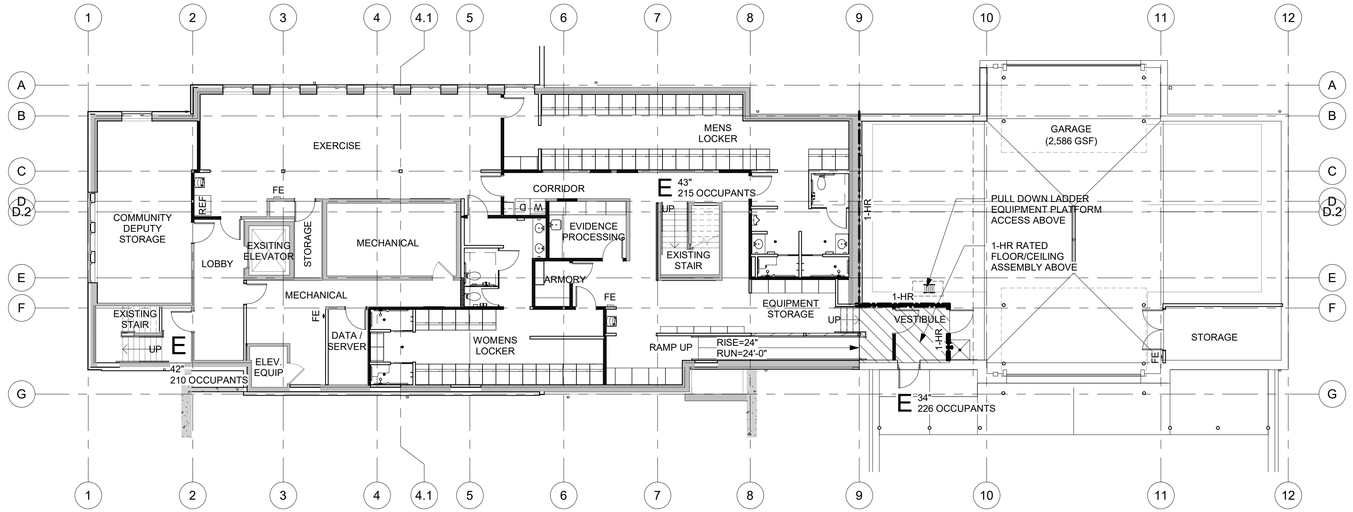
PLUMBING FIXTURE REQUIREMENTS – IBC Chapter 29

Type	Occ.	W.C.	Urinal	Lav	Shower	D.F.	Service Sink
B Occ.	101	4		3			
S-2 Occ.	20	1		1			
Total Req	121	5		4		2	1
Provided		**6**	**1**	**7**	**4**	**3**	**1**

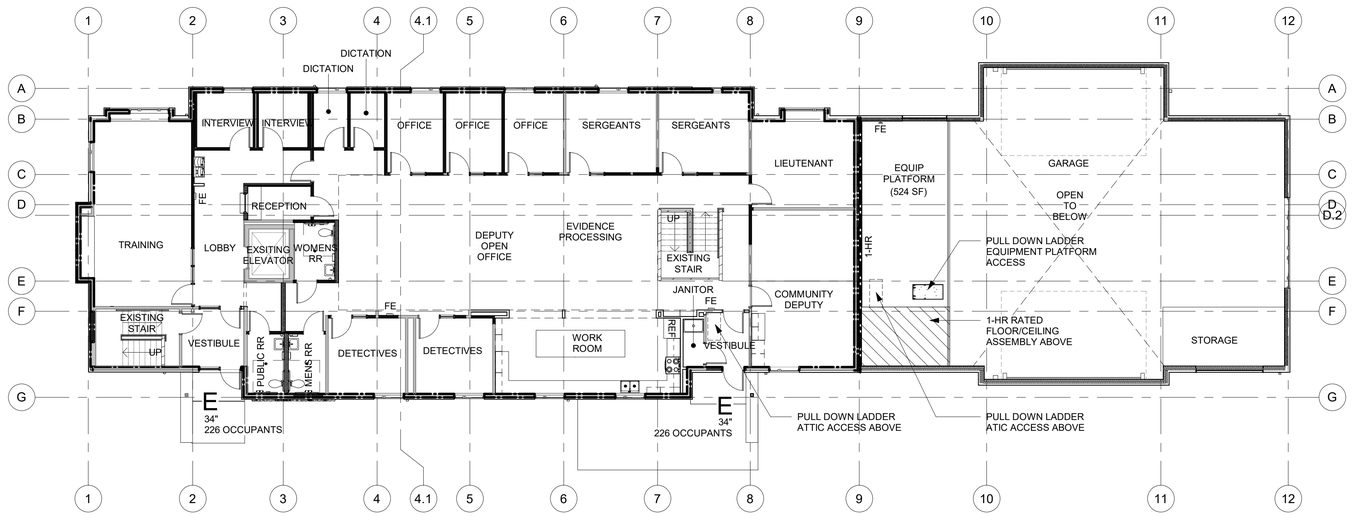
Fixtures will be distributed between sexes as indicated on plans.

ZONING - City of Stoughton

Zoning District: PB (Planned Business) (No Change Proposed)
Adjacent Districts: South: MR-10 (Multi-family)
East: Single Family (Adjacent Township)



1 CODE PLAN - LOWER LEVEL
3/32" = 1'-0"



2 CODE PLAN - MAIN LEVEL
3/32" = 1'-0"

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Key Plan

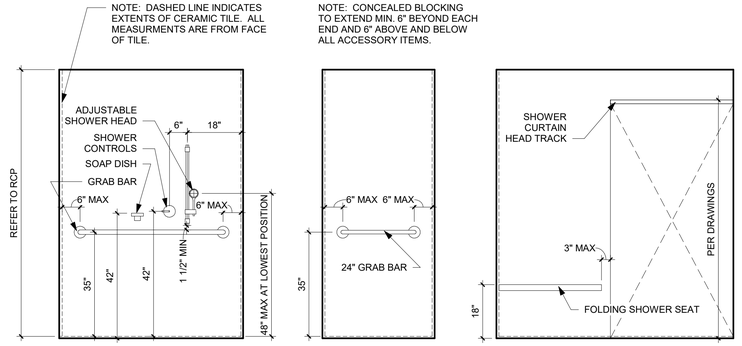
Revision Description Date

OPN Project No.
20628000

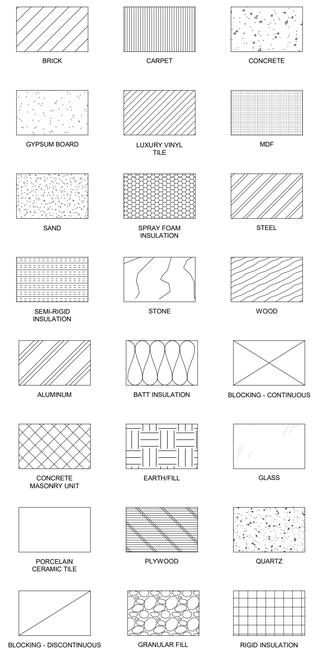
Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
CODE INFORMATION

Sheet Number
AG001

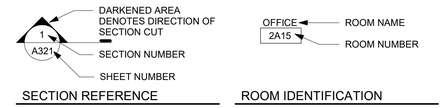


ACCESSIBLE SHOWER MOUNTING HEIGHTS AND CLEARANCES



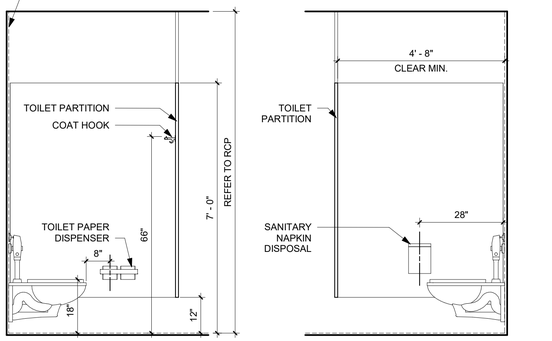
STANDARD MATERIAL DEFINITIONS

STANDARD SYMBOLS

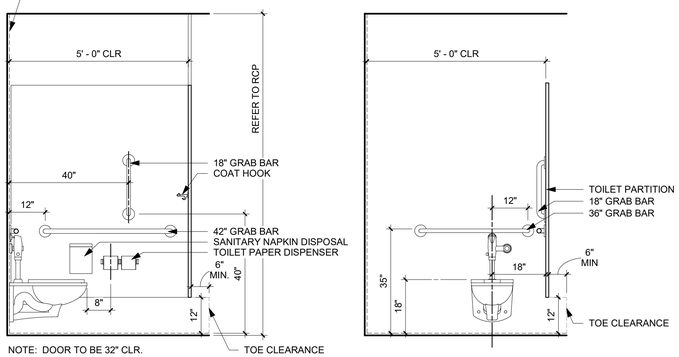


STANDARD ABBREVIATIONS

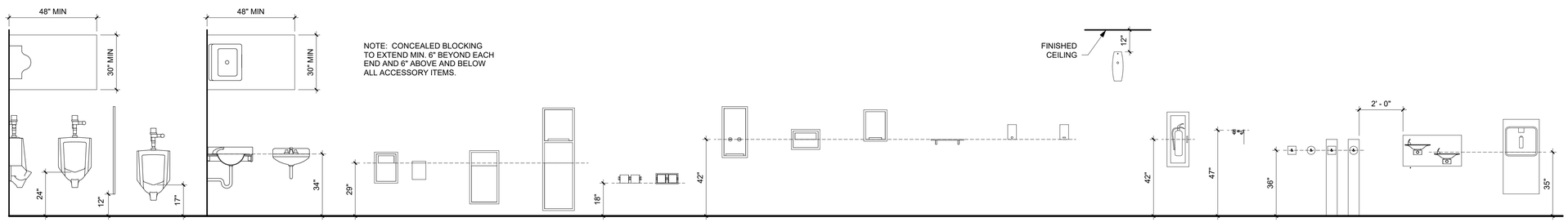
#	NUMBER
ACM	ALUMINUM COMPOSITE METAL PANEL
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
BAS	BUILDING AUTOMATION SYSTEM
BC	BOTTOM OF CURB
BM	BENCH MARK
BOC	BACK OF CURB
BOS	BOTTOM OF STEEL
BOW	BOTTOM OF WALL
BRG	BEARING
BS	BOTTOM OF STAIR
C	CHANNEL
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLL	CONSTRUCTION LIMITS LINE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CRK	CORK
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
EC	ELECTRICAL CONTRACTOR
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EPF	EPOXY FLOORING
EPT	EPOXY PAINT
EQ	EQUAL
EWC	ELECTRIC WATER COOLER
EX	EXISTING
FD	FLOOR DRAIN
FF	FACTORY FINISH
FFE	FINISHED FLOOR ELEVATION
FOC	FACE OF CURB
FOF	FACE OF FINISH
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GHM	GALVANIZED HOLLOW METAL
GL	GLASS
GT	GROUT
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HORZ	HORIZONTAL
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING/VENTING/AIR CONDITIONING
ID	INSIDE DIAMETER
L	ANGLE
LB/LBS	POUND / POUNDS
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MB	MARKERBOARD
MC	MECHANICAL CONTRACTOR
MDF	MEDIUM DENSITY FIBERBOARD
MFR	MANUFACTURERS
MH	MANHOLE
MIL	MIL THICKNESS
MIN	MINIMUM
MO	MASONRY OPENING
MP	METAL PANEL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OA	OVERALL
OD	OUTSIDE DIAMETER
OH	OVERHEAD
ORD	OVERFLOW ROOF DRAIN
OTS	OPEN TO STRUCTURE
PCT	PORCELAIN CERAMIC TILE
PL	PLATE
PLAM	PLASTIC LAMINATE
PVC	POLY VINYL CHLORIDE
PT	PAINT
QT	QUARTZ
RAD	RADIUS
RD	ROOF DRAIN
RAF	RESILIENT ATHLETIC FLOORING
REX	RESIN
REV	REVISION
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
RUB	RUBBER
SF	SQUARE FEET
SIM	SIMILAR
SS	SOLID SURFACE
STN	STONE
ST STL	STAINLESS STEEL
SUSP	SUSPENDED
T&G	TONGUE AND GROOVE
TOC	TOP OF CURB
TOM	TOP OF MASONRY
TOS	TOP OF SLAB / TOP OF STEEL
TOW	TOP OF WALL
TP	TOILET PARTITION
TS	TOP OF STAIR
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES, INC.
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WB	WALL BASE
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WALL PROTECTION
WT	WINDOW TREATMENT
WWF	WELDED WIRE FABRIC



STANDARD TOILET STALL MOUNTING HEIGHTS AND CLEARANCES



ACCESSIBLE TOILET STALL MOUNTING HEIGHTS AND CLEARANCES



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Owner

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Department of Public Works, Highway & Transportation, Engineering Division
1919 Alliant Energy Center Way
Madison, Wisconsin 53713

Project

DANE COUNTY SHERIFF SE PRECINCT REMODEL
125 VETERANS ROAD
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MADISON, WI 53717
P. 608.770.4265

MEP Engineer

DESIGN ENGINEERS
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Key Plan

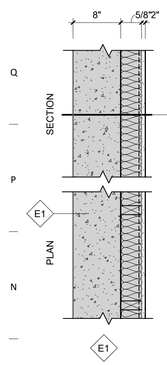
Revision	Description	Date

OPN Project No.
20628000

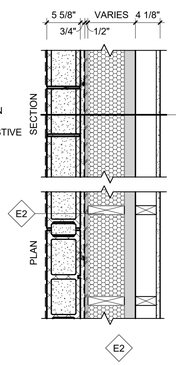
Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
GENERAL DRAWING INFORMATION

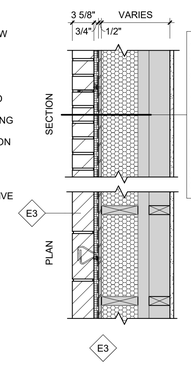
Sheet Number
AG002



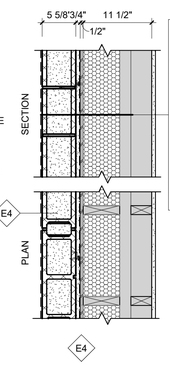
EXISTING 8" CONCRETE
EXISTING 2X4 WD FURRING
EXISTING BATT INSULATION
VAPOR RETARDER
5/8" GWB, MOISTURE RESISTIVE GWB, OR TILE BACKER



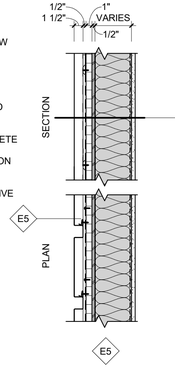
SPRAY APPLIED WATERPROFING (BELOW GRADE)
6" CMU - GROUT FILL
3/4" SOLID GROUT SPACE
SELF-ADHERED WEATHER BARRIER
1/2" PRESERVATIVE TREATED SHEATHING
NEW 2X6 FRAMING AT EXISTING WINDOW OPENINGS
FOAMED-IN-PLACE INSULATION (R-20 MIN) FULL HEIGHT
NEW 2X4 WD FURRING AT EXISTING WINDOW OPENINGS
5/8" GWB, MOISTURE RESISTIVE GWB, OR TILE BACKER



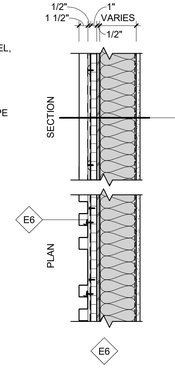
4" BRICK VENEER, BR-1
3/4" CAVITY DRAINAGE MATERIAL
SELF-ADHERED WEATHER BARRIER
1/2" EXTERIOR SHEATHING
EXISTING 2X6 WD FRAMING ABOVE EXISTING CONCRETE WALL
FOAMED IN PLACE INSULATION (R-20 MIN)
EXISTING 2X4 WD FURRING
5/8" GWB, MOISTURE RESISTIVE GWB, OR TILE BACKER



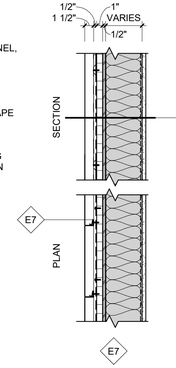
SPRAY APPLIED WATERPROFING (BELOW GRADE)
6" CMU - GROUT FULL
3/4" SOLID GROUT SPACE
SELF-ADHERED WEATHER BARRIER
1/2" PRESERVATIVE TREATED SHEATHING
EXISTING 2X6 WD FRAMING ABOVE EXISTING CONCRETE WALL
FOAMED-IN-PLACE INSULATION (R20 MIN) FULL HEIGHT
EXISTING 2X4 WD FURRING
5/8" GWB, MOISTURE RESISTIVE GWB, OR TILE BACKER



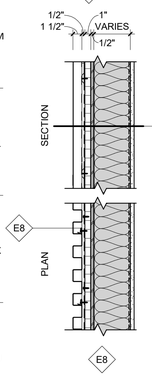
1 1/2" VERTICAL METAL PANEL, MP-1
1/2" HORIZONTAL HAT CHANNEL
1" RIGID INSULATION (MIN R-6.0) W/ INTEGRAL WEATHER BARRIER, TAPE ALL JOINTS PER SPECIFICATIONS
1/2" EXTERIOR SHEATHING
EXISTING 2X6 WD FRAMING
EXISTING BATT INSULATION
VAPOR RETARDER
5/8" GWB



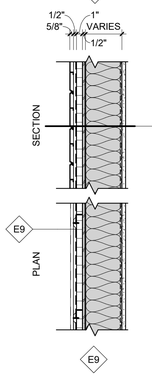
1 1/2" VERTICAL METAL PANEL, MP-2
1/2" HORIZONTAL HAT CHANNEL
1" RIGID INSULATION (MIN R-6.0) W/ INTEGRAL WEATHER BARRIER, TAPE ALL JOINTS PER SPECIFICATIONS
1/2" EXTERIOR SHEATHING
EXISTING 2X6 WD FRAMING
EXISTING BATT INSULATION
VAPOR RETARDER
5/8" GWB



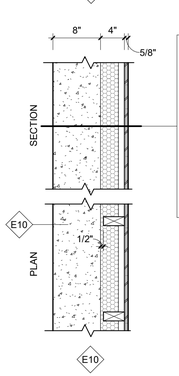
1 1/2" VERTICAL METAL PANEL, MP-3
1/2" HORIZONTAL HAT CHANNEL
1" RIGID INSULATION (MIN R-6.0) W/ INTEGRAL WEATHER BARRIER, TAPE ALL JOINTS PER SPECIFICATIONS
1/2" EXTERIOR SHEATHING
EXISTING 2x6 WD FRAMING
EXISTING BATT INSULATION
VAPOR RETARDER
5/8" GWB



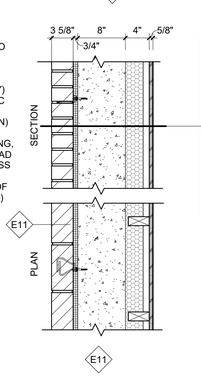
1 1/2" VERTICAL METAL PANEL, MP-4
1/2" HORIZONTAL HAT CHANNEL
1" RIGID INSULATION (MIN R-6.0) W/ INTEGRAL WEATHER BARRIER, TAPE ALL JOINTS PER SPECIFICATIONS
1/2" EXTERIOR SHEATHING
EXISTING 2X6 WD FRAMING
EXISTING BATT INSULATION
VAPOR RETARDER
5/8" GWB



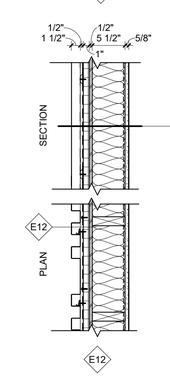
5/8" WOOD LOOK HORIZONTAL METAL PANEL, WS-1
1/2" VERTICAL HAT CHANNEL
1" RIGID INSULATION (MIN R-6.0) W/ INTEGRAL WEATHER BARRIER, TAPE ALL JOINTS PER SPECIFICATIONS
1/2" EXTERIOR SHEATHING
EXISTING 2X6 WD FRAMING
EXISTING BATT INSULATION
VAPOR RETARDER
5/8" GWB



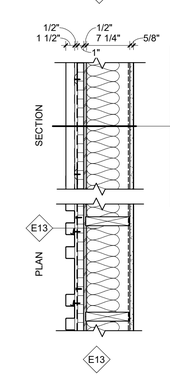
8" CONCRETE - REFER TO STRUCTURAL (FLUID APPLIED WATERPROOFING BELOW GRADE ONLY)
WD FURRING - 2X4 16" OC
FOAMED IN PLACE INSULATION (R-20 MIN)
5/8" B/C DOUGLAS FIR PLYWOOD SHEATHING, PAINT. (FLAME SPREAD RATING OF 75 OR LESS AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450)



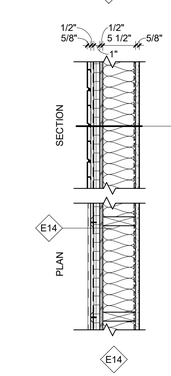
BRICK VENEER, BR-1
3/4" CAVITY DRAINAGE MATERIAL
8" CONCRETE - REFER TO STRUCTURAL
WD FURRING - 2X4 16" OC
FOAMED IN PLACE INSULATION (R-20 MIN)
5/8" B/C DOUGLAS FIR PLYWOOD SHEATHING, PAINT. (FLAME SPREAD RATING OF 75 OR LESS AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450)
5/8" GWB IN VESTIBULE



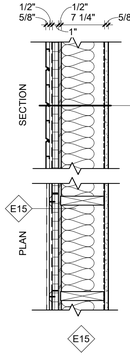
1 1/2" VERTICAL METAL PANEL, MP-2
1/2" HORIZONTAL HAT CHANNEL
1" RIGID INSULATION (MIN R-6.0) W/ INTEGRAL WEATHER BARRIER, TAPE ALL JOINTS PER SPECIFICATIONS
1/2" EXTERIOR SHEATHING
2X6 WOOD FRAMING W/ R-19 BATT INSULATION
VAPOR RETARDER
5/8" GWB



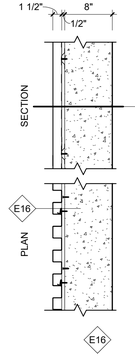
1 1/2" VERTICAL METAL PANEL, MP-2
1/2" HORIZONTAL HAT CHANNEL
1" RIGID INSULATION (MIN R-6.0) W/ INTEGRAL WEATHER BARRIER, TAPE ALL JOINTS PER SPECIFICATIONS
1/2" EXTERIOR SHEATHING
2X8 WOOD FRAMING W/ R-19 BATT INSULATION
VAPOR RETARDER
5/8" GWB



5/8" WOOD LOOK HORIZONTAL METAL SIDING, WS-1
1/2" VERTICAL HAT CHANNEL
1" RIGID INSULATION (MIN R-6.0) W/ INTEGRAL WEATHER BARRIER, TAPE ALL JOINTS PER SPECIFICATIONS
1/2" EXTERIOR SHEATHING
2X6 WOOD FRAMING W/ R-19 BATT INSULATION
VAPOR RETARDER
5/8" GWB

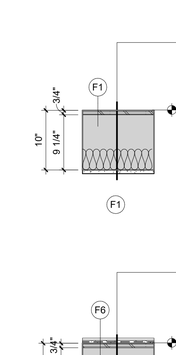


5/8" WOOD LOOK HORIZONTAL METAL PANEL, WS-1
1/2" VERTICAL HAT CHANNEL
1" RIGID INSULATION (MIN R-6.0) W/ INTEGRAL WEATHER BARRIER, TAPE ALL JOINTS PER SPECIFICATIONS
1/2" EXTERIOR SHEATHING
2X8 WOOD FRAMING W/ R-19 BATT INSULATION
VAPOR RETARDER
5/8" GWB

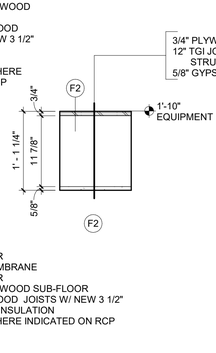


1 1/2" METAL PANEL, MP-4
1/2" HORIZONTAL HAT CHANNEL
8" CONCRETE - REFER TO STRUCTURAL

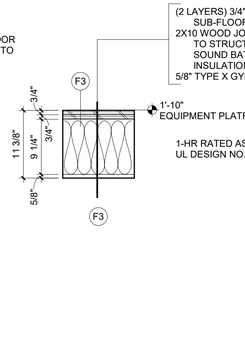
WHERE BATT INSULATION IN EXISTING WALLS IS TO REMAIN, REMOVE AND REPLACE ANY BATT INSULATION DAMAGED BY DEMO OR BY MOISTURE



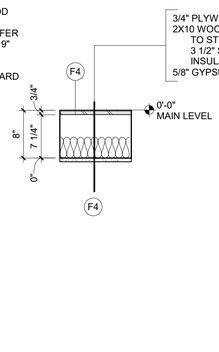
3/4" EXISTING PLYWOOD SUB-FLOOR
2X10 EXISTING WOOD JOISTS W/ NEW 3 1/2" SOUND BATT INSULATION
NEW 5/8" GWB WHERE INDICATED ON RCP
0'-0" MAIN LEVEL



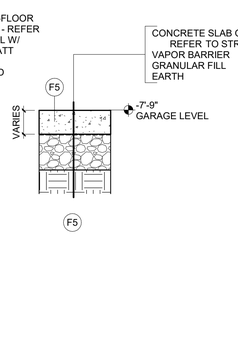
3/4" PLYWOOD SUB-FLOOR
12" TGI JOISTS - REFER TO STRUCTURAL
5/8" GYPSUM BOARD
1'-10" EQUIPMENT PLATFORM



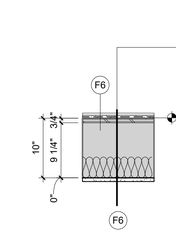
(2 LAYERS) 3/4" PLYWOOD SUB-FLOOR
2X10 WOOD JOISTS - REFER TO STRUCTURAL W/ 9" SOUND BATT INSULATION
5/8" TYPE X GYPSUM BOARD
1'-10" EQUIPMENT PLATFORM
1-HR RATED ASSEMBLY UL DESIGN NO. L501



3/4" PLYWOOD SUB-FLOOR
2X10 WOOD JOISTS - REFER TO STRUCTURAL W/ 3 1/2" SOUND BATT INSULATION
5/8" GYPSUM BOARD
0'-0" MAIN LEVEL



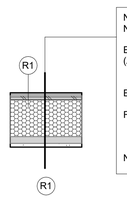
CONCRETE SLAB ON GRADE - REFER TO STRUCTURAL
VAPOR BARRIER
GRANULAR FILL
EARTH
-7'-9" GARAGE LEVEL



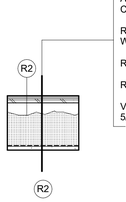
PORCELAIN TILE
THIN SET MORTAR
UNCOUPLING MEMBRANE
THIN SET MORTAR
3/4" EXISTING PLYWOOD SUB-FLOOR
2X10 EXISTING WOOD JOISTS W/ NEW 3 1/2" SOUND BATT INSULATION
NEW 5/8" GWB WHERE INDICATED ON RCP
0'-0" MAIN LEVEL

EXTERIOR WALL TYPES

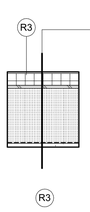
WHERE MOISTURE DAMAGED ROOF SHEATHING IS DISCOVERED DURING DEMO OF EXISTING SHINGLES AND UNDERLAYMENT, REMOVE ALL DAMAGED SHEATHING AND REPLACE ROOF SHEATHING AS REQUIRED.
CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING EXTENTS OF DAMAGE. CONFIRM SCOPE WITH A/E OR OWNERS REP. PRIOR TO PROCEEDING.



NEW ASPHALT SHINGLES
NEW CONTINUOUS SELF-ADHERED UNDERLAYMENT
EXISTING ROOF SHEATHING (AND NEW ROOF SHEATHING AS REQUIRED. THICKNESS TO MATCH EXIST.)
EXISTING ROOF TRUSS STRUCTURE
FOAMED IN PLACE INSULATION (R-49 MIN) APPLIED TO UNDERSIDE OF ROOF SHEATHING
NEW 5/8" GWB AT CEILING



ASPHALT SHINGLES
CONTINUOUS SELF-ADHERED UNDERLAYMENT
ROOF SHEATHING
WOOD TRUSS ASSEMBLY - REFER TO STRUCTURAL.
RAFTER VENTS AT EACH TRUSS SPACE
R-49 BLOWN-IN CELLULOSE INSULATION
VAPOR RETARDER
5/8" GYPSUM BOARD



FULLY ADHERED EPDM ROOF MEMBRANE
2" MIN. TAPERED INSULATION (R-12 MIN)
ROOF SHEATHING
WOOD JOIST ASSEMBLY - REFER TO STRUCTURAL.
R-37 (MIN) BLOWN-IN CELLULOSE INSULATION (FILL CAVITY)
VAPOR RETARDER
5/8" GYPSUM BOARD

FLOOR TYPES

ROOF TYPES

WOOD LOOK HORIZONTAL METAL PANEL

WS-1
BASIS OF DESIGN PRODUCT: LONGBOARD TONGUE-AND-GROOVE SIDING
STYLE: 6" V-GROOVE PROFILE
SIZE: 6" WIDTH X 24' MAX LENGTH
FINISH: DARK ACACIA
FASTENERS: CONCEALED
TRIM AND ACCESSORY FINISH: BLACK

BRICK VENEER

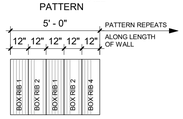
BR-1
BASIS OF DESIGN PRODUCT:
CLOUD CERAMICS MODULAR BRICK
COLOR: EBONY IS
FINISH: VELOUR
INSTALL: RUNNING BOND
MORTAR: SPEC MIX SM750 SILVERSTONE

VERTICAL METAL PANEL

MP-1
BASIS OF DESIGN PRODUCT:
MANUFACTURER: PAC-CLAD
STYLE: FLUSH AND REVEAL WALL PANELS
TYPE: REVEAL
SIZE: 12" WIDTH X 25' MAX LENGTH
INSTALL: VERTICAL
COLOR: SLATE GRAY

MP-2
BASIS OF DESIGN PRODUCT:
MANUFACTURER: PAC-CLAD
STYLE: PRECISION SERIES WALL PANELS
TYPE: BOX RIB 1, BOX RIB 2, BOX RIB 4
SIZE: 12" WIDTH X 22' MAX LENGTH
INSTALL: VERTICAL PER PATTERN BELOW
COLOR: GRANITE

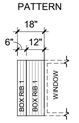
MP-2: INSTALL PATTERN



MP-3
BASIS OF DESIGN PRODUCT:
MANUFACTURER: PAC-CLAD
STYLE: FLUSH AND REVEAL WALL PANELS
TYPE: FLUSH
SIZE: 12" WIDTH X 25' MAX LENGTH
INSTALL: VERTICAL
COLOR: MATTE BLACK

MP-4
BASIS OF DESIGN PRODUCT:
MANUFACTURER: PAC-CLAD
STYLE: PRECISION SERIES WALL PANELS
TYPE: BOX RIB 1
SIZE: 12" WIDTH X 22' MAX LENGTH
INSTALL: VERTICAL PER PATTERN BELOW
COLOR: GRANITE

MP-4: INSTALL PATTERN



GENERAL NOTES

1. EXISTING WALL TYPES ARE BASED ON FIELD OBSERVATION AND MINIMAL SELECTIVE DEMOLITION. CONTRACTOR SHALL BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT UPON DISCOVERY.
2. IN LIEU OF STANDARD GWB, INSTALL TILE BACKER AT ALL WALLS TO RECEIVE TILE, AND MOISTURE RESISTIVE GWB ON WALLS AND CEILINGS OF LOCKER ROOM AND RESTROOM WALLS.
3. REFER TO SHEET S001 FOR INFORMATION ON REQUIRED SEISMIC BRACING FOR COMPONENTS. COORDINATE DESIGN AND INSTALLATION OF SEISMIC BRACING WITH THE GENERAL CONTRACTOR.

OPN ARCHITECTS
301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260

www.opnarchitects.com

Owner
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Key Plan

Revision	Description	Date

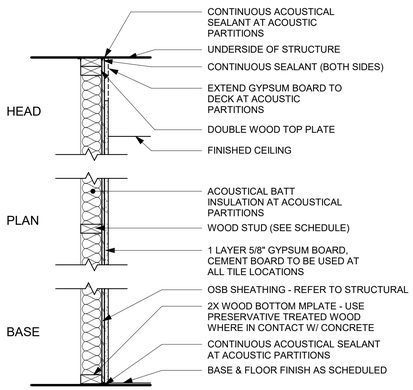
OPN Project No.
20628000

Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
EXTERIOR WALL, FLOOR, & ROOF TYPES & SPEC'S

Sheet Number
AG003

SOUND SEAL PENETRATIONS
ON SOUND BARRIER SIDE AT
ACOUSTICAL PARTITIONS

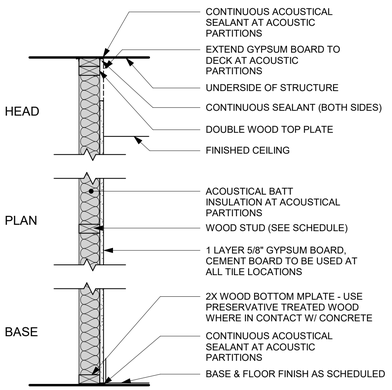


A5 MODIFIED EXISTING WOOD FRAMED PARTITIONS

NON RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING
A5 A | 0	2 1/8"	2x2 Nom.	16" OC
A5 C | 0	4 1/8"	2x4 Nom.	16" OC
A5 D | 0	6 1/8"	2x6 Nom.	16" OC

SOUND SEAL PENETRATIONS
ON SOUND BARRIER SIDE AT
ACOUSTICAL PARTITIONS

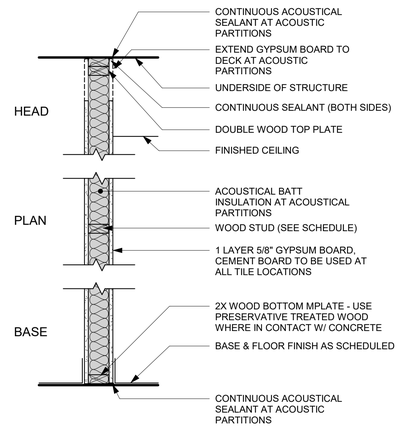


A6 MODIFIED EXISTING WOOD FRAMED PARTITION

NON RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING
A6 A | 0	2 1/8"	2x2 Nom.	16" OC
A6 C | 0	4 1/8"	2x4 Nom.	16" OC
A6 D | 0	6 1/8"	2x6 Nom.	16" OC

SOUND SEAL PENETRATIONS
ON SOUND BARRIER SIDE AT
ACOUSTICAL PARTITIONS

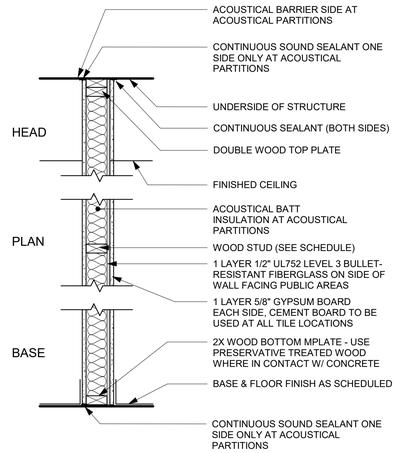


A7 WOOD FRAMED PARTITION

NON RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING
A7 A | 0	2 1/8"	2x2 Nom.	16" OC
A7 C | 0	4 1/8"	2x4 Nom.	16" OC
A7 D | 0	6 1/8"	2x6 Nom.	16" OC

SOUND SEAL PENETRATIONS
ON SOUND BARRIER SIDE AT
ACOUSTICAL PARTITIONS

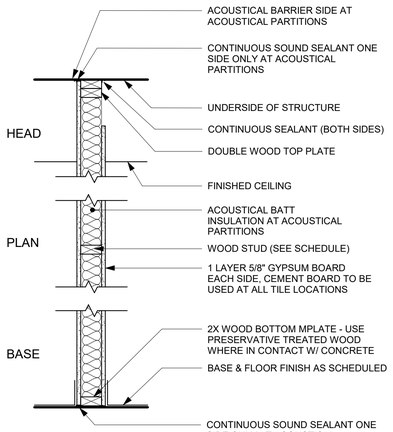


B1 WOOD FRAMED PARTITION

NON RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING
B1 C | 0	5 1/4"	2x4 Nom.	16" OC
B1 D | 0	7 1/4"	2x6 Nom.	16" OC

SOUND SEAL PENETRATIONS
ON SOUND BARRIER SIDE AT
ACOUSTICAL PARTITIONS

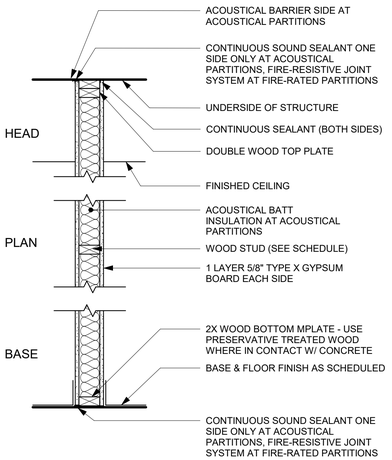


A1 WOOD FRAMED PARTITION

NON RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING
A1 B | 0	2 3/4"	2x4 Nom.	16" OC
A1 C | 0	4 3/4"	2x4 Nom.	16" OC
A1 D | 0	6 3/4"	2x6 Nom.	16" OC

FIRE-RESISTIVE JOINT SYSTEM AT
ALL PENETRATIONS IN FIRE-RATED
PARTITIONS

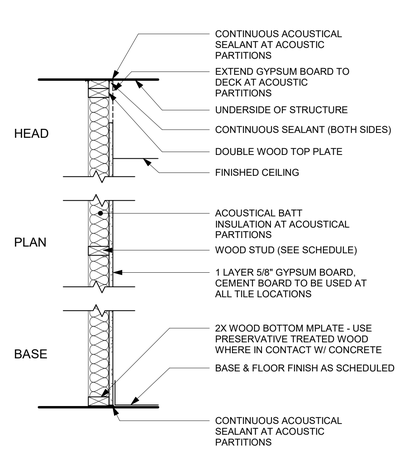


WOOD FRAMED PARTITION

1 HR RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING	UL LISTING
A1 C | 1	4 3/4"	2x4 Nom.	16" OC	U305
A1 D | 1	6 3/4"	2x6 Nom.	16" OC	U305

SOUND SEAL PENETRATIONS
ON SOUND BARRIER SIDE AT
ACOUSTICAL PARTITIONS

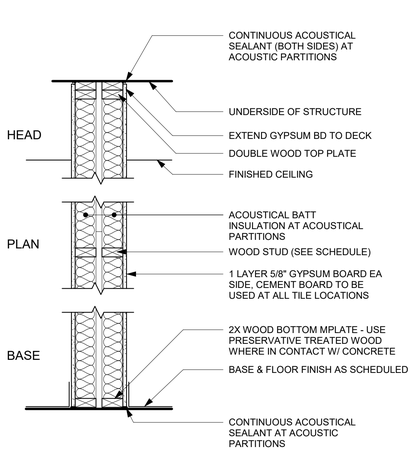


A2 WOOD FRAMED PARTITION

NON RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING
A2 A | 0	2 1/8"	2x2 Nom.	16" OC
A2 C | 0	4 1/8"	2x4 Nom.	16" OC
A2 D | 0	6 1/8"	2x6 Nom.	16" OC

SOUND SEAL PENETRATIONS
ON SOUND BARRIER SIDE AT
ACOUSTICAL PARTITIONS

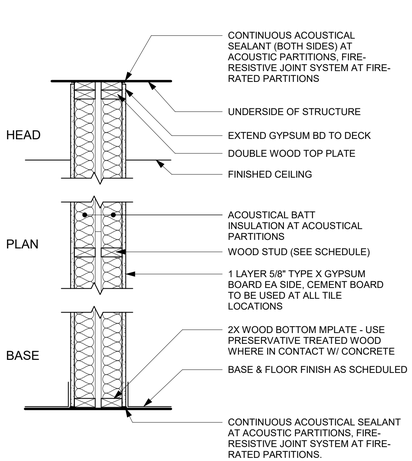


A3 WOOD FRAMED PARTITION

NON RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING
A3 C | 0	9 1/4"	2x4 Nom.	16" OC
A3 D | 0	11 1/2"	new 2x4 Nom. exist 2x6 Nom.	16" OC

FIRE-RESISTIVE JOINT SYSTEM AT
ALL PENETRATIONS IN FIRE-RATED
PARTITIONS



WOOD FRAMED PARTITION

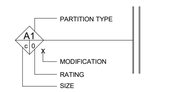
1HR RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING	UL LISTING
A3 C | 1	9 1/4"	2x4 Nom.	16" OC	U341
A3 D | 1	11 1/2"	new 2x4 Nom. exist 2x6 Nom.	16" OC	U341

GENERAL NOTES

1. REFER TO FLOOR PLANS FOR PARTITION TYPE LOCATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL WOOD FRAMING INFORMATION AND REQUIREMENTS.
3. WOOD BLOCKING CONCEALED BY GYPSUM BOARD DOES NOT NEED TO BE FIRE TREATED.
4. IN LIEU OF STANDARD GWB, INSTALL TILE BACKER AT ALL WALLS TO RECEIVE TILE, AND MOISTURE RESISTIVE GWB ON WALLS AND CEILINGS OF LOCKER ROOM AND RESTROOM WALLS.
5. ACOUSTIC PARTITIONS DENOTED BY THE FOLLOWING HATCH ON PLANS:

PARTITION TYPE AND SYMBOL LEGEND



	PARTITION TYPE
	SYSTEM
A	WOOD FRAMED
B	BULLET - RESISTANT
C	FURRED
D	MASONRY
E	SPECIAL FINISHES
T	TEMPORARY PARTITION
	SIZE
	WOOD STUD
a	2x2 Nom.
b	NOT USED
c	2x4 Nom.
d	2x6 Nom.
e	2x10 Nom.
	RATING
0	NON-RATED
S	SMOKE
1	1 HOUR
2	2 HOUR
3	3 HOUR
4	4 HOUR

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Key Plan

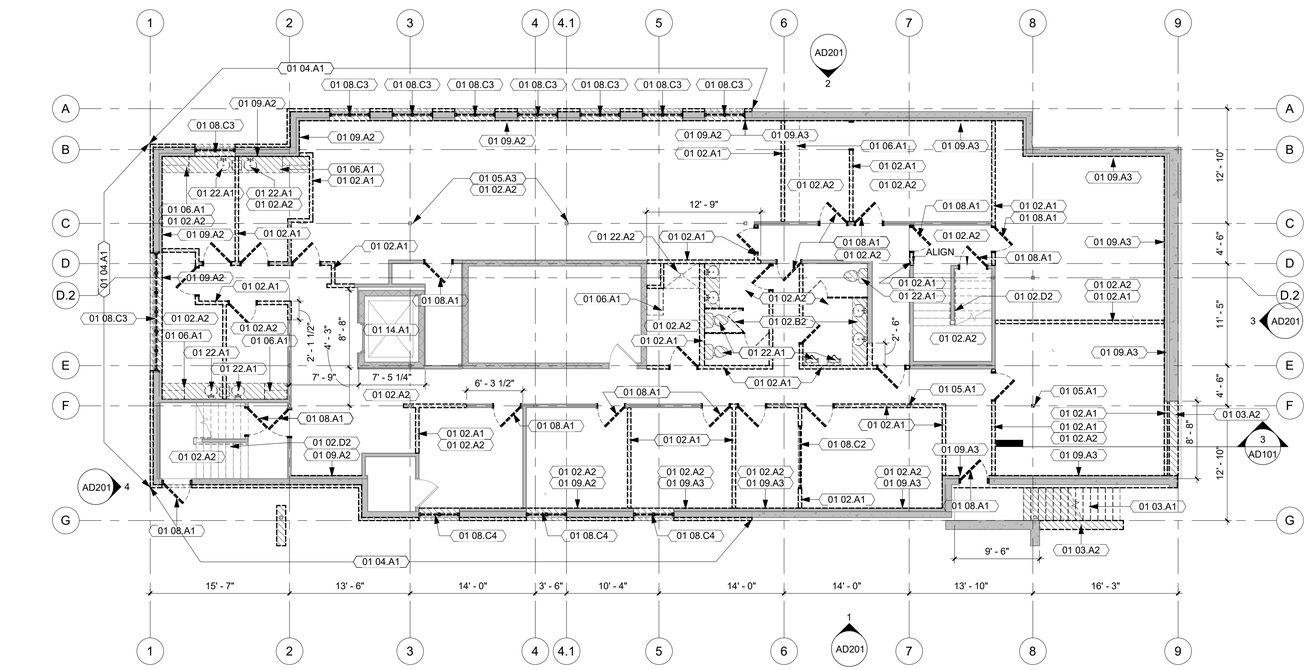
Revision Description Date

OPN Project No.
20628000

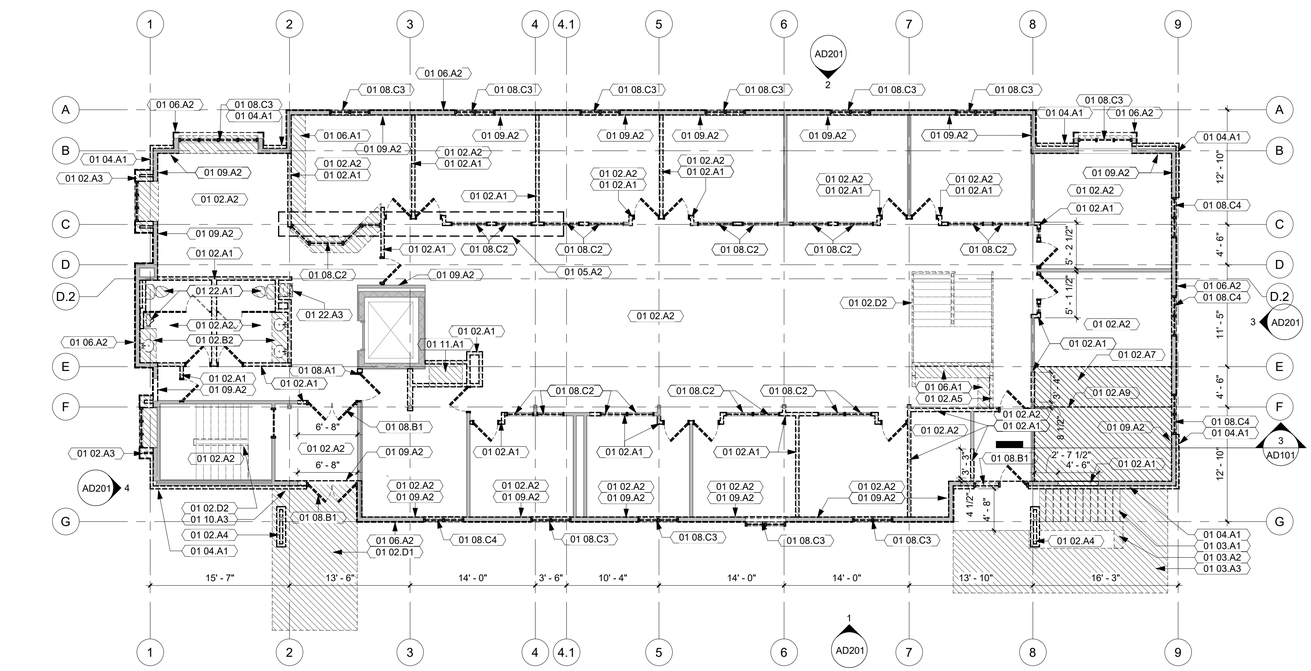
Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
INTERIOR WALL TYPES

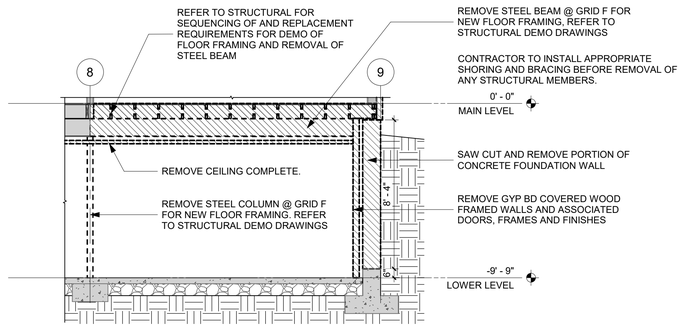
Sheet Number
AG004



1 DEMO PLAN - LOWER LEVEL
1/8" = 1'-0"



2 DEMO PLAN - MAIN LEVEL
1/8" = 1'-0"



3 DEMO WALL SECTION
1/4" = 1'-0" Ref. 1/ AD101

KEYNOTE LEGEND

01 02.A1	REMOVE GYP BD COVERED WOOD FRAMED WALLS AND ASSOCIATED DOORS, FRAMES AND FINISHES
01 02.A2	REMOVE FLOOR FINISH THIS ROOM COMPLETE, PREP TO RECEIVE NEW FINISH. REMOVE ALL GYP BD AND APPLIED WALL FINISHES AT EXISTING WALLS TO REMAIN, PREP FOR NEW FINISHES
01 02.A3	DEMO AND REMOVE EXTERIOR BUMP-OUT AND BAY WINDOW COMPLETE.
01 02.A4	DEMO AND REMOVE EXISTING MASONRY AND FRAMING COMPLETE - MAINTAIN EXISTING STRUCTURAL SUPPORT FOR ROOF
01 02.A5	DEMO AND REMOVE PORTION OF KNEE WALL COMPLETE.
01 02.A7	REFER TO STRUCTURAL FOR SEQUENCING OF AND REPLACEMENT REQUIREMENTS FOR DEMO OF FLOOR FRAMING AND REMOVAL OF STEEL BEAM
01 02.A8	REMOVE STEEL COLUMN @ GRID F FOR NEW FLOOR FRAMING. REFER TO STRUCTURAL DEMO DRAWINGS
01 02.A9	REMOVE STEEL BEAM @ GRID F FOR NEW FLOOR FRAMING, REFER TO STRUCTURAL DEMO DRAWINGS
01 02.B2	REMOVE LAVATORIES, MIRRORS, TOILET PARTITIONS, AND TOILET ACCESSORIES.
01 02.C1	REMOVE CEILING COMPLETE.
01 02.D1	DEMO AND REMOVE EXTERIOR BRIDGE COMPLETE INCLUDING CONCRETE PIER SUPPORT AND GUARDRAILS
01 02.D2	REMOVE WOOD GUARDRAILS AND HANDRAILS COMPLETE.
01 03.A1	REMOVE CONCRETE EXTERIOR STAIR COMPLETE
01 03.A2	SAW CUT AND REMOVE PORTION OF CONCRETE FOUNDATION WALL
01 03.A3	DEMO AND REMOVE PORTION OF EXTERIOR SIDEWALK COMPLETE - REFER TO CIVIL DRAWINGS.
01 04.A1	DEMO AND REMOVE EXTERIOR STONE VENEER AND RIGID INSULATION BOARD COMPLETE (TYP)
01 05.A1	REMOVE COLUMN COMPLETE, REFER TO STRUCTURAL DRAWINGS FOR NEW STRUCTURAL SUPPORT TRANSFER BEAM AND COLUMNS
01 05.A2	DO NOT REMOVE BEARING WALL UNTIL PROPERLY SHORED FOR NEW STRUCTURE TO BE PLACED. REFER TO STRUCTURAL
01 05.A3	REFER TO STRUCTURAL FOR FLOOR, COLUMN AND BEAM RE-WORK.
01 06.A1	DEMO AND REMOVE CASEWORK COMPLETE.
01 06.A2	DEMO AND REMOVE EXTERIOR WOOD SIDING AND RIGID INSULATION BOARD COMPLETE (TYP)
01 08.A1	DEMO AND REMOVE DOOR AND FRAME COMPLETE.
01 08.B1	REMOVE STOREFRONT ENTRY SYSTEM COMPLETE.
01 08.C2	DEMO AND REMOVE INTERIOR WINDOW AND ASSOCIATED TRIM COMPLETE.
01 08.C3	DEMO AND REMOVE WINDOW AND ASSOCIATED INTERIOR TRIM AND SILL COMPLETE. OPENING TO RECEIVE NEW WINDOW.
01 08.C4	DEMO AND REMOVE WINDOW AND ASSOCIATED INTERIOR TRIM AND SILL COMPLETE. OPENING TO BE INFILLED WITH NEW WALL.
01 09.A2	REMOVE GYP BD, BATT INSULATION, AND VAPOR BARRIER COMPLETE FULL HEIGHT OF WALLS. WD FURRING TO REMAIN
01 09.A3	REMOVE EXISTING GWB INSULATION AND WD FURRING TO REMAIN.
01 10.A3	REMOVE EXISTING KNOX BOX AND KEY AND RETAIN FOR RE-INSTALLATION PRIOR TO END OF CONSTRUCTION
01 11.A1	DEMO AND REMOVE WALL SAFE COMPLETE.
01 14.A1	REMOVE FLOOR COVERING AND WALL PANELS COMPLETE IN ELEVATOR CAB AND PREP FOR REPLACEMENT
01 22.A1	DEMO AND REMOVE PLUMBING FIXTURE COMPLETE - REFER TO PLUMBING DRAWINGS
01 22.A2	DEMO AND REMOVE SHOWER UNIT COMPLETE.
01 22.A3	REMOVE WATER COOLER AND SALVAGE FOR REUSE.

GENERAL NOTES

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2. REFER TO SPECIFICATION SECTION 01 74 19 FOR CONSTRUCTION WASTE MANAGEMENT, DISPOSAL AND RECYCLING REQUIREMENTS.
3. EXISTING BUILDING CONDITIONS SHOWN ON THESE DRAWINGS ARE DERIVED FROM DRAWINGS OF THE ORIGINAL BUILDING AND FROM LIMITED FIELD OBSERVATION. EXISTING BUILDING CONDITIONS ARE ASSUMED TO BE A GENERAL REPRESENTATION OF THE ACTUAL CONSTRUCTION OF THE BUILDING. SPECIFIC CONDITIONS MAY VARY.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
5. DO NOT REMOVE ANY ITEMS WHICH JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF HIDDEN ELEMENTS OR DETERIORATED ELEMENTS ARE ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.
6. MODIFICATIONS TO THE EXISTING STRUCTURE SHALL NOT BE MADE WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
7. OPENING IN EXISTING CONSTRUCTION SMALLER THAN 12" IN ANY DIRECTION ARE NOT IDENTIFIED ON THESE DRAWINGS. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR CREATING OPENINGS SMALLER THAN 12" AS REQUIRED FOR INSTALLATION OF THEIR WORK AND FOR PATCHING AND/OR FILLING RESULTING ANNULAR SPACES.
8. REPAIR AND REPLACE ANY DAMAGE TO EXISTING CONSTRUCTION RESULTING FROM DEMOLITION OR NEW CONSTRUCTION WORK.
9. REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL DEMOLITION OF OTHER DISCIPLINES.
10. REPAIR ALL DAMAGE RESULTING FROM MECHANICAL AND ELECTRICAL SYSTEMS DEMOLITION.
11. EXISTING BUILDING TO REMAIN WEATHER-TIGHT DURING ALL DEMOLITION AND NEW CONSTRUCTION ACTIVITIES, CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING TEMPORARY PROTECTION AS REQUIRED CONSTRUCTION SEQUENCING AND / OR BY WEATHER CONDITIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR BUILDING AND SITE SECURITY AGAINST THEFT AND VANALISM.
13. PROTECT ALL ADJACENT AREAS AND ITEMS "TO REMAIN" DURING DEMOLITION OR NEW CONSTRUCTION. REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION.
14. REMOVE MISCELLANEOUS LOOSE-HANGING OR ATTACHED OBJECTS FROM WALLS AND CEILINGS AT ALL AREAS TO RECEIVE NEW FINISHES.
15. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADDITIONAL MEANS OF EGRESS AS NEEDED AS A RESULT OF CONSTRUCTION SEQUENCING AND / OR REGULATORY REQUIREMENTS.

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Key Plan

Revision Description Date

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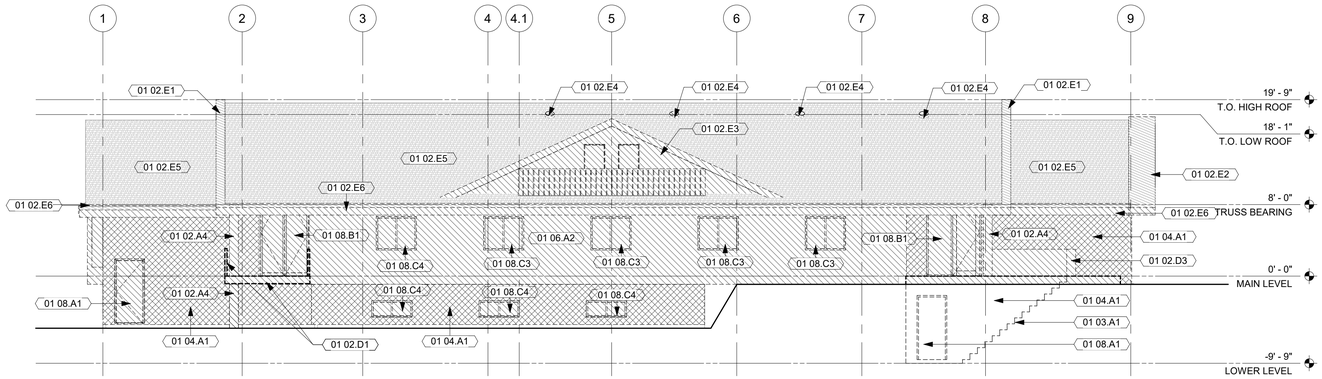
20628000

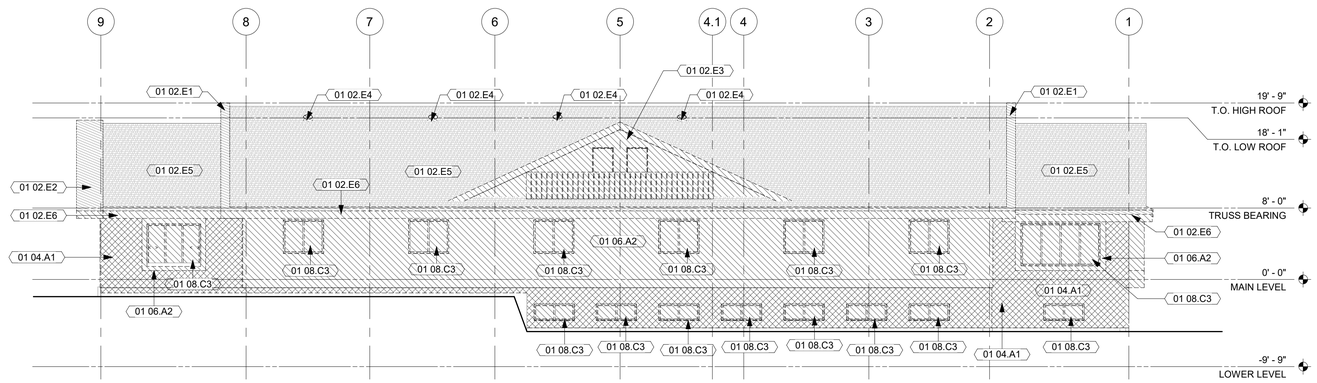
Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
DEMOLITION PLANS

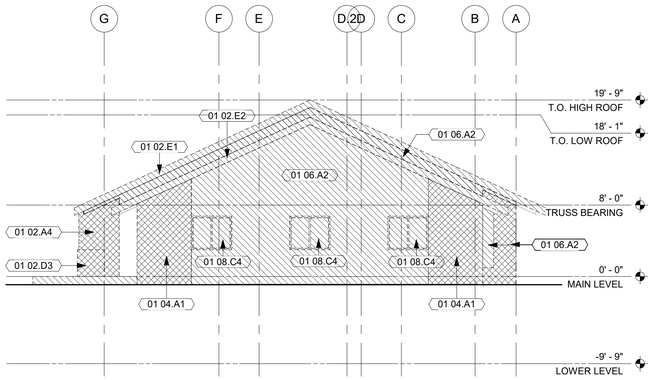
Sheet Number
AD101



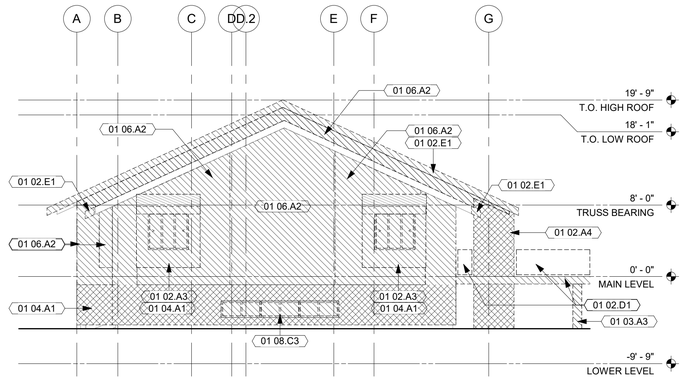
1 SOUTH ELEVATION - DEMO
1/8" = 1'-0" Ref. 1/ AD101



2 NORTH ELEVATION - DEMO
1/8" = 1'-0" Ref. 1/ AD101



3 EAST ELEVATION - DEMO
1/8" = 1'-0" Ref. 1/ AD101



4 WEST ELEVATION - DEMO
1/8" = 1'-0" Ref. 1/ AD101

KEYNOTE LEGEND

01 02.A3	DEMO AND REMOVE EXTERIOR BUMP-OUT AND BAY WINDOW COMPLETE.
01 02.A4	DEMO AND REMOVE EXISTING MASONRY AND FRAMING COMPLETE - MAINTAIN EXISTING STRUCTURAL SUPPORT FOR ROOF
01 02.D1	DEMO AND REMOVE EXTERIOR BRIDGE COMPLETE INCLUDING CONCRETE PIER SUPPORT AND GUARDRAILS
01 02.D3	REMOVE GUARDRAILS AND HANDRAILS COMPLETE.
01 02.E1	REMOVE WOOD SOFFIT AND FASCIA COMPLETE AND CUT BACK ROOF EAVE FROM ±3'-0" TO 2'-0"
01 02.E2	REMOVE ROOF OVERHANG TO FACE OF FRAMING AT ADDITION
01 02.E3	DEMO AND REMOVE OVER-FRAMED DORMER COMPLETE. REFER TO STRUCTURAL DRAWINGS.
01 02.E4	DEMO FOR NEW OPENINGS AS NECESSARY TO ACCOMMODATE NEW SKYLIGHTS.
01 02.E5	REMOVE ASPHALT SHINGLES AND UNDERLAYMENT. ROOF STRUCTURE AND SHEATHING TO REMAIN (TYP. ALL EXISTING ROOFS)
01 02.E6	REMOVE GUTTERS AND DOWNSPOUTS COMPLETE.
01 03.A1	REMOVE CONCRETE EXTERIOR STAIR COMPLETE
01 03.A3	DEMO AND REMOVE PORTION OF EXTERIOR SIDEWALK COMPLETE - REFER TO CIVIL DRAWINGS.
01 04.A1	DEMO AND REMOVE EXTERIOR STONE VENEER AND RIGID INSULATION BOARD COMPLETE (TYP)
01 06.A2	DEMO AND REMOVE EXTERIOR WOOD SIDING AND RIGID INSULATION BOARD COMPLETE (TYP)
01 08.A1	DEMO AND REMOVE DOOR AND FRAME COMPLETE.
01 08.B1	REMOVE STOREFRONT ENTRY SYSTEM COMPLETE.
01 08.C3	DEMO AND REMOVE WINDOW AND ASSOCIATED INTERIOR TRIM AND SILL COMPLETE. OPENING TO RECEIVE NEW WINDOW.
01 08.C4	DEMO AND REMOVE WINDOW AND ASSOCIATED INTERIOR TRIM AND SILL COMPLETE. OPENING TO BE INFILLED WITH NEW WALL.

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Key Plan

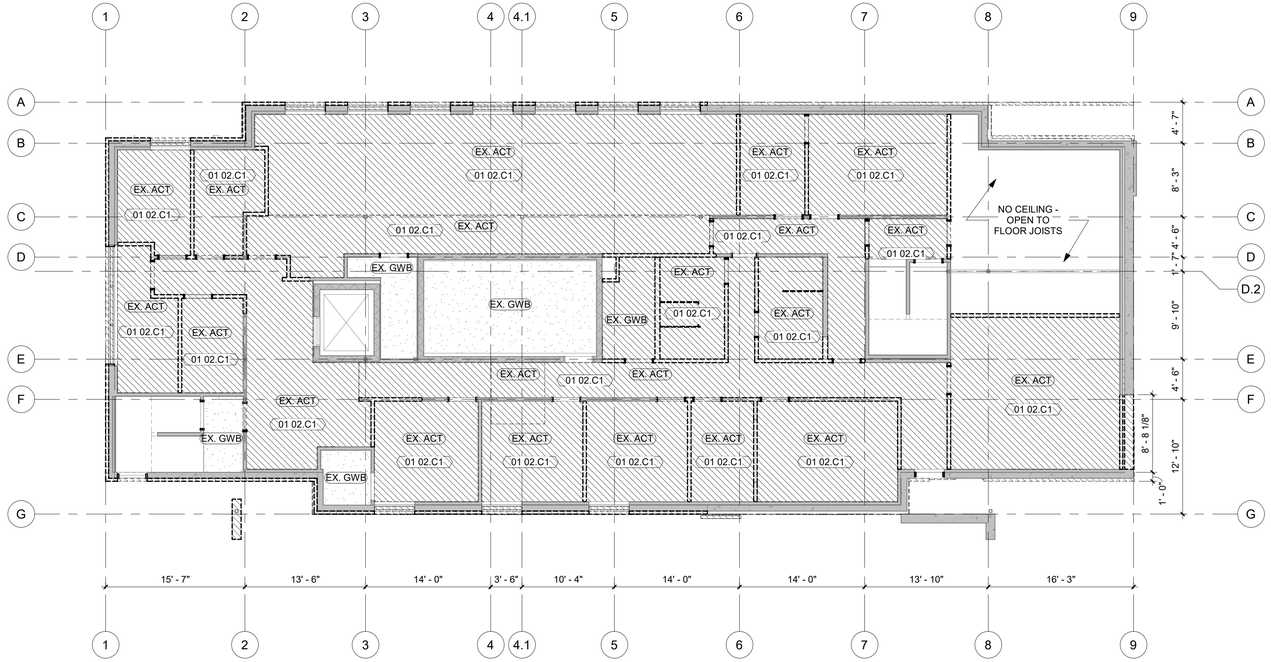
Revision Description Date

OPN Project No.
20628000

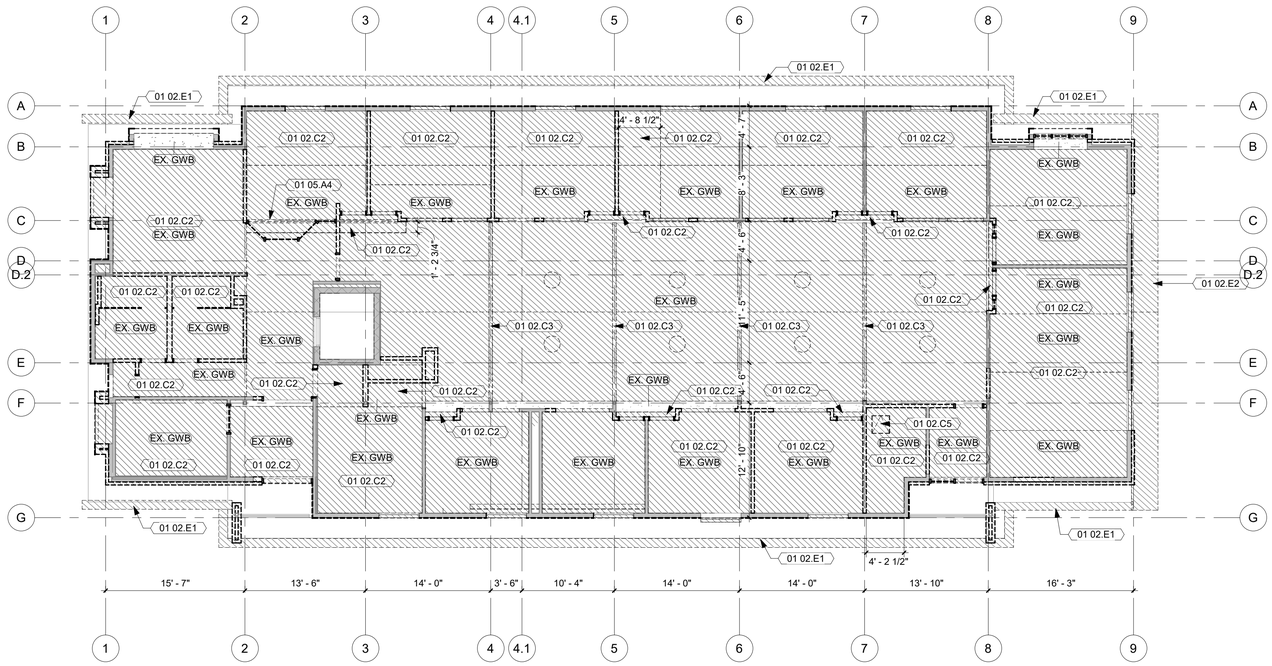
Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
DEMOLITION ELEVATIONS

Sheet Number
AD201



1 DEMO REFLECTED CEILING PLAN - LOWER LEVEL
1/8" = 1'-0"



2 DEMO REFLECTED CEILING PLAN - MAIN LEVEL
1/8" = 1'-0"

GENERAL NOTES

1. IDENTIFICATION AND/OR ABATEMENT OF HAZARDOUS MATERIALS IS NOT PART OF THIS SCOPE OF WORK. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.
2. REFER TO SPECIFICATION SECTION 01 74 19 FOR CONSTRUCTION WASTE MANAGEMENT, DISPOSAL AND RECYCLING REQUIREMENTS.
3. EXISTING BUILDING CONDITIONS SHOWN ON THESE DRAWINGS ARE DERIVED FROM DRAWINGS OF THE ORIGINAL BUILDING AND FROM LIMITED FIELD OBSERVATION. EXISTING BUILDING CONDITIONS ARE ASSUMED TO BE A GENERAL REPRESENTATION OF THE ACTUAL CONSTRUCTION OF THE BUILDING. SPECIFIC CONDITIONS MAY VARY.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
5. DO NOT REMOVE ANY ITEMS WHICH JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF HIDDEN ELEMENTS OR DETERIORATED ELEMENTS ARE ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.
6. MODIFICATIONS TO THE EXISTING STRUCTURE SHALL NOT BE MADE WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
7. OPENING IN EXISTING CONSTRUCTION SMALLER THAN 12" IN ANY DIRECTION ARE NOT IDENTIFIED ON THESE DRAWINGS. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR CREATING OPENINGS SMALLER THAN 12" AS REQUIRED FOR INSTALLATION OF THEIR WORK AND FOR PATCHING AND/OR FILLING RESULTING ANNULAR SPACES.
8. REPAIR AND REPLACE ANY DAMAGE TO EXISTING ONSTRUCTION RESULTING FROM DEMOLITION OR NEW CONSTRUCTION WORK.
9. REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL DEMOLITION OF OTHER DISCIPLINES.
10. REPAIR ALL DAMAGE RESULTING FROM MECHANICAL AND ELECTRICAL SYSTEMS DEMOLITION.
11. EXISTING BUILDING TO REMAIN WEATHER-TIGHT DURING ALL DEMOLITION AND NEW CONSTRUCTION ACTIVITIES, CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING TEMPORARY PROTECTION AS REQUIRED CONSTRUCTION SEQUENCING AND / OR BY WEATHER CONDITIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR BUILDING AND SITE SECURITY AGAINST THEFT AND VANALISM.
13. PROTECT ALL ADJACENT AREAS AND ITEMS "TO REMAIN" DURING DEMOLITION OR NEW CONSTRUCTION. REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION.
14. REMOVE MISCELLANEOUS LOOSE-HANGING OR ATTACHED OBJECTS FROM WALLS AND CEILINGS AT ALL AREAS TO RECEIVE NEW FINISHES.
15. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADDITIONAL MEANS OF EGRESS AS NEEDED AS A RESULT OF CONSTRUCTION SEQUENCING AND / OR REGULATORY REQUIREMENTS.

KEYNOTE LEGEND

01 02.C1	REMOVE CEILING COMPLETE.
01 02.C2	REMOVE GWB CEILING IN AREA SHOWN FOR NEW CEILING, VAPOR BARRIER, AND ATTIC INSULATION AS REQUIRED.
01 02.C3	DEMO AND REMOVE NON-STRUCTURAL DECORATIVE WOOD TRUSS AND TRUSS-MOUNTED LIGHT FIXTURE COMPLETE.
01 02.C5	DEMO EXISTING ATTIC ACCESS HATCH
01 02.E1	REMOVE WOOD SOFFIT AND FASCIA COMPLETE AND CUT BACK ROOF EAVE FROM ±3'-0" TO 2'-0"
01 02.E2	REMOVE ROOF OVERHANG TO FACE OF FRAMING AT ADDITION
01 05.A4	FIELD VERIFY EXISTING BEAM, SHORE ROOF STRUCTURE AND REPLACE PER STRUCTURAL

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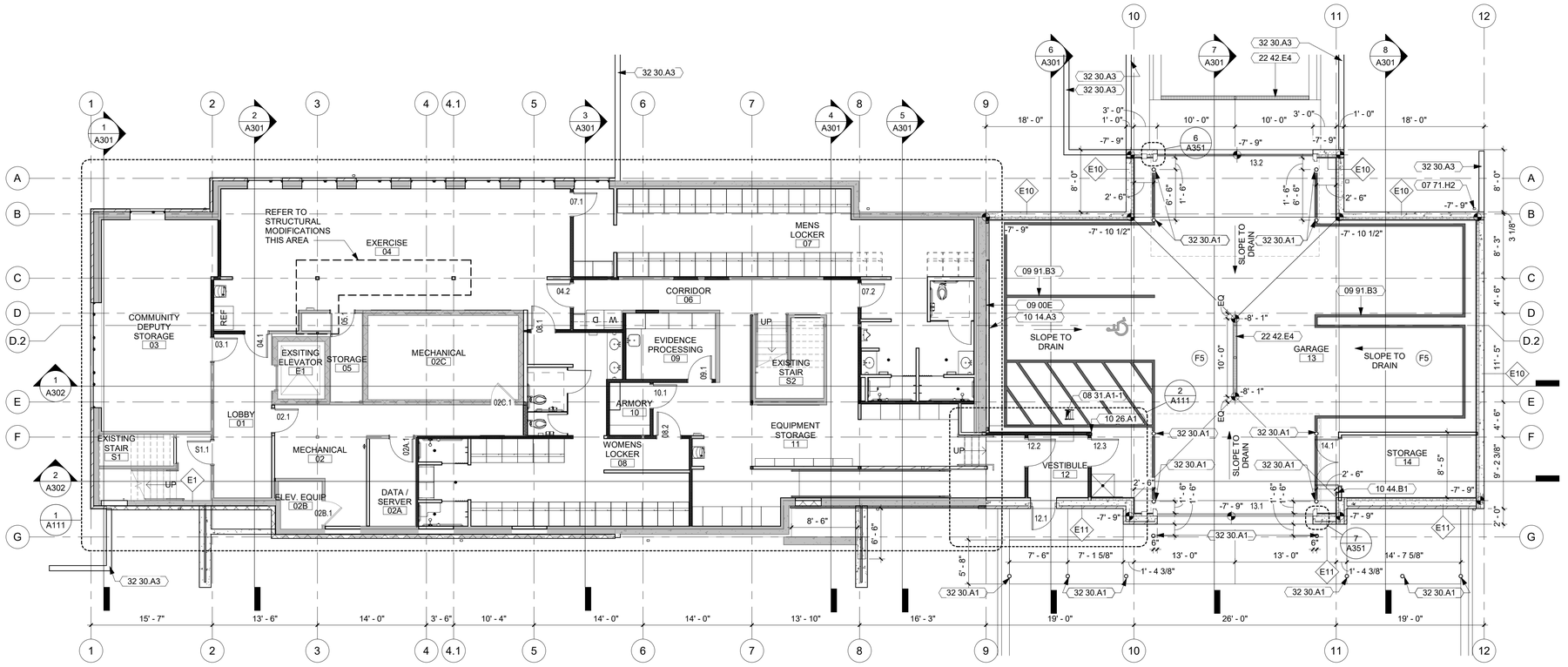
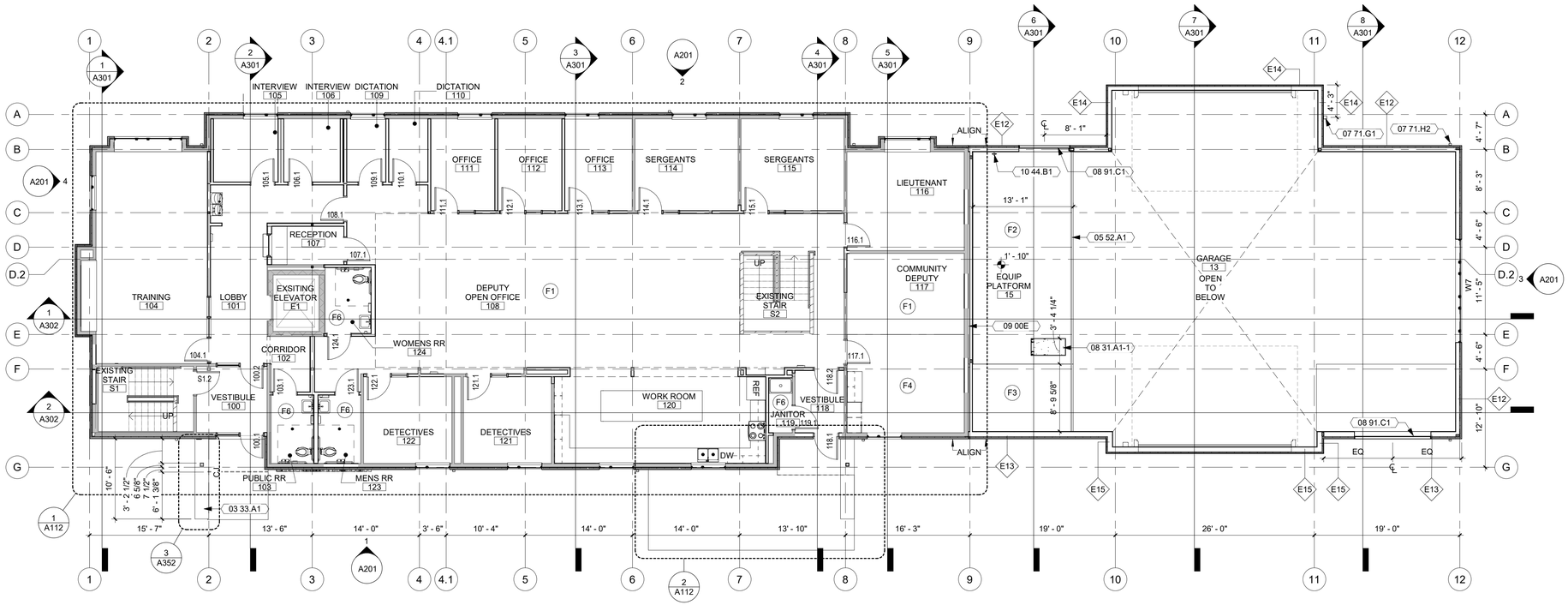
Sheet Name
DEMOLITION REFLECTED CEILING PLANS

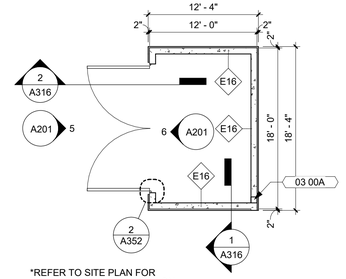
Sheet Number
AD701



1 FLOOR PLAN - LOWER LEVEL
1/8" = 1'-0"



2 FLOOR PLAN - MAIN LEVEL
1/8" = 1'-0"



3 ENLARGED TRASH ENCLOSURE
1/8" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
2. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
3. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
4. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.
5. PATCH AND REPAIR EXISTING FLOOR SLABS AND WALL SURFACES DAMAGED FROM DEMOLITION.

EXISTING WOOD FRAMED WALLS

EXISTING CMU WALLS

NEW WOOD FRAMED WALLS - NO BATT

NEW WOOD FRAMED WALLS - ACOUSTIC

NEW CONCRETE WALLS

KEYNOTE LEGEND

03 00A	4"H X 8"W DRAINWAY OPENING AT BASE OF WALL
03 33.A1	POURED CONCRETE BENCH WITH WOOD TOP, INTEGRATED LIGHTING.
05 52.A1	CONTINUOUS STEEL GUARDRAIL
07 71.G1	ROOF SCUPPER & DOWNSPOUT. MATCH MP-3.
07 71.H2	PREFINISHED METAL DOWNSPOUT TO MATCH MP-3
08 31.A1-1	PULL-DOWN ALUMINUM ACCESS LADDER. COORDINATE EXACT LOCATION IN FIELD W/ ARCHITECT. REFER TO SPECS FOR TYPE AND LOCATION
08 91.C1	FIXED LOUVER - COORDINATE W/ MECHANICAL. MATCH FINISH OF MP-2
09 00E	1-HR RATED WALL ASSEMBLY - REFER TO WALL SECTIONS AND DETAILS
09 91.B3	PARKING LINE STRIPING
10 14.A3	ACCESSIBLE PARKING SIGN
10 26.A1	STAINLESS STEEL CORNER GUARD
10 44.B1	PORTABLE FIRE EXTINGUISHER
22 42.E4	TRENCH DRAIN - SLOPE PAVING TO DRAIN.
32 30.A1	CONCRETE FILLED STEEL PIPE BOLLARD
32 30.A3	BLOCK RETAINING WALL - REFER TO CIVIL

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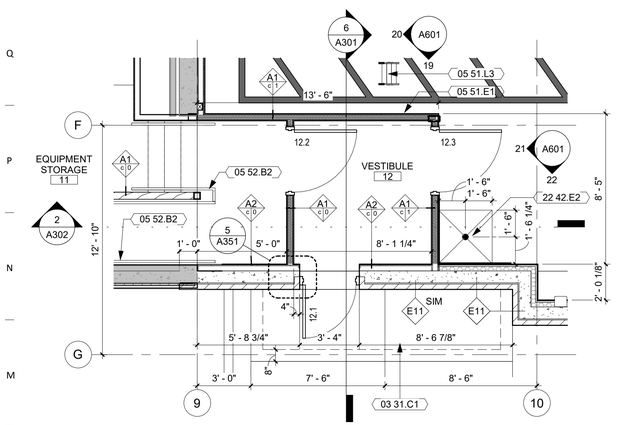
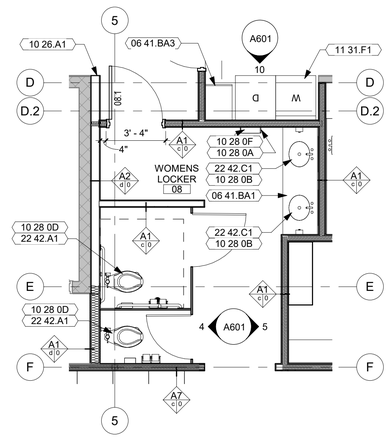
Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
OVERALL FLOOR PLANS

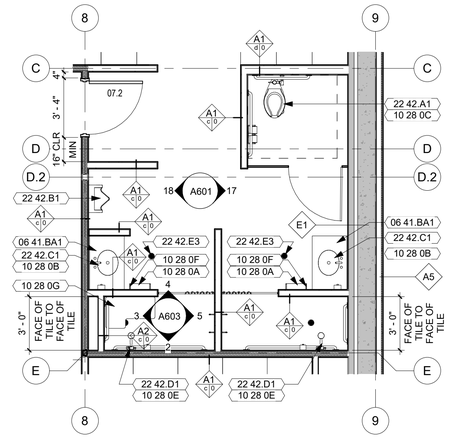
Sheet Number
A101



2 ENLARGED FLOOR PLAN - VESTIBULE
1/4" = 1'-0" Ref. 1/ A101



3 ENLARGED WOMENS LOCKER RESTROOM PLAN
1/4" = 1'-0" Ref. 1/ A111



4 ENLARGED MENS LOCKER RESTROOM PLAN
1/4" = 1'-0" Ref. 1/ A111

KEYNOTE LEGEND

02 01A	EXISTING 1 HR WALL AND DOOR CONSTRUCTION TO REMAIN UNCHANGED
03 31.C1	CONCRETE STOOP - SEE STRUCT, SLOPE TO DRAIN AWAY FROM BUILDING
05 51.E1	(3) 1/4" STEEL PLATES, PROVIDE IN-WALL BLOCKING BEHIND. COUNTERSINK EXPOSED FASTENERS IN PATTERN SHOWN.
05 51.L3	PULL-DOWN ALUMINUM ACCESS LADDER. HOLD TIGHT TO ROOM CORNER AND FIT WITHIN EXISTING ROOF TRUSSES. COORDINATE EXACT LOCATION IN FIELD W/ ARCHITECT
05 52.B2	1 1/2" DIA. STEEL PIPE HANDRAIL W/ WALL BRACKETS - PAINT PT-4
06 41.BA1	PLAM CASEWORK WITH QUARTZ TOP, REFER TO ELEVATIONS.
06 41.BA3	PLAM CASEWORK, REFER TO ELEVATIONS.
08 83 00	36" X 72" IMPACT-RESISTANT MIRROR
10 11.A1	FRAMELESS GLASS MARKER BOARD, REFER TO ELEVATIONS. PROVIDE IN-WALL BLOCKING BEHIND.
10 26.A1	STAINLESS STEEL CORNER GUARD
10 28.0A	PAPER TOWEL DISPENSER OFCI
10 28 0B	ACCESSORIES AT SINK: AUTOMATIC SOAP DISPENSER OFCI, MIRROR CFCI.
10 28 0C	ACCESSORIES AT TOILET: SET OF (3) ADA GRAB BARS CFCI, TOILET TISSUE DISPENSER OFCI.
10 28 0D	ACCESSORIES AT TOILET: SET OF (3) ADA GRAB BARS CFCI, TOILET TISSUE DISPENSER OFCI, SANITARY NAPKIN DISPOSAL CFCI.
10 28 0E	ACCESSORIES AT SHOWER: SET OF (2) ADA GRAB BARS CFCI, SET OF (2) ROBE HOOKS CFCI, SHOWER CURTAIN AND TRACK CFCI, SOAP DISH CFCI
10 28 0F	SEMI-RECESSED TRASH RECEPTACLE CFCI
10 28 0G	FOLDING SHOWER SEAT CFCI
10 44.A1	SEMI-RECESSED FIRE EXTINGUISHER CABINET.
10 51.A1	LOCKERS, CFCI - PROVIDE POWER.
10 51.A2	FUTURE LOCKERS - PROVIDE POWER.
10 51.A3	LOCKABLE GUN STORAGE CFCI.
11 31.A1	REFRIGERATOR, OFCI
11 31.F1	WASHER AND DRYER, OFCI
12 36.E1	SOLID SURFACE SILL, TYP. ALL WINDOWS
22 42.A1	FLOOR-MOUNTED TOILET
22 42.B1	WALL-MOUNTED URINAL
22 42.C1	UNDERMOUNT SINK AND FAUCET
22 42.D1	ADJUSTABLE ADA SHOWER HEAD AND CONTROLS
22 42.E2	FLOOR DRAIN - SLOPE FLOOR TO DRAIN. PROVIDE 72"H TILE T-1 EA. SIDE AT ADJACENT WALLS
22 42.E3	FLOOR DRAIN - SLOPE FLOOR TO DRAIN. REFER TO PLUMBING DRAWINGS
22 47.A1	SINGLE ADA ELECTRIC WATER COOLER WITH BOTTLE FILLER
22 47.A3	RELOCATE EXISTING WATER COOLER FROM LOBBY
32 30.A3	BLOCK RETAINING WALL - REFER TO CIVIL

GENERAL NOTES

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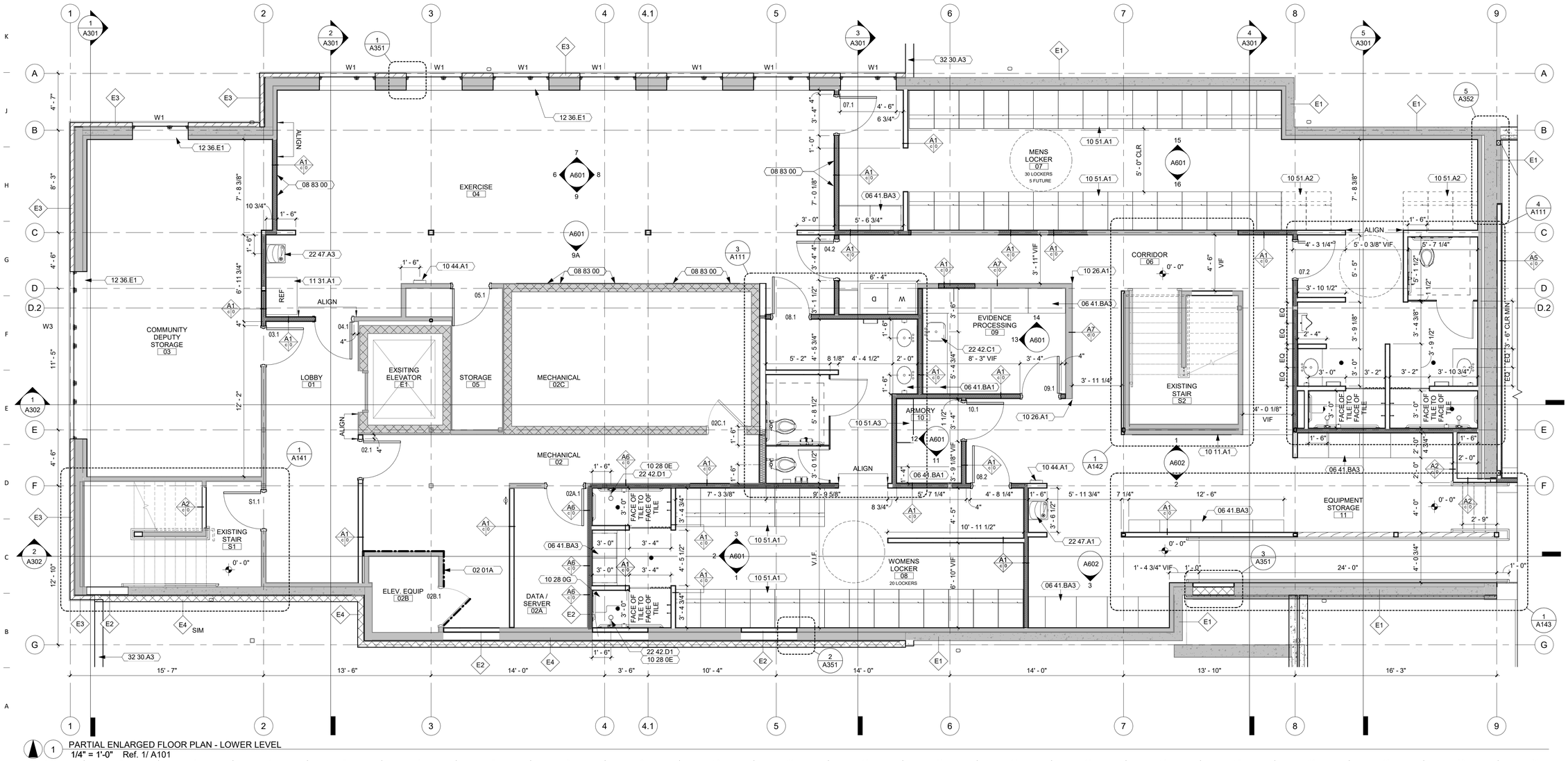
EXISTING WOOD FRAMED WALLS

EXISTING CMU WALLS

NEW WOOD FRAMED WALLS - NO BATT

NEW WOOD FRAMED WALLS - ACOUSTIC

NEW CONCRETE WALLS



1 PARTIAL ENLARGED FLOOR PLAN - LOWER LEVEL
1/4" = 1'-0" Ref. 1/ A101

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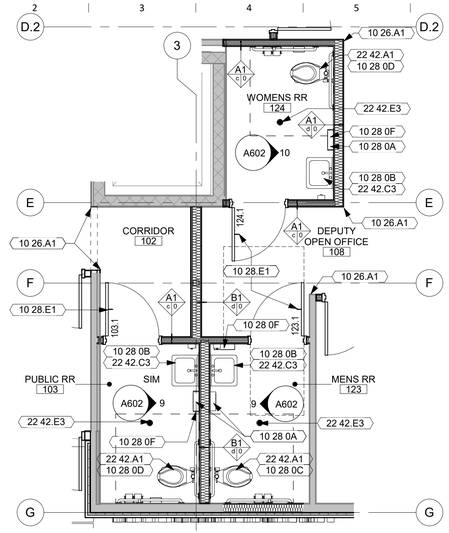
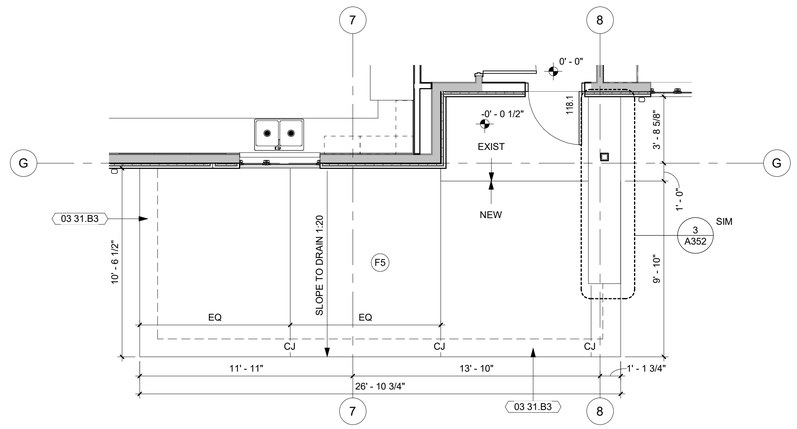
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
ENLARGED FLOOR PLANS

Sheet Number
A111



3 ENLARGED RESTROOM PLAN
1/4" = 1'-0" Ref. 1/ A112



2 ENLARGED PATIO PLAN - MAIN LEVEL
1/4" = 1'-0" Ref. 2/ A101

KEYNOTE LEGEND

03 31.B3	THICKENED SLAB EDGE, REFER TO STRUCTURAL DRAWINGS
06 41.BA1	PLAM CASEWORK WITH QUARTZ TOP, REFER TO ELEVATIONS.
06 41.BA3	PLAM CASEWORK, REFER TO ELEVATIONS.
06 61.B3	1/2" SOLID SURFACE WINDOW SILL, SLD-2. SHIM AS NECESSARY
07 71.H2	PREFINISHED METAL DOWNSPOUT TO MATCH MP-3
09 00B	EXTEND WOOD FRAMING AND GYP. BD. TO UNDERSIDE OF VAULTED GYP. BD. CEILING ABOVE, TYP.
09 00E	1-HR RATED WALL ASSEMBLY - REFER TO WALL SECTIONS AND DETAILS
10 11.A1	FRAMELESS GLASS MARKER BOARD, REFER TO ELEVATIONS. PROVIDE IN-WALL BLOCKING BEHIND.
10 26.A1	STAINLESS STEEL CORNER GUARD
10 28 0A	PAPER TOWEL DISPENSER OFCI
10 28 0B	ACCESSORIES AT SINK: AUTOMATIC SOAP DISPENSER OFCI, MIRROR CFCI.
10 28 0C	ACCESSORIES AT TOILET: SET OF (3) ADA GRAB BARS CFCI, TOILET TISSUE DISPENSER OFCI.
10 28 0D	ACCESSORIES AT TOILET: SET OF (3) ADA GRAB BARS CFCI, TOILET TISSUE DISPENSER OFCI, SANITARY NAPKIN DISPOSAL CFCI.
10 28 0F	SEMI-RECESSED TRASH RECEPTACLE CFCI
10 28.E1	ROBE HOOK
10 44.A1	SEMI-RECESSED FIRE EXTINGUISHER CABINET.
10 44.B2	PORTABLE FIRE EXTINGUISHER IN CABINET
11 29.A1	COPIER OFOI - PROVIDE POWER AND DATA
11 31.A2	REFRIGERATOR / FREEZER, OFCI
11 31.C1	OVEN AND RANGE, OFCI
11 31.D1	DISHWASHER, OFCI
11 31.E1	MICROWAVE, OFOI - PROVIDE POWER
11 52.A1	WALL-MOUNTED MONITOR OFCI. PROVIDE IN-WALL BLOCKING, POWER AND DATA.
11 52.A2	AV RACK LOCATED IN LOWER CABINET, PROVIDE POWER AND DATA AS NECESSARY.
22 42.A1	FLOOR-MOUNTED TOILET
22 42.C2	UNDERMOUNT DUAL COMPARTMENT SINK
22 42.C3	WALL-MOUNTED LAVATORY.
22 42.C4	GARBAGE DISPOSAL CFCI
22 42.E1	MOP SINK - PROVIDE FRP PANEL 48" EA. SIDE AT ADJACENT WALLS
22 42.E3	FLOOR DRAIN - SLOPE FLOOR TO DRAIN. REFER TO PLUMBING DRAWINGS
22 47.A2	DUAL HI-LOW ELECTRIC WATER COOLER WITH BOTTLE FILLER

GENERAL NOTES

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5. PATCH AND REPAIR EXISTING FLOOR SLABS AND WALL SURFACES DAMAGED FROM DEMOLITION.

EXISTING WOOD FRAMED WALLS

EXISTING CMU WALLS

NEW WOOD FRAMED WALLS - NO BATT

NEW WOOD FRAMED WALLS - ACOUSTIC

NEW CONCRETE WALLS

1 PARTIAL ENLARGED FLOOR PLAN - MAIN LEVEL
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Sheet Name
ENLARGED FLOOR PLANS

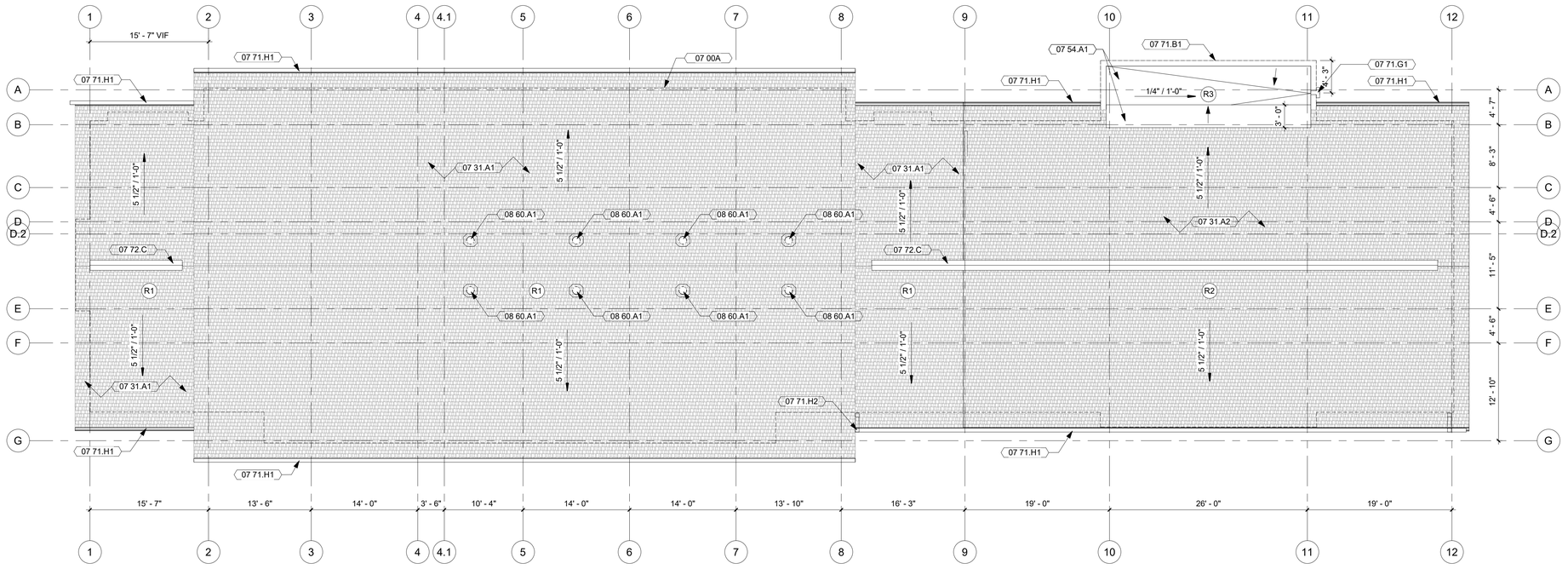
Sheet Number
A112

GENERAL NOTES

1. NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS. PROVIDE BOOTS, FLASHING AND OTHER ACCESSORIES REQUIRED TO PROVIDE A COMPLETE, WATERTIGHT WARRANTED SYSTEM REFER TO INDIVIDUAL DISCIPLINES.
2. COORDINATE SLOPED STRUCTURE AND TAPERED INSULATION WITH STRUCTURAL DRAWINGS.
3. SLOPE ALL TAPERED INSULATION AT 1/4" : 1'-0" UNLESS NOTED OTHERWISE.
4. SLOPE ALL CRICKETS AT 1/2" : 1'-0" PERPENDICULAR TO VALLEY LINES UNLESS NOTED OTHERWISE
5. PROTECT SECTIONS OF THE ROOF THAT HAVE ALREADY BEEN INSTALLED FROM DAMAGE. DO NOT USE THE ROOF FOR A STAGING AREA UNLESS ADEQUATE FACTORY, MUTUALLY APPROVED PROTECTION MEASURES ARE USED TO PROTECT THE ROOF.
6. COORDINATE LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
7. ALL OVERFLOW DRAINS TO BE 2" ABOVE MAIN ROOF DRAIN INTAKE ELEVATION.
8. ALL WALLS WITH SOUND ATTENUATION BLANKETS ARE TO HAVE ACCOUSTICAL SEALANT AT TOP AND BOTTOM AND AT ALL WALL PENETRATIONS.

KEYNOTE LEGEND

07 00A	DASHED LINE INDICATES FACE OF EXTERIOR WALL BELOW.
07 31.A1	EXISTING ROOF TO RECEIVE NEW ASPHALT SHINGLES AND UNDERLAYMENT.
07 31.A2	NEW ASPHALT SHINGLE ROOF.
07 54.A1	FULLY ADHERED EPDM ROOF
07 71.H1	PREFINISHED METAL GUTTER TO MATCH MP-3
07 71.H2	PREFINISHED METAL DOWNSPOUT TO MATCH MP-3
07 72.C	CONTINUOUS RIDGE VENT (ADDITION ONLY)
08 60.A1	14" TUBULAR SKYLIGHT



1 ROOF PLAN
1/8" = 1'-0"

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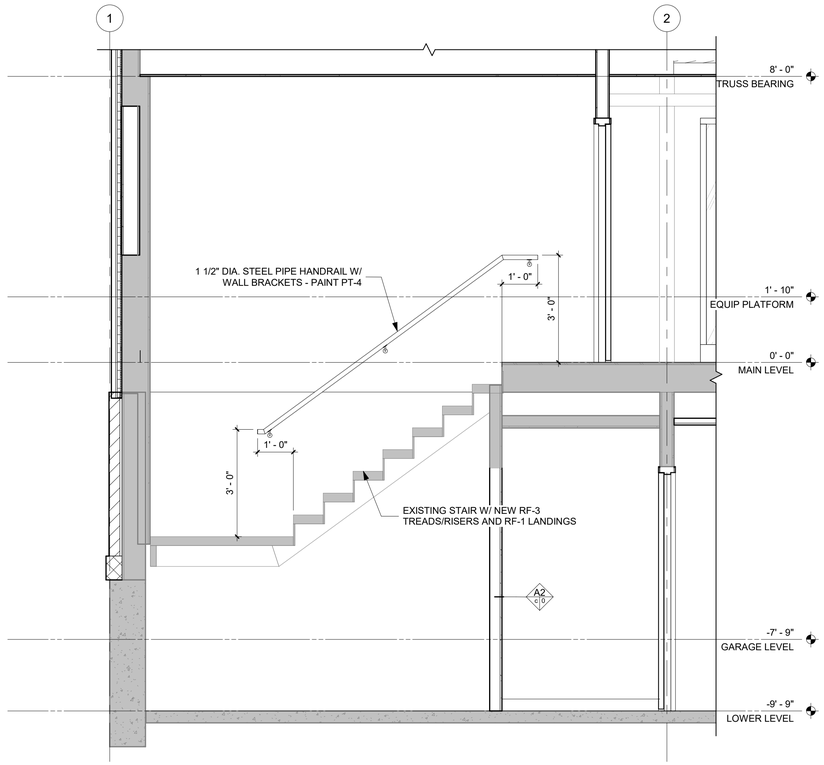
20628000

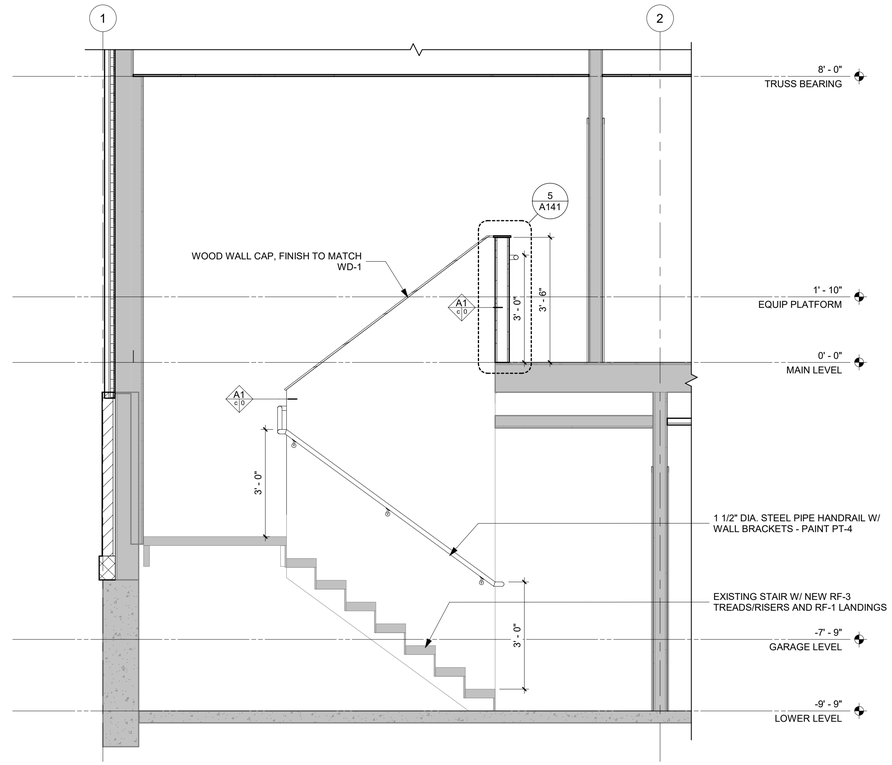
Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
ROOF PLAN

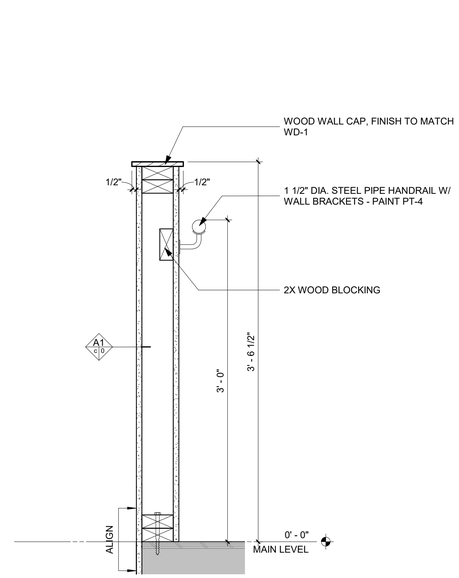
Sheet Number
A121



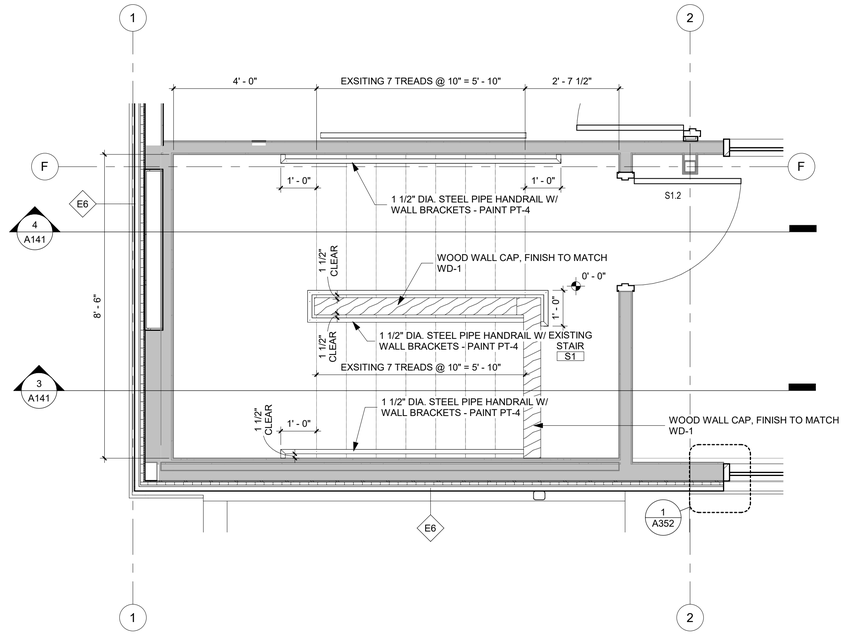
4 EXISTING STAIR S1 - SECTION
1/2" = 1'-0" Ref. 1/ A141



3 EXISTING STAIR S1 - SECTION
1/2" = 1'-0" Ref. 1/ A141



5 STAIR GUARDRAIL SECTION
1 1/2" = 1'-0" Ref. 3/ A141



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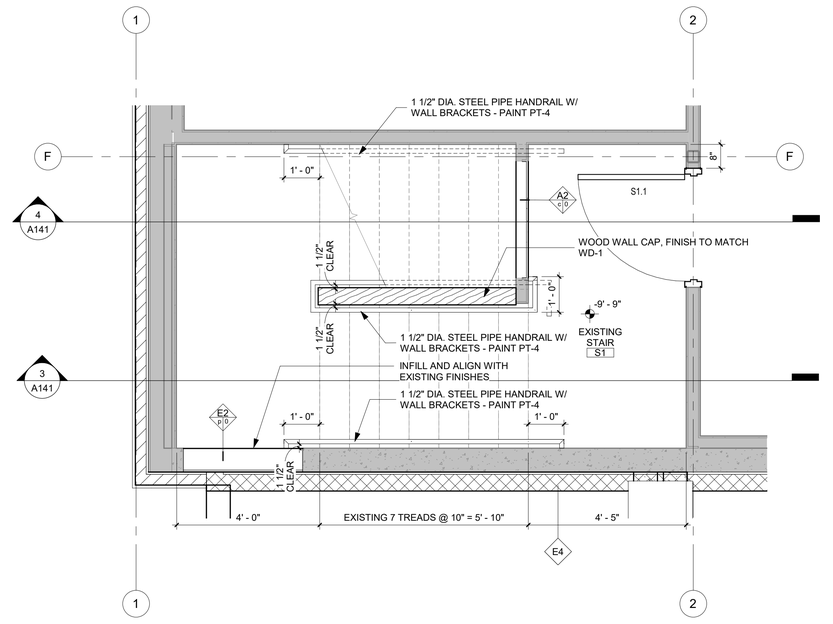

1 ENLARGED STAIR S1 PLAN - LOWER LEVEL
1/2" = 1'-0" Ref. 1/ A111

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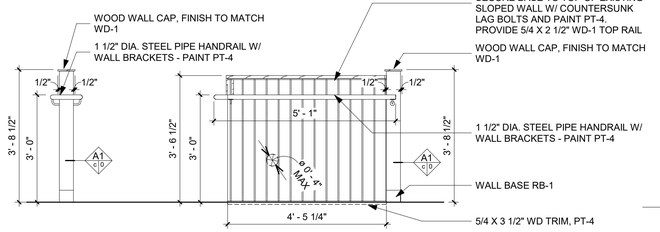
Sheet Name
VERTICAL CIRCULATION PLANS, SECTIONS, AND DETAILS

A141



8 SOUTH AT STAIR S2
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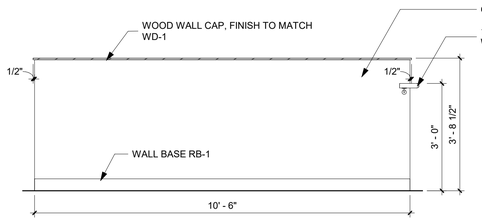

7 SIDE AT STAIR S2
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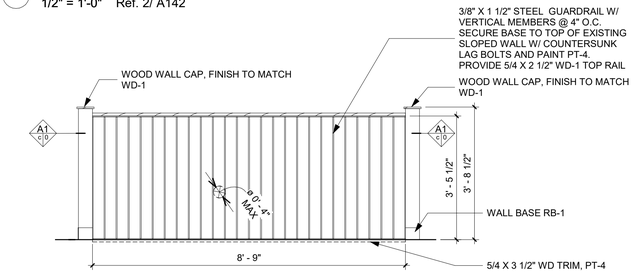

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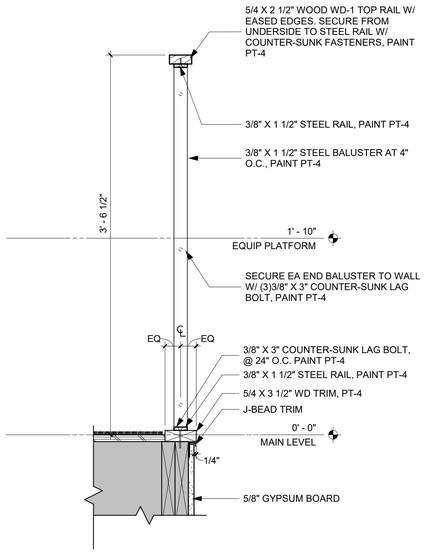
1/2" = 1'-0" Ref. 2/ A142



5 STEEL GUARDRAIL DETAIL
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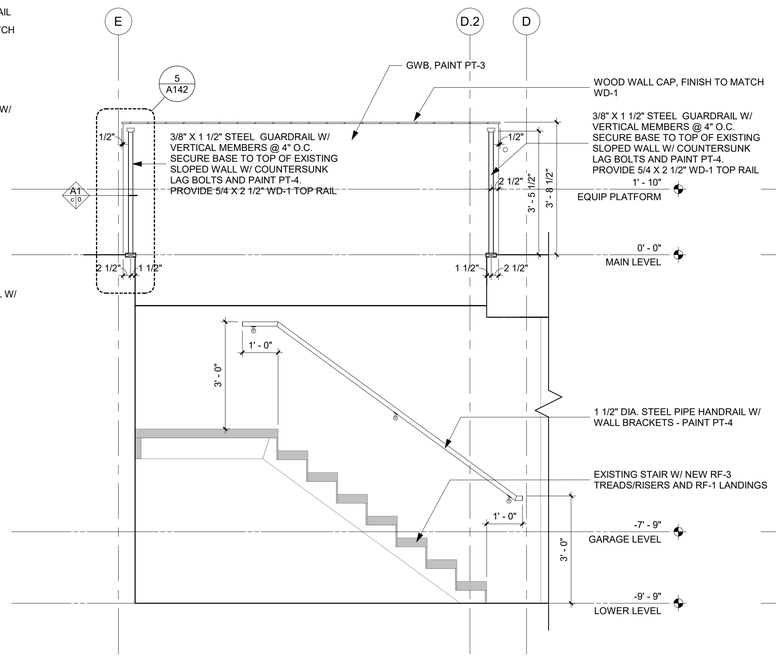
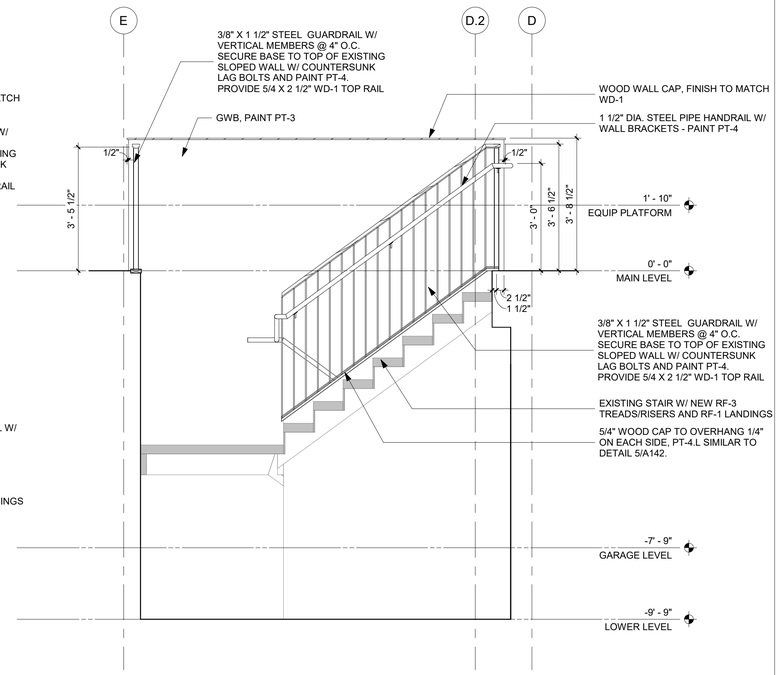


4 EXISTING STAIR S2 - SECTION
1/2" = 1'-0" Ref. 1/ A142



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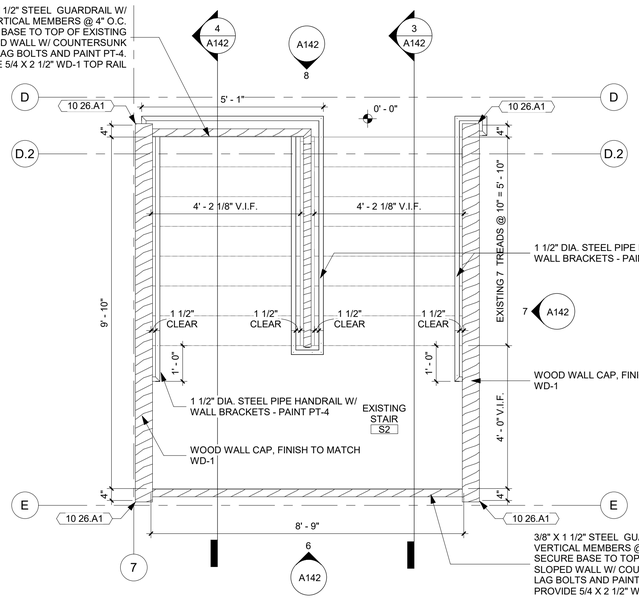
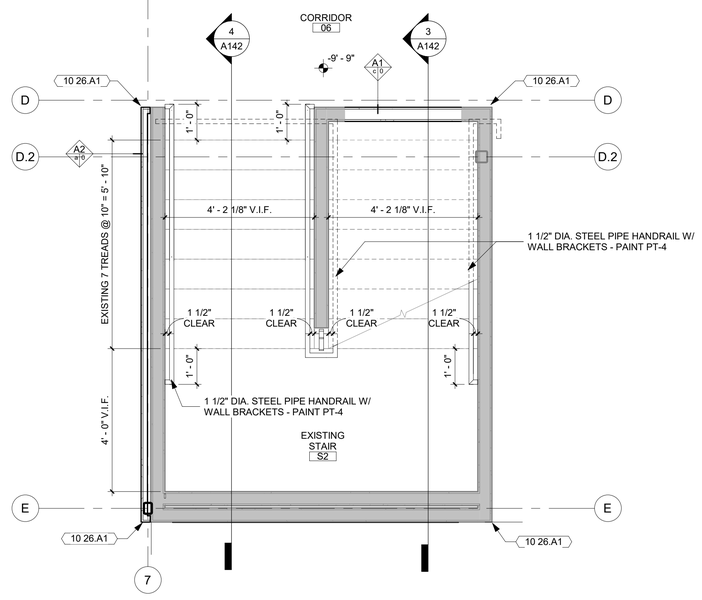
1/2" = 1'-0" Ref. 1/ A142



2 ENLARGED STAIR S2 PLAN - MAIN LEVEL
1/2" = 1'-0" Ref. 1/ A112



1 ENLARGED STAIR S2 PLAN - LOWER LEVEL
1/2" = 1'-0" Ref. 1/ A111

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Revision	Description	Date

OPN Project No.
20628000

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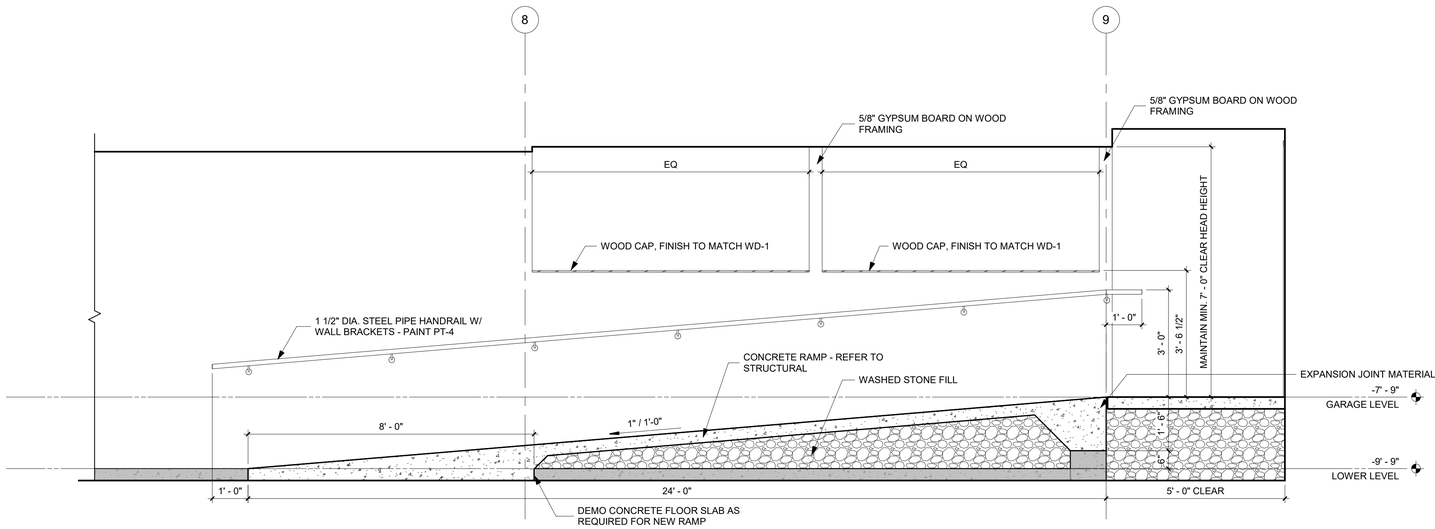
VERTICAL CIRCULATION PLANS, SECTIONS, AND DETAILS

A142



2 GARAGE CONNECTOR RAMP SECTION
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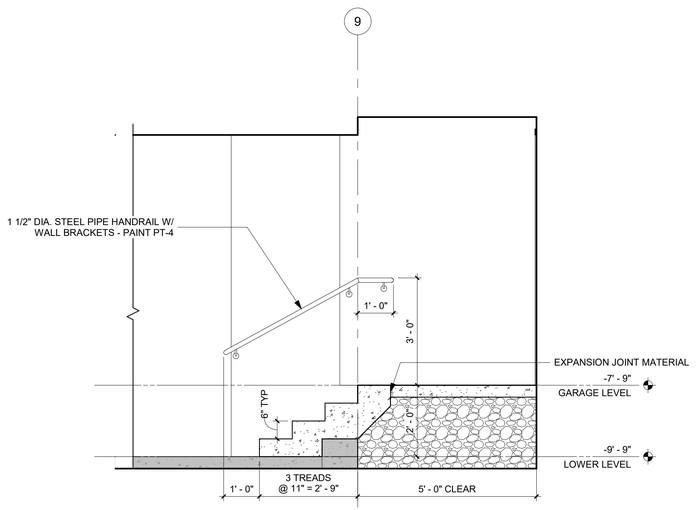

3 GARAGE CONNECTOR STAIR SECTION
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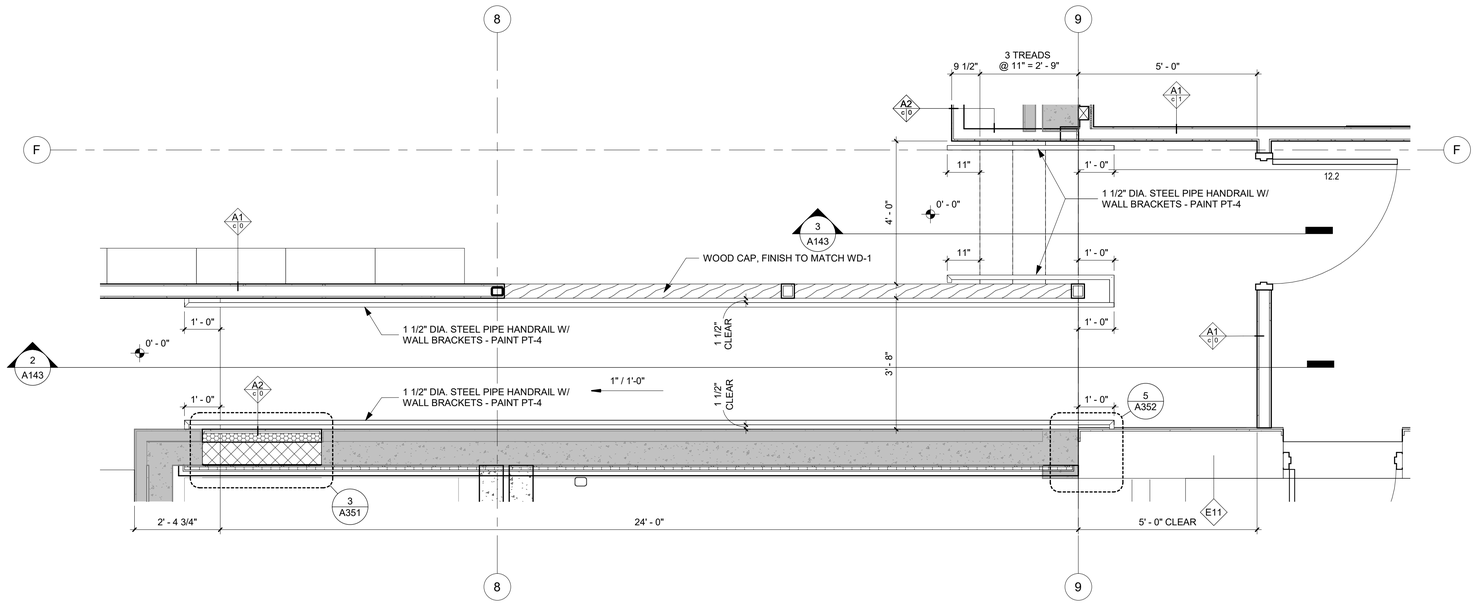

1 ENLARGED RAMP/STAIR PLAN - LOWER LEVEL
1/2" = 1'-0" Ref. 1/ A111

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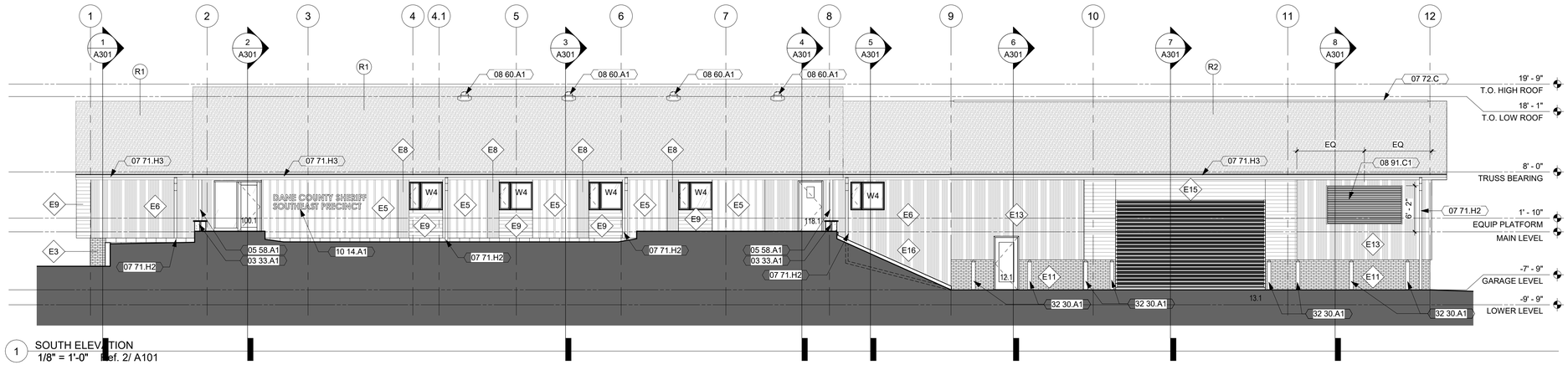
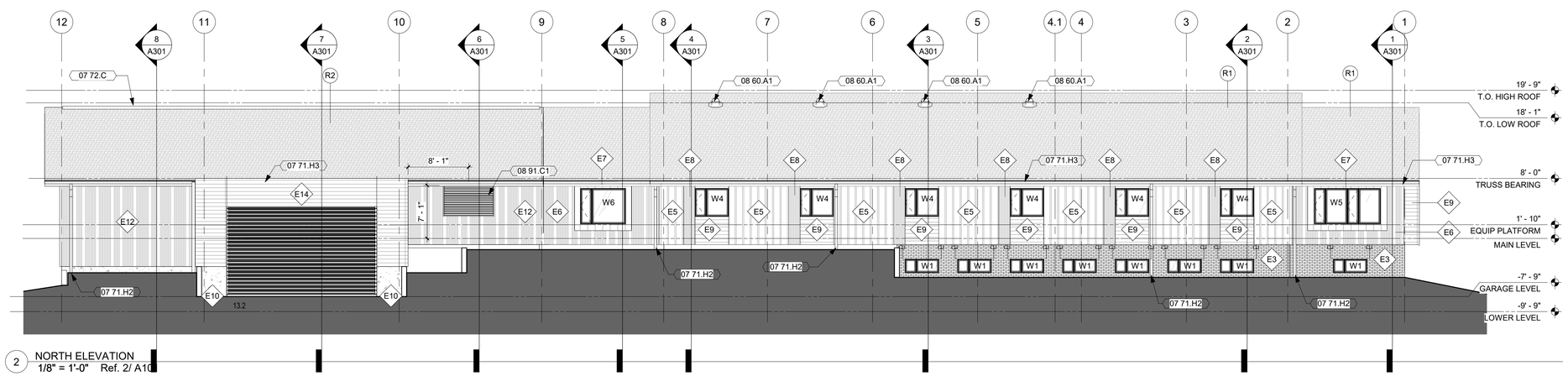
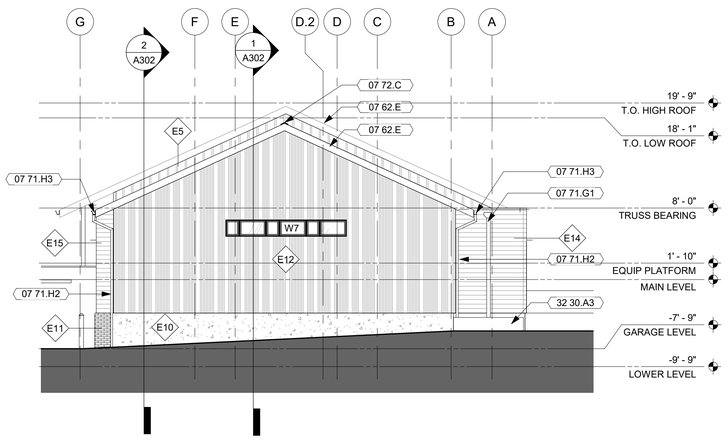


1 SOUTH ELEVATION
1/8" = 1'-0" Ref. 2/ A101



2 NORTH ELEVATION
1/8" = 1'-0" Ref. 2/ A101



3 EAST ELEVATION
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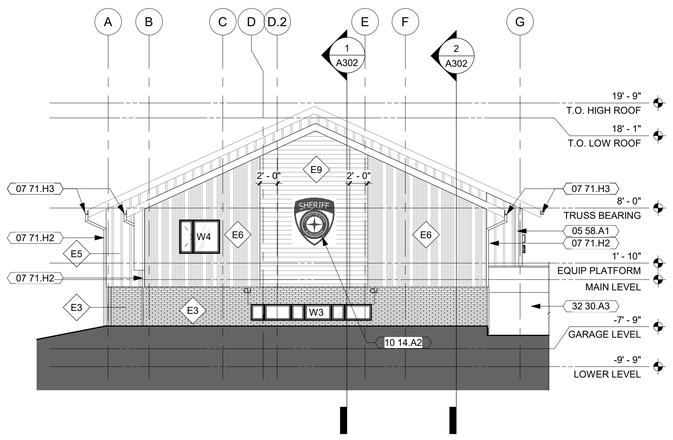

4 WEST ELEVATION
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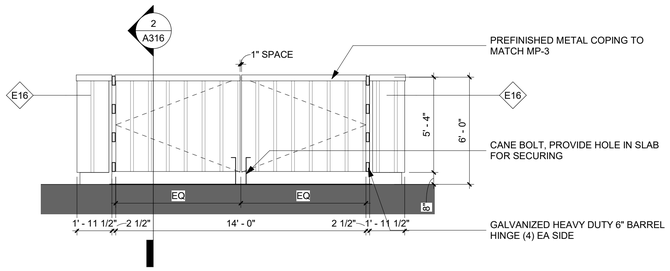

5 TRASH ENCLOSURE FRONT ELEVATION
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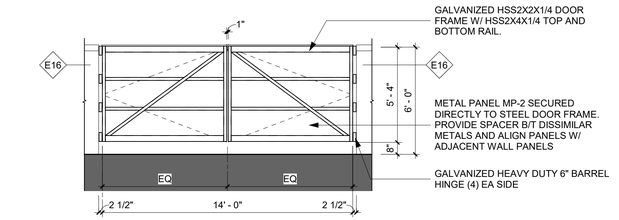

6 TRASH ENCLOSURE DOOR FRAME ELEVATION
1/4" = 1'-0" Ref. 3/ A101

KEYNOTE LEGEND

03 33.A1	POURED CONCRETE BENCH WITH WOOD TOP, INTEGRATED LIGHTING.
05 05.A4	CANE BOLT, PROVIDE HOLE IN SLAB FOR SECURING
05 05.A5	GALVANIZED HEAVY DUTY 6" BARREL HINGE (4) EA SIDE
05 12.E1	GALVANIZED HSS2X2X1/4 DOOR FRAME W/ HSS2X4X1/4 TOP AND BOTTOM RAIL.
05 58.A1	SHEET METAL WRAP AT COLUMN TO MATCH MP-3
07 42.B1	METAL PANEL MP-2 SECURED DIRECTLY TO STEEL DOOR FRAME. PROVIDE SPACER B/T DISSIMILAR METALS AND ALIGN PANELS W/ ADJACENT WALL PANELS
07 62.E	PREFINISHED METAL FASCIA & TRIM TO MATCH MP-3
07 71.B1	PREFINISHED METAL COPING TO MATCH MP-3
07 71.G1	ROOF SCUPPER & DOWNSPOUT. MATCH MP-3.
07 71.H2	PREFINISHED METAL DOWNSPOUT TO MATCH MP-3
07 71.H3	PREFINISHED METAL GUTTER AND FASCIA TO MATCH MP-3
07 72.C	CONTINUOUS RIDGE VENT (ADDITION ONLY)
08 60.A1	14" TUBULAR SKYLIGHT
08 91.C1	FIXED LOUVER - COORDINATE W/ MECHANICAL. MATCH FINISH OF MP-2
10 14.A1	LED INTERNALLY LIT BUILDING SIGN. BLACK ANODIZED ALUMINUM HOUSING W/ WHITE ACRYLIC FACE
10 14.A2	ILLUMINATED BUILDING SIGN
32 30.A1	CONCRETE FILLED STEEL PIPE BOLLARD
32 30.A3	BLOCK RETAINING WALL - REFER TO CIVIL

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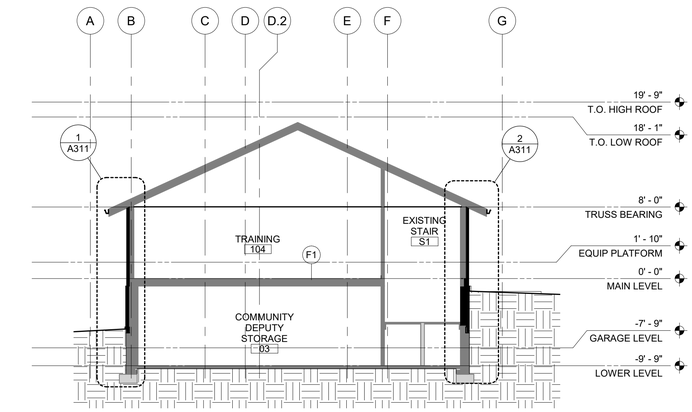
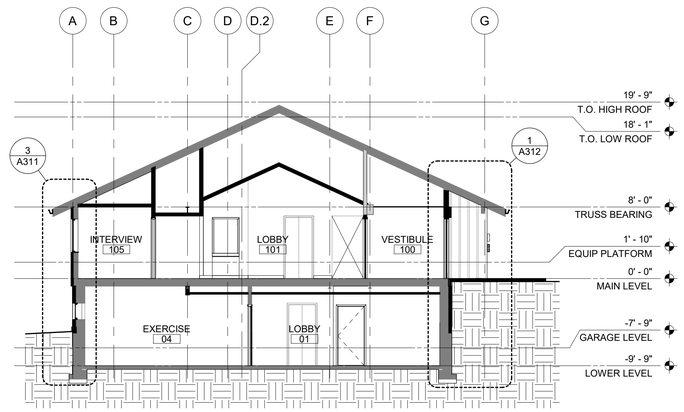
Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A201



1 NORTH-SOUTH SECTION 01
1/8" = 1'-0" Ref. 1/ A101



2 NORTH-SOUTH SECTION 02
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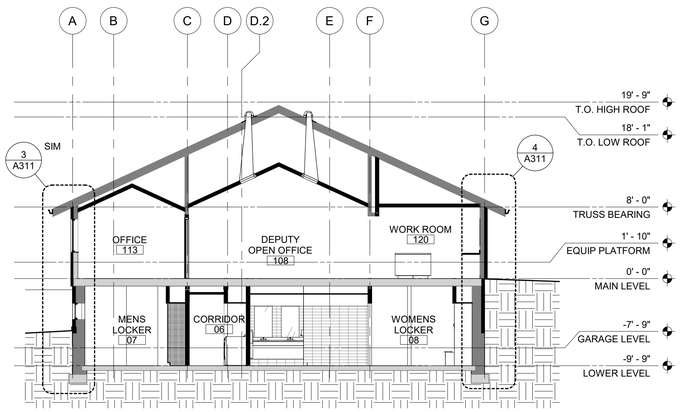

3 NORTH-SOUTH SECTION 03
1/8" = 1'-0" Ref. 1/ A101

4 NORTH-SOUTH SECTION 04
1/8" = 1'-0" Ref. 1/ A101

5 NORTH-SOUTH SECTION 05
1/8" = 1'-0" Ref. 1/ A101

6 NORTH-SOUTH SECTION 06
1/8" = 1'-0" Ref. 1/ A101

7 NORTH-SOUTH SECTION 07
1/8" = 1'-0" Ref. 1/ A101

8 NORTH-SOUTH SECTION 08
1/8" = 1'-0" Ref. 1/ A101

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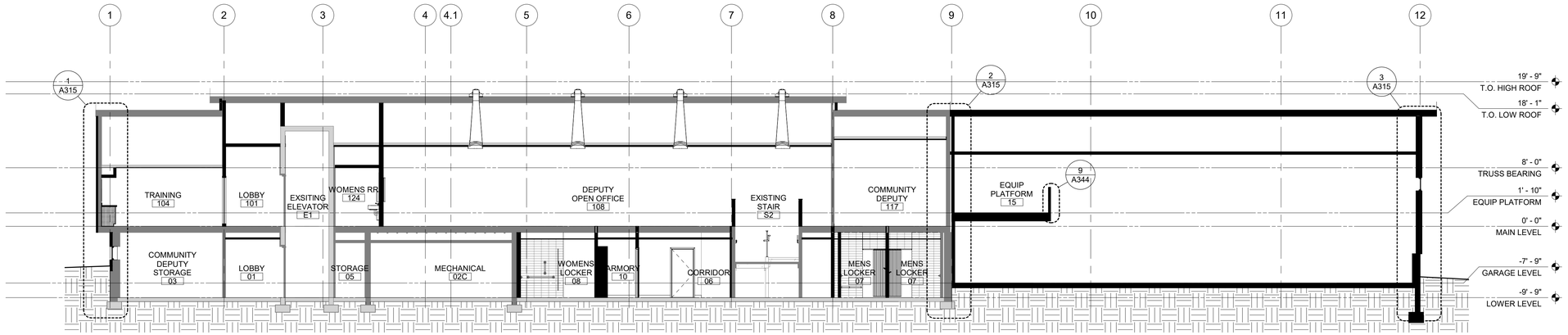
Sheet Name
BUILDING SECTIONS

Sheet Number
A301



1 EAST-WEST SECTION 01
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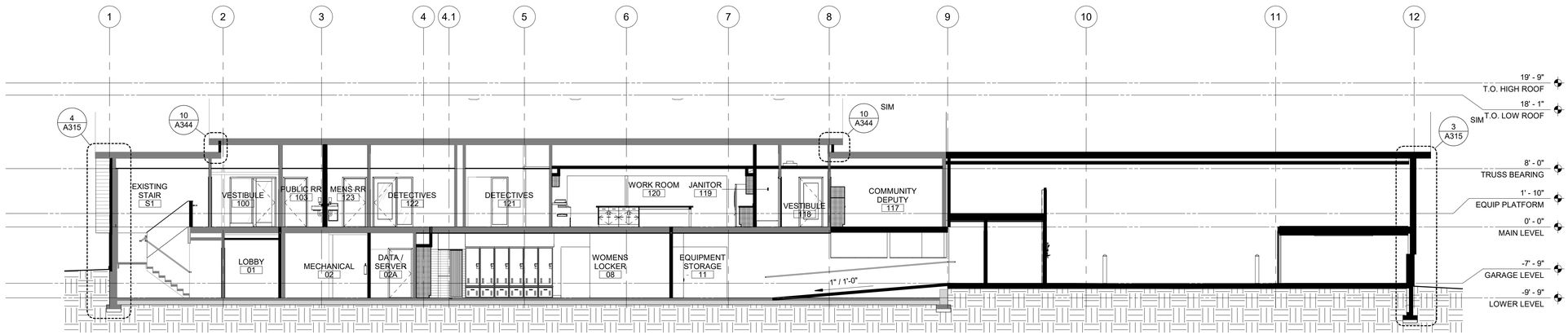

2 EAST-WEST SECTION 02
1/8" = 1'-0" Ref. 1/ A101

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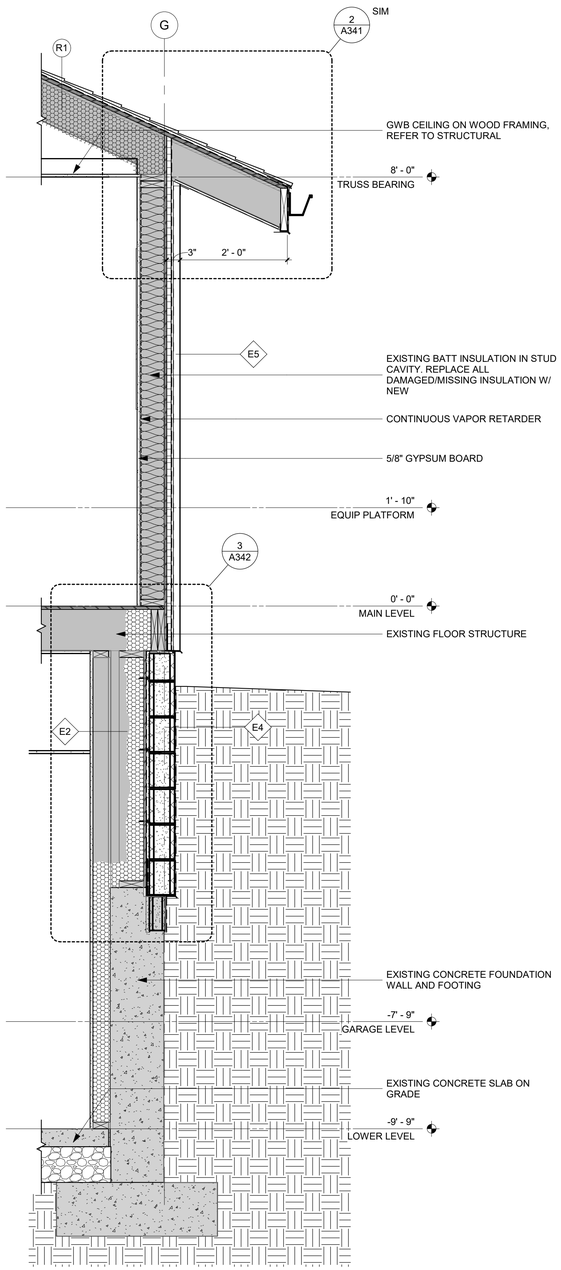
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
BUILDING SECTIONS

Sheet Number
A302



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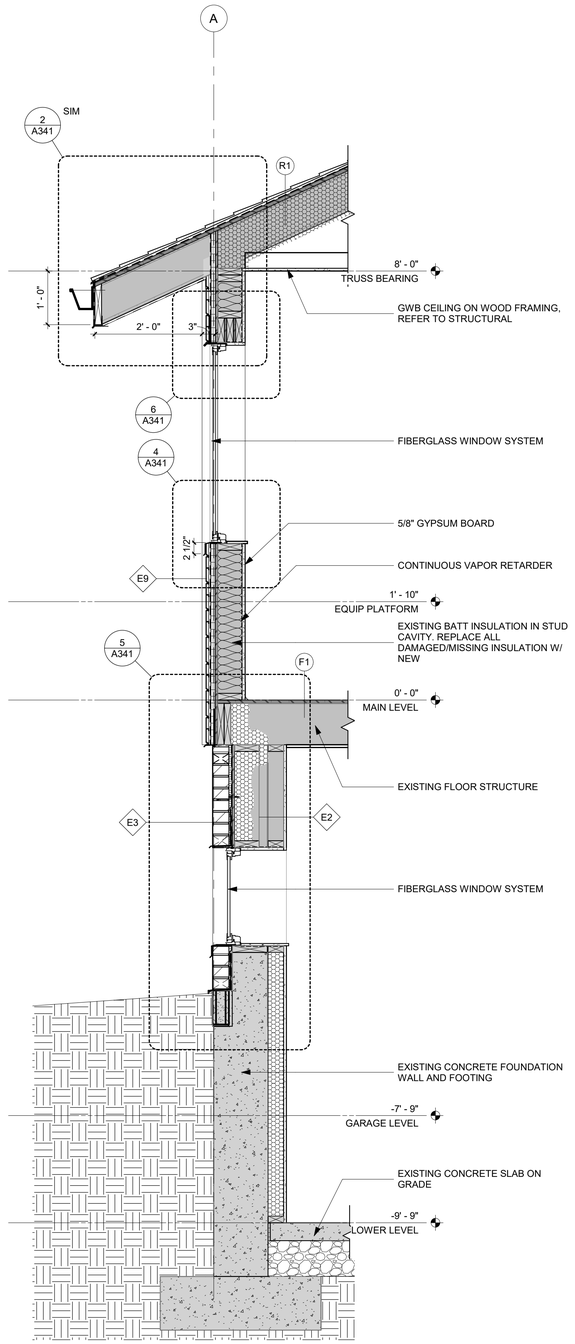
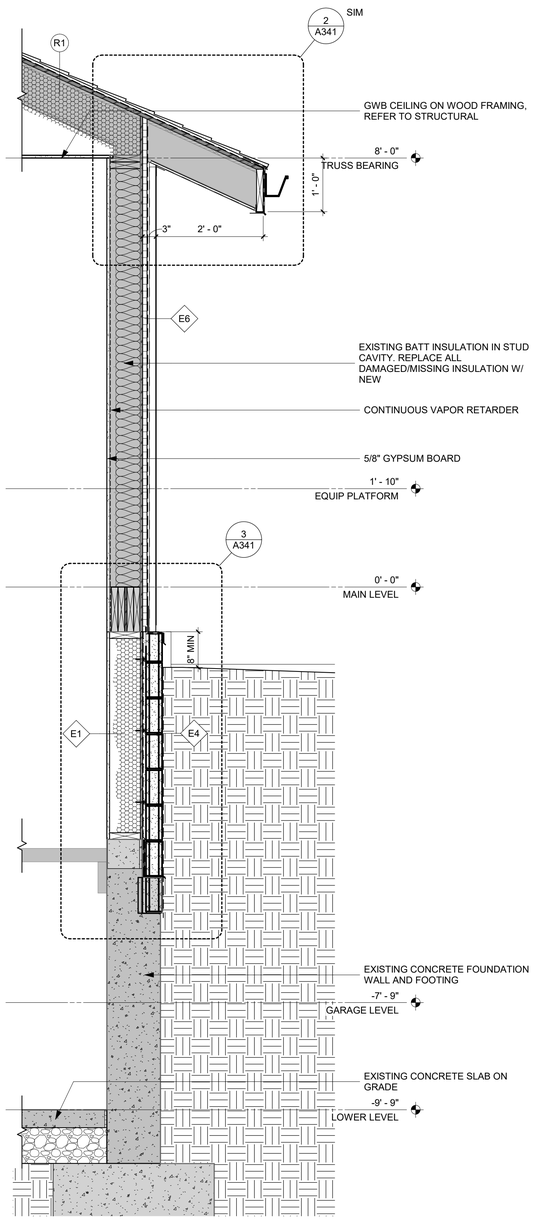
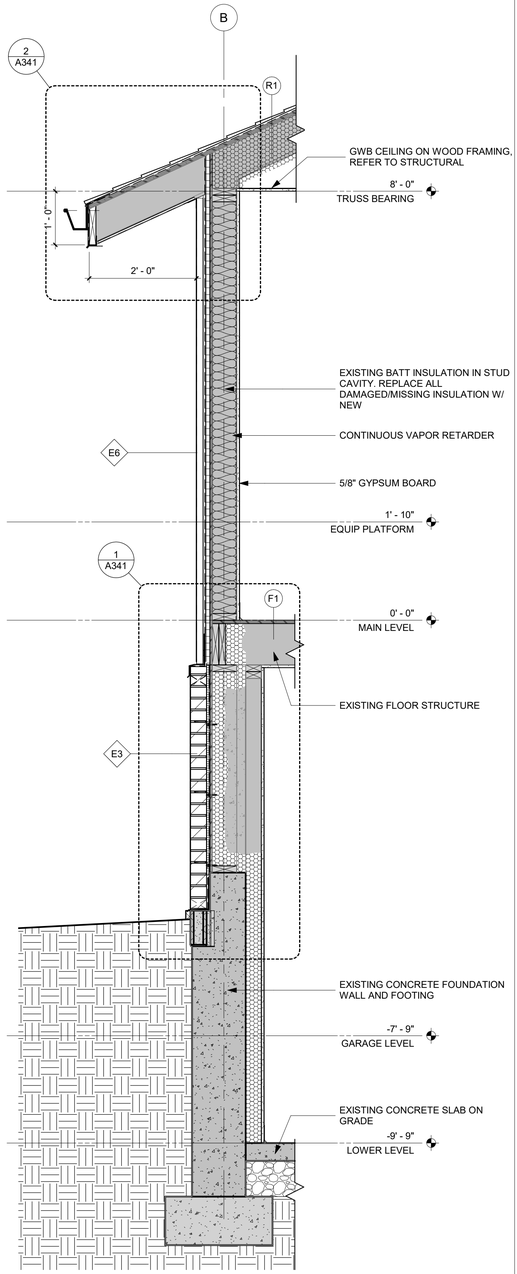


3 WALL SECTION
3/4" = 1'-0" Ref. 2/ A301



2 WALL SECTION
3/4" = 1'-0" Ref. 1/ A301



1 WALL SECTION
3/4" = 1'-0" Ref. 1/ A301

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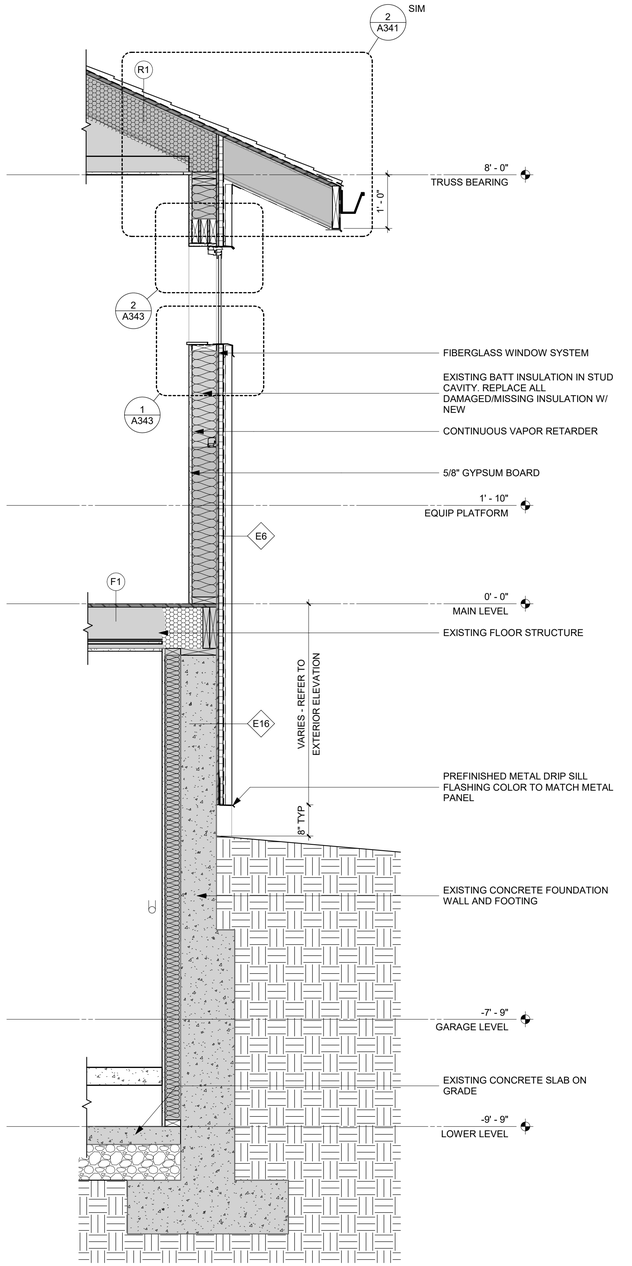
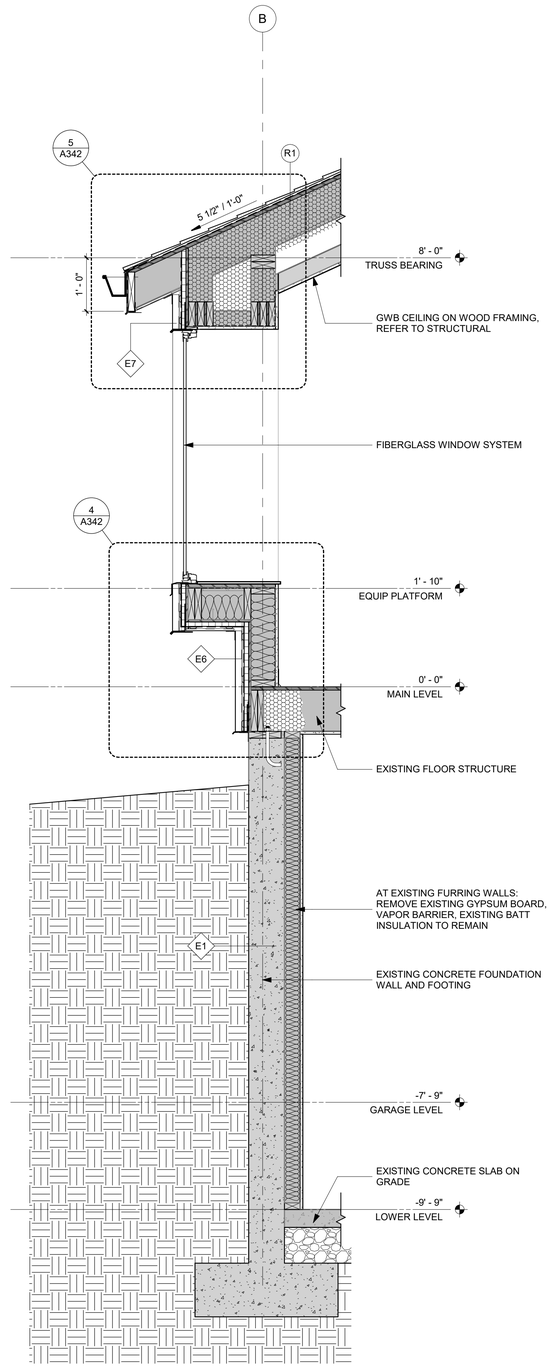
Sheet Name
WALL SECTIONS

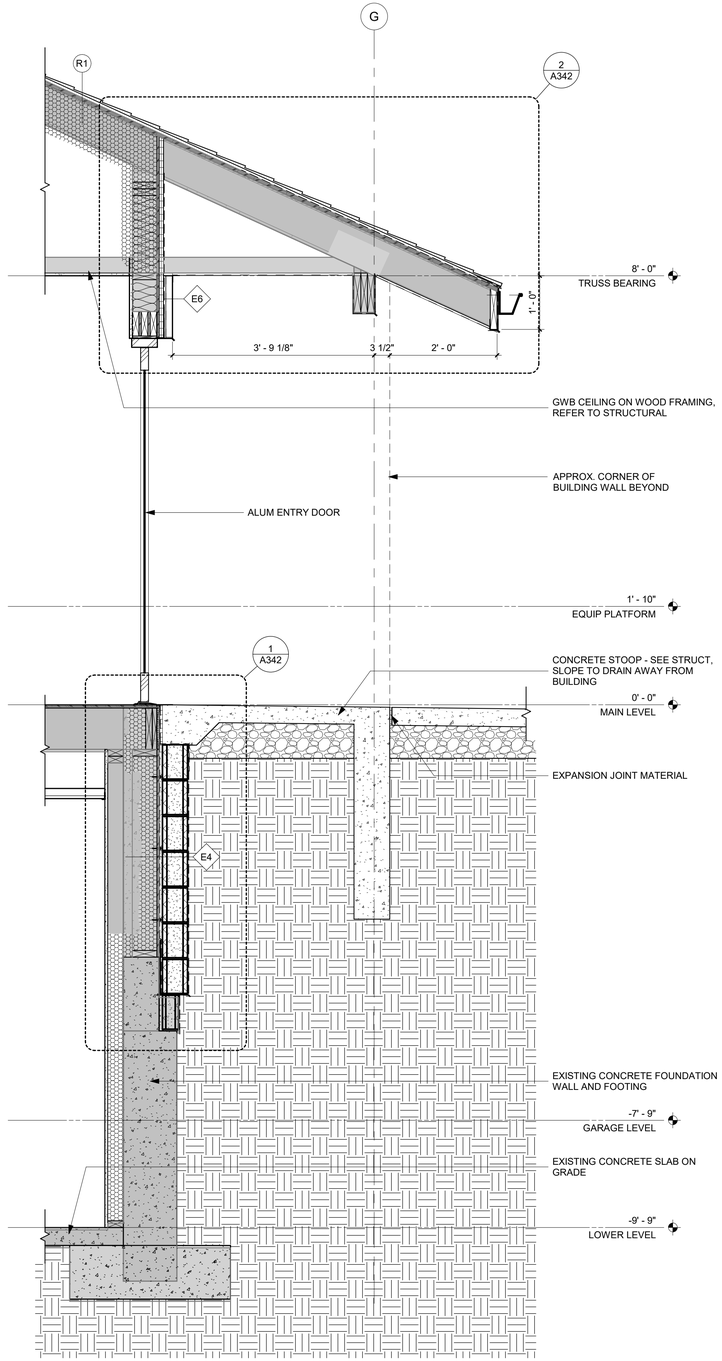
Sheet Number
A311



3 WS 5.2
3/4" = 1'-0" Ref. 5/ A301



2 WALL SECTION
3/4" = 1'-0" Ref. 5/ A301



1 WALL SECTION
3/4" = 1'-0" Ref. 2/ A301

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20628000

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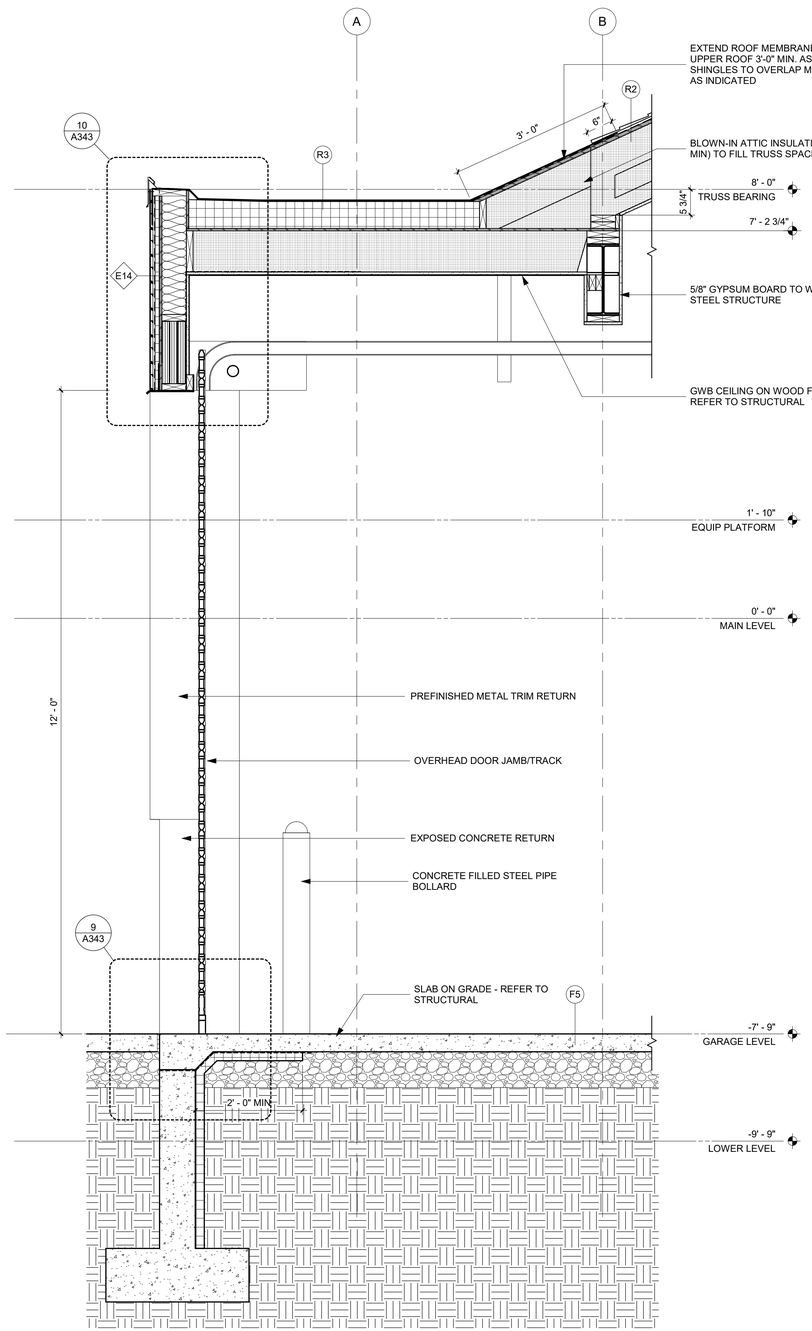
A312



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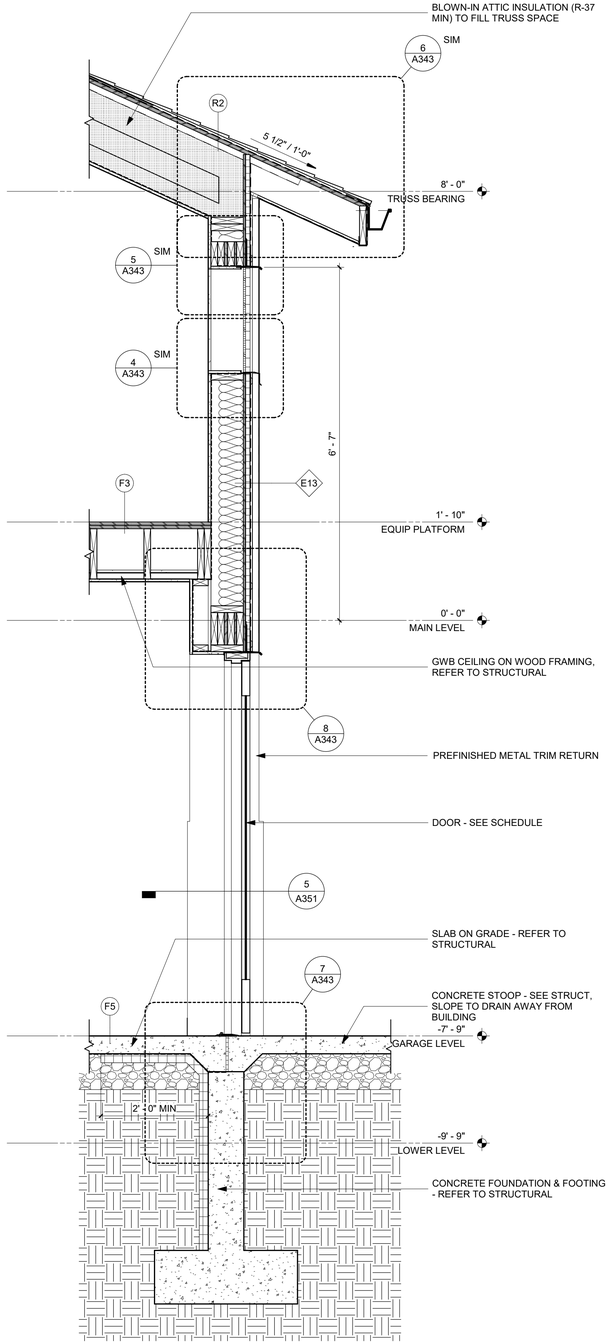
3/4" = 1'-0" Ref. 7/ A301



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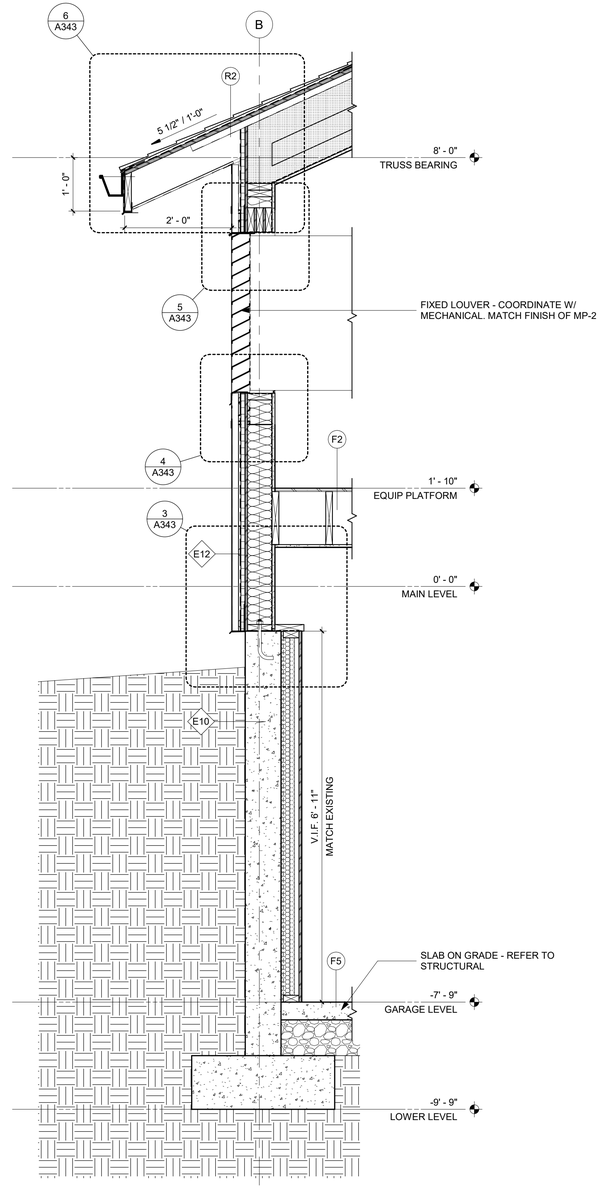

1 WALL SECTION
3/4" = 1'-0" Ref. 6/ A301

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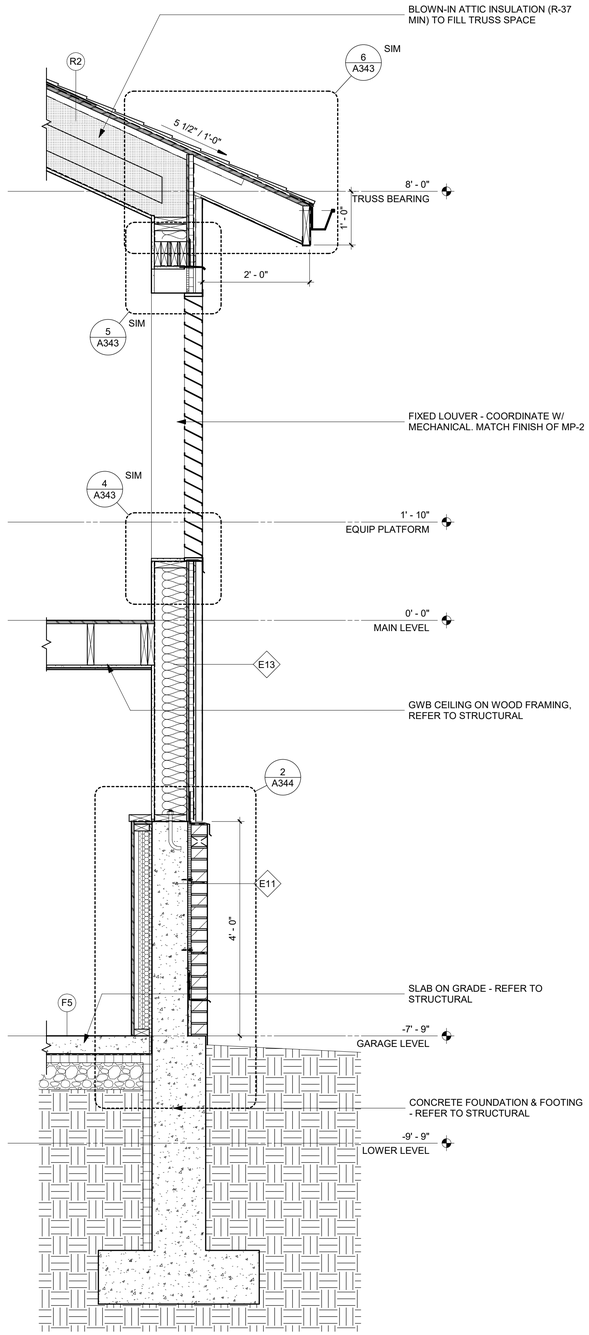

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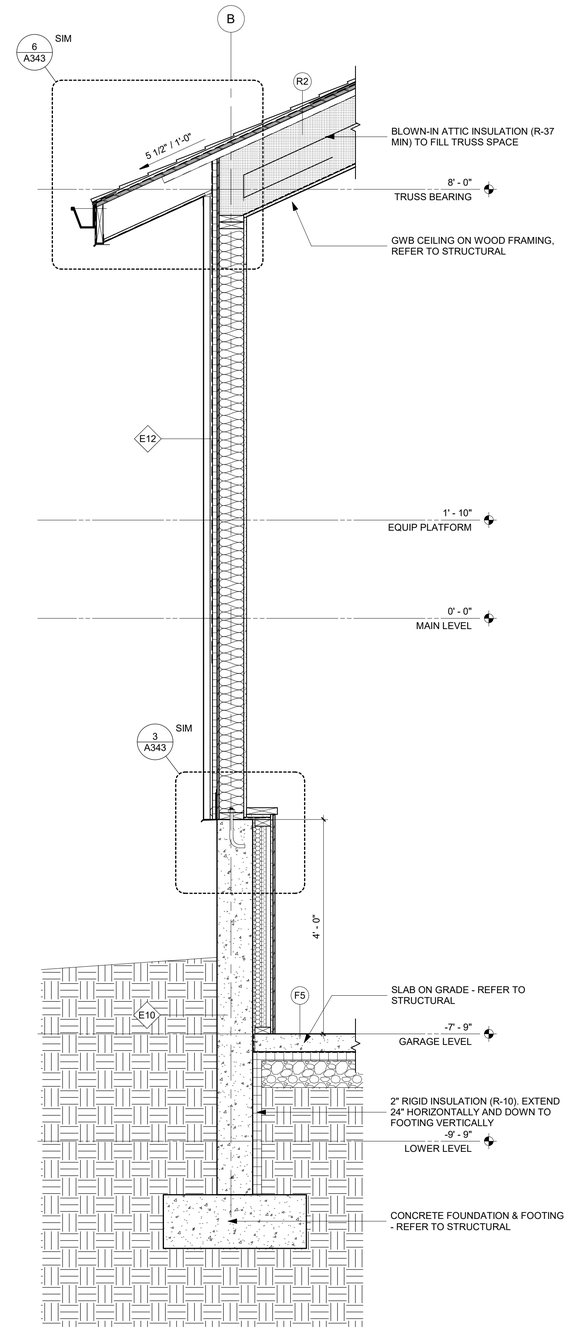

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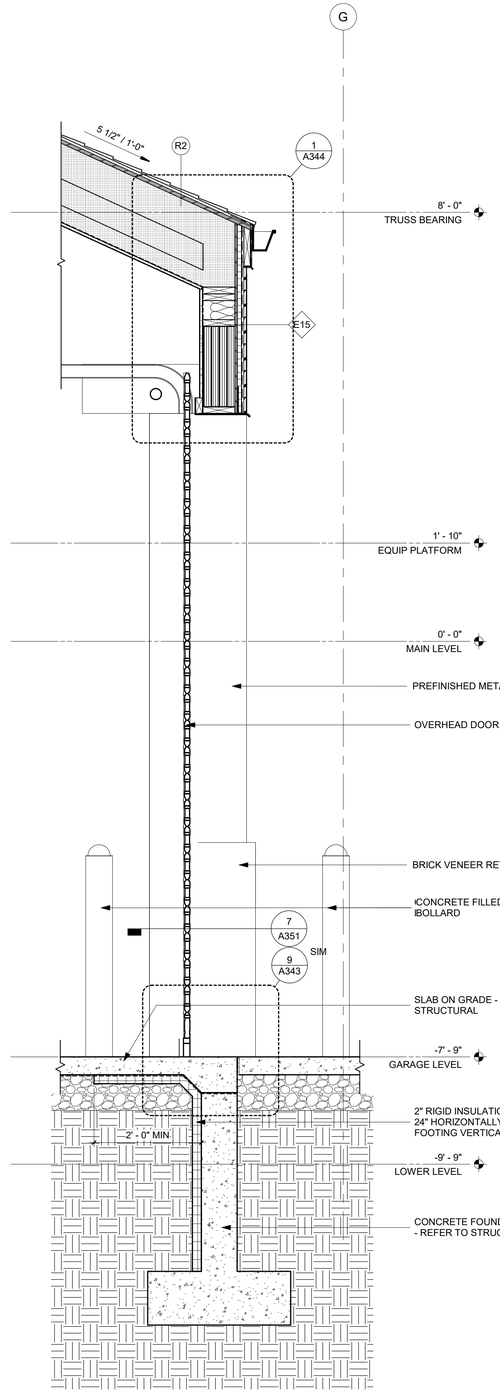

1 WALL SECTION
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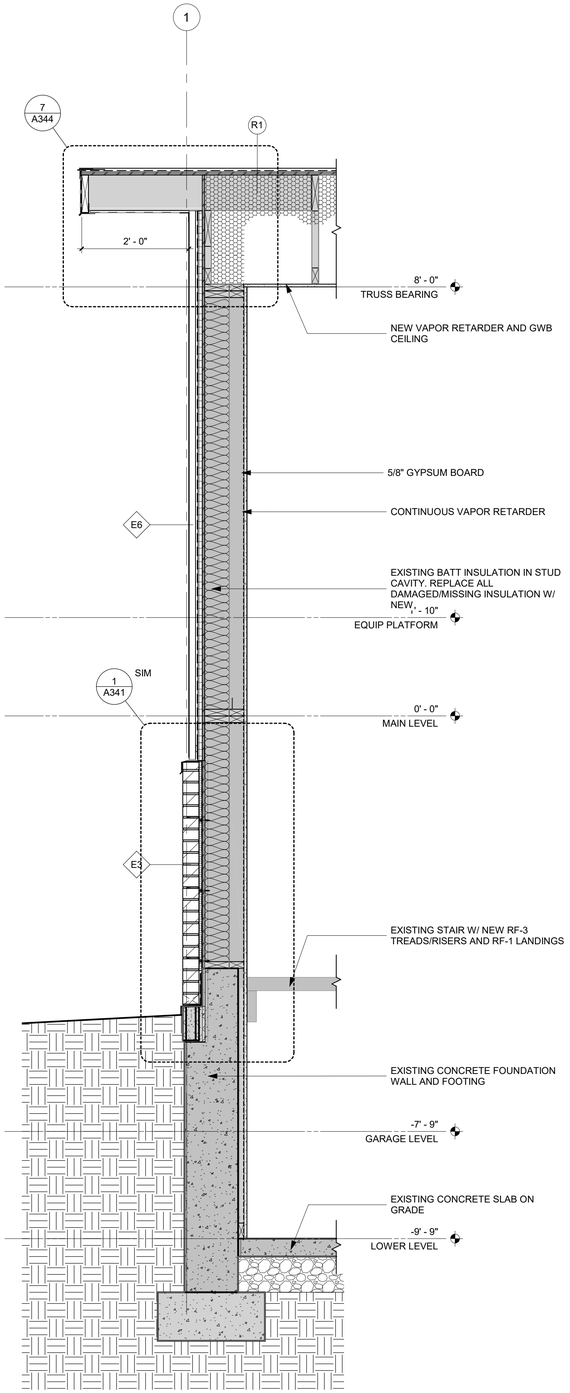
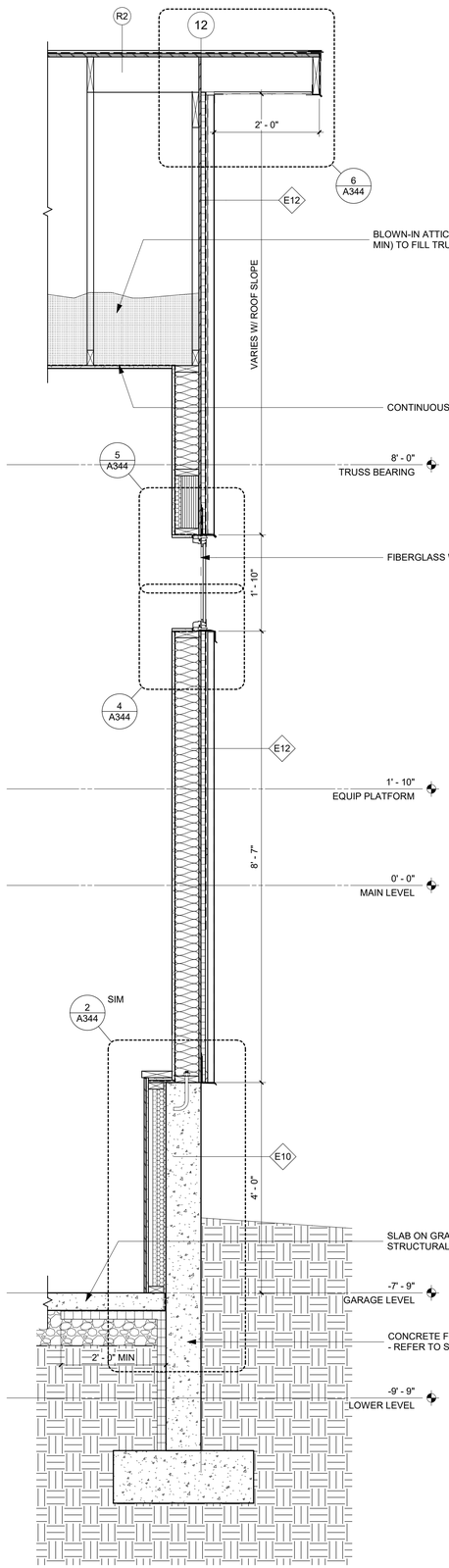
Sheet Number
A314



4 WALL SECTION
3/4" = 1'-0" Ref. 2/ A302



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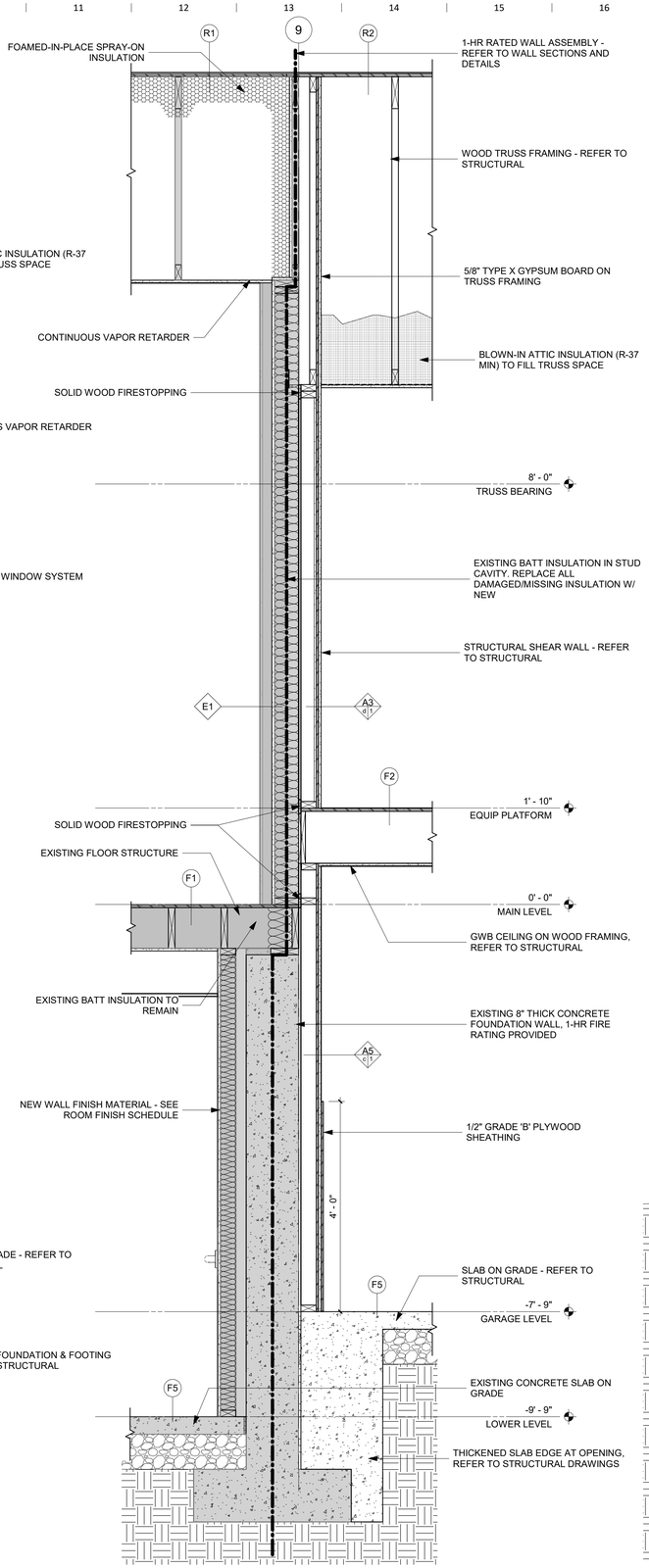

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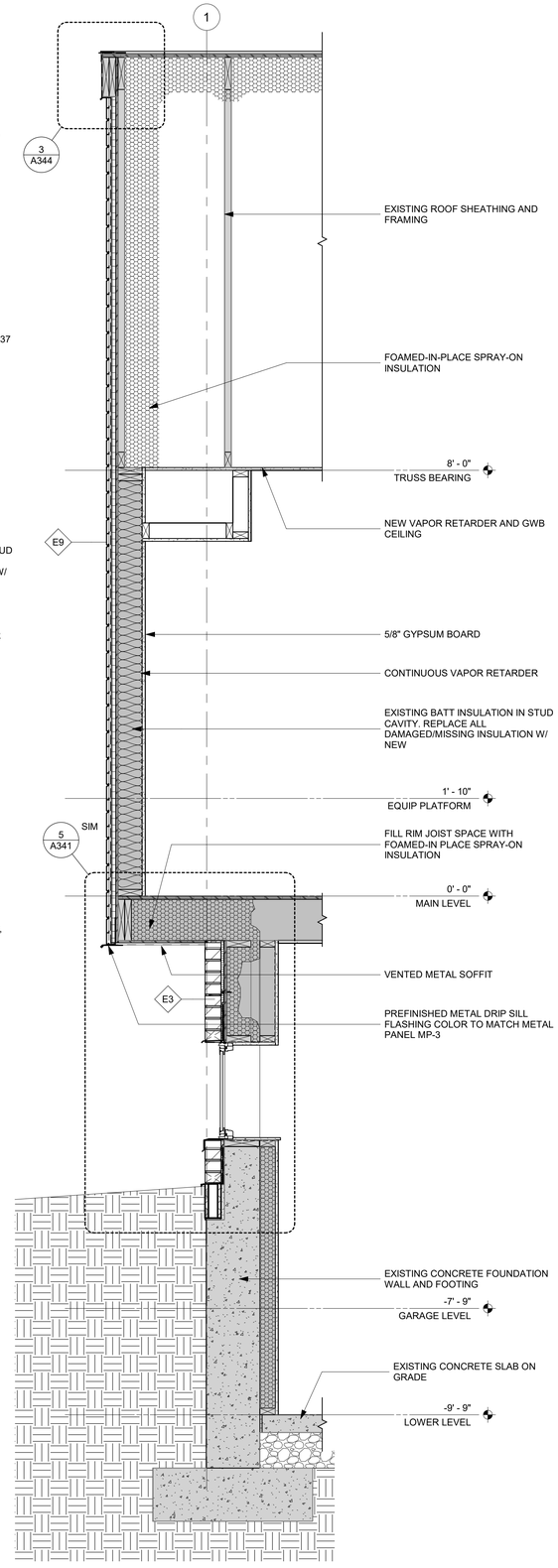

1 WALL SECTION
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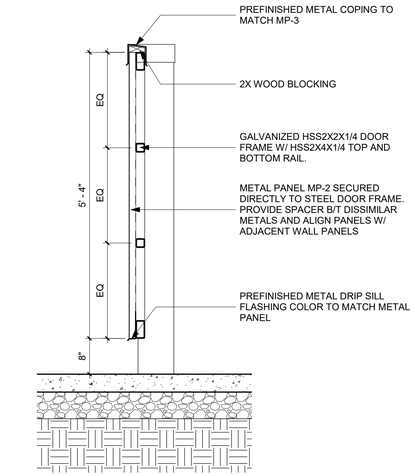
A315



2 TRASH ENCLOSURE DOOR SECTION
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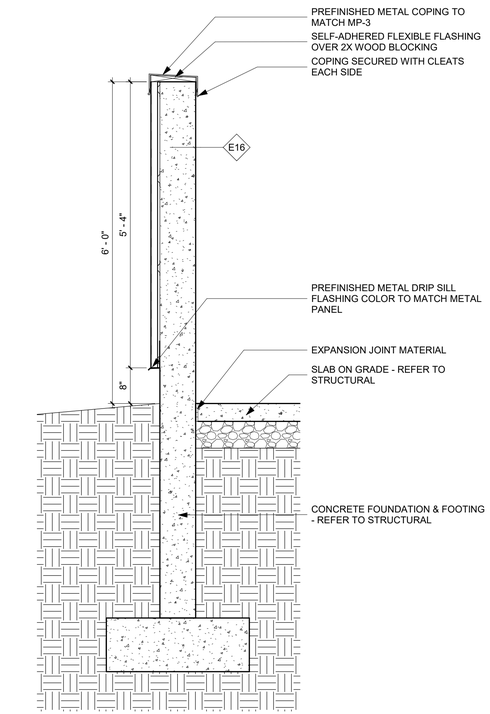

1 TRASH ENCLOSURE WALL SECTION
3/4" = 1'-0" Ref. 3/ A101

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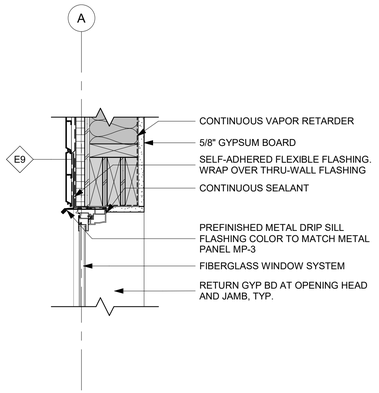
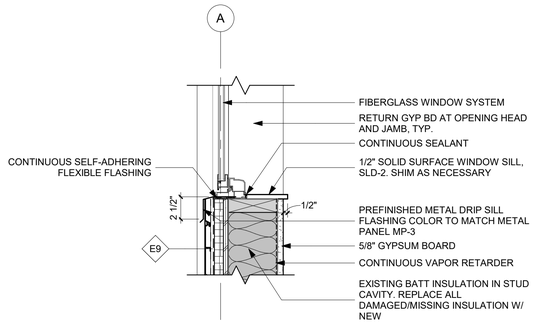
A316



6 SECTION DETAIL
1 1/2" = 1'-0" Ref. 3/ A311



4 SECTION DETAIL
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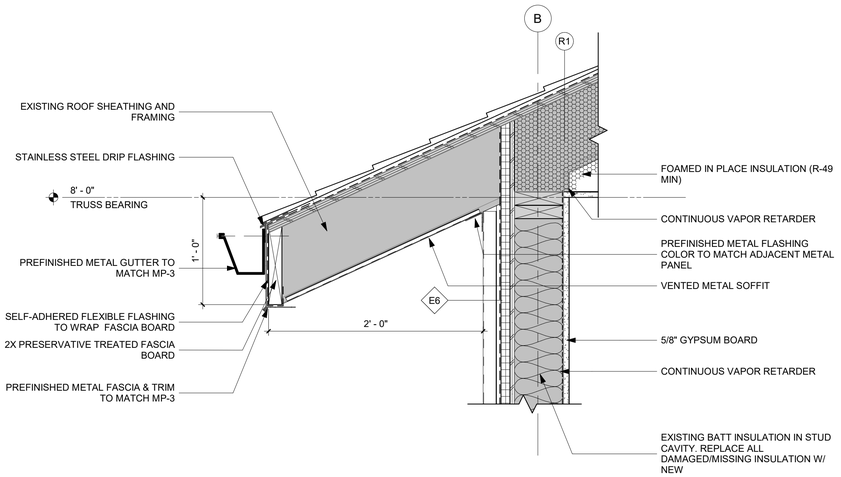

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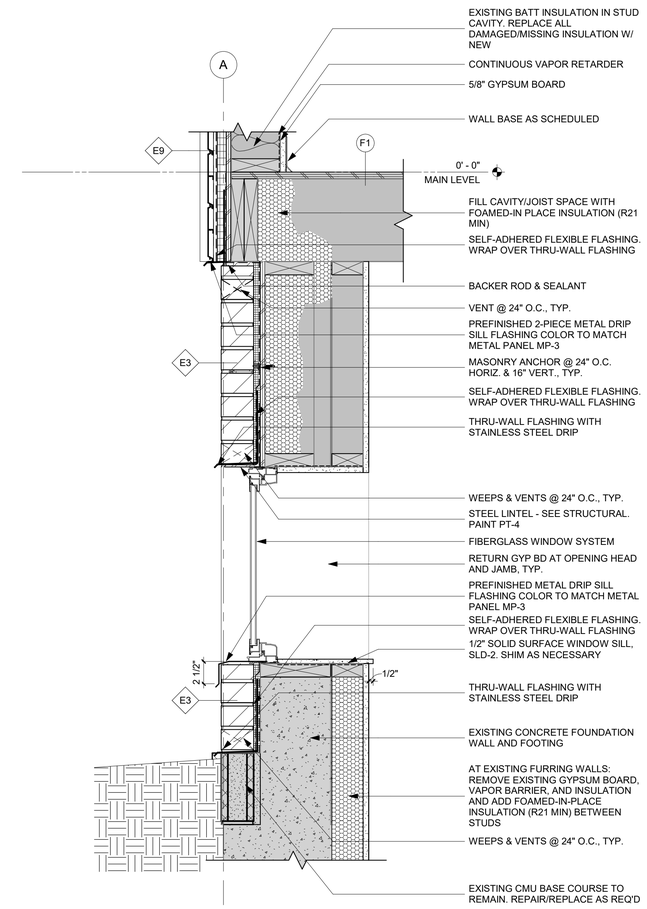

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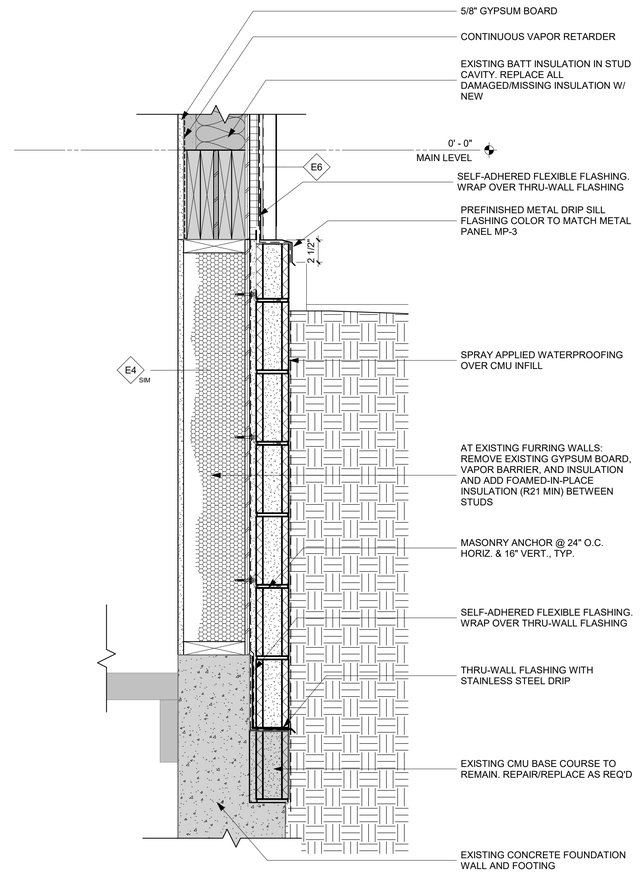

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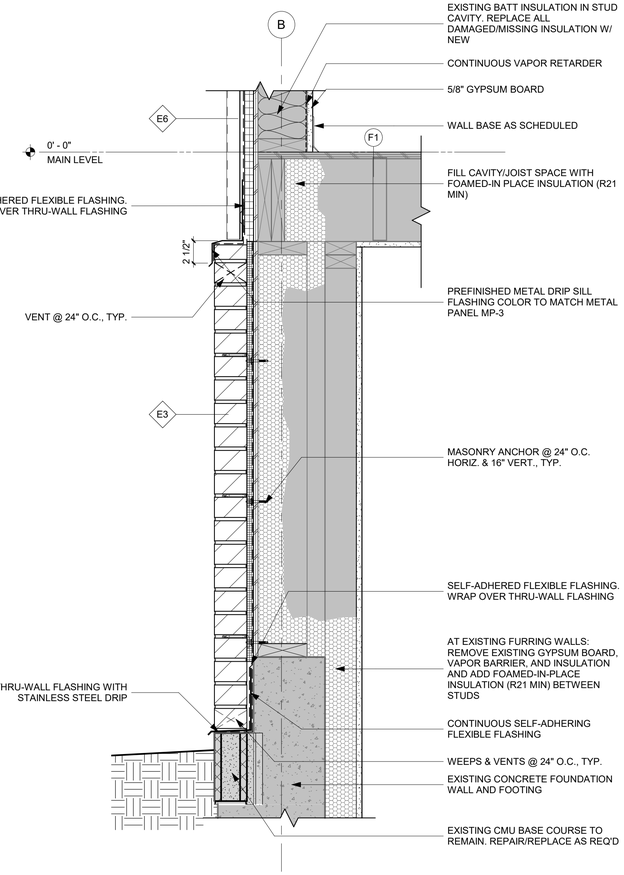

1 SECTION DETAIL
1 1/2" = 1'-0" Ref. 1/ A311

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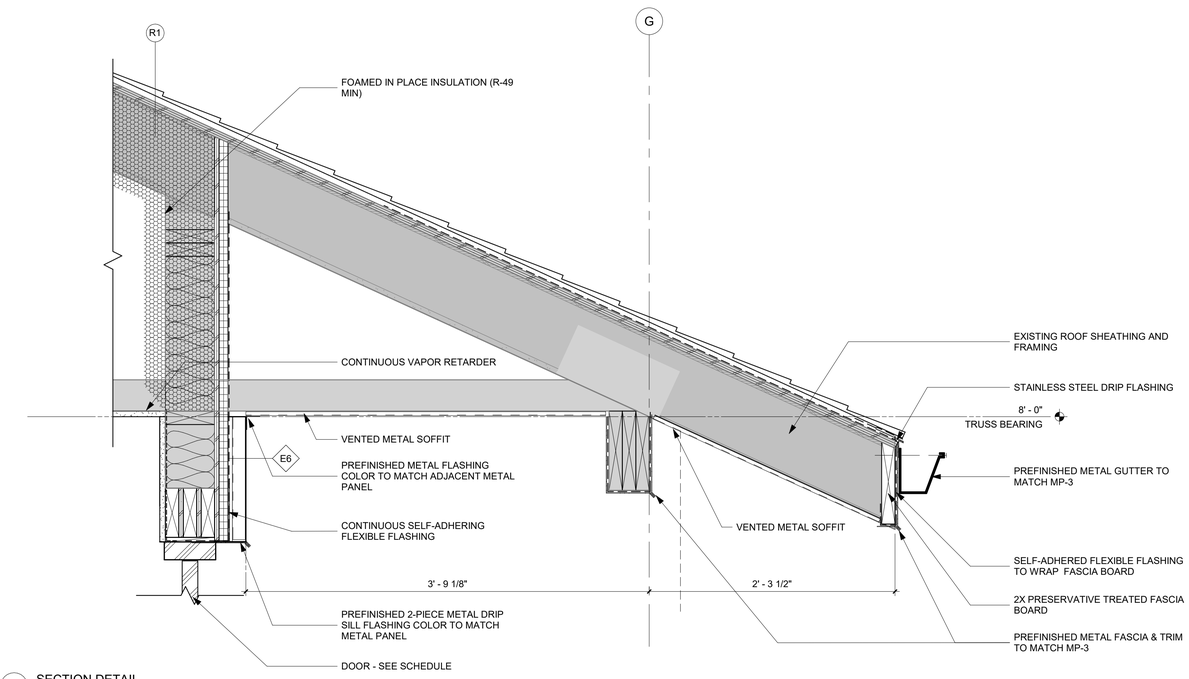
A341



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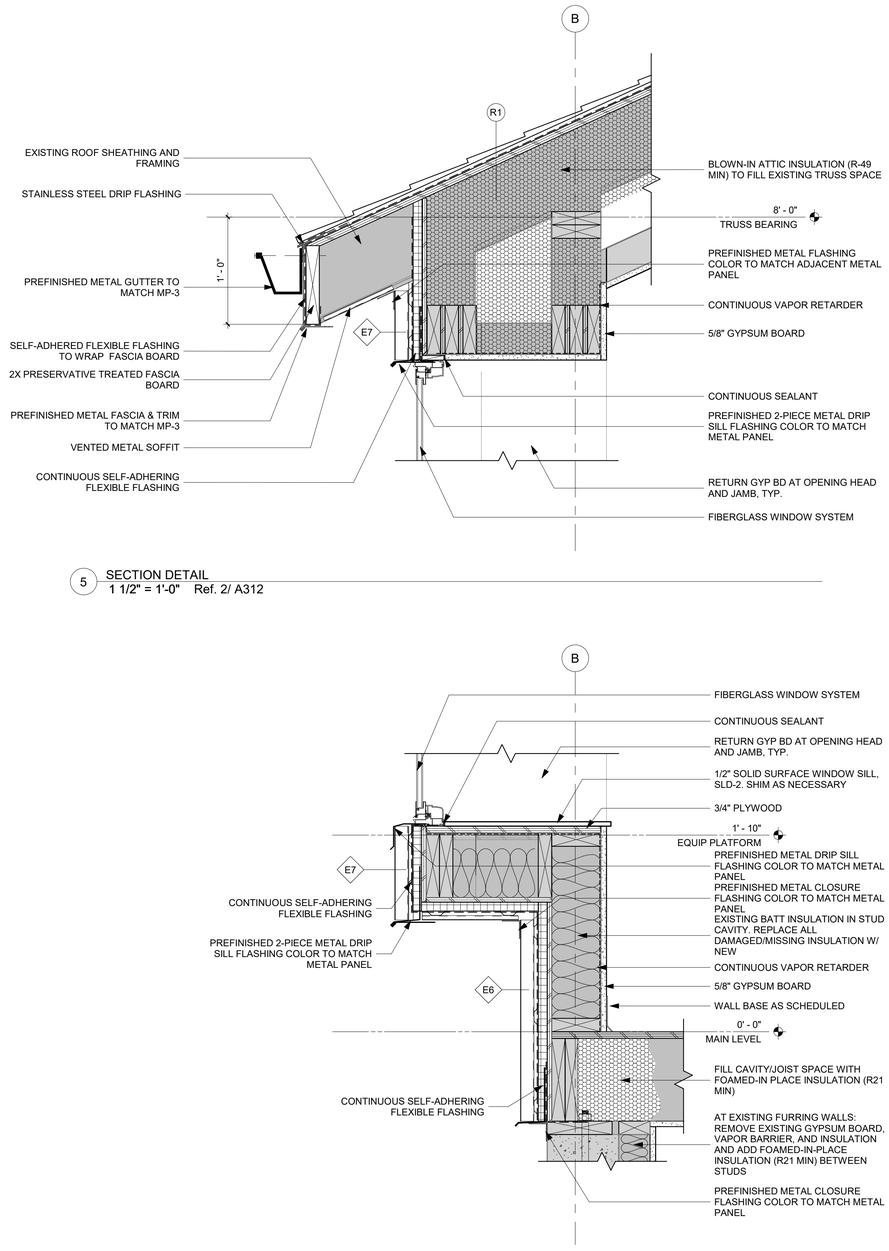
1 1/2" = 1'-0" Ref. 1/ A312



5 SECTION DETAIL
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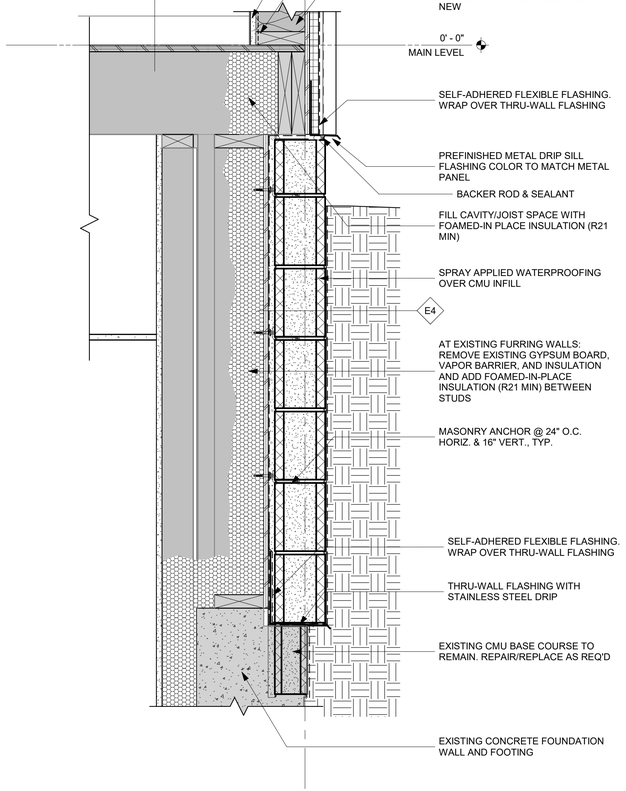
4 SECTION DETAIL
1 1/2" = 1'-0" Ref. 2/ A312



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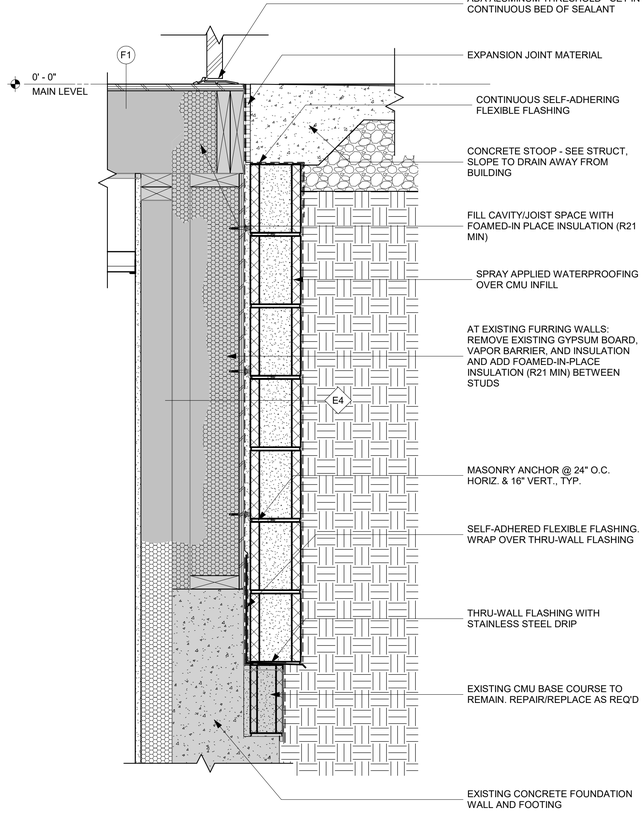

1 SECTION DETAIL
1 1/2" = 1'-0" Ref. 1/ A312

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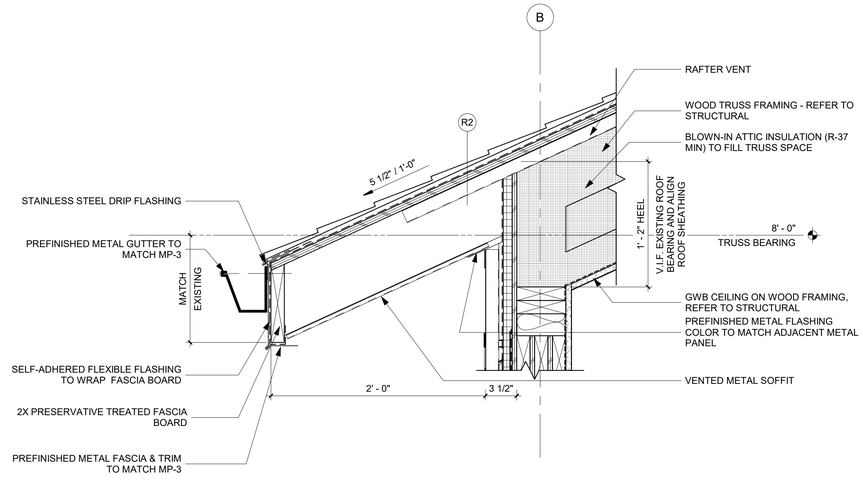
A342



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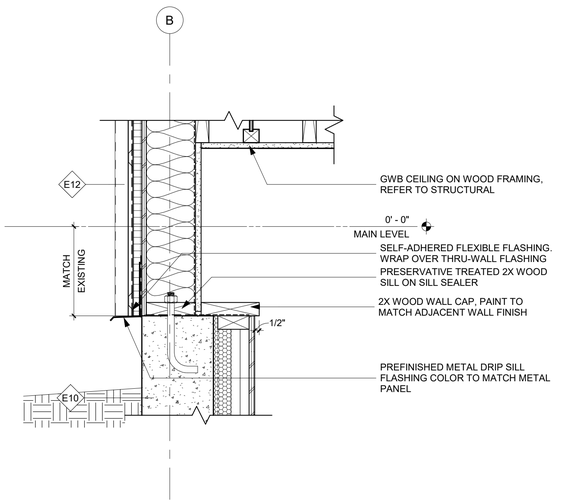

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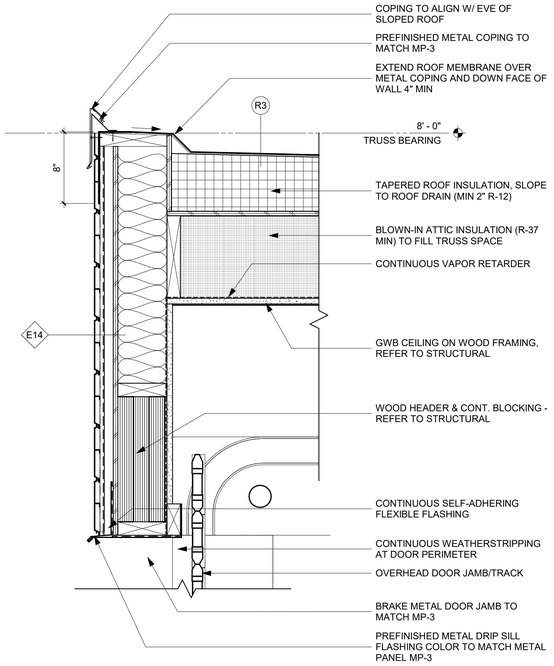

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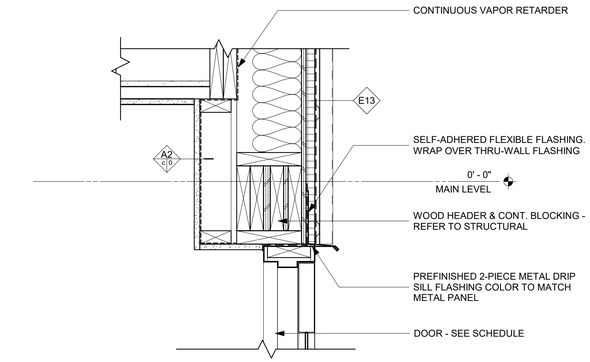

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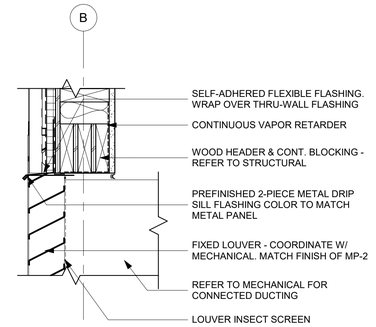

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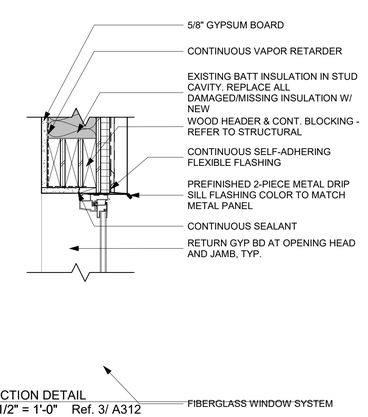

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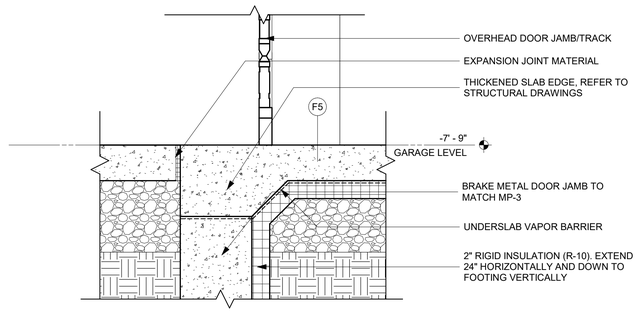

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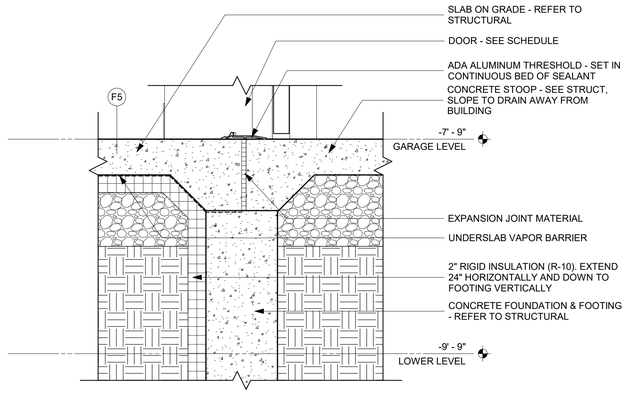

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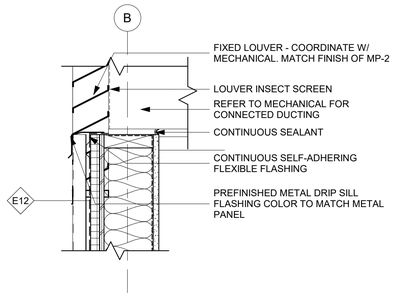
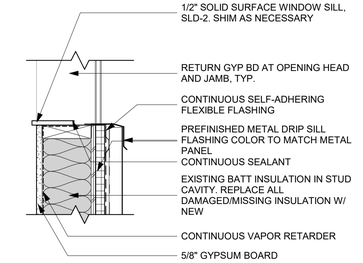


4 SECTION DETAIL
1 1/2" = 1'-0" Ref. 1/ A313



1 SECTION DETAIL
1 1/2" = 1'-0" Ref. 3/ A312

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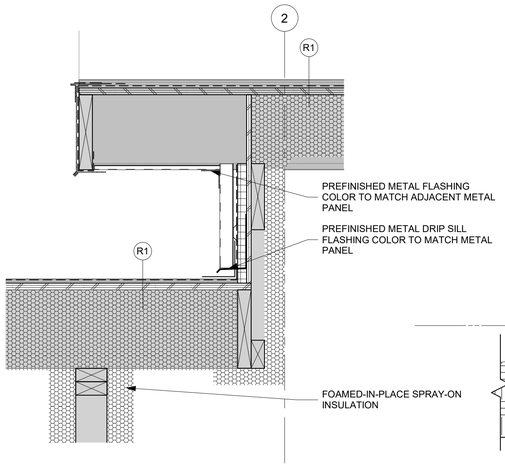
A343



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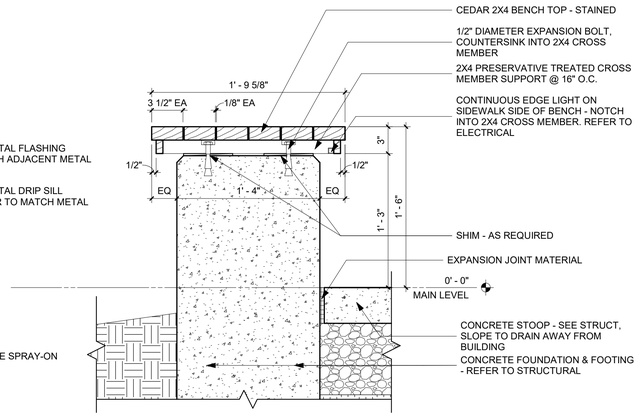
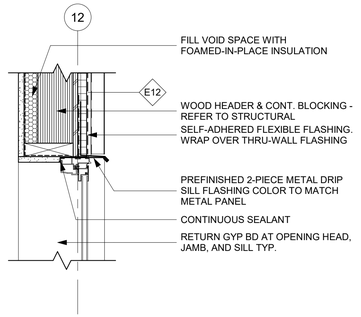


8 SECTION DETAIL
1 1/2" = 1'-0" Ref. 3/ A352



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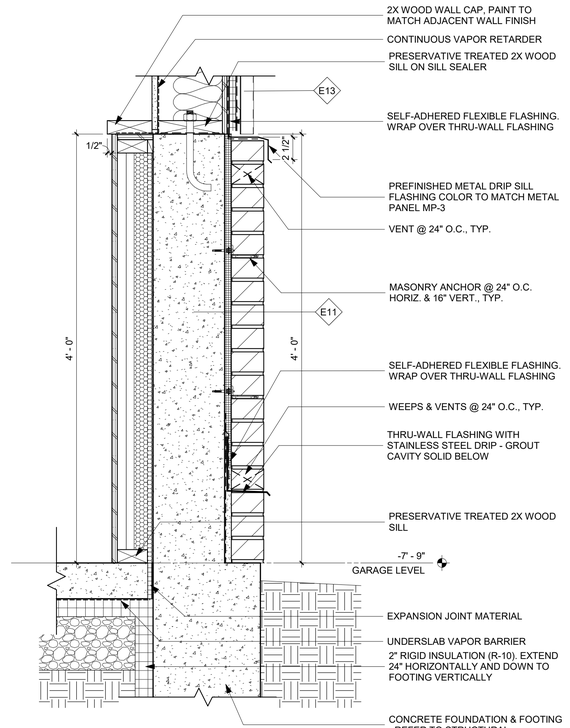

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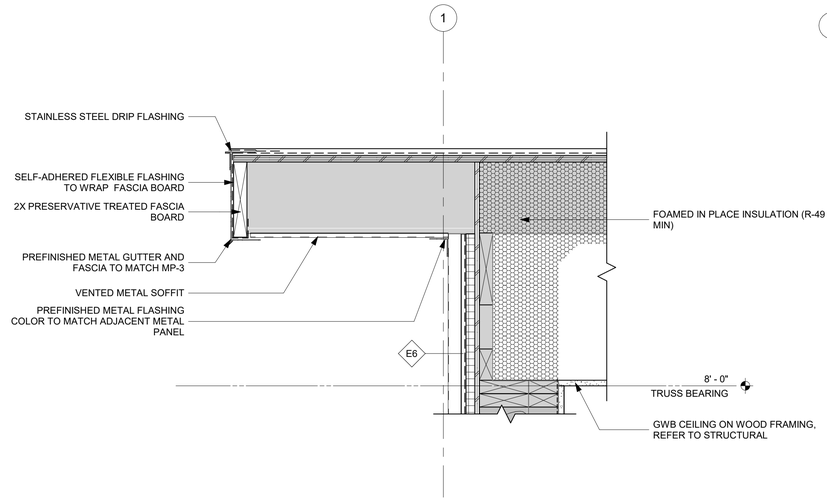

7 SECTION DETAIL
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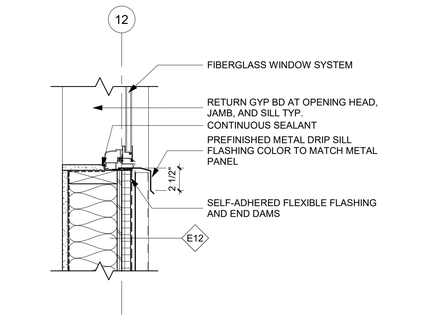

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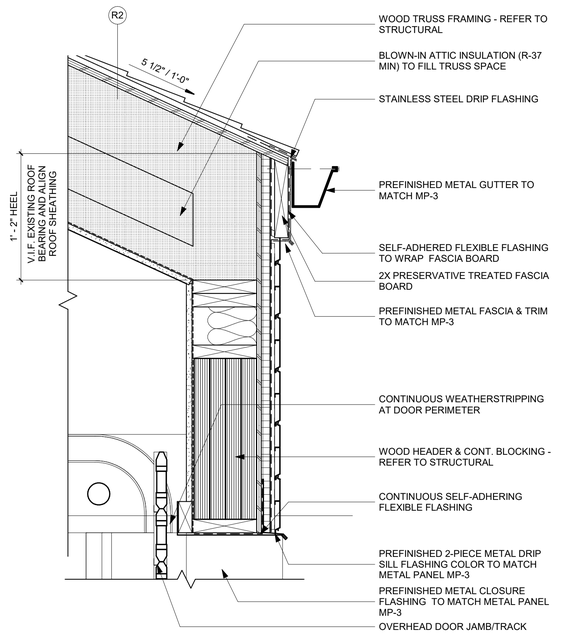

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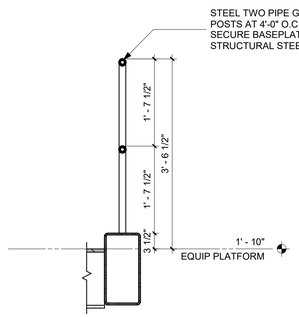

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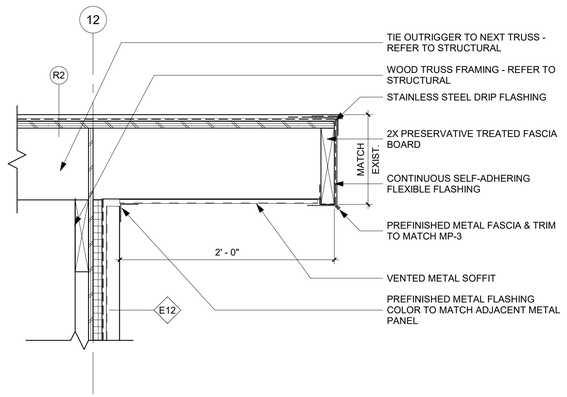

6 SECTION DETAIL
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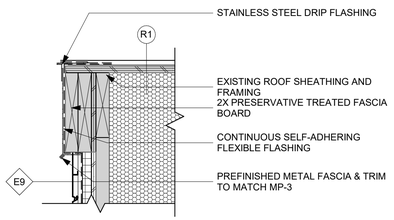

3 SECTION DETAIL
1 1/2" = 1'-0" Ref. 1/ A315

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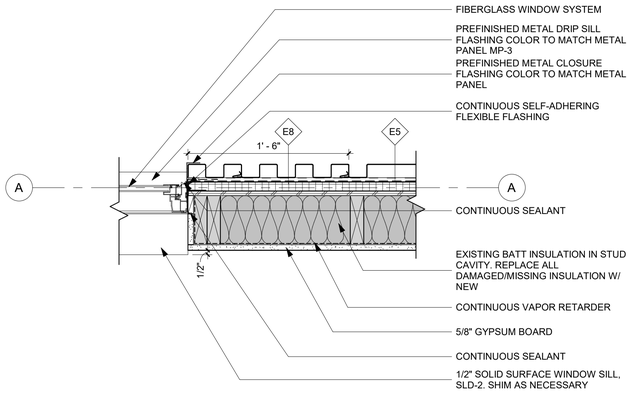
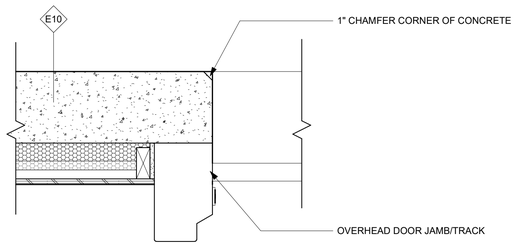
A344



9 PLAN DETAIL
1 1/2" = 1'-0" Ref. 1/ A112



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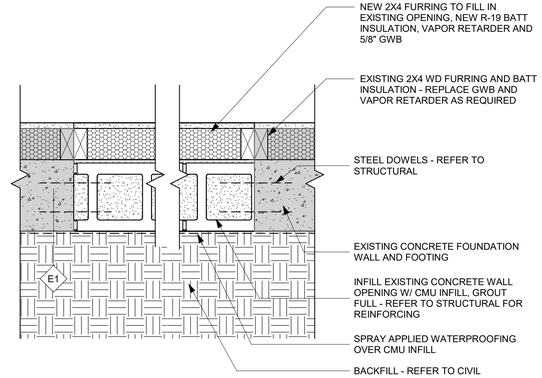

3 PLAN DETAIL
1 1/2" = 1'-0" Ref. 1/ A111

8 TYPICAL WINDOW JAMB AT METAL PANEL MP-1
1 1/2" = 1'-0" Ref. 1/ A112

5 PLAN DETAIL
1 1/2" = 1'-0" Ref. 2/ A111

2 PLAN DETAIL
1 1/2" = 1'-0" Ref. 1/ A111

7 PLAN DETAIL
1 1/2" = 1'-0" Ref. 1/ A101

1 PLAN DETAIL
1 1/2" = 1'-0" Ref. 1/ A111

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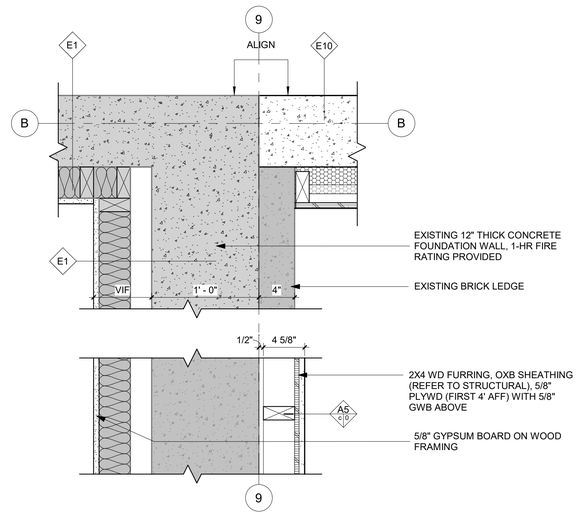
A351



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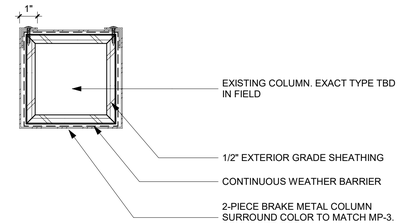
1 1/2" = 1'-0" Ref. 1/ A111



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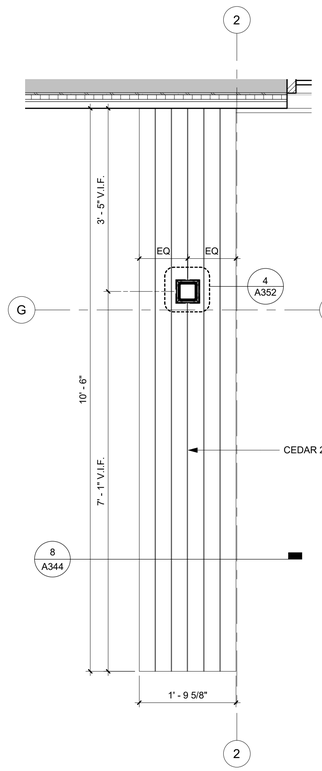

3 ENTRY BENCH PLAN
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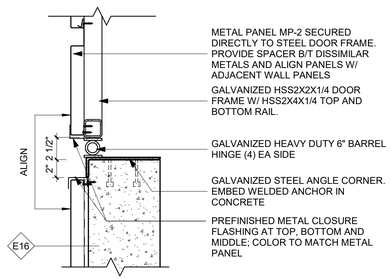

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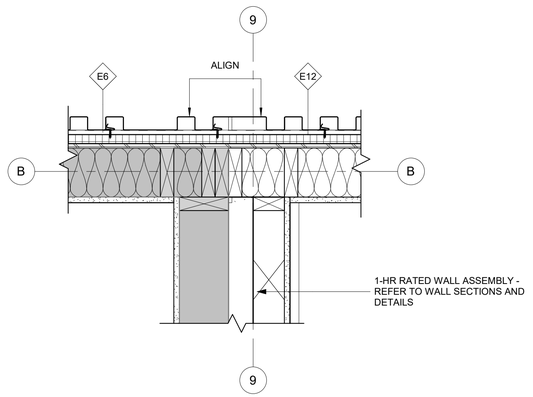

6 PLAN DETAIL
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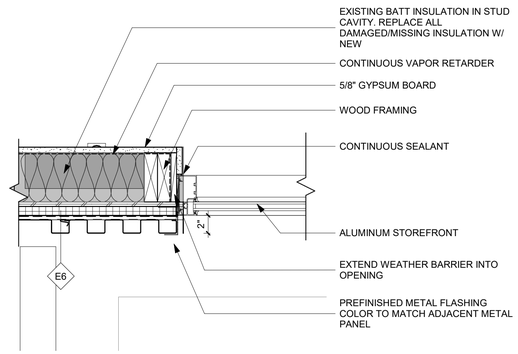

1 PLAN DETAIL
1 1/2" = 1'-0" Ref. 2/ A141

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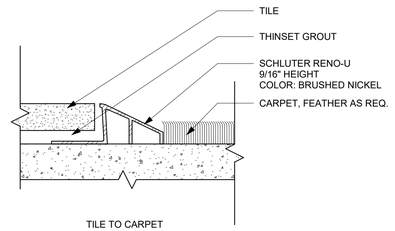
A352



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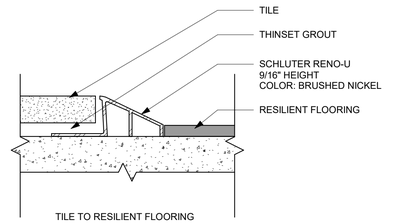

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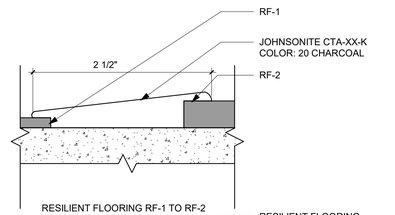

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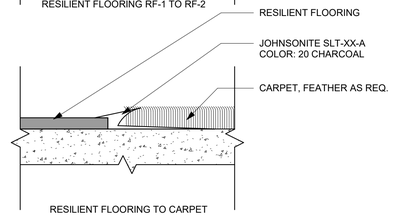

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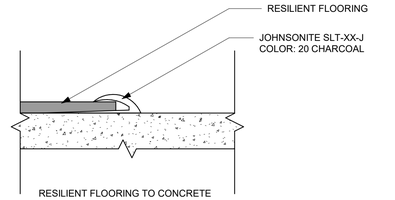

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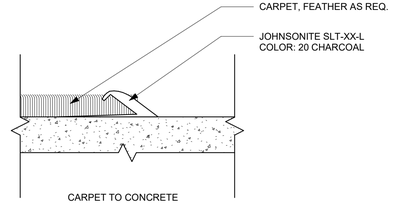
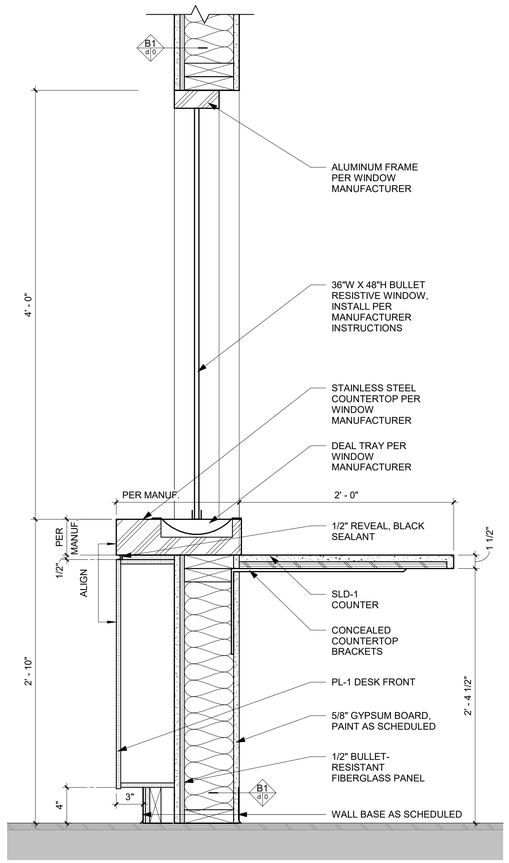
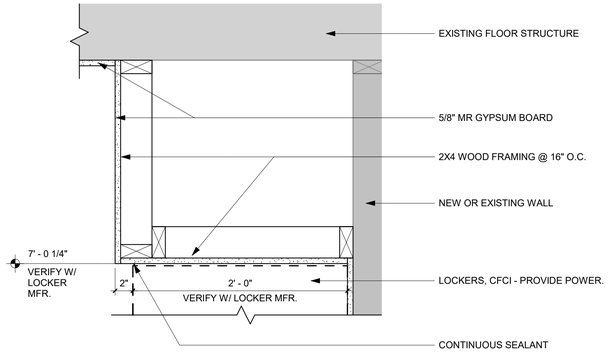


CARPET TO CONCRETE

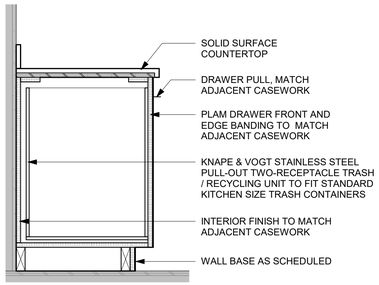
7 TYPICAL FLOORING TRANSITIONS



6 SECTION AT RECEPTION DESK 01
1 1/2" = 1'-0" Ref. 5/ A401



4 SECTION DETAIL
1 1/2" = 1'-0" Ref. 1/ A711



8 SECTION AT TRASH CABINET
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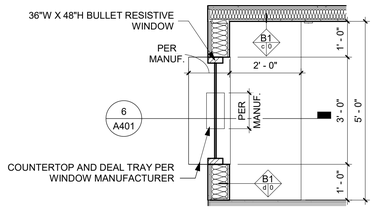

5 PLAN AT RECEPTION DESK
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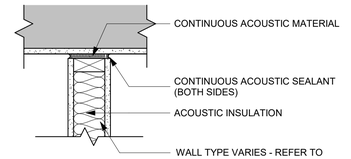
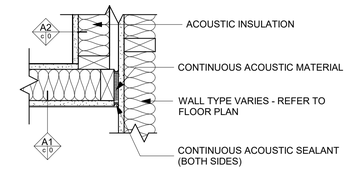


3 SOUND ISOLATION TERMINATION JOINT
1 1/2" = 1'-0" Ref. 1/ A112



2 SOUND ISOLATION CORNER JOINT
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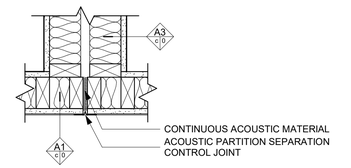

1 SOUND ISOLATION CONTROL JOINT
1 1/2" = 1'-0" Ref. 1/ A112

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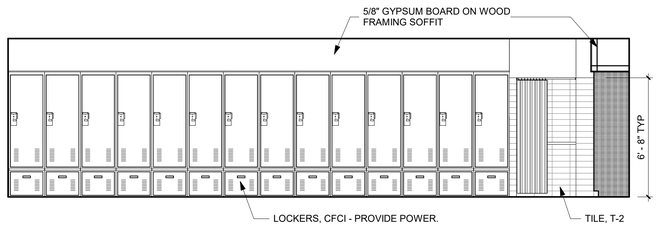
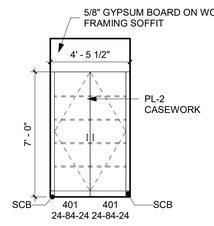
A401



1 SOUTH AT WOMENS LOCKER
1/4" = 1'-0" Ref. 1/ A111



2 WEST AT WOMENS LOCKER STORAGE
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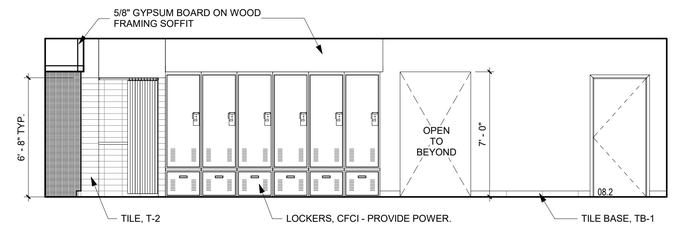

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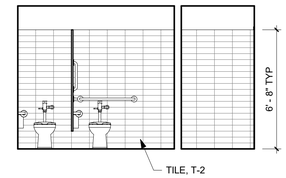

4 WEST AT WOMENS LOCKER
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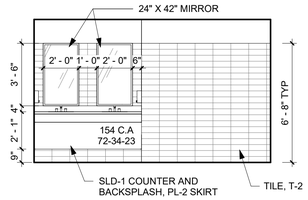

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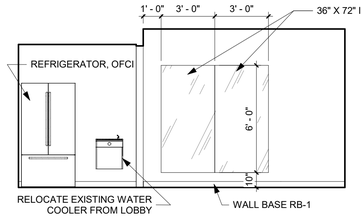
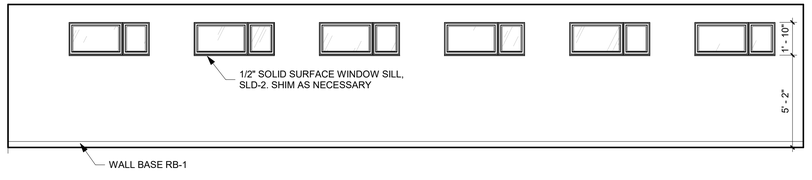


6 WEST AT EXERCISE
1/4" = 1'-0" Ref. 1/ A111



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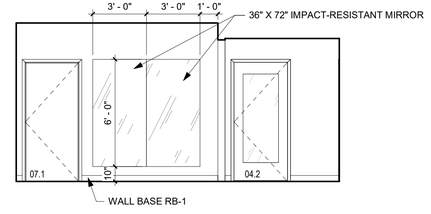

8 EAST AT EXERCISE
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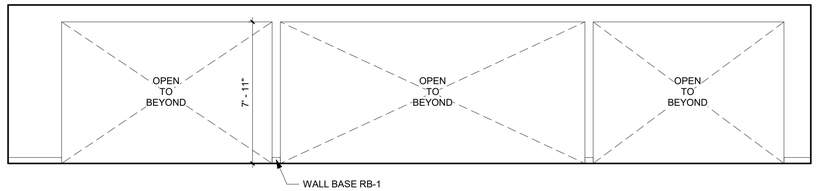

9 SOUTH AT EXERCISE
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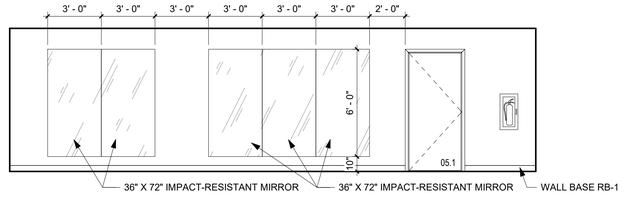

9A SOUTH AT EXERCISE HALL
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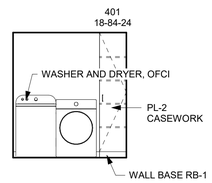

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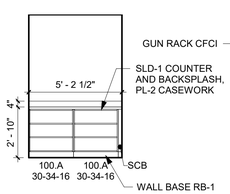

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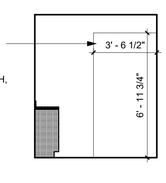

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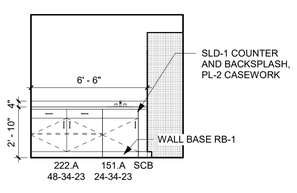
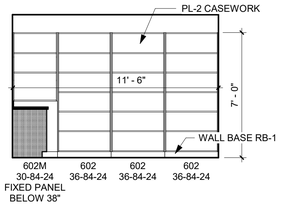


13 WEST AT EVIDENCE PROCESSING
1/4" = 1'-0" Ref. 1/ A111



14 NORTH AT EVIDENCE PROCESSING
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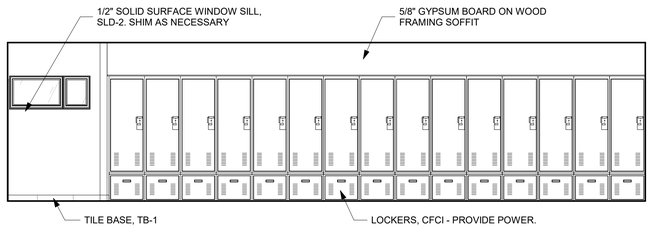
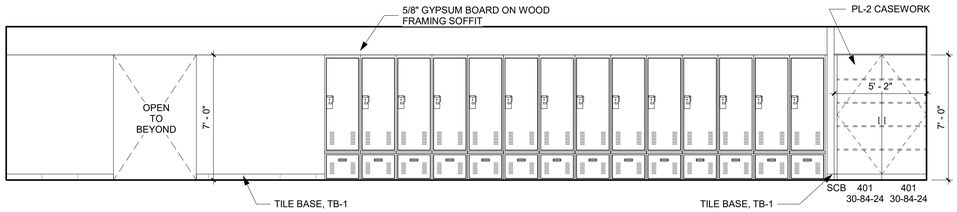


15 NORTH AT MENS LOCKER
1/4" = 1'-0" Ref. 1/ A111



16 SOUTH AT MENS LOCKER
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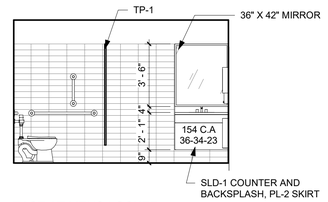

17 EAST AT MENS LOCKER
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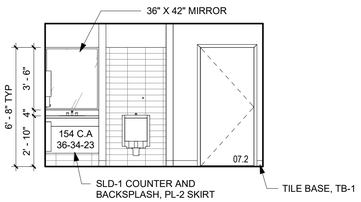

18 WEST AT MEN'S LOCKER
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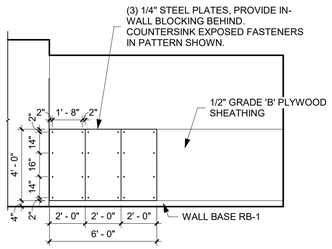

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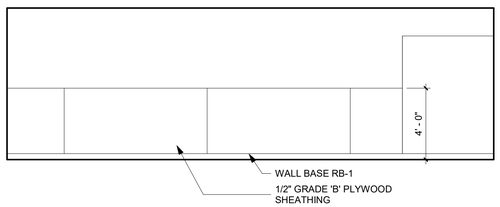
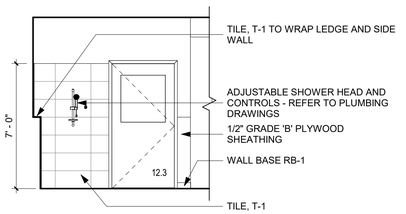
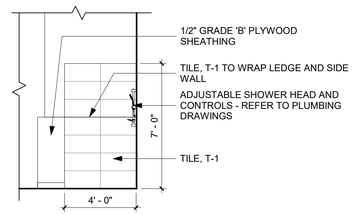
1/4" = 1'-0" Ref. 2/ A111



20 WEST AT GARAGE
1/4" = 1'-0" Ref. 2/ A111



21 WEST AT GARAGE SHOWER
1/4" = 1'-0" Ref. 2/ A111



22 SOUTH AT GARAGE SHOWER
1/4" = 1'-0" Ref. 2/ A111

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Key Plan

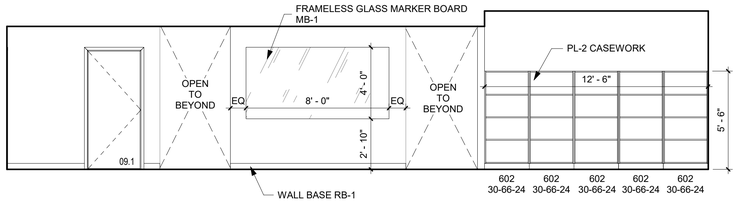
Revision Description Date

OPN Project No.
20628000

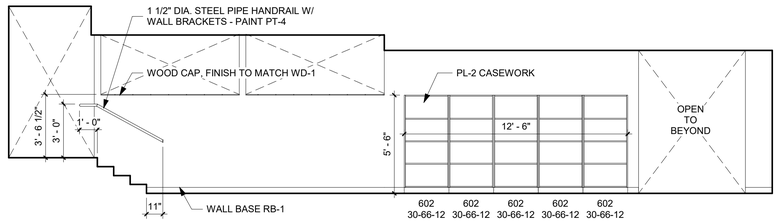
Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
INTERIOR ELEVATIONS

Sheet Number
A601



1 NORTH AT EQUIPMENT STORAGE
1/4" = 1'-0" Ref. 1/ A111



2 SOUTH AT EQUIPMENT STORAGE
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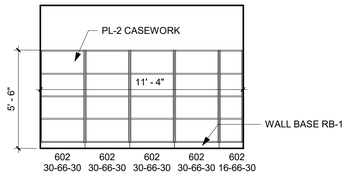

3 FAR SOUTH AT EQUIPMENT STORAGE
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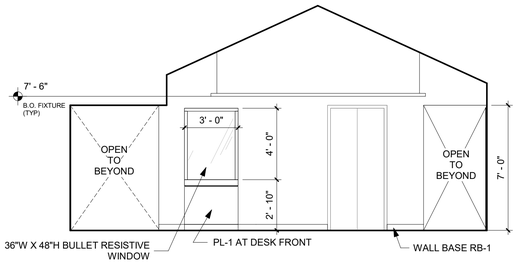
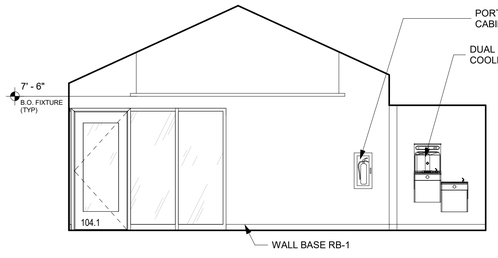
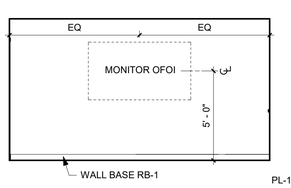


4 EAST AT LOBBY
1/4" = 1'-0" Ref. 1/ A112



5 WEST AT LOBBY
1/4" = 1'-0" Ref. 1/ A112



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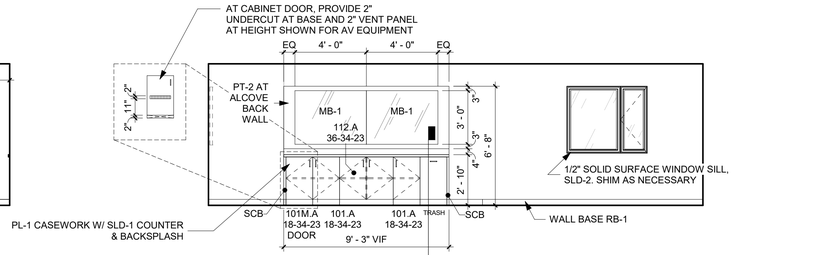

7 WEST AT TRAINING ROOM
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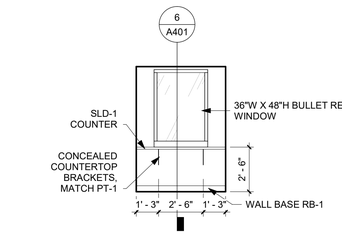
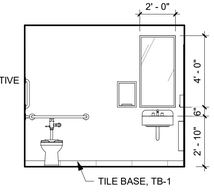
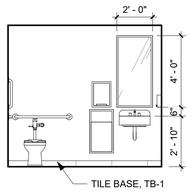
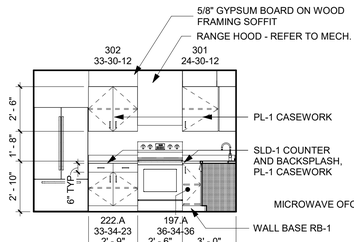
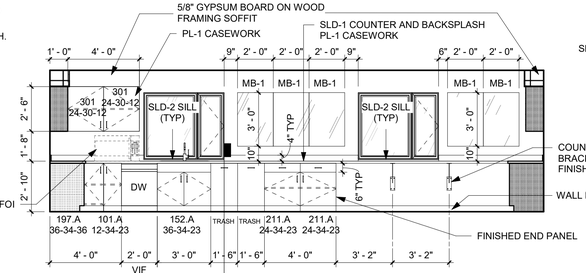
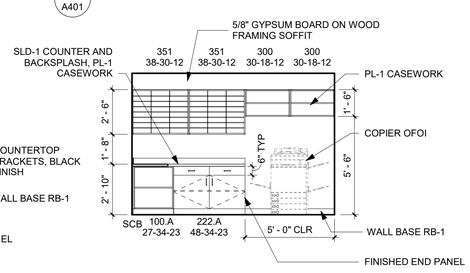












8 WEST AT RECEPTION DESK
1/4" = 1'-0" Ref. 1/ A112

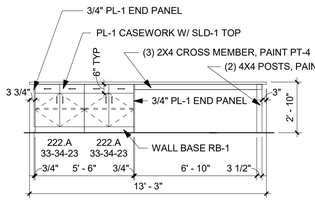
9 WEST AT MENS RESTROOM
1/4" = 1'-0" Ref. 3/ A112

10 EAST AT WOMENS RESTROOM
1/4" = 1'-0" Ref. 3/ A112

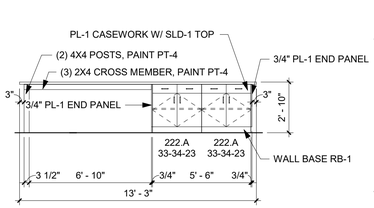
11 EAST AT WORK ROOM
1/4" = 1'-0" Ref. 1/ A112

12 SOUTH AT WORK ROOM
1/4" = 1'-0" Ref. 1/ A112

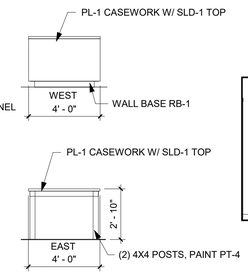
13 WEST AT WORK ROOM
1/4" = 1'-0" Ref. 1/ A112



14 WORK ROOM ISLAND NORTH
1/4" = 1'-0" Ref. 1/ A112



15 WORK ROOM ISLAND SOUTH
1/4" = 1'-0" Ref. 1/ A112



16 WORK ISLAND SIDE
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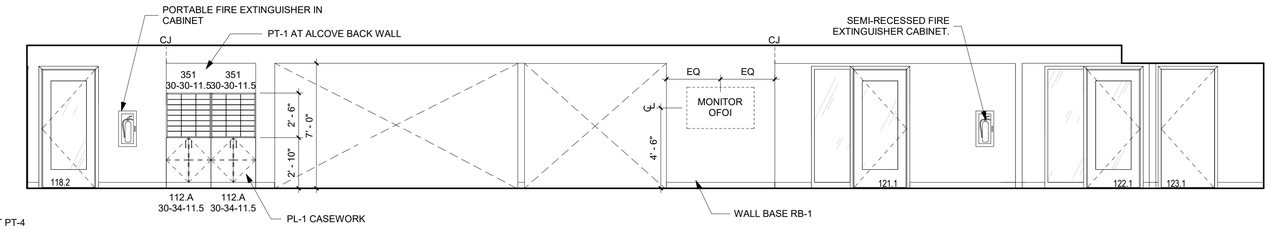
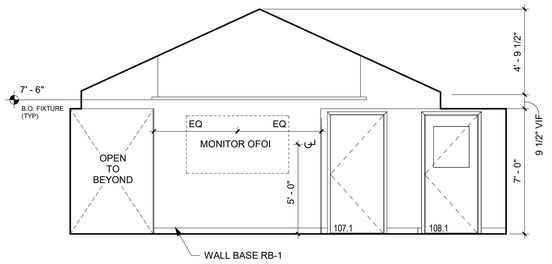
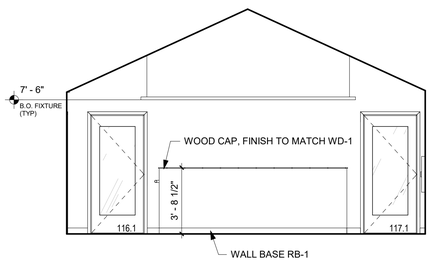
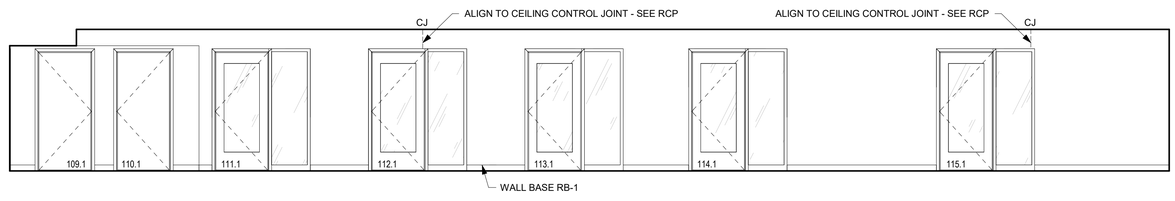


17 SOUTH AT OPEN OFFICE
1/4" = 1'-0" Ref. 1/ A112







18 WEST AT OPEN OFFICE
1/4" = 1'-0" Ref. 1/ A112

19 EAST AT OPEN OFFICE
1/4" = 1'-0" Ref. 1/ A112

20 NORTH AT OPEN OFFICE
1/4" = 1'-0" Ref. 1/ A112

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Key Plan

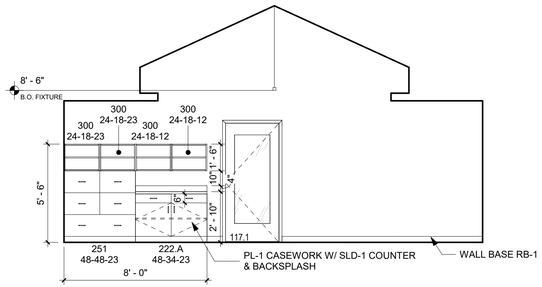
Revision Description Date

OPN Project No.
20628000

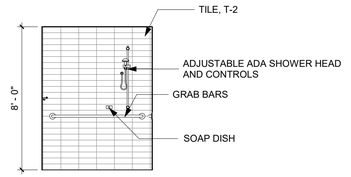
Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
INTERIOR ELEVATIONS

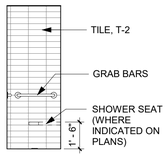
Sheet Number
A602



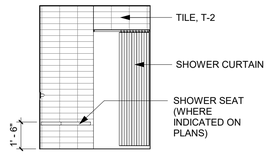
1 WEST AT SHARED OFFICE
1/4" = 1'-0" Ref. 1/ A112



2 TYPICAL SHOWER CONTROL WALL
1/4" = 1'-0" Ref. 4/ A111



3 TYPICAL SHOWER SIDE WALL 1
1/4" = 1'-0" Ref. 4/ A111



4 TYPICAL SHOWER BACK WALL
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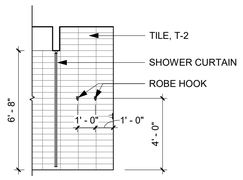

5 TYPICAL SHOWER SIDE WALL 2
1/4" = 1'-0" Ref. 4/ A111

6 WEST AT JANITOR
1/4" = 1'-0" Ref. 1/ A112

7 NORTH AT JANITOR
1/4" = 1'-0" Ref. 1/ A112

8 EAST AT JANITOR
1/4" = 1'-0" Ref. 1/ A112

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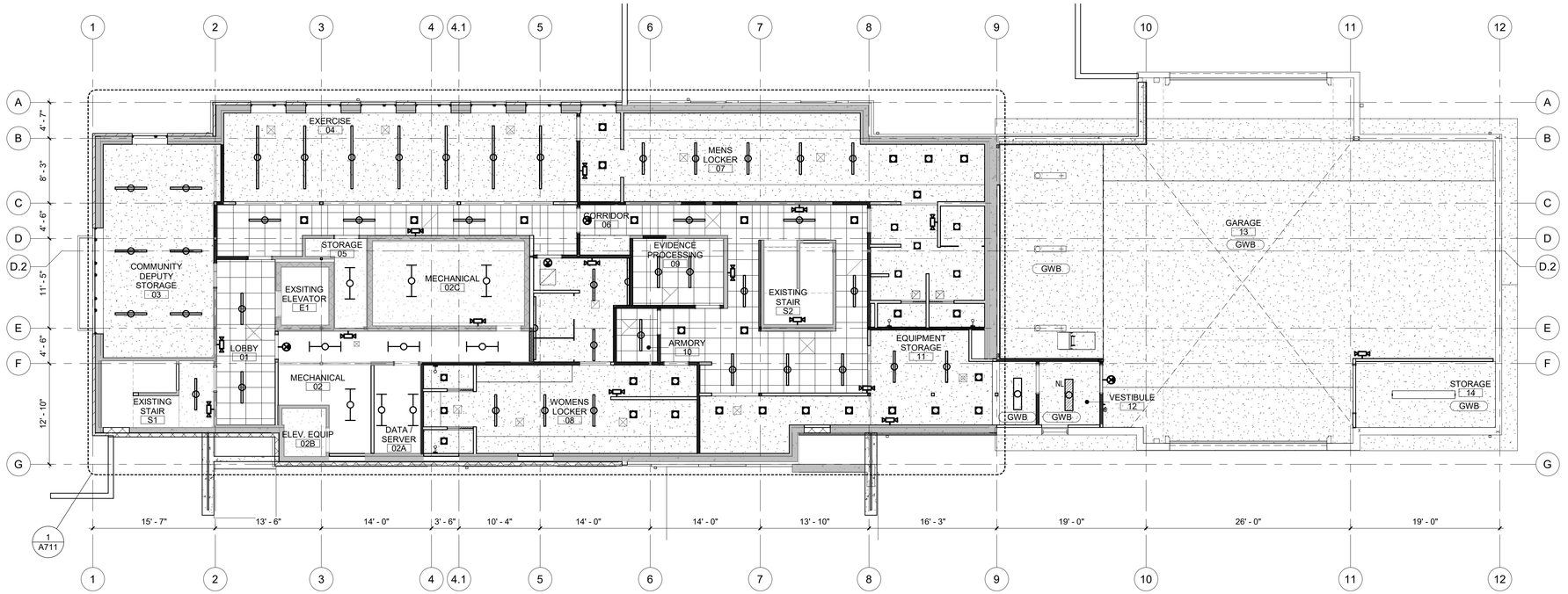
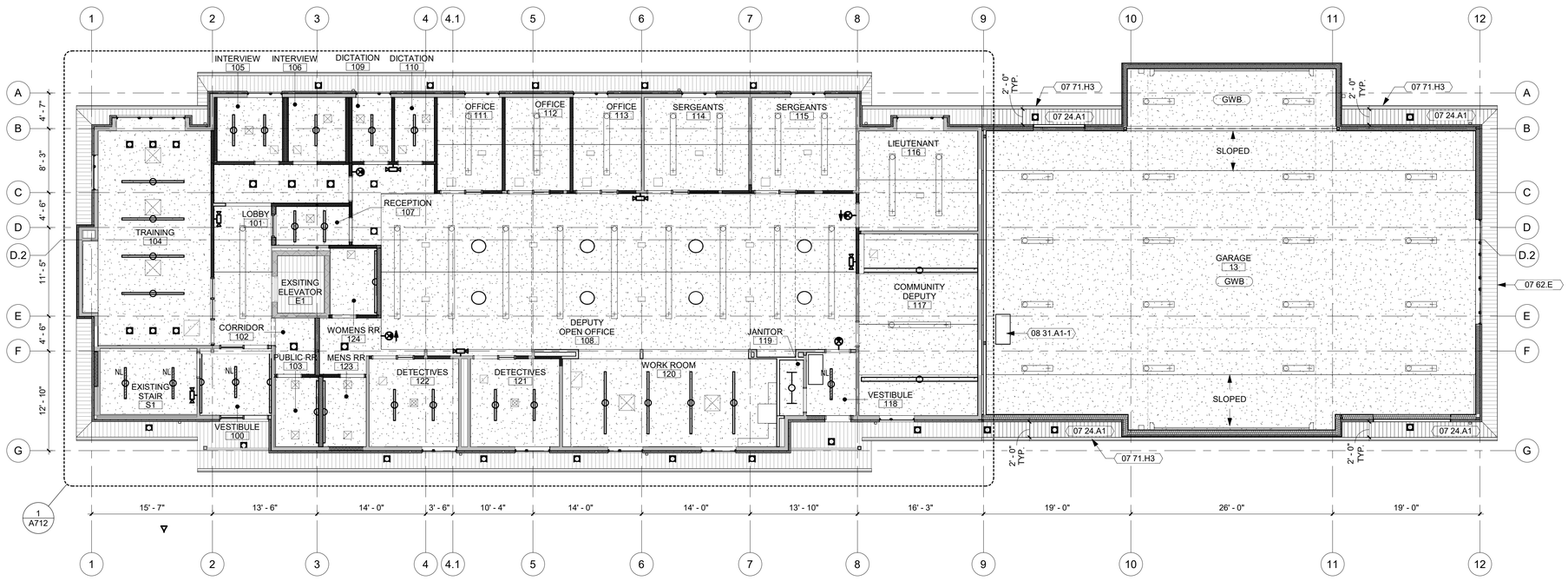
Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
INTERIOR ELEVATIONS

Sheet Number
A603



1 REFLECTED CEILING PLAN - LOWER LEVEL
1/8" = 1'-0"



2 REFLECTED CEILING PLAN - MAIN LEVEL
1/8" = 1'-0"

GENERAL NOTES

1. CEILINGS ARE TYPE A AND INSTALLED TO MATCH EXISTING ELEVATION (8'-2") UNLESS NOTED OTHERWISE
2. CEILING-MOUNTED FIXTURES, SPRINKLERS AND EQUIPMENT SHALL BE CENTERED IN CEILING PANELS OR GYPSUM BOARD SOFFITS AND EQUALLY SPACED UNLESS NOTED OTHERWISE
3. CENTER CEILING GRID IN ROOMS AS SHOWN UNLESS NOTED OTHERWISE.
4. CONCEALED SPRINKLER HEAD COVERS SHALL BE PAINTED BY MANUFACTURER TO MATCH ADJACENT SOFFIT/ACP UNLESS NOTED OTHERWISE.
5. COORDINATE LOCATIONS OF EXIT LIGHTS AND EMERGENCY LIGHTS SHOWN ON ARCHITECTURAL DRAWINGS. IN THE EVENT OF A DISCREPANCY, VERIFY WITH ARCHITECT PRIOR TO INSTALLATION.
6. CEILING FIXTURE DIMENSIONS ARE TAKEN FROM CENTERLINE OF FIXTURE UNLESS NOTED OTHERWISE.
7. REFER TO ARCHITECTURAL DRAWINGS (ELEVATIONS & REFLECTED CEILING PLANS) FOR ALL MECHANICAL AND ELECTRICAL DEVICE AND FIXTURE LOCATIONS & MOUNTING HEIGHTS. IF NOT CLEARLY SPECIFIED, CONTACT ARCHITECT FOR FURTHER CLARIFICATION. MECHANICAL & ELECTRICAL DRAWINGS ARE FOR FIXTURE TYPE REFERENCE ONLY.
8. PAINT ALL EXPOSED STRUCTURE, DECK, DUCTWORK, CONDUIT, ETC. IN AREAS NOTED TO BE OPEN TO STRUCTURE UNLESS NOTED OTHERWISE. PAINTING OF EXPOSED STRUCTURE TO BE DONE AFTER ALL UTILITIES ARE INSTALLED.
9. PAINT GYP CEILINGS PT-2A / PT-2B UNLESS NOTED OTHERWISE.

KEYNOTE LEGEND

07 24.A1	VENTED METAL SOFFIT
07 62.E	PREFINISHED METAL FASCIA & TRIM TO MATCH MP-3
07 71.H3	PREFINISHED METAL GUTTER AND FASCIA TO MATCH MP-3
08 31.A1-1	PULL-DOWN ALUMINUM ACCESS LADDER. COORDINATE EXACT LOCATION IN FIELD W/ ARCHITECT. REFER TO SPECS FOR TYPE AND LOCATION

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Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
REFLECTED CEILING PLANS

Sheet Number
A701

GENERAL NOTES

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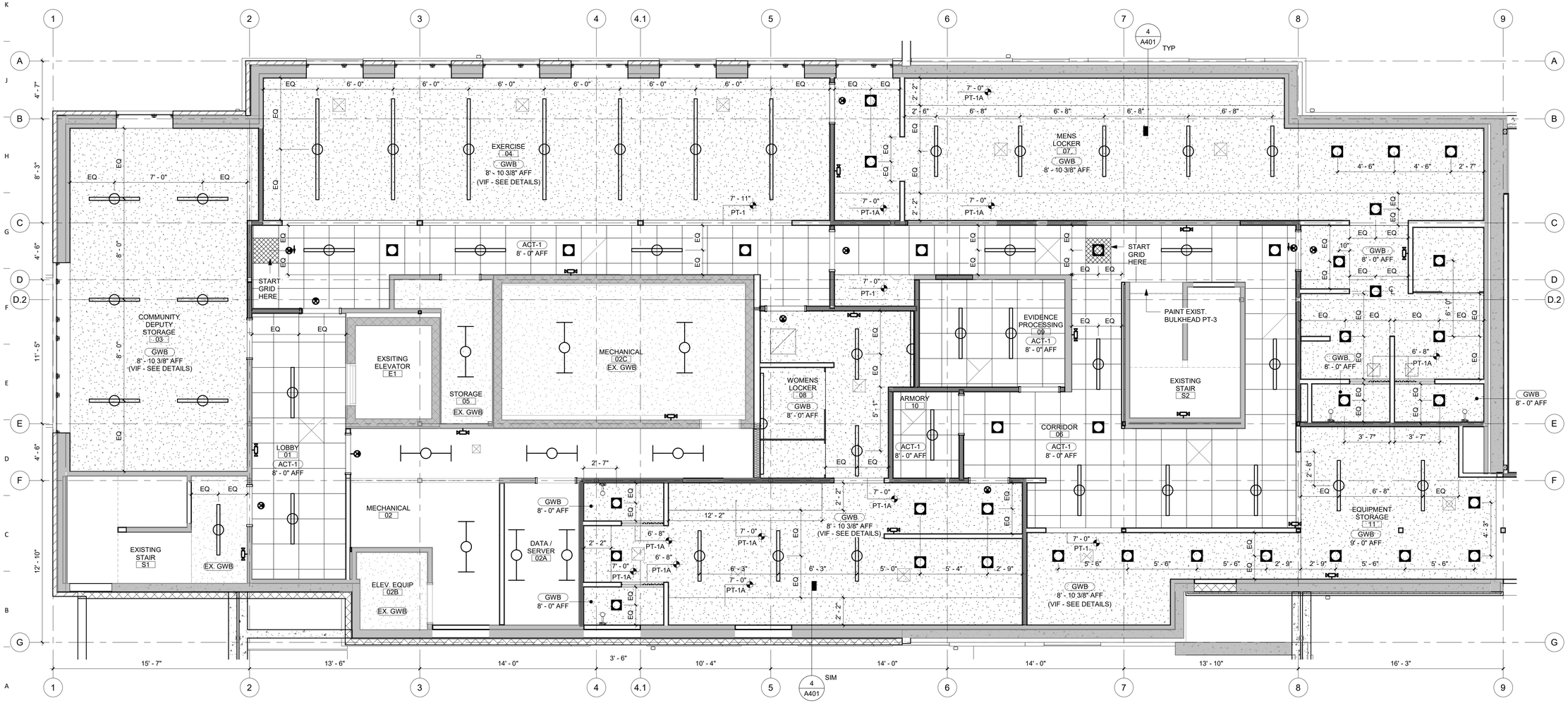
2. CEILING-MOUNTED FIXTURES, SPRINKLERS AND EQUIPMENT SHALL BE CENTERED IN CEILING PANELS OR GYPSUM BOARD SOFFITS AND EQUALLY SPACED UNLESS NOTED OTHERWISE
3. CENTER CEILING GRID IN ROOMS AS SHOWN UNLESS NOTED OTHERWISE.
4. CONCEALED SPRINKLER HEAD COVERS SHALL BE PAINTED BY MANUFACTURER TO MATCH ADJACENT SOFFIT/ACP UNLESS NOTED OTHERWISE.
5. COORDINATE LOCATIONS OF EXIT LIGHTS AND EMERGENCY LIGHTS SHOWN ON ARCHITECTURAL DRAWINGS. IN THE EVENT OF A DISCREPANCY, VERIFY WITH ARCHITECT PRIOR TO INSTALLATION.
6. CEILING FIXTURE DIMENSIONS ARE TAKEN FROM CENTERLINE OF FIXTURE UNLESS NOTED OTHERWISE.
7. REFER TO ARCHITECTURAL DRAWINGS (ELEVATIONS & REFLECTED CEILING PLANS) FOR ALL MECHANICAL AND ELECTRICAL DEVICE AND FIXTURE LOCATIONS & MOUNTING HEIGHTS. IF NOT CLEARLY SPECIFIED, CONTACT ARCHITECT FOR FURTHER CLARIFICATION. MECHANICAL & ELECTRICAL DRAWINGS ARE FOR FIXTURE TYPE REFERENCE ONLY.
8. PAINT ALL EXPOSED STRUCTURE, DECK, DUCTWORK, CONDUIT, ETC. IN AREAS NOTED TO BE OPEN TO STRUCTURE UNLESS NOTED OTHERWISE. PAINTING OF EXPOSED STRUCTURE TO BE DONE AFTER ALL UTILITIES ARE INSTALLED.
9. PAINT GYP CEILINGS PT-2A / PT-2B UNLESS NOTED OTHERWISE.



1 PARTIAL ENLARGED REFLECTED CEILING PLAN - LOWER LEVEL
1/4" = 1'-0" Ref. 1/ A701

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Key Plan

Revision Description Date

OPN Project No.
20628000

Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
ENLARGED REFLECTED CEILING PLANS

Sheet Number
A711

KEYNOTE LEGEND

05 51.L3	PULL-DOWN ALUMINUM ACCESS LADDER. HOLD TIGHT TO ROOM CORNER AND FIT WITHIN EXISTING ROOF TRUSSES. COORDINATE EXACT LOCATION IN FIELD W/ ARCHITECT
07 24.A1	VENTED METAL SOFFIT
07 62.E	PREFINISHED METAL FASCIA & TRIM TO MATCH MP-3
07 71.H3	PREFINISHED METAL GUTTER AND FASCIA TO MATCH MP-3
08 60.A1	14" TUBULAR SKYLIGHT
09 00B	EXTEND WOOD FRAMING AND GYP. BD. TO UNDERSIDE OF VAULTED GYP. BD. CEILING ABOVE, TYP.
23 00C	RANGE HOOD CFCI, REFER TO MECHANICAL

GENERAL NOTES

1. CEILINGS ARE TYPE A AND INSTALLED TO MATCH EXISTING ELEVATION (8'-2") UNLESS NOTED OTHERWISE
2. CEILING-MOUNTED FIXTURES, SPRINKLERS AND EQUIPMENT SHALL BE CENTERED IN CEILING PANELS OR GYPSUM BOARD SOFFITS AND EQUALLY SPACED UNLESS NOTED OTHERWISE
3. CENTER CEILING GRID IN ROOMS AS SHOWN UNLESS NOTED OTHERWISE.
4. CONCEALED SPRINKLER HEAD COVERS SHALL BE PAINTED BY MANUFACTURER TO MATCH ADJACENT SOFFIT/ACP UNLESS NOTED OTHERWISE.
5. COORDINATE LOCATIONS OF EXIT LIGHTS AND EMERGENCY LIGHTS SHOWN ON ARCHITECTURAL DRAWINGS. IN THE EVENT OF A DISCREPANCY, VERIFY WITH ARCHITECT PRIOR TO INSTALLATION.
6. CEILING FIXTURE DIMENSIONS ARE TAKEN FROM CENTERLINE OF FIXTURE UNLESS NOTED OTHERWISE.
7. REFER TO ARCHITECTURAL DRAWINGS (ELEVATIONS & REFLECTED CEILING PLANS) FOR ALL MECHANICAL AND ELECTRICAL DEVICE AND FIXTURE LOCATIONS & MOUNTING HEIGHTS. IF NOT CLEARLY SPECIFIED, CONTACT ARCHITECT FOR FURTHER CLARIFICATION. MECHANICAL & ELECTRICAL DRAWINGS ARE FOR FIXTURE TYPE REFERENCE ONLY.
8. PAINT ALL EXPOSED STRUCTURE, DECK, DUCTWORK, CONDUIT, ETC. IN AREAS NOTED TO BE OPEN TO STRUCTURE UNLESS NOTED OTHERWISE. PAINTING OF EXPOSED STRUCTURE TO BE DONE AFTER ALL UTILITIES ARE INSTALLED.
9. PAINT GYP CEILINGS PT-2A / PT-2B UNLESS NOTED OTHERWISE.

1 PARTIAL ENLARGED REFLECTED CEILING PLAN - MAIN LEVEL
1/4" = 1'-0" Ref. 2/ A701

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Revision	Description	Date

OPN Project No.
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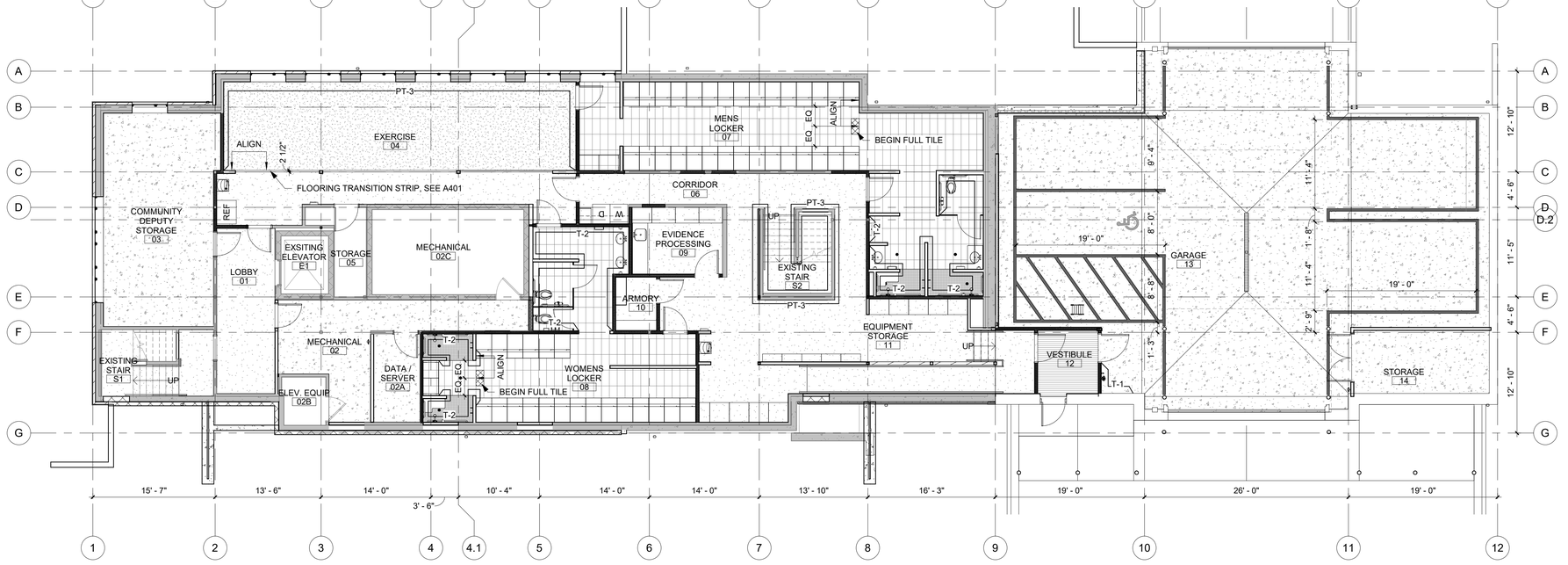
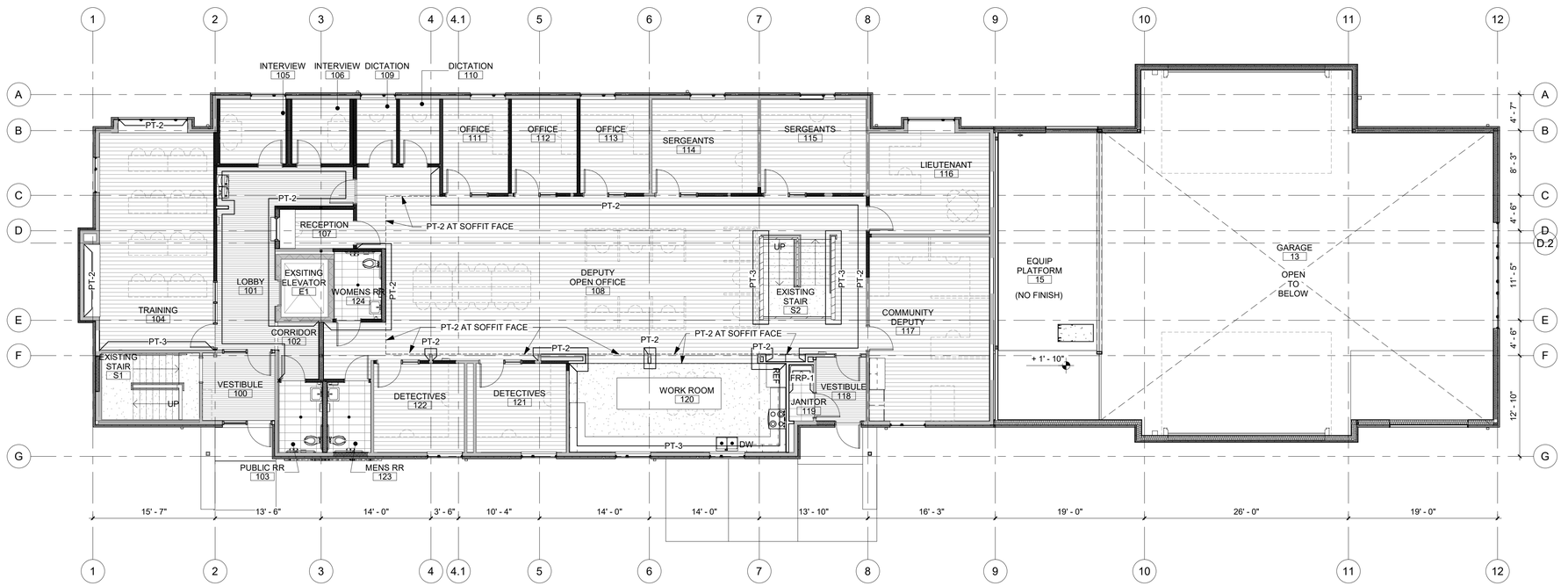
Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
ENLARGED REFLECTED CEILING PLANS

Sheet Number
A712



1 FINISH PLAN - LOWER LEVEL
1/8" = 1'-0"



2 FINISH PLAN - MAIN LEVEL
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO FINISH PLANS, REFLECTED CEILING PLANS, AND ELEVATIONS FOR LOCATION AND EXTENT OF FINISHES.
2. PAINT ALL INTERIOR MISCELLANEOUS METAL GRILLES, LOUVERS ACCESS PANELS, PIPES AND CONDUIT EXPOSED TO VIEW TO MATCH THE WALLS IN WHICH THEY OCCUR UNLESS OTHERWISE NOTED.
3. ALL EXPOSED DRYWALL TO RECEIVE PAINT UNLESS NOTED OTHERWISE.
4. PAINT ALL REVEALS TO MATCH THE WALLS IN WHICH THEY OCCUR.
5. PAINT ALL LIGHT FIXTURE TRIMS AND FLANGES OF LINEAR DIFFUSERS TO MATCH THE COLOR TO THE CEILING IN WHICH THEY OCCUR.
6. PAINT ALL EXPOSED SPEAKERS WITH A PAINT THAT WILL NOT DEGRADE THEIR ACOUSTICAL PERFORMANCE IN A COLOR TO MATCH THE WALL OR CEILING IN WHICH THEY OCCUR.
7. ALL PAINTED HOLLOW METAL DOORS AND FRAMES TO BE PAINTED TO MATCH THE COLOR OF THE WALL IN WHICH THEY OCCUR U.N.O
8. REFER TO ROOM FINISH SPECIFICATION FOR CARPET PATTERN AND DIRECTION & FOR ROOM FINISH SPECIFICATIONS AND ADDITIONAL INFORMATION
9. ALL FLOORING MATERIAL TRANSITIONS, TERMINATION AND SEAM LOCATIONS ARE TO BE CENTERED UNDER DOOR LEAFS IN CLOSED POSITION U.N.O.
10. EXTEND FLOORING INTO TOE SPACES, DOOR REVEALS, CLOSETS AND SIMILAR OPENINGS U.N.O.
11. PROVIDE FLOORING TRANSISTION STRIPS AT FLOOR MATERIAL CHANGES. COORDINATE FLOORING TRANSITION MATERIAL, PROFILE, AND COLOR WITH ARCHITECT PRIOR TO INSTALLATION-REFER TO DETAIL DRAWINGS FOR DESIGN INTENT.
12. POWER AND DATA LOCATIONS ARE TO BE COORDINATED IN THE FIELD WITH FINAL FURNISHING PLANS PRIOR TO INSTALLATION OF BOXES, FITTINGS, AND RACEWAYS.
13. ALL WALLS TO BE PAINTED PT-1 U.N.O. REFER TO ROOM FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION.
14. ALL ELECTRICAL COVER PLATES TO BE BLACK AT PT-3, WHITE ALL OTHER LOCATIONS.

FINISH LEGEND

- T-1
- CPT-1
- CPT-2
- RF-1 / RF-3
- RF-2
- SEALED CONCRETE
- EXISTING/ NO FINISH

WALL FINISH TO BE PT-1 / PT-1A U.N.O.

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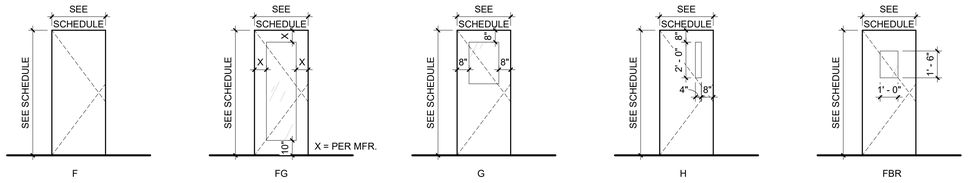
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
FINISH FLOOR PLANS

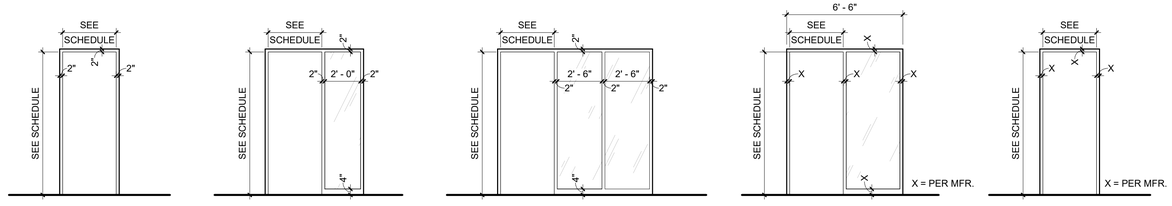
Sheet Number
A801



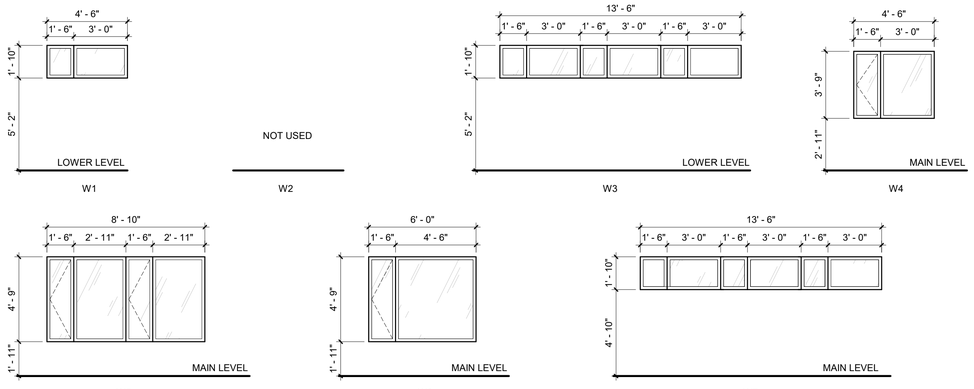
GENERAL NOTES - DOORS & FRAMES

- SEE FRAME PLANS AND INTERIOR ELEVATIONS FOR DIMENSIONAL SIZES WITH MATERIALS OF FRAMES.
- PREPARE DOOR AND FRAME FOR PAINT - BONDO DENTS AND SAND SCRATCHES SMOOTH.
- PAINT HOLLOW METAL DOORS AND FRAMES AS SCHEDULED.
- REFER TO FLOOR PLANS AND INTERIOR ELEVATIONS FOR DOOR/FRAME ORIENTATION

DOOR PANEL TYPES



DOOR FRAME AND SIDELITE ELEVATIONS



WINDOW ELEVATIONS (FROM EXTERIOR)

NOTES:
1. ALL EXTERIOR GLAZING WITHIN 8' - 0" OF GROUND PLANE TO RECEIVE SAFETY/SECURITY FILM APPLIED TO EXTERIOR GLASS SURFACE.
2. OVERALL EXISTING WINDOW OPENINGS SHOWN ARE APPROXIMATE. VERIFY ALL WINDOW OPENING DIMENSIONS IN THE FIELD PRIOR TO FABRICATION.
3. WINDOWS LOCATED IN ROOMS INDICATED IN ROOM FINISH SCHEDULE TO RECEIVE MANUAL ROLLER SHADES, REFER TO SPECIFICATIONS FOR TYPE AND FABRIC.

INTERIOR FINISH SPECIFICATIONS

CARPET

CPT-1
MANUFACTURER: INTERFACE
STYLE: ICE BREAKER
COLOR: 105775 QUARRY
SIZE: 50CM X 50CM
INSTALLATION: MONOLITHIC
APPLICATION: FIELD CARPET

CPT-2
MANUFACTURER: INTERFACE
STYLE: STEP REPEAT SR799
COLOR: 104935 GRANITE
SIZE: 50CM X 50CM
INSTALLATION: QUARTER TURN
APPLICATION: WALK-OFF CARPET AT ENTRIES

CASEWORK PULLS

MANUFACTURER: RICHELIEU
STYLE: CONTEMPORARY METAL PULL 5632
SIZE: 5" CENTER-TO-CENTER
FINISH: MATTE CHROME

CEILINGS

ACT-1
MANUFACTURER: USG
STYLE: ECLIPSE ACOUSTICAL PANEL
COLOR: WHITE
SIZE: 2' X 2' X 3/4"
EDGE: FINELINE BEVEL
GRID: DON DXT/DXLT 9/16"
GRID COLOR: WHITE

CERAMIC TILE

T-1
MANUFACTURER: FIANDRE
STYLE: FRENCH CLAY
COLOR: SOMBRE
FINISH: MATT
SIZE: 12" X 24"
GROUT: TEC #927 LIGHT PEWTER
APPLICATION: TILE FLOORS

TB-1
MANUFACTURER: FIANDRE
STYLE: FRENCH CLAY
COLOR: SOMBRE
FINISH: MATT
SIZE: 12" X 24" CUT TO 4" X 24"
GROUT: MATCH T-1
INSTALLATION: CUT SIDE DOWN
APPLICATION: BASE AT TILE FLOORS

T-2
MANUFACTURER: IRIS
STYLE: LINK
COLOR: TAN
FINISH: GLOSSY
SIZE: 4" X 12"
GROUT: TEC #939 MIST, EPOXY GROUT AT SHOWERS
APPLICATION: WALL TILE
NOTE: SCHLUTER FINEC AT ALL OUTSIDE CORNERS, SCHLUTER SCHIENE AT EXPOSED VERTICAL EDGES, SCHLUTER DILEX AT SHOWER WALL BASE. COLOR: BRUSHED NICKEL

T-3
MANUFACTURER: FIANDRE
STYLE: UNI
COLOR: NERO
FINISH: HONED
SIZE: 12" X 12" MOSAIC (2" X 2" TILE)
GROUT: TEC #941 RAVEN. EPOXY GROUT
APPLICATION: FLOOR TILE AT SHOWERS

FIBERGLASS REINFORCED PLASTIC

FRP-1
MANUFACTURER: PANOLAM
STYLE: GENERAL PURPOSE FRP
COLOR: GRAY
FINISH: EMBOSSED
TRIM: MATCH PANEL COLOR
SIZE: SEE ELEVATIONS
APPLICATION: JANITOR'S CLOSET

GLASS MARKER BOARDS

MB-1
MANUFACTURER: CLARIDGE
STYLE: MAGNETIC GLASS WHITEBOARD
COLOR: BRILLIANT WHITE
SIZE: STANDARD SIZES, SEE ELEVATIONS
MOUNTING: INVISIMOUNT

PAINT

PT-1
MANUFACTURER: BENJAMIN MOORE
COLOR: 1473 GRAY HUSKIE
FINISH: EGGSHELL
APPLICATION: FIELD PAINT

PT-1A
MANUFACTURER: BENJAMIN MOORE
COLOR: 1473 GRAY HUSKIE
FINISH: EPOXY
APPLICATION: RESTROOMS, LOCKER ROOMS

PT-1B
MANUFACTURER: BENJAMIN MOORE
COLOR: 1473 GRAY HUSKIE
FINISH: SCUFF-X EGGSHELL
APPLICATION: EQUIPMENT STORAGE 11 AND VESTIBULE 12

PT-2
MANUFACTURER: BENJAMIN MOORE
COLOR: OC-54 WHITE WISP
FINISH: EGGSHELL
APPLICATION: ACCENT

PT-2A
MANUFACTURER: BENJAMIN MOORE
COLOR: OC-54 WHITE WISP
FINISH: FLAT
APPLICATION: GYPSUM CEILINGS U.N.O.

PT-2B
MANUFACTURER: BENJAMIN MOORE
COLOR: OC-54 WHITE WISP
FINISH: EPOXY
APPLICATION: GYPSUM CEILINGS AT LOCKER ROOMS

PT-3
MANUFACTURER: BENJAMIN MOORE
COLOR: 1645 THOUSAND OCEANS
FINISH: EGGSHELL
APPLICATION: ACCENT

PT-4
MANUFACTURER: BENJAMIN MOORE
COLOR: 2125-10 BLACK PANTHER
FINISH: EPOXY
APPLICATION: HOLLOW METAL DOOR FRAMES

PLASTIC LAMINATE

PL-1
MANUFACTURER: WILSONART
STYLE: PREMIUM LAMINATE
COLOR: 7965K-12 WALNUT HEIGHTS
FINISH: SOFTGRAIN

PL-2
MANUFACTURER: FORMICA
STYLE: STANDARD LAMINATE
COLOR: 5882-58 CITADEL WARP
FINISH: MATTE

RESILIENT FLOORING

RF-1
MANUFACTURER: NORA SYSTEMS
STYLE: NORAMENT SATURA
COLOR: 5112 TITAN
SIZE: 6"X6"

RF-2
MANUFACTURER: TARKETT
STYLE: REPLAY
COLOR: SOLID NIGHT
THICKNESS: 0.375"
INSTALLATION: ROLL
APPLICATION: EXERCISE

RF-3
MANUFACTURER: NORA SYSTEMS
STYLE: NORAMENT TREAD
TEXTURE: HAMMERED
COLOR: 0749 STONE GREY

RESILIENT WALL BASE

RB-1
MANUFACTURER: JOHNSONITE
STYLE: TRADITIONAL WALL BASE
PROFILE: STRAIGHT*
HEIGHT: 4"
COLOR: TA4 GATEWAY WG
NOTE: ROLLED GOODS ONLY

*COVE PROFILE AT GARAGE AND GARAGE STORAGE

SOLID SURFACE

SLD-1
MANUFACTURER: WILSONART
STYLE: QUARTZ SELECT
COLOR: Q6010 ARCTIC RAIN
THICKNESS: 2CM
APPLICATION: COUNTERTOPS

SLD-2
MANUFACTURER: CORIAN
STYLE: SOLID SURFACE
COLOR: PEARL GRAY
THICKNESS: 1/2"
APPLICATION: SOLID SURFACE WINDOW SILLS

TOILET PARTITIONS

TP-1
MANUFACTURER: SCRANTON PRODUCTS
STYLE: HINY HIDERS PARTITIONS
COLOR: SHALE
FINISH: ORANGE PEEL
INSTALLATION: FLOOR MOUNT

WOOD VENEER

WD-1
MANUFACTURER: VT INDUSTRIES
SPECIES: RED OAK VENEER
COLOR: RAVINE FINISH, RA07
LAYOUT: BOOK MATCH
APPLICATION: WOOD DOORS

DOOR SCHEDULE

DOOR NUMBER	PANEL QUANTITY	PANEL TYPE	PANEL WIDTH	PANEL HEIGHT	PANEL 1 WIDTH	PANEL 2 WIDTH	PANEL MATERIAL	PANEL FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE SET	REMARKS
02.1	1	F	3' - 0"	6' - 8"	3' - 0"		HM	PT-1A	01	HM	PT-4	NOT RATED	10.0	
02A.1	1	F	3' - 0"	6' - 8"	3' - 0"		HM	PT-1A	01	HM	PT-4	NOT RATED	10.0	
02B.1	1	EX	3' - 0"	6' - 8"	3' - 0"		EX	PT-1A	EX	EX	PT-4	EX (1-HR)	EX	
02C.1	1	EX	3' - 0"	6' - 8"	3' - 0"		EX	PT-1A	EX	EX	PT-4	EX (1-HR)	EX	
03.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	8.0	
04.1	1	G	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	14.0	
04.2	1	FG	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	23.0	
05.1	1	F	3' - 0"	6' - 8"	3' - 0"		HM	PT-1A	01	HM	PT-4	NOT RATED	11.0	
07.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	22.0	
07.2	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	22.0	
08.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	23.0	
08.2	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	23.0	
09.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	8.0	
10.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	6.0	
12.1	1	FG	3' - 0"	7' - 0"	3' - 0"		ALUM.	BLACK ANOD.	01	ALUM.	BLACK ANOD.	NOT RATED	1.0	2
12.2	1	G	3' - 6"	7' - 0"	3' - 6"		HM	PT-1A	01	01	PT-4	NOT RATED	23.0	
12.3	1	G	3' - 6"	7' - 0"	3' - 6"		HM	PT-1A	01	01	PT-4	1 HR	4.0	
13.1	PER MFR.	OVERHEAD	20' - 0"	12' - 0"	20' - 0"		PER MFR.	BLACK	PER MFR.	PER MFR.	PER MFR.	NOT RATED	24.0	4
13.2	PER MFR.	OVERHEAD	20' - 0"	12' - 0"	20' - 0"		PER MFR.	BLACK	PER MFR.	PER MFR.	PER MFR.	NOT RATED	24.0	4
14.1	2	F	6' - 0"	7' - 0"	3' - 0"	3' - 0"	HM	PT-1A	01	HM	PT-4	NOT RATED	9.0	
100.1	1	FG	3' - 0"	6' - 8"	3' - 0"		ALUM.	BLACK ANOD.	04	ALUM.	BLACK ANOD.	NOT RATED	2.0	1
100.2	1	FG	3' - 0"	6' - 8"	3' - 0"		ALUM.	BLACK ANOD.	04	ALUM.	BLACK ANOD.	NOT RATED	3.0	
103.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	18.0	
104.1	1	FG	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	03	HM	PT-4	NOT RATED	13.0	
105.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	17.0	
106.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	17.0	
107.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	16.0	
108.1	1	G	3' - 0"	6' - 8"	3' - 0"		PER MFR. W/ WD VENEER	STAIN TO MATCH WD-1	04	PER MFR.	PT-4	NOT RATED	6.0	3
109.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	20.0	
110.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	20.0	
111.1	1	FG	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	02	HM	PT-4	NOT RATED	16.0	
112.1	1	FG	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	02	HM	PT-4	NOT RATED	16.0	
113.1	1	FG	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	02	HM	PT-4	NOT RATED	16.0	
114.1	1	FG	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	02	HM	PT-4	NOT RATED	16.0	
115.1	1	FG	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	02	HM	PT-4	NOT RATED	16.0	
116.1	1	FG	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	16.0	
117.1	1	FG	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	15.0	
118.1	1	FBR	3' - 0"	6' - 8"	3' - 0"		ALUM.	BLACK ANOD.	05	ALUM.	BLACK ANOD.	NOT RATED	1.0	2
118.2	1	FG	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	21.0	
119.1	1	F	3' - 0"	6' - 8"	3' - 0"		HM	PT-1A	01	HM	PT-4	NOT RATED	19.0	
121.1	1	FG	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	02	HM	PT-4	NOT RATED	17.0	
122.1	1	FG	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	02	HM	PT-4	NOT RATED	17.0	
123.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	18.0	
124.1	1	F	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	NOT RATED	18.0	
S1.1	1	H	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	1 HR	5.0	
S1.2	1	H	3' - 0"	6' - 8"	3' - 0"		WD	WD-1	01	HM	PT-4	1 HR	7.0	

REMARKS:
1. BULLET-RESISTANT ENTRANCE DOOR, SIDELITE AND FRAME.
2. BULLET-RESISTANT ENTRANCE DOOR AND FRAME.
3. BULLET-RESISTANT INTERIOR DOOR AND FRAME.
4. OVERHEAD COILING DOOR, HARDWARE AND OPERATOR.

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	FLOOR BASE	WALL FINISH NORTH	WALL FINISH EAST	WALL FINISH SOUTH	WALL FINISH WEST	CEILING FINISH	WINDOW SHADES
LOWER LEVEL									
01	LOBBY	RF-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1	
02	MECHANICAL	SEALED CONC.*	RB-1	PT-1	PT-1	PT-1	PT-1	EX	
02A	DATA / SERVER	SEALED CONC.*	RB-1	PT-1	PT-1	PT-1	PT-1	EX	
02B	ELEV. EQUIP	EX	EX	EX	EX	EX	EX	EX	
02C	MECHANICAL	EX	EX	EX	EX	EX	EX	EX	
03	COMMUNITY DEPUTY STORAGE	SEALED CONC.*	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	Yes
04	EXERCISE	RF-1 / RF-2	RB-1	PT-3	PT-1 / PT-3	PT-1	PT-1 / PT-3	ACT-1 / PT-2A	No
05	STORAGE	EX	EX	EX	EX	EX	EX	EX	
06	CORRIDOR	RF-1	RB-1	PT-1	PT-1 / PT-3	PT-1 / PT-3	PT-1 / PT-3	ACT-1	
07	MENS LOCKER	T-1 / T-3	TB-1	PT-1A / T-2	PT-1A / T-2	PT-1A / T-2	PT-1A / T-2	PT-2B	Yes
08	WOMENS LOCKER	T-1 / T-3	TB-1	PT-1A / T-2	PT-1A / T-2	PT-1A / T-2	PT-1A / T-2	PT-2B	
09	EVIDENCE PROCESSING	RF-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1	
10	ARMORY	RF-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1	
11	EQUIPMENT STORAGE	RF-1	RB-1	PT-1B / PT-3	PT-1B	PT-1B	PT-1B	PT-2A	
12	VESTIBULE	CPT-2	RB-1	PT-1B	PT-1B	PT-1B	PT-1B	PT-2A	
13	GARAGE	SEALED CONC.	RB-1	PT-1	PT-1	PT-1 / T-1	PT-1 / T-1	PT-2A	No
14	STORAGE	SEALED CONC.	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	
E1	EXSITING ELEVATOR	CPT-2	-	SEE SPEC	SEE SPEC	SEE SPEC	SEE SPEC	SEE SPEC	
MAIN LEVEL									
15	EQUIP PLATFORM	NONE	NONE	PT-1	PT-1	PT-1	-	PT-2A	
100	VESTIBULE	CPT-2	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	
101	LOBBY	CPT-2	RB-1	PT-2	PT-2	PT-2	PT-2	PT-2A	
102	CORRIDOR	CPT-2	RB-1	PT-2	PT-1	PT-1	PT-2	PT-2A	
103	PUBLIC RR	T-1	TB-1	PT-1A	PT-1A	PT-1A	PT-1A	PT-2A	
104	TRAINING	CPT-1	RB-1	PT-1 / PT-2	PT-1	PT-3	PT-1 / PT-2	PT-2A	Yes
105	INTERVIEW	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	Yes
106	INTERVIEW	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	
107	RECEPTION	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	
108	DEPUTY OPEN OFFICE	CPT-1	RB-1	PT-1 / PT-2	PT-2 / PT-3	PT-1 / PT-2	PT-1 / PT-2 / PT-3	PT-2A	
109	DICTATION	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	Yes
110	DICTATION	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	
111	OFFICE	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	Yes
112	OFFICE	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	
113	OFFICE	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	Yes
114	SERGEANTS	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	Yes
115	SERGEANTS	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	Yes
116	LIEUTENANT	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	Yes
117	COMMUNITY DEPUTY	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	Yes
118	VESTIBULE	CPT-2	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	
119	JANITOR	T-1	TB-1	FRP-1	PT-1A / FRP-1	PT-1A	PT-1A / FRP-1	PT-2A	
120	WORK ROOM	RF-1	RB-1	PT-2	PT-3	PT-3	PT-3	PT-2A	Yes
121	DETECTIVES	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	Yes
122	DETECTIVES	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	Yes
123	MENS RR	T-1	TB-1	PT-1A	PT-1A	PT-1A	PT-1A	PT-2A	
124	WOMENS RR	T-1	TB-1	PT-1A	PT-1A	PT-1A	PT-1A	PT-2A	
S1	EXISTING STAIR	RF-3 / RF-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2A	
S2	EXISTING STAIR	RF-3	RB-1	PT-3	PT-3	PT-3	PT-3	N/A	

REMARKS:
* REMOVE GLUE AND ANY OTHER DEBRIS FROM EXISTING CONCRETE FLOOR PRIOR TO SEALING

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Key Plan

Revision Description Date

OPN Project No.
20628000

Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
DOOR, WINDOW, AND FINISH INFORMATION

Sheet Number
A811

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STRUCTURAL SHEET INDEX

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY REQUIREMENTS.
2. THE BUILDING STRUCTURE IS DESIGNED TO FUNCTION AS A COMPLETE SYSTEM, AND HAS NOT BEEN ANALYZED OR DESIGNED FOR STABILITY DURING ERECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE TEMPORARY BRACING TO INSURE STABILITY DURING THE ERECTION PROCESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND IS RESPONSIBLE TO INSURE THAT CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING ELEMENTS WHEN THOSE LOADS ARE APPLIED.
4. DO NOT SCALE THE DRAWINGS.
5. THE CONTRACTOR IS REQUIRED TO COORDINATE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS, AND TO BRING ANY DISCREPANCIES, INTERFERENCES, DIMENSIONAL INCONSISTENCIES, OR CONCERNS ASSOCIATED WITH THIS COORDINATION TO THE ARCHITECT AND ENGINEER IMMEDIATELY.
6. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED AND LIMITED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ALL REPRODUCTION OR DISTRIBUTION IS EXPRESSLY LIMITED TO SUCH USE. ANY OTHER REPRODUCTION OR REUSE, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE IS PROHIBITED.
7. DETAILS, SECTION CUTS AND NOTES INDICATED ON THESE DRAWINGS APPLY TO ALL SIMILAR CONDITIONS, WHETHER REPEATED OR NOT THROUGHOUT THE DRAWINGS.

DESIGN LOADS

APPLICABLE DESIGN CODE AND REFERENCES

THE CODES AND STANDARDS LISTED HAVE BEEN USED FOR THE DESIGN OF THIS PROJECT.
ALL CONSTRUCTION, FABRICATION, AND MATERIALS SHALL CONFORM TO THESE CODES AND STANDARDS.

2015 INTERNATIONAL BUILDING CODE
ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS
ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
ACI 530-13 SPECIFICATION FOR MASONRY STRUCTURES
NDS-2015 AF&PA NATIONAL DESIGN SPEC FOR WOOD CONSTRUCTION
AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS

BUILDING DESIGN CRITERIA
BUILDING RISK CATEGORY: IV (SEE ASCE 7-10 TABLE 1.5-1)

BUILDING DESIGN LOADS AND DATA

DEAD LOADS
- ROOF 20 PSF
- MEZZANINE FLOOR 15 PSF

LIVE LOADS
- OFFICE 50 PSF
- CORRIDOR & STAIRS 100 PSF
- PUBLIC AREAS 100 PSF
- MECHANICAL AND ELECTRICAL ROOMS 125 PSF
- STORAGE 125 PSF

ROOF LIVE LOADS
- TRIBUTARY: AREA < 200 SF 20 PSF
- TRIBUTARY: AREA > 600 SF 12 PSF
- ROOF LIVE LOADS FOR A MEMBER WITH TRIBUTARY BETWEEN 200 SF AND 600 SF MAY BE DETERMINED USING LINEAR INTERPOLATION.

SNOW
- GROUND SNOW (Pg) 30 PSF
- SNOW IMPORTANCE FACTOR, (I) 1.2
- EXPOSURE FACTOR (Ce) 1.0
- THERMAL FACTOR (Ct) 1.2
- FLAT ROOF SNOW (Pf) 30.2 PSF
  - SEE SNOW DRIFT SURCHARGE PLAN FOR ADDITIONAL SNOW LOADS REQUIRED

WIND DESIGN DATA
- BASIC WIND SPEED 120 MPH (ULTIMATE)
- DIRECTIONALITY FACTOR (Kd) 0.85
- TOPOGRAPHY FACTOR (Kzt) 1.0
- WIND EXPOSURE C
- ENCLOSURE CLASSIFICATION ENCLOSED
- INTERNAL PRESSURE COEFFICIENT +/- 0.18

SEISMIC DESIGN DATA

- SEISMIC IMPORTANCE FACTOR, Ie 1.5
- MAPPED SPECTRAL RESPONSE COEFFICIENT, Ss 0.091
- MAPPED SPECTRAL RESPONSE COEFFICIENT, S1 0.048
- SITE CLASSIFICATION D
- SPECTRAL RESPONSE COEFFICIENT, Sds 0.097
- SPECTRAL RESPONSE COEFFICIENT, Sd1 0.077
- SEISMIC DESIGN CATEGORY C
- SEISMIC BASE SHEAR CsW
- RESPONSE COEFFICIENT, Cs 0.18 (N/S)
  0.18 (E/W)
- RESPONSE MODIFICATION FACTOR, R
  - NORTH / SOUTH 6.5
    - LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SEISMIC RESISTANCE
  - EAST / WEST 6.5
    - LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SEISMIC RESISTANCE
- ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE

SOIL DESIGN DATA
- ALLOWABLE NET SOIL BEARING PRESSURE 2,000 PSF
- LATERAL EARTH PRESSURES
  - ACTIVE FLUID PRESSURE 55 PSF/FT
  - PASSIVE PRESSURE 250 PSF/FT
- SUBGRADE MODULUS 150 PCI

ALLOWABLE DEFLECTION CRITERIA
- ROOF L/360 LIVE; L/240 TOTAL
- FLOOR L/480 LIVE; L/240 TOTAL
  (WOOD TRUSSES OR I-JOISTS)
  L/360 LIVE; L/240 OTHER (OTHER MEMBERS)
- EXTERIOR WALLS L/600 WIND (BRICK / STONE VENEER)
  L/240 WIND (EIFS / STEEL PANEL)

COMPONENTS & CLADDING WIND DESIGN PRESSURES (ULTIMATE)

	TRIBUTARY AREA = 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)
ROOFS	ZONE 1	19.6	-31.2
	ZONE 2	19.6	-54.2
	ZONE 3	19.6	-80.2
	TRIBUTARY AREA = 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)
	ZONE 1	16.0	-28.3
	ZONE 2	16.0	-39.8
	ZONE 3	16.0	-62.9
WALLS	TRIBUTARY AREA = 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)
	ZONE 4	34.0	-36.9
	ZONE 5	34.0	-45.6
	TRIBUTARY AREA = 500 SF	POSITIVE (PSF)	NEGATIVE (PSF)
	ZONE 4	25.4	-28.3
	ZONE 5	25.4	-28.3
OVERHANGS	TRIBUTARY AREA = 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)
	ZONE 2	16.0	-63.5
	ZONE 3	16.0	-106.7
	TRIBUTARY AREA = 500 SF	POSITIVE (PSF)	NEGATIVE (PSF)
	ZONE 2	16.0	-63.5
	ZONE 3	16.0	-72.1

FOUNDATION NOTES

1. THE FOUNDATIONS HAVE BEEN DESIGNED TO THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT PREPARED BY CGC, INC. DATED SEPTEMBER 14, 2020 (REPORT NO. C20355). FURTHEREMORE, THE CONTRACTOR SHALL EXECUTE THE GEOTECHNICAL RECOMMENDATIONS TO THE FULLEST EXTENT POSSIBLE.
2. THE SUBSURFACE CONDITIONS DESCRIBED IN THE GEOTECHNICAL REPORT REPRESENT CONDITIONS ONLY AT THOSE SPECIFIC LOCATIONS AT THE PARTICULAR TIME THEY WERE MADE. SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS SHOULD BE CONSIDERED APPROXIMATE, AND CONFIRMED IN THE FIELD. THE OWNER'S GEOTECHNICAL CONSULTANT MUST REVIEW AND APPROVE ALL FINISHED EXCAVATIONS AND BEARING SUBGRADES BEFORE PLACING CONCRETE. PROVIDE ADDITIONAL EXCAVATION AS NECESSARY TO ACHIEVE THE REQUIRED BEARING CAPACITY.
3. SEE SITE PLAN FOR ELEVATION DATUM EQUAL TO ARCHITECTURAL MAIN LEVEL (ELEVATION 0'-0) AND ARCHITECTURAL LOWER LEVEL (ELEVATION -9'-9"). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ELEVATIONS BETWEEN THE SITE DRAWINGS AND THE STRUCTURAL DRAWINGS.
4. DO NOT UNDERMINE EITHER NEW OR EXISTING CONSTRUCTION.
5. BEAR ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED FILLS HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY INDICATED IN SOIL DESIGN DATA.
6. REMOVE TOPSOIL, ORGANICS, AND UNSUITABLE MATERIAL, AS DIRECTED BY THE OWNERS GEOTECHNICAL CONSULTANT, AND STOCKPILE AS REQUIRED FOR FINAL GRADING. PLACE ENGINEERED FILL AS REQUIRED IN HORIZONTAL LIFTS WITHIN +/-2 PERCENT OF OPTIMUM MOISTURE CONTENT. COMPACT TO THE SPECIFIED DENSITY REQUIREMENTS.
7. MINIMIZE CONSTRUCTION TRAFFIC OVER EXPOSED SUBGRADES IF WET. DO NOT ALLOW WATER TO POND ON THE SUBGRADES.
8. USE SIDE FORMS FOR ALL FOOTINGS AND GRADE BEAMS.
9. CLEAN REINFORCEMENT IMMEDIATELY PRIOR TO PLACING CONCRETE.
10. DO NOT PLACE CONCRETE IN ANY EXCAVATION CONTAINING FREE WATER, FROST, ICE OR FROZEN MATERIALS. PREVENT FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE, BOTH BEFORE AND AFTER CONCRETE PLACEMENT AND UNTIL FOOTINGS OR SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.
11. PLACE THE CONCRETE FOR EACH FOOTING IN ONE CONTINUOUS POUR.
12. BRACE FOUNDATION WALLS AND GRADE BEAMS DURING THE OPERATION OF BACKFILLING AND COMPACTION.
13. BACKFILL AGAINST FOUNDATION WALLS SHALL BE PLACED IN LIFTS SUCH THAT THE DIFFERENCE IN ELEVATION ON OPPOSITE SIDES OF THE WALL DOES NOT EXCEED 1'-6".

CAST IN PLACE CONCRETE NOTES

1. SEE SPECIFICATION DIVISION 03 FOR REQUIREMENTS IN ADDITION TO THOSE LISTED BELOW.
2. MATERIAL SPECIFICATIONS
   - FOOTINGS F'c = 4000 PSI @ 28 DAYS
   - FOUNDATION WALLS F'c = 4000 PSI @ 28 DAYS
   - SLAB ON GRADE F'c = 3000 PSI @ 28 DAYS
   - PRECAST PLANK TOPPING F'c = 4000 PSI MIN OR AS REQ'D BY PRECASTER
   - CONCRETE NOT OTHERWISE NOTED F'c = 4000 PSI @ 28 DAYS
   - MILD REINFORCING STEEL BARS Fy = 60 KSI; ASTM A615
   - FIBER REINFORCING FOR SLABS ASTM C1116
   - ANCHOR RODS SEE SCHEDULE
3. SUBMIT CONCRETE MIX DESIGNS, WITH REQUIRED BACKUP DATA, INCLUDING RECENT GRADATIONS FOR EACH AGGREGATE USED, FOR EACH TYPE OF CONCRETE PROPOSED FOR USE, TO THE ARCHITECT AND ENGINEER FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO PLACEMENT. SEE SPECIFICATIONS FOR ADDITIONAL MIX DESIGN REQUIREMENTS. CONCRETE MIXES SUBMITTED SHALL BE DESIGNED TO BE PLACABLE FOR THE TEMPERATURE CONDITIONS AT THE JOBSITE, AND BE ABLE TO BE PLACED AND CONSOLIDATED AROUND THE REINFORCING INDICATED ON THE PLANS. DO NOT USE CALCIUM CHLORIDE IN ANY CONCRETE.
4. PROVIDE AIR-ENTERTAINING IN CONCRETE AS INDICATED IN THE SPECIFICATIONS.
5. ALL CONCRETE SHALL BE NORMAL WEIGHT (APPROX. 145 PCF) UNO.
6. SUBMIT DETAILED SHOP DRAWINGS INDICATING REINFORCEMENT SIZE, SPACING, BENDING, AND PLACEMENT TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO FABRICATION. INCLUDE DETAILS AND LOCATIONS OF ALL CURBS, CONSTRUCTION JOINTS, SLAB DEPRESSIONS, SLEEVES, OPENING, ETC.
7. THE MAXIMUM TOTAL AMOUNT OF WATER THAT MAY BE ADDED TO THE MIX AFTER BATCHING IS THE AMOUNT INDICATED AS BEING WITHHELD ON THE BATCH TICKET FOR THE SPECIFIC BATCH.
8. SUBMIT ELECTRONIC COPIES OF ALL CONCRETE DELIVERY TICKETS WITHIN 5 DAYS OF PLACEMENT, INDICATING THE FOLLOWING INFORMATION:
   - TIME AND NUMBER OF CUBIC YARDS BATCHED
   - THEORETICAL TARGET AND ACTUAL BATCH WEIGHTS OF EACH INGREDIENT
   - AMOUNT OF WATER WITHHELD
   - AMOUNT OF WATER ADDED AT JOBSITE
   - MIX DESIGN NUMBER
   - STRUCTURE BEING PLACED
   - LOCATION OF PLACEMENT
   - NUMBER OF REVOLUTIONS AT MIXING SPEED
   - TOTAL REVOLUTIONS AT COMPLETION OF DISCHARGE
   - TIME AT COMPLETION OF DISCHARGE
   - SLUMP AND AIR CONTENT, IF TESTED
   - TEMPERATURE OF AIR AND CONCRETE
   - SAMPLE NUMBERS OF CYLINDERS MADE FROM LOAD
9. DETAIL, FABRICATE, SUPPORT, AND PLACE ALL CONCRETE REINFORCEMENT IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE". FIELD BENDING OF REINFORCING BARS IS NOT PERMITTED EXCEPT WHERE INDICATED ON THE STRUCTURAL DRAWINGS.
10. COVERAGE FOR REINFORCEMENT SHALL NOT BE NOT LESS THAN:

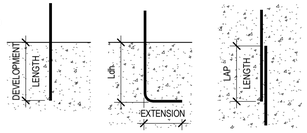
CONDITION	COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
#5 BARS AND SMALLER	1-1/2"
#6 THROUGH #18 BARS	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS, WALLS, & JOISTS	
#14 AND #18 BARS	1-1/2"
#11 BARS AND SMALLER	3/4"
BEAMS AND COLUMNS	
PRIMARY REINFORCEMENT, TIES, & SPIRALS	1-1/2"

11. SEE DETAIL 1/S001 FOR CLASS B TENSION CONTACT LAP SPLICE LENGTHS. STAGGER ADJACENT LAPS 3' – 0" UNO.
12. PROVIDE (2) # 5 BARS DIAGONAL AT CORNERS OF OPENINGS AND AT RE-ENTRANT CORNERS. PROVIDE (2) # 5 BARS AROUND THE PERIMETER OF OPENINGS WITH SIDES EXCEEDING 18 INCHES IN LENGTH.
13. WELDING OF GRADE A615 REINFORCING BARS IS NOT PERMITTED.
14. COORDINATE LOCATION OF ALL CONSTRUCTION JOINTS WITH ENGINEER PRIOR TO COMMENCEMENT OF CONCRETE WORK. EXTERIOR BASEMENT WALLS AND RETAINING WALLS SHALL HAVE VERTICAL CONTROL JOINTS SPACED NOT FARTHER THAN 30'-0" ON CENTER. CONSTRUCTION JOINTS SHALL BE LOCATED TO COINCIDE WITH CONTROL JOINT LOCATIONS.
15. CLEAN AND MOISTEN ALL CONSTRUCTION JOINTS IMMEDIATELY PRIOR TO PLACING FRESH CONCRETE.
16. UNLESS NOTED OTHERWISE, PROVIDE DOWELS TO MATCH MAIN REINFORCEMENT SIZE AND SPACING. PROVIDE TENSION LAP SPLICE UNLESS NOTED OTHERWISE.
17. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR CURBS, PADS, DEPRESSIONS, WALL/SLAB OPENINGS, REVEALS, REGLETS, DRIPS, SPECIAL FLOOR FINISHES, AND OTHER REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWINGS.
18. ALUMINUM CONDUIT SHALL NOT BE EMBEDDED IN CONCRETE.
19. DO NOT CAST OPENINGS OTHER THAN INDICATED ON THE REVIEWED SHOP DRAWINGS WITHOUT WRITTEN CONSENT OF ENGINEER OF RECORD. DO NOT CORE HOLES IN COLUMNS, BEAMS, JOISTS, WALLS, OR STRUCTURAL CONCRETE SLABS WITHOUT WRITTEN CONSENT OF THE ENGINEER OF RECORD.
20. REFER TO ACI 305 FOR REQUIREMENTS FOR PLACING CONCRETE IN HOT WEATHER AND TO ACI 306 FOR REQUIREMENTS FOR PLACING CONCRETE IN COLD WEATHER.

BAR SIZE	3,000 PSI CONCRETE: DEVELOPMENT LENGTHS STANDARD	3,000 PSI CONCRETE: DEVELOPMENT LENGTHS TOP BAR	3,000 PSI CONCRETE: CLASS "B" TENSION LAP SPLICE LENGTHS STANDARD	3,000 PSI CONCRETE: CLASS "B" TENSION LAP SPLICE LENGTHS TOP BAR	3,000 PSI CONCRETE: STD HOOK DEVELOPMENT LENGTH, Ldh	4,000 PSI CONCRETE: DEVELOPMENT LENGTHS STANDARD	4,000 PSI CONCRETE: DEVELOPMENT LENGTHS TOP BAR	4,000 PSI CONCRETE: CLASS "B" TENSION LAP SPLICE LENGTHS STANDARD	4,000 PSI CONCRETE: CLASS "B" TENSION LAP SPLICE LENGTHS TOP BAR	4,000 PSI CONCRETE: STD HOOK DEVELOPMENT LENGTH, Ldh
#3	12"	13"	13"	17"	6"	12"	12"	16"	16"	6"
#4	14"	18"	18"	23"	8"	12"	15"	16"	20"	7"
#5	17"	22"	22"	28"	10"	15"	19"	19"	24"	9"
#6	20"	26"	26"	34"	12"	18"	23"	23"	29"	10"
#7	33"	43"	43"	55"	14"	29"	37"	37"	48"	12"
#8	42"	54"	54"	70"	16"	36"	47"	47"	61"	14"
#9	51"	66"	66"	86"	18"	44"	57"	57"	75"	15"
#10	63"	81"	81"	105"	20"	54"	70"	70"	91"	17"
#11	75"	97"	97"	126"	22"	65"	84"	84"	109"	19"

NOTES:

1. TOP BARS ARE DEFINES AT HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW.
2. TABLE VALUES BASED ON 1 1/2" CLEAR COVER AND MINIMUM CENTER TO CENTER BAR SPACING OF 6".
3. SPLICE LENGTH SHALL BE BASED ON LARGER BAR BEING SPLICED.
4. HOOKED BAR EXTENSION = MIN. BEND DIAMETER + 12db
5. MIN. BEND DIAMETER = 6db FOR #3 - #8 (8db FOR #9 - #11)
6. HOOKED BAR DEVELOPMENT LENGTHS, Ldh, ASSUME
   a) SIDE COVER ≥ 2 1/2" AND
   b) COVER AT END OF EXTENSION ≥ 2"



1/S001 REBAR LAP SPLICE LENGTHS
NTS

SLAB ON GRADE NOTES

1. PREPARE SUBGRADE AS INDICATED IN SOIL REPORT. AT A MINIMUM, PROOF ROLL AND REMOVE ALL SOFT AREAS AND REPLACE WITH COMPATIBLE FILL.
2. SEE SPECIFICATIONS FOR SLAB ON GRADE VAPOR BARRIER.
3. UNDER SLAB GRANULAR FILL PER GEOTECHNICAL REPORT.
4. SAWCUT SLABS ON GRADE AT A MAXIMUM SPACING OF 24 TO 36 TIMES THE SLAB THICKNESS, WITH A PANEL WIDTH TO LENGTH RATIO NOT TO EXCEED 1:5. START SAWCUTTING WITH EARLY ENTRY SAW AS SOON AS THE CONCRETE WILL SUPPORT THE WEIGHT OF THE SAW AND OPERATOR AND NOT RAVEL EDGES OR DISLODGE AGGREGATE, BUT IN NO CASE MORE THAN 6 HOURS AFTER THE SLAB IS PLACED. INSTALLATION OF JOINTS DOES NOT IMPLY ANY WARRANTY AGAINST THE OCCURRENCE OF SHRINKAGE CRACKS. CONTRACTION JOINT LOCATIONS INDICATED ON SLAB ON GRADE PLAN ARE A SUGGESTED PATTERN INTENDED TO AID THE CONTRACTOR, AND DO NOT IMPLY ANY WARRANTY AGAINST THE OCCURRENCE OF SHRINKAGE CRACKS.
5. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SIZES OF SLAB DEPRESSIONS.
6. SLAB ON GRADE REQUIRES FIBER REINFORCING. SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS AND MINIMUM QUANTITIES.
7. SLAB ON GRADE THICKNESS, ELEVATION AND FLATNESS / LEVELNESS TOLERANCES:
   - THICKNESS: PLUS ½ INCHES; MINUS 0 INCHES
   - ELEVATION: SEE PLANS
   - FLATNESS / LEVELNESS: SEE SPECIFICATIONS
8. IN AREAS REQUIRING ADHERED FLOORING, DO NOT HARD TROWEL FINISH THE CONCRETE SLAB UNLESS INDICATED ON THE PLANS. CONCRETE IN THESE AREAS SHOULD HAVE AN OPEN PORE STRUCTURE WHEN FINISHED TO FACILITATE SLAB DRYING, AND FLOORING ADHESION.
9. WET CURE SLAB UNLESS NOTED OTHERWISE ON DRAWINGS.

STRUCTURAL STEEL NOTES

1. SEE SPECIFICATION DIVISION 05 SECTION OR REQUIREMENTS IN ADDITION TO THOSE LISTED BELOW.
2. PROVIDE NEW MATERIAL CONFORMING TO THE FOLLOWING REQUIREMENTS FOR ALL STRUCTURAL STEEL:
   - WIDE FLANGE SHAPES (ASTM A992) Fy = 50 ksi; Fu = 65 ksi
   - M, S, HP, C, MC, AND L SHAPES (ASTM A36) Fy = 36 ksi; Fu = 58 ksi
   - RECTANGULAR HSS SHAPES (ASTM A500-B) Fy = 46 ksi; Fu = 58 ksi
   - ROUND HSS SHAPES (ASTM A500-B) Fy = 42 ksi; Fu = 58 ksi
   - CARBON STEEL PIPE (ASTM A53-B) Fy = 35 ksi; Fu = 60 ksi
   - PLATES AND BARS (ASTM A36) Fy = 36 ksi; Fu = 58 ksi
3. DETAIL, FABRICATE AND ERECT STRUCTURAL STEEL IN CONFORMANCE WITH THE AISC SPECIFICATIONS AND CODES INDICATED.
4. PERFORM ALL WELDING USING CERTIFIED WELDERS AND IN ACCORDANCE WITH THE AWS "STRUCTURAL WELDING CODE – STEEL".
5. SUBMIT SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR REVIEW. SHOW SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS, AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL. SCHEDULE SUBMISSIONS TO ALLOW ADEQUATE TIME FOR REVIEW PRIOR TO FABRICATION.
6. DETAIL ALL BEAMS FRAMING INTO CONCRETE WALLS, BEAMS OR COLUMNS TO ALLOW FOR HORIZONTAL FIELD TOLERANCES AND THERMAL MOVEMENT. PROVIDE CONNECTION DETAILS REQUIRED BY THE SPECIFIC CONSTRUCTION SEQUENCES.
7. PROVIDE SUITABLE BEARING PLATES AND ANCHOR RODS FOR BEAMS, JOISTS, OR GIRDERS WHICH BEAR ON WALLS. LOCATE ITEMS USING TEMPLATES OR SIMILAR METHODS. SET ALL PLATES IN FULL BEDS OF NON-SHRINK GROUT. COMPLETELY FILL ALL BEAM AND COLUMN POCKETS WITH CONCRETE PRIOR TO CASTING CONCRETE ABOVE.
8. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE REQUIRED FIRE RATINGS AND UL ASSEMBLY NUMBERS
9. DO NOT FIELD CUT ANY STRUCTURAL STEEL UNLESS REVIEWED AND APPROVED IN WRITING BY THE EOR. CLEARLY INDICATE ALL STEEL MEMBER OPENINGS REQUIRED ON THE SHOP DRAWINGS. ALL COSTS FOR PROVIDING PENETRATIONS IN THE FIELD, INCLUDING MEMBER REINFORCING, IS THE RESPONSIBILITY OF THE CONTRACTOR.
10. ERECTION PROCEDURES, SEQUENCES AND COORDINATION OF WORK WITH OTHER TRADES IS THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE ANY ADDITIONAL STEEL REQUIRED FOR ERECTION PURPOSES AT NO COST TO THE OWNER. REMOVE THIS ADDITIONAL STEEL UNLESS DIRECTED OTHERWISE BY THE OWNER IN WRITING.
11. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED FOR THE SAFETY, STABILITY AND ALIGNMENT OF THE STRUCTURE. LEAVE TEMPORARY BRACING IN PLACE UNTIL THE PERMANENT STRUCTURAL LATERAL LOAD RESISTING SYSTEM IS COMPLETE, INCLUDING FLOOR AND ROOF DIAPHRAGMS. PERFORM FINAL BOLTING AND WELDING ONLY ON THOSE PORTIONS OF THE STRUCTURE THAT HAVE BEEN ALIGNED AND PLUMBED WITHIN THE SPECIFIED TOLERANCES.
12. GROUT COLUMN BASE PLATES AFTER BUILDING FRAME HAS BEEN ALIGNED AND PLUMBED, AND PRIOR TO PLACEMENT OF CONCRETE FLOOR SYSTEMS (CIP CONCRETE SLABS, SLABS ON STEEL DECK, PRECAST, ETC). GROUT BEAM BEARING PLATES AFTER BEAM ALIGNMENT AND PRIOR TO PLACEMENT OF FLOOR SYSTEMS. MINIMUM GROUT STRENGTH EQUALS THE HIGHER OF 6000 PSI OR THE INDICATED COMPRESSIVE STRENGTH OF THE CONCRETE THE COLUMN IS BEARING ON.
14. ALL STRUCTURAL STEEL IN DIRECT CONTACT WITH FIRE RETARDANT TREATED (FRT) OR PRESERVATIVE TREATED LUMBER MUST BE WRAPPED WITH A BARRIER MEMBRANE (GRACE VYCOR DECK PROTECTOR OR EQUAL). ALL FASTENERS ATTACHING TREATED LUMBER TO STEEL MUST BE GALVANIZED.
15. LONG SLOTTED HOLES ARE PERMITTED ONLY WHERE SHOWN IN THE CONSTRUCTION DOCUMENTS. IF SHOWN, 5/16" PLATE WASHERS ARE REQUIRED AT ALL LOCATIONS. ALTERNATIVELY, A CONTINUOUS BAR BETWEEN LONG SLOTTED HOLES MAY BE USED.
16. ALL EXTERIOR STEEL TO BE GALVANIZED OR COATED WITH HIGH PERFORMANCE PAINT UNLESS NOTED OTHERWISE ON PLAN. VERIFY EXACT COATING REQUIREMENT WITH ARCHITECT.

SEISMIC BRACING OF MEP AND ARCHITECTURAL COMPONENTS

1. DUE TO BUILDING BEING ASSIGNED TO RISK CATEGORY IV (ESSENTIAL FACILITY) AND SEISMIC DESIGN CATEGORY C, SEISMIC BRACING OF MEP AND ARCHITECTURAL COMPONENTS PER ASCE 7-10 CHAPTER 13 IS REQUIRED.
2. SEISMIC BRACING OF MEP AND ARCHITECTURAL COMPONENTS IS OUTSIDE THE SCOPE OF SER'S SERVICES. CONTRACTOR SHALL HIRE SPECIALTY STRUCTURAL ENGINEER TO DETERMINE SCOPE OF BRACING REQUIRED AND DESIGN BRACING SOLUTIONS FOR ALL APPLICABLE ITEMS.
3. ALL ITEMS ASSIGNED A COMPONENT IMPORTANCE FACTOR, Ip = 1.5 REQUIRE EVALUATION AND BRACING SOLUTION BY SPECIALTY STRUCTURAL ENGINEER.

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Key Plan

Revision	Description	Date

OPN Project No.
20628000

Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
STRUCTURAL GENERAL NOTES

Sheet Number
S001

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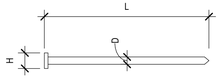
WOOD NOTES

1. SEE SPECIFICATION DIVISION 06 OR REQUIREMENTS IN ADDITION TO THOSE LISTED BELOW.
2. MATERIAL SPECIFICATIONS AND REQUIREMENTS

MATERIAL PROPERTIES					
PROPERTY	SPRUCE-PINE-FIR NO. 2	SOUTHERN PINE- NO. 2 (2x6)	LAMINATED VENEER LUMBER (LVL)	1.8E PSL COLUMN	1.3E LSL STUDS
Fb	875 PSI	875 PSI	2,900 PSI	2,400 PSI	1,700 PSI
Ft	450 PSI	450 PSI	1,800 PSI	1,755 PSI	1,075 PSI
Fv	135 PSI	135 PSI	285 PSI	190 PSI	425 PSI
Fc (PERP)	425 PSI	425 PSI	750 PSI	545 PSI	710 PSI
Fc (PARALLEL)	1,150 PSI	1,150 PSI	2,750 PSI	2,500 PSI	1,750 PSI
E	1,400,000 PSI	1,400,000 PSI	2,000,000 PSI	1,800,000 PSI	1,300,000 PSI
Emin	510,000 PSI	510,000 PSI	1,016,400 PSI	915,000 PSI	660,750 PSI

3. WOOD TRUSSES, BRACING AND CONNECTIONS SHALL BE DESIGNED BY OTHERS, AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE THAT THIS PROJECT IS LOCATED IN. APPROVED SHOP DRAWINGS FOR WOOD TRUSSES, BRACING, AND CONNECTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
4. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION OF ALL ENGINEERED WOOD PRODUCTS, FRAMING CONNECTORS, HANGERS, AND ANCHORS.
5. SEE PLANS AND DETAILS FOR CONSTRUCTION OF SHEAR WALLS AND FLOOR DIAPHRAGMS, INCLUDING SHEATHING SIZE AND ORIENTATION, NAILING SIZE AND PATTERNS, EDGE BLOCKING REQUIREMENTS, ETC.
6. BOLT HOLES SHALL BE DRILLED A MAXIMUM OF 1/16 INCH LARGER THAN THE BOLT OD. HOLES FOR LAG SCREWS SHALL BE DRILLED THE SAME DEPTH AS THE SCREW LENGTH, AND THE SAME DIAMETER AS THE SCREW SHANK. PROVIDE STANDARD SQUARE OR ROUND STEEL OR MALLEABLE IRON WASHERS BETWEEN FASTENERS AND WOOD MEMBERS.
7. WOOD MEMBERS EXPOSED DIRECTLY TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED. ALL FASTENERS AND CONNECTIONS IN DIRECT CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE GALVANIZED TO G90 OR SHALL BE STAINLESS STEEL, UNLESS APPROVED BY THE ENGINEER OF RECORD.
8. PLYWOOD SHALL MEET THE REQUIREMENTS OF PS-1.
9. PLACE THE CROWN UP ON ALL FLOOR JOISTS AND BEAMS.
10. ALL GYPSUM SHEATHING SHOWN ON STRUCTURAL DRAWINGS IS FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL GYPSUM SHEATHING CONDITIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
11. DO NOT OVER DRIVE NAILS. ADD (2) NAILS FOR EVERY (1) THAT IS OVER DRIVEN.
12. BOLTS INTO WOOD MEMBERS SHALL BE ASTM A307 GRADE A UNLESS NOTED OTHERWISE.
13. ALL COLUMNS SHALL HAVE A CONTINUOUS LOAD PATH TO THE FOUNDATION.
14. IN DRY SERVICE, ALL WOOD CONNECTORS SHALL BE BY SIMPSON STRONG TIE OR APPROVED EQUAL. ALL CONNECTORS SHALL HAVE A ZMAX (G185) OR HOT DIPPED GALVANIZED FINISH.
15. DO NOT INCISE WOOD MEMBERS.
16. WOOD WALL STUD LOCATIONS SHALL BE ALIGNED WITH STUD LOCATIONS OF WALLS ABOVE AND BELOW.

TYPICAL NAIL DIMENSIONS



NOTES:

1. ALL NAILS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE.
2. IF SIZE OF NAILS USED DOES NOT MATCH THE SIZES SHOWN, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ADEQUACY OF NAILS USED.

TYPE		6d	7d	8d	10d	12d	16d	20d	30d	40d	50d	60d
COMMON	L	2"	2 1/4"	2 1/2"	3"	3 1/4"	3 1/2"	4"	4 1/2"	5"	5 1/2"	6"
	D	0.113"	0.113"	0.131"	0.148"	0.148"	0.162"	0.192"	0.207"	0.225"	0.244"	0.263"
	H	0.266"	0.266"	0.281"	0.312"	0.312"	0.344"	0.406"	0.438"	0.469"	0.500"	0.531"
BOX	L	2"	2 1/4"	2 1/2"	3"	3 1/4"	3 1/2"	4"	4 1/2"	5"		
	D	0.099"	0.099"	0.113"	0.128"	0.128"	0.135"	0.148"	0.148"	0.162"		
	H	0.266"	0.266"	0.297"	0.312"	0.312"	0.344"	0.375"	0.375"	0.406"		

WOOD FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL	3 - 8d COMMON (2 1/2" x 0.131") 3 - 3" x 0.131" NAILS	TOENAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3 1/2" x 0.135") @ 16" OC 3" x 0.131" NAILS @ 8" OC	TYPICAL FACE NAIL
7. TOP PLATE TO STUD	2 - 16d COMMON (3 1/2" x 0.162") 3 - 3" x 0.131" NAILS	END NAIL
8. STUD TO SOLE PLATE	4 - 8d COMMON (2 1/2" x 0.131") 4 - 3" x 0.131" NAILS 2 - 16d COMMON (3 1/2" x 0.162") 3 - 3" x 0.131" NAILS	TOENAIL END NAIL
10. DOUBLE TOP PLATE DOUBLE TOP PLATES	16d (3 1/2" x 0.135") @16" OC 3" x 0.131" NAILS @ 12" OC 8 - 16d (3 1/2" x 0.162") 12 - 3" x 0.131" NAILS	TYPICAL FACE NAIL LAP SPLICE
11. BLOCKING BETWEEN JOISTS AND TOP PLATE	3 - 8d COMMON (2 1/2" x 0.131") 3 - 3" x 0.131" NAILS	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2 1/2" x 0.131") @ 6" OC 3" x 0.131" NAIL @ 6" OC	TOENAIL
13. TOP PLATES, LAPS & INTERSECTIONS	2 - 16d COMMON (3 1/2" x 0.162") 3 - 3" x 0.131" NAILS	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (3 1/2" x 0.162") 3" x 0.131" NAILS	24" OC 16" OC
31. NON-SHEAR WALL WOOD WALL SHEATHING (TO FRAMING)	1/2" AND LESS: 6d 2 3/8" x 0.113" NAILS	6" OC @ PANEL EDGES 12" OC @ INTERMEDIATE SUPPORTS

FASTENER SCHEDULE NOTES:

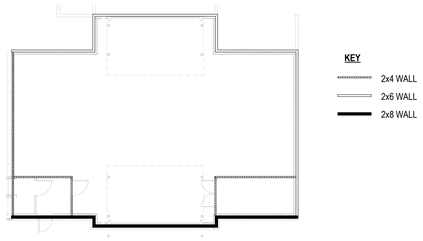
1. THIS TABLE DEFINES CONNECTIONS FOR CONDITIONS NOT OTHERWISE CALLED OUT ON DRAWINGS.
2. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE NOTED.

WOOD STUD WALL SCHEDULE

LOCATION		STUD SIZE	STUD SPACING	STUD TYPE	TOP PLATE	BOTTOM PLATE
ROOF 1ST FLOOR	GARAGE SOUTH EXTERIOR WALLS	(1) 2x8	16" OC	SPF NO.2	(2) 2x8 SPF NO. 2	(1) 2x8 TREATED SOUTHERN PINE NO. 2
	GARAGE EAST & NORTH EXTERIOR WALLS	(1) 2x6			(2) 2x6 SPF NO. 2	(1) 2x6 TREATED SOUTHERN PINE NO. 2
	GARAGE WEST WALL	(1) 2x4			(2) 2x4 SPF NO. 2	(1) 2x4 TREATED SOUTHERN PINE NO. 2
MEZZANINE 1ST FLOOR	INTERIOR LOAD BRG WALLS	(1) 2x4	16" OC	SPF NO.2	(2) 2x4 SPF NO. 2	(1) 2x4 TREATED SOUTHERN PINE NO. 2

WOOD STUD WALL NOTES:

1. SEE SHEET S002 FOR ADDITIONAL WOOD NOTES AND FIRE RETARDANT TREATED WOOD LUMBER NOTES.
2. FASTENERS IN TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.



1 / S002 NEW WOOD STUD BEARING WALL KEY PLAN
1/16" = 1'-0"

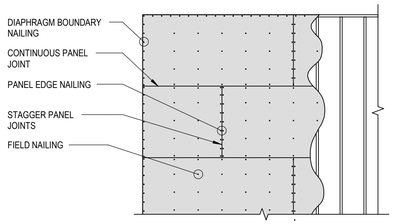
WOOD SHEATHING (FLOOR, ROOF, & WALL)

1. ROOF SHEATHING:
   THICKNESS: 5/8" OSB OR 5 PLY PLYWOOD
   BOND CLASSIFICATION: EXPOSURE I
   PERFORMANCE RATING: APA RATED SHEATHING
   SPAN RATING: 40/20
2. FLOOR SHEATHING:
   THICKNESS: 3/4" OSB OR 5 PLY PLYWOOD
   BOND CLASSIFICATION: EXPOSURE I
   PERFORMANCE RATING: APA RATED SHEATHING
   SPAN RATING: 48/24
3. WALL SHEATHING:
   THICKNESS: 15/32"
   BOND CLASSIFICATION: EXPOSURE I
   PERFORMANCE RATING: APA RATED SHEATHING
   SPAN RATING: 32/16

   *SEE SHEAR WALL SCHEDULE FOR SHEATHING REQUIRED AT SHEAR WALLS.
4. ORIENT THE SHEATHING PERPENDICULAR TO THE FRAMING (STRONG AXIS) SPANNING CONTINUOUS OVER AT LEAST 2 SUPPORTS.
5. LOCATE FASTENERS AT LEAST 3/8" IN FROM THE EDGE OF THE PANEL.
6. DRIVE FASTENERS FLUSH WITH SURFACE OF SHEATHING.
7. FASTENERS SHALL PENETRATE FRAMING BY AT LEAST 1 1/2".
8. ROOF SHEATHING SHALL USE PANEL EDGE CLIPS (ONE MIDWAY BETWEEN EACH SUPPORT) OR LUMBER BLOCKING AT ALL UNSUPPORTED EDGES.
9. PANEL EDGES SHALL BUTT ALONG THE CENTERLINE OF FRAMING MEMBERS.
10. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
11. ROOF AND FLOOR DIAPHRAGMS SHALL BE UNBLOCKED UNLESS NOTED OTHERWISE.
12. SEE DETAIL 2 / S002 FOR ADDITIONAL FLOOR AND ROOF SHEATHING ATTACHMENT REQUIREMENTS.

FLOOR AND ROOF SHEATHING FASTENING SCHED

LOCATION	FLOOR & ROOF
DIAPHRAGM BOUNDARY NAILING	10d @ 6" OC
CONTINUOUS PANEL JOINT NAILING	10d @ EACH TRUSS/ JOIST
PANEL EDGE NAILING	10d @ 6" OC
IN FIELD NAILING	10d @ 12" OC ALONG TRUSS/ JOIST



NOTES:

1. DIAPHRAGM BOUNDARIES ARE:
   A. BUILDING PERIMETER
   B. INTERIOR LOAD BEARING WALLS.
   C. SHEAR WALLS
2. ALL NAILS SHALL BE COMMON NAILS, UNO

2 / S002 WOOD FLOOR AND ROOF FASTENER SCHEDULE
1/4" = 1'-0"

WOOD SHEAR WALL SHEATHING

1. APA RATED SHEATHING:
   USE APA EXPOSURE I, RATED SHEATHING WITH 32/16 SPAN RATING (UNO) SEE SCHEDULE FOR THICKNESS.
   GYPSUM SHEATHING:
   GYPSUM WALLBOARD (AND WATER-RESISTANT GYPSUM WALLBOARD) SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED PER ASTM C840. SEE SCHEDULE FOR THICKNESS. MATCH ARCHITECTURAL FIRE RATED ASSEMBLY REQUIREMENTS AS A MINIMUM.
2. BLOCK (WHERE INDICATED) SHEATHING PANEL EDGES WITH NOMINAL 2x BLOCKING, OR LARGER. NOMINAL 3x BLOCKING, OR LARGER IS REQUIRED WHEN:
   A. EDGE NAILING SPACING OF 2" OR LESS IS SPECIFIED OR
   B. 10d COMMON NAILS WITH AN EDGE NAILING SPACING OF 3" OR LESS IS SPECIFIED
3. SHEAR WALL STUD FRAMING SHALL MATCH WOOD STUD WALL SCHEDULE, EXCEPT THAT NOMINAL 3x STUD FRAMING (OR LARGER) OR DOUBLE 2x STUD FRAMING IS REQUIRED AT ALL PANEL EDGES WHEN:
   A. EDGE NAILING SPACING OF 2" OR LESS IS SPECIFIED OR
   B. 10d COMMON NAILS WITH AN EDGE NAILING SPACING OF 3" OR LESS IS SPECIFIED
4. SEE SHEAR WALL SCHEDULE FOR PANEL EDGE AND PANEL FIELD FASTENER PATTERNS. 12" OC MAXIMUM SPACING.
5. SHEAR WALL FASTENERS AT APA RATED SHEATHING:
   COMMON OR BOX NAILS, SIZE AND SPACING PER SCHEDULE
   SHEAR WALL FASTENERS AT GYPSUM SHEATHING:
   6d COOLER NAILS OR #6x1-5/8" TYPE W DRYWALL SCREWS, SPACING PER SCHEDULE
6. WHEN SHEATHING IS APPLIED ON BOTH FACES OF A SHEAR WALL AND SHEATHING EDGE NAILING SPACING IS LESS THAN 6" OC, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
7. SHEATHING SHALL BE APPLIED DIRECTLY TO FRAMING MEMBERS. DO NOT FASTEN SHEATHING TO RESILIENT CHANNELS OR GYPSUM WALL BOARD.
8. LOCATE FASTENERS AT LEAST 3/8" IN FROM THE EDGE OF THE PANEL.
9. DRIVE FASTENERS FLUSH WITH SURFACE OF SHEATHING.
10. END JOINTS OF ADJACENT COURSES OF GYPSUM SHEATHING SHALL NOT OCCUR OVER THE SAME STUD.
11. 4'-0" WIDE GYPSUM PANELS MAY BE APPLIED PARALLEL OR PERPENDICULAR TO STUDS. 2'-0" WIDE PANELS MUST BE APPLIED PERPENDICULAR TO STUDS.
12. FASTENERS SHALL PENETRATE STUD BY AT LEAST 1 1/2".
13. SHEAR WALL ANCHOR BOLTS TO BE SNUG TIGHT PLUS 1/2 TURN.
14. BOLT HOLES THROUGH ANCHOR POSTS MAY BE 1/16" MAX LARGER THAN BOLTS.

WOOD TRUSS NOTES

1. SEE SPECIFICATION DIVISION 06 FOR REQUIREMENTS IN ADDITION TO THOSE LISTED BELOW.
2. WOOD TRUSSES SHALL BE DESIGNED TO WITHSTAND ALL LOADS SHOWN ON DRAWINGS AND SHALL BE DESIGNED IN CONFORMANCE WITH THE NDS AND TPI CODES.
3. TRUSS MANUFACTURER SHALL REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR OTHER ITEMS OR APPENDAGES THAT MAY EFFECT THE TRUSS LOADING. ANY SUCH ITEMS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS PROVIDED BY THE TRUSS MANUFACTURER FOR REVIEW PRIOR TO CONSTRUCTION. WOOD TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE STAMPED BY THE TRUSS ENGINEER.
5. THE TRUSS MANUFACTURER SHALL PREPARE A TRUSS PLACEMENT DIAGRAM. THIS DIAGRAM SHALL IDENTIFY AND LOCATE ALL PLUMBING DROPS, HVAC CHASES AND MECHANICAL EQUIPMENT. COORDINATION OF THESE ELEMENTS (AND THEIR AVOIDANCE) IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. PERMANENT BRACING NOT SHOWN ON PLANS, WHICH IS REQUIRED FOR STRENGTH AND STABILITY OF TRUSS MEMBERS, SHALL BE DESIGNED AND PROVIDED BY TRUSS SUPPLIER.
7. TEMPORARY BRACING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PROVIDE IN ACCORDANCE WITH TPI GUIDELINES.
8. ROOF TRUSS DESIGN SHALL TAKE INTO ACCOUNT UNBALANCED SNOW LOADS, SNOW DRIFT LOADS, SLIDING SNOW, OR ANY OTHER LOAD ROOF LOADING CONDITION REQUIRED BY ASCE 7.
10. TRUSS SUPPLIER SHALL BE RESPONSIBLE FOR VERIFYING ADEQUACY OF ALL TRUSS DEPTHS AND SPACINGS SHOWN ON THE DRAWINGS PRIOR TO BIDDING THE PROJECT. ANY REVISIONS REQUIRED AFTER BIDDING SHALL BE MADE AT NO ADDITIONAL CHARGE TO THE OWNER.

DEFERRED SUBMITTALS

1. IN ACCORDANCE WITH THE IBC CHAPTER 1, SPECIALTY ITEMS, PRE-ENGINEERED COMPONENTS, AND DESIGN/ BUILD ELEMENTS MAY BE SUBMITTED FOR APPROVAL BY THE ENGINEER OF RECORD AND THE BUILDING OFFICIAL BY DEFERRED SUBMITTAL. SUCH ITEMS ARE DEFINED AS THOSE SPECIFIED IN CONSTRUCTION DOCUMENTS BUT WHICH REQUIRE DESIGN BY THE MANUFACTURER, SUPPLIER OR INSTALLER.
2. DEFERRED SUBMITTALS ARE REQUIRED FOR THE FOLLOWING:
   -WOOD TRUSSES
   -WOOD I-JOISTS
   -SEISMIC BRACING OF MEP AND ARCHITECTURAL COMPONENTS
3. SUBMITTALS SHALL INCLUDE:
   a) CALCULATIONS, PREPARED AND SEALED BY AN APPROPRIATELY REGISTERED ENGINEER (THE"SPECIALTY ENGINEER").
   b) DIAGRAM PREPARED AND SEALED BY THE SPECIALTY ENGINEER, SHOWING LOAD MAGNITUDES AND LOCATIONS - SEPARATED INTO DEAD, LIVE, WIND AND/OR SEISMIC COMPONENTS - THAT ARE APPLIED TO THE PRIMARY STRUCTURE.
   c) ERECTION OR DESIGN DRAWINGS BEARING THE SPECIALTY ENGINEER'S SEAL AND THE ARCHITECT'S STAMP INDICATING HIS REVIEW.
4. SUBMIT A SEALED COPY FOR THE STRUCTURAL ENGINEER OF RECORD'S FILE, AND ADDITIONAL COPIES AS ARE NECESSARY FOR THE BUILDING DEPARTMENT. SUBMITTALS CONTAINING EXCEPTIONS, CORRECTIONS, OR OTHER REVIEW COMMENTS ARE NOT ACCEPTABLE FOR SUBMITTAL TO THE BUILDING DEPARTMENT.
5. THE STRUCTURAL ENGINEER OF RECORD'S REVIEW IS STRICTLY LIMITED TO THE FOLLOWING:
   a) THE DRAWINGS AND CALCULATIONS ARE PROPERLY SEALED.
   b) THE LOAD CRITERIA IS CONSISTENT WITH THE CONTRACT DOCUMENTS AND UNIFORM BUILDING CODE REQUIREMENTS.
   c) THE CONNECTIONS TO THE PRIMARY STRUCTURE ARE CONSISTENT WITH THE PRIMARY DESIGN.
   d) THE BASE STRUCTURE IS CAPABLE OF SUPPORTING THE IMPOSED LOADS.
6. IF THE LOADS IMPOSED ON THE STRUCTURE EXCEED THE LOAD ALLOWANCE PROVIDED THE STRUCTURAL ENGINEER OF RECORD WILL REJECT THE SUBMITTAL. ONLY AT THE OWNER'S WRITTEN DIRECTION WILL MODIFICATIONS TO THE BASE STRUCTURE TO ACCOMMODATE THE SPECIALTY ITEM(S) BE MADE BY THE ENGINEER OF RECORD. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE ENGINEER OR RECORD AND THE BUILDING OFFICIAL HAVE APPROVED THE SUBMITTAL DOCUMENTS.

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20628000

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CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
STRUCTURAL GENERAL NOTES

Sheet Number
S002

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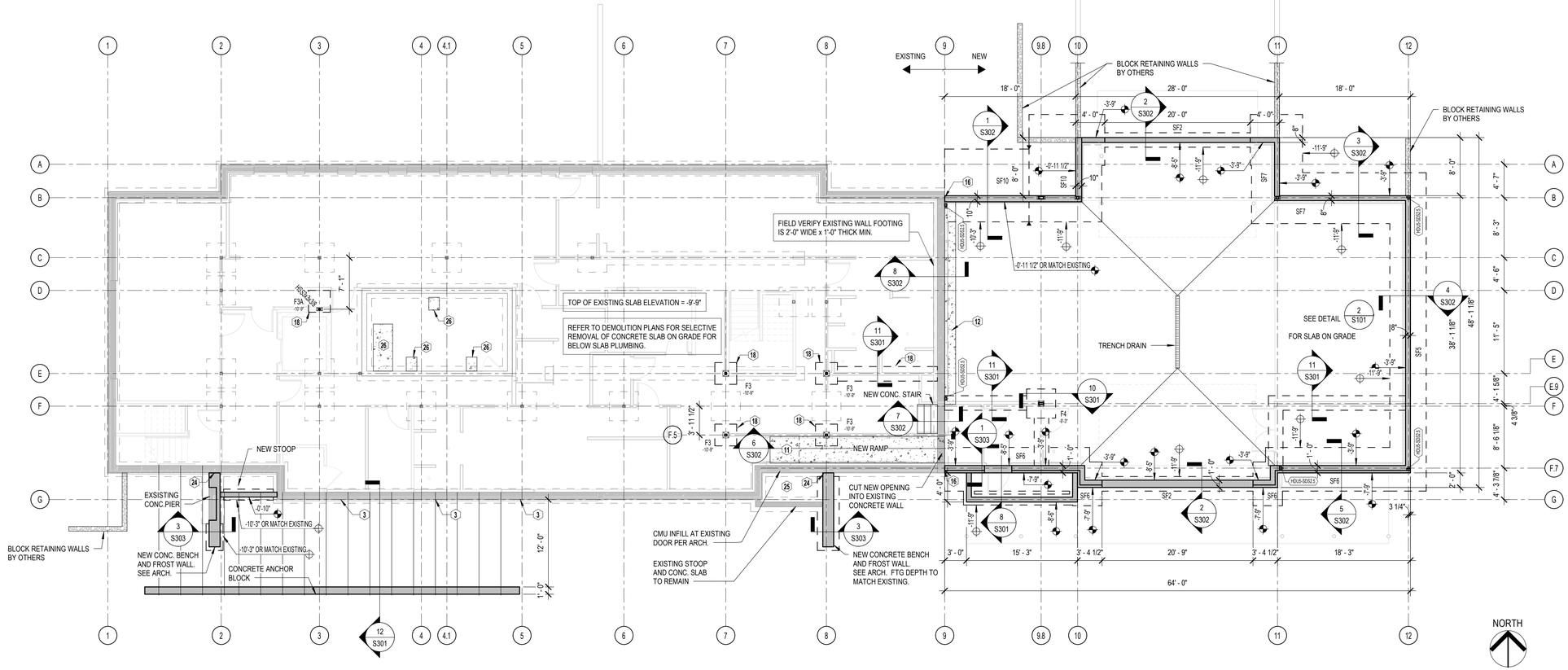
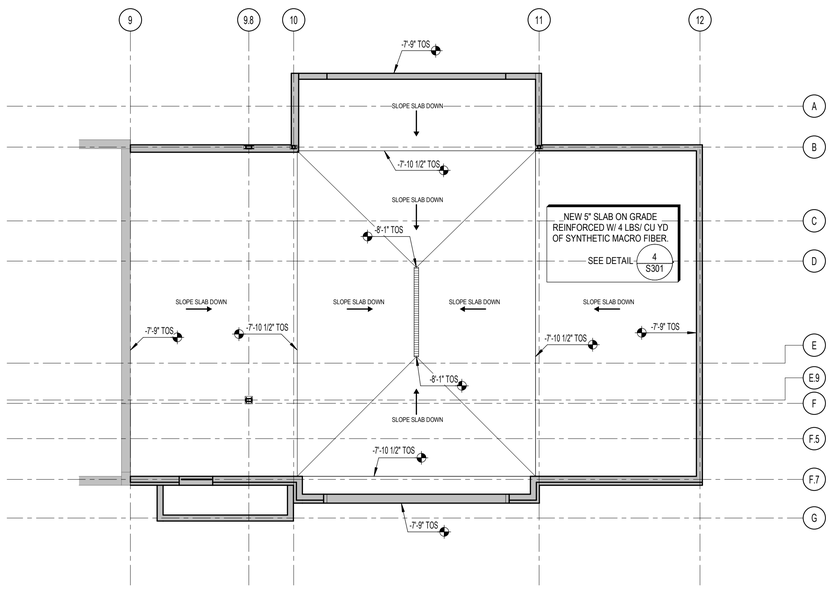


1 S101 FOUNDATION PLAN
1/8" = 1'-0"



2 S101 SLAB ON GRADE PLAN
1/8" = 1'-0"

FOOTING SCHEDULE

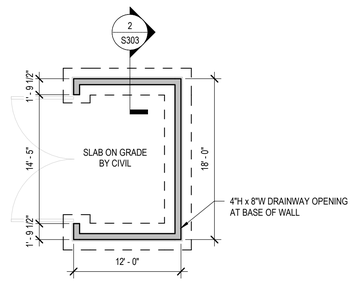
MARK	LENGTH	WIDTH	THICKNESS	BOTTOM REINFORCEMENT	TOP REINFORCEMENT
F3	3' - 0"	3' - 0"	1' - 0"	(4) #5 BARS EACH WAY	NONE
F3A	3' - 0"	3' - 0"	2' - 0"	(4) #5 BARS EACH WAY	(4) #5 BARS EACH WAY
F4	4' - 0"	4' - 0"	1' - 0"	(5) #5 BARS EACH WAY	NONE
F5	5' - 0"	5' - 0"	1' - 0"	(6) #5 BARS EACH WAY	NONE

STRIP FOOTING SCHEDULE

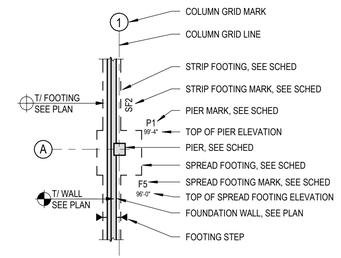
MARK	WIDTH	THICKNESS	REINFORCEMENT
SF2	2' - 0"	1' - 0"	SEE DETAILS
SF5	5' - 0"	1' - 0"	SEE DETAILS
SF6	6' - 0"	1' - 0"	SEE DETAILS
SF7	7' - 0"	1' - 2"	SEE DETAILS
SF10	10' - 0"	1' - 4"	SEE DETAILS

SHEET KEYNOTES

3	INFILL EXISTING WINDOW OPENINGS.
11	REMOVE PORTION OF SLAB ON GRADE TO FACILITATE INSTALLATION OF NEW RAMP.
12	THICKEN SLAB EDGE BELOW NEW STUD WALL.
16	EPOXY NEW HORIZONTAL WALL REBAR INTO EXISTING WALL. MIN EMBEDMENT = 8".
18	REMOVE AND REPLACE SLAB ABOVE FOOTINGS. DOWEL NEW SLAB INTO EXISTING W/ #4 BARS AT 18" O.C. EPOXIED 4" INTO EXISTING SLAB.
24	EPOXY HORIZONTAL REBAR INTO EXISTING WALL. MIN EMBEDMENT DEPTH = 5".
25	GRAVEL INFILL WITH NEW 4" SLAB ON GRADE ABOVE. REINFORCE SLAB WITH #4 BARS AT 12" O.C. EACH WAY.
26	NEW 4" CONCRETE PAD ABOVE EXISTING SLAB ON GRADE. REINFORCE PAD W/ WWR 6x6-W2.1xW2.1.



3 S101 FOUNDATION PLAN- TRASH ENCLOSURE
1/8" = 1'-0"



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Sheet Name
FOUNDATION PLAN

Sheet Number
S101

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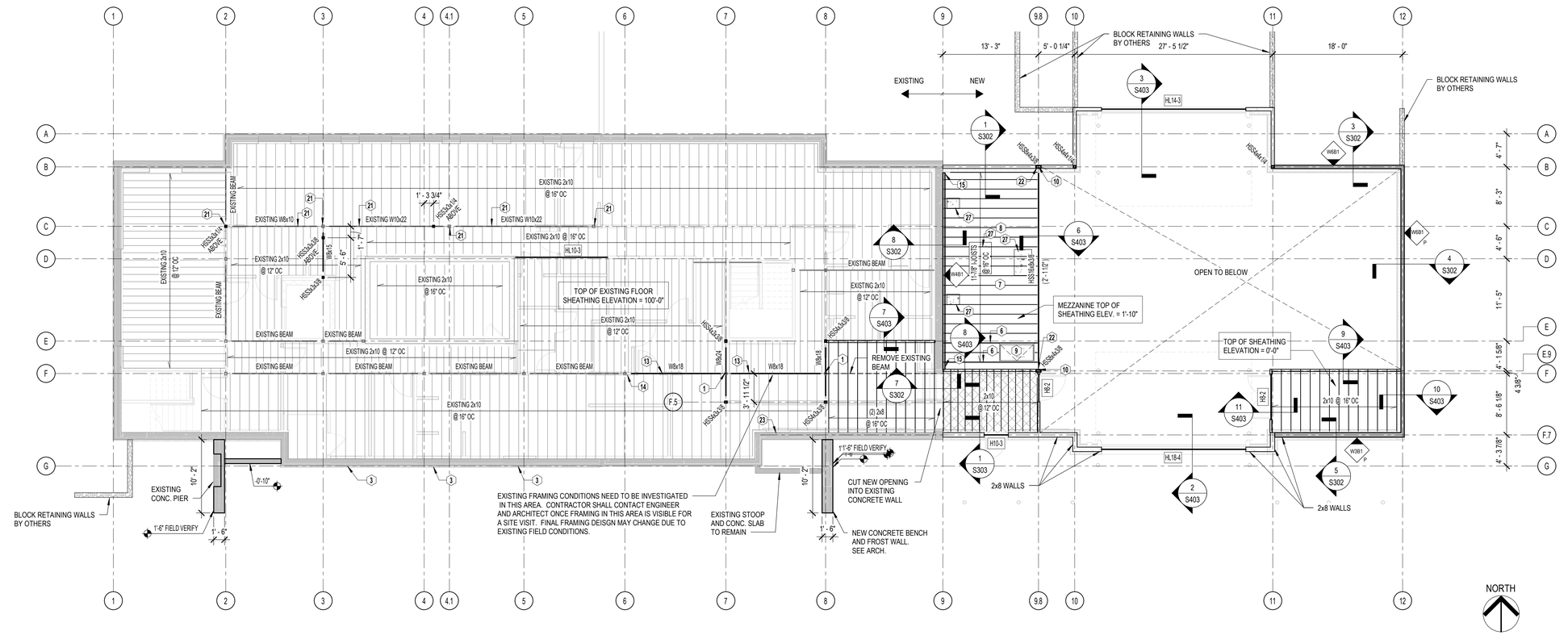


1 S201 1ST FLOOR AND MEZZANINE FRAMING PLAN

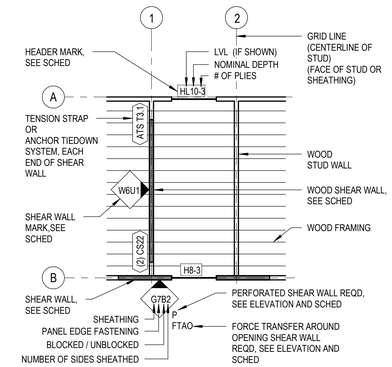
1/8" = 1'-0"

SHEET KEYNOTES

1	SHORE EXISTING BEAMS. REMOVE EXISTING COLUMNS. RESUPPORT EXISTING BEAMS TO NEW BEAM.
3	INFILL EXISTING WINDOW OPENINGS.
6	DOUBLE JOISTS REQUIRED AT ACCESS HATCH OPENING.
7	MEZZANINE HAS NOT BEEN DESINED TO SUPPORT A GENERATOR.
8	MEZZANINE LIVE LOAD = 125 PSF.
9	MEZZANINE LADDER HATCH.
10	EXTEND COLUMN UP TO ATTACH TO RAILING ASSEMBLY.
13	REMOVE AND REPLACE EXISTING BEAMS. REPLACEMENT REQUIRED TO FACILITATE NEW END CONNECTIONS. FIELD VERIFY EXACT TOP OF STEEL ELEVATION. EXISTING BEAMS COULD REMAIN IN PLACE IF CONTRACTOR CAN FIELD MODIFY BEAM LENGTH AND CONNECTIONS TO NEW BEAMS.
14	FIELD VERIFY EXISTING COLUMN SIZE AND CONNECTION PRIOR TO SHOP DRAWING PRODUCTION. COLUMN REINFORCMENT MAY BE REQUIRED DEPENDING ON EXISTING COLUMN SIZE.
15	COIL STRAP CONNECTION PER DETAIL 4/S402.
21	ALL STEEL BEAMS AND COLUMNS SHALL BE UNCOVERED IN FIELD FOR ENGINEER'S EVALUATION. EXISTING BEAM SIZES ARE ASSUMED AND MUST BE VERIFIED. COLUMN SIZES ARE UNKNOWN AND MUST BE EVALUATED FOR POTENTIAL REINFORCEMENT ONCE EXACT SIZE CAN BE DETERMINED.
22	TUBE BEAM TO TUBE COLUMN CONNECTION PER DETAIL 8/S501.
23	CMU INFILL PER ARCH.
27	NEW 4" CONCRETE EQUIPMENT PAD. I-JOIST SUPPLIER SHALL INCLUDE AN ADDITIONAL 50 PSF DEAD LOAD AT THESE LOCATIONS. REINFORCE PAD W/ WWR 6x6-W2.1xW2.1.

1ST FLOOR AND MEZZANINE LEVEL FRAMING PLAN NOTES

1. SEE SHEETS S001 & S002 FOR GENERAL NOTES.
3. SEE DETAILS FOR ROOF TRUSS BEARING ELEVATIONS.
5. TYPICAL FLOOR: 3/4" APA RATED SHEATHING.
   TYPICAL ROOF: 5/8" APA RATED SHEATHING.
   SEE WOOD SHEATHING STRUCTURAL GENERAL NOTES FOR ALL SHEATHING REQUIREMENTS.
6. SEE DETAIL 4/S401 FOR TYPICAL WOOD BEARING WALLS.
7. SEE DETAILS 1/S402, 2/S402 FOR TYPICAL WOOD SHEAR WALLS.
8. FRAMING AROUND SHAFT OPENINGS SHALL BE LOCATED, DESIGNED AND PROVIDED BY DEFERRED FRAMING SUPPLIER.
9. **FRAMING LAYOUT SHOWN IS SCHEMATIC ONLY.** VERIFY ALL LOCATIONS AND QUANTITIES OF PLUMBING DROPS, HVAC CHASES AND MECHANICAL EQUIPMENT RELATIVE TO DEFERRED FRAMING W/ ARCH. COORDINATION BETWEEN TRADES IS THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO SUBMITTING TO THE SER FOR STRUCTURAL REVIEW. NOTIFY SER OF ANY SIGNIFICANT DEVIATION FOR REVIEW AND VERIFICATION. MEMBER SPACING SHOWN ON PLAN SHALL NOT BE ALTERED UNLESS APPROVED IN WRITING.
10. FOR DRAFTSTOPPING AND ALL OTHER FIRE RATING REQUIREMENTS, SEE ARCH FOR ADDITIONAL MATERIALS AND ASSEMBLIES, ALONG WITH THEIR LOCATIONS
11. SEE MECHANICAL DRAWINGS FOR WEIGHTS AND LOCATIONS OF ALL ROOF TOP EQUIPMENT. CONTRACTOR TO COORDINATE LOADS W/ DESIGN OF DEFERRED FRAMING SUBMITTAL PRIOR TO SUBMITTING TO SER FOR REVIEW.
12. SEE DETAIL 5/S401, 9/S401 FOR WOOD HEADERS.
13. EXISTING PLAN FRAMING AS SHOWN IS PRESUMED. NOT ALL CONCEALED AREAS HAVE BEEN VERIFIED. CONTRACTOR SHALL NOTIFY ARCHIECT AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS VARY FROM THOSE SHOWN AND AFFECT PROPOSED WORK.



WOOD FRAMING LEGEND

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Key Plan

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Sheet Name
1ST FLOOR AND MEZZANINE FRAMING PLAN

Sheet Number
S201

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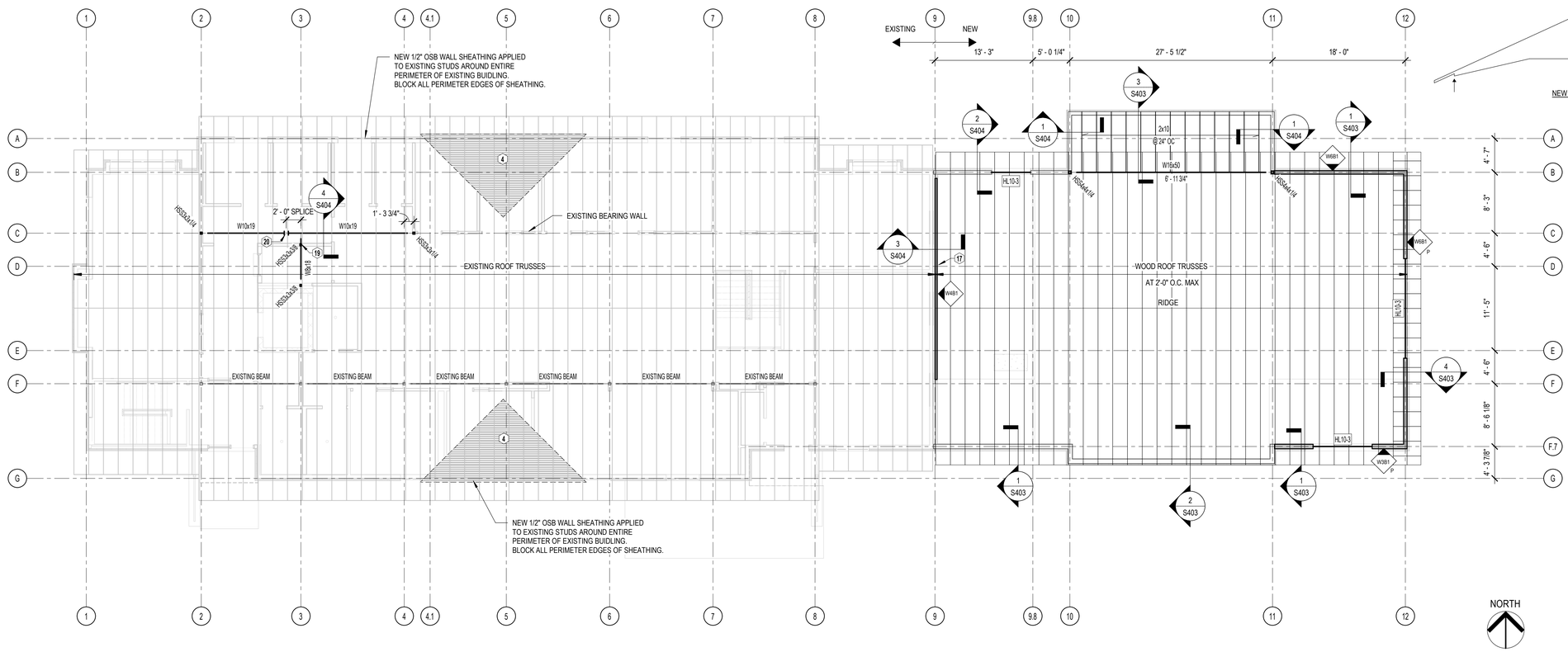


1 S202 ROOF FRAMING PLAN

1/8" = 1'-0"

SHEET KEYNOTES

4 DEMO EXISTING NON-STRUCTURAL OVERBUILD TRUSS FRAMING. INSTALL ROOF SHEATHING TO MATCH THICKNESS OF EXISTING. REFER TO ARCHITECTURAL FOR ROOFING MATERIALS.

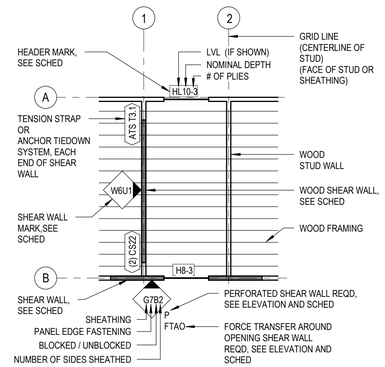
17 ALIGN NEW WALL STUDS WITH EXISTING STUDS TO ALLOW NEW MECHANICAL DUCTS TO PENATRATE WALL.

19 BEAM OVER COLUMN CONNECTION PER DETAIL 6/S501.

20 BEAM TO BEAM SPLICE PER DETAIL 7/S501.

1ST FLOOR AND MEZZANINE LEVEL FRAMING PLAN NOTES

1. SEE SHEETS S001 & S002 FOR GENERAL NOTES.
3. WOOD ROOF BEARING ELEVATION = 8'-2" UNO
5. TYPICAL FLOOR: 3/4" APA RATED SHEATHING.
   TYPICAL ROOF: 5/8" APA RATED SHEATHING.
   SEE WOOD SHEATHING STRUCTURAL GENERAL NOTES FOR ALL SHEATHING REQUIREMENTS.
6. SEE DETAIL 4/S401 FOR TYPICAL WOOD BEARING WALLS.
7. SEE DETAILS 1/S402 2/S402 FOR TYPICAL WOOD SHEAR WALLS.
8. FRAMING AROUND SHAFT OPENINGS SHALL BE LOCATED, DESIGNED AND PROVIDED BY DEFERRED FRAMING SUPPLIER.
9. **FRAMING LAYOUT SHOWN IS SCHEMATIC ONLY.** VERIFY ALL LOCATIONS AND QUANTITIES OF PLUMBING DROPS, HVAC CHASES AND MECHANICAL EQUIPMENT RELATIVE TO DEFERRED FRAMING W/ ARCH. COORDINATION BETWEEN TRADES IS THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO SUBMITING TO THE SER FOR STRUCTURAL REVIEW. NOTIFY SER OF ANY SIGNIFICANT DEVIATION FOR REVIEW AND VERIFICATION. MEMBER SPACING SHOWN ON PLAN SHALL NOT BE ALTERED UNLESS APPROVED IN WRITING.
10. FOR DRAFTSTOPPING AND ALL OTHER FIRE RATING REQUIREMENTS, SEE ARCH FOR ADDITIONAL MATERIALS AND ASSEMBLIES, ALONG WITH THEIR LOCATIONS
11. SEE MECHANICAL DRAWINGS FOR WEIGHTS AND LOCATIONS OF ALL ROOF TOP EQUIPMENT. CONTRACTOR TO COORDINATE LOADS W/ DESIGN OF DEFERRED FRAMING SUBMITTAL PRIOR TO SUBMITTING TO SER FOR REVIEW.
12. SEE DETAIL 5/S401 9/S401 FOR WOOD HEADERS.
13. EXISTING PLAN FRAMING AS SHOWN IS PRESUMED. NOT ALL CONCEALED AREAS HAVE BEEN VERIFIED. CONTRACTOR SHALL NOTIFY ARCHIECT AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS VARY FROM THOSE SHOWN AND AFFECT PROPOSED WORK.
14. CONTRACTOR SHALL VERIFY EXISTING TRUSS BEARING HEIGHTS AND HEEL HEIGHTS. TRUSSES IN NEW ADDITION SHALL BE DESIGNED SUCH THAT NEW TRUSS BEARING HEIGHT AND HEEL HIGHT CREATES MATCHING ROOF LINE WITH EXISTING BUILDING.



WOOD FRAMING LEGEND

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Sheet Name
ROOF FRAMING PLAN

Sheet Number
S202

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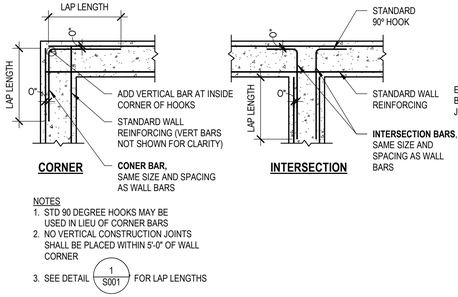
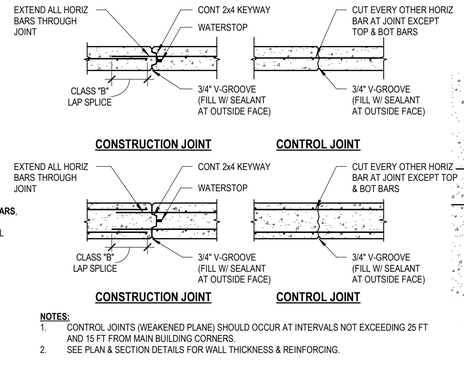


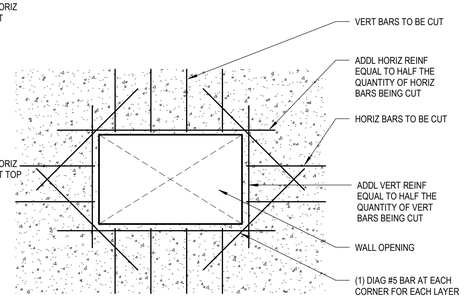
NOTES
1. STD 90 DEGREE HOOKS MAY BE USED IN LIEU OF CORNER BARS
2. NO VERTICAL CONSTRUCTION JOINTS SHALL BE PLACED WITHIN 5'-0" OF WALL CORNER
3. SEE DETAIL 1/S001 FOR LAP LENGTHS

1 S301 TYPICAL CONCRETE WALL REINFORCEMENT
1/2" = 1'-0"



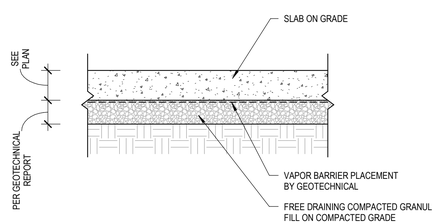
NOTES:
1. CONTROL JOINTS (WEAKENED PLANE) SHOULD OCCUR AT INTERVALS NOT EXCEEDING 25 FT AND 15 FT FROM MAIN BUILDING CORNERS.
2. SEE PLAN & SECTION DETAILS FOR WALL THICKNESS & REINFORCING.

2 S301 TYPICAL CONCRETE VERTICAL WALL JOINTS
1/2" = 1'-0"

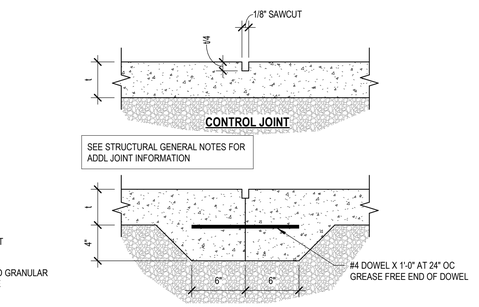


NOTES
1. TYPICAL FOR ALL WALL AND SLAB OPENINGS UNLESS SPECIFICALLY DETAILED ON PLANS.

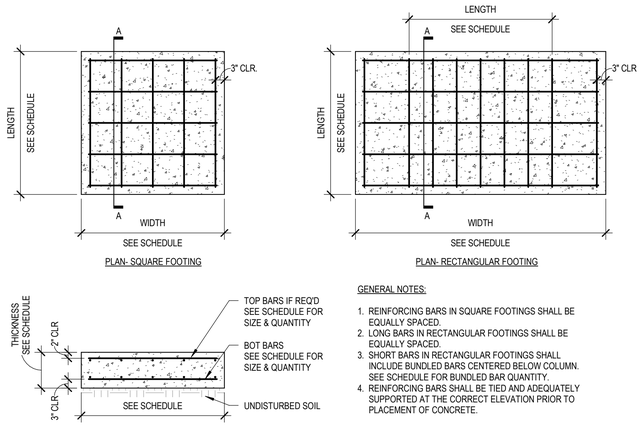
3 S301 TYPICAL ADDL REINF AT CONCRETE OPENINGS
1/2" = 1'-0"



4 S301 TYPICAL SLAB-ON-GRADE (SOG)
1" = 1'-0"

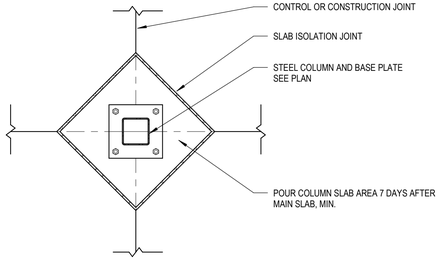


5 S301 TYPICAL SLAB-ON-GRADE JOINTS
1 1/2" = 1'-0"

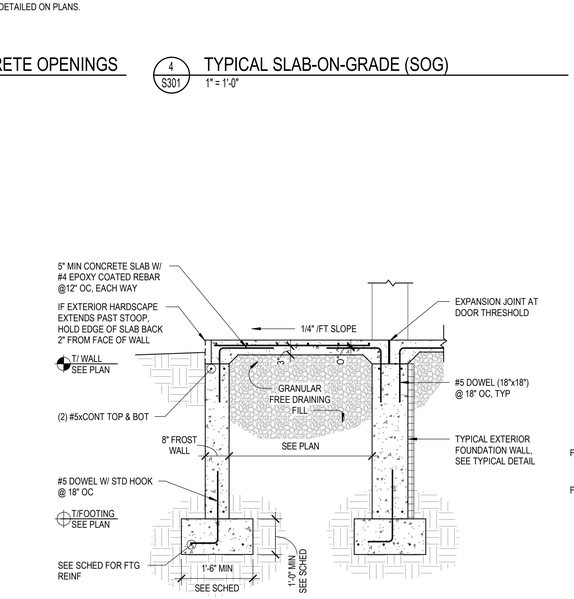


GENERAL NOTES:
1. REINFORCING BARS IN SQUARE FOOTINGS SHALL BE EQUALLY SPACED.
2. LONG BARS IN RECTANGULAR FOOTINGS SHALL BE EQUALLY SPACED.
3. SHORT BARS IN RECTANGULAR FOOTINGS SHALL INCLUDE BUNDLED BARS CENTERED BELOW COLUMN. SEE SCHEDULE FOR BUNDLED BAR QUANTITY.
4. REINFORCING BARS SHALL BE TIED AND ADEQUATELY SUPPORTED AT THE CORRECT ELEVATION PRIOR TO PLACEMENT OF CONCRETE.

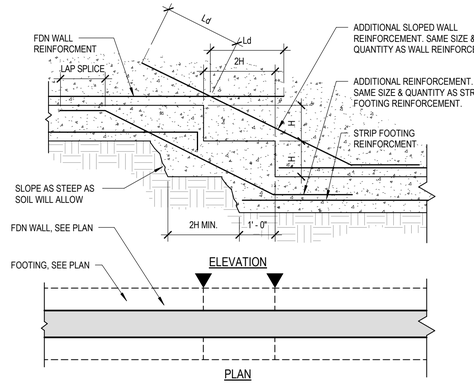
6 S301 TYPICAL SPREAD FOOTING BAR PLACEMENT
1/2" = 1'-0"



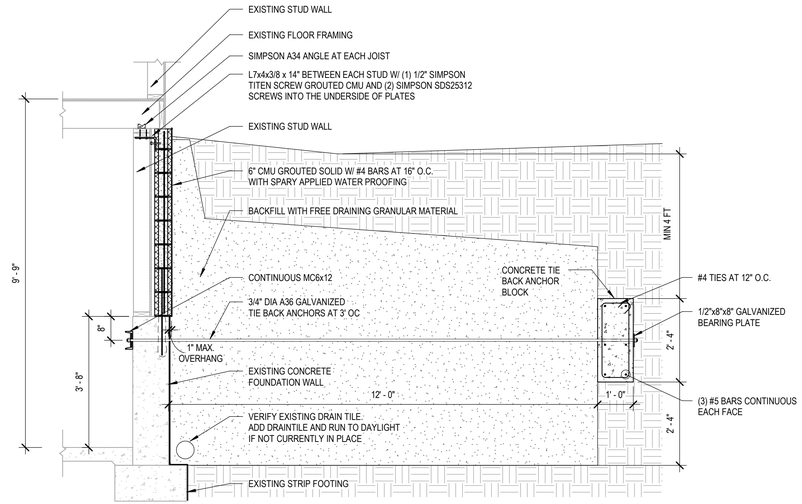
7 S301 SLAB ON GRADE ISOLATION JOINT
3/4" = 1'-0"



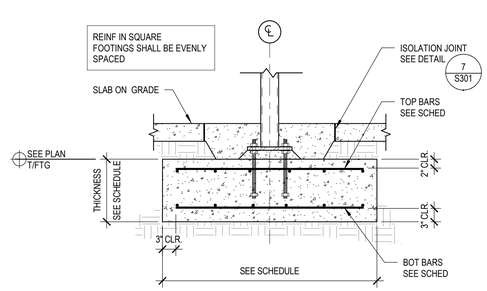
8 S301 EXTERIOR STOOP DETAIL
1/2" = 1'-0"



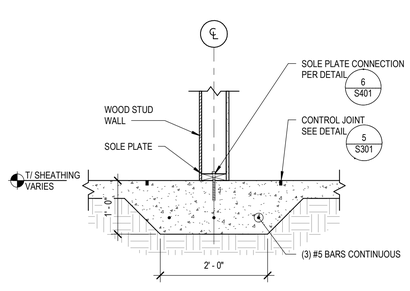
9 S301 FTG STEP DETAIL
1/2" = 1'-0"



12 S301 KNEE WALL INFILL W/ TIEBACK
1/2" = 1'-0"



10 S301 TYPICAL INTERIOR STEEL COLUMN FOOTING
3/4" = 1'-0"



11 S301 INTERIOR THICKENED SLAB
3/4" = 1'-0"

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FOUNDATION DETAILS

Sheet Number
S301

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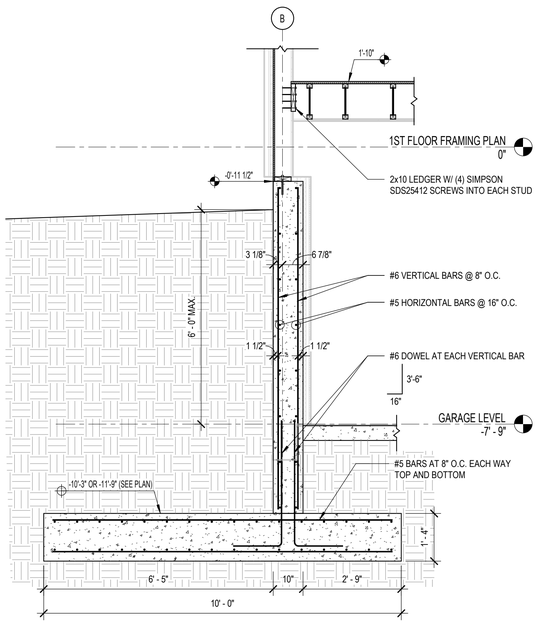
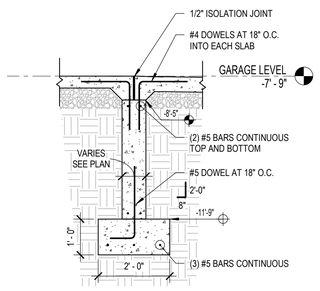
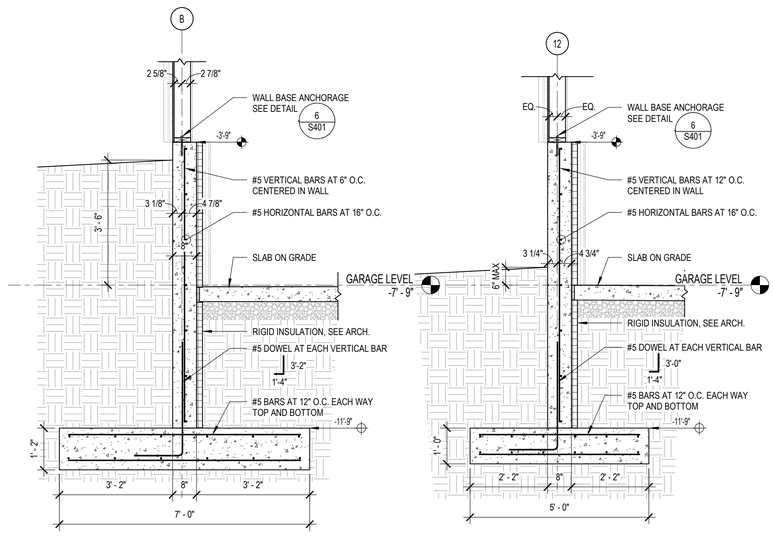


1 S302 FOUNDATION SECTION
1/2" = 1'-0"

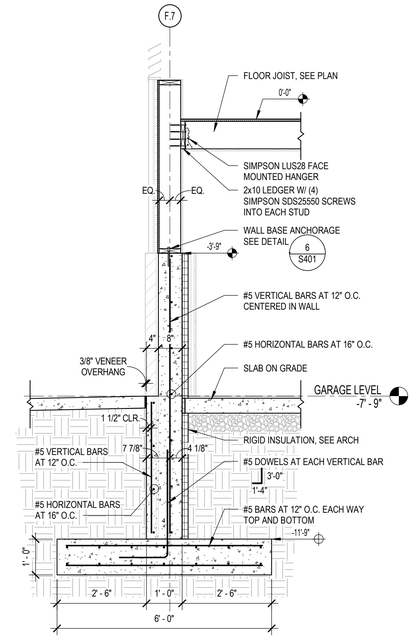


2 S302 FOUNDATION AT OH DOOR
1/2" = 1'-0"

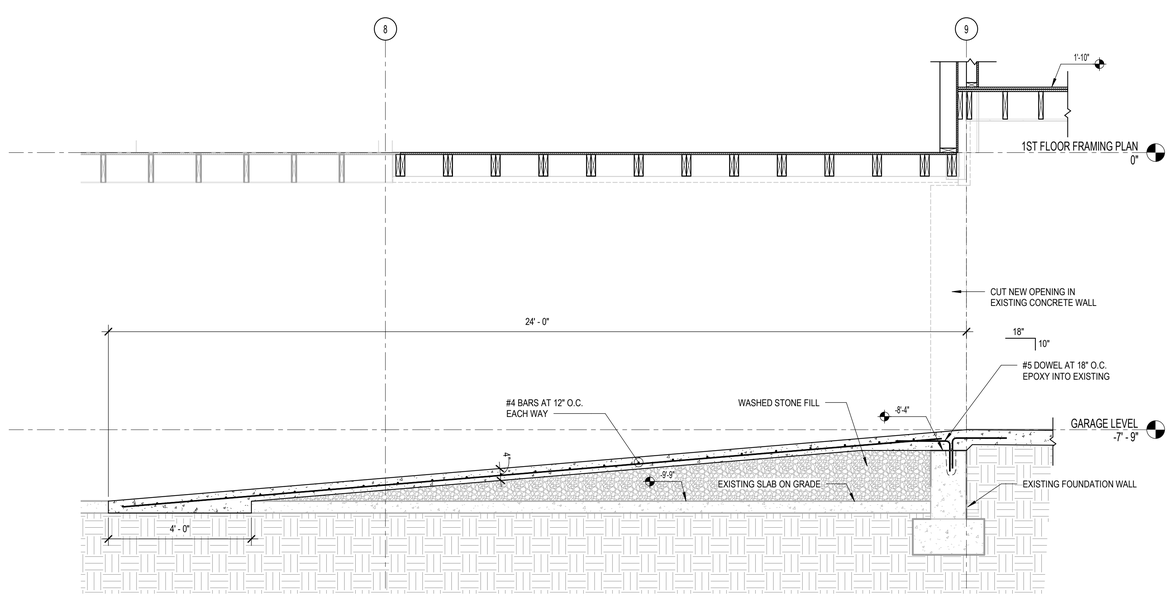


3 S302 SECTION AT NORTH EXTERIOR WALL
1/2" = 1'-0"

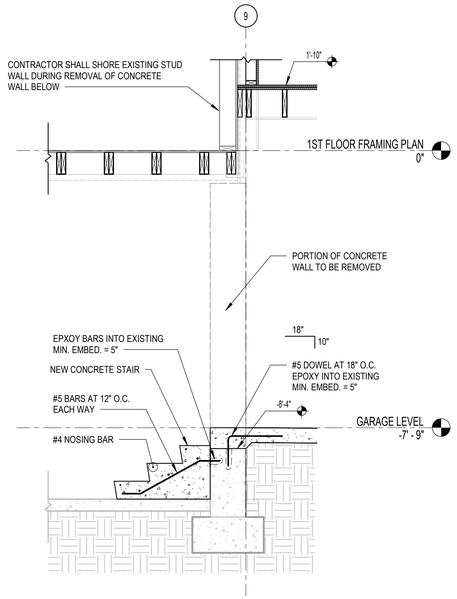
4 S302 SECTION AT EAST EXTERIOR WALL
1/2" = 1'-0"



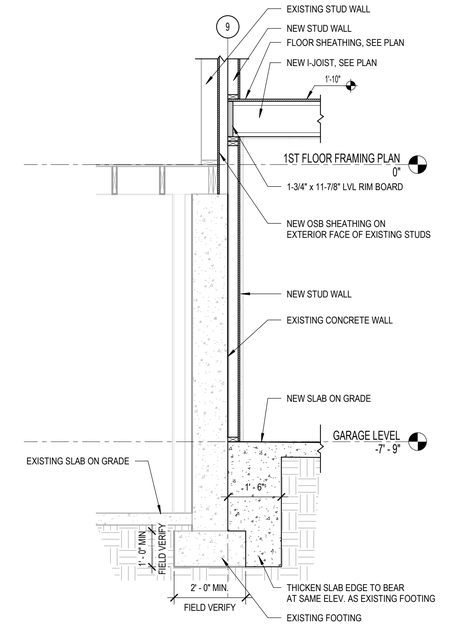
5 S302 SECTION AT SOUTH EXTERIOR WALL
1/2" = 1'-0"



6 S302 SECTION AT NEW RAMP
1/2" = 1'-0"



7 S302 SECTION AT NEW STAIR
1/2" = 1'-0"



8 S302 SECTION AT EXISTING BASEMENT WALL
1/2" = 1'-0"

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Revision Description Date

OPN Project No.
20628000

Sheet Issue Date
CONSTRUCTION DRAWINGS **February 2, 2021**

Sheet Name
FOUNDATION DETAILS

Sheet Number
S302

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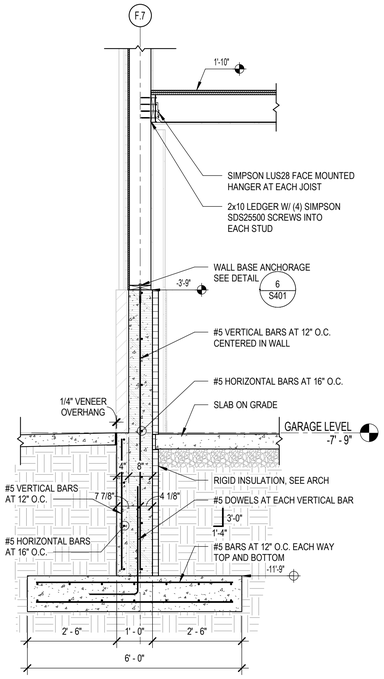
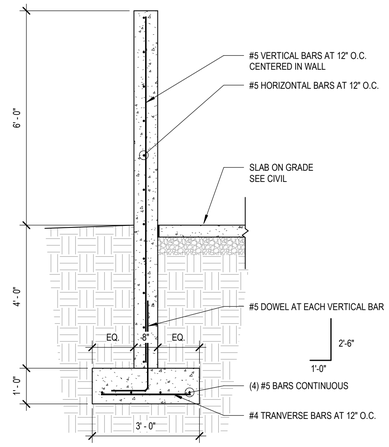
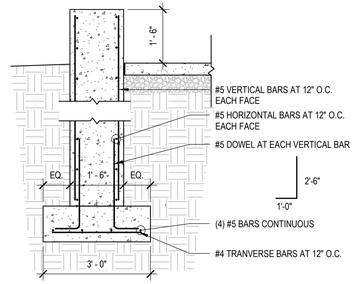


1 S303 SECTION AT SOUTH EXTERIOR WALL
1/2" = 1'-0"



2 S303 TRASH ENCLOSURE WALL
1/2" = 1'-0"



3 S303 CONCRETE WALL DETAIL
1/2" = 1'-0"

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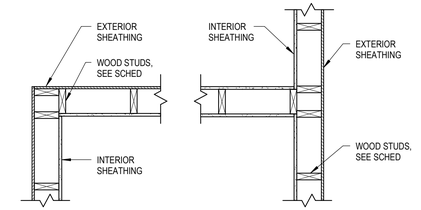
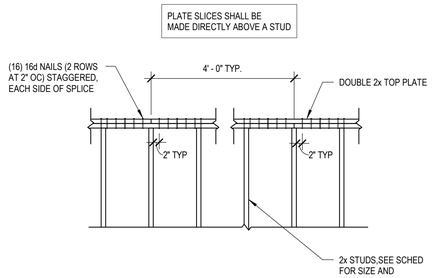


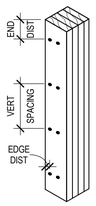
PLAN VIEW
EXTERIOR CORNER

PLAN VIEW
ATINTERSECTION

1 S401 WOOD STUD WALL INTERSECTIONS
NTS



2 S401 TYPICAL NAILED TOP PLATE SPLICE
NTS

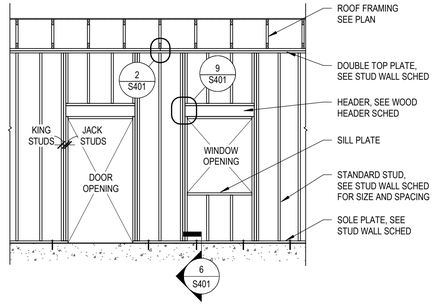


NOTES:

1. APPLIES TO ALL BUILT UP MEMBERS INCLUDING JACK AND KING STUD ASSEMBLIES.
2. AT QUANTITIES GREATER THAN (2) PLIES, THE (2) PLY FASTENERS MAY BE USED AND APPLIED TO EACH PLY.
3. ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
4. PROVIDE WASHERS BETWEEN WOOD AND BOLT HEAD/ NUT.
5. NUTS SHALL BE TIGHTENED TO ENSURE FACES OF ADJACENT LAMINATIONS ARE IN CONTACT.

COLUMN MEMBER	QUANTITY	FASTENERS	END DISTANCE	EDGE DISTANCE	VERT SPACING
2x6	(2)	10d NAILS	3 1/2"	1 1/2"	8"
	(3)	30d NAILS	3 1/2"	1 1/2"	8"
	(4) OR (5)	1/2"Ø BOLTS	4"	2"	8"
3x6	(4)	1/2"Ø BOLTS	4"	2"	8"

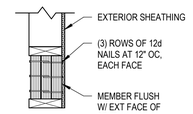
3 S401 TYPICAL BUILT UP WOOD COLUMNS
NTS



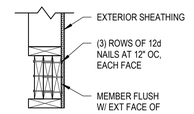
4 S401 TYPICAL WOOD STUD WALL ELEVATION
NTS

WOOD HEADER SCHEDULE

MARK	TYPE	JACK STUDS	KING STUDS	COMMENTS
H8-2	(2) 2x8	1	1	
H8-3	(3) 2x8	1	2	
H10-3	(3) 2x10	2	2	
HL10-3	(3) 1-3/4 x 9 1/4" LVL	2	3	
HL14-3	(3) 1-3/4" x 14" LVL	3	4	
HL18-4	(4) 1-3/4" x 18" LVL	3	4	

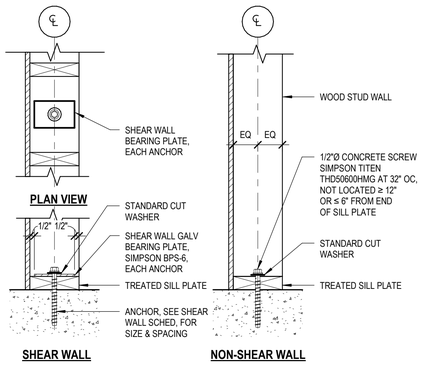


LVL HEADER



SAWN LUMBER HEADER

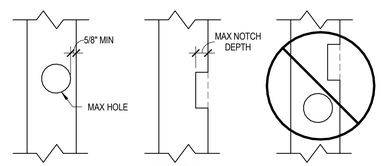
5 S401 TYPICAL WOOD HEADER SECTION
1" = 1'-0"



SHEAR WALL

NON-SHEAR WALL

6 S401 WOOD STUD WALL ANCHORAGE
NTS

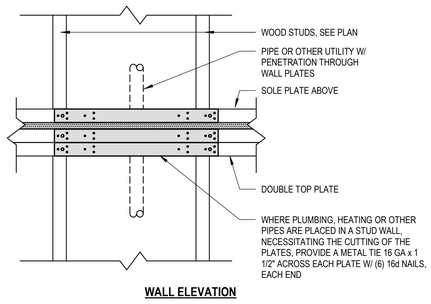


ELEVATIONS

ALLOWABLE BORED HOLES			ALLOWABLE NOTCH DEPTH		
STUD SIZE	STUD USE	MAX DIAMETER	STUD SIZE	STUD USE	MAX DEPTH
2x4	EXTERIOR OR BRG	1 3/8" Ø	2x4	EXTERIOR OR BRG	7/8"
2x4	INTERIOR OR NON-BRG	2" Ø	2x4	INTERIOR OR NON-BRG	1 3/8"
2x6	EXTERIOR OR BRG	2 1/8" Ø	2x6	EXTERIOR OR BRG	1 3/8"
2x6	INTERIOR OR NON-BRG	3 1/4" Ø	2x6	INTERIOR OR NON-BRG	2 1/8"

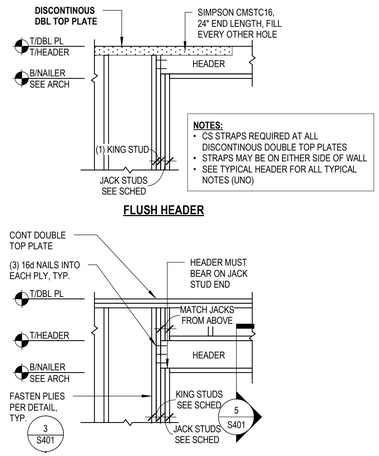
SCHEDULE NOTES:
1. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECITON OF STUD AS A CUT OR NOTCH.
2. REFER TO IBC 2308.5.9 AND IBC 2308.5.10
3. EXCEPTION IF NOT MORE THAN TWO SUCCESIVE STUDS:
   IN EXTERIOR OR BEARING WALLS - IF HOLE IS GREATER THAN MAX DIAMETER, BUT LESS THAN NON-BEARING MAX DIAMETER, THE HOLE IS PERMITTED, IF THE STUD IS DOUBLED.

7 S401 ALLOWABLE STUD PENETRATIONS
NTS



WALL ELEVATION

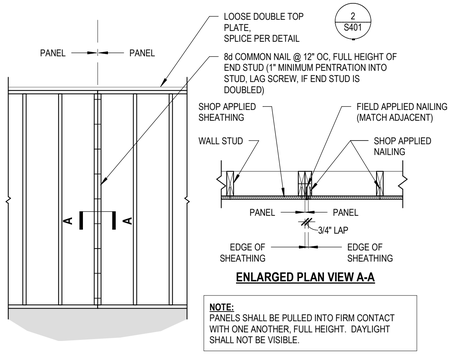
8 S401 WALL PLATE PENATRATION REINFORCEMENT
1 1/2" = 1'-0"



FLUSH HEADER

TYPICAL HEADER

9 S401 TYPICAL HEADER BEARING ELEVATIONS
1/2" = 1'-0"



ENLARGED PLAN VIEW A-A

NOTE:
PANELS SHALL BE PULLED INTO FIRM CONTACT WITH ONE ANOTHER, FULL HEIGHT. DAYLIGHT SHALL NOT BE VISIBLE.

10 S401 PANEL TO PANEL CONNECTION
3/8" = 1'-0"

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WOOD WALL DETAILS

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S401

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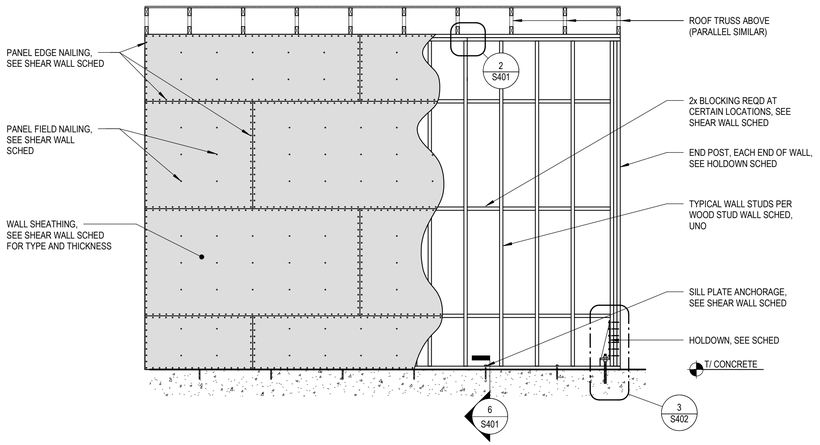
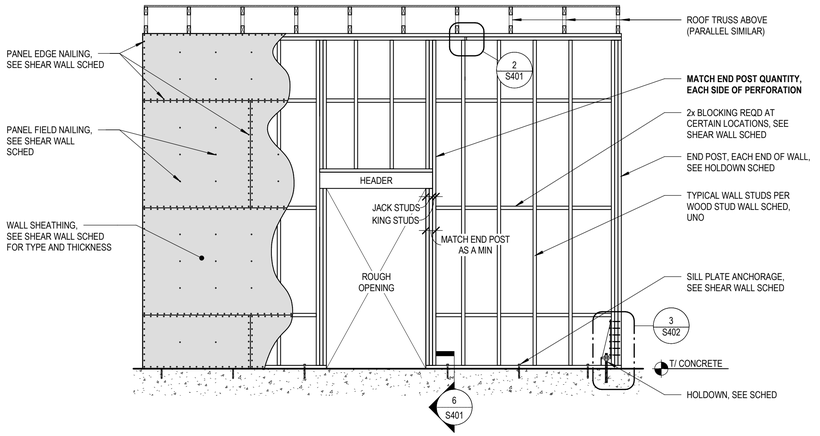


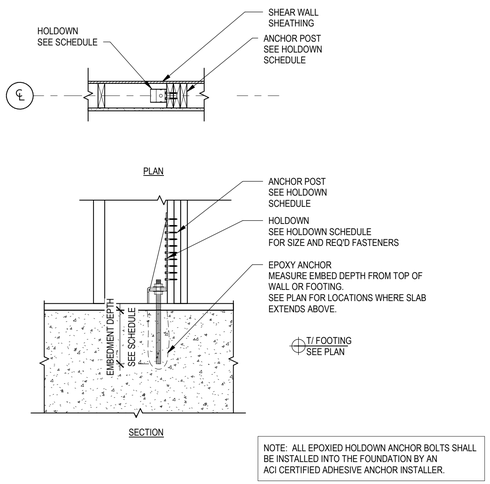
1 S402 SOLID WOOD SHEAR WALL ELEVATION

3/8" = 1'-0"



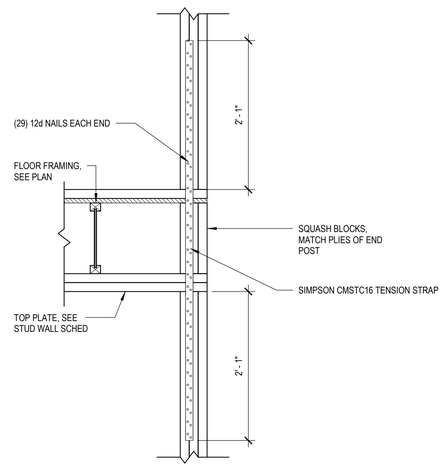
2 S402 PERFORATED WOOD SHEAR WALL ELEVATION

3/8" = 1'-0"



3 S402 SHEAR WALL HOLDOWN

3/4" = 1'-0"



4 S402 SHEAR WALL TENSION STRAP

1" = 1'-0"

WOOD SHEAR WALL SCHEDULE

MARK	SHEATHING	NUMBER OF SIDES SHEATHED	BLOCKING	PANEL FASTENER	FASTENER SPACING AT PANEL EDGE	FASTENER SPACING IN PANEL FIELD	SILL PLATE ANCHORAGE	COMMENTS
W3B1	7/16" APA RATED SHEATHING	1	YES	8d COMMON NAILS	3" OC	12" OC	SIMPSON THD50500HMG @ 16" OC	
W4B1	7/16" APA RATED SHEATHING	1	YES	8d COMMON NAILS	4" OC	12" OC	SIMPSON THD50500HMG @ 24" OC	
W6B1	7/16" APA RATED SHEATHING	1	YES	8d COMMON NAILS	6" OC	12" OC	SIMPSON THD50500HMG @ 32" OC	

WOOD SHEAR WALL SCHEDULE NOTES

1. SEE STRUCTURAL GENERAL NOTES AND WOOD SHEAR WALL ELEVATIONS FOR CONSTRUCTION REQUIREMENTS.
2. ADDITIONAL SILL PLATE ANCHORS INTO CONCRETE REQUIRED AT FULL-HEIGHT SECTIONS OF PERFORATED SHEAR WALLS: MATCH SCHEDULED FASTENER BUT REDUCE SPACING TO (1/2) INDICATED ABOVE

HOLDOWN SCHEDULE

TYPE	ANCHOR POST	ANCHOR POST FASTENERS	ANCHOR BOLT	ANCHOR BOLT EMBEDMENT
HDU5-SDS2.5	(2) 2x6	(14) 1/4" x 2-1/2" SDS	5/8" A36 ROD	12"

HOLDOWN SCHEDULE NOTES

1. ALL HOLDOWNS CONNECTING INTO CONCRETE: SHALL BE W/ SIMPSON SET EPOXY ADHESIVE AND ASTM F1554 GRADE 36 THREADED ROD
2. ALTERNATIVE FOUNDATION ANCHORAGE SHALL BE EVALUATED AT THE COST OF THE CONTRACTOR AND SUBMITTED W/ ENGINEERING CALCULATIONS. CALCULATIONS MUST CONSIDER CONCRETE EDGE AND END DISTANCES, CRACKED CONCRETE AND CONTAIN A CURRENT ICC EVAULATION REPORT.
3. ACCURATELY LOCATE ANCHOR TO ALIGN WITH HOLDOWN LOCATIONS ON PLAN.
4. ALL SHEAR WALL POST SHALL BE FASTENED PER DETAIL 3 S401
5. ANCHOR POST SPECIES AND GRADE SHALL MATCH THE STUD MATERIAL SPECIFIED IN WALL STUD SCHEDULE.

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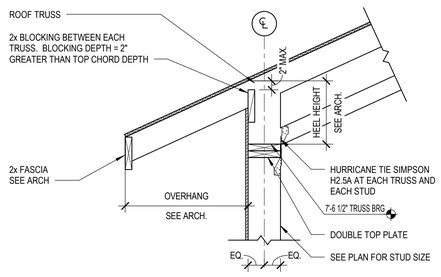
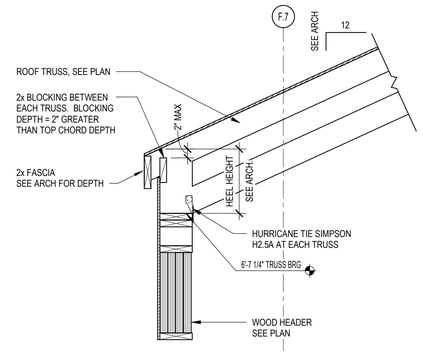
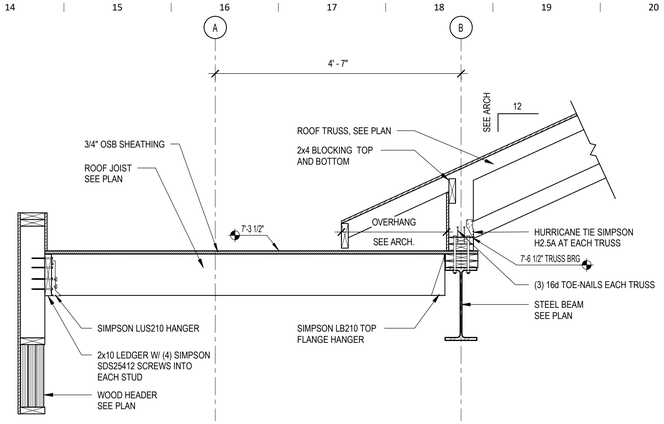


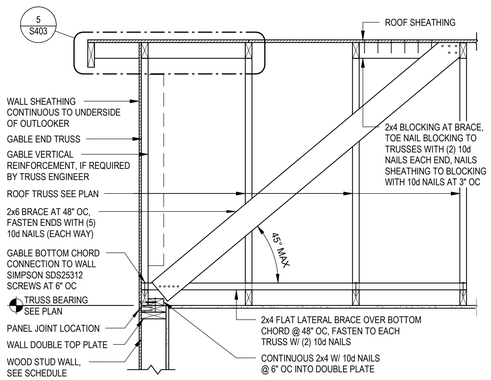
1 S403 ROOF TRUSS BEARING AT EXT. WALL
3/4" = 1'-0"



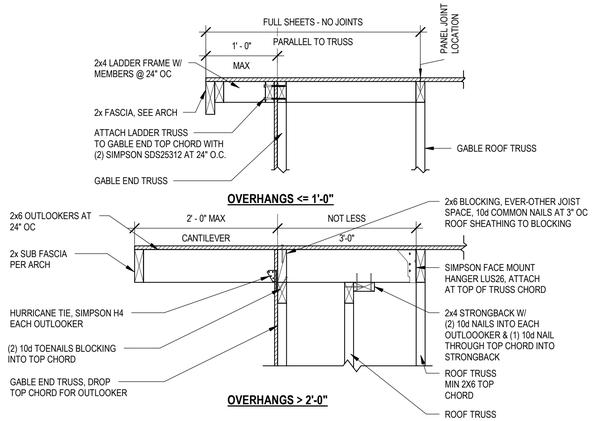
2 S403 ROOF TRUSS BEARING AT SOUTH OH DOOR
3/4" = 1'-0"



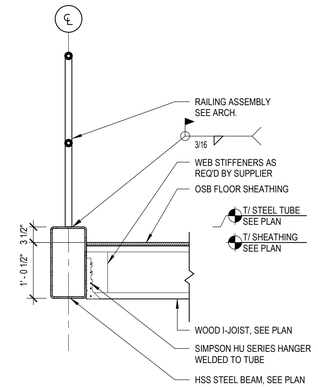
3 S403 ROOF TRUSS BEARING AT NORTH OH DOOR
3/4" = 1'-0"



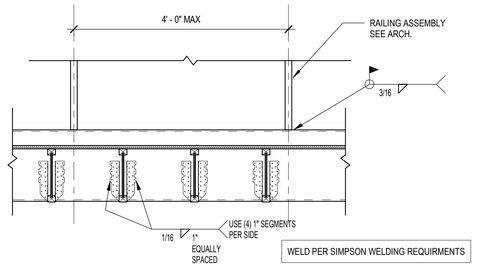
4 S403 GABLE END WALL DETAIL
3/4" = 1'-0"

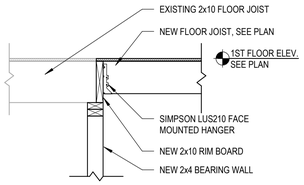


5 S403 GABLE END RAKE DETAIL
1" = 1'-0"

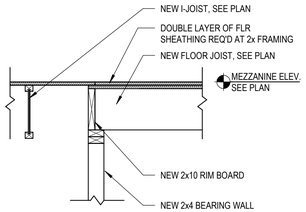


6 S403 I-JOIST BRG AT HSS BEAM
3/4" = 1'-0"

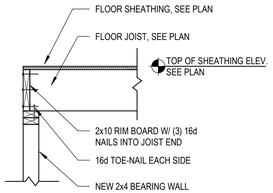




7 S403 JOIST FRAMING AT NEW BRG WALL
3/4" = 1'-0"



8 S403 MEZZANINE FRAMING TRANSITION DETAIL
3/4" = 1'-0"



9 S403 STORAGE AREA JOIST BEARING DETAIL
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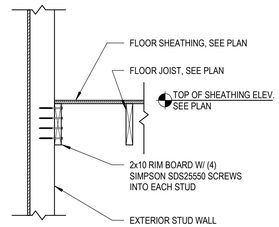
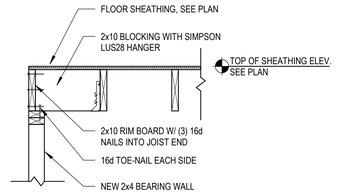


10 S403 STORAGE AREA FRAMING DETAIL
3/4" = 1'-0"



11 S403 STORAGE AREA JOIST PARALLEL TO WALL
3/4" = 1'-0"

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Sheet Name
WOOD FRAMING DETAILS

Sheet Number
S403

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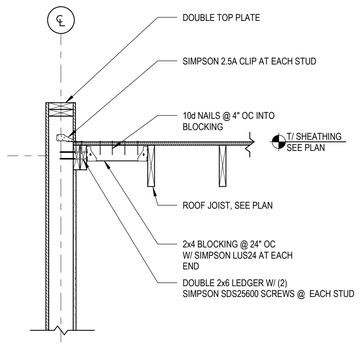
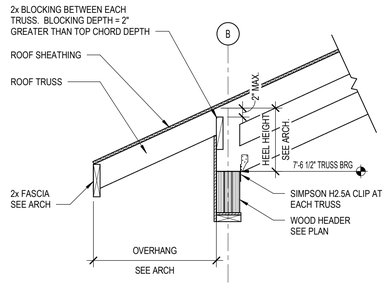
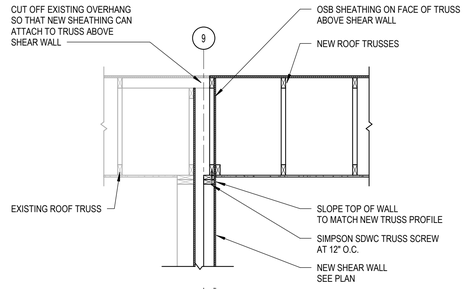


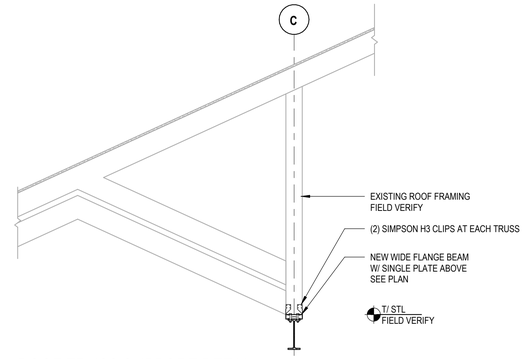
1 S404 ROOF JOIST PARALLEL TO EXTERIOR WALL
3/4" = 1'-0"



2 S404 TRUSS BEARING DETAIL AT WINDOW- GRID B
3/4" = 1'-0"



3 S404 NEW ROOF CONNECTION TO EXISTING
1/2" = 1'-0"



4 S404 ROOF TRUSS SUPPORT DETAIL
1/2" = 1'-0"

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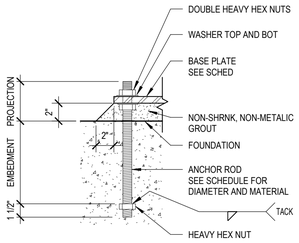
ROOF FRAMING PLAN									ROOF FRAMING PLAN
8' - 0"									8' - 0"
1ST FLOOR FRAMING PLAN	HSS8x4x3/8 BP3	HSS4x4x1/4 BP2	HSS4x4x1/4 BP2	HSS3x3x1/4	HSS3x3x3/8	HSS3x3x3/8 BP2	HSS4x3x3/8 BP1	HSS8x4x3/8 BP1	1ST FLOOR FRAMING PLAN
0"									0"
GARAGE LEVEL									GARAGE LEVEL
-7' - 9"									-7' - 9"
Column Locations	B-9.8	B-10	B-11	C-2, C-4(1' - 3 3/4")	C(-1' - 7")-3	D(-2' - 7")-3	E-7, E-8, F.5-7, F.5-8	E.9-9.8	

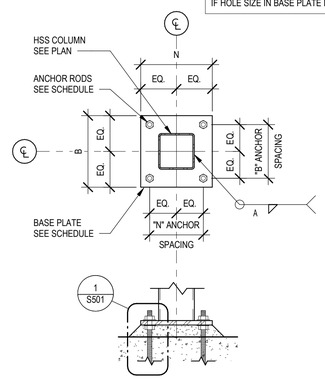
COLUMN SCHEDULE
NTS



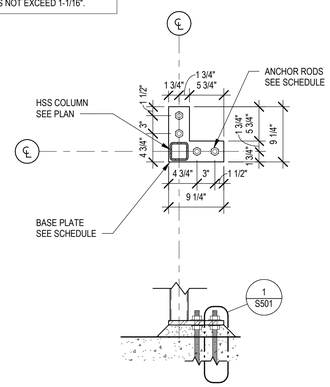
1 S501 ANCHOR RODS
1 1/2" = 1'-0"

NOTE: PLATE WASHERS REQ'D AT EACH BASE PLATE. SEE AISC MANUAL FOR PLATE WASHER SIZE AND THICKNESS FOR EACH ANCHOR ROD DIAMETER.

EXCEPTION: 3/4" Ø ANCHOR RODS MAY OMIT PLATE WASHERS IF HOLE SIZE IN BASE PLATE DOES NOT EXCEED 1-1/16".



TYPE A

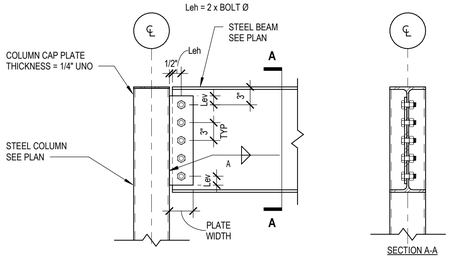


TYPE B- CORNER

2 S501 BASE PLATES
1" = 1'-0"

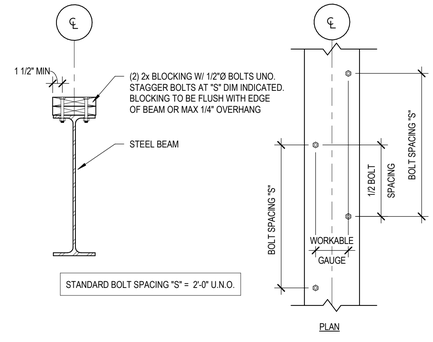
BASE PLATE AND ANCHOR ROD SCHEDULE

MARK	T	B	N	WELD SIZE "A"	ANCHOR ROD QUANTITY	ANCHOR ROD DIAMETER	ANCHOR ROD TYPE	EMBEDMENT	PROJECTION	B ROD SPACING	N ROD SPACING	COMMENTS
BP1	3/4"	10"	10"	1/4"	4	3/4"	F1554 GR. 36	9"	6"	7"	7"	
BP2	3/4"	5 1/2"	10"	1/4"	4	3/4"	F1554 GR. 36	9"	6"	3"	7"	
BP3	3/4"	5 1/2"	1' - 2"	1/4"	4	3/4"	F1554 GR. 36	9"	6"	3"	11"	

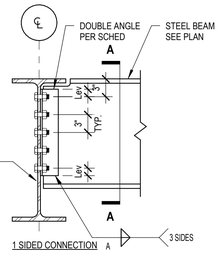


SINGLE PLATE CONNECTION SCHEDULE						
BEAM SIZE	BOLT QUANTITY	BOLT TYPE	PLATE THICKNESS	WELD THICKNESS	Lev	PLATE WIDTH
W8, W10	2	3/4" Ø A325-N	1/4"	3/16"	1 1/4"	3 1/2"
W12, W14	3					
W16	4					
W18	5	1" Ø A325-N	3/8"	1/4"	1 1/4"	4 1/2"
W21	6					
W24, W27	7		1/2"	5/16"		
W30	8					
W33	9					
W36	10					

3 S501 STEEL BEAM CONNECTION TO HSS COLUMN
1" = 1'-0"

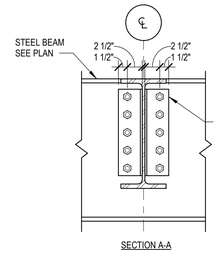


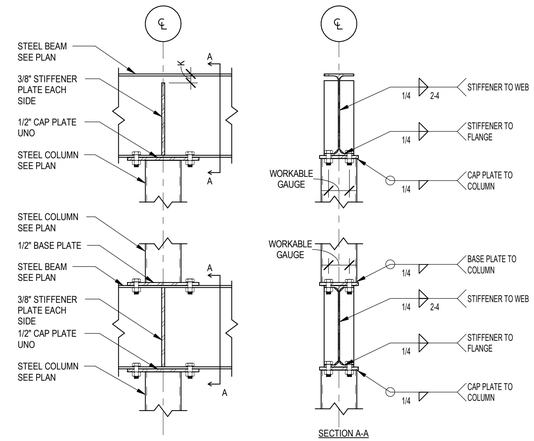
4 S501 NAILER ATTACHMENT TO STEEL BEAM
1" = 1'-0"



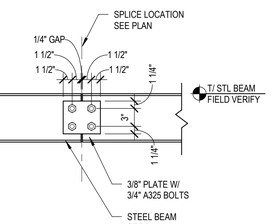
DOUBLE ANGLE CONNECTION SCHEDULE					
BEAM SIZE	BOLT QUANTITY	BOLT TYPE	ANGLE	WELD "A"	Lev
W8, W10	2	3/4" Ø A325-N	L4x3x5/16 (SLBB)	1/4"	1 1/4"
W12, W14	3				
W16	4				
W18	5				
W21	6				
W24, W27	7				
W30	8				
W33	9				
W36	10				

5 S501 STEEL BEAM CONNECTION TO STEEL BEAM
1" = 1'-0"

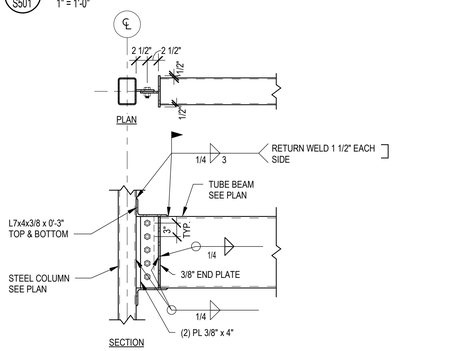




6 S501 STEEL BEAM OVER HSS COLUMN CONNECTION
1" = 1'-0"



7 S501 BEAM SPLICE DETAIL
1" = 1'-0"



8 S501 TUBE BEAM TO TUBE COLUMN CONNECTION
3/4" = 1'-0"

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