CITY OF NEW BERLIN
COMMUNITY DEVELOPMENT AUTHORITY MEETING
Thursday, September 1, 2022
7:30 AM
Zoom Meeting
https://us02web.zoom.us/j/83960765621

This governing body has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

Any comments that the public wishes to make may be communicated to the city via email at citizencomments@newberlin.org and will be forwarded to the Mayor and Community Development Authority. Interested parties may also participate by:

- Downloading the ZOOM app located at https://zoom.us/ and utilize this unique ID to join:
- Following this direct link to the meeting: https://us02web.zoom.us/j/83960765621
- Find your local number: 839 6076 5621

AGENDA

CALL TO ORDER; PLEDGE OF ALLEGIANCE

ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

APPROVAL OF MINUTES

1. December 2, 2021 CDA Meeting Minutes

EXECUTIVE DIRECTOR'S REPORT

NEW BUSINESS

2. (2) KW UA-2201689 David O'Brien with Bayland Buildings - 3033 S. 166th Street - Use, Site and Architecture approval for an 18,518 square foot addition for McKey Perforating.

COMMUNICATION

ADJOURN

PLEASE NOTE:

- ✓ It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that members of and possible a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.
- ✓ Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Clerk Rubina R. Medina (262) 786-8610.

CITY OF NEW BERLIN
PROCEEDINGS OF THE COMMUNITY DEVELOPMENT AUTHORITY
Thursday, December 2, 2021 Via Zoom

Please note: Minutes are unofficial until approved by the Community Development Authority at the next regularly scheduled meeting.

Deputy City Clerk Rubina Medina read the rules as this meeting was held via zoom due to Covid-19.

PUBLIC HEARING

Mayor Ament read the rules for the public hearing.

- (7) KW CU-2102231 Cori Huege with Russo Power Equipment - 16555 W. Lincoln Avenue - Conditional use permit to re-occupy the existing building and waiver request for an 8' fence. (PUBLIC HEARING 7:30 AM)

Deputy Director Nikki Jones read the public hearing notice and Principal Planner Kelly Wall provided a brief introduction.

Mayor Ament asked if anyone in attendance had questions for clarification. There were none.
Mayor Ament asked if anyone wanted to speak in favor of the request. There were none.
Mayor Ament asked if anyone wanted to speak in opposition of the request. There were none.
Mayor Ament if anyone on the board had any questions or comments. Questions were asked by the board.
The public hearing was closed at 7:53AM.

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 7:53 AM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Present: Mayor Ament, Commissioner Schulpius, Ald. Hopkins, Ald. Horbinski, Commissioner Patterson, Commissioner Vaclav & DCD Director Greg Kessler.

Excused: Commissioner Felda, Finance Director Ralph Chipman

APPROVAL OF MINUTES

- February 6, 2020 Meeting Minutes

  Motion by Ald. Horbinski to approve the February 6, 2020 meeting minutes. Seconded by Ald. Hopkins. Motion approved 6-0.

EXECUTIVE DIRECTOR'S REPORT

No Report.

NEW BUSINESS

- (7) KW CU-2102231 Cori Huege with Russo Power Equipment - 16555 W. Lincoln Avenue - Conditional use permit to re-occupy the existing building and waiver request for an 8' fence. (PUBLIC HEARING 7:30 AM)

Motion by Mayor Ament, seconded by Ald. Horbinski to approve the Conditional use permit to re-occupy the existing building and waiver request for an 8' fence at 16555 W. Lincoln Avenue.
Motion approved 6-0.

COMMUNICATION(S)

- TO: Community Development Authority
  FROM: Kelly Wall, Principal Planner
  RE: 2022 Community Development Authority Meeting Dates

  Kelly Wall provided the proposed CDA meeting dates for 2022.

ADJOURN

Motion by Commissioner Patterson, seconded by Commissioner Schulpius to adjourn the meeting at 8:04 AM.
Motion passed 6-0.

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**David O'Brien – Bayland Buildings / McKey Perforating Addition**
LOCATION:	**3033 S. 166th Street (Tax Key #: 1191-988-001)**
REQUEST:	**Approval of the Use, Site and Architecture, along with Waiver Request #1, for the construction of an 18,518 square foot building addition located at 3033 S. 166th Street.**
D.R.C. RECOMMENDATION:	**Use, Site and Architecture approval, along with Waiver Request #1, for the construction of an 18,518 square foot building addition located at 3033 S. 166th Street, subject to the application, plans on file and the following conditions:**

Waiver Request #1: ***The applicant is requesting a waiver from the parking requirements listed in Zoning Code Table 275-57-1. Per Table 275-57-1, 10 parking spaces are required for this building addition. The applicant is proposing to utilize the existing 57 parking stalls and not install any additional parking.***

1. **Planning:**
    a. **The applicant is proposing to construct an 18,518 square foot building addition. The addition will accommodate additional warehouse space and be used to store existing materials currently being stored outside.**
    b. **Plan of operation:**
        i. **Applicant shall adhere to the submitted plan of operation.**
        ii. **Employee and customer parking shall be contained on site.**
            1. **Should parking become an issue, the property owner will be required to submit an off-site parking plan and agreement.**
    c. **Architectural Review Committee approved this request on August 15, 2022.**
    d. **Community Development Authority review and approval is required.**
    e. **Plans shall meet the M-1 SPO, Light Manufacturing District, requirements in Section 275-35B(4).**
    f. **Applicant shall prepare a detailed tree inventory analysis. The applicant will be required to adhere to the City Tree Replacement Schedule listed in Section 275-54.B of the Zoning Code.**
        i. **The plant schedule shall refer to trees in DBH (diameter breast height).**
        ii. **The tree replacement schedule requires a minimum plant size of replacement trees to be 2.5" DBH.**
        iii. **The applicant and the developer/property owner(s) of these parcels may coordinate with the City on a potential public / private partnership. If an agreement is reached, the applicant's tree replacement fee may be reduced.**

g. **Per Article VIII, §275-24, all future tenants shall be required to apply for and receive a Zoning Permit from the Department of Community Development prior to leasing or occupying space within this development. All future tenants will be reviewed on a case-by-case basis for adequacy of parking and may be denied due to lack of parking.**

h. **Dumpsters shall be properly screened from the street and public view in accordance with Article VIII, §275-56 of the New Berlin Municipal Ordinance.**

i. **All permanent and temporary signs require an application to be filed prior to installation.**

j. **Applicant shall verify the location of any roof-top or ground mounted mechanical units that might be planned for this building to ensure they are screened from view of the right-of-way.**

k. **Applicant shall provide a copy of the recorded Deed Restriction, for greenspace and lot coverage purposes, prior to issuance of the Zoning Permit.**

l. **Wetlands shall be clearly marked in the field with construction fencing and signage during site work.**

2. **Engineering:**

   a. **Parking:**
      i. **No parking will be allowed off-site or within the roadway right-of-way.**
         1. **Any shared parking plans will need to be reviewed and approved by the City.**

      ii. **ADA parking stalls are required to meet the Department of Justice standard.**
         1. **The applicant shall be made aware that the current ADA parking stall does not meet the minimum standard for a van accessible parking stall. www.ada.gov/parking.**
         2. **Any future modifications to the parking lot, including re-striping and/or re-configuration, shall trigger the need for additional ADA parking, per the current Department of Justice standards.**

   b. **Dumpster enclosure: Any side of a dumpster that is not used for access and is visible from a public right-of-way shall be screened from view by a solid wall with a minimum height of six feet. The wall shall be architecturally compatible with other buildings and structures on the site.**

   c. **Wetland Fill: Provide a copy of the approved Wetland Fill Permit from the DNR.**

   d. **Lighting: The proposed lighting plan does not meet the minimum standards of section 275-60.I. Please revise and resubmit.**

   e. **Outdoor storage: Per 275-41C(10), Outdoor storage may be allowed as an accessory use as defined in the use summary tables for each zoning district, subject to Department of Community Development staff review and approval, and provided that such storage is screened from view of any public right-of-way.**

3. **Stormwater:**
   a. **Show details and cross-sections for green infrastructure.**

   b. **Provide calculations for green infrastructure.**

c. **SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.**

d. **Identify drainage areas that feed to green infrastructure.**

4. **Building Inspections:**

   a. **Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).**

   b. **Building plans must be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application.**

   c. **Apply and obtain appropriate building, electric and plumbing permits from the City of New Berlin Building Inspection Division.**

   d. **The building shall be fully accessible from the parking lot to the interior elements (SPS.363.1101 and ICC/ANSI A117.1).**

5. **Fire Department:**

   a. **Maintain 24' wide lane for fire access.**

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY DEVELOPMENT AUTHORITY STAFF REPORT

Meeting of September 1, 2022

David O'Brien – Bayland Buildings / McKey Perforating
3033 S. 166th Street

DATE STAFF REPORT PREPARED: August 8, 2022

APPLICANT / OWNER(S): David O'Brien – Bayland Buildings / McKey Perforating

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture approval along with Waiver Request #1, for the construction of an 18,518 square foot building addition located at 3033 S. 166th Street.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 7/15/2022

DATE OF COMPLETENESS DETERMINATION: 7/18/2022
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes
(Date(s) of Meeting(s): 6/1/2022 & 6/30/2022 / Site Visit(s): 8/10/2022)

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):
Parcel: 3.59 acres
Current Building: 70,110 square feet
Proposed Addition: 18,518 square feet

CURRENT ZONING: M-1 SPO, Light Manufacturing District

CURRENT LAND USE: Industrial

PROPOSED ZONING: N/A

PROPOSED LAND USE: Approximately 18,518 square foot building addition for McKey Perforating.

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: M-1 SPO	Land Use: Industrial (Hanel Corporation)
South:	Zoning: M-1 SPO	Land Use: Vacant
East:	Zoning: M-1 SPO	Land Use: Industrial (Technical Metal Specialties)
West:	Zoning: M-1 SPO	Land Use: Industrial (Denali Ingredients)

CONFORMANCE WITH THE 2020 COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 13: Neighborhood C: New Berlin Industrial Park: Yes, this submittal meets the intent of this Chapter.

Planning Context/Vision/Development Polices:

Vision:

- *The New Berlin Industrial Park will continue to be a major economic engine and job center for the City. Public and private reinvestment should focus on upgrading both the infrastructure and building quality to ensure long-term viability. Whenever possible, sustainable development guidelines should be followed for new development and redevelopment as outlined in this Plan. The primary land use should continue to be business, with some limited retail and service businesses located along the eastern edge of the Industrial Park.*
- *The City should explore land coverage and density strategies for allowing building expansions in the Industrial Park.*
- *The City shall work with business owners to implement acceptable alternative stormwater techniques, both along the street right-of-way and within parcels.*
- *The City should work with business owners to explore alternatives to truck circulation that avoids conflict with traffic on public streets.*

Development Policies:

- *The Industrial Park should remain oriented to business and light industrial uses, attracting incubator businesses when possible.*

Land use

- Future Land Use Map: Business Park/Industrial

ZONING CODE (Chapter 275): Yes, this request is consistent with Section 275-35B(4) and 275-39F of the Zoning Code.

SUBDIVISION CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONCEPTUAL USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: Yes
Site Plan Required: Yes
Architectural Review Required: Yes – the item was reviewed and approved at the August 15th, Architectural Review Committee meeting.

PROPOSED ARCHITECTURE: Exterior materials and colors will be consistent with existing - metal panel and CMU.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: Yes, along the south property line (see Finding #2).
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not inventoried.
Floodplain: No
Topography / Geologic: This site is relatively flat but slopes slightly to the south.

BIKE & PEDESTRIAN FACILITIES: None identified.

PARK & OPEN SPACE PLAN: None Identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Yes, erosion control plan has been submitted.
Woodland, Tree, and Vegetation Protection: Limits of disturbance shown on plans.
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: The applicant shall submit a copy of the approved Wetland Fill Permit from the DNR, prior to issuance of the Zoning Permit. Additionally, the applicant shall record a Deed Restriction prior to Zoning Permit issuance to account for greenspace and impervious coverage.

STORM WATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Sewershed Capacity Available: Yes
Sewershed Balance (If known): N/A
Adequate Linkage: Yes
On-site system required: No

WATER USAGE CALCULATION: No increase.

TRAFFIC IMPACT: No increase.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

10/18/1971	Plan Commission approved a Use Approval application for McKey Perforating (perforating and forming steel, aluminum and plastic sheet and coil stock).
12/21/1971	Building permit issued for the building.
5/20/1974	Plan Commission approved an addition.
6/10/1974	Plan Commission approved revised plans, that were previously approved for an addition.
9/6/1978	Plan Commission approved an addition.
11/20/1978	Plan Commission approved relocation of a transformer.
6/5/1989	Plan Commission approved a 90’ x 190’ tool storage warehouse and additional parking for McKey Perforating.
10/4/1993	Plan Commission approved a 17,100 square foot building addition for McKey Perforating.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The current occupant, McKey Perforating, would like to construct a 18,518 square foot building addition to accommodate additional warehouse space and store materials currently outside, indoors.
2. There are delineated wetlands along the southern property line of this parcel. The wetlands also continue on parcel to the south, which is also owned by Diamond Manufacturing. The applicant will be required to provide copies of the wetland fill permits to the City, prior to issuance of the Zoning Permit.

3. If the proposed addition is approved, the applicant will be required to record a Deed Restriction, restricting development on the parcel to the south in an effort to conserve open space, on behalf of the northern parcel.
    a. A Deed Restriction is being used in lieu of a 1-Lot CSM as the two parcels were platted as part of 3 separate subdivision plats.
    b. The building and parking currently exceed the allowable impervious surface coverages (50% building / 75% impervious) and the minimum open space (25%) is currently below what is allowed. The Deed Restriction will allow the property to the south, to account for the needed open space and site coverage.
4. Based on Zoning Code Table 275-57-1, an 18,518 square foot addition would require the applicant to provide 10 additional parking stalls, based on a 1 stall per 2,000 square feet requirement for warehouse/storage. The property currently has 57 parking stalls.

    PROPOSED ADDITION: *18,518 Square Feet*
    57 Existing Stalls / 10 Additional Required per Zoning Code Table 275-57-1

    Storage/Warehouse:
    - 1 parking stall per 2,000 square feet
    - 18,518 square feet = 10 stalls required

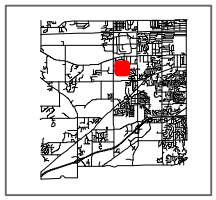
    Based on the proposed use of the building and existing operations, the applicant is requesting a parking waiver. The applicant has provided a letter (attached) stating that they have 54 employees and that the existing parking provided, is sufficient for their current needs.

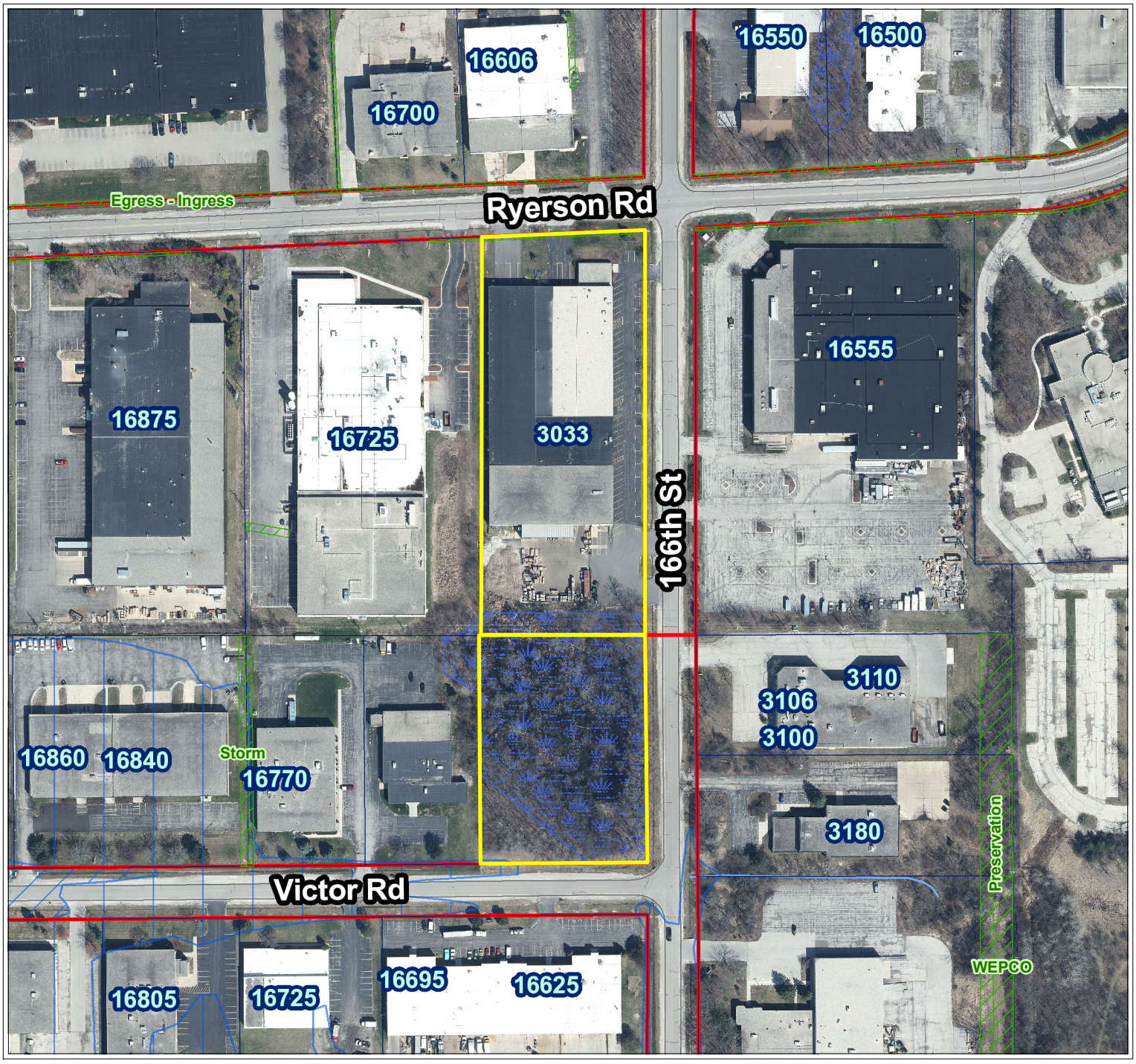
D.R.C. RECOMMENDATION: Use, Site and Architecture approval, along with Waiver Request #1, for the construction of an 18,518 square foot building addition located at 3033 S. 166th Street subject to the application, plans on file and the following conditions: **See Executive Summary.**

Attachments:
Location Map
Plan of Operation
Parking Letter
Plans and Elevations

City of New Berlin
Community Development

UA-2201689
McKey Perforating
3033 S. 166th Street





Legend

- Parcels
- Road Right-of-Way
- **Floodplain DFIRM (FEMA 2014)**
- **Flood Zone**
- FEMA DFIRM - Zone A
- FEMA DFIRM - Zone AE
- FEMA DFIRM - 0.2% Annual Chance
- Zoning Boundaries
- **Zoning Wetland Registration**
- **Wetland Registration Type**
- Registered Wetland
- Outside Wetland
- **Environmental Corridor**
- **Corridor Type**
- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- **Sewer Service Area (MMSD)**
- **Sewershed**
- Current
- Ultimate

N

0 80 160 Feet

City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org

The information and depictions herein have been produced using data available through photogrametric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

Map Printed: 8/12/2022 9:27:17 AM

McKey Perforating Company, Inc.
3033 South 166th Street
New Berlin, Wisconsin 53151-3555

McKey Perforated Products Co., Inc.
87 Volunteer Court
Manchester, Tennessee 37355

To whom it may concern, 5/31/22

In response to your questions please see below responses:

- The use for the building and land is for production, storage, loading and unloading of various trucks.
- Loading and unloading trucks , storage , manufacturing.
- 2 shifts 5am to 12am 5 days a week
- 53 employees total . 33 employees 1st ahift
- From forklifts to semi's
- We anticipate 4-10 trucks a day
- Start asap when permits granted / construction to end approx. 4 months after.
- No phasing
- None anticipated , contractor to propose a solutions for any hazards.

Sincerely,

Dan

Daniel J. Lesniak
General Manager

mckeyperforating
A Reliance Steel & Aluminum Company
3033 South 166th Street | New Berlin, WI | 53151
262-786-2700 Phone | 262-786-7673 – Fax
www.mckeyperforatedmetal.com

MEMBER IPA INDUSTRIAL PERFORATORS ASSOCIATION

ISO 9001:
Registered
Quality Management System

mckeyperforating

To whom it may concern, 6/20/22

We have an average of approx. 54 employee's broken down as follows:

- 14 are managers, salespeople, or engineers (office)
- 40 people that are production, material handlers, shipping and receiving. (plant)
- We currently have enough parking for all but it can get tight, not much room for growth

Hopefully this answers the last of your questions, for we are hopping to get this project underway soon.

Sincerely,

Dan Lesniak

General Manager

McKey Perforating

CONSTRUCTION DRAWINGS

FOR

NEW BERLIN BUILDING ADDITION

BAYLAND BUILDINGS, INC

CITY OF NEW BERLIN

WAUKESHA COUNTY, WI

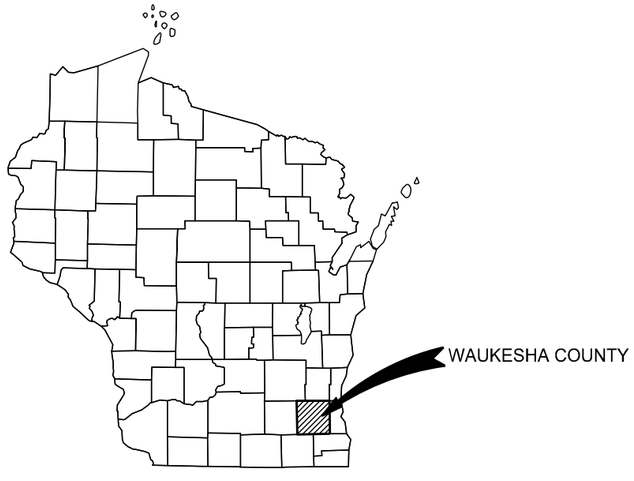
June 21, 2022

SITE LOCATION MAP

Prepared By

Cedar corporation

PROJECT I.D. 06549-0004



COUNTY LOCATION MAP

INDEX TO DRAWINGS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	STANDARD SYMBOLS ABBREVIATIONS & STAMPS
3	EXISTING CONDITIONS
4	DEMO PLAN
5	SITE PLAN
6	GRADING AND EROSION CONTROL PLAN
7	WETLAND FILL PLAN
8	STANDARD CONSTRUCTION DETAILS

ATTENTION:
DOWNLOADED PLANS ARE NOT SCALABLE, NEITHER THE OWNER NOR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM CEDAR CORPORATION SHALL BE CONSIDERED TO BE SCALEABLE PLANS.

I:\Clients-Cdrbrg\B\B6549 Bayland Buildings Inc\004 New Berlin Building Addition\100 Cad\DWG\CoverDetails.dwg 06/21/22 2:03:25 PM

MAPPING & TOPOGRAPHY SYMBOLOGY

DESCRIPTION	SYMBOL EXISTING	SYMBOL PROPOSED
SANITARY SEWER (PLAN) – LENGTH–DIA. MATERIAL @ GRADE	(SIZE & MAT'L) SAN	LENGTH – SIZE MATL SAN
STORM SEWER (PLAN) – LENGTH–DIA. MATERIAL @ GRADE	(SIZE & MAT'L.) STM	LENGTH – SIZE MATL STM
WATER MAIN (PLAN)– LENGTH–DIA. MATERIAL–(FITTING–FITTING)	(SIZE & MAT'L.) WTR	LENGTH – SIZE MATL WTR
SANITARY SEWER (PROFILE) – LENGTH–DIA. MATERIAL @ GRADE	(SIZE & MAT'L)	XXX'– XX" PVC SAN @ 0.00%
SANITARY FORCEMAIN (PROFILE) – DIA. MATERIAL	(SIZE & MAT'L)	XXX'– XX" FORCEMAIN @ 0.00%
STORM SEWER (PROFILE) – LENGTH–DIA. MATERIAL @ GRADE	(SIZE & MAT'L.)	XXX'– XX" RCP STM @ 0.00%
WATER MAIN (PROFILE)– DIA. MATERIAL	(SIZE & MAT'L.)	X" PVC WM.
GAS MAIN	GAS	GAS
ELECTRIC – BURIED	UGE	UGE
ELECTRIC – OVERHEAD	OE	OE
TELEPHONE – BURIED	TEL	TEL
TELEPHONE – BURIED (FIBER OPTIC)	FO	FO
TELEPHONE – OVERHEAD	OH	OH
CABLE TELEVISION – BURIED	TV	TV
CABLE TELEVISION – OVERHEAD	OH	OH
CENTERLINE		
RIGHT–OF–WAY LINE		
PROPERTY LINE		
PAVEMENT (STREET, DRIVE, SIDEWALK, ETC.)		
GRAVEL		
CURB & GUTTER		
RAILROAD		
GUARDRAIL		
FENCE – AS LABELED		

MAPPING & TOPOGRAPHY SYMBOLOGY

DESCRIPTION	SYMBOL EXISTING	SYMBOL PROPOSED
BENCHMARK		
CATCH BASIN/INLET		
CONTROL POINT	CP	
CULVERT	(DIA. & TYPE)	(LENGTH–DIA. & TYPE)
CURB STOP G=GAS W=WATER	WSO	G OR W
ELECTRIC PEDESTAL		
FIRE HYDRANT		
IRON PIPE = IP IRON ROD = IR	OR IR	IP OR IR
LIGHT – ORNAMENTAL		
LIGHT – STREET		
MAILBOX	MB	
MANHOLE ELECTRIC	E	
MANHOLE GAS	G	
MANHOLE MISCELLANEOUS	MH	MH
MANHOLE SANITARY	SA	SAN MH
MANHOLE SIGNAL	SI	SIG MH
MANHOLE STORM	STM	STM MH
MANHOLE STORM INLET CATCH BASIN		
MANHOLE WATER	W	
MANHOLE TELEPHONE	T	
METER – GAS	G	
METER – WATER	W	
PEDESTAL CABLE TV		
PEDESTAL TELEPHONE		
SIGN		
BUSH CONIFER		
BUSH DECIDUOUS		
TREE DECIDUOUS/INCH DIA	12"	
TREE CONIFEROUS/INCH DIA	10"	
TREE LINE		
VALVE: W=WATER, G=GAS	OR WV	WV OR GV
UTILITY POLE		
SILT FENCE	SF	SF
MAJOR CONTOURS	890	890
MINOR CONTOURS		
SPOT ELEVATIONS	+891.2	+891.22
INLET PROTECTION		

LIST OF STANDARD ABBREVIATIONS

ASPH	ASPHALT
B/B	BACK TO BACK
BOC	BACK OF CURB
BLDG	BUILDING
BM	BENCHMARK
BSMT	BASEMENT
C	CUT
C&G	CURB AND GUTTER
C/C	CENTER TO CENTER
CABC	CRUSHED AGGREGATE BASE COURSE
CB	CATCH BASIN
CI	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CP	CONTROL POINT
CTH	COUNTY TRUNK HIGHWAY
CTV	CABLE TV
CS	CURB STOP
DIA	DIAMETER
DI	DUCTILE IRON PIPE
EA	EACH
ELEC	ELECTRIC (E WHEN USED IN LINE STYLE)
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FO	FIBER OPTIC
G	GAS
GV	GAS VALVE
GW	GUY WIRE
INV	INVERT
IP	IRON PIPE OR PIN
L	LENGTH (OF CURVE)
LC	LONG CHORD OF CURVE
LP	LIGHT POLE
MB	MAILBOX
MG	METER–GAS
MH	MANHOLE
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PED	PEDESTAL
PVMT	PAVEMENT
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVC OR	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RANGE OR RADIUS
RCP	REINFORCED CONCRETE PIPE
REBAR	REINFORCEMENT BAR
REQD	REQUIRED
RL	REFERENCE LINE
ROW	RIGHT–OF–WAY
SAN	SANITARY
WALK	SIDEWALK
SF	SILT FENCE
SL	SANITARY LATERAL
SHLDR	SHOULDER
STA	STATION
STH	STATE TRUNK HIGHWAY
STM	STORM OR STORM SEWER
TEL	TELEPHONE
TEMP	TEMPORARY
TOC	TOP OF CURB
TYP	TYPICAL
VC	VERTICAL CURVE
WM	WATER MAIN
WS	WATER SERVICE
WV	WATER VALVE

CONTACTS

xxxxx

BENCHMARKS

1	EXISTING FIRST FLOOR ELEVATION	875.90

GENERAL NOTES:

1. THESE DRAWINGS ARE NEITHER A LEGALLY RECORDED MAP, NOR A SURVEY, AND IS NOT INTENDED TO BE USED AS ONE.
2. ALL PROPERTY LINES SHOWN ARE ESTABLISHED FROM COUNTY GIS FILES. PROPERTY LINES MAY NOT REFLECT ACTUAL LOT LINE LOCATIONS AND ARE FOR INFORMATIONAL PURPOSES ONLY.
3. UTILITY LOCATIONS SHOWN ON THE PLANS WERE PROVIDED BY THE UTILITY OWNER. FIELD LOCATIONS MAY VARY AND ADDITIONAL UTILITIES MAY EXIST. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL LENGTHS OF PROPOSED UTILITIES SHOWN ON THE PLANS ARE PER DESIGN, ACTUAL LENGTHS MAY VARY DURING CONSTRUCTION.

JOB NO. 06549–0004
BOOK NO.
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CHECKED BY MJS
DATE June 21, 2022
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BAYLAND BUILDINGS, INC
NEW BERLIN BUILDING ADDITION
WAUKESHA COUNTY, WISCONSIN
STANDARD SYMBOLS AND ABBREVIATIONS

SHEET NO. 2 OF 8

I:\Clients–Cdrbrg\B\B6549 Bayland Buildings Inc\004 New Berlin Building Addition\100 Cad\DWG\CoverDetails.dwg 06/21/22 2:03:17 PM

SCALE:
0 15 30 60

CURRENT ZONING
MANUFACTURING

110' SETBACK

TOP OF BANK
DITCH
PL
FENCE
CONC
TOP OF BANK

CURRENT ZONING
MANUFACTURING

CURRENT ZONING
COMMERCIAL

25'
SETBACK

WETLAND

DELINEATED WETLAND EDGE

TOP OF BANK

SOUTH LINE SOUTHWEST QUARTER SECTION 10, T 6 N, R 20 E

ASPH

FENCE

OVERHANG CONC

FENCE

WALL

CONC

TAX KEY NO. 1191 988 001
DIAMOND MANUFACTORING COMPANY
3033 S 166 STREET
EXISTING BUILDING = 71,250 SF
FFE = 875.90

CURRENT ZONING = MANUFACTURING = M-1 SPO
(LIGHT MANUFACTURING WITH SPECIAL PLAN OVERLAY)

LOT SIZE: 154,583.2 SF
EXISTING IMPERVIOUS: 124,954.2 SF
EXISTING PERVIOUS: 29,629 SF
EXISTING % PERVIOUS: 19.17%

ASPH

50'
SETBACK

CMP

ASPH

ASPH

TOE OF SLOPE

ROW

EDGE OF PAVEMENT

W. RYERSON ROAD

50'
SETBACK

ASPH

36'

24"x36" CMP

40'

DITCH

24"x36" CMP

DITCH

ROW

DITCH

24"x36" CMP

DITCH

EDGE OF PAVEMENT

DEPTH
27.76'

ASPH

EX 18" CONC SAN

S. 166TH STREET

EX 18" CONC SAN

ASPH

CURRENT ZONING
MANUFACTURING

CURRENT ZONING
MANUFACTURING

CURRENT ZONING
MANUFACTURING

EXISTING PARKING
36 ANGLED SPACES ALONG BUILDING
19 PARALLEL SPACES ALONG S 166TH STREET
1 HANDICAP SPACE
2 VISITOR SPACES

58 SPACES TOTAL

53 CURRENT EMPLOYEES
33 EMPLOYEES ON FIRST SHIFT
NEW ADDITION WILL NOT ADD ANY EMPLOYEES
AND THEREFORE NO NEW PARKING WILL BE
NEEDED.

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604 Wilson Ave.
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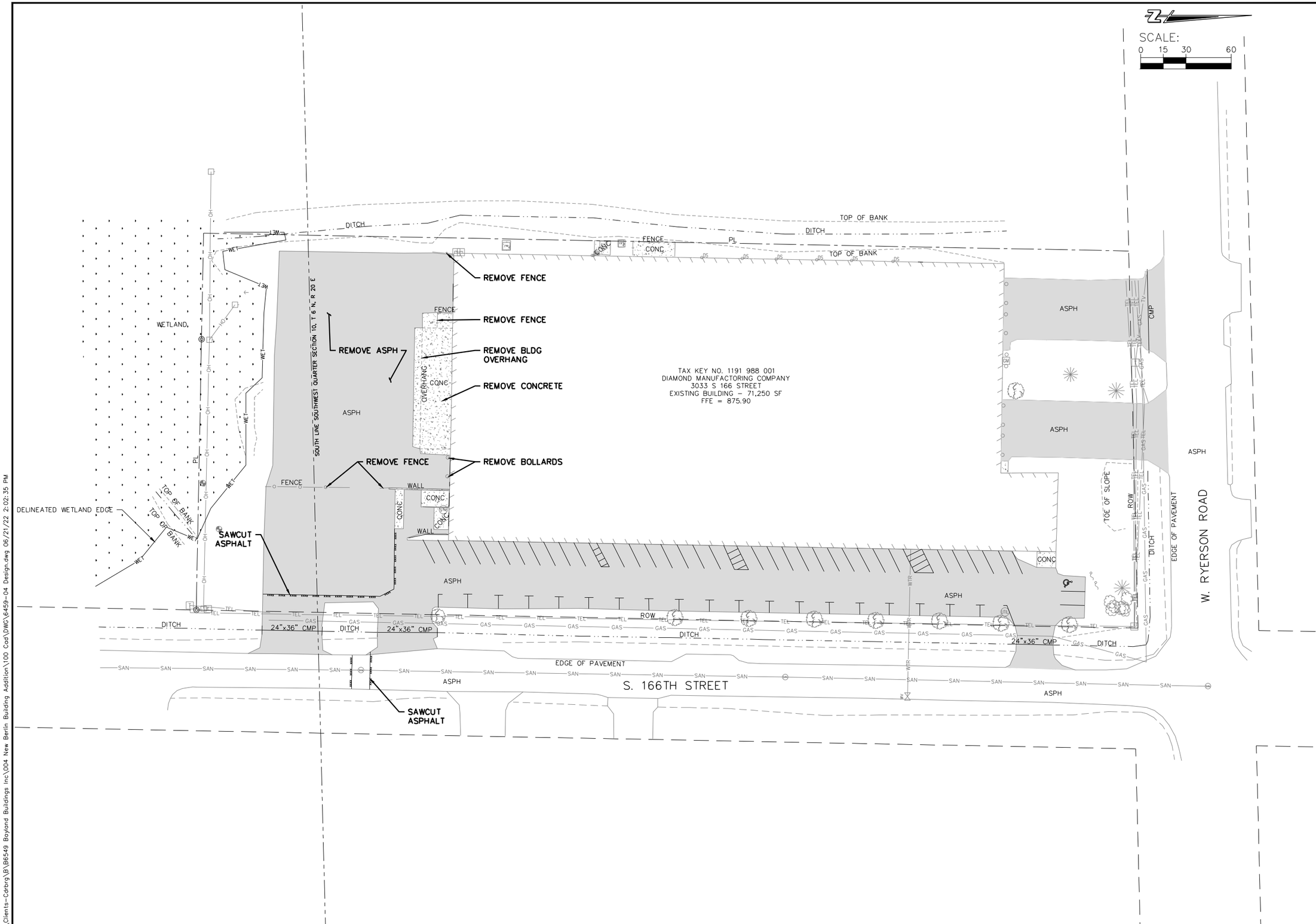
PH 715-235-2727
FAX 715-235-2727

BAYLAND BUILDINGS, INC
NEW BERLIN BUILDING ADDITION
WAUKESHA COUNTY, WISCONSIN
EXISTING CONDITIONS

SHEET NO.
3 OF 8



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BAYLAND BUILDINGS, INC
NEW BERLIN BUILDING ADDITION
WAUKESHA COUNTY, WISCONSIN
DEMO PLAN

SHEET NO.
4 OF 8

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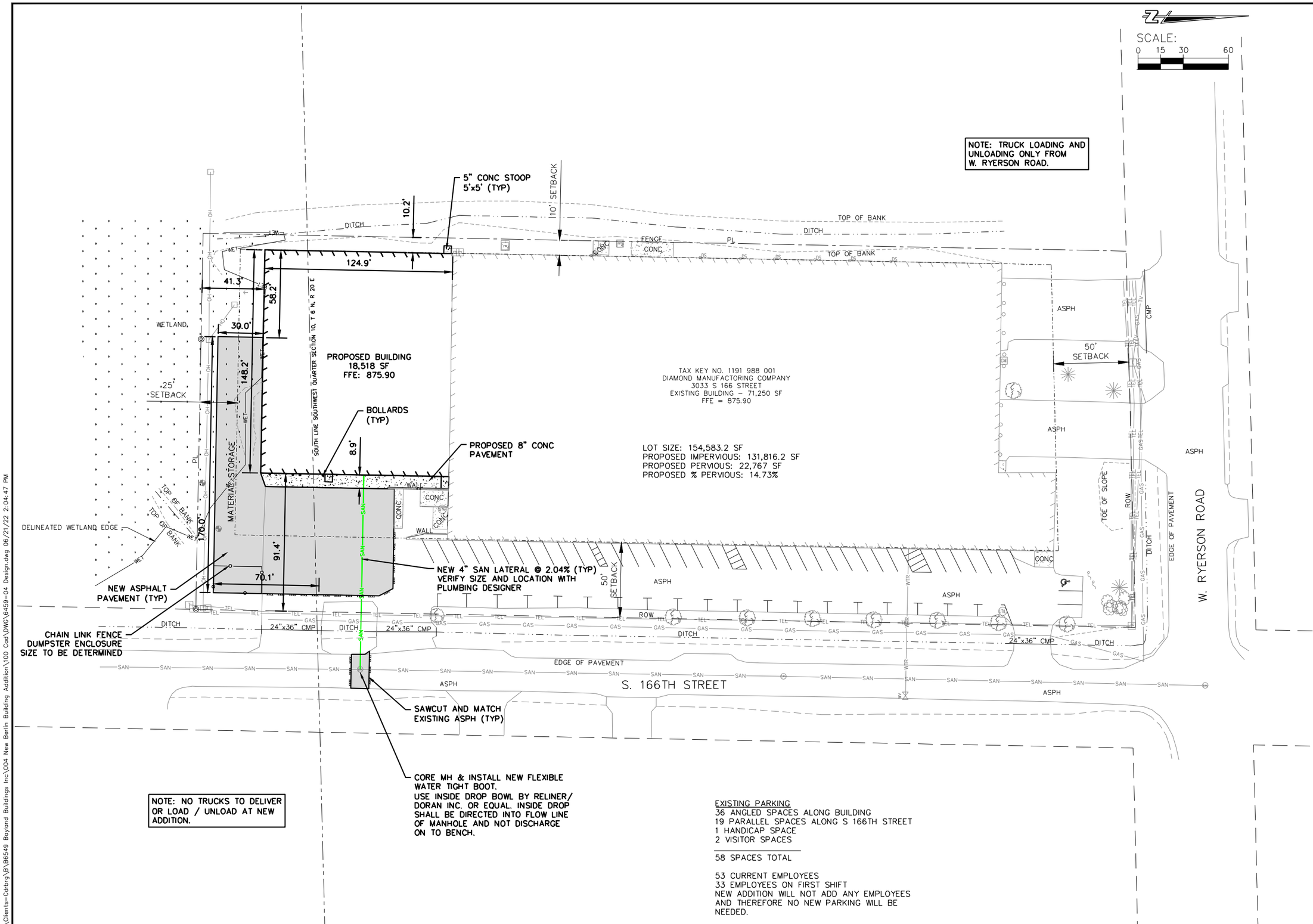

EXISTING PARKING
36 ANGLED SPACES ALONG BUILDING
19 PARALLEL SPACES ALONG S 166TH STREET
1 HANDICAP SPACE
2 VISITOR SPACES

58 SPACES TOTAL

53 CURRENT EMPLOYEES
33 EMPLOYEES ON FIRST SHIFT
NEW ADDITION WILL NOT ADD ANY EMPLOYEES AND THEREFORE NO NEW PARKING WILL BE NEEDED.

JOB NO.	06549-0004
BOOK NO.	
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BAYLAND BUILDINGS, INC
NEW BERLIN BUILDING ADDITION
WAUKESHA COUNTY, WISCONSIN
SITE PLAN

SHEET NO.
5 OF 8

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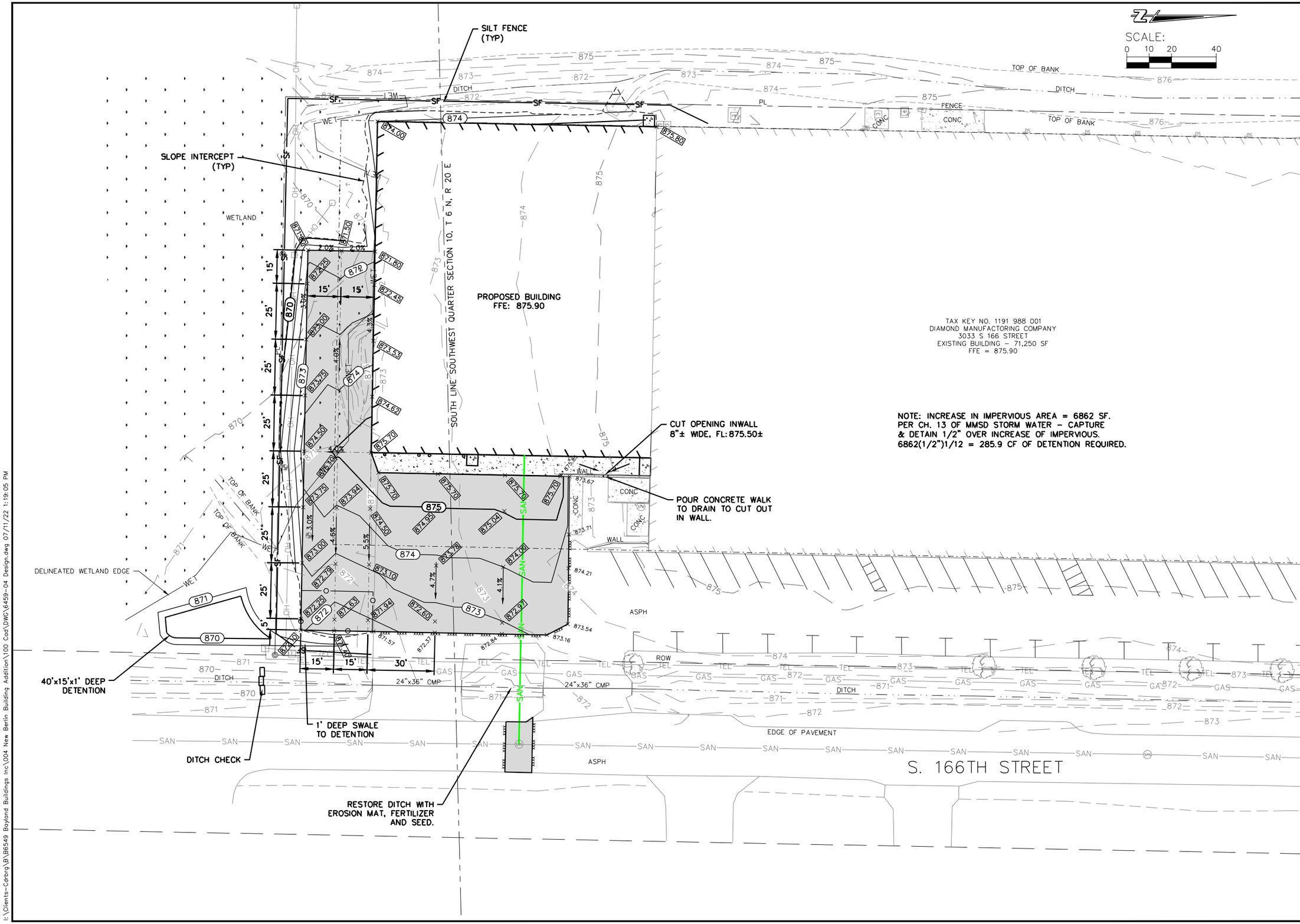

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BAYLAND BUILDINGS, INC
NEW BERLIN BUILDING ADDITION
WAUKESHA COUNTY, WISCONSIN
GRADING AND EROSION CONTROL PLAN

SHEET NO.
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I:\Clients-Cdrbrg\B\B6549 Bayland Buildings Inc\004 New Berlin Building Addition\100 Cad\DWG\6459-04 Design.dwg 07/11/22 1:19:05 PM

SCALE:
0 10 20 40

SLOPE INTERCEPT (TYP)

WETLAND FILL AREA
5901± SF

WETLAND

DELINEATED WETLAND EDGE

PROPOSED BUILDING
FFE: 875.90

SOUTH LINE SOUTHWEST QUARTER SECTION 10, T 6 N, R 20 E

TAX KEY NO. 1191 988 001
DIAMOND MANUFACTORING COMPANY
3033 S 166 STREET
EXISTING BUILDING – 71,250 SF
FFE = 875.90

TOP OF BANK
DITCH
FENCE
CONC
WALL
ASPH
ROW
24"x36" CMP
EDGE OF PAVEMENT

S. 166TH STREET

JOB NO.	06549-0004
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BAYLAND BUILDINGS, INC
NEW BERLIN BUILDING ADDITION
WAUKESHA COUNTY, WISCONSIN
WETLAND FILL PLAN

SHEET NO.
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EROSION CONTROL NOTES

1. IF APPLICABLE POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.

2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

3. THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.

4. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

5. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

6. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.

7. INSTALL PERIMETER EROSION CONTROLS, AND ROCK TRACKING PAD AT CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).

8. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.

9. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.

10. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (Rev. February 2017)

11. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. (Rev. February 2017)

12. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

13. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.

14. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

15. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

16. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY [ENTER AGENT/AGENCY]. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

17. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.

18. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.

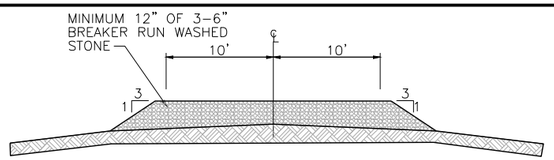
19. PROVIDE EROSION CONTROL MATTING SHOWN ON THE PLANS. EROSION MAT SHALL BE A WISDOT'S PRODUCT ACCEPTABILITY LIST (PAL).

20. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

21. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY ENGINEER.

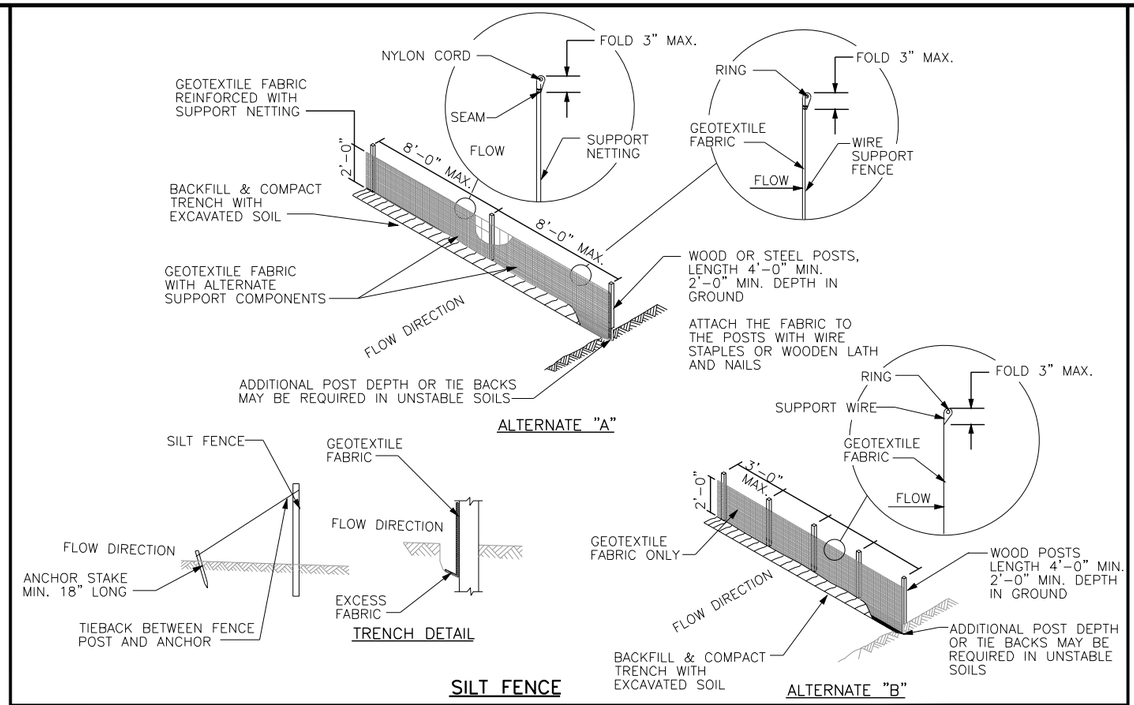
22. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER.

23. INSTALL EROSION CONTROL MEASURES ON ALL INLETS, CULVERTS OR OTHER STORM SEWER STRUCTURES SUBJECT TO DRAINAGE FROM THE CONSTRUCTION SITE WITH SILT SCREEN PROTECTION DEVICE SPECIFICALLY DESIGN FOR THAT STRUCTURE.

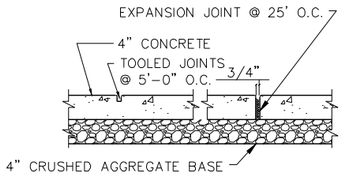


NOTES:
1. TRACKING PAD TO BE A MINIMUM LENGTH OF 50'.
2. REMOVE & REPLACE AGGREGATE WHEN VOIDS BECOME FILLED W/ SEDIMENT OR IF SURFACE OPENINGS BECOME PLUGGED SO THAT TRACKING AREA DOES NOT FUNCTION.
3. REMOVE TRACKING PAD AND RESTORE AREA UPON COMPLETION OF THE PROJECT.

TYPICAL TRACKING PAD

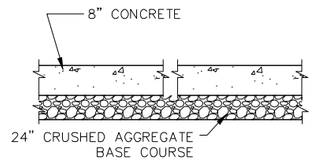


SILT FENCE



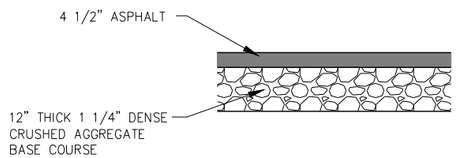
NOTE: USE ¾" FELT JOINT WHERE CONCRETE MEETS BUILDING

4" CONC. SIDEWALK
NO SCALE



NOTE: 12' MAX JOINT SPACING EACH WAY. GEO-GRID TO BE INSTALLED UNDER 24" BASE, SEE SPECIFICATIONS.

8" CONCRETE PAVEMENT
NO SCALE



PAVEMENT TYPICAL SECTION
NO SCALE

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BAYLAND BUILDINGS, INC
NEW BERLIN BUILDING ADDITION
WAUKESHA COUNTY, WISCONSIN
STANDARD CONSTRUCTION DETAILS

SHEET NO. 8 OF 8

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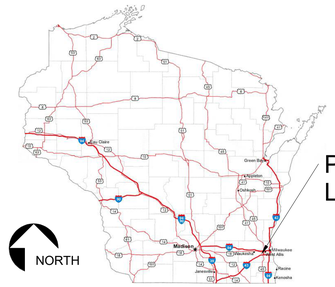
PROPOSED PROJECT FOR:

MCKEY PERFORATING

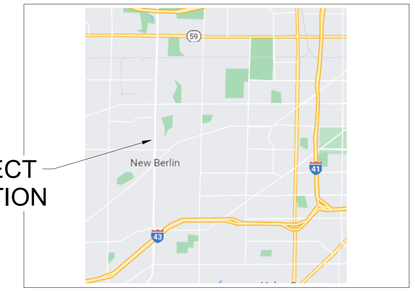
NEW BERLIN, WISCONSIN

PROJECT LOCATION MAP



PROJECT LOCATION

ENLARGED MAP



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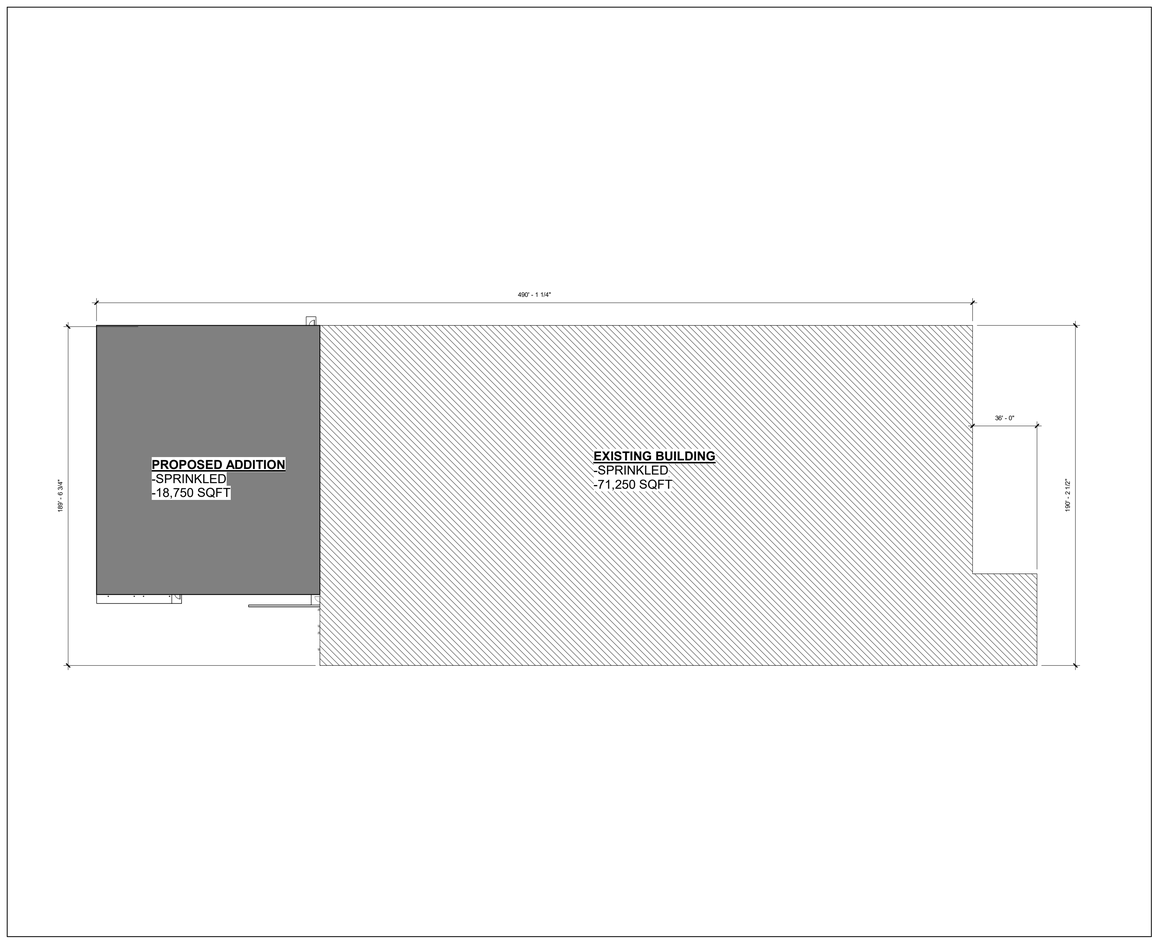
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PARTNERING LOGO IMAGE

PROJECT OVERVIEW (NTS)

- FOR CONCEPTUAL PROPOSES ONLY!
REFERENCE FLOOR PLANS, ELEVATIONS, SECTIONS, ETC. FOR MORE INFORMATION



SHEET INDEX

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		DATE	ISSUED BY	NUMBER
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T1.0	TITLE SHEET			
004 ARCHITECTURAL				
A0.1	PLAN NOTES			
A0.2	PLAN NOTES			
A1.0	OVERALL FLOOR PLAN			
A1.1	ENLARGED FLOOR PLANS			
A2.0	EXTERIOR ELEVATIONS			
A3.0	BUILDING SECTIONS			
A6.0	DOOR / WINDOW SCHEDULES			
A8.0	ROOF PLAN			
005 STRUCTURAL				
S0.1	STRUCTURAL DESIGN CRITERIA			
S1.0	FOUNDATION PLAN			
S1.2	ANCHOR BOLT PLAN			
S1.3	ANCHOR BOLT DETAILS			
S2.0	FOUNDATION SCHEDULES & DETAILS			
S2.1	FOUNDATION DETAILS			
S4.0	STRUCTURAL SCHEDULES & DETAILS			

PROJECT INFORMATION

OWNER INFORMATION:
MCKEY PERFORATING CO. INC.
3033 S. 116TH ST.
NEW BERLIN, WI 53151
CONTACT: TOM HROMADKA
DIS NO:

ARCHITECTURAL DATA:
BUILDING CODES:
IBC 2015
WECBC SPS 361-366
IEBC 2015
SCOPE OF WORK: ADDITION
BUILDING USE: WAREHOUSE

FIRE PROTECTION SYSTEM:
BUILDING IS PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13

FIRE & SMOKE PROTECTION FEATURES:
ALLOWABLE AREA DETERMINED BY IBC 508.3
NONSEPARATED OCCUPANCIES

BUILDING AREA:
FIRST FLOOR (EXISTING)
OCCUPANCY F-2 AREAS 71,250 SQ. FT.
FIRST FLOOR (ADDITION)
OCCUPANCY F-2 AREAS 18,750 SQ. FT.

TOTAL BUILDING AREA 90,000 SQ. FT.

ALLOWABLE AREA CALCULATION
OCCUPANCY F-2, 90,000 SQ. FT.
TABULATED: 92,000 SQ. FT.
PERIMETER: 1,432 FT.
FRONTAGE: 942 FT.
FRONTAGE FACTOR: [(942/1,432)-0.25] = .40
ALLOWABLE MODIFIED AREA:
92,000 + (23,000 x .40) = 101,200 SQ. FT.
ALLOWABLE HEIGHT: 75 FT.
ALLOWABLE STORY(S): 4

OCCUPANT LOAD TABULATED

FIRST FLOOR (EXISTING)			
OCCUPANCY F-2	71,250 SQ. FT.	500 GROSS	143 OCC
FIRST FLOOR (ADDITION)			
OCCUPANCY F-2	18,750 SQ. FT.	500 GROSS	38 OCC
TOTAL OCCUPANT LOAD			181 OCC

OCCUPANT LOAD (ACTUAL): 181

PLUMBING FIXTURE REQUIRED

OCCUPANCY F-2
181 / 2 = 91 MEN AND 91 WOMEN
91 / 100 = .91 WATER CLOSETS FOR MEN
91 / 100 = .91 WATER CLOSETS FOR WOMEN
91 / 100 = .91 LAVATORIES FOR MEN
91 / 100 = .91 LAVATORIES FOR WOMEN
91 / 400 = .23 DRINKING FOUNTAINS

TOTAL PLUMBING FIXTURES REQUIRED
.91 (1) WATER CLOSETS FOR MEN
.91 (1) WATER CLOSETS FOR WOMEN
.91 (1) LAVATORIES FOR MEN
.91 (1) LAVATORIES FOR WOMEN
.23 (1) DRINKING FOUNTAINS

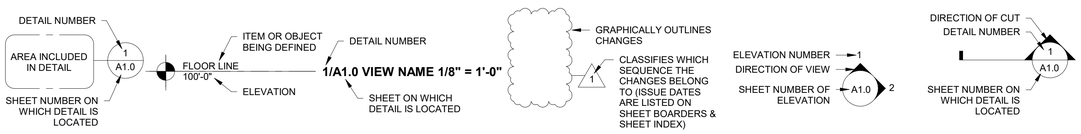
PLUMBING FIXTURE PROVIDED
(X) EXISTING WATER CLOSETS FOR WOMEN
(X) EXISTING LAVATORIES FOR WOMEN
(X) EXISTING WATER CLOSETS AND (2) EXISTING URINAL FOR MEN
(X) EXISTING LAVATORIES FOR MEN
(1) WATER CLOSETS FOR WOMEN
(1) LAVATORIES FOR WOMEN
(1) WATER CLOSETS AND (2) URINAL FOR MEN
(1) LAVATORIES FOR MEN
BOTTLED WATER PROVIDED
(1) SERVICE SINK

PROJECT LOCATION:
3033 S. 116TH ST.
NEW BERLIN, WI 53151
CITY OF NEW BERLIN
WAUKESHA

OCCUPANCY GROUP:
EXISTING FACTORY GROUP: F-2 (LOW HAZARD)
ADDITION FACTORY GROUP: F-2 (LOW HAZARD)

CONSTRUCTION TYPE:
EXISTING: IIB
ADDITION: IIB

SYMBOLS LEGEND



PROPOSED PROJECT FOR:
MCKEY PERFORATING
NEW BERLIN, WISCONSIN; COUNTY OF:
WAUKESHA

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER:	22-4941
PROJECT EXECUTIVE:	JAKE MANCOSKE (920) 366-8828
DRAWN BY:	LJP
DATE:	07-20-22

Revision Schedule

Rev. No.	Revision Description	Rev. Date

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[ ] DESIGN REVIEW		
[X] CHECKSET		
[ ] CONSTRUCTION		

TITLE SHEET

T1.0

7/20/2022 7:23:24 AM

1. ALL NEW CONTROLS FOR USE BY OCCUPANTS SHALL BE MOUNTED BETWEEN 15" A.F.F. MIN. TO 48" A.F.F. MAX. TO TOP EDGE OF OPERATING COMPONENT AND PROVIDE A CLEAR FLOOR SPACE OF 30"x48" AT CONTROLS, OUTLETS, FIXTURES, ETC. CONTROLS LOCATED OVER AN OBSTRUCTION DEEPER THAN 10" MUST BE MOUNTED NO HIGHER THAN 46" A.F.F. ACCESSIBLE CONTROLS MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. ALL CONTROLS SHALL COMPLY WITH THE CURRENT ADA STANDARDS IN TYPE AND INSTALLATION.

2. TAKE MEASURES TO ENSURE THAT EXPOSED EDGES OF CARPET (INCLUDING FLOOR MATS) ARE SECURELY ATTACHED, FASTENED OR WEIGHTED DOWN TO THE FLOOR WITH TRIM ALONG ENTIRE LENGTH OF ALL EDGES.

3. ALL NEW DOORS ALONG THE PATH OF TRAVEL SHALL NOT REQUIRE MORE THAN 5 POUND OF FORCE TO PUSH/PULL OPEN DOORS PER CURRENT ADA STANDARDS

4. CONTRACTOR TO CONTRACT WITH PROPERTY'S LIFE SAFETY VENDOR TO FURNISH, INSTALL, AND/OR RELOCATE VISUAL ALARM DEVICES, IF REQUIRED. DEVICES SHALL BE MOUNTED TO 80" A.F.F. TO CENTER OF BOTTOM OR 6" BELOW FINISHED CEILING, WHICHEVER IS LOWER, UNLESS INDICATED OTHERWISE. DEVICES SHALL COMPLY WITH CURRENT ADA STANDARDS, NFPA 72 AND LOCAL/STATE CODES.

5. ALL FINISHES , INCLUDING FLOOR FINISHES, SHALL COMPLY WITH CURRENT ADA STANDARDS IN TYPE AND INSTALLATION

6. FURNITURE CONFIGURATIONS AT PUBLIC SPACES SHALL FOLLOW THE CLEAR FLOOR SPACE AND CIRCULATION SPACE REQUIREMENTS PER 2010 ADA STANDARDS. SEE ADDITIONAL NOTES THIS SHEET FOR ADDITIONAL INFORMATION AND CLARIFICATIONS

7. ALL PUBLIC RESTROOM FIXTURES, ACCESSORIES, ETC. SHALL BE ADA COMPLIANT IN TYPE AND INSTALLATION PER CURRENT ADA STANDARDS. SEE NOTES, ELEVATIONS/DETAILS, AND FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION AND SPECS.

8. NOTE THAT ALL ADA INSTALLATION RANGES (i.e. WATER CLOSET DIMENSIONS) AS INDICATED ON THESE DRAWINGS ARE PER CURRENT ADA STANDARDS. LOCAL AND STATE CODES MAY CONFLICT. G.C. SHALL VERIFY DURING PERMIT PROCESS AND/OR PRE-CONSTRUCTION DISCUSSION WITH LOCAL AUTHORITIES.

9. GC SHALL COORDINATE WITH PROPERTY SIGNAGE VENDOR TO PROVIDE NEW ADA COMPLIANT SIGNAGE AT ACCESSIBLE DOORS.

10. NEW ROOM I.D. AND/OR DIRECTIONAL SIGNAGE SHALL BE TACTILE TYPE MOUNTED AT 48" A.F.F. TO THE BASELINE OF THE LOWEST TACTILE CHARACTERS AND 60" A.F.F. TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER. SIGNAGE TO BE LOCATED AT THE LATCH SIDE OF DOOR, IF THERE IS NO WALL SPACE AT THE LATCH SIDE OF DOOR THEN SIGNAGE SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNAGE AT DOUBLE DOORS WITH INACTIVE LEAF SHALL BE LOCATED ON THE INACTIVE LEAF. DOUBLE DOORS WITH TWO ACTIVE LEAFS, LOCATE SIGNAGE TO THE RIGHT OF THE RIGHT HAND DOOR PER CURRENT ADA STANDARDS.

11. BRAILLE ON SIGNAGE SHALL BE CONTRACTED (GRADE 2) BRAILLE DOTS SHALL HAVE DOMED OR ROUNDED SHAPE. THERE SHOULD BE A MIN. OF 3/8" BETWEEN BRAILLE AND ANY OTHER RAISED CHARACTER, BORDER OR ELEMENT PER CURRENT ADA STANDARDS.

12. ALL OBJECTS MOUNTED BETWEEN 27" A.F.F. AND 80" A.F.F. SHALL NOT PROTRUDE MORE THAN 4" FROM THE FACE OF THE WALL PER CURRENT ADA STANDARDS.

4 /A0.1 ADA GENERAL CONSTRUCTION NOTES N.T.S.

MEANS OF EGRESS ILLUMINATION (IBC 1008)
ILLUMINATION LEVEL UNDER NORMAL POWER. THE MEANS OF EGRESS ILLUMINATION LEVEL WHICH SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE DURING ALL PERIODS OF OCCUPANCY, UNLESS MEETING THE EXCEPTION FOR AISLES IN ASSEMBLY USES AND SELECT SLEEPING AND DWELLING UNITS. IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE AISLES, CORRIDORS, AND EXIT ACCESS STAIRWAYS AND RAMPS

FIRE EXTINGUISHERS (IBC 906)
PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH IBC 906 AND NFPA 10. FOR OCCUPANCIES OF ORDINARY HAZARD THE MAX. TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS 75'.

5 /A0.1 EGRESS LIGHTING & FIRE EXTINGUISHERS N.T.S.

COMcheck Software Version 4.1.5.1

Envelope Compliance Certificate

Project Information

Energy Code:	90.1 (2013) Standard
Project Title:	
Location:	New Berlin, Wisconsin
Climate Zone:	6a
Project Type:	Addition
Performance Sim. Specs:	EnergyPlus 8.1.0.009 (EPW: USA_WI_Milwaukee-Mitchell.Intl.AP.726400_TMY3.epw)

Construction Site: Owner/Agent: Designer/Contractor:

Building Area	Floor Area
1-Warehouse : Nonresidential	18750

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof 1: Other Metal Building Roof, [Bldg. Use 1 - Warehouse] (b)	18750	---	---	0.030	0.031
Floor 1: Slab-On-Grade:Unheated, Vertical 4 ft., [Bldg. Use 1 - Warehouse] (c)	550	---	1.8	0.663	0.510
EAST					
Exterior Wall 2: Other Metal Building Wall, [Bldg. Use 1 - Warehouse] (b)	2623	---	---	0.049	0.050
Door 1: Insulated Metal, Swinging, [Bldg. Use 1 - Warehouse]	21	---	---	0.290	0.500
Door 2: Insulated Metal, Non-Swinging, [Bldg. Use 1 - Warehouse]	392	---	---	0.170	0.500
SOUTH					
Exterior Wall 1: Other Metal Building Wall, [Bldg. Use 1 - Warehouse] (b)	3230	---	---	0.049	0.050
Semi-Exterior Wall 1: Other Metal Building Wall, [Bldg. Use 1 - Warehouse] (b)	3230	---	---	0.049	0.094
WEST					
Exterior Wall 3: Other Metal Building Wall, [Bldg. Use 1 - Warehouse] (b)	2623	---	---	0.049	0.050
Door 3: Insulated Metal, Swinging, [Bldg. Use 1 - Warehouse]	42	---	---	0.290	0.500

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) 'Other' components require supporting documentation for proposed U-factors.
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 4% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2013) Standard requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

1. ANY DEVIATION FROM PLANS SHALL HAVE BEEN CONSULTED WITH AND DOCUMENTED BY THE SUPERVISING PROFESSIONAL OF RECORD.

2. THIS IS A DESIGN-BUILD PROJECT. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO INDUSTRY STANDARDS. THE SUBCONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SPECIFICATIONS REFERENCED HEREIN AND SHALL CLARIFY ANY DISCREPANCIES WITH BAYLAND BUILDINGS, INC. PRIOR TO BEGINNING WORK.

3. NON-CONTRACT ITEMS MAY APPEAR ON THESE PLANS THAT ARE DONE BY OTHERS AND ARE NOT PART OF THE BAYLAND BUILDINGS, INC. CONTRACT.

4. PLUMBING, ELECTRICAL, & MECHANICAL CONTRACTORS
THIS IS A DESIGN BUILD PROJECT. EACH SUBCONTRACTOR SHALL PROVIDE PLANS TO THE PROJECT MANAGER AND THE SUPERVISING PROFESSIONAL FOR REVIEW PRIOR TO THE PLANS BEING SUBMITTED TO THE AUTHORITY HAVING JURISDICTION (AHJ). EACH SUBCONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE JOB SITE TO RECORD ANY CHANGES TO THE DESIGN. THIS DRAWING OF RECORD AND THE AHJ APPROVED PLANS SHALL BE TURNED OVER TO THE PROJECT MANAGER AT THE END OF THE PROJECT.

5. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE COMMERCIAL BUILDING CODE.

6. SUBCONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY THE SUPERVISING PROFESSIONAL OF RECORD OF ANY DISCREPANCIES.

7. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

1 /A0.1 GENERAL REQUIREMENTS N.T.S.

A.B.('s)	anchor bolt (s)	HDR	header
A/C	air conditioning	HORZ	horizontal
AC.T	acoustical tile	HSS	hollow structural section
AFF	above finished floor	HT	height
ALT	alternate	HVAC	heating, ventilating & a/c
ALUM	aluminum		
ARCH	architectural	ID	inside diameter
ASPH	asphalt	INSUL	insulation
		INT	interior
B.BD	base board		
BBP	block between purlins	JST(S)	joist(s)
B-FD	bi-folding		
BD(S)	board(s)	K.O.	knockout
BIT	bituminous		
BLDG	building	L	angle
BLK(G)	block(ing)	LAM	laminate(d)
BM	bench mark or beam	LAV	lavatory
BR	brace	L.L.H.	long leg horiz..
BRG	bearing	L.L.V.	long leg vertical
BRK	brick	LTG	lighting
B.S.	both sides		
BSMT	basement	MECH	mechanical
		MH	manhole
CL	centerline	MISC	miscellaneous
C	channel	M.O.	masonry opening
CB	catch basin		
C.H.	ceiling height	N.I.C.	not in contract
C.J.	control joint	N.T.S.	not to scale
CLG	ceiling		
CLR	clear	O.A.	overall
CMU	concrete masonry unit	O.C.	on center
COL	column	O.D.	outside diameter
CONC	concrete	O.H.	overhead
CONN	connection(s)	O/O	out to out
CONST	construction	OPG	opening
CONT	continue(uous)	OPP	opposite
CPT	carpet		
C.T.	ceramic tile	PEMB	pre-engineered metal building
CVR	cont. vented ridge	PERI	perimeter
CYD	cubic yard	PL	property line
		PLWD	plywood
d	penny	PPE	polypropylene
DBL	double	PSF	pounds per square foot
D.F.	drinking fountain	PSI	pounds per square inch
DIA	diameter	P.T.	pressure treated
DIAG	diagonal	PTN	partition
DIM	dimension	PVC	polyvinyl chloride
DN	down	PVMT	pavement
DR	door		
DS	downspout	R	radius
		RECP	receptacles
E.E.	each end	REM	remove
EIFS	ext. insul. & finish system	REV	revise(ion)(s)(d)
ELEC	electric(al)	RH	right hand
ELEV	elevation	RM	room
EQ	equal	R.O.	rough opening
EQPT	equipment	R.O.W.	right of way
EQV	equivalent	RQ'D	required
E.W.	each way		
EXG	existing	SCH	schedule
EXP	exposed	SGL	single
EXT	exterior	S.O.G.	slab on grade
		SQ	square
F.A.	fire alarm	STAG	staggered
F.D.	floor drain	STD	standard
FE	fire extinguisher	STL	steel
FEC	fire exiting. w/ cabinet	STR	structural
FFE	finished floor elevation		
FLR(G)	floor(ing)	TB	thermal broke
FNDN	foundation	T&B	top and bottom
F.O.C.	face of concrete	T&G	tongue and groove
F.O.M.	face of masonry	T.O.M.	top of masonry
F.O.S.	face of studs	T.O.S.	top of steel
FT	foot	T.O.S.J.	top of steel joist
FTG	footing	T.O.W.	top of wall
		T.S.	tube steel
GA	gauge	TYP	typical
GYP	gypsum		
HC	handicapped	U.N.O.	unless noted otherwise
		UTIL	utility
		V.B.	vapor barrier
		V.C.T.	vinyl composition tile
		W.I.C.	walk in closet
		WH	water heater
		WWF	welded wire fabric

2 /A0.1 ABBREVIATIONS N.T.S.

IBC 1013.1 EXIT SIGNS

EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. THE SYMBOL TO DENOTE AN EXIT SIGN LOCATION IS THAT OF A CIRCLE CONTAINING AN "X".

3 /A0.1 EXIT SIGNS N.T.S.

BAYLAND

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
MCKEY PERFORATING
NEW BERLIN, WISCONSIN; COUNTY OF: WAUKESHA

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ADJUST SCALE ACCORDINGLY

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JOB NUMBER: 22-4941

PROJECT EXECUTIVE: JAKE MANCOSKE (920) 366-8828

DRAWN BY: LJP

DATE: 07-20-22

REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[ ] DESIGN REVIEW		
[X] CHECKSET		
[ ] CONSTRUCTION		

PLAN NOTES

A0.1

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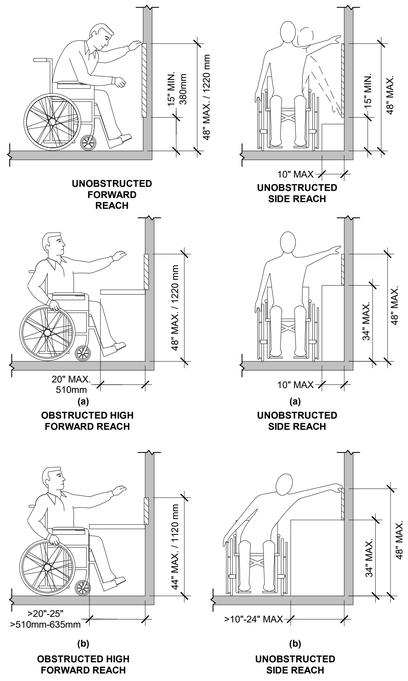
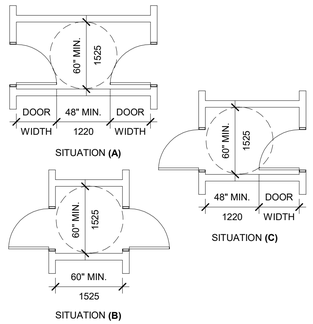
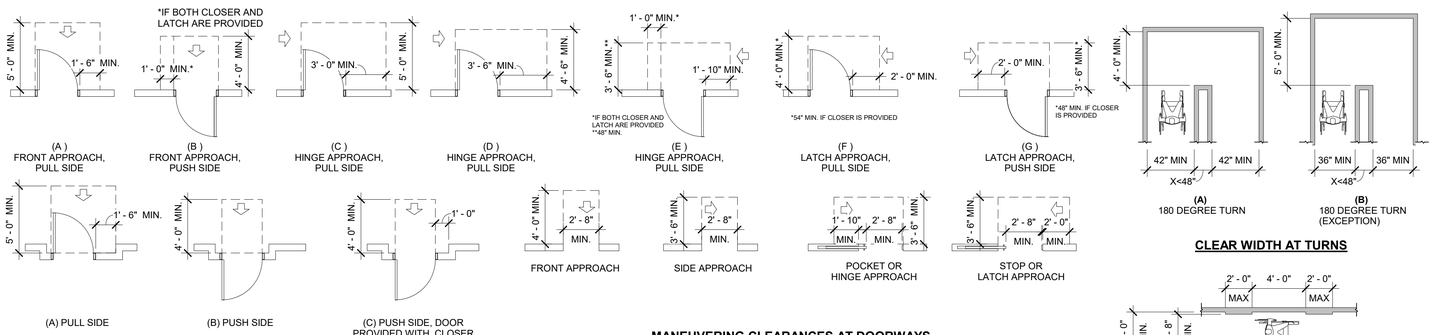


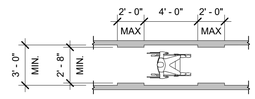
4 /A0.2 UNOBSTRUCTED REACH DETAILS N.T.S.





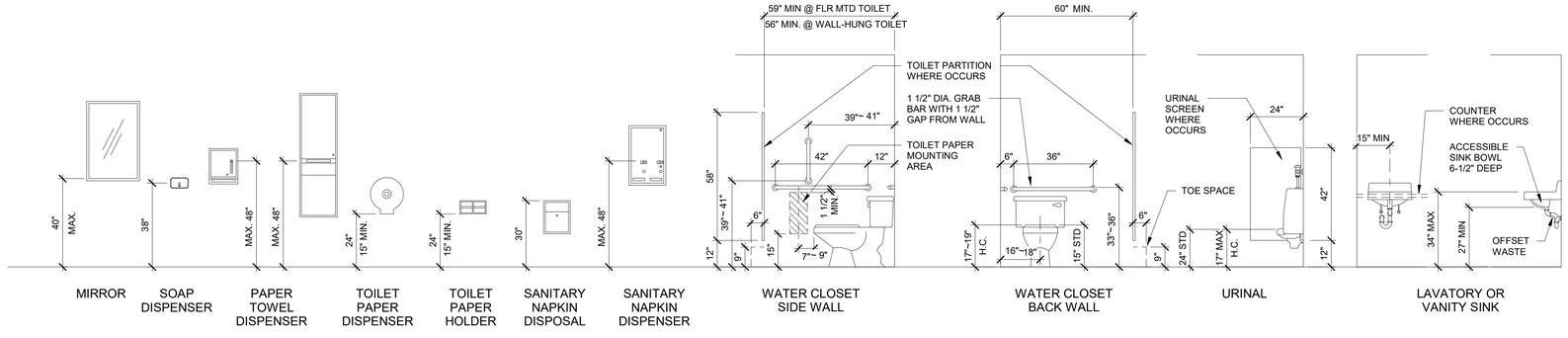
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

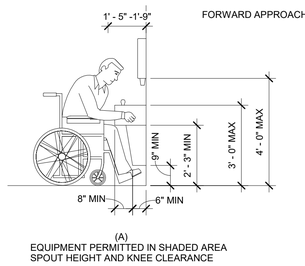
CLEAR WIDTH AT TURNS



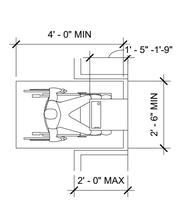
CLEAR WIDTH AT ACCESSIBLE ROUTE

1 /A0.2 MANEUVERING CLEARANCES AT DOORS N.T.S.



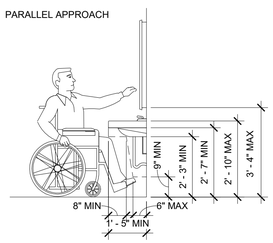


(A)
EQUIPMENT PERMITTED IN SHADED AREA
SPOUT HEIGHT AND KNEE CLEARANCE

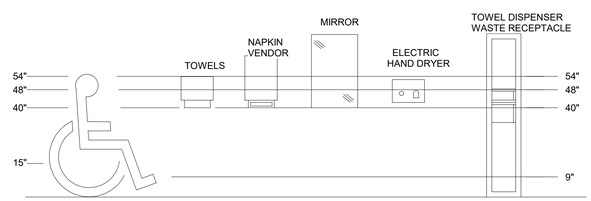


(B)
CLEAR FLOOR SPACE

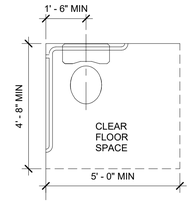
DRINKING FOUNTAINS AND WATER CLOSETS



LAVATORY CLEARANCES



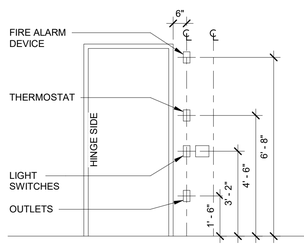
QUICK REFERENCES GUIDELINES
(BE SURE TO REFERENCE WITH ADA CODE)



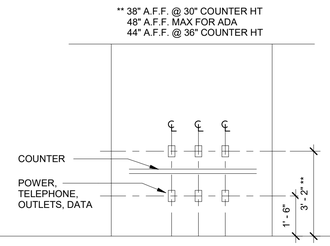
CLEAR FLOOR SPACE AT WATER CLOSETS

ACCESSIBILITY GUIDELINES
THE DIAGRAM BELOW SHOWS RECOMMENDED MOUNTING HEIGHTS FOR MANY WASHROOM ACCESSORIES. A MINIMUM 30" x 48" CLEAR FLOOR SPACE IS REQUIRED IN FRONT OF ALL ACCESSIBLE FIXTURES AND ACCESSORIES.

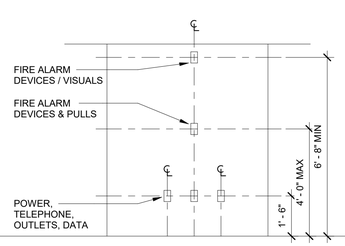
2 /A0.2 TYPICAL ACCESSIBLE HEIGHTS N.T.S.



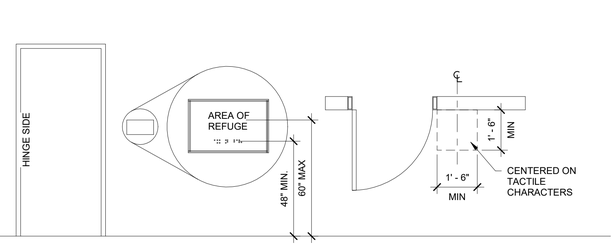
TYPICAL LOCATION FOR OUTLET, LIGHT SWITCHES, THERMOSTATS, FIRE ALARMS, ETC



TYPICAL LOCATION FOR POWER, TELEPHONE, OUTLETS, DATA, ETC.



TYPICAL LOCATION FOR FIRE ALARM DEVICES



HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

3 /A0.2 ADA - DEVICE MOUNTING HEIGHTS N.T.S.

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BAYLAND

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JOB NUMBER: 22-4941

PROJECT EXECUTIVE: JAKE MANCOSKE (920) 366-8828

DRAWN BY: LJP

DATE: 07-20-22

REVISIONS:

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[X] CHECKSET		
[ ] CONSTRUCTION		

PLAN NOTES

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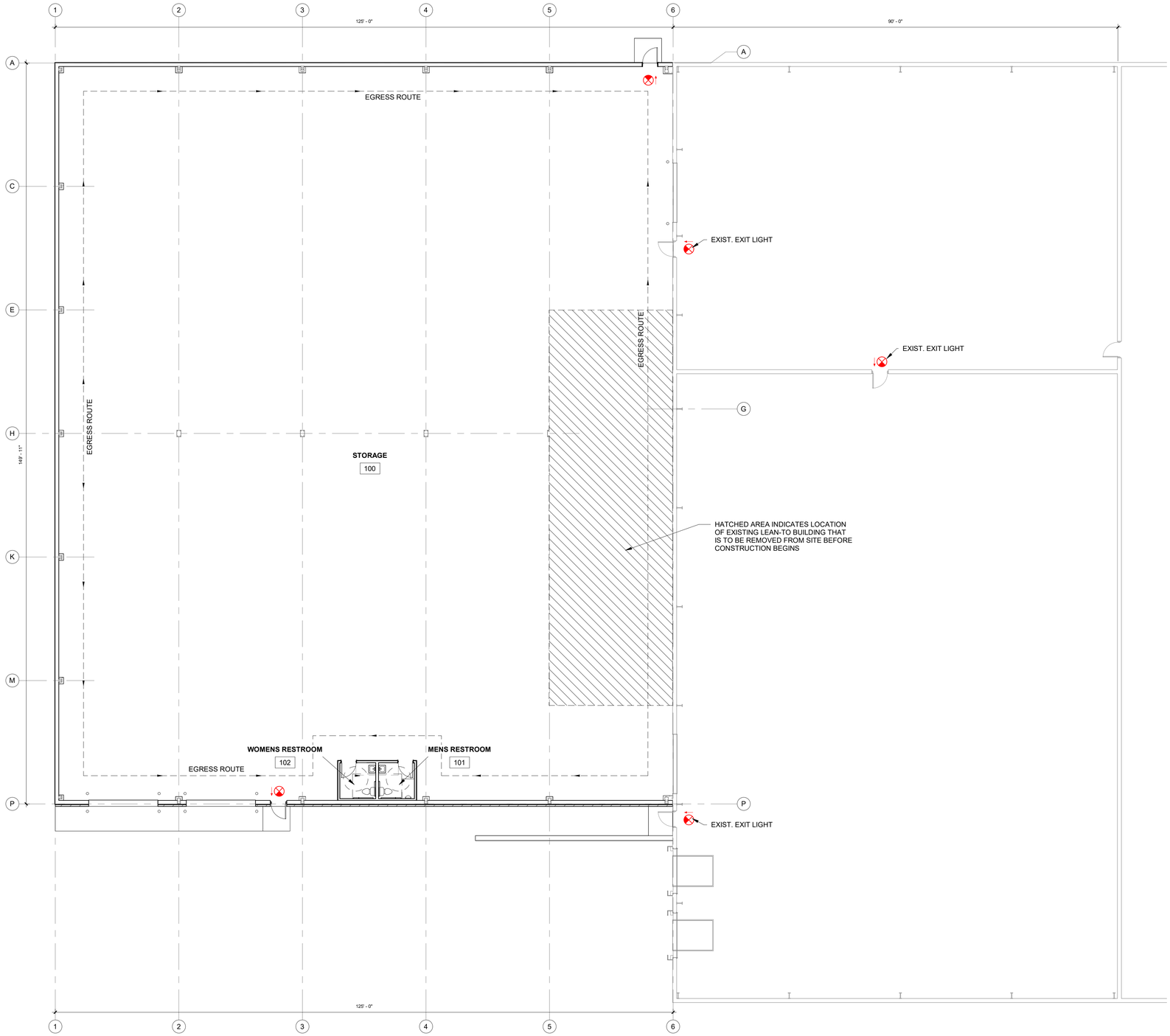

FLOOR PLAN - OVERALL FLOOR PLAN

1 /A1.0 SCALE = 3/32" = 1'-0"

NORTH

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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

MCKEY PERFORATING

NEW BERLIN, WISCONSIN; COUNTY OF: WAUKESHA

SCALE VERIFICATION
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OVERALL FLOOR PLAN

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22

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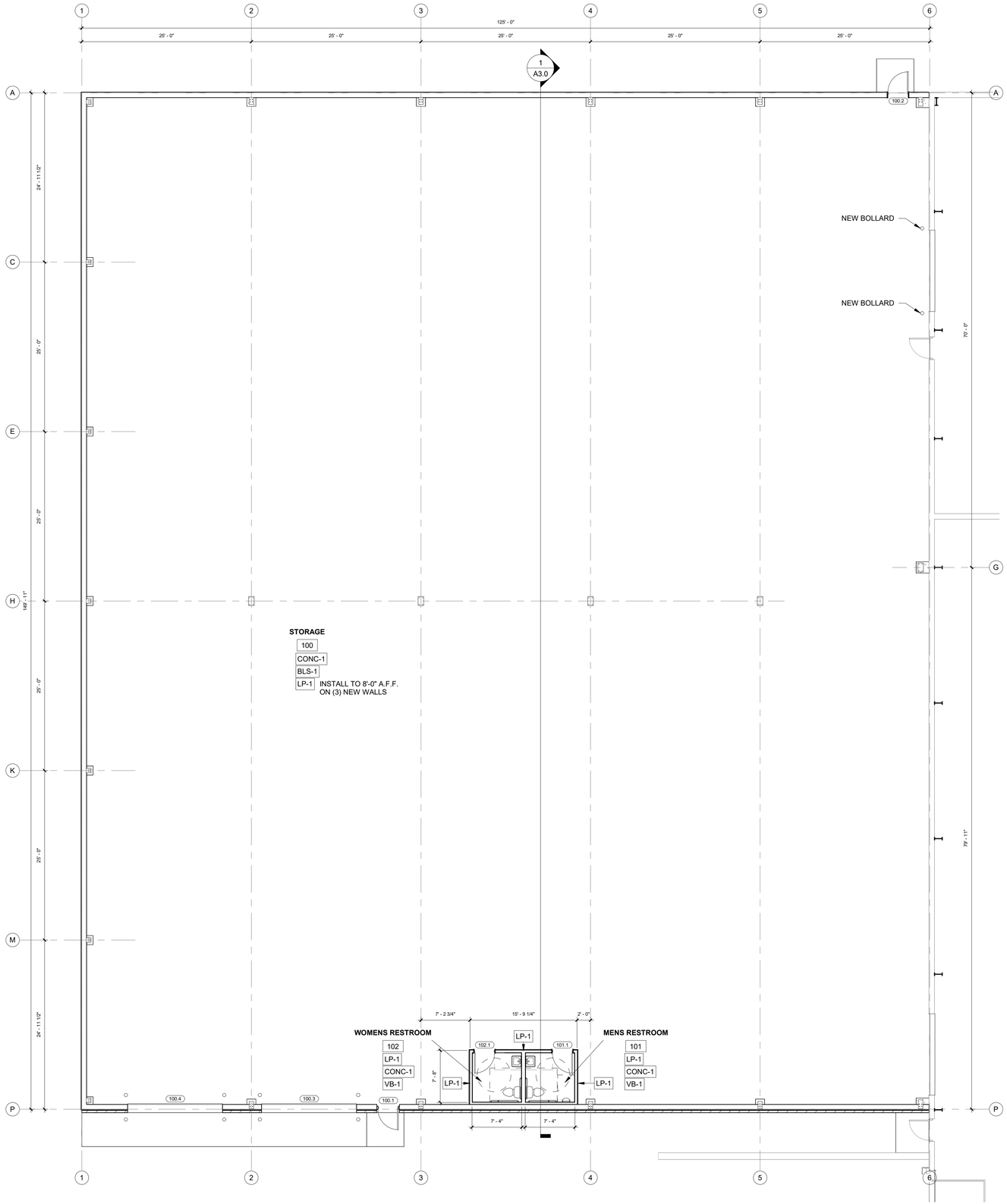


FLOOR PLAN - PROPOSED ADDITION

1 /A1.1 SCALE = 1/8" = 1'-0"

NORTH

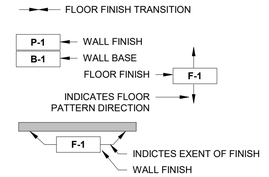
MATERIAL LEGEND

MARK	DESCRIPTION
BLS-1	FINISH: BANDED LINER SYSTEM STYLE: VERIFY MANUF: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
P-1	FINISH: PAINTED GYP. BD. STYLE: VERIFY MANUF: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
LP-1	FINISH: 29 GA LINER PANEL STYLE: VERIFY MANUF: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
CONC-1	FINISH: CONCRETE STYLE: STAINED MANUF: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:
VB-1	FINISH: VINYL BASE STYLE: 4" HIGH MANUF: VERIFY COLOR: VERIFY INSTALLATION METHOD: VERIFY REMARKS:

FINISH GENERAL NOTES

1. ALL FINISH SELECTIONS IDENTIFIED IN LEGENDS, SCHEDULES, AND SPECIFICATIONS ARE NOT SUBJECT TO 'OR EQUAL' SUBSTITUTIONS U.N.O. THE CONTRACTOR AND SUBCONTRACTORS SHALL SUBMIT PRODUCTS AND FINISHES AS INDICATED IN THE DOCUMENTS.
2. NOTIFY ARCHITECT OF SCHEDULED FINISHES THAT ARE UNAVAILABLE OR DISCONTINUED AT THE EARLIEST OPPORTUNITY SUCH THAT A SUBSTITUTION CAN BE SELECTED WITHOUT JEOPARDIZING THE CONSTRUCTION SCHEDULE.
3. REFER TO THE MATERIAL SCHEDULE FOR MANUFACTURER, PRODUCT/STYLE NAME, COLOR SPECIFICATION.
4. INSTALL ALL FINISH MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, SURFACE PREPARATION, ADHESIVES AND BACKINGS: INCLUDING WALLCOVERINGS, COATINGS, FLOORING MATERIALS, LAMINATES, ETC.
5. THE CONTRACTOR SHALL REPAIR ALL ROUGH FLOOR SLAB UNEVENNESS SUITABLE FOR PROPER FLOOR COVERING INSTALLATION.
6. FLOOR MATERIAL TRANSITIONS AT DOOR OPENINGS ARE TO BE CENTERED BELOW THE DOOR IN THE CLOSED POSITION, U.N.O.
7. THE PAINTING SUBCONTRACTOR SHALL ENSURE THAT ALL PAINTS COMPLY WITH THE MUNICIPAL & STATE CODES AND BUILDING REGULATIONS FOR LOW VOC EMISSIONS.
8. ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC. SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALL COVERINGS AND SPECIFIED CARPET.
9. STAINED AND PAINTED SURFACES SHALL BE FINISHED SUCH THAT JOINTS/IMPERFECTIONS ARE NOT VISIBLE.
10. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE FIELD. GC TO GET CLARIFICATION FROM ARCHITECT BEFORE CONTINUING WITH ANY WORK.
11. PROVIDE VINYL TRANSITION STRIPS AT ALL FLOORING MATERIAL CHANGES, U.N.O. REFER TO PLAN FOR DETAIL LOCATIONS.
12. HARD FLOORING GROUT IS TO BE SEALED WITH MANUFACTURER'S RECOMMENDED SEALERS.
13. RUBBER/VINYL BASE SHALL BE STRAIGHT BASE AT ALL LOCATIONS FOR CARPET AND COVE BASE AT TILE AND RESILIENT FLOORS.
14. ALL ELECTRICAL PANELS IN THE CORRIDORS SHALL BE PAINTED TO MATCH THE ADJACENT WALL FINISH.
15. PAINT CEILING ACCESS PANELS TO MATCH ADJACENT CEILING FINISH.
16. UNDERSIDE OF SOFFITS (WHERE OCCURS) TO BE PAINTED TO RECEIVE FINISH TO MATCH WALL, U.N.O.
17. FINISH FLOORING TO EXTEND FROM WALL TO WALL INCLUDING UNDER CABINETS AND UNDERCABINET EQUIPMENT.
18. ALL INTERIOR WALL & CEILING FINISHES AND TRIM OF PUBLIC AREAS TO COMPLY WITH CLASS A MATERIAL CLASSIFICATION; FLAME SPREAD RATING 0 TO 25, SMOKE DEVELOPED 200. ALL INTERIOR WALL AND CEILING FINISHES AND TRIM IN NON PUBLIC AREAS TO COMPLY WITHCLASS B MATERIAL CLASSIFICATION; FLAME SPREAD RATING 26-75, SMOKE DEVELOPED 450.
19. ALL PAINTED SURFACES ARE TO RECEIVE A PRIME COAT AND A MINIMUM OF TWO COATS FINAL COLOR, U.N.O.
20. CARPET CONTRACTOR SHALL VERIFY THAT ALL CARPET OF EACH VARIETY IS TO BE SHIPPED FROM THE SAME DYE-LOT.
21. ALL WALLS PAINTED WITH A LATEX PAINT TO HAVE AN EGGSHELL FINISH, U.N.O. REFER TO THE MATERIAL SCHEDULE AND FINISH LEGEND FOR MANUFACTURER'S PRODUCT NAME.
22. GYPSUM BOARD CEILINGS SCHEDULED TO RECEIVE PAINT SHALL HAVE A FLAT FINISH, U.N.O.
23. PROVIDE ARCHITECT WITH A MINIMUM OF (3) 8" X 10" BRUSH-OUTS OF EACH COLOR AND FINISH FOR ARCHITECT'S APPROVAL PRIOR TO APPLICATION.
24. ALL PLASTIC LAMINATE MILLWORK CABINET INTERIORS TO BE WHITE MELAMINE, U.N.O.
25. ARCHITECTURAL ADHESIVES, SEALANTS AND SEALANT PRIMERS MUST COMPLY WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE #1168. VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN THE TABLE BELOW CORRESPOND TO RULE AMENDMENT DATE OF JANUARY 7, 2005.
26. PAINTS AND COATINGS : APPLIED TO INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE VOLATILE ORGANIC COMPOUND (VOC) CONTENT LIMITS ESTABLISHED IN GREEN SEAL STANDARD GS-11, PAINTS, 1ST EDITION, MAY 20, 1993.
27. ANTI-CORROSIVE AND ANTI-RUST PAINTS: APPLIED TO INTERIOR FERROUS METAL SUBSTRATES MUST NOT EXCEED THE VOC CONTENT LIMIT OF 250 G/L ESTABLISHED IN GREEN SEAL STANDARD GC-03, ANTI-CORROSIVE PAINTS, 2ND EDITION, JANUARY 7, 1997.
28. CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, PRIMERS, SEALERS, AND SHELLACS: APPLIED TO INTERIOR ELEMENTS MUST NOT EXCEED THE VOC CONTENT LIMITS ESTABLISHED FOR THOSE COATING TYPES IN SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1113, ARCHITECTURAL COATINGS, AMENDED FEBRUARY 5, 2016.

FINISH PLAN LEGEND



FINISH PLAN KEYNOTES

100. NO FINISH WORK IN THIS AREA.
101. CARPET TO BE INSET WITHIN CERAMIC TILE. VERIFY DIMS. AS SHOWN.
102. PROVIDE 1/8" THICK ZINC TRANSITION STRIP BETWEEN CERAMIC TILE AND CARPET. FEATHER FLOORING BENEATH CARPET AS REQUIRED FOR A SMOOTH TRANSITION.
103. PROVIDE VINYL STRIP AT CARPET TO VINYL TRANSITION. SUBMIT COLOR SAMPLES TO ARCHITECT FOR APPROVAL.
104. PATHEXTEND FINISHES WITHIN COMMON CORRIDOR. ANY NEW FLOOR AND/OR WALL FINISHES TO MATCH EXISTING FOR A SEAMLESS TRANSITION.

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ENLARGED FLOOR PLANS

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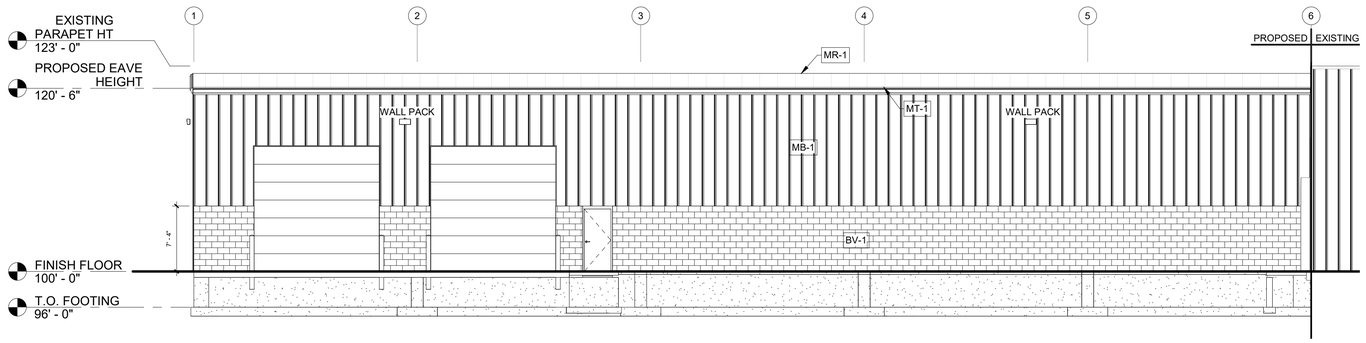
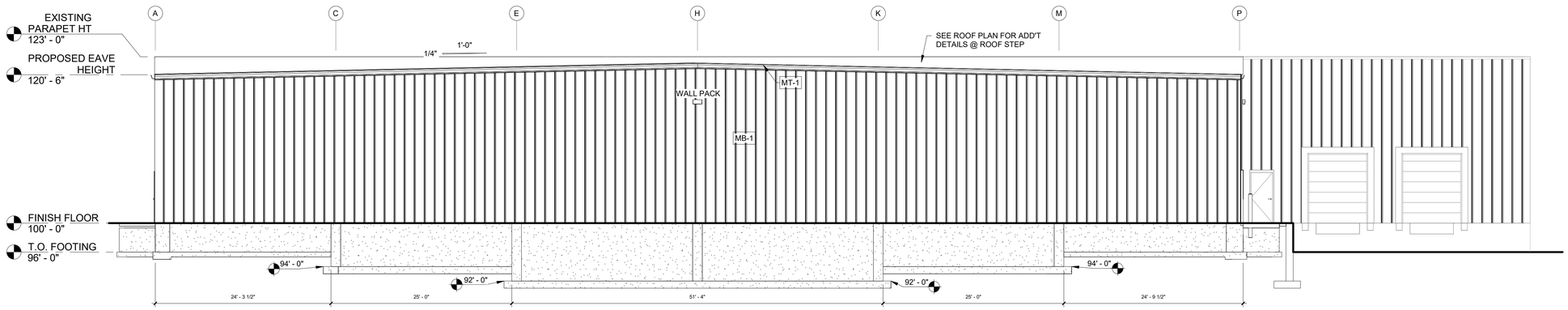


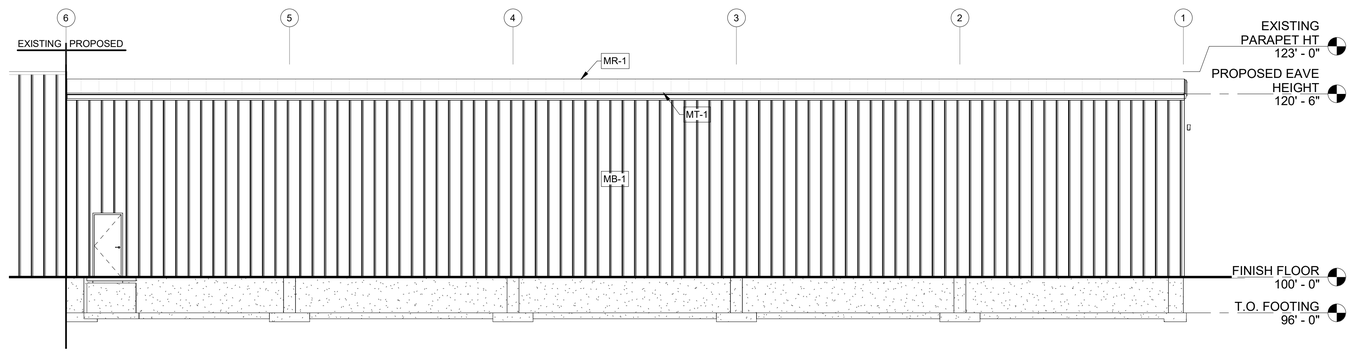
BUILDING ELEVATION - EAST

1 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH

2 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - WEST

3 /A2.0 SCALE = 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
MT-1	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
BV-1	LOCATION: BLOCK VENEER MATERIAL: 8 x 16 x 4 SMOOTH FACE SUPPLIER: VERIFY COLOR: PAINTED TO MATCH EXISTING COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERFIY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 24GA SSR SUPPLIER: VERIFY COLOR: VERFIY COMMENTS:

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EXTERIOR ELEVATIONS

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24

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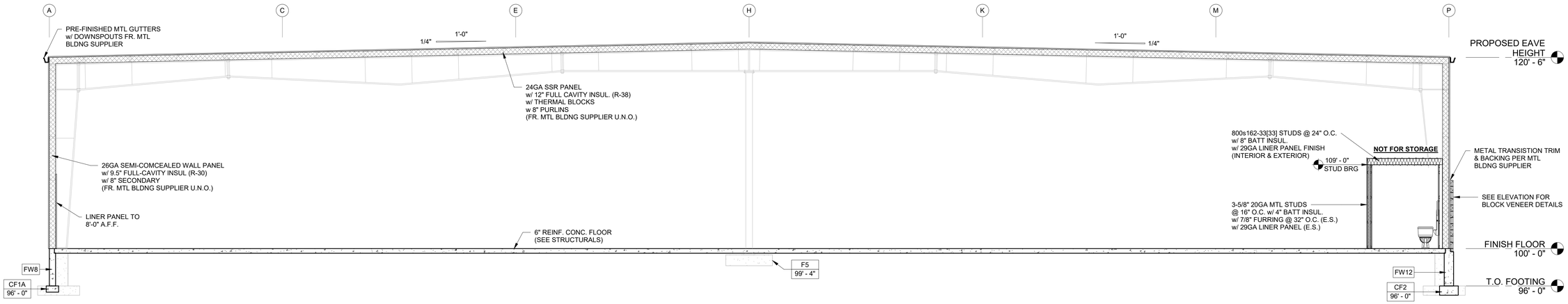

SECTION - BUILDING

1 /A3.0 SCALE = 3/16" = 1'-0"

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BUILDING SECTIONS

A3.0

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DOOR / WINDOW SCHEDULES

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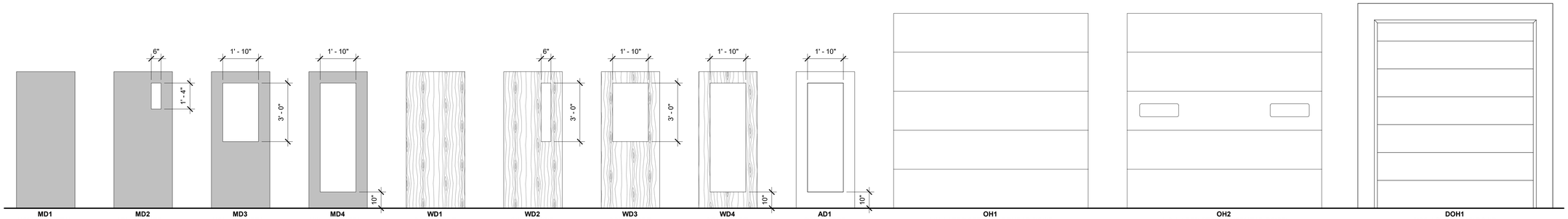
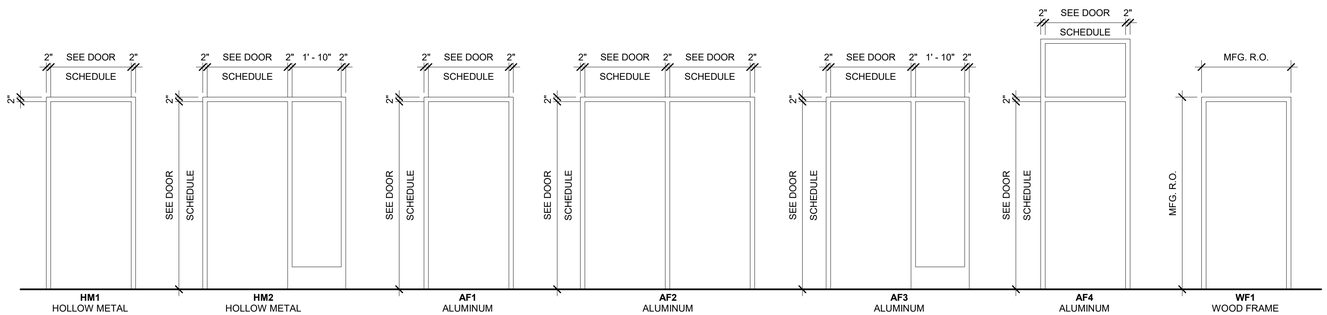
DOOR SCHEDULE

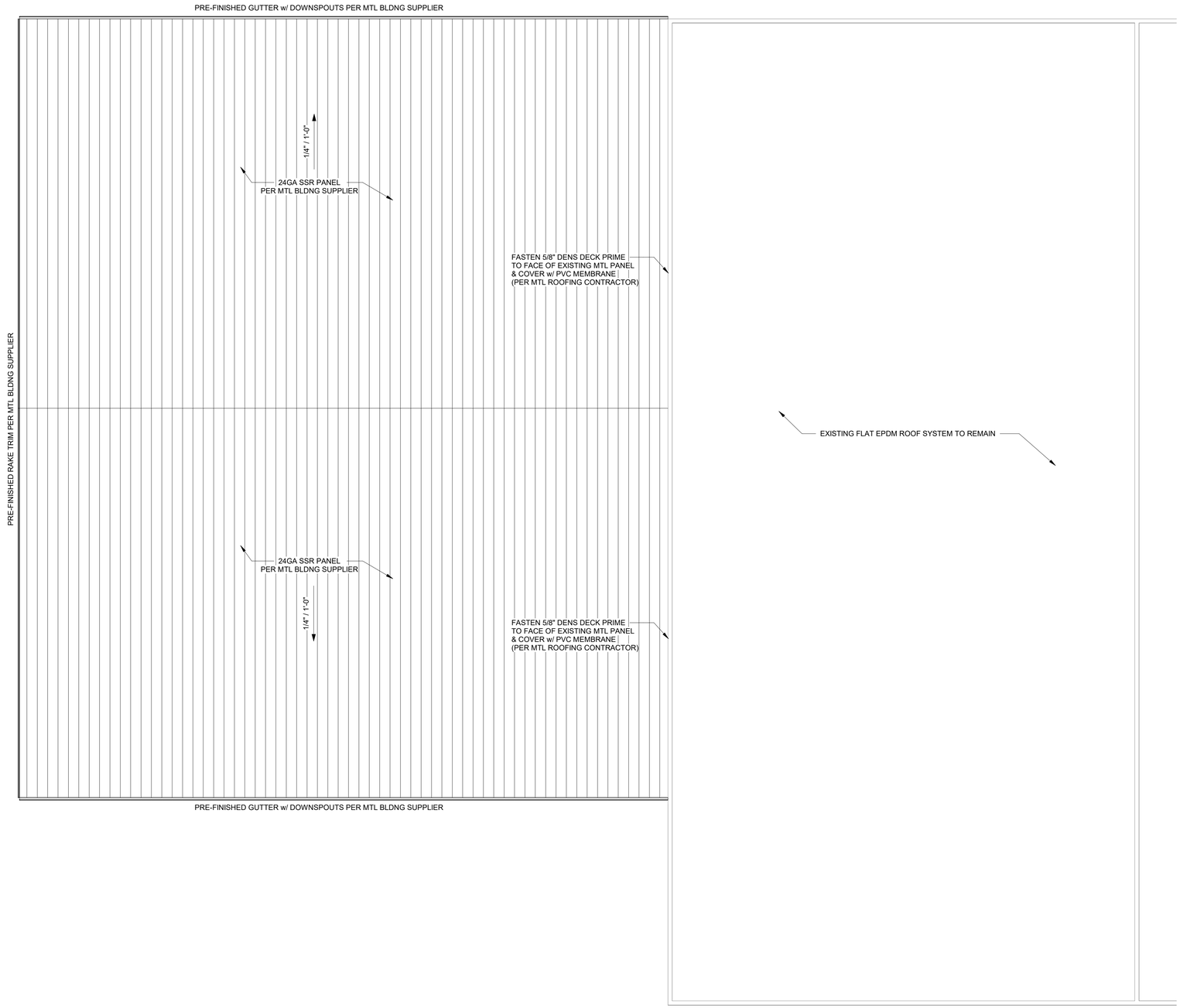
NUMBER	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	FIRE RATING	HARDWARE					REMARKS
						LOCK	PASSAGE	CLOSER	PANIC	PRIVACY	
100.1	3' - 0"	7' - 0"	MD1	HM1		■		■			WEATHER STRIPPING / LATCH GUARD
100.2	3' - 0"	7' - 0"	MD1	HM1		■		■			WEATHER STRIPPING / LATCH GUARD
100.3	14' - 0"	14' - 0"	OH1	-							
100.4	14' - 0"	14' - 0"	OH1	-							
101.1	3' - 0"	7' - 0"	MD1	HM1				■		■	WALL STOP
102.1	3' - 0"	7' - 0"	MD1	HM1				■		■	WALL STOP



MD1 HOLLOW METAL
MD2 HOLLOW METAL w/ VIEW LITE
MD3 HOLLOW METAL w/ HALF LITE
MD4 HOLLOW METAL w/ FULL LITE
WD1 SOLID CORE
WD2 SOLID CORE w/ VIEW LITE
WD3 SOLID CORE w/ HALF LITE
WD4 SOLID CORE w/ FULL LITE
AD1 SOLID CORE w/ FULL LITE
OH1 INSULATED STEEL OVERHEAD DOOR
OH2 INSULATED STEEL OVERHEAD DOOR w/ LITES VERIFY WITH OWNER
DOH1 DOCK OVERHEAD DOOR (VISION LITES OPTIONAL PER OWNER) (SEE SPECS.)



HM1 HOLLOW METAL
HM2 HOLLOW METAL
AF1 ALUMINUM
AF2 ALUMINUM
AF3 ALUMINUM
AF4 ALUMINUM
WF1 WOOD FRAME



ROOF PLAN - OVERALL
1 /A8.0 SCALE = 3/32" = 1'-0"

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ROOF PLAN

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MASONRY
1. ALL REINFORCED CONCRETE MASONRY MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
ACI 530.1-95/ASCE 6-95/TMS 602-95 "SPECIFICATIONS FOR MASONRY STRUCTURES"
ACI 530-95/ASCE 5-95/TMS 402-95 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"
2. CONCRETE BLOCK SHALL CONFORM TO ASTM C-90. THE REQUIRED STRENGTH ON THE NET CROSS SECTIONAL AREA OF THE CONCRETE BLOCK SHALL BE 2,500 PSI.
3. MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270.
4. GROUT SHALL CONFORM TO ASTM C476. GROUT MAY BE PLACED BY THE "HIGH LIFT" METHOD, CONFORMING TO THE GROUTING PATTERNS REQUIRED BY THE CONTRACT DRAWINGS.
5. THE REQUIRED MINIMUM 28-DAY COMPRESSIVE STRENGTH OF THE COMBINATION OF CONCRETE BLOCK, GROUT AND MORTAR ON THE NET AREA OF THE WALL (F'm) SHALL BE MINIMUM OF 1,830 PSI.
6. ALL CONCRETE BLOCK MASONRY UNITS SHALL BE LAID IN RUNNING BOND UNLESS NOTED OTHERWISE.
7. MASONRY BLOCK CELLS CONTAINING VERTICAL REINFORCING SHALL BE GROUTED SOLID. FILLING CELLS WITH MORTAR IS UNACCEPTABLE.
8. THE BASE OF EACH CELL IN WHICH A BAR IS PLACED, MUST HAVE A CLEANOUT HOLE.
9. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. VERTICAL REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS.
10. PROVIDE CONTINUOUS REINFORCED BOND-BEAMS IN ALL REINFORCED MASONRY WALLS AT TOPS OF WALLS, IMMEDIATELY BELOW STEEL BEARINGS AND WHEREVER CALLED FOR IN CONTRACT DRAWINGS. BOND BEAM REINFORCING SHALL EXTEND INTO AND BE CONTINUOUS WITH ALL INTERSECTING BOND BEAMS.
11. REINFORCED MASONRY WALLS SHALL HAVE #9 GAUGE (TRUSS TYPE) HORIZONTAL REINFORCING AT SPACING AS NOTED ON THE CONTRACT DRAWINGS, BUT AT A MAXIMUM OF 16" O.C.
12. FILL CORES OF MASONRY UNDER ALL BEARING PLATES FOR A WIDTH EQUAL TO THREE TIMES THE BEARING PLATE LENGTH FOR THREE COURSES BELOW BEARING.
13. ANCHORED MASONRY VENEER SHALL COMPLY WITH ACI 530/ASCE 5/TMS 402. SPACE ANCHORS AT A MAXIMUM OF 32" HORIZONTALLY AND 18" VERTICALLY. PROVIDE ADDITIONAL ANCHORS AROUND ALL OPENINGS LARGER THAN 16" IN EITHER DIMENSION. SPACE ANCHORS MAX 3' O.C WITH 12" OF OPENING.
14. HOLLOW CONCRETE BLOCK UNITS, GRADEN, f'm= 2,OOO PSI
15. GROUT = 2,000 PSI.
16. MORTAR = TYPE S = 2,000 PSI ABOVE GRADE
MORTAR = TYPE M = 2,500 PSI BELOW GRADE
17. JOINT REINFORCEMENT - NEW MASONRY WALLS TO BE REINFORCED W/ 9 GAUGE DUR-O-WAL EVERY OTHER BLOCK COURSE.
18. SEE PLANS FOR VERTICAL MASONRY CONTROL JOINT LOCATIONS (V.M.C.J.) (U.N.O. SPACE 24'-0" O.C. OR 1.5 TIMES WALL HT (WHICHEVER IS LESS), 10' FROM CORNERS, UNLESS NOTED OTHERWISE)
19. MAXIMUM GROUT LIFT WITHOUT CLEAN-OUTS = 4'-0" MAXIMUM GROUT LIFT WITH CLEAN-OUTS = 8'-0"
20. SEE ARCHITECTURAL PLANS FOR REQUIRED FIRE RATINGS.
21. PROVIDE BOND BEAM W/ 2-#4 CONT. AT TOP OF MASONRY WALLS (U.N.O.)
22. ALL VERTICAL REINFORCING SHALL BE CONTINUOUS GROUTED IN CELLS
23. CHECK ELECTRICAL PLANS TO LOCATE ANY ELECTRICAL CONDUIT TO BE INSTALLED IN MASONRY CORE.
24. FULL MORTAR BED JOINTS ARE REQUIRED, TYPICAL.
25. ON EXTERIOR WALLS, PROVIDE WEEP HOLES, TO THE EXTERIOR ABOVE LINTELS AND AT BOTTOM OF WALL.
26. PROVIDE SPECIAL BLOCKS AT CORNERS, LINTELS, JAMBS, AND WALL ENDS.
27. SEE MASONRY DETAILS BELOW.
28. VENEER LINTEL:

SPAN	MEMBER	BRG
7'-4"	L3-1/2"x3-1/2"x5/16" LLV	6"
9'-0"	L5"x3-1/2"x5/16" LLV	8"
10'-0"	L6"x3-1/2"x5/16" LLV	8"
12'-0"	L6"x4"x5/16" LLV	8"
14'-0"	L7"x4"x5/16" LLV	8"
16'-0"	L8"x4"x1/2" LLV	8"

8 /S0.1 MASONRY NOTES N.T.S.

STRUCTURAL DESIGN

GOVERNING CODES			
2015 INTERNATIONAL BUILDING CODE ASCE 7-10			
ROOF SNOW LOAD			
GROUND SNOW LOAD (Pg)			30 PSF
FLAT ROOF SNOW LOAD (Pf)			21 PSF
SNOW EXPOSURE FACTOR (Ce)			1.0
SNOW IMPORTANCE FACTOR (Is)			1.0 (RISK CATEGORY II)
THERMAL FACTOR (Ct)			1.0
COLD ROOF SLOPE FACTOR (Cs)			1.0
UNBALANCED SNOW LOADING			
SNOW DRIFT LOADING			
SLIDING SNOW LOADING			
ROOF LIVE LOAD			
MINIMUM ROOF LIVE LOAD			20 PSF
ROOF DEAD LOAD			
ROOF SHEETING, SECONDARY, INSULATION			3.5 PSF
COLLATERAL			5 PSF
LATERAL			
WIND LOADS	BASIC WIND SPEED = 115 MPH (RISK CATEGORY II)		
	WIND EXPOSURE = C		
	INTERNAL PRESSURE COEFFICIENT = + OR - 0.18		
	COMPONENT AND CLADDING PRESSURES/SUCTIONS FOR EFFECTIVE AREAS <= 10 S.F. AS FOLLOWS:		
	ROOF ZONE 1 PRESSURE = 16 PSF, SUCTION = -28.1 PSF		
	ROOF ZONE 2 PRESSURE = 16 PSF, SUCTION = -33.4 PSF		
	ROOF ZONE 3 PRESSURE = 16 PSF, SUCTION = -33.4 PSF		
	WALL ZONE 4 PRESSURE = 21.2 PSF, SUCTION = -23.5 PSF		
	WALL ZONE 5 PRESSURE = 21.2 PSF, SUCTION = -23.5 PSF		
SEISMIC	SEISMIC IMPORTANCE FACTOR, Ie = 1.0 (RISK CATEGORY = II)		
	GROUND MOTION	S(S) = 0.089	S(1) = 0.047
	SITE CLASS = D		
	SEISMIC DESIGN CATEGORY = A		

1. STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING:
AISC: "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDINGS".
AISC: "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
AWS D1.1: "STRUCTURAL WELDING CODE - STEEL".
AISC: "STRUCTURAL STEEL DETAILING MANUAL".
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
HOT ROLLED WIDE-FLANGE: ASTM A992 (Fy=50 KSI)
ALL OTHER STRUCTURAL SHAPES AND PLATES: ASTM A36 (Fy=36KSI)
STRUCTURAL STEEL PIPE: ASTM A53 GRADE B (Fy=35 KSI).
TUBULAR STEEL: ASTM A500 GRADE B (Fy=46 KSI)
HIGH STRENGTH BOLTS: ASTM A325N (BEARING) ASTM A325F (FRICTION)
ANCHOR BOLTS: ASTM A307 OR A36
3. PROVIDE 2 MIL. THICK RED OR GREY OXIDE PRIMER ON ALL STEEL SURFACES UNLESS NOTED OTHERWISE.
4. ANCHOR BOLTS SHALL BE PRESET WITH TEMPLATES AT REQUIRED LOCATIONS.
5. LEVELING PLATES AND BEARING PLATES SHALL BE SET IN FULL BED OF NON-SHRINK GROUT
6. CONNECTIONS MAY BE EITHER BOLTED OR WELDED AT THE FABRICATOR'S OPTION.BOLTED CONNECTIONS SHALL BE AS FOLLOWS:
MINIMUM BOLT DIAMETER: 3/4"
SHEAR CONNECTIONS FOR MOMENT CONNECTED MEMBERS: FRICTION TYPE HIGH STRENGTH BOLTS IN SINGLE OR DOUBLE SHEAR.
SHEAR CONNECTIONS FOR OTHER MEMBERS: BEARING TYPE HIGH STRENGTH BOLTS IN SINGLE OR DOUBLE SHEAR. SIMPLE SHEAR CONNECTIONS SHALL BE CAPABLE OF END ROTATION PER AISC REQUIREMENTS FOR "UNRESTRAINED MEMBERS"
7. ALL BEAM CONNECTIONS NOT DETAILED, SHALL SUPPORT 1/2 THE TOTAL UNIFORM LOAD CAPACITY FOR THE GIVEN BEAM AND SPAN OR THE INDICATED REACTION, WHICHEVER IS GREATER. CONNECTIONS SHALL GENERALLY FOLLOW THE TYPES SHOWN IN THE "AISC MANUAL OF STEEL CONSTRUCTION", TABLE II, III, OR X.
8. WELDS SHALL FULLY DEVELOP STRENGTH OF THE MATERIALS BEING WELDED, UNLESS NOTED OTHERWISE, EXCEPT THAT FILLET WELDS SHALL BE A MINIMUM 3/16".
9. WELDED CONNECTIONS SHALL BE MADE BY APPROVED CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX.
10. CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION. TEMPORARY BRACING SHALL REMAIN UNTIL THE PERMANENT LATERAL BRACING HAS BEEN INSTALLED AND AND THE CONCRETE FOR FLOOR SLABS HAS ATTAINED 75% OF ITS REQUIRED STRENGTH.
11. STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE FINAL BOLTING OR WELDING OF CONNECTIONS.
12. CONTRACTOR SHALL NOT MODIFY OR CUT ANY STRUCTURAL STEEL WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
13. CONTRACTOR SHALL FIELD TOUCH UP ALL ABRASIONS, BURNS AND SIMILAR DEFECTS IN PAINT OF THE STRUCTURAL STEEL, JOISTS AND STEEL DECK.
14. COMPOSITE BEAMS, NOTED (S.C.) STEEL SECTION DEPTH = D (INCH); Rc = REQUIRED REACTION CAPACITY FOR COMPOSITE BEAMS; R = UNIFORM LOAD CONSTANT BEAM REACTION.
- FOR D > OR = 24" Rc = 1.5R.
- FOR D > OR = 21"; BUT LESS THAT 24' Rc = 1.75R.
- FOR D > OR = 14"; BUT LESS THAN 21' Rc = 2.OR.
- FOR D LESS THAN 14" Rc = 2.25R.

5 /S0.1 STRUCTURAL STEEL NOTES N.T.S.

1. WOOD MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
NFPA: "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION"
NFPA: "NATIONAL DESIGN SPECIFICATIONS DESIGN VALUES FOR WOOD CONSTRUCTION"
AITC: "TIMBER CONSTRUCTION MANUAL, PART II, DESIGN SPECIFICATIONS"
APA: DESIGN/CONSTRUCTION GUIDE FOR DIAPHRAGMS
2. STRUCTURAL WOOD SHALL BE VISUALLY GRADED IN ACCORDANCE WITH ASTM D245. WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY A RECOGNIZED INSPECTION AGENCY.
3. ALL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% PRIOR TO INSTALLATION.
4. STRUCTURAL LUMBER SHALL BE No. 2 SPF OR BETTER.
5. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH EXTERIOR CONTACT WITH THE GROUND SHALL HAVE A PRESERVATIVE TREATMENT EQUAL TO 0.4 P.C.F. RETENTION OF PRESSURE INJECTED CCA OR EQUIVALENT.
6. NO WOOD MEMBER SHALL BE CUT, NOTCHED OR DRILLED WITHOUT THE SPECIFIC, WRITTEN APPROVAL OF THE ENGINEER.
7. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
8. PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER ALL JOINTS.
9. PLYWOOD SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION. SEE PLANS FOR SPAN RATING AND GRADE REQUIREMENTS.
10. PLYWOOD SHALL BE FASTENED TO SUPPORTS WITH 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND ENDS AND 12" O.C. IN FIELD. (UNLESS NOTED OTHERWISE)
11. USE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED OTHERWISE.
12. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. USE STEEL WASHER BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHER BETWEEN NUT AND WOOD.
13. ALL FASTENERS USED FOR PRESERVATIVE TREATED WOOD SHALL BE GALVANIZED.
14. JOIST HANGER FASTENERS MUST BE AS SUPPLIED BY THE JOIST HANGER
15. MICRO-LAM BEAMS SHALL CONFORM TO TRUSS JOIST CORPORATION SPECIFICATIONS OR EQUAL.
16. JOISTS 2X10 OR LARGER SHALL BE WUPPORTED LATERALLY BY SOLID BLOCKING OR BRIDGING SPACED 10' O.C. MAX.
17. ALL BOLT AND LAG SCREW CONNECTIONS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. HOLES FOR BOLTED CONNECTIONS SHALL BE DRILLED STRAIGHT AND TRUE. 1/16" LARGER THAN BOLT SIZE. THE DIAMETER OF THE LEAD HOLES FOR A LAG SCREW SHALL BE AS FOLLOWS: FOR 1/4" DIA. LAG USE 3/16" LEAD HOLE; FOR 3/8" DIA. LAG USE 1/4" LEAD HOLE; FOR 1/2" DIA. LAG USE 5/16" LEAD HOLE; FOR 5/8" DIA. LAG USE 3/8" LEAD HOLE.

6 /S0.1 STRUCTURAL WOOD NOTES N.T.S.

1. ALL COLD FORMED STRUCTURAL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING:
AISI "SPECIFICATIONS FOR THE DESIGN OF LIGHT-GAUGE COLD-FORMED STEEL STRUCTURAL MEMBERS"
AISC: "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"
2. COLD FORMED STEEL SHALL CONFORM TO THE FOLLOWING:
LIGHT GAUGE STUDS, JOISTS, TRACKS AND ACCESORIES; ASTM A 653/653 M, G60 GALVANIZED.
ASTM A653 COLD FORMED GALVANIZED LIGHT GAUGE FRAMING MEMBERS. STUDS AND JOISTS SHALL BE CHANNEL SHAPED WITH LIPPED FLANGES, PUNCHED WEB, SIZE, GAUGE AND GRADE AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS).
TRACKS SHALL BE CHANNEL SHAPED SOLID WEB, DEPTH COMPATIBLE WITH STUDS, GAUGE AND GRADE AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS).
FRAMING ACCESORIES SHALL HAVE A MINIMUM YIELD STRENGTH OF 65 KSI. SCREWS SHALL BE CORROSION RESISTANT, SELF DRILLING PAN OR HEX WASHER HEAD, AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS).
POWDER ACTUATED FASTENERS: AISI 1062 OR 1065 STEEL, MINIMUM CORE HARDNESS 50 TO 54 HRC AND ZINC PLATED IN ACCORDANCE WITH ASTM B633. DIAMETER AND LENGTH AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS).
ALL LIGHT GAUGE FRAMING MEMBERS SHALL BE DIETRICH CSJ SERIES UNLESS NOTED OTHERWISE.

7 /S0.1 STRUCTURAL COLD FORMED STEEL NOTES N.T.S.

1. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING STANDARDS:
ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
ACI MCP - "MANUAL OF CONCRETE PRACTICE"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
ACI 318.1 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE"
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS (U.N.O.):
STRUCTURAL SLABS: 4,000 PSI
SLABS-ON-GRADE: 4,000 PSI
FOOTINGS AND WALL: 4,000 PSI
PRECAST CONCRETE: 5,000 PSI
EXTERIOR EXPOSED CONCRETE: 4,000 PSI
3. CONCRETE MIX DESIGN (INCLUDING AGGREGATE SIZE, WATER/CEMENT RATIO, AIR ENTRAINMENT, ADMIXTURES AND SLUMP) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK.
MAXIMUM WATER/CEMENT RATIO IS:
0.50 FOR SLABS ON GRADE
0.54 FOR BELOW GRADE CONCRETE
0.48 FOR EXPOSED CONCRETE
4. CONCRETE TO BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 4-6% AIR ENTRAINMENT.
5. CONCRETE STRENGTH SHALL BE EVALUATED ACCORDING TO METHOD 1 OR METHOD 2 AS PRESCRIBED IN ACI 301. THE RESULTS OF THESE ANALYSES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ANY WORK.
6. CONTRACTOR SHALL MAKE PROVISIONS TO CAST FOUR TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED OR FOR ANY ONE DAY'S CONFORMANCE TO ASTM C31 AND TESTING SPECIMENS IN CONFORMANCE TO ASTM C39.
7. CONSTRUCTION JOINTS SHOWN ON THE CONTRACT DRAWINGS SHALL NOT BE ALTERED WITHOUT WRITTEN APPROVAL OF THE SUPERVISING PROFESSIONAL.
8. DRAWINGS SHOWING THE LOCATION OF CONSTRUCTION JOINTS, CONTROL JOINTS AND PLACING SEQUENCE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE PREPARATION OF REINFORCING SHOP DRAWINGS.
9. GROUT USED TO SET PLATES SHALL BE NON-SHRINK AND NON-METALLIC.
10. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. EARTH FORMS ARE FORBIDDEN.
11. PROVIDE A MINIMUM OF 6" COMPACTED GRANULAR FILL UNDER ALL SLABS-ON-GRADE.
12. FLATWORK SUBCONTRACTOR SHALL SUBMIT FLOOR SLAB PLACEMENT SEQUENCE TO ENGINEER FOR APPROVAL PRIOR TO BEGINNING WORK.

1 /S0.1 CONCRETE NOTES N.T.S.

1. FOUNDATION WORK FOR THIS PROJECT SHALL CONSIT OF SPREAD FOOTINGS, CONTINUOUS WALL FOOTING AND SLABS-ON-GRADE
2. FOUNDATIONS ARE DESIGNED TO BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR AN APPROVED COMPACTED STRUCTURAL FILL HAVING A PRESUMED BEARING CAPACITY OF 2000 PSF.
3. ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE.
4. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITITIES.
6. CONTRACTOR SHALL PROVIDE CONTROL OF SURFACE AND SUBSURFACE WATER PROMPTLY TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
7. NO FOUNDATION(S) SHALL BE PLACED ON FROZEN SUBGRADE
8. PROTECT IN-PLACE FOUNDATIONS AND SLABS-ON-GRADE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
9. FOUNDATION WALLS SHALL BE BRACED DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT STRUCTURAL SUPPORT SYSTEM IS INSTALLED AND APPROVED BY ENGINEER.
10. BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF WALL.

2 /S0.1 FOUNDATION NOTES N.T.S.

1. DETAILING, FABRICATION AND ERECTION OF REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:
ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
MSP2 - "CRSI MANUAL OF STANDARD PRACTICE"
AWS D1.4 - "STRUCTURAL WELDING CODE - REINFORCING STEEL"
WRI - "WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE"
2. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60), DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
3. REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
4. CLEARANCES FOR REINFORCEMENT: CONCRETE PLACED DIRECTLY ON EARTH (FOOTINGS, SLABS, ETC.) 3" FROM BOTTOM. ALL OTHER CONCRETE PROVIDE 2" CLEAR TO REINFORCING.
5. SUBCONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
6. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER SECTION APPLIES.
7. WELDED WIRE FABRIC SHALL LAP A MINIMUM OF 6" AND BE TIED TOGETHER.
8. CONTRACTOR SHALL NOTIFY ENGINEER OF COMPLETION OF REINFORCEMENT INSTALLATION AND ALLOW AT LEAST 24 HOURS BEFORE SCHEDULED CONCRETE PLACEMENT FOR ENGINEER TO INSPECT REINFORCEMENT.

3 /S0.1 REINFORCEMENT NOTES N.T.S.

IBC 1809.5 - PROVIDE FROST PROTECTION OF SHALLOW FOUNDATION WITH INSULATION MEETING THE MINIMUM R VALUE, EXTENT AND DEPTH REQUIRED BY ASCE 32 FOR THIS BUILDING SITE. OTHERWISE, PROVIDE NON-FROST-SUSCEPTIBLE SOIL (AS DEFINED BY GRANULAR SOILS OR OTHER APPROVED NON-FROST SUSCEPTIBLE FILL MATERIAL WITH LESS THAN 6% OF MASS PASSING A #200 MESH SIEVE] DOWN TO ANTICIPATED FROST DEPTH, OR OTHER ACCEPTABLE MEANS.

4 /S0.1 SHALLOW FOUNDATIONS N.T.S.

FOUNDATIONS PLACED ON A LAYER OF WELL-DRAINED, UNDISTURBED GROUND OR FILL MATERIAL THAT IS NOT SUSCEPTIBLE TO FROST SHALL HAVE THE THICKNESS OF SUCH A LAYER INCLUDED IN MEETING THE DESIGN FROST DEPTH DEFINED IN SECTION 3.2. UNDISTURBED GRANULAR SOILS OR FILL MATERIAL WITH LESS THAN 6% OF MASS PASSING A #200 (0.074 MM) MESH SIEVE IN ACCORDANCE WITH ASTM D422 AND OTHER APPROVED NON–FROST-SUSCEPTIBLE MATERIALS SHALL BE CONSIDERED NON–FROST-SUSCEPTIBLE. CLASSIFICATION OF FROST SUSCEPTIBILITY OF SOIL SHALL BE DETERMINED BY A SOILS OR GEOTECHNICAL ENGINEER, UNLESS OTHERWISE APPROVED.

9 /S0.1 NON-FROST-SUSCEPTIBLE GROUND OR FILL MATERIAL N.T.S.

BAYLAND
BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
MCKEY PERFORATING
NEW BERLIN, WISCONSIN; COUNTY OF:
WAUKESHA

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-4941

PROJECT EXECUTIVE: JAKE MANCOSKE (920) 366-8828

DRAWN BY: LJP

DATE: 07-20-22

REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[ ] DESIGN REVIEW		
[X] CHECKSET		
[ ] CONSTRUCTION		

STRUCTURAL DESIGN CRITERIA

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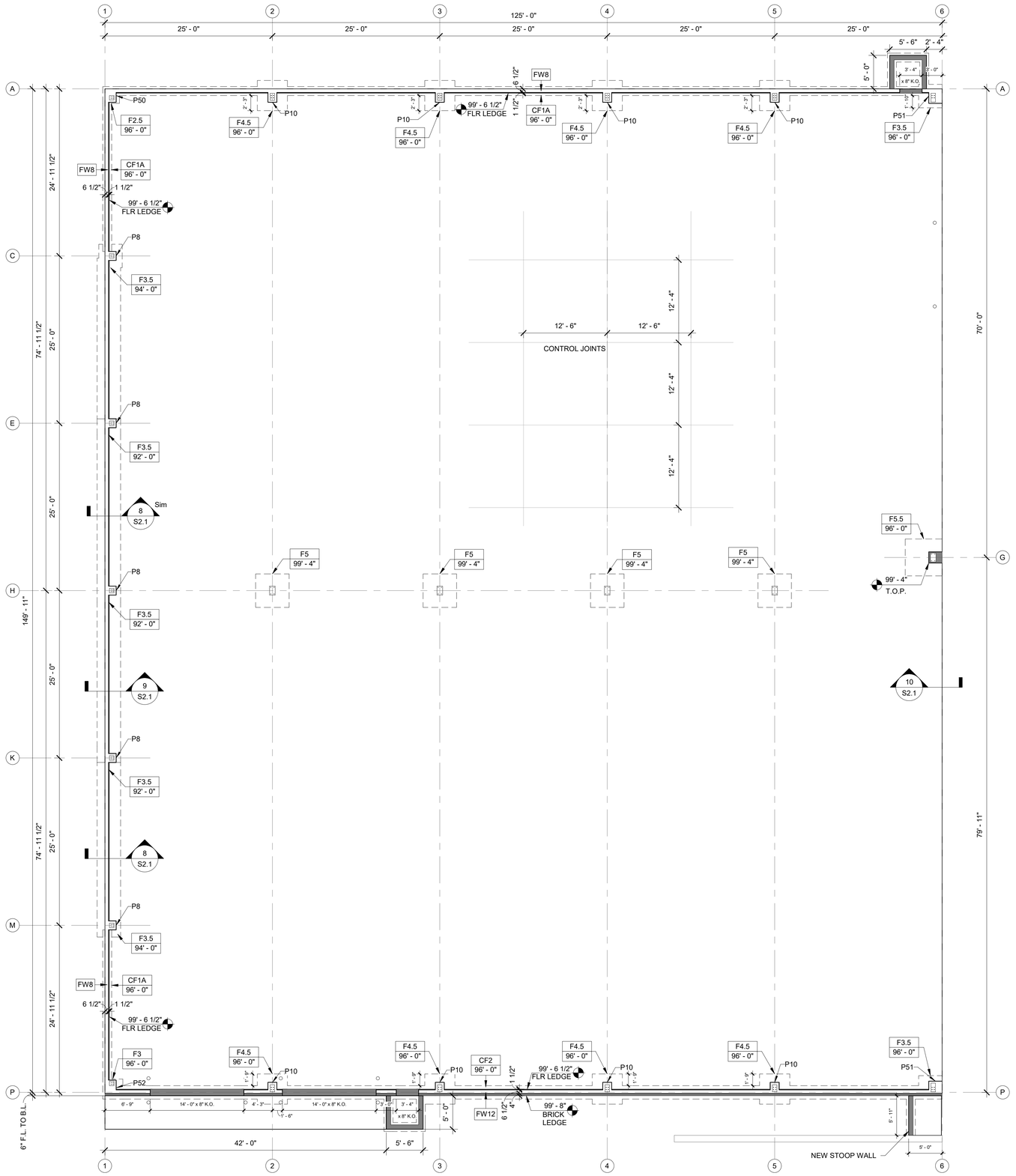
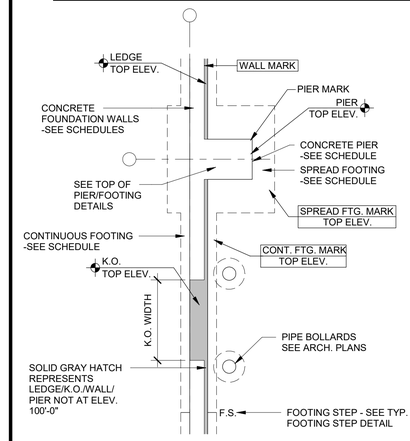


FOUNDATION PLAN SYMBOLS



FOUNDATION PLAN - OVERALL

1 /S1.0 SCALE = 1/8" = 1'-0"

NORTH

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

MCKEY PERFORATING

NEW BERLIN, WISCONSIN; COUNTY OF: WAUKESHA

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☐ PRELIMINARY		
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☐ DESIGN REVIEW		
☒ CHECKSET		
☐ CONSTRUCTION		

FOUNDATION PLAN

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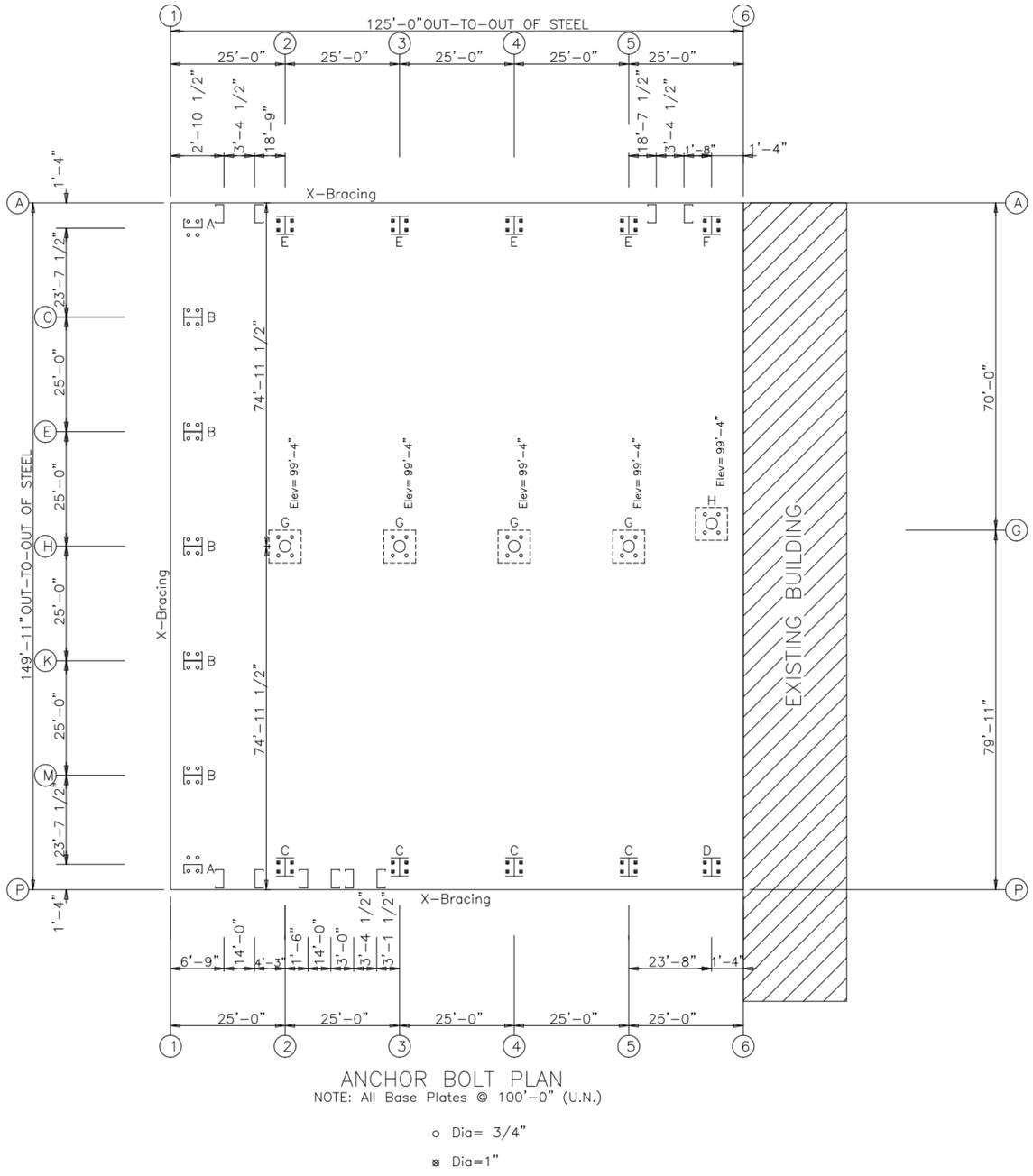

ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)

o Dia= 3/4"

⊠ Dia=1"

ANCHOR BOLT SUMMARY				
Qty	Locate	Dia (in)	Type	Proj (in)
O 28	Endwall	3/4"	F1554	3.00
⊠ 40	Frame	1"	F1554	3.00
O 20	Frame	3/4"	F1554	3.00

ANCHOR BOLT PLAN

GENERAL NOTES

1. THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE 36 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION DESIGN ENGINEER. ANCHOR ROD EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER.
2. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.
3. ANCHOR RODS, NUTS, FLAT WASHERS FOR ANCHOR RODS, EXPANSION BOLTS, AND CONCRETE/MASONRY EMBEDMENT PLATES ARE NOT BY METAL BUILDING MANUFACTURER.
4. THE ANCHOR ROD LOCATIONS PROVIDED BY METAL BUILDING MANUFACTURER SATISFY PERTINENT REQUIREMENTS FOR THE DESIGN OF THE MATERIALS SUPPLIED BY THE METAL BUILDING MANUFACTURER. IT IS THE RESPONSIBILITY OF THE FOUNDATION ENGINEER TO MAKE CERTAIN THAT SUFFICIENT EDGE DISTANCE IS PROVIDED FOR ALL ANCHOR RODS IN THE DETAILS OF THE FOUNDATION DESIGN.
5. DRAWINGS ARE NOT TO SCALE. SEE DETAILS FOR COLUMN ORIENTATION.
6. THE ANCHOR ROD PLAN INDICATES WHERE THE ANCHOR RODS ARE TO BE PLACED AS WELL AS THE FOOTPRINT OF THE METAL BUILDING. IT IS ESSENTIAL THAT THESE ANCHOR ROD PATTERNS BE FOLLOWED. IF THESE SETTINGS DIFFER FROM THE ARCHITECTURAL FOUNDATION PLANS, THE METAL BUILDING MANUFACTURER MUST BE CONTACTED IMMEDIATELY – BEFORE CONCRETE IS PLACED.
7. "SINGLE" CEE COLUMNS SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW EAVE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE OUT TO OUT OF STEEL. IF CONCRETE NOTCH IS REQUIRED THEN THE REQUIRED DIMENSION SHOULD BE ADDED TO OBTAIN THE OUT TO OUT OF CONTRETE DIMENSIONS.
9. FINISHED FLOOR ELEVATION = 100'-0" BOTTOM OF BASE PLATE = 100'-0" UNLESS NOTED OTHERWISE.

ISSUE	DWN	CHK	ENG	PE	DATE
ANCHOR RODS	LJW	JSA	KMN		2-16-22
PERMITS	LJW	JSA	KMN		2-16-22

NUCOR BUILDING SYSTEMS
SOUTHERN INDIANA FACILITY
PHONE: (260) 837-7891 FAX: (260) 837-7384
PO BOX 1006, 200 WHETSTONE RD, SUMMERVILLE, SC 29160
PHONE: (843) 486-8111 FAX: (843) 563-2121
ROCKY MOUNTAIN FACILITY
PHONE: (972) 524-5407 FAX: (972) 524-5417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
MCKEY PERFORATING
3033 S. 166TH ST, NEW BERLIN, WI 53151

CUSTOMER NAME
BAYLAND BUILDINGS, INC
ONEIDA, WI 54155

JOB NUMBER
W22A0018A

SHEET TITLE

SHEET
F1 OF 3

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BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
MCKEY PERFORATING
NEW BERLIN, WISCONSIN; COUNTY OF: WAUKESHA

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

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JOB NUMBER: 22-4941

PROJECT EXECUTIVE: JAKE MANCOSKE (920) 366-8828

DRAWN BY: LJP

DATE: 07-20-22

REVISIONS:

ISSUED FOR: **CHECKED BY:** **DATE:**

- [ ] PRELIMINARY
- [ ] BID SET
- [ ] DESIGN REVIEW
- [X] CHECKSET
- [ ] CONSTRUCTION

ANCHOR BOLT PLAN

S1.2
30

BUILDING REFERENCE LINES

NOTE: ANCHOR BOLT DIMENSIONS PROVIDED BY THE METAL BUILDING MANUFACTURER ARE WITH RESPECT TO THE METAL BUILDING MANUFACTURER'S DEFINITION OF BUILDING LINE. BUILDING LINE CAN DIFFER FROM FOUNDATION LINE. REFERENCE ALL BUILDING PLAN SHEETS WHEN SETTING ANCHOR BOLTS OFF OF REFERENCE LINES

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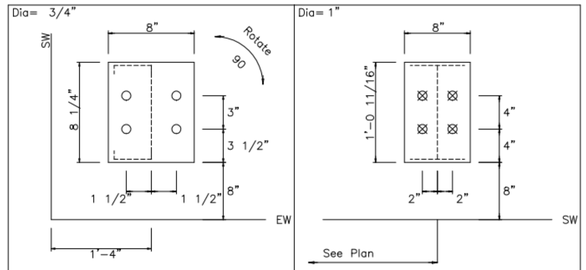
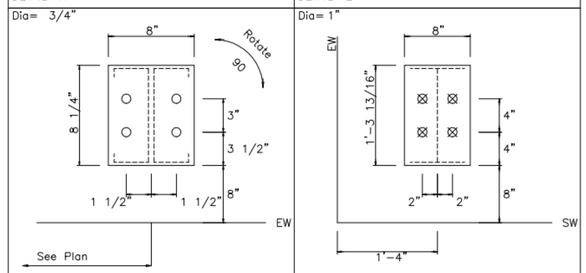


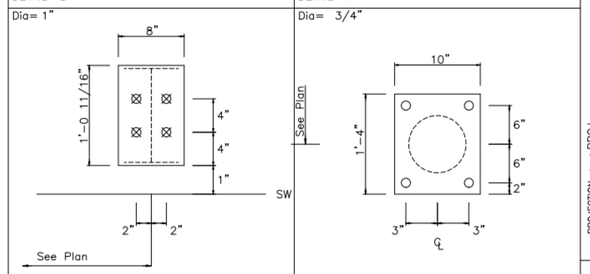
DETAIL A

DETAIL E



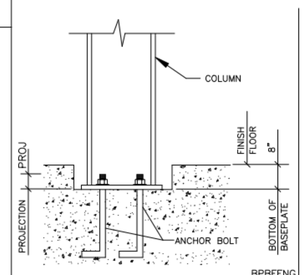
DETAIL B

DETAIL F

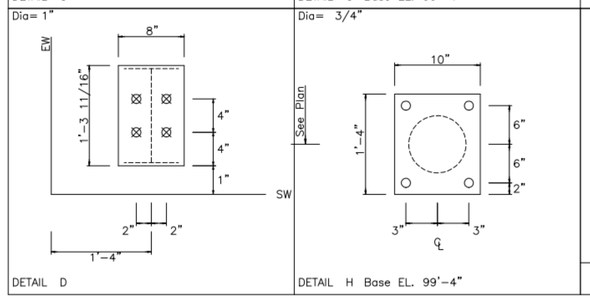


DETAIL C

DETAIL G Base EL. 99'-4"

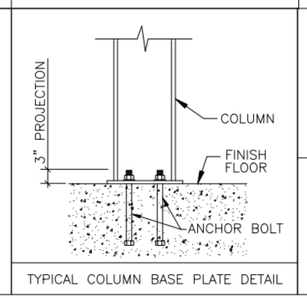


TYPICAL COLUMN BASE PLATE DETAIL

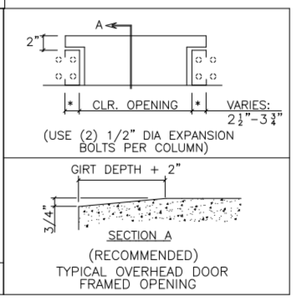


DETAIL D

DETAIL H Base EL. 99'-4"



TYPICAL COLUMN BASE PLATE DETAIL



FOUNDATION DESIGN NOTES:

1. THE ORIENTATION OF THE ANCHOR BOLT DETAILS SHOWN ON THIS PAGE MAY NOT COINCIDE WITH THE ACTUAL COLUMN ORIENTATION SHOWN ON THE ANCHOR BOLT DRAWING. PLEASE REFERENCE THE SIDEWALL (SW) AND ENDWALL (EW) STEEL LINES SHOWN ON THE ANCHOR BOLT DETAILS WITH THE ANCHOR BOLT PLAN DURING LAYOUT OF COLUMN AND ANCHOR BOLT LOCATIONS.
2. COLUMN BASE PLATES MAY HAVE MORE HOLES THAN ARE REQUIRED DUE TO PRODUCTION LIMITATIONS. PLEASE FOLLOW ANCHOR BOLT DETAILS FOR QUANTITY OF ANCHOR BOLTS REQUIRED. EXTRA BASE PLATE HOLES DO NOT NEED INFILLED PER THE MBS DESIGN SPECIFICATIONS.

PEMB NOTES

1) ALL ANCHORS TO BE ANCHOR 'A' SEE DETAIL S4.0
2) ALL ANCHOR EMBEDMENT 12"

ISSUE	DWN	CHK	ENG	PE	DATE
ANCHOR RODS	LJW	JSA	KMN		2-16-22
PERMITS	LJW	JSA	KMN		2-16-22

NUCOR BUILDING SYSTEMS
305 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
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PO BOX 1000, 2100 RIDGE ROAD, ROCK HILL, SC 29730
PHONE: (803) 568-2100 FAX: (803) 568-2121
PROJECT ENGINEER: ERIC HOLLAND, PE 614-517-6417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: MCKEY PERFORATING
3033 S. 166TH ST, NEW BERLIN, WI 53151

CUSTOMER NAME: BAYLAND BUILDINGS, INC
ONEIDA, WI 54155

JOB NUMBER: W22A0018A

SHEET TITLE: ANCHOR BOLT DETAILS

SHEET: F2 OF 3

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JOB NUMBER: 22-4941

PROJECT EXECUTIVE: JAKE MANCOSKE (920) 366-8828

DRAWN BY: LJP

DATE: 07-20-22

REVISIONS:

ISSUED FOR: / CHECKED BY: / DATE:

- [ ] PRELIMINARY
- [ ] BID SET
- [ ] DESIGN REVIEW
- [X] CHECKSET
- [ ] CONSTRUCTION

S1.3

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PIER SCHEDULE						
MARK	SIZE		VERTICAL REINF.	HORIZONTAL TIES	REINF. TOP VIEW	REMARKS
	WIDTH	LENGTH				
P8	16"	20"	(6) #5	#3 @ 12" O.C.	TYPE B	
P10	16"	24"	(8) #5	#3 @ 12" O.C.	TYPE C	
P21	20"	24"	(8) #5	#3 @ 12" O.C.	TYPE D	
P50	24"	20"	(8) #5	#3 @ 12" O.C.	TYPE D	
P51	24"	26"	(8) #6	#3 @ 12" O.C.	TYPE D	
P52	28"	20"	(10) #5	#3 @ 12" O.C.	TYPE E	

SPREAD FOOTING SCHEDULE								
MARK	FOOTING SIZE			REINFORCEMENT - LONG BARS		REINFORCEMENT - SHORT BARS		Remarks
	LENGTH	WIDTH	DEPTH	BOTTOM	TOP	BOTTOM	TOP	
F2.5	2' - 6"	2' - 6"	12"	(4) #4	-	(4) #4	-	
F3	3' - 0"	3' - 0"	12"	(4) #4	-	(4) #4	-	
F3.5	3' - 6"	3' - 6"	12"	(3) #5	-	(3) #5	-	
F4.5	4' - 6"	4' - 6"	12"	(4) #5	-	(4) #5	-	
F5	5' - 0"	5' - 0"	14"	(5) #5	-	(5) #5	-	
F5.5	5' - 6"	5' - 6"	14"	(6) #5	-	(6) #5	-	

CONTINUOUS FOOTING SCHEDULE					
MARK	FOOTING SIZE		REINFORCEMENT		REMARKS
	WIDTH	DEPTH	LONGITUDINAL	TRANSVERSE	
CF1A	1' - 4"	8"	(2) #5 BARS	-	
CF2	2' - 0"	12"	(2) #5 BARS	-	

CONTINUOUS FOOTING SCHEDULE NOTES:

- ALL FOOTINGS ARE CENTERED ON FOUNDATION WALLS UNLESS DIMENSIONED OTHERWISE ON PLANS
- SEE **TYPICAL CONTINUOUS FOOTING DETAIL** FOR TYPICAL CONSTRUCTION & NOTES
- SEE **FOUNDATION PLAN** FOR TOP OF FOOTING ELEVATIONS

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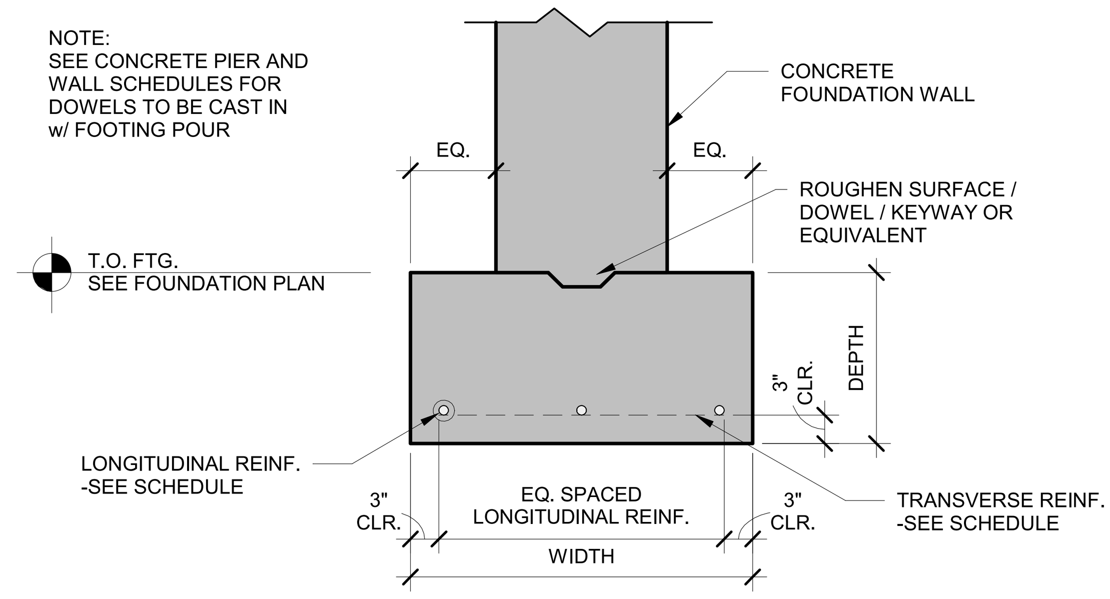
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

CONCRETE PIER SCHEDULE NOTES:

- ALL PIERS ARE CENTERED ON GRID INTERSECTIONS UNLESS NOTED ELSEWHERE ON PLANS
- SEE **TYPICAL PIER DETAIL** FOR TYPICAL CONSTRUCTION & NOTES
- SEE **FOUNDATION PLAN** FOR TOP OF PIER ELEVATIONS
- SEE **FOUNDATION PLAN** FOR PIER ORIENTATION
- SEE **COLUMN SCHEDULE** FOR COLUMN ANCHOR BOLT INFORMATION
- VERTICAL REINF. BARS SHALL BE EQUALLY SPACED, U.N.O.
- SEE **REINFORCING TOP VIEW DETAILS** FOR ORIENTATION OF VERTICAL REINFORCING
- HORIZONTAL TIES SHALL MEET REQ'S OF ACI 318-7.10.5.3 FOR LATERAL SUPPORT OF VERTICAL REINFORCING

SPREAD FOOTING SCHEDULE NOTES:

- ALL FOOTINGS ARE CENTERED ON COLUMN GRID LINE INTERSECTIONS UNLESS DIMENSIONED OTHERWISE
- SEE TYPICAL SPREAD FOOTING DETAIL FOR TYPICAL CONSTRUCTION & NOTES
- SEE FOUNDATION PLAN FOR TOP OF FOOTING ELEVATIONS
- SEE FOUNDATION PLAN FOR FOOTING ORIENTATION
- SEE COLUMN SCHEDULE FOR COLUMN ANCHOR BOLT INFORMATION (WHERE APPLICABLE)

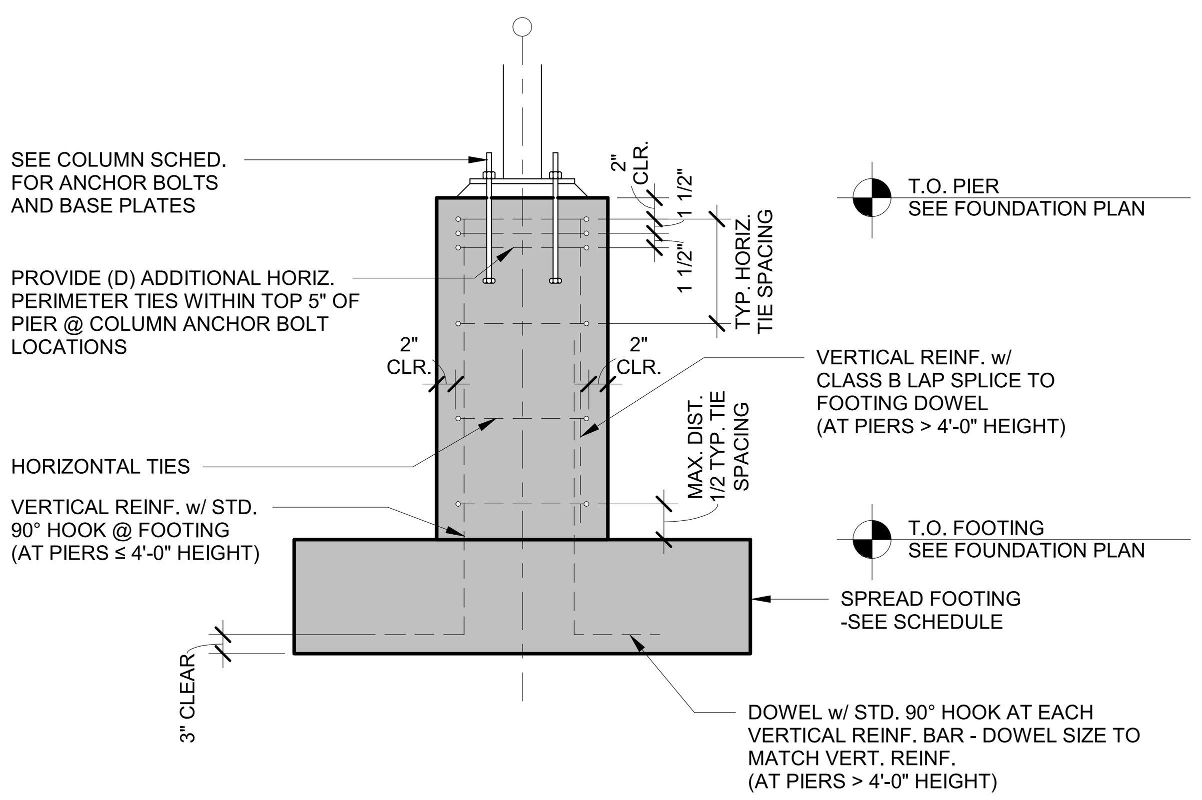


TYP. CONTINUOUS FOOTING DETAIL

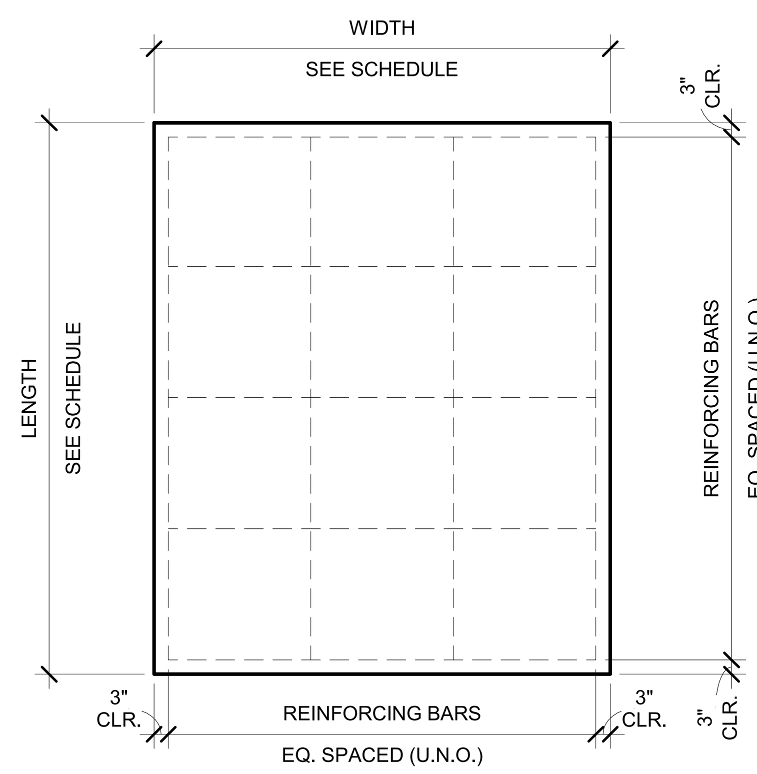
FROST WALL SCHEDULE				
MARK	WIDTH	HORIZONTAL REINF.	BOTTOM DOWEL	REMARKS
FW8	8"	(2) #4 TOP & BOT.	26" LONG x #4 BAR @ 4'-0" O.C.	1-1/2" BD INSUL (R-7.5) / SEE S2.1 FOR 6'-0" & 8'-0" WALL
FW12	12"	(2) #4 TOP & BOT.	26" LONG x #4 BAR @ 4'-0" O.C.	1-1/2" BD INSUL. (R-7.5)

CONCRETE FROST WALL SCHEDULE NOTES:

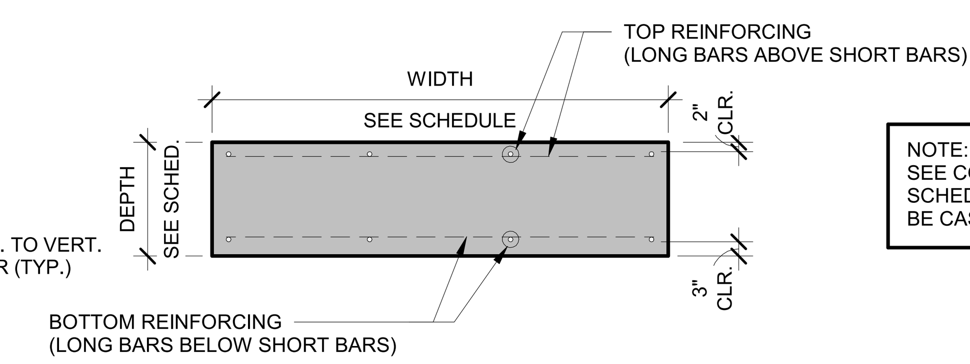
- SEE **TYPICAL CONCRETE FROST WALL DETAIL** FOR TYPICAL CONSTRUCTION & NOTES
- SEE **FOUNDATION PLAN** FOR TOP OF WALL & LEDGE (IF APPLICABLE) ELEVATIONS



TYP. CONCRETE PIER DETAIL



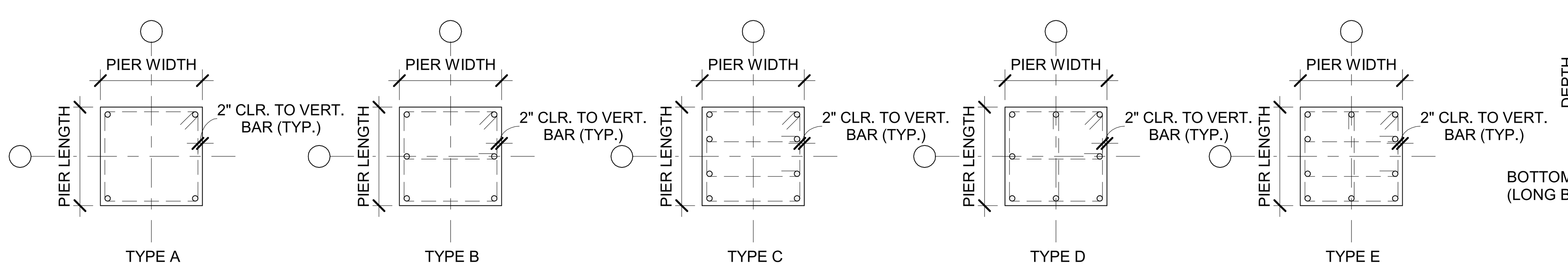
PLAN VIEW



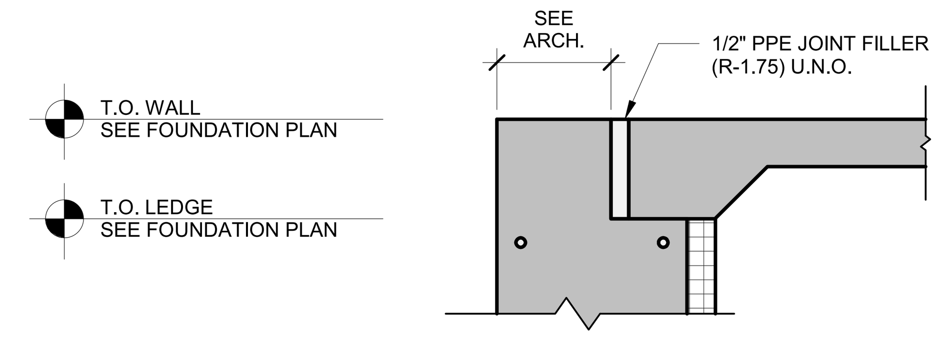
NOTE:
SEE CONCRETE PIER AND WALL SCHEDULES FOR DOWELS TO BE CAST IN w/ FOOTING POUR

SECTION VIEW

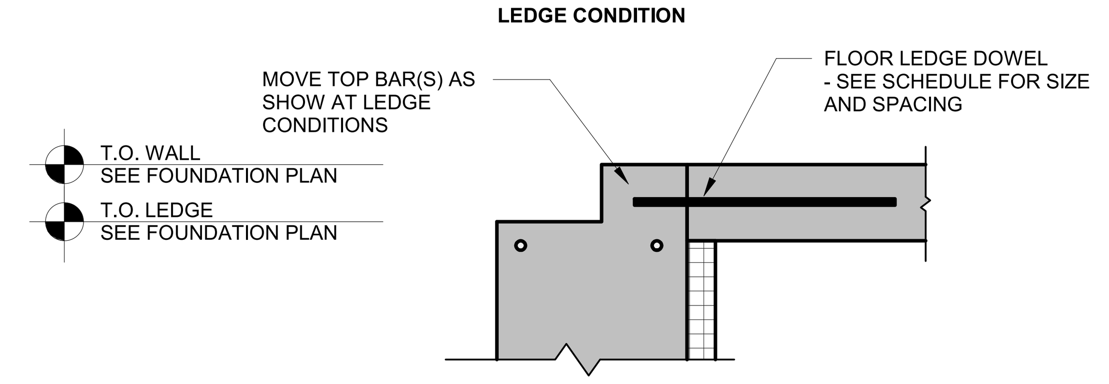
TYP. SPREAD FOOTING DETAIL



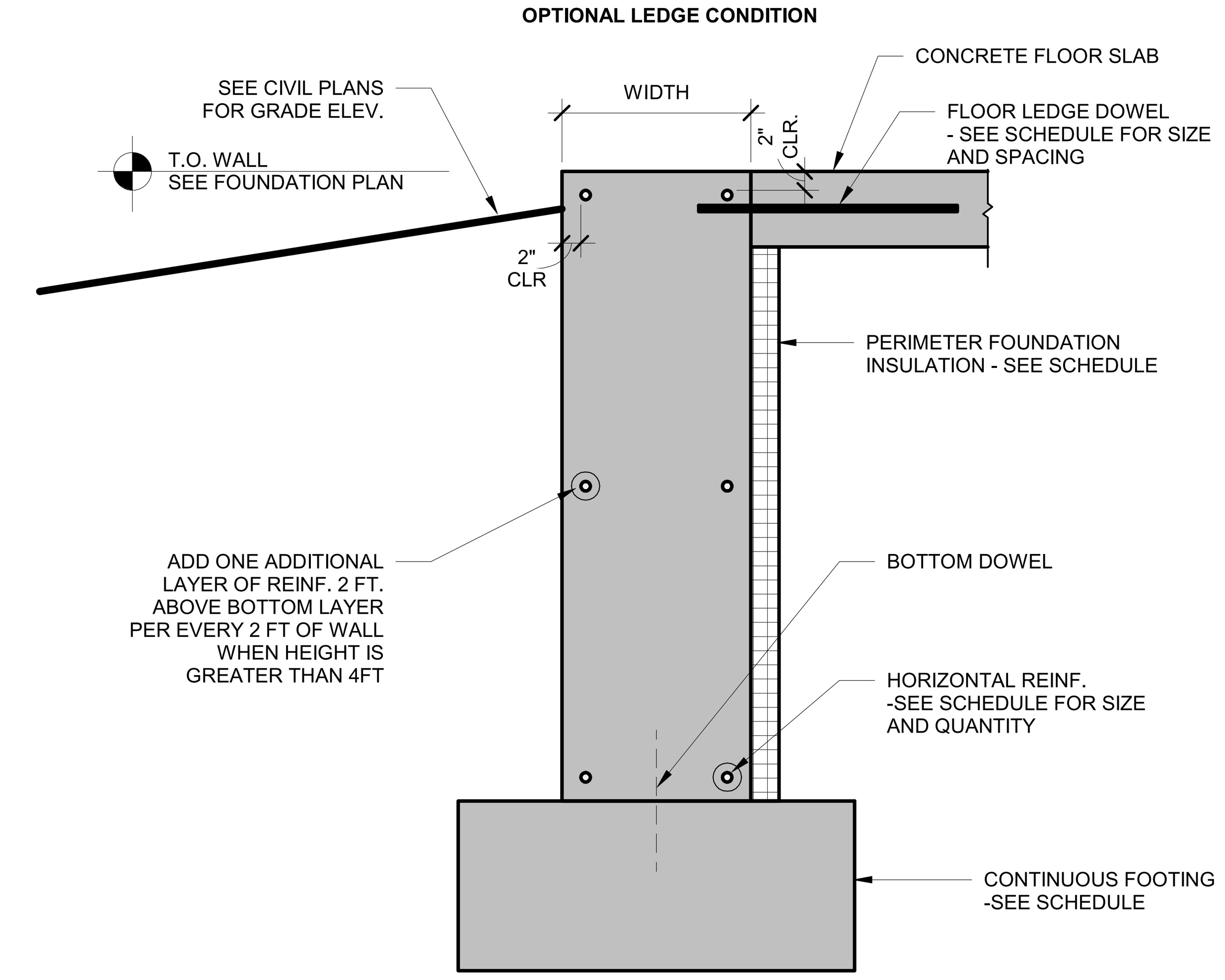
PIER REINF. TYPES - TOP VIEW



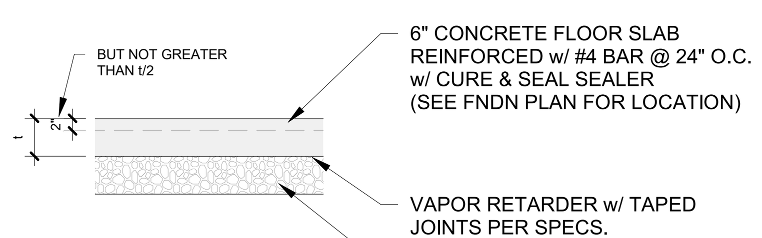
LEDGE CONDITION



OPTIONAL LEDGE CONDITION

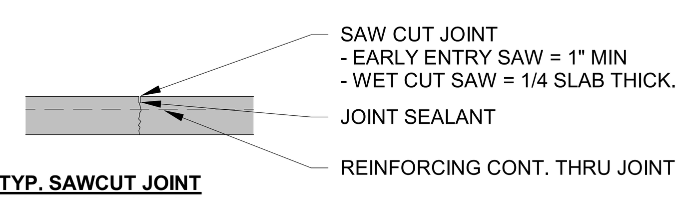


TYP. CONCRETE FROST WALL DETAIL

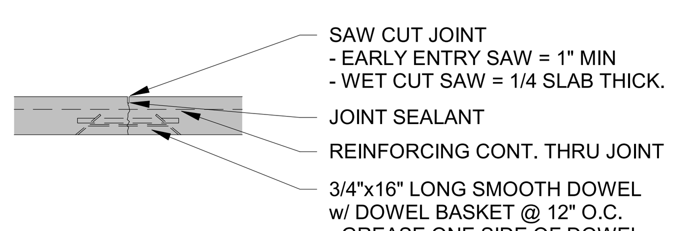


NOTE:
- PROVIDE SEALER @ AREAS OF EXPOSED CONCRETE

TYP. SLAB DETAIL

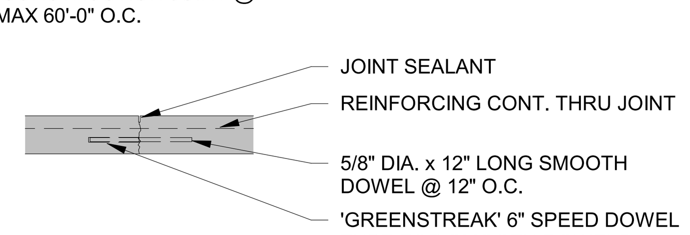


TYP. SAWCUT JOINT
-SAW CUT JOINT @ MAX 12'-6" O.C. U.N.O.



SLAB DEPTH	SPEED PLATE DIMENSIONS	SPACING
5"-6"	1/4" x 4" x 6"	18" O.C.
7"-8"	3/8" x 4" x 6"	18" O.C.
9"-11"	3/4" x 4" x 6"	18" O.C.

TYP. CONSTRUCTION JOINT
-CONSTRUCTION JOINT @ MAX 60'-0" O.C.

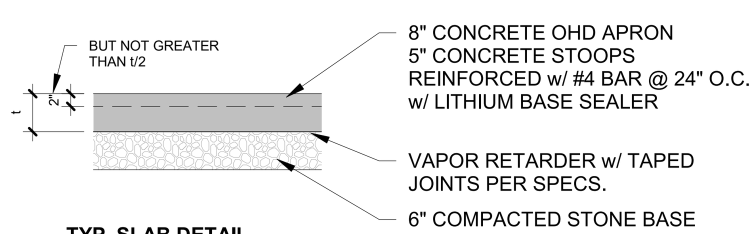


TYP. POUR JOINT
-POUR JOINT @ MAX 60'-0" O.C.

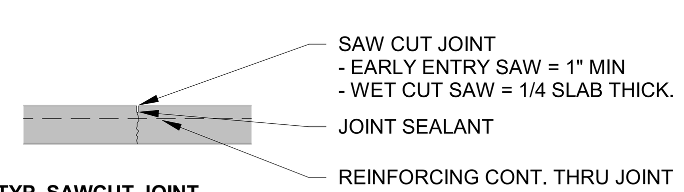
TYPICAL INTERIOR CONCRETE SLAB - MIX B7

CONCRETE MIX KEY					
BAYLAND MIX	USE	COMPRESSIVE STRENGTH (PSI)	AGGREGATE (IN.)	AIR (%)	SLAG
A1	FOOTING / WALL	3,000	3/4	4-8	Y
A2	FOOTING / WALL	3,500	3/4	4-8	Y
A3	FOOTING / WALL	4,000	3/4	4-8	Y
B1	INTERIOR FLOOR	3,000	3/4	3-4	Y
B2	INTERIOR FLOOR	3,000	3/4	3-4	N
B3	INTERIOR FLOOR	3,500	3/4	3-4	Y
B4	INTERIOR FLOOR	3,500	3/4	3-4	N
B5	INTERIOR FLOOR	3,500	1-1/2	3-4	Y
B6	INTERIOR FLOOR	3,500	1-1/2	3-4	N
B7	INTERIOR FLOOR	4,000	3/4	3-4	Y
B8	INTERIOR FLOOR	4,000	3/4	3-4	N
B9	INTERIOR FLOOR	4,000	1-1/2	3-4	Y
B10	INTERIOR FLOOR	4,000	1-1/2	3-4	N
C1	EXTERIOR FLATWORK	4,000	3/4	6 +/- 1.5	Y
C2	EXTERIOR FLATWORK	4,500	3/4	6 +/- 1.5	Y

REV. 6-13-19



TYP. SLAB DETAIL



TYP. SAWCUT JOINT
-SAW CUT JOINT @ MAX 12'-6" O.C. U.N.O.

TYPICAL EXTERIOR CONCRETE SLAB - MIX C1

Fy = 60 KSI f'c = 3000 PSI										
BAR SIZE		#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A SPICE LENGTH	TOP BARS	13	17	22	26	38	43	48	55	61
	OTHERS	12	13	17	20	29	33	37	42	47
CLASS B SPICE LENGTH	TOP BARS	17	23	28	34	49	56	63	71	79
	OTHERS	13	17	22	26	38	43	48	55	61

Fy = 60 KSI f'c = 4000 PSI										
BAR SIZE		#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A SPICE LENGTH	TOP BARS	12	15	19	22	33	37	42	47	52
	OTHERS	12	12	15	17	25	29	32	36	40
CLASS B SPICE LENGTH	TOP BARS	15	20	24	29	42	48	55	61	68
	OTHERS	12	15	19	22	33	37	42	47	52

NOTES- (APPLY TO BOTH 3000 PSI & 4000 PSI CONCRETE)
1. ALL SPLICE LENGTHS SHALL BE CLASS B UNLESS NOTED OTHERWISE.
2. TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE.
3.TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE CALCULATED PER ACI 318-05, SECTIONS 12.2.2 AND 12.15, RESPECTIVELY.TABULATED VALUES FOR BEAMS AND COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MIN. CODE REQUIREMENTS. LENGHTS ARE IN INCHES.
4. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
5. SPLICE AND DEVELOPMENT LENGHTS IN THIS SCHEDULE ARE BASED ON CASE 1 PER CRSI(1996):

BEAMS OR COLUMNS: COVER AT LEAST 1.0 BAR AND C.-C. SPACING AT LEAST 2.0 BAR

ALL OTHERS: COVER AT LEAST 1.0 BAR AND C.-C. SPACING AT LEAST 3.0 BAR

PROPOSED BUILDING FOR:
MCKEY PERFORATING
NEW BERLIN, WISCONSIN; COUNTY OF: WAUKESHA

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL. ADJUST SCALE ACCORDINGLY

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JOB NUMBER: 22-4941

PROJECT EXECUTIVE: JAKE MANCOSKE (920) 366-8828

DRAWN BY: LJP

DATE: 07-20-22

REVISIONS:

ISSUED FOR: **CHECKED BY:** **DATE:**

- [ ] PRELIMINARY
- [ ] BID SET
- [ ] DESIGN REVIEW
- [x] CHECKSET
- [ ] CONSTRUCTION

FOUNDATION SCHEDULES & DETAILS

S2.0

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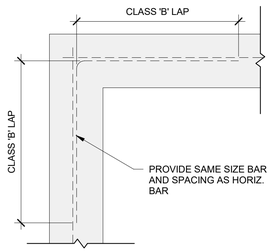
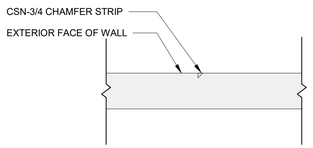
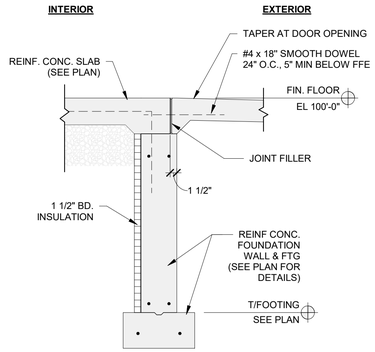


5 /S2.1 CORNER REINFORCEMENT SINGLE MATT N.T.S.

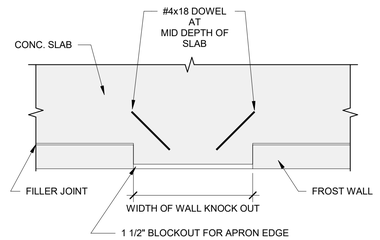


NOTE:
SEE PLAN FOR CJ-W LOCATIONS. UNLESS NOTED OTHERWISE PROVIDE WALL CONTROL JOINT (CJ-W) IN LINE WITH SLAB CONTROL JOINTS OR 60 LINEAL FEET MAX.

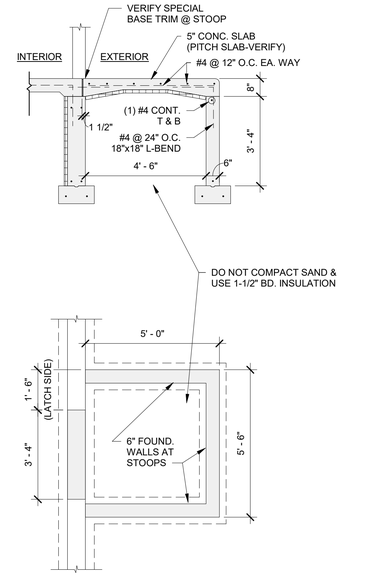
4 /S2.1 WALL CONTROL JOINT (CJ-W) N.T.S.



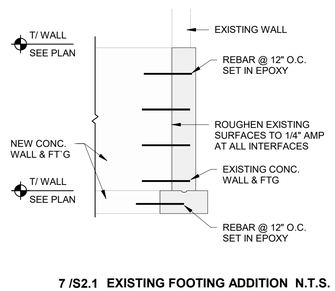
3 /S2.1 DOOR KNOCK-OUT DETAIL N.T.S.



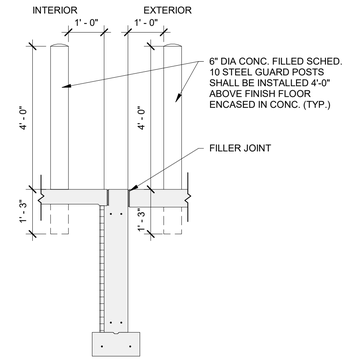
2 /S2.1 REBAR @ ALL DOOR OPENINGS N.T.S.



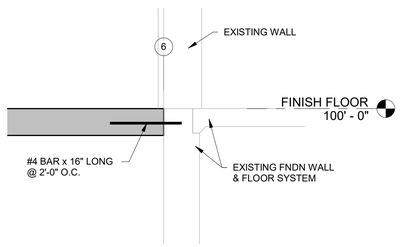
1 /S2.1 STOOP DIMENSIONS AT SERVICE DOORS N.T.S.



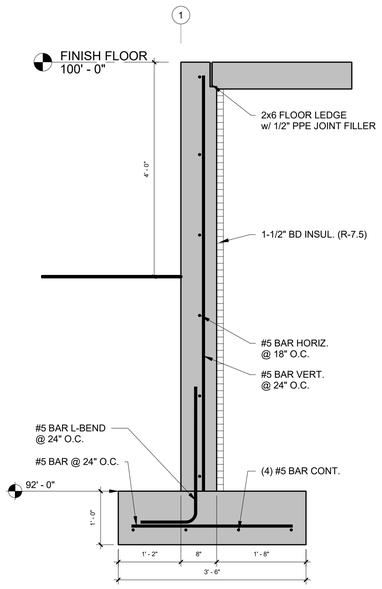
7 /S2.1 EXISTING FOOTING ADDITION N.T.S.



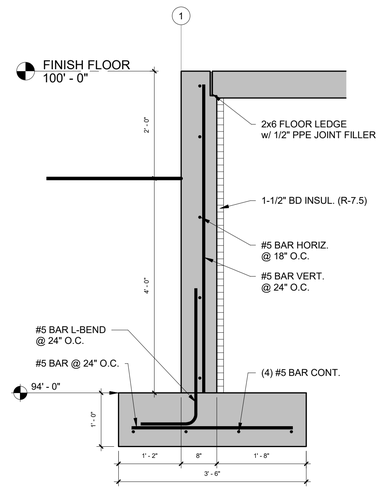
6 /S2.1 BOLLARD DETAIL N.T.S.



NEW FLOOR TO EXIST. WALL
10 /S2.1 SCALE = 3/4" = 1'-0"



8'-0" FNDN WALL
9 /S2.1 SCALE = 3/4" = 1'-0"



6'-0" FNDN WALL
8 /S2.1 SCALE = 3/4" = 1'-0"

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
MCKEY PERFORATING
NEW BERLIN, WISCONSIN; COUNTY OF: WAUKESHA

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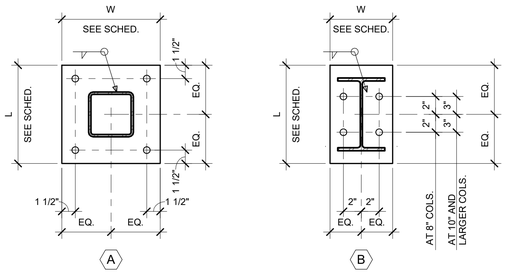
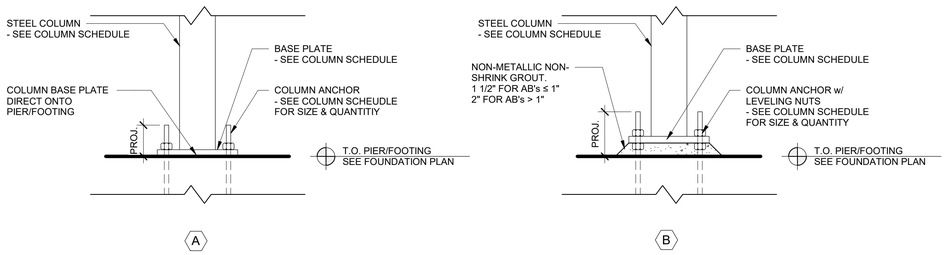
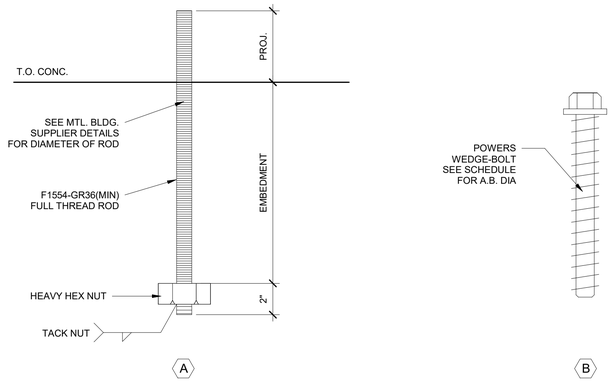


COLUMN BASE PLATE TYPES



COLUMN BASE LEVELING TYPES



COLUMN ANCHOR TYPES

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