Village of Mount Horeb

138 E Main St
Mount Horeb, WI 53572
Phone (608) 437-6884/Fax (608) 437-3190
Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, APRIL 27, 2016

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

1) Call to order – Roll call

2) Consider March 23, 2016 Plan Commission meeting minutes

3) PUBLIC HEARING: For Conditional Use Permit application from Ben Kennedy/NCI-Roberts for Group Development, Indoor and Outdoor Commercial Entertainment including a proposed winery, deli, and banquet facilities, and Indoor Sales Incidental to Storage or Light Industrial Land Use at 108 S Second Street

4) Consider recommendation for Resolution 2016-06 "CONDITIONAL USE PERMIT 108 S SECOND STREET" for Group Development, Indoor and Outdoor Commercial Entertainment including a proposed winery, deli, and banquet facilities, and Indoor Sales Incidental to Storage or Light Industrial Land Use

5) Consider Design Review Application from Ben Kennedy/NCI Roberts Construction Inc for proposed project at 108 S Second Street

6) Consider Certificate of Appropriateness application from Ben Kennedy/NCI Roberts for 108 S Second Street

7) Discussion on Rear Yard Setback Requirements for R-1 Residential Zoning District

8) Consider extraterritorial jurisdiction zoning amendment from LC-1 Limited Commercial District to C-1 Commercial District for Z & L Properties LLC, 2581 STH92, Town of Blue Mounds Section 13

9) Plan Commission Chair report

10) Village Planner report

11) Adjourn

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 23, 2016

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Mark Rooney, Dave Hoffman, Norb Scribner, Peggy Zalucha, and Wally Orzechowski. Neil Densmore was absent. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, and Office Assistant Chrissy Kahl.

Consider February 24, 2016 Plan Commission meeting minutes: Zalucha moved, Scribner seconded to approve the February 24, 2016 minutes. Motion carried.

Consider Certificate of Appropriateness application from Lynn and John McFee for 400 East Main Street: Rooney excused himself at 7:00pm. The McFees would like to use black trim on the building's door and window trim. Black is not an approved historic color for the Central Business zoning district. Hoffman moved, Zalucha seconded to approve the Certificate of Appropriateness. Motion carried. Rooney returned to the meeting at 7:01pm.

Consider revision to Central Business (downtown) approved historic colors to add black with staff discretion: Zalucha moved, Becker seconded to approve the revision to add the color black. Motion carried.

Consider recommendations regarding purchase and lease of Golf Course by the Village: Orzechowski moved, Hoffman seconded to recommend that the Village Board move forward with the purchase of the Norsk Golf Course. Motion carried.

Consider extraterritorial jurisdiction review of Certified Survey Map applications from Michael and Nancy Thorne Cahill for Section 35 Town of Vermont and Section 2 Town of Blue Mounds: Scribner moved, Zalucha seconded to approve both Certified Survey Map applications. Motion carried. Rooney excused himself from the vote.

Plan Commission Chair Report: Rooney spoke about yard setbacks on new lots (10,000 sq ft lots). This will be a future Plan Commission agenda item. Becker gave the Plan Commission report which included the Building Inspector's report. Scribner moved, Hoffman seconded a motion to acknowledge and thank Dave Becker for his efforts and service on behalf of the Plan Commission.

Village Planner report: No report given

Adjourn: Rooney moved, Zalucha seconded to adjourn the meeting at 7:13pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant

DRAFT

Mike Slavney's April 26, 2016 comments regarding 108 S Second Street project:

Everything we discussed at our staff meeting has been addressed.

My only suggestion is that the conditional use permit clearly identify:

1. the locations for indoor and outdoor commercial entertainment;
2. the maximum permitted hours of operation of each entertainment space; and,
3. limitations on amplified and non-amplified music – if any are needed in this location

For 1) Labels could be placed on the floor plans for entertainment areas, and a short paragraph could clearly list the floor plan areas for indoor or outdoor entertainment

For 2) The short paragraph listing the areas, in 1), above, could also list the maximum hours.

- 6 am to bar time sounds OK to me for all indoor areas
- 7 am to midnight sounds OK to me for all outdoor areas

For 3) Typically, projects don't put limits on indoor entertainment. Typically, there are limits on outdoor entertainment areas.

- No amplification or live music after 10 pm or before 8 am outdoors Sunday through Wednesday
- No amplification or live music after 12 am or before 8 am outdoors Thursday through Saturday

The above are just my suggestions based on what I usually see proposed in downtown areas. I would like the applicant to provide something for the Plan Commission to react to.

Thanks!

Mike

RESOLUTION 2016-06

CONDITIONAL USE PERMIT
108 SOUTH SECOND STREET

WHEREAS, 108 South Second Street, further described as parcel 0606-123-8745-2, is owned by SSMS Investments LLC; and

WHEREAS, a Conditional Use Permit application was received from NCI-Roberts as the following desired uses for a winery, deli, and banquet facility are not permitted uses in CB Central Business Zoning District but rather are allowable conditional uses: 1) Group Development, 2) Indoor Commercial Entertainment, 3) Outdoor Commercial Entertainment, and 4) Indoor Sales Incidental to Storage or Light Industrial Land Use; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on April 27, 2016, after due notice thereof as required by law; and

WHEREAS, the Plan Commission is recommending approval of the following conditional uses as allowed by Zoning Code 17.43(2)(b) CB Central Business District Uses Conditional, 17.63 Group Development permitting all current allowable principal land uses in Central Business zoning, 17.20(4)(h) Indoor Commercial Entertainment, 17.20(4)(i) Outdoor Commercial Entertainment, and 17.20(8)(h) Indoor Sales Incidental to Storage or Light Industrial Land Use; and

WHEREAS, after due consideration and being fully advised in the premises, the Board of Trustees of the Village of Mount Horeb deems it to be in the interest of the general public to allow the desired use of the said property, as hereinafter set forth, as conditional uses; and

WHEREAS, the proposed use is consistent with the Village of Mount Horeb Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin, that a Conditional Use Permit to allow 1) Group Development, 2) Indoor Commercial Entertainment, 3) Outdoor Commercial Entertainment, and 4) Indoor Sales Incidental to Storage or Light Industrial Land Use for a proposed project at 108 South Second Street is hereby granted.

Introduced and passed this 2nd day of May 4, 2016.

_____
Randy J Littel, Village President

ATTEST:

_____
Alyssa Gross, Village Clerk

DRAFT

Village of Mount Horeb
Building & Zoning Department
138 E Main Street
Mount Horeb, WI 53572
Phone (608) 437-6884/Fax (608) 437-3190
mhinfo@mounthorebwi.info
www.mounthorebwi.info

Zoning Amendment/ Conditional Use Permit
Application & Guidelines

The undersigned owner (agent) of the property herein described hereby requests:

To be granted the following specific conditional use: 1) Group Development 2) Indoor Commercial Entertainment 3) Outdoor Commercial Entertainment Indoor Sales Incedentail to storage or Light Industrial Land Use

Applicant

Name: Ben Kennedy (National Construction)
Address: 701 East Washington Ave
City/St/Zip: Madison WI Phone: (608) 669-5296

1) Address of property:
108 S 2nd St. Mt Horeb, Wi
Tax Parcel ID Number: 157 _____ _____ _____ ___ CSM#: _____
Lot: _____ Block: _____ Subdivision: _____
Zoning: R1 R2 R3 R4 PO NB PB CB P1 I1 I2 A1 CO1 PD1 (circle one)

2) Attach a plan, survey, map, or plat identifying the property under consideration

3) Application and plans must be submitted a minimum of 10 days prior to the Plan Commission meeting (meeting held on the 4th Wednesday of each month)

Applicant's interest in the property: Construction Project Manager

Signature: _____ Date: 4/25/2016

Date: 04/25/2016 Fee: $150.00 Check# Reimbursement Agreement

Date of Plan Commission approval: _____ Date of Village Board approval: _____

Conditions: _____

Rev. 12/07

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mhbuildinginspector@mounthorebwi.info
www.mounthorebwi.info

CERTIFICATE OF APPROPRIATENESS

APPLICATION & INSTRUCTIONS *(no fee)*

Parcel ID Number# _____

Address of Property: 108 S Second St, Mt Horeb Wi 53572

Property Owner:
Name: SMMS Investments, LLC (Steve Grundhal)

Street Address: 10949 Blackhawk Dr.

City: Blue Mounds State: WI Zip: 53517

Daytime telephone number: (608) 712-1445

Email: steve.grundahl@midwestproto.com

Applicant (if different from owner): National Construction (Ben Kennedy)

Street Address: 701 East Washington Ave

City: Madison State: WI Zip: 53703

Daytime telephone number: (608) 669-5296

Email: ben@nciroberts.com

Description of Project

A. Describe proposed work, materials to be used, and impact on existing feature:

The existing building will receive required structural repairs . The basement will be excavated, and a concrete slab will be installed. First and second floor systems will be replaced or repaired. The roof structure will be replaced. The existing interior masonry walls will remain exposed to maintain the historic Aesthetic. The east and north facades will be altered with the addition of an alumi storefront. The remaining masonry will be repaired to match original masonry. With the exception of the store front and concrete ramp (ADA requirement), the intent is to maintain the historic presence of the structure.

B. List any attachments (photos, sketches, floor plans, etc.):

Plans and elevations submitted to Kathy Hagen

Signature of applicant: _____ Date: 4/25/2016

Return to: Zoning Administrator, 138 E. Main Street, Mount Horeb WI 53572

PLAN COMMISSION REVIEW

Date of Review _____ Application: Approved: _____ Denied: _____

Specific conditions of approval: _____

Village of Mount Horeb

138 East Main Street
Mount Horeb Wisconsin 53572

DESIGN REVIEW APPLICATION

Applicant Name: Ben Kennedy

Address: 701 East Washington Ave. Madison, WI 53703

Telephone Number (daytime): (608) 669-5296

Address of project if different: 108 South 2nd St, Mt horeb

Zoning Classification of project: Central Business

Fee paid ($100-see back side of application): _____

Plan Submittal Checklist attached: Yes

Landscape Plan Submittal Checklist attached: Yes

Design Review Parking Lot Application Required: Yes

Design Review Parking Lot Application Submitted: Yes

Project Description: Alterations and restoration of exsisting structure at 108 S. Second St. Project will requier exstensive structrual repairs. Proposed project includes (4) separate Tenant spaces, including an event venue on the second floor. The basement will be improved for storage

Benjamin Kennedy 3/7/2016 _____
Applicant Date Zoning Administrator Date

I HEREBY ACKNOWLEDGE RECEIPT OF WRITTEN PLAN COMMISSION APPROVAL FOR THE ABOVE PROJECT, AND AGREE TO MEET THE CONDITIONS INCLUDED IN THE APPROVAL.

SIGNED: _____ DATE: 03/07/2016

17.14 DESIGN REVIEW

(3) ADMINISTRATION

(a) The Building Inspector or the Village Administrator, or his/her designee, shall advise applicants when they apply for building permits or land disturbing activity permits or other approvals or permits whether design review applies. if design review applies, the applicant will be given checklists, application forms and timetables. These documents shall have prior Plan Commission approval as to format and content. Applicants may request and have pre-application conferences with staff.

(b) Completed applications and supporting materials must be filed in the Village office at least 20 days prior to a scheduled Plan Commission meeting so as to allow sufficient time for review by staff prior to placement on the Plan Commission agenda. Staff must be satisfied that a complete packet of information will be available to the Plan Commission prior to the commencement of the Plan Commission meeting at which the item is set for design review.

(c) Each application shall be accompanied by a fee of $100, payable to the Village Treasurer. In addition, each applicant under this subsection shall reimburse the Village for all professional fees, including reasonable engineering and legal review fees, incurred by the Village in connection with each application.

(d) The Plan Commission will review a design application at a meeting set for such purpose. Following such review, discussions with applicants and agents, and discussion with the Plan Commission and with staff, the Commission shall, within 45 days of its initial review meeting, render a decision of approval, conditional approval or rejection. Decisions shall be in writing and shall identify those elements of the approved design which the Commission intends to be mandatory. Applicants shall sign acknowledgments of receiving the written Plan Commission design review decision prior to being issued a building or land disturbing activity permit. Failure to render a decision within the required time period shall be deemed a rejection for the application. The Plan Commission may, in cases requiring additional time for review, extend, for no more than 45 additional days, the time within which to render its decision.

(e) A project that has had design review and that has a building or land disturbing activity permit is approved for execution only in accord with the directives included in the design review approval. Construction or execution that deviates from directives may not occur within terms of this chapter without prior Village approval. The Village Administrator, or his/her designee, is responsible for determining whether to give staff approval to such deviations on a finding that they are minor variations as to the Plan Commission's decision or whether full Plan Commission review and approval is needed upon a finding that the deviations are major.

(f) An approved Design Review application shall be valid for a three (3) year period from the date of approval. A building permit for the improvement or change approved by the Design Review application must be issued before the three year period has expired. After the period has expired, the applicant must start the approval process over and resubmit a new Design Review application.

PLAN SUBMITTAL CHECKLIST

Project: 108 South 2nd St.

Submitted by: Ben Kennedy

Dated submitted: 03/07/2016

NOTE: Please include each applicable item listed below with all formal plan submittals. All lines should be checked. Mark "N/A" if the item does not apply. All plans must be submitted with this checklist as a single package no later than twenty (20) days prior to presentation at Plan Commission/Historic Preservation Commission.

NA 1. Show existing and proposed contours at an interval suitable to the topography and project. Contours should extend a minimum of 20 feet beyond property lines and nearby berms and swales and at least to the backs of curbs.

X 2. Show square footage of:

- X a. Lot or parcel
- X b. Existing impervious surface
- N/A c. Proposed total impervious
- X d. Existing building
- X e. Proposed total building
- N/A f. Existing parking and pavement
- N/A g. Proposed total parking and pavement

X 3. Show all relevant dimensions including:

- X a. Buildings
- N/A b. Parking stalls
- N/A c. Driveway widths
- X d. Setbacks to buildings and other improvements
- N/A e. Parking lot aisles, turnarounds, turning radii, etc.
- X f. Distance from driveway to street corner if under 200 feet
- N/A g. Sidewalk, walkway and handicap ramp widths and locations with respect to street and right-of-way
- X h. Widths of abutting R.O.W.'s, roadways, and terraces.

X 4. Show dimensions and bearings of property lines.

X 5. Show North Arrow and scale of drawing.

X 6. Show Village bench mark location and elevation to NGS datum.

X 7. Show all existing and proposed surface materials (grass, bituminous, concrete, etc.).

N/A 8. Show total number of required and proposed parking stalls.

N/A 9. Show handicap parking stall and ramp locations.

N/A 10. Show up or down arrows on loading or other ramps.

N/A 11. Show existing, proposed, and adjoining driveway approaches.

N/A 12. Show removal and replacement to Village Specifications of concrete curb and gutter for all new curb cuts or as otherwise required.

N/A 13. Show rim and invert elevations of all drainage structures.

N/A 14. Design surface drainage to bypass dumpster locations.

X 15. Indicate proposed direction of roof drainage and show location of all roof gutter down-spouts.

___ 16. Show all existing and proposed public and private utility locations on and adjacent to site.

___ 17. Show location of nearest existing Village of Mt. Horeb fire hydrants and proposed Village and private fire hydrants.

N/A 18. Show location and screening of refuse containers.

N/A 19. Show how recyclable materials will be handled.

N/A 20. Show proposed lighting for site including location, pole height, luminaire type and manufacturer's specifications.

X 21. Provide drawings of proposed building with elevation views showing proposed materials and colors.

N/A 22. Include elevation view of rooftop mechanicals and required screening design materials and colors.

X 23. Include name of designer.

LANDSCAPE PLAN SUBMITTAL CHECKLIST

NOTE: Please include each applicable item listed below with all formal plan submittals. All lines should be checked or marked "N/A" if the item does not apply.

This checklist should accompany the PLAN SUBMITTAL CHECKLIST.

N/A 1. Show existing and proposed contours at an interval suitable to the topography and project. Contours should extend a minimum of 20 feet beyond property lines and nearby berms and swales and at least to the backs of curbs.

N/A2. Show total number of required:

___ a. Parking stalls
___ b. Landscaping points and size of landscaping elements
___ c. Additional canopy trees

N/A3. Show total number of provided:

___ a. Parking stalls
___ b. Landscaping points and size of landscaping elements
___ c. Additional canopy trees

N/A4. Show North Arrow and scale of drawing.

N/A5. Include name of designer on final papers.

NIC6. Show existing/proposed hydrants, sanitary laterals, water services, light poles, power poles, and other significant topographic features in landscaped areas.

X 7. Show all relevant dimensions.

N/A8. Show landscape elements and trees drawn to scale equal to their growth within five years of construction.

APPENDIX 1

PARKING AREA
APPLICATION WORKSHEET

PORTION TO BE COMPLETED BY APPLICANT:

Project Location/Address: 108 S. Second St, Mt Horeb

Owner/Applicant: Benjamin Kennedy (Applicant)

Address: 701 East Washington Ave, Madison WI.

Phone: (608) 669-5296

Date of Application: 3/7/2016

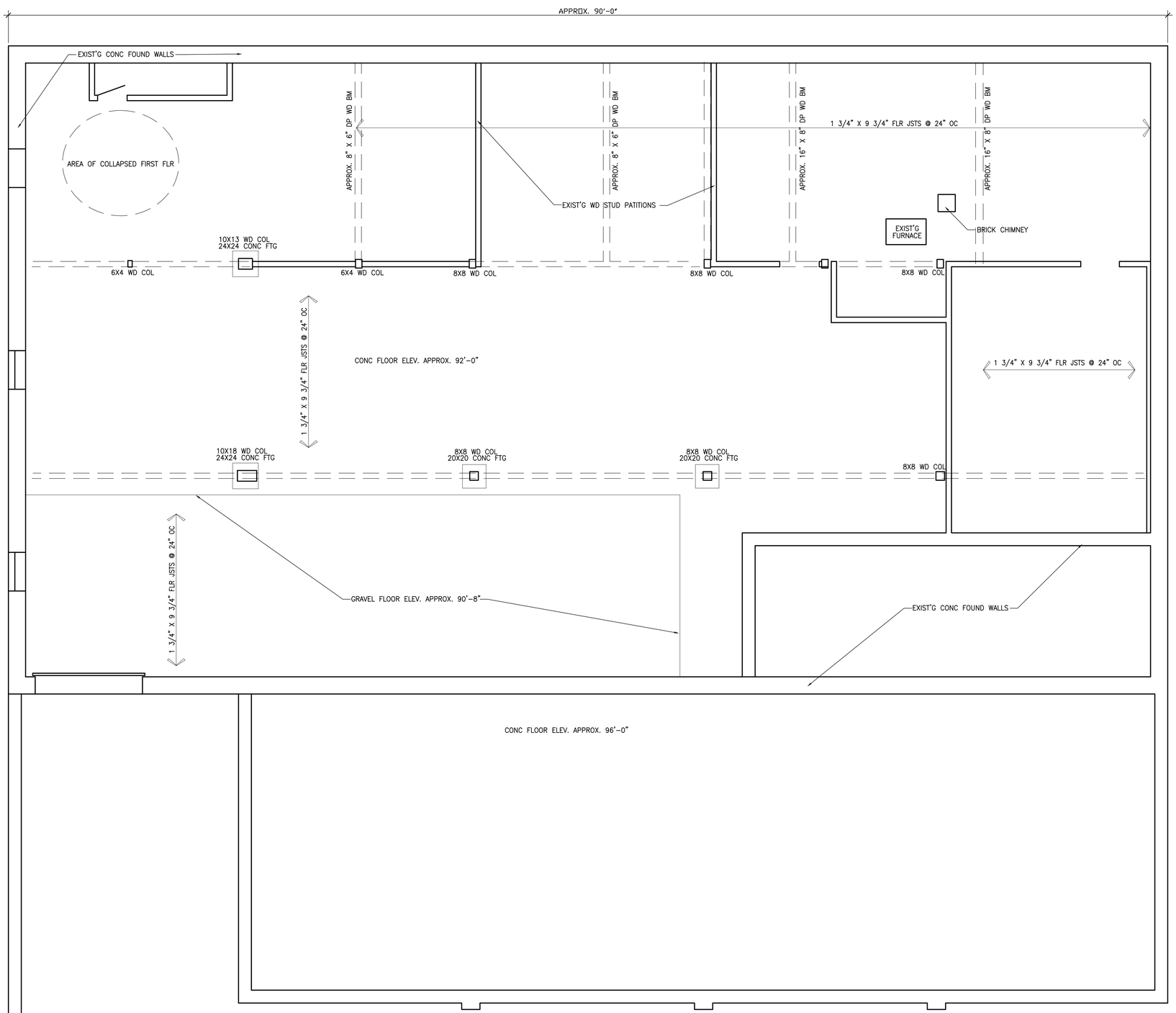
1. The land use or development to be served by the proposed parking area: Building to be served by municipal parking lot on east fronrt st. additional Municipal parking available north of Main street, between front and 2nc
2. Number of projected employees and/or students: TBD
3. Square feet of floor area: 8660
4. Capacity of the facility (if applicable):
5. Number of dwelling units (if applicable): 0

   Efficiencies____ 1 Bedroom____ 2 Bedroom____ More than 2 Bedroom____

PORTION TO BE COMPLETED BY ZONING ADMINISTRATOR:

6. Minimum number of spaces required:
7. Minimum number of spaces for handicapped:
8. Minimum number of canopy trees under the canopy tree requirement:
9. Minimum number of points under the landscape element point system requirement:
10. Linear feet of screening from nearby residentially zoned property:

    Location of Screening:



EXISTING BASEMENT PLAN
SCALE: 1/4"= 1'-0"

NORTH

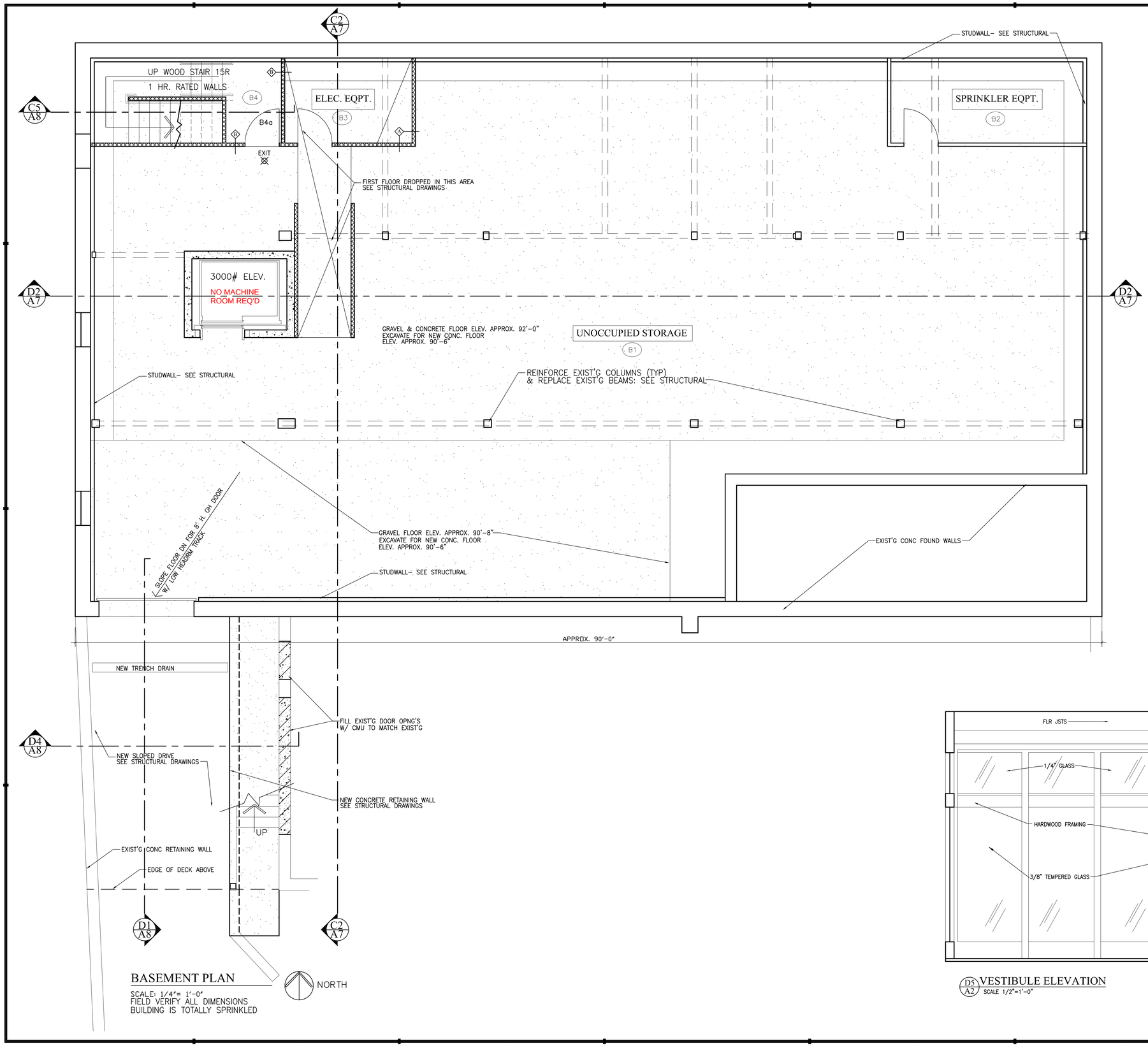
BILL MONTELBANO ARCHITECT AIA
ARCHITECTURE INTERIORS PLANNING ENGINEERING
8 EAST HUDSON P.O. BOX 123 MAZOMANIE WI 53560-0123
608.795.4340 E-MAIL montelbab@gmail.com FAX 795-4340

Alterations to Existing Bldg
108 s. 2ND STREET, MOUNT HOREB, WI.

COMM. NO. 2015-49

PERMIT 4-7-2016

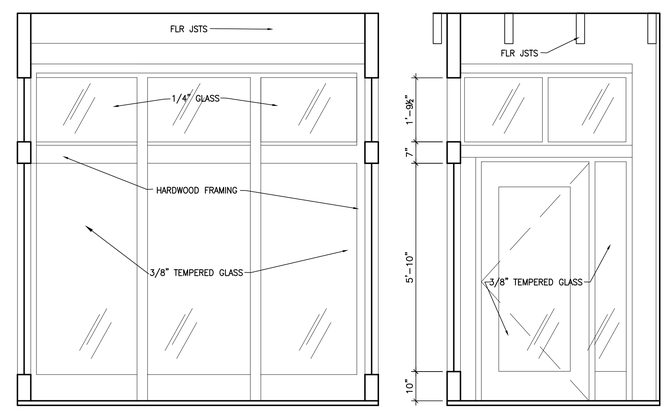
EC1



BASEMENT PLAN

SCALE: 1/4"= 1'–0"
FIELD VERIFY ALL DIMENSIONS
BUILDING IS TOTALLY SPRINKLED

NORTH



D5 A2 VESTIBULE ELEVATION
SCALE 1/2"=1'–0"

D6 A2 VESTIBULE ELEVATION
SCALE 1/2"=1'–0"

BILL MONTELBANO ARCHITECT AIA
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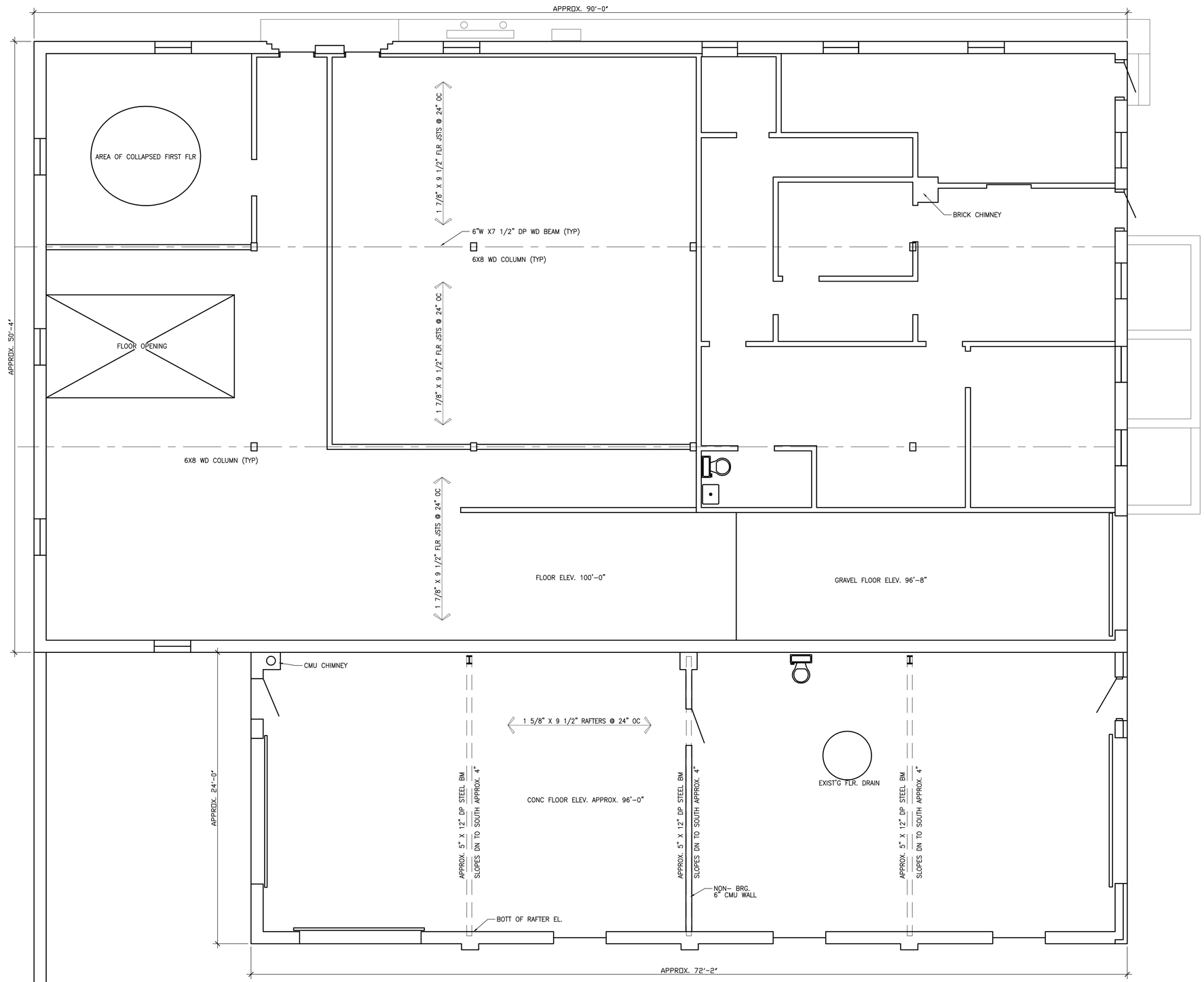
108 s. 2ND STREET, MOUNT HOREB, WI.

COMM. NO. 2015-49

PERMIT 4-7-2016

A2



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

NORTH

BILL MONTELBANO ARCHITECT AIA
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608.795.4340 EMAIL montelbab@yahoo.com FAX 795.4340

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108 s. 2ND STREET, MOUNT HOREB, WI.

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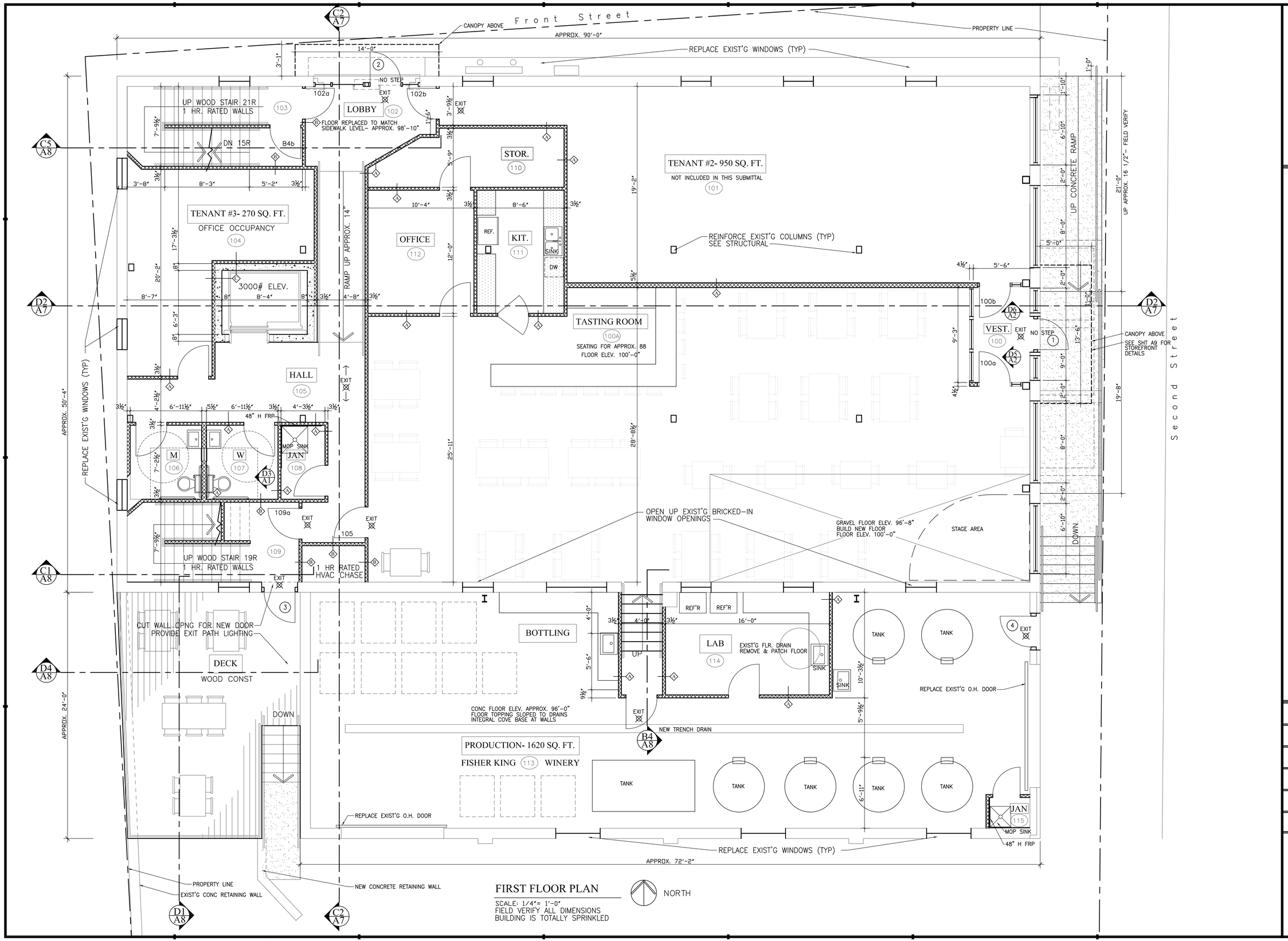
PERMIT 4-7-2016

EC2



FIRST FLOOR PLAN

SCALE: 1/4"= 1'-0"
FIELD VERIFY ALL DIMENSIONS
BUILDING IS TOTALLY SPRINKLED

BILL MONTELBANO ARCHITECT AIA
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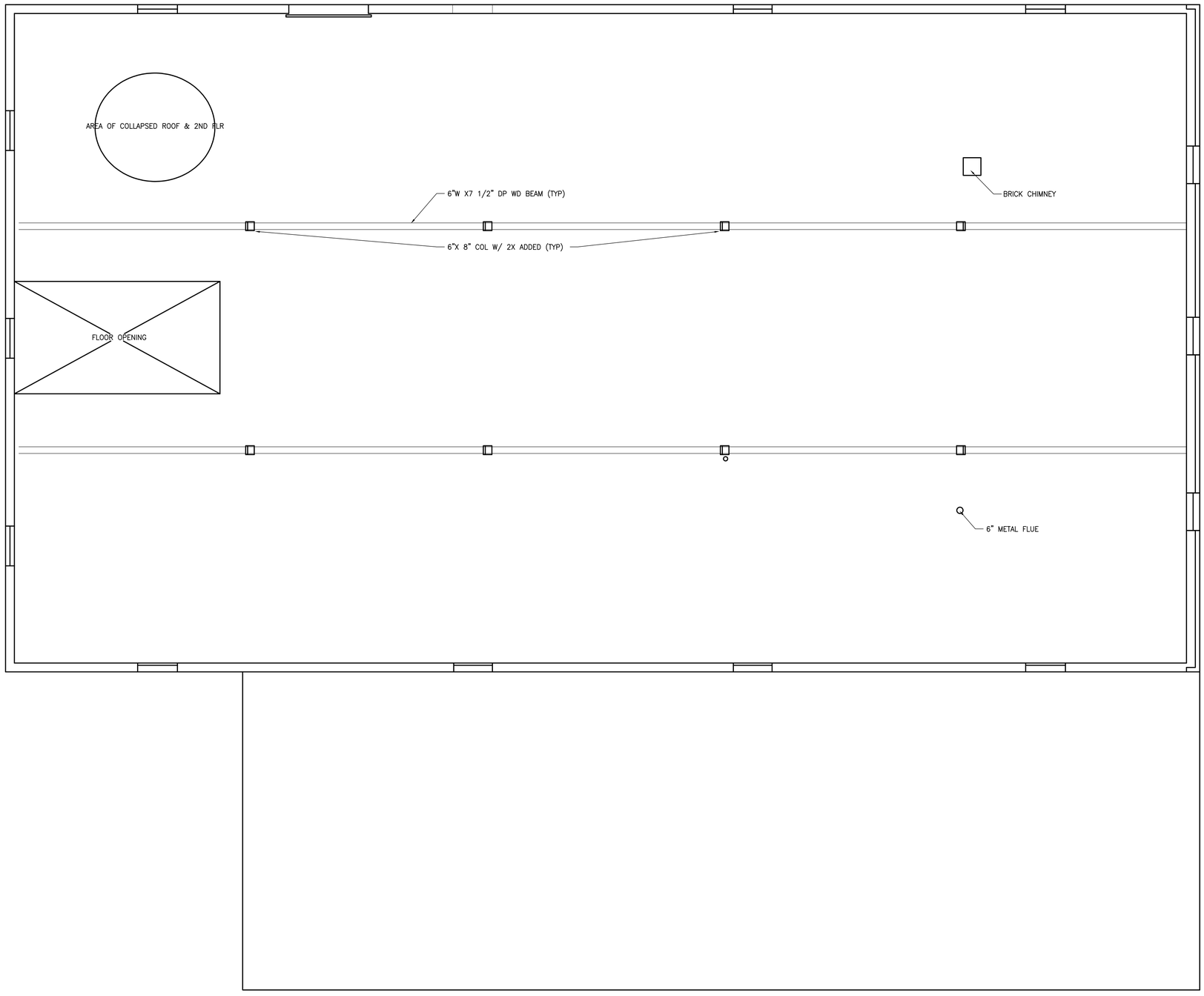
Alterations to Existing Bldg
108 s. 2ND STREET, MOUNT HOREB, WI.

COMM. NO. 2015-49
PERMIT 4-7-2016

A3



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

NORTH

BILL MONTELBANO ARCHITECT AIA
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8 EAST HUDSON P.O. BOX 123 MAZOMANIE WI 53560-0123
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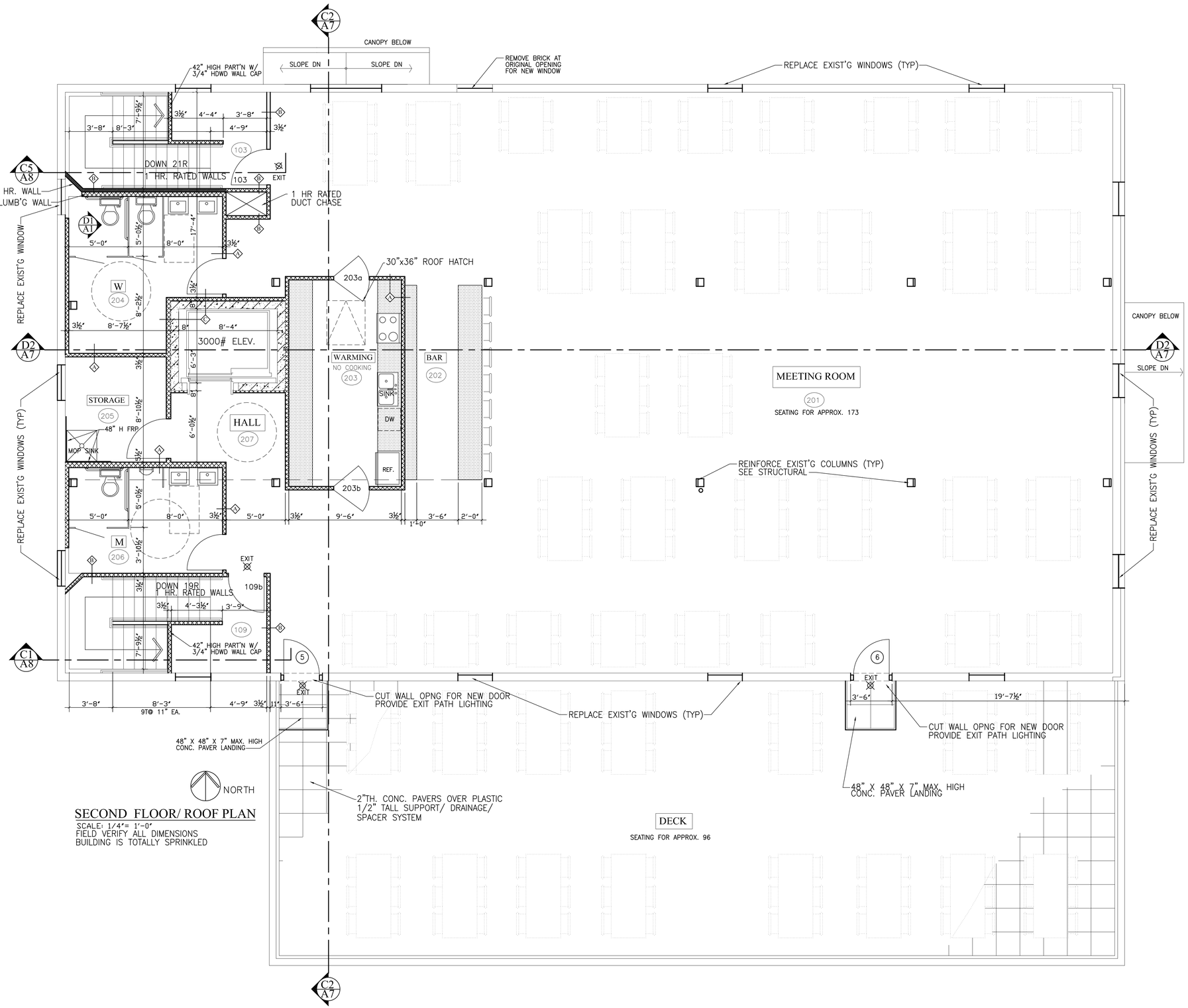
Alterations to Existing Bldg
108 s. 2ND STREET, MOUNT HOREB, WI.

COMM. NO. 2015-49

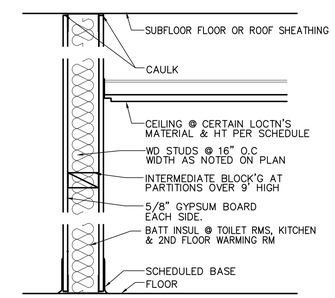
PERMIT 4-7-2016

EC3

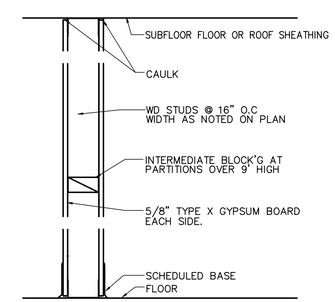


SECOND FLOOR/ ROOF PLAN

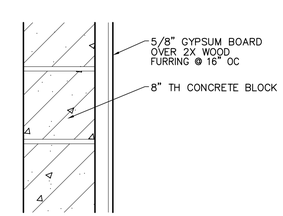
SCALE: 1/4"= 1'-0"
FIELD VERIFY ALL DIMENSIONS
BUILDING IS TOTALLY SPRINKLED



A PARTITION- UNRATED
1 1/2" = 1'-0"



B PARTITION- 1 HR RATED, UL U333
1 1/2" = 1'-0"



C ELEVATOR HOISTWAY- 1HR UL U905
1 1/2" = 1'-0"

PARTITION TYPES

BILL MONTELBANO ARCHITECT AIA
ARCHITECTURE INTERIORS PLANNING ENGINEERING
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Alterations to Existing Bldg
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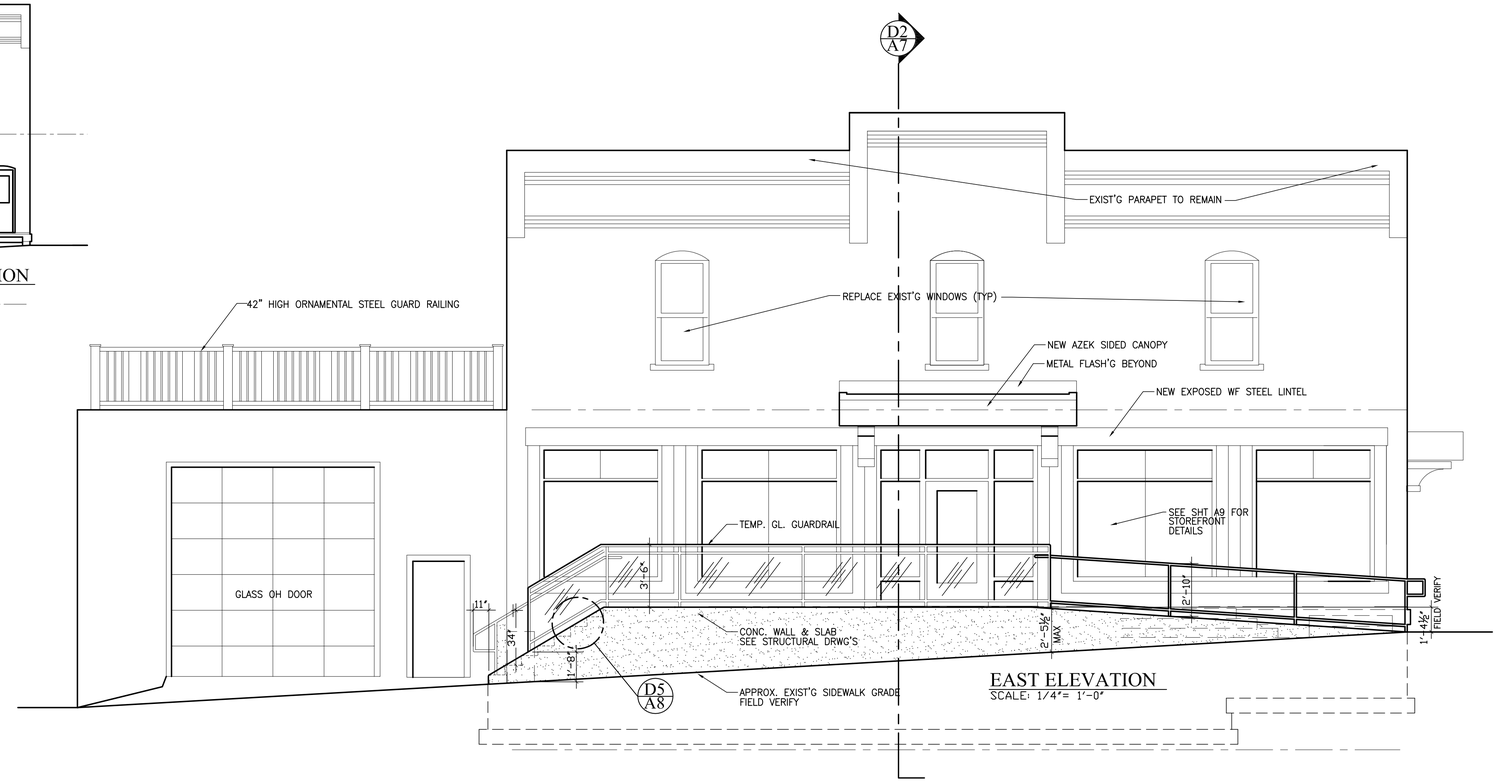
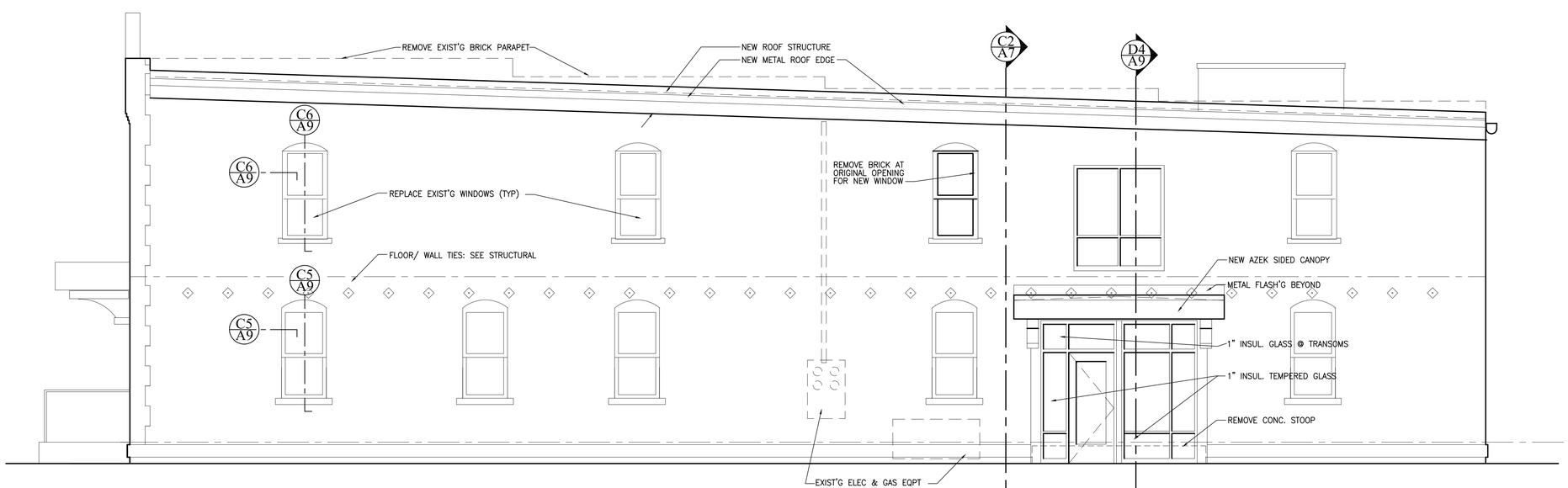
COMM. NO. 2015-49

A4

EXISTING EAST ELEVATION
SCALE: 1/8"= 1'-0"



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



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

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COMM. NO. 2015-49

PERMIT 4-7-2016

A5

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

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

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COMM. NO. 2015-49

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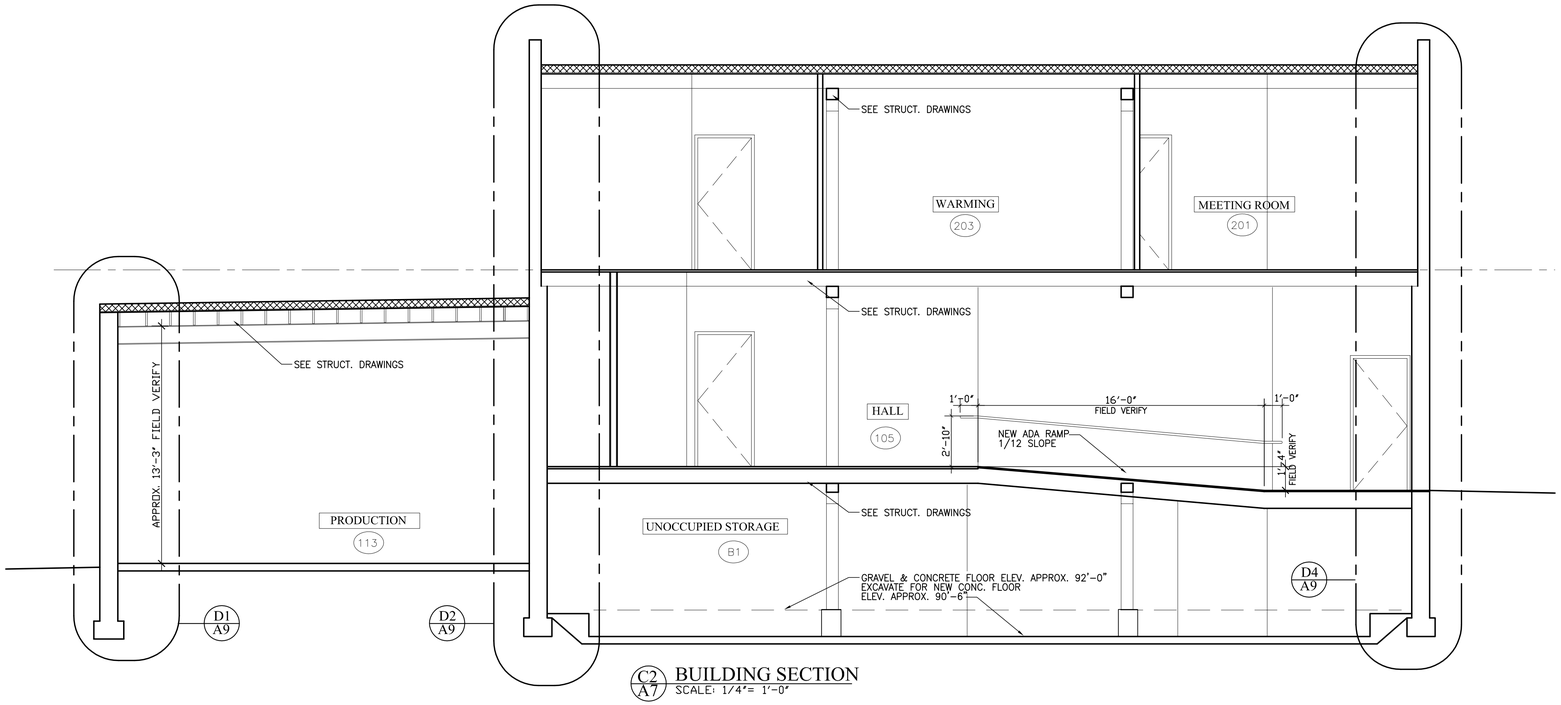
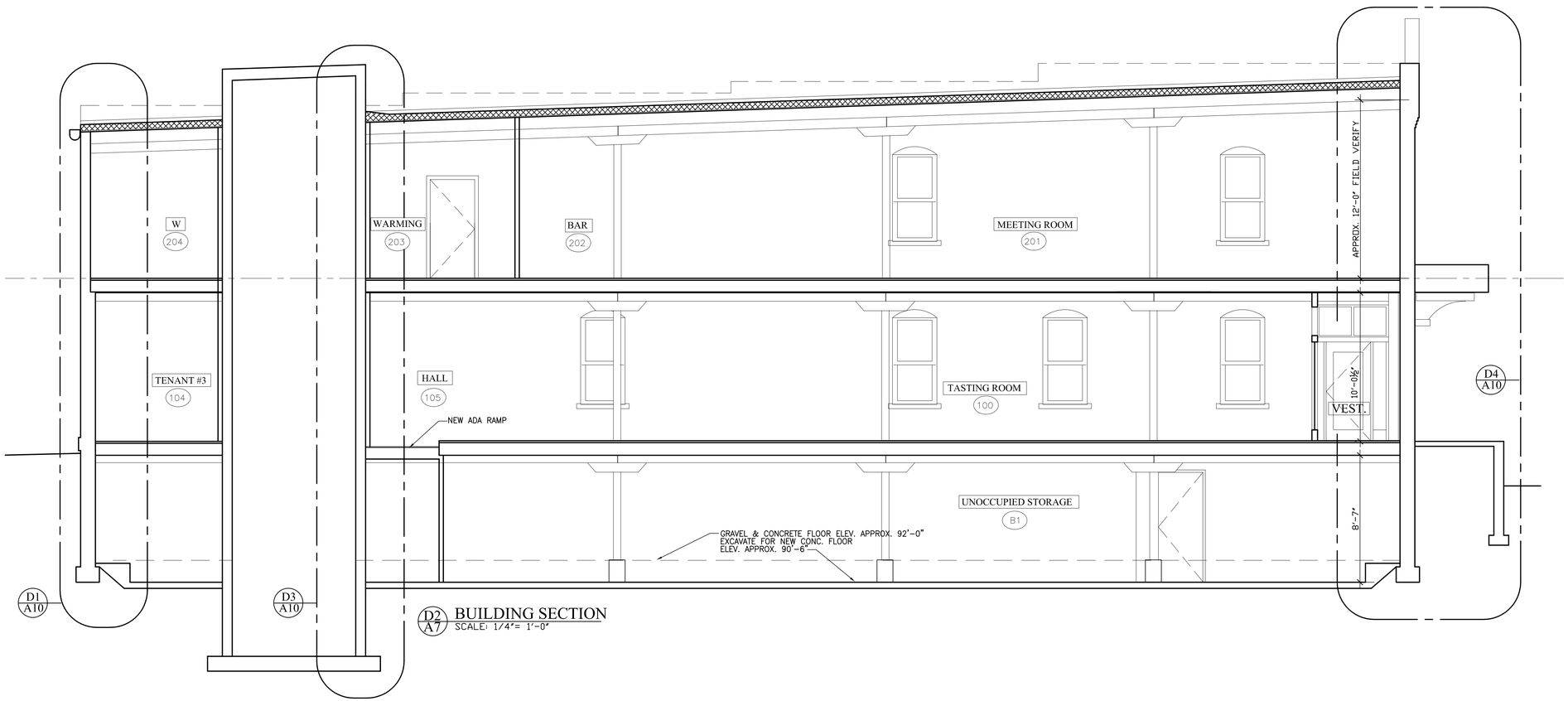
A6



C2/A7 BUILDING SECTION
SCALE: 1/4"= 1'-0"



D2/A7 BUILDING SECTION
SCALE: 1/4"= 1'-0"

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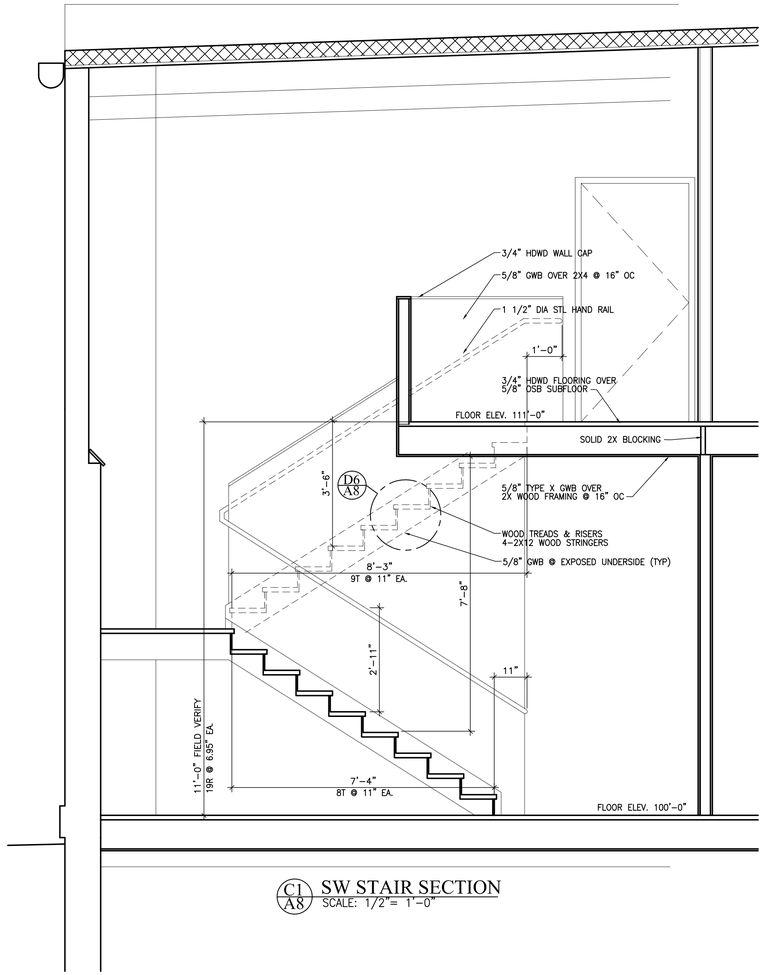
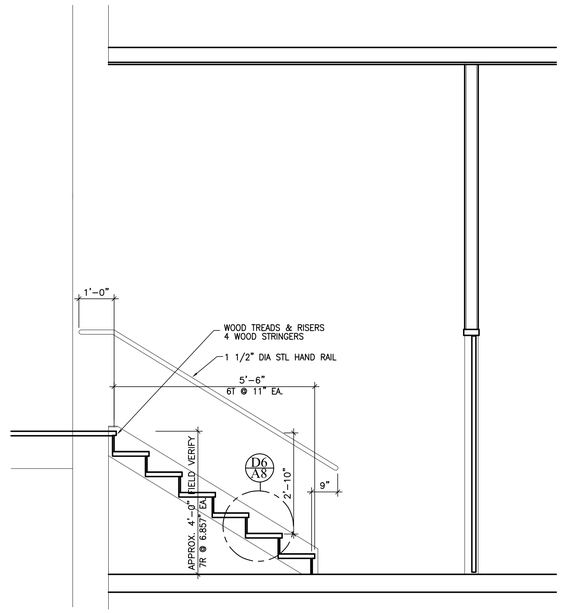
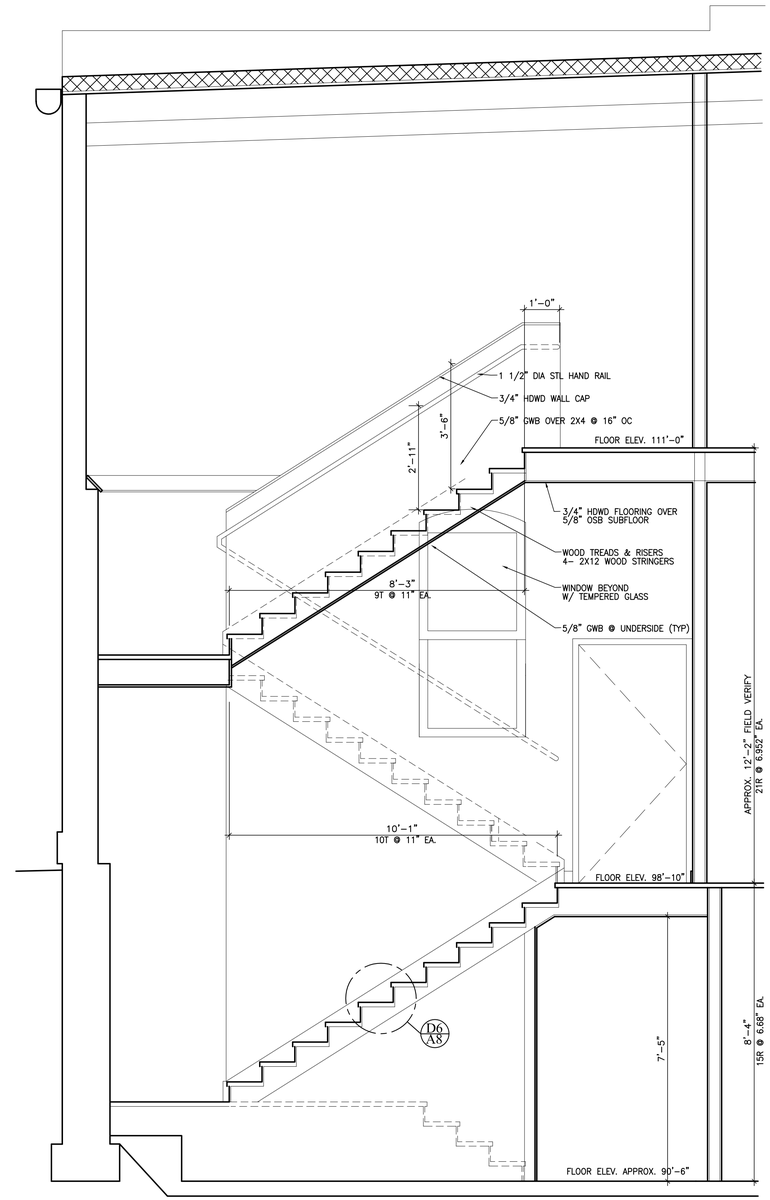
A7



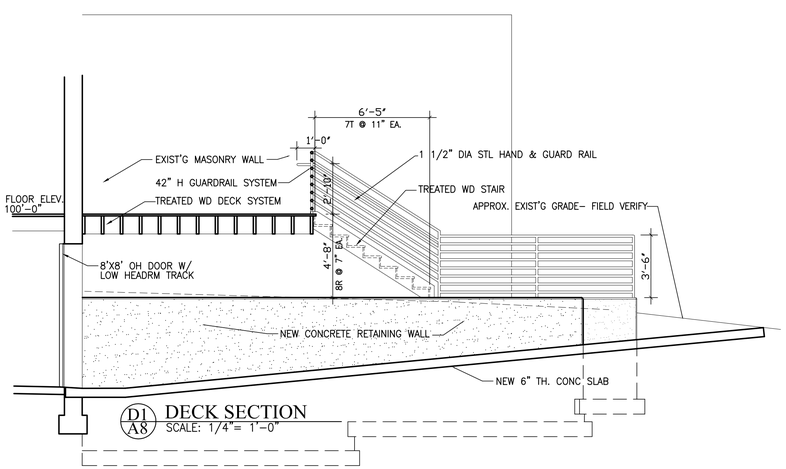
C1 A8 SW STAIR SECTION
SCALE: 1/2"= 1'-0"



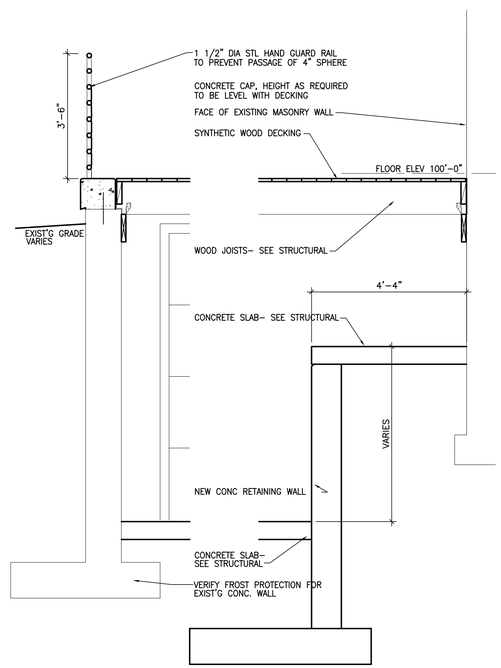
B4 A8 PROCESSING RM. STAIR SECTION
SCALE: 1/2"= 1'-0"



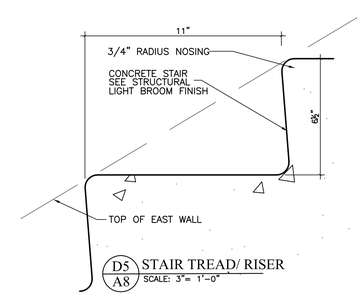
C5 A8 NW STAIR SECTION
SCALE: 1/2"= 1'-0"



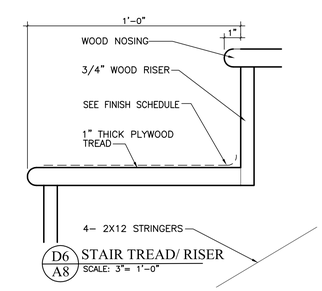
D1 A8 DECK SECTION
SCALE: 1/4"= 1'-0"



D4 A8 DECK/ DRIVE SECTION
SCALE: 1/2"= 1'-0"



D5 A8 STAIR TREAD/ RISER
SCALE: 3"= 1'-0"



D6 A8 STAIR TREAD/ RISER
SCALE: 3"= 1'-0"

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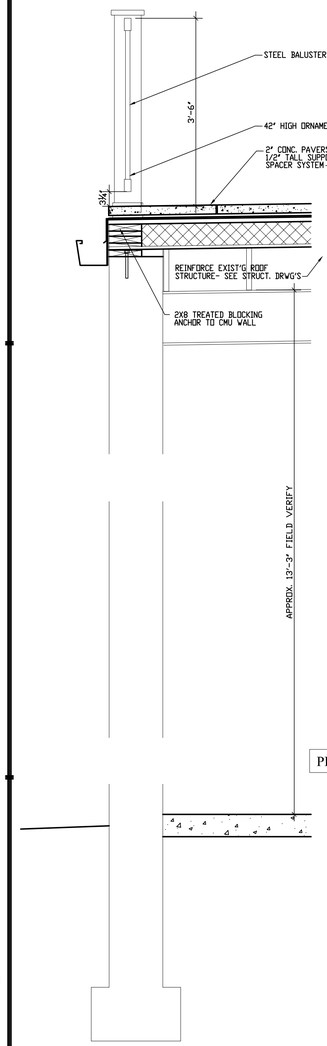
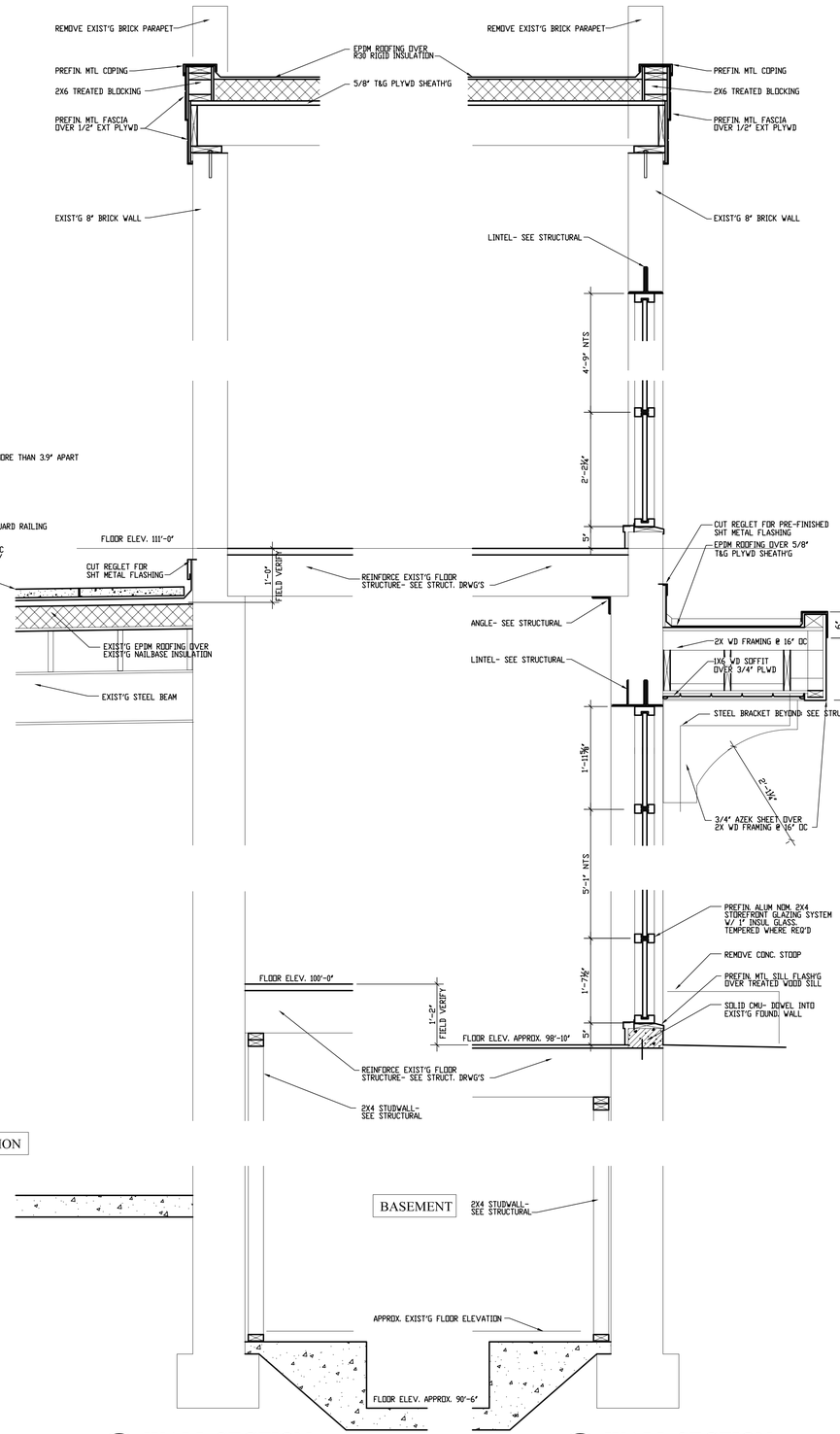
COMM. NO.	2015-49
PERMIT	4-7-2016

A8

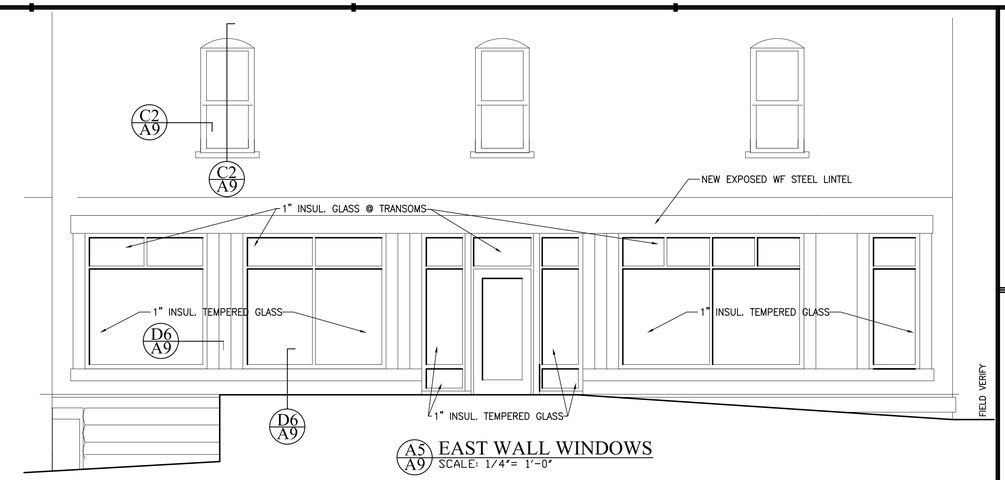


D1/A9 WALL SECTION
3/4" = 1'-0"

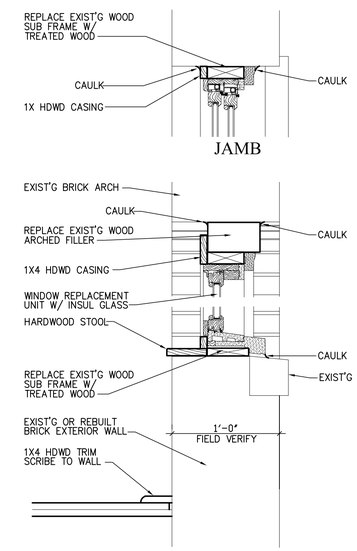


D2/A9 WALL SECTION
3/4" = 1'-0"

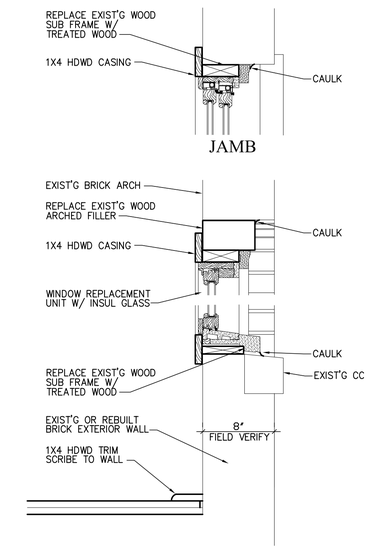
D4/A9 WALL SECTION
3/4" = 1'-0"



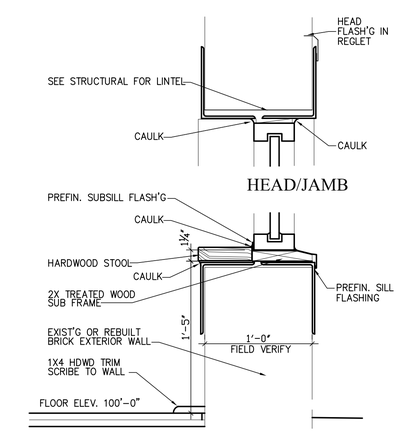
A5/A9 EAST WALL WINDOWS
SCALE: 1/4"= 1'-0"



C5/A9 WINDOW DETAILS
SCALE: 1 1/2"= 1'-0"



C6/A9 WINDOW DETAILS
SCALE: 1 1/2"= 1'-0"



1 D6/A9 STOREFRONT WINDOW DETAILS
SCALE: 1 1/2"= 1'-0"

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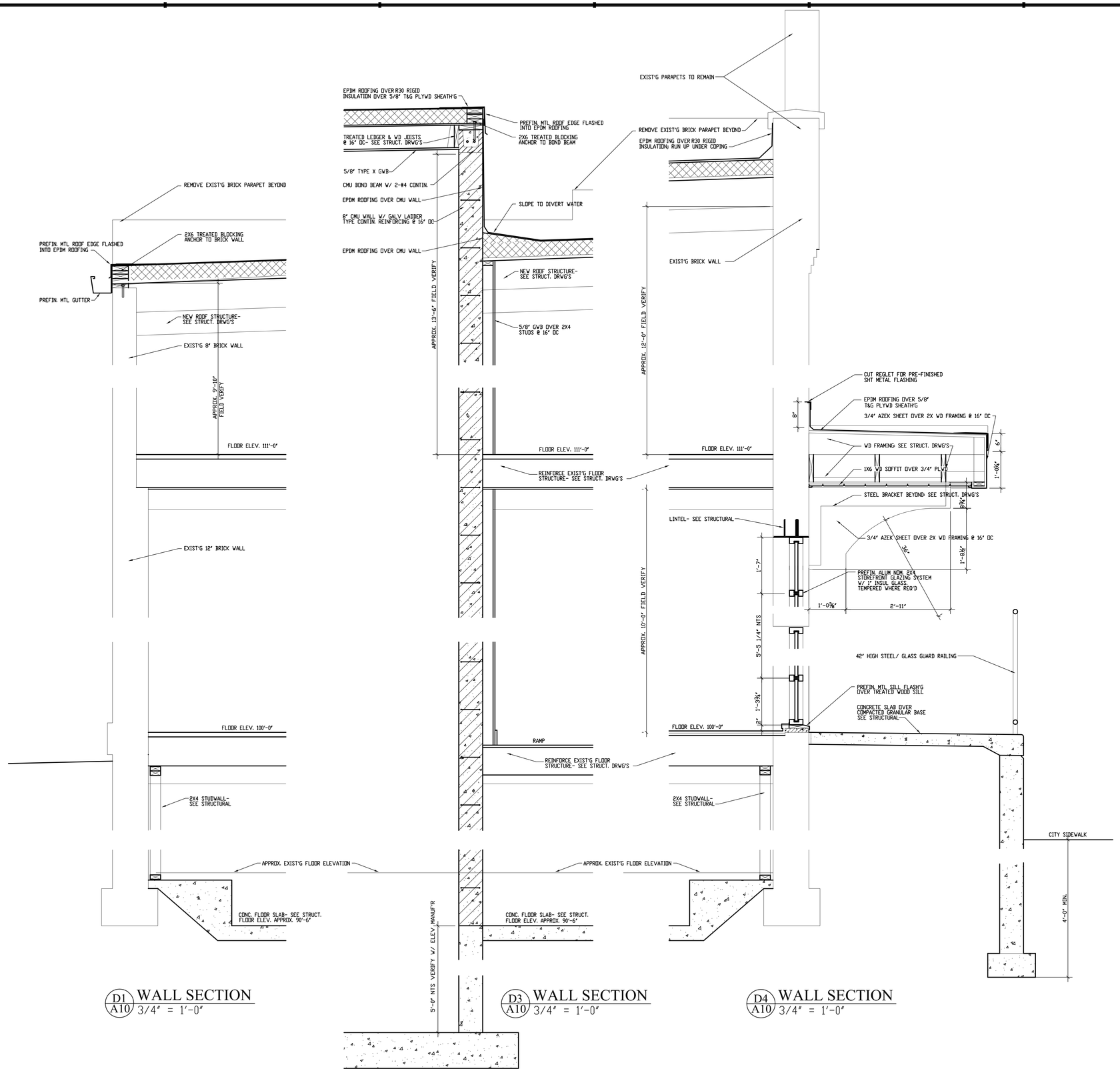
A9



D1 A10 WALL SECTION
3/4" = 1'-0"

D3 A10 WALL SECTION
3/4" = 1'-0"

D4 A10 WALL SECTION
3/4" = 1'-0"

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A10

STRUCTURAL SPECIFICATIONS

PART 1 - GENERAL NOTES

1.1 GENERAL NOTES

A. ALL GENERAL NOTES APPLY, UNLESS OTHERWISE NOTED ON DRAWINGS OR SPECIFICATIONS.

1.2 SCOPE OF WORK

A. THE SEALED STRUCTURAL DRAWINGS AND PROJECT SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE.

B. OBSERVATION VISITS (SITE VISITS) BY REPRESENTATIVES OF ARCHITECT/ ENGINEER DO NOT INCLUDE INSPECTION OF CONSTRUCTION MEANS AND METHODS. SITE VISITS DURING CONSTRUCTION ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE TO BE PERFORMED BY OTHERS. OBSERVATIONS ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTANDS DESIGN INTENT SHOWN IN THE CONTRACT DRAWINGS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OR VERIFICATION OF CONSTRUCTION.

C. THE CONTRACTOR SHALL MAKE AND KEEP CURRENT A SET OF RECORD DRAWINGS SHOWING EXACT DIMENSIONED LOCATIONS OF UNDERGROUND UTILITIES, STUB OUTS, CONSTRUCTION CHANGES.

1.3 CODE COMPLIANCE

A. ALL WORK AND MATERIALS SHALL COMPLY WITH THE LATEST RULES, CODES, AND REGULATIONS IN THE STATE OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO OSHA, ADOPTED BUILDING CODE AND OTHER STATE AND LOCAL LAWS AND REGULATIONS. CODE COMPLIANCE IS MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE CODES. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH DRAWINGS AND SPECIFICATIONS.

1.4 SAFETY

A. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON FRAMED FLOORS OR ROOFS. THE CONSTRUCTION MATERIAL LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/ OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
B. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.

1.5 DEFERRED AND SHOP DRAWING SUBMITTALS

A. CONTRACTOR SHALL SUBMIT AN ELECTRONIC PDF FILE OF DEFERRED AND SHOP DRAWING SUBMITTALS TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO ORDERING, FABRICATING OR INSTALLING. THE REVIEW WILL CONSIST OF GENERAL CONFORMANCE TO THE DESIGN INTENT CONVEYED IN THE CONTRACT DRAWINGS AND REQUIRE A MAXIMUM OF 10 WORKING DAYS FOR REVIEW UPON RECEIPT. NO MODIFICATIONS OR SUBSTITUTIONS OF DRAWINGS SPECIFICATIONS WILL BE ACCEPTED VIA SHOP DRAWINGS.

1.6 WORKMANSHIP

A. ONLY QUALITY WORK WILL BE ACCEPTED. HAZARDOUS OR POOR INSTALLATION PRACTICE WILL BE CAUSE FOR REJECTION OF WORK.

1.7 COORDINATION

A. THE CONSTRUCTION DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION.

B. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING ELEVATIONS SHOWN ON THESE DRAWINGS PRIOR TO CONSTRUCTION, DO NOT SCALE PLANS.

C. REFER TO ARCHITECTURAL PLANS FOR FINISH FLOOR ELEVATIONS, FLOOR DEPRESSIONS, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, STAIR HANGERS, ETC. COORDINATE THESE ITEMS WITH STRUCTURAL WORK.

D. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SLEEVES, OPENINGS, HANGERS FOR PIPES, DUCTS, AND EQUIPMENT. COORDINATE THESE ITEMS WITH STRUCTURAL WORK.

1.12 MISC.

A. DO NOT SCALE THE DRAWINGS.

B. TYPICAL DETAILS AND SCHEDULES INDICATED MAY NOT BE SPECIFICALLY REFERENCED ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE WHERE EACH TYPICAL DETAIL OR SCHEDULE APPLIES. IF LOCATIONS ARE FOUND WHERE NO TYPICAL DETAIL, TYPICAL SCHEDULE, OR SPECIFIC DETAIL APPLIES, NOTIFY THE ARCHITECT/ENGINEER.

PART 2 - MATERIALS AND DESIGN CRITERIA

2.1 DESIGN LOADING CRITERIA

A. APPLICABLE BUILDING CODES:
- I. 2009 INTERNATIONAL BUILDING CODE (IBC): REFERENCED IN DRAWINGS AS "ADOPTED BUILDING CODE"
- II. ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES

B. OCCUPANCY CATEGORY: II

C. DEAD LOADS: SELF WEIGHT OF THE STRUCTURE PLUS A MAXIMUM COLLATERAL LOADS OF:
- I. SPRINKLERS = 1.0 PSF
- II. MECHANICAL DUCTS = 1.5 PSF
- III. ELECTRICAL CONDUIT = 2.0 PSF

D. LIVE LOADS
- I. FLOOR LIVE LOADS
  - a. RETAIL FIRST FLOOR = 100 PSF (REDUCIBLE)
  - b. RETAIL UPPER FLOOR = 75 PSF (REDUCIBLE)
  - c. EVENT AND ASSEMBLY SPACE = 100 PSF
  - e. STAIRS AND EXITWAYS = 100 PSF
- II. ROOF LIVE LOADS
  - a. CONSTRUCTION = 20 PSF (REDUCIBLE)

E. SNOW LOAD DATA
- I. SNOW IMPORTANCE FACTOR = 1.0
- II. THERMAL FACTOR = 1.0
- III. GROUND SNOW LOAD: Pg = 30 PSF
- IV. FLAT ROOF SNOW LOAD: Pf = 20 PSF
- V. DRIFTING, SLIDING AND UNBALANCED SNOW LOADS: IN ACCORDANCE WITH ASCE 7
- VI. FROST DEPTH = 48"

F. WIND LOAD DATA
- I. WIND IMPORTANCE FACTOR = 1.0
- II. WIND EXPOSURE CATEGORY = B
- III. BASIC WIND SPEED: V = 90 MPH, 3 SECOND GUST
- IV. NOMINAL DESIGN WIND SPEED: V,asd = 90 MPH, 3 SECOND GUST
- V. APPLICABLE INTERNAL PRESSURE COEFFICIENT: GCpi = +/- 0.18
- VI. COMPONENT AND CLADDING WIND LOADS: NET DESIGN WIND PRESSURE, pnet
  - a. ZONE 1 = 10 PSF, -14 PSF
  - b. ZONE 2 = 10 PSF, -16.6 PSF
  - c. ZONE 3 = 10 PSF, -16.6 PSF
  - d. ZONE 4 = 13 PSF, -14.3 PSF
  - e. ZONE 5 = 13 PSF, -16 PSF

G. EARTHQUAKE DESIGN DATA
- I. SEISMIC IMPORTANCE FACTOR = 1.0
- II. SEISMIC DESIGN CATEGORY = B
- III. SITE CLASS = D
- IV. BASIC SEISMIC RESISTING SYSTEM = PLAIN UNREINFORCED MASONRY
- V. RESPONSE MODIFICATION FACTOR, R = 1.5
- VI. SPECTRAL RESPONSE ACCELERATION:
  - a. SHORT PERIOD, Ss = .1011
  - b. 1 SECOND PERIOD, S1 = 0.0439
- VII. DESIGN SPECTRAL RESPONSE ACCELERATION:
  - a. SHORT PERIOD, Sds = 0.108
  - b. 1 SECOND PERIOD, Sd1 = 0.70
- VIII. SEISMIC RESPONSE COEFFICIENT, Cs = .0719
- IX. DESIGN BASE SHEAR, V = Cs * W (W = BUILDING SEISMIC DEAD LOAD)
- X. ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE

2.2 SOILS AND FOUNDATIONS

A. CODE COMPLIANCE
- I. THE FOUNDATIONS SHALL CONFORM TO ADOPTED BUILDING CODE CHAPTER FOR "SOILS AND FOUNDATIONS".

B. DESIGN SOIL VALUES: THE STRUCTURAL DESIGN IS BASED ON OWNER-ACCEPTED MINIMUM CODE REQUIREMENTS.
- I. SOIL BEARING PRESSURE (DL+LL) = 1500 PSF (ONE THIRD INCREASE FOR WIND AND SEISMIC LOADING MAY BE APPLIED)
- II. PASSIVE LATERAL PRESSURE = 250 PCF
- III. ACTIVE LATERAL PRESSURE (UN-CONSTRAINED) = 35 PCF
- IV. AT-REST LATERAL PRESSURE - (CONSTRAINED) = 50 PCF
- V. COEFFICIENT OF SLIDING FRICTION = 0.35
- VI. MINIMUM FOOTING EMBEDMENT BELOW LOWEST ADJACENT GRADE = 18"
- VII. SULFATE EXPOSURE - NOT APPLICABLE (PER ACI)

C. SITE PREPARATION
- I. GROUND SURFACE UNDERLYING ALL FILLS SHALL BE SCARIFIED TO A DEPTH OF 8" MINIMUM TO REMOVE ALL ORGANIC MATTER, THEN RE-COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY PER ASTM D698. CONTRACTOR SHALL PREPARE SITE BASED ON THE REQUIREMENTS LISTED HEREIN, MINIMUM, UNLESS NOTED OTHERWISE OR UNLESS OTHERWISE DETERMINED BY A GEOTECHNICAL ENGINEER HAVING PERFORMED PROPER INVESTIGATION OF THIS SITE. CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES, FOOTINGS, AND ALL OTHER BURIED OBJECTS.
- II. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. BACKFILL SHALL BE COMPOSED OF MINUS 3" MATERIAL & MECHANICALLY COMPACTED IN LAYERS, NO GREATER THAN 12" THICK AND COMPACTED TO 98% STANDARD PROCTOR PER ASTM D698 IN A MATTER THAT DOES NOT DAMAGE THE FOUNDATION, WATERPROOFING, OR DAMP PROOFING MATERIAL. FLOODING WILL NOT BE PERMITTED.
- III. CONTRACTOR TO EVALUATE THEIR METHODS OF CONSTRUCTION FOR IMPACTS TO ADJOINING PROPERTIES TO INCLUDE BUT NOT LIMITED TO VIBRATIONS AND SETTLEMENT FROM DRIVEN PILES, WILD-LIFE AND NATURE RESERVES, AND ETC.

D. SITE CONTROL DURING CONSTRUCTION
- I. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND CRIBBING AS NEEDED AT ALL EXCAVATIONS, EARTH BANKS, AND EXISTING STRUCTURES.
- II. CONTRACTOR SHALL KEEP SOIL WITHIN 2% OF OPTIMUM MOISTURE AT MAXIMUM DENSITY AS DETERMINED BY THE MOISTURE DENSITY CURVE OBTAINED.
- III. CONTRACTOR SHALL PROVIDE PROPER SITE DRAINAGE AND DEWATERING OF SITE AND EXCAVATIONS. ALL EXCAVATIONS WITHIN BUILDING PERIMETER SHALL BE PROPERLY BACKFILLED AND COMPACTED TO MEET THE REQUIREMENTS OUTLINED HEREIN, MINIMUM.

E. GEOTECHNICAL INSPECTION
- I. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE THE SITE PREPARATION AND FOOTING EXCAVATIONS BEFORE CONCRETE OR REINFORCING IS PLACED.
- II. THE GEOTECHNICAL ENGINEER SHALL CONDUCT ANY ADDITIONAL INSPECTIONS AS REQUIRED IN THE GEOTECHNICAL REPORT OR PER LOCAL BUILDING DEPARTMENT.

F. RETAINING WALL SUPPORT
- I. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING AT ALL RETAINING WALLS DURING CONSTRUCTION. THE RETAINING WALL SUPPORT MAY BE REMOVED ONCE ALL APPLICABLE CONCRETE AND MASONRY HAVE REACHED DESIGN STRENGTH AND ANY FRAMING AT TOP OF RETAINING HAS BEEN COMPLETED THAT RESISTS WALL OVERTURNING.

G. SLAB ON GRADE AND FOUNDATIONS
- I. ALL FOUNDATIONS SHALL BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL COMPACTED FILL AS DESCRIBED HEREIN. ALL SLABS ON GRADES SHALL BEAR ON A 4" THICK DRAINAGE COURSE OF MINUS 3/4" MATERIAL, GRADED FOR COMPACTION, WITH < 10% PASSING THE #200 SIEVE, COMPACTED TO 95% STANDARD PROCTOR PER ASTM D698.

2.3 CONCRETE

A. GENERAL
- I. CONCRETE SHALL CONFORM TO ADOPTED BUILDING CODE CHAPTER FOR "CONCRETE" AND THE FOLLOWING:
  - a. ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
  - b. AWS D1.4 STRUCTURAL WELDING CODE-REINFORCING STEEL.
- II. CONCRETE MIXING OPERATIONS SHALL BE IN ACCORDANCE WITH ASTM C94.
- III. 28 DAY CONCRETE STRENGTHS AND W/C RATIOS, SEE CONCRETE MEMBER SCHEDULES ON TYPICAL CONCRETE DETAIL SHEETS.

B. AGGREGATE
- I. NORMAL WEIGHT CONCRETE AGGREGATE SHALL CONFORM TO ASTM C33 AND PROJECT SPECIFICATIONS.

C. CEMENTITIOUS MATERIALS
- I. CEMENTITIOUS MATERIALS SUCH AS FLY ASH, SLAG, SILICA FUME, AND OTHER POZZOLANS; MAY BE USED AS AN ALTERNATIVE TO PORTLAND CEMENT. THE AMOUNT OF CEMENTITIOUS MATERIALS USED SHALL BE ADEQUATE FOR CONCRETE TO SATISFY THE SPECIFIED REQUIREMENTS FOR STRENGTH, W/CM, DURABILITY, AND FINISHABILITY, UNLESS NOTED OTHERWISE BELOW. CEMENTITIOUS MATERIAL SHALL BE IN ACCORDANCE WITH ACI 301-10, SECTION 4.2
  - a. IF FLY ASH IS USED, THE MAXIMUM AMOUNT SHALL BE 25% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIALS.
  - b. CONCRETE EXPOSED TO FREEZE-THAW CYCLES AND WHERE EXPOSURE TO DEICING CHEMICALS IS ANTICIPATED SHALL HAVE CEMENTITIOUS MATERIAL AMOUNTS LIMITED TO ACI 318.

D. ENTRAINED AIR
- I. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL HAVE 6% (+/- 1.5%) OF ENTRAINED AIR. ALL OTHER CONCRETE SHALL HAVE 2% (+/- 1%) OF ENTRAINED AIR.
- II. SPECIFIED AIR ENTRAINMENT PERCENTAGE SHALL BE ACHIEVED AT TIME CONCRETE IS DELIVERED ON SITE.

E. SLUMP
- I. SLUMP OF CONCRETE MIXTURE BEFORE ADDING ADMIXTURES SHALL BE 4" (+/- 1").

F. CONSTRUCTION EXECUTION
- I. THE TEMPERATURE OF CONCRETE MUST REMAIN ABOVE 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION FOR 7 DAYS AFTER CONCRETE PLACEMENT; UNLESS OTHERWISE ACCEPTED BY ENGINEER/ARCHITECT. ADDITIONAL TESTING FOR CONDITIONS LESS THAN 50 DEGREES FAHRENHEIT INCLUDE HAVING 2 ADDITIONAL CYLINDERS POURED AND FIELD CURED PRIOR TO CONCRETE PLACEMENT.
- II. COLD WEATHER PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 318 AND ACI 306R - "GUIDE TO COLD WEATHER CONCRETING"
- III. HOT WEATHER PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 318 AND 305R -"HOT WEATHER CONCRETING".
- IV. PROVIDE A ¾" CHAMFER ON ALL PROJECTED CONCRETE CORNERS OF COLUMNS, BEAMS, AND WALLS; UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS OR SPECIFICATIONS.
- V. CLEAN AND ROUGHEN CONCRETE SURFACES TO ¼" FULL AMPLITUDE AT CONCRETE COLD JOINTS AND LOCATIONS WHERE CONCRETE INTERSECTS TO MASONRY WALLS OR EXISTING CONCRETE WALLS.
- VI. CONCRETE CLEAR COVERAGE OVER REINFORCING BARS AND ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH THE ACI.
- VII. THE PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 304 AND PROJECT SPECIFICATIONS. CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED, LAITANCE REMOVED, AND STANDING WATER REMOVED BEFORE PLACING NEW CONCRETE.

G. REINFORCING, EMBEDS, PIPES, WATERSTOPS AND INSERTS
- I. ALL EMBEDS, REINFORCING BARS, ANCHOR BOLTS, WATERSTOPS AND CONCRETE INSERTS MUST BE SECURELY IN PLACE PRIOR TO CONCRETE PLACEMENT.

2.3 CONCRETE (CONT.)

H. SUBMITTALS AND SHOP DRAWINGS
- I. CONCRETE MIX DESIGNS:
  - a. CONCRETE MIX DESIGNS SHALL BE FULLY DOCUMENTED AND REVIEWED BY QUALIFIED TESTING LABORATORY AND WET STAMPED BY A LICENSED ENGINEER. THE SUBMITTED MIX TEST DATA SHALL BE IN ACCORDANCE WITH ACI 318.
  - b. ANY CURING COMPOUNDS OR ACCELERATORS USED ON CONCRETE SLABS THAT HAS A RESILIENT TILE FINISH SHALL BE SUBMITTED AND APPROVED BY THE ARCHITECT AND FLOOR FINISH APPLICATOR.
- II. CONCRETE JOINT PLACEMENT
  - a. THE PROPOSED LOCATIONS OF CONCRETE JOINTS MUST BE SUBMITTED TO THE ARCHITECT/STRUCTURAL ENGINEER BEFORE POURING OF CONCRETE. PLACE JOINTS AT LOCATIONS TO MINIMIZE CONCRETE CRACKING AND OTHER EFFECTS FOR CURING AND SHRINKAGE. JOINT LOCATIONS SHOWN ON DRAWINGS ARE A MINIMUM.
- III. SHORING AND RE-SHORING
  - a. THE PROPOSED SHORING AND RE-SHORING PLAN OF CONCRETE MEMBERS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

I. QUALITY ASSURANCE:
- I. TESTING AGENCY QUALIFICATIONS: AN INDEPENDENT AGENCY, ACCEPTABLE TO OWNER AND AUTHORITIES HAVING JURISDICTION, QUALIFIED ACCORDING TO ASTM C 1077 AND ASTM E 329 FOR TESTING INDICATED.
  - a. PERSONNEL PERFORMING LABORATORY TESTS SHALL BE ACI-CERTIFIED CONCRETE STRENGTH TESTING TECHNICIAN AND CONCRETE LABORATORY TESTING TECHNICIAN - GRADE I. TESTING AGENCY LABORATORY SUPERVISOR SHALL BE AN ACI-CERTIFIED CONCRETE LABORATORY TESTING TECHNICIAN - GRADE II.
- II. SOURCE LIMITATIONS: OBTAIN EACH TYPE OR CLASS OF CEMENTITIOUS MATERIAL OF THE SAME BRAND FROM THE SAME MANUFACTURER'S PLANT, OBTAIN AGGREGATE FROM SINGLE SOURCE, AND OBTAIN ADMIXTURES FROM SINGLE SOURCE FROM SINGLE MANUFACTURER.
- III. ACI PUBLICATIONS: COMPLY WITH THE FOLLOWING UNLESS MODIFIED BY REQUIREMENTS IN THE CONTRACT DOCUMENTS:
  - a. ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE," SECTIONS 1 THROUGH 5. SECTIONS 1 THROUGH 5
  - b. ACI 117, "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS."
  - c. ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
- IV. COMPLY WITH THE CONCRETE REINFORCING INSTITUTE "MANUAL OF STANDARD PRACTICE."

2.4 REINFORCING STEEL BAR

A. GENERAL
- I. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE CONCRETE AND/OR MASONRY SPECIFICATIONS.

B. REINFORCING STEEL
- I. DEFORMED BARS SHALL BE ASTM A615 - GRADE 60
- II. WELDABLE DEFORMED BARS SHALL CONFORM TO ASTM A706 - GRADE 60.
- III. WELDED WIRE FABRIC SHALL BE ASTM A185

C. CONSTRUCTION EXECUTION
- I. FOR REINFORCING PLACEMENT, LAP LENGTH, AND ADDITIONAL INFORMATION SEE CONCRETE TYPICAL DETAIL SHEETS AND MASONRY TYPICAL DETAIL SHEETS.
- II. FIELD BENDING OR STRAIGHTENING OF BARS SIZES 3 THROUGH 5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS.
- III. BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY STATED ON DRAWINGS OR AUTHORIZED BY ENGINEER.
- IV. WELDED WIRE FABRIC SHALL HAVE A MINIMUM LAP LENGTH TO BE THE GREATER OF 6 INCHES OR ONE AND A HALF MESH BAYS.

D. SUBMITTALS AND SHOP DRAWINGS
- I. REINFORCING STEEL SHOPS
  - a. REINFORCING STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
  - b. PLACING DRAWINGS THAT DETAIL FABRICATION, BENDING, AND PLACEMENT. INCLUDE BAR SIZES, LENGTHS, MATERIAL, GRADE, BAR SCHEDULES, STIRRUP SPACING, BENT BAR DIAGRAMS, BAR ARRANGEMENT, SPLICES AND LAPS, MECHANICAL CONNECTIONS, TIE SPACING, HOOP SPACING, AND SUPPORTS FOR CONCRETE REINFORCEMENT. PROVIDE ELEVATIONS IN WALLS AS APPLICABLE.

2.5 MASONRY

A. GENERAL
- I. MASONRY SHALL CONFORM TO ADOPTED BUILDING CODE CHAPTER FOR "MASONRY" AND THE FOLLOWING:
  - a. ACI 530 BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES.
  - b. ACI 530.1 SPECIFICATIONS FOR MASONRY STRUCTURES.
  - c. ASCE 5 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
  - d. ASCE 6 SPECIFICATION FOR MASONRY STRUCTURES.
  - e. AWS D1.4 STRUCTURAL WELDING CODE-REINFORCING STEEL.

B. MASONRY UNITS
- I. MASONRY UNITS SHALL CONFORM TO ADOPTED BUILDING CODE STANDARDS AND ASTM C90.

C. MORTAR
- I. MORTAR MIX SHALL BE TYPE S OR TYPE M, AS SPECIFIED, AND IN ACCORDANCE WITH TMS 402/ACI 530 AND PROJECT SPECIFICATIONS.

D. GROUT
- I. GROUT SHALL BE IN ACCORDANCE WITH TMS 402/ACI 530 AND ASTM C476. GROUT SHALL BE COURSE TYPE WITH A SLUMP HIGH ENOUGH FOR GROUT TO FLOW INTO ALL VOIDS OF MASONRY UNITS, BUT NOT CAUSE SEGREGATION IN GROUT.

E. CEMENT
- I. FOR TYPE AND REQUIREMENTS OF CEMENT SEE CONCRETE NOTES.

F. MASONRY DESIGN STRENGTH
- I. THE MINIMUM REQUIRED 28-DAY COMPRESSIVE STRENGTHS FOR GROUT, MORTAR, AND BLOCK ARE SHOWN IN TYPICAL MASONRY DETAIL SHEETS.

G. CONSTRUCTION EXECUTION
- I. EXECUTION OF MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3 OF THE SPECIFICATIONS FOR MASONRY STRUCTURES (TMS602/ACI 530). THIS INCLUDES BUT IS NOT LIMITED TO GROUT POURS, REBAR PLACEMENT, MINIMUM DIMENSIONS OF GROUT AND CELLS, ETC.
- II. MASONRY SHALL BE STACKED IN A RUNNING BOND, UNO.
- III. FOR COLOR AND TEXTURE OF MASONRY, SEE ARCHITECT AND SPECIFICATIONS.
- IV. GROUT LIFTS, REINFORCING PLACEMENT, AND MINIMUM DIMENSIONS TMS 402/ACI 530.
- V. FOR REINFORCING BAR LAP LENGTH, SEE TYPICAL MASONRY DETAILS AND SCHEDULE.
- VI. COLD-WEATHER REQUIREMENTS: DO NOT USE FROZEN MATERIALS OR MATERIALS MIXED OR COATED WITH ICE OR FROST. DO NOT BUILD ON FROZEN SUBSTRATES. REMOVE AND REPLACE UNIT MASONRY DAMAGED BY FROST OR BY FREEZING CONDITIONS. COMPLY WITH COLD-WEATHER CONSTRUCTION REQUIREMENTS CONTAINED IN ACI 530.1/ASCE 6/TMS 602.
- VII. HOT-WEATHER REQUIREMENTS: COMPLY WITH HOT-WEATHER CONSTRUCTION REQUIREMENTS CONTAINED IN ACI 530.1/ASCE 6/TMS 602.
- VIII. NO MECHANICAL PIPES OR ELECTRICAL CONDUITS SHALL PASS THOUGH MASONRY LINTELS, UNLESS SPECIFICALLY DETAILED ON STRUCTURAL DRAWINGS.

2.5 MASONRY (CONT)

H. SUBMITTALS AND SHOP DRAWINGS
- I. MASONRY BLOCK
  - a. MASONRY BLOCK SHALL BE TESTED BY A QUALIFIED TESTING LABORATORY AND THE RESULTS SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
  - b. SHOW SIZES, PROFILES, COURSING, UNIT STRENGTHS AND LOCATIONS OF SPECIAL SHAPES.
- II. MIX DESIGNS: FOR EACH TYPE OF MORTAR AND GROUT. INCLUDE DESCRIPTION OF TYPE AND PROPORTIONS OF INGREDIENTS.
  - a. INCLUDE TEST REPORTS FOR MORTAR MIXES REQUIRED TO COMPLY WITH PROPERTY SPECIFICATION. TEST ACCORDING TO ASTM C 109/C 109M FOR COMPRESSIVE STRENGTH, ASTM C 1506 FOR WATER RETENTION, AND ASTM C 91 FOR AIR CONTENT.
  - b. INCLUDE TEST REPORTS, ACCORDING TO ASTM C 1019, FOR GROUT MIXES REQUIRED TO COMPLY WITH COMPRESSIVE STRENGTH REQUIREMENT.
- III. CONSTRUCTION
  - a. COLD-WEATHER AND/OR HOT-WEATHER PROCEDURES: DETAILED DESCRIPTION OF METHODS, MATERIALS, AND EQUIPMENT TO BE USED TO COMPLY WITH REQUIREMENTS.

2.5.1 MASONRY TUCK POINTING

A. GENERAL
- I. PUBLICATIONS LISTED BELOW FROM A PART OF THIS SPECIFICATION TO EXTEND REFERENCED. PUBLICATIONS ARE REFERENCED IN THE TEXT BY BASIC DESIGNATION ONLY.
- II. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
  - a. C67 07 BRICK AND STRUCTURAL CLAY TILE, SAMPLING AND TESTING
  - b. C216 07 FACING BRICK (SOLID MASONRY UNITS MADE FROM CLAOR SHALE)
  - c. C270-07 MORTAR FOR UNIT MASONRY
- III. INTERNATIONAL MASONRY INSTITUTE: RECOMMENDED PRACTICES AND GUIDE SPECIFICATIONS FOR COLD WEATHER MASONRY CONSTRUCTION.

B. MASONRY UNITS
- I. MASONRY UNITS TO MATCH EXISTING REFER TO ASTM: C216-07

C. MORTAR
- I. EXISTING BRICK WALL TUCK POINTING MORTAR AS PER APPENDIX X3 OF ASTM:C270-07

D. STRENGTH
- I. COMPRESSIVE STRENGTH OF THE REPOINTING MORTAR SHOULD BE SIMILAR TO OR WEAKER THAN THE COMPRESSIVE STRENGTH OF THE ORIGINAL MORTAR.

E. CONSTRUCTION EXECUTION
- I. CUT OUT OF EXISTING MORTAR JOINTS
  - a. CUT OUT EXISTING MORTAR JOINTS (BOTH BED AND HEAD JOINTS) AND REMOVE BY MEANS OF A TOOTHING CHISEL OR A SPECIAL POINTER'S GRINDER, TO A UNIFORM DEPTH OF UP TO 19 mm (3/4 INCH), OR UNTIL SOUND MORTAR IS REACHED. TAKE CARE TO NOT DAMAGE EDGES OF EXISTING MASONRY UNITS TO REMAIN.
  - b. REMOVE DUST AND DEBRIS FROM THE JOINTS BY BRUSHING, BLOWING WITH AIR OR RINSING WITH WATER. DO NOT RINSE WHEN TEMPERATURE IS BELOW FREEZING.

F. JOB CONDITIONS
- I. PROTECTION: PROTECT NEWLY POINTED JOINTS FROM RAIN, UNTIL POINTED JOINTS ARE SUFFICIENTLY HARD ENOUGH TO PREVENT DAMAGE.
- II. COLD WEATHER PROTECTION:
  - a. TUCK POINTING MAY BE PERFORMED IN FREEZING WEATHEWHEN METHODS OF PROTECTION ARE UTILIZED.
  - b. COMPLY WITH APPLICABLE SECTIONS OF "RECOMMENDED PRACTICES FOR COLD WEATHER CONSTRUCTION" AS PUBLISHED BY INTERNATIONAL MASONRY OF INDUSTRY ALL WEATHER COUNCIL.
  - C. EXISTING SURFACES AT TEMPERATURES TO PREVENT MORTAR FROM FREEZING OR CAUSING OTHER DAMAGE TO MORTAR.

G. INSTALLATION OF TUCK POINTING MORTAR
- I. IMMEDIATELY PRIOR TO APPLICATION OF MORTAR, DAMPEN JOINTS TO BE TUCK POINTED. PRIOR TO APPLICATION OF POINTING MORTAR, ALLOW MASONRY UNITS TO ABSORB SURFACE WATER.
- II. TIGHTLY PACK MORTAR INTO JOINTS IN THIN LAYERS, APPROXIMATELY 6 mm (1/4 INCH) THICK MAXIMUM.
- III. ALLOW LAYER TO BECOME "THUMBPRINT HARD" BEFORE APPLYING NEXT LAYER.
- IV. PACK FINAL LAYER FLUSH WITH SURFACES OF MASONRY UNITS. WHEN MORTAR BECOMES "THUMBPRINT HARD", TOOL JOINTS.

H. TOOLING OF JOINTS
- I. TOOL JOINTS WITH A JOINTING TOOL TO PRODUCE A SMOOTH, COMPACTED, CONCAVED JOINT.
- II. TOOL JOINTS IN PATCH WORK WITH A JOINTING TOOL TO MATCH THE EXISTING SURROUNDING JOINTS.

J. REPLACEMENT OF MASONRY UNITS
- I. CUT OUT MORTAR JOINTS SURROUNDING MASONRY UNITS THAT ARE TO BE REMOVED AND REPLACED.
  - a. UNITS REMOVED MAY BE BROKEN AND REMOVED, PROVIDING SURROUNDING UNITS TO REMAIN ARE NOT DAMAGED.
  - b. ONCE THE UNITS ARE REMOVED, CAREFULLY CHISEL OUT THE OLD MORTAR AND REMOVE DUST AND DEBRIS.
  - c. IF UNITS ARE LOCATED IN EXTERIOR WITHE OF A CAVITY OR VENEER WALL, EXERCISE CARE TO PREVENT DEBRIS FALLING INTO CAVITY.
- II. DAMPEN SURFACES OF THE SURROUNDING UNITS BEFORE NEW UNIARE PLACED.
  - a. ALLOW EXISTING MASONRY TO ABSORB SURFACE MOISTURE PRIOR TO STARTING INSTALLATION OF THE NEW REPLACEMENT UNITS.
  - b. BUTTER CONTACT SURFACES OF EXISTING MASONRY AND NEW REPLACEMENT MASONRY UNITS WITH MORTAR.
  - c. CENTER REPLACEMENT MASONRY UNITS IN OPENING AND PRESINTO POSITION.
  - d. REMOVE EXCESS MORTAL WITH A TROWEL
  - e. POINT AROUND REPLACEMENT MASONRY UNITS TO ENSURE FUHEAD AND BED JOINTS.

K. CLEANING
- I. A CLEAN EXPOSED MASONRY SURFACES ON COMPLETION.
- II. REMOVE MORTAR DROPPINGS AND OTHER FOREIGN SUBSTANCES FROM WALL SURFACES
- III. FIRST WET SURFACES WITH CLEAN WATER, THEN WASH DOWN WITH A SOLUTION OF SOAPLESS DETERGENT SPECIALLY PREPARED FOR CLEANING BRICK.
- IV. BRUSH WITH STIFF FIBER BRUSHES WHILE WASHING AND IMMEDIATELY THEREAFTER HOSE DOWN WITH CLEAN WATER.
- V. FREE CLEAN SURFACES FROM TRACES OF DETERGENT, FOREIGN STREAKS OR STAINS. PROTECT MATERIALS DURING CLEANING OPERATIONS INCLUDING ADJOINING CONSTRUCTION.
- VI. USE OF MURIATIC ACID FOR CLEANING IS PROHIBITED.

SHEET INDEX (A)

SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION NUMBER	REVISION DATE
S0.00	STRUCTURAL INDEX, LEGENDS, AND SPECIFICATIONS	04/19/16	A	04/21/16
S0.01	STRUCTURAL MATERIAL SPECIFICATIONS	04/19/16		
S1.00	FOUNDATION PLAN	04/19/16	A	04/21/16
S1.01	1ST FLOOR FRAMING PLAN	04/19/16	A	04/21/16
S1.02	2ND FLOOR FRAMING PLAN	04/19/16	A	04/21/16
S1.03	ROOF FRAMING PLAN	04/19/16		
S1.04	BUILDING ELEVATIONS	04/19/16	A	04/21/16
S2.01	CONCRETE - SCHEDULES AND TYP DETAILS	04/19/16	A	04/21/16
S2.02	CONCRETE- SCHEDULES AND TYP DETAILS	04/19/16		
S2.11	MASONRY - SCHEDULES AND TYP DETAILS	04/19/16		
S2.41	WOOD WALL, HEADER, BEAM - SCHEDULES AND TYP DETAILS	04/19/16		
S2.42	WOOD DECK, JOIST, TRUSS - SCHEDULES AND TYP DETAILS	04/19/16		
S3.01	FOUNDATION DETAILS	04/19/16	A	04/21/16
S3.11	FLOOR FRAMING DETAILS	04/19/16		
S3.12	FLOOR FRAMING DETAILS	04/19/16	A	04/21/16
S3.21	ROOF FRAMING DETAILS	04/19/16	A	04/21/16
S3.22	BRICK OPENING DETAILS	04/19/16		

GENERAL NOTES

GENERAL NOTES:

G1 THE DIMENSIONS SHOWN HERE APPLY TO STRUCTURAL ELEMENTS ONLY, SEE ARCHITECTURAL PLANS FOR ANY DIMENSIONS NOT SHOWN.

G2 CONTRACTOR SHALL FIELD VERIFY EXISTING STRUCTURAL CONDITIONS. IF ANY DISCREPANCY OCCURS BETWEEN EXISTING CONDITIONS AND PROPOSED ALTERATIONS, CONTRACTOR SHALL CONTACT ARCHITECT AND STRUCTURAL ENGINEER BEFORE PERFORMING ALTERATION WORK.

LEGEND:

Symbol	Meaning	Line/Hatch	Meaning
1 / S0.00	SECTION REFERENCE		NEW CONSTRUCTION
1 / S0.00	ELEVATION REFERENCE		EXISTING CONSTRUCTION OR PROVIDED BY OTHERS
1 / S0.00	GENERAL VIEW REFERENCE		ELEMENT BEYOND/ OPTIONAL
1	REVISION CLOUD AND NUMBER		MASONRY (CMU)
			CONCRETE
			EARTH

ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
AIA	AMERICAN INSTITUTE OF ARCHITECTS
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
ARCH	ARCHITECT OR ARCHITECTURAL
BP	BASE PLATE
BOD	BOTTOM OF DECK
C	CAMBER
CL	CENTER LINE
C	CHANNEL
CLR	CLEAR
CONC	CONCRETE
CMU	CONCRETE MASONRY UNITS
CONST	CONSTRUCTION
CONT	CONTINUOUS
DL	DEAD LOAD
DS	DEFERRED SUBMITTALS
DIA	DIAMETER
2L	DOUBLE ANGLE
DF	DOUGLAS FIR
DWG	DRAWING
EOD	EDGE OF DECK
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATION OR ELEVATOR
ENGR	ENGINEER
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FAB	FABRICATION
FF	FINISH FLOOR
FG	FINISH GRADE
FTG	FOOTING
GA	GAGE OR GAUGE
GALV	GALVANIZE
GEN	GENERAL (NOTES)
GC	GENERAL CONTRACTOR
GLU-LAM	GLUED LAMINATED WOOD BEAM
HSS	HOLLOW STRUCTURAL SECTION
HORIZ	HORIZONTAL
INT	INTERIOR
IBC	INTERNATIONAL BUILDING CODE
JB	JOIST BEARING
K	KIP (1,000 LBS)
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LW	LIGHT WEIGHT
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONGIT	LONGITUDINAL
MANUF	MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NTS	NOT TO SCALE
NO or #	NUMBER
OC	ON CENTER
OWSJ	OPEN WEB STEEL JOIST
OSB	ORIENTED STRAND BOARD
OD	OUTSIDE DIAMETER
PSL	PARALLEL STRAND LUMBER
PEN	PENETRATION
PERP	PERPENDICULAR
PL	PLATE
P-T	POST TENSION, POST TENSIONED
lb OR #	POUND
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RAD	RADIUS
REF	REFERENCE
REINF	REINFORCE, REINFORCED, REINFORCEMENT OR REINFORCING
REQ'D	REQUIRED
REV	REVISE OR REVISION
SCHED	SCHEDULE
EL	SEISMIC LOAD
SW	SHEARWALL
SIM	SIMILAR
SK	SKETCH
S	SOUTH
SPECS	SPECIFICATIONS
SQ	SQUARE
SF	SQUARE FOOT
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SF	STRUT FORCE
SYM	SYMMETRICAL
THRU	THROUGH
T&G	TONGUE AND GROOVE
T&B	TOP AND BOTTOM
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS	TRANSVERSE
TJI	TRUS JOIST I-LEVEL I JOIST
TYP	TYPICAL
UN	UNLESS NOTED
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WT	WEIGHT
W	WIDE FLANGE
WL	WIND LOAD
WSP	WOOD STRUCTURAL PANEL
WP	WORK POINT

4/21/2016 9:44:06 AM

ADC ENGINEERING

NO.	REVISIONS	DATE
A	CONTRACTOR REVISIONS	04/21/16

ALTERATIONS TO EXISTING BUILDING
108 S. 2ND STREET, MOUNT HOREB, WI
STRUCTURAL INDEX, LEGENDS, AND SPECIFICATIONS

SCALE: AS NOTED
DATE: 04/19/16
DRAWN BY: TM & JD
REVISION: A

SHEET S0.00

AGENCY REVIEW

STRUCTURAL SPECIFICATIONS

PART 2 - MATERIALS AND DESIGN CRITERIA (CONT)

2.7 STEEL

A. GENERAL
- I. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH ADOPTED BUILDING CODE CHAPTER FOR "STEEL" AND THE FOLLOWING:
  - a. AISC 341 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS.
  - b. AISC 360 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
  - c. AISC 303 CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
  - d. AWS D1.1 STRUCTURAL WELDING CODE STEEL.
  - e. AWS D1.3 STRUCTURAL WELDING CODE SHEET STEEL.
  - f. RCSC'S SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
  - g. AWS D1.7 GUIDE FOR STRENGTHENING AND REPAIRING EXISTING STRUCTURES.
  - h. AWS D1.8 STRUCTURAL WELDING SEISMIC SUPPLEMENT.
- II. ALL WELDING SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY STANDARDS AND TO BE PERFORMED BY CERTIFIED WELDERS.

B. STRUCTURAL STEEL SHAPES
- I. W-SHAPES SHALL BE ASTM A992
- II. PLATES, ANGLES, CHANNELS, M-SHAPE, S-SHAPE, MC SHAPE AND BARS SHALL BE ASTM A36.
- III. ROUND HSS SHAPES SHALL BE ASTM A500-GRADE B (Fy=42 ksi)
- IV. RECTANGULAR HSS SHAPES SHALL BE ASTM A500-GRADE B (Fy=46 ksi)
- V. PIPE SHALL BE ASTM A53-GRADE B (Fy=42 ksi)

C. WELDING
- I. WELDING ELECTRODES SHALL BE E70XX, UNLESS NOTED OTHERWISE
- II. ALL FILLET WELD SHALL BE PER AISC. MINIMUM SIZES ARE BASED ON THICKNESS OF MATERIALS JOINED, UNLESS NOTED OTHERWISE.
- III. ALL WELDED JOINTS SHALL BE IN ACCORDANCE WITH PREQUALIFIED JOINT DETAILS IN THE STRUCTURAL WELDING CODE.

D. BOLTS AND CONNECTIONS
- I. BOLTS IN STANDARD STEEL TO STEEL CONNECTIONS SHALL BE ASTM A325N. IF WEATHER OR CORROSION RESISTANCE BOLTS ARE REQUIRED, USE A325N TYPE 3 BOLTS.
- II. HIGH STRENGTH BOLTS IN STEEL TO STEEL CONNECTIONS SHALL BE ASTM A490. THE TWIST-OFF-TYPE TENSION CONTROLLED BOLTS SHALL BE ASTM F1852.
- III. BOLTS IN WOOD CONNECTIONS SHALL BE ASTM A307.
- IV. ANCHOR BOLTS IN CONCRETE OR MASONRY SHALL BE ASTM F1554 - GRADE 36, UNO.
- V. NUTS SHALL BE ASTM A563
- VI. WASHERS SHALL BE F436. DIRECT-TENSION-INDICATOR WASHERS SHALL BE F959.
- VII. THREADED RODS SHALL BE ASTM A36.
- VIII. TYPICAL BOLT HOLES IN STEEL SHALL BE 1/16" OVERSIZED THAN BOLT DIAMETER, UNLESS NOTED OTHERWISE ON DRAWINGS. BOLT HOLES FOR ANCHOR BOLTS SHALL BE OVERSIZED PER THE AISC.
- IX. SHEAR STUD CONNECTORS SHALL BE ASTM A108.
- X. SHEAR STUD CONNECTORS SHALL BE MANUFACTURED BY NELSON STUD WELDING CO. OR EQUAL AND BE WELDED PER MANUFACTURERS RECOMMENDATIONS.

E. EXECUTION
- I. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED, UNO.
- II. STEEL NOT EXPOSED TO WEATHER SHALL BE LEFT UN-PAINTED UNLESS NOTED OTHERWISE IN ARCHITECTURAL DRAWINGS OR SPECIFICATIONS.
- III. BEAMS SHALL BE CAMBERED AS NOTED ON DRAWINGS.
- IV. GAS CUTTING TORCHES SHALL NOT BE USED TO CORRECT FABRICATION ERRORS WITHOUT THE APPROVAL OF THE ENGINEER.

F. SHOP DRAWINGS AND SUBMITTALS
- I. STRUCTURAL STEEL SHOP DRAWINGS:
  - a. SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS.
  - b. INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, CAMBER, HOLES, AND OTHER PERTINENT DATA.
  - c. INCLUDE EMBEDMENT DRAWINGS.
  - d. INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD. SHOW BACKING BARS THAT ARE TO BE REMOVED AND SUPPLEMENTAL FILLET WELDS WHERE BACKING BARS ARE TO REMAIN.
  - e. INDICATE TYPE, SIZE, AND LENGTH OF BOLTS.
  - f. IDENTIFY PRE-TENSIONED AND SLIP-CRITICAL HIGH-STRENGTH BOLTED CONNECTIONS.
  - g. IDENTIFY MEMBERS AND CONNECTIONS OF THE SEISMIC-LOAD-RESISTING SYSTEM.
  - h. INDICATE LOCATIONS AND DIMENSIONS OF PROTECTED ZONES.
  - i. IDENTIFY DEMAND CRITICAL WELDS.
- II. WELDING PROCEDURE SPECIFICATIONS (WPS) AND PROCEDURE QUALIFICATION RECORDS (PQR): PROVIDE ACCORDING TO AWS D1.1/D1.1M, "STRUCTURAL WELDING CODE - STEEL," FOR EACH WELDED JOINT WHETHER PREQUALIFIED OR QUALIFIED BY TESTING, INCLUDING THE FOLLOWING:
  - a. POWER SOURCE (CONSTANT CURRENT OR CONSTANT VOLTAGE).
  - b. ELECTRODE MANUFACTURER AND TRADE NAME, FOR DEMAND CRITICAL WELDS.

G. QUALITY ASSURANCE
- I. TESTING AGENCY QUALIFICATIONS: QUALIFIED ACCORDING TO ASTM E 329 FOR TESTING INDICATED.
- II. JOIST MANUFACTURER QUALIFICATIONS: A MANUFACTURER CERTIFIED BY SJI TO MANUFACTURE JOISTS COMPLYING WITH APPLICABLE STANDARD SPECIFICATIONS AND LOAD TABLES IN SJI'S SPECIFICATIONS.
- III. WELDING QUALIFICATIONS:
  - a. QUALIFY PROCEDURES AND PERSONNEL ACCORDING TO AWS D1.1/D1.1M, "STRUCTURAL WELDING CODE - STEEL."
  - b. QUALIFY PROCEDURES AND PERSONNEL ACCORDING TO AWS D1.3, "STRUCTURAL WELDING CODE - SHEET STEEL."
  - c. WELDERS AND WELDING OPERATORS PERFORMING WORK ON BOTTOM-FLANGE, DEMAND-CRITICAL WELDS SHALL PASS THE SUPPLEMENTAL WELDER QUALIFICATION TESTING, AS REQUIRED BY AWS D1.8. FCAW-S AND FCAW-G SHALL BE CONSIDERED SEPARATE PROCESSES FOR WELDING PERSONNEL QUALIFICATION.

2.9 WOOD

A. GENERAL
- I. LUMBER FRAMING SHALL CONFORM TO ADOPTED BUILDING CODE CHAPTER FOR "WOOD" AND THE FOLLOWING:
  - a. NDS NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH SUPPLEMENT.
  - b. SDPWS-2008 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.

B. LUMBER GRADE
- I. SAWN LUMBER FRAMING SHALL BE SPRUCE PINE-FIR (SPF) OF THE GRADES INDICATED OR BETTER (WWPA GRADING RULES):
- II. 4x BEAMS AND POSTS = NO. 2
- III. 6x AND LARGER BEAMS AND POSTS = NO. 1
- IV. 2x AND 4x JOISTS AND RAFTERS = NO. 2
- V. 2x AND 3x STUDS = NO. 2
- VI. MISC. FRAMING NOT NOTED = NO. 2

C. PRESSURE TREATED LUMBER
- I. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO WEATHER AND SUBJECT TO DECAY, SHALL BE PRESSURE TREATED HEM FIR #2 OR BETTER.
- II. TREATMENT SHALL BE ACCORDING TO CURRENT AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS.
- III. ALL FASTENERS IN PRESSURE TREATED, EXPOSED TO WEATHER, AND FIRE TREATED LUMBER SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153 AND THE ADOPTED BUILDING CODE SECTION.
  - a. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS ARE PERMITTED IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN INTERIOR, DRY ENVIRONMENTS.

2.9 WOOD (CONT)

D. GLU-LAM BEAMS (GLB)
- I. GLB SHALL BE FABRICATED IN ACCORDANCE WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) - CURRENT EDITION. FACTORY TO MARK EACH PIECE WITH AN AITC QUALITY MARK.
- II. GLB SHALL BE DOUGLAS FIR (DF/DF) WITH A 24F-V8 GRADE AT CONTINUOUS AND CANTILEVERED CONDITIONS AND A 24F-V4 GRADE AT SIMPLE SPAN CONDITION. E =1,800 KSI, Fb = 2,400 PSI, Fv = 190 PSI
- III. GLB SHALL MEET THE APPEARANCE AND FINISH REQUIREMENTS OF ARCHITECT.
- IV. GLB SHOULD HAVE STANDARD CAMBER
- V. MEMBERS SHALL BE FABRICATED WITH WATERPROOF ADHESIVE AND ALL BORED HOLES SHALL BE DRILLED AND APPLIED WITH TREATMENT COMPLYING WITH AITC A190.1.

E. ENGINEERED LUMBER
- I. ENGINEERED LUMBER SHALL BE IN ACCORDANCE WITH ICC-ES-ESR-1387 REPORT AND THE FOLLOWING REQUIREMENTS:
  - a. PSL - PARALLEL STRAND LUMBER (PARALLAM); E =2,000 KSI, Fb = 2,900 PSI, Fv = 290 PSI
  - b. LVL - LAMINATED VENEER LUMBER (MICROLAM); E =1,900 KSI, Fb = 2,600 PSI, Fv = 285 PSI
  - c. LSL - LAMINATED STRAND LUMBER (TIMBERSTRAND); E =1,550 KSI, Fb = 2,325 PSI, Fv = 310 PSI
- II. ENGINEERED LUMBER SHALL BE INSTALLED PER THE MANUFACTURER RECOMMENDATIONS. ATTACH MULTIPLE PLIES OF ENGINEERED LUMBER TOGETHER PER THE MANUFACTURER RECOMMENDATIONS.

F. WOOD SHEATHING
- I. ALL WOOD SHEATHING SHALL BE DOUGLAS FIR-LARCH PLYWOOD THAT CONFORMS TO PRODUCT STANDARD PS 1 OR ORIENTED STRAND BOARD (OSB) THAT CONFORMS TO PRODUCT STANDARD PS 2. EACH PANEL SHALL BEAR THE QUALITY TRADEMARK STAMP OF THE AMERICAN PLYWOOD ASSOCIATION.
- II. FLOOR AND ROOF SHEATHING SHALL BE APA RATED SHEATHING GRADE, EXPOSURE 1 AND BASED ON THE C-C OR C-D GRADING SYSTEM, UNLESS STRUCTURAL 1 GRADE IS CALLED OUT ON PLANS. THICKNESS AND SPAN RATING OF SHEATHINGS IS SPECIFIED IN DECK SCHEDULE.
- III. WALL SHEATHING SHALL BE APA RATED SHEATHING GRADE, EXPOSURE 1 AND BASED ON THE C-C OR C-D GRADING SYSTEM, UNLESS STRUCTURAL 1 GRADE IS CALLED OUT ON PLANS OR SHEARWALL SCHEDULE. THICKNESS AND SPAN RATING OF SHEATHINGS IS SPECIFIED IN DECK SCHEDULE AND/OR SHEARWALL SCHEDULE. SPAN RATING FOR WALL SHEATHING SHALL BE 24/0 MINIMUM.

G. CONSTRUCTION EXECUTION
- I. WOOD CONNECTIONS SHALL CONFORM TO CHAPTER 23 OF THE ADOPTED BUILDING CODE.
- II. ALL SPECIFIED HARDWARE SHALL BE SIMPSON STRONG-TIE OR EQUAL AND INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS.
- III. BOLTS INSTALLED IN WOOD MEMBERS SHALL CONFORM TO ASTM A307 AND BOLT HOLES SHALL BE 1/16" OVERSIZED IN DIAMETER.
- IV. BOLTS AT SILL PLATES AND EMBEDDED IN CONCRETE OR MASONRY SHALL BE ASTM F1554, GRADE 36.
- V. NAILS SHALL BE COMMON WIRE NAILS AND THE HEAD OF THE NAIL SHALL NOT PENETRATE THE SHEATHING.
- VI. SAWN LUMBER SHALL HAVE A MOISTURE CONTENT OF 19% OR LESS AT TIME WHEN SHEATHING IS APPLIED TO FRAMING.
- VII. DO NOT CUT, NOTCH, OR DRILL HOLES IN STRUCTURAL FRAMING MEMBERS UNLESS SPECIFICALLY SHOWN ON DRAWINGS.
- VIII. PROVIDE 2X BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND UNDER ALL SUPPORTED TRANSVERSE PARTITIONS. PLACE 2X BLOCKING OR METAL BRIDGING AT 2x JOISTS AT 8 FT INTERVALS OF SPAN LENGTH.
- IX. PROVIDE DOUBLE FLOOR JOIST UNDER PARALLEL PARTITION WALLS TO FLOOR JOIST.
- X. ADHESIVE SHALL CONFORM TO APA SPECIFICATION AFG-01 OR ASTM D3498, APPLIED IN ACCORDANCE WITH THE ADHESIVE MANUFACTURER'S RECOMMENDATIONS. IF OSB PANELS WITH SEALED SURFACES AND EDGES ARE TO BE USED, USE ONLY SOLVENT-BASED GLUES; CHECK WITH PANEL MANUFACTURER. ADHESIVE SHALL BE CERTIFIED AS CONFORMING BY A TESTING AGENCY ACCEPTED BY THE FEDERAL HOUSING ADMINISTRATION. IN ACCORDANCE WITH PROCEDURES GIVEN IN HUD-FHA USE OF MATERIALS BULLETIN UM-60.
- XI. THE REDBUILT™ OPEN-WEB TRUSSES, IF STORED PRIOR TO INSTALLATION, SHALL BE STORED IN A VERTICAL POSITION AND PROTECTED FROM THE WEATHER. THEY SHALL BE HANDLED WITH CARE SO THEY ARE NOT DAMAGED. THEY ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND ANY REDBUILT™ DRAWINGS AND INSTALLATION SUGGESTIONS. TEMPORARY CONSTRUCTION LOADS THAT CAUSE STRESSES BEYOND DESIGN LIMITS ARE NOT PERMITTED. INSTALLATION BRACING IS TO BE PROVIDED BY REDBUILT™ TO KEEP THE TRUSSES STRAIGHT AND PLUMB AS REQUIRED, AND TO ASSURE ADEQUATE LATERAL SUPPORT FOR THE INDIVIDUAL TRUSSES AND THE ENTIRE SYSTEM UNTIL THE SHEATHING MATERIAL HAS BEEN APPLIED.
- XII. PRIOR TO ENCLOSING THE ROOF TRUSSES, THE CONTRACTOR SHALL GIVE NOTIFICATION TO THE REDBUILT™ REPRESENTATIVE TO PROVIDE AN OPPORTUNITY FOR REVIEW OF THE INSTALLATION.

PART 3 - EXECUTION

3.1 GENERAL NOTES

A. THE METHODS, PROCEDURES, AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

B. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

C. THE CONTRACTOR SHALL EMPLOY A LICENSED STRUCTURAL ENGINEER FOR DESIGN OF TEMPORARY SHORING AND BRACING.

D. THE CONTRACTOR SHALL TAKE THE RESPONSIBILITY TO PROVIDE SUPERVISION OF THE CONSTRUCTION TO INSURE COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

E. PER THE ADOPTED BUILDING CODE SECTION 1709.1, EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND-FORCE-RESISTING SYSTEM OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND- OR SEISMIC-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.

3.2 DEMOLITION

A. THE CONTRACTOR MAY REMOVE EXISTING CONSTRUCTION AND REPLACE WITH THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT AND ARCHITECT/ STRUCTURAL ENGINEER.

B. THE EXTENT OF THE DEMOLITION MAY OR MAY NOT BE SHOWN IN THESE CONSTRUCTION DOCUMENTS. THE CONSULTANTS SHALL NOT BE BACK CHARGED OR RESPONSIBLE FOR SHOWING OR NOT SHOWING THE ENTIRE EXTENT OF DEMOLITION.

C. THE CONTRACTOR SHALL TAKE THE RESPONSIBILITY TO INSURE THE REMOVAL OF THE EXISTING STRUCTURE AND PROVIDE THE ARCHITECT/ STRUCTURAL ENGINEER WITH METHODS, PROCEDURES AND SEQUENCE PLAN.

3.3 SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS

A. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE BUILDING OFFICIAL, REGISTERED SPECIAL INSPECTOR, AND/OR REGISTERED LICENSED ENGINEER FOR ALL SPECIAL INSPECTIONS OR TESTING REQUIRED IN THIS SECTION.

B. CONTRACTOR SHALL SUBMIT ALL SPECIAL INSPECTION REPORTS TO STRUCTURAL ENGINEER OF RECORD WITHIN 14 DAYS OF EACH REPORT BEING COMPLETED.

C. AN APPROVED AGENCY AS SET FORTH IN ADOPTED BUILDING CODE SECTIONS 1702 AND 1703 WITH THE APPROVAL OF THE BUILDING OFFICIAL MAY PERFORM SPECIAL INSPECTIONS.

D. PER THE ADOPTED BUILDING CODE SECTION 1710, A STRUCTURAL OBSERVATION IS REQUIRED TO BE PERFORMED BY A REGISTERED DESIGN PROFESSIONAL FOR ANY OF THE FOLLOWING CONDITIONS:

E. WHERE SPECIAL INSPECTION OR TESTING IS REQUIRED BY ADOPTED BUILDING CODE SECTION 1704 (SPECIAL INSPECTIONS), 1707 (SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE), OR 1708 (STRUCTURAL TESTING FOR SEISMIC RESISTANCE), THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IS REQUIRED TO PREPARE A STATEMENT OF SPECIAL INSPECTION DESCRIBED IN THE FOLLOWING (ALL TABLES REFERENCED ARE FROM THE ADOPTED BUILDING CODE, UNO):
- I. SOILS: REFER TO TABLES 1704.7
  - a. EXISTING SITE SOIL CONDITIONS
  - b. FILL PLACEMENT
  - c. LOAD-BEARING REQUIREMENTS
- II. CONCRETE: REFER TO TABLE 1704.4
  - a. LATERAL RESISTING SYSTEMS:
- III. MASONRY: REFER TO TABLES 1704.5.1-3
  - a. STRUCTURAL MASONRY CLASSIFIED AS OCCUPANCY CATEGORY I, II, OR III SHALL COMPLY WITH TABLE 1704.5.1
- IV. STEEL: REFER TO TABLE 1704.3
  - a. POST-INSTALLED MECHANICAL ANCHORS:
  - b. EPOXY AND GROUT SET BOLTS

TABLE 1704.3
REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	REQUIRED		CONT	PERIODIC	COMMENTS
	YES	NO			
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:					
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	X			X	
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQ'D.	X			X	
2. INSPECTION OF HIGH-STRENGTH BOLTING:					
a. SNUG-TIGHT JOINTS.	X			X	
b. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMAKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION.	X			X	
c. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMAKING OR CALIBRATED WRENCH METHODS OF INSTALLATION.	X		X		
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:					
a. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360.	X			X	
b. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	X			X	
c. MANUFACTURER'S CERTIFIED TEST REPORTS.	X			X	
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:					
a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	X			X	
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	X			X	
5. INSPECTION OF WELDING:					
a. STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:					
1) COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS.	X		X		
2) MULTIPASS FILLET WELDS.	X		X		
3) SINGLE-PASS FILLET WELDS > 5/16"	X		X		
4) PLUG AND SLOT WELDS.	X		X		
5) SINGLE-PASS FILLET WELDS ≤ 5/16"	X			X	
6) FLOOR AND ROOF DECK WELDS.	X			X	
b. REINFORCING STEEL:					
1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706.	X			X	
2) REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDRY ELEMENTS OF SPECIAL STRUCTURAL WALL OF CONCRETE AND SHEAR REINFORCEMENT.	X		X		
3) SHEAR REINFORCEMENT.	X		X		
4) OTHER REINFORCING STEEL.	X			X	
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE:					
a. DETAILS SUCH AS BRACING AND STIFFENING.	X			X	
b. MEMBER LOCATIONS.	X			X	
c. APLICATION OF JOINT DETAILS AT EACH CONNECTION.	X			X	

TABLE 1704.4
REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	REQUIRED		CONT	PERIODIC	COMMENTS
	YES	NO			
1. INSPECTION OF REINFORCING STEEL	X			X	
2. INSPECTION OF REINFORCING STEEL WELDING.		X			
3. INSPECTION OF BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED.	X		X		
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE.	X			X	
5. VERIFY USE OF REQUIRED DESIGN MIX.	X			X	
6. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X		X		
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X		X		
8. INSPECTION OF MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	X			X	
9. INSPECTION OF PRESTRESSED CONCRETE:					
a. APPLICATION OF PRESTRESSING FORCES.		X			
b. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE RESISTING SYSTEM.		X			
10. ERECTION OF PRECAST CONCRETE MEMBERS.		X			
11. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.		X			
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		X			

TABLE 1704.5.1
LEVEL 1 REQUIRED VERIFICATION AND INSPECTION OF MASONRY CONSTRUCTION

VERIFICATION AND INSPECTION	REQUIRED		CONT	PERIODIC	COMMENTS
	YES	NO			
1. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND BE VERIFIED.	X			X	
2. VERIFICATION OF f'_m AND f'_{AAC} PRIOR TO CONSTRUCTION EXCEPT WHERE SPECIFICALLY EXEMPTED BY THIS CODE.	X			X	
3. VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SITE FOR SELF-CONSOLIDATING GROUT.	X		X		
4. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:					
a. PROPORTIONS OF SITE-PREPARED MORTAR.	X			X	
b. CONSTRUCTION OF MORTAR JOINTS.	X			X	
c. LOCATION OF REINFORCEMENT AND CONNECTORS.	X			X	
d. PRESTRESSING TECHNIQUE.		X			
e. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES.		X			
5. DURING CONSTRUCTION THE INSPECTION PROGRAM SHALL VERIFY:					
a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	X			X	
b. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	X			X	
c. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT, ANCHOR BOLTS, PRESTRESSING TENDONS AND ANCHORAGE.	X			X	
d. WELDING OF REINFORCING BARS.	X		X		
e. PREPARATION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F).	X			X	
f. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.	X		X		
6. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:					
a. GROUT SPACE IS CLEAN.	X			X	
b. PLACEMENT OF REINFORCING AND CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES.	X			X	
c. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	X			X	
d. CONSTRUCTION OF MORTAR JOINTS.	X			X	
7. GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE:					
a. GROUTING OF PRESTRESSING BONDED TENDONS.	X		X		
8. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.	X			X	

TABLE 1704.7
REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION	REQUIRED		CONT	PERIODIC	COMMENTS
	YES	NO			
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	X			X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	X			X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X			X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X		X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X			X	

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Project: 16BM01

4/21/2016 9:44:07 AM

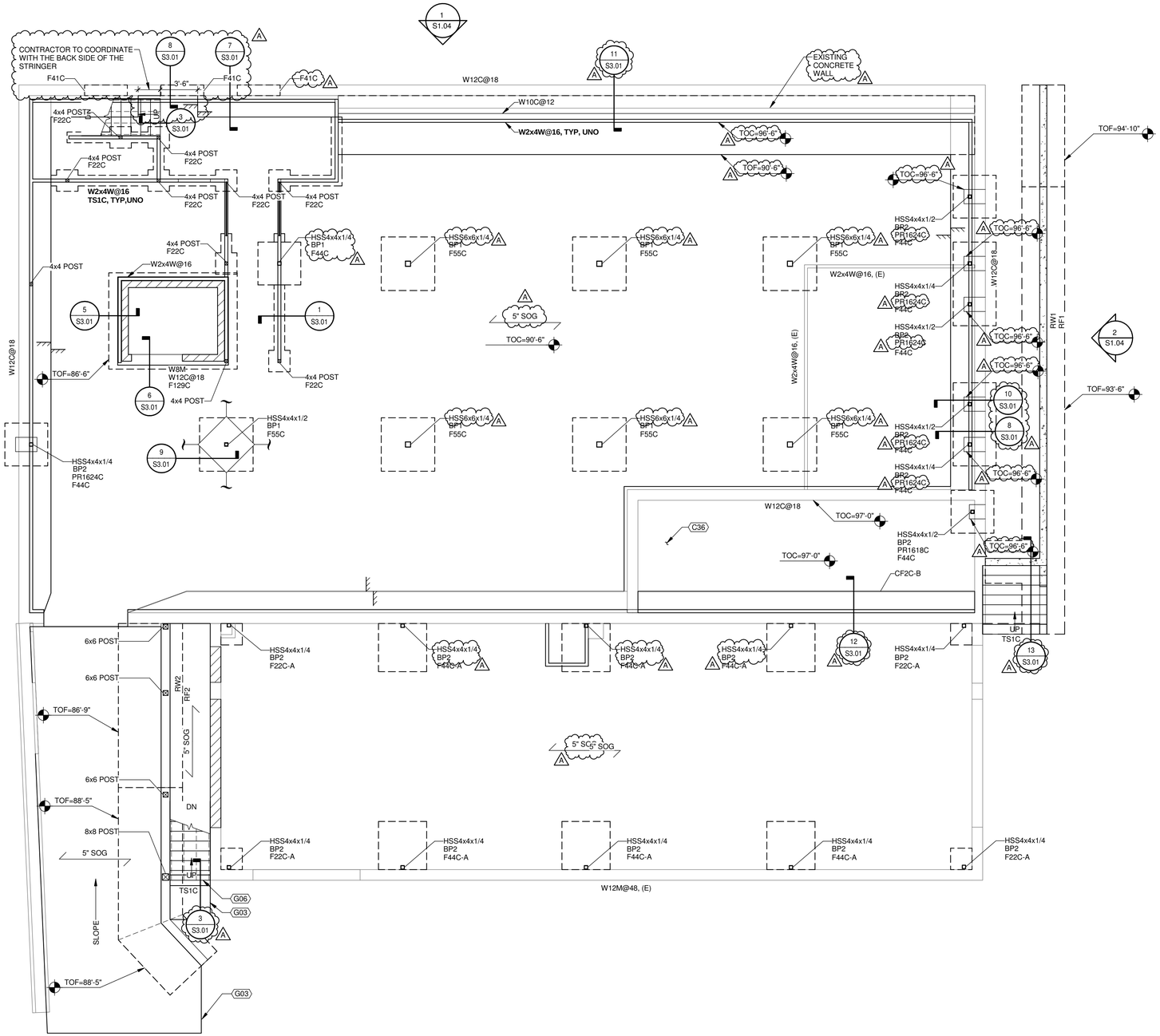
NO.	REVISIONS	DATE

ALTERATIONS TO EXISTING BUILDING
108 S. 2ND STREET, MOUNT HOREB, WI
STRUCTURAL MATERIAL SPECIFICATIONS

SCALE: AS NOTED
DATE: 04/19/16
DRAWN BY: TM & JD
REVISION:

SHEET
S0.01

AGENCY REVIEW



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

LEGEND

GENERAL

TOC=0'-0" — DENOTES ELEMENT ELEVATION:
(TOC) = TOP OF CONCRETE
(TOF) = TOP OF FOOTING

CONCRETE

(SEE S2.00's SERIES SHEETS)

W8C@24-A
- DENOTES TYPE OF ELEMENT:
  (W) = WALL, SEE 10/S2.01
  (RW) = RETAINING WALL, SEE 6/S2.02
- DENOTES CONCRETE
- DENOTES VARIATION IN REINFORCING
- DESCRIBES SPACING OF REINFORCING (INCHES OC)
- DESCRIBES DIMENSIONS [THICKNESS] (INCHES)

F24C-A
- DENOTES ELEMENT TYPE:
  (F) = SPREAD FOOTING, SEE 1/S2.01
  (CF) = CONTINUOUS FOOTING, SEE 1/S2.01
  (TS) = THICKENED SLAB, SEE 1/S2.01
  (RF) = RETAINING FOOTING, SEE 6/S2.02
- DENOTES CONCRETE
- DENOTES UNEVEN DIMENSIONS, VARIATION IN DEPTH OR VARIATION IN REINFORCING
- DESCRIBES ROUGH DIMENSIONS [WIDTH, LENGTH] (FEET)

4" SOG
- DESCRIBES DIMENSIONS [THICKNESS] (INCHES)
- DENOTES SLAB ON GRADE, SEE 2/S2.01

S — S — DENOTES STEP IN FOUNDATION

DENOTES CONTROL JOINT LOCATIONS TO BE COORDINATED BY CONTRACTOR, SEE DETAILS 3 THROUGH 6/S2.02.
ISOLATION JOINT

DENOTES RECESS, SLOPED OR ELEVATED FLOOR SLABS, COORDINATE SIZE AND LOCATION WITH ARCHITECT.

DENOTES STEP IN SLAB

WOOD

(SEE S2.40's SERIES SHEETS)

W(2)2x6W@16
- DENOTES ELEMENT TYPE:
  (W) = WALL, SEE 1/S2.41
- DESCRIBES MATERIAL TYPE:
  (W) = SOLID SAWN LUMBER
- DESCRIBES SPACING OF STUDS (INCHES OC)
- DESCRIBES STUD DIMENSIONS [WIDTH, DEPTH] (INCHES)
- DENOTES NUMBER OF STUDS WHERE BUILT-UP STUD ELEMENT IS SPECIFIED

STEEL

(SEE S2.20's SERIES SHEETS)

BP #	DENOTES BASE PLATE TYPE. SEE 9/S3.01.
HSS4x4x1/4	AISC COLUMN DESIGNATION

KEYNOTE SYMBOL LEGEND:

WA	WHERE APPLICABLE
*	DENOTES ELEMENT SIZE AND INFORMATION IS PROVIDED ON PLAN AND/OR APPLICABLE SCHEDULES.

X## KEYED NOTES

C36	PROVE 3" SLURRY TO CAP SOIL OVER A VAPOR BARRIER.
G03	FINISH GRADE OR EXTERIOR SLAB TO BE COORDINATED.
G06	COORDINATE TOP OF CONCRETE AT STAIR LANDINGS WITH ARCHITECT AND STAIR SUPPLIER.

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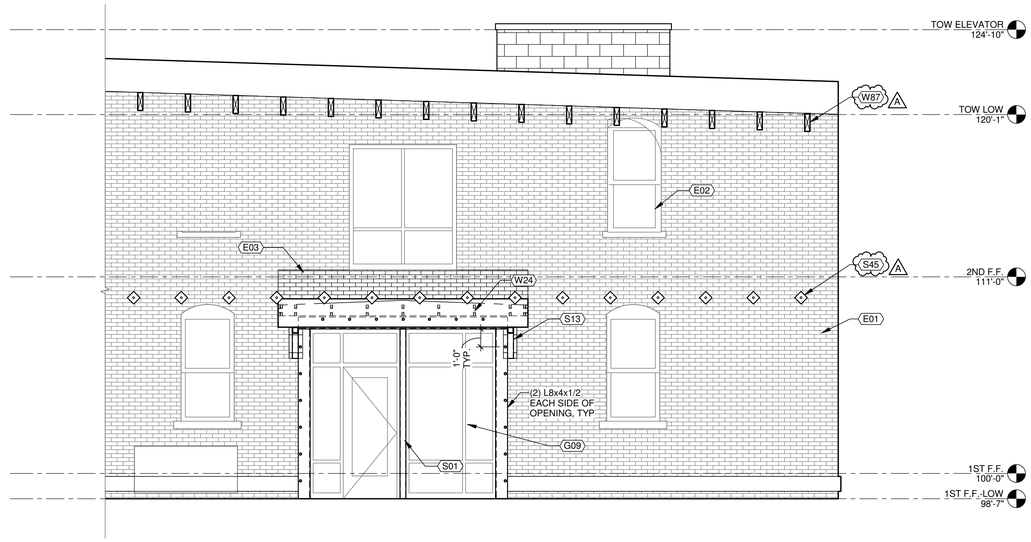
NO.	REVISIONS	DATE
A	CONTRACTOR REVISIONS	04/21/16

ALTERATIONS TO EXISTING BUILDING
108 S. 2ND STREET, MOUNT HOREB, WI
FOUNDATION PLAN

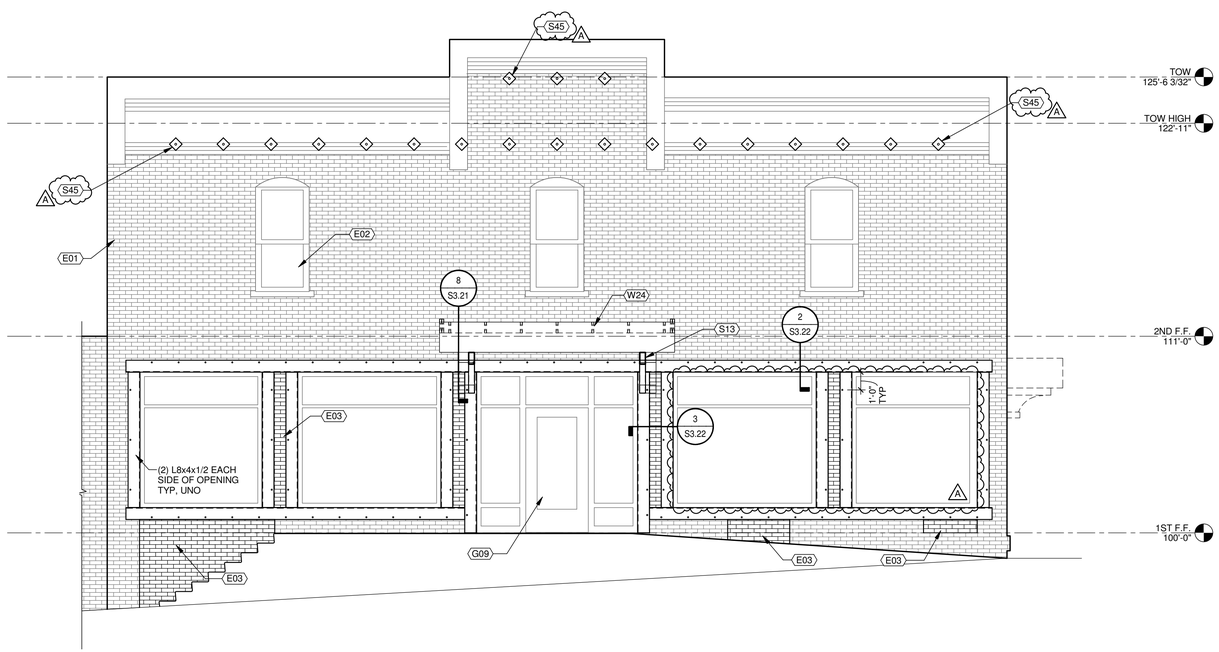
SCALE: AS NOTED
DATE: 04/19/16
DRAWN BY: TM & JD
REVISION: A

SHEET S1.00

AGENCY REVIEW



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



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

LEGEND

KEYNOTE SYMBOL LEGEND:

WA WHERE APPLICABLE

* DENOTES ELEMENT SIZE AND INFORMATION IS PROVIDED ON PLAN AND/OR APPLICABLE SCHEDULES.

X## KEYED NOTES

E01 EXISTING BRICK MASONRY TO BE VISUALLY INSPECTED AND TUCK POINTED IN THE FOLLOWING CONDITIONS:
1) MORTAR EROSION MORE THAN 1/4"
2) CRUMBLING MORTAR
3) MORTAR HAIRLINE CRACKS
4) CRACKS BETWEEN THE BRICK AND MORTAR

E02 EXISTING WINDOW TO REMAIN, COORDINATE FINISHES WITH ARCHITECT, TYP.

E03 NEW BUILT-UP BRICK.

G09 NEW STORE FRONT OPENINGS, COORDINATE DIMENSIONS AND FINISHING WITH ARCHITECT.

S01 STEEL HSS *

S13 CANOPY STEEL.

S45 A STEEL PLATES AT THROUGH BOLTS. COORDINATE LOCATIONS WITH DETAILS AND ARCH DRAWINGS.

W24 CANOPY ROOF FRAMING, SEE PLAN.

W87 COORDINATE WOOD LOCATIONS WITH ARCH PLANS. A

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NO.	REVISIONS	DATE
A	CONTRACTOR REVISIONS	04/21/16

ALTERATIONS TO EXISTING BUILDING
108 S. 2ND STREET, MOUNT HOREB, WI
BUILDING ELEVATIONS

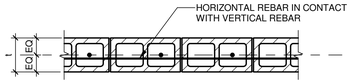
SCALE: AS NOTED
DATE: 04/19/16
DRAWN BY: TM & JD
REVISION: A

SHEET
S1.04

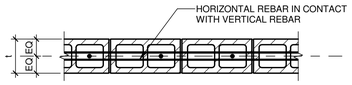
AGENCY REVIEW

MASONRY WALL SCHEDULE					
	REINFORCING				
MARK	VERTICAL	HORIZONTAL (BOND BEAMS)	STRENGTH f'm (PSI)	WALL TYPE	COMMENTS
W8M	(1) #5 AT 48" OC	(1) #5 AT 48" OC	1,500	A	-

NOTES:
1. ALL REINFORCING CALLOUTS ON FOUNDATION PLAN IS CONTINUOUS TO TOP OF WALL, UNO.
2. ALL WALLS TO PROVIDE DOUBLE BOND BEAMS AT FLOORS, ROOFS AND (1) #5 AT TOP OF WALLS.
3. MASONRY STRENGTHS SCHEDULE, SEE 2/S2.11
4. GROUT ALL CELLS WITH REINFORCING.



TYPE A - SINGLE CURTAIN HORIZONTAL BAR



TYPE B - DOUBLE CURTAIN HORIZONTAL BAR

1 MASONRY WALL SCHEDULE
SCALE: NTS

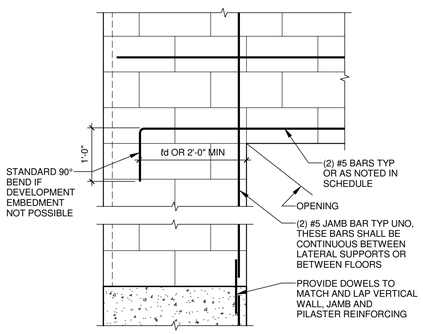
MASONRY DESIGN STRENGTH SCHEDULE			
F'm =	GROUT	MORTAR	BLOCK(*)
1,500 PSI	2,000 PSI	1,800 PSI TYPE S	2,000 PSI

NOTES:
1. THE DESIGN STRENGTH f'm SHALL BE 1,500 PSI UNLESS NOTED OTHERWISE IN THE DRAWINGS. THE f'm SHALL BE VERIFIED BY THE PRISM METHOD PER THE ADOPTED BUILDING CODE.
2. MINIMUM REQUIRED 28-DAY COMPRESSIVE STRENGTHS FOR GROUT, MORTAR AND BLOCK.
3. * MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS ON THE NET AREA.
4. THESE STRENGTHS ARE MINIMUM REQUIREMENTS ONLY. IF GREATER STRENGTHS ARE REQUIRED TO REACH THE REQUIRED f'm FOR THE COMBINED SYSTEM, THESE GREATER STRENGTHS SHALL BE USED.

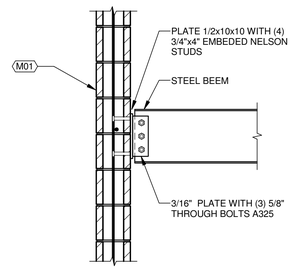
2 MASONRY STRENGTH SCHEDULE
SCALE: NTS

TENSION DEVELOPMENT AND LAP SPLICE LENGTH, td (FOR MASONRY ONLY)								
CMU THICKNESS	f'm (PSI)	BAR LOCATION IN CELL	BAR SIZE - GRADE 60					
			#3	#4	#5	#6	#7	#8
8"	1,500	CENTER	16"	21"	26"	43"	60"	72"
		EDGE	16"	24"	39"	54"	63"	72"

3 TENSION DEVELOPMENT AND LAP SPLICE LENGTH (FOR MASONRY ONLY)
SCALE: NTS

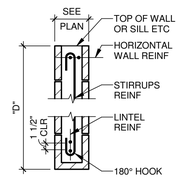


4 MASONRY WALL OPENINGS AND DETAILS
SCALE: NTS



5 CHANNEL TO CMU
SCALE: NTS

MASONRY LINTEL SCHEDULE								
MARK	OPENING WIDTH	DEPTH "D"	REINFORCING			STRENGTH f'm (PSI)	LINTEL TYPE	COMMENTS
			TOP	BOTTOM	STIRRUPS			
-	4'-1" - 6'-0"	16"	-	(1) #5	-	1,500	-	-



TYPE A

NOTES:
1. TYPICAL LINTEL JAMB CONSTRUCTION, SEE 4/S2.11
2. MASONRY STRENGTH SCHEDULE, SEE 2/S2.11

6 LINTEL SCHEDULE AND SECTIONS
SCALE: NTS

ENGINEERING
440 East Corporate Dr., Ste. 103
Menomonee Falls, WI 53051
Ph: 262-250-2000
Fax: 262-250-2182
Project: 16SM01

4/21/2016 9:44:19 AM

NO.	REVISIONS	DATE

ALTERATIONS TO EXISTING BUILDING
108 S. 2ND STREET, MOUNT HOREB, WI
MASONRY - SCHEDULES AND TYP DETAILS

SCALE: AS NOTED
DATE: 04/19/16
DRAWN BY: TM & JD
REVISION:

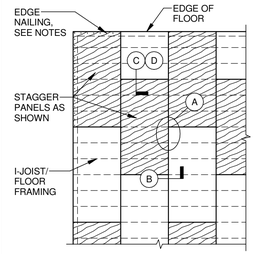
SHEET S2.11

AGENCY REVIEW

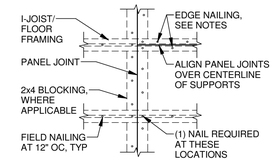
WOOD JOIST/TRUSS SCHEDULE		
MARK	DESCRIPTION	COMMENTS
J2x8W	2x8 DF #2 FLOOR/ROOF JOISTS	-
J2x10W	2x10 DF #2 FLOOR/ROOF JOISTS	-
J2x12W	2x12 DF #2 FLOOR/ROOF JOISTS	-
E-J2X10W+LVL	1 7/8"x9 1/2" EXISTING JOIST W/ 1 3/4"x9.5" LVL	PROVIDE 16d STAGGERED AT 12" OC
J1.75x9.5LVL	1 3/4"x9 1/2" LAMINATED VENEER LUMBER FLOOR/ROOF JOISTS	-
J1.75x11.25LVL	1 3/4"x11 1/4" LAMINATED VENEER LUMBER FLOOR/ROOF JOISTS	-
J1.75x14LVL	1 3/4"x14" LAMINATED VENEER LUMBER FLOOR/ROOF JOISTS	-
J(2)1.75x9.5LVL	(2) 1 3/4"x9 1/2" LAMINATED VENEER LUMBER FLOOR/ROOF JOISTS	PROVIDE 16d STAGGERED AT 12" OC
J(2)1.75x11.25LVL	(2) 1 3/4"x11 1/4" LAMINATED VENEER LUMBER FLOOR/ROOF JOISTS	-

NOTES:
1. HANGER ARE TO BE SIMPSON STRONG TIE OR EQUAL.
2. PROVIDE SHORING FOR EXISTING JOISTS TO RELEVEL THE FLOOR

1 JOIST SCHEDULE
SCALE: NTS

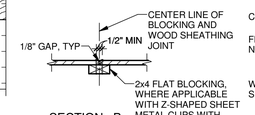


PARTIAL PLAN

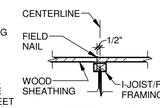


PLAN DETAIL A

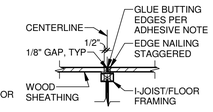
FLOOR SHEATHING NOTES:
1. SEE NOTE 1 - 6 ON DETAIL 4/S2.42 WHICH ALSO APPLY TO FLOOR SHEATHING.
2. APPLY A BEAD OF GLUE ABOUT 1/4 INCH IN DIAMETER TO ALL CONTACT/BEARING SURFACES. ON WIDE AREAS APPLY GLUE IN SERPENTINE PATTERN.
3. APPLY TWO BEADS OF GLUE ON JOISTS WHERE PANEL ENDS BUTT.
4. APPLY GLUE PROGRESSIVELY TO BUTTING EDGES OF PANELS AND INTO GROOVED EDGES OF TONGUE AND GROOVE PANELS AS WORK PROCEEDS.
5. COMPLETE NAILING OF EACH PANEL BEFORE GLUE SETS.
6. FOR OPENINGS IN FLOOR SHEATHING, SEE 3/S2.42



SECTION B

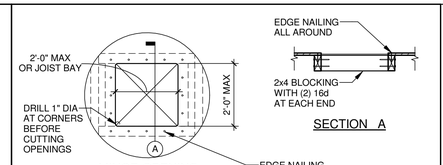


SECTION C



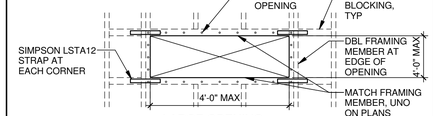
SECTION D

2 WOOD FLOOR SHEATHING LAYOUT
SCALE: NTS



MINOR OPENING

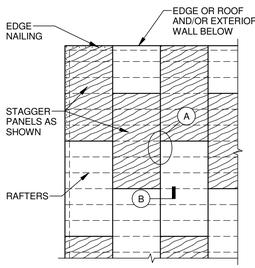
SECTION A



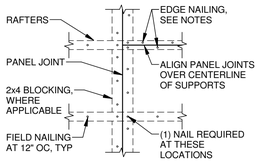
LARGE OPENING

NOTES:
1. THERE SHALL BE NO OPENINGS/PENETRATIONS AT SHEARWALLS UNO ON PLANS.

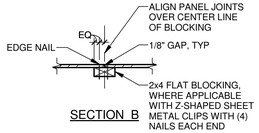
3 OPENING IN ROOF AND FLOOR SHEATHING
SCALE: NTS



PARTIAL PLAN



PLAN DETAIL A



SECTION B

ROOF SHEATHING NOTES:
1. WOOD SHEATHING: THICKNESS AND NAILING SHOWN ON PLAN.
2. PROVIDE WOOD SHEATHING SHEETS NOT LESS THAN 2'-0" IN LEAST DIMENSION NOR LESS THAN 8'-0" SQ. FEET IN AREA. USE FULL SHEETS WHEREVER POSSIBLE.
3. PLACE WOOD SHEATHING SHEET WITH FACE PLIES PERPENDICULAR TO JOISTS.
4. COORDINATE JOIST/TRUSS LAYOUT WITH 4'-0" MODULE AS RELATED TO SHEATHING LAYOUT.
5. MACHINE APPLIED NAILING: THE CONTRACTOR WILL DEMONSTRATE SATISFACTORY INSTALLATION ON THE JOB AND OBTAIN THE ACCEPTANCE OF ARCHITECT AND/OR STRUCTURAL ENGINEER BEFORE THE USE OF MACHINE APPLIED NAILS CAN BE APPROVED. APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.
6. PRE-DRILL HOLES FOR NAILING WHEN WOOD TENDS TO SPLIT.
7. FOR OPENINGS IN FLOOR SHEATHING, SEE 3/S2.42

4 WOOD ROOF SHEATHING LAYOUT
SCALE: NTS

WOOD FLOOR DECK AND TOPPING SCHEDULE							
MARK	PANEL THICKNESS/GRADE (SEE NOTE 5)	SPAN RATING	NAILING (SEE NOTE 1)	BLOCKING AT DECK PANEL EDGES	TOPPING MATERIAL	PRIMARY USAGE	COMMENTS
1 1/8" TREX	1 1/8" COMPOSITION TREX DECKING OR SIMILAR	N/A	PER MANUF. RECOMMENDATION	N/A	N/A	EXTERIOR PATIOS	DL = 5 PSF MAX. SEE NOTE 4
3/4" OSB	3/4" T&G OSB - SHEATHING	40/20	10d AT 6" OC	UNBLOCKED	-	-	SEE NOTE 4

WOOD ROOF DECK SCHEDULE						
MARK	PANEL THICKNESS/GRADE (SEE NOTE 5)	SPAN RATING	NAILING (SEE NOTE 1)	BLOCKING AT DECK PANEL EDGES	PRIMARY USAGE	COMMENTS
15/32" OSB	15/32" OSB - SHEATHING	32/16	8d AT 6" OC	UNBLOCKED	ROOF DECK	-

NOTES:
1. SCHEDULED NAILING SHALL APPLY AT BOUNDARY MEMBER, SUPPORT MEMBER, AND BLOCKING.
2. FOR TYPICAL FLOOR DECK LAYOUT, SEE 2/S2.42
3. FOR TYPICAL ROOF DECK LAYOUT, SEE 4/S2.42
4. SEE ARCHITECT FOR ADDITIONAL INFORMATION REGARDING DECKING, TOPPING MATERIAL, AND WATERPROOF MEMBRANE.
5. PANEL SHALL CONFORM TO PS1 OR PS2.
6. 10d NAILS SHALL BE 3" x 0.148" COMMON.

5 WOOD FLOOR AND ROOF DECK SCHEDULE
SCALE: NTS

PS ENGINEERING
440 East Corporate Dr., Ste. 103
Meridian 83642
Phone: 208-288-2352
Fax: 208-288-2352
Project: 16SM83

4/21/2016 9:44:24 AM

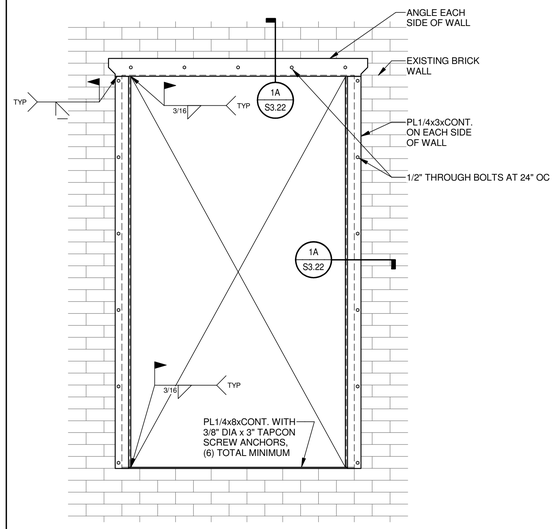
NO.	REVISIONS	DATE

ALTERATIONS TO EXISTING BUILDING
108 S. 2ND STREET, MOUNT HOREB, WI
WOOD DECK, JOIST, TRUSS - SCHEDULES AND TYP DETAILS

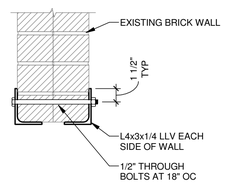
SCALE: AS NOTED
DATE: 04/19/16
DRAWN BY: TM & JD
REVISION:

SHEET
S2.42

AGENCY REVIEW

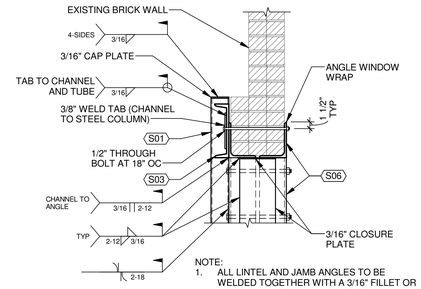


ELEVATION VIEW



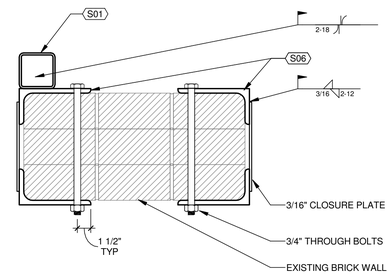
JAMB DETAIL 1A

1 BRICK OPENING
SCALE: NTS



NOTE:
1. ALL LINTEL AND JAMB ANGLES TO BE WELDED TOGETHER WITH A 3/16" FILLET OR A BEVEL WELD WHERE APPLICABLE. WELD FINISHED TO BE COORDINATED WITH ARCH.

2 WINDOW LINTEL DETAIL
SCALE: NTS



3 WINDOW PIER DETAIL
SCALE: NTS

SHEET NOTES

A. SEE SHEETS S0.00-S0.01 FOR GENERAL NOTES, MATERIAL SPECIFICATION AND SPECIAL INSPECTION NOTES.

B. THE DIMENSIONS SHOWN HERE APPLY TO STRUCTURAL ELEMENTS ONLY, SEE ARCH. PLANS FOR ANY DIMENSIONS NOT SHOWN.

C. SCHEDULES AND TYPICAL DETAILS, SEE:
CONCRETE: SEE S2.00's SERIES SHEETS
MASONRY: SEE S2.10's SERIES SHEETS
WOOD: SEE S2.40's SERIES SHEETS

KEYNOTE SYMBOL LEGEND:

WA WHERE APPLICABLE

* DENOTES ELEMENT SIZE AND INFORMATION IS PROVIDED ON PLAN AND/OR APPLICABLE SCHEDULES.

X## KEYED NOTES

S01 STEEL HSS *

S03 STEEL CHANNEL *

S06 STEEL DOUBLE ANGLE *

PS ENGINEERING
440 East Corporate Dr., Ste. 103
Menomonee Falls, WI 53051
Ph: 262-250-2171
Fax: 206-206-2182
Project: 16SM01

4/21/2016 9:44:33 AM

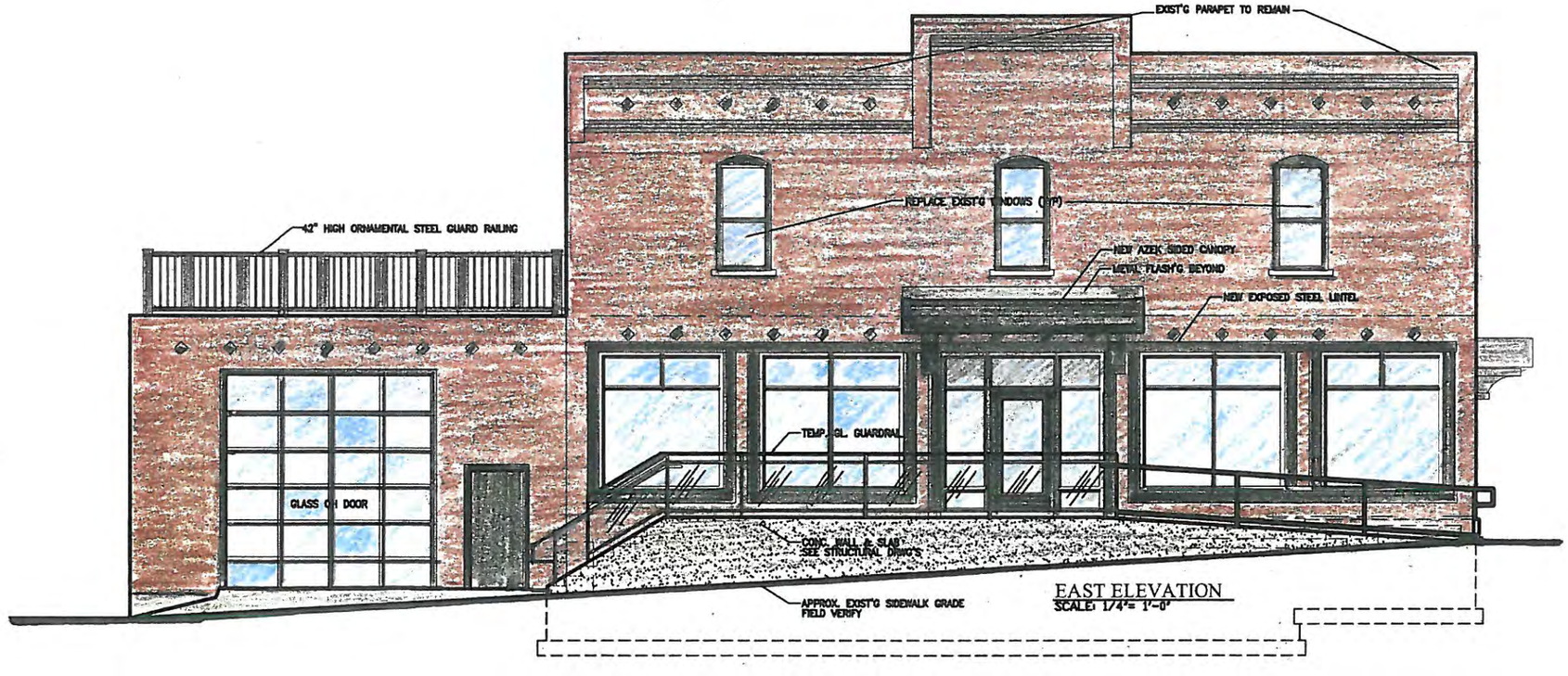
NO.	REVISIONS	DATE

ALTERATIONS TO EXISTING BUILDING
108 S. 2ND STREET, MOUNT HOREB, WI
BRICK OPENING DETAILS

SCALE: AS NOTED
DATE: 04/19/16
DRAWN BY: TM & JD
REVISION:

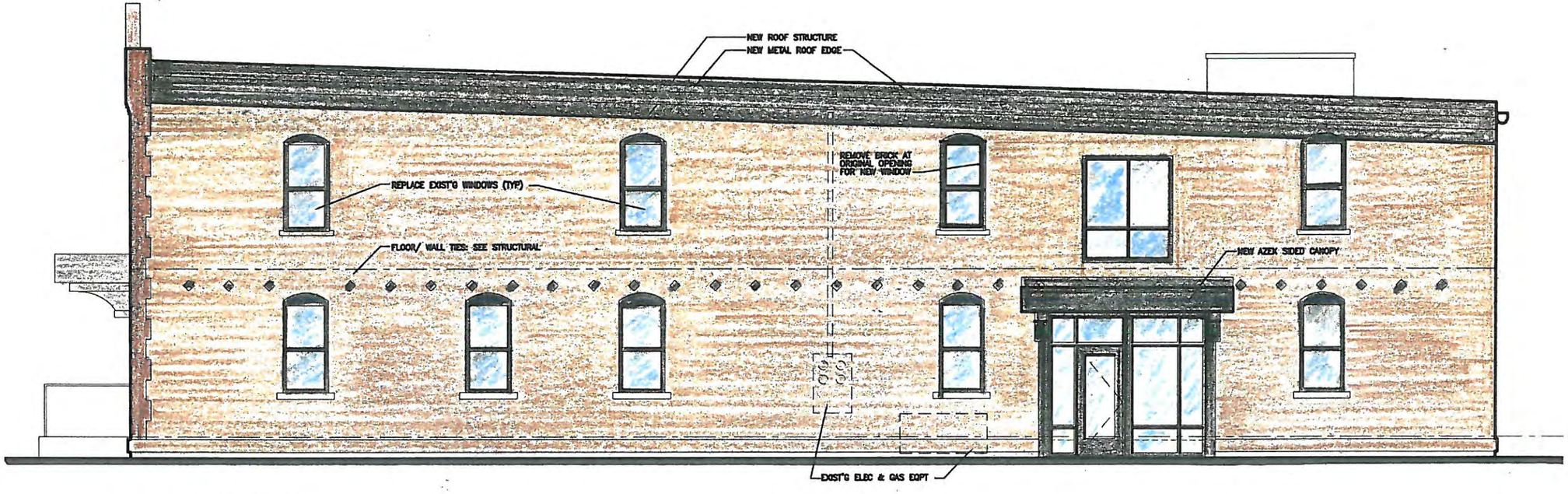
SHEET
S3.22

AGENCY REVIEW

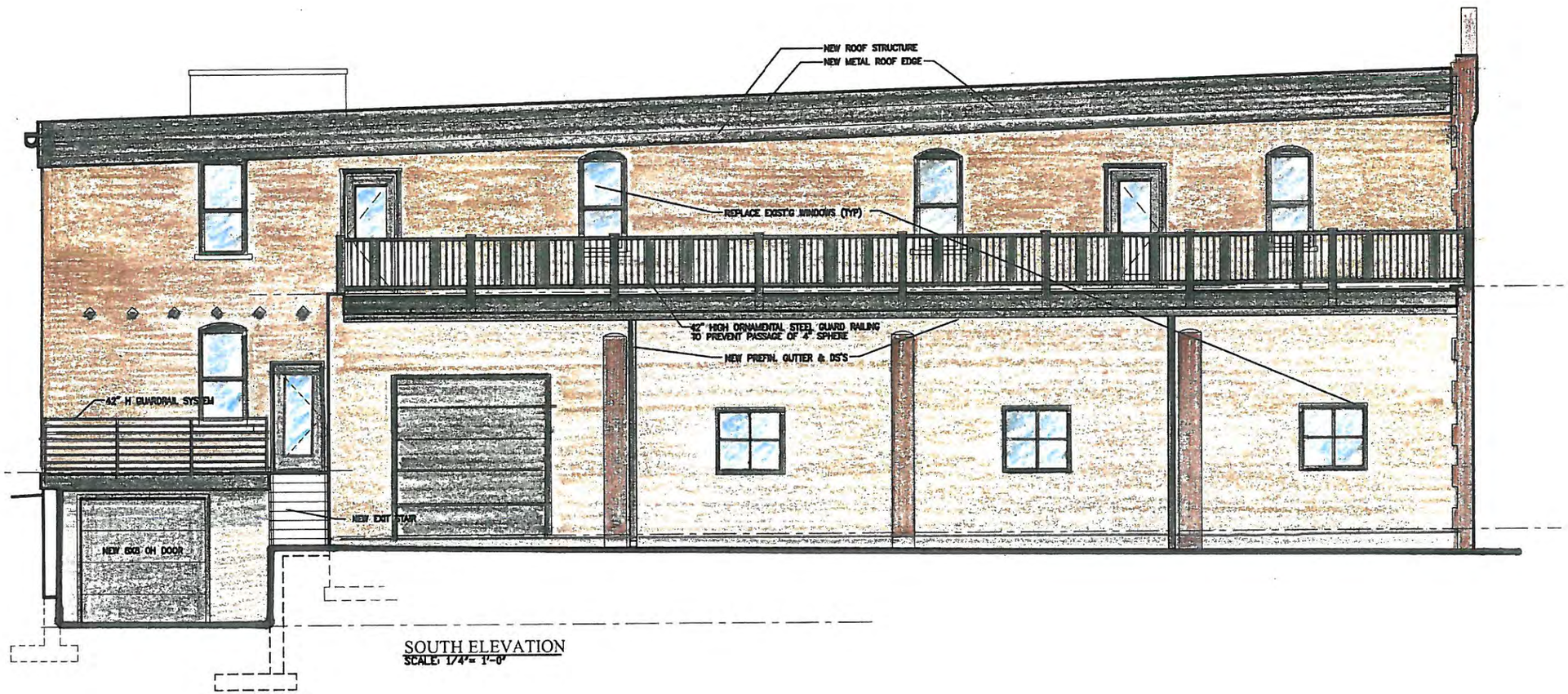


EAST ELEVATION
SCALE: 1/4"= 1'-0"

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



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



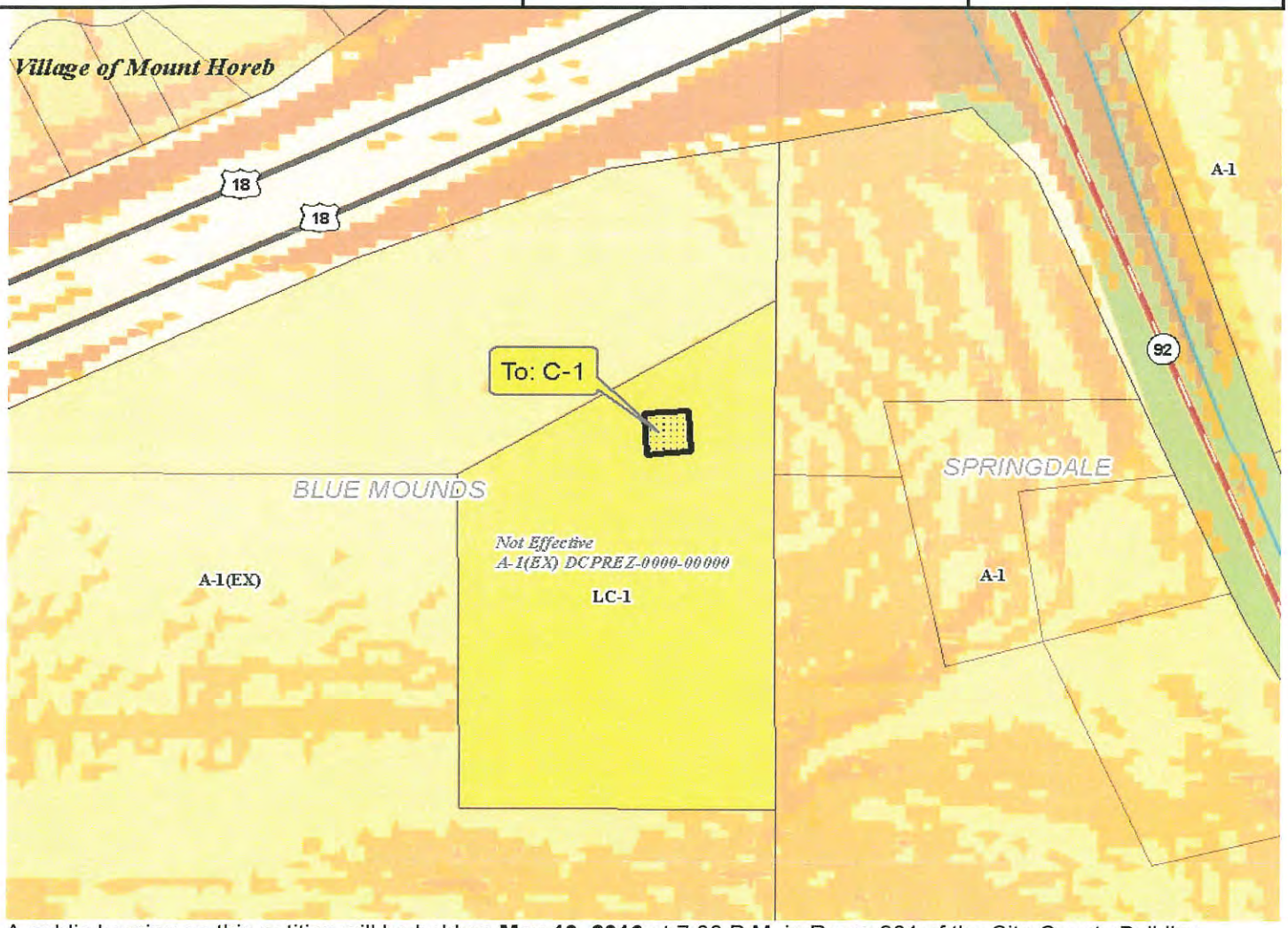
SOUTH ELEVATION
SCALE: 1/4"= 1'-0"

FARM UTILITY CO.
PLUMBING
HEATING
—AND—
JOHN DEERE
FARM •
IMPLEMENTS
NEW IDEA
FARM EQUIPMENT

Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **May 10, 2016**	*Petition:* **Rezone 10965**
Zoning Amendment: **LC-1 Limited Commercial District to C-1 Commercial District**	*Town/sect:* **Blue Mounds Section 13**
Acres: 0.06 *Survey Req. No*	*Applicant* **Z & L Properties LLC**
Reason: **Allow a billboard to be painted on an existing silo**	*Location:* **2581 State Highway 92**



A public hearing on this petition will be held on **May 10, 2016** at 7:00 P.M. in Room 201 of the City-County Building, Madison WI. This hearing is being held so that the Dane County Zoning and Land Regulation committee (ZLR) may hear those persons who have an interest in the proposed change in zoning districts or conditional use. The ZLR Committee will review the proposed change in zoning districts or conditional use against the policies of the adopted town land use or comprehensive plan and the Dane County Comprehensive Plan. Conditional Uses are granted or denied by the ZLR Committee and relevant Town Board. Committee recommendations on zoning district changes are referred to the County Board, which will make the final decision on approval/denial subject to County Executive signature. Should you desire more information regarding this proposed zoning change or conditional use application, please call or visit the Dane County Zoning Division, Room 116 City-County Building, telephone (608) 266-4266 between the hours of 7:45 AM and 4:30 PM, Monday - Friday. This change must be acted on by the local Town Board prior to ZLR committee action. Interested persons should contact their Town Board regarding this matter as soon as possible.

A COPY OF THIS NOTICE HAS BEEN SENT TO NEIGHBORING PROPERTY OWNERS. PLEASE SHARE THIS NOTICE WITH ANY OF YOUR NEIGHBORS THAT MAY NOT HAVE RECEIVED THIS NOTICE BY MAIL.

Published in the Wisconsin State Journal: April 26, 2016 & May 3, 2016
ZONING & LAND REGULATION COMMITTEE
Supervisor Patrick Miles, Chair

This 2014 - 2015 document is intended for reference only. Please contact Dane County Zoning Division (608) 266-4266 for specific ordinance language.

LC-1 Limited Commercial District

Zoning district intended for small scale businesses
CH. 10-Zoning, Section 10.

Purpose of the Limited Commercial District 10.111(1)

- The Limited Commercial Zoning district is intended for small commercial uses that may need to locate in predominantly rural areas due to their often large service areas, and their need for larger lot sizes. In appearance and operation, such uses are often similar to agricultural uses and therefore are more suited to a rural area.
- Such uses include, but are not limited to: Contractor businesses; transportation businesses; building trade businesses; and landscaping operations.
- Limited Commercial uses are typically characterized by: Outdoor stockpiles of materials; storage and maintenance of large construction or transportation equipment; early morning activity; and large utilitarian buildings often with metal siding.
- Limited Commercial uses do not create high traffic volume, have no retail sales, and have limited outdoor lighting and signage.

Permitted Uses 10.111(2)

- Office uses (limited to 6 on-site employees)
- Incidental parking for employees
- Indoor storage
- Incidental indoor maintenance
- Outdoor storage of up to 12 total vehicles and pieces of construction equipment
- Utility Services

Conditional Uses 10.111(3)

- Outdoor storage
- Single family residences for a caretaker or owner of the business
- Light Industrial (see definition below)
- Limited Rural Businesses (see definition below)
- Storage of more than 12 total vehicles and pieces of construction equipment

Setbacks, Height , and Size requirements 10.111(6-10)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)
State or Federal Highway: 100/42 feet minimum
County Highway: 75/42 feet minimum
Town Road: 63/30 feet minimum
Subdivision streets platted prior to ordinance: 20 feet minimum
All other streets: 30 feet minimum

Height: 2 ½ stories or 35 feet maximum

Side Yards:
10 feet minimum each side

Rear Yards:
Commercial buildings: 10 feet minimum
single-family residences: 25 feet minimum
residential accessory buildings: 10 feet minimum

Maximum Size of Commercial Buildings:
10,000 square feet

Lot Width & Area: 10.111(6)

Area: 20,000 square feet minimum, 5 acres maximum

Lot Width: 100 feet minimum

LC-1 Limited Commercial District

Zoning district intended for small scale businesses
CH. 10-Zoning, Section 10.111

Lot Coverage 10.11(7)

Maximum 35% of all buildings on property

Definitions and General Notes for LC-1 Limited Commercial District 10.01, 10.111

DEFINITIONS:

- Incidental indoor maintenance 10.01(27g): Maintenance and repair of equipment and vehicles owned and operated by a principal business on the premises, and not as a service to others. All maintenance activities must take place within an enclosed building.
- Indoor storage 10.01(27h): Uses that are primarily oriented to the receiving, holding and shipping of materials for a single business. Such uses are not for retail sales, storage of personal belongings of others, or warehousing of materials for others. With the exception of loading facilities, such uses are contained entirely within an enclosed building.
- Light industrial 10.01(30f): The processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from previously processed or previously manufactured materials. All operations (with the exception of loading operations): (a) are conducted entirely within an enclosed building; (b) are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; (c) do not pose a significant safety hazard (such as danger of explosion); (d) include no retail sales.
- Limited rural business 10.01(30g): May include any use permitted in the A-B, B-1, C-1 or C-2 zoning districts if it is located exclusively in building(s) in existence prior to April 30, 2005, maintains, restores or enhances the existing exterior character of the building(s), employs no more than 4 non-family employees, and does not conflict with the overall purposes of the LC-1 district. "Family" has the meaning set forth in section 10.01(23)
- Office 10.01(40m): An exclusive indoor land use whose primary function is the handling of information or administrative services. Such uses do not typically provide services directly to customers on a walk-in or on-appointment basis.
- Outdoor storage 10.01(40t): Uses primarily oriented to the receiving, holding and shipping of materials for a single business. Such a use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage use. Such uses do not include junk or other materials typically associated with a junkyard, salvage recycling center or solid waste recycling center, as defined in this ordinance. Outdoor storage of materials is not permitted within the building setback area described in s. 10.17.

NOTES:

- The total number of vehicles and pieces of construction equipment shall not exceed 12, unless authorized by a Conditional Use Permit.
- Construction equipment, vehicles, or materials shall not be stored between the building setback line and the front lot line.
- Off-street parking shall be provided as required in Section 10.18 of the Dane County Code of Ordinances (DCCO).
- Screening must be provided and maintained on lots adjacent to an R- Residential district, RH- Rural Homes district, or A-2 Agriculture district. Screening typically requires landscaping consisting of either a planted evergreen screen at least 6 feet wide and initially planted with 4-foot tall evergreen shrubs to ultimately form a continuous hedge at least 5 feet in height and maintained with healthy shrubs; or a solid 6-8 feet tall decorative wall or fence without any signs and consistent with Section 10.16(7) DCCO.
- LC-1 Contractor Businesses: Typical contractor businesses permitted in the LC-1 district include, but are not limited to, landscaping, electrical contractors, plumbing contractors, and heating/ventilating/air conditioning (HVAC) contractors.
- Alternative Commercial Zoning: Contractor businesses other than general, mechanical and landscaping contractor businesses may need C-1 Commercial or, more commonly, C-2 Commercial zoning. Both C-1 and C-2 zoning do not limit the number of items of construction equipment. C-2 accommodates outside parking or storing of motor vehicles (Section 10.14(1)(q) DCCO), while C-1 does not.

Livestock 10.16(1)

Not Permitted

This 2014 - 2015 document is intended for reference only. Please contact Dane County Zoning Division (608) 266-4266 for specific ordinance language.

C-1 Commercial District

Zoning district for commercial uses – CH. 10-Zoning 10.13

Permitted Uses 10.13(1)

- All uses permitted in the LC-1 Limited Commercial District
- Retail and service uses including grocery stores, drugstores, hardware stores, appliance and furniture stores, barbershops and beauty shops without limitation as to size
- Self service laundries and dry cleaning establishments
- Warehousing and storage incidental to a permitted use
- Medical, dental and veterinary clinics
- Banks, offices, office buildings and condominium office buildings not more than (2) floors to office space.
- Utility services
- Rooming and boarding houses
- Bakeries
- Laundries
- Dry cleaning plants
- Printing plants
- Distribution centers
- Wholesale businesses
- Woodworking shops
- Machine shops
- Manufacturing and assembly plants
- Bicycle sales and service
- Rental businesses – except for motor vehicles and construction machinery and equipment.
- Experimental laboratories (less than 5,000 sq. feet)
- Sales and repair of lawn and garden equipment
- Outdoor games (not lighted)
- Marinas
- Off-site parking of motor vehicles
- Crematoriums

Conditional Uses: 10.13(2)

- Single family residences, duplexes, multifamily residences
- Banks, offices, office buildings and condominium office buildings devoting more than (2) floors to office space.
- Motels and hotels
- Taverns
- Funeral homes
- Drive-in establishments
- Hospitals and veterinary hospitals
- Nursing homes
- Convalescent centers
- Extended care facilities
- Mobile home parks (see ordinance)
- Outdoor amusement parks or other entertainment activity open to the public (permanent/temporary)
- Indoor or outdoor movie theater
- Automobile laundries and car wash facilities
- Dog and cat boarding kennels, grooming and training facilities
- Communication towers
- Storage of motor vehicles awaiting disposition
- Governmental uses
- Agricultural uses
- Outdoor lighted games

Setbacks and Height Requirements 10.13(3).(5-7)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)
State or Fed. Hwy: 100/42 feet minimum
County Highway: 75/42 feet minimum
Town Road: 63/30 feet minimum
Subdivision streets platted prior to ordinance: 20 feet minimum
All other streets: 30 feet minimum

Height:
Business buildings: 4 stories maximum
Residential dwelling: 2 stories or 35 feet maximum

Side yard:
Buildings with 2 or less stories: 10 feet minimum (each side)
3 stories or more w/o windows: 10 feet minimum
3 stories or more w/ windows: 10 ft plus 5 ft per story over second story minimum

Rear yard:
Exclusive business use: 10 Feet minimum
Residential or combined use: 25 feet minimum

Minimum Lot Width & Area: 10.11(5)

Business lots: None

Multifamily lots: 60 feet
Private sewer: 5,000 sq. feet per apartment
Public sewer: 2,000 to 2,250 sq. feet per apartment

Lot Coverage 10.11(5)

60% maximum

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/16/2016	DCPREZ-2016-10965
Public Hearing Date	**C.U.P. Number**
04/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME Z & L PROPERTIES LLC	PHONE (with Area Code) (608) 219-8343	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 8854 OFFERDAHL RD		ADDRESS (Number & Street)	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip)	
E-MAIL ADDRESS wendy2@premierbuildingsolutions.biz		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
2581 State Highway 92					
TOWNSHIP BLUE MOUNDS	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0606-131-9910-0					

REASON FOR REZONE	CUP DESCRIPTION
ZONING COMPLIANCE FOR SIGNAGE	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
LC-1 Limited Commercial Dist	C-1 Commercial District	.06		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
☐ Yes ☑ No Applicant Initials WL	☐ Yes ☑ No Applicant Initials WL	☐ Yes ☑ No Applicant Initials WL	SSA1	Wendy Zahler PRINT NAME: Wendy Zahler DATE: 2/16/16

Form Version 03.00.03

DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

✓ **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.

✓ **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Z+L Properties LLC
Address 2581 St Hwy 92 MT. Horeb WI
Phone 608-219-8343
Email Wendy2@premierbuildingSolutions.biz

Agent's Name Z+L Properties LLC
Address 2581 St Hwy 92 MT. Horeb WI
Phone 608-219-8343
Email Wendy2@premierbuildingSolutions.biz

Town: Blue Mounds Parcel numbers affected: 060613199100

Section: 01 Property address or location: 2581 St Hwy 92 MT. Horeb WI

Zoning District change: (To / From / # of acres) LC-1 to C-1 - Approx .06 Acres

Soil classifications of area (percentages) Class I soils: ____ % Class II soils: ____ % Other: ____ %

Narrative: (reason for change, intended land use, size of farm, time schedule)
- ○ Separation of buildings from farmland
- ○ Creation of a residential lot
- ○ Compliance for existing structures and/or land uses
- ⊙ Other:

Requesting a change to a small section to rezone from LC-1 to C1. This includes which is for advertising purposes

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Wendy [signature] Date: 2/15/16

PROPOSED RE-ZONE

PART OF THE SE ¼ OF THE NE ¼ OF SECTION 13, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

SURVEYED FOR:
ZAL PROPERTIES
6554 OFFERDAHL ROAD
MOUNT HOREB, WI 53572

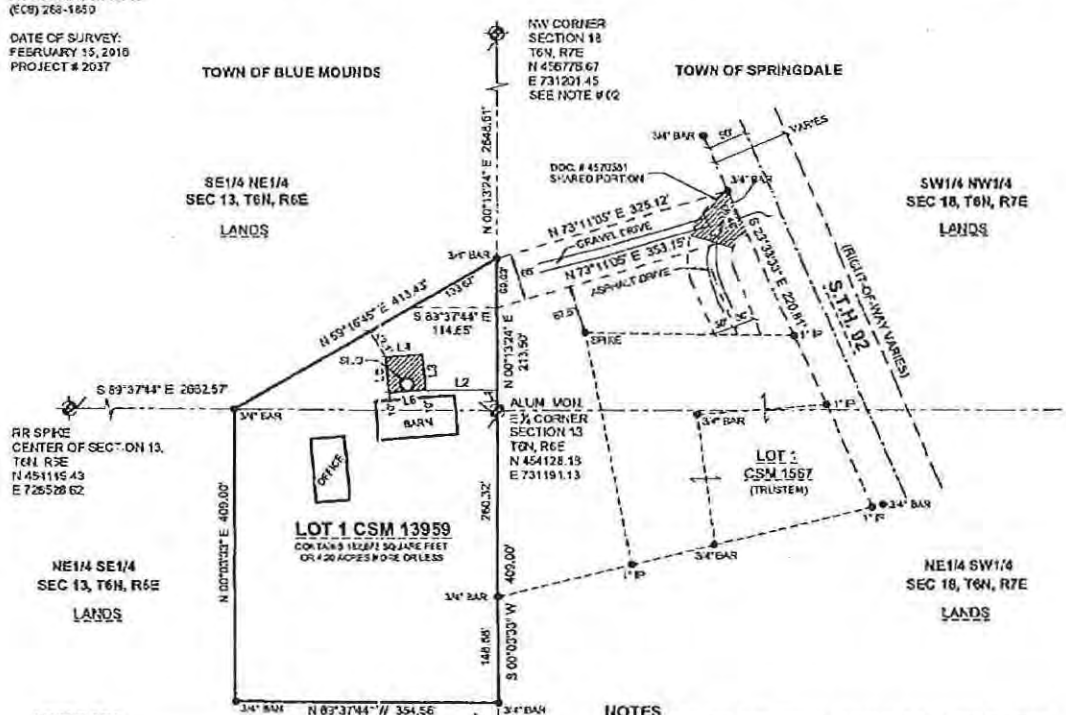
SURVEYED BY:
MOORE SURVEYING, LLC
2918 MARKETPLACE DR.
SUITE 105
FITCHBURG, WI 53719
(608) 268-1850

DATE OF SURVEY:
FEBRUARY 15, 2016
PROJECT # 2037

LEGEND

- PROPERTY CORNER FOUND
- SECTION CORNER MONUMENT
- SECTION LINE AND QUARTER LINE
- PROPOSED RE-ZONE PARCEL
- PROPERTY LINE
- CENTERLINE ROAD
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- RECORDED DATA

north 0 200'
SCALE: 1" = 200'



LINE DATA

LINE	BEARING	DIST.
LINE 1	N 00°13'24" E	28.64'
LINE 2	N 89°46'36" W	96.29'
LINE 3	N 04°27'45" W	50.00'
LINE 4	S 85°32'15" W	50.00'
LINE 5	S 04°27'45" E	50.00'
LINE 6	N 85°32'15" E	50.00'

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.

2. THE NORTHWEST CORNER OF SECTION 18 FALLS IN A HOUSE AT 105 SANDY COURT AND WAS CALCULATED BASED ON DOT RIGHT-OF-WAY PLAT, PROJECT NUMBER 1204-3-22, DODGEVILLE - MT. HOREB USH 18 & 151 AND CHECKED WITH KARN'S 1973 PLAT OF SURVEY.

3. WAIVER GRANTED BY THE DANE COUNTY ZONING & LAND REGULATION COMMITTEE ON JANUARY 27, 2015 FROM CH.75.19(6)(B), DANE COUNTY CODE OF ORDINANCES TO ALLOW LOT 1 TO HAVE NO PUBLIC ROAD FRONTAGE.

5. DOC. # 4570581 INGRESS/EGRESS EASEMENT SHARED BETWEEN RF FARMS, LLC AND JAMES H. AND JOANNE E. TRUSTEM.

LEGAL DESCRIPTION OF PROPOSED RE-ZONE PARCEL IN THE TOWN OF BLUE MOUNDS

PART OF THE SE ¼ OF THE NE ¼ OF SECTION 13, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF THE SE ¼ OF THE NE ¼ OF SECTION 13, N 00°13'24" E, 28.64 FEET; THENCE N 89°46'36" W, 96.29 FEET TO THE POINT OF BEGINNING; THENCE N 04°27'45" W, 50 FEET; THENCE S 85°32'15" W, 50 FEET; THENCE S 04°27'45" E, 50 FEET; THENCE N 85°32'15" E, 50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,500 SQUARE FEET OR 0.06 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE ABOVE-DESCRIBED PARCEL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

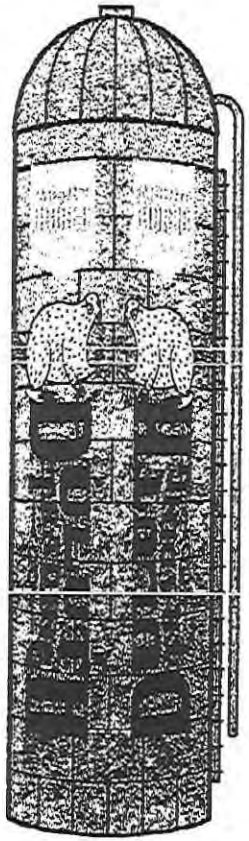
ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028

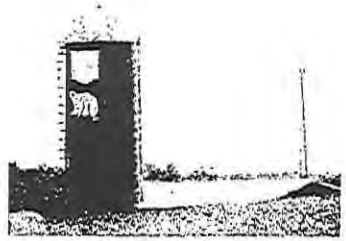
SHEET 1 OF 1

MOORE SURVEYING, LLC

DULUTH TRADING COMPANY

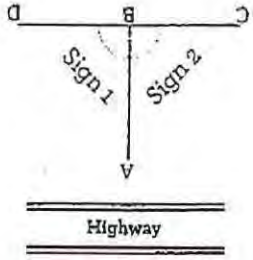
SILO ART_ANGRY BEAVER

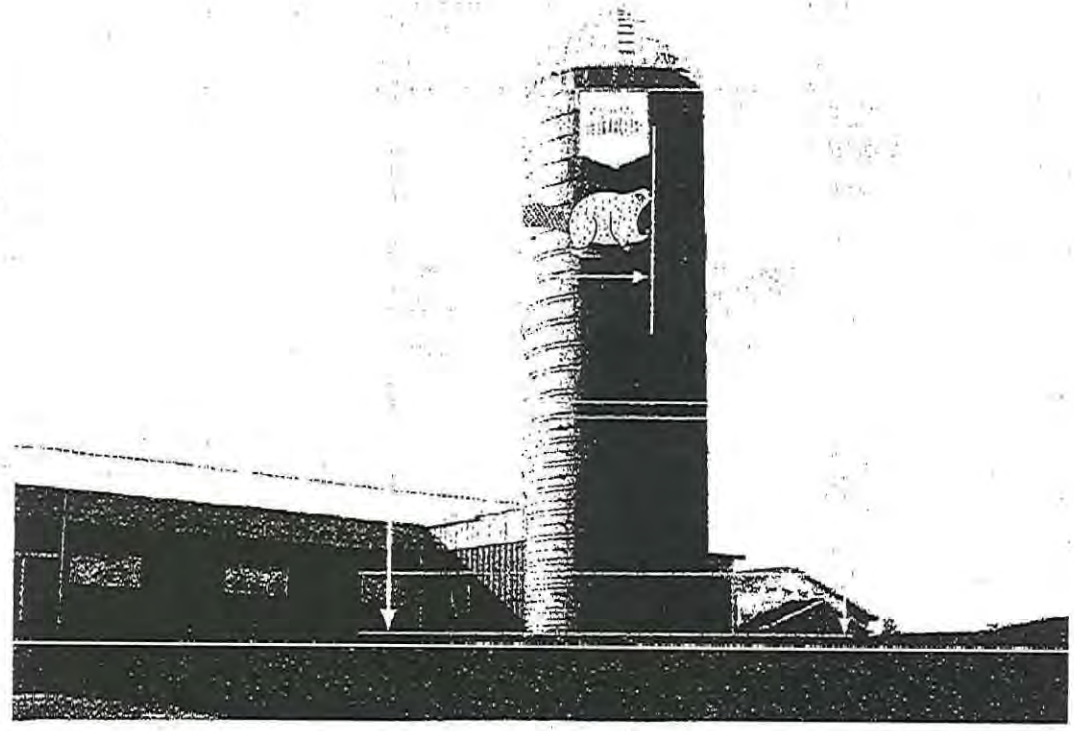




Craft Background
Locator
Logo
Angry Beaver

Image are placed perpendicular to the highway.





Exact design placement to be revised after permit approval

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PLEASE NOTE: THE SIGN IS NOT TO EXCEED 1,200 SQ. FT. IN OVERALL SIZE PER DIRECTION OF TRAVEL.
PER WISCONSIN STATE STATUTE 84.30 (4)(a)(1).

DULUTH TRADING COMPANY

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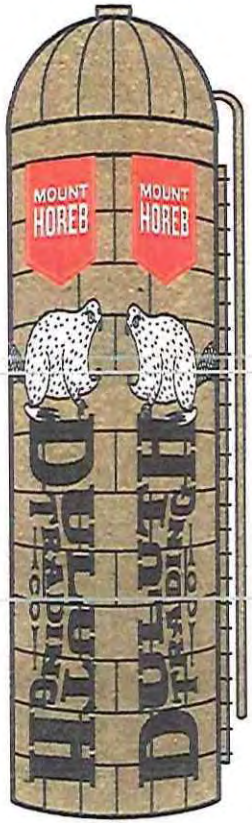

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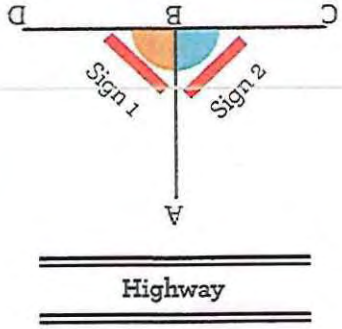

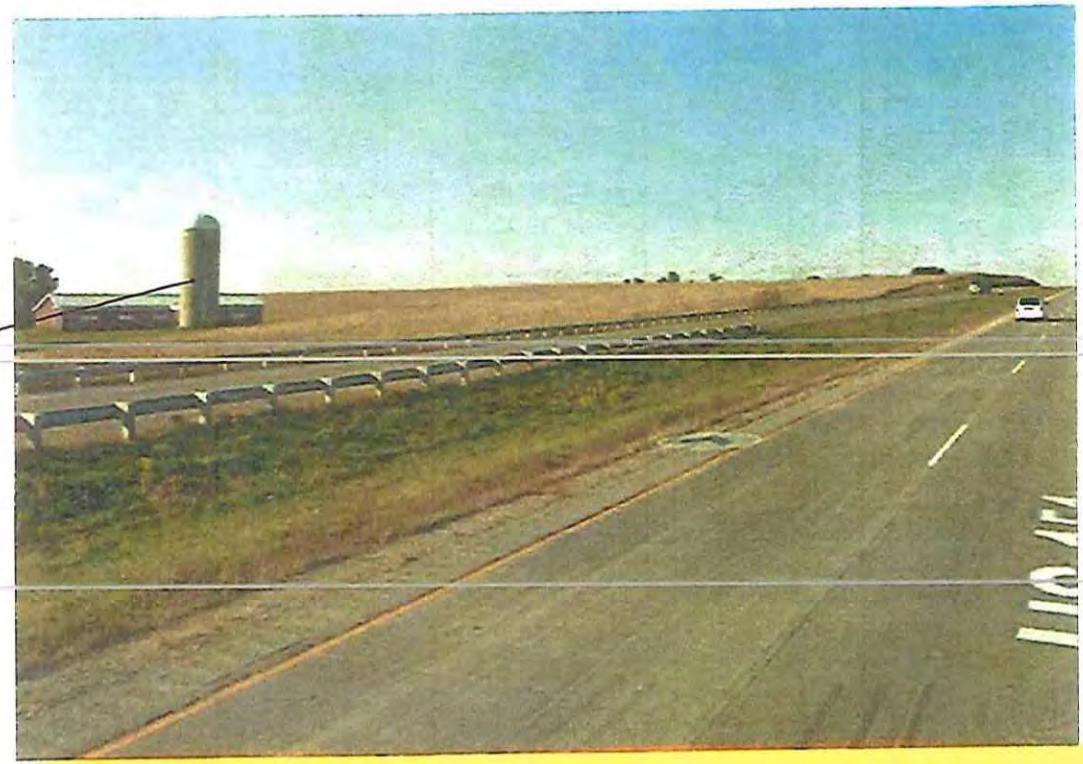

LOCAL ORDINANCE MAY BE MORE RESTRICTIVE. THE MOST RESTRICTIVE LAWS, CODES AND ORDINANCES MUST BE ADHERED TO.

Exact design placement to be revised after permit approval

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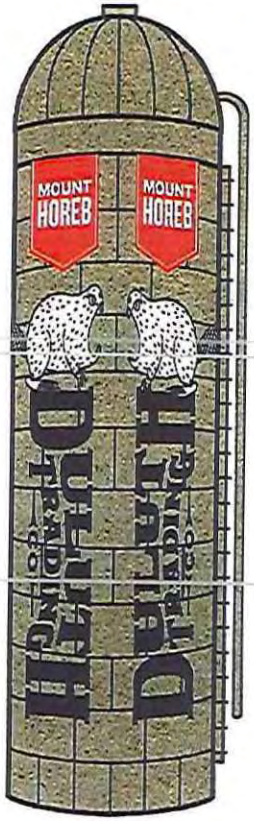

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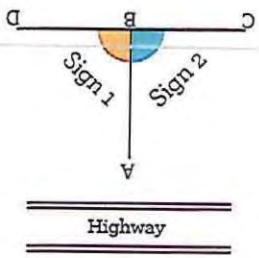

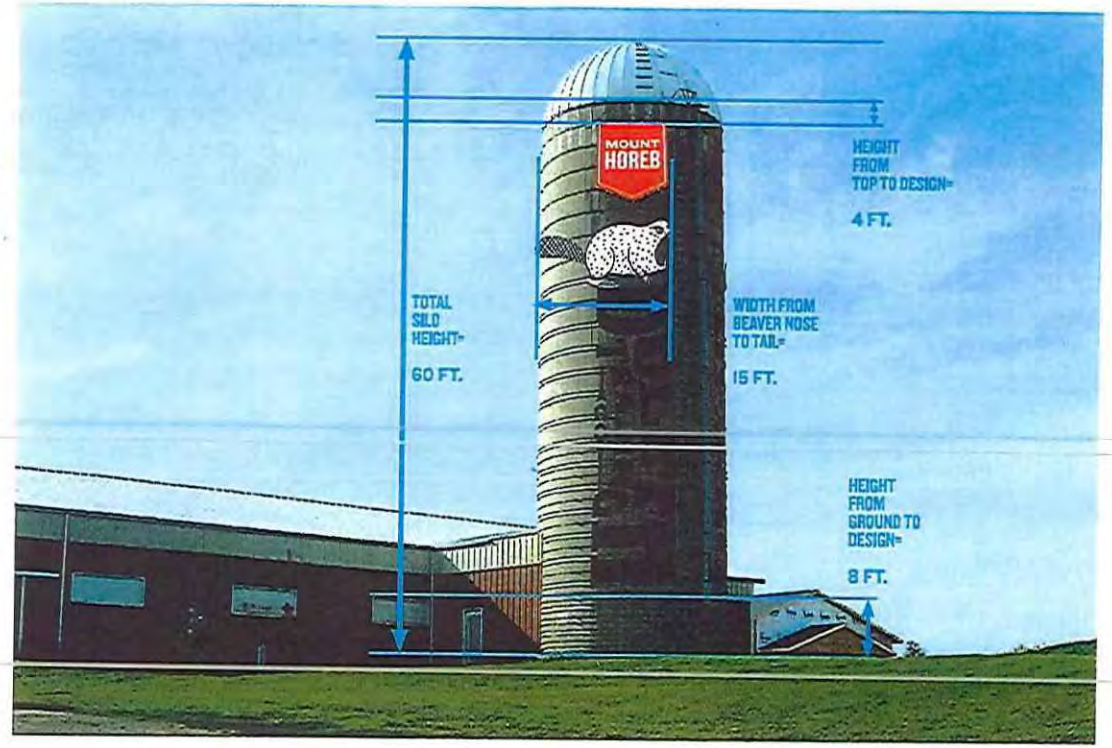

Exact design placement to be revised after permit approval

60
- 8
52
- 4
48
- 8
40' TALL
x 15' WIDE
= 600 sq ft x 2 SIDES = 1,200 SQ. FT.

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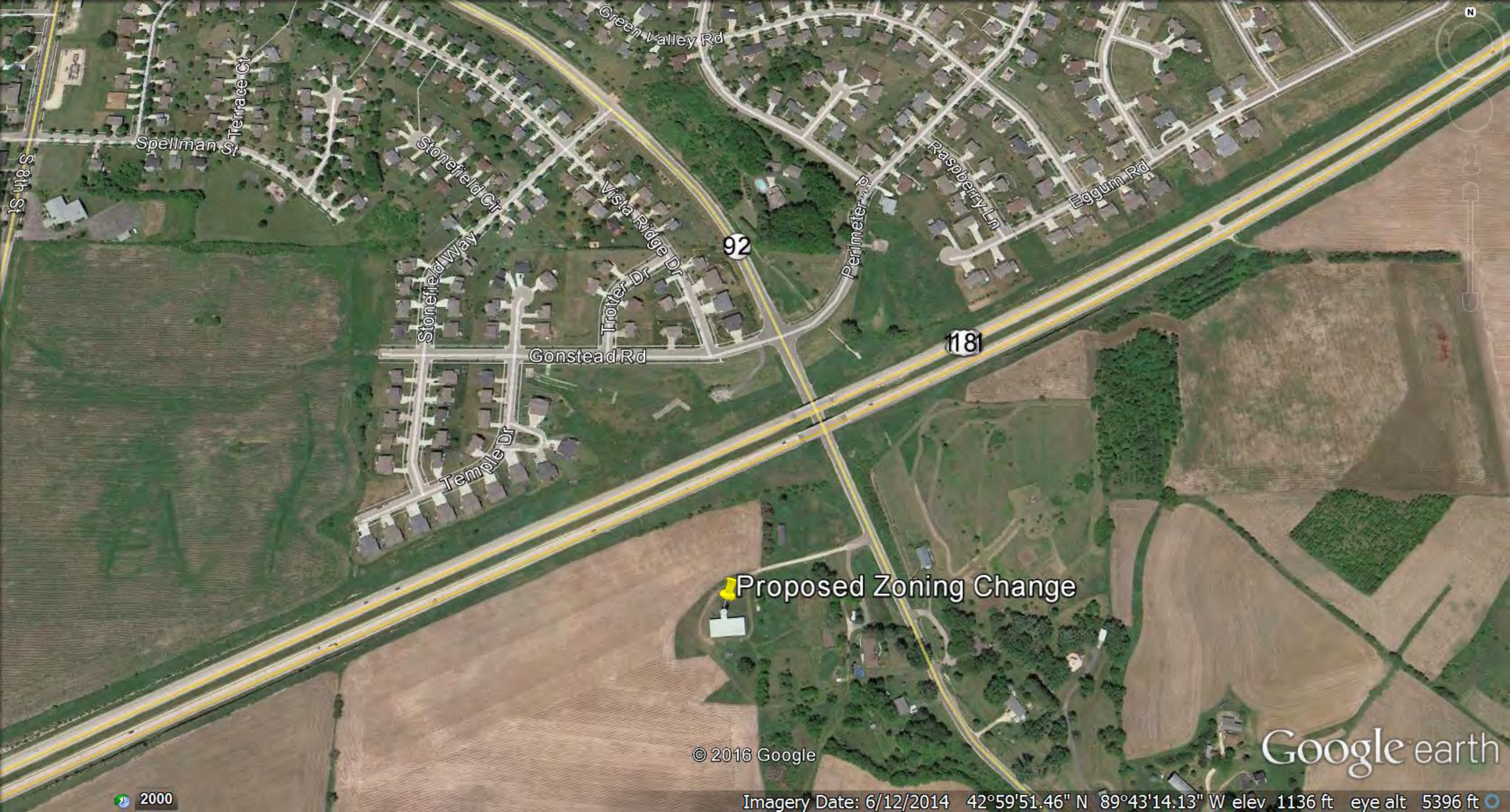
Green Valley Rd
Spellman St
Terrace Ct
S 8th St
Stonefield Cir
Stonefield Way
Vista Ridge Dr
Trotter Dr
92
Perimeter Dr
Raspberry Ln
Eggum Rd
Gonstead Rd
Temple Dr
181
Proposed Zoning Change
© 2016 Google
Google earth
2000
Imagery Date: 6/12/2014 42°59'51.46" N 89°43'14.13" W elev 1136 ft eye alt 5396 ft

Village of Mount Horeb
Building Inspection Dept.

Building Inspector's Report March 2016

Month to Date

1. 17 Building permits have been issued for general construction since Mar.1st.
2. 0 new UDC permits were issued for single family home since Mar 1st.

Year to Date

1. 33 General permits since Jan. 1st
2. 0 new UDC single family homes since Jan. 1st

Commercial projects currently active

1. Auds and Ends early start permit
2. North Cape Commons Apartment early start permit
3. SSMS Investments early start permit

Respectfully submitted

Kelly Green
Building Inspector