



Wauwatosa, WI

Design Review Board

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, March 20, 2025

6:00 PM

Common Council Chambers

ROLL CALL

NEW BUSINESS

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

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

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



Wauwatosa, WI

Staff Report

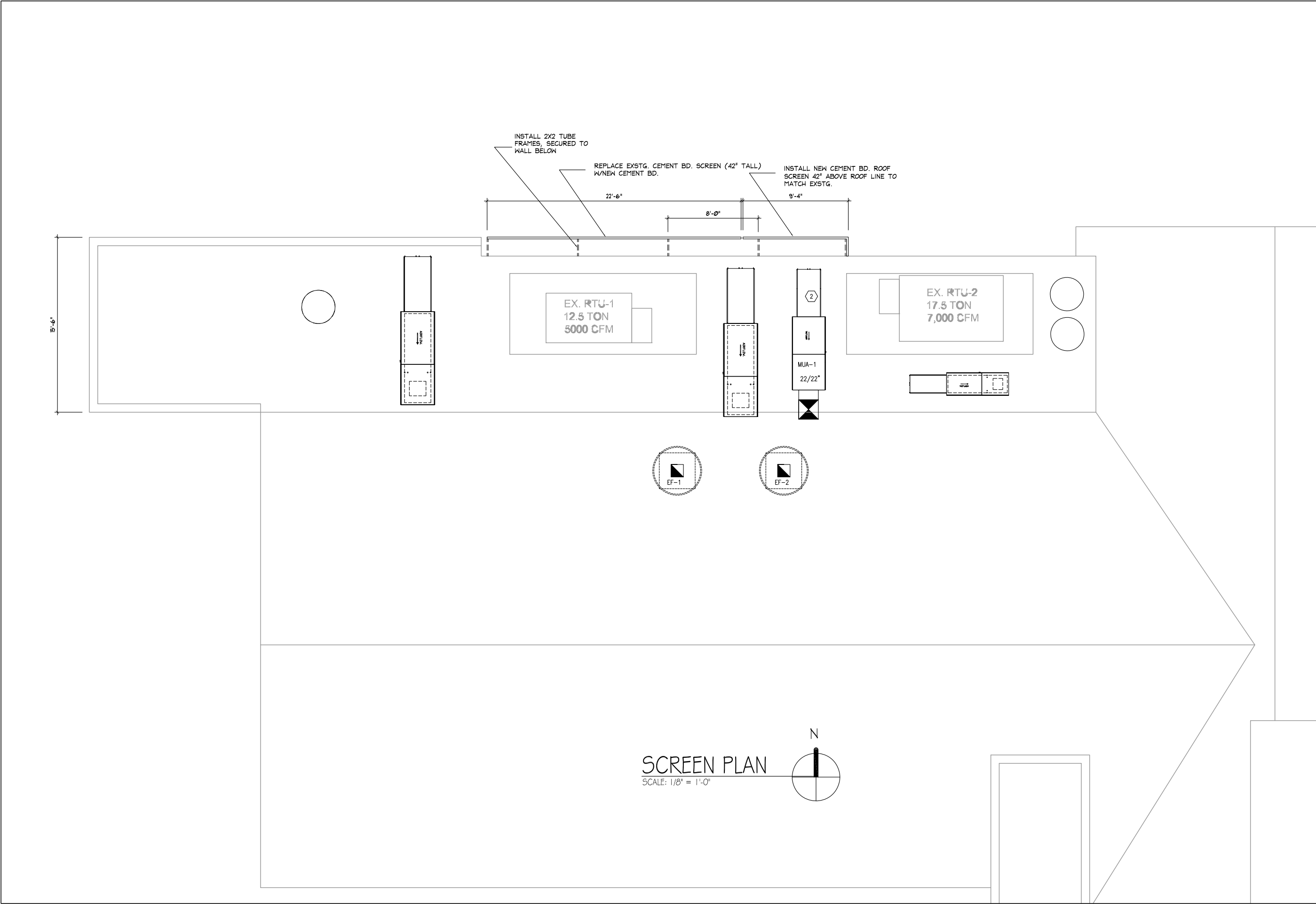
7725 W. North Avenue
Wauwatosa, WI 53213

File #: 25-0329

Agenda Date: 3/20/2025

Agenda #: 1.

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



JENDUSA
DESIGN BUILD
Architects, Engineers & Project Managers
P 262-369-0700
W jendusaeng.com

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REVISIONS

REMODEL
Kpot Restaurant

Mayfair Rd
Wauwatosa, WI

SHEET TITLE
SCREEN PLAN

PROJECT NO.

DATE
3-12-25

SCALE
AS NOTED

CHECKED BY

DRAWN BY
JFJ

SHEET
A1.0



2645
BUILDING
TENANT
PARKING
ONLY

NON-BANK PARKING
REAR OF BUILDING

Associated Bank
Customer
Parking
Unauthorized
vehicles will be
towed at
owner's expense
WIS. STATUTE 946.55 (4)

Associated Bank
Customer
Parking
Unauthorized
vehicles will be
towed at
owner's expense

Associated Bank
Customer
Parking



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

Associated Bank
Customer
Parking
Unauthorized
vehicles will be
ticketed / towed at
owner's expense

2645
BUILDING
TENANT
PARKING
ONLY

NON-BANK PARKING
REAR OF BUILDING



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0178

Agenda Date: 3/20/2025

Agenda #: 2.

1851 Church Street - Exterior Remodel - Return to Board



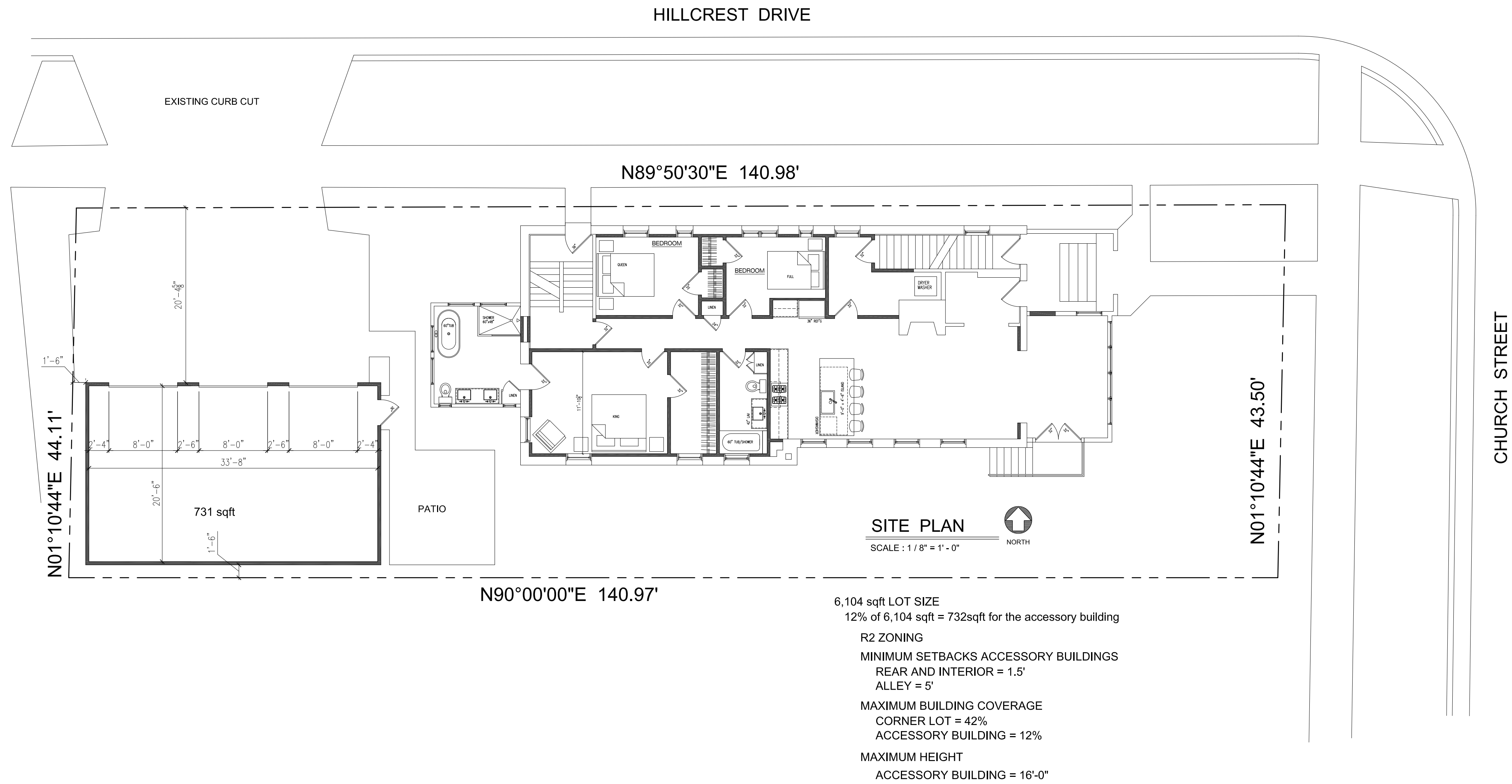
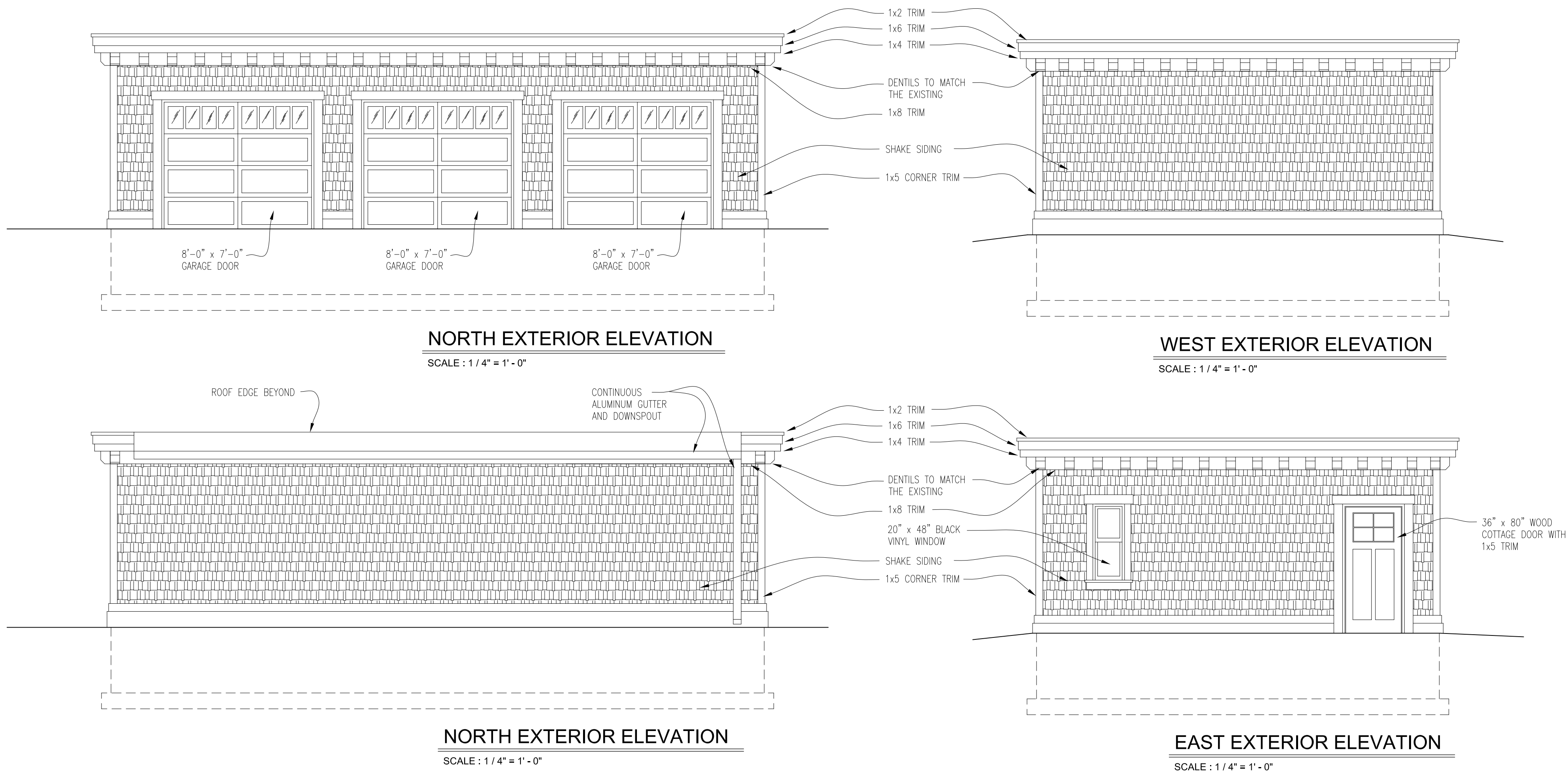
EXISTING NORTH VIEW

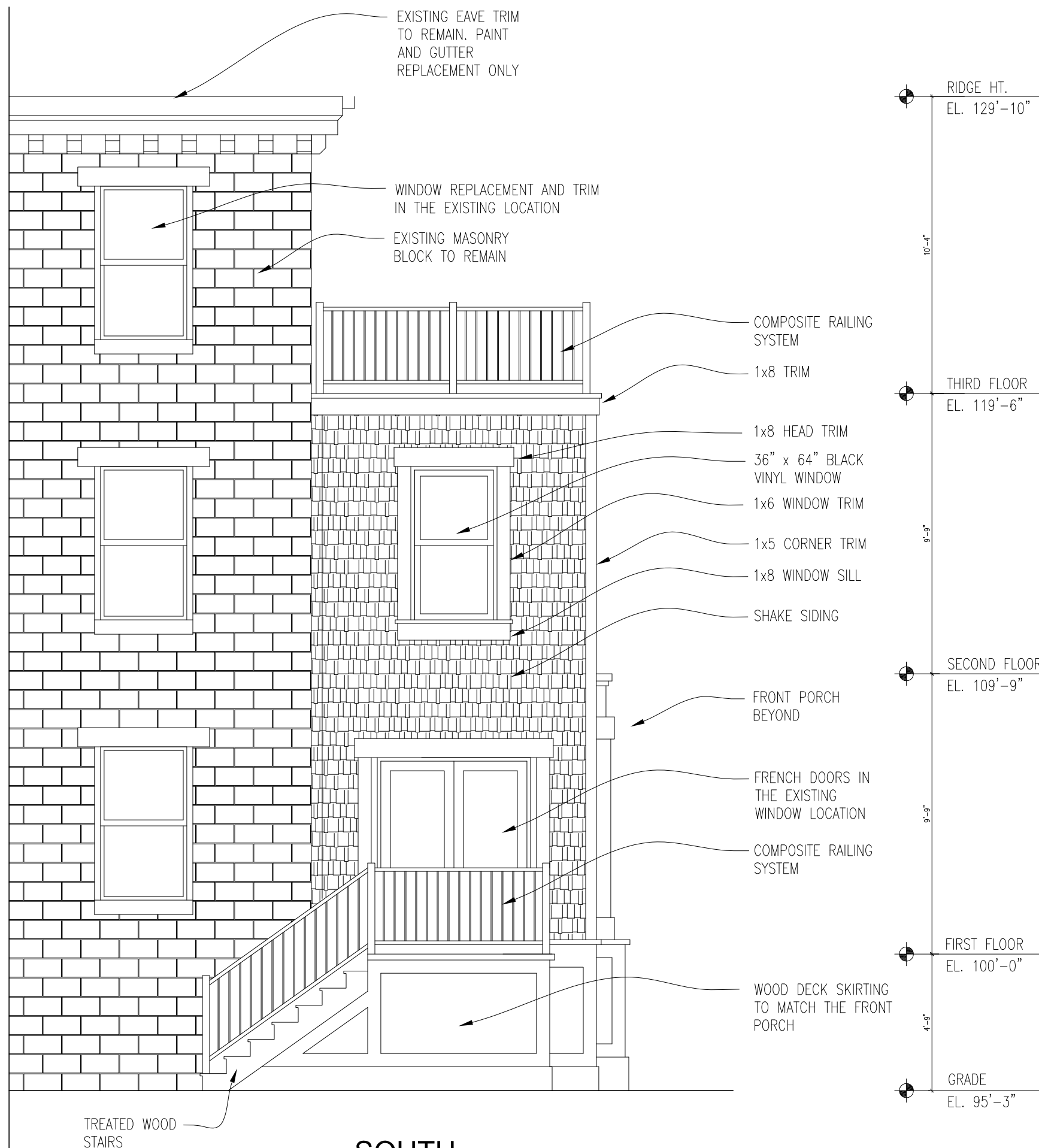


EXISTING WEST VIEW



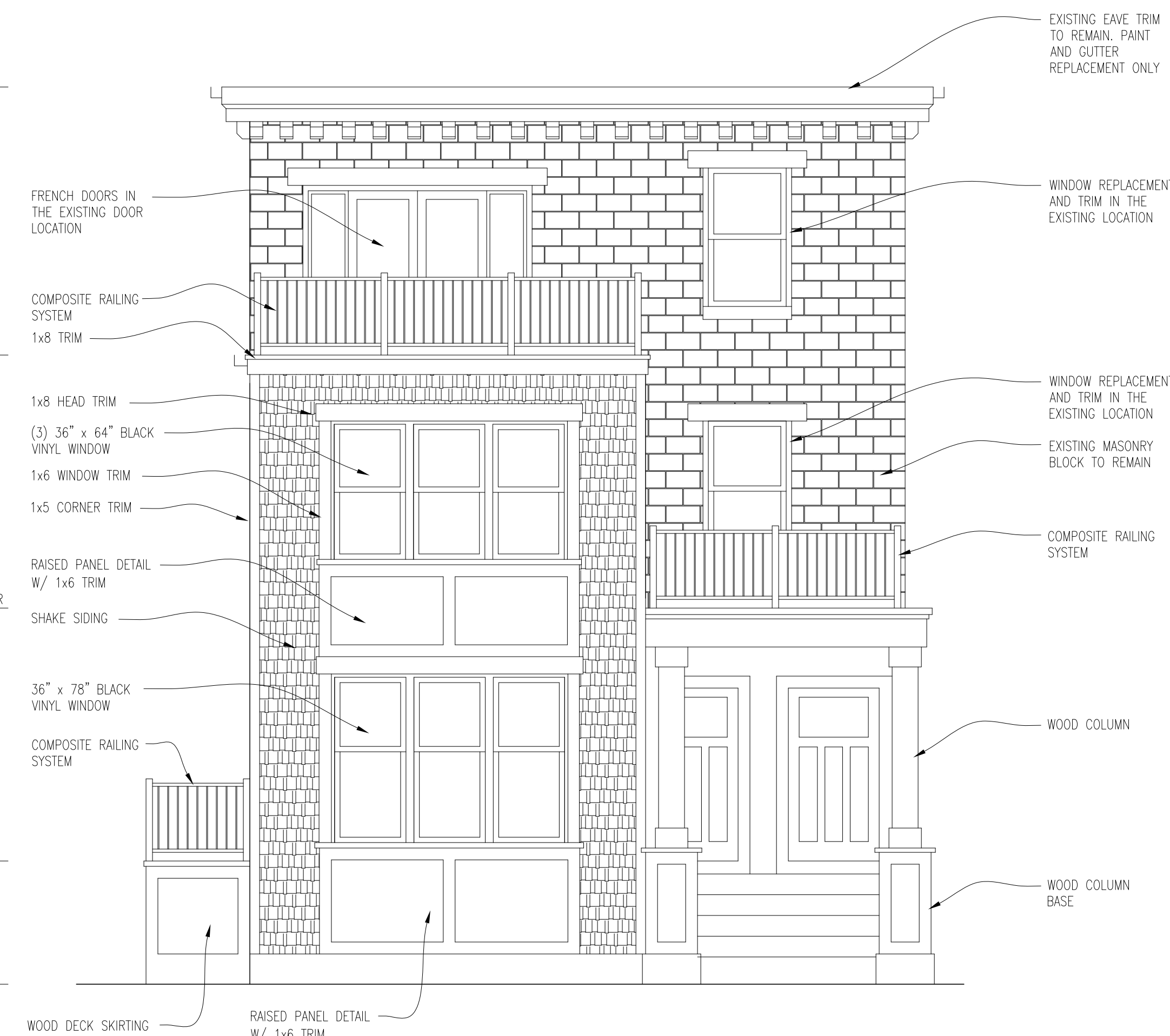
EXISTING WEST VIEW





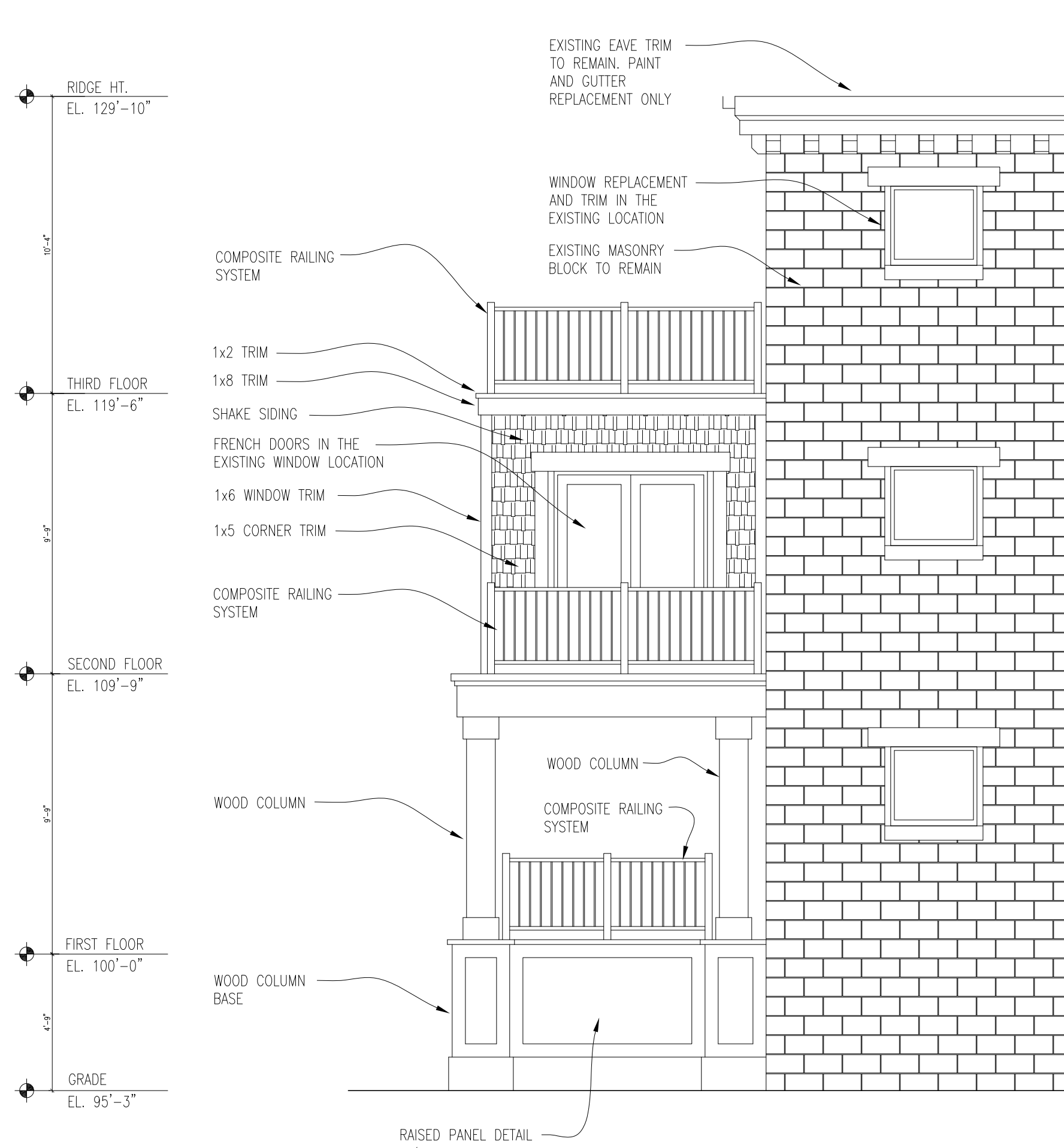
**SOUTH
EXTERIOR ELEVATION**

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



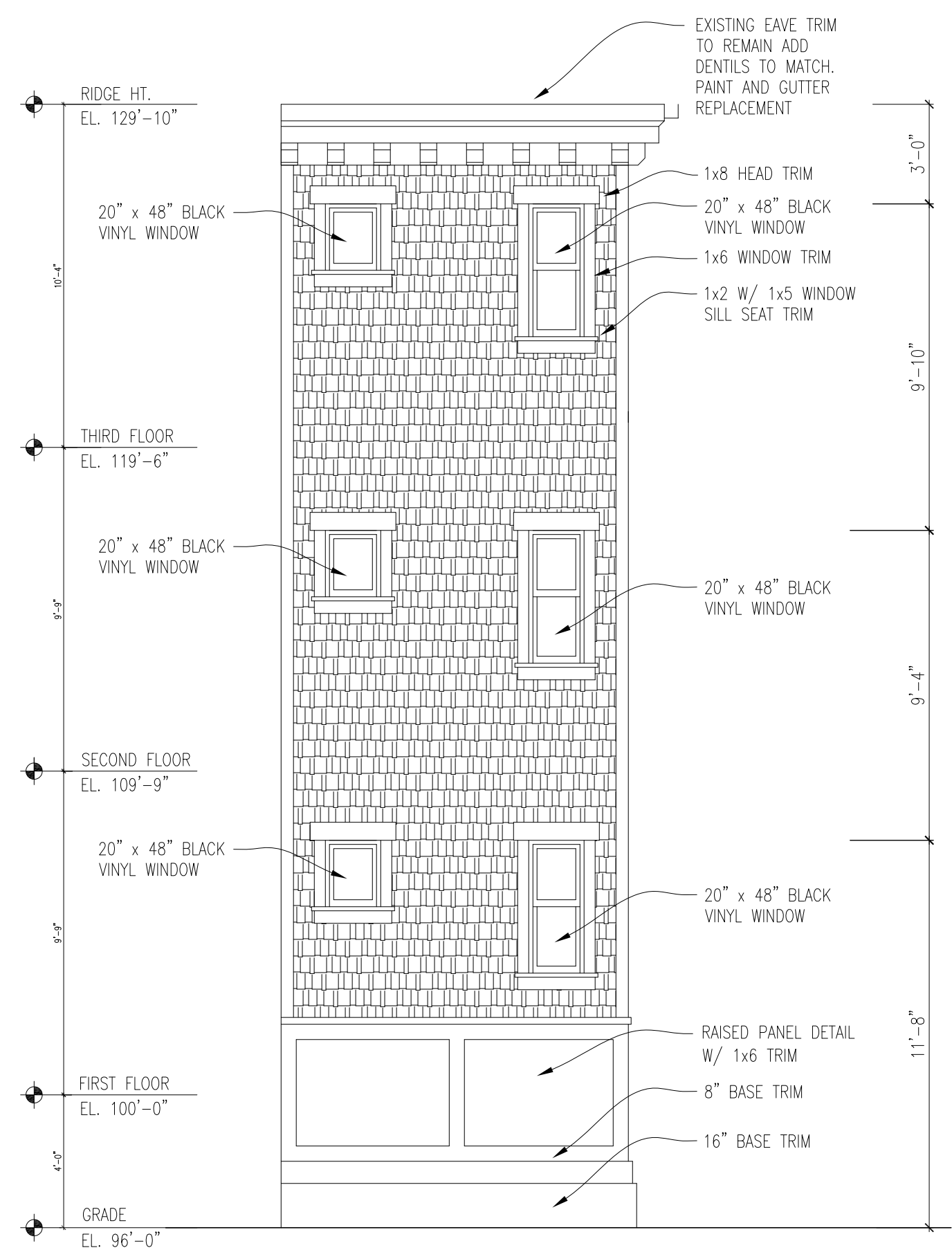
**EAST
EXTERIOR ELEVATION**

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



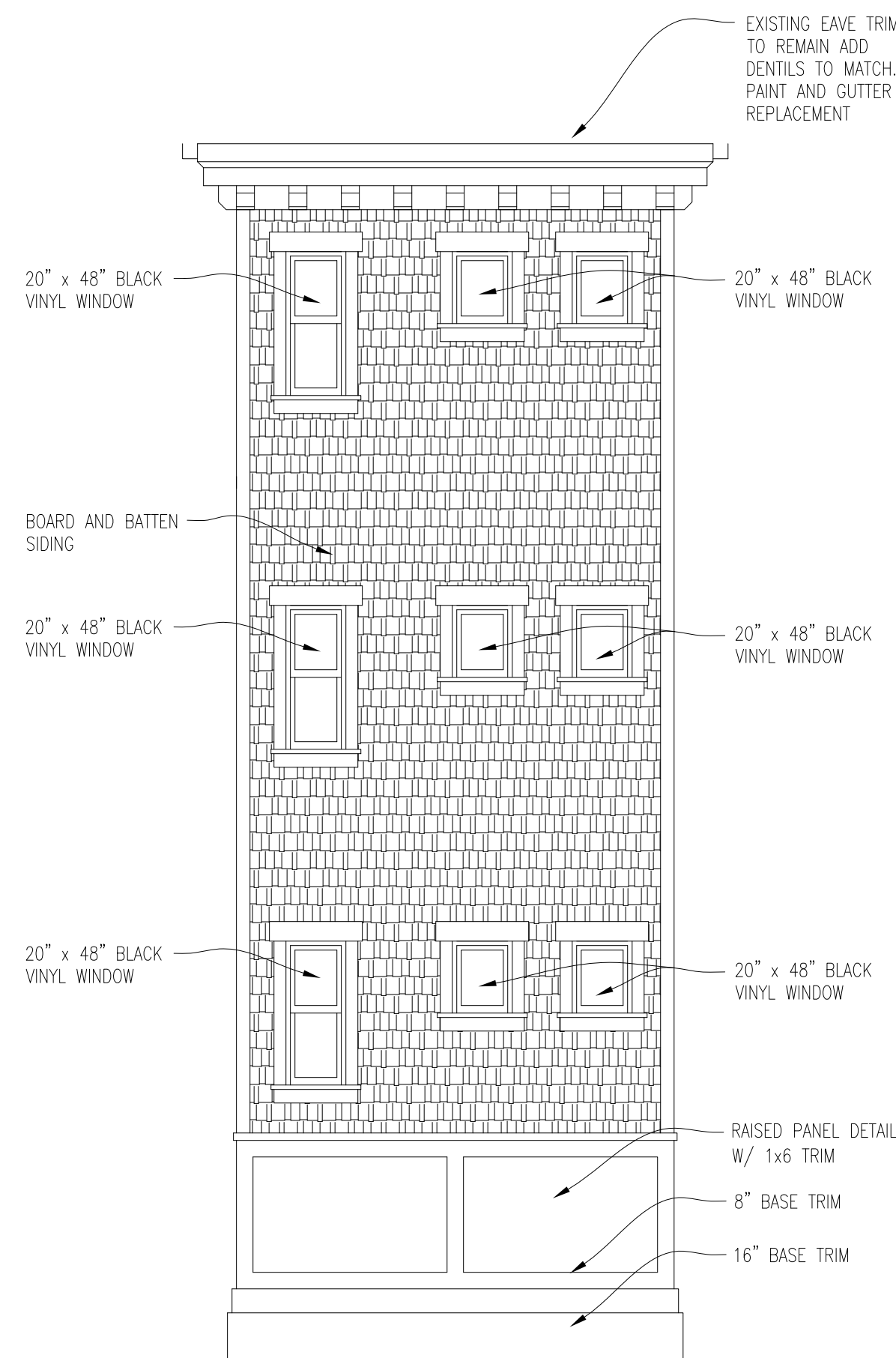
**NORTH
EXTERIOR ELEVATION**

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



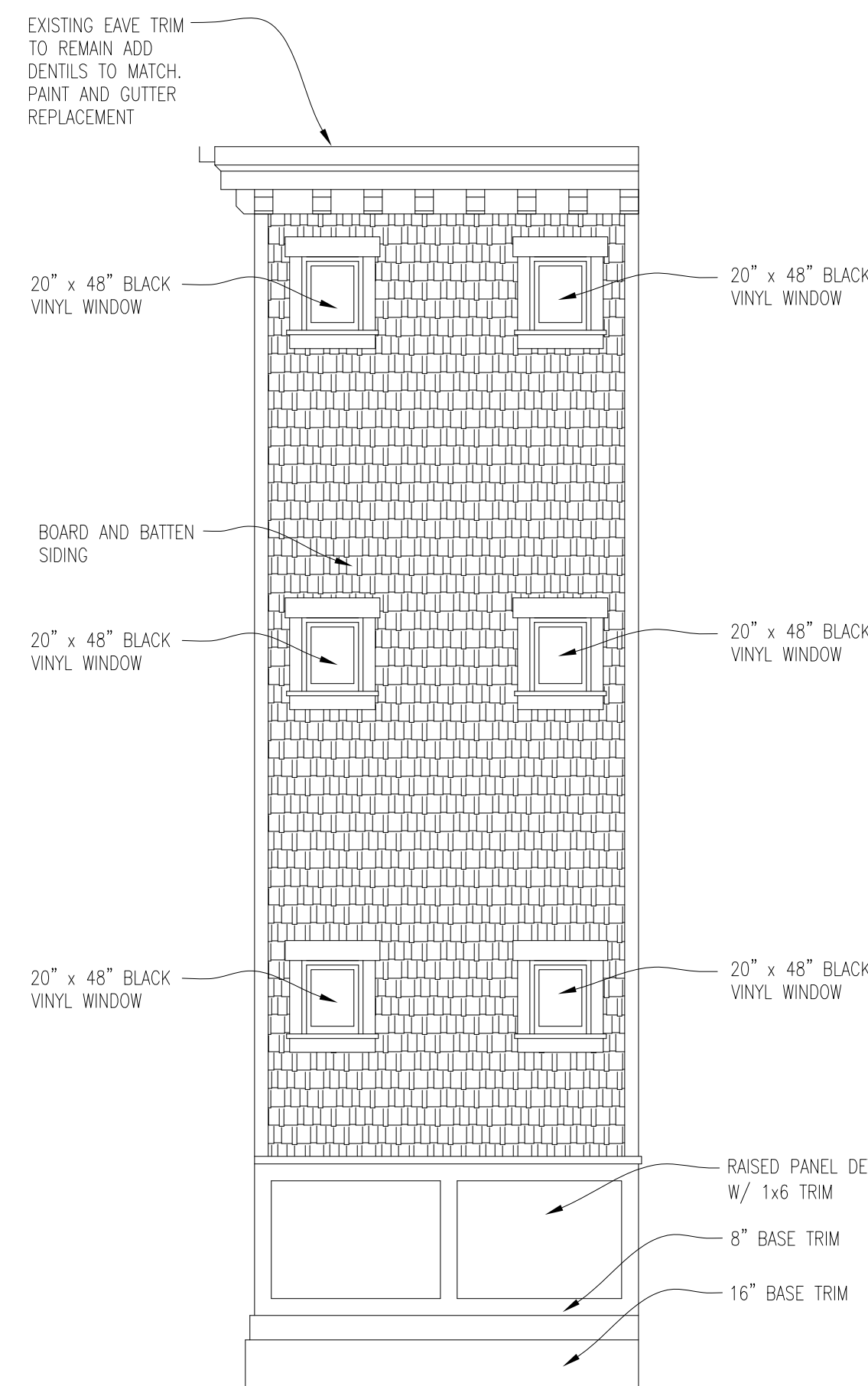
**NORTH
EXTERIOR ELEVATION**

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



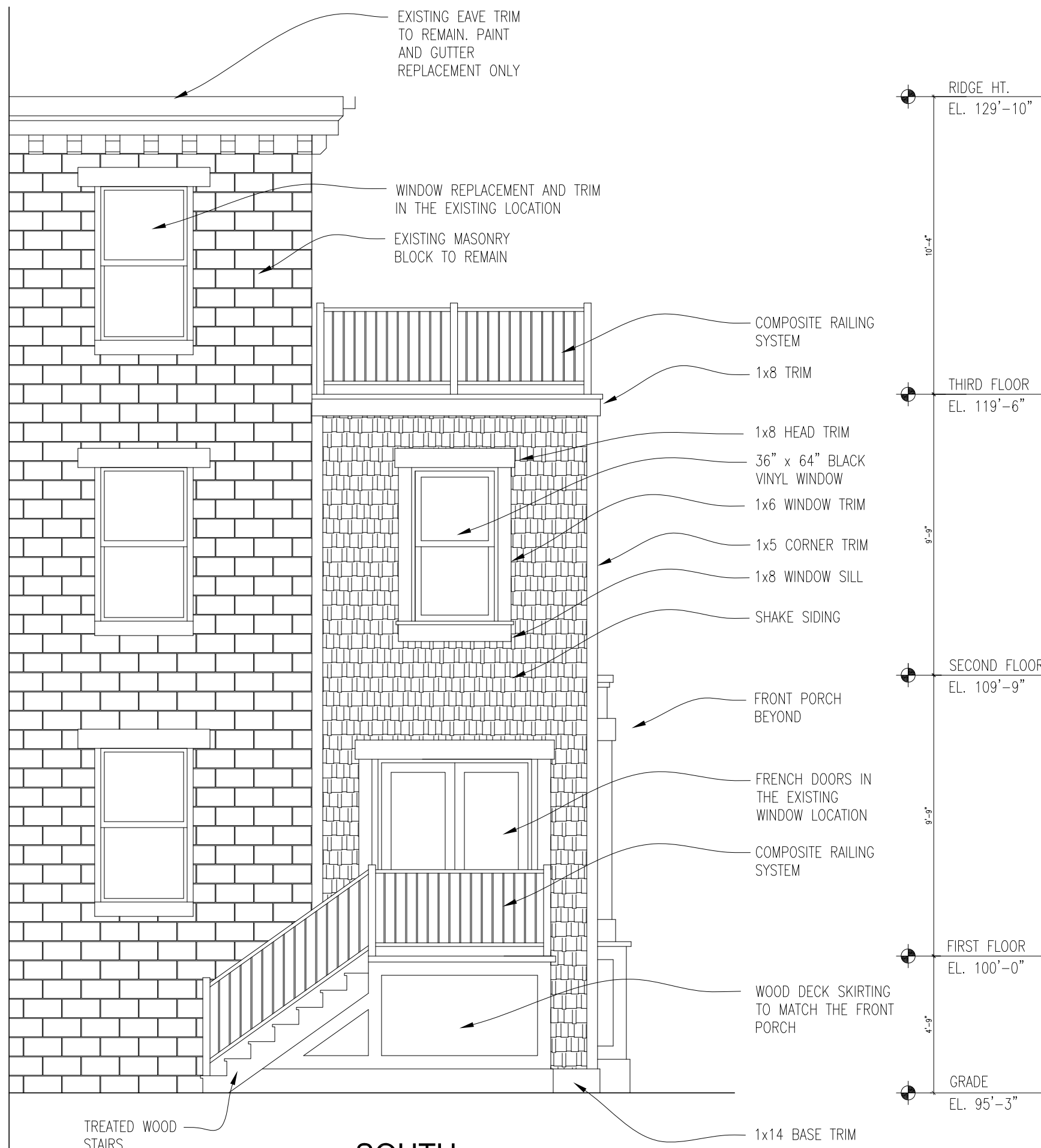
**WEST
EXTERIOR ELEVATION**

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



**SOUTH
EXTERIOR ELEVATION**

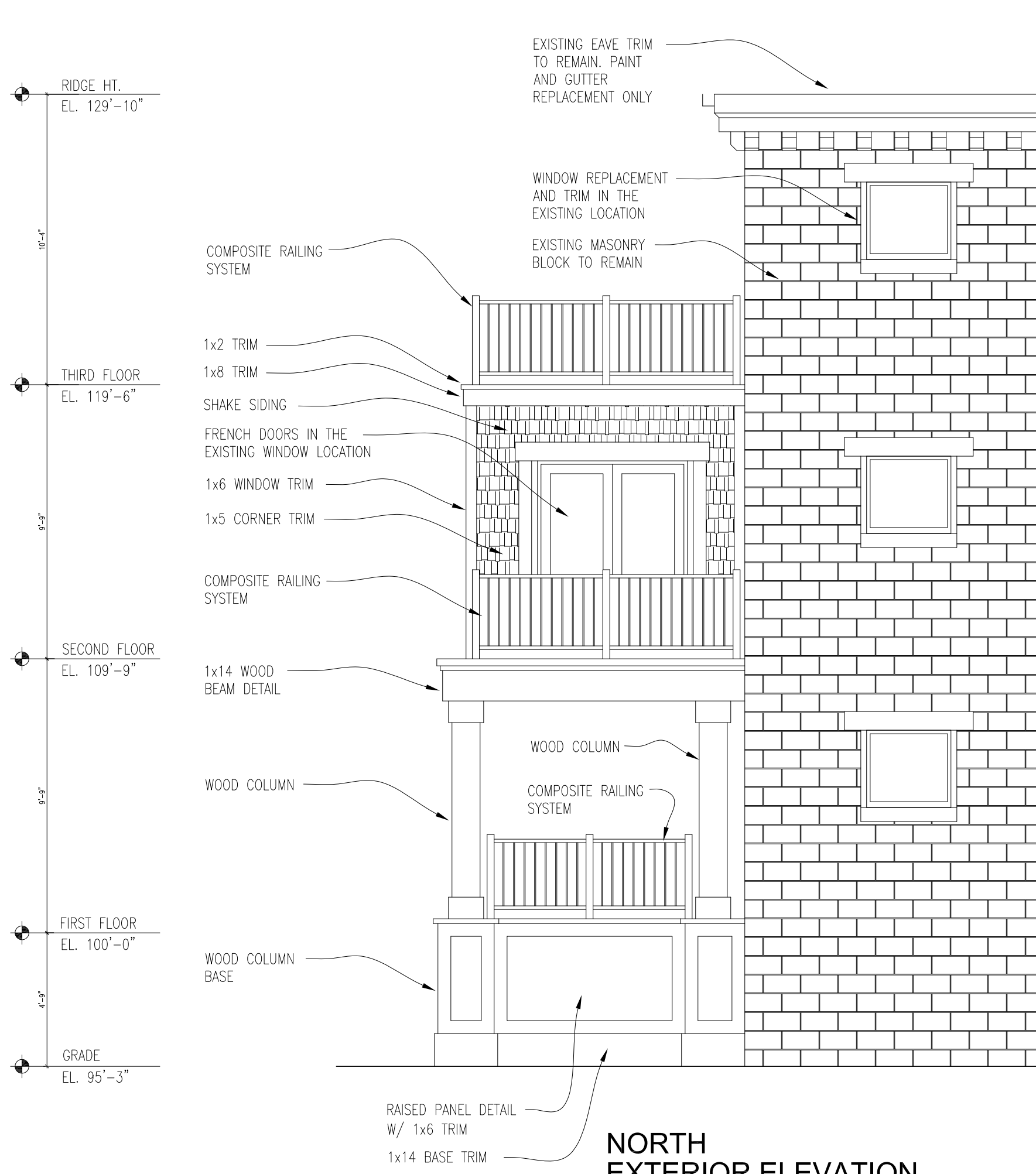
SCALE : 1 / 4" = 1' - 0"



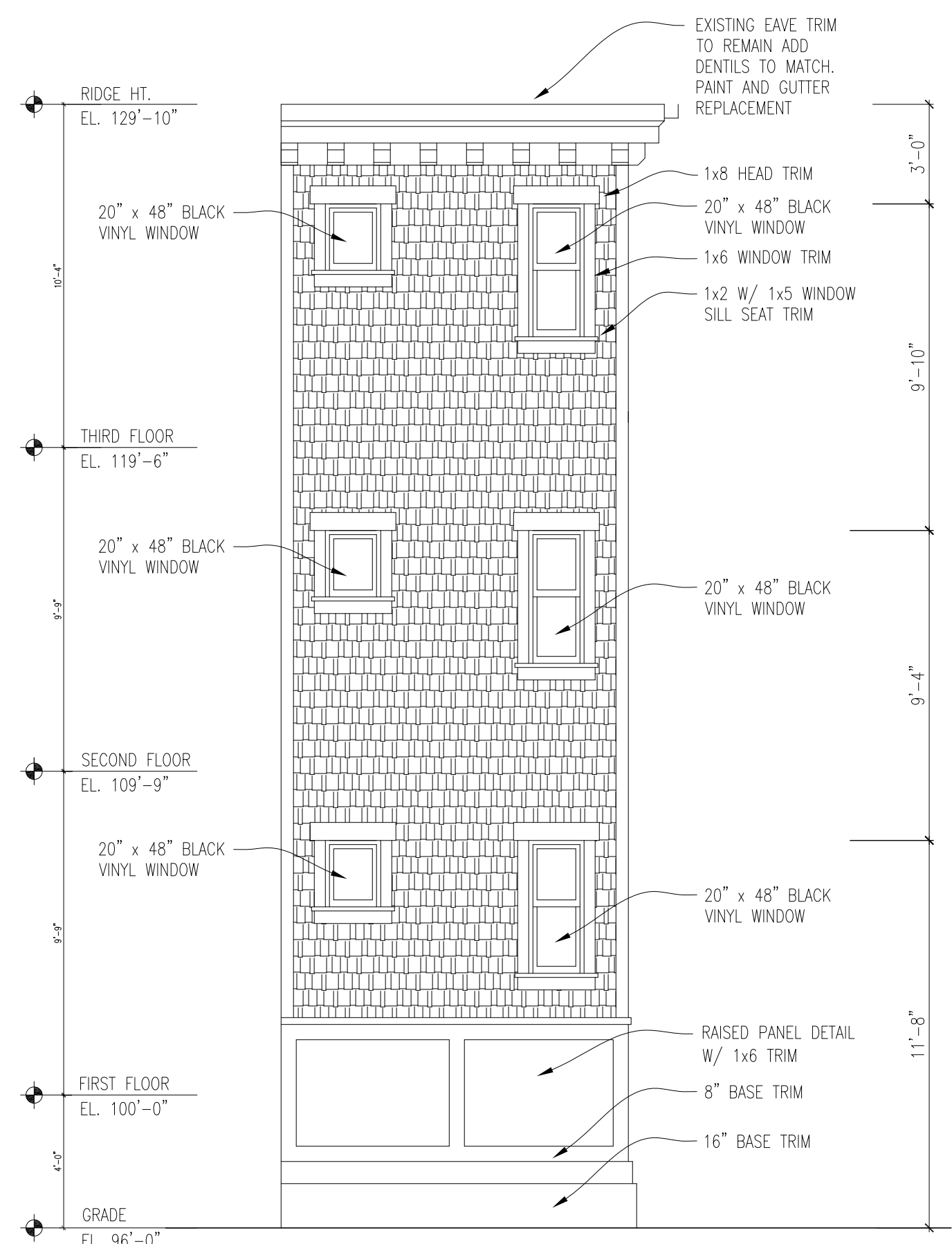
**SOUTH
EXTERIOR ELEVATION**
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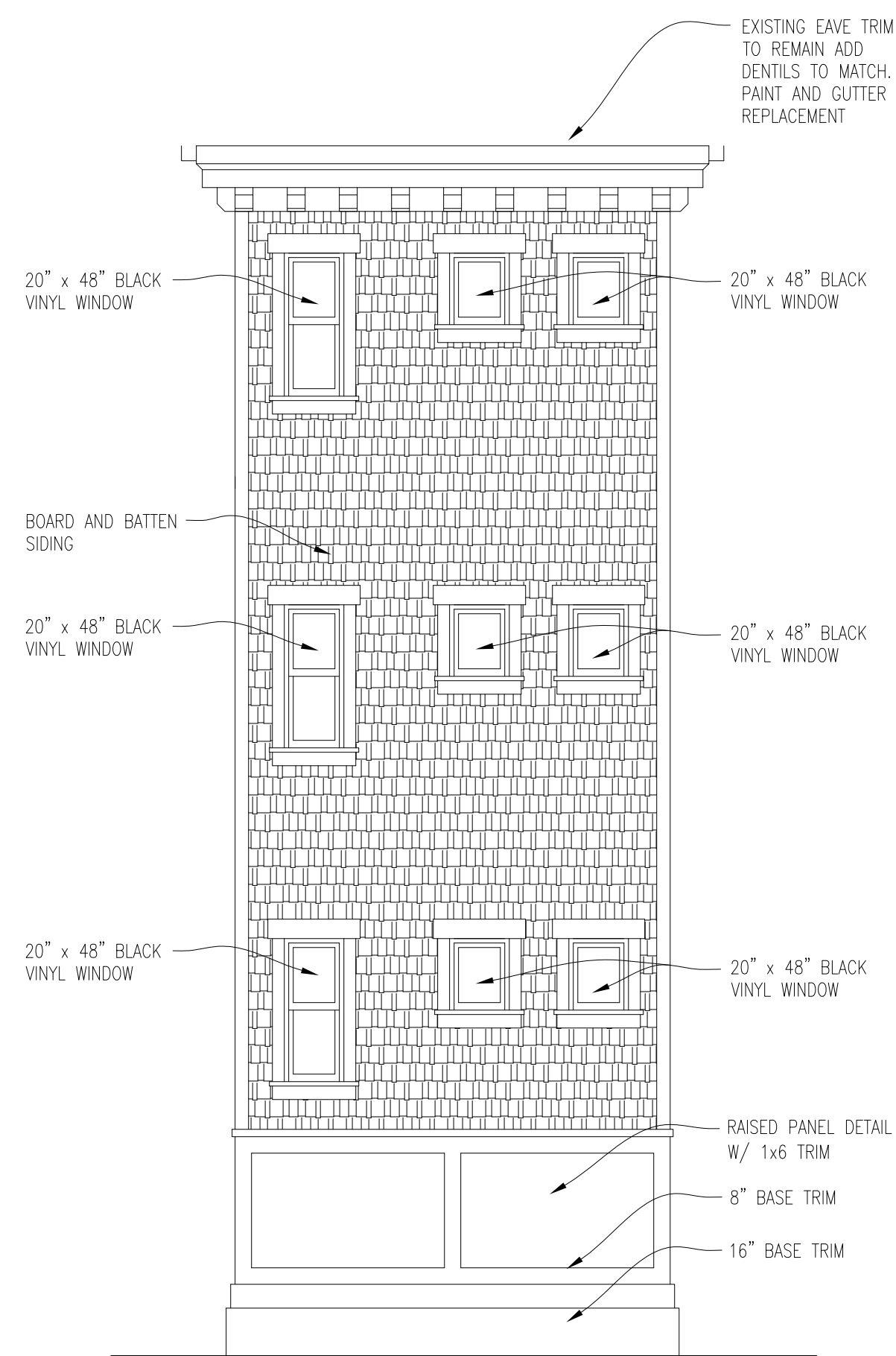
**EAST
EXTERIOR ELEVATION**
SCALE : 1 / 4" = 1' - 0"



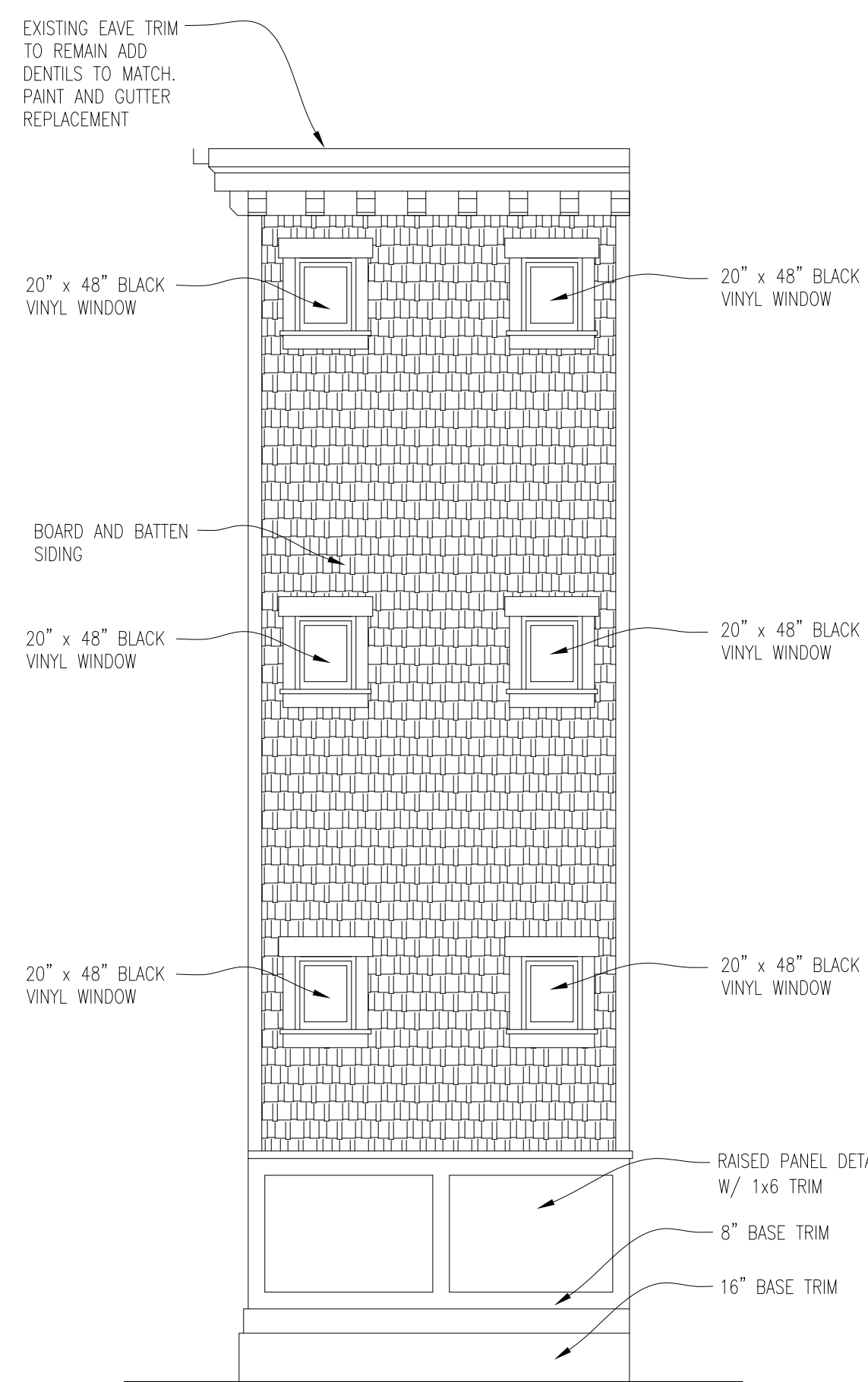
**NORTH
EXTERIOR ELEVATION**
SCALE : 1 / 4" = 1' - 0"



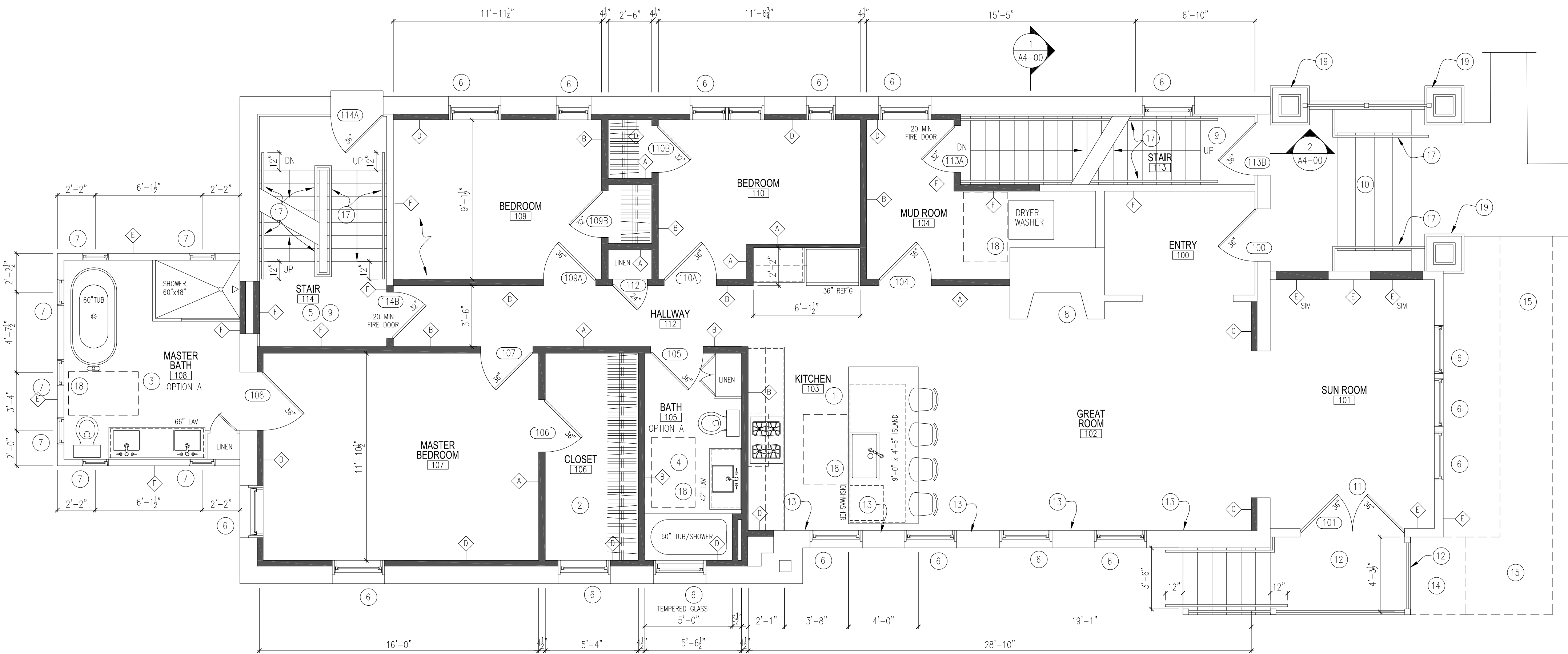
**NORTH
EXTERIOR ELEVATION**
SCALE : 1 / 4" = 1' - 0"



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



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



FIRST FLOOR PLAN

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



GENERAL CONSTRUCTION NOTES

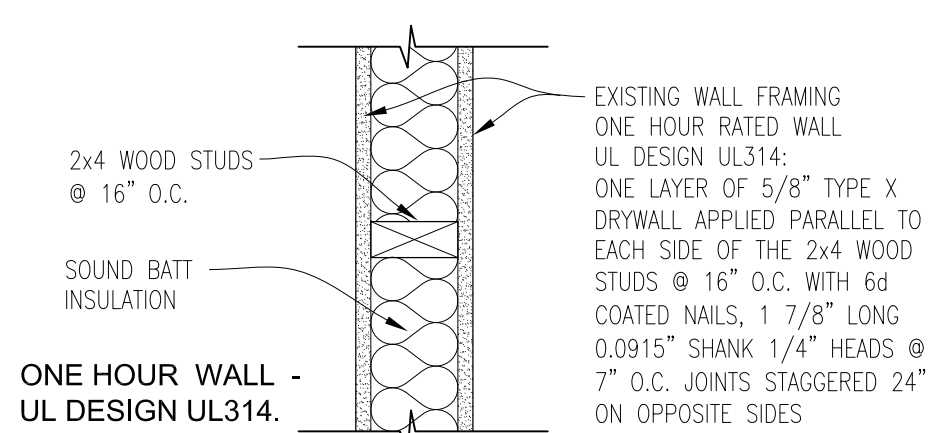
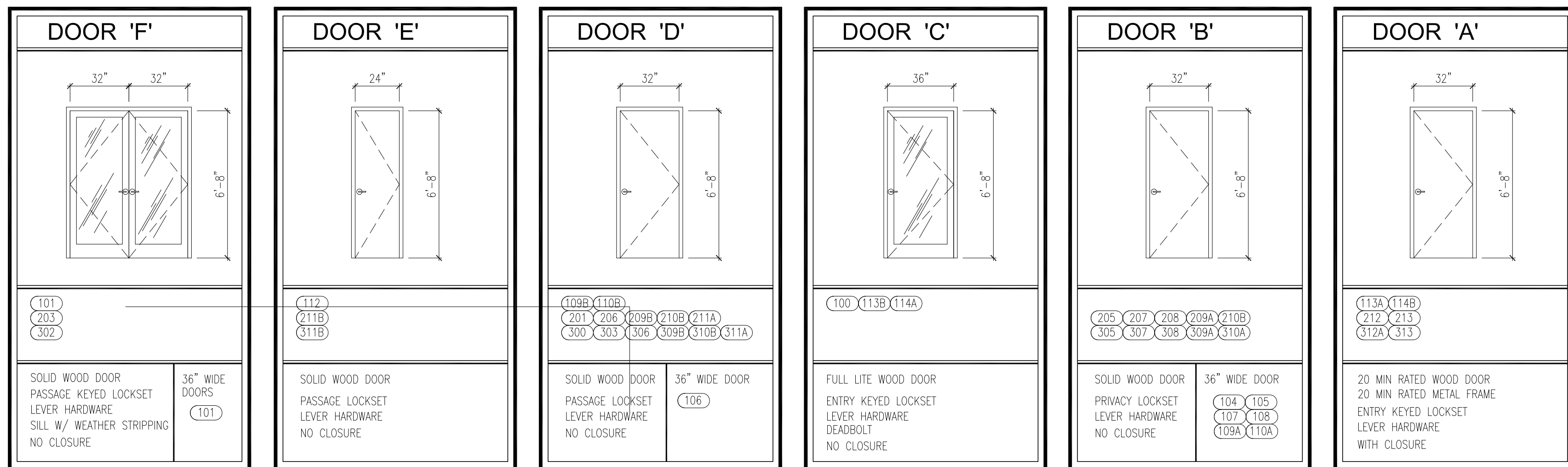
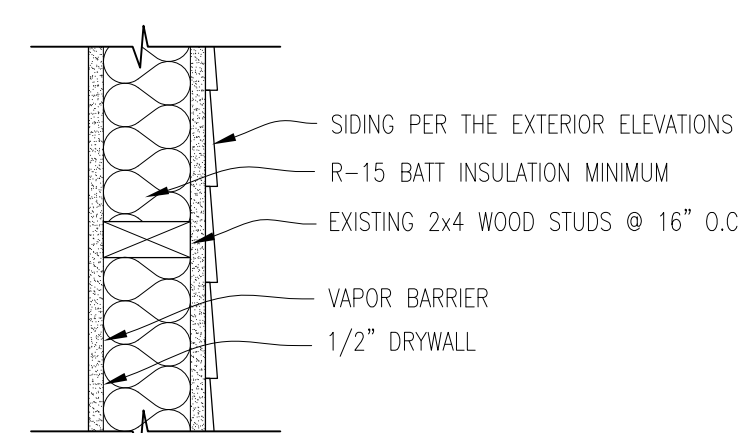
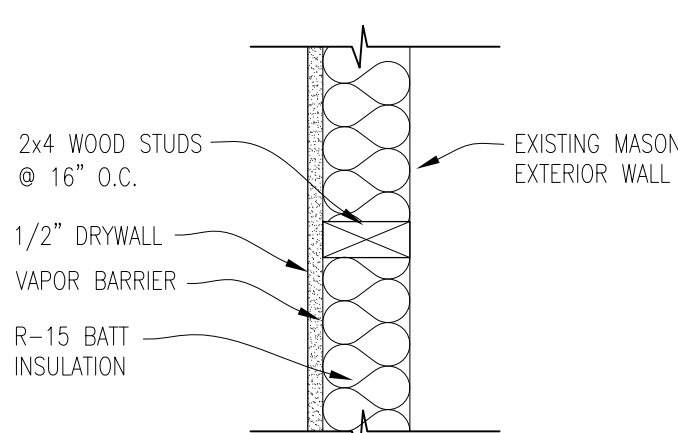
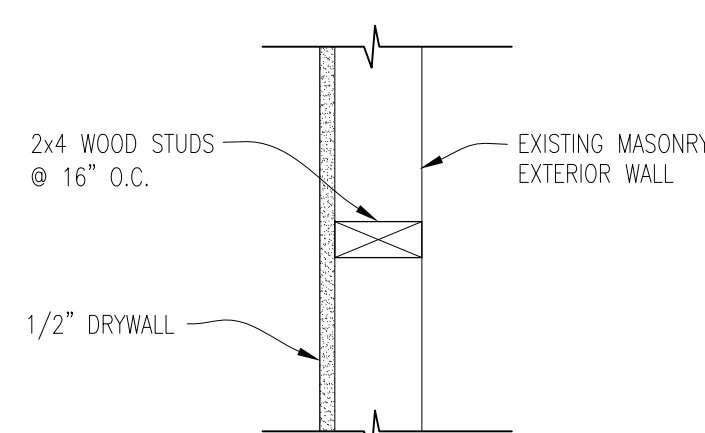
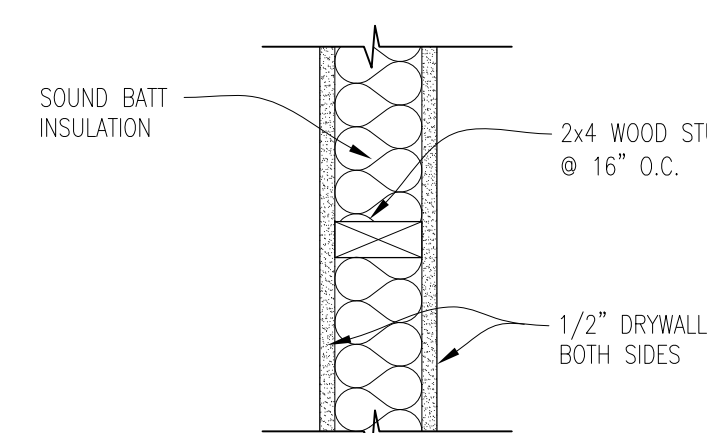
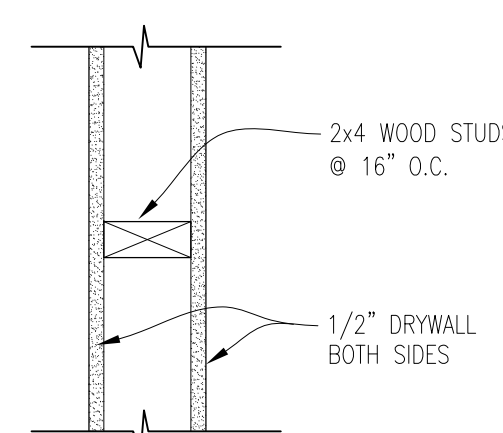
- (A) ALL EXISTING WALLS TO HAVE NEW 1/2" DRYWALL INSTALLED EXCEPT IN THE STAIR ENCLOSURES. THEY SHALL HAVE 5/8" SHEETROCK BRAND FIRECODE C CORE 1 HOUR SA305 B-8 GYPSUM PANELS
- (B) THE CEILING IN THE FIRST AND SECOND FLOOR TO HAVE:
5/8" SHEETROCK BRAND FIRECODE C CORE 1 HOUR SA305 B-8 GYPSUM PANELS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

FIRST FLOOR MECHANICAL GENERAL NOTES

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

FIRST FLOOR PLAN KEYED NOTES

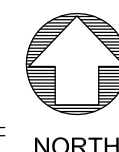
- (1) NEW KITCHEN LAYOUT. SEE THE OWNERS KITCHEN DESIGN PLANS FOR THE DETAILS
- (2) NEW MASTER CLOSET
- (3) NEW MASTER BATHROOM WITH AN ELONGATED RIM COMFORT HEIGHT TOILET, 84" LAVATORY W/ TWO SINKS, SOAKING TUB AND A WALK-IN TILE SHOWER
- (4) NEW BATHROOM WITH AN ELONGATED RIM COMFORT HEIGHT TOILET,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

F INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"E INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"D EXTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"C INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"B INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"A INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"

PROPOSED REMODELING
1851 CHURCH ST
WAUWATOSA, WISCONSIN

DATE:
2-5-2025
REVISION DATE:
3-19-2025

A2-04



- ① NEW KITCHEN LAYOUT. SEE THE OWNERS KITCHEN DESIGN PLANS FOR THE DETAILS
- ② NEW MASTER CLOSET
- ③ NEW MASTER BATHROOM WITH AN ELONGATED RM COMFORT HEIGHT TOILET, 84" LAVATORY W/ TWO SINKS, SOAKING TUB AND A WALK-IN TILE SHOWER
- ④ NEW BATHROOM WITH AN ELONGATED RM COMFORT HEIGHT TOILET, 42" LAVATORY WITH ONE SINK, 60" TUB AND SHOWER UNIT
- ⑤ EXISTING STAIR TO HAVE NEW TREAD FINISHES AND HANDRAIL
- ⑥ NEW WINDOWS IN THE EXISTING OPENINGS.
- ⑦ NEW WINDOWS TO BE CLEARSTORY. SEE THE EXTERIOR ELEVATIONS
- ⑧ EXISTING FIREPLACE TO REMAIN AND INSTALL AN ELECTRIC INSERT
- ⑨ THE EXISTING STAIR ENCLOSURE TO REMAIN. PRESERVE AND REPAIR AS REQUIRED THE ONE HOUR STAIR ENCLOSURE. INSTALL 5/8" SHEETROCK BRAND FIRECODE C CORE 1 HOUR SA305 8-8 GYPSUM PANELS WHERE ANY PLASTER WAS DAMAGED OR REMOVED
- ⑩ NEW WOOD FRENCH DOORS INSTALLED IN THE EXISTING WINDOW LOCATION. THE WALL TO BE CUT UPLOW TO ALLOW FOR THE DOOR OPENING. INSTALL A NEW LINTEL (2) 11 7/8" MICROLAM WITH (2) 2x4 STUD BEARING EACH END. SEE SECTION
- ⑪ THE EXISTING ROOF TO BE REMOVED AND REPLACED. SEE THE EXTERIOR ELEVATIONS AND DETAILS 44-02
- ⑫ NEW COMPOSITE RAILING SYSTEM. SEE THE EXTERIOR ELEVATIONS





Wauwatosa, WI

Staff Report

7725 W. North Avenue
Wauwatosa, WI 53213

File #: 25-0481

Agenda Date: 3/20/2025

Agenda #: 3.

11500 North Avenue - More than Bourbon - Exterior Remodel



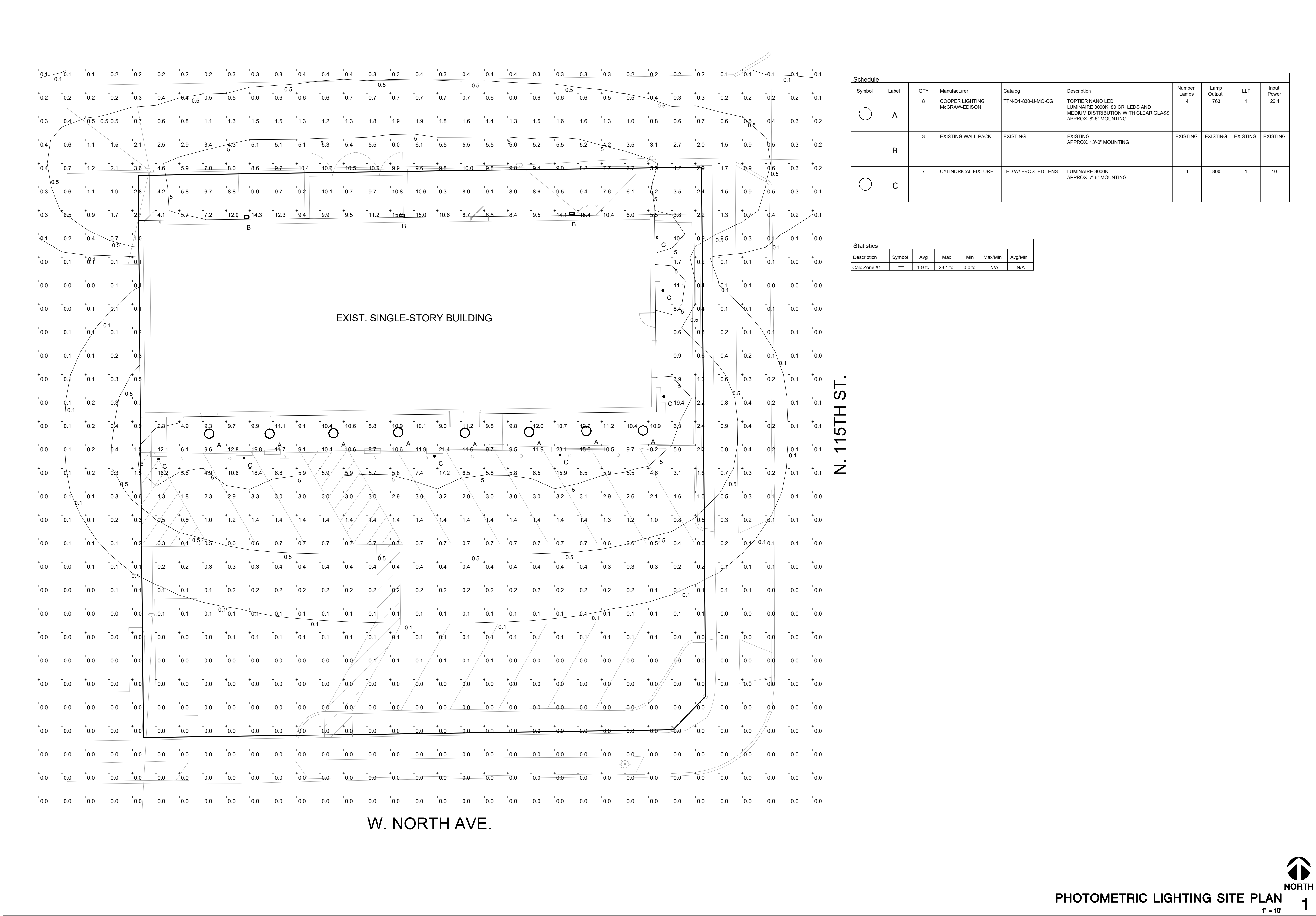
PROPOSED SOUTH ELEVATION



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



PROPOSED EAST ELEVATION



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

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

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

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

Project:

REV. #

REV. DATE

REV. BY:

DESCRIPTION

DESIGN REVIEW BOARD SUBMITAL

03/11/25

DRAWING
TITLE:

PHOTOMETRIC
LIGHTING
SITE PLAN

Date: 03/04/25

Scale: NOTED

Drawn: AM

Job: 24-091

Sheet:

THIS
BOX IS
1/2" x 1/2"


PSP1.1

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

FULL SIZE PRINT = 24" x 36" SHEET

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NORTH
1" = 10'

PHOTOMETRIC LIGHTING SITE PLAN
1

SITE DEVELOPMENT PLANS FOR
MORE THAN BOURBON
11504 W North Ave,
Wauwatosa, WI 53226

DEVELOPMENT OWNER

MR. SUKHLAL GILL
SG LLC
11728 WEST NORTH AVENUE
WAUWATOSA, WI 53226
(414) 204-9977
sukhlalgill@gmail.com

CIVIL ENGINEER/LANDSCAPE ARCHITECT:

raSmith

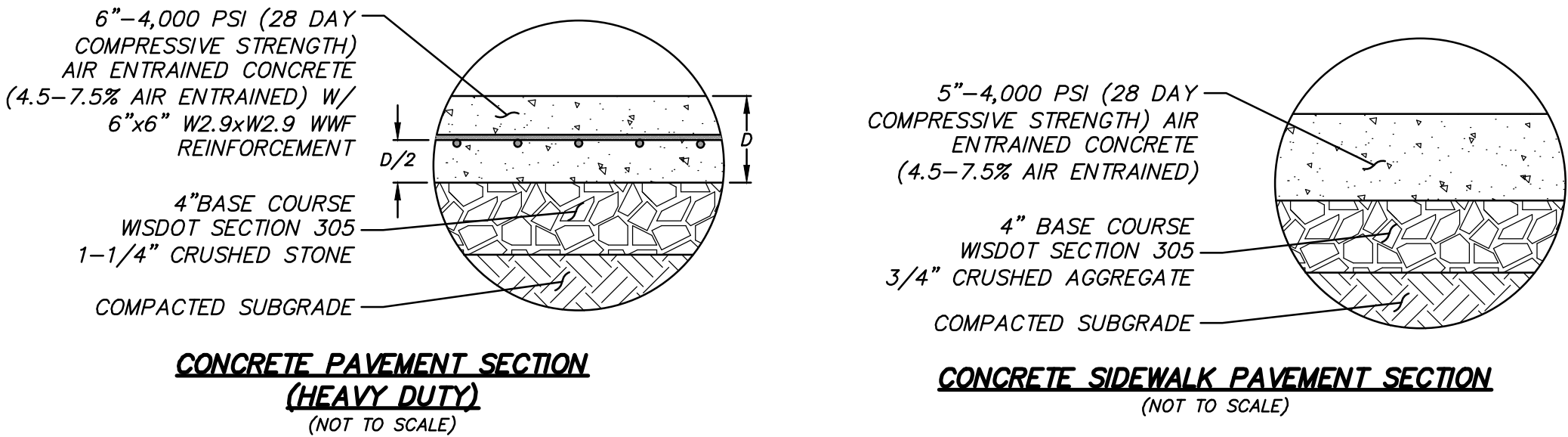
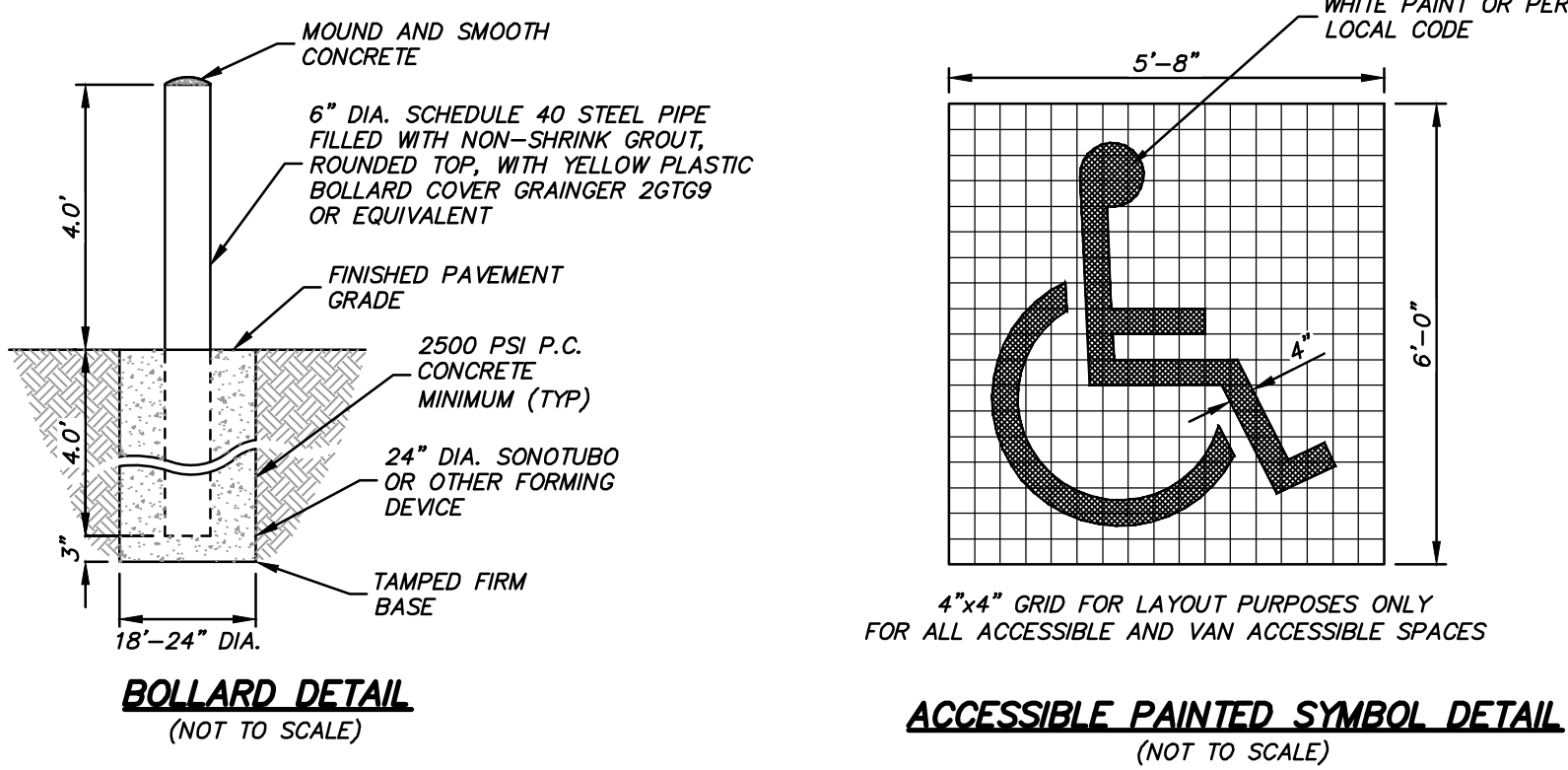
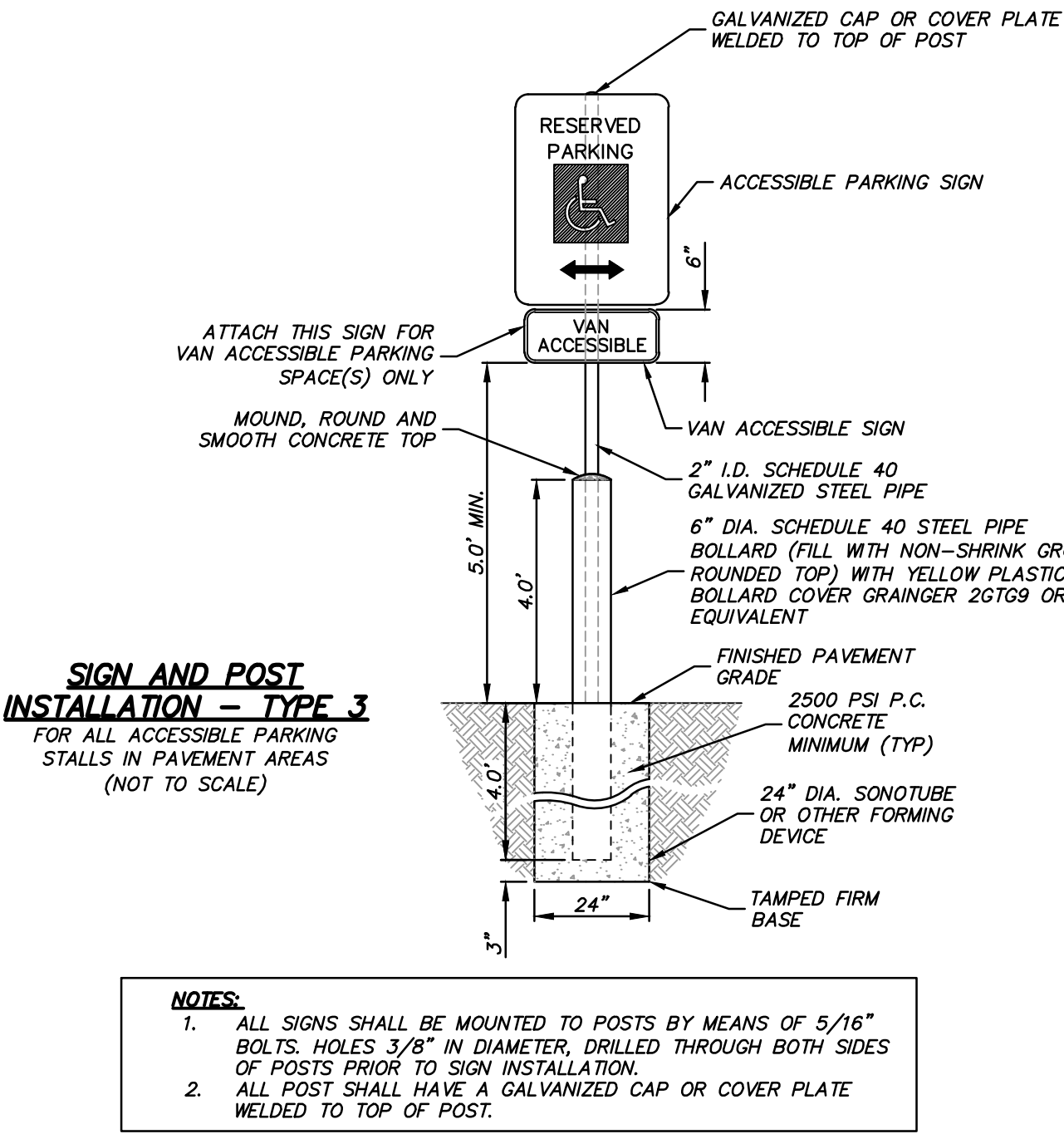
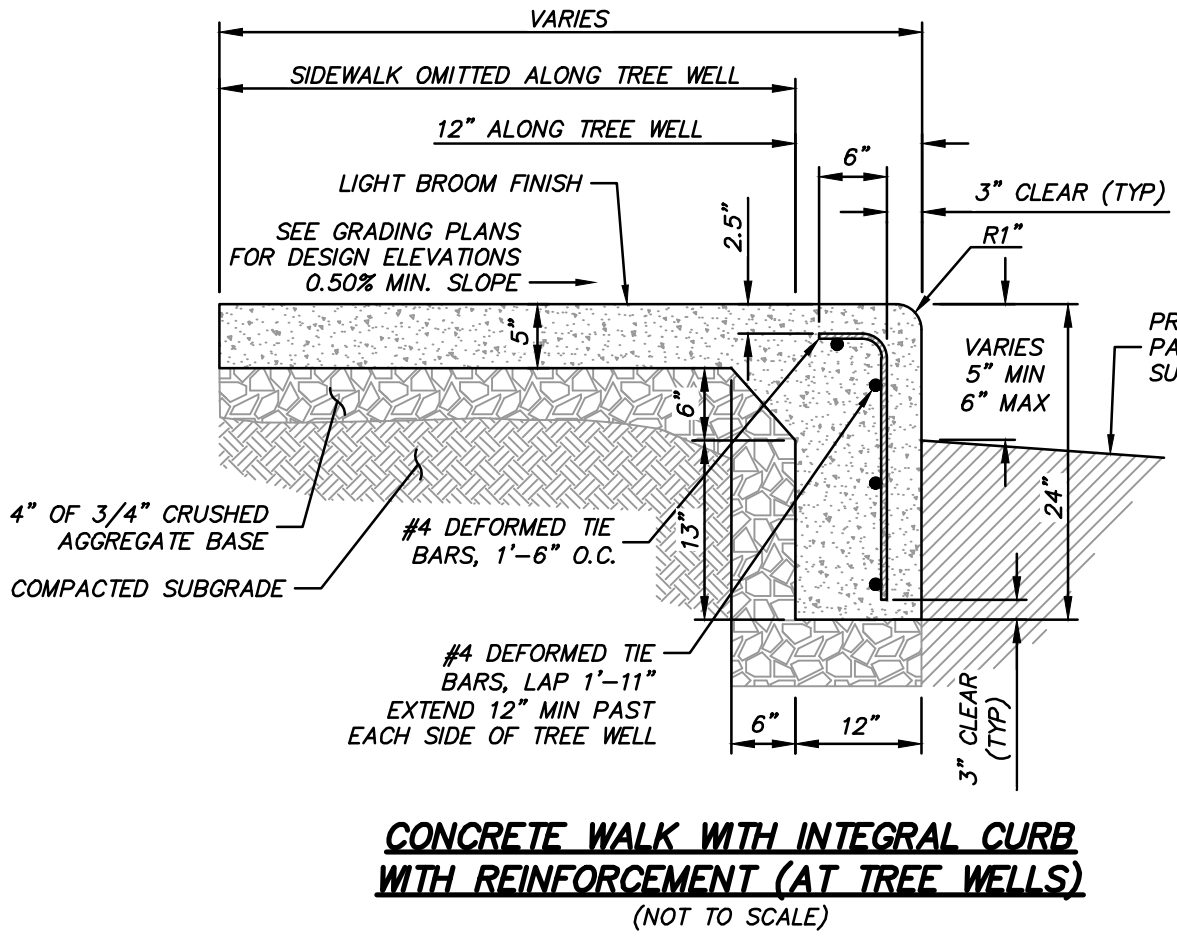
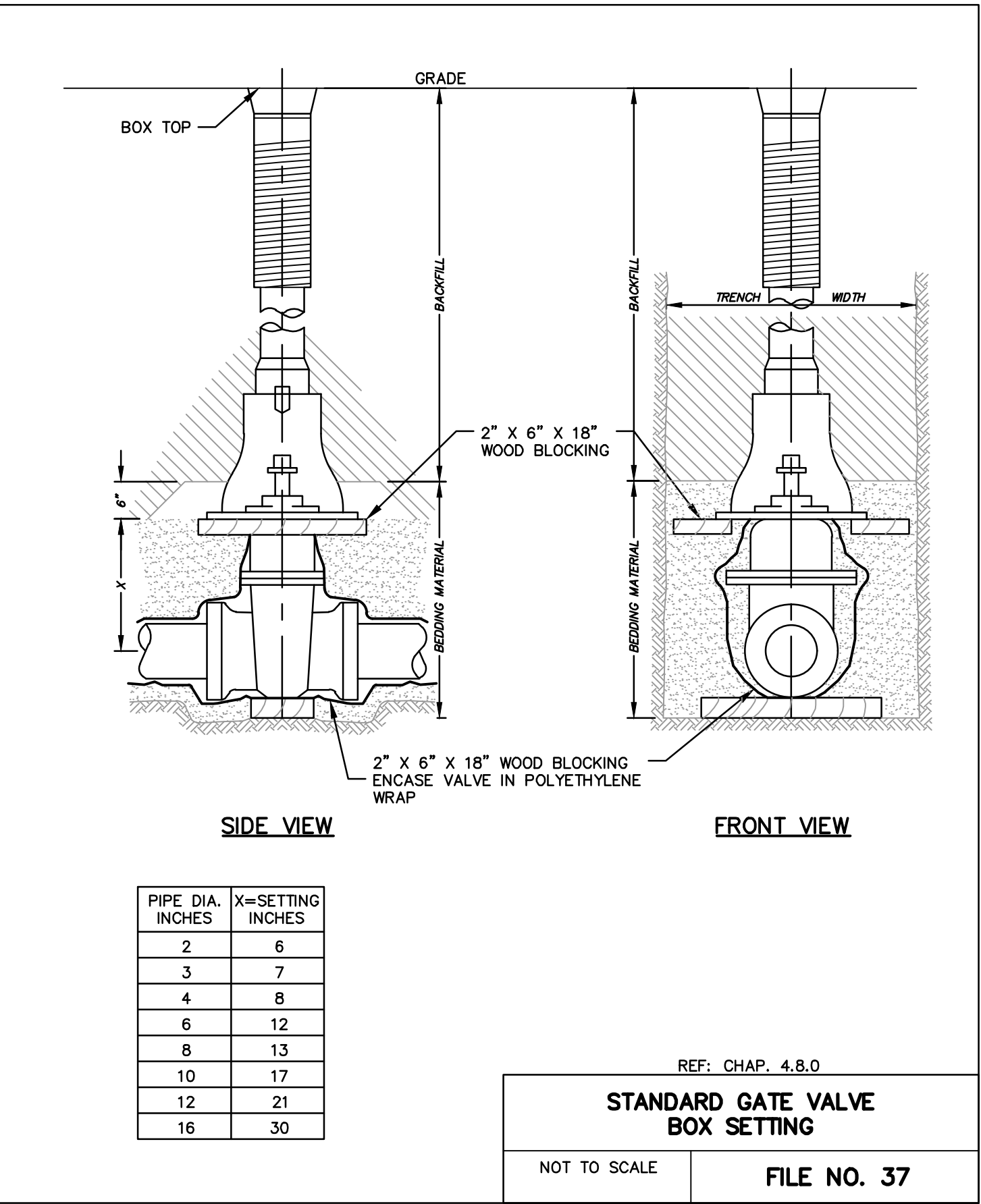
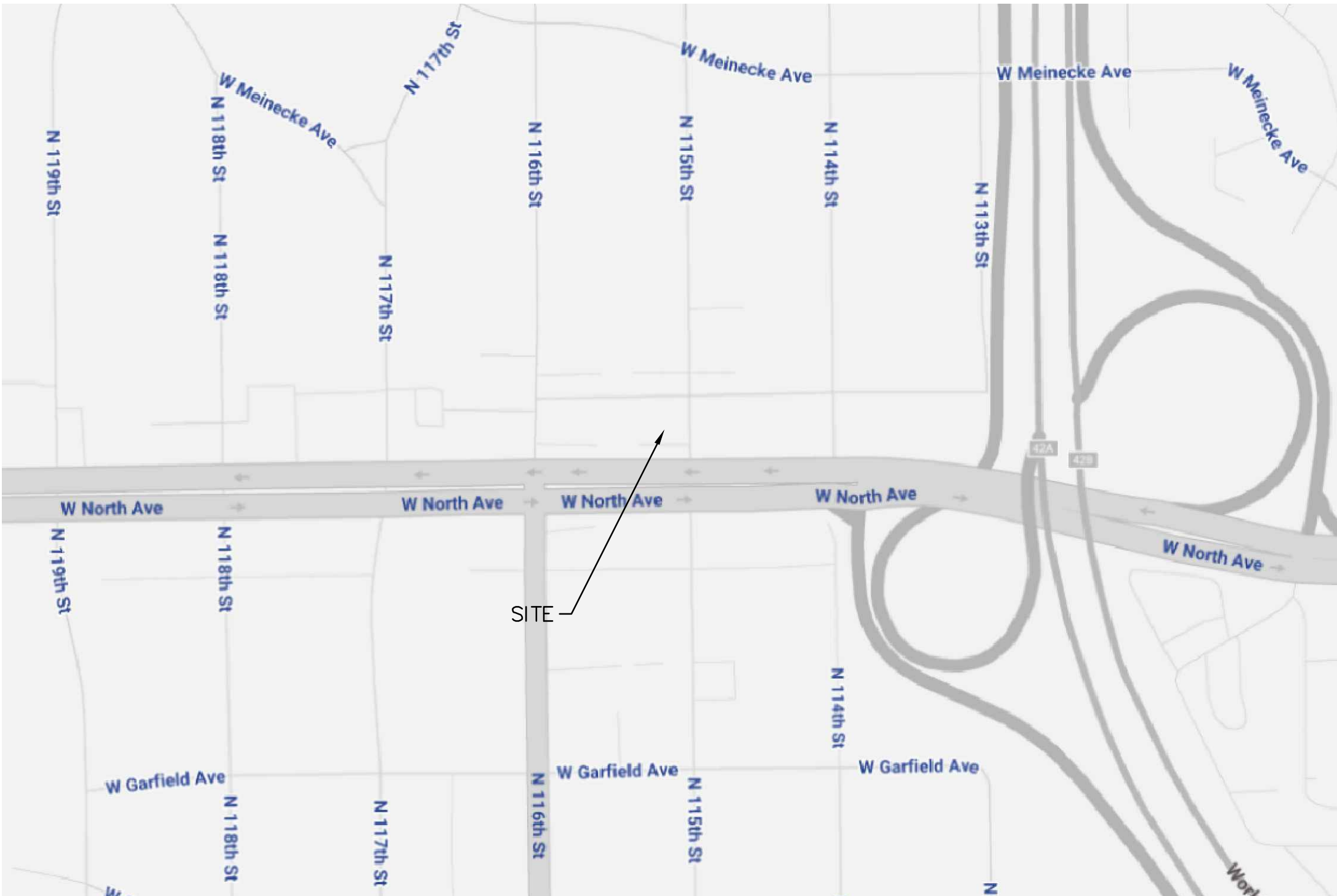
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

PROJECT MANAGER: CHRISTOPHER B WHITE, P.E.
262-317-3286
CHRISTOPHER.WHITE@RASMITH.COM

ARCHITECT:

PETER OGOREK
PERSPECTIVE DESIGN, INC.
11525 W NORTH AVE
WAUWATOSA, WI 53226
302-1780 X203
pogorek@pdi-arch.com



NOTE: ALL PAVEMENT SECTIONS ARE FOR REPRESENTATIVE PURPOSES ONLY. CONTRACTOR TO CONFIRM FINAL DESIGN WITH OWNER

PLAN DATE: 3/6/2025

REVISIONS	ISSUE DATE	SHEET NO.'S	REASON

PLAN INDEX	
DESCRIPTION	
C000	TITLE AND DETAIL SHEET
-	EXISTING CONDITIONS SURVEY (BY OTHERS)
C010	SPECIFICATIONS
C100	DEMO PLAN
C200	SITE IMPROVEMENT PLAN
C300	GRADING PLAN

PLAN PREPARED BY:
CHRISTOPHER WHITE, P.E.
raSmith
(262) 317-3286
christopher.white@rasmith.com

CHRISTOPHER WHITE
REGISTERED ENGINEER

E-45676-6
NUMBER

3/6/2025
DATE

811

Know what's below.
Call before you dig.

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DESCRIPTION

DATE

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

raSmith

CREATIVITY BEYOND ENGINEERING

MORE THAN BOURBON
WAUWATOSA, WI

TITLE AND DETAIL SHEET

FOR MUNICIPAL
REVIEW ONLY

NOT FOR
CONSTRUCTION

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R.A. Smith, Inc.

DATE: 3/6/2025

SCALE: N.T.S.

JOB NO. 3250041

PROJECT MANAGER:
CHRISTOPHER WHITE, P.E.

DESIGNED BY: CBW

CHECKED BY: CBW

SHEET NUMBER

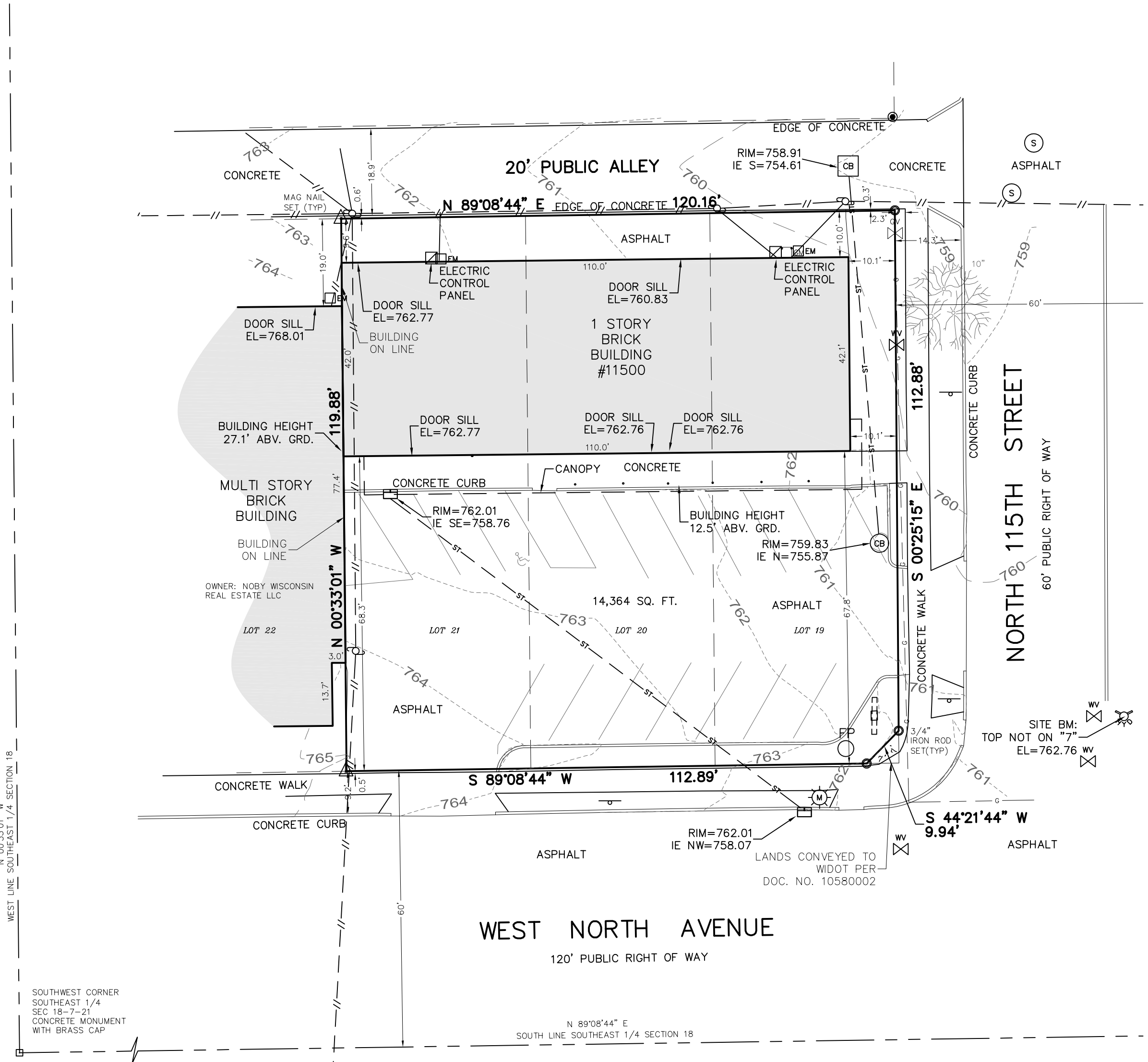
C000



CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM



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



- LEGAL DESCRIPTION**
- LOTS 19, 20 & 21 IN BLOCK 10 OF WASHINGTON GARDENS NO. 2, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.
- EXCEPTING THEREFROM THOSE LANDS AS DESCRIBED IN DOCUMENT NO. 10580002
- NOTES**
- SUBJECT PROPERTY ZONED: C2 – GENERAL COMMERCIAL.
 - SETBACKS BASED ON CITY OF WAUWATOSA ZONING CODE AND ARE AS FOLLOWS: FRONT SETBACK – 10 FEET
STREET SIDE SETBACK – 5 FEET
INTERIOR SIDE SETBACK – 3 FEET
REAR – 10 FEET
MAX HEIGHT – NONE.
 - LEGAL DESCRIPTION FROM DOCUMENTS.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55079C0066F, WITH A DATE OF IDENTIFICATION OF OCTOBER 24, 2024, IN COMMUNITY NO. 550284, CITY OF WAUWATOSA, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - PROJECT BENCHMARK – CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 18–6–21. TOP OF MONUMENT – 769.62.
 - SITE BENCHMARK – HYDRANT AT THE NORTHEAST CORNER OF THE INTERSECTION OF W. NORTH AVE. & N. 115TH ST. EL – 762.76.
 - ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).
 - ALL BEARINGS REFER TO THE WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY.

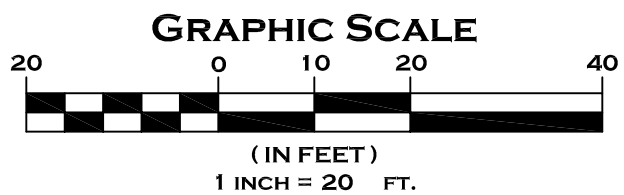
I, MICHAEL J. BERRY, P.L.S. 2545, CERTIFY THAT THIS PROPERTY SURVEY COMPLIES WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOVEMBER 12, 2024
DATE

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



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



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

DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

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

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

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

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

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

31 20 00 – EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATION OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD CONDITIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE COMPLETED PRIOR TO ANY EARTHWORK.
6. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
7. INCIDENTAL AND SHALL BE INCLUDED WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
8. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
9. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED, DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
10. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF SIX INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN.
11. TOPSOIL IN PARKING USE AREAS SHALL BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18 INCHES. FINISH GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH, CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. SPECIFICATIONS IS THE PROPERTY OF THE OWNER OR HIS REPRESENTATIVES SHALL BE KEPT AVAILABLE TO ALLOWED ACCESS TO ALL PART OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE, TO MAKE A CORRECT DETAIL OF THE PROJECT.
4. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE SPECIFICATIONS.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE SPECIFICATIONS.
6. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE SPECIFICATIONS.
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED, DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 8.30 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF AREAS OF SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
13. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
14. ALL SEEDING AREAS SHALL BE FERTILIZED AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ASPHALT PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW SHALL BE FORMATTED USING WISDOT MIX DESIGN STANDARD DATA INPUT FORM/REPORT 249.
4. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
5. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.
6. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
7. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE, AND INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
8. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4-INCH FOR SURFACE COURSE (NO MINUS).
9. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
10. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
11. FINAL ASPHALT SURFACE SHALL BE MAINTAINED WITH A 1/8-INCH TOLERANCE AS DETERMINED BY USE OF A 14-FOOT STRAIGHTEDGE APPLIED LONGITUUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
12. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
13. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 – CONCRETE PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
 - a. SECTION 405– COLORED AND STAMPED CONCRETE PAVING
 - b. SECTION 415– CONCRETE PAVEMENT
 - c. SECTION 416– CONCRETE PAVEMENT REPAIR
 - d. SECTION 601– CONCRETE CURBING
 - e. SECTION 602– CONCRETE SIDEWALK AND PATIO PAVING
5. CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
6. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
7. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C84 / C94M.
8. AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.

DIVISION 32 – EXTERIOR IMPROVEMENTS

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

32 17 00 – PAVEMENT MARKING

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

32 30 00 – RETAINING WALLS

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

DIVISION 33 – UTILITIES

33 10 00 – WATER DISTRIBUTION

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE WATER DISTRIBUTION SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE NR 811, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW.
4. ALL PRIVATE WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW.
5. POLYVINYL CHLORIDE (PVC) PIPE SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900 WITH INTEGRAL ELASTOMERIC BELL AND GASKET JOINTS CONFORMING WITH SECTION 8.2.0 OF SSSWCW.
6. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 150 CONFORMING TO AWWA C151 WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 8.1.0 OF SSSWCW.
7. POLYETHYLENE TUBING SHALL BE SDR 9 IN ACCORDANCE WITH SECTION 8.2.4 OF SSSWCW AND CONFORM TO AWWA C900.
8. COPPER TUBING SHALL BE TYPE "K" IN ACCORDANCE WITH SECTION 8.2.4.0 OF SSSWCW AND CONFORM TO ASTM B88.
9. BALL VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.3.0.0 OF SSSWCW AND CONFORM TO AWWA C800 AND ASTM B62.
10. GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.2.7.0 OF SSSWCW AND CONFORM TO AWWA C500.
11. BUTTERFLY VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.2.8.0 OF SSSWCW AND CONFORM TO AWWA C504.
12. VALVE BOXES SHALL BE IN ACCORDANCE WITH SECTION 8.2.9.0 OF SSSWCW AND CONFORM TO ASTM A48. VALVE BOXES SHALL BE SIZE 20, STEEL TYPE 3, PIPES ASSIGNED WITH COVERS MARKED "WATER". ALL VALVE BOXES SHALL BE SET TO PROPOSED GRADE, TRULY VERTICAL, AND SUPPORTED BY USE OF ADAPTOR.
13. HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION 8.2.6.0 OF SSSWCW AND CONFORM TO AWWA C502. PUMPER NOZZLE SHALL BE PERPENDICULAR AND ORIENTED TOWARDS THE PAVEMENT. HYDRANTS SHALL BE ATTACHED BY MEANS OF HOSE AND HAVE A GROUND LINE TO CENTER DISTANCE OF 18 TO 21 INCHES.
14. FITTINGS SHALL BE CLASS 150 IN ACCORDANCE WITH SECTION 8.2.2.0 OF SSSWCW, CONFORMING TO AWWA C110, AND PROVIDED WITH MECHANICAL JOINTS.
15. MECHANICAL JOINTS SHALL BE MADE WITH "COR TEN" NUTS AND BOLTS, OR CORROSION-RESISTANT EQUIVALENTS CONFORMING TO AWWA C111.
16. POLYETHYLENE WRAP SHALL BE IN ACCORDANCE WITH SECTION 8.21.0 OF SSSWCW AND PROVIDED FOR ALL METAL PIPES AND FITTINGS.
17. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH SECTION 4.3.1.3 OF SSSWCW AND PROVIDED FOR ALL BENDS, CAPS, PLUGS, AND TEES.
18. TRENCH SECTION SHALL BE IN ACCORDANCE WITH FILE NO. 36 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE 48 INCHES.
19. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.4.3.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
20. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.5 OF SSSWCW BENEATH GREENSPACE AREAS, UNLESS ALTERNATIVE COMPACTION IS RECOMMENDED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
21. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
22. TRACER WIRE SHALL BE BLUE AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 400 FEET.
23. PROPOSED WATER SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
24. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF BENDS REQUIRED TO COMPLETE CONSTRUCTION, WHICH SHALL BE INCIDENTAL AND INCLUDED IN THE COST OF WORK.
25. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO FINISHED SURFACE.
26. THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING. HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH SECTION 4.15.0 OF SSSWCW. DISINFECTION SHALL BE IN ACCORDANCE WITH SECTION 4.16.0 OF SSSWCW AND CONFORM TO AWWA C651. WATER MAINS SHALL BE FLUSHED AND TESTED IN THE PRESENCE OF THE WATER UTILITY OPERATOR.

33 30 00 – SANITARY SEWERAGE

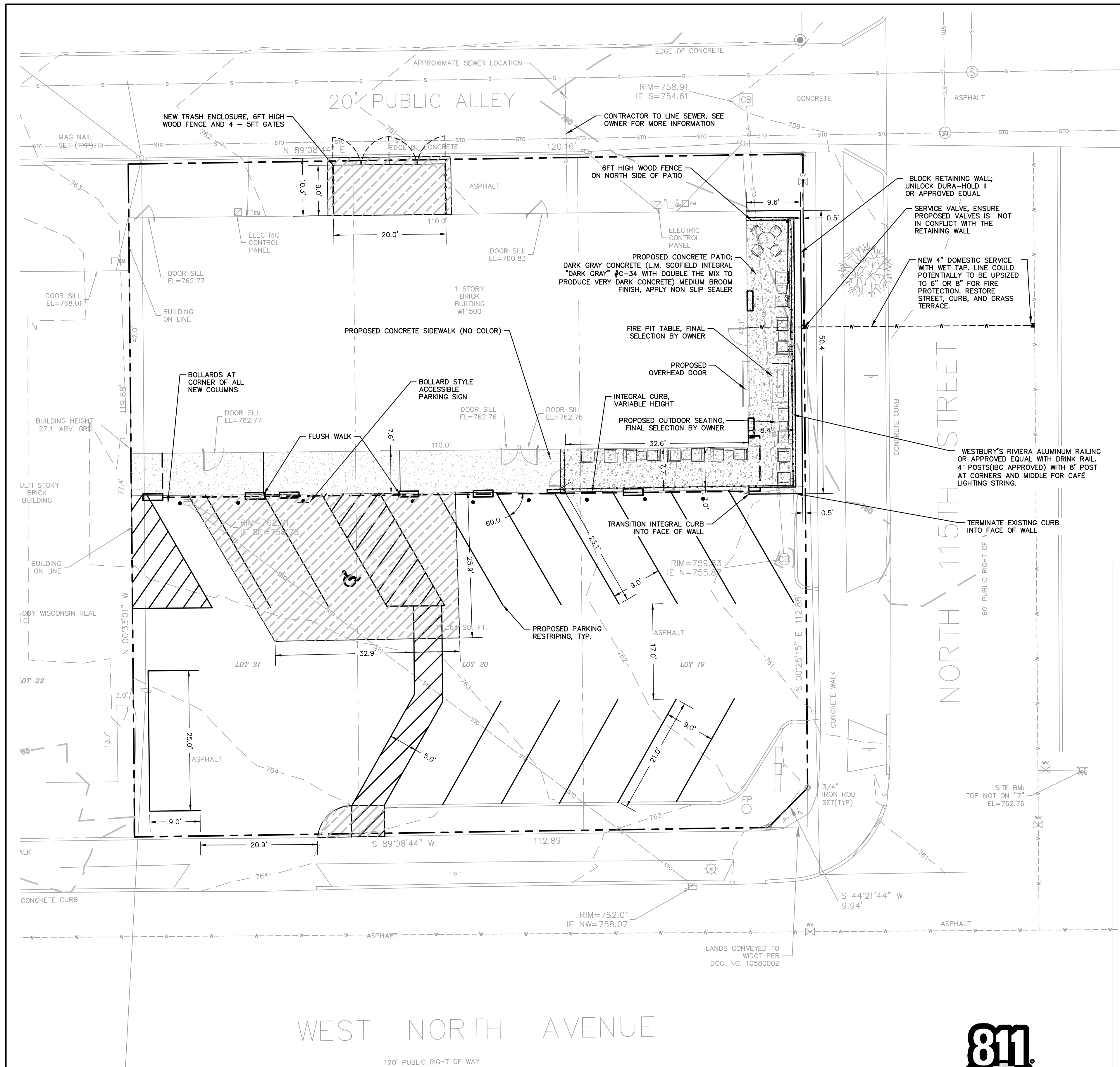
1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE NR 110, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW.
4. ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW.
5. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET, AND SHALL BE SDR 18 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH PUSH-ON RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTIONS 8.10.0 AND 8.41.4 OF SSSWCW.
6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
7. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
8. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.4.3.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
9. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.5 OF SSSWCW BENEATH GREENSPACE AREAS, UNLESS ALTERNATIVE COMPACTION IS RECOMMENDED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR ALL BUILDING SANITARY SERVICE PIPES. UNLESS NOTED OTHERWISE.

DIVISION 33 – UTILITIES

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

33 40 00 – STORMWATER DRAINAGE

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW.
4. ALL PRIVATE STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382 AND MUNICIPALITY DEVELOPMENT STANDARDS.
5. REINFORCED CONCRETE PIPE (RCP) AND END SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 8.6.0 OF SSSWCW AND CONFORM TO ASTM C76 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM C443. UNLESS NOTED OTHERWISE, 12 INCH DIAMETER PIPE SHALL BE CLASS V, 15-INCH DIAMETER PIPE SHALL BE CLASS IV, AND 18-INCH DIAMETER PIPE AND LARGER SHALL BE CLASS III.
6. CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE CONFORMING TO ASTM A760.
7. HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE ADS N12 M1 WB PIPE CONFORMING TO ASTM F2648 WITH WATER-TIGHT JOINTS CONFORMING TO ASTM D3212, GASKETS CONFORMING TO ASTM F477 AND FITTINGS CONFORMING TO ASTM F2306.
8. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212.
9. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
10. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VER



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LEGEND


	PROPERTY LINE
	PROPOSED 18" CURB & GUTTER
	PROPOSED WATER MAIN
	PROPOSED CONCRETE SIDEWALK (DARK GRAY)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE

GENERAL NOTES:

- EXISTING TOPOGRAPHY OBTAINED BY CSE ON 11/12/24
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF WALUWATOSA, WI EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
- ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.



GRAPHIC SCALE



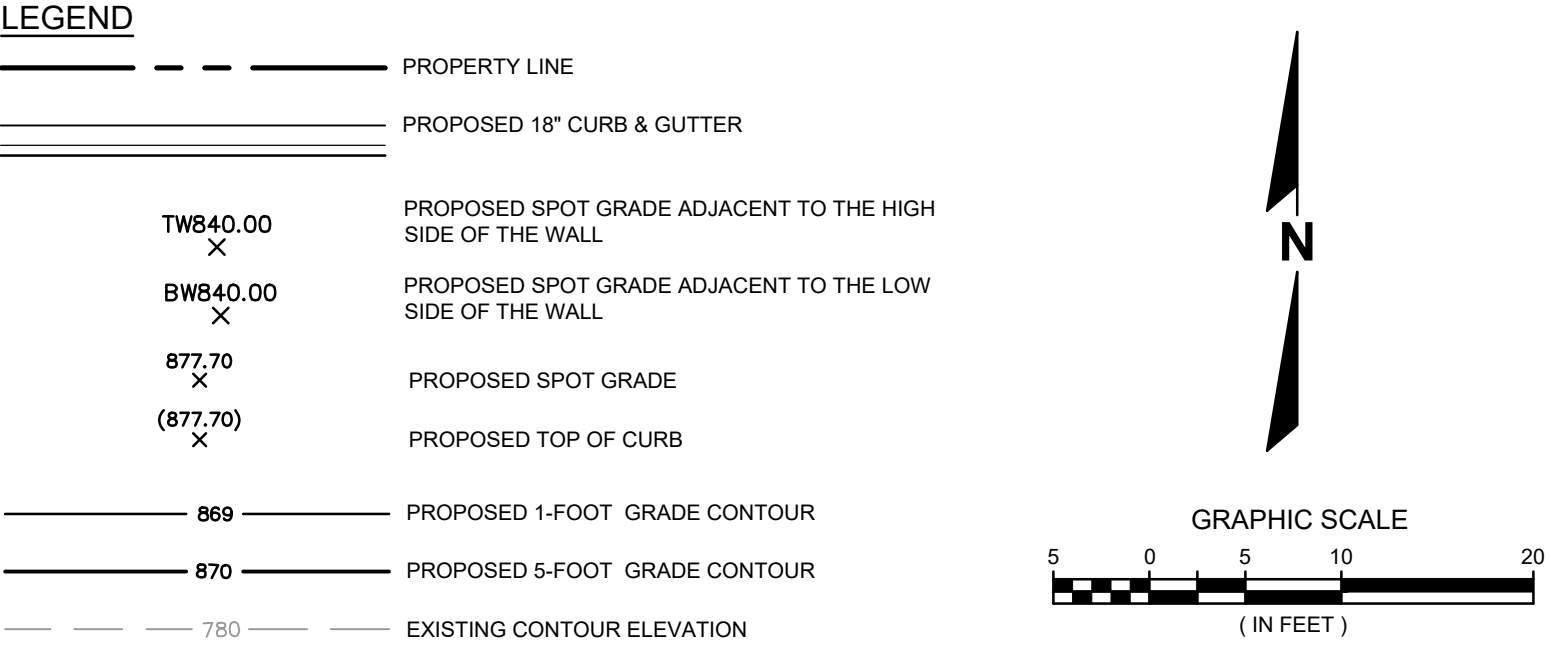
(IN FEET)

PARKING STATISTICS	
REGULAR STALLS	15
ADA STALLS	1
TOTAL	16


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

LANDSCAPE PLAN (BY OTHERS):

[illegible]



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

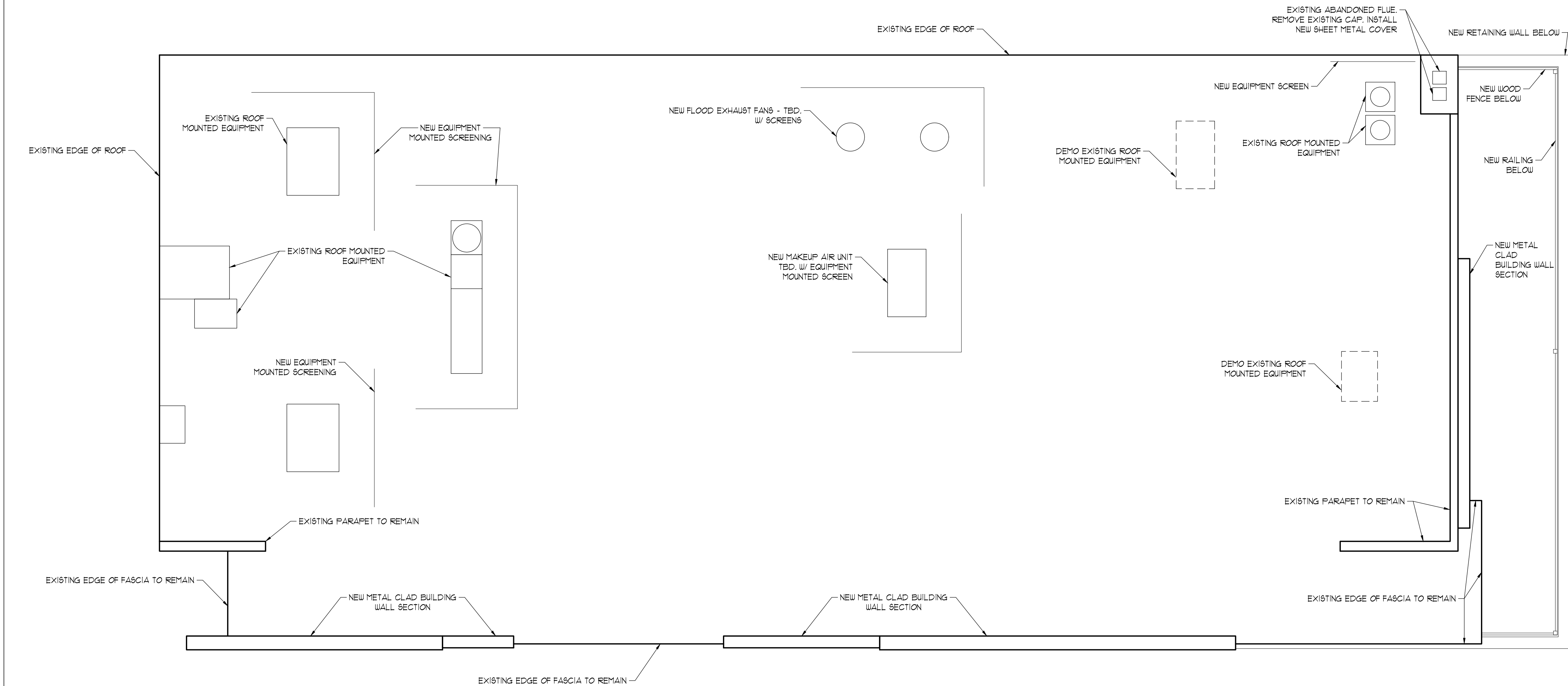
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com		DATE	DESCRIPTION
 CREATIVITY BEYOND ENGINEERING			
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Oscarburg, WI Naperville, IL Irvine, CA			
MORE THAN BOURBON WAUWATOSA, WI		GRADING PLAN	
FOR MUNICIPAL REVIEW ONLY NOT FOR CONSTRUCTION			
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DATE: 3/6/2025			
SCALE: 1" = 10'			
JOB NO. 3250041			
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.			
DESIGNED BY:			
CHECKED BY:			
SHEET NUMBER			
C300			



Know what's **below**.
Call before you dig.

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PROPOSED ROOF PLAN
3/16" = 1' - 0"



1

FULL SIZE PRINT = 24" x 36" SHEET

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DRAWING
TITLE:

PROPOSED
ROOF PLAN

Date: 03/04/25

Scale: NOTED

Drawn: AM

Job: 24-091

Sheet:

A1.4



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

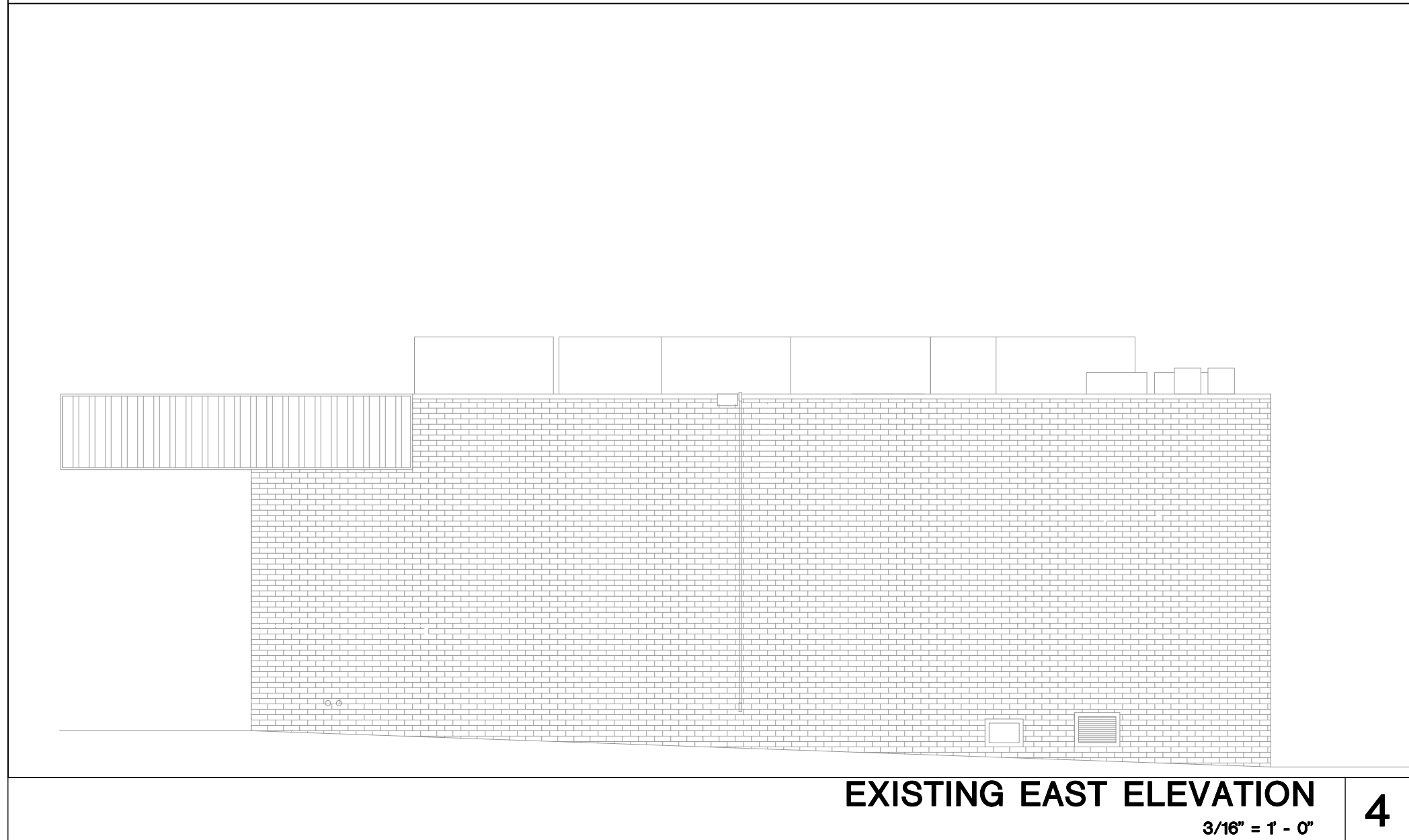
**Alteration For:
More Than Bourbon**
11500 W. North Ave
Wauwatosa, WI 53226

Project:

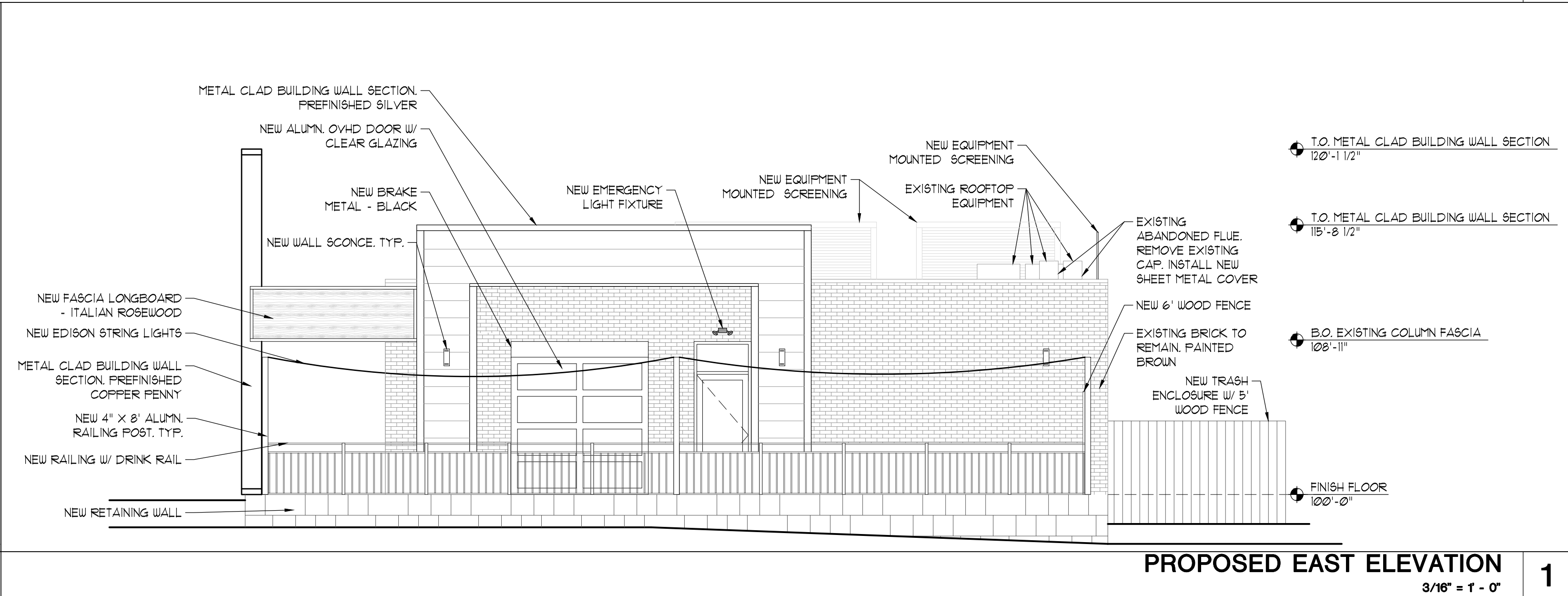
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	03/11/25	DESIGN REVIEW BOARD SUBMITTAL	

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

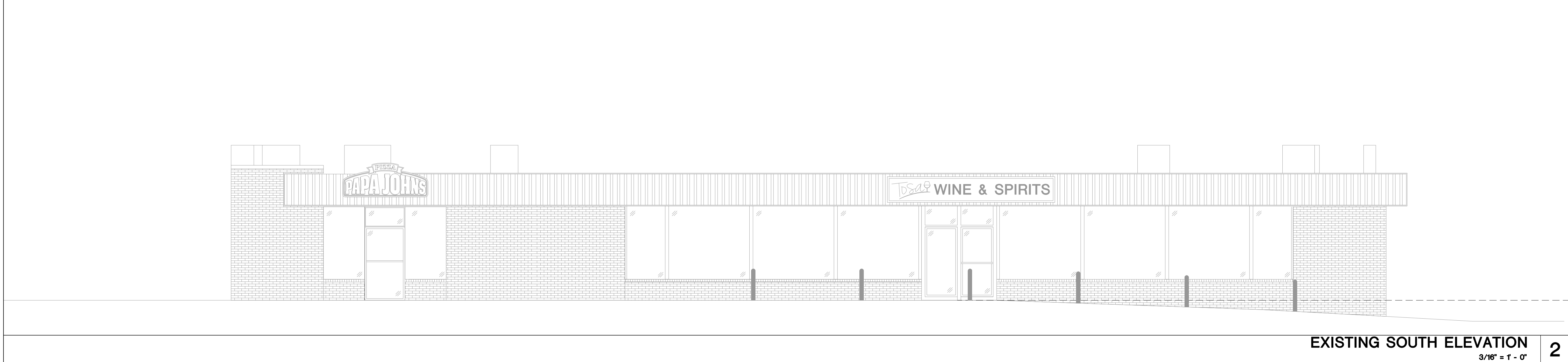
NOT FOR CONSTRUCTION



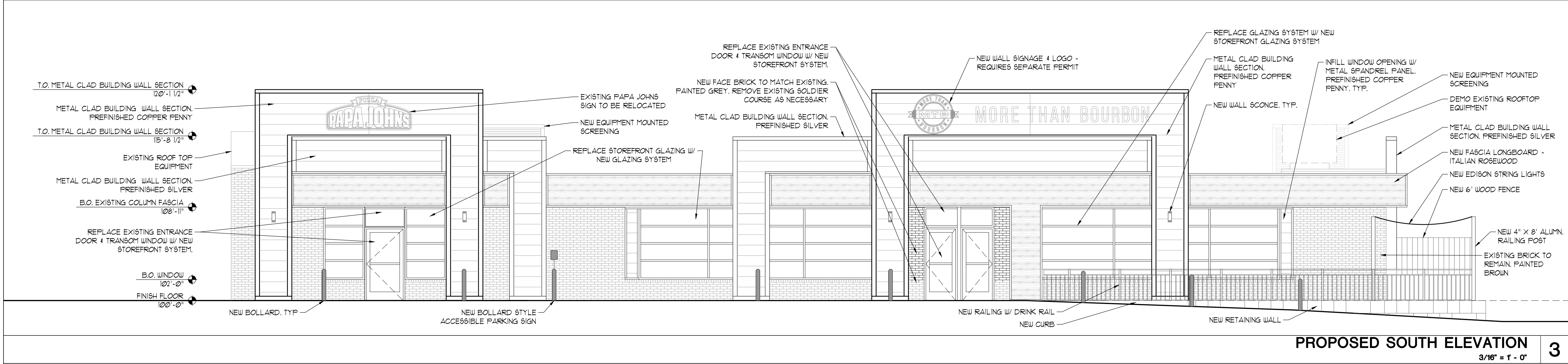
EXISTING EAST ELEVATION
3/16" = 1' - 0"



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




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



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

FULL SIZE PRINT = 24" x 36" SHEET

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Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

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

Project:

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

DRAWING TITLE: EXISTING, DEMO AND PROPOSED SOUTH AND EAST ELEVATIONS

Date: 03/04/25

Scale: NOTED

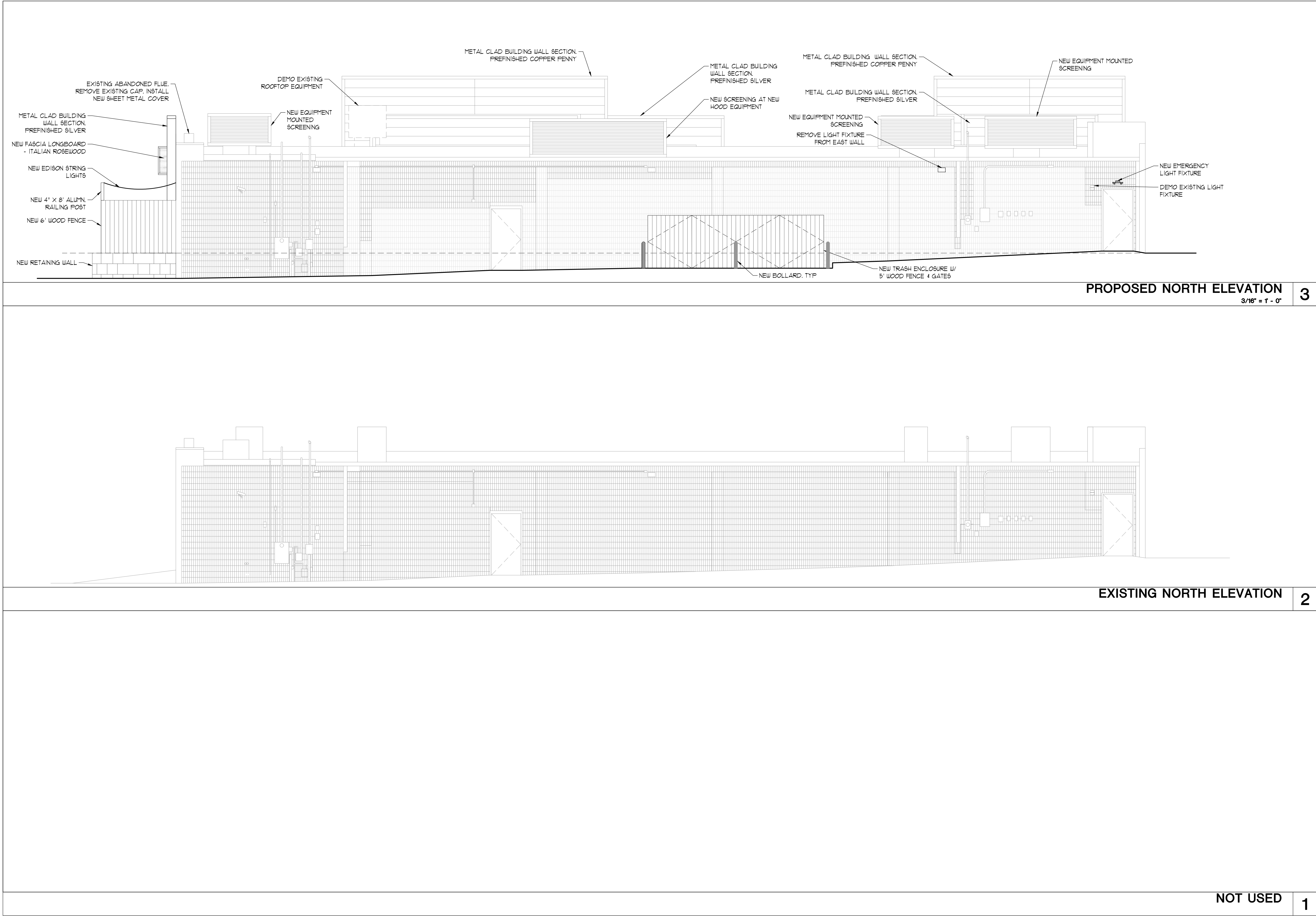
Drawn: AM

Job: 24-091

Sheet: **A2.1**


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FULL SIZE PRINT = 24" x 36" SHEET

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DRAWING
TITLE:

EXISTING, DEMO
AND PROPOSED
SOUTH AND
EAST
ELEVATIONS

Date:

03/04/25

Scale:

NOTED

Drawn:

AM

Job:

24-091

Sheet:

A2.2

THIS
BOX IS
1/2" x 1/2"

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

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

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

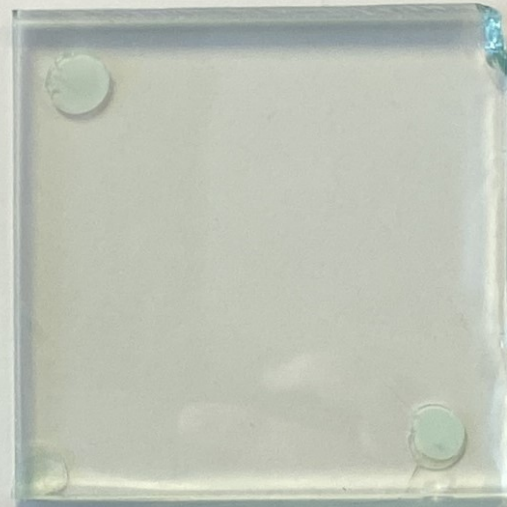
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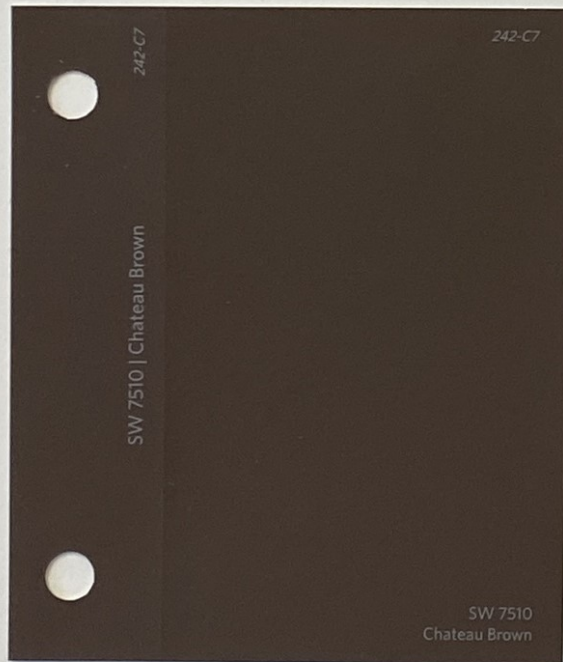
27



Metal Siding
Longboard
Color: Italian Rosewood



Clear Glazing



Painted Brick Color
Sherwin Williams
Color: Chateau Brown



Window Frame
Color: Clear anodized





PERSPECTIVE DESIGN, INC.

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

More Than Bourbon



11500 W North Ave
Wauwatosa, WI 53226

Building Alteration

March 11, 2025

Supporting Documents for Design Review Boards

C O M M E R C I A L A R C H I T E C T S

Existing Building Photographs



View from the South (North Ave)



View from the East (115th ST)



View from the North (Alley)

Proposed Materials



Aluminum Storefront frame - Clear Anodized



Metal panel - Copper Penny



Metal panel - Silver



Longboard fascia - Italian Rosewood



Existing brick - painted



Glazing - clear glass

Proposed Sconce



Proposed sconce at public areas

Proposed Soffit Light



Existing soffit lights to be replaced with new soffit light

Proposed LED Sconce



Salvage security light from east façade for reuse on north facade

Proposed Overhead Door

OPTIONS

PANEL OPTIONS



FRAME/SOLID PANEL COLOR OPTIONS



CUSTOM PAINT OPTIONS

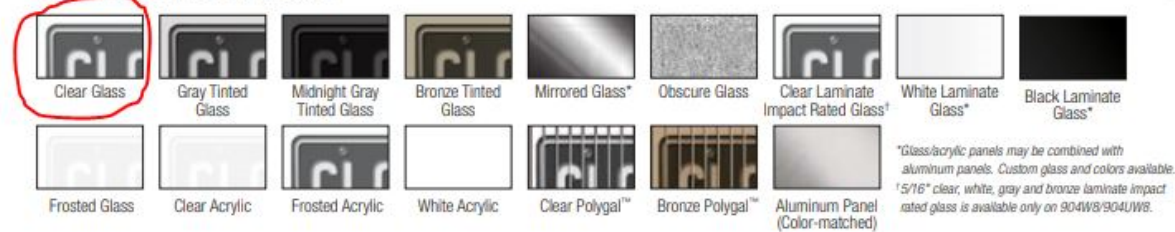
Color Blast® finish paint system or RAL Powder Coating give you thousands of color options for endless upgrades. See your Clopay Dealer for details.



Model 904U not available with RAL Powder Coat finish.



GLASS/PANEL OPTIONS



PERFORMANCE OPTIONS

HEAVY-DUTY HARDWARE

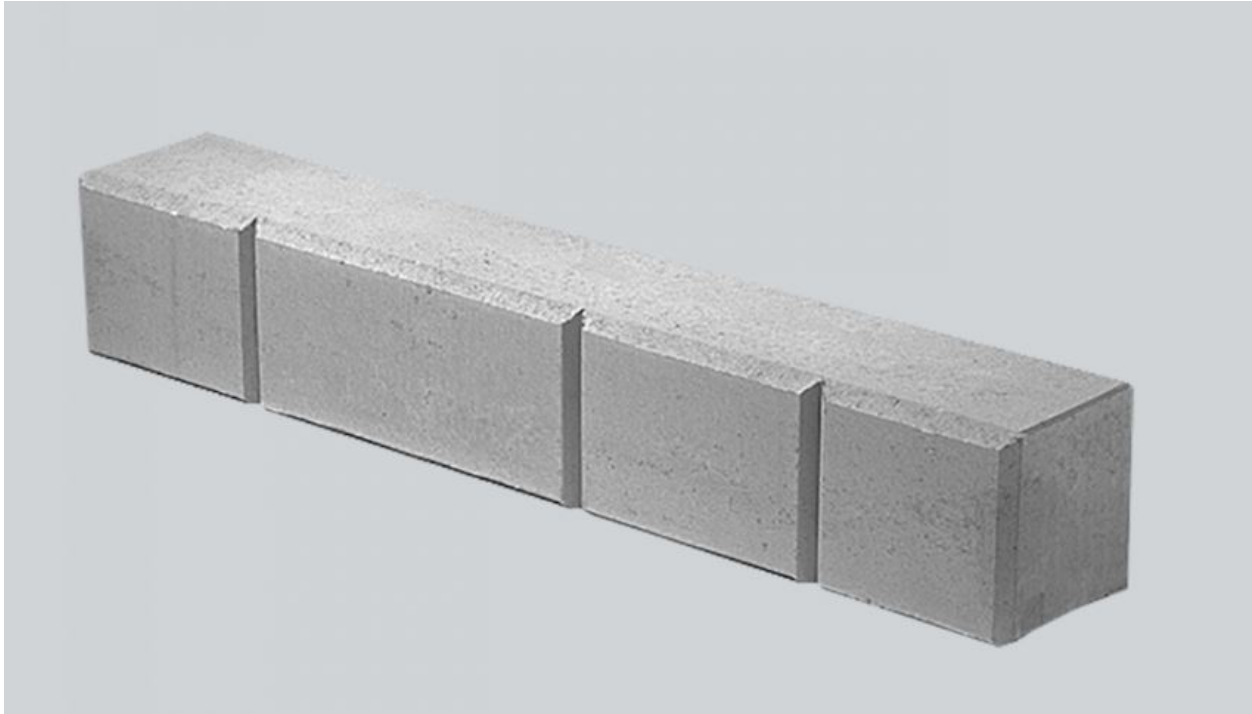


SPECIALTY PRODUCTS



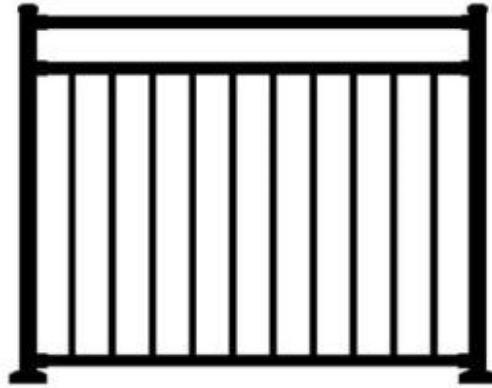
Proposed overhead door at east elevation

Proposed Retaining Wall



Proposed retaining wall at patio

Proposed Railing



Proposed railing at patio with drink rail



Proposed drink rail



Satin Black

Proposed rail color

Proposed Fence



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

Proposed Screening



Proposed roof screening – Shadow Gray color

Proposed Fire Pit



Proposed fire pit at patio



Wauwatosa, WI

Staff Report

7725 W. North Avenue
Wauwatosa, WI 53213

File #: 25-0482

Agenda Date: 3/20/2025

Agenda #: 4.

1033 N Mayfair Rd - GI Associates - Exterior Remodel

GI ASSOCIATES - MAYFAIR IMPROVEMENTS

1033 N. MAYFAIR RD, WAUWATOSA, WI 53226

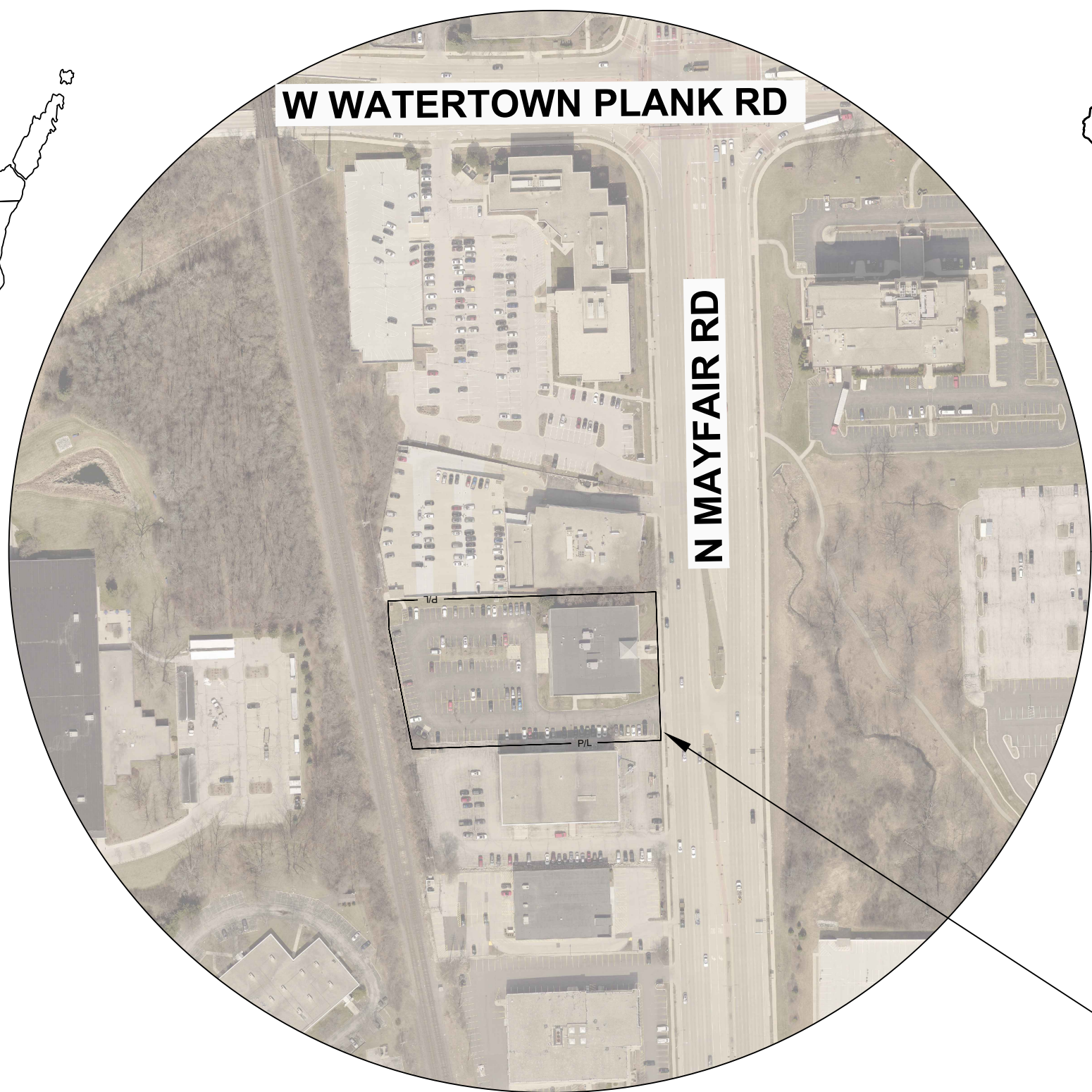
CIVIL ENGINEERING & LANDSCAPE PLANS

PREPARED BY:

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

SITE LOCATION MAP:

NOT TO SCALE



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

CITY SUBMITTAL: MARCH 11, 2025



CALL DIGGERS HOTLINE
1-800-242-8511
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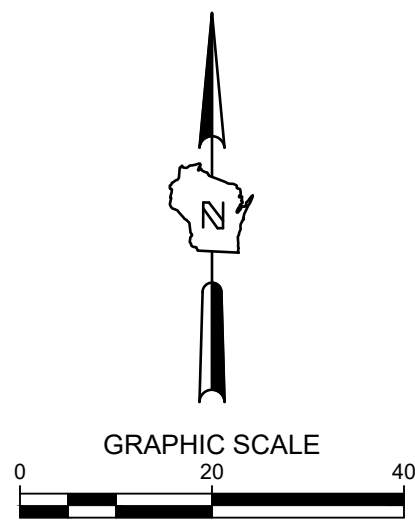
WIS. STATUTE 182.07(2)(b) (1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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

LEGEND:	
	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
	OVERHEAD UTILITY LINE
	ELECTRIC
	TELEPHONE
	FIBER OPTIC
	CABLE TV
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	WATER MAIN
	GAS
	EXISTING CONTOUR
	WETLAND
	FLOODPLAIN
	UNKNOWN MANHOLE
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	MMSD MANHOLE
	TELEPHONE MANHOLE
	CLEANOUT
	CATCH BASIN
	CATCH BASIN (ROUND)
	ROOF DRAIN
	CULVERT END
	HYDRANT
	WATER VALVE
	GAS VALVE
	GAS METER
	ELECTRIC METER
	UTILITY PEDESTAL
	HANDHOLE
	VENT
	IRON PIPE FOUND/SET
	REBAR FOUND/SET
	CHISELED CROSS FOUND/SET
	PK NAIL FOUND/SET
	SPIKE/NAIL
	MONUMENT
	BENCHMARK
	SIGN
	PARKING METER
	FLAG POLE
	TREE
	POST
	SOIL BORING
	TRAFFIC SIGNAL
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	GUY POLE
	MONITORING WELL

GENERAL NOTES:

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



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

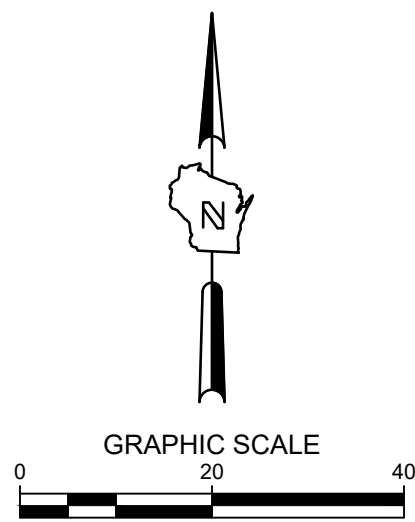
SITE SURVEY

PRELIMINARY
NOT FOR
CONSTRUCTION

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

NO. REVISION	DATE
--------------	------

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



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

SITE PREPARATION AND EROSION CONTROL PLAN

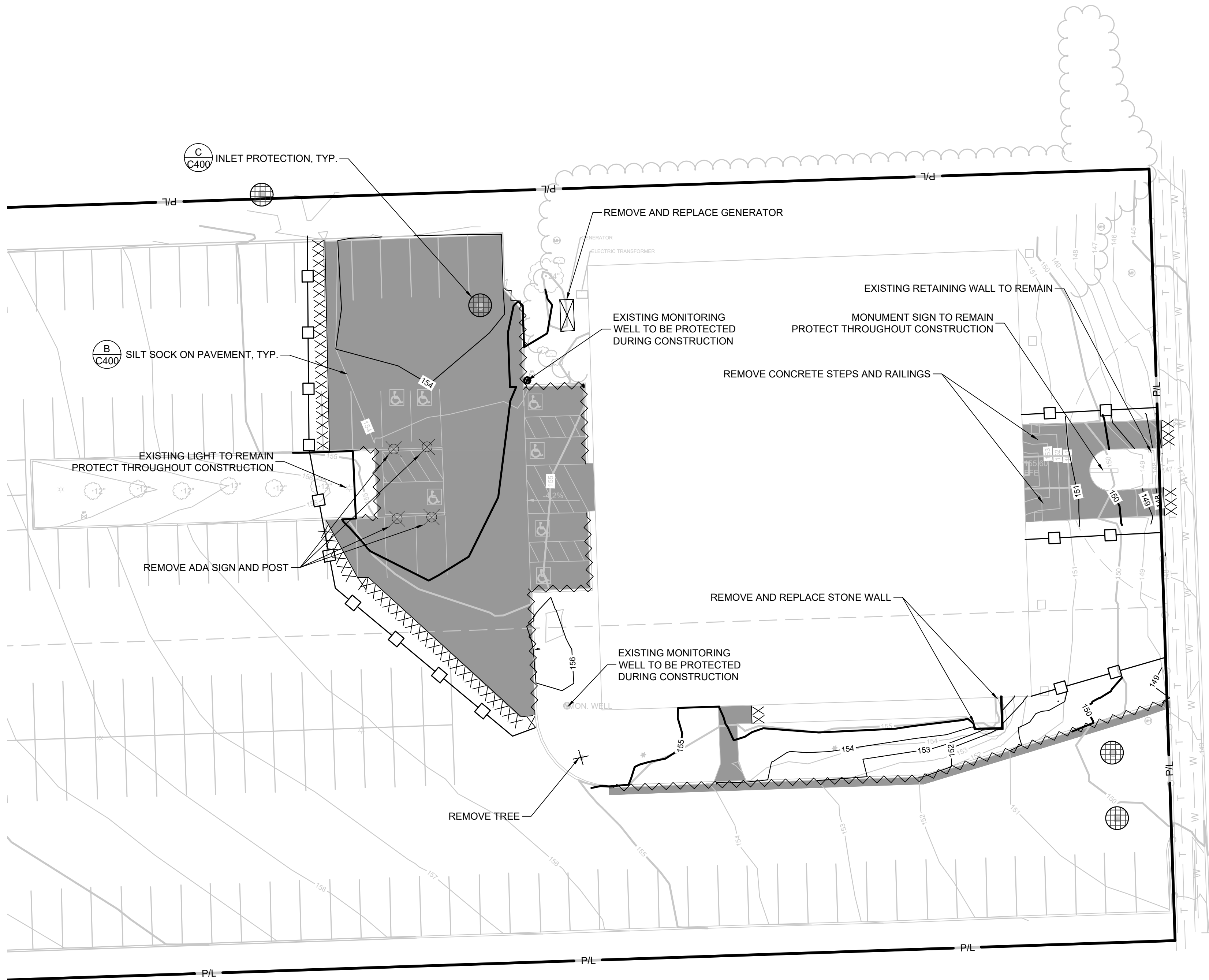
**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUANCE	DATE
SD SUBMITTAL	2025-01-23
CITY SUBMITTAL	2025-03-1

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

C002



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













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

WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

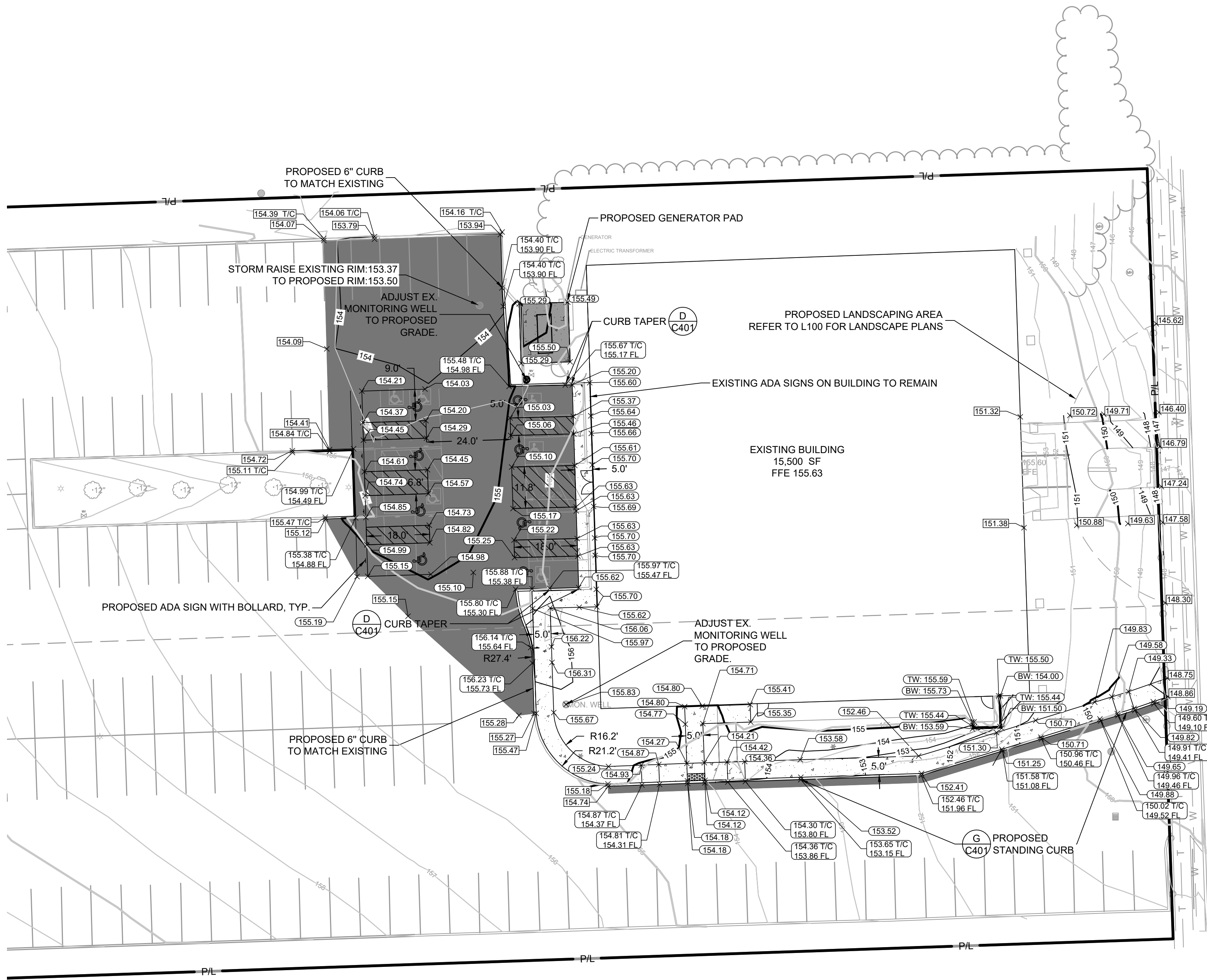
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

LEGEND:

- | | | |
|---|---|---|
|  |  | PROPOSED SILT FENCE / SEDIMENT LOG
/ SILT SOCK |
|  |  | PROPOSED INLET PROTECTION |
|  | | EXISTING CONTOUR |
|  | | PROPOSED CONTOUR |
|  | | CURB REMOVAL |
|  | | SAWCUT |
|  | | PAVEMENT REMOVAL |
|  | | STRUCTURE REMOVAL |

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND/OR UTILITIES COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC FILE FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC FILE FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, HOLES, OR OTHER CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.



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TOLL FREE
WE STATUTE 182.07(197A)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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- LEGEND:**
- 5" THICK CONCRETE WALK
 - ASPHALT SURFACE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
F/L: FLOW LINE CURB GRADE
 - PROPOSED SURFACE SPOT GRADE
 - PROPOSED TOP OF WALL AT FINISHED GRADE
 - PROPOSED BOTTOM OF WALL AT FINISHED GRADE
 - EXISTING SURFACE SPOT GRADE (MATCH)

- GENERAL NOTES:**
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 - WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
 - EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

GI ASSOCIATES - MAYFAIR IMPROVEMENTS
1033 N. MAYFAIR RD
WAUWATOSA, WI 53226
SITE AND GRADING PLAN

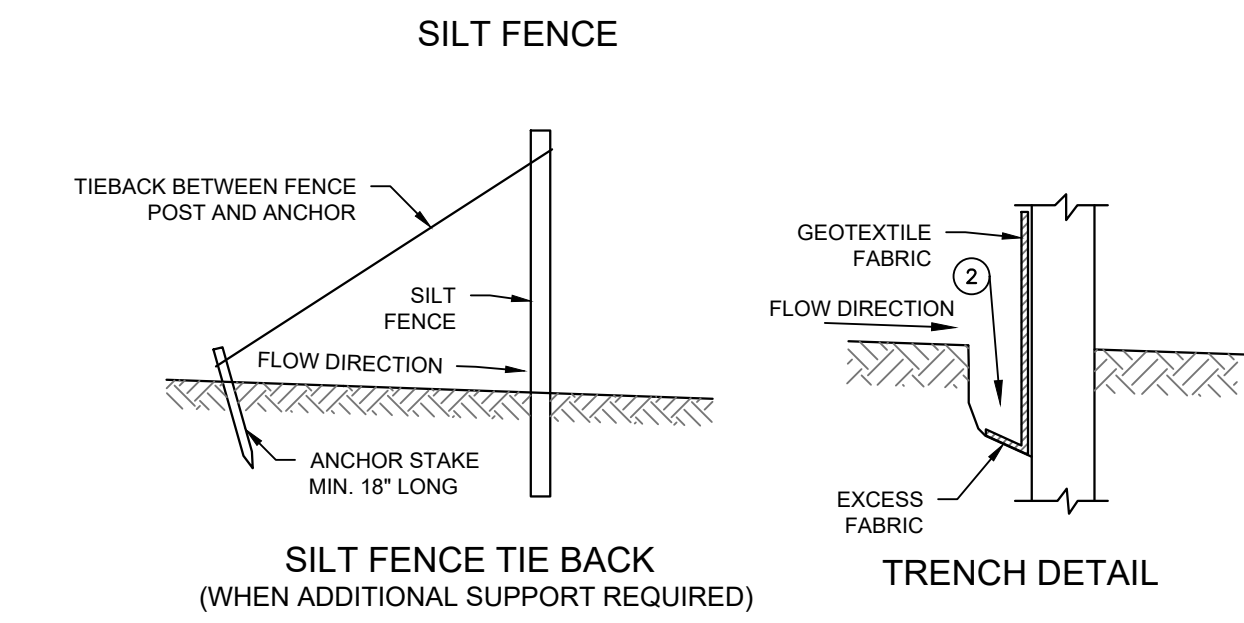
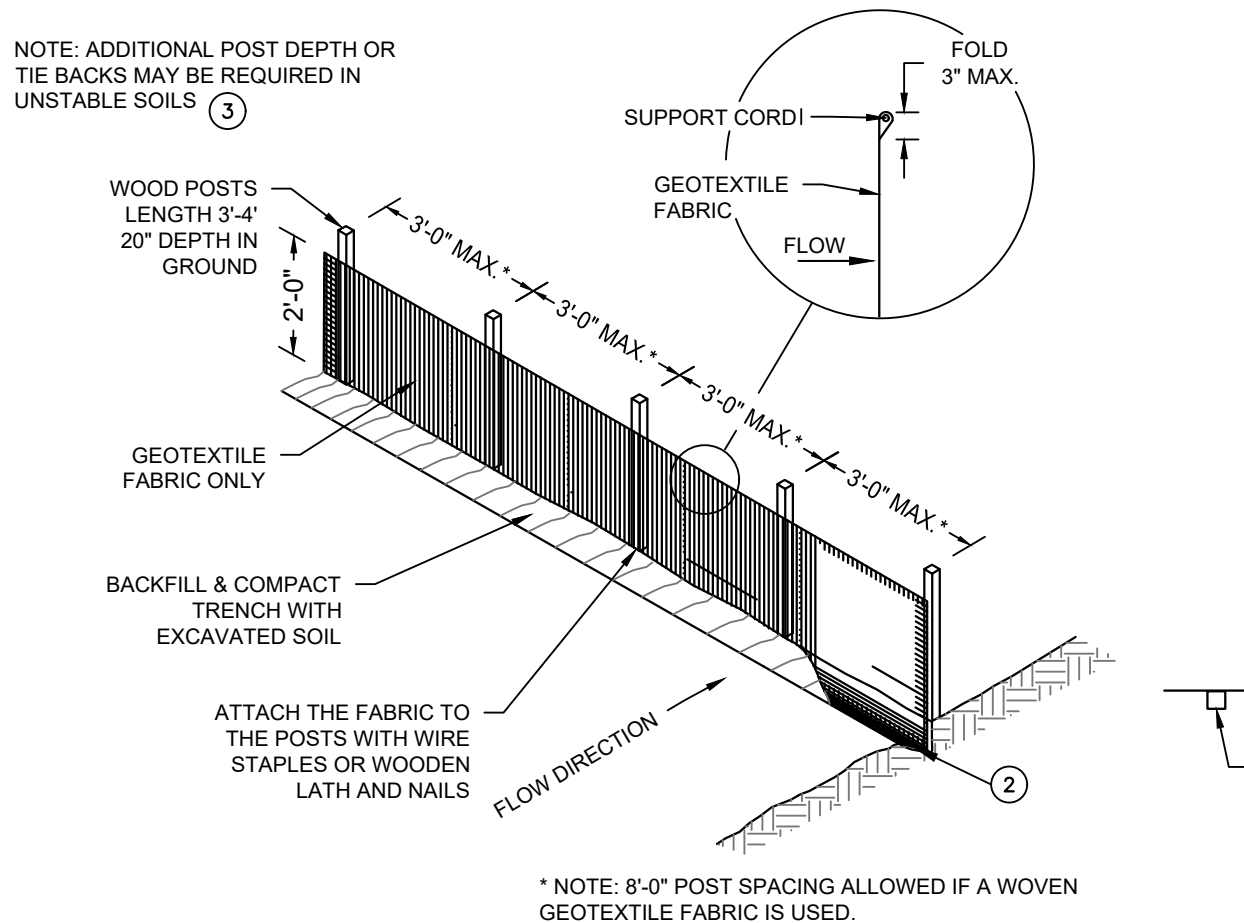
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ISSUANCE	DATE
SD SUBMITTAL	2025-01-25
CITY SUBMITTAL	2025-03-11

NO. REVISION	DATE
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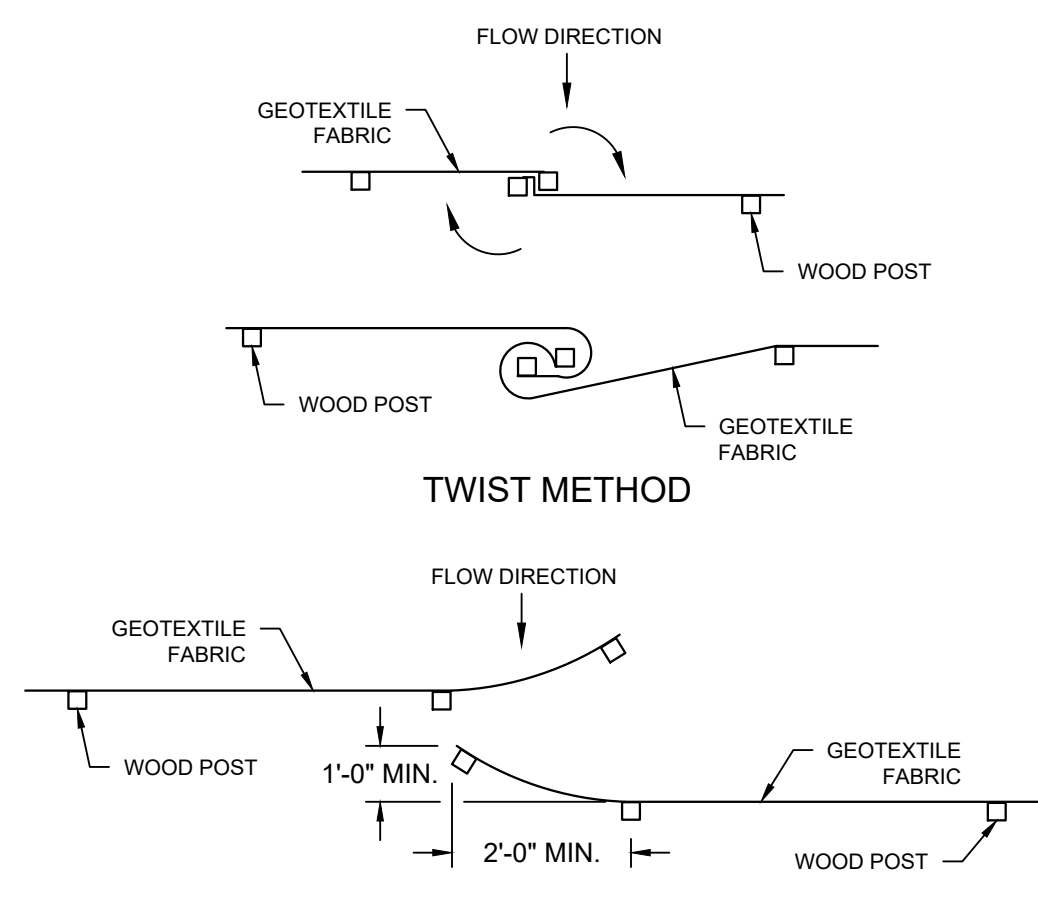
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DESIGN DATE:	----
PLOT DATE:	2025.03.05
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	----

C100



A EROS SILT FENCE - WDNR TS-1056
SCALE:NTS

B EROS SEDIMENT LOG - SILT SOCK ON PAVEMENT
SCALE:NTS



- JOINING TWO LENGTHS OF SILT FENCE**
- GENERAL NOTES:
1. HORIZONTAL BRACE REQUIRED WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/32" X 1-1/32" OF OAK OR HICKORY.
 4. WHERE SILT FENCE CROSSES A CULVERT, SILT FENCE SHALL BE DIVERTED OVER THE CULVERT OVER THE CULVERT TO NOT RESTRICT FLOW.
 5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
 6. SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056
 7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6

C EROS INLET PROTECTION - WDNR TS-1060
SCALE:NTS

GENERAL NOTES:

1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
6. INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

C EROS INLET PROTECTION - WDNR TS-1060
SCALE:NTS

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

1. INSTALL SILT FENCING/SILT SOCK/SEDIMENT LOG AND INLET PROTECTION.
2. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
3. STRIP TOPSOIL FROM SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
4. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
5. INSTALL AGGREGATE BASE AND PAVEMENTS.
6. INSTALL TOPSOIL AND LANDSCAPE.
7. STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
8. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

EROSION CONTROL NOTES:

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE DEWATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY OF WAUWATOSA, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY THE CITY OF WAUWATOSA OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
24. PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY

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DETAILS

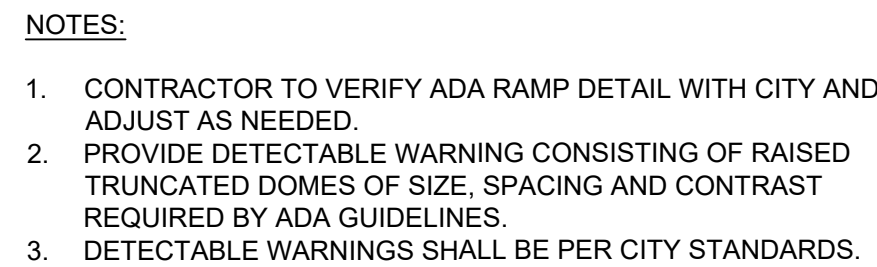
**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

NO. REVISION	DATE
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PROJECT NO:	----
DESIGN DATE:	----
PLOT DATE:	2025.03.05
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO: **C400**



- NOTES:**
1. RETAINING WALL SYSTEM SHALL BE KEYSTONE, ROCKWOOD, OR APPROVED EQUAL.
 2. TYPICAL SECTION IS FOR CONCEPTUAL DESIGN ONLY. THE CONTRACTOR SHALL PROVIDE COMPLETE DESIGN, PLANS, DETAILS, SPECIFICATIONS, AND STAMPED AND SEALED SHOP DRAWINGS AND STABILITY CALCULATIONS FOR THE RETAINING WALLS TO THE ENGINEER. THE RETAINING WALL MANUFACTURER SHALL PROVIDE TECHNICAL ASSISTANCE TO THE CONTRACTOR DURING CONSTRUCTION. THE COST OF THESE ITEMS SHALL BE INCLUDED.
 3. STAMPED AND SEALED RETAINING WALL DESIGN, PLANS, DETAILS AND CALCULATIONS SHALL BE PROVIDED TO THE CITY.
 4. GEGRID REINFORCEMENT SPACING AND LENGTH PER MANUFACTURER'S ENGINEER RECOMMENDATIONS.
 5. GEOTECHNICAL ENGINEER MAY REQUIRE THAT ADDITIONAL DRAIN PIPING IS NEEDED DEPENDENT UPON SOILS ENCOUNTERED DURING WALL CONSTRUCTION.
 6. WALL STRUCTURE TO BE VERIFIED WITH GEOTECHNICAL ENGINEER.
 7. ANY SPECIAL TREATMENT SOILS BELOW LEVELING PAD WHICH ARE SUBJECT TO FROST HEAVE SHALL BE DESIGNED BY STRUCTURAL ENGINEER OF RECORD.
 8. PLANS, ELEVATIONS, AND DETAILS SHOWN ON THESE DRAWINGS ARE INTENDED TO INDICATE WALL LOCATIONS, LENGTHS, HEIGHTS, AND DETAILS COMMON TO THE WALL SYSTEM SELECTED. THE CONTRACTOR SHALL VERIFY THAT THE WALL SYSTEM SELECTED WILL CONFORM TO THE REQUIRED ALIGNMENTS AND DETAILS.
 9. THE RETAINING WALL IS TO BE DESIGNED USING THE ELEVATIONS GIVEN ON THIS SHEET AND GRADING PLAN SHEETS.
 10. STYLE AND COLOR OF THE MODULAR BLOCK SHALL BE SELECTED BY THE OWNER AND ARCHITECT
 11. PROTECTIVE RAILINGS/GUARD RAILS REQUIRED FOR ALL RETAINING WALLS ADJACENT TO PEDESTRIAN PATHS TO BE VERIFIED BY WALL DESIGNER, ARCHITECT, AND LOCAL JURISDICTION.

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SEGMENTAL RETAINING WALL.:

1. WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT AND SUPERVISION TO INSTALL A SEGMENTAL RETAINING WALL SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN AND DIMENSIONS SHOWN ON PLANS.
2. MATERIALS SUBMITTALS: THE CONTRACTOR SHALL SUBMIT MANUFACTURERS' CERTIFICATIONS TWO WEEKS PRIOR TO START OF WORK STATING THAT THE SRW UNITS AND GEOSYNTHETIC REINFORCEMENT MEET THE REQUIREMENTS OF THE DESIGN.
3. DESIGN SUBMITTAL: THE CONTRACTOR SHALL SUBMIT TWO SETS OF DETAILED DESIGN CALCULATIONS AND FINAL RETAINING WALL PLANS FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE BEGINNING OF WALL CONSTRUCTION. ALL CALCULATIONS AND DRAWINGS SHALL BE PREPARED AND SEALED BY A PROFESSIONAL CIVIL ENGINEER (P.E.) - (WALL DESIGN ENGINEER) EXPERIENCED IN SRW DESIGN AND LICENSED IN THE STATE WHERE THE WALL IS TO BE BUILT.
4. SEGMENTAL RETAINING WALL (SRW) UNITS SHALL BE MACHINE FORMED, PORTLAND CEMENT CONCRETE BLOCKS SPECIFICALLY DESIGNED FOR RETAINING WALL APPLICATIONS. SRW UNITS SHALL BE VERSA-LOK STANDARD RETAINING WALL UNITS, KEYSTONE RETAINING WALL UNITS, ROCKWOOD RETAINING WALL UNITS OR APPROVED EQUAL.
5. COLOR AND STYLE OF SRW UNITS SHALL BE AS SELECTED BY ARCHITECT AND OWNER FROM MANUFACTURER'S FULL RANGE.
6. SRW UNITS SHALL BE CAPABLE OF BEING ERECTED WITH THE HORIZONTAL GAP BETWEEN ADJACENT UNITS NOT EXCEEDING 1/8 INCH.
7. SRW UNITS SHALL BE SOUND AND FREE OF CRACKS OR OTHER DEFECTS THAT WOULD INTERFERE WITH THE PROPER PLACING OF THE UNIT OR SIGNIFICANTLY IMPAIR THE STRENGTH OR PERMANENCE OF THE STRUCTURE. ANY CRACKS OR CHIPS OBSERVED DURING CONSTRUCTION SHALL FALL WITHIN THE GUIDELINES OUTLINED IN ASTM C 1372.
8. CONCRETE SRW UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM 1372 AND HAVE A MINIMUM NET AVERAGE 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI. COMPRESSIVE STRENGTH TEST SPECIMENS SHALL CONFORM TO THE SAW-CUT COUPON PROVISIONS OF ASTM C140.
9. SRW UNITS' MOLDED DIMENSIONS SHALL NOT DIFFER MORE THAN + 1/8 INCH FROM THAT SPECIFIED, AS MEASURED IN ACCORDANCE WITH ASTM C 140. THIS TOLERANCE DOES NOT APPLY TO ARCHITECTURAL SURFACES, SUCH AS SPLIT FACES.
10. SRW UNITS SHALL BE INTERLOCKED WITH CONNECTION PINS. THE PINS SHALL CONSIST OF GLASS-REINFORCED NYLON MADE FOR THE EXPRESSED USE WITH THE SRW UNITS SUPPLIED.
11. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF HIGH-TENACITY PET GEOGRIDS, HDPE GEOGRIDS, OR GEOTEXTILES MANUFACTURED FOR SOIL REINFORCEMENT APPLICATIONS. THE TYPE, STRENGTH AND PLACEMENT OF THE GEOSYNTHETIC REINFORCEMENT SHALL BE DETERMINED BY PROCEDURES OUTLINED IN THIS SPECIFICATION AND THE NCMA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS (3RD EDITION 2009) AND MATERIALS SHALL BE SPECIFIED BY WALL DESIGN ENGINEER IN THEIR FINAL WALL PLANS AND SPECIFICATIONS. THE MANUFACTURERS/SUPPLIERS OF THE GEOSYNTHETIC REINFORCEMENT SHALL HAVE DEMONSTRATED CONSTRUCTION OF SIMILAR SIZE AND TYPES OF SEGMENTAL RETAINING WALLS ON PREVIOUS PROJECTS.
12. THE TYPE, STRENGTH AND PLACEMENT OF THE REINFORCING GEOSYNTHETIC SHALL BE AS DETERMINED BY THE WALL DESIGN ENGINEER, AS SHOWN ON THE FINAL, P.E.-STAMPED RETAINING WALL PLANS.
13. MATERIAL FOR LEVELING PAD SHALL CONSIST OF COMPACTED SAND, GRAVEL, OR COMBINATION THEREOF (USCS SOIL TYPES GP,GW, SP, & SW) AND SHALL BE A MINIMUM OF 6 INCHES IN DEPTH. LEAN CONCRETE WITH A STRENGTH OF 200-300 PSI AND 3 INCHES THICK MAXIMUM MAY ALSO BE USED AS A LEVELING PAD MATERIAL. THE LEVELING PAD SHOULD EXTEND Laterally AT LEAST A DISTANCE OF 6 INCHES FROM THE TOE AND HEEL OF THE LOWERMOST SRW UNIT.
14. DRAINAGE AGGREGATE SHALL BE ANGULAR, CLEAN STONE OR GRANULAR FILL MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D422:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
3/4 INCH	75-100
NO. 4	0-60
NO. 40	0-50
NO. 200	0-5

15. THE DRAINAGE COLLECTION PIPE SHALL BE A PERFORATED OR SLOTTED PVC, OR CORRUGATED HDPE PIPE. THE DRAINAGE PIPE MAY BE WRAPPED WITH A GEOTEXTILE TO FUNCTION AS A FILTER. DRAINAGE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F 405 OR ASTM F 758.
16. THE REINFORCED SOIL MATERIAL SHALL BE FREE OF DEBRIS. UNLESS OTHERWISE NOTED ON THE FINAL, P.E.-SEALED, RETAINING WALL PLANS PREPARED BY THE WALL DESIGN ENGINEER, THE REINFORCED MATERIAL SHALL CONSIST OF THE INORGANIC USCS SOIL TYPES GP, GW, SW, SP, SM, MEETING THE FOLLOWING GRADATION, AS DETERMINED IN ACCORDANCE WITH ASTM D422:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
NO. 4	20-100
NO. 40	0-60
NO. 200	0-35

17. THE MAXIMUM PARTICLE SIZE OF POORLY-GRADED GRAVELS (GP) (NO FINES) SHOULD NOT EXCEED 3/4 INCH UNLESS EXPRESSLY APPROVED BY THE WALL DESIGN ENGINEER AND THE LONG-TERM DESIGN STRENGTH (LTDs) OF THE GEOSYNTHETIC IS REDUCED TO ACCOUNT FOR ADDITIONAL INSTALLATION DAMAGE FROM PARTICLES LARGER THAN THIS MAXIMUM.
18. THE PLASTICITY OF THE FINE FRACTION SHALL BE LESS THAN 20.
19. THE PH OF THE BACKFILL MATERIAL SHALL BE BETWEEN 3 AND 9 WHEN TESTED IN ACCORDANCE WITH ASTM G 51.
20. DRAINAGE GEOTEXTILE SHALL CONSIST OF GEOSYNTHETIC SPECIFICALLY MANUFACTURED FOR USE AS A PERMEABLE SOIL FILTER THAT RETAINS SOIL WHILE STILL ALLOWING WATER TO PASS THROUGHOUT THE LIFE OF THE STRUCTURE. THE TYPE AND PLACEMENT OF THE GEOTEXTILE FILTER MATERIAL SHALL BE AS REQUIRED BY THE WALL DESIGN ENGINEER IN THEIR FINAL WALL PLANS AND SPECIFICATIONS.
21. THE DESIGN ANALYSIS FOR THE FINAL, P.E.-STAMPED RETAINING WALL PLANS PREPARED BY THE WALL DESIGN ENGINEER SHALL CONSIDER THE EXTERNAL STABILITY AGAINST SLIDING AND OVERTURNING, INTERNAL STABILITY AND FACIAL STABILITY OF THE REINFORCED SOIL MASS, AND SHALL BE IN ACCORDANCE WITH ACCEPTABLE ENGINEERING PRACTICE AND THESE SPECIFICATIONS. THE INTERNAL AND EXTERNAL STABILITY ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH THE "NCMA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS, 3RD EDITION" USING THE RECOMMENDED MINIMUM FACTORS OF SAFETY IN THIS MANUAL.
22. EXTERNAL STABILITY ANALYSIS FOR BEARING CAPACITY, GLOBAL STABILITY, AND TOTAL AND DIFFERENTIAL SETTLEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE OWNER'S GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL PERFORM BEARING CAPACITY, SETTLEMENT ESTIMATES, AND GLOBAL STABILITY ANALYSIS BASED ON THE FINAL WALL DESIGN PROVIDED BY THE WALL DESIGN ENGINEER AND COORDINATE ANY REQUIRED CHANGES WITH THE WALL DESIGN ENGINEER.
23. THE GEOSYNTHETIC PLACEMENT IN THE WALL DESIGN SHALL HAVE 100% CONTINUOUS COVERAGE PARALLEL TO THE WALL FACE. GAPPING BETWEEN HORIZONTALLY ADJACENT LAYERS OF GEOSYNTHETIC (PARTIAL COVERAGE) WILL NOT BE ALLOWED.
24. CONTRACTOR'S FIELD CONSTRUCTION SUPERVISOR SHALL HAVE DEMONSTRATED EXPERIENCE AND BE QUALIFIED TO DIRECT ALL WORK AT THE SITE.
25. CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE PROJECT GRADING PLANS. CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMIZE OVER-EXCAVATION. OVER-EXCAVATION SHALL BE FILLED WITH COMPACTED INFILL MATERIAL, OR AS DIRECTED BY THE WALL DESIGN ENGINEER, AT THE CONTRACTOR'S EXPENSE.
26. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING STRUCTURES AND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL ENSURE ALL SURROUNDING STRUCTURES ARE PROTECTED FROM THE EFFECTS OF WALL EXCAVATION. EXCAVATION SUPPORT, IF REQUIRED, IS THE RESPONSIBILITY OF THE CONTRACTOR.
27. FOLLOWING THE EXCAVATION, THE FOUNDATION SOIL SHALL BE EXAMINED BY THE OWNER'S ENGINEER TO ASSURE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS THE ASSUMED DESIGN BEARING STRENGTH. SOILS NOT MEETING THE REQUIRED STRENGTH SHALL BE REMOVED AND REPLACED WITH INFILL SOILS, AS DIRECTED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER.
28. FOUNDATION SOIL SHALL BE PROOF-ROLLED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AND INSPECTED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF LEVELING PAD MATERIALS.
29. LEVELING PAD SHALL BE PLACED AS SHOWN ON THE FINAL, P.E.-SEALED RETAINING WALL PLANS WITH A MINIMUM THICKNESS OF 6 INCHES. THE LEVELING PAD SHOULD EXTEND Laterally AT LEAST A DISTANCE OF 6 INCHES FROM THE TOE AND HEEL OF THE LOWERMOST SRW UNIT.
30. GRANULAR LEVELING PAD MATERIAL SHALL BE COMPACTED TO PROVIDE A FIRM, LEVEL BEARING SURFACE ON WHICH TO PLACE THE FIRST COURSE OF UNITS. WELL-GRADED SAND CAN BE USED TO SMOOTH THE TOP 1/4 INCH TO 1/2 INCH OF THE LEVELING PAD. COMPACTION WILL BE WITH MECHANICAL PLATE COMPACTORS TO ACHIEVE 95% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D 698).
31. ALL SRW UNITS SHALL BE INSTALLED AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE FINAL, P.E.-SEALED WALL PLANS AND DETAILS OR AS DIRECTED BY THE WALL DESIGN ENGINEER. THE SRW UNITS SHALL BE INSTALLED IN GENERAL ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE SPECIFICATIONS AND DRAWINGS SHALL GOVERN IN ANY CONFLICT BETWEEN THE TWO REQUIREMENTS.
32. FIRST COURSE OF SRW UNITS SHALL BE PLACED ON THE LEVELING PAD. THE UNITS SHALL BE LEVELED SIDE-TO-SIDE, FRONT-TO-REAR AND WITH ADJACENT UNITS, AND ALIGNED TO ENSURE INTIMATE CONTACT WITH THE LEVELING PAD. THE FIRST COURSE IS THE MOST IMPORTANT TO ENSURE ACCURATE AND ACCEPTABLE RESULTS. NO GAPS SHALL BE LEFT BETWEEN THE FRONT OF ADJACENT UNITS. ALIGNMENT MAY BE DONE BY MEANS OF A STRING LINE OR OFFSET FROM BASE LINE TO THE BACK OF THE UNITS.
33. ALL EXCESS DEBRIS SHALL BE CLEANED FROM TOP OF UNITS AND THE NEXT COURSE OF UNITS INSTALLED ON TOP OF THE UNITS BELOW.

SEGMENTAL RETAINING WALL CONT.:

34. CONNECTION PINS SHALL BE INSERTED THROUGH THE PIN HOLES OF EACH UPPER-COURSE UNIT INTO RECEIVING SLOTS IN LOWER-COURSE UNITS. PINS SHALL BE FULLY SEATED IN THE PIN SLOT BELOW. UNITS SHALL BE PUSHED FORWARD TO REMOVE ANY LOOSENESS IN THE UNIT-TO-UNIT CONNECTION.
35. PRIOR TO PLACEMENT OF NEXT COURSE, THE LEVEL AND ALIGNMENT OF THE UNITS SHALL BE CHECKED AND CORRECTED WHERE NEEDED.
36. LAYOUT OF CURVES AND CORNERS SHALL BE INSTALLED IN ACCORDANCE WITH THE WALL PLAN DETAILS OR IN GENERAL ACCORDANCE WITH SRW MANUFACTURER'S INSTALLATION GUIDELINES. WALLS MEETING AT CORNERS SHALL BE INTERLOCKED BY OVERLAPPING SUCCESSIVE COURSES.
37. PROCEDURES ABOVE SHALL BE REPEATED UNTIL REACHING TOP OF WALL UNITS, JUST BELOW THE HEIGHT OF THE CAP UNITS. GEOSYNTHETIC REINFORCEMENT, DRAINAGE MATERIALS, AND REINFORCED BACKFILL SHALL BE PLACED IN SEQUENCE WITH UNIT INSTALLATION.
38. ALL GEOSYNTHETIC REINFORCEMENT SHALL BE INSTALLED AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE FINAL P.E.-SEALED RETAINING WALL PLAN PROFILES AND DETAILS, OR AS DIRECTED BY THE WALL DESIGN ENGINEER.
39. AT THE ELEVATIONS SHOWN ON THE FINAL PLANS, (AFTER THE UNITS, DRAINAGE MATERIAL AND BACKFILL HAVE BEEN PLACED TO THIS ELEVATION) THE GEOSYNTHETIC REINFORCEMENT SHALL BE LAID HORIZONTALLY ON COMPACTED INFILL AND ON TOP OF THE CONCRETE SRW UNITS, TO WITHIN 1 INCH OF THE FRONT FACE OF THE UNIT BELOW. EMBEDMENT OF THE GEOSYNTHETIC IN THE SRW UNITS SHALL BE CONSISTENT WITH SRW MANUFACTURER'S RECOMMENDATIONS. CORRECT ORIENTATION OF THE GEOSYNTHETIC REINFORCEMENT SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN ACCORDANCE WITH THE GEOSYNTHETIC MANUFACTURER'S RECOMMENDATIONS. THE HIGHEST-STRENGTH DIRECTION OF THE GEOSYNTHETIC MUST BE PERPENDICULAR TO THE WALL FACE.
40. GEOSYNTHETIC REINFORCEMENT LAYERS SHALL BE ONE CONTINUOUS PIECE FOR THEIR ENTIRE EMBEDMENT LENGTH. SPLICING OF THE GEOSYNTHETIC IN THE DESIGN-STRENGTH DIRECTION (PERPENDICULAR TO THE WALL FACE) SHALL NOT BE PERMITTED. ALONG THE LENGTH OF THE WALL, HORIZONTALLY ADJACENT SECTIONS OF GEOSYNTHETIC REINFORCEMENT SHALL BE BUTTED IN A MANNER TO ASSURE 100% COVERAGE PARALLEL TO THE WALL FACE.
41. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOSYNTHETIC REINFORCEMENT. A MINIMUM OF 6 INCHES OF BACKFILL IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES OVER THE GEOSYNTHETIC. TURNING SHOULD BE KEPT TO A MINIMUM. RUBBER-TIRED EQUIPMENT MAY PASS OVER THE GEOSYNTHETIC REINFORCEMENT AT SLOW SPEEDS (LESS THAN 5 MPH).
42. THE GEOSYNTHETIC REINFORCEMENT SHALL BE FREE OF WRINKLES PRIOR TO PLACEMENT OF SOIL FILL. THE NOMINAL TENSION SHALL BE APPLIED TO THE REINFORCEMENT AND SECURED IN PLACE WITH STAPLES, STAKES OR BY HAND TENSIONING UNTIL REINFORCEMENT IS COVERED BY 6 INCHES OF FILL.
43. DRAINAGE AGGREGATE SHALL BE INSTALLED TO THE LINE, GRADES AND SECTIONS SHOWN ON THE FINAL P.E.-SEALED RETAINING WALL PLANS. DRAINAGE AGGREGATE SHALL BE PLACED TO THE MINIMUM THICKNESS SHOWN ON THE CONSTRUCTION PLANS BETWEEN AND BEHIND UNITS (A MINIMUM OF 1 CUBIC FOOT FOR EACH EXPOSED SQUARE FOOT OF WALL FACE UNLESS OTHERWISE NOTED ON THE FINAL WALL PLANS).
44. DRAINAGE COLLECTION PIPES SHALL BE INSTALLED TO MAINTAIN GRAVITY FLOW OF WATER OUTSIDE THE REINFORCED-SOIL ZONE. THE DRAINAGE COLLECTION PIPE SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE FINAL CONSTRUCTION DRAWINGS. THE DRAINAGE COLLECTION PIPE SHALL DAYLIGHT INTO A STORM SEWER OR ALONG A SLOPE, AT AN ELEVATION BELOW THE LOWEST POINT OF THE PIPE WITHIN THE AGGREGATE DRAIN. DRAINAGE LATERALS SHALL BE SPACED AT A MAXIMUM 50-FOOT SPACING ALONG THE WALL FACE.
45. THE REINFORCED BACKFILL SHALL BE PLACED AS SHOWN IN THE FINAL WALL PLANS IN THE MAXIMUM COMPACTED LIFT THICKNESS OF 8 INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D 698) AT A MOISTURE CONTENT WITHIN -1% POINT TO +3% POINTS OF OPTIMUM. THE BACKFILL SHALL BE PLACED AND SPREAD IN SUCH A MANNER AS TO ELIMINATE WRINKLES OR MOVEMENT OF THE GEOSYNTHETIC REINFORCEMENT AND THE SRW UNITS.
46. ONLY HAND-OPERATED COMPACTION EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET OF THE BACK OF THE WALL UNITS. COMPACTION WITHIN THE 3 FEET BEHIND THE WALL UNITS SHALL BE ACHIEVED BY AT LEAST THREE PASSES OF A LIGHTWEIGHT MECHANICAL TAMPER, PLATE, OR ROLLER.
47. AT THE END OF EACH DAY'S OPERATION, THE CONTRACTOR SHALL SLOPE THE LAST LEVEL OF BACKFILL AWAY FROM THE WALL FACING AND REINFORCED BACKFILL TO DIRECT WATER RUNOFF AWAY FROM THE WALL FACE.
48. AT COMPLETION OF WALL CONSTRUCTION, BACKFILL SHALL BE PLACED LEVEL WITH FINAL TOP OF WALL ELEVATION. IF FINAL GRADING, PAVING, LANDSCAPING AND/OR STORM DRAINAGE INSTALLATION ADJACENT TO THE WALL IS NOT PLACED IMMEDIATELY AFTER WALL COMPLETION, TEMPORARY GRADING AND DRAINAGE SHALL BE PROVIDED TO ENSURE WATER RUNOFF IS NOT DIRECTED AT THE WALL NOR ALLOWED TO COLLECT OR POND BEHIND THE WALL UNTIL FINAL CONSTRUCTION ADJACENT TO THE WALL IS COMPLETED.
49. SRW CAPS SHALL BE PROPERLY ALIGNED AND GLUED TO UNDERLYING UNITS WITH VERSA-LOK ADHESIVE, A FLEXIBLE, HIGH-STRENGTH CONCRETE ADHESIVE. RIGID ADHESIVE OR MORTAR ARE NOT ACCEPTABLE.
50. CAPS SHALL OVERHANG THE TOP COURSE OF UNITS BY 3/4 INCH TO 1 INCH. SLIGHT VARIATION IN OVERHANG IS ALLOWED TO CORRECT ALIGNMENT AT THE TOP OF THE WALL.
51. THE GENERAL CONTRACTOR, IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION BY OTHERS ADJACENT TO THE WALL DOES NOT DISTURB THE WALL OR PLACE TEMPORARY CONSTRUCTION LOADS ON THE WALL THAT EXCEED DESIGN LOADS, INCLUDING LOADS SUCH AS WATER PRESSURE, TEMPORARY GRADES, OR EQUIPMENT LOADING. HEAVY PAVING OR GRADING EQUIPMENT SHALL BE KEPT A MINIMUM OF 3 FEET BEHIND THE BACK OF THE WALL FACE. EQUIPMENT WITH WHEEL LOADS IN EXCESS OF 150 PSF LIVE LOAD SHALL NOT BE OPERATED WITHIN 10 FEET OF THE FACE OF THE RETAINING WALL DURING CONSTRUCTION ADJACENT TO THE WALL. CARE SHOULD BE TAKEN BY THE GENERAL CONTRACTOR TO ENSURE WATER RUNOFF IS DIRECTED AWAY FROM THE WALL STRUCTURE UNTIL FINAL GRADING AND SURFACE DRAINAGE COLLECTION SYSTEMS ARE COMPLETED.

THE



GROUP

Single Source. Sound Solutions.

www.thesigmagroup.com

1300 West Canal Street

Milwaukee, WI 53233

Phone: 414-643-4200

Fax: 414-643-4210

GI ASSOCIATES - MAYFAIR IMPROVEMENTS

1033 N. MAYFAIR RD

WAUWATOSA, WI 53226

SPECIFICATIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

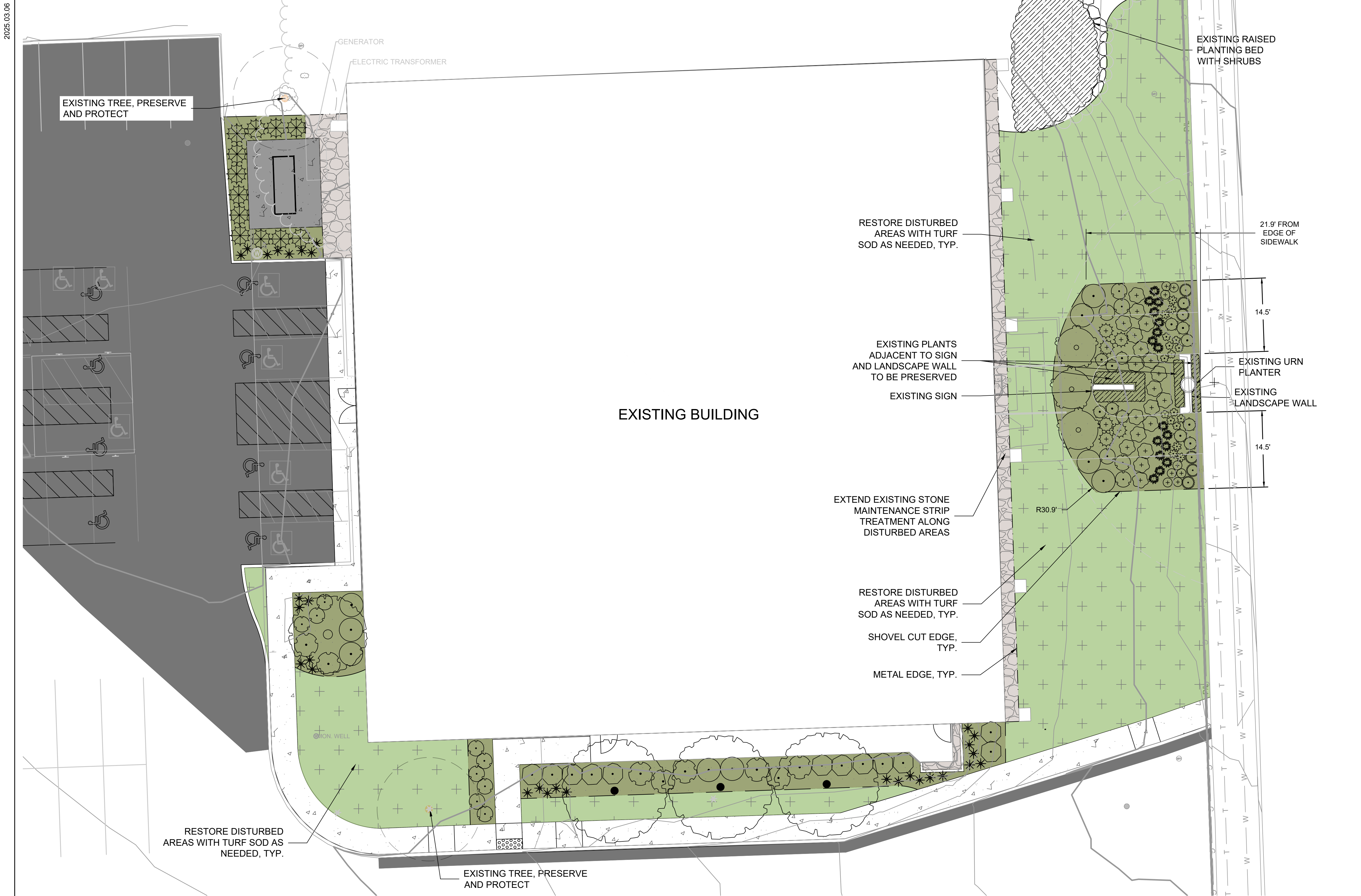
ISSUANCE	DATE
SD SUBMITTAL	2025-01-25
CITY SUBMITTAL	2025-03-11

NO. REVISION	DATE
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PROJECT NO:	----
DESIGN DATE:	----
PLOT DATE:	2025.03.05
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:

C501



LANDSCAPE LEGEND:

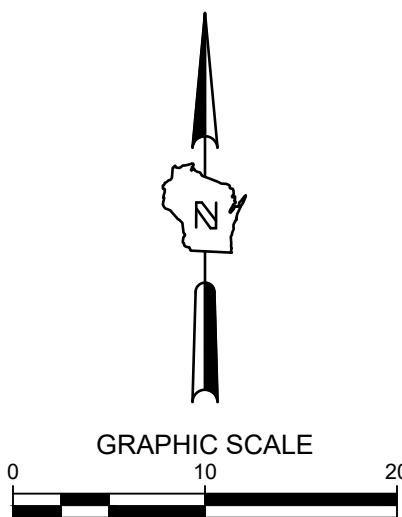
- TURFGRASS SOD
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- P/L PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING

LEGEND:

- 5" THICK CONCRETE WALK
- ASPHALT SURFACE



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GI ASSOCIATES - MAYFAIR IMPROVEMENTS

1033 N. MAYFAIR RD
WAUWATOSA, WI 53226

LANDSCAPE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

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

NO. REVISION	DATE
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LANDSCAPE GENERAL NOTES:

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



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

PLANT SCHEDULE L100

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

DECIDUOUS SHRUBS

	AM	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	9
	HL	Hydrangea paniculata 'SMHPLQF' / Little Quick Fire® Panicle Hydrangea	3 gal.	Cont.	8
	HA	Hypericum kalmianum 'Ames' / Ames St. Johnswort	3 gal.	Cont.	19
	SI	Spiraea fritschiana 'J.N. Select A' / Pink-a-licious™ Fritsch Spirea	3 gal.	Cont.	15

EVERGREEN SHRUBS

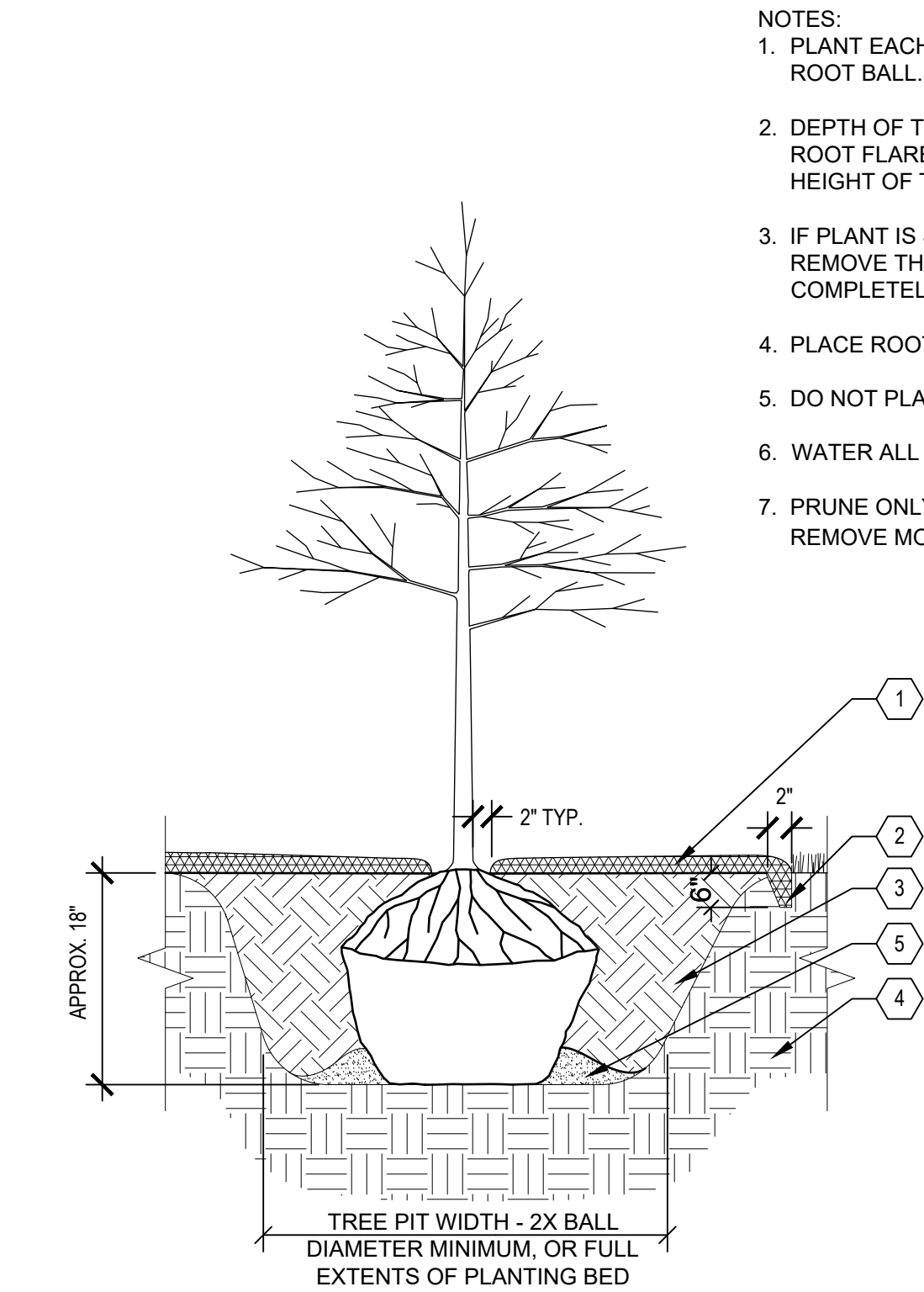
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfizer Juniper	3 gal.	Cont.	12
	PS	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	3 gal.	Cont.	6
	TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5' Ht.	B&B	9

ORNAMENTAL GRASSES

	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	31
	SS2	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	1 gal.	Cont.	16
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	6

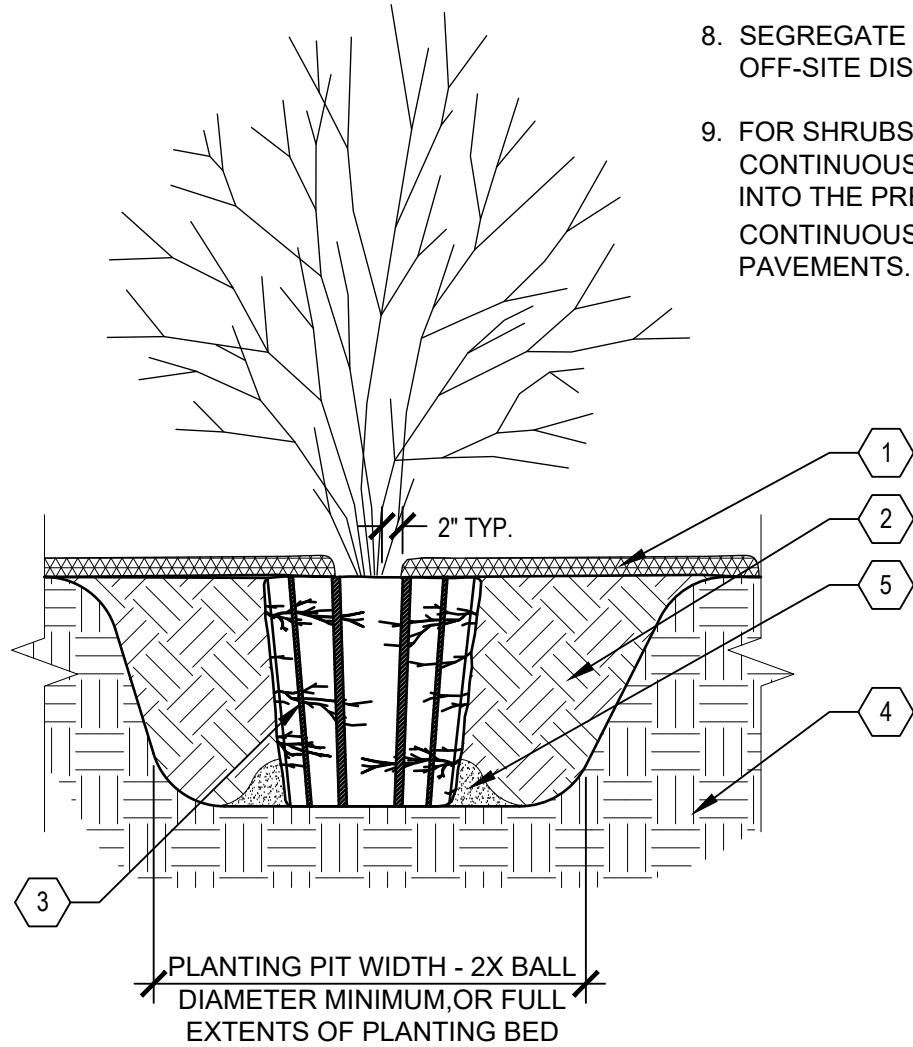
PERENNIALS

	AM2	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal.	Cont.	6
	AB2	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal.	Cont.	11
	LK	Liatris spicata 'Kobold' / Kobold Blazing Star	1 gal.	Cont.	8
	NFW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	12



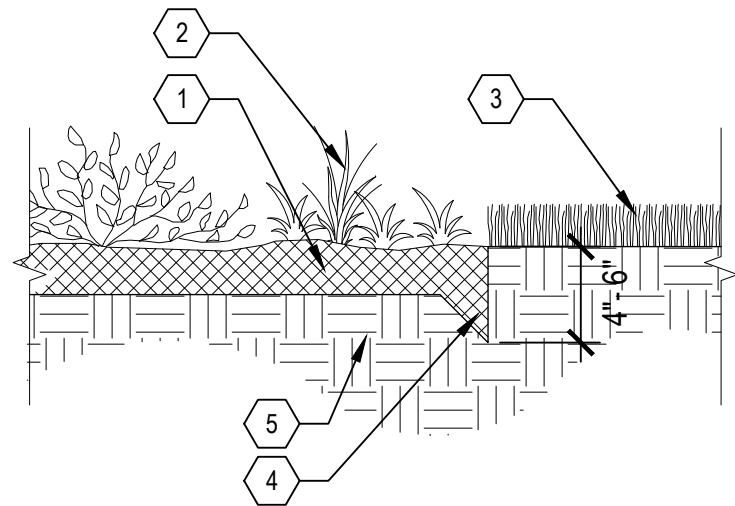
A TYPICAL TREE PLANTING
SCALE: NTS

- NOTES:
1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
 3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET ENTIRELY. REMOVE ALL TWINE, ROPE, AND BURLAP COMPLETELY FROM ALL ROOT BALLS.
 4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
 5. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
 6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
 7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.



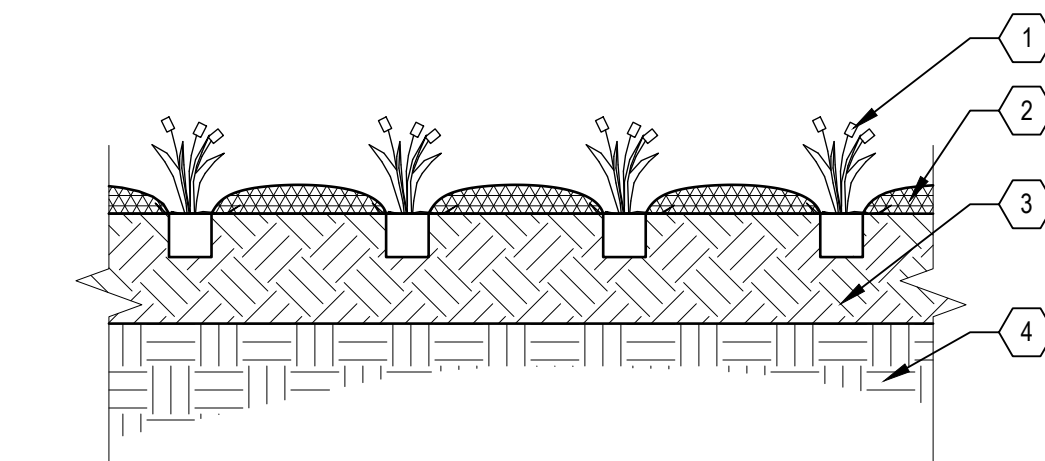
B TYPICAL SHRUB PLANTING
SCALE: NTS

- NOTES:
1. MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING TO LOOSEN POT-BOUND ROOTS.
 2. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
 4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
 5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
 6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
 7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.
 8. SEGREGATE ANY SOIL FROM BELOW WARNING LAYER EXCAVATED DURING PLANTING FOR OFF-SITE DISPOSAL. COORDINATE DISPOSAL WITH ENVIRONMENTAL CONSULTANT.
 9. FOR SHRUBS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD 1/2" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



C SHOVEL CUT PLANT EDGE
SCALE: NTS

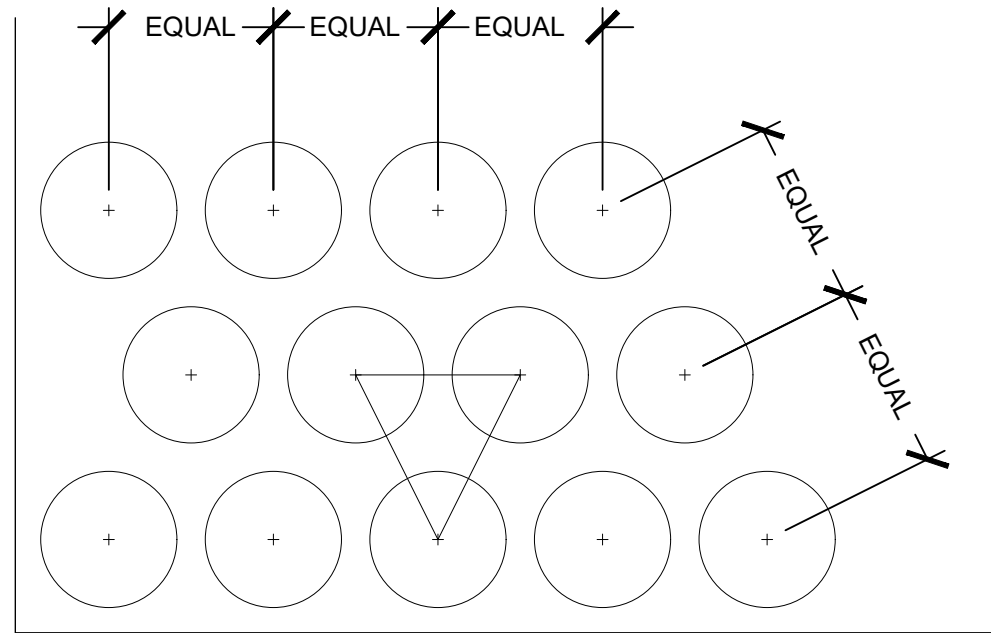
- KEYED LEGEND
- 1 3" DEPTH OF MULCH LAYER
 - 2 SHRUB PLANTING BED
 - 3 LAWN ADJACENT TO PLANTING BED
 - 4 45 DEGREE ANGLE SHOVEL CUT EDGE TOWARD PLANTING BED
 - 5 COMPACTED SUBGRADE



D TYPICAL PERENNIAL & ORNAMENTAL GRASS PLANTING
SCALE: NTS

- NOTES:
1. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 2. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
 3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
 4. WATER ALL PLANTS THOROUGHLY WITHIN 2 HOURS OF INSTALLATION.
 5. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY OR DEAD PLANT PARTS. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.
 6. FOR PLANTS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD 1/2" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.

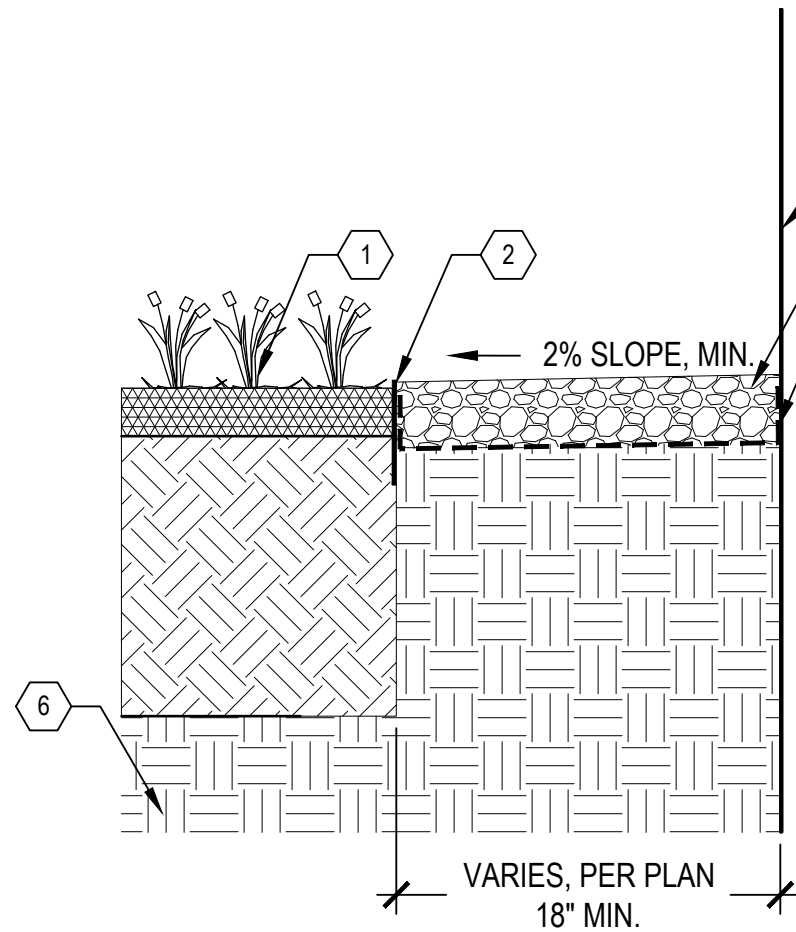
- KEYED LEGEND
- 1 PERENNIAL, ORNAMENTAL GRASS, OR GROUNDCOVER PLUG, SEE LANDSCAPE PLAN SHEETS L100-L103
 - 2 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 3" CLEAR OF STEMS
 - 3 PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
 - 4 PREPARED SUBGRADE



E TYPICAL PLANT SPACING
SCALE: NTS

- NOTES
1. SET FINISH GRADE OF PLANTING AREA 2" BELOW FINISH SURFACE OF PAVING, CURB, OR HEADER
 2. SEE PLANTING SCHEDULE FOR SPACING OF ALL SHRUBS AND GROUNDCOVERS
 3. ALL SHRUBS / GROUNDCOVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
 4. TO DETERMINE APPROPRIATE PLANT QUANTITIES REFER TO THE PLANTING SCHEDULE OR PLAN.

- KEYED LEGEND
- 1 EDGE OF ADJACENT PAVEMENT
 - 2 SHRUB, PERENNIAL OR ORNAMENTAL GRASS PLANT CENTER LOCATION



F STONE MAINTENANCE EDGE
SCALE: NTS

- KEYED LEGEND
- 1 ADJACENT PLANTING BED
 - 2 BLACK ANODIZED ALUMINUM EDGING
 - 3 BUILDING FACE
 - 4 3" DEPTH STONE MULCH
 - 5 WOVEN GEOTEXTILE FILTER FABRIC, WRAP UP SIDES OF BUILDING AND EDGING
 - 6 PREPARED SUBGRADE

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

NO. REVISION	DATE
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PROJECT NO:	----
DESIGN DATE:	----
PLOT DATE:	2025.03.06
DRAWN BY:	----
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APPROVED BY:	----

SHEET NO:

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PLANTING QUALITY ASSURANCE

1.

PLANTS ARE TO BE INSPECTED UPON DELIVERY TO PROJECT SITE AND THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT REPRESENTATIVE MAY REJECT ANY SPECIMENS NO LONGER MEETING THE SPECIFIED STANDARDS OR THAT HAVE BEEN DAMAGED IN TRANSIT.
2.

ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY/HYBRID/CULTIVAR SPECIFIED, AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE SITE LOCATION. SPECIMENS NURSERY-DUG TO BE REPLANTED SHALL HAVE BEEN FRESHLY DUG AND PROPERLY PREPARED FOR PLANTING.
3.

TREES:

3.1.

SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED OTHERWISE, AND SHRUBS WITH DAMAGED OR CUT MAINSTEM(S), WILL BE REJECTED.

3.2.

WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE, CANKERS/CANKEROUS LESIONS OR FUNGAL MATS, MOLD, PREMATURELY-OPENED BUDS, OR CUTS OF LIMBS OVER ¼" DIAMETER THAT ARE NOT COMPLETELY CALLEDUS WILL BE REJECTED.

3.3.

SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL DAMAGE OR OTHER HINDRANCES TO HEALTHY GROWTH.

3.4.

BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH SOLID BALLS OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE BOTH FIBROUS AND FEEDING ROOTS. BALLS SHALL BE SECURELY WRAPPED WITH BURLAP, AND TIGHTLY BOUND WITH ROPE OR TWINE. NO PLANTS SHALL BE BOUND WITH ROPE OR WIRE IN SUCH A MANNER AS TO DAMAGE BARK OR BREAK BRANCHES. THE ROOT FLARE SHOULD BE WITHIN THE TOP 2" OF THE SOIL BALL. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED IF THE BALL IS DRY, CRACKED, OR BROKEN BEFORE OR DURING PLANTING.
4.

PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE.

PLANTING PROJECT CONDITIONS:

1.

VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
2.

INTERRUPTION OF EXISTING SERVICES OR UTILITIES; DO NOT INTERRUPT SERVICES OR UTILITIES UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES OR UTILITIES ACCORDING TO REQUIREMENTS INDICATED:

2.1.

NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY.

2.2.

DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT REPRESENTATIVE'S WRITTEN PERMISSION.
3.

PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:

3.1.

DECIDUOUS TREES AND SHRUBS - APRIL 15 TO OCTOBER 15.

3.2.

NATIVE SEEDING AND TURFGRASS: APRIL 15 - OCTOBER 15
4.

WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
5.

CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES. DAMAGED PLANTS, LAWNS OR GRASS AREAS SHALL BE REPLACED OR TREATED AS REQUIRED TO CONFORM TO SPECIFICATIONS HEREIN FOR FRESH STOCK. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY DURING THE INSTALLATION PERIOD. UNDER NO CONDITION SHALL DEBRIS FROM PLANTING ACTIVITIES RESULT IN A SAFETY HAZARD ON-SITE OR ADJACENT OFF-SITE PROPERTY. DAMAGE TO SITE IMPROVEMENTS OR ADJACENT LANDSCAPES INCURRED AS A RESULT OF PLANTING OR REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR THAT CAUSES THE DAMAGE AT NO COST TO THE OWNER.
6.

EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

6.1.

VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN PLANTING AREAS.

6.2.

DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.

6.3.

SOIL PREPARATION - COMPACTED SOIL CONDITIONS AND ACCEPTABLE SUBGRADE CONDITIONS: IF COMPACTED SOIL CONDITIONS ARE ENCOUNTERED OR HAVE DEVELOPED DURING THE CONSTRUCTION PROCESS IN THE PLANTED AREAS CONTRACTOR WILL FIRST TILL AND HARROW SOIL AND SUBGRADE TO A DEPTH OF EIGHT (8) INCHES. CLEAN ACCEPTABLE SUBGRADE IS SUBSOIL THAT DOES NOT CONTAIN FOREIGN MATERIALS INCLUDING DEBRIS AND EXCESSIVE AGGREGATE FROM CONSTRUCTION ACTIVITIES. IF SUBGRADE IS NOT ACCEPTABLE, CONTRACTOR SHALL EXCAVATE AND REMOVE UNACCEPTABLE SUBGRADE A MINIMUM OF TWELVE (12) INCHES IN DEPTH AND REPLACE WITH CLEAN FILL. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IF COMPACTED SOILS OR UNACCEPTABLE SUBGRADE IS ENCOUNTERED.
- LANDSCAPE SUBMITTALS:
- PROVIDE INFORMATION SUBMITTALS FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS PRIOR TO CONSTRUCTION:
1.

PLANT SPECIES, SIZES AND QUANTITIES AND ANY PROPOSED SUBSTITUTIONS

2.

FERTILIZER AND OTHER SOIL AMENDMENTS

3.

SHREDDED HARDWOOD MULCH

4.

STONE MULCH FOR MAINTENANCE BORDER

5.

ALUMINUM EDGING

6.

TURF GRASS SEED MIXES AND SUPPLIERS, IF APPLICABLE
- PLANTING DELIVERY, STORAGE, & HANDLING:
1.

BULK MATERIALS:

1.1.

DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.

2.

DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.

3.

HANDLE PLANTING STOCK BY ROOT BALL.

4.

DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN SHADED LOCATION, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

4.1.

SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.

4.2.

WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.
- CLEAN-UP AND PROTECTION
1.

DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.

2.

PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.

3.

AFTER INSTALLATION REMOVE ALL NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, STRING, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.
- EXCAVATION FOR TREES & SHRUBS
1.

EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.

1.1.

EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.

1.2.

DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.

1.3.

IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.

1.4.

MAINTAIN REQUIRED ANGELS OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPIES, OR OTHER NEW OR EXISTING IMPROVEMENTS.

1.5.

MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.

1.6.

KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.

2.

SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.

3.

NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

4.

NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.
- TREE & SHRUB PLANTING
1.

BEFORE PLANTING VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS. PLANT MATERIAL WITHOUT ROOT FLARE VISIBLE OR PLANTED TOO LOW WILL BE RE-PLANTED AT THE REQUEST OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

2.

PLANTS FOUND TO HAVE STEM GIRDLING ROOTS AND/OR KINKED ROOTS AT THE TIME OF PLANTING WILL BE REJECTED AND REPLACEMENTS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

3.

REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY FROM ROOT BALL AREA.

4.

REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO CUT TREE LEADERS.

5.

SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.

5.1.

USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL.

5.2.

CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

5.3.

BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.

5.4.

CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.
- TREE & SHRUB MATERIAL:
1.

GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS.; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

1.1.

TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾" IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

1.2.

COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A STATE CERTIFIED NURSERY.

1.3.

PLANT MATERIAL SHALL BE PROVIDED IN THE CONTAINER TYPE INDICATED IN THE DRAWINGS (B&B, CONTAINER, BARE ROOT, ETC.), UNLESS THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT THAT SUBSTITUTION OF CONTAINER TYPE IS ACCEPTABLE.

2.

FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

3.

SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.
- PLANTING SOIL:
- PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE WIDTH OF LANDSCAPE AREAS, AND A MINIMUM OF 3X THE DIAMETER OF THE ROOT BALL LENGTHWISE
1.

INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 8" DEPTH.

2.

DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.

3.

PLANTING SOIL SHALL BE A MIX OF 6-PARTS TOPSOIL, 1-PART COMPOST (APPROVED FOR USE ON THE PROJECT), THOROUGHLY BLEND PLANTING SOIL OFF-SITE BEFORE SPREADING.

3.1.

THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF PASSING THE 1" SIEVE, FREE OF ROCKS, DEBRIS, AND OF NOXIOUS WEEDS.

3.2.

STRIPPED, SALVAGED, OR MINED TOPSOIL MUST BE TAKEN FROM THE TOP 6-INCHES OF THE A-HORIZON, HAVING A DARK BROWN TO BLACK COLOR WITH A GRANULAR STRUCTURE AND CLAY CONTENT OF LESS THAN 25%, VERIFIED WITH A RIBBON TEST THAT YIELDS NO MORE THAN 1-INCH.
- METAL EDGING
1.

STANDARD PROFILE, COMMERCIAL-GRADE, EXTRUDED ALUMINUM EDGING, FABRICATED IN STANDARD LENGTHS WITH INTERLOCKING SECTIONS WITH LOOPS STAMPED FROM FACE OF SECTIONS TO RECEIVE STAKES.

1.1.

BASIS OF DESIGN: CLEANLINE BY PERMALOC OR APPROVED EQUAL.

1.2.

EDGING SIZE: 3/16-INCH-WIDE BY 5.5 INCHES DEEP

1.3.

STAKES: ALUMINUM, ASTM 221, ALLOY 6061-T6, 18-INCHES LONG.

1.4.

FINISH: BLACK DURAFLEX

1.5.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: CURV-RITE, INC., PERMALOC CORPORATION, RUSSELL, J.D. COMPANY (THE), SURE-LOC EDGING CORPORATION

2.

INSTALL METAL EDGE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

3.

ENSURE THAT METAL EDGING IS PROPERLY INSTALLED AND SECURED BEFORE INSTALLING STONE MULCH.
- STONE MULCH MATERIAL & INSTALLATION:
1.

SHALL BE HARD, DURABLE, STONE, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN SUBSTANCES, OF THE FOLLOWING TYPE, SIZE RANGE, AND COLOR:

1.1.

MATERIAL: ANGULAR WASHED STONE.

1.2.

SIZE: 1-1/2" DIAMETER

1.3.

DEPTH: 3" MINIMUM DEPTH PLACED IN ONE LIFT

1.4.

COLOR RANGE: BLEND OF DARK GREY & BLUE TONES

1.5.

BASIS OF DESIGN: 1-1/2" 'AMERICAN HERITAGE' AGGREGATE BY COUNTY MATERIALS.

2.

LIGHTLY COMPACT AREAS TO RECEIVE STONE MULCH

3.

INSTALL WEED BARRIER FABRIC IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES OF FABRIC LENGTHS A MINIMUM OF 6-INCHES AND SECURING SEAMS WITH GALVANIZED PINS. WEED BARRIER FABRIC SHALL BE WRAPPED VERTICALLY UP THE OUTSIDE EDGES OF SURROUNDING CONCRETE FLATWORK OR CURB AND SECURED IN PLACE. HOLD FABRIC 2" CLEAR OF TOP OF ADJACENT CURB AND CONCRETE FLATWORK SO IT IS NOT VISIBLE FROM SURFACE.

4.

PLACE AND FINISH STONE MULCH AS INDICATED IN DRAWINGS, ENSURING A SMOOTH, LEVEL TOP SURFACE FOR ALL STONE MULCH AREAS HELD APPROXIMATELY 1/2" BELOW THE TOP SURFACE OF ADJACENT PAVED AREAS OR METAL EDGING.
- BARK MULCH MATERIAL & INSTALLATION
1.

TWICE-SHREDDED HARDWOOD BARK MULCH TO BE PROVIDED AS TOP-DRESSING FOR ALL AT-GRADE PLANTING BEDS IN LOCATIONS INDICATED ON PLANTING PLANS.

1.1.

SIZE RANGE: MAXIMUM 2.5" TO 3"

1.2.

COLOR: NATURAL, UN-DYED

1.3.

PROVIDE 3" DEPTH MULCH FOR ALL PLANTING BEDS INDICATED AS BARK MULCH PLANTING BED.

2.

KEEP BARK MULCH 2" CLEAR OF ALL STEMS OF PLANT MATERIAL.
- TURF SOD INSTALLATION:
1.

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, TREES, SHRUB, AND PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

2.

INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

3.

LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH. SPREAD PLANTING SOIL TO A DEPTH OF 4 INCHES. FINISH GRADE TOPSOIL TO PLUS OR MINUS ½ INCH OF FINISH ELEVATIONS.

4.

APPLY GRANULAR STARTER LAWN FERTILIZER DIRECTLY TO THE SURFACE OF THE FINISH GRADE. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. DO NOT CREATE MUDDY SOIL.

5.

LAY SOD WITHIN 24 HOURS OF HARVESTING. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES.

6.

SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1 ½ INCHES BELOW SOD.
- THE SIGMA GROUP

Single Source. Sound Solutions.

www.thesigmagroup.com

1300 West Canal Street

Milwaukee, WI 53233

Phone: 414-643-4200

Fax: 414-643-4210

GI ASSOCIATES - MAYFAIR IMPROVEMENTS

1033 N. MAYFAIR RD

WAUWATOSA, WI 53226

LANDSCAPE SPECIFICATIONS

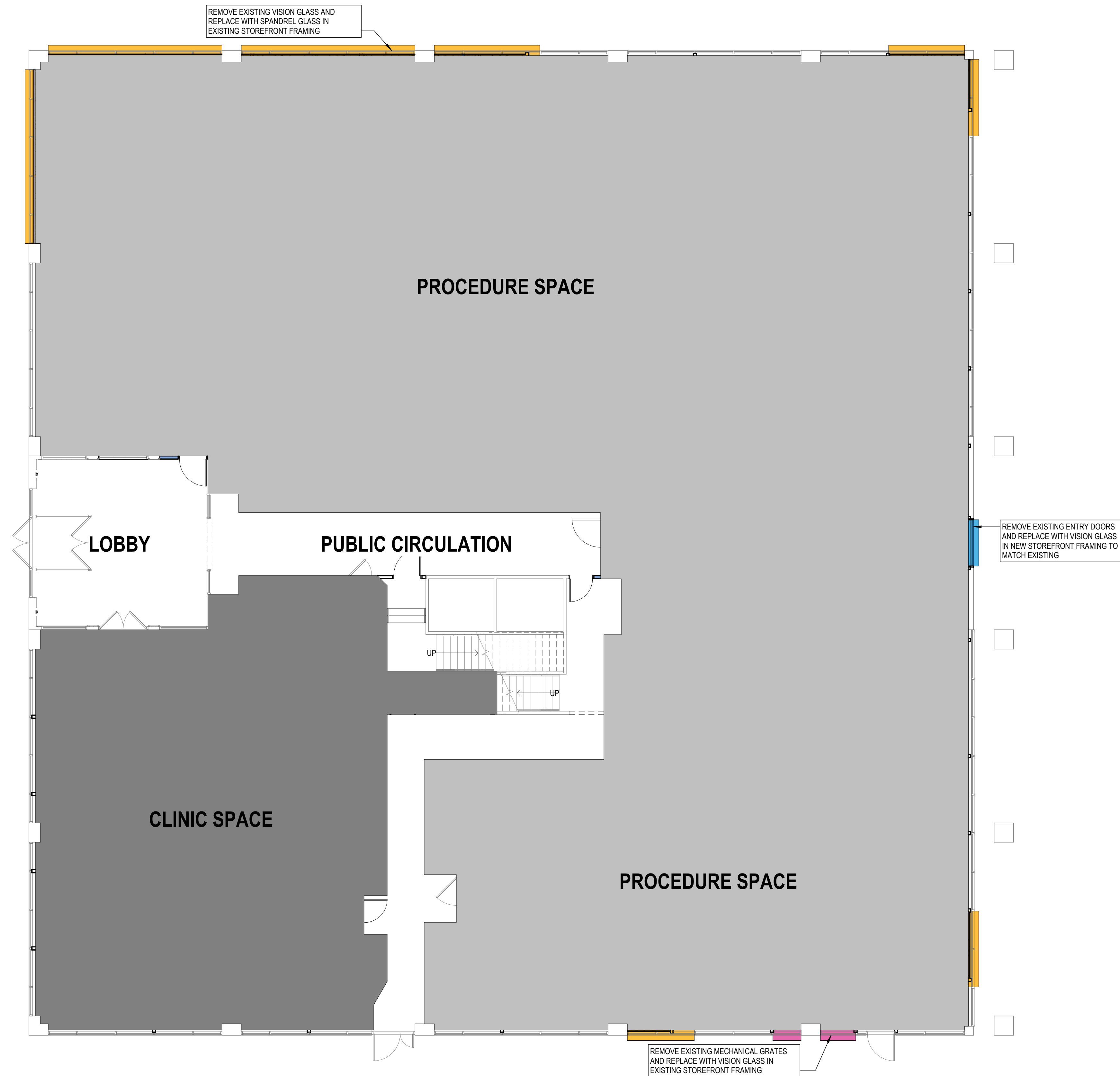
PRELIMINARY

NOT FOR

CONSTRUCTION

ISSUANCE	DATE
SD SUBMITTAL	2025-01-25
CITY SUBMITTAL	2025-03-11
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NO. REVISION	DATE
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PROJECT NO:	----
DESIGN DATE:	----
PLOT DATE:	2025.03.06
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	L300
- 1:\Eppstein Uhen\23658 - GI Associates Mayfair\060 CAD\030_Production Sheets\L400_Landscape\L300 Landscape Specifications.dwg



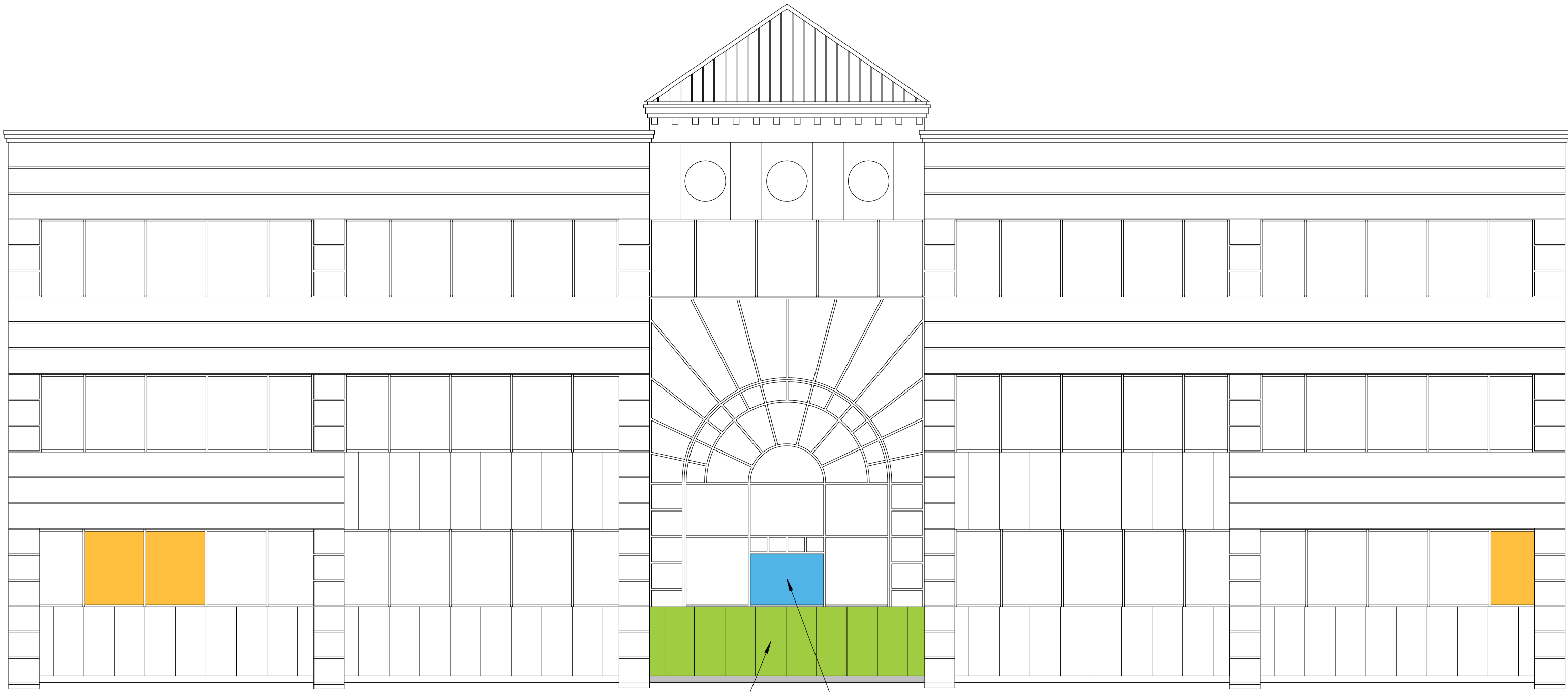


EAST ELEVATION



EAST ELEVATION - AREA OF WORK

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



EAST ELEVATION

1/8" = 1'-0"

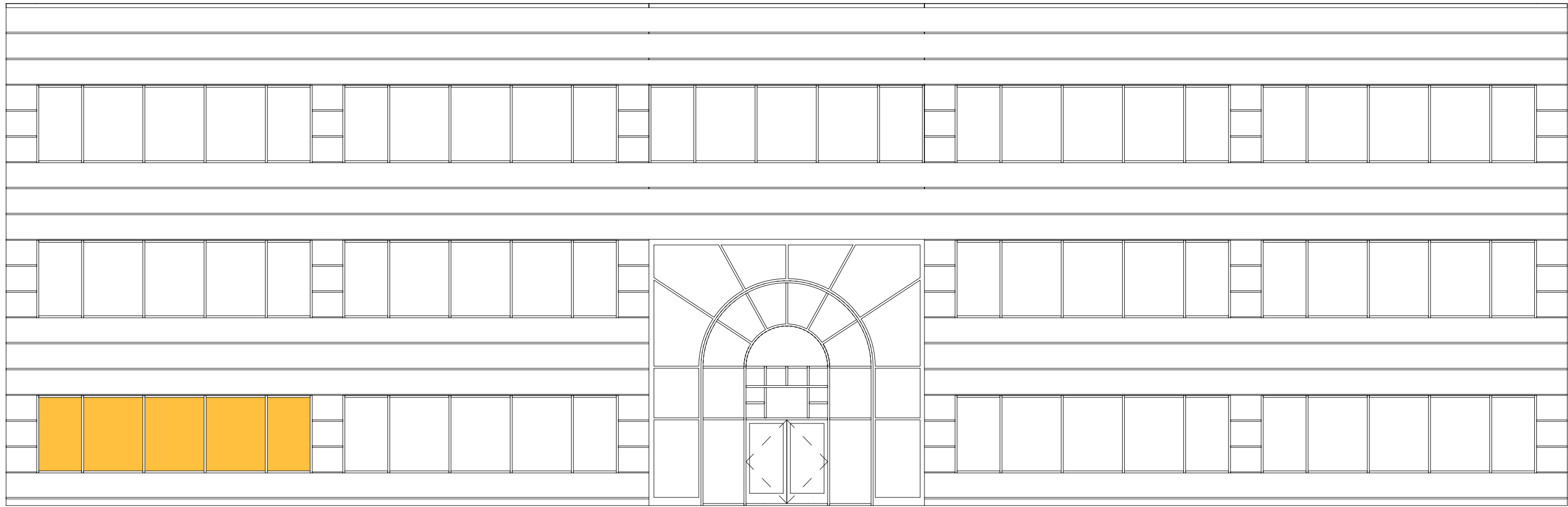
- NEW GRANITE WALL PANELS TO MATCH EXISTING
- REMOVE EXISTING ENTRY DOORS AND REPLACE WITH VISION GLASS IN NEW STOREFRONT FRAMING TO MATCH EXISTING, TYPICAL



NORTH ELEVATION

1/8" = 1'-0"

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



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

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

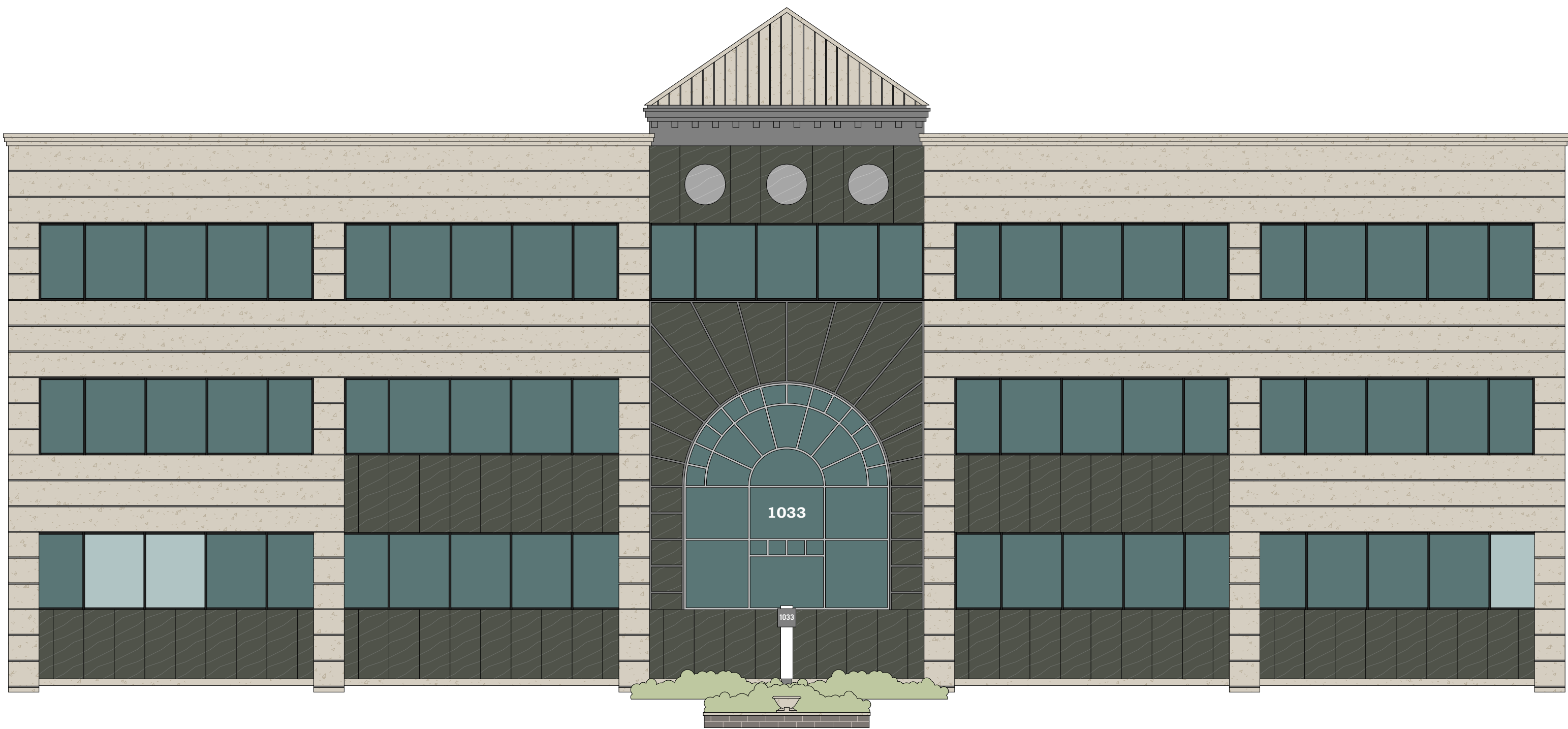
REMOVE EXISTING MECHANICAL GRATES
AND REPLACE WITH VISION GLASS IN
EXISTING STOREFRONT FRAMING, TYPICAL

NEW RETAINING WALL AS
REQUIRED, SEE CIVIL



EAST ELEVATION - EXISTING RENDER

1/8" = 1'-0"



EAST ELEVATION - PROPOSED RENDER

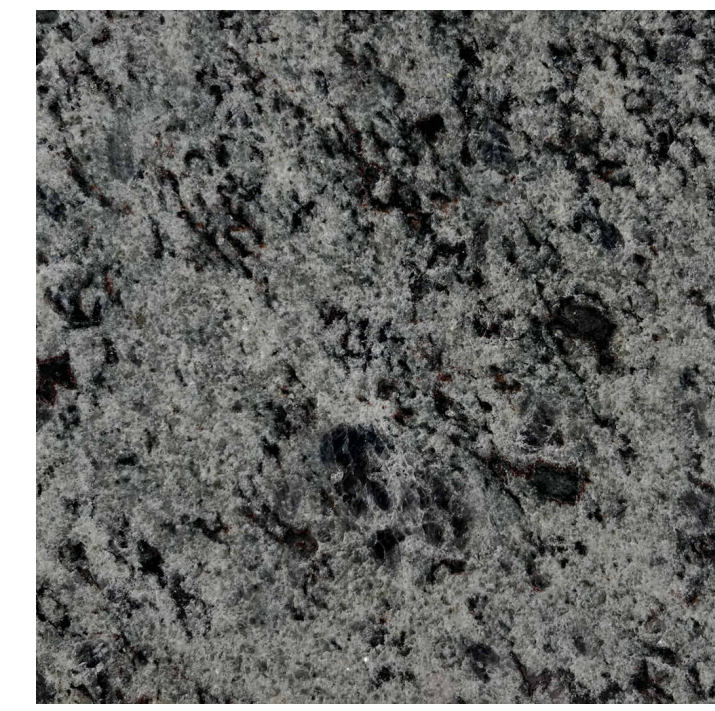
1/8" = 1'-0"



PROPOSED SPANDREL
GLASS TO MATCH EXISTING
TRULITE



PROPOSED VISION GLASS
TO MATCH EXISTING
TRULITE



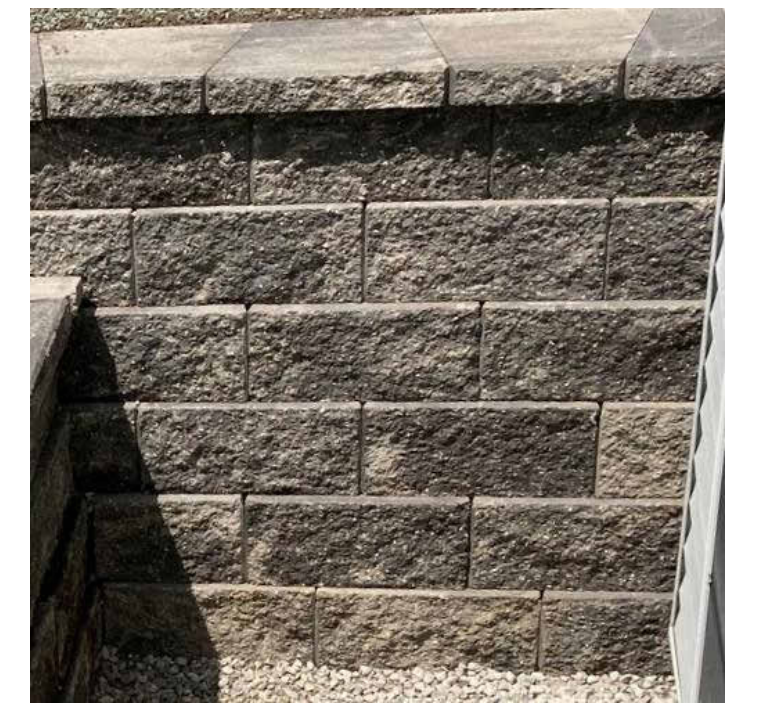
PROPOSED GRANITE TO MATCH EXISTING
HOUSE OF STONE
NORTH AMERICAN GRANITE, COLOR: BLUEISH GREEN



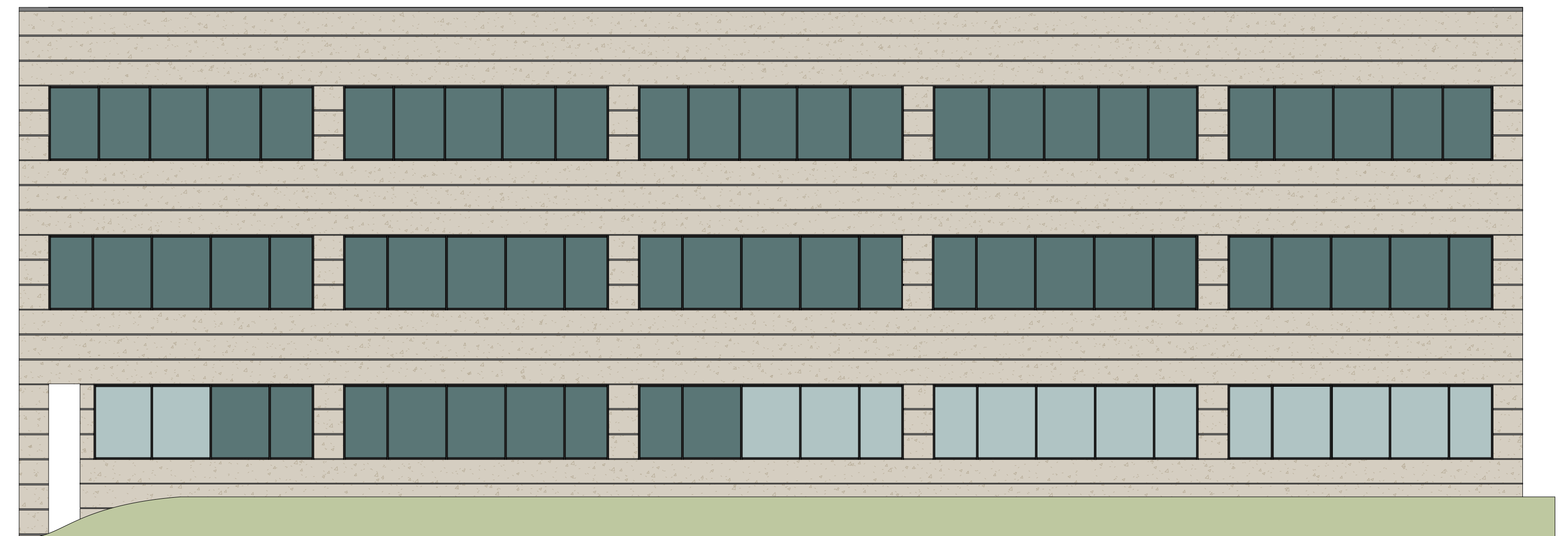
STOREFRONT FRAMING
TO MATCH EXISTING
CLEAR ANODIZED FINISH



PROPOSED RETAINING WALL TO MATCH EXISTING
COUNTY MATERIALS
INTEGRITY SILVERSTONE

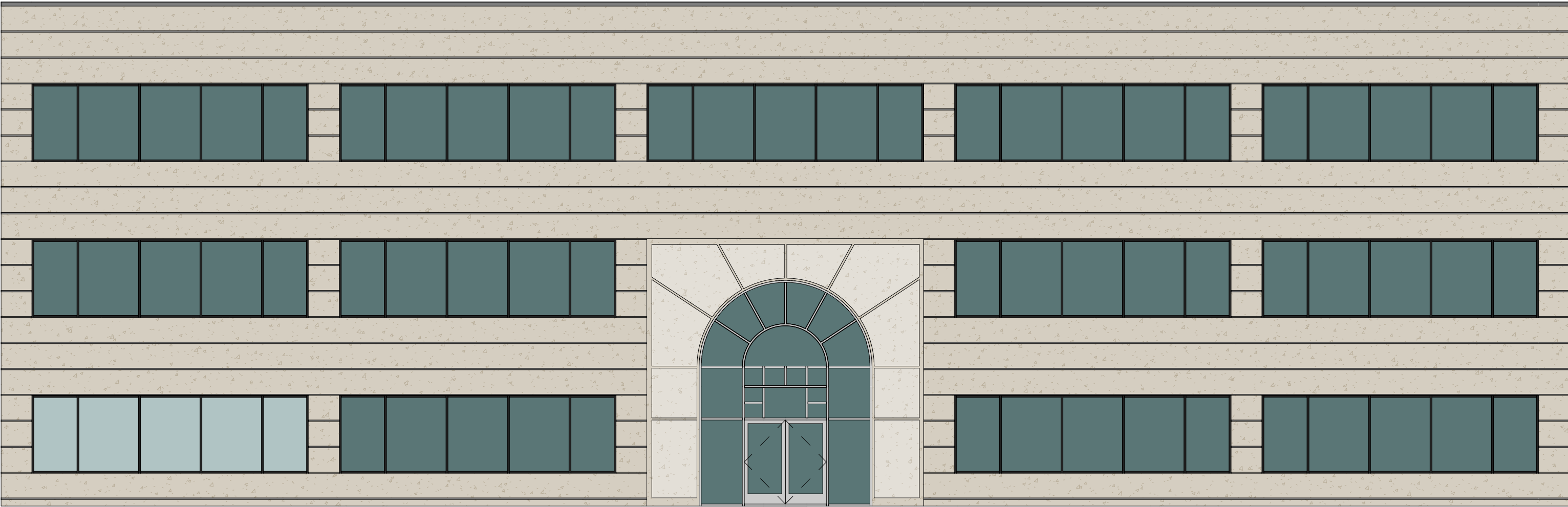


PROPOSED BUILDING MATERIALS



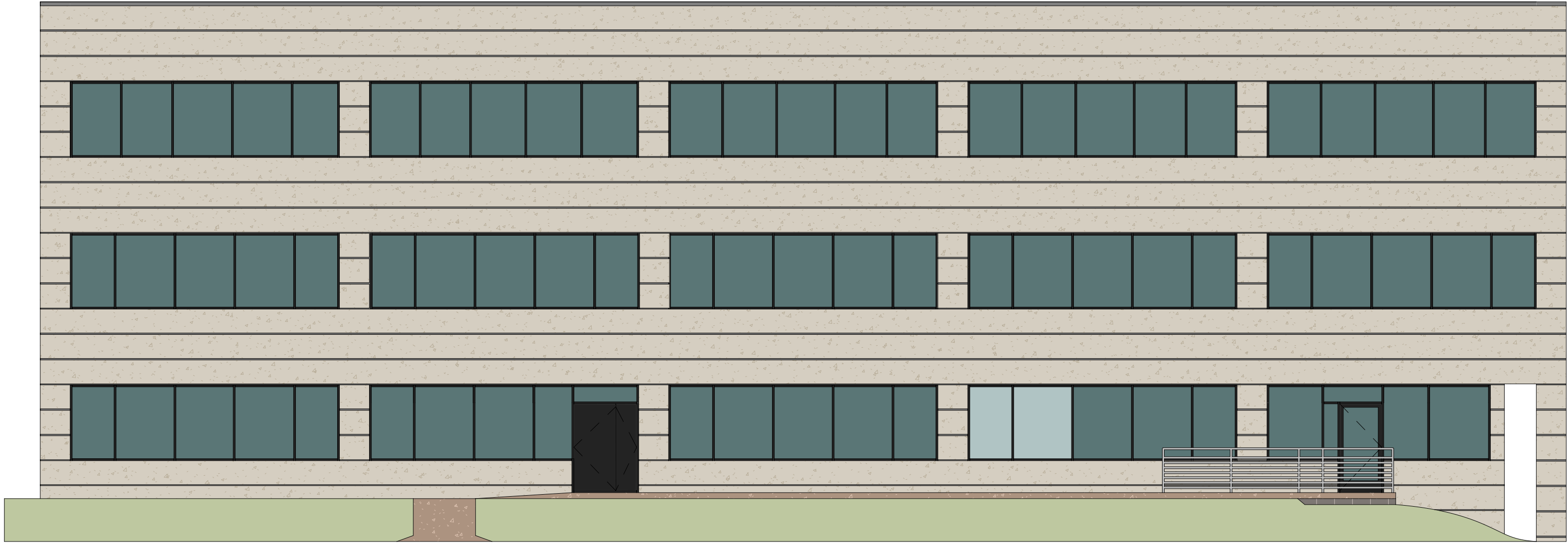
NORTH ELEVATION - RENDER

1/8" = 1'-0"



WEST ELEVATION - RENDER

1/8" = 1'-0"



SOUTH ELEVATION - RENDER

1/8" = 1'-0"



Wauwatosa, WI

Staff Report

7725 W. North Avenue
Wauwatosa, WI 53213

File #: 25-0483

Agenda Date: 3/20/2025

Agenda #: 5.

10636 Bluemound Rd - Mobil Mart - Exterior Remodel

Revision Schedule

No.	Revision	Date
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Mobil Mart
Interior and Exterior Alteration
10636 W BLUEMOUND RD
WAUWATOSA WI

SCALE
VARIES



TITLE SHEET

A100

12/23/2024 2:44:23 PM

INDEX

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



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

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

SCOPE OF WORK :

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

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

CLASS A: FLAME SPREAD INDEX 0-25:

SMOKE-DEVELOPED INDEX 0-450

CLASS B: FLAME SPREAD INDEX 26-75

SMOKE-DEVELOPED INDEX 0-450

CLASS C: FLAME SPREAD INDEX 76-200

SMOKE-DEVELOPED INDEX 0-450

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

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

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

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

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

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

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

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

ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES.

THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN / BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF

MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS.

EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL

COORDINATE ALL WORK WITHIN THE SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL AND

PROJECT CONSTRUCTION SCHEDULE.

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

OF USING THEM AS SHOP DRAWINGS.

UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR

BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.

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

CODE INFORMATION :

REFERENCED CODES ARE:

IBC 2015; IEBC 2015; ICC/ANSI A117.1-2003

DCF 251

OCCUPANCY CLASSIFICATION:

M

TYPE OF CONSTRUCTION:

TYPE IIIB (CHAPTER 6); MASONRY BRICK EXTERIOR WITH PERMITTED INTERIOR WALLS

CLASSIFICATION OF WORK

INTERIOR AND EXTERIOR ALTERATION LEVEL 3 AND 2

ACTUAL BUILDING FLOOR AREA:

GRADE LEVEL NEW FLOOR AREA = 1720 SQ.FT.

BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM (NFPA 13)

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503): 55 FEET

OCCUPANCY GROUP M , 1 STORY. FLOOR AREA PER STORY, BUILDING HEIGHT

PROVIDED 16 FEET

FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601 & 602).

PRIMARY STRUCTURAL FRAME 0 HOUR RATING

BEARING WALLS (EXTERIOR) 2 HOUR RATING

BEARING WALLS (INTERIOR) 0 HOUR RATING

NONBEARING WALLS & PARTITIONS (EXTERIOR)

FIRE SEPARATION DISTANCE 0-5 FT 2 HOUR RATING

FIRE SEPARATION DISTANCE 5-10 FT. 1 HOUR RATING

FIRE SEPARATION DISTANCE 10-30 FT. NINE

FIRE SEPARATION DISTANCE > 30 FT. 0 HOUR RATING

NONBEARING WALLS & PARTITIONS (INTERIOR) -- 0 HOUR RATING

FLOOR CONSTRUCTION & SECONDARY MEMBERS 0 HOUR RATING

ROOF CONSTRUCTION & SECONDARY MEMBERS 0 HOUR RATING

OCCUPANT LOAD (PROPOSED TENANT AREA OF 1720 SQ.FT.):

MERCANTILE AREA 1720 SQ.FT @ 60 SQ. FT PER OCCUPANCY = 29 OCCUPANTS (IBC 1004.3)

SPRINKLER SYSTEM IS NOT REQUIRED

MEANS OF EGRESS:

OCCUPANCY LOAD: TABLE 1004.1.2

EXIT WIDTH REQUIRED: 29 @ 0.2 INCHES = 6")

EXIT WIDTH PROVIDED: 36" + 36" = 72" INCHES

PLUMBING FIXTURE REQUIREMENTS: 51 OCCUPANTS

TOILETS :

WATER CLOSETS REQUIRED: 1 PER 500, THEREFORE 1 REQUIRED

WATER CLOSETS PROVIDED: 1 WATER CLOSET

LAVATORIES:

LAVATORIES REQUIRED: 1 PER 750, THEREFORE 1 REQUIRED

LAVATORIES PROVIDED: 1 LAVATORY

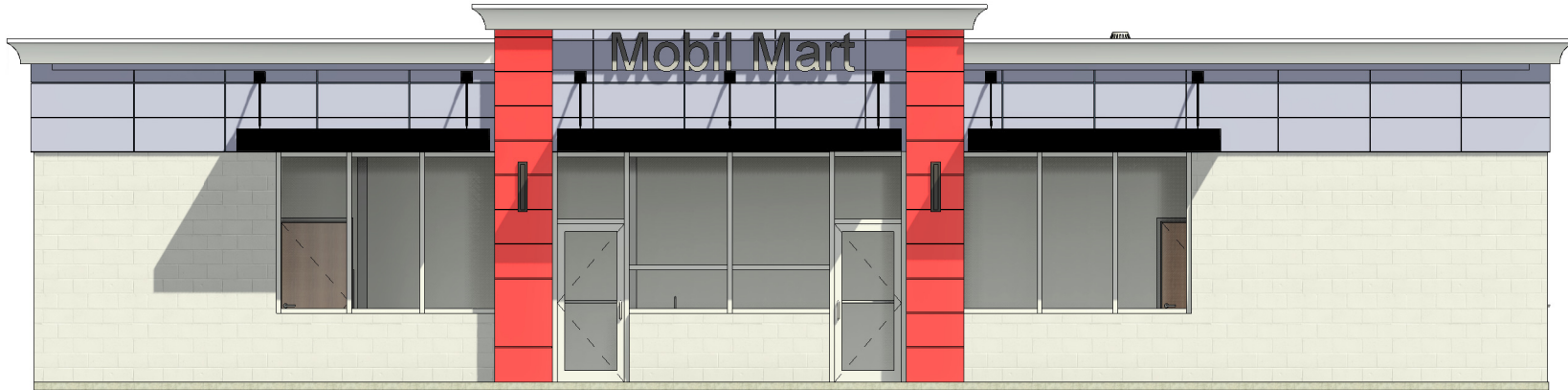
SERVICE SINKS:

SERVICE SINKS REQUIRED: 1 SINK

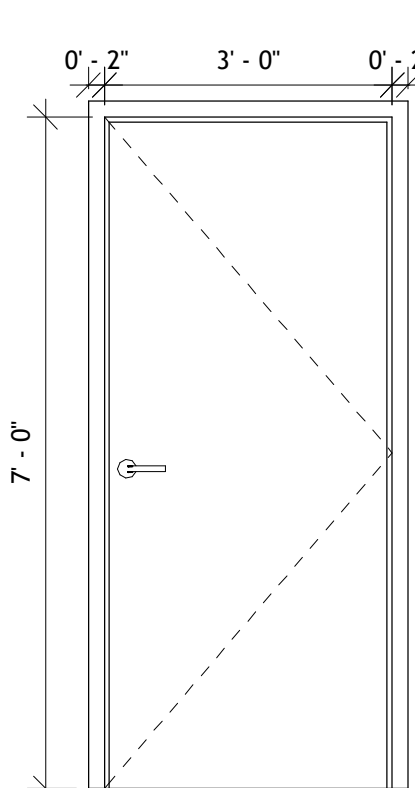
SERVICE SINKS PROVIDED: 1 SINK

FIRE PROTECTION CONSTRUCTION:

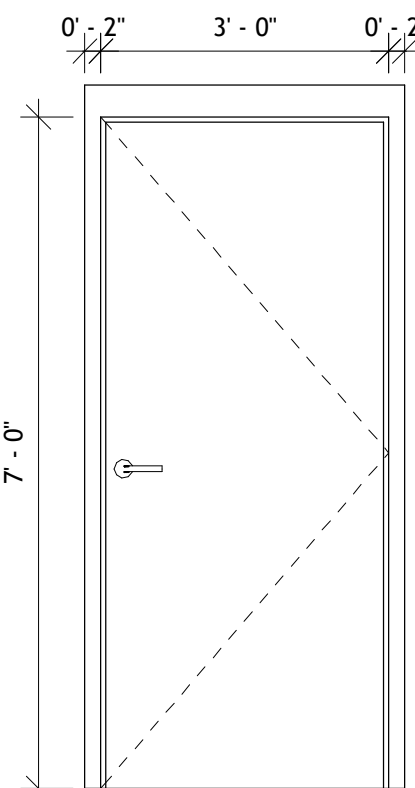
903.2.1.3 GROUP M OCCUPANCY. SPRINKLER SYSTEM IS NOT PROVIDED



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

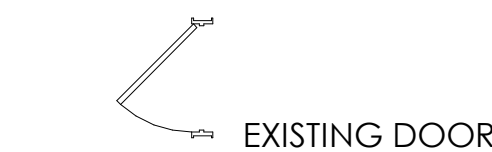


1 3/4" SOLID CORE
WOOD DOOR FLUSH PANEL
5 - PLY FACE VENEER
HM FRAME

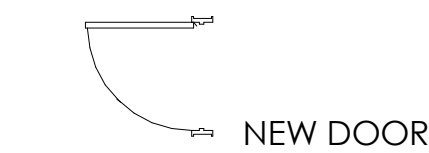


COMMERCIAL HOLLOW METAL DOORS &
FRAMES
1-3/4" THICK
18 GAUGE COLD ROLLED STEEL
INSULATED POLYSTYRENE CORE
FIRE RATING : 1HR
INSULATION U FACTOR: 0.26

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



EXISTING DOOR



NEW DOOR



NEW INTERIOR WALL



EXISTING INTERIOR WALL

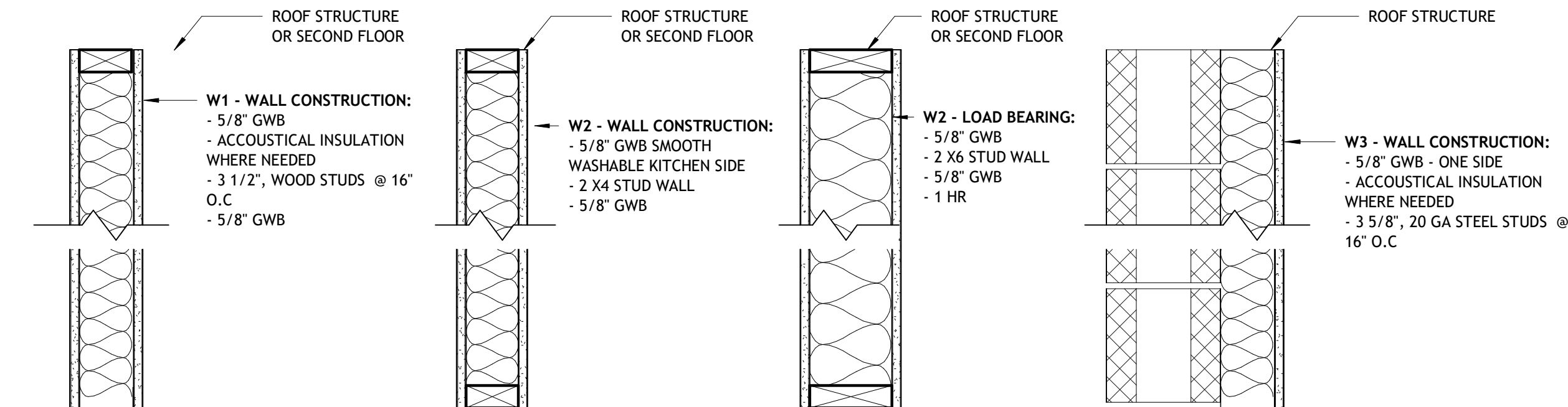


DEMOLISHED INTERIOR WALL



EXIT SIGN

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

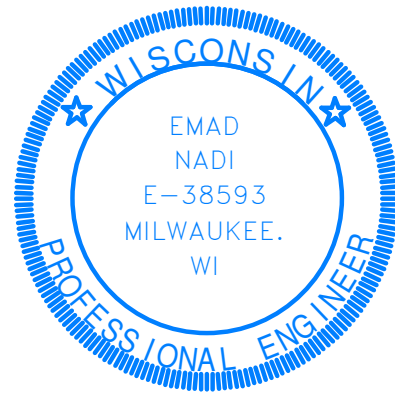


5 WALLS SECTION TYPES
1 1/2" = 1'-0"

Revision Schedule		
No.	Revision	Date

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

SCALE
VARIES

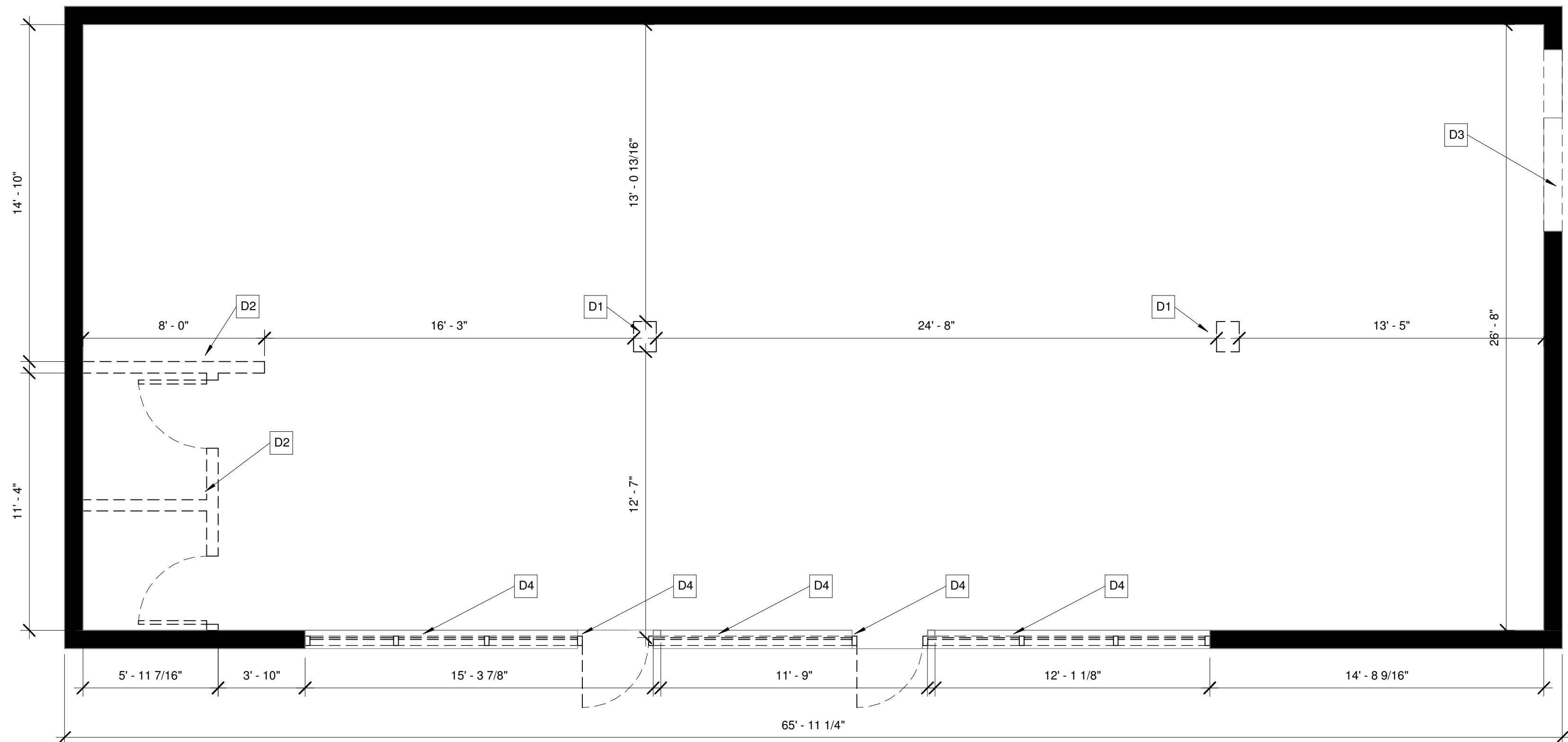


DEMO PLAN

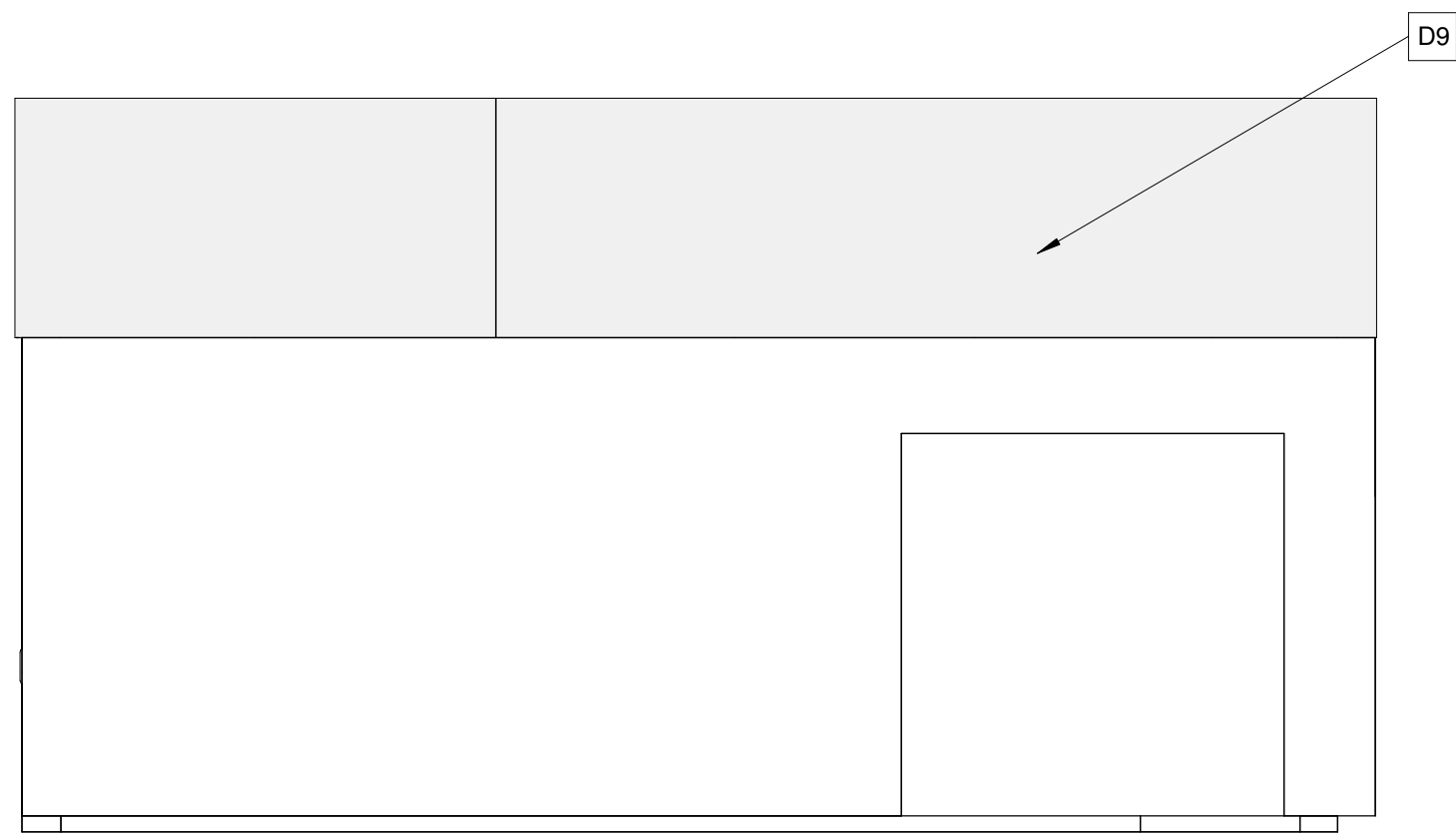
A101

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

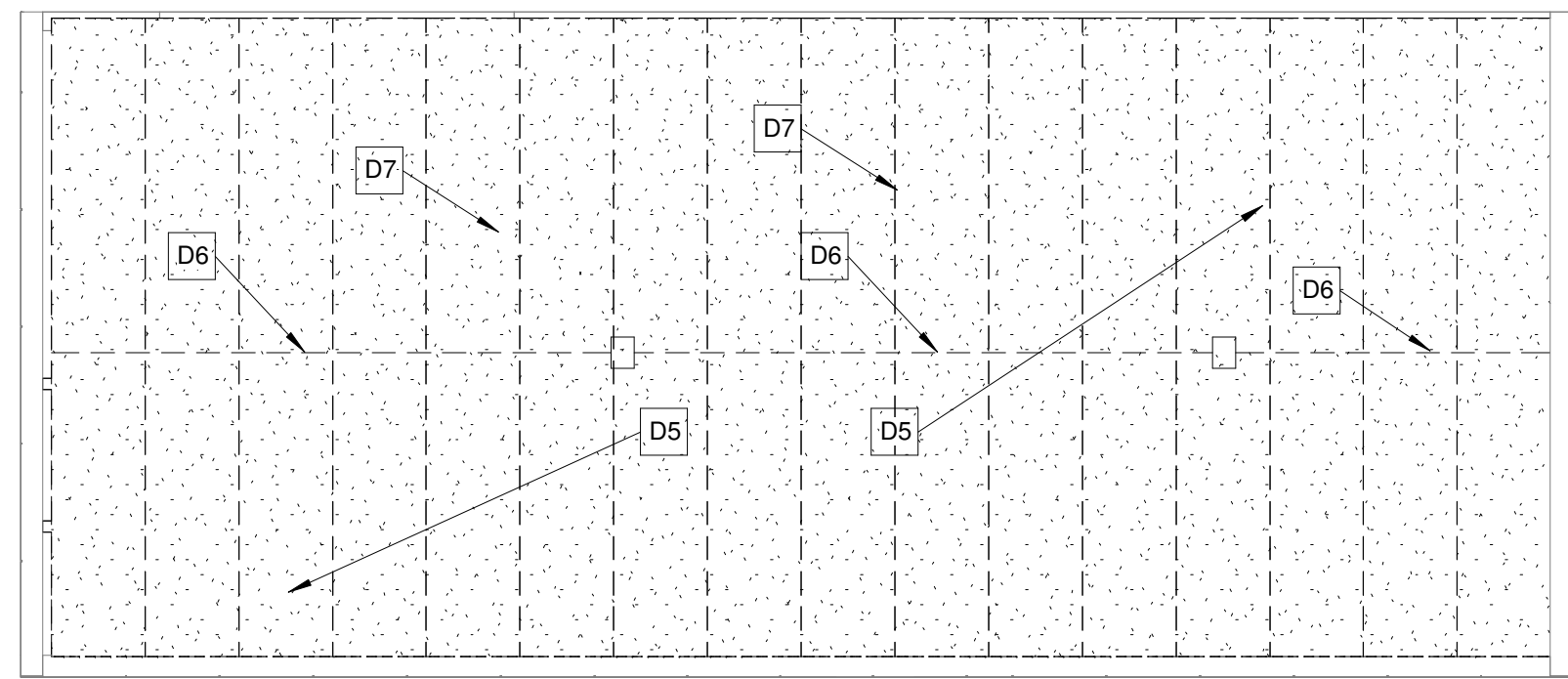
DEMO NOTES:
REMOVE ALL PLUMBING FIXTURES INDICATED TO BE REMOVED AND CAP BELOW SLAB, IN WALL OR ABOVE CEILING. U.N.O. REMOVE ALL ELECTRICAL OUTLETS AND WIRING IN WALLS AND EXPOSED WIRING ON WALL SURFACES WHICH ARE INDICATED TO BE REMOVED. EITHER REMOVE WIRE BACK TO PANEL BOX OR PROVIDE NEW ACCESSIBLE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



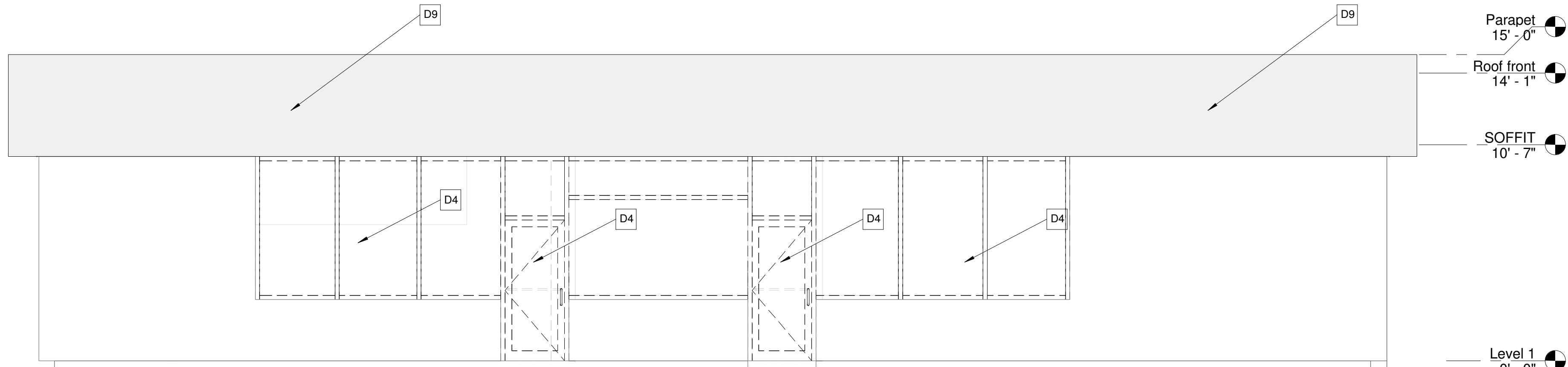
1 Level 1 Demo
1/4" = 1'-0"



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



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



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

Parapet
15' - 0"

Roof front
14' - 1"

SOFFIT
10' - 7"

Level 1
0' - 0"

Revision Schedule		
No.	Revision	Date



Mobil Mart

Interior and Exterior Alteration

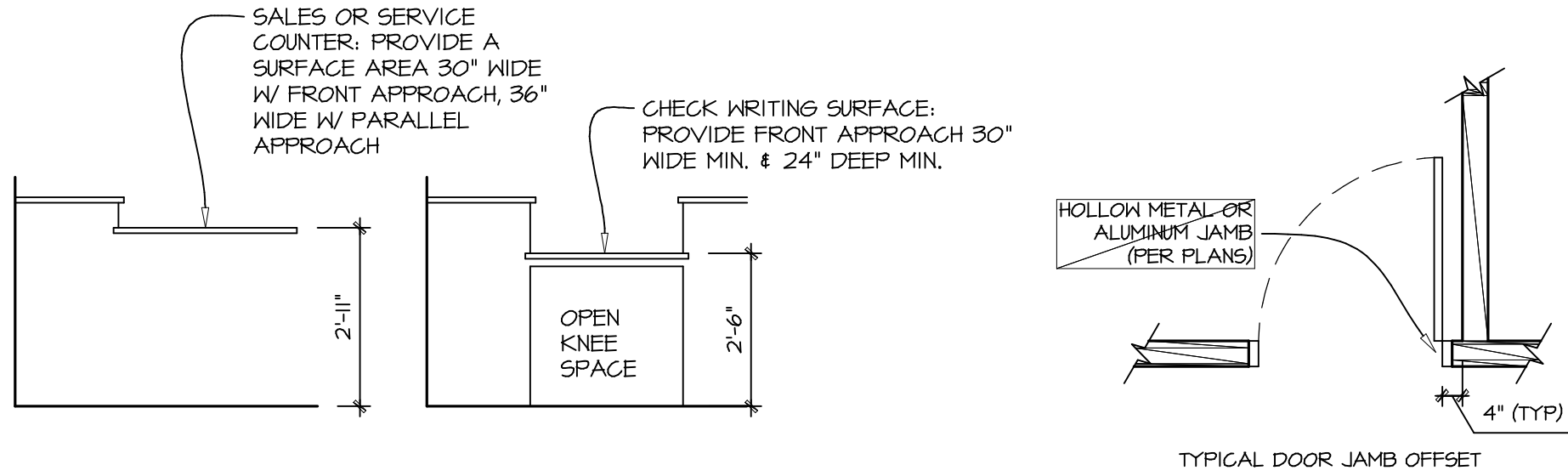
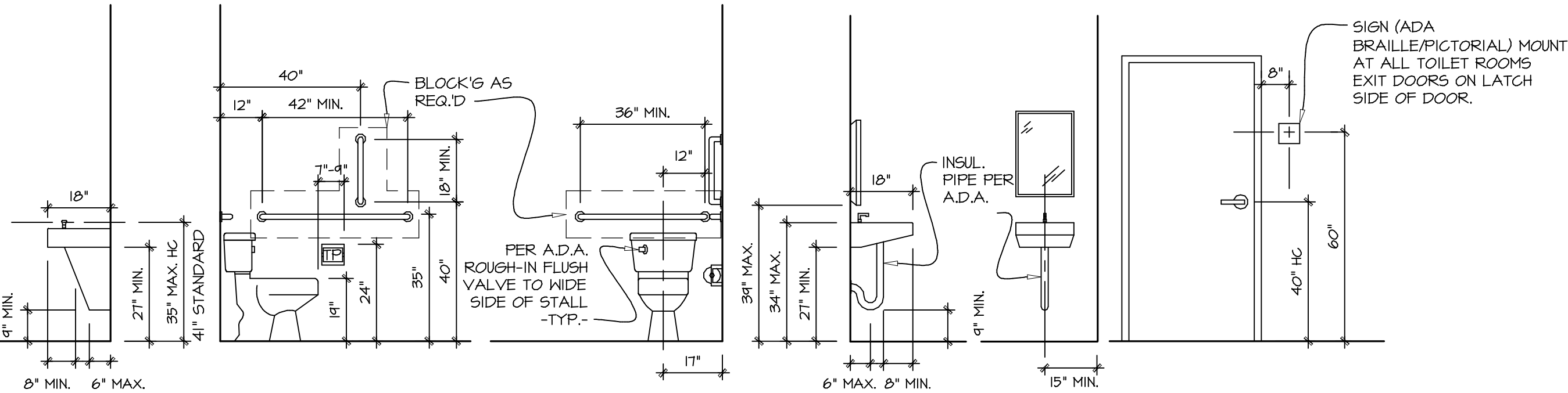
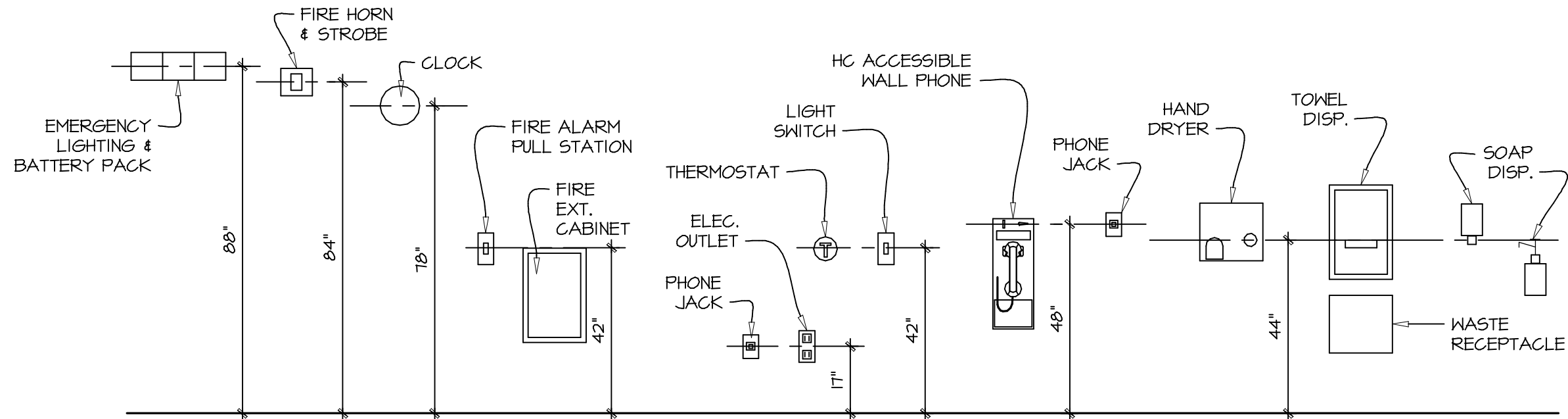
10636 W BLUEMOUND RD
WAUWATOSA WI

SCALE
VARIES



ADA NOTES

A101.1



ACCESSIBILITY GUIDELINES:

LIGHT SWITCHES, ELECTRICAL OUTLETS, ELECTRIC SERVICE PANELS, THERMOSTATS, THRU-WALL A/C UNITS AND ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15 INCHES ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH).

REINFORCE ALL BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER & SHOWER SEAT WHEN THESE FACILITIES ARE PROVIDED. REINFORCEMENT FOR GRAB BARS MAY BE PROVIDED BY PLYWOOD OR WOOD BLOCKING.

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

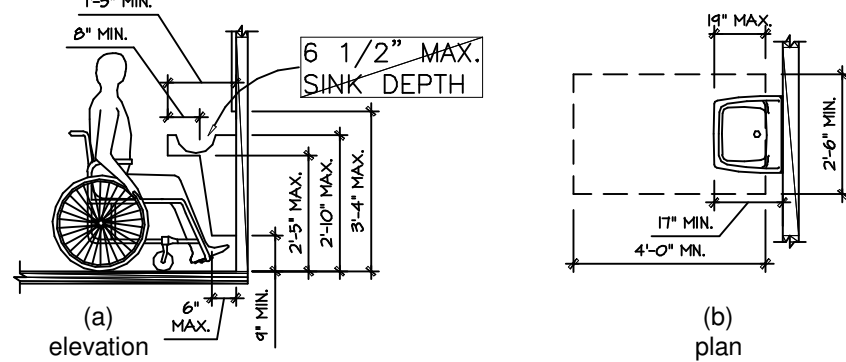


Figure 306.3 Knee Clearance

306 Knee and Toe Clearance

306.2 Toe Clearance.

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

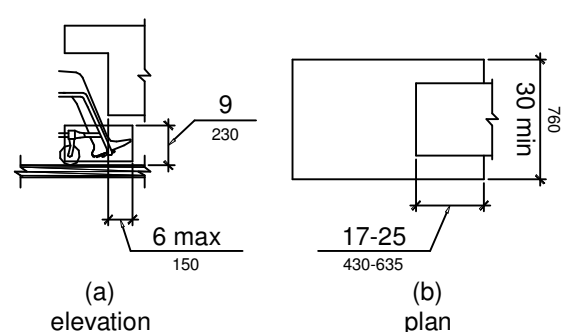
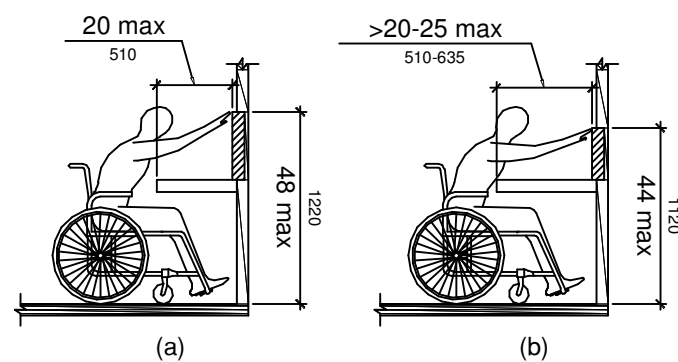


Figure 306.2 Toe Clearance

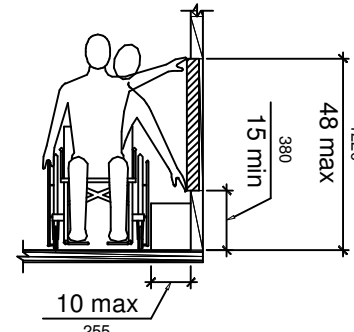
308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.



1 ADA NOTES
1" = 1'-0"

308.3 Side Reach.

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



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

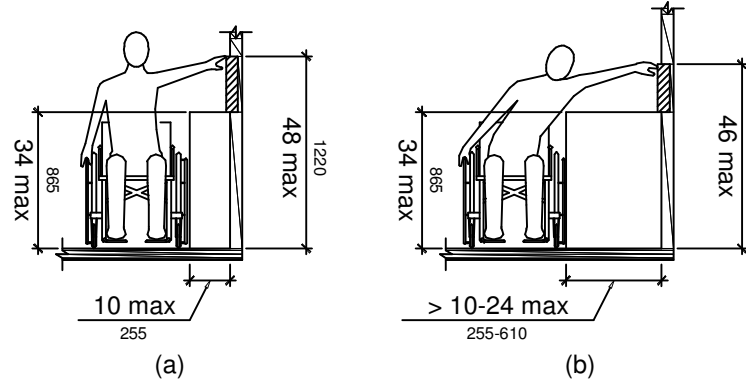


Figure 308.3.2 Obstructed High Side Reach

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

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

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

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

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

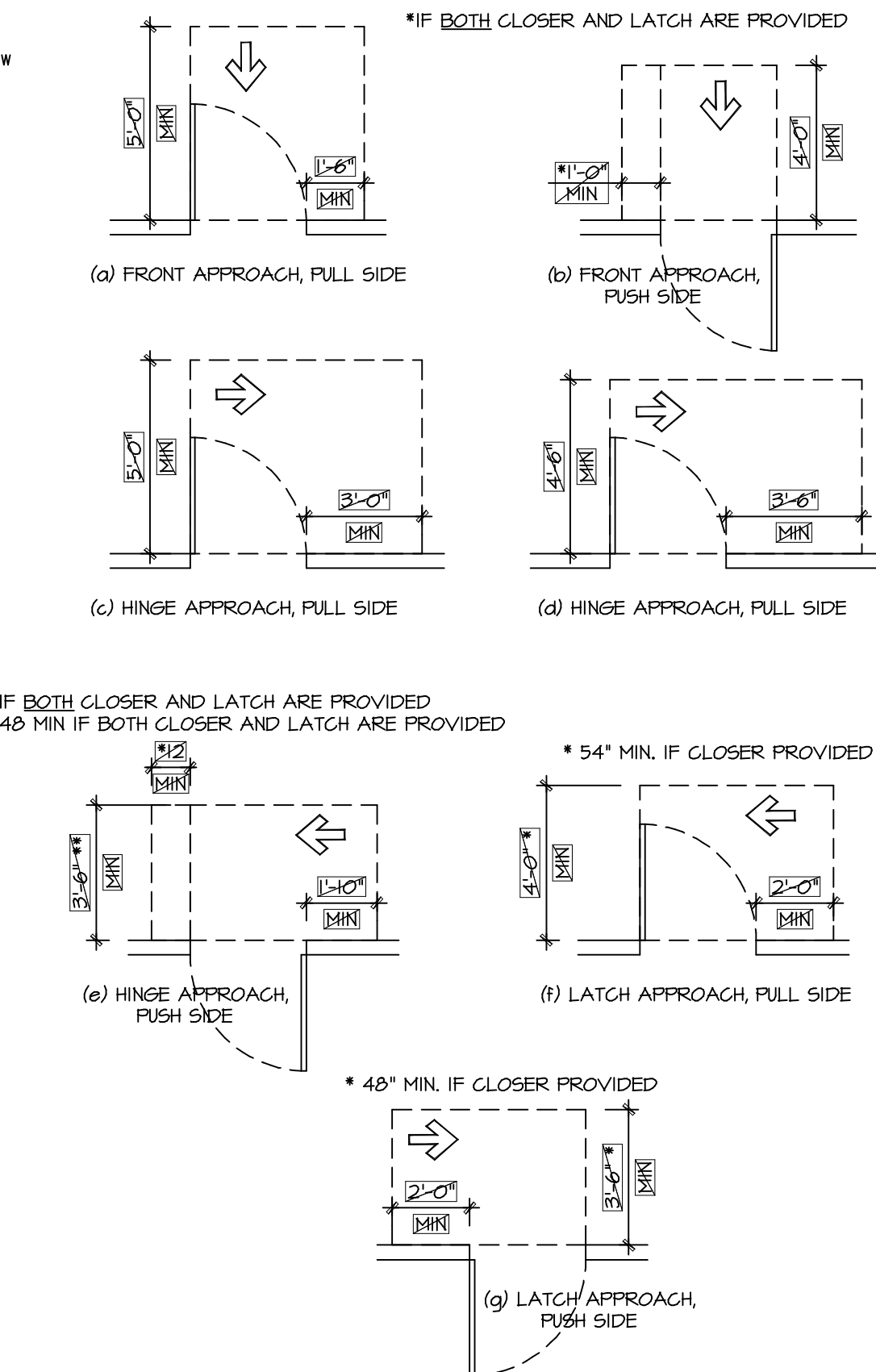


Figure 404.2.6 Doors in Series and Gates in Series

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

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

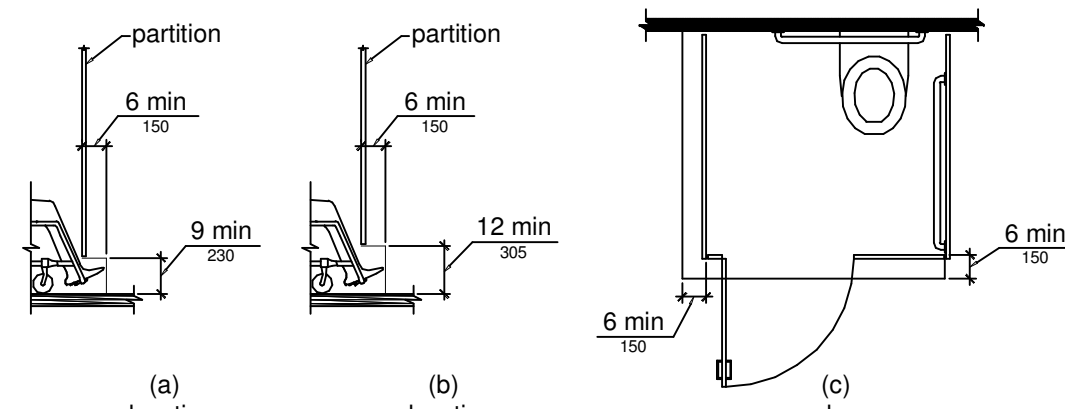


Figure 602.5 Drinking Fountain Spout Location

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

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

605 Urinals

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

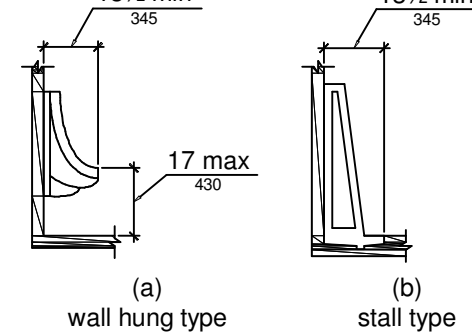


Figure 605.2 Height and Depth of Urinals

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

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

606 Lavatories and Sinks

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

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

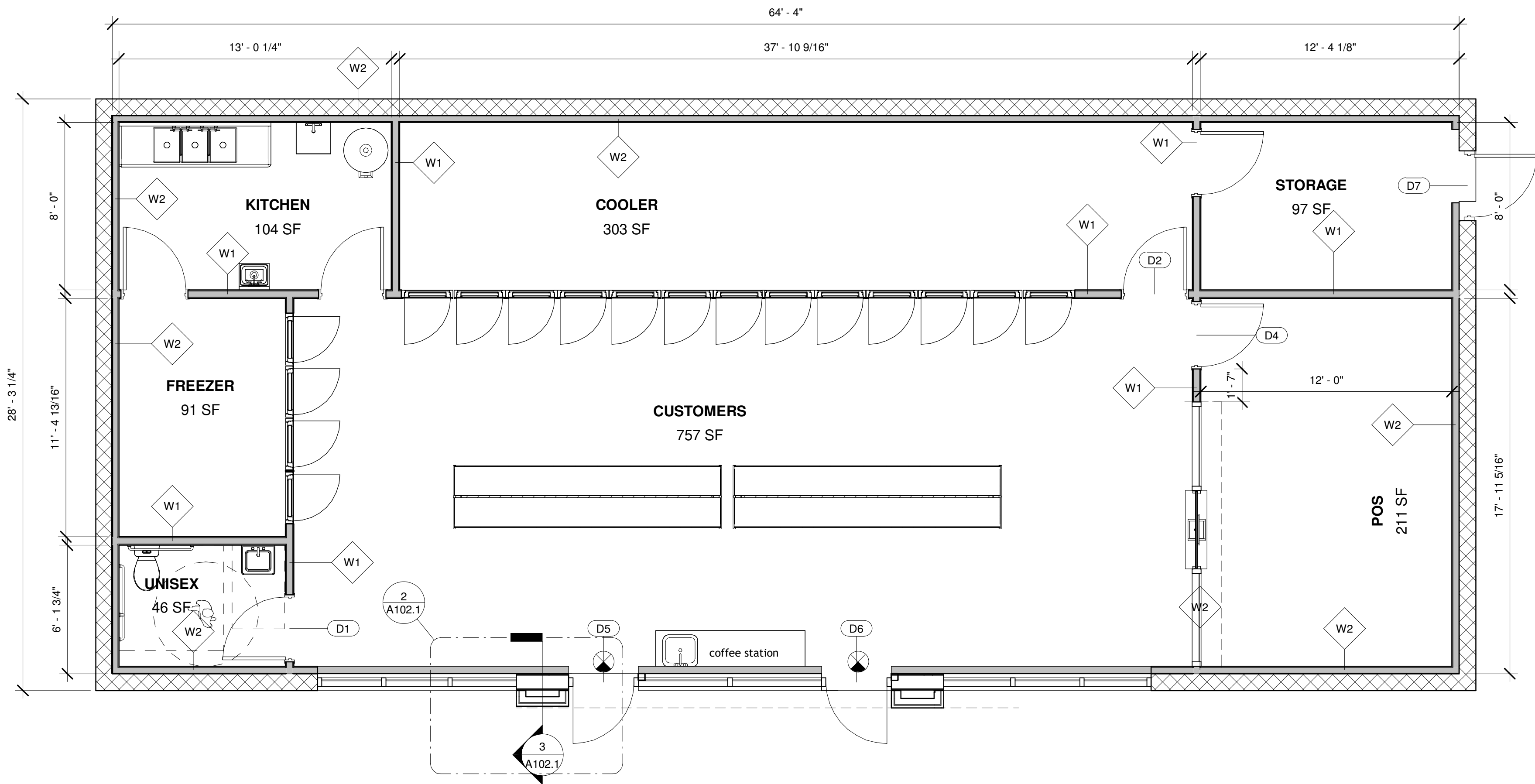
606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

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

Revision Schedule

No.	Revision	Date
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Mobil Mart
Interior and Exterior Alteration
10636 W BLUEMOUND RD
WAUWATOSA WI



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

Door Schedule

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

Room Schedule

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

Room Schedule

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UNISEX	46 SF	LAMINATE	GWB	ACOUSTIC	8' - 0"
FREEZER	91 SF	PER MANUFACTURE	PER MANUFACTURE	ACOUSTIC	11' - 0"
COOLER	303 SF	PER MANUFACTURE	PER MANUFACTURE	ACOUSTIC	11' - 0"
STORAGE	97 SF	LAMINATE	GWB	ACOUSTIC	11' - 0"
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KITCHEN	104 SF	NON SLIP POLISHED CONCRETE	SMOOTH WASHABLE SURFACE	ACOUSTIC	11' - 0"

Door Schedule

Mark	Type	Width	Height	Hardware
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D2	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D4	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
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D7	36" x 84" - HM Frame	3' - 0"	7' - 0"	
D8	36" x 84" - HM Frame	3' - 0"	7' - 0"	
D9	36" x 84" - HM Frame	3' - 0"	7' - 0"	
D13	36" x 84" - HM Frame	3' - 0"	7' - 0"	

SCALE
VARIES



LAYOUT

A102

Revision Schedule		
No.	Revision	Date

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

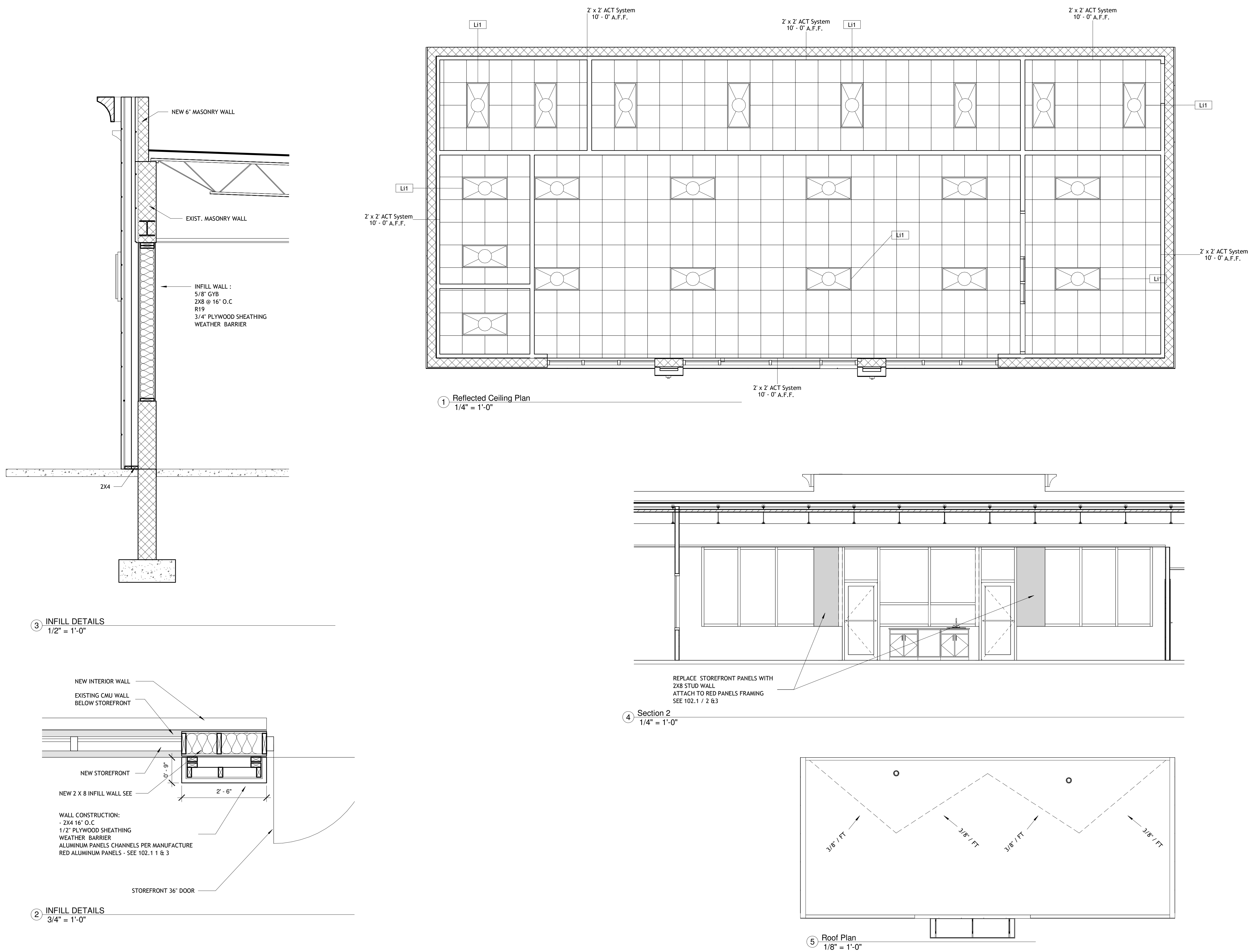
SCALE
VARIES



ARCHITECTURAL

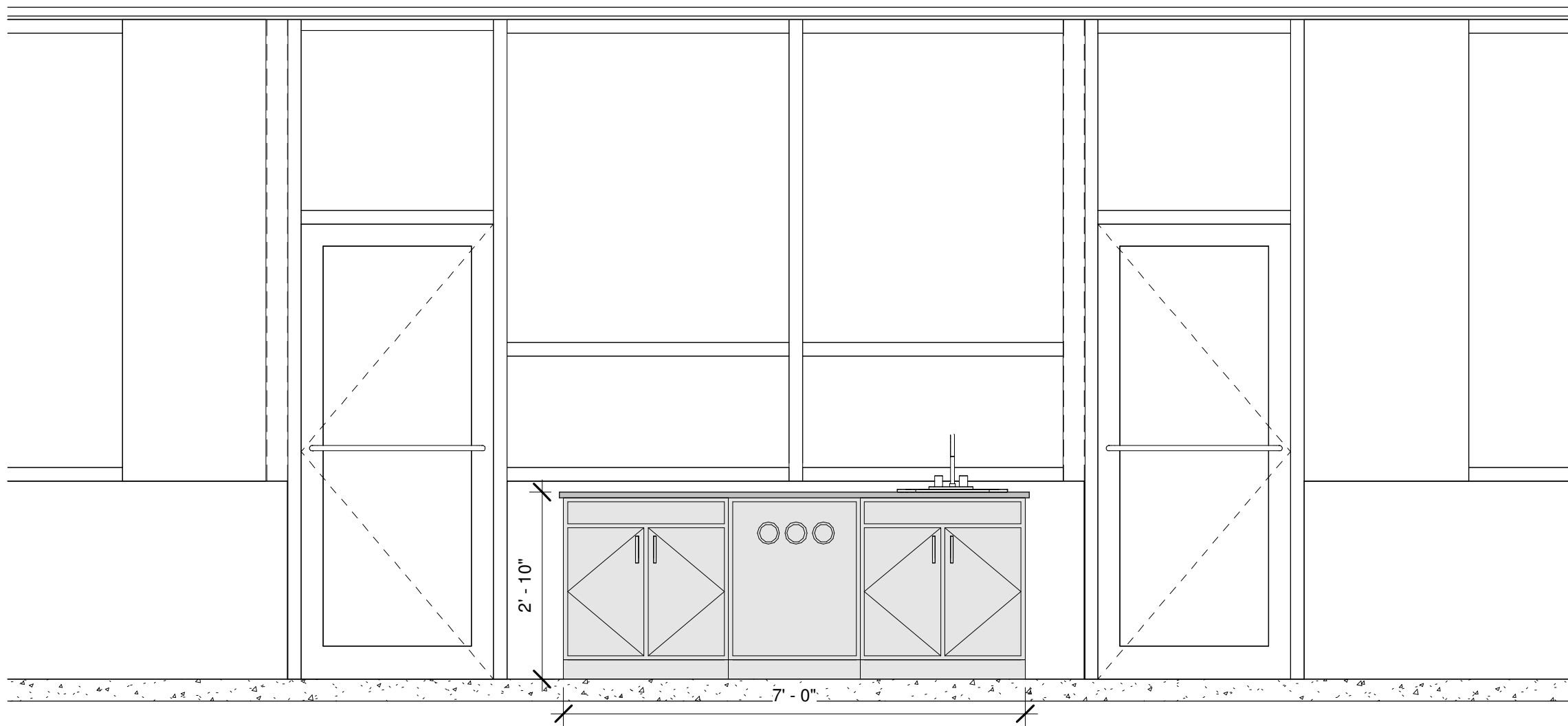
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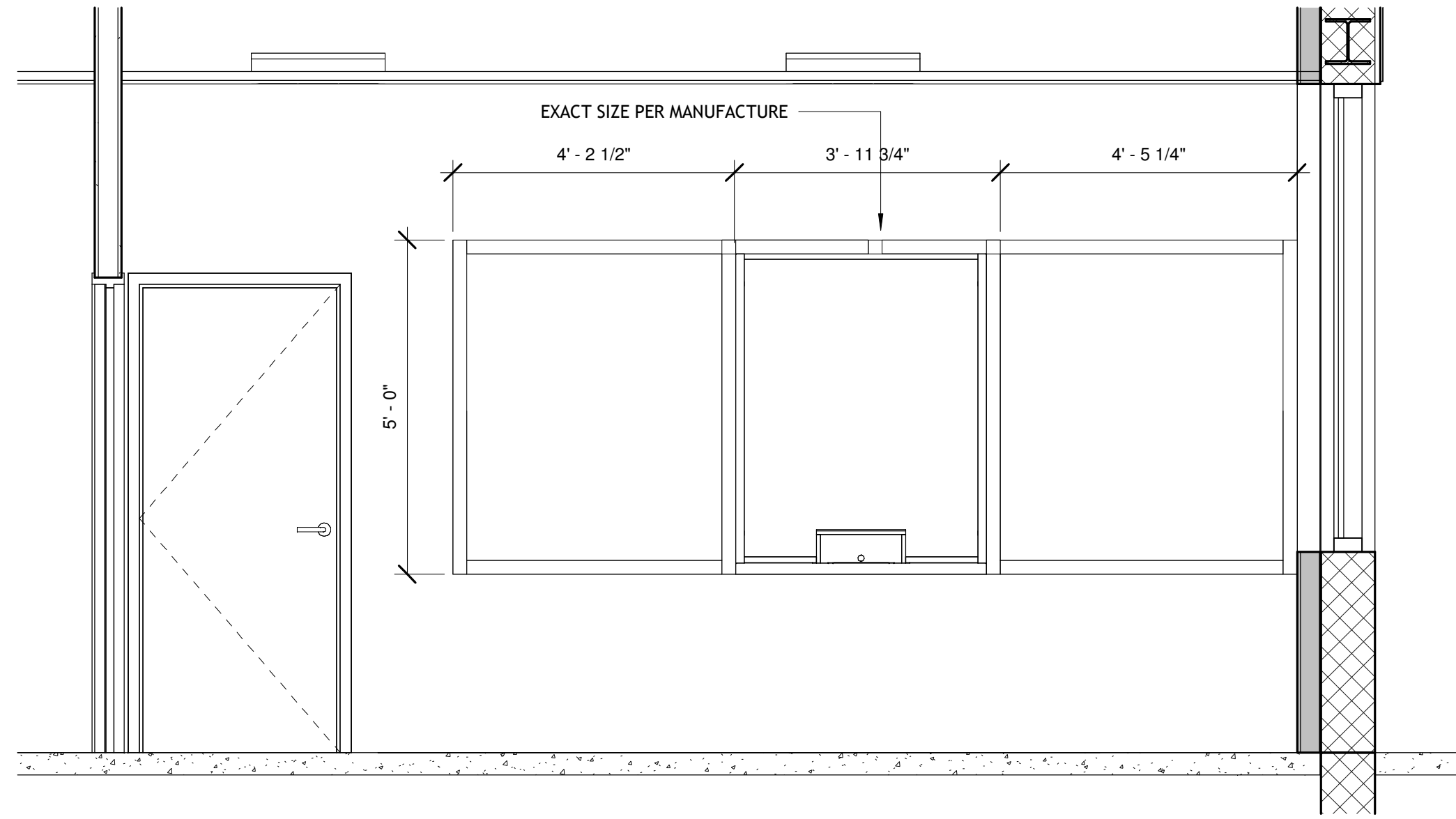


Revision Schedule

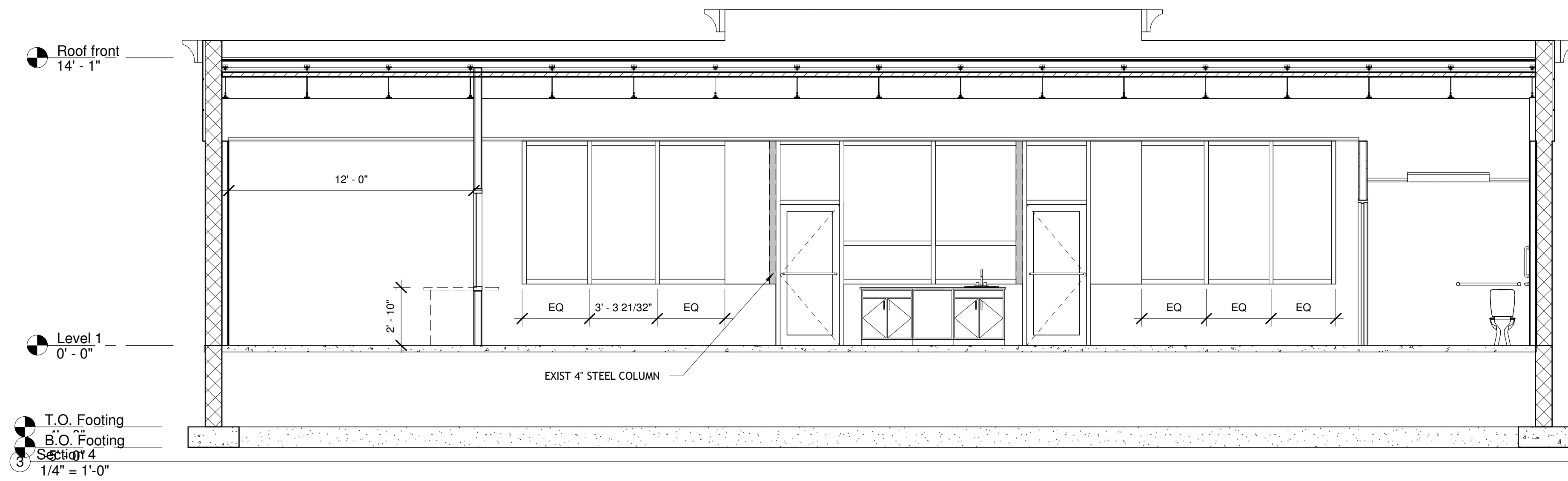
No.	Revision	Date
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② Coffee Station
1/2" = 1'-0"



① POS ELEVATION
1/2" = 1'-0"



Roof front
14'-1"

Level 1
0'-0"

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

EXIST 4" STEEL COLUMN

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

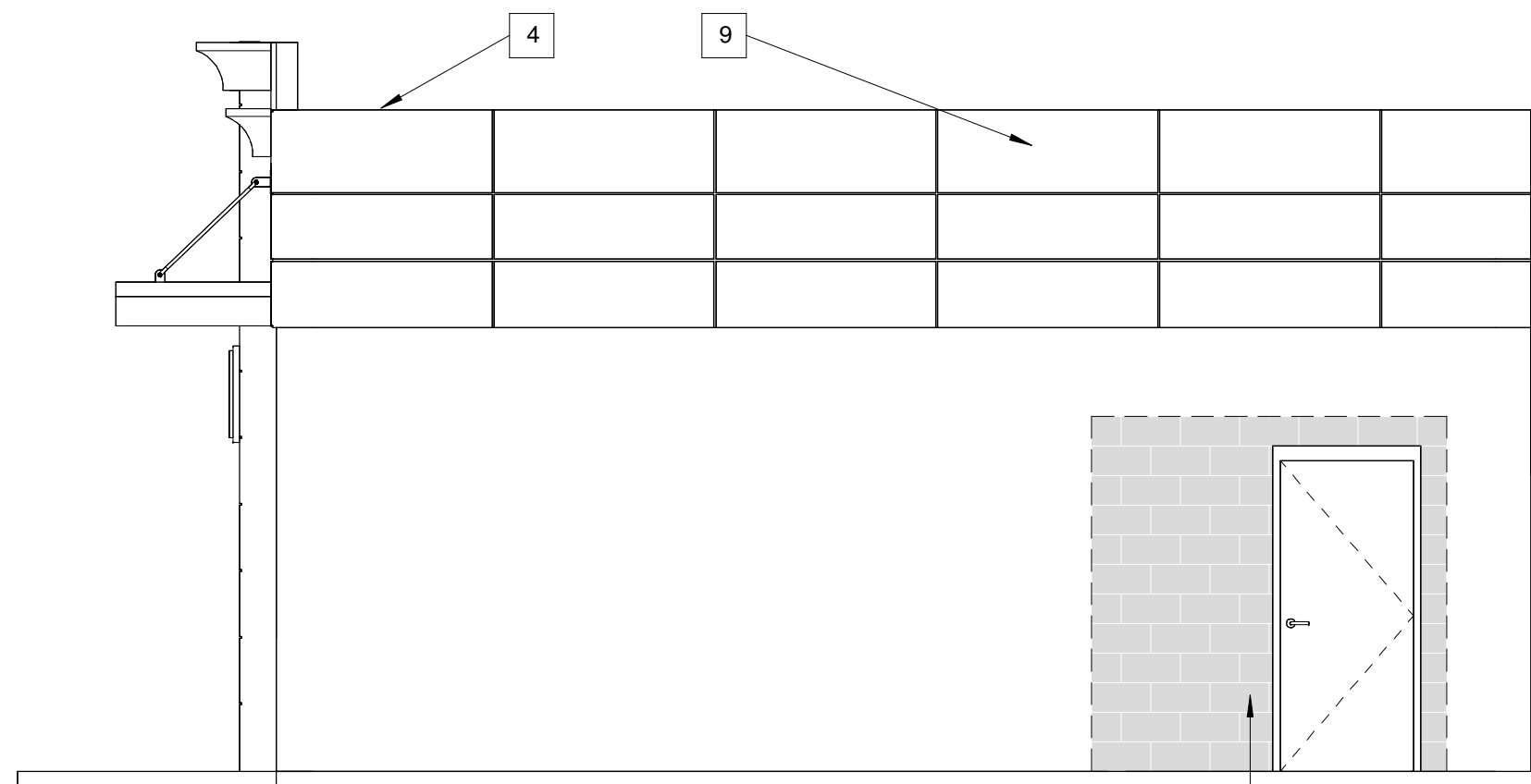
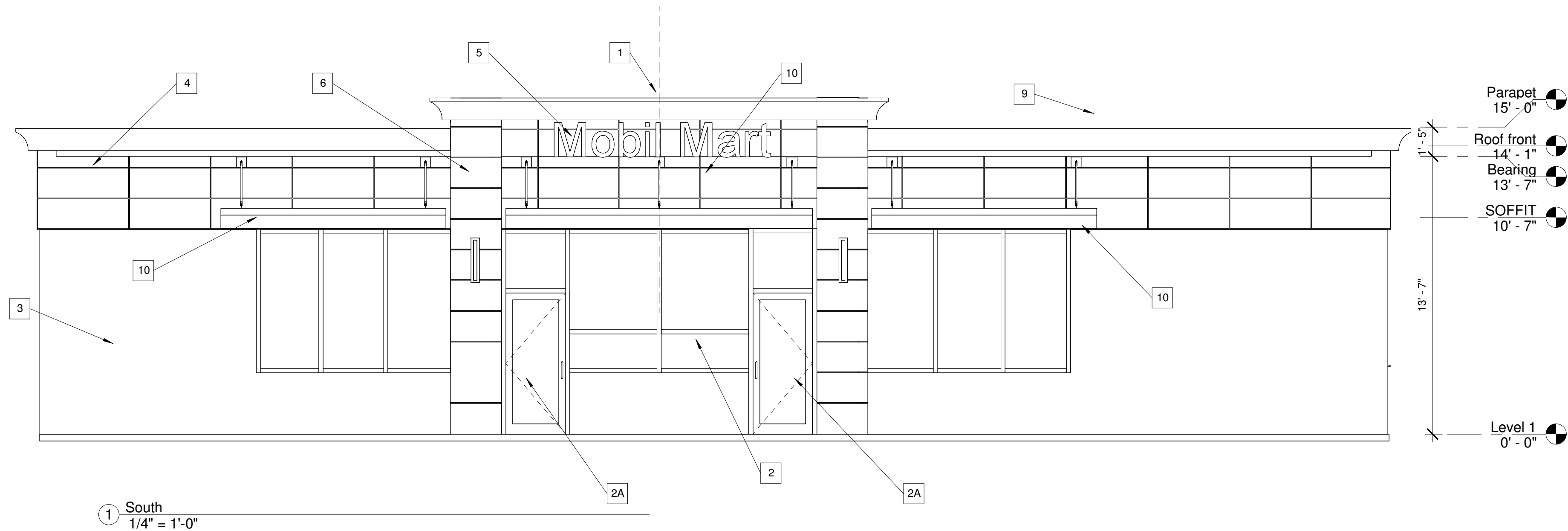
SCALE
VARIES



INTERIOR DETAILS

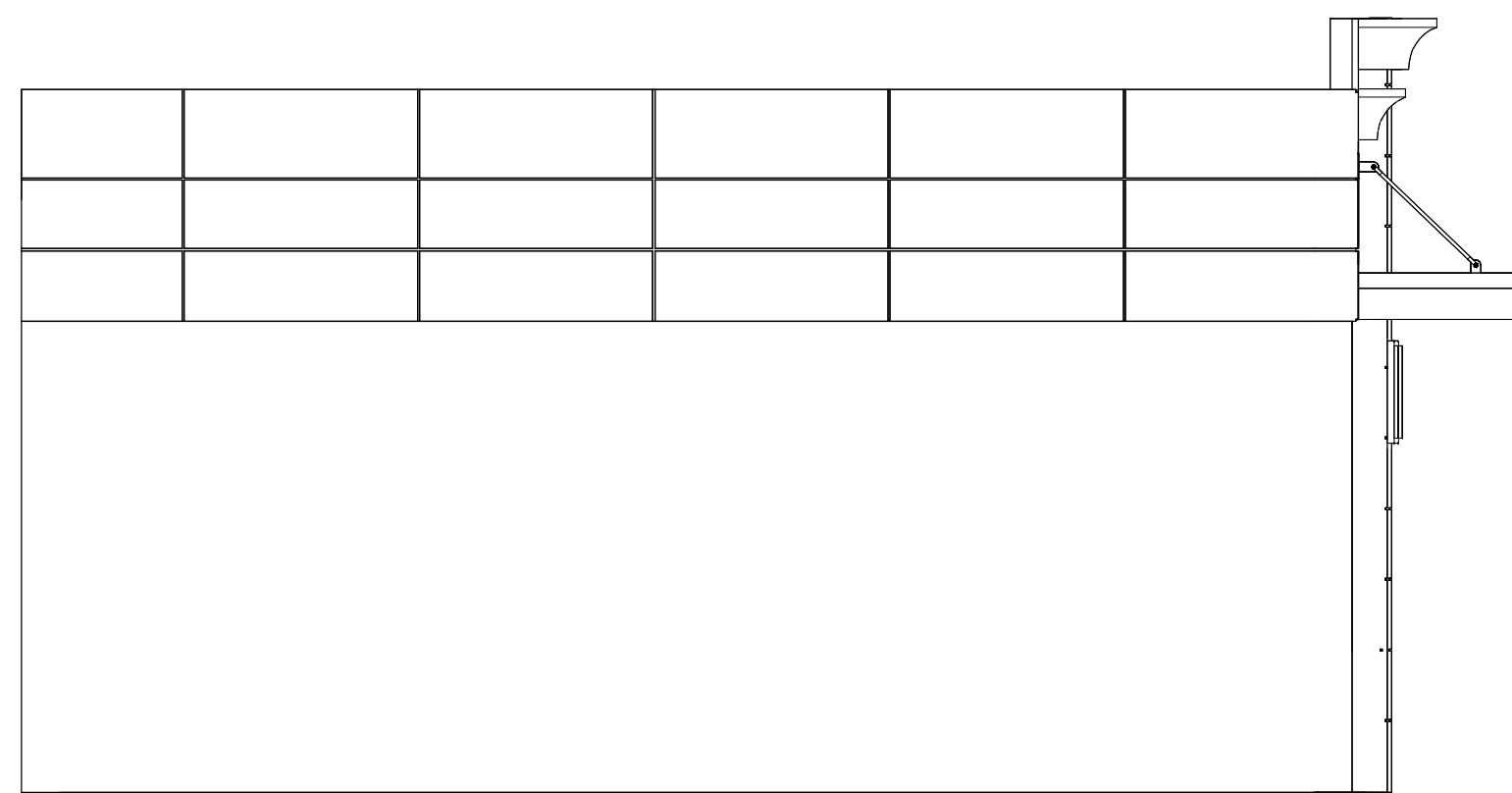
A102.2

Notes	
Label Number	Notes
1	EIFS CROWN ON WOOD FRAMING
2	THERMALLY Y-BROCKEN ANODIZED ALUMINUM WINDOW, 1" LOW-E INSULATING GLAZING.
2A	THERMALLY Y-BROCKEN ANODIZED ALUMINUM DOOR, 1" LOW-E INSULATING GLAZING.
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4	ALUMINUM CLADDING PANELS 18" X 48" - BLU E
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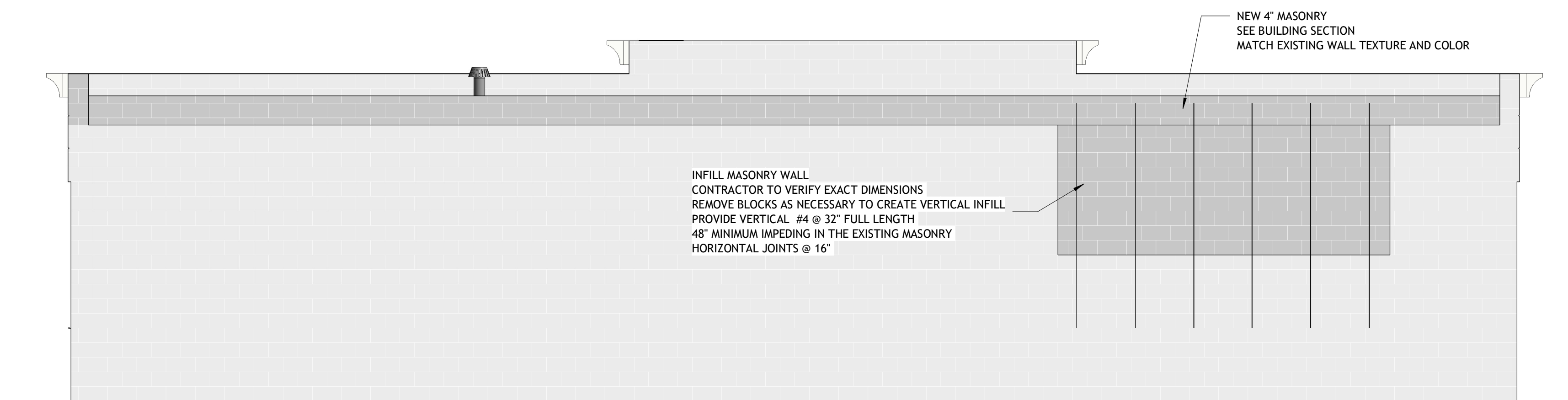


MASONRY INFILL WALL:
CONTRACTOR TO VERIFY EXACT DIMENSIONS AND LOCATION
MATCH EXISTING MASONRY SIZE AND TEXTURE
CLEANS EDGES AND REMOVE ALL REMAINING PARTS
PROVIDE HORIZONTAL JOINT @16
PROVIDE (4) #4 DOWELS HORIZONTALLY EVERY 36" , EMBEDDED INTO THE EXISTING WALL ,18" MIN BOTH SIDES

③ East Elevation
1/4" = 1'-0"



② West
1/4" = 1'-0"



④ North
1/4" = 1'-0"

Revision Schedule		
No.	Revision	Date

Mobil Mart

Interior and Exterior Alteration

10636 W BLUEMOUND RD
WAUWATOSA WI

SCALE
VARIES



ELEVATIONS

A200

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

WIND LOADS
DESIGN WIND SPEED: 115.00 MPH
RISK CATEGORY: II
WIND EXPOSURE: B
MWFRS Wind Calculations
MWFRS loads are calculated using the provisions of ASCE 7-10 Chapter 28. Loads are first calculated on the structure as a whole, for transmission to shear walls.
Common Values
The following values are common for the entire structure:
V = 115.00 mph (basic wind speed, as entered by user)
K_d = 0.85 (wind directionality factor, from Table 26.6-1, for Main Wind Force Resisting System)
K_z = 1.00 (topography factor, as entered by user, from Table 26.8-1)
K_e = 0.70 (velocity pressure coefficient, from Table 28.3-1 Note 1, evaluated at roof mean height)
Common Velocity Pressure
Velocity pressure at roof mean height (q_h), Equation 28.3-1 evaluated at roof mean height per 28.4.1:
q = h 0.00256K_e = zK_zK_dV² 0.00256 0.70 1.00 0.85 115.00 mph Z= 24.76 psf
Force on Roof
Wind pressures on the roof are calculated here and will be used later when distributing load to the loadbearing walls that support the roof.
GCP Coefficient Determination
Values from Figure 28.4-1 for roof zones, taking worst case of Load Case A and B:
GCP₁ = -1.07 (Windward surface, edge zone)
GCP₂ = -0.69 (Windward surface, field zone)
GCP₃ = -0.53 (Leeward surface, edge zone)
GCP₄ = -0.37 (Leeward surface, field zone)
Design Pressures
Pressure values from Equation 28.4-1:
p = q_h (GCP₁ - GCP₂) = (20.16 psf)(-1.07 - 0.18) = -25.20 psf (Windward surface, edge zone)
p = q_h (GCP₁ - GCP₂) = (20.16 psf)(-0.69 - 0.18) = -17.54 psf (Windward surface, field zone)
p = q_h (GCP₃ - GCP₄) = (20.16 psf)(-0.53 - 0.18) = -14.31 psf (Leeward surface, edge zone)
p = q_h (GCP₃ - GCP₄) = (20.16 psf)(-0.37 - 0.18) = -11.09 psf (Leeward surface, field zone)
These pressures are applied normal to the roof. For sloped roofs, only the vertical component will be taken when distributing pressures to walls.

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

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

SOIL CAPACITY : ASSUMED 3000 PSF

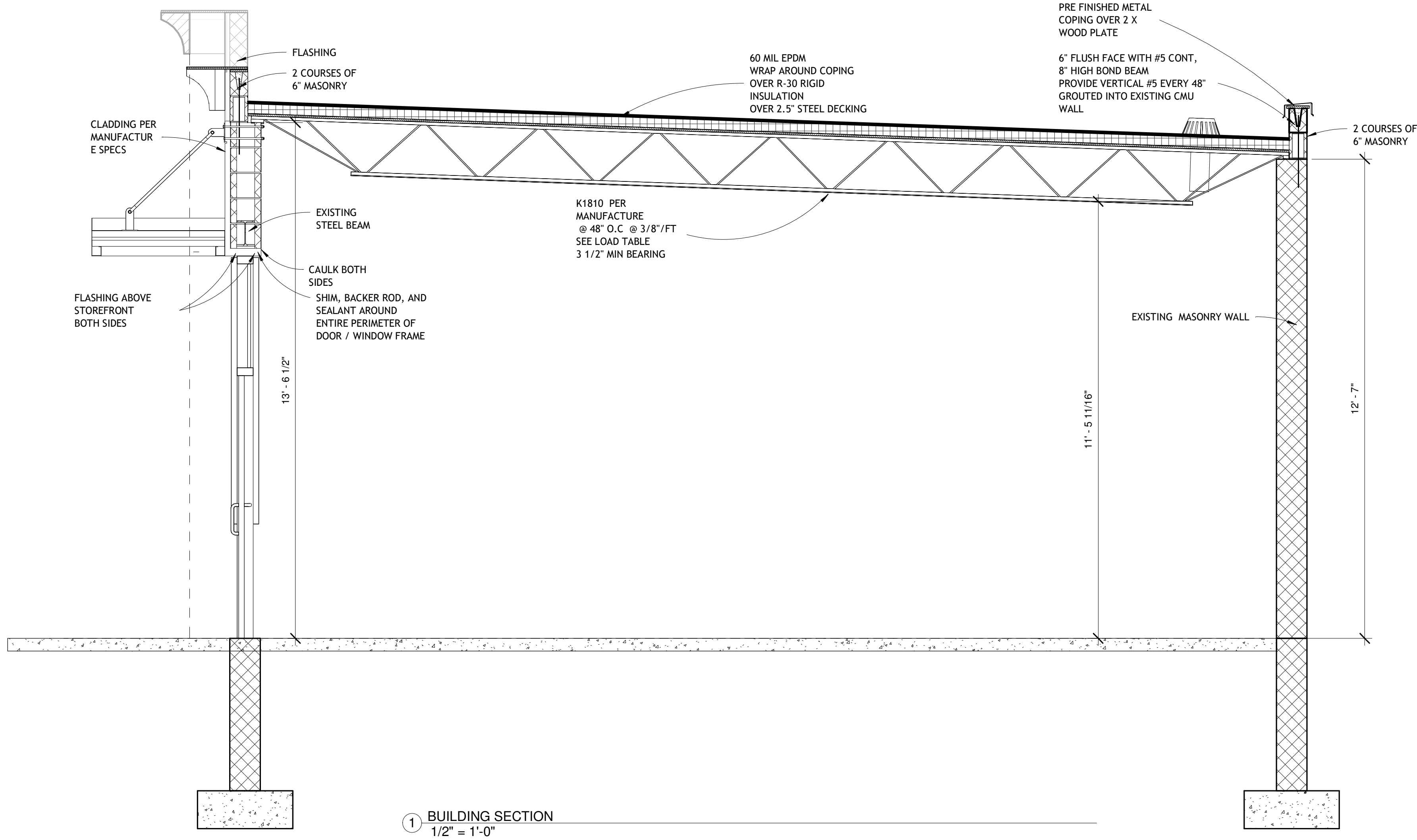
MASONRY DESIGN CRITERIA
DESIGN STANDARD: TMS 402-13
SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (F_m): 2,000.00 PSI
GRADE OF REINFORCEMENT (F_y): 60,000.00 PSI
MASONRY UNIT: 8 IN CMU
CMU DENSITY: NORMALWEIGHT
MASONRY MORTAR TYPE: TYPE S PORTLAND CEMENT / LIME

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

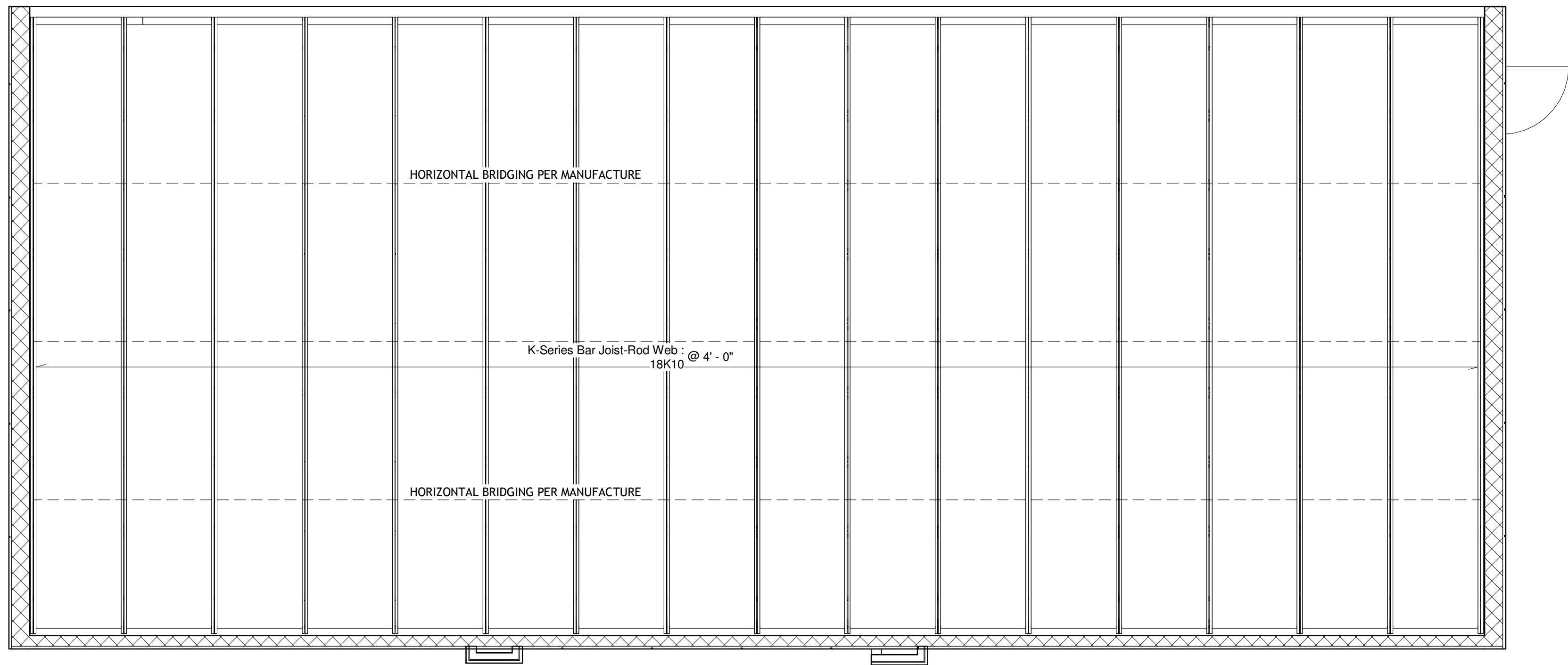
STEEL
WIDE FLANGE "W SHAPE" : A992
PLATES AND OTHER : A36
BOLTS: A325

WELDS:
WELDED CONNECTIONS
ELECTRODES: 70 KSI

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



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



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

Revision Schedule		
No.	Revision	Date

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

SCALE
VARIES



STRUCTURAL
PLAN

S1.0

Revision Schedule

No.	Revision	Date
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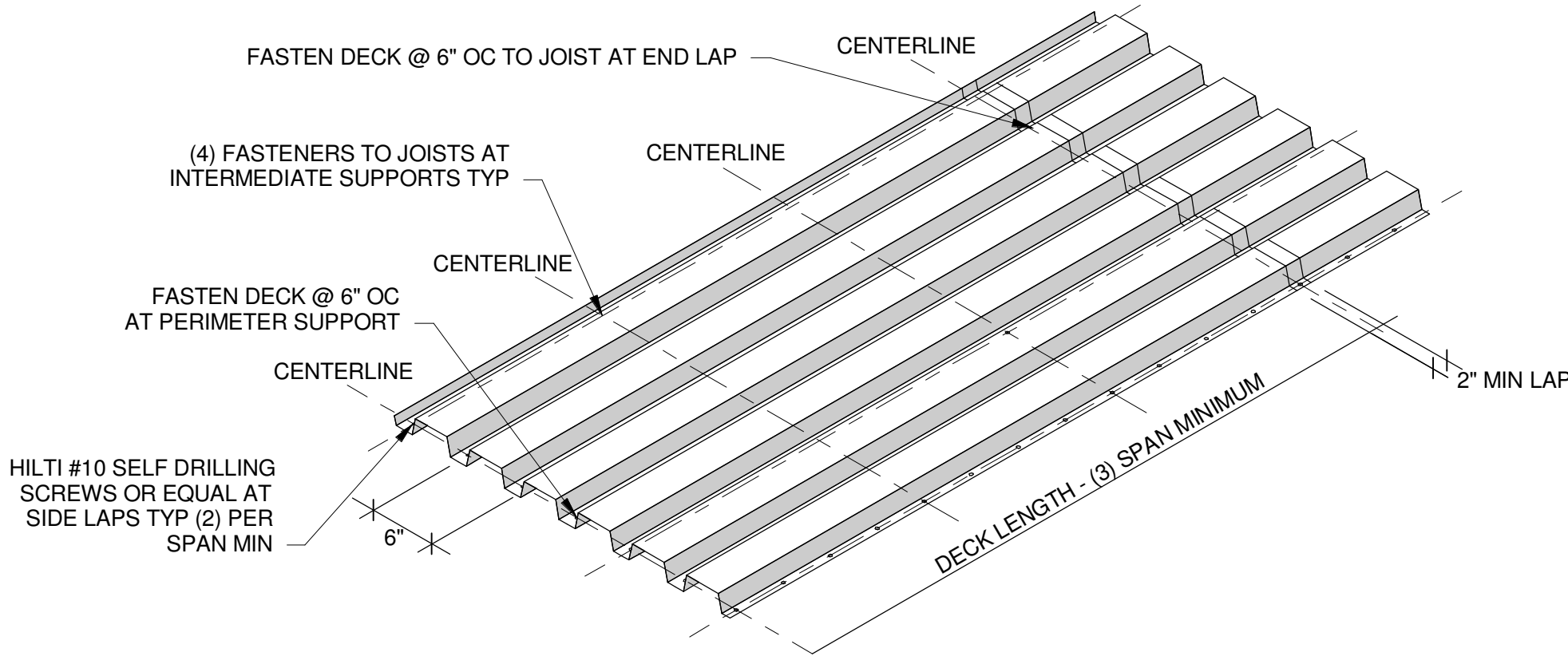
Mobil Mart
Interior and Exterior Alteration
10636 W BLUEMOUND RD
WAUWATOSA WI

SCALE
VARIES



STRUCTURAL
DETAILS

S1.1



NOTES:

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

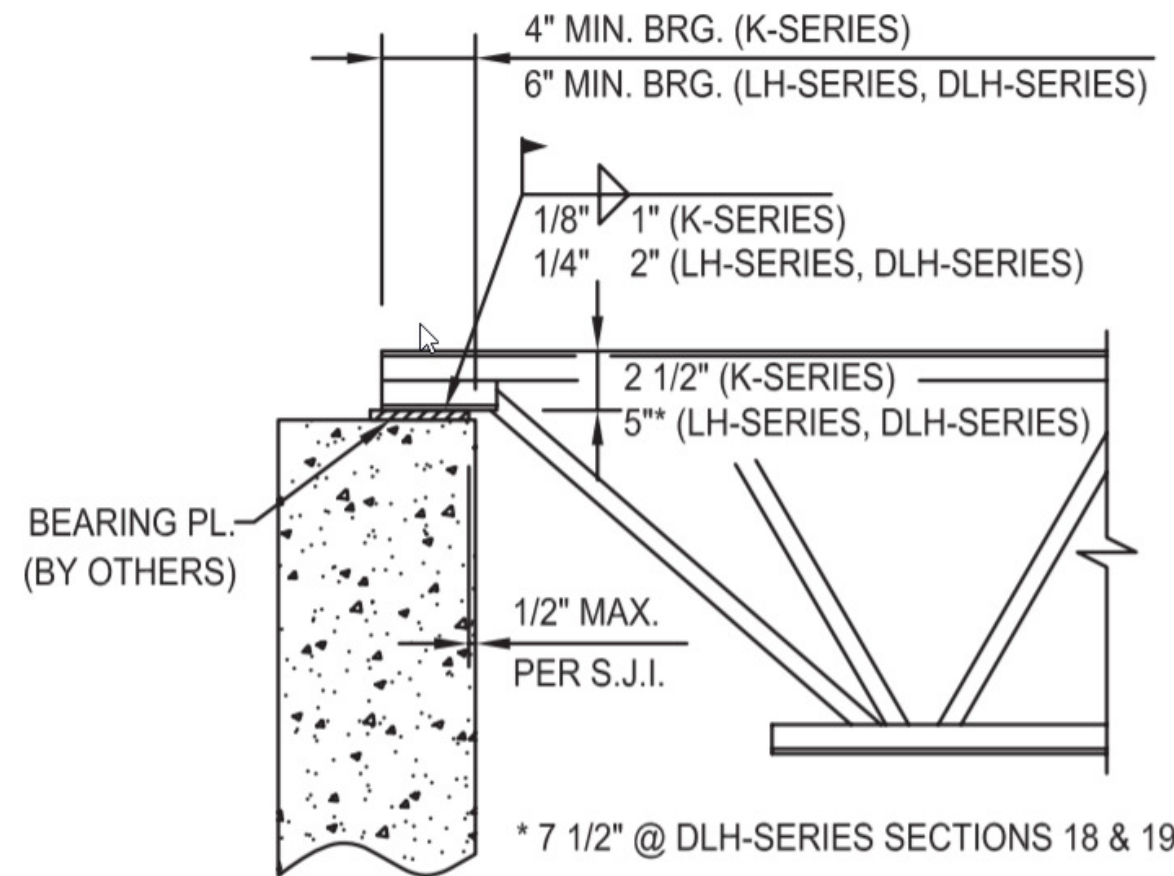
- JOISTS AND BEAMS: 3/16" $\leq t \leq 3/8"$ USE HILTI X-HSN24
- JOISTS: 1/8" $\leq t \leq 3/16"$ USE HILTI X-HSN24
- BEAMS & HEAVY JOISTS: $t \geq 1/4"$ USE HILTI X-ENP-19
- t = THICKNESS OF BASE MATERIAL

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

③ STEEL DECKING DETAILS

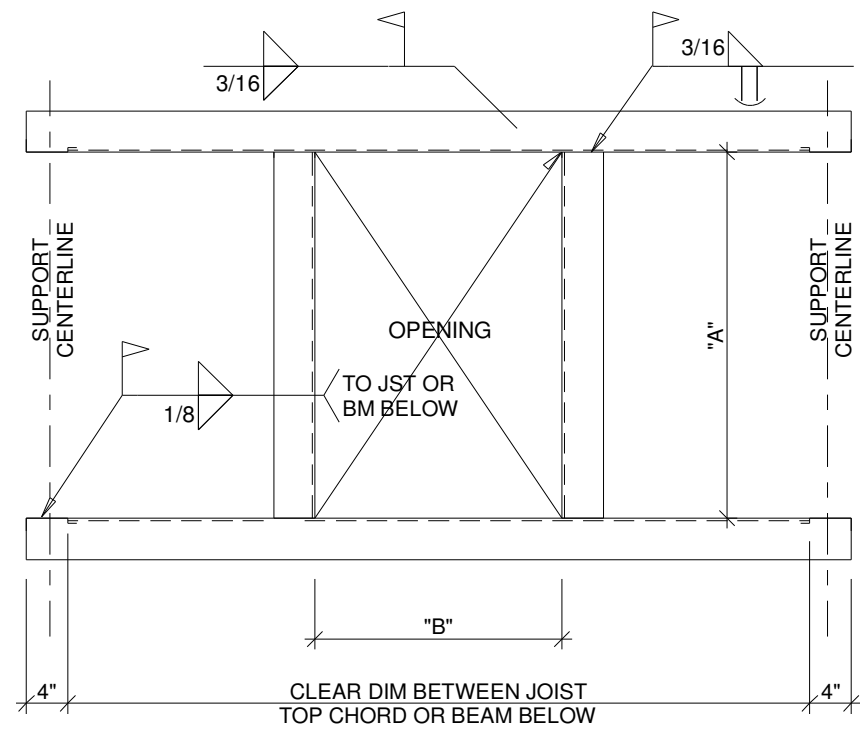
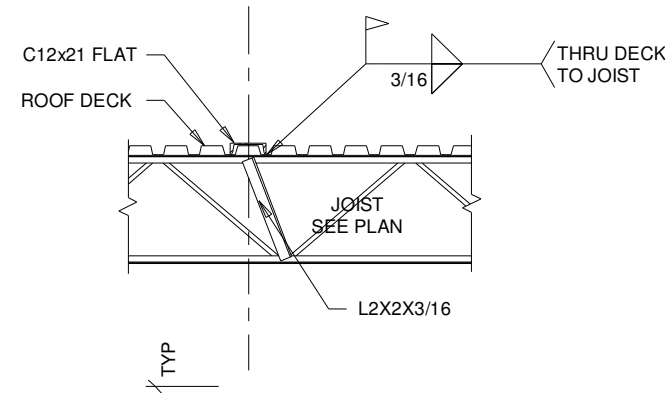
1" = 1'-0"

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



① JOIST BEARING DETAILS

1/2" = 1'-0"



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

• SEE HVAC FOR LOCATION & SIZE REQUIRED

② RTU DETAILS

3/4" = 1'-0"

Revision Schedule		
No.	Revision	Date

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

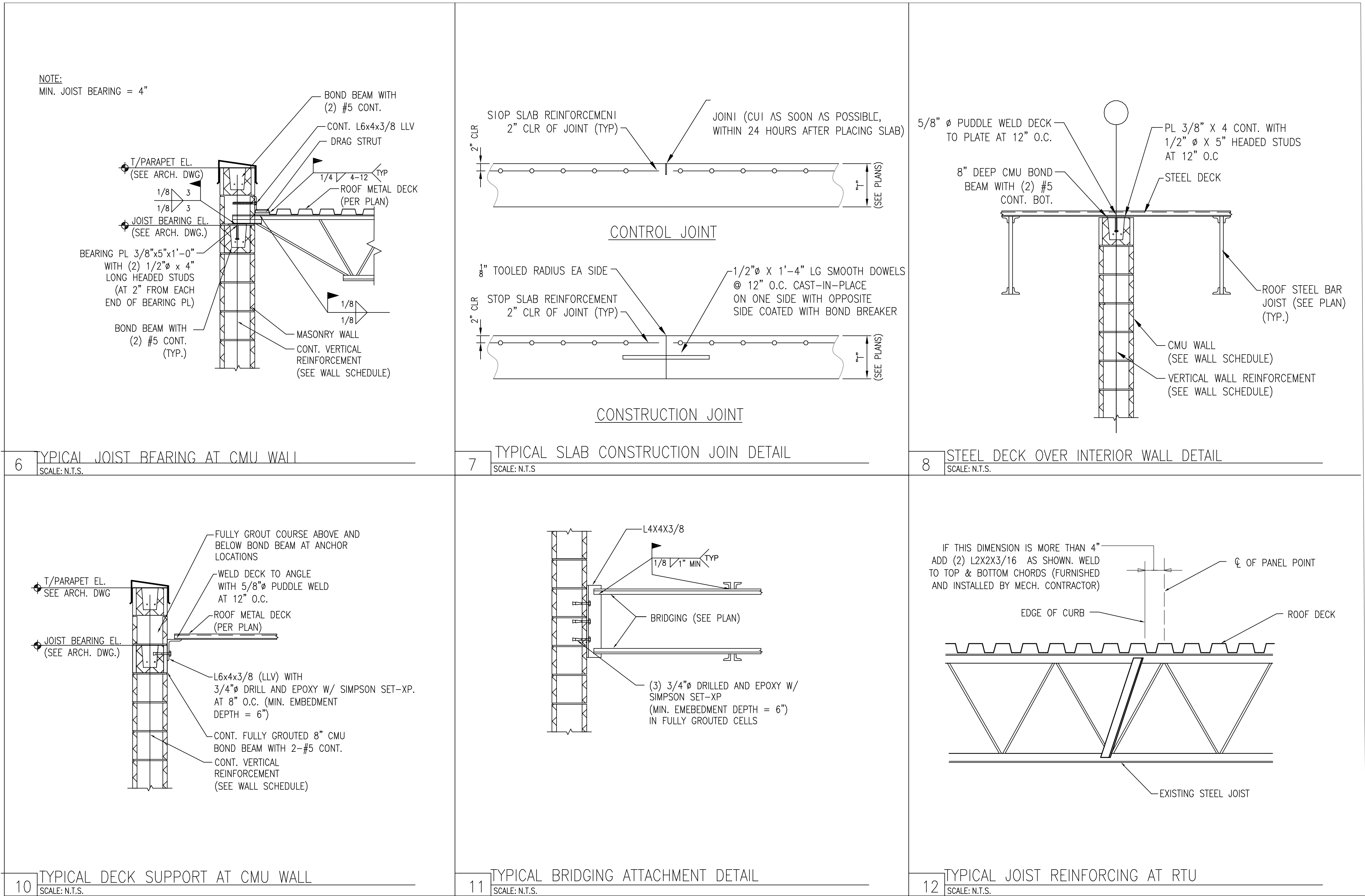
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STRUCTURAL
DETAILS

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① STRUCTURAL DETAILS
1" = 1'-0"

Revision Schedule

No.	Revision	Date
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Mobil Mart
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10636 W BLUEMOUND RD
WAUWATOSA WI

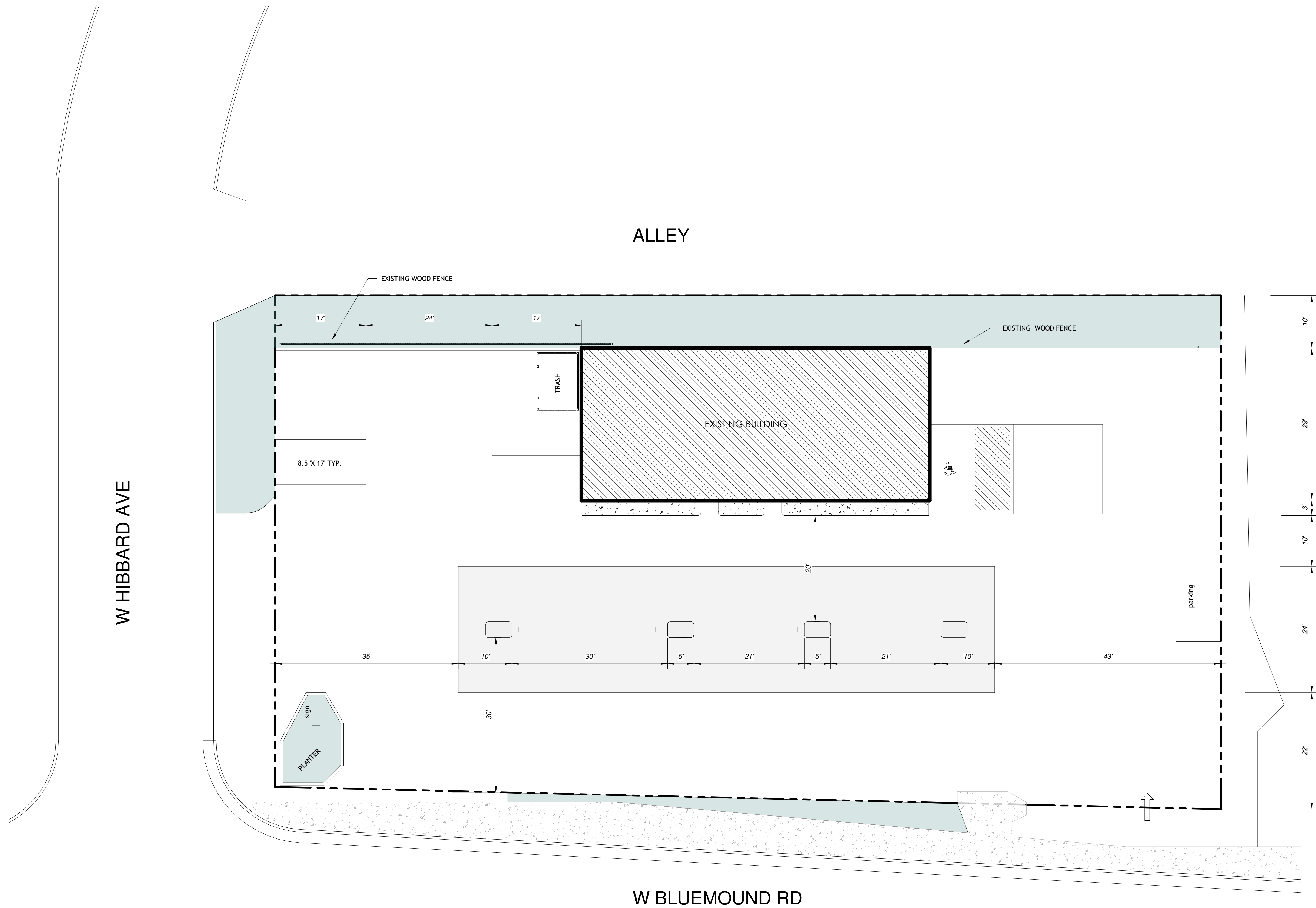
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VARIES



SITE PLAN

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① Site Plan
1" = 10'-0"



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

GENERAL

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

GENERAL (CONT.)

- SIDING MUST NOT BE IN DIRECT CONTACT WITH MASONRY, SUCH AS, BUT NOT LIMITED TO CONCRETE, BRICK, STONE, STUCCO OR MORTAR.

STORAGE AND HANDLING

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

STUD SPACING

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

MOISTURE

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

WATER-RESISTIVE BARRIER (WRB)

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

GAPS & SEALANTS

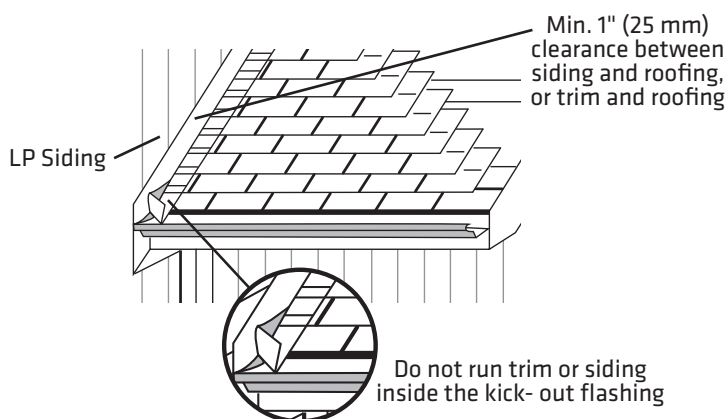
- Seal all gaps with a high-quality, non-hardening, paintable exterior sealant meeting ASTM C920, minimum Class 25. Follow the sealant manufacturer's instructions for application.

FLASHING, WINDOWS, DOORS & OPENINGS

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

KICK-OUT FLASHING

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



TRIM

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

FINISHING INSTRUCTIONS

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

SMOOTH FINISH Panel Siding:

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

CEDAR TEXTURE Panel Siding:

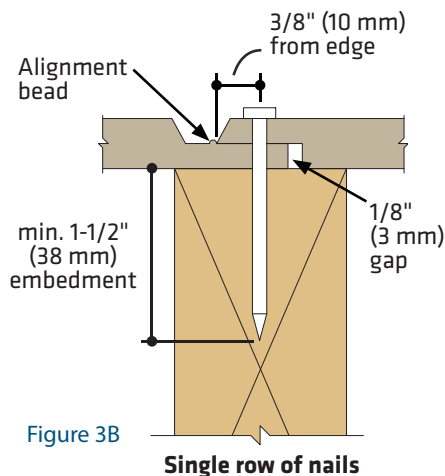
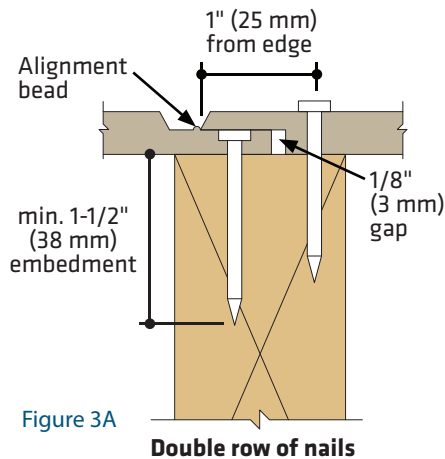
- For best results use semi-gloss finish.
 - See Technical Bulletin #049 for additional information.

PREFINISHED PANEL SIDING

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

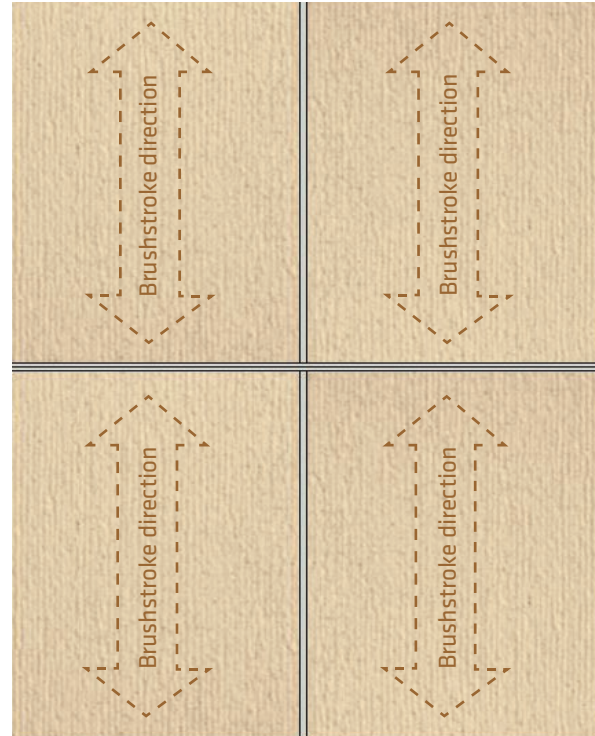
NAILING INSTRUCTIONS - DIRECT TO STUDS

- Penetrate structural framing or wood structural panels and structural framing a minimum of 1-1/2 inches (38 mm).
- A reduction in allowable racking shear capacity is required in Table 1 of both [PR-N124](#) and [ESR-1301](#) when using panel siding with a shiplap edge.
- For 38 Series panel **double nailing** procedure meets wall bracing requirements for 5/16 CATEGORY shear wall design value in Table 1.
- For 76 and 190 Series panel **single nailing** procedure meets wall bracing requirements for 5/16 CATEGORY shear wall design value in Table 1. To meet the equivalent 3/8 CATEGORY shear wall design value, **double nailing** must be used.
- Align the overlap edge of the panel to the outside edge of the alignment bead on the underlap edge of the adjacent panel as shown in Figure 3B.
 - Doing so will maintain the 1/8" (3 mm) expansion gap on the back side of the panel seam.
 - **DO NOT INSTALL OVERLAP EDGE ON TOP OF UNDERLAP ALIGNMENT BEAD.**
- Where siding butts window trim, door casings and masonry, etc. leave a 3/16 inch gap and seal.



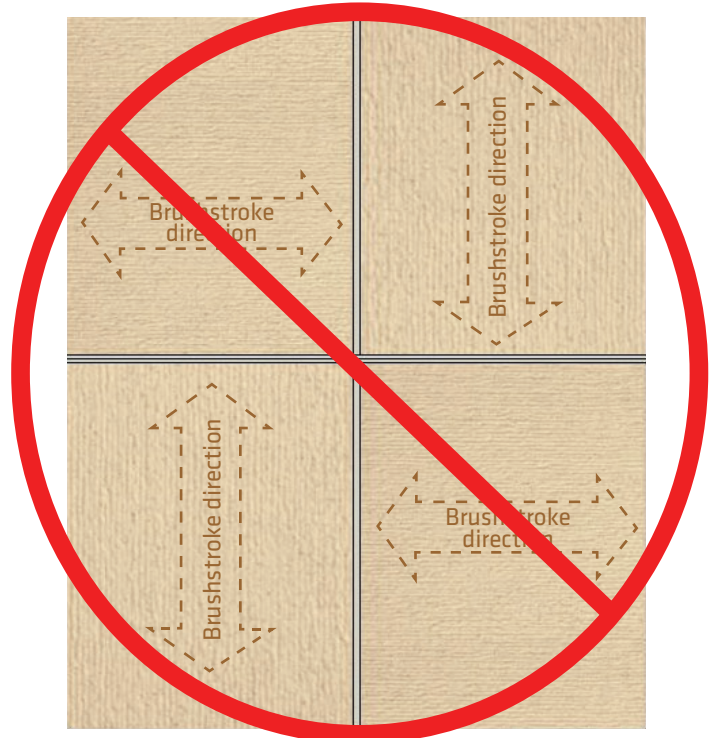
SMOOTH FINISH PANEL ORIENTATION (CONT.)

SMOOTH FINISH Brushstroke Texture - Parallel



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

SMOOTH FINISH Brushstroke Texture - NOT Parallel



SMOOTH FINISH PANEL ORIENTATION

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

NAILING INSTRUCTIONS - DIRECT TO STUDS (CONT.)

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

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

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

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

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

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

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

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

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

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

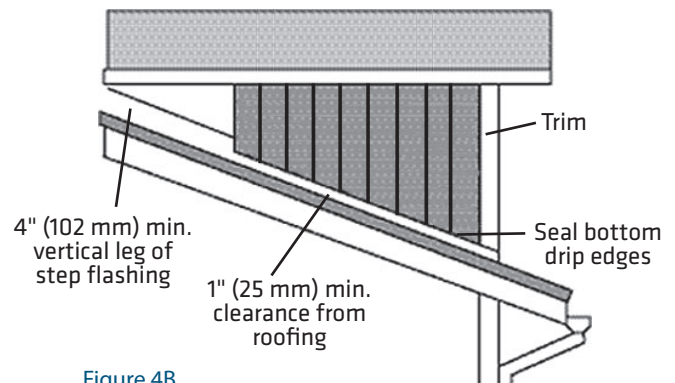
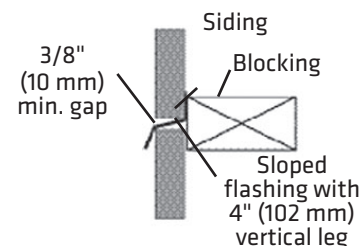


Figure 4B

PANEL SIDING JOINT DETAILS

HORIZONTAL WALL JOINTS



BUTT & FLASH

Figure 4C

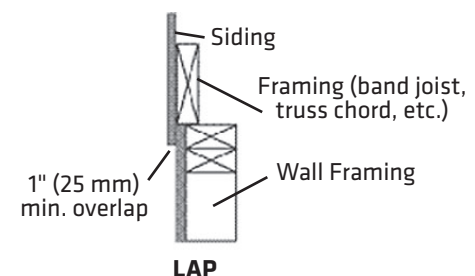


Figure 4E

PANEL SIDING JOINT DETAILS (CONT.)

HORIZONTAL BANDBOARD

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

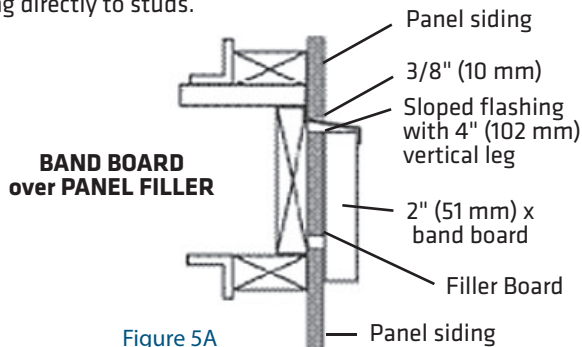


Figure 5A

SILL PLATE OPTIONS

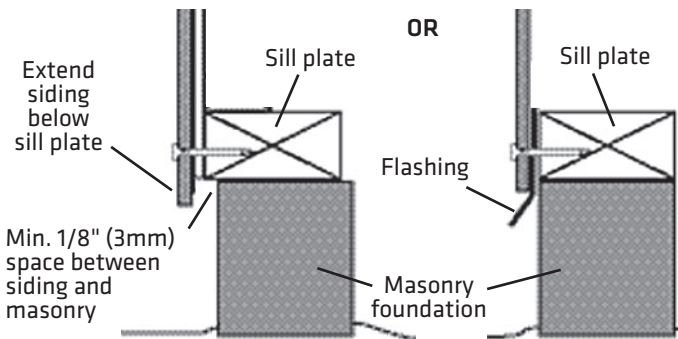


Figure 5B

Figure 5C

SPACE & FLASH ABOVE DOORS & WINDOWS

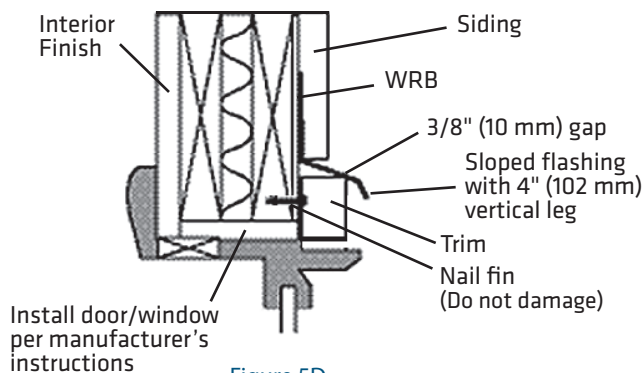


Figure 5D

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

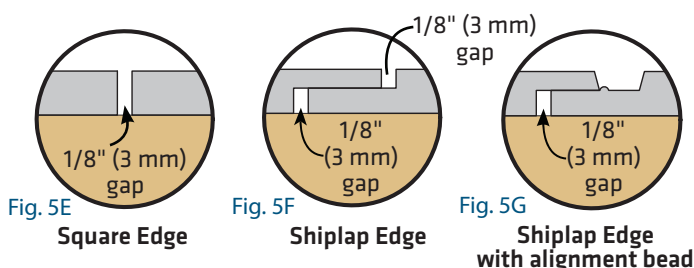


Fig. 5E

Square Edge

Fig. 5F

Shiplap Edge

Fig. 5G

Shiplap Edge with alignment bead

TOUCH-UP KIT



Figure 5H

Nail Head
Paint Applicator



Figure 5J

Cut End
Paint Applicator

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

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

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

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

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

www.lpsmartside.com

for additional support call 888-820-0325.

WARRANTY REMEDIES ARE NOT AVAILABLE IF REQUIREMENTS ARE NOT FOLLOWED.

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

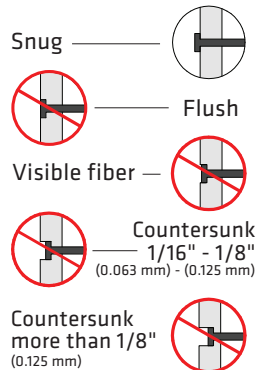


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NOTE: Louisiana-Pacific Corporation periodically updates and revises its product information. To verify that this version is current, call 888-820-0325.

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

CONDITION



CORRECTION

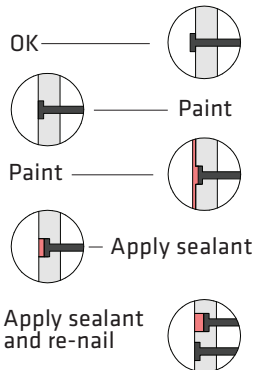
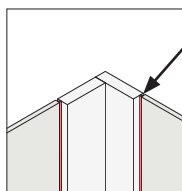


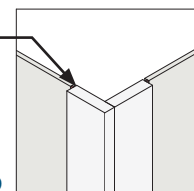
Figure 6A

Figure 6C



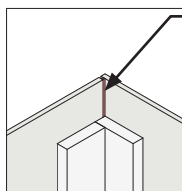
Inside Corner
PREFERRED

Figure 6D



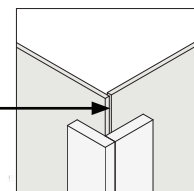
Outside Corner
PREFERRED

Figure 6E



Inside Corner
ALTERNATE

Figure 6F



Outside Corner
ALTERNATE



Figure 6B

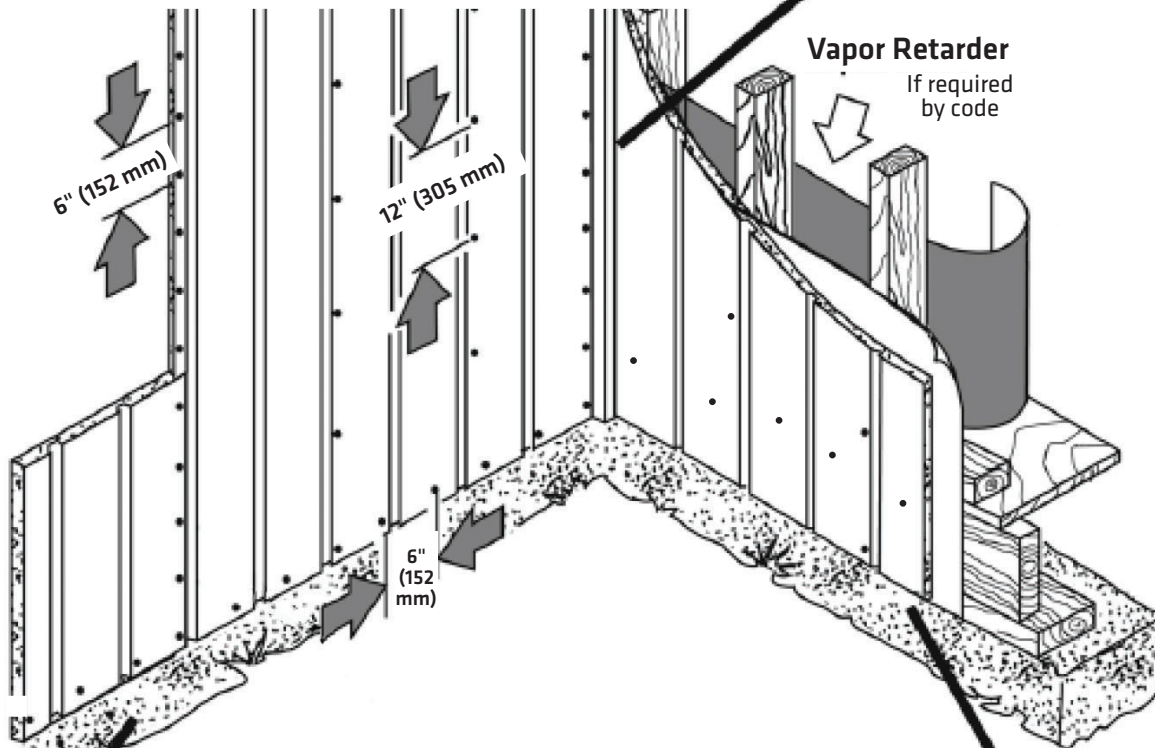
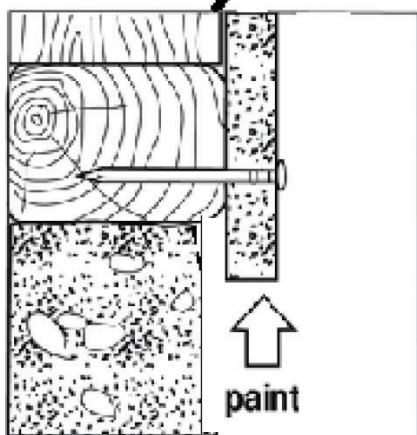
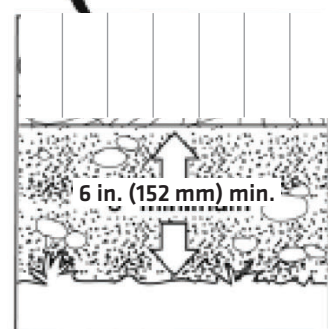


Figure 6G



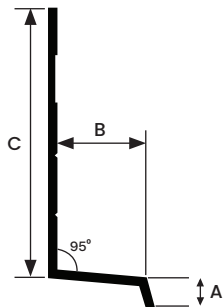
Bottom Course Detail

Figure 6H



Ground Clearance

BRH



All measurements are nominal

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

All parts are 10' Length unless otherwise indicated

*In Stock in BLACK ANODIZED

DESIGN FEATURES

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

MATERIAL

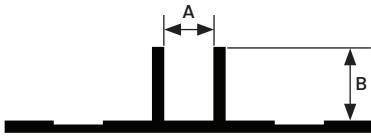
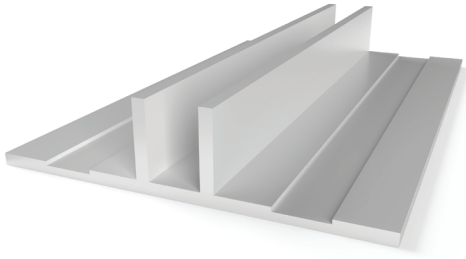
6063-T5 .040" ± .005 extruded aluminum alloy with proprietary coating that protects against harsh weather conditions and allows for paint adhesion. For all other finish options refer to page 20.

NOTES

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



BRV



All measurements are nominal

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

All parts are 10' Length unless otherwise indicated

*In Stock in BLACK ANODIZED

DESIGN FEATURES

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

MATERIAL

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

NOTES

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



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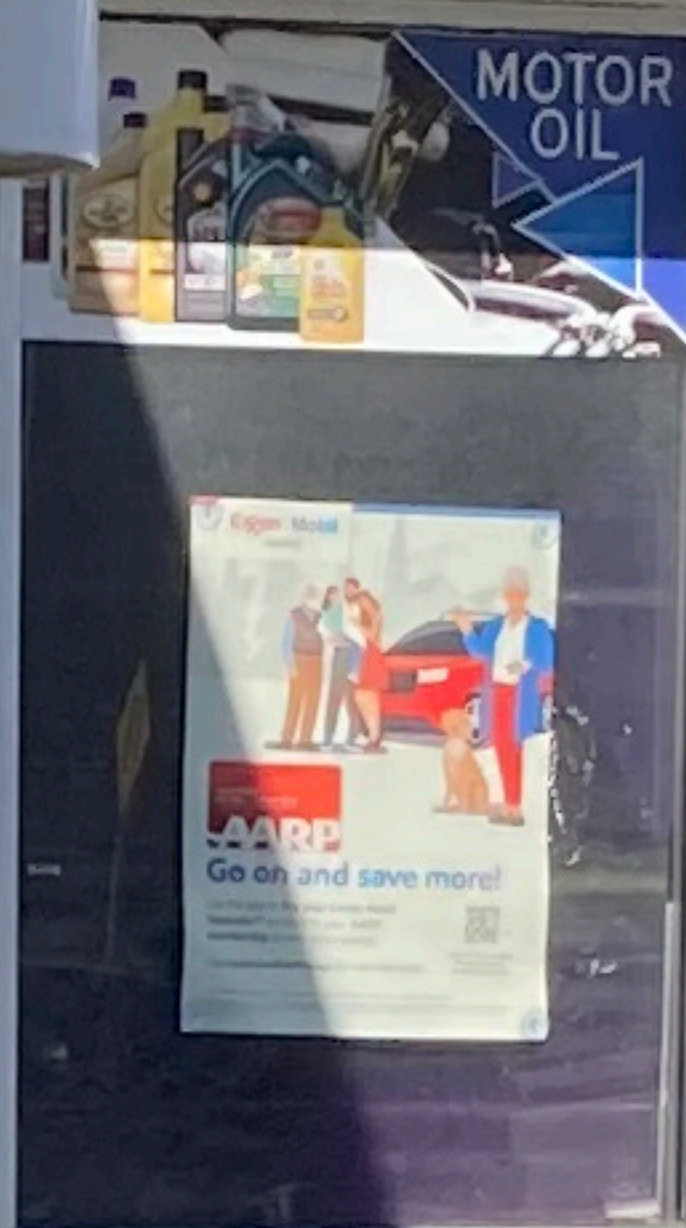
Mobil

2

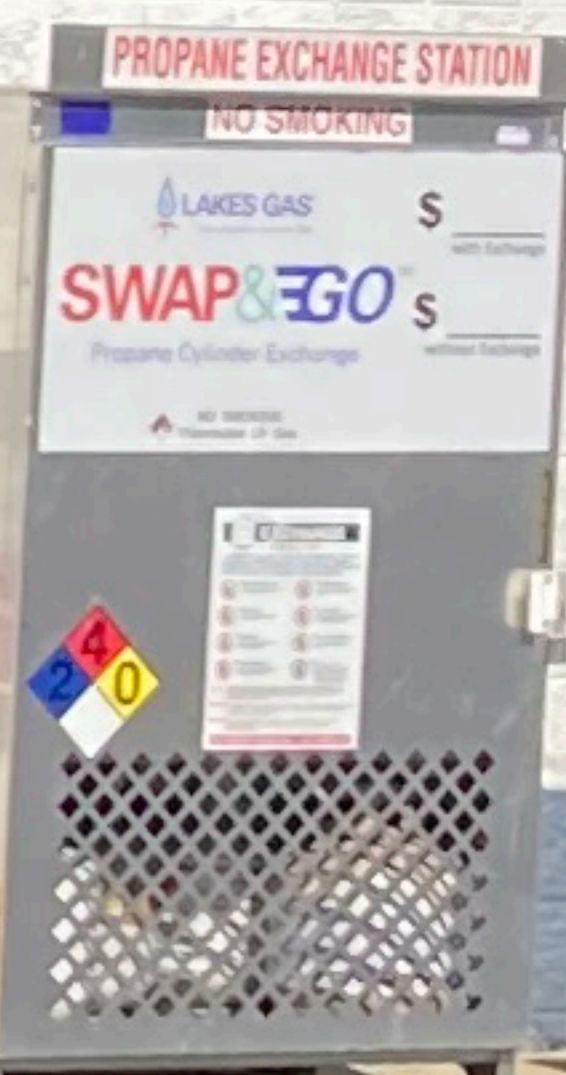
2

FUEL TECHNOLOGY
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SNACKS

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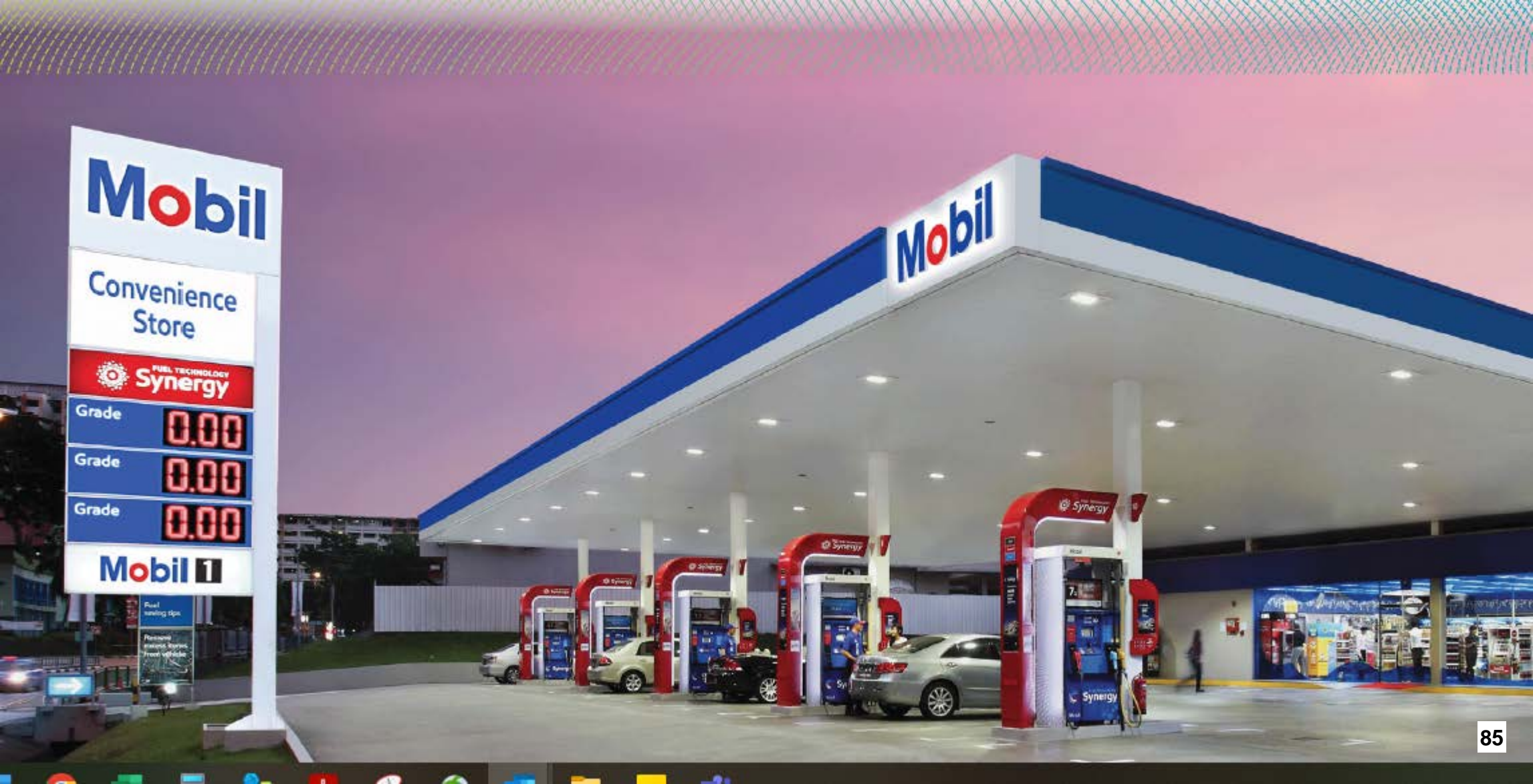
KEROSENE

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