1830 South West Avenue Waukesha, WI 53189

12/04/2024

SP & ARCH REVIEW

RCHITECTS + PLANNERS

CAP PROJECT #: 240401

OWNER: WEC ENERGY GROUP

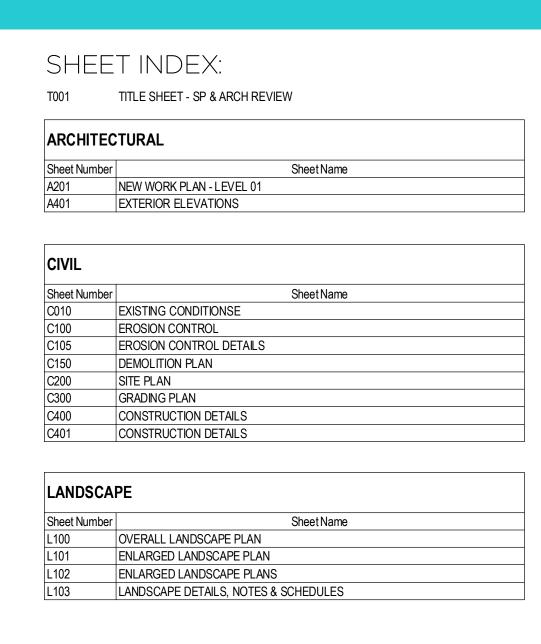
231 WEST MICHIGAN STREET MILWAUKEE, WI 53203 TEL. (414) 221-4048

CONSULTING ARCHITECT: CONTINUUM ARCHITECTS + PLANNERS

751 N JEFFERSON ST - SUITE 200 MILWAUKEE, WI 53202 TEL. (414) 220-9640

CONSULTING CIVIL ENGINEER: TSINGH

3636 NORTH 124TH STREET WAUWATOSA, WI 53222 TEL. (262) 821-1171



PROJECT DESRIPTION AND SCOPE OF WORK:

Interior & exterior renovations to an existing utility services building. Majority of proposed renovation work includes upgrading both interior and exterior of the facility's office area. Exterior partial south & east elevations are being updated in appearance and will bring in more daylighting into office spaces. Minor landscape modifications adjacent to exterior renovations also included. Exterior doors along perimeter of building (other than office area) are being replaced as part of building maintenance.

SERVICE CENTER RENOVATIONS EVIEW

NOT FOR CONSTRUCTION

T 414.220.9640

751 N Jefferson St.

Milwaukee, WI 53202

Suite 200

CONSULTANTS:

1830 South West Avenue
Waukesha, WI 53189
SHEET TITLE:
TITLE SHEET - SP & ARCH REVIE

REVISIONS:

PROJECT 240401

SET SP & ARCH REVIEW

DATE ISSUED 12/04/2024

SHEET NUMBER TOO1

Programming
Campus + Master Planning
Interior Design
Sustainable Design
Historic Preservation/
Renovation
Project Management

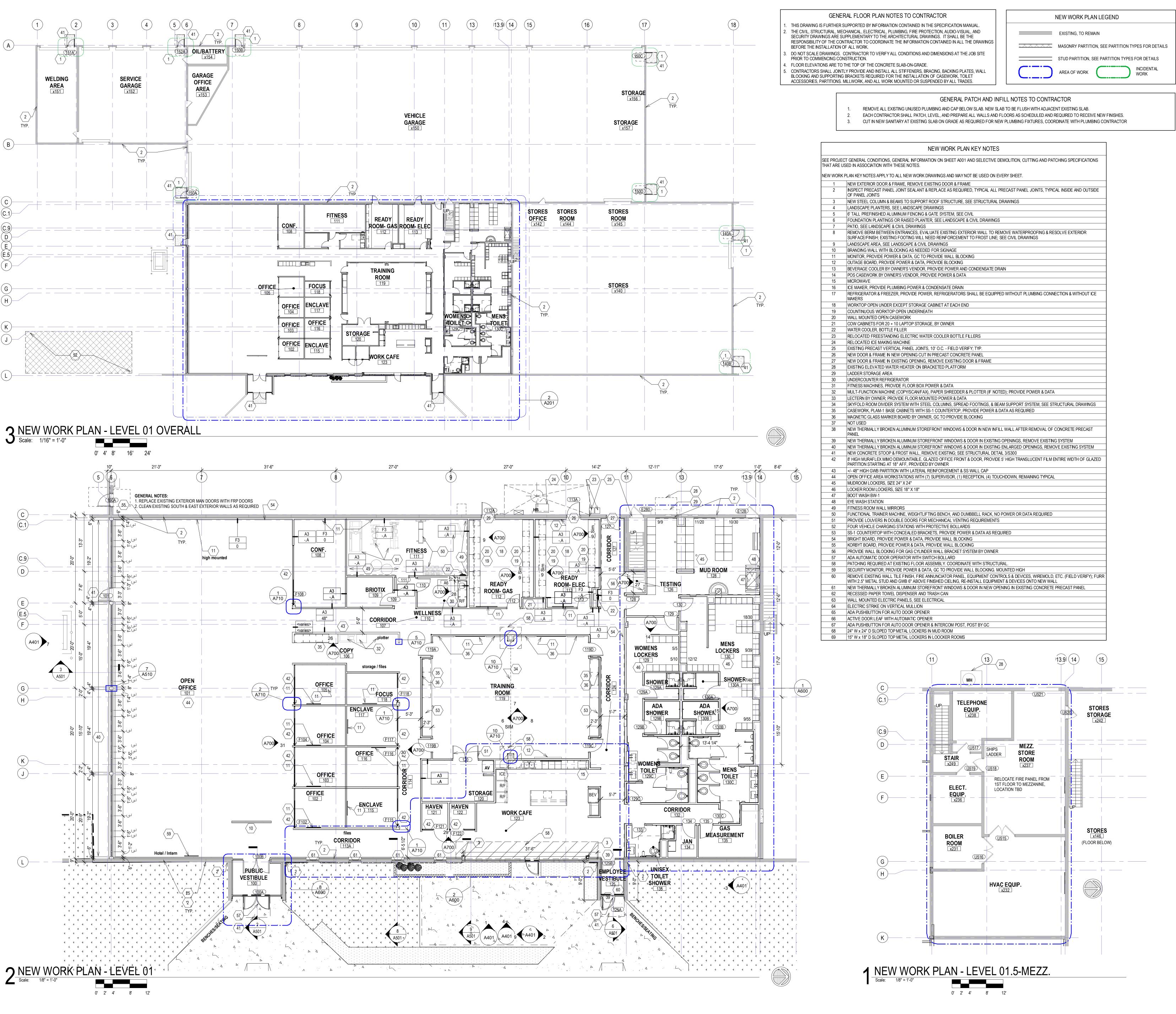
C:\Users\darrin.engel\ 12/4/2024 12:53:38 PM



SITE LOCATOR MAP
NO SCALE

PROJECT _ Location

CAMPUS LOCATOR MAP
NO SCALE



T 414.220.9640
T 51 N Jefferson St. Suite 200
Milwaukee, WI 53202

CONSULTANTS:

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REGULATORY APPROVAL, PERMIT, OR

CONSTRUCTION PURPOSES.

REVISIONS:

SCALE

PROJECT NUMBER

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NUMBER

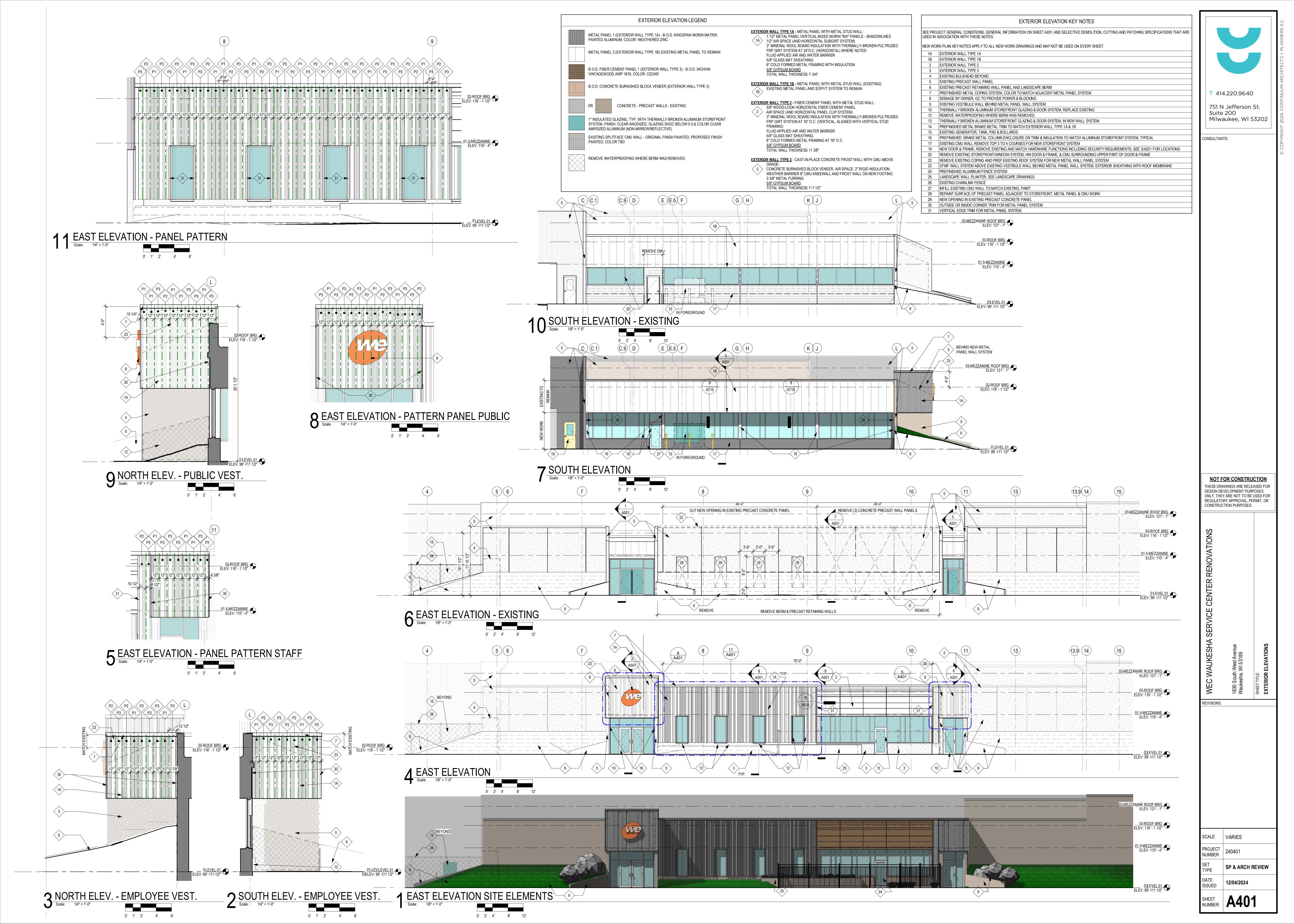
VARIES

SP & ARCH REVIEW

12/04/2024

A201

DESIGN DEVELOPMENT PURPOSES



GENERAL NOTES

- 1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM THEIR ACTIVITIES.
- 2. REFER TO SHEET C010 FOR TOPOGRAPHIC SURVEY BY CHAPUT LAND SURVEYS, DATED 10/01/2024 FOR INFORMATION ON COORDINATES AND SURVEY CONTROL.
- 3. CONTRACTOR IS RESPONSIBLE FOR PRESERVING, MAINTAINING, AND REPLACING EXISTING BENCHMARKS, CONTROL POINTS, LINES AND GRADES TO THE PROJECT SITE AS NECESSARY TO COMPLETE WORK.
- 4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE TO LOCATE ALL DIGGERS HOTLINE MEMBER UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL NON-MEMBER PRIVATE UTILITIES WITHIN THE CONSTRUCTION LIMITS.



- 5. ALL UTILITIES ARE CONSIDERED CRITICAL AND MUST BE MAINTAINED AND PROTECTED DURING CONSTRUCTION ACTIVITIES. THE GENERAL PRIME CONTRACTOR SHALL USE CAUTION DURING EXCAVATION AND WHEN SUPPORTING UTILITIES AS NEEDED TO FACILITATE THE WORK.
- 6. DAMAGES TO UTILITIES RESULTING FROM CONSTRUCTION WORK AND EXCAVATION SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND UTILITY OWNERS. THE GENERAL PRIME CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH RESTORING THE DAMAGES TO LIKE OR BETTER CONDITION.
- 7. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.
- 8. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL FROM THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.
- 9. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
- 10. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS AND ERECTING A CONSTRUCTION FENCE AROUND THE PERIMETER OF THE SITE OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MOST RECENT VERSION WITH WISDOT SUPPLEMENT. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.
- 11. THE CONTRACTOR SHALL GRADE LANDSCAPE AREAS TO ALLOW FOR PLACEMENT OF TOPSOIL, SEED, MULCH AND PLANTINGS PER THE LANDSCAPE SPECIFICATIONS AND PLANS.
- 12.PRIOR TO PLACING CONCRETE PAVEMENT, THE SURFACE OF THE CRUSHED AGGREGATE BASE COURSE SHALL BE GRADED TO PROPER ELEVATION AND COMPACTED.
- 13. ALL SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED OFFSITE BY CONTRACTOR. CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- 14. INSTALL SIDEWALK IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND PLANS.

INDEX OF SHEETS

C401

C001 GENERAL NOTES & LEGEND C010 EXISTING CONDITIONS* C100 EROSION CONTROL PLAN C105 EROSION CONTROL DETAILS C150 DEMOLITION PLAN C200 SITE PLAN C300 GRADING PLAN C400 CONSTRUCTION DETAILS

*TOPOGRAPHIC MAP BY CHAPUT LAND SURVEYS.

CONSTRUCTION DETAILS

ADA	- AMERICANS WITH DISABILITIES ACT	
AGG	- AGGREGATE	
B/C	- BACK OF CURB	
BIT	- BITUMINOUS/ASPHALT	
BOC	- BACK OF CURB	
CE	- COMMERCIAL ENTRANCE	
CIP	- CAST IRON PIPE	
CO	- CLEANOUT	
CONC	- CONCRETE	
CMP	- CORRUGATED METAL PIPE	
CSP	- CONCRETE SEWER PIPE	
CSM	- CERTIFIED SURVEY MAP	
DIA	- DIAMETER	
DIP	- DUCTILE IRON PIPE	
EL	- ELEVATION	
EMD	- ELECTRICAL MANHOLE DRAIN	
EX	- EXISTING	
EOP	- EDGE OF PAVEMENT	
F&C	- FRAME AND COVER	
FOC	- FACE OF CURB	
F-F	- FACE TO FACE	
F/G	- FINISHED GRADE	
FES	- FLARED END SECTION	
INV	- INVERT	
L	- LENGTH OF CURVE	
LF	- LINEAR FT	
LT	- LEFT	
MEP	- MECHANICAL, ELECTRIC & PLUMBING	
NG	- NATURAL GAS	
OH	- OVERHEAD UTILITY	
PC	- POINT OF CURVATURE	
PE	- POLYETHYLENE PIPE	
PI	- POINT OF INTERSECTION	
PL	- PROPERTY LINE	
PT	- POINT OF TANGENCY	
PVC	- POLYVINYL CHLORIDE PIPE	
PVI	- POINT OF VERTICAL INTERSECTION	
R	- RADIUS	
RCP	- REINFORCED CONCRETE PIPE	
RIM	- TOP OF CASTING ELEVATION	
ROW	- RIGHT OF WAY	
RT	- RIGHT	
SAN	- SANITARY SEWER	
SS	- STORM SEWER	
SD	- SUMP DISCHARGE	
T/C	- TOP OF CURB	
TW	- TOP OF WALL	
UD	- UNDERDRAIN	
VC	- VERTICAL CURVE	
WDNR	- WISCONSIN DEPARTMENT OF	
	NATURAL RESOURCES	

	LEGEN	<u>ID</u>
EXISTING	PROPOSED	INIDIOATEO EOLINIO 4º IDON DIDE
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○+	+	INDICATES SET T INON FIFE INDICATES FOUND CHISELED CROSS
+ §	\$	SANITARY MANHOLE
⋄	⋄	SANITARY CLEANOUT OR VENT
\odot	⊕	SEPTIC TANK ACCESS COVER
\otimes	⊗	M.I.S. MANHOLE
Ü	()	UNKNOWN MANHOLE
	⑤	STORM MANHOLE
		INLET (ROUND)
	lue	INLET (SQUARE) CURB INLET
$\overline{}$	\bigcirc	STORM SEWER END SECTION
H	H	GAS VALVE
		GAS METER
\otimes	\otimes	WATER VALVE
\bigvee	Ö	HYDRANT
	(W)	WATER GERMOE OUR GERM
© 	© 1	WATER SERVICE CURB STOP WELL HEAD
<u>↓</u> <u></u>	<u>↓</u> ⊙	STAND PIPE
Ĉ.	¢	WALL INDICATOR VALVE
9	\$	POST INDICATOR VALVE
Ø	ă	LIGHT POLE
		SPOT/YARD LIGHT
Ø	Ø	UTILITY POLE
K	K	GUY POLE
T E	T ©	GUY WIRE ELECTRIC MANHOLE
	E	ELECTRIC MANTIOLL ELECTRIC PEDESTAL
\boxtimes	\boxtimes	ELECTRIC METER
E × +	\bigcirc	TELEPHONE MANHOLE
	Ŧ	TELEPHONE PEDESTAL
	•	CABLE PEDESTAL
B	B	CONTROL BOX
FQ -\$-	FO -∳-	FIBER OPTIC PEDESTAL/SIGN TRAFFIC LIGHT
Ŧ	Τ	COMMUNICATION MANHOLE
	•	BOLLARD
no-O-out		SOIL BORING/MONITORING WE
<u> </u>	▼	WATER SURFACE
ale.	₩	WETLANDS FLAG MARSH
F	F	FLAGPOLE
(Φ	PARKING METER
	•	SIGN
	F	MAILBOX
*	*	RAILROAD CROSSING SIGNAL
& **	<u>\$</u> *	HANDICAP SPACE CONIFEROUS TREE
(5.5)	(2.5)	DECIDUOUS TREE
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s	SAN	SANITARY SEWER
ST	o ————————————————————————————————————	CTODA A CELLIED
	W	WATERLINE
G		UNDERGROUND GAS
	E-	———— MARKED ELECTRIC ————— OVERHEAD WIRES
OH/	<i>w</i> — — он т— — т-	————— OVERHEAD WIRES —————— UNDERGROUND TELEPHONE
	TVTV-	LINDED COOLIND CARLE TVI INC
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NOT FOR CONSTRUCTION

THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

T 414.220.9640

Suite 200

CONSULTANTS:

751 N Jefferson St.

| Milwaukee, WI 53202|

A SERVICE CENTER RENOVATIONS

THIS IS A STANDARD LEGEND. NOT ALL OF THE INFORMATION SHOWN ON THIS LEGEND IS NEEDED IN THESE CONTRACT DRAWINGS.

-x-x-x-x-x-x-x-x-x- REMOVE UTILITY LINE

-a-a-a-a-a-a-a-a- ABANDON UTILITY LINE

• • • • SILT FENCE / FILTER SOCK

NOTE:

WEC

EVISIONS:

PROJECT 240401

SET 240401

ATE 31/21/2024

C001

SURVEY NOTES

SITE ADDRESS:

1830 S. WEST AVENUE, WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

ASPHALT

× 826.49

SITE BENCHMARK

CONC. MON. WITH BRASS

CAP SE COR. OF NW 1/4

SEC. 15, T6N, R19E.

BASIS OF BEARINGS:

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)NAD83(2011), IN WHICH THE EAST LINE OF THE NW 1 /4 BEARS N00°06'10"W.

VERTICAL DATUM:

VERTICAL DATUM IS BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988(12).

DIGGERS HOTLINE:

EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A DIGGERS HOTLINE ONE-CALL CENTER UTILITY LOCATE. TICKET NUMBER 20243905454 AND 20243905456. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. CLIENT UNDERSTANDS ONLY UTILITY LINES WITH IMBEDDED ELECTRIC TRACER WIRES OR UTILITIES MADE OF MATERIALS CAPABLE OF ELECTRIC CONNECTIVITY CAN BE MARKED AT THE SURFACE AND LOCATED. DEPTH OF UTILITIES MAY PROHIBIT THEIR LOCATION EVEN WITH ELECTRIC CONNECTIVITY.

___SILL /__ELE.=827.80

× 827.43

ASPHALT

LANDSCAPING

PAVERS

× 827.52

A S P H A L T C O N C R E T E

____ELE.=827.87

FLOOR ELE.=827.88

ASPHALT

GENERAL NOTES:

FINISHED FLOOR —

ELE.=827.90

1 STORY MASONARY BUILDING #1830

- 1. SURVEY PROVIDED BY CHAPUT LAND SURVEYS ON OCTOBER 1, 2024.
- THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS
 CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION
 OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM
 HIS ACTIVITIES.
- 3. CONTRACTOR IS RESPONSIBLE FOR PRESERVING, MAINTAINING, AND REPLACING EXISTING BENCHMARKS.
- 4. UTILITY LINES ARE SHOWN FROM VISIBLE SURFACE EVIDENCE, MUNICIPAL PLANS AND FROM PLANS AND MARKINGS PROVIDED BY DIGGERS HOTLINE, THE ONE-CALL UTILITY MARKING SYSTEM (WISCONSIN STATUTE 182.0175), TICKET NUMBER 20243905454 AND 20243905456. ALL THE UTILITIES ARE SHOWN PER MARKING IN THE FIELD AT THE TIME OF SURVEY.
- 5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY) PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE DESIGN ENGINEER OF RECORD.

FINISHED

ELE.=827.92

ELE.=827.78

FINISHED
FLOOR
ELE.=827.79

SILL ELE.=827.83

> SITE BENCHMARK LIGHT POLE BASE — ELE.=828.10

> > × 825.52

GRASS

TIMBER WALL

× 827.60 × 827.58

× 827.41

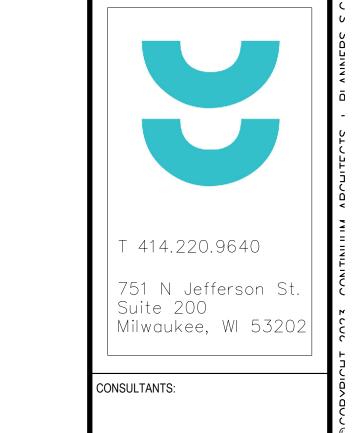
ASPHALT

CONCRETE

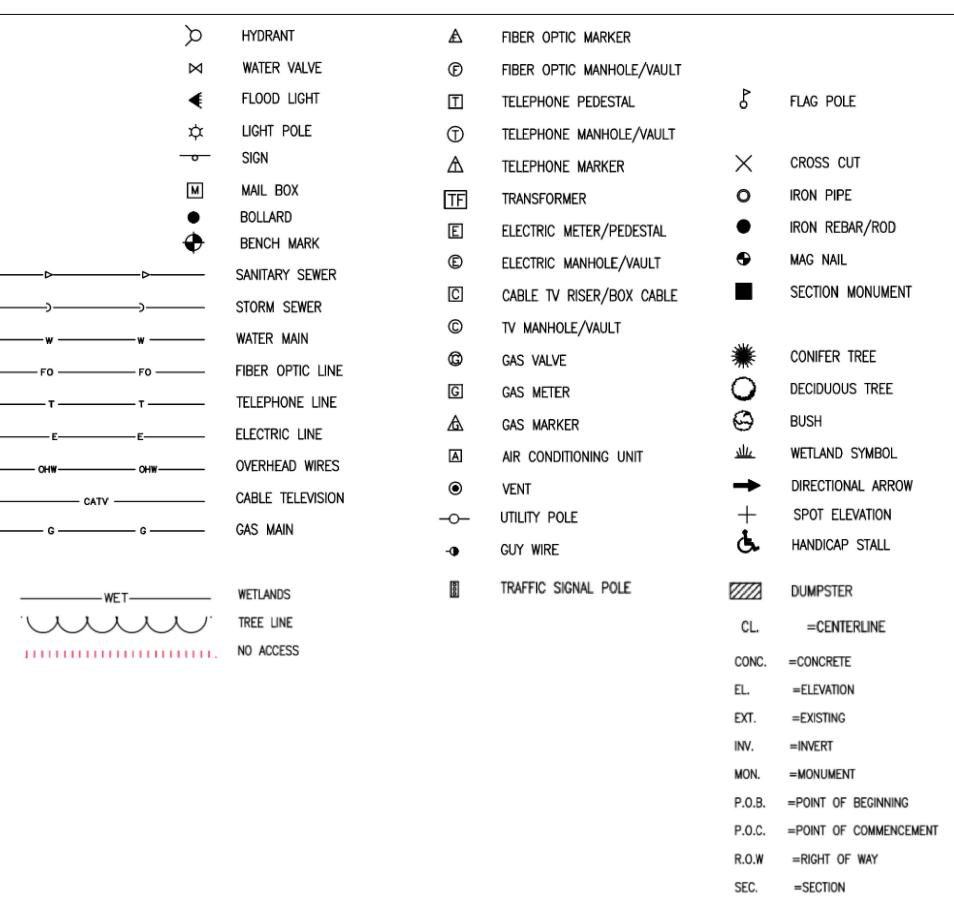
CHAIN LINK FENCE

× _{825.39}

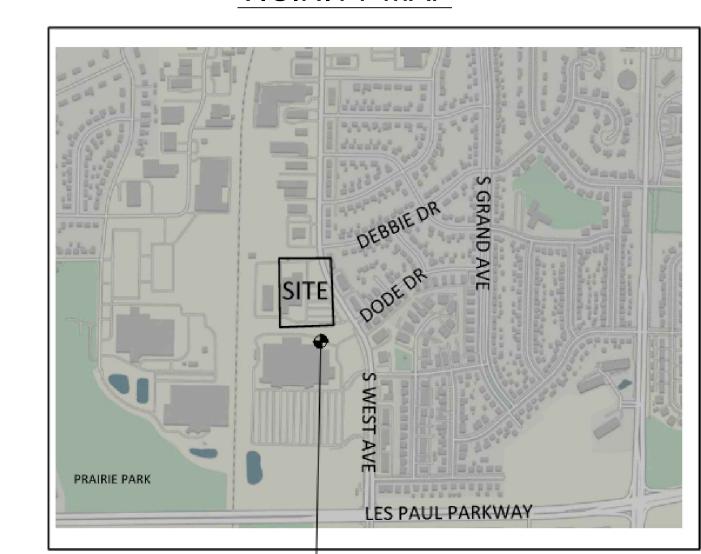
TOPOGRAPHIC MAP







VICINITY MAP



STARTING BENCHMARK: 825.52 — REFERENCE MARK AND REFERENCE BENCHMARK SEWRPC BRASS CAP IN WALMART PARKING LOT.

NOT FOR CONSTRUCTION

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WAUKESHA SERVICE CENTER RENOVATIONS

uth West Avenue

na, WI 53189

LE:

SQ. FT. =SQUARE FEET

(D) = DEEDED AS

=RECORDED AS

W/ =WITH

REVISIONS:

LE AS NOTED

 SET TYPE
 90% CD Set

 DATE ISSUED
 11/21/2024

NUMBER

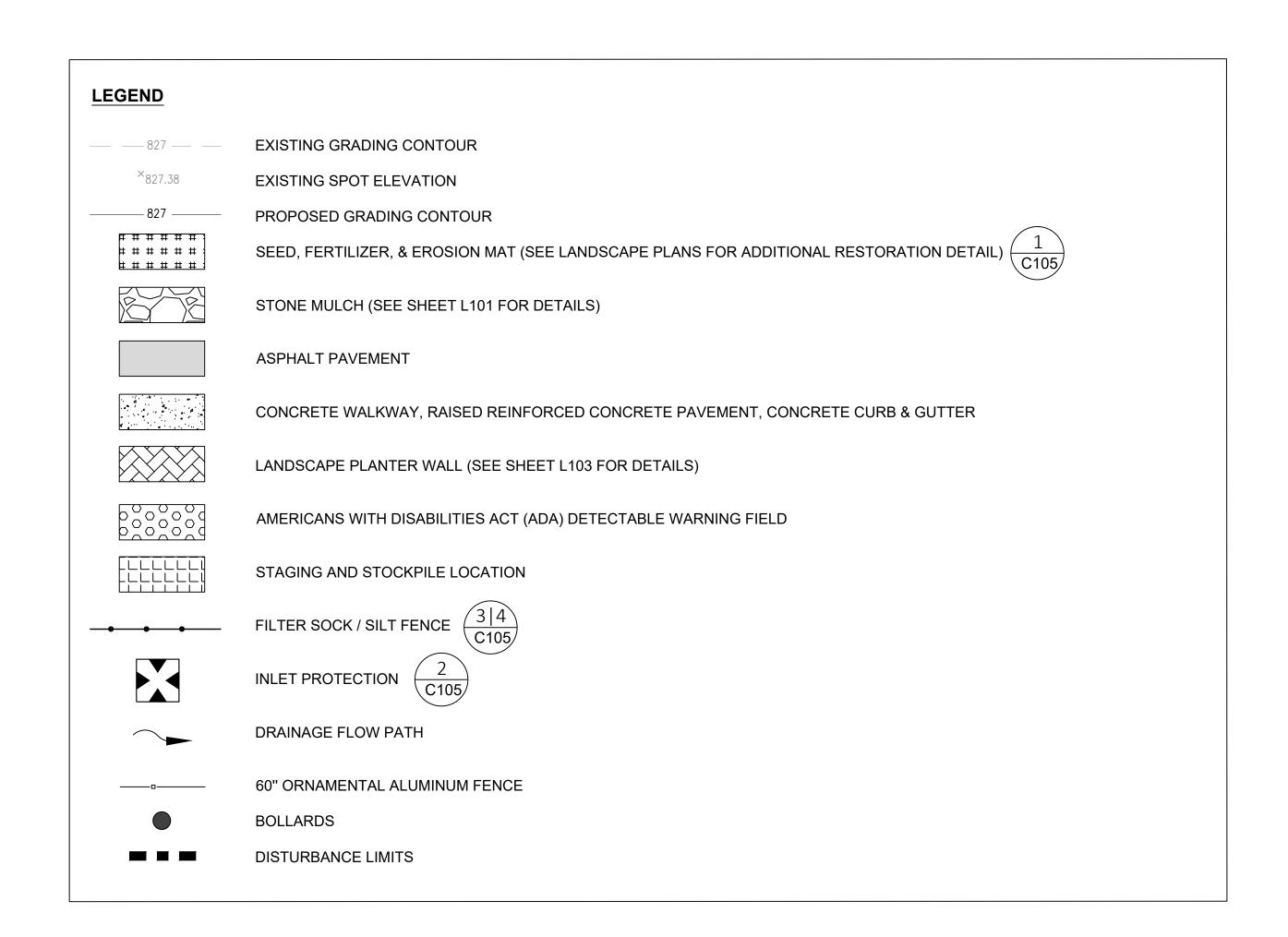
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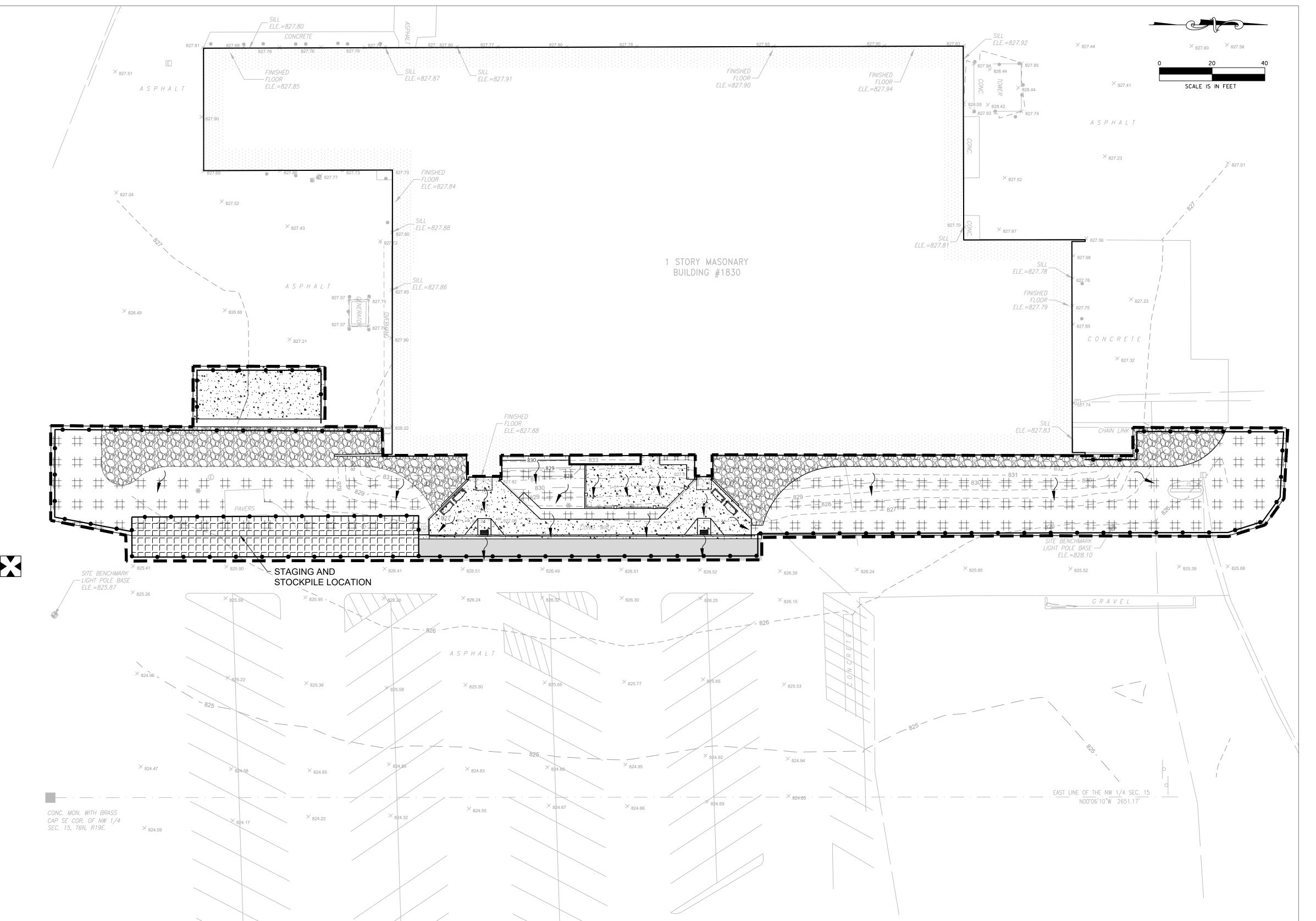
1830 South West Avenue Waukesha, WI 53189
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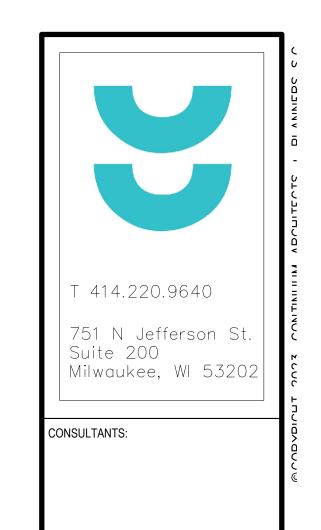
EXISTING CONDITIONS

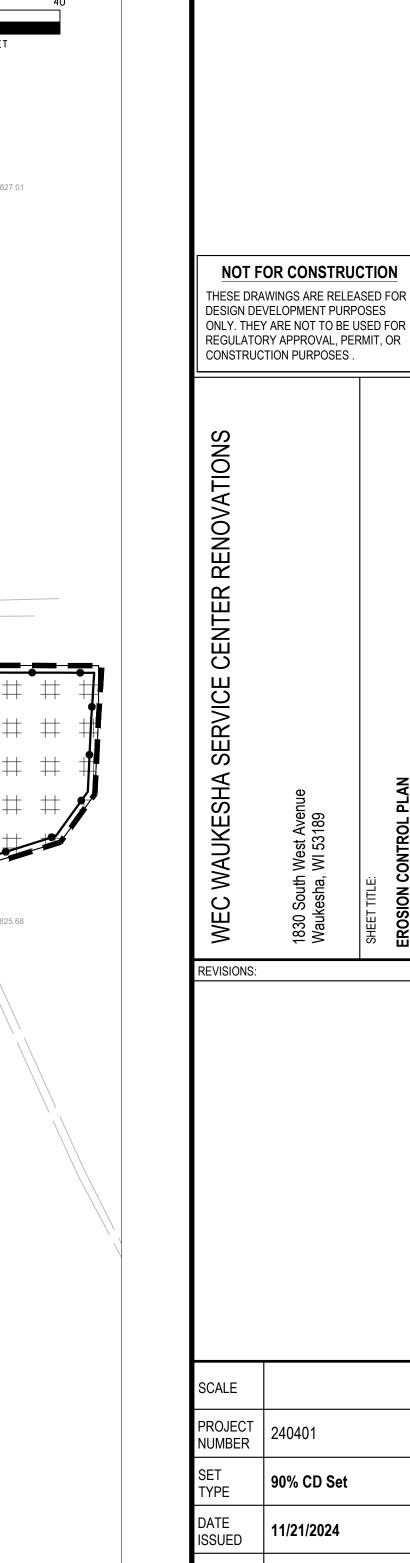
EROSION CONTROL NOTES

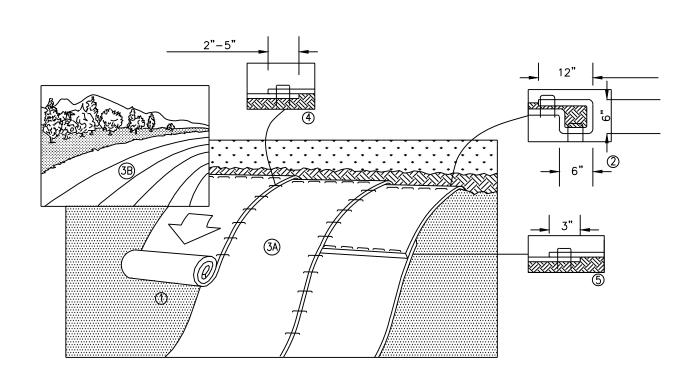
- 1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE MUNICIPALITY AND EMPLOY EROSION CONTROL METHODS AS SHOWN IN THE DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS, CURRENT EDITION WHICH CAN BE FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
- 2. GENERAL CONSTRUCTION SEQUENCE FOR EROSION CONTROL
- 2.1. INSTALL FILTER SOCK AND INLET PROTECTION.
- 2.2. REMOVE PAVEMENTS.
- 2.3. PERFORM ROUGH GRADING.
- 2.4. INSTALL PAVEMENTS AND LANDSCAPE ITEMS.
- 2.5. REMOVE ACCUMULATED SEDIMENT FROM SITE.
- 2.6. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED
- 3. 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.
- 4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5" OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP AND REMOVAL OF ALL SEDIMENT AND ALL SEDIMENT CONTROL STRUCTURES. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH DAY. ALL RECORDS OF THE INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL BE KEPT BY THE OWNER'S REPRESENTATIVE RESPONSIBLE FOR EROSION CONTROL INSPECTIONS.
- 5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- 6. SILT FENCE/ FILTER SOCK SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES.
- 7. ALL OFF-SITE SEDIMENT DEPOSITS FROM THIS PROJECT OCCURRING AS RESULT OF A STORM EVENT SHALL BE CLEANED UP BY END OF NEXT WORKING DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY END OF THE WORK DAY.
- 8. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
- 9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15; STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER; STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- 10. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY MUNICPALITY/OWNER/ OR ENGINEER. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- 11. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD #1068 DUST CONTROL FOR CONSTRUCTION SITES.
- 12. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL. COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- 13. IF DEWATERING IS NEEDED, CONTRACTOR SHALL PROVIDE FOR SEDIMENT REMOVAL ACCORDING TO WDNR TECHNICAL STANDARD #1061. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS, GRIT CHAMBERS, SAND FILTERS, UPSLOPE CHAMBERS, HYDRO-CYCLONES, SWIRL CONCENTRATORS, OR OTHER APPROPRIATE CONTROLS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. DEWATERING SHALL COMPLY WITH LOCAL AND FEDERAL ENVIRONMENTAL STANDARDS AND REQUIREMENTS.
- 14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING, LIMIT PUMPING RATES, OR THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD #1061 DEWATERING.
- 15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATA BASE AT http://dnr.wi.gov/topic/brownfields/botw.html
- 16. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES.
- 17. PARKING LOTS AND DRIVES SHALL BE CLEANED AS NEEDED. STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
- 18. COMPLY WITH WDNR TECHNICAL STANDARD 1057 FOR TRACKOUT CONTROL.
- 19. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS 1 TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WISDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD #1052 NON-CHANNEL EROSION MAT.











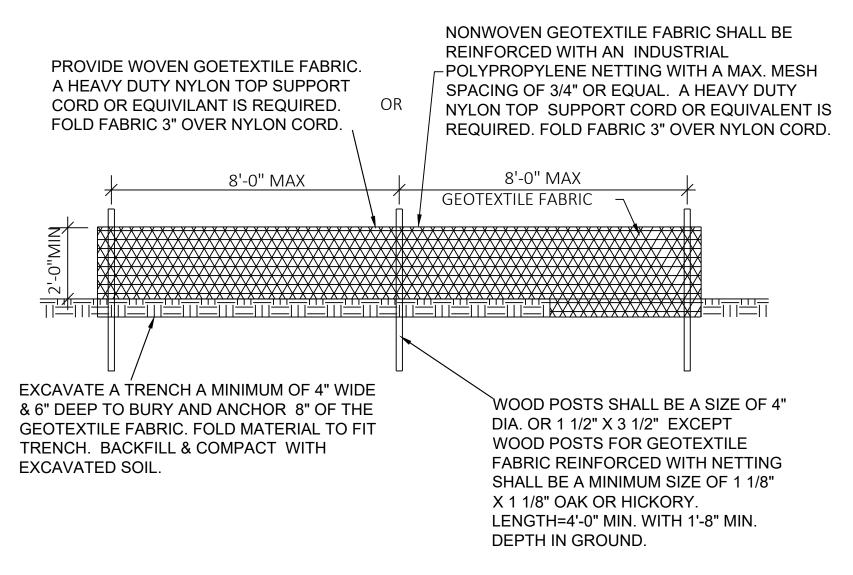
SLOPE INSTALLATION

- 1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15CM) DEEP X 6" (15CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30CM) APART ACROSS THE WIDTH OF THE BLANKET.
- 3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5CM-12.5CM) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
- 5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30CM) APART ACROSS ENTIRE BLANKET WIDTH.
- 6. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I URBAN, TYPE A, ORGANIC EROSION CONTROL MATTING FROM APPROPRIATE MATRIX IN WISDOT'S PRODUCT ACCEPTABILITY LIST. EROSION MAT WITHIN CHANNELS SHALL BE TYPE C125 ERM OR EQUAL. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

NOTES:

- 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 2. DO NOT SCALE DRAWINGS
- 3. IN LOOSE SOIL CONDITIONS THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

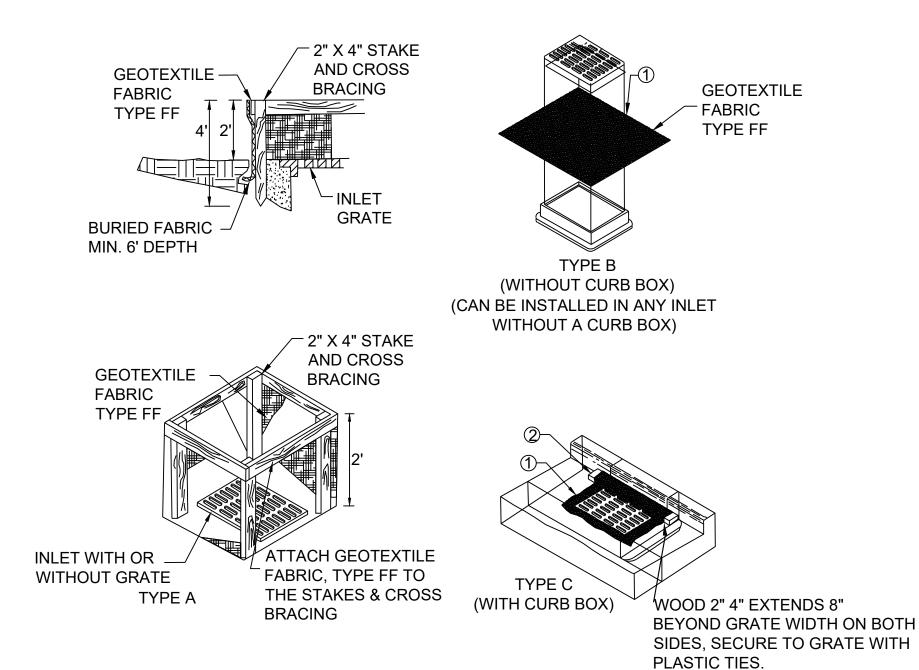


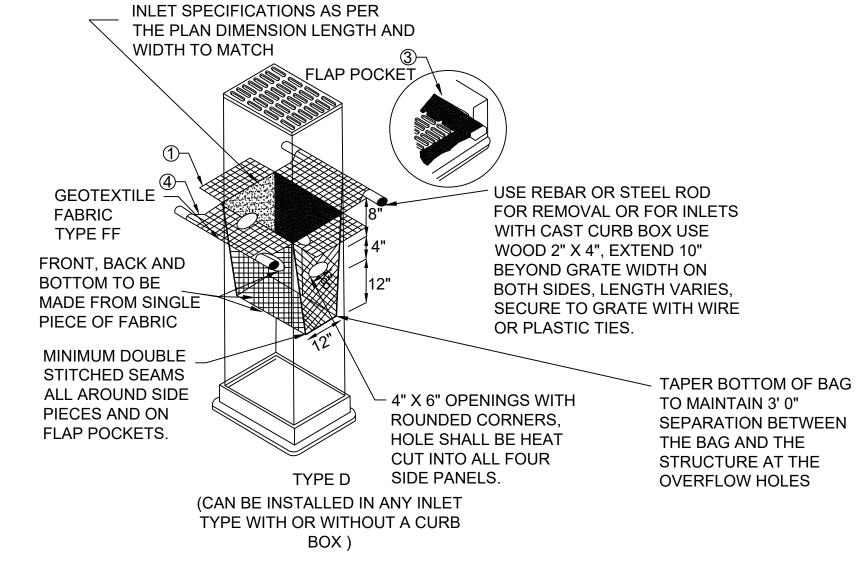


NOTES

- 1. CONTRACTOR SHALL INSPECT SILT FENCE DAILY AND REPAIR OR REPLACE AS NEEDED. SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE.
- 2. ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS







GENERAL NOTES:

- 1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 2. 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.
- 3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- 4. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
- 5. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- 6. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON WISDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- 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.
- 8. USE TYPE D INLET PROTECTION WHERE DEPTHS ALLOW, PER WDNR TECHNICAL STANDARD 1060.

INSTALLATION NOTES

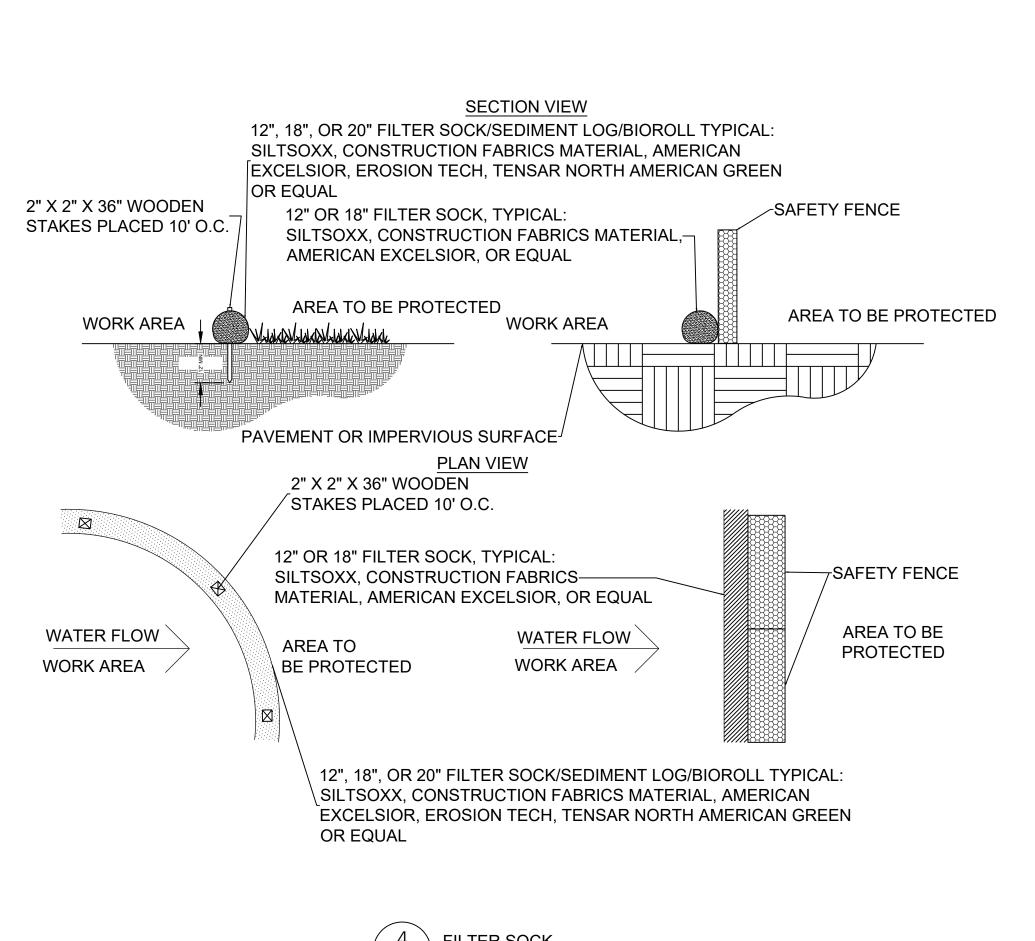
TYPE B & C

- 1. TYPE FF GEOTEXTILE FABRIC (EXTEND FABRIC A MINIMUM OF 10" AROUND GRATE PERIMETER FOR MAINTENANCE OR REMOVAL.
- 2. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

- 1. DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- 2. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

2 INLET PROTECTION C105 NTS





T 414.220.9640

Suite 200

CONSULTANTS:

751 N Jefferson St.

| Milwaukee, WI 53202

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MAUKESHA SERVICE CENTER RENOVATION th West Avenue a, WI 53189

EVISIONS:

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PROJECT 240401

SET 90% CD Set

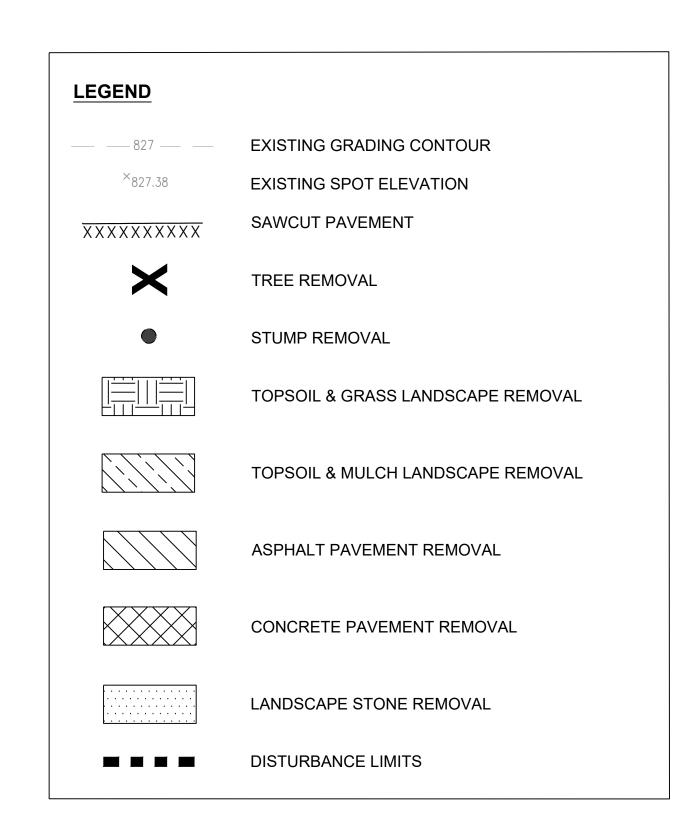
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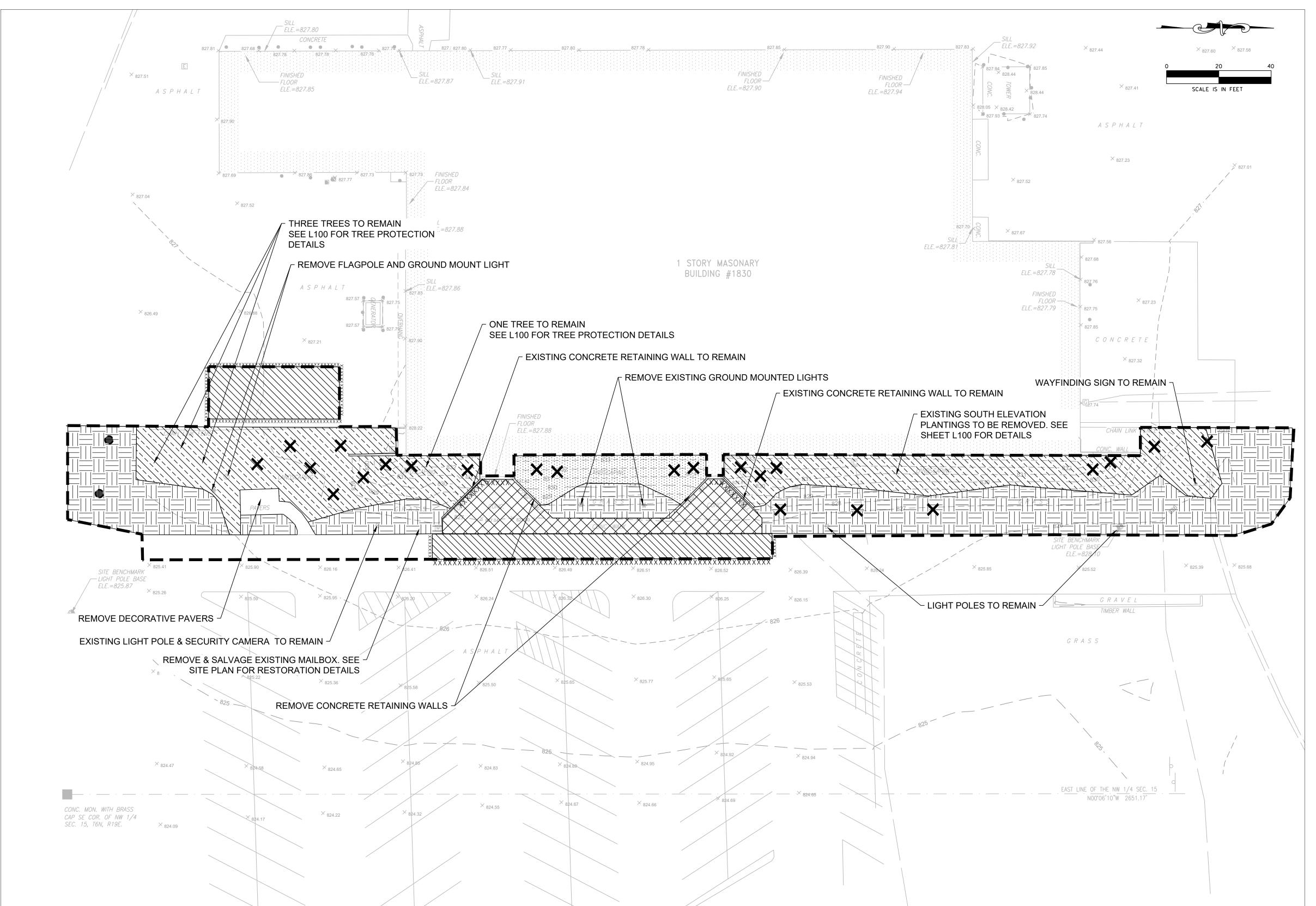
DATE 11/21/2024

C105

DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING, MAINTAINING, AND REPLACING EXISTING BENCHMARKS. CONTRACTOR SHALL BE RESPONSIBLE FOR TRANSFERRING BENCHMARKS, CONTROL POINTS, LINES AND GRADES TO THE PROJECT SITE AS NECESSARY TO COMPLETE WORK.
- 2. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR ADDITIONAL BUILDING DEMOLITION INFORMATION AND REMOVALS.
- 3. CONTRACTOR SHALL REMOVE PIPE IF PREVIOUSLY ABANDONED AND PIPE IS IN CONFLICT WITH NEW CONSTRUCTION.
- 4. UNLESS OTHERWISE NOTED, ALL REMOVED ITEMS WILL BECOME PROPERTY OF THE CONTRACTOR.
- 5. SAWCUT EXISTING PAVEMENTS TO MAKE A FLUSH MATCH TO NEW PAVEMENTS.
- 6. REMOVE AND REPLACE CONCRETE PAVEMENTS AND WALKS JOINT-TO-JOINT.
- 7. CONTRACTOR SHALL LEAVE AND PROTECT ALL EXISTING SITE STRUCTURES, FEATURES AND UTILITIES NOT NOTED FOR ABANDONMENT OR REMOVAL.
- 8. NOTIFY ENGINEER PRIOR TO REMOVAL OF ANYTHING NOT SHOWN ON THE PLAN.
- 9. ALL UTILITY STRUCTURES NOT CALLED OUT FOR REMOVAL SHALL BE ADJUSTED TO PROPOSED GRADES.
- 10. STRIP AND SALVAGE TOPSOIL, AS NEEDED, FOR REUSE ON SITE. ANY EXCESS SOILS EXCAVATED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- 11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING LOCATION (VERTICALLY AND HORIZONTALLY) OF UTILITIES DO NOT CONFLICT WITH PROPOSED WORK. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER IF THE UTILITIES ARE FOUND IN CONFLICT WITH THE PROPOSED WORK WITHIN THESE PLANS.
- 12. ALL SITE RESTORATION SHALL BE TO THE LIMITS OF ACTUAL REMOVALS.
- 13. CONTRACTOR SHALL MAINTAIN EXISTING STORM WATER DRAINAGE DURING CONSTRUCTION.
- 14. ANY DAMAGES OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND REPLACED TO THE PROJECT SPECIFICATIONS, OR IN KIND AT NO ADDITIONAL COST TO THE PROJECT.







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AUKESHA SERVICE CENTER RENOVATION
West Avenue
WI 53189

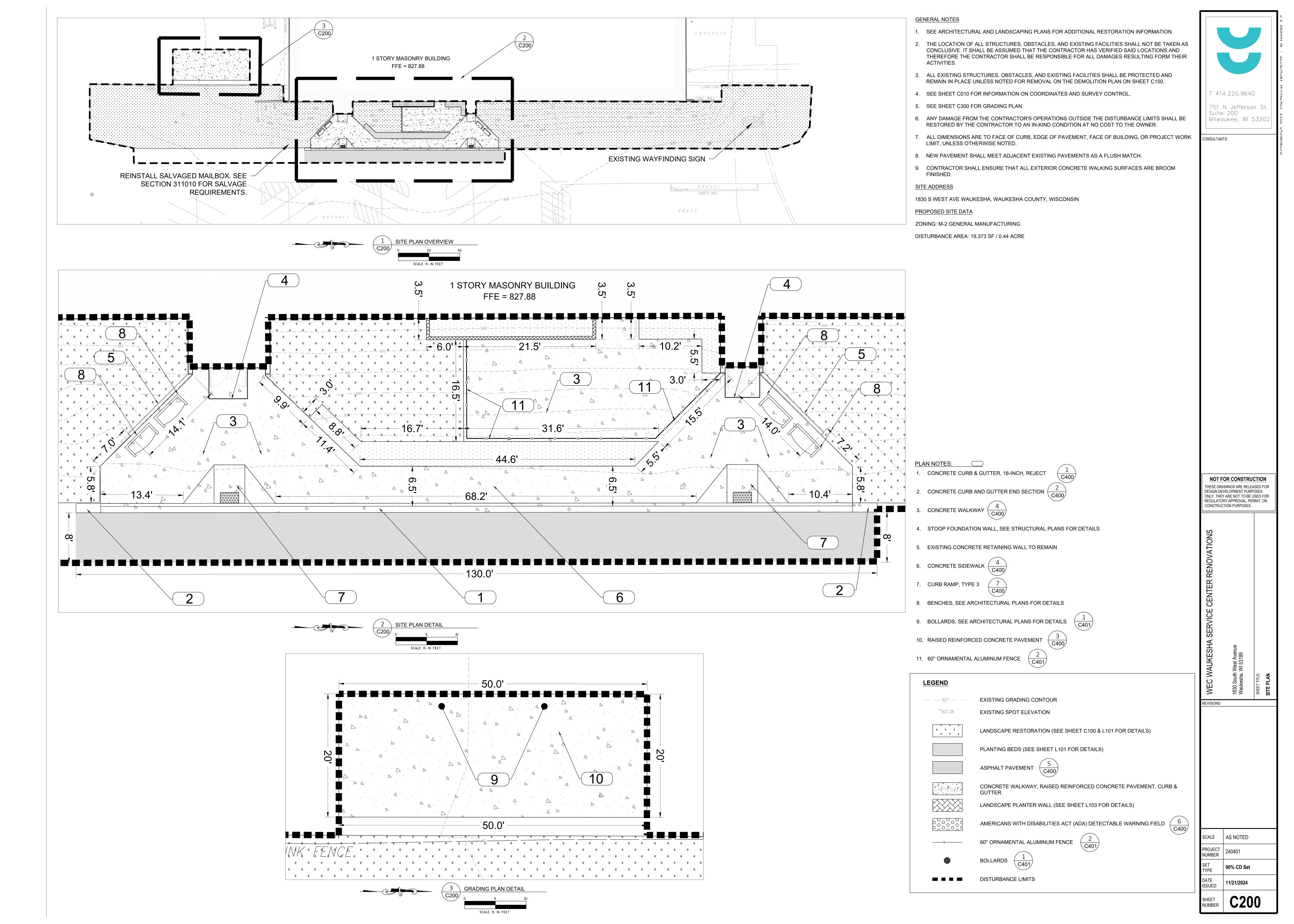
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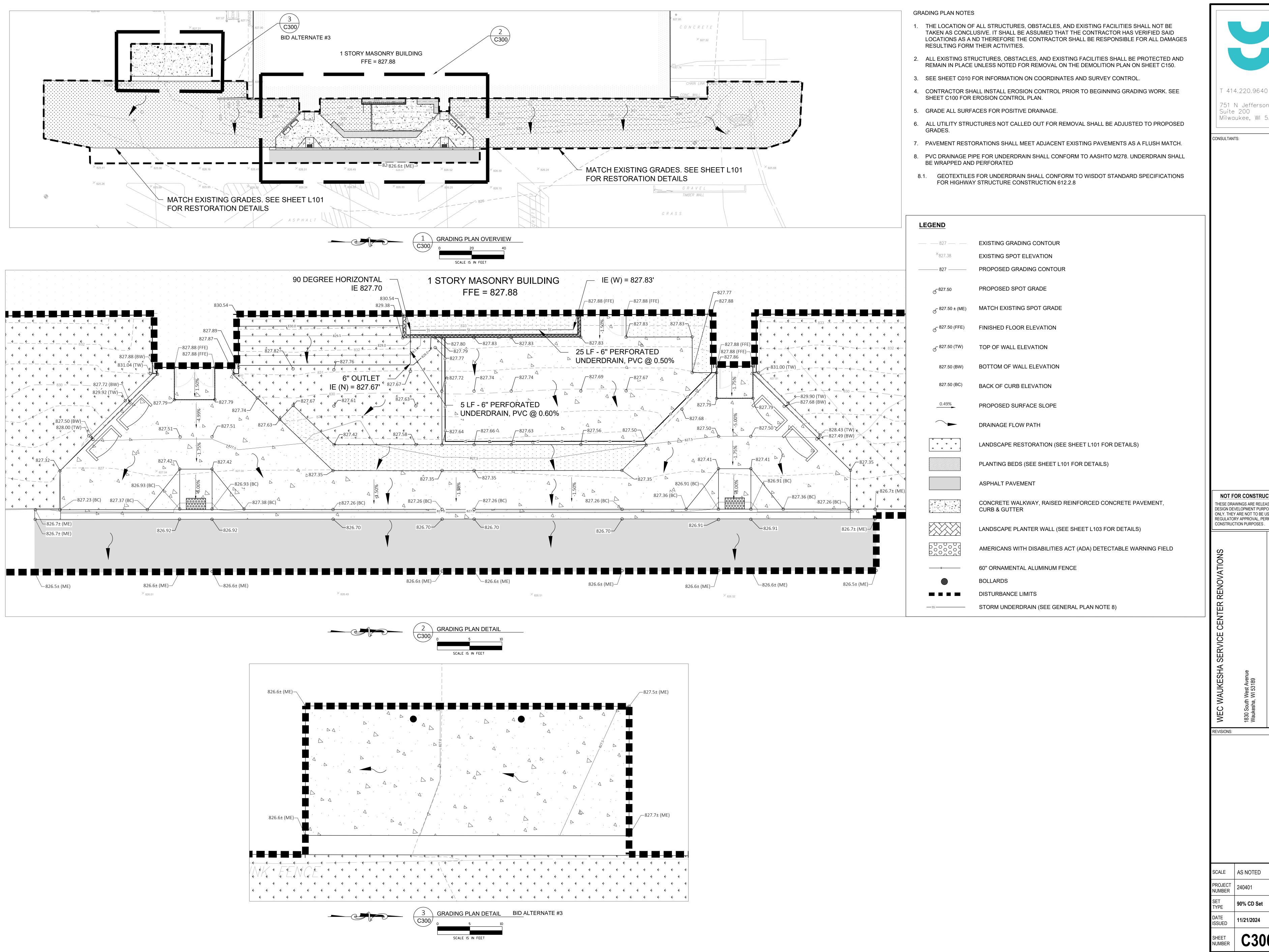
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DATE 11/21/2024

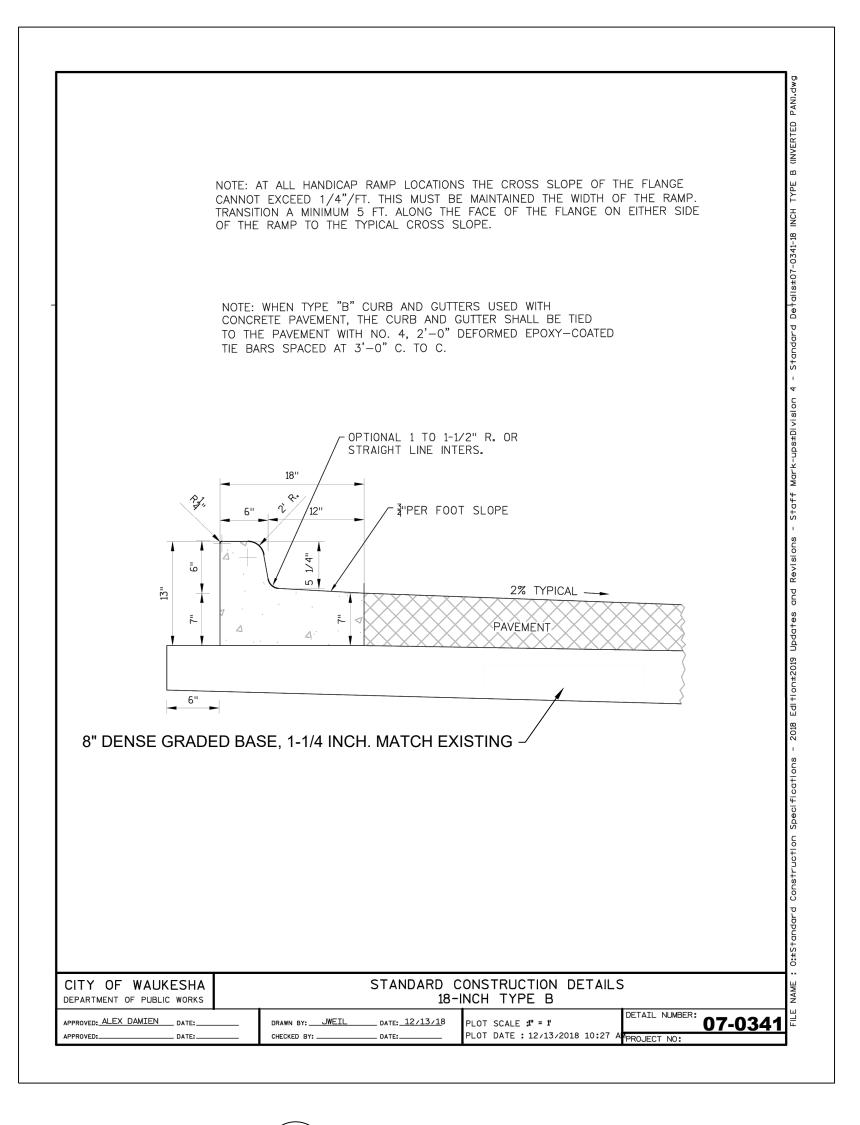
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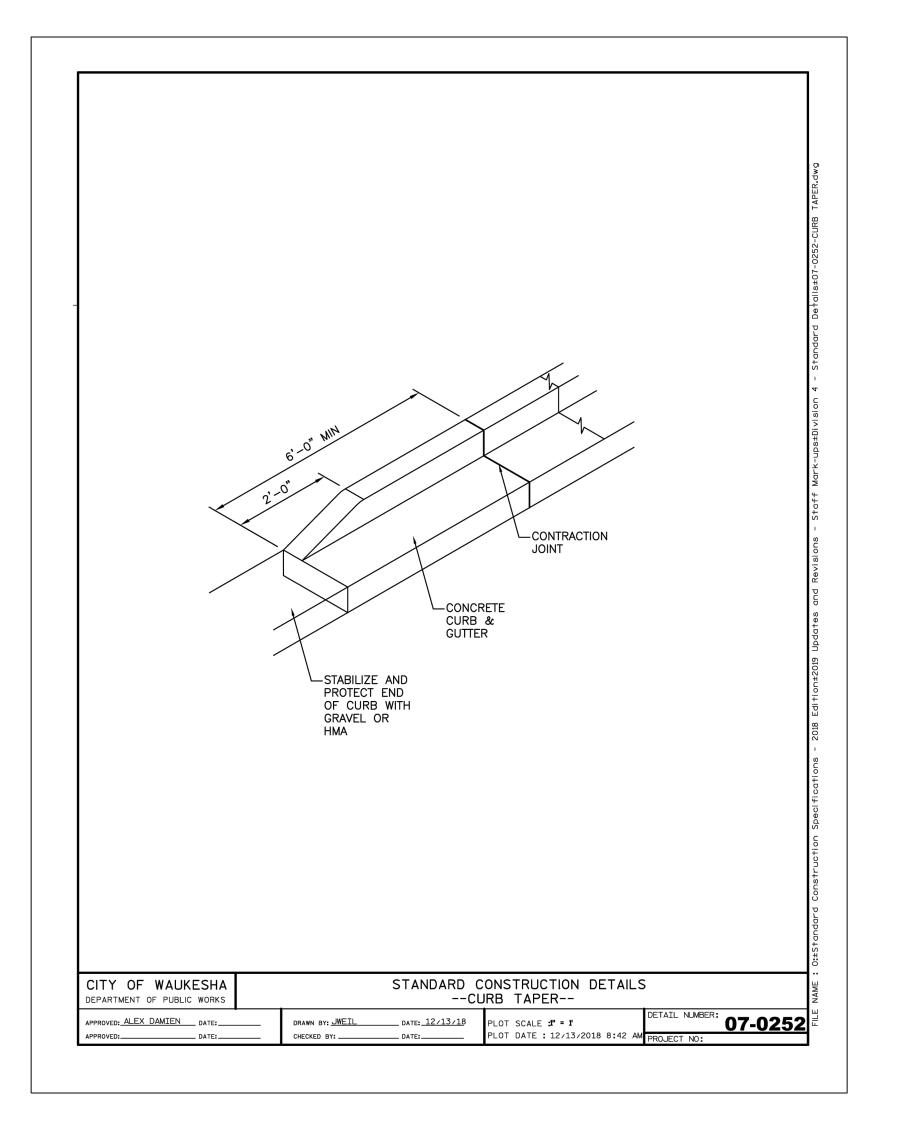




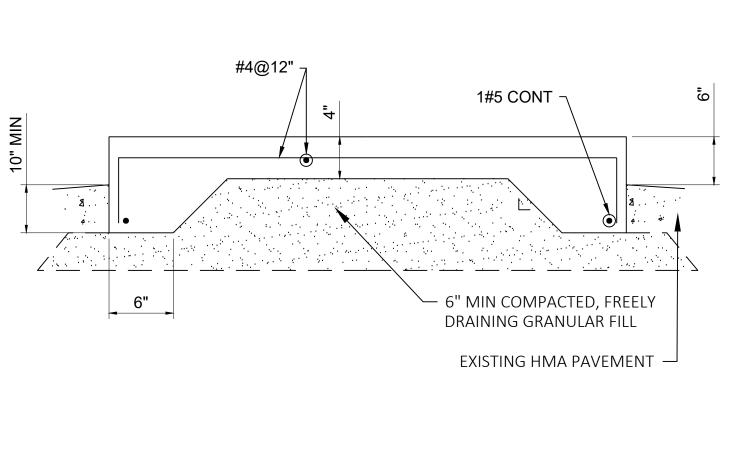
T 414.220.9640 751 N Jefferson St. Milwaukee, WI 53202

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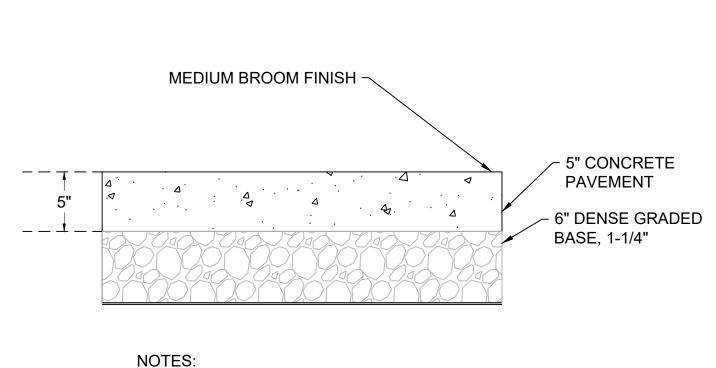




2 CONCRETE CURB & GUTTER END SECTION



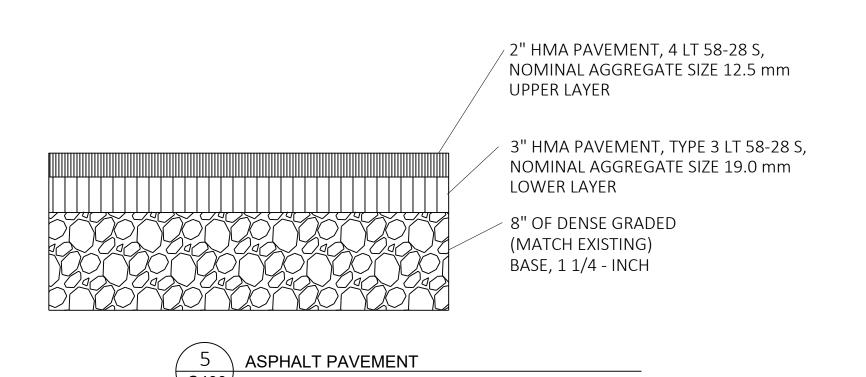
3 \ RAISED REINFORCED CONCRETE PAVEMENT

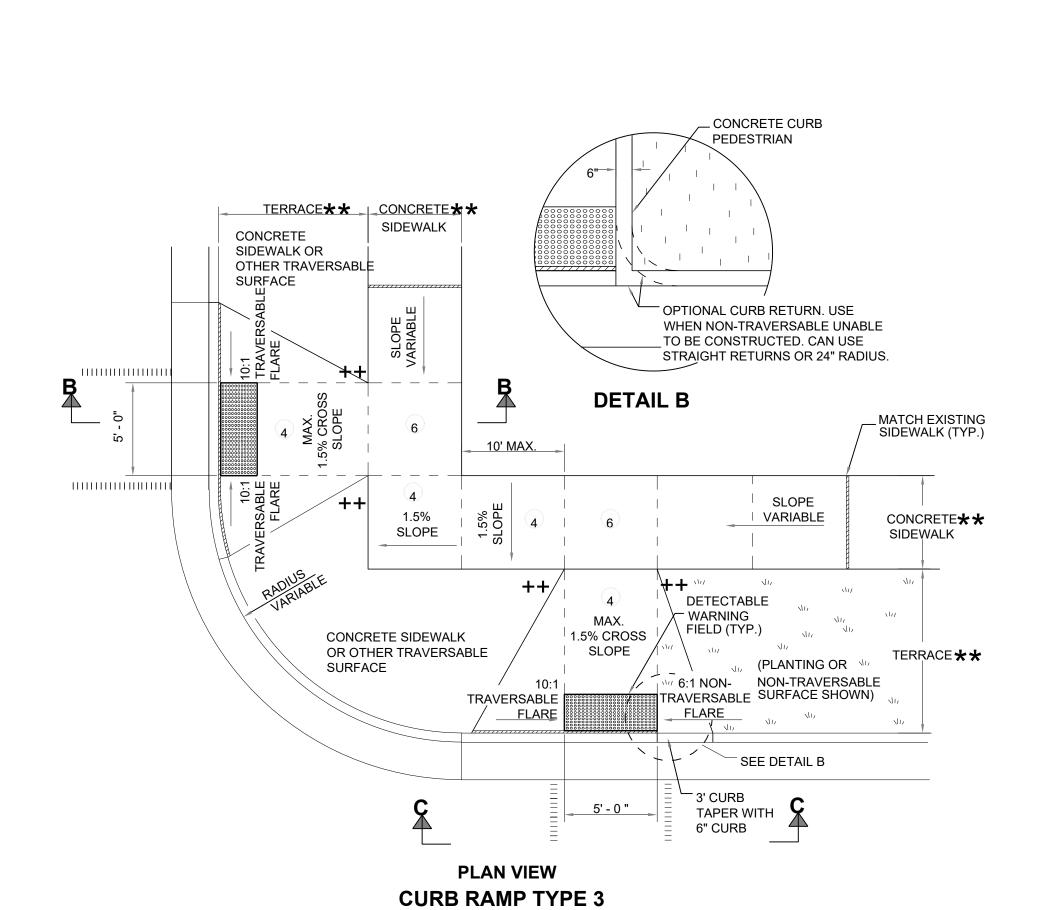


REFER TO DETAIL 8, SHEET C400 FOR JOINTING DETAILS
 SEE SHEET C300 FOR FINAL SURFACE GRADES

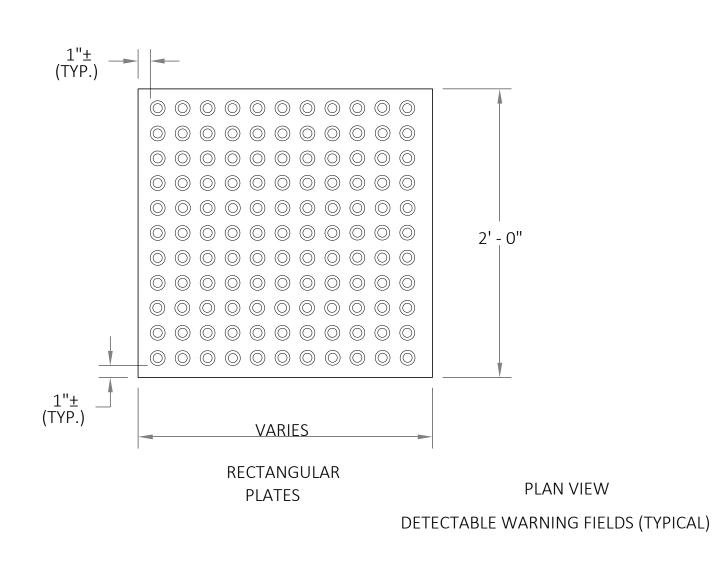
4 CONCRETE WALKWAY
C400 NTS

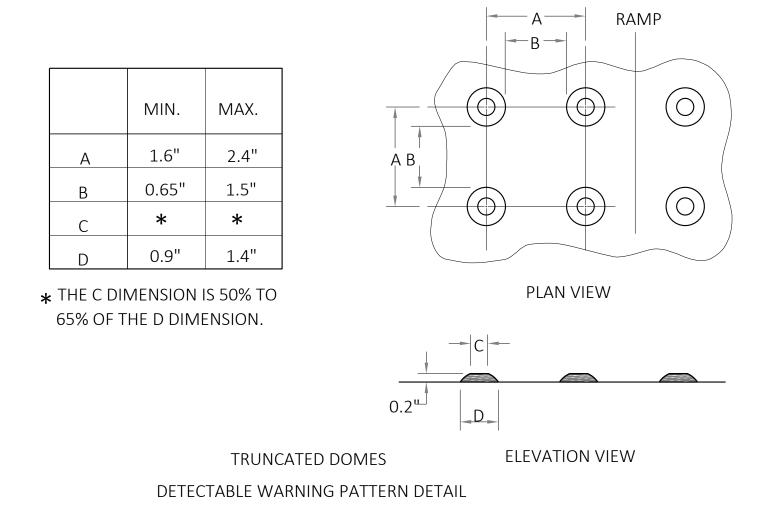
C400 NTS CONCRETE CURB & GUTTER, 18 INCH, REJECT



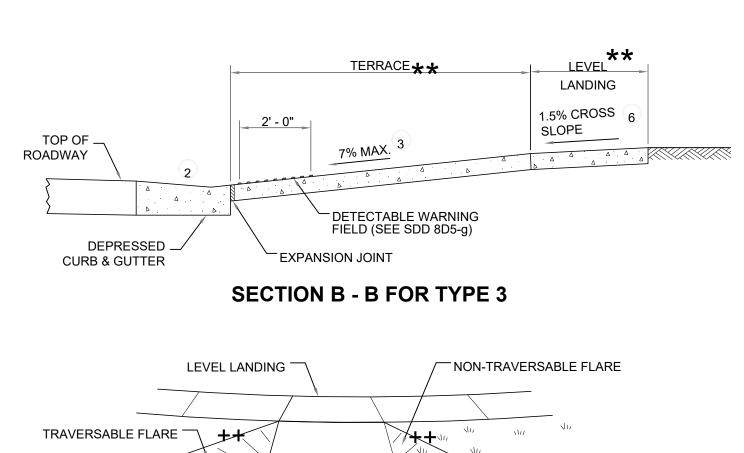


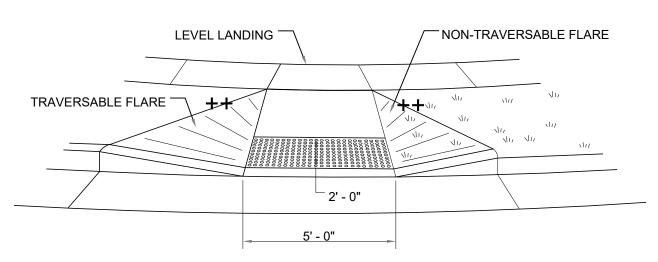
(OUTSIDE OF CROSSWALK AREA)





6 ADA DETECTABLE WARNING FIELD NTS





VIEW C - C FOR TYPE 3

CURB RAMP, TYPE 3

GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.

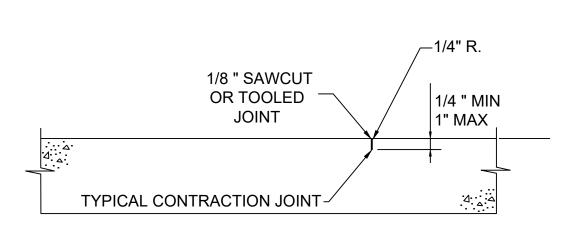
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

- GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN 1/4 INCH ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5% AND NOT TO EXCEED 7%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
- (3) AN 8.33% CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.

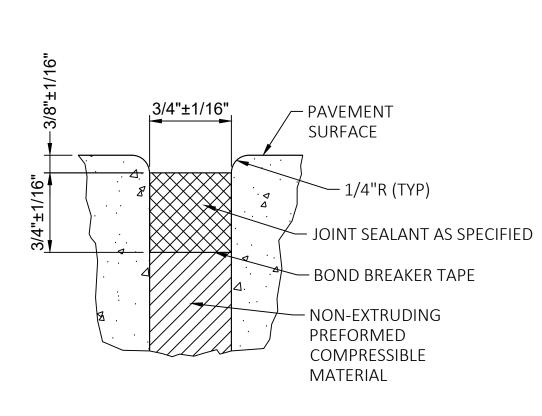
 ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT
- PRIOR APPROVAL FROM THE ENGINEER.
- 6 PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LEVEL LANDING SIZE IS
- INSTALL TRANSITION NOSE (INCIDENTAL TO OTHER PAY ITEMS). DO NOT MARK TRANSITION NOSE. 5 FEET BY 5 FEET.
- SLOPE SIDEWALK TOWARD LANDING AS SHOWN WHERE THERE IS NO TERRACE OR WHERE THE TERRACE WIDTH IS LESS THAN
- THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 1.5 FEET ±0.1' FROM THE FACE
 OF THE GATE ARM IF THE GATE ARM EXTENDS ACROSS THE SIDEWALK/PATH. WHERE THERE IS NO PEDESTRIAN GATE, THE EDGE OF
 THE DETECTABLE WARNING FIELD NEAREST TO THE RAILROAD TRACK IS 15 FEET MAXIMUM AND 12 FEET MINIMUM, 15 FEET TYPICAL
 FROM THE NEAREST RAIL.
- DO NOT INSTALL DETECTABLE WARNING FIELDS AT THE EDGES OF STEET-LEVEL PEDESTRIAN REFUGE ISLANDS IF A MINIMUM 2 FOOT CONCRETE SURFACE WITHOUT DETECTABLE WARNINGS (MEASURED IN THE DIRECTION OF PEDESTRIAN TRAVEL) CANNOT BE ACHIEVED.



TYPICAL CONTRACTION JOINT

<u>NOTE:</u> NTRACTION JOINTS TO HAVE A MAXIM

1. CONTRACTION JOINTS TO HAVE A MAXIMUM SPACING IN EACH DIRECTION OF 10'-0" O.C. OR THE WIDTH OF PAVEMENT, WHICHEVER IS LESS.



8 CONCRETE PAVEMENT JOINTS
C400 NTS

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| Milwaukee, WI 53202

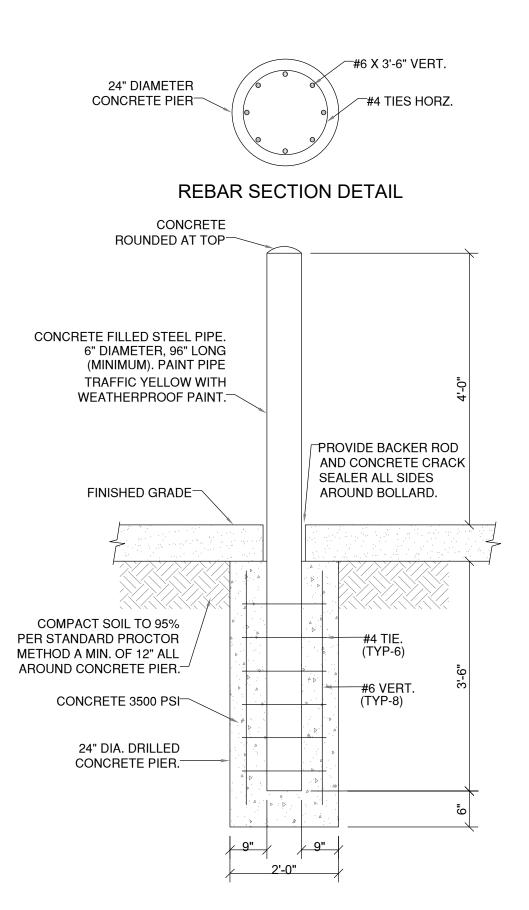
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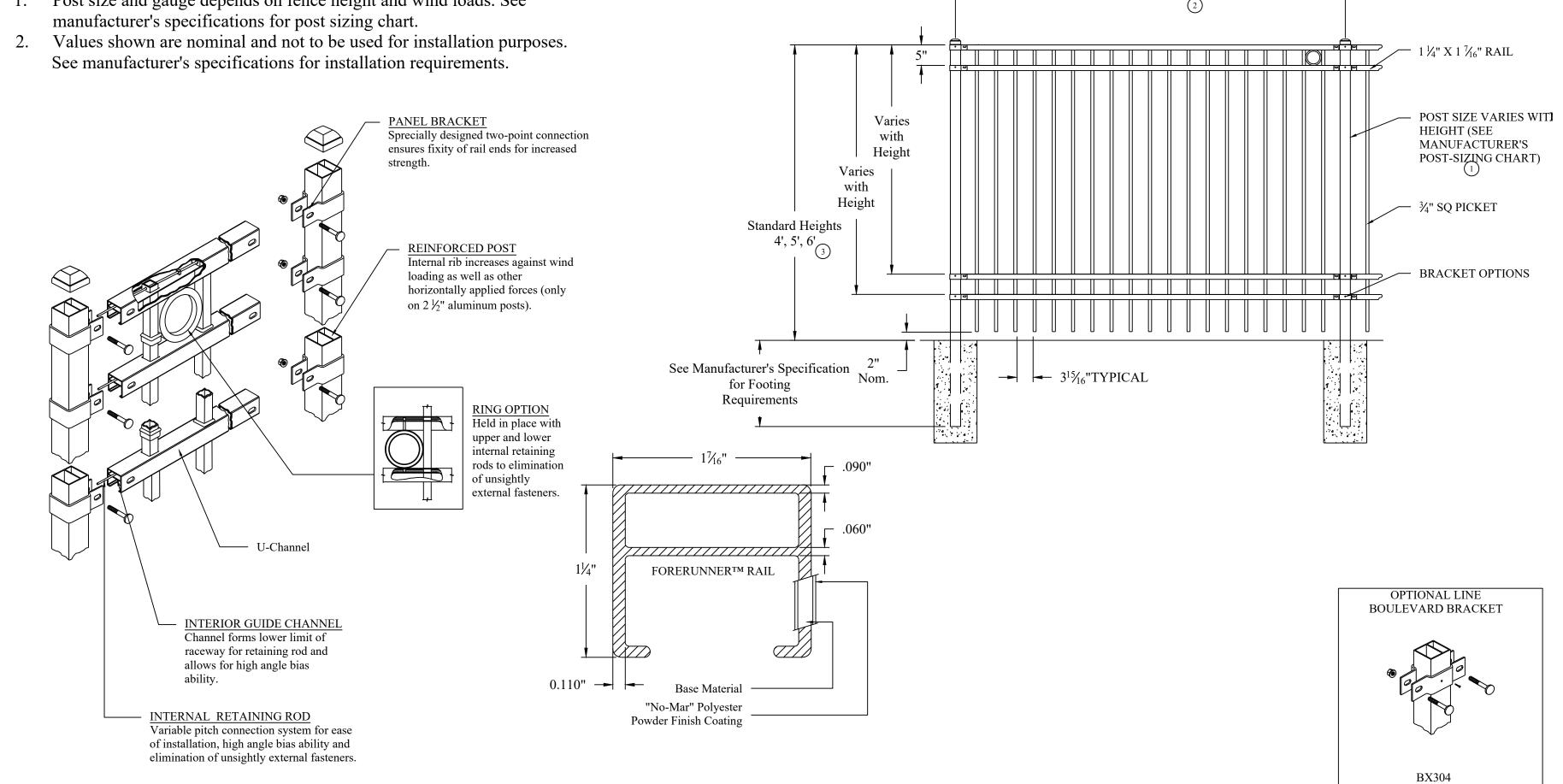
DATE ISSUED 11/21/2024

NUMBER



NOTES:

- 1. Post size and gauge depends on fence height and wind loads. See manufacturer's specifications for post sizing chart.





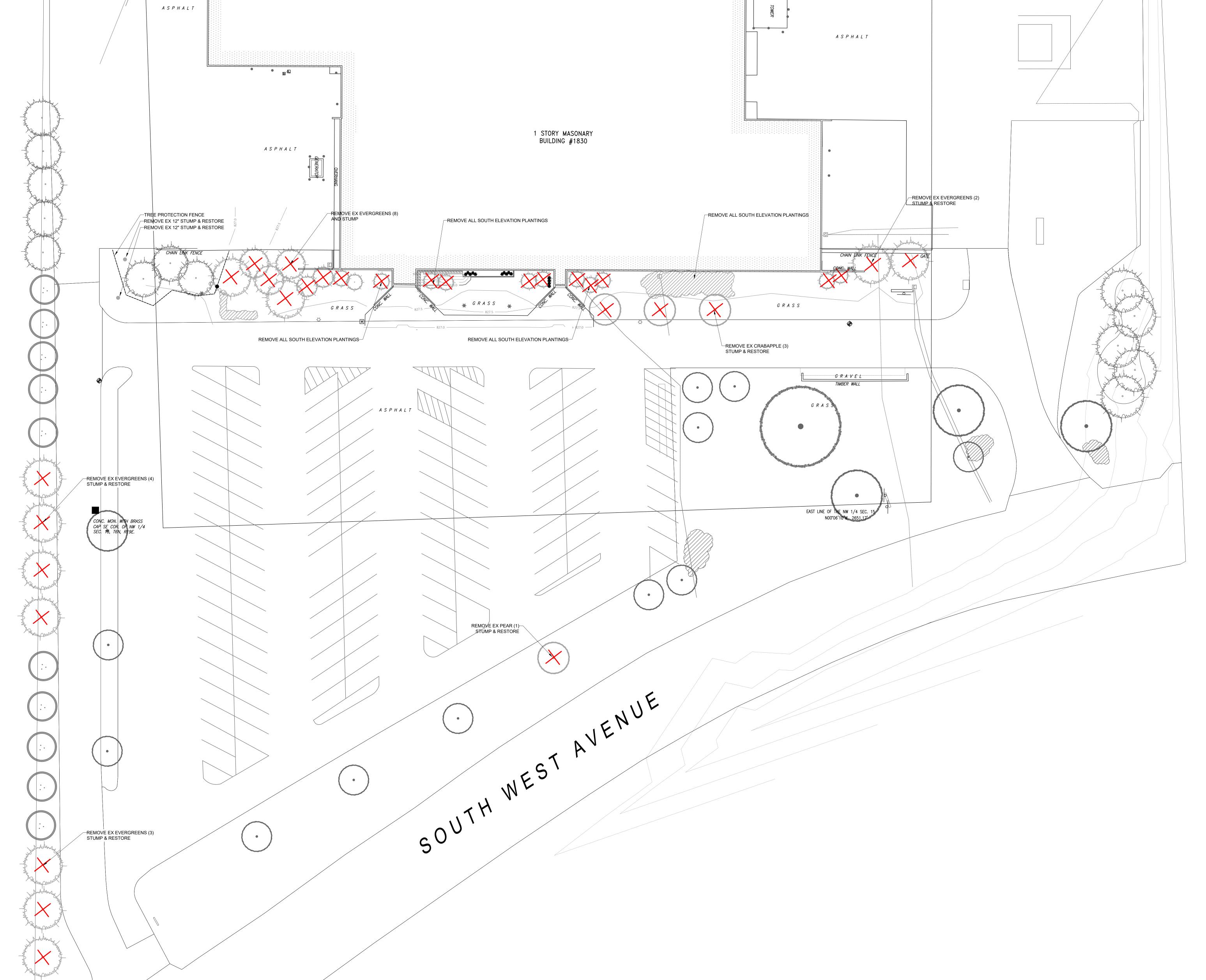
NOTES:

1. CONTRACTION SHALL FOLLOW MANUFACTURER'S INSTALLATION REQUIREMENTS AND SPECIFICATIONS. SEE SECTION 323113 FOR ADDITIONAL DETAILS.



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SOUCH STRUCTION PURPOSES SUCCESSION OF CONSTRUCTION PURPOSES SUCCESSION PURPOSES SUCCESSIO

1830 South West Avenue Waukesha, WI 53189 SHEET TITLE:

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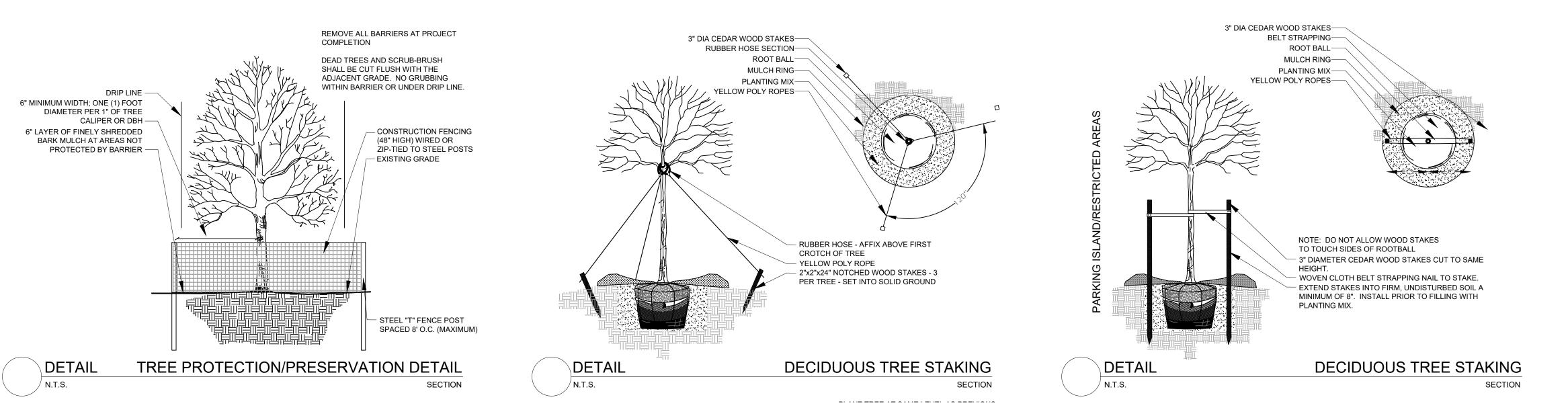
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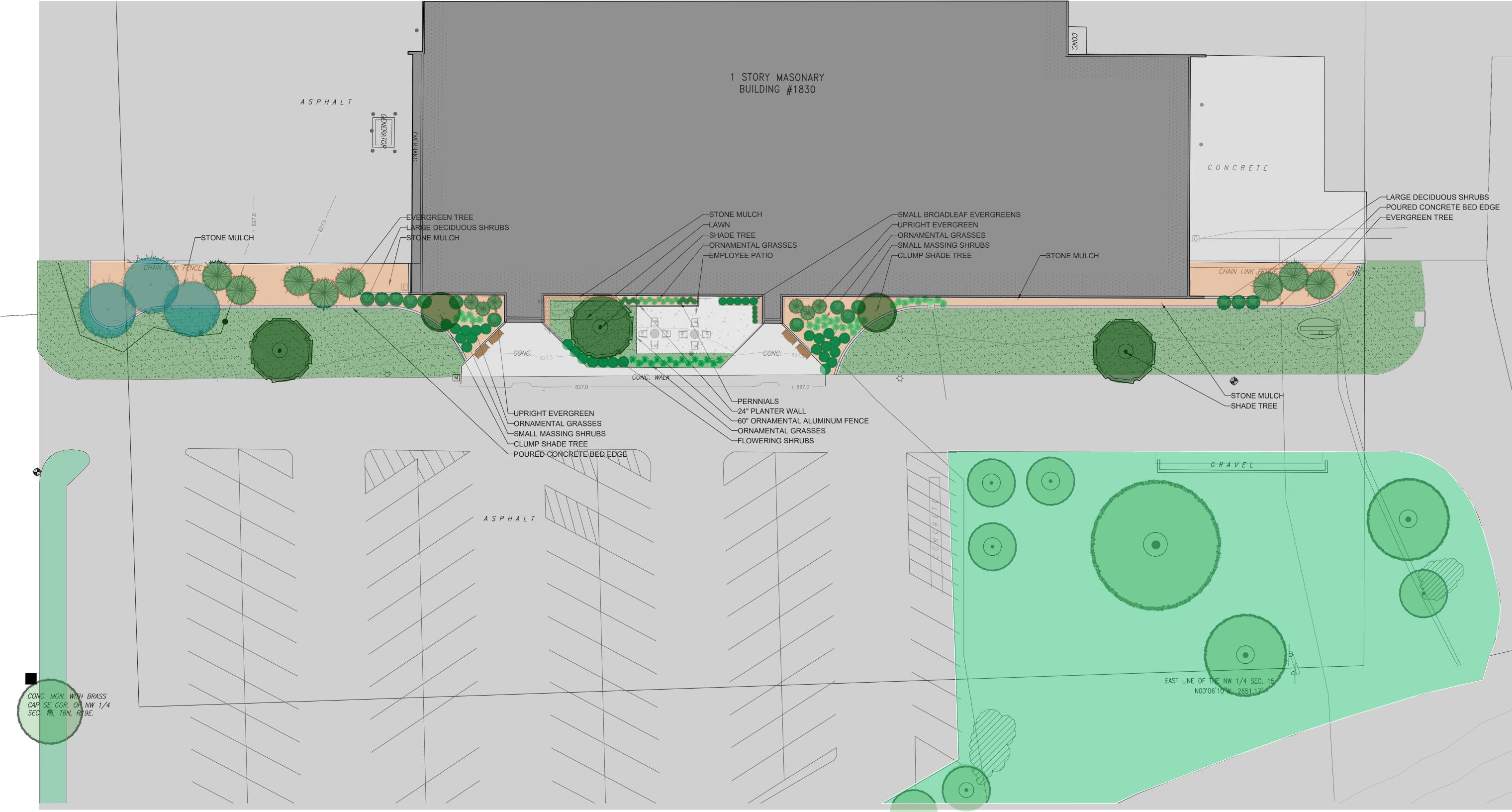
 SET TYPE
 90% CD SET

 DATE ISSUED
 11/21/2024

SHEET L100









P.O. Box 1359 Lake Geneva, Wisconsin 53147-1359 ph 262.639.9733 david@wdavidheller.com www.wdavidheller.com





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REVISIONS:

SCALE

PROJECT NUMBER 90% CD SET

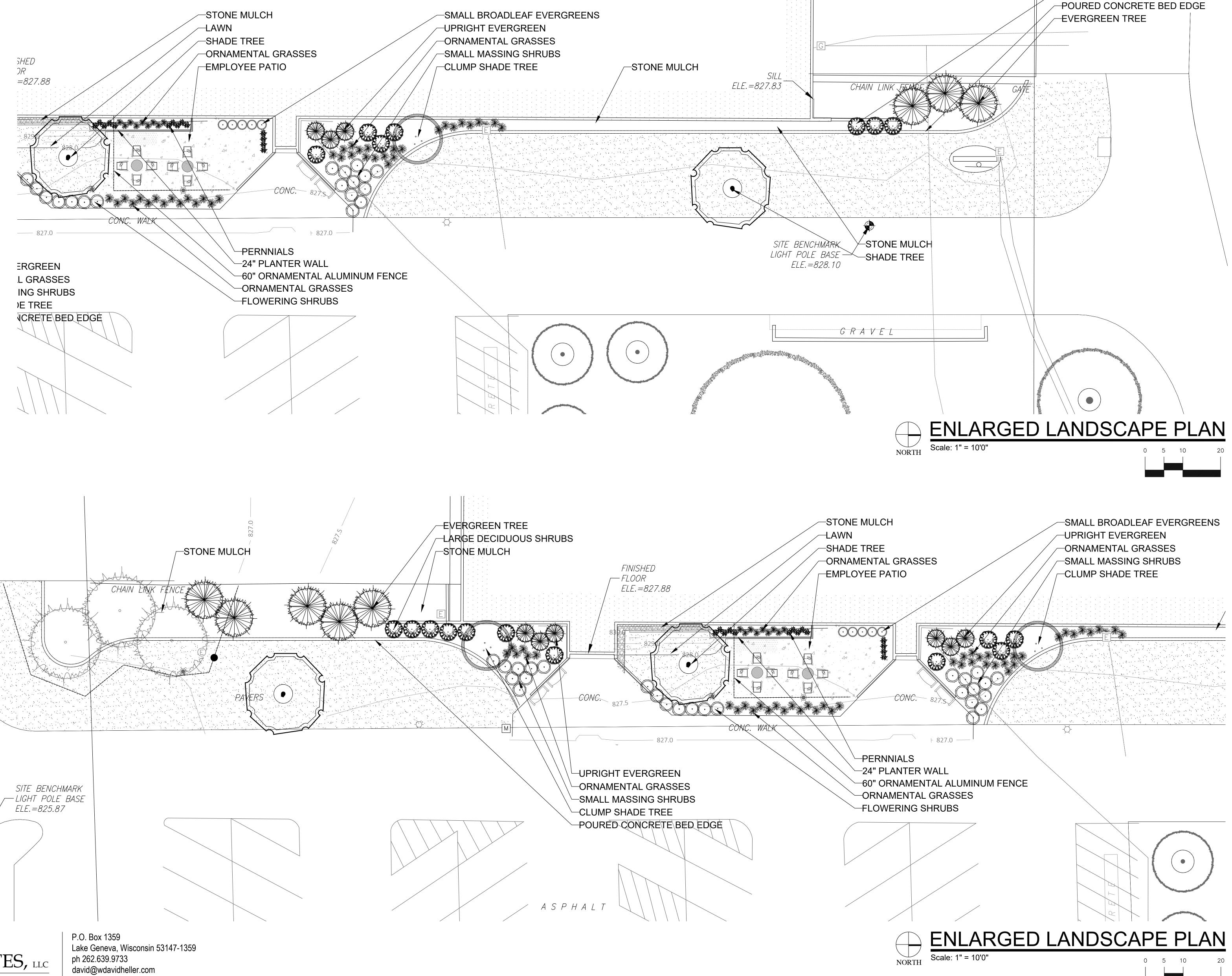
DATE ISSUED

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LARGE DECIDUOUS SHRUBS

CONSULTANTS:

NOT FOR CONSTRUCTION

SCALE

PROJECT NUMBER 90% CD SET

DATE ISSUED SHEET NUMBER

L102

- 1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- 2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or
- 3. All plantings shall comply with standards as described in American Standard of Nursery Stock Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as
- 4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to
- 5. Topspoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.
- 6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
- 7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- 8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50 50 mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.
- 9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- 10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- 11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition): 3/4 CY Peat Moss or Mushroom Compost

3/4 CY blended/pulverized Topsoil ½ CY composted manure

In roto-tilled beds only, also include in above mixture: 2 Ibs Starter Fertilizer

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch

An acceptable quality seed installation is defined as having: No bare spots larger than one (1) square foot

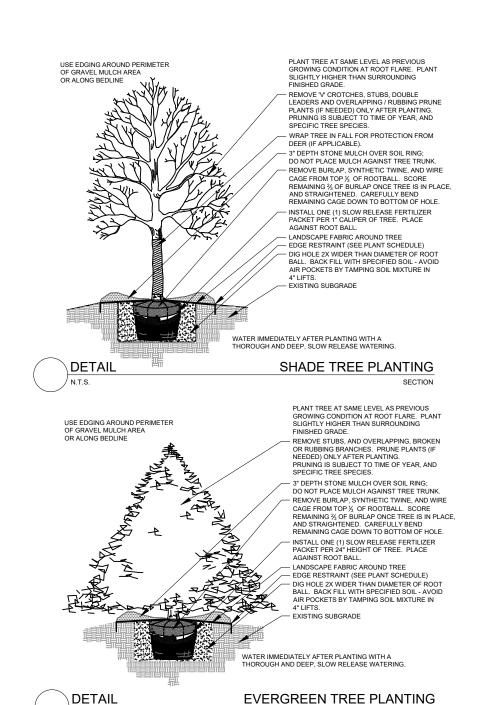
No more than 10% of the total area with bare areas larger than one (1) square foot A uniform coverage through all turf areas

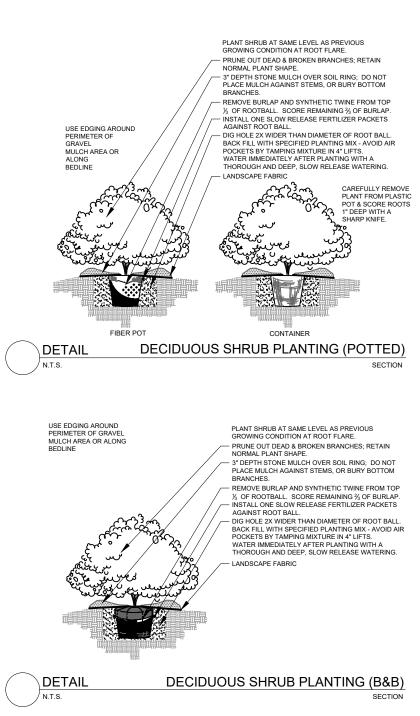
13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

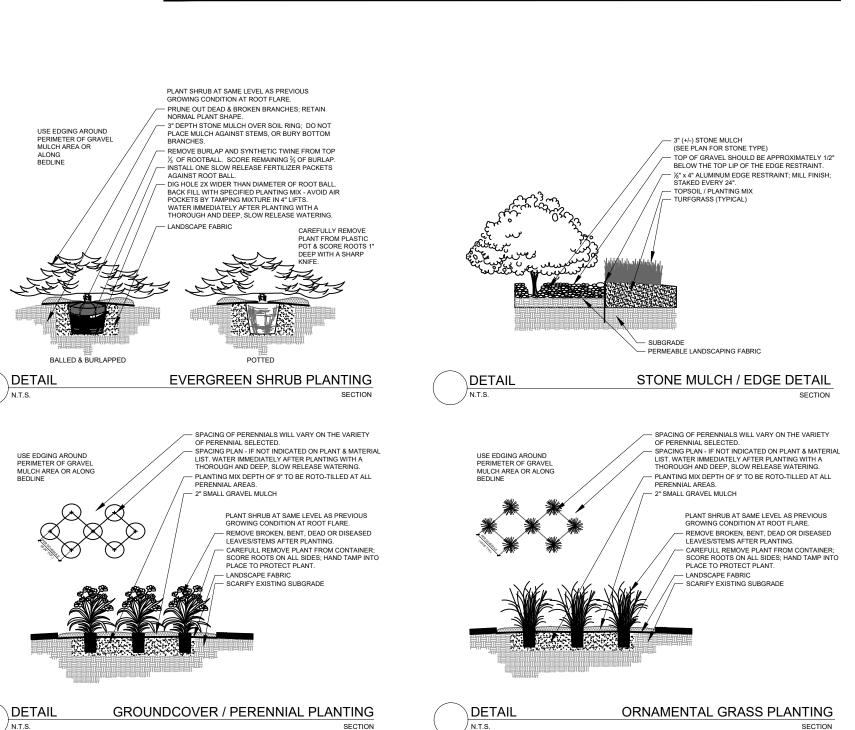
14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

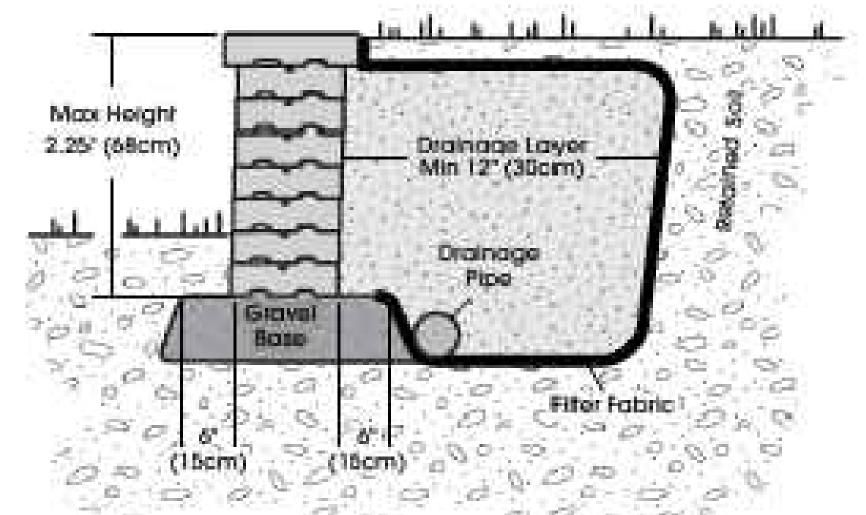
LANDSCAPE GENERAL NOTES







PLANTING & HARDSCAPE DETAILS



PLANTER WALL CONSTRUCTION

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES	PLAN1 SPACIN
		struction Preparation	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES	SPACIN
oposea	Landscape Con	Removal of existing landscape plantings as descr	hed in landscape plan set				
		Nemoval of existing famascape prantings as deser	sea in fanascape plan sec				
PLANT		PLANT MATERIAL PROPOSED		CALIPER/HEIGHT			PLAN
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES	SPACI
roposed	Landscape Mat	erials					
IA DE TO	re (pecipilou						
ARM	ES (DECIDUOU 1	Acer xfreemanii 'Armstrong'	Armstrong Red Maple	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
PPH	1	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO	1	Quercus bicolor	Swamp White Oak	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
	-	4.6.6.6.6.6.6.6.6.6.6.6.6.6.6.6.6.6.6.6	onanip mine oan	5.0	20.2	on anglic de main recorder, rum una erem dremm i rum e em y unter promising	
PLANT		PLANT MATERIAL PROPOSED		CALIPER/HEIGHT			PLAN
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES	SPACI
	ITAL TREES (DE	•					
JTL	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	8-9'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
PLANT		PLANT MATERIAL PROPOSED		HEIGHT			PLAN
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES	SPACIN
VERGREE				<u> </u>	1		<u> </u>
FVJ	6	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	6'	B&B	Evenly shaped tree with branching to the ground	60"
NS	6	Picea abies	Norway Spruce	9-10'	В&В	Evenly shaped tree with branching to the ground	17'
BHS	2	Picea glauca 'densata'	Black Hills Spruce	9-10'	B&B	Evenly shaped tree with branching to the ground	15'
PLANT		PLANT MATERIAL PROPOSED		SHRUB	ROOT/		PLAN
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	CONT.	SPECIFICATION / NOTES	SPACII
	N SHRUBS		6	2.411			24.20
GVB	5	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Cont.	Full rounded well branched shrub	24-30
PLANT		PLANT MATERIAL PROPOSED		SHRUB	ROOT/		PLAN
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	CONT.	SPECIFICATION / NOTES	SPACII
	IS SHRUBS	DOTAMORENAME	COMMON NAME	JIZE (HEIGHT)	COIVI.	SI EGITICATION / NOTES	JI ACII
QFH	1	Hydrangea paniculata 'Quick Fire'	Quick Fire Hydrangea	42"	Cont.	Full, well rooted plant, evenly shaped	48"
GMS	7	Spirea xbumalda 'Goldmound'	Goldmound Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	36"
MV	13	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
SBW	19	Weigela florida 'Bokrasopin'	Sonic Bloom Weigela	24"	Cont.	Full, well rooted plant, evenly shaped	42"
	T T			T			
PLANT	OLIANITITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER		CRECIFICATION / NOTEC	PLAN
KEY	QUANTITY ITAL GRASSES	BOTANICAL NAIVIE	COMMON NAME	SIZE		SPECIFICATION / NOTES	SPACIN
KFRG	15	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18
DMG	29	Miscanthis sinensis 'Adagio'	Dwarf Maidengrass	#1	Cont.	Full, well rooted plant	42"
PDS	9	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant	18"
PLANT		PLANT MATERIAL PROPOSED		CONTAINER			PLAN'
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE		SPECIFICATION / NOTES	SPACIN
	US PERENNIAL		A 411	ua.	6 .		401
MA	10 4	Allium 'Millenium'	Millenium Allium	#1	Cont.	Full, well rooted plant, evenly shaped	18" 30"
EH	4	Hosta sieboldiana 'Elegans'	Elegans Bigleaf Hosta	#2	Cont.	Full, well rooted plant, evenly shaped	30
PLAN		PLANT MATERIAL PROPOSED		CONTAINER			PLAN
KEY	QUANTITY	SPECIFIED SEED MIX / SOD		SIZE		SPECIFICATION / NOTES	SPACIN
LAWN	858	Lawn Establishment Area / Grading Area			SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	7725	Erosion Matting for seeded lawn areas	see plan for area delineation		SF	EroTex DS75 Erosion Control Blanket (or approved equal)	
COD	0				CV	Freely suit was adding a Diversion Diam d Cod. Water insure distally often in stallation	
SOD	0	Sodded Areas (identified on plan)	see plan for area delineation		SY	Fresh cut, weed free; Bluegrass Blend Sod; Water immediately after installation	
ardecano	Materials						
uruscape	352	Poured Concrete Curb / Bed Edge	see plan for location		LF		
	72	CMU Retaining / Planter Wall	36 LF x 24" Tall (above grade)		FSF	Unilock Lineo Dimension Stone set on 15" compacted gravel base	
	101	Tree Protection Fence	see plan for location		LF	as as pasted Brater and	
			· •				
		Heritage River Gravel Mulch (1.0-1.5" pieces)	Area: 2,300 SF		TN	2" depth	
	32	-	SF		SF		
	32 2413	Landscape Fabric					
		Landscape Fabric					
		Shredded Hardwood Mulch (3" depth)	Area: 500 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
	2413	Shredded Hardwood Mulch (3" depth) Soil Amendments (2" depth)	Area: 500 SF Area: 2,475 SF		CY CY	Bark Mulch; apply Preemergent after installation of mulch	
	2413 6	Shredded Hardwood Mulch (3" depth)				Bark Mulch; apply Preemergent after installation of mulch	

and notations depicted therein-shall govern

Seed Compositions: Reinder's Deluxe 50 Seed Mix (800-785-3301

Seed at rate of 150-200# per acre 20% Kentucky Bluegrass (Sod Quality) 15% Newport Kentucky Bluegrass 15% Ken Blue Kentucky Bluegrass

25% Creeping Red Fescue

15% Quebec Perennial Ryegrass 10% Fiesta III Perennial Ryegrass

PLANT & MATERIAL SCHEDULE

LANDSCAPE DETAILS, SCHEDULES



T 414.220.9640 751 N Jefferson St | Suite 200 | Milwaukee, Wl 53202 CONSULTANTS:

NOT FOR CONSTRUCTION THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

EVISIONS:

ROJECT JMBER 90% CD SET 11/21/2024

SHEET NUMBER

L103

