

**Keller**  
Architectural  
Design, LLC.

Project:

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**Milwaukee Motorwerks**

Corporate Drive & Corporate Court

PROJECT NO.: 19.2

DATE: September 11, 2019

**DRAWINGS:**

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T1	TITLE SHEET
C100	CIVIL - GRADING, DRAINAGE & UTILITIES
G0	ACCESSIBILITY GUIDELINES
A0	ARCHITECTURAL SITE PLAN LANDSCAPE PLAN PHOTOMETRIC PLAN LIGHT FIXTURE CUTS
A1	FLOOR PLANS
A2	EXTERIOR ELEVATIONS
A3	WALL SECTIONS
A4	SECTIONS AND DETAILS

**CODE REVIEW:**

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OCCUPANCY TYPE - FI AUTOMOTIVE

FIRST FLOOR	4,965 SF
MEZZANINE	930 SF
TOTAL	5,892 SF

CONSTRUCTION TYPE 5B

EXTERIOR WALLS (NON-BEARING) - 0 HR  
INTERIOR WALLS (NON-BEARING) - 0 HR

NON-SPRINKLED

TABLE 504.3 - 40' HEIGHT ALLOWED - BUILDING HEIGHT IS 21'  
TABLE 504.4 - 5B - 1 STORY ALLOWED - BUILDING IS 1 STORY  
TABLE 506.2 - 5B - 2,500SF ALLOWED - BUILDING IS 5,892 SF

OCCUPANTS

B (OFFICE AREA)	2305F @ 100SF/PERSON = 9 (2.3)
I (INDUSTRIAL)	6,722SF @ 100SF/PERSON = 68 (61.2)
TOTAL	71 PERSONS

EXITS (MAX TRAVEL DIST = 75')

Required	2
Provided	3

TOILETS

Required	1 per 100
Provided	2

LAVATORY

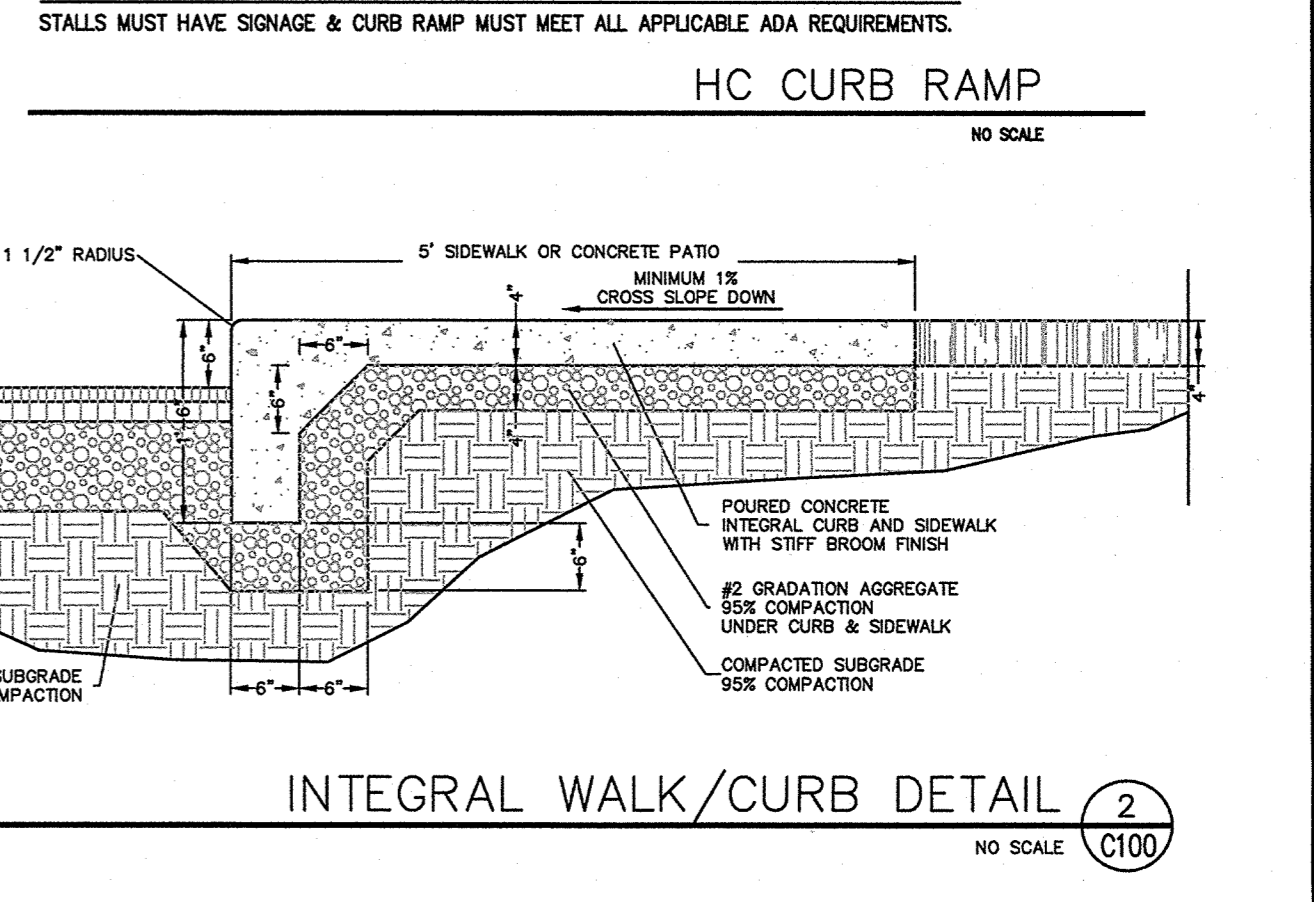
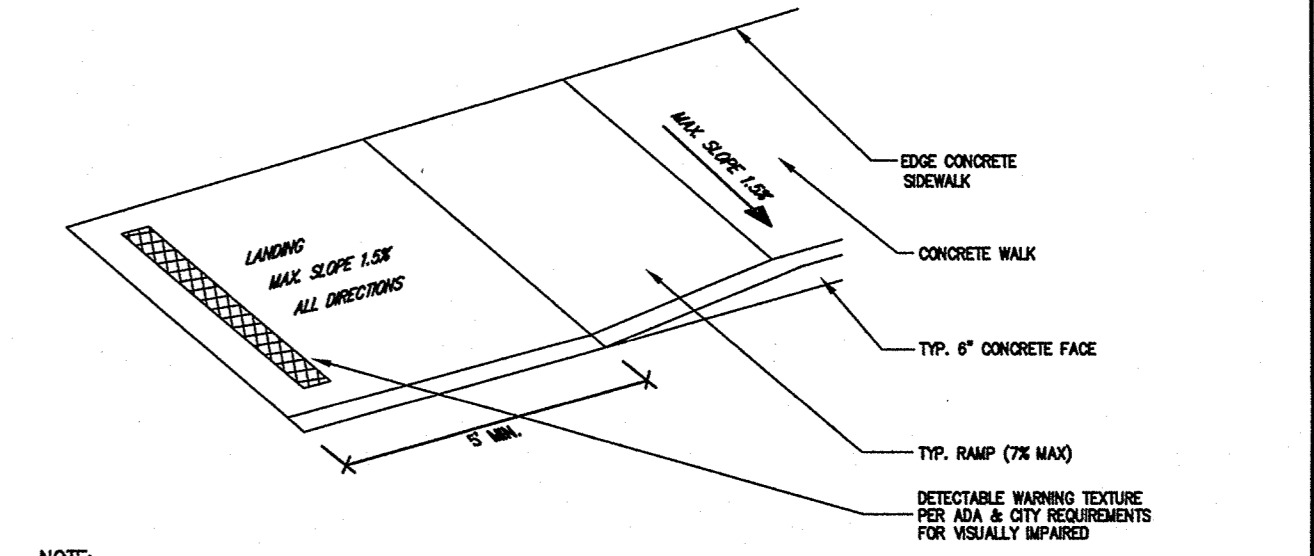
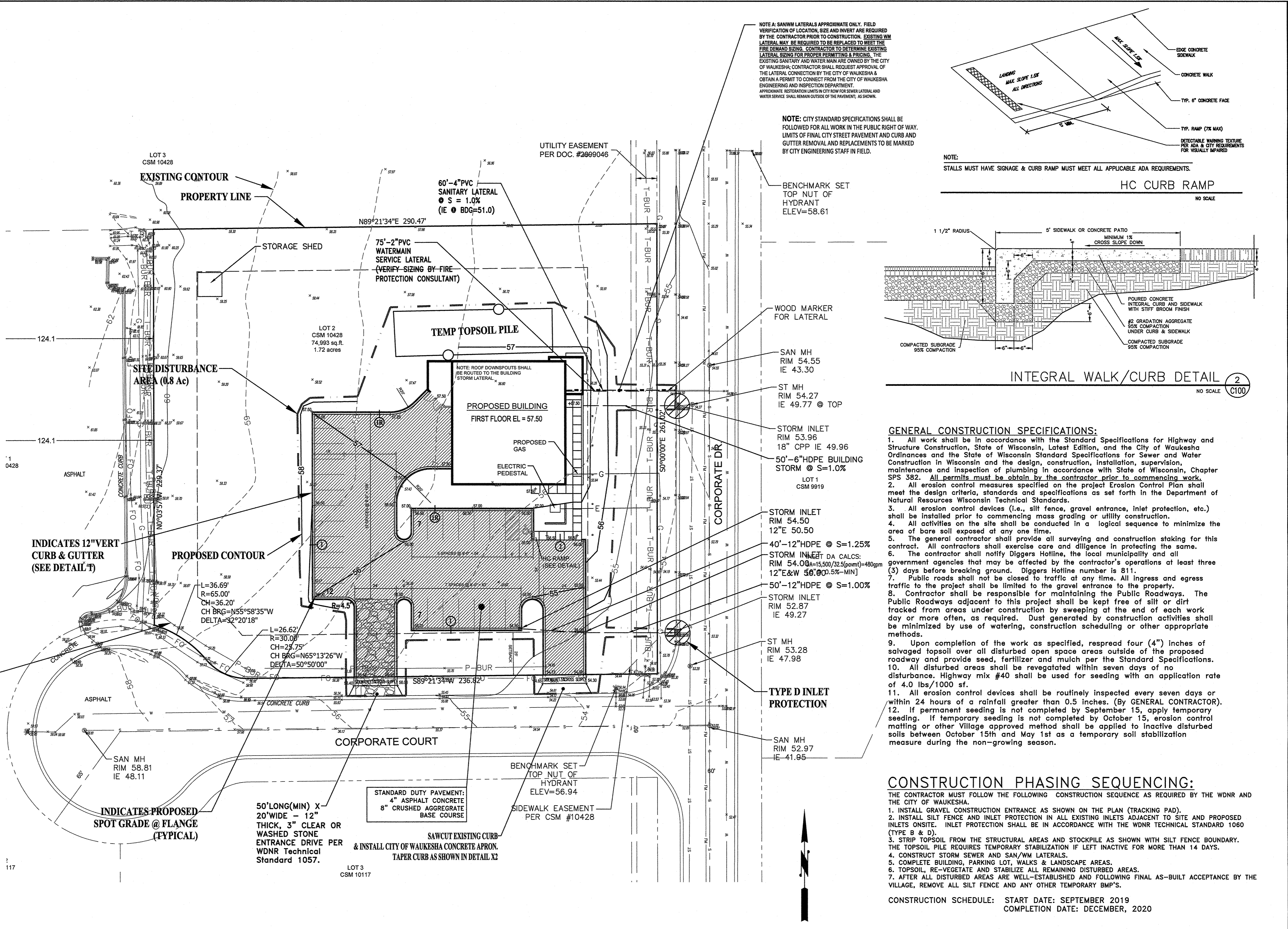
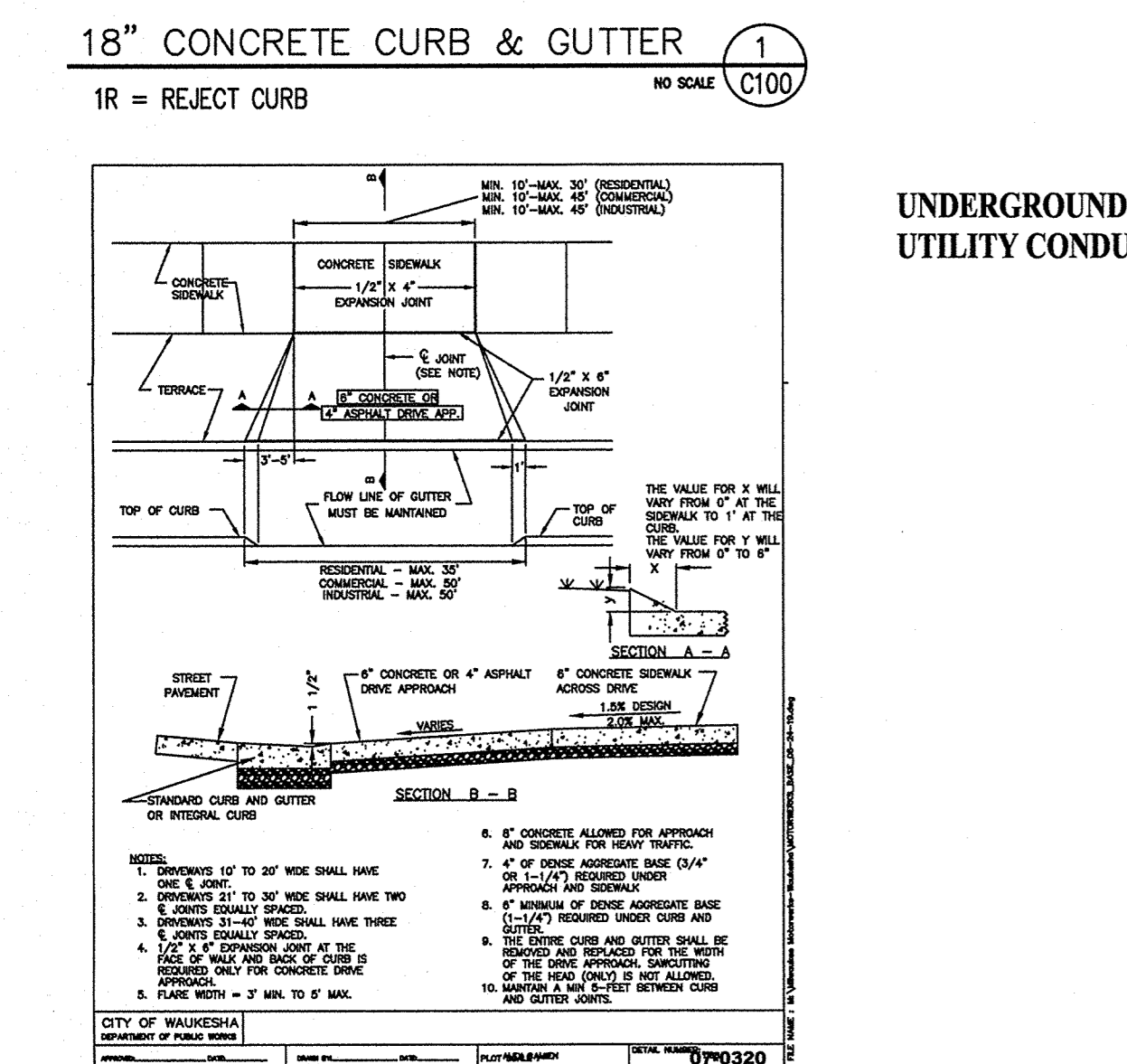
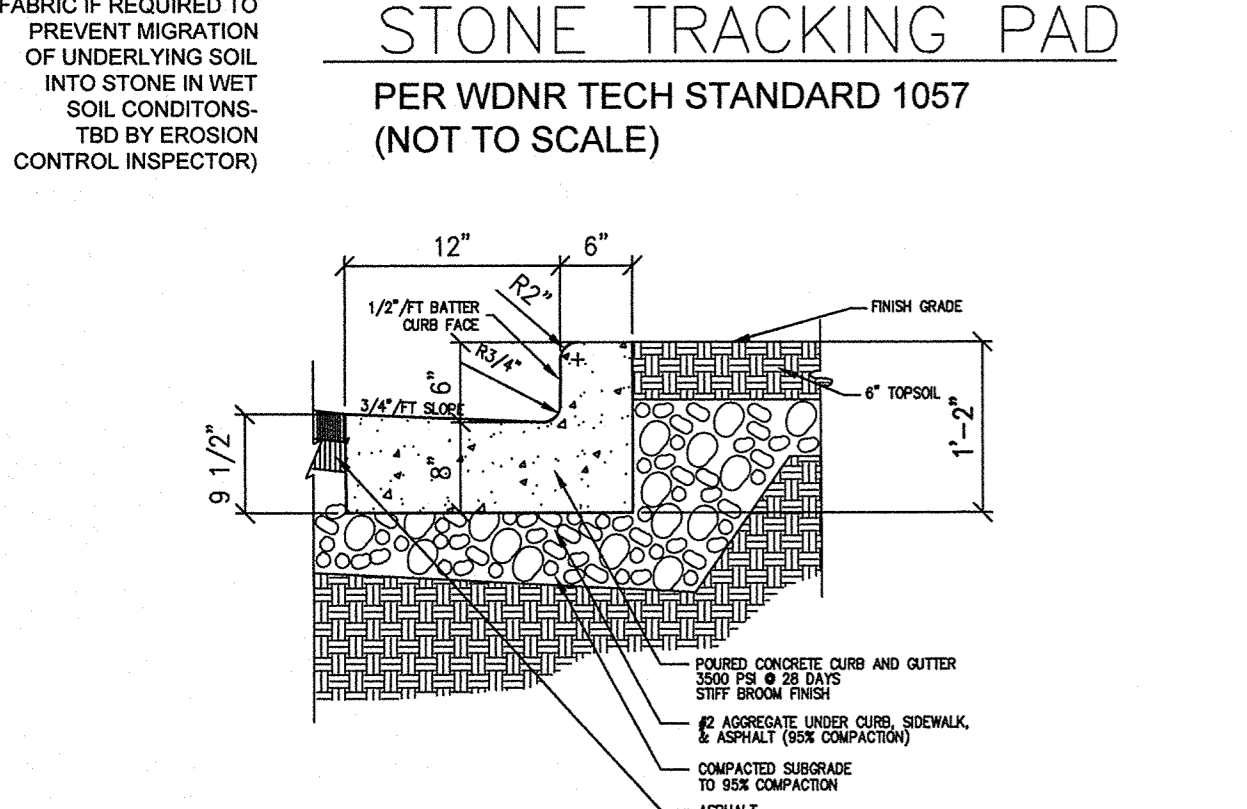
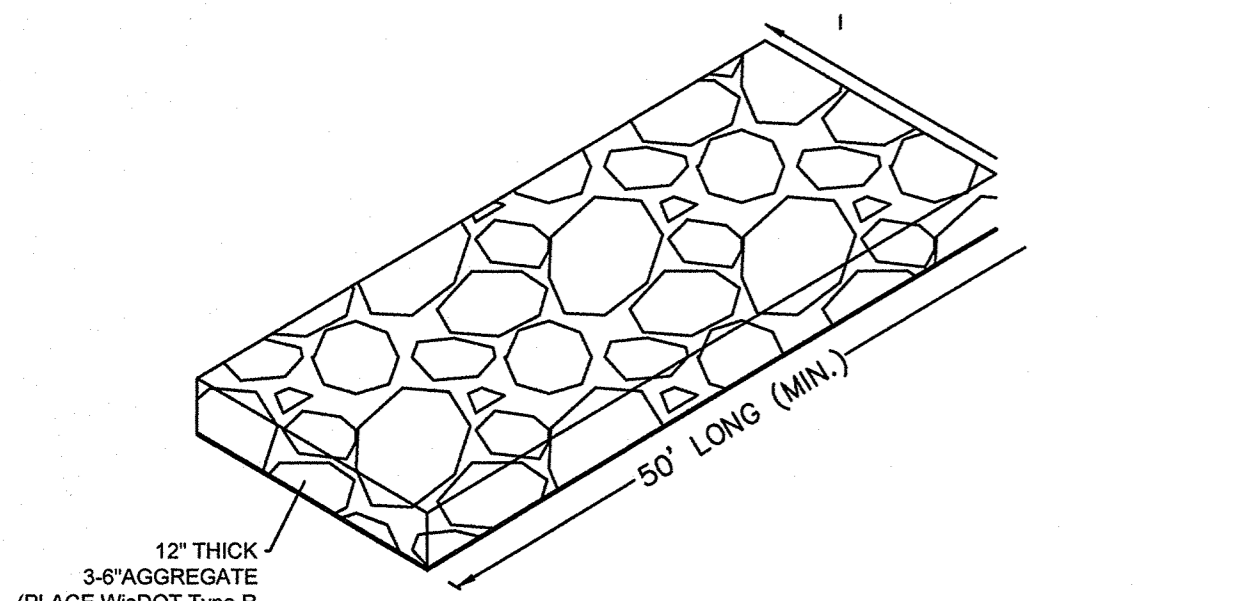
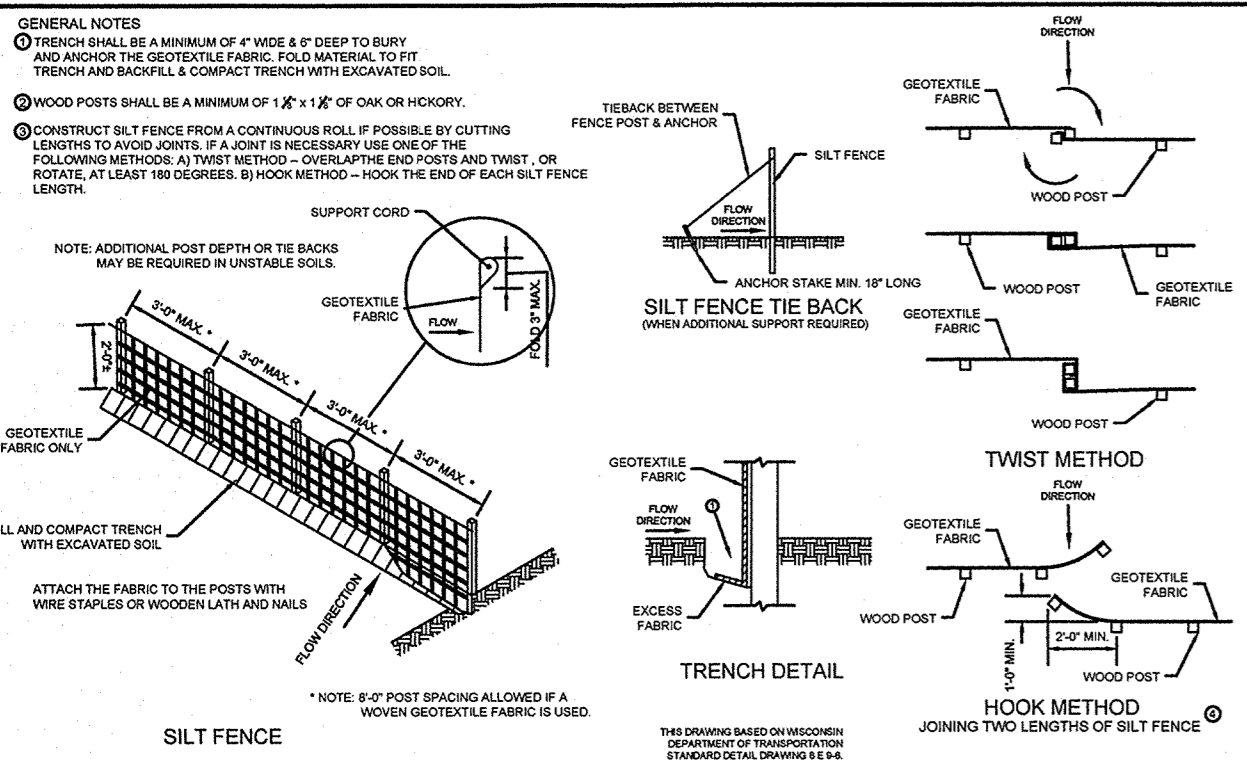
Required	1 per 100
Provided	3

DRINKING FOUNTAIN

Required	1 per 400
Provided	1

JANITOR SINK

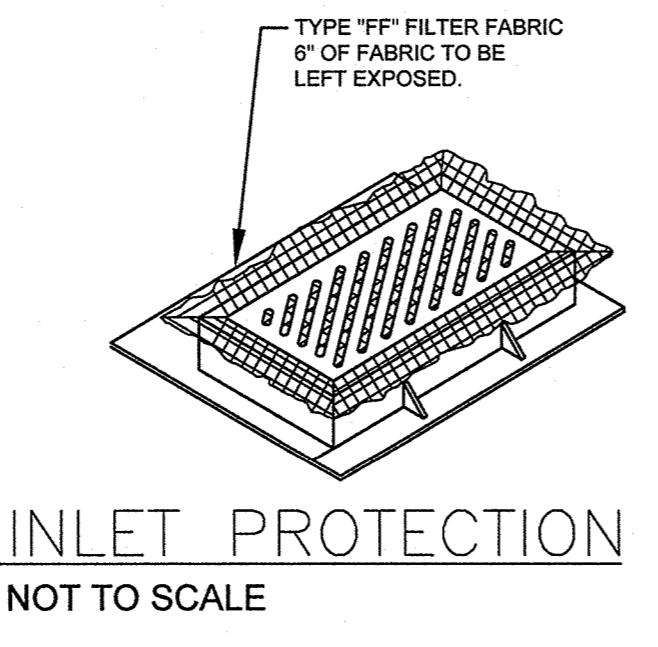
Required	1
Provided	1



**GENERAL CONSTRUCTION SPECIFICATIONS:**  
 1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, and the City of Waukesha Ordinances and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin and the design, construction, installation, supervision, maintenance and inspection of plumbing in accordance with State of Wisconsin, Chapter SPS 582. All permits must be obtained by the contractor prior to commencing work.  
 2. All erosion control measures specified on the project Erosion Control Plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Technical Standards.  
 3. All erosion control devices (i.e., silt fence, gravel entrance, inlet protection, etc.) shall be installed prior to commencing mass grading or utility construction.  
 4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.  
 5. The general contractor shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.  
 6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground. Diggers Hotline number is 811.  
 7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.  
 8. Contractor shall be responsible for maintaining the Public Roadways. The Public Roadways adjacent to this project shall be kept free of silt or dirt tracked from areas under construction by sweeping at the end of each work day or more often, as required. Dust generated by construction activities shall be minimized by use of watering, construction scheduling or other appropriate methods.  
 9. Upon completion of the work as specified, respread four (4) inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.  
 10. All disturbed areas shall be revegetated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.  
 11. All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches. (By GENERAL CONTRACTOR).  
 12. If permanent seeding is not completed by September 15, apply temporary seeding. If temporary seeding is not completed by October 15, erosion control matting or other Village approved method shall be applied to inactive disturbed soils between October 15th and May 1st as a temporary soil stabilization measure during the non-growing season.

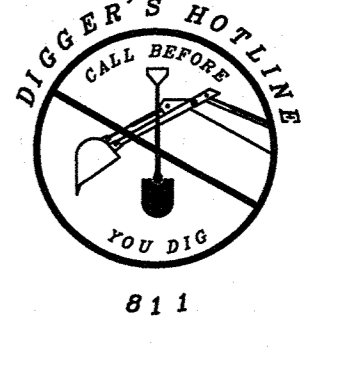
**CONSTRUCTION PHASING SEQUENCING:**  
 THE CONTRACTOR MUST FOLLOW THE FOLLOWING CONSTRUCTION SEQUENCE AS REQUIRED BY THE WDNR AND THE CITY OF WAUKESHA.  
 1. INSTALL GRAVEL CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN (TRACKING PAD).  
 2. INSTALL SILT FENCE AND INLET PROTECTION IN ALL EXISTING INLETS ADJACENT TO SITE AND PROPOSED INLETS ON-SITE. INLET PROTECTION SHALL BE IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARD 1060 (TYPE B & D).  
 3. STRIP TOPSOIL FROM THE STRUCTURAL AREAS AND STOCKPILE AS SHOWN WITH SILT FENCE BOUNDARY. THE TOPSOIL PILE REQUIRES TEMPORARY STABILIZATION IF LEFT INACTIVE FOR MORE THAN 14 DAYS.  
 4. CONSTRUCT STORM SEWER AND SAN/WM LATERALS.  
 5. COMPLETE BUILDING, PARKING LOT, WALKS & LANDSCAPE AREAS.  
 6. TOPSOIL, RE-VEGETATE AND STABILIZE ALL REMAINING DISTURBED AREAS.  
 7. AFTER ALL DISTURBED AREAS ARE WELL-ESTABLISHED AND FOLLOWING FINAL AS-BUILT ACCEPTANCE BY THE VILLAGE, REMOVE ALL SILT FENCE AND ANY OTHER TEMPORARY BMP'S.  
 CONSTRUCTION SCHEDULE: START DATE: SEPTEMBER 2019  
 COMPLETION DATE: DECEMBER, 2020

**PRIVATE WATER MAIN, SANITARY & STORM SEWER SPECIFICATIONS:**  
 1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin, the State of Wisconsin Department of Safety and Professional Services Plumbing Code; and the City of Waukesha Ordinances.  
 2. The private water main, sanitary & storm sewer design, permitting, construction, installation, supervision, maintenance, inspection AND testing shall be in accordance with State of Wisconsin, Chapter SPS 382. All permits must be obtained by the contractor prior to commencing work.  
 3. Private sanitary laterals shall be PVC (solid wall), ASTM D-3034, DR-35 or 28; or PVC (solid wall), AWWA C-900 per the State of Wisconsin Plumbing Code, Chapter SPS 382 and the Standard Specifications for Sewer & Water Construction in Wisconsin.  
 4. Private Water main laterals shall be PVC (solid wall), AWWA C-900, CLASS 235, DR-18 with Push-On type integral elastomeric bell-spigot joints per the State of Wisconsin Plumbing Code, Chapter SPS 382 AND the Standard Specifications for Sewer & Water Construction in Wisconsin.



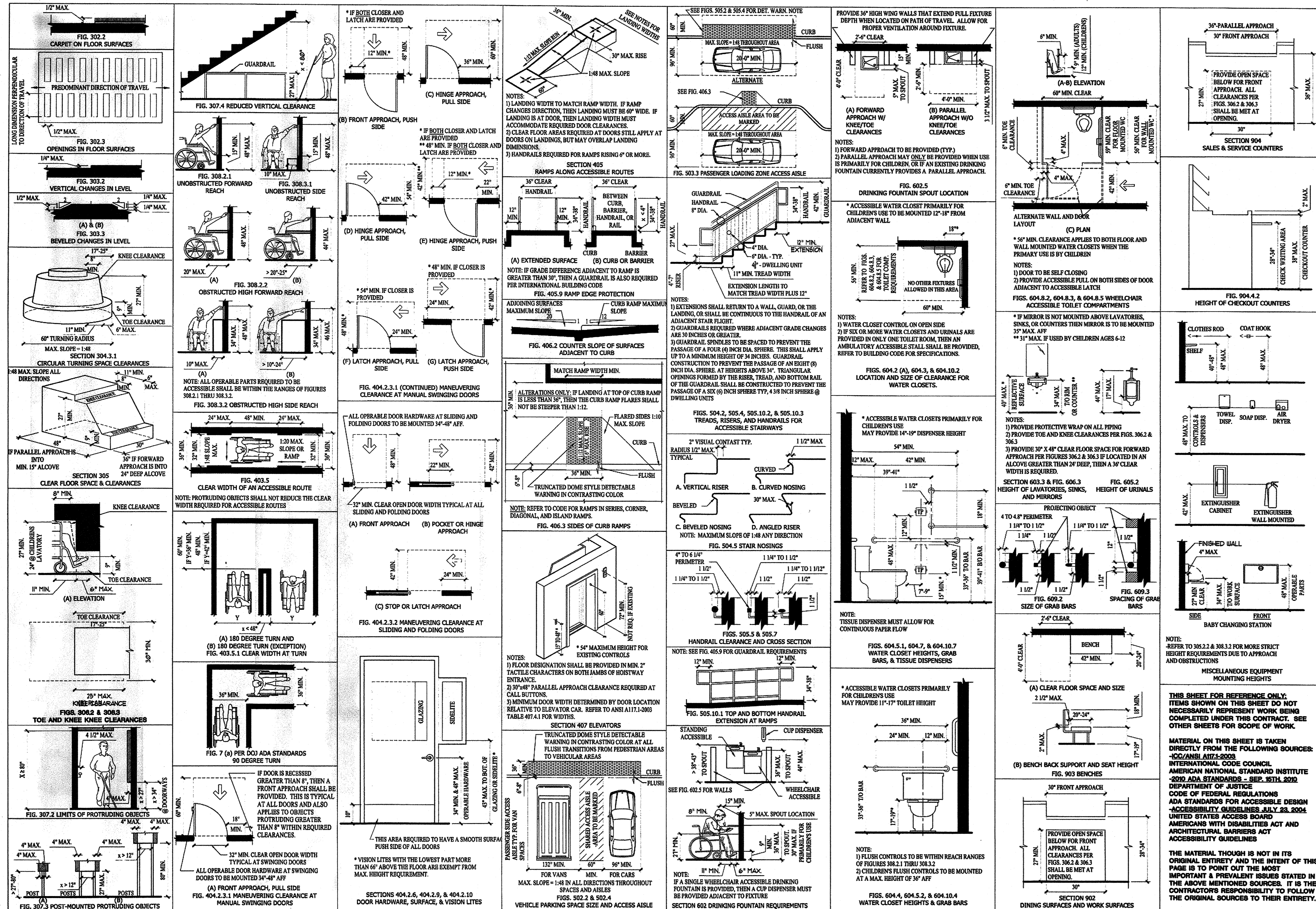
DESCRIPTION	
DATE	
<b>ELLENA ENGINEERING CONSULTANTS, LLC</b> SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT 700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122 Phone: 262-719-6183 Fax: 866-457-2584 Email: mellen@eeceg.com	
<b>MILWAUKEE MOTORWERKS</b> CITY OF WAUKESHA, WI	
<b>GRADING, PAVING &amp; UTILITY PLAN</b>	
DATE:	06-24-19
DESIGNED BY:	MARK R. ELLENA, PE
SCALE:	1"=30'
SHEET NUMBER	C100

**SURVEY NOTE:**  
 THE EXISTING BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON WAS PROVIDED BY SEH SURVEY INC, DATED JUNE 2019.  
 THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



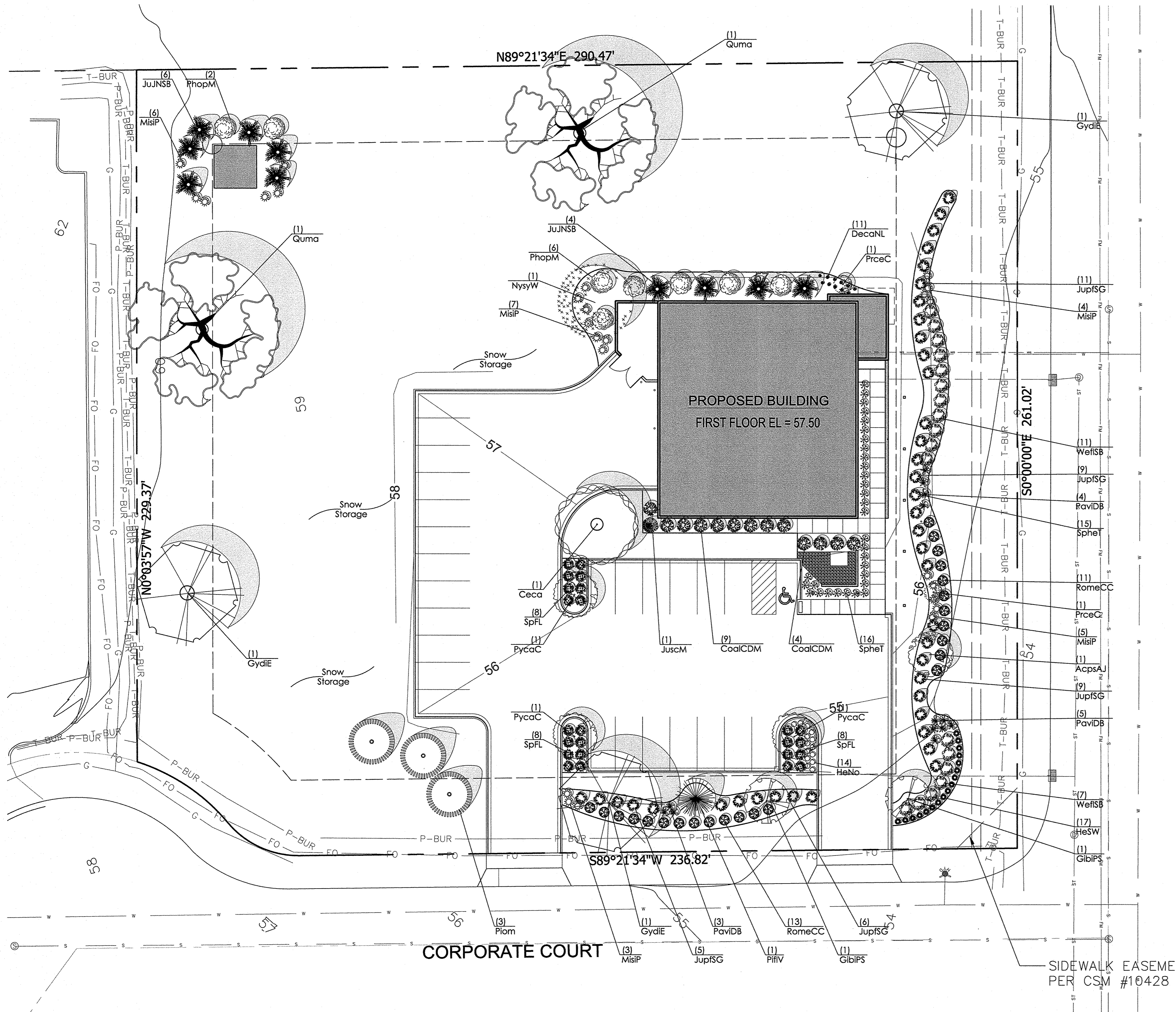
SCALE: 1" = 30'

NOTE: TRACER WIRE REQUIRED ON ALL NEW MAINS.



**MATERIAL ON THIS SHEET IS TAKEN DIRECTLY FROM THE FOLLOWING SOURCES:**  
-ICC/ANSI A117.1-2009 INTERNATIONAL CODE COUNCIL AMERICAN NATIONAL STANDARD INSTANT - 2010 ADA STANDARDS - SEP. 15TH 2010 DEPARTMENT OF JUSTICE CODE OF FEDERAL REGULATIONS ADA STANDARDS FOR ACCESSIBLE DESIGN - ACCESSIBILITY GUIDELINES, JULY 23, 2004 UNITED STATES ACCESS BOARD AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES

**THE MATERIAL THOUGH IS NOT IN ITS ORIGINAL ENTIRETY AND THE INTENT OF THIS PAGE IS TO POINT OUT THE MOST IMPORTANT & PREVALENT ISSUES STATED IN THE ABOVE MENTIONED SOURCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE ORIGINAL SOURCES TO THEIR ENTIRETY.**



**LANDSCAPE PLAN GENERAL NOTES**

- 1. **\*\* PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. \*\***
- 1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- 2. ALL PLANTINGS SPECIFIED FOR THE MOTORWERKS PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- 3. ALL DEVIATIONS FROM THE APPROVED MOTORWERKS PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- 4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- 5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- 6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- 7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- 8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- 9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
- 10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
- 11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- 12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- 13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- 14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.  
**PER EVERY 100 SQUARE FEET ADD:** ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
- 16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- 19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
- 20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- 21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 22. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.  
**MAINTENANCE NOTE:**  
 MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:  
 1. NECESSARY IRRIGATION (IF REQUIRED)  
 2. INTEGRATED PEST MANAGEMENT  
 3. PROPER FERTILIZATION  
 4. TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED.  
 5. REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.  
 6. WEED MANAGEMENT AND BED CARE.
- 23. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- 24. MAINTENANCE: THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- 25. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
- 26. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STRATER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	AcpsAJ	☉	Acer pseudoesobaldianum 'Arctic Jade'	Arctic Jade Korean Maple	2 1/2" - Cal - B&B	
1	Ceca	☉	Cercis canadensis	Eastern redbud	2 1/2" - Cal - B&B	
2	GibiPS	☉	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2" - Cal - B&B	
3	GydIE	☉	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	3" - Cal - B&B	
1	NysyW	☉	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2 1/2" - Cal - B&B	
2	PrceC	☉	Prunus cerasifera 'Cipriozam'	Crimson Pointe Flowering Plum	1 1/2" - Cal - B&B	
3	PycaC	☉	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2 1/2" - Cal - B&B	
2	Quma	☉	Quercus macrocarpa	Bur oak	3" - Cal - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	JuJNSB	☉	Juniperus 'J.N. Select Blue'	Star Power Juniper	5' - 6' - B&B	
1	JuscM	☉	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	4' - 5' - B&B	
3	Plom	☉	Picea omorika	Serbian Spruce	6' - 7' - B&B	
1	PflIV	☉	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6' - 7' - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
13	CoalCDM	☉	Cornus alba 'Creme De Mint'	Creme De Mint Dogwood	18" - 24" - Cont	
8	PhopM	☉	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	2' - 3' - B&B	
24	RomeCC	☉	Rosa 'Meiriansols'	Candy Cane Cocktail Rose	18" - Cont	
24	SpFL	☉	Spiraea x 'Fire Light'	Fire Light Spirea	18" - Cont	
18	WeFlSB	☉	Weigela florida 'Bokrasopin'	Sonic Bloom Pink Reblooming Weigela	18" - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
40	JupISG	☉	Juniperus pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	DecaNL	☉	Deschampsia caespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	1-Gal - Cont	
25	MisiP	☉	Miscanthus sinensis 'Purpuracens'	Purple Silver Grass	1-Gal - Cont	
13	PaviDB	☉	Panicum virgatum 'Dallas Blues'	Dallas Blues Switch Grass	1-Gal - Cont	
31	SpheT	☉	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
14	HeNo	☉	Hemerocallis x 'Nosferatu'	Trophytaker Nosferatu Daylily	4 1/2" pot	
17	HeSW	☉	Hemerocallis x 'Swirling Water'	Swirling Water Daylily	4 1/2" pot	

**DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**  
 20% KENTUCKY BLUE GRASS  
 15% NEWPORT KENTUCKY BLUE GRASS  
 15% SR 2100 Kentucky Bluegrass  
 23% Creeping Red Fescue  
 15% Resipicator Perennial Ryegrass  
 10% Fiesta 4 Perennial Ryegrass  
 APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**DIGGERS HOT LINE**

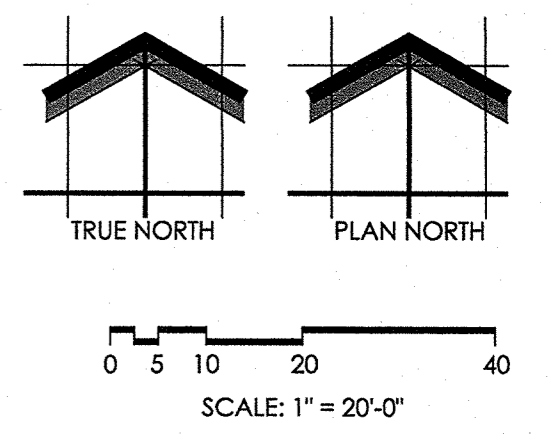
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-9592 www.diggershotline.com

**811**

Know what's below. Call before you dig.



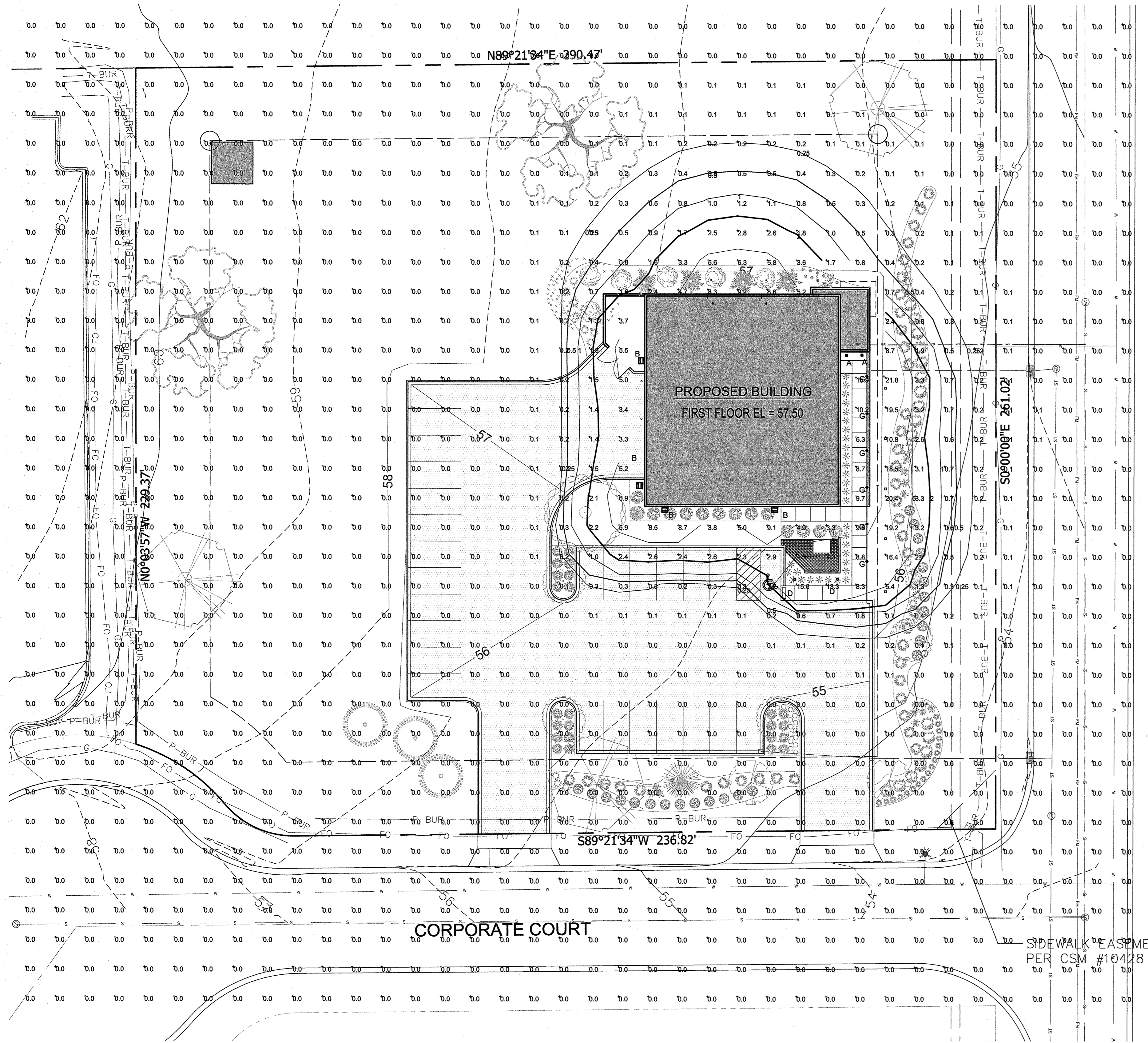
**INSITE**  
 LANDSCAPE DESIGN  
 Landscape Consulting & Master Planning Design Services  
 11525 W. North Avenue, Suite 1B  
 Wauwatosa, WI 53226  
 Tel (414) 476-1204  
 www.insitedesigninc.com  
 mdavis@insitedesigninc.com

# MILWAUKEE MOTORWERKS - WAUKESHA, WI

## Proposed Landscape Plan

Schematic - Not for Construction

SHEET NUMBER: LSP1.1  
 10/17/2019  
 L19-042



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2	CPY250-A-DM-F -C-UL-CS	Cree CPY250 Canopy / Soffit Luminaire w/ Flat Lens, 122W, 4000K, W/ GLARE CONTROL Platinum Silver Factory Finish, Provide Canopy Mounting Plate	72 type XTE AWT LEDs on white square PCB, 4000K color temperature.	CPY250-A-xx-F-A-UL-xx-2013-0002.ies	Absolute	0.25	81.5
	B	4	XSPW-A-0-3-M -C-UL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 4000K, C Input Power Designator, Platinum Silver Factory Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWx3FC-U_RESTL-2014-0018.IES	Absolute	1.00	42.96
	D	2	PWY-EDG-5M-xx-02-E-UL-350-40K_PL05798-001A.IES	Cree Edge Pathway Luminaire, Type V Medium, 18 LEDs, 120-277V, 350mA, 4000K	Eighteen type XP-G2 LEDs	PWY-EDG-5M-xx-02-E-UL-350-40K_PL05798-001A.IES	Absolute	1.00	21.3
	F	2	S8-LED-80L-50			S8-LED-80L-50.ies	Absolute	1.00	54.7
	G	6	S4-LED-40L-30			S4-LED-40L-30.ies	Absolute	1.00	27.7

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Calc Zone #2	+	0.4 fc	18.5 fc	0.0 fc	N/A

- LUMINAIRE NOTES**
1. FIXTURE "E" (2) NEW GROUND MOUNTED FIXTURE (BOLLARD) TO BE INSTALLED ON NEW 3" TALL POURED REINFORCED CONCRETE BASE FOOTING.
  2. ALL BUILDING MOUNTED FIXTURES AND RECESSED CANOPY LIGHTS MOUNTING HEIGHTS TO BE COORDINATED AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS.
  3. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF BOLLARDS AND SIGNAGE LIGHTING CONTROL AND WIRING.
  4. INSTALLATION CONTRACTOR TO REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS AND EXACT LOCATIONS AND ELECTRICAL PLANS FOR ANY CONDUIT ROUTING AND LIGHTING CONTROL WIRING.
  5. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING W/ OPTIONAL PHOTOCELL CONTROL.
- THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS. ADDITIONALLY, ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

- PHOTOMETRIC GENERAL NOTES:**
1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
  2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
  3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.
  4. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

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

**DIGGERS HOT LINE**

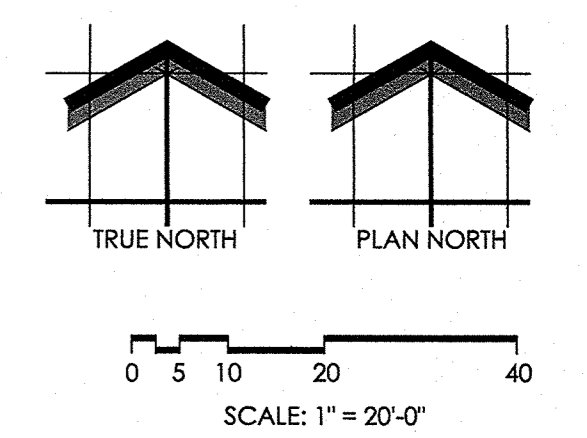
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)242-8511, (262) 432-7910 (877) 500-9592 [www.DiggersHotline.com](http://www.DiggersHotline.com) OR

**811**

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





Project:  
**Milwaukee Motorwerks**  
Corporate Ct. & Corporate Dr.  
Waukesha, WI 53189



**SITE PLAN CONSTRUCTION NOTES:**

- ① STORAGE SHED - 14' x 14'
- ② PROPOSED MILWAUKEE MOTORWERKS BUILDING
- ③ DUMPSTER ENCLOSURE
- ④ WE ENERGIES TRANSFORMER
- ⑤ FENCE / SCREEN WALL
- ⑥ 4" POURED IN PLACE CONCRETE WALK
- ⑦ 6" CONCRETE CURB
- ⑧ 3-1/2" DIAMETER CONCRETE FILLED BOLLARD
- ⑨ CONCRETE WHEEL STOP
- ⑩ LIGHT STANDARDS
- ⑪ SIGN BASE

Contractor: \_\_\_\_\_

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Revisions: \_\_\_\_\_

Date	Number	Description

SITE AREA	
BUILDING	4,962 SF
SHED	196 SF
PAVING / SIDEWALK / DUMPSTER	19,074 SF
GREEN SPACE	50,349 SF
GREEN SPACE %	67.5 %
OVERALL SITE (1.71 AC)	74,634 SF

PARKING	
PARKING STALLS	25
ADA STALLS	1
TOTAL STALLS	26

**BUILDING RATIO**  
6% SITE COVERAGE

Sheet Title:  
**ARCHITECTURAL SITE PLAN**

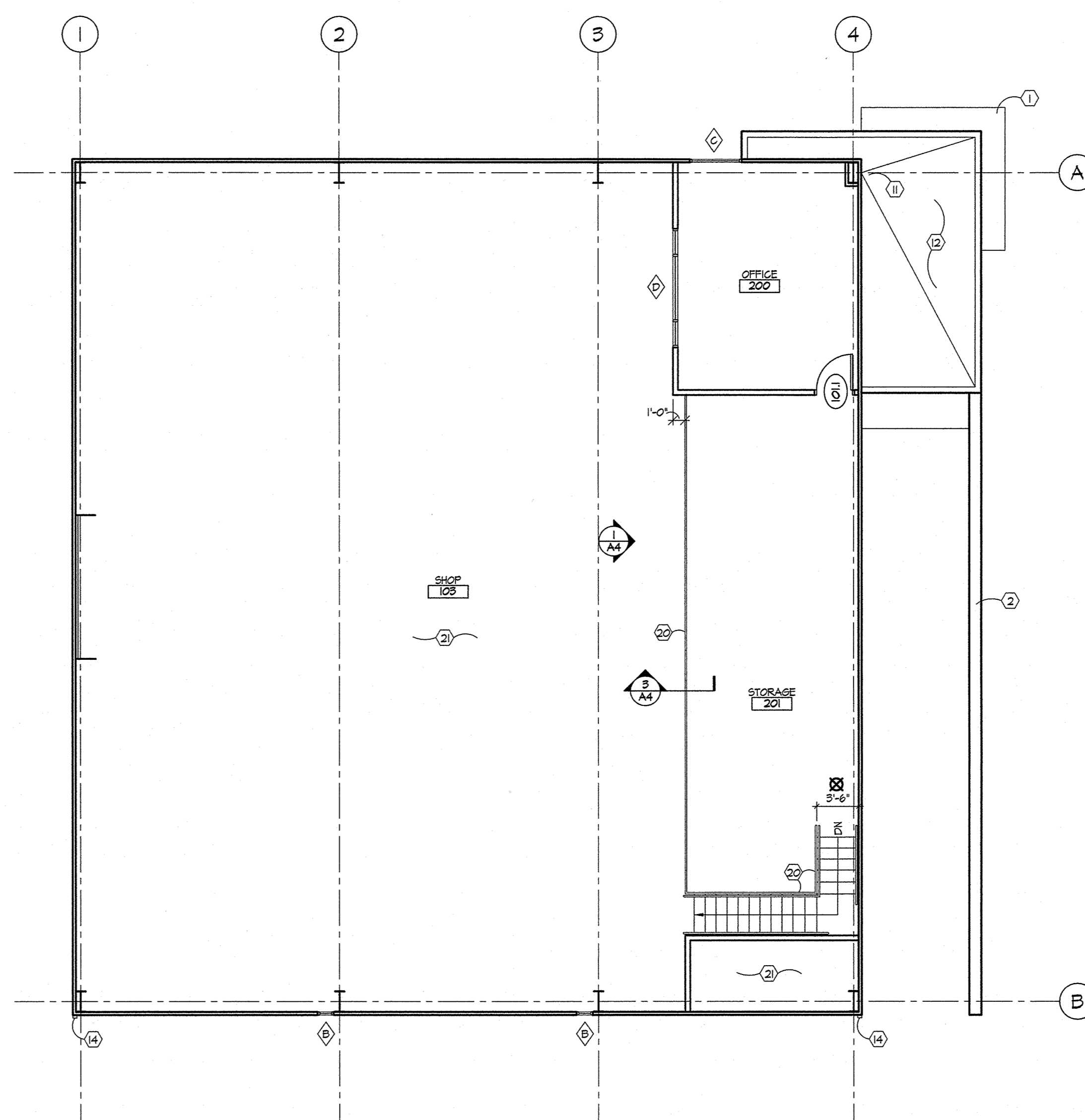
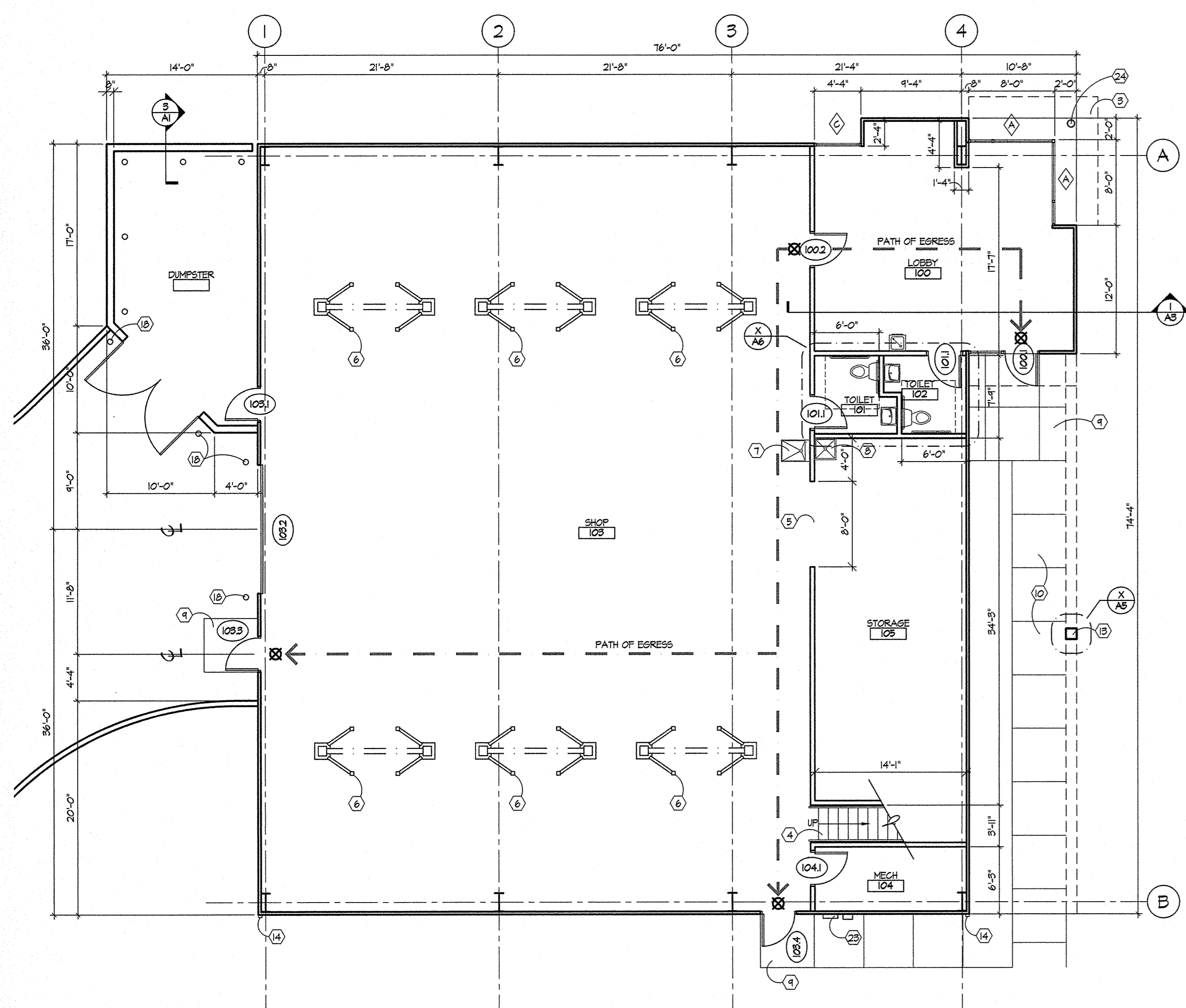
Project No.: 19.2

Date: September 12, 2019

Sheet No.: \_\_\_\_\_

Project:  
**Milwaukee Motorwerks**  
Corporate Ct. & Corporate Dr.  
Waukesha, WI 53189

Contractor: \_\_\_\_\_



**FLOOR PLAN CONSTRUCTION NOTES:**

- ① WINDOW LID OVERHANG
- ② STEEL COLUMN / BEAM BY OWNER
- ③ WE ENERGIES TRANSFORMER
- ④ STAIRWAY
- ⑤ 7'-0" H x 8'-0" W OPENING
- ⑥ CAR LIFTS BY OWNER - PLACEMENT T.B.D.
- ⑦ UTILITY SINK
- ⑧ JANITOR SINK
- ⑨ CONCRETE STOOP
- ⑩ CONCRETE WALK
- ⑪ ROOF DRAIN
- ⑫ EPDM ROOF
- ⑬ STEEL SIGN SUPPORT
- ⑭ DOWNSPOUT
- ⑮ FIRE EXTINGUISHER CABINET
- ⑯ ELECTRIC WATER COOLER
- ⑰ WINDOW - SEE ELEVATIONS
- ⑱ 3-1/2" DIA. CONCRETE FILLED BOLLARD, PAINT SAFETY YELLOW
- ⑲ CLEAR EXIT PATH
- ⑳ HM HANDRAIL
- ㉑ OPEN TO BELOW
- ㉒ GARAGE DOOR OPENER
- ㉓ UTILITY CONNECTIONS
- ㉔ ALUMINUM COLUMN COVER OVER STEEL POST
- ㉕ WOOD COVERED DUMPSTER DOORS ON STEEL FRAME

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Date	Number	Description

Sheet Title: \_\_\_\_\_

**FLOOR PLAN**

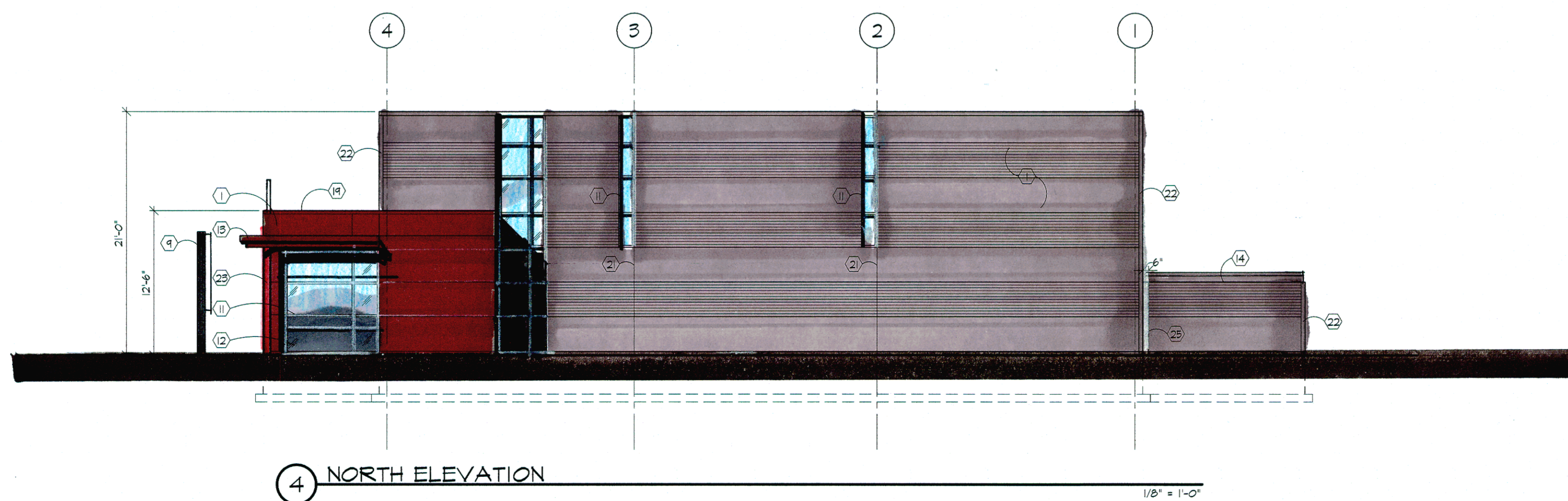
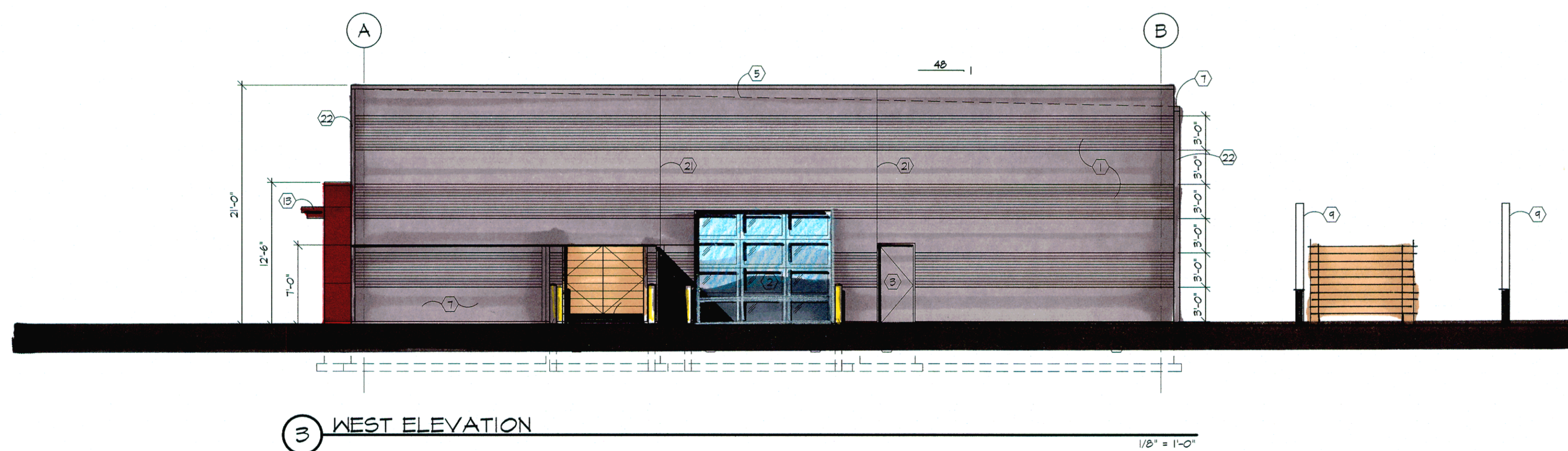
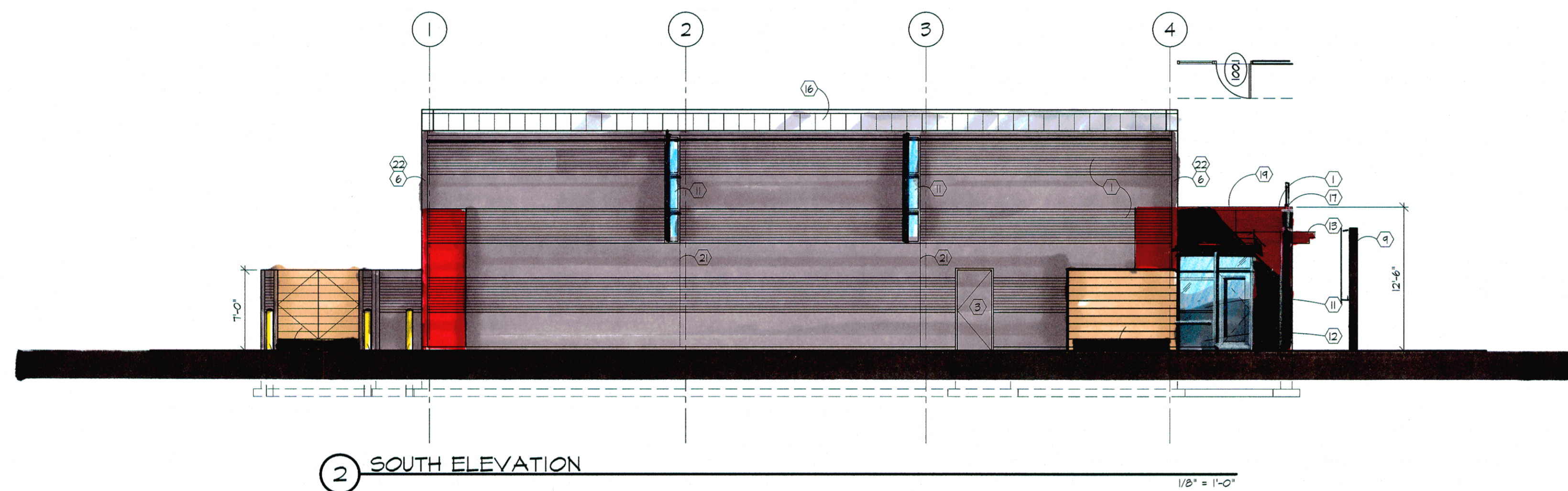
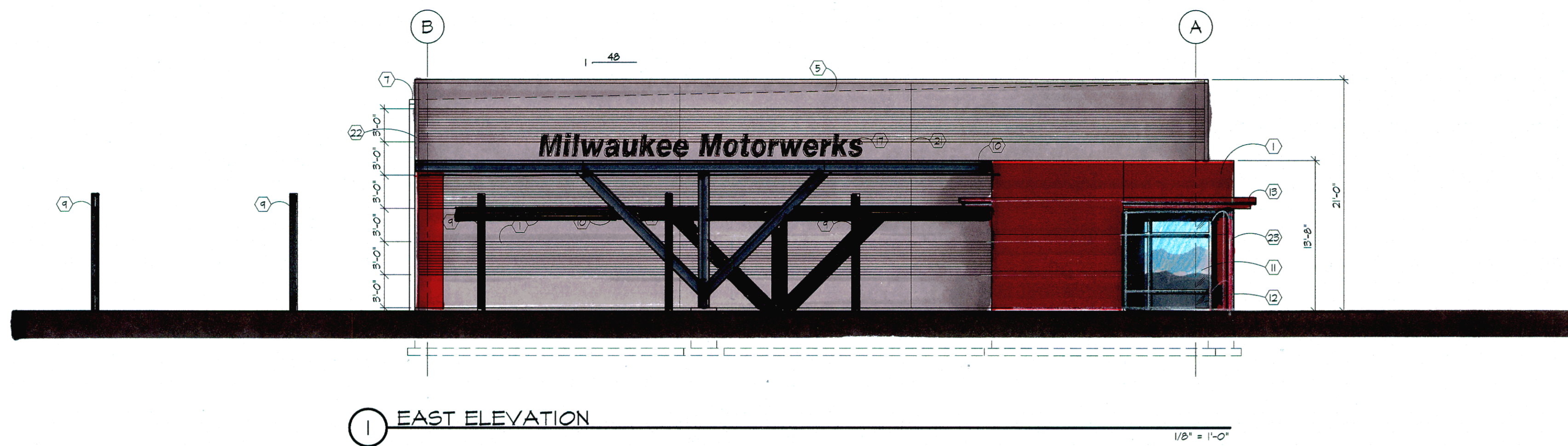
Project No.: 19.2

Date: November 5, 2019

Sheet No.: \_\_\_\_\_



Project:  
**Milwaukee Motorwerks**  
Corporate Ct. & Corporate Dr.  
Waukesha, WI 53189



**ELEVATION CONSTRUCTION NOTES:**

- ① INSULATED METAL WALL PANELS
- ② GLASS OVERHEAD DOOR
- ③ 3'-0" x 7'-0" INSULATED HOLLOW METAL DOOR
- ④ POURED IN PLACE CONCRETE STOOP
- ⑤ ROOF PITCH
- ⑥ GUTTER & DOWNSPOUT
- ⑦ DUMPSTER ENCLOSURE
- ⑧ WOOD GATES OVER STEEL FRAME
- ⑨ LIGHT POLES - BY OWNER
- ⑩ STEEL COLUMN / BEAM SIGN SUPPORT
- ⑪ INSULATED GLASS STOREFRONT
- ⑫ SPANDREL GLASS
- ⑬ ALUMINUM OVERHANG
- ⑭ ALUMINUM CAP FLASHING
- ⑮ POURED IN PLACE CONCRETE FOUNDATION
- ⑯ STANDING SEAM METAL ROOF
- ⑰ INTERNALLY LIT LETTERS - BY OWNER
- ⑱ WATERPROOF LED LIGHT FIXTURES
- ⑲ EPDM ROOF
- ⑳ WOOD SCREEN WALL
- ㉑ PANEL JOINT

Contractor: \_\_\_\_\_

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Date	Number	Description

Sheet Title:  
EXTERIOR ELEVATIONS

Project No.: 19.2

Date: November 5, 2019

Sheet No.: \_\_\_\_\_

Project:  
**Milwaukee Motorwerks**  
Corporate Ct. & Corporate Dr.  
Waukesha, WI 53189

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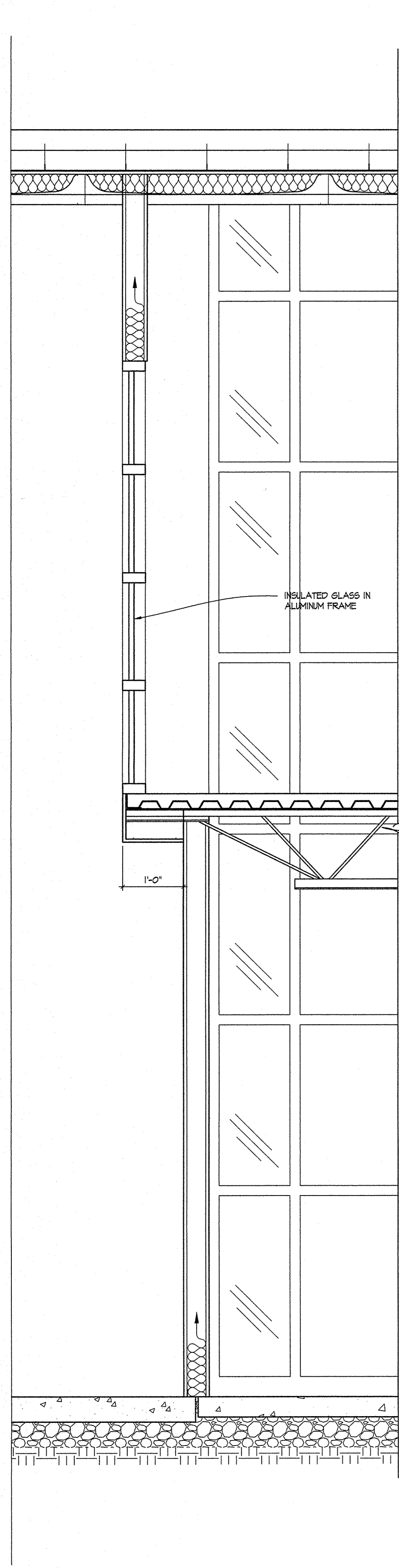
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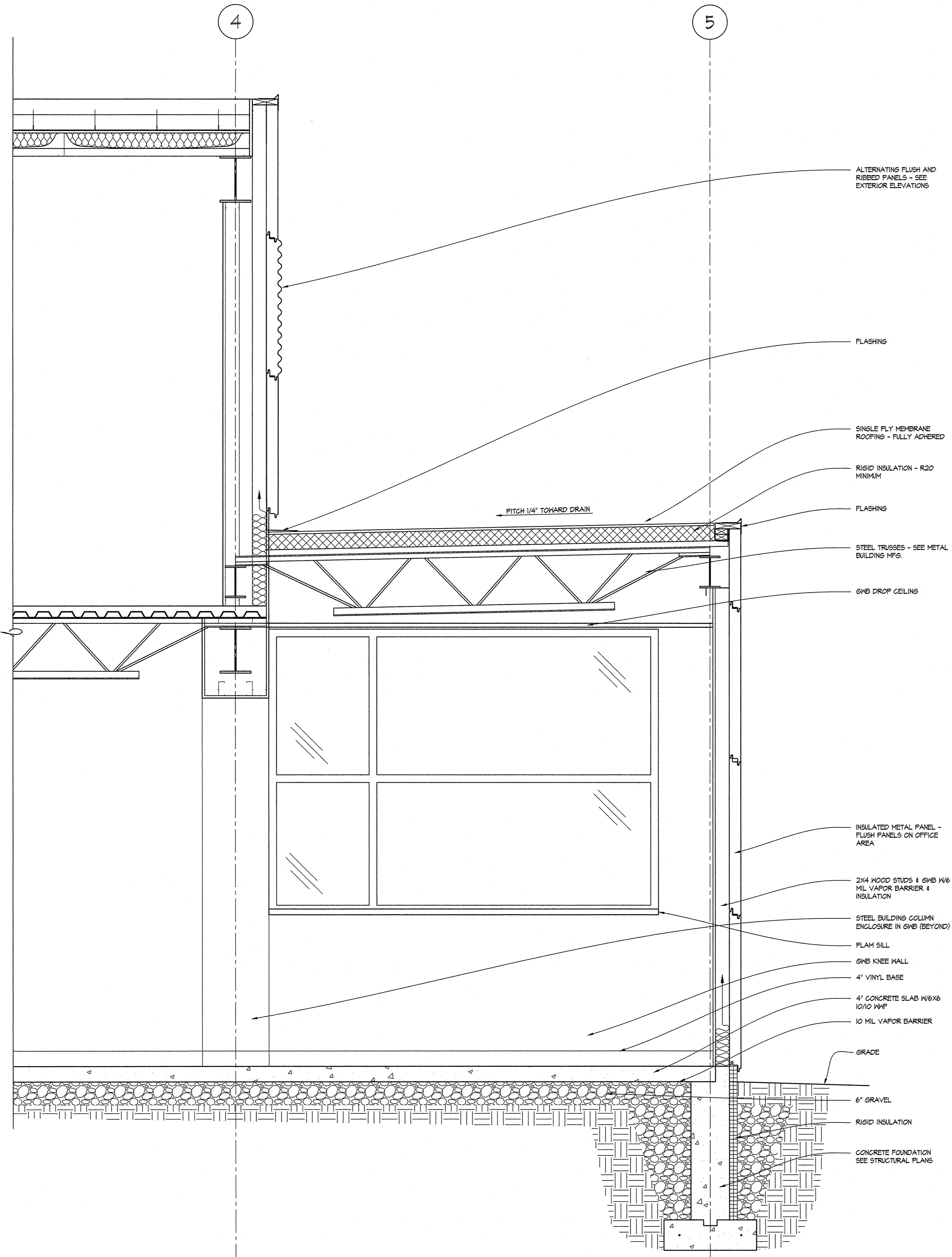
Date	Number	Description

Sheet Title:  
**WALL SECTIONS**

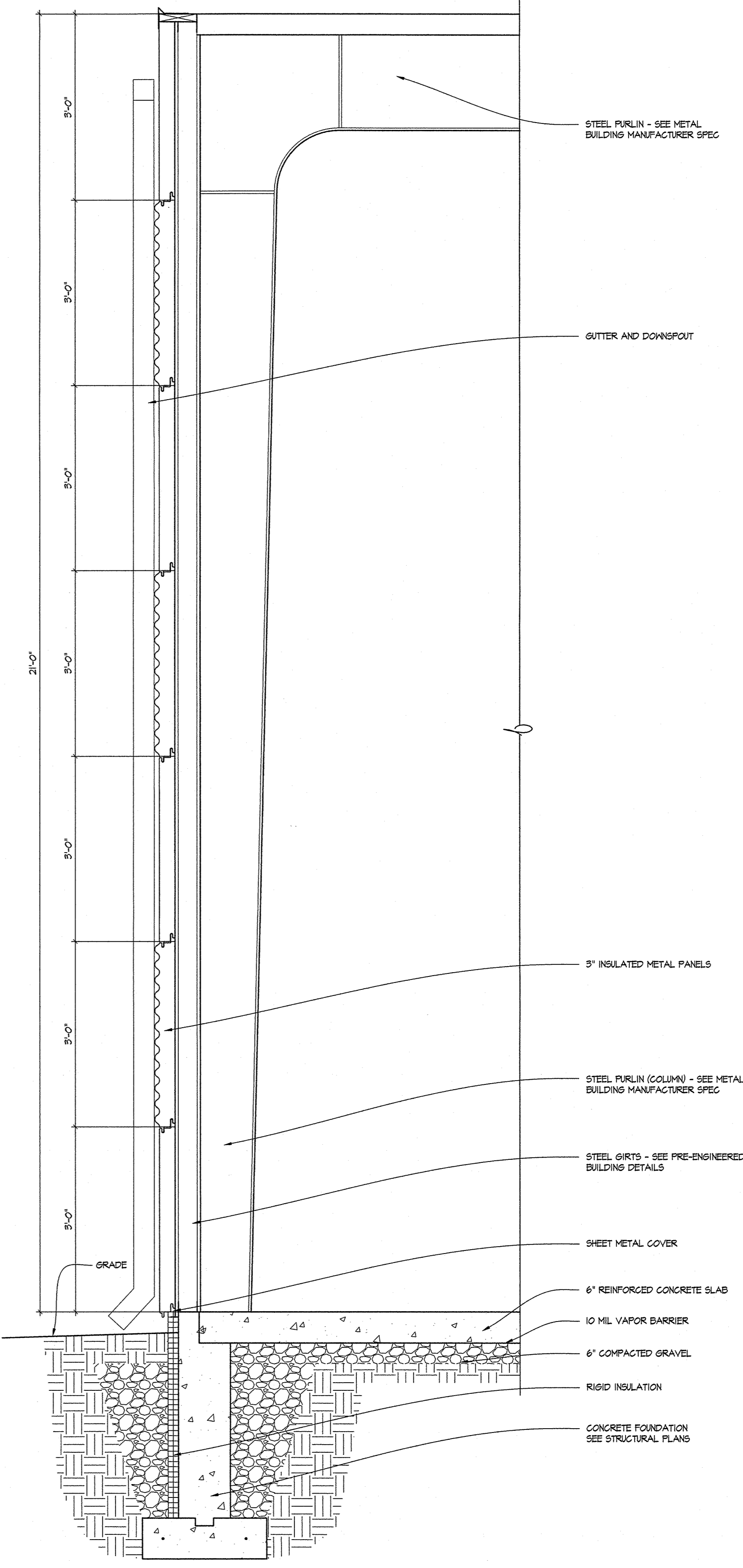
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Sheet No.: \_\_\_\_\_



1 WALL SECTION



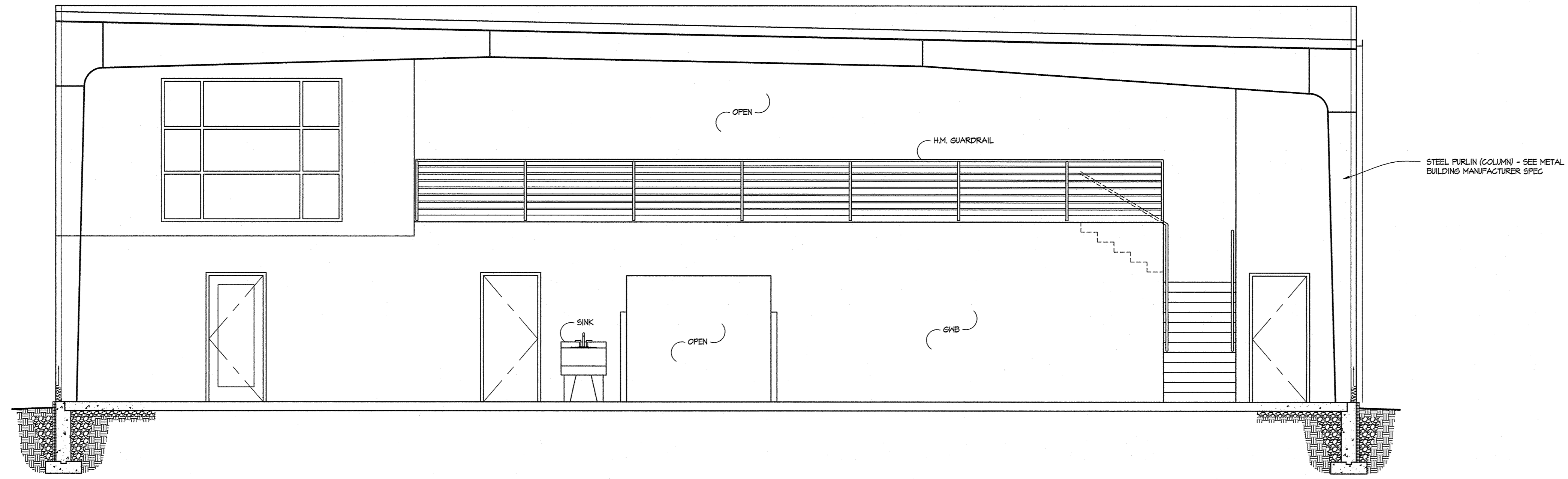
3/4" = 1'-0"



2 WALL SECTION

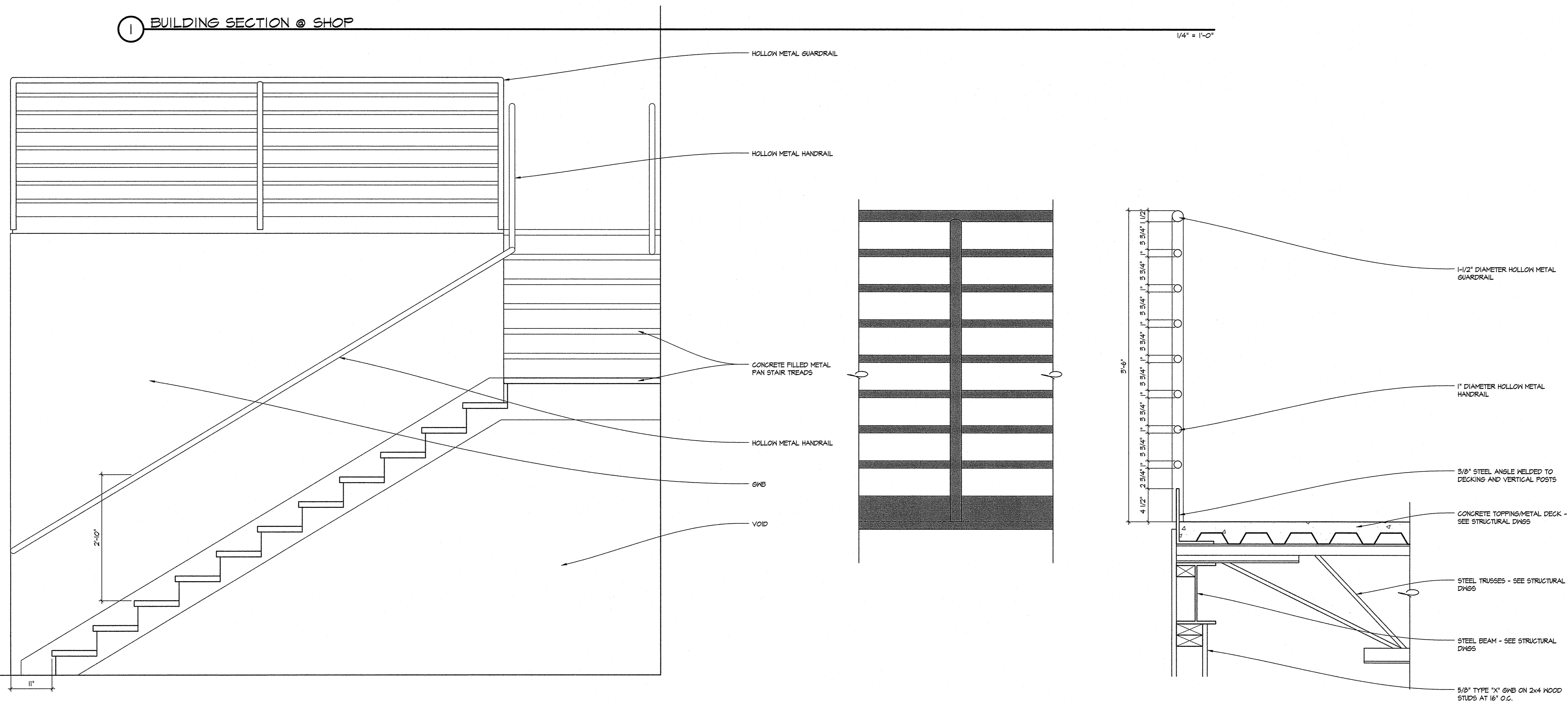
3/4" = 1'-0"

Project:  
**Milwaukee Motorwerks**  
Corporate Ct. & Corporate Dr.  
Waukesha, WI 53189



1 BUILDING SECTION @ SHOP

1/4" = 1'-0"



2 STAIR SECTION

3/4" = 1'-0"

3 GUARDRAIL DETAIL

1/2" = 1'-0"

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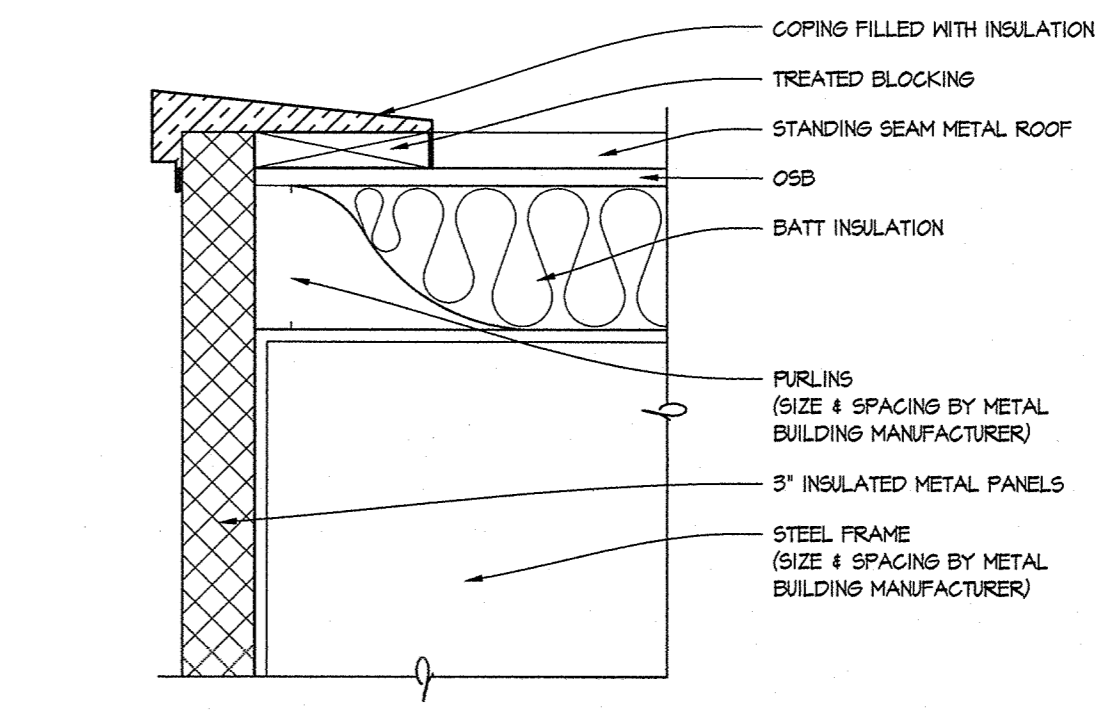
SECTIONS AND DETAILS

Project No.: 19.2

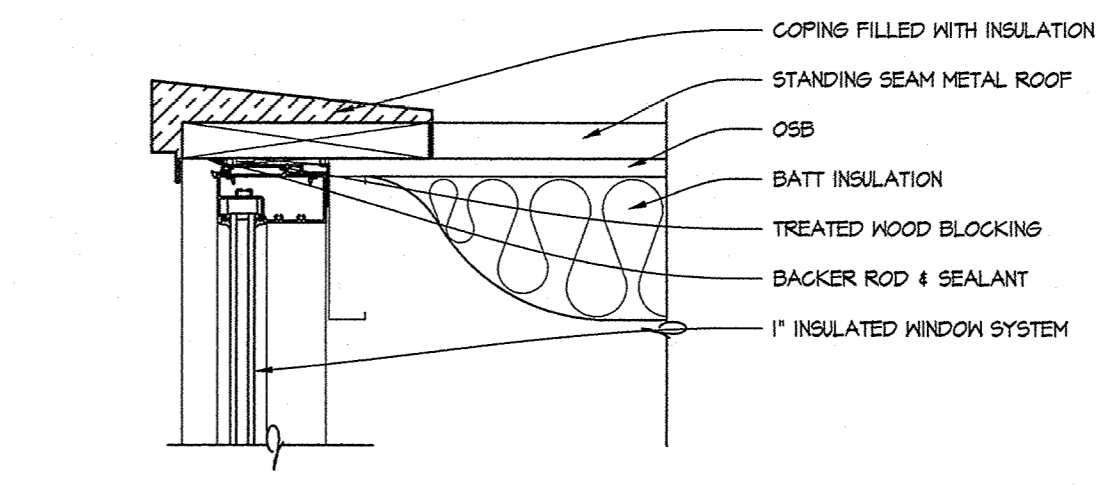
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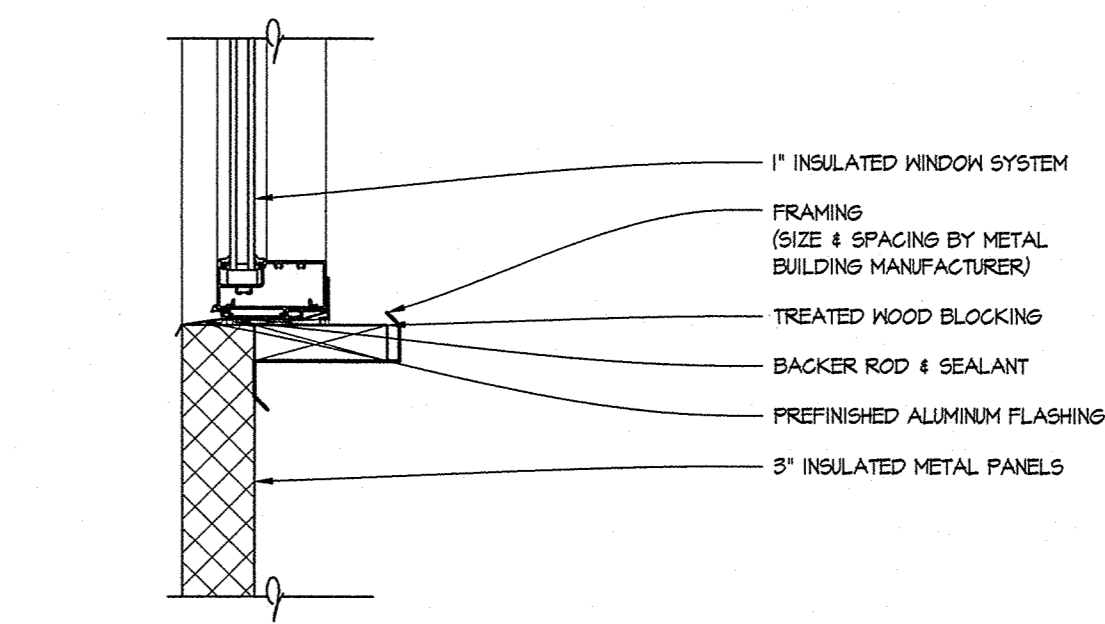
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Waukesha, WI 53189



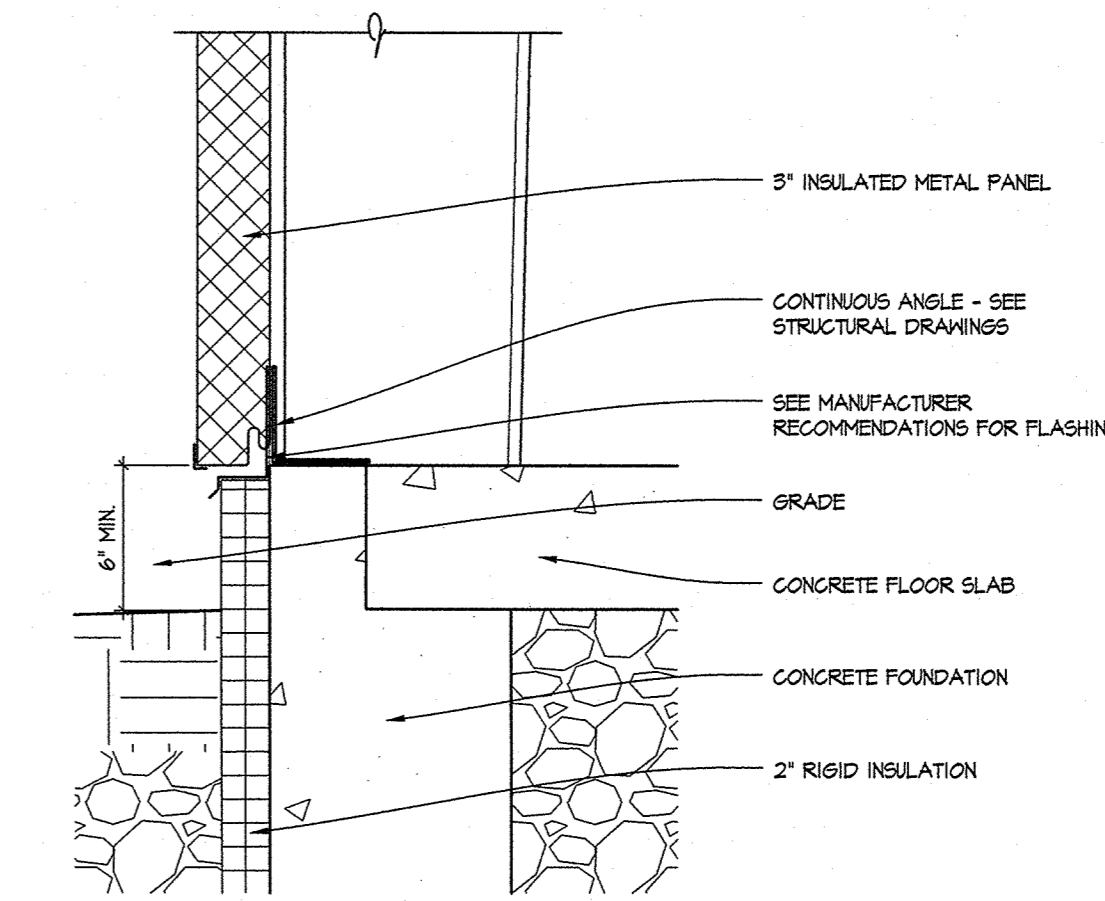
① ROOF PARAPET DETAIL 1-1/2" = 1'-0"



② WINDOW HEAD DETAIL 1-1/2" = 1'-0"



③ WINDOW SILL DETAIL 1-1/2" = 1'-0"



④ PANEL @ FOUNDATION 1-1/2" = 1'-0"

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