

SHEET INDEX

- C1.0 - COVER SHEET & SITE AERIAL PLAN
- C2.0 - PAVING & SITE DIMENSION PLAN
- C2.1 - GRADING PLAN
- C2.2 - EXISTING SITE SURVEY
- C5.0 - CONSTRUCTION DETAILS
- L1.00 - LANDSCAPE PLAN
- L5.00 - LANDSCAPE DETAILS
- A1.0 - FLOOR PLAN - AREA 'A'
- A1.1 - FLOOR PLAN - AREA 'B'
- A1.2 - BASEMENT PLAN
- A2.0 - ELEVATIONS & 3D VIEW

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2007

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	N/A	N/A	N/A
FIRST FLOOR	25,585 S.F.	23,040 S.F.	48,625 S.F.
CANOPIES (COLUMN SUPPORTED)	N/A	N/A	N/A
BASEMENT	N/A	10,368 S.F.	10,368 S.F.
BUILDING AREA SUB-TOTALS	25,585 S.F.	33,408 S.F.	58,993 S.F.
MEZZANINES	2,602 S.F.	N/A	2,602 S.F.
FIRE AREA TOTALS	28,187 S.F.	33,408 S.F.	61,595 S.F.

HIGH PILE STORAGE NO
FIRE ALARM SYSTEM NO

OCCUPANCY

B, F1, S1
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE 2B CONSTRUCTION
SPRINKLED YES
FIREWALL NO

ALLOWABLE AREA

TABULAR FLOOR AREA: 15,500 S.F.
FRONTAGE INCREASE: 8,659 S.F.
SPRINKLER INCREASE: 47,943 S.F.
TOTAL ALLOWABLE AREA: 72,102 S.F.

BUILDING/SITE CONTENT

BUILDING SIZE	48,625 S.F.	15.0%
HARD SURFACE	156,625 S.F.	48.3%
GREEN SPACE	119,213 S.F.	36.7%
PARCEL SIZE (APPROX.)	324,463 S.F.	7.45 ACRES
PARKING PROVIDED	305 STALLS (APPROX.) = (1 STALL/159.4 S.F.)	



CONCEPTUAL SITE PLAN
1" = 60'-0"

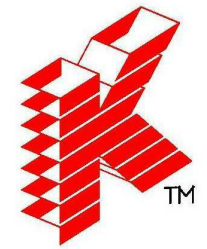
THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED ADDITION FOR:

GRIFFIN WAREHOUSE

WAUKESHA,

WISCONSIN



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-3004

MADISON
711 Oak Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Caldendale Rd
Carmelton, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED ADDITION FOR:
GRIFFIN WAREHOUSE
WAUKESHA,
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

1	SEPTEMBER 22, 2015	KRW
2	SEPTEMBER 25, 2015	KRW
3	APRIL 23, 2016	CDT
4	MAY 5, 2016	CDT

PROJECT MANAGER: J. DALLAS

DESIGNER: C. MANSKE

DRAWN BY: KRW

EXPEDITOR: _____

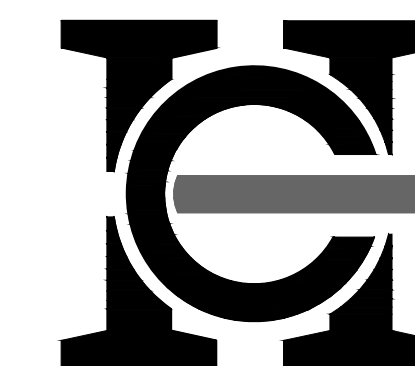
SUPERVISOR: _____

PRELIMINARY NO: P15242

CONTRACT NO: _____

DATE: SEPTEMBER 11, 2015

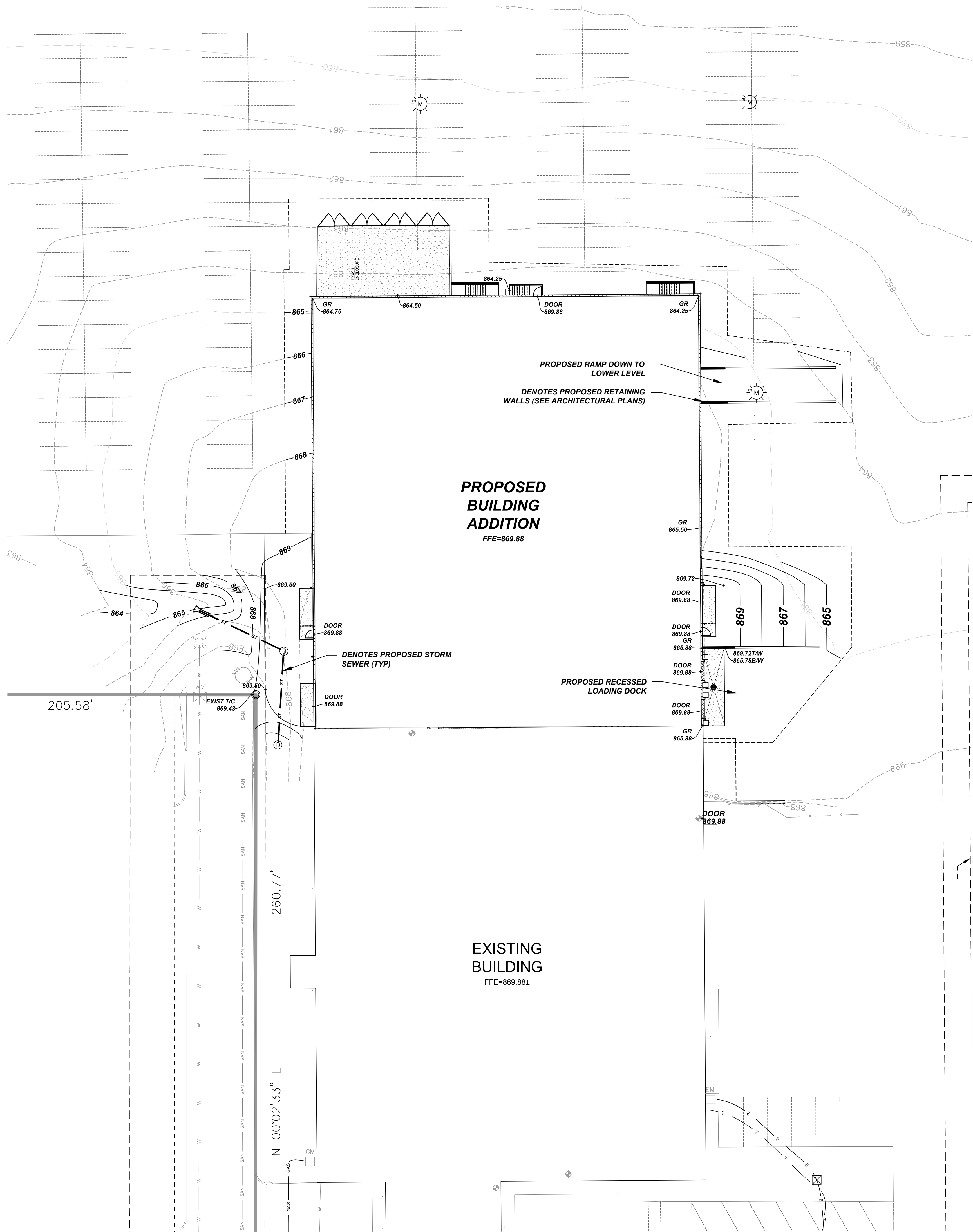
SHEET: **C1.0**



HARWOOD
ENGINEERING
CONSULTANTS, LTD.

255 NORTH 21ST STREET MILWAUKEE, WI 53233
414.473.5554 414.773.9299 fax harwood@hcc.com
HEC Project Number: 015-120.00

**GRIFFIN
WAREHOUSE
PROPOSED BUILDING
ADDITION WAUKESHA, WI**



Revisions

PLAN COMMISSION SUBMITTAL
(NOT FOR CONSTRUCTION)
May 9, 2016

SCALE: 20'

GRADING PLAN

UTILITY LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING ELECTRICAL LINE
	PROPOSED ELECTRICAL LINE
	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	OVERHEAD WIRES
	EXISTING POWER POLES
	EXISTING LIGHT POLES
	SANITARY MANHOLE
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING STORM STRUCTURE
	PROPOSED STORM STRUCTURE
	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH
	PROPOSED & EXISTING SPOT GRADE



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

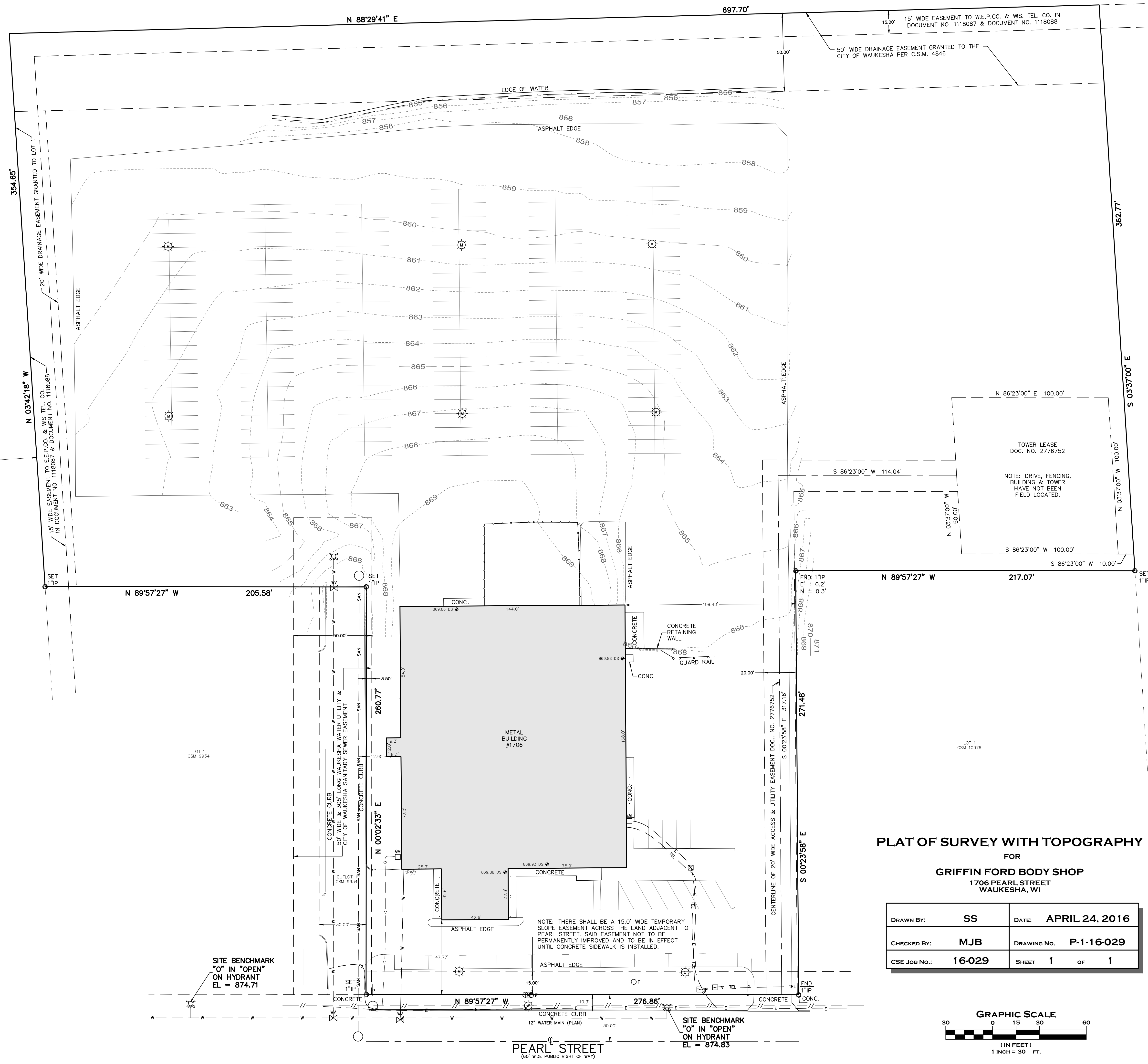
MAY 9, 2016

Project No.
16-1084.00

Sheet No.

C2.1

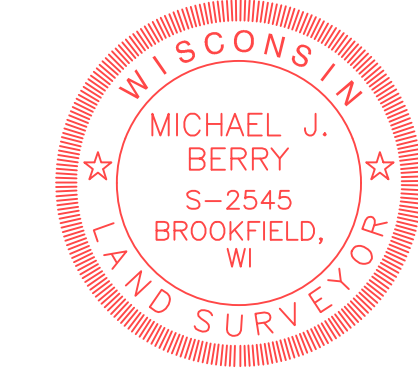
LES PAUL PARKWAY - S.T.H. "59"
(180' WIDE PUBLIC RIGHT OF WAY)



I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

APRIL 24, 2016
DATE

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



LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 10376 BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.
CONTAINING: 323,339 SQUARE FEET OR 7.4228 ACRES.

TOWER LEASE
DOC. NO. 2776752
NOTE: DRIVE, FENCING, BUILDING & TOWER HAVE NOT BEEN FIELD LOCATED.

NOTES

- LEGAL DESCRIPTION IS FROM WAUKESHA COUNTY, WI PUBLIC RECORDS.
- 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. 55133C0214G, WITH A DATE OF IDENTIFICATION OF NOVEMBER 5, 2014, IN COMMUNITY NO. 550476, WAUKESHA COUNTY, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
- PROJECT BENCHMARK - CONCRETE MONUMENT WITH BRASS CAP FOUND AT SE CORNER OF SW 1/4 OF SECTION 1-6-19, ELEVATION = 883.036.
- SITE BENCHMARK - "0" IN "OPEN" FOUND AT TOP OF HYDRANTS AS SHOWN HEREON.
- ELEVATIONS BASED ON INFORMATION FROM THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION AND ARE AT NGVD 1929 DATUM.

Revisions

PLAN COMMISSION SUBMITTAL
(NOT FOR CONSTRUCTION)
May 9, 2016

SCALE: 30'

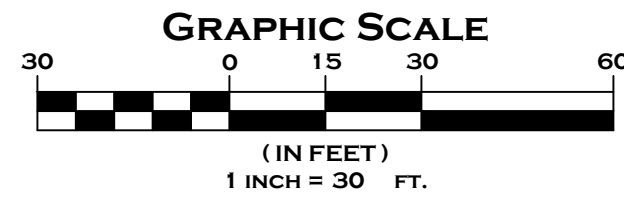
EXISTING SITE SURVEY

PLAT OF SURVEY WITH TOPOGRAPHY
FOR
GRIFFIN FORD BODY SHOP
1706 PEARL STREET
WAUKESHA, WI

DRAWN BY: SS	DATE: APRIL 24, 2016
CHECKED BY: MJB	DRAWING No. P-1-16-029
CSE Job No.: 16-029	SHEET 1 OF 1

LEGEND

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



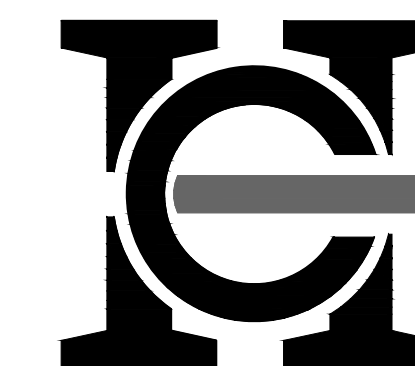
www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

MAY 9, 2016

Project No. 16-1084.00

Sheet No.

C2.2

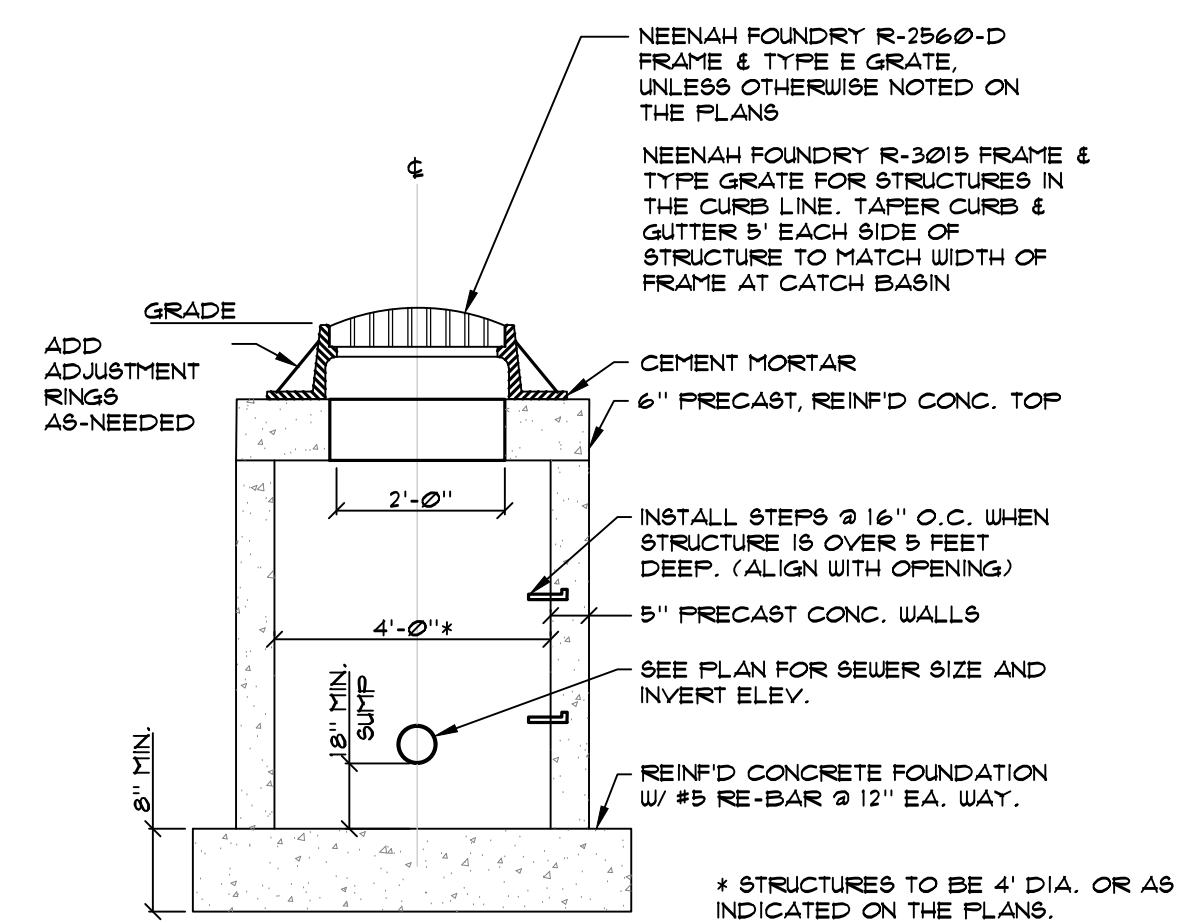


HARWOOD
ENGINEERING
CONSULTANTS, LTD.

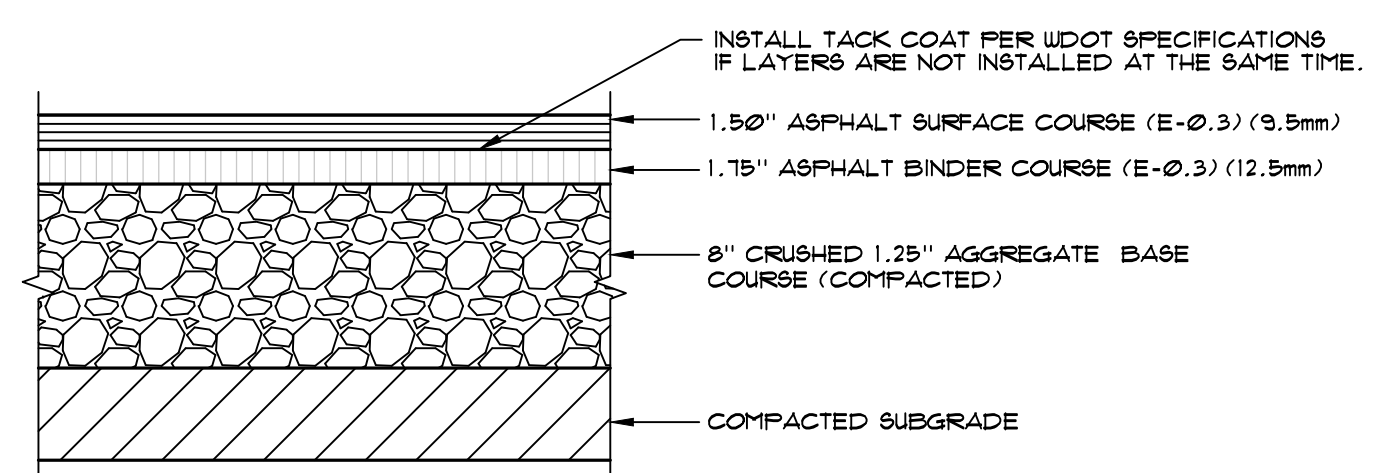
255 NORTH 21ST STREET MILWAUKEE, WI 53233
414.475.5554 414.773.9299 fax harwood@hcd.com
HEC Project Number 015-12000

GENERAL NOTES AND SPECIFICATIONS

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE CITY OF WAUKESHA CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
- ALL UTILITY PERMITS MUST BE RECEIVED FROM THE CITY OF WAUKESHA PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- SILT FENCE AND ALL OTHER EROSION CONTROL METHODS MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALSO, CONTRACTOR IS RESPONSIBLE FOR REMOVING EROSION CONTROL METHODS ONCE THE SITE IS STABILIZED.
- THE PROPOSED SITE LOCATION AND SURROUNDING STREETS MUST BE KEPT DEBRIS FREE. SWEEP STREETS AS NEEDED TO MAINTAIN CLEAN STREETS.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL DISTURBED GRASS AREAS SHALL BE STABILIZED (PER DNR TECHNICAL STANDARDS) WITHIN 7 DAYS OF COMPLETION. DISTURBED GRASS AREAS SHALL BE TOPSOILED (6"), RESEEDED AND STABILIZED. AREAS WITH A SLOPE OF 3H:1V OR STEEPER SHALL BE COVERED WITH A CLASS 1 - TYPE A EROSION FABRIC. (SEE SPECIFICATIONS)
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.



2 CATCH BASIN DETAIL 101
NTS 05/26/15



3 REGULAR DUTY ASPHALT PAVEMENT 101
NTS 05/26/15

**GRIFFIN
WAREHOUSE
PROPOSED BUILDING
ADDITION WAUKESHA, WI**

Revisions

PLAN COMMISSION SUBMITTAL
(NOT FOR CONSTRUCTION)
May 9, 2016

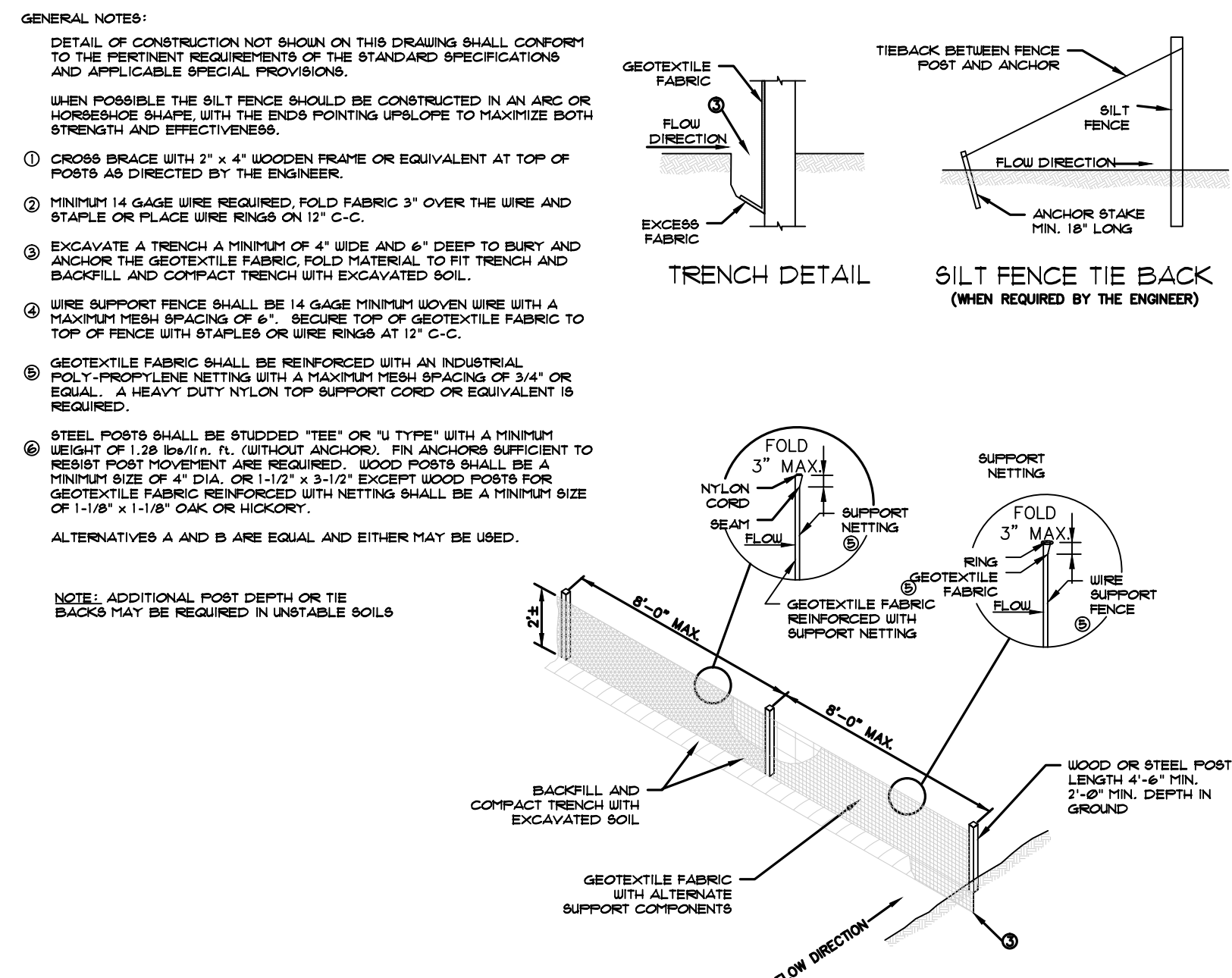
SCALE:
**CONSTRUCTION
DETAILS**

MAY 9, 2016

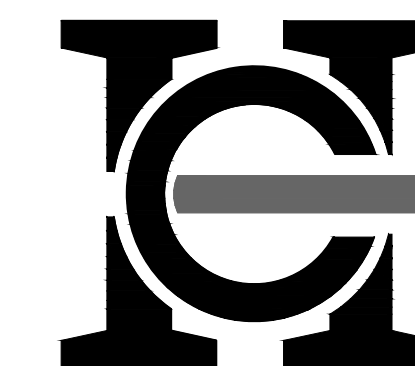
Project No.
16-1084.00

Sheet No.

C5.0



1 SILT FENCE DETAIL 101
NTS 05/26/15



HARWOOD
ENGINEERING
CONSULTANTS, LTD.

255 NORTH 21ST STREET MILWAUKEE, WI 53233
414.475.5554 414.773.9299 fax harwood@hcc.com
HEC Project Number: 015-120.00

**GRIFFIN
WAREHOUSE
PROPOSED BUILDING
ADDITION WAUKESHA, WI**

Revisions

PLAN COMMISSION SUBMITTAL
(NOT FOR CONSTRUCTION)
May 9, 2016

SCALE: 30'

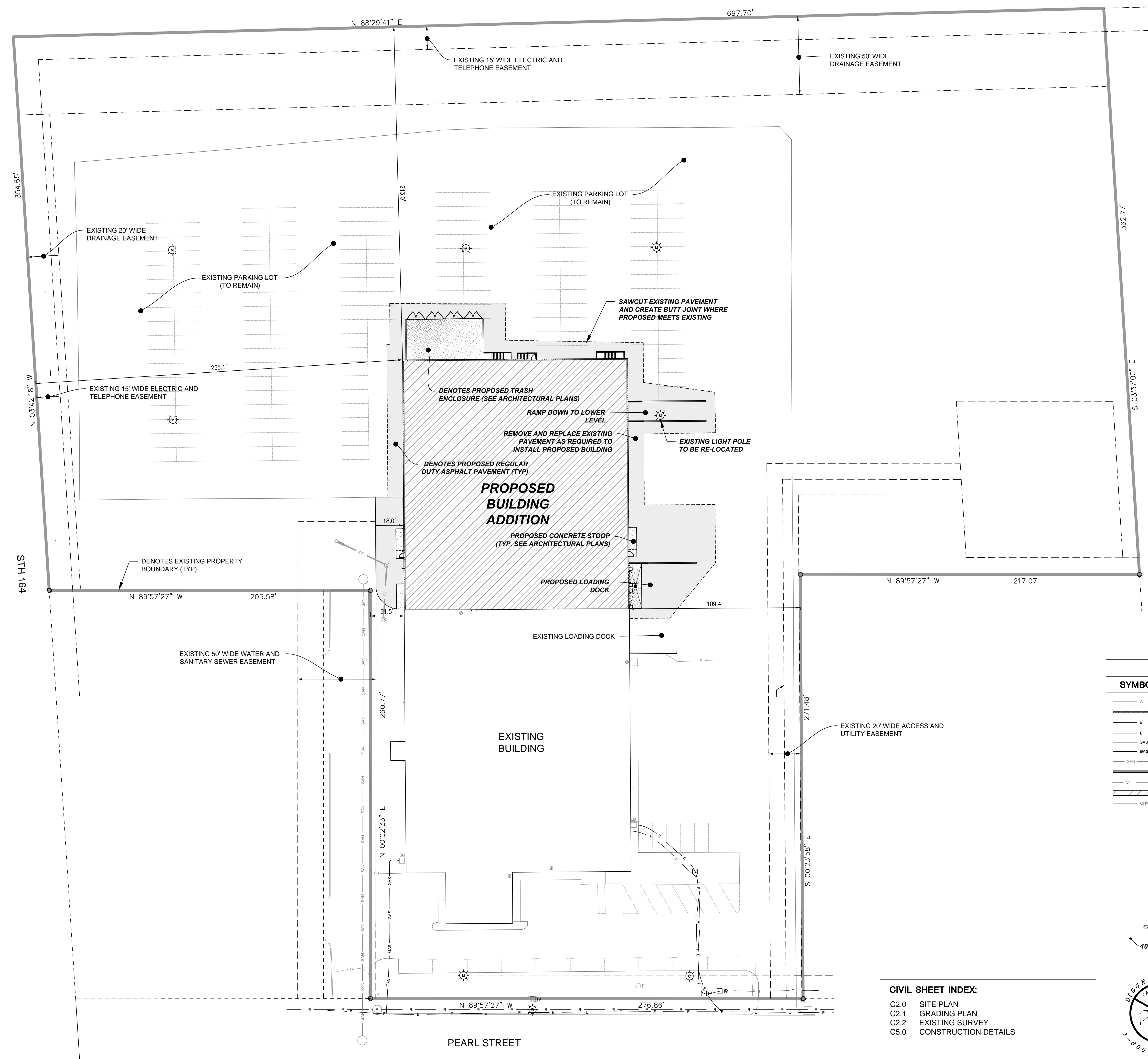
**PAVING & SITE
DIMENSION
PLAN**

MAY 9, 2016

Project No.
16-1084.00

Sheet No.

C2.0



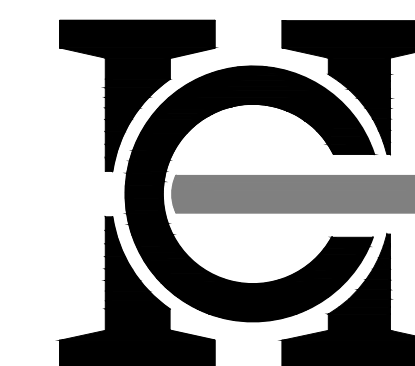
UTILITY LEGEND	
SYMBOL	DESCRIPTION
— W — W —	EXISTING WATER MAIN
— E — E —	PROPOSED WATER SERVICE
— E — E —	EXISTING ELECTRICAL LINE
— E — E —	PROPOSED ELECTRICAL LINE
— GAS — GAS —	EXISTING GAS MAIN
— GAS — GAS —	PROPOSED GAS MAIN
— SAN — SAN — SAN —	EXISTING SANITARY SEWER
— SAN — SAN — SAN —	PROPOSED SANITARY SEWER
— ST — ST — ST —	EXISTING STORM SEWER
— ST — ST — ST —	PROPOSED STORM SEWER
— OHW — OHW —	OVERHEAD WIRES
	EXISTING LIGHT POLES
	EXISTING LIGHT POLES
	SANITARY MANHOLE
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING STORM STRUCTURE
	PROPOSED STORM STRUCTURE
	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH
	PROPOSED & EXISTING SPOT GRADE

CIVIL SHEET INDEX:

C2.0	SITE PLAN
C2.1	GRADING PLAN
C2.2	EXISTING SURVEY
C5.0	CONSTRUCTION DETAILS



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



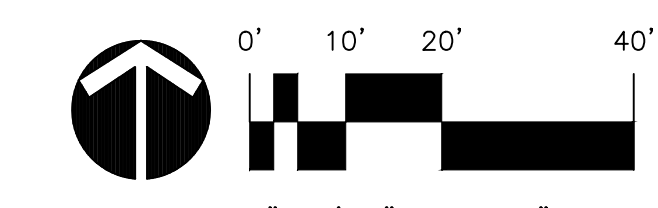
HARWOOD
ENGINEERING
CONSULTANTS, LTD

255 NORTH 21ST STREET MILWAUKEE, WI 53233
414.475.5554 414.773.9299 fax: harwood@hec.com
HEC Project Number 015-112000

**GRIFFIN WAREHOUSE
PROPOSED BUILDING ADDITION
WAUKESHA, WI**

Plan Commission Submittal
Not For Construction

Revisions



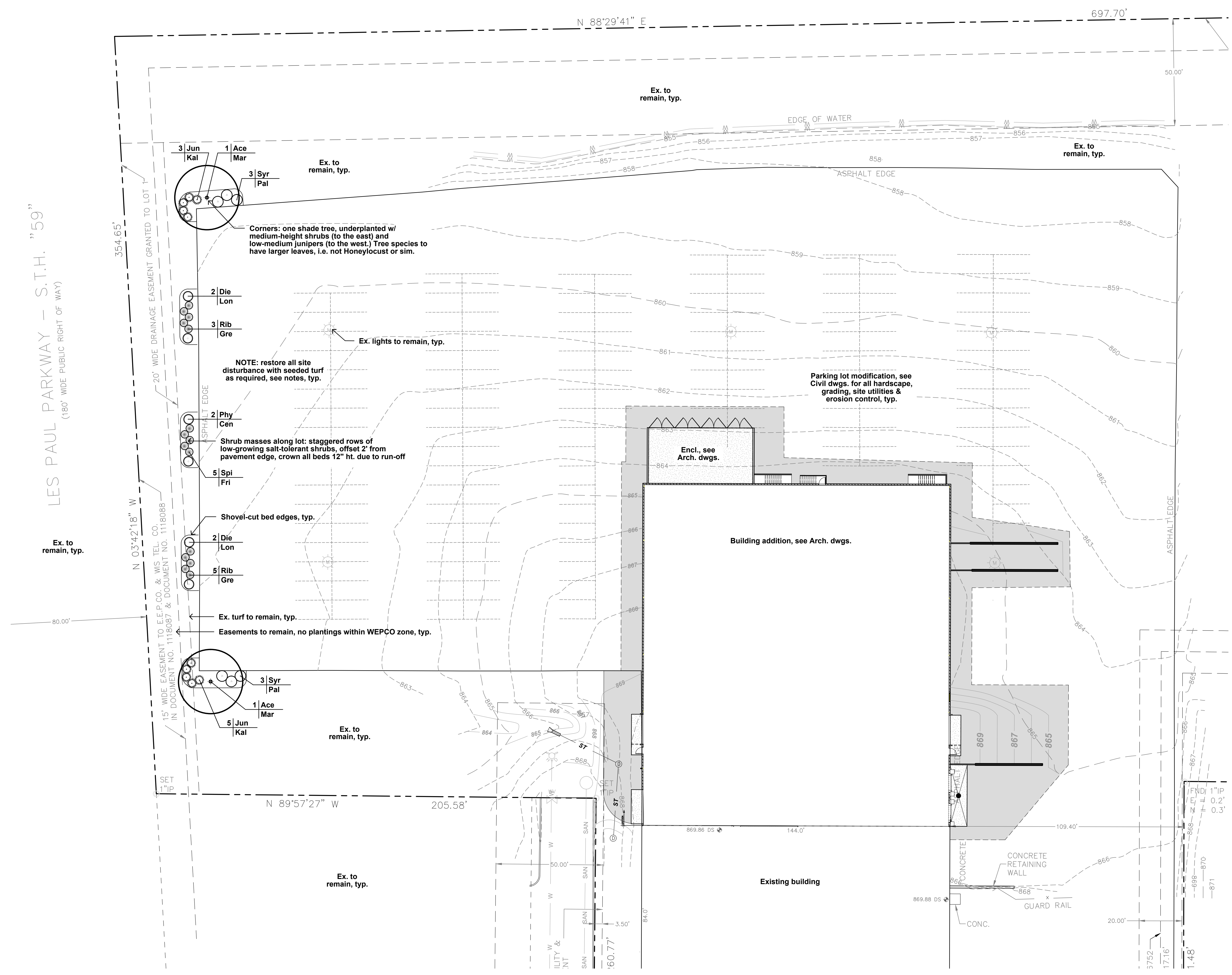
Landscape Plan

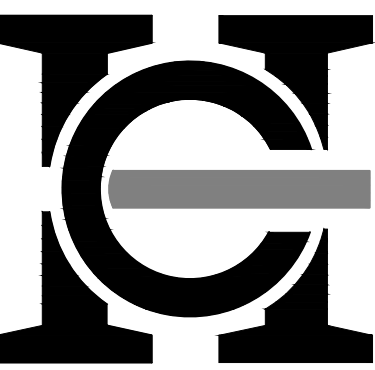
MAY 9, 2016

Project No.
16-1084.00

Sheet No.

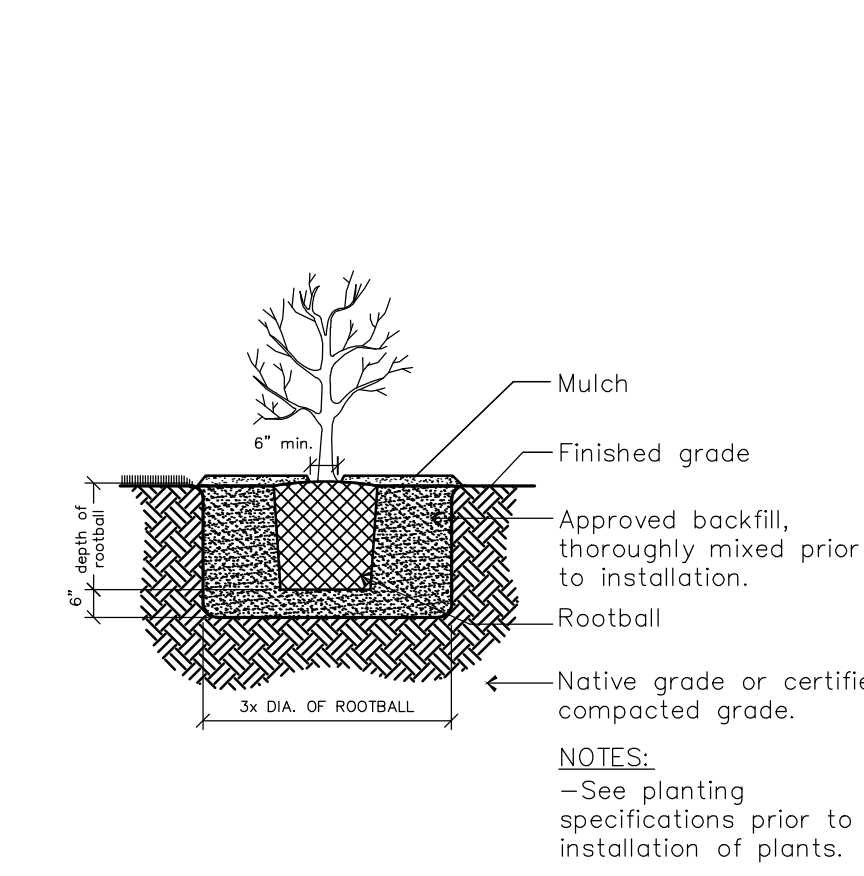
L1.00



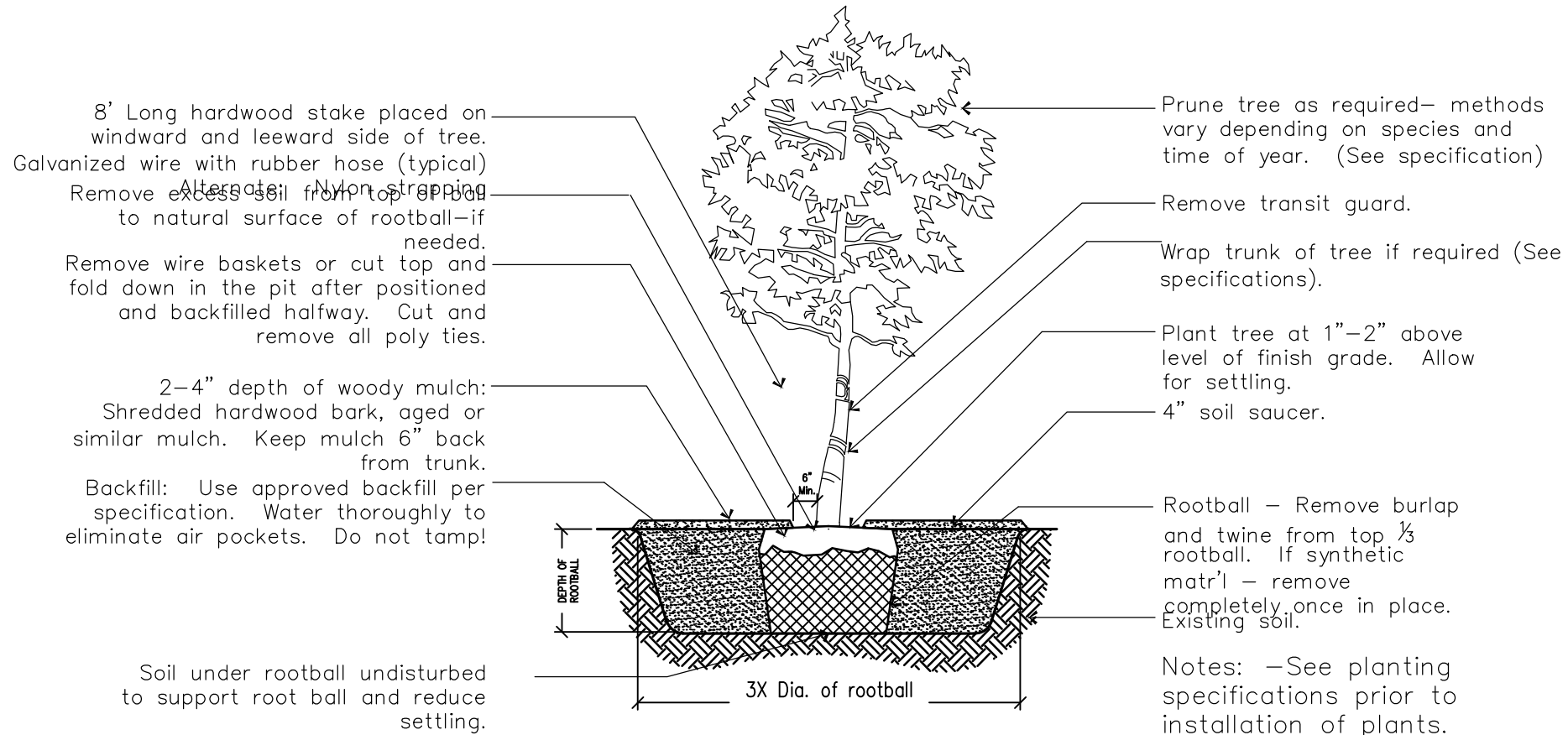


**HARWOOD
ENGINEERING
CONSULTANTS, LTD**

255 NORTH 21ST STREET MILWAUKEE, WI 53233
414.475.5554 414.773.9299 fax: harwood@hcc.com
HEC Project Number 015-112000



2 Shrub Planting Detail
Not To Scale



1 Tree Planting Detail
Not To Scale

General Notes

- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances, including (but not limited to) City of Waukesha Municipal Code.
- 1.02 See Site dwgs. for work limits, scope of construction, hardscape, dimensions &/or construction notes. See Civil dwgs. for all grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, site amenities, details, schedules, notes. See Architectural dwgs. for all construction. See Electrical drawings for all power, circuiting, lighting & access control.
- 1.03 Contractor shall provide shop drawings and material submittals of **all** hardscape & landscape construction elements shown in plan set for Landscape Architect review prior to construction, including (but not limited to) ornamental fencing & all access control equipment.
- 1.04 Contractor to provide samples for Landscape Architect's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.
- 1.05 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
- 1.06 Contractor to verify hardscape layout prior to construction. Contact Landscape Architect if discrepancies are found.
- 1.07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See Civil drawings for limits of disturbance.
- 1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.
- 1.09 Any work done in the public right-of-way shall require an encroachment & maintenance agreement with the City of Milwaukee. Owner, LA & contractor to coordinate.

Landscape Notes

- 2.01 Rough grading, berm construction, topsoil import/spreading, finish grading, seed area and ornamental planting bed preparation shall be completed by the landscape contractor. Verify all existing site and grading conditions prior to construction.
- 2.02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types & locations, see specifications for materials & installation.
- 2.03 Contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys. Forward a material list to the Landscape Architect prior to construction identifying species, sizes & plant sources to be used on the project.
- 2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004. The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- 2.05 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Landscape Architect. Untagged materials will be assumed to be deficient.
- 2.06 All planting beds shall contain screened blended topsoil mix to a min. depth of 18". All lawn areas shall have min. 6". Suitable existing soil may be used & mixed if previously approved. Contractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but is not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Remove excessive clay, gravel & stones detrimental to healthy plant growth. Remove all debris greater than 1" diameter.
- 2.07 Contractor is responsible for ensuring that all tree pits & planting areas drain properly. Notify Landscape Architect if drainage or moisture problems are encountered while planting.
- 2.08 Contractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix to be provided by Liesener Soils, Cedarburg WI, or approved equal.
- 2.09 All woody planting areas shall receive a 3" layer of shredded hardwood bark mulch. Unless otherwise shown in the plans, no landscape fabric or weed barrier is to be installed.
- 2.10 Contractor shall provide positive drainage away from all structures for a minimum of 10'.
- 2.11 Contractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for one year after installation. Prior to beginning installation, the contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities.

Seeding Notes & Mixes

- 3.01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.
- 3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.
- 3.03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be performed at the sole responsibility and expense of the contractor. For dormant seeding, a min. of one over-seed application in the following season will be required.
- 3.04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.
- 3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the only accepted methods. No hand-broadcasting of seed.
- 3.06 No seeding shall occur if the wind exceeds 12 MPH.
- 3.07 Coordinate erosion control and/or mulching with Civil dwgs. In sloped areas steeper than 4:1, erosion matting shall be installed by others; installation coordination will be required. In areas with slopes between 4:1 and 8:1, landscape contractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area. Lightweight E.C. matting and/or hydromulch will be accepted as a no-cost alternate if approved by Landscape Architect.
- 3.08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.
- 3.09 Contractor is responsible for obtaining soil tests for all seeded areas. Soil testing results shall include (but is not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Contaminated soil shall be removed from the project site if discovered. If necessary, supply soil amendments required for specified seed mixes and/or coordinate alternate mixes if soils cannot be properly conditioned.
- 3.10 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed & maintained per supplier's specifications.

BLUEGRASS MIX:
"Deluxe 50 Mix" shall be supplied by Reinders, Elm Grove WI, 262-786-3300. Apply @ 5 lbs per 1000 GSF. Install where "Seeded Turf" is noted. All other turf shall be sodded, see specs.
- 3.11 Contractor shall be responsible for providing comprehensive seed area establishment, maintenance and warranty care for all seeded areas for the following durations not less than one year after establishment:

- Bluegrass areas: 60 days

Plant Schedule

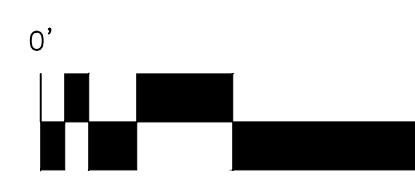
NOTE: Contractor shall calculate all plant quantities. Species substitutions shall be submitted to LA for approval.

Symbol	Qty Prop.	Botanical Name	Common Name	Installed Size	Root	Spacing	Notes
Shade Trees							
Ace Mar		Acer x. fremanii 'Marmo'	Marmo Upright Maple	3" Cal.	B/B	As Shown	
Deciduous Shrubs							
Die Lon		Diervilla Ionicera 'Jewell'	Jewell Dwtbush Honeysuckle	18-24" Ht.	2 Gal.	54" o.c.	
Phy Cen		Physocarpus 'Center Glow'	Center Glow Ninebark	30-36" Ht.	5 Gal.	60" o.c.	
Rib Gre		Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	18-24" Ht.	2 Gal.	42-48" o.c.	
Spi Fri		Spiraea fritschiana	Fritsch Spiraea	15-18" Ht.	2 Gal.	42" o.c.	
Syr Pal		Syringa meyeri 'Palibin'	Palibin Dw. Lilac	30-36" Ht.	7 Gal.	54-60" o.c.	
Evergreen Shrubs							
Jun Kal		Juniperus chinensis 'Kallay'	Kallay Compact Juniper	24" sprd.	7 Gal.	54-60" o.c.	

**GRIFFIN WAREHOUSE
PROPOSED BUILDING ADDITION
WAUKESHA, WI**

**Plan Commission Submittal
Not For Construction**

Revisions



SCALE: As Shown @ 36x24"

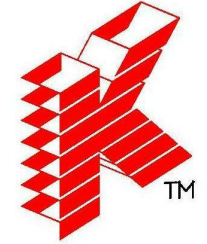
**Landscape Details,
Schedules & Notes**

MAY 9, 2016

Project No.
16-1084.00

Sheet No.

L5.00



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

www.kellerbuilds.com

PROPOSED ADDITION FOR:
GRIFFIN WAREHOUSE
WISCONSIN
WAUKESHA,

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS	
1	SEPTEMBER 22, 2015 KRW
2	SEPTEMBER 25, 2015 KRW
3	APRIL 23, 2016 CDT
4	MAY 5, 2016 CDT

PROJECT MANAGER: J. DALLAS

DESIGNER: C. MANSKE

DRAWN BY: KRW

EXPEDITOR: _____

SUPERVISOR: _____

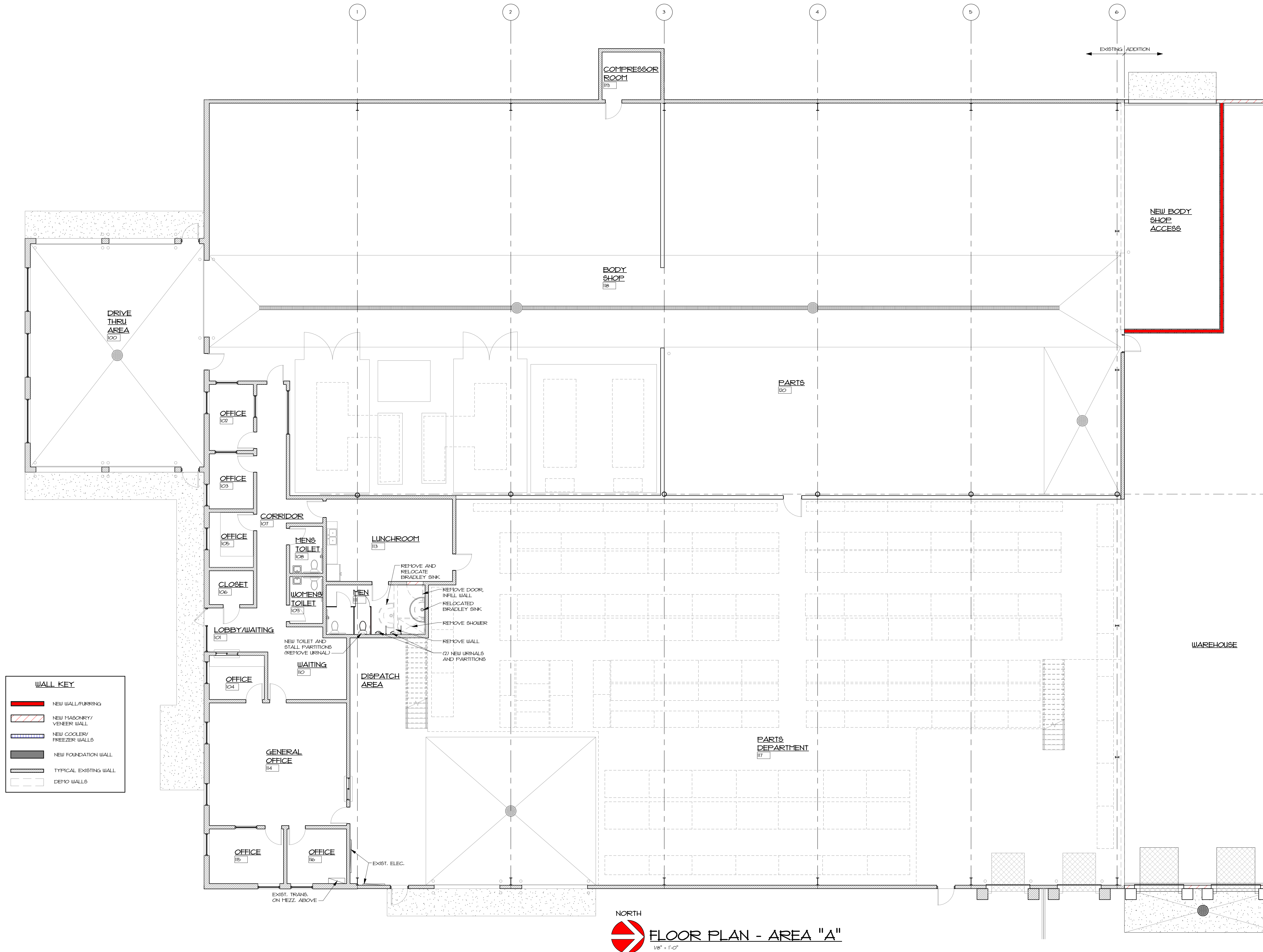
PRELIMINARY NO: PB242

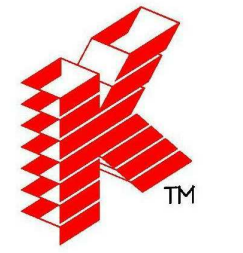
CONTRACT NO: _____

DATE: SEPTEMBER 11, 2015

SHEET: **A1.0**

PRELIMINARY - NOT FOR CONSTRUCTION





Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 2216 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-5795 /
 1-800-236-2334
 FAX (920) 766-3004

MADISON
 711 Oak Dr.
 Sun Prairie, WI 53590
 PHONE (608) 318-2336
 FAX (608) 318-2337

www.kellerbuilds.com

PROPOSED ADDITION FOR:
GRIFFIN WAREHOUSE
 WISCONSIN
 WAUKESHA,

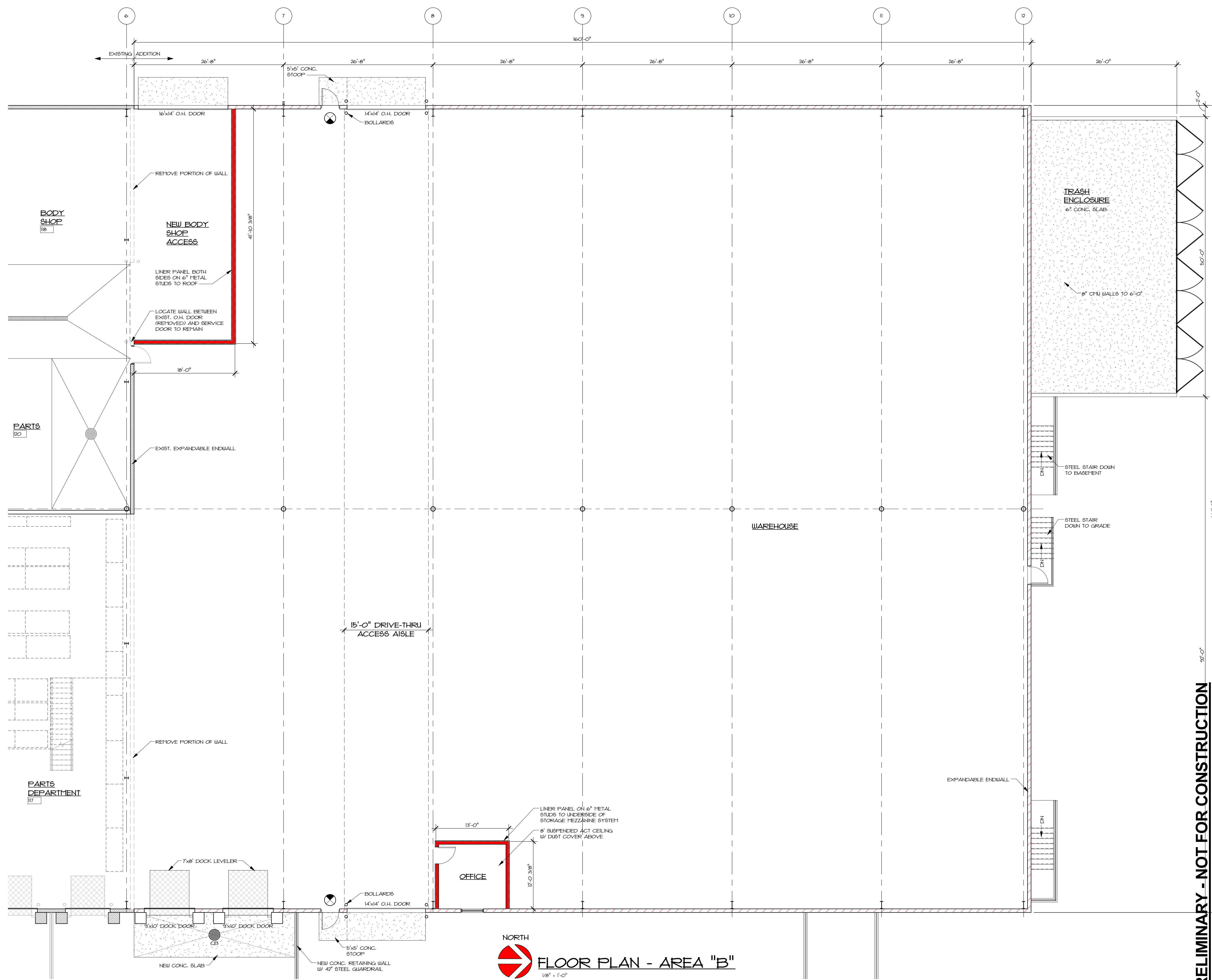
"COPYRIGHT NOTICE"
 This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

1	SEPTEMBER 22, 2015	KRW
2	SEPTEMBER 25, 2015	KRW
3	APRIL 23, 2016	CDT
4	MAY 5, 2016	CDT

PROJECT MANAGER: J. DALLAS
 DESIGNER: C. MANSKE
 DRAWN BY: KRW
 EXPEDITOR: _____
 SUPERVISOR: _____
 PRELIMINARY NO: P15242
 CONTRACT NO: _____

DATE: SEPTEMBER 11, 2015
 SHEET: **A1.1**



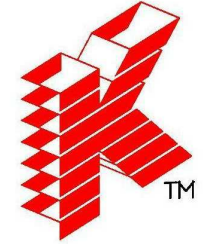
WALL KEY

[Red line]	NEW WALL/FURRING
[Hatched pattern]	NEW MASONRY/VENEER WALL
[Blue hatched pattern]	NEW COOLER/FREEZER WALLS
[Grey hatched pattern]	NEW FOUNDATION WALL
[Dotted pattern]	TYPICAL EXISTING WALL
[White box]	DEMO WALLS

NORTH

FLOOR PLAN - AREA "B"
 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 NE16 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-5795 /
 1-800-236-2534
 FAX (920) 766-5004

MADISON
 711 Oak Dr.
 Sun Prairie, WI 53590
 PHONE (608) 318-2336
 FAX (608) 318-2337

MILWAUKEE
 W204 N11509
 Coltondale Rd
 Germantown, WI 53022
 PHONE (262) 250-9710
 1-800-236-2534
 FAX (262) 250-9740

WAUSAU
 5605 Lilac Ave
 Wausau, WI 54401
 PHONE (715) 849-3141
 FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED ADDITION FOR:
GRIFFIN WAREHOUSE
 WISCONSIN
 WAUKESHA,

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

1	SEPTEMBER 22, 2015	KRW
2	SEPTEMBER 25, 2015	KRW
3	APRIL 23, 2016	CDT
4	MAY 5, 2016	CDT

PROJECT MANAGER: J. DALLAS

DESIGNER: C. MANSKE

DRAWN BY: KRW

EXPEDITOR: _____

SUPERVISOR: _____

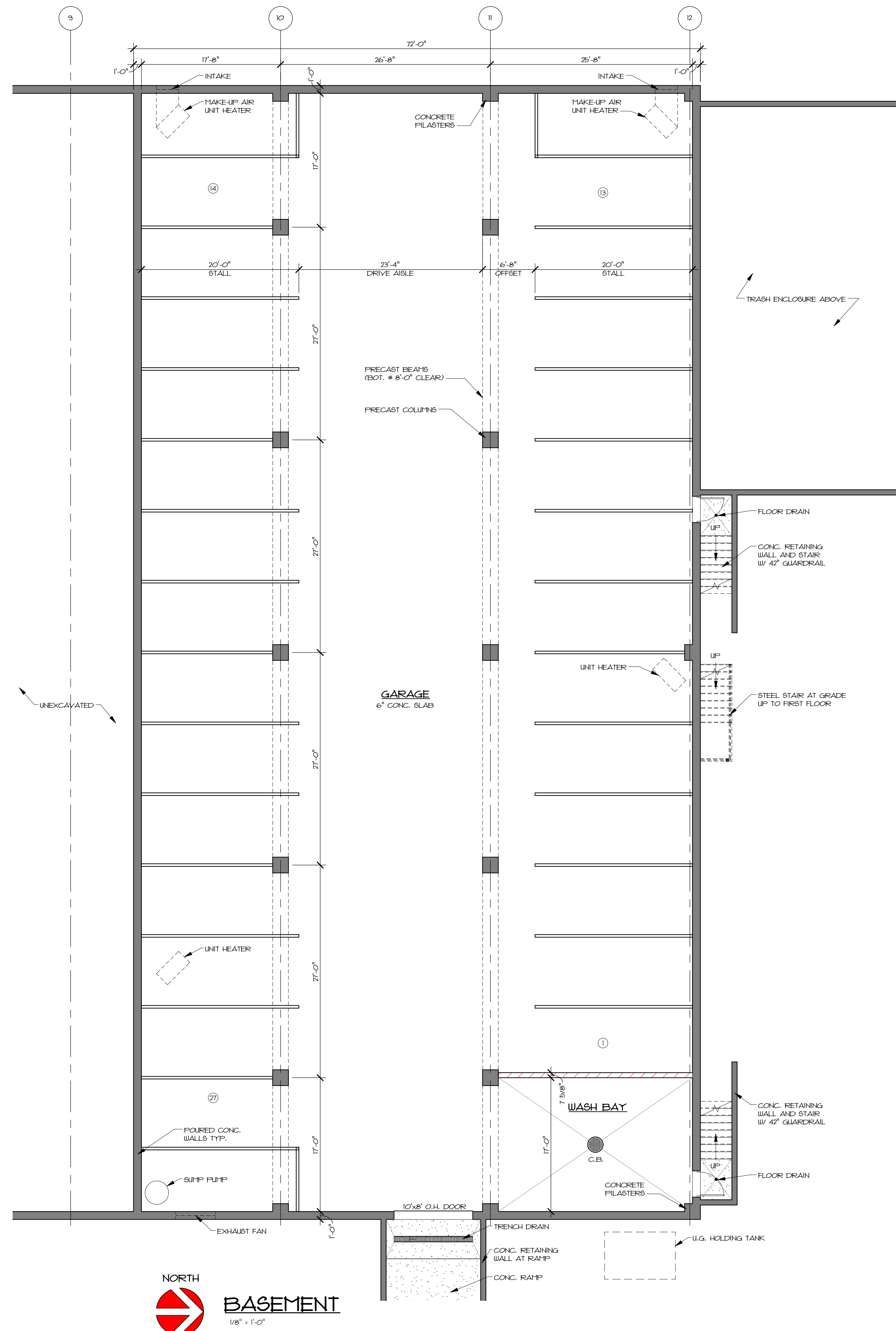
PRELIMINARY NO: PB242

CONTRACT NO: _____

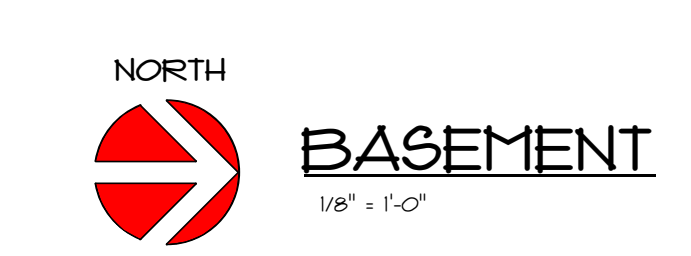
DATE: SEPTEMBER 11, 2015

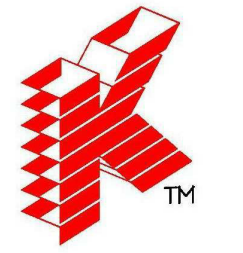
SHEET: **A1.2**

PRELIMINARY - NOT FOR CONSTRUCTION



WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/VENEER WALL
	NEW COOLER/FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS





Keller

PLANNERS | ARCHITECTS | BUILDERS

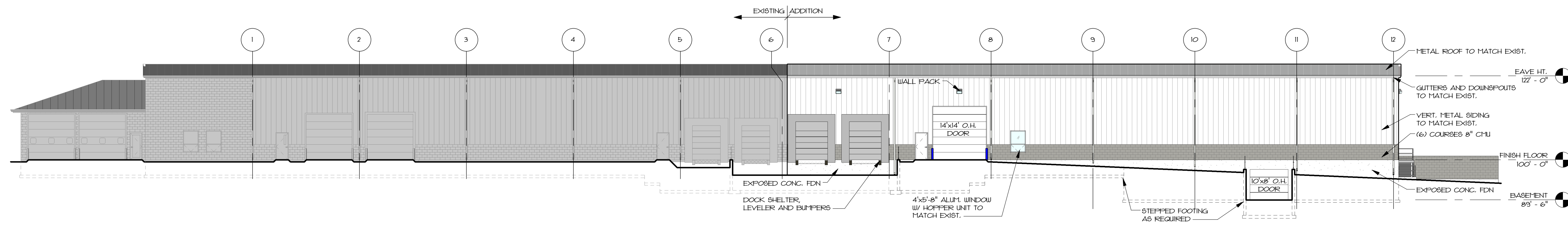
FOX CITIES
 NE16 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-5795 /
 1-800-236-2534
 FAX (920) 766-5004

MADISON
 711 Loh Dr.
 Sun Prairie, WI 53590
 PHONE (608) 318-2336
 FAX (608) 318-2337

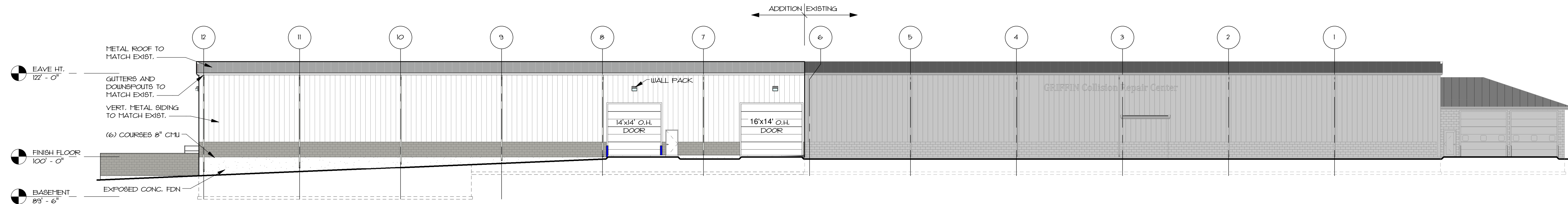
MILWAUKEE
 W204 N11509
 Colendale Rd
 Germantown, WI 53022
 PHONE (262) 250-9710
 1-800-236-2534
 FAX (262) 250-9740

www.kellerbuilds.com

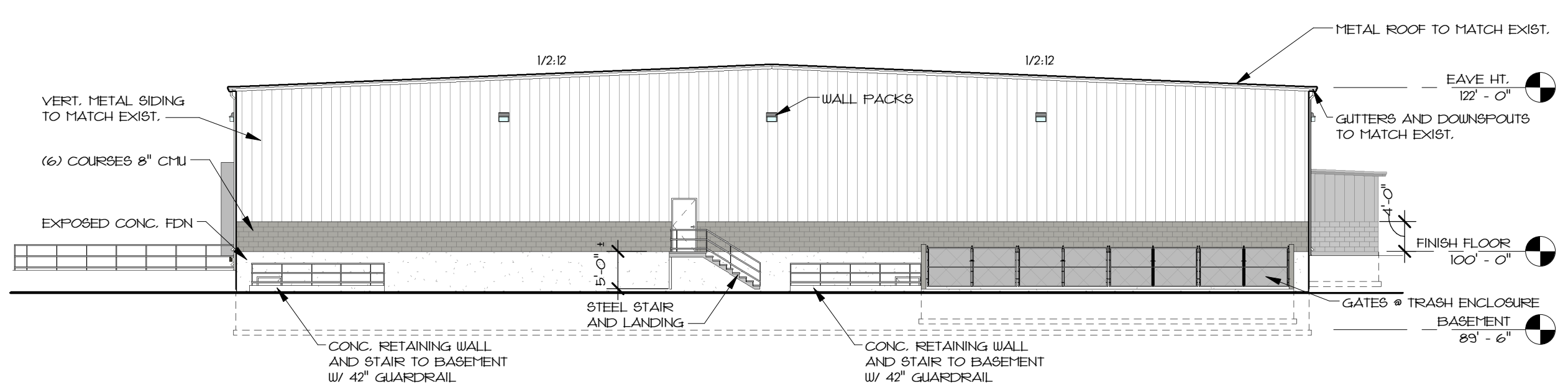
PROPOSED ADDITION FOR:
GRIFFIN WAREHOUSE
 WISCONSIN
 WAUKESHA,



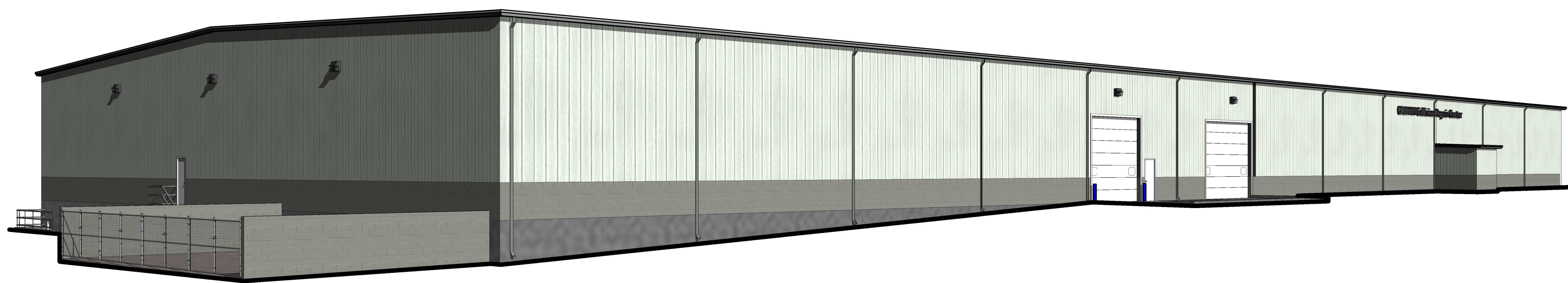
EAST ELEVATION
 1/16" = 1'-0"



WEST ELEVATION
 1/16" = 1'-0"



NORTH ELEVATION
 1/16" = 1'-0"



"COPYRIGHT NOTICE"
 This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

1	SEPTEMBER 22, 2015	KRW
2	SEPTEMBER 25, 2015	KRW
3	APRIL 23, 2016	CDT
4	MAY 5, 2016	CDT

PROJECT MANAGER: J. DALLAS

DESIGNER: C. MANSKE

DRAWN BY: KRW

EXPEDITOR: _____

SUPERVISOR: _____

PRELIMINARY NO: P15242

CONTRACT NO: _____

DATE: SEPTEMBER 11, 2015

SHEET: **A2.0**