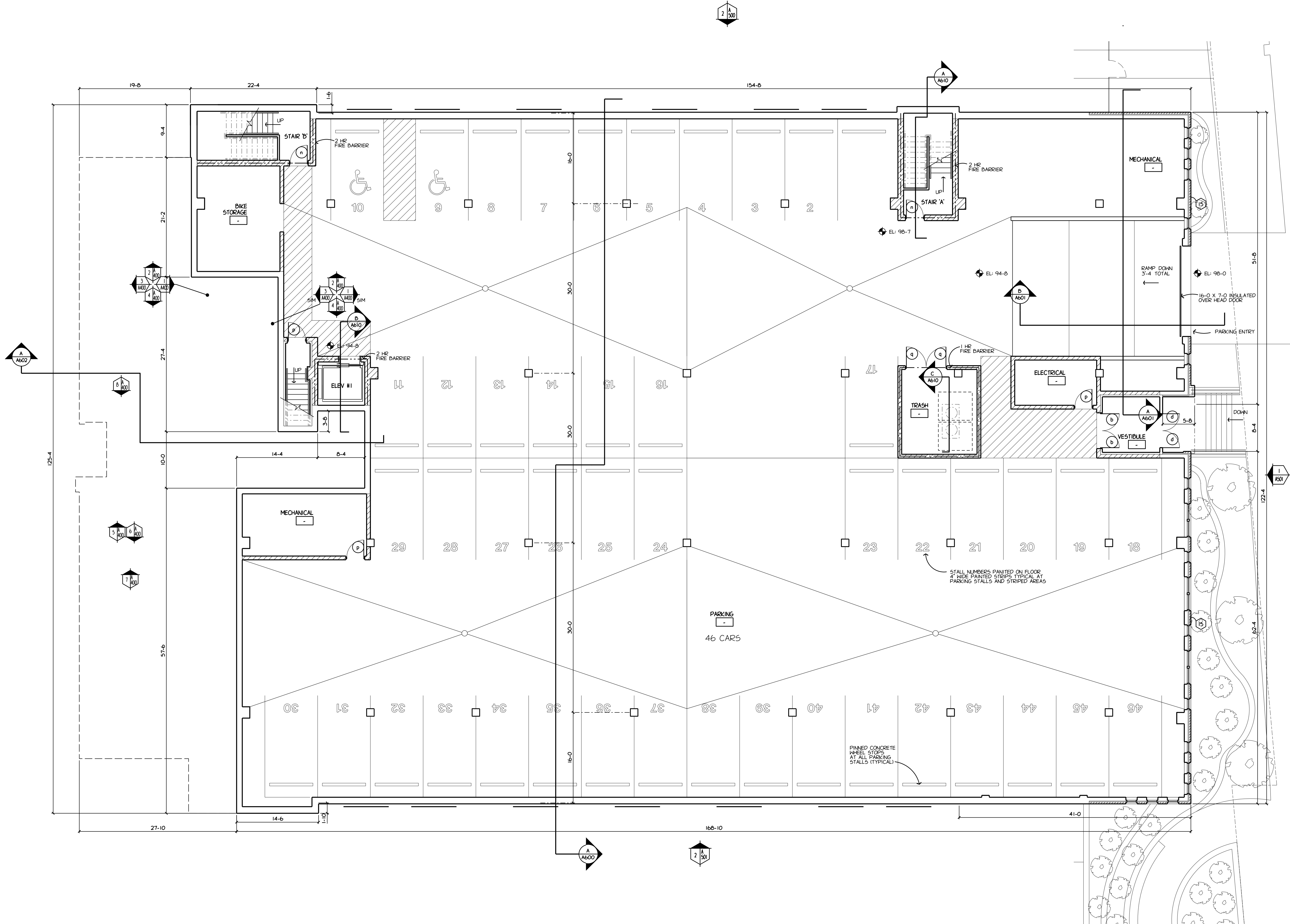


FILE: 132101 Waukesha A210.dgn
PLOT DATE: 9/24/2016 2:24:22 PM BY: USER: BSA
PLOT SCALE: 1/8" = 1'-0" / 1/4" = 1'-0" / 1/2" = 1'-0"
PLOT SHEET: 132101 Waukesha A210.dgn
PLOT SHEET: 132101 Waukesha A210.dgn



I.L. PLAN
GENERAL NOTES:

DIMENSIONS @ EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEETING. ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING W/ FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD. VERIFY ALL ROUGH & MASONRY OPENINGS W/ APPROVED SHOP DRAWINGS.

INDICATES 1-HR WALL
INDICATES 2-HR WALL
INDICATES 3-HR WALL
INDICATES 4-HR WALL

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE @ TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

PLUS OR MINUS - FOR REFERENCE ONLY

1/4" PLANS A300 - A302
DOOR DETAILS SHEET AT301
ROOM FINISH SCHEDULE SHEET A300, AT301
WALL TYPES SHEET AT300

2x4 STUD
2x6 STUD
(2) 2x4 STUDS W/ 1/4" SPACE

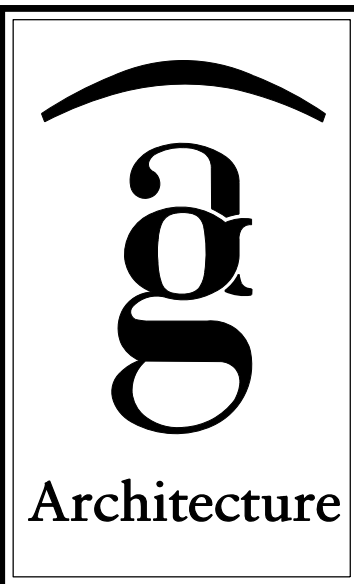
FE - FIRE EXTINGUISHER W/ RECESSED CABINET - SECTION 10522 SEE DETAIL 10/AT400.

FE - FIRE EXTINGUISHER W/ BRACKET, SURFACE MOUNTED SECTION 10522

PROVIDE 4 FIRE EXTINGUISHERS THIS FLOOR.

CLEARPOINT
Multifamily

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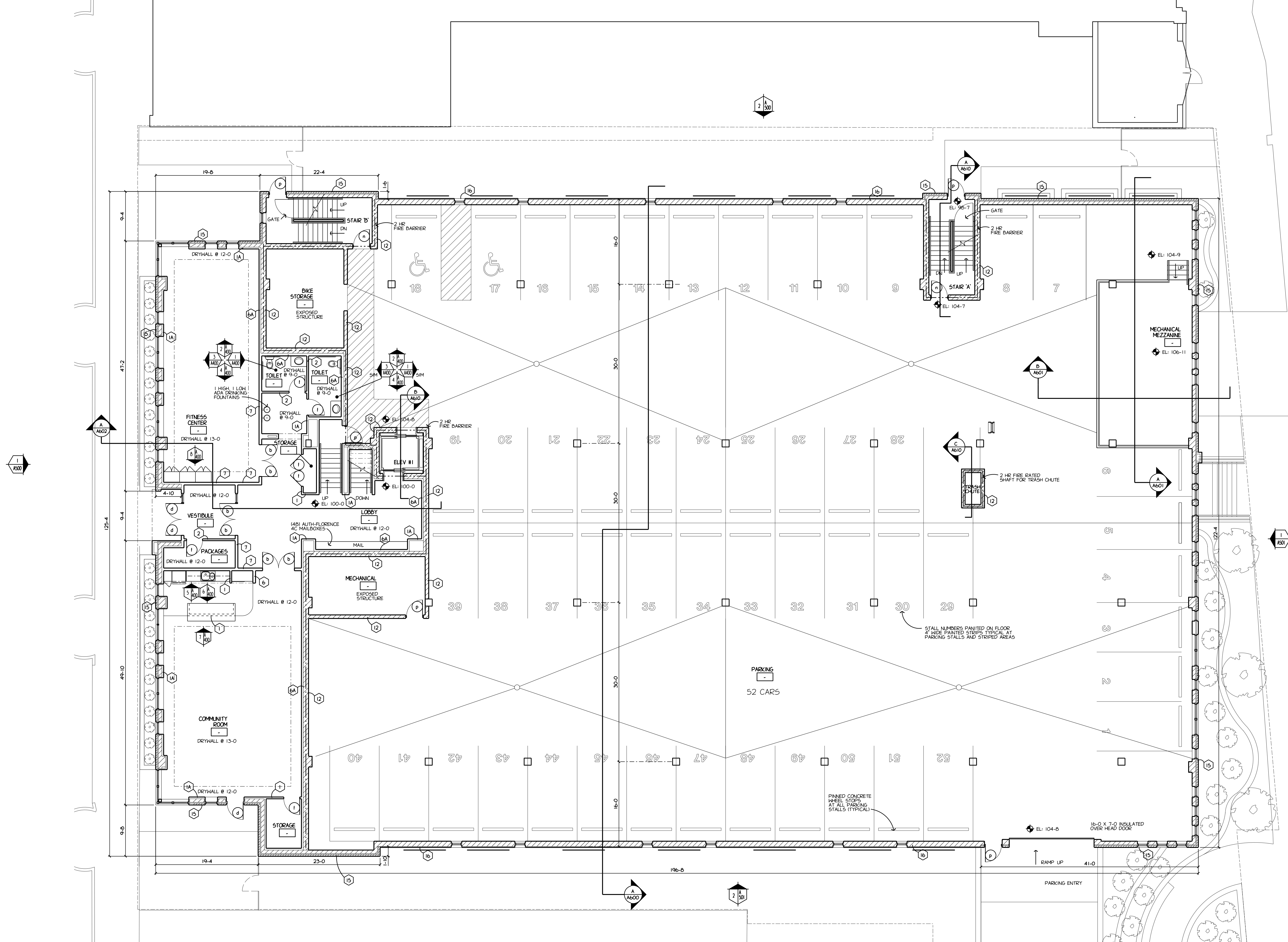
132101

SHEET NO.

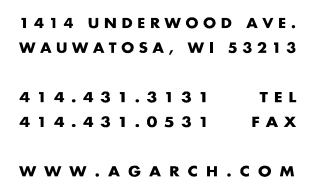
1/8" LOWER FLOOR PLAN A210

PROVIDE 4 FIRE EXTINGUISHERS THIS FLOOR.

1/8" FIRST FLOOR PLAN A211



PLOT PARAMETERS: FILE: K:\3210\CADD\NVA211.DGN MODEL: PLOT SHEET
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 USING DRIVER: L:\XWORKSPACE\STANDARDS\PLTFCG\PDFC.PLT LAST SAVE: 9/8/2016
 PENTABLE: L:\XWORKSPACE\STANDARDS\TABLE\ESVPENAC.TRI



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A212

PROVIDE 4 FIRE EXTINGUISHERS THIS FLOOR.

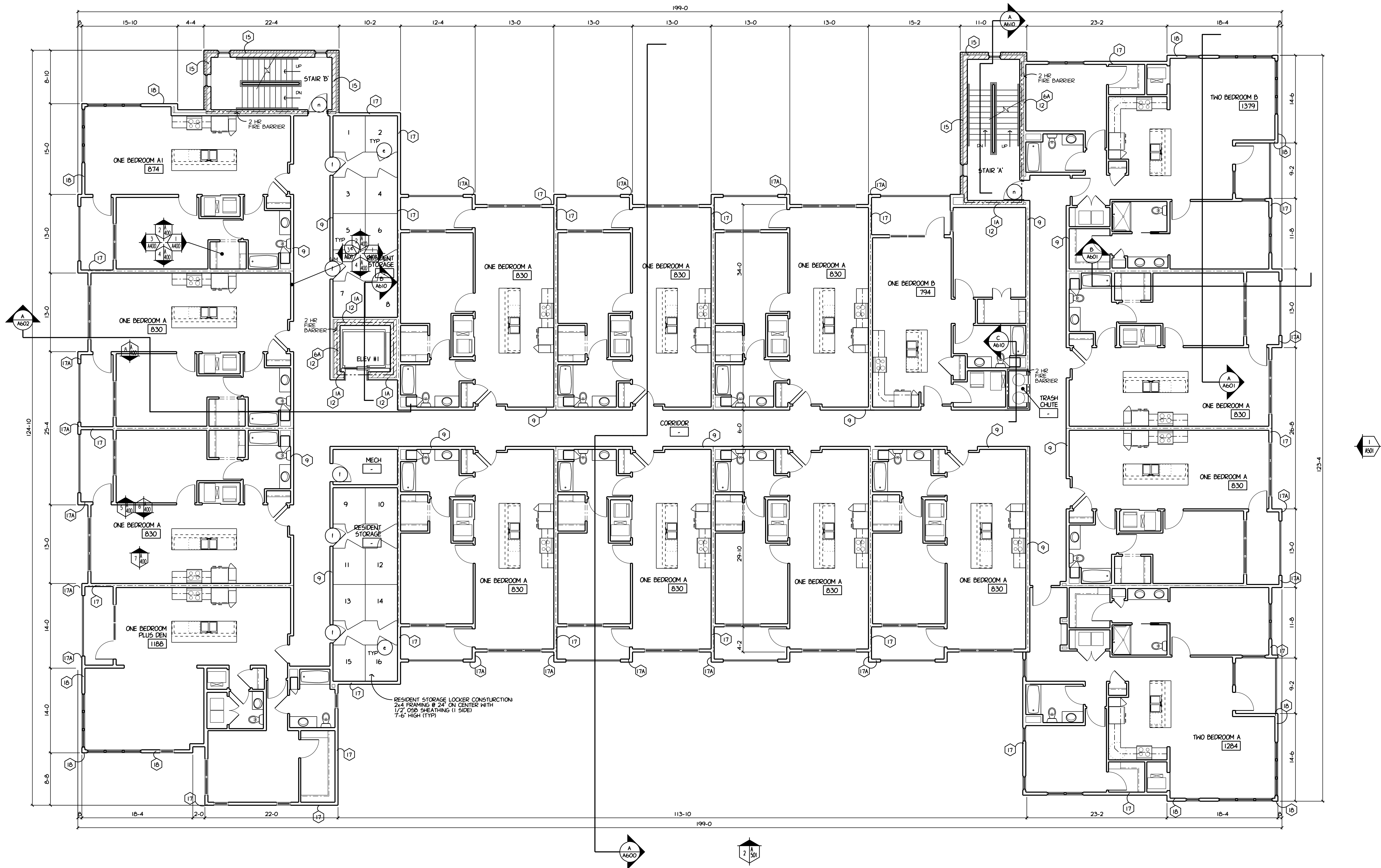


DRAWING LIMIT LINE

PLOT PARAMETERS: FILE K:\32101\CADD\NA212.DGN
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 USING DRIVER: L:\XMPRSPACE\STANDARDS\PLTCFG\ACI.PDF
 PENTAIL F:\XMPRSPACE\STANDARDS\TAR\ENR\ACI TRI
 MODEL: PLOT SHEET
 AT SCALE: 8' = 1" / IN.
 LAST SAVE: 9/9/2016

FILE: A:\132101\Waukesha\A213.DWG
PLOT: 9/24/2016 2:28:46 PM BY: USER: BSA
PLOT: 9/24/2016 2:28:46 PM BY: USER: BSA
PLOT: 9/24/2016 2:28:46 PM BY: USER: BSA

DRAWING LIMIT LINE



I.L. PLAN GENERAL NOTES:

DIMENSIONS @ EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING W/ FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD. VERIFY ALL ROUGH & MASONRY OPENINGS W/ APPROVED SHOP DRAWINGS.

----- INDICATES 1-HR WALL
----- INDICATES 2-HR WALL
----- INDICATES 3-HR WALL
----- INDICATES 4-HR WALL

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

X - X * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE @ TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.
X - X ** PLUS OR MINUS - FOR REFERENCE ONLY

1/4" PLANS A300 - A302
DOOR DETAILS SHEET AT301
ROOM FINISH SCHEDULE SHEET A300, AT301
WALL TYPES SHEET AT300

2x4 STUD
2x6 STUD
(2) 2x4 STUDS W/ 1/4" SPACE

FE - FIRE EXTINGUISHER W/ RECESSED CABINET - SECTION 10522 SEE DETAIL 10/AT400.

FE - FIRE EXTINGUISHER W/ BRACKET, SURFACE MOUNTED SECTION 10522

PROVIDE 4 FIRE EXTINGUISHERS THIS FLOOR.

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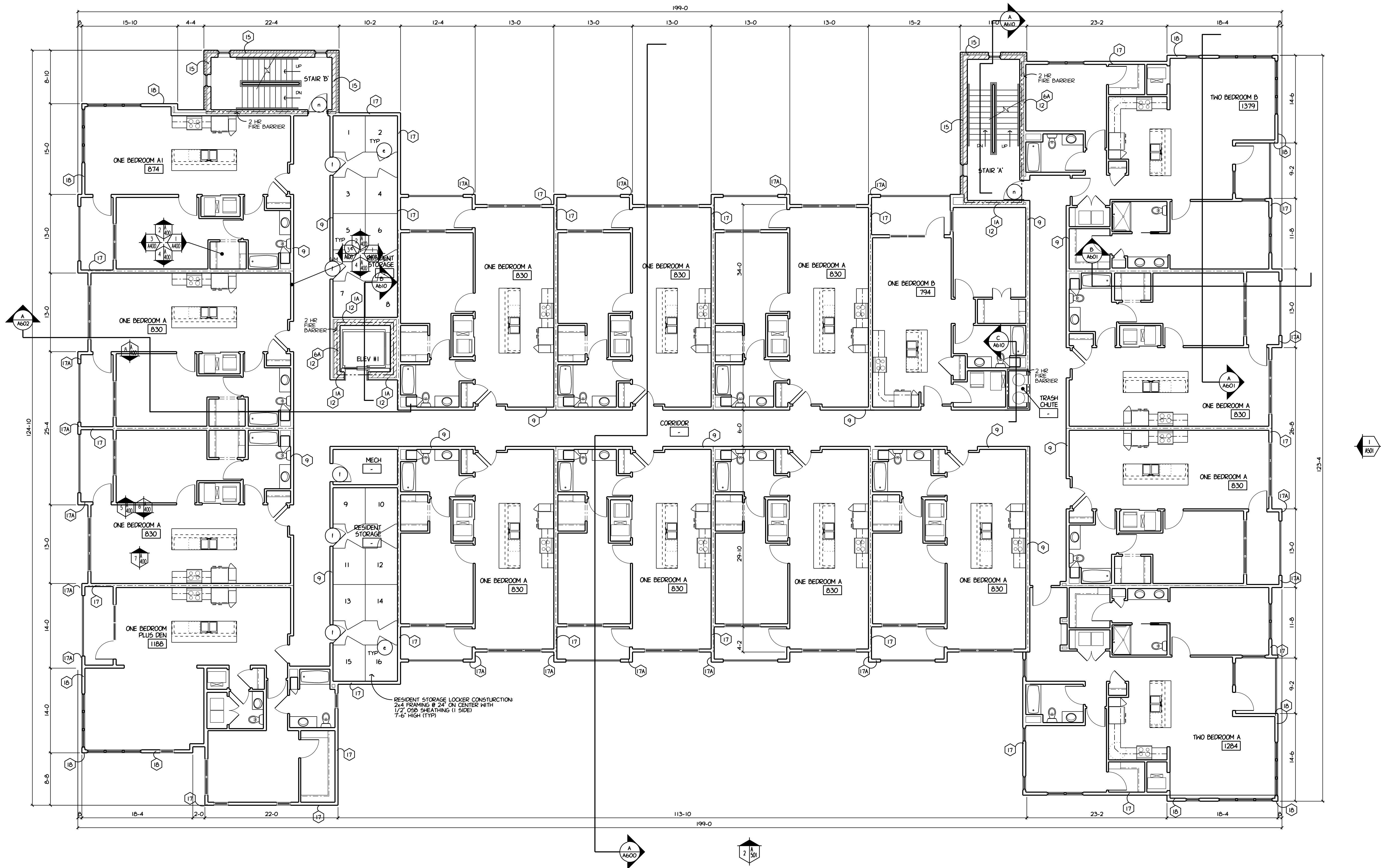
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SHEET NO.

1/8" THIRD FLOOR PLAN A213

FILE: A:\132101\W04\A214.DWG
PLOT: 9/24/2016 2:29:38 PM BY: USER: BSA
PLOT: 9/24/2016 2:29:38 PM BY: USER: BSA
PLOT: 9/24/2016 2:29:38 PM BY: USER: BSA

DRAWING LIMIT LINE



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INDICATES 1-HR WALL
INDICATES 2-HR WALL
INDICATES 3-HR WALL
INDICATES 4-HR WALL

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

X - X * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE @ TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.
X - X ** PLUS OR MINUS - FOR REFERENCE ONLY

1/4" PLANS A300 - A302
DOOR DETAILS SHEET AT301
ROOM FINISH SCHEDULE SHEET A300, AT301
WALL TYPES SHEET AT300

2x4 STUD
2x6 STUD
(2) 2x4 STUDS W/ 1/4" SPACE

PEC - FIRE EXTINGUISHER W/ RECESSED CABINET - SECTION 10522 SEE DETAIL 10/AT400.

FE - FIRE EXTINGUISHER W/ BRACKET, SURFACE MOUNTED SECTION 10522

PROVIDE 4 FIRE EXTINGUISHERS THIS FLOOR.

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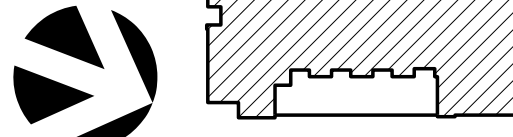
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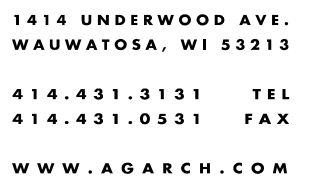
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SHEET NO.



1/8" FOURTH FLOOR PLAN A214

1/8" FIFTH FLOOR PLAN



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ROOF DRAIN
OVERFLOW SIMILAR AS SHOWN

ROOF PLAN

GENERAL NOTES:

SEE MECHANICAL PLANS FOR ACTUAL NUMBER & LOCATION OF ROOF PENETRATIONS.

ALL ROOF EXHAUSTS/VENTS & PVC TO BE PAINTED TO MATCH SHINGLES.

ALL MEMBRANE ROOFING TO BE INSTALLED PER MANUFACTURER'S STANDARD DETAILS.

R.D. - ROOF DRAIN

PROVIDE ROOF PAVES PATH (24" 24" 24" PAVED) FROM ROOF SCUTTLE TO AND AROUND ALL ROOF TOP EQUIPMENT. ROOF PAVES TO BE 30" o.c. CONFORM EQUIPMENT w/ HVAC DRAININGS.

SEE SHEET A215 FOR ROOFING INSTALLATION DETAILS.

----- INDICATES 1-RH W/

----- INDICATES 2-RH W/

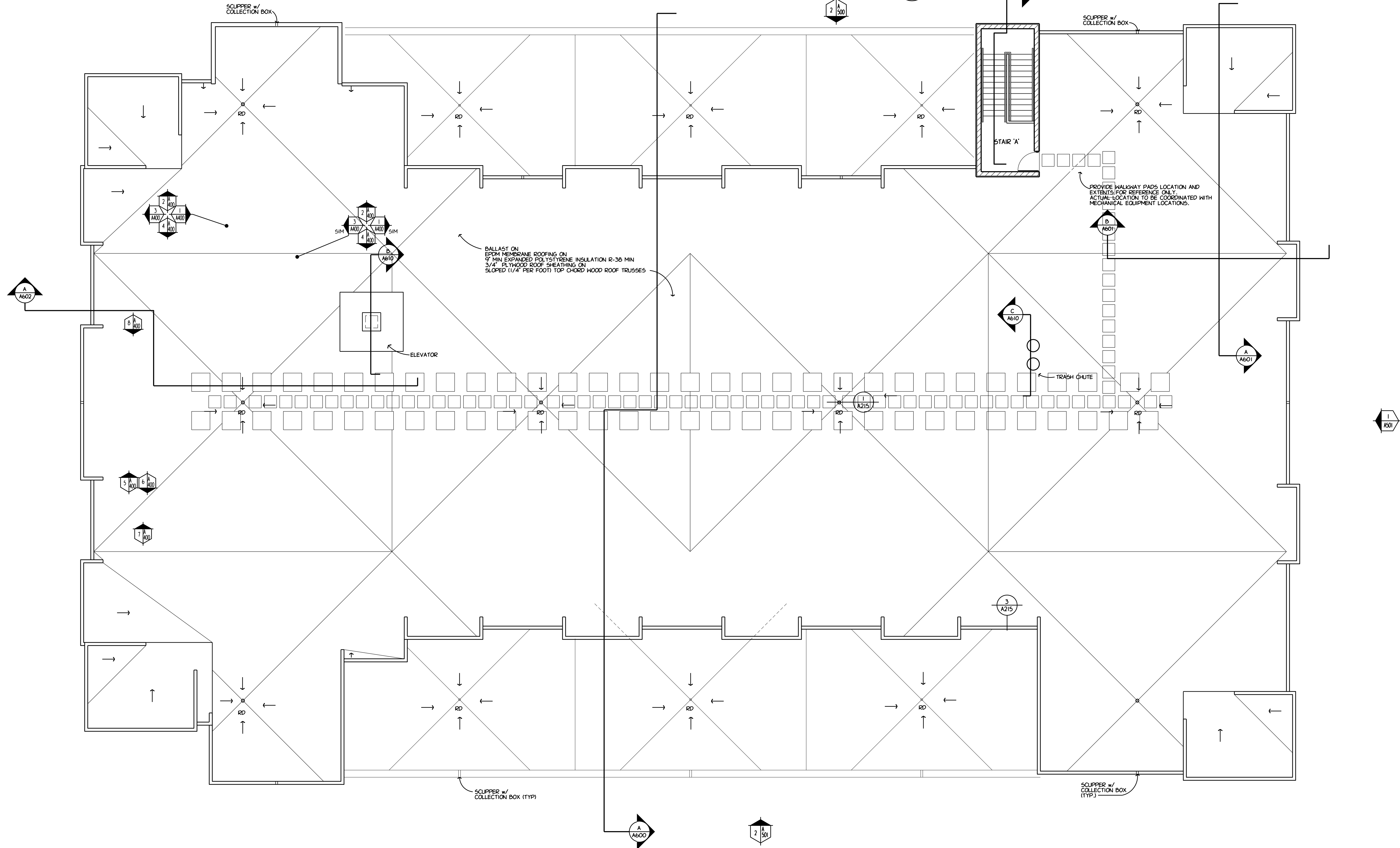
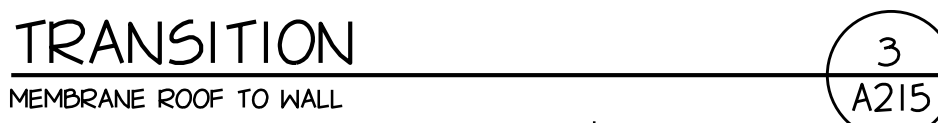
----- INDICATES DRAFFS

1/2" WATER RESISTANT DRYWALL ONE SIDE OF ROOF

PROVIDE INTERMEDIATE FRAMING w/ JOISTS MARKED C

ALL ROOFING TO BE 30" O.C. OVERHANG UNDER TIGHT TO UNDERSIDE OF ROOF SHEATHING. PROVIDE 2" MIN. OVERLAP

BELOW RIDGE. 6" ABOVE INSULATION AT EACH DRAFT 5"

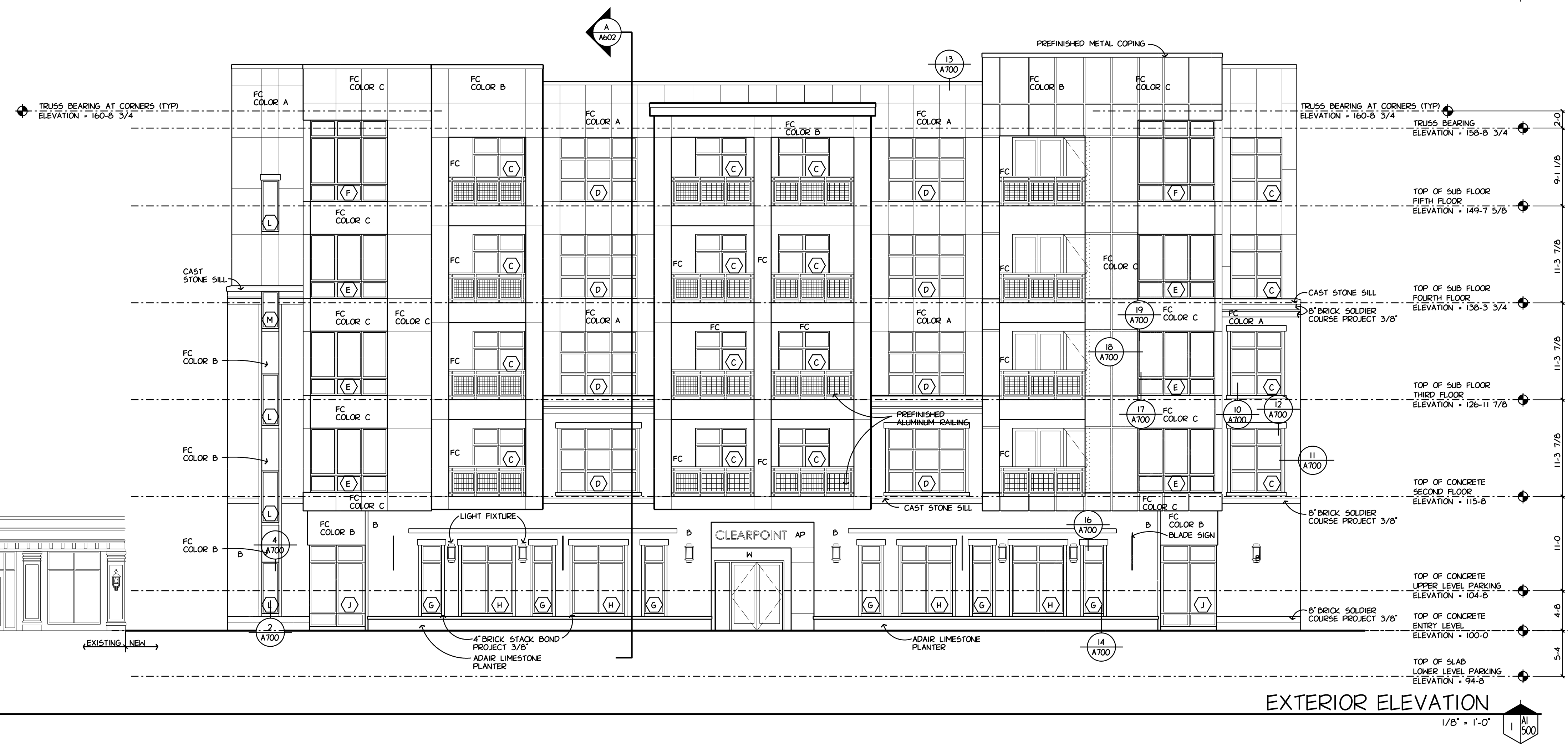


1/8" ROOF PLAN AND DETAILS A216

DRAWING LIMIT LINE

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 PENTABLE: L:\XWORKSPACE\STANDARDS\TABLES\VPENAG.TBL

DRAWING LIMIT LINE



GENERAL MATERIAL NOTES

- B SILOX CITY BRICK - EBONITE VELOUR
- P PREFINISHED PRECAST CONCRETE PANEL SYSTEM
- FC FIBER CEMENT PANEL
COLOR A - LIGHT MIST
COLOR B - BOOTHBAY BLUE
COLOR C - COUNTRYLINE RED
COLOR D - NIGHT GREY
- AP PAC-CLAD - COLONIAL RED
- H LONGBOARD ALUMINUM SIDING - LIGHT CHERRY

GENERAL NOTES

- ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

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SHEET NO.

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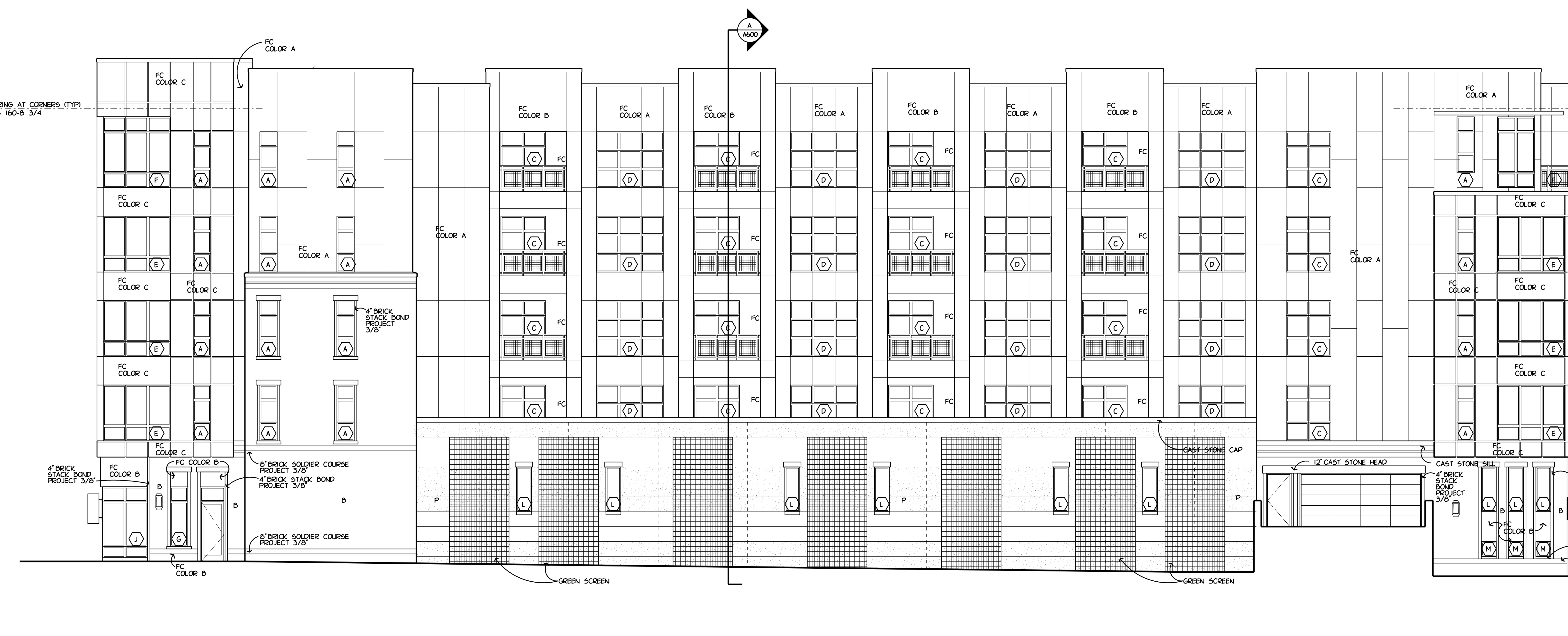
285

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WINDOW SCHEDULE	
NOTE: FIXED, DOUBLE HUNG FIELD VERIFY ALL CUSTOM WINDOWS.	



EXTERIOR ELEVATION
1/8" = 1'-0"

GENERAL MATERIAL NOTES

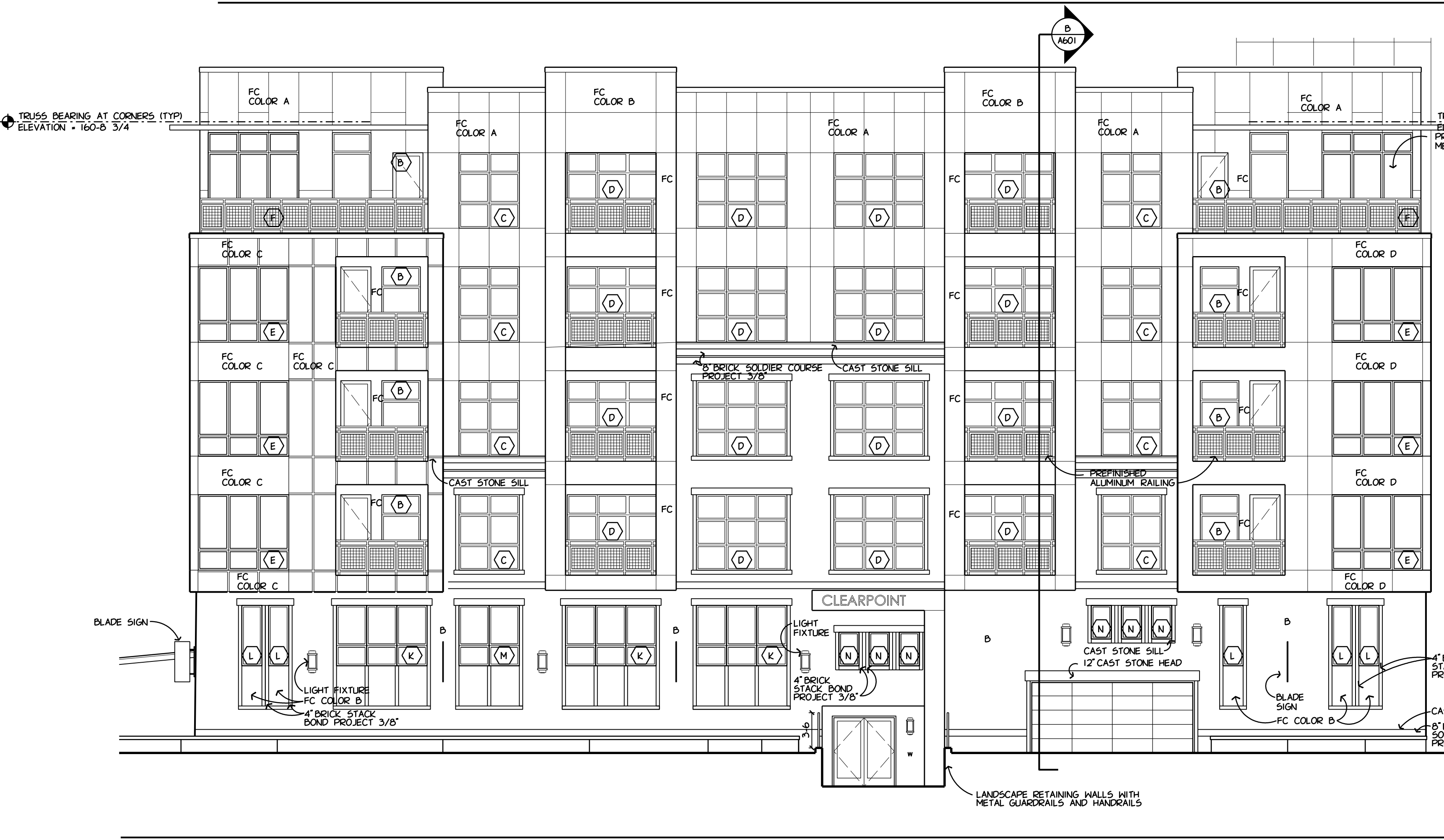
- B SIOUX CITY BRICK - EBONITE VELOUR
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COLOR C - COUNTRYLINE RED
COLOR D - NIGHT GREY
- AP PAC-CLAD - COLONIAL RED
- W LONGBOARD ALUMINUM SIDING - LIGHT CHERRY

GENERAL NOTES

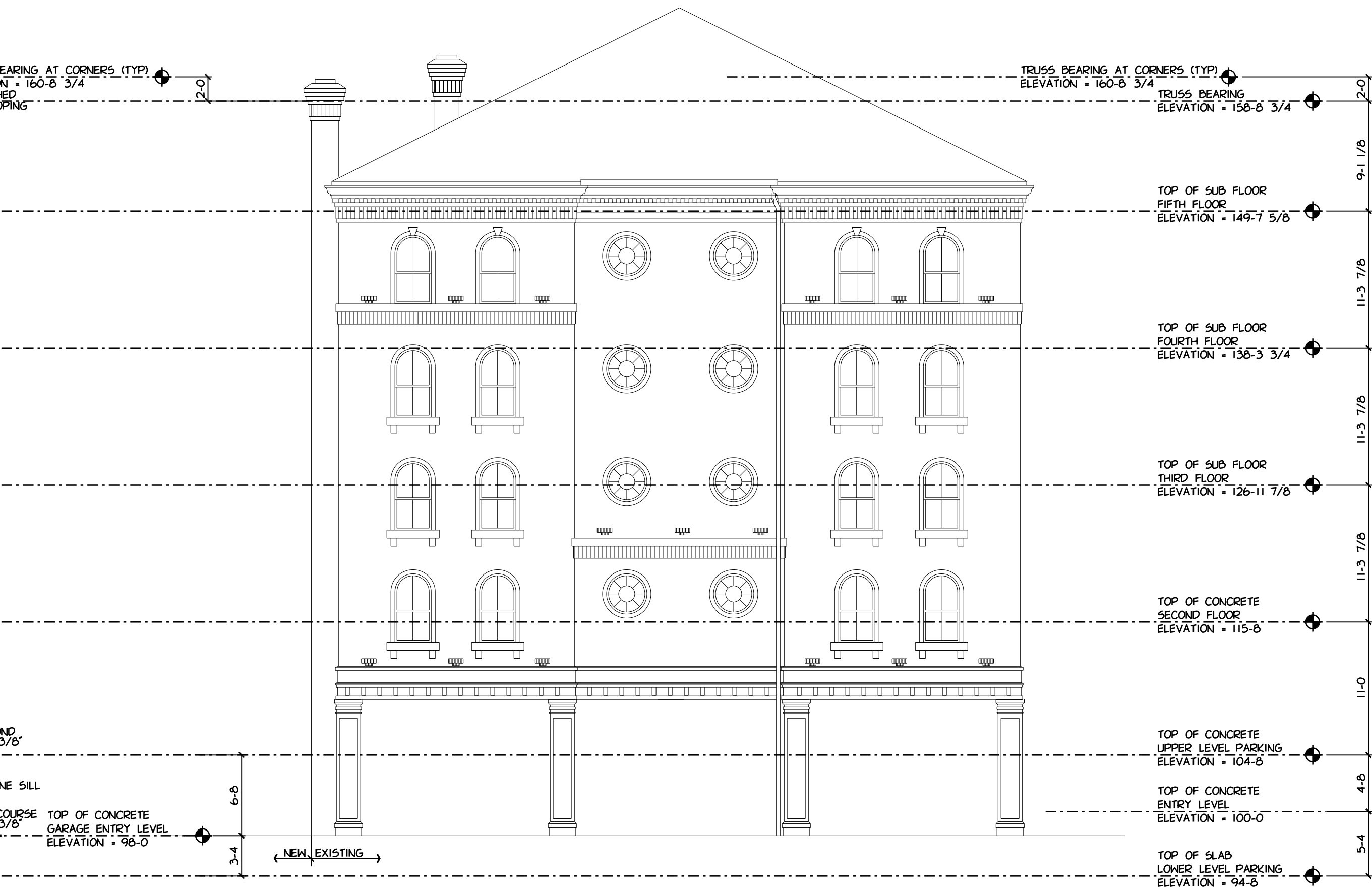
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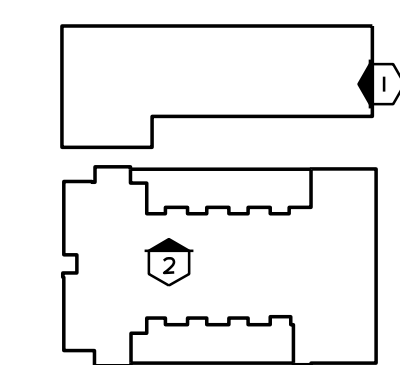
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EXTERIOR ELEVATION
1/8" = 1'-0"



EXTERIOR ELEVATION
1/8" = 1'-0"

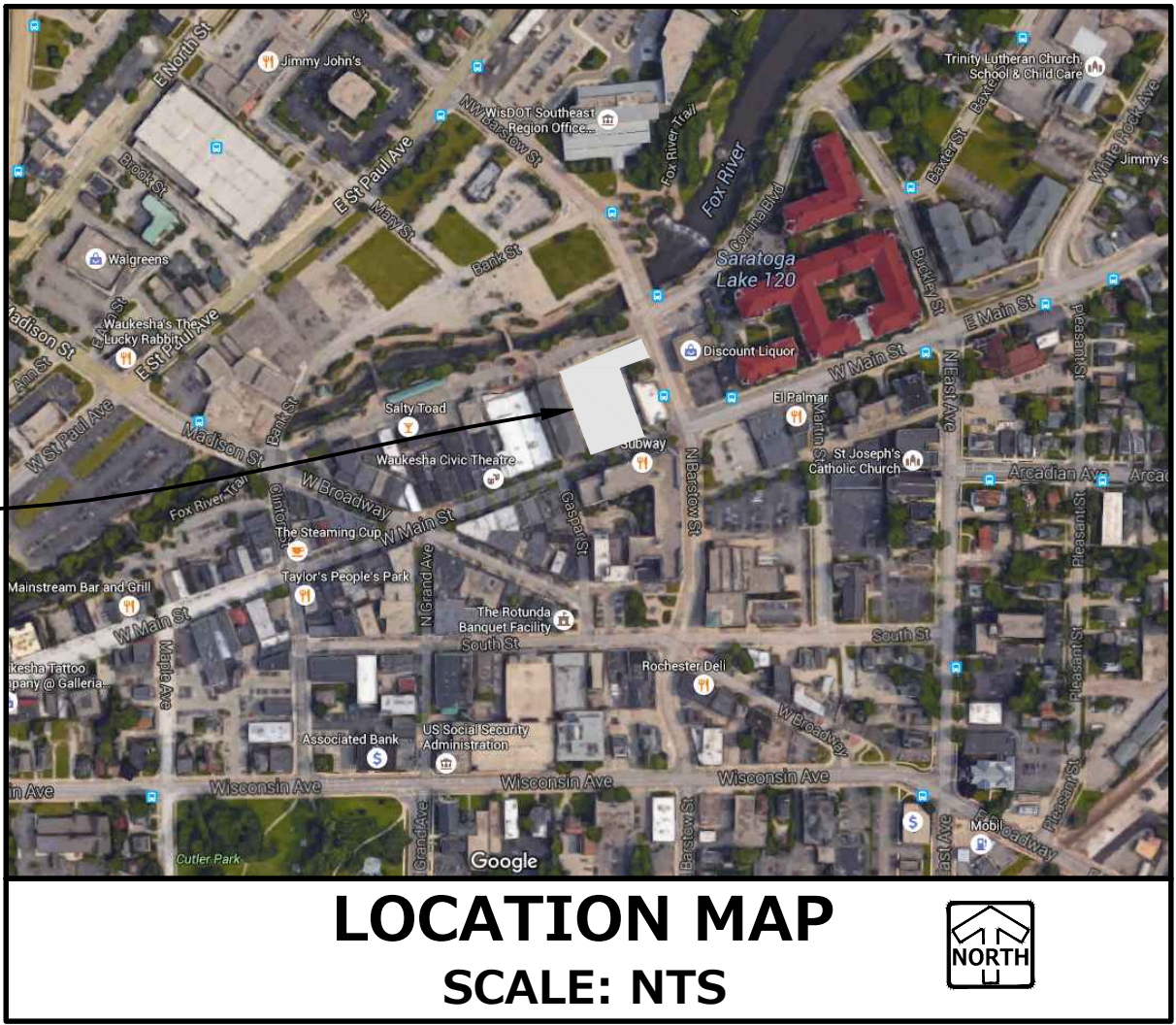


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DATE
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SHEET NO.

PROJECT PARAMETERS: FILE: K:\132101\Waukesha\DRN.DGN BY: USER: DRN, A: TFC
PLOT DATE: 9/9/2016 2:52:28 PM PLOT SCALE: 1/8" = 1'-0" / IN.
CUT SHEET: 9/9/2016 2:52:28 PM ESTABLISH: 11 Waukesha, WI 53113
ESTIMATE: 11 Waukesha, WI 53113

PROJECT
LOCATION



LEGEND	
SANITARY MANHOLE	⊙
STORM MANHOLE	⊙
CATCH BASIN	⊙
INLET	⊙
PRECAST FLARED END SECTION	⊙
CONCRETE HEADWALL	⊙
VALVE VAULT	⊙
VALVE BOX	⊙
FIRE HYDRANT	⊙
BUFFALO BOX	⊙
CLEANOUT	⊙
SANITARY SEWER	—S—
FORCE MAIN	—S—
STORM SEWER	—ST—
WATER MAIN	—W—
LIGHTING	⊙
ELECTRICAL CABLE	—E—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊙
POWER POLE	⊙
POWER POLE WITH LIGHT	⊙
GUY WIRE	⊙
STREET SIGN	⊙
GAS MAIN	—G—
TELEPHONE LINE	—T—
CONTOUR	749
TREE WITH TRUNK SIZE	⊙
CONCRETE SIDEWALK	—
EASEMENT LINE	—

CLEARPOINT
Mixed Use Development
Waukesha Wisconsin



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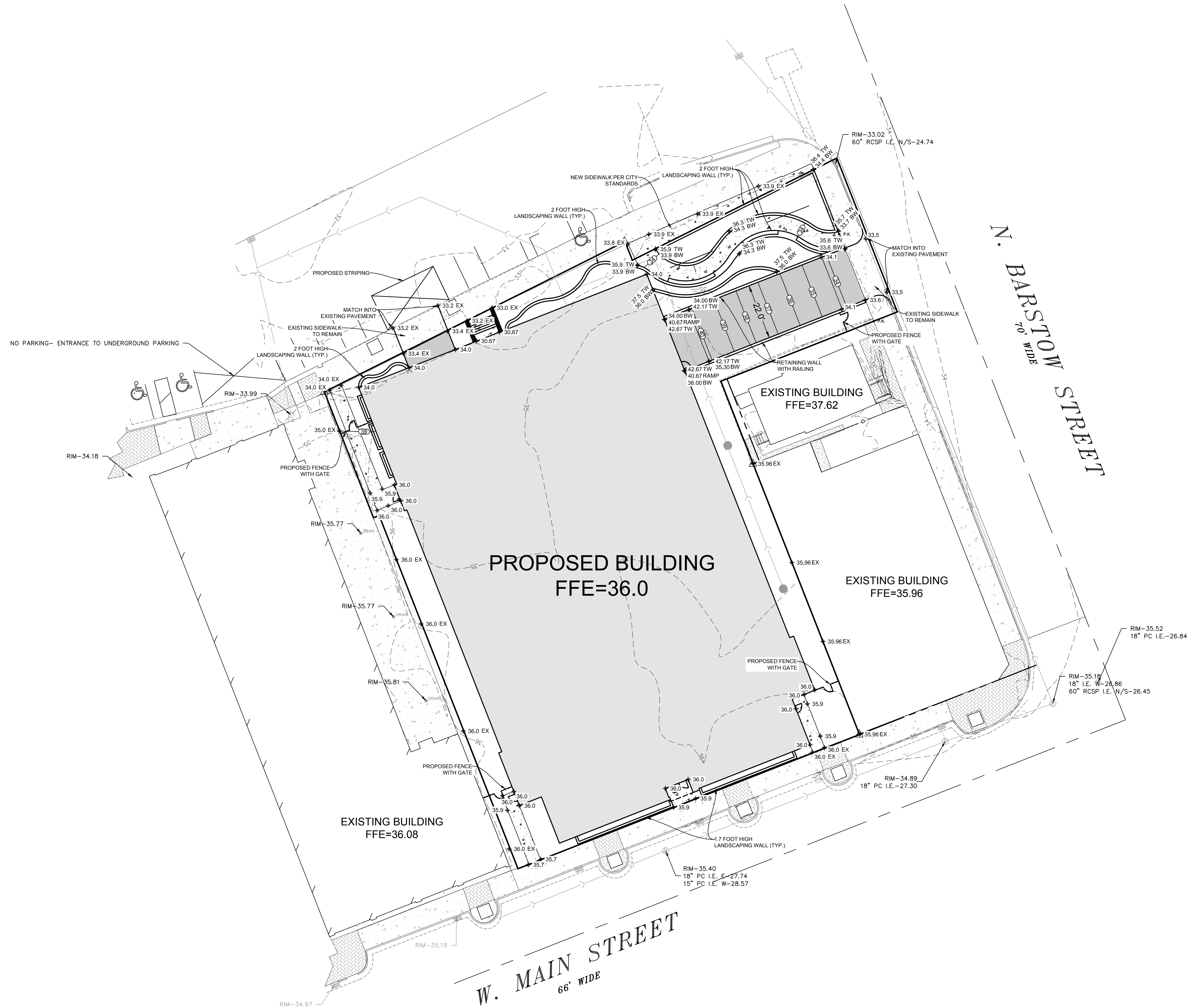
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GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

EXISTING CONDITIONS C-1

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LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM CATCH BASIN (ROUND CASTING)
	STORM CATCH BASIN (RECTANGULAR CASTING)
	PRECAST FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	SILT FENCE
	INLET PROTECTION
	CONSTRUCTION ENTRANCE



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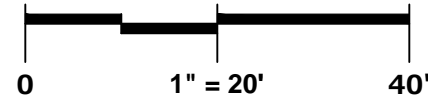
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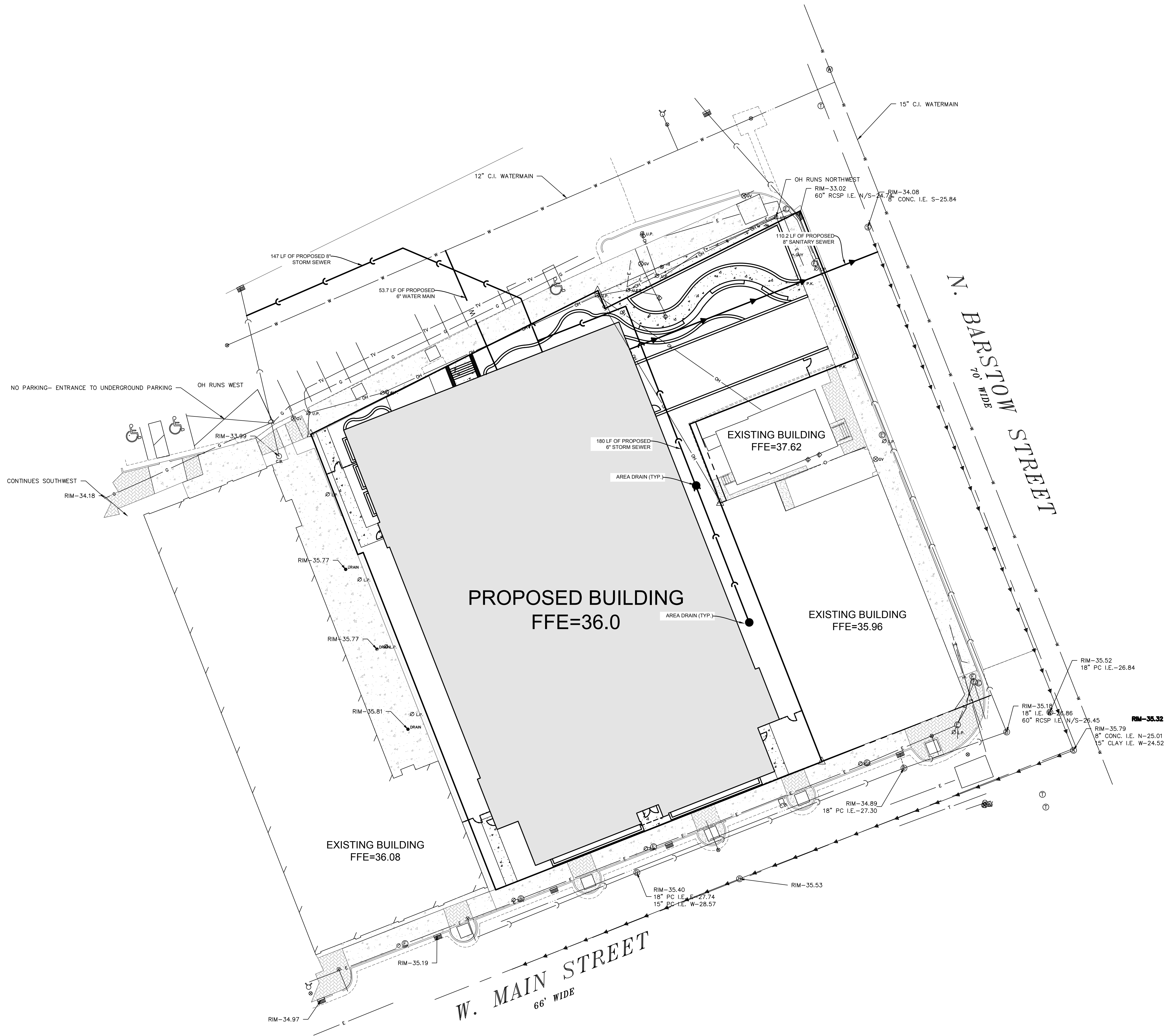
PROJECT
132101

OWNER
MRA



GRAPHICAL SCALE (FEET)





LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET SIGN



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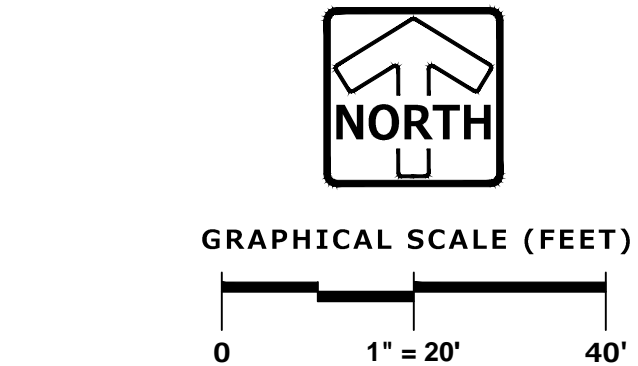
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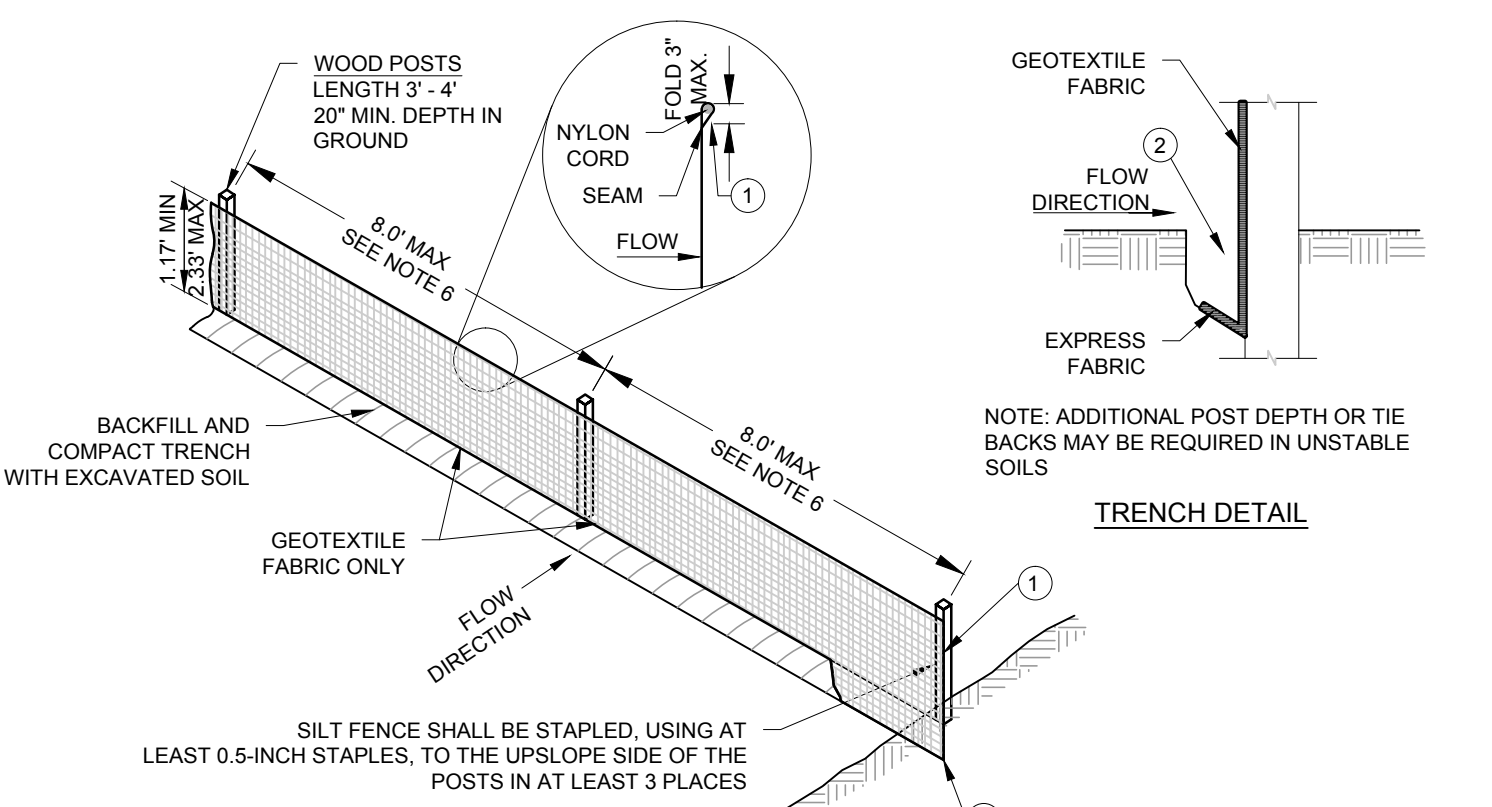
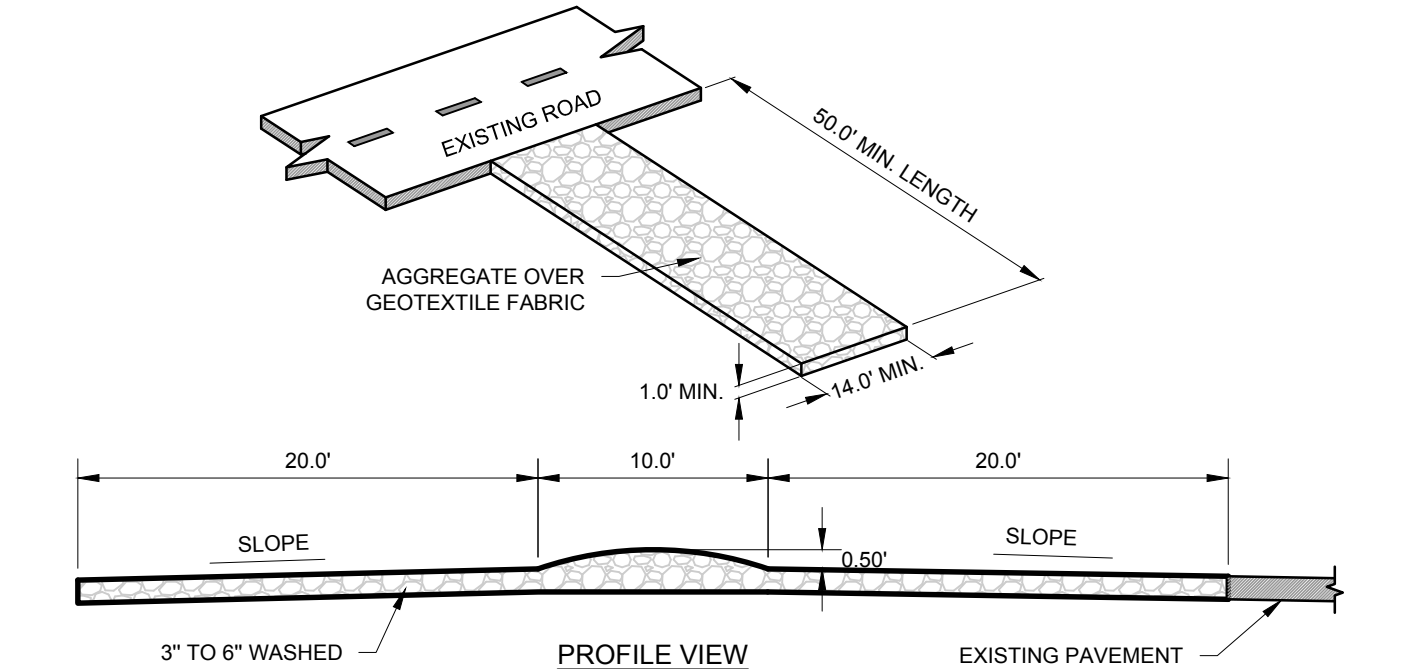
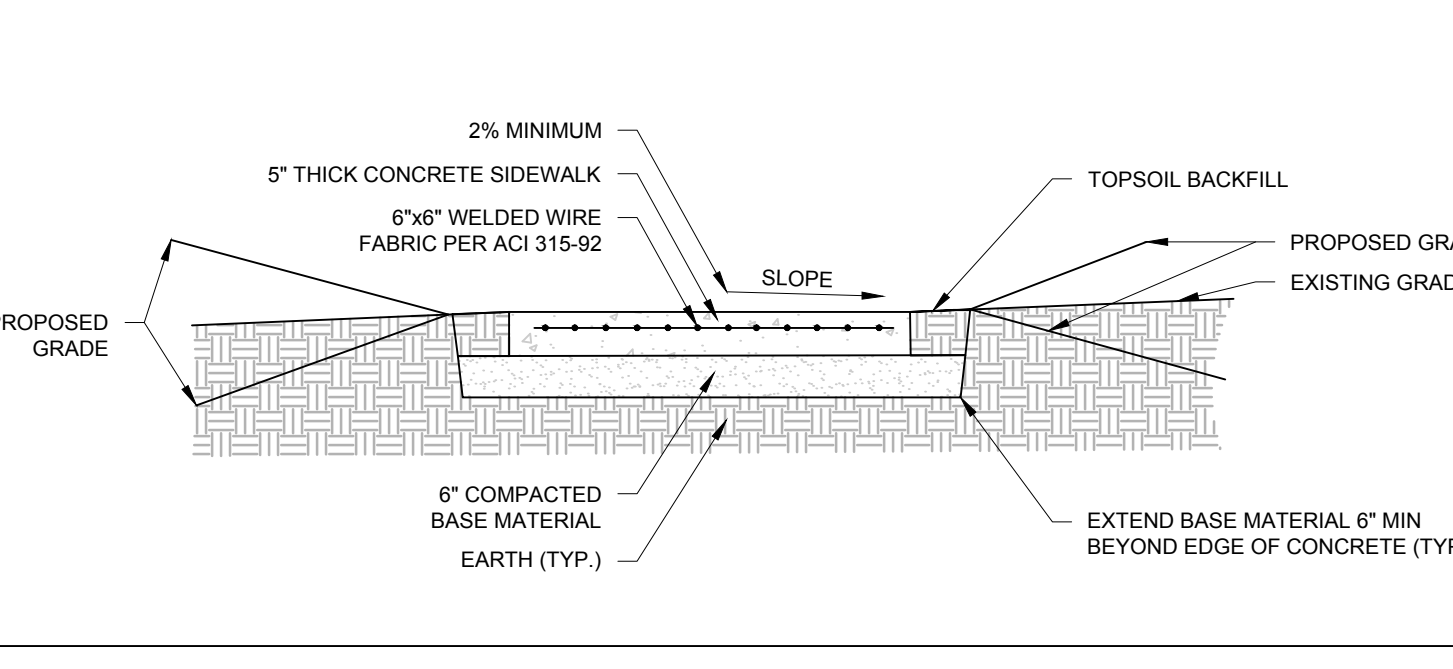
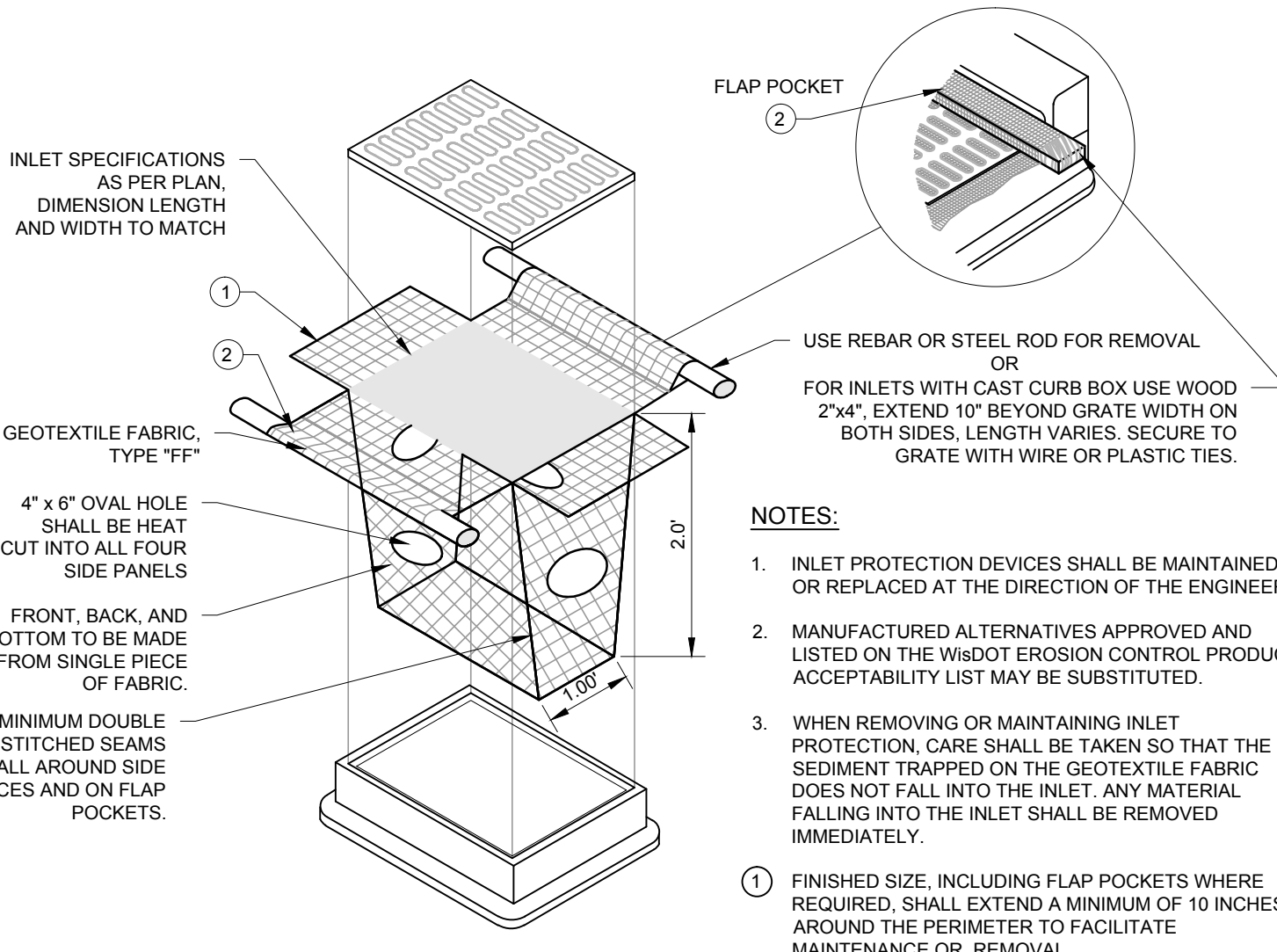
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MCA



UTILITY PLAN C-3

 <p>NOTES:</p> <ol style="list-style-type: none"> ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES X 1.125-INCHES OF DRIED OAK OR HICKORY. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN). 	 <p>NOTES:</p> <ol style="list-style-type: none"> ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE. 	 <p>CONCRETE SIDEWALK</p> <p>NOTES:</p> <ol style="list-style-type: none"> INSTALL TACK COAT PER WDOT SPECIFICATIONS IF LAYERS ARE NOT INSTALLED AT THE SAME TIME. 1.50" ASPHALT SURFACE COURSE (E-0.3) 1.50" ASPHALT BINDER COURSE (E-0.3) 8" CRUSHED 1.25" AGGREGATE BASE COURSE (COMPACTED) COMPACTED SUBGRADE 	 <p>INLET PROTECTION</p> <p>NOTES:</p> <ol style="list-style-type: none"> INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WIDOT 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. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.
<p>SILT FENCE</p>	<p>CONSTRUCTION ENTRANCE</p>	<p>REGULAR DUTY PAVEMENT SECTION</p>	<p>INLET PROTECTION</p>

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 380, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
- THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
- SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
- THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
- IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, INCLUDING STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO IDENTIFY UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) OF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-998) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL 43 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
- TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
- THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEViate WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.
- MATting SHALL BE AS FOLLOWS:
 - NON-CHANNEL EROSION MAT
 - CLASS I: SHORT TERM DURATION (MINIMUM OF 6 MONTHS)
 - TYPE A: USE ON ERODIBLE SLOPES 2:1 OR FLATTER
 - TYPE B: DOUBLE NETTED PRODUCT ON ERODIBLE SLOPES 2:1 OR FLATTER
 - CLASS II: URBAN, SHORT TERM DURATION (MIN. OF 6 MONTHS), LIGHT DUTY, ORGANIC EROSION CONTROL MAT FOR AREAS WHERE MOWING MAY BE ACCOMPLISHED WITHIN TOW WEEKS AFTER INSTALLATION
 - URBAN, TYPE A: USE ON ERODIBLE SOILS WITH SLOPES 4:1 OR FLATTER
 - URBAN, TYPE B: DOUBLE NETTED PRODUCT FOR USE ON SLOPES 2.5:1 OR FLATTER
 - CLASS III: LONG TERM DURATION (3 YEARS OR GREATER), ORGANIC EROSIONAL CONTROL, REVEGETATIVE MAT
 - TYPE A: JUSTE FIBER ONLY FOR USE ON SLOPES 2:1 OR FLATTER FOR SOD REINFORCEMENT
 - TYPE B: FOR USE ON SLOPES 2:1 OR GREATER MADE WITH PLASTIC OR BIODEGRADABLE NET
 - TYPE C: A WOVEN MAT OF 100% ORGANIC FIBERS FOR USE ON SLOPES 2:1 OR FLATTER AND IN ENVIRONMENTALLY AND BIOLOGICALLY SENSITIVE AREAS WHERE PLASTIC NETTING IS INAPPROPRIATE
 - CLASS III: PERMANENT 100% SYNTHETIC ECRM OR TRM, EITHER A SOIL STABILIZER TYPE A OR CLASS I, TYPE A OR B EROSION MAT MUST BE PLACED OVER THE SOIL FILLED TRM
 - TYPE A: ECRM FOR USE ON SLOPES 2:1 OR FLATTER
 - TYPE B OR C: TRM FOR USE ON SLOPES 2:1 OR FLATTER
 - TYPE D: TRM FOR USE ON SLOPES 1:1 OR FLATTER

- CHANNEL EROSION MAT

- CLASS I: SHORT TERM DURATION (MINIMUM OF 6 MONTHS), LIGHT DUTY, ORGANIC ECRM WITH PLASTIC OR BIODEGRADABLE NETTING
 - TYPE A: ONLY SUITABLE FOR SLOPE APPLICATIONS, NOT CHANNEL APPLICATIONS
 - TYPE B: DOUBLE NETTED PRODUCT FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS IS 1.5 LBS/FT² OR LESS
- CLASS II: LONG TERM DURATION (3 YEARS OR GREATER), ORGANIC ECRM
 - TYPE A: JUTE FIBER ONLY FOR USE IN CHANNELS TO REINFORCE SOD
 - TYPE B: FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS IS 2.0 LBS/FT² OR LESS. MADE WITH PLASTIC OR BIODEGRADABLE MAT
 - TYPE C: WOVEN MAT OF 100% ORGANIC MATERIAL FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS IS 2.0 LBS/FT² OR LESS, APPLICABLE FOR USE IN ENVIRONMENTALLY SENSITIVE AREAS WHERE PLASTIC NETTING IS INAPPROPRIATE

- CLASS III: PERMANENT 100% SYNTHETIC ECRM OR TRM, CLASS I, TYPE B EROSION MAT OR CLASS II, TYPE B OR C EROSION MAT MUST BE PLACED OVER A SOIL FILLED TRM

- TYPE A: ECRM FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS OF 2.0 LBS/FT² OR LESS
- TYPE B: TRM FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS OF 2.0 LBS/FT² OR LESS.
- TYPE C: TRM FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS OF 3.5 LBS/FT² OR LESS
- TYPE D: TRM FOR USE IN CHANNELS WHERE THE CALCULATED (DESIGN) SHEAR STRESS OF 5.0 LBS/FT² OR LESS

SPECIFICATIONS FOR PRIVATE UTILITIES

- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
- PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
- CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
- MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLON/PLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
- MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
- MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C208 WITH A THREE-PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
- EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
- TRACER WIRE (NO. 18 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
- MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
- UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

- AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 3/4" INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
- EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
- ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. TYPE E-0.3 IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
- CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A. ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.

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DESIGNED BY

DATE

09 SEP 2016

PROJECT

132101

DESIGN NO.



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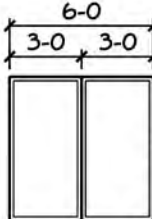

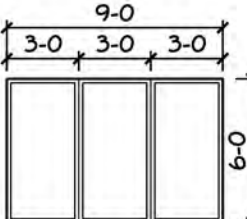
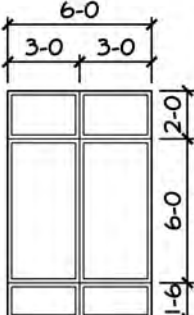
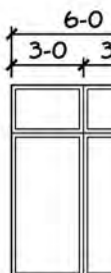
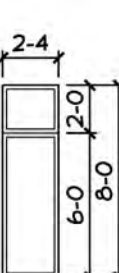
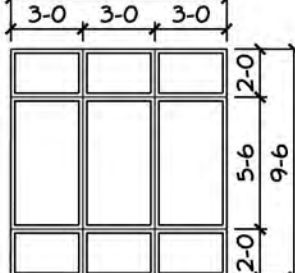
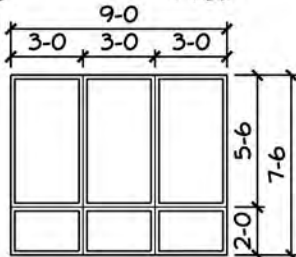
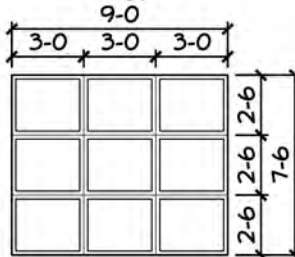
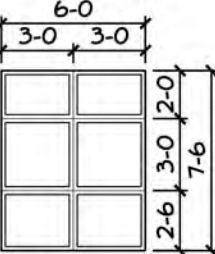
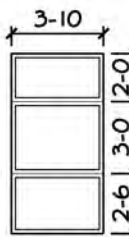
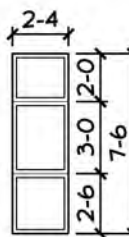
REVISIONS

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DRN
DATE
9 SEP 2016
PROJECT
132101
SHEET NO.

WINDOW SCHEDULE

			
			
FIXED	FIXED		
			
FIXED	FIXED	FIXED CORNER WINDOW	
			
FIXED		FIXED	
			
FIXED		FIXED, DOUBLE HUNG	

NOTE: FIXED, DOUBLE HUNG
FIELD VERIFY ALL CUSTOM WINDOWS.

FIXED, DOUBLE HUNG	FIXED, DOUBLE HUNG	FIXED, DOUBLE HUNG
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MAIN STREET
Clearpoint
Waukesha, WI





MAIN STREET
Clearpoint
Waukesha, WI





MAIN STREET
Clearpoint
Waukesha, WI





RIVERFRONT PLAZA
Clearpoint
Waukesha, WI





RIVERFRONT PLAZA
Clearpoint
Waukesha, WI





RIVERFRONT PLAZA
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