



WHITEFISH BAY COMMUNITY DEVELOPMENT AUTHORITY

MEETING NOTICE AND AGENDA

Tuesday, November 17, 2020

6:00PM

Meeting will be held at: <https://www.gotomeet.me/wfbvillage/cda>

Access Code: 960-283-949

Phone Number Log In: +1 (872) 240-3412

I. Call to Order and Roll Call

II. General Business

- Approved
- Recommended to Village Board
1. Approval of Minutes from the meeting held on October 26, 2020.
 2. Recommendation of final design plans and opinion of probable cost to the Village Board for the redevelopment of Consaul Commons.

III. Adjourn

Due to the COVID-19 pandemic, this meeting is being held via remote conference only. Members of the media and public may attend by logging onto <https://www.gotomeet.me/wfbvillage/cda>. The access code is 960-283-949. The phone number to log in is +1 (872) 240-3412. All public participants will be muted during the meeting. Members of the public wishing to communicate to the Commissioners should email p.boening@wfbvillage.org at least 48 hours prior to the meeting with "Message to Commissioners" in the subject line. Those messages will be provided to the Commission Members. Agendas and minutes are available on the Village website (www.wfbvillage.org)

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at (414) 962-6690. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the BID Board may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.wfbvillage.org)

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

October 26, 2020

6:00 p.m.

VILLAGE OF WHITEFISH BAY – GoToMeeting

I. Call to Order and Roll Call

Chairperson Ray Krueger called the meeting to order at 6:00 p.m.

Present: Chairperson Ray Krueger, Village President Julie Siegel, Village Trustee Jay Saunders, Brian Vanevenhoven, Jim Roemer, Mike Harrigan, Mike Dwyer, Sarah Malik (Alternate)

Also Present: Village Manager Paul Boening, Assistant Manager Tim Blakeslee, Public Works Director John Edlebeck, Village Attorney Chris Jaekels.

II. General Business

1. Approval of Minutes from the meeting held on August 10, 2020.

Mike Dwyer moved to approve the minutes of the August 10, 2020 meeting. Jim Roemer seconded. Motion passed 7-0.

2. Update on TID Finances.

Village Manager Paul Boening introduced the yearly update on TID Finances. Dawn Gunderson Schiel with Elhers detailed the annual TID #1 and TID #2 reports. Chairperson Ray Krueger asked about total funds spent in TID #1 and total funds remaining. Mike Harrigan asked about 2019 administration expenses and debt service payment in TID #1. Mike Harrigan also asked about the decline in value in TID #2. There was a discussion on these topics and staff will follow up with additional details to the CDA as needed.

3. Discussion and Recommendation to Village Board regarding 2021 Budget for TID #1 and TID #2.

Village Manager Paul Boening summarized the annual TID #1 and TID #2 budgets. He emphasized that these budgets do not impact the tax levy. He noted several projects in TID #1 include Consaul Commons, Schwanke Kasten, and Town Bank.

III. Adjourn: Jim Roemer moved to adjourn at 6:49 pm. Mike Dwyer Seconded. Motion passed 7-0.



COMMUNITY DEVELOPMENT AUTHORITY MEETING – STAFF REPORT

REPORT TO: Paul Boening – Village Manager
Chairperson Ray Krueger
CDA Members

REPORT FROM: Tim Blakeslee – Assistant Village Manager

DATE: 11/12/20

AGENDA ITEM: Recommendation of final design plans and opinion of probable cost to the Village Board for the redevelopment of Consaul Commons.

ACTION REQUESTED: ☒ Motion ☐ Information Only

BACKGROUND

The Village of Whitefish Bay owns and maintains a small public space on Silver Spring Drive known as Consaul Commons. Consaul Commons is an existing 40 ft. by 100 ft. community space located between Gerhard's Kitchen and Bath Store (402 E Silver Spring Dr) to the east and The Bay Restaurant (342 E Silver Spring Dr) to the west.

A preliminary design concept for Consaul Commons was included in conjunction with the Silver Spring Drive Master Plan Update. Prior to that update, a group of BID representatives and other stakeholders prepared several preliminary design concepts. In addition, multiple renderings were submitted by the Mandel Group as part of the adjacent Beaumont Place development. However, despite community interest, there has not been a Village-led project aimed at formalizing a Consaul Commons redesign.

As a result, in March 2019, the Village released an RFP for Professional Design Services for the Redevelopment of Consaul Commons. The Village Board, upon recommendation from the Community Development Authority (CDA), selected raSmith as the design consultant for the project. With guidance from Village Staff, raSmith developed three draft concepts for public review (A, B, and C). In November 2019, the CDA recommended moving forward with "Option C" with an opinion of probable cost for the construction project totaling \$267,579.00.

Over the course of 2020, raSmith, CDA members, and local stakeholders have worked with Village Staff to refine "Option C" to meet the vision of the CDA within reasonable cost parameters. The final design plans for Consaul Commons can be found in Attachment 1. The final design retains the essential design elements of "Option C", while cost engineering several elements out of the project such as the artwork, decking, and several benches. Staff believes

the final design meets the criteria set by the CDA to make Consaul Commons a more useable and inviting space in Whitefish Bay. The opinion of probable costs for the construction of Consaul Commons is currently \$279,117.00. The final opinion of probable costs is included in Attachment 2. The majority of the project will be funded by TID#1 and does not impact the Village's General Fund. In addition, the Mandel Group has pledged \$39,110.00 for the project.

Following final design and cost approval by the CDA, Village Staff will work with raSmith to finalize bid documentation. It is anticipated that the project will be bid this winter for the construction season from fall 2021 through spring 2022.

RECOMMENDED ACTION BY CDA

Move to recommend the final design plans and opinion of probable cost to the Village Board for the redevelopment of Consaul Commons.

Attachments:

1. Opinion of Probable Cost by Amenities
2. Consaul Commons Final Design Plans

C: Attorney Jaekels
 BID Director
 BID President



Consaul Commons
Opinion of Probable Cost
November 12, 2020



Final Plan

This represents LA / engineer's judgement based upon the site plan dated November 12, 2020 and information received at date hereof.

No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

DEMOLITION

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
1	Pavement Sawing	LF	\$5.00	110	\$550.00	
2	Concrete Pavement and Curb Removal (By Village)	SY	\$0.00	300	\$0.00	
3	Pavers Removal (By Village)	SY	\$0.00	35	\$0.00	
4	Grubbing/Stump Removal (By Village)	LS	\$0.00	1	\$0.00	
5	Electrical Demolition	LS	\$1,200.00	1	\$1,200.00	
DEMOLITION SUBTOTAL						\$1,750

SITE WORK

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
6	Inlet Protection	EACH	\$150.00	9	\$1,350.00	
7	Siltworm perimeter erosion control	LF	\$5.00	200	\$1,000.00	
8	Excavation	CY	\$50.00	405	\$20,251.48	
9	HDPE Liner	SY	\$5.00	358	\$1,790.00	
10	6" Dia. Storm Sewer	LF	\$100.00	71	\$7,100.00	
11	6" Dia. Underdrain	LF	\$75.00	169	\$12,675.00	
12	Area Drain	EACH	\$3,000.00	7	\$21,000.00	
13	Base Aggregate (1-1/4" Gradation)	TONS	\$50.00	84	\$4,200.00	
14	Drainage Aggregate (ASTM Nos. 8, 57 & 2)	TONS	\$65.00	348	\$22,620.00	
15	4" Concrete Base	SF	\$5.00	1,340	\$6,700.00	
16	5" Concrete Sidewalk	SF	\$12.00	140	\$1,680.00	
17	Concrete Paver Border	LF	\$30.00	430	\$12,900.00	
18	Plank Pavers (Artline)	SF	\$18.00	1,340	\$24,120.00	
19	Permeable Pavers (EcoPiora)	SF	\$9.00	2,080	\$18,720.00	
20	Concrete Stoop	LS	\$2,000.00	1	\$2,000.00	
21	Wood Fence Extension	LS	\$1,000.00	1	\$1,000.00	
22	Wood Fence Painting	LS	\$500.00	1	\$500.00	
23	Irrigation System (Hydrant Tap by Village)	ALLOW	\$10,000.00	1	\$10,000.00	
SITE WORK SUBTOTAL						\$169,606

SITE AMENITIES

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
24	Benches	EA	\$2,472.00	5	\$12,360.00	
25	Planters	EA	\$1,478.00	11	\$16,258.00	
26	Fencing / Green Screen	EA	\$9,200.00	1	\$9,200.00	
27	Shade Sail Canopies & Posts	ALLOW	\$19,193.00	1	\$19,193.00	
SITE AMENITIES SUBTOTAL						\$57,011



Consaul Commons
Opinion of Probable Cost
November 12, 2020



Final Plan

This represents LA / engineer's judgement based upon the site plan dated November 12, 2020 and information received at date hereof.

No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

LANDSCAPING

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
28	Ornamental trees (2 1/2" Cal)	EA	\$500.00	2	\$1,000.00	
29	Large Shrubs (3' Ht.)	EA	\$42.00	2	\$84.00	
30	Small Shrubs (12" - 18" Ht.)	EA	\$35.00	33	\$1,155.00	
31	Ornamental Grasses (1 Gal.)	EA	\$16.00	18	\$288.00	
32	Perennials (1 Gal.)	EA	\$16.00	64	\$1,024.00	
33	Bed Prep (Perennial Areas)	SF	\$3.00	265	\$795.00	
34	Annuals for Planters	ALLOW	\$400.00	1	\$400.00	
35	Mulch	CY	\$61.00	14	\$854.00	
LANDSCAPING SUBTOTAL						\$5,600

ELECTRICAL

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
36	LTG - OA - Trees Uplight	EACH	\$1,800.00	6	\$10,800.00	
37	LTG - OB - Bollards	EACH	\$1,600.00	2	\$3,200.00	
38	LTG - OC - Sconces	EACH	\$1,300.00	6	\$7,800.00	
39	LTG - OD - Sail Uplights	EACH	\$1,300.00	6	\$7,800.00	
40	LTG - OG - Green Wall Uplights	EACH	\$1,800.00	4	\$7,200.00	
41	Electrical SS enclosure	EACH	\$4,000.00	1	\$4,000.00	
42	Panelboard 200A/ circuit breakers	EACH	\$3,000.00	1	\$3,000.00	
43	Duplex Receptacles/GFI	EACH	\$150.00	5	\$750.00	
44	Panelboard feeder	EACH	\$600.00	1	\$600.00	
ELECTRICAL SUBTOTAL						\$45,150

Grand Total

\$279,117

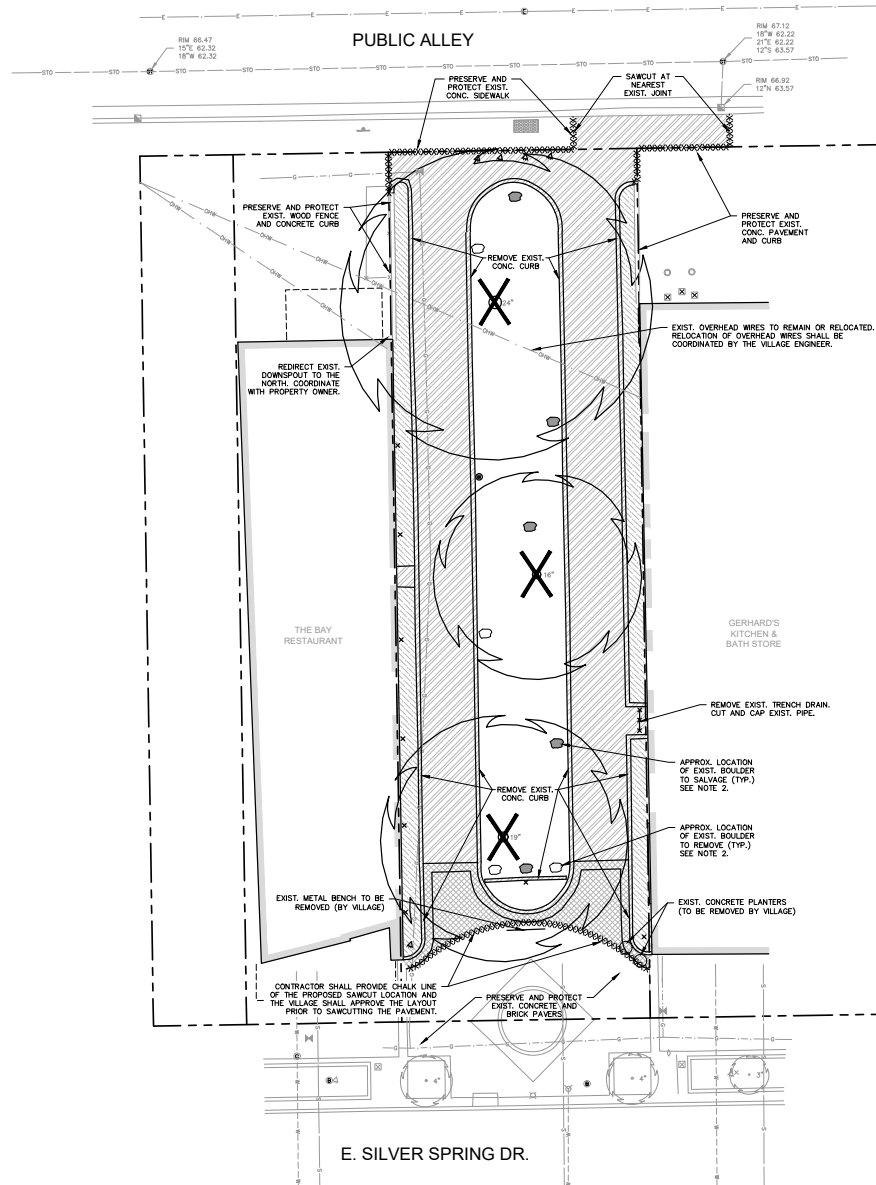
This is a detailed street map of the Village of Whitefish Bay, Wisconsin. The map shows a grid of streets including E. Lake View Ave., E. Beaufort Ave., E. Birch Ave., E. Glen Ave., and E. Silver Spring Dr. It also shows the locations of the City of Glendale and the City of Kenilworth. The map is oriented with North at the top.

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
G100	COVER SHEET
	<u>CIVIL</u>
C100	EXISTING CONDITIONS PLAN
C200	DEMOLITION PLAN
C300	SITE PLAN
C400	GRADING & EROSION CONTROL PLAN
C500	UTILITY PLAN
C600	CIVIL DETAILS
C601	CIVIL DETAILS
C700	CIVIL SPECIFICATIONS
	<u>SHADE SAILS</u>
SS100	SHADE SAIL DETAILS
	<u>LANDSCAPE</u>
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS & SPECIFICATIONS
	<u>STRUCTURAL</u>
S000	STRUCTURAL NOTES
S100	PLAN, SECTIONS AND DETAILS
	<u>ELECTRICAL</u>
E000	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND SHEET INDEX
E001	ELECTRICAL SPECIFICATIONS
E100	ELECTRICAL SITE PLAN-DEMOLITION
E200	ELECTRICAL SITE PLAN-NEW
E400	ELECTRICAL SCHEDULES & ONE-LINE DIAGRAM
E500	ELECTRICAL DETAILS
E600	ELECTRICAL SCHEDULES



R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

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R.A. Smith, Inc.
DATE: 11/12/2020
SCALE: N.T.S.
JOB NO. 3190143
PROJECT MANAGER:
J. MORTENSEN, PLA, ASLA
DESIGNED BY: PA/ALS
CHECKED BY: LJH
SHEET NUMBER
G100



LEGEND

TREE REMOVAL (BY VILLAGE)



SAWCUT PAVEMENT (FULL DEPTH) (BY CONTRACTOR)



CONCRETE PAVEMENT AND CURB REMOVAL (BY VILLAGE)



CONCRETE AND BRICK PAVERS REMOVAL (BY VILLAGE)



LANDSCAPE PLANTINGS AND STONE REMOVAL (BY VILLAGE)



EXISTING BOULDER TO SALVAGE (BY CONTRACTOR)



EXISTING BOULDER TO REMOVE (BY CONTRACTOR)

EROSION CONTROL NOTES:

1. SEE SHEET C400 FOR PROPOSED EROSION CONTROL FACILITIES, EROSION CONTROL SEQUENCE OF CONSTRUCTION, AND EROSION CONTROL OPERATION AND MAINTENANCE PLAN.
2. ALL EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY DEMOLITION AND/OR LAND DISTURBING ACTIVITIES.

DEMOLITION NOTES:

1. SEE SHEET E100 FOR ELECTRICAL DEMOLITION.
2. CONTRACTOR SHALL SALVAGE THE 5 EXIST. BOULDERS SPECIFIED FOR REUSE. ALL OTHER BOULDERS SHALL BE REMOVED.
3. EXIST. PICNIC BENCHES, CONCRETE PLANTERS, AND METAL BENCH TO BE REMOVED BY THE VILLAGE PRIOR TO CONSTRUCTION.
4. EXIST. TABLES AND CHAIRS TO BE REMOVED BY THE BAY RESTAURANT PRIOR TO CONSTRUCTION.
5. ALL REMOVED/DEMOLISHED MATERIALS SHALL BE PROPERLY DISPOSED OFFSITE. STOCKPILING OF REMOVED/DEMOLISHED MATERIALS ONSITE IS NOT ALLOWED.



Know what's below.
Call before you dig.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

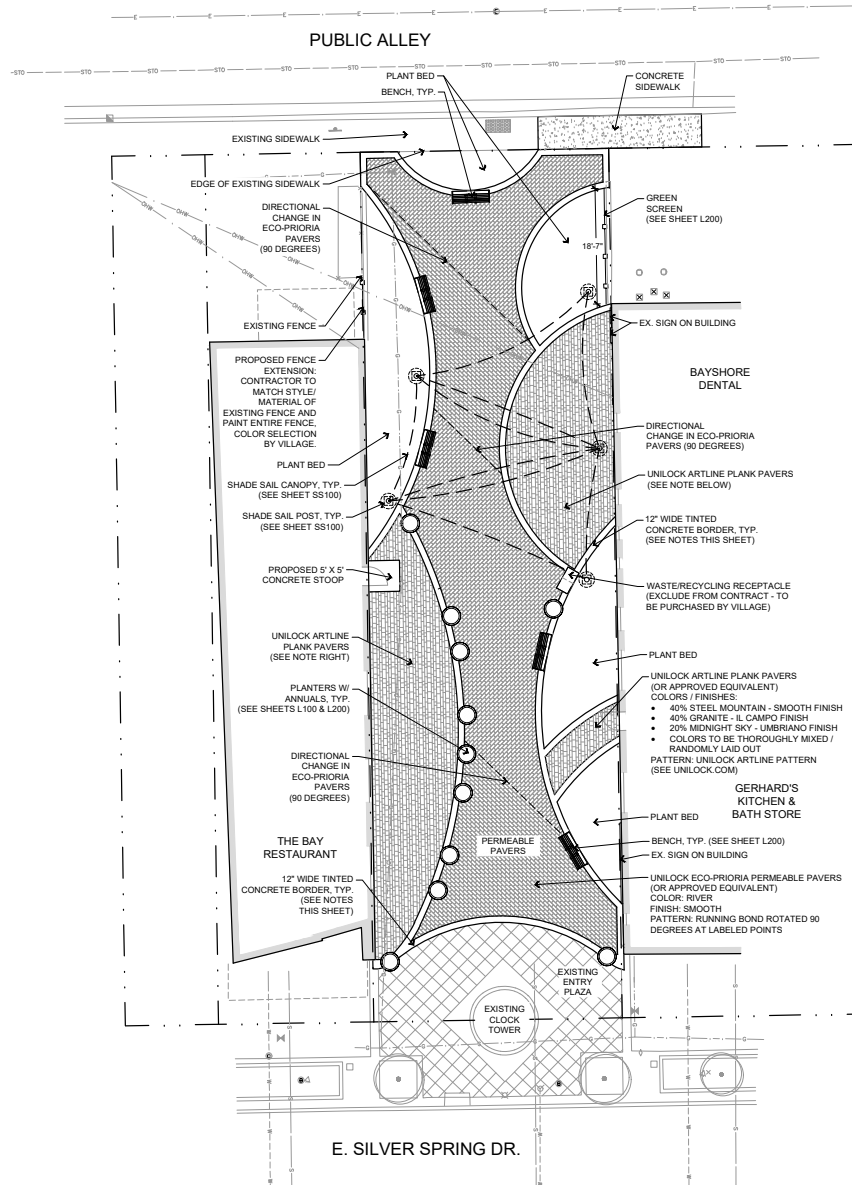
DATE

DESCRIPTION

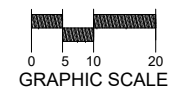
CONSAUL COMMONS
WHITEFISH BAY, WI

DEMOLITION
PLAN

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R.A. Smith, Inc.
DATE: 11/12/2020
SCALE: 1" = 10'
JOB NO. 3190143
PROJECT MANAGER:
TOM MORTENSEN, P.E., A.S.T.
DESIGNED BY:
CHECKED BY:
SHEET NUMBER
C200



- NOTES:
1. Site / hardscape layout is the responsibility of contractor.
 2. Tinted concrete to be charcoal in color. Contractor to provide sample on site for Village approval prior to any construction activities



Know what's below.
Call before you dig.

DESCRIPTION

DATE

221 South 2nd Street
Milwaukee, WI 53204-1412
(262) 781-1000
raSmith.com
raSmith
CREATIVITY BEYOND ENGINEERING
Brookfield, WI | Madison, WI | Oshkosh, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

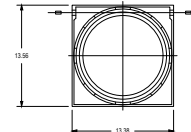
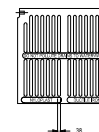
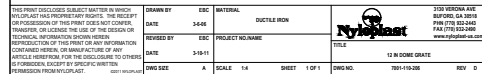
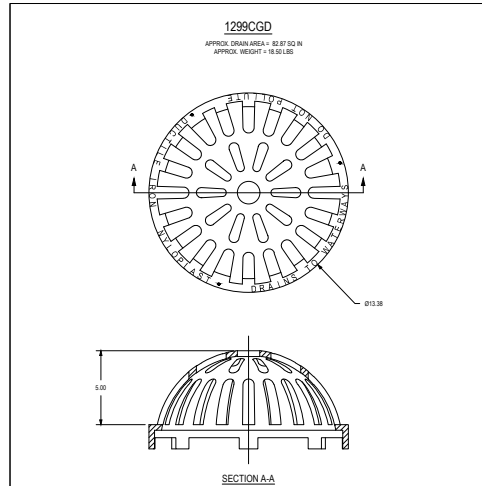
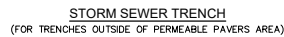
CONSAUL COMMONS
WHITEFISH BAY, WI

SITE PLAN


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R.A. Smith, Inc.
DATE: 11/12/2020
SCALE: 1" = 10'
JOB NO. 3190143
PROJECT MANAGER:
TOM MORTENSEN, P.E., A.S.P.
DESIGNED BY: LHM/ALS
CHECKED BY: LHM
SHEET NUMBER
C300

C300

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DESIGNED BY	EDC	MATERIAL	 3130 VERONA AVE SUFORD, GA 30088 PHN (770) 932-2463 FAX (770) 932-2480 www.nyteplast-usa.com
DATE	3-3-06	DUCTILE IRON	TITLE 12 IN PEDESTRIAN GRATE ASSEMBLY
REVISED BY	EDC	PROJECT NO./NAME	
DATE	3-13-10		

raSmith
CREATIVITY BEYOND ENGINEERING

221 South 2nd Street
Milwaukee, WI 53204-1412
(262) 781-1000
raSmith.com

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI

CONSAUL COMMONS
WHITEFISH BAY, WI

CIVIL
DETAILS

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DATE: 11/12/2020
SCALE: N.T.S.
JOB NO. 3190143
PROJECT MANAGER: TOM MORTENSEN, P.L.A., A.S.
DESIGNED BY:
CHECKED BY:
SHEET NUMBER
C601

DIVISION 1 – GENERAL REQUIREMENTS

- 01 41 00 – REGULATORY REQUIREMENTS
1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
- a. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNWR) STORM WATER TECHNICAL STANDARDS
 - b. WISCONSIN EROSION CONTROL PROJECT ACCEPTABILITY LIST (PAL)
 - c. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS)
 - d. WISCONSIN ADMINISTRATIVE CODE, SECTIONS 095.180-187
 - e. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (STATE SPECIFICATIONS)
 - f. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - g. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTUGS)
 - h. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
 - i. WISCONSIN DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
 - j. VILLAGE OF WHITEFISH BAY DEVELOPMENT STANDARDS
 - k. COUNTY DEVELOPMENT STANDARDS
2. THE VILLAGE OF WHITEFISH BAY (VILLAGE) AND ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE VILLAGE ENGINEER.
- a. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR DIFFERENT SIZE RINGS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
 - b. THE CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE VILLAGE ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE VILLAGE APPROVAL IS GIVEN. IN PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR 8 WORKING DAYS FOR SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE VILLAGE WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS REALIZED FROM USE OF THE PROPOSED SUBSTITUTE.
6. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. IF CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN APPROVAL OF THE VILLAGE.
- a. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE VILLAGE ENGINEER SHALL DECIDE ALL QUESTIONS WHICH SHALL ARISE AS TO THE QUALITY OF THE WORK OR MATERIALS FURNISHED. WORKMANSHIP OF THE SPECIFICATIONS AND THE TRUE INTENT OF THE INTERPRETATION OF THE PLANS AND SPECIFICATIONS, ACCEPTABLE FULFILLMENT OF THE CONTRACT, COMPENSATION AND DISPUTES AND MUTUAL RIGHTS BETWEEN CONTRACTORS UNDER THE SPECIFICATIONS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS FURNISHED.
 - b. FAILURE OR RELIQUENCE ON THE PART OF THE VILLAGE TO CONSIDER OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY OR BE CONSTRUED AS BARRING VILLAGE, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR OF SUCH REMEDY AS MAY BE NEEDED TO BUILD AHEAD ALL PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR REPLACEMENT OF IMPROVED MATERIALS WHEREVER FOUND.
 - c. INSPECTORS EMPLOYED BY THE VILLAGE SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION, FABRICATION OR MANUFACTURE OF THE MATERIALS TO BE USED. THE INSPECTOR IS NOT AUTHORIZED TO MAKE ANY RECOMMENDATIONS OR TO MAKE ANY DECISIONS AS TO THE QUALITY OF THE WORK OR MATERIALS TO BE USED OR TO ACCEPT ANY PORTION OF THE COMPLETED PROJECT. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS AND CONTRACT, AND SHALL HAVE THE AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE VILLAGE ENGINEER. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELIEVING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
 - d. ALL MATERIALS AND EACH PART OF DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE VILLAGE OR THEIR AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION, AND THE CONTRACTOR WILL BE HELD STRICTLY TO THE TRUE INTENT OF THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE VISUAL, PLANT OR SHOP INSPECTION, AND ANY MATERIALS FURNISHED UNDER THESE SPECIFICATIONS IS SUBJECT TO SUCH INSPECTION. THE VILLAGE OR THEIR REPRESENTATIVES SHALL BE ALLOWED ACCESS TO ALL PART OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE VILLAGE OR THEIR REPRESENTATIVE, TO MAKE A COMPLETE AND DETAILED INSPECTION.
 - e. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP.
 - f. ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE TO OBTAIN WITH MEASURING OR LEVELING INSTRUMENTS GENERALLY USED IN THE RESPECTIVE TYPES OF WORK. ITEMS OF WORK SHALL BE SOUND AND FULLY PROTECTED AGAINST DAMAGE AND PREMATURE DETEIORATION. IT IS SPECIALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTABILITY OF WORKMANSHIP, THE CONTRACTOR AGREES TO ABIDE BY THE DECISION OF THE VILLAGE.
 - g. ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE. PRIOR TO SUCH MATERIALS, WHETHER THEY ARE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM THE WORK BY THE CONTRACTOR AT THEIR EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF VILLAGE RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE VILLAGE SHALL HAVE THE AUTHORITY TO REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BE DUE TO THE CONTRACTOR.
7. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.
8. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE THE VILLAGE WITH A MARKED-UP SET OF DRAWINGS SHOWING ALL CHANGES OR VARIATIONS FROM THE ORIGINAL DRAWINGS. THESE CHANGES SHALL BE MADE ON A SET OF FIELD DRAWINGS AS THE WORK TAKES PLACE, AND NOT FROM MEMORY WHEN THE WORK IS DONE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE VILLAGE OR THEIR REPRESENTATIVE MAY EXAMINE THEM.
9. THE MARKED-UP DRAWINGS SHALL BE ACCURATE. ARBITRARY MARKINGS ARE OF NO VALUE. CAREFUL MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND EXTERIOR AND UNDERGROUND INTERIOR SEWERS, GAS LINES, WATER LINES, ELECTRICAL, CONDUIT AND MISCELLANEOUS PIPING.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED DURING OR IN THE PUBLIC RIGHT-OF-WAY.

01 70 00 – EXECUTION & CLOSURE REQUIREMENTS

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

DIVISION 31 – EARTHWORK

- 31 10 00 – SITE CLEARING & DEMOLITION
1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PAVING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO INCLUDE SITE CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERIMETER FENCING AS NECESSARY PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE VILLAGE.
7. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SANICUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES (UNLESS OTHERWISE SHOWN ON THE PLANS) TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE VILLAGE.
13. VOIDS LEFT BY REMOVALS SHALL BE LEVELLED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.
- 31 20 00 – EARTH MOVING
1. WORK SHALL CONSIST OF STOPPING OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE VILLAGE, GEOTECHNICAL ENGINEER (IF AVAILABLE), AND THESE REQUIREMENTS.
4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND WORK AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
6. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
7. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
8. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
9. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPILL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL, AS NECESSARY TO COMPLETE THE PROJECT.
10. TOPSOIL REPLACEMENT DEPTH SHALL BE AS SPECIFIED ON THE LANDSCAPE PLANS.
11. SEE SHEET C000 FOR ADDITIONAL GRADING NOTES AND INFORMATION.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WORK TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADDES THE SITE AND/OR PHASING OF THE PROJECT, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH INTERM SOIL STABILIZATION MIXTURES.
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAW).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR Dewatering CONDITIONS BY HAVING APPROPRIATE PUMPS AND FLOR BARS ON SITE AND ALL WATER FROM CONSTRUCTION Dewatering SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLANS.
15. SEE SHEET C000 FOR ADDITIONAL EROSION CONTROL, NOTES INCLUDING THE EROSION CONTROL OPERATION AND MAINTENANCE PLAN, AND THE EROSION CONTROL SEQUENCE OF CONSTRUCTION.

DIVISION 32 – EXTERIOR IMPROVEMENTS

- 32 13 00 – CONCRETE PAVING
1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY); FURNISHING AND PLACEMENT OF AGGREGATE BASE COURSE; FURNISHING AND INSTALLATION OF CONCRETE SIDEWALK, CONCRETE BASE, AND TINTED CONCRETE BORDER; AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. AGGREGATE BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 305 OF THE STATE SPECIFICATIONS AND SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 207.3.6.2 OF THE STATE SPECIFICATIONS FOR STANDARD COMPACTION.
4. CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF THE STATE SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF THE STATE SPECIFICATIONS.
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF THE STATE SPECIFICATIONS AND ASTM C094 / C094M.
7. AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF THE STATE SPECIFICATIONS AND ASTM C680.
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF THE STATE SPECIFICATIONS AND AASHTO M 148.
9. TINTED CONCRETE BORDER (CURB) SHALL BE IN ACCORDANCE WITH SECTION 601 OF THE STATE SPECIFICATIONS. THE BARS SHALL BE PLACED AT ALL CONSTRUCTION JOINTS. THE BARS SHALL BE 18-INCHES IN LENGTH (9 INCHES ON EACH SIDE OF JOINT).
10. CONCRETE SIDEWALK AND CONCRETE BASE SHALL BE IN ACCORDANCE WITH SECTION 602 OF THE STATE SPECIFICATIONS.
11. CONCRETE SIDEWALK SHALL HAVE CONSTRUCTION JOINTS AT 4-FOOT TYPICAL SPACING AND MATCH ADJACENT SIDEWALK SECTIONS.
12. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
13. CONSTRUCTION AND CONSTRUCTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF THE STATE SPECIFICATIONS.
14. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, STRUCTURES, AND OTHER FIXED OBJECTS.
15. EDGES OF CONCRETE SIDEWALK, CURBING, AND JOINTS SHALL BE TOoled IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
16. FINISH, CURE, AND PROTECT TINTED CONCRETE BORDER (CURB) IN ACCORDANCE WITH SECTION 601 OF THE STATE SPECIFICATIONS.
17. FINISH (LIGHT BROOM), CURE, AND PROTECT CONCRETE SIDEWALK IN ACCORDANCE WITH SECTION 602 OF THE STATE SPECIFICATIONS.
18. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
19. MAXIMUM DIFFERENCE BETWEEN CONCRETE SIDEWALKS AND ADJACENT PAVEMENT SURFACES SHALL NOT EXCEED 1/4-INCH VERTICAL.
20. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
21. CONTRACTOR SHALL FURNISH COMPRESSION TEST CYLINDERS IN ACCORDANCE WITH ASTM C-31. ONE SET OF TWO TEST CYLINDERS SHALL BE TAKEN EACH DAY A POUR OCCURS OR ONE SET OF CYLINDERS FOR EVERY 150 CUBIC YARDS OF CONCRETE PLACED. HOWEVER, CONCRETE TEST RESULTS SHALL BE FOR A 7 AND 28-DAY BREAK FOR EACH SET OF CYLINDERS TESTED. TEST RESULTS SHALL BE FURNISHED TO THE ENGINEER AFTER EACH BREAK.
22. REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE, OR AS DIRECTED BY THE VILLAGE.
23. ALL THE BARS SHALL BE NO. 4 EPOXY COATED REINFORCING BARS CONFORMING TO SECTION 508 OF THE STATE SPECIFICATIONS.
24. SEE SHEET C000 FOR DETAILS AND ADDITIONAL SPECIFICATIONS.

32 14 00 – PLANK PAVERS AND PERMEABLE PAVERS

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY); FURNISHING AND PLACEMENT OF STONE BASE LAYER(S), GEOTEXTILE FABRIC, AND CONCRETE SIDEWALK, CURBING, AND JOINTS. FURNISHING AND INSTALLATION OF PLANK AND PERMEABLE PAVERS, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. PLANK PAVERS AND PERMEABLE PAVERS SHALL BE AS SHOWN ON THE PLANS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
4. THE FOLLOWING PERMEABLE PAVERS SHALL APPLY TO THE PERMEABLE PAVERS SYSTEM:
- a. THE BASE AGGREGATE LAYER AND DRAINAGE AGGREGATE LAYER SHALL:
 - USE WASHED STONE OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL.
 - SHALL COMPLY WITH SOUNDNESS, WEAR, AND FRACTURE REQUIREMENTS LISTED IN THE STATE SPECIFICATIONS SECTION 301.2.4.5 – AGGREGATE BASE PHYSICAL PROPERTIES.
 - SHALL COMPLY WITH CONSTRUCTION REQUIREMENTS IN THE STATE SPECIFICATIONS SECTION 301.3.
 - b. CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL NOT BE ALLOWED TO ENTER AGGREGATE LAYERS. RUNOFF FROM PERVIOUS AREAS SHALL BE DIVERTED FROM WORK AREAS. CONSTRUCTION SHOULD BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT.
 - c. THE DRAINAGE AGGREGATE AND BASE AGGREGATE LAYERS SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED.
 - d. THE CONTRACTOR SHALL SUBMIT CERTIFICATIONS TO THE VILLAGE PRIOR TO CONSTRUCTION FOR ALL MATERIALS THAT ARE TO BE INCORPORATED INTO THE PERMEABLE PAVEMENT SYSTEM STATING COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS.
5. THE FOLLOWING PERMEABLE PAVERS SYSTEM MAINTENANCE IS RECOMMENDED TO THE VILLAGE:
- a. VISUAL INSPECTION OF THE PERMEABLE PAVEMENT SYSTEM SHALL BE CONDUCTED ANNUALLY AND SHALL EVALUATE PAVEMENT CONDITION, AND SURFACE INFILTRATION PERFORMANCE DURING RAIN EVENTS.
 - b. TEMPORARY OR PERMANENT STOCKPILING OF SOIL AND/OR OTHER FINE GRAINED MATERIAL WILL CLOG THE SURFACE LAYER OF THE PAVEMENT SYSTEM AND SHOULD BE AVOIDED. SEAL-COATING APPLICATIONS SHOULD NOT BE APPLIED. SAND SHOULD NOT BE USED FOR DODGING PURPOSES.
 - c. CLEAN THE PAVEMENT SURFACE USING INDUSTRY RECOMMENDED METHODS, SUCH AS REGENERATIVE AIR OR VACUUM SWEeping, AT LEAST TWICE PER YEAR.
 - d. IF WATER PONDING PERSISTS ON THE PAVEMENT SURFACE AFTER A STORM EVENT, CLEAN THE PAVEMENT SURFACE TO MITIGATE CLOGGING, REPAIR ANY SETTLEMENT, DEFORMATIONS OR CRACKING THAT ARE SIGNIFICANT ENOUGH TO ADVERSELY IMPACT THE WATER QUALITY FUNCTION OF THE SYSTEM, REPAIR BLOCKED, RESTRICTED OR ERODING UNDERDRAIN OUTFALLS.
6. SEE SHEET C000 FOR DETAILS AND ADDITIONAL SPECIFICATIONS FOR THE PLANK PAVERS AND PERMEABLE PAVERS SYSTEM.

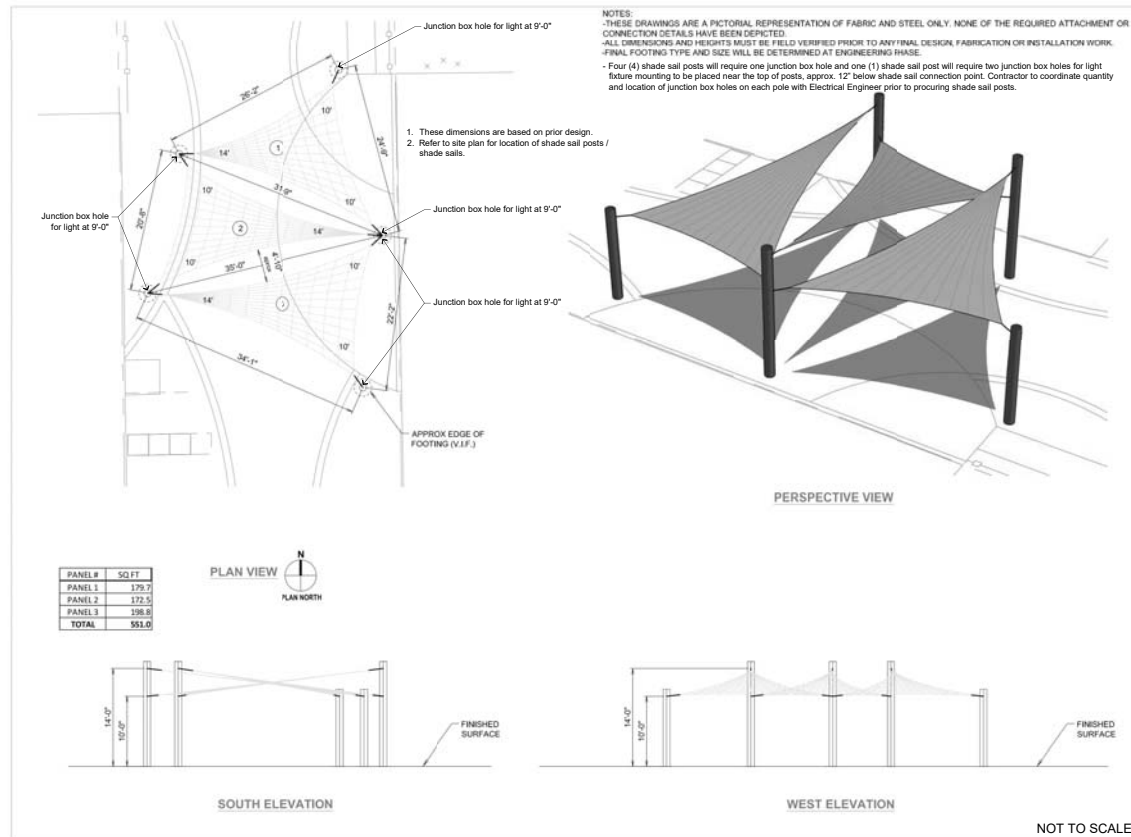
DIVISION 33 – UTILITIES

33 40 00 – STORMWATER DRAINAGE

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, WISCONSIN ADMINISTRATIVE CODE, AND VILLAGE DEVELOPMENT STANDARDS.
4. ALL STORM SEWER AND UNDERDRAIN PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE AND FITTINGS CONFORMING TO ASTM D3034 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3151.
5. AREA DRAINS SHALL BE ADS NYLOPLAST DRAIN BASINS AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PUMPING PRODUCTS REPOSITORY. NYLOPLAST DRAIN BASINS SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. FRAMES AND GRATES SHALL BE AS SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FRAMES AND GRATES ARE COMPATIBLE WITH THE NYLOPLAST DRAIN BASIN STRUCTURES PRIOR TO ORDERING.
7. TRENCH SIDEWALK SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THE PLANS.
8. PIPE BEDDING AND COVER MATERIAL SHALL BE 3/8 INCH CRUSHED STONE CHIPS IN ACCORDANCE WITH TABLE 32.1 IN SECTION 8.4.3.2 OF THE STANDARD SPECIFICATIONS. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
9. TRENCH BACKFILL MATERIAL FOR TRENCHES NOT WITHIN THE PERMEABLE PAVERS AREA SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF THE STANDARD SPECIFICATIONS.
10. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. ALL CONNECTIONS TO EXISTING STORM SEWER STRUCTURES SHALL BE CORED CONNECTIONS.
12. FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL; AND SHALL BE REROUTED, IF NECESSARY, TO AVOID PROPOSED SITE IMPROVEMENTS. DOCUMENTATION OF SUCH FIELD TILE SHALL BE PROVIDED TO THE VILLAGE.
13. AFTER INSTALLATION OF STORMWATER DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. REPAIR ANY DAMAGE.
14. SEE SHEET C000 FOR ADDITIONAL STORM SEWER NOTES AND INFORMATION.
15. SEE SHEETS C000 AND C001 FOR DETAILS.

DESCRIPTION	DATE	221 South 2nd Street Milwaukee, WI 53204-1412 (252) 781-1000 raSmith CREATING BETTER BUILDINGS	CONSUL COMMONS WHITEFISH BAY, WI	CIVIL SPECIFICATIONS
© COPYRIGHT 2020 R.A. Smith, Inc. DATE: 11/12/2020 SCALE: N.T.S. JOB NO. 3190143 PROJECT MANAGER: TOM NORTENSEN, P.E., A.S.L.A. DESIGNED BY: CHECKED BY: SHEET NUMBER C700				

SHADE SAIL DETAILS



CUSTOMER:
CONSAUL COMMONS

PROJECT NAME:
CONSAUL COMMONS

LOCATION:
WHITEFISH BAY, WI 53217

STRUCTURE TYPE:
JOINDE SAILS

SIZE:
VARES



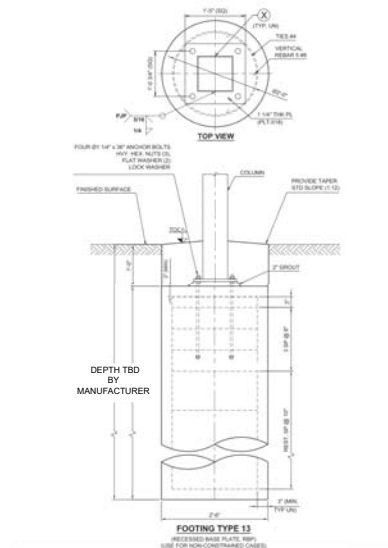
Please Print Name and Address and the Name and Address of the person responsible for the project.
 Please Print Name and Address of the person responsible for the project.

CERTIFICATIONS:
 ALL CERTIFICATIONS NO. 10-43-0
 (SEE CERTIFICATION NUMBER AND DATE ON BACK OF EACH CERTIFICATE)

		RECEIVED LAYOUT	DATE
Drawn By:	Ys	08/16/02	
Checked By:	Ys	08/16/02	
Approved By:	Ys	08/16/02	

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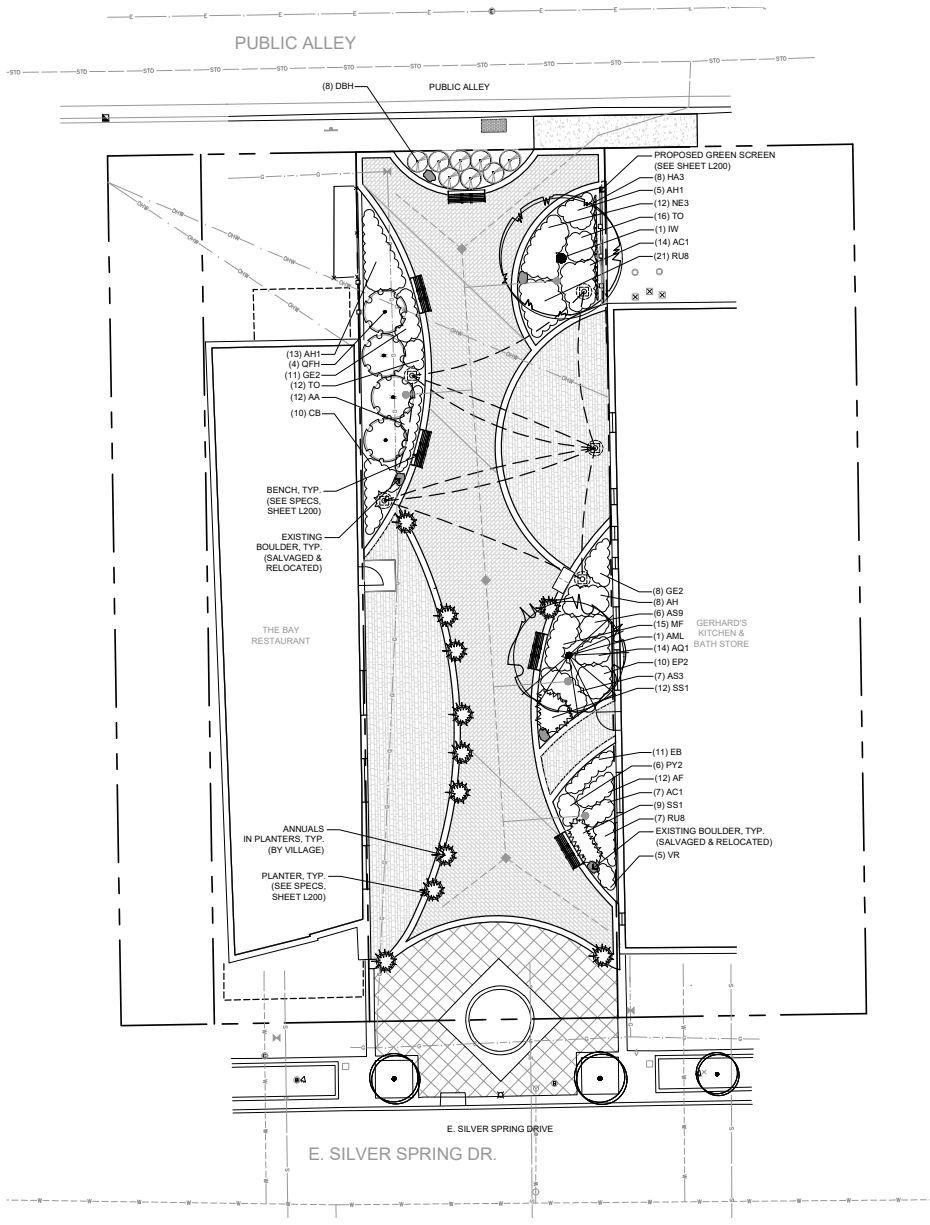


- NOTES:
1. Drawings are for reference only.
 2. Shade Sail shall be USA Shade Sail three point sail or approved equivalent. Contractor is responsible to provide a side by side comparison with equal model for approval a minimum of 10 days prior to bids being due.
 3. Location of shade sail posts and dimensions between posts to be verified and submitted to USA Shade (or approved equivalent) prior to fabrication of shade sails and posts.
 4. Contractor is responsible to obtain and procure all required city permits for the installation of the shade sails and posts and must coordinate final location of posts/footings to ensure there are no conflicts with existing building foundations and utilities.
 5. Final shade sail drawings to be provided by USA Shade (or approved equivalent) after placing order.
 6. Contractor shall approve all shop drawings submitted by the manufacturer.
 7. Shade sail color: Shadasure Fabric Royal Blue
 8. Post color: Black
 9. Contractor to procure and install USA Shade Sails and posts (or approved equivalent) per manufacturer's specifications.



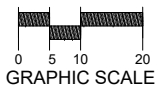
Know what's below.
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<p>© COPYRIGHT 2020 R.A. Smith, Inc.</p> <p>DATE: 11/12/2020</p> <p>SCALE: NOT TO SCALE</p> <p>JOB NO. 3190143</p> <p>PROJECT MANAGER: TOM WORTHEN, P.E., A.S.E.</p> <p>DESIGNED BY: ALS</p> <p>CHECKED BY: LH</p>		<p>221 South 2nd Street Milwaukee, WI 53204-1412 (262) 781-1000 rasmith.com</p> <p>raSmith CREATIVITY BEYOND ENGINEERING</p> <p>Brookfield, WI Menasha, WI Appleton, WI Madison, WI Crosslake, WI Mount Pleasant, WI Naperville, IL Iowa, CA</p>		DATE	DESCRIPTION
<p>CONSAUL COMMONS WHITEFISH BAY, WI</p>					
<p>SHADE SAIL DETAILS</p>					
<p>SHEET NUMBER SS100</p>					



PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AML	1	Tamarack	Larix laricina	10' HT	B&B	Specimen
IW	1	Ironwood	Ostrya virginiana	2 1/2' CAL	B&B	Specimen
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	8	Dwarf Bush Honeysuckle	Diervilla lonicera	15' HT	CONT.	
QFH	4	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	24" HT	CONT.	
VINES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
HA3	8	Climbing Hydrangea	Hydrangea anomala petiolaris	1 GAL	CONT.	24" Spacing
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SS1	21	Little Bluestem Grass	Schizachyrium scoparium	1 GAL	POT	18" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AC1	21	Paprika Yarrow	Achillea millefolium 'Paprika'	4 1/2"	POT	18" Spacing
CB	10	Brunette Snakeroot	Actaea simplex 'Brunette'	1 GAL	CONT.	24" Spacing
AH	8	Hillside Black Beauty Snakeroot	Actaea simplex 'Hillside Black Beauty'	1 GAL	CONT.	24" Spacing
AF	12	Blue Giant Hyssop	Agastache foeniculum	1 GAL	CONT.	15" Spacing
AQ1	14	American Columbine	Aquilegia canadensis	1 GAL	CONT.	15" Spacing
AA	12	Dwarf Goatsbeard	Aruncus aethusifolius	1 GAL	CONT.	18" Spacing
AS3	7	Butterfly Milkweed	Asclepias tuberosa	1 GAL	CONT.	24" Spacing
AS9	6	Purple Dome New England Aster	Aster novae-angliae 'Purple Dome'	4 1/2"	POT	18" Spacing
AH1	18	Lady Fern	Athyrium filix-femina	1 GAL	CONT.	24" Spacing
EB	11	Burgundy Fireworks Coneflower	Echinacea x 'Burgundy Fireworks'	1 GAL	CONT.	18" Spacing
EP2	10	Dwarf Joe Pye Weed	Eupatorium purpureum 'Baby Joe'	1 GAL	CONT.	18" Spacing
GE2	19	Wild Geranium	Geranium maculatum	1 GAL	CONT.	18" Spacing
MF	15	Fireball Bee Balm	Monarda didyma 'Fireball'	1 GAL	CONT.	18" Spacing
NE3	12	Walkers Low Catmint	Nepeta x faassenii 'Walkers Low'	4 1/2"	POT	24" Spacing
PY2	6	Miss Manners Obedient Plant	Physostegia virginiana 'Miss Manners' TM	4 1/2"	POT	18" Spacing
RU8	28	Deam's Showy Coneflower	Rudbeckia fulgida deamii	1 GAL	CONT.	18" Spacing
TO	28	Oakleaf Foamflower	Tiarella cordifolia 'Oakleaf'	4 1/2"	POT	12" Spacing
VR	6	Royal Candles Speedwell	Veronica x 'Royal Candles' TM	4 1/2"	POT	15" Spacing



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DESCRIPTION

DATE

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(262) 781-1000
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CREATIVITY BEYOND ENGINEERING

BROOKFIELD, WI | MILWAUKEE, WI | AUSTIN, TX | MADISON, WI | COLESBURG, WI
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CONSAUL COMMONS
WHITEFISH BAY, WI

LANDSCAPE PLAN

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DATE: 11/12/2020

SCALE: 1" = 10'

JOB NO. 3190143

PROJECT MANAGER:
TOM MORTENSEN, P.E., A.S.L.A.

DESIGNED BY: LHM/ALS

CHECKED BY: LHM

SHEET NUMBER
L100

- BUILDING CODES
- DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE 2018 WISCONSIN COMMERCIAL BUILDING CODE (BASED ON IBC 2015) AS CONTAINED IN CHAPTERS SPS 361, SPS 362 AND SPS 366 OF THE WISCONSIN ADMINISTRATIVE CODE.

RISK CATEGORY

- DESIGN LOADS AND DATA
- SUPERIMPOSED LOADS (STRUCTURE SELF WEIGHT NOT INCLUDED)

LIVE	100 PSF
• SNOW LOADS	
GROUND SNOW (p_g)	30 PSF
SNOW DENSITY ($0.13 + p_g \cdot 14 + 30$)	17.9 PCF
ROOF EXPOSURE	FULLY EXPOSED
EXPOSURE FACTOR (C_e)	1.0
THERMAL FACTOR - CANOPY, MANSARDS (C_t)	1.2
SNOW IMPORTANCE FACTOR (I_s)	1.0
FLAT ROOF SNOW LOAD ($p_f = 0.7 \cdot C_e \cdot C_t \cdot I_s \cdot p_g$)	23.1 PSF
ROOF SLOPE FACTOR (C_s)	1.0
SLOPED ROOF SNOW LOAD ($p_s = C_s \cdot p_f$)	23.1 PSF
DRIFT LOAD	AS NOTED ON DRAWINGS, PER ASCE 7-10
• WIND DATA	
ULTIMATE DESIGN WIND SPEED - 3 SECOND GUST (V_{ult})	115 MPH
BUILDING ENCLOSURE - SIGN, SCREEN WALL, SHADE	OPEN
WIND DIRECTIONALITY FACTOR (K_d)	0.85
TOPOGRAPHIC FACTOR (K_z)	1.0
GUST FACTOR (G) - BUILDING IS RIGID	0.85
INTERNAL PRESSURE COEFFICIENT (ENCLOSED - GC_u)	+ 0.18
INTERNAL PRESSURE COEFFICIENT PARTIALLY ENCLOSED - GC_{pi}	+ 0.15
INTERNAL PRESSURE COEFFICIENT (OPEN - GC_u)	0
ANALYSIS PROCEDURE	DIRECTIONAL
MINIMUM NET UPLIFT	
EXTERIOR CANOPIES/SOFFITS	30 PSF

- MATERIAL STRENGTHS AND STANDARDS
- THE MATERIAL STRENGTHS AND STANDARDS LISTED HERE REPRESENT A SELECTED SUMMARY OF THE REQUIREMENTS NOTED IN THE SPECIFICATIONS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCY BETWEEN THESE NOTES AND THE SPECIFICATIONS, THESE NOTES SHALL GOVERN.

• SOILS	
DRILLED PIERS, END BEARING	2000 PSF
• CONCRETE (28 DAY STRENGTH)	
FOOTINGS, DRILLED PIERS	$f'_c = +3,000$ PSI
EXTERIOR SLAB-ON-GRADE	$f'_c = +4,000$ PSI
• REINFORCING STEEL	
DEFORMED BARS (ASTM A615, GRADE 60)	$F_y = 60,000$ PSI

► GENERAL NOTES

- EXISTING CONDITIONS
- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THE STRUCTURAL DRAWINGS REPRESENTS THE ACTUAL EXISTING FIELD CONDITION TO THE BEST OF OUR KNOWLEDGE. R.A. SMITH, INC. MAKES NO WARRANTY, AS TO THEIR ACCURACY. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS, DIMENSIONS AND BUILDING CONDITIONS AFFECTING THE WORK BY DIRECT SURVEY AND MEASUREMENT PRIOR TO THE FABRICATION, ERECTION OR CONSTRUCTION OF ANY ITEM IMPACTED BY EXISTING CONDITIONS. REPORT DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS FOR REVIEW. ANY WORK PERFORMED PRIOR TO THE RESOLUTION OF THE DISCREPANCIES IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTORS EXPENSE.

EXISTING STRUCTURE TO REMAIN IS SHOWN WITH LIGHT GRAY LINES. EXISTING STRUCTURE TO BE REMOVED IS NOT GENERALLY SHOWN ON STRUCTURAL DRAWINGS - SEE ARCHITECTURAL DRAWINGS FOR DEMOLITION INFORMATION.

ALL EXISTING STRUCTURE TO REMAIN TO BE SUPPORTED BY NEW CONSTRUCTION SHALL BE SHORED UNTIL NEW CONSTRUCTION IS IN PLACE, COMPLETED, AND CAPABLE OF SUPPORTING THE EXISTING STRUCTURE. EXISTING STRUCTURE TO REMAIN THAT IS AFFECTED, BUT NOT SUPPORTED, BY NEW CONSTRUCTION SHALL BE SHORED UNTIL IT IS NO LONGER AFFECTED BY CONSTRUCTION ACTIVITIES.

• CONSTRUCTION

UNLESS SPECIFICALLY NOTED OTHERWISE, BUILDING STRUCTURE HAS BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION ONLY, AND HAS NOT BEEN ANALYZED, INVESTIGATED OR DESIGNED FOR OVERALL STRUCTURE, OR INDIVIDUAL MEMBER, STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY BRACING AND SUPPORTS FOR ALL STRUCTURAL ELEMENTS, BOTH INDIVIDUALLY AND COLLECTIVELY, AS REQUIRED AT EVERY STAGE OF CONSTRUCTION UNTIL THE FINAL COMPLETION OF THE STRUCTURE. NO PORTION OF THE BUILDING STRUCTURE, WHILE UNDER CONSTRUCTION IS INTENDED TO BE STABLE IN THE ABSENCE OF THE CONTRACTORS TEMPORARY BRACES AND SUPPORTS, WHICH SHALL ADDITIONALLY PROVIDE SUPPORT FOR ALL CONSTRUCTION LOADING. MATERIALS AND EQUIPMENT SHALL BE STORED, TRANSPORTED AND INSTALLED IN A MANNER THAT WILL NOT EXCEED THE DESIGN FLOOR LOADING.

CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, TEMPORARY BRACING, SUPPORTS, SHORING, FORMING TO SUPPORT IMPOSED CONSTRUCTION LOADS, AND OTHER SIMILAR ITEMS.

STRUCTURAL DOCUMENTS MAY REFER TO OSHA REQUIREMENTS. SUCH REFERENCES ARE INCIDENTAL, AND ARE NOT INTENDED TO IDENTIFY ALL APPLICABLE OSHA REQUIREMENTS.

• COMPLETENESS

INFORMATION CONTAINED IN THE GENERAL NOTES IS ONLY A PARTIAL SUMMARY OF PROJECT REQUIREMENTS. SEE SPECIFICATIONS, PLANS AND DETAILS FOR ADDITIONAL REQUIREMENTS.

USE ONLY DIMENSIONS INDICATED ON THE DRAWINGS. DO NOT MANUALLY SCALE THE DRAWINGS OR USE ANY DIMENSIONS MEASURED FROM ELECTRONIC DRAWING FILES.

UNLESS NOTED OTHERWISE, CENTERLINE OF FLOOR FRAMING ELEMENTS COINCIDES WITH COLUMN CENTERLINES, AND FRAMING ELEMENTS ARE EQUALLY SPACED BETWEEN ADJACENT COLUMN CENTERLINES.

MAJOR OPENING LOCATIONS AND SIZES ARE INDICATED ON THE STRUCTURAL DRAWINGS. SMALLER OPENINGS AND SLEEVES REQUIRED TO ACCOMMODATE VARIOUS BUILDING SERVICES MAY NOT BE NOTED. CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING OPENINGS, INCLUDING CLEARANCE REQUIREMENTS CONTAINED IN THE RESPECTIVE DISCIPLINE DOCUMENTS FOR INSTALLATION AND IN-PLACE OPERATION OF THE RESPECTIVE EQUIPMENT OR ITEMS. UNDER NO CIRCUMSTANCES MAY PENETRATIONS BE MADE IN ANY STRUCTURAL ELEMENT AFTER FINAL PLACEMENT IN THE BUILDING STRUCTURE, WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

CONSULT ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND MANUFACTURERS SPEC SHEETS FOR LOCATIONS AND DIMENSIONS OF PADS, CURBS, EQUIPMENT SUPPORTS, DEPRESSIONS, INSERTS, DRIPS, REGLETS, REVEALS, FINISHES AND OTHER MISCELLANEOUS PROJECT REQUIREMENTS THAT NECESSITATE INCIDENTAL ACCOMMODATION TO THE BUILDING STRUCTURE BUT ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.

• GENERAL

THE STRUCTURE HAS BEEN DESIGNED AS UNRESTRAINED FOR THE PURPOSE OF FIRE RATINGS AND FIREPROOFING ASSEMBLY EVALUATIONS.

STRUCTURAL COMPONENTS HAVE NOT BEEN DESIGNED FOR VIBRATORY EQUIPMENT UNLESS NOTED OTHERWISE. PLACE VIBRATORY EQUIPMENT AND EQUIPMENT SENSITIVE TO VIBRATIONS ON VIBRATION ISOLATORS SPECIFICALLY DESIGNED FOR THE EQUIPMENT.

LATERAL BRACING FOR NON-STRUCTURAL ELEMENTS DESIGNED AND DETAILED BY COMPONENT SUPPLIERS SHALL BE DESIGNED TO APPLY LOADS DIRECTLY TO FLOOR OR ROOF DIAPHRAGMS. BRACES SHALL NOT ATTACH DIRECTLY TO BOTTOM FLANGES OF BEAMS OR BOTTOM CHORDS OF JOISTS UNLESS THE COMPONENT SUPPLIER PROVIDES ADDITIONAL BRACING FROM THOSE ELEMENTS TO THE FLOOR OR ROOF DIAPHRAGM AT EACH ATTACHMENT POINT.

HOLES, NOTCHES, BLOCK-OUTS AND OTHER SIMILAR FIELD MODIFICATIONS TO STRUCTURAL MEMBERS NOT SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS OR APPROVED SHOP DRAWINGS ARE NOT PERMITTED.

EXCEPT AS NOTED BELOW, ALL FUTURE EXPANSION IS ASSUMED TO BE COMPLETELY SELF-SUPPORTING FOR BOTH GRAVITY AND LATERAL LOADS.

► SYSTEM NOTES

- FOUNDATIONS AND EARTHWORK
- REMOVE EXISTING SURFICIAL TOP SOIL AND VEGETATION FROM WITHIN THE BUILDING AREA AND A MINIMUM OF TEN FEET BEYOND. EXCAVATE MATERIAL TO PROPOSED SLAB-ON-GRADE SUBGRADE. PROOFROLL WITH A HEAVY RUBBER Tired VEHICLE. SOILS WHICH HEAVE, PUMP, OR DO NOT READILY COMPACT SHALL BE EXCAVATED AND REPLACED WITH ENGINEERED FILL.

SUBGRADE PREPARATION FOR FOOTINGS SHALL CONSIST OF EXCAVATION TO REQUIRED ALLOWABLE BEARING CAPACITY SOILS AT OR NEAR DESIGN FOOTING ELEVATIONS, WHERE UNSUITABLE SOIL IS ENCOUNTERED AT NOMINAL BEARING DEPTH. SEE OVER EXCAVATION DETAIL.

ALL COMPACTON REQUIREMENTS REFER TO % OF MAXIMUM DRY DENSITY PER ASTM D-1557 MODIFIED PROCTOR. GRANULAR STRUCTURAL FILL BENEATH FOOTINGS SHALL BE PLACED IN LAYERS NO MORE THAN 8" THICK, AND EACH LAYER SHALL BE COMPACTED TO 95% COHESIVE FILL APPROVED BY THE GEOTECHNICAL CONSULTANT SHALL BE PLACED IN LAYERS NO THICKER THAN 8" AND EACH LAYER SHALL BE COMPACTED TO 95%. MOISTURE CONDITION FILL MATERIALS AS REQUIRED TO OBTAIN PROPER COMPACTON. COHESIVE SOILS OR GRANULAR SOILS WITH A SIGNIFICANT PERCENT OF COHESIVE FINES SHALL BE CONDITIONED TO WITHIN 3% OF OPTIMUM MOISTURE CONTENT AT COMPACTON.

ALL ACTIVITIES CONCERNING PREPARATION AND VERIFICATION OF BEARING SOILS FOR SLAB-ON-GRADE AND FOOTINGS SHALL BE SUPERVISED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER.

COLUMNS, PIERS, AND SPREAD FOOTINGS ARE CENTERED ON GRIDLINES UNLESS NOTED OTHERWISE. CONTINUOUS FOOTINGS ARE CENTERED ON WALLS ABOVE UNLESS NOTED OTHERWISE.

BACKFILL UNIFORMLY ON EACH SIDE OF FOUNDATION WALLS, GRADE BEAMS AND OTHER SIMILAR ELEMENTS. DO NOT BACKFILL AGAINST ANY STRUCTURAL ELEMENT UNTIL THAT ELEMENT HAS ATTAINED FULL DESIGN STRENGTH. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL TOP AND BOTTOM OF WALL IS BRACED BY FLOOR FRAMING AND SLAB-ON-GRADE UNLESS NOTED OTHERWISE ON THE DRAWINGS.

TOP OF FOOTING ELEVATION NOTED ON DRAWINGS REPRESENT CONSIDERED ENGINEERING JUDGMENTS ABOUT PROTECTION FROM FROST AND MINIMUM DEPTH TO SOILS CAPABLE OF PROVIDING DESIGN SOIL BEARING CAPACITY. UNCERTAINTIES INHERENT IN DETERMINING THE ELEVATION OF SOILS ADEQUATE TO PROVIDE DESIGN BEARING CAPACITY MAY REQUIRE FOUNDATIONS TO BE LOWERED - IN NO CASE SHALL TOP OF FOOTING BE HIGHER THAN NOTED. A GEOTECHNICAL ENGINEER SHALL VERIFY THAT SOIL AT THE FOOTING BASE IS ADEQUATE TO PROVIDE THE REQUIRED DESIGN SOIL BEARING CAPACITY.

- CAST-IN-PLACE CONCRETE
- DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ACI 318-14 EXCEPT WHERE MORE RESTRICTIVE REQUIREMENTS ARE NOTED.

REINFORCING CLEAR COVER SHALL BE AS NOTED BELOW UNLESS SPECIFICALLY NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
#3 - #6 BARS	1 1/2"
#6 - #18 BARS	2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER	
WALLS - #3 THRU #11 BARS	3/4"
WALLS - #14 THRU #18 BARS	1 1/2"
STRUCTURAL SLABS - TOP, BOTTOM	1"
JOIST TIES AND MAIN REINFORCING - TOP, BOTTOM, SIDES	1 1/2"
BEAM TIES - TOP, BOTTOM, SIDES	1 1/2"
BEAM MAIN REINFORCING - TOP, BOTTOM, SIDES	2"
COLUMN TIES	1 1/2"
COLUMN MAIN REINFORCING	2"

PROVIDE (2) #5 BARS AROUND ALL OPENINGS AND (2) #5 DIAGONAL BARS AT ALL OPENING AND RE-ENTRANT CORNERS. BARS SHALL EXTEND A MINIMUM OF 24" PAST OPENING.

ALL BAR SPICES SHALL BE CONTACT LAP SPICED USING CLASS B TENSION LAP LENGTHS, WITH ADJACENT LAPS STAGGERED A MINIMUM OF 3'-0" UNLESS DETAILED OTHERWISE. (SEE REINFORCEMENT TABLES FOR REQUIRED LAP AND DEVELOPMENT LENGTHS.)

FIELD WELDING OF ASTM A615 REINFORCING STEEL IS NOT PERMITTED. FIELD BENDING OF REINFORCING STEEL IS NOT PERMITTED EXCEPT WHERE SPECIFICALLY DETAILED ON STRUCTURAL DRAWINGS.

CORING OF COLUMNS, WALLS, BEAMS, JOISTS AND SLABS IS NOT PERMITTED. PROVIDE STEEL SLEEVES FOR ALL PENETRATIONS AT ALL LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE.

PROVIDE CAMBER OF BEAMS, JOISTS AND SLABS AS REQUIRED BY THE STRUCTURAL DRAWINGS WITHOUT REDUCING THE SPECIFIED THICKNESS OF ANY MEMBER. CAMBER NOTED IS FOR DEAD LOAD OF STRUCTURE ONLY, AND SHALL BE ACHIEVED BY ADJUSTING FORMS.)

► SYSTEM NOTES (CONTINUED)

• POST-INSTALLED ANCHORAGE

ALL POST-INSTALLED ANCHORS MUST BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, DRILL TYPE, HOLE CLEANING, INSTALLATION TORQUE, AND TEMPERATURE CONSTRAINTS.

ALL PERSONNEL INSTALLING POST-INSTALLED ANCHORS SHALL BE TRAINED BY THE MANUFACTURER ON PROPER INSTALLATION TECHNIQUE. CONTRACTOR SHALL COORDINATE ANY ON-SITE TRAINING WITH THE ANCHOR MANUFACTURER. TRAINING DOCUMENTATION SHALL BE AVAILABLE UPON REQUEST.

WHEN A SPECIFIC PRODUCT AND MANUFACTURER IS REFERENCED IN THE CONTRACT DOCUMENTS, THAT SPECIFIC PRODUCT SHALL BE USED UNLESS NOTED OTHERWISE. BELOW CONTAINS A LIST OF PRE-APPROVED ANCHORS FOR USE AS AN EQUAL (WHERE "OR EQUAL" IS INDICATED) OR WHERE POST-INSTALLED ANCHORAGE IS REFERRED TO IN THE DOCUMENTS GENERALLY (E.G. "ADHESIVE ANCHOR").

PROVIDE SPECIAL INSPECTION FOR ALL POST-INSTALLED ANCHORS PER THE EVALUATION REPORT OR AS INDICATED OTHERWISE. THE ANCHOR MANUFACTURER'S REPRESENTATIVE SHALL BE PRESENT DURING THE INITIAL INSTALLATION OF EACH TYPE OF ANCHOR TO REVIEW AND APPROVE THE CONTRACTOR'S INSTALLATION PROCEDURES.

• CONCRETE

PRIOR TO INSTALLING POST-INSTALLED ANCHORS, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AND BE 21 DAYS OLD. ADHERE TO MANUFACTURER'S REQUIREMENTS FOR REQUIRED INSTALLATION TEMPERATURES AND HOLE CONDITION (WET, DRY, SATURATED).

EXPANSION ANCHORS FOR USE IN CONCRETE INCLUDE:

HILTI: KWIK-BOLT T2
EMMONS STRONG-TIE: STRONG-BOLT 2
DENVAL POWERS: POWER-STD-602

SCREW ANCHORS FOR USE IN CONCRETE INCLUDE:

HILTI: HAS E2
EMMONS STRONG-TIE: TITEN HD
DENVAL POWERS: SCREW-BOLT+

ADHESIVE ANCHORS FOR USE IN CONCRETE INCLUDE:

HILTI: HIT-RE 500 VS OR HIT-HY 200
EMMONS STRONG-TIE: SET-XP OR AT-XP
DENVAL POWERS: PURE110+ OR AC208-GOLD

DO NOT USE ADHESIVE ANCHORS IN OVERHEAD APPLICATIONS UNLESS SPECIFICALLY INDICATED ON THE CONTRACT DOCUMENTS. FOR ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED, INSTALLER SHALL HOLD IN ACTIVE ADDRESS ISSUED ADHESIVE ANCHOR INSTALLER CERTIFICATION IN ADDITION TO TRAINING BY THE ANCHOR MANUFACTURER. CONTINUOUS SPECIAL INSPECTION FOR ADHESIVE ANCHORS INSTALLED AT THESE ANGLES IS REQUIRED. THE SPECIAL INSPECTOR SHALL PROVIDE A REPORT TO THE STRUCTURAL ENGINEER OF RECORD INDICATING THAT THE MATERIALS USED AND INSTALLATION PROCEDURES CONFORM WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

ALL OTHER POST-INSTALLED ANCHORS SHALL HAVE PERIODIC SPECIAL INSPECTION AT A MINIMUM UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED IN THE SPECIFIC ANCHOR'S EVALUATION REPORT.

STRUCTURAL SHEET INDEX

S000 STRUCTURAL NOTES
S100 PLAN, SECTIONS AND DETAILS

CONSUL COMMONS
WHITEFISH BAY, WI 53217

STRUCTURAL NOTES

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DATE: 11/12/2020

SCALE: AS NOTED

JOB NO. 3190143

PROJECT MANAGER:

TOM MORTENSEN, PLA, ASLA

DESIGNED BY: NLD

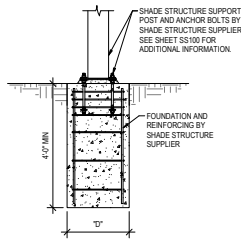
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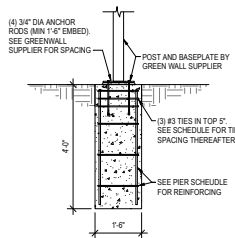
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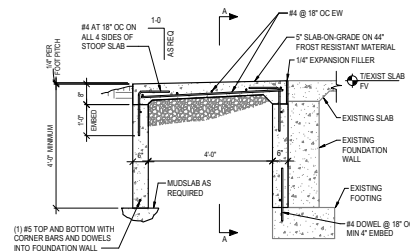
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Oshkosh, WI
Mount Pleasant, WI | Neenah, WI | Lynne, CA



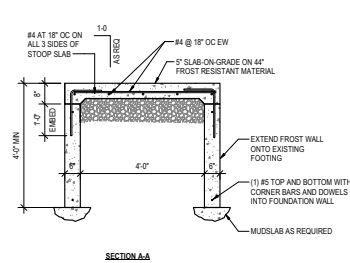
2 TYP SHADE FOUNDATION
SCALE: 1/2" = 1'-0"



3 TYP GREEN WALL FOUNDATION
SCALE: 1/2" = 1'-0"

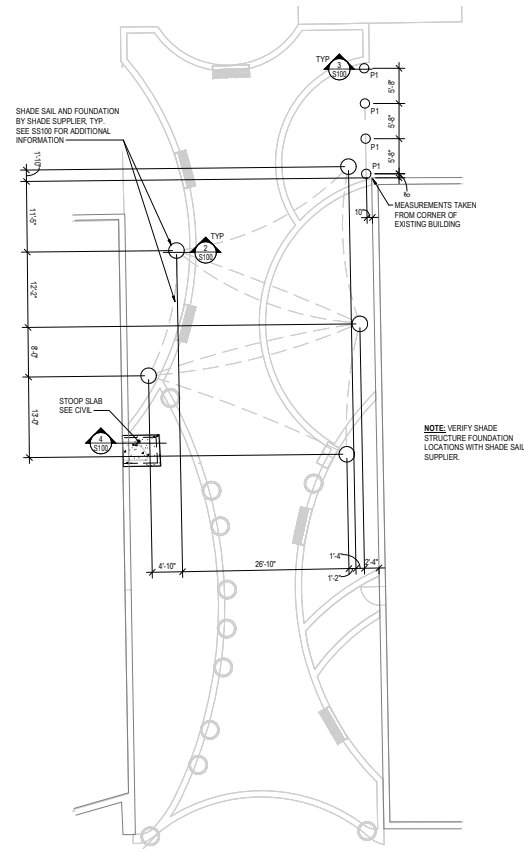


4 TYPICAL STOOP AT EXISTING DETAIL
SCALE: 1/2" = 1'-0"



SECTION A-A

CONCRETE PIER SCHEDULE					
MARK	PIER DIMENSIONS	PIER TYPE	REINFORCEMENT		REMARKS
	DA		VERTICAL	TIES	
P1	18"		(6) #6	#3 @ 12" oc	



1 OVERALL PLAN
SCALE: 1" = 10'-0"

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DATE: 11/12/2020

SCALE: AS NOTED

JOB NO. 3190143

PROJECT MANAGER:
TOM MORTENSEN, PLA, ASLA

DESIGNED BY: NLD

CHECKED BY:

SHEET NUMBER
S100

CONSAL COMMONS
WHITEFISH BAY, WI 53217

PLAN, SECTIONS AND
DETAILS

raSmith
CREATIVITY BEYOND ENGINEERING

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Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Oshkosh, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

SYMBOLS:

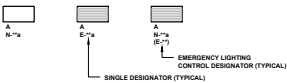
(ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS)

- ⊗ LIGHTING FIXTURE - CEILING SURFACE, SUSPENDED, BOLLARD
- ⊙ LIGHTING FIXTURE - WALL SURFACE
- LIGHTING FIXTURE - CEILING RECESS
- LIGHTING FIXTURE - WALL RECESS
- ⌚ TIME CLOCK - SEE TIME CLOCK SCHEDULE
- Ⓢ CONTACTOR - SEE CONTACTOR SCHEDULE
- ☒ OUTDOOR PHOTO-CELL
- DUPLEX RECEPTACLE
 - (D) DOUBLE DUPLEX
 - (GFI) GROUND FAULT INTERRUPTING
 - (GFB) GROUND FAULT INTERRUPTING VIA CIRCUIT BREAKER
 - (IG) ISOLATED GROUND
 - (SH) SWITCHED TOP HALF
 - (TD) TRIPLE DUPLEX
 - (TR) TAMPER RESISTANCE
 - (USB) DUPLEX RECEPTACLE WITH USB CHARGING
 - (WP) WEATHERPROOF WITH GFI RECEPTACLE

- 4' ⊗ DUPLEX RECEPTACLE - MOUNTED AT SPECIAL MOUNTING HEIGHT INDICATED ON DRAWING OR AS INDICATED IN THE ASSOCIATED ARCHITECTURAL ELEVATION.
- ⚙ EQUIPMENT CONNECTION, SPECIAL PURPOSE RECEPTACLE OR MOTOR CONNECTION - SEE EQUIPMENT SCHEDULE
- ⏏ DISCONNECT SWITCH
- Ⓣ TRANSFORMER
- ⊞ JUNCTION BOX
- Ⓜ METER SOCKET
- Ⓢ DISTRIBUTION PANEL - SEE PANEL SCHEDULE
- Ⓐ INDICATES DESIGNATION
- Ⓢ INDICATES DETAIL DESIGNATION
- Ⓢ SEE DETAIL SYMBOL
- Ⓢ INDICATES SHEET NUMBER
- Ⓢ KEYED NOTE SYMBOL

ELECTRICAL CIRCUITING:

LIGHTING FIXTURES:



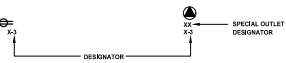
LIGHTING CIRCUITING NOTES -

- SINGLE DESIGNATOR INDICATES THE CIRCUIT AND MEANS OF CONTROL FOR THE ENTIRE FIXTURE.
- DESIGNATOR SHOWN WITHIN () INDICATES CIRCUITING AND/OR CONTROL VIA AN EMERGENCY LIGHTING CONTROL UNIT. REFER TO LIGHTING DETAILS FOR WIRING DIAGRAMS.
- SHADING INDICATES LAMP(S) SERVED FROM EMERGENCY, CRITICAL CARE OR LIFE SAFETY BRANCH (TYPICAL).

DESIGNATOR DESCRIPTION:

- LOWER CASE LETTERS INDICATE SWITCH DESIGNATION CONTROLLING ASSOCIATED LAMP(S). ABSENCE OF ANY LETTER INDICATES FIXTURE/LAMP(S) CONTROLLED VIA SWITCHES IN THE ASSOCIATED ROOM. UPPERCASE "V" INDICATES ASSOCIATED LAMP(S) ARE UNSWITCHED.
- INDICATES THE CIRCUIT NUMBER SERVING FIXTURE/LAMP(S)
- INDICATES BRANCH PANELBOARD SERVING THE DEVICE. SEE PLAN FOR AREAS SERVED BY PANELBOARD(S).

ELECTRICAL DEVICES:



DESIGNATOR DESCRIPTION:

- INDICATES THE CIRCUIT NUMBER SERVING DEVICE
- INDICATES BRANCH PANELBOARD SERVING THE DEVICE. SEE PLAN FOR AREAS SERVED BY PANELBOARD(S).

- 120 VOLTS**
- E - EMERGENCY BRANCH
 - N - NORMAL BRANCH
 - S - STAND- BY BRANCH (ARTICLE 701 & 702)

NOTE DESCRIPTIONS:

- GENERAL NOTES - NOTES THAT APPLY TO ALL DRAWINGS WITHIN THE DRAWING SET.
- SHEET NOTES - NOTES THAT APPLY TO THE SHEET ON WHICH THEY APPEAR.
- KEYED NOTES - NOTES THAT APPLY TO AN AREA, ITEM AND/OR DEVICE ON A FLOOR PLAN OR DETAIL.
- DETAIL NOTES - NOTES THAT APPLY TO A SPECIFIC DETAIL.

THE LIGHTING DESIGN FOR THIS PROJECT SET IS IN COMPLIANCE WITH SPR 362.0(01). COMPLIANCE IS DEMONSTRATED BY USING 2015 IECC.

ABBREVIATIONS:

(ALL ABBREVIATIONS SHOWN MAY NOT APPEAR ON DRAWINGS)

- ABV ABOVE
- APP ABOVE FINISHED FLOOR
- AFD ABOVE FINISHED GRADE
- ALT ALTERNATE
- ALT SW ALTERNATE SWITCH
- ARCH ARCHITECT
- BFC BELOW FINISHED CEILING
- BFG BELOW FINISHED GRADE
- BLDG BUILDING
- BOL BOLT
- BOLTD BOLTED PRESSURE CONTACT SWITCH
- BKR BREAKER
- CB CIRCUIT BREAKER
- CKT CIRCUIT
- CLD CEILING
- CP CONTROL PANEL
- CS COMBINATION STARTER
- DE DUAL ELEMENT FUSES
- DIS DIRECT
- DISC DISCONNECT
- DN DOWN
- EC ELECTRICAL CONTRACTOR
- ELEV ELEVATION
- EMER EMERGENCY
- EMT ELECTRIC METALLIC TUBING
- END END OF LINE RESISTOR
- EXP EXPLOSION PROOF
- EXT EXISTING REMOVE FROM SERVICE
- EXT EXISTING HELICOPTER
- ES EXPOSED STRUCTURE
- EXT EXISTING TO REMAIN
- EX EXISTING
- EXC EXISTING WATER COOLER
- F FLUSH
- FBO FURNISHED BY OTHERS
- FOR FEEDER
- FXT FIXTURE
- FLR FLOOR
- FLR FLUORESCENT
- FS FLOW SWITCH
- FS FULL VOLTAGE NON-REVERSING
- GC GENERAL CONTRACTOR
- GFI GROUND FAULT INTERRUPTER
- GFI GROUND FAULT INTERRUPTED
- GND GROUNDING
- GND GROUNDING
- GYP GYPSUM BOARD
- HSA HAND-OFF-AUTO SWITCH
- HVAC HEATING, VENTILATING, & AIR CONDITIONING
- HW HEAVY WALL
- INT INTERLOCK
- IMC INTERMEDIATE METALLIC CONDUIT
- JB JUNCTION BOX
- KVA KILO VOLT-AMPERE
- LAY IN GND LAY IN GROUND
- LGT LIGHTING
- LV LOW VOLTAGE
- LVT LINE VOLTAGE THERMOSTAT
- MAN MANUAL
- MAN MECHANICAL CONTRACTOR
- MCB MAIN CIRCUIT BREAKER
- MCC MOTOR CONTROL CENTER
- MCP MAIN DISTRIBUTION PANEL
- MLO MAIN LUGS ONLY
- MIB MAIN SWITCHBOARD
- MTD MOUNTED
- NOT IN CONTR NOT IN CONTRACT
- NU NEARLY
- OU ON UNIT
- P POLE
- PB PUSH BUTTON
- PEND PENDANT
- PC PLUMBING CONTRACTOR
- PE SW PNEUMATIC SWITCH
- PLD PLUMBING
- PNC PANEL
- PVC POLYVINYL CHLORIDE
- R RELAY
- RS RESEALABLE
- RECEPT RECONNECT TO EXISTING CIRCUIT
- RECEPT RECEPTACLE
- RM ROOM
- RVS REDUCES VOLTAGE STARTING
- SPLINE SPLYNE
- SEL SW SELECTOR SWITCH
- SW SWITCH
- SWF SURFACE
- TC TEMPERATURE CONTROL
- TC TEMPERATURE CONTROL CONTRACTOR
- TCF TEMPERATURE CONTROL PANEL
- TYP TYPICAL
- US UNDERGROUND
- UNIV UNIVERSAL
- US UNIT SUBSTATION
- WP WEATHERPROOF
- XFMR TRANSFORMER

ELECTRICAL SHEET INDEX

No.	TITLE
E000	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND SHEET INDEX
E001	ELECTRICAL SPECIFICATIONS
E100	ELECTRICAL SITE PLAN - DEMOLITION
E200	ELECTRICAL SITE PLAN - NEW
E400	ELECTRICAL SCHEDULES & ONE-LINE DIAGRAM
E500	ELECTRICAL DETAILS
E600	ELECTRICAL SCHEDULES

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R&D Project No.: 220948.30

DATE	DESCRIPTION

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Milwaukee, WI 53204-1412
(262) 781-1000
raSmith.com
raSmith
CREATIVITY BEYOND ENGINEERING

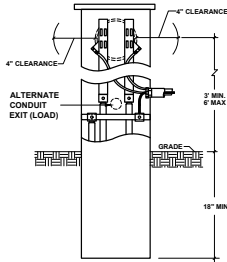
CONSAUL COMMONS
WHITEFISH BAY, WI 53217
ELECTRICAL SYMBOLS,
ABBREVIATIONS, AND SHEET INDEX

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JOB NO. 3190143
PROJECT MANAGER:
TOM MORTENSEN, PLA, ASLA
DESIGNED BY: LWH/ALS
CHECKED BY: LWH
SHEET NUMBER
E000

R&D RING & DUCHATEL
17400 West Capitol Drive, Brookfield, WI 53045
Phone: 414.778.1700 / Fax: 414.778.2300 / rs@ringsd.com

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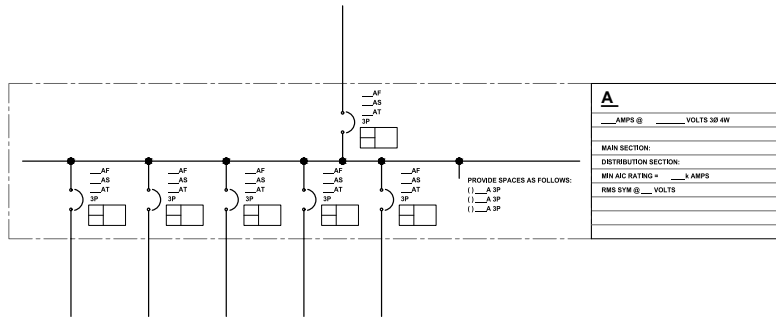
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2 METER PEDESTAL
E400 NOT TO SCALE

DETAIL NOTES -

- SERVICE ENTRANCE CONDUCTORS MUST EXIT THE PEDESTAL BELOW THE LOWEST LIVE PART AND ABOVE GRADE.
- PROVIDE 4" CLEARANCE AROUND METER FROM ALL FOREIGN OBJECTS.
- FOR USE WITH 240/480V, 1Ø, 3-WIRE SERVICE, THE PEDESTAL MUST BE RATED FOR 480V OR ABOVE.



NEW PANEL SCHEDULE

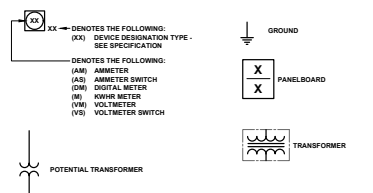
PANEL DESIGNATION	CIRCUIT BREAKERS					DISTRIBUTION	# OF TUBS	MOUNT	PANEL LOCATION	BRANCH	PANEL TYPE	PANEL BUSING (AMPS)	MAIN			VOLTAGE	A/C	PANEL OPTIONS	PANEL NOTES
	QTY	AMP	P	TYPE	OPTIONS & ACC								TYPE	CB SIZE	TYPE				
CC-1	10	20	1	MC		24	1	SM	EXTERIOR	N	B	125	100A	100AF	MC	240/120V	220A		1, 2

ABBREVIATIONS:					CIRCUIT BREAKER ACCESSORIES:					PANEL OPTIONS:				
ACC = CIRCUIT BREAKER ACCESSORIES					AF = ARC FAULT CIRCUT INTERRUPTER (RESIDENTIAL ONLY)					1 = 200% NEUTRAL				
FM = FLUSH MOUNTED					AR = ARC FLASH REDUCTION					2 = ISOLATED GROUND BUS				
PM = PAD MOUNTED					CL = CURRENT LIMITING					3 = DUAL MAIN LUGS				
SM = SURFACE MOUNTED					FR = FULLY RATED (100%)					4 = THROUGH FEED LUGS				
MLO = MAIN LUGS ONLY					GE = GROUND FAULT PROTECTION (EQUIPMENT)									
MCB = MAIN CIRCUIT BREAKER					GP = GROUND FAULT PROTECTION (PERSONNEL)									
OPT = CIRCUIT BREAKER OPTIONS					GS = GROUND FAULT SENSING/ALARM									
SPT = SEE FLOOR PLAN					HC = HEATING, COOLING, AC REFRIGERATION (HCR)									
SD = SEE ONLINE DIAGRAM					HM = HIGH MAGNETIC FLD. MOTORS									
SPC = PREPARED SPACE					MB = MOLDED CASE SWITCH									
					MP = MOTOR CIRCUIT PROTECTOR									
					L1 = LONG TIME/SHORT TIME/INSTANT (LST)									
					L2 = LONG TIME/SHORT TIME/INSTANT (LST)									
					L3 = LONG TIME/SHORT TIME/INSTANT GROUND FAULT TRIP (LST)									
					L4 = LONG TIME/SHORT TIME/INSTANT GROUND FAULT TRIP (LST)									
					SC = SYSTEM COMMUNICATION									
					SD = SYSTEM DIAGNOSTICS									
					SM = SYSTEM MONITORING									
					ZS = ZONE SELECTIVE INTERLOCKING									

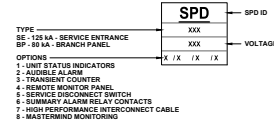
PANEL SCHEDULE NOTES:

- PANEL SHALL BE WEATHERPROOF AND MOUNTED IN STAINLESS ENCLOSURE.
- PROVIDE SURGE PROTECTIVE DEVICE FOR PANELBOARD.

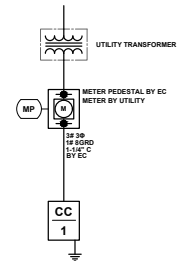
ONE-LINE SYMBOLS



SURGE PROTECTIVE DEVICE



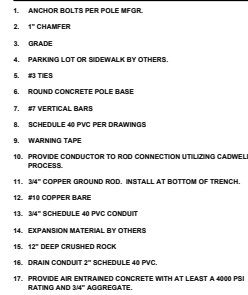
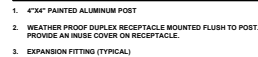
1 ONE-LINE RISER DIAGRAM
E400 NOT TO SCALE



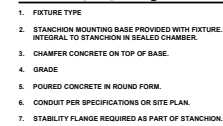
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ELECTRICAL SCHEDULES &
ONE LINE DIAGRAM

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PROJECT MANAGER:
TOM NORTENSEN, PLA, ASLA
DESIGNED BY: LHM/ALS
CHECKED BY: LHM
SHEET NUMBER
E400

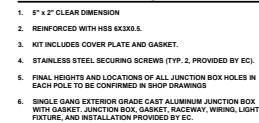
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2
E50



1
E50



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<p>E500</p>		<p>ELECTRICAL DETAILS</p>		<p>Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Oshkosh, WI Mount Pleasant, WI Naperville, IL Irvine, CA</p>			

LIGHT FIXTURE SCHEDULE

ID	FIXTURE DESCRIPTION	TYPE	NO.	LIGHT SOURCE			BALLAST/DRIVERS				INPUT WATTS	VOLT	MOUNT	SURFACE TYPE	FIXTURE DEPTH	FIXTURE SPECIFICATION AND ACCEPTABLE MANUFACTURERS		OPTIONS	SEE NOTE
				DESCRIPTION	WATTS	K	CR (MM)	TYPE	CONTROL	CIRCUITS						MANUFACTURER	CATALOG SERIES		
0A	7' DIA X 10" LANDSCAPE ACCENT LIGHT 60 DEG DISTRIBUTION ANGLED VISION BAFFLE SHIELDING	LED	-	1000 CBCP MIN	20	TW 1650- 8000	90	DR	TW BT	1	20	120	S	CONC BASE	-	BK	DE-LED-C22-RFL-12-11-A-"FINISH" WITH POWER PIPE II MOUNTING	28.48	1A.4
0B	4.5' DIA X 42" BOLLARD LIGHT TYPE V DISTRIBUTION RIGID RATING 8-10V-00	LED	-	1000 DELIVERED LUMENS	11	3000	70	DR	SW	1	11	120	S	CONC BASE	-	GARCOO	PBL-45-14L-200-WW-03-S-100- FAWS-"FINISH"	28	1B.2
0C	10' DIA X 0' DEEP WALL MOUNTED SCORCE WHITE OPAL HEAVY CRYSTAL GLASS SHIELDING DE CAST MARINE GRADE ALUMINUM HOUSING	LED	-	925 DELIVERED LUMENS	13	3000	90	DR	SW	1	13	120	S	W	-	BEGA	3309-A3-"FINISH"	28	
0D	4' DIA 12" ADJUSTABLE FLOODLIGHT 60 DEG DISTRIBUTION, CUSTOM FINISH ANGLED VISION SHIELDING	LED	-	3500 CBCP MIN	34	3000	80	DR	SW	1	34	120	S	SPEC	-	BK	HU-LED-TR-11-FL-12-A-1-EL-V-MT- "CUSTOM FINISH"	27.48	1A.3
0G	7' DIA X 10" LANDSCAPE ACCENT LIGHT 20 DEG DIST. RECTILINEAR SPREAD LENS ANGLED VISION BAFFLE SHIELDING	LED	-	1000 CBCP MIN	20	TW 1650- 8000	90	DR	TW BT	1	20	120	S	CONC BASE	-	BK	DE-LED-C22-RFL-12-11-A-"FINISH" WITH POWER PIPE II MOUNTING	28.50	1A.4

NOTE:
SEE SPECIFICATION SECTIONS 26.50.00 FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS".
MANUFACTURERS AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.

ABBREVIATIONS:

AR = AS REQUIRED	DMX = ADDRESSABLE, DIMMING 1-100%	FD10 = FLUORESCENT DIMMING 10-100%	OT = OTHER
BL = BLUE-LEED SWITCHING	DR = DRIVER	GRD = GRABER	PD = PENDANT
BT = BLUETOOTH	DW = DRYWALL	H = HD	POE = POWER OVER ETHERNET
CAB = UNDERCABINET	ELV = ELECTRONIC LOW VOLTAGE DIMMING	HAL = HALOGEN	PL = PLASTER
CL = CLEAR	EM = EMERGENCY	HBF = HIGH BALLAST FACTOR	PS = PULSE START
DALI = ADDRESSABLE, DIMMING 1-100%	ES = EXPOSED STRUCTURE	I = INCANDESCENT	R = RECESS
DM0 = LED DIMMING 0-10V, 0 -100%	ET = ELECTRONIC BALLAST	LBF = LOW BALLAST FACTOR	RGB = RED, GREEN, BLUE LEDS
DM1 = LED DIMMING 0-10V, 1 -100%	F = FLUORESCENT	LG = LAY-IN GRID	RM = REMOTE
DM2 = LED DIMMING 0-10V, 5 -100%	FD1 = FLUORESCENT DIMMING 1-100%	MLV = MAGNETIC LOW VOLTAGE DIMMING	S = SURFACE
DM10 = LED DIMMING 0-10V, 10 -100%	FD5 = FLUORESCENT DIMMING 5-100%	NBF = NORMAL BALLAST FACTOR	SPEC = SPECIAL
DMW = DIM TO WARM LED			ST = STANDARD

OPTIONS:

1 = POST PAINTED FINISH	21 = FURNISH WITH AIR HANDLING CAPABILITY	41 = MATTE DIFFUSE LOW PROSCECT REFL.	61 = FURNISH WITH UNIVERSAL ARROWS AND RED OR GREEN STENCIL FACE
2 = REGRESSED ALUMINUM DOOR FRAME	22 = FURNISH WITH WIRE GUARD	42 = FURNISH WITH SYMMETRICAL REFLECTOR	62 = FURNISH WITH FIELD ADJUSTABLE CHEVRONS
3 = FLAT STEEL DOOR FRAME	23 = FURNISH WITH ENDCAPS	43 = FURNISH WITH ASYMMETRICAL REFLECTOR	63 = FURNISH WITH MIRRORRED BACKGROUND
4 = FLAT ALUMINUM DOOR FRAME, MITERED CORNERS	24 = FURNISH IN LENGTH AS SHOWN	44 = FURNISH WITH TOP AND BOTTOM LENS	64 = FURNISH WITH INTEGRAL BATTERY
5 = STAINLESS STEEL TRIM AND DOOR FRAME	25 = FURNISH WITH SOLID FRONT	45 = FURNISH WITH LOUVER	65 = FURNISH WITH INTEGRAL HIGH CAPACITY BATTERY (FOR REMOTE HEADS)
6 = FURNISH WITH SPRING LOADED LATCHES	26 = FURNISH WITH DUST COVER	46 = FURNISH WITH PERFORATED DIFFUSER	66 = FURNISH WITH SELF DIAGNOSTICS
7 = FURNISH WITH HINGED DOOR	27 = CUSTOM FINISH - SELECTION TBD	47 = FURNISH WITH EGGOGRATE LOUVER	67 = FURNISH WITH AUXILIARY EMERGENCY BATTERY BALLAST DRIVER
8 = DAMP LOCATION CONSTRUCTION	28 = STANDARD FINISH - SELECTION TBD	48 = FURNISH WITH SOFTENING LENS	68 = SPARE
9 = WET LOCATION CONSTRUCTION	29 = FURNISH WITH HOUSE SIDE SHIELD	49 = FURNISH WITH PRISMATIC LENS	69 = SPARE
10 = IP65 RATING	30 = FURNISH IN CUSTOM CONFIGURATION REFER TO PLANS	50 = FURNISH WITH LINEAR SPREAD LENS	70 = SPARE
11 = IP66 RATING	31 = SPARE	51 = FURNISH WITH SPREAD LENS	71 = FURNISH WITH ANTIMICROBIAL FINISH
12 = IP67 RATING	32 = FURNISH WITH POWER OVER AIRCRAFT CABLE	52 = SPARE	72 = CERTIFIED FOR AIRCRAFT USE
13 = NEMA 4X RATED	33 = FURNISH WITH CHAIN MOUNTING	53 = SPARE	73 = FURNISH WITH RF NOISE SUPPRESSORS (ADVANCE RIF-1) FOR EACH DRIVER
14 = IC RATING	34 = FURNISH WITH RIGID STEM MOUNTING	54 = FURNISH WITH ROCKER SWITCH	74 = FURNISH WITH ACRYLIC LENS WITH INTEGRAL RF SHIELDING
15 = ADA COMPLIANT	35 = FURNISH WITH SWIVEL CANOPY	55 = FURNISH WITH INTEGRAL OCC. SENSOR	75 = FURNISH WITH LOW VOLTAGE CONTROL (LVC)
16 = DOUBLE GASKETED-LENS TO TRIM TO CEILING	36 = FURNISH WITH ADJUSTABLE ANCHORPT CABLE MOUNTING	56 = FURNISH WITH INTEGRAL DAYLIGHT SENSOR	76 = SPARE
17 = TRIPLE GASKETED-LENS TO DOOR TO HOUSING TO CEILING	37 = FURNISH WITH ADJUSTABLE MOUNTING HARDWARE	57 = FURNISH WITH INTEGRAL PHOTOCELL	77 = SPARE
18 = FURNISH WITH TAMPER RESISTANT HARDWARE	38 = FURNISH WITH MANUFACTURERS CUSTOM JUNCTION BOX	58 = FURNISH WITH REMOTE DRIVER	78 = SPARE
19 = AIR TIGHT	39 = FURNISH WITH RECESSED SLOPE ADAPTER	59 = FURNISH WITH CURRENT LIMITING DEVICE	79 = SPARE
20 = SPARE	40 = FURNISH WITH CORD MOUNTING	60 = FURNISH QUANTITY OF DRIVERS AS REQUIRED	80 = SPARE

GENERAL NOTES:

- VERIFY DIMMING DRIVER COMPATIBILITY WITH DIMMING CONTROL.
- REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHT.
- TO MEET SPECIFIED DELIVERED LUMEN PACKAGE PROVIDE PROGRAMMED DRIVER AS REQUIRED.
- FIXTURE PERFORMANCE TOLERANCES: CCT +/- 200 DEGREES; DELIVERED LUMENS +/- 5%; ENERGY CONSUMPTION +/- 5%; BEAM SPREAD DISTRIBUTION +/- 5 DEGREES AND AS OUTLINED IN 26.50.00.
- IF SUBMITTING A FIXTURE FOR APPROVAL AS AN EQUAL, PROVIDE CUT SHEET AND IES PHOTOMETRIC FILE PRIOR TO BIDDING. A WORKING SAMPLE OF THE FIXTURE IS REQUIRED FOR APPROVAL BY THE AE.

LIGHT FIXTURE SCHEDULE NOTES:

- MANUFACTURERS, PRODUCTS, AND DESCRIPTIONS LISTED IN THE LIGHTING FIXTURE SCHEDULE ARE THE BASIS OF DESIGN SPECIFICATION FOR EACH FIXTURE TYPE. EQUAL PRODUCTS WILL BE ENTERTAINED UNLESS OTHERWISE NOTED. ALL PROPOSED EQUAL PRODUCTS ARE REQUIRED TO MEET OR EXCEED ALL OF THE SPECIFICATION REQUIREMENTS LISTED IN THE LIGHTING FIXTURE SCHEDULE INCLUDING BUT NOT LIMITED TO: PRODUCT GRADE, LIGHT SOURCE TECHNOLOGY, CONTROL TECHNOLOGY, OPTICAL PERFORMANCE (DELIVERED LUMENS OR CBCP), DISTRIBUTION, FIXTURE ACCESSORIES, CONSTRUCTION, DIMENSIONS, MOUNTING, FINISH, ENERGY PERFORMANCE, AND LISTING/RATINGS.

THE SPECIFIER HAS EVALUATED ALL OF THE MANUFACTURERS LISTED BELOW AND CONSIDERS THESE MANUFACTURERS TO BE OF A QUALITY THAT MEET GENERAL SPECIFICATION REQUIREMENTS FOR THE CATEGORY OF PRODUCT UNDER WHICH THEY ARE LISTED. ALTHOUGH MANUFACTURERS ARE LISTED BELOW IT DOES NOT ENSURE THAT THEY HAVE PRODUCTS THAT MEET ALL OF THE SPECIFICATION REQUIREMENTS FOR EACH FIXTURE TYPE. IT MEANS THAT THESE MANUFACTURERS HAVE ALREADY BEEN EVALUATED AND HAVE PRODUCTS THAT SHALL BE REVIEWED FOR APPLICABILITY AS EQUALS. MANUFACTURERS THAT ARE NOT LISTED BELOW WILL REQUIRE A WORKING SAMPLE FOR SPECIFIER TO REVIEW IN ORDER TO BE EVALUATED FOR APPLICABILITY.

THE BURDEN OF MEETING THE BASIS OF DESIGN SPECIFICATION IS ON THE DISTRIBUTOR QUOTING THE PROJECT. DETERMINATION OF EQUIVALENCY IS THE RESPONSIBILITY OF THE SPECIFIER. EVEN IF A PROPOSED EQUAL PRODUCT IS FROM ONE OF THE MANUFACTURERS LISTED BELOW, IF IT DOES NOT MEET THE BASIS OF DESIGN SPECIFICATION REQUIREMENTS THEN IT WILL BE REJECTED. THERE SHALL BE NO ADDITIONAL COST ASSOCIATED WITH REJECTION OF A FIXTURE NOT DEEMED EQUIVALENT BY THE SPECIFIER.

- PERFORMANCE GRADE LANDSCAPE AND FLOODLIGHTS: BK LIGHTING, BEGA, SPJ LIGHTING (TYPE 0A AND 0G ONLY)
- SPECIFICATION GRADE EXTERIOR: INVUE, GARCOO, USIGAM

- PROVIDE WITH FIELD ADJUSTABLE LUMEN/WATTAGE OPTION.
- CUSTOM FINISH TO MATCH POLES WHERE FIXTURES ARE MOUNTED. PROVIDE WITH SINGLE GANG JUNCTION BOX COVER IN MATCHING CUSTOM FINISH. PROVIDE BK PART NUMBER BZ1-RAL OR EQUAL.
- PROVIDE WITH STANCHION MOUNTING WITH INTEGRAL DRIVER HOUSING IN SEALED CHAMBER AND STABILITY FLANGE. PROVIDE BK PART NUMBER PPI-J16-BT-8-MT-SF IN FINISH MATCHING FIXTURE.



THIS BAY IS 1' LONG. IF IT MEASURES ANYTHING OTHER THAN 1' ADJUST SCALE ACCORDINGLY.
R&D Project No.: 220948.30

CONSAUL COMMONS
WHITEFISH BAY, WI 53217

ELECTRICAL SCHEDULES

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DESIGNED BY: LHM/ALS
CHECKED BY: LHM
SHEET NUMBER
E600