



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

1. Approval of Minutes from the meeting held on October 26, 2020.

**Recommended
to Village Board**

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 and 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

raSmith
CREATIVITY BEYOND ENGINEERING

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 (EcoPrioria)	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

raSmith
CREATIVITY BEYOND ENGINEERING

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

CONSAUL COMMONS

VILLAGE OF WHITEFISH BAY, WI

LOCATION MAP

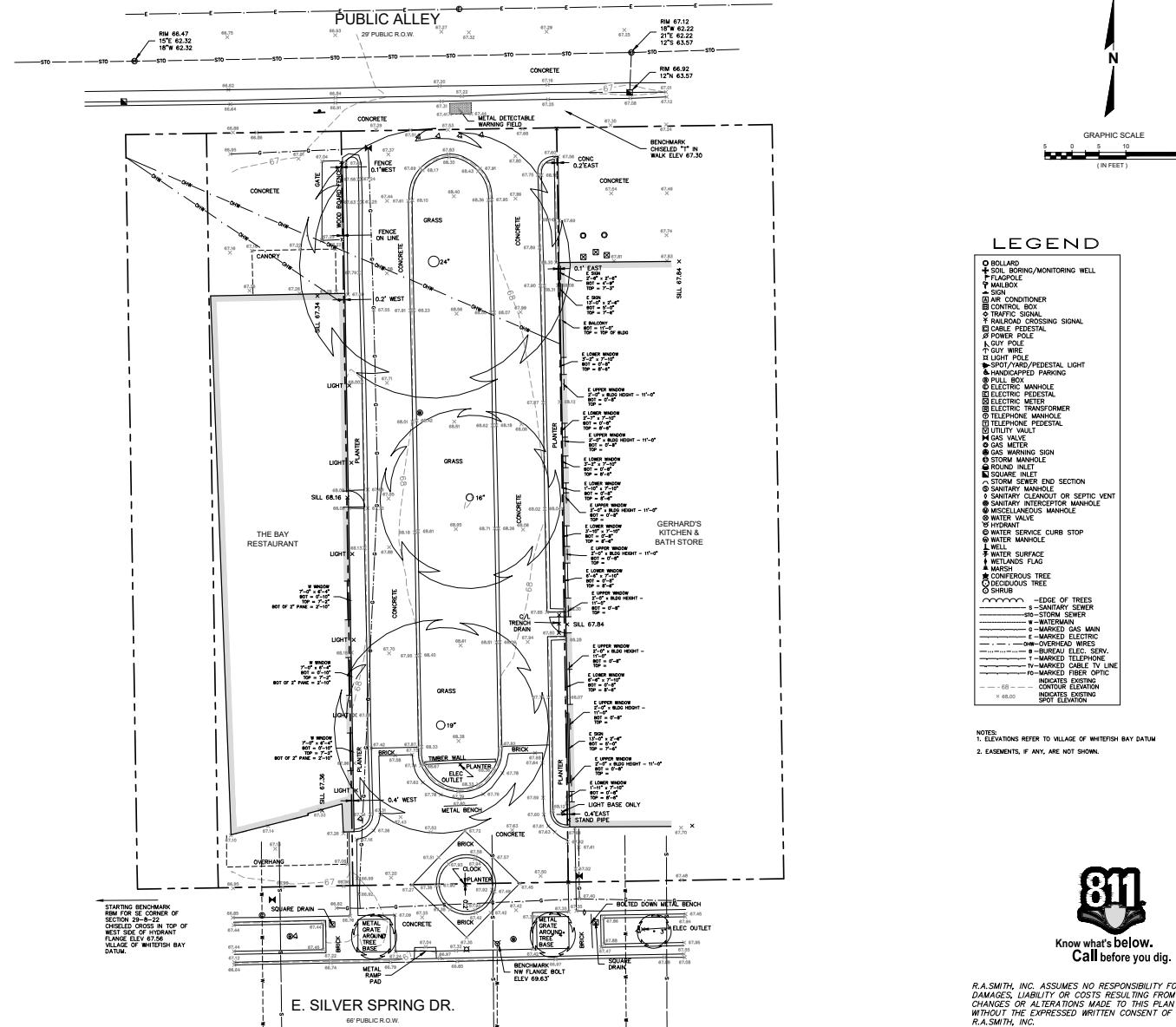


Know what's below.
Call before you dig.

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.

PLAN INDEX

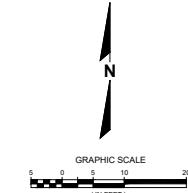
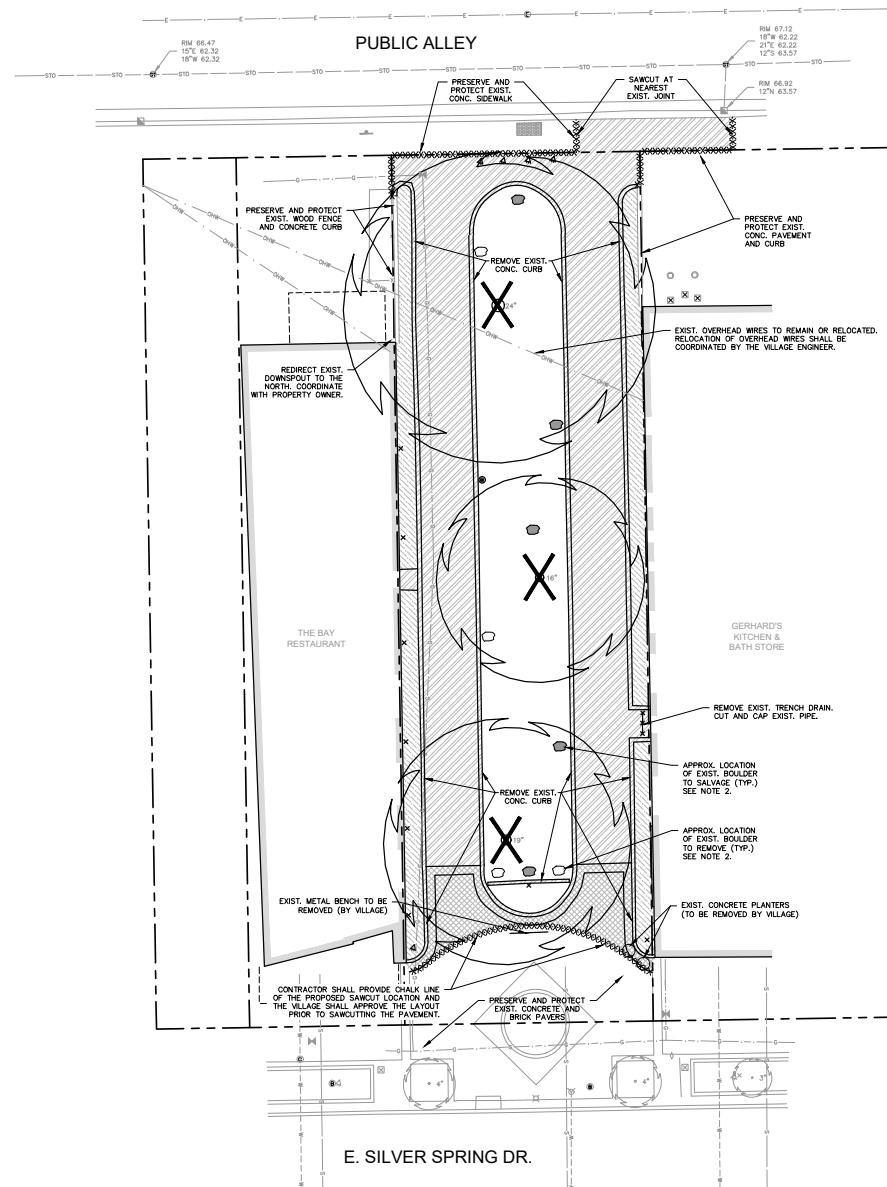
SHEET NO.	DESCRIPTION	raSmith
G100	COVER SHEET	CREATIVITY BEYOND ENGINEERING Brookfield, WI Milwaukee, WI Appleton, WI Mount Pleasant, WI Naples, FL
	<u>CIVIL</u>	
C100	EXISTING CONDITIONS PLAN	
C200	DEMOLITION PLAN	
C300	SITE PLAN	
C400	GRADING & EROSION CONTROL PLAN	
C500	UTILITY PLAN	
C600	CIVIL DETAILS	
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	
	CONSAUL COMMONS WHITEFISH BAY, WI	COVER SHEET
 © COPYRIGHT 2020 R.A. Smith, Inc. DATE: 11/13/2020 SCALE: N.T.S. JOB NO. 3190143 PROJECT MANAGER: TOM MORTENSEN, PLA, ASLA DESIGNED BY: PA/ALS CHECKED BY: Ljh SHEET NUMBER G100		

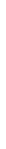


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DATE: 11/12/2020
SCALE: 1" = 10'
JOB NO. 3190143
PROJECT MANAGER:
TOM WORTENSEN, PLA, ASLA
DESIGNED BY:
CHECKED BY:
SHEET NUMBER
C100



CONSUAL COMMONS WHITEFISH BAY, WI	DEMOLITION PLAN
 raSmith <small>CREATIVITY BEYOND ENGINEERING</small>	DATE DESCRIPTION 221 South 2nd Street Milwaukee, WI 53204-1412 (414) 781-1000 raSmith.com

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:

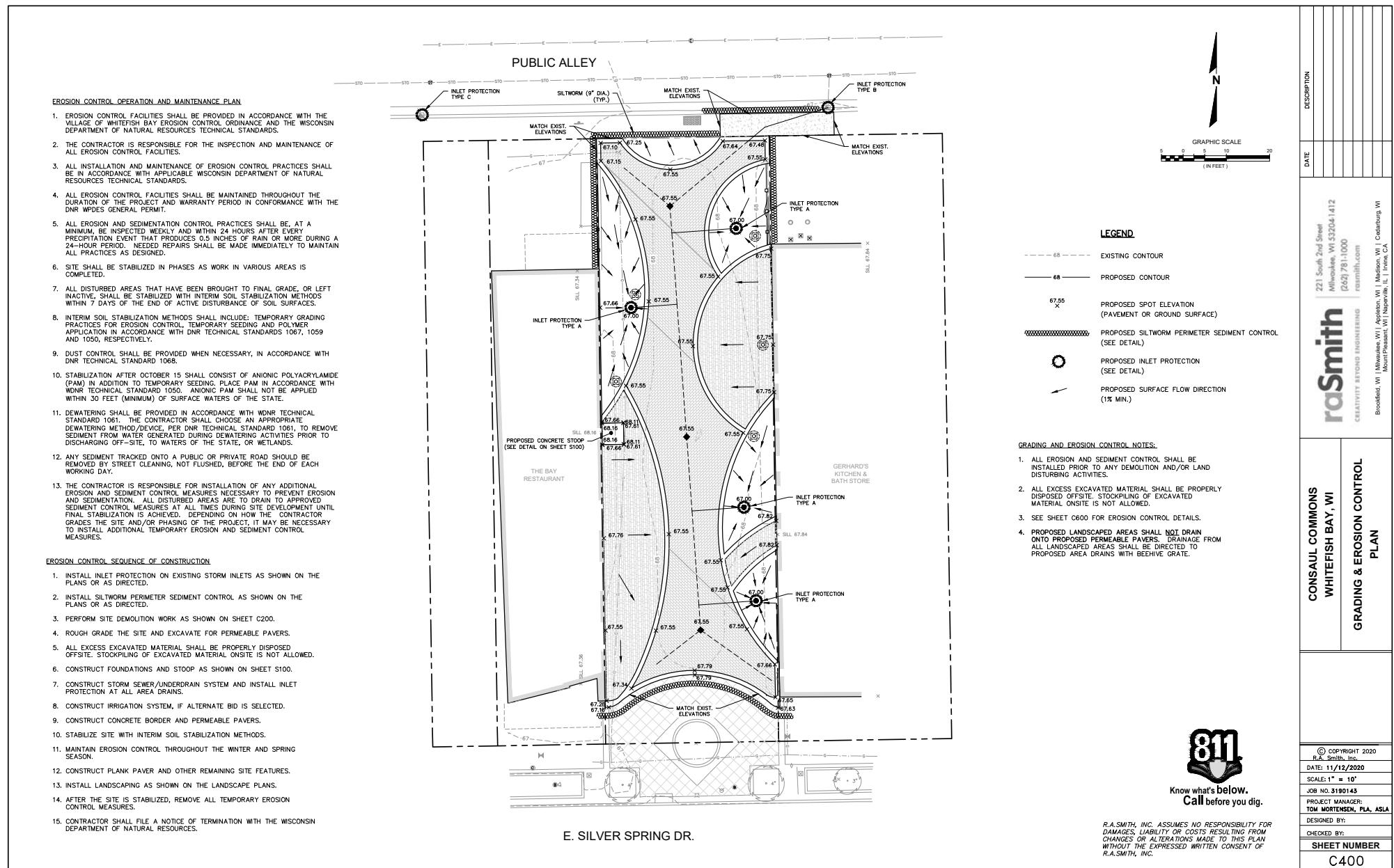
1. SEE SHEET E100 FOR ELECTRICAL DEMOLITION.
 2. CONTRACTOR SHALL SALVAGE THE 5 EXIST. BOULDERS SPECIFIED FOR REUSE. ALL OTHER BOULDERS SHALL BE REMOVED.
 3. EXIST. PICNIC BENCHES, CONCRETE PLANTERS, AND METAL BENCH TO BE REMOVED BY THE VILLAGE PRIOR TO CONSTRUCTION.
 4. EXIST. TABLES AND CHAIRS TO BE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

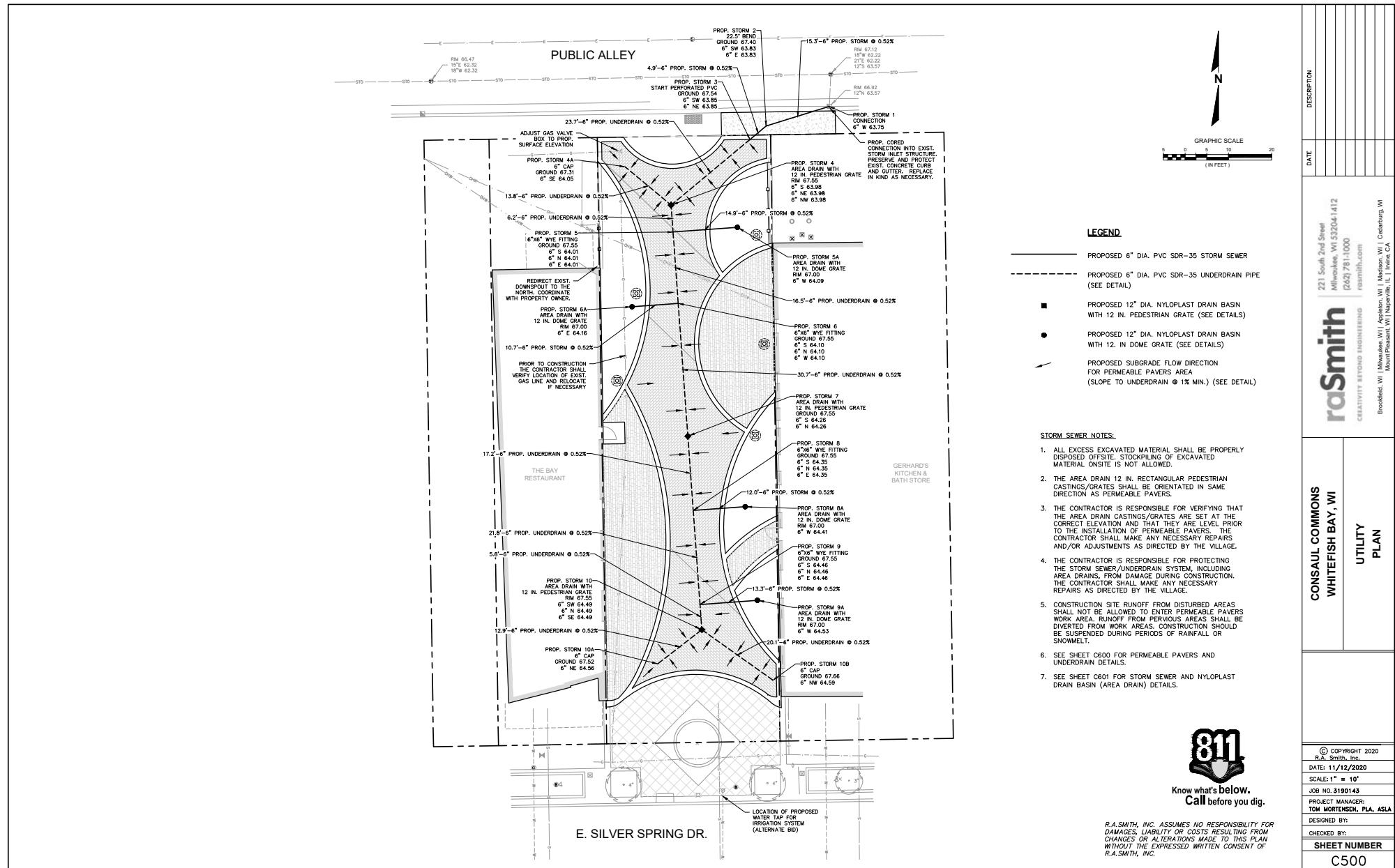


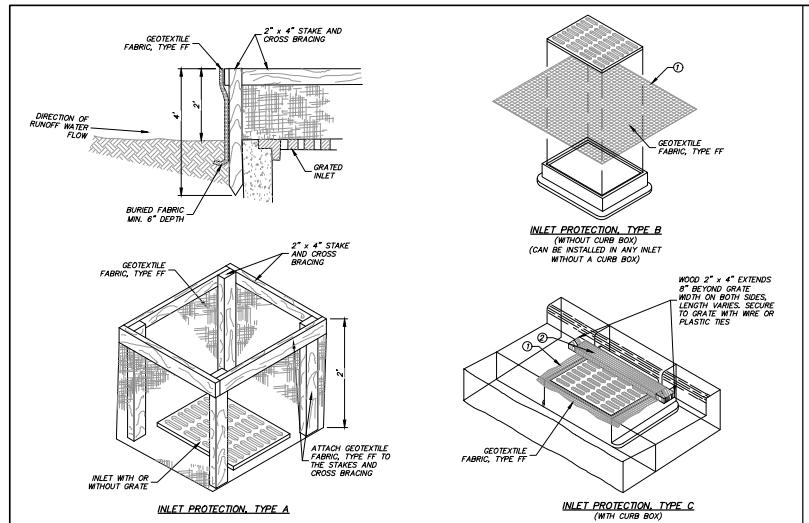
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R.A. Smith, Inc.
DATE: 11/12/2020
SCALE: 1" = 10'
JOB NO. 3190143
PROJECT MANAGER:
TOM MORTENSEN, PLA, ASLA
DESIGNED BY:
CHECKED BY:
SHEET NUMBER
C200







GENERAL NOTES:
INLET PROTECTION DEVICES SHALL CONFORM TO WDR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE VILLAGE.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WSDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB BOX.

INSTALLATION NOTES:

TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INLET PROTECTION

GENERAL NOTES

SILTWORM IS SUPPLIED AND INSTALLED IN DIAMETERS OF 9", 12", 18" OR 24" DIAMETER TOLERANCES ARE 2". SILTWORM WILL FLATTEN OUT TO AN OVAL WHEN IN PLACE, THUS THE INSTALLED HEIGHT WILL BE LESS THAN NOMINAL DIAMETER.

MATERIAL SPECIFICATIONS

MATERIAL SPECIFICATIONS

SILT WORM IS A TUBULAR KNIT HIGH DENSITY POLYPROPYLENE

**IS A KILN DRIED
100% REINFORCED**

100% RECYCLED.
APPLICATIONS
PERIMETER CONTROL.
PLACE SUDIORM DIRECTLY ON TOP OF GRADE, AND OVERLAP ENDS A MINIMUM OF 6".
SITE PREPARATION IS MINIMAL, AND THERE IS NO STAKING OR TRENCHING REQUIREMENT
FOR GRADES UNDER 12%. ARRANGE THE SUDIORM PERIMETER CONTROL IN A MANNER

THE SENSE OF
THAT IS APPLIED

MAINTENANCE

SILTWORM SHALL BE INSPECTED AFTER EACH RUNOFF EVENT AND SHALL BE REMOVED AND REPLACED IF SIGNS OF UNDERCUTTING OR DOWNSTREAM SPACING RILLS ARE OBSERVED.

OBSEVED.

IN THE EVENT THAT THE SILTWORM IS RUN OVER WITH LIGHT VEHICLE TRAFFIC OR COMPRESSED, RESHAPE TO ORIGINAL CONTOUR. IN THE EVENT THAT NETTING IS TORN, ADD PROVIDED SLEEVE OVER EXISTING TORN AREA, OR CUT OUT THE TORN AREA AND

RE-TIE THE NEW

AN ADDITIONAL LINE OF DEFENSE WHEN SEDIMENTATION REACHES 50% HEIGHT OF THE SILTWORM.

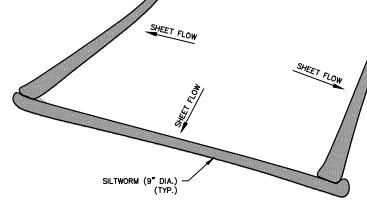
REMOVAL

SILT WORM SHOULD BE REMOVED AND PROPERLY DISPOSED OFF SITE AFTER STABILIZATION IS COMPLETE.

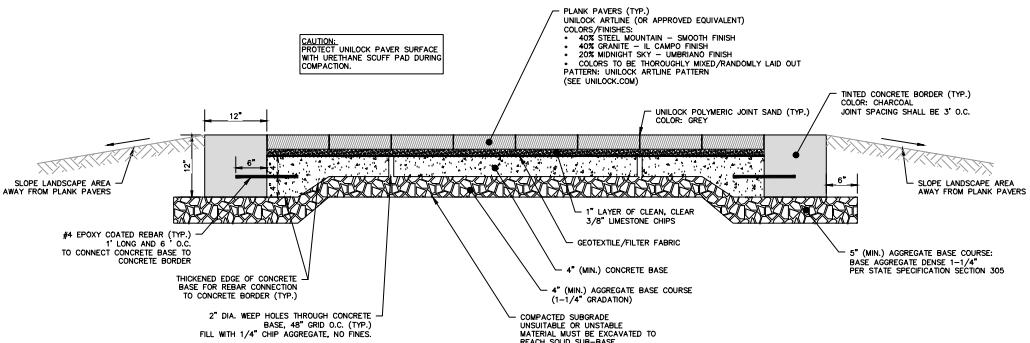
CONTROLS

CONTROLE

SILTWORM PERIMETER SEDIMENT CONTROL



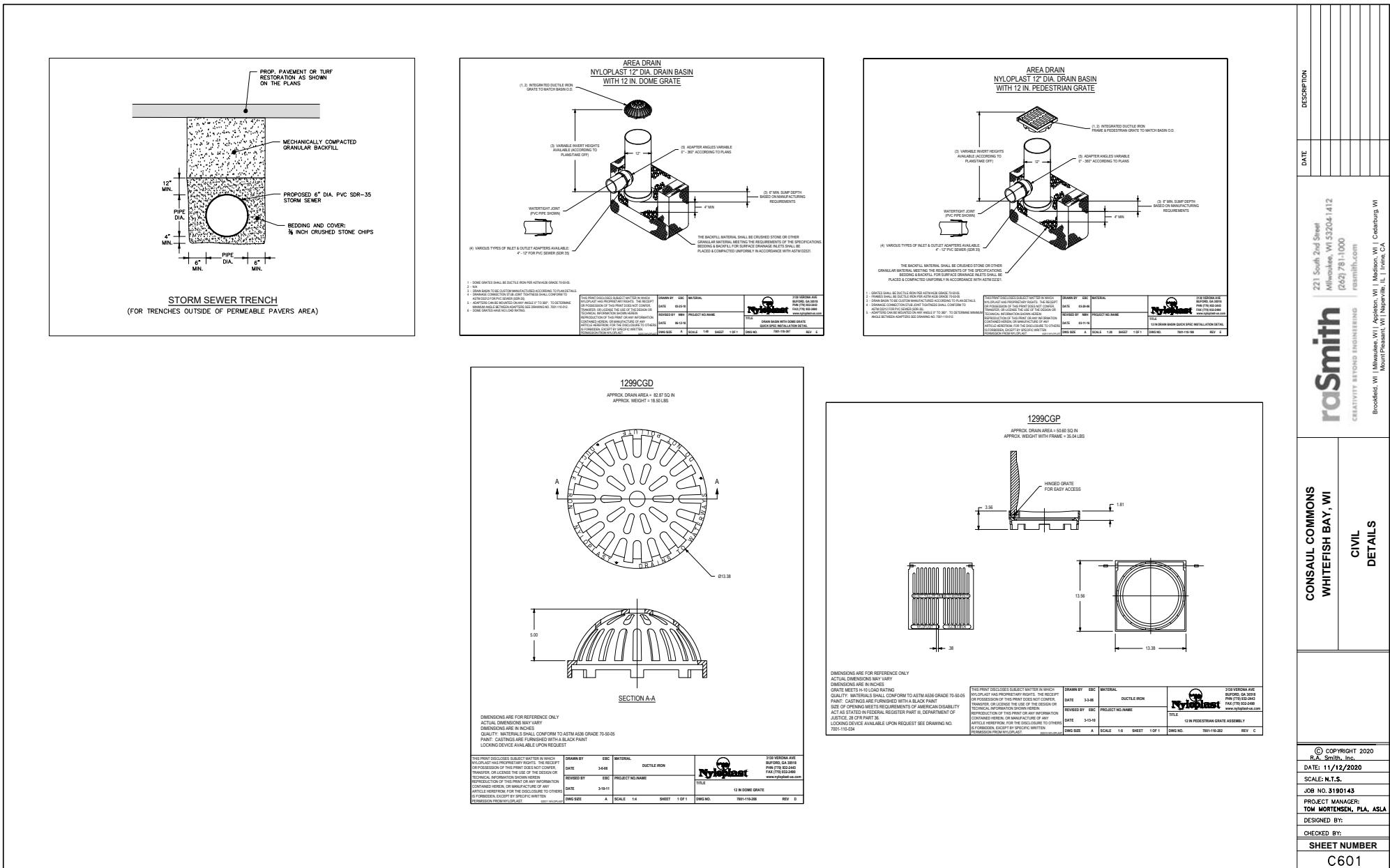
PERMEABLE PAVERS AND UNDERDRAIN TYPICAL SECTION



PLANK PAVERS TYPICAL SECTION

CONSUL COMMONS WHITEFISH BAY, WI		CIVIL DETAILS	
raSmith CREATIVITY BEYOND ENGINEERING	221 South 2nd Street Milwaukee, WI 53204-1412 (414) 781-1000 raSmith.com	Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Murrin Pleasant, WI Naperville, IL Itasca, CA	

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R.A. Smith, Inc.
DATE: 11/12/2020
SCALE: N.T.S.
JOB NO. 3190143
PROJECT MANAGER:
TOM MORTENSEN, PLA, ASLA
DESIGNED BY:
CHECKED BY:
SHEET NUMBER
C600



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 (WDNR) STORM WATER TECHNICAL STANDARDS
 - b. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL)
 - c. STANDARDS SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS)
 - d. WISCONSIN DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (STATE SPECIFICATIONS)
 - e. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - f. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UMUTCD)
 - g. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
 - h. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARDS FOR TRANSPORTATION FACILITIES
 - i. VILLAGE OF WHITEFISH BAY DEVELOPMENT STANDARDS
 - j. 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 OBTAINING ALL LOCAL STATE AND LOCAL SAFETY REQUIREMENTS (TOGETHER WITH EXISTING PRECAUTIONS) FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMISSIONS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE VILLAGE ENGINEER.
6. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART SIZE, ETC. HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING SHOULD BE IDENTIFIED AS A "1/2" DIA. 1/2" NPT FEMALE" AND NOT AS A "1/2" NPT FEMALE".
7. CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBMISSION 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'S APPROVAL IS OBTAINED. IN PROJECT SCHEDULING, CONTRACTOR SHALL ACCOUNT FOR 5 WORKING DAYS FOR SUBMISSION AND APPROVAL OF THE SUBMISSION. THE VILLAGE ENGINEER MAY REQUIRE A 10% DEPOSIT OF THE CONTRACT AMOUNT AS A PRELIMINARY DEPOSIT FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE.
8. 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.
9. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE VILLAGE ENGINEER SHALL ASK FOR AND RECEIVE ALL QUESTIONS WHICH SHALL BE ANSWERED BY THE CONTRACTOR. THE VILLAGE ENGINEER, WORKMANSHIP, RATE OF PAYMENT, INTERPRETATION OF THE PLANS AND SPECIFICATIONS, ACCEPTABLE FULFILLMENT OF THE CONTRACT, COMPENSATION, AND DISPUTES ARE MUTUAL RESPONSIBILITY OF THE VILLAGE AND THE CONTRACTOR UNDER THE SPECIFICATIONS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS FURNISHED.
10. FAILURE OR NEGLIGENCE ON THE PART OF THE VILLAGE TO CONDEMN OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR MATERIALS. IF IT BECOMES EVIDENT AT ANY TIME PRIOR TO THE FINAL ACCEPTANCE OF THE CONTRACT THAT ANY WORK OR MATERIALS PROVIDED BY THE CONTRACTOR DO NOT MEET THE STANDARDS OF THE VILLAGE, THE VILLAGE MAY REJECT SUCH WORK OR MATERIALS AND THE CONTRACTOR SHALL BE REQUIRED TO BUILD ANY NEW PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR MATERIALS WHEREVER FOUND.
11. INSPECTORS EMPLOYED BY THE VILLAGE SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY BE CONDUCTED AT ANY TIME BY THE VILLAGE. THE VILLAGE MAY REJECT ANY WORK OR MATERIALS IF THE INSPECTOR IS NOT AUTHORIZED TO REVOKE, ALTER OR WAIVE ANY REQUIREMENTS OF THE SPECIFICATIONS, NOR ARE THEY AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE COMPLETED PROJECT. THE VILLAGE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS. THE VILLAGE MAY REJECT ANY WORK OR MATERIALS IF THE INSPECTOR IS NOT SATISFACTION WITH THE WORK. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE VILLAGE ENGINEER. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHOULD NOT BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
12. ALL MATERIALS AND EACH PART 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 CONTRACT DOCUMENTS. THE VILLAGE OR THEIR AUTHORIZED REPRESENTATIVE MAY REJECT ANY WORK OR MATERIALS IF THE INSPECTOR IS NOT SATISFACTION WITH THE WORK. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHOULD NOT BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
13. ALL MARKED-UP FEET OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE AND OBTAINED 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 DETERIORATION. IT IS SPECIFICALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTANCE, THE VILLAGE ENGINEER SHALL BE THE JUDGE.
14. ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE AND ALL SUCH MATERIALS, WHETHER IN-PLACE 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 THE VILLAGE RELATIVE TO THE PROVISIONS OF THIS AGREEMENT, THE VILLAGE MAY REJECT ANY DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND RELOCATION FROM ANY MONIES DUE OR WHICH MAY BECOME DUE THE CONTRACTOR.
15. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.
16. 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 FOR THE SITE WHERE THE VILLAGE OR THEIR REPRESENTATIVE MAY EXAMINE THEM.
17. THE MARKED-UP DRAWINGS SHALL BE ACCURATE. ARITHMETIC 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.
18. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ON SITE OR IN THE PUBLIC RIGHT-OF-WAY.
- 01 70 00 - EXECUTION & CLOSEOUT REQUIREMENTS
1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THE CONTRACT DOCUMENTS.
2. DESTROY 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 PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN 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 REFERRING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCRENCES 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 RESTORED BY THE CONTRACTOR AT THEIR 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 NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION SHALL BE INTERPRETED BY THE VILLAGE PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL ISSUE. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
12. SHOULD A PROPOSAL NOT BE AWARDED, THE CONTRACTOR, AFTER AWARD OF CONTRACT, NOTIFY THE ENGINEER IN WRITING IMMEDIATELY. DOCUMENTATION OF ITEMS AFFECTED BY THE DISRESPONSE 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, PIPING, PAVEMENTS, AND OTHER MAN-MADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL NOT DAMAGE EXISTING UTILITIES, PLANT, SOIL, OR 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. PROJECT 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. SAWCUT 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 IN LENGTH AND 8 INCHES DEEP.
10. DISCONNECT AND SEAL/CAF 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 leveled to prevent pooling of water.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, CARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 - EARTH MOVING

1. WORK SHALL CONSIST OF SPREADING 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 REQUIREMENTS OF THE VILLAGE, GEOTECHNICAL ENGINEER (IF AVAILABLE), AND THESE REQUIREMENTS.
4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATION SHALL NOT INCLUDE UNLABELED OR UNLABELED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL, AND SHALL BE INCLUDED IN THE WORK.
5. EXISTING FOUNDATIONS, BUILDING REMAINTS, 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 REMAINTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 12 INCHES BELOW SUBGRADE SURFACE, WHICH OVERINCLUDES AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
7. AREAS SHALL BE GRADED TO WITHIN 1 INCH, INCH, MORE OR LESS, OF PROPOSED SURFACE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
8. THE CONTRACTOR SHALL MANAGE POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE DRAINAGE DITCHES, SWALE, AND DRAINS TO ALLOW FOR EXCESSIVE WATER PONDS AND GROUNDRUNOFF SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SURFACES, AND FLOODING SITE END-OF-SURROUNDING AREAS.
9. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTIVITIES RELATED TO EARTHWORK. 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 C400 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 STABILIZATION.
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 WISCONSIN STATE SPECIFICATIONS FOR 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, DUST GENERATION, OR SOIL LOSS. 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 GRADES THE SITE AND/OR PLACEMENT OF TOPSOIL. THE CONTRACTOR SHALL PREPARE A DRAINAGE PLAN FOR ALL DISTURBED AREAS AND PLACEMENT OF TOPSOIL. 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 INTERIM SOIL STABILIZATION METHODS.
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 (PAM).
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, CLOTHES, AND OTHER APPROPRIATE MEASURES, AND OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DUSTY CONDITIONS BY HAVING APPROPRIATE DRILLS AND FILTER BAGS ON SITE; ALL WATER FROM CONSTRUCTION DEMINERALS 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 CONSTRUCTION AREAS, AND FOR REMOVING DUST AND DUSTY MATERIALS FROM THE PROJECT SITE AND AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLANS SHOWN ON SHEETS L100 AND L200.
15. SEE SHEET C400 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 GLEENUP.
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 303 OF THE STATE SPECIFICATIONS AND SHALL BE COMPAKED IN ACCORDANCE WITH SECTION 207.3.6.2 OF THE STATE SPECIFICATIONS FOR STANDARD COMPACT.
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 C94 / C94M.
7. AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF THE STATE SPECIFICATIONS AND ASTM C260.
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. TIE 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 CONTRACTION JOINTS AT 5-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 AVOID SEPARATION WITHOUT DAMAGE TO CONCRETE.
13. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF THE STATE SPECIFICATIONS.
14. ISOLATION JOINTS SHALL CONSIST OF PREFORED JOINT FILLER STRIPS ABUTTING CURBING, STRUCTURES, AND OTHER FIXED OBJECTS.
15. EDGES OF CONCRETE SIDEWALK, CURBING, AND JOINTS SHALL BE TOOTLED IN CONCRETE AFTER FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOTLING AFTER 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 PATH IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE PATH IS REQUIRED. NOTIFY ENGINEER OF ANY DISCRENCES PRIOR TO COMMENCING WORK.
21. CONTRACTOR SHALL FURNISH COMPRESSIVE 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, WHICHEVER IS GREATER. 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 REPAIR CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE, OR AS DIRECTED BY THE VILLAGE.
23. ALL TIE BARS SHALL BE NO. 4 OXY COATED REINFORCING BARS CONFORMING TO SECTION 505 OF THE STATE SPECIFICATIONS.
24. SEE SHEET C600 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, AND, DRIVEBEDS; 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 SPECIFICATIONS SHALL APPLY TO THE PERMEABLE PAVERS SYSTEM:
 - a. THE BASE AGGREGATE LAYER AND DRAINAGE AGGREGATE LAYER SHALL:
 - USE WASHED STONE ORGANIC GRADED BASE CONSISTING OF CRUSHED GRAVEL, COBBLE, AND STONE, IN ACCORDANCE WITH THE STATE SPECIFICATIONS SECTION 301.2.4.5 - AGGREGATE BASE PHYSICAL PROPERTIES.
 - SHALLOW COMPLY WITH CONTRACT REQUIREMENTS IN THE STATE SPECIFICATIONS SECTION 301.3.
 - b. CONDUIT DRAINAGE SYSTEM: THE DRAINAGE SYSTEM SHALL BE IN ACCORDANCE WITH THE STATE SPECIFICATIONS SECTION 301.3.2.1, FROM NEW AREAS. CONSTRUCTION SHOULD BE SUSPENDED DURING PERIODS OF HEAVY RAIN OR SNOWMELT.
 - c. THE DRAINAGE AGGREGATE AND BASE AGGREGATE LAYERS SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED.
 - d. THE DRAINAGE AGGREGATE AND BASE AGGREGATE LAYERS SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED.
5. FOLLOW PERMEABLE PAVERS SYSTEM MAINTENANCE IS RECOMMENDED TO THE VILLAGE.
6. VISUAL INSPECTION OF THE PERMEABLE PAVERS SYSTEM SHALL BE CONDUCTED ANNUALLY AND SHALL EVALUATE PAVEMENT CONDITION, AND SURFACE INFILTRATION PERFORMANCE DURING RAIN EVENTS.
7. 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 DREDGING PURPOSES.
8. CLEAN THE PAVEMENT SURFACE USING INDUSTRY RECOMMENDED METHODS, SUCH AS REGENERATIVE AIR OR VACUUM SWEEPING, AT LEAST TWICE PER YEAR.
9. IF WATER PONDING PERSISTS ON THE PAVEMENT SURFACE AFTER A STORM EVENT, CLEAN THE PAVEMENT SURFACE TO MITIGATE CLOGGING, REPAIR ANY SETLEMENT, OR DEBRIDING UNDERDRAIN OUTLETS.

6. SEE SHEET C400 FOR DETAILS AND ADDITIONAL SPECIFICATIONS FOR THE PLANK PAVERS AND PERMEABLE PAVERS SYSTEM.

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 DRAINS 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 D3212.
5. AREAS SHALL BE 100% NYLOPLAST DRAIN BASINS AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS DIVISION. NYLOPLAST DRAIN BASINS SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' 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 SECTION 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 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 COMPAKATION 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 TRENCH ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAVED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL; AND SHALL REROUTED, IF NECESSARY, TO AVOID PROPOSED SITE IMPROVEMENTS. DOCUMENTATION OF SUCH FIELD TRENCH 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 C500 FOR ADDITIONAL STORM SEWER NOTES AND INFORMATION.
15. SEE SHEETS C600 AND C601 FOR DETAILS.

SHEET NUMBER
C700

CONSUL COMMONS
WHITEFISH BAY, WI
CIVIL
SPECIFICATIONS

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DATE: 11/12/2020

SCALE: N.T.S.

JOB NO. 3180143

PROJECT MANAGER:

TO: MORTENSEN, PLA, ASIA

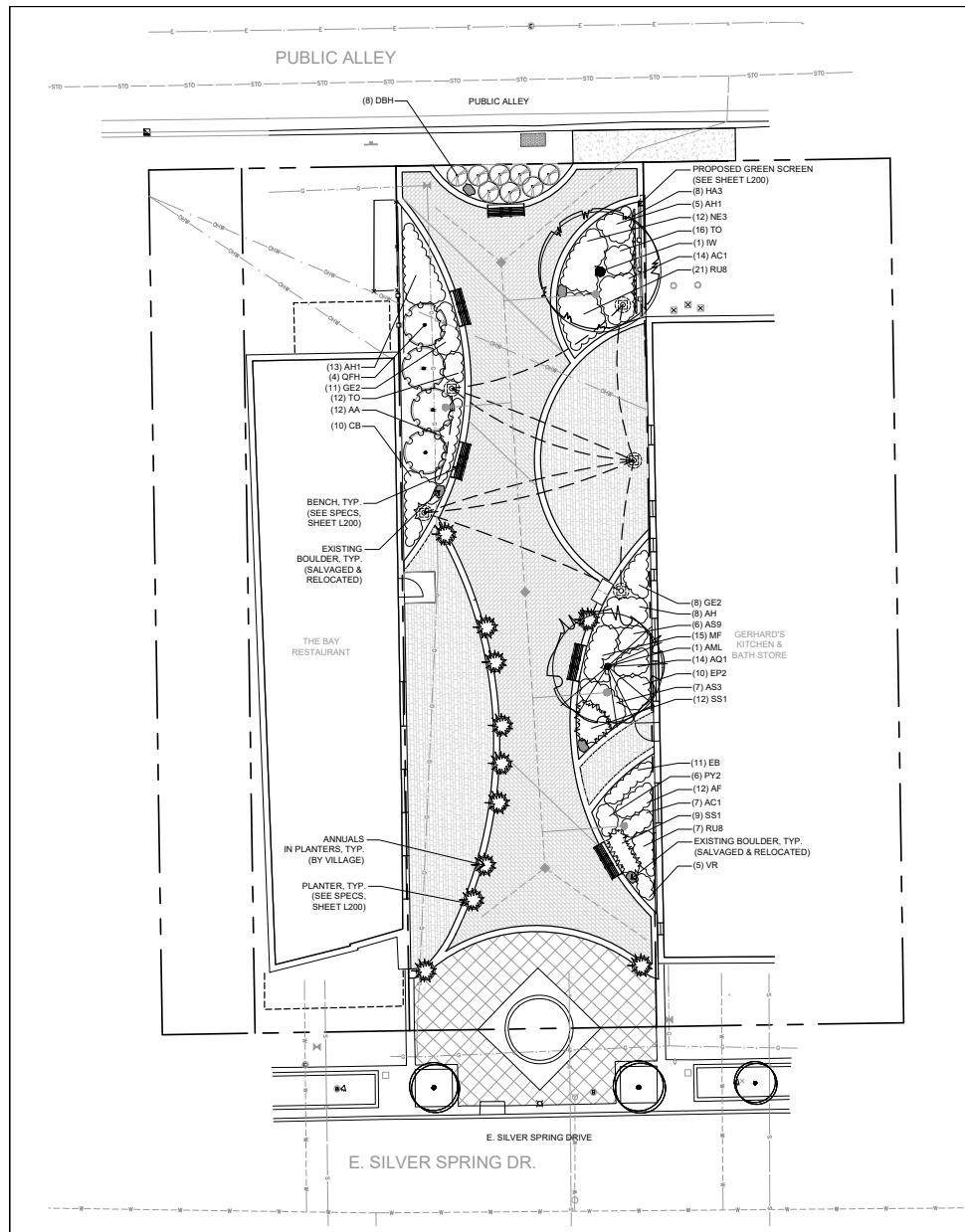
DESIGNED BY:

CHECKED BY:

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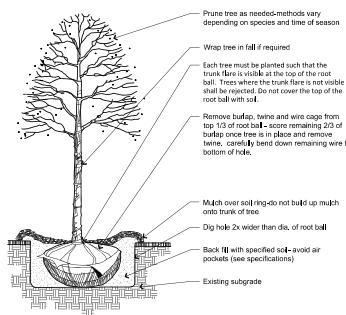


PLANT SCHEDULE

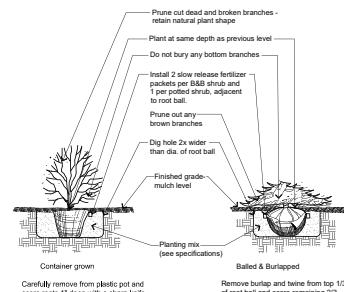
TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AML	1	Tamarack	Larix laricina	10' HT	B&B	Specimen
IW	1	Ironwood	Ostrya virginiana	2 1/2" CAL	B&B	Specimen
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	8	Dwarf Bush Honeysuckle	Dierama lonicera	15' HT	CONT.	
QFH	4	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	24' HT	CONT.	
MNES	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 aethiopifolius	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	Dean'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

DESCRIPTION	
DATE	
221 South 2nd Street	Milwaukee, WI 53204-1412
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CONSUAL COMMONS	WHITEFISH BAY, WI
LANDSCAPE PLAN	
 CREATIVITY BEYOND ENGINEERING	
 NORTH	
 GRAPHIC SCALE	
 Know what's below. Call before you dig.	
<small>© COPYRIGHT 2020 raSmith, Inc.</small>	
<small>DATE: 11/12/2020</small>	
<small>SCALE: 1" = 10'</small>	
<small>JOB NO. 3180143</small>	
<small>PROJECT MANAGER: TOM MORTENSEN, PLA, ASLA</small>	
<small>DESIGNED BY: LHM/ALS</small>	
<small>CHECKED BY: LHM</small>	
<small>SHEET NUMBER</small>	
<small>L100</small>	

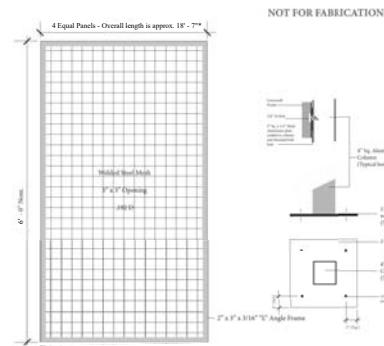
LANDSCAPE DETAILS



1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES
1. DRAWINGS ARE FOR DESIGN INTENT ONLY.
2. LENGTHS OF GREEN SCREEN TO BE VERIFIED ON SITE PRIOR TO PROCURING FROM VERTICAL GREENWALLS (OR APPROVED EQUIVALENT).
3. ALL SHOWN DRAWINGS TO BE APPROVED BY GENERAL CONTRACTOR.
4. ALL PANELS TO BE INSTALLED (EACH PANEL TO BE EQUAL WIDTH X 6' H)
5. COLOR: BLACK (POWDERCOATED)

NOT TO SCALE

TYPICAL DETAILS
09/01/2020

TYPICAL DETAILS
09/01/2020

3 GREEN SCREEN DETAIL A
NOT TO SCALE

4 GREEN SCREEN DETAIL B
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

01 50 Substitution Procedures
1. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative. Any potential changes to sizes shown on plan and appropriate cost credits / adjustments must be communicated to the general contractor and general contractor prior to installation.

01 11 Work Conduct by Contract Documents
1. All trees and shrubs to be guaranteed (100% replacement the cost to owner) for a minimum of one (1) year from the date of substantial project completion. Perennials, vines and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, vines and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Replace plants as necessary, during normal growing season. Only one replacement per plant will be required during the warranty period, except for trees and shrubs which may require multiple replacements to be within the warranty period. All replacement plants must be of the same species and size as the original plant specimen in size.

01 12 Work Sequence
1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor. Inform landscape architect and general contractor of details when planting shall commence.

DIVISION 12 - FURNISHINGS

12 93 00 Site Furnishings
12 93 23 Trash and Litter Receptors
12 93 33 Manufactured Planters

1. Planters: Landscape Plus, Sorella Carbon Steel Planters or approved equivalent: (11) 30" x 30" x 30" H. Square Planters; Color: Bronze; with (2) 1" diameter drain holes.
12 93 43 Site Seating and Tables
1. Benches: Landscape Fusion Austin Bench or approved equivalent: (5) Backed, Four-legged surface mount. No arms. Domestically sourced thermally modified ash. Color of legs and frame: Silver. Surface mounted per manufacturer's specifications.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32 90 00 - PLANTING

32 1 11 Soil Preparation
1. All soil preparation: all perennial, ornamental grass, annuals and groundcover areas are to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the following ratio, to the required depth to a depth of approx. 8":
a. Per every 100 square feet of plant bed area:
b. 2 cu. Ft. Bag of peat moss.
c. 2 lbs. of 0-10-5 slow release fertilizer
d. 1/4 cu. Yard of composted manure

32 91 13.1 Mulching
1. All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial, vine and ornamental grass planting areas to receive a 2" layer of the same mulch. Do not allow match to plant stems and tree trunks.

32 1 13 Topsoil Placement and Grading

1. Topsoil should be placed to within 3" of finish grade by general / grading contractor during rough grading operations. The landscape contractor to be responsible for the fine grading of all landscape areas. Finished landscape areas to be smooth and provide positive drainage away from all structures and pavement.

32 93 05 - PLANTING
1. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plant that is inferior, compromised, underized, diseased, improperly transported, installed incorrectly or damaged.

2. The landscape contractor is responsible for the watering and maintenance of landscape areas at time of planting, throughout construction and for a period of 60 days after the substantial completion of the installation. This includes all trees, shrubs, perennials, ornamental grasses and vines. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, pruning and deadheading. Refer to the maintenance sections and specifications for more information.

32 93 33 Shrub
1. All shrubs to be pocket planted with a 90/10 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove any debris, gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, plants shall be watered thoroughly and water left to soak in before proceeding.

2. Do not bury any shrub stems or roots in soil.
3. Shrub stems slightly higher than finished grade at root flare. Remove excess soil from top of root ball.
4. Scoury side walls of root pit prior to installation.
5. Remove discarded non-biodegradable ball-wrapping and support wire. Remove biodegradable burlap and wire cage if applicable from top one-third (1/3) of root ball. Carefully bend remaining wire down to the bottom of the root ball. Do not bury any wire or debris.
6. Score the remaining two-thirds of burlap and remove wire.
7. Discard any debris, gravel, clay and stones from plant beds prior to backfilling holes. Avoid any air pockets and do not tamp soil down. Discard any gravel, heavy clay or stones.
8. Provide a 2" deep, 4" diameter shredded hardwood bark mulch ring around all trees. Do not build up any mulch onto trunk of any tree.
9. Trees that are installed shall be replaced at the time and expense of the landscape contractor.
10. If trees too large for two people to lift in and out of holes shall be placed with sling. Do not rock the trees in holes to raise them.

32 93 43 Tree
1. Trees shall be planted on planting detail.
2. Plant trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball.
3. Scoury side walls of root pit prior to installation.
4. Remove discarded non-biodegradable ball-wrapping and support wire. Remove biodegradable burlap and wire cage if applicable from top one-third (1/3) of root ball. Carefully bend remaining wire down to the bottom of the root ball. Do not bury any wire or debris.
5. Score the remaining two-thirds of burlap and remove wire.
6. Discard any debris, gravel, clay and stones from plant beds prior to backfilling holes. Avoid any air pockets and do not tamp soil down. Discard any gravel, heavy clay or stones.
7. Provide a 2" deep, 4" diameter shredded hardwood bark mulch ring around all trees. Do not build up any mulch onto trunk of any tree.
8. Trees that are installed shall be replaced at the time and expense of the landscape contractor.
10. If trees too large for two people to lift in and out of holes shall be placed with sling. Do not rock the trees in holes to raise them.

DESCRIPTION	DATE
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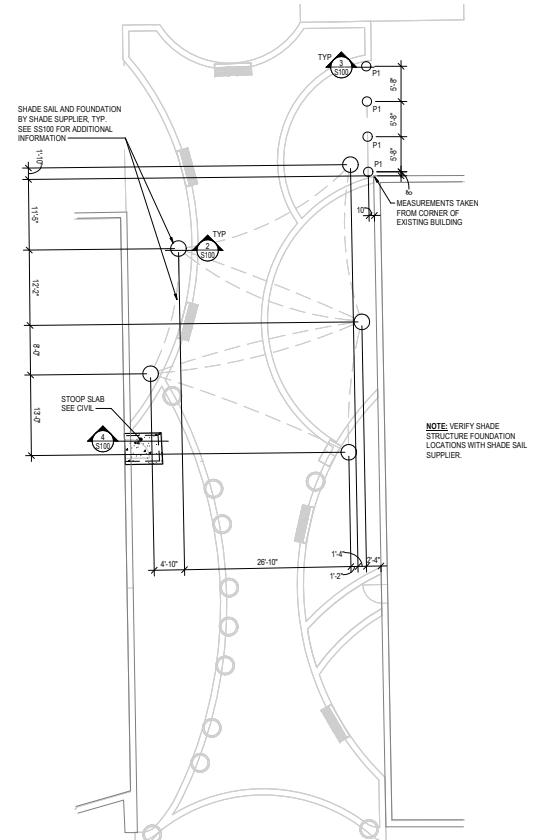
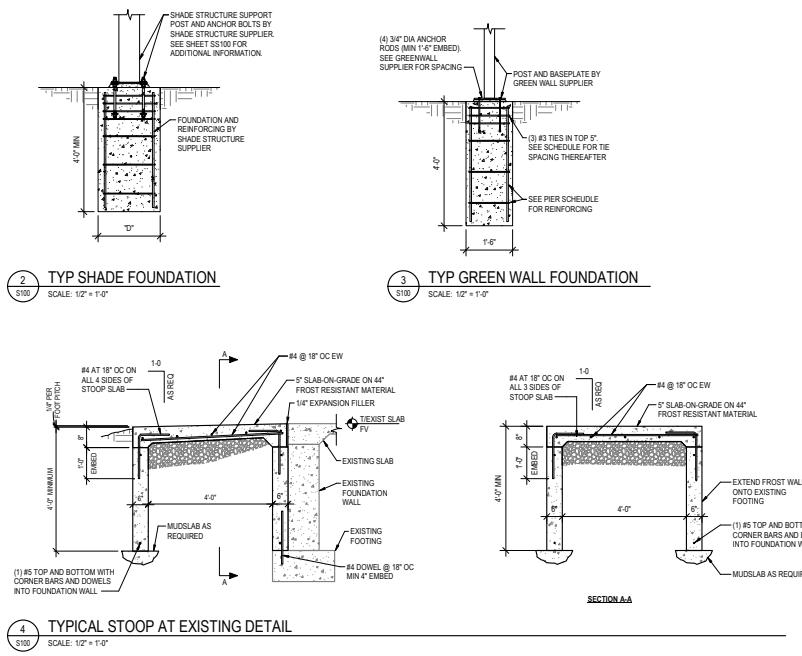
**CONSUAL COMMONS
WHITEFISH BAY, WI**
LANDSCAPE DETAILS & SPECIFICATIONS

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raSmith, Inc.
DATE: 11/12/2020
SCALE: NOT TO SCALE
JOB NO. 3190143
PROJECT MANAGER:
TOM MORTENSEN, PLA, ASLA
DESIGNED BY: LHM/ALS
CHECKED BY: LHM
SHEET NUMBER
L200



<p>► BUILDING CODES</p> <ul style="list-style-type: none"> • 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. <p>RISK CATEGORY II</p> <p>► DESIGN LOADS AND DATA</p> <ul style="list-style-type: none"> • SUPERIMPOSED LOADS (STRUCTURE SELF WEIGHT NOT INCLUDED) <p>LIVE:</p> <table border="1"> <tr> <td>TERRACE</td> <td>100 PSF</td> </tr> <tr> <td>SNOW LOAD</td> <td>30 PSF</td> </tr> <tr> <td>GRND SNOW ($\rho_s = 14 < 30$)</td> <td>17.9 PSF</td> </tr> <tr> <td>ROOF EXPANSION</td> <td>FULLY EXPOSED</td> </tr> <tr> <td>EXPOSURE FACTOR (C_z)</td> <td>1.0</td> </tr> <tr> <td>Thermal Factor: CANOPY, MANSARDS (C_z)</td> <td>1.2</td> </tr> <tr> <td>Snow Importance Factor (I_z)</td> <td>1.0</td> </tr> <tr> <td>FLAT ROOF SNOW LOAD ($\rho_s = 0.7 C_z C_1 \rho_i$)</td> <td>23.1 PSF</td> </tr> <tr> <td>ROOF SLOPE FACTOR (C_z)</td> <td>1.0</td> </tr> <tr> <td>SLOPED ROOF SNOW LOAD ($\rho_s = C_z \rho_i$)</td> <td>23.1 PSF</td> </tr> <tr> <td>DEAD LOAD</td> <td></td> </tr> </table> <p>AS NOTED ON DRAWINGS, PER ASCE 7-10</p> <p>► WIND DATA</p> <p>ULTIMATE DESIGN WIND SPEED - 3 SECOND GUST (V_{3s}) 115 MPH</p> <p>BURST WIND SPEED (V_{1s}) 105 MPH</p> <p>WIND DIRECTIONALITY FACTOR (K_u) 0.85</p> <p>TOPOGRAPHIC FACTOR (K_z) 1.0</p> <p>GEOPHYSICAL ZONE (GZ) IS RIGID 0.85</p> <p>INTERNAL PRESSURE COEFFICIENT (ENCLOSED - GC_u) ≈ 0.18</p> <p>INTERNAL PRESSURE COEFFICIENT (PARTIALLY ENCLOSED - GC_u) ≈ 0.55</p> <p>INTERNAL PRESSURE COEFFICIENT (OPEN - GC_u) 0</p> <p>ANALYSIS PROCEDURE DIRECTIONAL</p> <p>MINIMUM NET UPLIFT EXTERIOR CANOPIES/SOFFITS 30 PSF</p> <p>► MATERIAL STRENGTHS AND STANDARDS</p> <p>THE MATERIAL STRENGTHS AND STANDARDS LISTED HERE REPRESENT A SELECTED SUMMARY OF THE REQUIREMENTS FOR THE BUILDING. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCY BETWEEN THESE NOTES AND THE SPECIFICATIONS, THESE NOTES SHALL GOVERN.</p> <ul style="list-style-type: none"> • SOILS • REINFORCED CONCRETE DRILLED PIERS, END BEARING 2000 PSF • CONCRETE (28 DAY STRENGTH) FOOTINGS, DRILLED PIERS $f_c = 3,000 \text{ PSI}$ DRILLED CONCRETE ON-GRADE $f_c = 4,500 \text{ PSI}$ • REINFORCING STEEL DEFORMED BARS (ASTM A615, GRADE 60) $F_y = 60,000 \text{ PSI}$ <p>► GENERAL NOTES</p> <ul style="list-style-type: none"> • 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 STRUCTURES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR SHALL NOT BE HELD LIABLE FOR ANY CONSTRUCTION OR CONSTRUCTION OF ANY ITEM IMPACTED BY EXISTING CONDITIONS. REPAIRS DISPARANCES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS FOR REVIEW ANY WORK PERFORMED PRIOR TO THE RESOLUTION OF THE DISPARANCES 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. CONTRACTOR SHALL NOT BE HELD LIABLE FOR SUPPORTING THE EXISTING STRUCTURE. EXISTING STRUCTURE SHALL NOT BE 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 AND HAS NOT BEEN ANALYZED/INVESTIGATED FOR DESIGN 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 SHALL BE CONSIDERED STABLE UNTIL THE FINAL COMPLETION OF THE STRUCTURE. CONTRACTOR SHALL PROVIDE TEMPORARY BRACES AND SUPPORTS, WHICH SHALL ADDITIONALLY PROVIDE SUPPORT FOR ALL CONSTRUCTION LOADINGS. MATERIALS AND EQUIPMENT SHALL BE STORED, TRANSPORTED AND INSTALLED IN A MANNER THAT WILL NOT EXCEED THE DESIGN FLOOR LOADINGS. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SHALL NOT BE HELD LIABLE FOR SUPPORTING, 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. <p>► SYSTEM NOTES CONTINUED</p> <ul style="list-style-type: none"> • POST-INSTALLED ANCHORS 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. <p>ALL PERSONNEL INSTALLING POST-INSTALLED ANCHORS SHALL BE TRAINED BY THE MANUFACTURER ON PROPER INSTALLATION TECHNIQUE. CONTRACTOR SHALL COORDINATE ON-SITE TRAINING WITH THE ANCHOR MANUFACTURER. TRAINING DOCUMENTATION SHALL BE AVAILABLE UPON REQUEST.</p> <p>WHEN A POST-INSTALLED ANCHOR IS USED, THE MANUFACTURER'S DOCUMENTATION FOR THE SPECIFIC PRODUCT SHALL BE USED, UNLESS NOTED OTHERWISE. BELOW CONTAINS A LIST OF PRE-APPROVED ANCHORS FOR USE AS EQUAL (WHERE "OR EQUAL" IS INDICATED) OR WHERE POST-INSTALLED ANCHOR IS REFERRED TO IN THE DOCUMENTS GENERALLY (E.G. "ADHESIVE ANCHOR").</p> <p>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.</p> <p>► CONCRETE</p> <p>DO NOT USE EXPANSION ANCHORS FOR USE IN CONCRETE. THE CONTRACT DOCUMENTS FOR INSTALLING POST-INSTALLED ANCHORS, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AND BE 21 DAYS OLD. ADHERE TO MANUFACTURER'S REQUIREMENTS FOR REQUIRED INSTALLATION TEMPERATURE AND HOLE CONDITION (WET, DRY, SATURATED).</p> <p>EXPANSION ANCHORS FOR USE IN CONCRETE INCLUDE:</p> <ul style="list-style-type: none"> HILT KLIK-BOLT TZ SIMPSON STRONG-TIE STRONG-BOLT 2 DEWALT POWERS: POWER-STUD-S2 <p>SCREW ANCHORS FOR USE IN CONCRETE INCLUDE:</p> <ul style="list-style-type: none"> HILT HUS-EZ SIMPSON STRONG-TIE TITEN HD DEWALT POWERS: SCREW-BAT- <p>ADHESIVE ANCHORS FOR USE IN CONCRETE INCLUDE:</p> <ul style="list-style-type: none"> HILT HUS-EZ SIMPSON STRONG-TIE SET-XP OR ATXP DEWALT POWERS: PURE110+ OR AC200+ GOLD <p>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 THE ACTIVE ADHESIVE ANCHOR AND ADHERE TO THE CONCRETE SURFACE. REFER TO THE MANUFACTURER'S DOCUMENTATION FOR INSTRUCTIONS. SPECIAL INSPECTOR 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.</p> <p>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.</p>	TERRACE	100 PSF	SNOW LOAD	30 PSF	GRND SNOW ($\rho_s = 14 < 30$)	17.9 PSF	ROOF EXPANSION	FULLY EXPOSED	EXPOSURE FACTOR (C _z)	1.0	Thermal Factor: CANOPY, MANSARDS (C _z)	1.2	Snow Importance Factor (I _z)	1.0	FLAT ROOF SNOW LOAD ($\rho_s = 0.7 C_z C_1 \rho_i$)	23.1 PSF	ROOF SLOPE FACTOR (C _z)	1.0	SLOPED ROOF SNOW LOAD ($\rho_s = C_z \rho_i$)	23.1 PSF	DEAD LOAD		<p>► CONSULTANT NOTES</p> <p>► STRUCTURAL NOTES</p>
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<p>16745 W. Blumenard Road Brookfield, WI 53005-5938 (414) 781-1000</p> <p>raSmith CREATIVITY BEYOND ENGINEERING Broadway, WI Milwaukee, WI Astoria, WI Madison, WI Eagan, MN Naples, FL Mount Pleasant, WI Naperville, IL Elgin, IL</p> <p>© COPYRIGHT 2020 R.A. Smith, Inc. DATE: 11/12/2020 SCALE: AS NOTED JOB NO. 3190143 PROJECT MANAGER: TOM MORTENSEN, P.L.A., ASLA DESIGNED BY: NLD CHECKED BY: STRUCTURAL SHEET INDEX S000 STRUCTURAL NOTES S100 PLAN, SECTIONS AND DETAILS SHEET NUMBER S000</p>																							

CONCRETE PIER SCHEDULE						
MARK	PIER DIMENSIONS		PIER TYPE	REINFORCEMENT		REMARKS
	PIER DIA	PIER LENGTH		VERTICAL TIES	TIRES	
P1	18"	6'-0"	(6) #8	(3) #12 OC		



1 OVERALL PLAN
S100 SCALE: 1" = 10'-0"

CONSAUL COMMONS WHITEFISH BAY, WI 53217 PLAN, SECTIONS AND DETAILS	raSmith CREATIVITY BEYOND ENGINEERING Broadway, WI Milwaukee, WI Madison, WI Eugene, OR 16745 W. Blumenard Road Brookfield, WI 53005-5938 (262) 781-1000 raSmith.com	Copyright 2020 raSmith, Inc. DATE: 11/12/2020 SCALE: AS NOTED JOB NO. 3190143 PROJECT MANAGER: TOM MORTENSEN, PLA, ASLA DESIGNED BY: NLD CHECKED BY: SHEET NUMBER S100

SYMBOLS:
(ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS)

ELECTRICAL CIRCUITING:

LIGHTING FIXTURES:

LIGHTING CIRCUITING NOTES:

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

DESIGNATOR DESCRIPTION:

ELECTRICAL DEVICES:

DESIGNATOR DESCRIPTION:

120 VOLTS

E - EMERGENCY BRANCH
 N - NORMAL BRANCH
 S - STANDBY 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.
 HEDED NOTES - NOTES THAT APPLY TO A SECTION, 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 IFC 2018/2021. COMPLIANCE IS
 DEMONSTRATED BY USING 2015 IEC.

ABBREVIATIONS:
(ALL ABBREVIATIONS SHOWN MAY NOT APPEAR ON DRAWINGS)

Abbreviation	Definition
ABV	ABOVE
AFB	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AG	ABOVE GRADE
ALT SW	ALTERNATE SWITCH
AMPS	AMPERES
BFC	BELLOWS FINISHED CEILING
BFG	BELLOWS FINISHED GRADE
BLDG	BUILDING
BOL	BUILT IN OVERLOAD
BRK	BREAKER
BRKR	BREAKER
BS	BELOW SURFACE
BTU	BTU/HOUR
CKT	CIRCUIT
CL	CLOSURE
CP	CONTROL PANEL
CPA	CONTINUOUS POWER ARTIFER
DE	DUAL ELEMENT FUSES
DISC	DISCONNECT
DN	DOWN
EC	ELECTRICAL CONTRACTOR
ELEV	ELEVATION
EMC	EMISSIONS CONTROL
EMT	ELECTRIC METALLIC TUBING
EP	EXHAUST PORT
EPD	EXPLOSION PROOF
ER	EXISTING
ERL	EXISTING RELOCATED
ETR	EXPOSED STRUCTURE
EX	EXISTING
EW	EXISTING WATER COOLER
FNC	FLUSH
FSD	FEEDER
FTR	FLAME
FLUOR	FLUORESCENT
FLU	FLUORESCENT LAMP
FS	FLOW SWITCH
FRT	FLAME RETARDANT NON-REVERSING
GC	GENERAL CONTRACTOR
GF	GROUND FAULT BREAKER
GFI	GROUND FAULT INTERRUPT
GRD	GALVANIZED RIGID CONDUIT
GRD0	GROUNDED
GRD1	GROUNDED
GRD2	GROUNDING
GRD3	GROUNDING
GRD4	GROUNDING
HOA	HAND-OFF-AUTO SWITCH
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
HW	HEAVYWALL
IMC	INTERMEDIATE METALLIC CONDUIT
JBC	JUNCTION BOX
LC	LINE CIRCUIT
LTO	LAY-ON-TOP
LV	LOW VOLTAGE
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC SWITCH
MAT	MATERIAL SUPPORT
MC	MECHANICAL CONTRACTOR
MCC	MECHANICAL CONTRACTOR
MCCP	MOTOR CONTROL CENTER
MLO	MAIN LUGS ONLY
MTD	MAIN SWITCHBOARD
NU	NEUTRAL IN CONTRACT
NU	NEUTRAL
ON	ON HEAT
P	PLATE
PE	PUSH BUTTON
PEND	PENDANT
PEW	PLUMBING EXHAUST
PEW	PLUMBING CONTRACTOR
PLBG	PLUMBING
PVC	POLYVINYL CHLORIDE
R	REMAN AS IS
RECPT	RECEPTACLE
RECPT	RECONNECT TO EXISTING CIRCUIT
ROOM	ROOM
RVS	REVERSE VOLTAGE STARTING
S	SPINE
SEL SW	SELECTIVE SWITCH
SP SW	SPEED SWITCH
SP SW	SPLIT SWITCH
SW	SWITCH
TC	TEMPERATURE CONTROL
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
TYP	TYPE
UNIV	UNIVERSAL
USS	UNIT SUBSTATION
WIR	WIRING
XFRM	TRANSFORMER

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WHITEFISH BAY, WI 53217

ELECTRICAL SYMBOLS, ABBREVIATIONS, AND 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

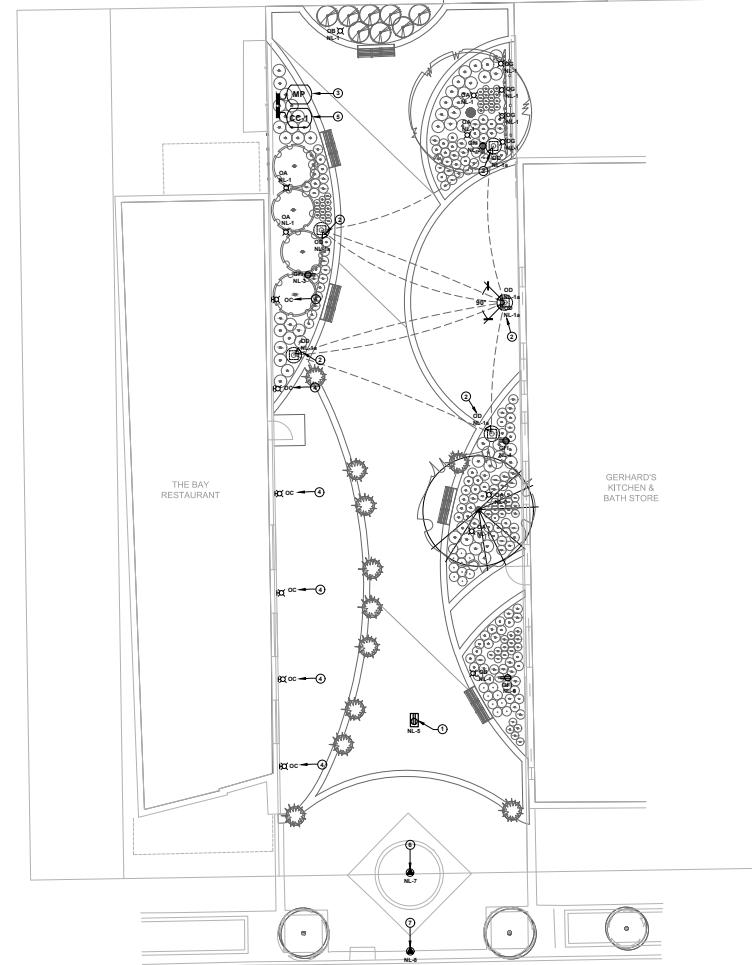
ABBREVIATIONS

SHEET NUMBER

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 SCALE: NOT TO SCALE
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 PROJECT MANAGER: TOM NORTENSEN, PLA, ASLA
 DESIGNED BY: LHM/ALS
 CHECKED BY: LHM
 SHEET NUMBER
 F000

1500 West Courtland Drive, Brookfield, WI 53145
 Phone: (414) 771-1000 | Fax: (414) 771-0700 | www.ra-smith.com

PUBLIC ALLEY



SHEET NOTES -

1. ALL 280/120 VOLTS, NORMAL BRANCH CIRCUITS "NL" SHALL BE SERVED FROM PANEL "CC-1" UNLESS OTHERWISE NOTED.
2. PERFORM ALL FIXTURE AIMING AT NIGHT WITH LIGHTING DESIGNER ON SITE.

KEYED NOTES -

1. PROVIDE AN IN-GROUND ELECTRICAL BOX WITH A DUPLEX RECEPTACLE IN THE BOX FOR LIGHTING.
2. MOUNT TYPE OO SCONCES AND WALL BUSES TO ENGINEERED MOUNTING PLATES IN STURDYLITE POLES. AIM LIGHTS UP TO ILLUMINATE SAILS. REFER TO DETAIL 4E500 FOR MORE INFORMATION.
3. METER PEDESTAL. WE ENERGIES WILL UTILIZE EXISTING METER PEDESTAL. REFER TO DETAIL 4E500 FOR MORE INFORMATION.
4. INSTALL NEW WALL SCONCES AT EXISTING LOCATIONS. WIRE TO EXISTING BOXES. REFER TO DETAIL 4E500 FOR MORE INFORMATION. COORDINATE TIMING OF FIXTURE REPLACEMENT WITH OWNER TO MINIMIZE DISRUPTION TO RESTAURANT.
5. MOUNT PANEL IN A STAINLESS STEEL 1FT X 1FT GROUND-MOUNTED ENCLOSURE. PROVIDE A 24" X 24" X 12" CONCRETE PAD FOR ENCLOSURE. PROVIDE A 2-CHANNEL DIGITAL ASTRO-TIMER/CONTROLLER FOR AUTOMATIC CONTROL OF LIGHTING AND MOBILE APP CONTROL. PROVIDE A 2-CHANNEL DIGITAL DOLLAIR DOL-200A OR EQUIVALENT. PROVIDE A WALLBOX DIMMER WITH WEATHERPROOF COVER MOUNTED ON ENCLOSED BOX FOR LOCAL CONTROL OF SWITCH LED "x" (TYPE CO FLOODLIGHTS). CONFIRM DIMMER COMPATIBILITY WITH FIXTURES PRIOR TO ORDERING.
6. PROVIDE NEW CIRCUIT TO EXISTING CLOCK TOWER.
7. PROVIDE NEW CIRCUIT TO EXISTING LIGHT POLE.

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ELECTRICAL SITE PLAN - NEW

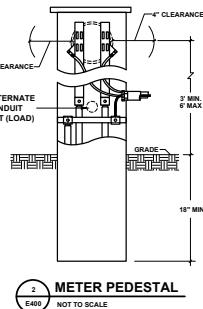
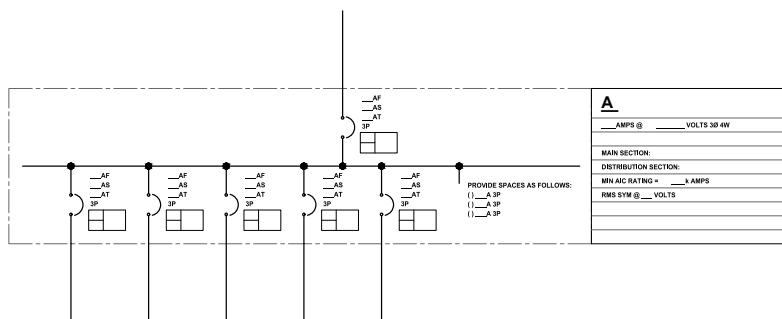
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PROJECT MANAGER:
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DESIGNED BY: LJM/ALS
CHECKED BY: LJM

SHEET NUMBER
E200





DETAIL NOTES -

1. SERVICE ENTRANCE CONDUCTORS MUST EXIT THE PEDESTAL BELOW THE LOWEST LIVE PART AND ABOVE GRADE.
2. PROVIDE 4" CLEARENCE AROUND METER FROM ALL FOREIGN OBJECTS.
3. FOR USE WITH 120/240V, 48-3-WIRE SERVICE, THE PEDESTAL MUST BE RATED FOR 480V OR ABOVE.

NEW PANEL SCHEDULE

PANEL DESIGNATION	CIRCUIT BREAKERS				# OF TUBS	MOUNT	PANEL LOCATION	BRANCH	PANEL TYPE	MAIN			VOLTAGE	AIC*	PANEL OPTIONS	PANEL NOTES		
	QTY	AMP	P TYPE	OPTIONS & ACC						CB SIZE	CB TYPE	OPTIONS & ACC						
CC-1	10	20	I	MC	-	24	1	SM	EXTERIOR	N	B	125	100A	100AF	MC	240/120V	22kA	1,2
	14	SPC	I	---														

ABBREVIATIONS

CIRCUIT BREAKER ACCESSORIES	
AF	—ARC FAULT CIRCUIT INTERRUPTER (RESIDENTIAL ONLY)
AT	—AUTOMATIC TRANSFER
CL	—CURRENT LIMITING
FR	—FULLY RATED (100%)
GE	—GROUND FAULT PROTECTOR (EQUIPMENT)
GP	—GROUND FAULT PROTECTOR (PERSONNEL)
GS	—GROUND FAULT SENSING ALARM
HC	—HEATING, COOLING, AC, REFRIGERATION (HCR)
HM	—HIGH MAGNETIC (IND. MOTORS)
MB	—MOTOR BREAKER
MP	—MOTOR PROTECTOR
L1	—LONG TIME/INSTANTANEOUS
L2	—LONG TIME/SHORT TIME (LTS)
L3	—LONG TIME/SHORT TIME (LTS)/GROUND FAULT TRIP (LGS)
L4	—LONG TIME/SHORT TIME (LTS)/GROUND FAULT SENSING (LGS)
SC	—SYSTEM COMMUNICATION
SD	—SYSTEM DIAGNOSTICS
SM	—SYSTEM MONITORING
ZS	—ZONE SELECTIVE INTERLOCKING

CIRCUIT BREAKER OPTIONS:

ALS	—ALARM SWITCH
AVS	—AUXILIARY SWITCH
DO	—DIRECT OPERATOR
ST	—SHUNT TRIP
UVT	—UNDER VOLTAGE TRIP
CCB	—CONTROLLABLE CIRCUIT BREAKER

CIRCUIT BREAKER TYPES:

MC	—MOLEDED CASE
SS	—SOLID STATE

PANEL SCHEDULE NOTES:

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

PANEL OPTIONS:	
1	—200% NEUTRAL
2	—ISOLATED GROUND BUS
3	—DUAL MAIN LUGS
4	—THROUGH FEED LUGS

PANEL TYPES:	
P	—POWER PANEL CONSTRUCTION
B	—BRANCH PANEL CONSTRUCTION
L	—LOAD CENTER CONSTRUCTION
CB	—CONTROLLABLE BRANCH PANEL

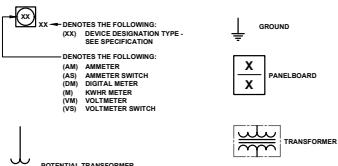
* REFER TO ONE-LINE DIAGRAM GENERAL NOTES FOR ADDITIONAL INFORMATION ON AIC RATING.

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CREATIVITY BEYOND ENGINEERING

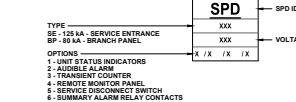
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**CONSUL COMMONS
WHITEFISH BAY, WI 53217**
**ELECTRICAL SCHEDULES &
ONE LINE DIAGRAM**

ONE-LINE SYMBOLS



SURGE PROTECTIVE DEVICE



1
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ONE-LINE RISER DIAGRAM

1
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ONE-LINE RISER DIAGRAM

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THIS BAR IS 11" LONG. IT MEASURES
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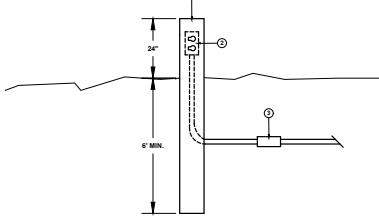
PROJECT MANAGER:
TOM MORTENSEN, P.E., ASCE

DESIGNED BY: LHM

CHECKED BY: LHM

SHEET NUMBER

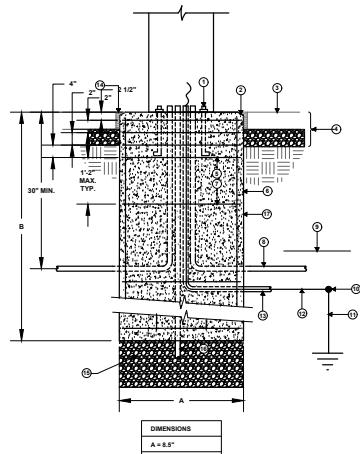
E400



KEYED NOTES - ←○

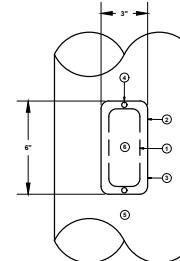
1. 4"X4" PAINTED ALUMINUM POST
 2. WEATHER PROOF DUPLEX RECEPTACLE MOUNTED FLUSH TO POST.
PROVIDE AN INUSE COVER ON RECEPTACLE.
 3. EXPANSION FITTING (TYPICAL)

3 OUTDOOR RECEPTACLE MOUNTING DETAIL
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2 POLE BASE DETAIL FOR BOLLARD

E500 NOT TO SCALE



KEYED NOTES -

1. 5" x 2" CLEAR DIMENSION
 2. REINFORCED WITH HSS 6X3X0.5.
 3. KIT INCLUDES COVER PLATE AND GASKET.
 4. STAINLESS STEEL SECURING SCREWS (TYP. 2, PROVIDED BY EC).
 5. FINAL HEIGHTS AND LOCATIONS OF ALL JUNCTION BOX HOLES IN EACH POLE TO BE CONFIRMED IN SHOP DRAWINGS

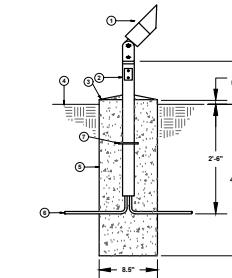
4 POLE MANUFACTURER'S JUNCTION BOX HOLE DETAIL

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TOM MORTENSEN, PLA, ASLA
DESIGNED BY: LJM/ALS
SHEALED BY: LJM

checked by: LWH
SHEET NUMBER
5500



KEYED NOTES - ←○

1. FIXTURE TYPE
 2. STANCHION MOUNTING BASE PROVIDED WITH FIXTURE. DRIVER
INTERNAL TO STANCHION IN SEALED CHAMBER.
 3. CHAMFER CONCRETE ON TOP OF BASE.
 4. GRADE
 5. POURED CONCRETE IN ROUND FORM.
 6. CONDUIT PER SPECIFICATIONS OR SITE PLAN.
 7. STABILITY FLANGE REQUIRED AS PART OF STANCHION.

1 GROUND FLOODLIGHT DETAIL - TYPE OA&OG
E500 NOT TO SCALE



LIGHT FIXTURE SCHEDULE																	
ID	DESCRIPTION	LIGHT SOURCE					BALASTS/DRIVERS			INPUT WATTS	VOLT	MOUNT	SURFACE TYPE	Fixture Specification and Acceptable Manufacturers			SEE NOTE
		TYPE	NO.	DESCRIPTION	WATTS	K	CR (MIN.)	TYPE	CONTROL	CIRCUITS				MANUFACTURER	ITEM NO.		
QA	6" 60W X 10" LANDSCAPE ACCENT LIGHT ANGLED VISOR, BAFFLE SHIELDING	LED	-	1000 CBCP MIN	20	TW 8000	90	DR	TW BT	1	20	120	S CONC BASE	-	DE-LED-C22-SP-12-1A-*FINISH* WITH POWER PIPE II MOUNTING	28.48	1A.4
QB	10" 10W LANDSCAPE LIGHT TYPE V DISTRIBUTION BUD RATING B1-U0-G0	LED	-	1000 DELIVERED LUMENS	11	3000	70	DR	SW	1	11	120	S CONC BASE	-	DE-LED-C22-SP-12-1A-*FINISH* WITH POWER PIPE II MOUNTING	28	1B.2
OC	10' DIA X 2' DEEP WALL MOUNTED SCONCE WITH INTEGRAL HEAT EXTRACTOR SHIELDING IN CAST MARBLE GRANITE ALUMINUM HOUSING	LED	-	825 DELIVERED LUMENS	13	3000	90	DR	SW	1	13	120	S W	-	BEGA 33504-K3-*FINISH* WITH APPROVED EQUAL	26	
OD	4" DIA 12L ADJUSTABLE FLOODLIGHT 55 DEG DISTRIBUTION, CUSTOM FINISH	LED	-	3500 CBCP MIN	34	3000	80	DR	SW	1	34	120	S SPEC	-	DE-LED-TR-1144R-12-4-*ELV-MAT* WITH CUSTOM FINISH	27.48	1A.3
OG	6" 60W X 10" LANDSCAPE ACCENT LIGHT 20 DEG DIST., RECTILINEAR SPREAD LENS ANGLED VISOR, BAFFLE SHIELDING	LED	-	1000 CBCP MIN	20	TW 8000	90	DR	TW BT	1	20	120	S CONC BASE	-	DE-LED-C22-SP-12-1A-*FINISH* WITH POWER PIPE II MOUNTING	28.50	1A.4

NOTE:

SEE SPECIFICATION SECTIONS 26 & 60 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	= ADDRESSABLE, DIMMING <1-100%	DMX	= ADDRESSABLE, DIMMING <1-100%	FD10	= FLUORESCENT DIMMING 10-100%	OT	= OTHER	STN	= STONE
BL	= BI-LEVEL SWITCHING	DR	= DRIVER	GR	= GRADE	PD	= PENDANT	SUSP	= SUSPENDED
BT	= BI-LEVEL	H	= HORN	POE	= POWER OVER ETHERNET	SW	= SWINGARM		
BTG	= BI-LEVEL	EV	= ELECTRONIC	HBL	= HALOGEN	PL	= PLASTER	T	= TRANSPARENT GLASS TILE
Cl	= CLEAR	EM	= EMERGENCY	HBF	= HIGH BALLAST FACTOR	PS	= PULSE START	TW	= TUNABLE WHITE LED
DALI	= ADDRESSABLE, DIMMING <1-100%	ES	= EXPOSED STRUCTURE	I	= INCANDESCENT	R	= RECESS	V	= VARIER
DM0	= LED DIMMING 0-100%	ET	= ELECTRONIC BALAST	LBF	= LOW BALLAST FACTOR	RGB	= RED, GREEN, BLUE LEDS	W	= WALL MOUNTED
DM1	= LED DIMMING 0-100% 1 - 100%	F	= FLUORESCENT	LG	= LAY-IN GRID	RM	= REMOTE	WD	= WOOD
DM5	= LED DIMMING 0-100% 5 - 100%	FD1	= FLUORESCENT DIMMING 1-100%	MLV	= MAGNETIC LOW VOLTAGE DIMMING	S	= SURFACE	WR	= WIRELESS
DM10	= LED DIMMING 0-100% 10 - 100%	FD5	= FLUORESCENT DIMMING 5-100%	NBF	= NORMAL BALLAST FACTOR	SPEC	= SPECIAL	XFM	= TRANSFORMER
DMW	= DM TO WARM LED					ST	= STANDARD		

OPTIONS:

1 = POST PAINTED FINISH	21 = FURNISH WITH AIR HANDLING CAPABILITY	41 = MATTE DIFFUSE LOW IRIDESCENT REF.	61 = FURNISH WITH UNIVERSAL ARROWS AND RED OR GREEN STENCIL FACE
2 = REGRESSED ALUMINUM FRAME	22 = FURNISH WITH WIRE GUARD	42 = FURNISH WITH SYMMETRICAL REFLECTOR	62 = FURNISH WITH FIELD ADJUSTABLE CHEVRONS
3 = FLAT ALUMINUM FRAME	23 = FURNISH WITH INTEGRAL REFLECTOR	43 = FURNISH WITH INTEGRAL BACKGROUND	63 = FURNISH WITH INTEGRAL BACKGROUND
4 = FLAT ALUMINUM DOOR FRAME - MITERED CORNERS	24 = FURNISH IN LENGTH & SHOWN	44 = FURNISH WITH TOP AND BOTTOM LENS	64 = FURNISH WITH INTEGRAL BACKGROUN
5 = STAINLESS STEEL TRIM AND DOOR FRAME	25 = FURNISH WITH GOLD FRONT	45 = FURNISH WITH GOLD FRONT	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 EGOCRATE 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 = PFG RATING	30 = FURNISH IN CUSTOM CONFIGURATION-REFER TO PLANS	50 = FURNISH WITH LINEAR SPREAD LENS	70 = SPARE
11 = SPOT RATING	31 = FURNISH WITH SPREAD LENS	51 = FURNISH WITH ANTI-MACROSPOT FINISH	71 = SPARE
12 = BPF RATING	32 = FURNISH WITH POWER OVER AIRCABLE	52 = SPARE	72 = CERTIFIED FOR MIL-STD-464
13 = NEMA 4X RATED	33 = FURNISH WITH CHAIN MOUNTING	53 = SPARE	73 = FURNISH WITH RF NOISE SUPPRESSORS (ADVANCE RFI-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 RFI 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 DRAFT CABLE MOUNTING	56 = FURNISH WITH INTEGRAL LIGHTING SENSOR	76 = SPARE
17 = DOUBLE GASKETED-LENS TO DOOR TO HOUSING TO CEILING	37 = FURNISH WITH ADJUSTABLE DRAFT CABLE MOUNTING	57 = FURNISH WITH INTEGRAL PHOTOCELL	77 = SPARE
18 = FURNISH WITH TAMPER RESISTANT HARDWARE	38 = FURNISH WITH MANUFACTURERS CUSTOM JUNCTION BOX	58 = FURNISH WITH INTEGRAL PHOTOCELL	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.
- IF BIDDING 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 A/E.

LIGHT FIXTURE SCHEDULE NOTES:

1. 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 CBPC), DISTRIBUTION, FIXTURE ACCESSORIES, CONSTRUCTION, DIMENSIONS, MOUNTING, FINISH, ENERGY PERFORMANCE, AND LISTINGS/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.

A. PERFORMANCE GRADE LANDSCAPE AND FLOODLIGHTS: BK LIGHTING, BEGA, SPU LIGHTING (TYPE QA AND OG ONLY)

B. SPECIFICATION GRADE EXTERIOR: INVUE, GARDICO, LIGMAN

2. PROVIDE WITH FIELD ADJUSTABLE LUMEN/WATTAGE OPTION.

3. CUSTOM FINISH TO MATCH POLES WHERE FIXTURES ARE MOUNTED. PROVIDE WITH SINGLE GANG JUNCTION BOX COVER IN MATCHING CUSTOM FINISH. PROVIDE BK PART NUMBER B21-RAL OR EQUAL.

4. PROVIDE WITH STANCHION MOUNTING WITH INTEGRAL DRIVER HOUSING IN SEALED CHAMBER AND STABILITY FLANGE. PROVIDE BK PART NUMBER PPII-J18-BT-B-MT-SF IN FINISH MATCHING FIXTURE.

DESCRIPTION	DATE
221 South 2nd Street Milwaukee, WI 53204-1412 [262] 781-1000 raSmith.com	
Brookfield, WI Milwaukee, WI Madison, WI Milwaukee, WI Naperville, IL Phoenix, AZ Portland, OR	
CONSUL COMMONS WHITEFISH BAY, WI 53217	ELECTRICAL SCHEDULES



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THIS BAR IS 11' LONG, 3'7" MEASURES

ANYTHING OTHER THAN IT ADJUST
SIZES AND SPACES.

SCALES: NOT TO SCALE

CHECKED BY: LHM

SHEET NUMBER

E600

R&D Project No.: 22004.00

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E600