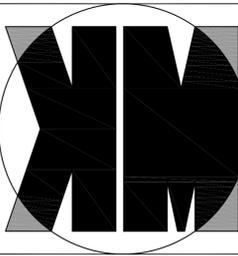


PRESERVATION PARK

BID PACKAGE #2



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△ REVISION 1 - 5/5/16
ADDENDUM 1
UPDATED EXISTING GRADES

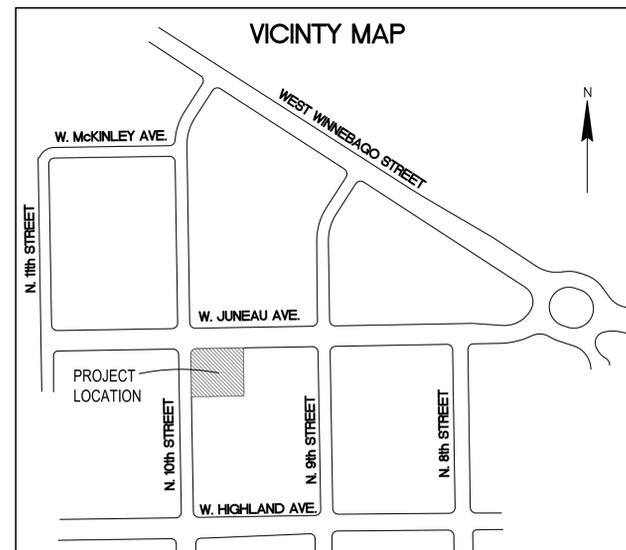
△ REVISION 2 - 5/12/16
ADDENDUM 2
GENERAL REVISIONS

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- △ C1.0 SITE EROSION CONTROL PLAN
 - C1.1 EROSION CONTROL DETAILS
- △△ C1.2 SITE DEMOLITION PLAN
- △ C1.3 SITE FOOTINGS AND PIERS PLAN
- △△ C1.4 SITE PLAN
- △ C1.5 SITE SECTIONS AND DETAILS
- △ C1.6 SITE SECTIONS AND DETAILS
- △ C1.7 METAL PANELS PLAN, WINDOW WELL KEY
- △ C1.8 METAL PANELS PLAN, ENLARGED PANEL LAYOUT (1-11) △
- △ C1.9 METAL PANELS PLAN, ENLARGED PANEL LAYOUT (12-22)
- △ C1.10 METAL PANELS PLAN, ENLARGED PANEL LAYOUT (23-33)
- △ L1.0 SITE LANDSCAPE PLAN AND SITE LANDSCAPE DETAILS

SITE INFORMATION

LOT 1 OF CSM NO. 8688
9,563 SQ. FT.
0.2196 ACRES
Northwest 1/4 of the Northwest 1/4 of Section 29,
Town 7 North, Range 22 East, in the City of Milwaukee,
Milwaukee County, Wisconsin



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PROJECT

THE BREWERY
A Joseph J. Zilber Historic Redevelopment

PRESERVATION PARK
NORTH 10TH STREET &
WEST JUNEAU AVENUE

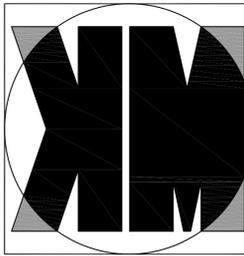
MILWAUKEE, WI

TITLE
TITLE SHEET

JOB NUMBER	DATE
AG06-5	4/18/2016

SHEET

T1.0



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ADDENDUM 1
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WEST JUNEAU AVENUE

MILWAUKEE, WI

TITLE
SITE PLAN

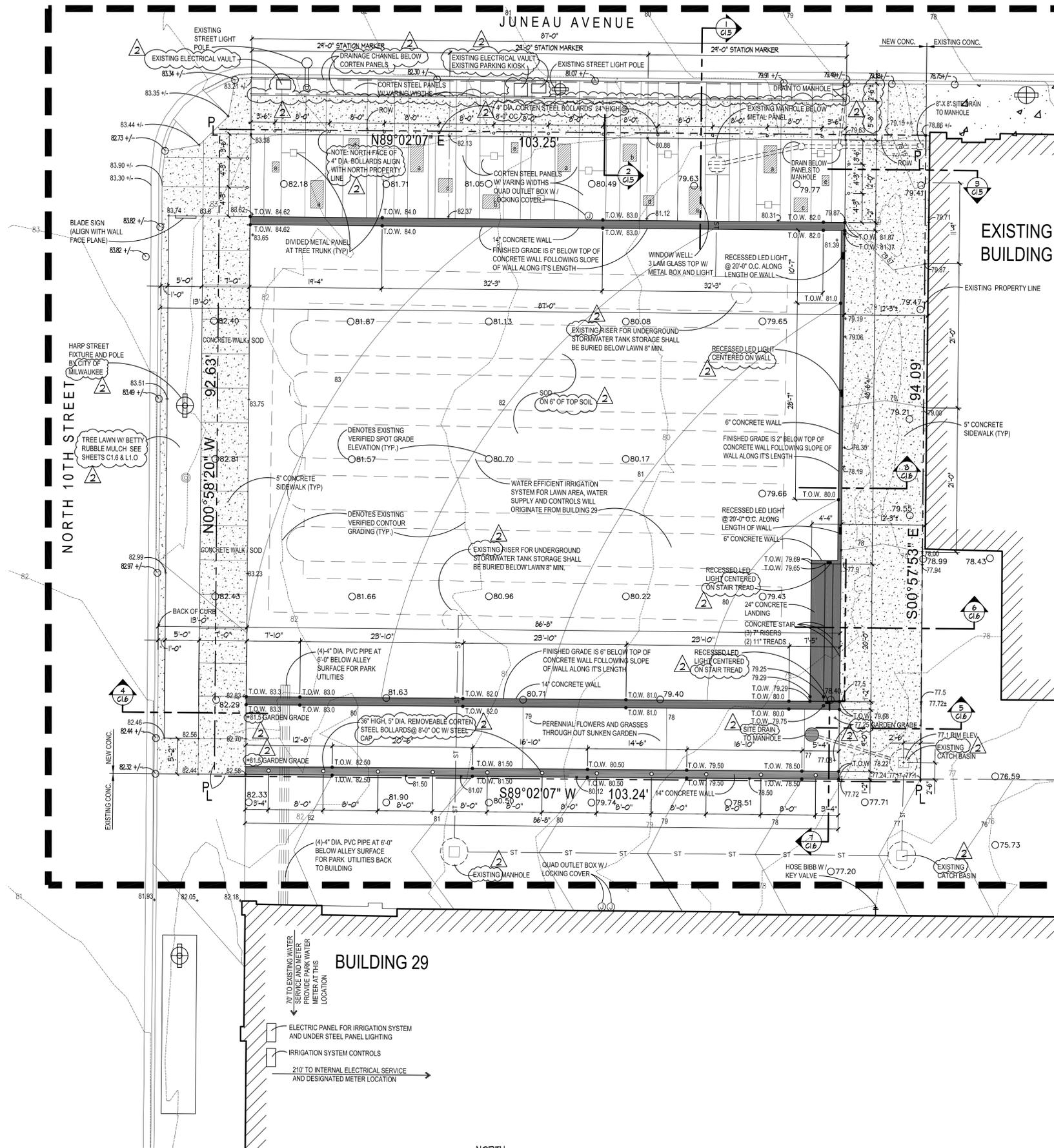
JOB NUMBER	DATE
AG06-5	4/18/2016

SHEET

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PROJECT LIMITS

JUNEAU AVENUE

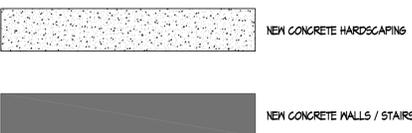


GENERAL NOTES

1. REFER TO SHEETS C15 AND C16 FOR EARTHWORK, FOUNDATIONS AND FOOTINGS, AND CONCRETE SPECIFICATIONS
 2. NEWLY CONSTRUCTED CONCRETE WALLS ARE ALWAYS SET PARALLEL TO ADJACENT PROPERTY LINES
 3. PROVIDE CONTROL JOINTS @ 10'-0" O.C. IN ALL CONCRETE WALLS
 4. CORTEN STEEL PANELS IN JUNEAU AVE. ROW SHALL BE CUT TO BUTT UP TO THE EXISTING STREET LIGHT POLES AND ELECTRICAL VAULTS. PAINT ELECTRICAL VAULT TOP AND RIM TO MATCH CORTEN STEEL
 5. PARKING KIOSK IN JUNEAU AVE. ROW SHALL BE REMOUNTED ON TOP OF CORTEN PANELS
- ELECTRICAL**
- a. PROVIDE AN ELECTRICAL SUB-METER FOR THE PARK POWER AT THE LOCATION SHOWN IN BUILDING 24. THE ELECTRICAL SERVICE WILL BE BROUGHT FROM THE INTERNAL ELECTRICAL SERVICE AT NORTHEAST END OF BUILDING 24.
 - b. 4" UNDERGROUND PVC PIPE WILL BE INSTALLED AT WEST END OF SUNKEN GARDEN TO RUN UNDER ALLEY AND SUNKEN GARDEN FOR ELECTRICAL CONTRACTOR'S USE.
 - c. FURNISH AND INSTALL QUAD OUTLETS WITH LOCKING COVER AT NORTH FACE OF BUILDING 24 @ ALLEY AND AT NORTH CONCRETE WALL OF PARK AS SHOWN ON SITE PLAN.
 - d. FURNISH AND INSTALL RECESSED LIGHTING IN EAST CONCRETE WALL AND STAIR AS SHOWN ON SITE PLAN. USE RECESSED LED FIXTURE - COLE LIGHTING, L606M-N-HO
 - e. PROVIDE POWER TO WINDOW WELL LIGHTING, LIGHTING FOR WINDOW WELLS WILL BE PROVIDED BY WINDOW WELL MANUFACTURER
 - f. FURNISH AND INSTALL LINEAR LED LIGHTING BELOW METAL PANELS AT NORTH END OF PARK. SEE SHEET C17 FOR LOCATIONS. THE LIGHTING IS TO LIGHT UP THE BACK SIDE OF METAL PANELS TO ILLUMINATE CUT OUT LETTERING. WATER JETTED INTO METAL PANELS AT LOCATIONS SHOWN ON SHEETS C18-C110
 - g. FURNISH AND INSTALL ATOMIC DAYLIGHT AND SUNRISE/SUNSET ADJUSTING LIGHT CONTROL FOR ALL LIGHTING INCLUDING WINDOW WELL LIGHTING (NEAR ELECTRIC PANEL)
 - h. PROVIDE POWER TO IRRIGATION PANEL IN BUILDING 24 PLUMBING ARE SHOWN ON SITE PLAN.
- PLUMBING**
- a. SUBMETER WATER SERVICE FROM BUILDING 24 FOR PARK AT LOCATION SHOWN IN BUILDING 24. ON SITE PLAN
 - b. 4" UNDERGROUND PVC PIPE WILL BE INSTALLED AT WEST END OF SUNKEN GARDEN TO RUN UNDER ALLEY AND SUNKEN GARDEN FOR PLUMBING CONTRACTOR'S USE.
 - c. PROVIDE AND INSTALL PLUMBING AND VANDAL RESISTANT HOSE BIBB WITH VACUUM BREAKER AT NORTH FACE OF BUILDING 24 AS SHOWN ON SITE PLAN.
 - d. PROVIDE AND INSTALL PLUMBING FOR WATER SUPPLY TO IRRIGATION SYSTEM, COORDINATE WITH IRRIGATION CONTRACTOR
 - e. PROVIDE AND INSTALL TWO SITE DRAINS AT THE EAST END OF METAL PANELS ADJACENT TO JUNEAU AVE. STREET CURB AND AT THE EAST END OF THE METAL PANELS LOCATED SOUTH OF THE JUNEAU AVE. SIDEWALK. DRAIN TO ADJACENT MANHOLE
 - f. PROVIDE AND INSTALL PLUMBING AND AN 8" SQUARE CAST IRON SITE DRAIN IN SIDEWALK AT NE CORNER OF SITE WHERE SHOWN ON SITE PLAN. DRAIN TO ADJACENT MANHOLE. PROVIDE AND INSTALL PLUMBING AND 12" ROUND CAST IRON SITE DRAIN WITH REE HIVE GRATE AT EAST END OF SUNKEN GARDEN, WHERE SHOWN ON SITE PLAN. DRAIN TO ADJACENT MANHOLE.
- IRRIGATION SYSTEM**
- a. PROVIDE AND INSTALL IRRIGATION SYSTEM CONTROLS IN BUILDING 24 WHERE SHOWN ON SITE PLAN
 - b. 4" UNDERGROUND PVC PIPE WILL BE INSTALLED AT WEST END OF SUNKEN GARDEN TO RUN UNDER ALLEY AND SUNKEN GARDEN FOR IRRIGATION CONTRACTOR'S USE.
 - c. REDUCE POTABLE WATER CONSUMPTION FOR IRRIGATION BY 50% FROM A CALCULATED MIDSUMMER BASELINE CASE PER LEED 2009 RATING SYSTEM WITH IRRIGATION EFFICIENCY. (EFFICIENT SPRINKLER HEADS AND CONTROLS). PROVIDE BASELINE CALCULATION AND DOCUMENTATION OF SYSTEMS EFFICIENCY.

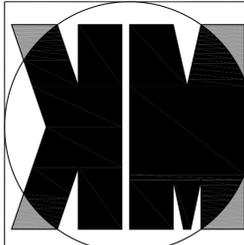
○ 82.44 +/- DENOTES EXISTING SPOT ELEVATIONS
 + 82.46 DENOTES NEW PROPOSED SPOT ELEVATIONS

HATCH LEGEND



1 SITE PLAN
SCALE: 1/8" = 1'-0"





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PROJECT
THE BREWERY
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PRESERVATION PARK
NORTH 10TH STREET &
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MILWAUKEE, WI

TITLE
SITE SECTIONS AND DETAILS

JOB NUMBER DATE
AS06-5 4/18/2016

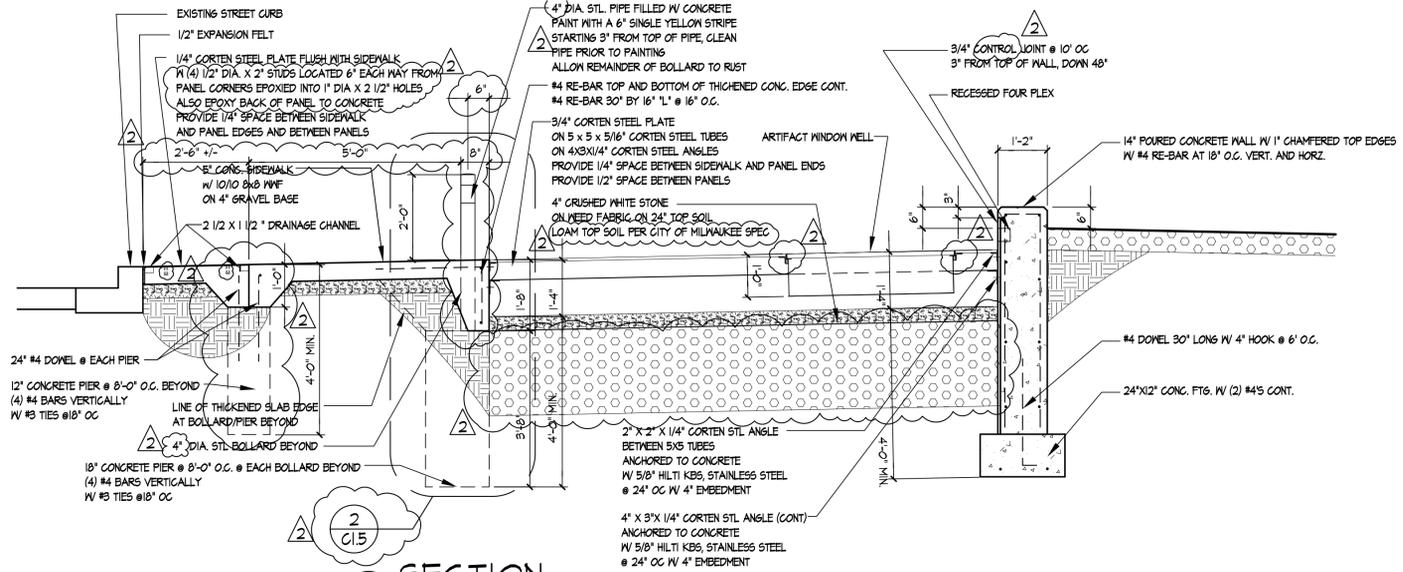
SHEET
C1.5

GENERAL NOTES

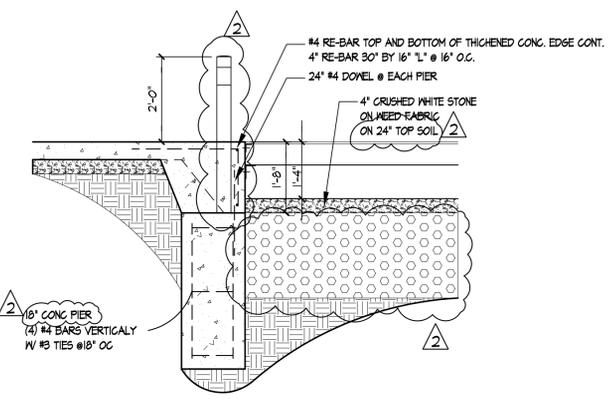
- FOUNDATION AND EARTHWORK**
- ALL FOOTINGS MUST BEAR AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH GRADE
 - BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALL
 - REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE.
 - TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION AND BEST JUDGMENT OF A SUITABLE BEARING STRATUM. ACTUAL GRADE CONDITIONS AND SUITABLE BEARING STRATUM MUST BE VERIFIED BY THE CONTRACTOR AT THE TIME OF EXCAVATION.
 - FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. IF SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATIONS, THE EXCAVATION SHALL BE EXTENDED DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE AND FOOTINGS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.
- REINFORCED CONCRETE**
- REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)
 - DESIGN COMPRESSIVE STRENGTH FOR CAST-IN-PLACE CONCRETE AT 28 DAYS:
F_c = 4000 PSI AS THE BASIC DESIGN STRENGTH.
F_c = 80 PSI FOR CELLULAR CONCRETE BACKFILL TO PIPING.
 - DESIGN STRENGTH FOR REINFORCING STEEL: REINFORCEMENT SHALL BE DEFORMED BILLET STEEL BARS CONFORMING TO ASTM-A615, GRADE 60, F_y = 60,000 PSI. STEEL BARS SHALL BE EPOXY COATED.
 - REINFORCEMENT DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE "ACI DETAILING MANUAL". SPLICES AND EMBEDMENT LENGTHS NOT GIVEN ON THE CONTRACT DRAWINGS SHALL BE ASSUMED TO BE IN TENSION AND SHALL CONFORM TO THE REQUIREMENTS OF THE ABOVE CODE.
 - BAR BENDS AND HOOKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "ACI DETAILING MANUAL".
 - BAR BENDS AND DEVELOPMENT LENGTH SHALL BE AS SHOWN ON THE CONTRACT DRAWINGS OR IN ACCORDANCE WITH REQUIREMENTS OF ACI 318.
 - SPACING OF BARS SHOWN ON THE CONTRACT DRAWINGS SHALL BE A MAXIMUM.
 - MECHANICAL CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ACI 318.
 - CONTRACTOR SHALL ELECTRONICALLY SUBMIT STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO THE ARCHITECT.
 - CONTRACTOR SHALL HIRE A MATERIALS TESTING LABORATORY TO CAST AND TEST CONCRETE CYLINDERS. ALL TESTING SHALL BE IN ACCORDANCE WITH ACI 318-05 SECTION 5.6. RESULTS OF CYLINDER TESTS SHALL BE SUBMITTED TO THE ARCHITECT. CONCRETE TEST REPORTS SHALL STATE THE FOLLOWING INFORMATION:
LOCATION OF PROJECT WHERE THE CONCRETE IS USED
7 DAY COMPRESSIVE STRENGTH
28 DAY COMPRESSIVE STRENGTH
AIR CONTENT
SLUMP
AMOUNT OF WATER ADDED ON JOB SITE
MIX USED
STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS
 - ADDITION OF JOB SITE WATER TO CONCRETE SHALL BE PER ASTM C94
 - TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94
 - ANY PORTLAND CEMENT CONCRETE SHALL CONTAIN RECYCLED ADMIXTURES SUCH AS COAL FLY ASH, GROUND GRANULATED LAST FURNACE SLAG, RICE HULL ASH, SILICA FINE OR OTHER POZZOLANIC INDUSTRIAL BY PRODUCT TO REDUCE BY AT LEAST 25% THE CONCRETE MIX'S TYPICAL PORTLAND CEMENT CONTENT.
 - ALL CONCRETE SLABS SHALL BE CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS OR AN APPROPRIATE CURING COMPOUND MAY BE APPLIED
 - CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
 - CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED. REPAIR AND PATCH DEFECTIVE AREAS WITH PROPRIETARY PATCHING COMPOUND IMMEDIATELY AFTER REMOVAL OF FORMS.
 - COLD-DRAWN STEEL WIRE SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFICATIONS FOR WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT (ASTM-A105 AND A82).
YIELD STRENGTH: F_y = 60,000 PSI.
ALLOWABLE STRESS: f_a = 30,000 PSI.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACT DRAWINGS.
 - REFER TO CITY OF MILWAUKEE "SPECIALS" FOR CITY STANDARDS FOR WORK IN CITY ROW.

- REINFORCING DETAILS**
- SINGLE MAT REINFORCEMENT SHALL BE AT CENTER OF SECTION, UNLESS SHOWN OTHERWISE
 - MINIMUM CLEARANCE FOR REINFORCEMENT BARS, UNLESS SHOWN OTHERWISE, SHALL BE 3 INCHES WHEN PLACED ON GROUND, FOR SURFACES EXPOSED TO WATER OR WEATHERING, 2 INCHES CLEARANCE ABOVE GRADE.
 - UNLESS OTHERWISE NOTED, ALL WALL REINFORCEMENT BARS SHALL BE CONTINUOUS AROUND CORNERS. REINFORCEMENT SHALL BE EXTENDED INTO CONNECTION WALLS AND LAPPED ON THE OPPOSITE FACE OF THE CONNECTING WALLS. VERTICAL WALL BARS SHALL BE LAPPED WITH DONNELS FROM BASE SLABS, UNLESS INDICATED OTHERWISE. STAGGER ADJACENT SPLICES PER ACI 318 WITH A MINIMUM OF 2'-0". ALL REINFORCEMENT BARS AND LAPS, UNLESS OTHERWISE NOTED, SHALL SATISFY THE FOLLOWING MINIMUM REQUIREMENT:
REINFORCEMENT BAR LAP SPLICES
LAP LENGTH * - INCHES
- | BAR SIZE | #3 | #4 | #5 | #6 | #7 | #8 | #9 | #10 | #11 |
|--|----|----|----|----|----|----|----|-----|-----|
| A. HORIZONTAL BARS SO PLACED THAT MORE THAN 12-INCHES OF CONCRETE WILL BE CAST BELOW THE BARS. | 17 | 24 | 24 | 35 | 45 | 54 | 74 | 94 | 116 |
| B. HORIZONTAL BARS SO PLACED THAT LESS THAN 12-INCHES OF CONCRETE WILL BE CAST BELOW THE BARS AND VERTICAL BARS. | 17 | 16 | 21 | 25 | 32 | 42 | 53 | 67 | 83 |
- * THE LAP LENGTH FOR REINFORCEMENT BARS SPACED LESS THAN 6-INCHES ON CENTER SHALL BE INCREASED BY 25 PERCENT WHERE A SMALLER BAR LAPPS WITH A LARGER BAR. THE LAP LENGTH FOR THE SMALLER BAR SHALL GOVERN, UNLESS SHOWN OTHERWISE.

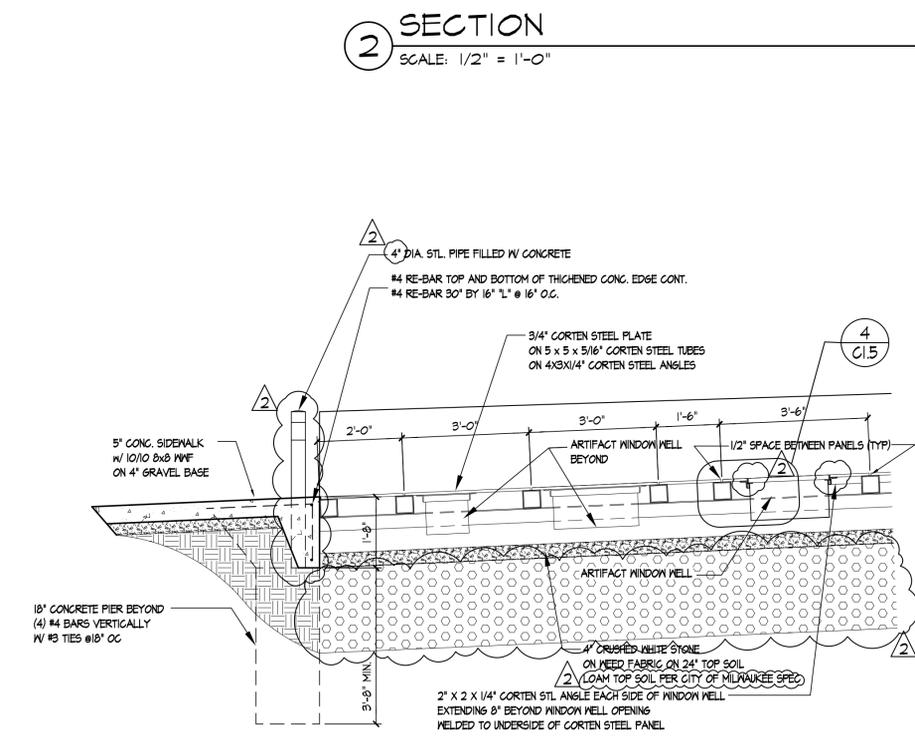
- STRUCTURAL STEEL**
- DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE CURRENT EDITION OF AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) "MANUAL OF STEEL CONSTRUCTION".
 - STEEL DETAILING AND CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF AISC 360.
 - STRUCTURAL SHAPES, PLATES AND BARS UNLESS OTHERWISE NOTED SHALL BE CORTEN STEEL.
 - STRUCTURAL STEEL PIPE SHALL BE ASTM A501 OR ASTM A53, TYPE E OR S.
 - WELDING RODS SHALL BE ACCORDING TO AWS SPECS. FOR MILD STEEL COVERED ARC-WELDING ELECTRODES (AS).
 - WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS HOLDING CURRENT AWS CERTIFICATES.
 - HIGH STRENGTH STEEL BOLTS SHALL BE ASTM SPECIFICATION A-325 OR A-490. FURNISH A COPY OF THE MANUFACTURER'S INSPECTION TEST REPORT WITH THE RESULT TO ENGINEER.
 - ANCHOR BOLTS SHALL BE ASTM A50.
 - CONTRACTOR SHALL ELECTRONICALLY SUBMIT STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO ARCHITECT.



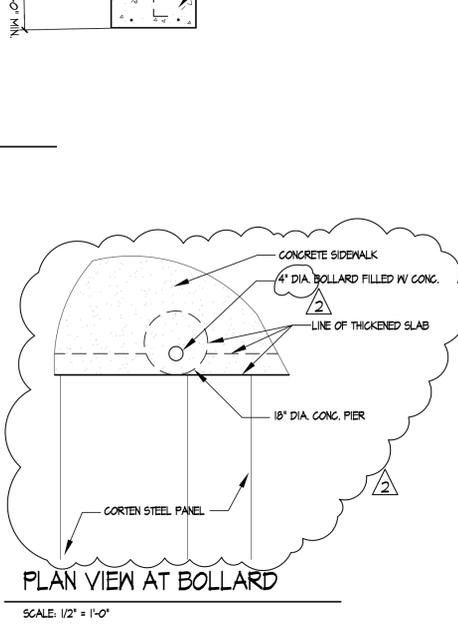
SECTION 1
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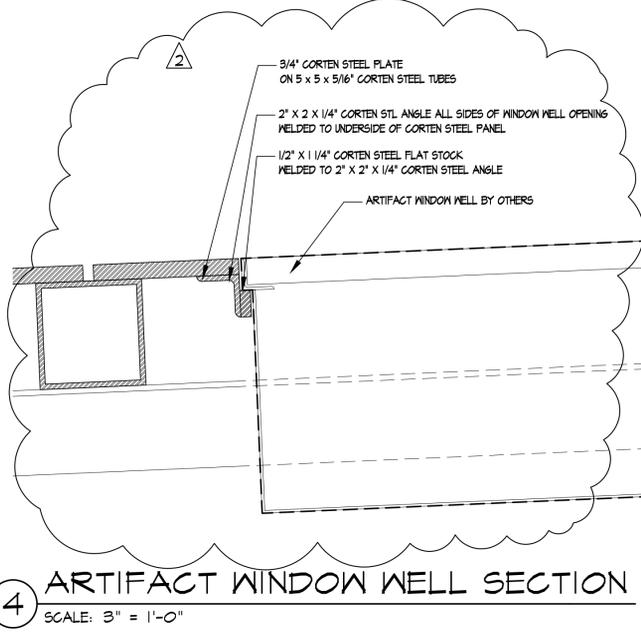
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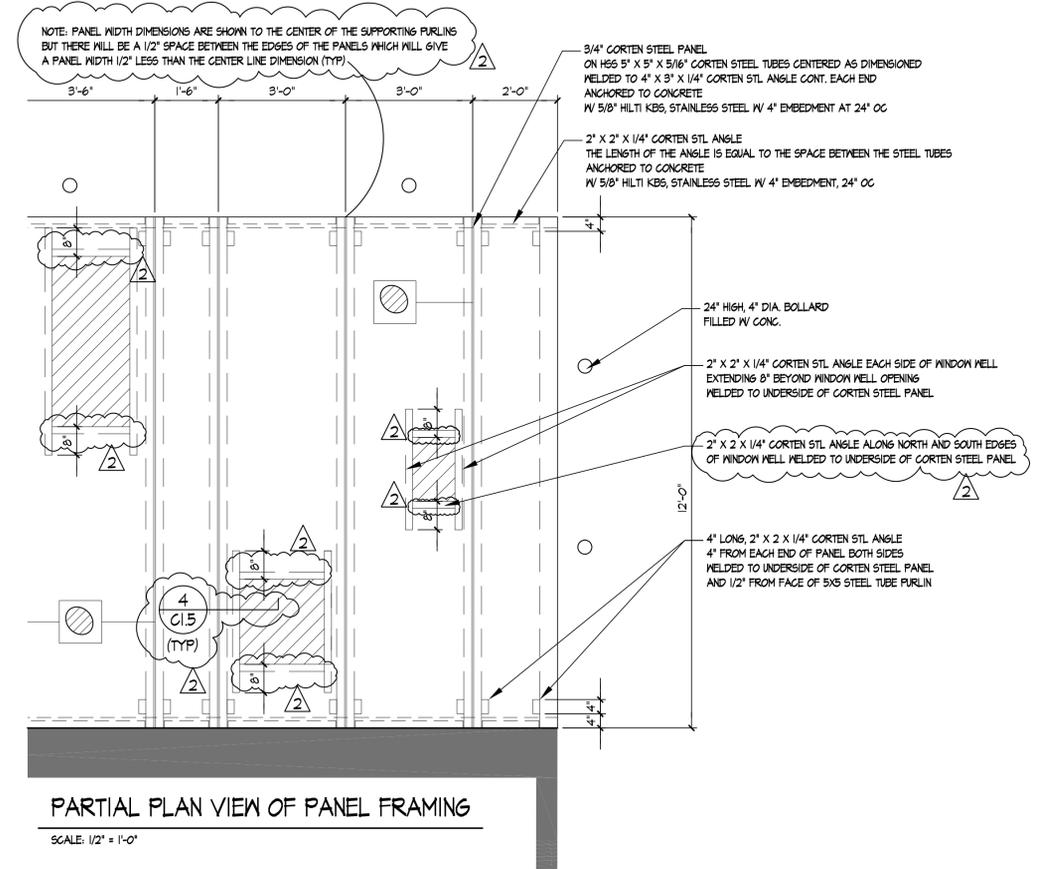
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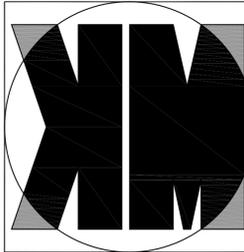
PLAN VIEW AT BOLLARD
SCALE: 1/2" = 1'-0"



ARTIFACT WINDOW WELL SECTION
SCALE: 3" = 1'-0"



PARTIAL PLAN VIEW OF PANEL FRAMING
SCALE: 1/2" = 1'-0"



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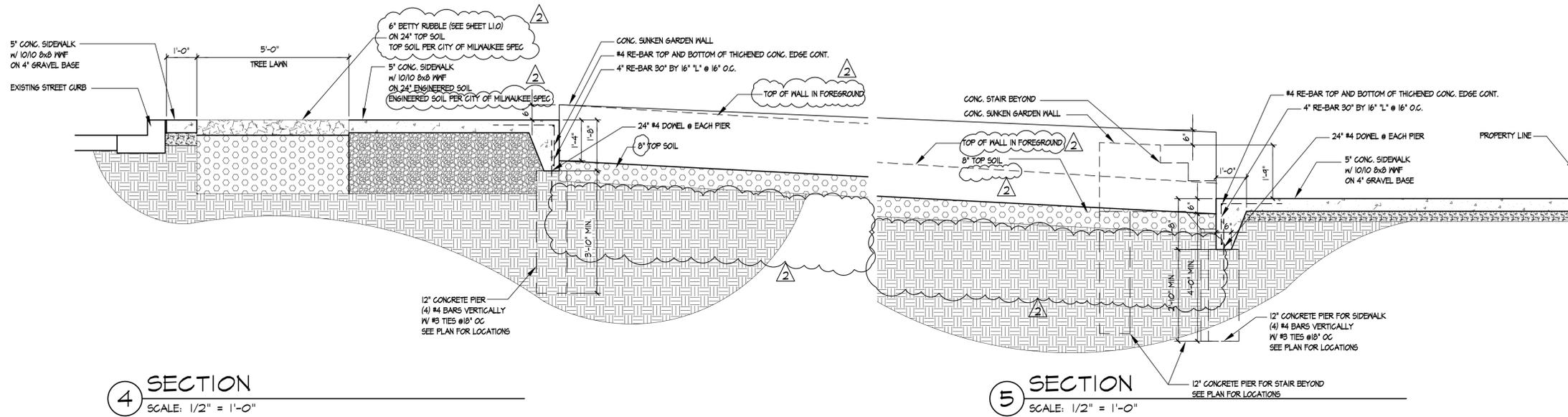
MILWAUKEE, WI

TITLE
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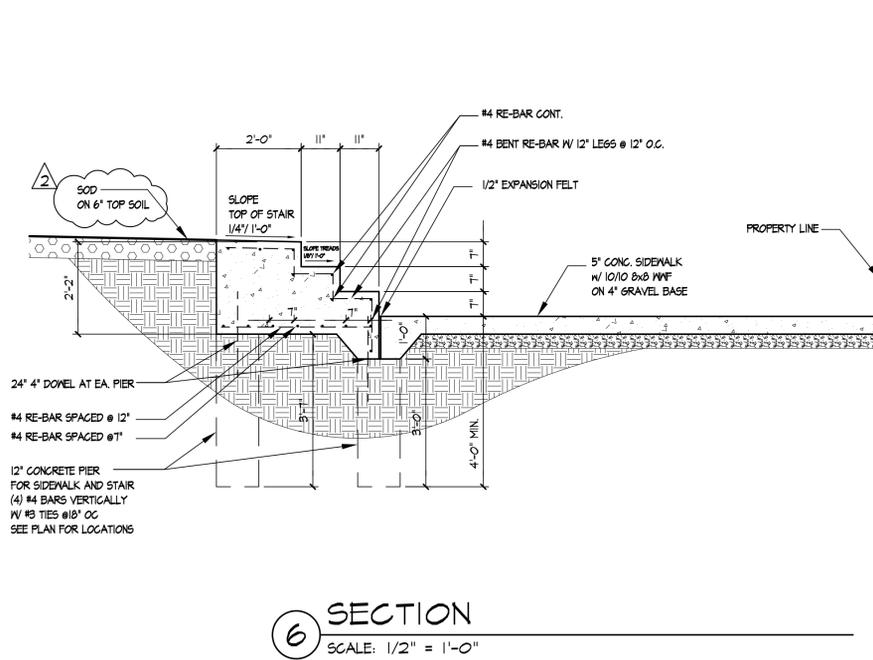
SHEET

C1.6

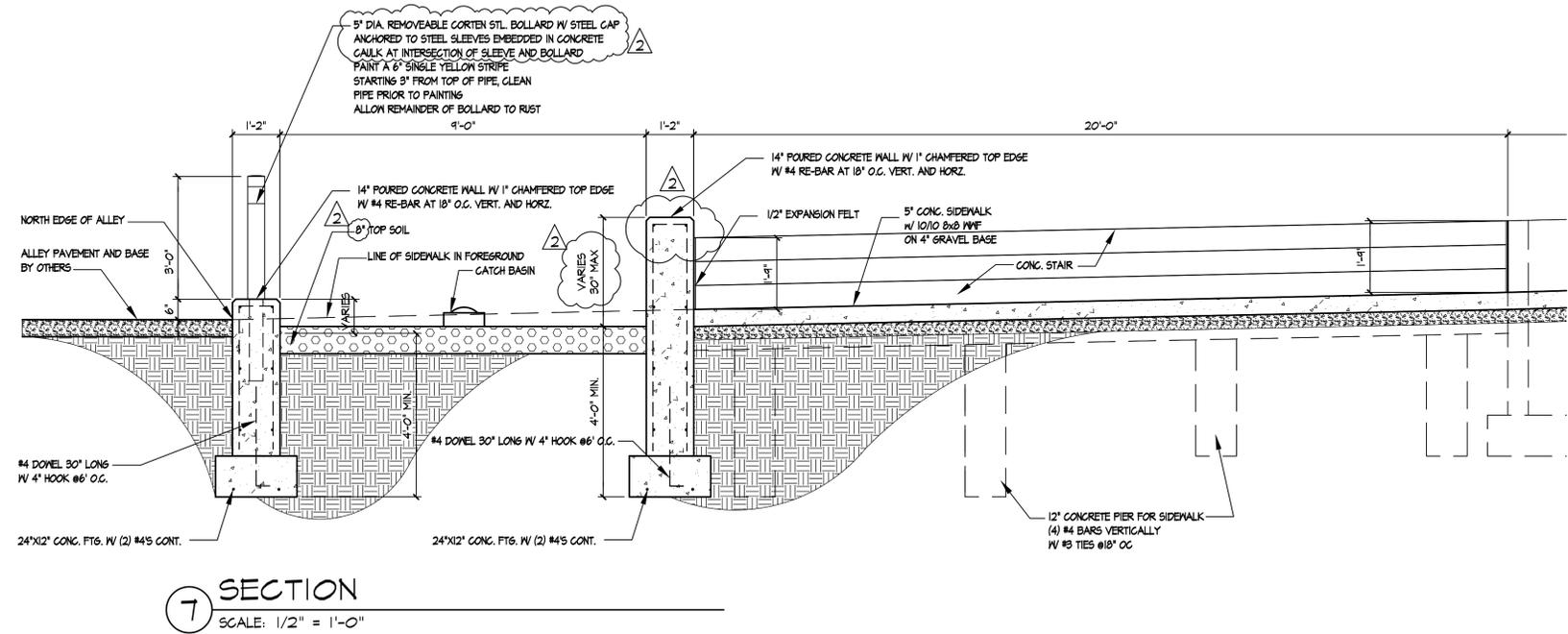


4 SECTION
SCALE: 1/2" = 1'-0"

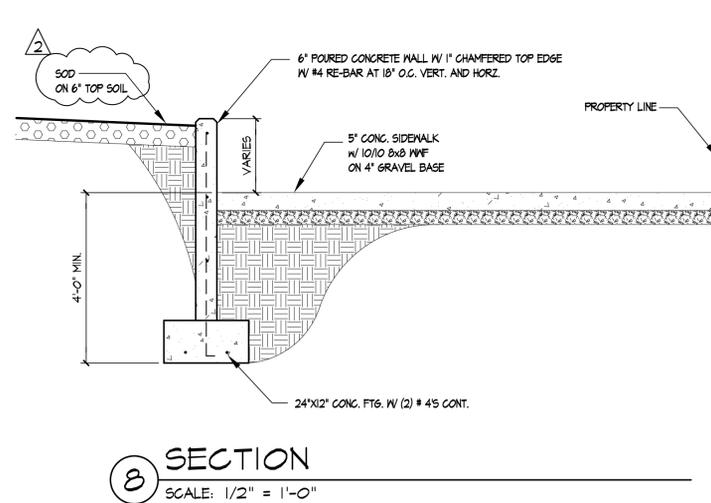
5 SECTION
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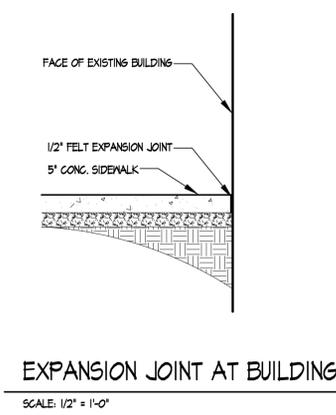
6 SECTION
SCALE: 1/2" = 1'-0"



7 SECTION
SCALE: 1/2" = 1'-0"

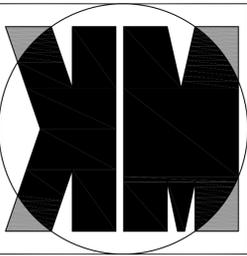


8 SECTION
SCALE: 1/2" = 1'-0"



EXPANSION JOINT AT BUILDING
SCALE: 1/2" = 1'-0"

Plotted May 13, 2016 - 2:43pm



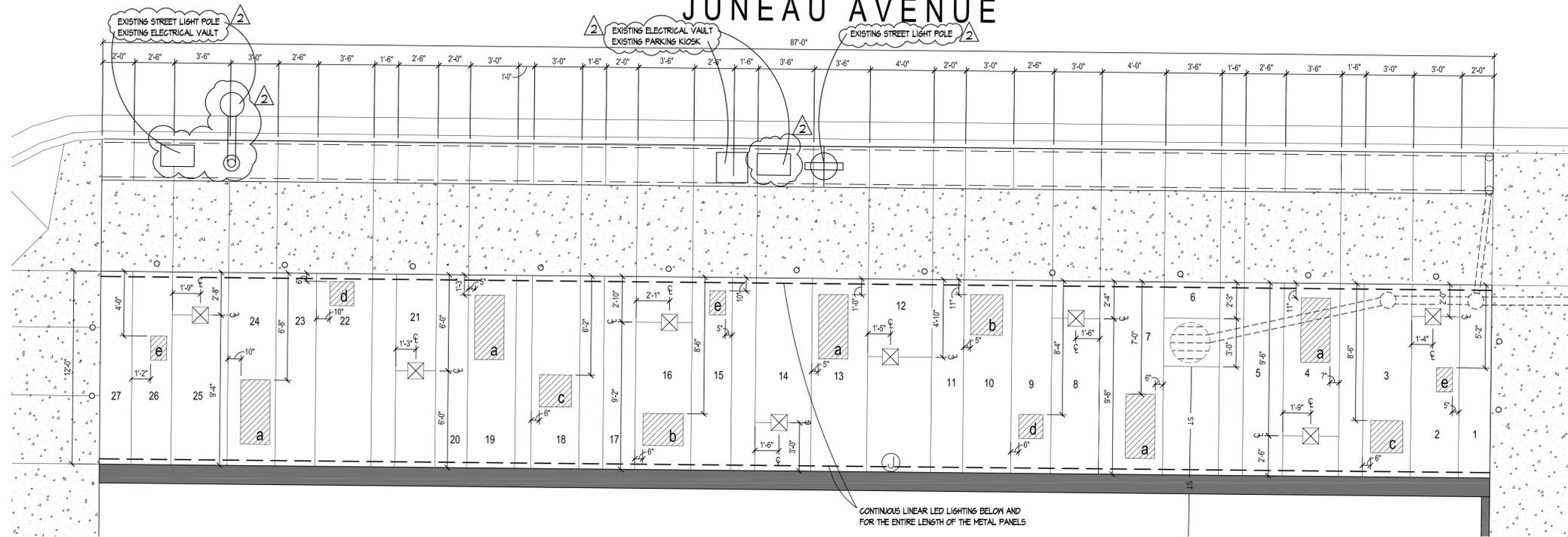
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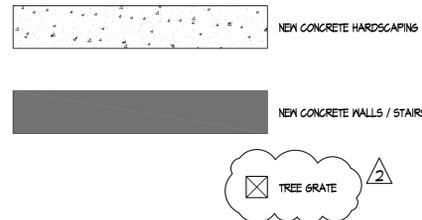
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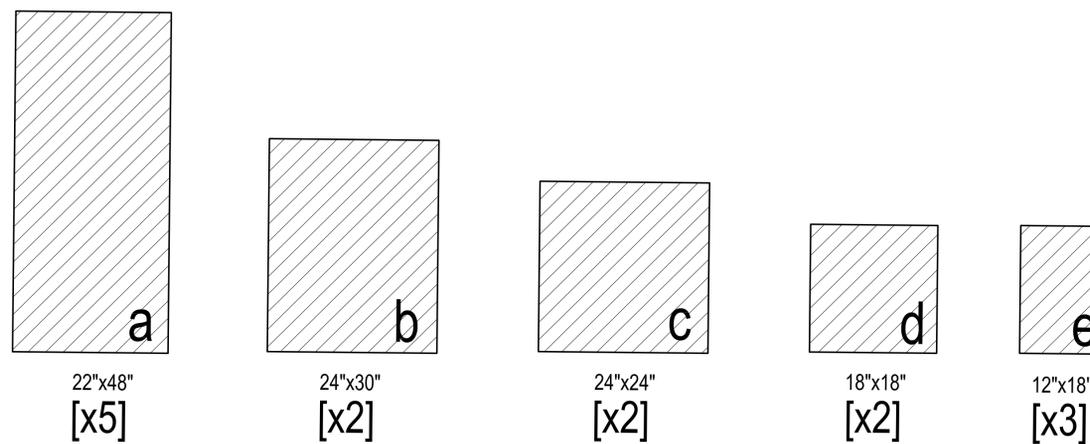
JUNEAU AVENUE



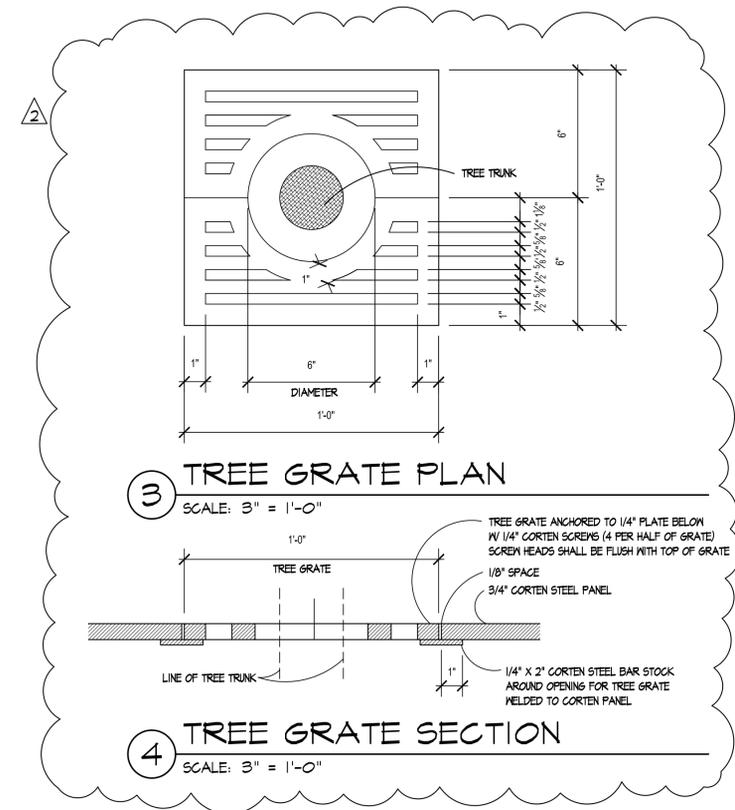
HATCH LEGEND



1 METAL PANELS PLAN
SCALE: 1/4" = 1'-0"



2 WINDOW WELL KEY
SCALE: 1" = 1'-0"



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MILWAUKEE, WI

TITLE
**METAL PANELS PLAN,
WINDOW WELL KEY**

JOB NUMBER DATE
AG06-5 4/18/2016

SHEET

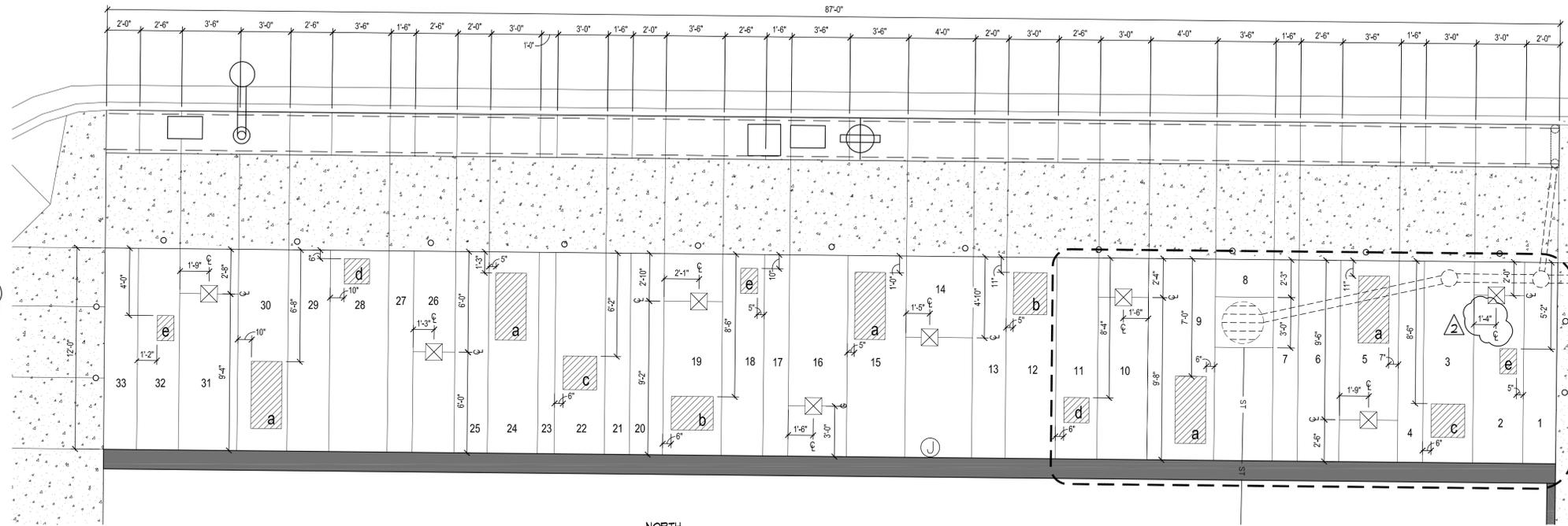
C1.7

JUNEAU AVENUE

GENERAL NOTES

- ALL METAL PANELS, STEEL TUBES AND ANGLES SHALL BE CORTEN STEEL WITH A606 FINISH
- ALL ANCHOR BOLTS SHALL BE STAINLESS STEEL
- DO NOT USE DISSIMILAR MATERIALS WITH CORTEN STEEL
- ANCHOR SUPPORTING TUBES TO STEEL ANGLES USING 1000 SERIES HOT FEED WELDING
- THE DASHED AREAS SHOWN ON METAL PANELS WILL BE THE LOCATION FOR TEXT TO DESCRIBE THE HISTORIC CHRONOLOGY OF THE BREWERY. THE TEXT HAS NOT BEEN DECIDED AT THIS TIME FOR BIDDING PURPOSES. USE THE FOLLOWING CRITERIA:
 - LETTERS SHALL BE WATER LETTTER THROUGH THE 3/4" CORTEN STEEL PANELS TO ALLOW LED LIGHTING FROM BELOW TO SHINE THROUGH LETTERS
 - 1 PANELS WILL CONTAIN TEXT THAT WILL HAVE APPROXIMATELY 150 LETTERS EACH
 - 1 PANELS WILL CONTAIN TEXT THAT WILL HAVE APPROXIMATELY 100 LETTERS EACH
 - 1 PANELS WILL CONTAIN TEXT THAT WILL HAVE APPROXIMATELY 60 LETTERS EACH
 - 2 1/2" HIGH UPPER CASE LETTERS AND 2" HIGH LOWER CASE LETTERS
 - LETTER OPENING SHALL NOT BE WIDER THAN 1/2"
 - OUT-LETTER EDGES SHALL BE MADE SMOOTH EACH SIDE
- PROVIDE 3/4" BOLT HOLES FOR 3/4" 1" BOLTS TO LIFT CORTEN PANELS. LOCATIONS SHOWN ON PLAN ONCE PANELS ARE SET IN PLACE, REPLACE 1" BOLTS WITH 3/4" CORTEN SCREWS COUNTER SUNK FLUSH WITH TOP OF CORTEN PANEL

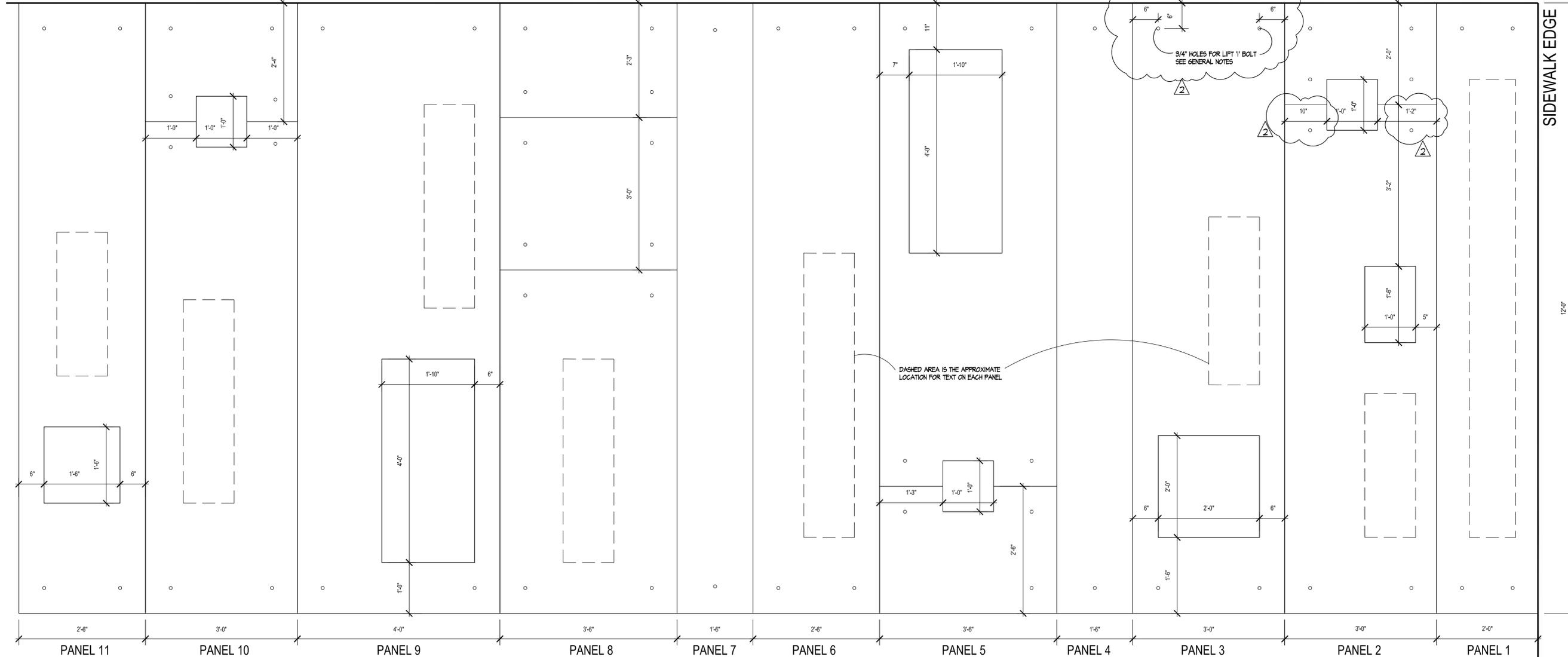
HATCH LEGEND



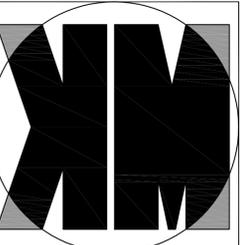
1 METAL PANELS PLAN
SCALE: 1/4" = 1'-0"

SIDEWALK EDGE

SIDEWALK EDGE



2 ENLARGED PANEL LAYOUT (PANELS 1 - 11)
SCALE: 1" = 1'-0"



DEVELOPMENT CORP

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**ARCHITECTURE
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CONSTRUCTION
MANAGEMENT**

REVISED
2 REVISION 2 - 5/12/16
ADDENDUM 2
GENERAL REVISIONS

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PROJECT
THE BREWERY
A Joseph J. Zilber Historic Redevelopment

PRESERVATION PARK
NORTH 10TH STREET &
WEST JUNEAU AVENUE

MILWAUKEE, WI

TITLE
METAL PANELS PLAN,
ENLARGED PANEL LAYOUT (1-11)

JOB NUMBER AS06-5	DATE 4/18/2016
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SHEET

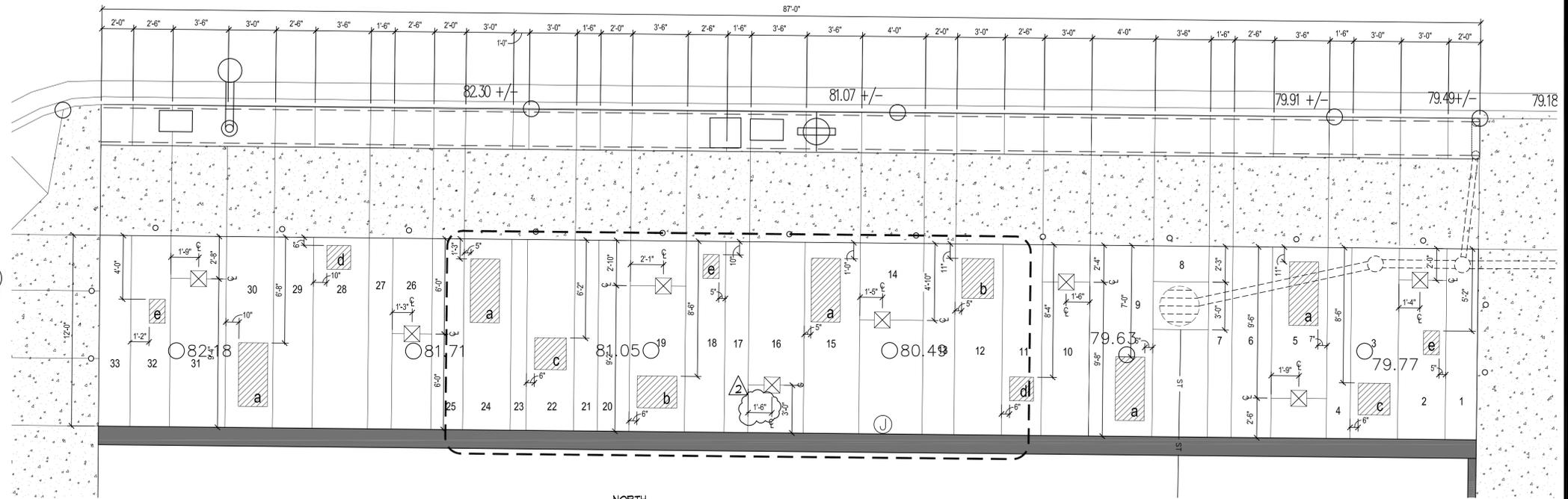
C1.8

JUNEAU AVENUE

GENERAL NOTES

- ALL METAL PANELS, STEEL TUBES AND ANGLES SHALL BE CORTEN STEEL WITH A606 FINISH
- ALL ANCHOR BOLTS SHALL BE STAINLESS STEEL
- DO NOT USE DISSIMILAR MATERIALS WITH CORTEN STEEL
- ANCHOR SUPPORTING TUBES TO STEEL ANGLES USING 1000 SERIES HOT FEED WELDING
- THE DASHED AREAS SHOWN ON METAL PANELS WILL BE THE LOCATION FOR TEXT TO DESCRIBE THE HISTORIC CHRONOLOGY OF THE BREWERY. THE TEXT HAS NOT BEEN DECIDED AT THIS TIME FOR BIDDING PURPOSES. USE THE FOLLOWING CRITERIA:
 - LETTERS SHALL BE WATER LETTED THROUGH THE 3/4" CORTEN STEEL PANELS TO ALLOW LED LIGHTING FROM BELOW TO SHINE THROUGH LETTERS
 - 1 PANELS WILL CONTAIN TEXT THAT WILL HAVE APPROXIMATELY 150 LETTERS EACH
 - 1 PANELS WILL CONTAIN TEXT THAT WILL HAVE APPROXIMATELY 100 LETTERS EACH
 - 1 PANELS WILL CONTAIN TEXT THAT WILL HAVE APPROXIMATELY 60 LETTERS EACH
 - 2 1/2" HIGH UPPER CASE LETTERS AND 2" HIGH LOWER CASE LETTERS
 - LETTER OPENINGS SHALL NOT BE WIDER THAN 1/2"
 - LETTER EDGES SHALL BE MADE SMOOTH EACH SIDE
- PROVIDE 3/4" BOLT HOLES FOR 3/4" 1" BOLTS TO LIFT CORTEN PANELS. LOCATIONS SHOWN ON PLAN ONCE PANELS ARE SET IN PLACE, REPLACE 1" BOLTS WITH 3/4" CORTEN SCREWS COUNTER SINK FLUSH WITH TOP OF CORTEN PANEL

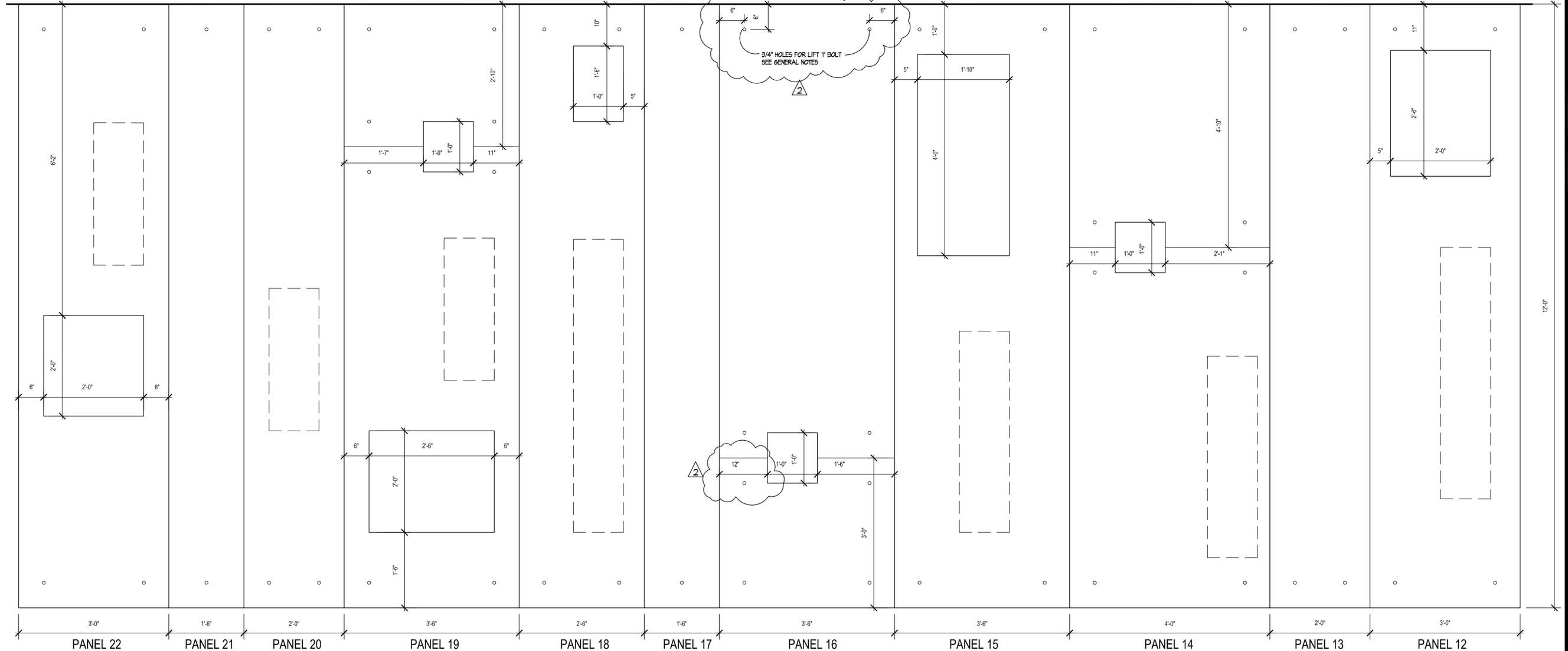
HATCH LEGEND



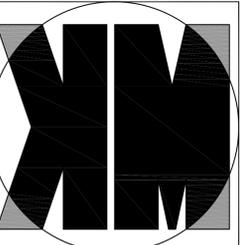
METAL PANELS PLAN
SCALE: 1/4" = 1'-0"

SIDEWALK EDGE

SIDEWALK EDGE



ENLARGED PANEL LAYOUT (PANELS 12 - 22)
SCALE: 1" = 1'-0"



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PROJECT
THE BREWERY
A Joseph J. Zilber Historic Redevelopment

PRESERVATION PARK
NORTH 10TH STREET &
WEST JUNEAU AVENUE

MILWAUKEE, WI

TITLE
**METAL PANELS PLAN,
ENLARGED PANEL LAYOUT (12-22)**

JOB NUMBER AG06-5	DATE 4/18/2016
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SHEET

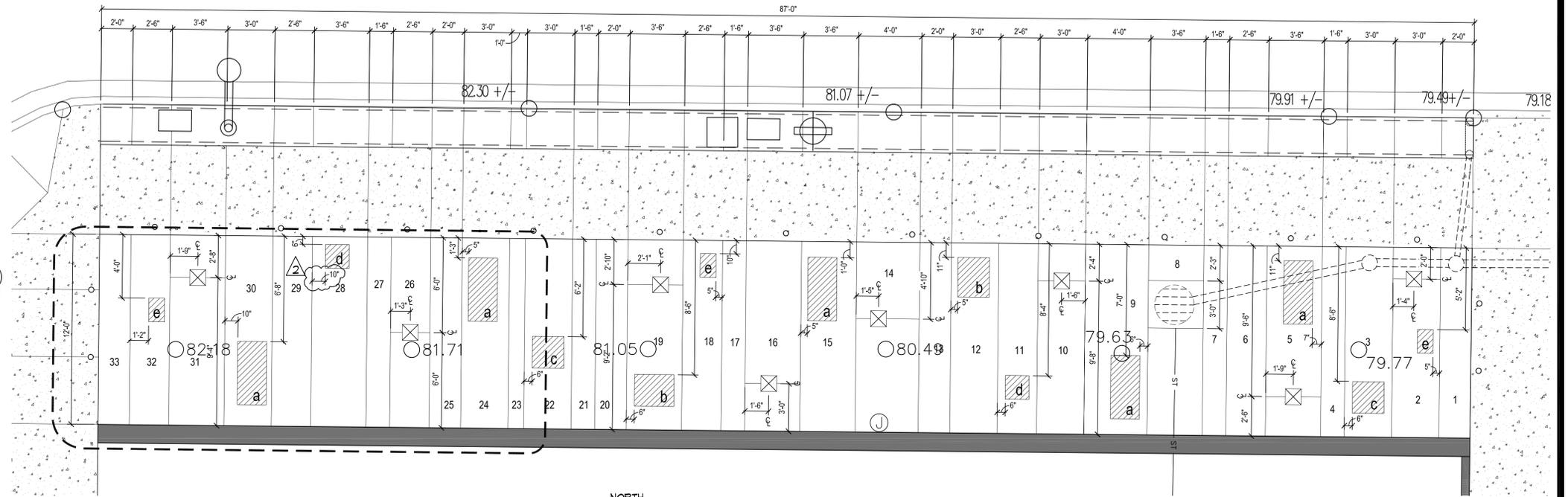
C1.9

JUNEAU AVENUE

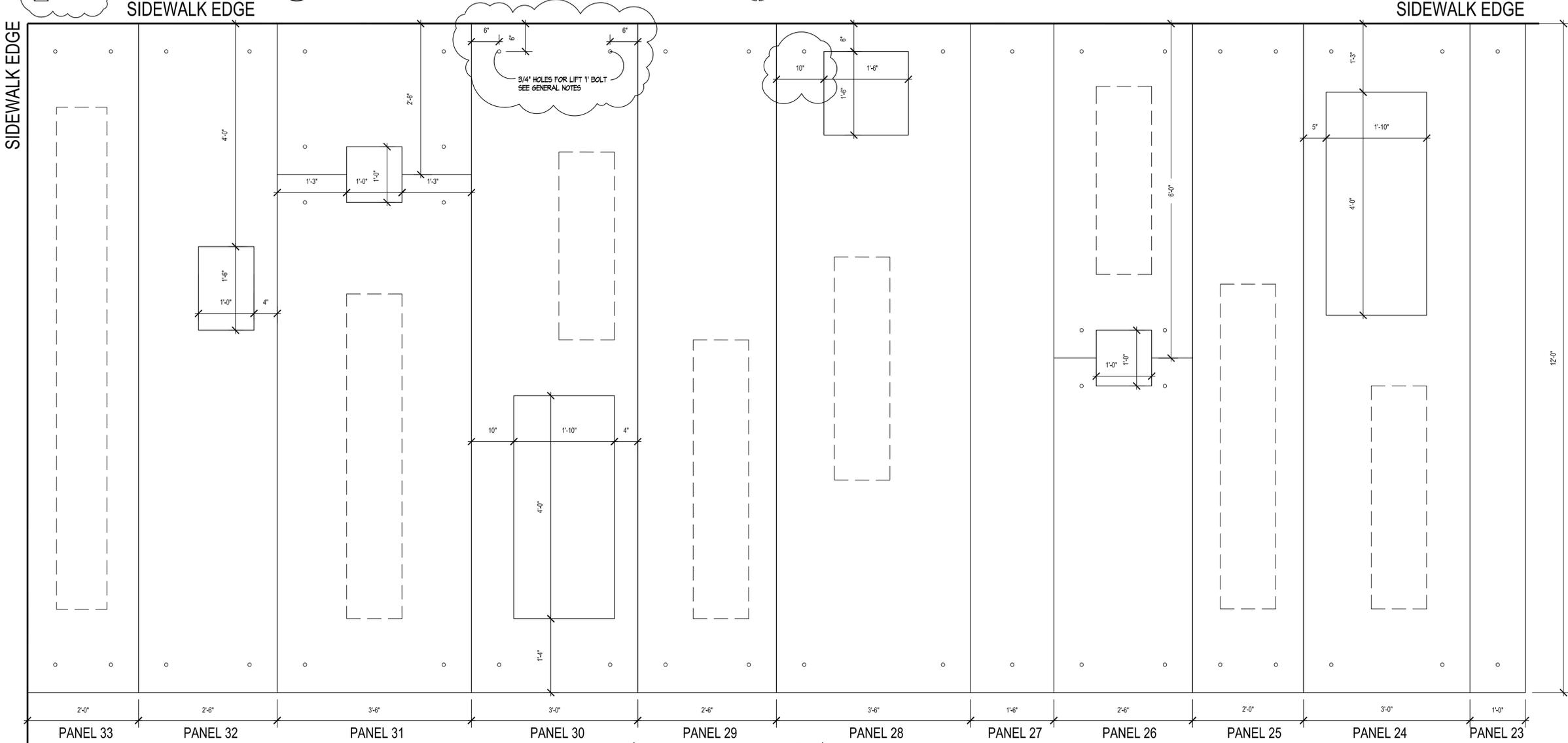
GENERAL NOTES

- ALL METAL PANELS, STEEL TUBES AND ANGLES SHALL BE CORTEN STEEL WITH A606 FINISH
- ALL ANCHOR BOLTS SHALL BE STAINLESS STEEL
- DO NOT USE DISSIMILAR MATERIALS WITH CORTEN STEEL
- ANCHOR SUPPORTING TUBES TO STEEL ANGLES USING 7000 SERIES HOT FEED WELDING
- THE DASHED AREAS SHOWN ON METAL PANELS WILL BE THE LOCATION FOR TEXT TO DESCRIBE THE HISTORIC ORIGIN OF THE BREWERY. THE TEXT HAS NOT BEEN DECIDED AT THIS TIME FOR BIDDING PURPOSES. USE THE FOLLOWING CRITERIA:
 - LETTERS SHALL BE WATER LETTED THROUGH THE 3/4" CORTEN STEEL PANELS TO ALLOW LED LIGHTING FROM BELOW TO SHINE THROUGH LETTERS
 - 1 PANELS WILL CONTAIN TEXT THAT WILL HAVE APPROXIMATELY 100 LETTERS EACH
 - 1 PANELS WILL CONTAIN TEXT THAT WILL HAVE APPROXIMATELY 60 LETTERS EACH
 - 2 1/2" HIGH UPPER CASE LETTERS AND 2" HIGH LOWER CASE LETTERS
 - LETTER OPENINGS SHALL NOT BE WIDER THAN 1/2"
 - CUT-LETTER EDGES SHALL BE MADE SMOOTH EACH SIDE
- PROVIDE 3/4" BOLT HOLES FOR 3/4" 1" BOLTS TO LIFT CORTEN PANELS. LOCATIONS SHOWN ON PLAN ONCE PANELS ARE SET IN PLACE, REPLACE 1" BOLTS WITH 3/4" CORTEN SCREWS COUNTER SINK FLUSH WITH TOP OF CORTEN PANEL

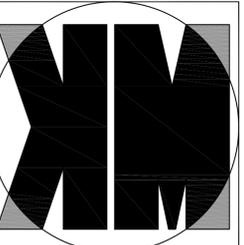
HATCH LEGEND



METAL PANELS PLAN
SCALE: 1/4" = 1'-0"



ENLARGED PANEL LAYOUT (PANELS 23 - 33)
SCALE: 1" = 1'-0"



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PROJECT
THE BREWERY
A Joseph J. Zilber Historic Redevelopment

PRESERVATION PARK
NORTH 10TH STREET &
WEST JUNEAU AVENUE
MILWAUKEE, WI

TITLE
**METAL PANELS PLAN,
ENLARGED PANEL LAYOUT (23-33)**

JOB NUMBER AG06-5	DATE 4/18/2016
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SHEET
C1.10

Plant Schedule						
Scientific Name	Common Name	Quantity	Spacing	Size	Size	Size
				Install	Maturity in ft.	(Height/Spread)
Deciduous Trees						
MM	Acer x freemanii Morgan	Morgan Maple	16	Random, Per Plan	3" caliper B&B	40-50/40'
Perennials						
LBG	Schizachyrium scorpiarium	Little Bluestem Grass	210	18" o.c.	1 gal pots	
SBS	Rudbeckia fulgida 'Goldstrum'	Sweet Black-Eyed Susan 'Goldstrum'	210	18" o.c.	1 gal pots	
Turf Grass						
		Kentucky Blue Grass Sod	6000 sf			

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 4, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE."
- STONE MULCH @ 10TH STREET TREE LAWN SHALL BE BETTY RUBBLE. REFER TO DETAIL BELOW. COORDINATE WITH THE BREWERY LLC, DENNIS STAPLETON, (414) 274-2817.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 1 YEAR FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THIS MAINTENANCE PERIOD. LONG TERM MAINTENANCE TO BEGIN AFTER INITIAL 90 DAY MAINTENANCE PERIOD. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- TREE LAWN (ALONG 10TH STREET) ONLY: STAKING - ONLY STAKE TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. ATTACH STRAPS TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- REFER TO CITY OF MILWAUKEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON TOP SOIL AND ENGINEERED/STRUCTURAL SOIL MIX.

BETTY RUBBLE NOTES

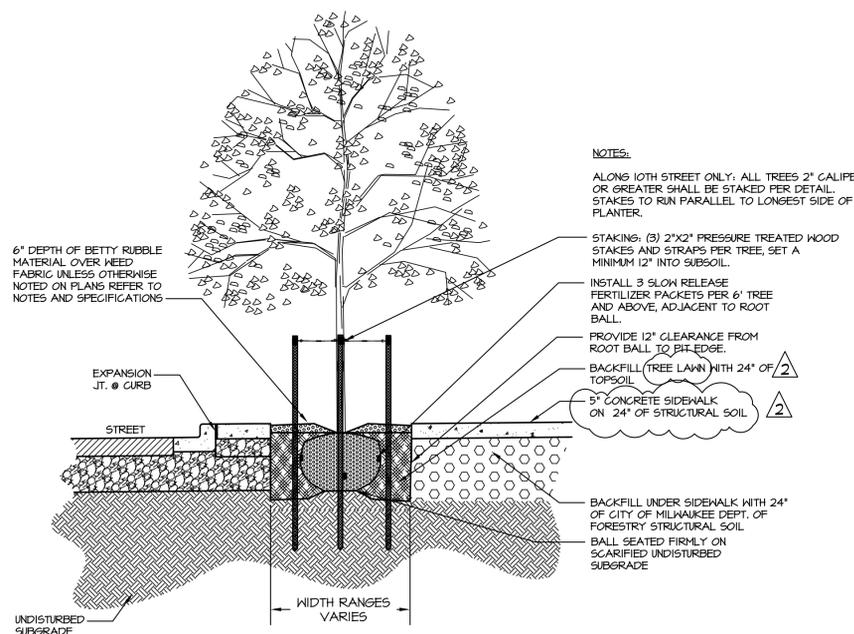
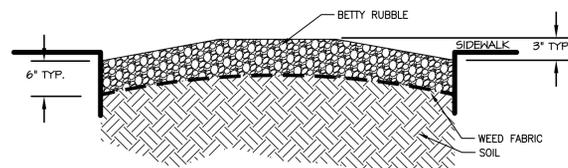
6" BETTY RUBBLE (RECYCLED BUILDING MATERIAL & GLASS MULCH) TO BE A MIXTURE OF THE FOLLOWING, SUPPLIED, CRUSHED, SCREENED, AND INSTALLED IN A SINGLE LIFT BY THE CONTRACTOR.

60% CRUSHED RECYCLED CREAM CITY BRICK AGGREGATE: 2"-4" SCREENED.
40% CRUSHED RECYCLED CONCRETE AGGREGATE: 2-3" SCREENED.
REMOVAL ALL FINES, SOIL, TRASH, DEBRIS, ETC.
A MAX 10% DEVIATION IN THE MIX IS ALLOWABLE WITH OWNERS APPROVAL.

INSTALL BETTY RUBBLE 6" THICK OVER WEED FABRIC, APPROXIMATELY 1" BELOW SIDEWALK GRADE AT THE TREE LAWN EDGE, MOUNDED SLIGHTLY TO 2" ABOVE SIDEWALK GRADE AT THE CENTER OF THE TREE LAWN.

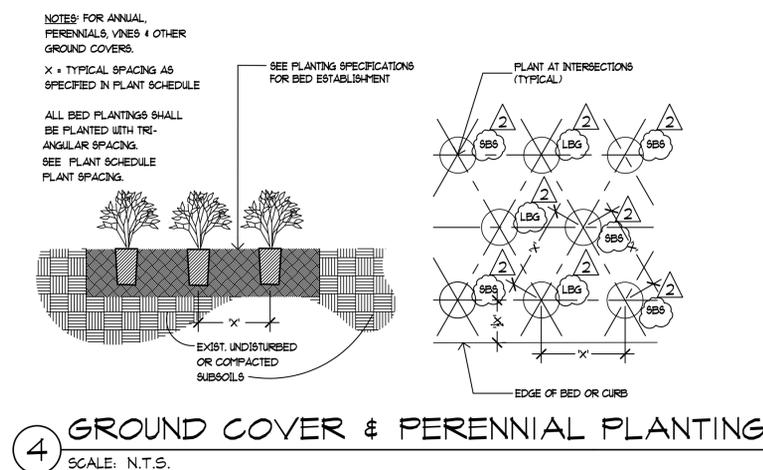
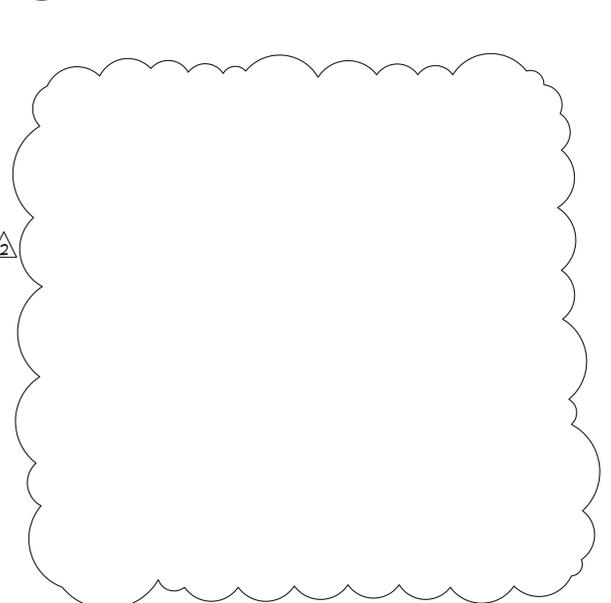
AFTER INSTALLATION, CONTRACTOR TO TOP DRESS SURFACE BY HAND WITH: 5% AMBER COLORED GLASS NUGGETS, 1 1/2" TYP. GLASS NUGGETS TO BE PURCHASED FROM THE BREWERY LLC.

COORDINATE WITH THE BREWERY LLC, DENNIS STAPLETON, (414) 274-2817.

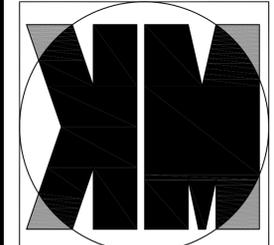
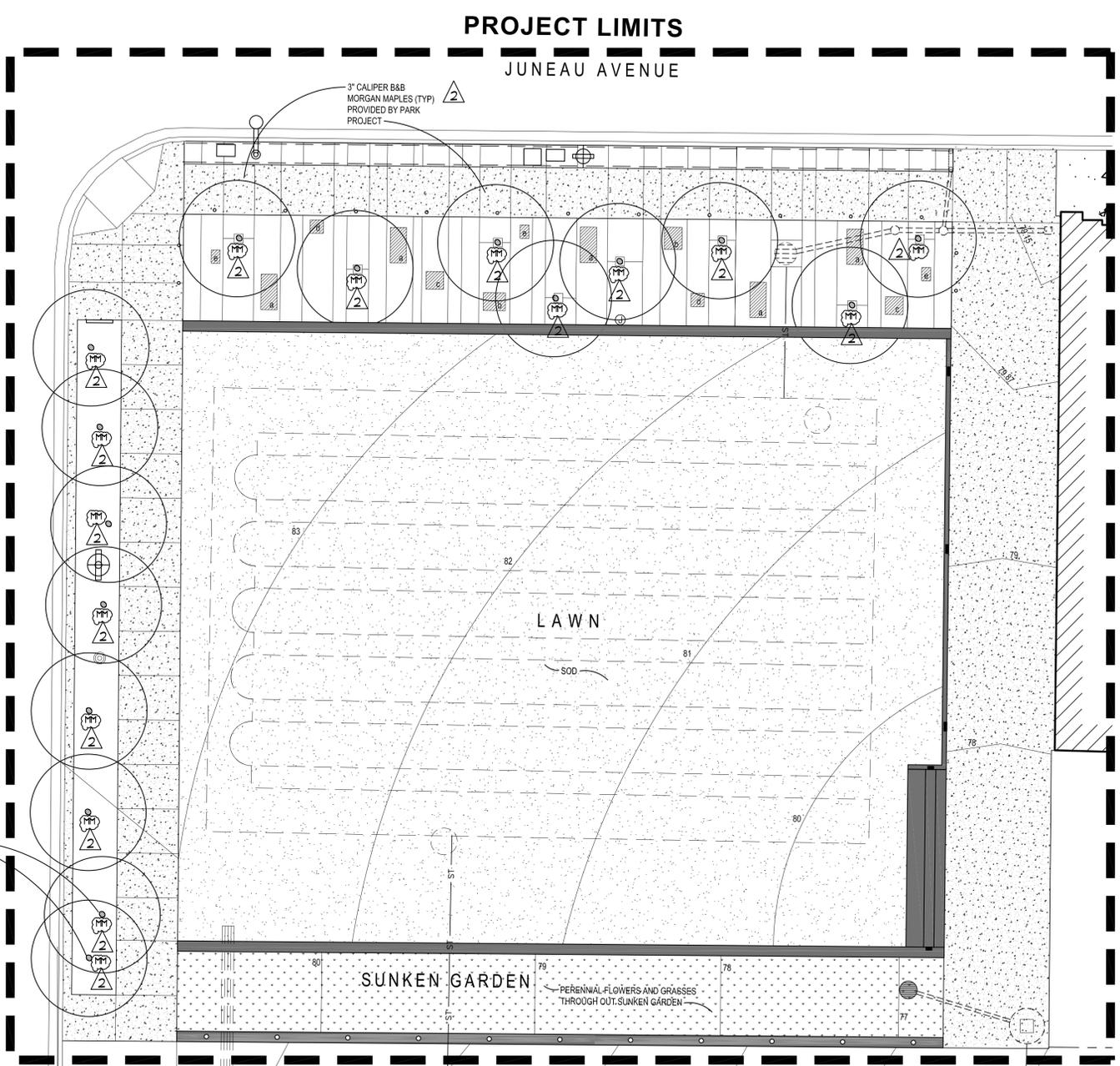


2 DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.

1 SITE LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



4 GROUND COVER & PERENNIAL PLANTING
SCALE: N.T.S.



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PRESERVATION PARK
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WEST JUNEAU AVENUE

MILWAUKEE, WI

TITLE
SITE LANDSCAPE PLAN AND
SITE LANDSCAPE DETAILS

JOB NUMBER DATE
AG06-5 4/18/2016

SHEET
L1.0