

PROJECT INFORMATION

EXISTING SURVEY
MILBREW - 7 BREW
350 W. LAYTON AVE. • MILWAUKEE, WI 53207

PROFESSIONAL SEAL

PRELIMINARY DATES

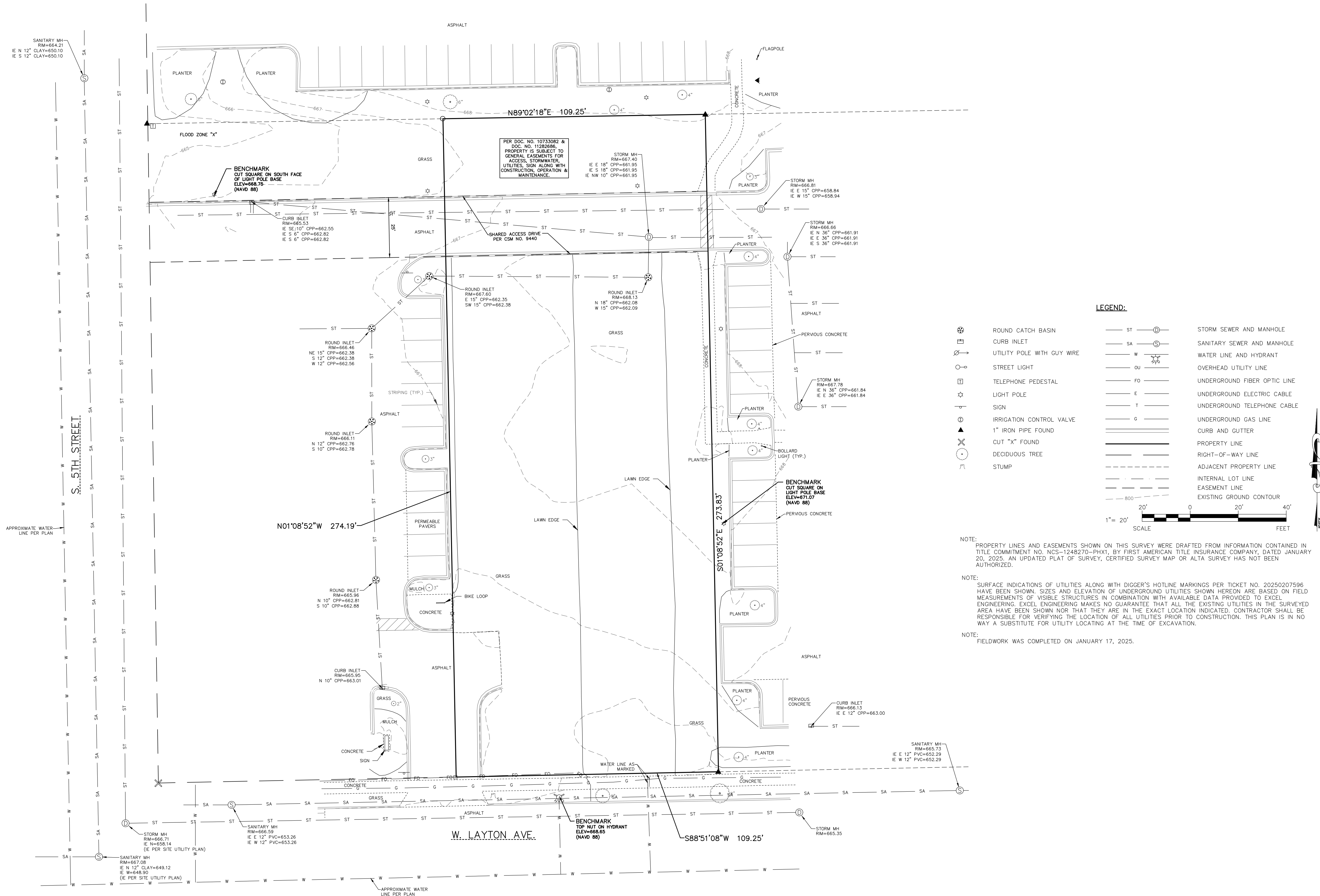
FEB. 25, 2025

JOB NUMBER

250014200

SHEET NUMBER

ES



EXISTING SURVEY

PROPOSED COFFEE SHOP FOR: 7 BREW MILWAUKEE

MILWAUKEE, WI

PROJECT INFORMATION

SITE INFORMATION:

LOT 2 OF CERTIFIED SURVEY MAP NUMBER 8977 IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

PROPERTY AREA: 29,935 S.F. (0.687 ACRES).

EXISTING ZONING: LB-1 - COMMERCIAL-LOCAL BUSINESS - WITHIN DIZ OVERLAY

PROPOSED ZONING: LB-1 - COMMERCIAL-LOCAL BUSINESS - WITHIN DIZ OVERLAY

PROPOSED USE: COFFEE SHOP W/ DRIVE-THRU (SPECIAL USE)

SETBACKS:

BUILDING: FRONT(SOUTH) = 0' MIN. (BUILDING MUST BE WITHIN 75' OF FRONT LOT LINE MAX. - DIZ OVERLAY)

FRONT(SOUTH) = 0' MIN. (BUILDING MUST BE WITHIN 70' OF FRONT LOT LINT - LB1 ZONING)

SIDE(EAST/WEST) = NONE

REAR(NORTH) = NONE

PAVEMENT: FRONT(SOUTH) = NONE

SIDE(EAST/WEST) = NONE

REAR(NORTH) = NONE

BUFFERYARDS:

FRONT(SOUTH) = 10'

SIDE (EAST/WEST) = NONE

REAR(NORTH) = NONE

PROPOSED BUILDING HEIGHT: 19'-3 7/16" (MAX. HEIGHT ALLOWED: 45')

PARKING REQUIRED: MIN: 1 SPACE PER 1,000 S.F. (1 SPACES REQ.)

MAX: 3.5 SPACES PER 1,000 S.F. (3 SPACES REQ.)

PARKING PROVIDED: 12 SPACES (1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: NONE

MAXIMUM IMPERVIOUS SURFACE: NONE

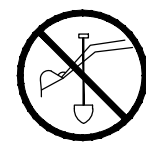
MAXIMUM LOT COVERAGE - BUILDING ONLY: NONE

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.09	3,869	12.9%
TOTAL IMPERVIOUS	0.09	3,869	12.9%
LANDSCAPE/ OPEN SPACE	0.60	26,066	87.1%
PROJECT SITE	0.69	29,935	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.02	780	2.6%
PAVEMENT (ASP. & CONC.)	0.46	19,953	66.7%
TOTAL IMPERVIOUS	0.48	20,733	69.3%
LANDSCAPE/ OPEN SPACE	0.21	9,202	30.7%
PROJECT SITE	0.69	29,935	100.0%



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE

1-800-242-8511

TOLL FREE TELEFAX (414) 259-0947

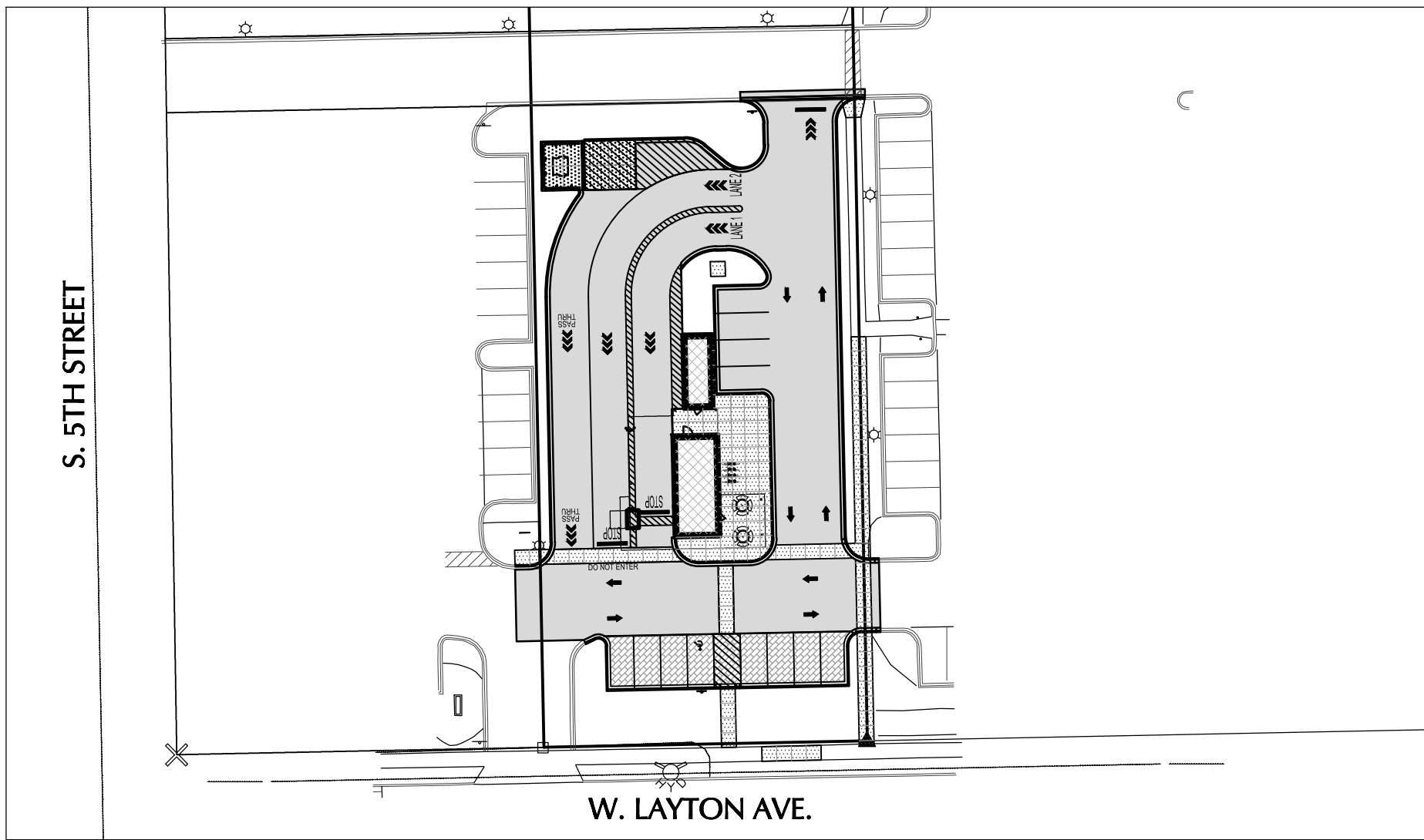
TDD (FOR THE HEARING IMPAIRED)

1-800-542-2289

WISCONSIN STATUTE 182.0175 (1974)

REQUIRES MINIMUM OF 3 WORK DAYS

NOTICE BEFORE YOU EXCAVATE



SITE PLAN OVERVIEW

SCALE: 1" = 50'

50' 0 50' 100'

PROJECT CONTACTS

OWNER INFORMATION:

MilBrew Holdings, LLC
Corbin Terlip
27 Cortland Ave
Cortland, NY 13045
Phone: (620) 249-9079
Email: cterlip@7brewmke.com

CIVIL:

Eric Drazkowski
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E-mail: eric.drazkowski@excelengineer.com

CITY PLANNER:

Kristin Connelly
Phone: (414)286-5726
E-mail: planadmin@milwaukee.gov

CITY ENGINEER:

Zafar Yousef (PE-City MKE Sewer Design, Infrastructure)
Phone: (414)286-2467
E-mail: zyousef@milwaukee.gov

CITY FIRE CHIEF:

Aaron D. Lipski
Phone: (414)286-8948

CITY BUILDING INSPECTOR:

Phone: (414)286-8210
E-mail: DevelopmentCenterInfo@milwaukee.gov

CITY DIRECTOR OF PUBLIC WORKS:

Jerrel Kruschke, P.E.
Phone: (414)286-2489
E-mail: dpwmlw@milwaukee.gov

LOCATION MAP



PROJECT NOTES

GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: **COLOR**. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	COVER SHEET
C0.2	SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1A	SITE PLAN
C1.1B	STRIPING PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
• [000.00]	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	• [000.00]TC [000.00]FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
• [000.00]EG	EXISTING GRADE SPOT ELEVATIONS	• [000.00]TW [000.00]BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
[000.00]BG [000.00]FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL		
EXISTING SITE SYMBOLS			
—○—	EXISTING SIGN	—⊘—	EXISTING UTILITY POLE
—♿—	EXISTING HANDICAP PARKING STALL	—⊘→—	EXISTING UTILITY POLE WITH GUY WIRE
⊗	EXISTING WATER VALVE IN BOX	○—○	EXISTING STREET LIGHT
⊗	EXISTING WATER VALVE IN MANHOLE	⊞	EXISTING TELEPHONE PEDESTAL
✕	EXISTING WATER SERVICE VALVE	⊞	EXISTING ELECTRIC PEDESTAL
⊗	EXISTING WELL	⊞	EXISTING ELECTRIC BOX
⊗	EXISTING STORM CATCH BASIN	⬅	EXISTING FLOOD LIGHT
⊞	EXISTING STORM CURB INLET	⊞	EXISTING TELEPHONE MANHOLE
⊞	EXISTING SQUARE CATCH BASIN	⊞	EXISTING CABLE TV PEDESTAL
☆	EXISTING LIGHT POLE	⊞	EXISTING GAS VALVE
■	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	—	EXISTING HEDGE
●	3/4" REBAR SET WEIGHING 1.50 LB/FT.	—	EXISTING WOODED AREA
□	1-1/4" REBAR FOUND	—	EXISTING MARSH AREA
○	3/4" REBAR FOUND	—	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
⊗	2" IRON PIPE FOUND	—	EXISTING CONIFEROUS TREE
▲	1" IRON PIPE FOUND	—	EXISTING SHRUB
⬅	SECTION CORNER	—	EXISTING STUMP
PROPOSED SITE SYMBOLS			
—	PROPOSED SIGN	—⊞—	PROPOSED STORM FIELD INLET - ST FI
—♿—	PROPOSED HANDICAP PARKING STALL	—○□—	PROPOSED LIGHT POLE
⊗	PROPOSED WATER VALVE IN BOX	—→—	PROPOSED DRAINAGE FLOW
⊗	PROPOSED WATER VALVE IN MANHOLE	—	PROPOSED APRON END SECTION
✕	PROPOSED WATER SERVICE VALVE	—	SOIL BORING
⊗	PROPOSED WELL	—	CENTER LINE
⊗	PROPOSED STORM CATCH BASIN - ST CB	—	PROPOSED CLEANOUT
—	PROPOSED STORM CURB INLET - ST CI	—	PROPOSED DOWNSPOUT TO GRADE
		—	PROPOSED DOWNSPOUT TO RISER

EXISTING LINETYPES	
—○—	EXISTING CHAINLINK FENCE
—□—	EXISTING WOOD FENCE
—✕—	EXISTING BARBED WIRE FENCE
—	EXISTING CURB AND GUTTER
—	EXISTING GUARD RAIL
— 800 —	EXISTING GROUND CONTOUR
— ST —	EXISTING STORM SEWER AND MANHOLE
— SA —	EXISTING SANITARY SEWER AND MANHOLE
—	EXISTING WATER LINE AND HYDRANT
-----	INTERIOR PROPERTY LINE
—	RIGHT-OF-WAY LINE
POL —⊞—	EXISTING POLISH SEWER AND MANHOLE
P —⊞—	EXISTING PROCESS SEWER AND MANHOLE
CLW —	EXISTING CLEAR WATER LINE
FO —	EXISTING UNDERGROUND FIBER OPTIC LINE
E —	EXISTING UNDERGROUND ELECTRIC CABLE
T —	EXISTING UNDERGROUND TELEPHONE CABLE
G —	EXISTING UNDERGROUND GAS LINE
OU —	EXISTING OVERHEAD UTILITY LINE
—	RAILROAD TRACKS
—	MATCHLINE
—	GRADING/SEEDING LIMITS
PROPOSED LINETYPES	
—○—	PROPOSED CHAINLINK FENCE
—□—	PROPOSED WOOD FENCE
—✕—	PROPOSED BARBED WIRE FENCE
—	PROPOSED CURB AND GUTTER
—	PROPOSED GUARD RAIL
— 800 —	PROPOSED GROUND CONTOUR
— ST —	PROPOSED STORM SEWER AND MANHOLE - ST MH
— SA —	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH
—	PROPOSED WATER LINE AND HYDRANT
—	PROPOSED PROPERTY LINE
POL —⊞—	PROPOSED POLISH SEWER AND MANHOLE
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T —	PROPOSED UNDERGROUND TELEPHONE CABLE
G —	PROPOSED UNDERGROUND GAS LINE
OU —	PROPOSED OVERHEAD UTILITY LINE
—	MATCHLINE
—	GRADING/SEEDING LIMITS



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW MILWAUKEE
350 W. LAYTON AVE. • MILWAUKEE, WI 53207

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 21, 2025

JOB NUMBER

250014200

SHEET NUMBER

C0.1

CIVIL COVER SHEET

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DISPOSED ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
- C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
 2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
 3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
 4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
- G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY **(TBD)**.
- H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
1. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
 2. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10" OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

- A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS, TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
 2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
 3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12" MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
 4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM DITCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHALL BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
 5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
 6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
 7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
 8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
 9. IF SITE Dewatering IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE Dewatering PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
 10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
- C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
- D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 PERVIOUS PAVERS

- A. PERVIOUS PAVERS ON PLANS - UNLOCK ECO PRIORA OR EQUIVALENT, PERVIOUS PAVERS TO BE COMMERCIAL GRADE AND HAVE AN UNDERDRAIN SYSTEM.
- B. VERIFY FINAL SELECTION OF TYPE, COLOR, AND PATTERN WITH ENGINEER AND OWNER PRIOR TO BIDDING PHASE.
- C. CONTRACTOR TO COMPACT THE AGGREGATE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL GRAVEL AREAS SHALL BE GRADED TO WITHIN 0.10" OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL PAVEMENT AREAS.

32 20 00 AGGREGATE BASE & ASPHALT PAVEMENT

- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:
- | | |
|--|--|
| STANDARD ASPHALT PAVING SECTION | HEAVY ASPHALT PAVING SECTION |
| 1-1/2" SURFACE COURSE (5 LT 58-285) | 1-1/2" SURFACE COURSE (5 LT 58-285) |
| WISDOT 455.2.5 TACK COAT (STAGED PAVING) | WISDOT 455.2.5 TACK COAT (STAGED PAVING) |
| 2" BINDER COURSE (4 LT 58-285) | 2-1/2" BINDER COURSE (4 LT 58-285) |
| 10" OF 1-1/4" CRUSHED AGGREGATE | 12" OF 1-1/4" CRUSHED AGGREGATE |
- B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05" OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.0% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
- C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
- D. SEE SHEET C1.18 FOR STRIPING PLAN OF PAVEMENT AREAS.

32 30 00 CONCRETE AND AGGREGATE BASE

- A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 308R-08 & ACI 318-08.
- D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTOR JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOTH JOINT WHERE INDICATED ON THE PLANS.
 2. DUMPSTER PAD/APRON CONCRETE - 10" OF CONCRETE WITH 4# BARS @ 10" O.C. EACH WAY, OVER 4" GRAVEL BASE, OVER UNDISTURBED EARTH.
 - a. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
 - 1) CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
 - 2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
- E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C394
1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
 2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
 3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
 4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
 5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
 6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINMENT WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
 7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
- F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6-8 W/4 X W/4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. CONCRETE SHALL BE PROVIDED ON 6" OF 3/4" CRUSHED AGGREGATE BASE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
- G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05" OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
- H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
1. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR 10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
- J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301, CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.

- K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
- L. LIMIT MAXIMUM WATER-CEMENT/ITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DECING SALTS TO 0.45.
- M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 40 00 LANDSCAPING AND SITE STABILIZATION

- A. **TOPSOIL:** CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RATIO OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
- TOPSOIL INSTALLATION:** LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- B. **SEEDED LAWNS:**
1. PERMANENT LAWN AREAS SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS/1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS/1,000 S.F.), 15% PINE FESCUE (0.4-0.6 LBS/1,000 S.F.), STRAW AND MULCH SHALL BE LAID AT 100 LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
 2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS/1,000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS/1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS/1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
 3. ALL TEMPORARY SEEDINGS SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS/1,000 S.F., STRAW AND MULCH SHALL BE LAID AT 100 LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
- C. **SEEDED LAWN MAINTENANCE:** CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5'X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
- D. **TREES AND SHRUBS:** FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY-LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
- E. **TREE AND SHRUB INSTALLATION:** EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
- F. **TREE AND SHRUB MAINTENANCE/WARRANTY:** CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
- G. **ORGANIC MULCH:** PROVIDE 3" MINIMUM THICK BLANKET OF SHREDDED HARDWOOD MULCH AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
- H. **PLASTIC EDGING:** INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- B. ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE.
- C. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICES AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 4" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A 2UR2 (2-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
- D. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. 6" MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
- E. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8" HORIZONTALLY FROM FOUNDATION WALLS.
- F. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN A 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- G. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT FOR ALL DOWNSPOUT TO RISER (DSR) CONNECTIONS. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR'S PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
- H. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS.
- I. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
- J. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

SHOP DRAWING SUBMITTALS

MATERIAL / INFORMATION

1. **32.10.00 - PERVIOUS PAVERS**
 - PAVES SPECIFICATIONS
2. **32.20.00 - AGGREGATE BASE & ASPHALT PAVEMENT**
 - HOT MIX ASPHALT SPECIFICATIONS
 - AGGREGATE BASE
3. **32.30.00-CONCRETE AND AGGREGATE BASE**
 - DESIGN MIX
 - AGGREGATE BASE
4. **33.10.00 - SITE UTILITIES**
 - STORM MANHOLES
 - SANITARY PIPING MATERIALS
 - GREASE INTERCEPTOR SHOP DRAWINGS
 - WATER PIPING MATERIALS
 - WATER FITTINGS & APPURTENANCES
 - STORM PIPING MATERIALS

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	C901/906 PE	AWWA C901/C906	ASTM D2609, ASTM D2683, ASTM D3261	Heat fusion: ASTM D2657
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
*Sanitary Sewer	SCH.40 PVC	ASTM D1785, ASTM D2665, ASTM F891	ASTM F1336	Primer: ASTM F656 Solvent Cement: ASTM D2564
Storm Sewer	HDPE	ASTM F2648, ASTM F2306, AASHTO M252, TYPE S (4 IN - 10 IN), AASHTO M294, TYPE S (12 IN - 60 IN)	ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294	Joint: ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294 Elastomeric Seal: ASTM F477
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477
Pavement Underdrain	Single Wall Perforated HDPE-Socketed	ASTM F667	ASTM F667	ASTM D1056 Grade 2A2 Gasketed

CIVIL SPECIFICATIONS



PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW MILWAUKEE
350 W. LAYTON AVE. • MILWAUKEE, WI 53207

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 21, 2025

JOB NUMBER

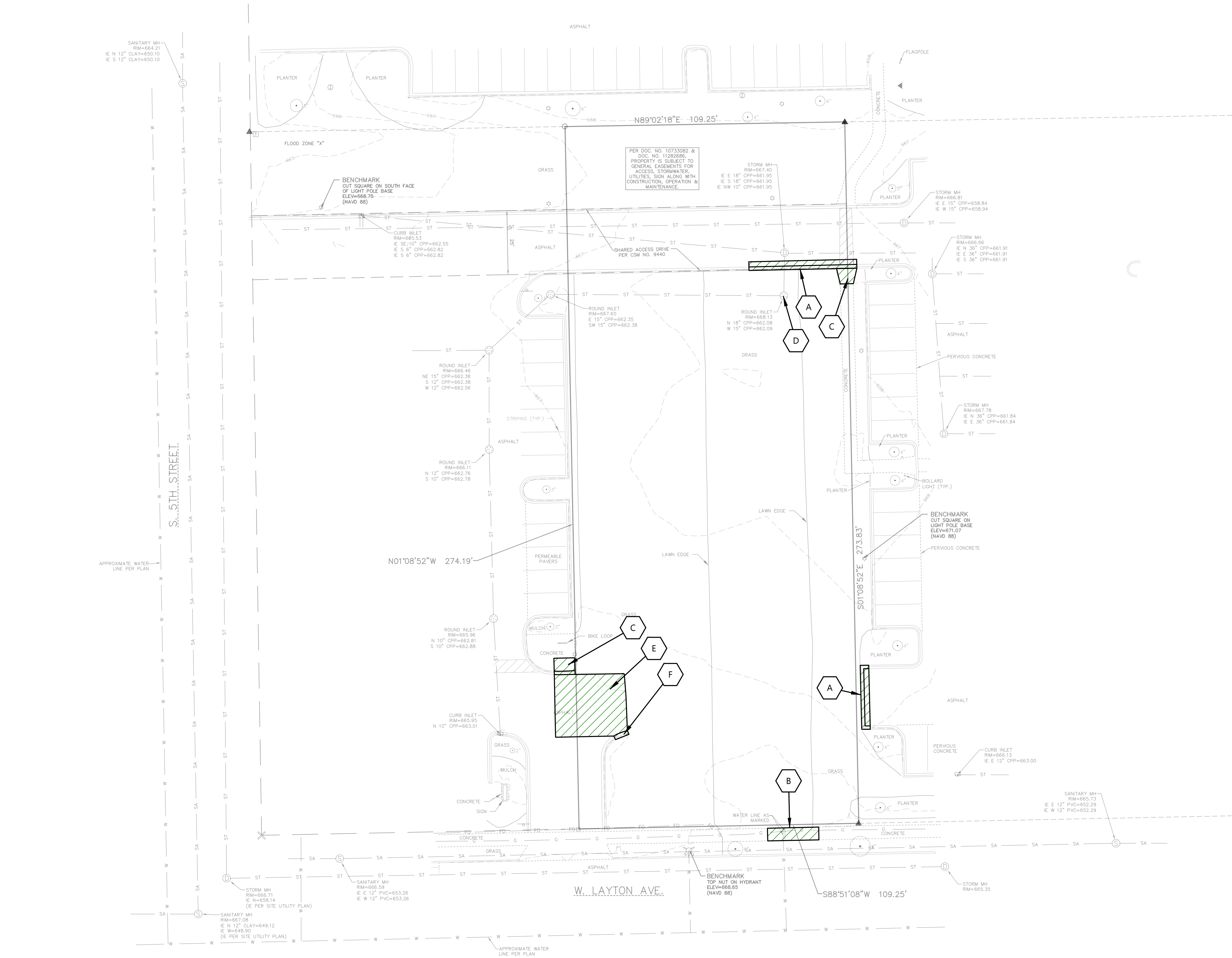
250014200

SHEET NUMBER

C0.2

NOT FOR CONSTRUCTION

*"CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE."



GENERAL NOTES:

- SEE C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.

LEGEND:

- REMOVE FEATURES

KEYNOTES

A	SAWCUT AND REMOVE CURB AND GUTTER AND 2' STRIP OF ASPHALT PAVEMENT
B	SAWCUT AND REMOVE CONCRETE SIDEWALK PER CITY STANDARDS
C	SAWCUT AND REMOVE CONCRETE WALK
D	LOWER RIM AND ADJUST MANHOLE STRUCTURE AS NECESSARY FOR PROPOSED RIM ELEVATION. SEE SHEET C1.3.
E	SAWCUT AND REMOVE ASPHALT
F	REMOVE CURB. SAWCUT (AS NECESSARY)

NOTE: PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. NCS-124527G-PHX1, BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JANUARY 20, 2025. AN UPDATED PLAT OF SURVEY, CERTIFIED SURVEY MAP OR ALTA SURVEY HAS NOT BEEN AUTHORIZED.

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET NO. 20250207596 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS PLAN IS IN NO WAY A SUBSTITUTE FOR UTILITY LOCATING AT THE TIME OF EXCAVATION.

NOTE: FIELDWORK WAS COMPLETED ON JANUARY 17, 2025.



CIVIL EXISTING SITE AND DEMOLITION PLAN



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW MILWAUKEE
350 W. LAYTON AVE. • MILWAUKEE, WI 53207

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 21, 2025

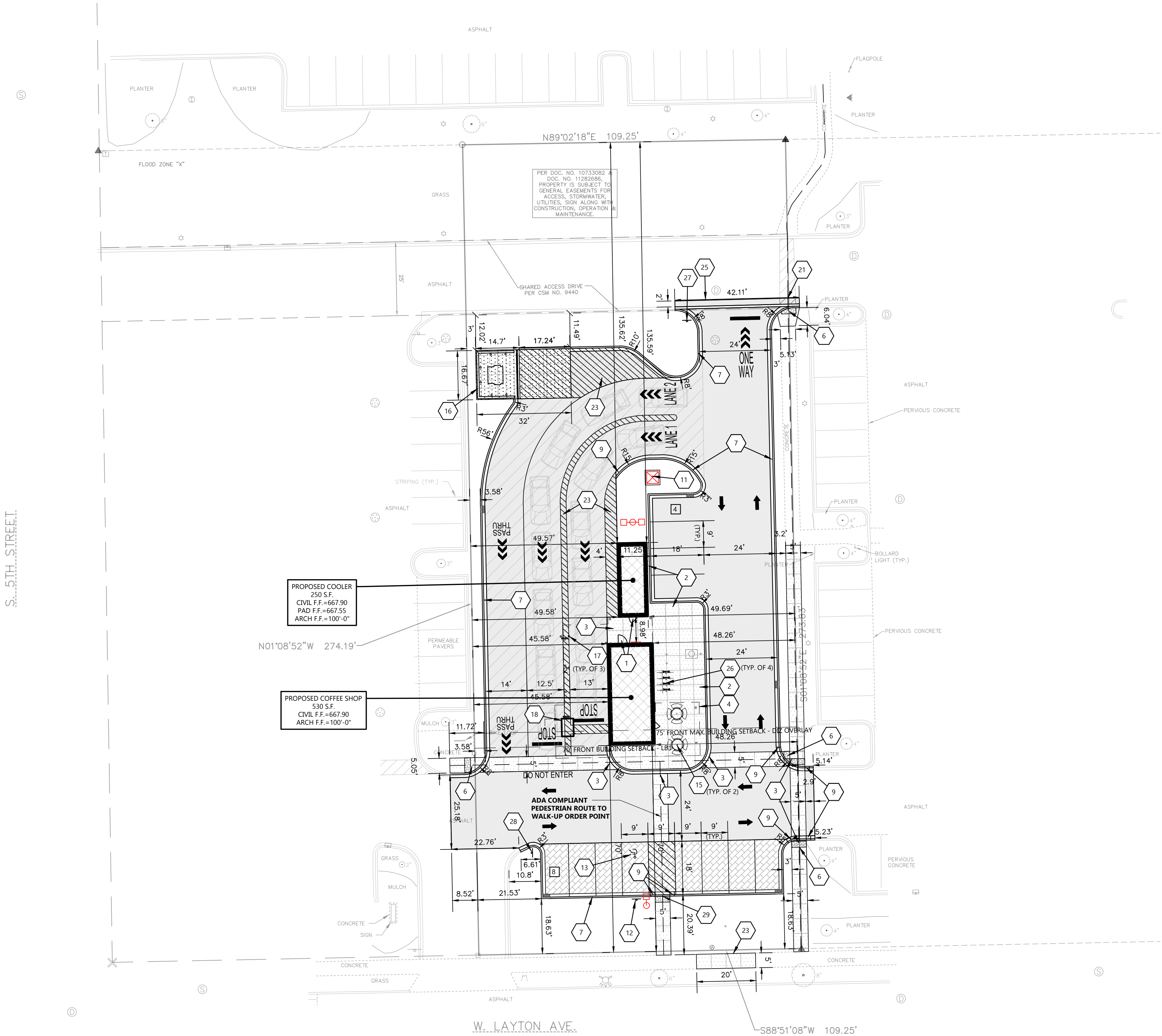
JOB NUMBER

250014200

SHEET NUMBER

C1.0

NOT FOR CONSTRUCTION



- GENERAL NOTES:
- SEE C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
4	BUILDING CANOPY (SEE ARCH PLANS FOR DETAILS)
6	ADA CURB RAMP (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
15	PICNIC TABLE (DETAILS BY SUPPLIER)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE DETAILS)
18	WARMING HUT (SEE ARCH PLANS)
20	18" MOUNTABLE CURB & GUTTER (SEE DETAIL)
21	PAVEMENT STRIPING - TO MATCH EXISTING
22	7BREW DIRECTIONAL SIGNAGE (DETAILS BY SUPPLIER)
23	PAINT STRIPING (TYP.) SEE SHEET C1.1B FOR COLOR.
24	REPLACE CONCRETE SIDEWALK PER CITY STANDARDS. TO MATCH EXISTING SECTION, THICKNESS, AND MATERIALS.
25	2' STRIP OF ASPHALT. INSTALL ASPHALT IN THE ROW PER LOCAL REQUIREMENTS.
26	BIKE RACK (SEE DETAIL. FINAL COLOR / STYLE BY OWNER)
27	DO NOT ENTER - DELIVERY VEHICLE ONLY SIGN
28	EXIT LEFT SIGN
29	DETECTABLE WARNING PLATE PER STATE CODE

LEGEND:

HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	HEAVY DUTY ASPHALT
	SIDEWALK CONCRETE
	DUMPSTER PAD/ APRON CONCRETE
	PERVIOUS PAVERS
	18" CURB & GUTTER
	18" MOUNTABLE CURB & GUTTER



CIVIL SITE PLAN

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100 Camelot Drive
Fond du Lac, WI 54935
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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW MILWAUKEE
350 W. LAYTON AVE. • MILWAUKEE, WI 53207

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 21, 2025
MAY 21, 2025
JUNE 17, 2025

JOB NUMBER

250014200

SHEET NUMBER

C1.1A

NOT FOR CONSTRUCTION

PROJECT INFORMATION

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7 BREW MILWAUKEE
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PROFESSIONAL SEAL

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NOT FOR CONSTRUCTION

JOB NUMBER

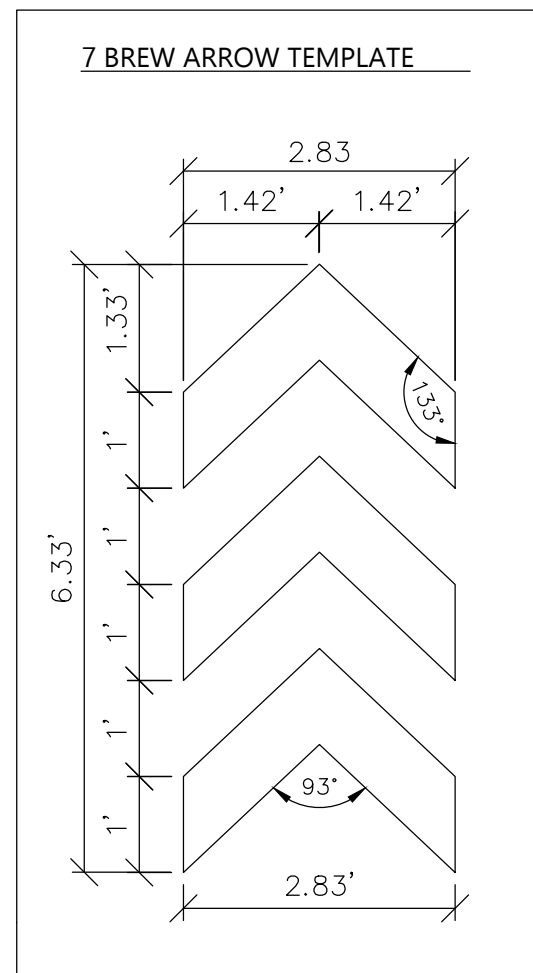
250014200

SHEET NUMBER

C1.1B

GENERAL NOTES:

- SEE C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.



STRIPING PAINT COLORS:

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

PMS 000C
C: 0%
M: 0%
Y: 0%
K: 0%
R: 255
G: 255
B: 255

WHITE

HEX: FFFFFF

PMS 293
C: 100%
M: 63%
Y: 0%
K: 35%
R: 0
G: 61
B: 165

BLUE

HEX: 003DA5

PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%
R: 138
G: 36
B: 50

RED

HEX: 8A2432

PAINT TYPE:

SHERWIN-WILLIAMS PRO PARK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

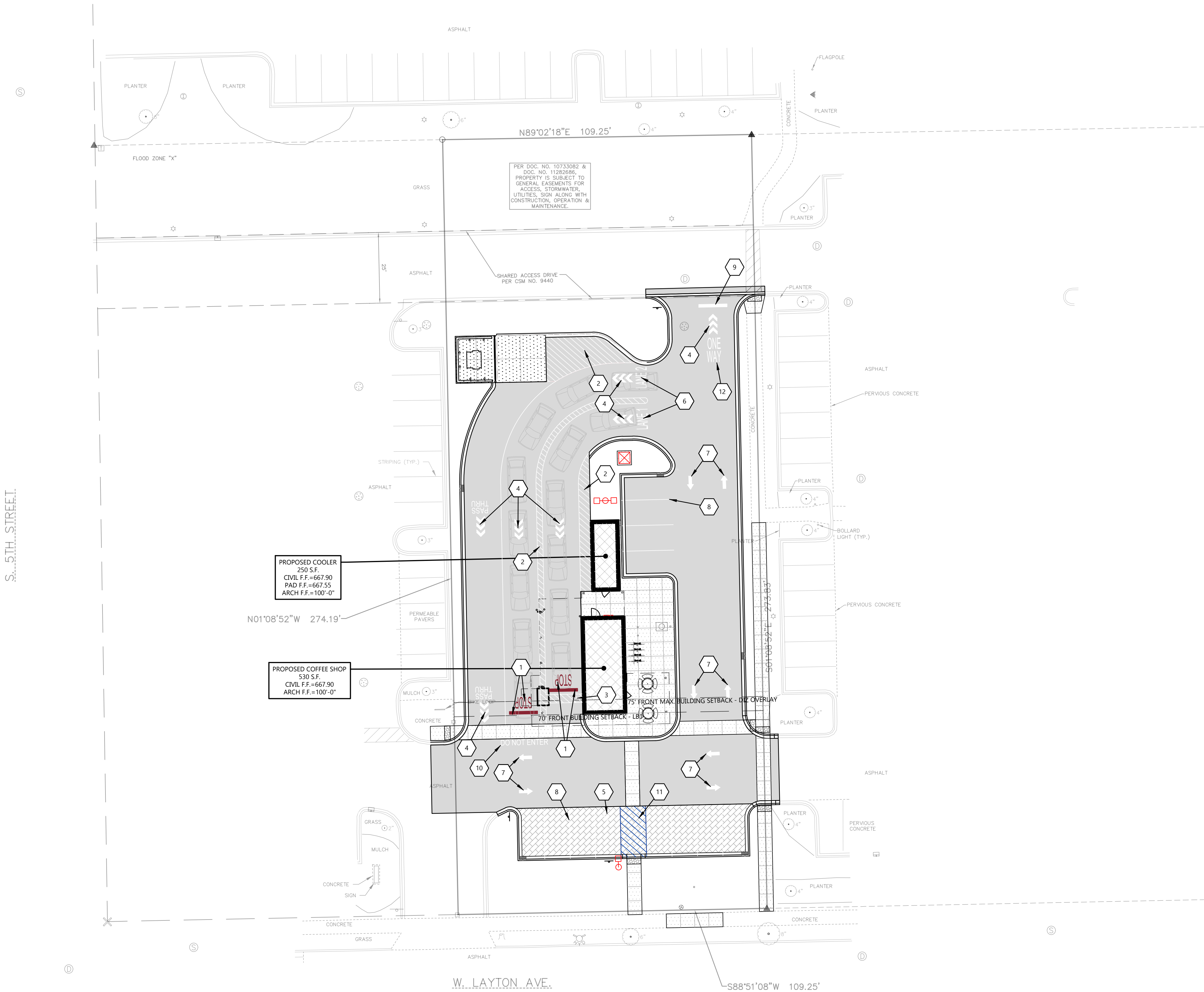
STRIPING PLAN KEYNOTES

1	12" TALL RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED
2	4" SOLID WHITE PAVEMENT MARKER, TYPICAL MIDLINES SPACED AT 24' O.C.
3	ALIGN 4" SOLID WHITE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING
4	SOLID WHITE TRIPLE ARROW PAVEMENT MARKER
5	WHITE PAINTED ADA ACCESSIBLE PARKING SYMBOL
6	48-INCH TALL "LANE #" PAINTED IN WHITE
7	SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING
8	4" SOLID WHITE PAVEMENT MARKER, TYPICAL
9	12" TALL STOP BAR
10	12" TALL "DO NOT ENTER" TEXT PAINTED IN WHITE.
11	4" SOLID BLUE PAVEMENT MARKER, TYPICAL MIDLINES SPACED AT 24' O.C.
12	48-INCH TALL ONE WAY PAVEMENT MARKING PAINTED IN WHITE

SCALE: 1"= 20'



CIVIL STRIPING PLAN



GENERAL NOTES:

- SEE C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



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PROJECT INFORMATION

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350 W. LAYTON AVE. • MILWAUKEE, WI 53207

PROFESSIONAL SEAL

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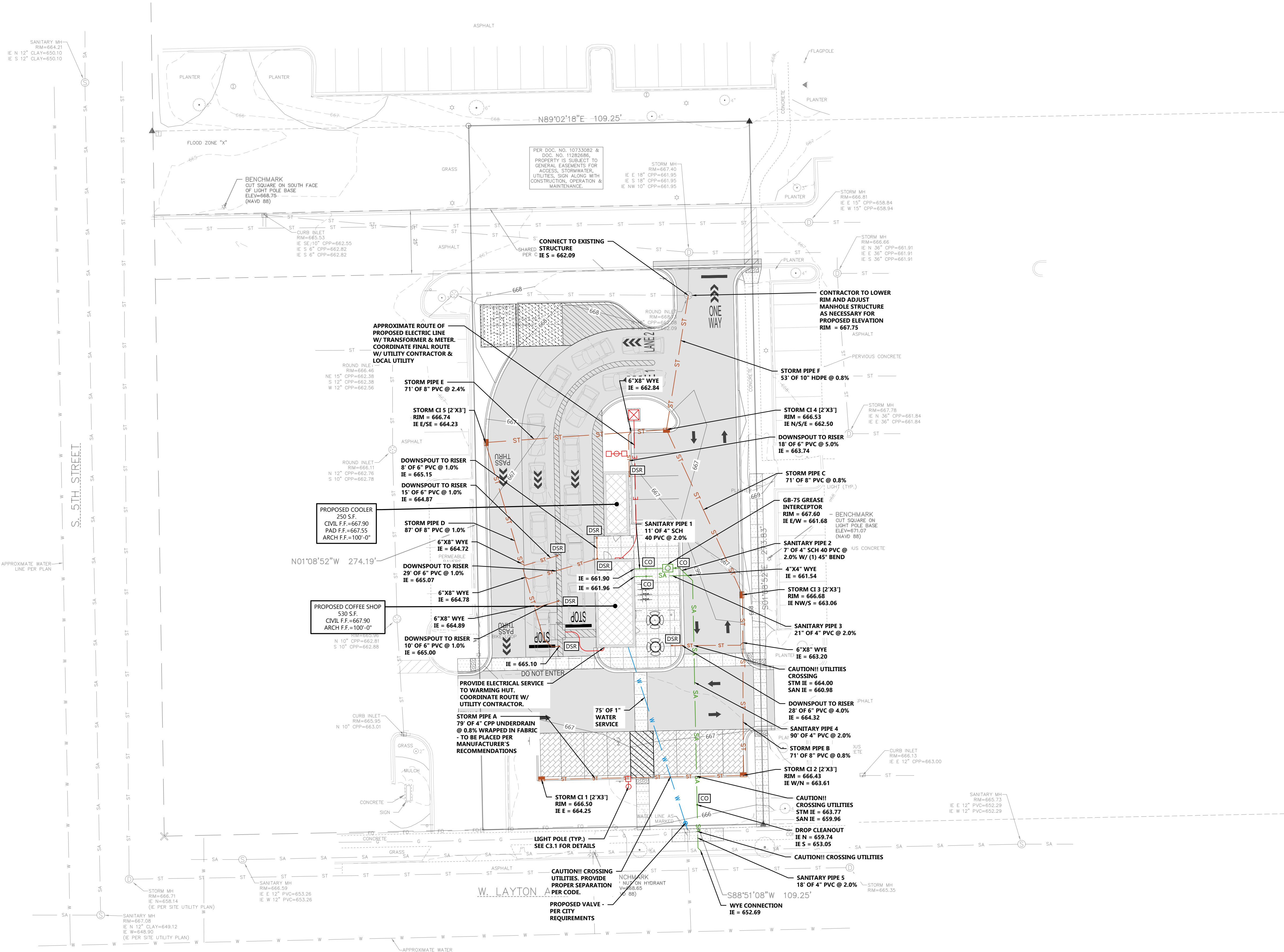
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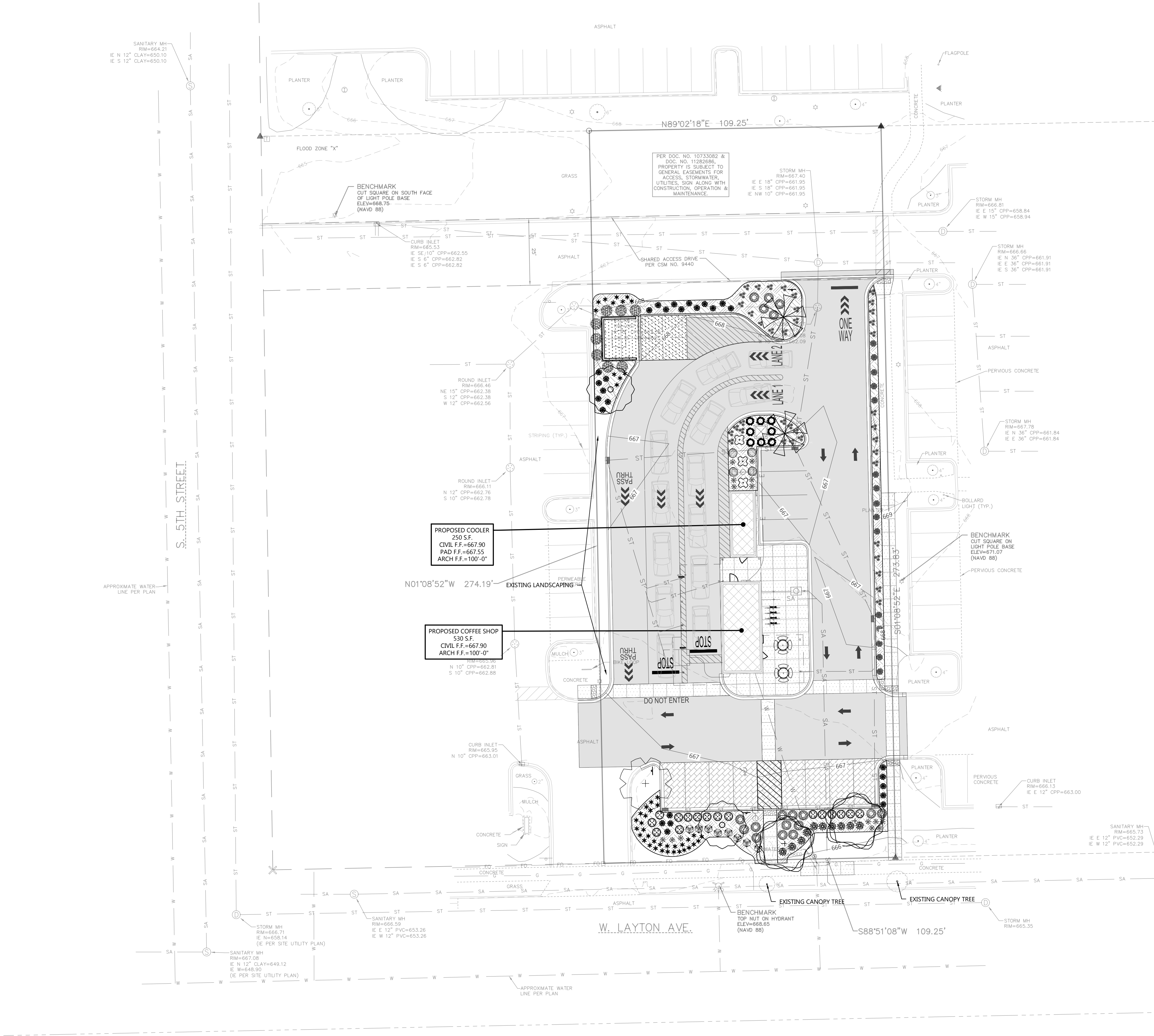
SHEET NUMBER

C1.3



CIVIL UTILITY PLAN





GENERAL NOTES:

- SEE C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS
- SEED ALL DISTURBED AREAS

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	ORGANIC MULCH

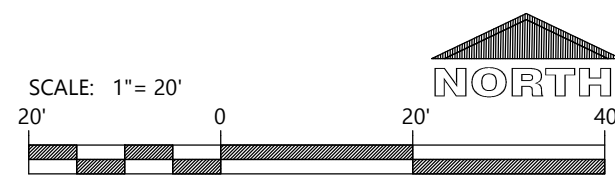
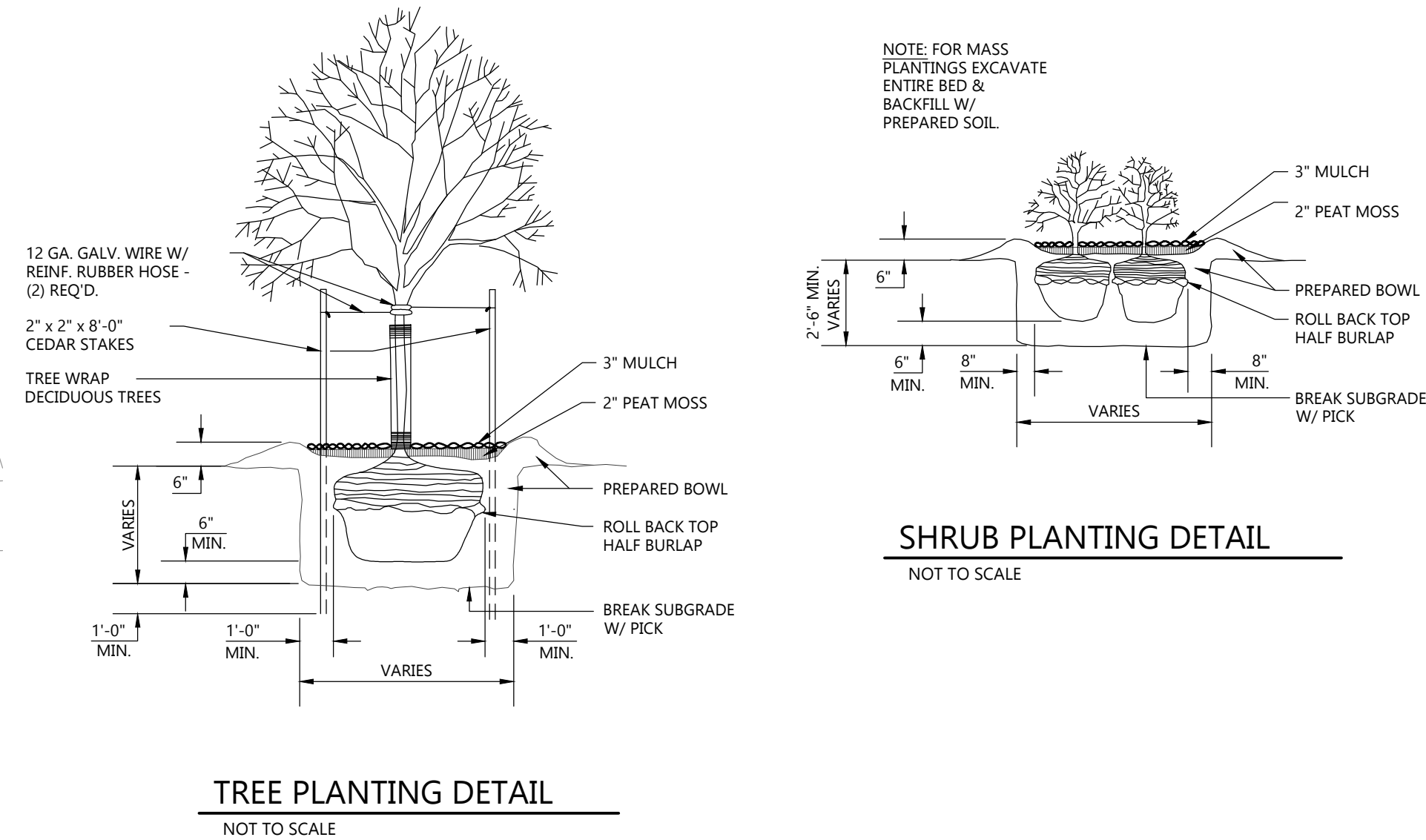
LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
PARKING LOT SCREENING	LB1 ZONING: (OPTION A) MINIMUM WIDTH OF LANDSCAPED AREA = 10' 1 CANOPY TREE PER 20 LF (109 LF / 20 LF = 6 TREES REQ.) 4 LOW SHRUBS PER 10 LF (109 LF / 10 LF) x 4 SHRUBS = 44 SHRUBS REQ.) OR 8 PERENNIALS/ORNAMENTAL GRASSES PER 10 LF (OR (109 LF / 10 LF) x 8 P/O = 87 P/O REQ.) DIZ OVERLAY: NONE	LB1 ZONING: (OPTION A) LANDSCAPED AREA = 18.63' PROVIDED - REQ. MET 2 EXISTING CANOPY TREES 4 DECIDUOUS TREES PROVIDED - REQ. MET 45 SHRUBS PROVIDED - REQ. MET PERENNIAL/ORNAMENTAL GRASSES NOT REQ. ADDITIONAL 43 PERENNIAL/ORNAMENTAL GRASSES PROVIDED DIZ OVERLAY: NONE
PARKING LOT ISLANDS	LB1 ZONING: (*GREEN INFRASTRUCTURE SUBSTITUTION) 1 CANOPY TREE PER 4 PARKING SPACES (12 SPACES / 4 SPACES = 3 TREES REQ.) 100 S.F. LANDSCAPED AREA PER 4 PARKING SPACES (12 SPACES / 4 SPACES) x 100 SF = 300 SF REQ.) DIZ OVERLAY: 2 TREES AT EACH CURB ISLAND ALONG PRIMARY STREET FRONTAGE (LAYTON AVE) (2 TREES REQ.)	LB1 ZONING: (*1,349 SF OF PERMEABLE PAVING PROVIDED) (1,349 SF / 100 SF) x 1 TREE = 13.5 TREES PROVIDED - REQ. MET (1,349 SF / 100 SF) x 100 SF LANDSCAPED AREA = 1,349 SF LANDSCAPED AREA PROVIDED - REQ. MET DIZ OVERLAY: 1 TREES PROVIDED - PREVIOUS PAVERS PROVIDED ALONG STREET FRONTAGE TO SUBSTITUTE 1 TREE - REQ. MET
DUMPSTER SCREENING	LB1 ZONING: (OPTION C) MIN. 4' TALL MASONRY WALL REQ. DIZ OVERLAY: NONE	LB1 ZONING: 6'-4" TALL MODULAR BRICK WALL PROVIDED - REQ. MET DIZ OVERLAY: NONE
TRANSFORMER SCREENING	LB1 ZONING: NONE DIZ OVERLAY: CONFEROUS SHRUBS SPACED 3' AROUND THE PERIMETER OF THE UNIT IS REQ.	LB1 ZONING: NONE DIZ OVERLAY: 8 EVERGREEN SHRUBS SPACED 3' AROUND THE PERIMETER OF THE TRANSFORMER PROVIDED - REQ. MET

* GREEN INFRASTRUCTURE SUBSTITUTION ALLOWED:
1. PERMEABLE PAVING - EACH 100 SF OF PERMEABLE PAVING MAY BE SUBSTITUTED FOR 1 TREE AND 100 SF OF LANDSCAPED AREA

LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
	Princeton Sentry Maidenhair Tree	Ginkgo biloba 'Princeton Sentry'	2 1/2"	2
	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	2 1/2"	1
	Crimson Spire English Oak	Quercus robur 'Crimschmidt'	2 1/2"	2
	Ivory Silk tree lilac	Syringa reticulata	2 1/2"	2
DECIDUOUS SHRUBS				
	Arctic Sun Red Twig Dogwood	Cornus sanguinea 'Cato'	24"	10
	Tiny Wine Ninebark	Physocarpus opulifolius 'SMPOTW'	24"	8
	Double Play Big Bang Spirea	Spiraea japonica 'Tracy'	24"	4
	Sonic Bloom Pink Reblooming Weigela	Weigela florida 'Bokrasopin'	24"	3
EVERGREEN SHRUBS				
	Sea of Gold Juniper	Juniperus x pfizeriana 'MonSan'	24"	16
	Select Dense Spreading Yew	Taxus x media 'Densformis Select'	24"	16
	Holmstrup Dwarf Arborvitae	Thuja occidentalis 'Holmstrup'	4'-5'	8
	Slowmound Mugo Pine	Pinus mugo 'Slowmound'	24"	8
PERENNIALS				
	Chicago Apache Daylily	Hemerocallis x 'Chicago Apache'	1 gal pot	44
	Peach Flambe Coral Bells	Heuchera x 'Peach Flambe'	1 gal pot	39
	Bronze Veil Tuft Hair Grass	Deschampsia caespitosa Bronzeschleier	1 gal pot	14
	Dallas Blues Switch Grass	Panicum virgatum 'Dallas Blues'	1 gal pot	27
	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 gal pot	27



CIVIL LANDSCAPE AND RESTORATION PLAN



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excelengineer.com

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7 BREW MILWAUKEE
350 W. LAYTON AVE. • MILWAUKEE, WI 53207

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 21, 2025
MAY 21, 2025
JUNE 17, 2025

JOB NUMBER

250014200

SHEET NUMBER

C1.4



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PROJECT INFORMATION

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7 BREW MILWAUKEE
350 W. LAYTON AVE. • MILWAUKEE, WI 53207

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 21, 2025
JUNE 17, 2025

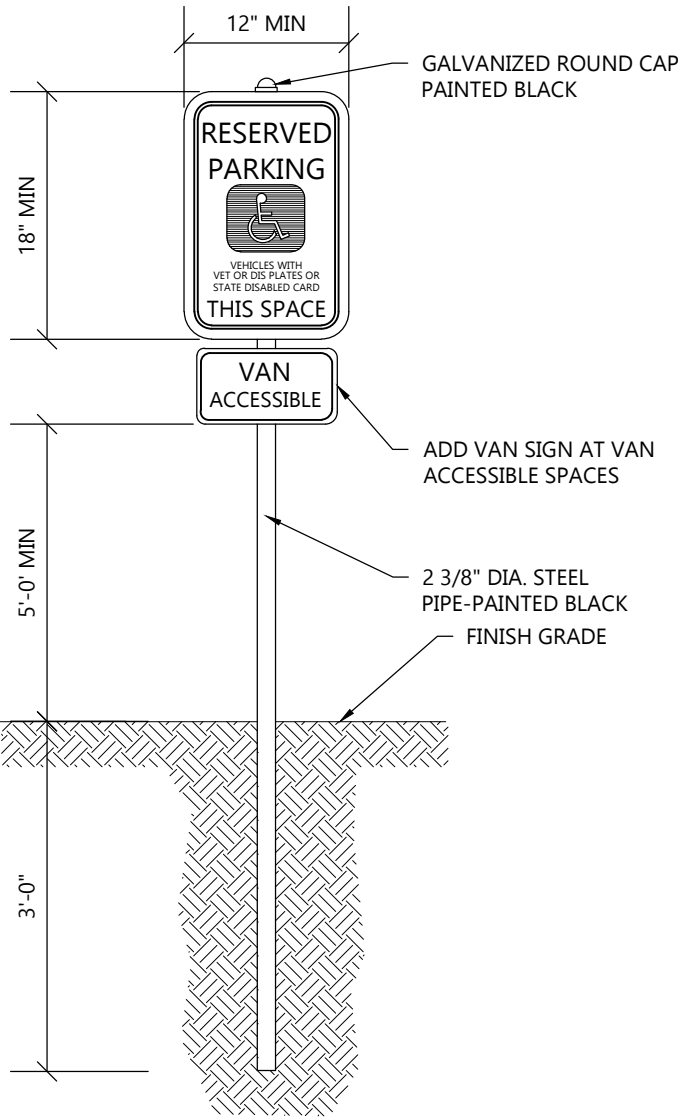
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SHEET NUMBER

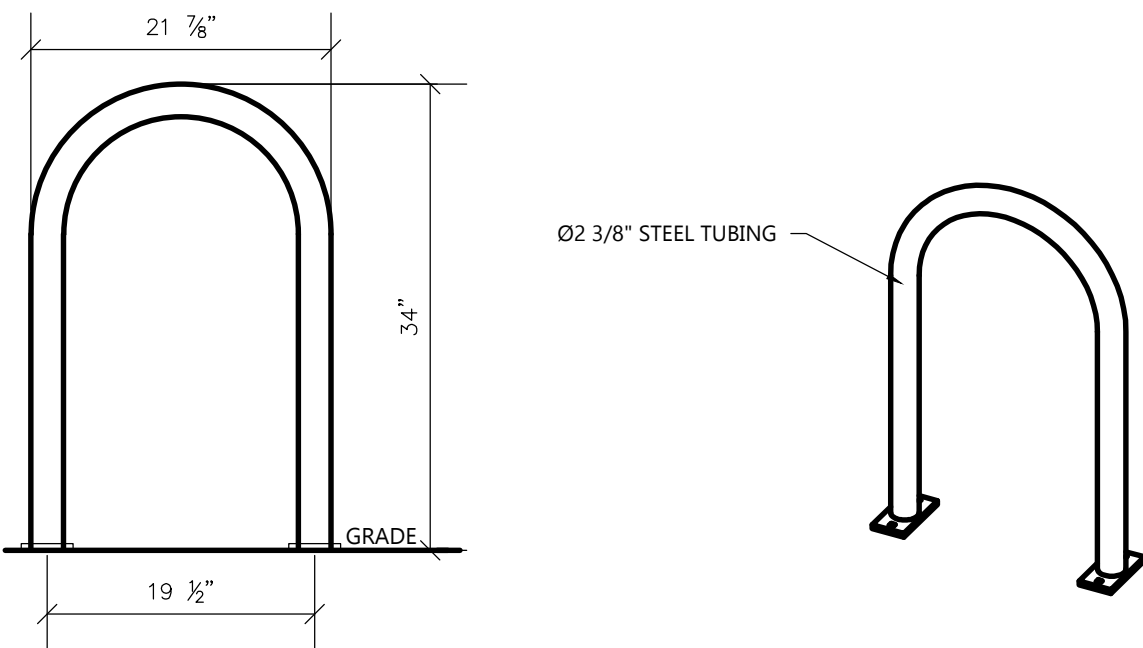
C2.0

CIVIL DETAILS



HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL

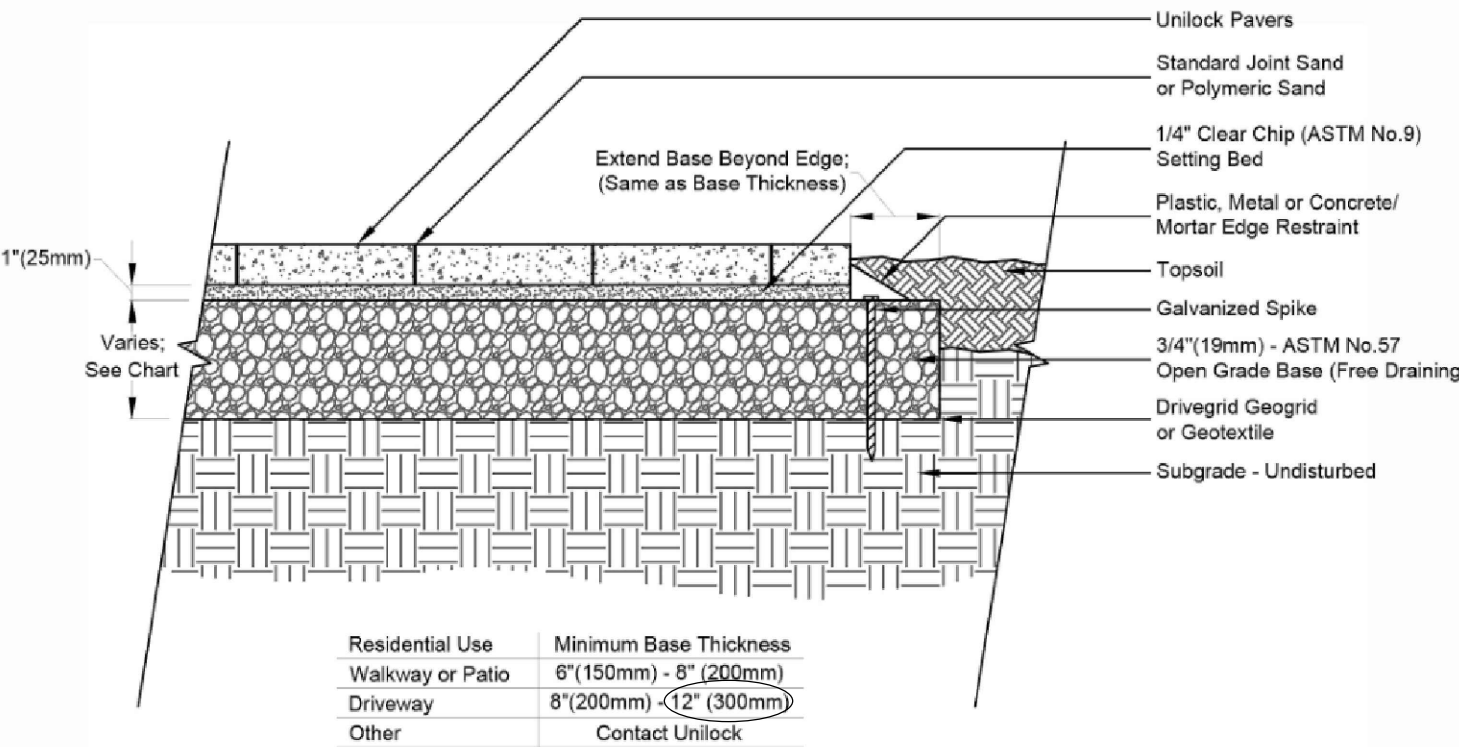
NOT TO SCALE



- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. OWNER SHALL SELECT COLOR & FINISH
 3. SEE SITE PLAN FOR APPROX. LOCATION. COORDINATE W/ OWNER PRIOR TO CONSTRUCTION.
 4. MANUFACTURED BY MADRAX; PRODUCT: U238-1G (SF); 'U' BIKE RACK 2 BIKE

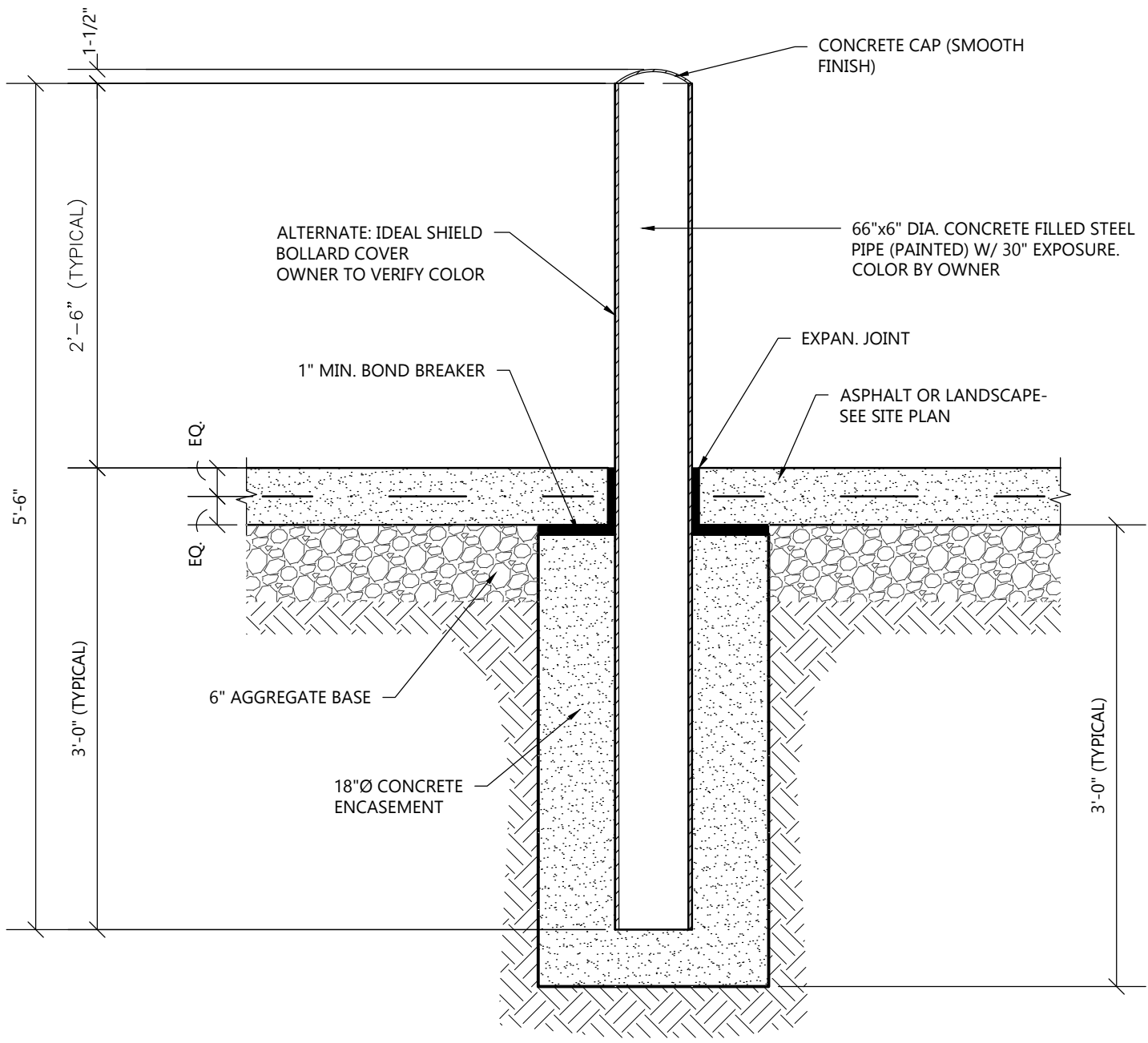
SINGLE LOOP BIKE RACK

NOT TO SCALE



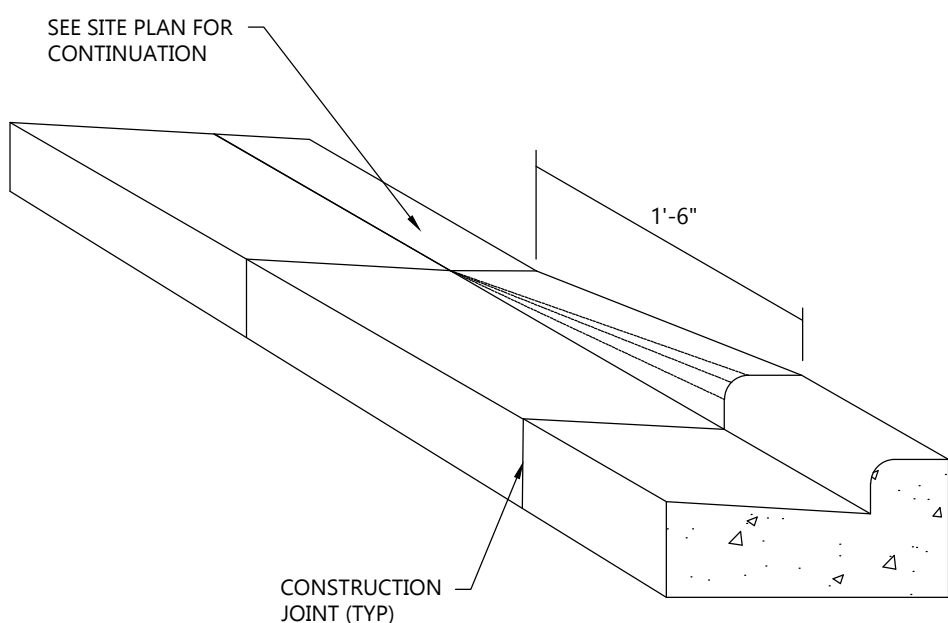
TYPICAL PAVER SECTION

NO SCALE



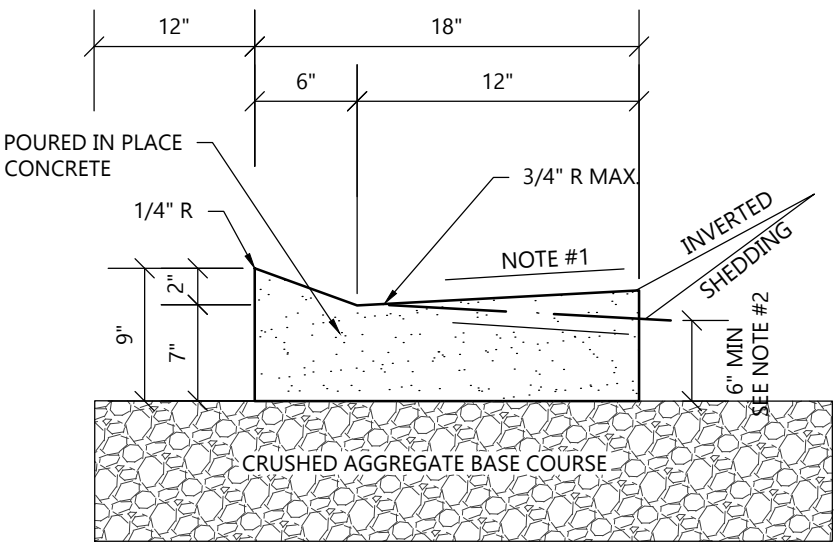
6" PIPE BOLLARD DETAIL

NOT TO SCALE



CURB TAPER DETAIL

NOT TO SCALE

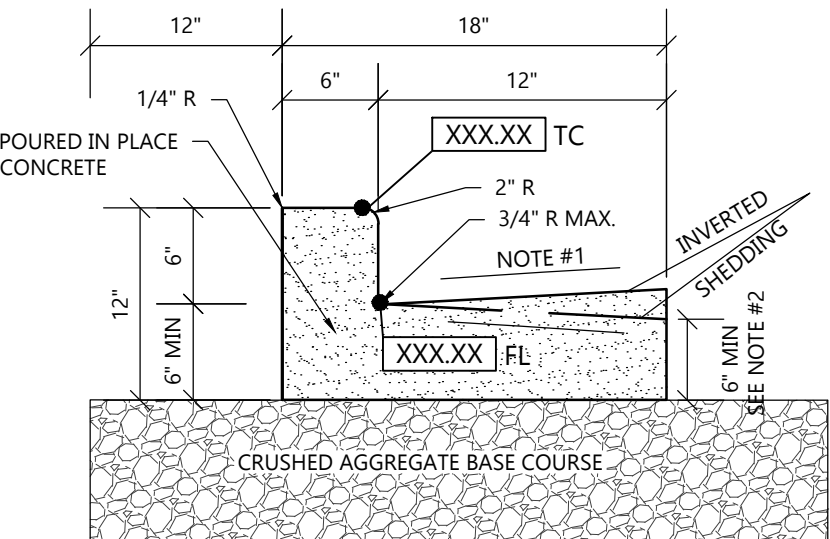


NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6\"/>
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" MOUNTABLE CURB & GUTTER DETAIL

NOT TO SCALE

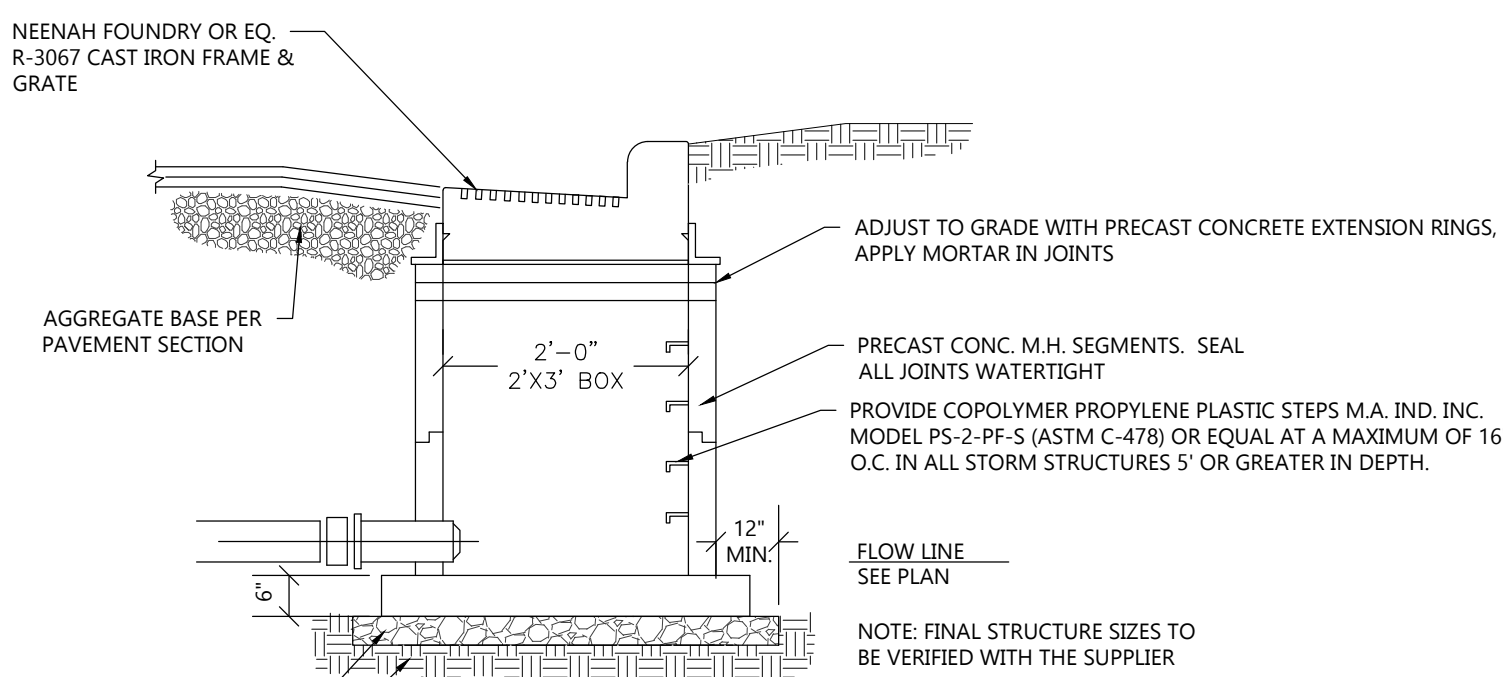


NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6\"/>
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

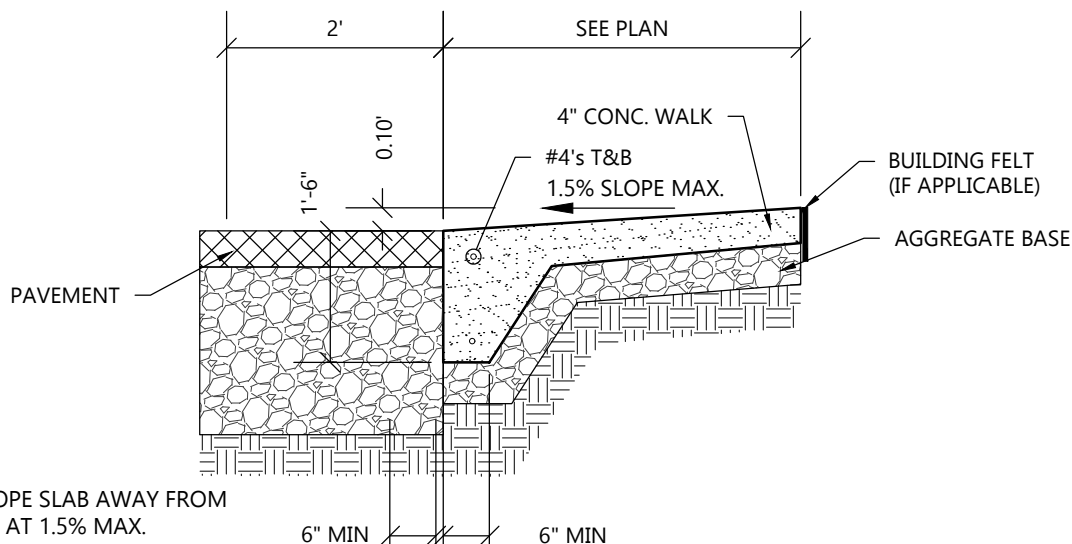
18" CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



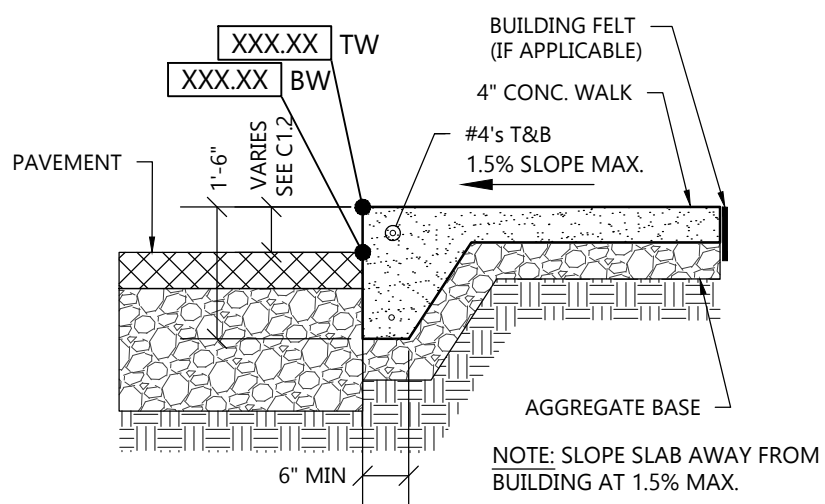
STORM CURB INLET DETAIL

NOT TO SCALE



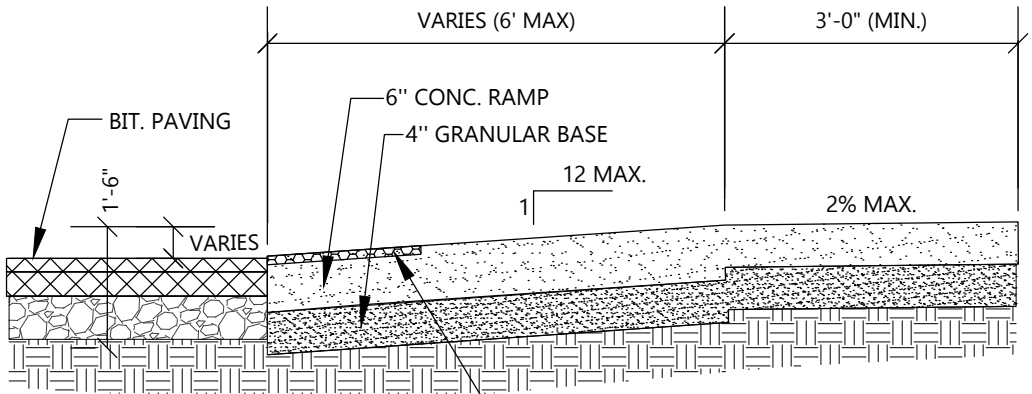
FLUSH WALK DETAIL

NOT TO SCALE

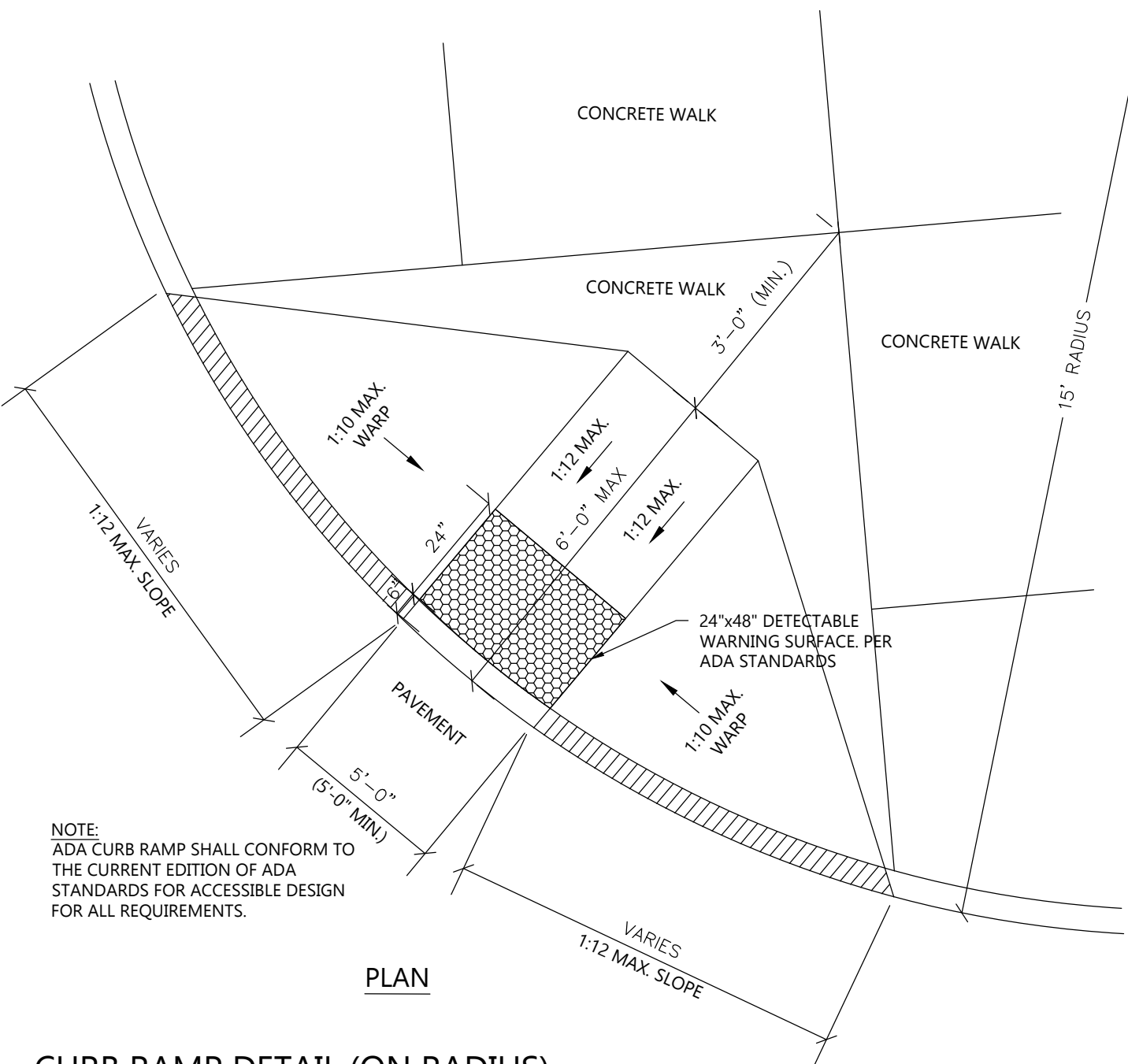


RAISED WALK DETAIL

NOT TO SCALE



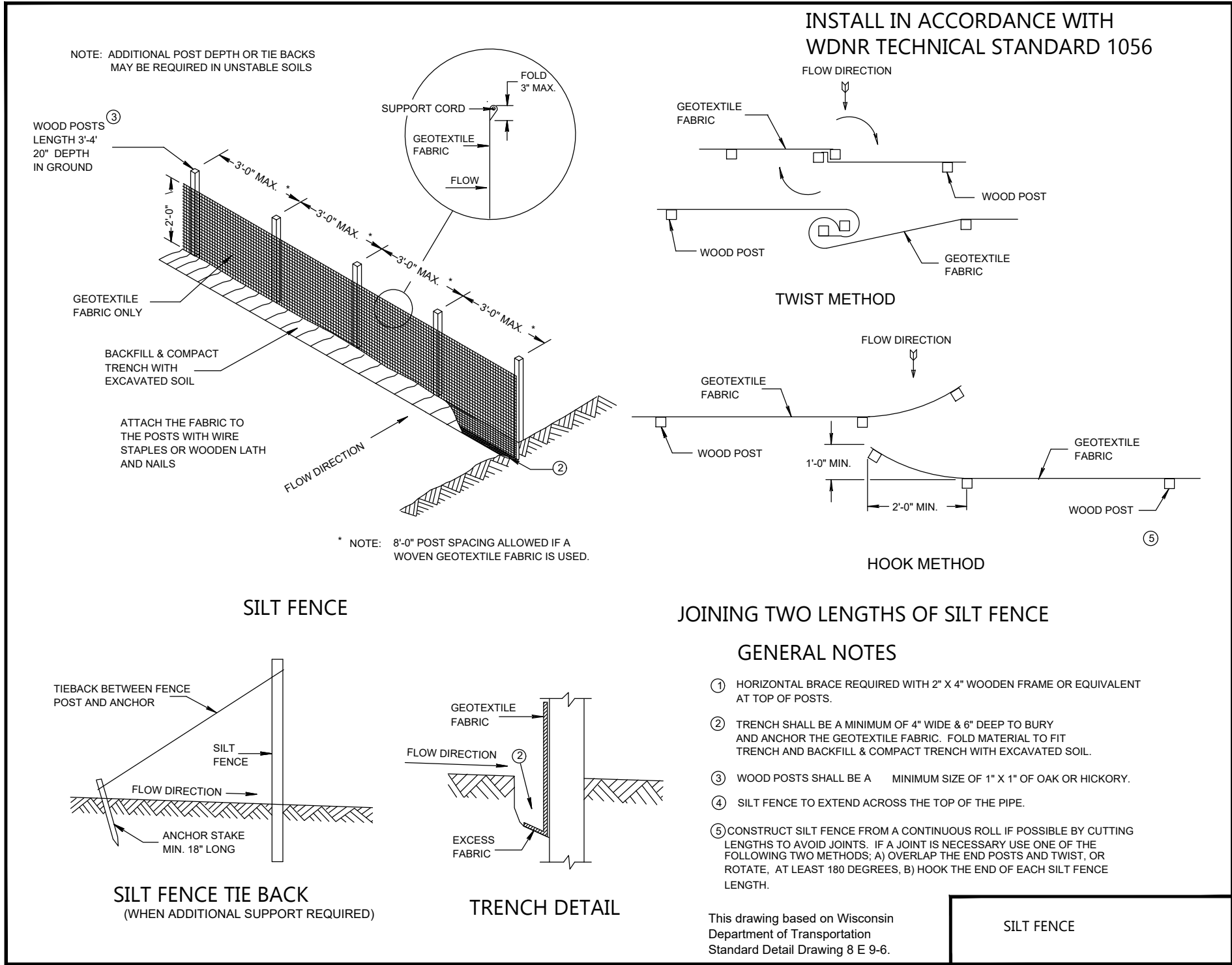
SECTION



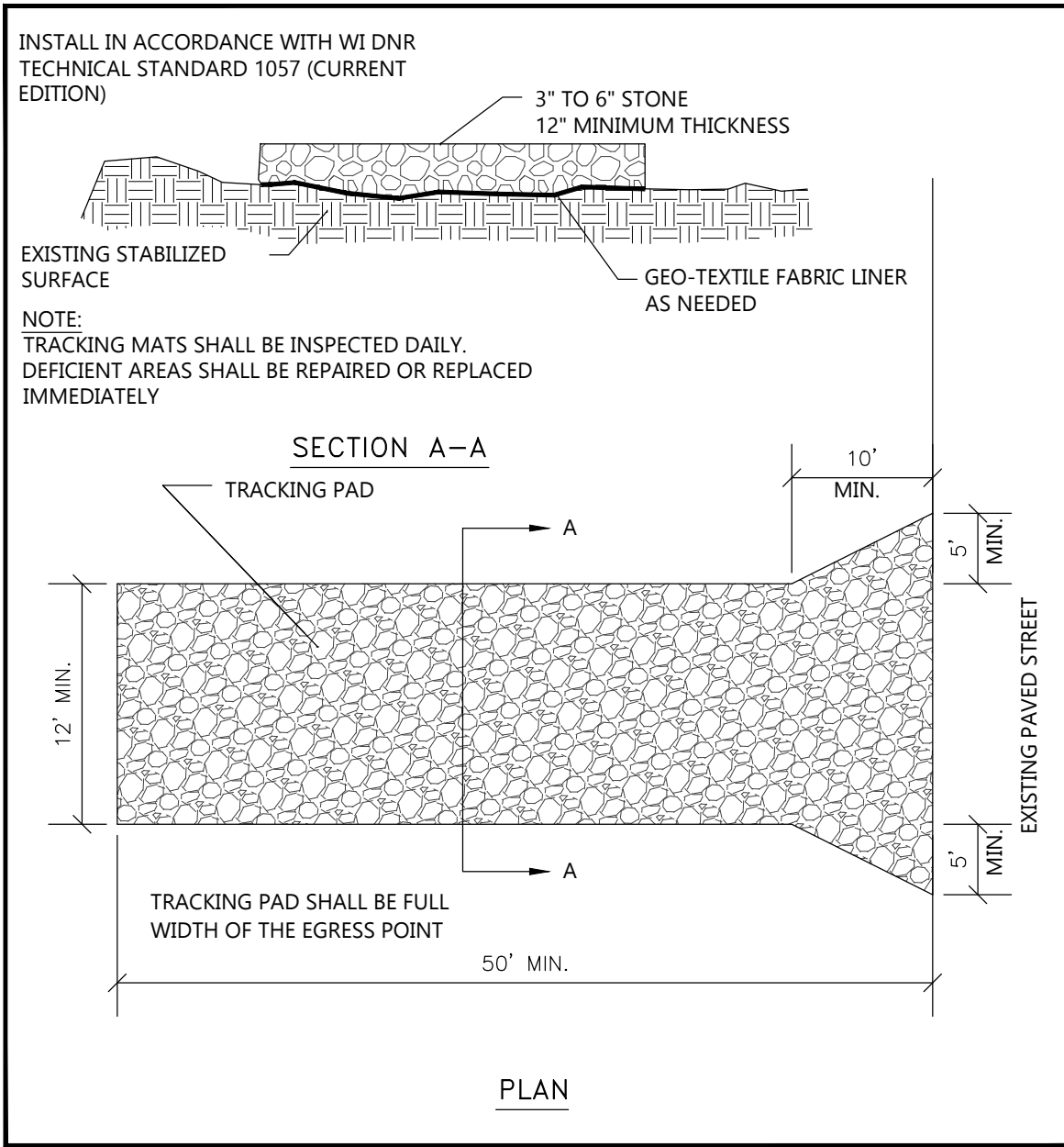
NOTE:
ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

CURB RAMP DETAIL (ON RADIUS)

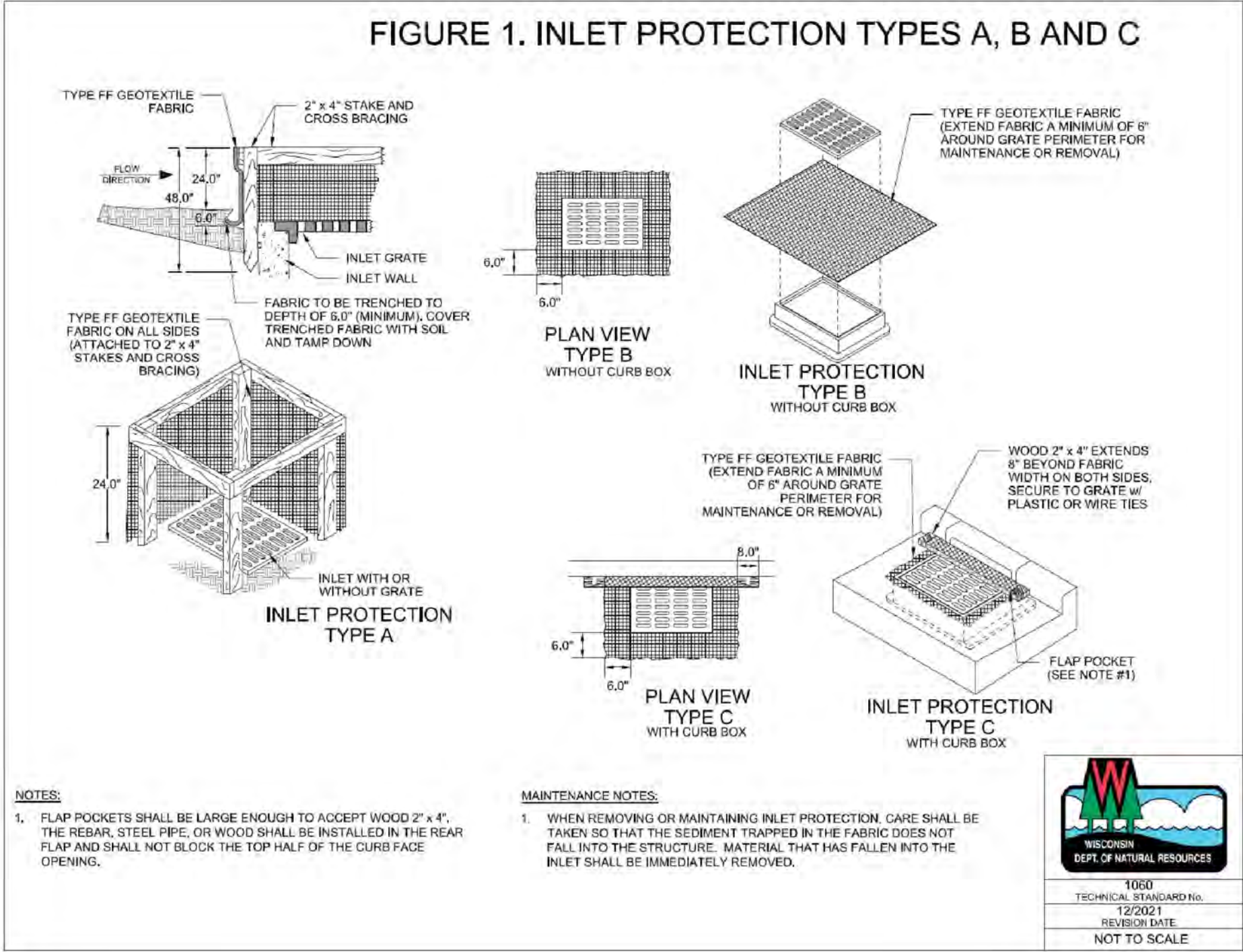
NOT TO SCALE



SILT FENCE - INSTALLATION DETAIL
NOT TO SCALE



TRACKPAD DETAILS
NOT TO SCALE



INLET PROTECTION DETAIL
NOT TO SCALE



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920-926-9800
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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW MILWAUKEE
350 W. LAYTON AVE. • MILWAUKEE, WI 53207

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 21, 2025

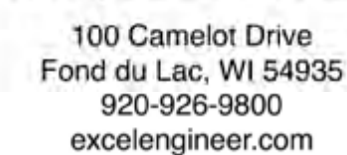
NOT FOR CONSTRUCTION

JOB NUMBER

250014200

SHEET NUMBER

C2.1



PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW MILWAUKEE
3350 W. LAYTON AVE. • MILWAUKEE, WI 53207

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 21, 2025

JOB NUMBER

250014200

SHEET NUMBER

C3.1

CCT	Lumen/Ft	CPI Rq	Efficacy	Max Run
2000K	80	82	53	48.0 in. (14.8 m)
2500K	94	81	83	
3000K	105	81	77	
3220K	101	83	87	
4000K	102	84	87	
5000K	105	84	87	

QUALITY ASSURANCE

Lumen Maintenance	50,000 Hrs
Warranty	5 years
CCT Binning	2-step MacAdam
Certifications	UL / CUL Listed

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 458
Efficacy Range (LPW)	175 - 362
Weight lbs(kg)	30 (13.6)
Control Options	180V: ALB, ALS, 7-9% PCC

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
--------------------------------	-----------------------------	------------------------------	----------------------------

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing, contains factory prewired driver and unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.

- Fixtures are

- polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

- Shipping weight

- State-of-the-Art one piece silicone o sheet delivers industry leading optic control with an integrated channel to

Control with
IP66 rated s

- Proprietary silicone refractor optics for exceptional coverage and uniformity
- Types 2, 3, 4, 5W, FT, FTA, AM, and L

- Silicone opt

- Zero uplight.
- Available in 5000K, 4000K, 3500K,

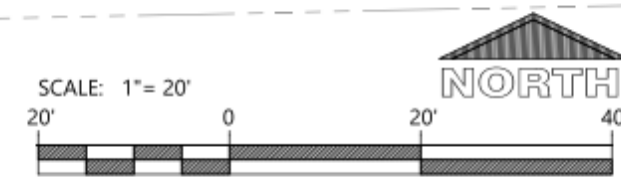
ANS C78.37

- 70 or 80CRI Minimum.
- Integral lower (LL) and integral half

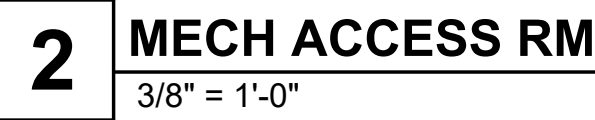
lower (IH) =

- LSI Industries Inc. V000Q, volume 02

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	✗	2.5 fc	5.9 fc	0.6 fc	9.8:1	4.2:1
Calc Zone #1	+	1.1 fc	6.4 fc	0.0 fc	N/A	N/A

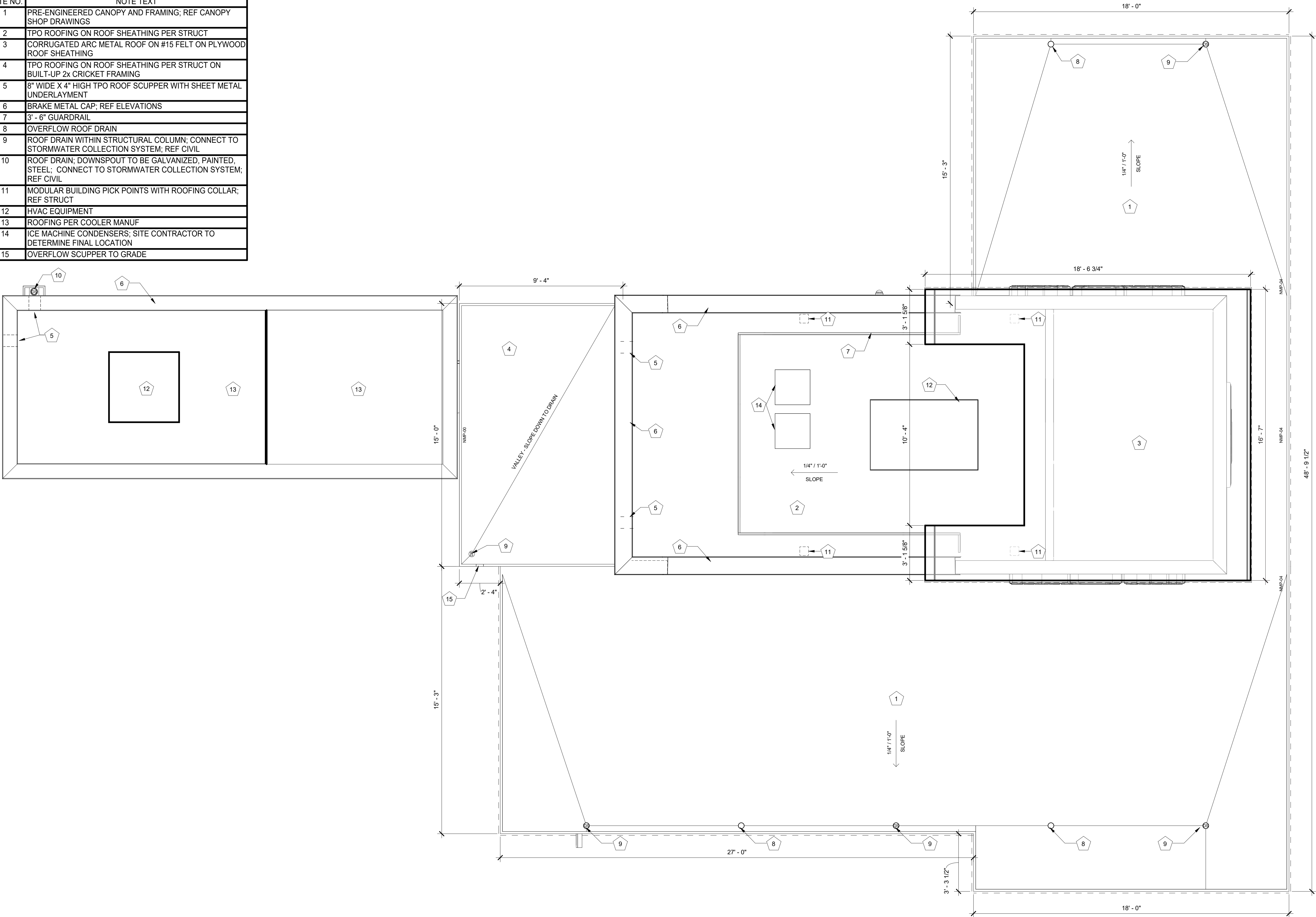


CIVIL SITE PHOTOMETRIC PLAN & DETAILS



1 FLOOR PLAN

ROOF PLAN KEYNOTES	
NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED CANOPY AND FRAMING; REF CANOPY SHOP DRAWINGS
2	TPO ROOFING ON ROOF SHEATHING PER STRUCT
3	CORRUGATED ARC METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING
4	TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-UP 2x CRICKET FRAMING
5	8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT
6	BRAKE METAL CAP; REF ELEVATIONS
7	3" - 6" GUARDRAIL
8	OVERFLOW ROOF DRAIN
9	ROOF DRAIN WITHIN STRUCTURAL COLUMN; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
10	ROOF DRAIN; DOWNSPOUT TO BE GALVANIZED, PAINTED, STEEL; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
11	MODULAR BUILDING PICK POINTS WITH ROOFING COLLAR; REF STRUCT
12	HVAC EQUIPMENT
13	ROOFING PER COOLER MANUF
14	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
15	OVERFLOW SCUPPER TO GRADE



1 ROOF PLAN

3/8" = 1'-0"



707 n. 6th street
kansas city, ks 66101
www.veritas-ad.com
913.308.1460
consulting engineer:

7 BREW DRIVE THRU
MILBREW HOLDINGS, LLC

REVISIONS		
No.	Description	Date

sheet issue date:
03/19/2025
project no.:
22.23.14
sheet contents:
ROOF PLAN

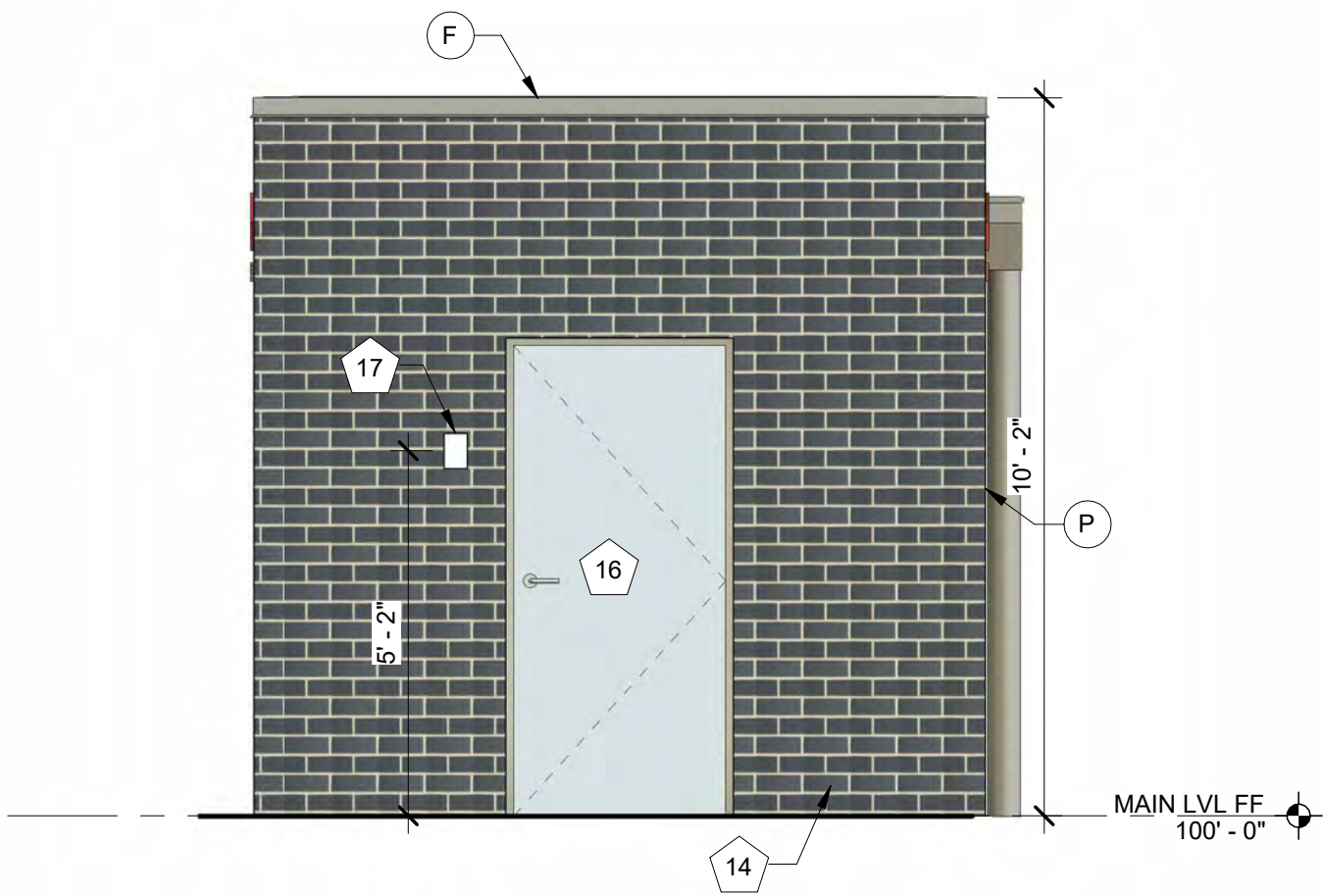
sheet no.:
A1.6

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	WARMING HUT
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX

EXTERIOR ELEVATION MATERIALS LEGEND

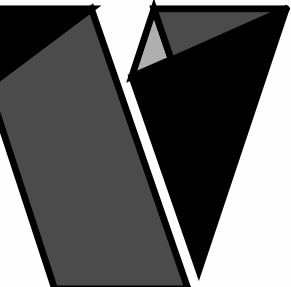
NOTE NO.	NOTE TEXT
A	MODULAR BRICK SIDING (BRK-2)
B	MODULAR BRICK SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
P	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL



2 COOLER ELEVATION - SOUTH
3/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"



veritas
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707 n. 6th street
kansas city, ks 66101
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913.308.1460

consulting engineer:

7 BREW DRIVE THRU
MILBREW HOLDINGS, LLC

REVISIONS
No. Description Date

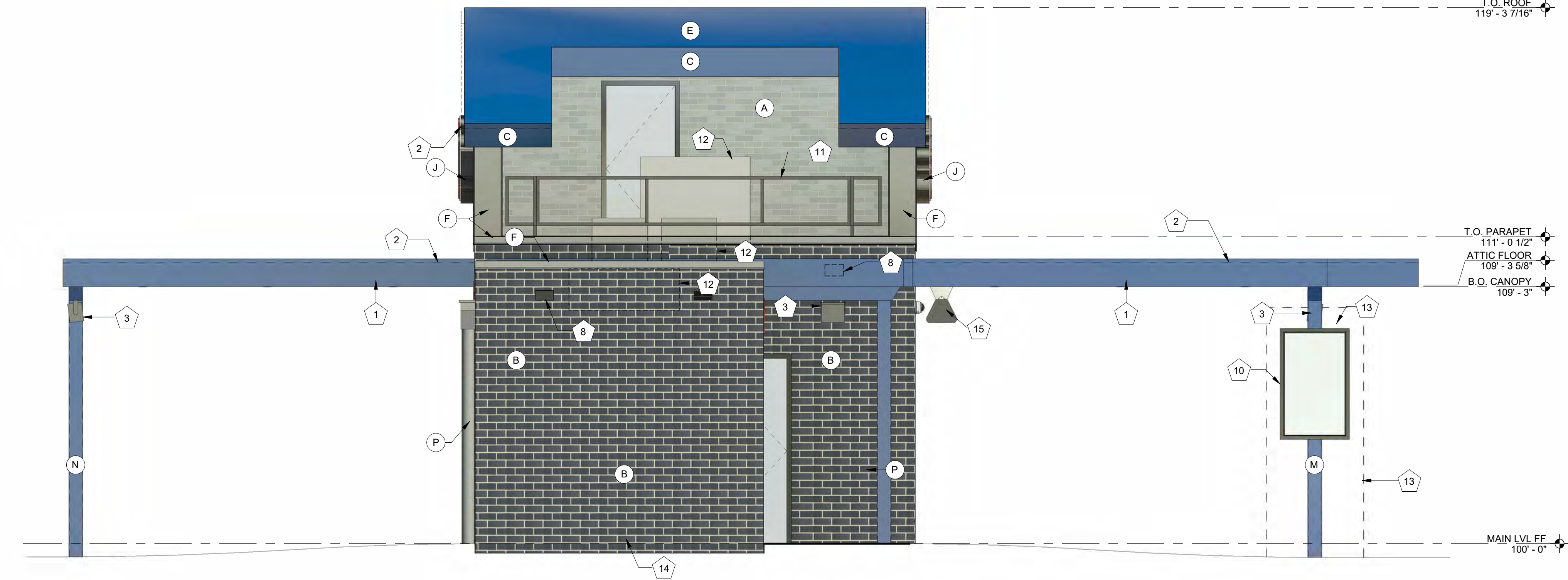
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03/19/2025

project no.:
22.23.14

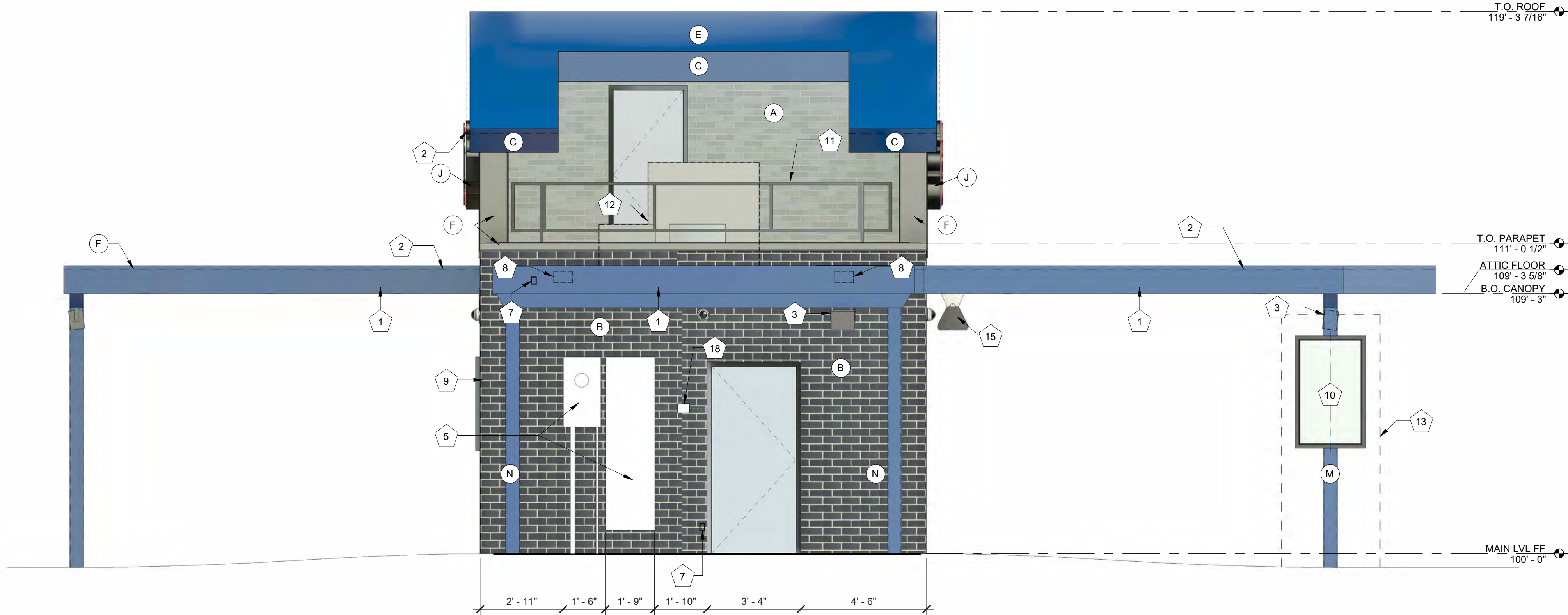
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EXTERIOR ELEVATIONS

sheet no.:

A2.0



2 EXTERIOR ELEVATION - NORTH W/ COOLER
3/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	WARMING HUT
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX

EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
A	MODULAR BRICK SIDING (BRK-2)
B	MODULAR BRICK SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
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REVISIONS

No.	Description	Date
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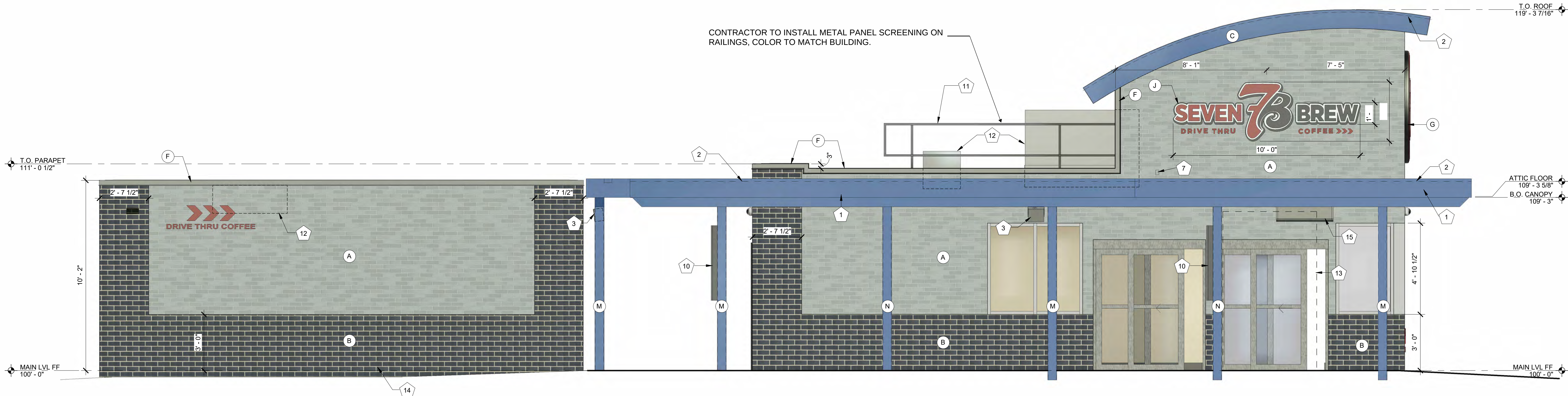
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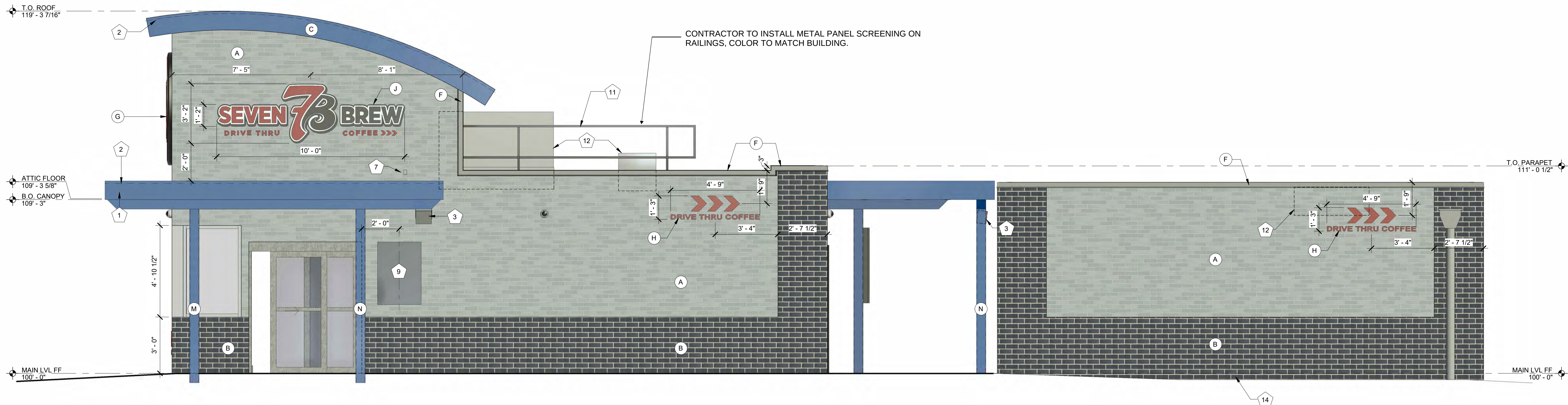
1 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
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1 EXTERIOR ELEVATION - EAST

$$\frac{3}{8}'' = 1'-0''$$

7 BREW DRIVE THRU

MILBREW HOLDINGS, LLC

REVISIONS

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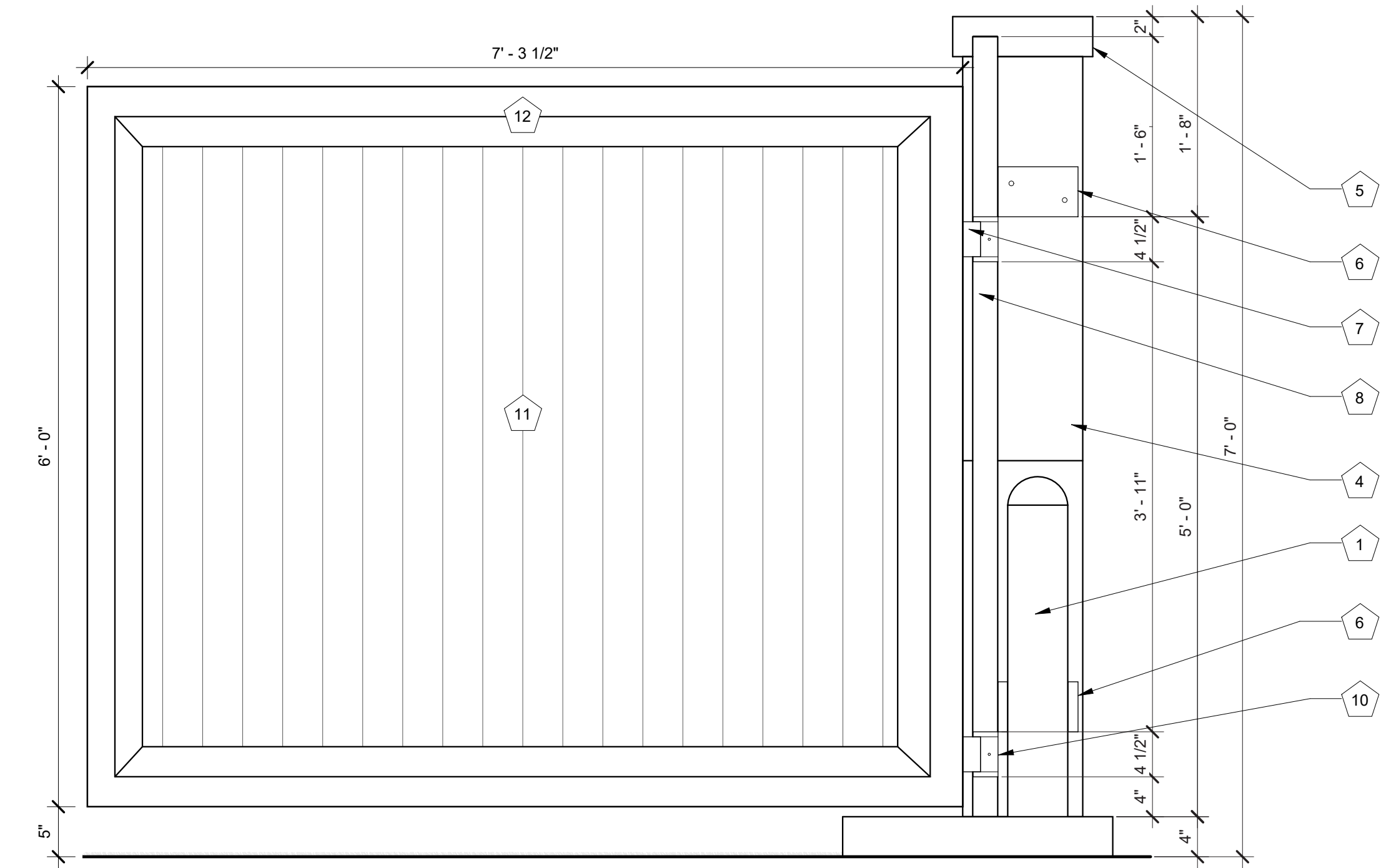
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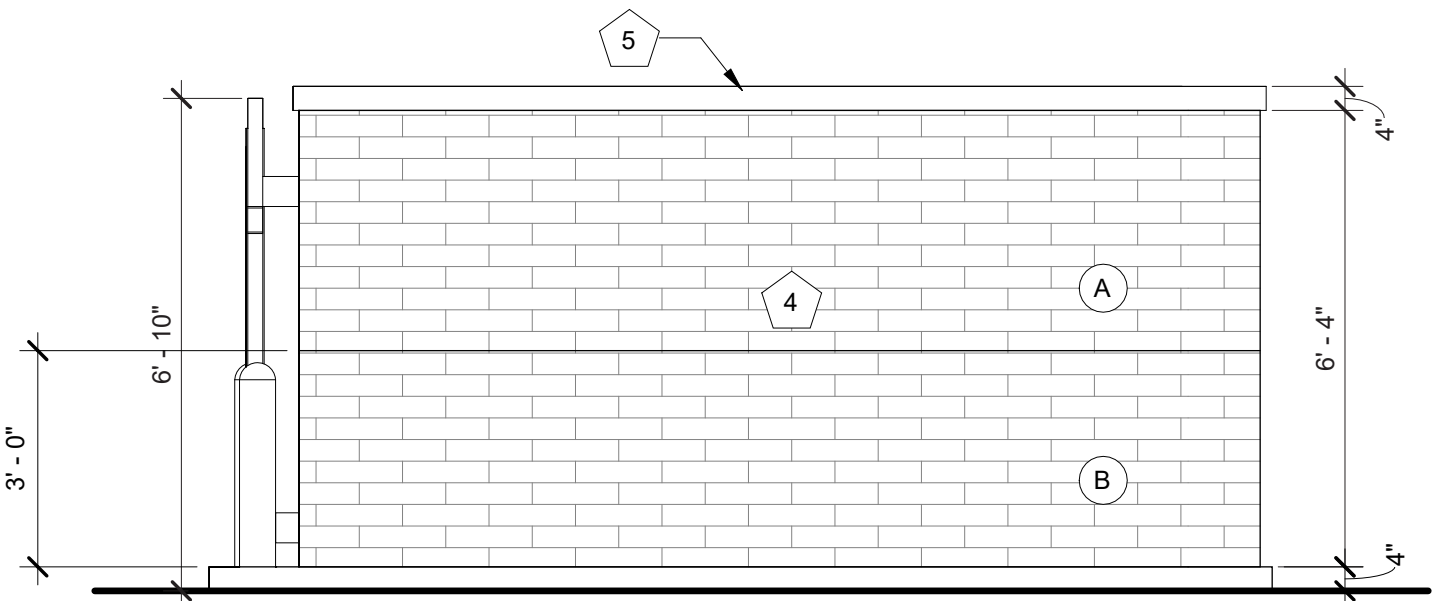
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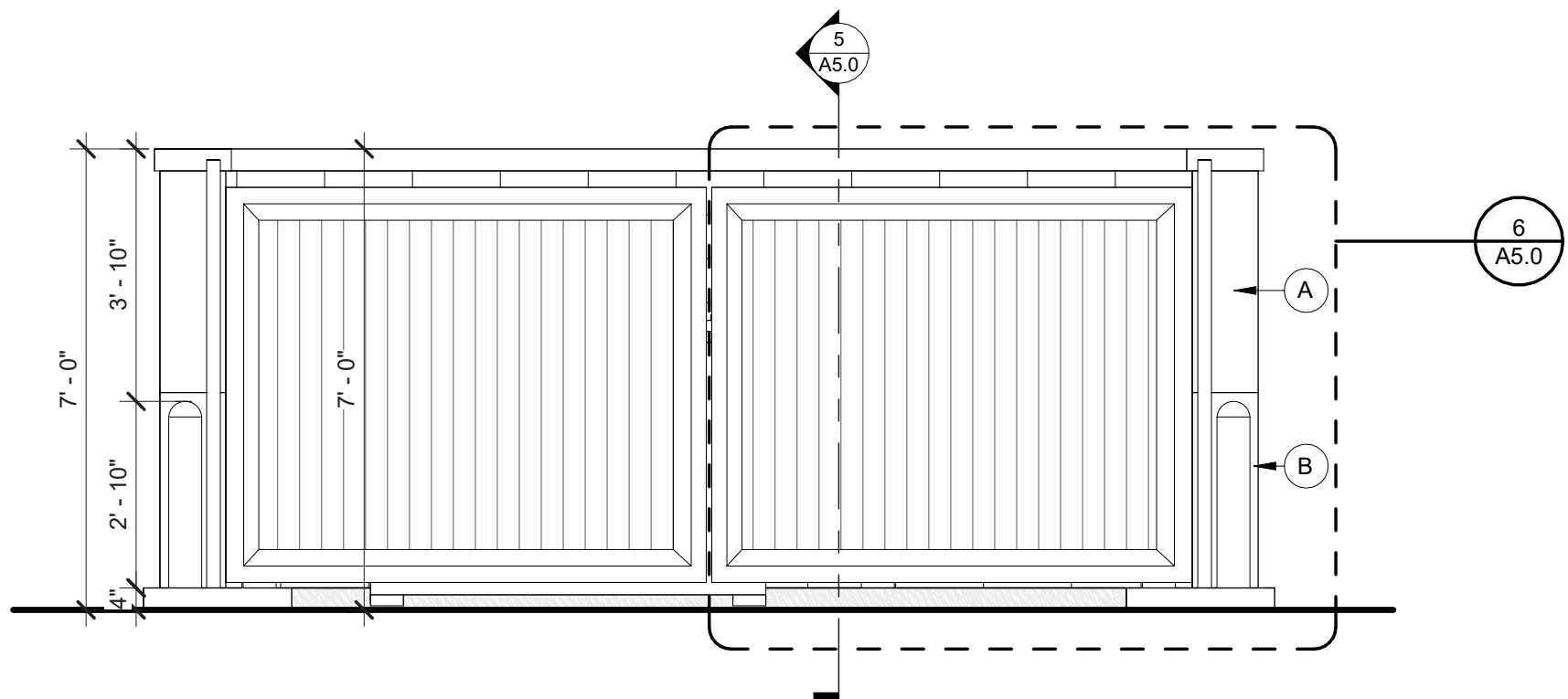
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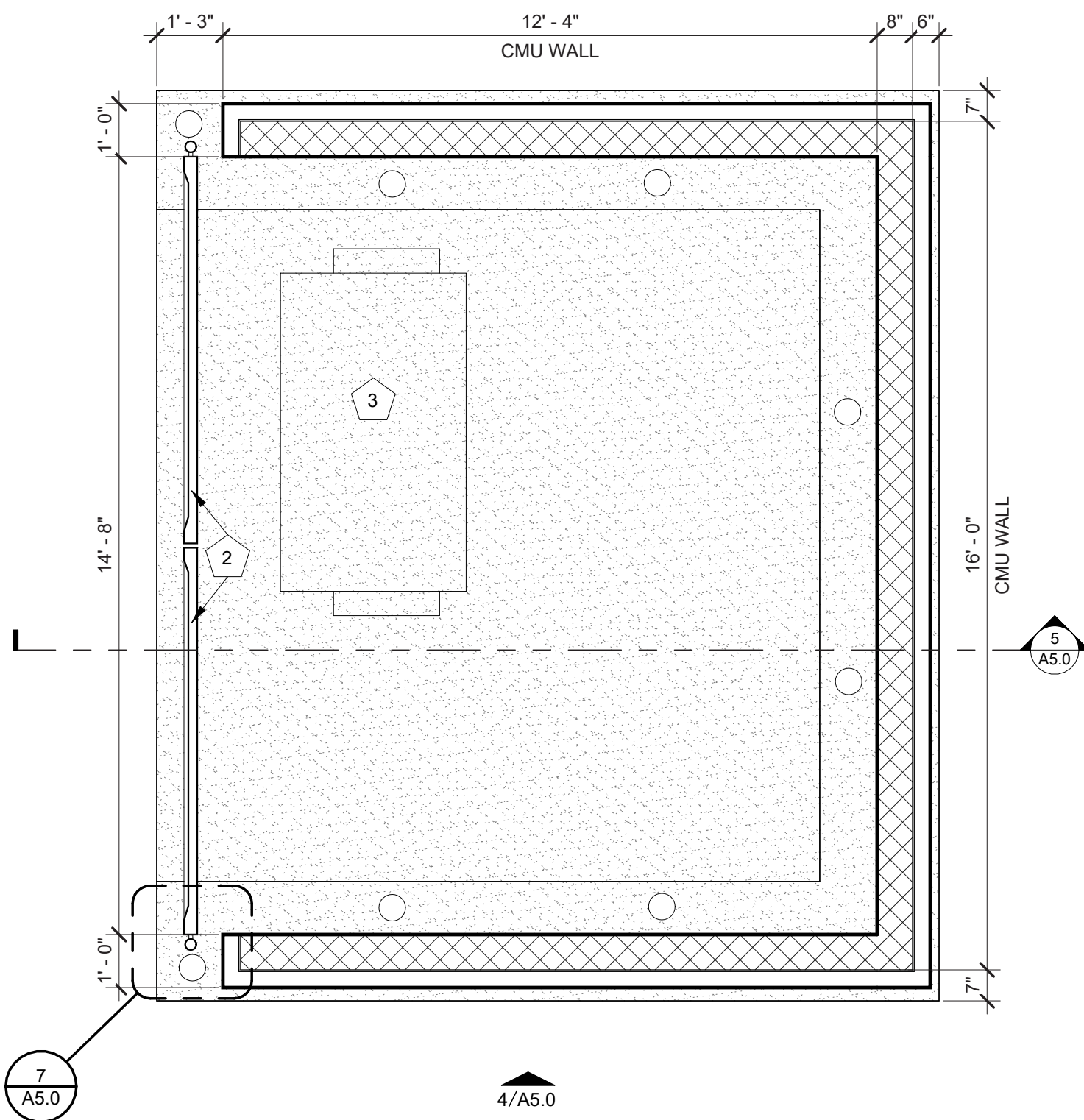
6 DOOR / HINGE DETAIL
1" = 1'-0"



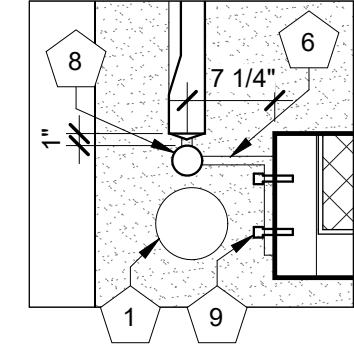
4 TRASH ENCLOSURE - SIDE ELEVATION
3/8" = 1'-0"



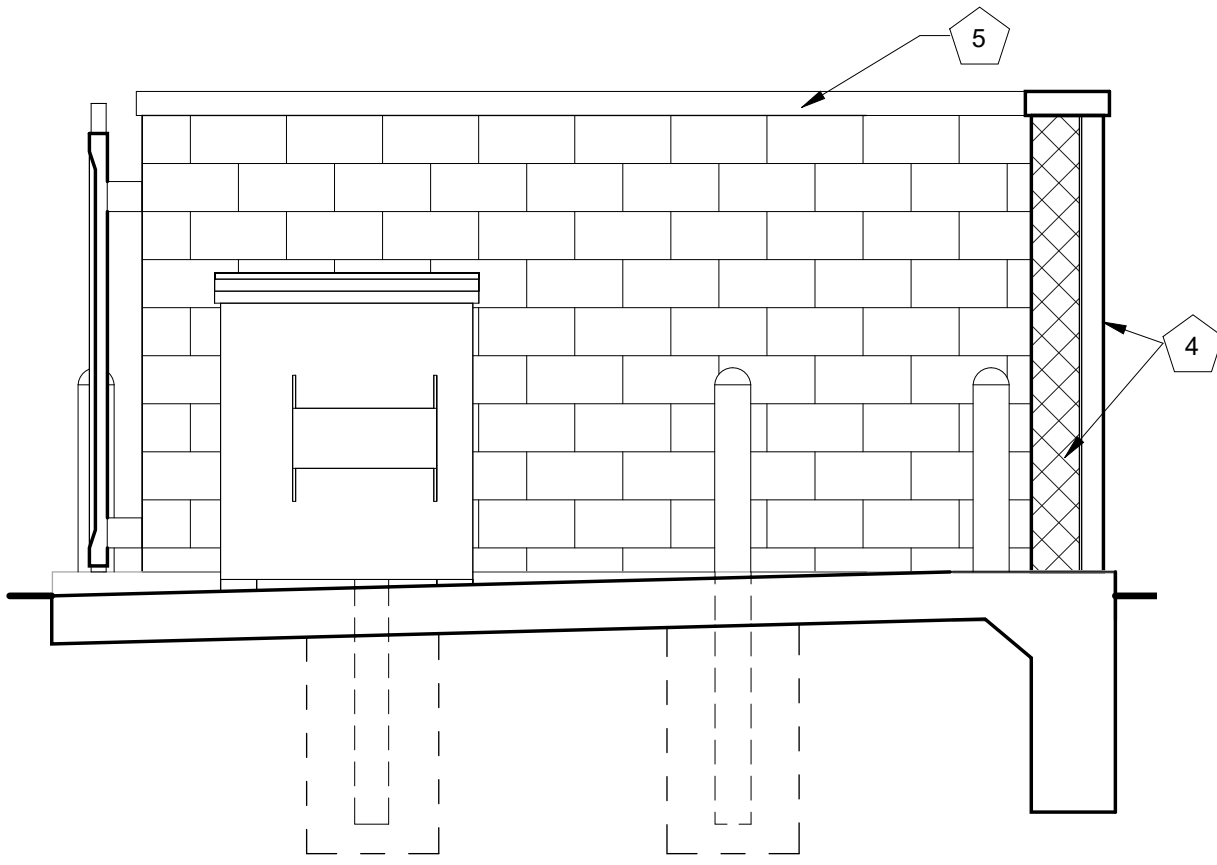
3 TRASH ENCLOSURE - FRONT ELEVATION
3/8" = 1'-0"



2 TRASH ENCLOSURE PLAN
3/8" = 1'-0"



7 TRASH ENCLOSURE PLAN DETAIL
3/4" = 1'-0"



5 SECTION THRU TRASH ENCLOSURE
3/8" = 1'-0"

TRASH ENCLOSURE GENERAL NOTES

- PRE-PAINT ALL BARE METAL WITH POR-15 PRIMER PRIOR TO INSTALLATION.
- PAINT DOOR FRAMES, HINGES, AND BOLLARDS TO MATCH THE CANOPY OF THE PREFABRICATED BUILDING - MORIN REGAL BLUE.

TRASH ENCLOSURE KEYNOTES

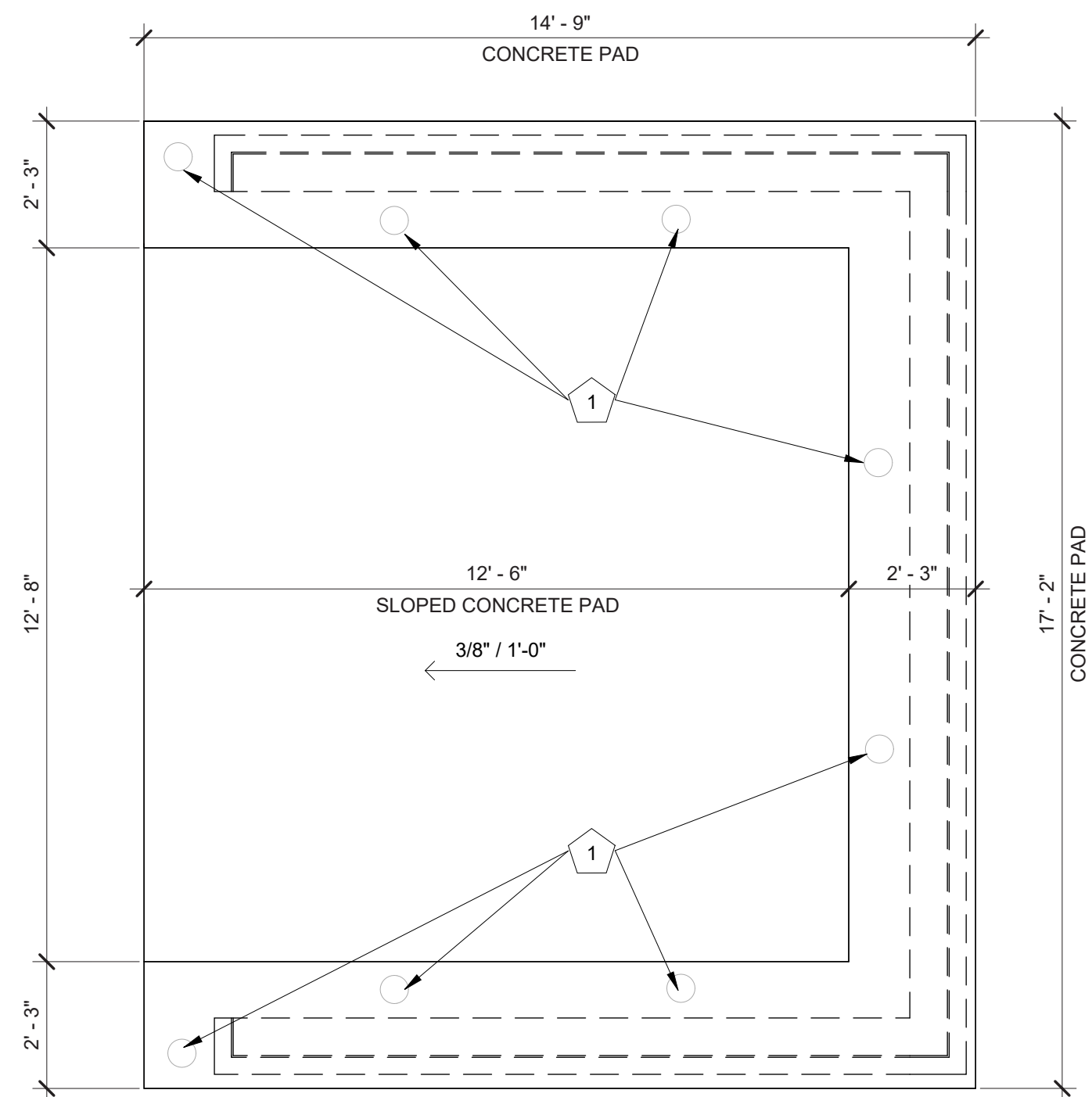
NOTE NO.	NOTE TEXT
1	Ø6" CONCRETE FILLED BOLLARD - TYP. OF (7)
2	CUSTOM GATES: SEE 6/A1.2
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	BRICK OVER 8" CMU BLOCK
5	4" MASONRY CAP ON TOP OF CMU WALL
6	5" PLATE STEEL BRACE WELDED TO CENTER OF 2" POST, REF DTL. THIS SHEET FOR HEIGHT
7	3" STEEL BRACE AT EACH HINGE
8	Ø2" STEEL POST
9	2 1/2" BOLT
10	HINGE WITH GREASE FITTING - TYP. OF 2 PER DOOR
11	1x8 STAINED CEDAR PLANKS
12	3" x 3" TUBE STEEL FRAME ROTATED 45 DEGREES

DUMPSTER ELEVATION MATERIALS LEGEND

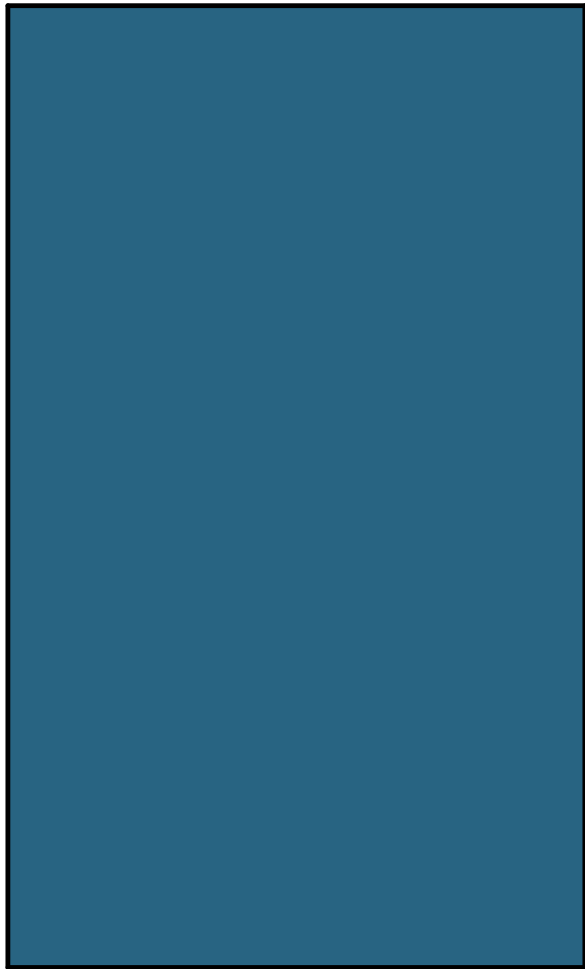
NOTE NO.	NOTE TEXT
A	MODULAR BRICK SIDING (BRK-2)
B	MODULAR BRICK SIDING (BRK-1)

MODULAR BRICK

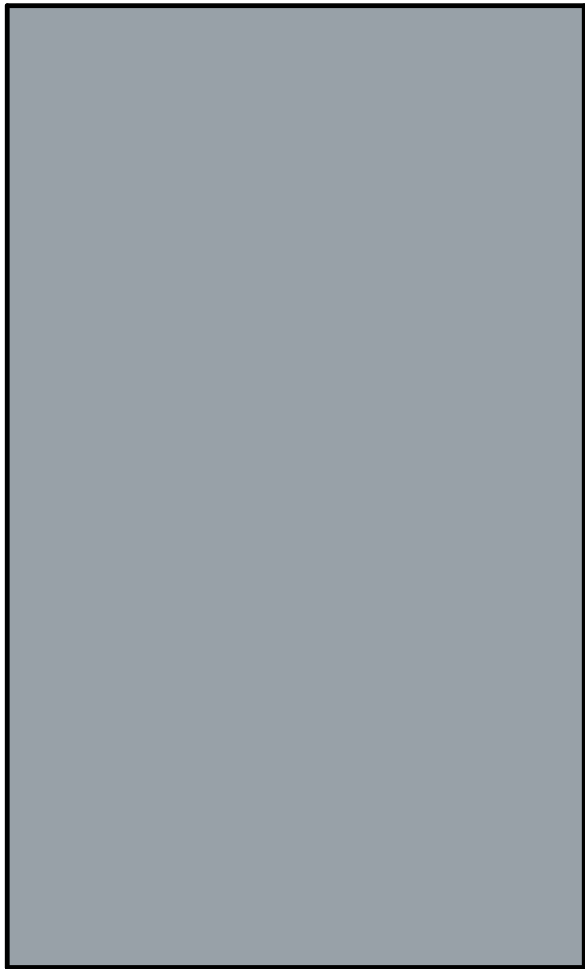
BRAND: GLEN-GERY
COLOR: STONE GREY KLAYCOAT & CHARCOAL KLAYCOAT
FINISH: WIRECUT



1 TRASH ENCLOSURE - CONCRETE PLAN
3/8" = 1'-0"



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



MODULAR BRICK SIDING - BRK-2
BRAND: GLEN GERY
COLOR: CHARCOAL
FINISH: KLAYCOAT



MODULAR BRICK SIDING - BRK-1
BRAND: GLEN GERY
COLOR: STONE GREY
FINISH: KLAYCOAT

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MATERIAL COLOR
BOARD