VILLAGE OF MENOMONEE FALLS
NOTICE OF PUBLIC MEETING

www.menomonee-falls.org

ARCHITECTURAL CONTROL BOARD
Menomonee Falls Village Hall, Room 3338
W156N8480 Pilgrim Road, Menomonee Falls, WI
Tuesday, April 22, 2025, 4:00 p.m.

1. Call to Order

2. Roll Call

3. Approval of minutes of the February 25, 2025 meeting.

4. Appearances

   a. **Consideration of a site plan approval at the request of CORBIN TERLIP OF MILBREW HOLDINGS for 7 Brew Coffee to construct a drive-thru coffee shop on land located at N82W15449 Appleton Avenue and identified by Tax Keys 0043996 and 0043996007.**

5. Adjournment

Members of the Village Board and other Village committees, boards, commissions and authorities may attend and participate at this meeting, but will not take official action unless the notice so provides.

No qualified individual with a disability shall, by reason of that disability, be excluded from participation in or be denied benefits of the services, programs, or activities of the Village of Menomonee Falls, or be subject to discrimination by the Village. If you are disabled and require special accommodation, please advise the Village Clerk's Office at (262) 532-4200 no later than 5 days before the scheduled meeting or activity.

Architectural Control Board **3.**

Meeting Date: 04/22/2025
Topic: Approval of minutes of the February 25, 2025 meeting
From: Tyler Zwagerman, Planner
Department: Community Development
Date of Committee Action (if required): 04/22/2025
Date of Village Board Action (if required): 04/22/2025

Information

Subject:
Approval of minutes of the February 25, 2025 meeting.

Background Information:

Application Specifics:

Additional Information:

Requested Action by Commission/Committee/Board:
Approval of minutes of the February 25, 2025 meeting

2.25.25 draft minutes

D R A F T

Village of Menomonee Falls, Wisconsin

ARCHITECTURAL CONTROL BOARD

MINUTES

February 25, 2025

Member Ryan Shortridge called the meeting to order at 4:00 pm.

Present:	Member Jordan O'Connor; Member Ryan Shortridge; Member Dayton Aardema; Member Patricia Stoller
Absent:	Member William Carity; Chairperson Mike Manke; Member Chris Rolenc
Staff Present:	Planner Tyler Zwagerman; Management Assistant Abby Becker

APPROVAL OF MINUTES of the January 28, 2025 meeting.

Motion by Member Dayton Aardema, second by Member Patricia Stoller to approve the minutes of the January 28, 2025 Architectural Control Board meeting.

Vote: 4 - 0 Motion Carried

APPEARANCES

Consideration of a facade alteration and building addition approval for TREDO GROUP on behalf of DUWE METAL on lands owned by MLJL HOLDINGS LLC AND ATTN DUWE METAL PRODUCTS at N57W13500 CARMEN AVE and identified by Tax Key Number 0099002.

Motion by Member Ryan Shortridge, second by Member Dayton Aardema to make the two following findings:

1. The site plan is architecturally functional.
2. The exterior design proposed is not unsightly or obnoxious and is not disharmonious or so similar to existing neighboring developments that substantial depreciation of neighboring property or development will be caused by the applicant's proposal.

And approve the proposed façade alteration and building addition for TREDO GROUP on behalf of DUWE METAL on lands owned by MLJL HOLDINGS LLC AND ATTN DUWE METAL PRODUCTS at N57W13500 CARMEN AVE and identified by Tax Key Number 0099002 subject to:

1. Submitting a revised landscape plan to staff for review and approval which shows all

shrubs to be installed at a minimum 5 gallon container or 18 inch balled and burlapped (BB) size.
2. Removing all outdoor material storage from the street yard (all areas south of the existing buildings).

Vote: 4 - 0 Motion Carried

ADJOURNMENT

Motion by Member Ryan Shortridge, second by Member Dayton Aardema to adjourn.

Vote: 4 - 0 Motion Carried

Meeting adjourned at 4:18 pm.

Minutes transcribed by Tyler Zwagerman, Planner and Abby Becker, Management Assistant
Minutes approved on _____.

VILLAGE OF Menomonee Falls

Architectural Control Board **4. a.**

Meeting Date: 04/22/2025
Topic: 7 Brew Coffee - Site Plan Review
From: Tyler Zwagerman, Planner
Department: Community Development

Information

Subject:

Consideration of a site plan approval at the request of CORBIN TERLIP OF MILBREW HOLDINGS for 7 Brew Coffee to construct a drive-thru coffee shop on land located at N82W15449 Appleton Avenue and identified by Tax Keys 0043996 and 0043996007.

Background Information:

The subject properties are zoned C-1 Neighborhood Business district, and they were developed as a parking area and drive-thru queuing lanes for the bank at N82W15415 APPLETON AVE in the 1980s.

The applicant is proposing a new location for a 7 Brew quick-serve, drive-thru coffee shop on the subject parcels. 7 Brew will offer a full menu of coffee drinks, energy drinks, Italian sodas, smoothies, shakes, teas and more. 7 Brew does not provide any hot food service.

Hours of Operation:
Sunday – Thursday 5:30am to 10pm
Friday / Saturday 5:30am to 11pm

The project will require a rezoning of the subject properties from the C-1 Neighborhood Business district to the C-1 Neighborhood Business district with the OC-5 Commercial Service Overlay district for the drive-thru operation to be approved.

Application Specifics:

The proposed project will include a 250-square-foot stand-alone cooler building and a 530-square-foot coffee shop with an outdoor patio. There will be a double drive-thru to serve customers. Orders are taken with iPad technology, not with a speaker system.

The submitted site plan, civil plans, building plans / elevations, landscape plan, and lighting plan are attached to the staff report. The applicant has also submitted a narrative describing the project, and a draft access agreement to ensure future vehicle access and reduce paving setbacks for the proposed coffee shop and the existing bank.

Additional Information:

The project was reviewed by the Engineering and Development, Utilities, Police, and Fire Departments.

The Planning and Zoning Division noted the following:

1. The OC-5 district requires principal structure setbacks of 30 feet from the street yard and side yard property lines and a setback of 100 feet from the rear yard property line which abuts a single-family residential district. The building locations in the submitted site plan meet these setback requirements.
2. The maximum impervious surface area in the OC-5 district is 70 percent. The site plan proposes 69.7 and 68.4 percent impervious surface for the subject properties, staying below the permitted impervious surface maximum.
3. Staff find that the proposed number of parking spaces (17) is greater than the minimum number required by the Zoning Code, and that bicycle parking provided also meets the requirements of the Zoning Code.
4. An access or parking easement shall be recorded in order to allow parking / driveway paving up to the property line between the subject properties.
5. The submitted landscape plan satisfies both the standard green space and at-grade planting coverage minimum requirements for the subject parcels.
6. Per Section 122-332 (b)(4) of the Zoning Code, a planting screen 15 feet in depth and at least six feet high shall be placed within the OC-5 district along the single-family residential district boundary. The submitted landscape plan shows evergreen and deciduous shrubs only three feet in height with the planting screen.
7. Staff recommend including more evergreen trees (at least 6 feet in height) within the planting screen at the west side of the property.
8. The proposed landscape plan includes 7 shade or ornamental trees for the site, but the Zoning Code requires 8 shade or ornamental trees.
9. All shrubs shall be planted at a minimum of a five-gallon container or 18-inch balled and burlapped (BB) size. The shrubs on the landscape plan are identified as 18-inch height in containers of an unspecified size.
10. The submitted lighting plan meets the design requirements of the Zoning Code.
11. The proposed building height meets the requirements of the Zoning Code.
12. Staff recommend that the proposed maintenance door to the cooler building be relocated so it isn’t on the front of the building (directly facing Appleton Avenue).
13. The proposed transformer on the west side of the building shall be screened from view with an opaque screening wall or evergreen vegetation at least 6 feet in height.
14. The applicant shall bring color and material samples to the Architectural Control Board meeting.

The Engineering Division noted the following:

1. The reconstructed driveway across from the median opening is not in conformance with Village code and must be modified. The design engineer was made aware of the driveway requirements by the Engineering Department in earlier project discussions. The driveway must be redesigned in accordance with the requirements outlined in those previous meetings.
2. The median opening in Appleton Avenue must be modified to line up with the driveway entrance.
3. Striped island delineations for private medians cannot encroach on sidewalks or Village ROW.
4. The pavement in Appleton Avenue consists of concrete with an asphalt overlay. The new left turn lane must match the existing pavement cross section. Doweling and baskets will be required in accordance with WisDOT specifications. Details must be

included in the plans.
5. A sampling manhole will be required for the sanitary lateral at the ROW. Sampling manholes cannot have any direction changes in them. The sewer lateral must be redesigned.
6. A water valve will be required at the property line.
7. The proposed water lateral must be 1 ¼ inch diameter. The plan indicates 1-inch diameter and must be changed.
8. A driveway permit will be required.
9. An erosion control permit will be required for grading.
10. Utility permits will be required to install the laterals.
11. Storm sewer computation will be required.
12. Existing trees within the median will need to be removed to install the left turn lane on Appleton Avenue. Any trees removed shall be replaced at locations determined by the Village along Appleton Ave. The species of the trees shall be approved by the DPW.
13. The Engineering Department must review all plan revisions prior to issuance of a building permit.

Requested Action by Commission/Committee/Board:

Staff recommends the Architectural Control Board make the following two findings:

1. The site plan is architecturally functional.
2. The exterior design proposed is not unsightly or obnoxious and is not disharmonious or so similar to existing neighboring developments that substantial depreciation of neighboring property or development will be caused by the applicant's proposal.

And approve the proposed site plan at the request **CORBIN TERLIP OF MILBREW HOLDINGS** for 7 Brew Coffee to construct a drive-thru coffee shop on land located at N82W15449 Appleton Avenue and identified by Tax Keys 0043996 and 0043996007 subject to:

1. Submitting a revised building plan and elevations for staff review and approval relocating the maintenance door on the cooler building from the front façade to a location that doesn't directly face the street.
2. Submitting a revised Landscape Plan for staff review and approval including:

- The installation of evergreen trees (at least 6 feet in height) within the 15-foot screening buffer along the western side of the project area to ensure effective year-round screening of the drive-thru operation.
- At least 8 shade or ornamental trees.
- A revised plant schedule specifying shrubs at a minimum 5-gallon container or 18-inch balled and burlapped (BB) planting size.
- All landscape beds specified to contain a minimum of two inches of hardwood mulch.

3. Submitting revised plans for staff review and approval showing screening around the proposed transformer on the west side of the building with a wall/screening device or evergreen vegetation at least 6 feet in height.
4. Compliance with Engineering Division comments.

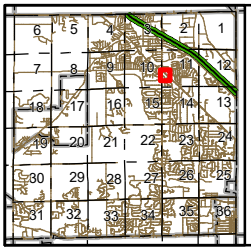
Maps

Survey - Existing Conditions

Site Plan & Landscape Plan

Building Plans & Elevations





7 Brew Coffee - Site Plan Review

N82W15449 Appleton Avenue

1 inch = 167 feet

0 200 400 Feet

N

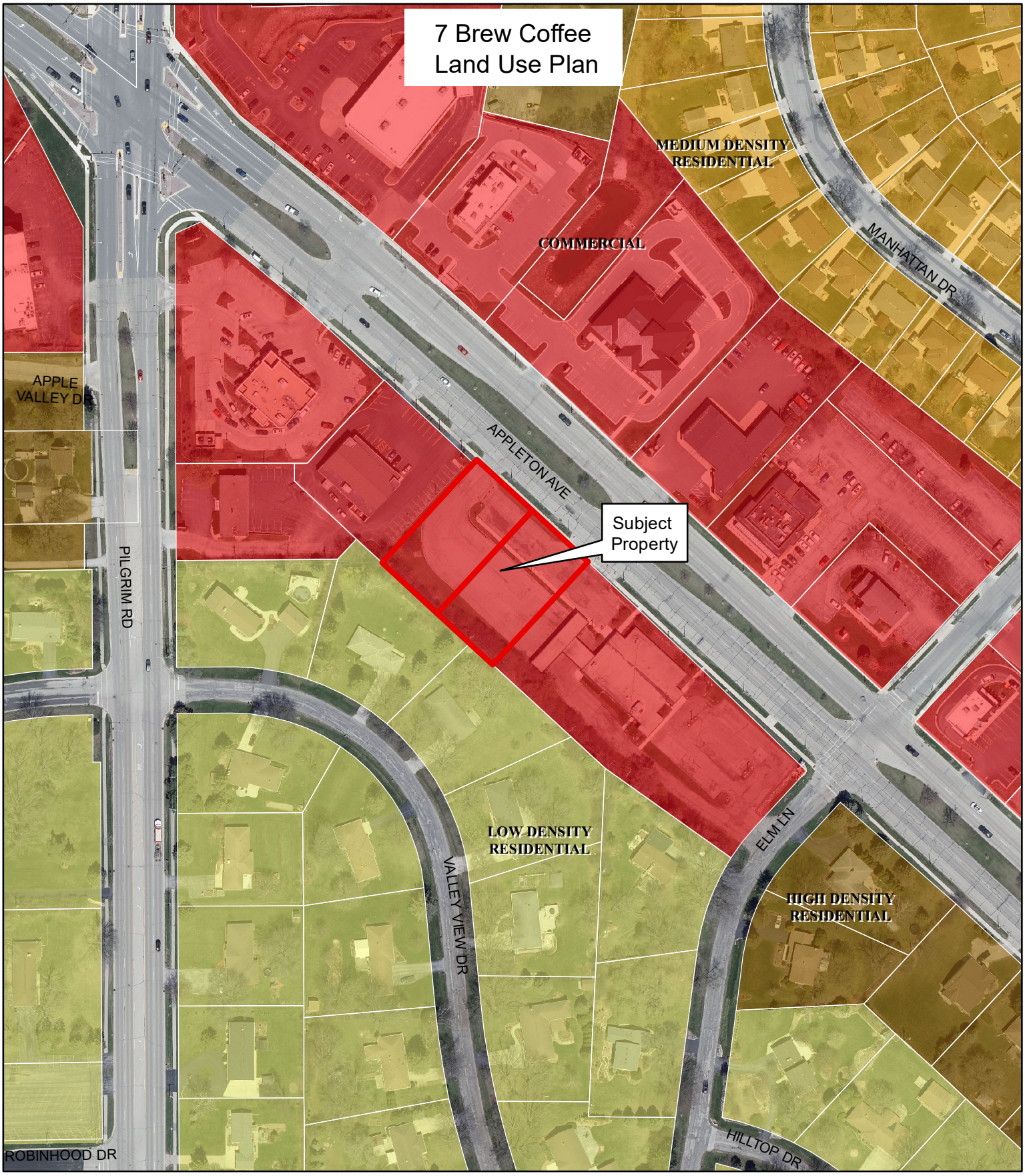
This map is intended for informational purposes only and does not replace the need for land or field survey. The Village of Menomonee Falls makes no representations regarding map accuracy or fitness for any use. This map does not represent an expressed or implied contract with the Village of Menomonee Falls. All parties must obtain the permission of the Village of Menomonee Falls before re-releasing this map or copies of the information displayed on or derived from it.

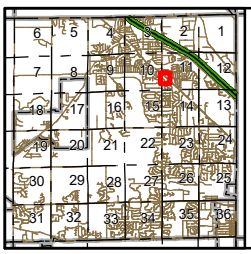
Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls





7 Brew Coffee - Site Plan Review

N82W15449 Appleton Avenue

1 inch = 167 feet

0 200 400 Feet

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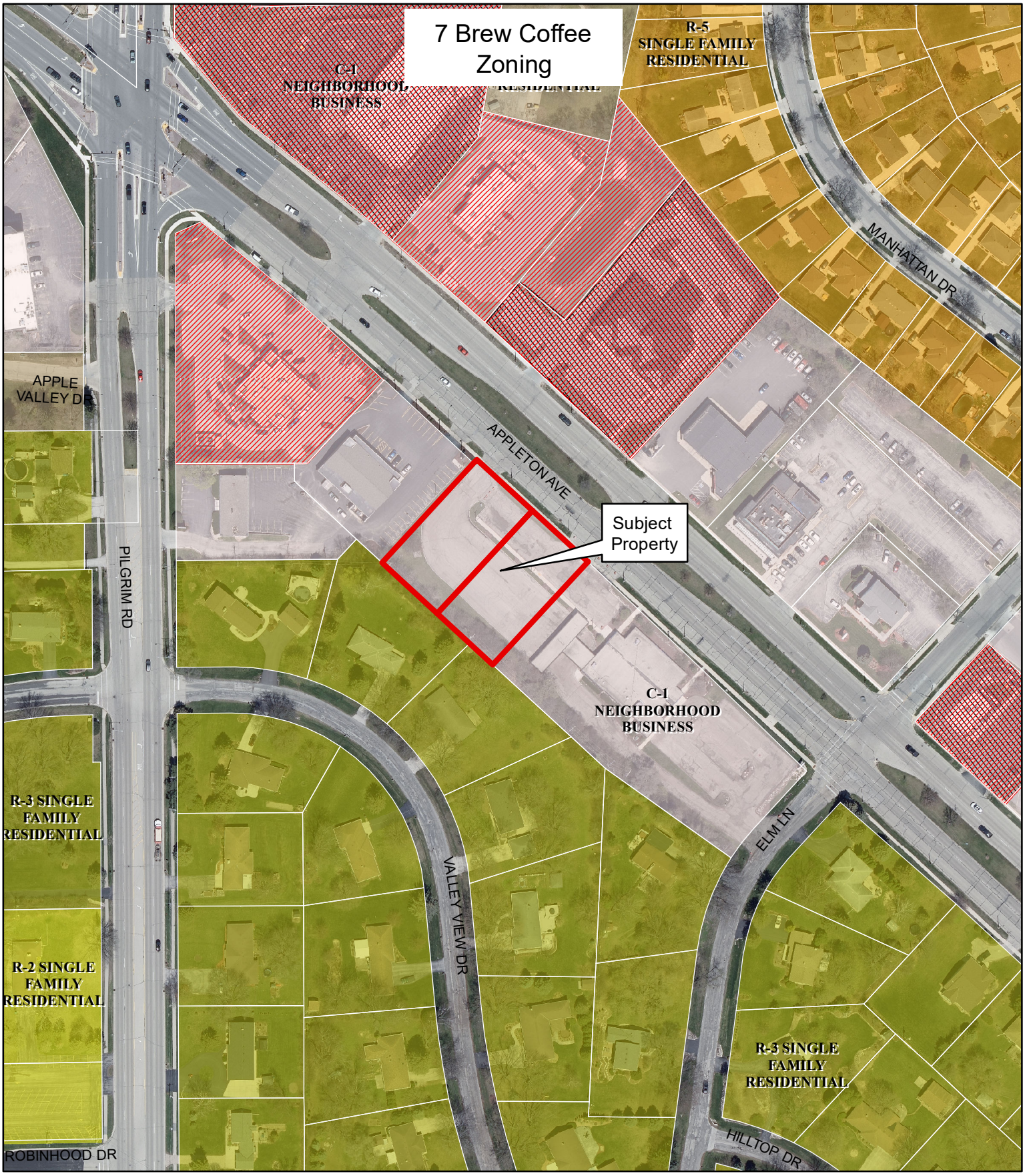
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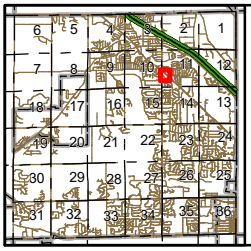
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VILLAGE OF Menomonee Falls





7 Brew Coffee - Site Plan Review

N82W15449 Appleton Avenue

1 inch = 167 feet

0 200 400 Feet

N

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Map Accuracy: National Map Accuracy Standards

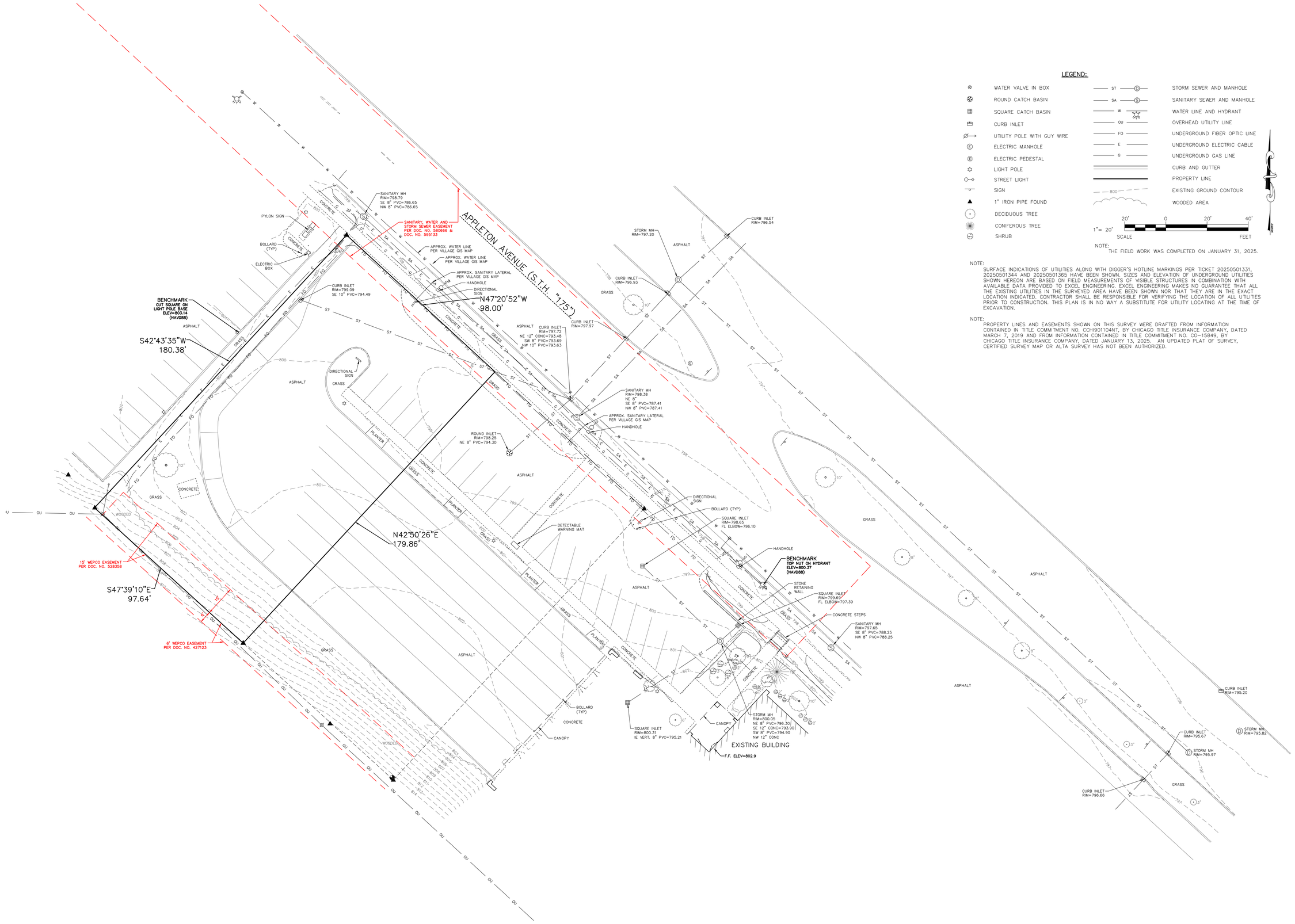
Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls

7 Brew Coffee – Street View





EXISTING SURVEY

LEGEND:

WATER VALVE IN BOX	ST	STORM SEWER AND MANHOLE
ROUND CATCH BASIN	SA	SANITARY SEWER AND MANHOLE
SQUARE CATCH BASIN	W	WATER LINE AND HYDRANT
CURB INLET	OU	OVERHEAD UTILITY LINE
UTILITY POLE WITH GUY WIRE	FO	UNDERGROUND FIBER OPTIC LINE
ELECTRIC MANHOLE	E	UNDERGROUND ELECTRIC CABLE
ELECTRIC PEDESTAL	G	UNDERGROUND GAS LINE
LIGHT POLE		CURB AND GUTTER
STREET LIGHT		PROPERTY LINE
SIGN	800	EXISTING GROUND CONTOUR
1" IRON PIPE FOUND		WOODED AREA
DECIDUOUS TREE		
CONIFEROUS TREE		
SHRUB		

1"= 20' SCALE — 20' 0 20' 40' FEET

NOTE:
THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2025.

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET 20250501331, 20250501344 AND 20250501365 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:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. CHI9301104NT, BY CHICAGO TITLE INSURANCE COMPANY, DATED MARCH 7, 2019 AND FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. CO-15849, BY CHICAGO TITLE INSURANCE COMPANY, DATED JANUARY 13, 2025. AN UPDATED PLAT OF SURVEY, CERTIFIED SURVEY MAP OR ALTA SURVEY HAS NOT BEEN AUTHORIZED.

EXISTING SURVEY

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

EXISTING SURVEY
7 BREW
APPLETON AVENUE • MENOMONEE FALLS, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 12, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240351800

SHEET NUMBER
ES

2025 © EXCEL ENGINEERING, INC.

PROPOSED COFFEE SHOP FOR:

7-BREW MENOMONEE FALLS

MENOMONEE FALLS, WI

PROJECT INFORMATION

SITE INFORMATION:

OVERALL PROPERTY AREA: 35,307 S.F. (0.81 ACRES).

EXISTING ZONING: C-1 NEIGHBORHOOD BUSINESS

PROPOSED ZONING: C-1 NEIGHBORHOOD BUSINESS W/ OC-5 COMMERCIAL OVERLAY

PROPOSED USE (LOT 2): COFFEE SHOP W/ DRIVE-THRU

AREA OF SITE DISTURBANCE: ± 27,782 S.F. (0.64 ACRES)

SETBACKS:
BUILDING: FRONT(NE) = 30'
SIDE(NW/SE) = 30'
REAR(SW) = 100'
PAVEMENT: FRONT(NE) = 10'
SIDE(NW/SE) = 3'
REAR(SW) = 15'

BUFFERYARDS:
FRONT(NE) = 5'
SIDE(NW/SE) = 0'
REAR(SW) = 15'

PROPOSED BUILDING HEIGHT: 19'-10" (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: 1 SPACE PER 3 PEOPLE BASED ON MAX CAPACITY & 2 SPACES PER 3 EMPLOYEES OF LARGEST SHIFT (10 SPACES REQ.)

PARKING PROVIDED : 16 SPACES (10 OFFSITE SPACES W/ PARKING AGREEMENT)
(1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

STACKING REQUIRED: 6 STACKING SPACES PER DRIVE UP LANE BEHIND ORDERING STATION

STACKING PROVIDED: LANE 1 = 9 SPACES
LANE 2 = 12 SPACES

BICYCLE PARKING REQUIREMENTS: 1 PER 20 SPACES (1 RACK REQUIRED)

BICYCLE PARKING PROVIDED: 1 BICYCLE RACK

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 25%
MAXIMUM IMPERVIOUS SURFACE: 75% (LOT 1 = 71.7% ; LOT2 = 68.4%)

EXISTING SITE DATA

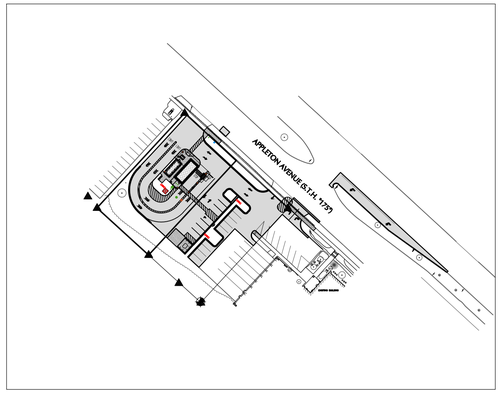
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.57	25,028	70.9%
TOTAL IMPERVIOUS	0.57	25,028	70.9%
LANDSCAPE/ OPEN SPACE	0.24	10,279	29.1%
PROJECT SITE	0.81	35,307	100.0%

PROPOSED SITE DATA (LOT 1)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.28	12,328	69.7%
TOTAL IMPERVIOUS	0.28	12,328	69.7%
LANDSCAPE/ OPEN SPACE	0.12	5,360	30.3%
PROJECT SITE	0.41	17,688	100.0%

PROPOSED SITE DATA (LOT 2)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.02	740	4.2%
PAVEMENT (ASP. & CONC.)	0.26	11,359	64.2%
TOTAL IMPERVIOUS	0.28	12,099	68.4%
LANDSCAPE/ OPEN SPACE	0.13	5,520	31.2%
PROJECT SITE	0.40	17,619	100.0%



SITE PLAN OVERVIEW
SCALE: 1"= 100'
NORTH
100' 0 100' 200'

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

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 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	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
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	T	EXISTING TELEPHONE PEDESTAL
	EXISTING WATER SERVICE VALVE	E	EXISTING ELECTRIC PEDESTAL
	EXISTING WELL		EXISTING ELECTRIC BOX
	EXISTING STORM CATCH BASIN		EXISTING FLOOD LIGHT
	EXISTING STORM CURB INLET	T	EXISTING TELEPHONE MANHOLE
	EXISTING SQUARE CATCH BASIN	C	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	CO	PROPOSED CLEANOUT
	PROPOSED STORM CURB INLET - ST CI	DSG	PROPOSED DOWNSPOUT TO GRADE
		DSR	PROPOSED DOWNSPOUT TO RISER
EXISTING LINETYPES			
	EXISTING CHAINLINK FENCE	POL	EXISTING POLISH SEWER AND MANHOLE
	EXISTING WOOD FENCE	P	EXISTING PROCESS SEWER AND MANHOLE
	EXISTING BARBED WIRE FENCE	CLW	EXISTING CLEAR WATER LINE
	EXISTING CURB AND GUTTER	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
	EXISTING GUARD RAIL	E	EXISTING UNDERGROUND ELECTRIC CABLE
800	EXISTING GROUND CONTOUR	T	EXISTING UNDERGROUND TELEPHONE CABLE
ST	EXISTING STORM SEWER AND MANHOLE	G	EXISTING UNDERGROUND GAS LINE
SA	EXISTING SANITARY SEWER AND MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
	EXISTING WATER LINE AND HYDRANT		RAILROAD TRACKS
	INTERIOR PROPERTY LINE		RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
	PROPOSED CHAINLINK FENCE	POL	PROPOSED POLISH SEWER AND MANHOLE
	PROPOSED WOOD FENCE	P	PROPOSED PROCESS SEWER AND MANHOLE
	PROPOSED BARBED WIRE FENCE	CLW	PROPOSED CLEAR WATER LINE
	PROPOSED CURB AND GUTTER	FO	PROPOSED UNDERGROUND FIBER OPTIC LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
800	PROPOSED GROUND CONTOUR	T	PROPOSED UNDERGROUND TELEPHONE CABLE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	G	PROPOSED UNDERGROUND GAS LINE
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	OU	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED WATER LINE AND HYDRANT		MATCHLINE
	PROPOSED PROPERTY LINE		GRADING/SEEDING LIMITS

PROJECT CONTACTS

OWNER INFORMATION:
Milbrew Holdings
Corbin Terlip
P.O. Box 780226
Witchita KS 67278
Phone: (620) 249-9079
Email: cterlip@7brewmke.com

CIVIL:
EOR: Eric Drazkowski, P.E.
Contact: Casey Scholz
Phone: (920) 926-3226
E-mail: casey.scholz@excelengineer.com

CITY PLANNER:
Amy Bennett
Phone: (262) 532-4408
E-mail: Abennett@menomonee-falls.org

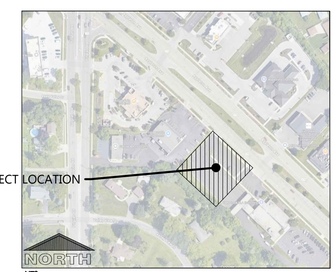
CITY ENGINEER:
Thomas M. Hoffman, P.E.
Phone: (262) 532-4400
E-mail: thoffman@menomonee-falls.org

CITY BUILDING INSPECTOR:
Tom Depies
Phone: (262) 532-4282
E-mail: TDepies@safebuilt.com

CITY DIRECTIOR OF PUBLIC WORKS:
Josh Radomski
Phone: (262) 532-4700

LOCATION MAP





NTS

PROJECT NOTES

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
3. PRIOR TO OFFSITE CONSTRUCTION WORK, OBTAIN WRITTEN PERMISSION FROM PROPERTY OWNER FOR SCOPE OF OFFSITE WORK.

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	CIVIL COVER SHEET
C0.2	CIVIL 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

EXCEL
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 MENOMONEE FALLS
N82W15449 APPLETON AVE ● MENOMONEE FALLS, WI 53051

PROFESSIONAL SEAL
WISCONSIN
ERIC DRAZKOWSKI
E-00401127-006
FOND DU LAC
WISCONSIN
PROFESSIONAL ENGINEER

PRELIMINARY DATES
FEB. 19, 2025
FEB. 28, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240351800

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. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING.
C. 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 DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
E. 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.
I. 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.
J. 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 CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD 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 WI 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 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 58-28S)	1-1/2" SURFACE COURSE (5 LT 58-28S)
(WISDOT 455.2.5 TACK COAT (STAGED PAVING)	WISDOT 455.2.5 TACK COAT (STAGED PAVING)
2" BINDER COURSE (4 LT 58-28S)	2-1/2" BINDER COURSE (4 LT 58-28S)
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 C1.1B FOR STRIPING PLAN OF PAVEMENT AREAS.

32 20 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 330R-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. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED 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 C94
   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 ENTRAINED 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 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. 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.
I. 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-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING 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 30 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 RANGE 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 SEEDED 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% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/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 SEEDED 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 SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 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 SEEDING 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. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING 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.
F. 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.
G. 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.
H. MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM TO 2.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
I. 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. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING
C. ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. INSULATION SHALL BE PROVIDED PER STATE PLUMBING CODES AS NECESSARY BASED ON PROPOSED DEPTH PER PLANS.
D. SANITARY MANHOLES SHALL BE 48" PRECAST AND CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN-CURRENT EDITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SANITARY MANHOLE FRAME AND GRATE TO BE NEENAH R-1550-A OR EQUAL. RIM ELEVATION TO BE SET AT FINISHED GRADE IN DEVELOPED AREAS AND 12" ABOVE FINISHED GRADE IN UNDEVELOPED AREAS EXCEPT AS OTHERWISE DIRECTED BY THE ENGINEER.
E. 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 ZURN (Z-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.
F. 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.
G. 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.
H. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
I. 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/GC 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.
J. 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.
K. 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.
L. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

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
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

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
	3. PLACE ALL SILT FENCE AND INLET PROTECTION.
	4. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED.
	5. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	6. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	7. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.

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

SHOP DRAWING SUBMITTALS

MATERIAL / INFORMATION

1. 32.10.00 (A) - AGGREGATE BASE & ASPHALT PAVEMENT
   - HOT MIX ASPHALT SPECIFICATIONS
   - AGGREGATE BASE
2. 32.20.00-CONCRETE AND AGGREGATE BASE
   - DESIGN MIX
   - AGGREGATE BASE
3. 33.10.00 - SITE UTILITIES
   - SANITARY AND STORM MANHOLES
   - SANITARY PIPING MATERIALS
   - GREASE INTERCEPTOR SHOP DRAWINGS
   - WATER PIPING MATERIALS
   - WATER FITTINGS & APPURTENANCES
   - STORM PIPING MATERIALS

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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MENOMONEE FALLS
N82W15449 APPLETON AVE ● MENOMONEE FALLS, WI 53051

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 19, 2025
FEB. 28, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240351800

SHEET NUMBER
C0.2

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET 20250501331, 20250501344 AND 20250501365 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.

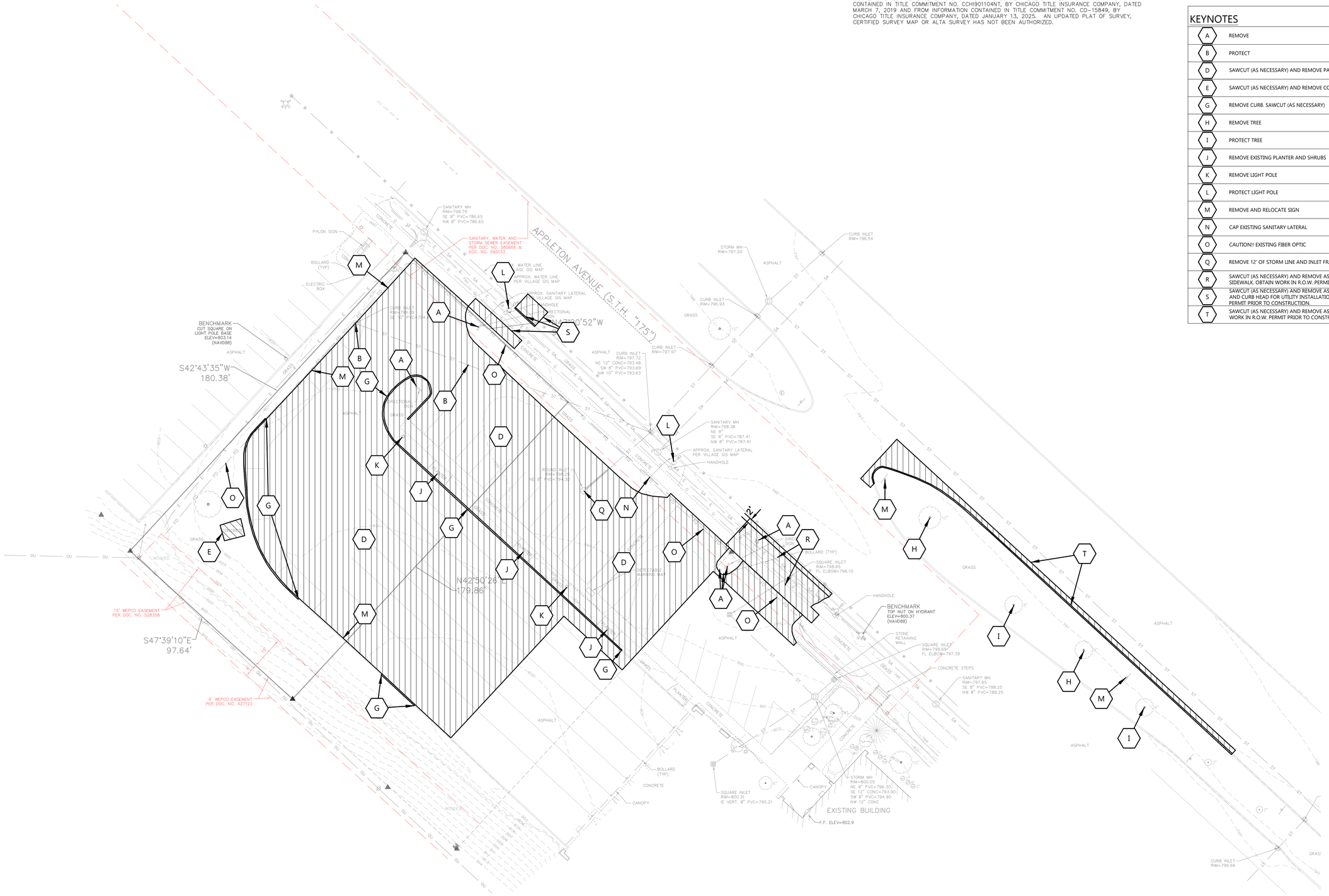
NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. CCHI901104NT, BY CHICAGO TITLE INSURANCE COMPANY, DATED MARCH 7, 2019 AND FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. CO-15849, BY CHICAGO TITLE INSURANCE COMPANY, DATED JANUARY 13, 2025. AN UPDATED PLAT OF SURVEY, CERTIFIED SURVEY MAP OR ALTA SURVEY HAS NOT BEEN AUTHORIZED.

GENERAL NOTES:

- SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.
- PRIVATE LOCATE TO BE COMPLETED, EXISTING UTILITIES FIELD VERIFIED, AND INFORMATION PROVIDED TO ENGINEER PRIOR TO CONSTRUCTION. DOWNSTREAM UTILITY CONNECTIONS **MUST** BE VERIFIED PRIOR TO CONSTRUCTION AND PROVIDED TO ENGINEER.

KEYNOTES

A	REMOVE
B	PROTECT
D	SAWCUT (AS NECESSARY) AND REMOVE PAVEMENT
E	SAWCUT (AS NECESSARY) AND REMOVE CONCRETE AND BASE
G	REMOVE CURB. SAWCUT (AS NECESSARY)
H	REMOVE TREE
I	PROTECT TREE
J	REMOVE EXISTING PLANTER AND SHRUBS
K	REMOVE LIGHT POLE
L	PROTECT LIGHT POLE
M	REMOVE AND RELOCATE SIGN
N	CAP EXISTING SANITARY LATERAL
O	CAUTION!! EXISTING FIBER OPTIC
Q	REMOVE 12' OF STORM LINE AND INLET FRAME & GRATE
R	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND CONCRETE SIDEWALK. OBTAIN WORK IN R.O.W. PERMIT PRIOR TO CONSTRUCTION.
S	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT, CONCRETE SIDEWALK, AND CURB HEAD FOR UTILITY INSTALLATION. OBTAIN WORK IN R.O.W. PERMIT PRIOR TO CONSTRUCTION.
T	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND CURB HEAD. OBTAIN WORK IN R.O.W. PERMIT PRIOR TO CONSTRUCTION;.



SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN

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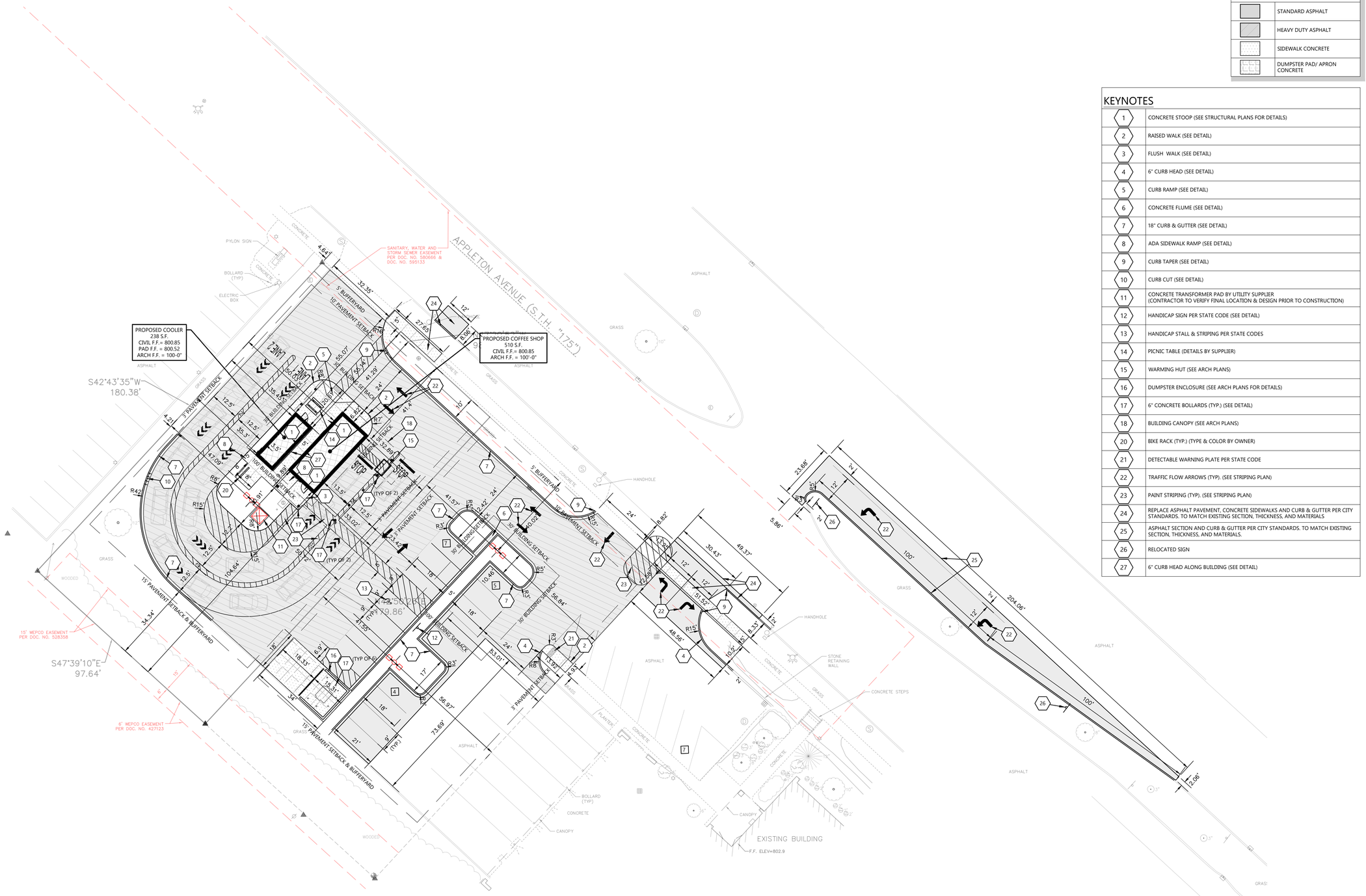
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LEGEND:

HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	HEAVY DUTY ASPHALT
	SIDEWALK CONCRETE
	DUMPSTER PAD/ APRON CONCRETE

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
4	6" CURB HEAD (SEE DETAIL)
5	CURB RAMP (SEE DETAIL)
6	CONCRETE FLUME (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
8	ADA SIDEWALK RAMP (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
10	CURB CUT (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
14	PICNIC TABLE (DETAILS BY SUPPLIER)
15	WARMING HUT (SEE ARCH PLANS)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE DETAIL)
18	BUILDING CANOPY (SEE ARCH PLANS)
20	BIKE RACK (TYP.) (TYPE & COLOR BY OWNER)
21	DETECTABLE WARNING PLATE PER STATE CODE
22	TRAFFIC FLOW ARROWS (TYP). (SEE STRIPING PLAN)
23	PAINT STRIPING (TYP). (SEE STRIPING PLAN)
24	REPLACE ASPHALT PAVEMENT, CONCRETE SIDEWALKS AND CURB & GUTTER PER CITY STANDARDS. TO MATCH EXISTING SECTION, THICKNESS, AND MATERIALS
25	ASPHALT SECTION AND CURB & GUTTER PER CITY STANDARDS. TO MATCH EXISTING SECTION, THICKNESS, AND MATERIALS.
26	RELOCATED SIGN
27	6" CURB HEAD ALONG BUILDING (SEE DETAIL)

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL SITE PLAN

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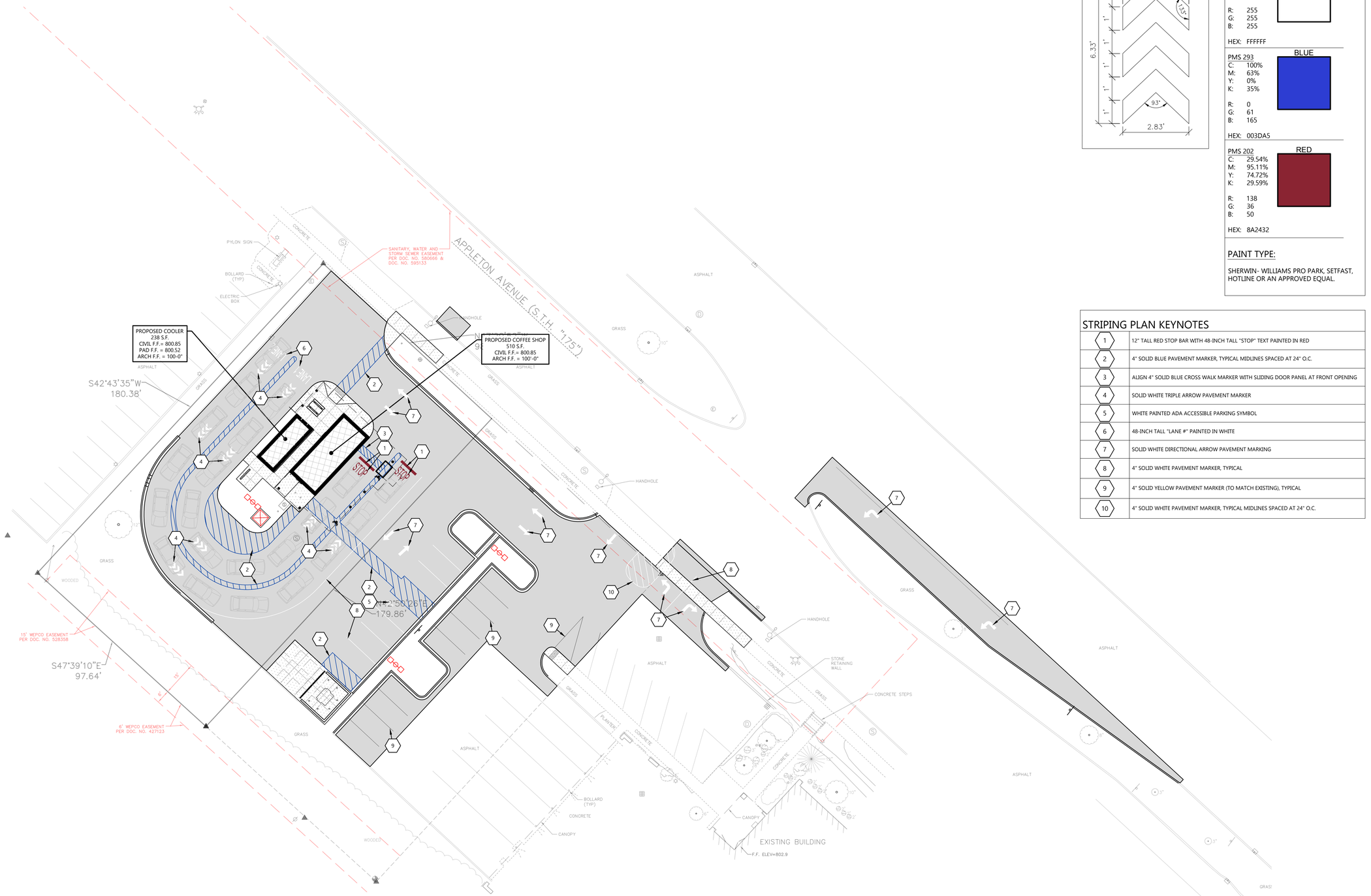
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240351800

SHEET NUMBER

C1.1A



SCALE: 1"= 20'

NORTH

20' 0 20' 40'

CIVIL STRIPING PLAN

7 BREW ARROW TEMPLATE

STRIPING PAINT COLORS:

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

WHITE

PMS 000C
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

HEX: FFFFFF

BLUE

PMS 293
C: 100%
M: 63%
Y: 0%
K: 35%

R: 0
G: 61
B: 165

HEX: 003DA5

RED

PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%

R: 138
G: 36
B: 50

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 BLUE PAVEMENT MARKER, TYPICAL MIDLINES SPACED AT 24" O.C.
3	ALIGN 4" SOLID BLUE 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	4" SOLID YELLOW PAVEMENT MARKER (TO MATCH EXISTING), TYPICAL
10	4" SOLID WHITE PAVEMENT MARKER, TYPICAL MIDLINES SPACED AT 24" O.C.

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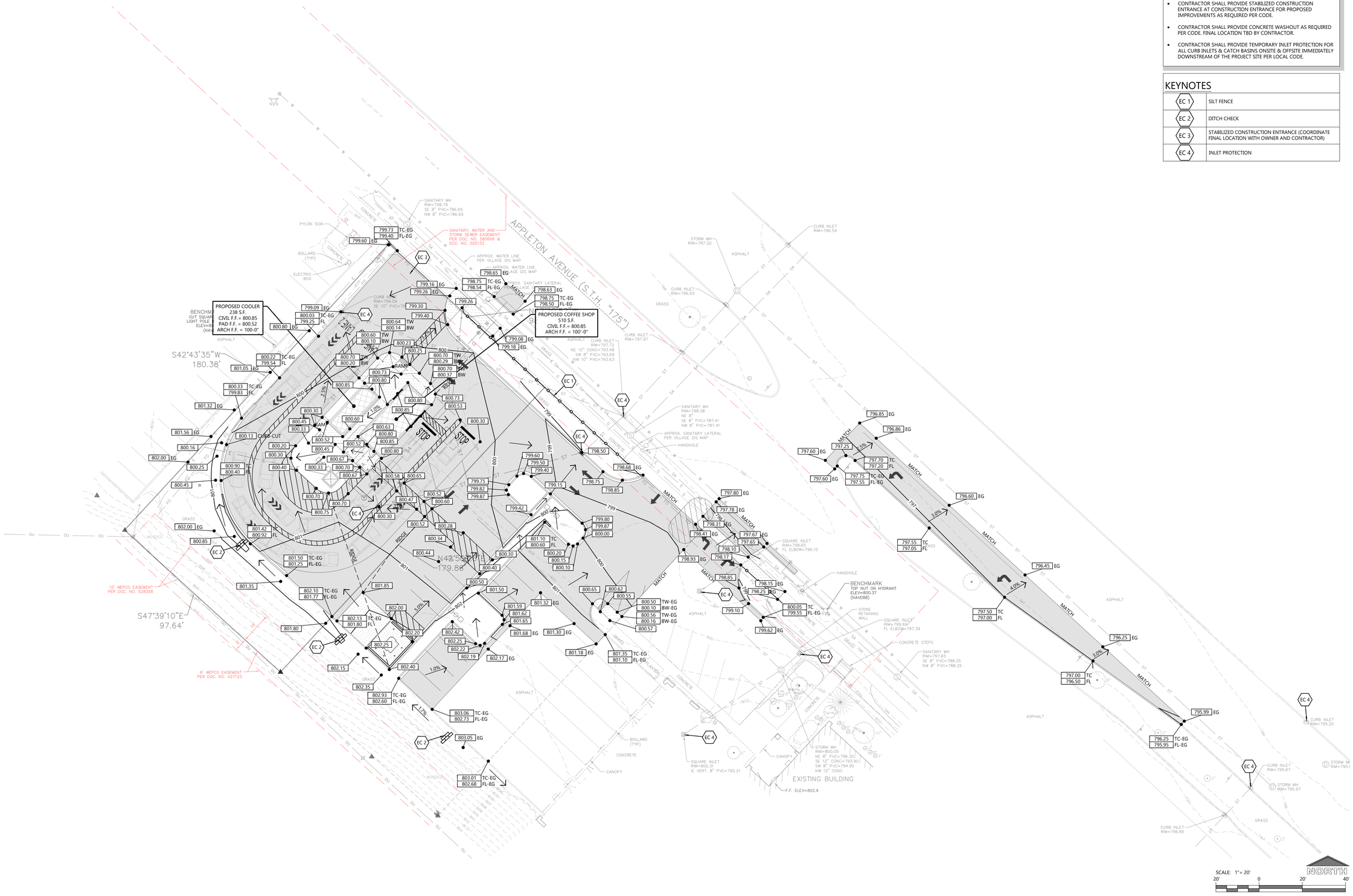
C1.1B

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 2	DITCH CHECK
EC 3	STABILIZED CONSTRUCTION ENTRANCE (COORDINATE FINAL LOCATION WITH OWNER AND CONTRACTOR)
EC 4	INLET PROTECTION



CIVIL GRADING AND EROSION CONTROL PLAN

EXCEL

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920-926-9800
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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:

7-BREW MENOMONEE FALLS

N82W15449 APPLETON AVE ● MENOMONEE FALLS, WI 53051

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 19, 2025
FEB. 28, 2025

NOT FOR CONSTRUCTION

JOB NUMBER

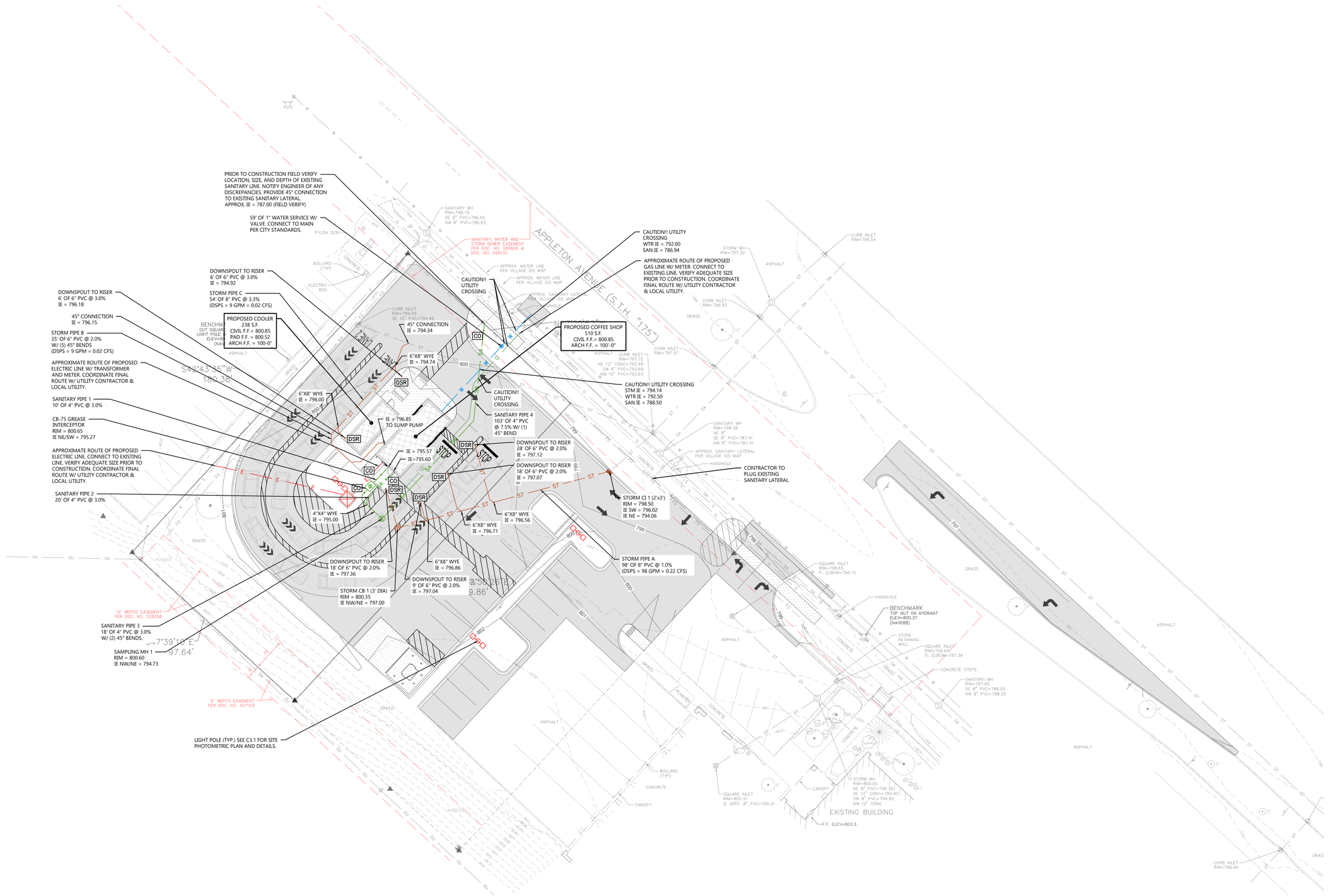
240351800

SHEET NUMBER

C1.2

GENERAL NOTES:

- SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.
- PRIVATE LOCATE TO BE COMPLETED, EXISTING UTILITIES FIELD VERIFIED, AND INFORMATION PROVIDED TO ENGINEER PRIOR TO CONSTRUCTION. DOWNSTREAM UTILITY CONNECTIONS **MUST** BE VERIFIED PRIOR TO CONSTRUCTION AND PROVIDED TO ENGINEER.



CIVIL UTILITY PLAN

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PRELIMINARY DATES

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FEB. 28, 2025

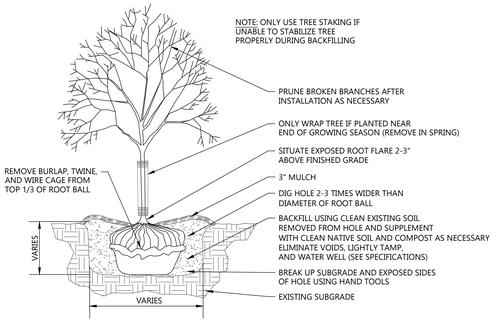
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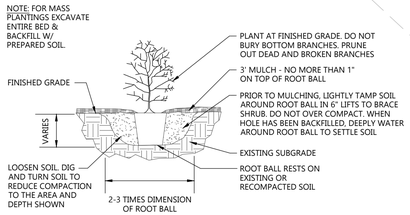
SHEET NUMBER

C1.3



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS SHRUB PLANTING DETAIL

NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE AND RESTORATION PLAN

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
DECIDUOUS TREES					
	Armstrong maple	Acer x freemanii 'Armstrong'	2	2 1/2" CAL.	B&B
	Autumn Gold Gingko	Gingko biloba 'Autumn Gold'	2	2 1/2" CAL.	B&B
	Street Keeper Honeylocust	Gleditsia triacanthos 'Draves'	1	2 1/2" CAL.	B&B
	Sweet Street Linden	Tilia americana 'Kromm'	2	2 1/2" CAL.	B&B
EVERGREEN TREES					
	Trautman Chinese Juniper	Juniperus chinensis 'Trautman'	9	6' HT.	B&B
SMALL DECIDUOUS SHRUBS					
	Double Play Doozie Spirea	Spiraea x 'NCSX2'	8	18" HT.	CONT.
MEDIUM DECIDUOUS SHRUBS					
	Iroquois Beauty Black Chokeberry	Aronia Melanocarpa 'Morton'	8	18" HT.	CONT.
	Bobo Hydrangea	Hydrangea paniculata 'ILVOBO'	6	18" HT.	CONT.
	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	6	18" HT.	CONT.
LARGE DECIDUOUS SHRUBS					
	Meadowlark Forsythia	Forsythia x 'Meadowlark'	6	36" HT.	CONT.
	Dream Cloud Lilac	Syringa patula 'KLMone'	6	36" HT.	CONT.
	Blue Muffin Viburnum	Viburnum dentatum 'Christom'	7	36" HT.	CONT.
SMALL EVERGREEN SHRUBS					
	Slowmound Mugo Pine	Pinus mugo 'Slowmound'	8	18" HT.	CONT.
MEDIUM EVERGREEN SHRUBS					
	Sea of Gold Juniper	Juniperus chinensis 'Monsan'	6	18" HT.	CONT.
LARGE EVERGREEN SHRUBS					
	Sea Green Juniper	Juniperus chinensis 'Sea Green'	10	36" HT.	B&B
PERENNIALS					
	Montrose White Calamint	Calamintha nepeta 'Montrose White'	13	1 GAL.	POT
	Pardon Me Daylily	Hemerocallis 'Pardon Me'	14	1 GAL.	POT
ORNAMENTAL GRASSES					
	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	28	1 GAL.	POT

LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
PARKING	1 TREE PLUS PLANTINGS TO COVER ENTIRE ISLAND 15% OF PARKING AREA (17,796 SF) 17,796 x .15 = 2,669 SF / 2 TREES 25% OF PLANTINGS TO BE EVERGREEN	3 TREES 2,815 SF LANDSCAPED AREA (SEE CALCULATION BELOW) 1,271 OF 2,795 SF TO BE EVERGREEN = 45%
GREEN SPACE / AT GRADE COVERAGE	10,880 GREEN SPACE / 35,307 TOTAL AREA = 30.8% 1 ORNAMENTAL / SHADE TREE PER 1,500 SF (10,880 / 1,500 = 7.25 TREES) 25% OF GREENSPACE TO BE LANDSCAPED WITH PLANT MATERIALS OTHER THAN TURF 25% x 10,880 = 2,720 SF / 7.25 TREES	7 DECIDUOUS TREES (4 BUFFER / 3 PARKING ISLANDS) 9 EVERGREEN TREES = 675 SF 29 LARGE SHRUBS (23 FROM REAR BUFFER) = 1,102 SF 26 MEDIUM SHRUBS = 520 SF 14 SMALL SHRUBS = 168 SF 55 PERENNIALS = 330 SF TOTAL AT GRADE COVERAGE = 2,795 SF
REAR BUFFER / SCREENING	1 SHADE TREE PER 40' (160' / 40' = 4 TREES) CONTINOUS DOUBLE ROW HEDGE (15' WIDE / 6' TALL)	4 SHADE TREES 23 LARGE SHRUBS (13 DECIDUOUS / 10 EVERGREEN) 874 SF OF LANDSCAPE SCREENING

EXISTING TREES TO REMAIN LIST

PLANT TYPE	SIZE	QUANTITY
DECIDUOUS TREE (IN RIGHT OF WAY)	3" DIA.	1
DECIDUOUS TREE (IN RIGHT OF WAY)	8" DIA.	2
DECIDUOUS TREE (ON-SITE)	12" DIA.	1

EXISTING TREES TO REMOVE LIST

PLANT TYPE	SIZE	QUANTITY
DECIDUOUS TREE (IN RIGHT OF WAY)	8" DIA.	1
DECIDUOUS TREE (IN RIGHT OF WAY)	10" DIA.	1

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	ORGANIC MULCH
	SEEDED LAWN

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N82W15449 APPLETON AVE ● MENOMONEE FALLS, WI 53051

PROFESSIONAL SEAL

WISCONSIN
ETHAN REED MORROW
LA-1020-14
MILWAUKEE
LANDSCAPE ARCHITECT

PRELIMINARY DATES

DEC. 13, 2024
FEB. 19, 2025
FEB. 28, 2025

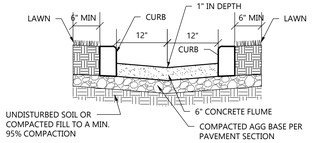
NOT FOR CONSTRUCTION

JOB NUMBER

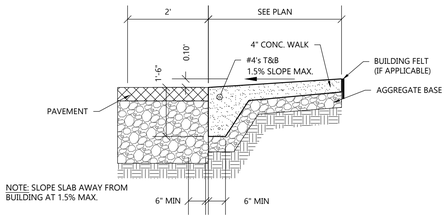
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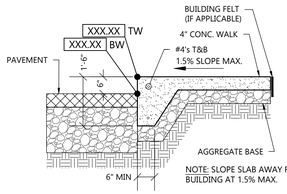
C1.4



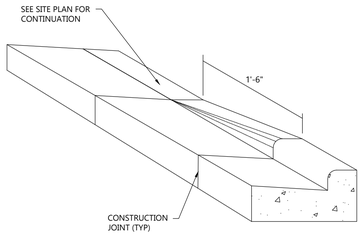
CONCRETE FLUME DETAIL
NOT TO SCALE



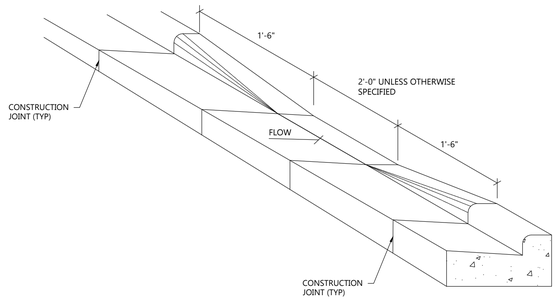
FLUSH WALK DETAIL
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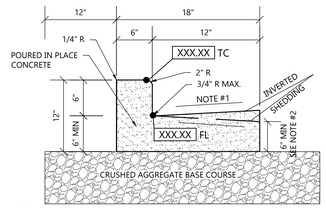
RAISED WALK DETAIL
NOT TO SCALE



CURB TAPER DETAIL
NOT TO SCALE

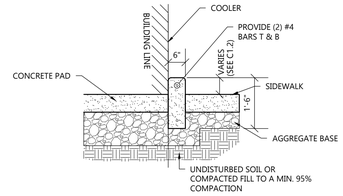


CURB CUT DETAIL
NOT TO SCALE

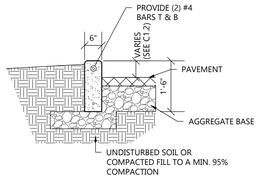


NOTE:
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING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

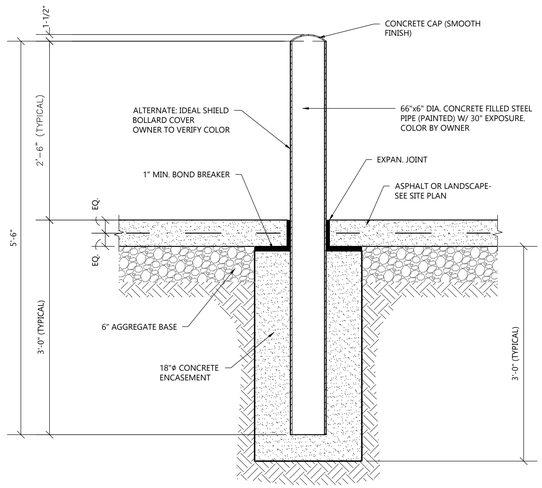
18" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



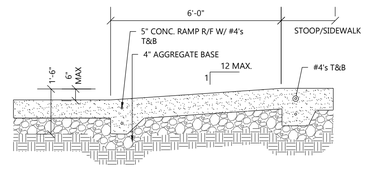
6" CURB HEAD ALONG BUILDING DETAIL
NOT TO SCALE



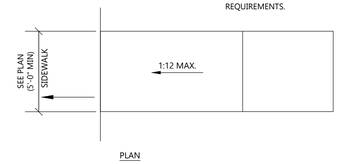
6" CURB HEAD DETAIL
NOT TO SCALE



6" PIPE BOLLARD DETAIL
NOT TO SCALE



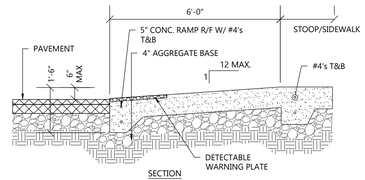
SECTION



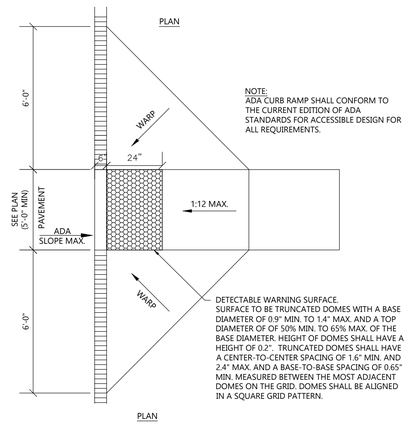
PLAN

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

ADA SIDEWALK RAMP DETAIL
NOT TO SCALE



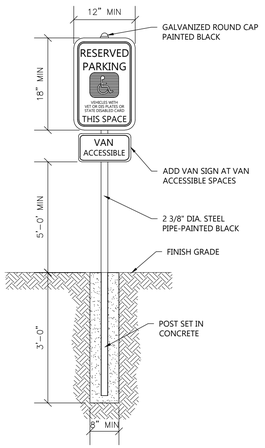
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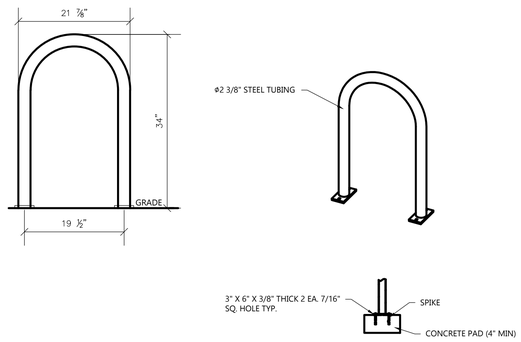
PLAN

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

CURB RAMP DETAIL
NOT TO SCALE



HANDICAP SIGNAGE WITH 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-IG (SF); 'U' BIKE RACK 2 BIKE

SINGLE LOOP BIKE RACK
NOT TO SCALE

CIVIL DETAILS

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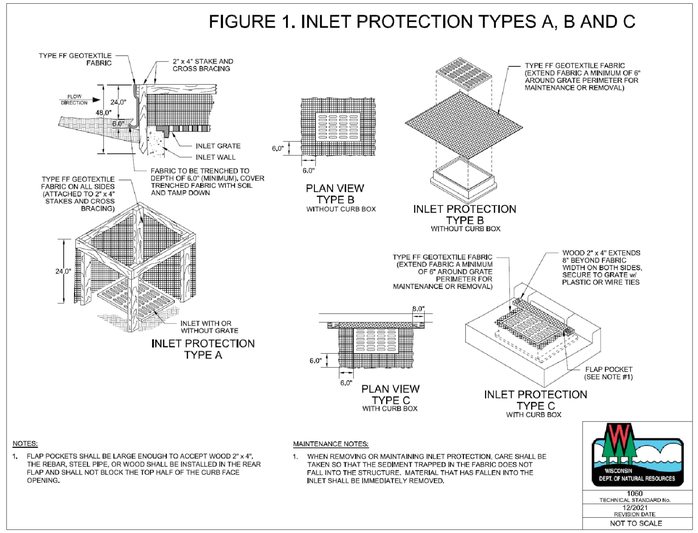
PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 19, 2025
FEB. 28, 2025

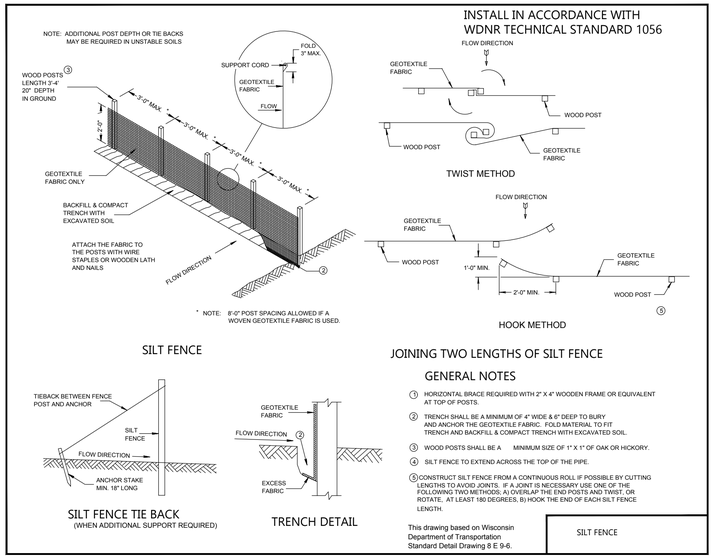
NOT FOR CONSTRUCTION

JOB NUMBER
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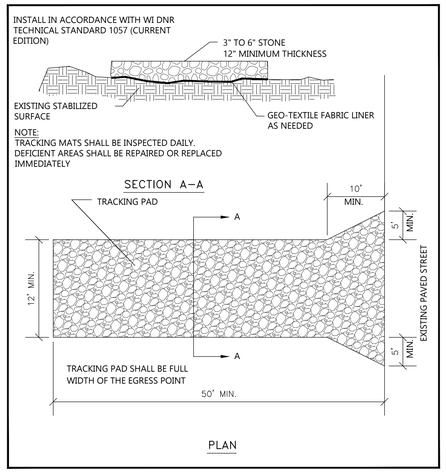
SHEET NUMBER
C2.0



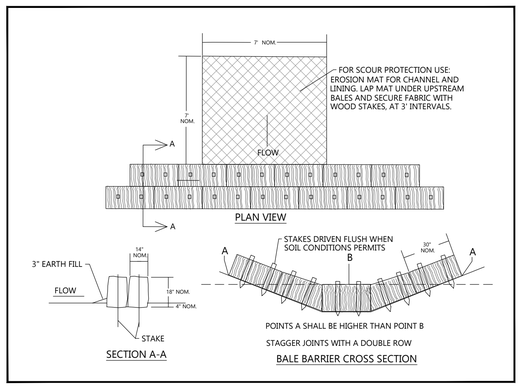
INLET PROTECTION DETAIL
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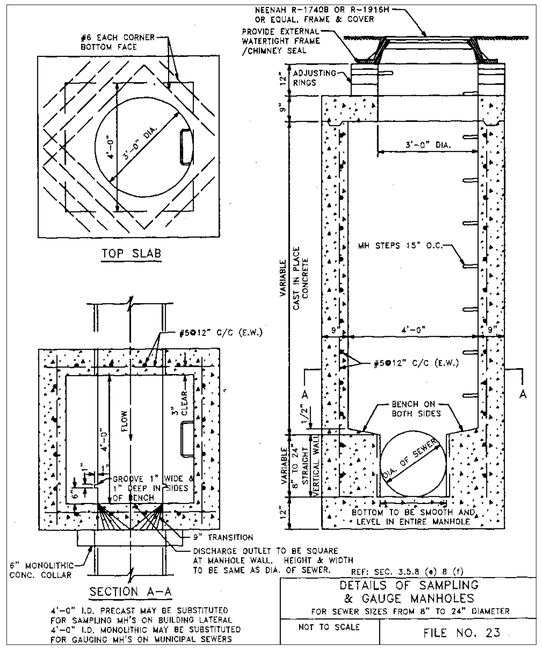
SILT FENCE - INSTALLATION DETAIL
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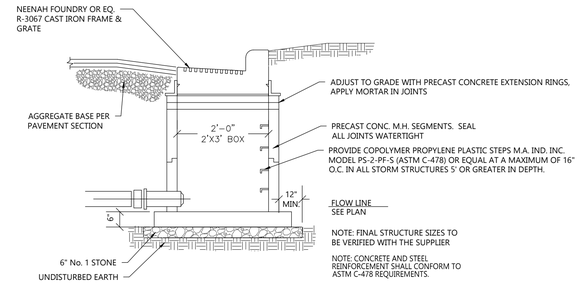
TRACKPAD DETAILS
NOT TO SCALE



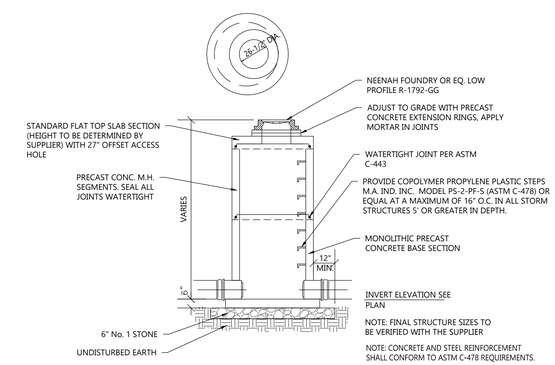
HAY OR STRAW BALE DITCH CHECK
NO SCALE



SANITARY SAMPLING MANHOLE
NOT TO SCALE



STORM CURB INLET DETAIL
NOT TO SCALE



STORM CATCH BASIN DETAIL
NOT TO SCALE

CIVIL DETAILS

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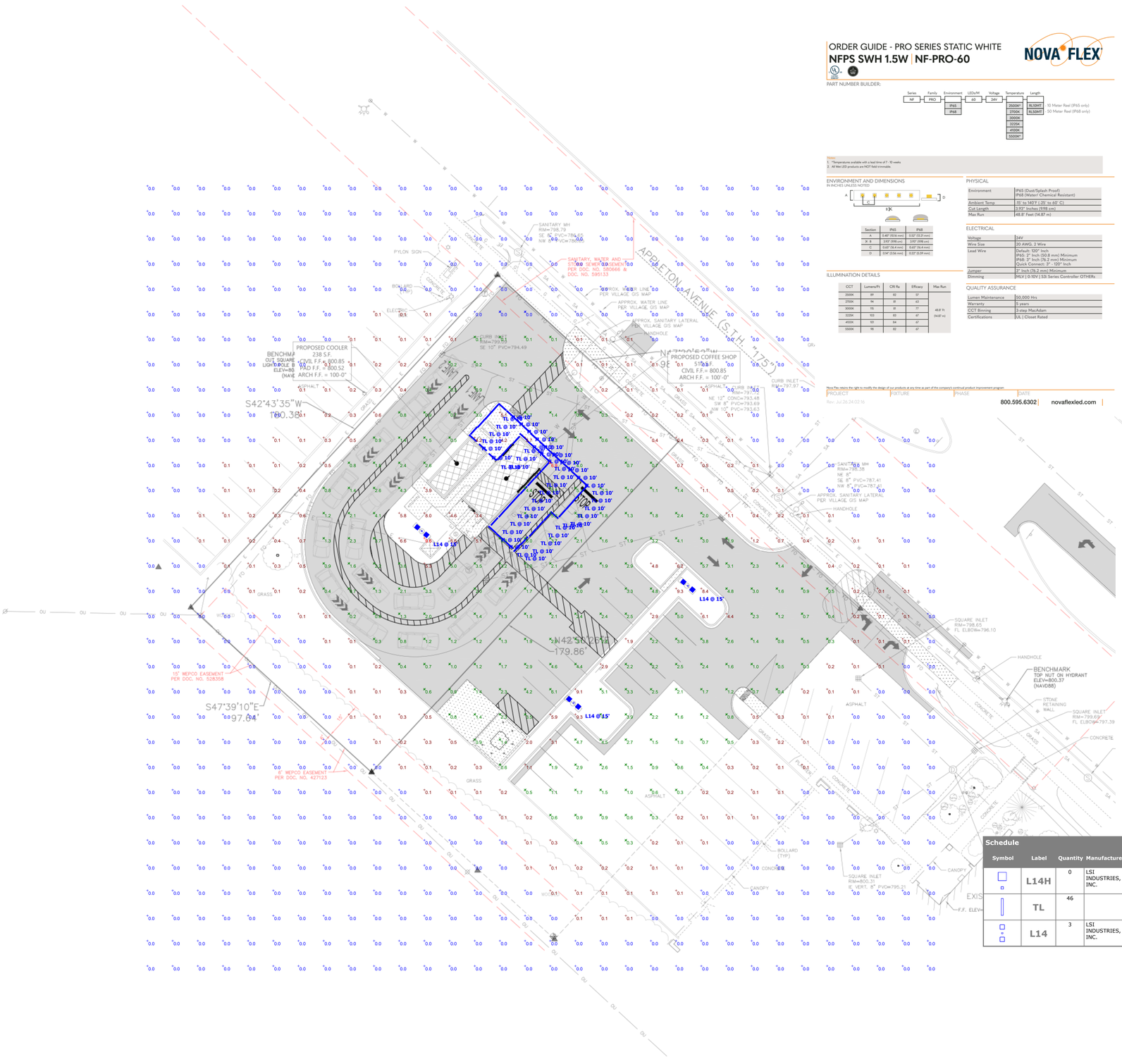
PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 19, 2025
FEB. 28, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240351800

SHEET NUMBER
C2.1



ORDER GUIDE - PRO SERIES STATIC WHITE

NFPS SWH 1.5W | NF-PRO-60

NOVA FLEX

PART NUMBER BUILDER:

Series	Family	Environment	LEDs/M	Voltage	Temperature	Length
NF	PRO	IP65	60	24V	3500K	XL10MT
		IP68			2700K	XL50MT
					3000K	
					3250K	
					4000K	
					5500K	

10 Meter Reel (IP65 only)
50 Meter Reel (IP68 only)

Notes:
1. *Temperatures available with a lead time of 7 - 10 weeks
2. All Wet LED products are NOT field trimmable.

ENVIRONMENT AND DIMENSIONS

IN INCHES UNLESS NOTED

Section	IP65	IP68
A	0.40" (10.16 mm)	0.52" (13.21 mm)
W, B	3.93" (99.8 mm)	3.93" (99.8 mm)
C	0.65" (16.4 mm)	0.65" (16.4 mm)
D	0.94" (23.86 mm)	0.53" (13.39 mm)

PHYSICAL

Environment	IP65 (Dust/Splash Proof) IP68 (Water/ Chemical Resistant)
Ambient Temp	35° to 140°F (-2° to 60° C)
Cut Length	3.93" Inches (99.8 cm)
Max Run	46.8' Feet (14.87 m)

ELECTRICAL

Voltage	24V
Wire Size	20 AWG, 2 Wire
Lead Wire	Default: 120" Inch IP65: 2" Inch (50.8 mm) Minimum IP68: 3" Inch (76.2 mm) Minimum Quick Connect: 3" -120" Inch
Jumper	3" Inch (75.2 mm) Minimum
Dimming	MLV [0-10V] 53i Series Controller OTHERs

ILLUMINATION DETAILS

CCT	Lumens/Ft	CRI Ra	Efficacy	Max Run
2500K	89	82	57	46.8' ft (14.87 m)
2700K	91	82	63	
3000K	115	81	77	
3225K	103	83	67	
4500K	101	84	67	
5500K	98	82	67	

QUALITY ASSURANCE

Lumen Maintenance	50,000 Hrs
Warranty	5 years
CCT Binning	3-step MacAdam
Certifications	UL	Closet Rated

Nova Flex retains the right to modify the design of our products at any time as part of the company's continual product improvement program.

PROJECT | FIXTURE | PHASE | DATE

Rev: Jul.26.24:02:16

800.595.6302 | novaflexled.com

Catalog #: _____ Project: _____ Type: _____

Prepared By: _____ Date: _____

Mirada Medium (MRM)

Outdoor LED Area Light



IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® 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: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, SW, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth® motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminaire per IEC 66262 mechanical impact code

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SPEC-1020.B-0422

LIGHT POLE DETAIL

NO SCALE

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Wattage
	L14H	0	LSI INDUSTRIES, INC.	MRM-LED-09L-SIL-FT-30-70CRI-IL		1	6327	0.9	62	
	TL	46				1	400	0.8	2.97786	
	L14	3	LSI INDUSTRIES, INC.	MRM-LED-09L-SIL-FT-30-70CRI		1	9860	0.9	124	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	X	1.9 fc	6.9 fc	0.0 fc	N/A	N/A
Calc Zone #1	+	0.6 fc	9.6 fc	0.0 fc	N/A	N/A

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

EXCEL
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 MENOMONEE FALLS

N82W15449 APPLETON AVE ● MENOMONEE FALLS, WI 53051

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 19, 2025
FEB. 28, 2025

NOT FOR CONSTRUCTION

JOB NUMBER

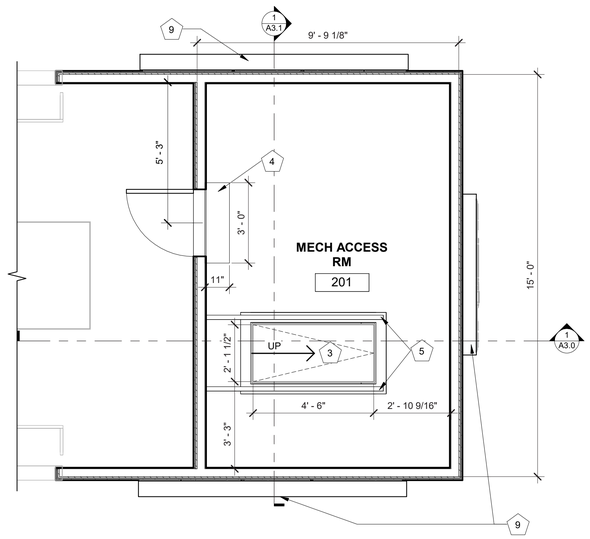
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SHEET NUMBER

C3.1

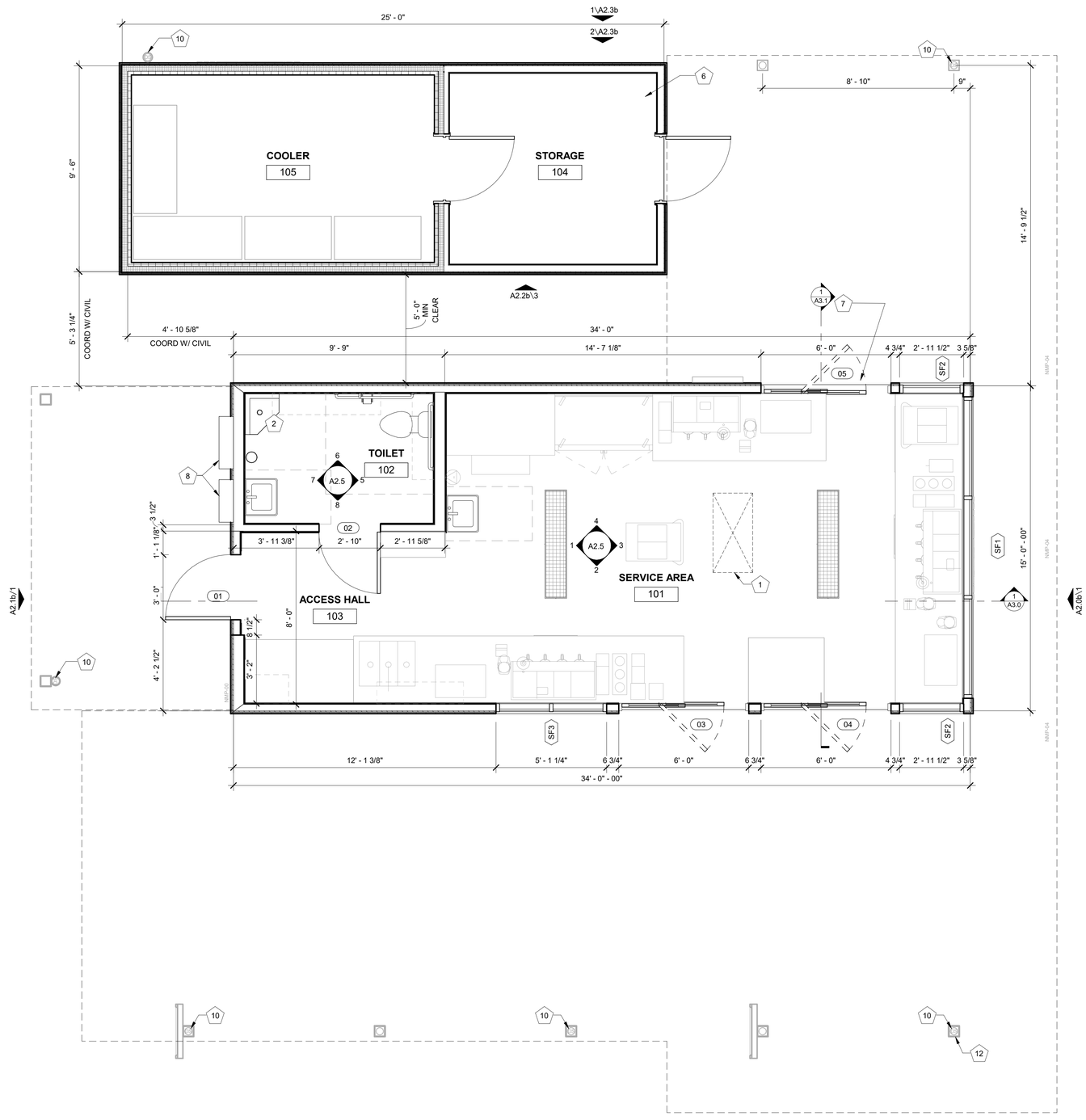
FLOOR PLAN KEYNOTES

NOTE NO.	NOTE TEXT
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK; REF PLUMBING
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	STEP, CENTER ON DOOR
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
7	ADA AUTO/MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
9	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
10	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
12	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.



2 MECH ACCESS RM

3/8" = 1'-0"



1 FLOOR PLAN

3/8" = 1'-0"

NORTH

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REVISIONS

No.	Description	Date

sheet issue date: 02/13/2025

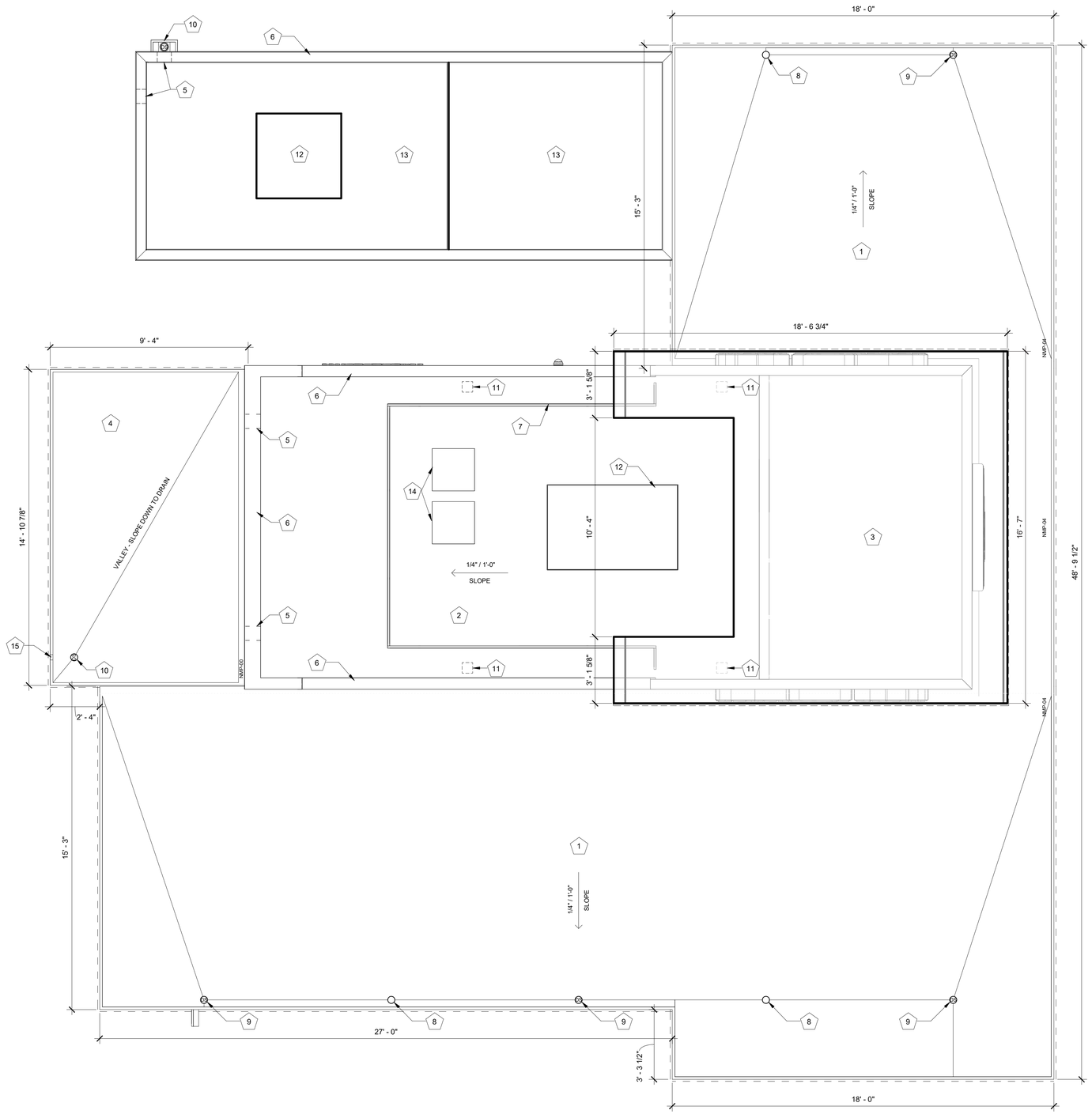
project no.: 22.23.08

sheet contents: FLOOR PLAN

sheet no.: A1.2

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"

NORTH

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REVISIONS

No.	Description	Date

sheet issue date: 02/13/2025

project no.: 22.23.08

sheet contents: ROOF PLAN

sheet no.: A1.6

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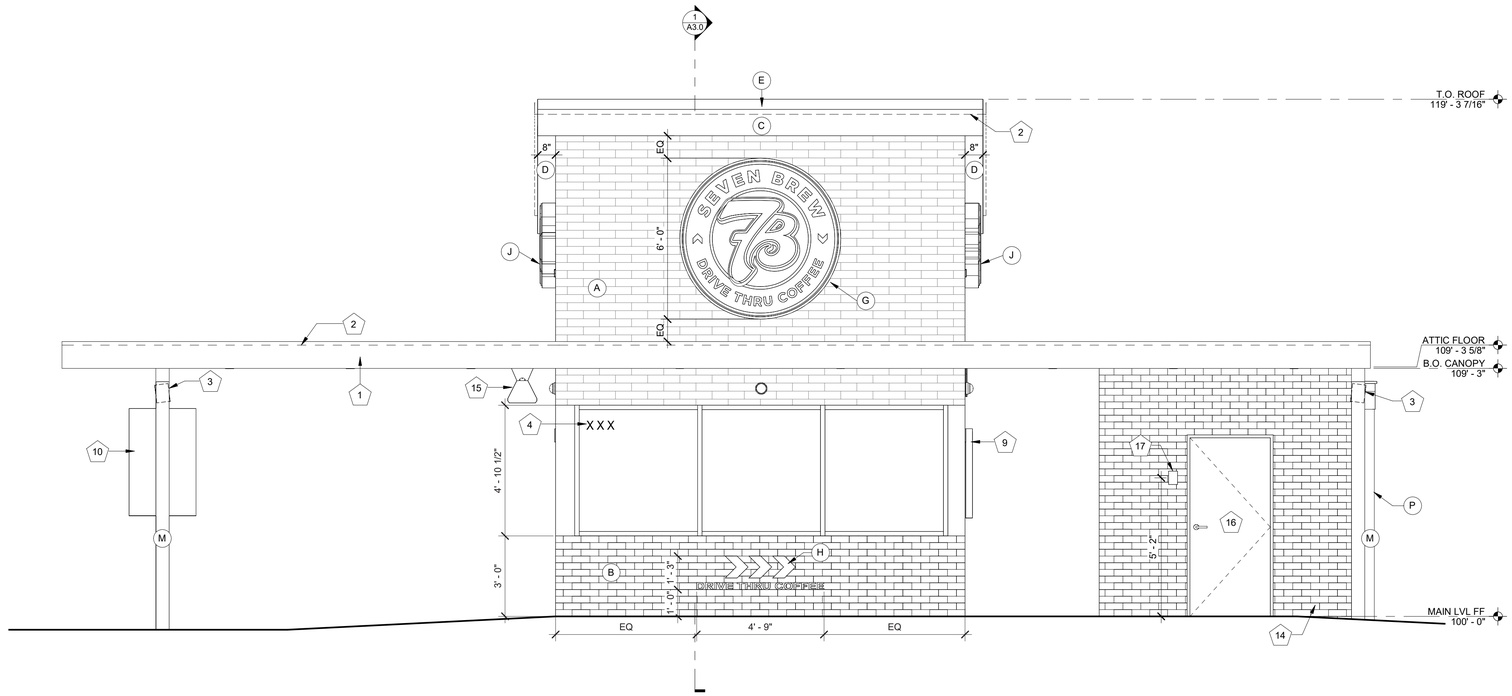
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EXTERIOR ELEVATION KEYNOTES

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	OUTLINE OF MECHANICAL UNIT BEYOND
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	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD 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



1 EXTERIOR ELEVATION - SOUTH

3/8" = 1'-0"

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REVISIONS

No.	Description	Date

sheet issue date: 02/13/2025

project no.: 22.23.08

sheet contents: EXTERIOR ELEVATIONS

sheet no.: A2.0

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	OUTLINE OF MECHANICAL UNIT BEYOND
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	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD 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



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

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project no.: 22.23.08
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.0b

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EXTERIOR ELEVATION KEYNOTES

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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	OUTLINE OF MECHANICAL UNIT BEYOND
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EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
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N	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
P	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL

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

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project no.: 22.23.08

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EXTERIOR ELEVATION KEYNOTES

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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	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
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EXTERIOR ELEVATION MATERIALS LEGEND

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

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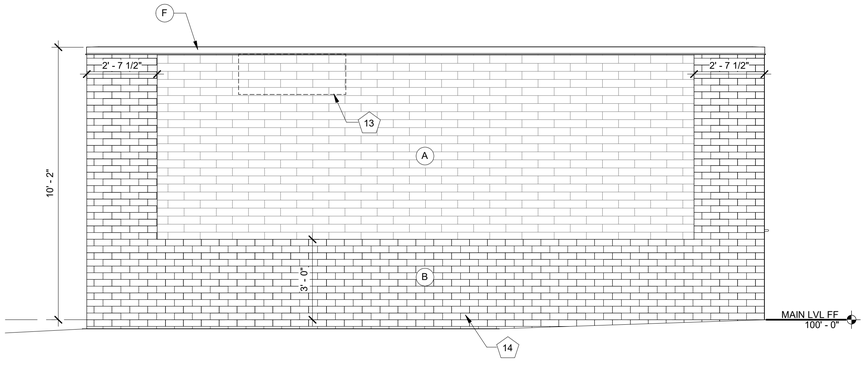
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EXTERIOR ELEVATIONS

sheet no.:
A2.1b

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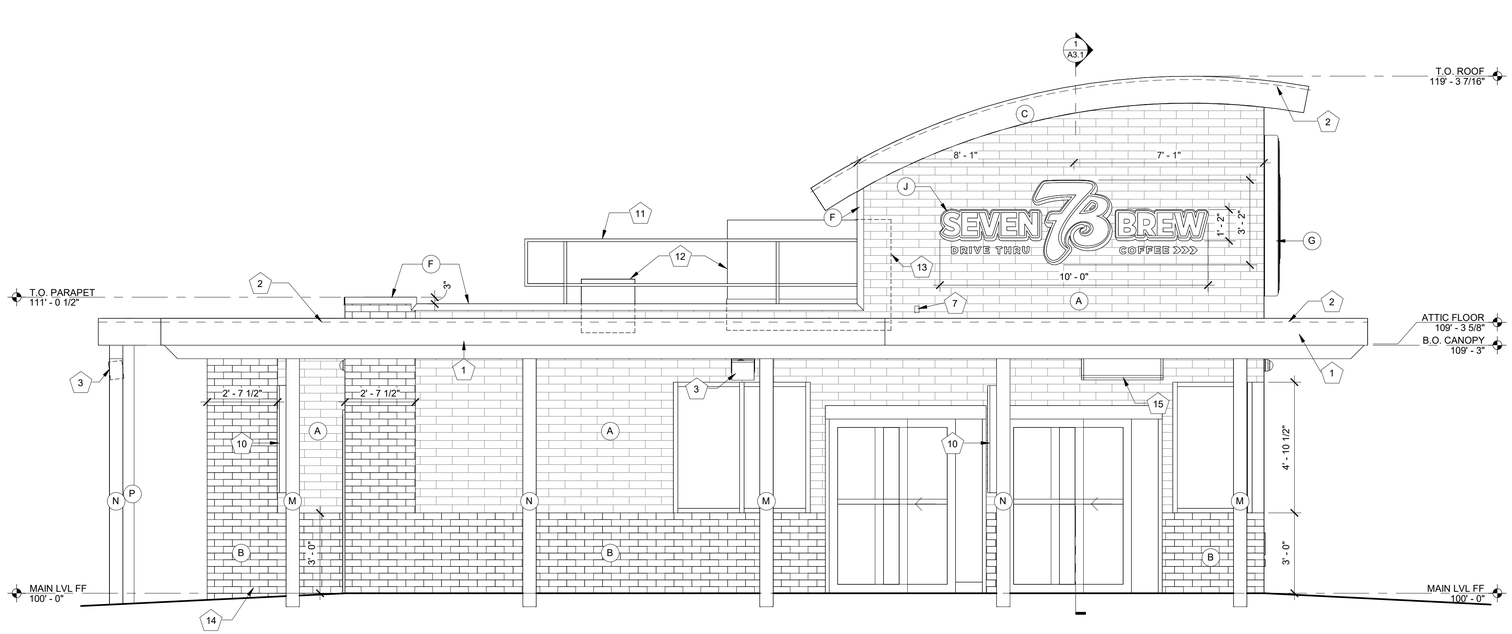
3 **COOLER ELEVATION - WEST**
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
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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	OUTLINE OF MECHANICAL UNIT BEYOND
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	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD 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



1 **EXTERIOR ELEVATION - WEST**
3/8" = 1'-0"

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7 BREW DRIVE THRU - APPLETON, WI - BUCHANAN

MILBREW HOLDINGS, LLC

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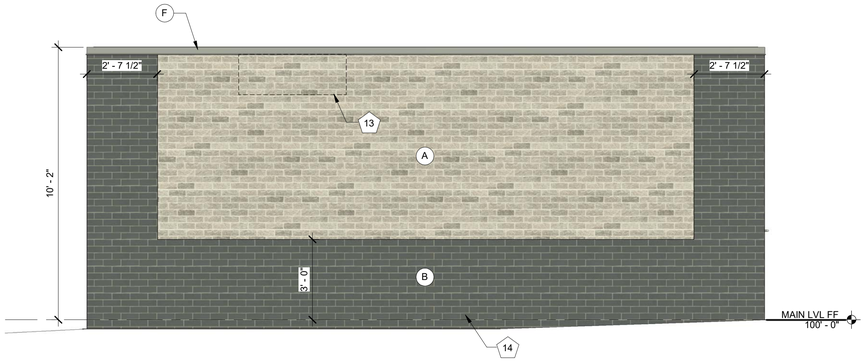
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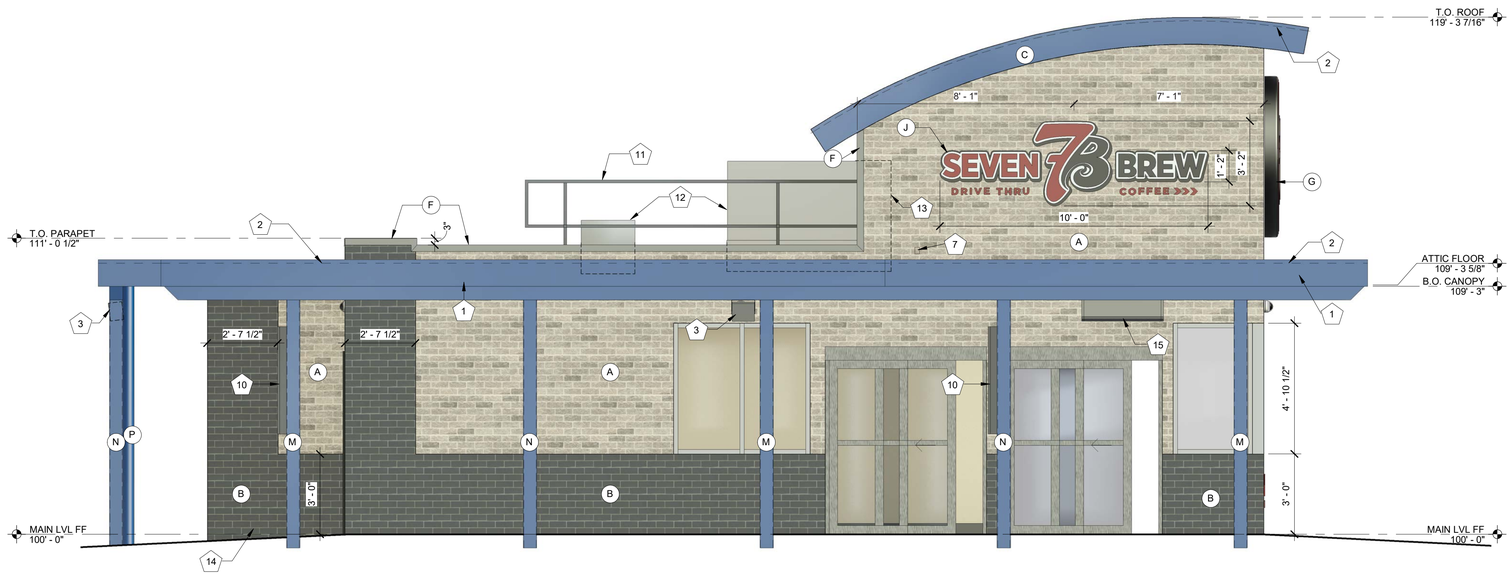
project no.:
22.23.08

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:
A2.2



3 **COOLER ELEVATION - WEST**
3/8" = 1'-0"



1 **EXTERIOR ELEVATION - WEST**
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	OUTLINE OF MECHANICAL UNIT BEYOND
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	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD 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

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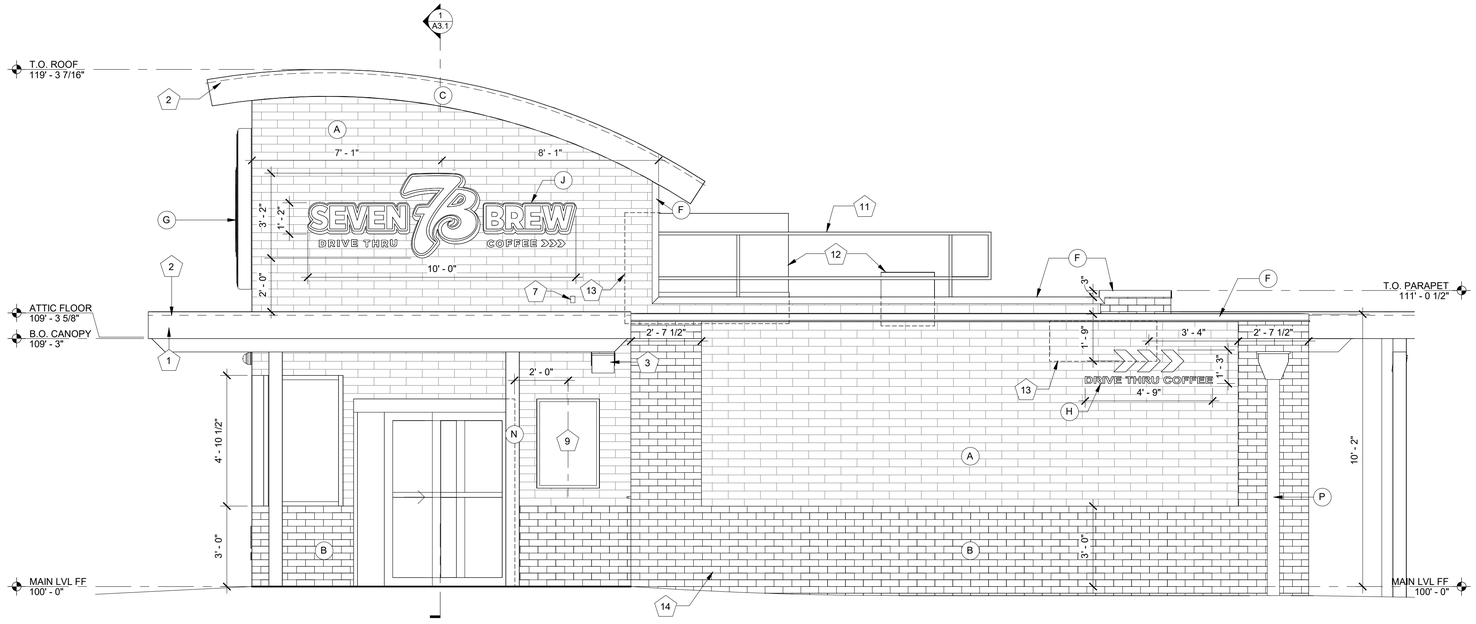
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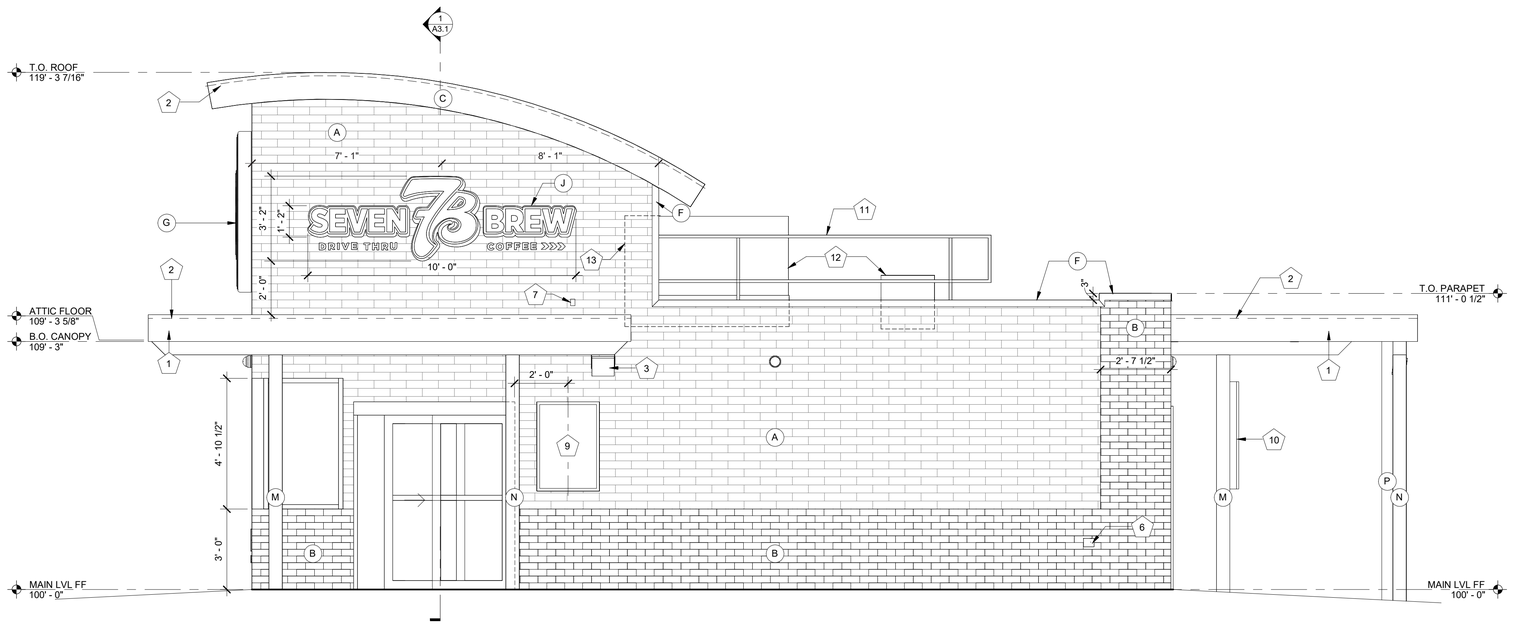
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2 EXTERIOR ELEVATION - EAST W/ COOLER

3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

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
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6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
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11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
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	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
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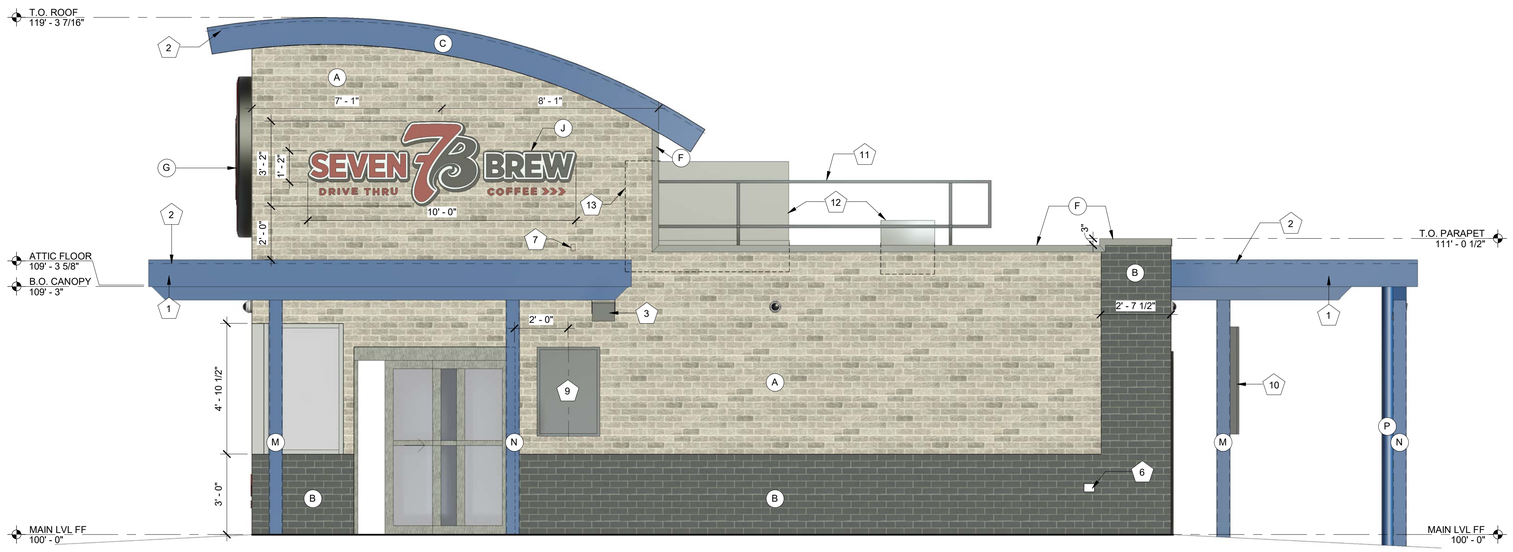
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2 EXTERIOR ELEVATION - EAST W/ COOLER

3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

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EXTERIOR ELEVATION MATERIALS LEGEND

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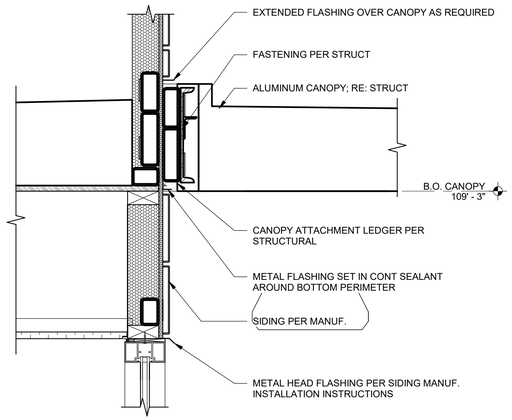
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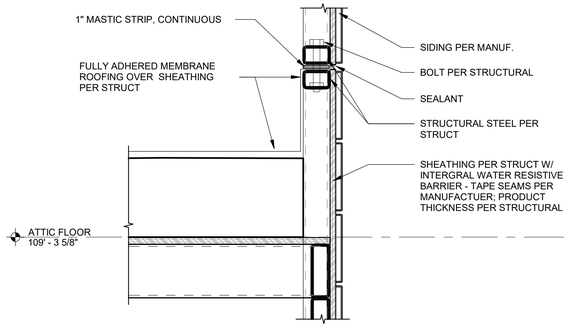
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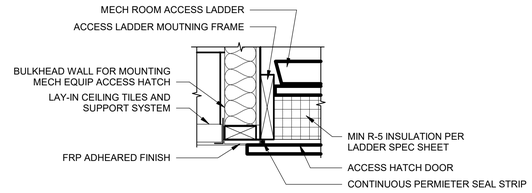
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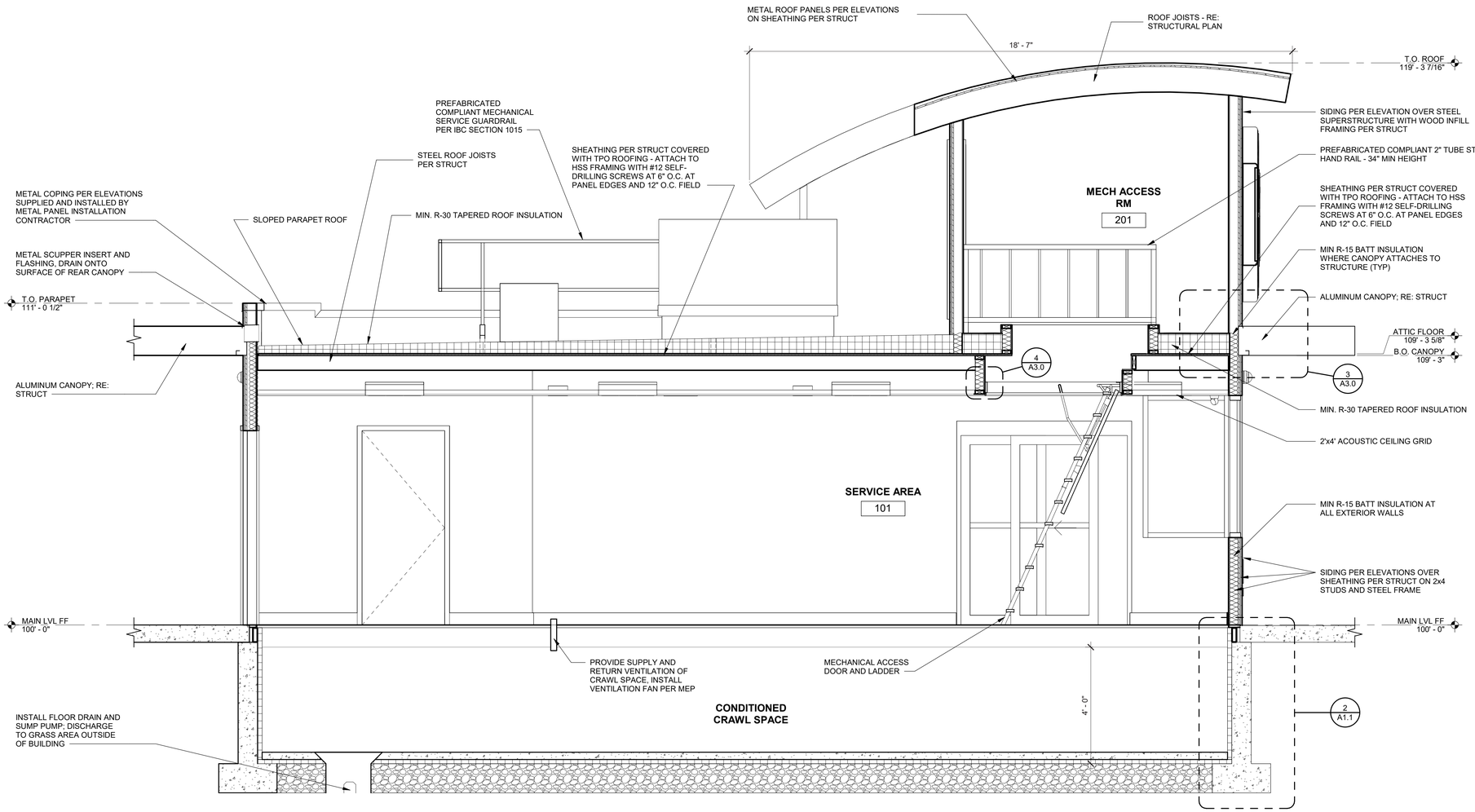
2 CANOPY CONNECTION
1 1/2" = 1'-0"



3 CONNECTION AT BASE/TOP
1 1/2" = 1'-0"



4 MECH ACCESS HATCH CONNECTION
1 1/2" = 1'-0"



1 BUILDING SECTION
1/2" = 1'-0"

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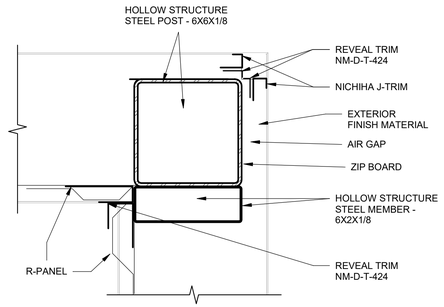
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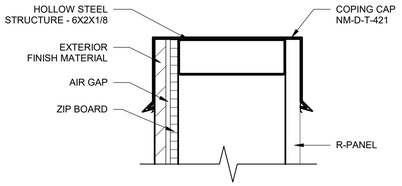
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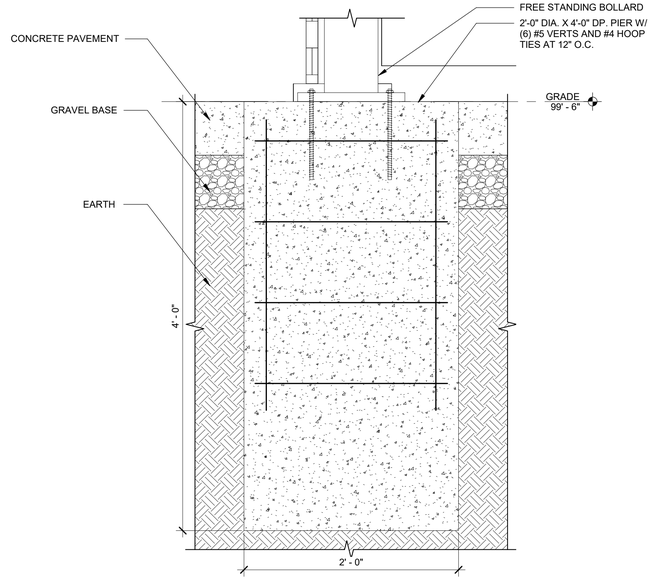
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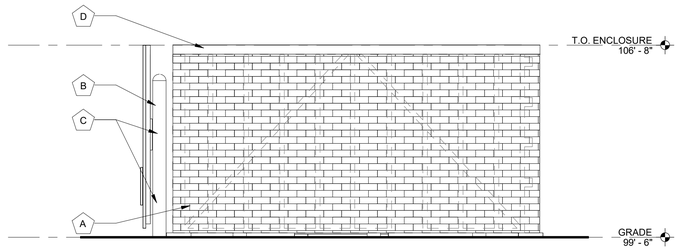
8 CORNER DETAIL
3" = 1'-0"



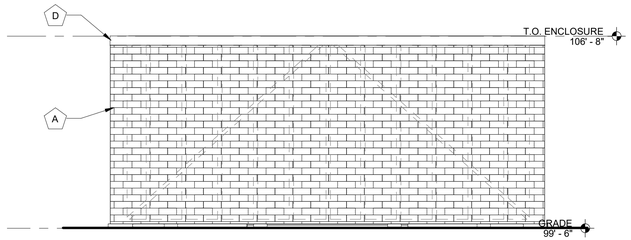
7 TOP COPING DETAIL
3" = 1'-0"



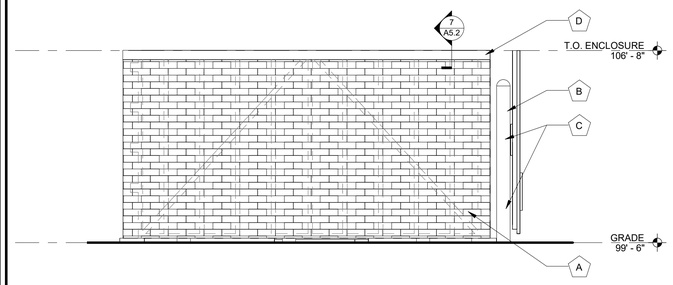
6 FREESTANDING BOLLARD FOUNDATION DETAIL
1 1/2" = 1'-0"



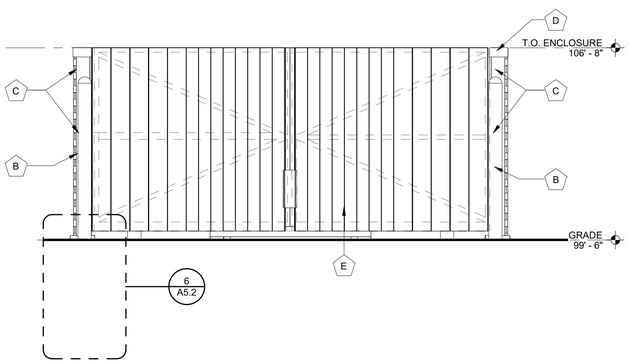
5 DUMPSTER ELEVATION - RIGHT
3/8" = 1'-0"



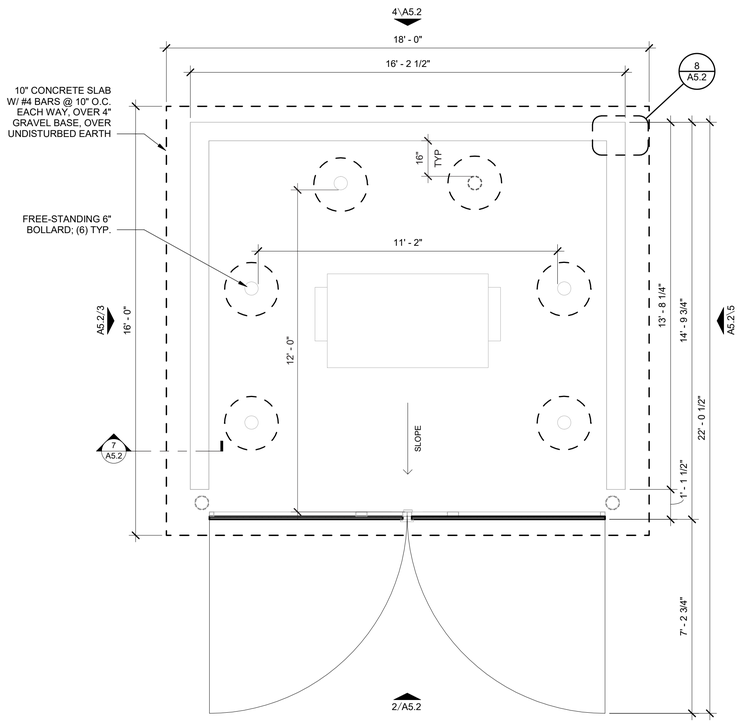
4 DUMPSTER ELEVATION - BACK
3/8" = 1'-0"



3 DUMPSTER ELEVATION - LEFT
3/8" = 1'-0"



2 DUMPSTER ELEVATION - FRONT
3/8" = 1'-0"



1 DUMPSTER FLOOR PLAN
3/8" = 1'-0"

DUMPSTER ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
A	NICHIHA FIBER CEMENT SIDING - MIDNIGHT MODERN BRICK
B	PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10- SHERWIN WILLIAMS SW-9177 "SALTY DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-11- SHERWIN WILLIAMS SW-6258 " TRICORN BLACK"
D	BERRIDGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING

GENERAL NOTES:

a. SITE WORK AND PREPARATION TO BE PREFORMED BY SITE CONTRACTOR. COORDINATE SCOPE OF WORK WITH PREFABRICATOR.
b. COMPLETE NICHIHA SYSTEM AND ACCESSORIES INCLUDING MATCHING MANUF. FABRICATED CORNERS, FLASHINGS AND TRIMS. INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.
c. STRUCTURE DASHED BEYOND FOR REFERENCE.

NATIONAL MODULAR MFG.

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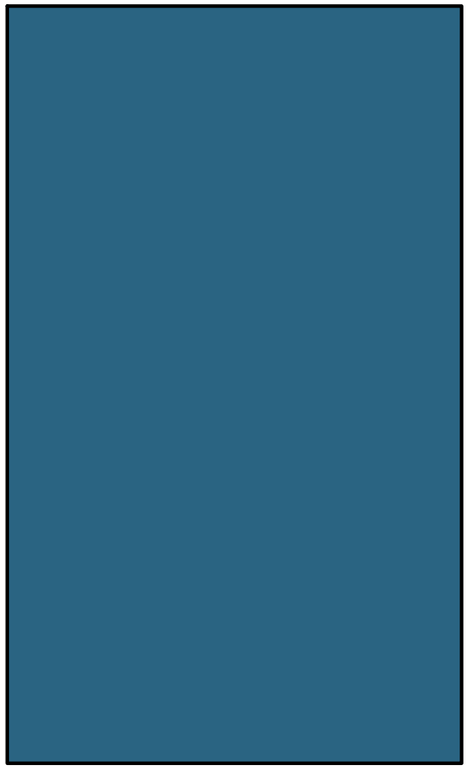
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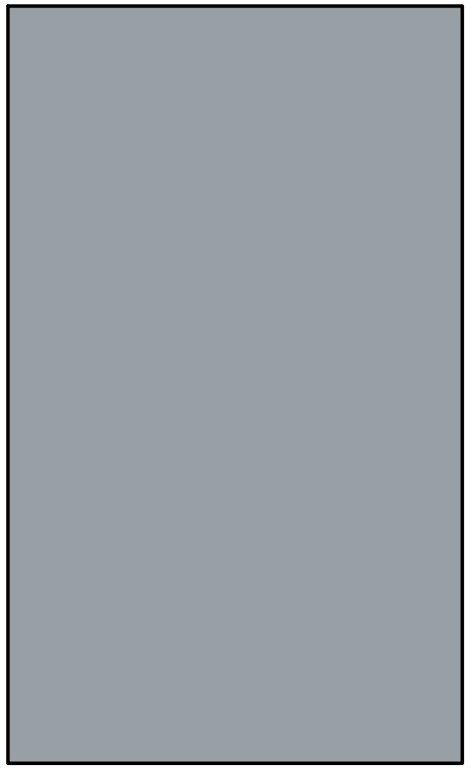
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BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



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



FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHIHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

22.23.08
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02/13/2025

MATERIAL COLOR BOARD





22.23.08
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02/13/2025

RENDERINGS


SEVEN BREW
DRIVE THRU COFFEE
DRIVE THRU

February 19, 2025

Project Narrative

Project: 7 Brew
N8215449 Appleton Ave
Menomonee Falls, WI 53051

MilBrew Holdings is requesting rezone and site plan/architectural review and approval for a new 7 Brew quick serve drive-thru coffee and beverage stand located at N82W15449 Appleton Ave in the Village of Menomonee Falls (parcels EMNFV0043996 & MNFV0043996007). 7 Brew has been providing services since 2017. The property is currently a parking lot. The existing drive through that was servicing the bank will shrink and will remain open to its users. The parcels are currently zoned C-1 Neighborhood Business and rezoning is proposed to C-1 Neighborhood Business with OC-5 Commercial Survey Overlay to allow for the drive-thru. The overall property area is 0.81 acres.

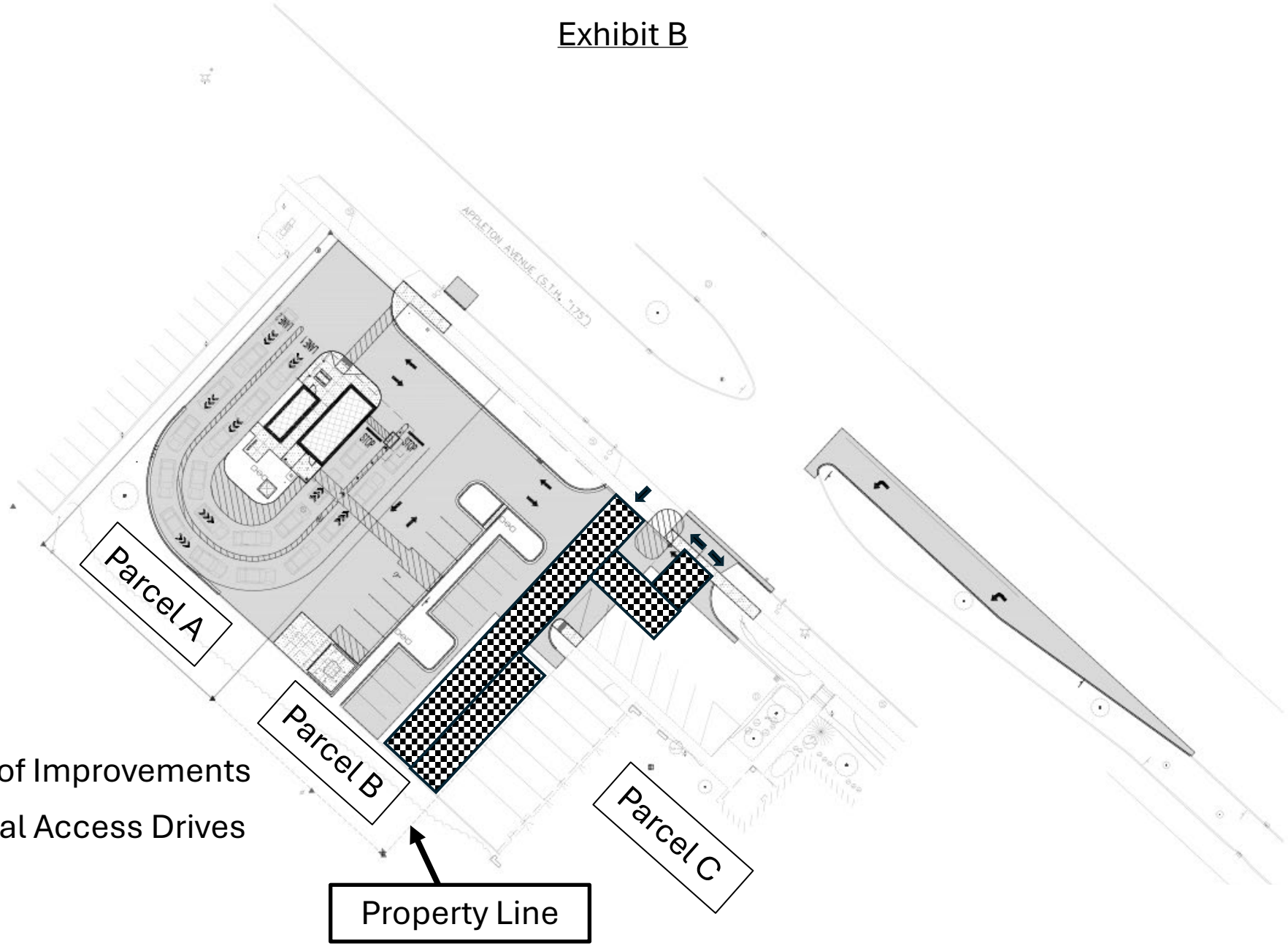
The proposed project will include a 530 square feet coffee shop with outdoor patio, 250 square foot stand-alone cooler building, (2) drive-thru lanes and waste enclosure. 7 Brew will offer a full menu of coffee drinks, energy drinks, Italian sodas, smoothies, shakes, teas and more. 7 Brew does not provide any hot food service. A double drive-thru design will be utilized to quickly and efficiently service customers. 7 Brew staff will take orders from each car individually utilizing iPad technology. They do not utilize a speaker system menu board. Orders will be hand delivered by staff at both lanes. The establishment hours of operation are: Sunday-Thursday 5:30am-10:00pm, Friday/Saturday 5:30am-11:00pm.

The (3) existing access points from Appleton Ave will remain in the same locations, but will be modified for the proposed development. The westernmost access will be ingress/egress and the (2) easternmost access will be combined into one access point with one ingress lane and (2) egress lanes. The proposed development will drain to (2) proposed storm inlets and (1) existing storm inlet, that will drain stormwater to the existing stormwater system. Sanitary sewer is proposed to connect to the existing lateral on-site. Water is proposed to connect to the existing watermain located in Appleton Ave.

The proposed development will fit into this existing commercial corridor, while meeting building setbacks on the lot. The property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles near the rear residential properties and are directed inward towards the development.

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Exhibit B


Parcel A
Parcel B
Parcel C
Property Line
Area of Improvements
Critical Access Drives