

LEGAL DESCRIPTION

Bums Addition Lot 1 & N 54.45FT Lot 2 Block 16



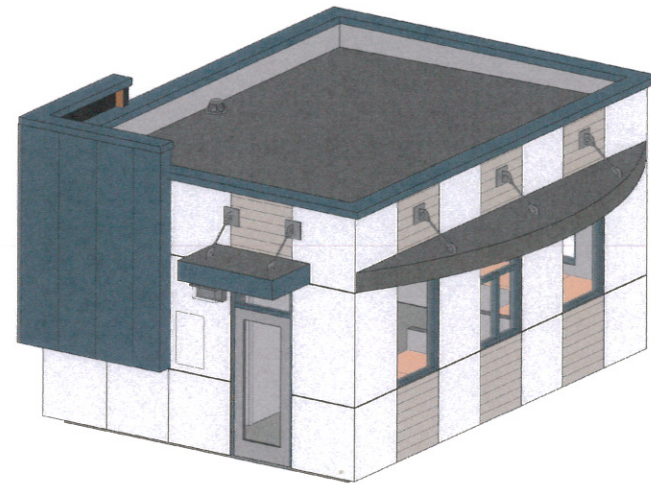
SITE OVERVIEW MAP

MOKA DRIVE-UP COFFEE SHOP

LA CROSSE, WISCONSIN

ISG PROJECT # 16-19260

ISG



1 VIEW FROM SOUTH EAST

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL AND SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT / ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CORRELATING QUANTITIES AND DIMENSIONS.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. LARGE-SCALE, MORE SPECIFIC DETAILS TAKE PRECEDENCE OVER SMALLER-SCALE, LESS SPECIFIC DETAILS AND INFORMATION. MORE STRINGENT REQUIREMENTS FOR CODE, PRODUCTS AND INSTALLATION TAKE PRECEDENCE OVER LESS STRINGENT REQUIREMENTS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
8. PROVIDE CONTINUOUS SEALANT AROUND ALL MATERIALS AT EXTERIOR WALL PENETRATIONS. REFER TO SPECIFICATIONS FOR APPROPRIATE SEALANT.
9. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
10. SEAL ALL OPENINGS IN WALLS, FLOORS, CEILINGS, AND ROOFS, AROUND DUCTS, PIPES, VENTS, TRAPS, CONDUIT AND ALL OTHER PENETRATIONS WITH FIRESTOPPING AS SPECIFIED AND REQUIRED BY CODES.
11. PROVIDE TEMPORARY WALLS, ENCLOSURES, DUST SHIELDS AND WALK-OFF MATS AS REQUIRED TO SEPARATE DEMOLITION AND CONSTRUCTION FROM EXISTING BUILDING.
12. PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING STRUCTURE TO REMAIN. PROVIDE SECURE AND WEATHERPROOF ENCLOSURE OF TEMPORARY OPENINGS IN EXTERIOR WALLS. PROTECT ALL BUILDING COMPONENTS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
13. RESTORE ALL EXISTING AREAS AFFECTED BY DEMOLITION AND RELATED NEW CONSTRUCTION TO THEIR ORIGINAL CONDITION, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, AND CEILINGS AND THEIR ASSOCIATED FINISHES.
14. PROVIDE SOLID WALL BACKING WITH METAL OR FIRE-RETARDANT WOOD BLOCKING BEHIND DOOR HARDWARE SUCH AS WALL STOPS, BUMPERS, HOLD OPENS, ETC.

SHEET INDEX

SHEET #	SHEET TITLE
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C2.11	SITE & UTILITY PLAN
C3.11	GRADING PLAN
C4.11	EROSION CONTROL PLAN
C4.12	EROSION CONTROL NOTES & DETAILS
C5.11	CIVIL DETAILS
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C5.13	CIVIL SPECIFICATIONS
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A3.11	BUILDING SECTIONS

PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT


MOKA DRIVE-UP COFFEE SHOP

LA CROSSE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

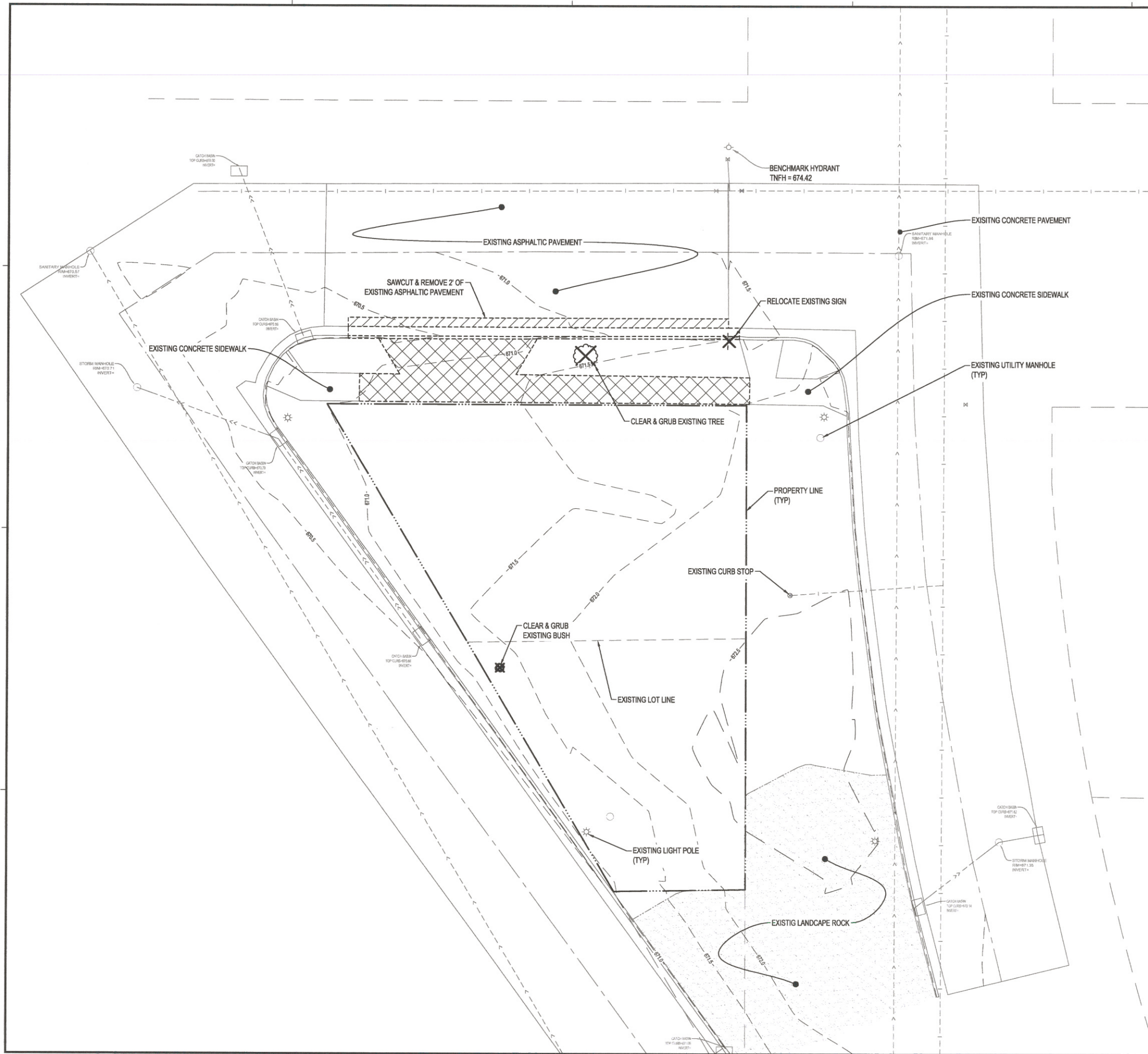
PROJECT NO.	16-19260
FILE NAME	
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

PROJECT INDEX:

OWNER: JOAN WILSON 513 MAIN STREET, SUITE C LA CROSSE, WI 54601	PROJECT ADDRESS: 330 ADAMS STREET LA CROSSE, WI 54601	MANAGING OFFICE:  LA CROSSE OFFICE 201 MAIN STREET SUITE 1020 LA CROSSE, WI 54601 PHONE: 608.789.2034 PROJECT MANAGER: KEVIN BILLS EMAIL: kevin.bills@is-grp.com	
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TITLE	TITLE SHEET, SHEET INDEX, PROJECT GENERAL NOTES
SHEET	T1.11





LEGEND

EXISTING	PROPOSED
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--- ---	--- ---
---UT---	---UT---
---OE---	---OE---
---UE---	---UE---
---UTV---	---UTV---
---G---	---G---
---WET---	---WET---
---W---	---W---
---X-X-X---	---X-X-X---
---1015---	---1015---
---1012---	---1012---
---	---
* 1012.32	⊙ 95.25
	⊙ 95.75

NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

GENERAL SITE NOTES

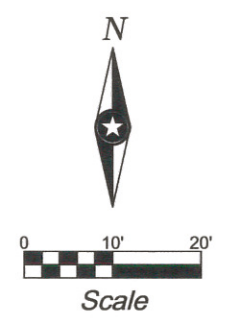
1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LA CROSSE REQUIREMENTS AND WISCONSIN STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 EDITION, AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I-S GROUP, INC. NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
2. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I-S GROUP, INC. NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
3. THE CONTRACTOR IS TO CONTACT "DIGGER'S HOTLINE" FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION/CONSTRUCTION. (1-800-242-8511) A "DIGGER'S HOTLINE CALL" WAS PERFORMED AT THE TIME OF THE TOPOGRAPHIC SURVEY.
4. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
5. VERIFY FLOOR ELEVATION OF EXISTING BUILDINGS. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING AS NECESSARY.

REMOVALS HATCH LEGEND

	REMOVE ASPHALTIC PAVEMENT
	REMOVE CONCRETE PAVEMENT

B.M. ELEVATION=674.42

TOP NUT FIRE HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF ADAMS STREET AND 4TH STREET



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PROJECT
MOKA
COFFEE SHOP

LA CROSSE WISCONSIN

REVISION SCHEDULE	
NO	DESCRIPTION

PROJECT NO.	16-19260
FILE NAME	19260 C1-EXIST
DRAWN BY	-
DESIGNED BY	-
REVIEWED BY	-
ORIGINAL ISSUE DATE	-/-
CLIENT PROJECT NO.	-

TITLE
EXISTING SITE & REMOVALS PLAN

SHEET
C1.11



"PRELIMINARY, FOR PLAN REVIEW ONLY"

LEGEND

EXISTING	PROPOSED
--->>---	STORM DRAIN
--->---	SANITARY SEWER
--- >---	SANITARY SEWER FORCEMAIN
---	WATER
---UT---	UNDERGROUND TELEPHONE
---OE---	OVERHEAD ELECTRIC
---UE---	UNDERGROUND ELECTRIC
---UTV---	UNDERGROUND TV
---	GAS
---WET---	WETLAND
---W---	WATER SHORELINE
---X-X-X---	FENCE LINE
---1015---	CONTOURS (MAJOR)
---1012---	CONTOURS (MINOR)
---	PROPERTY LINE
* 1012.32	SPOT ELEVATION
○ 95.25	TOP OF CURB SPOT ELEVATION
○ 95.75	SPOT ELEVATION

NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

SITE HATCH LEGEND

	ASPHALTIC PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK

SITE UTILITY NOTES

- 1 CONSTRUCT 4" SANITARY SERVICE TO WITHIN 5' OF THE BUILDING @ MINIMUM 1.0% SLOPE. CONNECTION TO BUILDING BY MECHANICAL CONTRACTOR INV = 665.60'
- 2 F&I 1 - 4" 45° BEND & CLEANOUT INV = 665.46'
- 3 F&I 1 - 4" 45° BEND & CLEANOUT INV = 664.55'
- 4 CONNECT TO EXISTING SANITARY SEWER. ENSURE WATER TIGHT CONNECTION. COORDINATE WITH CITY OF LA CROSSE.
- 5 CONSTRUCT WATER SERVICE TO WITHIN 5' OF THE BUILDING. CONNECTION TO BUILDING BY MECHANICAL CONTRACTOR. FIELD VERIFY SIZE AND LOCATION
- 6 CONSTRUCT 6" PVC STORM DRAIN TO WITHIN 5' OF BUILDING. CONNECTION TO BUILDING BY MECHANICAL CONTRACTOR. INV = 668.10'
- 7 CONSTRUCT 57.5 LF OF 6" PVC STORM DRAIN @ 0.5%
- 8 CONNECT TO EXISTING STORM CATCH BASIN. COORDINATE WITH CITY OF LA CROSSE. INV = 667.81'
- 9 24" NYLOPLAST INLET w/ 24" DOME GRATE RIM = 670.50' INV = 666.50'
- 10 CONSTRUCT 49 LF OF 10" PVC @ 0.5% SLOPE
- 11 CONNECT 10" PVC TO EXISTING CATCH BASIN.

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PROJECT

MOKA COFFEE SHOP

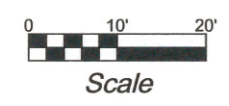
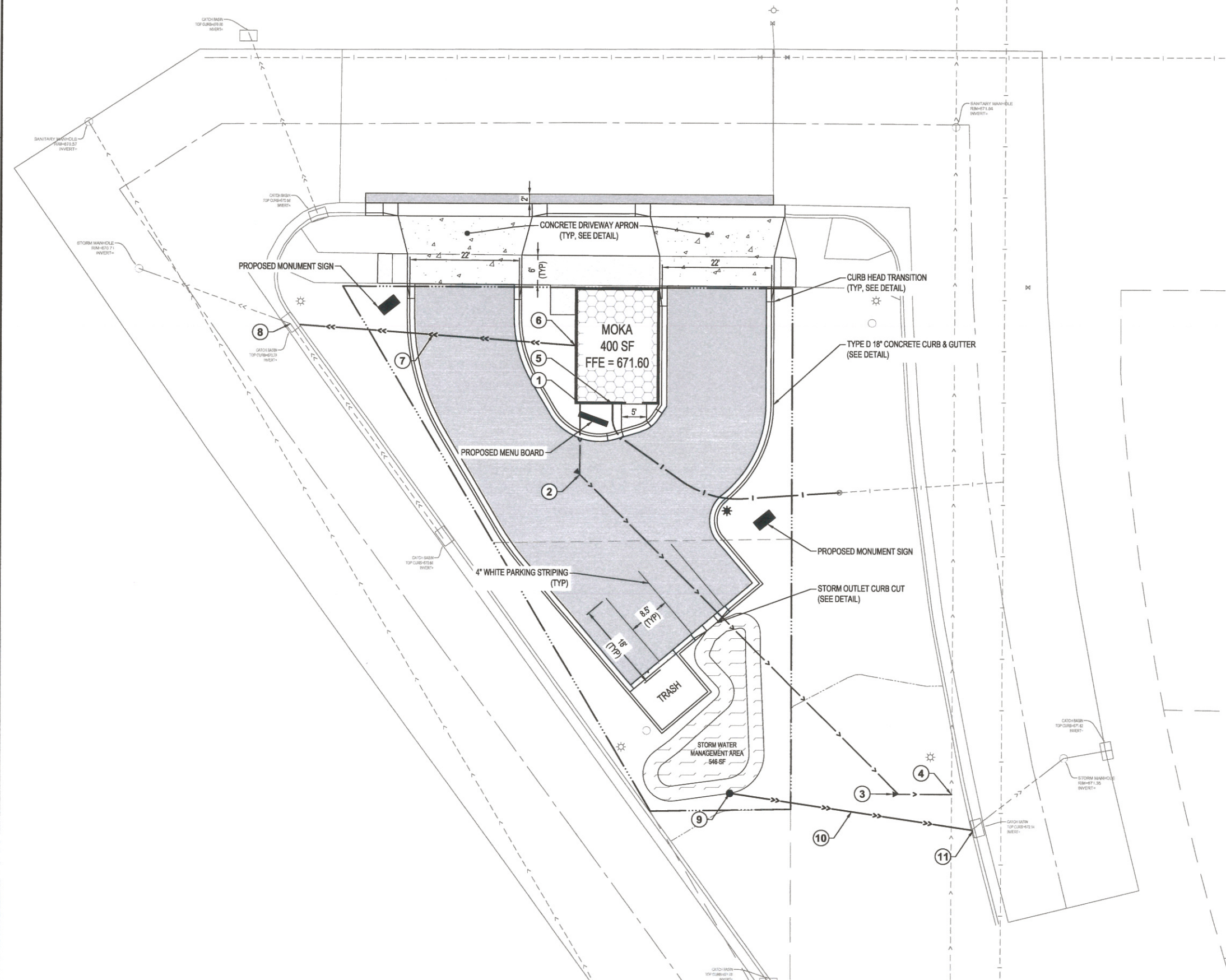
LA CROSSE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO.	16-19260
FILE NAME	19260 C2-SITE
DRAWN BY	ADB
DESIGNED BY	KBR
REVIEWED BY	LAB
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	--

SITE & UTILITY PLAN

SHEET **C2.11**



LEGEND

EXISTING	PROPOSED
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--->---	--->---
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--- ---	--- ---
---UT---	---UT---
---OE---	---OE---
---UE---	---UE---
---UTV---	---UTV---
---G---	---G---
---WET---	---WET---
---W---	---W---
---X-X-X---	---X-X-X---
---1015---	---1015---
---1012---	---1012---
---	---
X 1012.32	⊕ 95.25
	⊕ 95.75

NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.



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PROJECT

**MOKA
COFFEE SHOP**

LA CROSSE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

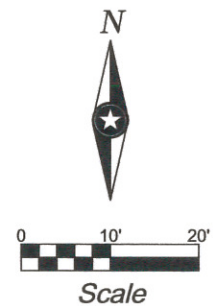
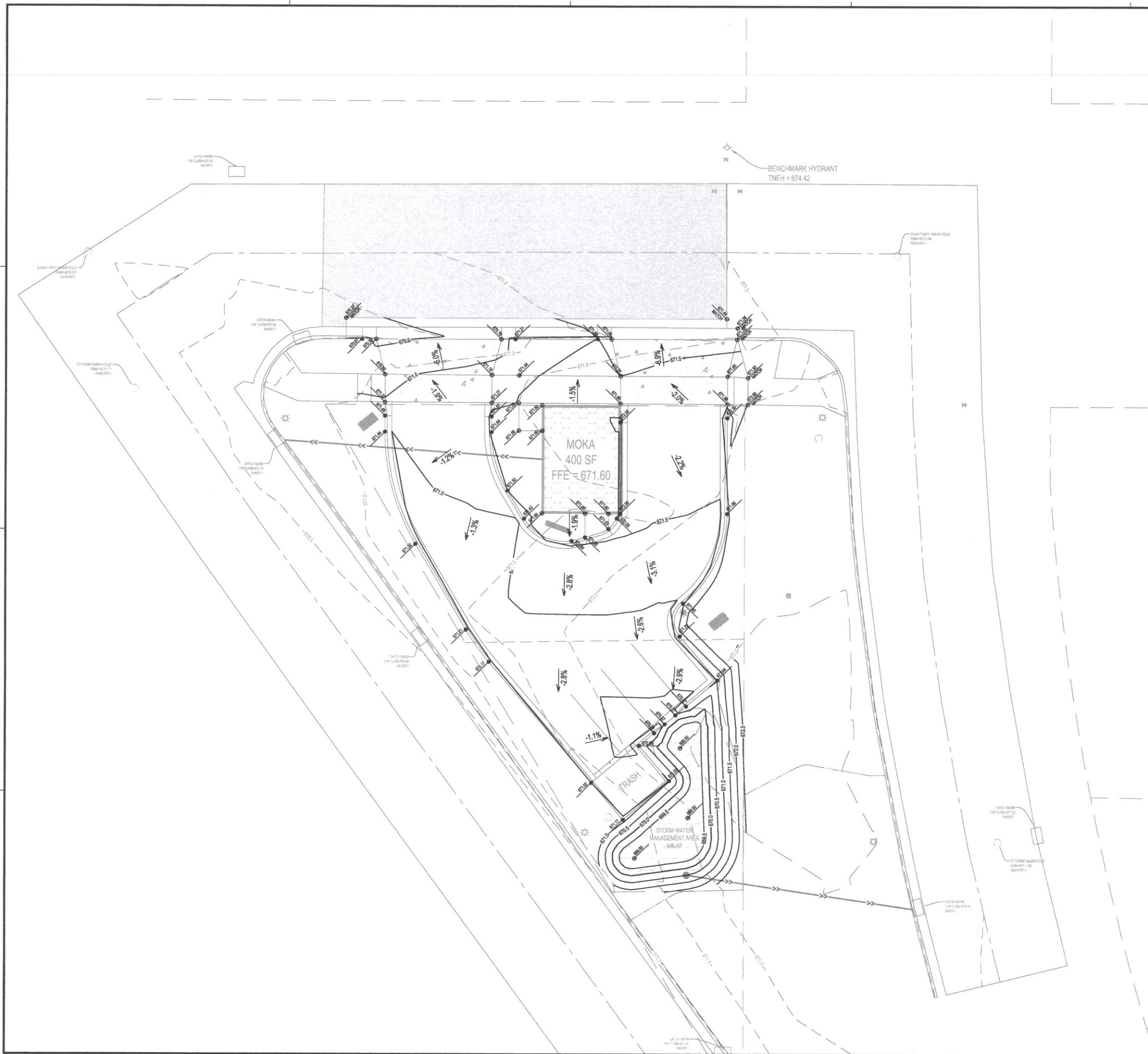
PROJECT NO.	16-19260
FILE NAME	19260 C3-GRADE
DRAWN BY	ADB
DESIGNED BY	KBR
REVIEWED BY	LAB
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

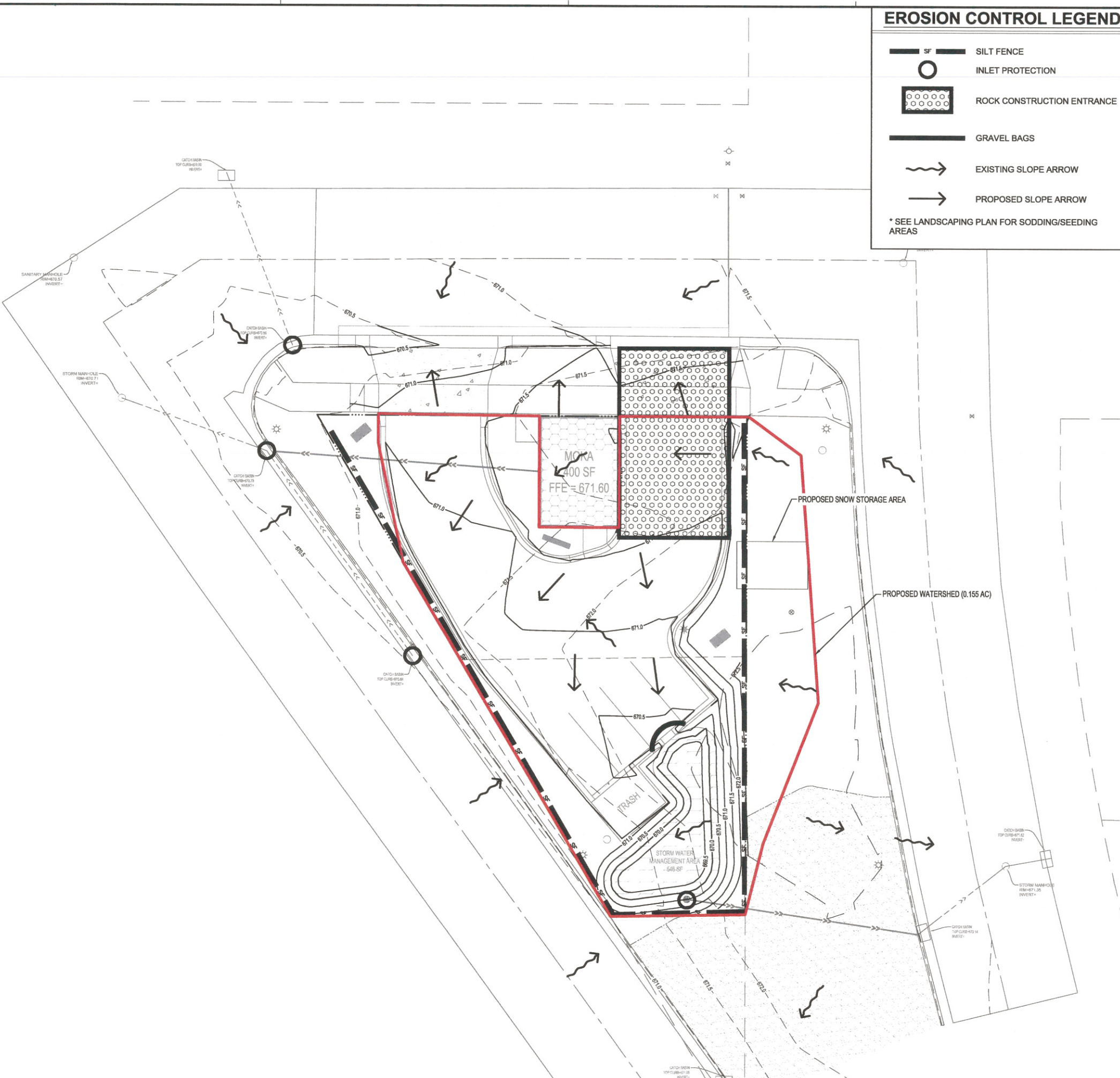
TITLE

GRADING PLAN

SHEET

C3.11





EROSION CONTROL LEGEND

- SF SILT FENCE
 - INLET PROTECTION
 - ROCK CONSTRUCTION ENTRANCE
 - GRAVEL BAGS
 - EXISTING SLOPE ARROW
 - PROPOSED SLOPE ARROW
- * SEE LANDSCAPING PLAN FOR SODDING/SEEDING AREAS

STORM WATER POLLUTION PREVENTION PLAN NOTES:

GENERAL PROJECT INFORMATION:

PROJECT NARRATIVE:
This project consists of the construction of a 400 sf coffee shop, xxx sf of bituminous pavement, xxx sf of concrete pavement, and xx sf of concrete walk.

PROJECT PHASING:
??

RESPONSIBLE PARTIES:
Contractor and Owner are required to apply for and receive a Wisconsin Pollution Discharge Elimination System (WPDES) Stormwater Construction Permit from the WDNR at least 14 working days prior to beginning work. Contractor and Owner are required to apply for and receive a City of Green Bay Erosion Control Permit at least 15 working days prior to beginning of work.

Contractor and owner shall identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMP's who will oversee the implementation of the Erosion Control Plan according to City of Green Bay Erosion Control Ordinance and WDNR requirements.

Company: _____ Contact Person: _____ Phone: _____

Address: _____

Company: _____ Contact Person: _____ Phone: _____

Address: _____

Owner shall identify the entity responsible for the long term Operation and Maintenance of the storm water management system.

Company: _____ Contact Person: _____ Phone: _____

PROJECT AREAS:
Total project size (disturbed area) = 0.14 acres
Minimum area requiring WDNR permit = 1.00 acres
****PROJECT DOES NOT REQUIRE A WPDES PERMIT****

Existing area of impervious surface = 0.00 acres
Post construction area of impervious surface = 0.09 acres

Total new impervious surface area created = 0.09 acres

Minimum area of new impervious surface created requiring permanent storm water management = 1.00 acres

RECEIVING WATERS:
Surface waters which will receive storm water from the site within 1 mile (aerial radius measurement) of project boundary. Include waters shown on USGS 7.5 minute quad and all waters identified in Appendix A of the permit.

Name of Water Body	Type (ditch, pond, wetland, lake, etc.)	Appendix A Special or Impaired Water?
Mississippi	River	Impaired

Additional BMPs together with enhanced runoff controls are required for discharges to Special or Impaired waters within 1 mile of the site. (See Appendix A)

SOIL TYPES:
Urban Land, Valley Train

EROSION CONTROL QUANTITIES

BID ITEM	UNITS	QUANTITY
SILT FENCE	LF	250
INLET PROTECTION	EA	3
ROCK CONSTRUCTION ENTRANCE	EA	1
GRAVEL BAGS	LF	15



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PROJECT

MOKA COFFEE SHOP

LA CROSSE WISCONSIN

NO	DATE	REVISION SCHEDULE
		DESCRIPTION

PROJECT NO. 16-19260
FILE NAME 19260 C4-SWPPP
DRAWN BY ADB
DESIGNED BY KBR
REVIEWED BY LAB
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE
EROSION CONTROL PLAN

SHEET
C4.11

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

Construction of silt fence and all other erosion control measures shall be complete before other construction activity occurs. Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding or mulching of all exposed soil not being actively worked should be practiced following the table below:

Type of Slope or Disturbance Area	Time Area can Remain Open Without Being Actively Worked	
	Normal Water	Impaired
Steeper than 3:1	14 days	7 days
10:1 to 3:1	14 days	7 days
Flatter 10:1	14 days	7 days
Ditches	1 day	1 day
Pipe Ends	1 day	1 day
Within 200 Feet of Surface Water	1 day	1 day

Temporary cover during construction is incidental.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

All exposed soils shall be seeded or sodded at the earliest possible time to prevent/reduce erosion.

A. Seeding shall be WisDOT seed mixture #40 in accordance with WisDOT Specification Section 630.

B. Sodding shall be applied according to WisDOT Specification Section 631.

C. Temporary mulching shall be applied at a rate of 2 tons/acre. Mulch shall be disc anchored.

Additional erosion prevention measures may be found at the Wisconsin Department of Natural Resources Best Management Practices.

SEDIMENT CONTROL PRACTICES:

Construction of silt fence and all other erosion control measures shall be complete prior to land disturbing activities occur.

Inlet erosion protection shall be installed and maintained until turf or pavement has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

Contractor shall maintain a 50-foot natural buffer or use redundant sediment controls near surface waters if a buffer is not feasible.

Contractor shall take the necessary steps to minimize soil compaction and preserve topsoil on site.

All streets must be swept within 24 hours when any tracking occurs.

Silt fence or other effective erosion control measures must be installed around the perimeter of any stockpiled, including temporary stockpiles, at this location or any other on the project site. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

Perimeter control shall be installed along the back of curb immediately following curb installation at all locations with positive drainage to parking lot and/or streets, and remaining until stabilization is achieved. This shall be accomplished through the use of silt fence, (birolls, Rock logs, or other methods approved by the engineer prior to installation shall also be placed acceptable)

CONSTRUCTION ACTIVITY NOTES:

DEWATERING AND BASIN DRAINING:

Dewater sediment-laden water to sedimentation basins if possible, or use other BMP's to prevent erosion when discharging to surface waters. Use appropriate energy dissipation measures on all discharges.

Dewatering practices cannot cause nuisance conditions, erosion or in receiving channels or inundation of wetlands resulting in adverse impacts.

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks, or other discharge. Storage areas shall provide secondary containment and a hazardous materials spill kit. Equipment fueling and maintenance shall occur in a designated, contained area. Storage and disposal of hazardous waste must be in compliance with all applicable regulations. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

All sanitary wastes must be collected from portable units on site by a licensed sanitary waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overflowing.

Emergency Spill Plan - The Contractor is responsible for all construction personnel to be informed of the manufacturer's recommended spill cleanup methods, and the location of that information and cleanup supplies. The Contractor shall modify the SWPPP as required within seven calendar days of knowledge of the release to: provide a description of the release, the circumstances leading to the release, and the date of the release. Plans must identify measures to prevent the recurrence of such releases. If a spill occurs, the following steps shall be followed:

1. Observe the safety precautions associated with the spilled material. Stop the source of the spill, if you can do so safely. Call 911 if fire or public safety hazards are created.
2. Contain the spilled material. Dirt, sand, or any semi-impermeable material may be used to create a containment structure to prevent the material from flowing.
3. Report the spill to Wisconsin's Spill Hotline at (800) 943-0003.
4. Clean up the spilled material and dispose of the wastes properly.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

Concrete washout off site: All liquid and solid wastes generated by concrete washout must be contained and not have the opportunity to come in contact with the surface waters or ground water. This includes ditches, slopes to ditches, curb and gutter, storm sewer systems, and ponds. All excess water and concrete must leave the site within the concrete trucks. Liquid and solid wastes must be disposed of properly.

INSPECTION AND MAINTENANCE:

The Permittees must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24 hour period.

All inspections performed during construction must be recorded and records retained with the erosion plan in accordance with the Permit. Contractor is responsible for keeping a record of all rainfall data & erosion control maintenance until final establishment of turf.

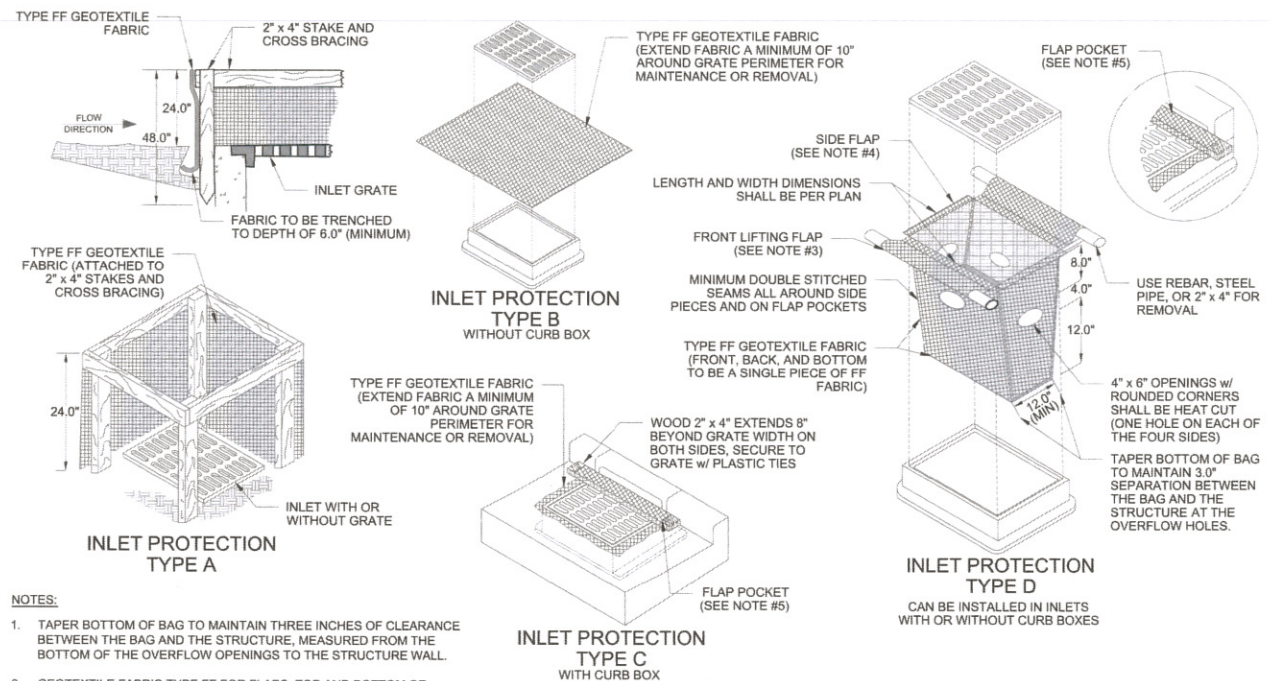
Erosion control and other BMP's must be replaced, repaired, or supplemented when they reach 33% design load.

FINAL STABILIZATION:

The Contractor must ensure final stabilization of the site. The Contractor must submit a Notice of Termination when the site has undergone final stabilization and all stormwater discharges associated with the construction site activities that require to have NPDES coverage have ceased.

All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

The storm water permit further defines final stabilization and its requirements.



NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

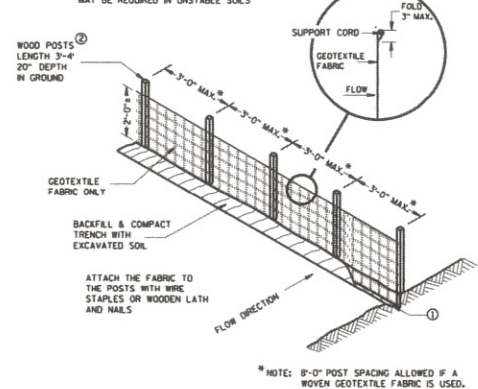
MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

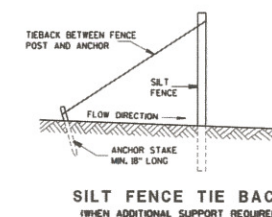
GENERAL NOTES

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

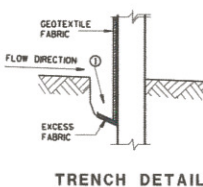
NOTE: ADDITIONAL POST DEPTH OR THE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



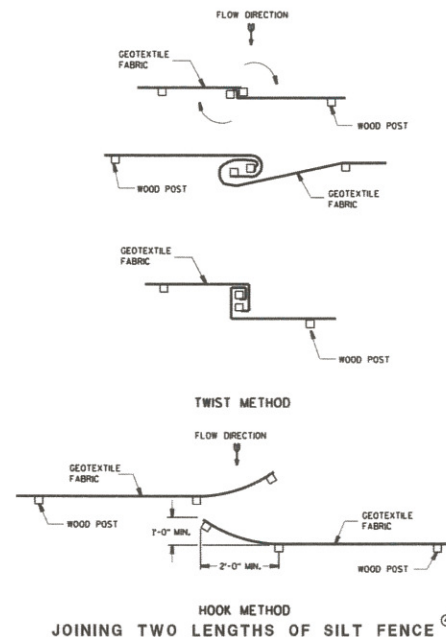
SILT FENCE



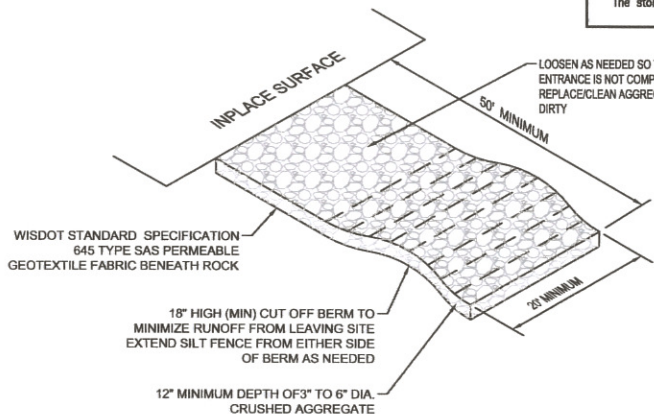
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



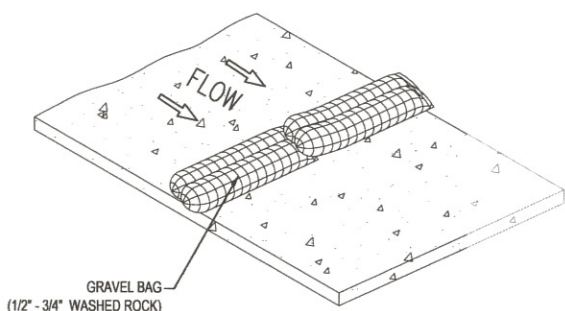
TRENCH DETAIL



HOOK METHOD JOINING TWO LENGTHS OF SILT FENCE



ROCK CONSTRUCTION ENTRANCE
N.T.S. EC600



GRAVEL BAG DETAIL
N.T.S.



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PROJECT

MOKA COFFEE SHOP

LA CROSSE WISCONSIN

REVISION SCHEDULE	
NO	DESCRIPTION

PROJECT NO. 16-19260
FILE NAME 19280 C4-SWPPP
DRAWN BY ADB
DESIGNED BY KBR
REVIEWED BY LAB
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. --

TITLE

EROSION CONTROL NOTES

SHEET



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PROJECT

MOKA

COFFEE SHOP

LA CROSSE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

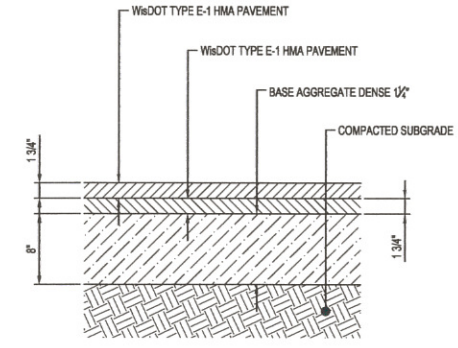
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FILE NAME	19260 CS-DETAILS
DRAWN BY	ADB
DESIGNED BY	KBR
REVIEWED BY	LAB
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

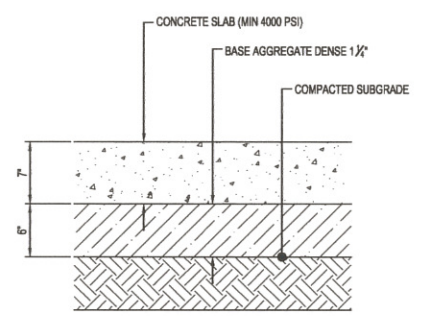
CIVIL DETAILS

SHEET

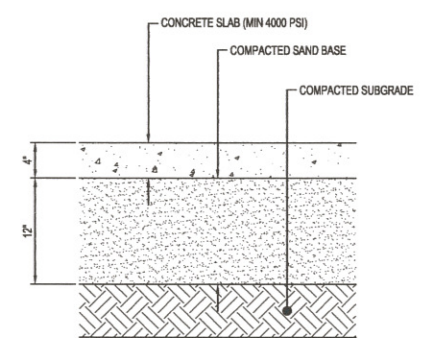
C5.11



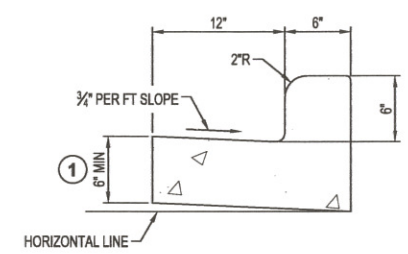
HMA PAVEMENT SECTION
NTS ST110



CONCRETE PAVEMENT SECTION
NTS ST120

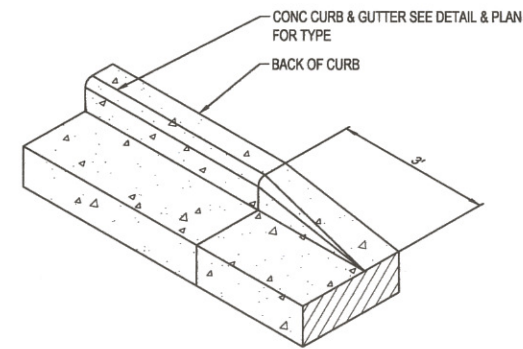


CONCRETE WALK SECTION
NTS ST151

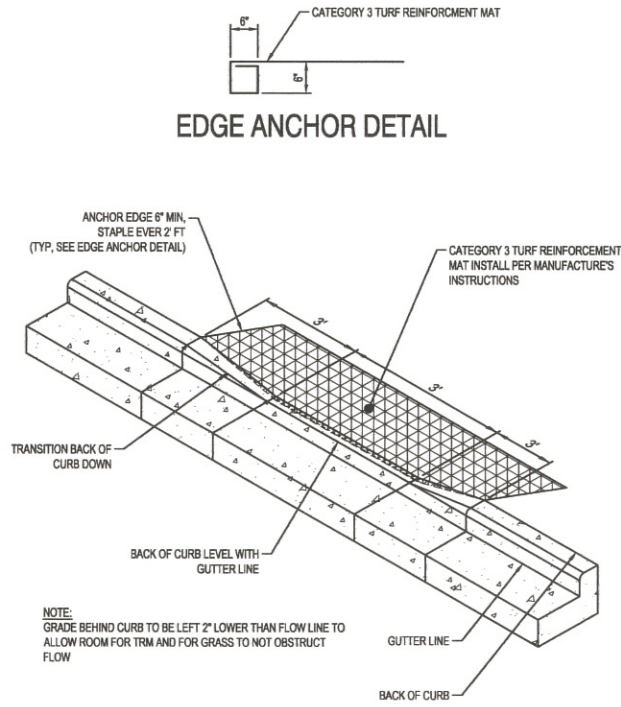


① THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6\"/>

TYPE A 18\"/>

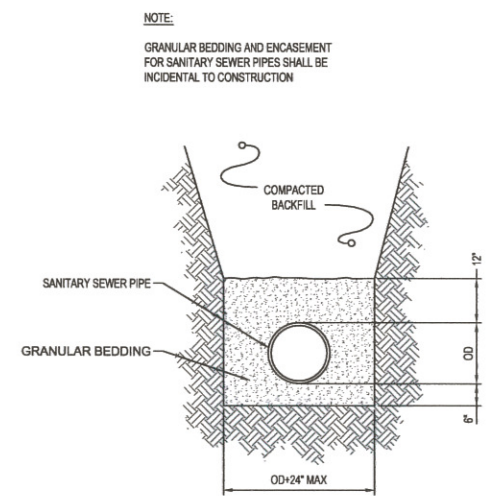


CURB HEAD TRANSITION
NTS ST260



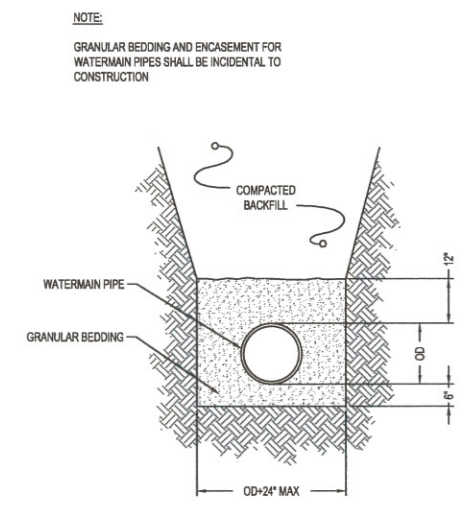
NOTE: GRADE BEHIND CURB TO BE LEFT 2\"/>

CURB CUT TYPICAL STORM OUTLET
NTS ST275



NOTE: GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

PIPE BEDDING FOR SANITARY SEWER
NTS SA400

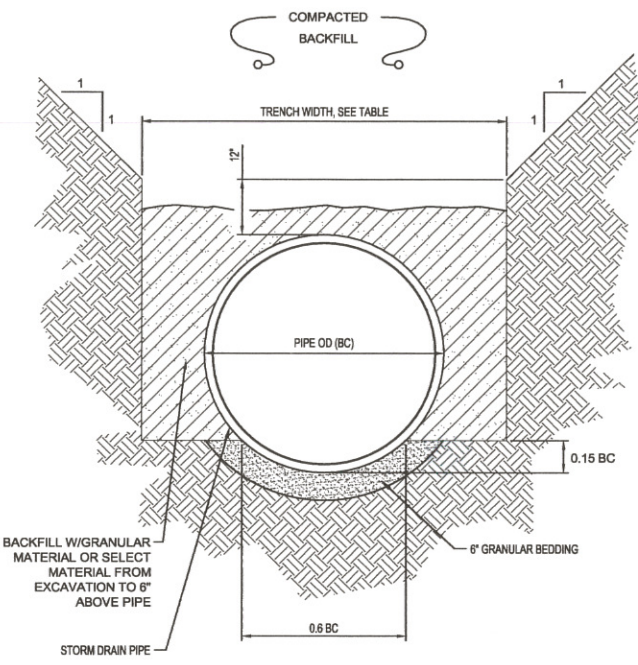


NOTE: GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

PIPE BEDDING FOR WATERMAIN
NTS WM300



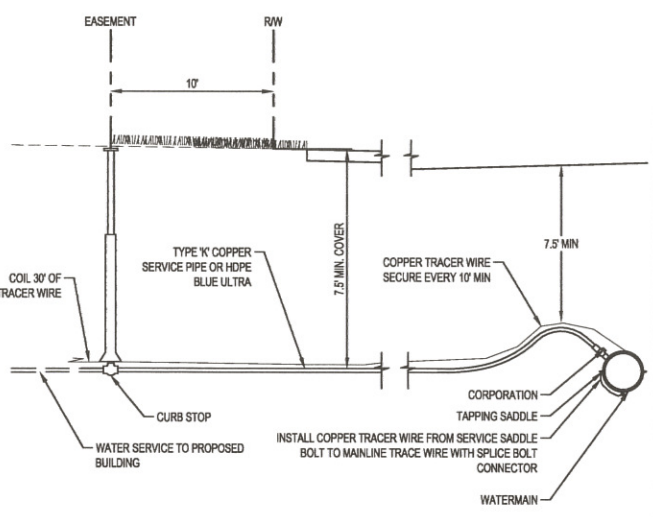
"PRELIMINARY, FOR PLAN REVIEW ONLY"



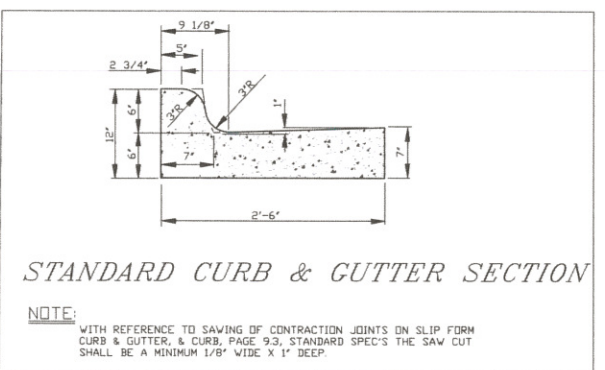
NOTE: GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

TRENCH WIDTH	
PIPE DIAM	TRENCH WIDTH
36" OR LESS	BC + 24"
42" TO 54"	1.5 x B C
60" OR OVER	BC + 36"

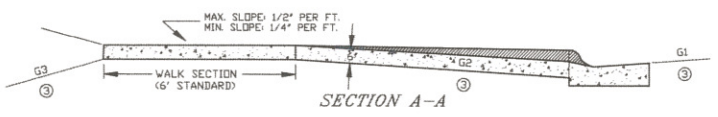
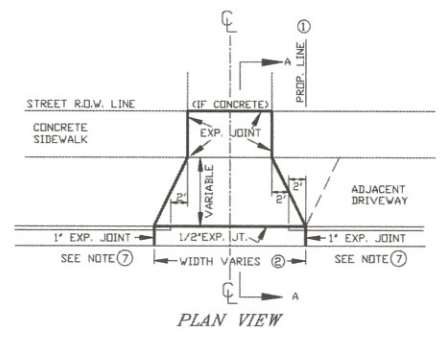
NON-CONCRETE STORM DRAIN PIPE BEDDING
NTS SD600



TYPICAL WATER SERVICE
NTS WM500



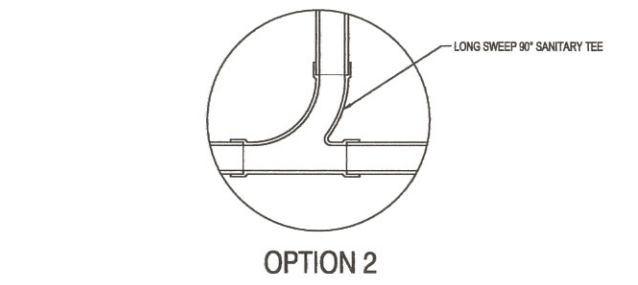
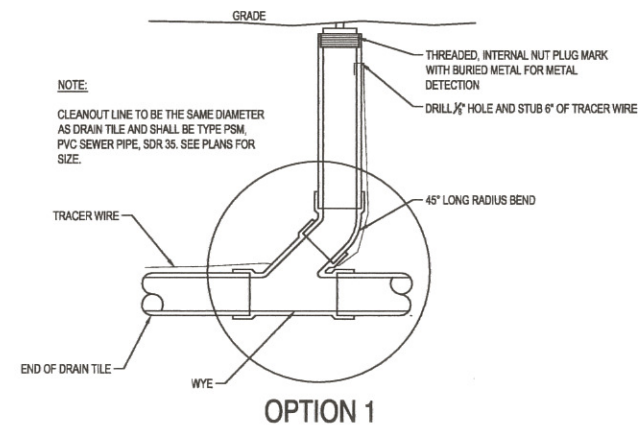
STANDARD CURB & GUTTER SECTION
NOTE: WITH REFERENCE TO SAVING OF CONTRACTION JOINTS ON SLIP FORM CURB & GUTTER, & CURB, PAGE 9-3, STANDARD SPEC'S THE SAW CUT SHALL BE A MINIMUM 1/8" WIDE X 1" DEEP.



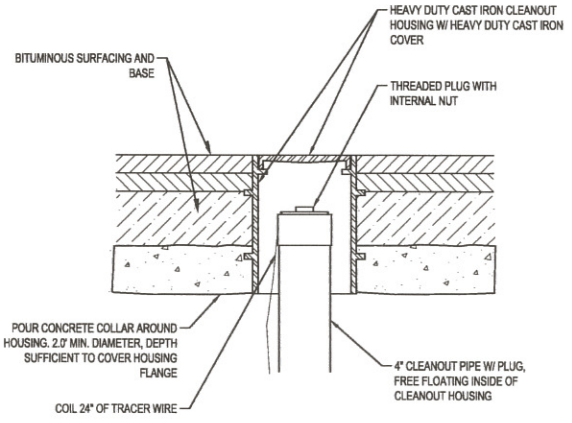
- DRIVE SECTION SHALL NOT OVERLAP PROPERTY LINE EXTENDED, EXCEPT WHERE PERMITTED BY THE ENGINEER, OR WHEN A JOINT DRIVEWAY AGREEMENT IS EXECUTED BY OWNERS OF ADJACENT PROPERTIES.
 - MAX. DRIVEWAY WIDTH AT THE CURB AND SIDEWALK IS SET FORTH IN CITY ORDINANCE 5.03.
 - THE BREAKOVER ANGLE (CAUSE OF CARS BOTTOMING) BECOMES CRITICAL WHEN THE ALGEBRAIC DIFFERENCE OF GRADES (G1, G2, & G3) EXCEEDS 11%.
 - A REINFORCED DRIVE SECTION IS REQUIRED FOR CURB & GUTTER IN AREAS ZONED INDUSTRIAL OR COMMERCIAL.
 - BACK OF CURB TO FRONT OF CONC. SIDEWALK MUST BE CONCRETE, BRICK OR ASPHALTIC BITUMINOUS.
 - MECHANICAL COMPACTION OF SUBSOIL IN LAYERS LESS THAN 12" TO ACHIEVE MINIMUM COMPACTION OF 95% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR IS REQUIRED (INCLUDING STREET SIDE AFTER FORMS ARE REMOVED)
 - EXPANSION JOINT IS REQUIRED AT BOTH ENDS OF DRIVEWAY WHEN ONLY DRIVEWAY IS INSTALLED OR REPLACED. WHEN ENTIRE BLOCK OF CURB & GUTTER IS INSTALLED THE EXPANSION JOINT AT DRIVEWAY ENDS MAY BE OMITTED.
- NOTE: TURNING OF 2' DIAMETER DRIVEWAY RETURNS IN LIEU OF DIMINISHING HEAD AS SHOWN IS PERMITTED IF DESIRED BY PROPERTY OWNER. INSTALLATION OF A DRIVEWAY BY REMOVING EXISTING CURB HEAD ONLY IS NOT ALLOWED. ENTIRE EXISTING C&G MUST BE REMOVED FOR NEW DRIVEWAYS. REMOVAL OF A MINIMUM 12' WIDTH OF BITUMINOUS TO INSTALL FRONT FORMS IS REQUIRED.

STANDARD DRIVEWAY DETAIL

CITY OF LA CROSSE STANDARD DETAILS
NTS



SANITARY CLEAN OUT
NTS SA200



HEAVY DUTY SANITARY CLEANOUT
NTS SA201

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PROJECT

MOKA

COFFEE SHOP

LA CROSSE WISCONSIN

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

PROJECT NO.	16-19260
FILE NAME	19260 C5-DETAILS
DRAWN BY	ADB
DESIGNED BY	KBR
REVIEWED BY	LAB
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

CIVIL DETAILS

SHEET
C5.12

SITE WORK SPECIFICATION

1 GENERAL:

- 1.1 SCOPE OF THE WORK - Shall consist of the following:
 - A. Site Work, including excavation and grading, storm sewer, sanitary sewer services, water services, base aggregate dense, HMA pavement, concrete driveways, curb and gutter, sidewalks, landscaping, and other incidental items.
- 1.2 SPECIFICATIONS WHICH APPLY - Includes, but is not limited to the following:
 - A. State Building Code.
 - B. General Conditions, General Requirements, WisDOT "Standard Specifications", 2016 edition, City of La Crosse Standard Specifications, current edition, Wisconsin Plumbing Code, and these specifications.

2 SITE WORK:

- 2.1 GENERAL - The scope of the work will include excavation and grading of building pads, parking areas, and landscaped areas; construction of storm drains, sanitary sewer services and water services; installation of base aggregate dense, HMA pavement, private concrete driveways, concrete curb and gutter, concrete sidewalks, erosion control, landscaping, and other incidental items.
- 2.2 CLEARING AND GRUBBING - All clearing and grubbing shall be considered incidental.
- 2.3 GRADING:
 - A. Work Shall Include - Stripping and removal of topsoil and unsuitable soils; installation of engineered fill; and regrading of site to indicated grades.
 - B. The Contractor shall maintain drainage through the project area at all times. All materials, piping, pumping, equipment, and labor necessary to maintain drainage (dewatering) shall be considered incidental to the project, unless otherwise specified.
 - C. Topsoil and unsuitable soils in the building area shall be excavated to the depths indicated in the Soils Report. The subgrade shall be examined by a soils engineer prior to placement of fill. The excavation shall be maintained free of water at all times.
 - D. Topsoil in the areas under the proposed parking and display yard shall be excavated to a minimum depth of 1'-6". Areas found to have unsuitable soils within the upper 3' of subgrade shall be excavated to remove the unsuitable soils and the subgrade shall be prepared in accordance with WisDOT Sections 205 and 207 and as directed in the Soils Report.
 - E. The building area shall be filled to the bottom of the floor slab section using non-organic suitable onsite material. Fill shall be placed and compacted as directed in the Soils Report.
 - F. Where required, the grade shall be raised to the bottom of the pavement section, using non-organic suitable onsite material. The onsite material shall be placed and compacted in 8" lifts. Compaction shall be by standard compaction methods, in accordance with WisDOT Section 207.3.6 and as indicated in the Soils Report.
 - G. Salvaged material shall be used to fill grassed areas, as required, leaving room for 0'-6" minimum of topsoil in the landscaped areas. Unsuitable materials such as rocks, boulders, tree roots, etc. shall be removed from the backfill material and disposed of off site. All necessary fill material will be stockpiled onsite from waste material resulting from the subdivision road construction. The Contractor shall coordinate with the Owner and the road construction contractor regarding the location and schedule of fill material delivery.
 - H. Topsoil shall be spread, to a minimum depth of 0'-6", over all areas to be sodded or landscaped and shall be graded to the contours shown on the plans, allowing room for any landscaping mulch. See Landscaping plan & specifications.
 - I. All testing during fill placement shall be the responsibility of the contractor.
- 2.4 SANITARY SEWER:
 - A. Work shall include construction of sanitary sewer services as specified in the City of La Crosse Standard Specifications: Construction of Sewers.

- 2.5 WATER MAIN:
 - A. Work shall include installation of onsite fire hydrants and construction of water services as shown on the plans and as specified in the City of La Crosse Standard Specification: Water Main Construction.
- 2.6 STORM DRAINS:
 - A. Work shall include construction of storm drain catch basins, manholes, and pipe as shown on plans and as specified in the City of La Crosse Standard Specification: Construction of Sewers.
- 2.7 CONCRETE CURB & GUTTER:
 - A. Work shall include installation of curb foundation material and City of La Crosse Standard Concrete Curb and Gutter as specified in the City of La Crosse Standard Specification: Concrete Curb & Gutter-Private & Alley Driveways & WisDOT type D 18" concrete curb & gutter.
- 2.8 CONCRETE WALK:
 - A. Work shall include installation of sidewalk foundation material and Sidewalk as specified in the City of La Crosse Standard Specification: Sidewalks.
- 2.9 CONCRETE DRIVEWAYS:
 - A. Work shall include placement of Base Aggregate and Concrete Paving as specified in the City of La Crosse Standard Specification: Concrete Curb & Gutter-Private & Alley Driveways.
- 2.10 HMA Pavement
 - A. Working shall include preparation of subgrade, installation of base course, and Bituminous Concrete pavement as specified in the City of La Crosse Standard Specifications: Bituminous Concrete Paving.
- 2.11 SOIL CAPACITY:
 - A. Assumed soil bearing capacity - 4000 PSF.
- 2.12 EPOXY STRIPING, MARKINGS & SIGNAGE:
 - A. Epoxy shall conform to WisDOT Section 646.
 - B. The surface of the parking lot shall be clean and dry, and the air temperature shall be above 50 deg. F.
 - C. H.C. Signs shall be installed where shown on plans and shall conform to the A.D.A.
 - D. Traffic Control signs shall be installed where shown on plans and conform to the MUTCD.

- 2.14 EROSION CONTROL:
 - A. See Storm Water Pollution Prevention Plans (SWPPP)
- 2.15 LANDSCAPING:
 - A. See Landscape plans and details.



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PROJECT

MOKA

COFFEE SHOP

LA CROSSE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

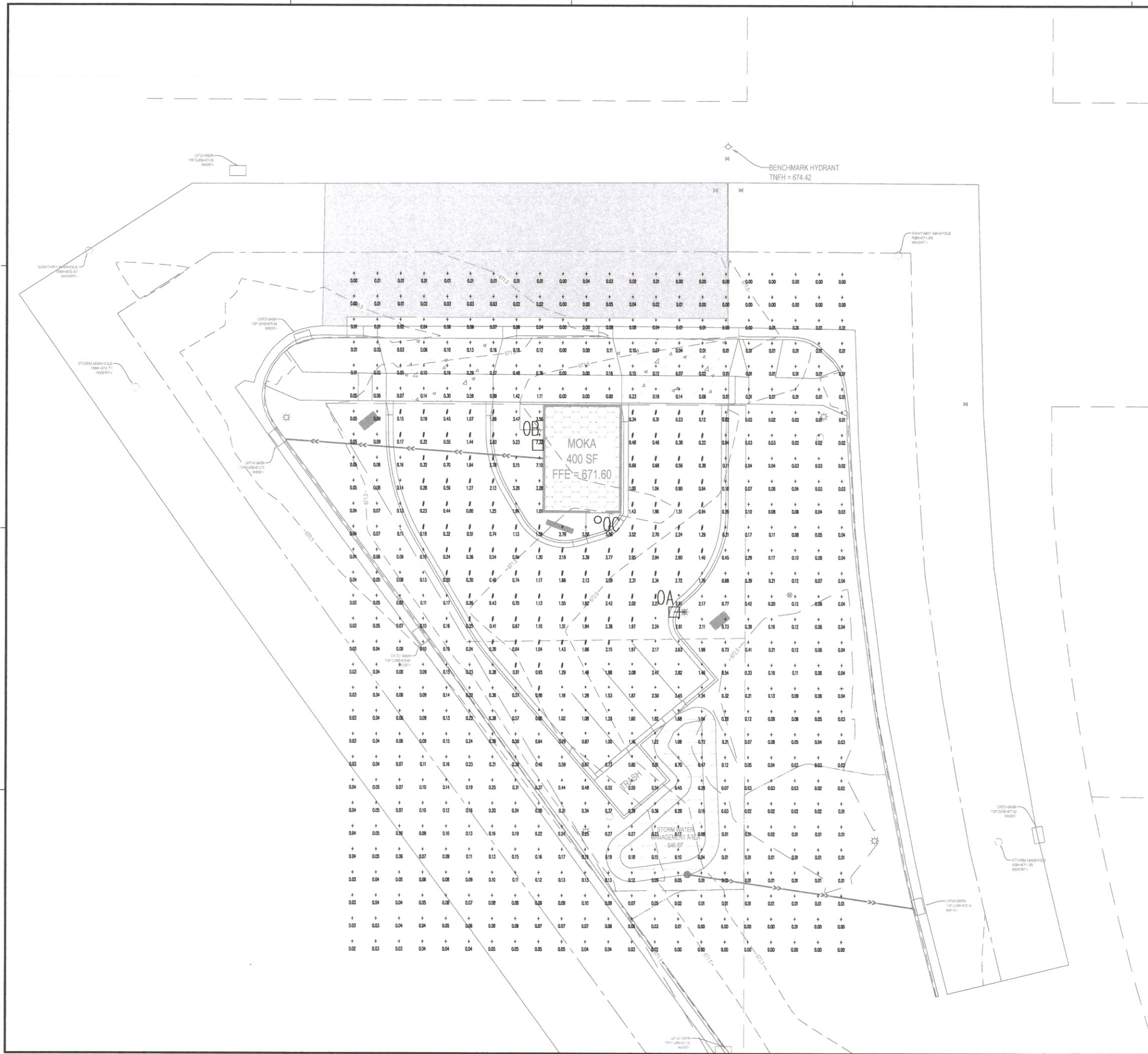
PROJECT NO.	16-19260
FILE NAME	19260 C5-DETAILS
DRAWN BY	ADB
DESIGNED BY	KBR
REVIEWED BY	LAB
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

CIVIL SPECIFICATIONS

SHEET

C5.13



LEGEND

EXISTING	PROPOSED
--->---	STORM DRAIN
--->---	SANITARY SEWER
--- >---	SANITARY SEWER FORCEMAIN
---	WATER
---UT---	UNDERGROUND TELEPHONE
---OE---	OVERHEAD ELECTRIC
---UE---	UNDERGROUND ELECTRIC
---UTV---	UNDERGROUND TV
---	GAS
---WET---	WETLAND
---	WATER SHORELINE
---x---x---	FENCE LINE
---1015---	CONTOURS (MAJOR)
---1012---	CONTOURS (MINOR)
---	PROPERTY LINE
* 1012.32	SPOT ELEVATION
	TOP OF CURB SPOT ELEVATION

NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	LAMP	MOUNTING	LLF	QTY
OA	LUMARK PREVAL COMBO PPRV-1-A15-14-15-9-PER	57w LED	15' POLE FLUSH BASE	0.95	1
OB	LUMARK CROSSTOUR XTOR3A-N-PC1	26w LED	11' AFG	0.95	1
OC	HALO RL66 H750TRLR560WH840	13.5w LED	9' AFG	0.95	1



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PROJECT
MOKA
COFFEE SHOP

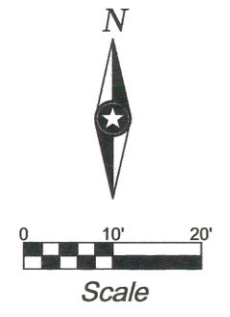
LA CROSSE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO. 16-19260
 FILE NAME 19260 C6-LIGHTING
 DRAWN BY ADB
 DESIGNED BY KBR
 REVIEWED BY LAB
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. --

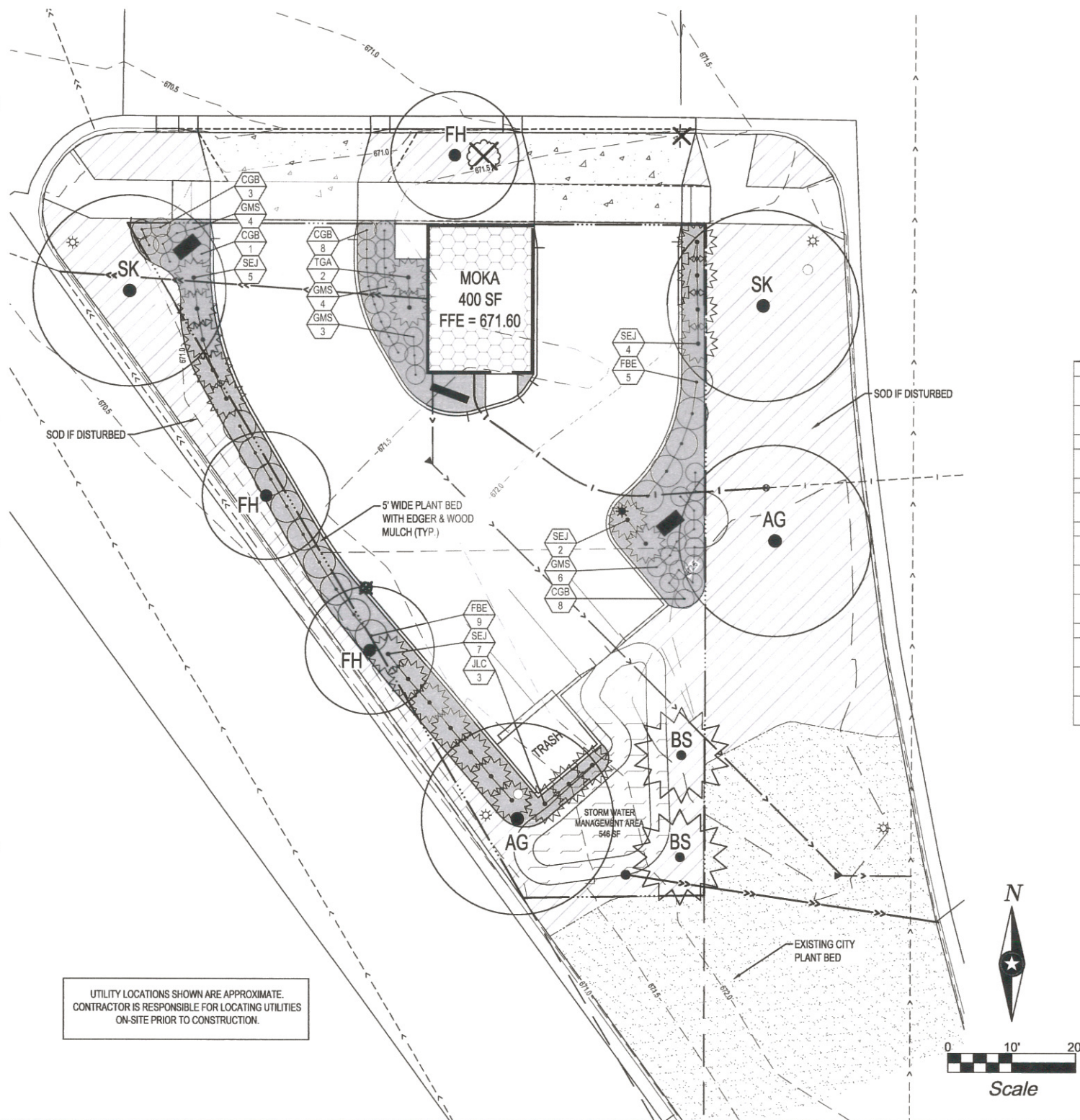
TITLE
PHOTOMETRIC PLAN

SHEET
C6.11



GENERAL PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- LAWN AREAS SHALL HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- REFER TO PLANTING DETAILS PLAN FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES. REFER TO SPECIFICATIONS FOR MIX TYPE.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- OWNER RESERVES THE RIGHT TO REVISE QUANTITIES TO SUIT BUDGET LIMITATIONS. CONTRACTOR'S UNIT BID PRICES SHALL PREVAIL FOR ANY CHANGES IN QUANTITIES.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE AND OWNER.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.N.S.I.
- PROVIDE SHREDDED HARDWOOD MULCH, NATURAL COLOR, IN ALL PLANTING BEDS AND A MINIMUM 2" DIAMETER SURROUNDING ALL PROPOSED TREES TO A 3-INCH MINIMUM DEPTH. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING.
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER.
- PLANTING BED EDGING SHALL BE 1/8"x4" STEEL EDGING w/ 12" LANDSCAPE SPIKE IN ALL AREAS WHERE PLANTING BED MEETS LAWN AREAS.
- ALL PLANTING BEDS SHALL HAVE SPADE DUG EDGES, EXCEPT WHERE NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL TURF AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED. SOD SECTIONS SHALL BE NO SMALLER THAN 24" X 36" STAKED IN PLACE WITH BIODEGRADABLE SOD STAKES WHEN SLOPE IS STEEPER THAN 5:1 OR WHEN CONDITIONS REQUIRE.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED HARDWOOD MULCH. DO NOT USE ANY UNDERLAYMENTS SUCH AS LANDSCAPE FABRIC OR PLASTIC SHEETING.



UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES ON-SITE PRIOR TO CONSTRUCTION.

LEGEND

EXISTING

- PROPERTY LINE
- PROPERTY LINE (OTHER)
- SETBACK
- CONTOUR (MAJOR)
- CONTOUR (MINOR)

EXISTING PLANTS

- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED

- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- SOD
- MULCH

PROPOSED PLANTS

- OVERSTORY TREE
- CONIFEROUS TREE
- UNDERSTORY TREE
- MULTI-STEM TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB

PLANT LABELS

- PLANT KEY
- NUMBER OF PLANTS
- PLANT KEY

PLANT SCHEDULE

QTY	KEY	COMMON NAME / Latin name	SIZE	ROOT	NOTE
OVERSTORY TREES					
2	AG	AUTUMN GOLD GINKGO <i>Ginkgo biloba 'Autumn Gold'</i>	2" CAL.	B.B.	use only males
2	SK	SKYLINE HONEYLOCUST <i>Gleditsia triacanthos inermis 'Skyline'</i>	2" CAL.	B.B.	
CONIFEROUS TREES					
2	BS	BLACK HILLS SPRUCE <i>Picea glauca</i>	6' HT.	B.B.	
UNDERSTORY TREES					
3	FH	THORNLESS COCKSPUR HAWTHORN <i>Crataegus crusgalli</i>	2" CAL.	B.B.	
DECIDUOUS SHRUBS					
20	CGB	CHICAGOLAND GREEN BOXWOOD <i>Buxus 'Glencoe'</i>	18" HT.	CONT.	5 gal. cont.
14	FBE	FIRE BALL EUONYMUS <i>Euonymus alatus 'Select'</i>	24" HT.	CONT.	5 gal. cont.
17	GMS	GOLDMOUND SPIREA <i>Spiraea x bumalda 'goldmound'</i>	16" HT.	CONT.	5 gal. cont.
EVERGREEN SHRUBS					
3	JLC	JAPANESE UPRIGHT YEWE <i>Taxus cuspidata 'Capitata'</i>	24" HT.	CONT.	5 gal. cont.
18	SEJ	SEA GREEN JUNIPER <i>Juniperus chinensis 'Sea Green'</i>	18" HT.	CONT.	5 gal. cont.
2	TGA	TECHNY GLOBE ARBORVITAE <i>Thuja occidentalis 'Techny Globe'</i>	24" HT.	CONT.	5 gal. cont.

CITY LANDSCAPE REQUIREMENTS

AS REQUIRED IN THE CITY OF LA CROSSE, WISCONSIN ZONING CODE.

CODE:

- ONE TREE PLACED IN BOULEVARD PER 40 LF OF FRONTAGE
- 2 TREES & 8 SHRUBS PER 600 SF OF LANDSCAPE AREA
- 3' HT. HEDGE REQUIRED BETWEEN PARKING & STREET

SITE DATA:

- 2170 SF OF LANDSCAPE AREA

7 TREES REQUIRED
(2170 / 600 x 2 = 7.24 OR 7 TREES)

29 SHRUBS REQUIRED
(2170 / 600 x 8 = 28.96 OR 29 SHRUBS)

TOTAL PLANTS SHOWN ON PLAN
9 TREES
74 SHRUBS



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PROJECT

MOKA

COFFEE SHOP

LA CROSSE WISCONSIN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

PROJECT NO. 16-19260

FILE NAME 19260 L1-LANDSCAPE

DRAWN BY CWT

DESIGNED BY CWT

REVIEWED BY CWT

ORIGINAL ISSUE DATE --/--

CLIENT PROJECT NO. --

TITLE

LANDSCAPE PLAN

SHEET

L1.11



TREE PLANTING NOTES

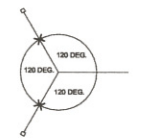
1. PRIOR TO DELIVERY TO THE SITE, THE CONTRACTOR SHALL LOCATE THE BUTTRESS ROOTS OR TRUNK FLARE OF EACH TREE. IF FLARE IS LOCATED MORE THAN 2" DOWN FROM THE TOP OF THE ROOTBALL, THE TREE IS REJECTED AND SHALL NOT BE DELIVERED TO THE SITE.
2. ONCE THE PROPERLY GROWN TREE IS DELIVERED TO THE SITE, MEASURE DISTANCE BETWEEN TOP OF THE BUTTRESS ROOTS AND THE BOTTOM OF THE ROOTBALL. SUBTRACT 2" TO DETERMINE DEPTH OF PLANTING PIT.
3. DIG PIT TO DEPTH DETERMINED ABOVE. PIT SHALL BE DISHED WITH SIDEWALLS AS SHOWN BELOW. SCARIFY WALLS AND BOTTOM OF PIT.
4. SET TREE IN PIT SO THAT THE FLARE IS ONE-TWO INCHES ABOVE SURROUNDING GRADE. IN ALL AREAS WITH HEAVY CLAY OR POORLY DRAINED SOILS (MOTTLING), CONTACT LANDSCAPE ARCHITECT. TREE MAY BE RELOCATED OR THE ROOTBALL FURTHER ELEVATED.
5. REMOVE ANY SOIL FROM TOP OF ROOTBALL TO EXPOSE TOP OF FLARE. THE LANDSCAPE ARCHITECT WILL NOT ACCEPT ANY TREE UNLESS THE FLARE IS VISIBLE.
6. BACKFILL PLANTING PIT TO WITHIN 12" OF GRADE AND THOROUGHLY WATER.
7. REMOVE BURLAP, WIRE, AND ALL ROPE FROM THE TOP 12" OF THE ROOTBALL.
8. BACKFILL TO THE TOP OF THE ROOTBALL.
9. DO NOT CREATE WATERING RING
10. CONTACT OWNER'S REPRESENTATIVE TO INSPECT PLANTING PRIOR TO PLACING ANY MULCH OVER THE ROOT BALL.

CONTAINER GROWN TREES

1. LOCATE BUTTRESS ROOTS (SEE NOTES ABOVE).
2. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE TRUNK FLARE. MEASURE DEPTH OF ROOTBALL TO DETERMINE DEPTH OF PLANTING PIT.
3. TO ELIMINATE ENCIRCLING ROOTS, MAKE SEVERAL VERTICAL SLITS AROUND PERIMETER OF ROOT MASS FROM TOP TO BOTTOM OF THE ROOTBALL. DEPTH OF SLITS INTO THE ROOTBALL SHALL BE AT LEAST 2".

STAKING

GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRIP- (TYP.) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS @ 120 DEG. O.C. (SEE STAKING DIAGRAM).



STAKING DIAGRAM

CONTRACTOR SHALL STAKE TREES ONLY IF THE TREE(S) BEGIN TO LEAN WITHIN THE GUARANTEE PERIOD.

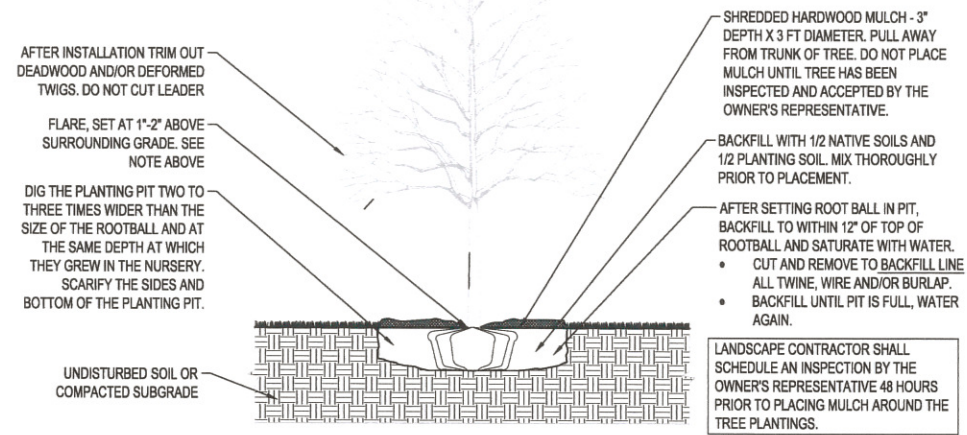
COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY LINES AND STAKES.

TREES WITH BE REJECTED FOR THE FOLLOWING REASONS:

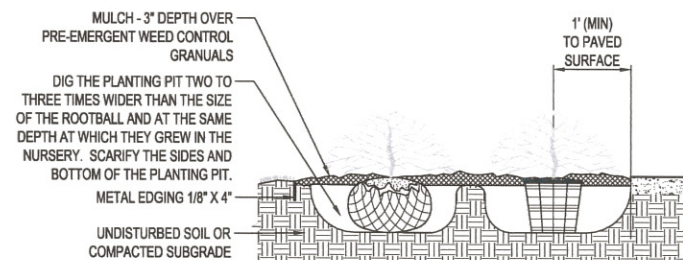
- POOR FORM
- DAMAGED TRUNK
- BURIED ROOT FLARES
- ENCIRCLING TRANSPORT ROOTS
- JNCONSOLIDATED ROOTBALL SOIL (DUE TO EXCESSIVE HANDLING)

TEMPORARY EROSION CONTROL & STABILIZATION NOTE

TEMPORARY STABILIZATION MEASURES, INCLUDING EROSION CONTROL FENCE, INLET PROTECTION, ETC. MUST BE MAINTAINED UNTIL FINAL SEEDING AND STABILIZATION MEASURES ARE IN PLACE AND APPROVED BY THE OWNER'S REPRESENTATIVE. REFER TO CIVIL SHEETS FOR EROSION AND SEDIMENT CONTROL PLAN FOR ADDITIONAL INFORMATION.



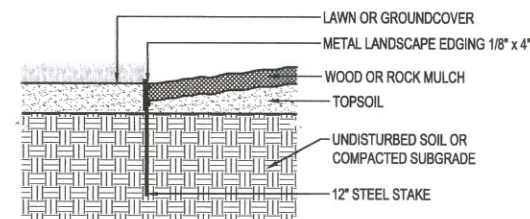
TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

INSTALLATION NOTES:

1. REMOVE CONTAINER (BY CUTTING IF NCCESARY)
2. IF ROOTS ARE GROWING IN A SPIRAL AROUND THE SOIL MASS, USE A SHARP KNIFE TO SCORE THE OUTSIDE OF SOIL MASS VERTICALLY, JUST DEEP ENOUGH TO CUT THE NET OF THE ROOTS, AND MAKE A CRISS-CROSS CUT ACROSS THE BOTTOM OF THE SOIL MASS.
3. BACKFILL PLANTING BED WITH ORIGINAL SOIL. BREAK UP CLOUDS OF SOIL. IF SOILS ARE POOR (IE: HEAVY CLAYS, SAND, OR COMPACTED), BACKFILL CAN BE A MIXTURE OF 1/3 SOIL AMENDMENT WITH 2/3 ORIGINAL SOIL. DO NOT USE PEAT AS PART OF BACKFILL IN CLAY SOILS. REMOVE ALL ROCKS AND DEBRIS FROM BACKFILL.
4. THOROUGHLY WATER TO SETTLE THE PLANTS AND FILL VOIDS WITHIN TWO HOURS OF PLANTING. INSTALL MULCH WITHIN 48 HOURS OF WATERING.



EDGER DETAIL
NOT TO SCALE

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PROJECT

MOKA

COFFEE SHOP

LA CROSSE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO.	16-19260
FILE NAME	19260 L1-LANDSCAPE
DRAWN BY	CWT
DESIGNED BY	CWT
REVIEWED BY	CWT
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	-

TITLE
LANDSCAPE NOTES & DETAILS

SHEET
L1.12



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PROJECT

MOKA DRIVE-UP COFFEE SHOP

LA CROSSE WISCONSIN

REVISION SCHEDULE	
NO	DESCRIPTION

PROJECT NO.	16-19260
FILE NAME	
DRAWN BY	KMB
DESIGNED BY	KMB
REVIEWED BY	
ORIGINAL ISSUE DATE	7/1/16
CLIENT PROJECT NO.	

FLOOR PLAN, ROOF PLAN & PARTITION TYPES

SHEET
A1.21

KEYNOTE LEGEND

1	STAINLESS STEEL COUNTERTOP
3	PARTIAL HEIGHT WALL
4	SERVICE WINDOW
5	3 COMPARTMENT SINK W/ DRAIN BOARDS EACH END
6	FULLY-ADHERED EPDM ROOF OVER POLYISO TAPERED INSUL OVER 5/8" PLYWOOD OVER WOOD JOIST FRAMING
7	PREFINISHED METAL PARAPET CAP
8	BACK-LIT WALL-MOUNTED SIGNAGE
9	DASHED LINE INDICATES FACE OF WALL BELOW WALL CAP

SHEET NOTES

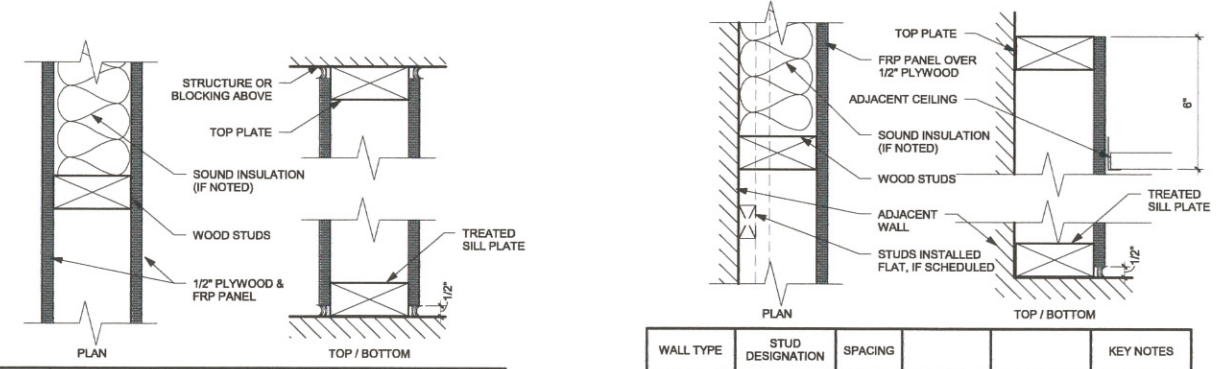
- ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE UNLESS OTHERWISE NOTED.

INTERIOR PARTITION KEY NOTES:

- NOT ALL KEY NOTES APPLY TO PROJECT. VERIFY WITH SPECIFIC WALL TYPE.**
- INCLUDE FIBERGLASS SOUND INSULATION.
 - INCLUDE ACOUSTIC SEALANT AT WALL BASE AND TOP TERMINATION, BOTH SIDES OF WALL.

GENERAL INTERIOR PARTITION NOTES:

- IN ALL WET AREAS SUCH AS SHOWERS AND TUBS, INSTALL CEMENT-BASED BACKER BEHIND AREAS SCHEDULED TO RECEIVE TILE FINISH.
- ON ALL RESTROOM WALLS AND OTHER AREAS SCHEDULED TO RECEIVE FRP OR TILE FINISH, PROVIDE A MINIMUM OF MOISTURE-RESISTANT GYPSUM BOARD.
- ALL PARTITIONS CONTAINING PLUMBING OR HAVING AN EXTERIOR FACE SHALL BE INSULATED.
- WHERE GYPSUM BOARD EXTENDS TO UNDERSIDE OF STRUCTURE ABOVE, STOP GYPSUM BOARD 1/2" BELOW LINE OF STRUCTURE AND SEAL AS REQUIRED.
- REFERENCE FLOOR FINISH PLANS AND WALL FINISH PLANS FOR ADDITIONAL FINISHES NOT INDICATED ON PARTITION TYPES.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF WALL PENETRATIONS. SEAL ALL OPENINGS WITH ACOUSTICAL SEALANT.
- PROVIDE WOOD OR STEEL BACKING FOR ALL WALL-MOUNTED FINISH CARPENTRY, ARCHITECTURAL WOODWORK, TOILET PARTITIONS, ACCESSORIES AND OTHER SIMILAR ITEMS.

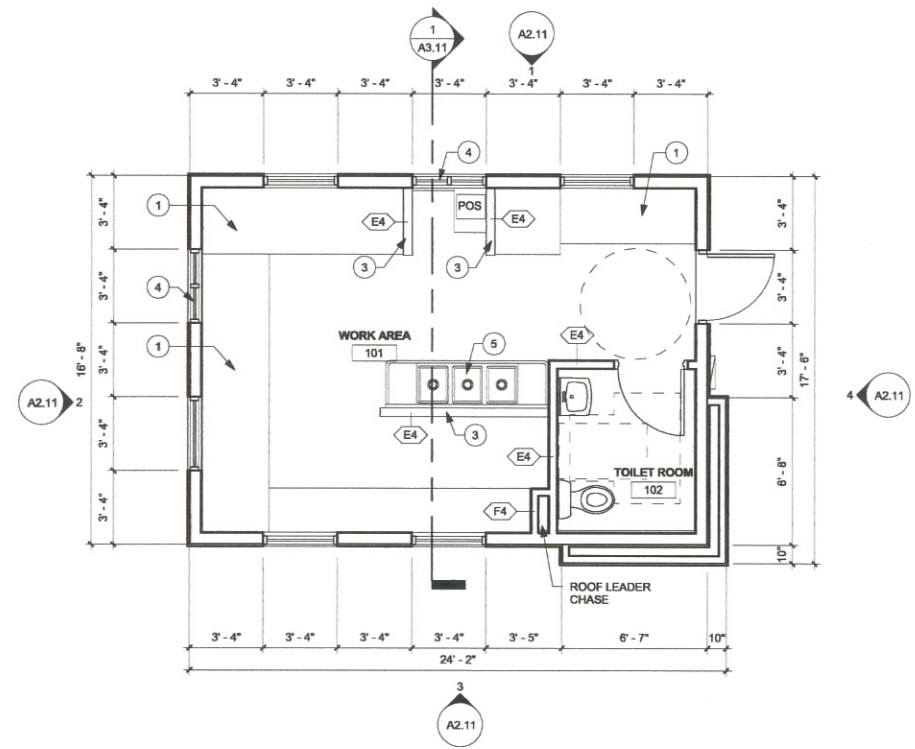


WALL TYPE	STUD DESIGNATION	SPACING	KEY NOTES
E2	2x2	16"	1
E4	2x4	16"	1
E6	2x6	16"	1
E8	2x8	16"	1

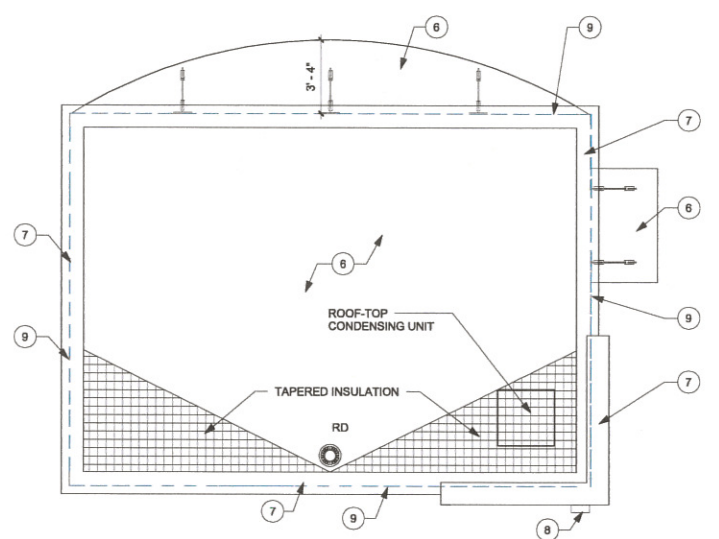
WALL TYPE	STUD DESIGNATION	SPACING	KEY NOTES
F1	1x2 (FLAT)	16"	1
F2	2x2	16"	1
F4	2x4	16"	1
F6	2x6	16"	1
F8	2x8	16"	1

3 WALL TYPE E (WOOD STUD PARTITION)
3" = 1'-0"

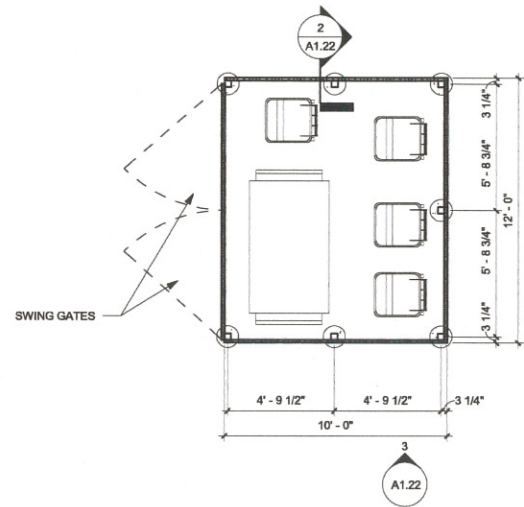
6 WALL TYPE F (WOOD STUD FURRING)
3" = 1'-0"



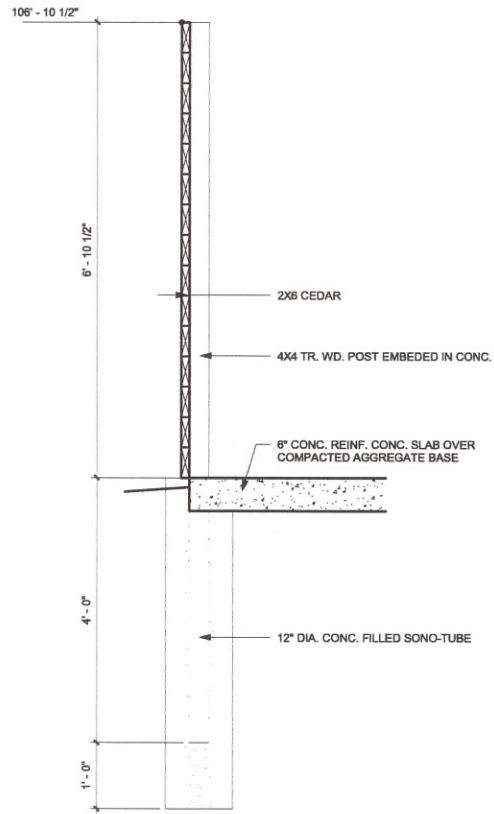
1 FLOOR PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"



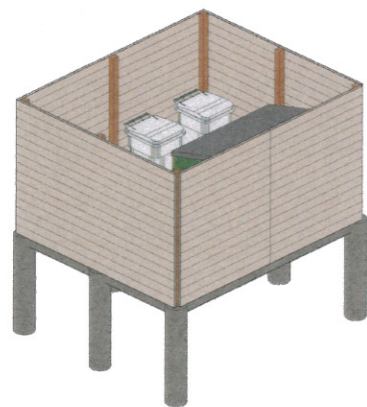
1 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



2 DUMPSTER ENCLOSURE SECTION
3/4" = 1'-0"



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



4 DUMPSTER ENCLOSURE - VIEW FROM NORTH EAST

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PROJECT

MOKA DRIVE-UP COFFEE SHOP

LA CROSSE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

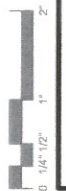
PROJECT NO.	16-19260
FILE NAME	
DRAWN BY	KMB
DESIGNED BY	KMB
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	7/1/16
CLIENT PROJECT NO.	

TITLE

DUMPSTER ENCLOSURE PLAN

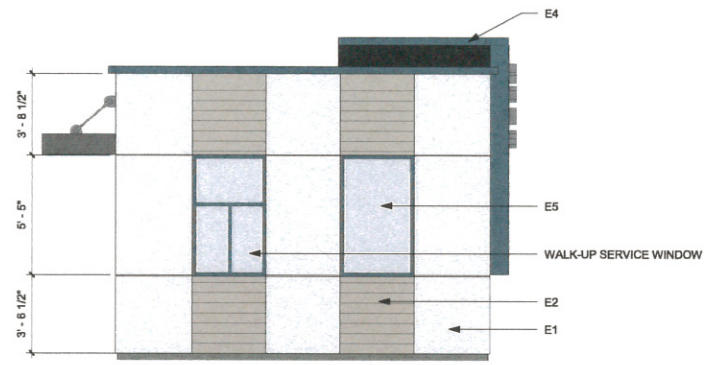
SHEET

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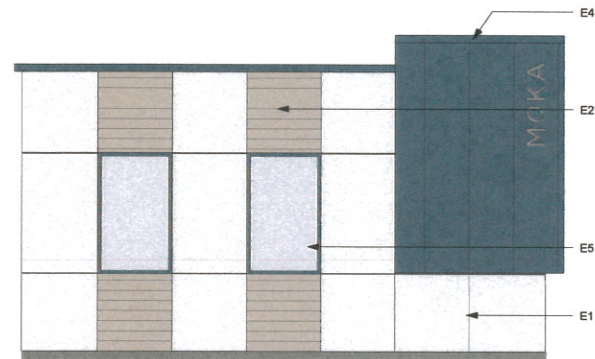




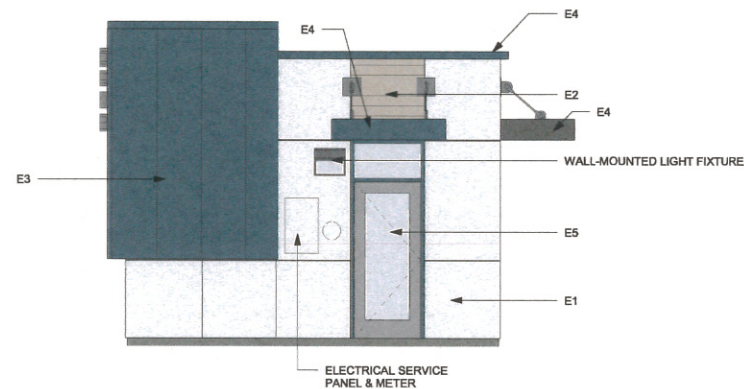
1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL	MANUFACTURER	PRODUCT	SIZE	COLOR	COMMENTS
E1	FIBER CEMENT	NICHIHA	ILLUMINATION			
E2	WOOD - CEDAR	N/A		1X6		
E3	STANDING SEAM METAL	FIRESTONE	UC-3	24" PANELS		
E4	PREFINISHED METAL	FIRESTONE				
E5	STOREFRONT WINDOW	TUBELITE	T14000	2" X 4 1/2"	ANODIZED ALUMINUM	



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PROJECT

MOKA DRIVE-UP COFFEE SHOP

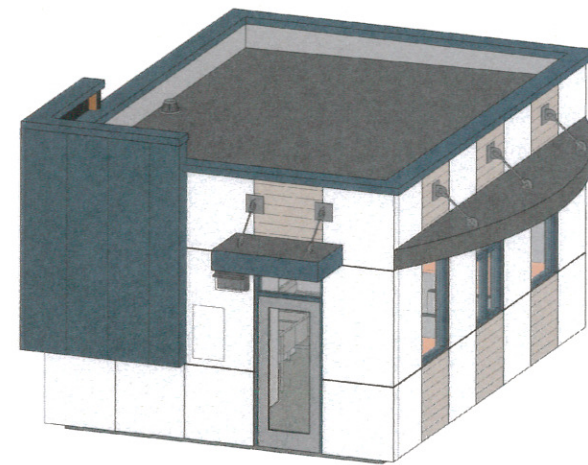
LA CROSSE WISCONSIN

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

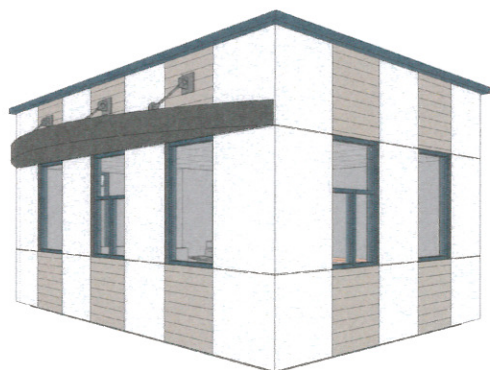
PROJECT NO. 16-19260
FILE NAME
DRAWN BY KMB
DESIGNED BY KMB
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ORIGINAL ISSUE DATE 7/1/16
CLIENT PROJECT NO.

TITLE
EXTERIOR ELEVATIONS

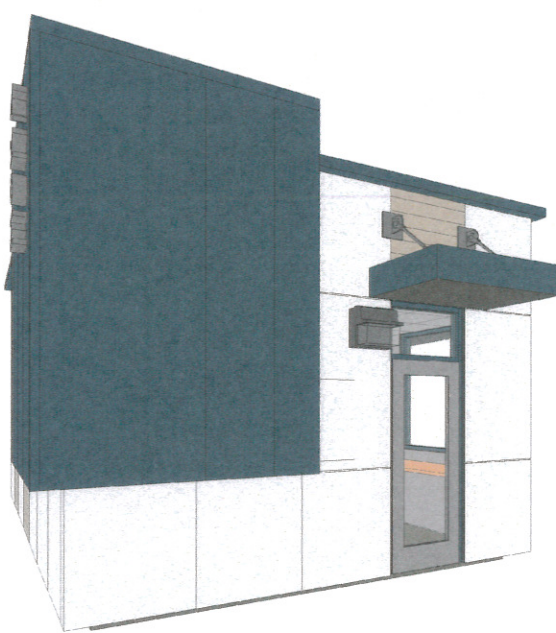
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5 VIEW FROM SOUTH EAST



6 VIEW FROM NORTH EAST



7 VIEW FROM SOUTH WEST





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MOKA DRIVE-UP COFFEE SHOP

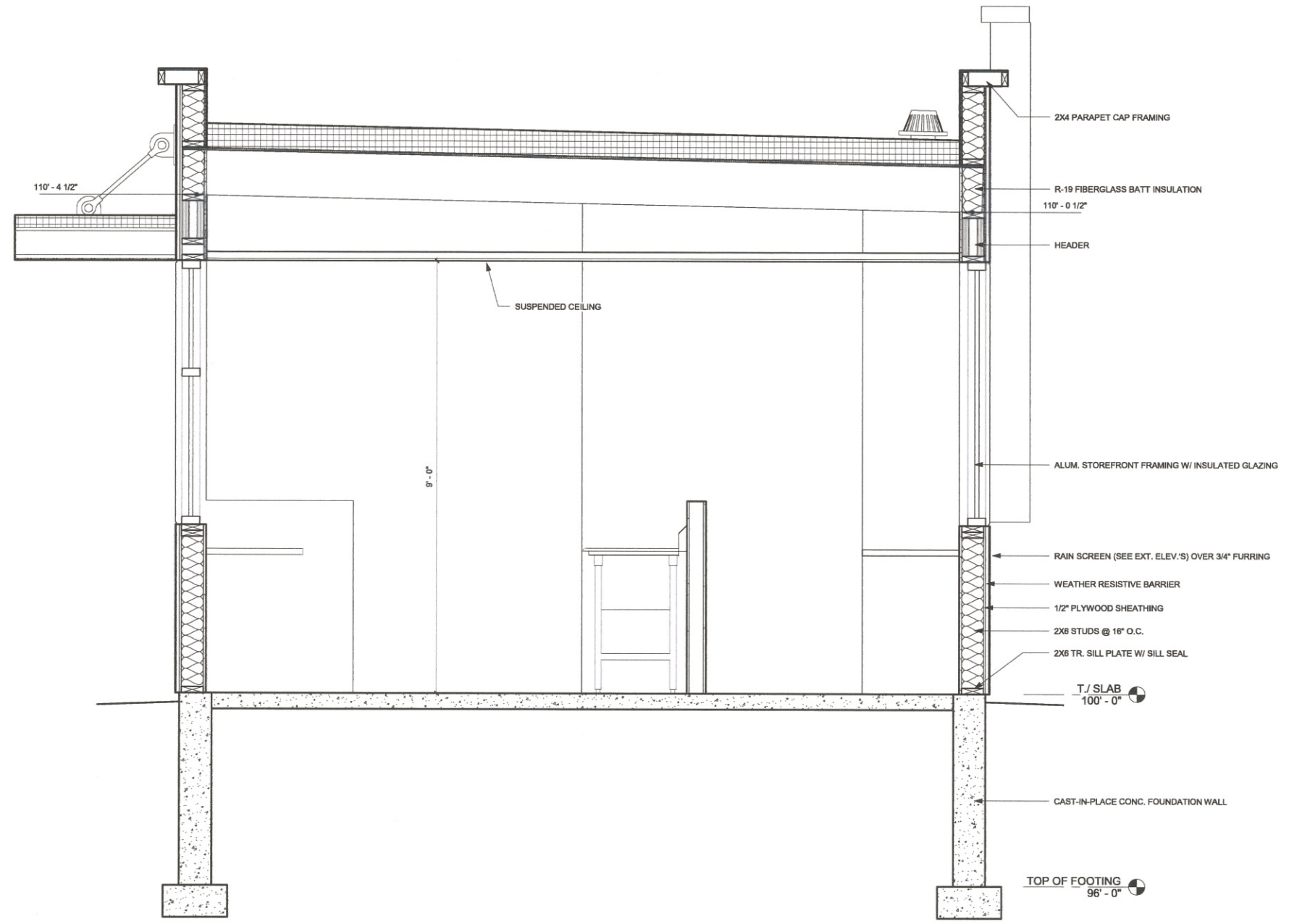
LA CROSSE WISCONSIN

REVISION SCHEDULE		DESCRIPTION
NO	DATE	

PROJECT NO.	16-19260
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CLIENT PROJECT NO.	

TITLE
BUILDING SECTIONS

SHEET
A3.11



1 BUILDING SECTION
3/4" = 1'-0"

