Wauwatosa, WI

Design Review Board

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, May 7, 2026 **7:00 PM** **Committee Room #1**

ROLL CALL

NEW BUSINESS

1. Milwaukee and Harwood - Wauwatosa Veterans Memorial Plaza - Return to Board **26-0721**

2. 8701 W Watertown Plank Rd - The Commons at MCW - Return to Board **25-2344**

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY
Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.

File #: 26-0721 **Agenda Date:** 5/7/2026 **Agenda #:** 1.

Milwaukee and Harwood - Wauwatosa Veterans Memorial Plaza - Return to Board

INSITE LANDSCAPE DESIGN

Project Sheet Legend:

LGD0.1	LEGEND SHEET
AGL0.2	ACCESSIBILITY SHEET
SD1.1	PROPOSED SITE PLAN
SD1.2	PROPOSED GRADING PLAN
SD1.3	PROPOSED PLAZA CROSS-SECTION & DETAILS
SD1.4	PROPOSED CEDAR PERGOLA SECTIONS & DETAILS
SD1.5	PROPOSED HARDSCAPE MATERIALS
SD1.6	PROPOSED HARDSCAPE MATERIALS
SD1.7	PROPOSED HARDSCAPE MATERIALS
LSP1.1	PROPOSED LANDSCAPE PLAN
LSP1.2	PROPOSED LANDSCAPE DETAILS
LGT1.1	PROPOSED LIGHTING PLAN
LGT1.2	PROPOSED PROJECT LIGHT FIXTURES
LGT1.3	PROPOSED PROJECT LIGHT FIXTURES



1 PROPOSED SITE REFERENCE PLAN

SCALE: 1" = 80'-0"

North

GENERAL SITE NOTES:

1. ALL PAVING RADII SHALL BE 5'-0" UNLESS NOTED OTHERWISE.
2. PROVIDE CONCRETE SIDEWALKS AS INDICATED ON PLAN.
3. UTILITY DESIGN AND WORK BY DESIGN / BUILD CONTRACTOR.
4. GRADING AT ACCESSIBLE ROUTE TO COMPLY WITH COMM. CH. 69 DESIGN GUIDELINES.
5. FINISHED FLOOR ELEVATION = 100'-0" ON ARCHITECTURAL DRAWINGS VERIFY ACTUAL ELEVATION WITH DESIGN / BUILD CONTRACTOR
6. SITE ENGINEERING (ELECTRICAL, STORM WATER DRAINAGE, ETC.) BY DESIGN / BUILD CONTRACTOR.
7. ALL PROPERTY LINE BEARINGS AND LENGTHS BASED ON OWNER PROVIDED DATA.
8. VERIFY EXACT PLAZA PLACEMENT WITH DESIGN / BUILD CONTRACTOR.
9. CONSTRUCTION SITE EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF WAUWATOSA AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK (BMP HANDBOOK).
10. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
11. PERIODIC INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT LEAVING PROPERTY. EROSION CONTROL MEASURES SHALL BE IN WORKING CONDITION AT END OF EACH WORK DAY.
12. SILT FENCE SHALL BE INSTALLED IN ALL LOCATIONS WHERE POTENTIAL RUNOFF AND CONTAMINATION MAY OCCUR.
13. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
14. ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCTION RAINFALL EVENT. ANY NEEDED REPAIRS REPAIRS SHALL SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL PROTECTION AS DESIGNED.
15. SEDIMENT IS TO BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES .05 FEET DEEP AT THE FENCE. REPAIR THE FENCE AS NECESSARY TO MAINTAIN BARRIER.
16. SEE ALL RELATED DETAILS AND REMAINING SHEETS SPECIFICATION FOR ADDITIONAL INFORMATION AND HOW IT RELATES TO THE SCOPE OF THE PROJECT.

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
5. M VERIFY LOCATION OF ALL EXISTING EASEMENTS.
6. INSITE LANDSCAPE DESIGN, INC, ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

SITE DEMOLITION GENERAL NOTES:

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE SITE IMPROVEMENT DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. ALL EXISTING CONDITIONS SHALL BE REMOVED AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION. WHETHER OR NOT NOTED ON DEMOLITION PLAN. (COORDINATE WITH MECH. & ELEC. DRAWINGS)
3. SURFACES ADJACENT TO REMOVAL AREAS SHALL BE PATCHED AND CLEANED. NEW CONSTRUCTION TO MATCH EXISTING ADJACENT SURFACES / FINISHES (UNLESS NOTED OTHERWISE).
4. PROVIDE DUST CONTROL AND/OR TEMPORARY BARRIERS / PARTITIONS AS REQUIRED BETWEEN CONSTRUCTION AREAS
5. PROVIDE A SAFE PASSAGE THROUGH AND/OR AROUND CONSTRUCTION AREAS AS REQUIRED TO MAINTAIN INGRESS/EGREES AT SHARED ACCESS POINT FOR PROJECT
6. KEEP NOISE TO A LEVEL ACCEPTABLE TO OWNER. AND IN COMPLIANCE WITH LOCAL ORDINANCES.
7. REFER MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.

SITE GRADING PLAN GENERAL NOTES

1. PROVIDE PERVIOUS SIDEWALKS AS INDICATED ON PLANS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
2. UTILITY DESIGN AND WORK BY DESIGN / BUILD CONTRACTOR.
3. GRADING AT ACCESSIBLE ROUTE TO COMPLY WITH COMM. CH. 69 DESIGN GUIDELINES.
4. FINISHED FLOOR ELEVATION = 1040'-0" ON ARCHITECTURAL DRAWINGS VERIFY ACTUAL ELEVATION WITH DESIGN / BUILD CONTRACTOR
5. ALL PROPERTY LINE BEARINGS AND LENGTHS BASED ON OWNER AND DESIGN / BUILD CONTRACTOR PROVIDED DATA.
6. VERIFY EXACT BUILDING PLACEMENT WITH GENERAL CONTRACTOR AND PROVIDED CIVIL ENGINEERING INFORMATION.
7. FOR DEMOLITION INFORMATION REFER TO ARCHITECTURAL DRAWINGS AND SD1.3
8. CONSTRUCTION SITE EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE COUNTY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK (BMP HANDBOOK).
9. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT LEAVING PROPERTY. EROSION CONTROL MEASURES SHALL BE IN WORKING CONDITION AT END OF EACH WORK DAY.
11. SILT FENCE SHALL BE INSTALLED IN ALL LOCATIONS WHERE POTENTIAL RUNOFF AND CONTAMINATION MAY OCCUR.
12. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
13. ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCTION RAINFALL EVENT. ANY NEEDED REPAIRS REPAIRS SHALL SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL PROTECTION AS DESIGNED.
14. SEDIMENT IS TO BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES .05 FEET DEEP AT THE FENCE. REPAIR THE FENCE AS NECESSARY TO MAINTAIN BARRIER.
15. SEE ALL RELATED DETAILS AND REMAINING SHEETS SPECIFICATION FOR ADDITIONAL INFORMATION AND HOW IT RELATES TO THE SCOPE OF THE PROJECT.
16. ADDITIONAL GRADING OF GRASSED OR LANDSCAPED AREAS MAY BE REQUIRED DUE TO THE PLUMBING, SANITARY OR OTHER UNDERGROUND UTILITY WORK - REVIEW DOCUMENTS IN THEIR ENTIRETY TO DETERMINE FULL SCOPE OF WORK.
17. CONSTRUCTION LIMITS - FENCING AS REQUIRED.
18. ALL CONSTRUCTION, CONSTRUCTION TRAFFIC, DELIVERIES,STORAGE OF MATERIALS, VEHICLES DUMPSTERS AND OTHER CONSTRUCTION RELATED ITEMS ARE TO BE LOCATED IN THIS AREA ONLY. PROTECT AND SURROUND AREA AS NECESSARY.
19. CONSTRUCTION ENTRY - RESTRICTED TO CONSTRUCTION PERSONNEL. CONSTRUCTION DELIVERIES AND PERSONNEL ARE TO USE THIS ENTRANCE ONLY.

SILT FENCE CONSTRUCTION:

1. CONSTRUCT SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON PLAN, SHEET SD1.2, TO PREVENT SEDIMENT FROM BEING WASHED INTO STORM WATER DRAINAGE SYSTEM.
2. LOCATE SUPPORT POSTS DOWN SLOPE OF FILTER FABRIC TO HELP SUPPORT FENCING.
3. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER FABRIC AT A SUPPORT POST AND OVERLAP SLICE TO THE NEXT POST.
4. SEDIMENT CONTROL FILTER FABRIC DESIGNED TO IMPEDE SILT FUN-OFF AND PREVENT TOP SOIL EROSION TO CONSIST OF NYLON POLYESTER, PROPYLENE, OR ETHYLENE YAM. MUST MEET WisDOT SPECIFICATIONS AND STANDARDS OF A MINIMUM 50 lb./LINEAR INCH GRAB TENSILE STRENGTH, A MINIMUM FLOW RATE OF 0.3 GALS./SQ. FT., AND SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
5. SEDIMENT CONTROL FILTER FABRIC SHALL BE ANCHORED BY SPREADING 8" OF FABRIC IN A 4'x4" TRENCH. LOOSE DIRT TO BE COMPACTED BACK IN TRENCH ON TOP OF FILTER FABRIC.
6. SEDIMENT CONTROL FILTER FABRIC SHALL BE FASTENED TO THE UP-SLOPE SIDE OF 2'x2'x3'-0" PINE POSTS. POSTS TO BE SPACED A MAXIMUM OF 6'-0" APART.
7. PROVIDE INLET GRATE SCREENS AS NEEDED, FIELD LOCATE ALL WITHIN AREA OF CONSTRUCTION SITE SILT FENCE, REFER TO DETAILS 2/SD1.2 - 5SD1.2

SITE LEGEND

POURED CONCRETE	PROPERTY LINE
BUILDING FOOTPRINT	BUILDING SET BACK
PERVIOUS PAVER (REFER TO DETAIL 2/SD.1)	EXIT LOCATIONS
AGGREGATE SPLASH STRIP	ACCESSIBLE PATH OF TRAVEL
DRY CREEK BED 4"-6" COBBLES	EL. = XX'-X" SPOT ELEVATION
	TRACKING PAD

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511 (262) 432-7910 (877) 500-9592 www.Diggershotline.com OR

811 Know what's below. Call before you dig.

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED FOR THE WAUWATOSA VETERANS MEMORIAL PLAZA PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED WAUWATOSA VETERANS MEMORIAL PLAZA PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
   PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOODM OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. **DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
    20% KENTUCKY BLUE GRASS
    15% NEWPORT KENTUCKY BLUE GRASS
    15% SR 2100 Kentucky Bluegrass
    25% Creeping Red Fescue
    15% Replicator Perennial Ryegrass
    10% Fiesta 4 Perennial Ryegrass
    APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
    MAINTENANCE NOTE:
    MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
    - NECESSARY IRRIGATION (IF REQUIRED)
    - INTEGRATED PEST MANAGEMENT,
    - PROPER FERTILIZATION
    - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
    - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
    - WEED MANAGEMENT AND BED CARE.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPLANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST. CONTRACTOR TO PROVIDE 1 YEAR PLANT MATERIAL WARRANTY.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE

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mdavis@insitedesigninc.com

Project for:

WAUWATOSA VETERANS COMMITTEE

Wauwatosa, WI

Project:

WAUWATOSA VETERANS MEMORIAL PLAZA

Harwood Ave & Milwaukee Ave
Wauwatosa, WI 53226

Issuance and Revisions:

Date	Number	Description
06/05/23		Client Review Submittal
06/29/23		Parks Dept Prelim Meeting
07/17/23		Parks Dept Meeting
08/28/23		Client Review Submittal
09/20/23		Phase I Construction Document Submittal
08/26/25		Design Review Board Submittal
09/09/25		Revisions based on Staff Review Comments / Design Review Board Re-Submittal
04/09/26		Design Review Board Re-Submittal

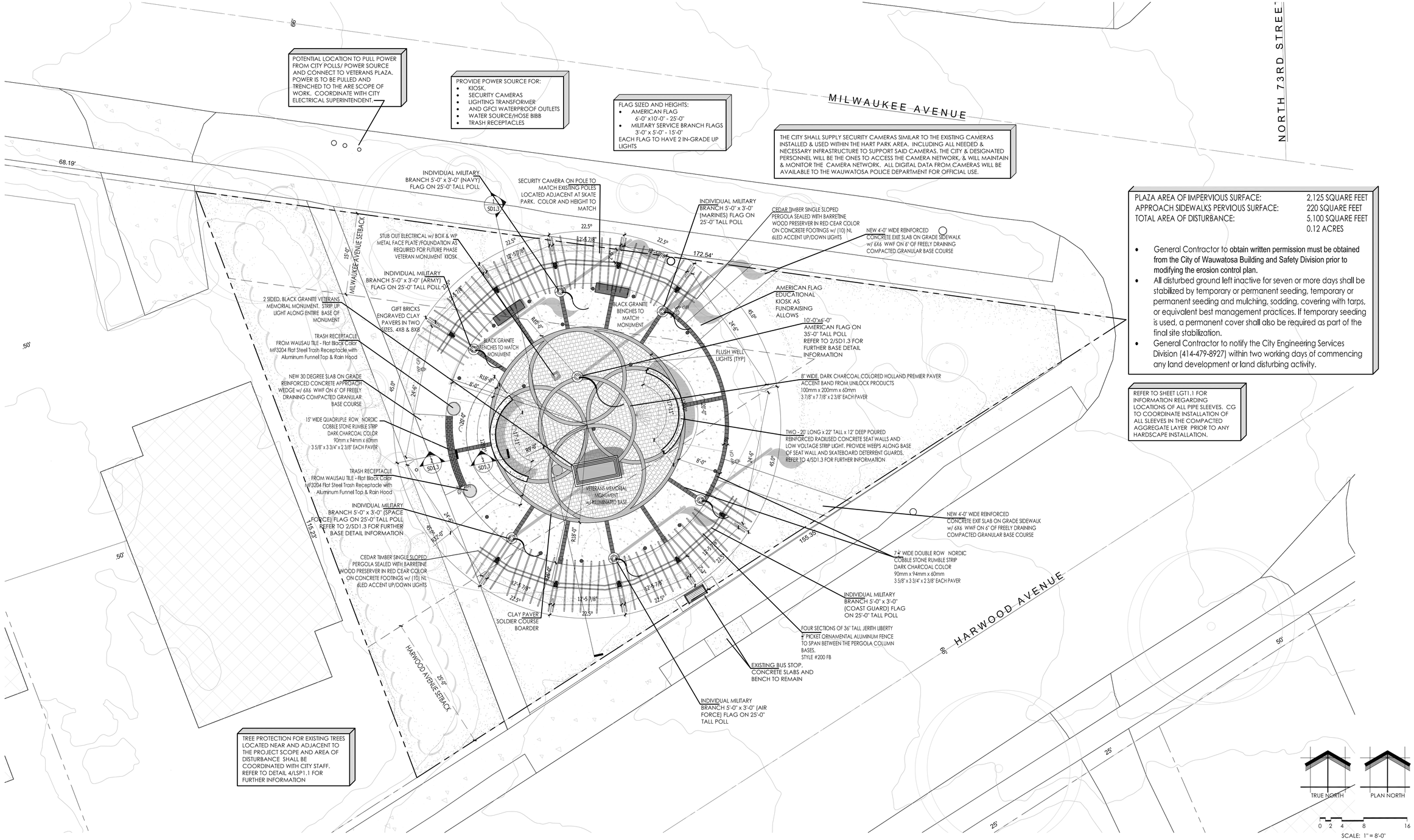
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Sheet Title:

PROPOSED PLAZA PLAN SET GENERAL NOTES AND SITE INFORMATION,

Date of Drawing:	04/26/26
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L23-025
Sheet Number:	LGD0.1

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.



PLAZA AREA OF IMPERVIOUS SURFACE:	2,125 SQUARE FEET
APPROACH SIDEWALKS PERVIOUS SURFACE:	220 SQUARE FEET
TOTAL AREA OF DISTURBANCE:	5,100 SQUARE FEET
	0.12 ACRES

- General Contractor to obtain written permission must be obtained from the City of Wauwatosa Building and Safety Division prior to modifying the erosion control plan.
- All disturbed ground left inactive for seven or more days shall be stabilized by temporary or permanent seeding, temporary or permanent seeding and mulching, sodding, covering with tarps, or equivalent best management practices. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
- General Contractor to notify the City Engineering Services Division (414-479-8927) within two working days of commencing any land development or land disturbing activity.

REFER TO SHEET LGT1.1 FOR INFORMATION REGARDING LOCATIONS OF ALL PIPE SLEEVES. CG TO COORDINATE INSTALLATION OF ALL SLEEVES IN THE COMPACTED AGGREGATE LAYER PRIOR TO ANY HARDSCAPE INSTALLATION.

SHEET NUMBER: SD1.1
04/26/2026
L23-025

InSite Landscape Design
Landscape Consulting & Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

WAUWATOSA VETERANS MEMORIAL PLAZA - WAUWATOSA, WI

Proposed Wauwatosa Veteran Park Site Plan

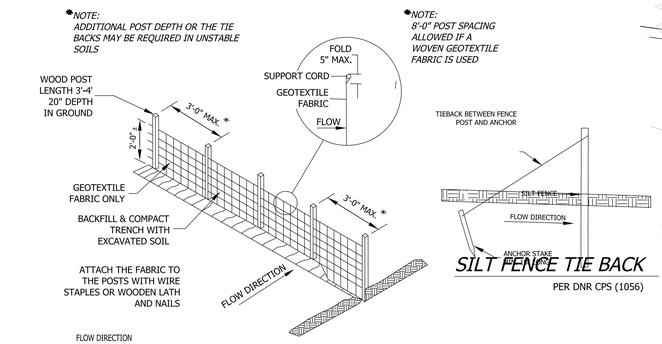
Schematic - Not for Construction

EROSION CONTROL KEY

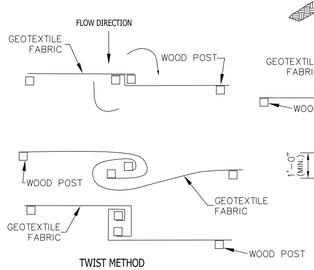
1. STAKED HAY BALES (TEMP)
2. SILT FENCE
3. CONSTRUCTION EXIT

MAINTENANCE PLAN

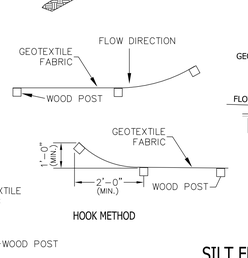
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

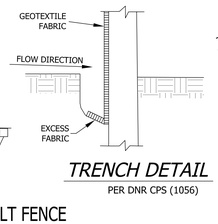


SILT FENCE TIE BACK
PER DNR CPS (1056)



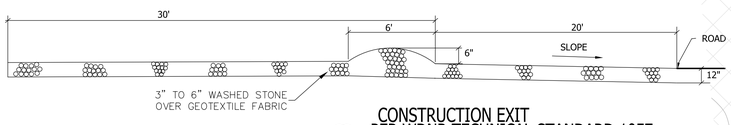
JOINTING TWO LENGTHS OF SILT FENCE
PER DNR CPS (1056)



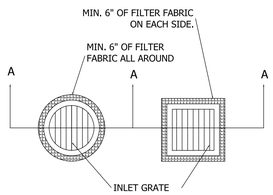


TRENCH DETAIL
PER DNR CPS (1056)

2 SILT FENCE PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE



3 CONSTRUCTION EXIT PER WDNR TECHNICAL STANDARD 1057
NOT TO SCALE

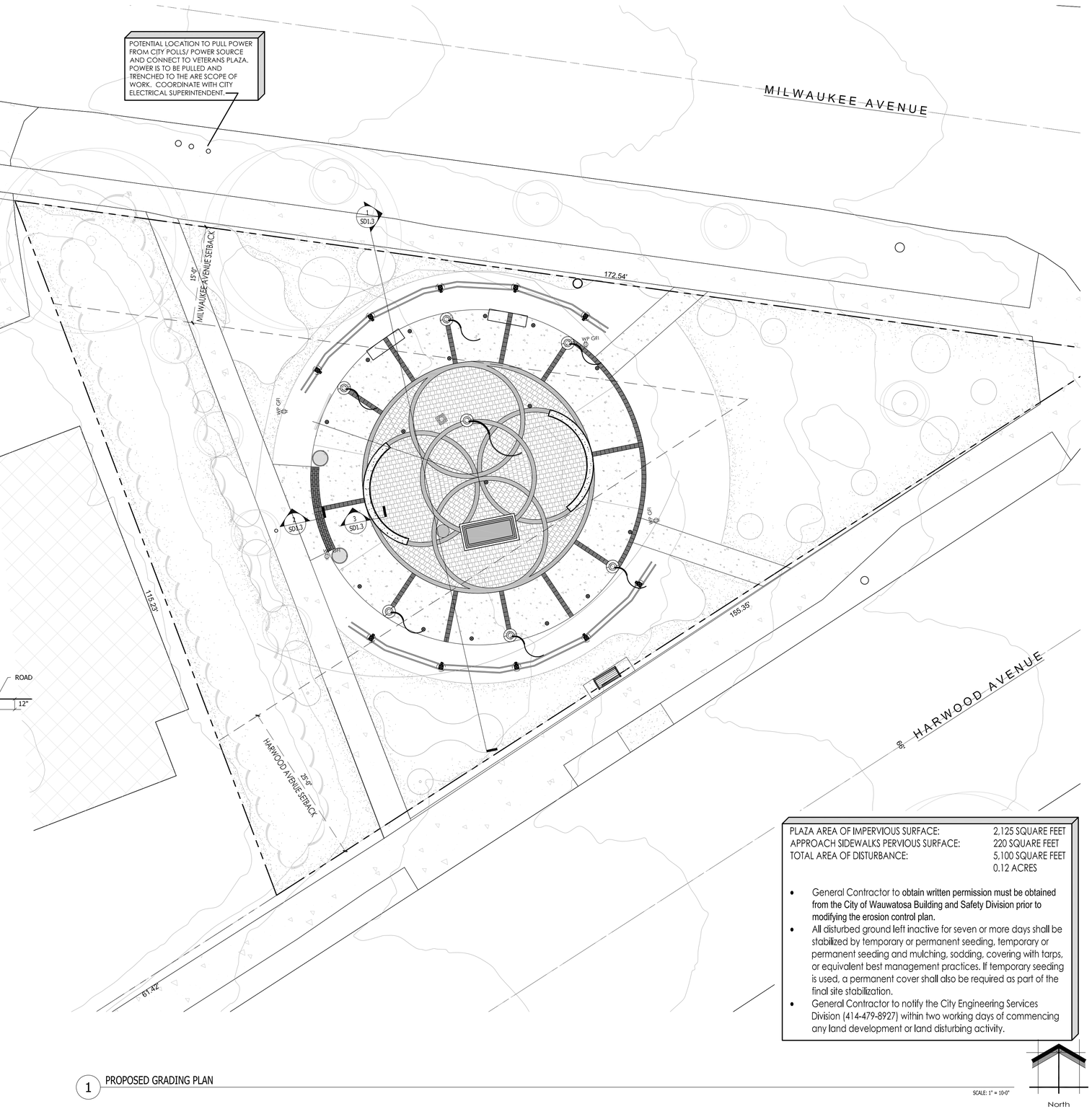


1. REMOVE INLET GRATE AND PLACE A SINGLE SHEET OF FILTER FABRIC ACROSS THE OPENING. THE FABRIC SHOULD EXTEND AT LEAST 6" BEYOND THE INLET OPENING. A REINFORCING MATERIAL MAY BE REQUIRED TO PREVENT SAGGING.

2. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR AT A DEPTH OF 1". EXTREME CARE SHALL BE TAKEN NOT TO SPILL ACCUMULATED SEDIMENT INTO INLET, WHEN CLEANING OR REPLACING FILTER FABRIC.

3. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
A. GRAB STRENGTH: 100LBS. (ASTM D-3786)
B. MULLEN BURST: 200 PSI (ASTM D-3786)
C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE. BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
D. WATER FLOW RATE OF 10 GAL/MIN./SQ.FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
E. ULTRA VIOLET RADIATION STABILITY OF 90% F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.

4 INLET GRATE SCREEN PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE



PLAZA AREA OF IMPERVIOUS SURFACE:	2,125 SQUARE FEET
APPROACH SIDEWALKS PERVIOUS SURFACE:	220 SQUARE FEET
TOTAL AREA OF DISTURBANCE:	5,100 SQUARE FEET 0.12 ACRES

- General Contractor to obtain written permission must be obtained from the City of Wauwatosa Building and Safety Division prior to modifying the erosion control plan.
- All disturbed ground left inactive for seven or more days shall be stabilized by temporary or permanent seeding, temporary or permanent seeding and mulching, sodding, covering with tarps, or equivalent best management practices. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
- General Contractor to notify the City Engineering Services Division (414-479-8927) within two working days of commencing any land development or land disturbing activity.

1 PROPOSED GRADING PLAN
SCALE: 1" = 10'-0"

North

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Project for:

WAUWATOSA VETERANS COMMITTEE

Wauwatosa, WI

Project:

WAUWATOSA VETERANS MEMORIAL PLAZA

Harwood Ave & Milwaukee Ave
Wauwatosa, WI 53226

Issuance and Revisions:

Date	Number	Description
06/05/23		Client Review Submittal
06/29/23		Parks Dept Prelim Meeting
07/17/23		Parks Dept Meeting
08/28/23		Client Review Submittal
09/20/23		Phase I Construction Document Submittal
08/26/25		Design Review Board Submittal
09/09/25		Revisions based on Staff Review Comments / Design Review Board Re-Submittal
04/09/26		Design Review Board Re-Submittal

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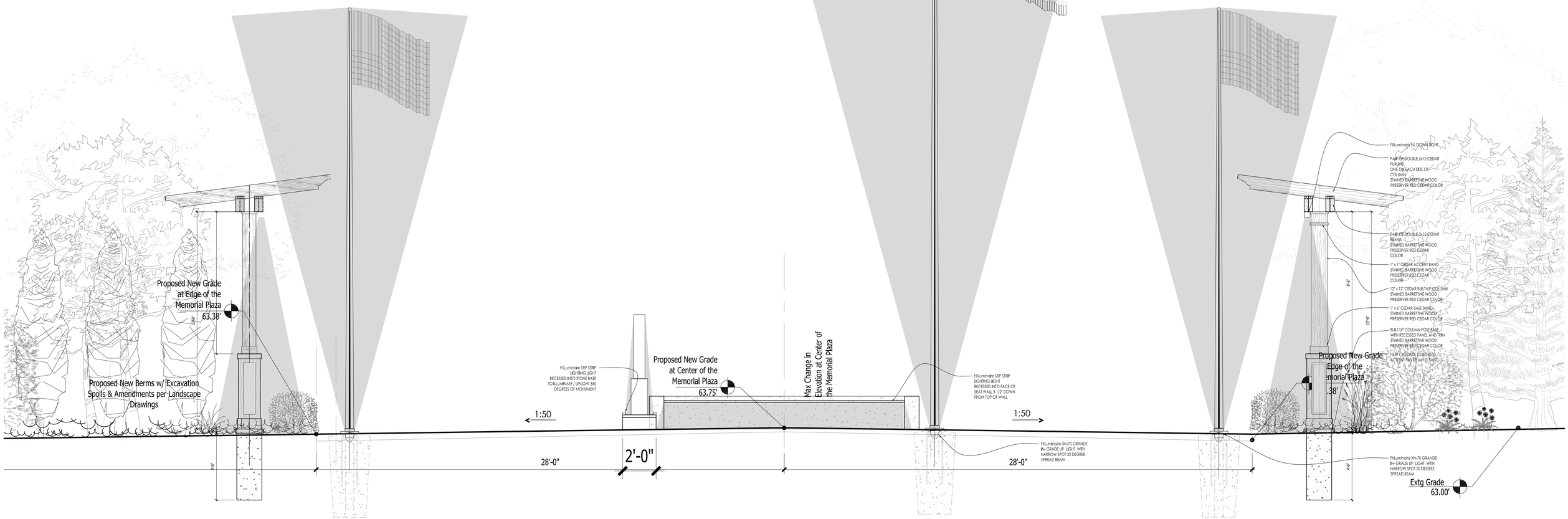
Sheet Title:

PROPOSED GRADING PLAN, EROSION CONTROL INFORMATION

Date of Drawing:	04/26/26
Scale:	1" = 10'-0"
Drawn By:	MCD
Job Number:	L23-025
Sheet Number:	SD1.2

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L23-025 -\\WAUWATOSA VETERANS MEMORIAL PLAZA - 04/09/2026



SCALE: 3/8" = 1'-0"

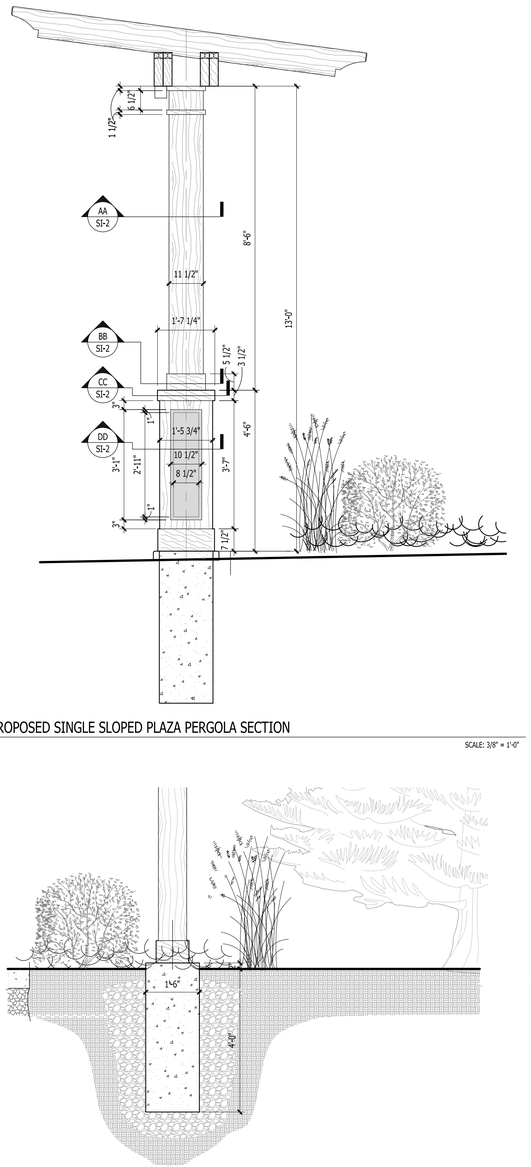
SHEET NUMBER: SD1. 3
04/26/2026
L23-025

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WAUWATOSA VETERANS MEMORIAL PLAZA - WAUWATOSA, WI

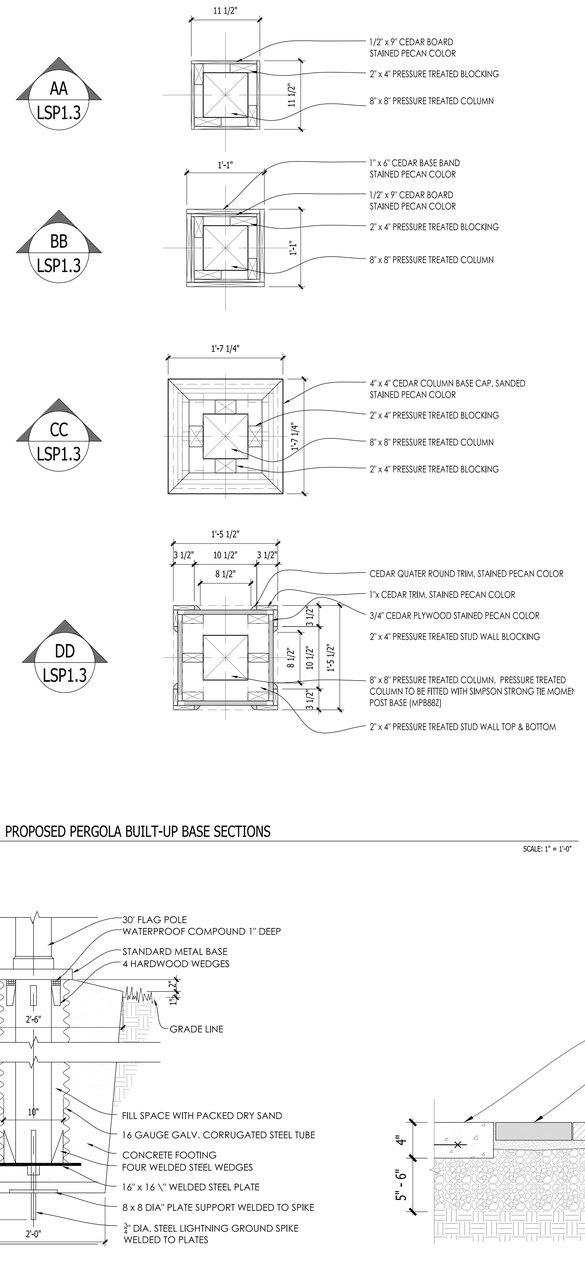
Proposed Wauwatosa Veteran Park Cross Section

Schematic - Not for Construction



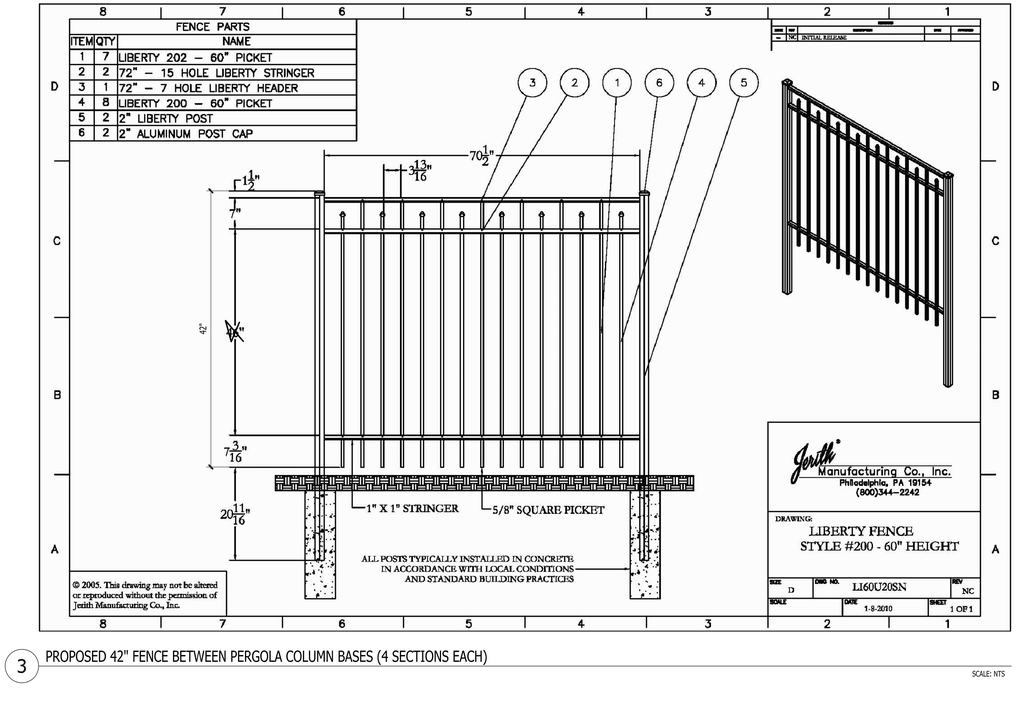
1 PROPOSED SINGLE SLOPED PLAZA PERGOLA SECTION

SCALE: 3/8" = 1'-0"



2 PROPOSED PERGOLA BUILT-UP BASE SECTIONS

SCALE: 1" = 1'-0"

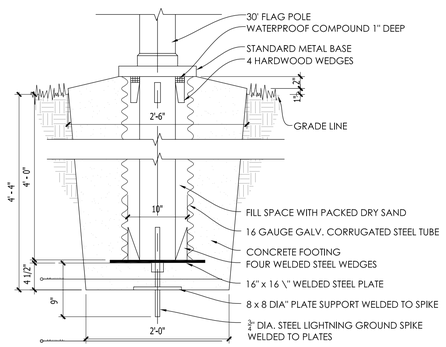


3 PROPOSED 42" FENCE BETWEEN PERGOLA COLUMN BASES (4 SECTIONS EACH)

SCALE: NTS

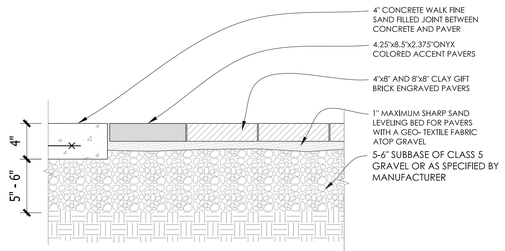
4 SLOPED PERGOLA FOOTING

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



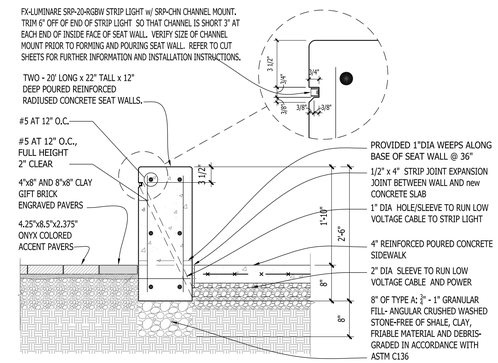
4 FLAG POLE BASE

SCALE 1" = 1'-0"



5 CONCRETE INTERLOCKING PAVER DETAIL

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



6 CONCRETE SEATWALL

SCALE: 3/4"=1'-0"

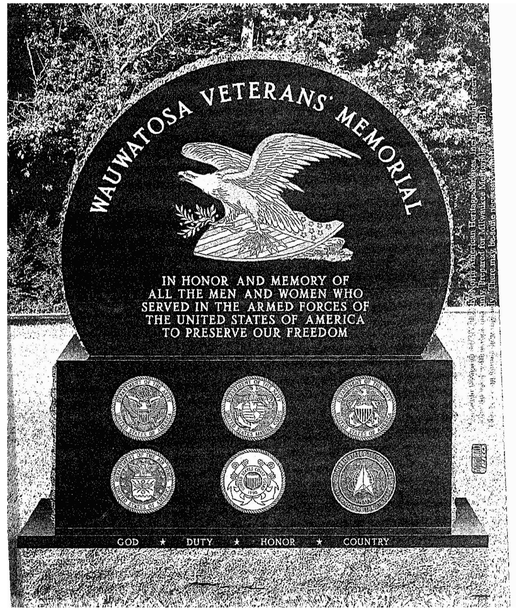
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SHEET NUMBER: SD1. 4
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L23-025

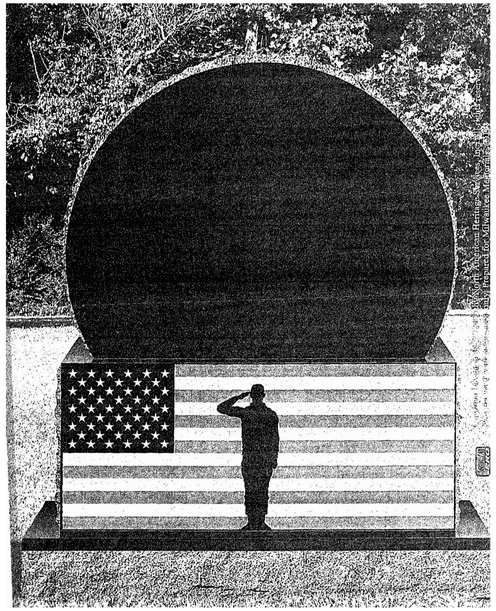
WAUWATOSA VETERANS MEMORIAL PLAZA - WAUWATOSA, WI

Proposed Wauwatosa Veteran Park Pergola Sections

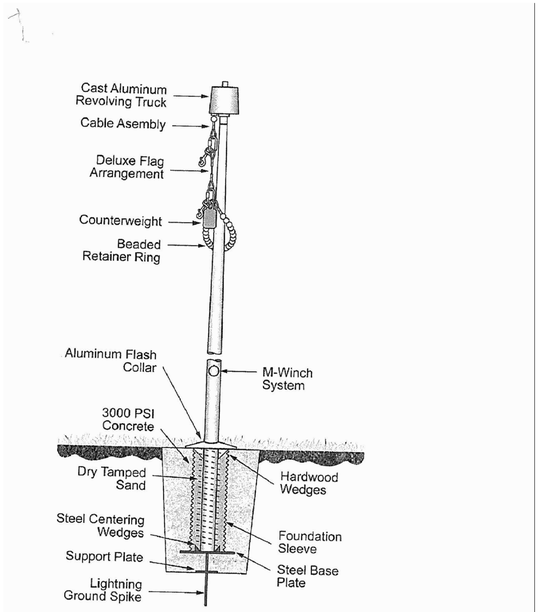
Schematic - Not for Construction



1 MEMORIAL PLAZA MONUMENT FRONT



2 MEMORIAL PLAZA MONUMENT BACK



3 FLAG POLE

9/20/23, 4:42 PM Gift Bricks® Engraved Clay Brick Colors

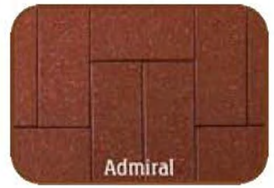
Call for a FREE Sample Kit
Toll-Free: 1-800-537-5579

MENU

Home > Products > Engraved Bricks > Clay Brick > Colors

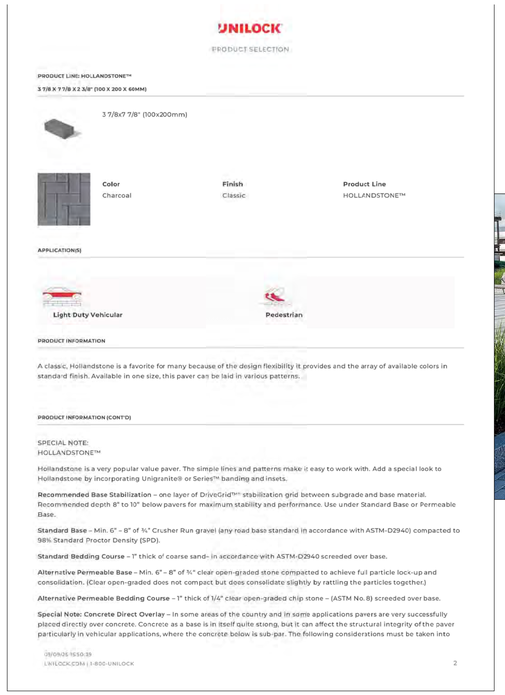
Gift Bricks® Engraved Clay Brick Colors

Clay pavers offer durability and versatility. They can be: engraved only, engraved with epoxy fill, engraved with paint infill, or engraved with laserblasting. Our most popular product is available in colors shown. These engraved clay bricks come in sizes 4 x 8 and 8 x 8. Engraving text can be 14 or 20 characters per line.



Sizes: 4x8 and 8x8

4 GIFT BRICKS 4"x8" OR 8"x8" REGIMENTAL RED WITH BLACK EPOXY FILL



UNILOCK

PRODUCT SELECTION

[PRODUCT LINE]: HOLLANDSTONE™

3 7/8 X 7 7/8 X 2 3/8" (100 X 200 X 60MM)

3 7/8x7 7/8" (100x200mm)

Color	Finish	Product Line
Charcoal	Classic	HOLLANDSTONE™

APPLICATION(S)

Light Duty Vehicular | Pedestrian

PRODUCT INFOMATION

A classic, Hollandstone is a favorite for many because of the design flexibility it provides and the array of available colors in standard finish. Available in one size, this paver can be laid in various patterns.

PRODUCT INFORMATION (CONT'D)

SPECIAL NOTE:
HOLLANDSTONE™

Hollandstone is a very popular value paver. The simple lines and patterns make it easy to work with. Add a special look to Hollandstone by incorporating Unigranite® or Series™ banding and insets.

Recommended Base Stabilization – one layer of DriveGrid™ stabilization grid between subgrade and base material. Recommended depth 8" to 10" below pavers for maximum stability and performance. Use under Standard Base or Permeable Base.

Standard Base – Min. 6" – 8" of ¾" Crusher Run gravel (any road base) standard in accordance with ASTM-D2940) compacted to 98% Standard Proctor Density (SPD).

Standard Bedding Course – 1" thick o' coarse sand– in accordance with ASTM-D2940 screeded over base.

Alternative Permeable Base – Min. 6" – 8" of ¾" clear open-graded stone compacted to achieve full particle lock-up and consolidation. (Clear open-graded does not compact but does consolidate slightly by rattling the particles together.)

Alternative Permeable Bedding Course – 1" thick of 1/4" clear open-graded chip stone – (ASTM No. 8) screeded over base.

Special Note: Concrete Direct Overlay – In some areas of the country and in some applications pavers are very successfully placed directly over concrete. Concrete as a base is in itself quite stong, but it can affect the structural integrity of the paver particularly in vehicular applications, where the concrete below is sub-par. The following considerations must be taken into

UNI0N28.1650.39
UNILOCK.COM | 1-800-UNILOCK 2

5 7 1/2" WIDE DOUBLE ROW OF UNILOCK NORDIC COBBLE DARK CHARCOAL COLOR

POLYSWEEP JUST DAMN GOOD SAND

Superior Strength Polymeric Sand
Regular & X-Treme Wide Joint

Joint Stabilization — TECHNICAL DATA SHEET

Page 1

PRODUCT DESCRIPTION:

Regular & X-Treme Wide Joint PolySweep Polymeric Sand (referred to as **PolySweep** unless otherwise noted) are designed to keep sand in the joints by creating a semi-solid joint. PolySweep is a blend of native sands conforming to the **ASTM C-144 standard,** and polymer binders that once activated allow the joints to expand and contract with the elements such as extreme heat/cold and freeze/thaw cycles. Hardened sand joints will help to prevent sand erosion by rain and other water run-off, lessen weed growth, deter insect infestation and reduce overall pavement maintenance. Specially formulated with **Clear Set Technology®** which uses the highest quality, clearest synthetic polymers, PolySweep will not discolor the surface or leave behind a haze.

FEATURES	BENEFITS
Clear Set Technology	• Haze Free Performance
Superior Strength, Long Lasting Durability	• Long Term Semi-Solid Joint • Resists Cracking • Lessens Weed Growth and Deters Insects
Stronger Set Up	• Tested & proven to have superior cohesion & adhesion performance on initial set up and after full cure
RCS Safe	• RCS (Respirable Crystalline Silica) level is below reportable limits under normal use as demonstrated by certified lab testing

SUITABLE APPLICATIONS:

- New or Existing Residential and Commercial Projects: Driveways, Walkways, Patios, Pool Decks and Concrete Overlays
- Substrates: Concrete, Clay & Wet Cast Pavers, Natural Stone and Porcelain Tile
- Do not use on vertical applications or as a substitute for mortar

AVAILABLE COLORS:



Pearl is not available in X-Treme Wide Joint. Color availability may vary by region. Color may vary due to the nature of aggregates and moisture content. This image is a representation of the available colors and a sample can be requested if needed.

6 PLAZA PAVER POLYSWEEP POLYMERIC JOINTING SAND - BLACK COLOR

POLYSWEEP JUST DAMN GOOD SAND

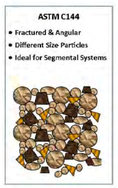
Superior Strength Polymeric Sand
Regular & X-Treme Wide Joint

Joint Stabilization — TECHNICAL DATA SHEET

Page 2

IMPORTANCE OF ASTM C144 SAND:

PolySweep is a blend of polymer binders and native sands that conform to the **ASTM C-144 standard**. ASTM C-144 is a specific gradation of fractured angular sand particles of different sizes. This type of sand will create the necessary structure in the joint that will interlock the system together once the polymers are activated with water and the curing process is complete.



POLYSWEEP ESTIMATED COVERAGE PER 50 LB. BAG:

JOINT SIZE	AREA IN SQ FT
Up to 1/4"	50 - 75
1/4" - 1/2"	25 - 50
1/2" - 3/4"	15 - 25

Coverage will vary depending on shape, size & depth of pavers installed. Use in joints up to 3/4".

X-TREME WIDE JOINT ESTIMATED COVERAGE PER 50 LB. BAG:

PAVER TYPE	JOINT SIZE	AREA IN SQ FT
Standard	Up to 1/4"	50 - 75
Standard	1/4" - 1/2"	25 - 50
Standard	1/4" - 1/2"	15 - 25
Natural Stone	Up to 2"	15 - 25
Natural Stone	2" - 4"	25 - 35

Coverage will vary depending on shape, size & depth of pavers installed. Use in joints up to 4".

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Sheet Title:

PROPOSED PAHSE I
SITE MATERIALS / COMPONENTS

Date of Drawing:	04/26/26
Scale:	NONE
Drawn By:	MCD
Job Number:	L23-025
Sheet Number:	SD1.5

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L23-025 -WAUWATOSA VETERANS MEMORIAL PLAZA - 04/09/2026

UNILOCK

PRODUCT SELECTION

PRODUCT LINE: NORDIC COBBLE®

3 5/8 X 3 3/4 X 3 3/8" (89.9 X 94 X 60MM)

3 5/8x3 3/4" (89.9x94mm)

Color	Finish	Product Line
Dark Charcoal	Smooth Premier	NORDIC COBBLE®

APPLICATION(S)

- Light Duty Vehicular
- Heavy Duty Vechicular
- Permeable — Sustainable Design, Stormwaterretention, Low Impact Design, Rainwater Harvesting, Increased Infiltration
- Pedestrian

TECHNOLOGIES

EnduraColor

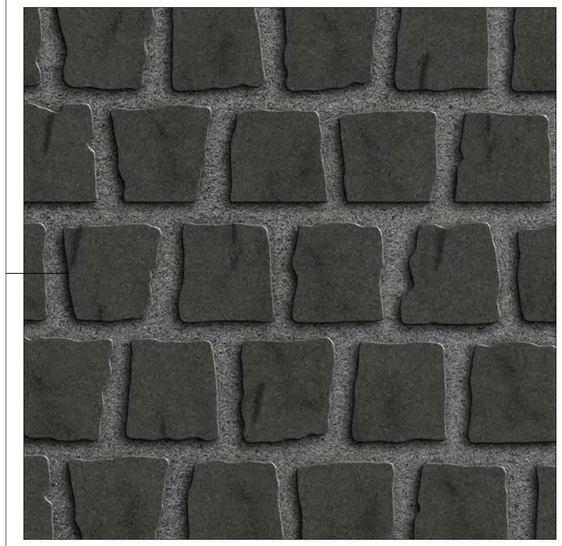
The refined surface of Unilock EnduraColor products is achieved with a two step manufacturing process that combines a base of coarser aggregates for a stronger foundation, with concentrated color and wear-resistant finer aggregates on top. This process protects the surface from the appearance of fading over time because the top layer prevents large, lighter color aggregates from ever showing through.

PRODUCT INFORMATION

Nordic Cobble brings a modern finish to a historic paving staple, hand-cut granite cobbles. Randomized cobble "faces" can create circular fans or curves, grid patterning and border designs.

PRODUCT INFORMATION (CONT'D)

SPECIAL NOTE:



1 7 1/2" WIDE DOUBLE ROW OF UNILOCK NORDIC COBBLE DARK CHARCOAL COLOR
USE BLACK POLYMERIC JOINTING SAND IN THE CIRCULAR PLAZA AND PERMCHIP AGGREGATE IN THE PERMIABLE APPROACH SIDEWALKS



2 SEK PERMCHIP PERMIABLE PAVER JOINTING MATERIAL - ECLIPSE BLACK



SB-8700 Wet Look
Joint Stabilizing Sealer
With Antifungal Film Protection

- **Multi-Purpose Product:** Seals and Enhances Surface, Hardens Joint Sand
- **Antifungal Film Protection:** Protects Sealer Film from Mold, Moss & Algae
- **Stain Resistant:** Promotes Easier Cleaning & Maintenance
- **Stabilizes Joint Sand:** Reduces Sand Washout, Weeds & Insect Infestation
- **Surface Enhancement:** Deeply Enhances Surface Tone & Semi-Gloss Finish
- **Rain Safe in 90 Minutes:** Minimizes Rain Affecting Your Sealing Schedule
- **Breathable, Immediate Application:** Does Not Trap Moisture or Efflorescence

SB-8700 Wet Look Joint Stabilizing Sealer is a solvent-based advanced premium acrylic sealer that is 'rain safe' 90 minutes after application and will not yellow under exposure to sunlight. It is recommended for outdoor use only, on old and new, horizontal or vertical surfaces to provide surface protection and stabilize newly installed joint



PRODUCT DESCRIPTION:

SB-8700 Wet Look Joint Stabilizing Sealer is a solvent-based advanced premium acrylic sealer that is 'rain safe' 90 minutes after application and will not yellow under exposure to sunlight. It is recommended for outdoor use only, on old and new, horizontal or vertical surfaces to provide surface protection and stabilize newly installed joint sand in one application process. SB-8700 can be applied immediately after sand installation, as it is breathable and will not trap naturally occurring moisture or efflorescence. SB-8700 protects the surface from salts, acids and other corrosive chemicals as well as minimizes overall surface weathering and deterioration. On a newly installed or restored surface, SB-8700 will deeply enhance surface tone with a wet look, semi-gloss finish and provide stain resistance which makes cleaning and maintenance easier. SB-8700 is specially formulated with an antifungal designed to inhibit the growth of mold, moss and algae on the sealer film. SB-8700 has the consistency of water and dries clear with semi-gloss finish. Cured sealer is freeze resistant to -60°F (-51°C) and is stable up to a temperature of 180°F (82°C).

FEATURES	BENEFITS
Multi-Purpose Product	• Seals and Deeply Enhances Surface • Hardens Joint Sand
Antifungal Film Protection	• Protects Sealer Film from Mold, Moss & Algae
Stain Resistant	• Promotes Easier Cleaning & Maintenance
Stabilizes Joint Sand	• Reduces Sand Washout, Weeds & Insect Infestation
Surface Enhancement	• Deeply Enhances Surface Tone, Semi-Gloss Finish
Rain Safe in 90 Minutes	• Minimizes Rain Affecting Your Sealing Schedule
Breathable, Immediate Application	• Does Not Trap Moisture or Efflorescence

SUITABLE SURFACES:

Suitable for concrete and clay pavers, flat and stamped concrete, masonry, natural and manufactured stone, segmental retaining wall blocks, concrete walls and exposed aggregate. Ideal for shaded areas, pool decks and outdoor showers where mildew, fungus and algae are a concern. Safe to use on old or new surfaces in outside environments. Not recommended for granite, marble, asphalt, glazed or ceramic tile. Test first to verify performance and appearance before applying.

COVERAGE PER GALLON:

APPLICATION	SQ FEET	SQ METERS
Sealing with joint stabilization	80 - 120	7.4 - 11.1
Sealing without joint stabilization	150 - 250	13.9 - 23.2

Coverage based on one coat. Actual coverage may vary depending on the type, age, condition, porosity of the surface, application method and other local conditions such as temperature & humidity.

PREPARATION:

TEST SEALER FIRST on a small inconspicuous area to determine suitability and if desired results are achievable with this product. Before sealing, surface should be thoroughly cleaned and prepared with Surebond Cleaners. For spot cleaning, use S.R.B. and/or Oil Extractor before cleaning the surface overall with SureClean. Use Effo Off for efflorescence cleaning and SureStrip to remove previously applied sealer, other than SB-8700. Remove and kill any mold, mildew, fungus or algae. For joint stabilization in existing surfaces, old joint sand should be removed to a minimum depth of 1" from the top of surface. Thoroughly rinse all cleaner residue from the surface. Allow surface to dry for a minimum of 24 hours after cleaning and/or rain before joint sand installation or sealer application.

Joint Sand Installation: Paver joints should be no more than ¾" wide and filled with ASTM C144 joint sand. Vibrate surface with vibratory roller or compactor after sweeping sand into joints to minimize air voids. Sand level should not exceed the bottom of the chamfer edge or 1/8" down from the top on non-chamfered surfaces.

Prior to Sealing: Use a leaf blower to remove dust, debris and fine sand particles from the surface. Cover/protect nearby landscape, vehicles, and buildings from overspray during application.

APPLICATION INFORMATION:

Apply when day and night temperatures are between 40°F - 95°F. Maximum surface temperature should not exceed 120°F. Allow surface to dry for a minimum of 24 hours after cleaning and/or rain before sealer application. Avoid windy conditions to keep sealer spray from drifting. NO pre-blending or mixing required. DO NOT DILUTE. SB-8700 is designed for a one-coat application but if desired an additional light spray coat can be applied only after the first coat has dried to the touch. Excessive applications may decrease breathability and/or cause surface to become slippery. Some surfaces may require an anti-slip additive to increase friction. On large projects, it may be necessary to work in smaller more manageable sections.

Application Tools: low-pressure high-volume sprayer with solvent resistant neoprene or Viton type seals, solvent resistant slit foam roller, foam squeegee for joint stabilization

Spray & Back Roll Application (no joint sand stabilization): Use coverage rate for sealing without joint stabilization. Hold sprayer nozzle perpendicular to the surface, spray and overlap each spray pass. Before sealer dries, back roll* surface with a foam roller to eliminate any pooling and to even out the sealer.

Flood Coat & Squeegee Application for Joint Stabilization: Use coverage rate for sealing with joint stabilization. Liberally spray sealer to flood surface and joints ensuring proper sand penetration for stabilization. Use a foam squeegee to direct excess sealer into joints. On an uneven surface, it is recommended to then back roll* with a slit foam roller before sealer dries to even out the sealer and eliminate pooling.

***Do not roll back and forth excessively as this may cause excessive bubbling. Rolling or squeegeeing immediately after film starts to become tacky can cause the roller/squeegee to become stringy and could damage the sealer.**

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DRY TIME:

Surface will be dry to the touch within 5-10 minutes assuming 65-85°F at 50% relative humidity. Low surface or air temperature and or high relative humidity will extend dry times. SB-8700 is rain safe in 90 minutes. Protect the surface from dust, rain, condensation and traffic while drying. Area can be open to foot & vehicular traffic in 24 hours depending on site conditions.

CLEAN UP:

For tools and equipment, clean with xylene before product is allowed to dry.

MAINTENANCE/RE-APPLICATION:

Sealed surfaces should be properly maintained following Surebond's Restoration and Maintenance guidelines to get the best long-term performance from both the pavement and SB-8700. To prevent build-up of dirt, grime and stains, rinse surface regularly with clean water. If stains do occur, Surebond cleaners are compatible with Surebond sealers. Consult cleaner instructions to determine if they are ready to use or if they require dilution. Test cleaners in an inconspicuous area prior to cleaning the entire surface. When using a pressure washer, do not use excessive pressure as it may erode joint sand and/or damage the surface. Thoroughly rinse the surface of cleaner residue.

SB-8700 re-application may need to be carried out every 3 - 4 years depending on the type of surface and environmental/site conditions.

PACKAGING:

Gallon Containers: 4 gallons/case, 36 cases/pallet
Five Gallon Pails: 36 pails/pallet
55 Gallon Drums: 4 drums/pallet

STORAGE: Store locked up in original packaging in a cool, well-ventilated place. Keep container tightly closed when not in use. Do not allow to freeze. SB-8700 is a highly flammable liquid and should be stored away from heat, hot surfaces, sparks, open flames and other ignition sources.

SHELF LIFE: 2 years when unopened and properly stored

VOC CONTENT: < 400 g/L

PRECAUTIONARY INFORMATION:

Protect sealer from freezing and store in a cool place when not in use. In winter, keep in heated area. This sealer is not recommended for marble, granite, ceramic tile, and polished surfaces with a high gloss as they do not absorb the sealer. A test area is ALWAYS recommended to determine product suitability and compatibility with your specific surface before use and to verify if desired results are achievable. Due to the inherent variability of natural stone and clay products, long term performance may vary. Please consult with SEK-Surebond prior to sealing if there are concerns. The use of an anti-slip additive is recommended for increased traction on surface inclines or around consistently wet areas such as pool deck surrounds. Never try to seal wet or damp surfaces. A minimum temperature of 40° (5°C) must be maintained for a period of 24 hours prior to application. Surface temperature should not exceed 120°F (49°C) during application. Work should cease in inclement weather (rain or strong wind.

KEEP OUT OF REACH OF CHILDREN • Read label and obtain special instructions before use • Do not handle until all safety precautions have been read and understood • Do not eat, drink, or smoke when using this product • Wash thoroughly after handling • Use only outdoors in a well ventilated area • Keep away from heat, hot surfaces, sparks, open flames and other ignition sources • Ground and bond container and receiving equipment • Use explosion-proof equipment and only non-sparking tools • Take action to prevent static discharge • Wear protective gloves, clothing, face and eye protection • Do not breathe vapors, spray or mist • Keep container tightly closed when not in use (See Safety Data Sheet for complete information.)

EMERGENCY & FIRST AID MEASURES:

Get medical attention if exposed and feel unwell, or are concerned. **IF INHALED:** Remove victim to fresh air and keep at rest in a position comfortable for breathing. Call a **POISON CENTER** or physician if feel unwell. **IF SWALLOWED:** Immediately call a **POISON CENTER** or physician. Do NOT induce vomiting. **IF ON SKIN:** Immediately take off all contaminated clothing and wash before reuse. Rinse skin with plenty of water or shower. Call a **POISON CENTER** or physician if you feel unwell or if skin irritation occurs **IF IN EYES:** Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Get medical attention if irritation occurs. **IN CASE OF FIRE:** Use CO_2, dry chemical, or alcohol resistant foam to extinguish. (See Safety Data Sheet for complete information.)

WARRANTY:

SEK-Surebond warrants its products to substantially conform to its published specifications at the time of purchase. The foregoing is the sole limited warranty applicable to the products. **SEK-SUREBOND HEREBY DISCLAIMS ALL OTHER WARRANTIES OF ANY KIND OR NATURE, WHETHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER WARRANTY OTHER THAN THE WARRANTY SET FORTH ABOVE.** The user is solely responsible for determining suitability of the products for their particular use. While the actual application of this product is out of the control of SEK-Surebond, it is recommended that the application guidelines be followed completely and accurately. SEK-Surebond's liability for any damage shall not exceed the purchase price of the product used, and it shall have no liability for consequential, incidental or punitive damages.

SEK SUREBOND HARDSCAPES Done Right!™

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SB8700 1290

3 SUREBOND SB-700 WET LOOK SEALER
ALL HARDSCAPE PAVERS TO BE SEALED AS RECOMMENCED BY MANUFACTURER

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Wauwatosa, WI

Project:

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Harwood Ave & Milwaukee Ave
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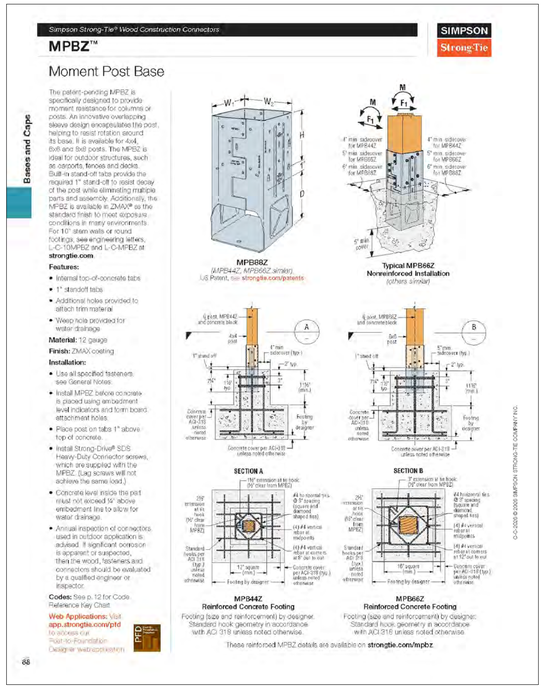
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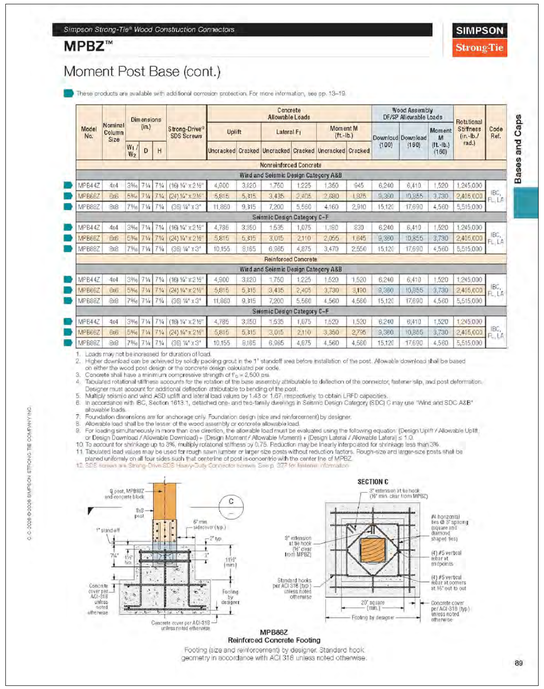
PROPOSED PROJECT
SITE MATERIALS / COMPONENTS

Date of Drawing: 04/26/26
Scale: NONE
Drawn By: MCD
Job Number: L23-025
Sheet Number: SD1.6

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1 SIMPSON STRONG TIE MOMENT POST BASE (MPB88Z)



2 WAUSAU TILE MF 3204 - BLACK FLAT STEEL TRASH RECEPTICLE w/ FUNNEL TOP & RAIN HOOD

WAUSAU TILE

Products > Site Furnishings > Trash Receptacles > MF3204 Flat Steel Trash Receptacle with Aluminum Funnel Top and Rain Hood

MF3204 Flat Steel Trash Receptacle with Aluminum Funnel Top and Rain Hood

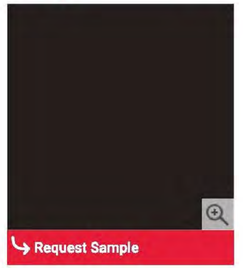


Diameter: 26" d.a.
Height: 51"
Weight: 200 lbs.
Material: Steel
Aluminum
Shape: Round
Anchoring: Optional single point anchor available (7201)
Liner Included: Yes
Capacity: 39 gal. Liner

Flat Steel trash receptacle with aluminum covered funnel top with rain hood, has a great design and is light weight. Matches our family of flat steel benches - MF2200 series. Security cable and 39 gal. liner are included. Add your logos or recycling decals to customize. Choose the colors of both the top and container.

Available Colors

Metal Powder Coat



S44 Putty
S14 Clay
S7 Sky Blue
0 Blue
7 Sand
8 Black
84 Beige
126 Charcoal



3 BARRETTINE WOOD PRESERVER - RED CEDAR COLOR







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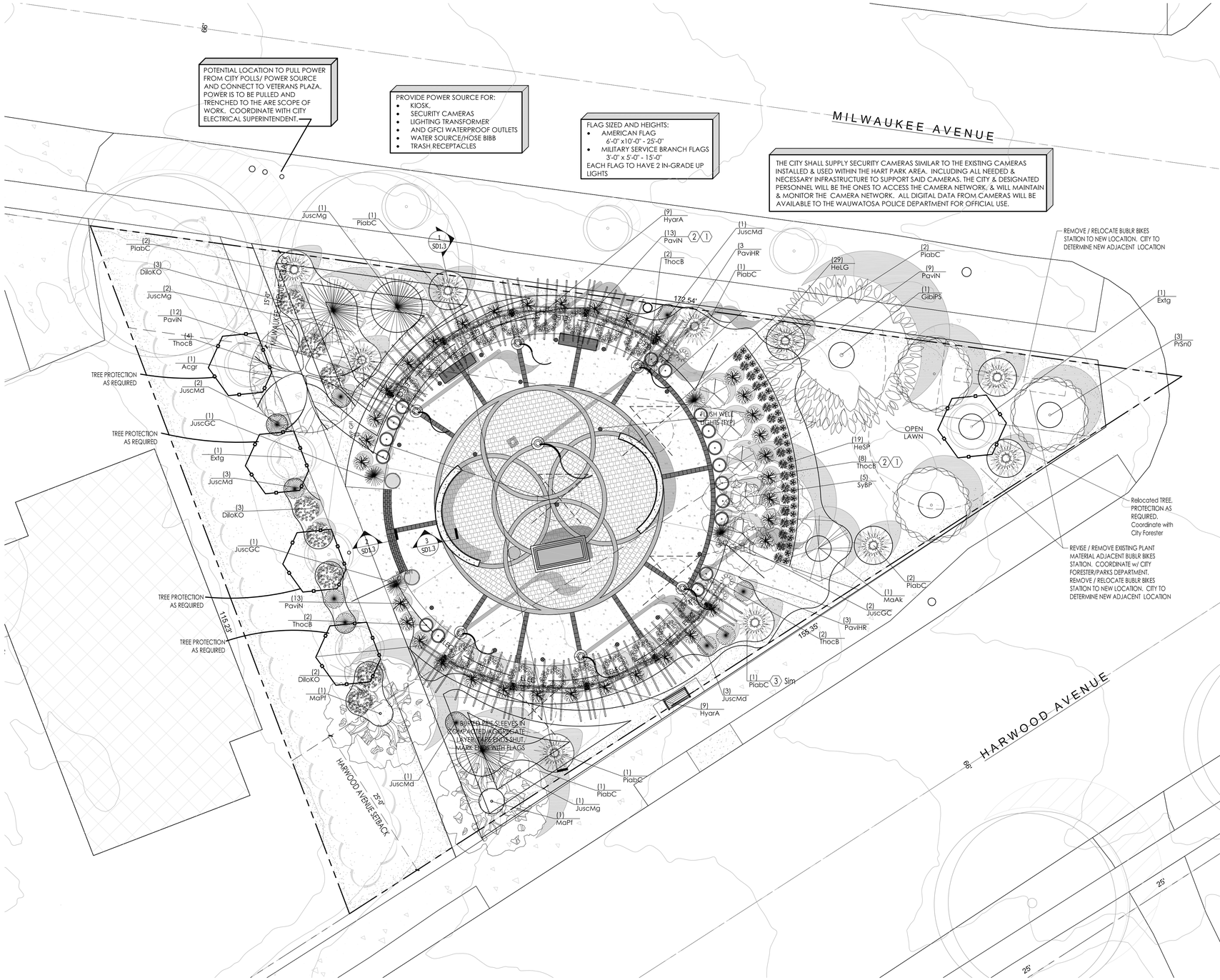
PROPOSED PROJECT
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Date of Drawing: 04/26/26
Scale: NONE
Drawn By: MCD
Job Number: L23-025
Sheet Number:

SD1.7

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L23-025 -WAUWATOSA VETERANS MEMORIAL PLAZA - 04/09/2026



Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	Acgr		Acer griseum	Paperbark maple	2 1/2"-Cal - B&B	1
1	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3"-Cal - B&B	1, 7
1	MaAk		Malus "Adirondack"	Adirondack Flowering Crab	1 1/2" Cal - B&B	1
3	MaPf		Malus x 'Prairifire'	Prairifire Ornamental Crabapple	2"-Cal - B&B	1
3	PrSn0		Prunus x 'Snofozam'	Snow Fountains Weeping Cherry	2"-Cal - B&B	1
6	Extg		Existing to Remain	Existing to Remain	Existing	2
4	Extg		Existing to be Removed or Relocated	Existing to be Removed or Relocated	Existing	3

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	JuscMg		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	5' - 6' - B&B	4
10	PiabC		Picea abies 'Cupressina'	Columnar Norway Spruce	5' - 6' - B&B	4

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	DiloKO		Diervilla lonicera Kodiak Orange	Kodiak Orange Bush Honeysuckle Diervilla	18" - 24"- Cont	5
18	HyarA		Hydrangea arborescens 'Abetwo'	Incrediball Smooth Hydrangea	18" - 24"- Cont	5
5	SyBP		Syringa x Bloomerang Purple	Reblooming Purple Lilac	18" - 24"- Cont	5

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	5' - 6' - B&B	4
4	JuscGC		Gold Cone Juniper	Moonglow Juniper	3' - B&B	4
17	ThocB		Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	15" - 18" - Cont	5

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
35	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
29	HeLG		Hemerocallis x 'Little Grapette'	Little Grapette Dwarf Daylily	1-Gal - Cont	6
19	HeSP		Heuchera x 'Sugar Plum'	Sugar Plum Coral Bells	1-Gal - Cont	6

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Relocate or Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required. Coordinate with City Forester and Parks Department
4. Evenly shaped upright tree / shrub with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male Only

TREE PROTECTION FOR EXISTING TREES LOCATED NEAR AND ADJACENT TO THE PROJECT SCOPE AND AREA OF DISTURBANCE SHALL BE COORDINATED WITH CITY STAFF. REFER TO DETAIL 4/LSP1.1 FOR FURTHER INFORMATION

REFER TO SHEET LGT1.1 FOR INFORMATION REGARDING LOCATIONS OF ALL PIPE SLEEVES. CG TO COORDINATE INSTALLATION OF ALL SLEEVES IN THE COMPACTED AGGREGATE LAYER PRIOR TO ANY HARDSCAPE INSTALLATION.

TRUE NORTH PLAN NORTH

0 2 4 8 16

SCALE: 1" = 8'-0"

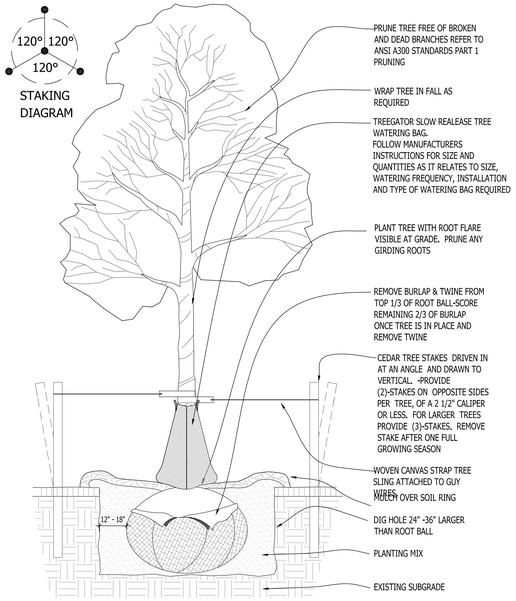
SHEET NUMBER: LSP1. 1
04/26/2026
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WAUWATOSA VETERANS MEMORIAL PLAZA - WAUWATOSA, WI

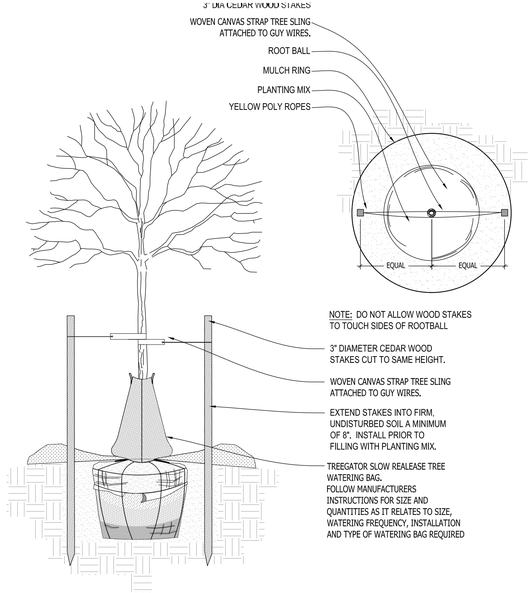
Proposed Landscape Plan

Schematic - Not for Construction



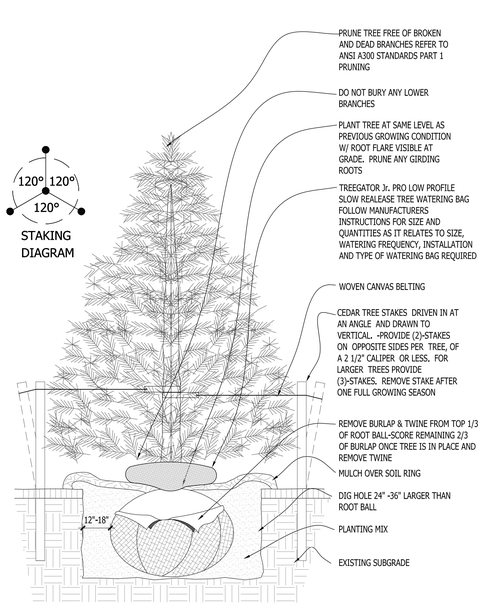
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



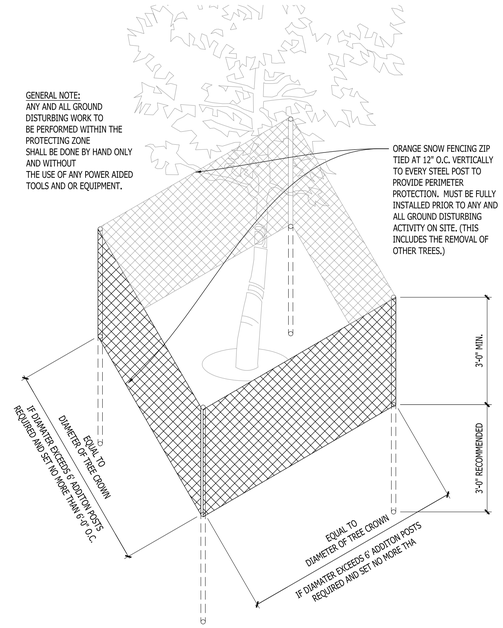
2 DECIDUOUS TREE STAKING
PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



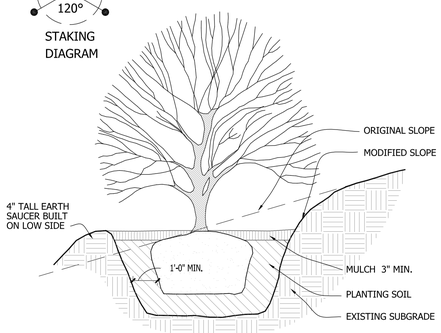
3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

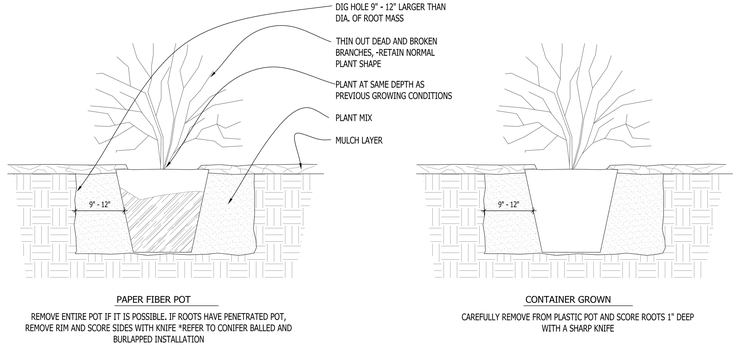
SCALE: NONE



5 SLOPE PLANTING DETAIL

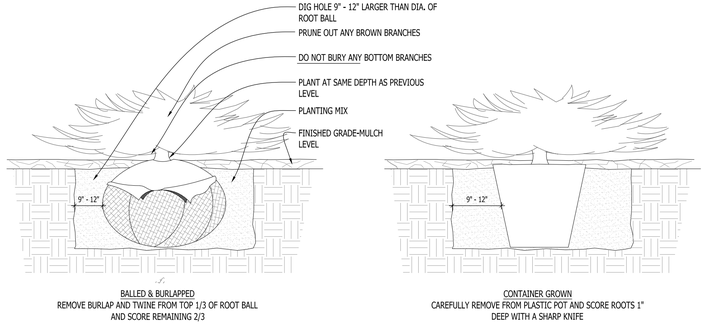
SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



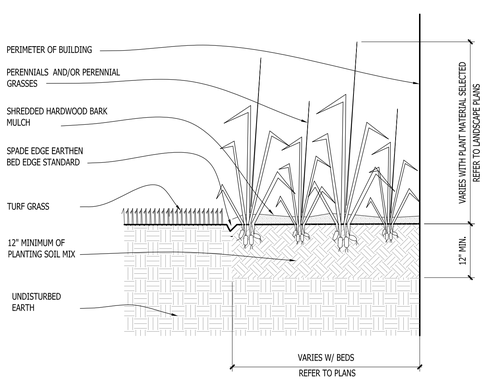
6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE



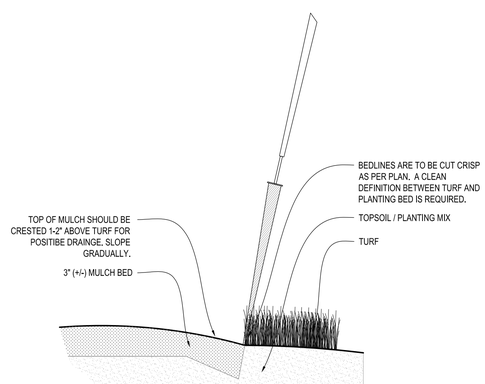
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE

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Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

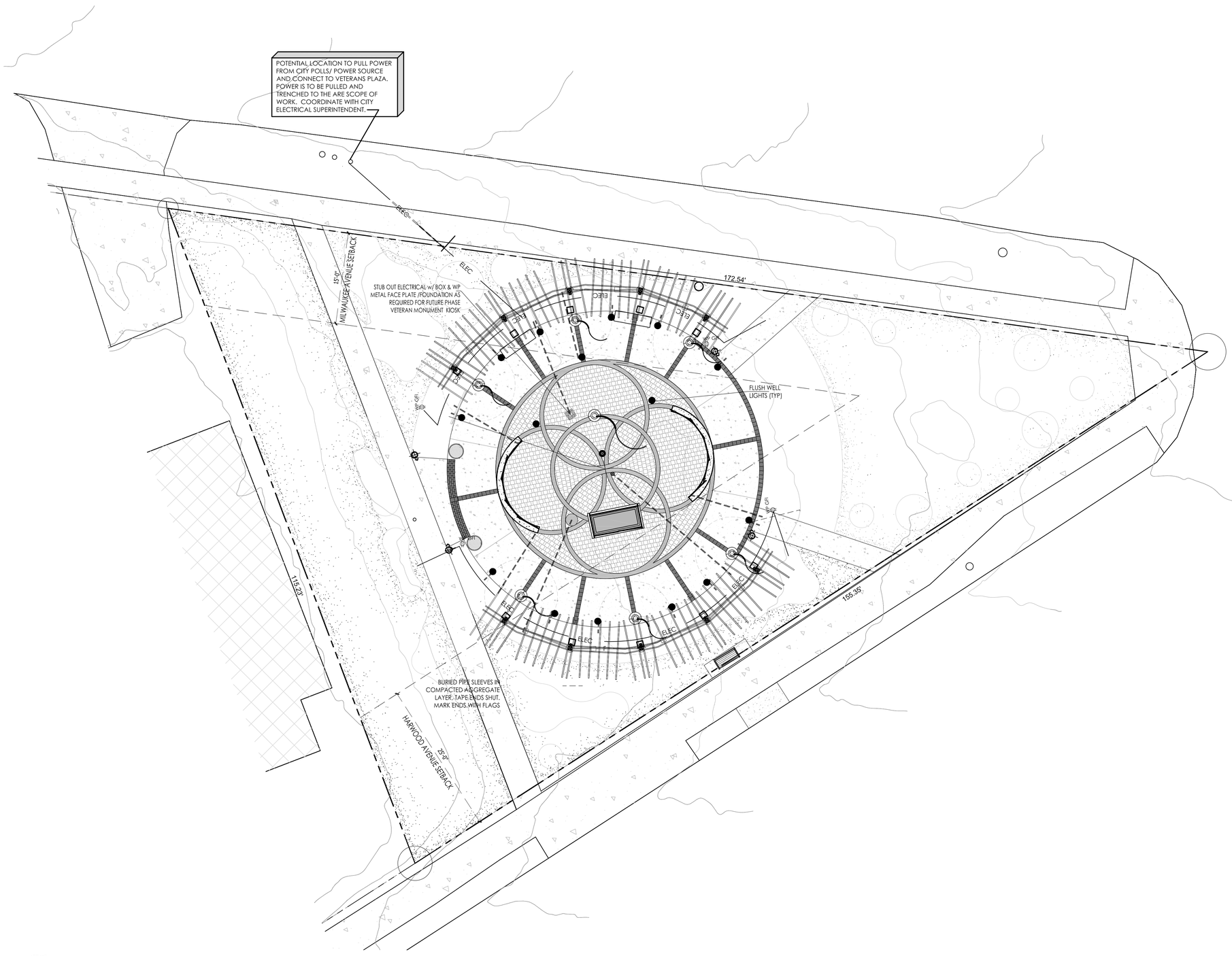
Date of Drawing:	04/26/26
Scale:	As Noted
Drawn By:	MCD
Job Number:	L23-025

Sheet Number:

LSP1.2

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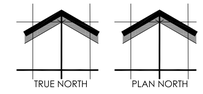


LANDSCAPE LOW VOLTAGE LIGHTING SCHEDULE

Quantity	Code Name	Symbol	Description
1	Transformer	▩	FX-LUMINARE LUXOR ZDC 300 WITH COLOR WATT TRANSFORMER W/ STAINLESS STEEL FINISH FINISH. LUXOR WI-FI MODULE P/N FXWIFIMOD. REFER TO CUT SHEETS FOR FURTHER INFORMATION AND INSTALLATION INSTRUCTIONS, LOCATIONS TO BE DETERMINED
10	NL NL-ZDC-UD-BZ		FX-LUMINARE NL ZDC DOWN (ONLY) LIGHT W/ LUXOR TECHNOLOGY & BRONZE METALLIC FINISH (5) PER PERGOLA. REFER TO CUT SHEETS FOR FURTHER INFORMATION & INSTALLATION INSTRUCTIONS.
16	XN-70 XN-ZD-H1-W-WF-RG-BZ		FX-LUMINARE XN-70 GRANDE IN GRADE UP LIGHT W/ LUXOR TECHNOLOGY H1 WIDE FLOOD LAMP & BRONZE METALLIC FINISH. REFER TO CUT SHEETS FOR FURTHER INFORMATION AND INSTALLATION INSTRUCTIONS.
10	NL NL-ZDC-UD-BZ		FX-LUMINARE NL ZDC DOWN (ONLY) LIGHT W/ LUXOR TECHNOLOGY & BRONZE METALLIC FINISH (5) PER PERGOLA. REFER TO CUT SHEETS FOR FURTHER INFORMATION & INSTALLATION INSTRUCTIONS.
16	SRP-20-RGBW		FX-LUMINARE SRP-20-RGBW STRIP LIGHT W/ LUXOR TECHNOLOGY, 20'-0" LONG, SRP-CHN CHANNEL MOUNT AND SRP-CC COLOR CONTROLLER. TRIM 2'-6" OFF OF END OF STRIP LIGHT SO THAT CHANNEL IS SHORT 3" AT EACH END OF INSIDE FACE OF SEAT WALL. VERIFY SIZE OF CHANNEL MOUNT PRIOR TO FORMING AND POURING SEAT WALL. REFER TO CUT SHEETS FOR FURTHER INFORMATION AND INSTALLATION INSTRUCTIONS.
	Pipe Sleeve and Cable	= = = =	Approximate locations for pipe sleeve and cabling

LOW VOLTAGE LIGHTING INSTALLER'S NOTES:

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LIGHTING INSTALLER AT NO COST TO OWNER.
2. DEVIATIONS FROM THE APPROVED THE WAUWATOSA VETERANS MEMORIAL PLAZA PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE LIGHTING INSTALLER /CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
3. GENERAL CONTRACTOR TO COORDINATE POWER SOURCE FOR OUTLETS, SECURITY CAMERAS AND KIOSKS WITH CITY STAFF AND SUBCONTRACTORS.
4. LOW VOLTAGE FIXTURES TO BE INSTALLED BY F/X LUMINARE FACTORY-TRAINED & CERTIFIED TECHNICIANS WHOM IS ABLE TO PROVIDE LUXOR ZD & ZDC SYSTEM PROGRAMMING AND IN-FIELD SUPPORT.
5. FIXTURES SHALL BE INDIVIDUALLY PROGRAMMABLE & DIMMABLE TO ACHIEVE MULTIPLE LUMEN OUTPUTS BASED ON LOCATION AND APPLICATION OF EACH FIXTURE: SEE "LIGHTING PROGRAM SCHEDULE."
6. LIGHTING CONTROLLER SHALL BE WI-FI COMPATIBLE TO ALLOW APP-BASED ON DEMAND SWITCHING & DIMMING OF INDIVIDUAL FIXTURES. AND LUXOR CLOUD TECHNOLOGIES
7. RECOMMENDED LIGHTING SUPPLIER: REINDERS INC. REINDERS IS AN AUTHORIZED FX LUMINAIRE MASTER DISTRIBUTOR AND IS FACTORY-TRAINED & CERTIFIED TO PROVIDE IN-FIELD SUPPORT FOR THE INSTALLATION AND PROGRAMMING OF LUXOR ZD & ZDC SYSTEMS. CONTACT: JOEL REINDERS, JPR@REINDERS.COM, 262-372-5780.
8. ALL FIXTURES ARE TO RECEIVE BETWEEN 10.0 AND 15 VOLTS.
9. INSTALLATION OF FIXTURES AND ASSOCIATED EQUIPMENT ARE TO CONFORM TO NEC AND UL 1838.
10. CONTRACTOR TO VERIFY EXISTING POWER LOCATIONS AND REQUIREMENTS.
11. PIPE SLEEVES ARE TO BE 2" WATER TIGHT SCHEDULE 40 PIPE AND SHOULD BE BURIED IN THE SOIL AT A 6" MINIMUM DEPTH (IN AREAS SUCH AS LAWNS AND FLOWER BEDS 10"-12" IS RECOMMENDED TO AVOID DAMAGE FROM TILLING OR AERATION AND EDGING.
12. METAL FENCE INSTALLER TO COORDINATE WITH LIGHTING INSTALLER REGARDING INSTALLATION LOGISTICS AND TIMING.
13. CONCRETE CONTRACTOR TO COORDINATE WITH LIGHTING INSTALLER REGARDING THE INSTALLATION OF PIPE SLEEVES, CABLE, ELECTRICAL BOXES AND LIGHT FIXTURES BEING PLACED IN CONCRETE FORMS. PIPE SLEEVES ARE TO BE PLACED IN GRANULAR BASE COURSE ENDS ARE TO BE TAPED SHUT AND MARKED WITH FLAGS.
14. ALL CABLE TO BE PROTECTED IN 1" SLEEVE, MINIMUM.
15. ALL FIXTURES THAT ARE SPECIFIED AS LED COLOR CHANGING SHALL USE RGBW TECHNOLOGY AND SHALL HAVE ADJUSTABILITY OF THE FOLLOWING ATTRIBUTE VALUES: HUE, SATURATION AND INTENSITY. COLOR PALETTES WILL BE DETERMINED UPON INSTALLATION AND/OR FINAL WALK THROUGH.
16. ALL LOW VOLTAGE LIGHTING CABLE CONNECTIONS TO BE DONE WITH A SILICONE-FILLED LOCKING KITCHLER 1552PBLPRO CONNECTOR OR ACE BRASS SCREW-TIGHT LUG WITH SHRINK TUBE CONNECTOR
17. LOW VOLTAGE LIGHTING CABLE SHALL BE UL (1493) AND RATED FOR OUTDOOR USE (SUNLIGHT RESISTANT). LOW VOLTAGE LIGHTING CABLE GAUGE TO BE SIZED APPROPRIATELY BASED ON THE LOAD AND LENGTH OF THE LIGHTING RUN.
18. LANDSCAPE LIGHTING CONTRACTOR TO COORDINATE POWER REQUIREMENTS AND LOCATION OF EXTERIOR / WATER PROOF GFCI OUTLETS FOR PROPOSED NEW TRANSFORMER LOCATIONS WITH GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT.
19. REVIEW AND FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS FOR MOUNTING AND INSTALLING TRANSFORMERS
20. OWNER TO COORDINATE WITH LANDSCAPE ARCHITECT AND LIGHTING INSTALLER LIGHT SELECTION OF COLOR CAPABLE (ZDC) VERSUS NON COLORED (ZD) LIGHT FIXTURES.
21. FINAL THEME COLORS AND TIMES TO BE ADJUSTED WITH OWNER AFTER INSTALLATION.



SHEET NUMBER: LGT1. 1
04/26/2026
L23-025

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WAUWATOSA VETERANS MEMORIAL PLAZA - WAUWATOSA, WI

Proposed Wauwatosa Veteran Park Low Voltage Lighting Plan

Schematic - Not for Construction

FXLuminaire.

LED Lighting Controller



PROJECT

CATALOG #

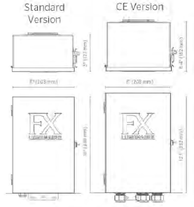
TYPE

NOTES

LUXOR® Controller

The Luxor Controller offers zoning, dimming, and RGBW color-changing capabilities, plus optional Wi-Fi control.

Standard Version



CE Version

Quick Facts

- 250 independent lighting zones in any wiring configuration
- Adjust intensity from 0–100%
- 30,000 color options per zone
- Event-based scheduling options
- Optional cloud-based iOS® or Android™ app control
- Luxor Linking compatible for a single point of control in larger installations
- Built-in astronomical timing
- 304 stainless steel and powder-coated galvanized construction
- ETL and CE certified

LANDSCAPE & ARCHITECTURAL LIGHTING

LUXOR Controller SPECIFICATIONS

Output			
Power	250 W	260 W (CE version)	300 W
Input Primary	220–240 V, 50–60 Hz	220–240 V, 50–60 Hz	120 V, 60 Hz
Input Amperage Primary	1.6 A	1.6 A	2.68 A
Output Voltage Secondary	14 VAC	14 VAC	14 VAC
Maximum Open Circuit Volts	15 VAC	15 VAC	15 VAC
Class	I SELV	I SELV	2
IP Rating	IP43	IP54	IP43

FX Luminaire
FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials
304 stainless steel and powder-coated galvanized steel visor box and latch.

Hardware
Two pan-head machined mounting screws with plastic anchors. Stainless steel mounting bracket attached to transformer box.

Wiring
Heavy-gauge, grounded, water-resistant power cord with integrally molded plug; 5' (1.5 m) length. Standard low-voltage lighting wire required (e.g., 2-2, 10-2, etc./2.65 mm, 2.58 mm, etc.) between controller and fixtures. No additional communication wire is required.

Power
Input: 120 VAC, 60 Hz
Input: 220–240 V, 50–60 Hz (230 V CE version)

Ambient Operating Temperature
0°F to 140°F (-18°C to 60°C)

Programming
Create up to 250 independently adjustable lighting zones. Control each zone independently with separate on/off times, various intensities (0–100% in 1% increments).

Luxor Linking
Luxor Linking offers an easy way to expand a multi-controller site with a single point of control. With hardwired Luxor Linking, add up to nine satellite units, for a total of 10 units. The maximum hardwired (Cat 5/5e/6) connection between the primary and farthest satellite controller is 3,000' (0.9 km). With wireless Luxor Linking, add 10+ satellite units connected to the primary controller by LoRa radio up to 3,000' (0.9 km).

Compatible Devices
Only fixtures or devices with Luxor Technology are compatible with the Luxor Controller. Devices have varying levels of control, including: 1) zoning, or 2) zoning/dimming, or 3) zoning/dimming/color. Mix and match fixtures and devices with varying levels of control technology on a single system.

Fixture Assignment
Assign fixtures to zone number manually via assignment ports on faceplate or wirelessly via the Light Assignment Module (LAM). The LAM and network accessories must be specified separately.

Wi-Fi Connectivity
Connect to Wi-Fi or a network router with the Luxor Wi-Fi Module accessory or the included LAN Module. Optional "Direct Connect" mode allows devices to connect directly to a single controller without using Wi-Fi or a network router.

Communication
Pre-installed 8" (203 mm) RJ-11 communication cable between faceplate (i.e., user interface) and chassis (i.e., power unit).

Wireless App Control
Network module required. The Luxor App is available for iOS and Android devices. Control via app available for on-site or remote adjustability.

Finish
Standard stainless steel finish and matte gray powder coat.

Weight
300 W: 23.1 lb (10.5 kg)
300 W (CE): 19.1 lb (8.7 kg)

Installation Requirements
Designed for installation on a vertical surface in the upright position only. Transformer must be in a free airspace; do not install in a small sealed enclosure or direct burial.

International Compliance
Compliant per IEC 61347-1 and IEC 61347-2-11.

Sustainability
Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials, while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

Manufacturing
ISO 9001:2015 certified facility

Warranty
10-year limited warranty

Listings

LUXOR Controller ORDERING INFORMATION

Item	Wattage	Compliance	Finish
LUX *Luxor Controller*	■ 300 *300 W*	■ [default] *120 V, North America*	■ SS *Stainless Steel*
LSAT *Luxor Satellite Controller*		■ u *230 V, International*	■ M *Matte Gray*
		■ eu *230 V, CE Certified*	

EXAMPLE CONTROLLER CONFIGURATION: LUX300-U-SS

[ ] - [300] - [ ] - [ ]

WIRELESS CONTROLLER ACCESSORIES: Specify Separately

Item	Code
■ WI-FI MODULE	WIFI-MOD2
■ WI-FI MODULE REMOTE MOUNT 10' (3 m)	WIFI-MOD2-RMT
■ LIGHT ASSIGNMENT MODULE	LAM
■ WIRELESS LINKING MODULE, NORTH AMERICA	LINK-MOD
■ WIRELESS LINKING MODULE, INTERNATIONAL	LINK-MOD-E

LUXOR Controller LINKING COMPARISON

FEATURES	Wireless Luxor Linking	Hardwired Luxor Linking
Communication	LoRa radio (wireless)	Network cable (Cat 5/5e/6)
Distance	Up to 3,000' or 914 m	3,000' or 914 m (installed wire)
Number of Linked Controllers	10+	Up to 10
Installation	Mount at controller or remote	Direct-burial Cat 5/5e/6 cable and conduit
Diagnostics	Yes (unique IDs)	Yes (variable)

WIRELESS Luxor Linking



HARDWIRED Luxor Linking



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1 FX LUMINAIRE LUXOR CONTROLLER



The innovative construction of SRP Strip Lights vastly simplifies installation
— even if you've never done it before.

Key Benefits

- Extruded silicone body reduces hot spots, produces soft light distribution, and protects against harsh environments
- Silicone-encased LEDs deliver a soft, diffused light distribution for top performance in a range of applications
- A high IP65 rating ensures dust-proof and water-resistant performance



fxl.com/SRP

SRP WHITE Strip Light

Highly versatile SRP Strip Lights make it easier than ever to illuminate stair ledges, outdoor patios, hardscape elements, and more.

Features

- 12 VAC power ensures compatibility with any low-voltage lighting transformer
- Two color temperature options offer a warm (2,700K) or soft (3,000K) look
- 10' (3.1 m) and 40' (12.2 m) lengths
- Preinstalled 10' (3.1 m) power feed
- Compatible with Luxor® Low-Voltage CUBE (LCM-LV) for zoning and dimming capabilities

Output

- Total Lumens: 28.7 lm/ft (94.6 lm/m)
- Input Voltage: 10 to 15 V
- Input Power: 0.6 W/ft (2.1 W/m)
- VA: 0.7 W/ft (2.2 W/m)

SRP WHITE STRIP LIGHT MODELS

Model	Description
SRP-10-W	2,700K, 10' (3.1 m)
SRP-10-S	3,000K, 10' (3.1 m)
SRP-40-W	2,700K, 40' (12.2 m)
SRP-40-S	3,000K, 40' (12.2 m)



SRP RGBW Strip Light

Endless opportunities to color your world! *When installed with the SRP-CC Color Controller, the SRP RGBW Strip Light is compatible with the next-generation Luxor Controller from FX Luminaire or any traditional low-voltage transformer for unmatched color-changing effects.*

Features

- Same award-winning design as SRP White (install, construction, etc.)
- 12 VAC power ensures compatibility with any low-voltage lighting transformer
- Total RBGW control; SRP-CC Strip Light Color Controller required
- Two convenient control options: Standalone or Luxor Mode
  - Luxor Mode allows a Luxor Controller to assign a Group and set Hue, Saturation, and Intensity values
  - Standalone Mode can be used with our EX, PX, and DX models as well as any standard low-voltage transformer, allowing you to manually set Hue, Saturation, and Intensity values

Output

- Total Lumens: 24.3 lm/ft (80.0 lm/m)
- Input Voltage: 10 to 15 V
- Input Power: 1.7 W/ft (5.6 W/m)
- VA: 2.9 W/ft (9.6 W/m)

SRP RGBW STRIP LIGHT MODELS

Model	Description
SRP-RGBW	SRP RGBW Strip Light, 10' (3.1 m)
SRP-CC	Strip Light Color Controller

Luxor Mode

Luxor



SRP-CC



Standalone Mode

DX EX



SRP-CC



SIMPLY insert, slide, and snap!

All necessary installation components come standard, so there's no need to purchase expensive accessories to complete a job. Each unit includes 2" (51 mm) cutmarks for precision customization. A preinstalled 10' (3 m) power feed, splice connectors, end caps, and all necessary accessories are included too.









Channel mount option



Hardscape mount option

SRP STRIP LIGHT ACCESSORIES

Model	Description
SRP-CHN	Aluminum Mounting Channel (3-pack)
SRP-MNT	Hardscape Mount
SRP-CONNECT*	Accessory/Connector Bag
SRP-CONNECT-RGBW**	Accessory/Connector Bag RGBW
SRP-CUT	SRP Cutting Tool

*Includes 3" (76 mm) jumper cable (1), 6" (152 mm) jumper cable (1), closed-end connectors (5), and power feeds (2).
**Includes 3" (76 mm) jumper cable (1), 6" (152 mm) jumper cable (1), closed-end connector (1), and power feed (1).

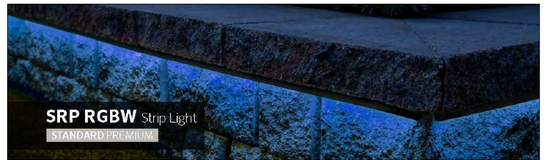
Website fxl.com | Customer Support +1-760-744-5240 | Technical Service +1-760-591-7383

Our mission is to create the most energy-efficient lighting products in the world while maintaining the highest level of quality and reliability. In every instance we will back our innovations with the unwavering support our customers need to succeed.

Gene Smith, President,
Landscape Irrigation and Outdoor Lighting

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FX-318 BR US 7/22



KEY BENEFITS

Robust and Versatile Strip Lighting
Silicone-encased LEDs deliver a soft, diffused light distribution for top performance in a range of applications.

Quick and Secure IP65 Connections
It's easy to make all needed connections during installation — with no heat shrink or adhesive required!



Flexible Control with Beautiful Colors
The SRP-CC Strip Light Color Controller enables RGBW control with vibrant colors. Use the SRP RGBW Strip Light with any low-voltage lighting transformer, including the EX and PX Transformers and DX and Luxor® Controllers from FX Luminaire.

fxl.com/SRP

FXLuminaire.

2 FX LUMINAIRE SRP RGBW STRIP LIGHT

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www.insitedesigninc.com
mdavis@insitedesigninc.com

Project for:

WAUWATOSA VETERANS COMMITTEE

Wauwatosa, WI

Project:

WAUWATOSA VETERANS MEMORIAL PLAZA

Harwood Ave & Milwaukee Ave
Wauwatosa, WI 53226

Issuance and Revisions:

Date	Number	Description
06/05/23		Client Review Submittal
06/29/23		Parks Dept Prelim Meeting
07/17/23		Parks Dept Meeting
08/28/23		Client Review Submittal
09/20/23		Phase I Construction Document Submittal
08/26/25		Design Review Board Submittal
09/09/25		Revisions based on Staff Review Comments / Design Review Board Re-Submittal
04/09/26		Design Review Board Re-Submittal

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Sheet Title:

PROPOSED LIGHT FIXTURES

Date of Drawing: 04/26/26
Scale: NONE
Drawn By: MCD
Job Number: L23-025
Sheet Number:

LGT1-2

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L23-025 -WAUWATOSA VETERANS MEMORIAL PLAZA - - 04/09/2026

FXLuminaire

XN-70 Grande In-Grade DESIGNER PREMIUM



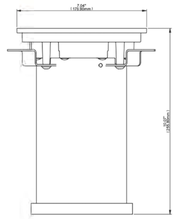
PROJECT

CATALOG #

TYPE

NOTES

The new Exa Collection offers high-output performance with low-voltage simplicity. With stainless steel construction plus IP68 and drive-over ratings, the modern Exa In-Grade provides light output up to 1,000 lumens. It also offers beam angle and color temperature options that are compatible with Luxor® Technology. The internal rotation and tilt adjustability with a full recessed design results in a clean, easy installation.



Quick Facts

- Marine-grade stainless steel construction with two-layer anodization and a TGIC powder-coat finish
- Cree® integrated LED up to 1,000 lumens
- Two correlated color temperature (CCT) options: 2,700K and 3,000K
- IP68 and drive-over rated
- 20° tilt range with 360° rotation
- Compatible with Luxor® Technology
- Input Voltage: 10 to 15 V

LANDSCAPE AND ARCHITECTURAL LIGHTING

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XN-70 Grande In-Grade SPECIFICATIONS

Output	Hi*	ZDC**
Total Lumens (lm)	1,029	1,012
Input Voltage	10 to 15 V	11 to 15 V
Input Power (W)	18.0	21.9
Power Consumption (VA)	19.0	25.0
Efficacy (Lumens/Watt)	58	47
Color Rendering Index (CRI)	84	-
Maximum Candela (cd)		
Spot (20)	3,042	-
Flood (40)	1,228	1,849
Wide Flood (60)	661	-
Luxor Compatibility		
Default	Zoning	Zoning
ZD Option	Zoning/Dimming	Zoning/Dimming
ZDC Option	-	Zoning/Dimming/Color
Minimum Rated Life (L70)	72,000 hrs	59,000 hrs

*Measured using the 3,000K CCT option with a Flood (40°) beam angle. See .ies files for additional photometric data.

**Measured with all four colors turned on at 100%

LANDSCAPE AND ARCHITECTURAL LIGHTING

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1 FX LUMINAIRE XN-70 GRANDE IN-GRADE LUMINAIRE

FXLuminaire

NL Down & Up/Down Light DESIGNER PREMIUM



PROJECT

CATALOG #

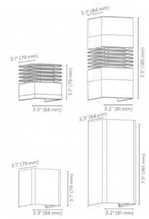
TYPE

NOTES

Wall-mounted, geometric square down light or up/down sconce. In 3, 6, or 9 LED. Available in aluminum or brass construction. RGBW option available for use with Luxor® lighting control systems.

Quick Facts

- Down or up/down configurations
- Natural, powder coat, or antique brass/copper finishes
- Tamper-resistant features
- Phase and PWM dimmable
- Die-cast aluminum or brass
- Lumileds® Integrated LEDs
- Compatible with Luxor technology
- Input voltage: 10-15V



LANDSCAPE AND ARCHITECTURAL LIGHTING

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1 of 9

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NL Down & Up/Down Light SPECIFICATIONS

	Power: 3LED	3LEDT	6LED	9LED	ZDC
Total Lumens (lm)*	330	175	640	886	60-330
Power Consumption (VA)	4.5	4.5	9.3	13.2	11.0
Efficacy (lm/W)	83	47	82	79	33
Correlated Color Temperature (CCT)	2700K	2700K	2700K	2700K	RGBW
Color Rendering Index (CRI)	84+	--	84+	84+	80+
Beam Angle:	60°	60°	60°	60°	90°
Maximum Candela (cd)	153	63	1,022	2,276	158
Input Voltage (V):	10 to 15V	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Dimming	Luxor, Phase**	Luxor, Phase**	Luxor, Phase**	Luxor, Phase**	Luxor
Minimum Rated Life L70 (Hrs):	72,000	50,000	72,000	72,000	55,000

	Power: 3LED	6LED	9LED	ZDC
Total Lumens (lm)*	330	1,100	1,715	169-1,383
Power Consumption (VA)	3.8	18.6	24.8	22.0
Efficacy (lm/W)	73	49	50	26
Correlated Color Temperature (CCT)	2700K	2700K	2700K	RGBW
Color Rendering Index (CRI)	84+	84+	84+	80+
Beam Angle:	60°	60°	60°	90°
Maximum Candela (cd)	975	2,022	2,276	198
Input Voltage (V):	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Dimming	Luxor, Phase**	Luxor, Phase**	Luxor, Phase**	Luxor
Minimum Rated Life L70 (Hrs):	72,000	72,000	72,000	59,000

* Performance data collected using 2700K and a 30° Spot lens
** For optimal performance, use a trailing-edge, phase-cut dimmer

LANDSCAPE AND ARCHITECTURAL LIGHTING

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2 of 9

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2 FX LUMINAIRE NL DOWN LIGHT

FXLuminaire

LED Path Lights



PROJECT

CATALOG #

TYPE

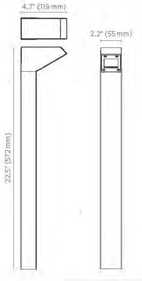
NOTES

M-PK Path Light DESIGNER PLUS

Made with durable die-cast aluminum, the stylish M-PK path light adds elegance and sophistication to modern lighting installations.

Quick Facts

- Tamper-resistant features
- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15 V



LANDSCAPE LIGHTING

M-PK Path Light SPECIFICATIONS

Lamp	1 LED	3LED	ZDC
Total Lumens*	67	152	110
Input Voltage	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	6.0
VA Total	2.4	4.5	7.2
Lumens per Watt (Efficacy)	34	36	18
CRI (Ra)	80+	80+	80+
Max Candela	60	143	74
Dimming	PWM, Phase	PWM, Phase	--
RGBW Available	No	No	Yes
Luxor Compatibility			
Default	Zoning	Zoning	--
ZD Option	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	Zoning/Dimming /Color
Minimum Rated Life (L90/B10)	55,000 Hrs	55,000 Hrs	55,000 Hrs

*Measured using the 3,900K CCT lens. Multipliers for other CCTs include: 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

FX Luminaire
FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials
Die-cast A380 aluminum body with stainless steel hardware.

Power
Input 10-15 VAC/VDC, 50/60 Hz. Remote transformer required (specify separately).

Lamp
Integrated module with Cree LEDs. Gold-plated connectors and conformal coating for maximum reliability and corrosion resistance. Proprietary onboard intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 55,000 hrs. Minimum (min) current: 1 A.

Socket
Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Optics
Polycarbonate (PC) temperature adjustment lenses included with luminaire: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Photometry is calculated using LM-79 method for IES fixtures.

Wiring
18 AWG (1 mm); SPT-1W; 250°F (105°C); 300V; 10' (3 m) length.

Housing
Die-cast A380 aluminum body with capacity for 1LED, 3LED, or ZDC integrated LEDs.

Lens
UV-stabilized acrylic lens with shock resistance and high tolerance for thermal expansion and stress.

Finish
Two-layer protection of nufurica acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

Weight
7.0 lb. (3.0 kg).

Manufacturing
ISO 9001:2015 certified facility.

Hardware
Stainless steel machine screws. Ships with 90° (762 mm) lengths of ½" (25 mm) conduit for mounting.

Ambient Operating Temperature
0°F to 122°F (-18°C to 50°C)

Control
ZD or **ZDC** utilizes Luxor technology to zone fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 10,000 colors with RGBW LEDs. Select the **ZD** option for zoning/dimming or **ZDC** for zoning/dimming/color. Standard fixture is non-addressable.

Sustainability
Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

Installation Requirements
Designed for installation in the downward lighting direction only.

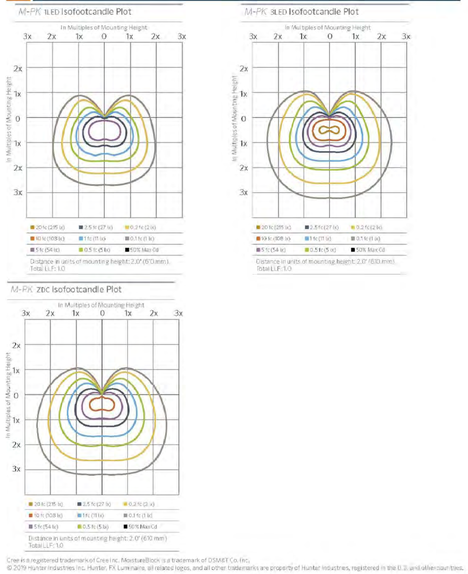
International Compliance
Compliant per IEC 60598-1 and IEC 60598-2-7 by selecting "e" option in parts builder.

Warranty
10-year limited warranty.

Listings
cULus LISTED 3SY3L
RoHS COMPLIANT
CE
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M-PK Path Light PHOTOMETRICS



Cree is a registered trademark of Cree Inc. MoistureBlock is a trademark of OSMET Co. Inc.
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FX-252-SS-DESIGNER-PATHMPK-EN 11/19

3 FX LUMINAIRE M-PK PATH LIGHT

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Tel (414) 476-1204
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mdavis@insitedesigninc.com

Project for:

WAUWATOSA VETERANS COMMITTEE

Wauwatosa, WI

Project:

WAUWATOSA VETERANS MEMORIAL PLAZA

Harwood Ave & Milwaukee Ave
Wauwatosa, WI 53226

Issuance and Revisions:

Date	Number	Description
06/05/23		Client Review Submittal
06/29/23		Parks Dept Prelim Meeting
07/17/23		Parks Dept Meeting
08/28/23		Client Review Submittal
09/20/23		Phase I Construction Document Submittal
08/26/25		Design Review Board Submittal
09/09/25		Revisions based on Staff Review Comments / Design Review Board Re-Submittal
04/09/26		Design Review Board Re-Submittal

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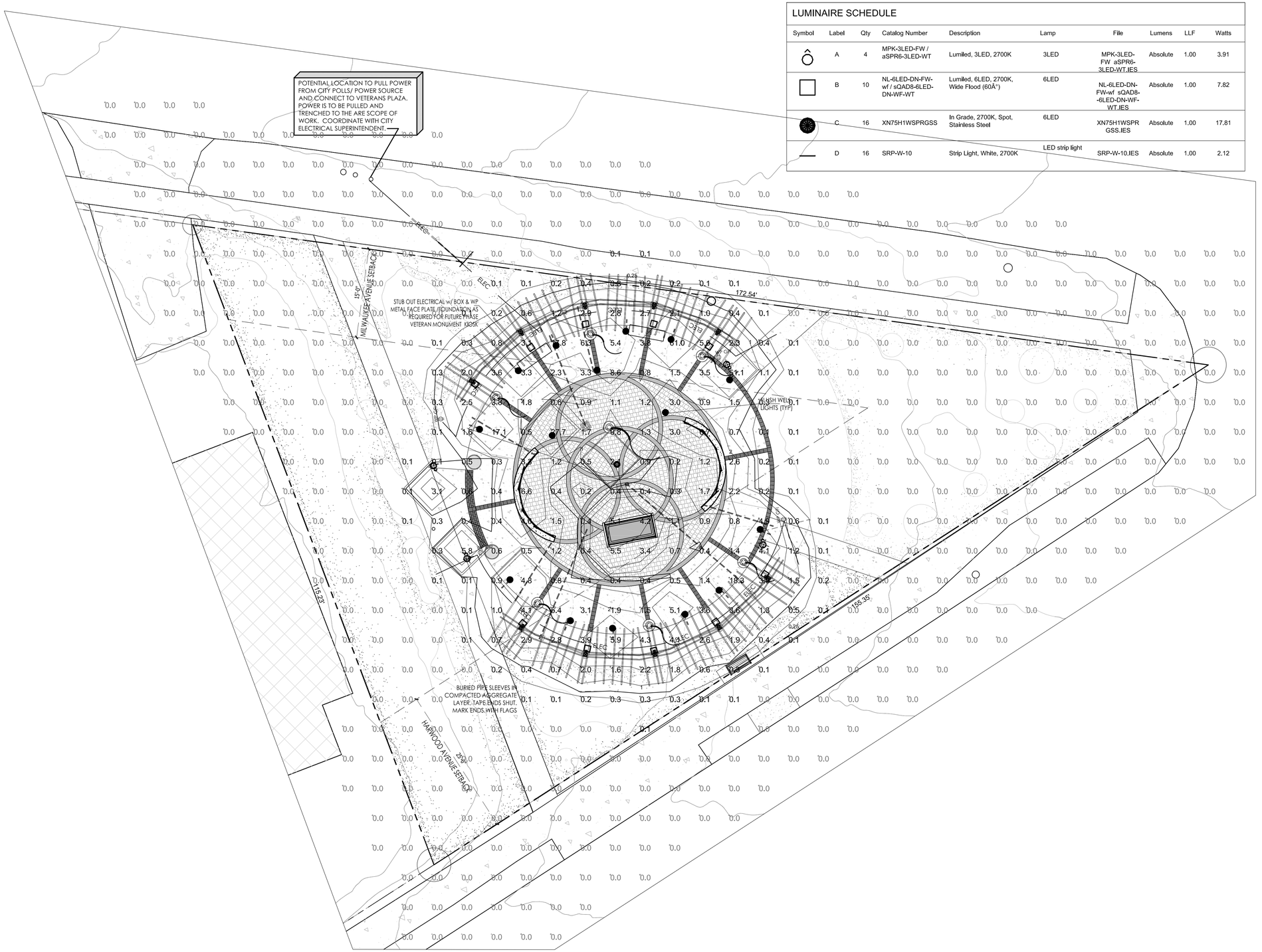
Sheet Title:

PROPOSED LIGHT FIXTURES

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

Date of Drawing:	04/26/26
Scale:	NONE
Drawn By:	MCD
Job Number:	L23-025
Sheet Number:	LGT1-3

L23-025 -WAUWATOSA VETERANS MEMORIAL PLAZA - 04/09/2026



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	4	MPK-3LED-FW / aSPR6-3LED-WT	Lumiled, 3LED, 2700K	3LED	MPK-3LED-FW aSPR6-3LED-WT.IES	Absolute	1.00	3.91
	B	10	NL-6LED-DN-FW-wf / sQAD8-6LED-DN-WF-WT	Lumiled, 6LED, 2700K, Wide Flood (60Â°)	6LED	NL-6LED-DN-FW-wf sQAD8-6LED-DN-WF-WT.IES	Absolute	1.00	7.82
	C	16	XN75H1WSPRGSS	In Grade, 2700K, Spot, Stainless Steel	6LED	XN75H1WSPRGSS.IES	Absolute	1.00	17.81
	D	16	SRP-W-10	Strip Light, White, 2700K	LED strip light	SRP-W-10.IES	Absolute	1.00	2.12

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.7 fc	5.8 fc	0.0 fc	N / A	N / A

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, ELECTRICAL, TELECOMUNICATION AND ACCESS PANELS FOR ALL UTLITIES AND ALL ASSOCIATED EQUIPMENT FOR ACCESSIBILITY OF THOSE ITEMS.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.

PHOTOMETRIC PLAN GENERAL NOTES

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.
4. *ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.*

LUMINAIRE GENERAL NOTES

1. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED.
2. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED. MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
3. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
4. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
5. ALL EXTERIOR FIXTURES, BOTH BUILDING MOUNTED AND POLE FIXTURES SHALL BE DESIGNED AND INSTALLED SUCH THE THE LIGHT EMITTED FROM THE LUMINAIRE AT AN ANGLE OF 90 DEGREES FROM VERTICAL (OR MORE) AND NO LIGHT SHALL TRESPASS ACROSS PARCEL BOUNDARIES INTO ADJACENT LOST. BUILDINGS OR STREETS IN EXCESS OF 0.25 FOOT CANDLE OR GREATER.
6. FOR PURPOSES OF CALCULATING THE BUILDING MOUNTED LIGHTING AND PHOTOMETRIC OUTPUT LUMINAIRE WERE PLACED AT 0'-0", 3'-0" AND 12'-6" ABOVE FINISHED FLOOR ELEVATION AND ALL BUILDING MOUNTED FLOOD LIGHTS COORDINATED WITH THE ARCHITECTURAL ELEVATIONS AND PLACED AT HEIGHTS SPECIFIED ON THE BUILDING ELEVATIONS.
7. FOR PURPOSES OF CALCULATING THE SITE AREA POLE LIGHTING AND PHOTOMETRIC OUTPUT LUMINAIRE WERE PLACED AT 20'-6" ABOVE FINISHED FLOOR ELEVATION AND ALL BUILDING MOUNTED FLOOD LIGHTS COORDINATED WITH THE ARCHITECTURAL ELEVATIONS AND PLACED AT HEIGHTS SPECIFIED ON THE BUILDING ELEVATIONS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENT AND ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

FOLLOW THE LIGHTING SCHEDULE FOR ALL LIGHT FIXTURES, *NO SUBSTITUTIONS WILL BE ACCEPTED.*

BASE BID MUST REFLECT THE SPECIFIED FIXTURES. SHOULD SUBSTITUTIONS BE PROVIDED TO THE OWNER/LIGHTING DESIGNERS FOR REVIEW AT THE OWNER'S REQUEST, THE CONTRACTOR/DISTRIBUTOR SHALL BE RESPONSIBLE FOR PROVIDING A LIST OF SUBSTITUTIONS ALONG WITH THE FOLLOWING:

- CATALOG CUT SHEETS.
- PHOTOMETRIC REPORTS.
- A NEW POINT BY POINT PHOTOMETRIC CALCULATIONS PLAN OF THE AREAS AFFECTED BY THE SUBSTITUTION.
- INPUT PARAMETERS (MOUNTING HEIGHT, CALCULATION PLANE HEIGHT, REFLECTANCE, LIGHT LUMEN DEPRECIATION AND ETC.) SHALL BE THE SAME AS THOSE OF THE LIGHTING DESIGNER.
- CALCULATIONS SHALL BE SUBMITTED IN A SCALED PLOT FORMAT AND CLEARLY INDICATE THE DESIGN PARAMETERS USED FOR THE CALCULATIONS FOR PRODUCT SUBSTITUTION EVALUATION.

SHOULD THE ABOVE NOTES REQUIREMENTS NOT BE MET, INSITE LANDSCAPE DESIGN INC. WILL REVIEW ANY SUBSTITUTIONS AT THE FIRMS PREVAILING BILLING RATE ON A T7M BASIS BILLED TO THE CONTRACTOR/DISTRIBUTOR PROVIDING THE SUBSTITUTION.
CONTRACTOR TO PROVIDE ALL NECESSARY COMPONENTS, POWER SUPPLIES AND ACCESSORIES FOR A COMPLETE OPERATING INSTALLATION PER APPLICABLE CODES AND MANUFACTURER'S SPECIFICATIONS.
CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE OWNER/LIGHTING DESIGNER FOR APPROVAL PRIOR TO ORDER.
CONTRACTOR SHALL REVIEW ALL THE LUMINAIRE CUT SHEETS INCLUDING THE DESCRIPTION, INSTALLATION AND CATALOG NUMBER. CONTRACTOR SHALL NOTIFY THE OWNER/DESIGNER OF ANY DISCREPANCIES
VERIFY ALL FINISHES/COLORS OF FIXTURES AND ACCESSORIES WITH DESIGNER PRIOR TO ORDERING.
ELECTRICAL CONTRACTOR TO PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE BUILDING/ENERGY CODES AND ALL OTHER CODES THAT HAVE AUTHORITY OVER THIS PROJECT.
CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING/ELECTRICAL PERMITS.

LUMINAIRE FIXTURE NOTES

1. FIXTURE "A" (4) IS A NEW BOLLARD LOCATION TO BE INSTALLED ON A NEW 0'-6" TALL REINFORCED POURED CONCRETE FOUNDATION.
2. REFER TO SECTIONS AND CODED NOTES FOR STRIP LIGHT INSTALLATION

TRUE NORTH PLAN NORTH

0 2 4 8 16

SCALE: 1" = 8'-0"

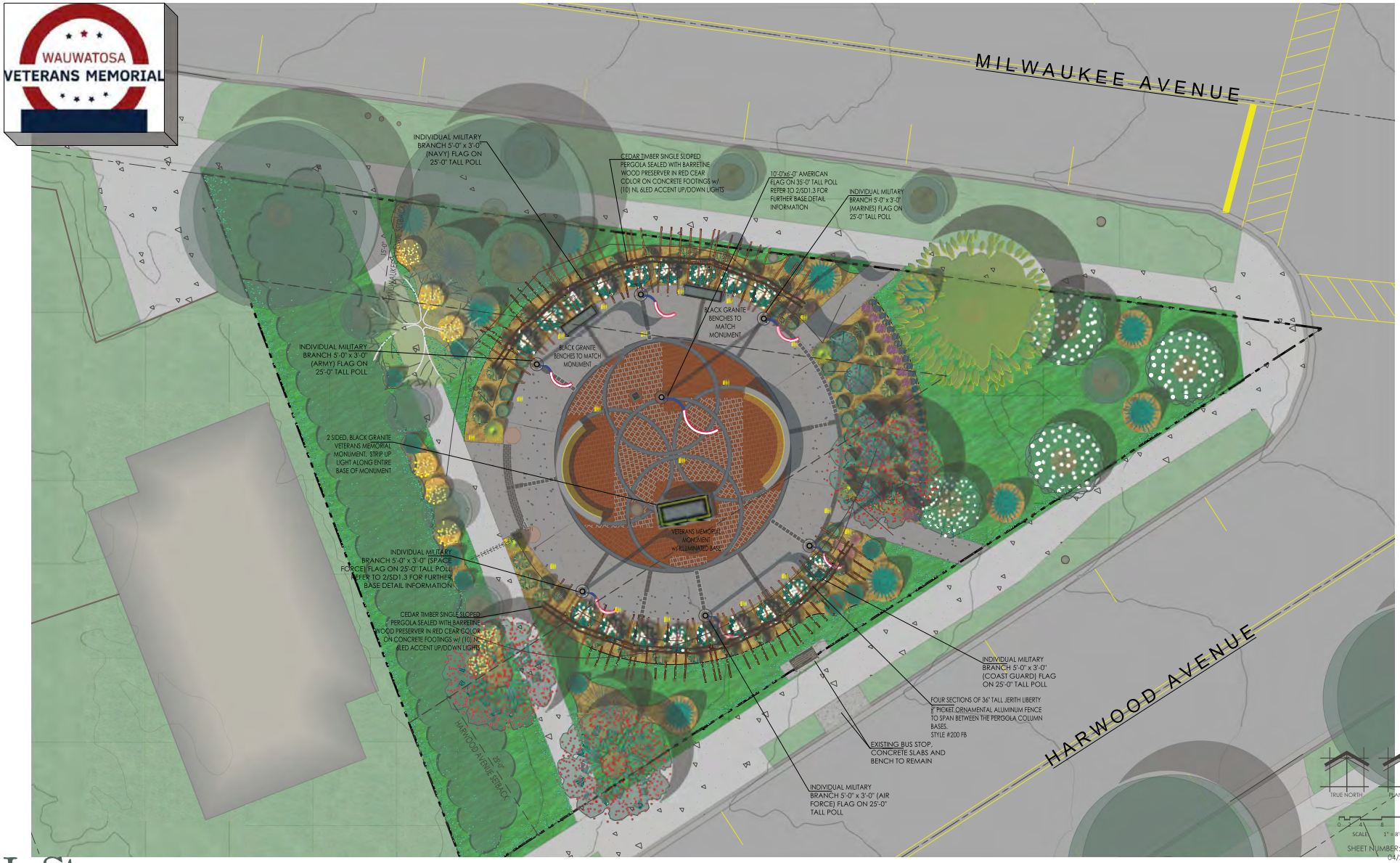
SHEET NUMBER: PHO1. 1
04/26/2026
L23-025

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WAUWATOSA VETERANS MEMORIAL PLAZA - WAUWATOSA, WI

Proposed Wauwatosa Veteran Park Photometric Light Level Calculations Plan

Schematic - Not for Construction



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WAUWATOSA VETERANS MEMORIAL PLAZA - WAUWATOSA, WI

Proposed Wauwatosa Veteran Park Site Plan

Schematic - Not for Construction


WAUWATOSA
VETERANS MEMORIAL
INSITE
LANDSCAPE DESIGN

From: Stefanie Escobedo
To: Sara Elmer
Subject: Fw: [External] DRB 4/16/26 Comments - Milwaukee and Harwood - Wauwatosa Veterans Memorial Plaza
Date: Thursday, April 16, 2026 1:43:03 PM

Please add this to the DRB packet.

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From: amanda.m.saso@gmail.com <amanda.m.saso@gmail.com>
Sent: Thursday, April 16, 2026 1:39:32 PM
To: Stefanie Escobedo <sescobedo@wauwatosa.net>
Subject: [External] DRB 4/16/26 Comments - Milwaukee and Harwood - Wauwatosa Veterans Memorial Plaza

Dear Ms. Escabedo & Design Review Board Members,

I apologize that I am not able to attend in person tonight due to a prior commitment with the Wauwatosa Woman's Club. I am writing to share feedback on the proposed Veterans Memorial design scheduled for review.

First, I want to be clear that I support the intent behind this project. Honoring our veterans in a meaningful, lasting way is important to our community, and I appreciate the work that has gone into advancing this proposal. That said, I have some concerns I believe should be addressed before moving forward.

From the perspective of an elected official, I believe there is a need for broader community awareness and input on this proposal. While I understand that inclusion on the agenda serves as formal notice to community members, I would strongly encourage additional opportunity for engagement. Given the visibility and permanence of this installation, I would like to utilize my communication channels as Alderperson to share the proposed design and gather input from residents in the immediate area and across the district prior to final approval. This is prominent site, and public engagement will be critical to ensuring long-term support.

I also have concerns about the scale of the memorial in relation to the proposed site. The design was originally intended for Hart Park—a significantly larger setting where the proportions were more appropriate. In its current location, the memorial feels oversized for the pocket park context. Elements such as the overall footprint and the inclusion of uplighting may feel out of scale with the surrounding residential and pedestrian environment.

As the homeowner directly adjacent to the site, I share these concerns more personally. The intensity and scale of the design could have a direct impact on neighboring properties. I believe it is important to carefully consider how the memorial will integrate into the immediate residential context.

Additionally, there are practical site considerations that warrant further evaluation. Parking in this area is already limited, and the presence of a bus stop along Harwood Avenue directly in front of the site further constrains access. I am also concerned about the

proposed relocation of the Bublr Bikes station currently located on-site. Based on prior experience, relocation costs can be substantial (previous estimates have been in the range of $10,000), and it is unclear where this station would be moved or how that cost would be absorbed.

Finally, in my role as Executive Director of the Wauwatosa Historical Society and as a member of the Historic Preservation Commission, I would be remiss not to note the historical significance of this site. This location is recognized as the site of Wauwatosa's first public library, and it currently functions as a small pocket park at the convergence of Milwaukee Avenue, Harwood Avenue, and 73rd Street. While the space is somewhat underutilized due to its triangular layout and location, it still holds meaningful historical value within the Village, and in the City as a whole.

As plans for the memorial move forward, the Historical Society would welcome the opportunity to partner on incorporating a historical interpretive element into the site, such as a discreet informational sign similar to that in front of the Little Red Store, so that the story of this location can be shared alongside the memorial. Thoughtfully integrating both elements could create a more layered and meaningful experience, honoring not only those who have served, but also the history of the place itself.

In summary, while I support the mission of this project, I believe additional consideration should be given to:

- Ensuring appropriate scale and design for the site
- Addressing site constraints, including parking, transit adjacency, and bike share relocation
- Respecting the historical significance of the location

Thank you for your time and thoughtful consideration. I appreciate the work of the Design Review Board and look forward to continued discussion on how to best achieve a memorial that both honors our veterans and fits appropriately within this important community space.

Sincerely,

Amanda Saso
Alderperson, District 4
Executive Director, Wauwatosa Historical Society
Member, Historic Preservation Commission

\

PERGOLA INSTALLATION GUIDE



When only the *best* will do.

Scan this QR code to see the installation video series!

Heartland Pergolas

TOOLS NEEDED
INSTALLATION

TOOLS FOR ASSEMBLY

- Drill*(s)*
- Miter or Circular Saw with carbide blade *(cut slowly)*
- 5/8" Drill Bit
- 5/16" Magnetic Driver*(s)*
- 3/8" Magnetic Driver*(s)*
- 6" Drill Extension*(s)*
- 12" Drill Extension *(2x8 option only)*
- Phillips bit for Drill
- Level
- Hammer
- Tape Measure
- String Line
- Hammer Drill if necessary for concrete or footing mounts
- Wrench for Anchors on post
- Composite shims
- Sawhorses
- Quick Clamp*(s)*
- Step Drill Bit *(Vari –Bit®)* – For reaming holes in aluminum
- PVC Pipe de-burring tool *(optional)*

TOOLS FOR DIGGING AND SETTING PIER TYPE FOOTINGS

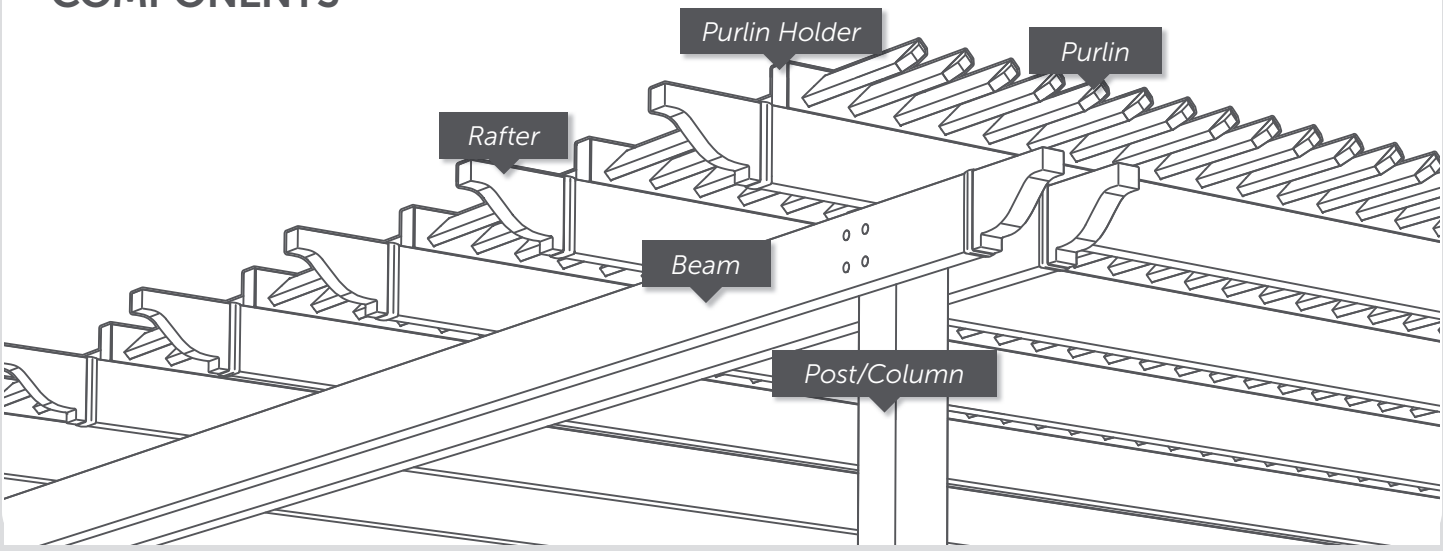
- Hand diggers/Auger
- Scrap Lumber *(for making forms)*
- Concrete stakes *(for holding forms)*
- Wheel barrow or small concrete mixer
- Shovel
- Trowel

NOTE:

All fasteners for beams, rafters, purlin holders and purlins are included in kit.

Fasteners NOT provided in kit: *Post mount attachment, Ledger plate attachment, Column base to surface fasteners*

COMPONENTS



STEP 1
LAYOUT

Heartland Pergolas

A NOTE ON PERGOLA SIZES

Sizes are defined by the total width and depth of the roof. For example, a 12' x 16' pergola will have a roof area of 12' x 16' and a post spacing of 10' x 14'.

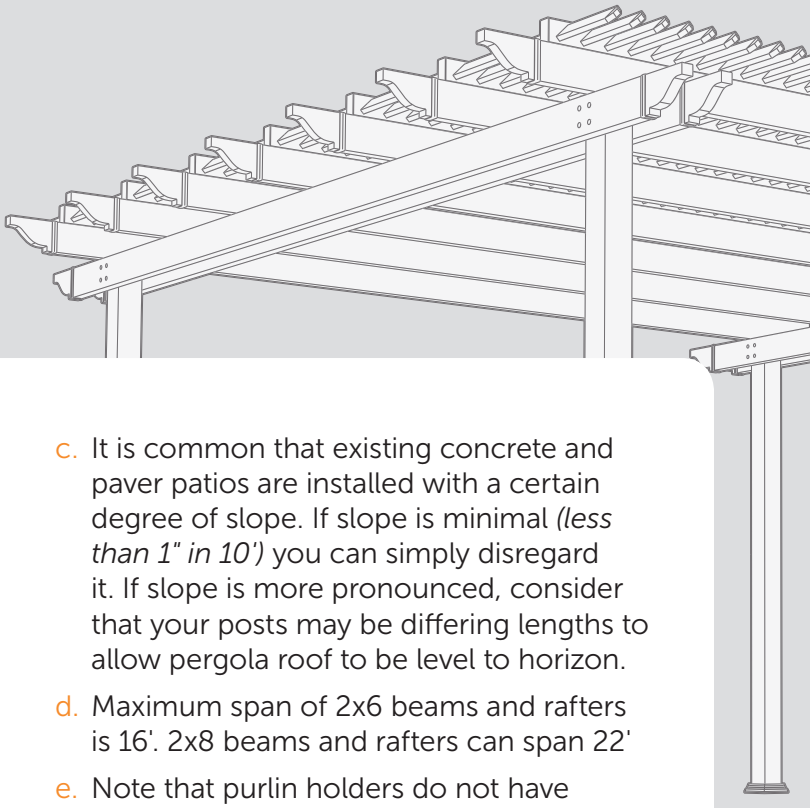
ALL PERGOLA KITS CAN BE CUT TO SIZE.

The beams and rafters supplied in the kit are NOT pre-drilled. This is to allow the width and depth to be customizable for each kit. Our standard sizes are designed around a 1' overhang on each end. This is merely a rule of thumb and can be adjusted during installation.

View CAD drawings and photos of installed pergolas at ***Heartlandpergolas.com***

EXAMPLE:

If you have a patio that is 10'-6" deep x 13' wide you would want a roof that was at least 12'-6" deep x 15' wide. You would order the next size up, a 14' deep x 16' wide and trim the beams and rafters to your desired overhang.



MEASURE

a. Determine necessary height, post locations and overhangs based upon site – Make note of the following measurements as you will want these later:
   1. Desired outside to outside dimensions of your posts
   2. Desired height to the top of your beam *(same as height to bottom of your rafter)*

b. Ensure posts are square with each other and/or any adjoining structure
   1. Post and beam spacing is adjustable to fit installation site and any obstructions. Beam and rafter overhangs should not exceed 36", purlins should not exceed 24".
   2. ***NOTE:*** *If adding to existing slab or patio do not assume that they are built square!*

c. It is common that existing concrete and paver patios are installed with a certain degree of slope. If slope is minimal *(less than 1" in 10')* you can simply disregard it. If slope is more pronounced, consider that your posts may be differing lengths to allow pergola roof to be level to horizon.

d. Maximum span of 2x6 beams and rafters is 16'. 2x8 beams and rafters can span 22'

e. Note that purlin holders do not have to run under any roof overhangs on your site. This allows maximum head clearance for your rafters.

f. For challenging sites, custom fabrication of pergolas to your unique site is available, please contact [us].

STEP 2
INSTALL POST MOUNTS

2A MOUNT TO DECK

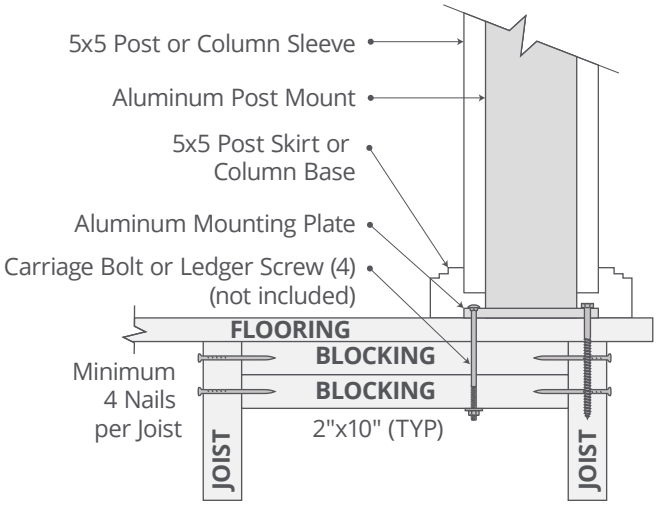
a. Add blocking below deck flooring under each post mount. Minimum blocking thickness of 3" *(this is two 2x10's thick)*

b. Inset mount as necessary to ensure post skirt does not overhang edge of decking
   - Minimum 6.25" inset from edge to center of mount for a 10" round column
   - Minimum 5.25" inset from edge to center of mount for a 7" square or 7" round column
   - Minimum 3.25" inset from edge to center of mount for 5x5 post

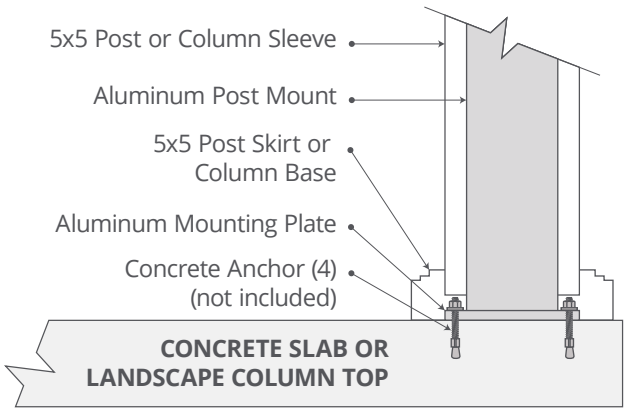
c. Detail on nailing blocking – Minimum 4 nails on each side of 2by block

d. Mount Fasteners – Carriage Bolts or ledger attachment screw *(5" Recommended)*

e. Use composite shims as necessary to plumb mount. Tighten fasteners.



2B MOUNT TO SLAB OR LANDSCAPE COLUMN TOP



a. Inset mount as necessary to ensure post skirt does not overhang edge of slab or column top
   - Minimum 6.25" inset from edge to center of mount for a 10" round column
   - Minimum 5.25" inset from edge to center of mount for a 7" square or 7" round column
   - Minimum 3.25" inset from edge to center of mount for 5x5 post

b. Mount Fasteners - 3/8" hot dipped galvanized wedge or screw type anchors minimum 4" embedment.

c. Use composite shims as necessary to plumb mount. Tighten anchors.

NOTE:

FOR A POURED SLAB, *concrete must be a minimum 4" thick.*

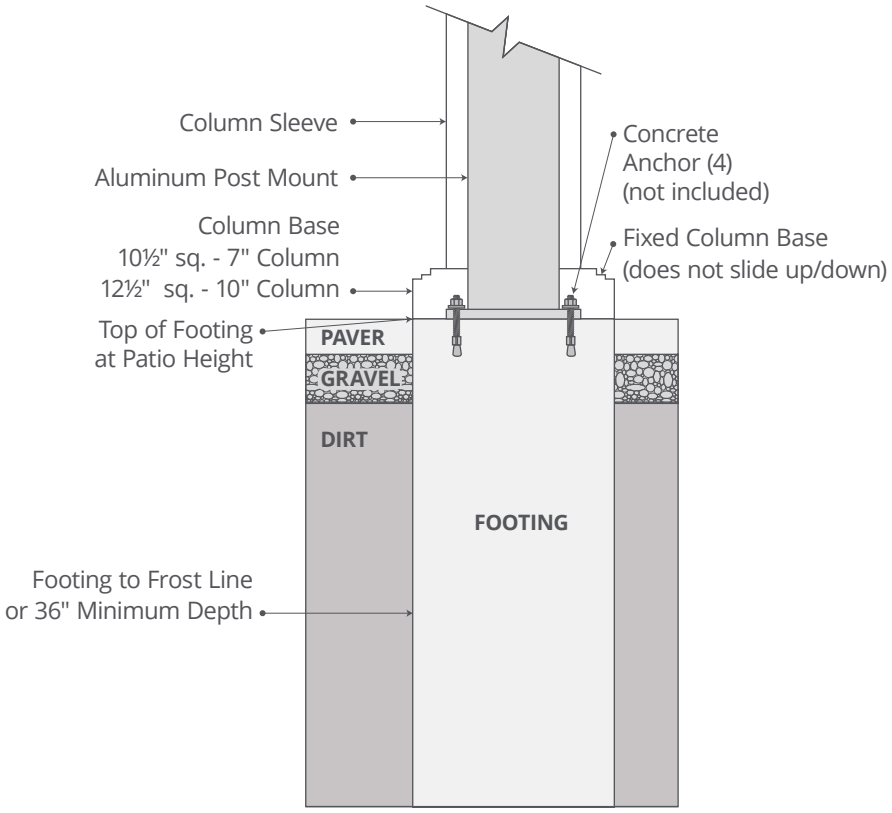
FOR A LANDSCAPE COLUMN *we recommend a one-piece cap of concrete or natural stone (4000 psi or greater).*

It is important that the column is constructed on a sound foundation. For a compacted gravel base, this means minimum two courses below grade, for a concrete base, be sure to attach footing to base course with plenty of landscape adhesive. For construction of column we recommend either masonry or a high quality concrete product installed with plenty of landscape adhesive. In the case of adhesive, more is usually better. In windy areas we have even had customers fill the pillar(s) with concrete to add weight and rigidity.

2C MOUNT TO FOOTING – 10" ROUND, 7" ROUND, OR 7" SQUARE COLUMN

a. The main goal in this method is to isolate the pergola posts from the patio area without looking like it. This allows the patio to move up and down over the seasons while the pergola posts stay rock solid. To do this properly you need to make sure you know the finished grade of the patio.

- If there is an existing patio, you can simply remove blocks as necessary to form and pour footings to the height of the existing patio surface. Use a concrete saw to cut the paver blocks to fit around the column once the forms are removed.
- If the patio is not yet installed, you MUST establish the desired patio surface height prior to forming and pouring your footings. The end goal is that the patio block will fit neatly around the column base without fitting under it. This allows the patio to freely move up and down without squeezing or crushing parts of the pergola column. ***NOTE:*** *It is common that the patio will have some slope. This is no problem. Simply set the top of your forms to follow the desired slope. The roof of the pergola can still be installed level.*



b. Determine post locations and layout with strings and tape measures.

c. Minimum footing size = 12" round - with top 4" of footing formed to match the size of column base *(see sizes above)*. Note: Column bases are fixed and do not slide up and down the post.

d. Dig footings to frost line, making sure to remove excess loose dirt from the bottom of the hole.

e. Build, steak and level forms over your holes. Ensure your forms are installed square to patio or structure. It is often helpful to set string lines to double check the locations as well as desired height of the footings.

f. Fill holes with concrete to top of forms and trowel smooth

g. Once cured, attach post mounts to footings using 3/8" dia. hot dipped galvanized wedge or screw type anchors, minimum 4" embedment. Use composite shims as necessary to plumb mount. Tighten anchors.

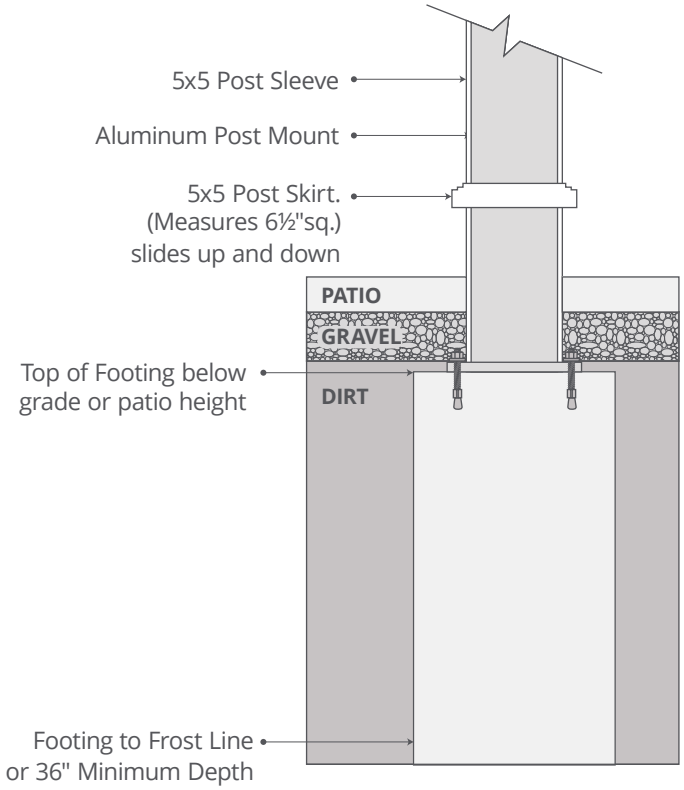
2D MOUNT IN FOOTING (5X5 POST)

a. The 5x5 post comes with a movable post skirt and *(optional)* trim ring. These can slide up or down the post and allow you to finish your patio height at any level and simply slide the skirt down to meet the finished surface. Because the trim will move up and own with ease, you can set your posts and build your patio around them. Make sure to leave the top of your footings low enough that they do not interfere with the patio being installed around them.

b. Dig a 12" round footing to frost depth making sure to clean any loose dirt from the bottom of your hole.

c. Fill holes with concrete to top of forms and trowel smooth

d. Once cured, attach post mounts to footings using 3/8" dia. hot dipped galvanized wedge or screw type anchors, minimum 4" embedment. Use composite shims as necessary to plumb mount. Tighten anchors.



NOTE:

This type of footing is best when building pergola in conjunction with a paver patio or a concrete patio that is less than 4" thick. This is also the best application if you have any concerns of frost heaving the patio.

STEP 3
INSTALL COLUMNS OVER POST MOUNT

CUT POST MOUNT TO HEIGHT

a. Mark the desired top of beam height on each post mount.
   - Ensure the top of beam will be level. The simplest way (short of using a laser level) is to quick clamp your beams to your post mounts and adjust until level.

b. Measure the distance from the ground to this mark on each post.

Write these measurements here:

Post A _____

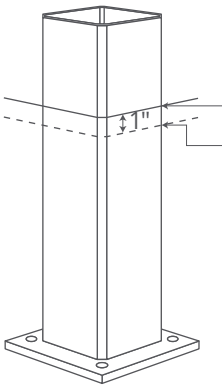
Post B _____

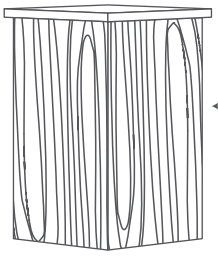
Post C_____

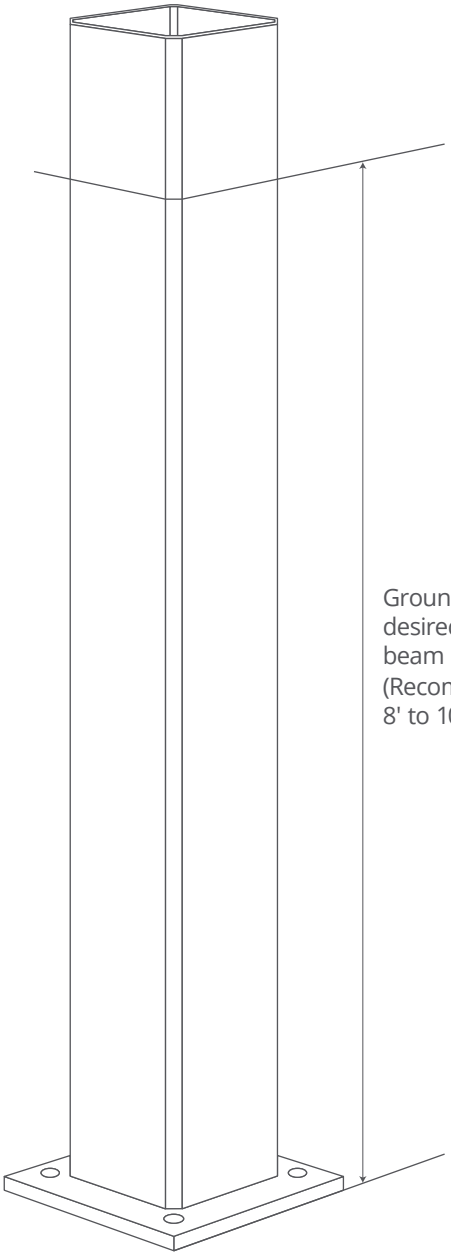
Post D _____

c. Cut each aluminum post mount 1" below recorded measurements above.

d. Drop wood post plug into top of each post mount.
   - This provides a more solid beam to post connection.





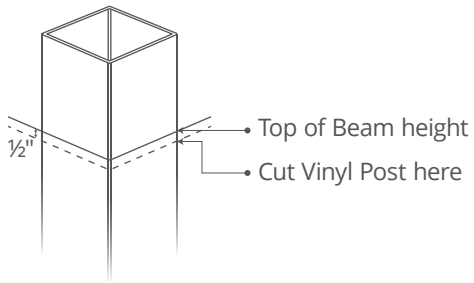


3A INSTALL 5" X 5" POST OVER POST MOUNT

a. Cut each 5x5 vinyl post sleeve to proper height.
   - Cut post ½" shorter than recorded measurements.

b. Install skirts and optional trim rings on to your vinyl post sleeve, these fit tight.

c. Slide vinyl post over the top of the aluminum post mount.
   - Your vinyl post should stick up 1" taller than the top of the aluminum mount to allow room for pyramid post cap.



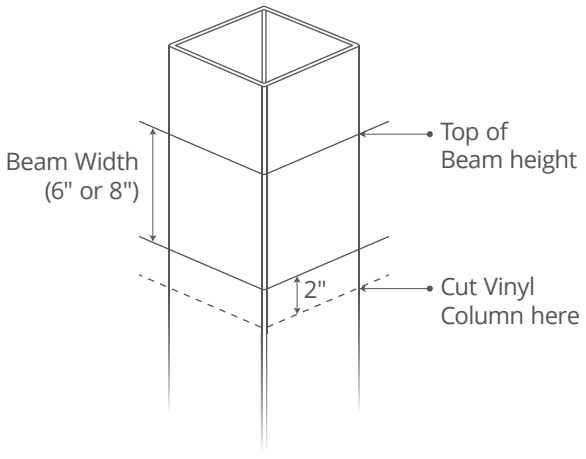
3B INSTALL COLUMN OVER POST MOUNT (7" SQUARE/ 7" ROUND/10" ROUND COLUMN)

a. Cut each vinyl column sleeve to proper height:
   - Kits with a 6" beam: Cut column 8" shorter than recorded measurements.
   - Kits with an 8" beam: Cut column 10" shorter than recorded measurements.

b. Slide column base, sleeve, and cap over post mount (in that order), these fit tight.

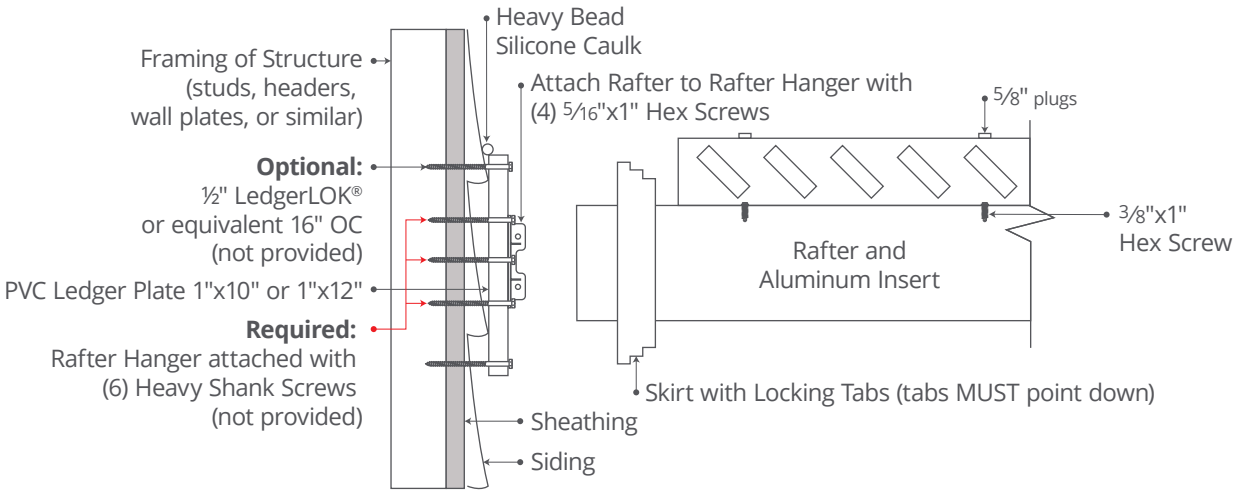
c. Slide the 5" x 5" vinyl post cover with cap over the aluminum post mount.
   - This slides through the hole in the top of the column cap.

d. Secure column base to a deck with wood deck screws; to a footing or slab with small concrete screws (Tapcons® or similar)



STEP 4

ATTACH LEDGER TO STRUCTURE [ATTACHED PERGOLAS ONLY]



a. Secure ledger to structure ensuring it is centered on pergola –
PRO TIP: *layout and mark rafter hanger locations prior to installation of ledger plate.*

b. Fasteners – Necessary fasteners for Ledger are NOT provided in kit. Requirements determined by structure.

c. Minimum height for rafter attachment without modification:

- 2x6 Rafter - skirt is 7 ½" tall, 1"x10" Azek Trim Ledger Plate is ¾" thick x 9 ¼" tall
- 2x8 Rafter – skirt is 9 ½" tall, 1"x12" Azek Trim Ledger Plate is ¾" thick x 11 ¼" tall
- ***NOTE:*** *for a tight spot you can trim PVC ledger Plate or rafter skirt to reduce the overall height of rafter attachment.*

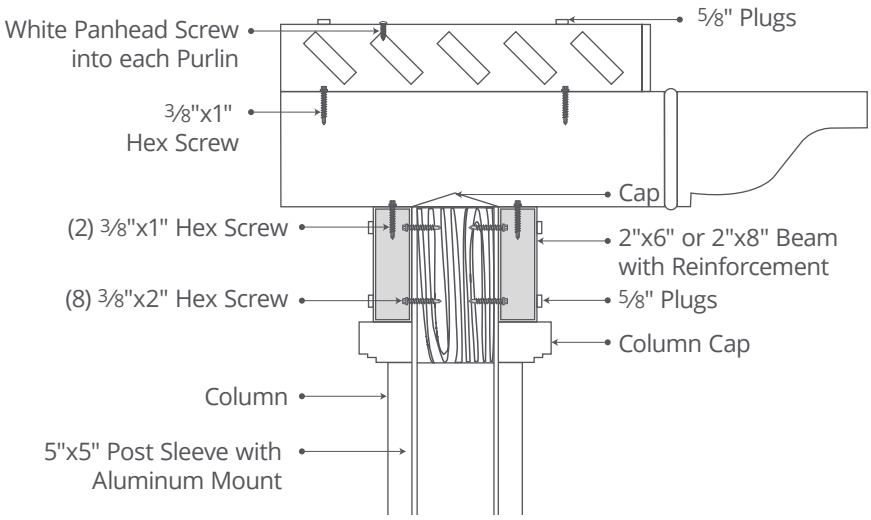
d. Attach rafter hangers based on your layout measurements.

NOTE:

If removing siding, ensure that ledger plate is properly flashed and sealed.

If ledger is installed over top of siding, ensure that top and sides are caulked adequately.

BEAM ATTACHMENT TO POST



PRO TIPS:

If flat caps are desired on ends of a beam, cut aluminum insert short by ½" per end to allow for insert of cap.

There are two methods of attaching a beam to the post:

a. ***TRADITIONAL METHOD -*** use the template provided with each kit to mark and drill a 4-hole pattern for each beam to post attachment location and screw beam to post with fasteners provided. Holes in beam are then covered with plugs.

b. ***BEAM ATTACHMENT BRACKETS -*** These brackets are powder coated stainless steel and are installed with matching self-drilling screws. They are an additional option on each kit add slightly to the cost. The benefit is that these brackets eliminate the need to pre-drill the 4-hole pattern for each beam to post attachment. This saves installation time and makes for a slightly more DIY friendly installation.

TRADITIONAL METHOD

a. Determine desired beam length and overhangs. Trim beams if necessary.

b. Mark and drill ***OUTSIDE FACE ONLY*** of beam and aluminum insert with 5/8" diameter bit. Four holes per beam connection. ***NOTE:*** Ream holes larger in ALUMINUM ONLY for easier plug installation.

c. Attach beam to post with provided heavy 3/8" x 2" hex screws and cover with 5/8" plugs.

BEAM ATTACHMENT BRACKETS

a. Determine desired beam length and overhangs. Trim beams if necessary.

b. Secure first beam to top of post with a clamp. Fasten beam attachment brackets with provided fasteners. ***IMPORTANT:*** The shorter fasteners go into the beam; the longer fasteners go into the post.

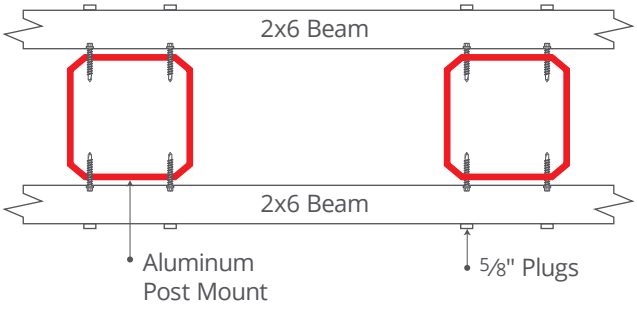
c. On second beam, measure and mark location of beam attachment bracket.

d. Install beam attachment bracket to beam.

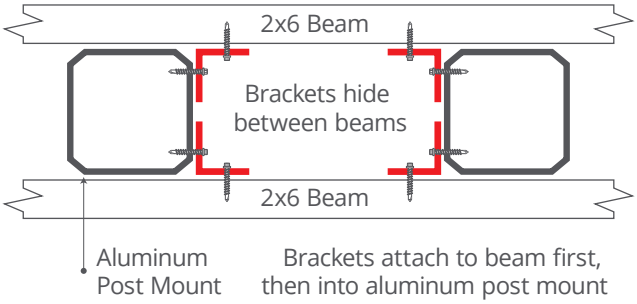
e. Raise beam into place and attach beam attachment bracket to post.

STEP 6
RAFTER ATTACHMENT

TRADITIONAL METHOD:
Drill and Screw through face of beam



BEAM ATTACHMENT BRACKETS:
No pre-drilling through Face of Beam



6A ATTACH RAFTERS TO BEAM

a. Set rafter on top of beam with desired overhang. Trim rafters if necessary. Mark hole locations directly above each beam.

b. Drill through TOP ONLY of rafter with step bit, directly over center of both beams – This is safest to do on sawhorses at ground level.

Attach rafter to each beam with 3/8" x 1" hex screws.

6B ATTACH RAFTERS TO LEDGER [ATTACHED PERGOLAS ONLY]

a. Install rafter hangers to ledger plate per desired layout.

b. Slide rafter hanger skirt over rafter. Note: Skirts are directional and need to be slid on with the four locking tabs in the downward direction.

c. Attach rafter to hanger with 5/16" x 1" hex screws ensuring that screws penetrate aluminum insert.

d. Slide skirt to cover hanger bracket.

e. ***PRO-TIP:*** *If structural wall is bowed, adjust rafter length as necessary to ensure uniform overhang over beam.*

PRO TIPS:

If pergola is attached to a structure always attach rafters to ledger before securing them to the beam.

If flat caps are desired on ends of a rafter cut aluminum insert short by ½" per end to allow for insert of flat cap.

STEP 7

ATTACH PURLIN HOLDERS

a. For maximum shade, determine primary direction of sun and install purlin holders to angle purlins accordingly.

b. Determine desired length of purlin holders. Note: holders must be held back a minimum of 1 ½" from end of rafter to allow installation of curved rafter end cap.

c. If necessary, cut purlin holders to desired length, ensuring that you cut between holes.

d. ***PRO-TIP:*** *For easiest purlin installation make sure that holes in purlin holders line up. This is what the string line in the tool list is for. Install the two outside purlin holders and run a tight string between them. Place all other purlin holders almost touching string.* ***DO NOT*** *depend on rafters or face of your structure to be perfectly in line.*

e. Using provided 5/8" holes screw holders to rafter with 3/8" x 1" hex screws. If purlin holder was cut down it may be necessary to drill a new 5/8" mounting hole.

f. Plug holes with 5/8" plugs.

STEP 8

INSTALL PURLINS

a. If necessary, measure and cut purlins to desired length.

b. ***PRO-TIP:*** *Purlin overhang from holder should not exceed 24".*

c. Install cap on both ends of purlins. These caps help guide purlins through the holes and make purlin installation MUCH simpler.

d. Slide purlins into secured holders ensuring that the ends have a uniform overhang.

e. Fasten purlins through top of purlin holder with tan or white 1 ½" phillips pan head screws.

f. ***PRO-TIP:*** *It is only necessary to screw purlins through one holder as long as purlins have not been cut or spliced.*

g. ***PRO-TIP:*** *If is it necessary to splice a purlin, measure and cut to allow for the splice in the center of the purlin holder; this is the best area to screw the purlins, as any extreme cold temperatures will not pull the splice apart.*

STEP 9

CAPS AND FINISHING

a. Glue on beam and rafter end caps.

b. Glue in plugs for column bases.

c. Wipe off any construction marks.

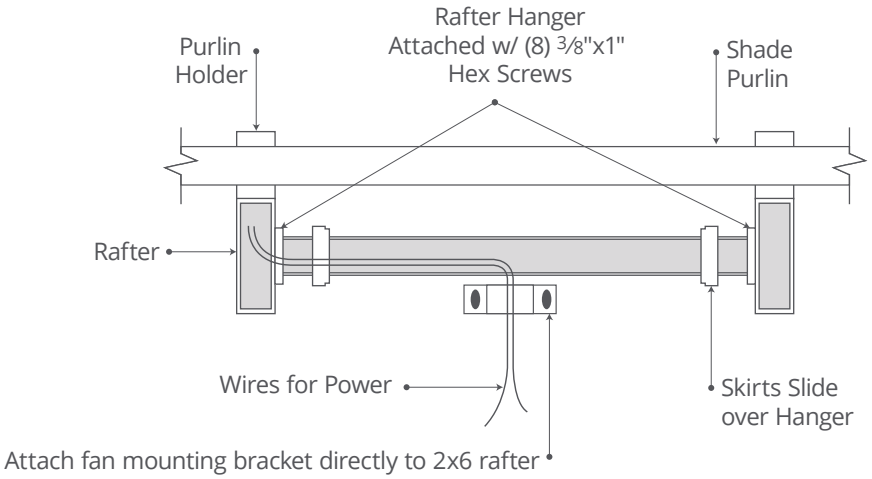
d. ***PRO-TIP:****Window cleaner and Mr. Clean Magic Erasers® work excellent on any hard to remove marks.*

STEP 10

ENJOY THE SHADE!

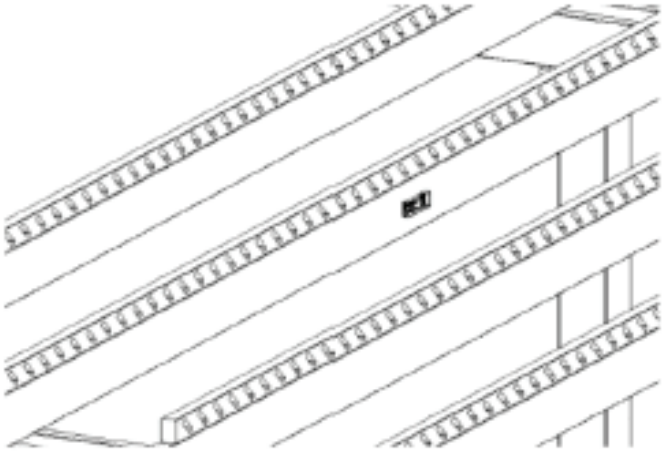
FAN MOUNT
ACCESSORIES

PARTS OVERVIEW

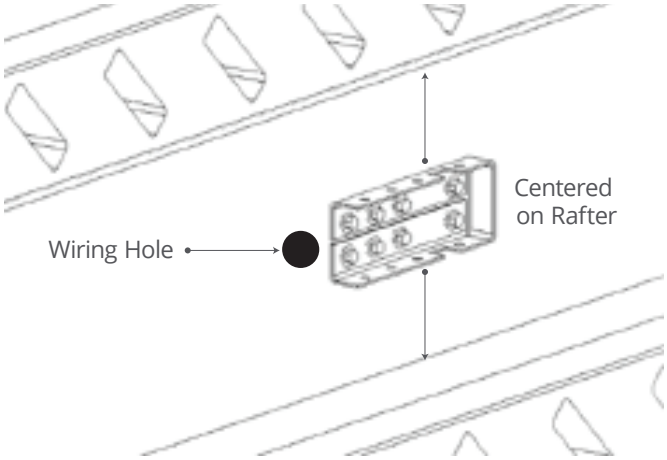


STEP 1: ATTACH HANGERS

ZOOMED OUT



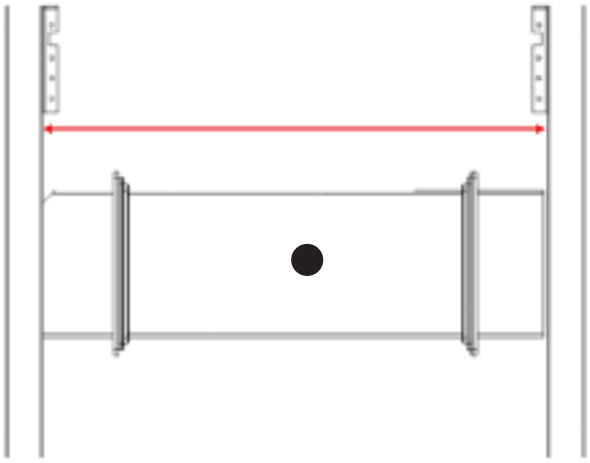
ZOOMED IN

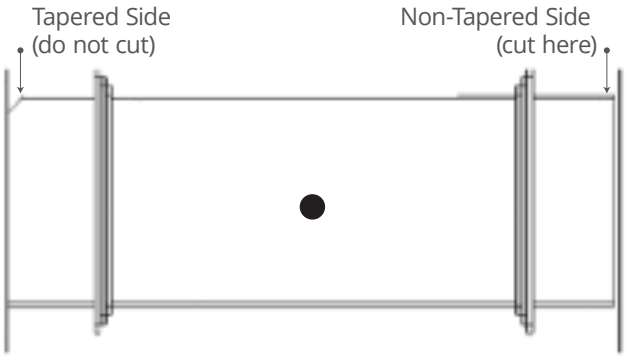


- Center your hangers on your 2x6 or 2x8 rafter profile.
- ***NOTE:*** *Place your hanger within one inch of your self-made wiring hole.*
- Fasten each hanger using (8) 3/8" x 1" hex screws provided in your fan kit
- Ensure both hanger openings are pointing the same direction for sliding your 2x8 fan mount profile into the hangers.

NOTE: *The metal bracket is only 6" long for your 2x8 fan mount. This is done on purpose to allow for your wiring hole to be covered up by your vinyl trim ring shown in Step 3.*

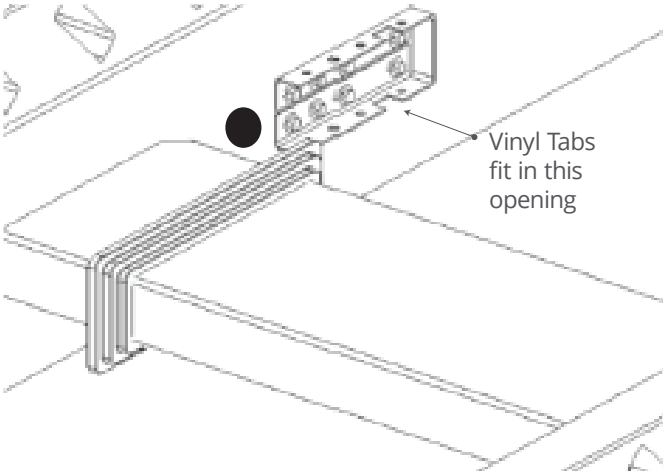
STEP 2: TRIM 2X8 PROFILE

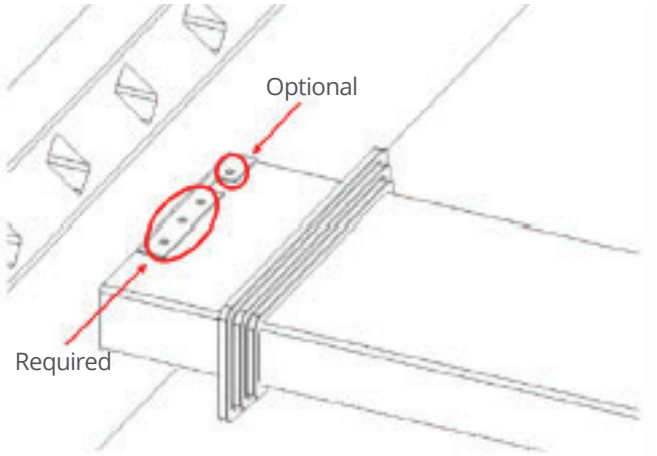




- Make a hole on the bottom side of the 2x8 profile to pull wire through.
- Measure the distance from inside-to-inside of your rafter hangers. Ignore fastener heads.
- Cut the non-tapered side of the 2x8 fan mount profile 1/4" shorter than your measurement.
- ***EXAMPLE:*** *Inside-to-inside measurement of hangers is 28". Cut your 2x8 profile to 27 3/4".*

STEP 3: SECURE FAN MOUNT

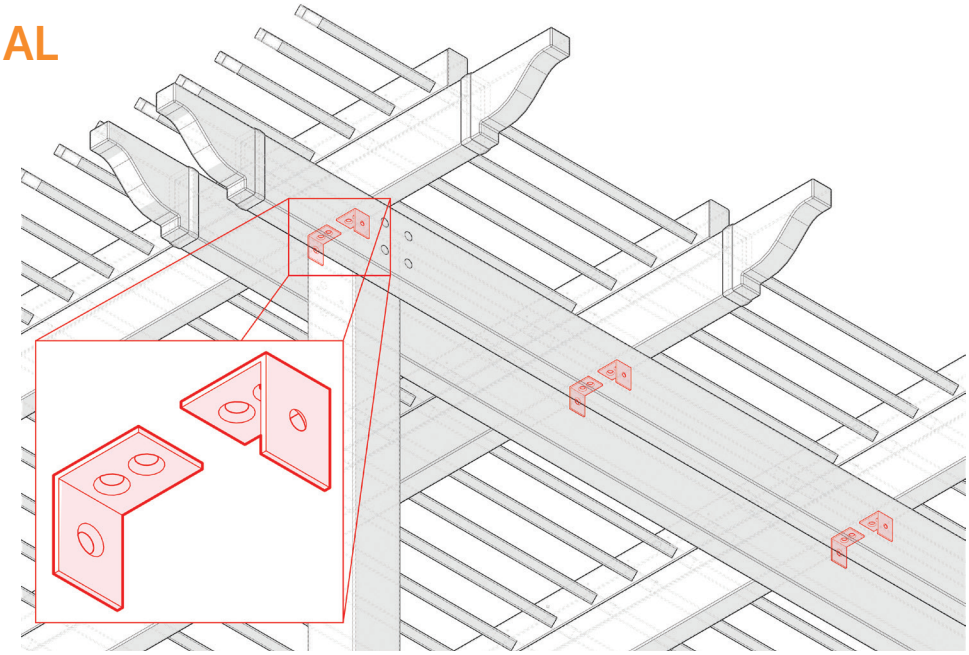




- Slide your vinyl trim rings over your 2x8 profile as pictured. Ensure the "tabs" on the inside of the vinyl trim rings line up with the holes on the metal bracket openings.
- Pull your wire through the hole made in the 2x8 and then slide the 2x8 into the hangers. Fasten with 3/8" x 1" hex screws. Slide rings over brackets.
- ***NOTE:*** *The six middle holes are required fasteners and the two outside holes are optional.*

HURRICANE CLIPS
ACCESSORIES

OPTIONAL



These clips, when installed properly, dramatically increase your pergola's uplift resistance under extreme wind loads. Refer to your warranty for more information regarding our residential lifetime wind warranty.

Clips are designed to be installed at each rafter to beam intersection in one of three ways:

1. On the inside of the double beam *(as shown in diagram, least visible)*
2. On top of the beam *(works well when a post or column is in the way)*
3. On the outside of the beam *(most visible, not recommended)*

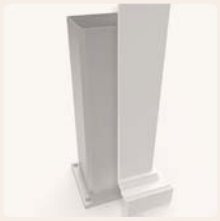
The screws provided are self-drilling. Along with the right angle drill attachment *(provided with hurricane clip kit)*, this makes installation on the inside of the beams easy.

a. Hold the clip in the desired place, in between the beams and under the rafter.
b. Install two screws into the underside of the rafter.
c. Attach the right angle drill adaptor.
d. Install two screws though the clip into the beam.
e. Repeat at each rafter and beam intersection.
f. Where a post or other obstruction prevents attachment in between the beams, mount the clip on top of the beam and into the side of the rafter.

















16×16 Vinyl Pergola Kit With Solid Roof Panels – White

$13,812.60

- 16' x 16' Freestanding Covered Pergola
- Premium White Vinyl Exterior
- Glacier White Polycarbonate Roof

Your Kit Comes With

- (4) 5'' Post Sleeve with aluminum insert
- (4) 2 x 8 Beam with aluminum insert
- (9) 2 x 6 Rafters with aluminum insert
- (17) 2 x 6 Flat Caps
- (4) Optional Post Trim Rings
- (8) Polycarbonate Panels

Our Elements attached rain-proof pergola features a robust aluminum framework that is guaranteed for life to not warp, sag, rot, or rust. The white premium exterior is made with high quality vinyl that sleeves over the aluminum framework. Vinyl is easy to clean and care for. The posts sleeves are 5'' square with optional trim ring. These are the perfect patio cover for your outdoor space!

The polycarbonate panels included are a translucent panel that provides full UV protection while still allowing ambient light to illuminate your space. The standing seam polycarbonate is watertight keeping your space dry. Engineer approved for winds up to 150mph, snow loads of 25lbs psf, and hail proof up to 3/4''.

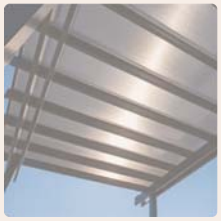
All pergola pieces are trimmable, so they can easily be cut to fit your space. And the aluminum framework is hollow to allow you to run wiring through for lighting, fans, speakers, TV's, etc.

All fasteners are included with your kit with exception of your post anchors which you will want to purchase from your local hardware store based on the type of surface you are securing your post to.

5.0 ★★★★★
192 reviews





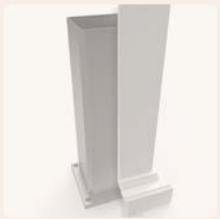














12×16 Vinyl Pergola Kit With Solid Roof Panels – Black

$13,909.36

- 12' x 16' Freestanding Covered Pergola
- Premium Black Vinyl Exterior
- Sunset Bronze Polycarbonate Roof

Your Kit Comes With

- (4) 5'' Post Sleeve with aluminum insert
- (4) 2 x 8 Beam with aluminum insert
- (9) 2 x 6 Rafters with aluminum insert
- (17) 2 x 6 Flat Caps
- (4) Optional Post Trim Rings
- (8) Polycarbonate Panels

Our Elements freestanding rain-proof pergola features a robust aluminum framework that is guaranteed for life to not warp, sag, rot, or rust. The black premium exterior is made with high quality vinyl that sleeves over the aluminum framework. Vinyl is easy to clean and care for. The posts sleeves are 5'' square with optional trim ring. These are the perfect patio cover for your outdoor space!

The polycarbonate panels included are a translucent panel that provides full UV protection while still allowing ambient light to illuminate your space. The standing seam polycarbonate is watertight keeping your space dry. Engineer approved for winds up to 150mph, snow loads of 25psf, and hail proof up to 3/4''.

All pergola pieces are trimmable, so they can easily be cut to fit your space. And the aluminum framework is hollow to allow you to run wiring through for lighting, fans, speakers, TV's, etc.

All fasteners are included with your kit with exception of your post anchors which you will want to purchase from your local hardware store based on the type of surface you are securing your post to.

5.0 ★★★★★
192 reviews

From: Zachary Kessler
To: Stefanie Escobedo; Sara Elmer
Subject: FW: [External] 4/16 Design Review Board Meeting--Item 5
Date: Tuesday, April 14, 2026 3:06:02 PM

FYI

Zach Kessler, MPA
Director of Municipal Services
City of Wauwatosa

zkessler@wauwatosa.net
(414) 479-8919
7725 W. North Ave, Wauwatosa, WI 53213
http://www.wauwatosa.net

From: Katherine Whitlock <tcha2789@gmail.com>
Sent: Tuesday, April 14, 2026 3:04 PM
To: tclerk <tclerk@wauwatosa.net>
Cc: Katherine Whitlock <tcha2789@gmail.com>
Subject: [External] 4/16 Design Review Board Meeting--Item 5

Members of the Design Review Board:
Carolyn Stuessy, Dan Beyer, Dennis Scherr, Edward Haydin, Eric Harrmann, Joseph Galbraith, Robert Kennedy, Thomas Stacey,

I am happy to see a potential new location is being considered for the Wauwatosa Veterans Memorial Plaza that is not only in a high traffic and visible area but also on high ground!

Following historic flooding in 2025 (and several other previous years) I had hoped the city would consider donating the 7746 Menomonee River Parkway parcel which is a gateway to entering and exiting Wauwatosa's village area and has been seemingly unable to attract viable apartment or condo development.

This plaza has been a long awaited permanent tribute to the Wauwatosa families of our local veterans. Please move swiftly to approve their design.

Thank you,
Katherine Butterfield-Whitlock
2789 N. Mayfair Court

-

File #: 25-2344 **Agenda Date:** 5/7/2026 **Agenda #:** 2.

8701 W Watertown Plank Rd - The Commons at MCW - Return to Board



THE COMMONS AT MCW

Wauwatosa, Wisconsin

ARCHITECT

AG Architecture
1414 Underwood Ave. #301
Wauwatosa, WI 53213
P: 414-431-3131

CIVIL

The Sigma Group
1300 West Canal Street
Milwaukee, WI 53233
P: 920-643-4200

DEVELOPER

General Capital Group
6938 North Santa Monica Boulevard
Fox Point, WI 53217
P: 414-228-3500

OWNER

Medical College of Wisconsin
8701 West Watertown Plank Road
Milwaukee, WI 53226
P: 414-955-8296

DESIGN REVIEW BOARD
RETURN TO BOARD

251101
APRIL 30, 2026

AG ARCHITECTURE
Bright Vision. Bold Communities.

WATERTOWN PLANK ROAD

COMMONS

7 BIKE RACKS
- 14 BIKE PARKING SPOTS

RAISED PLANTER

STRUCTURAL STOOP

R.D.O.F.D.

RESIDENTIAL LIVING UNITS
206 UNITS
4 STORY

CONCRETE PAVERS ON PEDESTAL SYSTEM

FIRE DEPARTMENT CONNECTION

AREA WELL

TRANSFORMER

CONCRETE

ASPHALT

BASEMENT LEVEL PARKING ENTRANCE SEE A200

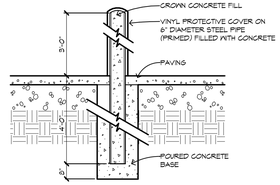
LOWER LEVEL PARKING ENTRANCE SEE A201

CHILLER

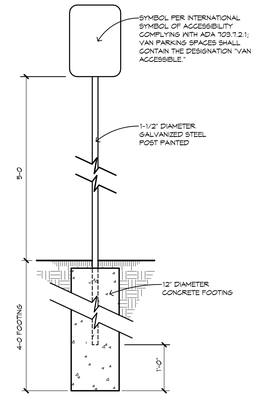
PROPERTY LINE

UTILITY EASEMENT - SEE CIVIL DRAWINGS

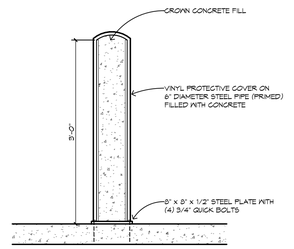
SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
SEE SITE ELECTRICAL DRAWINGS FOR SITE LIGHTING



3 / 6220 COLLISION POST
NOT TO SCALE



2 / 6220 PARKING SIGN
1" = 1'-0" HANDICAP



1 / 6220 COLLISION POST - BOLTED

THE COMMONS AT MCW
GRADUATE HOUSING
Wauwatosa, Wisconsin

AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS
NO. DATE DESCRIPTION

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DATE
4.30.2026

PROJECT
251101

SHEET NO.

1"=20'-0" CAMPUS PLAN G220
TYPICAL

SHEET PRINTED ON:
4/30/2026 9:58:41 AM
FILE PATH:
Autodesk Docs://25101 Medical College of Wisconsin/25101 Med College Housing Arch_R25.rvt



APPROVED DESIGN
JANUARY 22, 2026

BRICK PLANTERS & ELEVATED PATIO



PROPOSED DESIGN
APRIL 30, 2026

BOARD FORMED CONCRETE
PLANTERS & ELEVATED PATIO



APPROVED DESIGN
JANUARY 22, 2026

BRICK PLANTERS & ELEVATED PATIO



PROPOSED DESIGN
APRIL 30, 2026

BOARD FORMED CONCRETE
PLANTERS & ELEVATED PATIO

Wauwatosa, Wisconsin | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

THE COMMONS AT MCW | WEST ELEVATION

ARCHITECTURE 44



APPROVED DESIGN
JANUARY 22, 2026

BRICK PLANTERS & ELEVATED PATIO



PROPOSED DESIGN
APRIL 30, 2026

BOARD FORMED CONCRETE
PLANTERS & ELEVATED PATIO



APPROVED DESIGN
JANUARY 22, 2026

BRICK PLANTERS & ELEVATED PATIO



PROPOSED DESIGN
APRIL 30, 2026

BOARD FORMED CONCRETE
PLANTERS & ELEVATED PATIO

Wauwatosa, Wisconsin | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

THE COMMONS AT MCW | NORTH ELEVATION

ARCHITECTURE 46



EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. SEE SHEET AT101 FOR WINDOW AND STOREFRONT SCHEDULES.

EXTERIOR ELEVATION KEY NOTES:

B	BRICK
B2	BRICK
BB	BURNISHED BLOCK
C	BOARD FORMED CONCRETE
CMP	COMPOSITE METAL PANEL
F2	FIBER CEMENT SIDING WITH 5" LAP - COBBLESTONE
FP1	FIBER CEMENT PANEL - KHAKI BROWN
FP2	FIBER CEMENT PANEL - COBBLESTONE
FP3	FIBER CEMENT PANEL - RICH ESPRESSO
W	FIBER CEMENT PANEL - WOOD LOOK
CJ	CONTROL JOINT



2 500 EAST ELEVATION



1 500 NORTH ELEVATION

THE COMMONS AT MCW | CAMPUS HOUSING

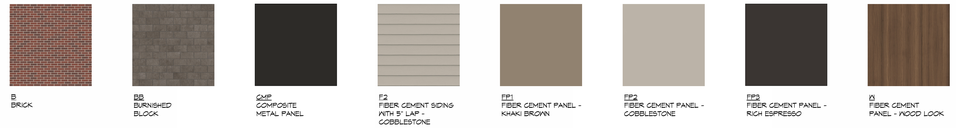
Wauwatosa, Wisconsin

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

4.30.2026

500 ARCHITECTURE



EXTERIOR ELEVATION GENERAL NOTES

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3. SEE SHEET AT101 FOR WINDOW AND STOREFRONT SCHEDULES.

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W	FIBER CEMENT PANEL - WOOD LOOK
CJ	CONTROL JOINT



WEST ELEVATION
2
501



SOUTH ELEVATION
1
501

THE COMMONS AT MCW | CAMPUS HOUSING

Wauwatosa, Wisconsin

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

4.30.2026

501 ARCHITECTURE

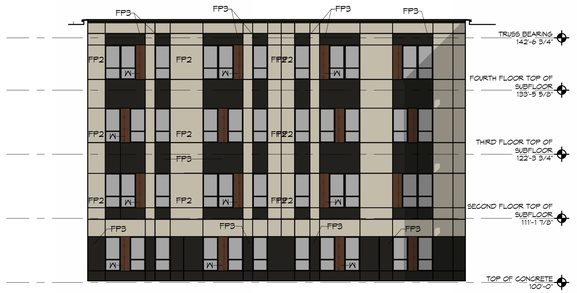


EXTERIOR ELEVATION GENERAL NOTES

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EXTERIOR ELEVATION KEY NOTES:

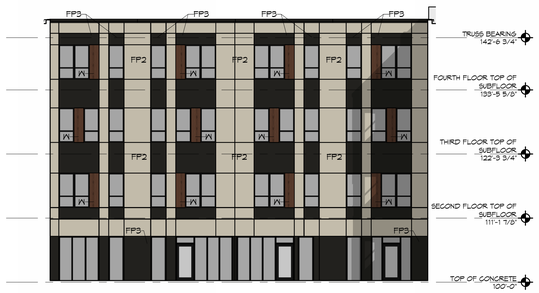
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FP3	FIBER CEMENT PANEL - RICH ESPRESSO
W	FIBER CEMENT PANEL - WOOD LOOK
CJ	CONTROL JOINT



4 / 502 COURTYARD ELEVATION - EAST



3 / 502 COURTYARD ELEVATION - SOUTH



2 / 502 COURTYARD ELEVATION - WEST



1 / 502 COURTYARD ELEVATION - NORTH

MCW STUDENT HOUSING

8701 WATERTOWN PLANK ROAD, WAUWATOSA, WI 53213

CIVIL ENGINEERING PLANS

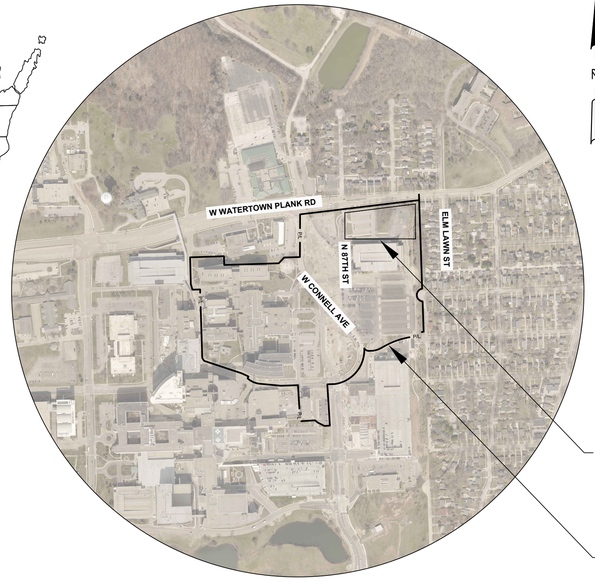
PREPARED BY:

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

SITE LOCATION MAP:

NOT TO SCALE



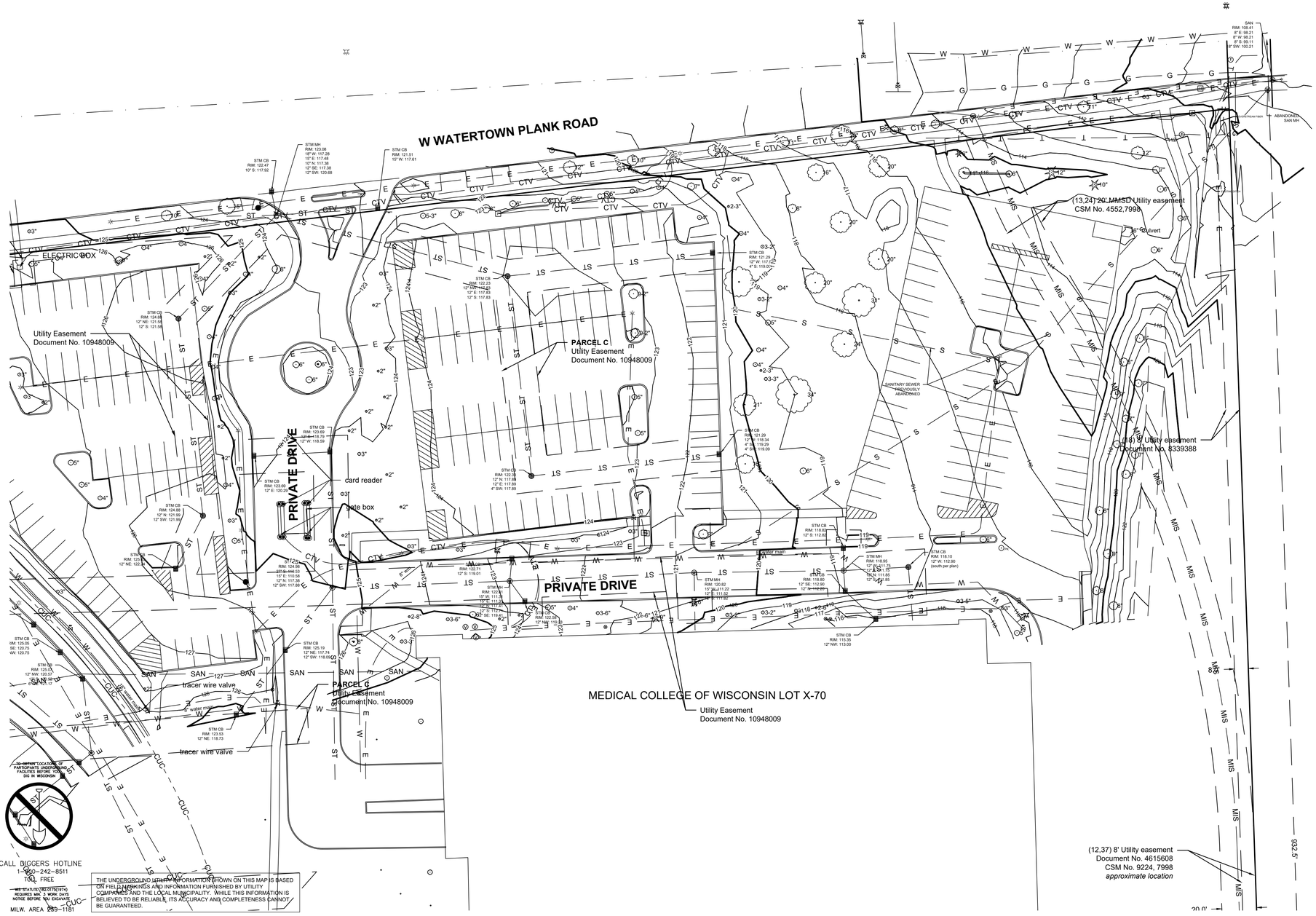


SHEET INDEX

SHEET NO.	DESCRIPTION
C000	COVER SHEET
C001	SITE SURVEY
C002	SITE PREPARATION & EROSION CONTROL PLAN
C003	SOIL MANAGEMENT PLAN
C004	MAKE READY WORK
C100	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C301	PUBLIC SANITARY PLAN & PROFILE
C400	EROSION CONTROL DETAILS
C401	DETAILS
C402	DETAILS
C500	SPECIFICATIONS
C501	SPECIFICATIONS
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE ENLARGEMENT
L102	LANDSCAPE ENLARGEMENT
L103	LANDSCAPE ENLARGEMENT
L200	LANDSCAPE DETAILS
L201	LANDSCAPE DETAILS
L300	LANDSCAPE SPECIFICATIONS

DRB SUBMITTAL: APRIL 29, 2026

2026.04.29



LEGEND:

	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
OH	OVERHEAD UTILITY LINE
E	ELECTRIC
T	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
FS	FORCE MAIN
ST	STORM SEWER
W	WATER MAIN
G	GAS
670	EXISTING CONTOUR
WET	WETLAND
FP	FLOODPLAIN
UNKNOWN MANHOLE	IRON PIPE FOUND/SET
SANITARY MANHOLE	REBAR FOUND/SET
STORM MANHOLE	CHISELED CROSS FOUND/SET
ELECTRIC MANHOLE	PK NAIL FOUND/SET
MMSD MANHOLE	SPIKE/NAIL
TELEPHONE MANHOLE	MONUMENT
CLEANOUT	BENCHMARK
CATCH BASIN	SIGN
CATCH BASIN (ROUND)	PARKING METER
ROOF DRAIN	FLAG POLE
CULVERT END	8" DECIDUOUS TREE
HYDRANT	8" CONIFEROUS TREE
WATER VALVE	BUSH
GAS VALVE	POST
GAS METER	SOIL BORING
ELECTRIC METER	TRAFFIC SIGNAL
UTILITY PEDESTAL	LIGHT POLE
HANDHOLE	UTILITY POLE
VENT	GUY WIRE
MONITORING WELL	GUY POLE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON SEPTEMBER 2025.

4. DATUM FOR THE PROJECT SURVEY IS WAUWATOSA DATUM NGVD 1929. BENCHMARK FOR THE PROJECT SURVEY IS CONCRETE MONUMENT WITH A BRASS CAP WHICH IS THE NORTH 1/4 CORNER OF SECTION 28-07-21, ELEVATION IS 108.57..

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WI STATUTES 182.0175(1974) REQUIRES WRA 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
0 30 60

MCW STUDENT HOUSING
8701 WATERTOWN PLANK ROAD
WAUWATOSA, WI 53213

SITE SURVEY

ISSUANCE	DATE
SD SUBMITTAL	12-19-2025
DRB SUBMITTAL	01-19-2026
CITY RESUBMITTAL	04-06-2026
DRB SUBMITTAL	04-29-2026

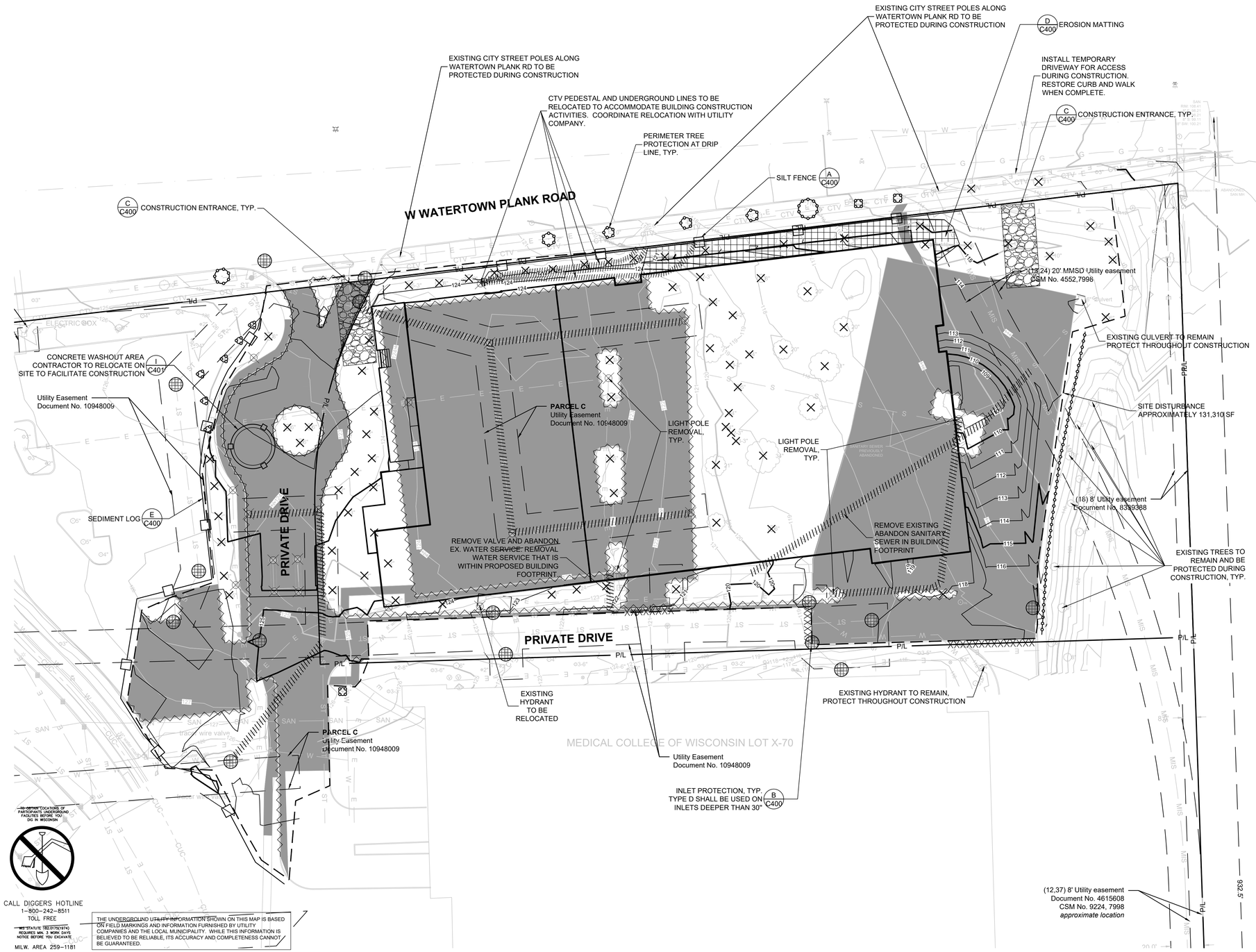
NO. REVISION	DATE

PROJECT NO:	24308
DESIGN DATE:	----
PLOT DATE:	2026.04.29
DRAWN BY:	AKK
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	C001

JJAROS
C001
24308

I:\General Capital\24308 - MCW Student Housing Development\060 CAD\030_Production Sheets\100_Civil\C001 Site Survey.dwg

2026.04.29



LEGEND:

- A C400 / E C400 — PROPOSED SILT FENCE/SEDIMENT LOG
- B C400 — PROPOSED INLET PROTECTION (TYPE D SHALL BE USED ON INLETS DEEPER THAN 30")
- C C400 — PROPOSED TRACKING PAD
- D C400 — PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B
- A L201 — TREE PROTECTION (PERIMETER TREE PROTECTION AT DRIP LINE)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY REMOVAL
- CURB REMOVAL
- SAWCUT
- STRUCTURE REMOVAL
- TREE REMOVAL
- PAVEMENT REMOVAL

NOTE: THE TREES IDENTIFIED FOR REMOVAL ARE NOT ALL INCLUSIVE, CONTRACTOR TO VERIFY ALL TREES THAT WILL BE IN BE IMPACTED BY CONSTRUCTION ACTIVITIES.

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.
7. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
8. CONSTRUCTION MATERIALS ARE TO BE STORED ON SITE.
9. ALL TRUCKS WILL BE RIGHT IN / LEFT OUT COMING FROM THE WEST AND LEAVING THE SITE TOWARDS THE WEST ON WATERTOWN PLANK RD. NO TRUCKING IS ALLOWED ON RESIDENTIAL STREETS.

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GRAPHIC SCALE
0 30 60

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8701 WATERTOWN PLANK ROAD
WAUWATOSA, WI 53213

SITE PREPARATION & EROSION CONTROL PLAN

ISSUANCE	DATE
SD SUBMITTAL	12-19-2025
DRB SUBMITTAL	01-19-2026
CITY RESUBMITTAL	04-06-2026
DRB SUBMITTAL	04-29-2026

NO.	REVISION	DATE

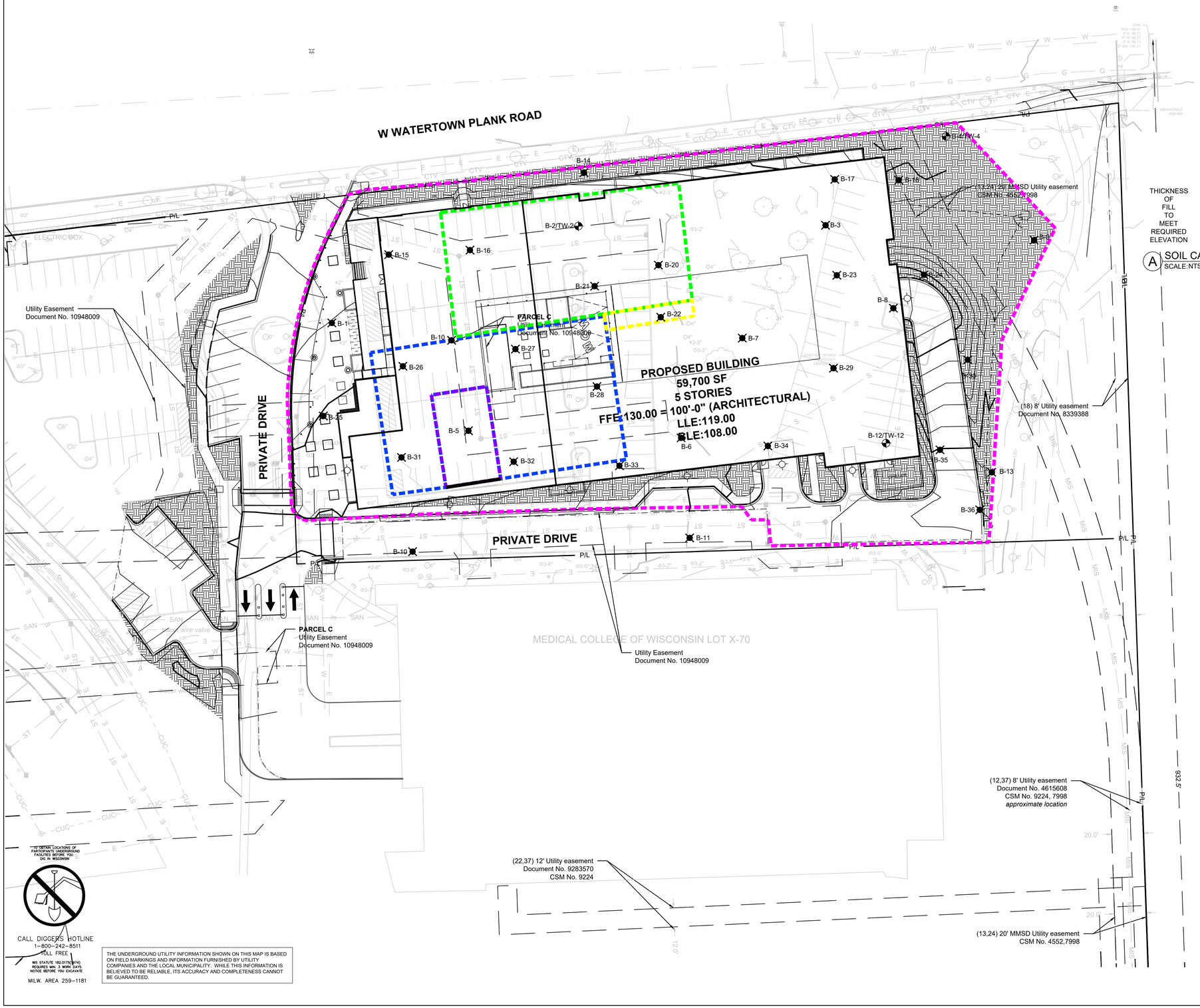
PROJECT NO:	24308
DESIGN DATE:	----
PLOT DATE:	2026.04.29
DRAWN BY:	AKK
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:
C002

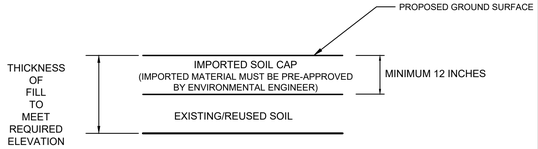
AKUSKE
C002
24308

I:\General Capital\24308 - MCW Student Housing Development\060 CAD\030_Production Sheets\100_Civil\C002 Site Preparation & Erosion Control Plan.dwg

2026.04.29



A C003 CLEAN CAP AREA (SEE DETAIL)\



A SOIL CAP REQUIREMENTS AT LANDSCAPED AREAS
SCALE:NTS

IMPACTED SOIL LIMITS:

- SOIL FROM 0-2 FEET BGS
- SOIL FROM 0-4 FEET BGS
- SOIL FROM 0-8 FEET BGS
- SOIL FROM 0-10 FEET BGS
- SOIL FROM 0-12 FEET BGS

NOTE: SOIL TO BE DISPOSED OF AT WDNR APPROVED ALTERNATIVE DISPOSAL SITE IF DISTURBED OR EXCAVATED FOR CONSTRUCTION PURPOSES

SUBGRADE MATERIAL MANAGEMENT NOTES:

1. SOIL MANAGEMENT IS TO BE COMPLETED IN ACCORDANCE WITH MATERIAL MANAGEMENT PLAN DATED FEBRUARY 2026
2. SUBGRADE MATERIAL IS ENVIRONMENTALLY IMPACTED ACROSS THE SITE AT DEPTHS AS DESCRIBED THE "SOIL MANAGMENT LEGEND".
3. DIRECT QUESTIONS REGARDING IMPACTED SOIL MANAGEMENT TO ENVIRONMENTAL ENGINEER.
4. IMPACTED SOIL DISTURBED OR EXCAVATED FOR CONSTRUCTION PURPOSES MUST BE DISPOSED OF UNDER A MANIFEST SYSTEM TO: R&R EXCAVTING SITE, COUNTY ROAD I, CEDARBURG, WISCONSIN THE ENVIRONMENTAL CONSULTANT WILL PROVIDE MANIFESTS.
5. IMPACTED SUBGRADE MATERIAL IS NOT ALLOWED TO BE REUSED ON-SITE OR OFF-SITE.
6. NON-IMPACTED SUBGRADE SOIL INCLUDES SOIL LOCATED OUTSIDE THE HORIZONTAL AND VERTICAL EXTENT OF IMPACTED SOIL AS DESCIBED IN THE "SOIL MANAGEMENT LEGEND."
7. NON-IMPACTED SUBGRADE MATERIAL MAY BE REUSED ON-SITE OR OFF-SITE.
8. SOIL MUST BE MANAGED IN ACCORDANCE WITH SITE SPECIFIC SOIL MANAGEMENT PLAN AND LOCAL, STATE, AND FEDERAL REGULATIONS.
9. MONITORING WELLS: ENVIRONMENTAL MONITORING WELLS ON-SITE TO BE ABANDONED BY SIGMA PRIOR TO REMOVAL BY CONTRACTOR. CONTRACTOR SHALL CONTACT SIGMA PRIOR TO DISTRUBING MONITORING WELLS ON-SITE. MONITORING WELLS MUST BE ABANDONED IN ACCORDANCE WITH CHAPTER NR 141, WIS. ADMIN. CODE.
10. PER CONSTRUCTION STATIC WATER LEVELS WERE MEASURED AT APPROXIMATELY 7.6 TO 12.1 FEET. EARTHWORKS CONTRACTOR IS RESPONSIBLE FOR PERMITTING STORMWATER AND/OR GROUNDWATER DISPOSAL VIA A SANITARY SEWER. ENVIRONMENTAL CONSULTANT WILL PROVIDE GROUNDWATER ANALYTICAL RESULTS FOR MILWAUKEE METROPOLITAN SEWERAGE DISTRICT DISCHARGE PERMIT.
11. ALL TRUCKS WILL BE RIGHT IN / LEFT OUT COMING FROM THE WEST AND LEAVING THE SITE TOWARDS THE WEST ON WATERTOWN PLANK RD. NO TRUCKING IS ALLOWED ON RESIDENTIAL STREETS.

SOIL IMPORT NOTES:

9. SOIL SHALL NOT BE IMPORTED UNTIL WRITTEN APPROVAL IS PROVIDED BY THE RESPONSIBLE PARTY/LANDOWNER AND/OR A DESIGNATED REPRESENTATIVE AFTER REVIEW BY THE ENVIRONMENTAL ENGINEER.
10. REFER TO MATERIAL MANAGEMENT PLAN DATED FEBRUARY 2026 FOR DETAILS.

BARRIER CAP NOTES:

1. A SITE-WIDE BARRIER CAP IS REQUIRED OVER IMPACTED SOIL.
2. THE BARRIER CAP INCLUDES CONCRETE, ASPHALT, SUBBASE AGGREGATE, AND NON-IMPACTED SOIL COVER.
3. THE GREENSPACE BARRIER CAP MUST INCLUDE 1-FOOT OF NON-IMPACTED SOIL (SEE SOIL CAP REQUIREMENTS).
4. LANDSCAPING CONTRACTOR MUST BE MADE AWARE OF IMPACTED SOIL MANAGEMENT REQUIREMENTS AND MANAGE EXCAVATED SOIL MATERIAL APPROPRIATELY.
5. IMPACTED SOIL REMOVED FOR PLACEMENT OF ROOT BALLS OR OTHER PLANTINGS PENETRATING THROUGH THE CLEAN SOIL CAP MUST BE DISPOSED OF A R&R EXCAVATING.

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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GRAPHIC SCALE
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MCW STUDENT HOUSING
8701 WATERTOWN PLANK ROAD
WAUWATOSA, WI 53213

SOIL MANAGEMENT PLAN

ISSUANCE	DATE
SD SUBMITTAL	12-19-2025
DRB SUBMITTAL	01-19-2026
CITY RESUBMITTAL	04-06-2026
DRB SUBMITTAL	04-29-2026

NO. REVISION	DATE

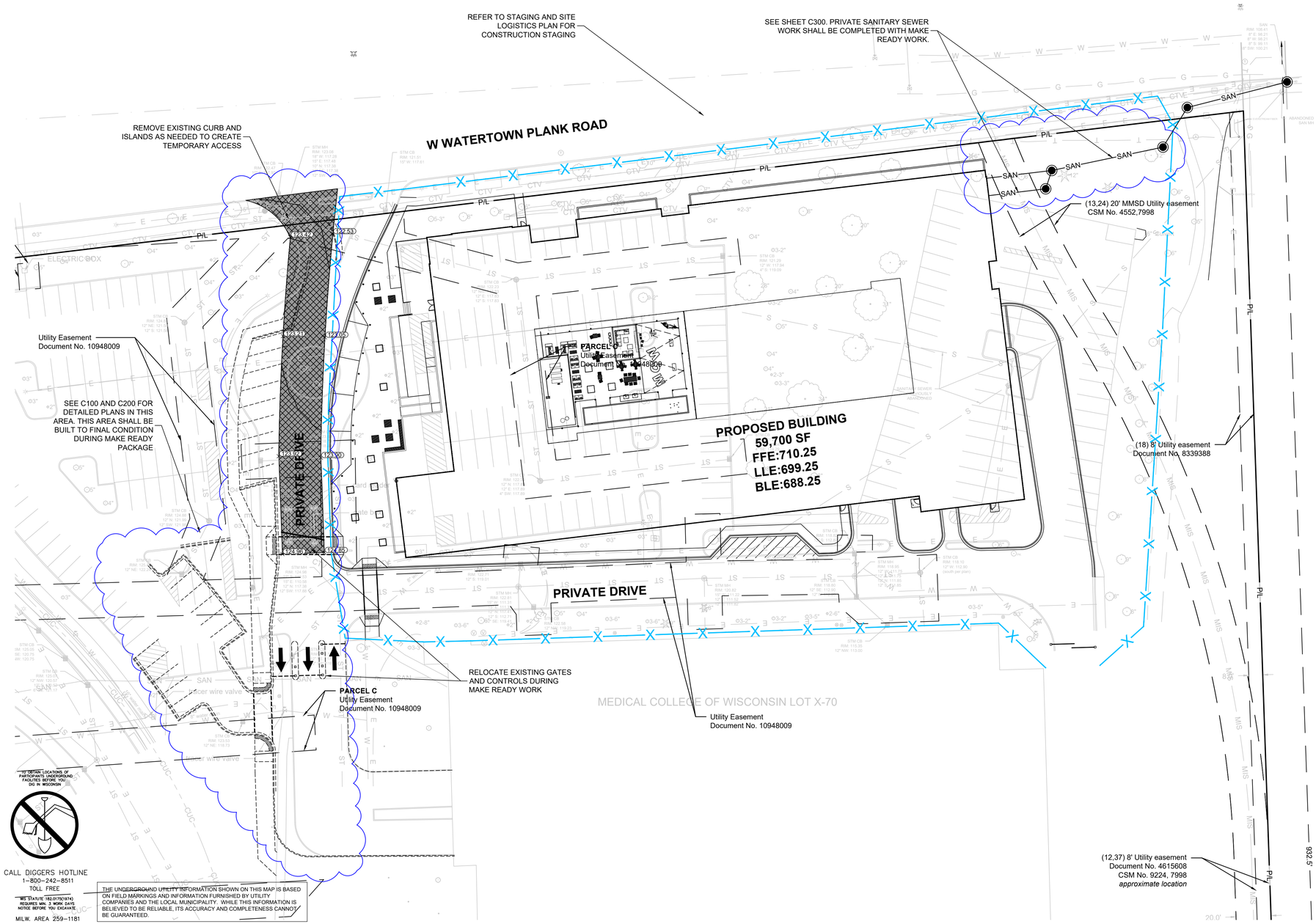
PROJECT NO:	24308
DESIGN DATE:	----
PLOT DATE:	2026.04.29
DRAWN BY:	AKK
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2026.04.29



GENERAL NOTES:

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2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.
7. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
8. CONSTRUCTION MATERIALS ARE TO BE STORED ON SITE.
9. ALL TRUCKS WILL BE RIGHT IN / LEFT OUT COMING FROM THE WEST AND LEAVING THE SITE TOWARDS THE WEST ON WATERTOWN PLANK RD. NO TRUCKING IS ALLOWED ON RESIDENTIAL STREETS.

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MCW STUDENT HOUSING
8701 WATERTOWN PLANK ROAD
WAUWATOSA, WI 53213

MAKE READY WORK

ISSUANCE	DATE
SD SUBMITTAL	12-19-2025
DRB SUBMITTAL	01-19-2026
CITY RESUBMITTAL	04-06-2026
DRB SUBMITTAL	04-29-2026

NO. REVISION	DATE

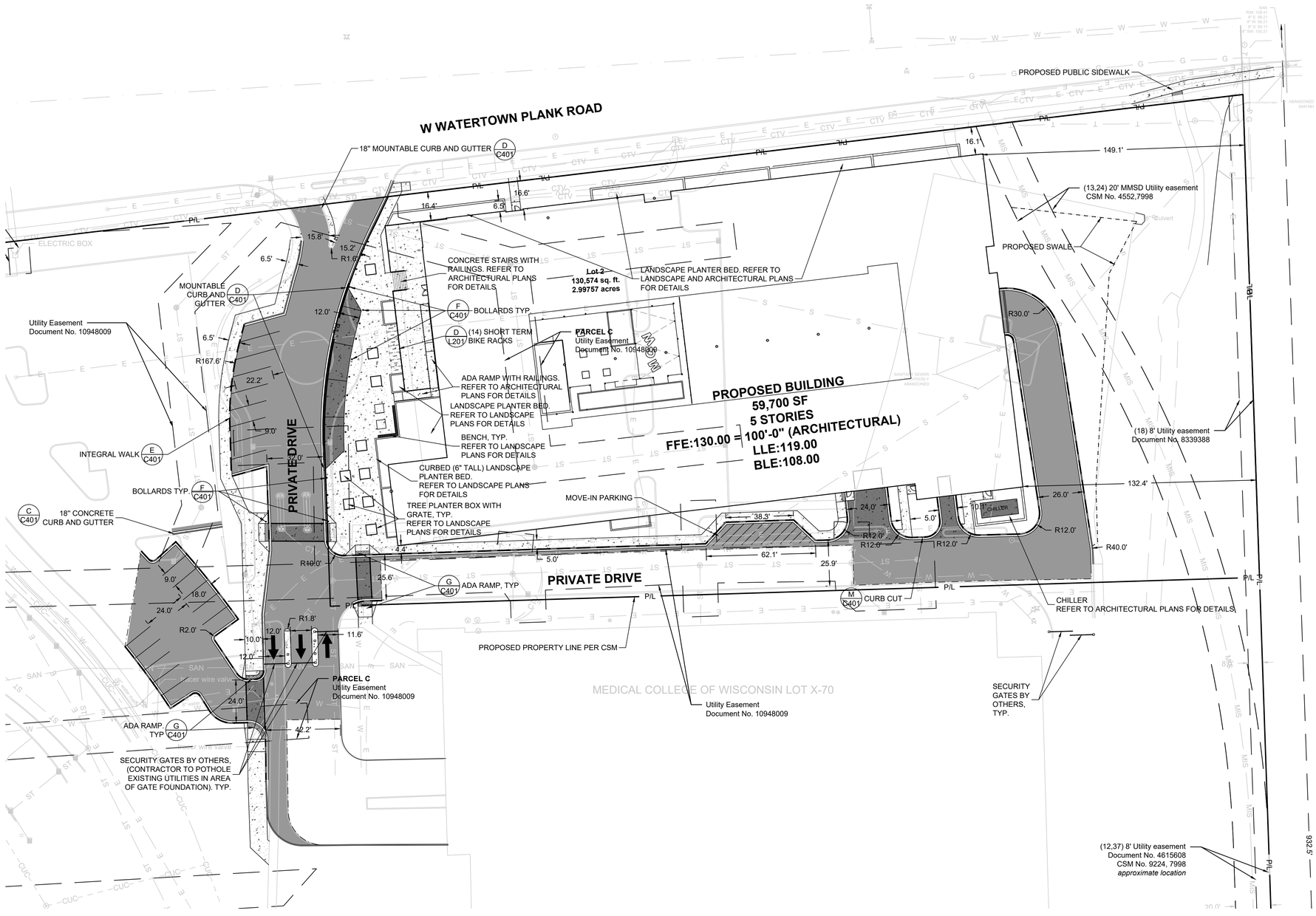
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DRAWN BY:	AKK
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APPROVED BY:	----

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2026.04.29



SITE INFORMATION			
SITE AREA	136820	3.141 AC	
SITE DISTURBED AREA	127018	2.916 AC	
EXISTING IMPERVIOUS AREA	82764	1.900 AC	60.5 %
PROPOSED IMPERVIOUS AREA	104391	2.396 AC	76.3 %
TOTAL PARKING SPACES	313		
OUTDOOR PARKING SPACES	20		
INTERNAL PARKING SPACES	293		
TOTAL ADA PARKING SPACES	7		
VAN ACCESSIBLE ADA PARKING SPACES	2		
SHORT TERM BIKE PARKING	13.3 REQUIRED	14 PROVIDED	
LONG TERM BIKE PARKING	66.5 REQUIRED	72 PROVIDED	

BUILDING UNIT INFORMATION

UNIT TYPE	UNIT SF	UNIT QUANTITY
STUDIO	391	56
JUNIOR 1 BED	459	95
JUNIOR 1 BED 1.1	465	4
JUNIOR 1 BED CORNER	562	4
1 BED	648	62
1 BED - TYPE A	648	5
2 BED	945	27
2 BED-TYPE A	945	1
2 BED CORNER	945	12
TOTAL UNITS		266

LEGEND:

- A C401 — 5" THICK CONCRETE WALK
- B C401 — ASPHALT SURFACE
- J C401 — CONCRETE PAVEMENT
- C C401 — CURB & GUTTER (ACCEPT)
- C C401 — CURB & GUTTER (REJECT)

TYPICAL PAVEMENT MARKINGS:

1. PARKING STALL LINES, 4" WHITE PAINT.
2. CROSS WALK (BORDER), 8" WHITE PAINT.

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MCW STUDENT HOUSING
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WAUWATOSA, WI 53213

SITE PLAN

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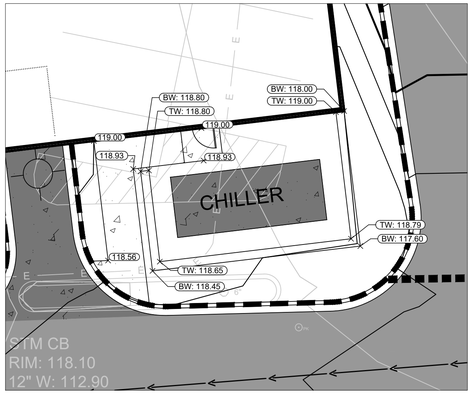
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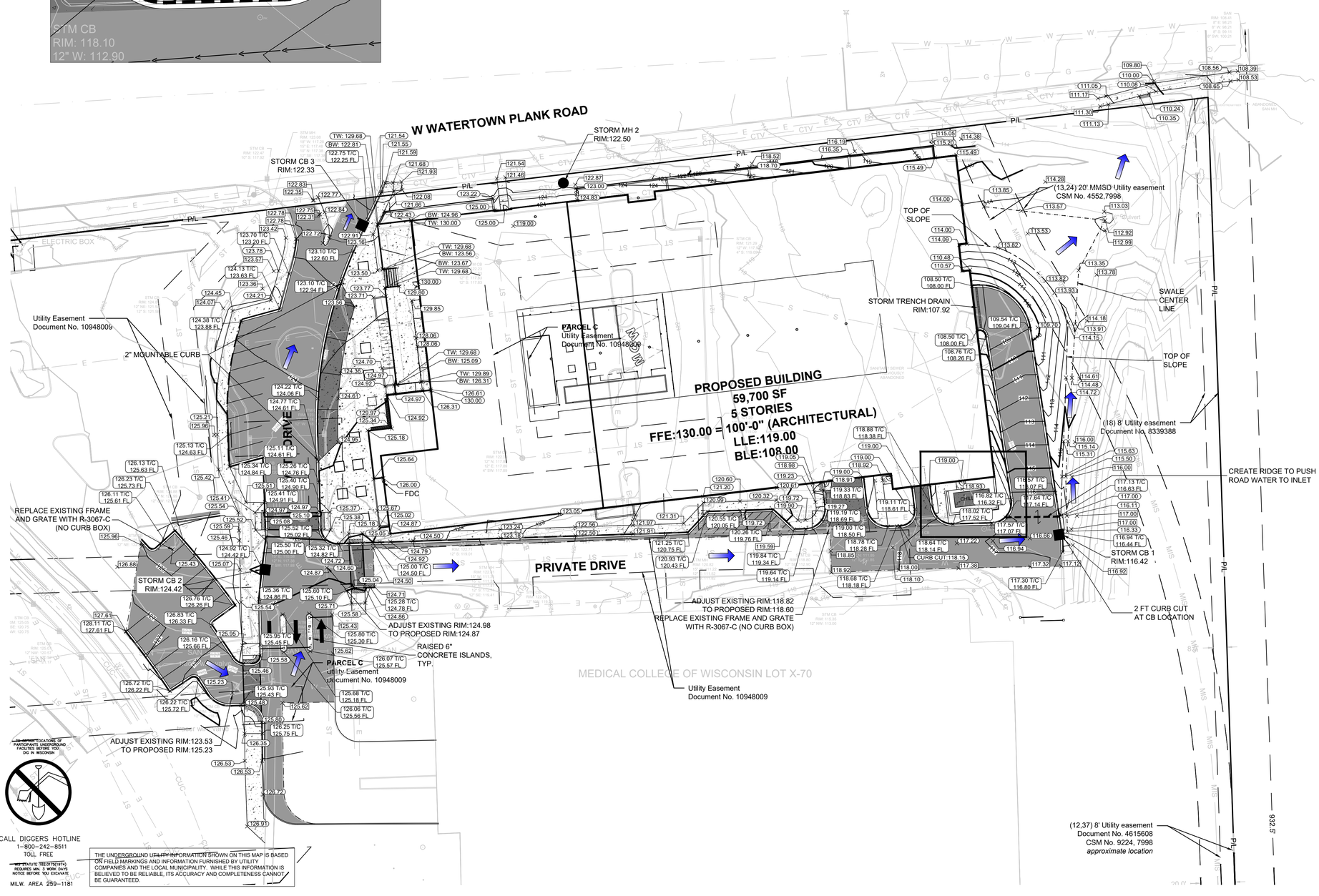
PROJECT NO:	24308
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PLOT DATE:	2026.04.29
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CHECKED BY:	----
APPROVED BY:	----
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24308

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CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
(WISCONSIN TELEPHONE PROTECTION)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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LEGEND:

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- B C401 — ASPHALT SURFACE
- J C401 — CONCRETE PAVEMENT
- C C401 — CURB & GUTTER (ACCEPT)
- C C401 — CURB & GUTTER (REJECT)
- OVERLAND FLOWPATH
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- 100.50 T/C 100.00 FL — PROPOSED CURB & GUTTER SPOT GRADE T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE
- 100.00 — PROPOSED SURFACE SPOT GRADE
- 100.00 — EXISTING SURFACE SPOT GRADE (MATCH)
- TW: 100.00 — PROPOSED TOP OF WALL AT FINISHED GRADE
- BW: 100.00 — PROPOSED BOTTOM OF WALL AT FINISHED GRADE
- D C402 — PROPOSED STORM INLET
- A C402 — PROPOSED STORM MANHOLE

GENERAL NOTES:

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MCW STUDENT HOUSING
8701 WATERTOWN PLANK ROAD
WAUWATOSA, WI 53213

GRADING PLAN

ISSUANCE	DATE
SD SUBMITTAL	12-19-2025
DRB SUBMITTAL	01-19-2026
CITY RESUBMITTAL	04-06-2026
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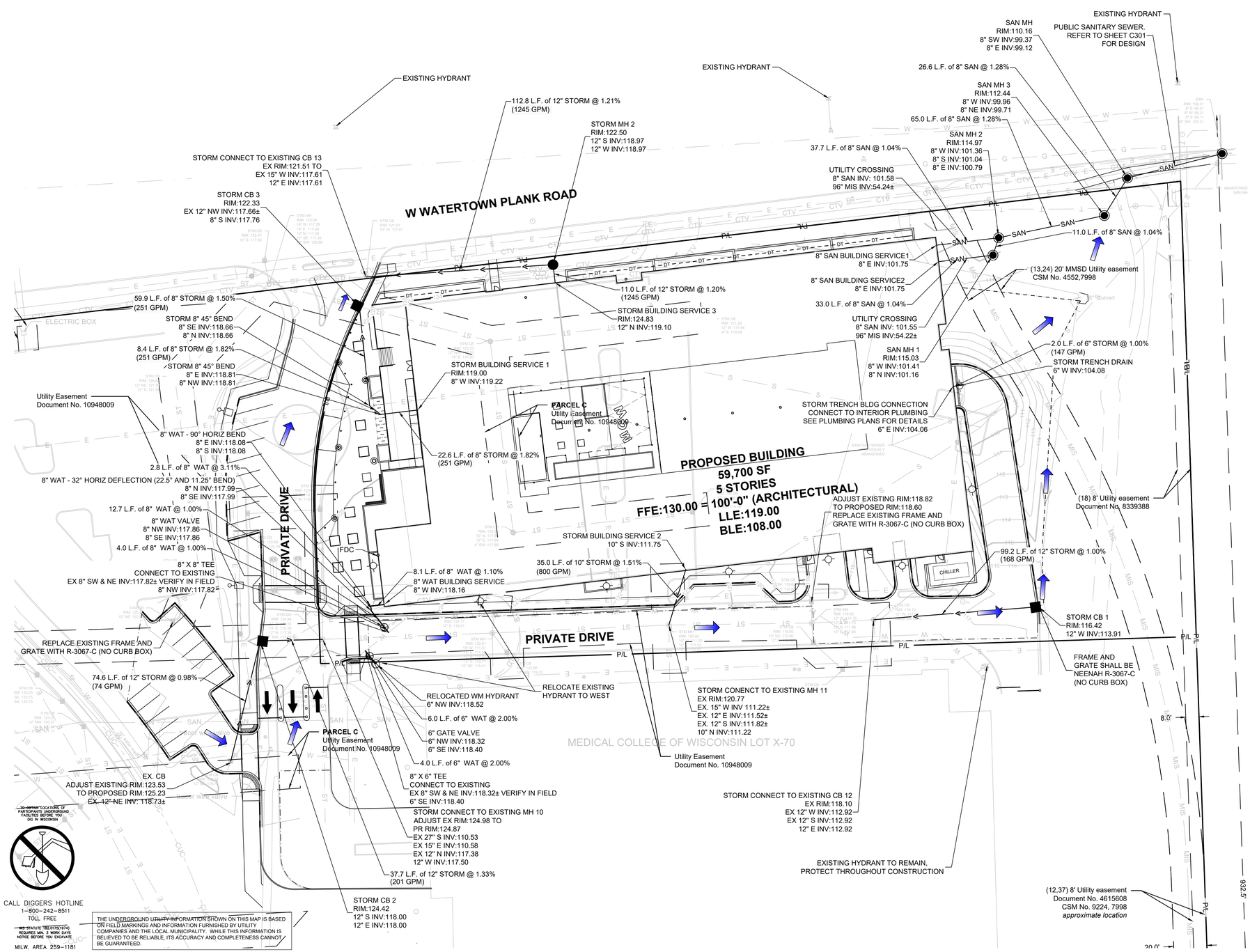
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DRAWN BY:	AKK
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C200

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C200
24308

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2026.04.29



LEGEND:

- W — PROPOSED WATER SERVICE
- SAN — PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- D / C402 — PROPOSED STORM INLET
- A / C402 — PROPOSED STORM MANHOLE
- B / C402 — PROPOSED SANITARY MANHOLE
- OVERLAND FLOWPATH
- SITE LIGHTING. REFER TO SITE LIGHTING PLAN FOR DETAILS

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5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44.45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.
13. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
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WAUWATOSA, WI 53213

UTILITY PLAN

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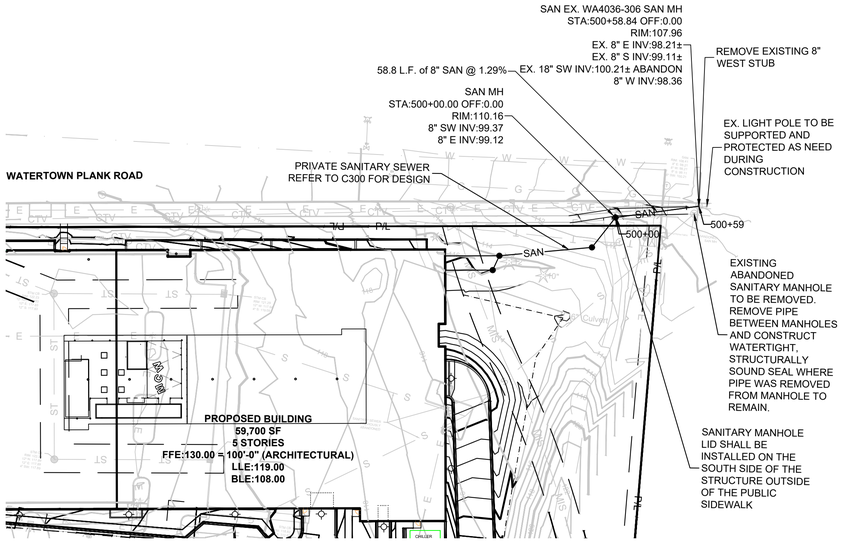
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SANITARY SEWERAGE:

1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND CITY OF WAUWATOSA REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
5. MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
6. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
7. PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS; JOIN PVC SEWER PIPE ACCORDING TO ASTM D2321 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS

7. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
8. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
9. BACKFILL IN RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CITY OF WAUWATOSA STANDARD SPECIFICATIONS.
10. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
11. INSPECTION OF PUBLIC SEWER SHALL BE PER CITY WAUWAOTSA STANDARD SPECIFICATIONS. CCTV INSPECTION OF PUBLIC SEWER IS ALSO REQUIRED PER CITY WAUWAOTSA STANDARD SPECIFICATIONS.



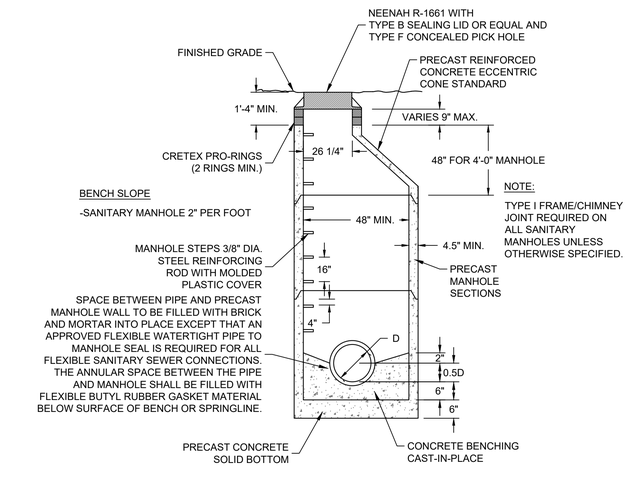
LEGEND:

SAN — PROPOSED SANITARY SERVICE

PROPOSED SANITARY MANHOLE

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2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
6. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.

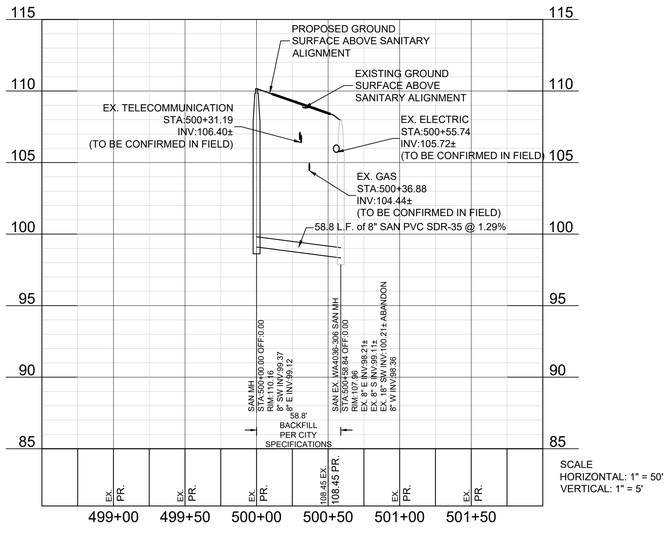


NOTE:
TYPE I FRAME/CHIMNEY JOINT REQUIRED ON ALL SANITARY MANHOLES UNLESS OTHERWISE SPECIFIED.

NOTES:

1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. ADJUST FRAME TO GRADE WITH CRETEX PRO-RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING FLEXIBLE RUBBER TYPE GASKETS.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" OF BEDDING STONE UNDER BASE.
7. ALL SANITARY MANHOLES SHALL BE PROVIDED WITH EXTERNAL CHIMNEY SEALS AND SELF-SEALING LIDS WITH CONCEALED PICK HOLES.
8. UNLESS NOTED ON THE PLANS, THE CONTRACTORS IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.
9. CITY MUST APPROVE SHOP DRAWINGS FOR PUBLIC SANITARY MANHOLE.
10. SEAL EACH MANHOLE JOINT WITH HIGH-STRENGTH EXTERNAL SEALING BAND CONSISTING OF POLYPROPYLENE BACKING, RUBBERIZED MASTIC SEAL, WOVEN POLYPROPYLENE REINFORCING, AND HEAVY-DUTY STEEL STRAPS. SEAL SHALL BE MAR MAC - MAC WRAP OR EQUAL.

A PUBLIC PRECAST SANITARY MANHOLE
SCALE:NTS



SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

CITY OF WAUWATOSA BACKFILL SPECIFICATIONS

MECHANICALLY COMPACTED (UNLESS DIRECTED TO USE FLOODING BY ENGINEER) CRUSHED RECYCLED CONCRETE 1-1/4 INCH DENSE MEETING GRADATION REQUIREMENTS FROM GRANULAR MATERIAL AS SPECIFIED IN TABLE 37 IN SECTION 8.43.4 OF THE STANDARD SPECS, OR AGGREGATE SLURRY BACKFILL AS SPECIFIED IN SECTION 8.43.8 OF STANDARD SPECS.

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

N

GRAPHIC SCALE
0 50 100

MCW STUDENT HOUSING
8701 WATERTOWN PLANK ROAD
WAUWATOSA, WI 53213

PUBLIC SANITARY PLAN & PROFILE

ISSUANCE	DATE
SD SUBMITTAL	12-19-2025
DRB SUBMITTAL	01-19-2026
CITY RESUBMITTAL	04-06-2026
DRB SUBMITTAL	04-29-2026

NO.	REVISION	DATE
CITY RESUBMITTAL		04-20-2026

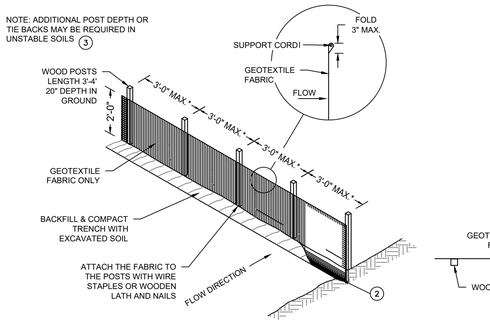
PROJECT NO:	24308
DESIGN DATE:	----
PLOT DATE:	2026.04.29
DRAWN BY:	AKK
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:
C301

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C301
24308

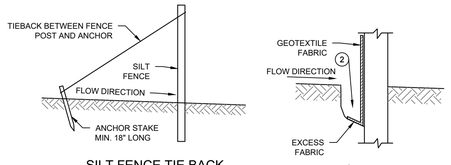
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2026.04.29



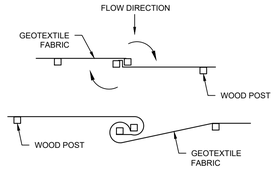
* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE

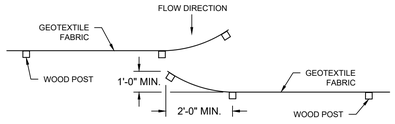


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

TRENCH DETAIL



TWIST METHOD



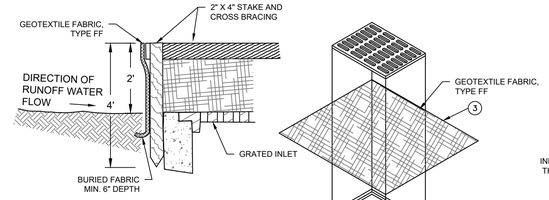
HOOK METHOD (5)

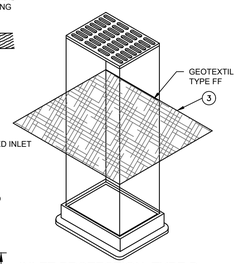
JOINING TWO LENGTHS OF SILT FENCE

GENERAL NOTES

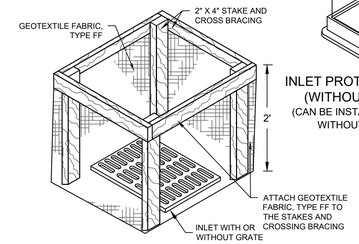
1. HORIZONTAL BRACE REQUIRED WITH 2"X4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. (2) TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. (3) WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/32" X 1-1/32" OF OAK OR HICKORY.
4. WHERE SILT FENCE CROSSES A CULVERT, SILT FENCE SHALL BE DIVERTED OVER THE CULVERT OVER THE CULVERT TO NOT RESTRICT FLOW.
5. (5) CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
6. SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6

A SILT FENCE - WDNR TS-1056
SCALE:NTS

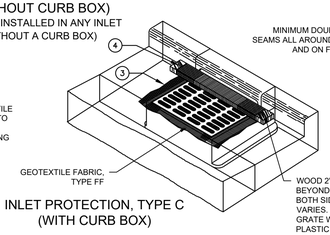




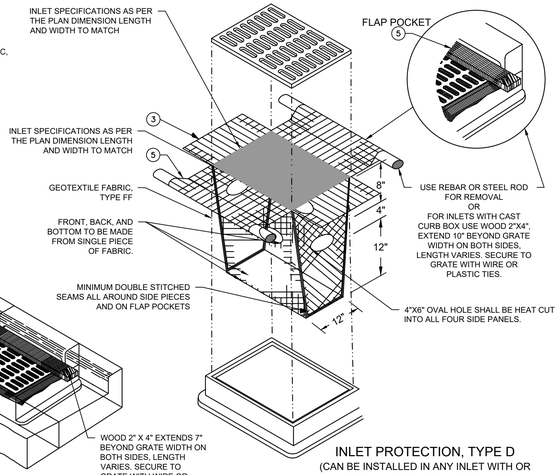
INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX AS PER NOTE) (4)

GENERAL NOTES:

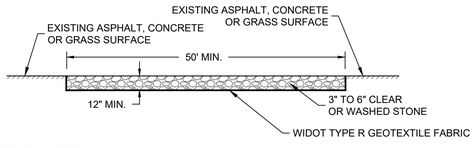
1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. (3) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL
4. (4) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. (5) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
6. INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

B INLET PROTECTION - WDNR TS-1060
SCALE:NTS

INSTALLATION NOTES:

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

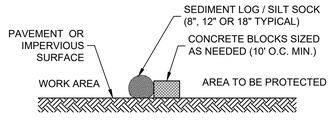
TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACES AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



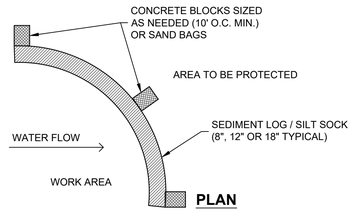
GENERAL NOTE:

1. STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057
2. AN APPROVED MANUFACTURED TRACKOUT CONTROL DEVICE SYSTEM CONFORMING TO WDNR TECHNICAL STANDARD #1057 MAY BE USED AS AN ALTERNATIVE TO A STONE TRACKING PAD

C CONSTRUCTION ENTRANCE - WDNR TS-1057
SCALE:NTS

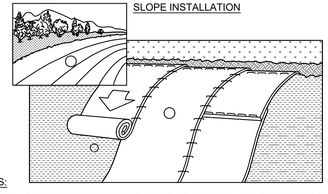


SECTION



PLAN

E SEDIMENT LOG - SILT SOCK ON PAVEMENT
SCALE:NTS



NOTES:

1. ECRMs (EROSION CONTROL REVEGATIVE MATS) SHALL BE INSTALLED AFTER ALL TOPSOILING, FERTILIZING, LIMING, AND SEEDING IS COMPLETE.
2. THE MAT SHALL BE IN FIRM AND INTIMATE CONTACT WITH THE SOIL. IT SHALL BE INSTALLED AND ANCHORED PER THE MANUFACTURER'S RECOMMENDATION.
3. TRMs (TURF-REINFORCEMENT MAT) SHALL BE INSTALLED INCONJUCTION WITH THE TOPSOILING OPERATION AND SHALL BE FOLLOWED BY ECRM INSTALLATION.
4. AT TIME OF INSTALLATION, DOCUMENT THE MANUFACTURER AND MAT TYPE BY RETENTION OF MATERIAL LABELS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. RETAIN THIS DOCUMENTATION UNTIL THE SITE HAS BEEN STABILIZED.
5. EROSION MATTING SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1052.
6. INSTALL PER MANUFACTURERS SPECIFICATIONS.
7. WHERE A TRM IS INSTALLED, THE TRM LOCATION SHALL BE AS-BUILT PRIOR TO PLACEMENT OF TOPSOIL AND ECRM PLACEMENT. PROVIDE AS-BUILT LOCATION TO THE ENGINEER.

D EROSION MATTING - WDNR TS-1052
SCALE:NTS

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE. (5/15/2026)
2. INSTALL SILT FENCING AND INLET PROTECTION. (5/15/2026)
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S). (6/15/2026-7/15/2026)
4. STRIP TOPSOIL FROM SITE IN A PROGRESSIVE MANNER, AND STOCKPILE. (6/15/2026-7/15/2026)
5. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES. (8/1/2026)
6. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING. (8/15/2026-9/15/2026)
7. INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER. (8/15/2026-9/1/2026)
8. INSTALL PAVEMENTS. (5/1/2027)
9. STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING. (5/15/2027)
10. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED. (5/30/2027)

EROSION CONTROL NOTES:

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY OF WAUWATOSA, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY THE CITY OF WAUWATOSA OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
24. PERMAMENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY

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MCW STUDENT HOUSING
8701 WATERTOWN PLANK ROAD
WAUWATOSA, WI 53213

EROSION CONTROL DETAILS

ISSUANCE	DATE
SD SUBMITTAL	12-19-2025
DRB SUBMITTAL	01-19-2026
CITY RESUBMITTAL	04-06-2026
DRB SUBMITTAL	04-29-2026

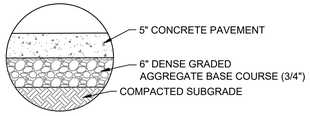
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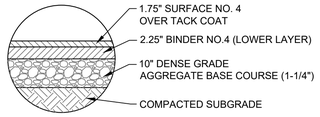
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C400
24308

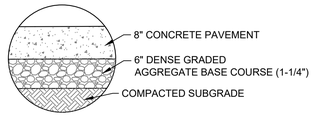
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A CONCRETE SIDEWALK SECTION
SCALE:NTS

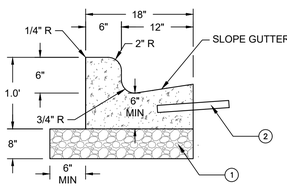


B ASPHALT PAVEMENT SECTION
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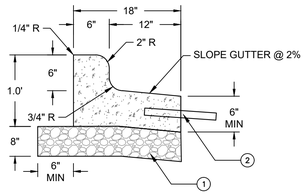


J CONCRETE PAVEMENT SECTION
SCALE:NTS

ACCEPT

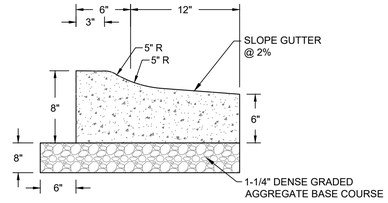


REJECT

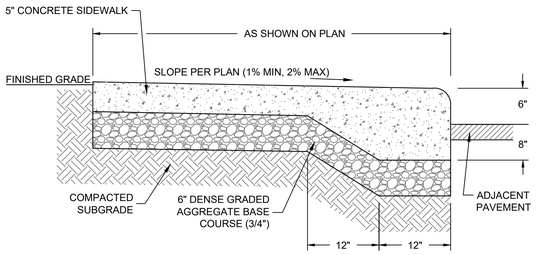


NOTES:
1. 1-1/4" DENSE GRADED AGGREGATE BASE COURSE.
2. TIE-BAR IF ADJACENT TO CONCRETE (NO.4 X 2'-0" DEFORMED TIE BARS SPACED AT 3'-0" C-C).
3. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

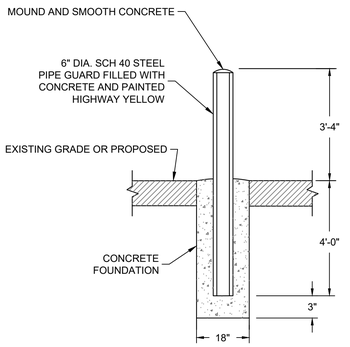
C 18 INCH CONCRETE CURB AND GUTTER
SCALE:NTS



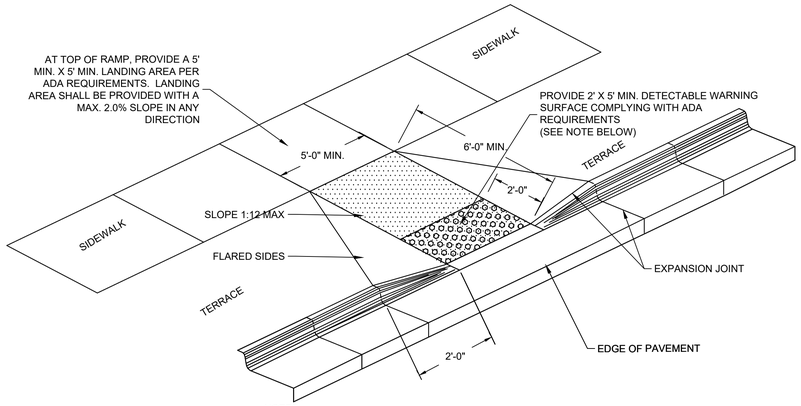
D 18 INCH CURB AND GUTTER MOUNTABLE
SCALE:NTS



E CONCRETE WALK - INTEGRAL CURB
SCALE:NTS

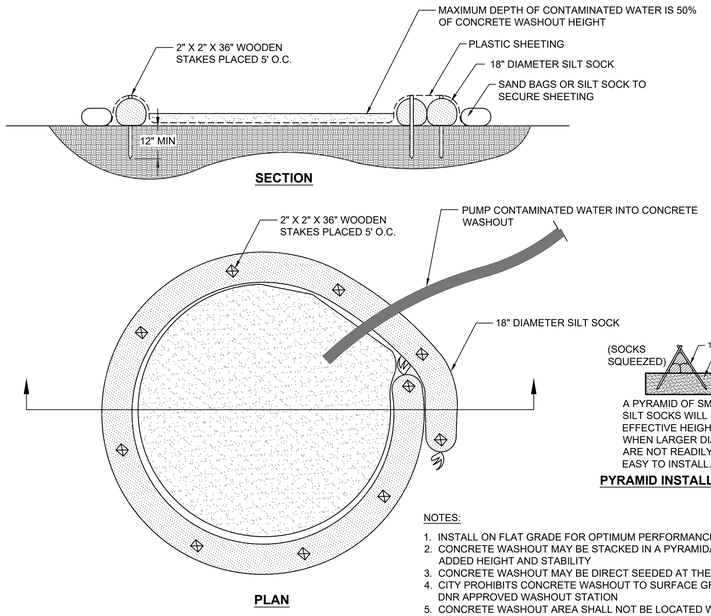


F BOLLARD
SCALE:NTS



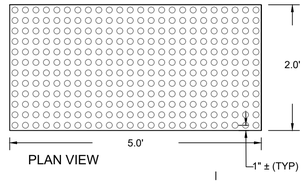
NOTES:
1. CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
2. PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
3. DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

G ADA RAMP - TYPE 2
SCALE:NTS



NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY
3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION
4. CITY PROHIBITS CONCRETE WASHOUT TO SURFACE GRADE, MUST BE TO AN WI DNR APPROVED WASHOUT STATION
5. CONCRETE WASHOUT AREA SHALL NOT BE LOCATED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR WATERBODIES

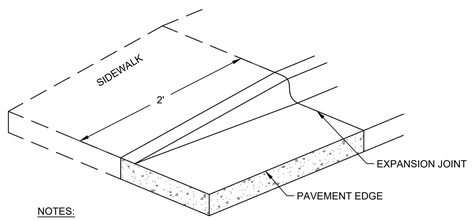
I CONCRETE WASHOUT AREA
SCALE:NTS



	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	X	X
D	0.9"	1.4"

X = THE C DIMENSIONS IS 50% TO 65% OF THE D DIMENSION

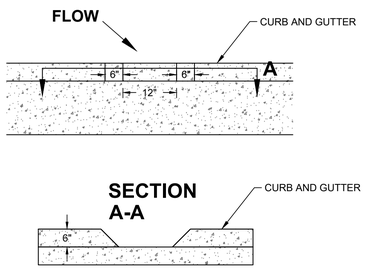
H TRUNCATED DOMES
SCALE:NTS



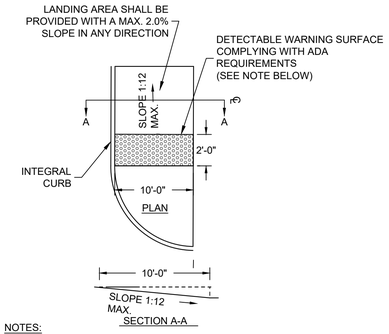
NOTES:
IF SIDEWALK IS ADJACENT TO CURB TAPER, TAPER SHALL BE EXTENDED TO 10' TO MAINTAIN 5% MAX SLOPE ON WALK FOR ADA ACCESS

L CURB TAPER
SCALE:NTS

TOP VIEW



M CURB CUT OPENING
SCALE:NTS



NOTES:
1. CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
2. PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
3. DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

K ADA RAMP - IN RADIUS
SCALE:NTS

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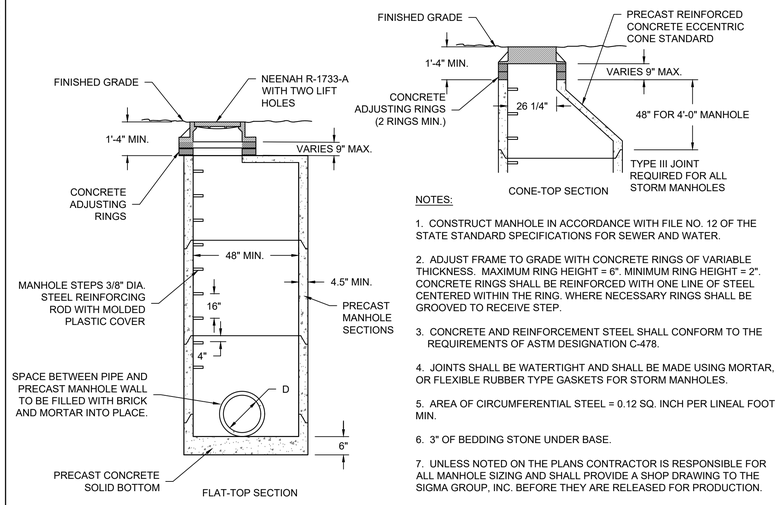
DETAILS

ISSUANCE	DATE
SD SUBMITTAL	12-19-2025
DRB SUBMITTAL	01-19-2026
CITY RESUBMITTAL	04-06-2026
DRB SUBMITTAL	04-29-2026

NO.	REVISION	DATE

PROJECT NO:	24308
DESIGN DATE:	----
PLOT DATE:	2026.04.29
DRAWN BY:	AKK
CHECKED BY:	----
APPROVED BY:	----

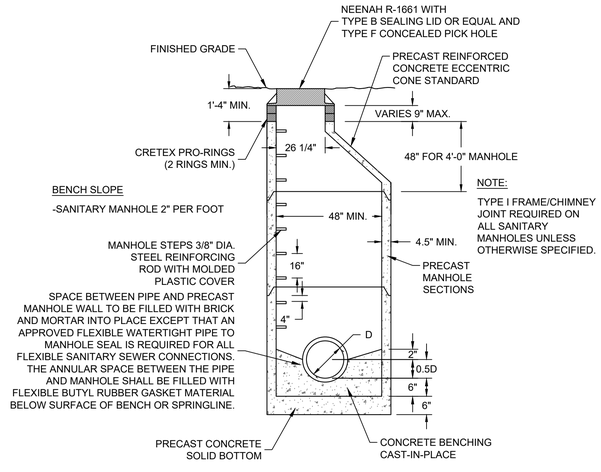
SHEET NO:
C401



NOTES:

1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, OR FLEXIBLE RUBBER TYPE GASKETS FOR STORM MANHOLES.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" OF BEDDING STONE UNDER BASE.
7. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

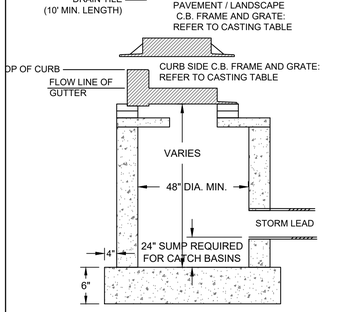
A PRECAST STORM MANHOLE
SCALE:NTS



1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. ADJUST FRAME TO GRADE WITH CRETEX PRO-RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING FLEXIBLE RUBBER TYPE GASKETS.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" OF BEDDING STONE UNDER BASE.
7. ALL SANITARY MANHOLES SHALL BE PROVIDED WITH EXTERNAL CHIMNEY SEALS AND SELF-SEALING LIDS WITH CONCEALED PICK HOLES.
8. UNLESS NOTED ON THE PLANS, THE CONTRACTORS IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.
9. CITY MUST APPROVE SHOP DRAWINGS FOR PUBLIC SANITARY MANHOLE.
10. SEAL EACH MANHOLE JOINT WITH HIGH-STRENGTH EXTERNAL SEALING BAND CONSISTING OF POLYPROPYLENE BACKING, RUBBERIZED MASTIC SEAL, WOVEN POLYPROPYLENE REINFORCING, AND HEAVY-DUTY STEEL STRAPS. SEAL SHALL BE MAR MAC - MAC WRAP OR EQUAL.

B PRECAST SANITARY MANHOLE
SCALE:NTS

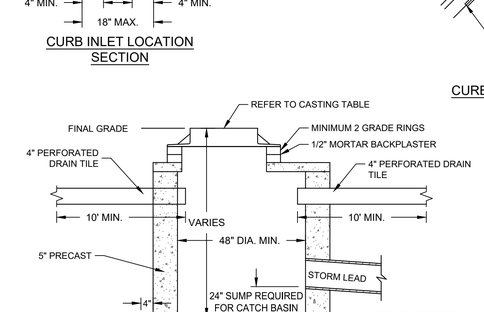
CATCH BASIN WITHIN LOW POINT OF PAVEMENT AREA



NOTES:

1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
2. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
3. 3" MIN. BEDDING OF STONE UNDER BASE REQUIRED , ADDITIONAL BEDDING STOME MAY BE REQUIRED ON WET SUB-GRADE.
4. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

D INLET AND CATCH BASIN
SCALE:NTS

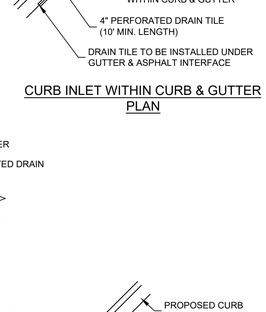


CURB INLET LOCATION SECTION

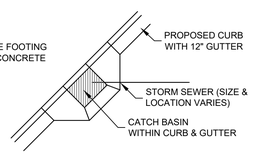
CATCH BASIN / INLET CASTING TABLE						
	IF 18" CURB & GUTTER		IF 24" CURB & GUTTER		IF 30" CURB AND GUTTER	
	CASTING	GRATE	CASTING	GRATE	CASTING	GRATE
CURB INLET	NEENAH R-3067	A	NEENAH R-3067	A	NEENAH R-3228H	C
AREA INLET	NEENAH R-2050	C				

NOTE:

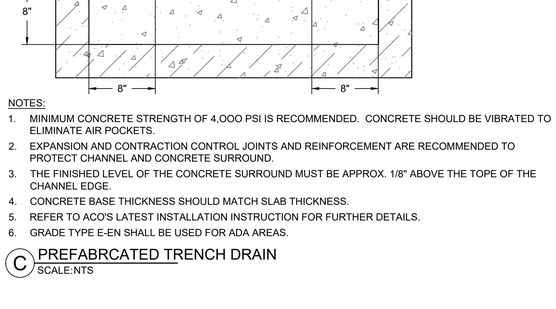
DRAIN TILE SHALL HAVE TWO (2) SEGMENTS POSITIONED ALONG THE GUTTER & ASPHALT INTERFACE.



CURB INLET WITHIN CURB & GUTTER PLAN



CONCRETE BUMP OUT TO BE APPLIED FOR 12" GUTTER PAN



NOTES:

1. MINIMUM CONCRETE STRENGTH OF 4,OOO PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
2. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.
3. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" ABOVE THE TOPE OF THE CHANNEL EDGE.
4. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS.
5. REFER TO ACO'S LATEST INSTALLATION INSTRUCTION FOR FURTHER DETAILS.
6. GRADE TYPE E-EN SHALL BE USED FOR ADA AREAS.

C PREFABRCATED TRENCH DRAIN
SCALE:NTS

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DRAWN BY:	AKK
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:
C402

GENERAL:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
5. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
6. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
7. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
8. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
9. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
10. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
12. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
13. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
14. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
15. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
16. SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

SITE WATER SERVICE:

1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS GOVERN.
2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
3. WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY.
4. DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
   a. CLASS 52
   b. CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 51.8 OF AWWA C151.
   c. PUSH-ON GASKET PIPE
   d. PLAIN RUBBER GASKETS
   e. BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
5. JOINTS FOR DUCTILE IRON PIPE: JOINTS SHALL BE RUBBER GASKET JOINTS; CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS (ANSI/AWWA C111/A21.11, LATEST EDITION)
6. FITTINGS FOR DUCTILE IRON PIPE: CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON AND GRAY IRON FITTINGS, 3" THROUGH 48" FOR WATER ANSI/AWWA C110/A21.10, LATEST EDITION); CLASS 250 MECHANICAL JOINT PIPE FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TARRED; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBBER GASKETS, FLANGES, AND BOLTS.
7. PVC AWWA PIPE: AWWA C900, CLASS 235 WITH BELL END WITH GASKET AND WITH SPIGOT END AND MEETING REQUIREMENTS OF CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. FITTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 8.22.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. MECHANICAL -JOINT, DUCTILE IRON FITTINGS: AWWA C153, DUCTILE-IRON COMPACT PATTERN. GLANDS, GASKETS AND BOLTS: AWWA C111, DUCTILE IRON GLANDS, RUBBER GASKETS AND STEEL BOLTS.
8. GATE VALVES: CONFORM TO AWWA C-500 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN SUITABLE FOR DIRECT BURY.
9. VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS
12. GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.3.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
13. INSTALL DUCTILE-IRON, WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.4.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
14. ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE WITH CHAPTER 4.4.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PROCEDURES.
15. INSTALL PVC AWWA PIPE ACCORDING TO ASTM F645 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
16. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6' OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.

SITE WATER SERVICE CONT.:

17. BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 36 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TRENCH BACKFILL SHALL BE GRANULAR B BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION ON-SITE.
18. INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.
19. DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
20. PVC PIPING GASKETED JOINTS: USING JOINING MATERIALS ACCORDING TO AWWA C900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS.
21. CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
22. CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(8)(I) AND AWWA C651.

SANITARY SEWERAGE:

1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
5. MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
6. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
7. PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS; JOIN PVC SEWER PIPE ACCORDING TO ASTM D2321 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS
7. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
8. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
9. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
10. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
11. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AAND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

STORM DRAINAGE:

1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
5. HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
6. CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
7. FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
8. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
9. MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
10. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
11. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
12. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
14. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
15. CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.
16. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

EARTH MOVING:

1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
4. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.
5. FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.
6. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.
7. UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.
8. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
9. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
11. DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.
12. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
13. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
14. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
15. SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
17. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INOT THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
18. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINTILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINTILES SHALL BE 0.5%.
19. CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.
20. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH L

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CONCRETE PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 601, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
4. CONCRETE GRADE: GRADE A, CONFORMING TO SECTION 501.3.2.2.1 OF THE WISDOT STANDARD SPECIFICATIONS
5. AGGREGATES: CONFORM TO SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
6. WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
7. AIR-ENTRAINING ADMIXTURE: ASTM C 260 AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
8. CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
9. CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
10. EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.3 OF THE WISDOT STANDARD SPECIFICATIONS.
11. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE IN ACCORDANCE WITH SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
12. GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.
13. PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS.
14. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
15. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
16. JOINTS GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS OTHERWISE INDICATED. CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS
17. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
18. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.
19. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS TO MATCH JOINTING OF EXISTING ADJACENT CONCRETE PAVEMENT.
20. EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
21. CURBING: COMPLY WITH SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS.
22. SIDEWALKS: COMPLY WITH SECTION 602 OF THE WISDOT STANDARD SPECIFICATIONS.
23. MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
24. FINISH CURBING IN ACCORDANCE WITH SECTION 601.3.5 OF THE WISDOT STANDARD SPECIFICATIONS.
25. FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WISDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).
26. FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS (ARTIFICIAL TURF DRAG FINISH).
27. PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
28. PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.
29. PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
30. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION.
31. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 7 DAYS AFTER PLACEMENT.
32. MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

ASPHALTIC PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.
5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.
6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.
7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.
8. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE LT FOR REGULAR DUTY PAVEMENT AND LT FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS. ASPHALTIC BINDER SHALL BE 58-28 S UNLESS NOTED.
9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.
11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS.
12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLODGE OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS ¼ INCH FOR BINDER COURSE AND PLUS ¼ INCH FOR SURFACE COURSE, NO MINUS.
18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: ¼ INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST. REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.

AKU/SKE

C501

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SPECIFICATIONS

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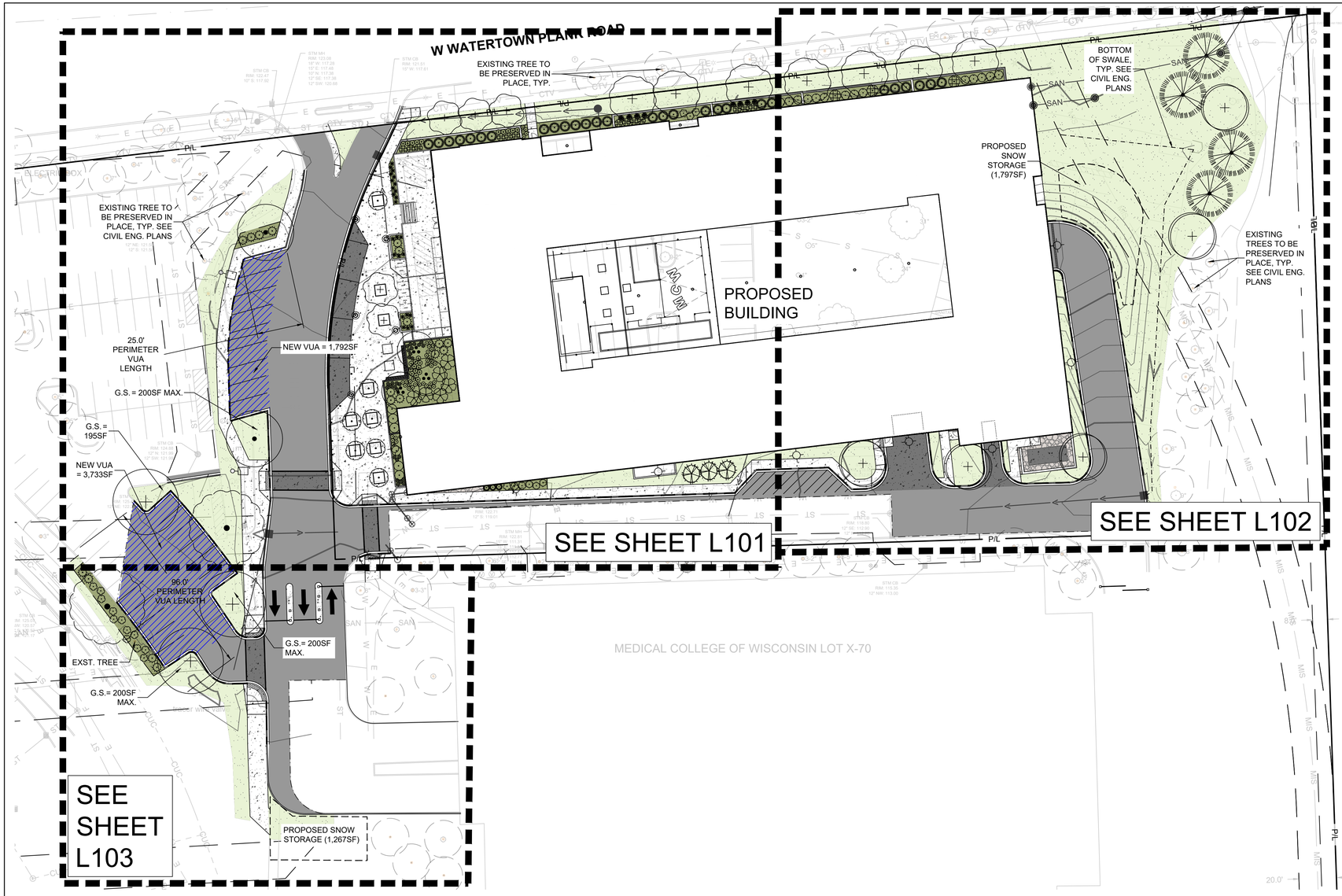
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APPROVED BY:	----

SHEET NO:
C501

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2026.04.29



LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- P/L — PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- SHEET MATCHLINE
- EXISTING DECIDUOUS TREE TO BE PROTECTED AND PRESERVED

LEGEND:

- A C401 — 5" THICK CONCRETE WALK
- B C401 — ASPHALT SURFACE
- J C401 — CONCRETE PAVEMENT
- C C401 — CURB & GUTTER (ACCEPT)
- C C401 — CURB & GUTTER (REJECT)

LANDSCAPE IRRIGATION AND SNOW REMOVAL NOTES:

A. LANDSCAPE IRRIGATION: AUTOMATED LANDSCAPE IRRIGATION SYSTEM TO BE INSTALLED. LANDSCAPE IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY LANDSCAPE CONTRACTOR OR IRRIGATION CONSULTANT.
B. SNOW REMOVAL ON SITE: PEDESTRIAN ROUTES SHALL BE KEPT CLEAR OF SNOW. SNOW TO BE PUSHED OR BLOWN TO THE SIDE OF THE ROUTE TO ALLOW PASSAGE. SNOW FROM THE PARKING LOT AND ROADWAY WILL BE PUSHED TO THE SIDE OF THE ROUTE. SNOW WILL NOT BE PUSHED ONTO LANDSCAPE ISLANDS IN PARKING LOT. SEE THIS SHEET FOR PROPOSED SNOW STORAGE AREAS.

SITE DATA - CITY OF WAUWATOSA VUA LANDSCAPE ORDINANCE REQUIREMENTS:

WATERTOWN PLANK ROAD PARKING AREA
LENGTH OF PERIMETER = 25 LF
1 TREE AND 4 SHRUBS REQUIRED
1 TREE AND 4 SHRUBS PROVIDED

WATERTOWN PLANK ROAD PARKING AREA
NEW VUA = 1,792 SF
INTERIOR VUA GREEN SPACE REQUIRED = 179 SF (10.0%) WITH 1 TREE
INTERIOR VUA GREEN SPACE PROVIDED = 200 SF (11.1%) WITH 1 TREE

87TH STREET PARKING LOT REDESIGN
LENGTH OF PERIMETER = 96 LF
2 TREES AND 16 SHRUBS REQUIRED
1 EXISTING TREE AND 1 NEW TREE PROVIDED, AND 16 SHRUBS PROVIDED

87TH STREET PARKING LOT REDESIGN
NEW VUA = 3,733 SF
INTERIOR VUA GREEN SPACE REQUIRED = 373 SF (10%) WITH 3 TREES
INTERIOR VUA PROVIDED = 595 SF (15.9%) WITH 3 TREES

NEW VEHICLE USE AREA (VUA)

PLANT SCHEDULE L100

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	AB	Acer saccharum 'Barrett Cole' / Apollo® Sugar Maple	2.5" Cal.	B&B	7
	AF	Acer x freemanii 'Ed Gartner' / Ed Gartner Freeman Maple	2.5" Cal.	B&B	2
	BW	Betula populifolia 'Whitespire' / Whitespire Gray Birch	6` Ht. (Multi-Stem)	B&B	3
	CJ	Carpinus caroliniana 'J.N. Select A' / Fire King™ American Hornbeam	2.5" Cal.	B&B	7
	GI	Gleditsia triacanthos inermis 'Harve' / Northern Acclaim® Honey Locust	2.5" Cal.	B&B	3
	LE	Liriodendron tulipifera 'JFS-Oz' / Emerald City® Tulip Poplar	2.5" Cal.	B&B	5
	QL	Quercus robur x bicolor 'Long' / Regal Prince® Oak	2.5" Cal.	B&B	5
	UP	Ulmus x 'Morton Glossy' / Triumph™ Elm	2.5" Cal.	B&B	2
EVERGREEN TREES					
	JN	Juniperus virginiana 'J.N. Select Green' / Emerald Feather™ Eastern Redcedar	6` Ht.	B&B	3
	PO	Picea omorika / Serbian Spruce	7` Ht.	B&B	4
DECIDUOUS SHRUBS					
	AM	Aronia melanocarpa elata / Glossy Black Chokeberry	2.5` Ht.	Cont.	6
	SL	Diervilla lonicera 'Jewel' / Jewell Bush Honeysuckle	2` Ht.	Cont.	15
	HD	Hydrangea arborescens 'Dardom' / White Dome™ Hydrangea	3 gal.	Cont.	14
	HR	Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Oakleaf Hydrangea	3 gal.	Cont.	13
	HO	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	3` Ht.	Cont.	3
	RB	Rhus typhina 'Bailtiger' / Tiger Eyes® Staghorn Sumac	5 gal.	Cont.	6
	SO	Sambucus racemosa 'SMNSRD4' / Lemony Lace® Elderberry	2` Ht.	Cont.	3
	SF	Spiraea x bumalda 'Froebelii' / Frobel Spirea	2` Ht.	Cont.	3
EVERGREEN SHRUBS					
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	2` Ht.	Cont.	18
	TT	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	2` Ht.	Cont.	28
ORNAMENTAL GRASSES					
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	24
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	Cont.	3
	ST	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	27
PERENNIALS					
	GC	Geranium x cantabrigiense 'Biokovo' / Biokovo Cranesbill	1 gal.	Cont.	38
	HH	Hemerocallis x 'Hyperion' / Hyperion Daylily	1 gal.	Cont.	13
	HP	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal.	Cont.	10
	HG	Hosta x 'Guacamole' / Guacamole Hosta	1 gal.	Cont.	8

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MILW. AREA 259-1181

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3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

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WAUWATOSA, WI 53213

OVERALL LANDSCAPE PLAN

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DRB SUBMITTAL	04-29-2026

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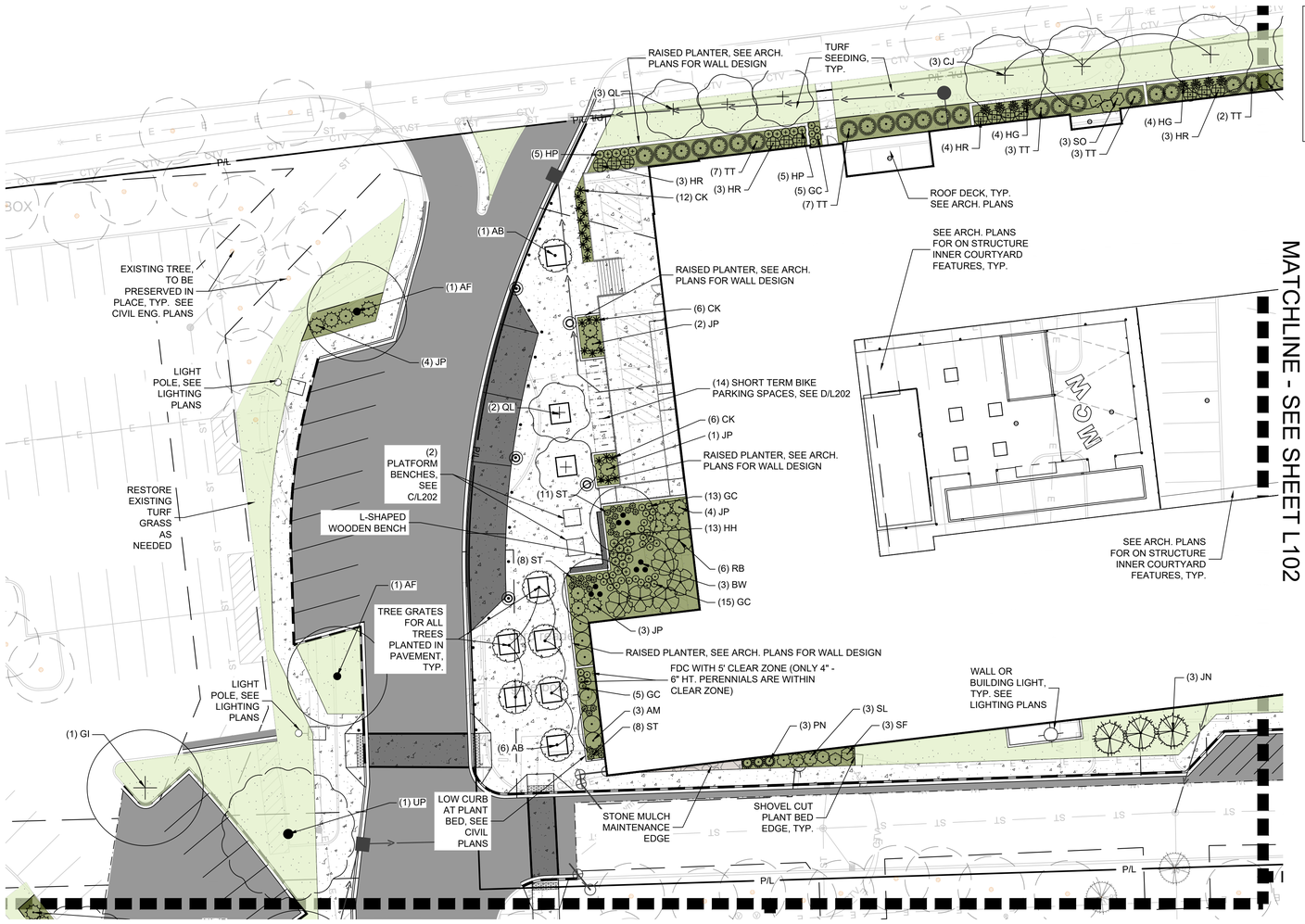
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APPROVED BY:	----

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24308

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2026.04.29



NOTES:

WOODEN L-SHAPED BENCH AT PLANTER WALL
CUSTOM WOOD BENCH WITH METAL FRAME, BACKLESS WITH 90 DEGREE CORNER. SURFACE MOUNT. BASIS OF DESIGN: SITE PIECES, MANUFACTURER ADDRESS: 2409 SPRING GROVE DRIVE, CINCINNATI, OH 45214, PHONE: 800-484-0797

TREE GRATES
METAL TREE GRATE, MANUFACTURER: NEENAH FOUNDRIES, MODEL: METROPOLITAN, SIZE: 72" X 72", FRAME: 4-SIDED METAL

LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- P/L — PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- SHEET MATCHLINE
- EXISTING DECIDUOUS TREE TO BE PROTECTED AND PRESERVED

LEGEND:

- A C401 — 5" THICK CONCRETE WALK
- B C401 — ASPHALT SURFACE
- J C401 — CONCRETE PAVEMENT
- C C401 — CURB & GUTTER (ACCEPT)
- C C401 — CURB & GUTTER (REJECT)

PLANT SCHEDULE L101

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	AB	Acer saccharum 'Barrett Cole' / Apollo® Sugar Maple	2.5" Cal.	B&B	7
	AF	Acer x freemanii 'Ed Gartner' / Ed Gartner Freeman Maple	2.5" Cal.	B&B	2
	BW	Betula populifolia 'Whitespire' / Whitespire Gray Birch	6` Ht. (Multi-Stem)	B&B	3
	CJ	Carpinus caroliniana 'J.N. Select A' / Fire King™ American Hornbeam	2.5" Cal.	B&B	3
	GI	Gleditsia triacanthos inermis 'Harve' / Northern Acclaim® Honey Locust	2.5" Cal.	B&B	1
	QL	Quercus robur x bicolor 'Long' / Regal Prince® Oak	2.5" Cal.	B&B	5
	UP	Ulmus x 'Morton Glossy' / Triumph™ Elm	2.5" Cal.	B&B	1

EVERGREEN TREES					
	JN	Juniperus virginiana 'J.N. Select Green' / Emerald Feather™ Eastern Redcedar	6` Ht.	B&B	3
DECIDUOUS SHRUBS					
	AM	Aronia melanocarpa elata / Glossy Black Chokeberry	2.5` Ht.	Cont.	6
	SL	Diervilla lonicera 'Jewel' / Jewell Bush Honeysuckle	2` Ht.	Cont.	3
	HR	Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Oakleaf Hydrangea	3 gal.	Cont.	13
	RB	Rhus typhina 'Bailtiger' / Tiger Eyes® Staghorn Sumac	5 gal.	Cont.	6
	SO	Sambucus racemosa 'SMNSRD4' / Lemony Lace® Elderberry	2` Ht.	Cont.	3
	SF	Spiraea x bumalda 'Froebelii' / Frobel Spirea	2` Ht.	Cont.	3
EVERGREEN SHRUBS					
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	2` Ht.	Cont.	14
	TT	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	2` Ht.	Cont.	22
ORNAMENTAL GRASSES					
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	24
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	Cont.	3
	ST	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	27

PERENNIALS					
	GC	Geranium x cantabrigiense 'Biokovo' / Biokovo Cranesbill	1 gal.	Cont.	38
	HH	Hemerocallis x 'Hyperion' / Hyperion Daylily	1 gal.	Cont.	13
	HP	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal.	Cont.	10
	HG	Hosta x 'Guacamole' / Guacamole Hosta	1 gal.	Cont.	8

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MILW. AREA 259-1181

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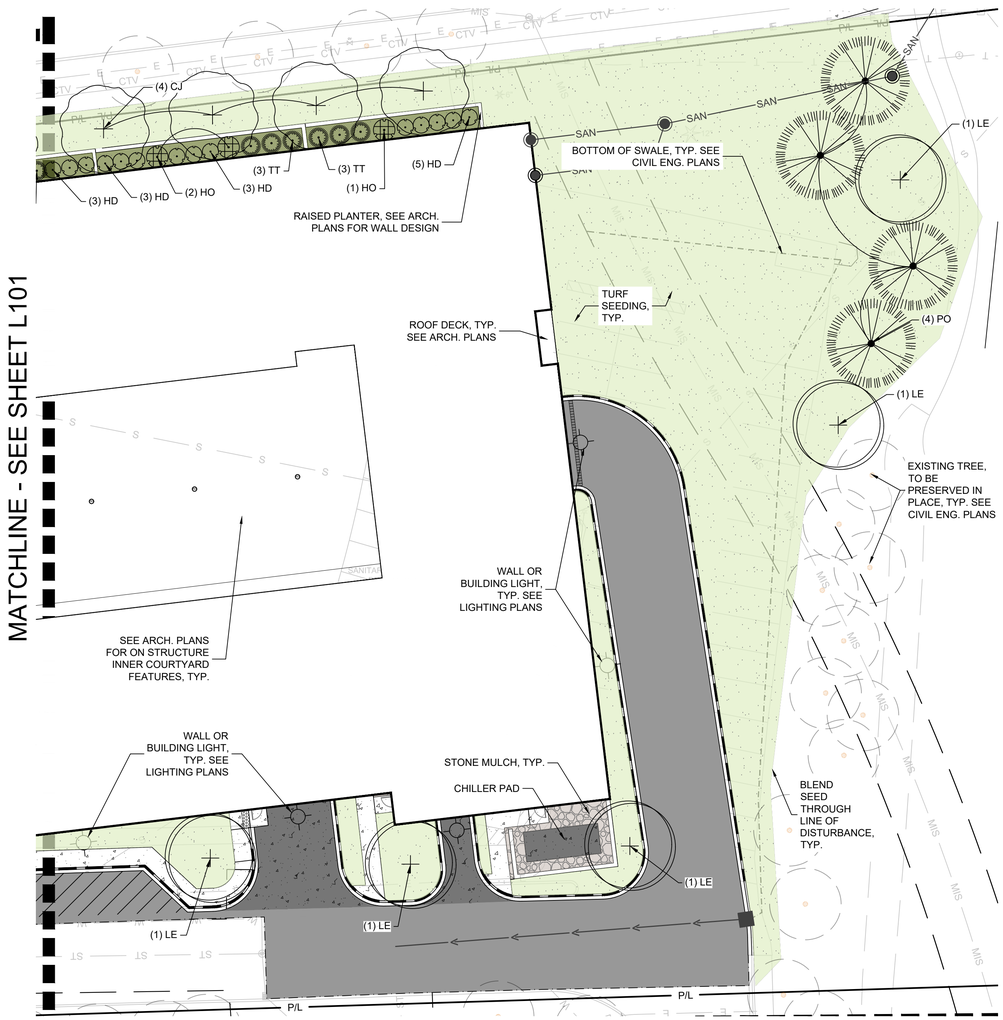
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L101

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L101
24308

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PLANT SCHEDULE L102

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	CJ	Carpinus caroliniana 'J.N. Select A' / Fire King™ American Hornbeam	2.5" Cal.	B&B	4
	LE	Liriodendron tulipifera 'JFS-Oz' / Emerald City® Tulip Poplar	2.5" Cal.	B&B	5
EVERGREEN TREES					
	PO	Picea omorika / Serbian Spruce	7` Ht.	B&B	4
DECIDUOUS SHRUBS					
	HD	Hydrangea arborescens 'Dardom' / White Dome™ Hydrangea	3 gal.	Cont.	14
	HO	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	3` Ht.	Cont.	3
EVERGREEN SHRUBS					
	TT	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	2` Ht.	Cont.	6

LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- P/L — PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- SHEET MATCHLINE
- EXISTING DECIDUOUS TREE TO BE PROTECTED AND PRESERVED

LEGEND:

- A / C401 — 5" THICK CONCRETE WALK
- B / C401 — ASPHALT SURFACE
- J / C401 — CONCRETE PAVEMENT
- C / C401 — CURB & GUTTER (ACCEPT)
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www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
0 20 40

MCW STUDENT HOUSING
8701 WATERTOWN PLANK ROAD
WAUWATOSA, WI 53213

L102 - LANDSCAPE ENLARGEMENT

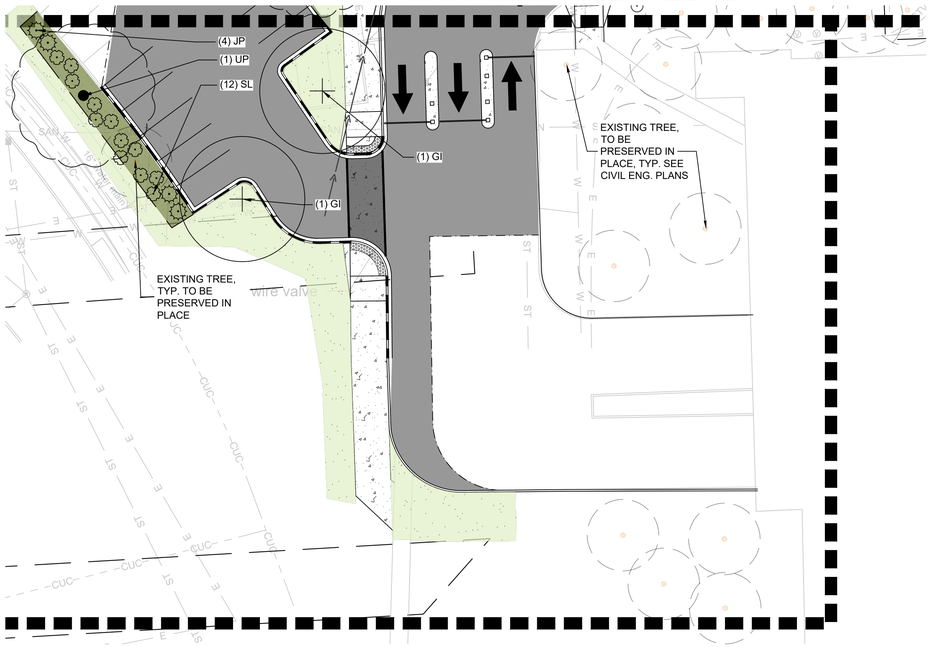
ISSUANCE	DATE
SD SUBMITTAL	12-19-2025
DRB SUBMITTAL	01-19-2026
CITY RESUBMITTAL	04-06-2026
DRB SUBMITTAL	04-29-2026

NO. REVISION	DATE

PROJECT NO:	24308
DESIGN DATE:	----
PLOT DATE:	2026.04.29
DRAWN BY:	JAO
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	

2026.04.29

MATCHLINE - SEE SHEET L101



PLANT SCHEDULE L103					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	GI	Gleditsia triacanthos inermis 'Harve' / Northern Acclaim® Honey Locust	2.5" Cal.	B&B	2
	UP	Ulmus x 'Morton Glossy' / Triumph™ Elm	2.5" Cal.	B&B	1
DECIDUOUS SHRUBS					
	SL	Diervilla lonicera 'Jewel' / Jewell Bush Honeysuckle	2` Ht.	Cont.	12
EVERGREEN SHRUBS					
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	2` Ht.	Cont.	4

LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- P/L — PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- SHEET MATCHLINE
- EXISTING DECIDUOUS TREE TO BE PROTECTED AND PRESERVED

LEGEND:

- A C401 — 5" THICK CONCRETE WALK
- B C401 — ASPHALT SURFACE
- J C401 — CONCRETE PAVEMENT
- C C401 — CURB & GUTTER (ACCEPT)
- C C401 — CURB & GUTTER (REJECT)

LANDSCAPE GENERAL NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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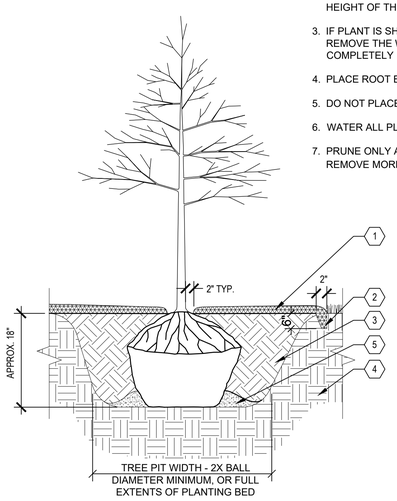
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APPROVED BY:	----

SHEET NO:
L103

AROONEY
L103
24308

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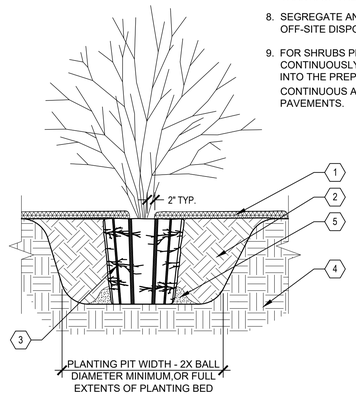
NOTES:
1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET ENTIRELY. REMOVE ALL TWINE, ROPE, AND BURLAP COMPLETELY FROM ALL ROOT BALLS.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.



1. 3" DEPTH SHREDDED HARDWOOD BARK MULCH. PROVIDE 4'-0" DIAMETER MULCH RINGS AT THE BASE OF ANY TREES PLANTED IN LAWN.
2. PROVIDE SPADED EDGE, 2" WIDE, 6" DEEP FOR ENTIRE PERIMETER OF BARK MULCH RINGS AT BASE OF TREES PLANTED IN LAWNS
3. PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED.
4. PREPARED SUBGRADE
5. TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

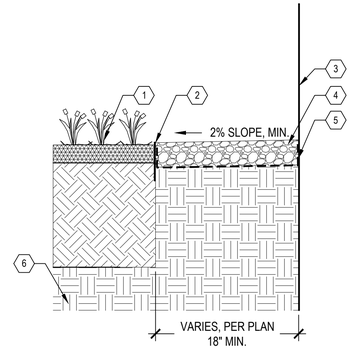
A TYPICAL TREE PLANTING
SCALE:NTS

NOTES:
1. MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING TO LOOSEN POT-BOUND ROOTS.
2. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.
8. SEGREGATE ANY SOIL FROM BELOW WARNING LAYER EXCAVATED DURING PLANTING FOR OFF-SITE DISPOSAL. COORDINATE DISPOSAL WITH ENVIRONMENTAL CONSULTANT.
9. FOR SHRUBS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD ½" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



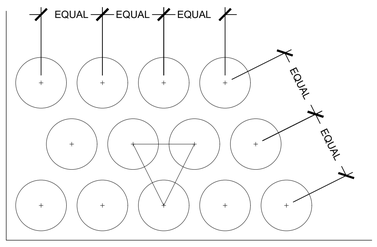
1. 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 2" CLEAR OF STEMS
2. PLANTING SOIL AS SPECIFIED, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
3. 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND PERIMETER
4. PREPARED SUBGRADE
5. TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

B TYPICAL SHRUB PLANTING
SCALE:NTS



KEYED LEGEND
1. ADJACENT PLANTING BED
2. BLACK ANODIZED ALUMINUM EDGING
3. BUILDING FACE
4. 3" DEPTH STONE MULCH
5. WOVEN GEOTEXTILE FILTER FABRIC, WRAP UP SIDES OF BUILDING AND EDGING
6. PREPARED SUBGRADE

C STONE MULCH MAINTENANCE EDGE
SCALE:NTS

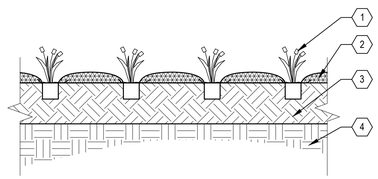


NOTES
1. SET FINISH GRADE OF PLANTING AREA 2" BELOW FINISH SURFACE OF PAVING, CURB, OR HEADER
2. SEE PLANTING SCHEDULE FOR SPACING OF ALL SHRUBS AND GROUNDCOVERS
3. ALL SHRUBS / GROUNDCOVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
4. TO DETERMINE APPROPRIATE PLANT QUANTITIES REFER TO THE PLANTING SCHEDULE OR PLAN.

1. EDGE OF ADJACENT PAVEMENT
2. SHRUB, PERENNIAL OR ORNAMENTAL GRASS PLANT CENTER LOCATION

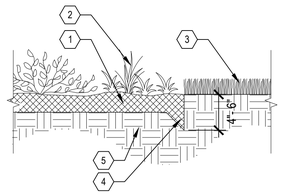
D TYPICAL PLANT SPACING
SCALE:NTS

NOTES:
1. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
4. WATER ALL PLANTS THOROUGHLY WITHIN 2 HOURS OF INSTALLATION.
5. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY OR DEAD PLANT PARTS. DO NOT REMOVE MORE THAN ⅕ OF THE ORIGINAL PLANT MASS.
6. FOR PLANTS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD ½" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



KEYED LEGEND
1. PERENNIAL, ORNAMENTAL GRASS, OR GROUNDCOVER PLUG, SEE LANDSCAPE PLAN SHEETS L100-L103
2. 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 3" CLEAR OF STEMS
3. PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
4. PREPARED SUBGRADE

E TYPICAL PERENNIAL & ORNAMENTAL GRASS PLANTING
SCALE:NTS



1. 3" DEPTH OF MULCH LAYER
2. SHRUB PLANTING BED
3. LAWN ADJACENT TO PLANTING BED
4. 45 DEGREE ANGLE SHOVEL CUT EDGE TOWARD PLANTING BED
5. COMPACTED SUBGRADE

F SHOVEL CUT PLANT BED EDGE
SCALE:NTS

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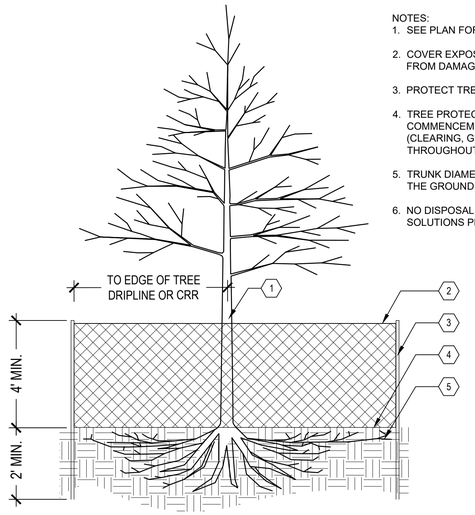
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SHEET NO:
L200

JOLEARY
L200
24308

2026.04.29



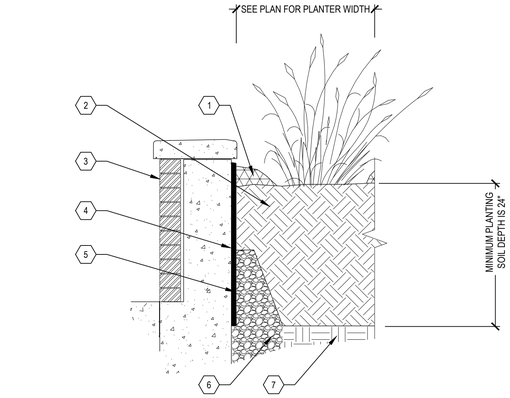
NOTES:
1. SEE PLAN FOR TREE PROTECTION LOCATIONS & ADDITIONAL NOTES.
2. COVER EXPOSED ROOTS W/ COMPOST & WOOD MULCH TO PROTECT FROM DAMAGE DURING CONSTRUCTION.
3. PROTECT TREE CANOPIES FROM OVERHEAD DAMAGE.
4. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY SITE DEMOLITION OR PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
5. TRUNK DIAMETER AT BREAST HEIGHT (DBH) MEASURED 4.5' ABOVE THE GROUND.
6. NO DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS PERMITTED WITHIN TREE PROTECTION ZONES.

KEYED LEGEND

1. EXISTING TREE
2. TREE PROTECTION FENCE, 4' HT. ORANGE SNOW FENCE
3. 6' TALL STUDDED METAL T-POSTS, TYP.
4. FINISH GRADE, CONDITION VARIES, SEE PLAN FOR REQUIRED RESTORATION
5. UNDISTURBED TREE ROOTS AND SOIL

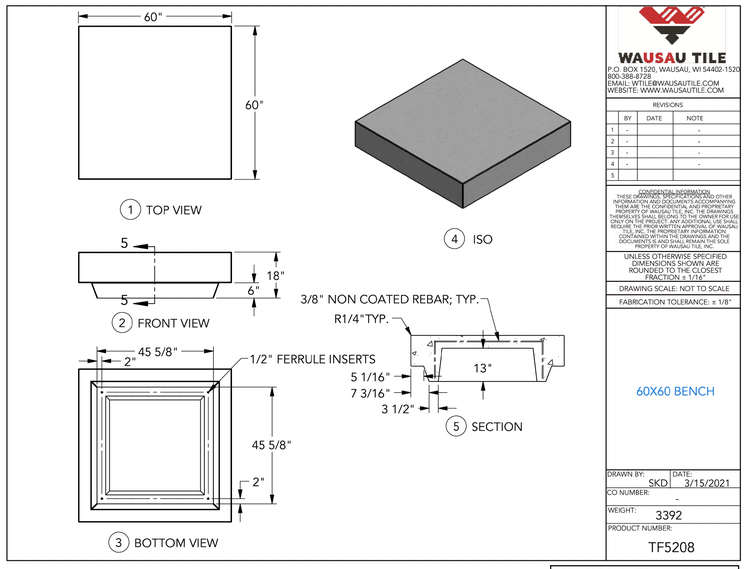
*CRR = CRITICAL ROOT RADIUS IS DEFINED AS TREE DIAMETER (4.5' FROM GROUND) X 1.5 = CRR VALUE EXPRESSED IN FEET.

A TYPICAL TREE PROTECTION
SCALE:NTS



1. 3" DEPTH TWICE SHREDDED HARDWOOD MULCH. UNLESS OTHERWISE INDICATED KEEP MULCH 3" AWAY FROM STEMS
2. PLANTING SOIL - SEE LANDSCAPE SPECIFICATIONS
3. PLANTER WALL - SEE ARCHITECTURAL PLANS FOR WALL DESIGN. PLANTER BOTTOM IS OPEN TO SUBGRADE
4. VERSICELL DRAINAGE BOARD - ¾". LINE ALL SIDES OF PLANTER AND AGAINST SIDE OF BUILDING WALL
5. FILTER FABRIC BETWEEN DRAINAGE BOARD AND PLANTING SOIL OR AGGREGATE BASE
6. AGGREGATE BASE - SEE ARCHITECTURAL PLANS
7. EXISTING SUBGRADE

B PLANTER WALL DETAILS
SCALE:NTS



WAUSAU TILE
P.O. BOX 1520, WAUSAU, WI 54402-1520
800-388-8728
EMAIL: WTILE@WAUSAUTILE.COM
WEBSITE: WWW.WAUSAUTILE.COM

REVISIONS			
	BY	DATE	NOTE
1	-		-
2	-		-
3	-		-
4	-		-
5			

CONFIDENTIALITY INFORMATION
THESE DRAWINGS AND SPECIFICATIONS, OTHER INFORMATION AND DOCUMENTS ACCOMPANYING THEM ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF WAUSAU TILE, INC. THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED FOR THIS PROJECT ONLY ON THE PROJECT. ANY ADDITIONAL USE SHALL REQUIRE THE PRIOR WRITTEN APPROVAL OF WAUSAU TILE, INC. THE IDEAS AND DESIGNS CONTAINED WITHIN THE DRAWINGS AND THE DOCUMENTS IS AND SHALL REMAIN THE SOLE PROPERTY OF WAUSAU TILE, INC.

UNLESS OTHERWISE SPECIFIED DIMENSIONS SHOWN ARE ROUNDED TO THE CLOSEST FRACTION ± 1/16"

DRAWING SCALE: NOT TO SCALE

FABRICATION TOLERANCE: ± 1/8"

60X60 BENCH

DRAWN BY:	DATE:
SKD	3/15/2021

CO NUMBER: -

WEIGHT: 3392

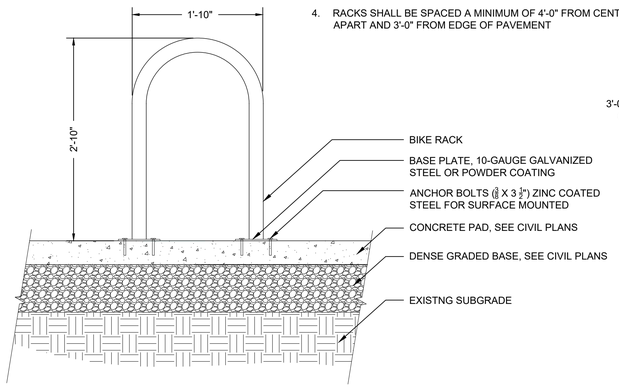
PRODUCT NUMBER: TF5208

*OR APPROVED EQUAL. ACID WASH FINISH AND COLOR A20 WHITE.

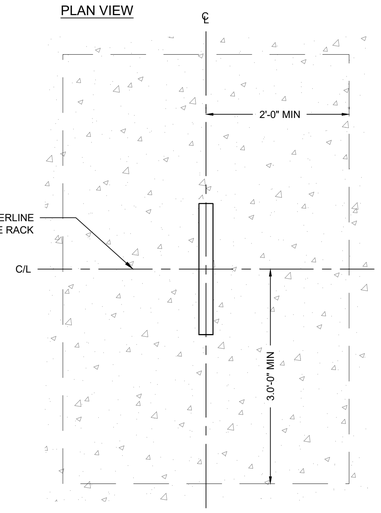
C PLATFORM CONCRETE BENCH
SCALE:NTS

NOTES:
1. BASIS OF DESIGN: 1 LOOP WAVE STYLE BIKE RACK, (22 x 2 ½ x 39) 10-GAUGE GALVANIZED STEEL OR POWDER COATING, MANUFACTURED BY ULINE OR APPROVED EQUAL
2. COLOR AND FINISH : BLACK POWDER COAT
3. INSTALL PER MANUFACTURER'S RECOMMENDATION.
4. RACKS SHALL BE SPACED A MINIMUM OF 4'-0" FROM CENTERLINE APART AND 3'-0" FROM EDGE OF PAVEMENT

SECTION VIEW - SURFACE MOUNT



PLAN VIEW



D BIKE RACK
SCALE:NTS

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JOLEARY
L201
24308

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2026.04.29

PLANTING QUALITY ASSURANCE

1. PLANTS ARE TO BE INSPECTED UPON DELIVERY TO PROJECT SITE AND THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT REPRESENTATIVE MAY REJECT ANY SPECIMENS NO LONGER MEETING THE SPECIFIED STANDARDS OR THAT HAVE BEEN DAMAGED IN TRANSIT.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY/HYBRID/CULTIVAR SPECIFIED, AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE SITE LOCATION. SPECIMENS NURSERY-DUG TO BE REPLANTED SHALL HAVE BEEN FRESHLY DUG AND PROPERLY PREPARED FOR PLANTING.
3. TREES:
   - 3.1. SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED OTHERWISE, AND SHRUBS WITH DAMAGED OR CUT MAINSTEM(S), WILL BE REJECTED.
   - 3.2. WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE, CANKERS/CANKEROUS LESIONS OR FUNGAL MATS, MOLD, PREMATURELY-OPENED BUDS, OR CUTS OF LIMBS OVER ¾" DIAMETER THAT ARE NOT COMPLETELY CALLUSED WILL BE REJECTED.
   - 3.3. SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL DAMAGE OR OTHER HINDRANCES TO HEALTHY GROWTH.
   - 3.4. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH SOLID BALLS OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE BOTH FIBROUS AND FEEDING ROOTS. BALLS SHALL BE SECURELY WRAPPED WITH BURLAP, AND TIGHTLY BOUND WITH ROPE OR TWINE. NO PLANTS SHALL BE BOUND WITH ROPE OR WIRE IN SUCH A MANNER AS TO DAMAGE BARK OR BREAK BRANCHES. THE ROOT FLARE SHOULD BE WITHIN THE TOP 2" OF THE SOIL BALL. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED IF THE BALL IS DRY, CRACKED, OR BROKEN BEFORE OR DURING PLANTING.
4. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE.

PLANTING PROJECT CONDITIONS:

1. VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
2. INTERRUPTION OF EXISTING SERVICES OR UTILITIES; DO NOT INTERRUPT SERVICES OR UTILITIES UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES OR UTILITIES ACCORDING TO REQUIREMENTS INDICATED:
   - 2.1. NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY.
   - 2.2. DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT REPRESENTATIVE'S WRITTEN PERMISSION.
3. PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:
   - 3.1. DECIDUOUS TREES AND SHRUBS - APRIL 15 TO OCTOBER 15.
   - 3.2. NATIVE SEEDING AND TURFGRASS: APRIL 15 TO OCTOBER 15
4. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
5. CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES. DAMAGED PLANTS, LAWNS OR GRASS AREAS SHALL BE REPLACED OR TREATED AS REQUIRED TO CONFORM TO SPECIFICATIONS HEREIN FOR FRESH STOCK. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY DURING THE INSTALLATION PERIOD. UNDER NO CONDITION SHALL DEBRIS FROM PLANTING ACTIVITIES RESULT IN A SAFETY HAZARD ON-SITE OR ADJACENT OFF-SITE PROPERTY. DAMAGE TO SITE IMPROVEMENTS OR ADJACENT LANDSCAPES INCURRED AS A RESULT OF PLANTING OR REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR THAT CAUSES THE DAMAGE AT NO COST TO THE OWNER.
6. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
   - 6.1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN PLANTING AREAS.
   - 6.2. DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.
   - 6.3. SOIL PREPARATION PROCEDURES FOR COMPACTED SOIL AND/OR UNACCEPTABLE SUBGRADE CONDITIONS - IF COMPACTED SOIL CONDITIONS ARE ENCOUNTERED OR HAVE DEVELOPED DURING THE CONSTRUCTION PROCESS IN THE PLANTED AREAS CONTRACTOR WILL FIRST TILL AND HARROW SOIL AND SUBGRADE TO A DEPTH OF 8-INCHES. CLEAN ACCEPTABLE SUBGRADE IS SUBSOIL THAT DOES NOT CONTAIN FOREIGN MATERIALS INCLUDING DEBRIS AND EXCESSIVE AGGREGATE FROM CONSTRUCTION ACTIVITIES. IF SUBGRADE IS NOT ACCEPTABLE, CONTRACTOR SHALL EXCAVATE AND REMOVE UNACCEPTABLE SUBGRADE A MINIMUM OF 12-INCHES IN DEPTH AND REPLACE WITH CLEAN FILL. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IF COMPACTED SOILS OR UNACCEPTABLE SUBGRADE IS ENCOUNTERED.
   - 6.4. SOIL DEPTHS AND IMPROVEMENTS WITHIN BUILDING FOUNDATION WALL ZONE - ALL PLANT BEDS LOCATED WITHIN 8 - 10 FEET OF THE BUILDING FOUNDATION WALL SHALL HAVE PLANTING SOIL TO A DEPTH OF 24-INCHES OVER AGGREGATE BACK FILL FOUNDATION.
   - 6.5. SOIL DEPTHS AND IMPROVEMENTS WITHIN INTERMEDIATE ZONE - ALL PLANT BEDS LOCATED OUTSIDE OF THE BUILDING FOUNDATION WALL ZONE SHALL HAVE 12-INCHES OF PLANTING SOIL OVER ACCEPTABLE SUBGRADE. IF COMPACTED SUBGRADE IS ENCOUNTERED SEE SUBSECTION 6.3 ABOVE FOR SOIL PREPARATION PROCEDURES FOR COMPACTED SOIL AND/OR UNACCEPTABLE SUBGRADE CONDITIONS.
   - 6.6. SOIL DEPTHS AND IMPROVEMENTS WITHIN OUTER ZONE - PROVIDE 6-INCHES CLEAN TOPSOIL OVER ACCEPTABLE SUBGRADE FOR AREAS TO BE PLANTED WITH STANDARD TURF GRASS AND/OR LOW MOW TURF GRASS. IF SUBGRADE IS COMPACTED, SCARIFY TO A DEPTH OF 8-INCHES PRIOR TO INSTALLING TOPSOIL.
   - 6.7. SOIL DEPTHS AND IMPROVEMENTS WITHIN PLANTED PARKING LOT ISLANDS AND MEDIANS - ALL PARKING LOT ISLANDS AND MEDIANS SHALL RECEIVE 24-INCHES OF PLANTING SOIL MIX OVER ACCEPTABLE SUBGRADE. REMOVE EXCESS AGGREGATE BASE EXCEPT WITHIN 15-INCHES FROM CURBS. SCARIFY COMPACTED SUBGRADE TO A DEPTH OF 8-INCHES PRIOR TO INSTALLING PLANTING SOIL MIX.

PLANTING DELIVERY, STORAGE, & HANDLING:

1. BULK MATERIALS;
   - 1.1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
3. HANDLE PLANTING STOCK BY ROOT BALL.
4. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN SHADED LOCATION, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
   - 4.1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
   - 4.2. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

EXCAVATION FOR TREES & SHRUBS

1. EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
   - 1.1. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
   - 1.2. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
   - 1.3. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
   - 1.4. MAINTAIN REQUIRED ANGELS OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
   - 1.5. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
   - 1.6. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
2. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.
3. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
4. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE & SHRUB PLANTING

1. BEFORE PLANTING VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS. PLANT MATERIAL WITHOUT ROOT FLARE VISIBLE OR PLANTED TOO LOW WILL BE RE-PLANTED AT THE REQUEST OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
2. PLANTS FOUND TO HAVE STEM GIRDLING ROOTS AND/OR KINKED ROOTS AT THE TIME OF PLANTING WILL BE REJECTED AND REPLACEMENTS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY FROM ROOT BALL AREA.
4. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO CUT TREE LEADERS.
5. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.
   - 5.1. USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL.
   - 5.2. CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
   - 5.3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
   - 5.4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

TREE & SHRUB MATERIAL:

1. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS.; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
   - 1.1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾" IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
   - 1.2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A STATE CERTIFIED NURSERY.
   - 1.3. PLANT MATERIAL SHALL BE PROVIDED IN THE CONTAINER TYPE INDICATED IN THE DRAWINGS (B&B, CONTAINER, BARE ROOT, ETC.), UNLESS THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT THAT SUBSTITUTION OF CONTAINER TYPE IS ACCEPTABLE.
2. FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
3. SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.

PLANTING SOIL:

PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE WIDTH OF LANDSCAPE AREAS, AND A MINIMUM OF 3X THE DIAMETER OF THE ROOT BALL LENGTHWISE

1. INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 8" DEPTH.
2. DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.
3. PLANTING SOIL SHALL BE A MIX OF 6-PARTS TOPSOIL, 1-PART COMPOST (APPROVED FOR USE ON THE PROJECT). THOROUGHLY BLEND PLANTING SOIL OFF-SITE BEFORE SPREADING.
   - 3.1. THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF PASSING THE 1" SIEVE, FREE OF ROCKS, DEBRIS, AND OF NOXIOUS WEEDS.
   - 3.2. STRIPPED, SALVAGED, OR MINED TOPSOIL MUST BE TAKEN FROM THE TOP 6-INCHES OF THE A-HORIZON, HAVING A DARK BROWN TO BLACK COLOR WITH A GRANULAR STRUCTURE AND CLAY CONTENT OF LESS THAN 25%, VERIFIED WITH A RIBBON TEST THAT YIELDS NO MORE THAN 1-INCH.

METAL EDGING

1. STANDARD PROFILE, COMMERCIAL-GRADE, EXTRUDED ALUMINUM EDGING, FABRICATED IN STANDARD LENGTHS WITH INTERLOCKING SECTIONS WITH LOOPS STAMPED FROM FACE OF SECTIONS TO RECEIVE STAKES.
   - 1.1. BASIS OF DESIGN: CLEANLINE BY PERMALOC OR APPROVED EQUAL.
   - 1.2. EDGING SIZE: 3/16-INCH-WIDE BY 5.5 INCHES DEEP
   - 1.3. STAKES: ALUMINUM, ASTM 221, ALLOY 6061-T6, 18-INCHES LONG.
   - 1.4. FINISH: BLACK DURAFLEX
   - 1.5. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: CURV-RITE, INC., PERMALOC CORPORATION, RUSSELL, J.D. COMPANY (THE), SURE-LOC EDGING CORPORATION
2. INSTALL METAL EDGE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ENSURE THAT METAL EDGING IS PROPERLY INSTALLED AND SECURED BEFORE INSTALLING STONE MULCH.

STONE MULCH MATERIAL & INSTALLATION:

1. SHALL BE HARD, DURABLE, STONE, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN SUBSTANCES, OF THE FOLLOWING TYPE, SIZE RANGE, AND COLOR:
   - 1.1. MATERIAL: ANGULAR WASHED STONE.
   - 1.2. SIZE: 1-1/2" DIAMETER
   - 1.3. DEPTH: 3" MINIMUM DEPTH PLACED IN ONE LIFT
   - 1.4. COLOR RANGE: BLEND OF DARK GREY & BLUE TONES
   - 1.5. BASIS OF DESIGN: 1-1/2" 'AMERICAN HERITAGE' AGGREGATE BY COUNTY MATERIALS.
2. LIGHTLY COMPACT AREAS TO RECEIVE STONE MULCH
3. INSTALL WEED BARRIER FABRIC IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS; COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES OF FABRIC LENGTHS A MINIMUM OF 6-INCHES AND SECURING SEAMS WITH GALVANIZED PINS. WEED BARRIER FABRIC SHALL BE WRAPPED VERTICALLY UP THE OUTSIDE EDGES OF SURROUNDING CONCRETE FLATWORK OR CURB AND SECURED IN PLACE. HOLD FABRIC 2" CLEAR OF TOP OF ADJACENT CURB AND CONCRETE FLATWORK SO IT IS NOT VISIBLE FROM SURFACE.
4. PLACE AND FINISH STONE MULCH AS INDICATED IN DRAWINGS, ENSURING A SMOOTH, LEVEL TOP SURFACE FOR ALL STONE MULCH AREAS HELD APPROXIMATELY 1/2" BELOW THE TOP SURFACE OF ADJACENT PAVED AREAS OR METAL EDGING.

BARK MULCH MATERIAL & INSTALLATION

1. TWICE-SHREDDED HARDWOOD BARK MULCH TO BE PROVIDED AS TOP-DRESSING FOR ALL AT-GRADE PLANTING BEDS IN LOCATIONS INDICATED ON PLANTING PLANS.
   - 1.1. SIZE RANGE: MAXIMUM 2.5" TO 3"
   - 1.2. COLOR: NATURAL, UN-DYED
   - 1.3. PROVIDE 3" DEPTH MULCH FOR ALL PLANTING BEDS INDICATED AS BARK MULCH PLANTING BED.
2. KEEP BARK MULCH 2" CLEAR OF ALL STEMS OF PLANT MATERIAL.

TURF SEEDING:

1. DELIVERY:
   - 1.1. DELIVER PACKAGED SEED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS LABELED AS TO NAME AND ADDRESS OF SUPPLIER; SPECIFIC BLEND OF SEED; AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.
2. PROJECT CONDITIONS:
   - 2.1. SEED DURING ONE OF THE FOLLOWING PERIODS.
     - 2.1.1. SPRING SEEDING SEASON: APRIL 1 TO JUNE 15.
     - 2.1.2. FALL SEEDING SEASON: AUGUST 15 TO OCTOBER 1.
3. PRODUCTS
   - 3.0.1. PROVIDE THE FOLLOWING FOR TURFGRASS SEED BASIS OF DESIGN: REINDEERS DELUXE 50 SEED MIX OR APPROVED EQUAL
   - 3.0.2. TURFGRASS SEED MIX TO BE FERTILIZED WITH 'SCOTT'S STARTER FERTILIZER' BY THE 'SCOTTS MIRACLE-GRO COMPANY' OR APPROVED EQUAL.
4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN MET.
5. REMOVE ANY AND ALL UNDESIRABLE VEGETATION THAT HAS GERMINATED IN THE AREAS TO BE SEEDED OR SODDED. CONTRACTOR SHALL EVALUATE THE USE OF A BROAD SPECTRUM, NON-PERSISTENT GLYSOPHATE-BASED HERBICIDE BASED ON SITE CONDITIONS.
   - 5.1. DO NOT APPLY SEED UNTIL FIVE TO SEVEN DAYS AFTER LAST HERBICIDE TREATMENT.
6. FINISH GRADING: GRADE AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS ½ INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE IMMEDIATELY SEEDED AND STABILIZED WITH EROSION CONTROL MATERIAL
7. MOISTEN PREPARED AREA BEFORE SEEDING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE DRY BEFORE SEEDING OR SODDING. DO NOT CREATE MUDDY SOIL.
8. NO SEEDING SHALL OCCUR ON FROZEN GROUND OR AT TEMPERATURES LOWER THAN 32 DEGREES FARENHEIT OR IN THE FOLLOWING 5 DAYS AFTER PLANNED SEEDING OR SODDING.
9. SEEDING RATES TO BE PERFORMED IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.

CLEAN-UP AND PROTECTION

1. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
2. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
3. AFTER INSTALLATION REMOVE ALL NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, STRING, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.

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LANDSCAPE SPECIFICATIONS

ISSUANCE	DATE
SD SUBMITTAL	12-19-2025
DRB SUBMITTAL	01-19-2026
CITY RESUBMITTAL	04-06-2026
DRB SUBMITTAL	04-29-2026

NO. REVISION	DATE

PROJECT NO:	24308
DESIGN DATE:	----
PLOT DATE:	2026.04.29
DRAWN BY:	JAO
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:
L300

JOLEARY
L300
24308

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