GENERAL NOTES:

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY ______________ ON ________, **20__**, FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
12. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
13. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
14. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
15. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
16. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
17. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
18. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
19. ALL SPECIFIC EROSION AND SEDIMENT CONTROL FACILITIES MUST BE INSTALLED PRIOR TO DEMOLITION, CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
20. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
21. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

DEMOLITION AND CLEARING NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL.(E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
3. THE CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
4. THE CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
6. THE CONTRACTOR SHALL PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
8. THE CONTRACTOR SHALL ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST. USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.
9. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
10. THE CONTRACTOR SHALL COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.
11. THE CONTRACTOR SHALL RESTORE ANY DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

SITE PLAN NOTES:

1. ALL PAVING DIMENSIONS INCLUDING RADII ARE TO EDGE OF PAVEMENT UNLESS NOTED.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL) UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
4. REFER TO ELECTRICAL & PHOTOMETRIC SHEETS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
5. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
6. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION CURRENT EDITION, HEREAFTER THIS PUBLICATION WILL BE REFERRED TO AS "STATE HIGHWAY SPECIFICATIONS," AND APPLICABLE CITY OF WAUWATOSA ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
7. PAVEMENT MARKING SPECIFICATIONS-

   CODE AND STANDARDS - ALL PAVEMENT MARKINGS SHALL INSTALLED IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. MARKING DIMENSIONS, LOCATIONS, AND LAYOUT SHALL BE IN ACCORDANCE WITH STANDARD DETAIL DRAWINGS 15c7 AND THE PLAN DOCUMENTS.

   SURFACE PREPARATION AND INSTALLATION - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

   DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

   LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.

   PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.

   BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
8. ASPHALT PAVING SPECIFICATIONS-

   CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.

   WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 45° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C). FOR CONCRETE PAVEMENTS PLACEMENT IS NOT TO BE PERFORMED IF THE AMBIENT TEMPERATURE IN THE SHADE FALLS BELOW 35° F UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE ENGINEER. IF FREEZING TEMPERATURES ARE FORECASTED WITHIN 24 HOURS OF A POUR PROTECTIVE COATING WILL NEED TO BE APPLIED IN ACCORDANCE WITH 415.3.13.2 OF THE STANDARD SPECIFICATIONS.

   GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

   CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

   BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

   SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

   ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

   SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

   THE CONTRACTOR IS RESPONSIBLE TO PERFORM A QUALITY MANAGEMENT PROGRAM (QMP) FOR PLACEMENT OF ALL PAVEMENTS IN ACCORDANCE WITH SECTIONS 460.2.8 FOR HMA AND 715 FOR PCC.
9. CONCRETE PAVING SPECIFICATIONS -

   CODES AND STANDARDS - THE PLACING, CONSTRUCTIONS AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

   CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

   SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

GRADING NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
5. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
6. THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
7. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF ALL PAVEMENT BEARING SURFACES IN ACCORDANCE WITH PART 2 OF THE STATE STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
9. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
10. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURN OVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
13. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR AGGREGATE BASE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
14. THE CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
17. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
18. THE CONTRACTOR SHALL COMPLY WITH ALL CITY OF WAUWATOSA CONSTRUCTION STANDARDS/ORDINANCES FOR WORK WITHIN THE RIGHT-OF-WAY.
19. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 6-INCH TOPSOIL REPLACEMENT.
20. SURVEY BENCHMARKS AND MAPPING HAVE BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL-INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

CITY OF WAUWATOSA EROSION CONTROL NOTES:

1. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) HANDBOOK. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITE, OR RECEIVING CHANNELS.
2. 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.
3. 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, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE BMP HANDBOOK.
4. 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 WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
5. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
6. 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 PRACTICESD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS A PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
7. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLIDE 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 SEVEN DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
8. WHEN DISTURBED AREA HAS BEEN STABILIZED NY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
9. NOTIFY THE CITY ENGINEERING DEPARTMENT (479-8934) WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
10. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
11. OBTAIN PERMISSION IN WRITING FROM THE CITY OF WAUWATOSA ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
12. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
13. INSPECT THE BEST MANAGEMENT PRACTICES AFTER EACH RAIN OF .5 INCH OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS

UTILITY NOTES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF WAUWATOSA SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMM 82.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. EXCEPT FOR THOSE LOCATED WITHIN THE PUBLIC EASEMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF WAUWATOSA.
8. THE CONTRACTOR SHALL CONTACT THE CITY OF WAUWATOSA 48-HOURS IN ADVANCE OF STORM, WATER AND SANITARY CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. PRIVATE CONSTRUCTION THAT DISTURBS UNDERGROUND UTILITIIES IS REQUIRED TO INSTALL AND DMAINTAIN ENCLOSED RATTRAP OR BAIT STATIONS.

PRIVATE STORM SEWER NOTES

1. PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443; HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED.
2. INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2502-D, OR EQUAL. FOR MANHOLES, FRAME AND GRATE SHALL BE NEENAH R-1580, TYPE B COVERS SELF SEALING AND NON-ROCKING. ADJUSTING RINGS SHALL BE HDPE MANUFACTURED BY LADTECH, INC OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067-L, OR EQUAL. FIELD INLET FRAME AND GRATE SHALL BE R-4349-D, OR EQUAL. AREA DRAIN GRATES SHALL BE R-4350-1 OR EQUAL.THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
3. BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS". GRANULAR BACKFILL SHALL CONFORM TO TABLE 37 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN THE STATE OF WISCONSIN, LATEST EDITION OR STATE SPECIFICATION SECTION 209 (GRADE 2). PEA GRAVEL IS EXPLICITLY NOT ALLOWED.
4. MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1580 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL . IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

PRIVATE WATER MAIN NOTES:

1. PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-515 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES. WATER MAIN SIZE IS DETERMINED BY THE CITY OF WAUWATOSA WATER UTILITY. ALL INSTALLATION OF WATER MAIN MEETING THE CRITERIA TO OBTAIN A RIGHT-OF-RECOVERY SHALL COMPLY WITH THE REQUIREMENTS OF THE MUNICIPAL INTERGOVERNMENTAL AGREEMENT FOR WATER SERVICE AND THE RIGHT-OF-RECOVERY PROCEDURES REQUIRED BY THE CITY OF WAUWATOSA.
2. HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF CITY OF WAUWATOSA AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES. THE CITY OF WAUWATOSA FIRE DEPARTMENT APPROVAL MUST BE OBTAINED FOR ALL PROPOSED HYDRANT LOCATIONS PRIOR TO CONSTRUCTION.
3. BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO THE CITY OF WAUWATOSA SPECIAL CONDITIONS FOR WATERMAIN CONSTRUCTION, LATEST EDITION.
4. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL CONFORM TO THE CITY OF WAUWATOSA SPECIAL CONDITIONS FOR WATERMAIN CONSTRUCTION, LATEST EDITION. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. GRAVEL BACKFILL SHALL CONFORM TO TABLE 37 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION OR STATE SPECIFICATION SECTION 209 (GRADE 2). PEA GRAVEL IS EXPLICITLY NOT ALLOWED. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
5. ALL PRIVATE WATERMAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUWATOSA WATER MAIN SPECIAL PROVISIONS.

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER AREA DRAIN		
STORM SEWER INLET (ROUND CASTING)		
STORM SEWER INLET (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
AIR RELEASE ASSEMBLY		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
UTILITY CROSSING		X
LIGHTING		
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
CAUTION EXISTING UTILITIES NEARBY		CAUTION
ELECTRICAL TRANSFORMER OR PEDESTAL	E	E
POWER POLE		
POWER POLE WITH LIGHT		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	(750.00)	750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRASS PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" 6"	
SOIL BORING	B-0	B-1
TOPSOIL PROBE	T-0	T-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

INDEX OF CIVIL SHEETS

PROJECT CONTACTS

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DALE BUNDERSON, P.L.A.
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EXPIRATION DATE: JULY 31, 2026

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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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311 canyon wren drive, buda, texas 78610 t 512 649 5627

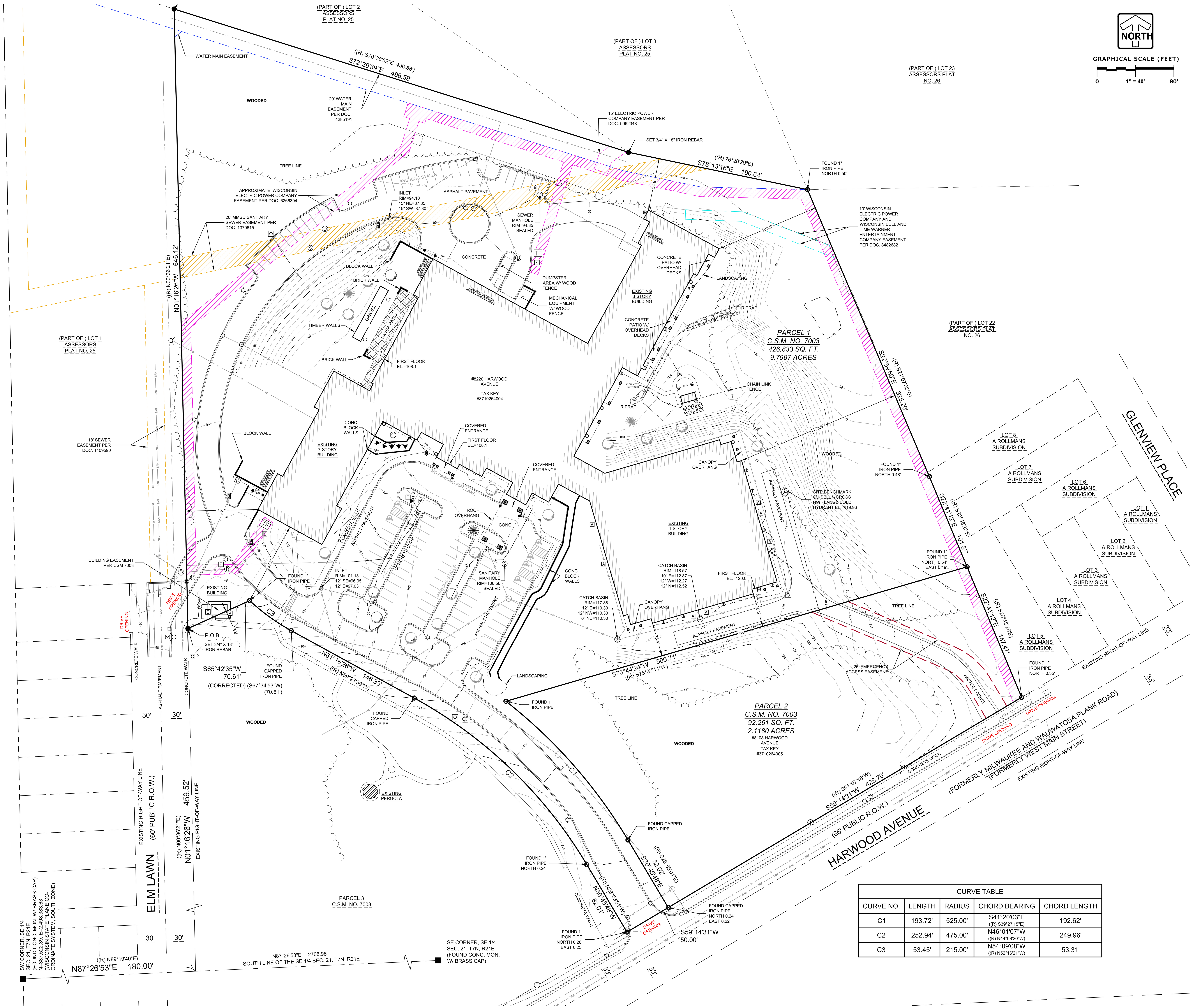
THE LUTHERAN HOME
HARWOOD PLACE RENOVATION

8220 Harwood Ave, Wauwatosa, WI 53213
Tax Key ID Numbers: #3710264005 & #3710264004

REVISIONS:

GENERAL NOTES, SPECIFICATION AND LEGEND

DRB RESUBMITTAL
BID PACKAGE:
DATE: 02-11-2025
JOB NO: 230156-01
SHEET NO: C100



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	193.72'	525.00'	S41°20'03"E ((R) S39°27'15"E)	192.62'
C2	252.94'	475.00'	N46°01'07"W ((R) N44°08'20"W)	249.96'
C3	53.45'	215.00'	N54°09'08"W ((R) N52°16'21"W)	53.31'

LEGEND OF SYMBOLS AND ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP
CATCH BASIN	TELEPHONE MARKER	BOLLARD
LATERAL	TRANSFORMER	CROSS CUT
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	IRON PIPE
WELL	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD
HYDRANT	CABLE TV RISER/BOX CABLE	MAG NAIL
WATER VALVE	TV MANHOLE/VAULT	SECTION MONUMENT
DOWN SPOUT	GAS VALVE	BENCH MARK
SPRINKLER VALVE	GAS METER	CONIFER TREE
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE
STANDPIPE	AIR CONDITIONING UNIT	BUSH
WATER MANHOLE	VENT	WETLAND SYMBOL
FLOOD LIGHT	DIRECTIONAL ARROW	CL. =CENTERLINE
LIGHT POLE	DUMPSTER	CONC. =CONCRETE
WARNING LIGHT	HANDICAP STALL	EL. =ELEVATION
UTILITY POLE	SPOT ELEVATION	EXT. =EXISTING
GUY WIRE		INV. =INVERT
	SANITARY SEWER	MON. =MONUMENT
	STORM SEWER	P.O.B. =POINT OF BEGINNING
W	WATER MAIN	P.O.C. =POINT OF COMMENCEMENT
FO	FIBER OPTIC LINE	R.O.W =RIGHT OF WAY
T	TELEPHONE LINE	SEC. =SECTION
E	ELECTRIC LINE	SQ. FT. =SQUARE FEET
OHW	OVERHEAD WIRES	W/ =WITH
CATV	CABLE TELEVISION	(R) =RECORDED AS
G	GAS MAIN	(D) =DEEDED AS
WET	WETLANDS	
	TREE LINE	
	NO ACCESS	

LEGAL DESCRIPTION

PARCEL 1 AND PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7003, AS RECORDED IN THE REGISTER OF DEEDS OFFICE FOR MILWAUKEE COUNTY AS DOCUMENT NO. 8135630 AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 8266647, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 21 EAST, CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

GENERAL NOTES

1. COORDINATES REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (N.A.D. 1983/2011).
2. BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 21 EAST WHICH HAS A BEARING OF N87°26'53"E.
3. VERTICAL DATUM: CITY OF WAUWATOSA (CITY OF WAUWATOSA VERTICAL DATUM CONVERSION = NATIONAL GEODETIC VERTICAL DATUM OF 1929 MINUS (-) 580.28). CONTOURS ARE SHOWN AT A 1' INTERVAL BASED ON ACTUAL GROUND SURVEY OF THE CURRENT GROUND TERRAIN. REFERENCE BENCHMARK: CHISELED CROSS ON EAST FLANGE BOLT ON HYDRANT, 20.50 FEET NORTH OF A CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION 21, TOWN 7 NORTH, RANGE 21 EAST, ELEVATION = 690.996 (NGVD29) = 110.72 (CITY).
4. FIELD WORK COMPLETED ON NOVEMBER 6, 2024
5. EXISTING IMPROVEMENTS GRAPHICALLY SHOWN ON THIS SURVEY ARE LIMITED TO A PREDEFINED "PROJECT AREA" SPECIFIED BY THE OWNER/CLIENT. PINNACLE ENGINEERING GROUP, LLC TAKES NO RESPONSIBILITY FOR IMPROVEMENTS OUTSIDE OF THIS "PROJECT AREA".
6. FLOOD ZONE CLASSIFICATION: THE PROPERTY LIES WITH IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 55079C0067E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. ZONE "X" AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON FIELD LOCATION MARKINGS BY DIGGER'S HOTLINE TICKET #20244015648 & 20244015646 WITH A CLEAR DATE OF OCTOBER 13, 2024. THE LOCATION AND SIZE OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN LOCATED BASED ON A REASONABLE VISUAL OBSERVATION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. PINNACLE ENGINEERING GROUP, LLC. DOES NOT GUARANTEE THE LOCATION OF UTILITIES SHOWN. CONTACT DIGGER'S HOTLINE PRIOR TO THE START OF ANY ACTIVITY.
8. PRIVATE UTILITY LOCATE COMPLETED BY ALL LINES UTILITY SERVICES

DRAWN BY: APM

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THE LUTHERAN HOME
HARWOOD PLACE RENOVATION

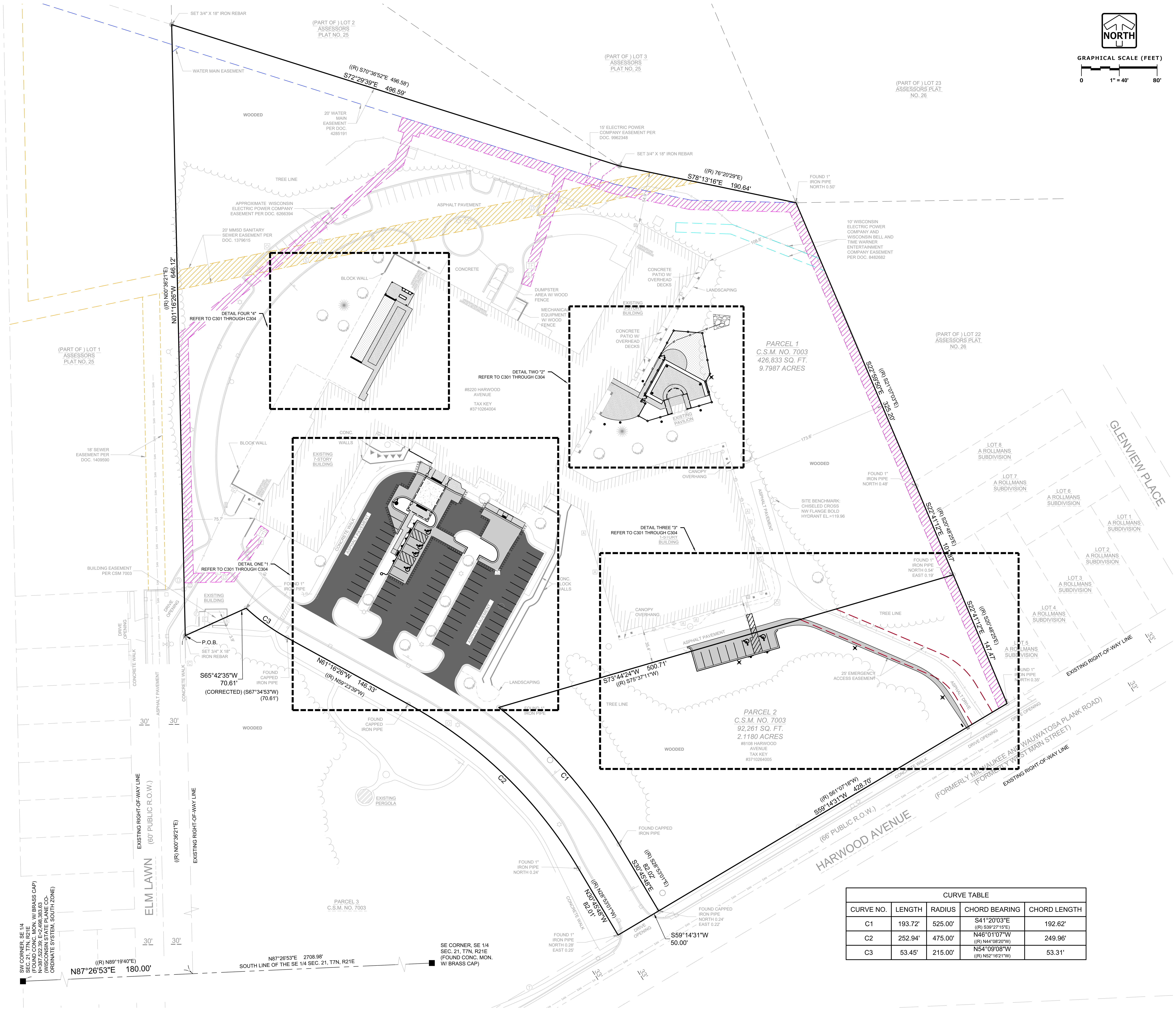
8220 Harwood Ave, Wauwatosa, WI 53213
Tax Key ID Numbers: #3710264005 & #3710264004

REVISIONS:

EXISTING CONDITIONS MAP

NOT FOR CONSTRUCTION

DRB RESUBMITTAL
BID PACKAGE:
DATE: 02-11-2025
JOB NO: 230156-01
SHEET NO: C200



LEGEND

- LIGHT DUTY PAVEMENT
- ASPHALT PAVEMENT CRACK SEAL AND SEAL COAT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ARTIFICIAL TURF
- RIP RAP

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
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pra PLUNKETT RAYSICH ARCHITECTS, LLP

THE LUTHERAN HOME HARWOOD PLACE RENOVATION

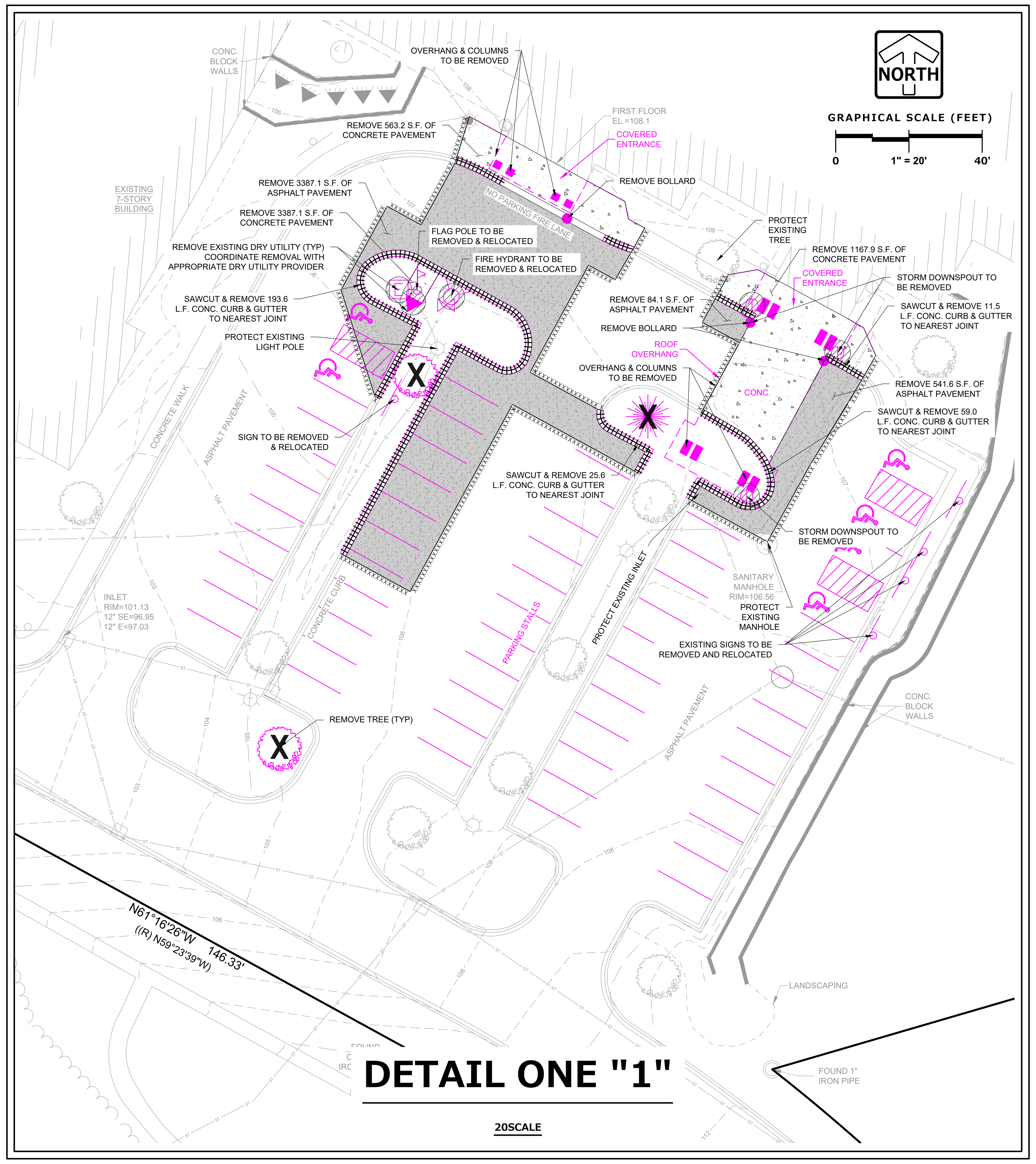
8220 Harwood Ave, Wauwatosa, WI 53213
Tax Key ID Numbers: #3710264005 & #3710264004

REVISIONS:

OVERALL LOCATION PLAN

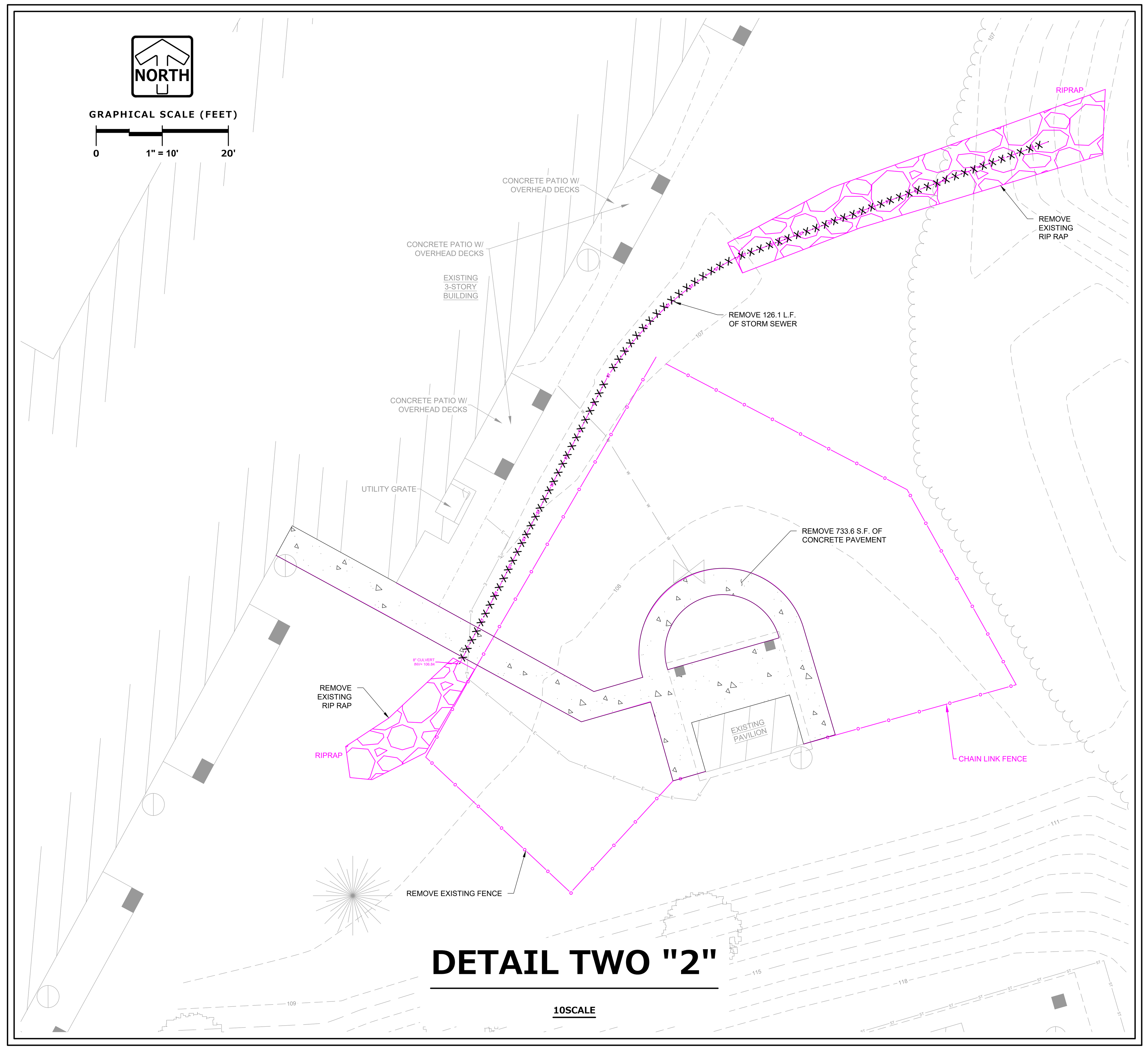
DRB RESUBMITTAL
BID PACKAGE:
DATE: 02-11-2025
JOB NO: 230156-01
SHEET NO: C300

NOT FOR CONSTRUCTION



DETAIL ONE "1"

20SCALE



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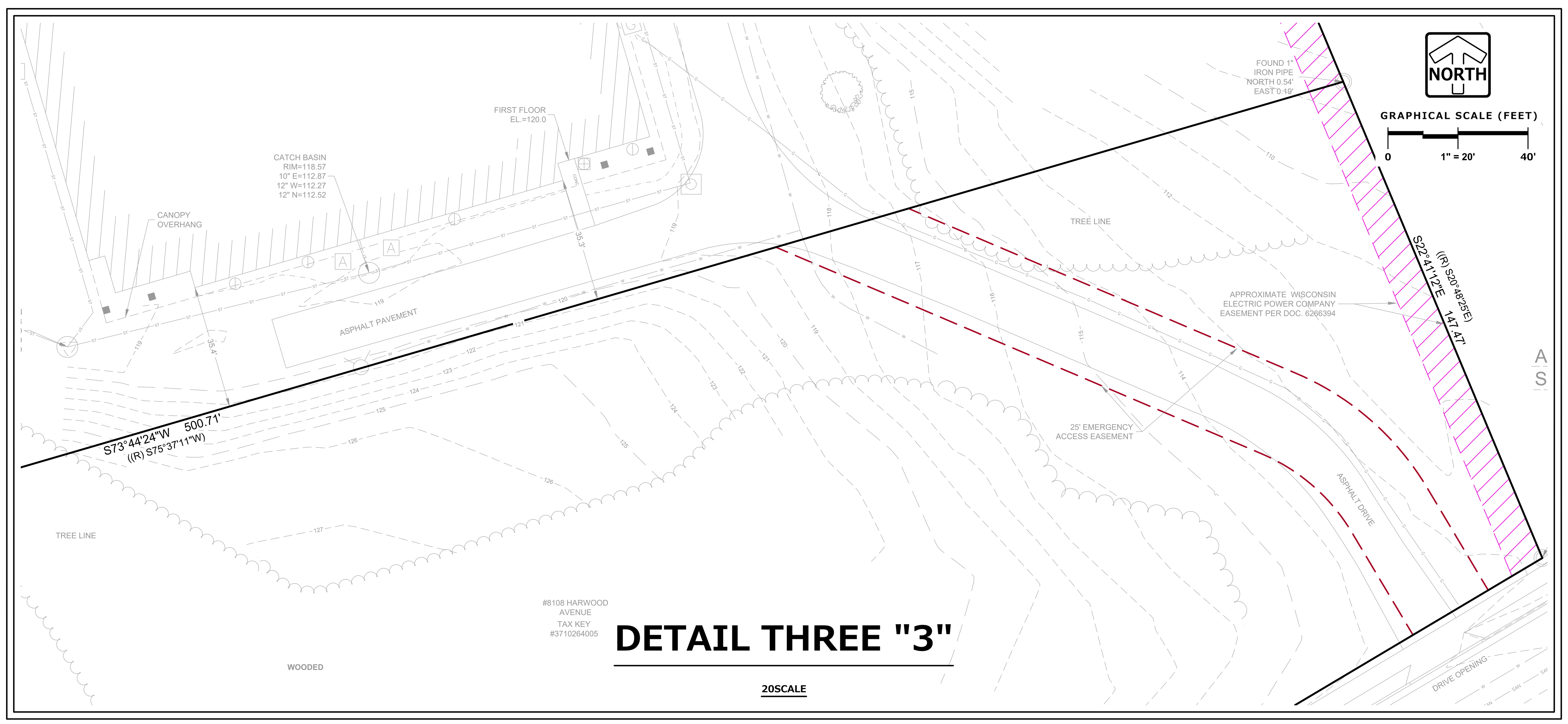

DETAIL THREE "3"

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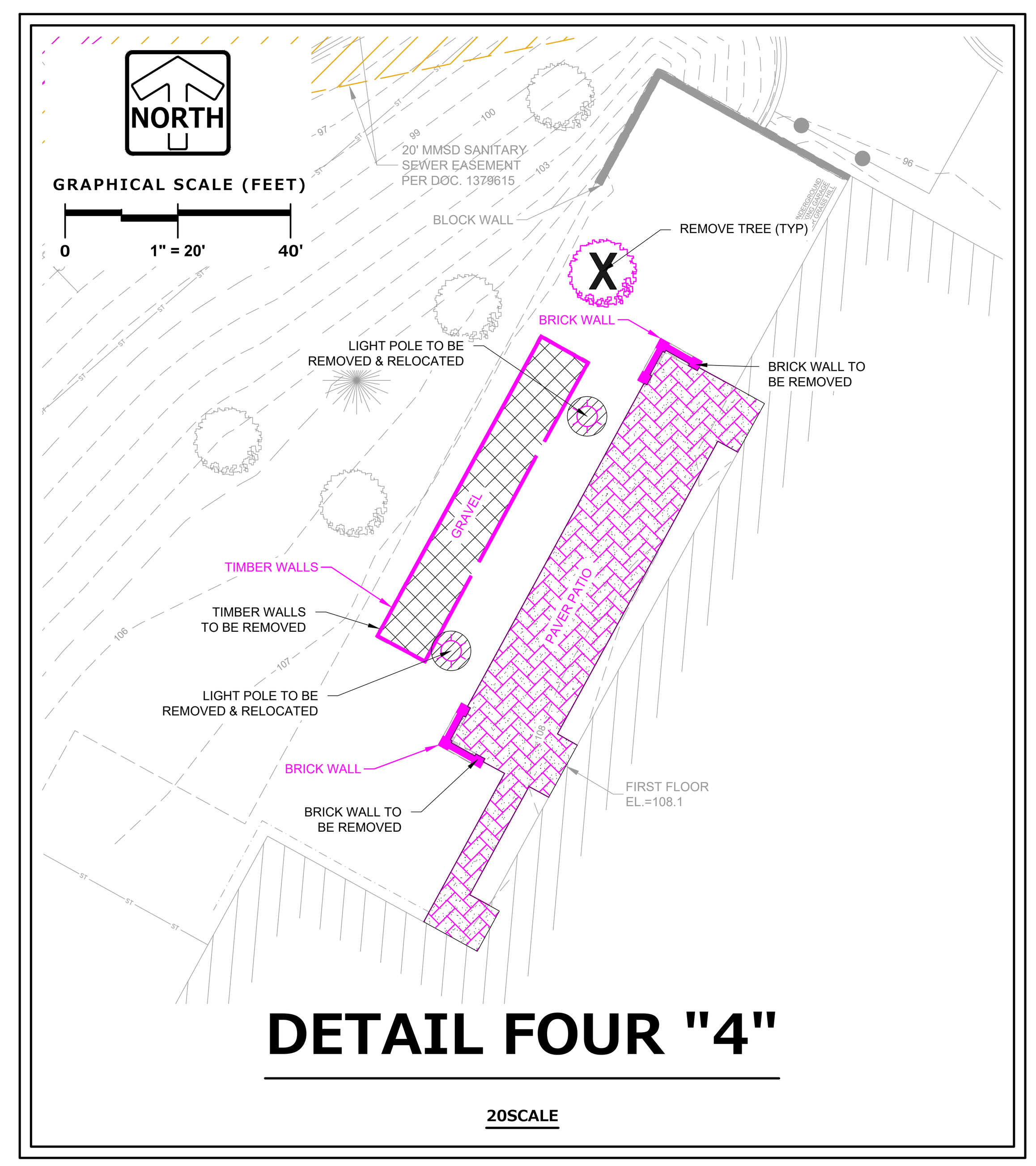

DETAIL FOUR "4"

20SCALE

LEGEND

- REMOVE EXISTING FEATURE
- REMOVE CONC. CURB & GUTTER
- REMOVE UTILITY (SEE DESCRIPTION ON PLANS)
- SAWCUT EXISTING PAVEMENT
- REMOVE EXISTING CONCRETE
- REMOVE EXISTING ASPHALT
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING PAVERS
- REMOVE EXISTING RIP RAP
- REMOVE EXISTING UTILITY
- REMOVE/RELOCATE EXISTING TREE

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING VIA RAIL PLANS FOR THE UNION PACIFIC RAILROAD TRACK CONSTRUCTION SHALL BE COORDINATED WITH CIVIL PLANS. ANY DISCREPANCIES SHALL BE COORDINATED PRIOR TO CONSTRUCTION.

REFER TO C100 FOR DEMOLITION AND CLEARING NOTES

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Tax Key ID Numbers: #3710264005 & #3710264004

REVISIONS:

DETAILED DEMOLITION PLAN

DRB RESUBMITTAL
BID PACKAGE:
DATE: 02-11-2025
JOB NO: 230156-01
SHEET NO: C301

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DRAWN BY: APM

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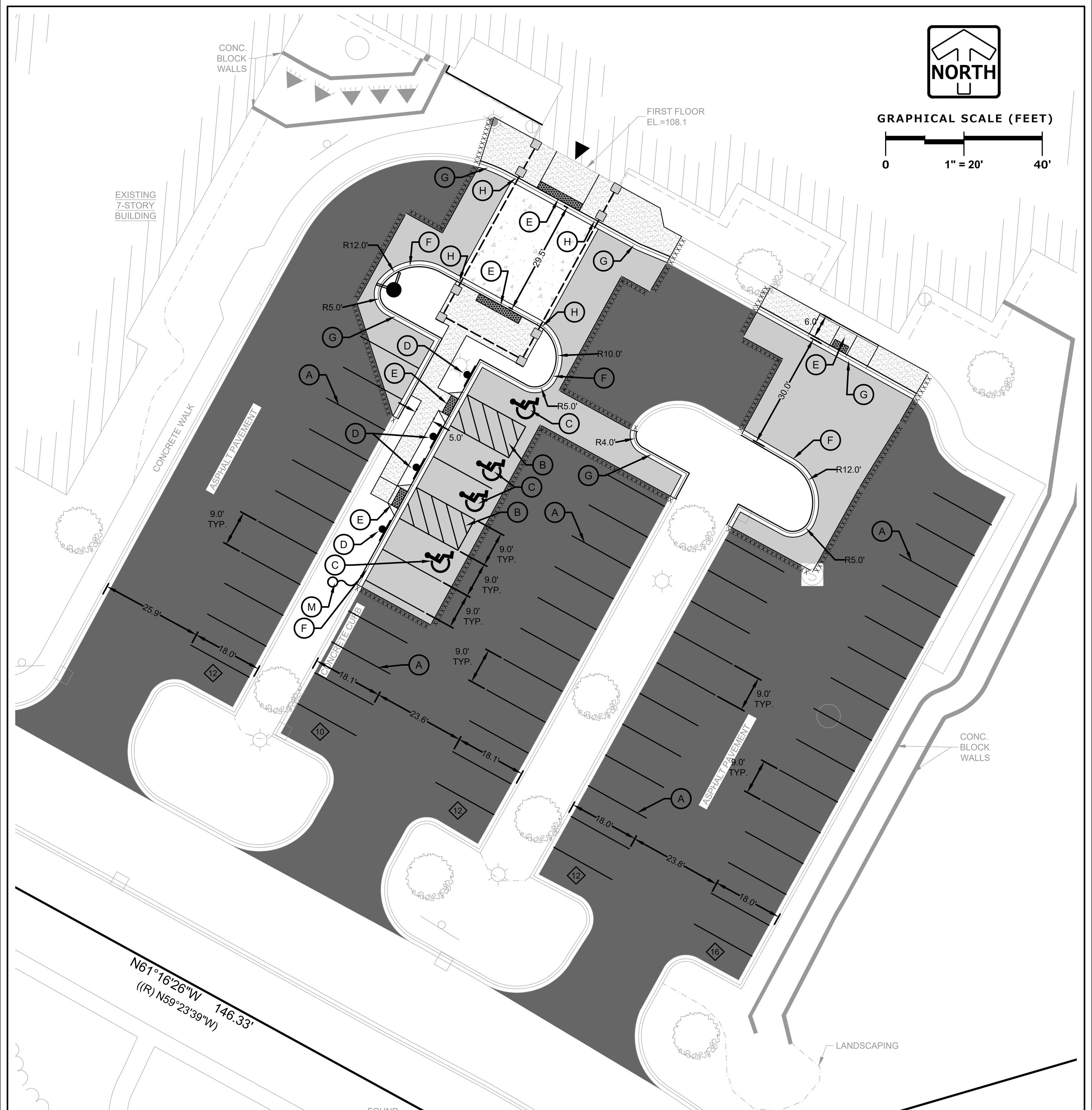
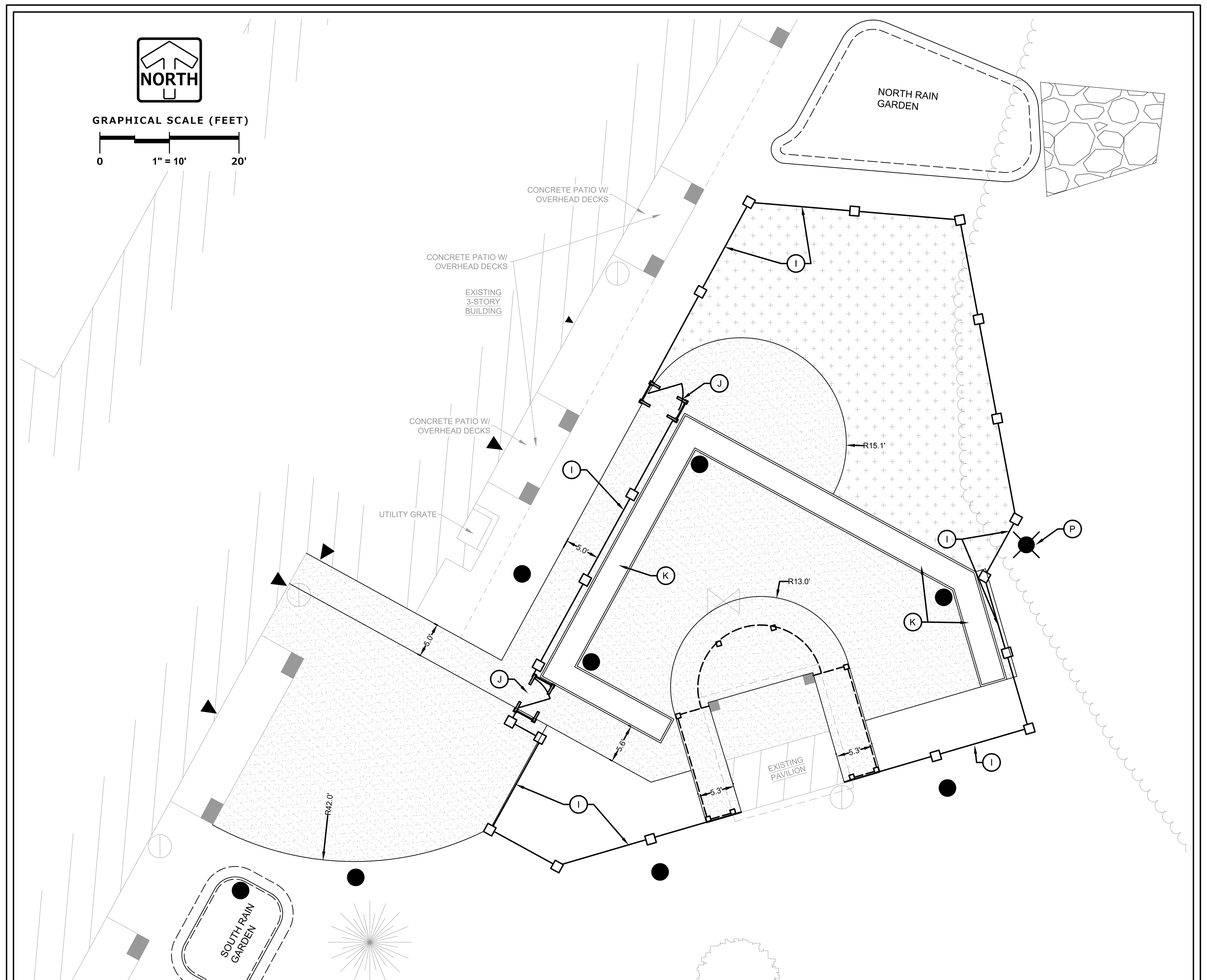


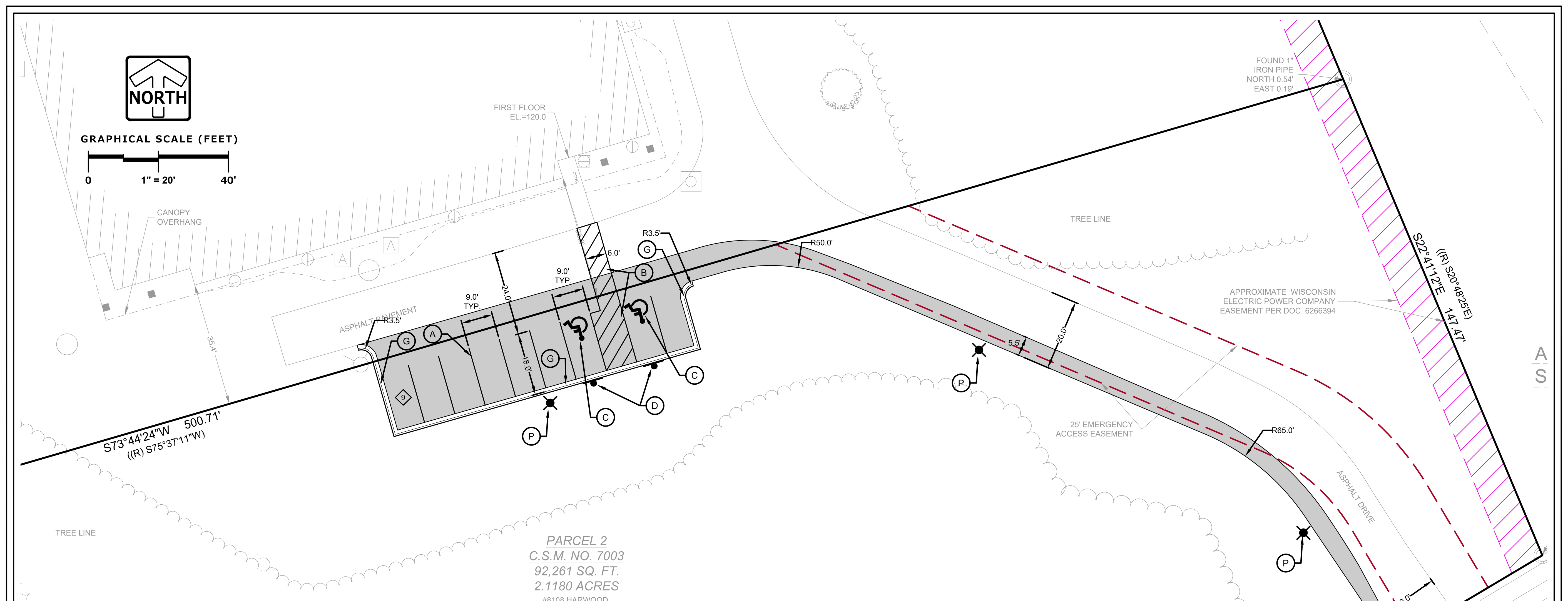
DETAIL ONE "1"

20SCALE



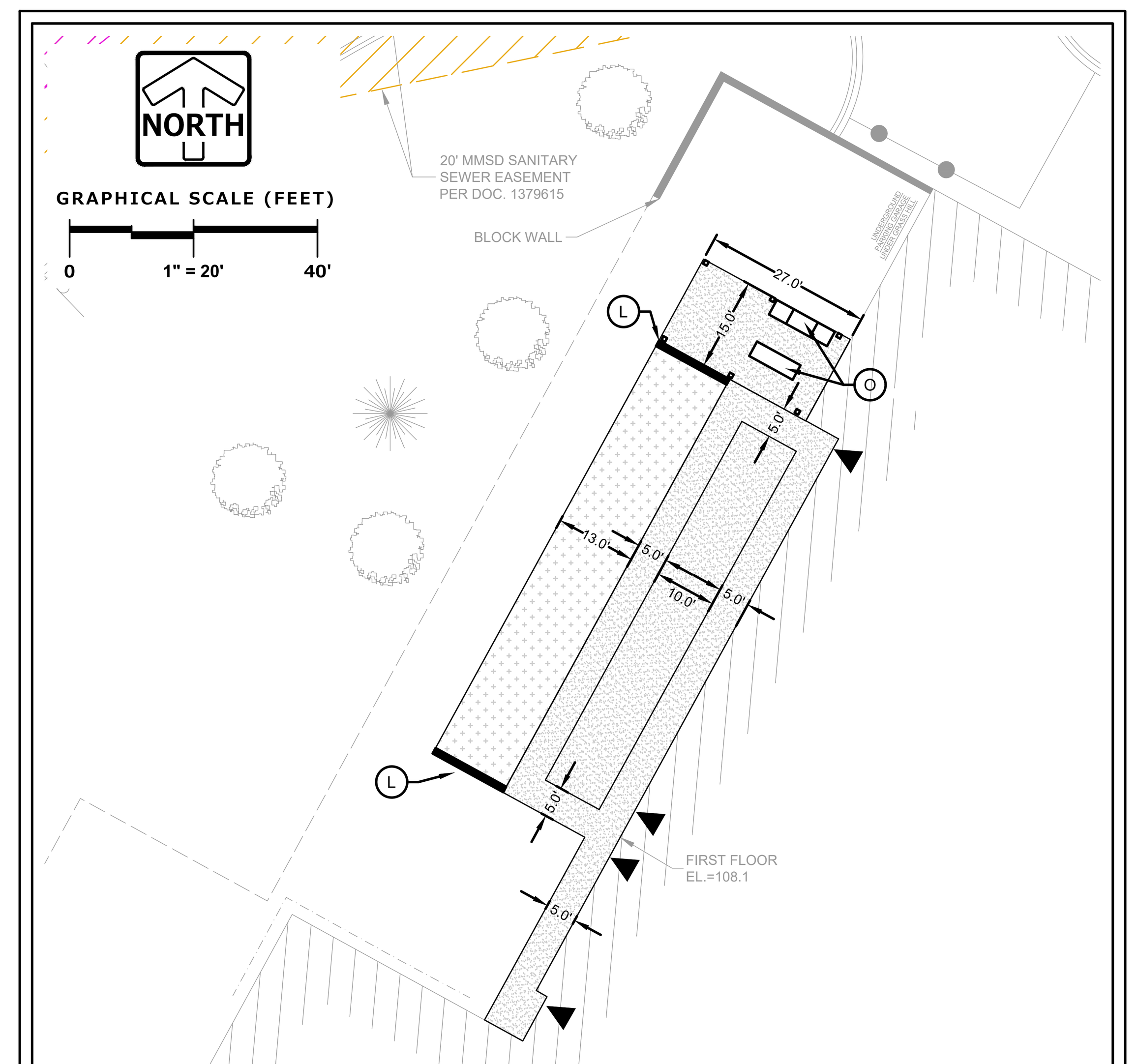
DETAIL TWO "2"

10SCALE



DETAIL THREE "3"

20SCALE



DETAIL FOUR "4"

20SCALE

LEGEND

LIGHT DUTY PAVEMENT
- 8" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
- 3-1/2" ASPHALTIC CONC. (2 LIFTS)
  - LOWER LAYER (E-1 MIX; 19.0 mm NOMINAL SIZE)
  - UPPER LAYER (E-1 MIX; 9.5 mm NOMINAL SIZE)

ASPHALT PAVEMENT CRACK SEAL AND SEAL COAT

CONCRETE PAVEMENT
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
- 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)

CONCRETE SIDEWALK
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
- 5" PCC (6x6 WELDED WIRE FABRIC PER RACI 315-92)

ARTIFICIAL TURF
- DESIGNED BY OTHERS

RIP RAP
- SEE DETAIL

A	SOLID PARKING STRIPE, 3" PAINT (WHITE)
B	SOLID DIAGONAL STRIPE AT 45° SPACED 2' O.C., 3" PAINT (WHITE)
C	ADA SYMBOL, PAINT (COLOR PER CODE)
D	SALVAGED HANDICAP PARKING SIGN (SEE DETAIL)
E	ADA COMPLIANT RAMP WITH TRUNCATED DOMES AND DEPRESSED CURB (SEE DETAIL)
F	18" CURB & GUTTER (SEE DETAIL)
G	18" REVERSE CURB & GUTTER (SEE DETAIL)
H	TAPER CURB HEAD (SEE DETAIL)
I	5' TALL ALUMINUM FENCE (REFER TO LANDSCAPE PLAN)
J	5' TALL ALUMINUM GATE (REFER TO LANDSCAPE PLAN)
K	RAISED CONCRETE BLOCK PLANTER (SEE DETAIL)
L	CONCRETE BLOCK KNEE WALL (SEE DETAIL)
M	SALVAGED FLAG POLE (REFER TO BUILDING PLAN)
N	3' WIDE X 3' TALL POST AND PANEL SIGN (REFER TO BUILDING PLAN)
O	OUTDOOR KITCHEN (REFER TO BUILDING PLAN)
P	LIGHT POLE (REFER TO BUILDING PLAN)
16	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
▶	MAN DOOR

SITE DATA TABLE

TOTAL PROPERTY AREA*:	519,094 SF (11.9168 AC)
*TOTAL PROPERTY INCLUDES TAX KEYS #3710264005 & #3710264004	
EXISTING PERVIOUS AREA:	327,388 SF (7.5158 AC)
EXISTING IMPERVIOUS AREA:	191,706 SF (4.4010 AC)
PROPOSED PERVIOUS AREA:	319,098 SF (7.7.3255 AC)
PROPOSED IMPERVIOUS AREA:	199,996 SF (4.5913 AC)
TOTAL DISTURBANCE AREA:	31,263 SF (0.7177 AC)
NET IMPERVIOUS AREA INCREASE:	8,290 SF (0.1903 AC)
EXISTING PARKING STALL COUNT:	
- SURFACE PARKING:	91 STALLS
REQUIRED:	4 ADA STALLS
PROVIDED:	6 ADA STALLS (ALL VAN ACCESSIBLE)
PROPOSED PARKING STALL COUNT:	
- SURFACE PARKING:	101 STALLS
REQUIRED:	5 ADA STALLS
PROVIDED:	6 ADA STALLS (ALL VAN ACCESSIBLE)

BUILDING UNIT BREAKDOWN:
APARTMENT:
- 1 BEDROOM: 61 UNITS (30% UNIT TYPE)
- 2 BEDROOM: 108 UNITS (54% UNIT TYPE)
- ASSISTED LIVING SUITES: 32 (16% UNIT TYPE)
- TOTAL: 201 UNITS

REEFER TO C100 FOR SITE PLAN NOTES

REFER TO SHEETS C400 AND C401 FOR CONSTRUCTION DETAILS

ALL CONSTRUCTION MATERIALS TO BE STORED ON SITE

NO TRUCKING IS ALLOWED ON RESIDENTIAL STREETS

PLAN | DESIGN | DELIVER

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE: 20725 W. WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888

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PEG JOB NO. 5949.00-WI PEG PROJ. MGR. APM

DRAWN BY: APM

NOT FOR CONSTRUCTION

pra PLUNKETT RAYSICH ARCHITECTS, LLP

THE LUTHERAN HOME
HARWOOD PLACE RENOVATION

8220 Harwood Ave, Wauwatosa, WI 53213
Tax Key ID Numbers: #3710264005 & #3710264004

REVISIONS:

DETAILED SITE DIMENSIONAL PLAN

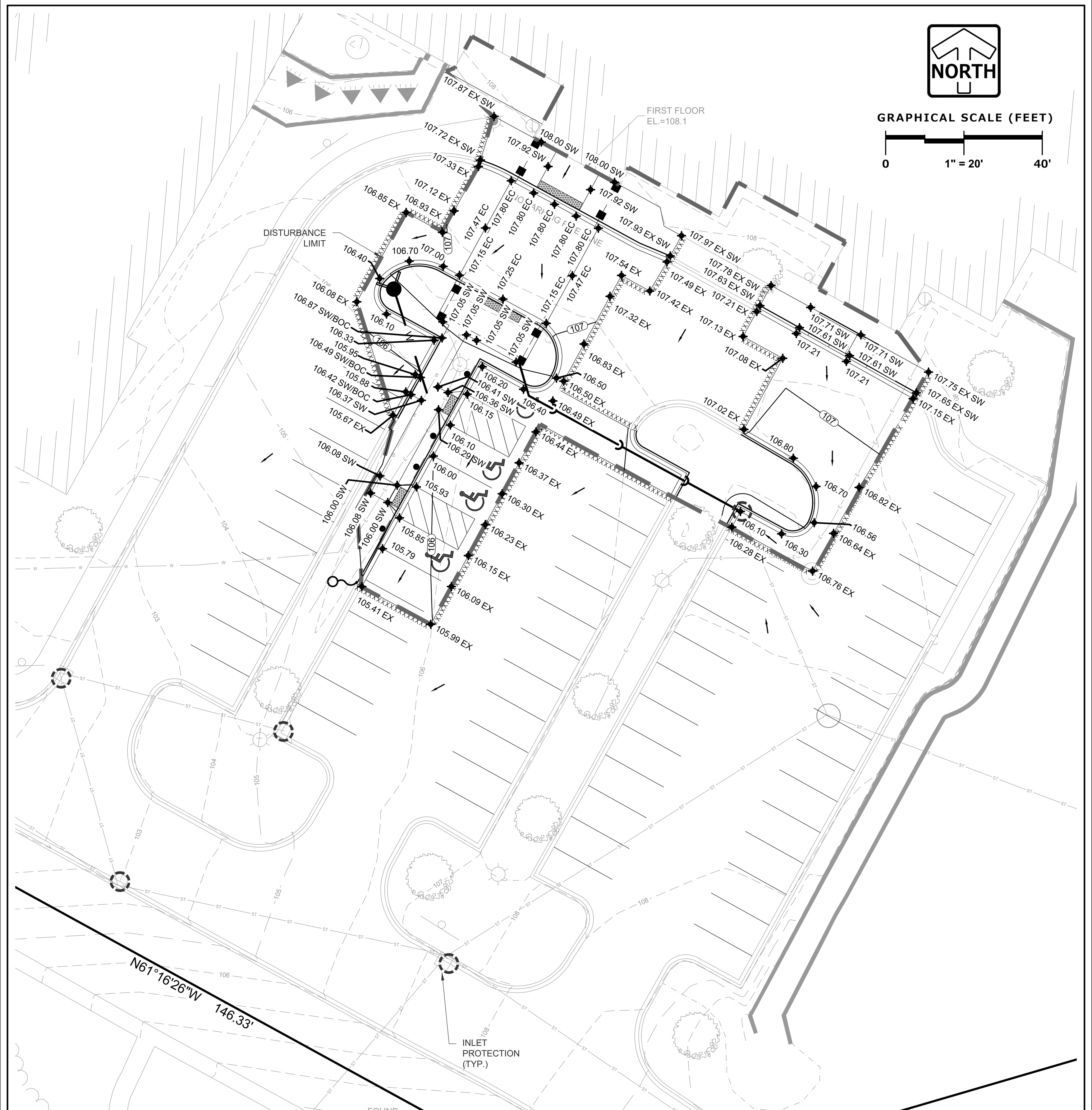
DRB RESUBMITTAL

BID PACKAGE:

DATE: 02-11-2025

JOB NO: 230156-01

SHEET NO: C302



DETAIL ONE "1"

20SCALE

DETAIL TWO "2"

10SCALE

LEGEND

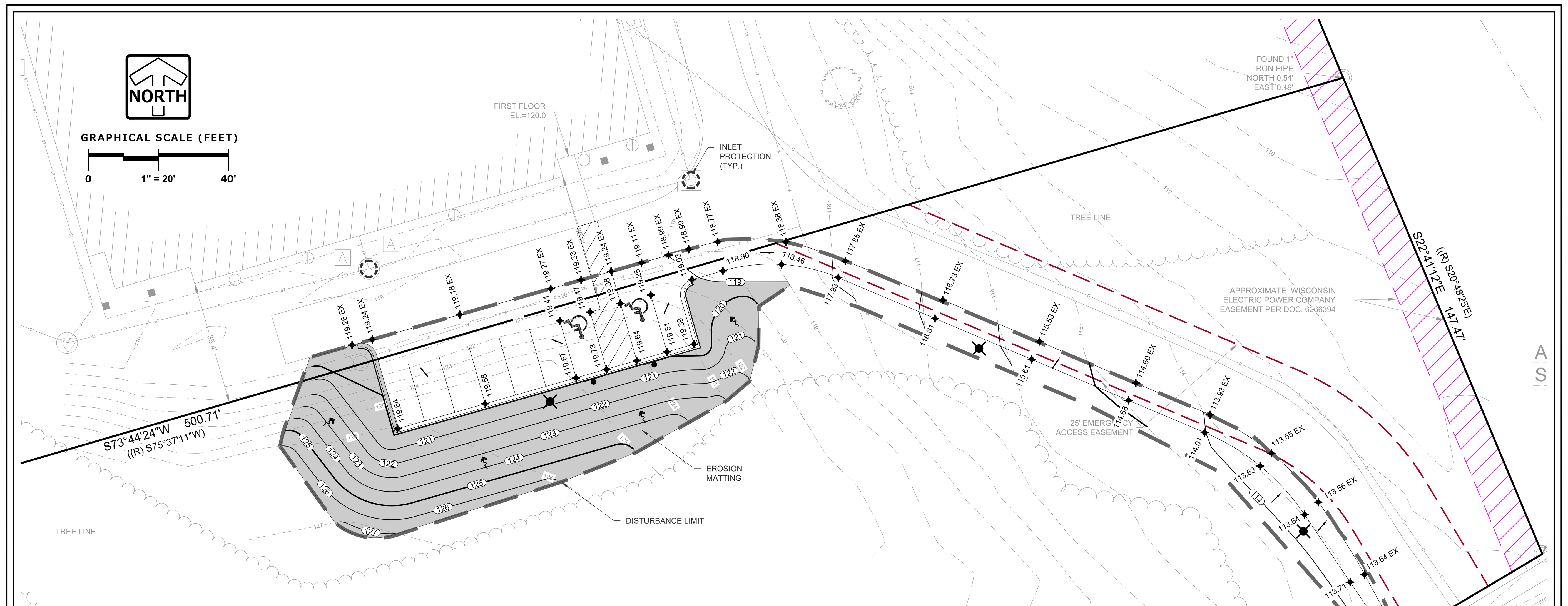
◉	STORM SEWER MANHOLE
●	STORM SEWER CATCH BASIN- ROUND CASTING
■	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
◀	PROPOSED CONCRETE FLARED END SECTION
(108)	PROPOSED CONTOUR
108	EXISTING CONTOUR
GRASS/TURF PAVEMENT	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
SF	SILT FENCE
	INLET PROTECTION
	EROSION CONTROL BLANKET - CHANNEL: NORTH AMERICAN GREEN C125BN OR EQUAL - NON-CHANNEL: NORTH AMERICAN GREEN S75 OR EQUAL
	DISTURBANCE LIMIT

REFER TO C100 FOR GRADING AND CITY OF WAUWATOSA EROSION CONTROL NOTES

REFER TO SHEETS C400 AND C401 FOR CONSTRUCTION DETAILS AND EROSION CONTROL NOTES

CITY OF WAUWATOSA NOTES

1. NOTIFY THE CITY ENGINEERING DEPARTMENT (479-8934) WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
2. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
3. OBTAIN PERMISSION IN WRITING FROM THE CITY OF WAUWATOSA ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
4. INSPECT THE BEST MANAGEMENT PRACTICES AFTER EACH RAIN RAIN EVENT OF 0.5 INCHES OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE REPAIRS.
5. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSTREAM ROAD, LAKE, STREAM, WETLAND OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWNSIDE OF THE PILES. IF REMAINING FOR MORE THEN SEVEN DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.



DETAIL THREE "3"

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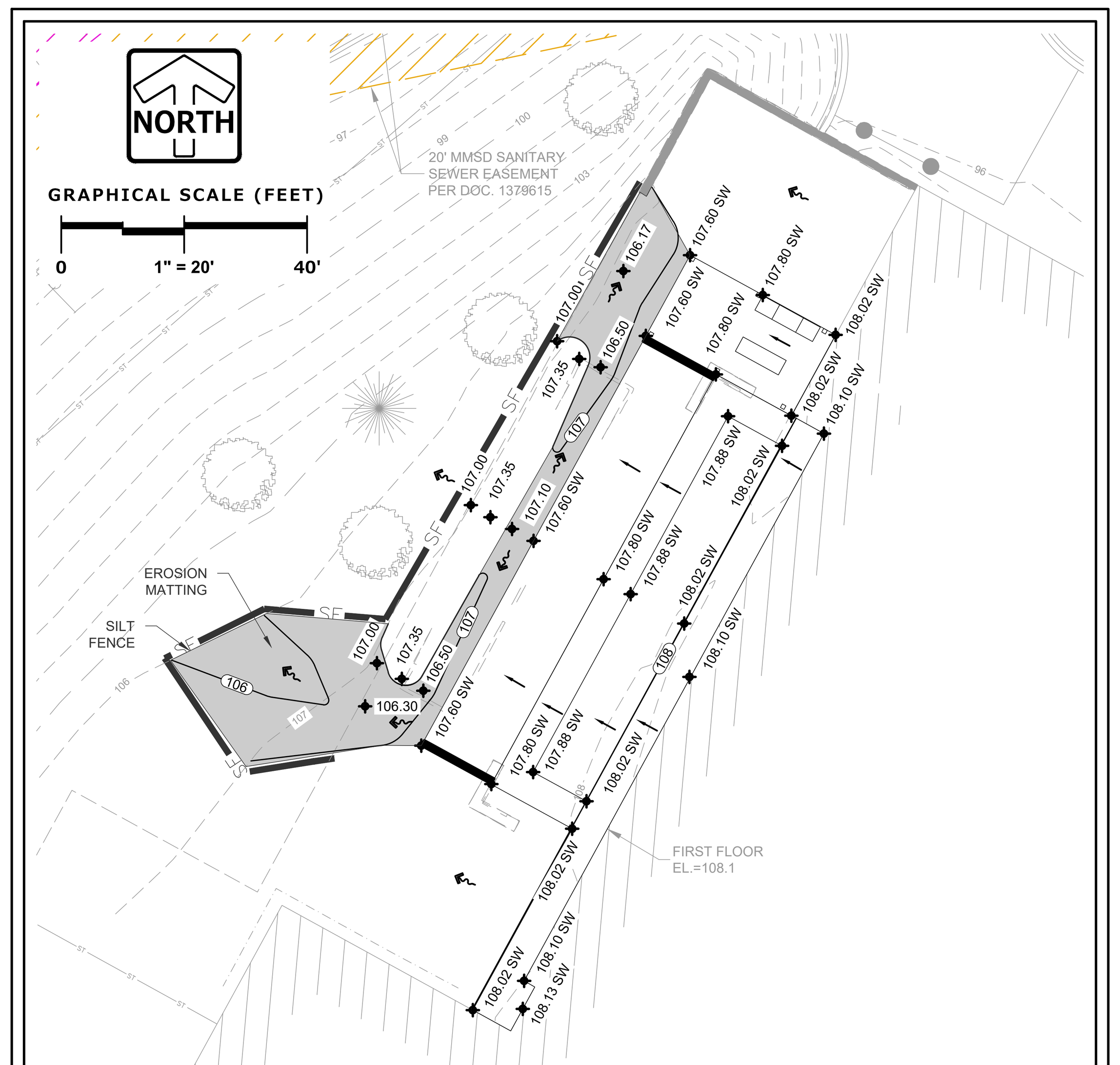

DETAIL FOUR "4"

20SCALE

DRAWN BY: APM

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NOT FOR CONSTRUCTION

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2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608 240 9900
1970 main street, suite 201, sarasota, florida 34236 t 941 444 6845
311 canyon wren drive, buda, texas 78610 t 512 649 5627

THE LUTHERAN HOME HARWOOD PLACE RENOVATION

8220 Harwood Ave, Wauwatosa, WI 53213
Tax Key ID Numbers: #3710264005 & #3710264004

REVISIONS:

DETAILED GRADING AND EROSION CONTROL PLAN

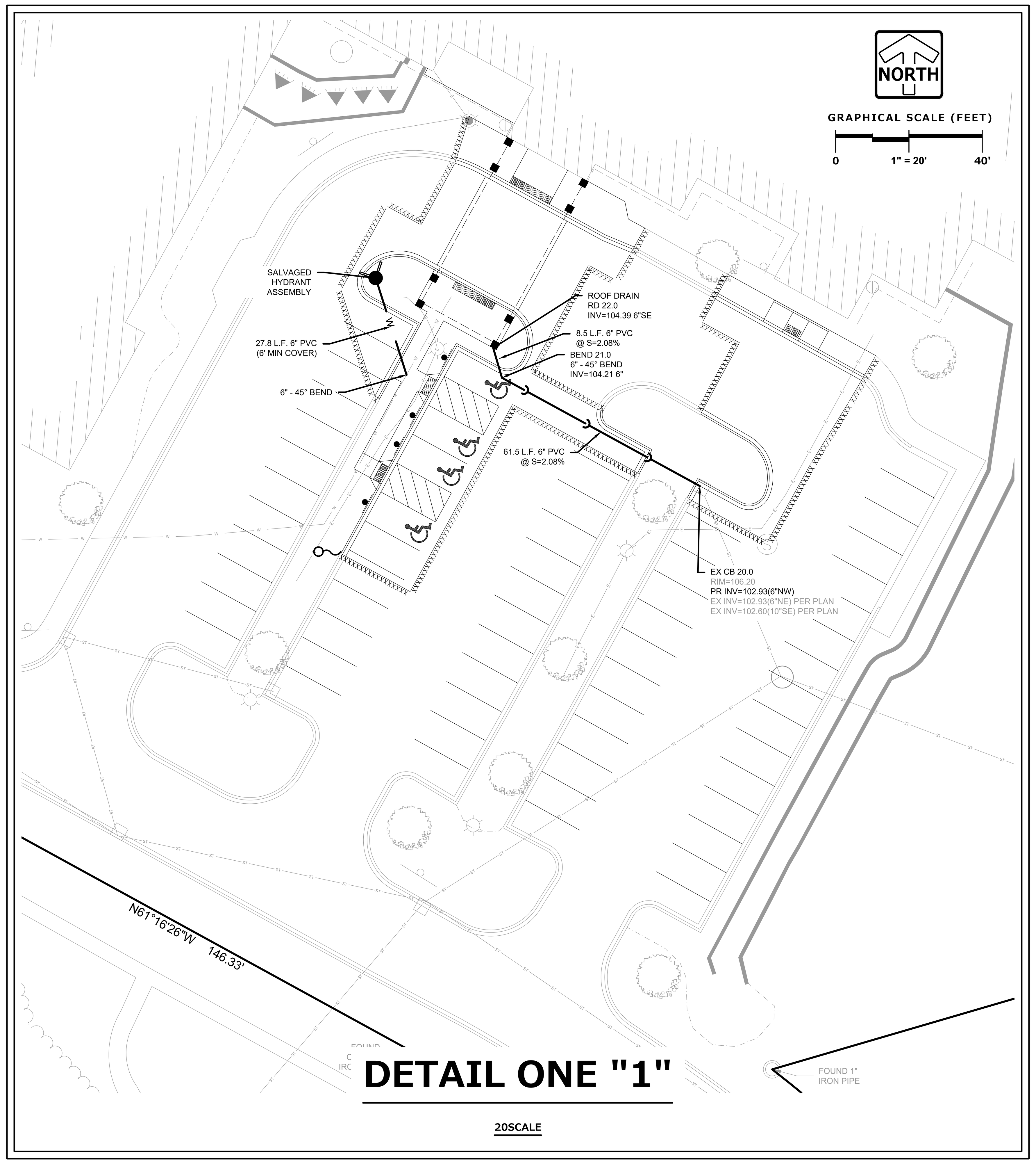
DRB RESUBMITTAL

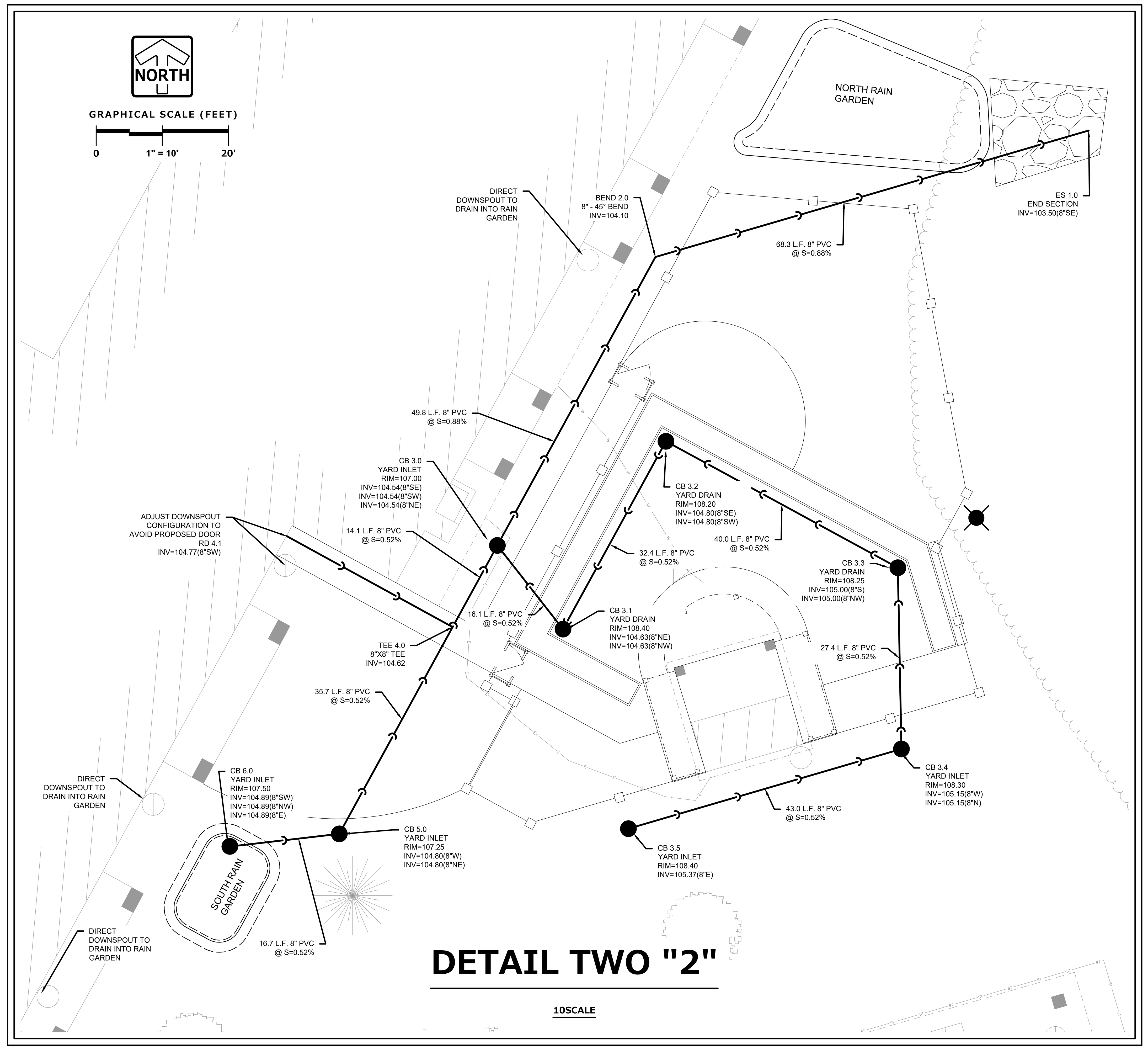
BID PACKAGE:

DATE: 02-11-2025

JOB NO: 230156-01

SHEET NO: C303





LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- STORM SEWER
- WATER MAIN
- UTILITY CROSSING

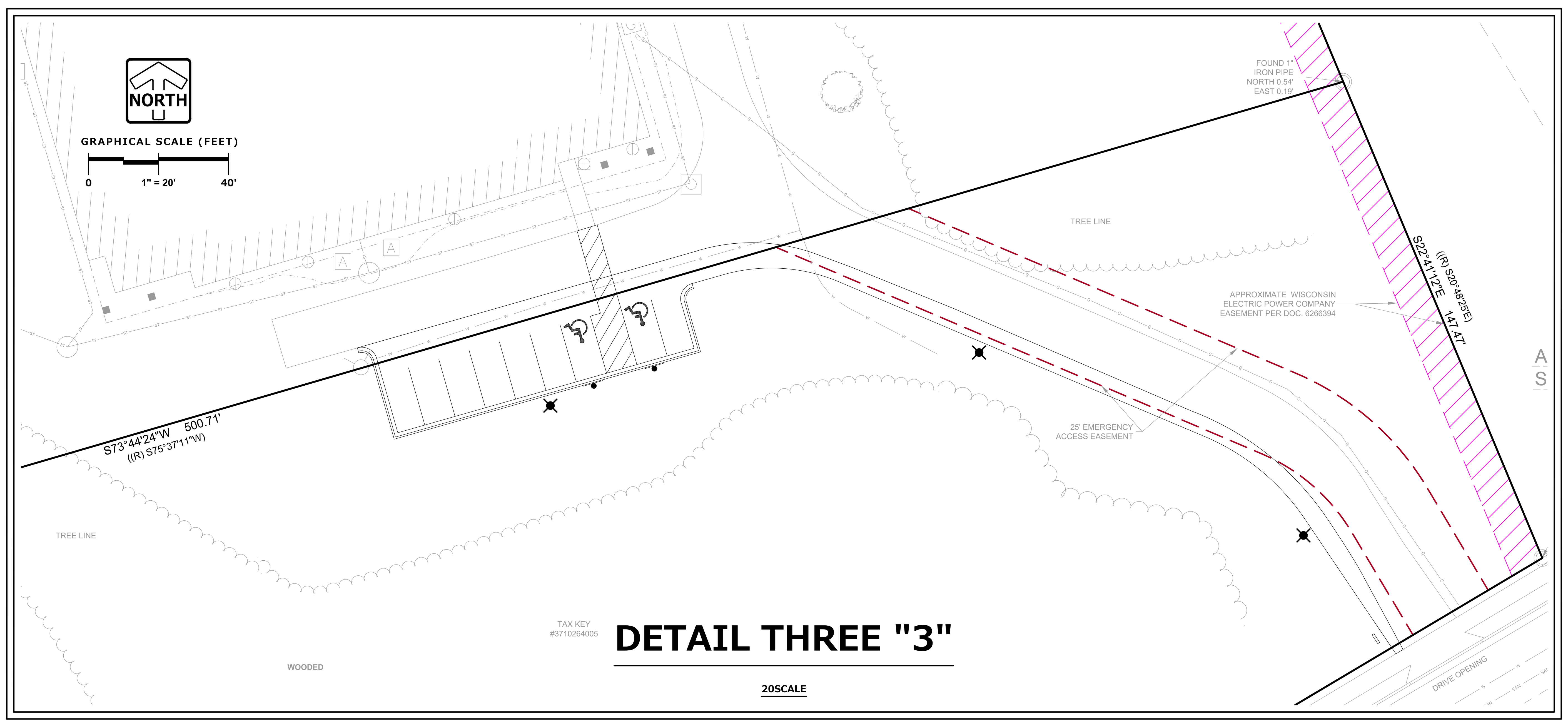
REFER TO CONSTRUCTION DETAIL SHEET C400 & C401 FOR ALL UTILITY RELATED CONSTRUCTION DETAILS

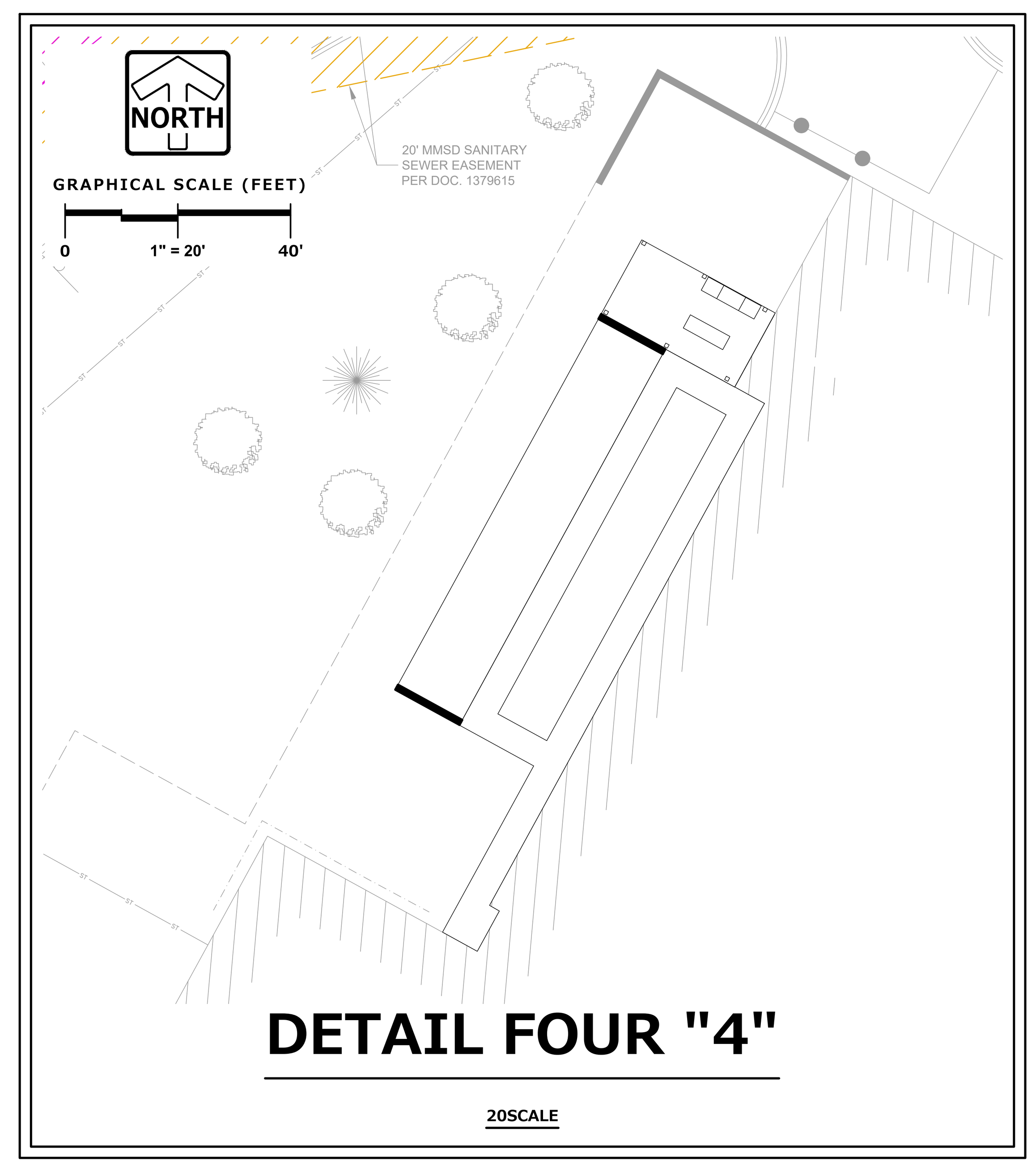
PRIOR TO CONSTRUCTION TELEVISE ALL PRIVATE UTILITIES IN THE PROJECT AREA TO DETERMINE CONDITION AND REPORT TO OWNER/ENGINEER ANY DEFICIENCIES SHOULD BE CORRECTED PRIOR TO CONSTRUCTION OF THE PROPOSED LATERAL.

REFER TO C100 FOR UTILITY, PRIVATE STORM SEWER, AND PRIVATE WATER MAIN NOTES

CITY OF WAUWATOSA NOTES

1. CURRENT PERMIT APPLICATION CHARGES ARE $560 FOR NEW WATER SERVICES INSTALLATION LARGER THAN 2".
2. NEW SERVICES LARGER THAN 2" REQUIRE AN APPROVED TWO PIECE STAINLESS STEEL HEAVY DUTY TAPPING SLEEVE WITH SLIP THROUGH BOLTS AND A RESILIENT WEDGE GATE VALVE.
3. APPROVED STAINLESS STEEL SLEEVES INCLUDE: SMITH-BLAIR 665 OR ROMAC STS420 BOTH WITH A FLANGE OUTLET.
4. THE CONTRACTOR WILL SUPPLY THE APPROVED MATERIAL (FLANGE TAPPING SLEEVE, FLANGE BY MJ RESILIENT WEDGE GATE VALVE - OPENS RIGHT AND COMPLETE VALVE BOX.)
5. CONTRACTOR IS RESPONSIBLE FOR EXPOSING/PREPPING THE WATER MAIN AND INSTALLING PROPER SHORING.
6. IF THE EXISTING LATERALS FOR THESE PROPOSED BUILDINGS DO NOT EXIST WET TAPS ARE ACCEPTABLE. THE CONTRACTOR WOULD BE REQUIRED TO COMPLETE THE WORK AND PROVIDE ALL PARTS AND TAPS THE MAIN WITH EITHER SMITH-BLAIR 665 OR ROMAC SST III.
7. IF NO VALVES FOR THE EXISTING LATERALS ARE FOUND, A NEW VALVE WILL BE REQUIRED FOR EACH LATERAL TO BE LOCATED OFF OF THE PUBLIC MAIN.





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Tax Key ID Numbers: #3710264005 & #3710264004

REVISIONS:

NOT FOR CONSTRUCTION

DETAILED UTILITY PLAN

DRB RESUBMITTAL
BID PACKAGE:
DATE: 02-11-2025
JOB NO: 230156-01
SHEET NO: C304

1 | 2 | 3 | 4 | 5 | 6

1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION; REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST; REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS SEDIMENT TRAPS, DIVERSION BERMS, DITCH CHECKS, AND PERIMETER SILT FENCING.
   ANTICIPATED START DATE: XXXXX XX, 20XX ANTICIPATED END DATE: XXXXX X, 20XX
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
   ANTICIPATED START DATE: XXXXX XX, 20XX ANTICIPATED END DATE: XXXXX X, 20XX
3. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
   ANTICIPATED START DATE: XXXXX XX, 20XX ANTICIPATED END DATE: XXXXX X, 20XX
4. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
   ANTICIPATED START DATE: XXXXX XX, 20XX ANTICIPATED END DATE: XXXXX X, 20XX
5. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
   ANTICIPATED START DATE: XXXXX XX, 20XX ANTICIPATED END DATE: XXXXX X, 20XX
6. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PRETECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.
   ANTICIPATED START DATE: XXXXX XX, 20XX ANTICIPATED END DATE: XXXXX X, 20XX

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.

ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES") FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

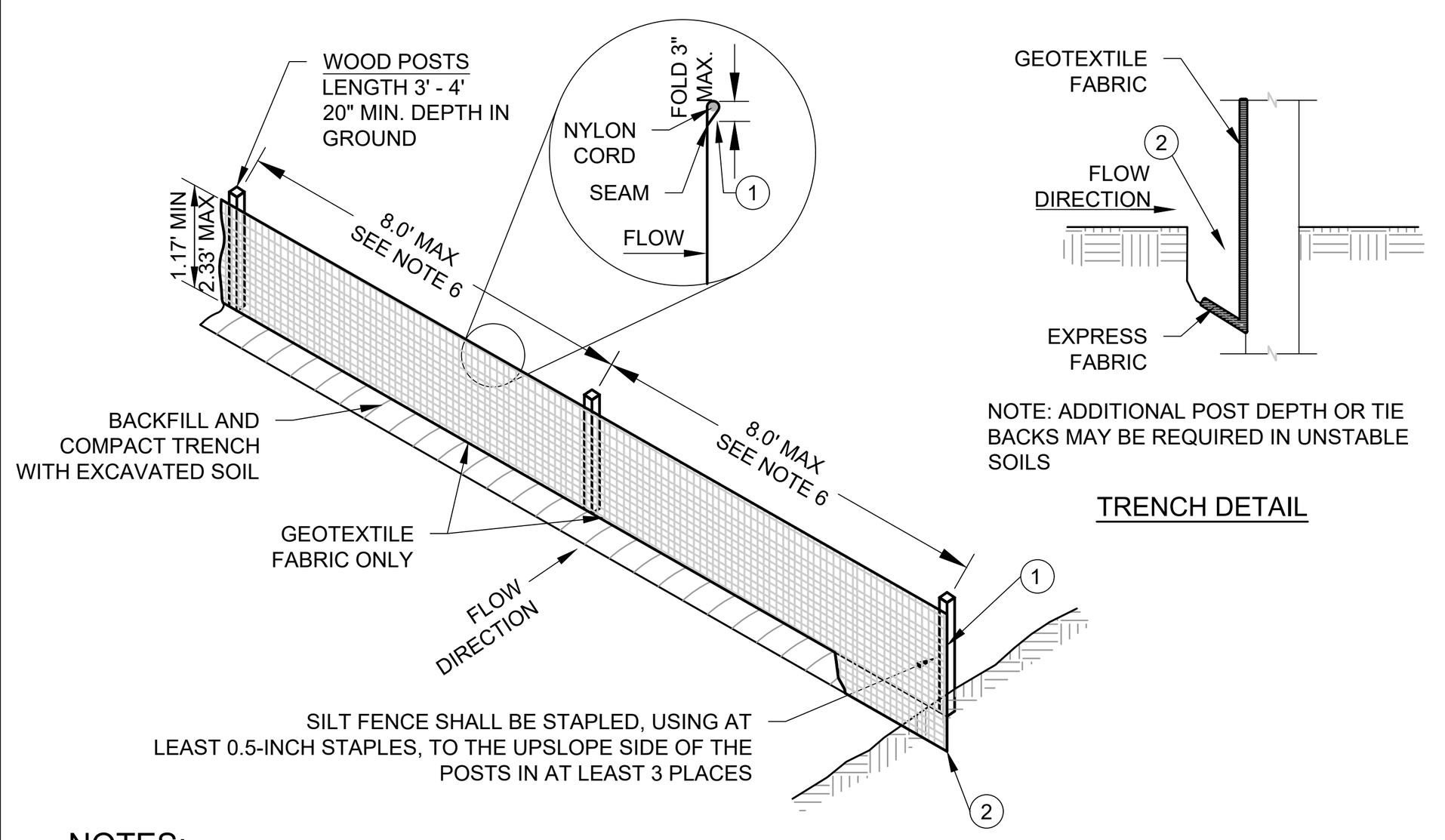
CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	*	*	*	*	*	*			
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C	*	*	*	D *	*	*			
SODDING			E	*	*	*	*	*	*			

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.

* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.

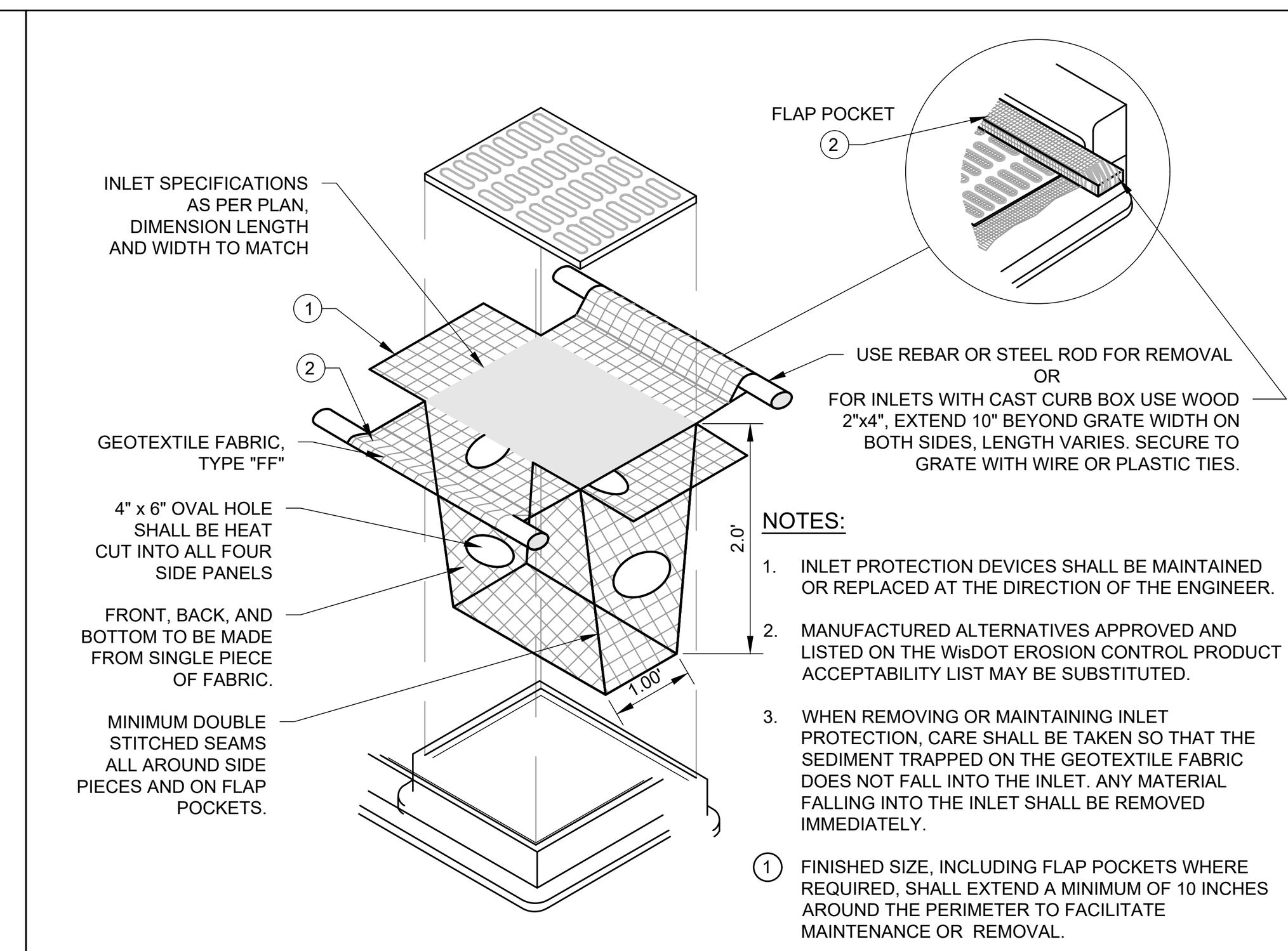


NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE

#100-C 07-31-14



NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. 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.

(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

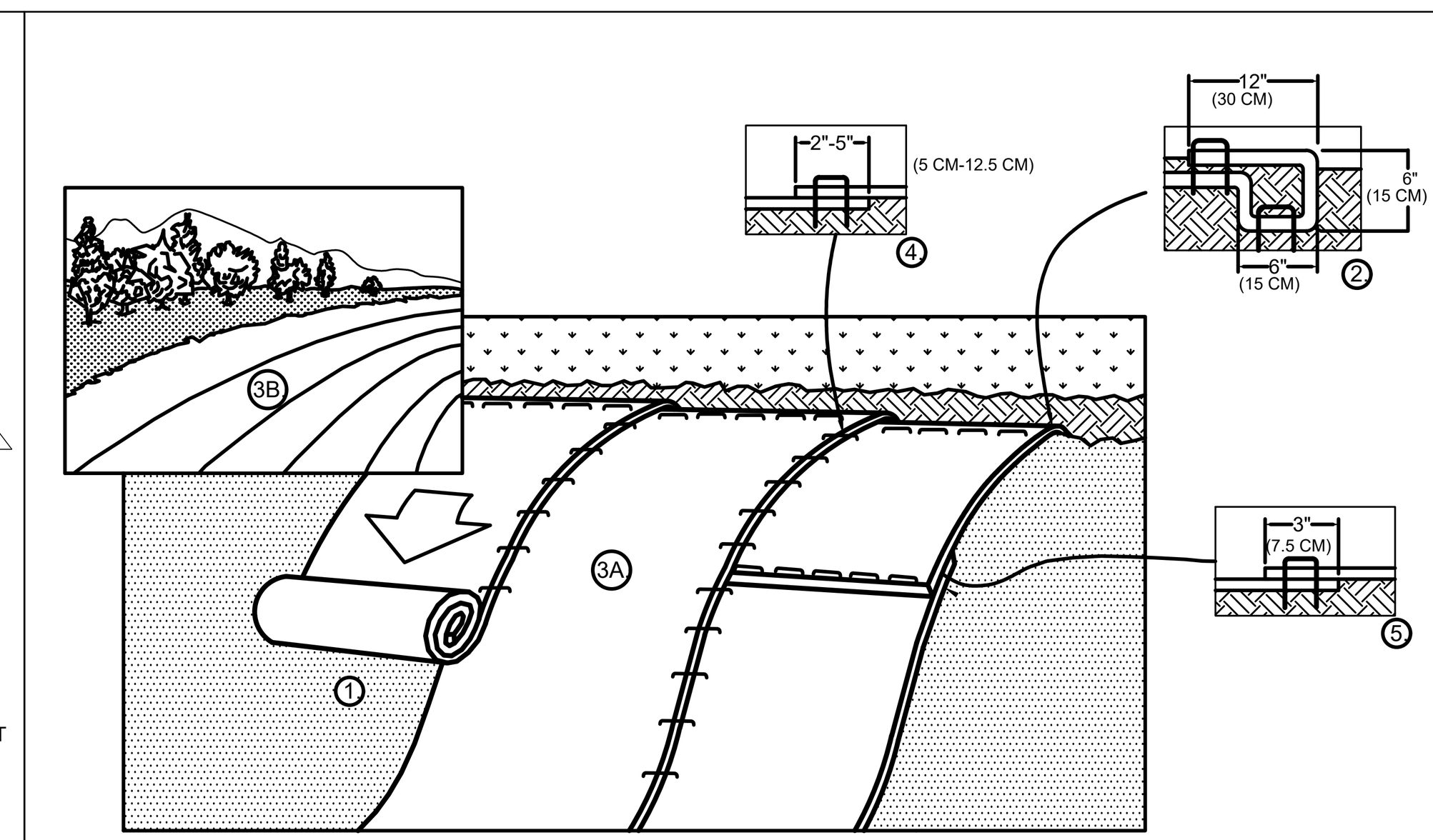
(2) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. 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 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION

#105 06-20-14

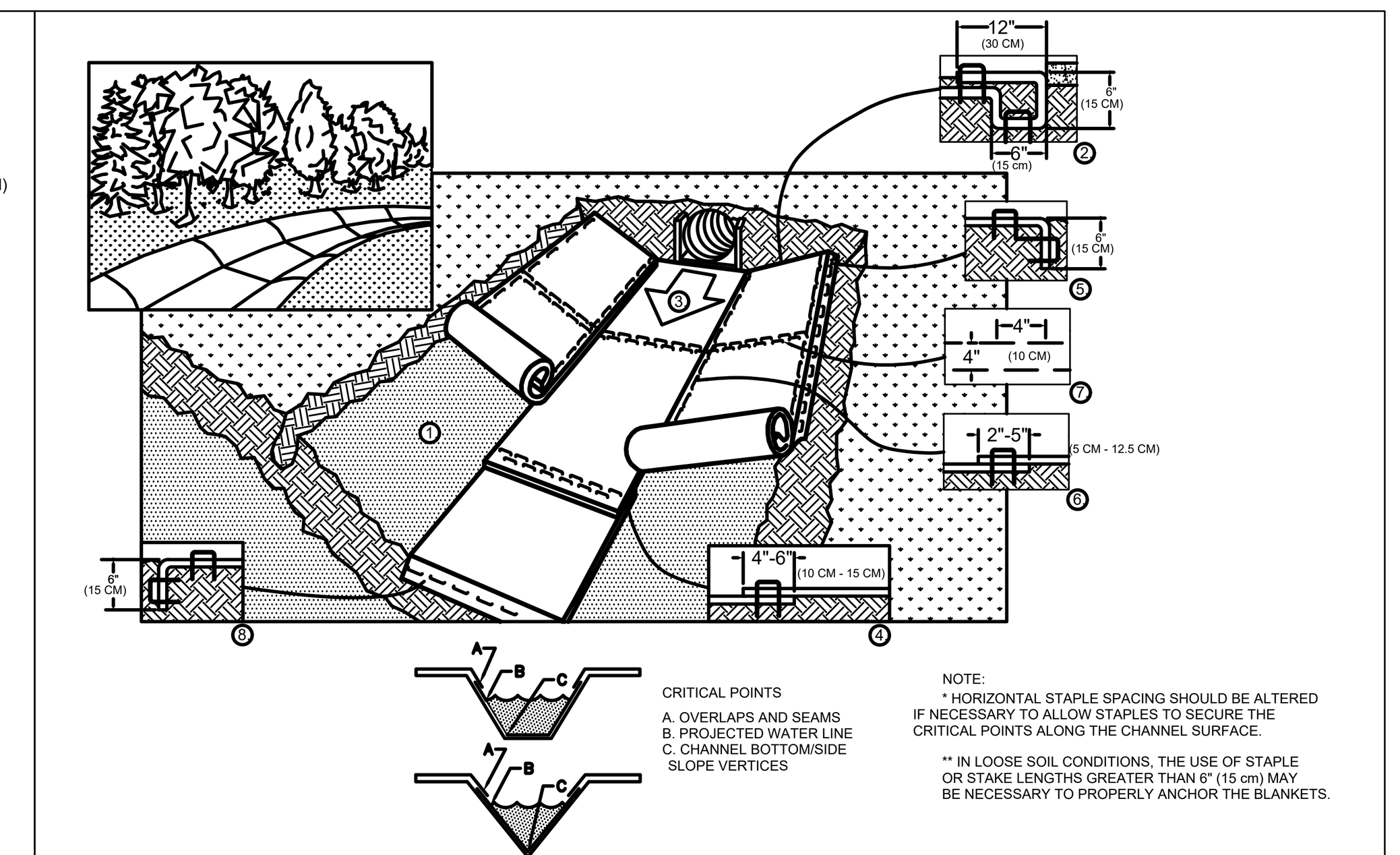


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION MATTING - SLOPE INSTALLATION

139- 11/19/19

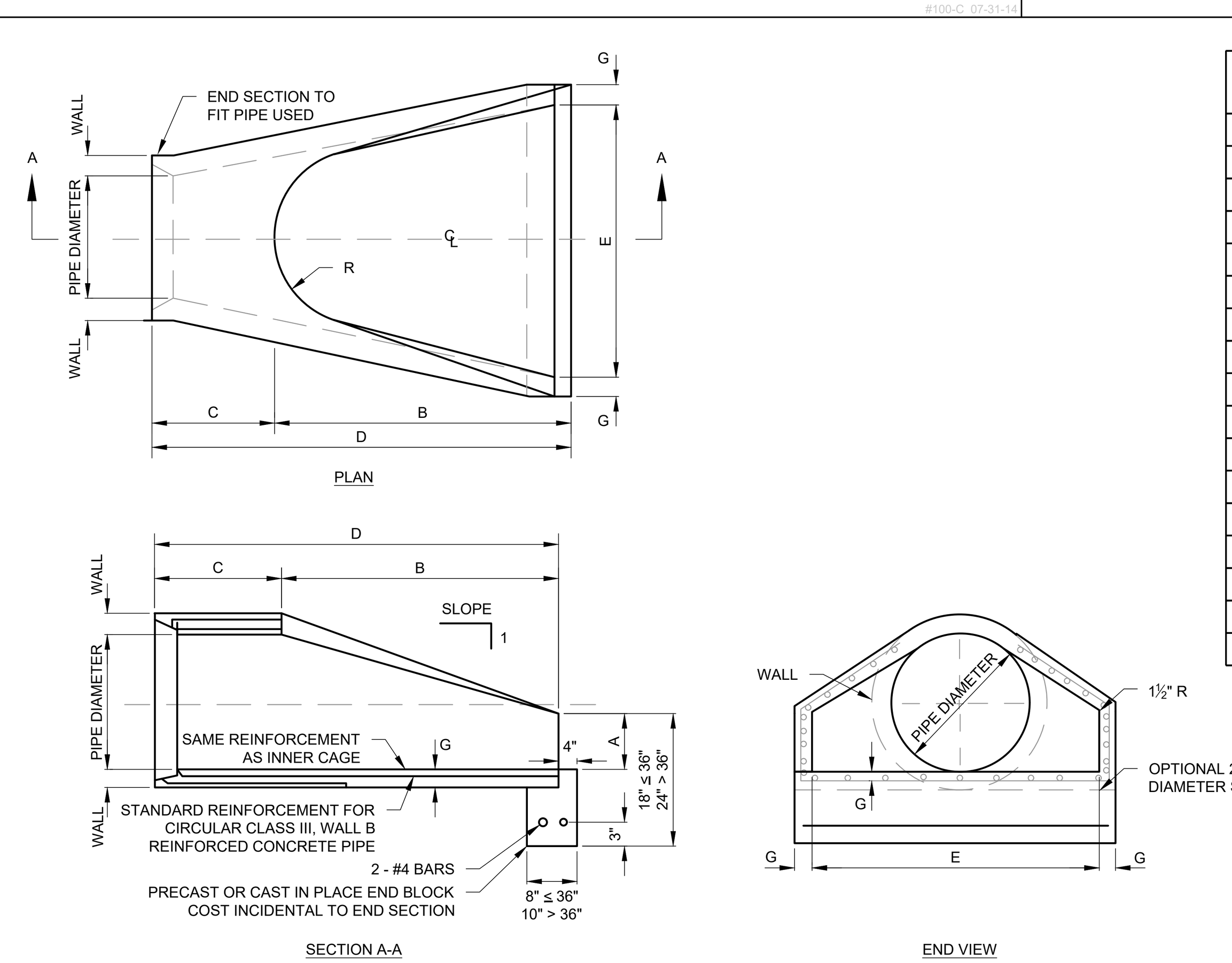


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMAPCT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM -15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM -12.5 CM) (DEPENDING ON BLANKET TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION MATTING - CHANNEL INSTALLATION

140- 11/19/19



PIPE DIA.	APPROX. QTY. (lbs)	WALL (in)	A (in)	B (in)	C (in)	D (in)	E (in)	G (in)	R (in)	APPROX. SLOPE
12"	530	2	4	24	4'-0 7/8"	6'-0 7/8"	24	2	9	1:2.4
15"	740	2 1/4	6	27	3'-10"	6'-1"	30	2 1/4"	11	1:2.4
18"	990	2 1/2	9	27	3'-10"	6'-1"	36	2 1/2	12	1:2.4
21"	1280	2 3/4	9	35	38	6'-1"	3'-6"	2 3/4	13	1:2.4
24"	1520	3	9 1/2	3'-7 1/2"	30	6'-1 1/2"	4'-0"	3	14	1:2.5
27"	1930	3 1/4	10 1/2	4'-0"	25 1/2	6'-1 1/2"	4'-6"	3 1/4	14 1/2	1:2.4
30"	2190	3 1/2	12	4'-6"	19 3/4	6'-1 3/4"	5'-0"	3 1/2	15	1:2.5
33"	3200	3 3/4	13 1/2	4'-10 1/2"	39 1/4	8'-1 3/4"	5'-6"	3 3/4	17 1/2	1:2.5
36"	4100	4	15	5'-3"	34 3/4	8'-1 3/4"	6'-0"	4	20	1:2.5
42"	5380	4 1/2	21	5'-3"	35	8'-2"	6'-6"	4 1/2	22	1:2.5
48"	6550	5	24	6'-0"	26	8'-2"	7'-0"	5	22	1:2.5
54"	8240	5 1/2	27	5'-5"	35	8'-4"	7'-6"	5 1/2	24	1:2.0
60"	8730	6	35	5'-0"	39	8'-3"	8'-0"	5	*	1:1.9
66"	10710	6 1/2	30	6'-0"	27	8'-3"	8'-6"	5 1/2	*	1:1.7
72"	12520	7	36	6'-6"	21	8'-3"	9'-0"	6	*	1:1.8
78"	14770	7 1/2	36	7'-6"	21	9'-3"	9'-6"	6 1/2	*	1:1.8
84"	18160	8	36	7'-6 1/2"	21	9'-3 1/2"	10'-0"	6 1/2	*	1:1.6

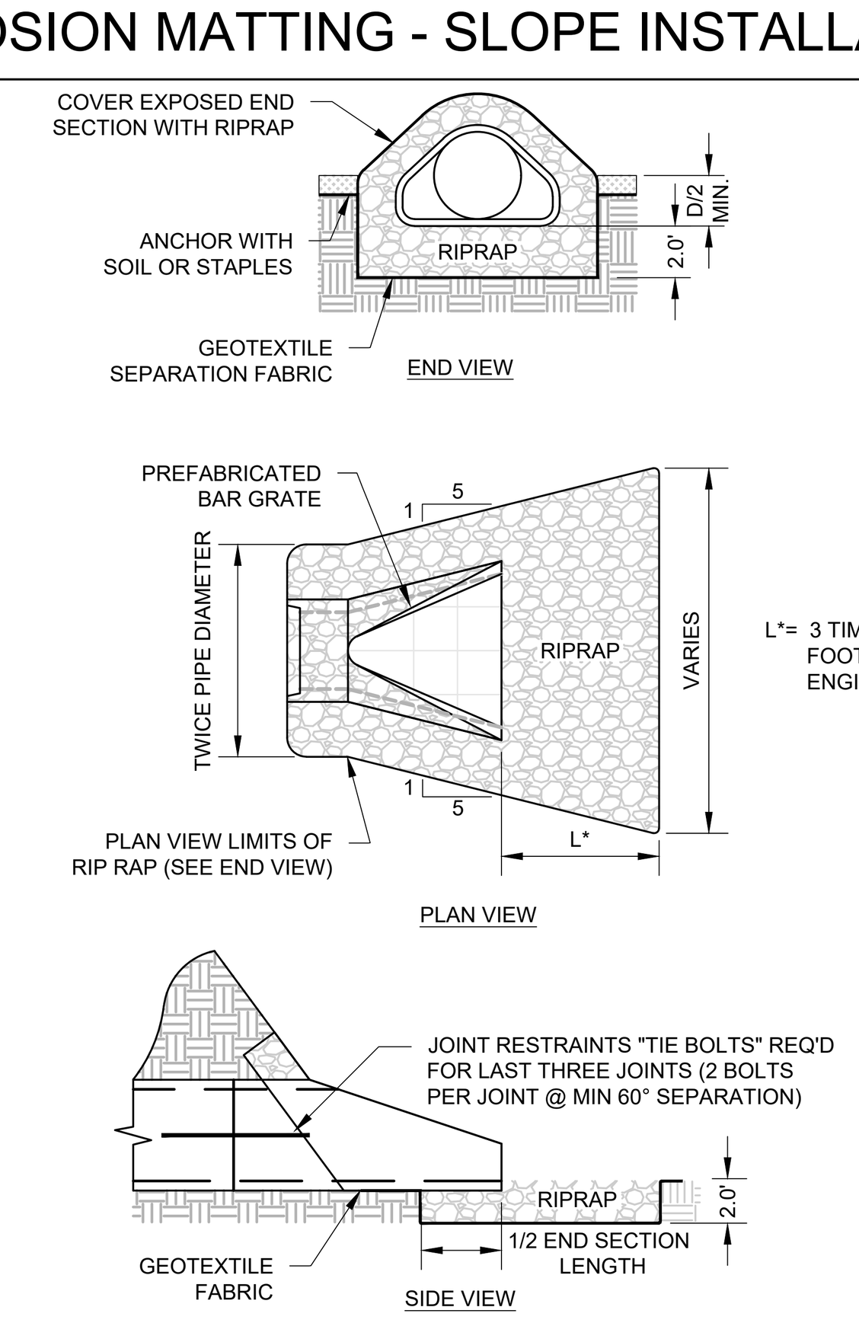
* RADIUS AS FURNISHED BY MANUFACTURER

NOTES:

1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS 3, WALL B REINFORCED CONCRETE PIPE.
2. PRECAST CONCRETE FLARED END SECTIONS FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
3. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR PRECAST CONCRETE FLARED END SECTION OF THE DIAMETER SPECIFIED WHICH PRICE INCLUDES PROVIDING AND INSTALLATION OF EACH END SECTION SPECIFIED.
4. GRATES SHALL BE PROVIDED FOR ALL PRECAST REINFORCED CONCRETE FLARED END SECTIONS 18" IN DIAMETER OR GREATER.

PRECAST FLARED END SECTIONS

#312-A 6/19/13



NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS

#124A 12/26/12

DRAWN BY: APM

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311 canyon wren drive, buda, texas 78610 t 512 649 5627

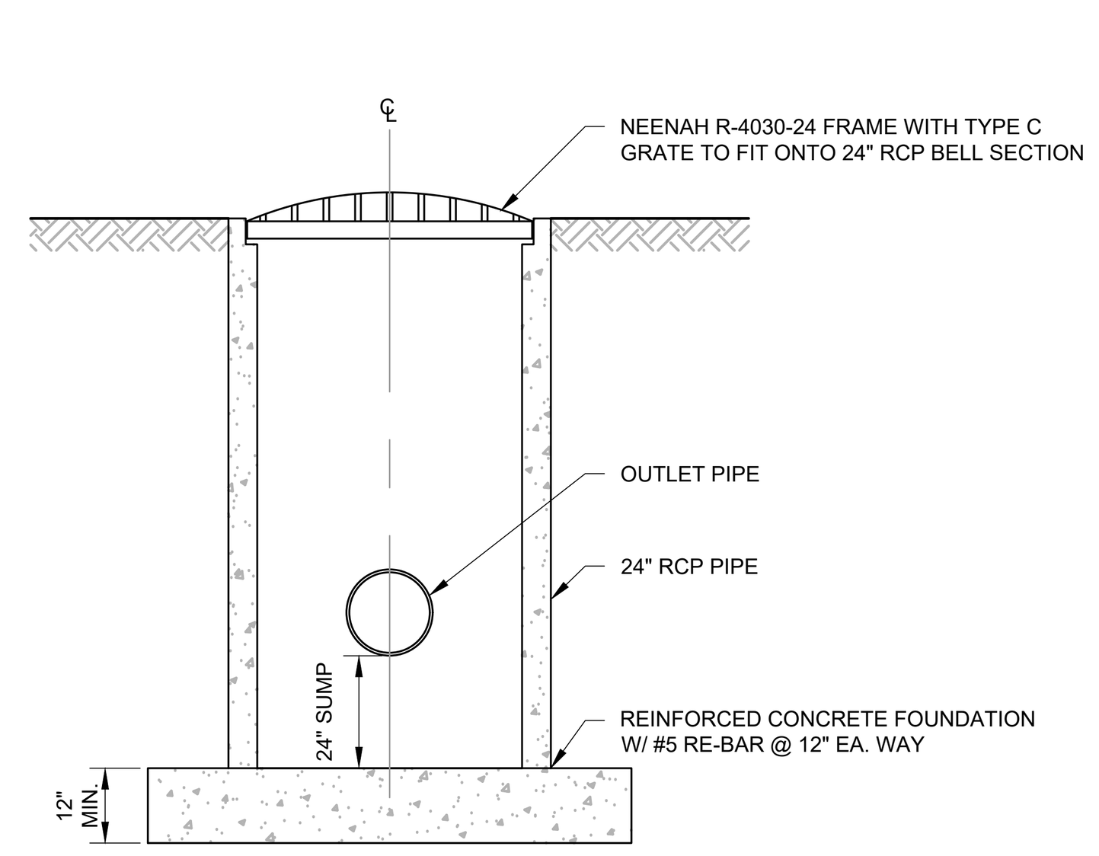
NOT FOR CONSTRUCTION

THE LUTHERAN HOME
HARWOOD PLACE RENOVATION
8220 Harwood Ave, Wauwatosa, WI 53213
Tax Key ID Numbers: #3710264005 & #3710264004

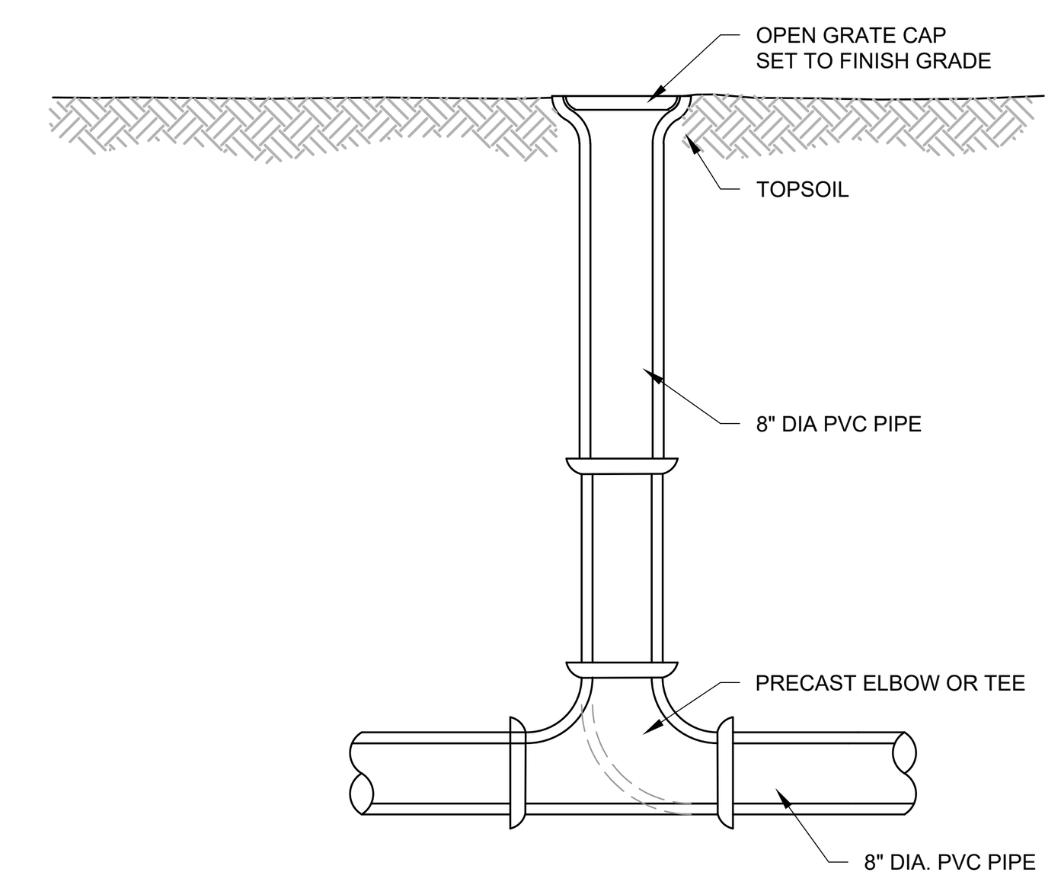
REVISIONS:

CONSTRUCTION DETAILS

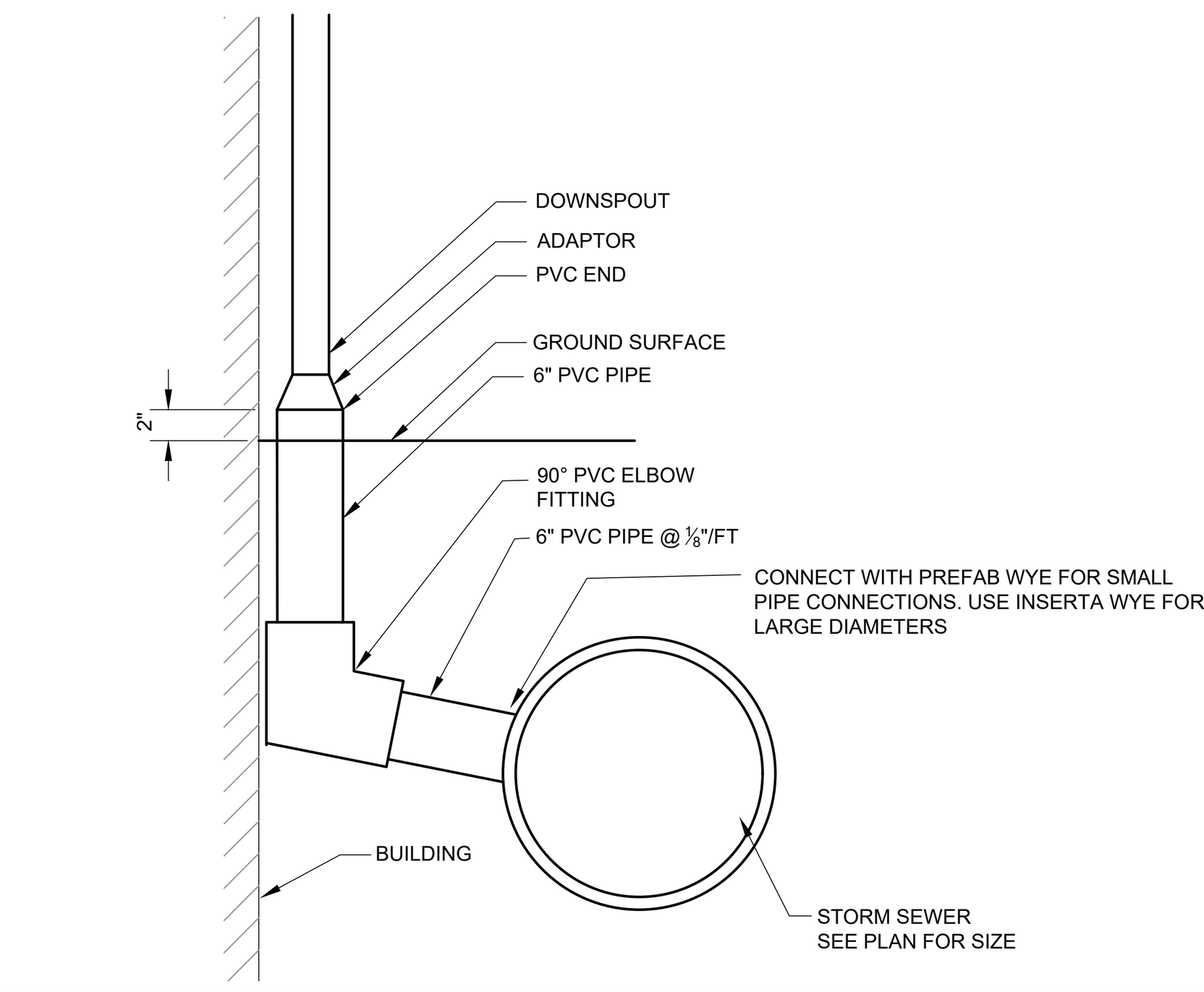
DRB RESUBMITTAL
BID PACKAGE:
DATE: 02-11-2025
JOB NO: 230156-01
SHEET NO: C400



YARD INLET



YARD DRAIN

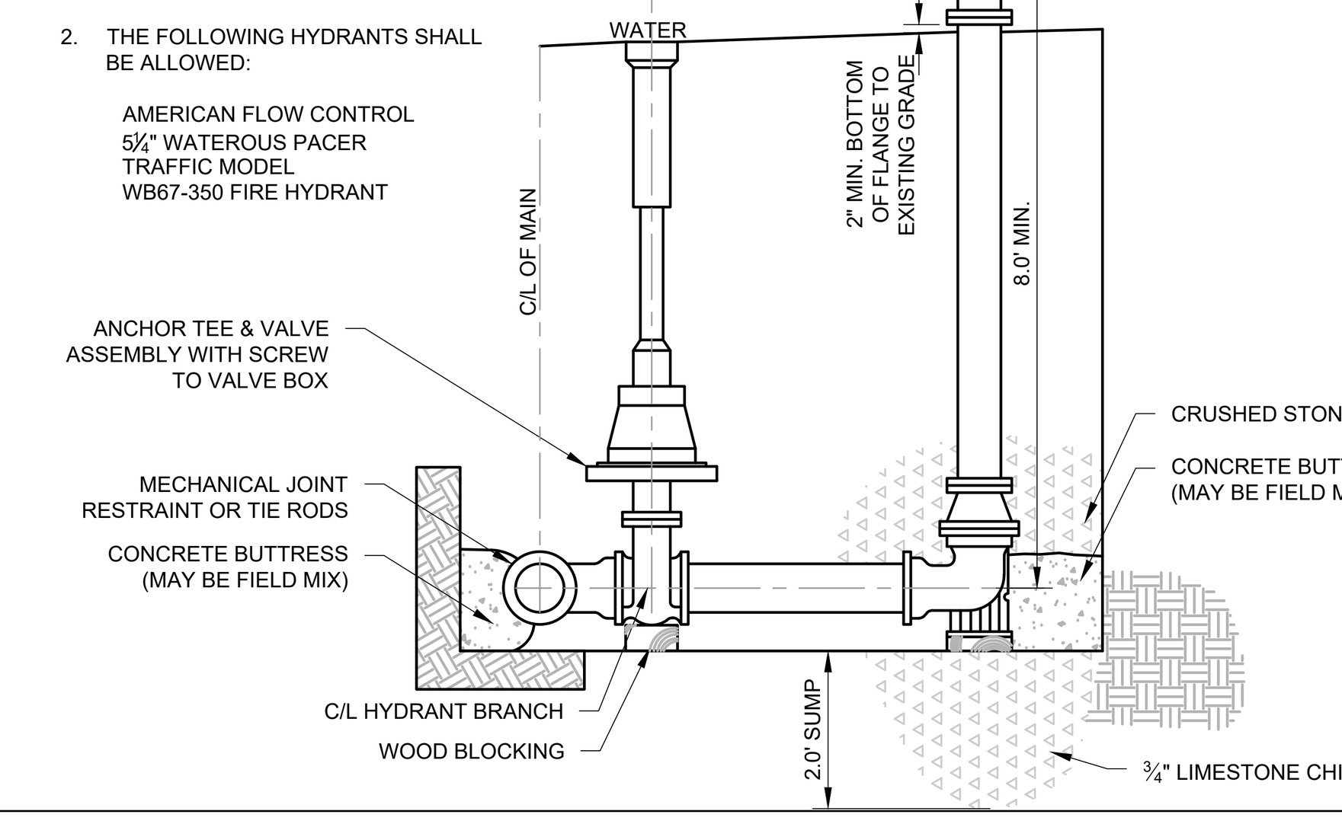


DOWNSPOUT DRAIN BUILDING CONNECTION

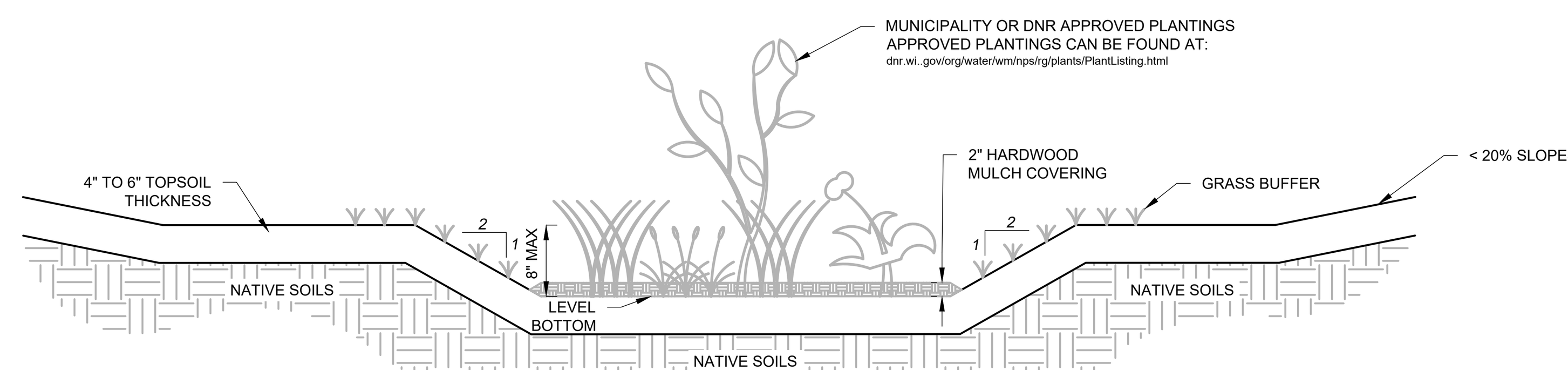
NOTES:

1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS, THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.6.5 OF A.W.W.A. C-111.
2. THE FOLLOWING HYDRANTS SHALL BE ALLOWED:

   AMERICAN FLOW CONTROL
   5¼" WATEROUS PACER
   TRAFFIC MODEL
   WB67-350 FIRE HYDRANT



FIRE HYDRANT



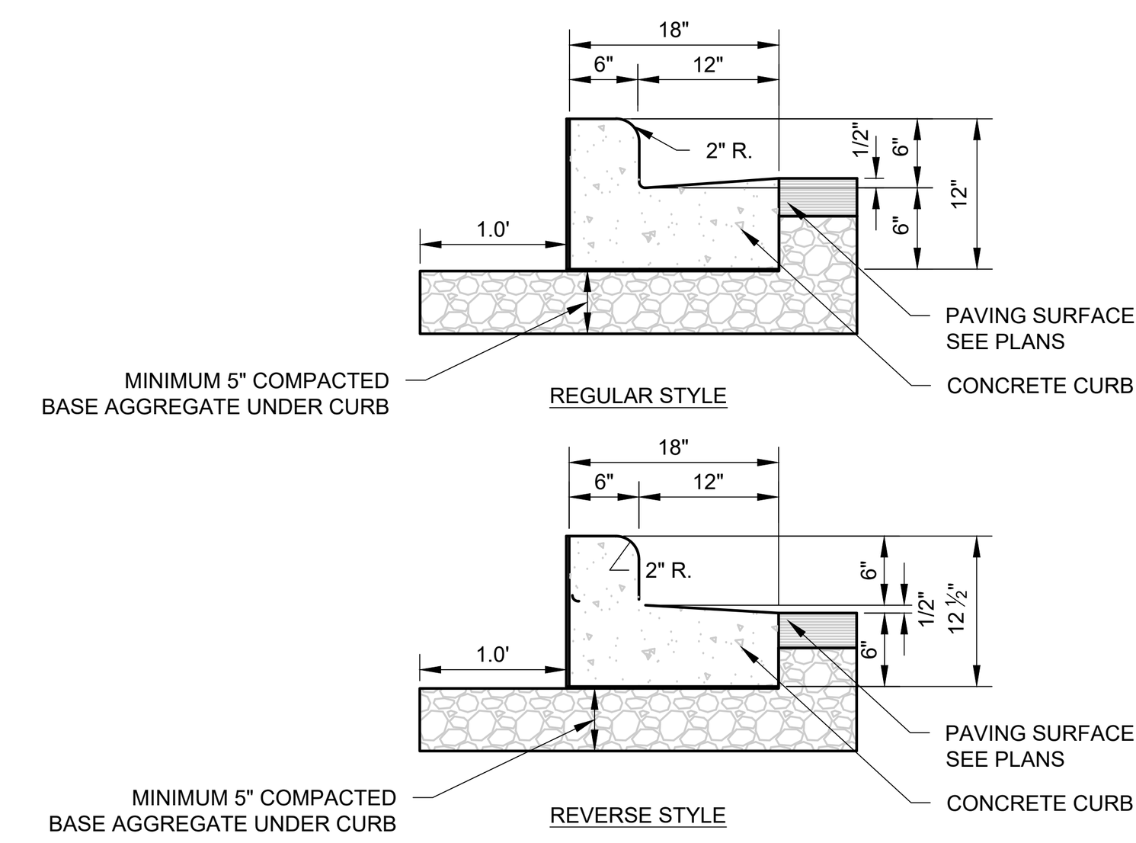
NOTES:

1. OWNER MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
2. RAIN GARDEN WATER MUST INFILTRATE WITHIN 48 HOURS. RAIN GARDENS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED AND REPLANTED BY OWNER TO RESTORE ORIGINAL INFILTRATION RATES.
3. ANNUAL RYE/GRASS SHALL BE SEEDED AT 5 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING RAIN GARDEN, ON SIDES SLOPES OF RAIN GARDEN AND OVER ANY LAND THAT DISCHARGES INTO THE RAIN GARDEN FOR EROSION CONTROL.
4. STRAW MULCH SHALL BE PLACED IN THE RAIN GARDEN AREAS THAT HAVE BEEN NEWLY SEEDED USING WISCONSIN DOT SPECIFICATION 627.3.2.1 (METHOD A) LOCATED IN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
5. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE LOCAL REVIEW AGENCY'S ENGINEER

CONSTRUCTION NOTES:

1. RAIN GARDEN SUBBASE SHALL BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO PLACEMENT OF SANDY AND ENGINEERED SOIL BASES.
2. CONTRACTOR SHALL USE CONSTRUCTION MEANS AS NOT TO COMPACT RAIN GARDEN AREAS.
3. RAIN GARDEN WORKING DEPTH SHALL BE DEFINED ON GRADING DETAIL PLAN SHEET AS ESTABLISHED BY ENGINEER.

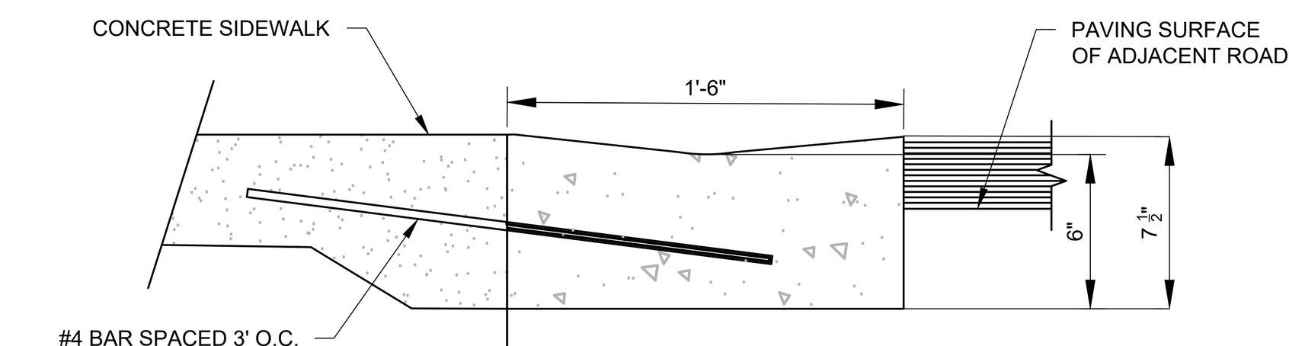
RAIN GARDEN



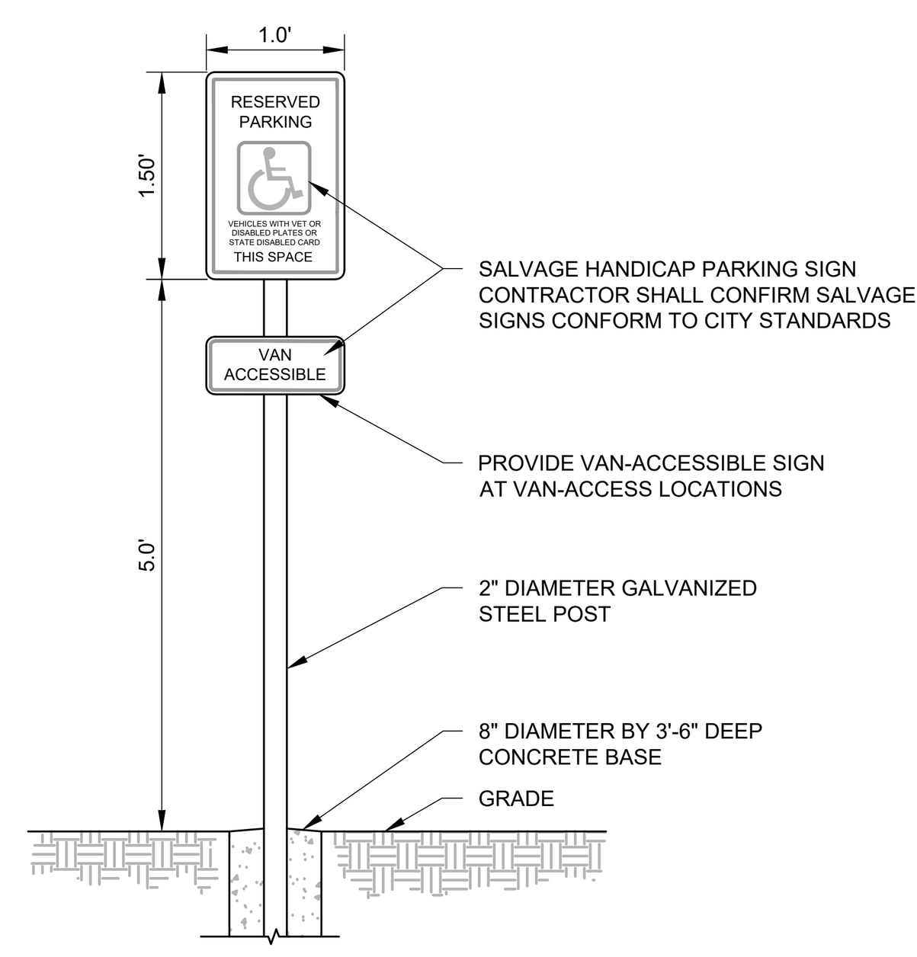
NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

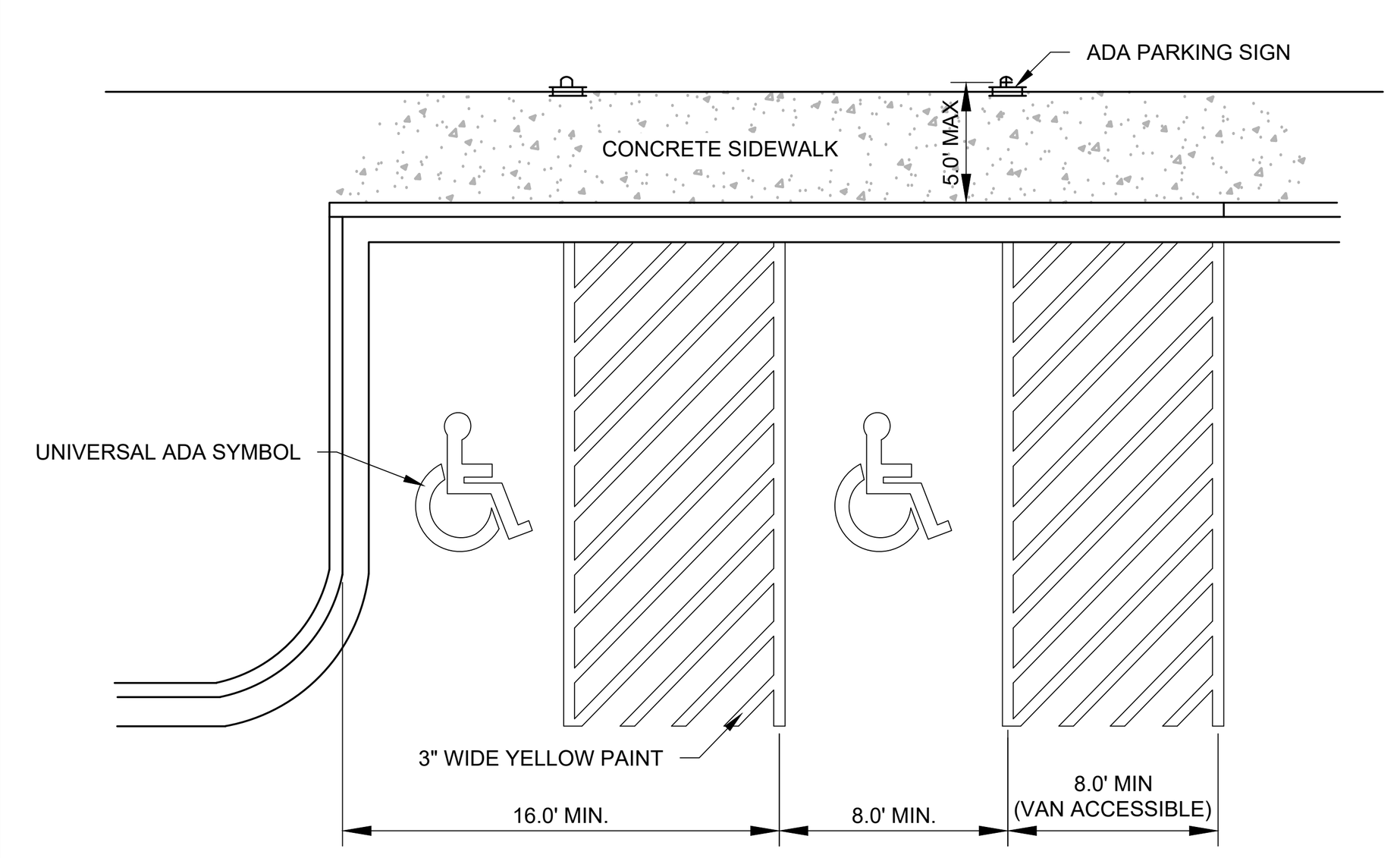
18" VERTICAL FACE CURB



18" CURB WITH VALLEY GUTTER



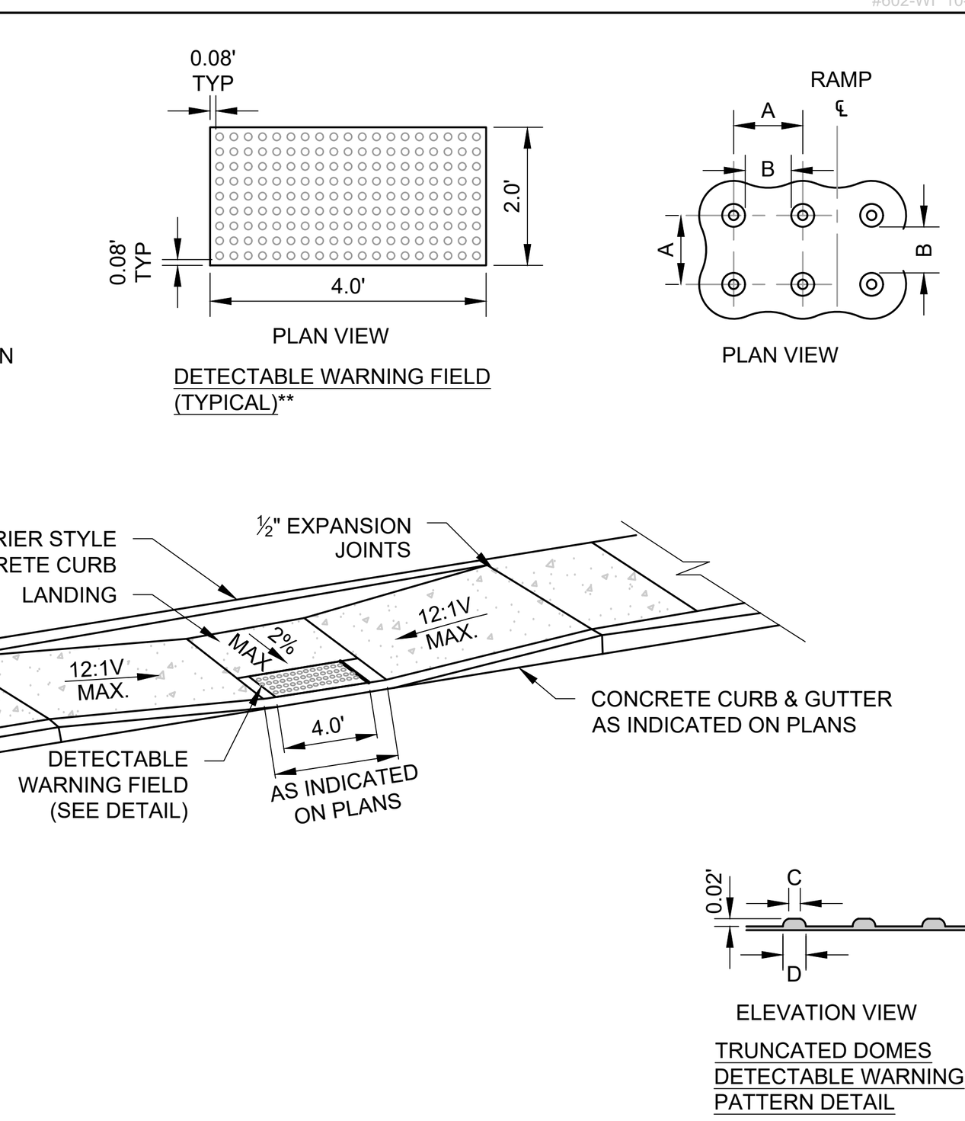
ADA SIGN



ADA PARKING STRIPING

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

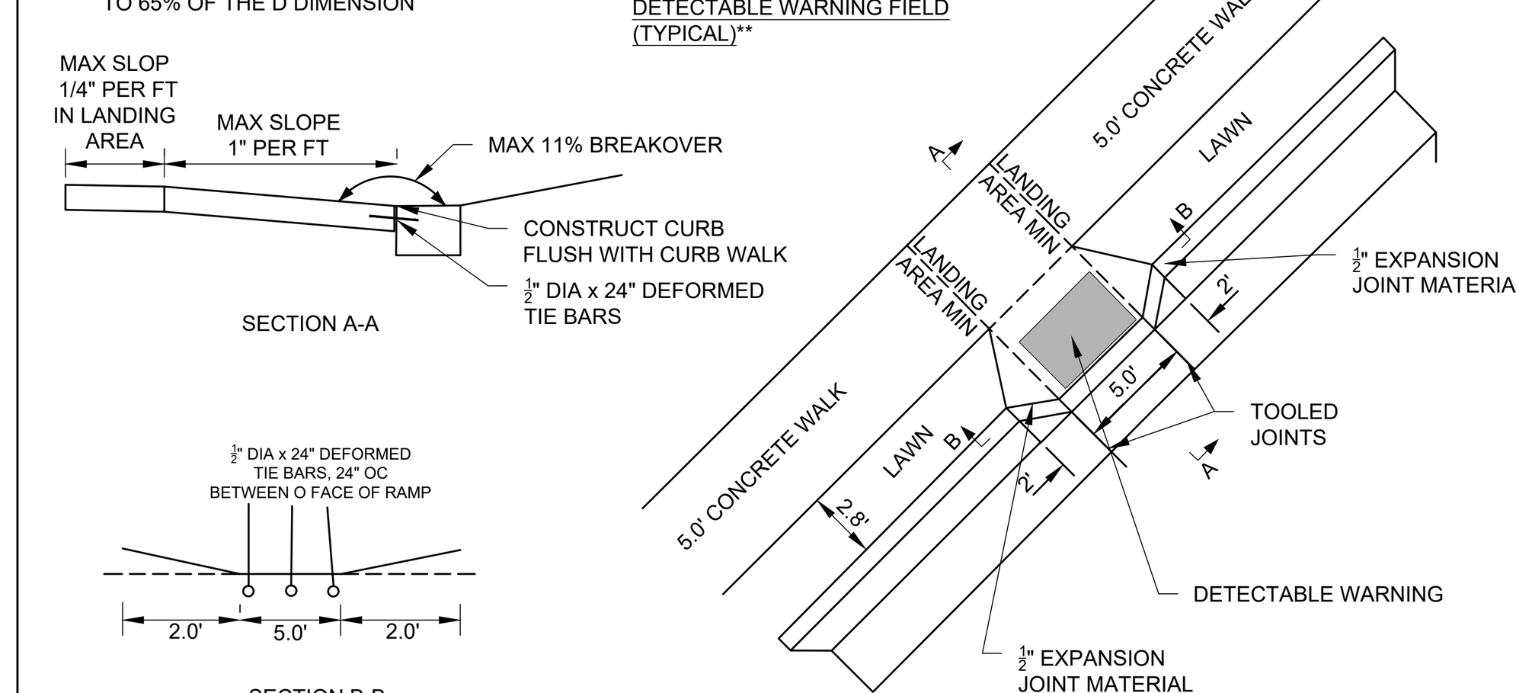
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION



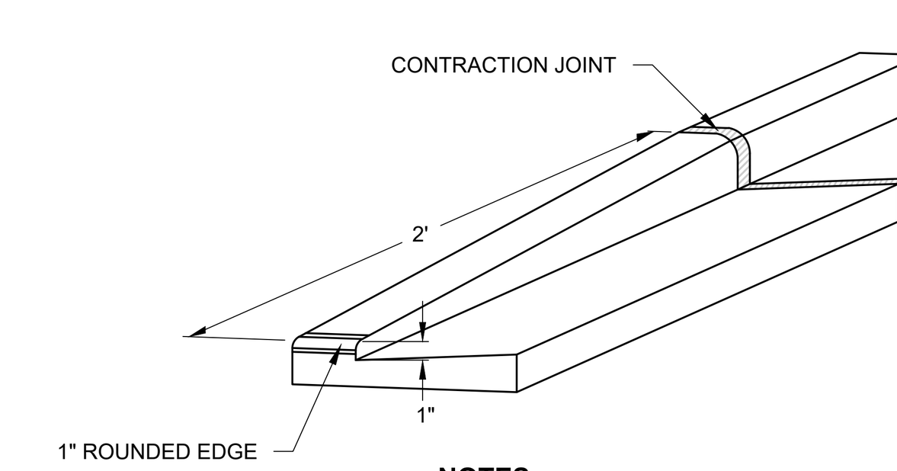
TYPICAL ACCESSIBLE RAMP - SPLIT

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

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION



TYPICAL ACCESSIBLE RAMP- TYPE 3



NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD

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PEG JOB NO. 5949.00-WI PEG PROJ. MGR. APM

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PLUNKETT RAYSICH ARCHITECTS, LLP

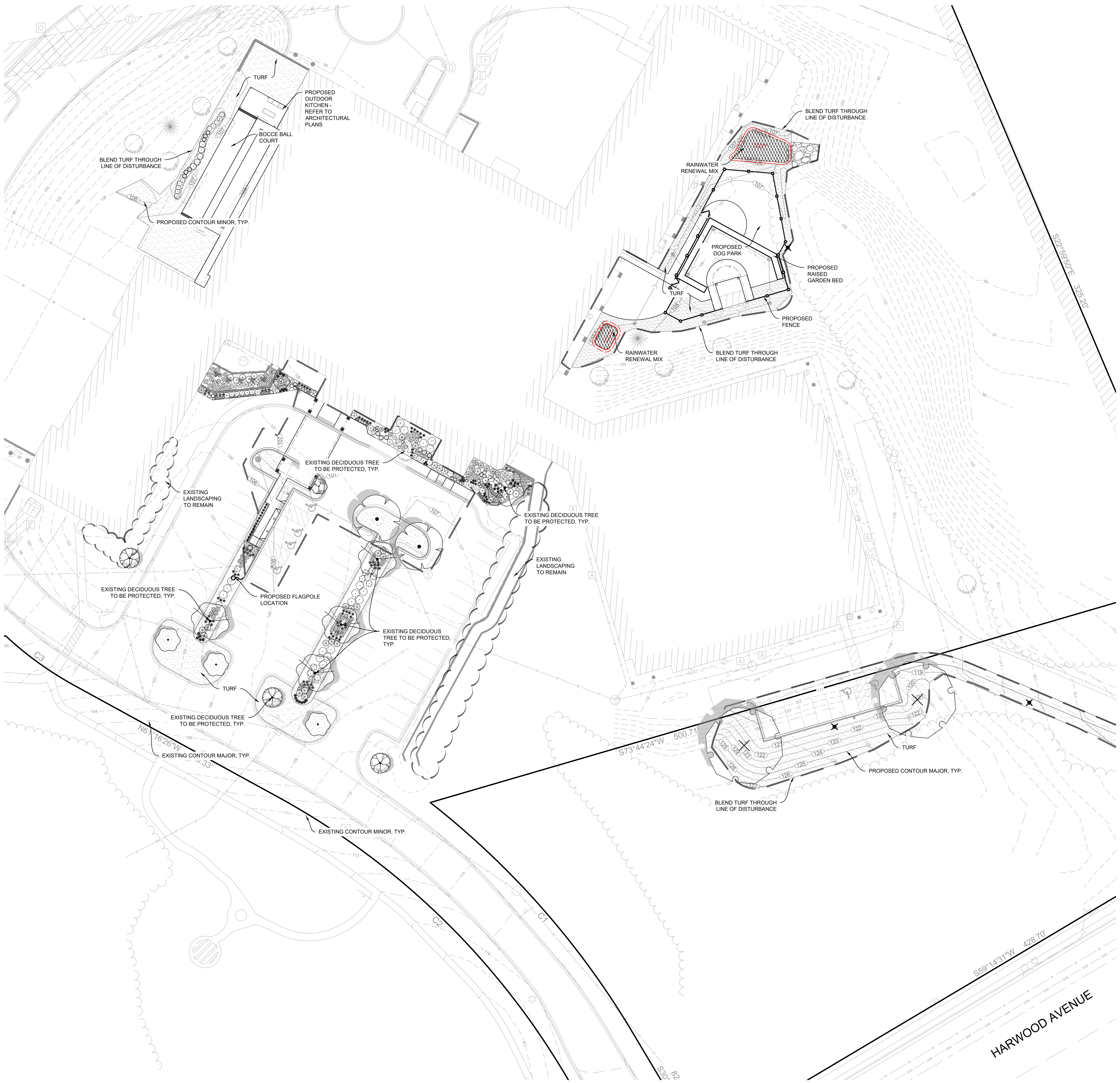
THE LUTHERAN HOME
HARWOOD PLACE RENOVATION

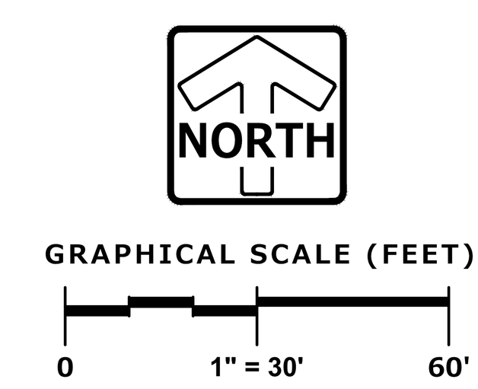
8220 Harwood Ave, Wauwatosa, WI 53213
Tax Key ID Numbers: #3710264005 & #3710264004

REVISIONS:

CONSTRUCTION DETAILS

DRB RESUBMITTAL
BID PACKAGE:
DATE: 02-11-2025
JOB NO: 230156-01
SHEET NO: C401





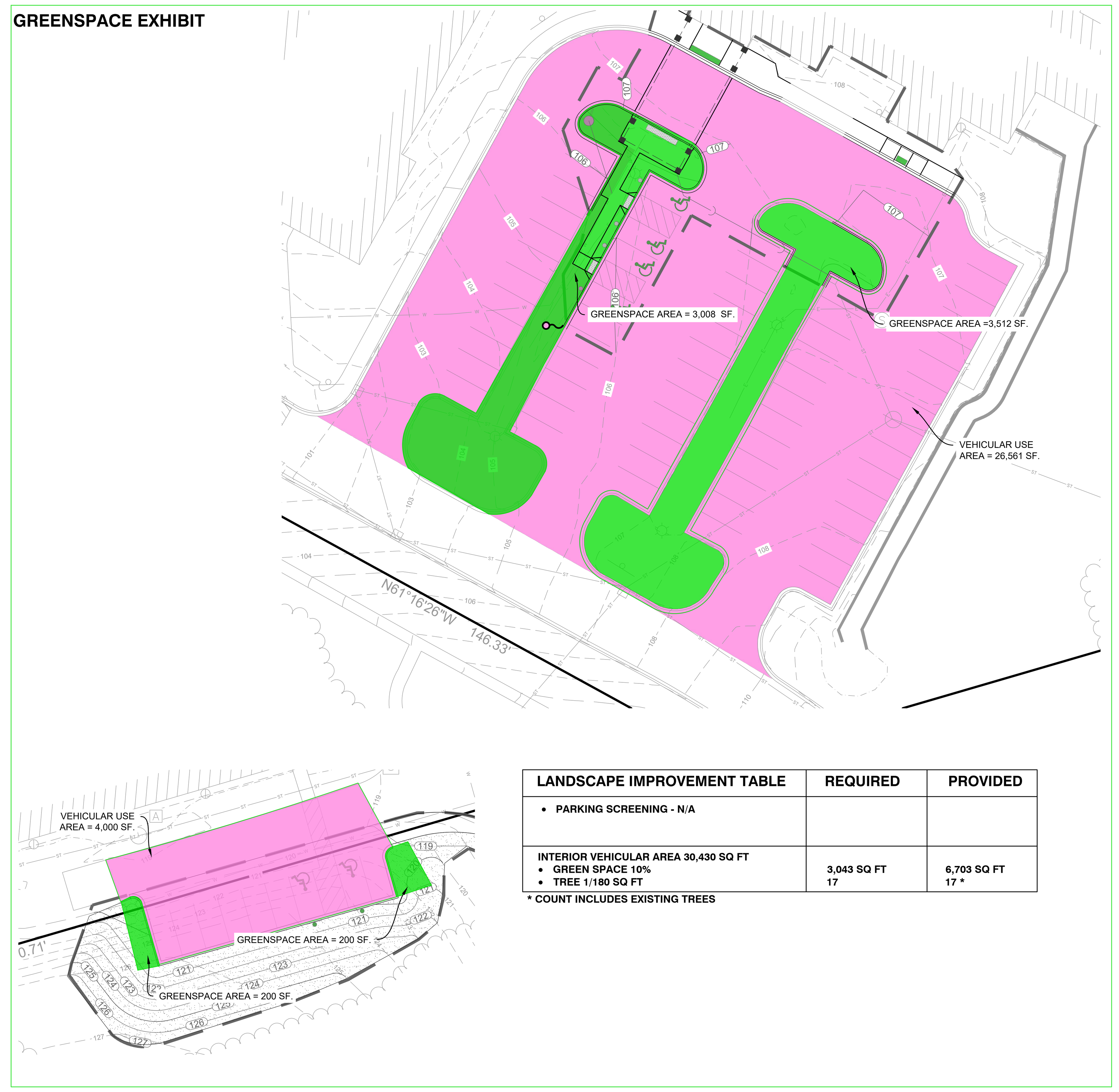
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AFM	2	Acer x freemanii 'Marmo'	Marmo Freeman Maple	2.5" Cal.	60' T x 35' W
UAV	2	Ulmus americana 'Valley Forge'	Valley Forge Elm	2.5" Cal.	80' T x 60' W
ORNAMENTAL TREES					
HT	2	Heptacodium miconioides `SMNHMRF`	Temple of Bloom® Seven Son Flower	5` Ht.	20' T x 10' W
MOS	3	Malus x 'Shotizam'	Showtime Crabapple	1.5" Cal.	25' T x 20' W
SHRUBS					
CA	10	Cornus sanguinea 'Cato'	Arctic Sun® Bloodtwig Dogwood	2 gal.	3' T x 3' W
CW2	11	Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree	2 gal.	4' T x 4' W
HU	14	Hydrangea paniculata 'SMHPCW'	Strawberry Shake™ Panicle Hydrangea	2 gal.	5' T x 4' W
HA	10	Hydrangea paniculata 'SMHPS'	Razzleberri™ Hydrangea	2 gal.	3' T x 3' W
RT2	13	Rhus typhina `Bailtiger`	Tiger Eyes Cutleaf Staghorn Sumac	2 gal.	5` T x 5` W
RT	6	Rosa rugosa `Therese Bugnet`	Therese Bugnet Rose	2 gal.	7' T x 5' W
RS	6	Rosa x `Meiswetdom`	Sweet Drift® Groundcover Rose	2 gal.	2' T x 3' W
RK	7	Rosa x 'KORvioros'	Sunbelt® Savannah™ Hybrid Tea Rose	2 gal.	4' T x 3' W
RP	3	Rosa x 'Meithatie'	Sweet Spirit™ Rose	2 gal.	4' T x 3' W
SMP	19	Syringa meyeri `Palibin`	Dwarf Korean Lilac	2 gal.	5' T x 5' W
SB4	5	Syringa x 'SMSJBP7'	Bloomerang Dwarf Purple Lilac	2 gal.	4' T x 3' W
WS2	5	Weigela florida 'Bokrasopin'	Sonic Bloom® Pink Weigela	2 gal.	5' T x 5' W
EVERGREEN SHRUBS					
JB	26	Juniperus chinensis 'Blue Vase'	Blue Vase Juniper	7 gal.	4' T x 3' W
JB2	7	Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	7 gal.	1' T x 4' W
PPS	17	Picea abies `Pumila`	Pumila Spruce	7 gal.	3` T x 4` W
PS	8	Picea pungens 'Sester Dwarf'	Sester Dwarf Colorado Spruce	7 gal.	6' T x 4' W
TA	18	Thuja occidentalis 'Anna Van Vloten'	Anna's Magic Ball® Arborvitae	7 gal.	2' T x 3' W
TT	6	Thuja occidentalis 'Filips Magic Moment'	Filips Magic Moment Arborvitae	7 gal.	6' T x 3' W
ORNAMENTAL GRASSES					
AR	47	Andropogon gerardii 'Red October'	Red October Big Bluestem	1 gal.	4' T x 2' W
CO2	31	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal.	2' T x 2' W
MI	10	Miscanthus sinensis 'Fire Dragon'	Fire Dragon Eulalia Grass	1 gal.	6' T x 4' W
ML	23	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.	24" T x 15" W
SS	52	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal.	4' T x 2' W

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS						
AT3	20	Allium x `Millenium`	Millenium Ornamental Onion	4.5" Cont.	10" o.c.	15" T x 12" W
EL2	12	Echinacea x 'Balsomemyim' TM	Sombrero Lemon Yellow Improved Coneflower	4.5" cont.	24" o.c.	28" T x 28" W
EE	27	Echinacea x 'PAS702917'	PowWow® Wild Berry Coneflower	4.5" Cont.	14" o.c.	22" T x 15" W
EG	10	Eupatorium maculatum `Gateway`	Gateway Joe-Pye Weed	4.5" Cont.	32" o.c.	48" T x 36" W
NX	43	Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint	4.5" Cont.	20" o.c.	18" T x 30" W
PC	39	Phlox subulata 'Candy Stripe'	Candy Stripe Creeping Phlox	4.5" Cont.	15" o.c.	6" T x 18" W
SA4	23	Sedum x 'Autumn Fire'	Autumn Fire Sedum	4.5" Cont.	18" o.c.	24" T x 18" W
SR	20	Solidago rugosa 'Fireworks'	Fireworks Wrinkleleaf Goldenrod	4.5" Cont.	22" o.c.	36" T x 24" W
SM2	19	Stachys monieri `Hummelo`	Common Betony	4.5" Cont.	10" o.c.	20" T x 12" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
AGRECOL MIXES				
	626 sf	AGRECOL RAINWATER RENEWAL	AGRECOL RAINWATER RENEWAL SEED MIX	
TURF				
	16,244 sf	Turf Hydroseed	Drought Tolerant Fescue Blend	

GREENSPACE EXHIBIT



LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
• PARKING SCREENING - N/A		
INTERIOR VEHICULAR AREA 30,430 SQ FT • GREEN SPACE 10% • TREE 1/180 SQ FT	3,043 SQ FT 17	6,703 SQ FT 17 *

* COUNT INCLUDES EXISTING TREES

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1	ARTIFICIAL TURF
	2	SNOW STORAGE AREAS
	3	UNILOCK U-CARA WALL
	4	COUNTRY MATERIALS TRIBUTE WALL

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1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845
311 canyon wren drive, buda, texas 78610 t 512 649 5627

THE LUTHERAN HOME
HARWOOD PLACE RENOVATION

8220 Harwood Ave, Wauwatosa, WI 53213
Tax Key ID Numbers: #3710264005 & #3710264004

REVISIONS:

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LANDSCAPE OVERVIEW

DRB RESUBMITTAL
BID PACKAGE:
DATE: 02-11-2025
JOB NO: 230156-01
SHEET NO: L100

PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AFM	Acer x freemanii 'Marmo'	Marmo Freeman Maple
UAV	Ulmus americana 'Valley Forge'	Valley Forge Elm
ORNAMENTAL TREES		
HT	Heptacodium miconioides `SMNHMRF`	Temple of Bloom® Seven Son Flower
MOS	Malus x 'Shotizam'	Showtime Crabapple
SHRUBS		
CA	Cornus sanguinea 'Cato'	Arctic Sun® Bloodtwig Dogwood
CW2	Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree
HU	Hydrangea paniculata 'SMHPCW'	Strawberry Shake™ Panicle Hydrangea
HA	Hydrangea paniculata 'SMHPS'	Razzleberri™ Hydrangea
RT2	Rhus typhina `Bailtiger`	Tiger Eyes Cutleaf Staghorn Sumac
RT	Rosa rugosa `Therese Bugnet`	Therese Bugnet Rose
RS	Rosa x `Meiswetdom`	Sweet Drift® Groundcover Rose
SMP	Syringa meyeri `Palibin`	Dwarf Korean Lilac
SB4	Syringa x 'SMSJBP7'	Bloomerang Dwarf Purple Lilac
WS2	Weigela florida 'Bokrasopin'	Sonic Bloom® Pink Weigela
EVERGREEN SHRUBS		
JB	Juniperus chinensis 'Blue Vase'	Blue Vase Juniper
JB2	Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper
PPS	Picea abies `Pumila`	Pumila Spruce
PS	Picea pungens 'Sester Dwarf'	Sester Dwarf Colorado Spruce
TA	Thuja occidentalis 'Anna Van Vloten'	Anna's Magic Ball® Arborvitae
TT	Thuja occidentalis 'Filips Magic Moment'	Filips Magic Moment Arborvitae
ORNAMENTAL GRASSES		
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ML	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass
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EE	Echinacea x 'PAS702917'	PowWow® Wild Berry Coneflower
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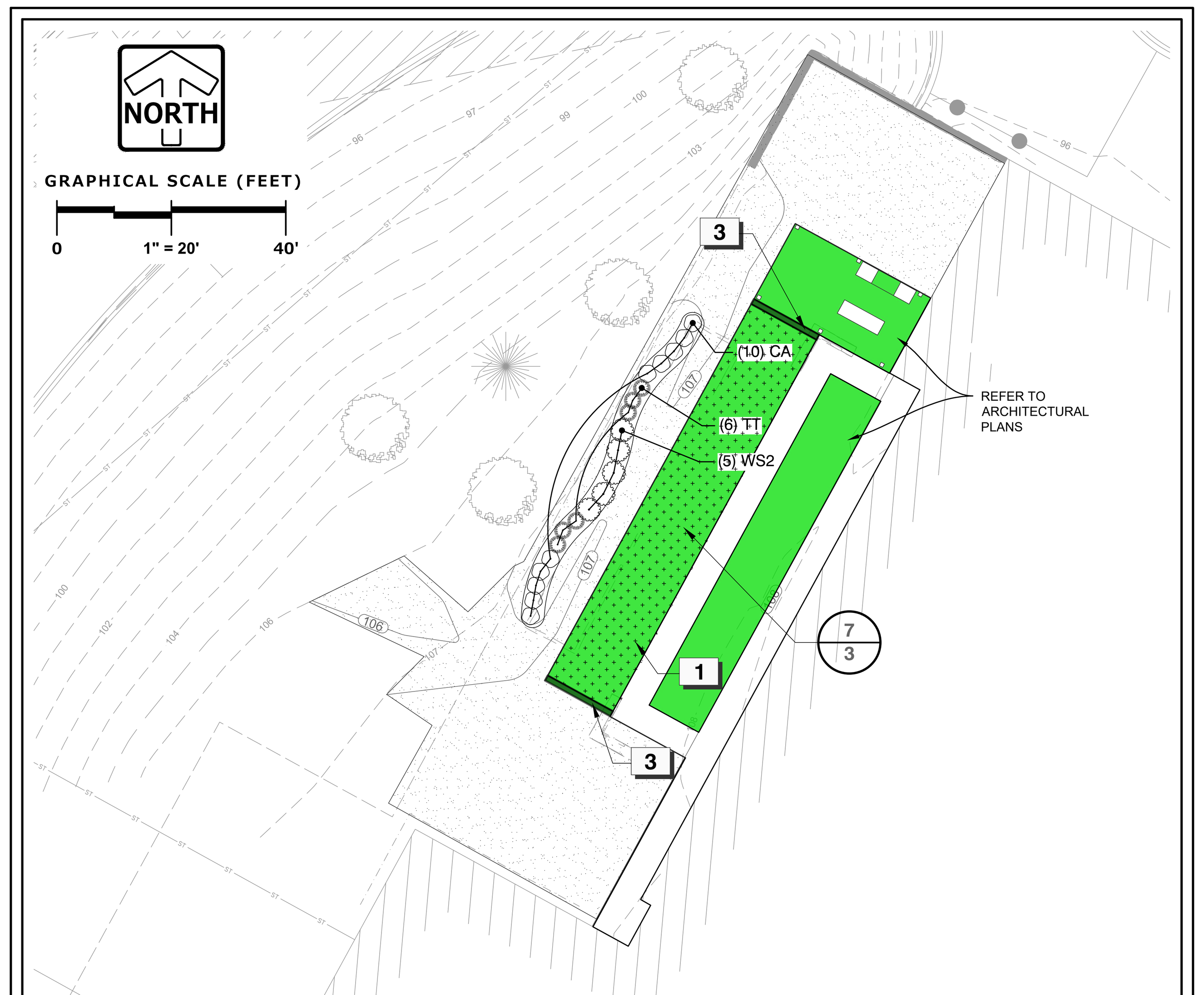
SA4	Sedum x 'Autumn Fire'	Autumn Fire Sedum
SR	Solidago rugosa 'Fireworks'	Fireworks Wrinkleleaf Goldenrod
SM2	Stachys monieri `Hummelo`	Common Betony

SYMBOL	BOTANICAL NAME	COMMON NAME
TURF		
(hatch)	Turf Hydroseed	Drought Tolerant Fescue Blend

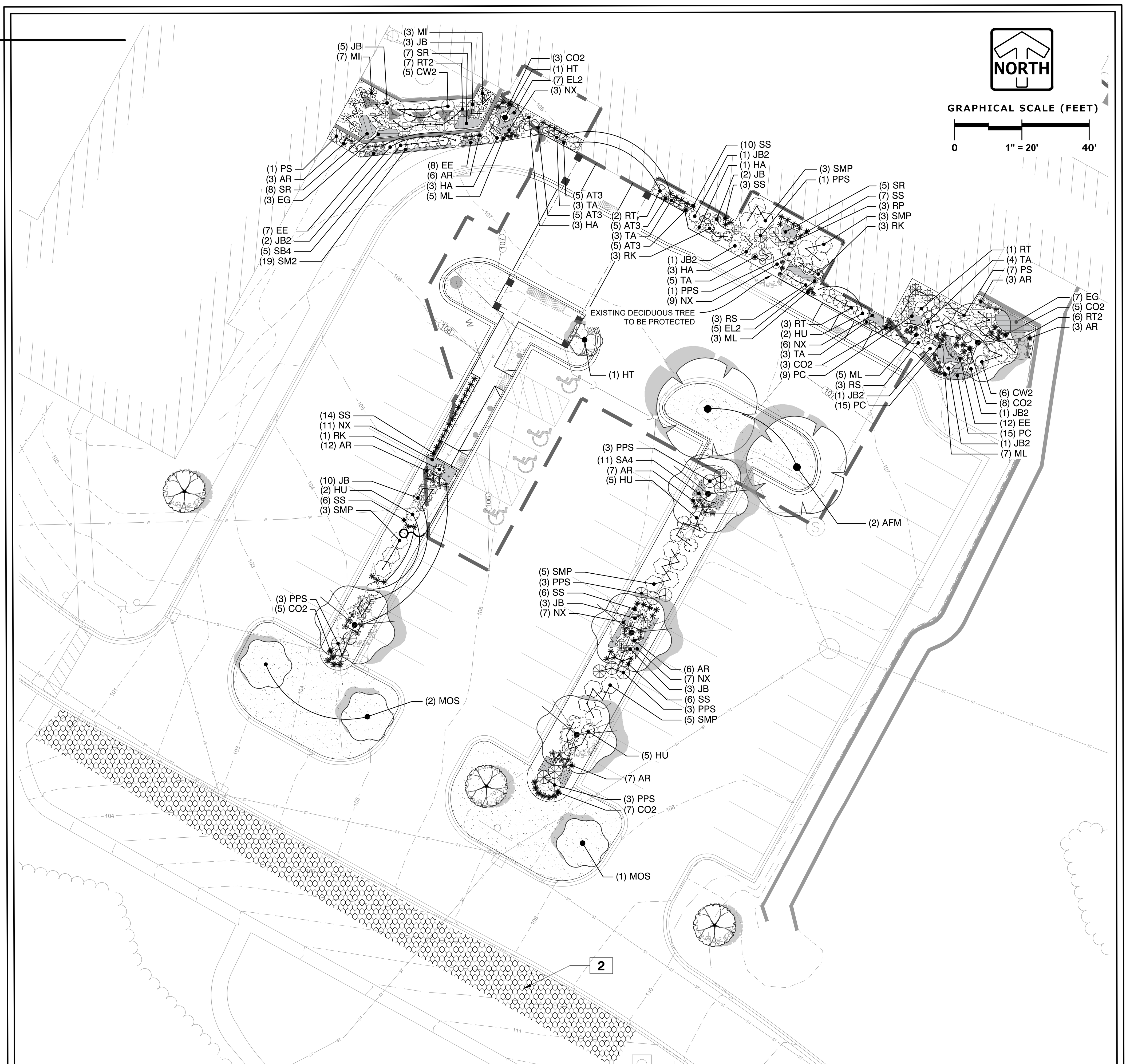
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
(hatch)	1	ARTIFICIAL TURF
(hatch)	2	SNOW STORAGE AREAS
	3	UNILOCK U-CARA WALL
	4	COUNTRY MATERIALS TRIBUTE WALL

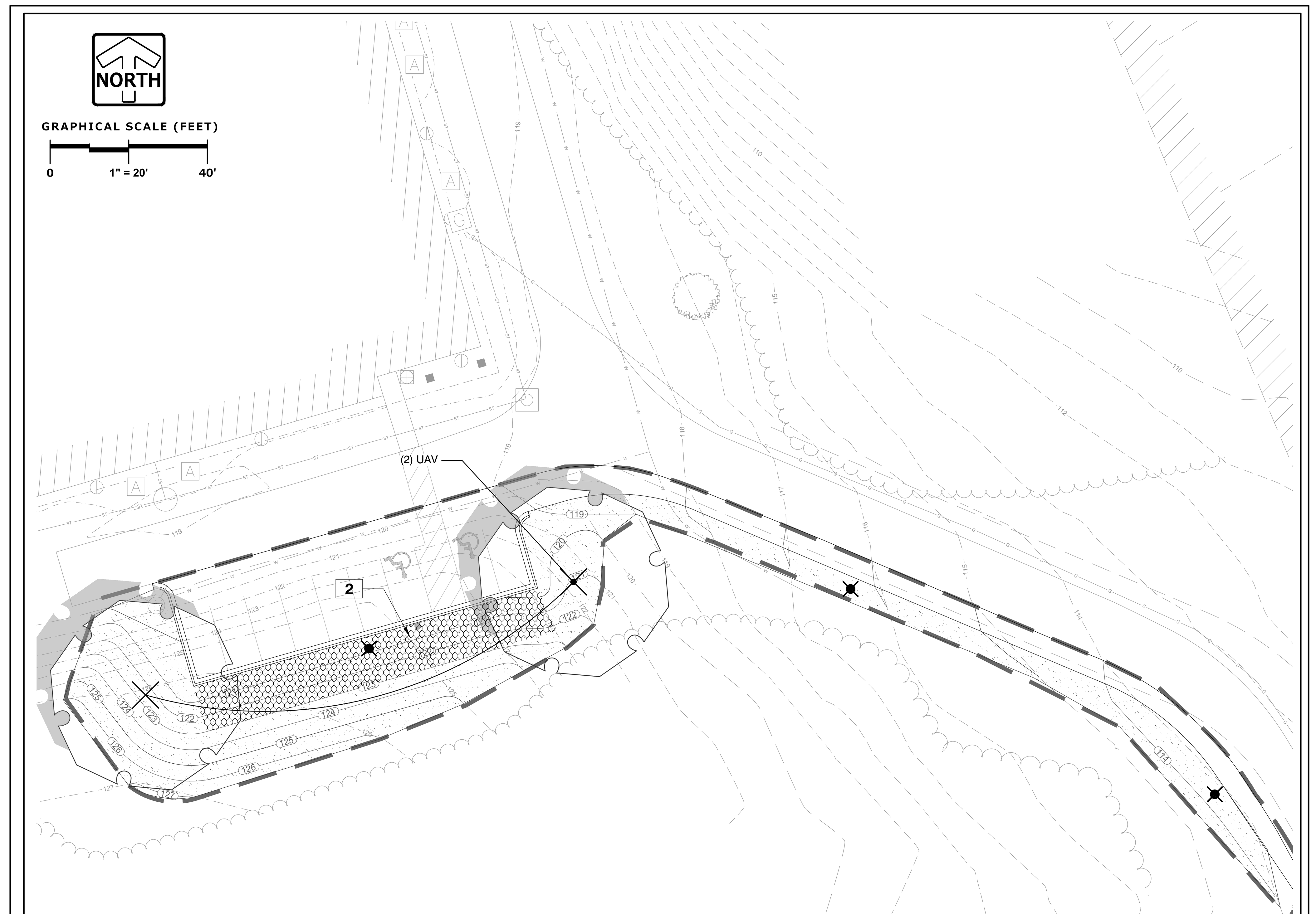


NORTHWEST DETAIL

NORTHEAST DETAIL



SOUTHWEST DETAIL



SOUTHEAST DETAIL

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pra PLUNKETT RAYSICH ARCHITECTS, LLP

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REVISIONS:

LANDSCAPE ENLARGEMENTS

DRB RESUBMITTAL
BID PACKAGE:
DATE: 02-11-2025
JOB NO: 230156-01
SHEET NO: L101

GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
20. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
26. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
27. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
29. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
30. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
31. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
32. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE SEEDING & PLUG PLANTINGS

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING/PLUG PLANTING:

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
   1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
   2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
   3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. COVER CROP
   1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
   2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:
   1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
   2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
   3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
   4. COVER SEED WITH $\frac{1}{4}$-INCH TO $\frac{1}{2}$-INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
   5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
   6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS:

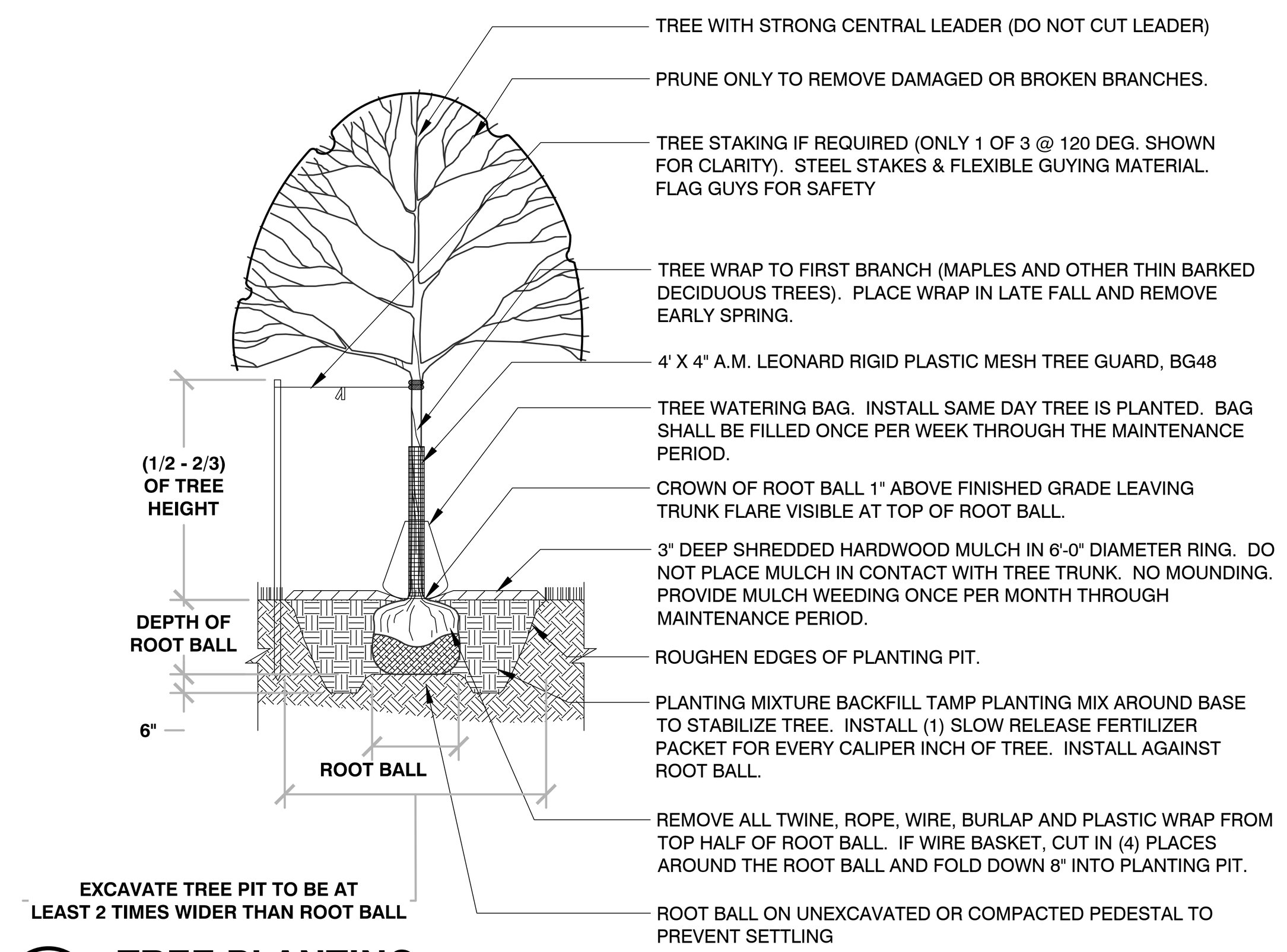
WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

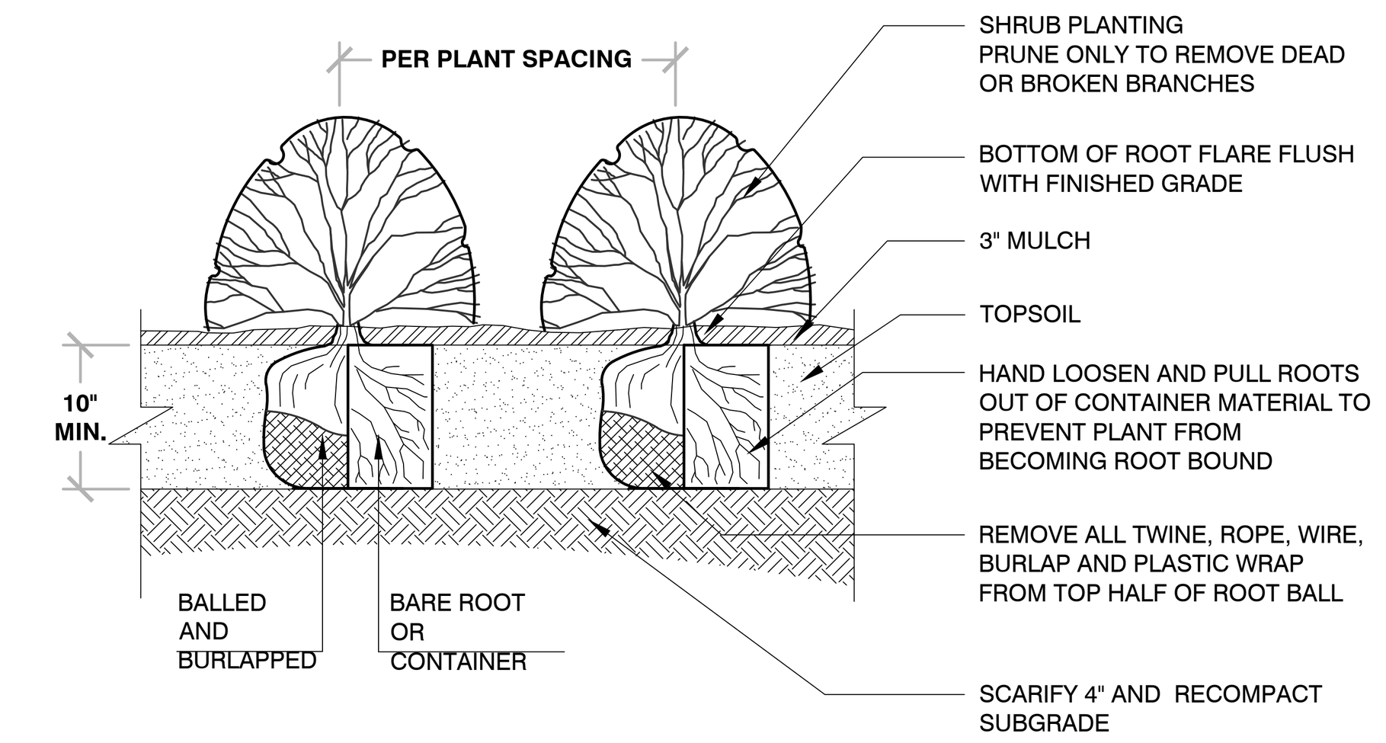
2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

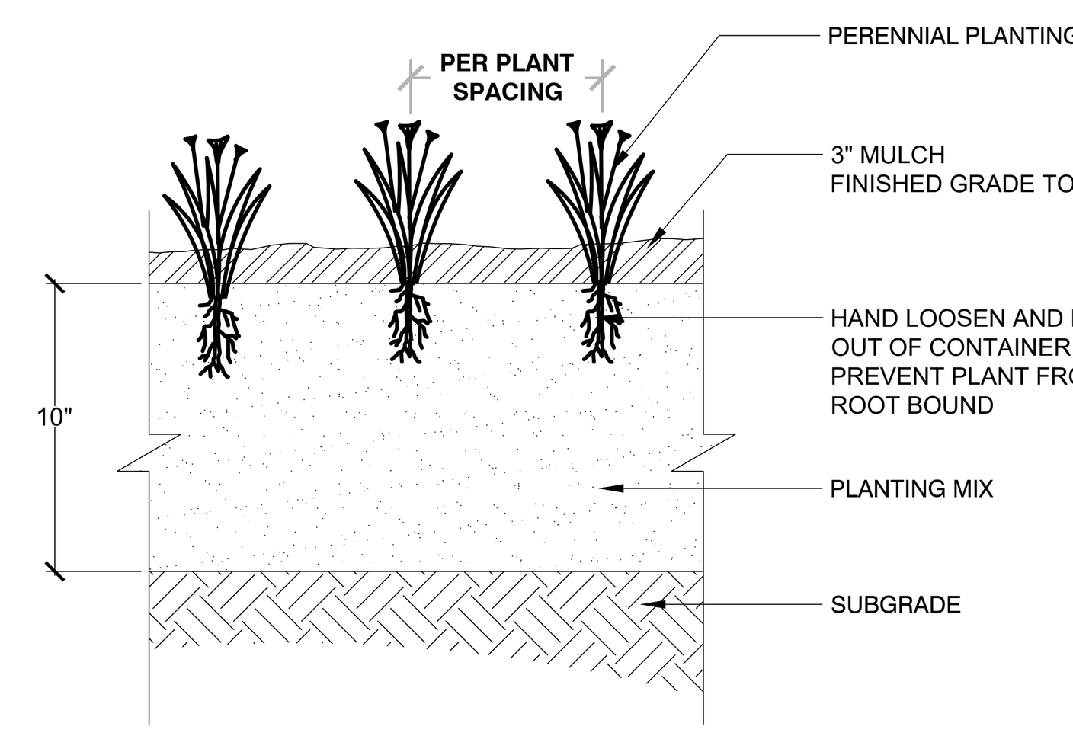


1 TREE PLANTING
1/4" = 1'-0" 329343-01

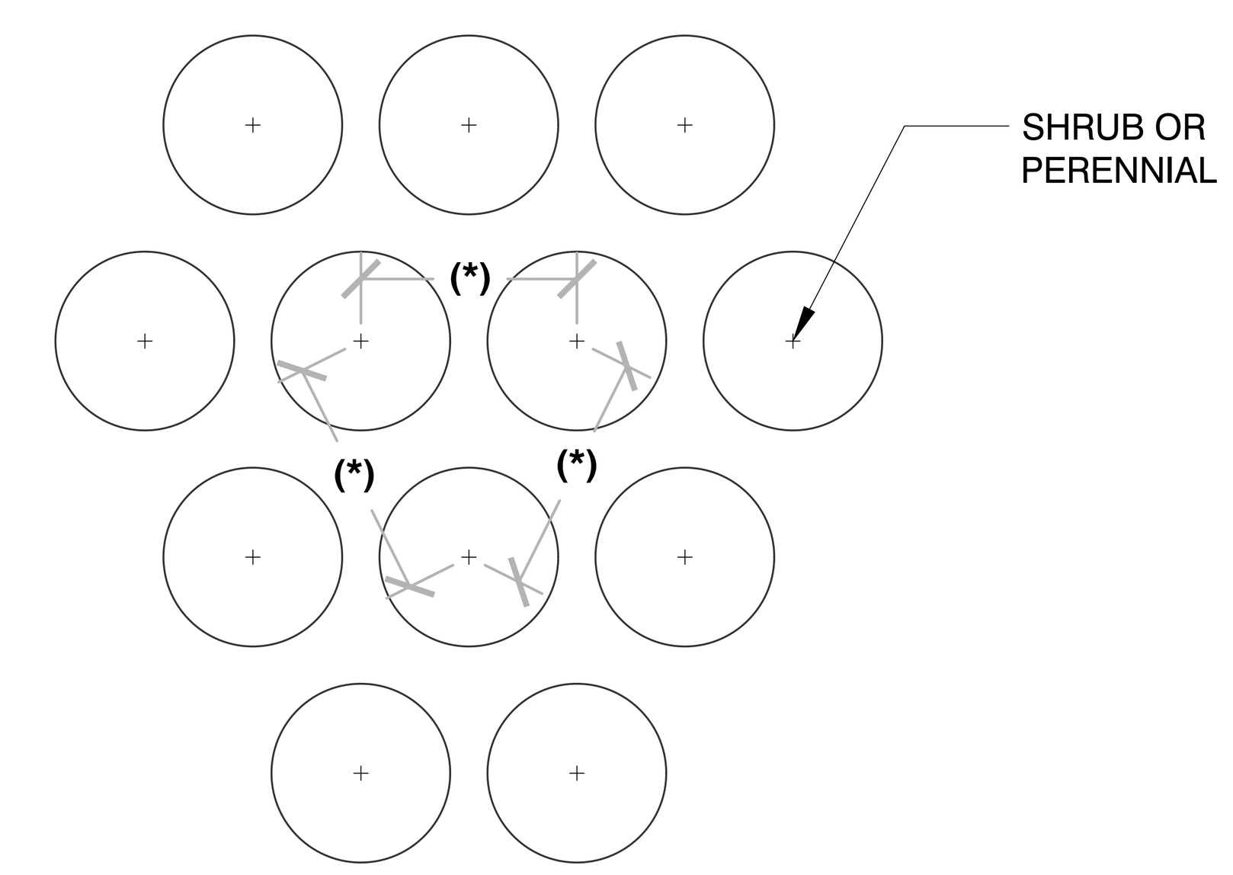


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

2 SHRUB PLANTING
1/2" = 1'-0" 329333-02

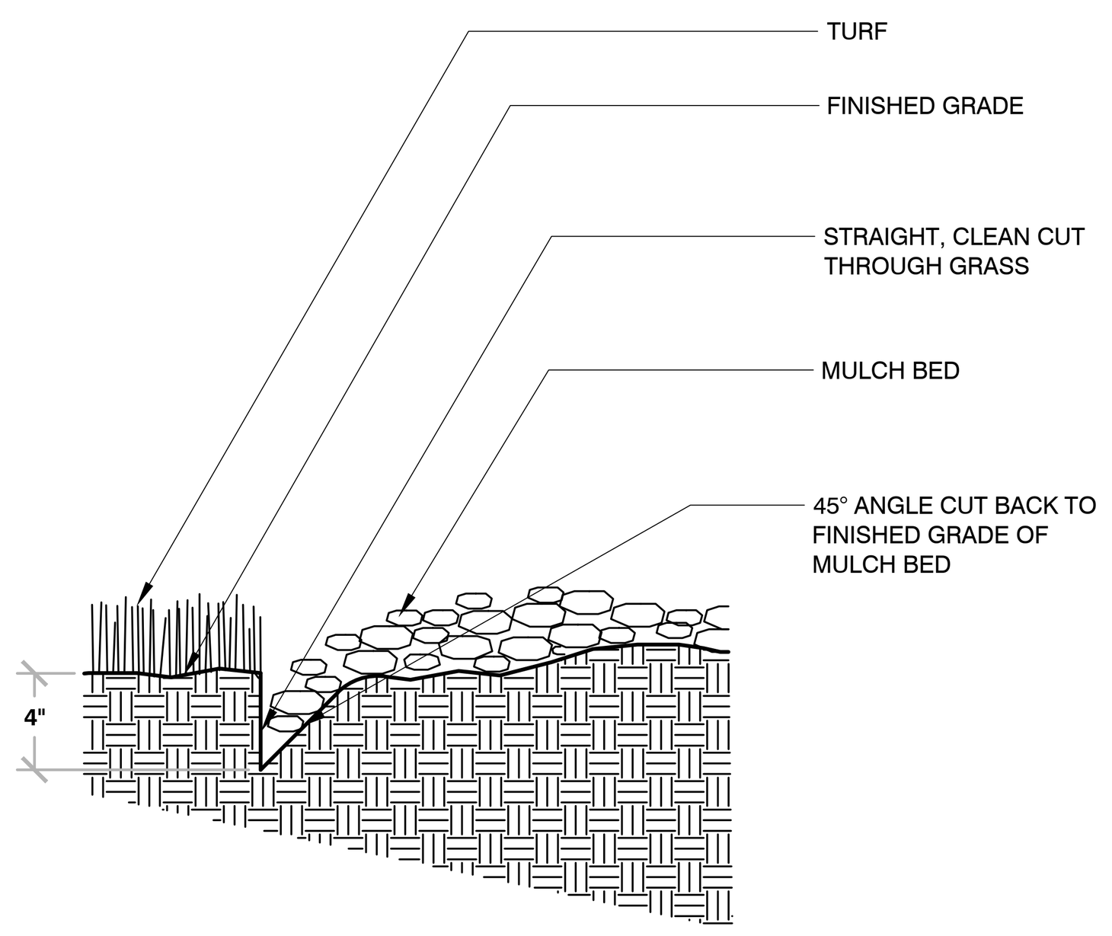


3 PERENNIAL PLANTING
1" = 1'-0" 3293-01

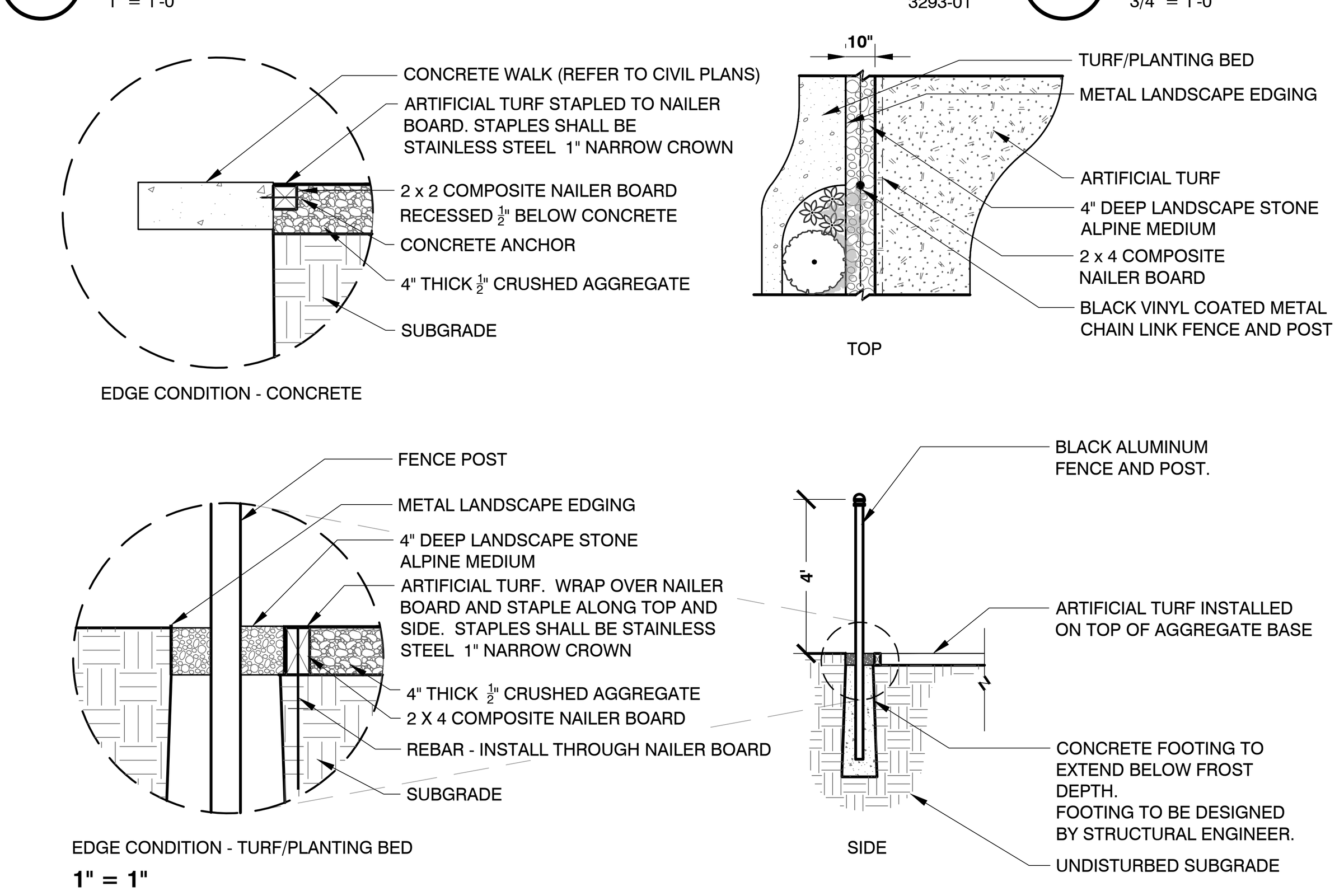


(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

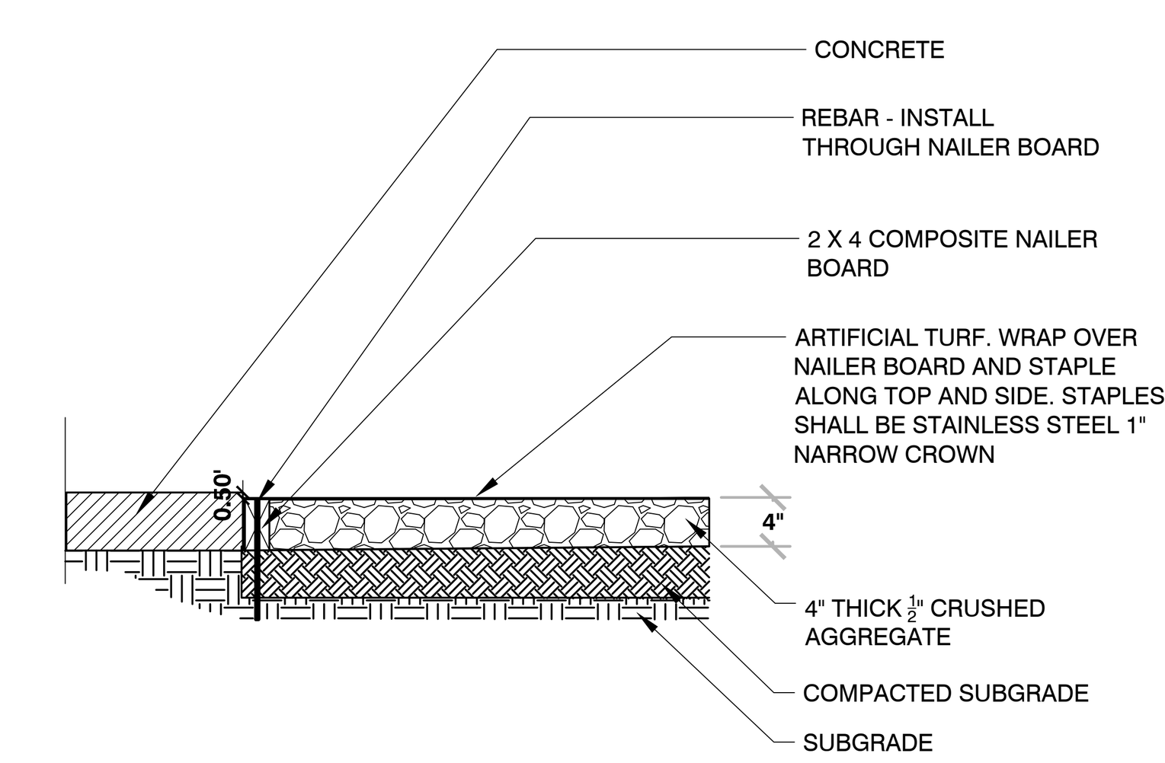
4 PLANT SPACING
3/4" = 1'-0" 3293-02



5 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03



6 DOG RUN DETAIL
1/4" = 1'-0" 323113-03



7 BOCCE BALL COURT
3/4" = 1'-0" 321813-02

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THE LUTHERAN HOME
HARWOOD PLACE RENOVATION
8220 Harwood Ave, Wauwatosa, WI 53213
Tax Key ID Numbers: #3710264005 & #3710264004

REVISIONS:

LANDSCAPE NOTES & DETAILS

DRB RESUBMITTAL
BID PACKAGE:
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SHEET NO: L102

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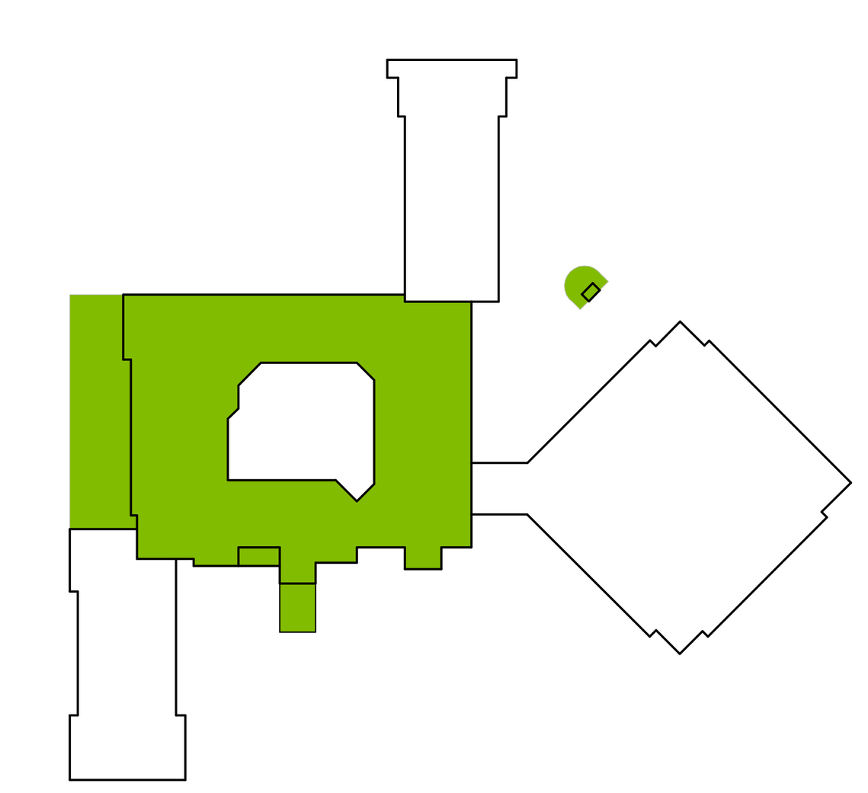
TRUE NORTH

PLAN NORTH

FIRST FLOOR OVERALL PLAN

1/16" = 1'-0"



KEY PLAN

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HARWOOD PLACE RENOVATION

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REVISIONS:

OVERALL FLOOR PLAN

DRB RESUBMITTAL

DATE: 02-11-25

JOB NO: 230156-01

SHEET NO:

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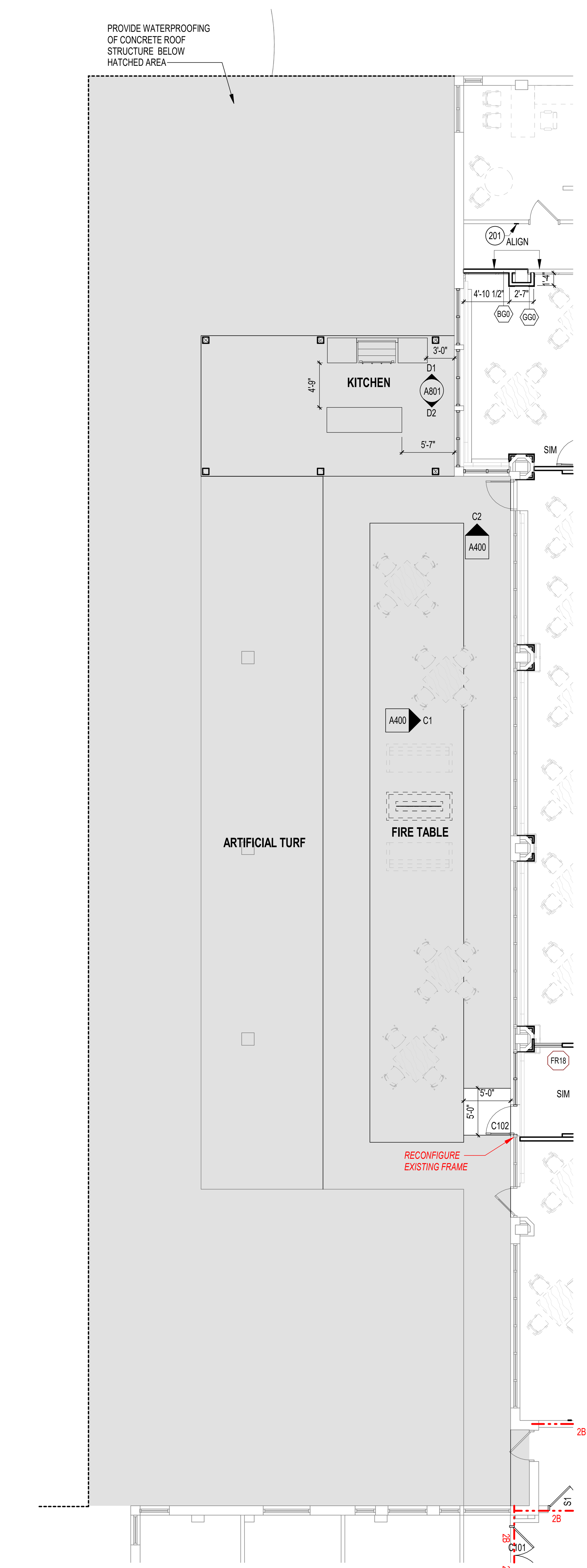
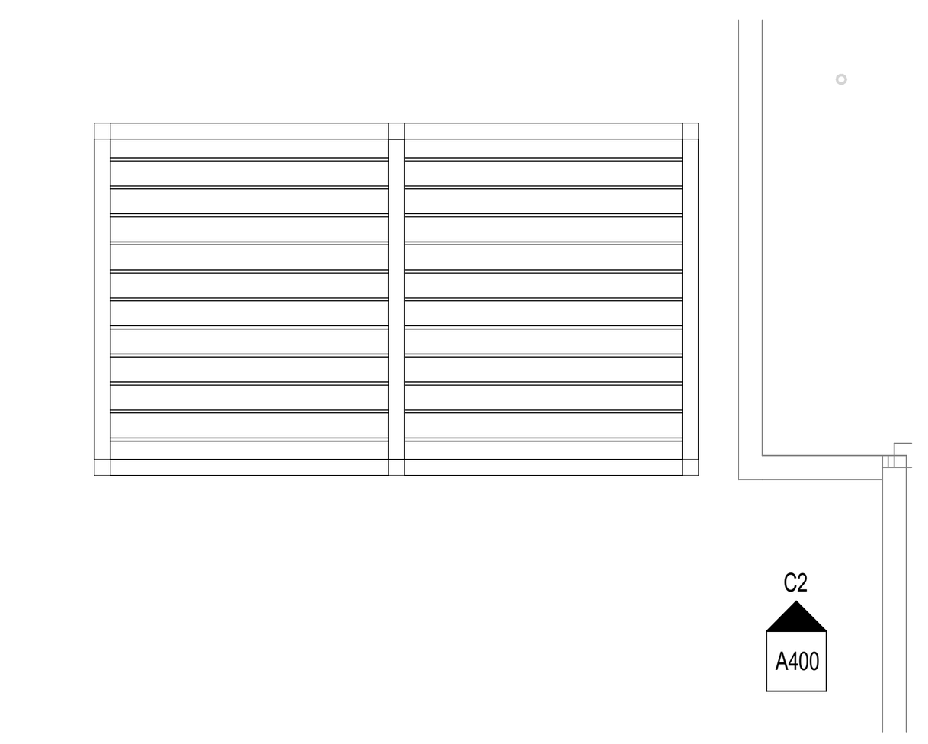
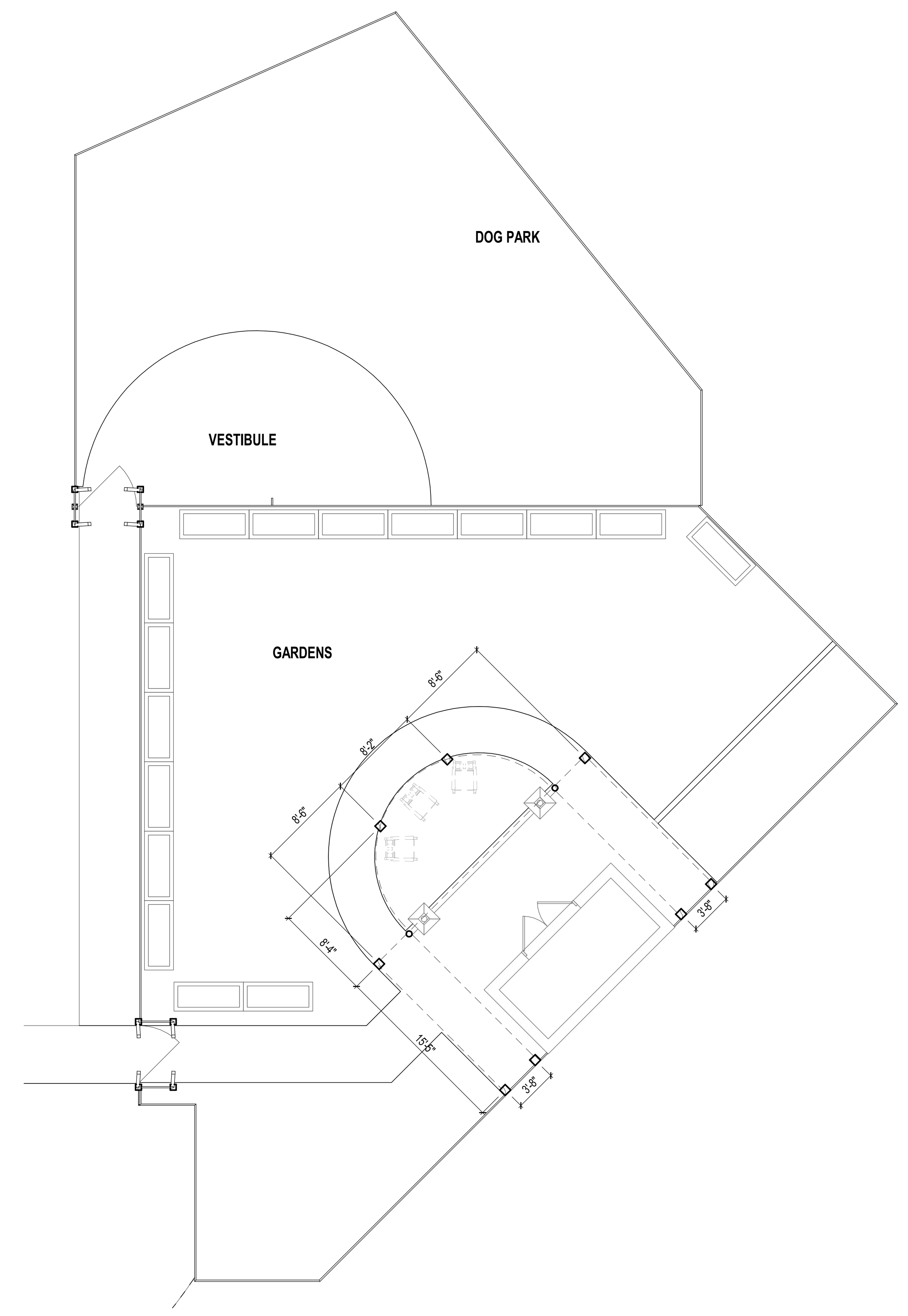


D1 FIRST FLOOR PLAN - PATIO
1/8" = 1'-0"

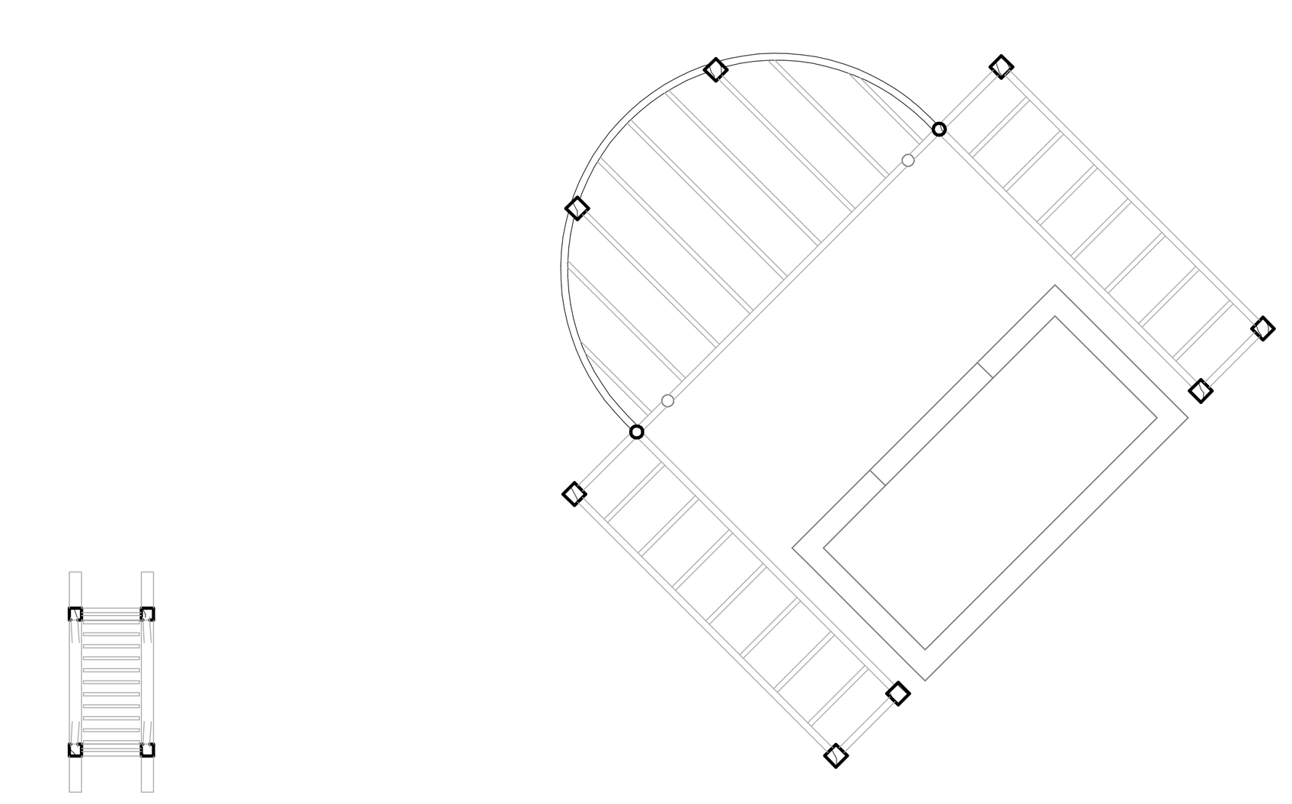
FLOOR PLAN NOTES	
MARK	DESCRIPTION
201	PATCH GYPSUM BOARD TO MATCH



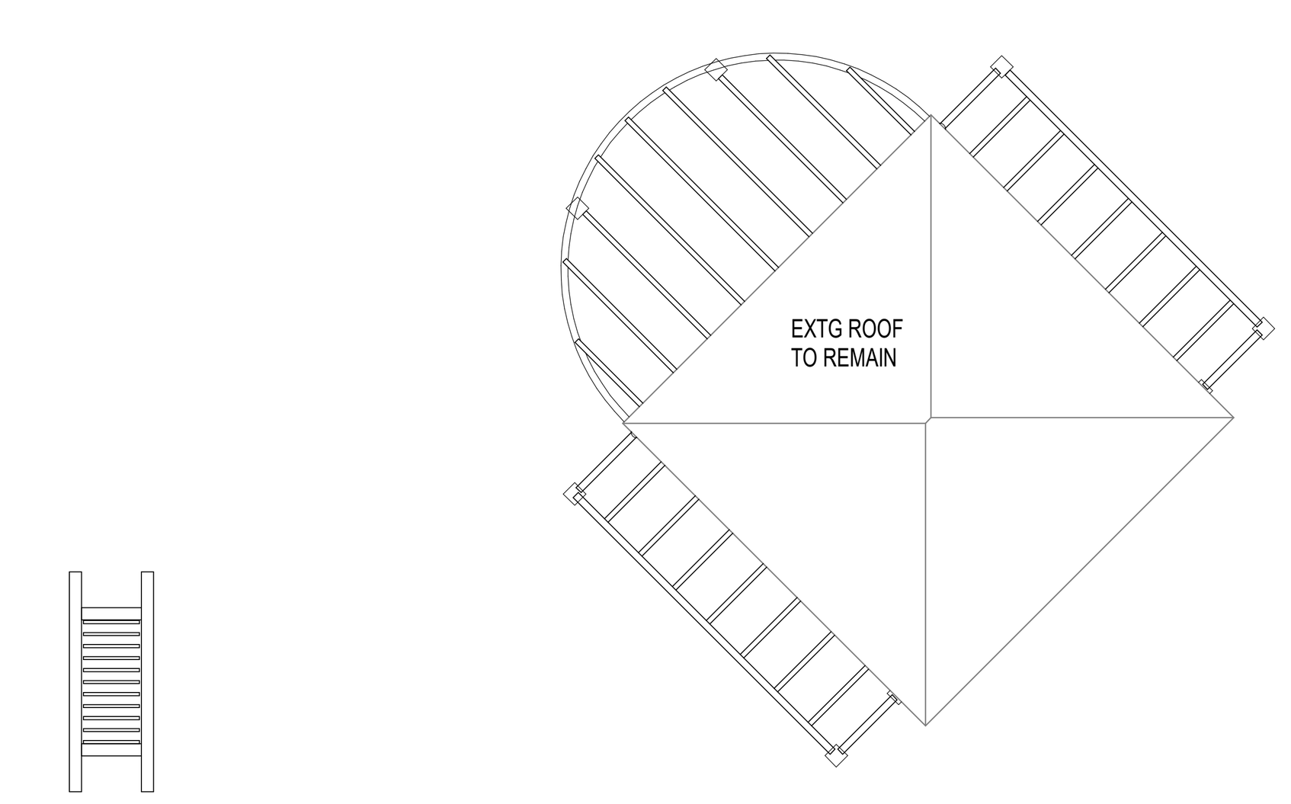
B2 ROOF PLAN - PATIO
1/8" = 1'-0"



C4 FIRST FLOOR PLAN - GARDENS
1/8" = 1'-0"



D4 FIRST FLOOR REFLECTED CEILING PLAN - GARDENS
1/8" = 1'-0"



E4 ROOF PLAN - GARDENS
1/8" = 1'-0"

FLOOR PLAN SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO REMAIN
- SECTION REFERENCE
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- FLOOR PLAN NOTE
- CONSTRUCTION LIMITS
- MATCHLINE
- ONE HOUR RATED FIRE PARTITION (1P)
- TWO HOUR RATED FIRE BARRIER (2B)
- NEW WALL/PARTITION
- NEW DOOR
- EXISTING DOOR RECEIVING NEW WORK - REFER TO DOOR SCHEDULE
- DETAIL REFERENCE
- WINDOW TYPE
- WALL/PARTITION TYPE
- FLOOR DRAIN - PITCH FLOOR TO DRAIN (FD)
- FIRE EXTINGUISHERS:
  - FER • FULLY RECESSED
  - FESR • SEMI-RECESSED
  - FES • SURFACE MOUNTED
  - FE • BRACKET MOUNTED

FLOOR PLAN GENERAL NOTES

A. AT MASONRY VENEER WALLS, DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. AT NON-MASONRY VENEER WALLS, DIMENSIONS ON FLOOR PLAN ARE BASED ON EXTERIOR FACE OF SHEATHING TO EXTERIOR FACE OF SHEATHING.

C. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

D. PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER TO PLUMBING DRAWINGS FOR SPECIFIC FIXTURE TYPE AND SIZES.

E. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

F. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS.

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE BG0 UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON EXTERIOR FACE OF SHEATHING TO EXTERIOR FACE OF SHEATHING.

C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. PROVIDE ABUSE RESISTANT GYPSUM BOARD AT *[list applicable locations here or remove note]*.

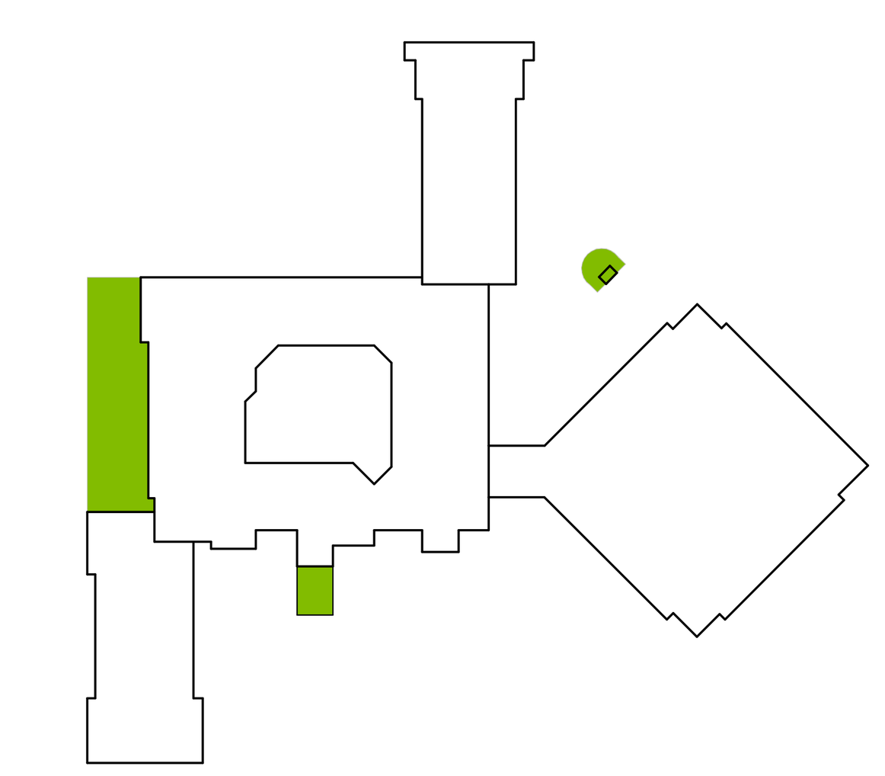
E. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

F. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

G. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL A1 / A810. EXTEND GYPSUM BOARD FURRING WALLS 3" MIN ABOVE FINISH CEILING.

EXTERIOR WALL TYPES	
MARK	ASSEMBLY DESCRIPTION
1A.1	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK, AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY, CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS @ 24" OC. PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY.
1A.2	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK, AIR SPACE, WEATHER BARRIER ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS W/ G90 COATING @ 16" OC W/ CAVITY FILLED FULL WITH BATT INSULATION. PROVIDE VAPOR RETARDER ON INTERIOR FACE OF STUD AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY, CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS @ 24" OC.
1G.1	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) STUD WALL CONSISTING OF 3" INSULATION, EIFS MANUFACTURER'S RECOMMENDED AIR/VAPOR BARRIER SYSTEM ON 1/2" EXTERIOR GRADE WOOD SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS @ 16" OC W/ CAVITY FILLED FULL WITH BATT INSULATION. PROVIDE VAPOR RETARDER ON INTERIOR FACE OF STUD AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
1J.2	PANEL WALL SYSTEM CONSISTING OF METAL WALL PANELS, WEATHER BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 3-5/8" GALVANIZED COLD FORMED STEEL STUDS @ 16" OC
2A.1	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK, AIR SPACE, 1" CONTINUOUS RIGID INSULATION, WEATHER BARRIER ON 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION. PROVIDE VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY, CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY.
2G.1	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) STUD WALL CONSISTING OF 1" INSULATION, EIFS MANUFACTURER'S RECOMMENDED AIR/VAPOR BARRIER SYSTEM ON 1/2" EXTERIOR GRADE WOOD SHEATHING, 2 X 6 WOOD STUDS @ 16" OC FILLED FULL WITH BATT INSULATION. PROVIDE VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.

INTERIOR PARTITION TYPES				
MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION
	2 x 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	--
AG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	--
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	3-1/2" SOUND
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	FULL WIDTH SOUND
EF0	2 x 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	3-1/2" SOUND
EJ0	2 x 6 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	5-1/2" SOUND
EJ1	2 x 6 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	1 HR	--	5-1/2" SOUND
GC0	7/8" STEEL FURRING CHANNELS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GD0	1-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GE0	2-1/2" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
JC0	2 x 2 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
JF0	2 x 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
VA0	ONE LAYER DIRECT BONDED 5/8" GYPSUM BOARD.	--	--	--
VG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BD, AND 1-1/2" STONE.	--	--	--



KEY PLAN

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THE LUTHERAN HOME HARWOOD PLACE RENOVATION

8220 Harwood Ave, Wauwatosa, WI 53213

REVISIONS:

PATIO, GARDENS, AND DOG PARK PLANS

DRB RESUBMITTAL

DATE: 02-11-25

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SHEET NO: A202

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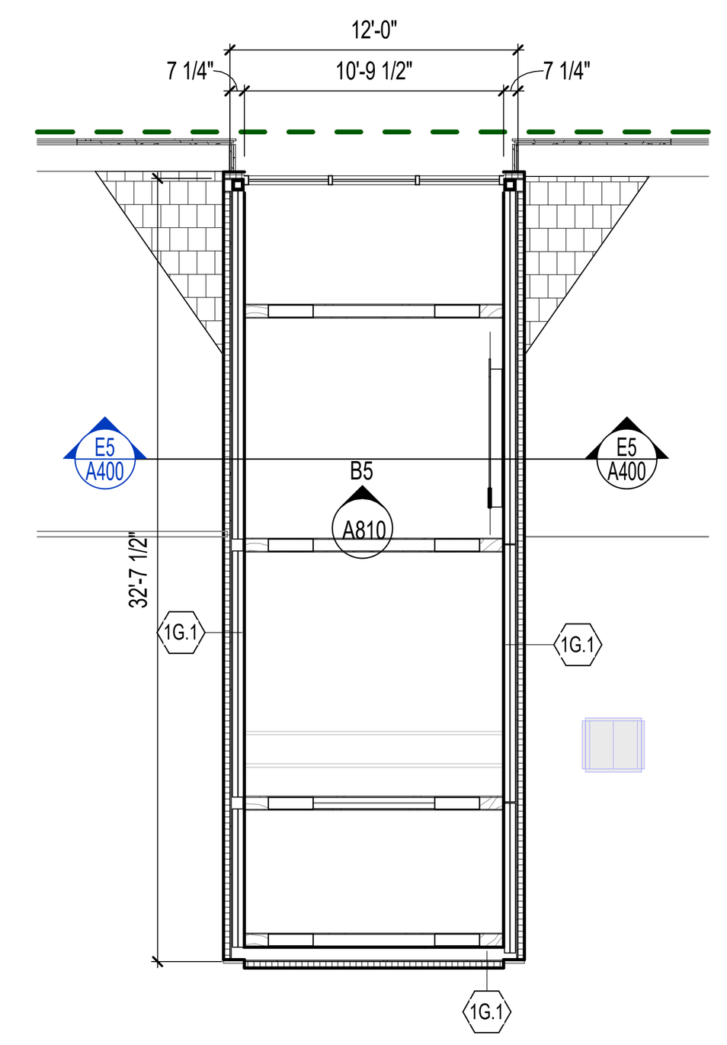


B3 LOBBY CLEARSTORY
1/8" = 1'-0"

ROOF PLAN SYMBOLS LEGEND

- X" / 12" — DIRECTION OF STRUCTURAL SLOPE TO DRAIN
- X" / 12" — DIRECTION OF INSULATION TAPER SLOPE TO DRAIN.
- DTL / SHT — DETAIL REFERENCE
- TAPERED INSULATION VALLEY OR RIDGE
- +X" — TAPERED INSULATION THICKNESS
- LOCATION OF CONCRETE PAVER / FLEXIBLE WALKWAY
- (X) — ROOF PLAN NOTE
- CONSTRUCTION LIMITS
- MATCHLINE

ROOF PLAN GENERAL NOTES

A. COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.

B. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.

C. PROVIDE POSITIVE ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT. PROVIDE SADDLES AND CRICKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.

D. PROVIDE 24" WIDE CONCRETE PAVER WITH SLIP SHEETING / FLEXIBLE WALKWAY FROM ROOF SCUTTLE TO ALL MECHANICAL ROOFTOP UNITS AND ALL ROOF ACCESS LADDERS. PROVIDE PAVERS / WALKWAY AROUND PERIMETER OF ROOF SCUTTLE AND HVAC ROOFTOP UNITS. PROVIDE PAVERS / WALKWAY AT LANDINGS BELOW ROOF ACCESS LADDERS.

E. MINIMUM ALLOWABLE INSULATION TAPER SLOPE SHALL BE 1/4" PER FOOT UNLESS NOTED OTHERWISE

ROOF ASSEMBLIES

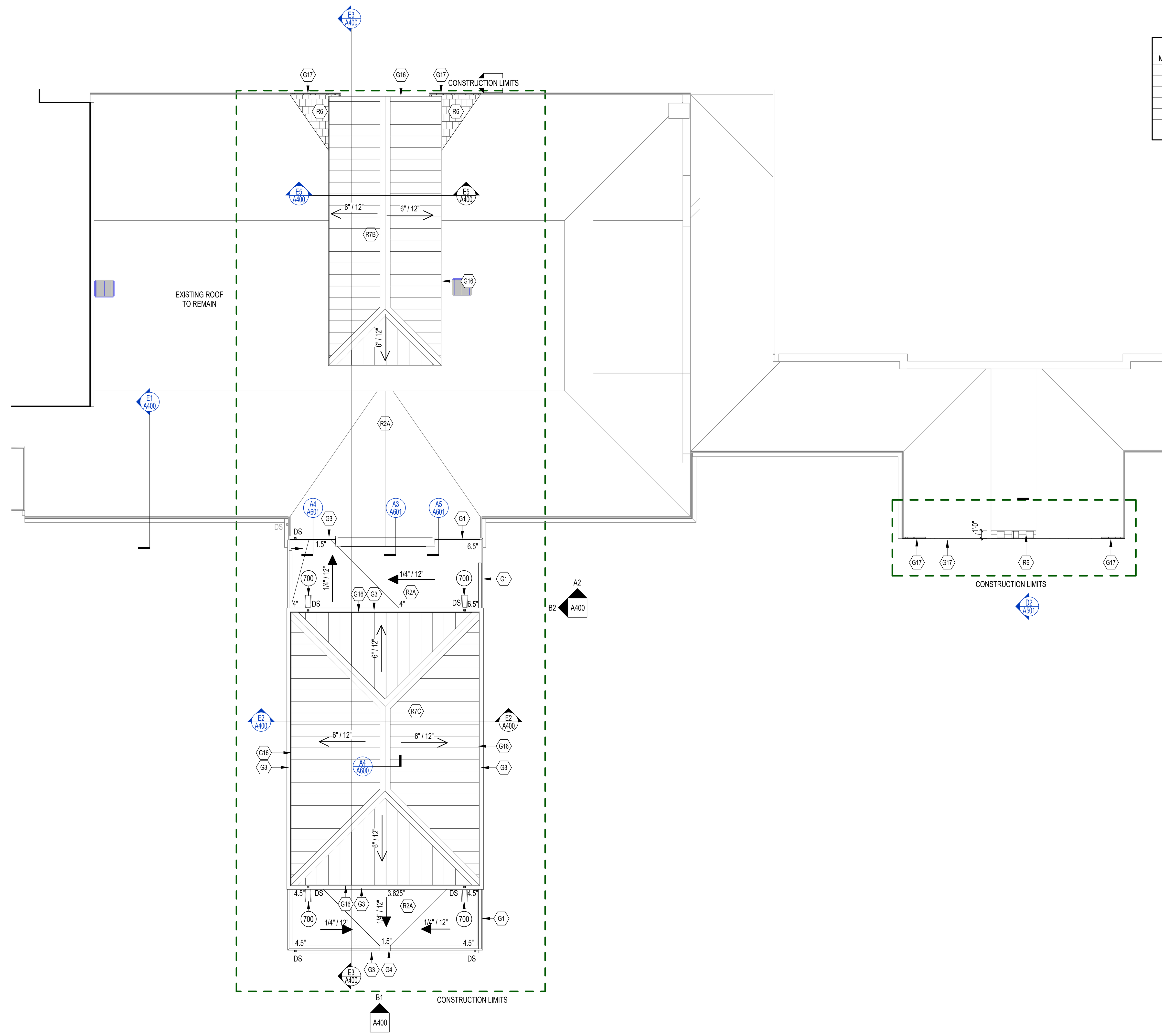
MARK	CONSTRUCTION DESCRIPTION
R2A	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON TAPERED INSULATION ON 5/8" EXTERIOR SHEATHING ON ROOF FRAMING.
R6	ASPHALT SHINGLE ROOFING SYSTEM: ASPHALT SHINGLES ON UNDERLAYMENT ON FIRE TREATED WOOD SHEATHING ON STRUCTURE.
R7B	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON SELF ADHERED HIGH TEMPERATURE UNDERLAYMENT MEMBRANE ON NAILBASE INSULATION (MIN=R-30) ON VAPOR RETARDER, ON 5/8" EXTERIOR SHEATHING ON METAL DECK
R7C	PREFORMED METAL ROOFING SYSTEM: STANDING SEAM METAL ROOF PANELS ON SELF ADHERED HIGH TEMPERATURE UNDERLAYMENT MEMBRANE ON 5/8" PLYWOOD SHEATHING ON METAL DECK.

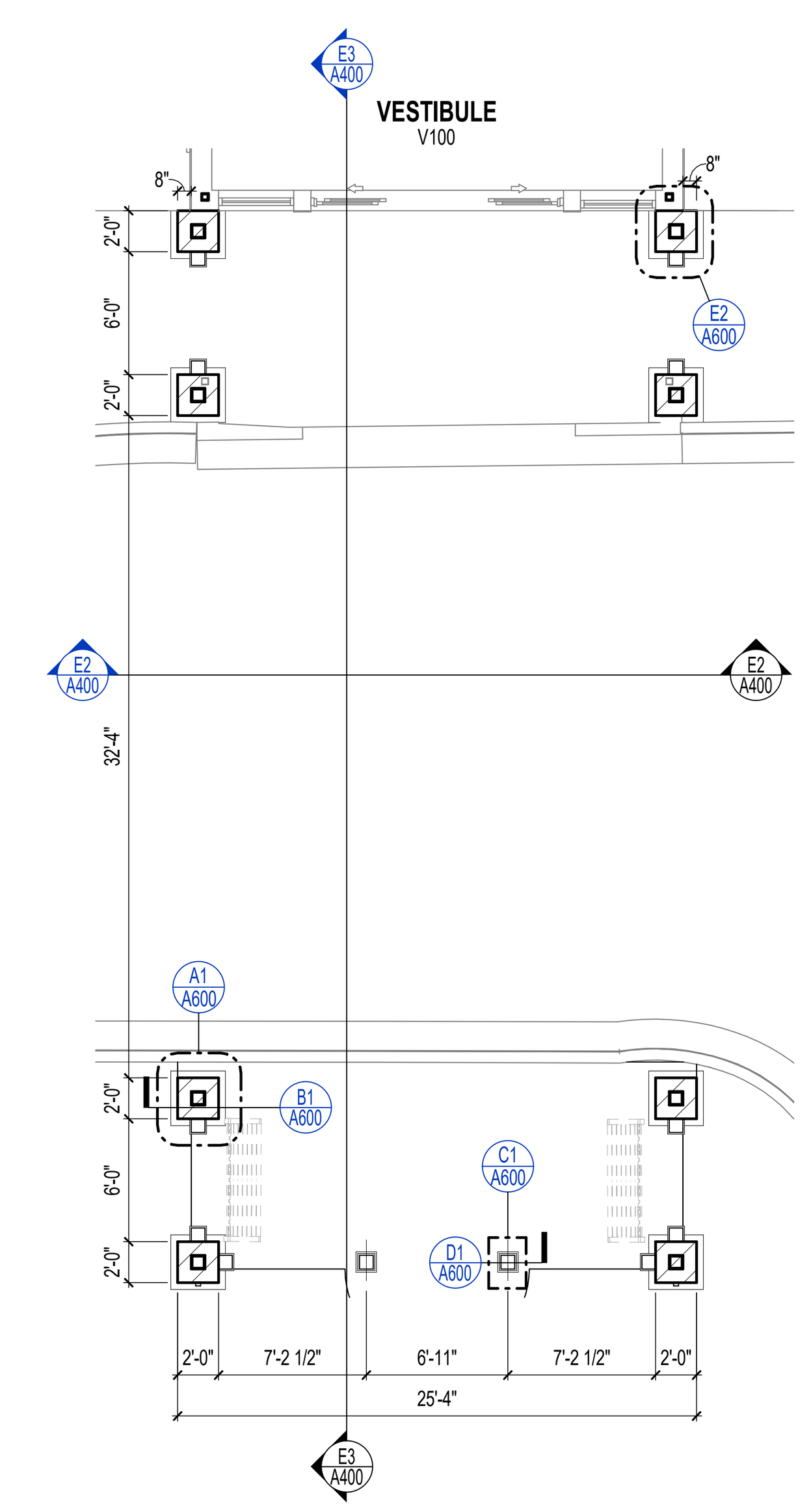
ROOF PLAN NOTES

MARK	DESCRIPTION
700	SPLASH BLOCK

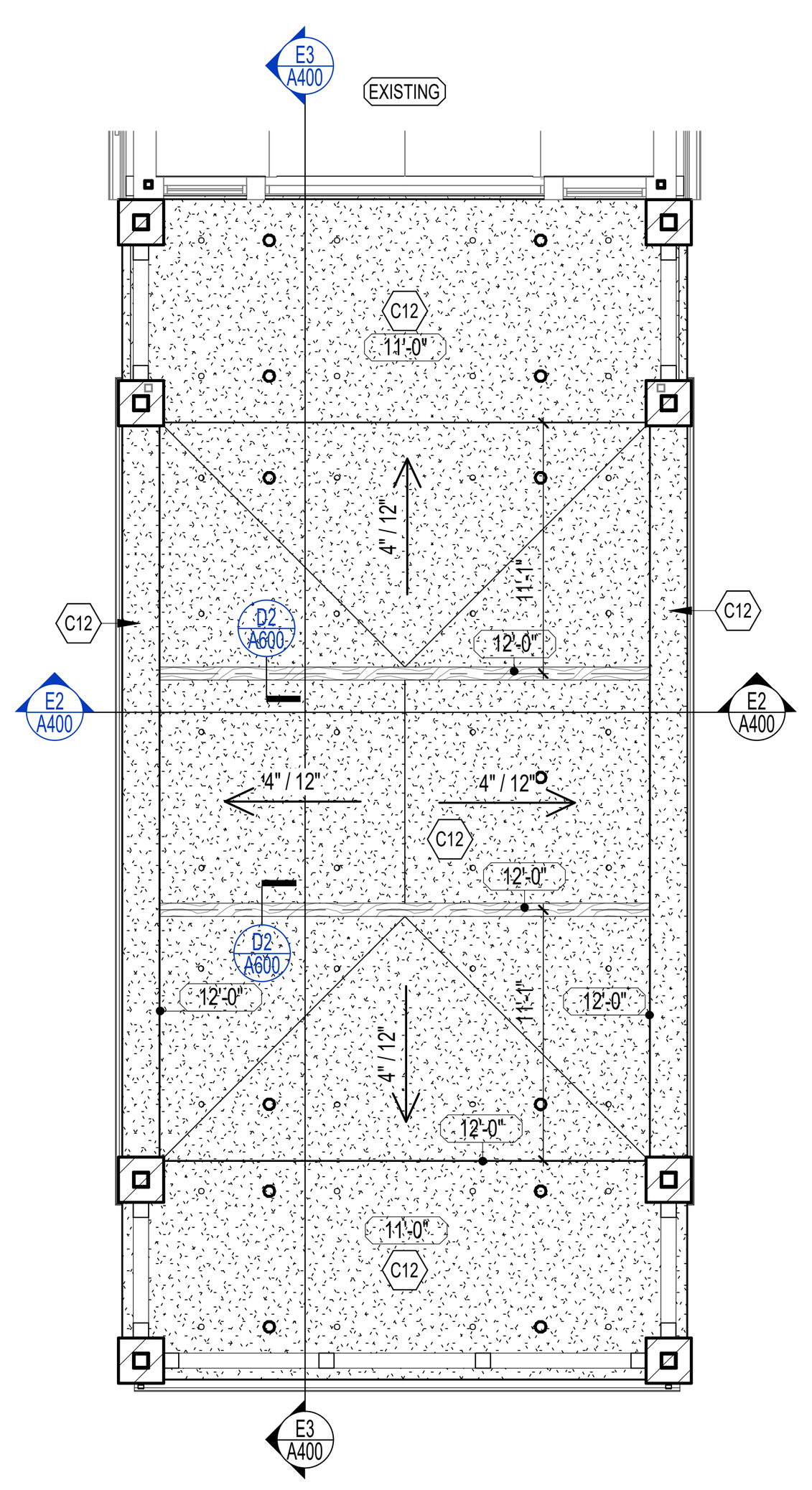
CONSTRUCTION TYPES

MARK	DESCRIPTION
G1	METAL FASCIA SYSTEM: METAL GRAVEL STOP ON 2x WOOD BLOCKING
G3	4" METAL GUTTER.
G4	OPEN TOP METAL SCUPPER. 4"H x 8"W
G16	METAL WRAPPED FASCIA: METAL FASCIA ON 1x WOOD BLOCKING
G17	TIERED EIFS SOFFIT TO MATCH EXISTING. 1/2" EXTERIOR GYPSUM SHEATHING WITH 1" RIGID INSULATION AND EIFS OVER.



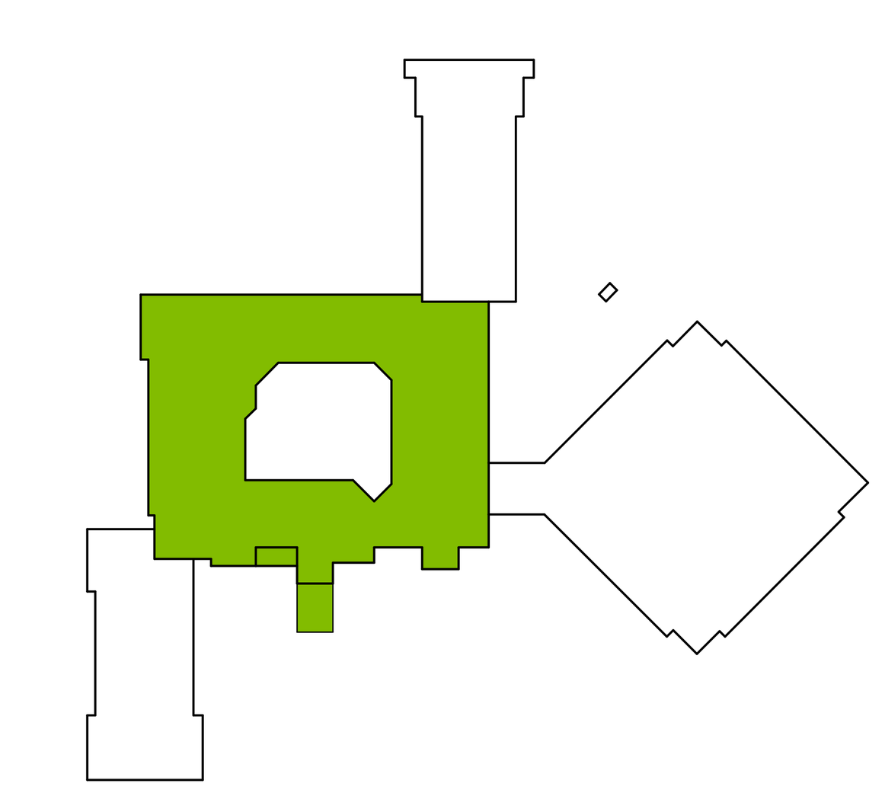


E1 FIRST FLOOR PLAN - CANOPY
1/8" = 1'-0"



E2 FIRST FLOOR REFLECTED CEILING PLAN - CANOPY
1/8" = 1'-0"

E3 ROOF PLAN
1/8" = 1'-0"



KEY PLAN

PLUNKETT RAYSICH ARCHITECTS, LLP
209 south water street, milwaukee, wisconsin 53204 t 414 359 3060
2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608 240 9900
1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845
220 industrial boulevard, suite 101, austin, texas 78745 t 512 851 1900
327 E 4th street, suite 204, waterloo, iowa 50703 t 319 233 1163

THE LUTHERAN HOME HARWOOD PLACE RENOVATION

8220 Harwood Ave, Wauwatosa, WI 53213

REVISIONS:

ROOF AND CANOPY PLANS

DRB RESUBMITTAL

DATE: 02-11-25
JOB NO: 230156-01
SHEET NO: A220

NOT FOR CONSTRUCTION

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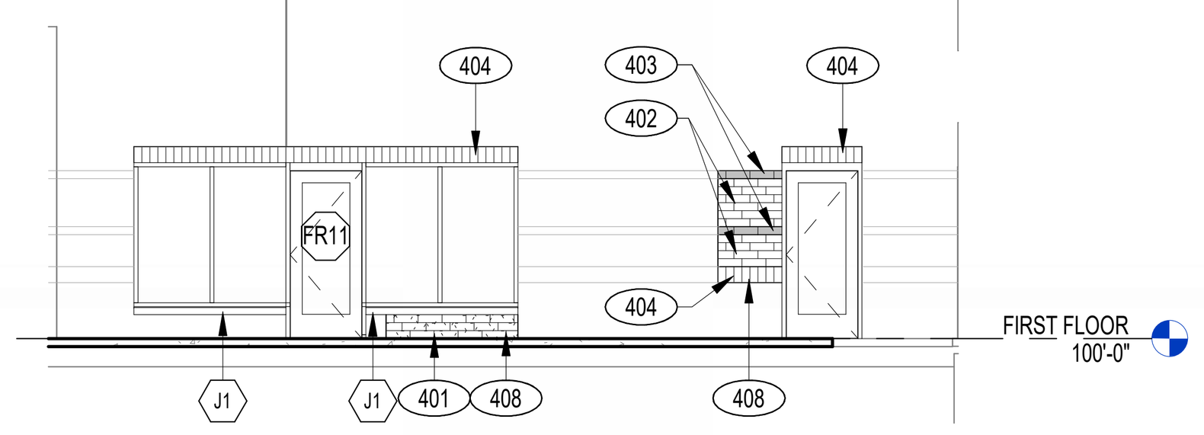
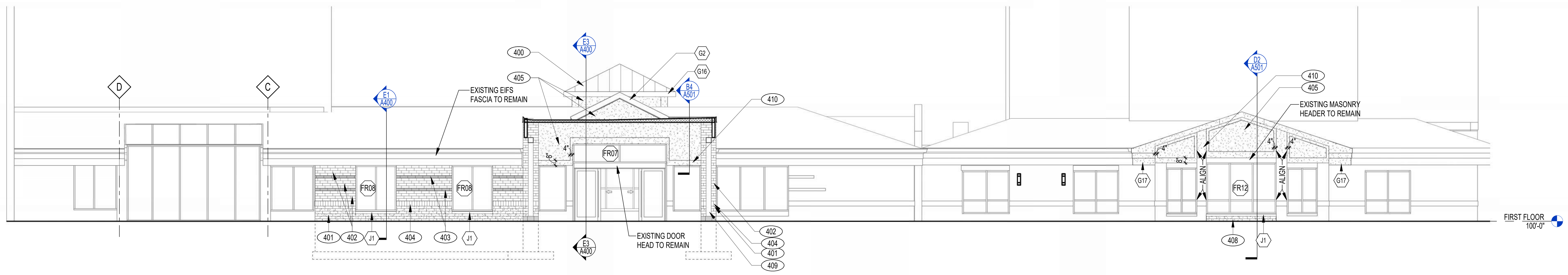
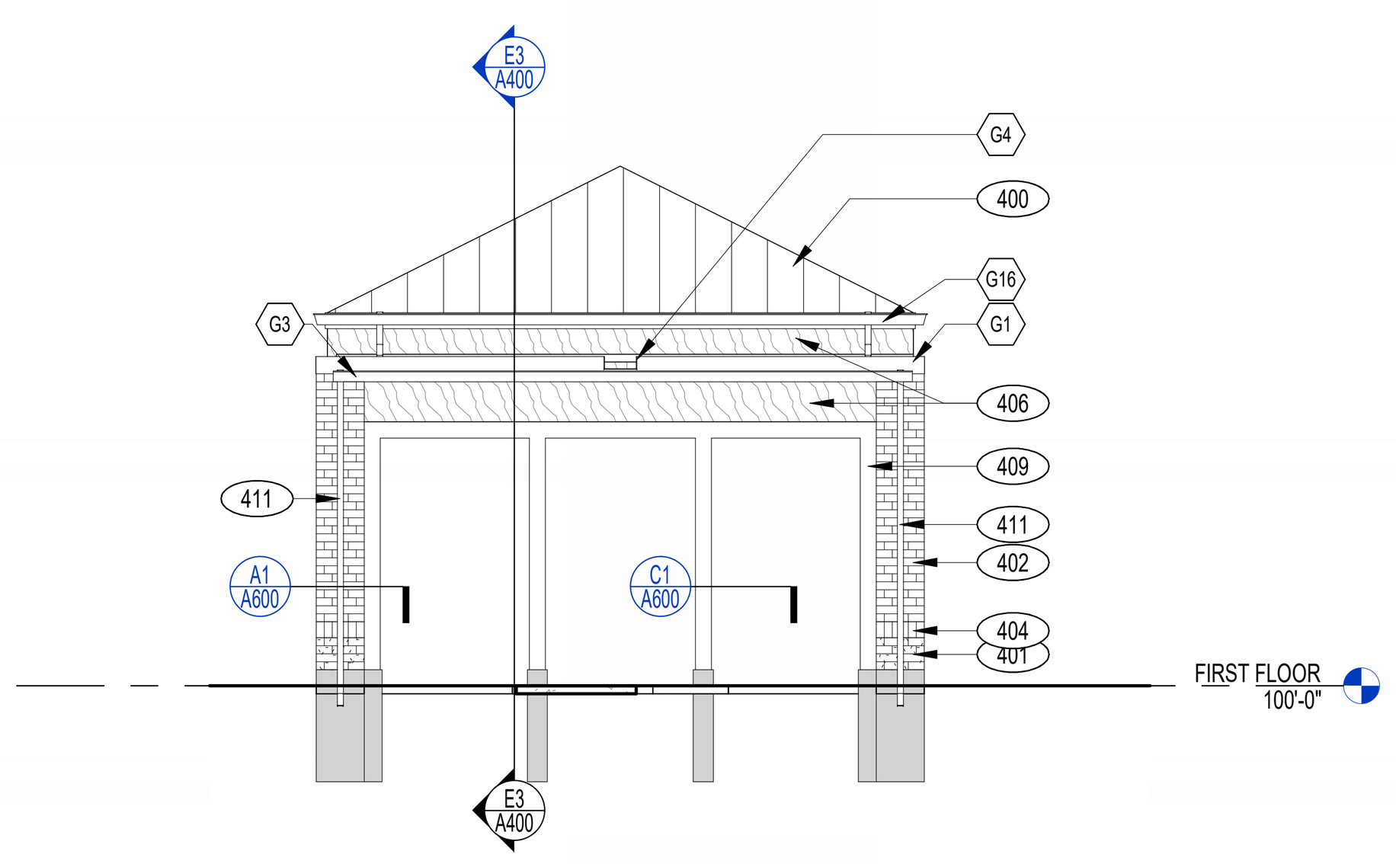


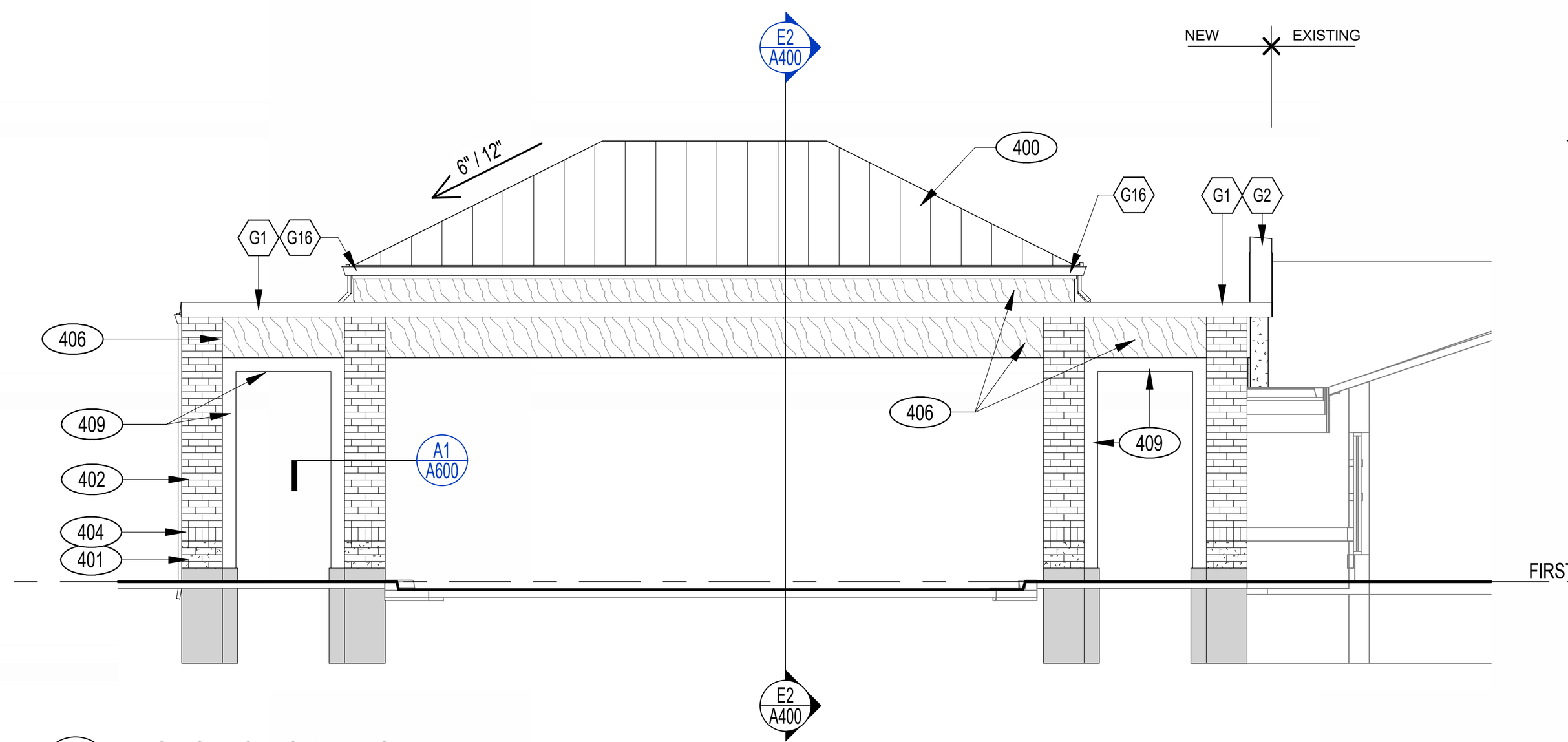
A1 EAST ELEVATION
1/8" = 1'-0"



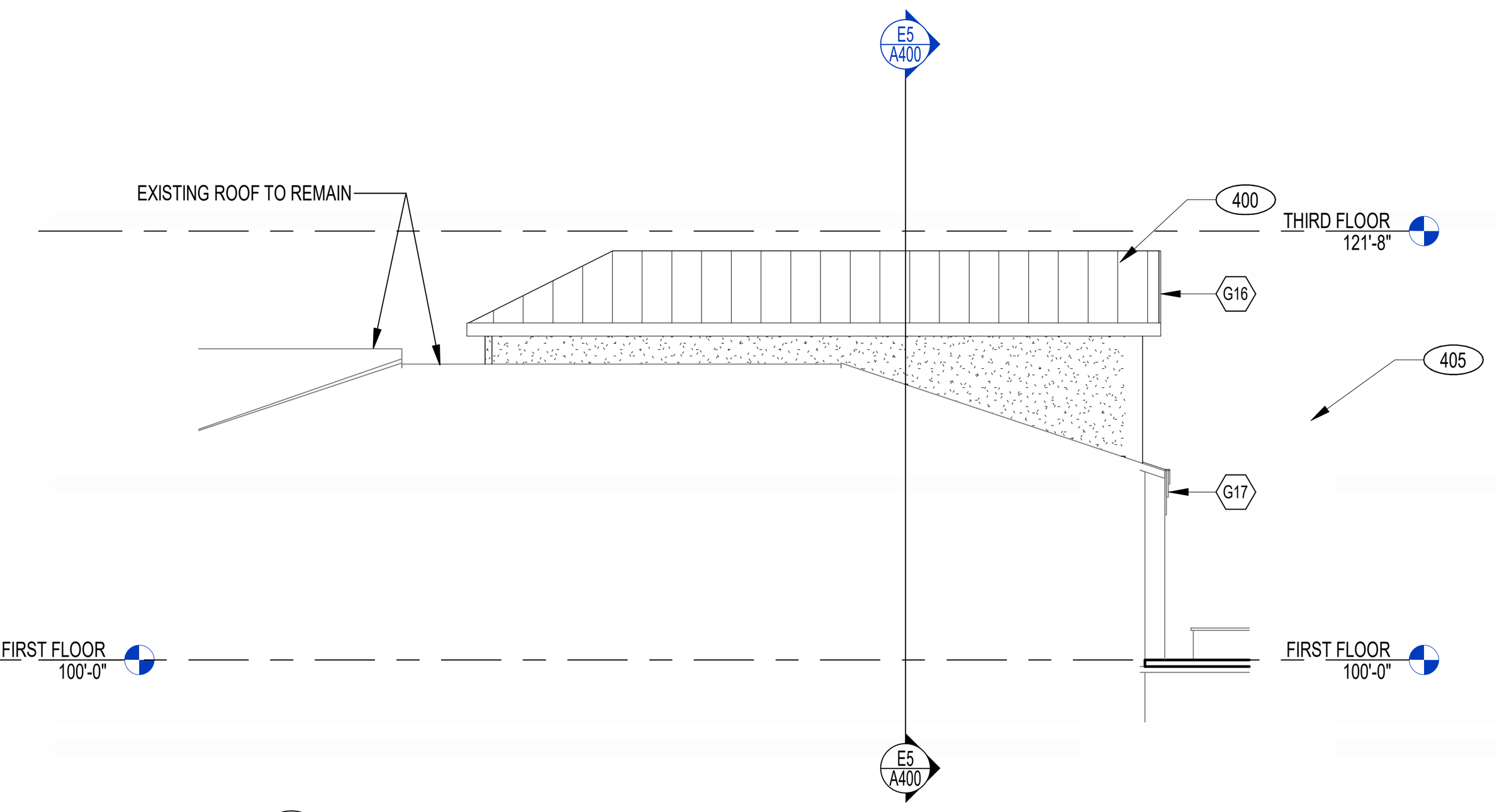
A2 SOUTH ELEVATION
1/8" = 1'-0"



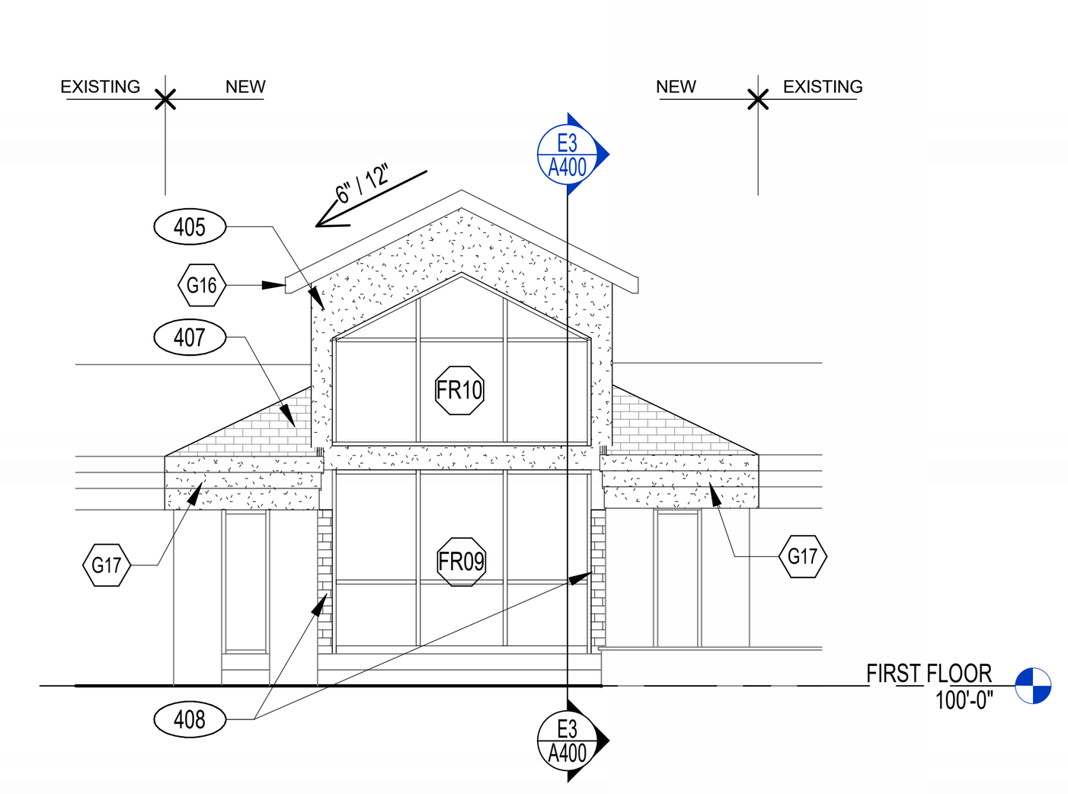
B1 DROP-OFF CANOPY - SOUTH
1/8" = 1'-0"



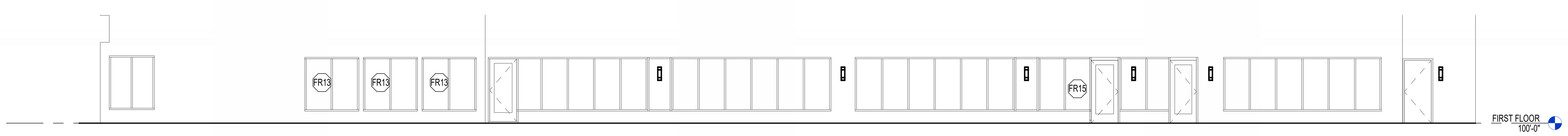
B2 DROP-OFF CANOPY - EAST
1/8" = 1'-0"



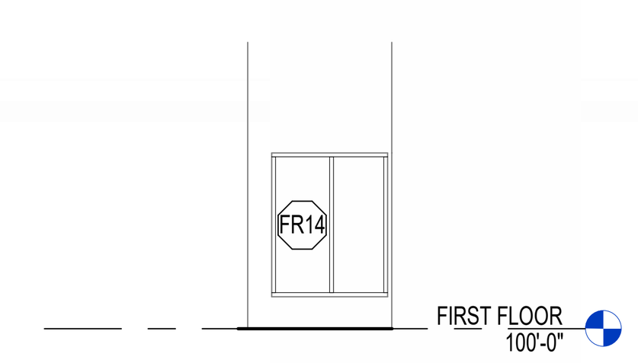
B3 RAISED ROOF ELEVATION - EAST
1/8" = 1'-0"



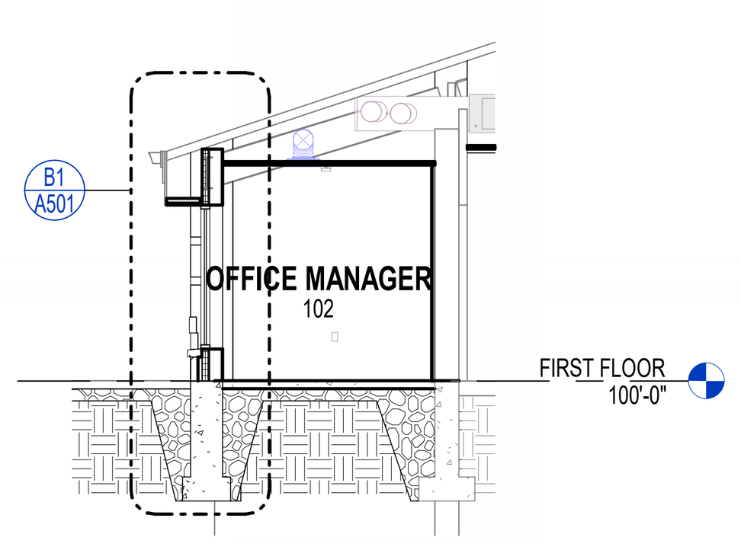
B4 NORTH ELEVATION - COURTYARD
1/8" = 1'-0"



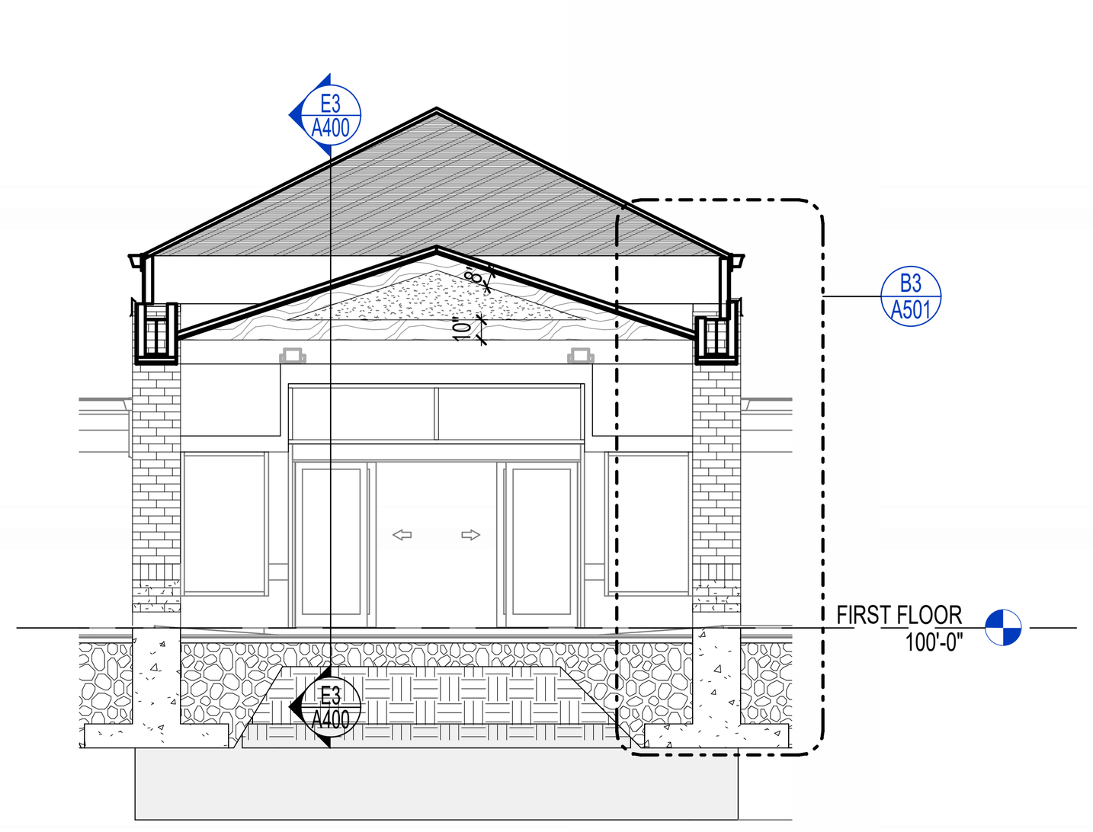
C1 WEST ELEVATION
1/8" = 1'-0"



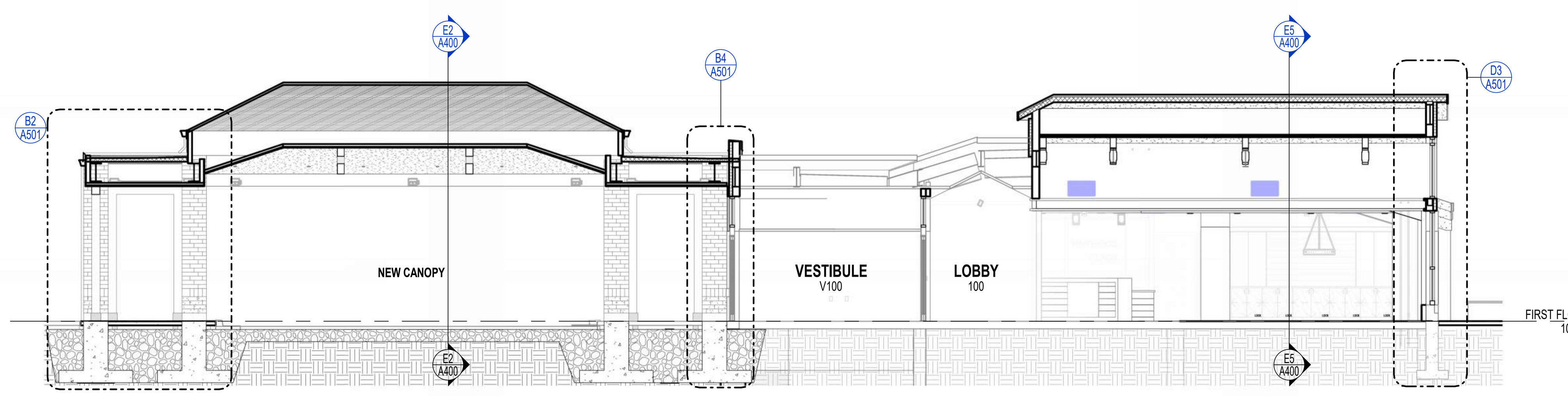
C2 WEST ELEVATION RETURN
1/8" = 1'-0"



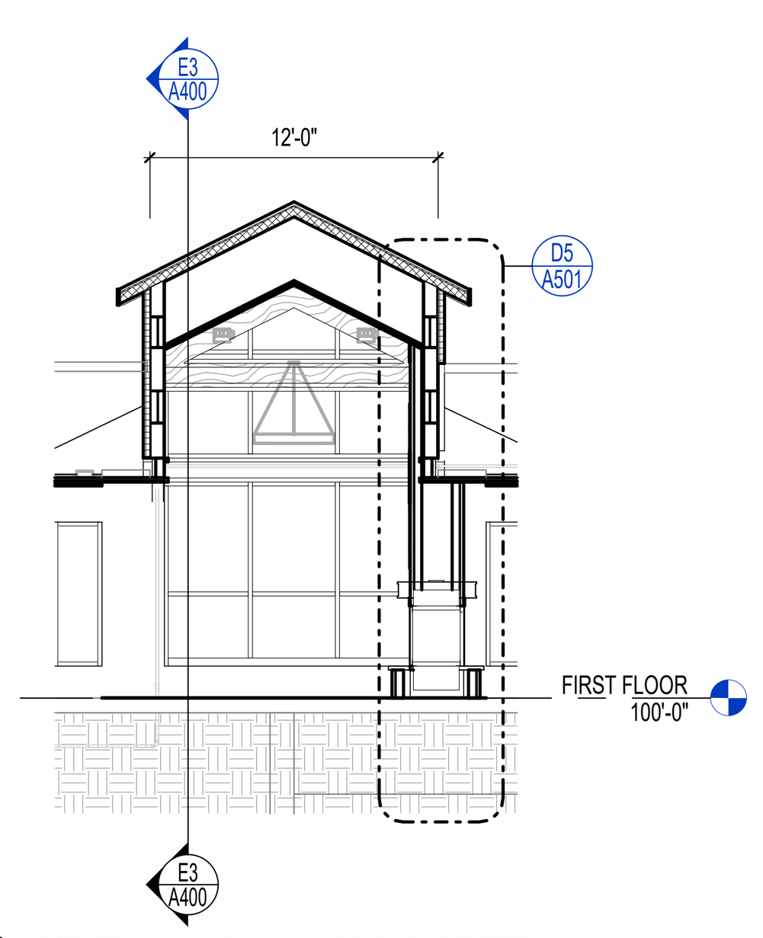
E1 BUILDING SECTION - ADDITION
1/8" = 1'-0"



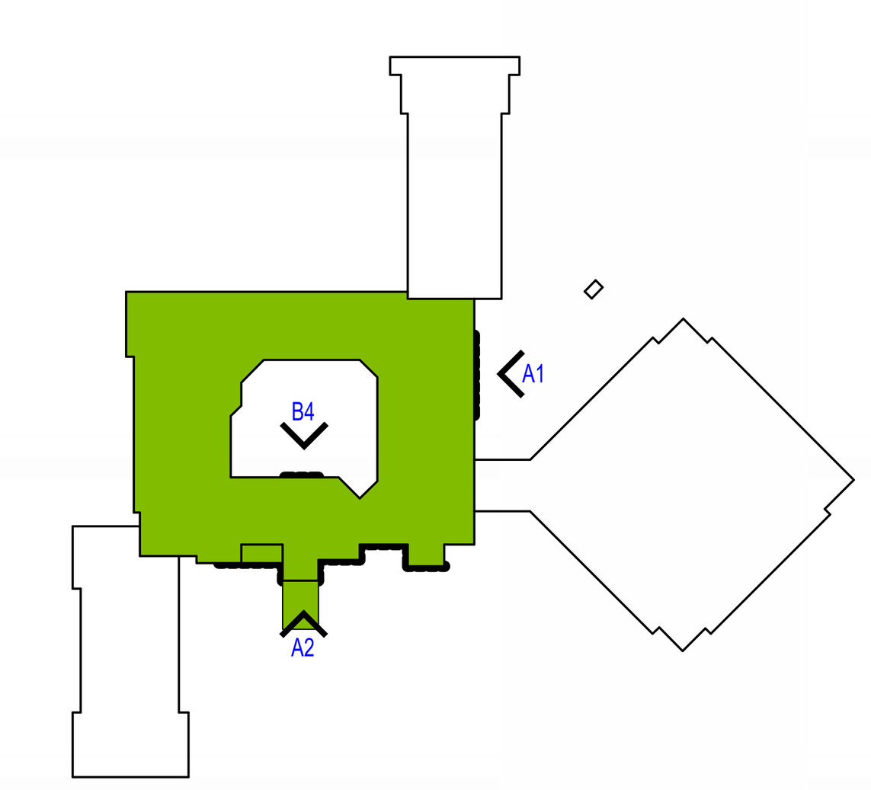
E2 BUILDING SECTION - CANOPY (NS)
1/8" = 1'-0"



E3 BUILDING SECTION - CANOPY & CLERESTORY (EW)
1/8" = 1'-0"



E5 BUILDING SECTION - CLERESTORY (EW)
1/8" = 1'-0"



KEY PLAN

EXTERIOR ELEVATIONS SYMBOLS LEGEND

- SECTION REFERENCE (DTL / SHT)
- DETAIL REFERENCE (DTL / SHT)
- ELEVATION NOTE (X)
- WINDOW TYPE (FRX)
- CONSTRUCTION KEYNOTE (X)

EXTERIOR FINISH PATTERNS

- STANDING SEAM METAL ROOF
- UTILITY BRICK 1
- UTILITY BRICK 2
- UTILITY BRICK 3 (DECORATIVE COURSE)
- ASPHALT SHINGLES
- CLOSURE SIZE BRICK SOLDIER COURSE
- EIFS
- WOOD LOOK LINEAR METAL SIDING

EXTERIOR ELEVATIONS GENERAL NOTES

A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT VENEER COLOR

B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.)

C. REFER TO SHEET A891 FOR WINDOW FRAME ELEVATIONS

D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

E. PROVIDE CONTROL JOINTS AS SHOWN ON ELEVATIONS AND AT ALL INSIDE CORNERS.

EXTERIOR ELEVATION NOTES

MARK	DESCRIPTION
400	STANDING SEAM METAL ROOF
401	UTILITY BRICK 1
402	UTILITY BRICK 2
403	UTILITY BRICK 3 (DECORATIVE COURSE)
404	CLOSURE BRICK SOLDIER COURSE
405	EIFS
406	WOOD-LOOK LINEAR METAL SIDING
407	ASPHALT SHINGLES
408	INFILL EXISTING MASONRY WALL TO MATCH
409	BREAK METAL WRAPPED COLUMN
410	EIFS TRIM
411	DOWNSPOUT CONNECTED TO STORM SEWER

CONSTRUCTION TYPES

MARK	DESCRIPTION
G1	METAL FASCIA SYSTEM: METAL GRAVEL STOP ON 2x WOOD BLOCKING
G2	METAL COPING SYSTEM: METAL COPING ON 2x WOOD BLOCKING
G3	4" METAL GUTTER.
G4	OPEN TOP METAL SCUPPER. 4"H x 8"W
G16	METAL WRAPPED FASCIA: METAL FASCIA ON 1x WOOD BLOCKING
G17	TIERED EIFS SOFFIT TO MATCH EXISTING. 1/2" EXTERIOR GYPSUM SHEATHING WITH 1" RIGID INSULATION AND EIFS OVER.
J1	PRECAST CONCRETE SILL. SEE DETAIL E1/A600 FOR PROFILE.

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THE LUTHERAN HOME HARWOOD PLACE RENOVATION

8220 Harwood Ave, Wauwatosa, WI 53213

REVISIONS:

EXTERIOR ELEVATIONS & SECTIONS

DRB RESUBMITTAL

DATE: 02-11-25
JOB NO: 230156-01
SHEET NO: A400

NOT FOR CONSTRUCTION

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Photograph of Existing Front Elevation

Photograph of Affected Area to Be Built

STANDING SEAM METAL ROOF

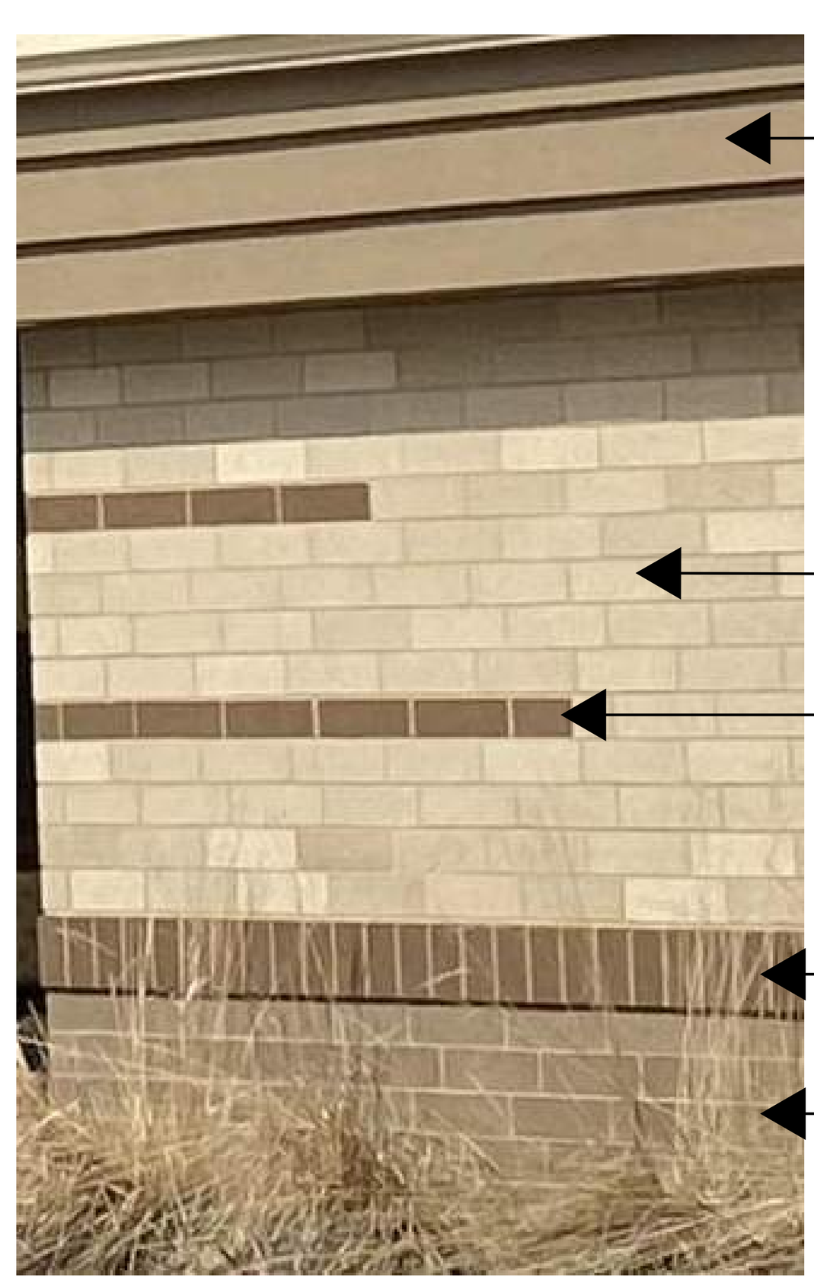
DARK BRONZE

WOOD-LOOK LINEAR METAL SIDING

ALUMINUM WRAPPED COLUMNS

SIERRA TAN

New Entrance Canopy Rendering



EIFS (MATCH EXISTING)

UTILITY BRICK 2 (MATCH EXISTING)

UTILITY BRICK 3 - DECORATIVE COARSE (MATCH EXISTING)

BRICK SOLDIER COURSE (MATCH EXISTING)

UTILITY BRICK 1 (MATCH EXISTING)

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pra
PLUNKETT RAYSICH ARCHITECTS, LLP

THE LUTHERAN HOME
HARWOOD PLACE RENOVATION
8220 Harwood Ave, Wauwatosa, WI 53213

REVISIONS:

EXTERIOR PHOTOS, RENDERING, AND MATERIALS

DRB RESUBMITTAL

DATE: 02-11-25
JOB NO: 230156-01
SHEET NO: A900

NOT FOR CONSTRUCTION

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

OW1

OA3

Luminaire Schedule

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
4	OA5	SINGLE	0.950	EXISTING	RSX1 LED P3 xxK R5- existing pole	109.44	437.76	14394
4	OA3	SINGLE	0.950	LITHONIA	RSX1 LED P3 xxK R3- 20FT POLE 3FT BASE	109.44	437.76	14022
6	OD1	SINGLE	0.950	LITHONIA	LDN6 xx/15 L06AR LSS	17.52	105.12	1518
8	OW1	SINGLE	0.001	KUZCO	EW265206	17.52	140.16	1518

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.15	14.75	0.00	N.A.	N.A.
DRIVE	Illuminance	Fc	1.60	4.2	0.3	5.33	14.00
PARKING AREA	Illuminance	Fc	1.16	2.0	0.2	5.80	10.00

ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : AD

DATE : JAN 6, 2025

SCALE : 1" = 50'-0"

THE LUTHERAN HOME

HARWOOD PLACE

WAUWATOSA, WISCONSIN