

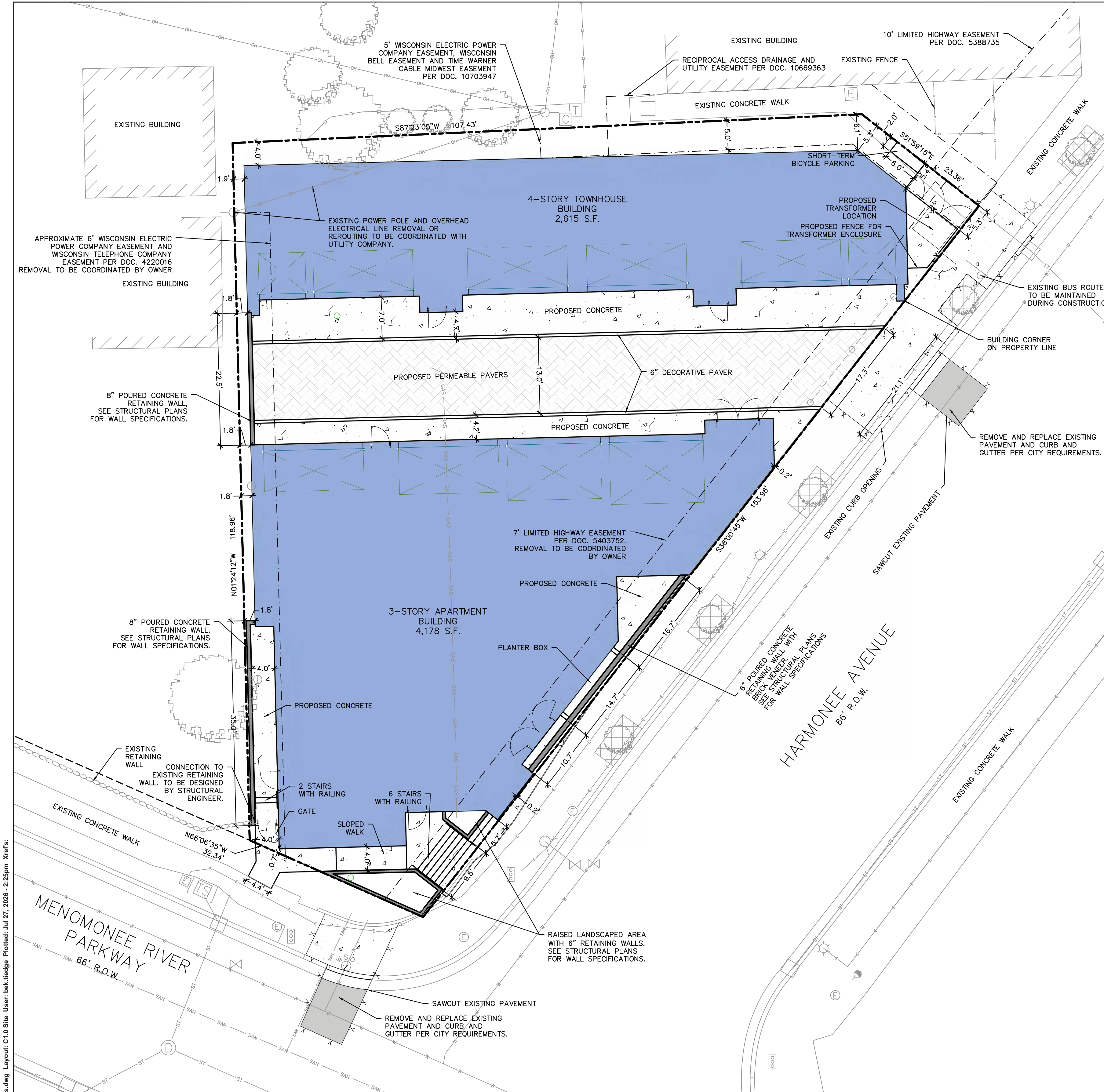
7746 MENOMONEE RIVER PARKWAY WAUWATOSA, WI 53213



PERSPECTIVES USED TO CONVEY GENERAL LOOK OF THE DESIGN
SEE SUBSEQUENT DRAWINGS FOR DETAILS AND DIMENSIONS

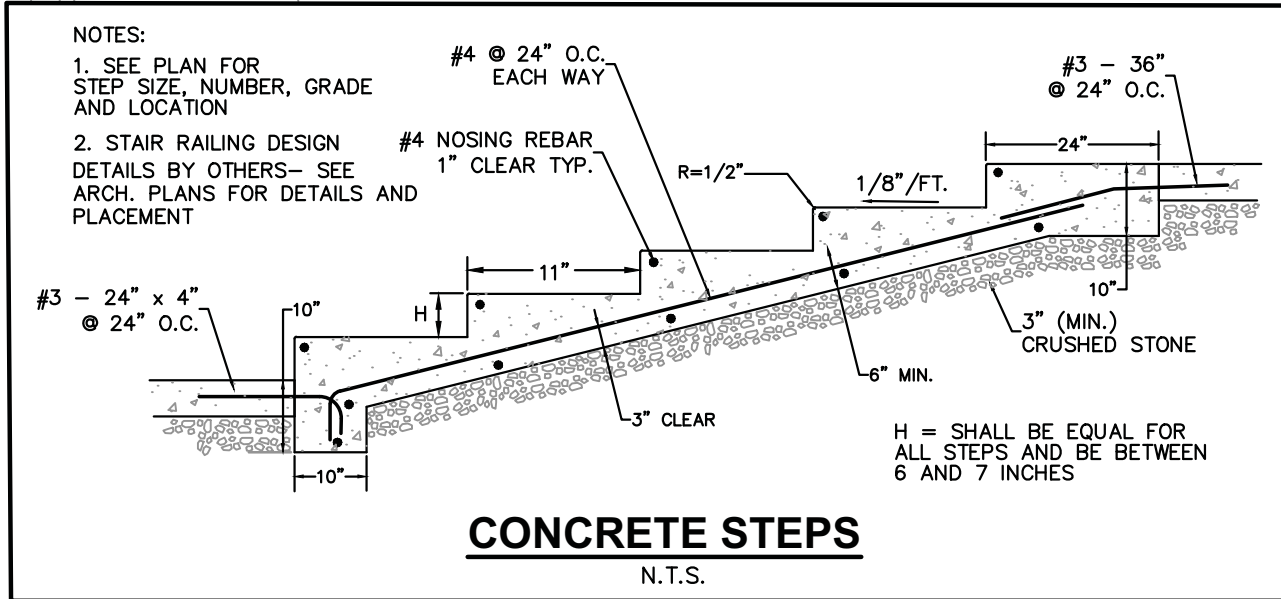
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WAUWATOSA, WI 53213



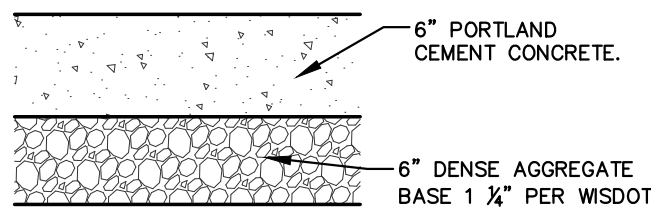
LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	PERMEABLE PAVERS
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	FENCE
	RETAINING WALL
	SAWCUT EXISTING PAVEMENT

SITE INFORMATION	
PROPERTY AREA	10,855 S.F. (0.249 ACRES)
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	8,455 SF (0.194 ACRES)
EXISTING PERVIOUS SURFACE AREA	2,400 SF (0.055 ACRES)
PROPOSED PAVED AREA	3,180 SF (0.073 ACRES)
PROPOSED BUILDING FOOTPRINT	6,795 SF (0.156 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	9,974 SF (0.229 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	92%
PROPOSED PERVIOUS SURFACE AREA	881 SF (0.020 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	8%
PROPOSED NET IMPERVIOUS INCREASE	1,520 SF (0.035 ACRES)

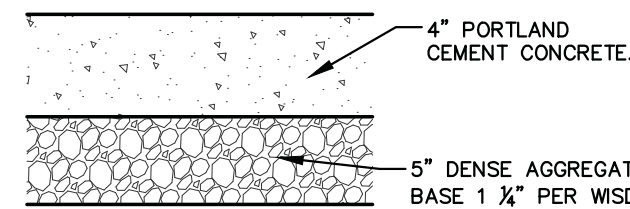


GENERAL NOTES:

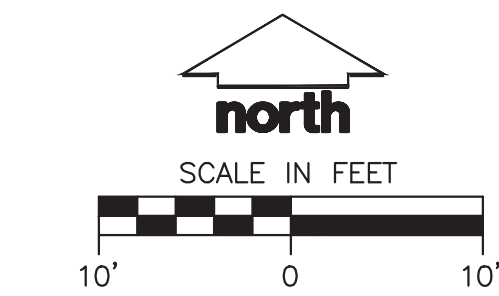
- WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS: - BITUMINOUS CONCRETE: REFER TO SECTION 400-3. - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
- PAVEMENT REPLACEMENT IN PUBLIC RIGHT OF WAY SHALL MEET CITY REQUIREMENTS AND SPECIFICATIONS.



CONCRETE PAVEMENT SECTION
N.T.S.



CONCRETE SIDEWALK SECTION
N.T.S.



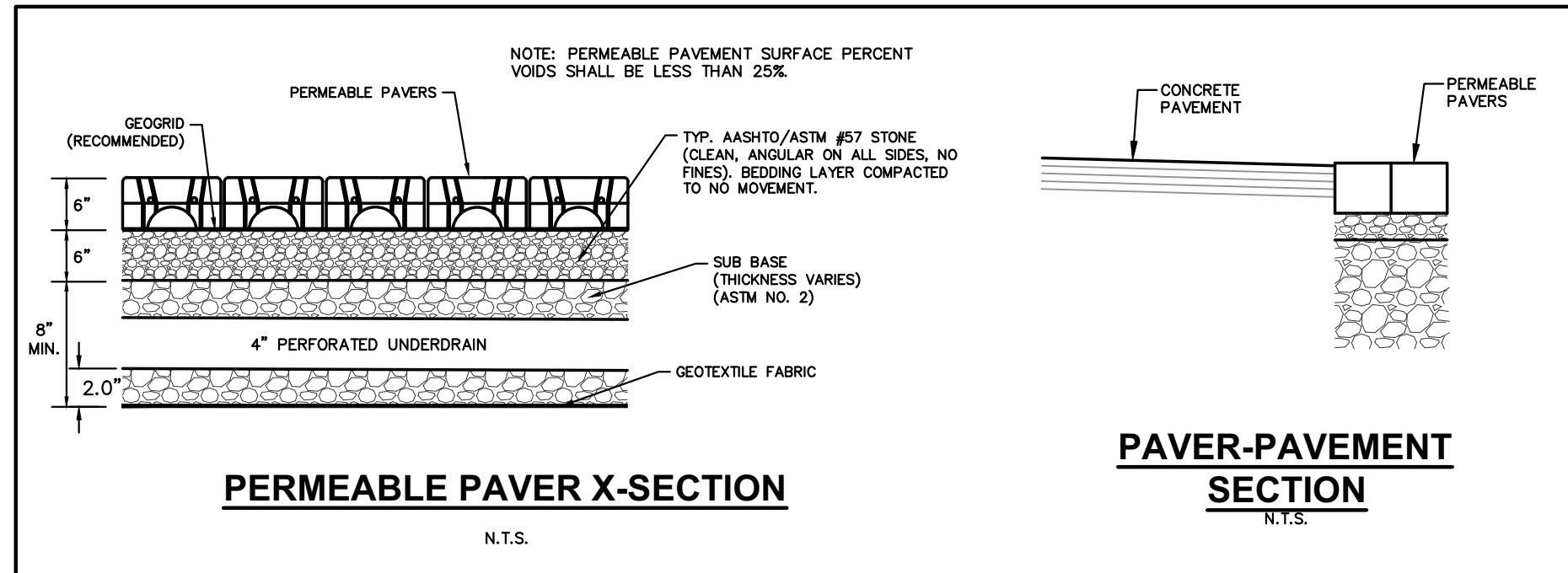
DIGGERS HOTLINE
Toll Free (800) 242-8511

GENERAL NOTES

- REFER TO THE ALTA SURVEY PRODUCED BY PINNACLE ENGINEERING GROUP DATED 05/05/2021 FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE TO THE CITY REQUIREMENTS AND SPECIFICATIONS AND REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
- DISTURBED AREA = 10,855 S.F. (0.249 ACRES) - ENTIRE SITE
- TAX ID NUMBER: 370054001
- PROPOSED DEVELOPMENT WILL NOT DISTURB MORE THAN 1 ACRE AND WILL NOT INCREASE THE IMPERVIOUS SURFACE SURFACE BY MORE THAN 5,000 S.F. AND THEREFORE A STORM WATER MANAGEMENT PLAN IS NOT REQUIRED.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
 - "JURISDICTION" - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
 - "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
 - "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
 - WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
 - WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
 - DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

PAVING NOTES

- GENERAL:
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
- CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
 - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
 - RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
 - DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
 - DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
- CONCRETE PAVING SPECIFICATIONS:
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
 - PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
 - IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
 - FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.



PERMEABLE PAVER X-SECTION
N.T.S.

PAVER-PAVEMENT SECTION
N.T.S.

PLAN MODIFICATIONS:		
#	Date:	Description:
1	05/26/26	Preliminary Site Plan
2	07/06/26	Municipal Submittal
3	07/30/26	Design Review Board
4		
5		
6		
7		
8		
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10		
11		
12		
13		
14		
15		

Designed By:
Reviewed By:
Approved By:
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1.0
JSD PROJECT NO: 26-17301

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
JH3 Group
Attn: Jeffery J. Hook

CLIENT ADDRESS:
P.O. Box 1978
Milwaukee, WI 53201

PROJECT:
Sonne

PROJECT LOCATION:
7746 Menomonee River Parkway
Wauwatosa, Milwaukee Co
Wisconsin 53213



1. REFER TO THE ALTA SURVEY PRODUCED BY PINNACLE ENGINEERING GROUP DATED 05/05/2021 FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE TO THE CITY REQUIREMENTS AND SPECIFICATIONS AND REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
3. DISTURBED AREA = 10,855 S.F. (0.249 ACRES) - ENTIRE SITE
4. TAX ID NUMBER: 370054001

1. ALL PROPOSED GRADES SHOWN ARE RESPONSIBLE GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JOJO PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
4. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
5. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3" REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPAED AS SPECIFIED ON THE DRAWINGS.
6. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
7. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
8. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
9. SOIL MATERIAL SPECIFICATIONS:
 - 9.1. FILL AND BACKFILL MATERIALS
 - 9.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
 - 9.2. IMPORTED FILL MATERIAL
 - 9.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT. SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6".
 - 9.3. GRANULAR FILL
 - 9.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 9.4. BUILDING STRUCTURAL FILL
 - 9.4.1. CLEAN MATERIAL MEETING THE REQUIREMENTS OF TYPE A "STRUCTURE BACKFILL" AS DEFINED IN SECTIONS 210.2.1 AND 210.2.2. OF THE STATE HIGHWAY SPECIFICATIONS.

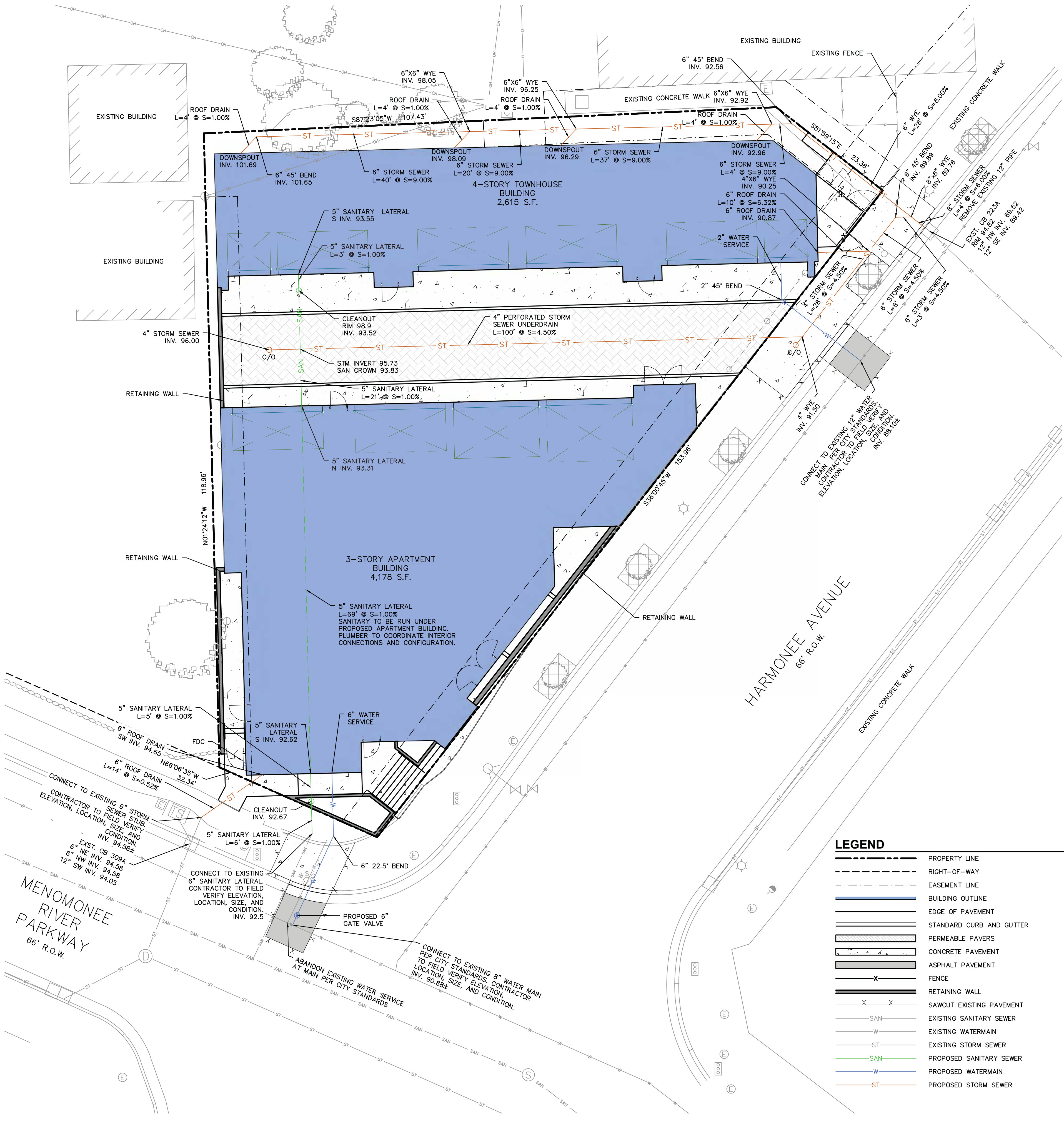
1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. **SEEDING SPECIFICATIONS:**
 - 4.1. TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS
 - 4.2. LOW-ER SEED MIXTURE: WISDOT SEED MIX NO. 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 4.3. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT)
 - SEEDING RATE SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
5. **SEED PREPARATION SPECIFICATIONS:**
 - 5.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
 - 5.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
 - 5.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURERS RECOMMENDATIONS.
 - 5.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
6. **SEED MULCHING/EROSION MATTING SPECIFICATIONS:**
 - 6.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 6.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	PERMEABLE PAVERS
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	FENCE
	RETAINING WALL
	SANUCUT EXISTING PAVEMENT
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	SPOT ELEVATION
	TW = TOP OF WALL
	BW = BOTTOM OF WALL
	EW = END OF WALL



26-17301

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UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)(10), AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
- DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
- THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.

15. STORM SEWER SPECIFICATIONS:

- PIPE:
 - HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
 - POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 6"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4'-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15" AND SDR 26 FOR DEPTHS 16'-25" DEPENDENT ON LOCAL JURISDICTION.
- BACKFILL AND BEDDING:
 - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' 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.
- FIELD TILE CONNECTIONS:
 - 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.

16. WATER MAIN & WATER LATERAL SPECIFICATIONS:

- PIPE:
 - DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS.
 - POLYVINYL CHLORIDE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900 DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR15 (CLASS 255) UP TO 30" WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
 - COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2" IN DIAMETER.
 - HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C901, SDR 9 MINIMUM FOR SIZES UP TO 3" AND TO AWWA C906, SDR 17 MINIMUM FOR SIZES GREATER THAN 3".
- VALVES AND VALVE BOXES:
 - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C500 AND CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS.
 - CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY LOCAL JURISDICTIONAL REQUIREMENTS.
- WATER SERVICES CONNECTIONS:
 - SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS.
 - SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.
- JOINT RESTRAINT:
 - WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.4.2(b) OF THE STANDARD SPECIFICATIONS.
- BEDDING AND COVER MATERIAL:
 - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPECIFICATIONS.
 - BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.
- BACKFILL:
 - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' 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.
- SEPARATION DISTANCES:
 - WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
 - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING
 - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

19. SANITARY SEWER SPECIFICATIONS:

- PIPE:
 - POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4'-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15" AND SDR 26 FOR DEPTHS 16'-25" DEPENDENT ON LOCAL JURISDICTION.
 - CONNECTION TO DISSIMILAR PIPE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD SPECIFICATIONS. FERNCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER.
- BEDDING AND COVER MATERIAL:
 - MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A)."
 - MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
- BACKFILL:
 - MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' 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.

LEGEND

---	PROPERTY LINE
- - - - -	RIGHT-OF-WAY
- . - . -	EASEMENT LINE
=====	BUILDING OUTLINE
=====	EDGE OF PAVEMENT
=====	STANDARD CURB AND GUTTER
=====	PERMEABLE PAVERS
=====	CONCRETE PAVEMENT
=====	ASPHALT PAVEMENT
-X-X-	FENCE
=====	RETAINING WALL
-X-X-	SAWCUT EXISTING PAVEMENT
-SAN-	EXISTING SANITARY SEWER
-W-	EXISTING WATERMAIN
-ST-	EXISTING STORM SEWER
-SAN-	PROPOSED SANITARY SEWER
-W-	PROPOSED WATERMAIN
-ST-	PROPOSED STORM SEWER



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

JH3 Group
Attn: Jeffery J. Hook

CLIENT ADDRESS:

P.O. Box 1978
Milwaukee, WI 53201

PROJECT:

Sonne

PROJECT LOCATION:

7746 Menomonee River Parkway
Wauwatosa, Milwaukee Co
Wisconsin 53213

PLAN MODIFICATIONS:

#	Date:	Description:
1	05/26/26	Preliminary Site Plan
2	07/06/26	Municipal Submittal
3	07/30/26	Design Review Board
4		
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15		

Designed By:

Reviewed By:

Approved By:

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

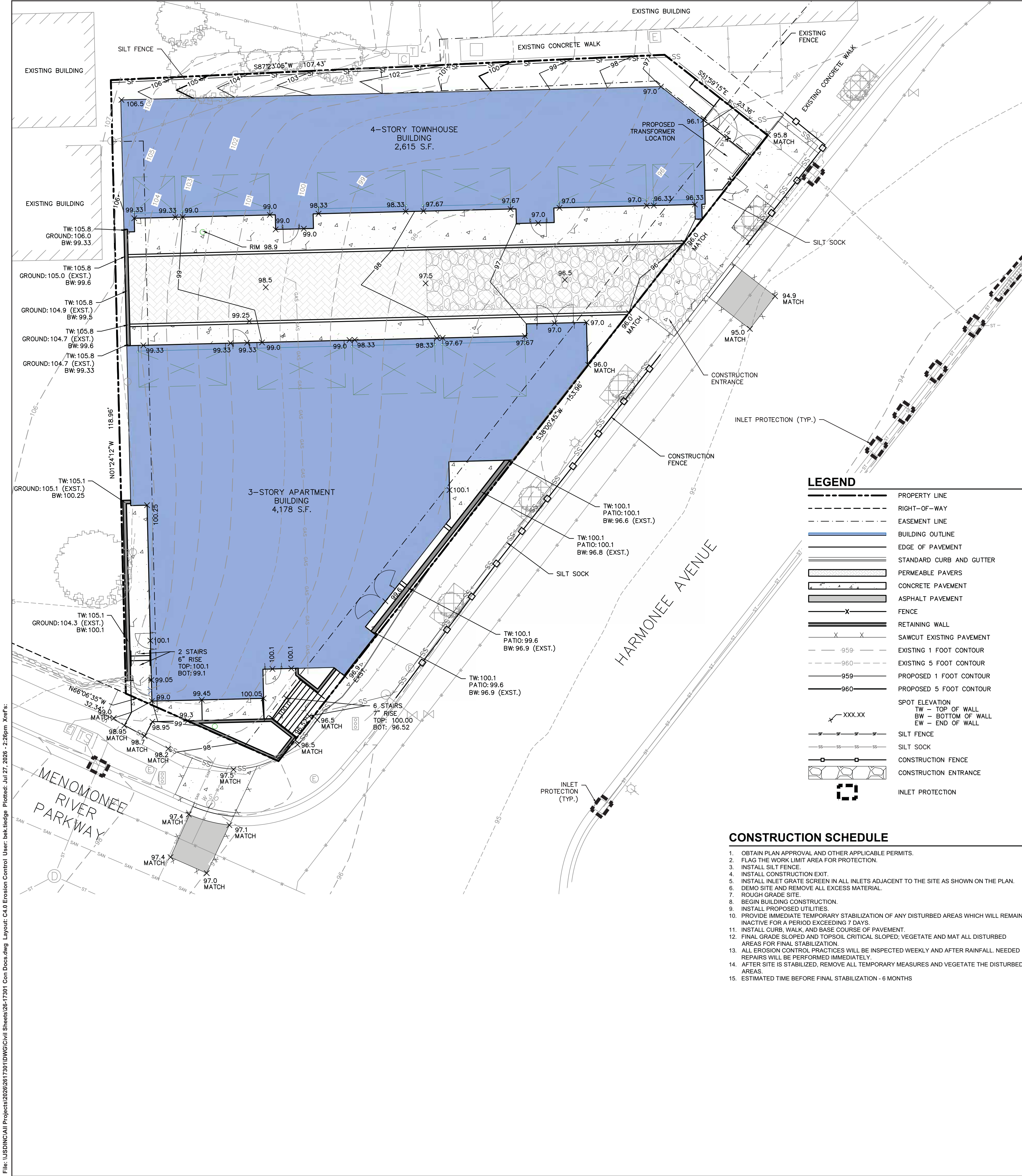
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JSD PROJECT NO:

26-17301



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GENERAL NOTES

- REFER TO THE ALTA SURVEY PRODUCED BY PINNACLE ENGINEERING GROUP DATED 05/05/2021 FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE TO THE CITY REQUIREMENTS AND SPECIFICATIONS AND REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
- DISTURBED AREA = 10,855 S.F. (0.249 ACRES) - ENTIRE SITE
- TAX ID NUMBER: 370054001
- ALL CONSTRUCTION MATERIALS ARE TO BE STORED ON-SITE.
- CONTRACTOR PARKING TO BE ON-SITE.

TRUCKING ROUTE

FROM I-94: TAKE S 84TH STREET/GLENVIEW AVENUE. CONTINUE NORTH FROM GLENVIEW AVE TO HARDWOOD AVENUE. FROM HARDWOOD AVE CONTINUE NORTH TO HARMONEE AVENUE.

FROM I-41: TAKE BLUEMOUND ROAD OR I-94 HEADING EAST TO S 84TH STREET/GLENVIEW AVENUE. CONTINUE NORTH FROM GLENVIEW AVE TO HARDWOOD AVENUE. FROM HARDWOOD AVE CONTINUE NORTH TO HARMONEE AVENUE.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT OFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
- 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 CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY 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.
- STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDINGS; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDINGS; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - HYDRO-MULCHING WITH A TACKIFIER
 - WOVEN AND NON-WOVEN GEOTEXTILES
 - EROSION MATTING
 - SODDING
 - OTHER MEASURES AS APPROVED BY THE ENGINEER
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

THE CITY OF WAUWATOSA EROSION CONTROL NOTES

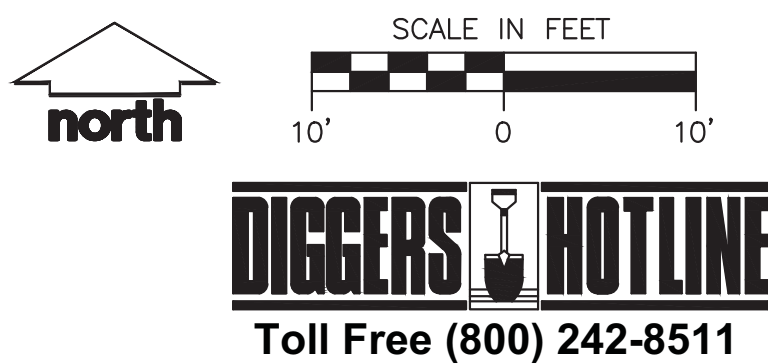
- SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) HANDBOOK. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
- 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.
- 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.
- SEDIMENT CLEANUP. ALL OFFSITE 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.
- ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING. TEMPORARY OR PERMANENT SEEDING AND MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN SEVEN DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT, AND SEDIMENT TRAPS SHALL BE REMOVED.
- NOTIFY THE CITY ENGINEERING DEPARTMENT (479-8934) WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
- OBTAIN PERMISSION IN WRITING FROM THE CITY OF WAUWATOSA ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
- REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- INSPECT THE BEST MANAGEMENT PRACTICES AFTER EACH RAIN OF 0.5 INCH OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON THE SITE.

CONSTRUCTION SCHEDULE

- OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- FLAG THE WORK LIMIT AREA FOR PROTECTION.
- INSTALL SILT FENCE.
- INSTALL CONSTRUCTION EXIT.
- INSTALL INLET GRATE SCREEN IN ALL INLETS ADJACENT TO THE SITE AS SHOWN ON THE PLAN.
- DEMO SITE AND REMOVE ALL EXCESS MATERIAL.
- ROUGH GRADE SITE.
- BEGIN BUILDING CONSTRUCTION.
- INSTALL PROPOSED UTILITIES.
- PROVIDE IMMEDIATE TEMPORARY STABILIZATION OF ANY DISTURBED AREAS WHICH WILL REMAIN INACTIVE FOR A PERIOD EXCEEDING 7 DAYS.
- INSTALL CURB, WALK, AND BASE COURSE OF PAVEMENT.
- FINAL GRADE SLOPED AND TOPSOIL CRITICAL SLOPED, VEGETATE AND MAT ALL DISTURBED AREAS FOR FINAL STABILIZATION.
- ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
- AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
- ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- PERMEABLE PAVERS
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- FENCE
- RETAINING WALL
- SAWCUT EXISTING PAVEMENT
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- SPOT ELEVATION
TW - TOP OF WALL
BW - BOTTOM OF WALL
EW - END OF WALL
- SILT FENCE
- SILT SOCK
- CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION



MILWAUKEE REGIONAL OFFICE
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WAUKESHA, WISCONSIN 53188
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CLIENT:
JH3 Group
Attn: Jeffery J. Hook

CLIENT ADDRESS:
P.O. Box 1978
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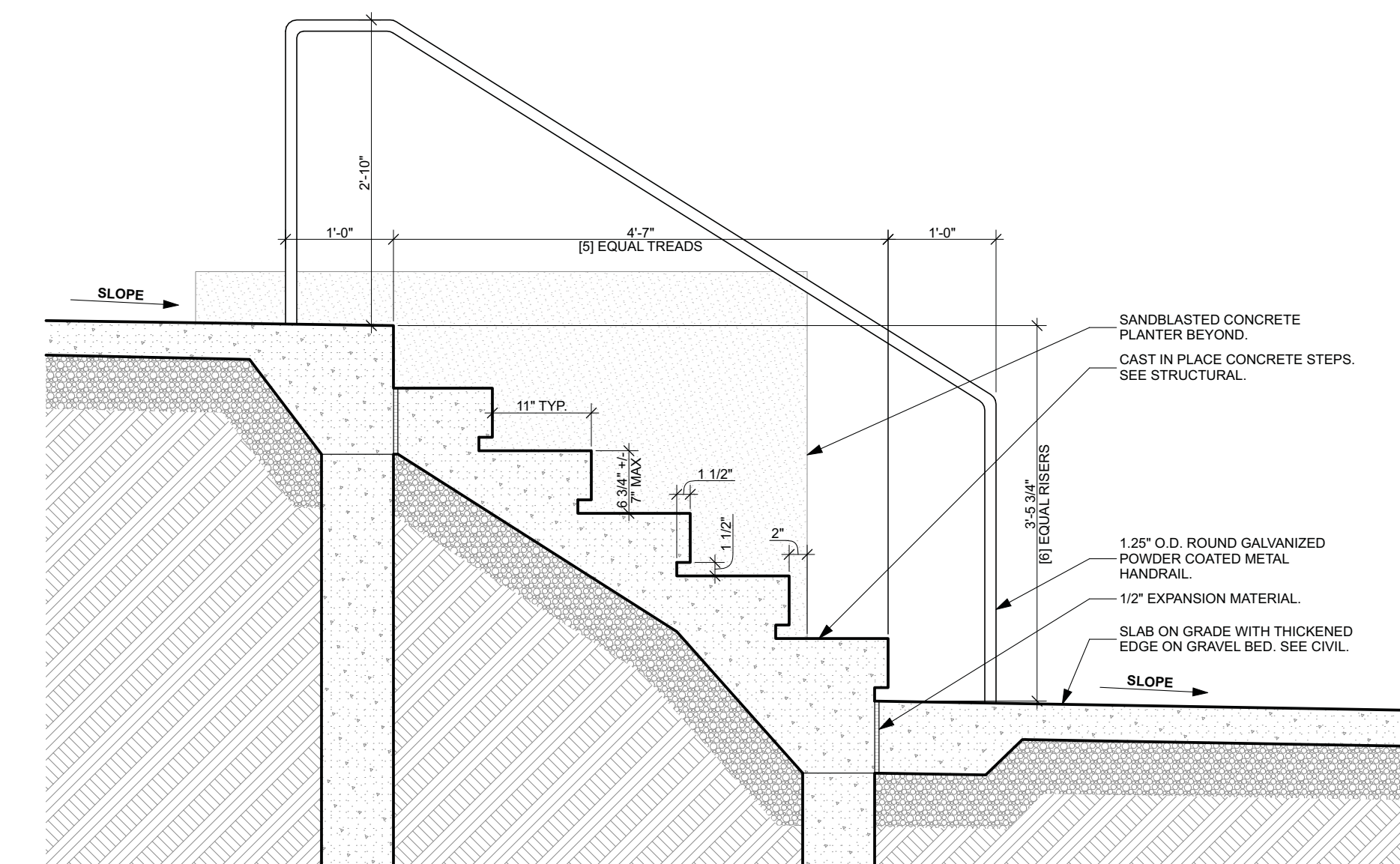
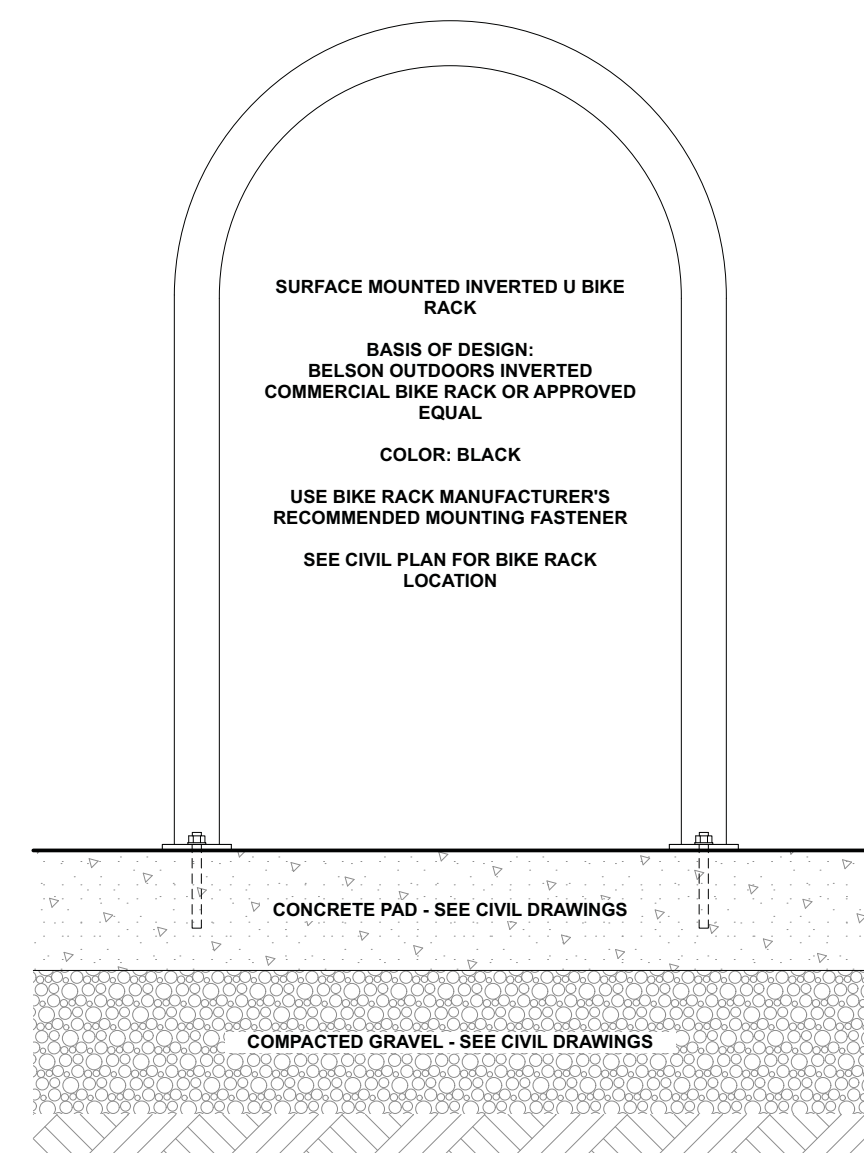
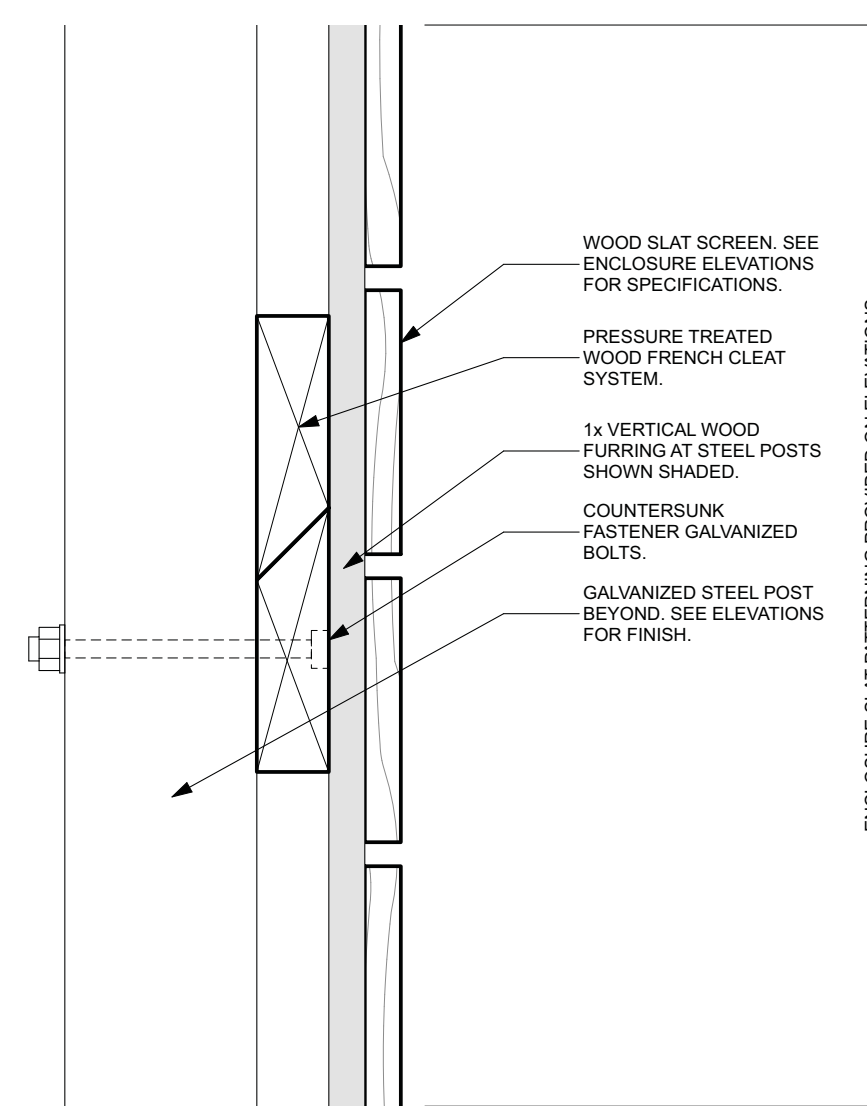
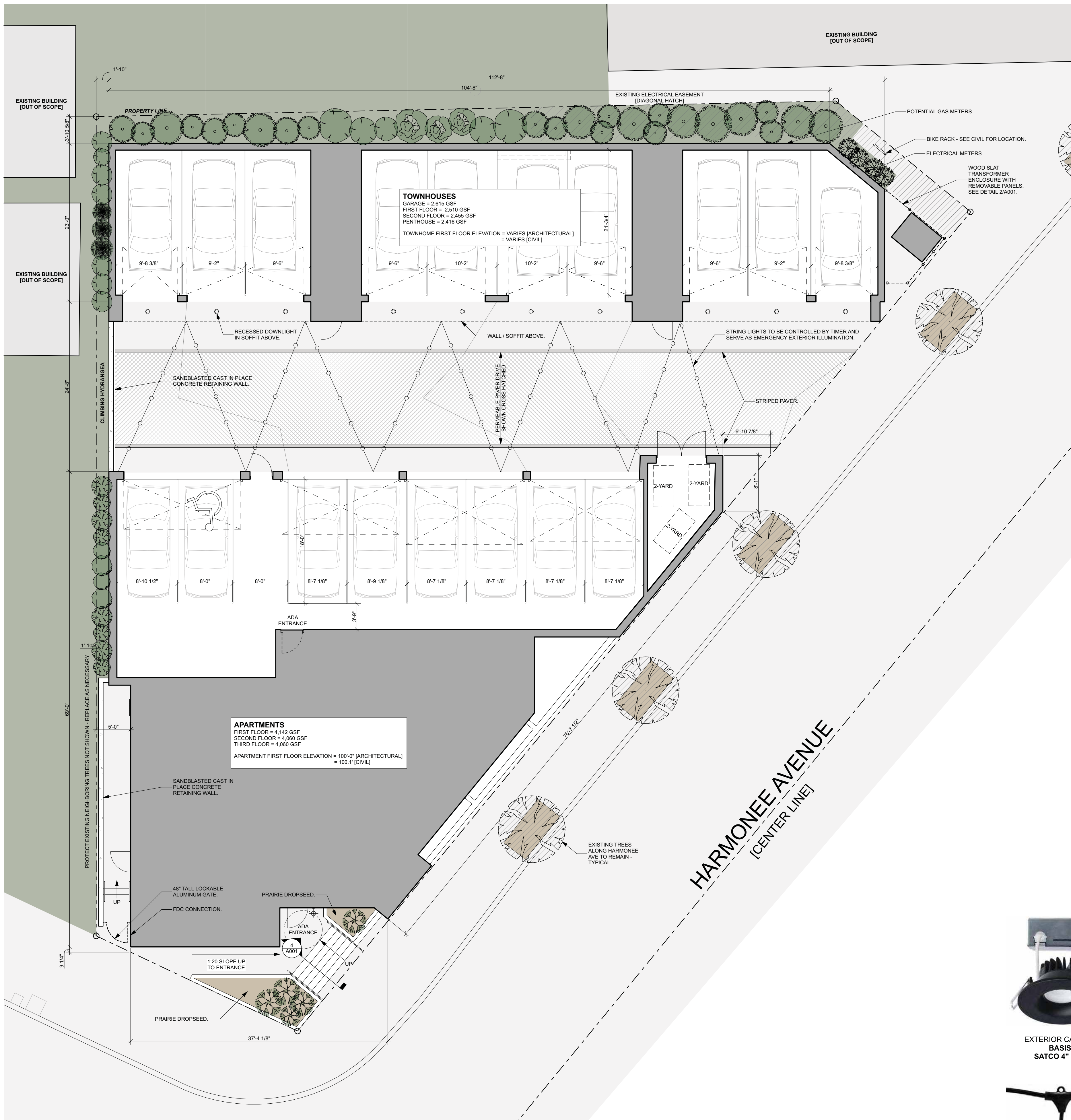
PROJECT:
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PROJECT LOCATION:
7746 Menomonee River Parkway
Wauwatosa, Milwaukee Co
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PLAN MODIFICATIONS:		
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Designed By:
Reviewed By:
Approved By:
SHEET TITLE:
EROSION CONTROL PLAN

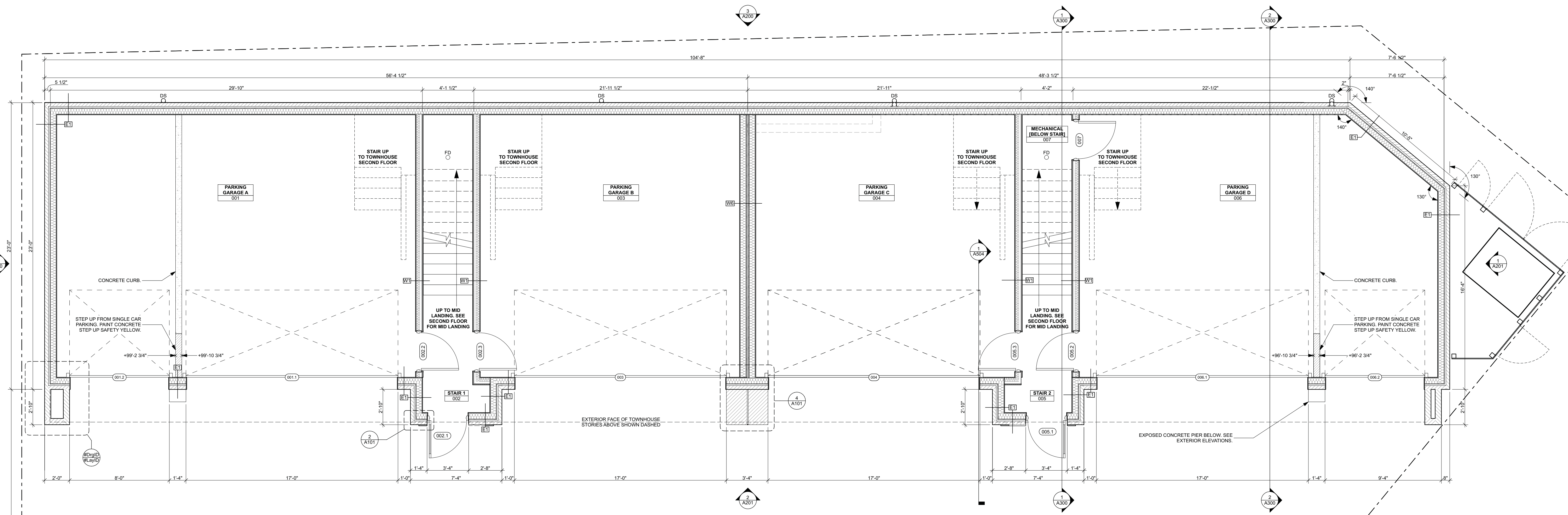
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JSD PROJECT NO: 26-17301

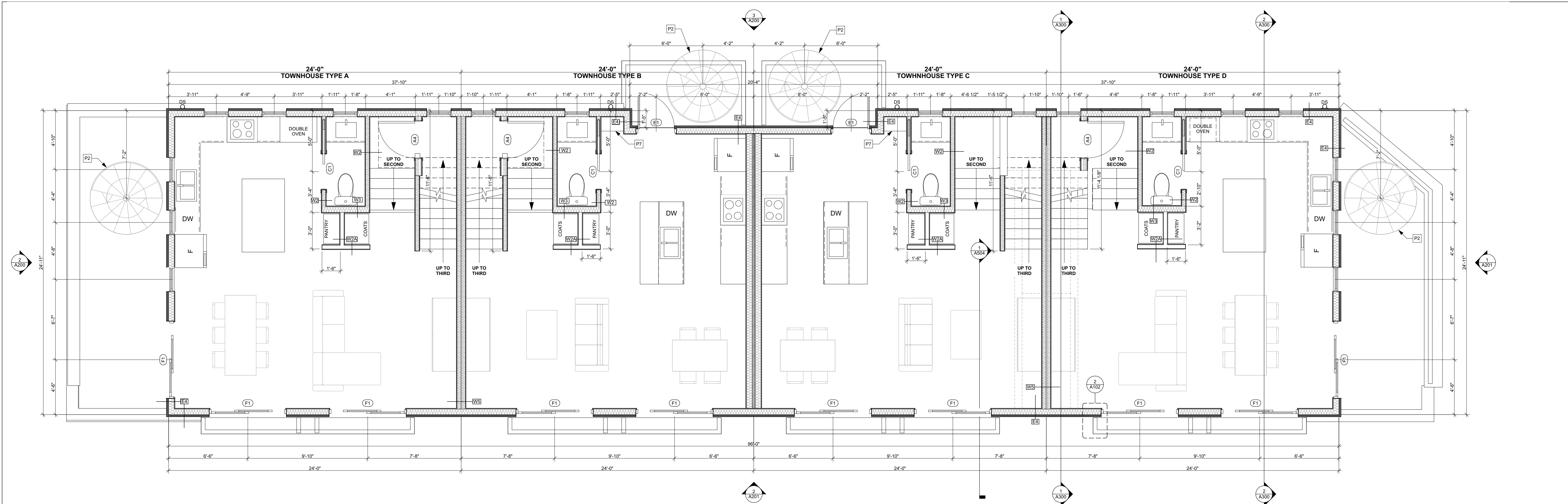


SITE INFORMATION & CALCULATIONS:

PARCEL NUMBER:	371-0054-001
ZONING:	C1
SETBACKS	FRONT = 0 SIDE = 0 INTERIOR SIDE = 0 REAR = 0
TOTAL PROPERTY AREA:	10,855 SF
PROPOSED BUILDING AREA COVERAGE:	SEE CIVIL ALLOWED BUILDING AREA COVERAGE = NO MAXIMUM
PROPOSED IMPERVIOUS AREA:	SEE CIVIL
PROPOSED OFF STREET PARKING:	16 PARKING STALLS
PROPOSED ADA PARKING:	1 PARKING STALL
REQUIRED OFF STREET PARKING:	1 SPACE PER DWELLING UNIT 13 DWELLING UNITS = 13 (13 STALLS)
SHORT TERM BIKE PARKING:	1 BIKE PARKING / 20 DWELLING UNITS 13 DWELLING UNITS = 1 (PROVIDED)
LONG TERM BIKE PARKING:	1 BIKE PARKING / 4 DWELLING UNITS [2 MIN.] 13 DWELLING UNITS = 3 (PROVIDED IN GARAGE)

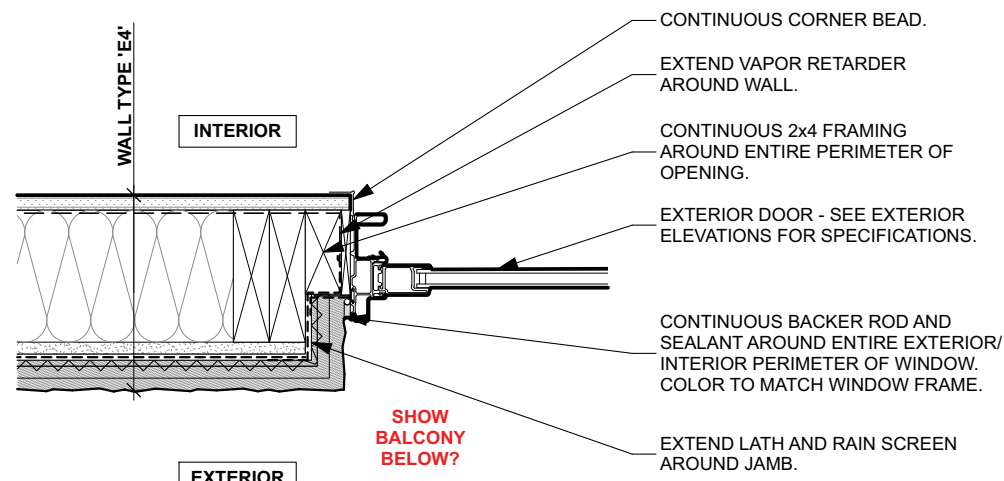
- SITE PLAN - GENERAL NOTES**
- THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE IN ITS DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
 - NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.
 - NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
 - ALL PAVING, SCORE LINES, WALLS, AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR OR PARALLEL TO THE BUILDING UNLESS NOTED OTHERWISE.
 - VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.
 - SEE LANDSCAPE DRAWINGS FOR FULL SCOPE. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.





TOWNHOUSES SECOND FLOOR
SCALE: 1/4" = 1'-0"

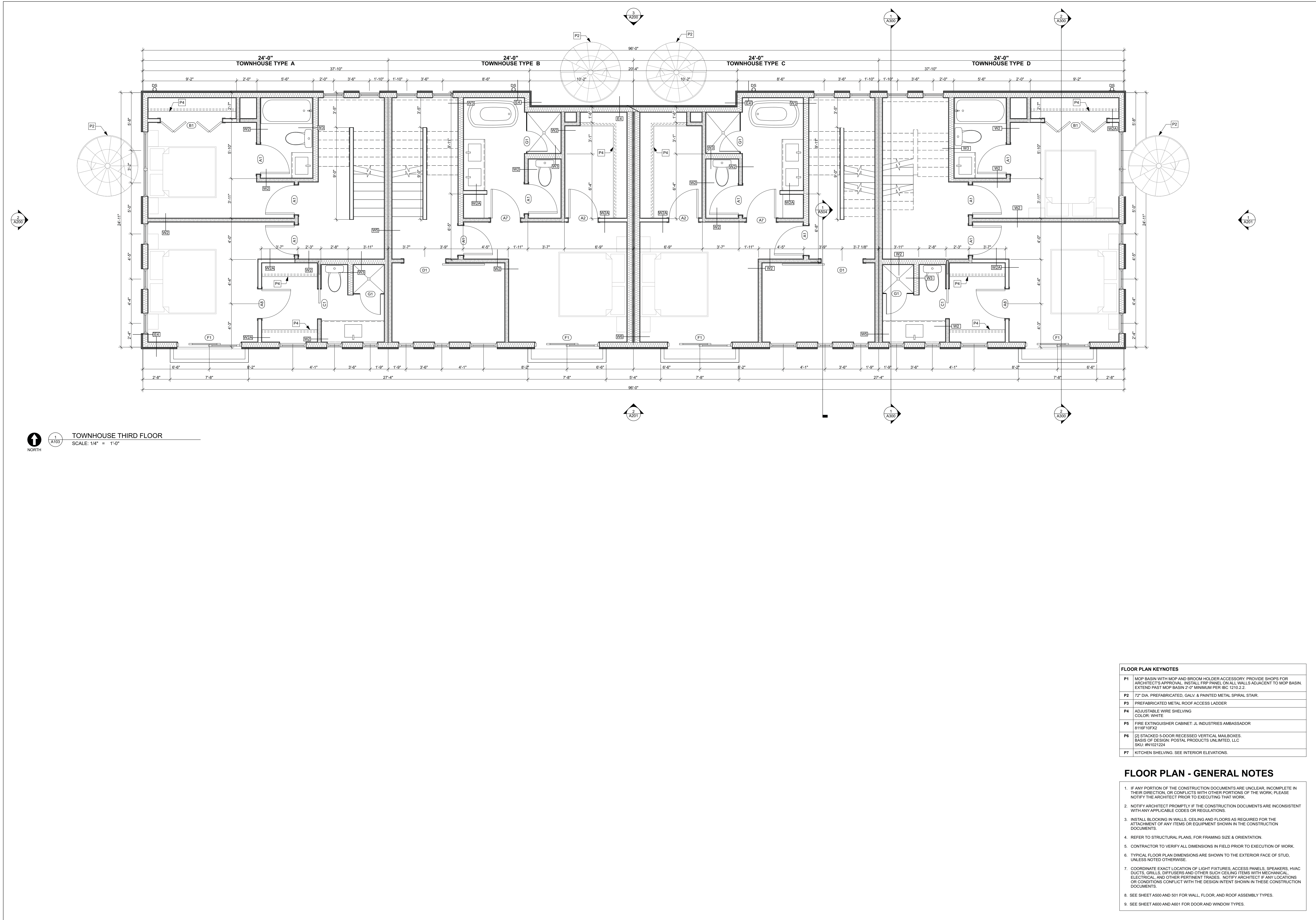
FLOOR PLAN KEYNOTES		
P1	MOP BASIN WITH MOP AND BROOM HOLDER ACCESSORY. PROVIDE SHOPS FOR ARCHITECT'S APPROVAL. INSTALL FRP PANEL ON ALL WALLS ADJACENT TO MOP BASIN. EXTEND PAST MOP BASIN 2'-0" MINIMUM PER IBC 1210.2.2.	
P2	72" DIA. PREFABRICATED, GALV. & PAINTED METAL SPIRAL STAIR.	
P3	PREFABRICATED METAL ROOF ACCESS LADDER	
P4	ADJUSTABLE WIRE SHELVING COLOR: WHITE	
P5	FIRE EXTINGUISHER CABINET: J.L INDUSTRIES AMBASSADOR 811611012	
P6	[2] STACKED 5-DOOR RECESSED VERTICAL MAILBOXES. BASIS OF DESIGN: POSTAL PRODUCTS UNLIMITED, LLC SKU: WY021224	
P7	KITCHEN SHELVING. SEE INTERIOR ELEVATIONS.	

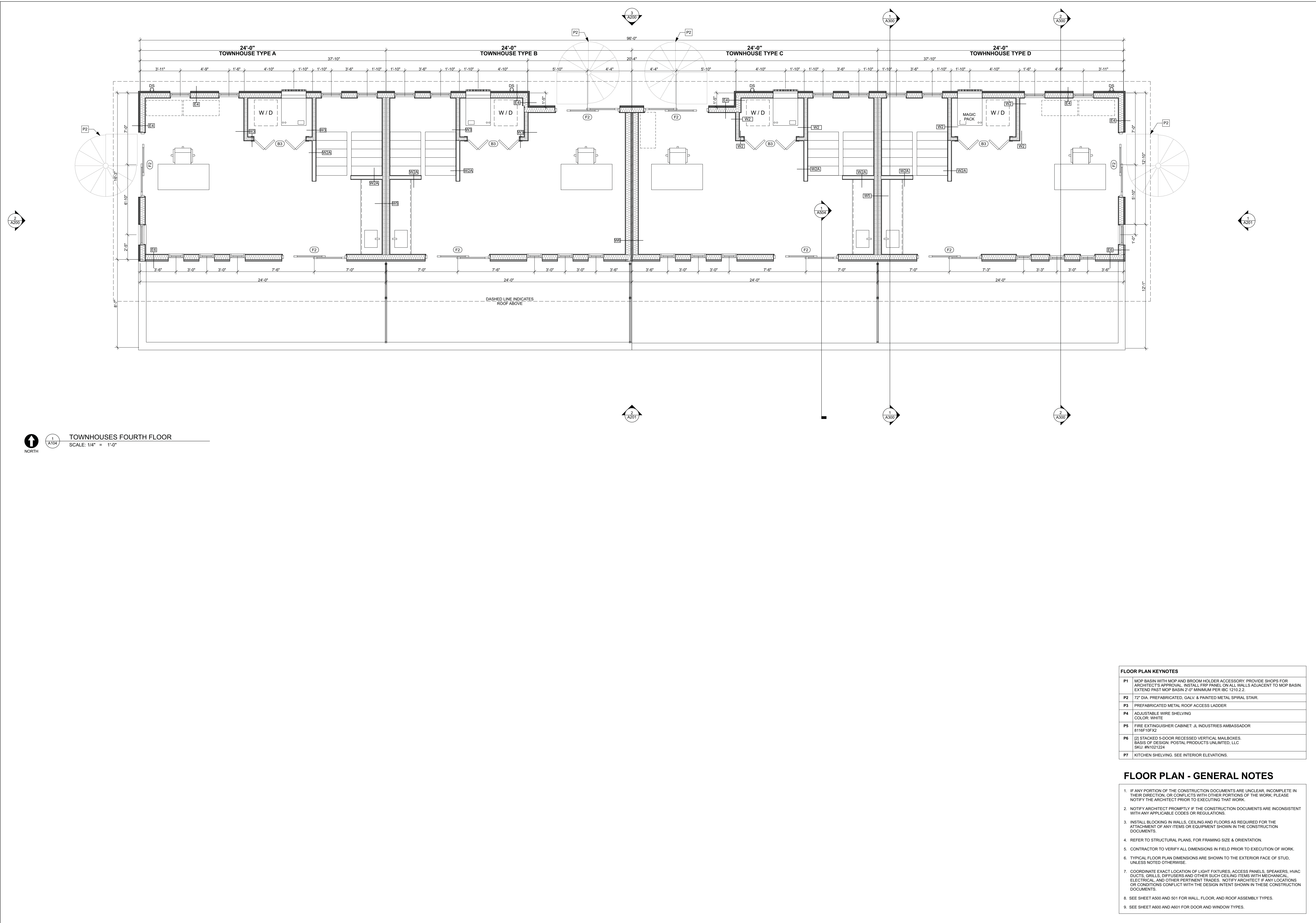


STUCCO SLIDER DOOR JAMB
SCALE: 1 1/2" = 1'-0"

FLOOR PLAN - GENERAL NOTES

- IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
- NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
- INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
- REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE & ORIENTATION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
- TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF STUD, UNLESS NOTED OTHERWISE.
- COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS PANELS, SPEAKERS, HVAC DUCTS, GRILLS, DIFFUSERS AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL, AND OTHER PERTINENT TRADES. NOTIFY ARCHITECT IF ANY LOCATIONS OR CONDITIONS CONFLICT WITH THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS.
- SEE SHEET A500 AND 501 FOR WALL, FLOOR, AND ROOF ASSEMBLY TYPES.
- SEE SHEET A600 AND A601 FOR DOOR AND WINDOW TYPES.



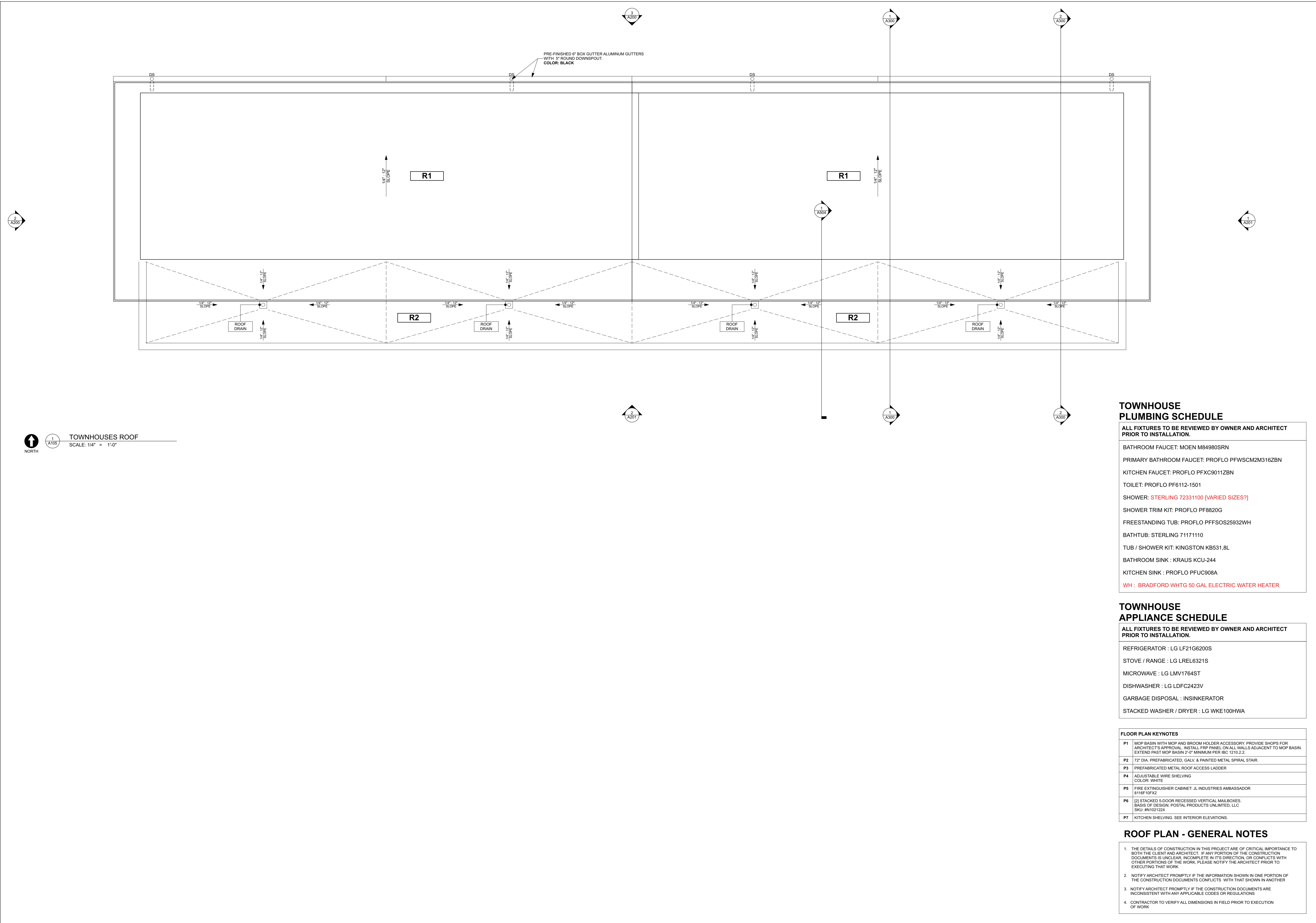


TOWNHOUSES FOURTH FLOOR
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEYNOTES		
P1	MOP BASIN WITH MOP AND BROOM HOLDER ACCESSORY. PROVIDE SHOPS FOR ARCHITECT'S APPROVAL. INSTALL FRP PANEL ON ALL WALLS ADJACENT TO MOP BASIN. EXTEND PAST MOP BASIN 2'-0" MINIMUM PER IBC 1210.2.2.	
P2	72" DIA. PREFABRICATED, GALV. & PAINTED METAL SPIRAL STAIR.	
P3	PREFABRICATED METAL ROOF ACCESS LADDER	
P4	ADJUSTABLE WIRE SHELVING COLOR: WHITE	
P5	FIRE EXTINGUISHER CABINET: J.L INDUSTRIES AMBASSADOR 811611012	
P6	[2] STACKED 5-DOOR RECESSED VERTICAL MAILBOXES. BASIS OF DESIGN: POSTAL PRODUCTS UNLIMITED, LLC SKU: WY021254	
P7	KITCHEN SHELVING. SEE INTERIOR ELEVATIONS.	

FLOOR PLAN - GENERAL NOTES

- IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
- NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
- INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
- REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE & ORIENTATION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
- TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF STUD, UNLESS NOTED OTHERWISE.
- COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS PANELS, SPEAKERS, HVAC DUCTS, GRILLS, DIFFUSERS AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL, AND OTHER PERTINENT TRADES. NOTIFY ARCHITECT IF ANY LOCATIONS OR CONDITIONS CONFLICT WITH THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS.
- SEE SHEET A500 AND 501 FOR WALL, FLOOR, AND ROOF ASSEMBLY TYPES.
- SEE SHEET A600 AND A601 FOR DOOR AND WINDOW TYPES.



TOWNHOUSE PLUMBING SCHEDULE

ALL FIXTURES TO BE REVIEWED BY OWNER AND ARCHITECT PRIOR TO INSTALLATION.

BATHROOM FAUCET: MOEN M84980SRN

PRIMARY BATHROOM FAUCET: PROFLO PFWSCM2M316ZBN

KITCHEN FAUCET: PROFLO PFXC9011ZBN

TOILET: PROFLO PF6112-1501

SHOWER: **STERLING 72331100 [VARIED SIZES?]**

SHOWER TRIM KIT: PROFLO PF8820G

FREESTANDING TUB: PROFLO PFFSOS25932WH

BATHTUB: STERLING 71171110

TUB / SHOWER KIT: KINGSTON KB531.8L

BATHROOM SINK : KRAUS KCU-244

KITCHEN SINK : PROFLO PFUC908A

WH : BRADFORD WHTG 50 GAL ELECTRIC WATER HEATER

TOWNHOUSE APPLIANCE SCHEDULE

ALL FIXTURES TO BE REVIEWED BY OWNER AND ARCHITECT PRIOR TO INSTALLATION.

REFRIGERATOR : LG LF21G6200S

STOVE / RANGE : LG LREL6321S

MICROWAVE : LG LMV1764ST

DISHWASHER : LG LDFC2423V

GARBAGE DISPOSAL : INSINKERATOR

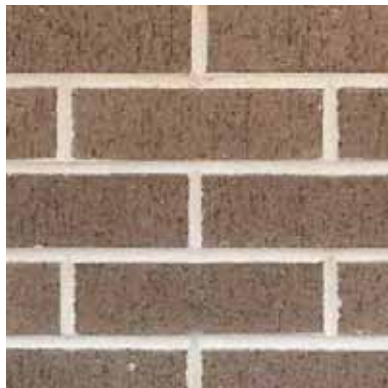
STACKED WASHER / DRYER : LG WKE100HWA

FLOOR PLAN KEYNOTES

P1	MOP BASIN WITH MOP AND BROOM HOLDER ACCESSORY. PROVIDE SHOPS FOR ARCHITECT'S APPROVAL. INSTALL FRP PANEL ON ALL WALLS ADJACENT TO MOP BASIN. EXTEND PAST MOP BASIN 2'-0" MINIMUM PER IBC 1210.2.2.
P2	72" DIA. PREFABRICATED, GALV. & PAINTED METAL SPIRAL STAIR.
P3	PREFABRICATED METAL ROOF ACCESS LADDER
P4	ADJUSTABLE WIRE SHELVEING COLOR: WHITE
P5	FIRE EXTINGUISHER CABINET: J.L INDUSTRIES AMBASSADOR #116P10P2.
P6	[2] STACKED 5-DOOR RECESSED VERTICAL MAIL BOXES. BASIS OF DESIGN: POSTAL PRODUCTS UNLIMITED, LLC SKU: #N1021224
P7	KITCHEN SHELVEING. SEE INTERIOR ELEVATIONS.

ROOF PLAN - GENERAL NOTES

- THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
- NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER
- NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.



BRK-1 (#323 GRAY)



BRK-1 (DRIFTWOOD GRAY)



CONC-1



EXTR-1



MTL-1



SDG-1



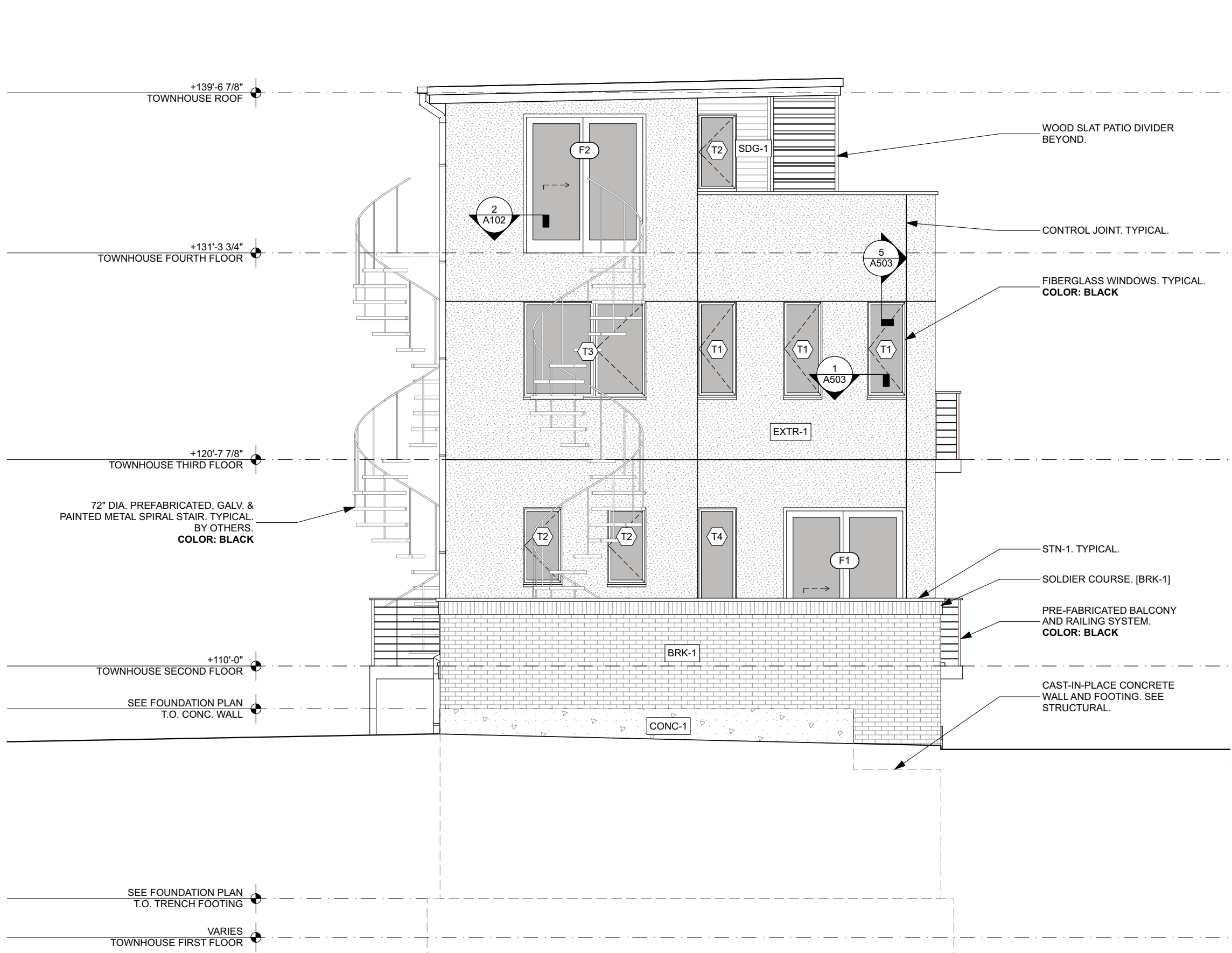
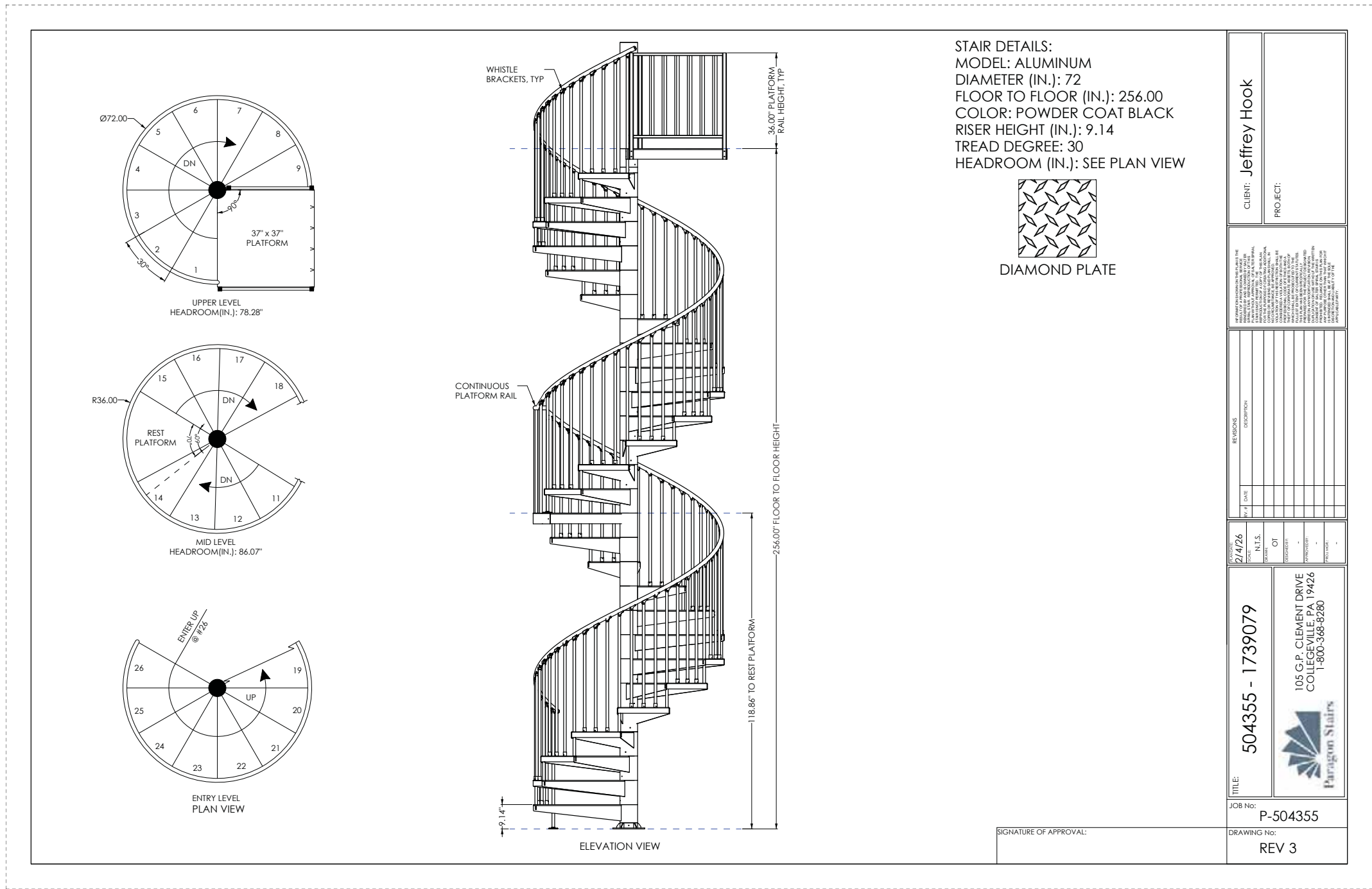
SDG-2



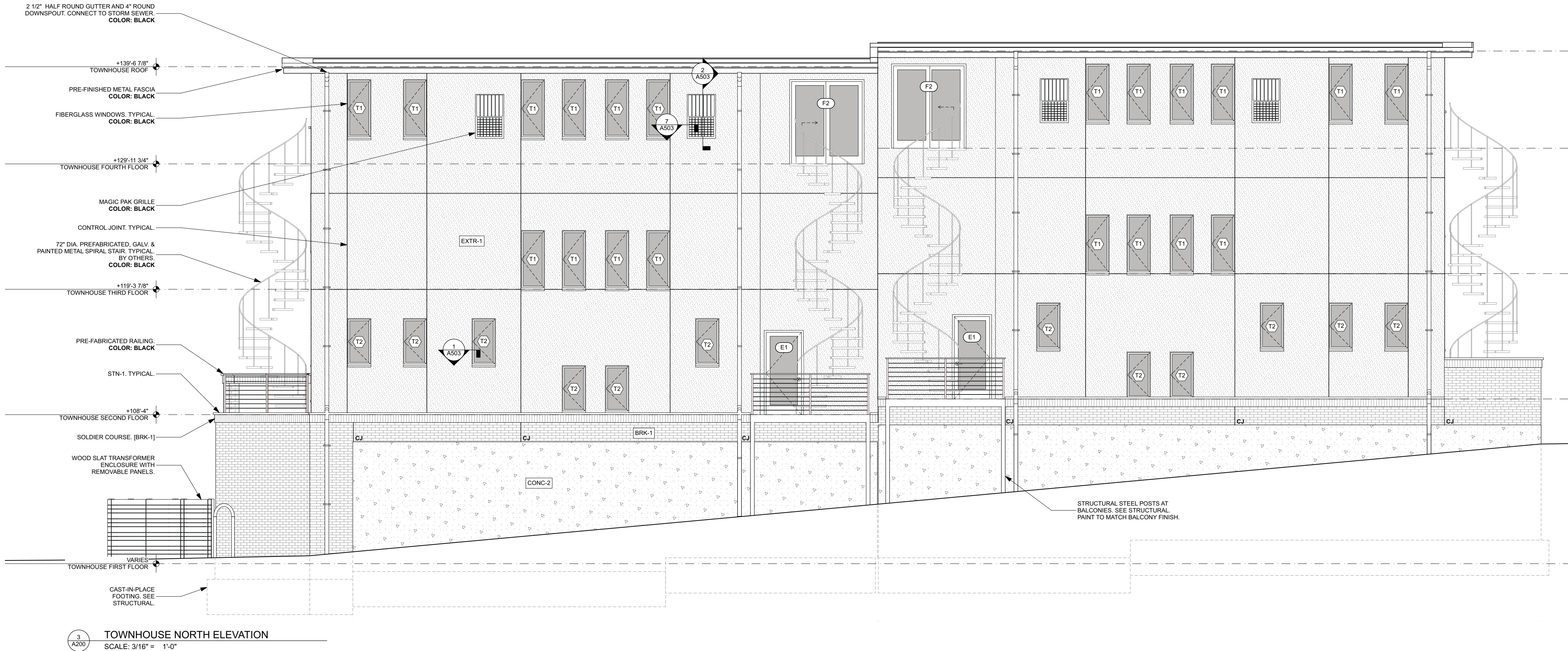
STN-1



BALCONY LIGHTING
BASIS OF DESIGN:
NUVO LIGHTGATE LED SQUARE SCENCE



EXTERIOR MATERIALS	
BRK-1 (BRICK VENEER)	MANU: TAYLOR CLAY PRODUCTS INC. DESCRIPTION: WIRECUT MODULAR BRICK COLOR: #323 GRAY (70%) & DRIFTWOOD GRAY (30%) MORTAR: SPEC MIX - SMS70 (TUMBLEVEED) TOOLING JOINT: CONCAVE PATTERN: RUNNING BOND
CONC-2 (SANDBLASTED CONCRETE)	MANU: SOURCING BY CONTRACTOR DESCRIPTION: MEDIUM SANDBLASTED CONCRETE NOTE: PROVIDE CONTROL SAMPLE FOR ARCHITECT'S APPROVAL.
CONC-2 (CAST-IN PLACE CONCRETE)	MANU: SOURCING BY CONTRACTOR DESCRIPTION: CAST-IN-PLACE CONCRETE STRUCTURAL WALL NOTE: REMOVE ALL FORM TIES. CONCRETE TO BE LEFT UNFINISHED.
EXTR-1 (CEMENT STUCCO FINISH)	MANU: SOURCING BY CONTRACTOR COLOR: SW 7567 (NATURAL TAN) NOTE: MATCH APPROVED SAMPLE
MTL-1 (METAL PANEL)	MANU: ATAS INTERNATIONAL INC. ITEM #: CORRUGATED PANEL MATERIAL: ALUMINUM MATERIAL THICKNESS: .032 PANEL DIMENSIONS: 37.25" W X 7.8" H COLOR: BLACK
STN-1 (STONE COPING)	MANU: ROCKRIDGE CAST STONE LLC DESCRIPTION: 2" THICK STONE COPING COLOR: N284 LIGHT GUNPOWDER TEXTURE: SMOOTH NOTE: SEE ARCHITECTURAL DRAWINGS FOR PROFILES.
SDG-1 (WOOD SIDING)	MANU: THERMORY BENCHMARK ITEM #: BENCHMARK ASH DESCRIPTION: 1x5 - C20 (JEM) COLOR: WHITE ASH, BROWN INSTALLATION: 60mm FG SCREW
SDG-2 (ENGINEERED SIDING)	MANU: LP BUILDING SOLUTIONS ITEM #: 38 SERIES DESCRIPTION: 4x8 NO GROOVE SQUARE EDGE PANEL - BRUSHED SMOOTH TEXTURE COLOR: ABYSS BLACK



6404 West North Avenue
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www.galbraithcarناهان.com

CONSULTANTS:

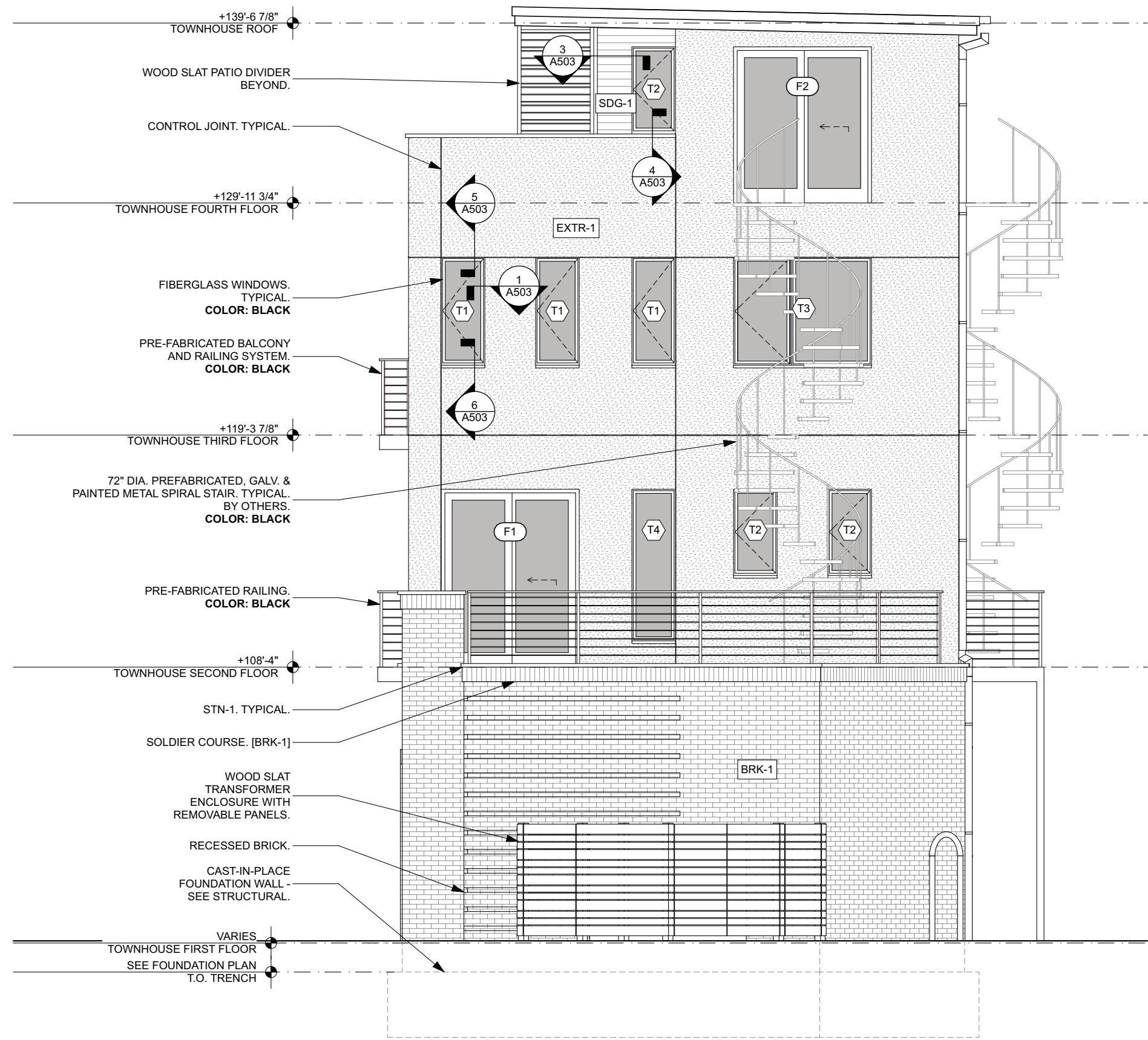
SONNE TOWNHOUSE
7746 MENOMONEE RIVER PARKWAY
WAUWATOSA, WI 53213

DRAWING ISSUE
MUNICIPAL SUBMITTAL 07.06.2025
100% 3D SET 07.06.2025
DESIGN REVIEW BOARD 07.06.2025

PROJECT # 25.28

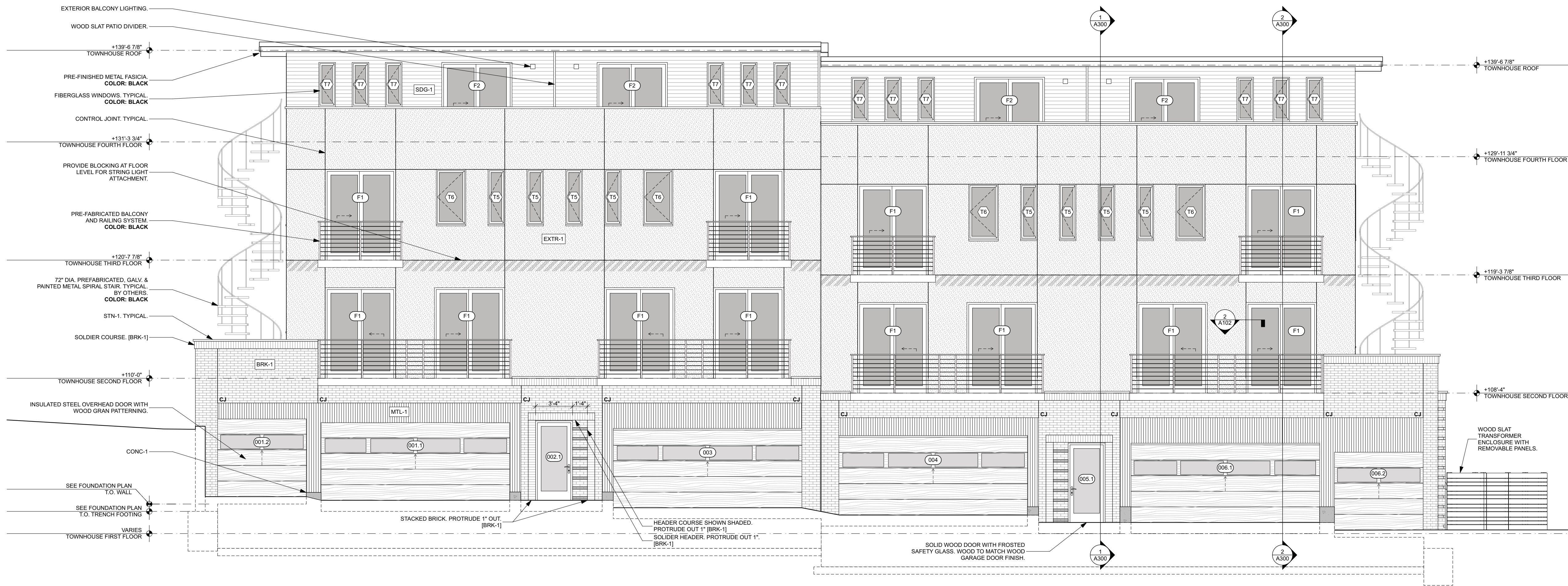
TOWNHOUSES
ELEVATIONS

A200



1
A201
TOWNHOUSE EAST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS	
BRK-1 [BRICK VENEER]	MANU: TAYLOR CLAY PRODUCTS INC. DESCRIPTION: WIRECUT MODULAR BRICK COLOR: #323 GRAY [70%] & DRIFTWOOD GRAY [30%] MORTAR: SPEC MIX - SMS70 [TUMBLEVEED] TOOLING JOINT: CONCAVE PATTERN: RUNNING BOND
CONC-1 [SANDBLASTED CONCRETE]	MANU: SOURCING BY CONTRACTOR DESCRIPTION: MEDIUM SANDBLASTED CONCRETE NOTE: PROVIDE CONTROL SAMPLE FOR ARCHITECT'S APPROVAL.
CONC-2 [CAST-IN PLACE CONCRETE]	MANU: SOURCING BY CONTRACTOR DESCRIPTION: CAST-IN-PLACE CONCRETE STRUCTURAL WALL NOTE: REMOVE ALL FORM TIES. CONCRETE TO BE LEFT UNFINISHED.
EXTR-1 [CEMENT STUCCO FINISH]	MANU: SOURCING BY CONTRACTOR DESCRIPTION: CAST-IN-PLACE CONCRETE STRUCTURAL WALL NOTE: REMOVE ALL FORM TIES. CONCRETE TO BE LEFT UNFINISHED.
MTL-1 [METAL PANEL]	MANU: ATAS INTERNATIONAL, INC. ITEM #: CORRUGATED PANEL MATERIAL: ALUMINUM MATERIAL THICKNESS: .032 PANEL DIMENSIONS: 37.25" W X 7'8" H COLOR: BLACK
STN-1 [STONE COPING]	MANU: ROCKRIDGE CAST STONE, LLC DESCRIPTION: 2" THICK STONE COPING COLOR: N284 LIGHT GUNPOWDER TEXTURE: SMOOTH NOTE: SEE ARCHITECTURAL DRAWINGS FOR PROFILES.
SDG-1 [WOOD SIDING]	MANU: THERMORY BENCHMARK ITEM #: BENCHMARK ASH DESCRIPTION: 1x5 - C20 (JEM) COLOR: WHITE ASH, BROWN INSTALLATION: 60mm FG SCREW
SDG-2 [ENGINEERED SIDING]	MANU: LP BUILDING SOLUTIONS ITEM #: 38 SERIES DESCRIPTION: 4x8 NO GROOVE SQUARE EDGE PANEL - BRUSHED SMOOTH TEXTURE COLOR: ABYSS BLACK



2
A201
TOWNHOUSE SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



STEEL OVERHEAD DOOR FINISH
[WESTERN CEDAR]



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DRAWING ISSUE
MUNICIPAL SUBMITTAL 07.06.2025
100% 3D SET 07.06.2025
DESIGN REVIEW BOARD 07.06.2025
PROJECT # 25.28
TOWNHOUSES
ELEVATIONS

A201



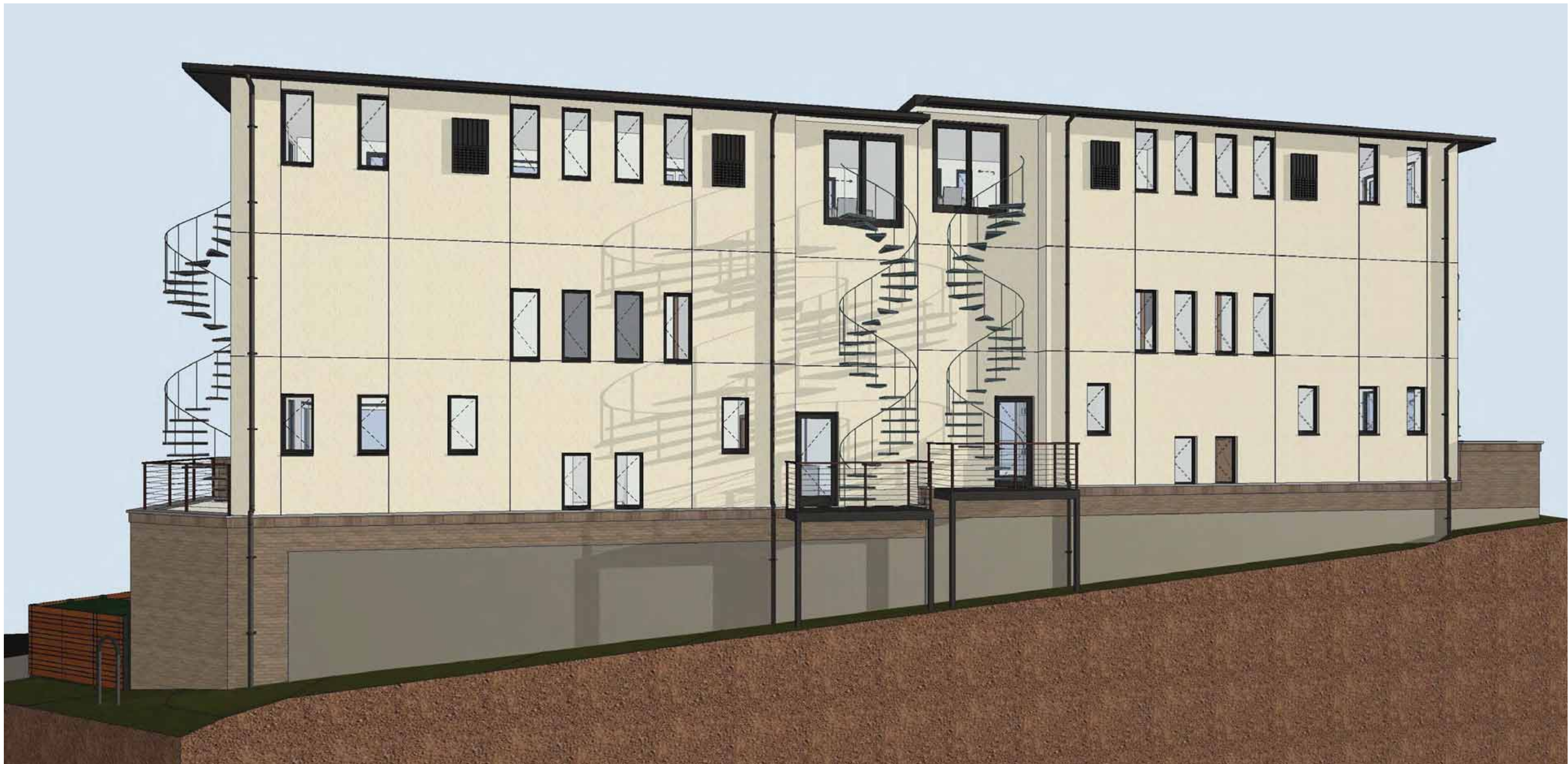
1
A700
EXISTING SITE
SCALE: 1:0.89



1 SOUTH ELEVATION
A701 NOT TO SCALE



2 SOUTH EAST ELEVATION
A701 NOT TO SCALE



3 NORTH ELEVATION
A701 NOT TO SCALE

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WAUWATOSA, WI 53213

DRAWING ISSUE	DATE
MUNICIPAL SUBMITTAL	07.06.2025
100% DD SET	07.06.2025
DESIGN REVIEW BOARD	07.06.2025

PROJECT # 25.28

TOWNHOUSE
RENDERINGS

A701



PERSPECTIVES USED TO CONVEY GENERAL LOOK OF THE DESIGN.
SEE SUBSEQUENT DRAWINGS FOR DETAILS AND DIMENSIONS.



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WAUWATOSA, WI 53213

DRAWING ISSUE DATE
MUNICIPAL SUBMITTAL 07.06.2025
100% DD SET 07.06.2025
DESIGN REVIEW BOARD 07.26.2025

PROJECT # 25.28

**NOT FOR
CONSTRUCTION**

RENDERING

A702



PERSPECTIVES USED TO CONVEY GENERAL LOOK OF THE DESIGN.
SEE SUBSEQUENT DRAWINGS FOR DETAILS AND DIMENSIONS.



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CONSULTANTS:

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WAUWATOSA, WI 53213

DRAWING ISSUE DATE
MUNICIPAL SUBMITTAL 07.06.2025
100% DD SET 07.06.2025
DESIGN REVIEW BOARD 07.20.2025

PROJECT # 25.28

RENDERING

A703

SONNE - APARTMENTS

7746 MENOMONEE RIVER PARKWAY WAUWATOSA, WI 53213



PERSPECTIVES USED TO CONVEY GENERAL LOOK OF THE DESIGN.
SEE SUBSEQUENT DRAWINGS FOR DETAILS AND DIMENSIONS.

CONTACT INFORMATION

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jhook@jjh3group.com

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BROOKFIELD, WI 53005
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NICK CARNAHAN
nac@galbraithcarnahan.com

INTERIOR DESIGNER:

O&O STUDIO
4529 NORTH MARLBOROUGH DRIVE
SHOREWOOD, WI 53211

CONTACT:

LEAH OGDEN
leah@oando.studio

ABBREVIATIONS

#	POUND OR NUMBER	&	AND	AT
A	ACT	AC	AC	AC
AD	AD	AD	AD	AD
ALUM	ALUM	ALUM	ALUM	ALUM
ANOD	ANOD	ANOD	ANOD	ANOD
APPROX	APPROX	APPROX	APPROX	APPROX
B	BLKS	BLKS	BLKS	BLKS
BLKHD	BLKHD	BLKHD	BLKHD	BLKHD
BRG	BRG	BRG	BRG	BRG
BSMT	BSMT	BSMT	BSMT	BSMT
BT	BT	BT	BT	BT
BYND	BYND	BYND	BYND	BYND
BO	BO	BO	BO	BO
BOT	BOT	BOT	BOT	BOT
C	CAB	CAB	CAB	CAB
CIP	CIP	CIP	CIP	CIP
CHNL	CHNL	CHNL	CHNL	CHNL
CJ	CJ	CJ	CJ	CJ
CL	CL	CL	CL	CL
CLR	CLR	CLR	CLR	CLR
CM	CM	CM	CM	CM
CMU	CMU	CMU	CMU	CMU
COL	COL	COL	COL	COL
CONC	CONC	CONC	CONC	CONC
CONTR	CONTR	CONTR	CONTR	CONTR
CONTR	CONTR	CONTR	CONTR	CONTR
CPT	CPT	CPT	CPT	CPT
CRS	CRS	CRS	CRS	CRS
CT	CT	CT	CT	CT
CTB	CTB	CTB	CTB	CTB
CTYD	CTYD	CTYD	CTYD	CTYD

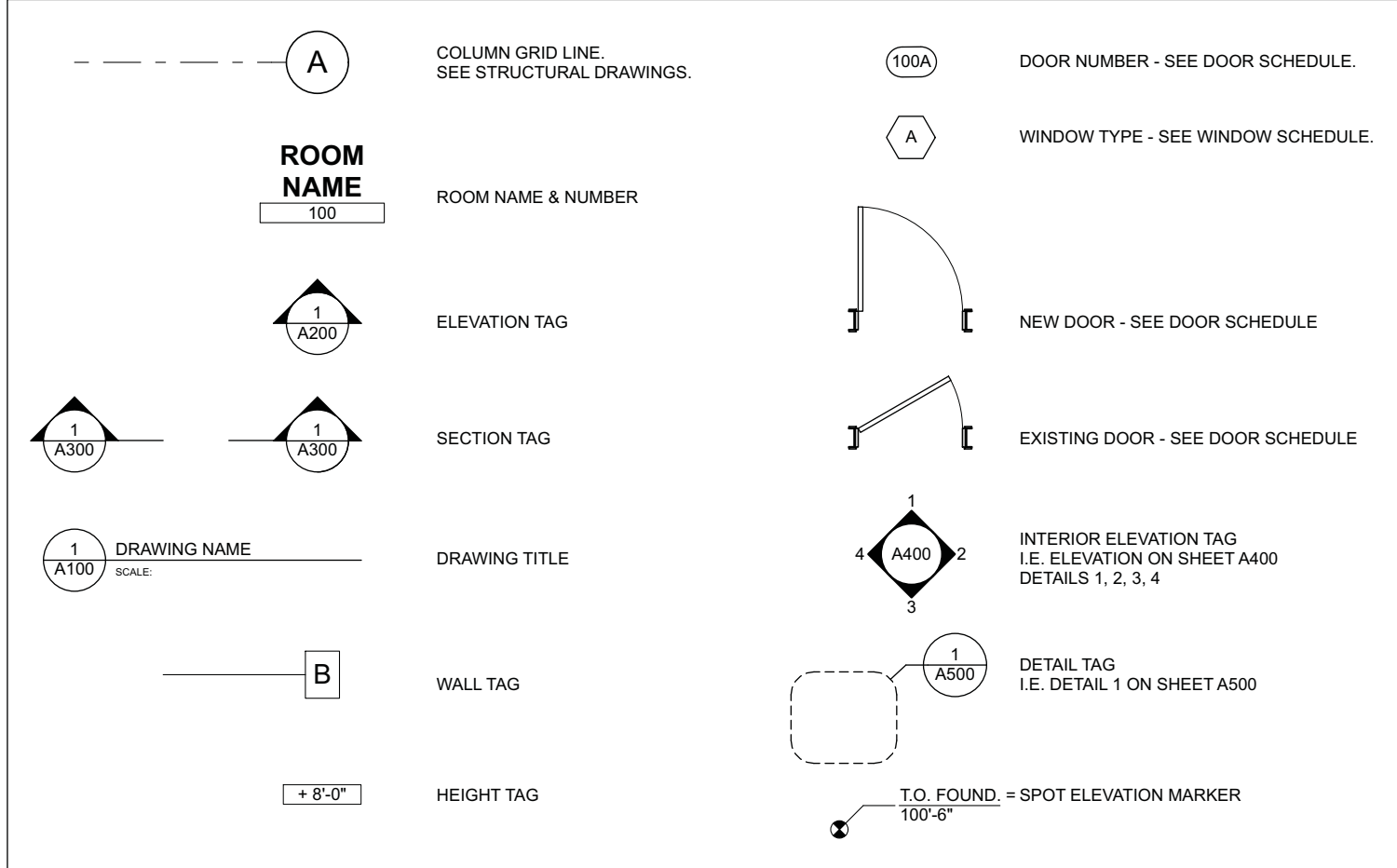
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DEMO	DEMO	DEMO	DEMO	DEMO
DIA	DIA	DIA	DIA	DIA
DM	DM	DM	DM	DM
DIMS	DIMS	DIMS	DIMS	DIMS
DISP	DISP	DISP	DISP	DISP
DN	DN	DN	DN	DN
DR	DR	DR	DR	DR
DRWR	DRWR	DRWR	DRWR	DRWR
DS	DS	DS	DS	DS
DTL	DTL	DTL	DTL	DTL
DW	DW	DW	DW	DW
DWG	DWG	DWG	DWG	DWG
E	EA	EA	EA	EA
EIFS	EIFS	EIFS	EIFS	EIFS
EL	EL	EL	EL	EL
ELEV	ELEV	ELEV	ELEV	ELEV
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EQ	EQ	EQ	EQ	EQ
EXIST	EXIST	EXIST	EXIST	EXIST
EXP	EXP	EXP	EXP	EXP
EXT	EXT	EXT	EXT	EXT
F	FD	FD	FD	FD
FDR	FDR	FDR	FDR	FDR
FEC	FEC	FEC	FEC	FEC
FIN	FIN	FIN	FIN	FIN
FLR	FLR	FLR	FLR	FLR
FLSHG	FLSHG	FLSHG	FLSHG	FLSHG
FM	FM	FM	FM	FM
FO	FO	FO	FO	FO
FT	FT	FT	FT	FT
FTG	FTG	FTG	FTG	FTG
FND	FND	FND	FND	FND

G	GA	GA	GA	GA
GALV	GALV	GALV	GALV	GALV
GB	GB	GB	GB	GB
QWB	QWB	QWB	QWB	QWB
H	HC	HC	HC	HC
HDWD	HDWD	HDWD	HDWD	HDWD
HDR	HDR	HDR	HDR	HDR
HI	HI	HI	HI	HI
HIM	HIM	HIM	HIM	HIM
HORIZ	HORIZ	HORIZ	HORIZ	HORIZ
HP	HP	HP	HP	HP
HR	HR	HR	HR	HR
HRT	HRT	HRT	HRT	HRT
HVAC	HVAC	HVAC	HVAC	HVAC
I	IRGWB	IRGWB	IRGWB	IRGWB
ILO	ILO	ILO	ILO	ILO
INSTR	INSTR	INSTR	INSTR	INSTR
INT	INT	INT	INT	INT
J	JNT	JNT	JNT	JNT
JNT	JNT	JNT	JNT	JNT
L	LHB	LHB	LHB	LHB
LHB	LHB	LHB	LHB	LHB
M	MAX	MAX	MAX	MAX
MEM	MEM	MEM	MEM	MEM
MO	MO	MO	MO	MO
MFR	MFR	MFR	MFR	MFR
MISC	MISC	MISC	MISC	MISC

M	MROW	MROW	MROW	MROW
MROWB	MROWB	MROWB	MROWB	MROWB
MTL	MTL	MTL	MTL	MTL
MTR	MTR	MTR	MTR	MTR
MTRL	MTRL	MTRL	MTRL	MTRL
N	NIC	NIC	NIC	NIC
NO	NO	NO	NO	NO
NOM	NOM	NOM	NOM	NOM
O	OC	OC	OC	OC
OH	OH	OH	OH	OH
OPNG	OPNG	OPNG	OPNG	OPNG
OZ	OZ	OZ	OZ	OZ
P	PCC	PCC	PCC	PCC
PLUMB	PLUMB	PLUMB	PLUMB	PLUMB
PLAM	PLAM	PLAM	PLAM	PLAM
PLYWD	PLYWD	PLYWD	PLYWD	PLYWD
P8H	P8H	P8H	P8H	P8H
P8H	P8H	P8H	P8H	P8H
PNT	PNT	PNT	PNT	PNT
PVC	PVC	PVC	PVC	PVC
R	RB	RB	RB	RB
RBR	RBR	RBR	RBR	RBR
RC	RC	RC	RC	RC
RCP	RCP	RCP	RCP	RCP
RD	RD	RD	RD	RD
REF	REF	REF	REF	REF
REIN	REIN	REIN	REIN	REIN
REOF	REOF	REOF	REOF	REOF
RM	RM	RM	RM	RM
RO	RO	RO	RO	RO

S	SHTHG	SHTHG	SHTHG	SHTHG
SF	SF	SF	SF	SF
SIM	SIM	SIM	SIM	SIM
SPEC	SPEC	SPEC	SPEC	SPEC
SS	SS	SS	SS	SS
ST	ST	ST	ST	ST
STC	STC	STC	STC	STC
STL	STL	STL	STL	STL
STL	STL	STL	STL	STL
STRUCT	STRUCT	STRUCT	STRUCT	STRUCT
T	T&G	T&G	T&G	T&G
TELE	TELE	TELE	TELE	TELE
TLT	TLT	TLT	TLT	TLT
TO	TO	TO	TO	TO
TOC	TOC	TOC	TOC	TOC
TOB	TOB	TOB	TOB	TOB
TPD	TPD	TPD	TPD	TPD
TID	TID	TID	TID	TID
TYP	TYP	TYP	TYP	TYP
U	UNO	UNO	UNO	UNO
UIS	UIS	UIS	UIS	UIS
V	VIN	VIN	VIN	VIN
VCT	VCT	VCT	VCT	VCT
VERT	VERT	VERT	VERT	VERT
VIF	VIF	VIF	VIF	VIF
VP	VP	VP	VP	VP
VWC	VWC	VWC	VWC	VWC
W	W	W	W	W
WD	WD	WD	WD	WD
WDW	WDW	WDW	WDW	WDW

SYMBOL KEY



SHEET INDEX

ID	NAME
G100	COVER SHEET
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN
C4.0	EROSION CONTROL PLAN
C5.0	DETAILS
A001	ARCHITECTURAL SITE PLAN
A101	APARTMENT FIRST FLOOR PLAN
A102	APARTMENT SECOND / THIRD FLOOR PLAN
A103	APARTMENT THIRD FLOOR PLAN ALTERNATE
A104	APARTMENT ROOF PLAN
A200	APARTMENT ELEVATIONS
A201	APARTMENT ELEVATIONS
A202	APARTMENT ELEVATIONS
A700	EXISTING SITE PHOTOS
A701	APARTMENT RENDERINGS
A702	RENDERING
A703	RENDERING



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CONSULTANTS:

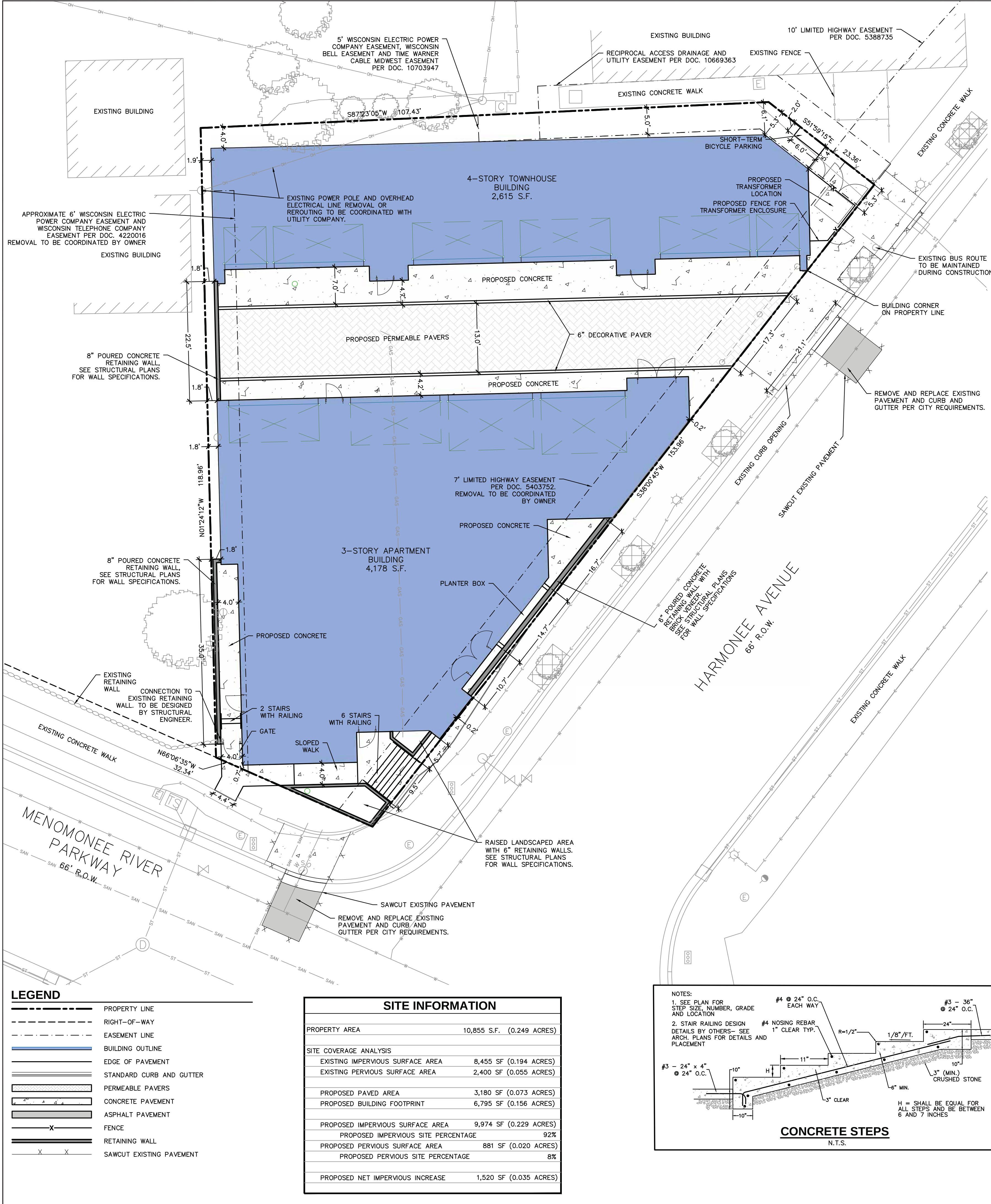
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7746 MENOMONEE RIVER PARKWAY
WAUWATOSA, WI 53213

NOT FOR CONSTRUCTION

PROJECT: 25.28

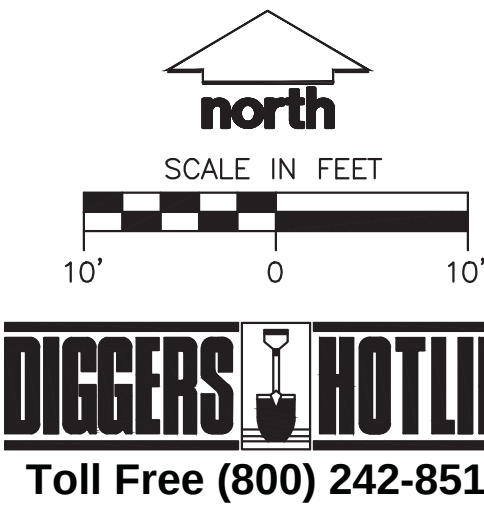
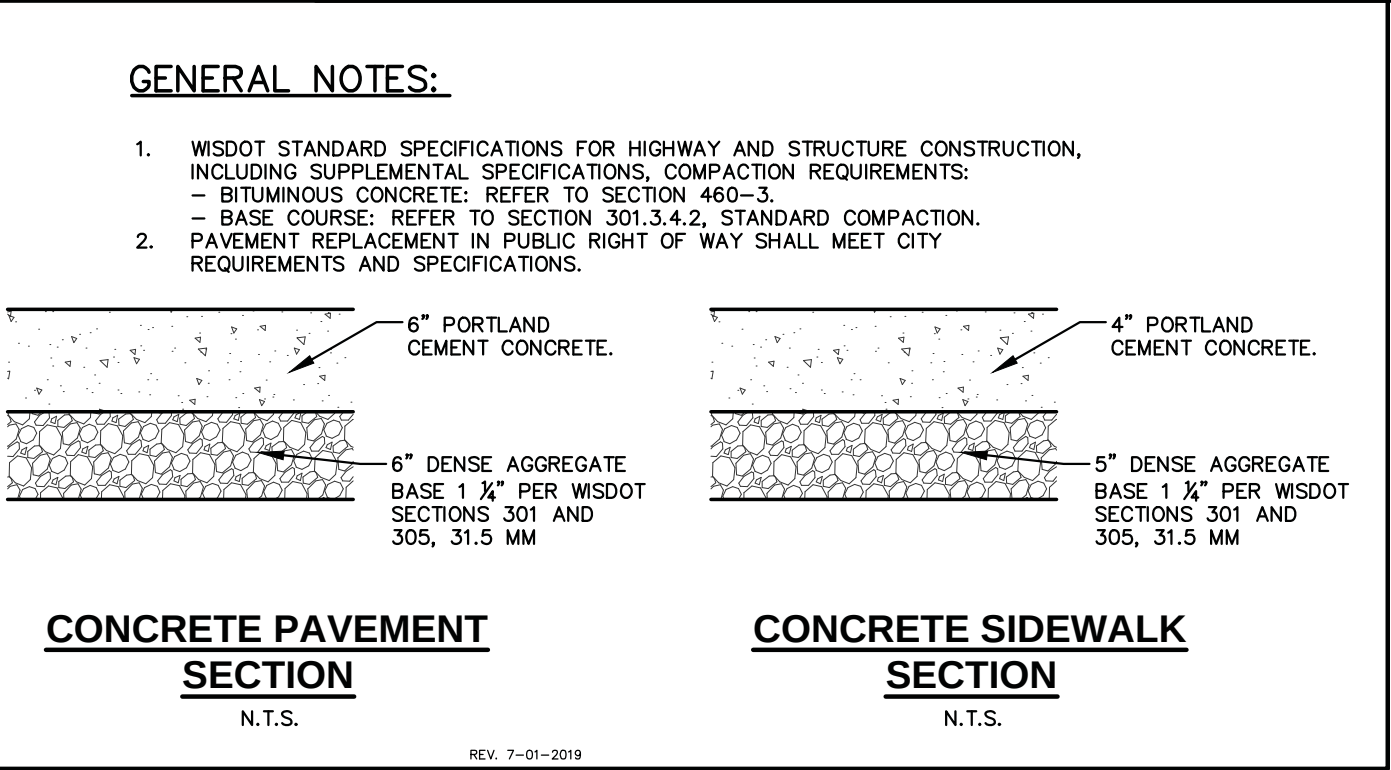
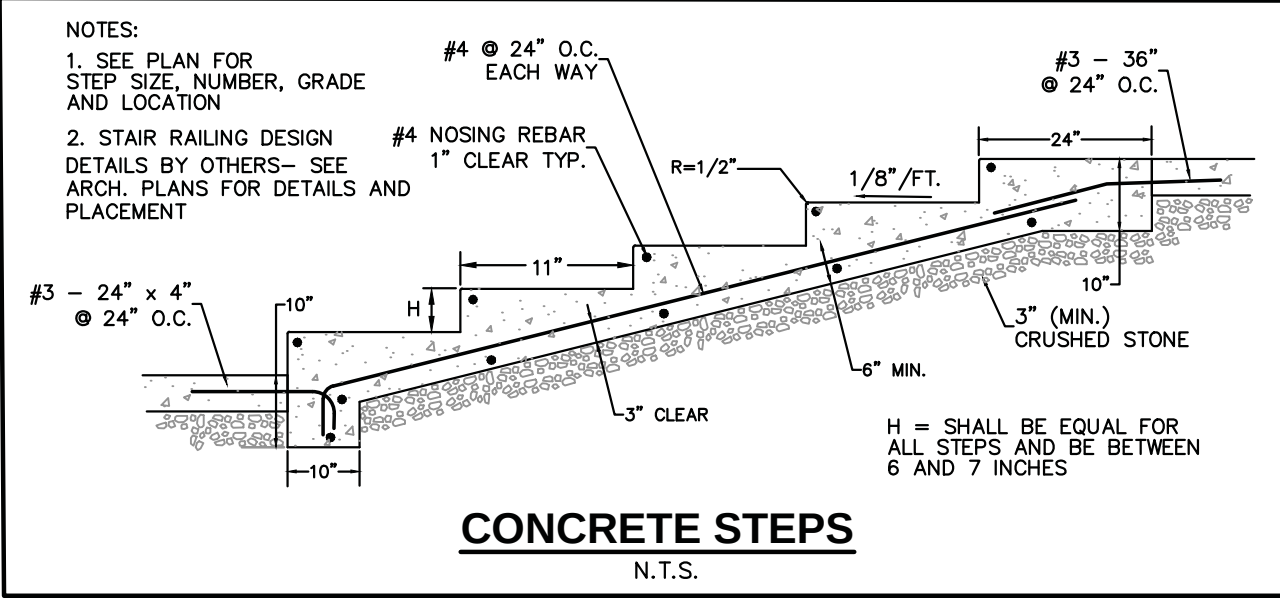
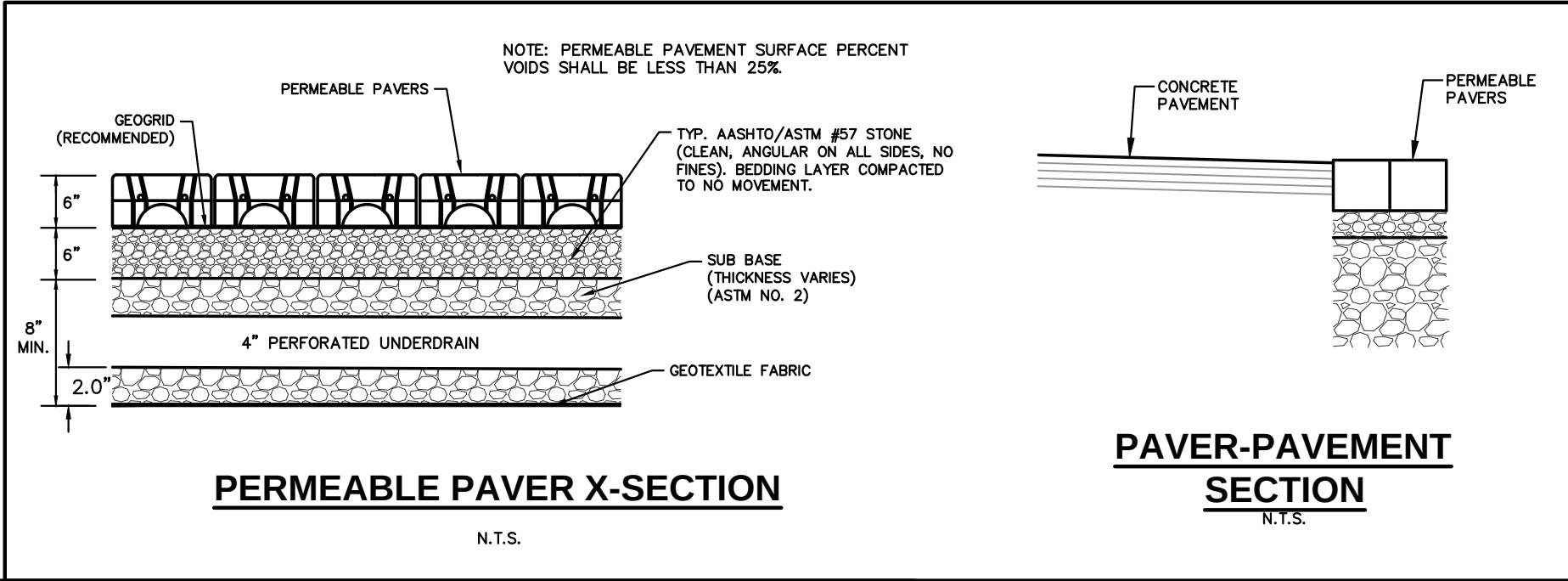
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1. REFER TO THE ALTA SURVEY PRODUCED BY PINNACLE ENGINEERING GROUP DATED 05/05/2021 FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE TO THE CITY REQUIREMENTS AND SPECIFICATIONS AND REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
3. DISTURBED AREA = 10.855 S.F. (0.249 ACRES) - ENTIRE SITE
4. TAX ID NUMBER: 370054001
5. PROPOSED DEVELOPMENT WILL NOT DISTURB MORE THAN 1 ACRE AND WILL NOT INCREASE THE IMPERVIOUS SURFACE SURFACE BY MORE THAN 5,000 S.F. AND THEREFORE A STORM WATER MANAGEMENT PLAN IS NOT REQUIRED.
6. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
7. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
8. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
9. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAYEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
10. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
12. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:

- GENERAL**
- 1.1 ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 1.2 ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
- 1.3 SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- 1.4 ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
- 2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:**
- 2.1 THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
- 2.2 RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSOR OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
- 2.3 DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
- 2.4 DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
- 3. CONCRETE PAVING SPECIFICATIONS:**
- 3.1 CONCRETE PAV SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.2 CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.3 CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS, CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
- 3.4 CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT MAXIMUM 100' APART.
- 3.5 PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS BETWEEN 6' AND 20' APART.
- 3.6 IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
- 3.7 CURB AND GUTTER SHALL BE CONSTRUCTED WITH REINFORCING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER. CONTRACTOR SHALL CONSTRUCT CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
- 3.8 EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- 3.9 CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.



PLAN MODIFICATIONS:		
#	Date:	Description:
1	05/26/26	Preliminary Site Plan
2	07/06/26	Municipal Submittal
3	07/30/26	Design Review Board
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Designed By: _____

Reviewed By: _____

Approved By: _____

SHEET TITLE:

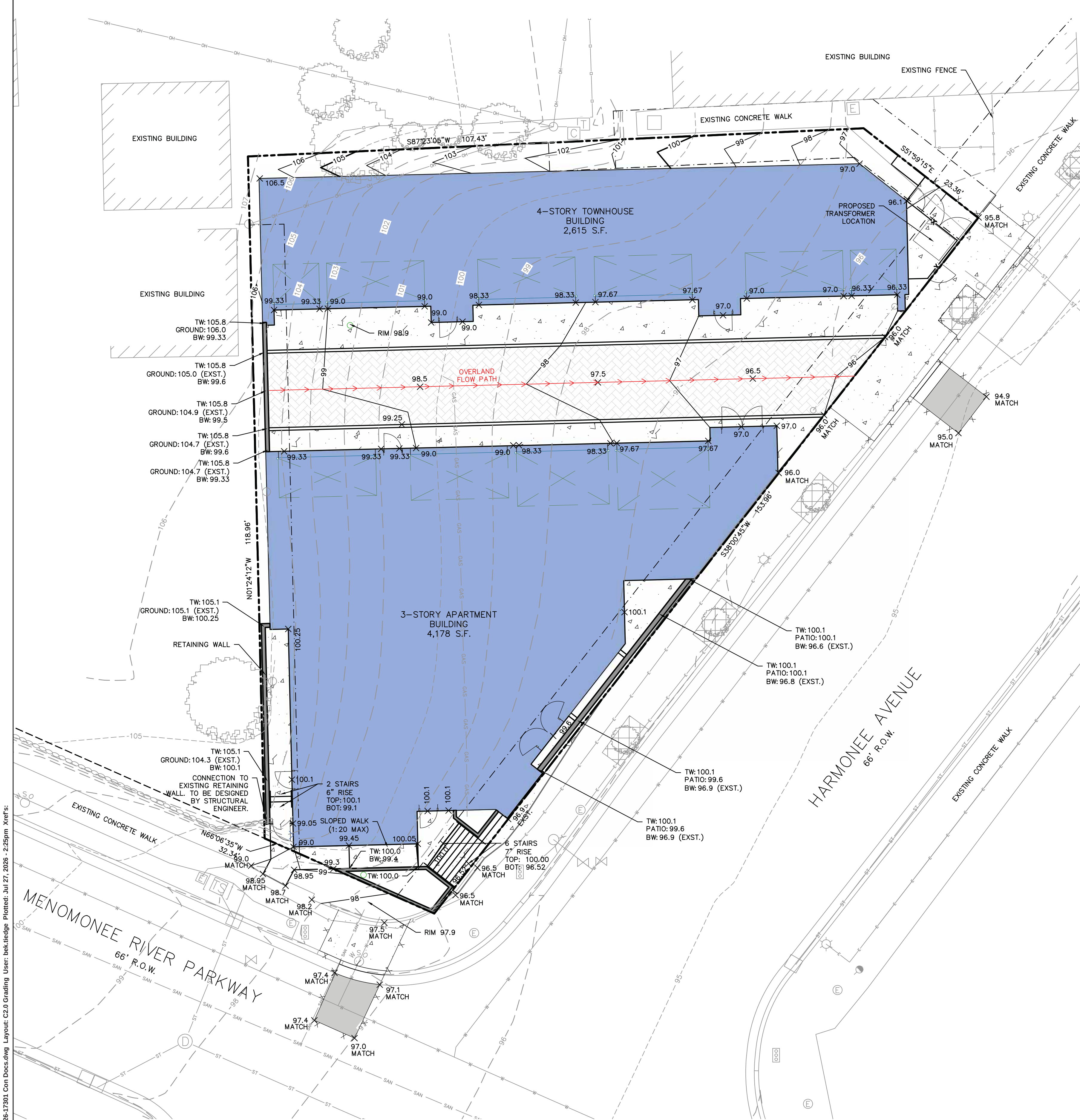
SITE PLAN

SHEET NUMBER:

C1.0

JSD PROJECT NO: 26-17301

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GENERAL NOTES

1. REFER TO THE ALTA SURVEY PRODUCED BY PINNACLE ENGINEERING GROUP DATED 05/05/2021 FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE TO THE CITY REQUIREMENTS AND SPECIFICATIONS AND REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
3. DISTURBED AREA = 10,855 S.F. (0.249 ACRES) - ENTIRE SITE
4. TAX ID NUMBER: 370054001

GRADING AND EARTHWORK NOTES

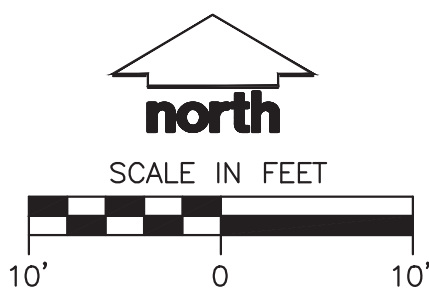
1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
4. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
5. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
6. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
7. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
8. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
9. SOIL MATERIAL SPECIFICATIONS:
 - 9.1. FILL AND BACKFILL MATERIALS
 - 9.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
 - 9.2. IMPORTED FILL MATERIAL
 - 9.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6".
 - 9.3. GRANULAR FILL
 - 9.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 9.4. BUILDING STRUCTURAL FILL
 - 9.4.1. CLEAN MATERIAL MEETING THE REQUIREMENTS OF TYPE A "STRUCTURE BACKFILL" AS DEFINED IN SECTIONS 210.2.1 AND 210.2.2 OF THE STATE HIGHWAY SPECIFICATIONS.

SEEDING AND RESTORATION NOTES

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. SEEDING SPECIFICATIONS:
 - 4.1. TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS
 - 4.2. LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 4.3. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURE'S RECOMMENDATIONS.
5. SEED PREPARATION SPECIFICATIONS:
 - 5.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
 - 5.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
 - 5.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.
 - 5.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
6. SEED MULCHING/EROSION MATTING SPECIFICATIONS:
 - 6.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 6.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
- . - . -	EASEMENT LINE
=====	BUILDING OUTLINE
=====	EDGE OF PAVEMENT
=====	STANDARD CURB AND GUTTER
=====	PERMEABLE PAVERS
=====	CONCRETE PAVEMENT
=====	ASPHALT PAVEMENT
X	FENCE
=====	RETAINING WALL
=====	SAWCUT EXISTING PAVEMENT
-----	EXISTING 1 FOOT CONTOUR
-----	EXISTING 5 FOOT CONTOUR
-----	PROPOSED 1 FOOT CONTOUR
-----	PROPOSED 5 FOOT CONTOUR
X	SPOT ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
EW	END OF WALL



DIGGERS HOTLINE
Toll Free (800) 242-8511



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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

JJH3 Group
Attn: Jeffery J. Hook

CLIENT ADDRESS:

P.O. Box 1978
Milwaukee, WI 53201

PROJECT:

Sonne

PROJECT LOCATION:

7746 Menomonee River Parkway
Wauwatosa, Milwaukee Co
Wisconsin 53213

PLAN MODIFICATIONS:

#	Date:	Description:
1	05/26/26	Preliminary Site Plan
2	07/06/26	Municipal Submittal
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Designed By:

Reviewed By:

Approved By:

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

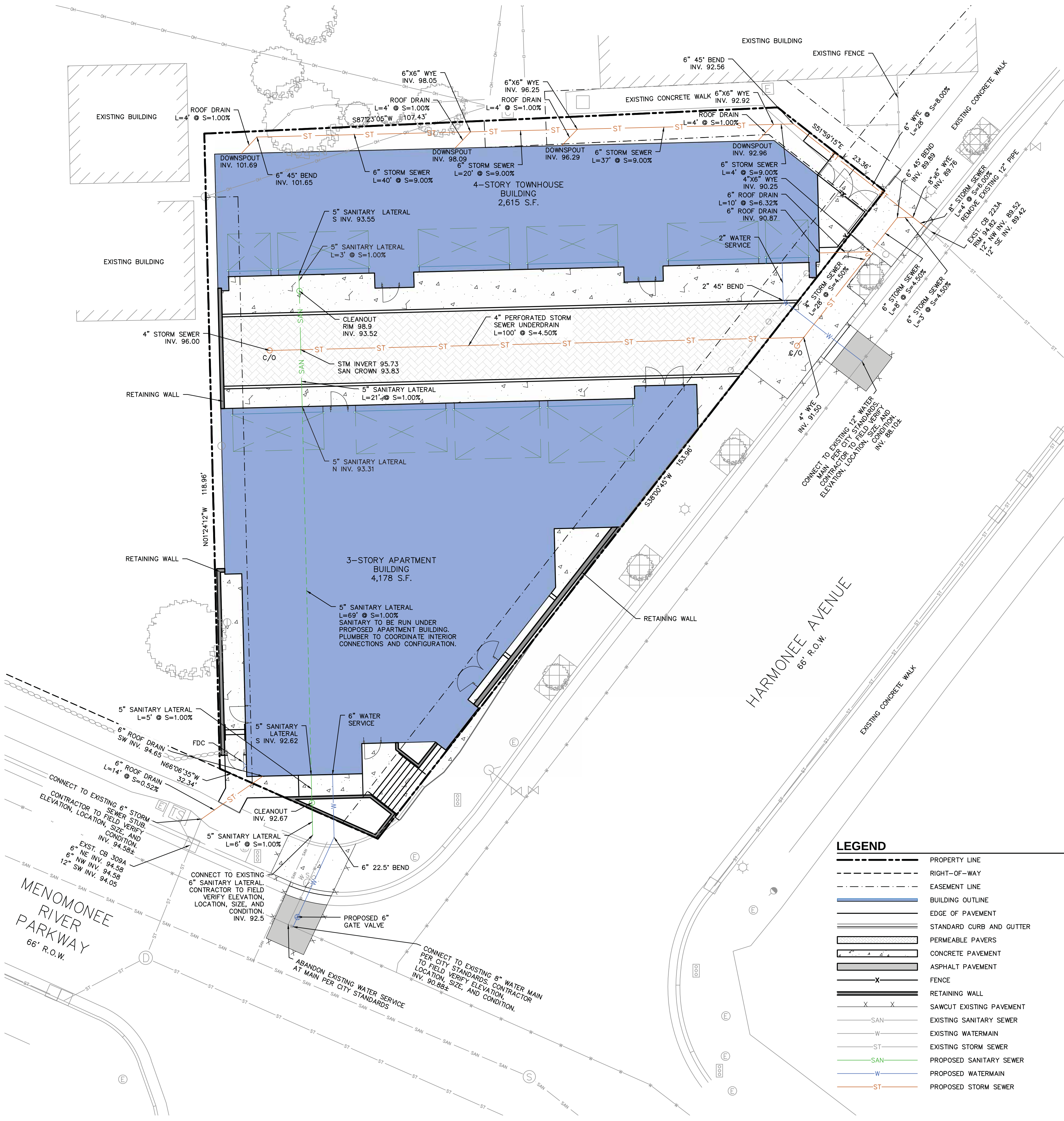
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JSD PROJECT NO:

26-17301

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- DISTURBED AREA = 10,855 S.F. (0.249 ACRES) - ENTIRE SITE
- TAX ID NUMBER: 370054001

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10, AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
- DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
- THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(9)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.

15. STORM SEWER SPECIFICATIONS:

- 15.1. PIPE:
 - 15.1.1. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
 - 15.1.2. POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 6"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1705 SCHEDULE 40 FOR PIPE DIAMETERS 4'-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15" AND SDR 26 FOR DEPTHS 16'-25" DEPENDENT ON LOCAL JURISDICTION.
- 15.2. BACKFILL AND BEDDING:
 - 15.2.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
 - 15.2.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
- 15.3. FIELD TILE CONNECTIONS:
 - 15.3.1. 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.

16. WATER MAIN & WATER LATERAL SPECIFICATIONS:

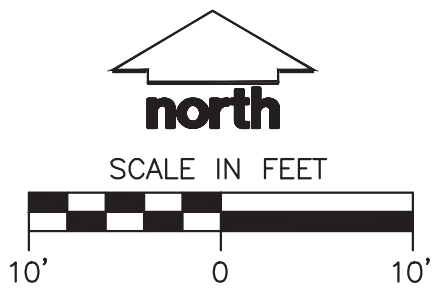
- 16.1. PIPE:
 - 16.1.1. DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS.
 - 16.1.2. POLYVINYL CHLORIDE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900 DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR15 (CLASS 255) UP TO 30" WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
 - 16.1.3. COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2" IN DIAMETER.
 - 16.1.4. HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C901, SDR 9 MINIMUM FOR SIZES UP TO 3" AND TO AWWA C906, SDR 17 MINIMUM FOR SIZES GREATER THAN 3".
17. VALVES AND VALVE BOXES:
 - 17.2.1. GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C500 AND CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS.
 - 17.2.2. CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY LOCAL JURISDICTIONAL REQUIREMENTS.
- 17.3. WATER SERVICES CONNECTIONS:
 - 17.3.1. SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS.
 - 17.3.2. SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.
- 17.4. JOINT RESTRAINT:
 - 17.4.1. WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.4.2(b) OF THE STANDARD SPECIFICATIONS.
- 17.5. BEDDING AND COVER MATERIAL:
 - 17.5.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPECIFICATIONS.
 - 17.5.2. BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.
- 17.6. BACKFILL:
 - 17.6.1. BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
 - 17.6.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
18. SEPARATION DISTANCES:
 - WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
 - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING.
 - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

19. SANITARY SEWER SPECIFICATIONS:

- 19.1. PIPE:
 - 19.1.1. POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4'-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15" AND SDR 26 FOR DEPTHS 16'-25" DEPENDENT ON LOCAL JURISDICTION.
 - 19.1.2. CONNECTION TO DISSIMILAR PIPE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD SPECIFICATIONS. FERNCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER.
- 19.2. BEDDING AND COVER MATERIAL:
 - 19.2.1. MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A)."
 - 19.2.2. MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
- 19.3. BACKFILL:
 - 19.3.1. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
 - 19.3.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

LEGEND

- | | |
|-----------|--------------------------|
| --- | PROPERTY LINE |
| - - - - - | RIGHT-OF-WAY |
| - . - . - | EASEMENT LINE |
| ===== | BUILDING OUTLINE |
| ===== | EDGE OF PAVEMENT |
| ===== | STANDARD CURB AND GUTTER |
| ===== | PERMEABLE PAVERS |
| ===== | CONCRETE PAVEMENT |
| ===== | ASPHALT PAVEMENT |
| -X-X- | FENCE |
| ===== | RETAINING WALL |
| -X-X- | SAWCUT EXISTING PAVEMENT |
| -SAN- | EXISTING SANITARY SEWER |
| -W- | EXISTING WATERMAIN |
| -ST- | EXISTING STORM SEWER |
| -SAN- | PROPOSED SANITARY SEWER |
| -W- | PROPOSED WATERMAIN |
| -ST- | PROPOSED STORM SEWER |



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P. 262.513.0666

CLIENT:

JJH3 Group
Attn: Jeffery J. Hook

CLIENT ADDRESS:

P.O. Box 1978
Milwaukee, WI 53201

PROJECT:

Sonne

PROJECT LOCATION:

7746 Menomonee River Parkway
Wauwatosa, Milwaukee Co
Wisconsin 53213

PLAN MODIFICATIONS:

#	Date:	Description:
1	05/26/26	Preliminary Site Plan
2	07/06/26	Municipal Submittal
3	07/30/26	Design Review Board
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Designed By:

Reviewed By:

Approved By:

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

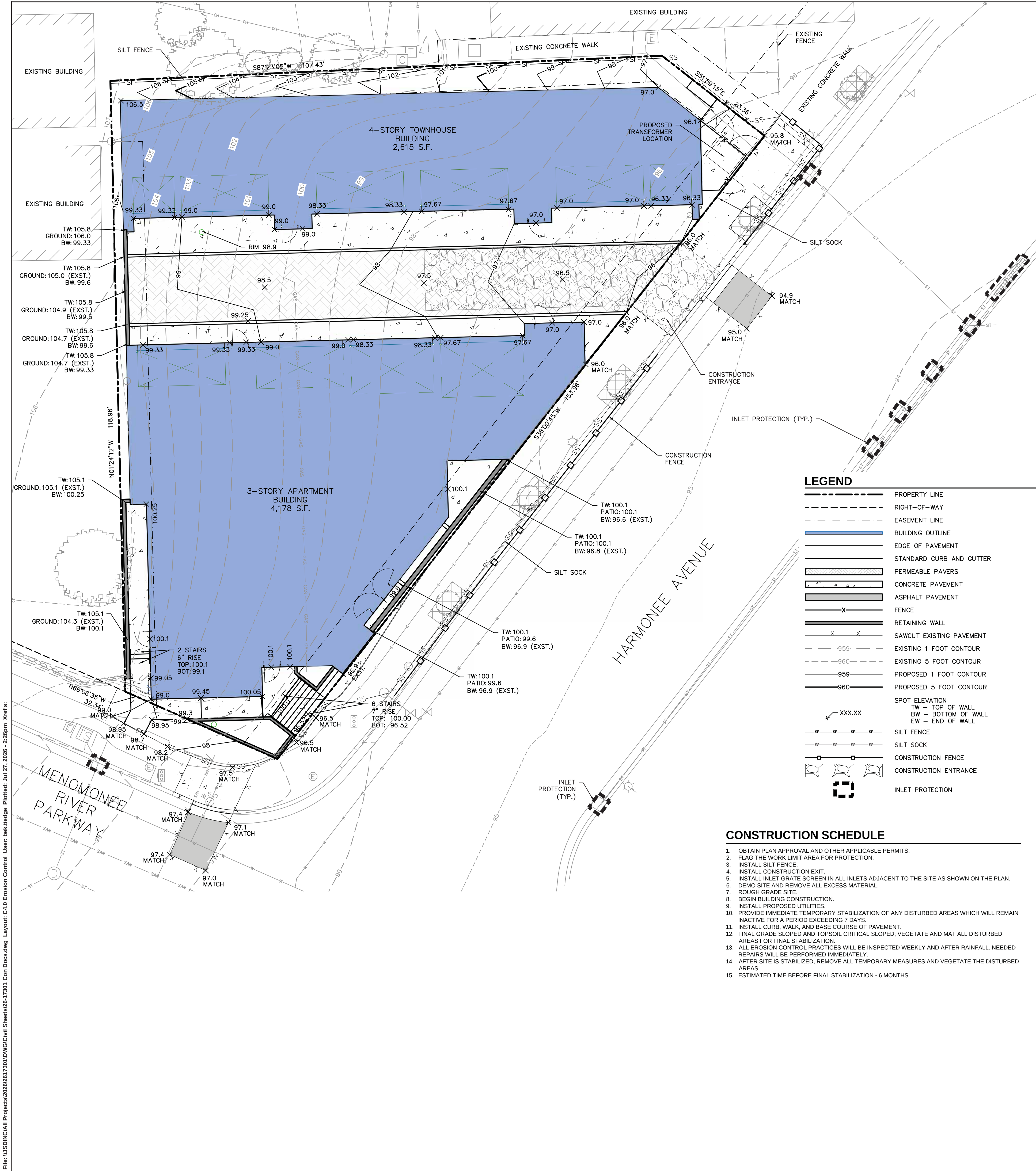
C3.0

JSD PROJECT NO:

26-17301

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GENERAL NOTES

- REFER TO THE ALTA SURVEY PRODUCED BY PINNACLE ENGINEERING GROUP DATED 05/05/2021 FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE TO THE CITY REQUIREMENTS AND SPECIFICATIONS AND REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
- DISTURBED AREA = 10,855 S.F. (0.249 ACRES) - ENTIRE SITE
- TAX ID NUMBER: 370054001
- ALL CONSTRUCTION MATERIALS ARE TO BE STORED ON-SITE.
- CONTRACTOR PARKING TO BE ON-SITE.

TRUCKING ROUTE

FROM I-94: TAKE S 84TH STREET/GLENVIEW AVENUE. CONTINUE NORTH FROM GLENVIEW AVE TO HARDWOOD AVENUE. FROM HARDWOOD AVE CONTINUE NORTH TO HARMONEE AVENUE.

FROM I-41: TAKE BLUEMOUND ROAD OR I-94 HEADING EAST TO S 84TH STREET/GLENVIEW AVENUE. CONTINUE NORTH FROM GLENVIEW AVE TO HARDWOOD AVENUE. FROM HARDWOOD AVE CONTINUE NORTH TO HARMONEE AVENUE.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT OFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WSSOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ON-SITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
- 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 CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY 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.
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON-SITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS./ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
 - HYDRO-MULCHING WITH A TACKIFIER
 - WOVEN AND NON-WOVEN GEOTEXTILES
 - EROSION MATTING
 - SODDING
 - OTHER MEASURES AS APPROVED BY THE ENGINEER
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

THE CITY OF WAUWATOSA EROSION CONTROL NOTES

- 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 SITES, OR RECEIVING CHANNELS.
- 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.
- 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.
- SEDIMENT CLEANUP. ALL OFFSITE 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.
- ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING. TEMPORARY OR PERMANENT SEEDING AND MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN SEVEN DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT, AND SEDIMENT TRAPS SHALL BE REMOVED.
- NOTIFY THE CITY ENGINEERING DEPARTMENT (479-8934) WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
- OBTAIN PERMISSION IN WRITING FROM THE CITY OF WAUWATOSA ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
- REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- INSPECT THE BEST MANAGEMENT PRACTICES AFTER EACH RAIN OF 0.5 INCH OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON THE SITE.



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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

JJH3 Group
Attn: Jeffery J. Hook

CLIENT ADDRESS:

P.O. Box 1978
Milwaukee, WI 53201

PROJECT:

Sonne

PROJECT LOCATION:

7746 Menomonee River Parkway
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Wisconsin 53213

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Designed By:

Reviewed By:

Approved By:

SHEET TITLE:

EROSION CONTROL PLAN

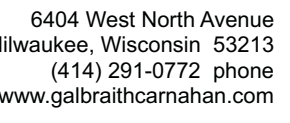
SHEET NUMBER:

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JSD PROJECT NO:

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SONNE
7746 MENOMONEE RIVER PARKWAY
WAUWATOSA, WI 53213

AWING ISSUE	DATE
MUNICIPAL SUBMITTAL	07.06.2026
7% DD SET	07.06.2026
SIGN REVIEW BOARD	07.20.2026

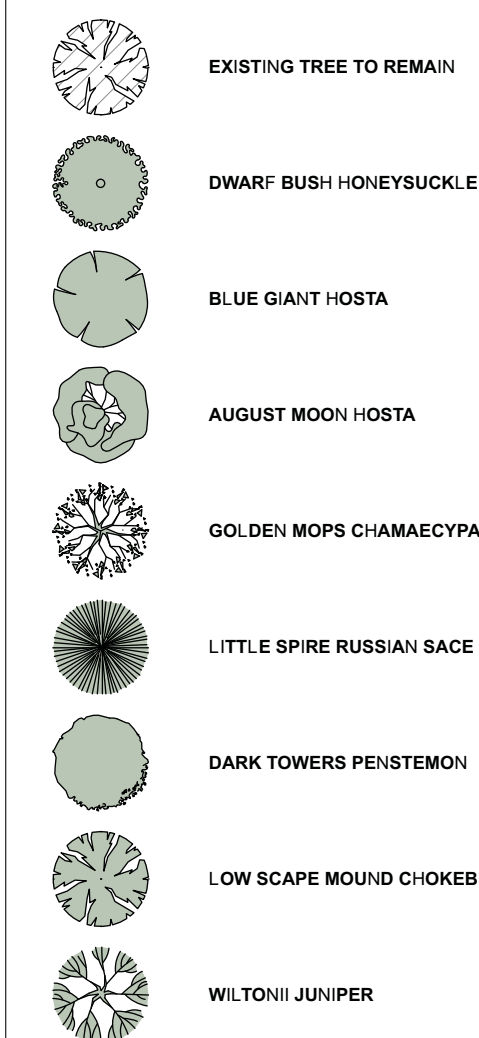
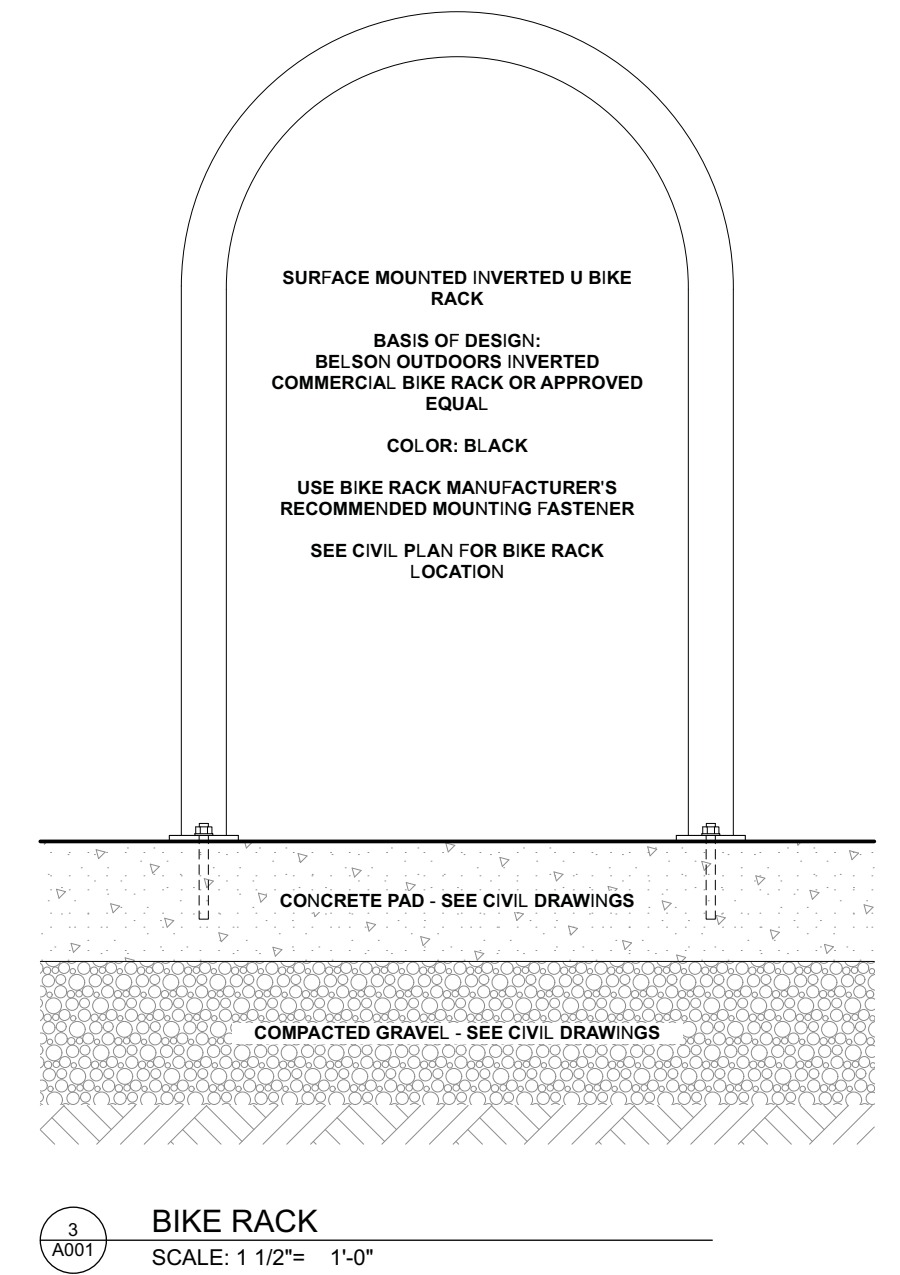
ARCHITECTURAL SITE
PLAN

A001

026 GALBRAITH CARNAHAN
ARCHITECTS LLC



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

**SITE INFORMATION & CALCULATIONS:**

PARCEL NUMBER: 371-0054-001

ZONING = C1

SETBACKS

FRONT = 0
SIDE = 0
INTERIOR SIDE = 0
REAR = 0

TOTAL PROPERTY AREA = 10,855 SF

PROPOSED BUILDING AREA COVERAGE = SEE CIVIL

ALLOWED BUILDING AREA COVERAGE = NO MAXIMUM

PROPOSED IMPERVIOUS AREA = SEE CIVIL

PROPOSED OFF STREET PARKING = 18 PARKING STALLS

PROPOSED ADA PARKING = 1 PARKING STALL

REQUIRED OFF STREET PARKING = 1 SPACE PER DWELLING UNIT
4 TOWNHOUSE UNITS = 9 APARTMENT UNITS = 13 (13 STALLS)

SHORT TERM BIKE PARKING = 1 BIKE PARKING / 20 DWELLING UNITS
(3 DWELLING UNITS = 1 REQUIRED)

SHORT TERM BIKE PARKING = 1 (PROVIDED)

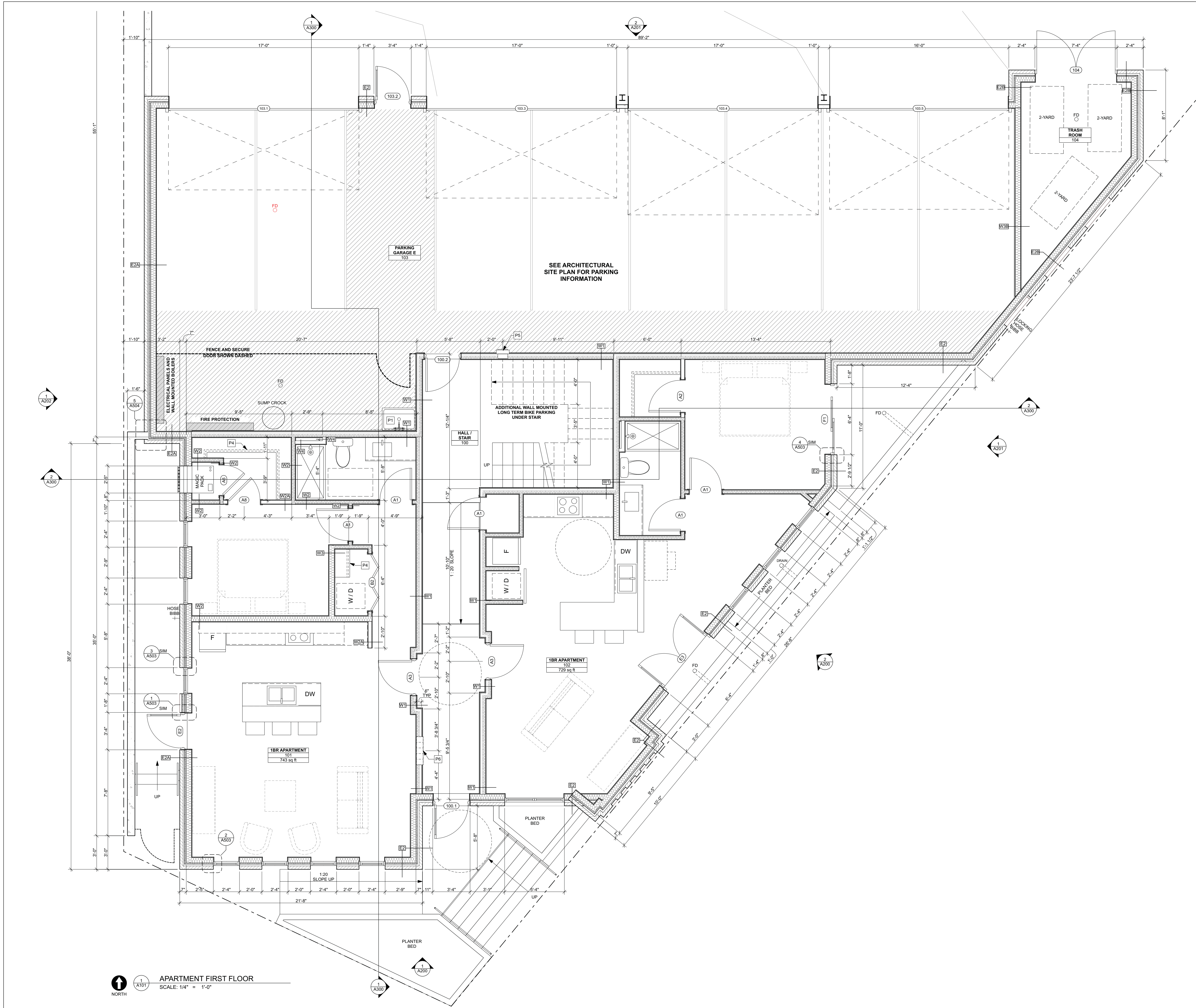
LONG TERM BIKE PARKING = 1 BIKE PARKING / 4 DWELLING UNITS [2 MIN.]
(3 DWELLING UNITS = 2 REQUIRED)

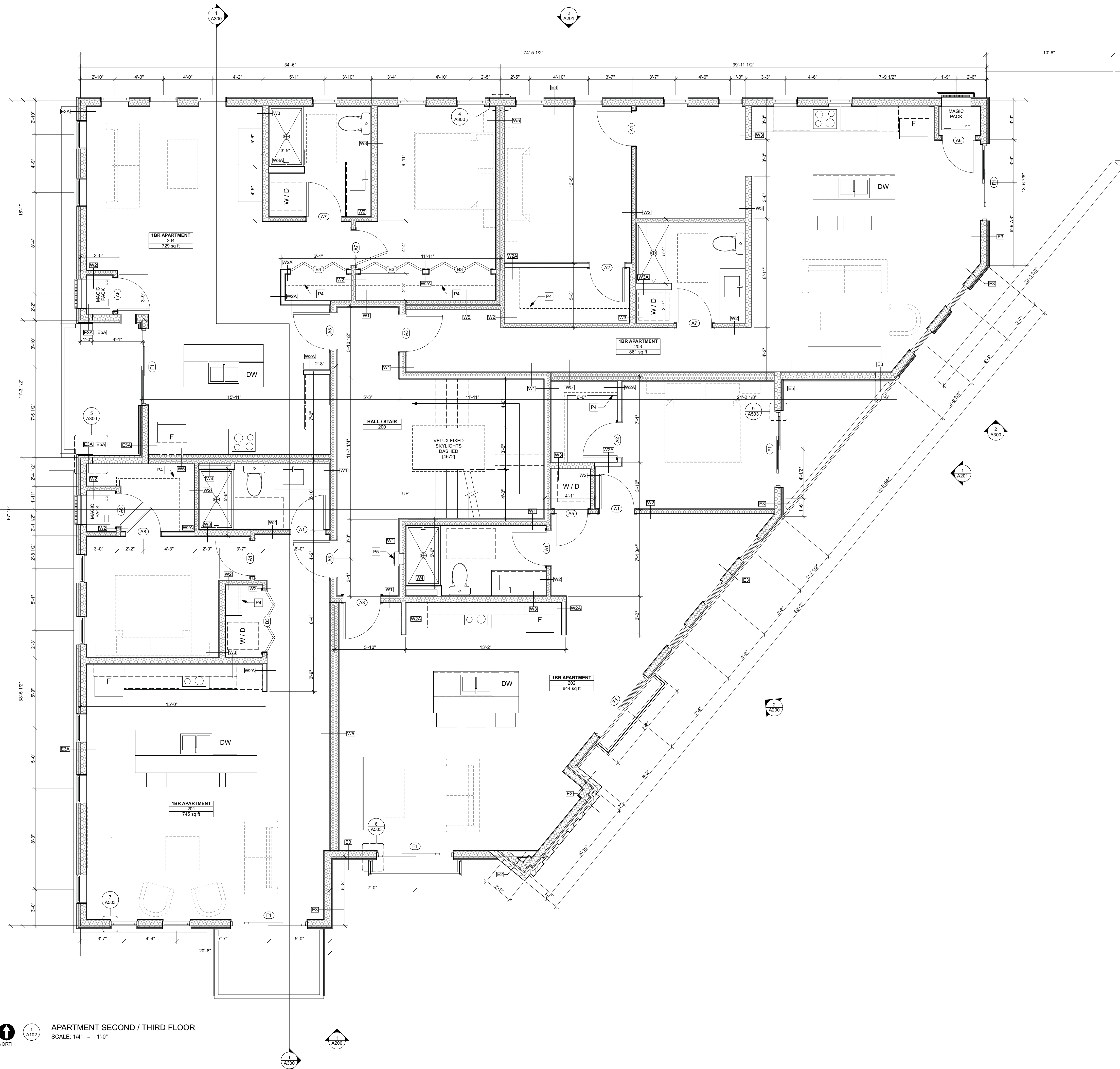
LONG TERM BIKE PARKING = 3 (PROVIDED IN GARAGE)

SITE PLAN - GENERAL NOTES

4. THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION OR INSTALLATION OF THE PROJECT DEVIATES FROM THE CONTRACTS WITHOUT EITHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THE WORK.
5. NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.
6. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
7. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
8. ALL PAYING, SLOPE LINES, WALLS, AND OTHER IN-SITU SITE IMPROVEMENTS ARE LAID OUT PER THE CONTRACT AS APPLICABLE TO THE BUILDING UNLESS NOTED OTHERWISE.
9. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
10. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.
11. SEE LANDSCAPE DRAWINGS FOR FULL SCOPE. ARCHITECTURAL SITE PLAN FOR REFERENCE.



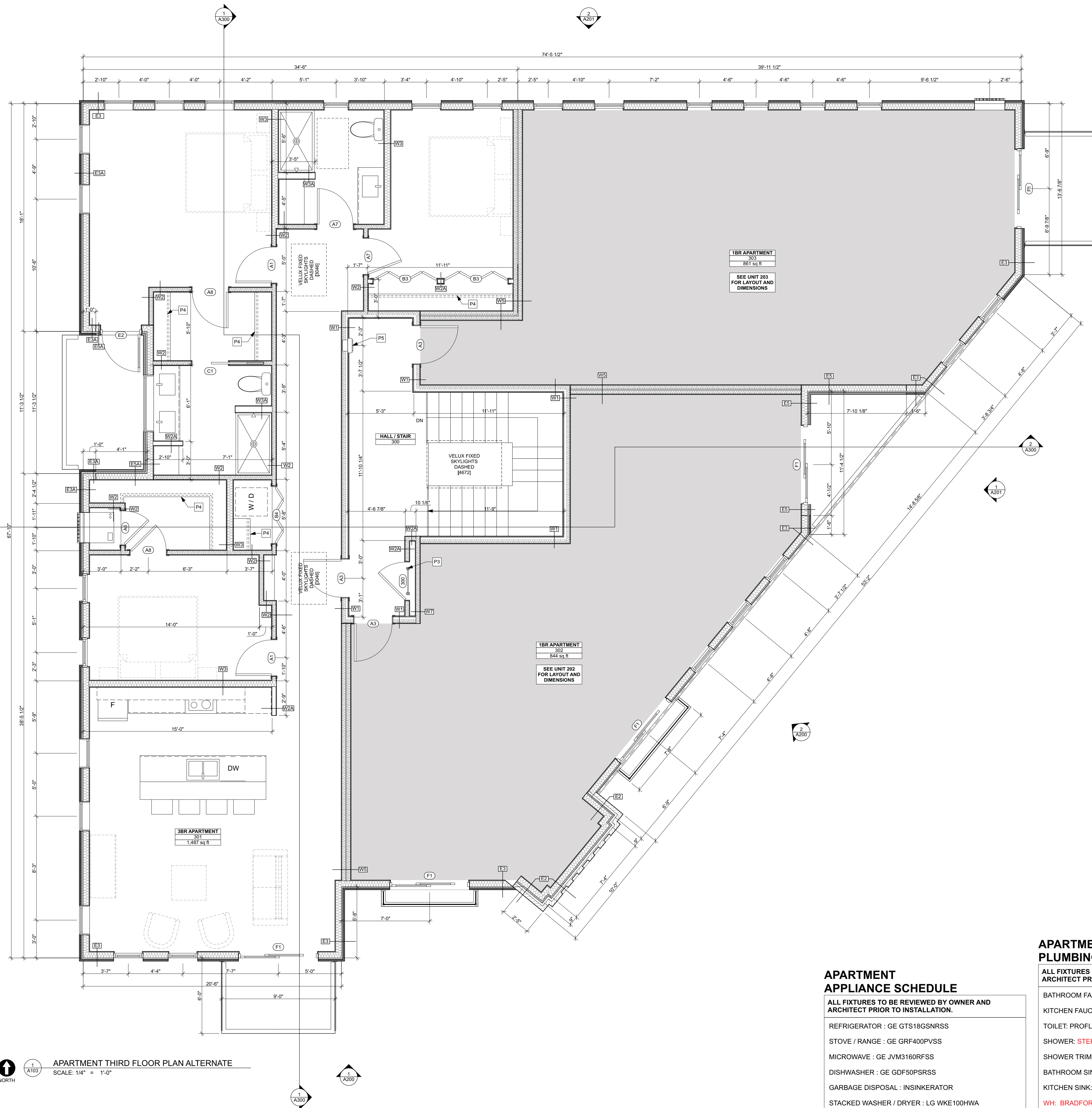


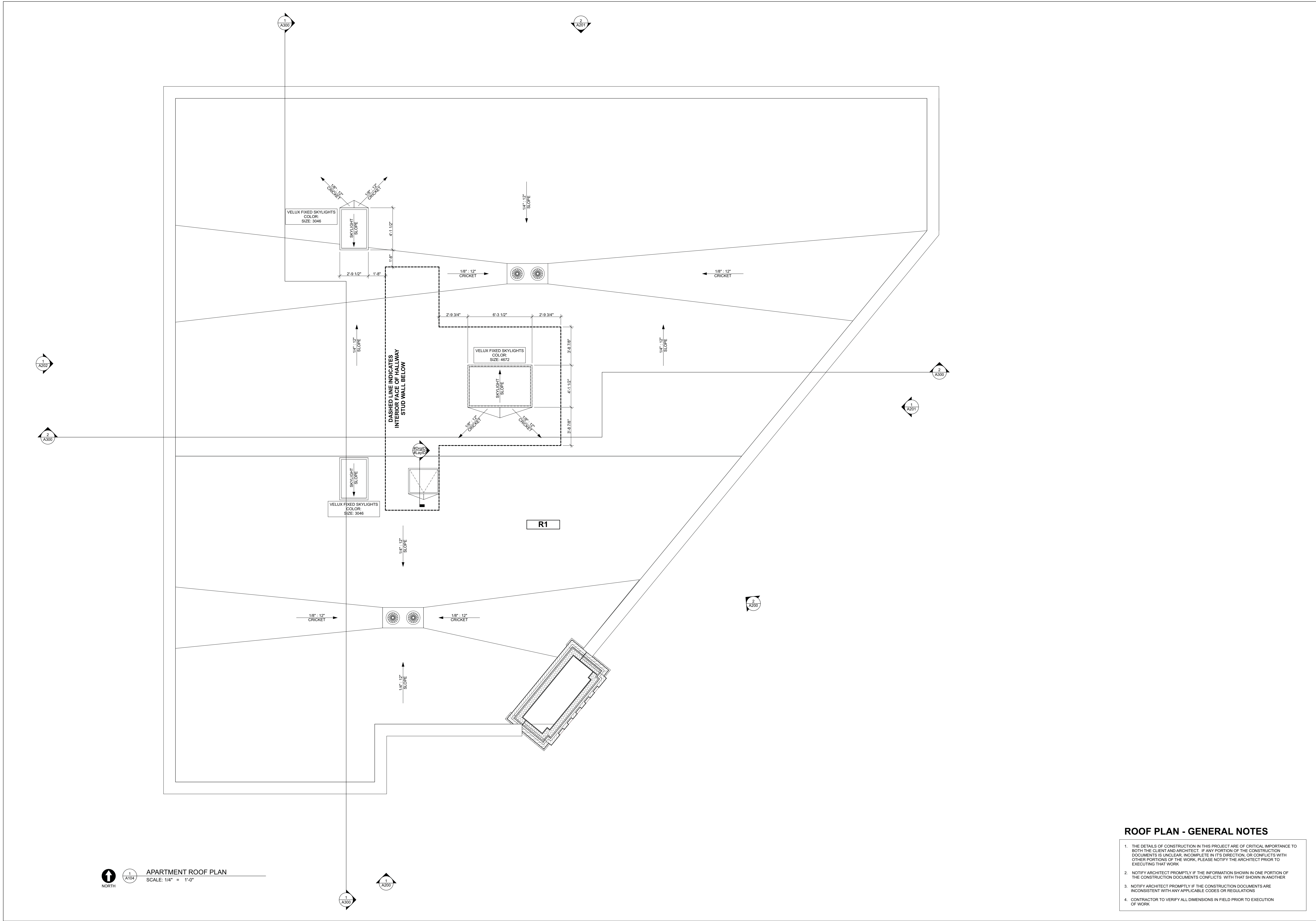


FLOOR PLAN KEYNOTES	
P1	MOP BASIN WITH MOP AND BROOM HOLDER ACCESSORY. PROVIDE SHOPS FOR ARCHITECT'S APPROVAL. INSTALL FRP PANEL ON ALL WALLS ADJACENT TO MOP BASIN. EXTEND FAST MOP BASIN 2'-0" MINIMUM PER IBC 1210.2.2.
P2	72" DIA. PREFABRICATED, GALV & PAINTED METAL SPIRAL STAIR.
P3	PREFABRICATED METAL ROOF ACCESS LADDER.
P4	ADJUSTABLE WIRE SHELVING COLOR: WHITE
P5	FIRE EXTINGUISHER CABINET. J.L. INDUSTRIES AMBASSADOR 8116P10P2
P6	5" STACKED 5-DOOR RECESSED VERTICAL MAILBOXES. BASIS OF DESIGN: POSTAL PRODUCTS UNLIMITED, LLC SKU: #N1021224
P7	KITCHEN SHELVING. SEE INTERIOR ELEVATIONS.

FLOOR PLAN - GENERAL NOTES

- IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
- NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
- INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
- REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE & ORIENTATION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
- TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF STUD, UNLESS NOTED OTHERWISE.
- COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS PANELS, SPEAKERS, HVAC DUCTS, GRILLS, DIFFUSERS AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL AND OTHER PERTINENT TRADES. NOTIFY ARCHITECT IF ANY LOCATIONS OR CONDITIONS CONFLICT WITH THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS.
- SEE SHEET A500 AND 501 FOR WALL, FLOOR, AND ROOF ASSEMBLY TYPES.
- SEE SHEET A600 AND A601 FOR DOOR AND WINDOW TYPES.





ROOF PLAN - GENERAL NOTES

1. THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE IN ITS DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.
3. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.



BRK-1 (#323 GRAY)



BRK-1 (DRIFTWOOD GRAY)



CONC-1



EXTR-1



MTL-1



SDG-1



SDG-2



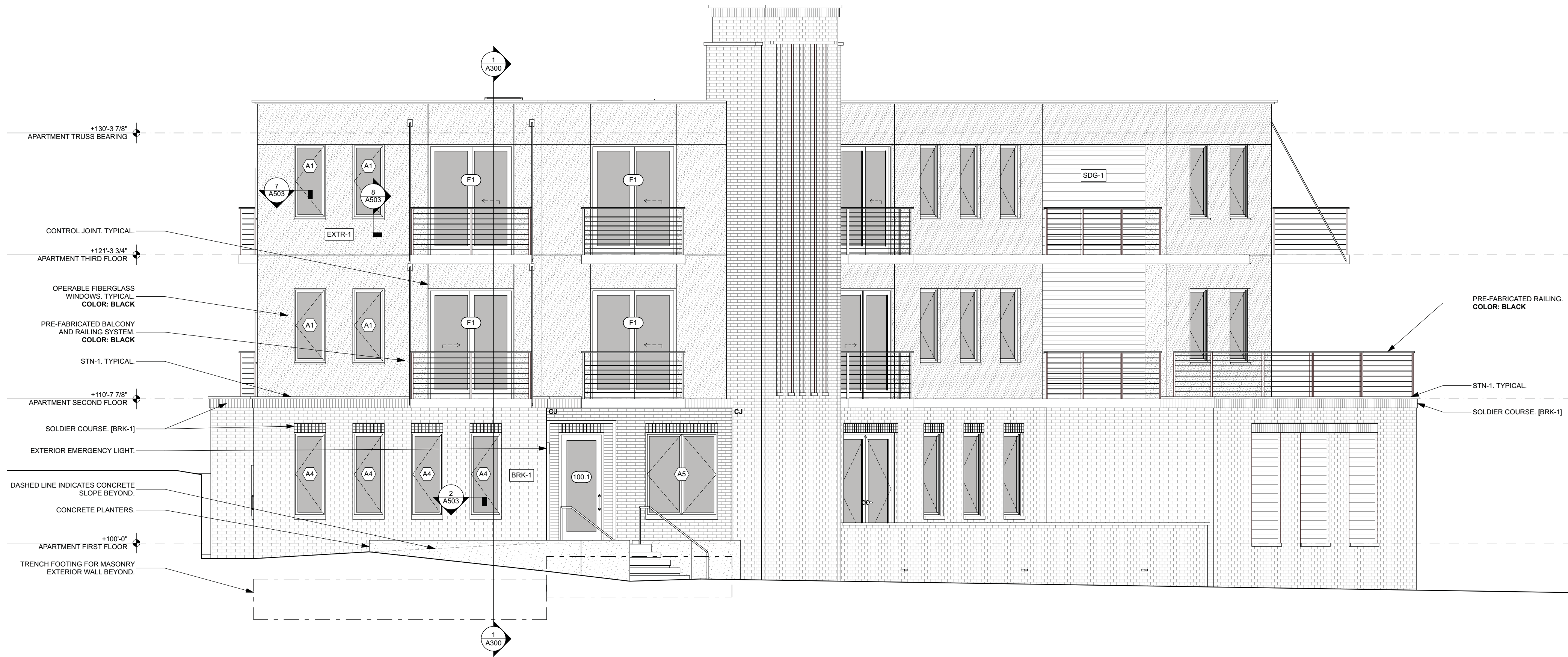
STN-1



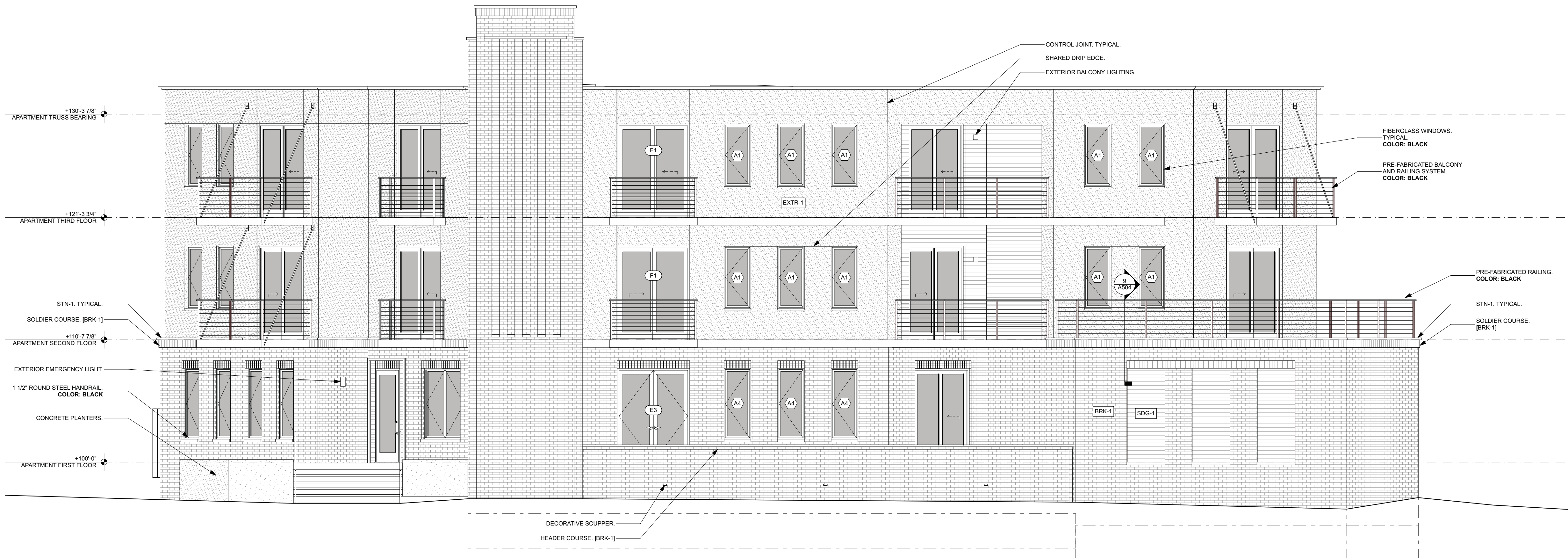
BALCONY LIGHTING
BASIS OF DESIGN:
NUVO LIGHTGATE LED SQUARE SCENCE



EXTERIOR EMERGENCY LIGHT
BASIS OF DESIGN: LITHONIA
PREMIUM DIE-CAST ARCHITECTURAL
EMERGENCY LIGHT



1 A200 APARTMENT SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 A200 APARTMENT SOUTH-EAST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS	
BRK-1 (BRICK VENEER)	MANU: TAYLOR CLAY PRODUCTS INC. DESCRIPTION: WIRECUT MODULAR BRICK COLOR: #323 GRAY (70%) & DRIFTWOOD GRAY (30%) MORTAR: SPEC MIX - SM570 (TUMBLEWEED) TOOLING JOINT: CONCAVE PATTERN: RUNNING BOND
CONC-1 (SANDBLASTED CONCRETE)	MANU: SOURCING BY CONTRACTOR DESCRIPTION: MEDIUM SANDBLASTED CONCRETE NOTE: PROVIDE CONTROL SAMPLE FOR ARCHITECT'S APPROVAL.
CONC-2 (CAST-IN PLACE CONCRETE)	MANU: SOURCING BY CONTRACTOR DESCRIPTION: CAST-IN-PLACE CONCRETE STRUCTURAL WALL NOTE: REMOVE ALL FORM TIES. CONCRETE TO BE LEFT UNFINISHED.
EXTR-1 (CEMENT STUCCO FINISH)	MANU: SOURCING BY CONTRACTOR COLOR: SW 7567 (NATURAL TAN) NOTE: MATCH APPROVED SAMPLE
MTL-1 (METAL PANEL)	MANU: ATAS INTERNATIONAL, INC. ITEM #: CORRUGATED PANEL MATERIAL: ALUMINUM MATERIAL THICKNESS: .032 PANEL DIMENSIONS: 37.25" W X 7'8" H COLOR: BLACK
STN-1 (STONE COPING)	MANU: ROCKRIDGE CAST STONE, LLC DESCRIPTION: 2" THICK STONE COPING COLOR: N284 LIGHT GUNPOWDER TEXTURE: SMOOTH NOTE: SEE ARCHITECTURAL DRAWINGS FOR PROFILES.
SDG-1 (WOOD SIDING)	MANU: THERMORY BENCHMARK ITEM #: BENCHMARK ASH DESCRIPTION: 1x5 - C20 (JEM) COLOR: WHITE ASH, BROWN INSTALLATION: 60mm FG SCREW
SDG-2 (ENGINEERED SIDING)	MANU: LP BUILDING SOLUTIONS ITEM #: 38 SERIES DESCRIPTION: 4x8 NO GROOVE SQUARE EDGE PANEL - BRUSHED SMOOTH TEXTURE COLOR: ABYSS BLACK



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WAUWATOSA, WI 53213

DRAWING ISSUE
MUNICIPAL SUBMITTAL 07/08/2026
100% DD SET
DESIGN REVIEW 04/07/2026

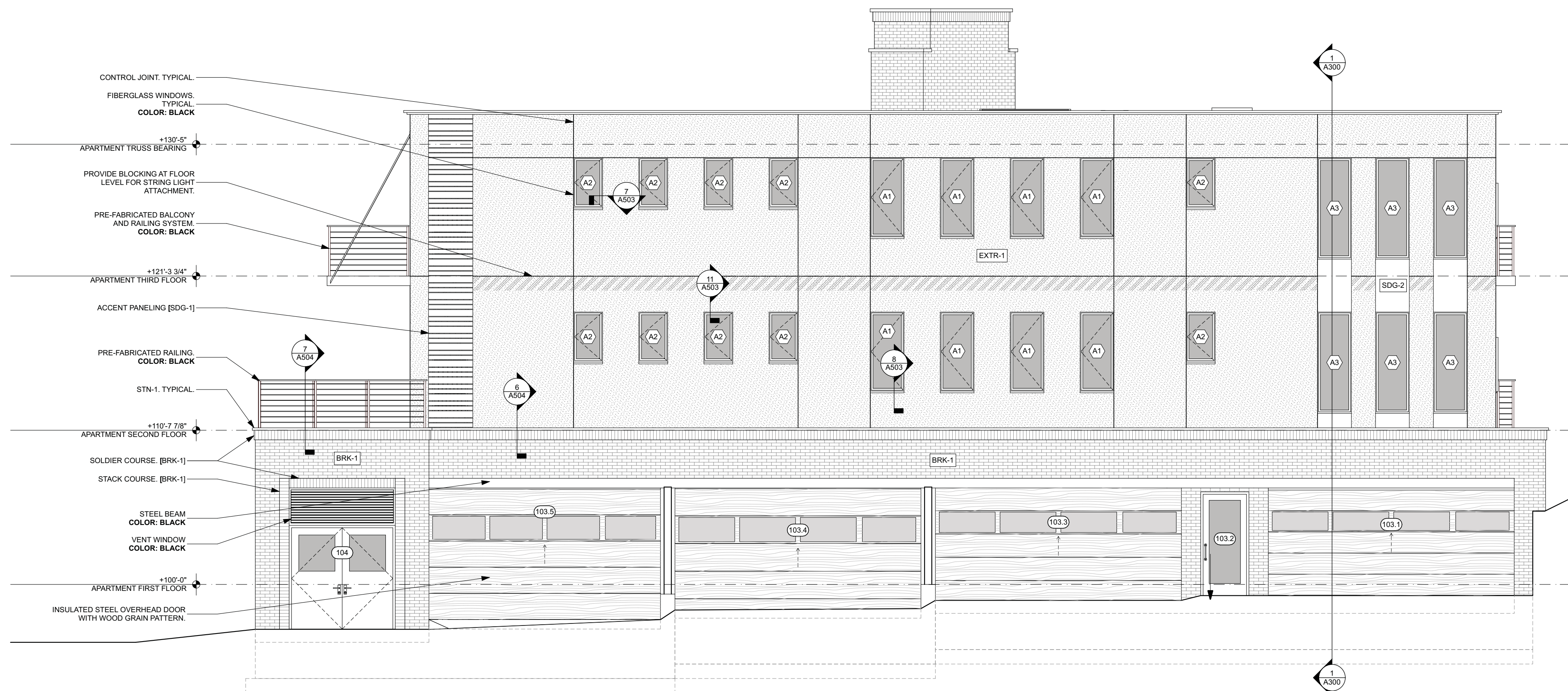
PROJECT 25.28

APARTMENT
ELEVATIONS

A200

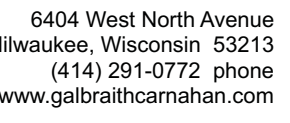


1
A201
APARTMENT EAST ELEVATION
SCALE: 3/16" = 1'-0"



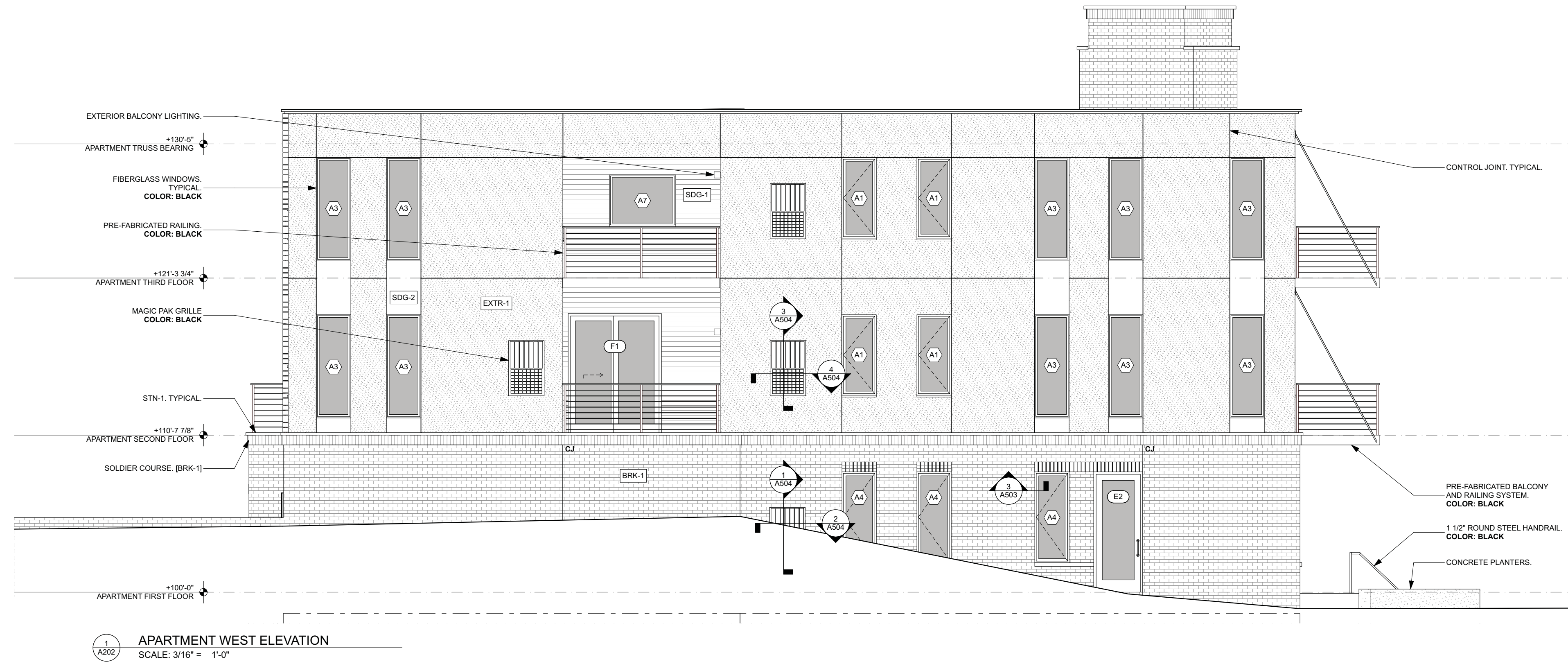
2
A201
APARTMENT NORTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS	
BRK-1 [BRICK VENEER]	MANU: TAYLOR CLAY PRODUCTS INC. DESCRIPTION: WIRECUT MODULAR BRICK COLOR: #323 GRAY [70%] & DRIFTWOOD GRAY [30%] MORTAR: SPEC MIX - SM570 [TUMBLEWEED] TOOLING JOINT: CONCAVE PATTERN: RUNNING BOND
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EXTR-1 [CEMENT STUCCO FINISH]	MANU: SOURCING BY CONTRACTOR DESCRIPTION: CAST-IN-PLACE CONCRETE STRUCTURAL WALL NOTE: MATCH APPROVED SAMPLE COLOR: SW 7567 [NATURAL TAN]
MTL-1 [METAL PANEL]	MANU: ATAS INTERNATIONAL, INC. ITEM #: CORRUGATED PANEL MATERIAL: ALUMINUM MATERIAL THICKNESS: .032 PANEL DIMENSIONS: 37.25" W X 718" H COLOR: BLACK
STN-1 [STONE COPING]	MANU: ROCKRIDGE CAST STONE, LLC DESCRIPTION: 2" THICK STONE COPING COLOR: N2284 LIGHT GUNPOWDER TEXTURE: SMOOTH NOTE: SEE ARCHITECTURAL DRAWINGS FOR PROFILES.
SDG-1 [WOOD SIDING]	MANU: THERMORY BENCHMARK ITEM #: BENCHMARK ASH DESCRIPTION: 1x5 - C20 (JEM) COLOR: WHITE ASH, BROWN INSTALLATION: 60mm FG SCREW
SDG-2 [ENGINEERED SIDING]	MANU: LP BUILDING SOLUTIONS ITEM #: 38 SERIES DESCRIPTION: 4x8 NO GROOVE SQUARE EDGE PANEL - BRUSHED SMOOTH TEXTURE COLOR: ABYSS BLACK



SONNE APARTMENT
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DRAWING ISSUE _____ DATE _____
 PRINCIPAL SUBMITTAL _____ 07/06/2026
 10% DD SET _____ 07/06/2026
 DESIGN REVIEW OAK _____ 07/06/2026

PROJECT _____ 25.28

APARTMENT
 ELEVATIONS

A202



1
A700
EXISTING SITE
SCALE: 1:0.89



1
A701
APARTMENT NORTH RENDERING
NOT TO SCALE



2
A701
APARTMENT SE RENDERING
NOT TO SCALE



3
A701
APARTMENT WEST RENDERING
NOT TO SCALE



PERSPECTIVES USED TO CONVEY GENERAL LOOK OF THE DESIGN.
SEE SUBSEQUENT DRAWINGS FOR DETAILS AND DIMENSIONS.



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MUNICIPAL SUBMITTAL 07.06.2025
100% DD SET 07.06.2025
DESIGN REVIEW BOARD 07.20.2025

PROJECT # 25.28

NOT FOR
CONSTRUCTION

RENDERING

A702



PERSPECTIVES USED TO CONVEY GENERAL LOOK OF THE DESIGN.
SEE SUBSEQUENT DRAWINGS FOR DETAILS AND DIMENSIONS.



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RENDERING

A703