

Project Name

St. John's Evangelical Lutheran School

School Addition

Project Address

1278 Dewey Avenue

Wauwatosa, WI 53213

PROJECT NARRATIVE

St. John's Evangelical Lutheran School is proposing a 8,880 SF building addition to their existing school building to provide additional space for the early learning center with a new large activity room and storage on the lowest level. The school will then gain an additional 4 classrooms and some storage space on the main and upper level.



SHEET INDEX

SHEET INDEX		REVISIONS
G-001	COVER SHEET	
C-001	SURVEY EXISTING SITE PLAN	
C-002	FIRE ACCESS SITE PLAN	
C-003	MATERIAL STAGING SITE PLAN	
C-100	DEMOLITION SITE PLAN	
C-200	SITE PLAN	
C-300	GRADING & EROSION CONTROL PLAN	
E-0-0	SITE LIGHTING PHOTOMETRIC PLAN	
A-100	LOWER FLOOR PLAN	
A-110	MAIN FLOOR PLAN	
A-120	UPPER FLOOR PLAN	
A-130	ROOF PLAN	
A-201	EXTERIOR ELEVATIONS	
A-202	EXTERIOR ELEVATIONS	
A-210	RENDERING ELEVATIONS	



MSI GENERAL CORPORATION  
P.O. BOX. 7  
OCONOMOWOC, WI 53066  
PHONE: 262-367-5661  
FAX: 262-367-7590

WWW.MSIGENERAL.COM  
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal: xx/xx/xxxx  
Contract: xx/xx/xxxx  
State Submittal / Permit: xx/xx/xxxx  
City Submittal: 06/07/2023  
Design Review Board: 08/08/2023  
Record Drawings: xx/xx/xxxx

REVISIONS:

NO.	DESCRIPTION
1	



PROJECT ADDRESS:

PROJECT NAME  
St. John's Evangelical Lutheran Sch.  
STREET ADDRESS  
1278 Dewey Ave.  
CITY / STATE / ZIP  
Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BJJ    Engineer: --    Reviewed By: AMH

Sheet Title:  
**COVER SHEET**  
Sheet Number:  
**G-001**  
Project Number:  
**P13329**

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS





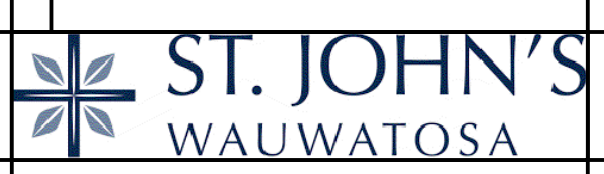
MSI GENERAL CORPORATION  
P.O. BOX 7  
OCONOMOWOC, WI 53066  
PHONE: 262-367-5661  
FAX: 262-367-7390

WWW.MSIGENERAL.COM  
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Proposal:	xx/xx/xxxx
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
City Submittal:	06/07/2023
Record Drawings:	xx/xx/xxxx

REVISIONS:

NO.	DATE	DESCRIPTION
1-		



PROJECT ADDRESS:  
PROJECT NAME  
St. John's Evangelical Lutheran Sch.  
STREET ADDRESS  
1278 Dewey Ave.  
CITY STATE / ZIP  
Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

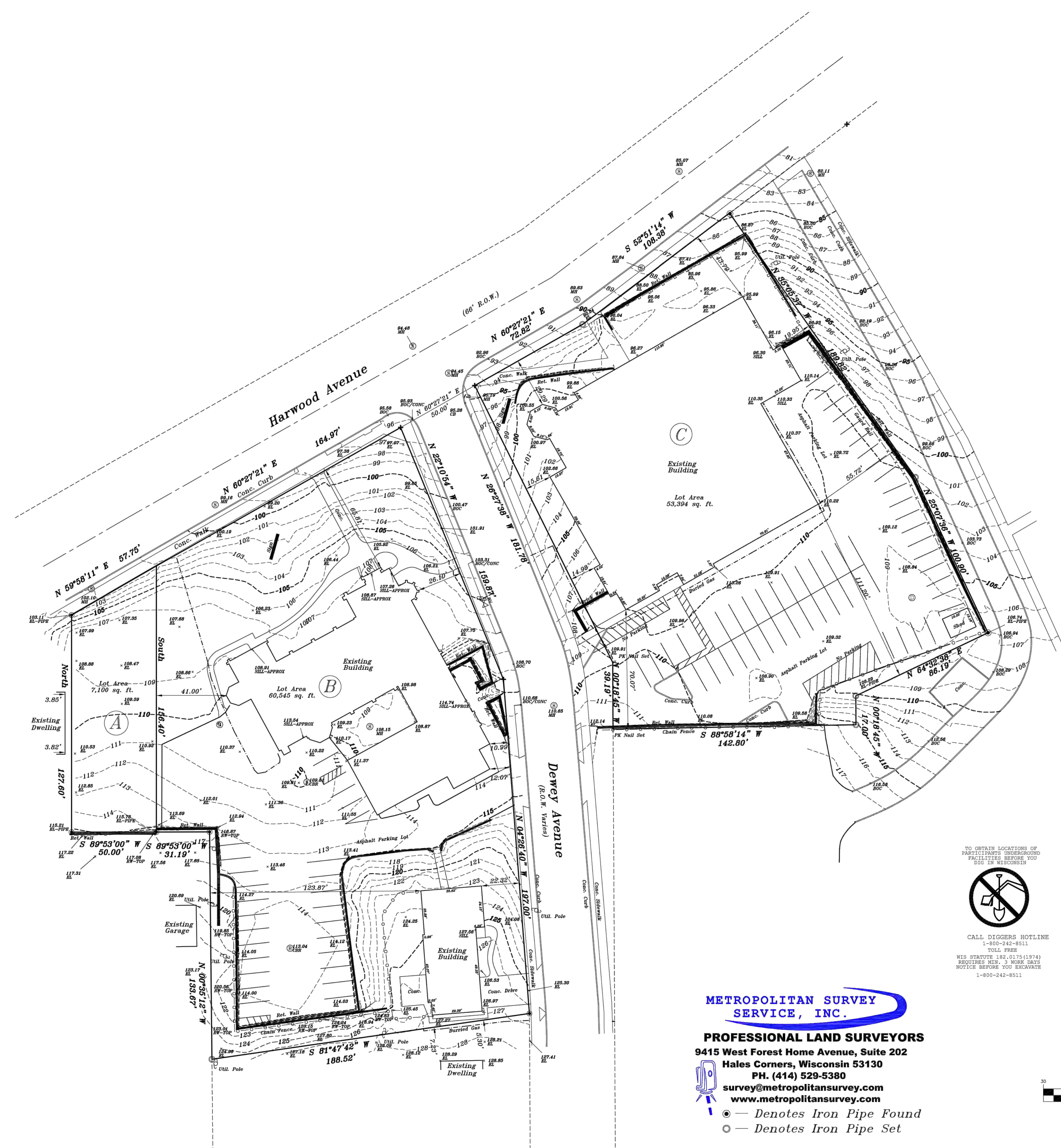
Architect:	Engineer:	Reviewed By:
BJZ	AMH	
Sheet Title: SURVEY EXISTING SITE PLAN		
Project Number: <b>C-001</b>		
Project Number: <b>P13329</b>		

LEADERS

ENGINEERS

CONTRACTORS

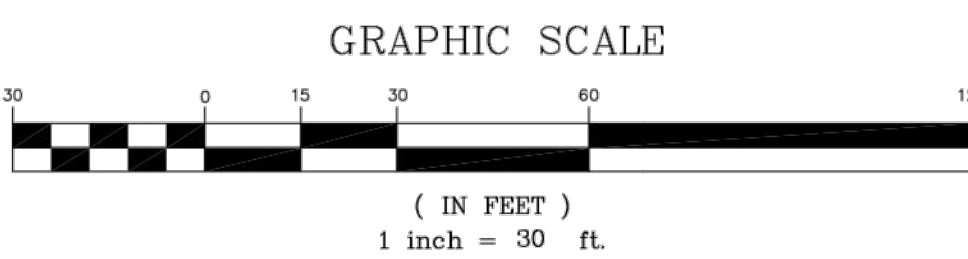
ARCHITECTS



**METROPOLITAN SURVEY SERVICE, INC.**  
**PROFESSIONAL LAND SURVEYORS**  
9415 West Forest Home Avenue, Suite 202  
Hales Corners, Wisconsin 53130  
PH. (414) 529-5380  
survey@metropolitansurvey.com  
www.metropolitansurvey.com

- Denotes Iron Pipe Found
- Denotes Iron Pipe Set

CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
WIS STATUTE 187.127(1)(974)  
REQUIRES HELP 1 HOUR DAILY  
NOTICE BEFORE YOU EXCAVATE  
1-800-242-8511



**PLAT OF SURVEY**

LOCATION: 7827 Harwood Avenue, Wauwatosa, Wisconsin  
**LEGAL DESCRIPTION:**  
West 50 feet of Lot 1, in **DOUGLAS HEIGHTS**, being in the Southeast 1/4 of Section 21 and the Northeast 1/4 of Section 28, in Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.  
Survey No. 113429

**PLAT OF SURVEY**

LOCATION: 1249 Dewey Avenue, Wauwatosa, Wisconsin  
**LEGAL DESCRIPTION:**  
Lot 9 of **ASSESSOR'S PLAT NO. 26** and Lots 1 and 2 of **CHARLES FINGADO'S SUBDIVISION** and the East 31.3 feet of Lot 1 of **DOUGLAS HEIGHTS SUBDIVISION**, being part of the Southeast 1/4 of Section 21, Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.  
Survey No. 113427

**PLAT OF SURVEY**

LOCATION: 1278 Dewey Avenue, Wauwatosa, Wisconsin  
**LEGAL DESCRIPTION:**  
Lot 22 in **FINGADO'S SUBDIVISION**, of 9.66 Acres of land in the Southeast 1/4 of Section 21, in the Township 7 North, of Range 21 East, in the Third Ward of the City of Wauwatosa, excepting therefrom that portion thereof conveyed by deed recorded in Volume 598 of Deeds, on page 34 (#647352) to the Milwaukee Sanitarium Association and further excepting therefrom that portion of said Lot 22, conveyed by deed recorded in Volume 556 of Deeds, on page 289 (#591009) to Johanna Habenicht, also excepting therefrom the premises described in Deed Document #2343040.  
Survey No. 113428  
May 10, 2022  
February 9, 2023 Revised Elevations / Added Topography

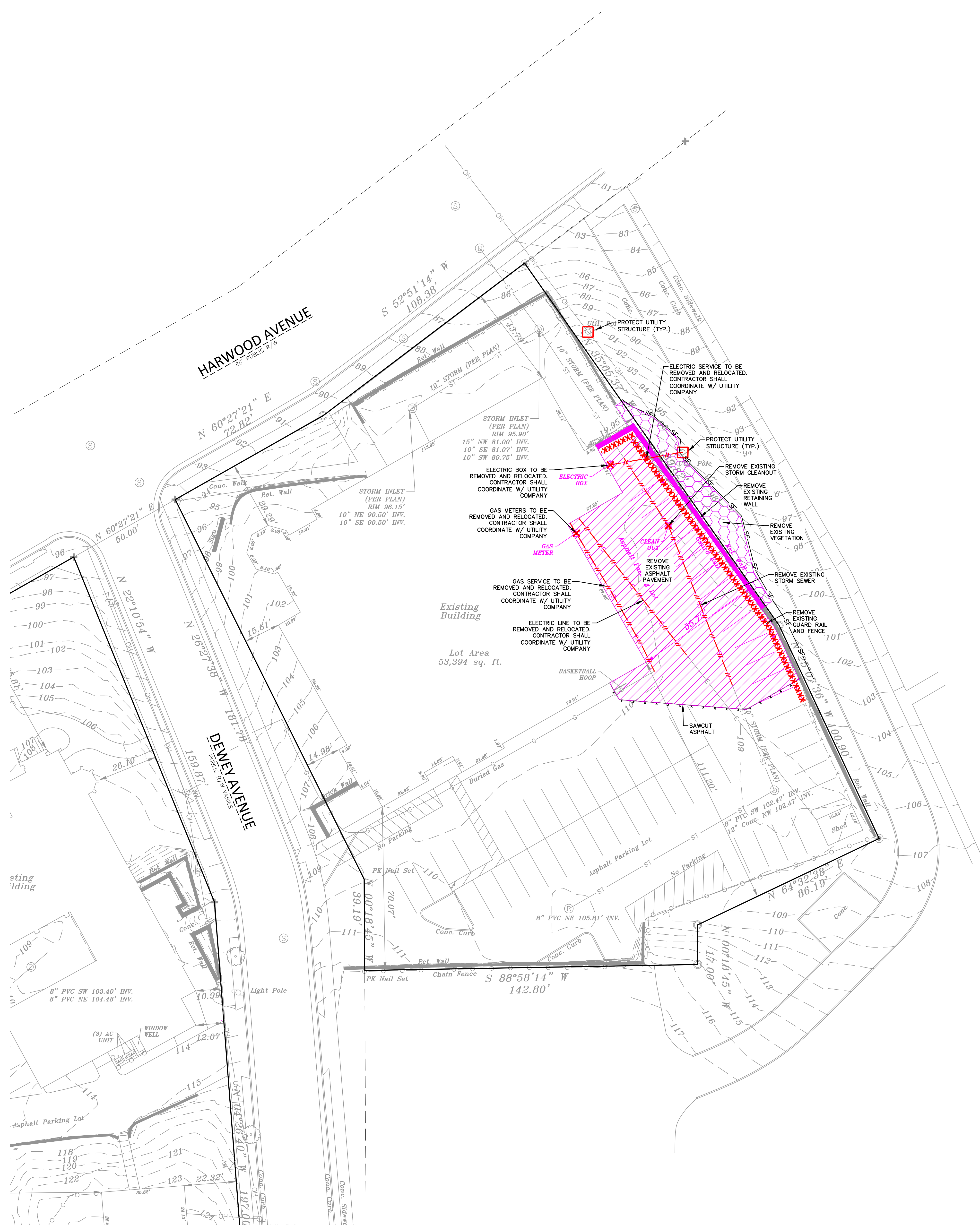
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED   
**Dennis C. Sauer**  
Professional Land Surveyor S-2421







**DEMOLITION LEGEND/KEY**

- EXISTING ASPHALT PAVEMENT AND BASE TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED
- REMOVE/ABANDON EXISTING UTILITIES
- SAWCUT EXISTING PAVEMENT
- PROTECT UTILITY STRUCTURE
- EXISTING VEGETATION TO BE REMOVED
- REMOVE UTILITY STRUCTURE

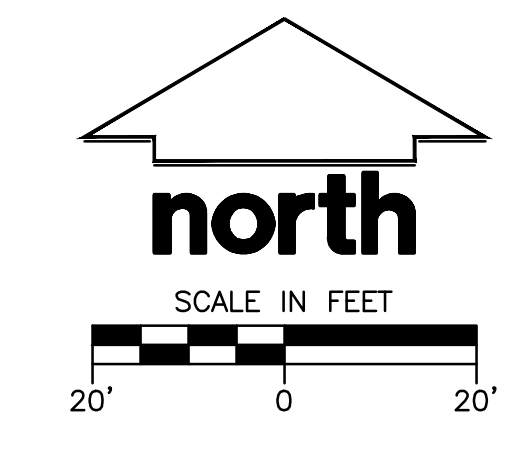
**LEGEND**

- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRICAL MANHOLE
- SIGN
- POWER POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- CATCH BASIN ROUND
- CATCH BASIN SQUARE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- ROOF DRAIN
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTICS
- OVERHEAD UTILITY
- SILT FENCE
- CONIFEROUS TREE
- DECIDUOUS TREE

**CIVIL SHEET INDEX**

C-100	DEMOLITION PLAN
C-200	SITE PLAN
C-300	GRADING AND EROSION CONTROL PLAN
C-400	DETAILS

THE EXISTING CONDITIONS SURVEY PROVIDED BY CLIENT, JSD PROFESSIONAL SERVICES, MAKES NO GUARANTEE ON THE ACCURACY OF THE SURVEY



**DEMOLITION NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., IN A LAWFUL MANNER, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THESE SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY, RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD PROFESSIONAL SERVICES, INC. (JSD) TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. SALVAGE RELOCATION AND/OR ABANDONMENT OF PRIVATE DRIVES AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- CONTRACTOR TO MAINTAIN CONTINUOUS ACCESS TO SURROUNDING PROPERTIES AND REMAINING PARTS OF THE EXISTING BUILDING AT ALL TIMES DURING THE DEMOLITION PHASE OF THE PROJECT.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GRUND TO PROPOSED SUBGRADE.
- PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCOMPASS WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED PAVEMENT, WALK, ETC. OR WITHIN 24" THEREOF SHALL BE FILLED AND BACKFILLED WITH GRANULAR MATERIALS AND COMPACTED PER SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - VERIFYING UTILITY ELEVATIONS AND NOTIFYING THE DESIGN ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
  - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
  - NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
  - PERFORMING UTILITY LOCATE OBSERVATIONS (ULO) ON ALL UTILITY CROSSINGS. CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES OR CONFLICTS PRIOR TO THE START OF UTILITY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES TO CONDUCT ULO'S.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES WHICH ARE TO REMAIN, THAT ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOTIFY JSD OF ANY ROOF LEADERS AND/OR STORM DRAIN LINES ENCOUNTERED DURING DEMOLITION WHICH ARE NOT SHOWN ON THE PLANS PRIOR TO ABANDONMENT OR REMOVAL.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- EXISTING FIBER OPTIC LINE(S) TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE(S) LOCATION(S).
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE/CONDUITS WITHIN BUILDING FOOTPRINT AND BACKFILL WITH MATERIALS PER GEOTECHNICAL REPORT.
- CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, CURB, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
- PROPOSED REMOVALS AND WORK IS SHOWN IN THE CITY RIGHT OF WAY. THE CONTRACTOR WILL NEED TO OBTAIN A CONSTRUCTION PERMIT PRIOR TO STARTING WORK.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.



MSI GENERAL CORPORATION  
P.O. BOX 7  
OCONOMOWOC, WI 53066  
PHONE: 262-367-3661

WWW.MSIGENERAL.COM  
SINGLE SOURCE RESPONSIBILITY™

**ISSUE DATES:**

Proposal:	XX/XX/XXXX
Bid:	XX/XX/XXXX
Contract:	XX/XX/XXXX
State Submittal / Permit:	XX/XX/XXXX
As-Built:	XX/XX/XXXX
CITY SUBMITTAL:	06/07/2023

**REVISIONS:**

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	



**PROJECT ADDRESS:**  
PROJECT NAME  
St. John's Evangelical Lutheran School  
STREET ADDRESS  
1278 Dewey Ave.  
CITY / STATE / ZIP  
Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
AMH	APM	RWI
Sheet Title: <b>DEMOLITION PLAN</b>		
Sheet Number: <b>C-100</b>		
Project Number: <b>P13329</b>		

DRAFT - NOT FOR CONSTRUCTION

DEMOLITION PLAN 1"=20'-0"



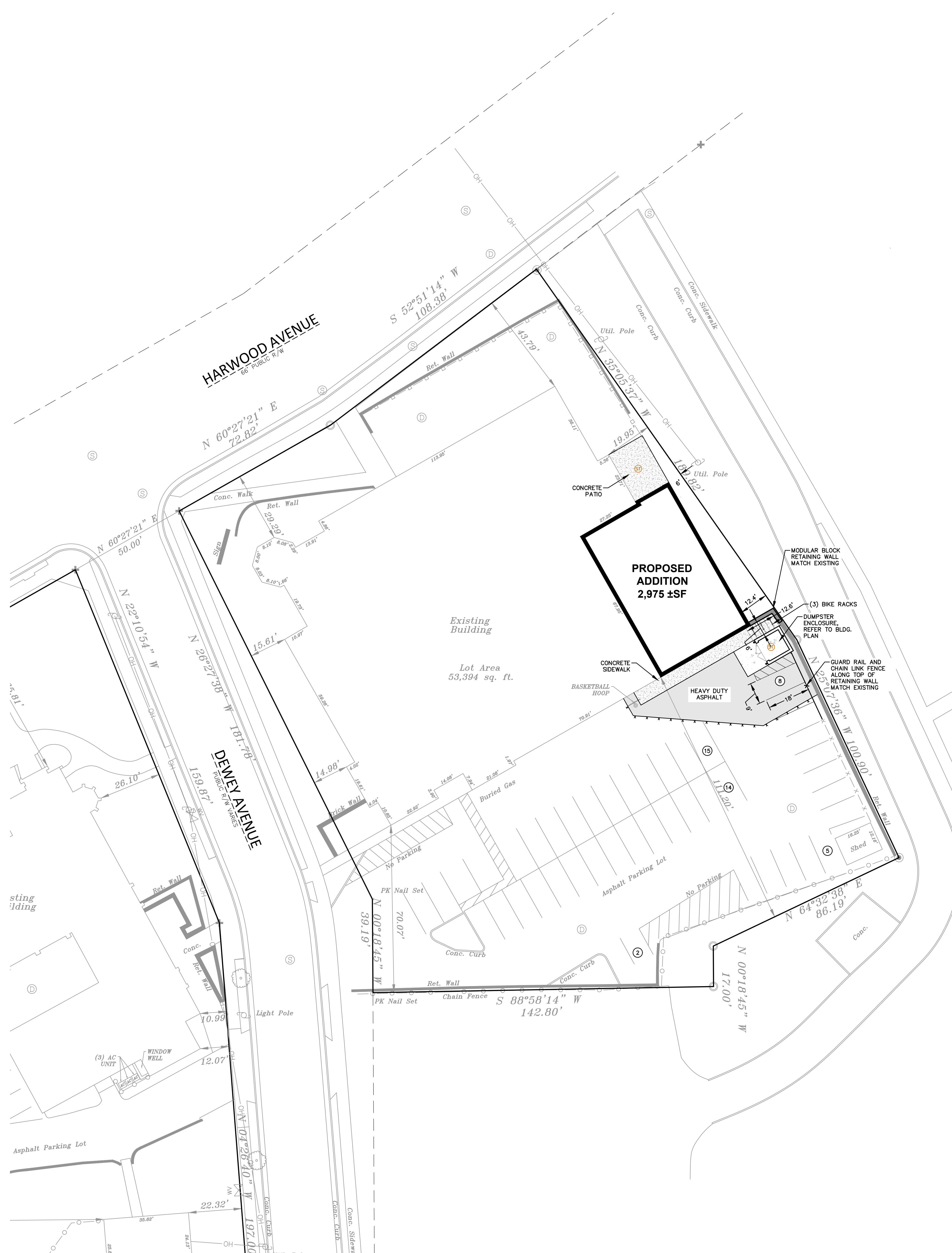
MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS





**PAVING NOTES**

- ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF WAUWATOSA ORDINANCES.
- CONCRETE PAVING SPECIFICATIONS—  
 CODES AND STANDARDS — THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.  
 CRUSHED AGGREGATE BASE COURSE — THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.  
 SURFACE PREPARATION — NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.  
 3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS—  
 CODES AND STANDARDS — THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.  
 WEATHER LIMITATIONS — APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN AMBIENT TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).  
 GRADE CONTROL — ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.  
 CRUSHED AGGREGATE BASE COURSE — THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.  
 BINDER COURSE AGGREGATE — THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.  
 SURFACE COURSE AGGREGATE — THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.  
 ASPHALTIC MATERIALS — THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.  
 SURFACE PREPARATION — NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

**PAVEMENT STRIPING NOTES**

- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

**PAVEMENT THICKNESS NOTES**

ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION — CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF WAUWATOSA ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY CGC INC., DATED MARCH 8, 2023.

\*\* FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

**MINIMUM PAVEMENT STRUCTURE**

CONCRETE PAVEMENT (TRASH PAD)	8" CONCRETE W/ MESH REINFORCEMENT	6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)	CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
HEAVY DUTY ASPHALT PAVEMENT	4-1/2" ASPHALTIC CONCRETE (2 LIFTS, 3" BINDER, 1-1/2" SURFACE)	LOWER LAYER (2.25 BINDER, 4LT 58.28 S)	UPPER LAYER (1.75" SURFACE, 5LT 58.28 S)
	11" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)	CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.	
CONCRETE SIDEWALK, PATIO, AND STOODPS	5" CONCRETE	6" CRUSHED AGGREGATE BASE COURSE	CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

**GENERAL NOTES AND SPECIFICATIONS**

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNPRESSED FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC. PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- ALL FIELD/RAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.
- ALL WORK WITHIN CITY RIGHT-OF-WAY AND CITY EASEMENTS TO BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS. CONTRACTOR TO NOTIFY CITY ENGINEERING DEPT. 5 DAYS PRIOR TO WORK IN CITY RIGHT OF WAY.
- LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.
- PROPOSED PAVEMENT RESTORATION LIMITS IN CITY STREET FOR DRIVEWAY APPROACH REMOVALS ARE SHOWN ARE MINIMUM AREAS. THE CITY REQUIRES PAVEMENT PATCHES TO BE WIDTH TO MATCH LENGTH, OR TO CENTERLINE OF STREET.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.

**PRE-DEVELOPMENT (PROPERTY) LIMIT:**

PERVIOUS - 10,316 SF (19.3% GREEN SPACE)
IMPERVIOUS - 43,078 SF

**POST-DEVELOPMENT—THIS PHASE (PROPERTY) LIMIT:**

PERVIOUS - 10,957 SF (20.5% GREEN SPACE)
IMPERVIOUS - 42,437 SF

**PRE-DEVELOPMENT ONSITE PARKING STALLS:**

TOTAL PARKING STALLS - 54
ADA PARKING STALLS - 3
STANDARD PARKING STALLS - 51

**POST-DEVELOPMENT ONSITE PARKING STALLS:**

TOTAL PARKING STALLS - 44
ADA PARKING STALLS - 3
STANDARD PARKING STALLS - 41
BIKE PARKING STALLS - 6

\* PROPERTY BASED ON SURVEY BY OTHER.

**LEGEND**

⊙	SANITARY SEWER MANHOLE	— SAN —	SANITARY SEWER
⊕	STORM MANHOLE	— W —	WATER MAIN
⊕	CATCH BASIN ROUND	— ST —	STORM SEWER
⊕	CATCH BASIN SQUARE	— RD —	ROOF DRAIN
⊕	FIRE HYDRANT	— G —	UNDERGROUND GAS
⊕	WATER VALVE	— E —	UNDERGROUND ELECTRIC
⊕	GAS VALVE	— T —	UNDERGROUND TELEPHONE
⊕	LIGHT POLE	— FIB —	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	— OH —	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE	— SF —	SILT FENCE
⊕	SIGN	☀	CONFEROUS TREE
⊕	POWER POLE	☀	DECIDUOUS TREE
⊕	GUY WIRE		



**DIGGERS HOTLINE**  
 Call 811 or (800) 242-8511  
 Milwaukee Area (262) 432-7910  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

**JSD**  
 MILWAUKEE REGIONAL OFFICE  
 W258 WISCONSIN BUSSE ROAD, SUITE 100  
 WAUKESHA, WISCONSIN 53188  
 P. 262.513.0666  
 JSD PROJ. NO. 22-11646  
 JSD PROJ. MGR. RWI



MSI GENERAL CORPORATION  
 P.O. BOX. 7  
 OCONOMOWOC, WI 53066  
 PHONE: 262-367-3661

WWW.MSIGENERAL.COM  
 SINGLE SOURCE RESPONSIBILITY™

**ISSUE DATES:**

Proposal:	XX/XX/XXXX
Bid:	XX/XX/XXXX
Contract:	XX/XX/XXXX
State Submittal / Permit:	XX/XX/XXXX
As-Built:	XX/XX/XXXX
<b>CITY SUBMITTAL:</b>	<b>06/07/2023</b>

**REVISIONS:**

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	



**PROJECT ADDRESS:**  
 PROJECT NAME  
 St. John's Evangelical Lutheran School  
 STREET ADDRESS  
 1278 Dewey Ave.  
 CITY / STATE / ZIP  
 Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
AMH	APM	RWI
Sheet Title: <b>SITE PLAN</b>		
Sheet Number: <b>C-200</b>		
Project Number: <b>P13329</b>		

DRAFT - NOT FOR CONSTRUCTION

SITE PLAN 1"=20'-0"

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS





MSI GENERAL CORPORATION  
P.O. BOX 7  
OCONOMOWOC, WI 53066  
PHONE: 262-367-3661

WWW.MSIGENERAL.COM  
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES: Proposal: XXXX/XXXX, Bid: XXXX/XXXX, Contract: XXXX/XXXX, State Submittal / Permit: XXXX/XXXX, As-Built: XXXX/XXXX, CITY SUBMITTAL: 06/07/2023

REVISIONS: 1-41 list of revisions



PROJECT ADDRESS:  
PROJECT NAME: St. John's Evangelical Lutheran School  
STREET ADDRESS: 1278 Dewey Ave.  
CITY/STATE / ZIP: Wauwatosa, WI 53123

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH, Engineer: APM, Reviewed By: RWI. Sheet Title: GRADING & EROSION CONTROL PLAN. Sheet Number: C-300. Project Number: P13329

CITY OF WAUWATOSA EROSION CONTROL NOTES

- 1. SITE BENCHMARKING... 2. WASTE AND MATERIAL DISPOSAL... 3. TRACKING... 4. SEDIMENT CLEANUP... 5. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED... 6. ALL DISTURBED GROUND LEFT INACTIVE... 7. SOIL OR DIRT STORAGE PILES... 8. WHEN THE DISTURBED AREA HAS BEEN STABILIZED... 9. NOTIFY THE CITY ENGINEERING DEPARTMENT... 10. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES... 11. OBTAIN PERMISSION IN WRITING... 12. REPAIR AND REINSTATE... 13. INSPECT THE BEST MANAGEMENT PRACTICES... 14. KEEP A COPY OF THE EROSION CONTROL PLAN ON THE SITE.

CONSTRUCTION SITE SEQUENCING

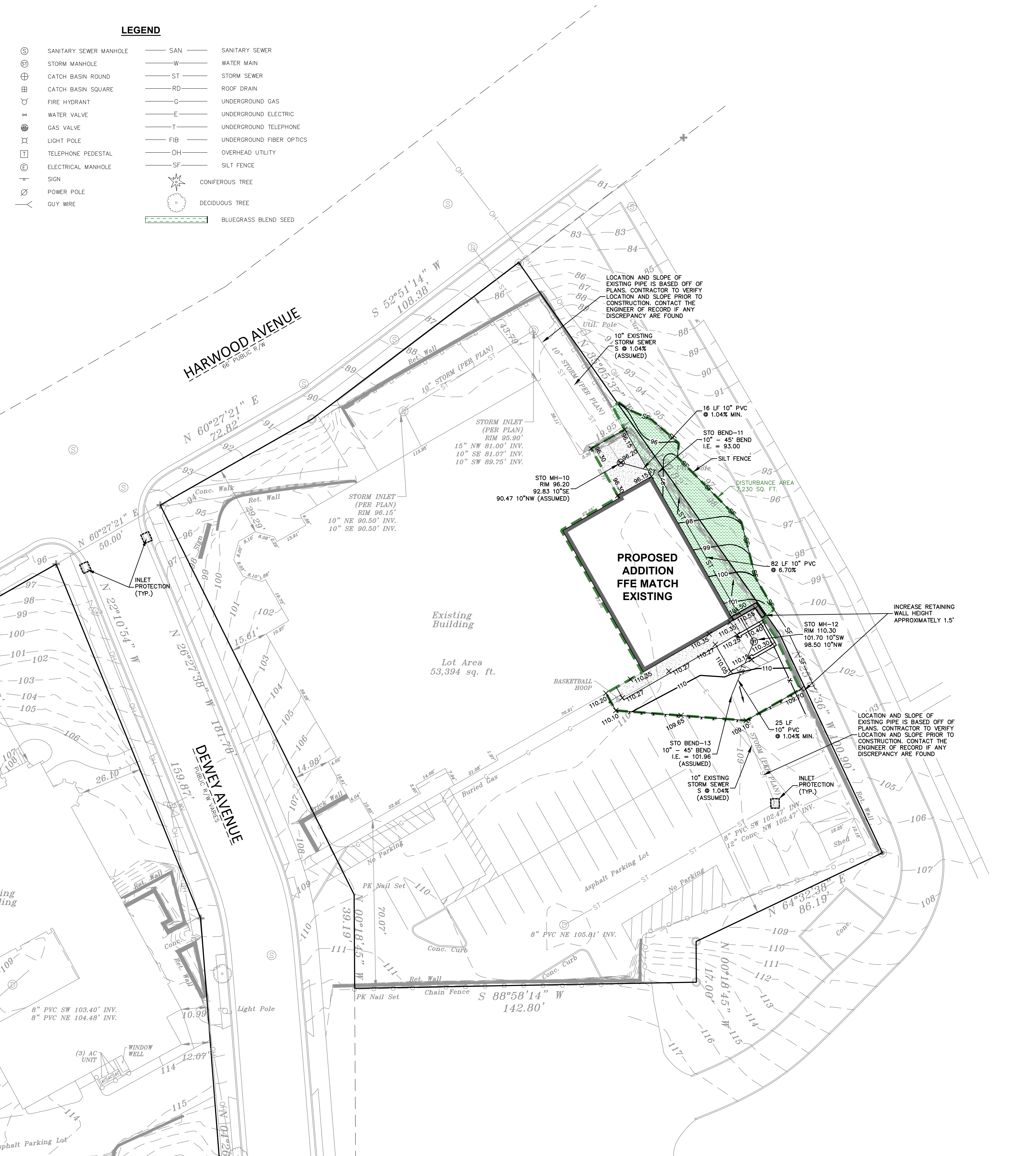
- 1. INSTALL PERIMETER SILT FENCE AND EXISTING INLET PROTECTION... 2. DEMOLISH EXISTING PAVEMENT AND RETAINING... 3. CONSTRUCT PROPOSED BUILDING... 4. COMPLETE FINAL GRADING... 5. PLACE TOPSOIL AND IMMEDIATELY STABILIZE... 6. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE... 7. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION... 8. EROSION CONTROL MEASURES ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT... 2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS... 3. MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S... 4. INSTALL PERIMETER EROSION CONTROL MEASURES... 5. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPED... 6. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS... 7. EROSION CONTROL FOR UTILITY CONSTRUCTION... 8. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED... 9. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE... 10. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES... 11. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT... 12. PUMPS MAY BE USED AS BYPASS DEVICES... 13. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION... 14. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1... 15. DURING PERIODS OF EXTENDED DRY WEATHER... 16. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION... 17. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS... 18. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN... 19. SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES... 20. EROSION CONTROL MATTING - REPLACE MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED... 21. INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONSTRUCTION MEASURE IS CLOGGED... 22. CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED... 23. DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS... 24. NOTIFY THE CITY OF WAUWATOSA ENGINEERING DEPARTMENT... 25. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.

SEEDING NOTES

- 1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS... 2. MATERIALS - BLUEGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH... 3. MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRABLE LOAM FROM A LOCAL SOURCE... 4. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES... 5. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER... 6. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER, TILE LINES... 7. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY... 8. THE PROPOSED STORM SEWER MANHOLE INSTALLATION WITHIN THE CITY RIGHT OF WAY REQUIRES FULL-TIME INSPECTION. ALL REQUIRED INSPECTION SHALL BE PAID FOR THE DEVELOPMENT.



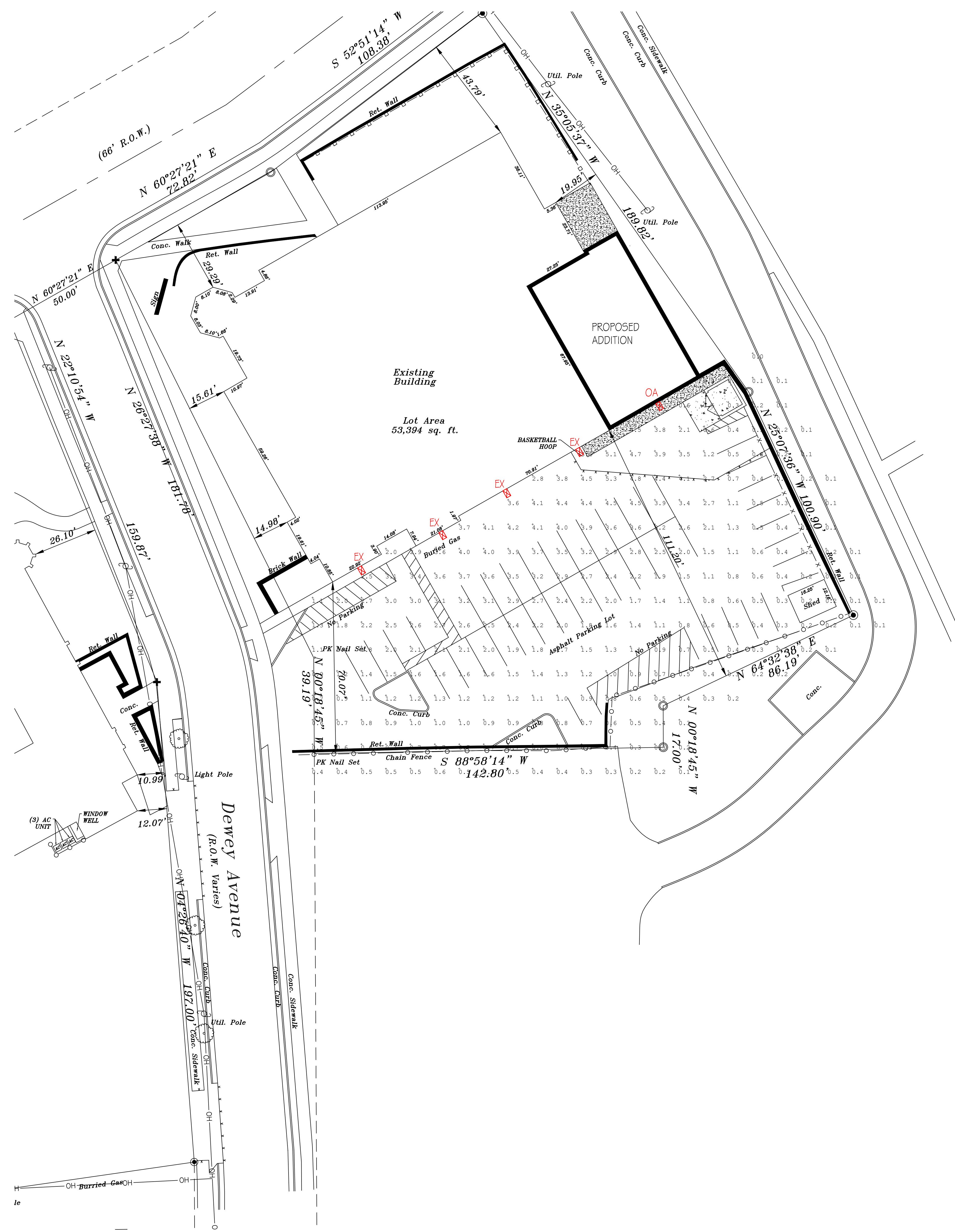
LEGEND: SANITARY SEWER MANHOLE, STORM MANHOLE, CATCH BASIN ROUND, CATCH BASIN SQUARE, FIRE HYDRANT, WATER VALVE, GAS VALVE, LIGHT POLE, TELEPHONE PEDESTAL, ELECTRICAL MANHOLE, SIGN, POWER POLE, GUY WIRE, SANITARY SEWER, WATER MAIN, STORM SEWER, ROOF DRAIN, UNDERGROUND GAS, UNDERGROUND ELECTRIC, UNDERGROUND TELEPHONE, UNDERGROUND FIBER OPTICS, OVERHEAD UTILITY, SILT FENCE, CONFEROUS TREE, DECODUOUS TREE, BLUEGRASS BLEND SEED

- UTILITY NOTES: 1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY... 2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION... 3. TRACER WIRES SHALL BE INSTALLED AS NECESSARY... 4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS... 5. SHALL BE FIELD VERIFIED DURING CONSTRUCTION... 6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS... 7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES... 8. STORM SEWER SPECIFICATIONS - PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTO CLASS IV (MINIMUM) C-78 WITH RUBBER GASKET JOINTS... BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS 'B' BEDDING... MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NENAH R-1713 WITH TYPE 'B' SELF SEALING LIDS... FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER... 9. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED... 10. NOTIFY CITY PRIOR TO ANY SITE WORK INCLUDING OR DISTURBANCE OF EXISTING SURFACE COVER... 11. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY... 12. THE PROPOSED STORM SEWER MANHOLE INSTALLATION WITHIN THE CITY RIGHT OF WAY REQUIRES FULL-TIME INSPECTION...

Professional stamps for Wisconsin Engineer (ANDREW P. MERTZ), Wisconsin Surveyor (ANDREW P. MERTZ), and logos for DIGGERS HOTLINE and JSD MILWAUKEE REGIONAL OFFICE.



REVISIONS SCHEDULE		
26.		
25.		
24.		
23.		
22.		
21.		
20.		
19.		
18.		
17.		
16.		
15.		
14.		
13.		
12.		
11.		
10.		
9.		
8.		
7.		
6.		
5.		
4.		
3.		
2.		
1.		
No.	Revision	Date



ST. JOHN'S WAUWATOSA									
QTY	SYMBOL/TYPE	DESCRIPTION	MAKE	MODEL	LAMP DATA	CEILING TYPE	MOUNTING HEIGHT	VOLTAGE	SEE NOTE
1	OA	LED WALL PACK	LITHONIA	DS90 LED P5 4K 700R 1000 MWL M8A D090	90W EACH LED		25'-0" AFG	UNV	1
4	EX	EXISTING LED WALL PACK							2

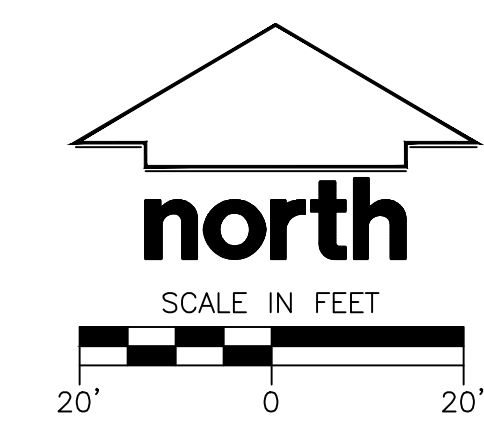
**LIGHTING NOTES:**  
 1. MULTIPLE PARTS ARE NEEDED TO ASSEMBLE AS A COMPLETE FIXTURE.  
 2. SEE INSTALLATION INSTRUCTIONS  
 3. EXISTING WALL LIGHT ADDED INTO CALCULATION FOR REPRESENTATION OF CONTRIBUTED LIGHT

**UNDERGROUND NOTES:**  
 --- UNDERGROUND ELECTRICAL RACEWAY MIN. DEPTH OF 18" A.F.G.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
Site	Illuminance	Fc	1.51	5.3	0.0	N.A. N.A.

DISCLAIMER: CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA & CIE STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.

1 SITE PHOTOMETRIC PLAN  
 1" = 20'-0"



**GIRAFFEE**  
 Electric, Inc.

GIRAFFEE ELECTRIC II, INC.

2025 S WEST AVENUE  
 WAUKESHA, WI  
 53189  
 262-549-6500  
 FAX 262-549-6503

PROJECT ADDRESS:  
 ST. JOHN'S EV. LUTHERAN  
 SCHOOL  
 1278 DEWEY AVE.  
 WAUWATOSA, WI 53213

DATE: 6/5/23

DRAWN BY: JDG

REVISIONS:  
 DATE:

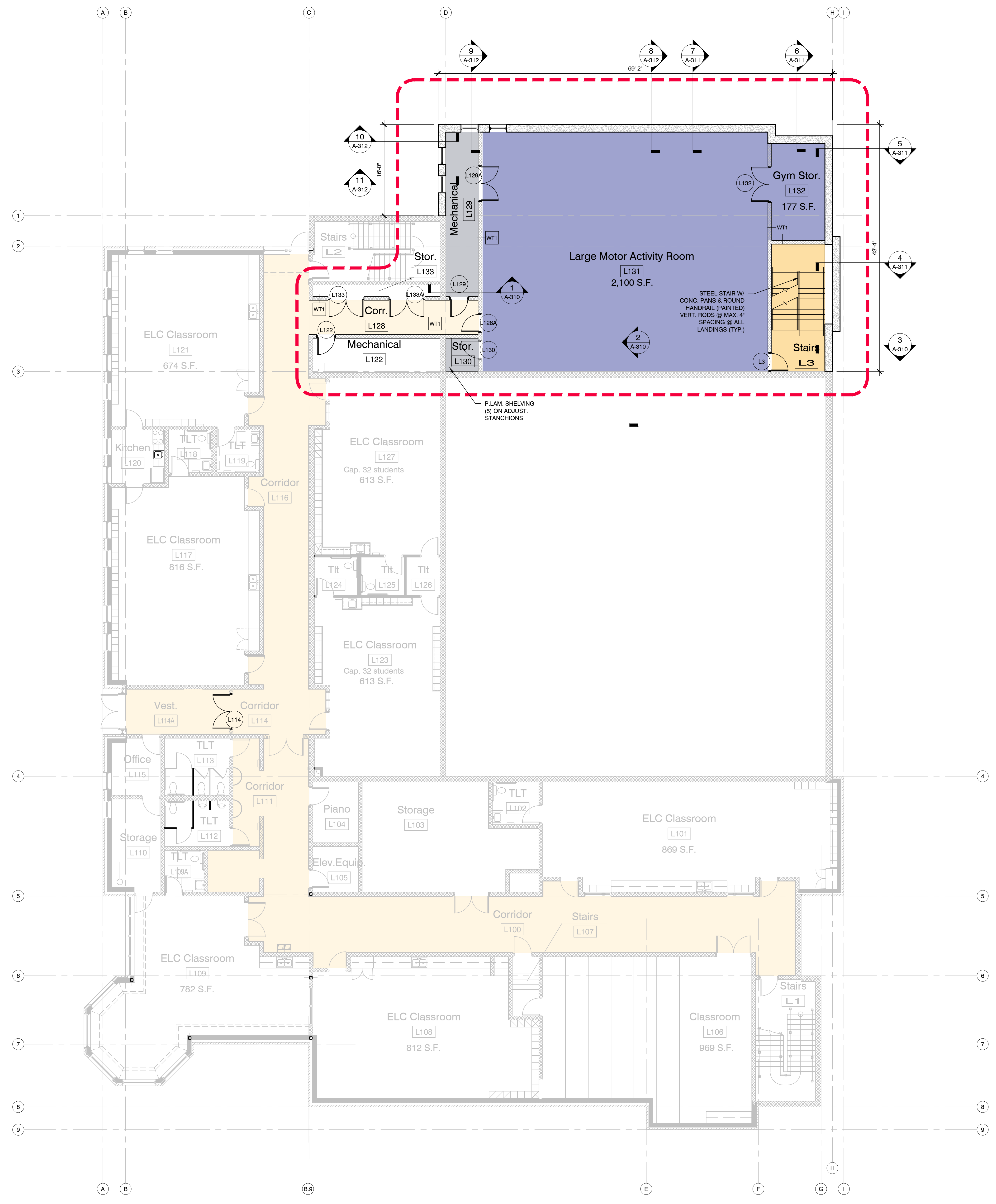
SHEET NUMBER:  
 E-5-0

SHEET TITLE:  
 SITE LIGHTING PHOTOMETRICS PLAN

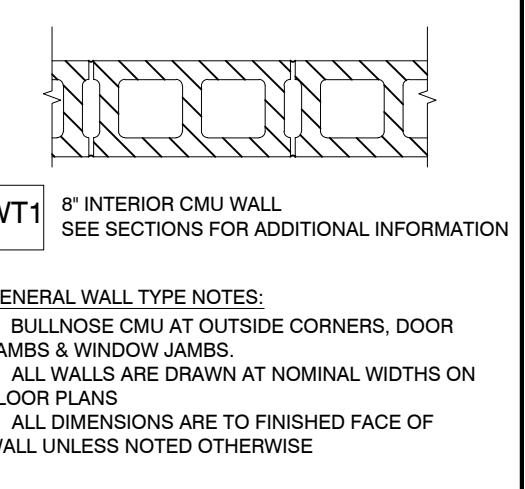
PROJECT NUMBER:

SCALE:  
 1"=20'-0"





**WALL TYPES**



MSI GENERAL CORPORATION  
P.O. BOX. 7  
OCONOMOWOC, WI 53066  
PHONE: 262-367-5661  
FAX: 262-367-7590  
[WWW.MSIGENERAL.COM](http://WWW.MSIGENERAL.COM)  
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:	xx/xx/xxxx
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
City Submittal:	06/07/2023
Design Review Board:	08/08/2023
Record Drawings:	xx/xx/xxxx

REVISIONS:

1	-
---	---



**PROJECT ADDRESS:**

PROJECT NAME  
St. John's Evangelical Lutheran Sch.  
STREET ADDRESS  
1278 Dewey Ave.  
CITY / STATE / ZIP  
Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	AMH	AMH
Sheet Title: <b>LOWER FLOOR PLAN</b>		
Sheet Number: <b>A-100</b>		
Project Number: <b>P13329</b>		

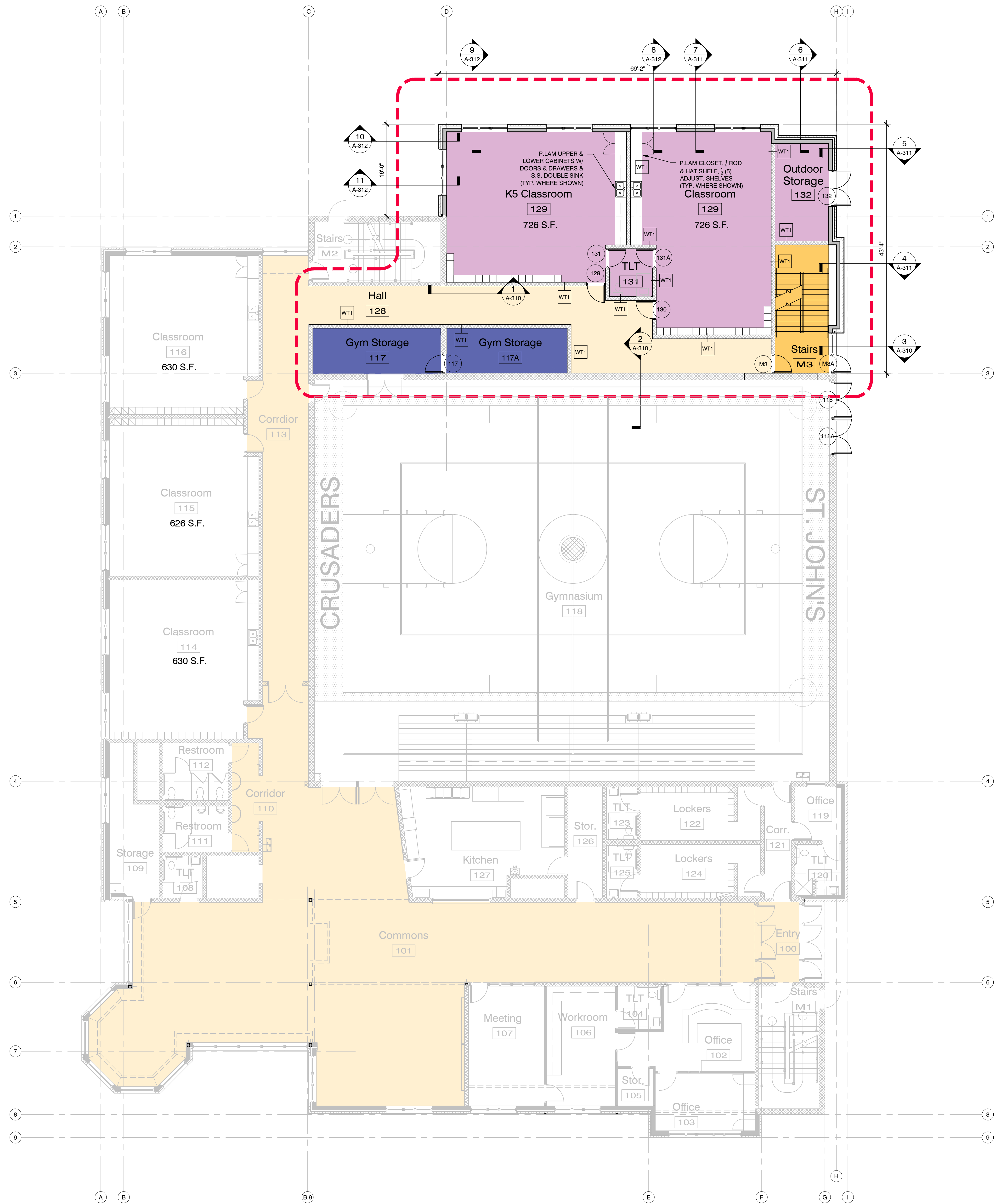
LEADERS

ENGINEERS

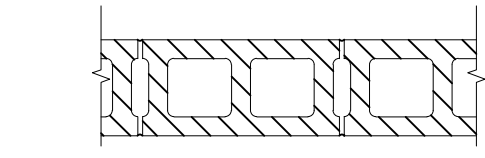
CONTRACTORS

ARCHITECTS





**WALL TYPES**



WT1 # INTERIOR CMU WALL  
SEE SECTIONS FOR ADDITIONAL INFORMATION

GENERAL WALL TYPE NOTES:  
 1. BILLINGSIDE CMU AT OUTSIDE CORNERS, DOOR JAMBS & WINDOW JAMBS  
 2. ALL WALLS ARE DRAWN AT NOMINAL WIDTHS ON FLOOR PLANS  
 3. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE



MSI GENERAL CORPORATION  
 P.O. BOX. 7  
 OCONOMOWOC, WI 53066  
 PHONE: 262-367-5661  
 FAX: 262-367-7590

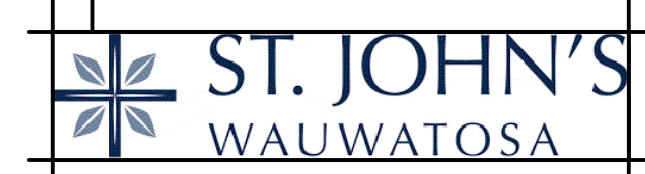
WWW.MSIGENERAL.COM  
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:	xx/xx/xxxx
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
City Submittal:	06/07/2023
Design Review Board:	08/08/2023
Record Drawings:	xx/xx/xxxx

REVISIONS:

1 -	
-----	--



**PROJECT ADDRESS:**

PROJECT NAME  
 St. John's Evangelical Lutheran Sch.  
 STREET ADDRESS  
 1278 Dewey Ave.  
 CITY / STATE / ZIP  
 Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	--	AMH
Sheet Title:		
MAIN FLOOR PLAN		
Sheet Number:		
A-110		
Project Number:		
P13329		

MAIN FLOOR PLAN 1/8" = 1'-0"

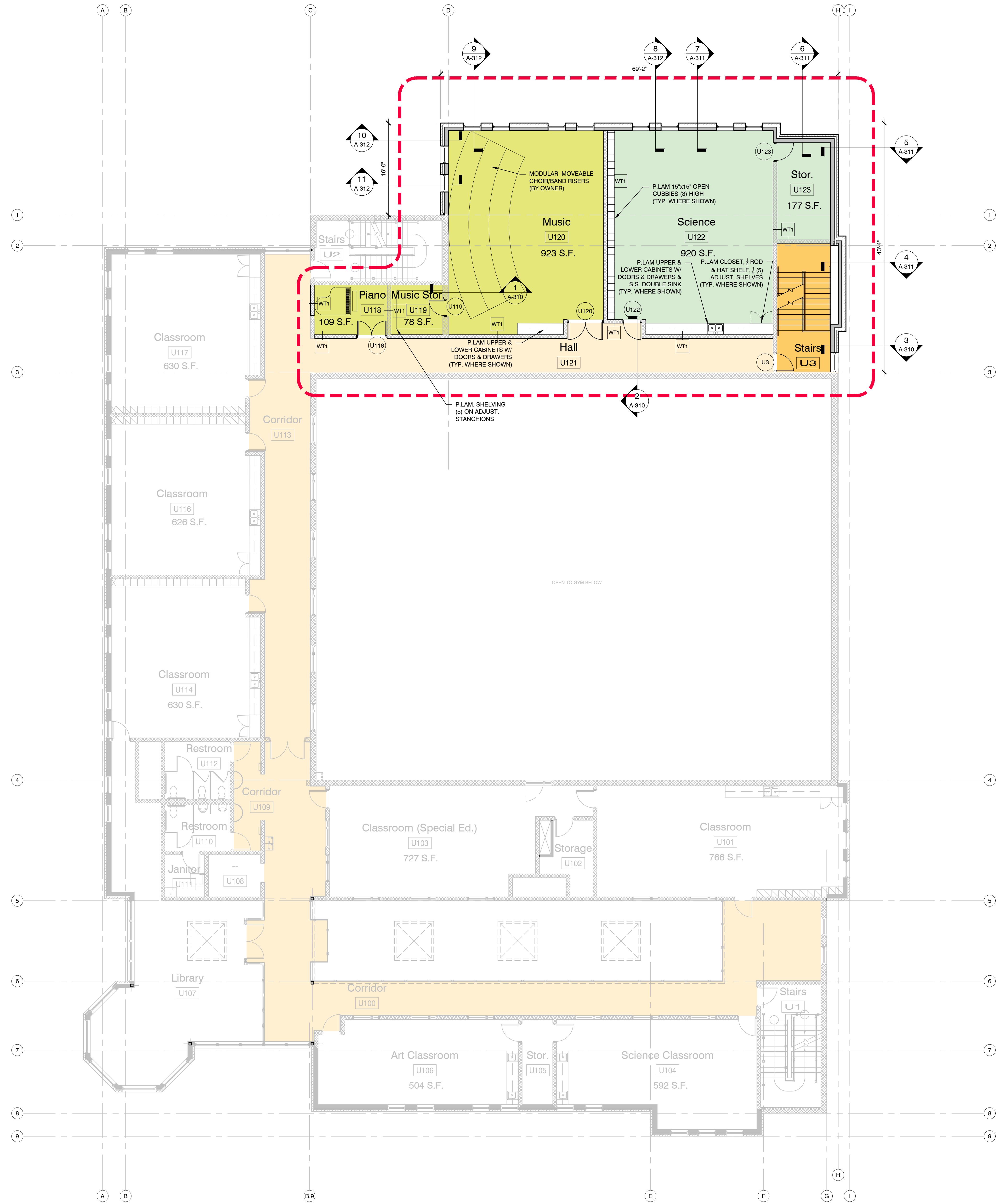
LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS





**WALL TYPES**

WT1 # INTERIOR CMU WALL  
SEE SECTIONS FOR ADDITIONAL INFORMATION

GENERAL WALL TYPE NOTES:  
 1. BILLBOARD CMU AT OUTSIDE CORNERS, DOOR JAMBS & WINDOW JAMBS  
 2. ALL WALLS ARE DRAWN AT NOMINAL WIDTHS ON FLOOR PLANS  
 3. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE



MSI GENERAL CORPORATION  
 P.O. BOX. 7  
 OCONOMOWOC, WI 53066  
 PHONE: 262-367-5661  
 FAX: 262-367-7590

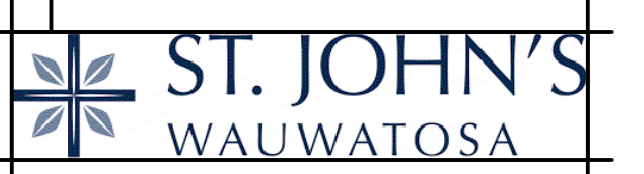
WWW.MSIGENERAL.COM  
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:	xx/xx/xxxx
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
City Submittal:	06/07/2023
Design Review Board:	08/08/2023
Record Drawings:	xx/xx/xxxx

REVISIONS:

1	-
---	---



PROJECT ADDRESS:  
 PROJECT NAME  
 St. John's Evangelical Lutheran Sch.  
 STREET ADDRESS  
 1278 Dewey Ave.  
 CITY / STATE / ZIP  
 Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	--	AMH
Sheet Title:		
UPPER FLOOR PLAN		
Sheet Number:		
A-120		
Project Number:		
P13329		

UPPER FLOOR PLAN 1/8" = 1'-0"

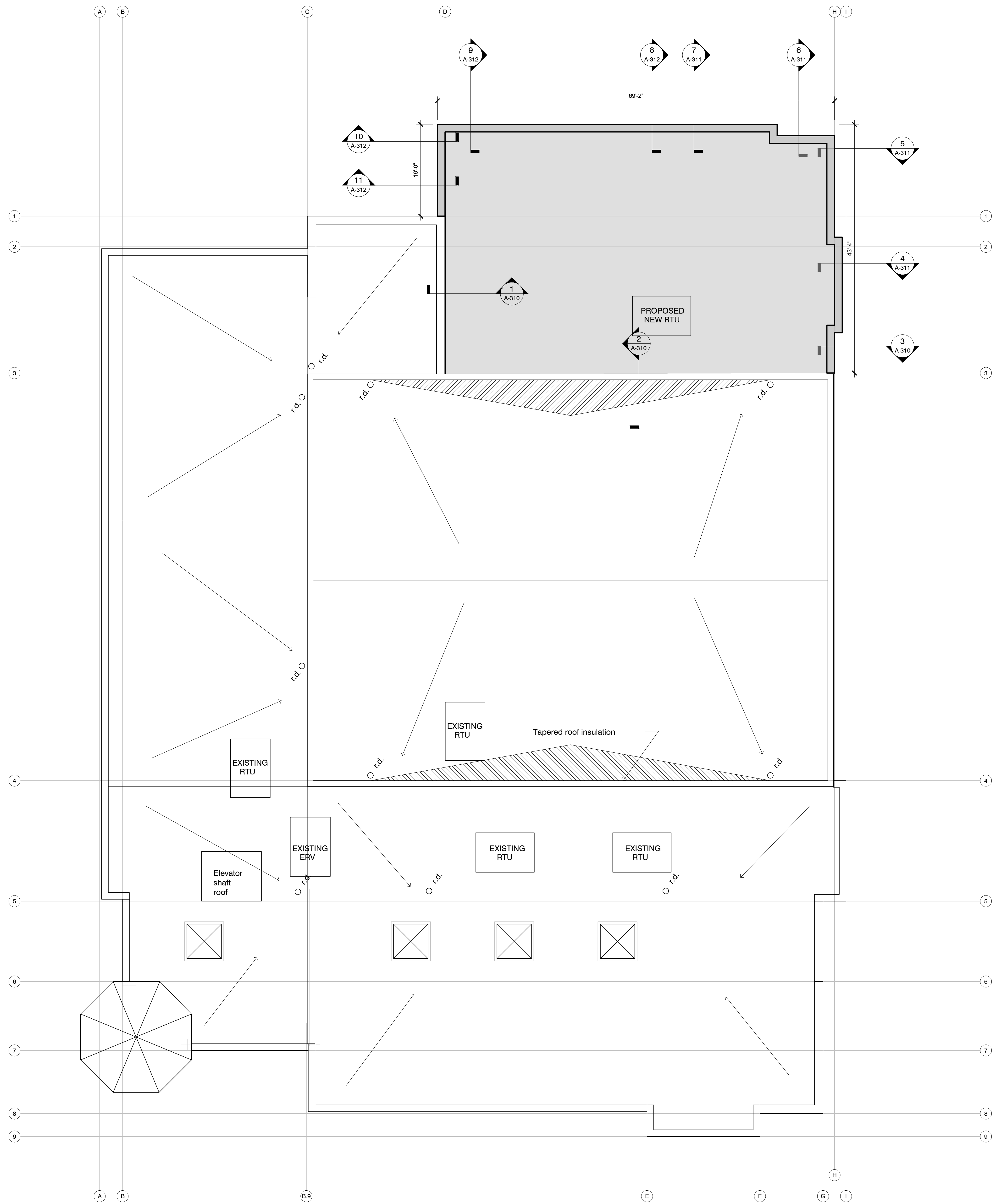
LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS





MSI GENERAL CORPORATION  
 P.O. BOX. 7  
 OCONOMOWOC, WI 53066  
 PHONE: 262-367-5661  
 FAX: 262-367-7590

WWW.MSIGENERAL.COM  
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:	xx/xx/xxxx
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
City Submittal:	06/07/2023
Design Review Board:	08/08/2023
Record Drawings:	xx/xx/xxxx

REVISIONS:

1	--	



PROJECT ADDRESS:

PROJECT NAME  
 St. John's Evangelical Lutheran Sch.  
 STREET ADDRESS  
 1278 Dewey Ave.  
 CITY / STATE / ZIP  
 Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	--	AMH
Sheet Title:		
ROOF PLAN		
Sheet Number:		
A-130		
Project Number:		
P13329		

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

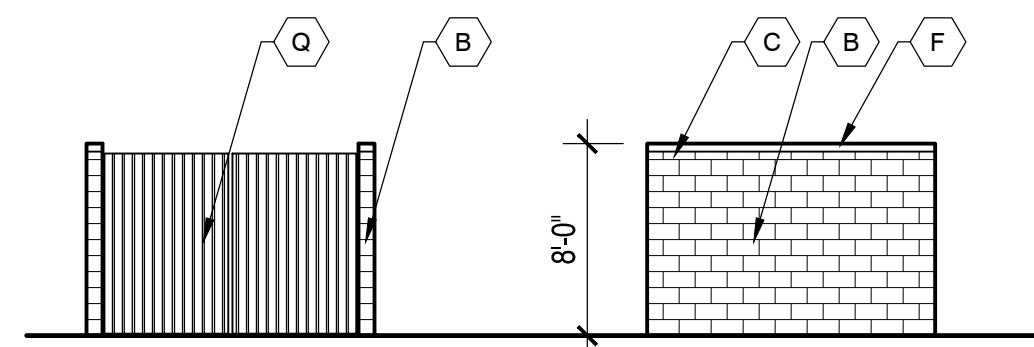




EXISTING NORTH ELEVATION - HARWOOD AVENUE



NORTH ELEVATION - HARWOOD AVENUE



DUMPSTER ELEVATIONS



EXIST. WEST ELEVATION

EXTERIOR BUILDING MATERIAL COLORS

- A - Concrete brick units-Stria  
#43 Straw(5%) by Quality Block (or approved equal)
- B - Split face units (8" high)  
#43 Straw(5%) by Quality Block (or approved equal)
- C - Smooth face units (8" high)  
#43 Straw(5%) by Quality Block (or approved equal)
- D - Split face units (4" high)  
#43 Straw(5%) by Quality Block (or approved equal)
- E - Smooth face units (4" high)  
#43 Straw(5%) by Quality Block (or approved equal)
- F - Prefinished parapet cap to match exist.
- G - Precast stone arched header to match exist.
- H - Precast stone sill to match exist.
- J - Prefinished metal panel to match exist.
- K - Prefinished alum. storefront frame & glass to match exist.
- L - Alum. window frame & glass to match exist.
- M - H. M. door & frame (paint to match wall)
- N - Glass block to match exist.
- P - Cornerstone to match exist.
- Q - Vertical wood slat gates on metal frame w/ pin closure

Additional notes:  
 All concrete brick units to be laid with standard gray mortar  
 All other units to be laid with matching colored mortar  
 Cap flashing and metal panel to be Sierra Tan by Una-Clad or equal  
 Standing seam metal roof to be Patena Copper  
 Lannon Stone  
 Colonial Blend by Halquist (or approved equal)



MSI GENERAL CORPORATION  
 P.O. BOX 7  
 OCONOMOWOC, WI 53066  
 PHONE: 262-367-5661  
 FAX: 262-367-7390

WWW.MSIGENERAL.COM  
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:	xx/xx/xxxx
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
City Submittal:	06/07/2023
Design Review Board:	08/08/2023
Record Drawings:	xx/xx/xxxx

REVISIONS:

1 -	



PROJECT ADDRESS:  
 PROJECT NAME  
 St. John's Evangelical Lutheran Sch.  
 STREET ADDRESS  
 1278 Dewey Ave.  
 CITY STATE / ZIP  
 Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	--	AMH
Sheet Title: EXTERIOR ELEVATIONS		
Sheet Number: A-201		
Project Number: P13329		

LEADERS

ENGINEERS

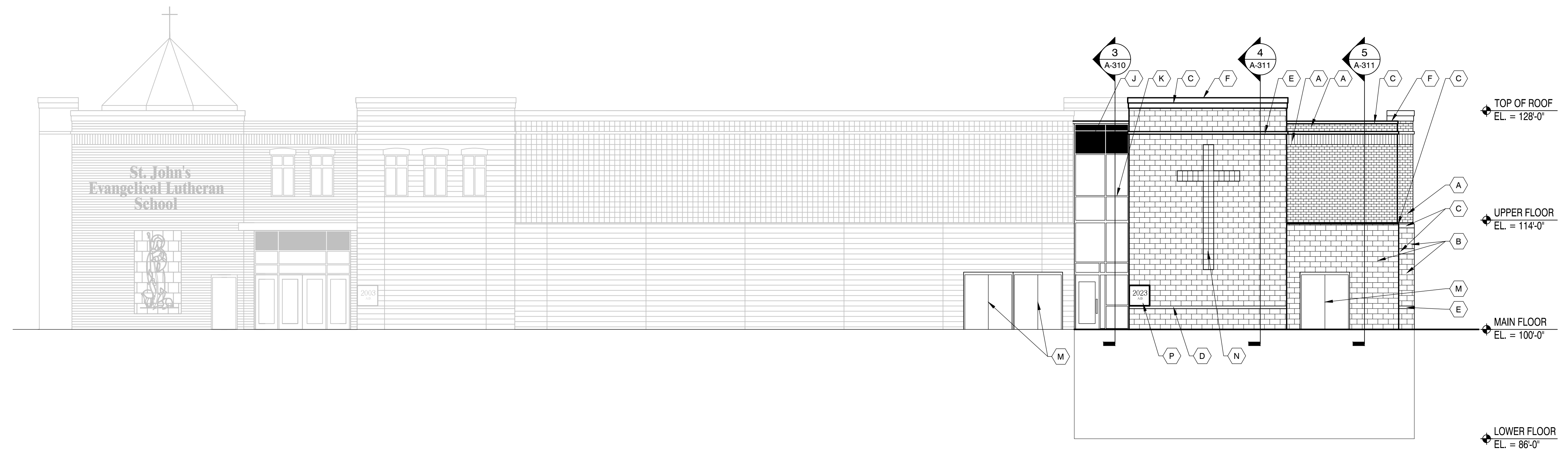
CONTRACTORS

ARCHITECTS

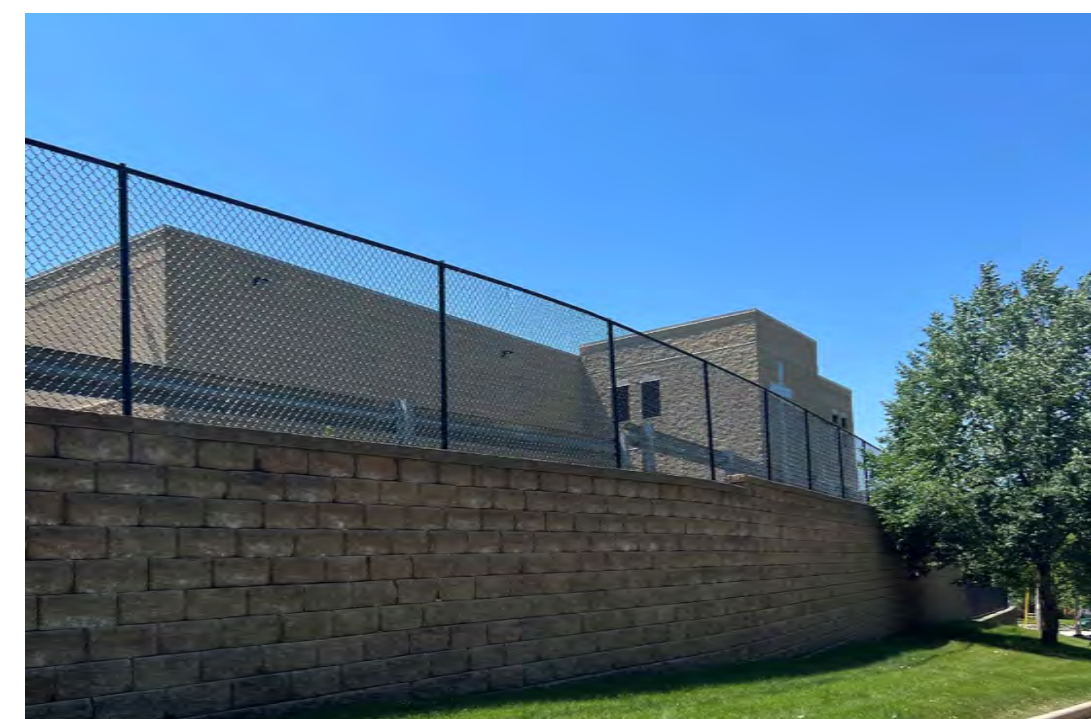




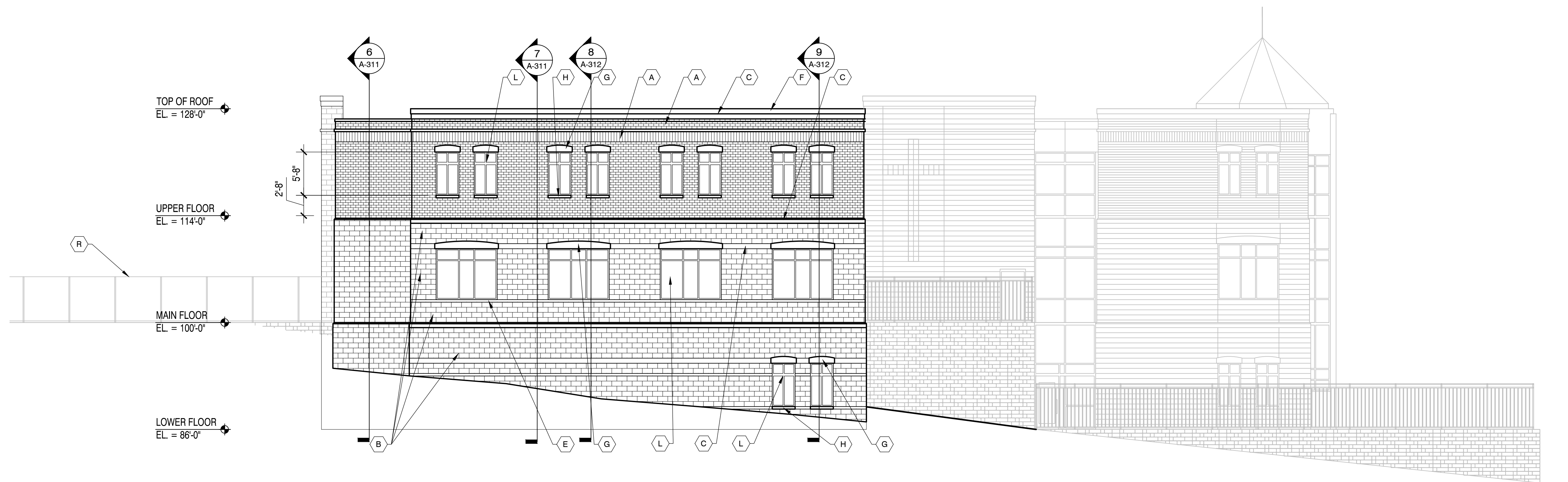
EXISTING SOUTH ELEVATION - DEWEY AVENUE



SOUTH ELEVATION



EXISTING EAST ELEVATION - PRIVATE DRIVE



EAST ELEVATION

EXTERIOR BUILDING MATERIAL COLORS	
A - Concrete brick units-Stria #43 Straw(5%) by Quality Block (or approved equal)	F - Prefinished parapet cap to match exist.
B - Split face units (8" high) #43 Straw(5%) by Quality Block (or approved equal)	G - Precast stone arched header to match exist.
C - Smooth face units (8" high) #43 Straw(5%) by Quality Block (or approved equal)	H - Precast stone sill to match exist.
D - Split face units (4" high) #43 Straw(5%) by Quality Block (or approved equal)	J - Prefinished metal panel to match exist.
E - Smooth face units (4" high) #43 Straw(5%) by Quality Block (or approved equal)	K - Prefinished alum. storefront frame & glass to match exist.
	L - Alum. window frame & glass to match exist.
	M - H. M. door & frame (paint to match wall)
	N - Glass block to match exist.
	P - Cornerstone to match exist.
	Q - Vertical wood slat gates on metal frame w/ pin closure
	R - Black chainlink fence to match existing; see civil plans for additional details
Additional notes: All concrete brick units to be laid with standard gray mortar All other units to be laid with matching colored mortar Cap flashing and metal panel to be Sierra Tan by Una-Clad or equal Standing seam metal roof to be Patena Copper Lannon Stone Colonial Blend by Halquist (or approved equal)	

ELEVATIONS 1/8" = 1'-0"



MSI GENERAL CORPORATION  
 P.O. BOX. 7  
 OCONOMOWOC, WI 53066  
 PHONE: 262-367-5661  
 FAX: 262-367-7590

WWW.MSIGENERAL.COM  
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Proposal:	xx/xx/xxxx
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
City Submittal:	06/07/2023
Design Review Board:	08/08/2023
Record Drawings:	xx/xx/xxxx

REVISIONS:

NO.	DESCRIPTION
1	-



PROJECT ADDRESS:

PROJECT NAME  
 St. John's Evangelical Lutheran Sch.  
 STREET ADDRESS  
 1278 Dewey Ave.  
 CITY / STATE / ZIP  
 Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	--	AMH

Sheet Title:  
 EXTERIOR ELEVATIONS

Sheet Number:

A-202

Project Number:

P13329





MSI GENERAL CORPORATION  
P.O. BOX. 7  
OCONOMOWOC, WI 53066  
PHONE: 262-367-5661  
FAX: 262-367-7590

WWW.MSIGENERAL.COM  
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:	xx/xx/xxxx
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
City Submittal:	06/07/2023
Design Review Board:	08/08/2023
Record Drawings:	xx/xx/xxxx

REVISIONS:

1-	



PROJECT ADDRESS:

PROJECT NAME  
St. John's Evangelical Lutheran Sch.  
STREET ADDRESS  
1278 Dewey Ave.  
CITY / STATE / ZIP  
Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	--	AMH
Sheet Title:	RENDERING ELEVATIONS	
Sheet Number:	A-210	
Project Number:	P13329	



SOUTH ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

RENDERING ELEVATIONS N.T.S.



SPLITFACE AND SMOOTH FACE CMU;  
PRECAST STONE HEADERS AND SILLS



DARK BRONZE ALUM. WINDOWS



CONCRETE BRICK



GLASS BLOCK IN NEW CROSS

EXTERIOR BUILDING MATERIAL COLORS	
A - Concrete brick units-Stria #43 Straw(5%) by Quality Block (or approved equal)	F - Prefinished parapet cap to match exist.
B - Split face units (8" high) #43 Straw(5%) by Quality Block (or approved equal)	G - Precast stone arched header to match exist.
C - Smooth face units (8" high) #43 Straw(5%) by Quality Block (or approved equal)	H - Precast stone sill to match exist.
D - Split face units (4" high) #43 Straw(5%) by Quality Block (or approved equal)	J - Prefinished metal panel to match exist.
E - Smooth face units (4" high) #43 Straw(5%) by Quality Block (or approved equal)	K - Prefinished alum. storefront frame & glass to match exist.
	L - Alum. window frame & glass to match exist.
	M - H. M. door & frame (paint to match wall)
	N - Glass block to match exist.
	P - Cornerstone to match exist.
	Q - Vertical wood slat gates on metal frame w/ pin closure
	R - Black chainlink fence to match existing; see civil plans for additional details

Additional notes:  
All concrete brick units to be laid with standard gray mortar  
All other units to be laid with matching colored mortar  
Cap flashing and metal panel to be Sierra Tan by Una-Clad or equal  
Standing seam metal roof to be Patena Copper  
Lannon Stone  
Colonial Blend by Halquist (or approved equal)

EXTERIOR MATERIALS

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS