Wauwatosa, WI

Design Review Board

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, August 6, 2026 **7:00 PM** **Committee Room #1**

ROLL CALL

NEW BUSINESS

1. 7200 W North Avenue - New Tenant - Exterior Changes - Return to Board **26-1361**
2. 7535 W North Avenue - New Construction - Return to Board **26-1358**
3. 11550 W North Avenue - Kim & LaVoy - Exterior Change **26-1360**
4. 7746 Menomonee River Pkwy - New Multi-Family **26-1359**

ADJOURNMENT

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

File #: 26-1361 **Agenda Date:** 8/6/2026 **Agenda #:** 1.

7200 W North Avenue - New Tenant - Exterior Changes - Return to Board

PROJECT

TENANT IMPROVEMENT
Wauwatosa, Wisconsin

Landscape	Builder	Architectural	Structural	Plumbing	Mechanical	Electrical
TBD		Striegel-Agacki Studio	REYN Engineering	Design-Build	Design-Build	Design-Build

CONSULTANTS

Striegel-Agacki Studio
1430 Underwood Avenue
Wauwatosa, Wisconsin 53213

Ph 414 793.3586

REYN Engineering
131 West Seeboth
Suite 220
Milwaukee, Wisconsin 53204
Ph 414-254-8526

DRAWINGS

G100 - GENERAL NOTES
A001 - CODE CONFORMANCE PLAN
D101 - DEMOLITION PLAN
A101 - PROPOSED FIRST FLOOR PLAN
A301 - EXTERIOR ELEVATIONS
A521 - EXTERIOR DETAILS
A701 - INTERIOR ELEVATIONS

STRIEGEL AGACKI STUDIO
1430 UNDERWOOD
WAUWATOSA, WI 53213
TEL 414.793.3586

Owner:

North 7200, LLC
PO BOX 510932
MILWAUKEE, WI 53203

DATE	NO.	REVISION
10-24-25		ISSUED FOR PERMIT
7-21-26	1	OWNER UPDATES

project name

TENANT IMPROVEMENT

7200 W. NORTH AVENUE
WAUWATOSA, WI 53213

ISSUED FOR REVIEW

SCALE:
COMPUTER FILE:
DRAWN BY:
PLOT DATE: JULY 21, 2026
JOB NUMBER:
TITLE:
TITLE SHEET

SHEET NUMBER

T100

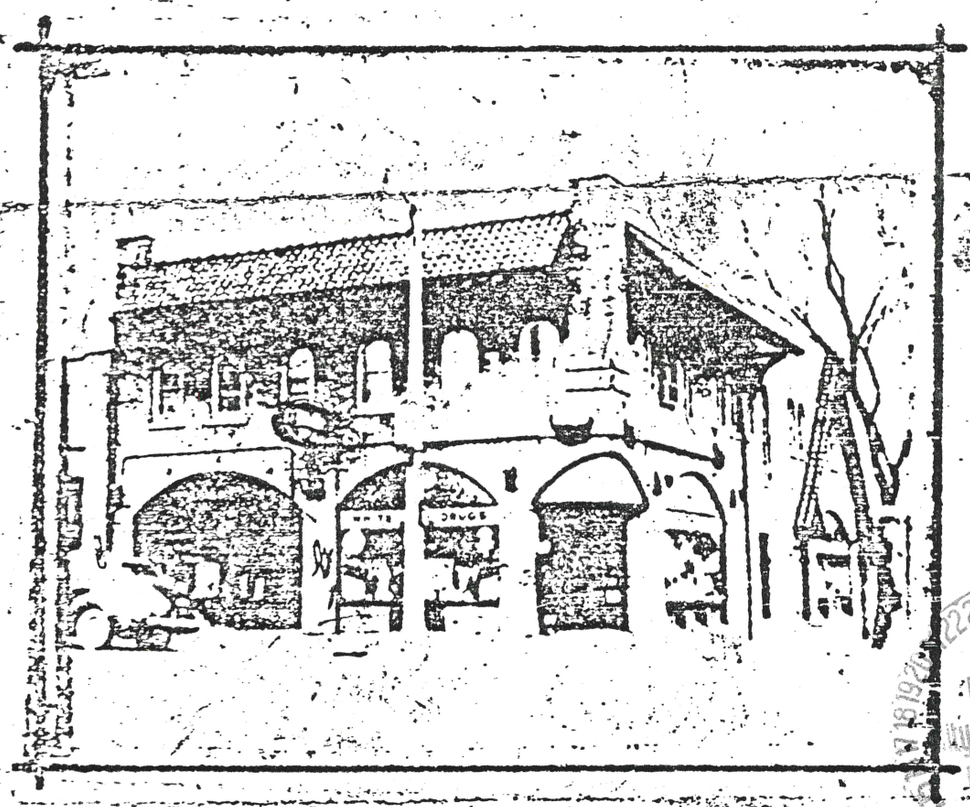
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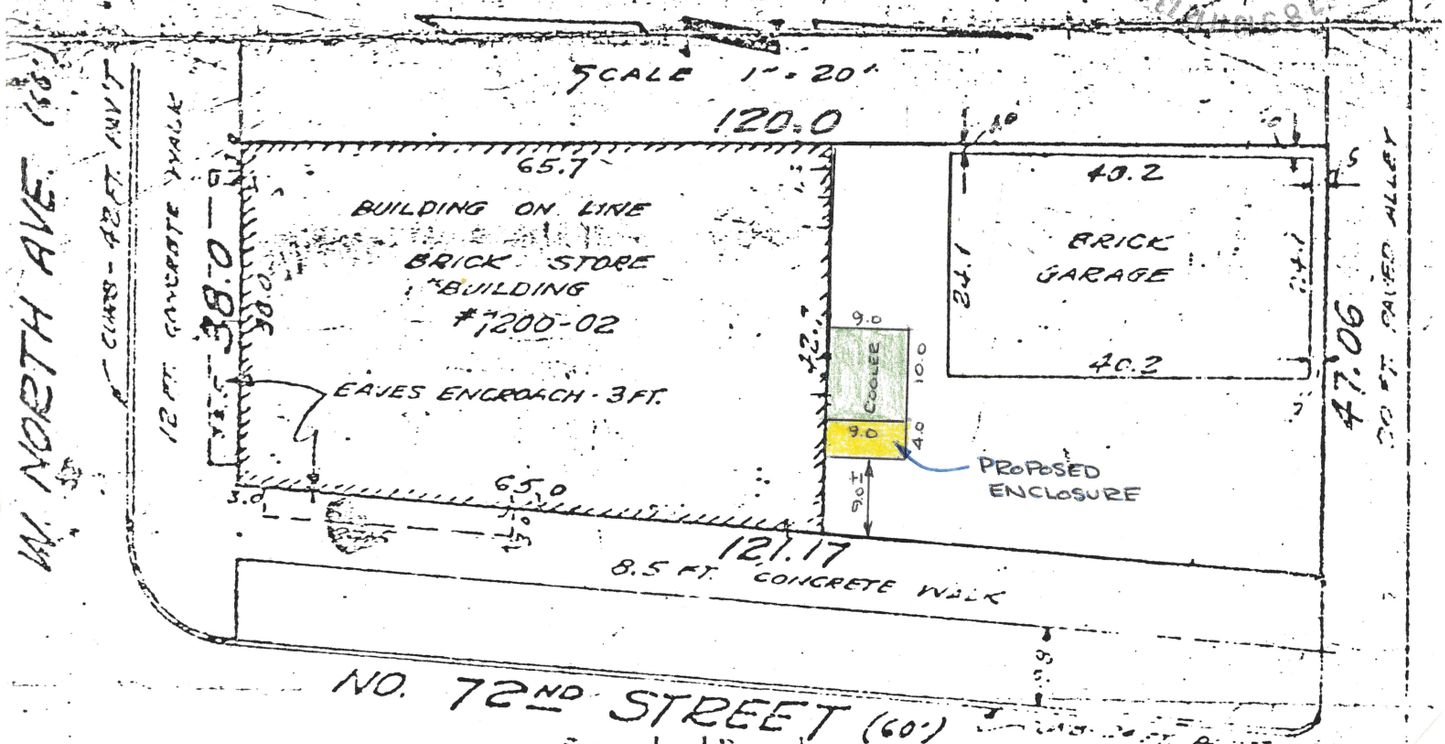
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PLAT OF SURVEY

LOT 11-BLOCK 2-RITTER OAK RIDGE

A SUBDIVISION IN THE S.W. ¼ OF SECTION 15-T.7N.-R.21E.
LOCATED AT 7200-02 W. NORTH AVENUE
WAUWATOSA - WISCONSIN





MAY 1977
City of Wauwatosa
Building Dept.

Surveyed and Drawn by

WALTER J. CONNELL

Civil Engineer and Surveyor

ADDRESS
[illegible] HARWOOD AVE
WAUWATOSA WIS

PHONE
[illegible]

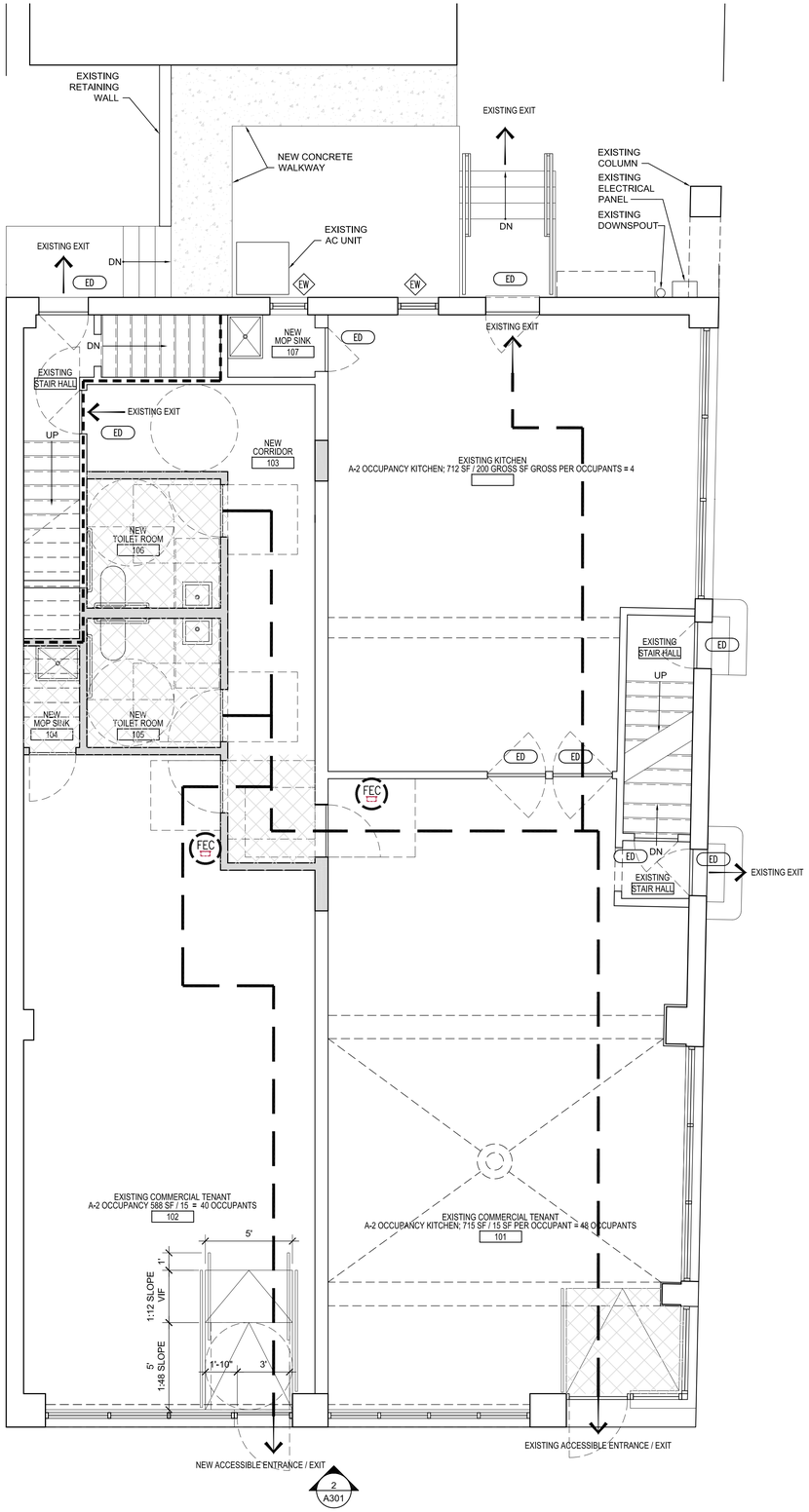
SURVEYED FOR

WAUWATOSA REALTY CO.
7502 HARWOOD AVE
WAUWATOSA - WIS

I, Walter J. Connell, hereby certify that I surveyed the above described property on January 3rd, 1977 according to the official records and that the above plat is a true representation of the boundaries thereof, and the principal lines of present building thereon.

Walter J. Connell

DM 5-24-77



1 CODE CONFORMANCE PLAN
SCALE: 1/4"=1'-0"

APPLICABLE CODES

BUILDING CODE	THE WISCONSIN COMMERCIAL BUILDING CODE SPS 360-362, IEBC 2015
FIRE SAFETY CODE	2006 IFC ADOPTED PER MCO 214-3
ELECTRICAL CODE	2011 NFPA 70 NATIONAL ELECTRICAL CODE WITH WI AMENDMENTS SPS 316
ACCESSIBILITY CODE	ICC/ANSI A117.1 (2009)
MECHANICAL CODE	SPS 364, IMC (2006)
PLUMBING CODE	SPS 381-387, (2014)
ENERGY CODE	SPS 363, IECC (2015)
ELEVATOR CODE	COMM 18, ASME A17.1 (2004) WITH 2005 ADDENDA AND IBC CHAPTER 30
ZONING CODE	WAUWATOSA MUNICODE

BUILDING DATA

OCCUPANCY CLASSIFICATION	CURRENTLY M, NO CHANGE OF OCCUPANCY IS PROPOSED.
CONSTRUCTION TYPE	TYPE VB
SPRINKLERED	NONE CURRENTLY, NOT REQUIRED.
BUILDING HEIGHT	TYPE VB ALLOWABLE 40 FEET ABOVE GRADE PLANE; ACTUAL HEIGHT ABOVE GRADE PLANE = ±25'.
WORK AREA	FIRST FLOOR AREA IS 2,572 SF; FIRST FLOOR WORK AREA IS 239 SF. BUILDING TOTALS ±4,956 PER MEASUREMENT. LESS THAN 50% OF TOTAL BUILDING AREA IS BEING ALTERED, THEREFORE LEVEL 2 ALTERATION PER IEBC 2015.
BUILDING AREA	TYPE VB ALLOWABLE AREA IS 6,000 SF FOR A-2 OCCUPANCY, NON-SPRINKLED BUILDING. EXISTING BUILDING TOTALS ±4,956 PER MEASUREMENT.

ZONING

MINIMUM LOT SIZE	LOT IS EXISTING, NO CHANGE TO PROPERTY BOUNDARIES IS PROPOSED
MAXIMUM HEIGHT	NO CHANGE IN BUILDING HEIGHT IS PROPOSED
SETBACKS	
FRONT YARD	EXISTING, NO CHANGE IS PROPOSED
WEST SIDE STREET	EXISTING, NO CHANGE IS PROPOSED
EAST SIDE YARD	EXISTING, NO CHANGE IS PROPOSED
REAR YARD	EXISTING, NO CHANGE IS PROPOSED
PARKING	EXISTING, NO CHANGE IS PROPOSED

CONSTRUCTION REQUIREMENTS

STRUCTURAL FRAME	0 HOUR TYPICAL
BEARING WALLS	
EXTERIOR WALLS	0 HOUR
INTERIOR WALLS	0 HOUR
NONBEARING WALLS	
EXTERIOR WALLS	0 HOUR
INTERIOR WALLS	0 HOUR
SHAFT ENCLOSURES	
STAIR ENCLOSURES	2 HOUR
STAIR CONSTRUCTION	EXISTING NO ALTERATIONS PROPOSED; BASEMENT, 1ST, AND 2ND STORY, COMBUSTIBLE WOOD CONSTRUCTION PER 1009.6
FLOOR CONSTRUCTION	
FIRST FLOOR	EXISTING TO REMAIN
SECOND FLOOR R2/M/B SEPARATION	2 HOUR
ROOF CONSTRUCTION	0 HOUR REQUIRED, EXISTING TO REMAIN
ROOF COVERINGS	EXISTING TO REMAIN

LOWER LEVEL USES

NO CHANGE OF USE IS BEING CONTEMPLATED FOR LOWER LEVEL USE; IT WILL CONTINUE TO BE USED AS PART OF THE FIRST FLOOR USES. NO SEPARATION IS REQUIRED BETWEEN FIRST FLOOR AND LOWER LEVEL PER IBC TABLE 508.4.

CH 705 IEBC ACCESSIBILITY

705.1.1 EACH TENANT SUITE HAS AN ACCESSIBLE ENTRANCE.

705.2 PER 705.1.1 ABOVE, AN ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION AREA WILL BE PROVIDED. WATER COOLERS WILL BE PROVIDED IN EACH SUITE IN LIEU OF AN ACCESSIBLE WATER FOUNTAIN.

PROVIDE COMPLIANT FIXTURES AND HARDWARE, TYPICAL ALL WORK AREAS, COMPLIANT WITH ALL APPLICABLE ASPECTS OF ICC/ANSI A117.1 2009

CH 804 IEBC FIRE PROTECTION AND ALARM SYSTEM

804.2.2 EXCEPTION 2, AUTOMATIC SPRINKLER PROTECTION IS NOT REQUIRED GIVEN THAT THE WORK AREA DOES NOT EXCEED 50 PERCENT OF THE FLOOR AREA. HOWEVER, IEBC 804.4.2 REQUIRES COMPLIANCE WITH IEBC 804.4.1 FOR A FIRE ALARM SYSTEM IN THE WORK AREA (IEBC AND NFPA 72) GIVEN THAT WORK AREA EXCEEDS 50 PERCENT OF THE FLOOR AREA, BUT IS NOT REQUIRED TO BE INSTALLED IN TENANT SPACES OUTSIDE OF THE WORK AREA.

CH 805 IEBC MEANS OF EGRESS

805.4.1. ONE EXIT IS ALLOWED FROM TENANT SUITE 102 PER 805.3.1.1 GIVEN THAT THE OCCUPANCY OF THIS SUITE IS LESS THAN 50, AND THE EXIT TRAVEL DISTANCE IS LESS THAN 75'. SUITE 101 HAS 2 EXISTING EXITS.

805.4.2 DOORS ARE ALLOWED TO OPEN INWARD GIVEN THAT OCCUPANCY IS LESS THAN 50.

805.4.3 IN ANY WORK AREA, ALL DOORS OPENING ONTO AN EXIT STAIRWAY SHALL BE SELF CLOSING; SPRING HINGES SHALL BE PROVIDED ON EXISTING DOOR OPENING ON TO EXISTING EXIT STAIRWAY.

805.5.1 CORRIDOR DOORS SHALL NOT BE CONSTRUCTED OF HOLLOW CORE MATERIAL, AND SHALL NOT CONTAIN LOUVERS.

805.5.3 IN ANY CORRIDOR WORK AREA, ANY OTHER SASH, GRILLE, OPENING AND ANY WINDOW NOT OPENING TO THE OUTSIDE AIR SHALL BE SEALED WITH MATERIALS CONSISTENT WITH THE CORRIDOR CONSTRUCTION (1 HOUR).

805.7 MEANS OF EGRESS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN ACCORDANCE WITH REQUIREMENTS OF IBC.

805.8.1 EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF IBC.

807.1 NEW STRUCTURAL ELEMENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE 2015 IBC.

CH 808 IEBC ELECTRICAL

808.1 ALL NEW ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH THE REQUIREMENTS OF THE CHAPTER LISTED THEREIN; BY DESIGN-BUILD ELECTRICAL SUBCONTRACTOR.

CH 809 IEBC MECHANICAL

809.1 RECONFIGURED SPACES SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION PER THE IMC; BY DESIGN-BUILD MECHANICAL SUBCONTRACTOR.

CH 810 IEBC PLUMBING

PER IBC 2902.1 A-2 OCCUPANCIES REQUIRE ONE WC PER SEX, AND ONE LAVATORY PER SEX; THERE ARE 100 TOTAL OCCUPANTS. TWO NEW ACCESSIBLE TOILET ROOMS ARE BEING PROVIDED WITH ONE WC AND ONE LAVATORY PER SEX. MOP BASINS ARE PROVIDED IN BOTH SUITES.

CH 811 IEBC ENERGY CONSERVATION

811.1 MINIMUM REQUIREMENTS. LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING TO COMPLY WITH THE IECC. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE IECC AS THEY RELATE TO NEW CONSTRUCTION ONLY.

LEGEND

- EXIT
- EGRESS ROUTE, EXISTING ACCESSIBLE PATH
- 1 HOUR RATED
- ALTERATION WORK AREA TOTALING 239 SF
- FEC FIRE EXTINGUISHER CABINET

STRIEGEL AGACKI STUDIO
1430 UNDERWOOD
WAUWATOSA, WI 53213
TEL 414.793.3586

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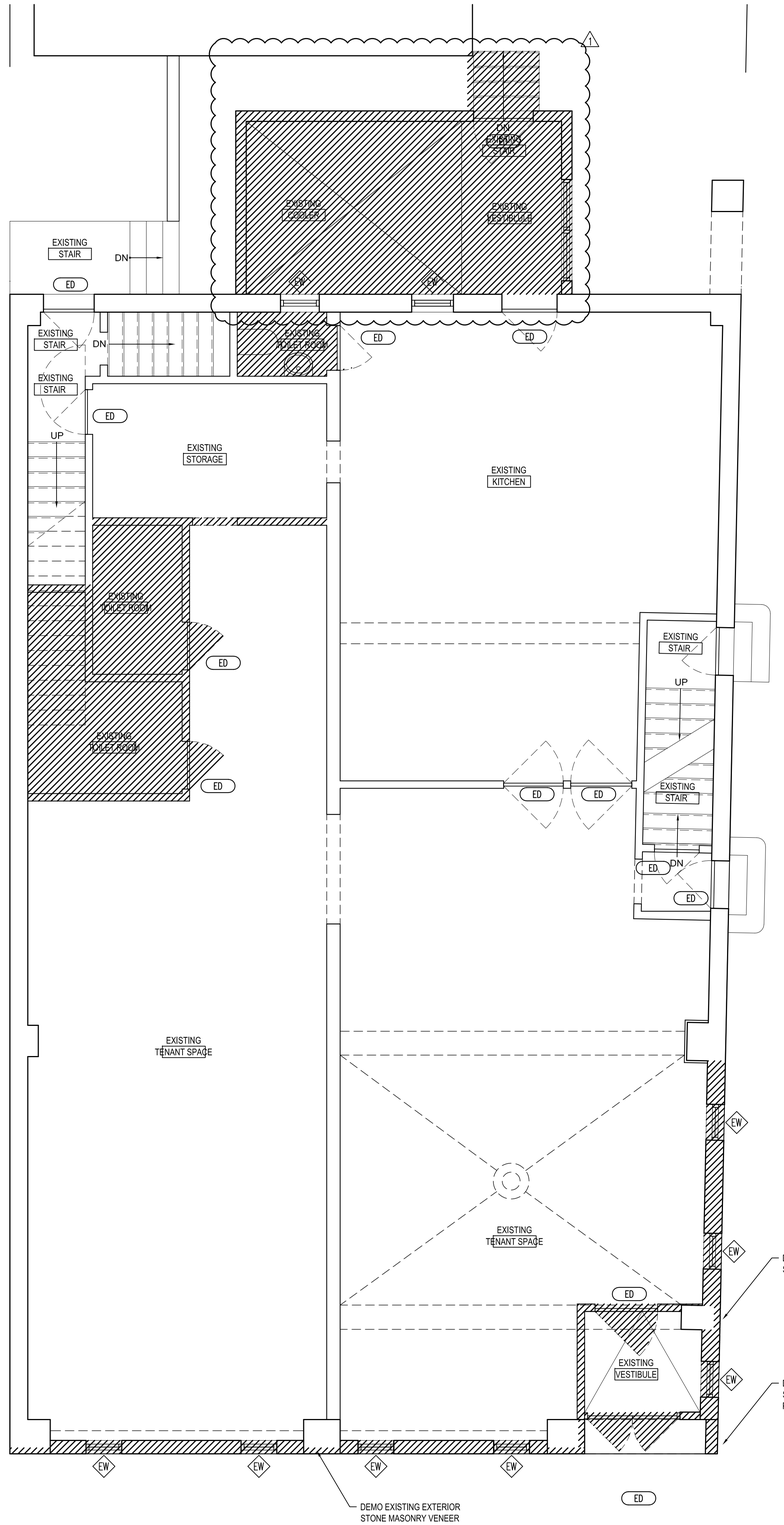
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SCALE:
COMPUTER FILE:
DRAWN BY:
PLOT DATE: JULY 21, 2026
JOB NUMBER:
TITLE: CODE CONFORMACE PLAN

SHEET NUMBER
A001

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1 A001 DEMOLITION PLAN
SCALE: 1/4"=1'-0"

GENERAL DEMOLITION NOTES

1. THE DEMOLITION WORK SHOWN HERE IS OF A GENERAL NATURE. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID, NOTIFY THE DESIGNER OF ANY INCOMPATIBILITY BETWEEN NEW AND EXISTING CONSTRUCTION AND THE INABILITY OF THE EXISTING CONSTRUCTION TO BE PROVIDED OR PERFORMED ITS SPECIFIC REQUIREMENT.

2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, ETC. REQUIRED TO COMPLETE THE DEMOLITION OF ALL ITEMS SHOWN ON THESE PLANS INCLUDING ITEMS NOT SHOWN WHICH ARE REQUIRED FOR REMOVAL OR SALVAGE UNLESS DESIGNATED N.I.C. (NOT IN CONTRACT).

3. WHERE EXISTING ASSEMBLIES ARE SHOWN TO BE REMOVED WITHIN THE SCOPE OF WORK, INCLUDE THE CONTROLLED AND COMPLETE REMOVAL OF THESE ITEMS AND ANY ASSOCIATED ITEMS NECESSARY FOR THE EXECUTION OF THE WORK.

4. CONTRACTOR SHALL REVIEW ANY AND ALL ITEMS OF DEMOLITION WITH DESIGNER/OWNER NOT IMPLIED OR SPECIFIED ON DRAWINGS OR SPECIFICATIONS AND TO INCLUDE SUCH COSTS IN BID UNLESS OTHERWISE ADVISED.

5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MAINTAIN FREE PROTECTED ACCESS OF OWNER, SERVICE PERSONNEL AND THE PUBLIC THROUGH THE AREAS INVOLVED AND AFFECTED BY CONSTRUCTION FREE OF SOIL, DEBRIS, TRASH, ETC. ON A DAILY BASIS.

6. REMOVAL AS DESCRIBED HEREIN SHALL BE ACCOMPLISHED WITHOUT STORING ON THE FLOOR EXCESSIVE QUANTITIES OF ANY MATERIALS, RUBBISH, DIRT, DEBRIS, OR WASTE OF ANY SORT RESULTING FROM THE REMOVAL OPERATIONS ON THE FLOOR.

7. NOISE ABATEMENT: NOISE SHALL BE KEPT AT A REASONABLE LEVEL AS RELATED TO SPECIFIC ITEMS OF EQUIPMENT USED AND THEIR HOURS OF USE.

8. ALL AREAS REQUIRING PATCH DUE TO THE WORK OF THIS PROJECT, INCLUDING MARKS FROM RELOCATED WALLS, DAMAGE CAUSED BY REMOVING, RELOCATING, AND/OR ADDING FIXTURES AND EQUIPMENT, DAMAGES CAUSED BY DEMOLITION AT ADJACENT MATERIALS, ETC. SHALL BE EXPERTLY PATCHED BY JOURNEYMEN EXPERIENCED IN THE TRADE INVOLVED IN THE PATCHWORK.

9. PLUMBING DEMOLITION SHALL INCLUDE REMOVAL OF ALL FIXTURES AND APPLIANCES. VERIFY DISPOSAL OF ITEMS WITH OWNER PRIOR TO DISPOSAL.

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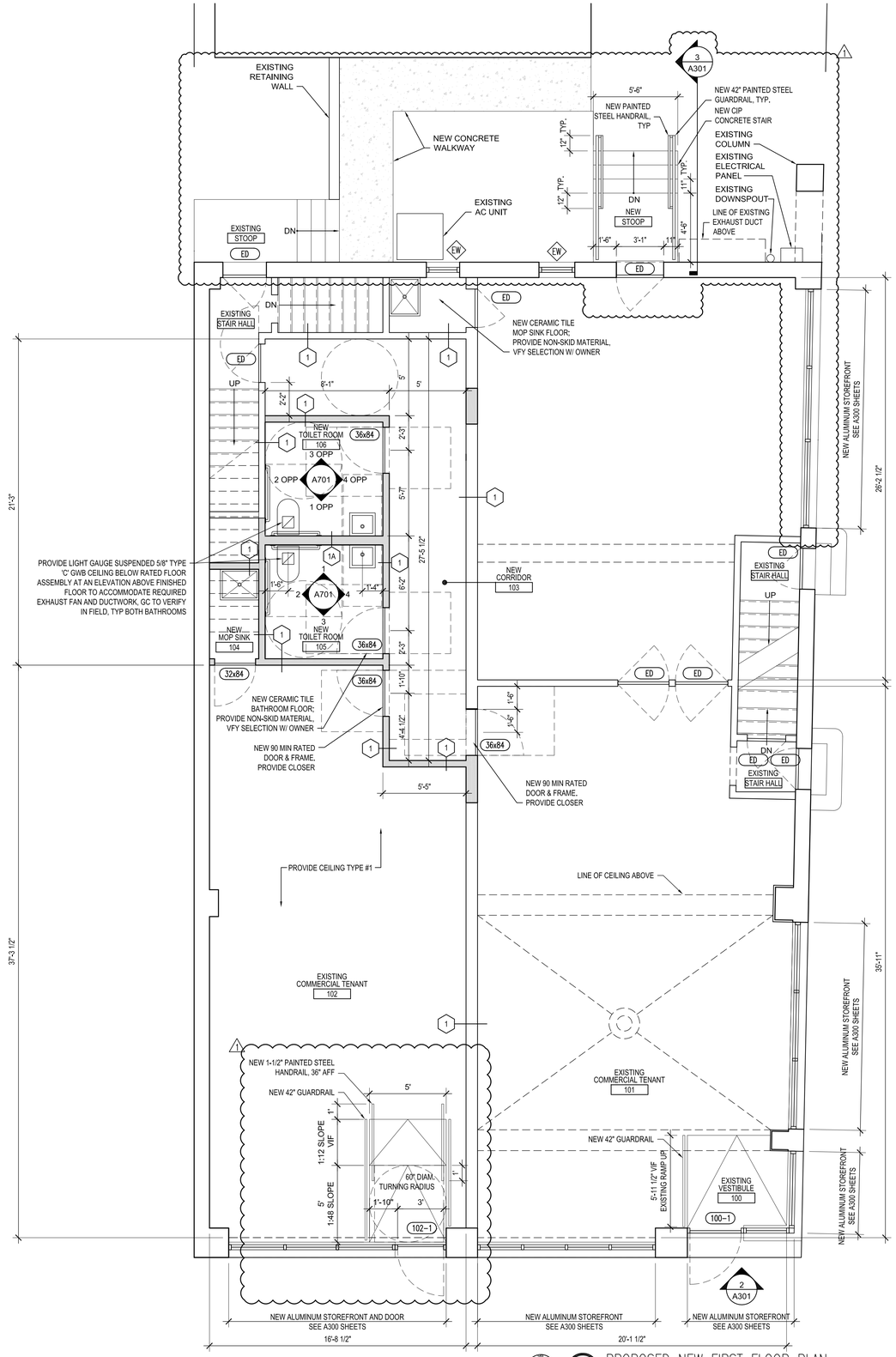
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TITLE:
FIRST FLOOR DEMOLITION PLAN

SHEET NUMBER
D101

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1 A101 PROPOSED NEW FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

CEILING NOTES

1. SOFFITS TO BE LIGHT GAUGE FRAMED, SUSPENDED GWB CEILING.

2. EMERGENCY LIGHTING AND LIGHTING IN PARKING AREAS BY DESIGN-BUILD ELECTRICAL SUBCONTRACTOR.

3. DESIGN-BUILD ELECTRICAL SUBCONTRACTOR TO VERIFY CODE REQUIRED LIGHTING LEVELS AND REVIEW WITH OWNER / ARCHITECT.

4. PROVIDE BLOCKING AND ARCHITECTURAL METALS TO SUPPORT ALL LIGHT FIXTURES..

5. COORDINATE SIZES, TYPES, LOCATIONS, & QUANTITIES OF ALL MEP RELATED FIXTURES, DEVICES, & EQUIPMENT.

6. EMERGENCY LIGHT LOCATIONS TO BE COORDINATED WITH ELECTRICAL CONTRACTOR, GENERAL CONTRACTOR, & LOCAL CODE OFFICIAL..

7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LIGHTING CALCULATIONS AND PHOTOMETRIC LIGHT LEVELS.

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5724	PROPRIETARY†	2 HOUR FIRE

WOOD FLOOR, WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS

Base layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to 2 x 10 wood joists 16" o.c. with 8d nails, 2 1/2" long, 0.113" shank, 19/64" heads, 7" o.c. Resilient furring channels 24" o.c. applied at right angles to joists through base layer with one 8d nail, 2 1/2"long, 0.113" shank, 19/64" head, at each joist. **Face** layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels with 1" Type S drywall screws 12" o.c. Double channel installed at face layer end joints. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor or 19/32" plywood finished floor with long edges T & G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.

Approx. Ceiling Weight: 6 psf
Fire Test: UL R27117-35, 10-21-84, UL Design L505; ULC Design M503

PROPRIETARY GYPSUM BOARD

American Gypsum Company	5/8" FIREBLOC TYPE C
CertainTeed Gypsum, Inc.	5/8" ProRoc™ Type C Gypsum Panels
CertainTeed Gypsum Canada, Inc.	5/8" ProRoc™ Type C Gypsum Panels
G-P Gypsum	5/8" ToughRock® Fireguard® C
Lafarge North America Inc.	5/8" Firecheck® Type C
National Gypsum Company	5/8" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Wallboard
PABCO Gypsum	5/8" FLAME CURB® Super 'C'
Temple-Inland Forest Products Corporation	5/8" "G"-C

†Contact the manufacturer for more detailed information on proprietary products.

3 A101 CEILING ASEMBLY #1
SCALE: 1/4"=1'-0"

WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE

GA FILE NO. WP 1522	GENERIC	2 HOUR FIRE	55 to 59 STC SOUND

GYPSUM WALLBOARD, STEEL STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 3 5/8" steel studs 24" o.c. with 1" Type S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side with 1 5/8" Type S drywall screws 12" o.c.

Joints staggered 24" each layer and side. Sound tested with 3 1/2" glass fiber friction fit in stud space. **(NLB)**

Thickness: 6 1/8 "
Limiting Height: Refer to Section IV
Approx. Weight: 12 psf
Fire Test: See WP 1548 (WHI-495-0238, 1-30-80)
Sound Test: NRCC 818-NV, 2-3-81

2 A101 WALL TYPE 1 (PROVIDE 6" STUD AT '1A') 1
SCALE: 1/4"=1'-0"

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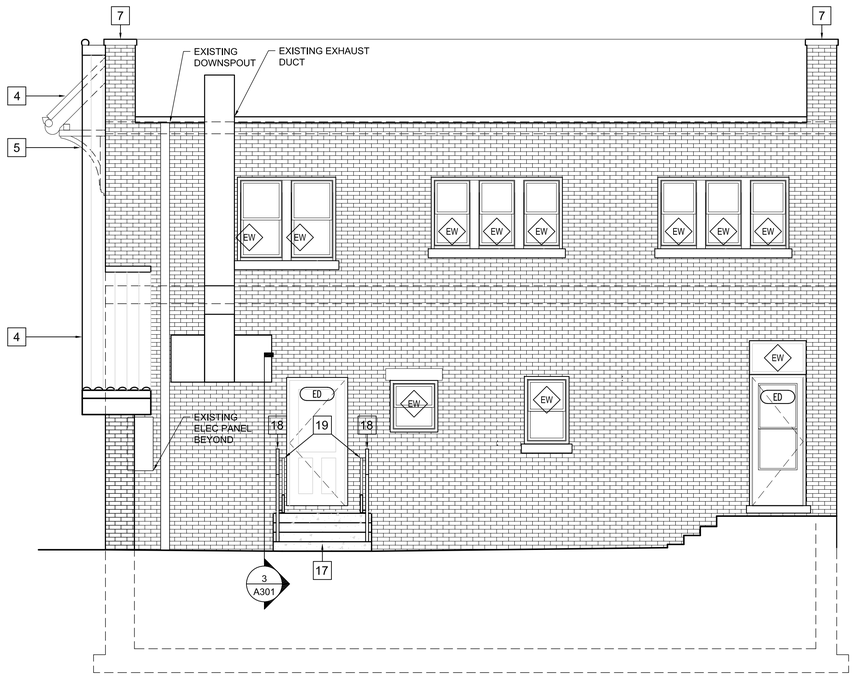
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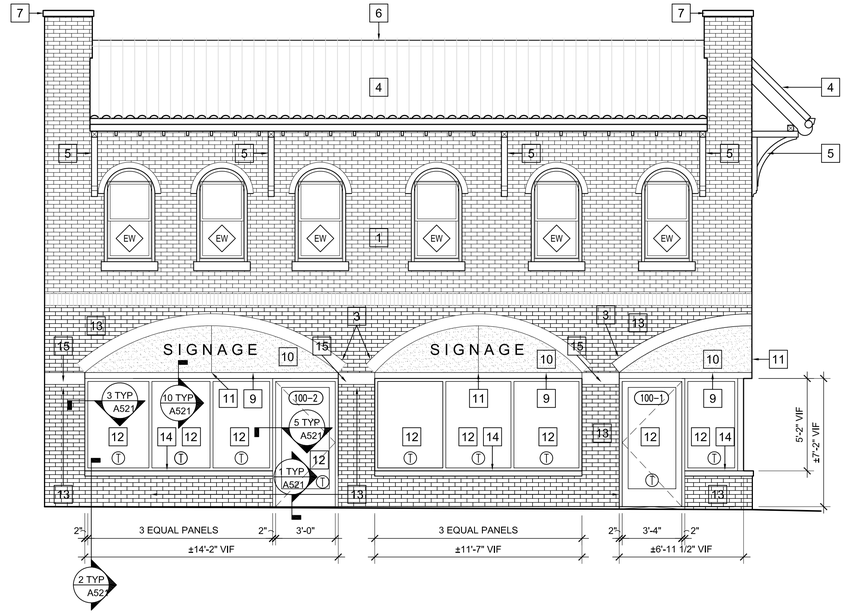
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FIRST FLOOR PLAN
PLAN

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A101

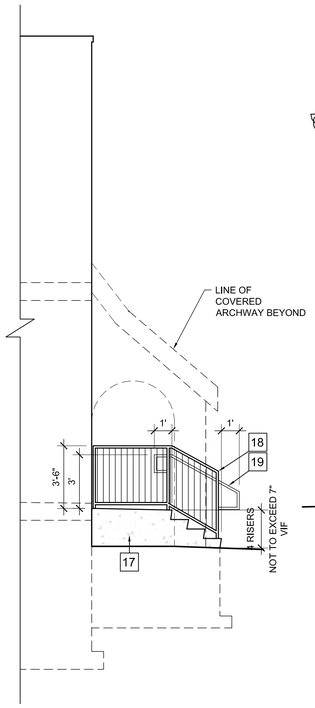
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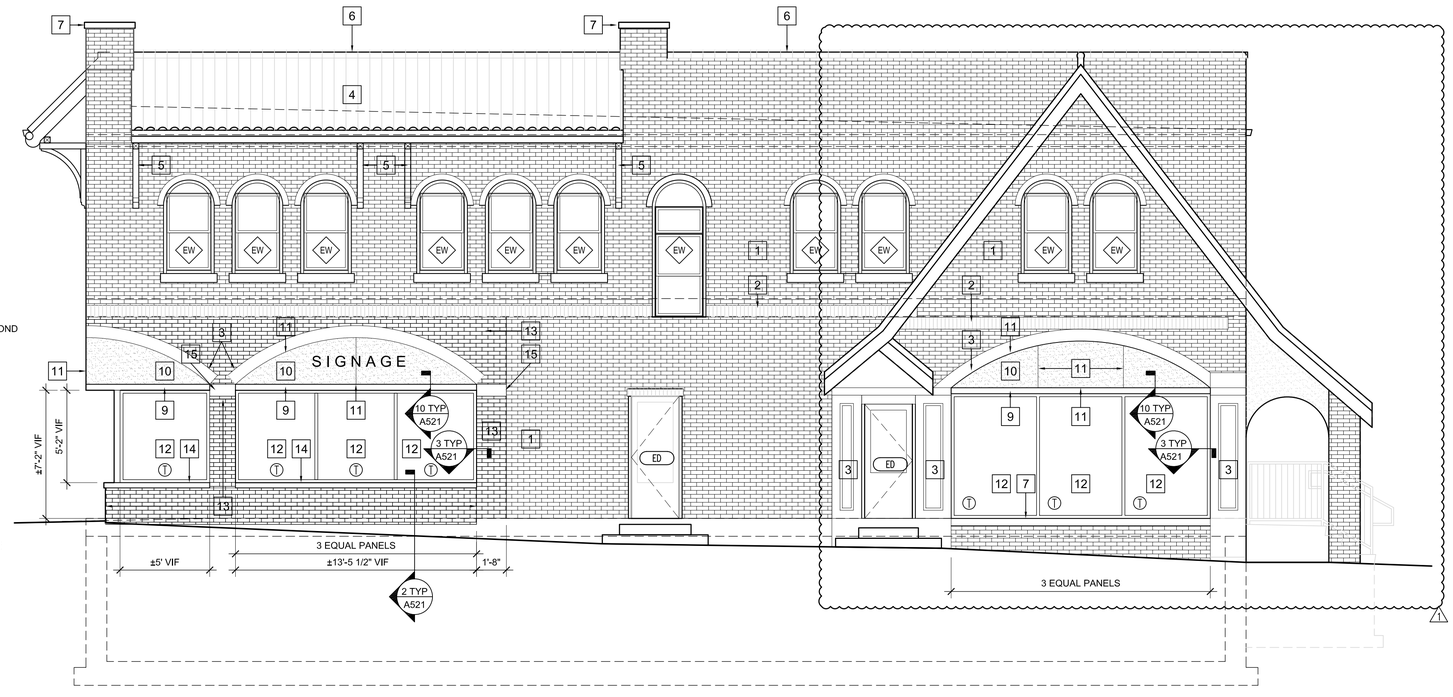
NORTH ELEVATION
1/4" = 1'-0"



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



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



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

GENERAL NOTES

1. PRIOR TO PENETRATION OF ANY EXTERIOR WALL SURFACE THE LOCATION OF THE PENETRATION MUST BE COORDINATED AND APPROVED BY THE ARCHITECT. FAILURE TO OBTAIN PERMISSION MAY RESULT IN RELOCATION OF THE INSTALLED ITEM AND REPAIR OF THE AFFECTED SURFACES AT NO COST TO THE OWNER.
2. NOTE ONE ABOVE APPLIES TO ALL PENETRATIONS INCLUDING BUT NOT LIMITED TO ROOF SCUPPERS, UTILITY CONNECTIONS, VENTS, AIR INTAKES, ETC.
3. ALL JOINTS IN EXTERIOR MATERIALS ARE AN INDICATION OF DESIGN INTENT ONLY. ALL JOINTS TO FOLLOW MANUFACTURERS RECOMMENDATIONS OR GOOD PRACTICE FOR INSTALLATION AND REQUIRED JOINT LOCATIONS. NOTIFY ARCHITECT OF ANY DEVIATION FROM JOINT PATTERN PRIOR TO EXECUTION.
4. REFER TO A300 SHEETS FOR WINDOWS AND DOORS AND ASSOCIATED NOTES.

ELEVATION KEY NOTES

1. EXISTING BRICK MASONRY
2. EXISTING BRICK SOLIDER COURSE
3. EXISTING CAST TRIM, REPLACE AS REQUIRED
4. EXISTING CLAY TILE ROOF
5. EXISTING WOOD BRACKET
6. EXISTING CLAY COPING
7. EXISTING STONE COPING
8. NEW 1x4 ENGINEERED COMPOSITE TRIM, PAINTED
9. NEW 1x6 ENGINEERED COMPOSITE TRIM, PAINTED
10. NEW SMOOTH FINISH FIBER CEMENT SIDING-1 ON COR-A-VENT SHIM SYSTEM, PAINTED
11. NEW FIBER CEMENT SIDING ALUMINUM REVEAL TRIM SYSTEM
12. NEW ALUMINUM STOREFRONT SYSTEM, PAINTED
13. NEW BRICK MASONRY
14. NEW STONE SILL
15. NEW STONE HEADER
16. EXISTING STONE MASONRY TO REMAIN
17. NEW CIP CONCRETE STOOP / STAIR
18. PAINTED STEEL GUARDRAIL
19. NEW PAINTED STEEL HANDRAIL

ED EXISTING DOOR TO REMAIN
EW EXISTING WINDOW TO REMAIN

EXTERIOR DOOR / WINDOW NOTES

1. ALL WINDOWS ARE TO MEET ALL CODE REQUIREMENTS - GC TO COORDINATE WITH SUPPLIER.
2. T = TEMPERED SAFETY GLASS PER CODE.
3. SWINGING DOORS WITH FULL LITES TO HAVE MINIMUM 10" HIGH BOTTOM RAIL PER ICC/ANSI A117.1 - 2009, 404.2.9.
4. REFER TO ELEVATION DRAWINGS FOR WINDOW OPERATION OR GROUPINGS.
5. GC TO VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS IN FIELD PRIOR TO ORDERING WINDOW UNITS.
6. ALL GLAZING TO COMPLY WITH IBC 2015, CHAPTER 24 FOR SAFETY GLAZING MATERIALS, REQUIRED APPLICABLE TESTING AND LOCATIONS, GC AND SUPPLER TO VERIFY.
7. CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAXIMUM IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2, VERIFY WITH DOOR LOCATIONS AND COORDINATE WITH MANUFACTURER / SUPPLIER.
8. WINDOW AND DOOR SIZES ARE APPROXIMATE UNIT DIMENSIONS, NOT ROUGH OPENINGS. GC TO COORDINATE APPROVED WINDOW AND DOOR MANUFACTURER'S REQUIRED ADDITIONAL SHIM SPACE GIVEN POTENTIAL BUILDING SHRINKAGE AT WOOD FLOORS AND RESULTANT REQUIRED WINDOW AND DOOR ROUGH OPENINGS AND REPORT TO ARCH.
9. EXTERIOR DOOR CLEAR OPENING WITH DOOR SWUNG OPEN TO 90 DEGREES OR FULLY SLID OPEN TO BE MINIMUM 32" CLEAR WIDTH, GC AND SUPPLIER TO VERIFY AND REPORT TO ARCH.
10. REFER TO A3 SHEETS FOR EXTERIOR CLADDING MATERIALS ADJACENT TO WINDOW UNITS AND NUMBERED DETAILS.
11. 'EWR' WINDOWS ARE UNITS TO BE REPLACED IN PLACE; VERIFY THESE UNIT SIZES IN FIELD.

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MILWAUKEE, WI 53203

DATE	NO.	REVISION
10-24-25		ISSUED FOR PERMIT
7-21-26	1	OWNER UPDATES

project name

TENANT IMPROVEMENT

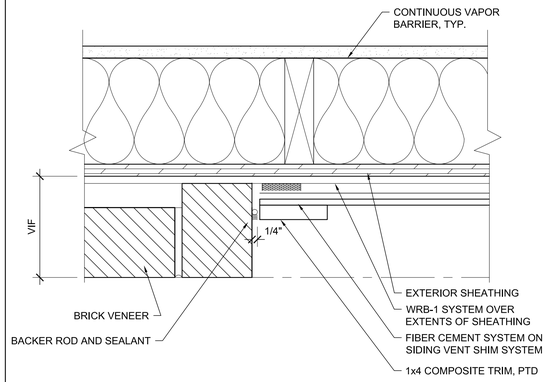
7200 W. NORTH AVENUE
WAUWATOSA, WI 53213

ISSUED FOR REVIEW

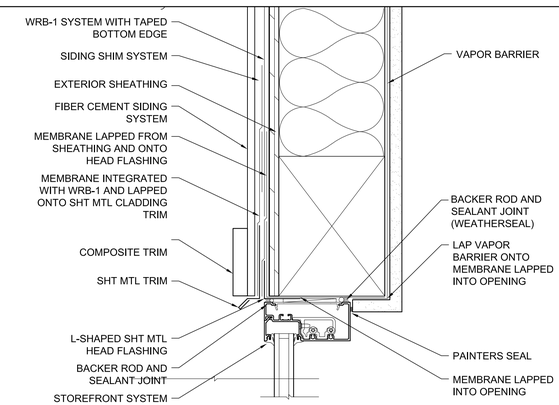
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DRAWN BY:
PLOT DATE: JULY 21, 2026
JOB NUMBER:
TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER
A301

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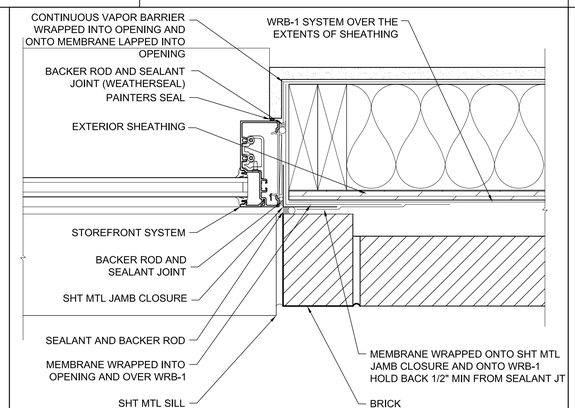


9 PLAN DETAIL - BRICK TO FIBER CEMENT
- Scale: 3"=1'-0"

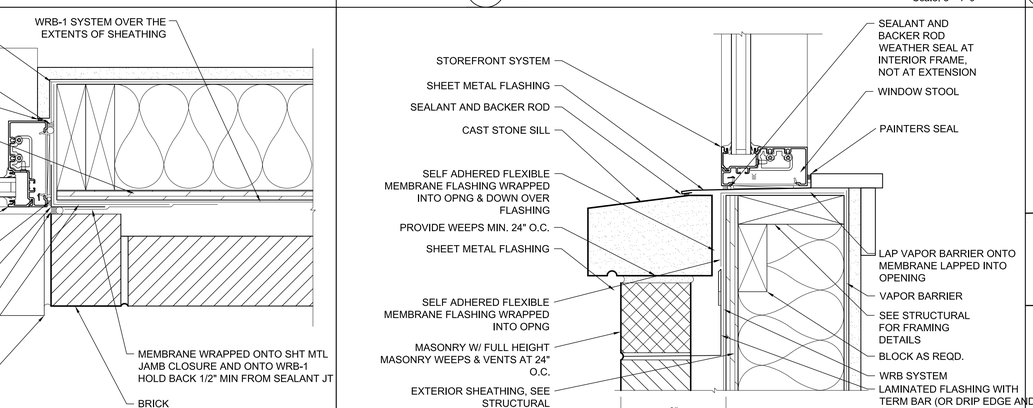


10 STOREFRONT FIBER CEMENT SIDING HEAD
- Scale: 3"=1'-0"

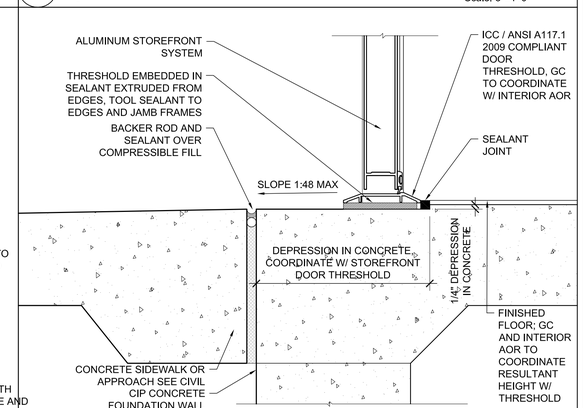
5 STOREFRONT JAMB DETAIL AT DOOR
- Scale: 3"=1'-0"



3 STOREFRONT / MASONRY JAMB DETAIL
- Scale: 3"=1'-0"



2 MASONRY STOREFRONT SILL DETAIL
- Scale: 3"=1'-0"



1 STOREFRONT DOOR SILL
- Scale: NTS

STRIEGEL AGACKI STUDIO
1430 UNDERWOOD
WAUWATOSA, WI 53213
TEL 414.793.3586

Owner:

North 7200, LLC
PO BOX 510932
MILWAUKEE, WI 53203

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TENANT IMPROVEMENT

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WAUWATOSA, WI 53213

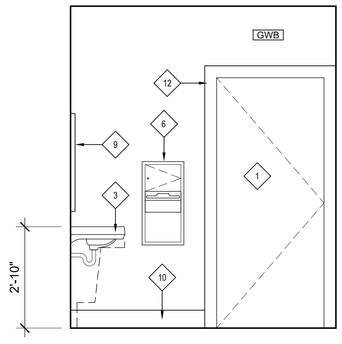
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COMPUTER FILE:
DRAWN BY:
PLOT DATE: JULY 21, 2026
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TITLE:
EXTERIOR DETAILS

SHEET NUMBER

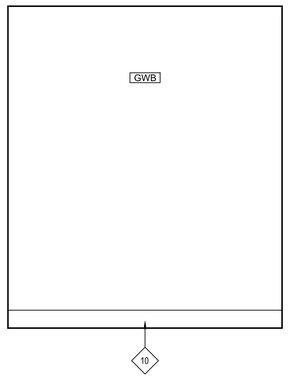
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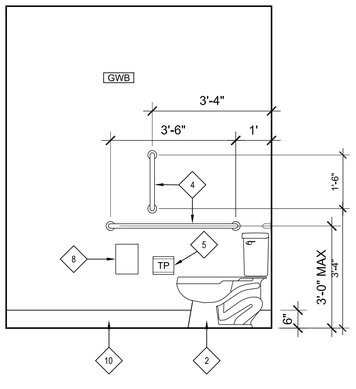
TOILET ROOM 4

1/2" = 1'-0"



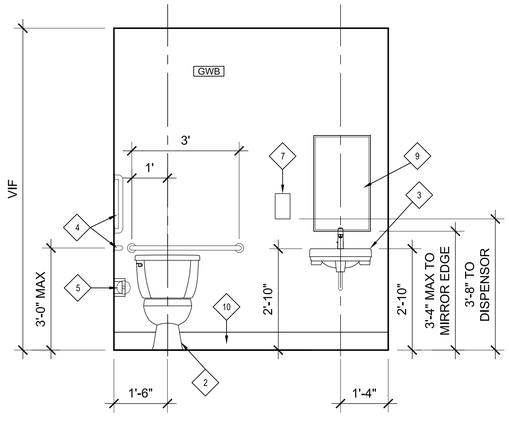
TOILET ROOM 3

1/2" = 1'-0"



TOILET ROOM 2

1/2" = 1'-0"



TOILET ROOM 1

1/2" = 1'-0"

ELEVATION KEYNOTES

ENLARGED REST ROOM FLOOR PLAN FINISH NOTES: THE FOLLOWING FINISH NOTES ARE

ENCLOSED WITH A [-] SYMBOL. SEE FINISH SCHEDULE A601 FOR ABBREVIATIONS.

ENLARGED REST ROOM FLOOR PLAN KEYED NOTES: THE FOLLOWING KEYED NOTES ARE

ENCLOSED WITH A ◇ SYMBOL.

1. PROVIDE TACTILE ADA BRAILLE TOILET ROOM SIGNAGE AT THE LATCH PROVIDE TACTILE ADA BRAILLE TOILET ROOM SIGNAGE AT THE LATCH SIDE OF DOOR. MOUNT 5' FROM THE DOOR OPENING TO THE SIGN VERTICAL CENTERLINE AND 60" A.F.F. TO THE SIGN HORIZONTAL CENTERLINE. FINISH: GRAY W/ WHITE LETTERING.

2. ACCESSIBLE TOILET, LOCATE 18" FROM ADJACENT WALL OR PARTITION

3. ACCESSIBLE LAV SINK AND FAUCET; INSTALL UNDER LAVATORY PIPE INSULATION PER ICC / ANSI 2009 A117.1 AT ALL LOCATIONS.

4. VERTICAL AND HORIZONTAL GRAB BARS. MANUFACTURER: BRADLEY (SEE STANDARD MOUNTING HEIGHTS PER ICC / ANSI 2009 A117.1)

5. TOILET TISSUE DISPENSER LOCATED PER ICC / ANSI 2009 A117.1 REQUIREMENTS

6. SURFACE MOUNTED PAPER TOWEL DISPENSER & WASTE DISPENSER LOCATED PER ICC / ANSI 2009 A117.1 REQUIREMENTS; PROVIDE 30x48 CLEAR SPACE IN FRONT OF DISPENSER, CENTERED ON UNIT

7. SOAP DISPENSER LOCATED PER ICC / ANSI 2009 A117.1 REQUIREMENTS

8. SANITARY NAPKIN DISPOSAL LOCATED PER ICC / ANSI 2009 A117.1 REQUIREMENTS

9. 18" x 36" FIXED-POSITION TILT MIRROR

10. 6" TALL CERAMIC TILE BASE

11. POCKET DOOR, HARDWARE TO MEET ICC / ANSI 2009 A117.1 REQUIREMENTS INCLUDING BUT NOT LIMITED TO HARDWARE STYLE AND MAXIMUM OPENING FORCE REQUIREMENTS. VERIFY DOOR STYLE WITH OWNER.

12. 1x WOOD CASING, VFY FINISH WITH OWNER

STRIEGEL AGACKI STUDIO
1430 UNDERWOOD
WAUWATOSA, WI 53213
TEL 414.793.3586

Owner:

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PO BOX 510932
MILWAUKEE, WI 53203

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TENANT IMPROVEMENT

7200 W. NORTH AVENUE
WAUWATOSA, WI 53213

ISSUED FOR REVIEW

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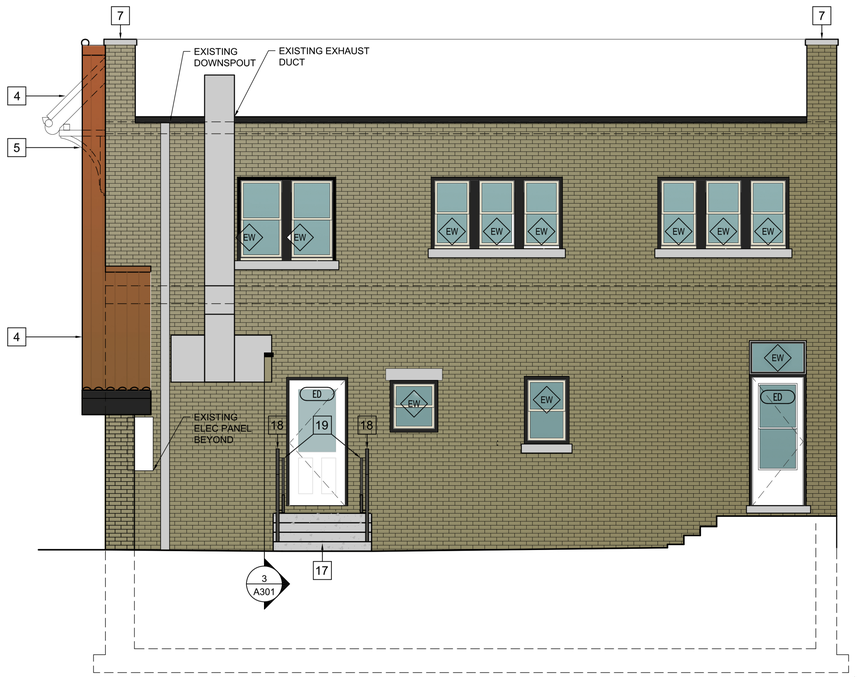
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INTERIOR ELEVATIONS

SHEET NUMBER

A701

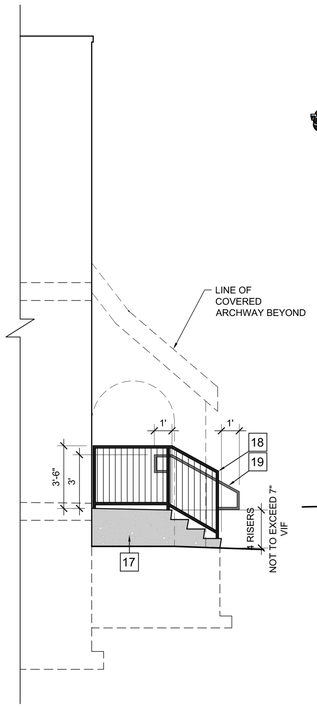
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NORTH ELEVATION
1/4" = 1'-0"



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



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



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

GENERAL NOTES

1. PRIOR TO PENETRATION OF ANY EXTERIOR WALL SURFACE THE LOCATION OF THE PENETRATION MUST BE COORDINATED AND APPROVED BY THE ARCHITECT. FAILURE TO OBTAIN PERMISSION MAY RESULT IN RELOCATION OF THE INSTALLED ITEM AND REPAIR OF THE AFFECTED SURFACES AT NO COST TO THE OWNER.
2. NOTE ONE ABOVE APPLIES TO ALL PENETRATIONS INCLUDING BUT NOT LIMITED TO ROOF SCUPPERS, UTILITY CONNECTIONS, VENTS, AIR INTAKES, ETC.
3. ALL JOINTS IN EXTERIOR MATERIALS ARE AN INDICATION OF DESIGN INTENT ONLY. ALL JOINTS TO FOLLOW MANUFACTURERS RECOMMENDATIONS OR GOOD PRACTICE FOR INSTALLATION AND REQUIRED JOINT LOCATIONS. NOTIFY ARCHITECT OF ANY DEVIATION FROM JOINT PATTERN PRIOR TO EXECUTION.
4. REFER TO A300 SHEETS FOR WINDOWS AND DOORS AND ASSOCIATED NOTES.

ELEVATION KEY NOTES

1. EXISTING BRICK MASONRY
2. EXISTING BRICK SOLIDER COURSE
3. EXISTING CAST TRIM, REPLACE AS REQUIRED
4. EXISTING CLAY TILE ROOF
5. EXISTING WOOD BRACKET
6. EXISTING CLAY COPING
7. EXISTING STONE COPING
8. NEW 1x4 ENGINEERED COMPOSITE TRIM, PAINTED
9. NEW 1x6 ENGINEERED COMPOSITE TRIM, PAINTED
10. NEW SMOOTH FINISH FIBER CEMENT SIDING-1 ON COR-A-VENT SHIM SYSTEM, PAINTED
11. NEW FIBER CEMENT SIDING ALUMINUM REVEAL TRIM SYSTEM
12. NEW ALUMINUM STOREFRONT SYSTEM, PAINTED
13. NEW BRICK MASONRY
14. NEW STONE SILL
15. NEW STONE HEADER
16. EXISTING STONE MASONRY TO REMAIN
17. NEW CIP CONCRETE STOOP / STAIR
18. PAINTED STEEL GUARDRAIL
19. NEW PAINTED STEEL HANDRAIL

ED EXISTING DOOR TO REMAIN
EW EXISTING WINDOW TO REMAIN

EXTERIOR DOOR / WINDOW NOTES

1. ALL WINDOWS ARE TO MEET ALL CODE REQUIREMENTS - GC TO COORDINATE WITH SUPPLIER.
2. T = TEMPERED SAFETY GLASS PER CODE.
3. SWINGING DOORS WITH FULL LITES TO HAVE MINIMUM 10" HIGH BOTTOM RAIL PER ICC/ANSI A117.1 - 2009, 404.2.9.
4. REFER TO ELEVATION DRAWINGS FOR WINDOW OPERATION OR GROUPINGS.
5. GC TO VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS IN FIELD PRIOR TO ORDERING WINDOW UNITS.
6. ALL GLAZING TO COMPLY WITH IBC 2015, CHAPTER 24 FOR SAFETY GLAZING MATERIALS, REQUIRED APPLICABLE TESTING AND LOCATIONS, GC AND SUPPLER TO VERIFY.
7. CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAXIMUM IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2, VERIFY WITH DOOR LOCATIONS AND COORDINATE WITH MANUFACTURER / SUPPLIER.
8. WINDOW AND DOOR SIZES ARE APPROXIMATE UNIT DIMENSIONS, NOT ROUGH OPENINGS. GC TO COORDINATE APPROVED WINDOW AND DOOR MANUFACTURER'S REQUIRED ADDITIONAL SHIM SPACE GIVEN POTENTIAL BUILDING SHRINKAGE AT WOOD FLOORS AND RESULTANT REQUIRED WINDOW AND DOOR ROUGH OPENINGS AND REPORT TO ARCH.
9. EXTERIOR DOOR CLEAR OPENING WITH DOOR SWUNG OPEN TO 90 DEGREES OR FULLY SLID OPEN TO BE MINIMUM 32" CLEAR WIDTH, GC AND SUPPLIER TO VERIFY AND REPORT TO ARCH.
10. REFER TO A3 SHEETS FOR EXTERIOR CLADDING MATERIALS ADJACENT TO WINDOW UNITS AND NUMBERED DETAILS.
11. 'EWR' WINDOWS ARE UNITS TO BE REPLACED IN PLACE; VERIFY THESE UNIT SIZES IN FIELD.

STRIEGEL AGACKI STUDIO
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EXTERIOR ELEVATIONS

SHEET NUMBER
A301

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INTERSTATE BRICK
Tombstone
THE BRICKYARD INCORPORATED

File #: 26-1358 **Agenda Date:** 8/6/2026 **Agenda #:** 2.

7535 W North Avenue - New Construction - Return to Board

EXISTING CONDITIONS



Northwest Corner



Southwest Corner



South Street



Northeast Corner

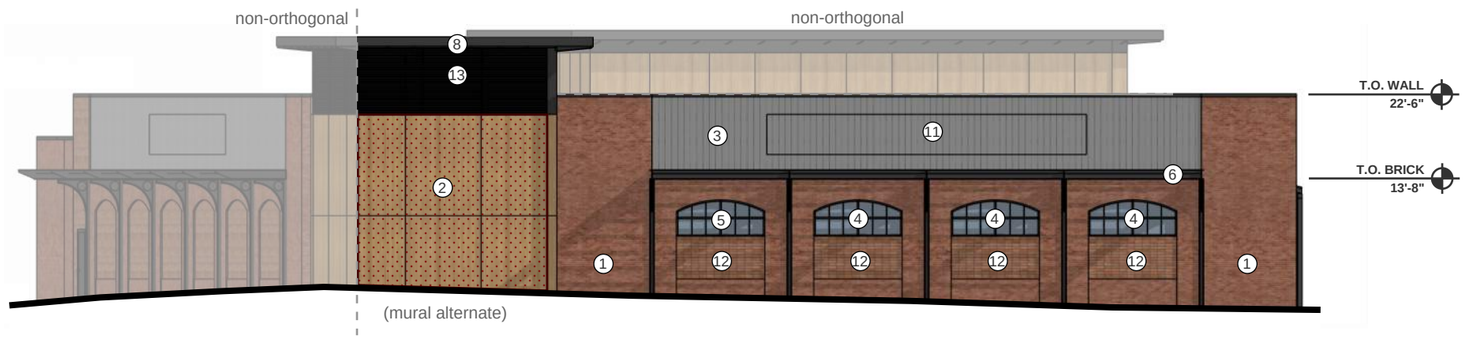
Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.

BUILDING 1

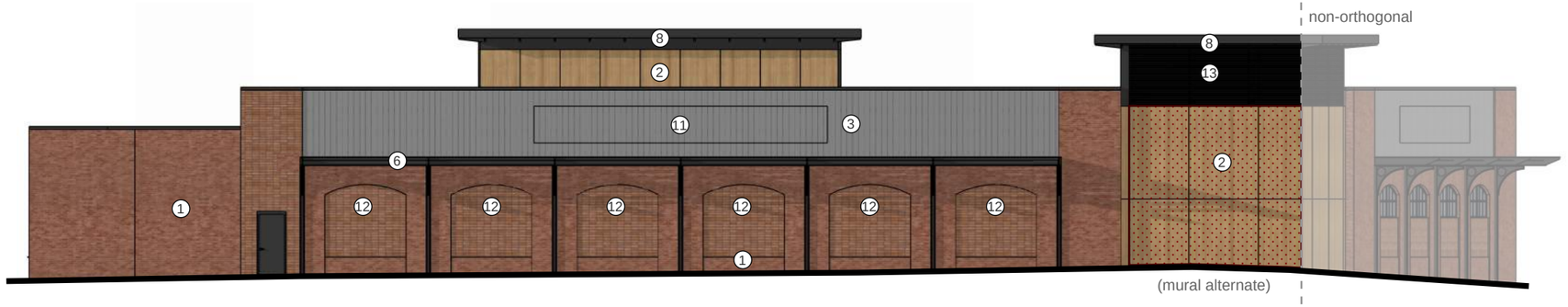
South
1/16" = 1'-0"



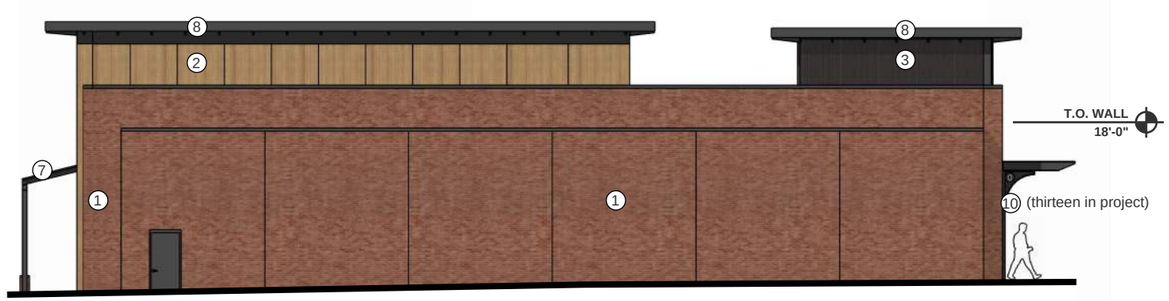
West
1/16" = 1'-0"



North
1/16" = 1'-0"



East
1/16" = 1'-0"



BUILDING 1 - ELEVATION NOTES

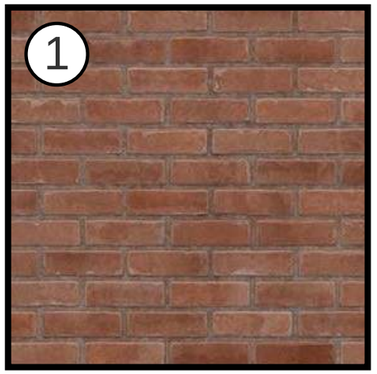
1 Brick: color red
2 Wood-look phenolic panel
3 Corrugated metal panel: color gray/dark gray
4 Aluminum storefront window system: color dark bronze
5 Spandrel glass in aluminum storefront: color dark bronze
6 C-channel metal accent painted: color gray
7 Standing seam metal roof: color gray, over exposed steel structure painted: color dark gray
8 Brake metal roof overhang w/ outriggers
9 Overhead garage door
10 Metal sunshade style overhang painted: color dark gray
11 Tenant signage for approximate location, final approval at later date
12 Inset decorative brick pattern
13 Louver system painted solid color to compliment wood tone panels

Notes do not align between buildings
Scale does not align between buildings

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MATERIAL PALETTE

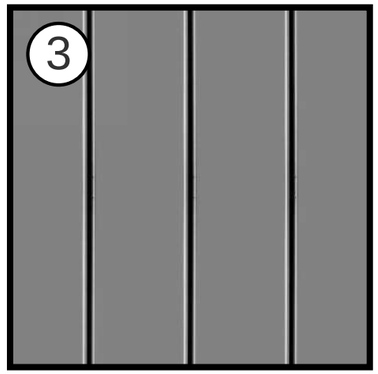
Building 1



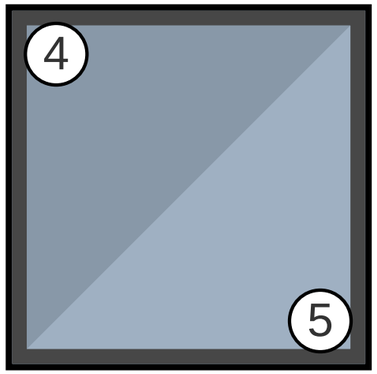
Brick: color red



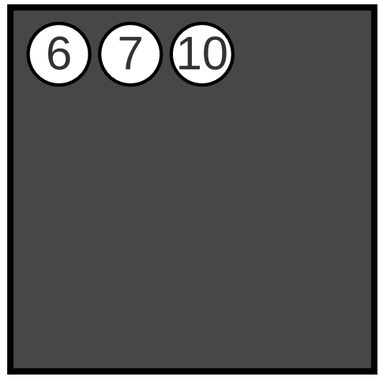
Wood-look phenolic panel



Corrugated metal panel:
color gray



Clear/Spandrel glass in aluminum
storefront: color dark bronze



Painted metal: color dark gray

Building 2

Brick: color red



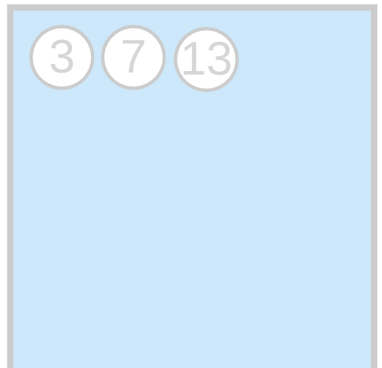
Burnished stone block:
color cream



Stone sill



Clear/Spandrel glass in aluminum
storefront: color clear annodized



Architectural metal panel:
color blue

PREVIOUSLY APPROVED BY CITY

Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.



Northwest Corner - Tower

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Southwest Corner

Note: Previous rendering. Tower still shows spandral glass.

Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.



South Lot - Pedestrian Entry

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Note: Previous rendering. Tower still shows spandral glass.

Northwest Corner - Tower (Mural alternate)

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File #: 26-1360 **Agenda Date:** 8/6/2026 **Agenda #:** 3.

11550 W North Avenue - Kim & LaVoy - Exterior Change

EXISTING FACADE



PROPOSED FACADE ENHANCEMENTS

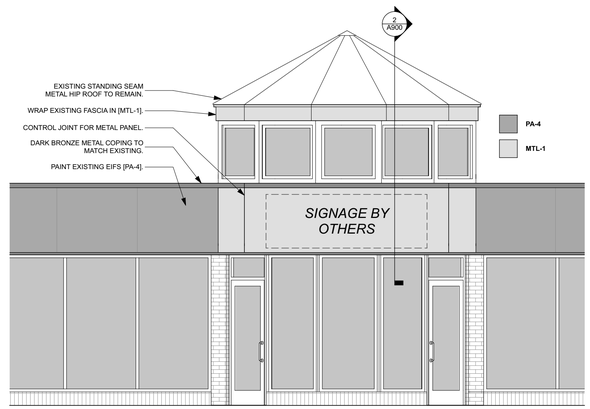




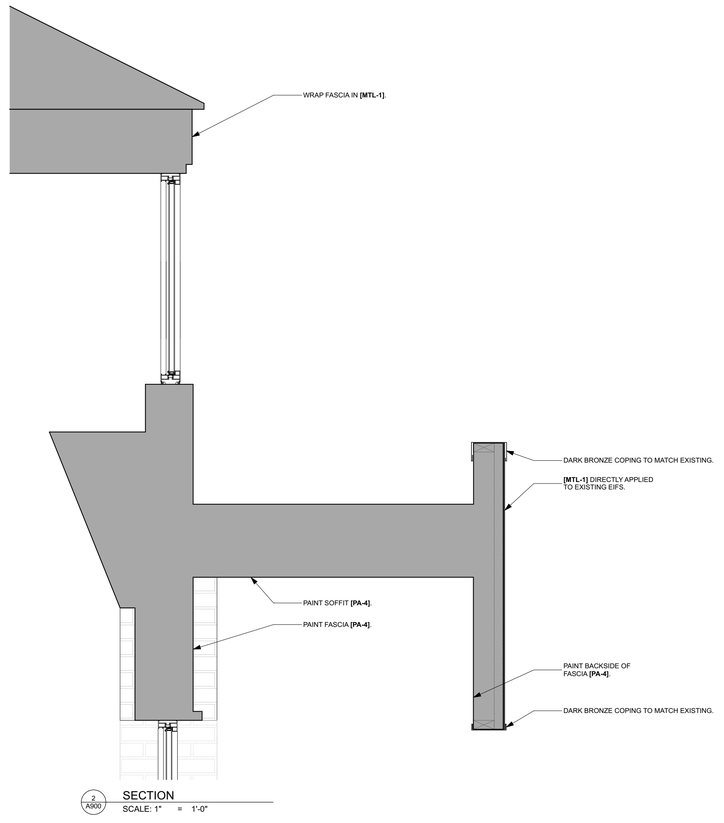
[PA-4]
SHERWIN WILLIAMS
7069 - IRON ORE



[MTL-1]
ALPOLIC METAL PANELS
DCX METALLIC COPPER



1 A900 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A900 SECTION
SCALE: 1" = 1'-0"

GALBRAITH CARNAHAN ARCHITECTS
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

CONSULTANTS:

KIM & LAVOY, S.C.
TENANT IMPROVEMENT PROJECT
11550 W. NORTH AVE.
WAUWATOSA, WI 53226

DRAWING ISSUE	DATE
DRAFT SET	02.18.26
DESIGN REVIEW BOARD SET	03.09.26
PERMIT SET	03.24.26
CONSTRUCTION BULLETIN #1	04.20.26
CONSTRUCTION BULLETIN #2	05.15.26
DESIGN REVIEW BOARD ADDENDUM	07.30.26

PROJECT # 24.27b

ELEVATIONS +
PHOTOS +
MATERIALS

A900

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File #: 26-1359 **Agenda Date:** 8/6/2026 **Agenda #:** 4.

7746 Menomonee River Pkwy - New Multi-Family

S O N N E - T O W N H O U S E S

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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INTERIOR DESIGNER:

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SHOREWOOD, WI 53211

CONTACT:
LEAH OGDEN
leah@oando.studio

ABBREVIATIONS

#	POUND OR NUMBER
&	AND
@	AT

A

ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATELY

B

BLKG	BLOCKING
BLKHD	BULKHEAD
BRG	BEARING
BSMT	BASEMENT
BT	BASE TILE
BYND	BEYOND
BO	BOTTOM OF
BOT	BOTTOM

C

CABT	CABINET
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CLOSET
CLG	CEILING
CLR	CLEAR
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
CRS	COURSE
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTYD	COURTYARD

D

DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPENSER
DN	DOWN
DR	DOOR
DRWR	DRAWER
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING

E

EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS
EQ	EQUAL
ETR	EXISTING TO REMAIN
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR

F

FD	FLOOR DRAIN OR FIRE DEPARTMENT
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN FLR	FINISHED FLOOR
FIXT	FIXTURE
FLR	FLOOR
FLSHG	FLASHING
FM	FILLED METAL
FO	FACE OF
FT	FOOT
FTG	FOOTING
FND	FOUNDATION

G

GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GWB	GYPSUM WALL BOARD

H

HC	HOLLOW CORE
HDWD	HARDWOOD
HDR	HEADER
HI	HIGH
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HRDBD	HARDBOARD
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING

I

IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
ILG	IN LIEU OF
INSTR	INSTRUCTIONS
INSUL	INSULATED OR INSULATION
INT	INTERIOR

J

JNT	JOINT

L

LHB	LOCKABLE HOSE BIBB

M

MAX	MAXIMUM
MFR	MANUFACTURER
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MICRO	MICROWAVE
MIN	MINIMUM
MISC	MISCELLANEOUS
MRDW	MOISTURE RESISTANT DRY WALL
MRGWB	MOISTURE RESISTANT GYPSUM WALL BOARD
MTL	METAL
MTR	MORTAR
MTRL	MATERIAL

N

NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL

O

OC	ON CENTER
OH	OPPOSITE HAND
OPNG	OPENING
OZ	OUNCE

P

PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
P&SH	POLE & SHELVES / SHELF
PREFIN	PRE-FINISHED
PT	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE

R

RB	RUBBER BASE
RBR	RUBBER
RC	RAIN CHAIN
RCP	REFLECTD CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING

S

SHTHG	SHEATHING
SF	SHEET FLOORING
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SS	STAINLESS STEEL
ST	STAIN
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL

T

T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TYP	TYPICAL

U

UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE

V

VB	VINYL BASE
VCT	VINYL COMPOSITIONTILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VP	VISION PANEL
VWC	VINYL WALL COVERING

W

W/	WITH
WD	WOOD
WDW	WINDOW

SYMBOL KEY

- A — COLUMN GRID LINE. SEE STRUCTURAL DRAWINGS.
- ROOM NAME / 100 — ROOM NAME & NUMBER
- 1 / A200 — ELEVATION TAG
- 1 / A300 — SECTION TAG
- 1 / A100 DRAWING NAME SCALE — DRAWING TITLE
- B — WALL TAG
- + 8'-0" — HEIGHT TAG
- 100A — DOOR NUMBER - SEE DOOR SCHEDULE.
- A — WINDOW TYPE - SEE WINDOW SCHEDULE.
- NEW DOOR - SEE DOOR SCHEDULE
- EXISTING DOOR - SEE DOOR SCHEDULE
- 1 / A400 / 2 / 3 / 4 — INTERIOR ELEVATION TAG I.E. ELEVATION ON SHEET A400 DETAILS 1, 2, 3, 4
- 1 / A500 — DETAIL TAG I.E. DETAIL 1 ON SHEET A500
- T.O. FOUND. = 100'-0" — SPOT ELEVATION MARKER

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	TOWNHOUSES FIRST FLOOR PLAN
A102	TOWNHOUSES SECOND FLOOR PLAN
A103	TOWNHOUSES THIRD FLOOR PLAN
A104	TOWNHOUSES FOURTH FLOOR PLAN
A105	TOWNHOUSES ROOF PLAN
A200	TOWNHOUSES ELEVATIONS
A201	TOWNHOUSES ELEVATIONS
A700	EXISTING SITE PHOTOS
A701	TOWNHOUSE RENDERINGS
A702	RENDERING
A703	RENDERING

GALBRAITH CARNAHAN ARCHITECTS
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

CONSULTANTS:

SONNE TOWNHOUSE
7746 MENOMONEE RIVER PARKWAY
WAUWATOSA, WI 53213

DRAWING ISSUE	DATE
MUNICIPAL SUBMITTAL	07.08.2026
100% DD SET	07.08.2026
DESIGN REVIEW BOARD	07.08.26

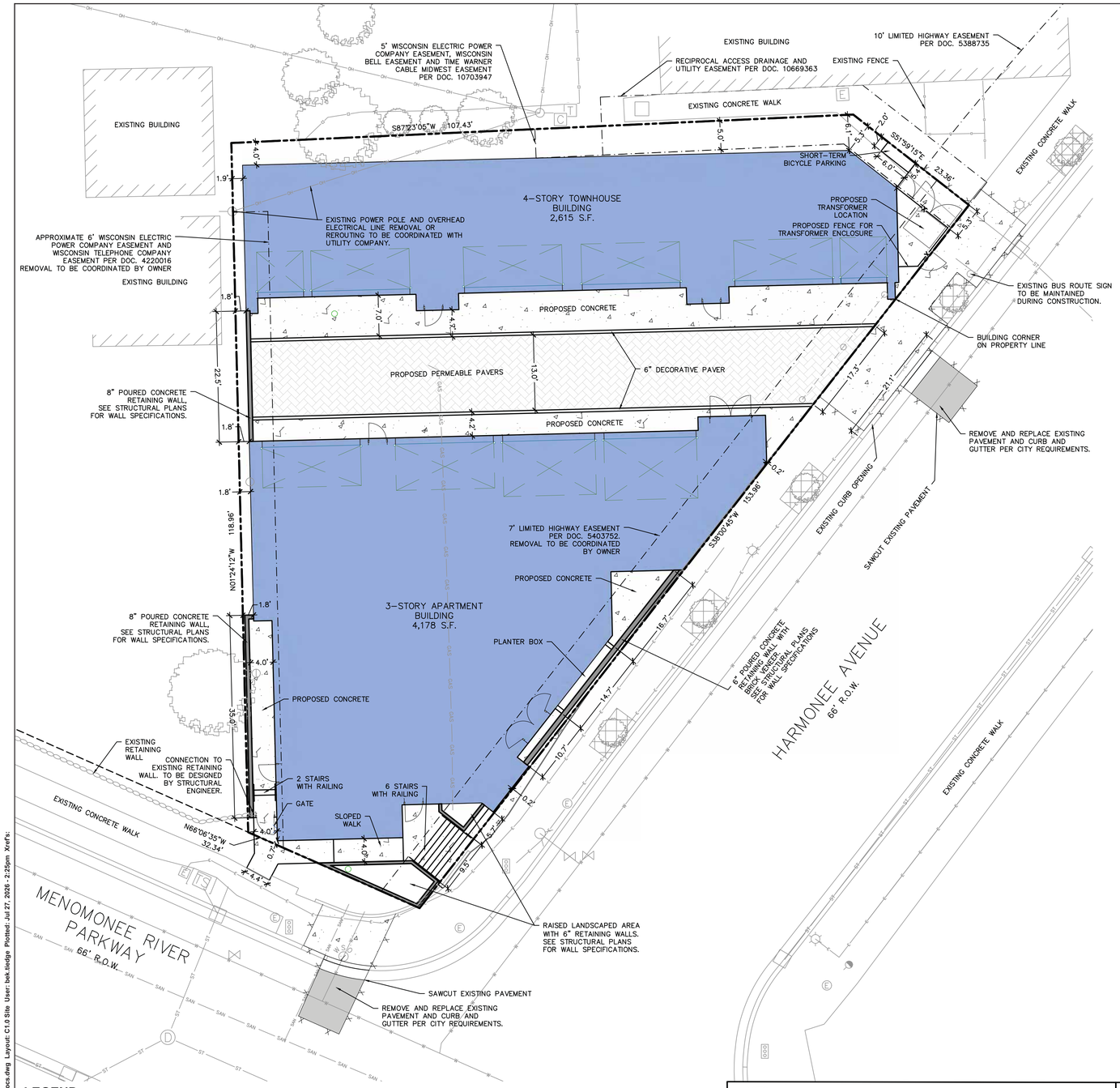
NOT FOR CONSTRUCTION

PROJECT # 25.28

COVER SHEET

G100

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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

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, PAVEMENT, 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:

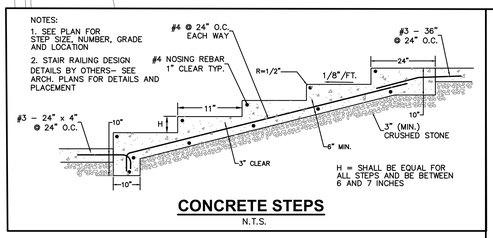
12.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
12.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
12.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
12.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
12.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
12.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

PAVING NOTES

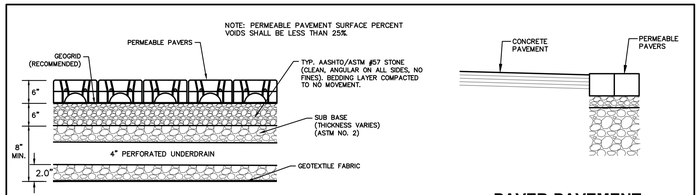
1. GENERAL:
1.1. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
1.2. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
1.3. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN 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 REPROCESSED 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 PAVING 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 A 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 PLACE BETWEEN 6' AND 300'.
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. 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.
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.



CONCRETE STEPS
N.T.S.

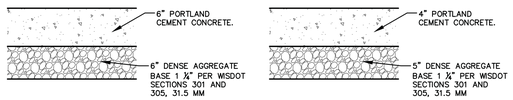


PERMEABLE PAVER X-SECTION
N.T.S.

PAVER-PAVEMENT SECTION
N.T.S.

GENERAL NOTES:

1. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
– BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
– BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
2. 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.

REV. 7-01-2019

north
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10' 0 10'

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jsdinc.com

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
3	07/30/26	Design Review Board
4		
5		
6		
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8		
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10		
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15		

Designed By:
Reviewed By:
Approved By:

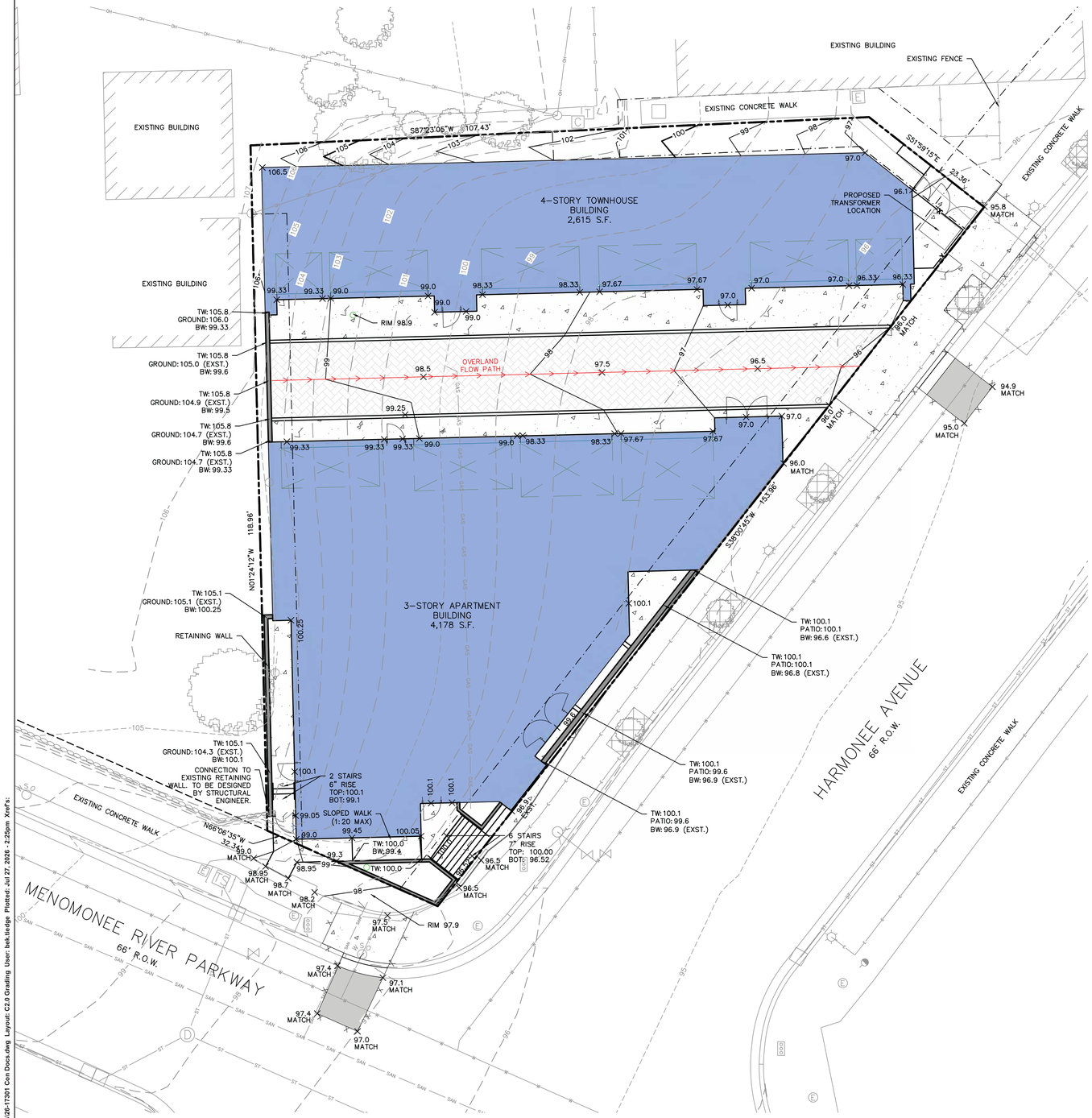
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1.0

JSD PROJECT NO: 26-17301

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File: \\JSDINC\All Projects\2026\26-17301\DWG\Civil Sheets\26-17301 Con Docs.dwg Layout: C1.0 Site User: bek.tiedge Plotted: Jul 27, 2026 - 2:25pm Xref's:



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 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 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
- FENCE
- RETAINING WALL
- SAWCUT EXISTING PAVEMENT
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- XXX.XX SPOT ELEVATION
  - TW – TOP OF WALL
  - BW – BOTTOM OF WALL
  - EW – END OF WALL

north

SCALE IN FEET

10' 0 10'

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PROJECT:
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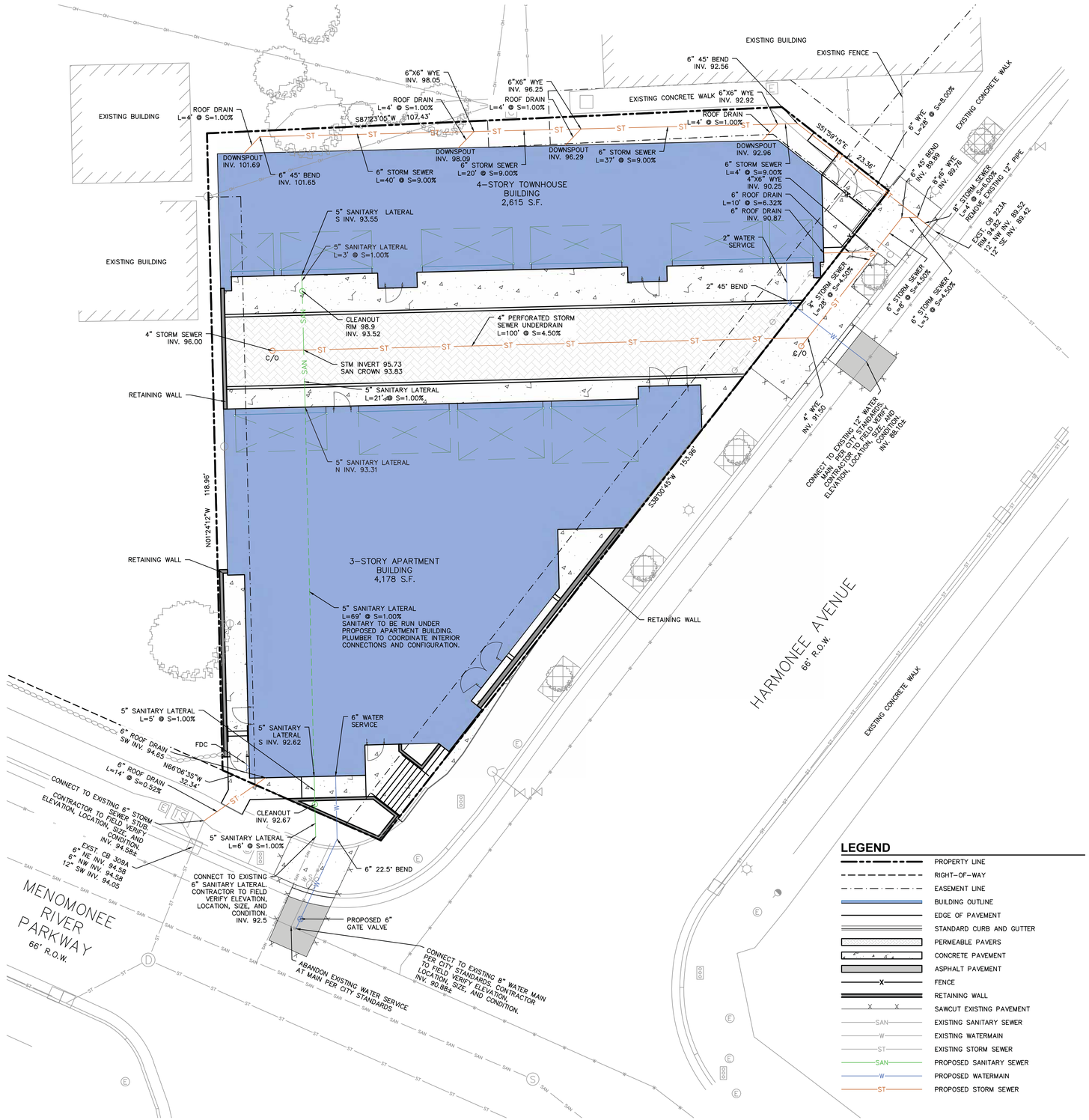
SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 26-17301

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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 SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER

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

UTILITY NOTES

1. 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.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. 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.
   - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - 2.3. 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.
   - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - 2.6. 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.
3. 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.
4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. 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.
8. 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.
9. 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.
10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
11. 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.
12. 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.
13. 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.
14. 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:
   - 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 8"-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.
   - 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 DR18 (CLASS 235) 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".
   - 17.2. 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. POLYETHYLENE WRAP SHALL BE USED AROUND ALL MECHANICAL CONNECTIONS.
   - 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 **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.

north

SCALE IN FEET

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DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
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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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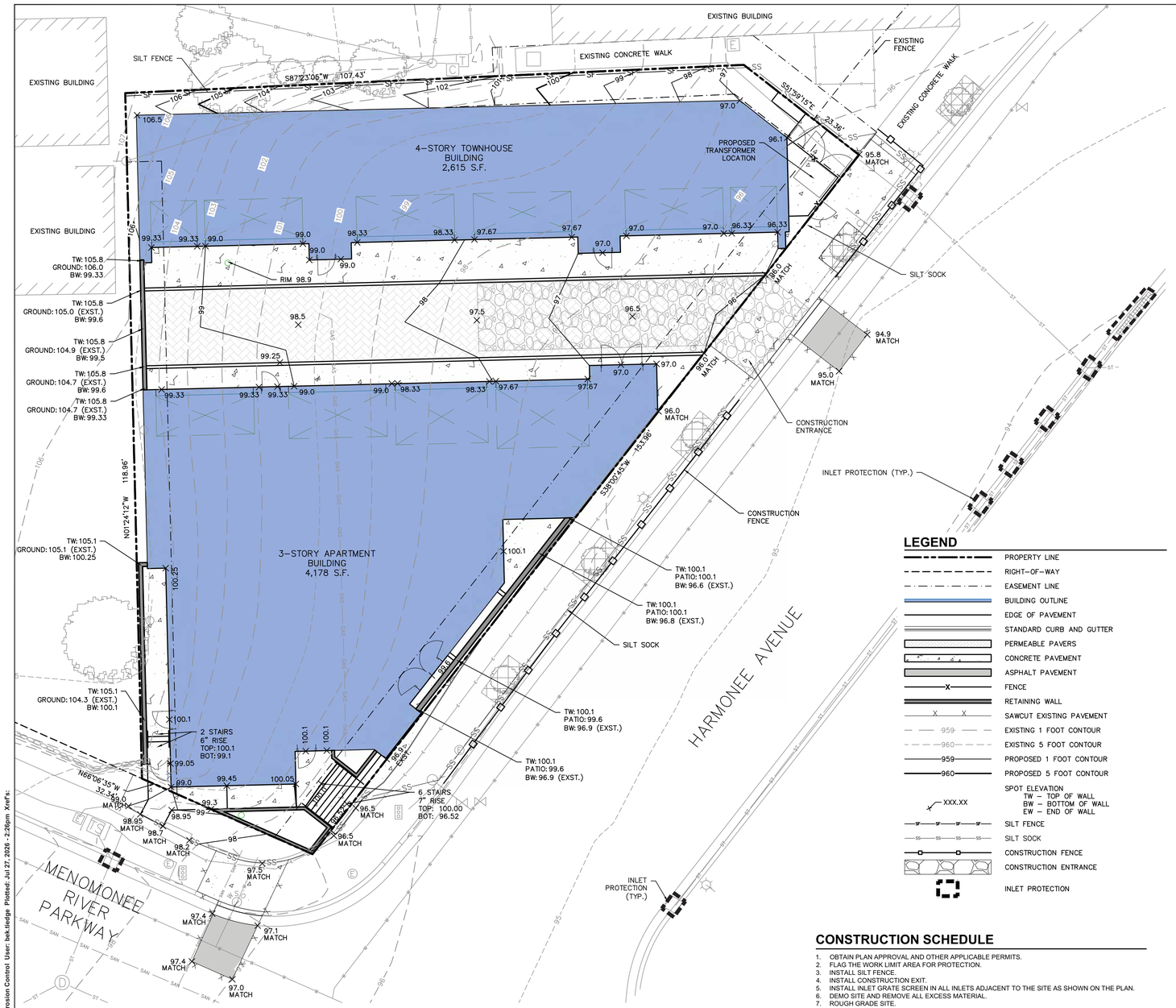
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 26-17301

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- 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
- XXX.XX
- SILT FENCE
- SILT SOCK
- CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

CONSTRUCTION SCHEDULE

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

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
5. ALL CONSTRUCTION MATERIALS ARE TO BE STORED ON-SITE.
6. 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

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
2. 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.
3. 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.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. 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.
6. 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.
7. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT 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.
8. 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.
9. 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."
10. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - 11.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 11.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 11.3. 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.
12. 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 ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
13. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
14. 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.
15. 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:
    - 15.1. 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.
    - 15.2. 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) DAY*). 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.
    - 15.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE 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:
        - 15.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
        - 15.3.2. TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
        - 15.3.3. HYDRO-MULCHING WITH A TACKIFIER
        - 15.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
        - 15.3.5. EROSION MATTING
        - 15.3.6. SODDING
        - 15.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
16. 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.
17. 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

1. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) HANDBOOK. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
2. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
3. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES, AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE BMP HANDBOOK.
4. SEDIMENT CLEANUP. ALL 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.
5. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, TEMPORARY OR PERMANENT SEEDING AND MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
7. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEED 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.
8. 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.
9. NOTIFY THE CITY ENGINEERING DEPARTMENT (479-8934) WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
10. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
11. OBTAIN PERMISSION IN WRITING FROM THE CITY OF WAUWATOSA ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
12. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
13. INSPECT THE BEST MANAGEMENT PRACTICES AFTER EACH RAIN OF 0.5 INCH OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
14. KEEP A COPY OF THE EROSION CONTROL PLAN ON THE SITE.

north

SCALE IN FEET
10' 0 10'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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:
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:

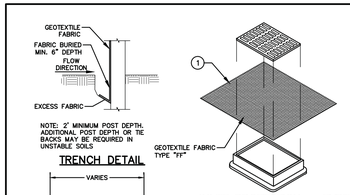
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EROSION CONTROL PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 26-17301

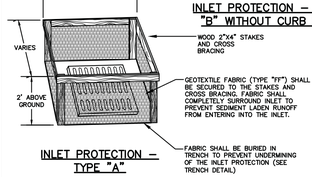
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TRENCH DETAIL

INLET PROTECTION – TYPE "B" WITHOUT CURB BOX



INLET PROTECTION – TYPE "A"

REV. 11-19-2018

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INSTALLATION NOTES:

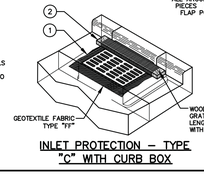
TYPE "D"

DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

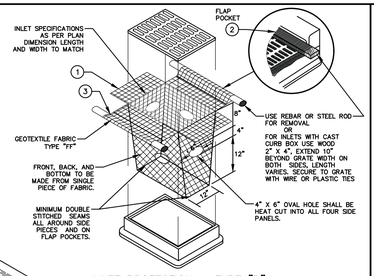
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

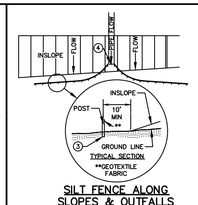
INLET PROTECTION
N.T.S.



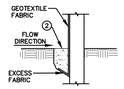
INLET PROTECTION – TYPE "C" WITH CURB BOX



INLET PROTECTION – TYPE "D"

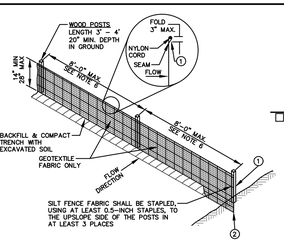


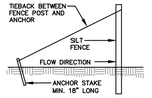
SILT FENCE ALONG SLOPES & OUTFALLS



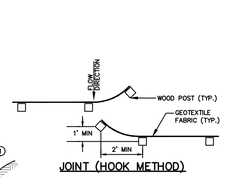
NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL

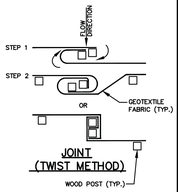




SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (HOOK METHOD)



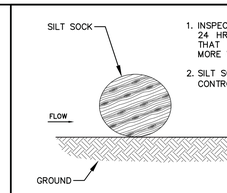
JOINT (TWIST METHOD)

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8–INCHES OF FABRIC IN A 4–INCH WIDE AND 6–INCH DEEP TRENCH OR 6–INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125–INCHES x 1.125–INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8–FEET FOR WOVEN & 3–FEET FOR NON–WOVEN)

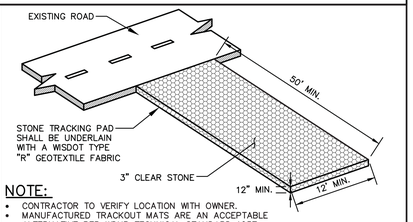
SILT FENCE
N.T.S.

REV. 7-01-2019



1. INSPECT SEDIMENT LOG WEEKLY AND WITHIN 24 HRS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE WITHIN A 24 HOUR PERIOD.
2. SILT SOCK SHALL BE PER THE WDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL).

SILT SOCK
PER WDNR TECHNICAL STANDARD 1062
N.T.S.



NOTE:
- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.

CONSTRUCTION ENTRANCE
N.T.S.

REV. 04-24-2024

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:
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:

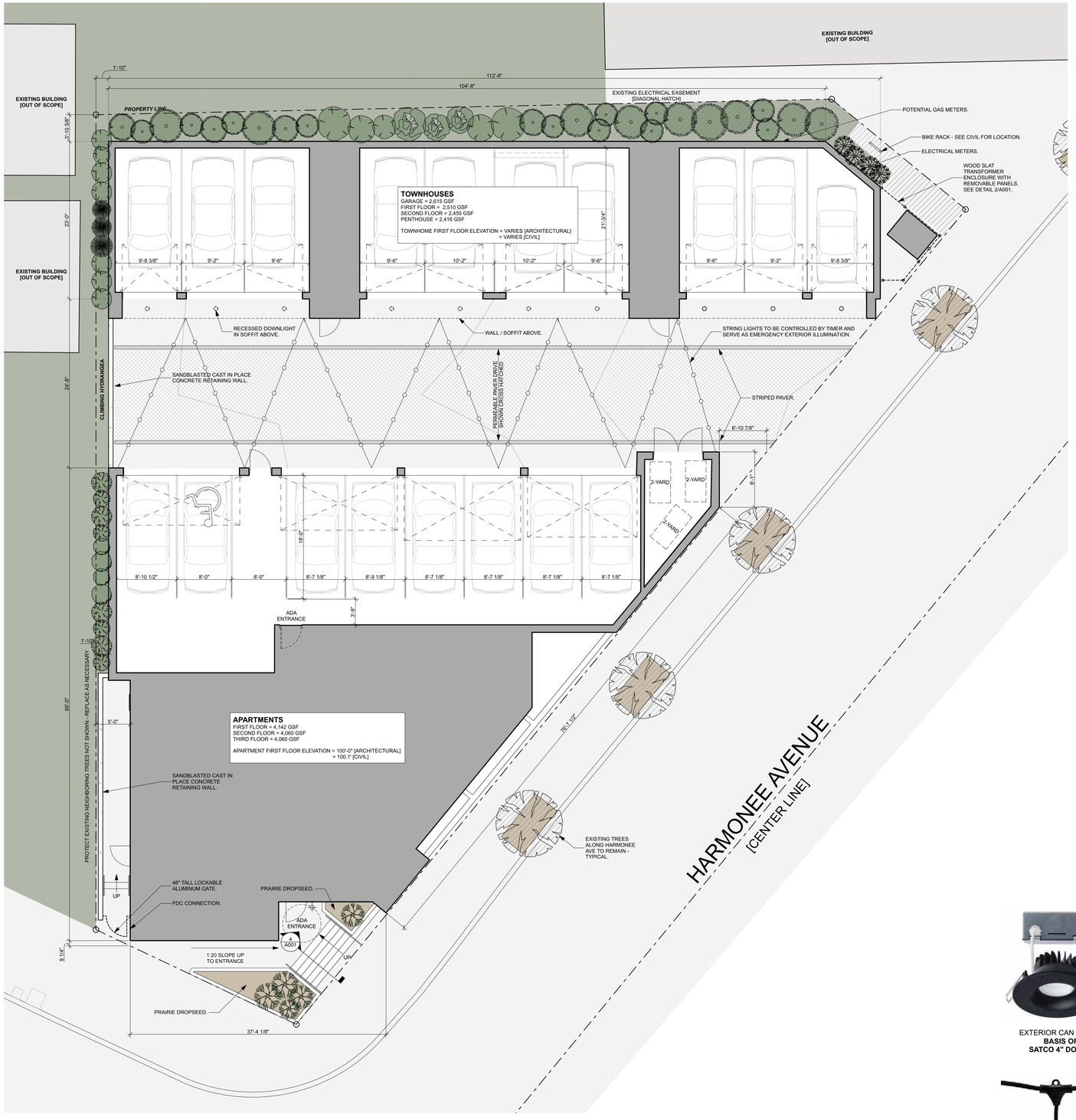
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DETAILS

SHEET NUMBER:
C5.0

JSD PROJECT NO: 26-17301

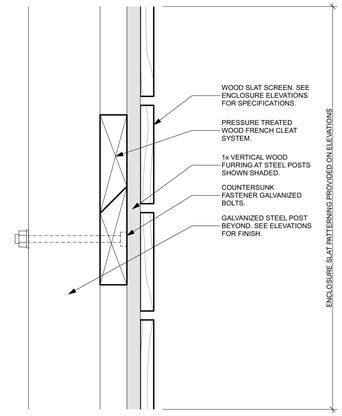
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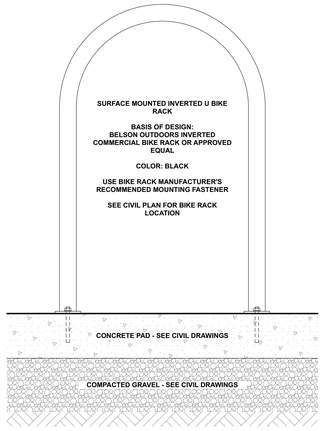


NORTH

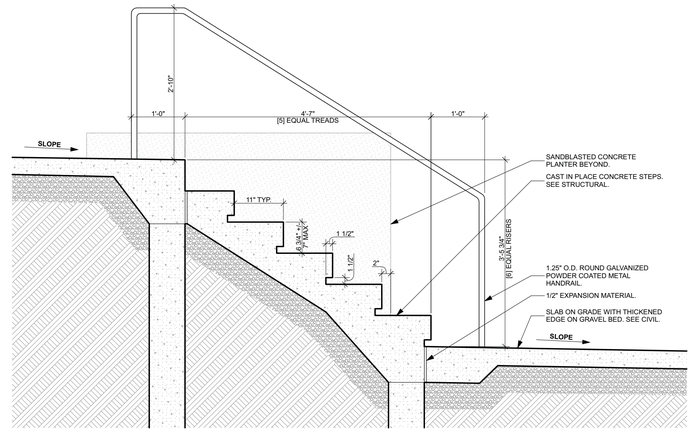
1 A001 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



2 A001 TRANSFORMER REMOVABLE SCREEN
SCALE: 3" = 1'-0"



3 A001 BIKE RACK
SCALE: 1 1/2"= 1'-0"



4 A001 APARTMENT EXTERIOR STAIR
SCALE: 3/4" = 1'-0"



EXTERIOR CAN LIGHTING
BASIS OF DESIGN: SATCO 4" DOWNLIGHT



EXTERIOR STRING LIGHTING

LANDSCAPE KEY PLAN

- **EXISTING TREE TO REMAIN**
- **DWARF BUSH HONEYSUCKLE**
- **BLUE GIANT HOSTA**
- **AUGUST MOON HOSTA**
- **GOLDEN MOPS CHAMAECYPARIS**
- **LITTLE SPIRE RUSSIAN SACE**
- **DARK TOWERS PENSTEMON**
- **LOW SCAPE MOUND CHOKEBERRY**
- **WILTONII JUNIPER**

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
13 DWELLING UNITS = 1 [REQUIRED]
SHORT TERM BIKE PARKING = 1 [PROVIDED]

LONG TERM BIKE PARKING = 1 BIKE PARKING / 4 DWELLING UNITS [2 MIN.]
13 DWELLING UNITS = 2 [REQUIRED]
LONG TERM BIKE PARKING = 3 [PROVIDED IN GARAGE]

SITE 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.
5. ALL PAVING, SCORE LINES, WALLS, AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR OR PARALLEL TO THE BUILDING UNLESS NOTED OTHERWISE.
6. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.
8. SEE LANDSCAPE DRAWINGS FOR FULL SCOPE. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.

GALBRAITH CARNAHAN ARCHITECTS
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

CONSULTANTS:

SONNE

7746 MENOMONEE RIVER PARKWAY
WAUWATOSA, WI 53213

DRAWING ISSUE	DATE
MUNICIPAL SUBMITTAL	07.06.2025
100% DD SET	07.06.2025
DESIGN REVIEW BOARD	07.23.2025

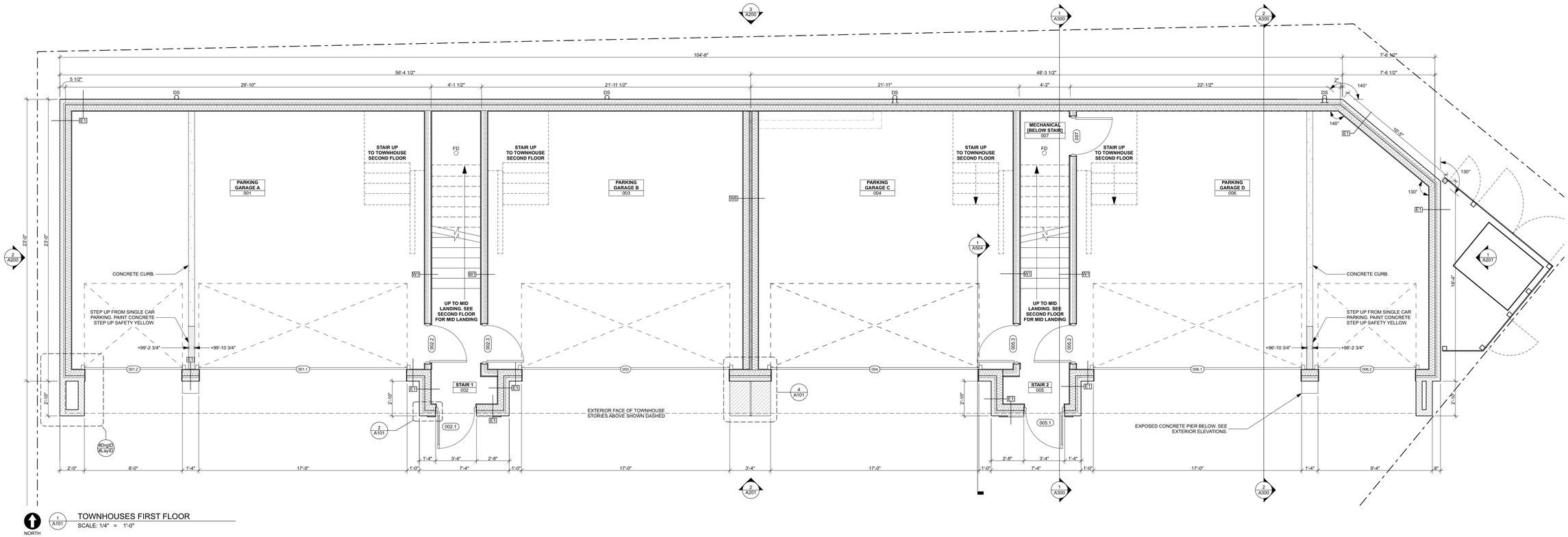
NOT FOR CONSTRUCTION

PROJECT # 25.28

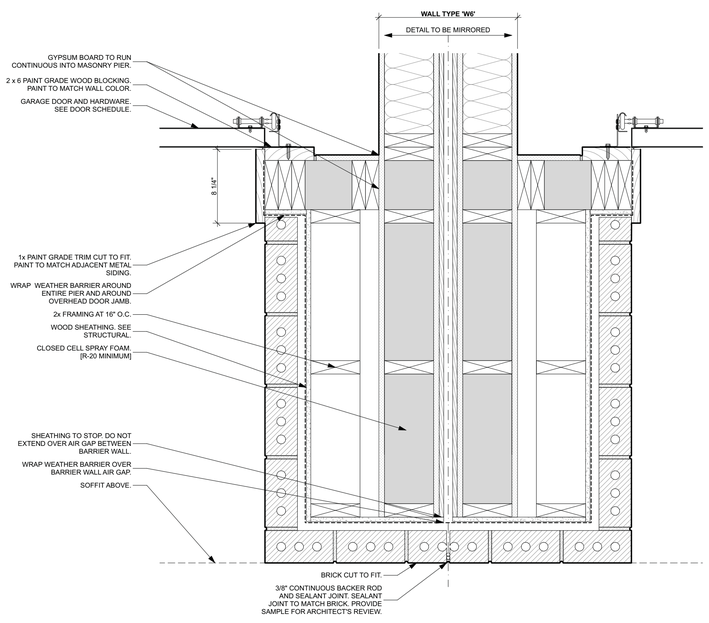
ARCHITECTURAL SITE PLAN

A001

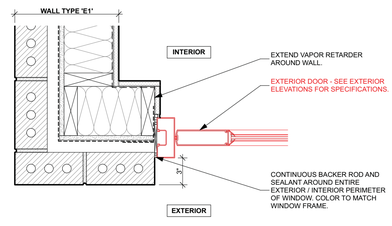
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1 A101 TOWNHOUSES FIRST FLOOR
SCALE: 1/4" = 1'-0"



4 A101 BUILDING DEMISING TO EXTERIOR WALL
SCALE: 1 1/2"= 1'-0"



2 A101 BRICK DOOR JAMB
SCALE: 1 1/2"= 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. JL INDUSTRIES AMBASSADOR B116F10FX2
P6	[2] 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

1. 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.
2. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
3. INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
4. REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE & ORIENTATION.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
6. TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF STUD, UNLESS NOTED OTHERWISE.
7. 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.
8. SEE SHEET A500 AND 501 FOR WALL, FLOOR, AND ROOF ASSEMBLY TYPES.
9. SEE SHEET A600 AND A601 FOR DOOR AND WINDOW TYPES.

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CONSULTANTS:

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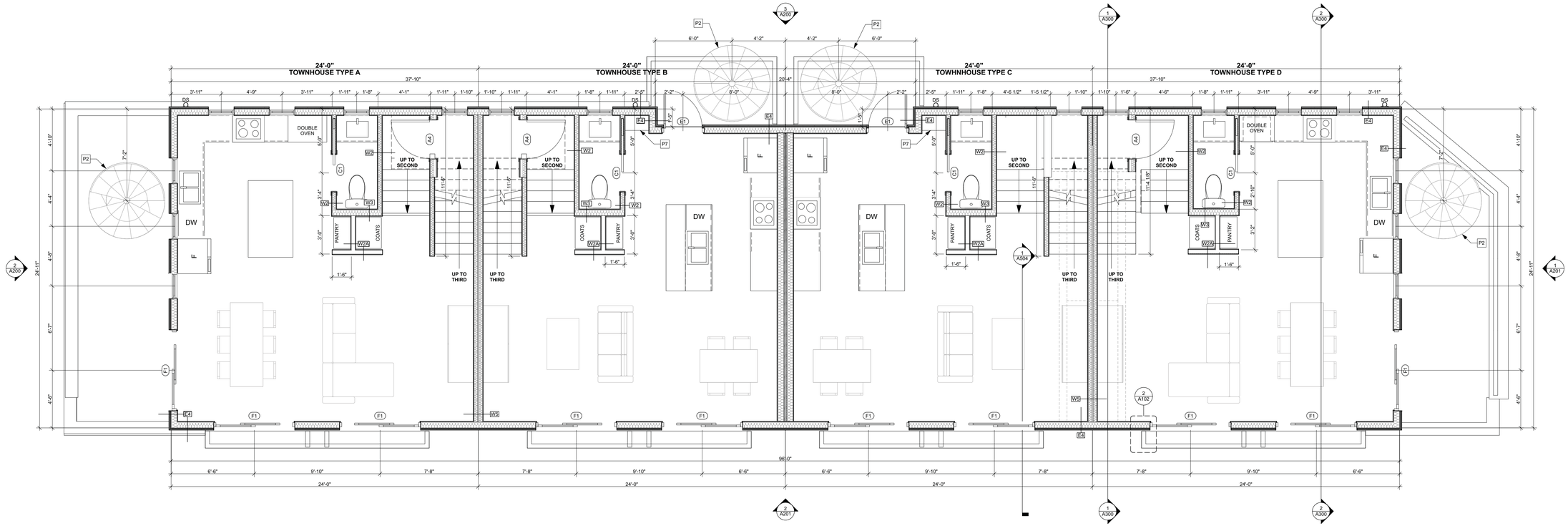
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PROJECT # 25.28

TOWNHOUSES FIRST FLOOR PLAN

A101

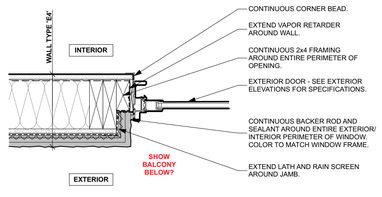
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NORTH

A102 TOWNHOUSES SECOND FLOOR

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



2 A102 STUCCO SLIDER DOOR JAMB

SCALE: 1 1/2"= 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: JL INDUSTRIES AMBASSADOR 8116F10FX2
P6	[2] STACKED 5-DOOR RECESSED VERTICAL MAILBOXES. BASIS OF DESIGN: POSTAL PRODUCTS UNLIMTED, LLC SKU: #N102/1224
P7	KITCHEN SHELVING. SEE INTERIOR ELEVATIONS.

FLOOR PLAN - GENERAL NOTES

1. 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.
2. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
3. INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
4. REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE & ORIENTATION.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
6. TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF STUD, UNLESS NOTED OTHERWISE.
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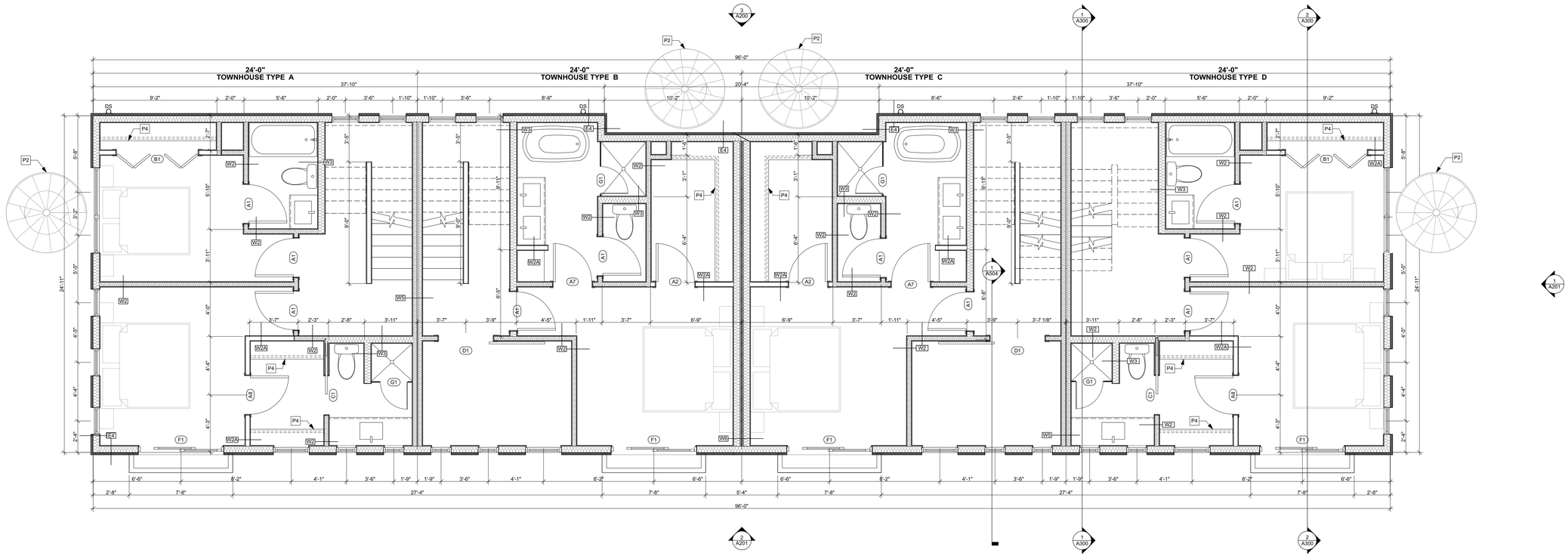
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TOWNHOUSES
SECOND FLOOR PLAN

A102

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NORTH

1 A103 TOWNHOUSE THIRD 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: JL INDUSTRIES AMBASSADOR 1816F10FX2
P6	[2] STACKED 5-DOOR RECESSED VERTICAL MAILBOXES. BASIS OF DESIGN: POSTAL PRODUCTS UNLIMTED, LLC SKU: #N102/1224
P7	KITCHEN SHELVING. SEE INTERIOR ELEVATIONS.

FLOOR PLAN - GENERAL NOTES

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9. SEE SHEET A600 AND A601 FOR DOOR AND WINDOW TYPES.

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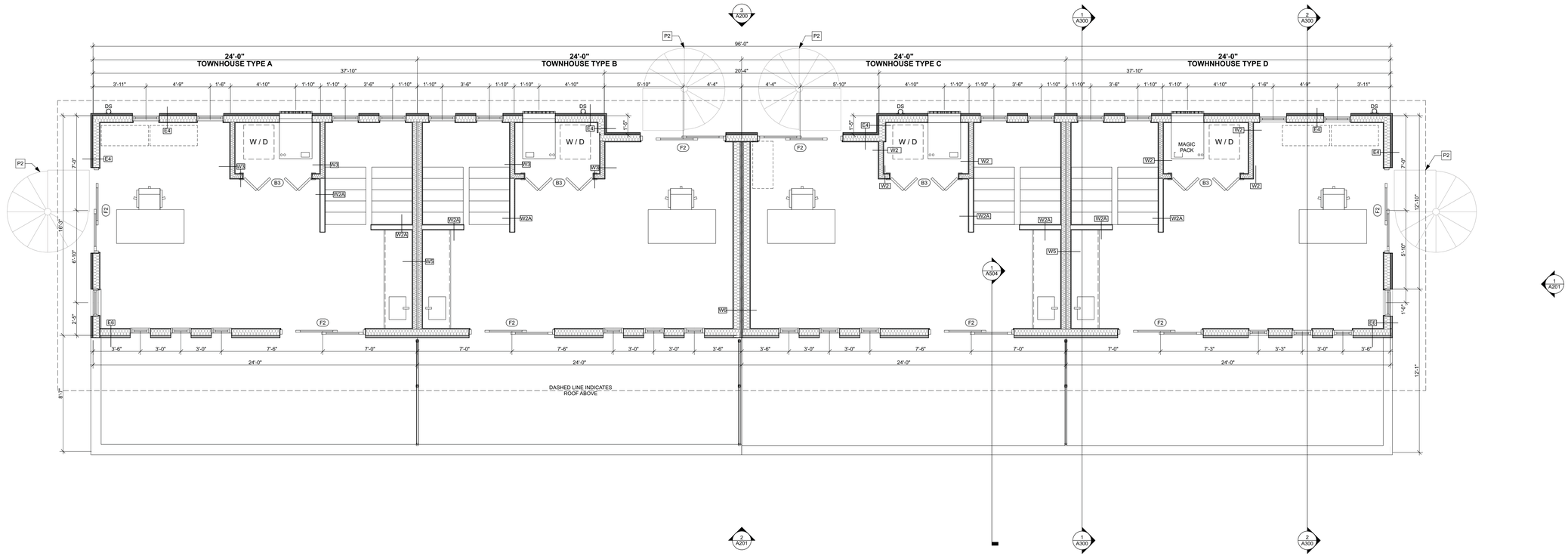
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TOWNHOUSES THIRD FLOOR PLAN

A103

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NORTH

1 A104 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: JL INDUSTRIES AMBASSADOR B116F10FX2
P6	[2] STACKED 5-DOOR RECESSED VERTICAL MAILBOXES. BASIS OF DESIGN: POSTAL PRODUCTS UNLIMTED, LLC SKU: #N102/1224
P7	KITCHEN SHELVING. SEE INTERIOR ELEVATIONS.

FLOOR PLAN - GENERAL NOTES

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9. SEE SHEET A600 AND A601 FOR DOOR AND WINDOW TYPES.

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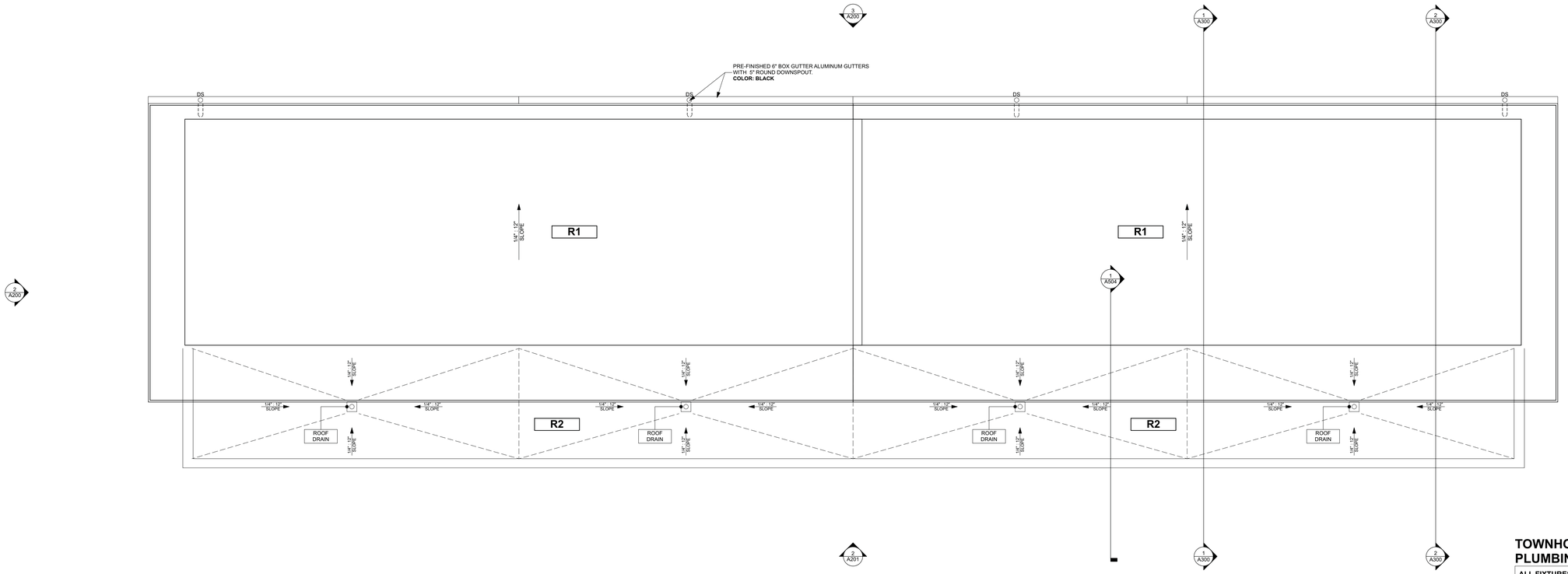
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PROJECT # 25.28

TOWNHOUSES
FOURTH FLOOR PLAN

A104

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NORTH

1 A105 TOWNHOUSES ROOF
SCALE: 1/4" = 1'-0"

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 SHELVING COLOR: WHITE
P5	FIRE EXTINGUISHER CABINET: JL INDUSTRIES AMBASSADOR 8116F10FX2
P6	[2] STACKED 5-DOOR RECESSED VERTICAL MAILBOXES. BASIS OF DESIGN: POSTAL PRODUCTS UNLIMITED, LLC SKU: #N1021224
P7	KITCHEN SHELVING. SEE INTERIOR ELEVATIONS.

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 IT'S 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

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PROJECT # 25.28

TOWNHOUSES ROOF PLAN

A105

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BRK-1 [#323 GRAY]



BRK-1 [DRIFTWOOD GRAY]



CONC-1

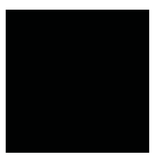
EXTR-1



MTL-1



SDG-1



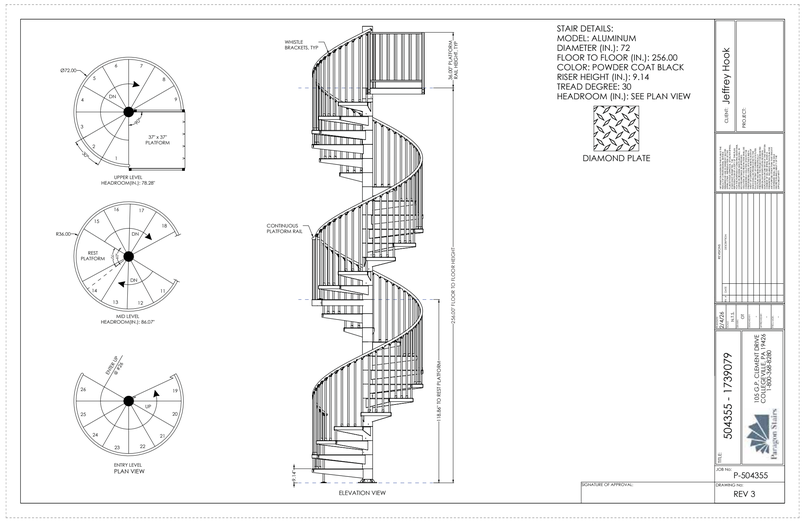
SDG-2



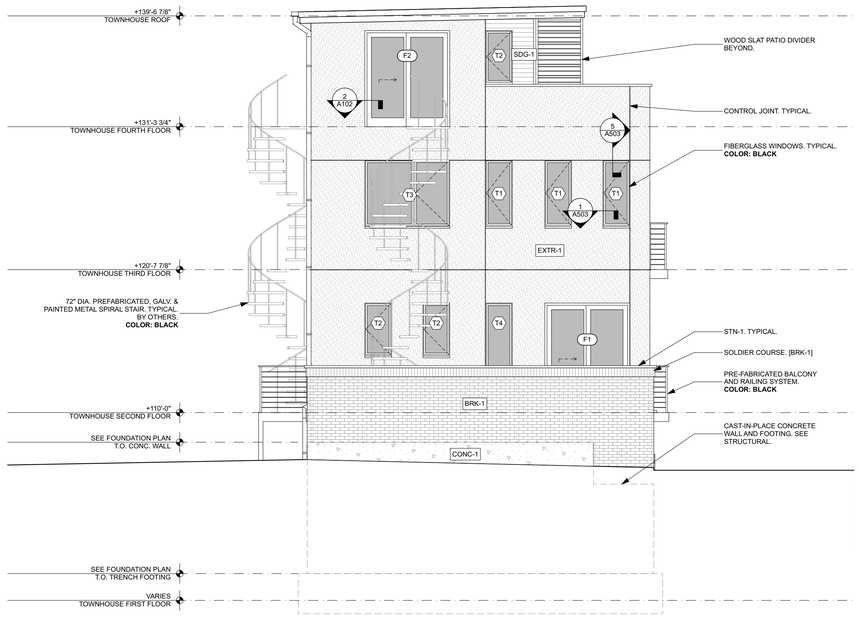
STN-1



BALCONY LIGHTING
BASIS OF DESIGN:
NUVO LIGHTGATE LED SQUARE SCONCE

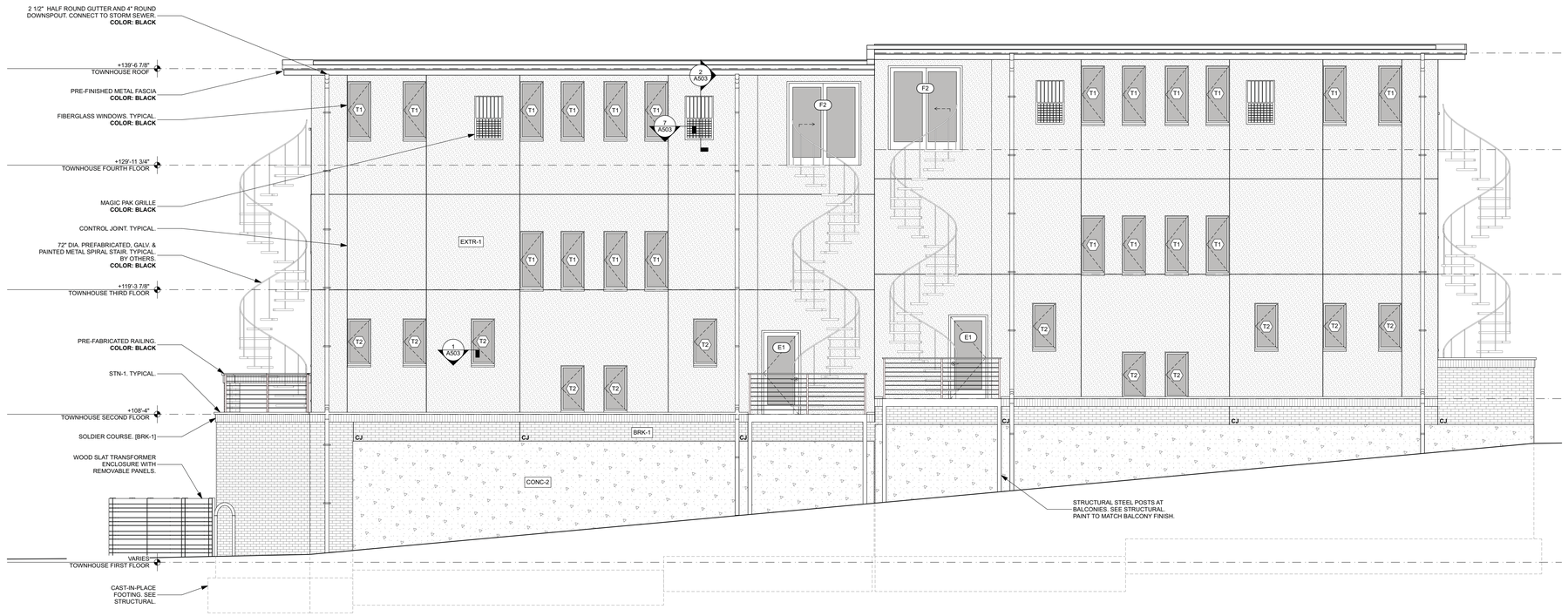


8 A200 SPIRAL STAIR DESIGN
NOT TO SCALE



2 A200 TOWNHOUSE WEST 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: 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



3 A200 TOWNHOUSE NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT # 25.28

TOWNHOUSES
ELEVATIONS

A200

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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
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	DESCRIPTION: MEDIUM SANDBLASTED CONCRETE
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	DESCRIPTION: CAST-IN-PLACE CONCRETE STRUCTURAL WALL.
	NOTE: REMOVE ALL FORM TIES. CONCRETE TO BE LEFT UNFINISHED.
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	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: 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

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



STEEL OVERHEAD DOOR FINISH
[WESTERN CEDAR]

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

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TOWNHOUSES
ELEVATIONS

A201

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1 A700 EXISTING SITE
SCALE: 1:0.89

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EXISTING SITE PHOTOS

A700

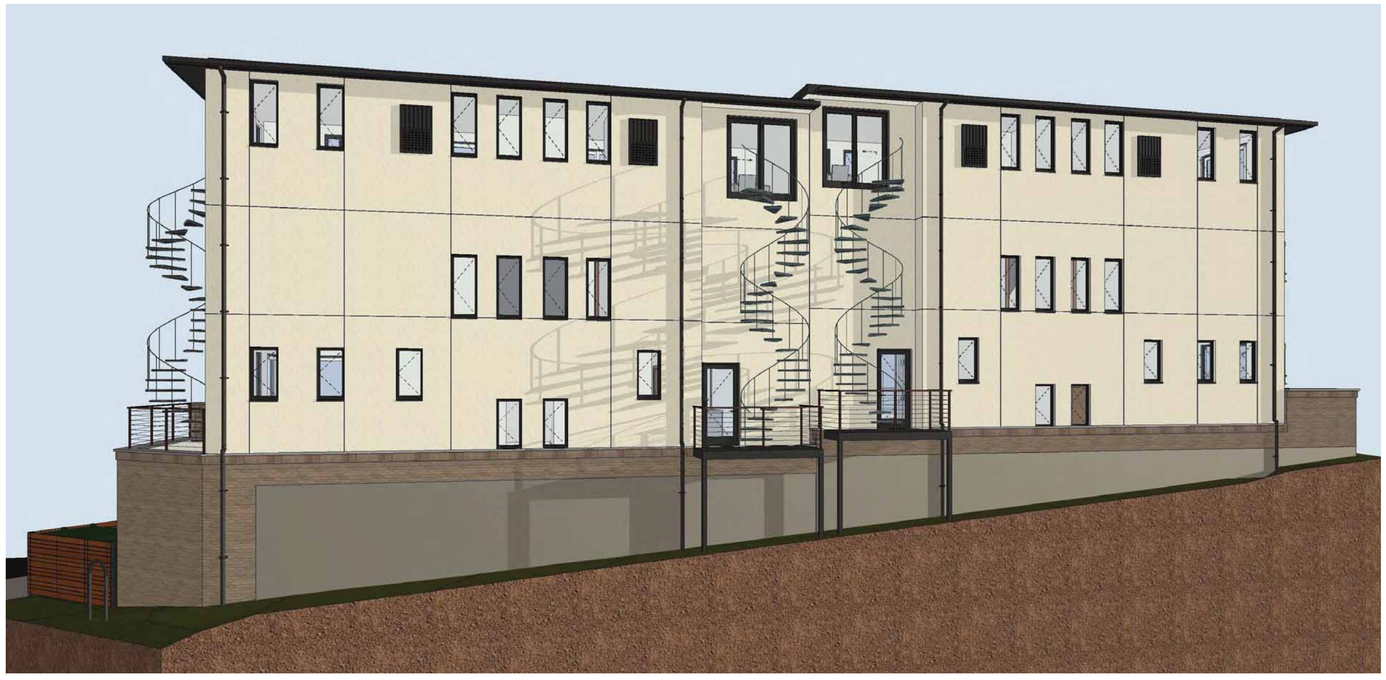
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1 A701 SOUTH ELEVATION
NOT TO SCALE



2 A701 SOUTH EAST ELEVATION
NOT TO SCALE



3 A701 NORTH ELEVATION
NOT TO SCALE

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TOWNHOUSE RENDERINGS

A701

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

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SONNE

7746 MENOMONEE RIVER PARKWAY
WAUWATOSA, WI 53213

DRAWING ISSUE	DATE
MUNICIPAL SUBMITTAL	07.06.2026
100% DD SET	07.06.2026
DESIGN REVIEW BOARD	07.22.2026

NOT FOR CONSTRUCTION

PROJECT # 25.28

RENDERING

A702

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

GALBRAITH CARNAHAN ARCHITECTS

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Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

CONSULTANTS:

SONNENBLICK

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S O N N E - A P A R T M E N T S

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ABBREVIATIONS

#	POUND OR NUMBER
&	AND
@	AT

A

ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATELY

B

BLKG	BLOCKING
BLKHD	BULKHEAD
BRG	BEARING
BSMT	BASEMENT
BT	BASE TILE
BYND	BEYOND
BO	BOTTOM OF
BOT	BOTTOM

C

CABT	CABINET
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CLOSET
CLG	CEILING
CLR	CLEAR
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
CRS	COURSE
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTYD	COURTYARD

D

DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPENSER
DN	DOWN
DR	DOOR
DRWR	DRAWER
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING

E

EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS
EQ	EQUAL
ETR	EXISTING TO REMAIN
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR

F

FD	FLOOR DRAIN OR FIRE DEPARTMENT
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN FLR	FINISHED FLOOR
FIXT	FIXTURE
FLR	FLOOR
FLSHG	FLASHING
FM	FILLED METAL
FO	FACE OF
FT	FOOT
FTG	FOOTING
FND	FOUNDATION

G

GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GWB	GYPSUM WALL BOARD

H

HC	HOLLOW CORE
HDWD	HARDWOOD
HDR	HEADER
HI	HIGH
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HRDBD	HARDBOARD
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING

I

IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
ILO	IN LIEU OF
INSTR	INSTRUCTIONS
INSUL	INSULATED OR INSULATION
INT	INTERIOR

J

JNT	JOINT

L

LHB	LOCKABLE HOSE BIBB

M

MAX	MAXIMUM
MFR	MANUFACTURER
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MICRO	MICROWAVE
MIN	MINIMUM
MISC	MISCELLANEOUS
MRDW	MOISTURE RESISTANT DRY WALL
MRGWB	MOISTURE RESISTANT GYPSUM WALL BOARD
MTL	METAL
MTR	MORTAR
MTRL	MATERIAL

N

NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL

O

OC	ON CENTER
OH	OPPOSITE HAND
OPNG	OPENING
OZ	OUNCE

P

PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
P&SH	POLE & SHELVES / SHELF
PREFIN	PRE-FINISHED
PT	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE

R

RB	RUBBER BASE
RBR	RUBBER
RC	RAIN CHAIN
RCP	REFLECTD CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
SHTHG	SHEATHING
SF	SHEET FLOORING
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SS	STAINLESS STEEL
ST	STAIN
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL

T

T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TYP	TYPICAL

U

UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE

V

VB	VINYL BASE
VCT	VINYL COMPOSITIONTILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VP	VISION PANEL
VWC	VINYL WALL COVERING

W

W/	WITH
WD	WOOD
WDW	WINDOW

SYMBOL KEY

- A — COLUMN GRID LINE. SEE STRUCTURAL DRAWINGS.
- ROOM NAME / 100 — ROOM NAME & NUMBER
- 1 / A200 — ELEVATION TAG
- 1 / A300 — SECTION TAG
- 1 / A100 — DRAWING NAME / SCALE: — DRAWING TITLE
- B — WALL TAG
- + 8'-0" — HEIGHT TAG
- 100A — DOOR NUMBER - SEE DOOR SCHEDULE.
- A — WINDOW TYPE - SEE WINDOW SCHEDULE.
- NEW DOOR - SEE DOOR SCHEDULE
- EXISTING DOOR - SEE DOOR SCHEDULE
- 1 / 4 / A400 / 2 / 3 — INTERIOR ELEVATION TAG I.E. ELEVATION ON SHEET A400 DETAILS 1, 2, 3, 4
- 1 / A500 — DETAIL TAG I.E. DETAIL 1 ON SHEET A500
- T.O. FOUND. = 100'-0" — SPOT ELEVATION MARKER

SHEET INDEX

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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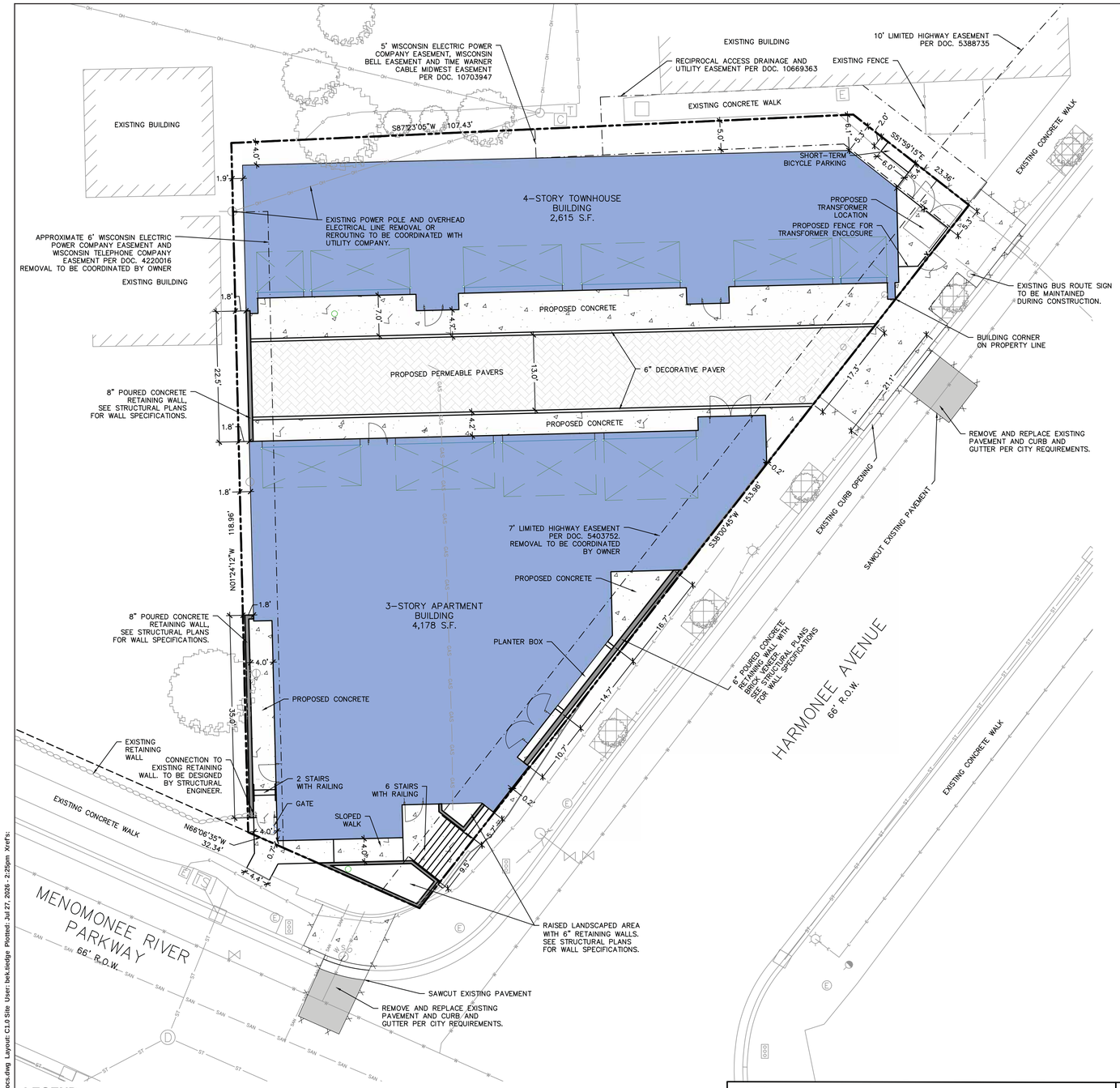
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COVER SHEET

G100

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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
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, PAVEMENT, 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:

12.1. "JURISDICTION" - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
12.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
12.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
12.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
12.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
12.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

PAVING NOTES

1. 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 REPROCESSED 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.

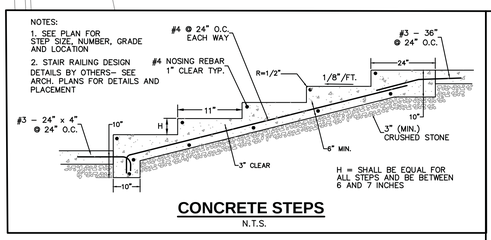
3. CONCRETE PAVING SPECIFICATIONS:
3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
3.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
3.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN 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 A 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 PLACE BETWEEN 6' AND 300'.
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. 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.
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.

LEGEND

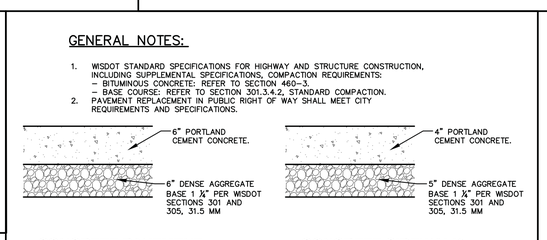
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- PERMEABLE PAVERS
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- FENCE
- RETAINING WALL
- SAWCUT EXISTING PAVEMENT

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)



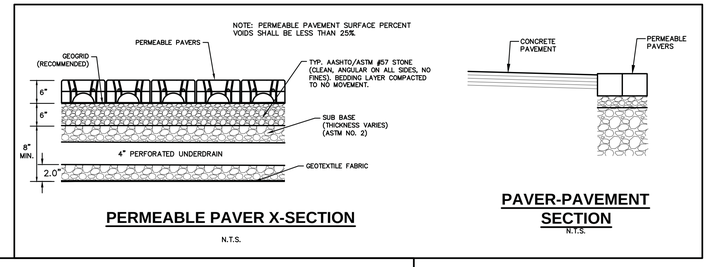
CONCRETE STEPS
N.T.S.



CONCRETE PAVEMENT SECTION
N.T.S.

CONCRETE SIDEWALK SECTION
N.T.S.

REV. 7-01-2019



PERMEABLE PAVER X-SECTION
N.T.S.

PAVER-PAVEMENT SECTION
N.T.S.

north
SCALE IN FEET
10' 0 10'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
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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
4		
5		
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7		
8		
9		
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15		

Designed By:
Reviewed By:
Approved By:

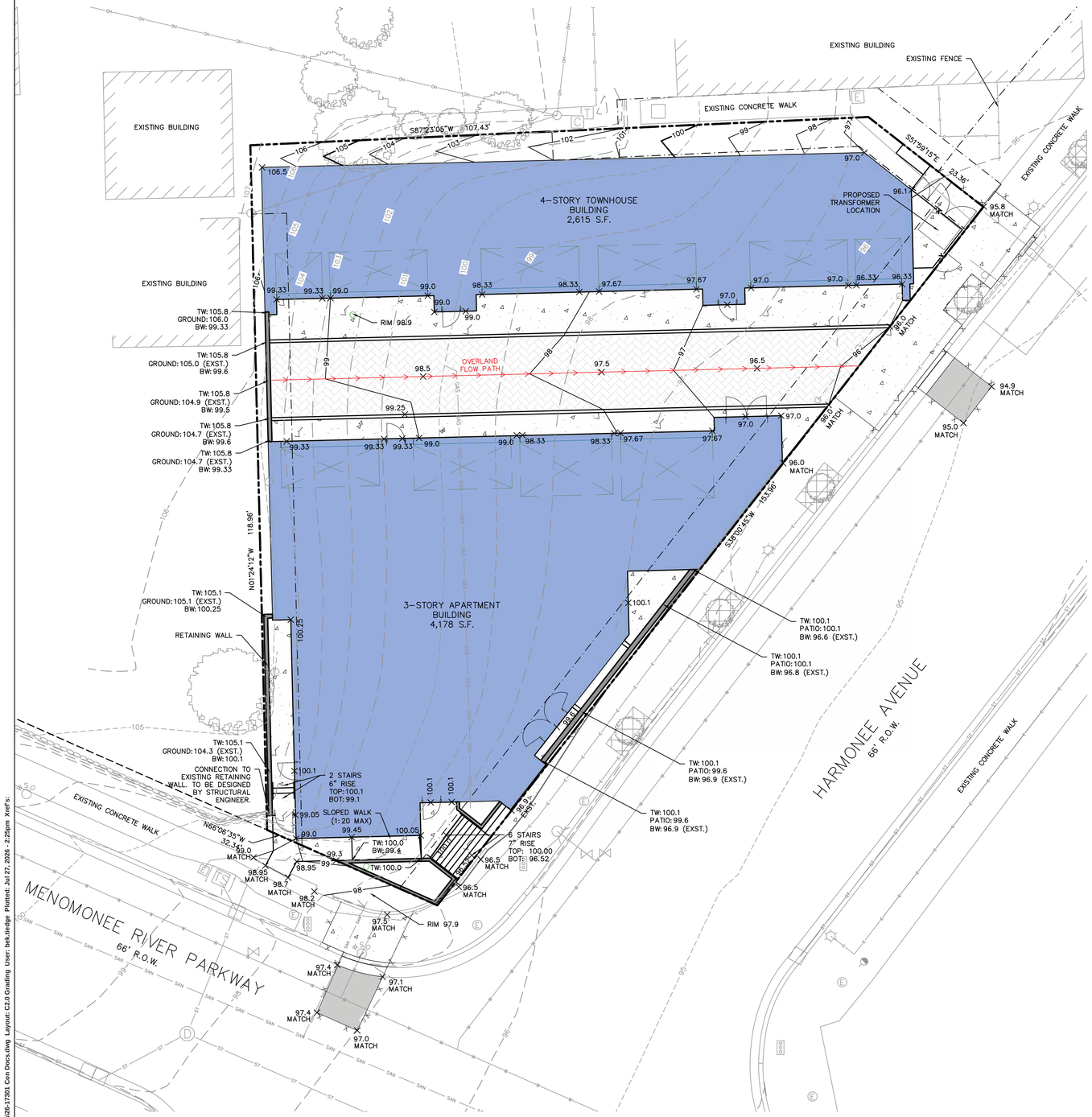
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1.0

JSD PROJECT NO: 26-17301

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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 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 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
- FENCE
- RETAINING WALL
- SAWCUT EXISTING PAVEMENT
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- XXX.XX SPOT ELEVATION
  - TW – TOP OF WALL
  - BW – BOTTOM OF WALL
  - EW – END OF WALL

north

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10' 0 10'

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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
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:

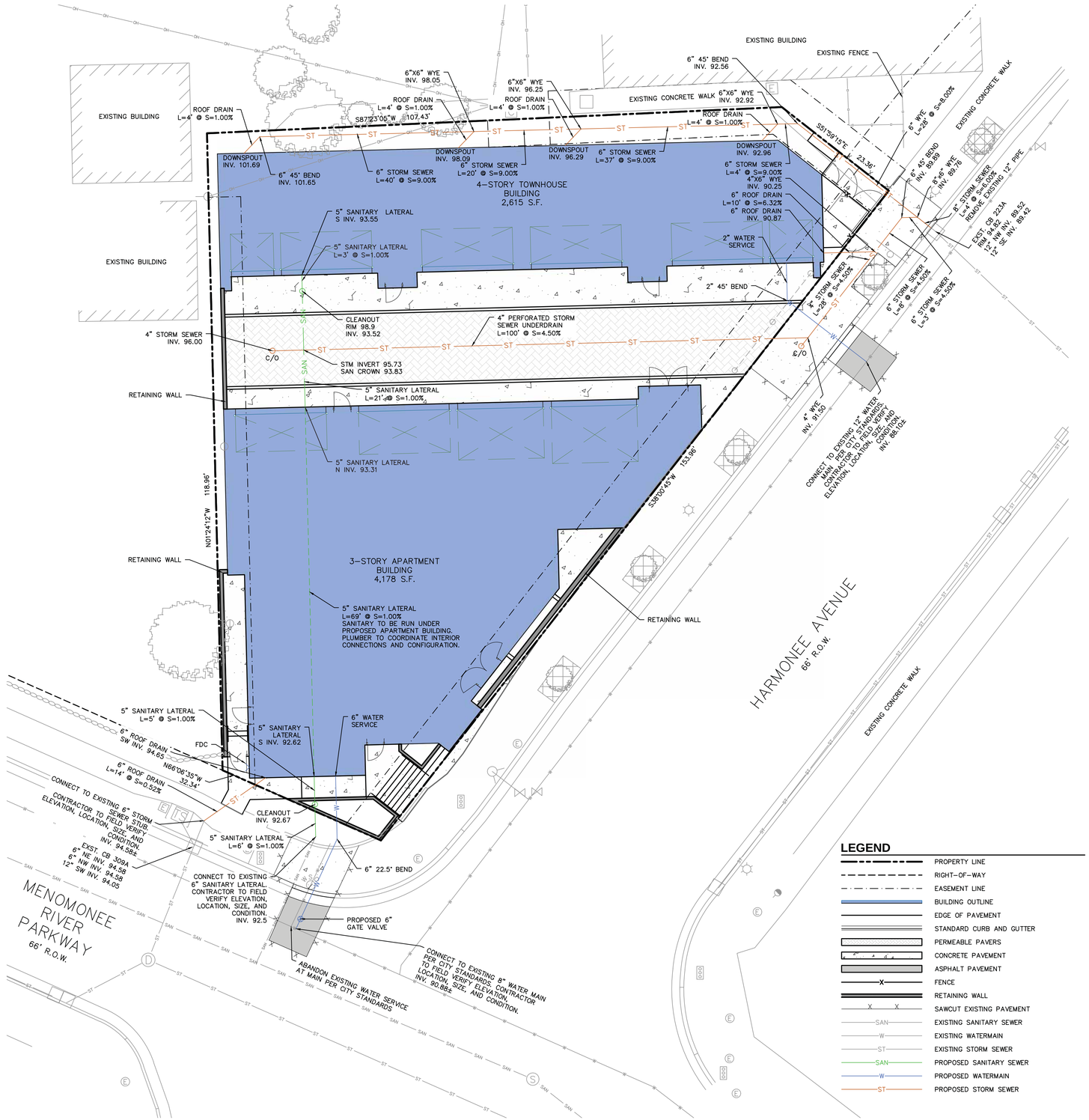
SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 26-17301

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
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- PERMEABLE PAVERS
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- FENCE
- RETAINING WALL
- SAWCUT EXISTING PAVEMENT
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER

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

UTILITY NOTES

1. 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.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. 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.
   - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - 2.3. 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.
   - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - 2.6. 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.
3. 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.
4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. 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.
8. 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.
9. 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.
10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
11. 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.
12. 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.
13. 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.
14. 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:
   - 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 8"-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.
   - 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 DR18 (CLASS 235) 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".
   - 17.2. 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. POLYETHYLENE WRAP SHALL BE USED AROUND ALL MECHANICAL CONNECTIONS.
   - 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 **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.

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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:

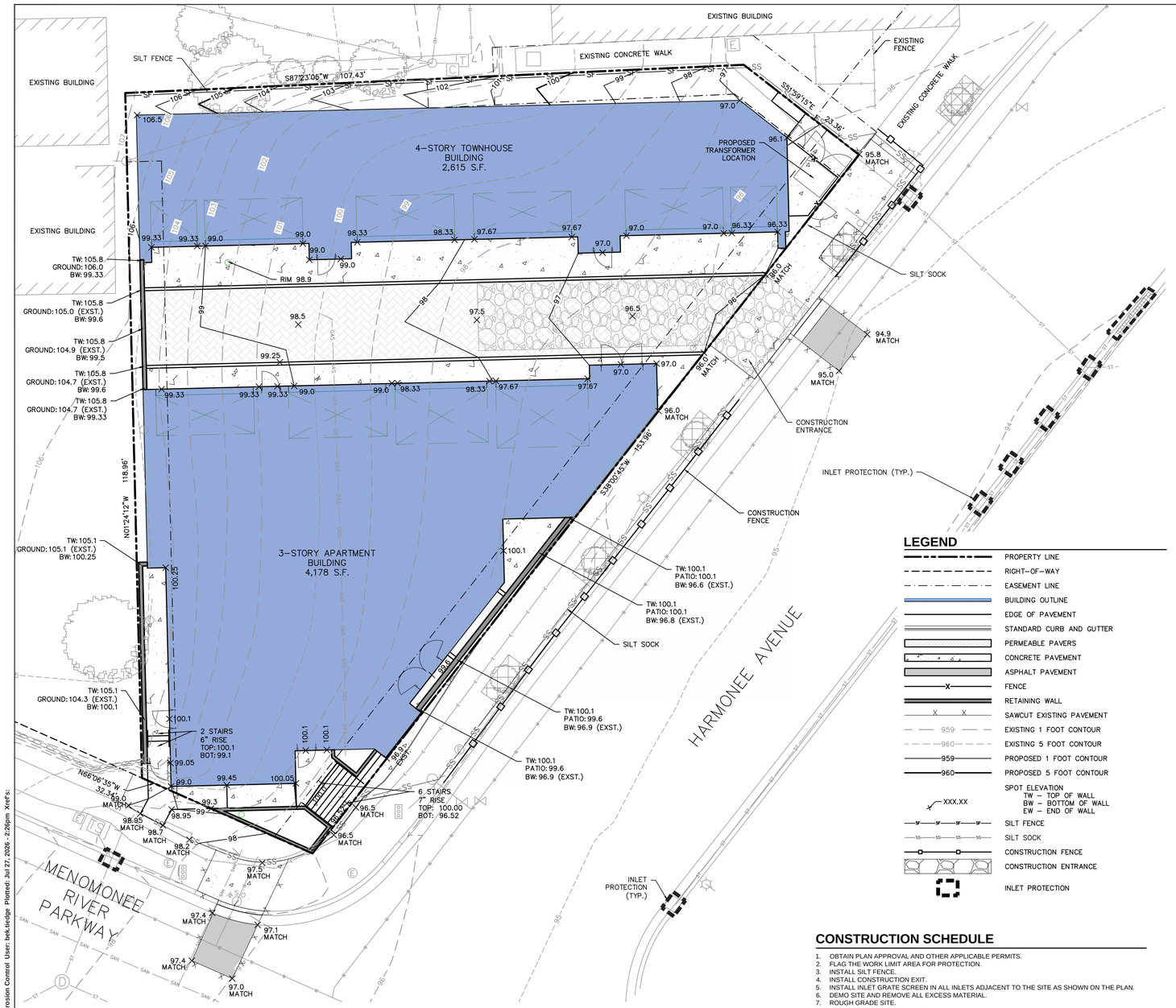
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 26-17301

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LEGEND

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- FENCE
- RETAINING WALL
- SAWCUT EXISTING PAVEMENT
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- SPOT ELEVATION (XXX.XX): TW – TOP OF WALL; BW – BOTTOM OF WALL; EW – END OF WALL
- SILT FENCE
- SILT SOCK
- CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

CONSTRUCTION SCHEDULE

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

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
5. ALL CONSTRUCTION MATERIALS ARE TO BE STORED ON-SITE.
6. 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

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
2. 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.
3. 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.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. 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.
6. 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.
7. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT 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.
8. 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.
9. 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."
10. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - 11.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 11.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 11.3. 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.
12. 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 ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
13. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
14. 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.
15. 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:
    - 15.1. 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.
    - 15.2. 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) DAY*). 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.
    - 15.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE 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:
        - 15.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
        - 15.3.2. TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
        - 15.3.3. HYDRO-MULCHING WITH A TACKIFIER
        - 15.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
        - 15.3.5. EROSION MATTING
        - 15.3.6. SODDING
        - 15.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
16. 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.
17. 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

1. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) HANDBOOK. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
2. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
3. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES, AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE BMP HANDBOOK.
4. SEDIMENT CLEANUP. ALL 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.
5. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, TEMPORARY OR PERMANENT SEEDING AND MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
7. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEED 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.
8. 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.
9. NOTIFY THE CITY ENGINEERING DEPARTMENT (479-8934) WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
10. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
11. OBTAIN PERMISSION IN WRITING FROM THE CITY OF WAUWATOSA ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
12. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
13. INSPECT THE BEST MANAGEMENT PRACTICES AFTER EACH RAIN OF 0.5 INCH OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
14. KEEP A COPY OF THE EROSION CONTROL PLAN ON THE SITE.

north

SCALE IN FEET
10' 0 10'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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:
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:

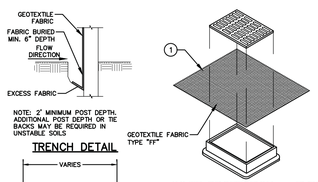
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EROSION CONTROL PLAN

SHEET NUMBER:
C4.0

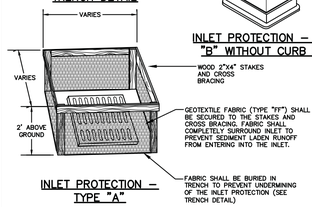
JSD PROJECT NO: 26-17301

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INLET PROTECTION – TYPE "B" WITHOUT CURB BOX



INLET PROTECTION – TYPE "A"

REV. 11-19-2018

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INSTALLATION NOTES:

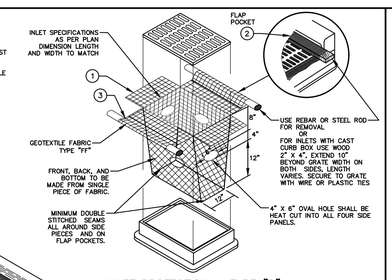
TYPE "D"

DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

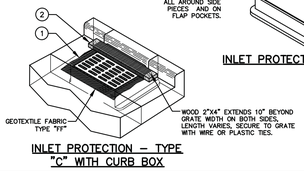
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

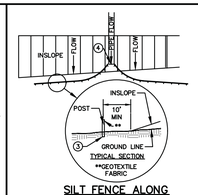
INLET PROTECTION
N.T.S.



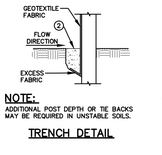
INLET PROTECTION – TYPE "D"



INLET PROTECTION – TYPE "C" WITH CURB BOX

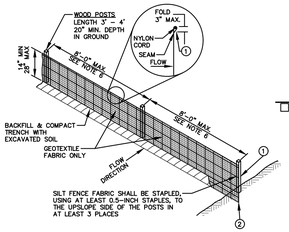


SILT FENCE ALONG SLOPES & OUTFALLS

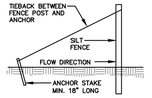


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

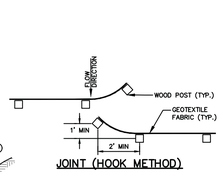
TRENCH DETAIL



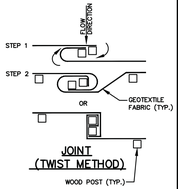
SILT FENCE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5-INCH STAPLES, TO THE UPSLOPE SIDE OF THE POSTS IN AT LEAST 3 PLACES



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (HOOK METHOD)



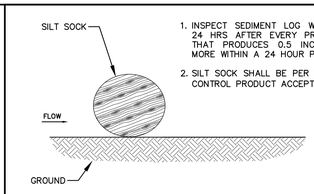
JOINT (TWIST METHOD)

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

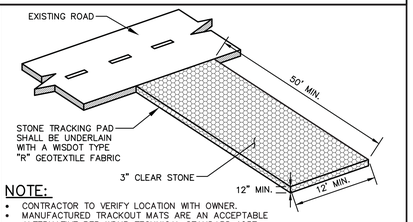
SILT FENCE
N.T.S.

REV. 7-01-2019



1. INSPECT SEDIMENT LOG WEEKLY AND WITHIN 24 HRS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE WITHIN A 24 HOUR PERIOD.
2. SILT SOCK SHALL BE PER THE WDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL).

SILT SOCK
PER WDNR TECHNICAL STANDARD 1062
N.T.S.



NOTE:
- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.

CONSTRUCTION ENTRANCE
N.T.S.

REV. 04-24-2024

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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
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:

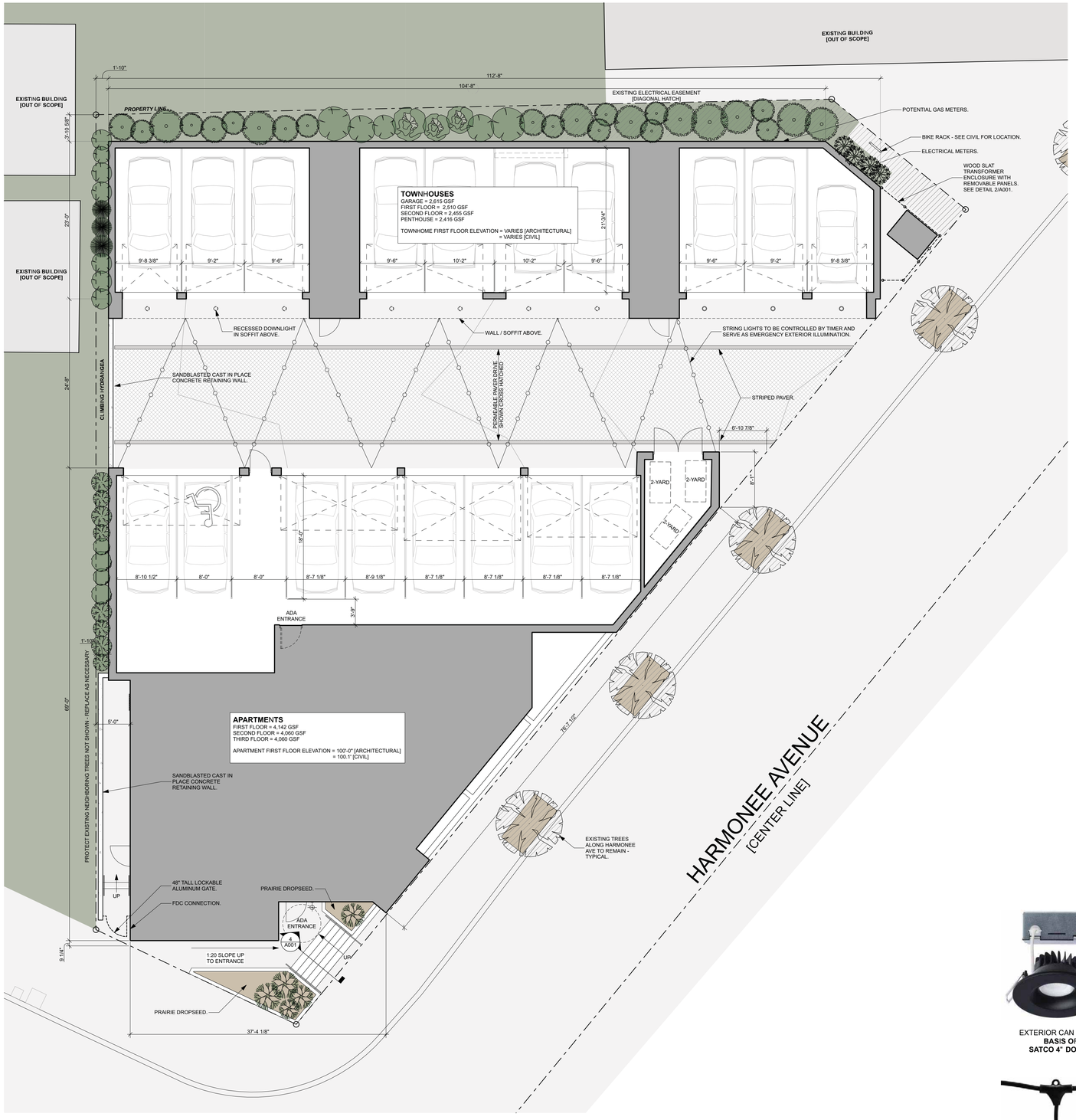
SHEET TITLE:
DETAILS

SHEET NUMBER:
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JSD PROJECT NO: 26-17301

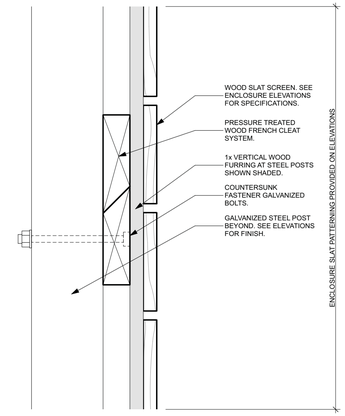
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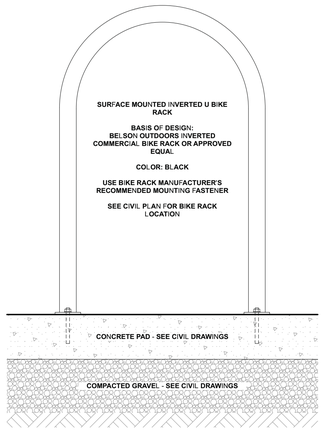


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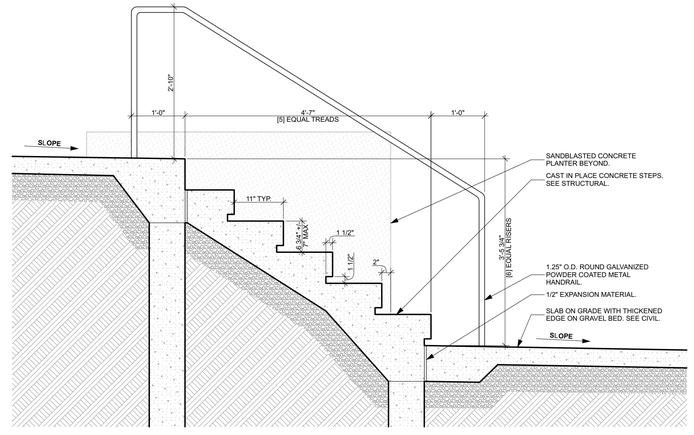
1 A001 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



2 A001 TRANSFORMER REMOVABLE SCREEN
SCALE: 3" = 1'-0"



3 A001 BIKE RACK
SCALE: 1 1/2"= 1'-0"



4 A001 APARTMENT EXTERIOR STAIR
SCALE: 3/4" = 1'-0"

LANDSCAPE KEY PLAN

- EXISTING TREE TO REMAIN
- DWARF BUSH HONEYSUCKLE
- BLUE GIANT HOSTA
- AUGUST MOON HOSTA
- GOLDEN MOPS CHAMAECYPARIS
- LITTLE SPIRE RUSSIAN SAGE
- DARK TOWERS PENSTEMON
- LOW SCAPE MOUND CHOKEBERRY
- WILTONII JUNIPER



EXTERIOR CAN LIGHTING
BASIS OF DESIGN: SATCO 4" DOWNLIGHT



EXTERIOR STRING LIGHTING

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
13 DWELLING UNITS = 1 [REQUIRED]
SHORT TERM BIKE PARKING = 1 [PROVIDED]

LONG TERM BIKE PARKING = 1 BIKE PARKING / 4 DWELLING UNITS [2 MIN.]
13 DWELLING UNITS = 2 [REQUIRED]
LONG TERM BIKE PARKING = 3 [PROVIDED IN GARAGE]

SITE 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.
5. ALL PAVING, SCORE LINES, WALLS, AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR OR PARALLEL TO THE BUILDING UNLESS NOTED OTHERWISE.
6. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.
8. SEE LANDSCAPE DRAWINGS FOR FULL SCOPE. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.

GALBRAITH CARNAHAN ARCHITECTS
6404 West North Avenue
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CONSULTANTS:

SONNE

7746 MENOMONEE RIVER PARKWAY
WAUWATOSA, WI 53213

DRAWING ISSUE	DATE
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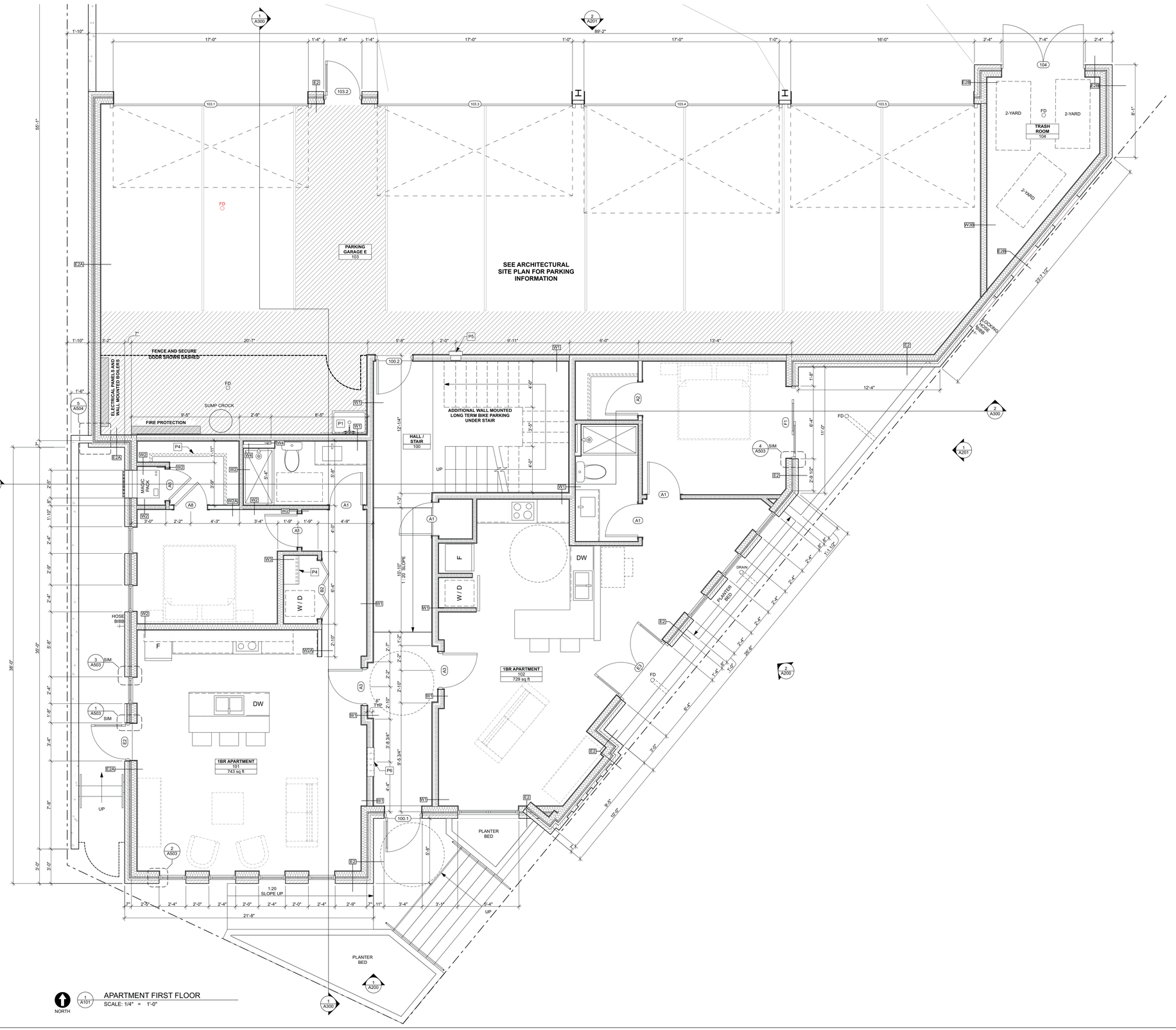
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PROJECT # 25.28

ARCHITECTURAL SITE PLAN

A001

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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: JL INDUSTRIES AMBASSADOR 8116F10FX2
P6	(2) 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

1. 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.
2. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
3. INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
4. REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE & ORIENTATION.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
6. TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF STUD, UNLESS NOTED OTHERWISE.
7. 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.
8. SEE SHEET A500 AND 501 FOR WALL, FLOOR, AND ROOF ASSEMBLY TYPES.
9. SEE SHEET A600 AND A601 FOR DOOR AND WINDOW TYPES.

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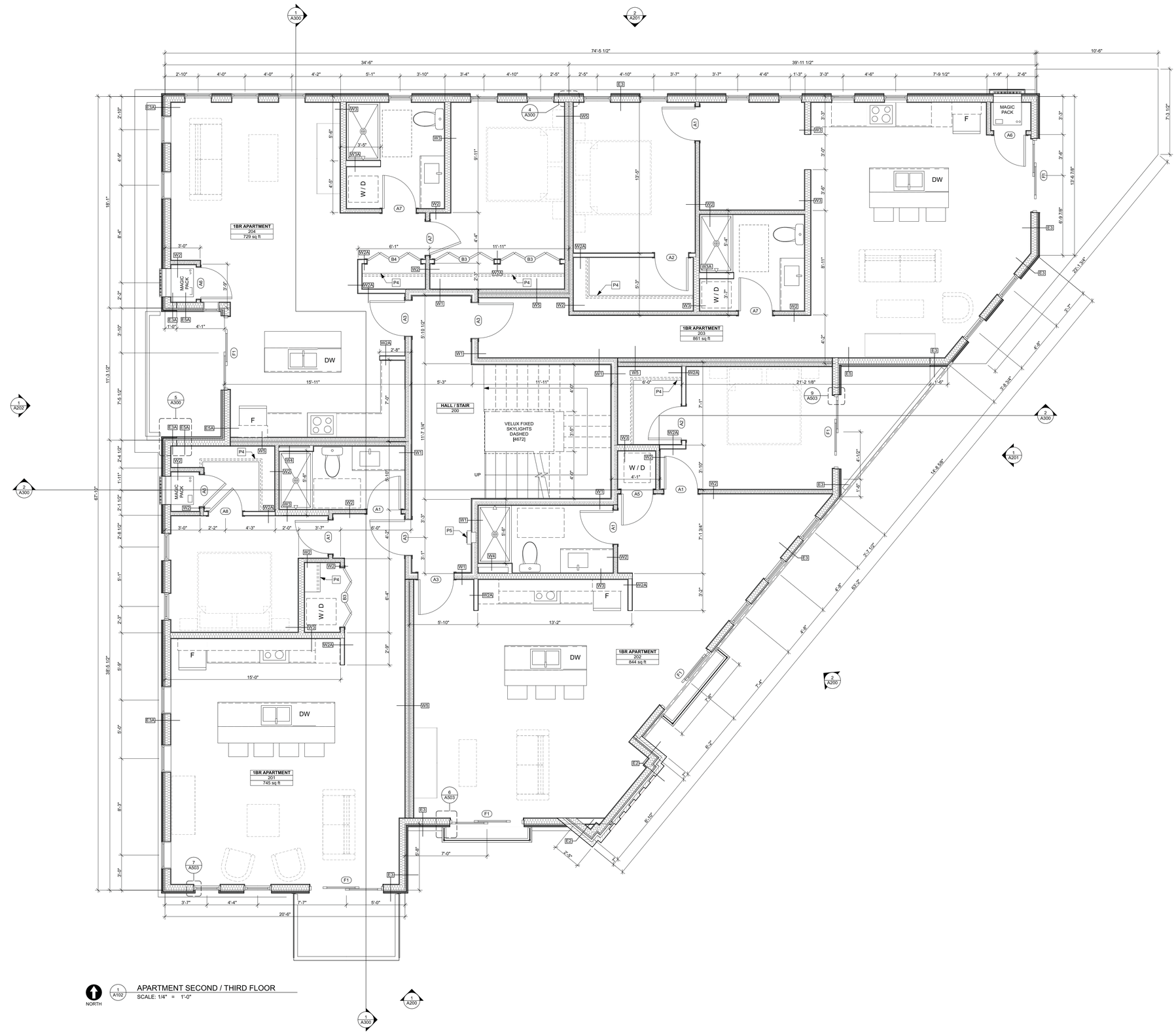
NOT FOR CONSTRUCTION

PROJECT: 25.28

1 APARTMENT FIRST FLOOR PLAN

A101

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NORTH

1 A102 APARTMENT SECOND / THIRD 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: JL INDUSTRIES AMBASSADOR 8116F 10FX2
P6	[2] STACKED 5-DOOR RECESSED VERTICAL MAILBOXES. BASIS OF DESIGN: POSTAL PRODUCTS UNLIMTED, LLC SKU: #N1021224
P7	KITCHEN SHELVING. SEE INTERIOR ELEVATIONS.

FLOOR PLAN - GENERAL NOTES

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7. 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.
8. SEE SHEET A500 AND 501 FOR WALL, FLOOR, AND ROOF ASSEMBLY TYPES.
9. SEE SHEET A600 AND A601 FOR DOOR AND WINDOW TYPES.

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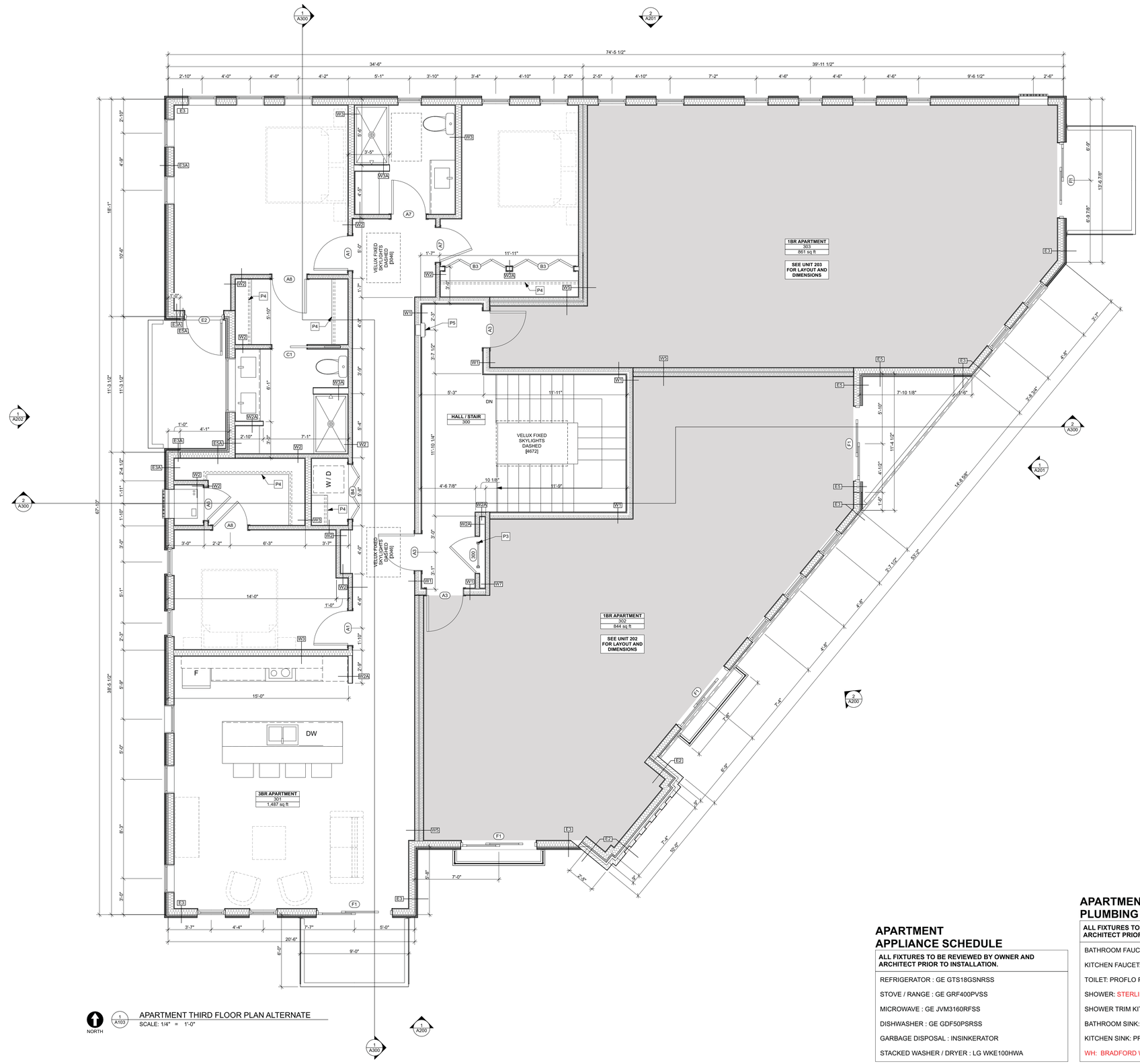
NOT FOR CONSTRUCTION

PROJECT # 25.28

APARTMENT
SECOND / THIRD
FLOOR PLAN

A102

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1 A103 APARTMENT THIRD FLOOR PLAN ALTERNATE
SCALE: 1/4" = 1'-0"

NORTH

APARTMENT APPLIANCE SCHEDULE

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

- REFRIGERATOR : GE GTS18GSNRSS
- STOVE / RANGE : GE GRF400PVSS
- MICROWAVE : GE JVM3160RFSS
- DISHWASHER : GE GDF50PSRSS
- GARBAGE DISPOSAL : INSINKERATOR
- STACKED WASHER / DRYER : LG WKE100HWA

APARTMENT PLUMBING SCHEDULE

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

- BATHROOM FAUCET: MOEN M84980SRN
- KITCHEN FAUCET: PROFLO PFXC9011CP/ZBN
- TOILET: PROFLO PF6112-1501
- SHOWER: STERLING 72230100-0 [VERIFY DRAIN]
- SHOWER TRIM KIT: PROFLO PF8820GZBN
- BATHROOM SINK: KRAUS KKCU244
- KITCHEN SINK: PROFLO PFUC908A
- WH: BRADFORD WHTG 50 GAL ELECTRIC WATER HEATER

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. JL INDUSTRIES AMBASSADOR 8116F10FX2
P6	[2] STACKED 5-DOOR RECESSED VERTICAL MAILBOXES. BASIS OF DESIGN: POSTAL PRODUCTS UNLIMTED, LLC SKU: #N1021224
P7	KITCHEN SHELVING. SEE INTERIOR ELEVATIONS.

FLOOR PLAN - GENERAL NOTES

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4. REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE & ORIENTATION.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
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8. SEE SHEET A500 AND 501 FOR WALL, FLOOR, AND ROOF ASSEMBLY TYPES.
9. SEE SHEET A600 AND A601 FOR DOOR AND WINDOW TYPES.

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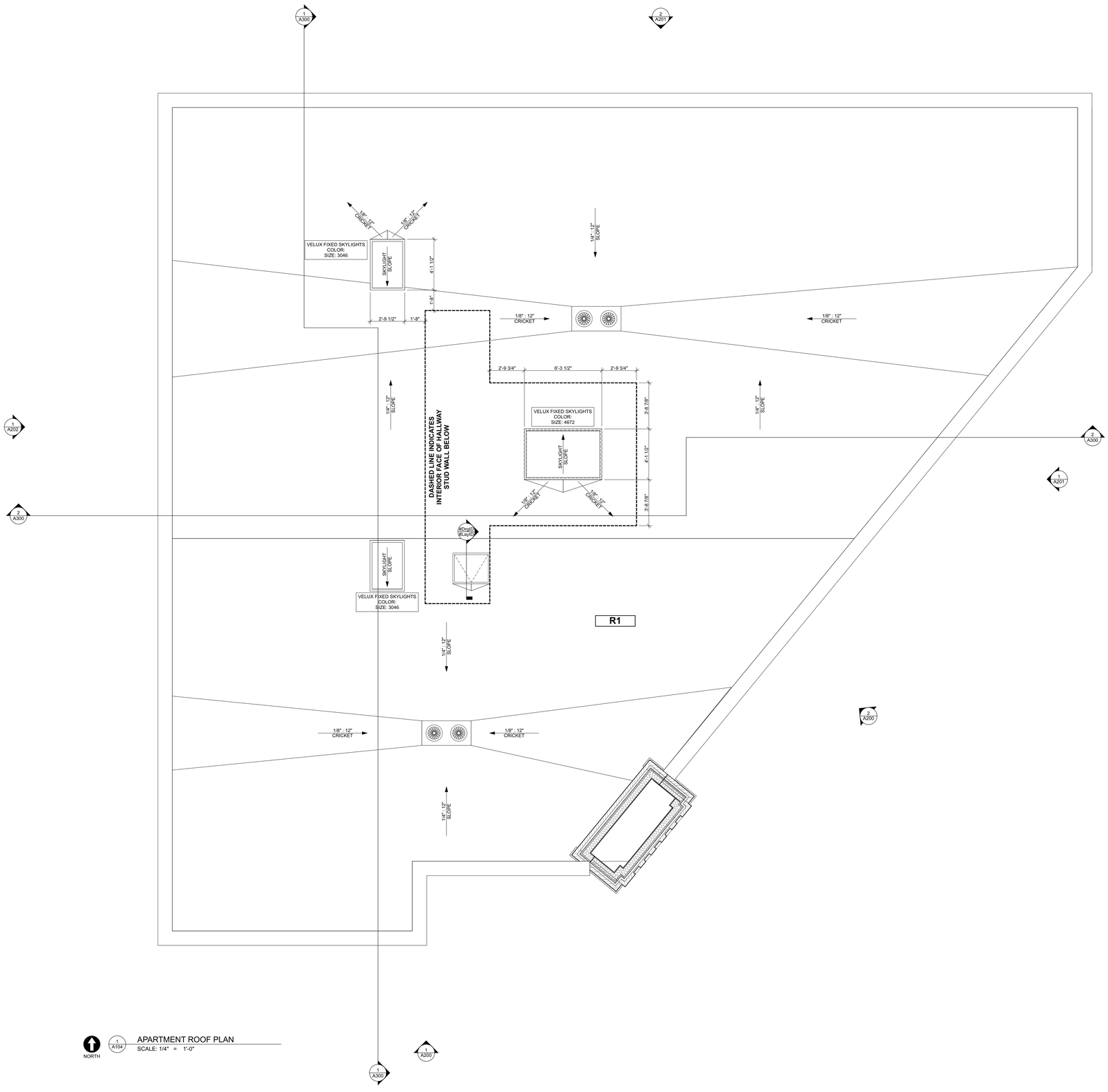
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PROJECT # 25.28

APARTMENT THIRD FLOOR PLAN ALTERNATE

A103

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NORTH

1 A104 APARTMENT ROOF PLAN
SCALE: 1/4" = 1'-0"

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 IT'S 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

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PROJECT: 25.28

APARTMENT ROOF PLAN

A104

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BRK-1 [#323 GRAY]



BRK-1 [DRIFTWOOD GRAY]



CONC-1

EXTR-1



MTL-1



SDG-1



SDG-2



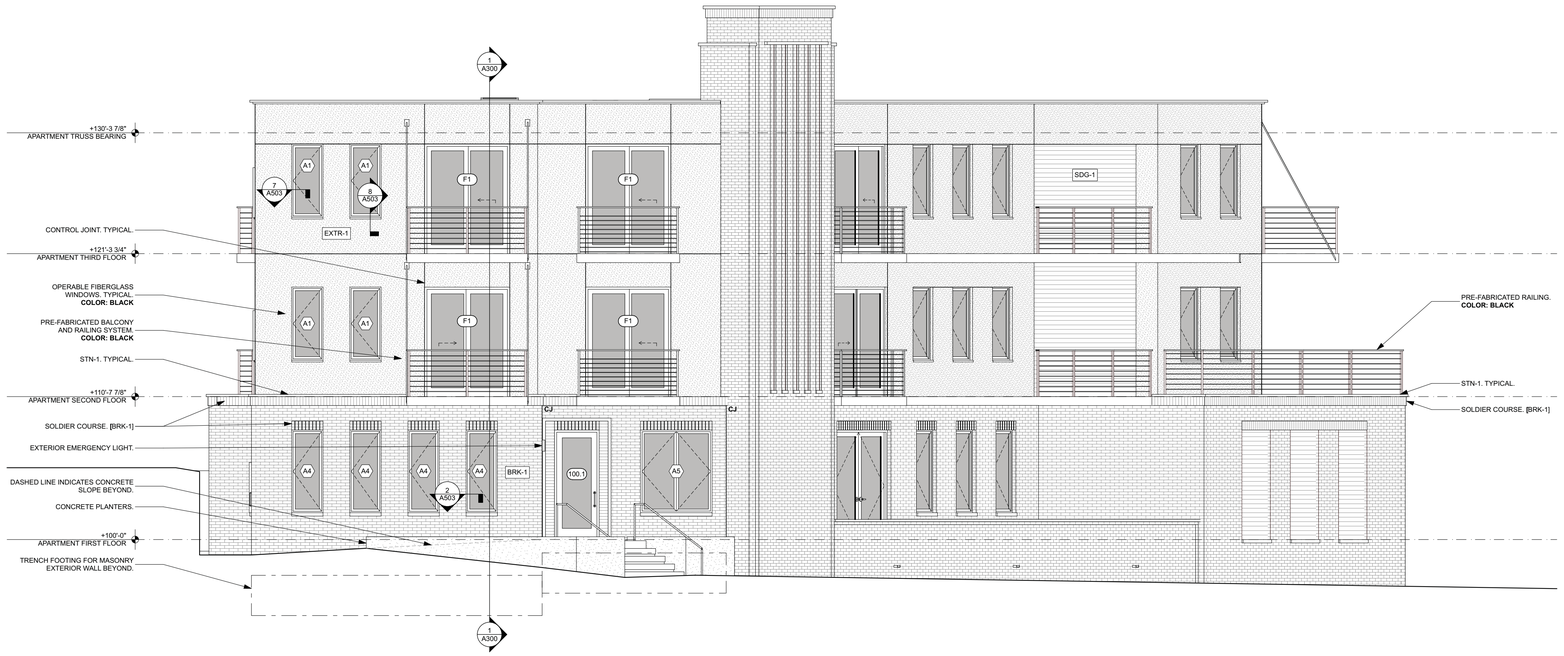
STN-1



BALCONY LIGHTING
BASIS OF DESIGN:
NUVO LIGHTGATE LED SQUARE SCONCE



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: 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

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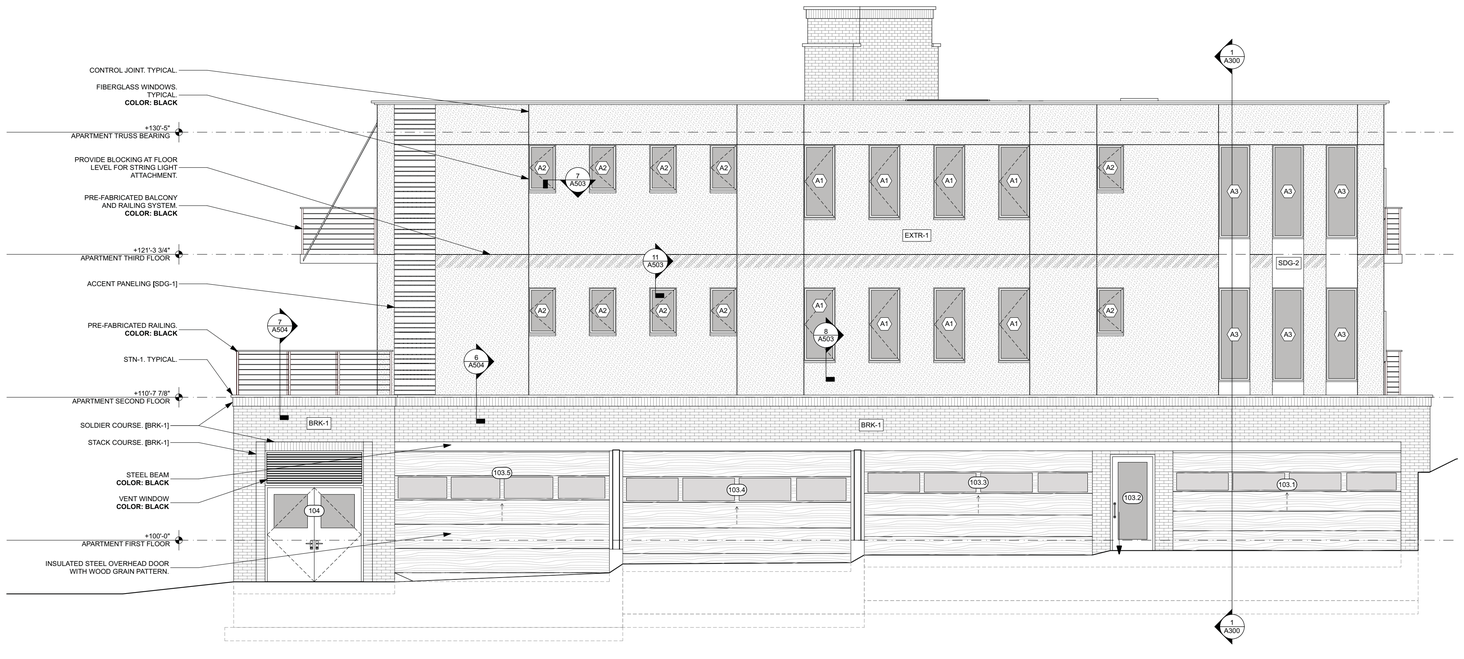
APARTMENT ELEVATIONS

A200

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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
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: 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

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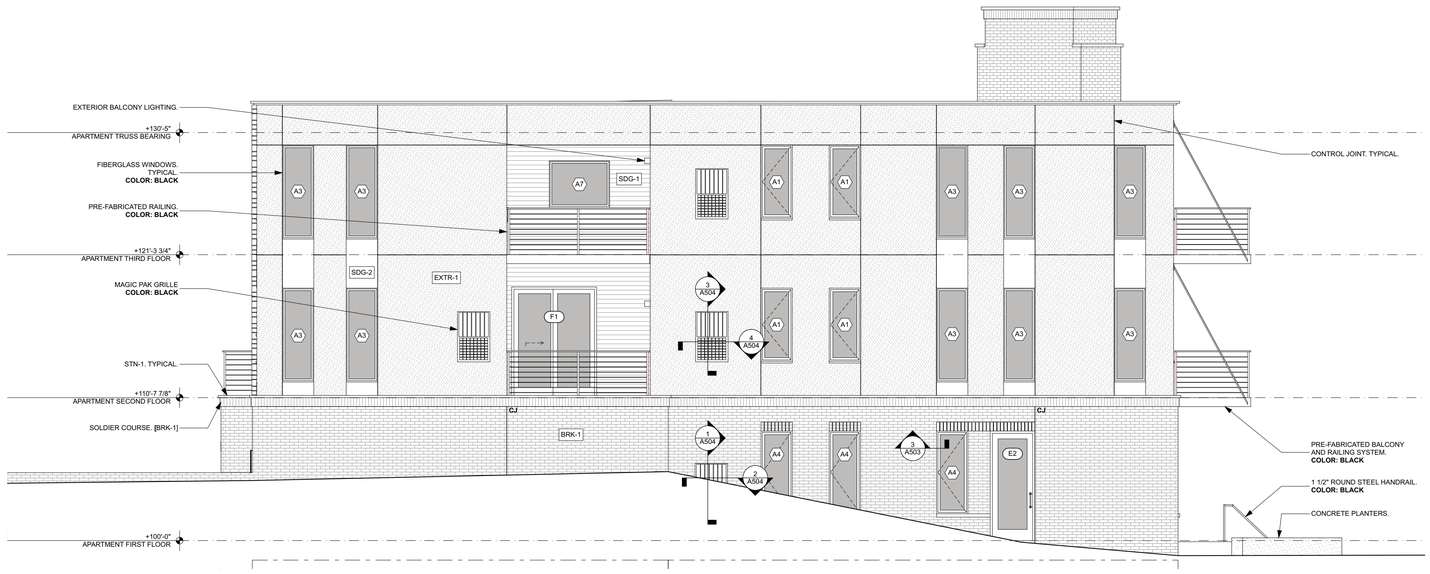
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PROJECT # 25.28

APARTMENT ELEVATIONS

A201

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1 A202 APARTMENT WEST 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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	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: 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

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CONSULTANTS:

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NOT FOR CONSTRUCTION

PROJECT # 25.28

APARTMENT ELEVATIONS

A202

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1 A700 EXISTING SITE
SCALE: 1:0.89

GALBRAITH CARNAHAN ARCHITECTS
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CONSULTANTS:

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WAUWATOSA, WI 53213

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100% DD SET	07.06.2026
DESIGN REVIEW BOARD	07.23.2026

NOT FOR CONSTRUCTION

PROJECT # 25.28

EXISTING SITE PHOTOS

A700

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1 A701 APARTMENT NORTH RENDERING
NOT TO SCALE



2 A701 APARTMENT SE RENDERING
NOT TO SCALE



3 A701 APARTMENT WEST RENDERING
NOT TO SCALE

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DESIGN REVIEW (CAC) 11.18.2025

NOT FOR CONSTRUCTION

PROJECT # 25.28

APARTMENT RENDERINGS

A701

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

GALBRAITH CARNAHAN ARCHITECTS

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

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