

### Wauwatosa, WI Design Review Board Meeting Agenda

Thursday, A	ugust 17, 2023	7:00 PM	Comr	non Council Chambers
CALL TO C	<u>PRDER</u>			
ROLL CAL	<u>L</u>			
UNFINISHE	ED BUSINESS			
1.	12120 Burleigh Street	- Dollar Store - New Constru	action	<u>23-325</u>
NEW BUSIN	NESS			
1.	7809 Harwood Avenu School	ue - Addition - St John's	Evangelical	Lutheran <u>23-454</u>
2.	1249 Dewey Avenue School	- Addition - Saint John's	Evangelical	Lutheran <u>23-455</u>

#### **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.



### Wauwatosa, WI Staff Report

7725 W. North Avenue Wauwatosa, WI 53213

File #: 23-325 Agenda Date: 8/17/2023 Agenda #: 1.

Title

12120 Burleigh Street - Dollar Store - New Construction



July 24, 2023

#### **RE:** Design Review Board approval (Resubmittal) for:

Mixed-Use Development 12000 W. Burleigh St. Wauwatosa, WI PATERA, Project Number **22-561** 

This submittal is to provide additional information for obtaining design review board approval for the above listed project.



Figure 1: Proposed Rendering of new building





Figure 2: Current picture of vacant parcel, view from south looking north.



Figure 3: Current picture of vacant parcel





Figure 4: Building to West of project. "Aldi" tenant, south side photo.



Figure 5: Building to East of project. "Lowes" tenant, south side photo.





Figure 6: Building to West of project. "Aldi" tenant, North side photo.



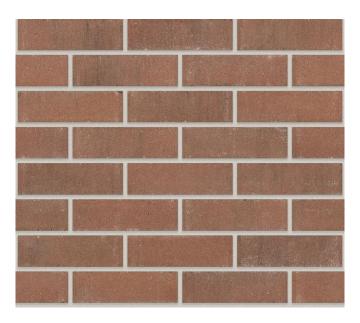
Figure 7: Building to East of project. "Lowes" tenant, south side photo.



#### **Exterior Finishes:**

#### Concrete Brick:

(County Materials – "Harvard Blend", 4"x16")



#### Concrete Brick:

(County Materials – "Reunion", 4"x16")





Painted CMU block color: (Sherwin Williams – "Virtual Taupe" SW7039)



'Dollar Tree' Tenant metal parapet wall coping color: (Sherwin Williams – "Envy" SW6925)



Typical metal parapet wall coping color:

(Firestone Una-Clad Metal – "Cityscape")



Cityscape



Typical window frame color:

(Anodized Aluminum, with clear glazing)



Metal Deck Canopy above main entrance: (Sherwin Williams – "Envy" SW6925)



Sincerely, Nathan Remitz A.L.A. Architect / Partner EXISTING

CONSTRUCTION

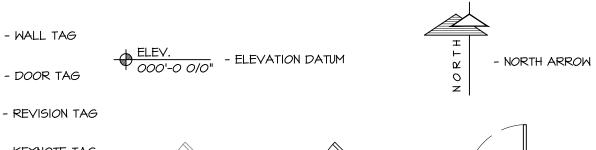
- DOOR TAG

|/4" = |'-0" <del>→</del> VIEW SCALE 000 - DETAIL CALL OUT

- KEYNOTE TAG - SECTION CALL OUT -( xxx-0 )-

✓ VIEW NAME

- FINISHES TAG - ELEVATION CALL OUT



DEMOLITION PROPOSED CONSTRUCTION

Above Finished Floor Each ALUM **ELEC** Aluminum Electrical ELEV ARCH Architect Elevation Electrical Panel BLDG Building Exterior BLKGBlocking Fire Code BRGBearing Floor Drain FDN Foundation CLG FIN Finished CONC Concrete Floor CONSTR Construction Foot or Feet CONT Continuous FT6 Footing CONTR Contract(or) CTR Center DBL Double Handicap DET Detail HDR

Hour

Interior

HVAC

INCL

INSUL

INT

ABBREVIATIONS

DIA

DN

DR

DS

DWG

Diameter

Dimension

Downspout

Drawing

Down

Door

LAV Lavatory Light Laminated Veneer Lumber PSF LVL MAX Moisture Content MECH Mechanical MET Metal MFR Manufacturer Minimum Miscellaneous Not in Contract Number NONCOM Noncombustible Header NTS Not to Scale Heating, Ventilating & On Center Air Conditioning OPNG Openina OPP Opposite Insulation Overhead

Joist

Kiln Dried

PVMT Pavement Power Pounds per Square Foot PSL Parallam Structure Lumber Riser RAD Radius REF Refrigerator REINF Reinforcing REQD Required REV Revision RM Room RO Rough Opening SECT SHT Sheet SHTG Sheeting SIM Similar SPEC Specified

Plywood

Property

Point

PROP

VCT VEN MIN STD WO Standard STOR Storage SYP Southern Yellow Pine

T & G

TEMP

THK

TOF.

ΤV

TYP

TRTD

Tonque & Groove

Temporary

Treated

Television

Typical

UL DES Underwriters

Mith

Wood

Window

Mithout

Weatherproof

Center Line

Diameter

Welded Wire Fabric

Top of Footing

Laboratory

Designation

Unless Noted

Otherwise

Vapor Barrier

Vinyl Composite Tile

### GENERAL NOTES

I. THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND

2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND

3. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.

4. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE

5. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.

6. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.

7. ALL STATE, LOCAL AND O.S.H.A. SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE

2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT GENERAL CONTRACTOR OR THE ARCHITECT WITH ANY QUESTIONS.

3. PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIP. APPLIANCES AND ELECTRICAL COMPONENTS IS SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE LOCATIONS INDICATED ON THESE DRAWINGS

## SITE & BUILDING DATA:

2015 IBC CODE

USE AND OCCUPANCY CLASSIFICATION; NON-SEPARATED MIXED USE (F- I OCCUPANCY GOVERNS):

"M" - MERCANTILE OCCUPANCY TENANT #2 (NOTHING BUNDT CAKES, SHELL ONLY): "F-I" - MODERATE HAZARD FACTORY OCCUPANCY

"M" (III-B)" THREE STORIES - 50,000 sq. ft. "F-1" (III-B)" THREE STORIES - 48,000 sq. ft

TOTAL BUILDING AREA: 13,804 sq. ft. TENANT #1 AREA: 10,926 sq. ft. TENANT #2 AREA: 2,835 sq. ft.

O - HR. RATING

SPRINKLERS; COMPLETE PER NFPA-13

CONSTRUCTION TYPE; "III-B" (Table-601)

ALLOWABLE AREA AND HEIGHT;

ACTUAL AREA;

FIRE RATINGS (per table 60 | \$ 602) STRUCTURAL FRAME; O - HR. RATING BEARING WALLS EXTERIOR; O - HR. RATING BEARING WALLS INTERIOR; O - HR. RATING NON-BEARING WALLS EXTERIOR; O - HR. RATING NON- BEARING WALLS INTERIOR; O- HR. RATING

ROOF CONSTRUCTION; 0 - HR. RATING EXIT TRAVEL DISTANCE; 250 feet (table 1017.2)

FLOOR CONSTRUCTION;

COMMON PATH OF TRAVEL; 75 FEET (M TENANT) (per 1006.2.1) 100 FEET (F-1 TENANT)

EXISTING PHOTO

PROPOSED RENDERING

# BILITY STANDARDS A.302

SCHEDULE, DOOR TYPES, FRAME TYPES, & WINDOW ELEVATIONS

**REVISIONS:** 

8/7/23: REVIEW BOARD

NOTES

GEN.

∞ర

RENDERING

PROPOSED P

DATA,

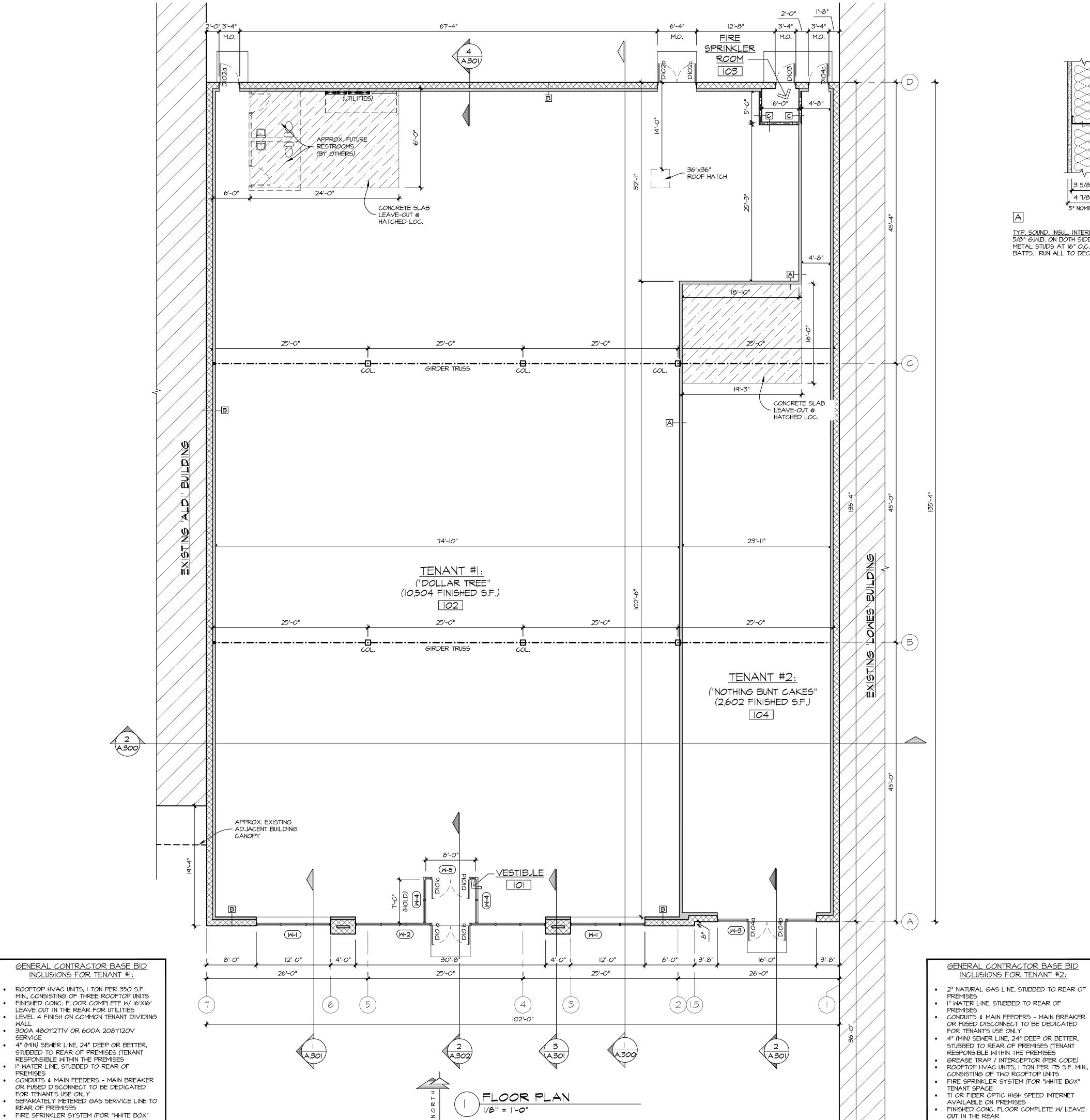
BUILDING

DATE: MARCH 30, 2023

PROJECT NUMBER: 22-561

PRECAUTIONS TAKEN AT THE PROJECT SITE. PROPERTY AT THE JOB SITE.

3/30/23: PRELIM #1 4/26/23: PRELIM #2 6/23/23: REVIEW BOARD



SERVICE

FOR TENANT'S USE ONLY

AVAILABLE ON PREMISES

TI OR FIBER OPTIC HIGH SPEED INTERNET

REAR OF PREMISES

TENANT SPACE

3 5/8" 4 7/8" 5" NOMINAL 3 5/8" 4 7/8" 5" NOMINAL TYP. SOUND. INSUL. INTERIOR WALLS; 5/8" G.W.B. ON BOTH SIDES OF 3 5/8" METAL STUDS AT 16" O.C. 3 1/2" SOUND BATTS. RUN ALL TO DECK ABOVE. INTERIOR FURRED WALLS;

5/8" G.W.B. ON FINISHED SIDE OF 3 5/8"

METAL STUDS AT 16" O.C. W 3-1/2" BATT

METAL STUDS AT 16" O.C. RUN ALL TO INSULATION. RUN ALL TO 6" ABOVE DECK ABOVE. CEILING ABOVE.

> 3 WALL TYPES |-|/2" = |'-0"

IO' MIN. CLEAR CEILING HT.

**REVISIONS:** 

3/30/23: PRELIM #1

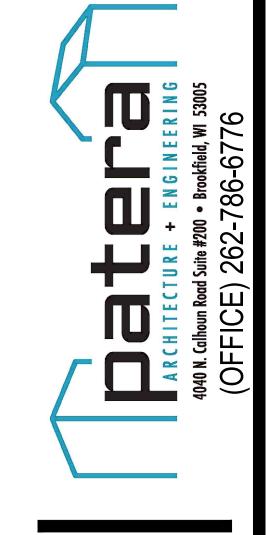
6/23/23: REVIEW BOARD 8/7/23: REVIEW BOARD

4/26/23: PRELIM #2

OPMEN

**ං**ජ

DATE: MARCH 30, 2023



**REVISIONS:** 

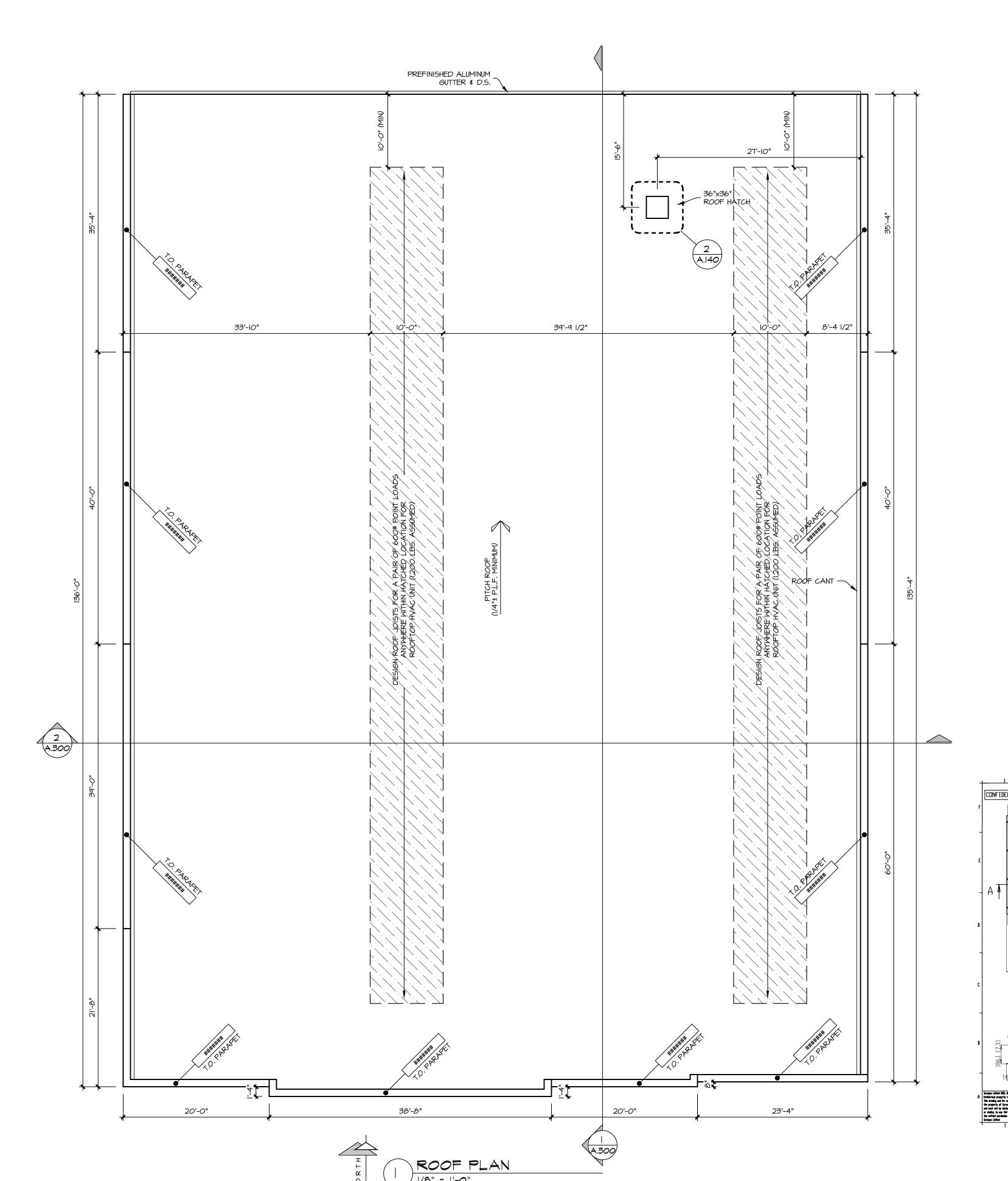
3/30/23: PRELIM #1 4/26/23: PRELIM #2

6/23/23: REVIEW BOARD 8/7/23: REVIEW BOARD

SRH-FR SIZE: 36" X 36" (914.4 X 914.4mm) UPSTAND HEIGHT: 11.8" (300mm) INTERNAL COLDUR: MILL FINISH EXTERNAL COLDUR: MILL FINISH 0.35" (9mm) FIXING HOLES APPROX WEIGHT: 187.6kg 914.4 [36.0] OPENING 1212.4 [47.7] D/ALL GAS SPRING ASSISTED LIFT 914.4 [36.0] A-A DPEN VIEW

2 ROOF HATCH DETAILS N.T.S.

DEVELOPMENT



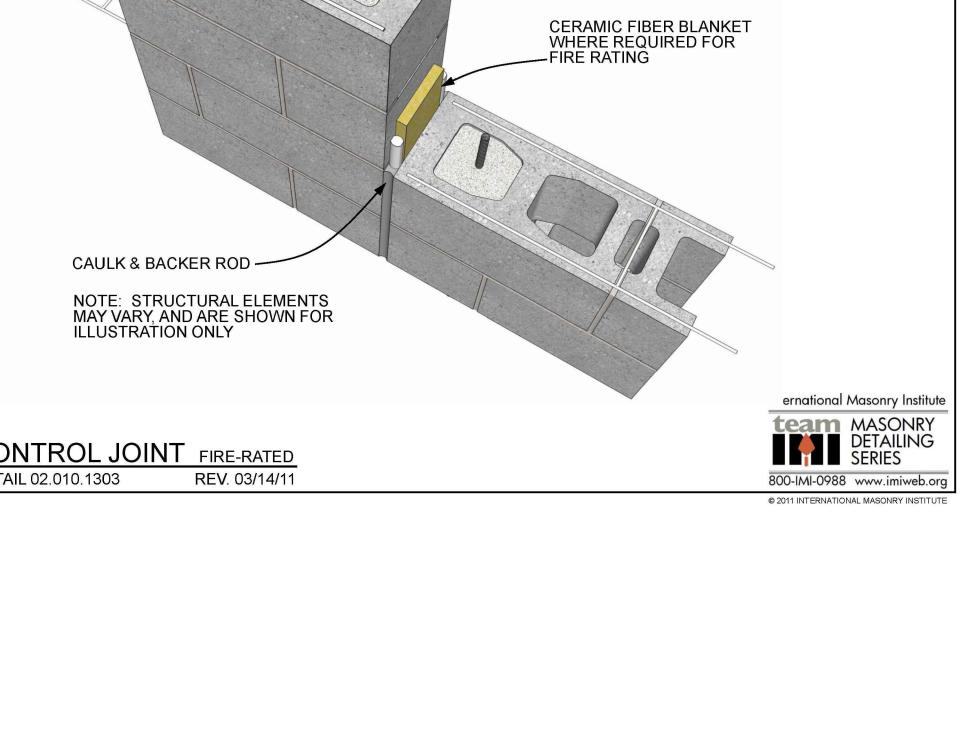
APPROX. EXIST.
BUILDING

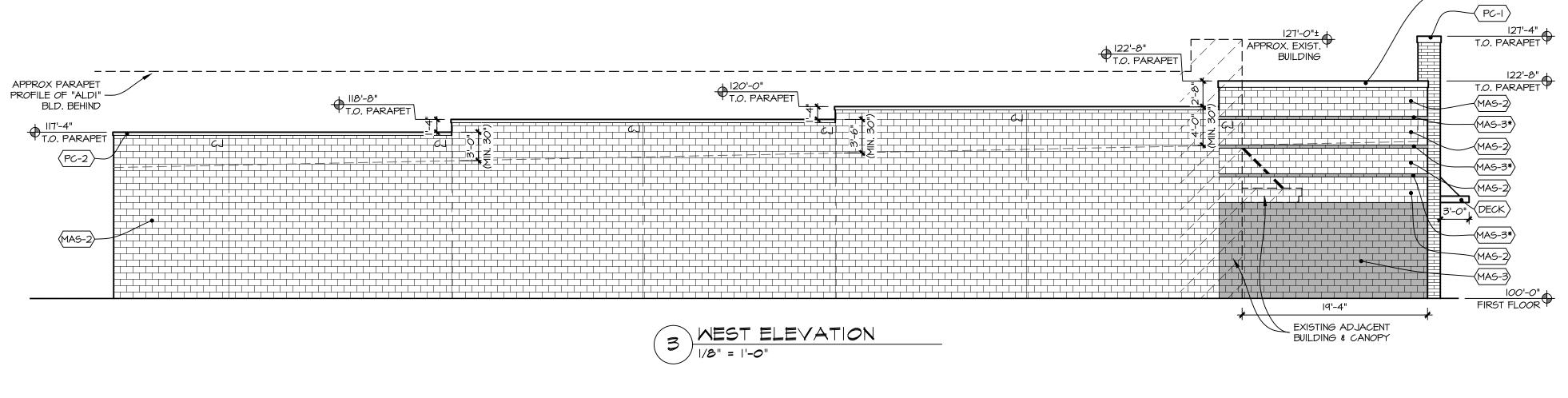
120'-8" T.O. PARAPET

APPROX. EXIST.
BUILDING

117'-4" T.O. PARAPET







(MIN\*)

*" " " "* 

MATCH FINISHES OF OPP SIDE

122'-8" T.O. PARAPET

NOTHING GAKES

PC-I

(MAS-I)

(DECK)-

*Diele Heitel* 

(MIN)

SOUTH ELEVATION

NORTH ELEVATION

127'-4" T.O. PARAPET

APPROX. EXIST. WIN\*

122'-8"
T.O. PARAPET (MAS-3\*)

(MAS-2)-

( MIN )

BUILDING

T.O. GLAZING

T.O. GLAZING

102'-8" T.O. SILL 100'-0" FIRST FLOOR

APPROX. EXIST.

BUILDING

II7'-4" T.O. PARAPET

(GTR)

(DNS)

FIRST FLOOR

—(PC-2)

PC-1	L			——————————————————————————————————————
120'-8" T.O. PARAPET  MAS-I		120'-0" T.O. PARAPET	T.O. PARAPET	PROFILE OF "LOWES" BLD. BEHIND
AWN-I DECK				PC-2
				(MAS-2)
	4 <u>E</u>	EAST ELEVATION		

141514		EXTERIOR FINISH MATERIALS	COLOR
MARK	MATERIAL	DESCRIPTION	COLOR
(MAS-I)	MASONRY	CONCRETE BRICK "HERITAGE COLLECTION" (4"x16") - RUNNING BOND	COUNTY MATERIALS - 'HARVARD BLEND' W MATCHING COLOR MORTAR
(MAS-2)	MASONRY	SMOOTH FACED CMU (8"x16") - RUNNING BOND	COUNTY MATERIALS - 'BISQUE' W MATCHING COLOR MORTAR
(MAS-3)	MASONRY	SPLIT FACED CMU (8"x16") - RUNNING BOND	COUNTY MATERIALS - 'BISQUE' W MATCHING COLOR MORTAR
MAS-3*	MASONRY	SPLIT FACED CMU (4"x16") - HALF HT. ACCENT COURSE	U
PC-I	METAL	24 GAUGE KYNAR COATED METAL COPING	SHERWIN WILLIAMS - "ENVY" - SW6925
PC-2	METAL	24 GAUGE KYNAR COATED METAL COPING	FIRESTONE UNA-CLAD METAL - "CITYSCAPE"
(DECK)	METAL	3'-0" METAL DECK CANOPY - HANGER ROD SUPPORTED W 8" FASCIA - SUPPLIED & INSTALLED BY SIGN VENDOR - GC TO PROVIDE & INSTALL WALL BOLTS	SHERWIN WILLIAMS - "ENVY" - SW6925
(AMN-I)	FABRIC AWNING	3'-O" FABRIC AWNING ON ALUMINUM FRAME SUPPORTED FROM WALL - SUPPLIED & INSTALLED BY AWNING VENDOR	CUSTOM BRANDING COLORS
(MIN)	ALUM. STOREFRONT	STOREFRONT WINDOWS	CLEAR ANODIZED FRAME FINISH. I" CLEAR INSULTATEI GLASS
(MIN*)	ALUM. STOREFRONT	STOREFRONT WINDOWS	CLEAR ANODIZED FRAME FINISH. #3-0170 WARM GRA SPANDREL GLASS COLOR, BY 'OPACI-COAT' OR EQ.
(GTR)	GUTTER	GALVANIZED METAL GUTTER (SIZED BY PLUMBING CONTRACTOR)	MBCI SIGNATURE 200 ' "LIGHT STONE"
DNS	DOWNSPOUT	GALVANIZED METAL GUTTER (SIZED & LOCATIONS BY PLUMBING CONTRACTOR)	MBCI SIGNATURE 200 ' "LIGHT STONE"

EXTERIOR MATERIALS SCHEDULE N.T.S.

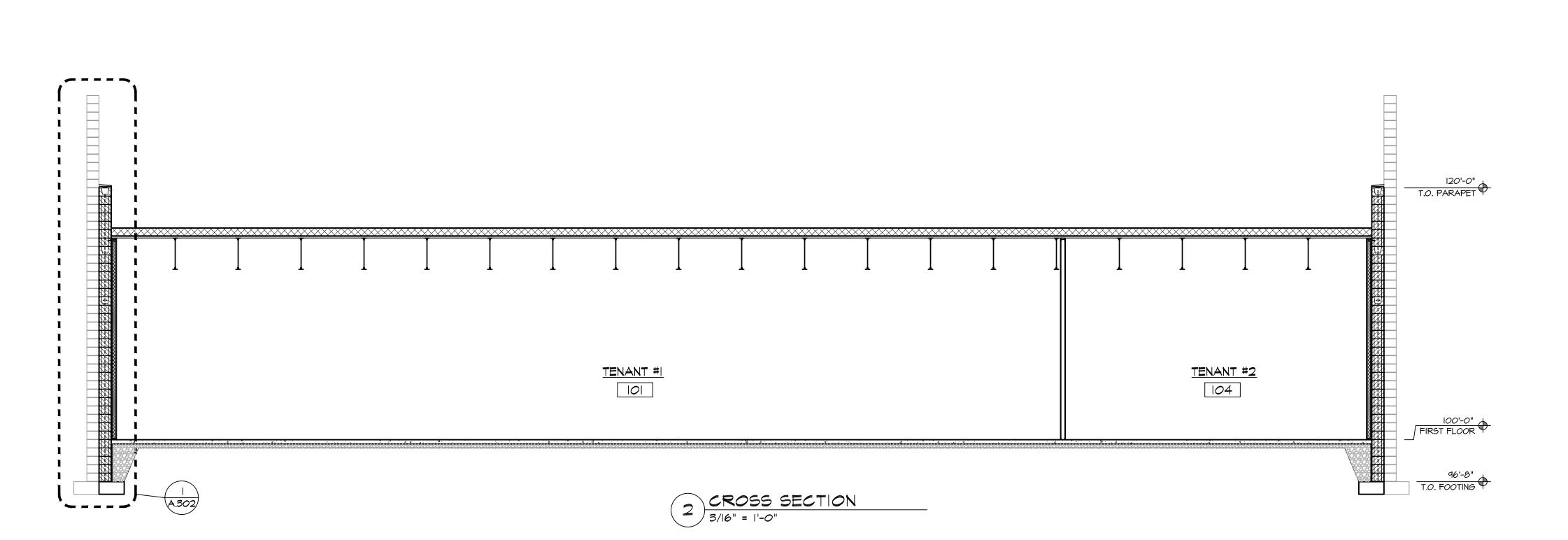
:VATIONS

DEVELOPMENT

II2'-8" TRUSS BEARING

96'-8" T.O. FOOTING

4/26/23: PRELIM #2 6/23/23: REVIEW BOARD 8/7/23: REVIEW BOARD



CROSS SECTION 3/16" = 1'-0"

113'-6 5/8" T.O. GIRDER.

TENANT #I

101

114'-5 7/16" T.O. GIRDER.

122'-8" T.O. PARAPET

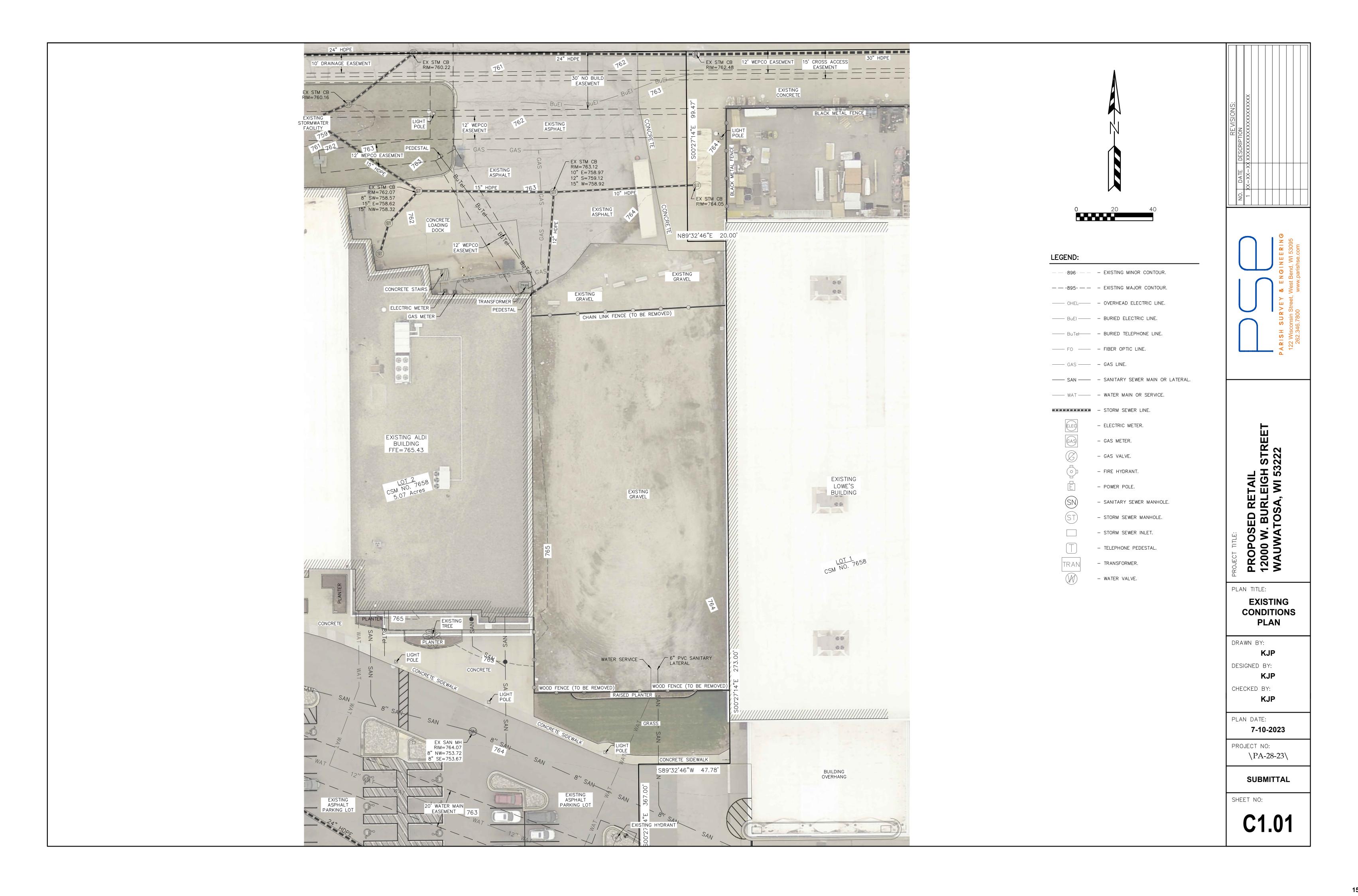
FIRST FLOOR

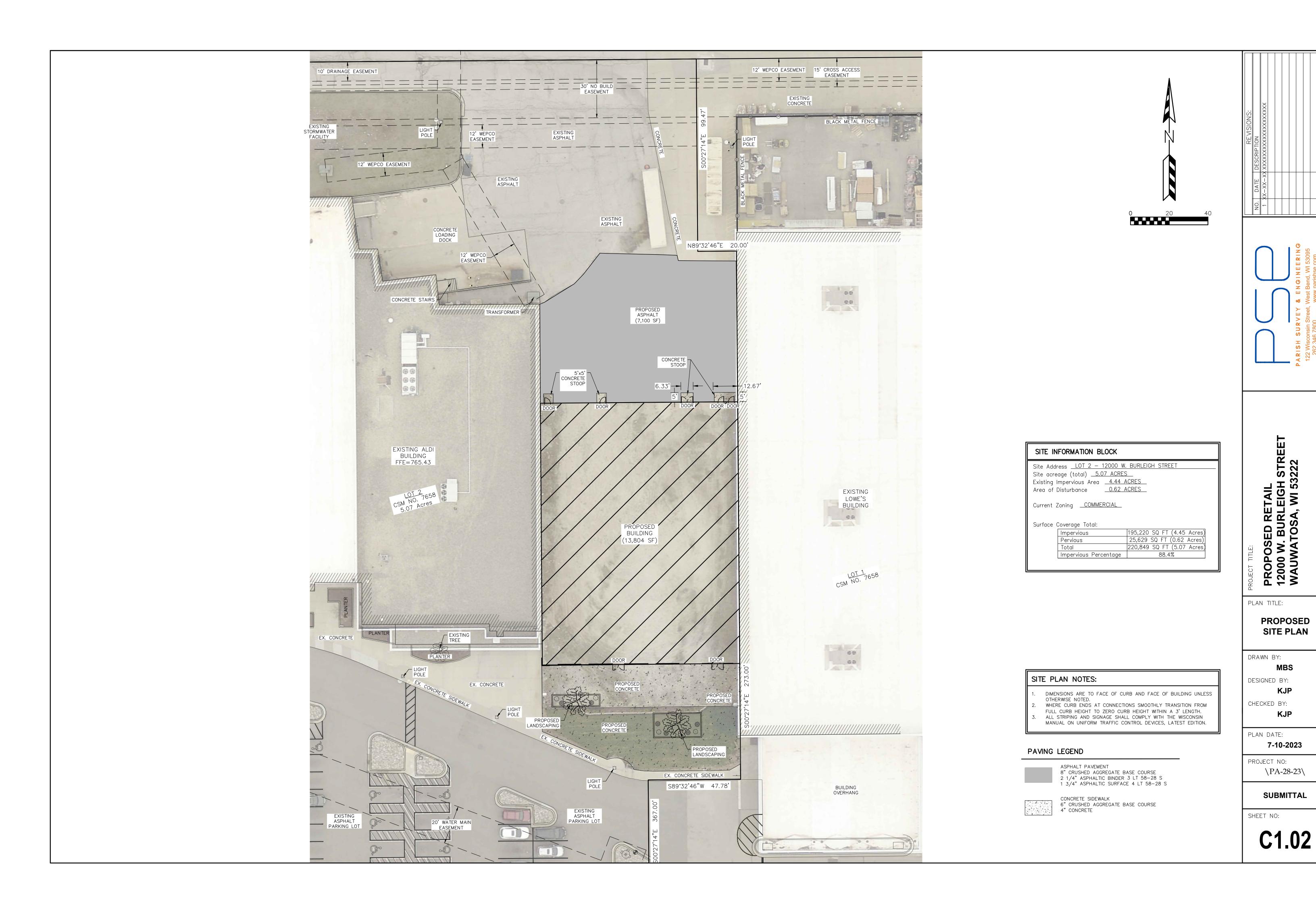
96'-8" T.O. FOOTING

TRUSS BEARING

DEVELOPMENT

SECTIONS & DETAILS

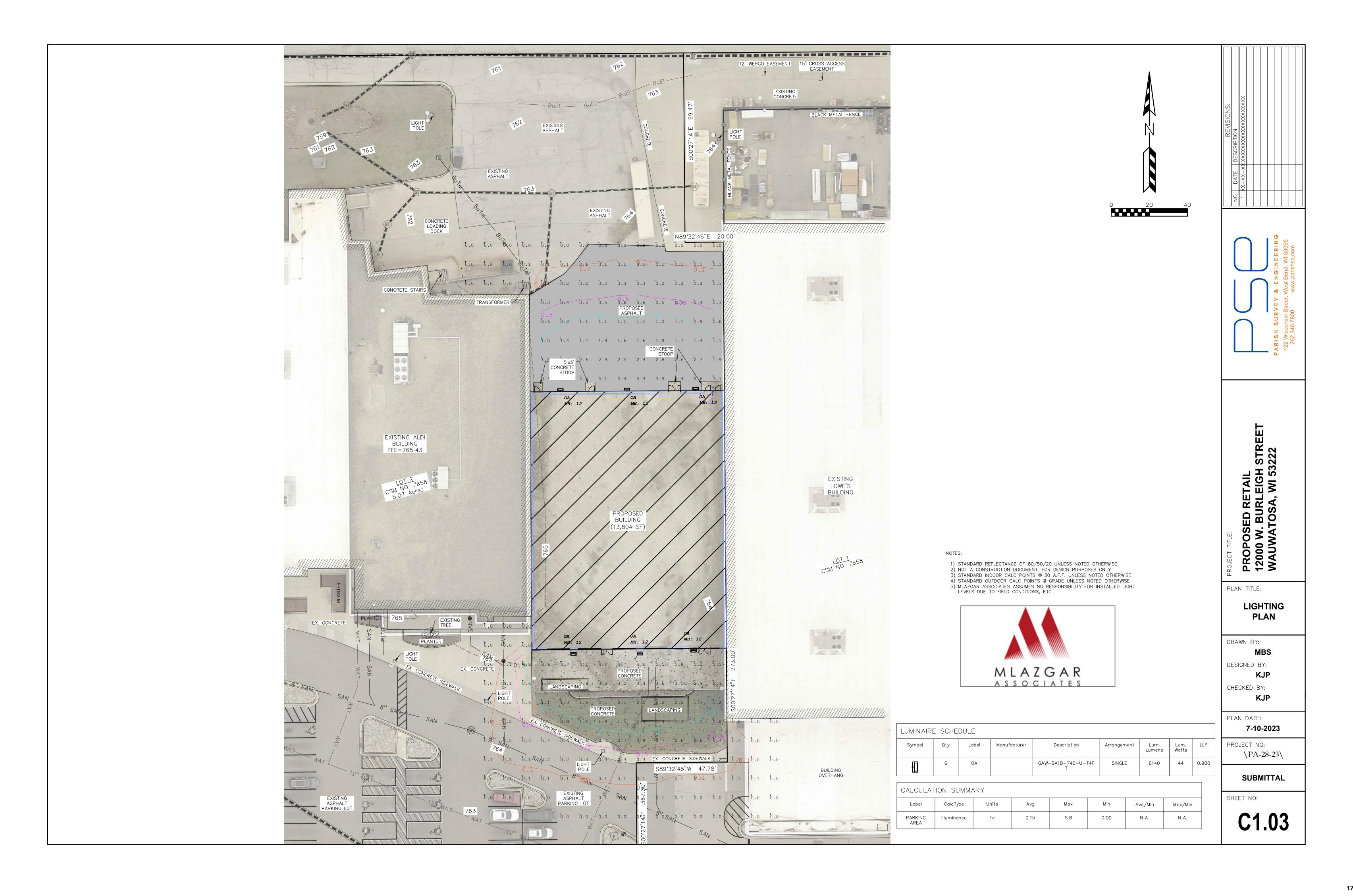




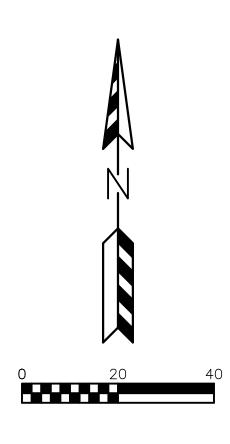
MBS

KJP

KJP







MATURE SIZE PLANTING SIZE

CANOPY TREE

DECIDUOUS SHRUE

18" DECIDUOUS SHRUB

COMMON NAME

GOLD DROP POTENTILLA

GRO LOW SUMAC

CELTIS OCCIDENTALIS L. (ULMACEAE) COMMON HACKBERRY

FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH BROWN WOOD MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC. MULCH SHALL MATCH EXISTING LANDSCAPE BEDS WITHIN THE SHOPPING DISTRICT.

2) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

PLANT SCHEDULE

NOTES:

QUANTITY SYMBOL BOTANICAL NAME

4 GLS RHUS AROMATICA

POTENTILLA FRUTICOSA

	××××××××××××××××××××××××××××××××××××××
NO. DATE DESCRIPTION  1 XX-XX-XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XX -XX -XX -XX



PROPOSED RETAIL 12000 W. BURLEIGH STREET WAUWATOSA, WI 53222

PLAN TITLE:

**PROPOSED LANDSCAPE PLAN** 

DRAWN BY: MBS

DESIGNED BY: KJP

CHECKED BY: KJP

PLAN DATE: 7-10-2023

PROJECT NO: \PA-28-23\

SUBMITTAL

SHEET NO:



August 7, 2023

#### **RE:** Design Review Board approval (Resubmittal) for:

Mixed-Use Development 12000 W. Burleigh St. Wauwatosa, WI PATERA, Project Number **22-561** 

This submittal is to provide additional information for obtaining design review board approval for the above listed project.



Figure 1: Proposed Rendering of new building





Figure 2: Current picture of vacant parcel, view from south looking north.



Figure 3: Current picture of vacant parcel





Figure 4: Building to West of project. "Aldi" tenant, south side photo.



Figure 5: Building to East of project. "Lowes" tenant, south side photo.





Figure 6: Building to West of project. "Aldi" tenant, North side photo.



Figure 7: Building to East of project. "Lowes" tenant, south side photo.



#### **Exterior Finishes:**

#### Concrete Brick:

(County Materials – "Harvard Blend", 4"x16")



Concrete Block: (County Materials – "Bisque", 8"x16", smooth face)





#### Concrete Block:

(County Materials – "Bisque", 8"x16", split face)



'Dollar Tree' Tenant metal parapet wall coping color: (Sherwin Williams – "Envy" SW6925)





Typical metal parapet wall coping color:

(Firestone Una-Clad Metal – "Cityscape")



Cityscape

Typical window frame color:

(Anodized Aluminum, with clear glazing)



Metal Deck Canopy above main entrance: (Sherwin Williams – "Envy" SW6925)



Sincerely,
Nathan Remitz A.L.A.
Architect / Partner



### Wauwatosa, WI Staff Report

7725 W. North Avenue Wauwatosa, WI 53213

File #: 23-454 Agenda Date: 8/17/2023 Agenda #: 1.

Title

7809 Harwood Avenue - Addition - St John's Evangelical Lutheran School

# St. John's Evangelical Lutheran School

# School Addition

Project Address

# 1278 Dewey Avenue

# Wauwatosa, WI 53213

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





<del>-</del>	ET INDEX	i.	אר אים	ONIO																			_
		<u> </u>	REVISI	UNS			<del>                                      </del>										T T	 		1			ᅱ
																			$  \cdot  $				
																			$  \cdot  $				
																			$  \cdot  $				
			,																$  \cdot  $				
				+		++	+					$\rightarrow$	++	+					+++	+			+
0.001	LOOVED OUTET		<del>'      </del>	++		++	+			++		$\rightarrow$	++	+++			++-		+++	-			+
G-001	COVER SHEET					$\rightarrow$	$\perp \perp \perp$						$\rightarrow$	+		+++			+++				Ш
																			$\perp$				ш
C-001	SURVEY EXISTING SITE PLAN					$\perp$							$\perp$	$\perp \perp \perp$					$\perp \perp \perp$				ш
C-002	FIRE ACCESS SITE PLAN																						Ш
C-003	MATERIAL STAGING SITE PLAN																						Ш
C-100	DEMOLITION SITE PLAN																						
C-200	SITE PLAN																						П
C-300	GRADING & EROSION CONTROL PLAN																						П
																			+++				$\Box$
E-5-0	SITE LIGHTING PHOTOMETRIC PLAN					+	+				$\Box$		+	+++			1 1		+++				$\forall$
						++	+ + +	+			+ + +	++	++	+ + +			+ + -	++	+ + +	++	++-		+
A-100	LOWER FLOOR PLAN		++		+	++	+++	++		+	+++	++	++	+++	+		++	++	+++	+	++	+++	+
A-100 A-110	MAIN FLOOR PLAN					++	+	++			+ + +		++	+++			+ + -	++	+++	++	++-	+ + +	+
						++							++	+					+++				+
A-120	UPPER FLOOR PLAN					+								+					+				Н
A-130	ROOF PLAN					$\rightarrow$						$\rightarrow$	$\rightarrow$	+		$\Box$			+++				ш
A-201	EXTERIOR ELEVATIONS					$\perp \perp$	$\perp \perp \perp$					$\perp$	$\perp$	$\perp \perp \perp$		$\perp \perp \perp$			$\perp \perp \perp$				Ш
A-202	EXTERIOR ELEVATIONS																						Ш
A-210	RENDERING ELEVATIONS																						
																							П
																							П
																							$\Box$
													++	+					+++				$\forall$
						++				+++		$\overline{}$	+	+					+				+
				+ + -		+	+ + +						++	+					+++				+1
				+ + -		++	+			+ +		-++	++	+					+++				+
																			+				+
						$\perp$	$\perp \perp \perp$						$\perp$	+		+++			+++				Ш
																							ш
						$\perp$							$\perp$						$\perp \perp \perp$				Ш
																							Ш
																							$oldsymbol{ol}}}}}}}}}}}}}}}}$
																							П
																			+++				$\Box$
						$\dashv$																	$\Box$
													+						+++				+
						+							++	+					+++				+
			+		+	++	+	++	+++	++	+++	$\vdash$	++	+	+	+++	+	+	+++	+	++		+
			++	++		++	+	++		++	+++	$\vdash$	++	+++	+		+ + -	++	+++	++	+	+++	+
						++	+ + +	$\perp \perp \perp$	$\square$		$\sqcup \sqcup$	$\sqcup \sqcup$	++	+		+++	+	$\perp$	+	+	+	$\Box$	$\coprod$
						$\perp \perp$	$\bot$				$\sqcup\sqcup$		$\perp \perp$	+			$\perp \perp$	$\perp$	$\bot$	$\perp$	$\perp \perp$		$\sqcup$
						$\perp \perp$																	$\perp \perp$
																							7
																							$\Box$
														111			11		111				$\Box$
						+	+	+					++	+++			1		+++				$\forall$
			++-	++		+	+ + +	++		++	+ + + +	+	++	+ + +			+ + -		+++		++-		+
	+		++-	+		+			+++	++	+++	$\vdash$	++	+		++	++-	++	+	++	+		+



MSI GENERAL CORPORATION P.O. BOX. 7 OCONOMOWOC, WI 53066 PHONE: 262-367-3661 FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY TM

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

ST. JOHN'S WAUWATOSA

PROJECT NAME
St. John's Evangelical Lutheran Sch.

STREET ADDRESS
1278 Dewey Ave.
CITY/ STATE / ZIP
Wauwatosa, WI 53213

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

Architect: Engineer: Reviewed By:
BJZ -- AMH
Sheet Title:
COVER SHEET
Sheet Number:
G-001
Project Number: -P13329

ARCHITECTS

GENERAL

MSI GENERAL CORPORATION

OCONOMOWOC, WI 53066

WWW.MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY TM

PHONE: 262-367-3661

FAX: 262-367-7390

P.O. BOX. 7

ISSUE DATES:

State Submittal / Permit:

Contract:

City Submittal:

**REVISIONS:** 

Record Drawings:

xx/xx/xxxx

xx/xx/xxxx

xx/xx/xxxx

06/07/2023

xx/xx/xxxx

MSI General St. John's Lutheran

#### PLAT OF SURVEY

LOCATION: 7827 Harwood Avenue, Wauwatosa, Wisconsin

#### LEGAL DESCRIPTION:

West 50 feet of Lot 1, in **DOUGLAS HEIGHTS**, being in the Southeast 1/4 of Section 21 and the Northeast 1/4 of Section 28, in Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

Survey No. 113429

#### PLAT OF SURVEY

LOCATION: 1249 Dewey Avenue, Wauwatosa, Wisconsin

#### LEGAL DESCRIPTION:

Lot 9 of ASSESSOR'S PLAT NO. 26 and Lots 1 and 2 of CHARLES FINGADO'S SUBDIVISION and the East 31.3 feet of Lot 1 of DOUGLAS HEIGHTS SUBDIVISION, being part of the Southeast 1/4 of Section 21, Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

Survey No. 113427

#### PLAT OF SURVEY

LOCATION: 1278 Dewey Avenue, Wauwatosa, Wisconsin

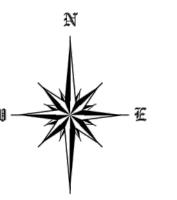
#### LEGAL DESCRIPTION:

Lot 22 in FINGADO'S SUBDIVISION, of 9.66 Acres of land in the Southeast 1/4 of Section 21, in the Township 7 North, of Range 21 East, in the Third Ward of the City of Wauwatosa, excepting therefrom that portion thereof conveyed by deed recorded in Volume 598 of Deeds, on page 34 (#647352) to the Milwaukee Sanitarium Association and further excepting therefrom that portion of said Lot 22, conveyed by deed recorded in Volume 556 of Deeds, on page 289 (#591009) to Johanna Habenicht, also excepting therefrom the premises described in Deed Document #2343040.

Survey No. 113428

May 10, 2022

February 9, 2023 Revised Elevations / Added Topography



CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE 1-800-242-8511

Lot Area 53,394 sq. ft.

Chain Fence S 88°58'14" W 142.80'

METROPOLITAN SURVEY

PROFESSIONAL LAND SURVEYORS

9415 West Forest Home Avenue, Suite 202

Hales Corners, Wisconsin 53130

www.metropolitansurvey.com

● — Denotes Iron Pipe Found

 $\circ$  — Denotes Iron Pipe Set

PH. (414) 529-5380 survey@metropolitansurvey.com

SERVICE, INC.

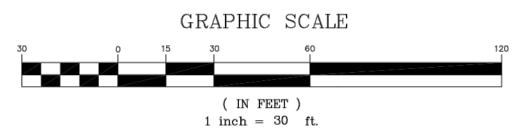
7,100 sq. ft.

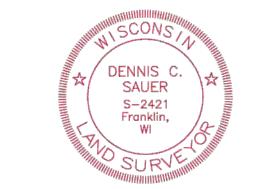
S 89°53'00" W S 89°53'00'1.
22 50.00' ...... × 31.19' ×

Existing Garage

Existing Dwelling

GRAPHIC SCALE ( IN FEET )





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

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

Dennis C. Sauer Professional Land Surveyor S-2421

> SURVEY EXISTING SITE PLAN C-001 P13329

SURVEY/EXISTING SITE PLAN 1" = 30'-0"

16. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN. 17. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE 18. EXISTING FIBER OPTIC LINE(S) TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE(S) LOCATION(S).

20. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, CURB, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE

21. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

22. PROPOSED REMOVALS AND WORK IS SHOWN IN THE CITY RIGHT OF WAY. THE CONTRACTOR WILL NEED TO OBTAIN A CONSTRUCTION PERMIT PRIOR TO STARTING WORK. 23. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE

### **DEMOLITION LEGEND/KEY**

PROTECT UTILITY

STORM INLET -

(PER PLAN)

RIM 95.90'

ELECTRIC BOX TO BE

REMOVED AND RELOCATED. CONTRACTOR SHALL

COORDINATE W/ UTILITY

REMOVED AND RELOCATED.

GAS METERS TO BE-

S 88°58'14"

COMPANY

GAS SERVICE TO BE REMOVED AND RELOCATED.

CONTRACTOR SHALL COORDINATE W/ UTILITY

ELECTRIC LINE TO BE-

CONTRACTOR SHALL

BASKETBALL -

REMOVED AND RELOCATED.

COORDINATE W/ UTILITY

CONTRACTOR SHALL

COORDINATE W/ UTILITY

15" NW 81.00' INV.

10" SE 81.07' INV.

10" SW 89.75' INV.

Existing Building

Lot Area

53,394 sq. ft.

STORM INLET -

(PER PLAN) RIM 96.15'

10" NE 90.50' INV.

10" SE 90.50' INV.

*- - 103-*

-104-

-105—

8" PVC SW 103.40' INV. 8" PVC NE 104.48' INV.

Asphalt Parking Lot

STRUCTURE (TYP.)

REMOVE

EXISTING

PAVEMENT

ELECTRIC SERVICE TO BE

REMOVED AND RELOCATED. CONTRACTOR SHALL

COORDINATE W/ UTILITY

ASPHALT

PROTECT UTILITY

STRUCTURE (TYP.)

- REMOVE EXISTING

STORM CLEANOUT

₩ REMOVE

RETAINING

EXISTING

VEGETATION <sup>\</sup>

-REMOVE EXISTING

GUARD RAIL

AND FENCE

STORM SEWER

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

REMOVE UTILITY STRUCTURE

X	LIGHT POLE	SAN -	SANITARY SEWER
T	TELEPHONE PEDESTAL	W	WATER MAIN
E	ELECTRICAL MANHOLE	ST	STORM SEWER
-0-	SIGN	RD	ROOF DRAIN
Ø	POWER POLE	——————————————————————————————————————	UNDERGROUND GAS
$\longrightarrow$	GUY WIRE	———E—	UNDERGROUND ELECTRIC
S	SANITARY SEWER MANHOLE	T	UNDERGROUND TELEPHONE
ST	STORM MANHOLE	—— FIB —	UNDERGROUND FIBER OPTI
$\oplus$	CATCH BASIN ROUND	—— ОН —	OVERHEAD UTILITY
$\blacksquare$	CATCH BASIN SQUARE	SF	SILT FENCE
A	FIRE HYDRANT	M	CONFEDORIC TREE
×	WATER VALVE	Zýr Z	CONIFEROUS TREE
	GAS VALVE	£	DECIDUOUS TREE

### **CIVIL SHEET INDEX**

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

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



**DEMOLITION NOTES** 

1. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., IN A LAWFUL MANNER, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS

2. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.

3. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF

RECORD. JSD PROFESSIONAL SERVICES, INC. (JSD) TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR

4. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS, PRIVATE DRIVES AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.

5. CONTRACTOR TO MAINTAIN CONTINUOUS ACCESS TO SURROUNDING PROPERTIES AND REMAINING PARTS OF THE EXISTING BUILDING AT ALL TIMES DURING THE DEMOLITION PHASE OF THE PROJECT.

6. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND

7. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL

8. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT

10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED PAVEMENT, WALK, ETC. OR

WITHIN 24" THEREOF SHALL BE FILLED AND BACKFILLED WITH GRANULAR MATERIALS AND

11.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING

11.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING THE DESIGN ENGINEER OF ANY DISCREPANCIES.

11.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR

11.5. PERFORMING UTILITY LOCATE OBSERVATIONS (ULO) ON ALL UTILITY CROSSINGS. CONTRACTOR

13. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE TO REMAIN, THAT ARE DAMAGED BY THE CONTRACTORS, SHALL BE

14. CONTRACTOR SHALL NOTIFY JSD OF ANY ROOF LEADERS AND/OR STORM DRAIN LINES ENCOUNTERED DURING DEMOLITION WHICH ARE NOT SHOWN ON THE PLANS PRIOR TO

15. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE

19. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE/CONDUITS WITHIN BUILDING FOOTPRINT AND BACKFILL WITH MATERIALS PER GEOTECHNICAL REPORT.

NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.

11.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.

DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER

TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION

TO REPORT ANY PLAN DISCREPANCIES OR CONFLICTS PRIOR TO THE START OF UTILITY

CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE

OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.

9. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.

BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.

TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT

RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.

COORDINATION REQUIRED PRIOR TO CONSTRUCTION.

OF WHICH THEY WOULD HAVE NO KNOWLEDGE.

STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.

11. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:

AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.

APPROPRIATE UTILITY COMPANIES TO CONDUCT ULO'S.

12. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.

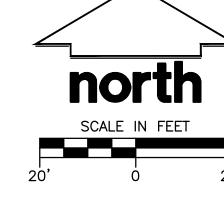
REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

COMPACTED PER SPECIFICATIONS.

ABANDONMENT OR REMOVAL.

REGULATIONS TO AN APPROVED LANDFILL.

REPLACED AT CONTRACTOR'S EXPENSE.







(I) DEMOLITION PLAN 1"=20'-0"

PHONE: 262-367-3661

WWW.MSIGENERAL.COM SINGLE SOURCE RESPONSIBILITY TM

ISSUE DATES:	
Proposal:	XX/XX/XXXX
Bid:	XX/XX/XXXX
Contract:	XX/XX/XXXX
State Submittal / Perm	it: XX/XX/XXXX
As-Built:	XX/XX/XXXX
CITY SUBMITTAL:	06/07/2023
REVISIONS:	
1	
2	
3	
4	
5	
6	

NGINEER

PROJECT ADDRESS:

WAUWATOSA

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

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

RWI DEMOLITION PLAN Sheet Number:

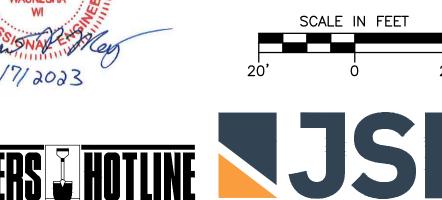
ARCHITECTS

C-100 P13329

#### LEGEND

S	SANITARY SEWER MANHOLE	SAN -		SANITARY SEWER
ST	STORM MANHOLE	W		WATER MAIN
$\bigoplus$	CATCH BASIN ROUND	ST -		STORM SEWER
$\blacksquare$	CATCH BASIN SQUARE	RD-		ROOF DRAIN
A	FIRE HYDRANT	————G—		UNDERGROUND GAS
M	WATER VALVE	———E—		UNDERGROUND ELECTRIC
<u>GV</u>	GAS VALVE	——Т—		UNDERGROUND TELEPHONE
¤	LIGHT POLE	FIB -		UNDERGROUND FIBER OPTI
T	TELEPHONE PEDESTAL	——— OH—		OVERHEAD UTILITY
E	ELECTRICAL MANHOLE	SF		SILT FENCE
<del>-</del> 0-	SIGN	M	CONIF	EROUS TREE
Ø	POWER POLE	Euw.	301111	





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

W238 N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666 JSD PROJ. NO.: 22-11646 JSD PROJ. MGR.: RWI



MSI GENERAL CORPORATION OCONOMOWOC, WI 53066 PHONE: 262-367-3661

WWW.MSIGENERAL.COM

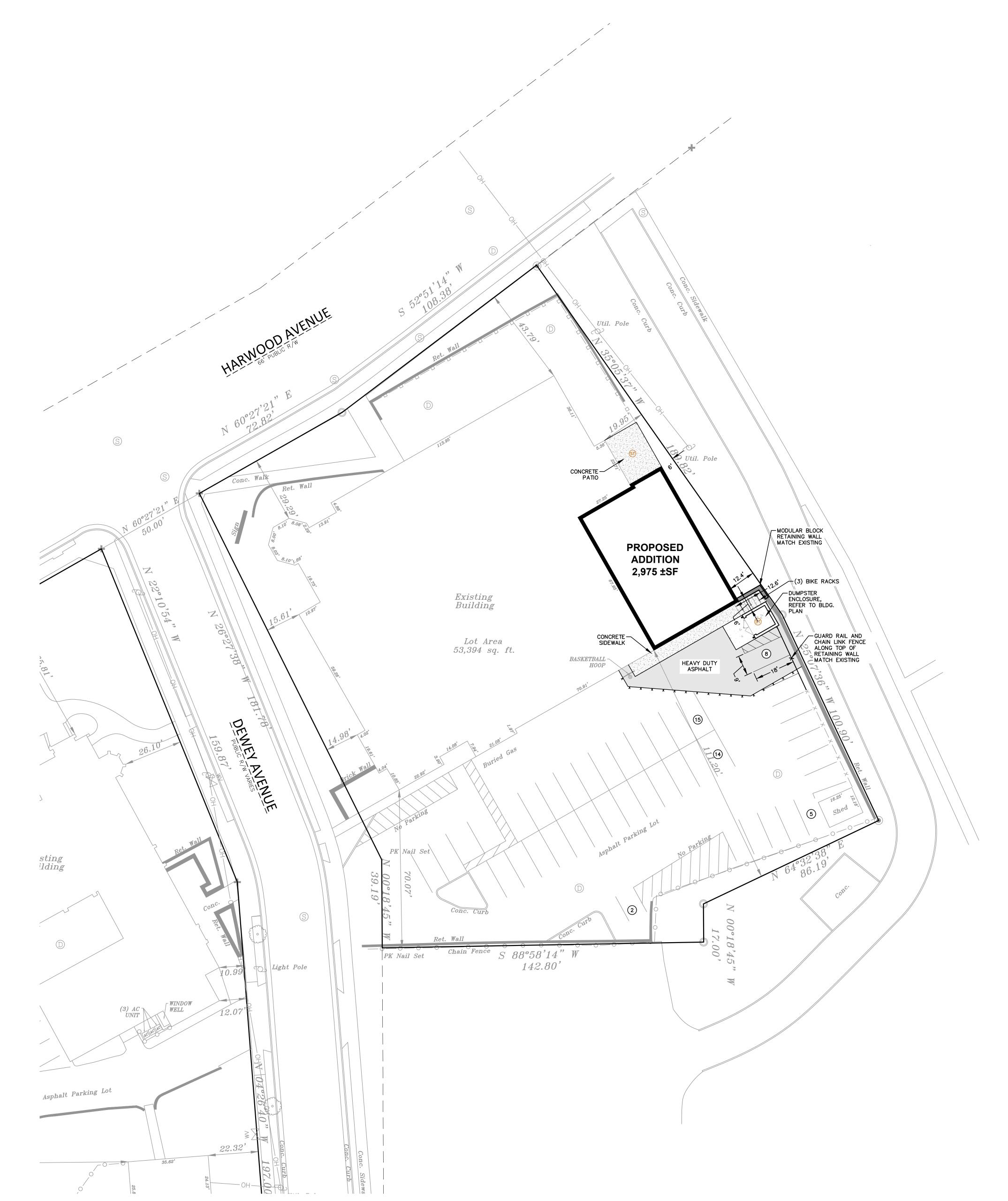
ISSUE DATES: State Submittal / Permit:

PRE-DEVELOPMENT ONSITE PARKING STALLS: TOTAL PARKING STALLS - 54 ADA PARKING STALLS - 3 STANDARD PARKING STALLS - 51 TOTAL PARKING STALLS - 44 ADA PARKING STALLS - 3 BIKE PARKING STALLS - 6

	LEC	<u> </u>			
S	SANITARY SEWER MANHOLE		SAN —		SANITARY SEWER
ST	STORM MANHOLE		-W		WATER MAIN
$\oplus$	CATCH BASIN ROUND		·ST —		STORM SEWER
$\blacksquare$	CATCH BASIN SQUARE		-RD		ROOF DRAIN
$\Diamond$	FIRE HYDRANT		-G		UNDERGROUND GAS
M	WATER VALVE		-E		UNDERGROUND ELECTRIC
	GAS VALVE		-T		UNDERGROUND TELEPHONE
X	LIGHT POLE		FIB —		UNDERGROUND FIBER OPT
T	TELEPHONE PEDESTAL		-OH		OVERHEAD UTILITY
E	ELECTRICAL MANHOLE		-SF		SILT FENCE
-0-	SIGN	`	Zo.Z	CONIF	EROUS TREE
Ø	POWER POLE		The state of the s		
$\overline{}$	GUY WIRE	ξ		DECID	UOUS TREE



SITE PLAN 1"=20'-0"



**PAVING NOTES** 

1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & 1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF WAUWATOSA ORDINANCES. CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF WAUWATOSA ORDINANCES.

2. CONCRETE PAVING SPECIFICATIONS-CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRET PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE 2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING,

CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY 3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS

CRUSHED AGGREGATE BASE COURSE — THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD. SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN

PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE

3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-CODES AND STANDARDS — THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F  $(-1^{\circ}$  C).

GRADE CONTROL — ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY 9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS. 10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460,

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

#### **PAVEMENT STRIPING NOTES**

1. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION. 2. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL

STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

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

4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. 15. ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR

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

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

9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)

8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY

#### **PAVEMENT THICKNESS NOTES**

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

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

6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE) CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GÉOTECH ENGINEER OF RECORD. HEAVY DUTY ASPHALT PAVEMENT

8" CONCRETE W/ MESH REINFORCEMENT

CONCRETE PAVEMENT (TRASH PAD)

4-1/2" ASPHALTIC CONCRETE (2 LIFTS, 3" BINDER, 1-1/2" SURFACE) LOWER LAYER (2.25 BINDER, 4LT 58.28 S) UPPER LAYER (1.75" SURFACE, 5LT 58.28 S) 11" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE) ENGINEER OF RECORD.

CONCRETE SIDEWALK, PATIO, AND STOOPS 5" CONCRETE 6" CRUSHED AGGREGATE BASE COURSE CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH

ENGINEER OF RECORD.

CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH

PRE-DEVELOPMENT (PROPERTY\* LIMIT): PERVIOUS - 10,316 SF (19.3% GREEN SPACE)

IMPERVIOUS - 43,078 SF POST-DEVELOPMENT-THIS PHASE (PROPERTY\* LIMIT): PERVIOUS - 10,957 SF (20.5% GREEN SPACE) IMPERVIOUS - 42,437 SF

\* PROPERTY BASED ON SURVEY BY OTHER.

**GENERAL NOTES AND SPECIFICATIONS** 

WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS,

AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID

THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF

5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN

6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS

PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS

PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.

THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION

INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD

OBSTRUCTIONS. TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO

B. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN

FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS

THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL

A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT

BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE

COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR

DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT

11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED

12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE

13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY

INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING

TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL

16. ALL WORK WITHIN CITY RIGHT-OF-WAY AND CITY EASEMENTS TO BE IN ACCORDANCE WITH CURRENT

17. LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO

CITY STANDARD SPECIFICATIONS AND DETAILS. CONTRACTOR TO NOTIFY CITY ENGINEERING DEPT. 5

ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."

TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE

BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO

COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH

COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.

JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.

THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.

CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.

ALL OF THE REQUIREMENTS OF THE PROJECT.

MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.

ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.

SAFETY PROGRAMS IN CONNECTION WITH THE WORK.

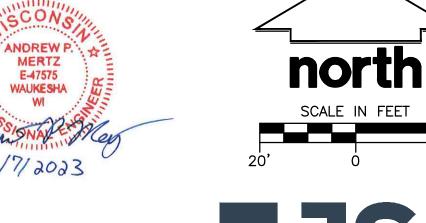
DAYS PRIOR TO WORK IN CITY RIGHT OF WAY.

LENGTH, OR TO CENTERLINE OF STREET.

BE MARKED BY CITY ENGINEERING STAFF IN FIELD.

BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

POST-DEVELOPMENT ONSITE PARKING STALLS: STANDARD PARKING STALLS - 41



APM

SITE PLAN

Sheet Number:

C-200

PROJECT ADDRESS:

St. John's Evangelical Lutheran School

ALL WORK TO BE COMPLETED AS SHOWN, AND IN

ACCORDANCE WITH THE LATEST EDITION OF THE

Reviewed By:

RWI

MSI GENERAL MASTER SPECIFICATION

PROJECT NAME

STREET ADDRESS 1278 Dewey Ave. CITY/ STATE / ZIP

Wauwatosa, WI 53213

MSI GENERAL CORPORATION

OCONOMOWOC, WI 53066

PHONE: 262-367-3661

P.O. BOX. 7

ISSUE DATES:

VEER

CHITE

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

Reviewed By Engineer: APM **GRADING & EROSION** CONTROL PLAN Sheet Number:

**EROSION AND SEDIMENT CONTROL NOTES** 

✓ PROTECTIÓN

STORM MANHOLI

FIRE HYDRANT

GAS VALVE

SIGN

---- GUY WIRE

 $^{-104}-$ 

<sup>-</sup>105—

8" PVC SW 103.40' INV.

**UTILITY NOTES** 

PRIOR TO ANY CONSTRUCTION.

APPROPRIATE LOCAL AND STATE AUTHORITIES.

STATUTES AND CITY OF WAUWATOSA REQUIREMENTS

. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO

2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER

3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF WAUWATOSA MUNICIPAL

4. TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE

5. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY

SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS

SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS

CODE AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.

BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION,

SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE"

AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND

LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH

SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE

8" PVC NE 104.48' INV.

Asphalt Parking Lot

POWER POLE

CATCH BASIN SQUARE

TELEPHONE PEDESTAL

ELECTRICAL MANHOLE

————G————— UNDERGROUND GAS

-----OH-------OVERHEAD UTILIT

— FIB — UNDERGROUND FIBER OPTICS

CONIFEROUS TREE

DECIDUOUS TREE

BLUEGRASS BLEND SEED

LOCATION AND SLOPE C

EXISTING PIPE IS BASED OFF OF

PLANS. CONTRACTOR TO VERIFY

-LOCATION AND SLOPE PRIOR TO

© 1.04% MIN.

STO BEND-11

I.E. = 93.00

0" - 45' BEND

DISTURBANCE ÀREA

**@** 6.70%

@ 1.04% MIN.

-PROTECTION

RIM 110.30

101.70 10"SW

98.50 10"NW

INCREASE RETAINING

APPROXIMATELY 1.5'

- WALL HEIGHT

LOCATION AND SLOPE OF EXISTING PIPE IS BASED OFF OF

PLANS, CONTRACTOR TO VERIFY

CONSTRUCTION, CONTACT THE

ENGINEER OF RECORD IF ANY

DISCREPANCY ARE FOUND

BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND

CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT.

TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL

ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL

MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1713 WITH

FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED

IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE

11. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE

12. THE PROPOSED STORM SEWER MANHOLE INSTALLATION WITHIN THE CITY RIGHT OF WAY REQUIRES

FULL-TIME INSPECTION. ALL REQUIRED INSPECTION SHALL BE PAID FOR THE DEVELOPMENT.

IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL

MAINTAINED BY THE PROPERTY OWNER.

REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

LOCATION AND SLOPE PRIOR TO

🐧 230 SQ. FT

CONSTRUCTION CONTACT THE

ENGINEER OF RECORD IF ANY

DISCREPANCY ARE FOUND

**ADDITION** 

FFE MATCH

**EXISTING** 

STO BEND-13

 $I.E. = 101.96^{-}$ 

(ASSUMED)

10" FXISTING

STORM SEWER

S @ 1.04% ¯

(ASSUMED)

(MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTO C-443; HIGH DENSITY 9. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND

M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. 10. NOTIFY CITY PRIOR TO ANY UTILITY WORK IN THE RIGHT OF WAY AND ALL SANITARY SEWER

10" - 45° BEND

10" EXISTING

STORM SEWER S @ 1.04%

(ASSUMED)

STORM INLET -

(PER PLAN)

RIM 95.90

RIM 96.20

BASKETBALL -

92.83 10"SE

90.47 10"NW (ASSUMED)

15" NW 81.00' INV.

10" SE 81.07' INV.

10" SW 89.75' INV.

Existing

Building

Lot Area

53,394 sq. ft.

S 88°58'14"

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE

COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING

CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND

CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING

PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTO CLASS IV

DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS

OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION

INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE

NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME &

GRATE SHALL BE NEENAH R-2504 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL

SHALL BE FIELD VERIFIED DURING CONSTRUCTION.

BE NEENAH R-33228 WITH TYPE G GRATE, OR EQUAL.

UTILITY CONSTRUCTION.

STORM SEWER SPECIFICATIONS -

STORM INLET -

(PER PLAN)

RIM 96.15

PK Nail Set

10" NE 90.50' INV. 10" SE 90.50' INV.

ROOF DRAIN

-----RD-----

- POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY O MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF
- 2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 3. MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- 4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS 5. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA FROM SEDIMENT TRANSPORT
- 5. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO 6. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- 6. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS,
- STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS. 7. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING
- PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENC BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE
- 9. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN
- SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED. 10. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY. 11. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL 13. INSPECT THE BEST MANAGEMENT PRACTICES AFTER EACH RAIN OF 0.5 INCH OR MORE AND AT LEAST TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30)
- IMMEDIATELY STABILIZED. 12. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.

DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO

- 13. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKEI FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING 2 FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- 14. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH 3 AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT

15. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON

- 16. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- 17. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (a-f). OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- 18. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.
- SILT FENCE REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE—HALF THE ABOVE GROUND HEIGHT OF THE • <u>EROSION CONTROL MATTING</u> — REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED. • <u>DIVERSION</u> <u>BERM/SWALE</u> — REPLACE OR RE—COMPACT THE CONSTRUCTION MATERIALS AS
- INLET PROTECTION CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE—HALF

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

- CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALI BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLE HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.
- DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS: COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL. . ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
- D. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON

21. NOTIFY THE CITY OF WAUWATOSA ENGINEERING DEPARTMENT ONCE ALL EROSION CONTROL IS

22. REMOVE EROSION CONTROL DEVICES AFTER SITE IS FULLY ESTABLISHED AND THERE IS NO CHANCE EROSION CAN TAKE PLACE. 23. CONTRACTOR SHALL NOTIFY THE CITY OF WAUWATOSA OF ALL CHANGES TO THE EROSION CONTROL

INSTALLED FOR CITY INSPECTION AND APPROVAL PRIOR TO STARTING CONSTRUCTION ACTIVITIES.

- PLAN. CITY OF WAUWATOSA SHALL REVIEW AND APPROVE ALL CHANGES PRIOR TO COMMENCING 24. CONTRACTOR SHALL NOTIFY THE CITY OF WAUWATOSA WHEN THE SITE IS FULLY ESTABLISHED AND
- READY FOR FINAL INSPECTION. UPON CITY'S APPROVAL OF SITE, CONTRACTOR SHALL BE PERMITTED TO REMOVE ALL EROSION CONTROL. 25. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE

#### SEEDING NOTES

- 1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. 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. LOCATE ALL UTILITIES 4. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. 5. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND 6. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- 2. MATERIALS BLUEGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHAL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE
- 3. MATERIALS TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- 4. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON

#### CITY OF WAUWATOSA EROSION CONTROL NOTES

- 1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL 1. SITE DEWATERING, WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OF 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.
- WAUWATOSA ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST 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 SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED 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 OF
  - OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE BMP HANDBOOK. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF—SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
  - OF BARE SOIL EXPOSED AT ANY ONE TIM
  - TEMPORARY OR PERMANENT SEEDING, TEMPORARY OR PERMANENT SEEDING AND MULCHING, SODDING COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING  $\parallel$ ISED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
  - . SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN
  - 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

SEVEN DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER

- AND SEDIMENT TRAPS SHALL BE REMOVED. 8. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED 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. 1. 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.
- ONCE EACH WEEK AND MAKE NEEDED REPAIRS. LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE 14. KEEP A COPY OF THE EROSION CONTROL PLAN ON THE SITE.

#### **GRADING NOTES**

DEPICTED IN THE PLANS.

- . CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION
- . ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED. 3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE. THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD
- 4. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS. WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY \_\_\_\_\_ AND DATED \_ REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING

CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.

TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.

- . IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- . WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED 9. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE
- 10. THE SITE SHALL BE COMPLETED TO WITHIN  $0.10-{
  m FT}$  (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW TABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS. . CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR
- SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION. 12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT

TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING

- FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS. 13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- 14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL
- 15. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES. 16. THE STORM WATER FACILITY SHALL BE INSPECTED BY A CITY OF WAUWATOSA INSPECTOR AT LEAST

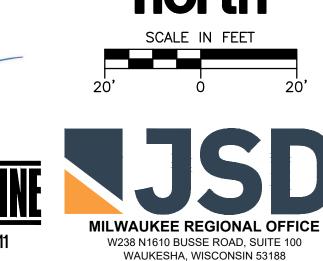
INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.

ONCE DURING CONSTRUCTION AND ONCE AFTER FINAL SITE STABILIZATION OF THE SITE. 17. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE

#### CONSTRUCTION SITE SEQUENCING

- 1. INSTALL PERIMETER SILT FENCE AND EXISTING INLET PROTECTION
- 2. DEMOLISH EXISTING PAVEMENT AND RETAINING. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONSTRUCT PROPOSED BUILDING AND CONDUCT ROUGH GRADING EFFORTS.
- PAVEMENTS, WALKS, ETC.
- WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE MISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF 'FINAL STABILIZATION'. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.





P. 262.513.0666

JSD PROJ. NO.: 22-11646

JSD PROJ. MGR.: RWI

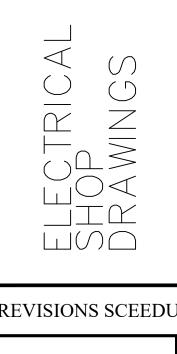




DRAFT - NOT FOR CONSTRUCTION

GRADING & EROSION CONTROL PLAN

nortr



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

<b>4 4 5 4</b>

GIRAFFE ELECTRIC II, INC.

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

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

DATE: 6/5/23

DRAWN BY: JDG REVISIONS: DATE:

SHEET NUMBER: E-5-0

SHEET TITLE:
SITE LIGHTING PHOTOMETRICS PLAN
PROJECT NUMBER:

SCALE: 1"=20'-0"

S 52° 51' 14', 100 Conc. Cut. Cut. Conc. Cut. Cut. Cut. Cut. Cut. Cut. Cut. Cut	
(66' R.O.W.) N 60°27'21', E 19.965	
Ret. Wall  Ret. Wall  Ret. Wall  Ret. Wall  Ret. Wall  Ret. Wall	
PROPOSED ADDITION  Existing Building	
Lot Area 53,394 sq. ft.  BASKETBALL HOOP  5.1 4.7 5.9 5.3 1.8 4.1 5.3 1.8 5.3 1.8 5.3 1.1 5.3 5.3 1.2 5.3 1.1 5.3 5.3 1.2 5.3 1.1 5.3 5.3 1.2 5.3 1.1 5.3 5.3 1.2 5.3 1.1 5.3 5.3 1.2 5.3 1.1 5.3 5.3 1.2 5.3 1.1 5.3 5.3 1.2 5.3 1.1 5.3 5.3 1.2 5.3 1.1 5.3 5.3 1.2 5.3 1.1 5.3 5.3 1.2 5.3	
26.10  14.98  10.0	
1. PK Nau Set 2. 2. 5 2. 6 2. 7 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 1 2. 2 2. 2 2. 3 3. 3 3	
(3) AC UNIT   12.07'   10.00   1.00	
Wey Avenu (R.o.W. Varies)	
W Conc. Conc. Side was a second of the conc. Side was a second	
Conc. Sidewalk	
le OH Burried GasOH OH	

				ST. JOHN'S WAUWATOSA						
Q	TY SYMBOL/TYPE	DESCRIPTION	MAKE	FIXTURE SCHEDULE LIGHTING FIXTURE L CATALOG NO. L	QTY	LAMP DATA TYPE	CEILING TYPE	MOUNTING HEIGHT	VOLTAGE	SEE NOTE
1	OA 🔀	LED WALL PACK	LITHONIA	DSXO LED P5 40K 70CRI LCCO MVOLT WBA DDBXD		90W EACH LED		25'-0"AFG	UNV	1
4	EX 🔀	EXISTING LED WALL PACK								2
										_

#### LIGHTING NOTES:

1. MULTIPLE PARTS ARE NEEDED TO ASSEMBLE AS A COMPLETE FIXTURE.

SEE INSTALLATION INSTRUCTIONS
2. EXISTING WALL LIGHT ADDED INTO CALCULATION FOR REPRESENTATION OF CONTRIBUTED LIGHT

#### **UNDERGROUND NOTES:**

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

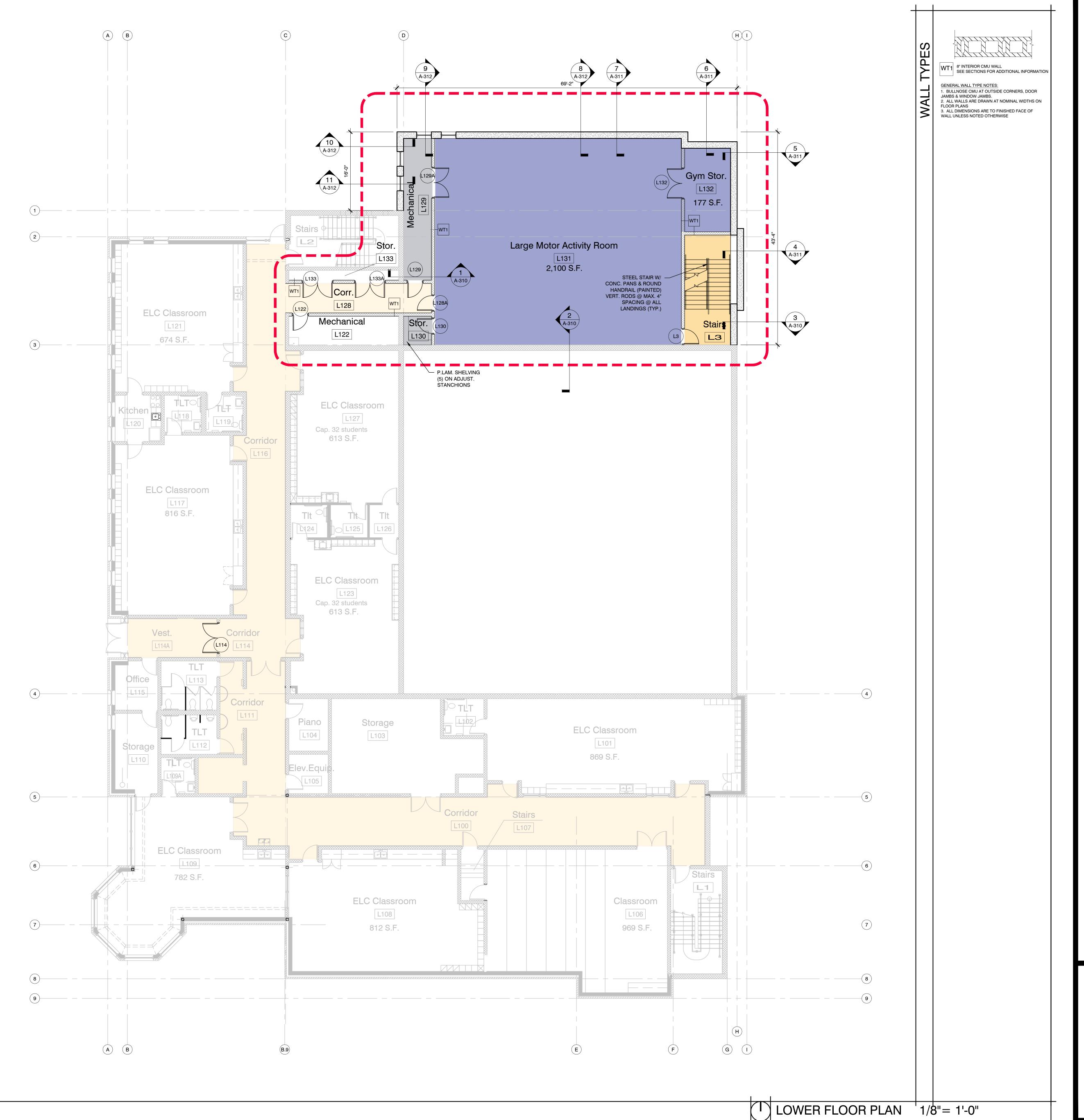
DISCLAIMER: CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA & CIE STANDARDS AND GOOD PRACTICE.

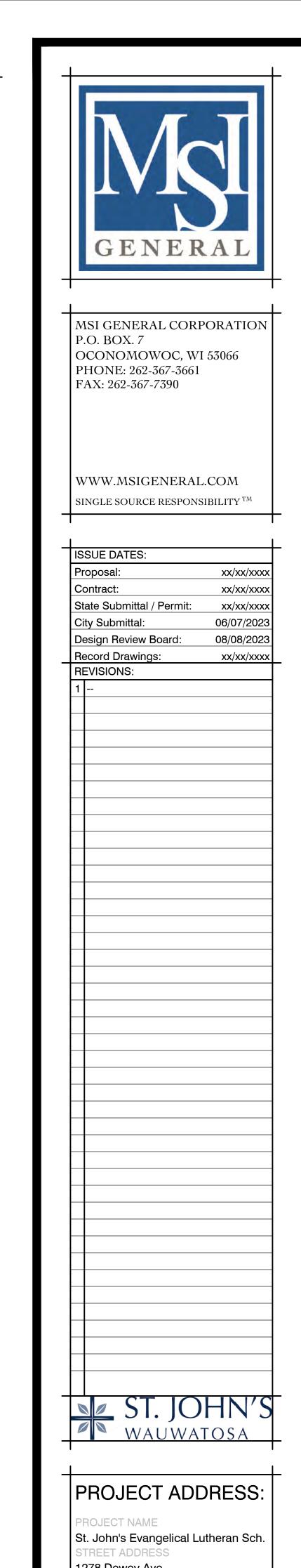
SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS,
TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS.
INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS,
REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE

REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.

SITE PHOTOMETRIC PLAN

1" = 20'-0"





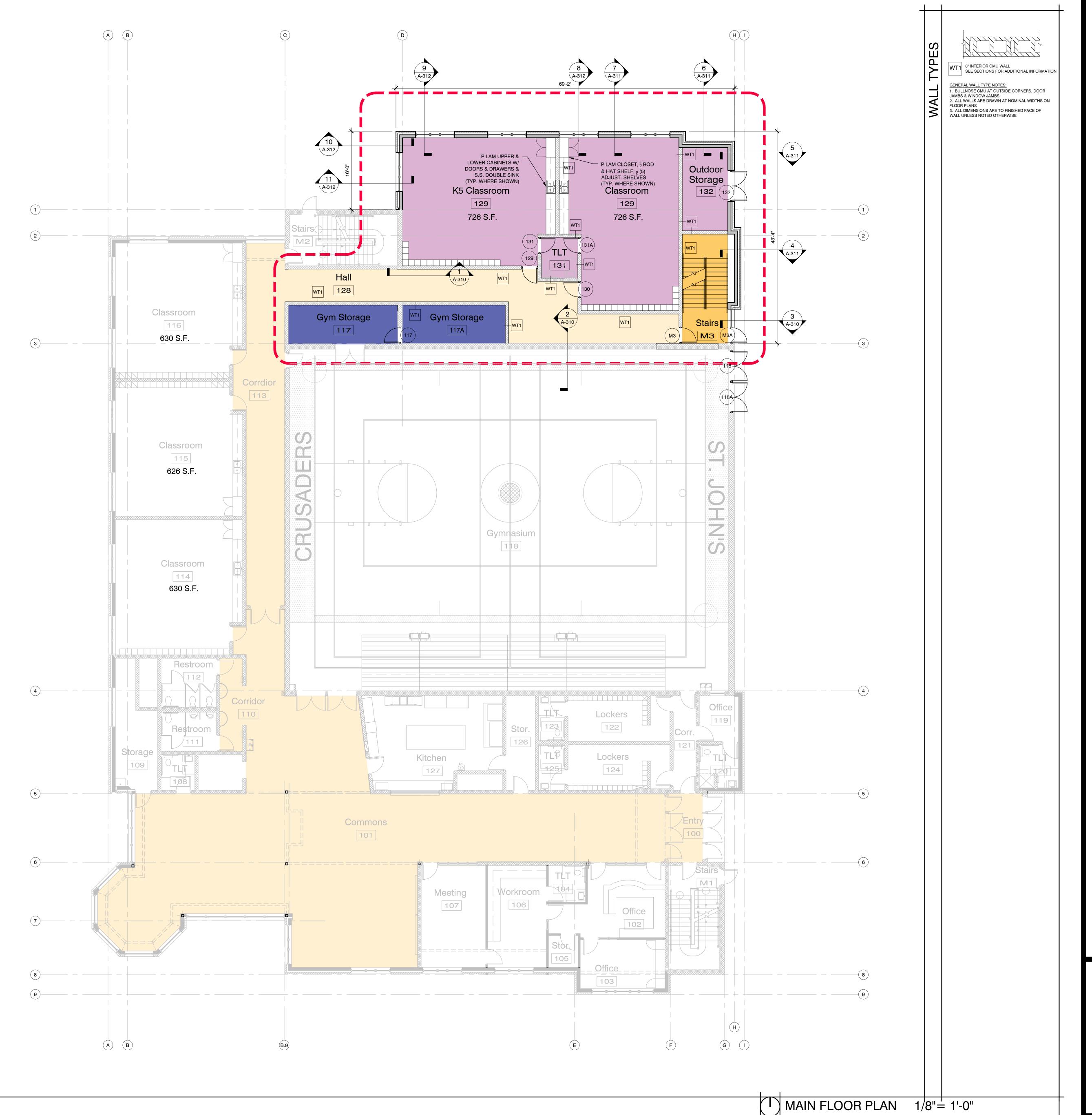
PROJECT ADDRESS:

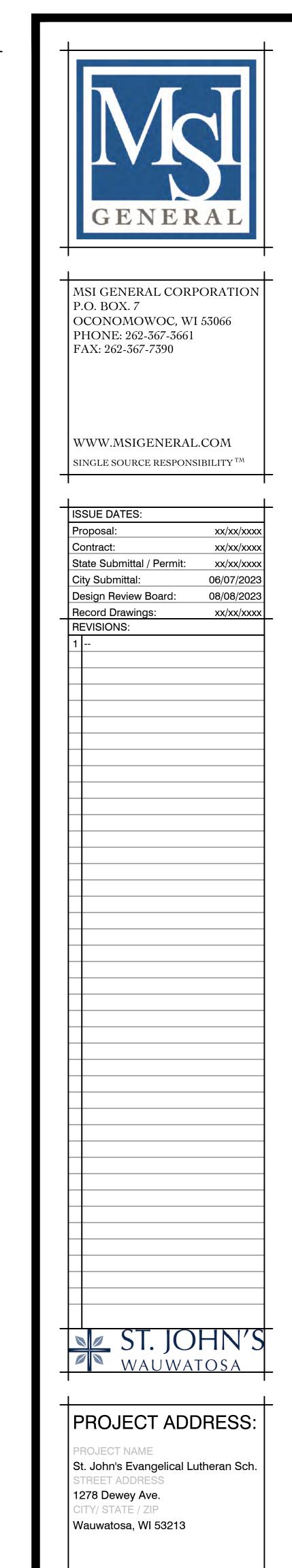
PROJECT NAME
St. John's Evangelical Lutheran Sch.
STREET ADDRESS
1278 Dewey Ave.
CITY/ STATE / ZIP
Wauwatosa, WI 53213

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

Architect: Engineer: Reviewed By:
BJZ -- AMH
Sheet Title:
LOWER FLOOR PLAN
Sheet Number:
A-100
Project Number: --

P13329



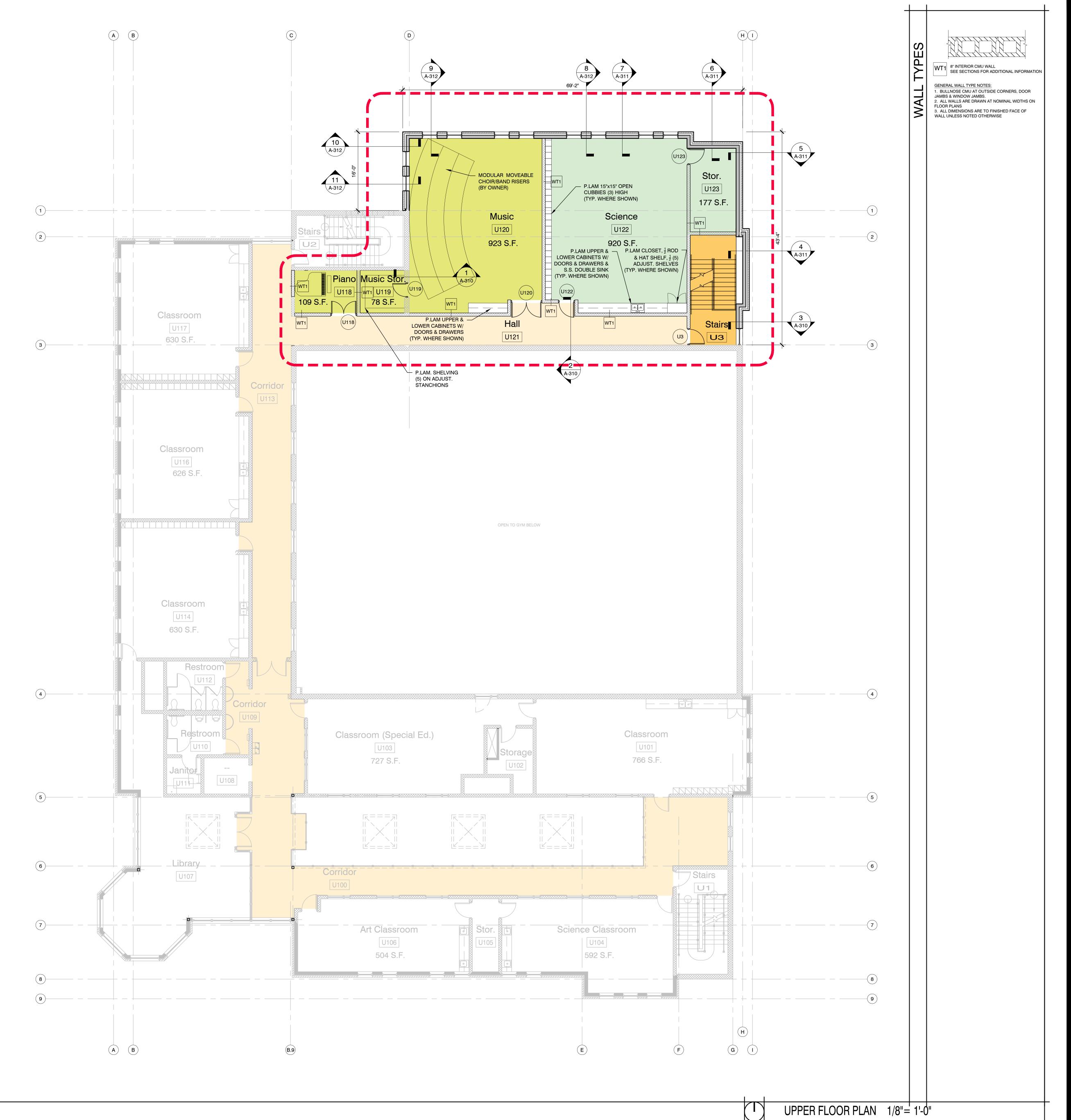


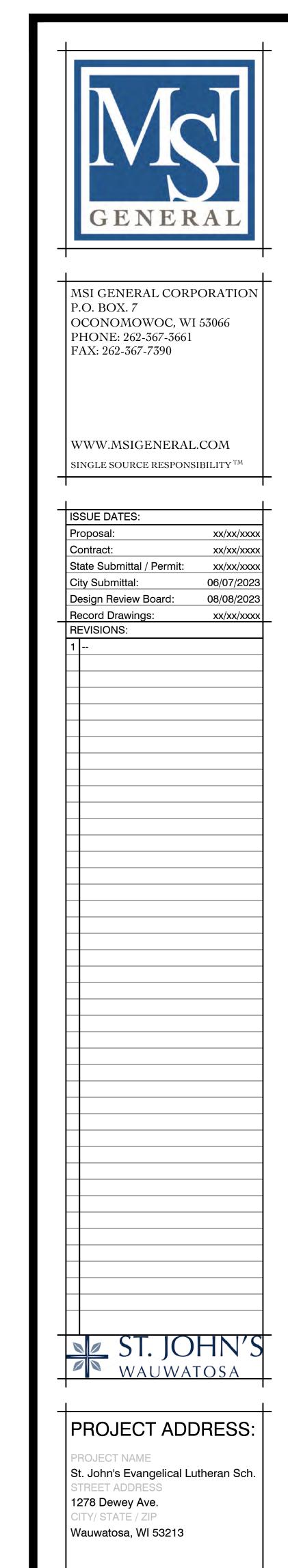
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: Engineer: Reviewed By:
BJZ -- AMH
Sheet Title:

MAIN FLOOR PLAN
Sheet Number:

A-110
Project Number: -P13329



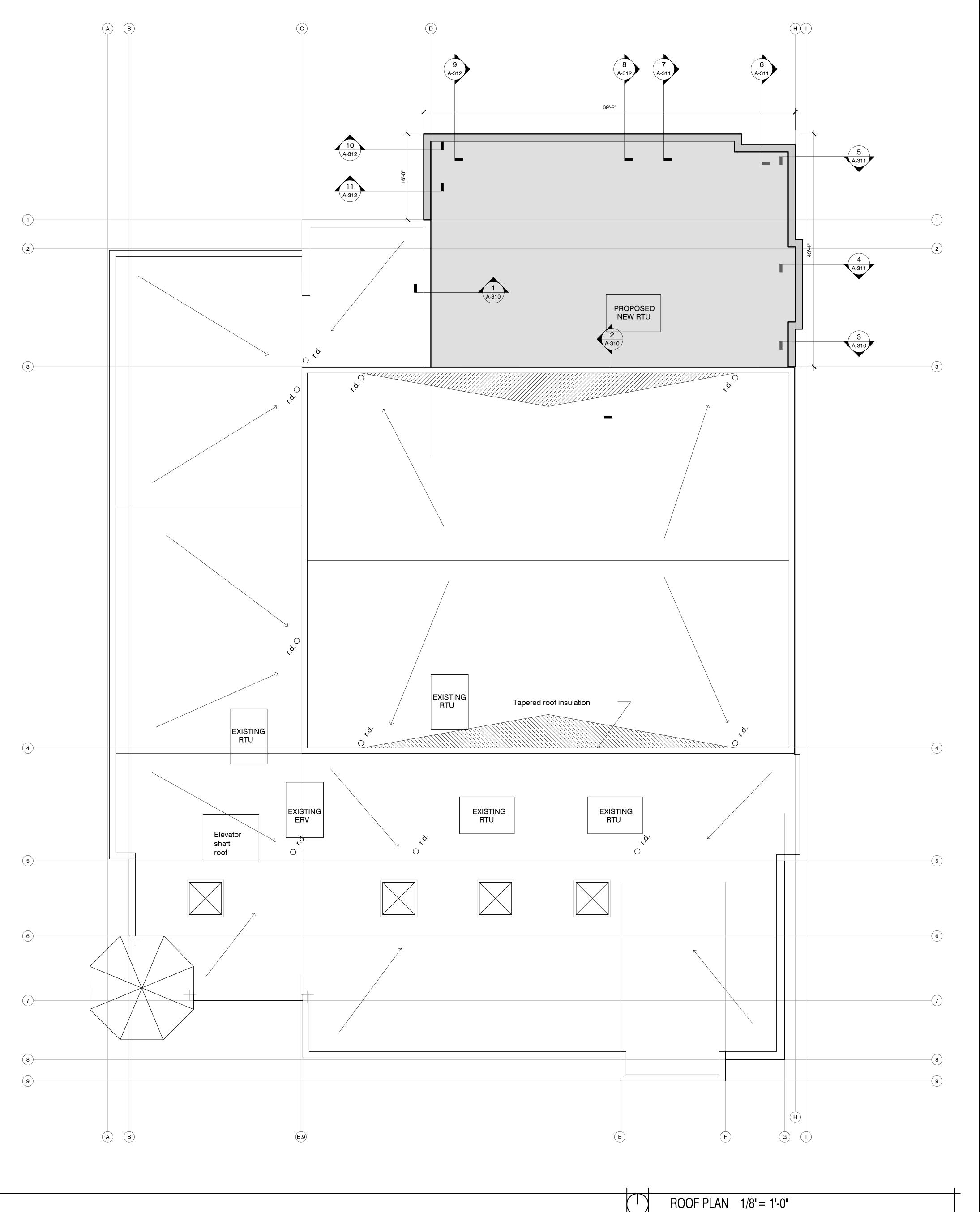


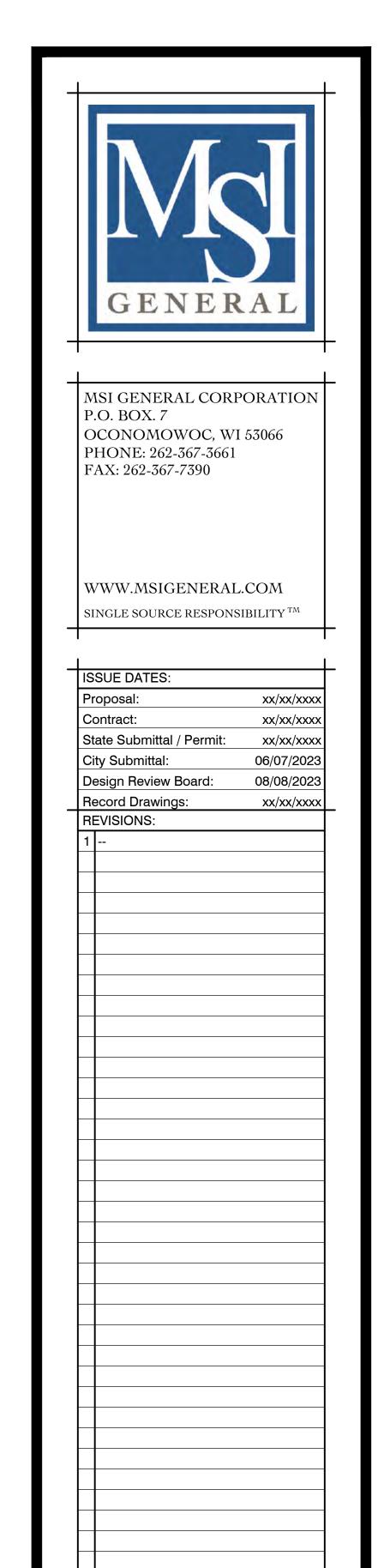
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: Engineer: Reviewed By:
BJZ -- AMH
Sheet Title:

UPPER FLOOR PLAN
Sheet Number:

A-120
Project Number: -P13329





PROJECT ADDRESS:
PROJECT NAME

ST. JOHN'S WAUWATOSA

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

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

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

PROJECT ADDRESS:

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

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

rchitect: Engineer: Reviewed E Sheet Title: EXTERIOR ELEVATIONS

ARCHITE

Sheet Number: A-201

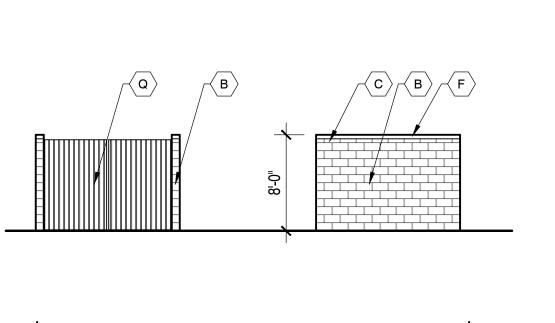
P13329



**EXISTING NORTH ELEVATION - HARWOOD AVENUE** 

NORTH ELEVATION - HARWOOD AVENUE





EXTERIOR BUILDING MATERIAL COLORS A - Concrete brick units-Stria #43 Straw(5%) by Quality Block (or approved equal) B - Split face units (8" high) #43 Straw(5%) by Quality Block (or approved equal) - Smooth face units (8" high) #43 Straw(5%) by Quality Block (or approved equal) O - Split face units (4" high) #43 Straw(5%) by Quality Block (or approved equal)

Smooth face units (4" high)
 #43 Straw(5%) by Quality Block (or approved equal)

Additional notes: All concrete brick units to be laid with standard gray mortar All other units to be laid with matching colored mortar Cap flashing and metal panel to be Siarra Tan by Una-Clad or equal

Standing seam metal roof to be Patena Copper Lannon Stone Colonial Blend by Halquist (or approved equal) Q - Vertical wood slat gates on metal frame w/ pin closure

F - Prefinished parapet cap to match exist. G - Precast stone arched header to match exist. H - Precast stone sill to match exist.

K - Prefinished alum. storefront frame & glass to match exist. L - Alum. window frame & glass to match exist.
M - H. M. door & frame (paint to match wall)

P - Cornerstone to match exist.

EXIST. WEST ELEVATION

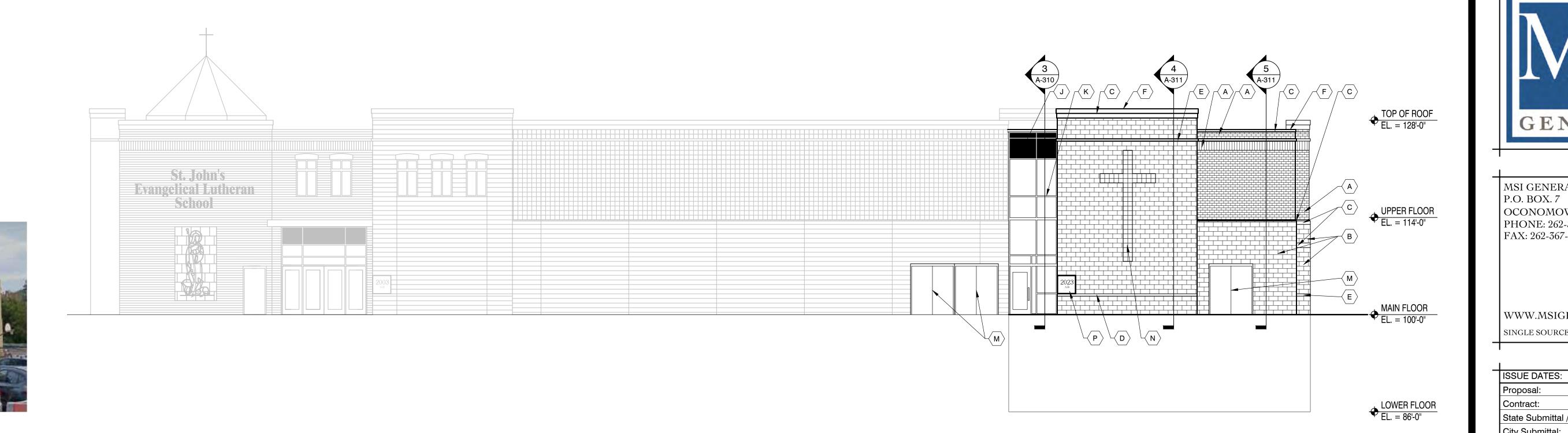
MAIN FLOOR EL. = 100'-0"

LOWER FLOOR EL. = 86'-0"

J - Prefinished metal panel to match exist.

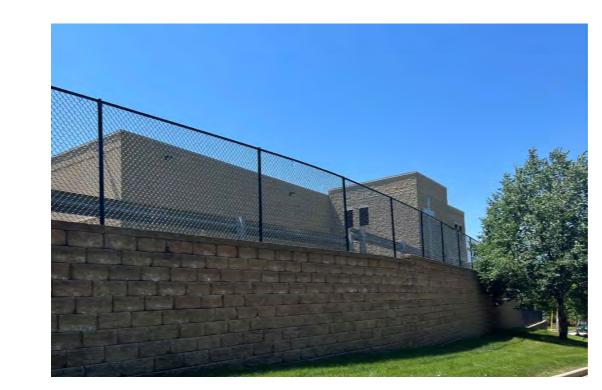
N - Glass block to match exist.

ELEVATIONS 1/8" = 1'-0"



**EXISTING SOUTH ELEVATION - DEWEY AVENUE** 

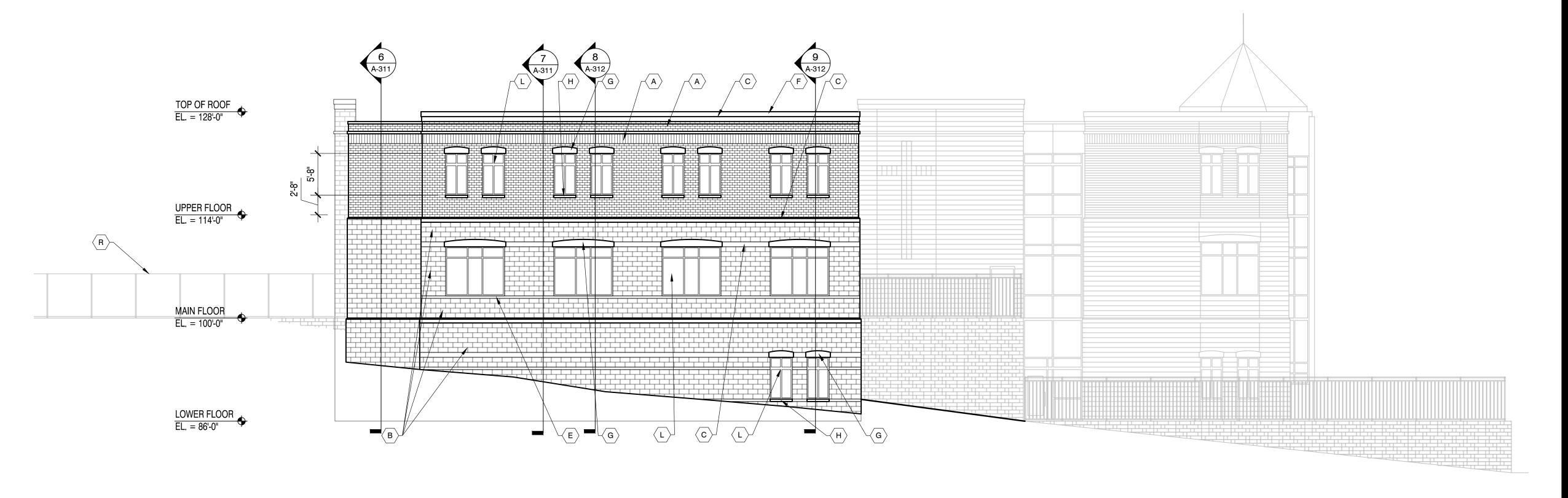
SOUTH ELEVATION



St. Johnson III



EXISTING EAST ELEVATION - PRIVATE DRIVE



F - Prefinished parapet cap to match exist. A - Concrete brick units-Stria #43 Straw(5%) by Quality Block (or approved equal) G - Precast stone arched header to match exist. B - Split face units (8" high) #43 Straw(5%) by Quality Block (or approved equal) H - Precast stone sill to match exist. J - Prefinished metal panel to match exist. C - Smooth face units (8" high) #43 Straw(5%) by Quality Block (or approved equal) K - Prefinished alum. storefront frame & glass to match exist.

L - Alum. window frame & glass to match exist. D - Split face units (4" high) #43 Straw(5%) by Quality Block (or approved equal) M - H. M. door & frame (paint to match wall) N - Glass block to match exist. E - Smooth face units (4" high) #43 Straw(5%) by Quality Block (or approved equal) P - Cornerstone to match exist. Q - Vertical wood slat gates on metal frame w/ pin closure R - Black chainlink fence to match existing; see civil plans Additional notes: for additional details All concrete brick units to be laid with standard gray mortar All other units to be laid with matching colored mortar Cap flashing and metal panel to be Siarra Tan by Una-Clad or equal Standing seam metal roof to be Patena Copper

EXTERIOR BUILDING MATERIAL COLORS

Colonial Blend by Halquist (or approved equal)

Lannon Stone

**EAST ELEVATION** 

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF TH MSI GENERAL MASTER SPECIFICATION rchitect: Engineer: Reviewed E Sheet Title: EXTERIOR ELEVATIONS Sheet Number: A-202 P13329

PROJECT ADDRESS:

St. John's Evangelical Lutheran Sch.

STREET ADDRESS 1278 Dewey Ave. CITY/ STATE / ZIP

Wauwatosa, WI 53213

GENERAL

MSI GENERAL CORPORATION

OCONOMOWOC, WI 53066 PHONE: 262-367-3661 FAX: 262-367-7390

WWW.MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY TA

xx/xx/xxxx

xx/xx/xxxx

xx/xx/xxxx

06/07/2023

08/08/2023

P.O. BOX. 7

Proposal:

Contract:

City Submittal:

Record Drawings: REVISIONS:

State Submittal / Permit:

Design Review Board:

ELEVATIONS 1/8" = 1'-0"

P.O. BOX. 7

ISSUE DATES:

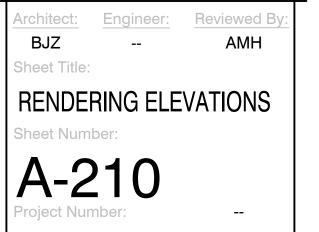
City Submittal:

Record Drawings: **REVISIONS:** 

State Submittal / Permit:

Design Review Board:

Contract:



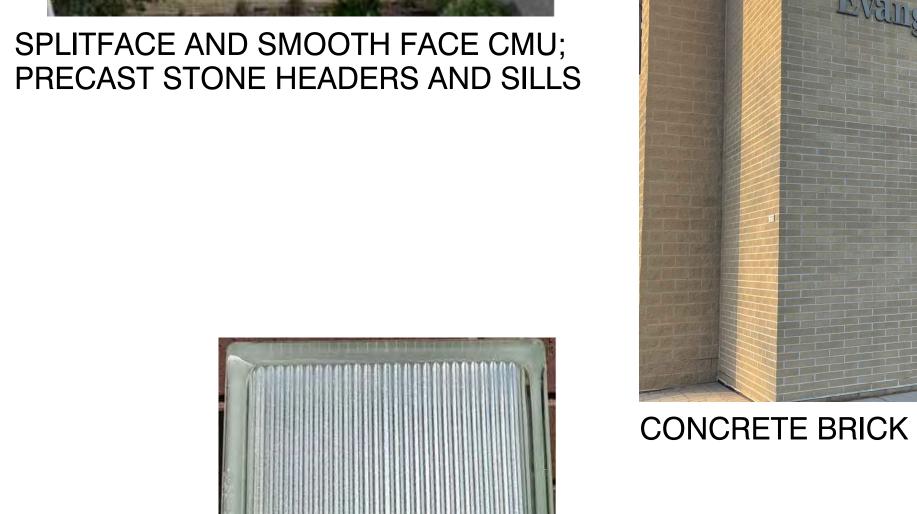
P13329



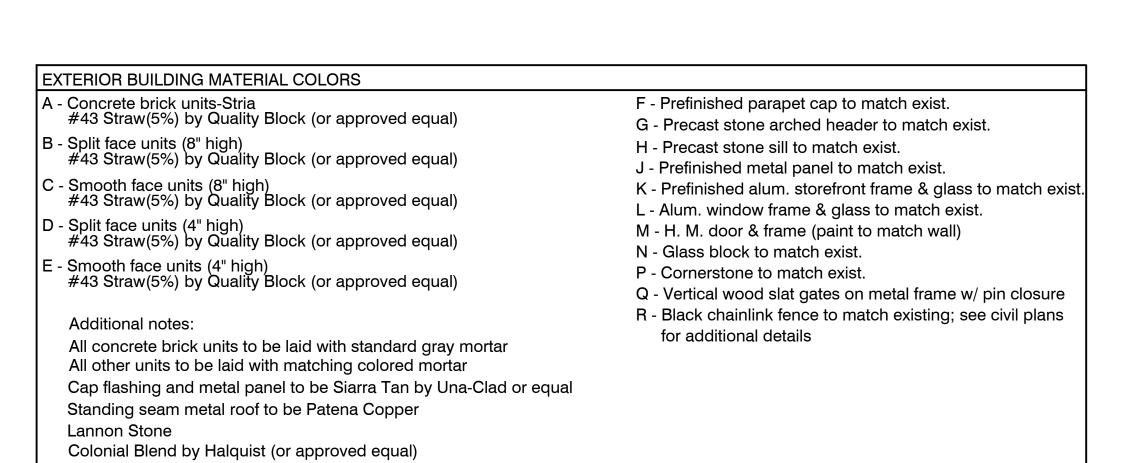


DARK BRONZE ALUM. WINDOWS





GLASS BLOCK IN NEW CROSS







SOUTH ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

RENDERING ELEVATIONS N.T.S.



## Wauwatosa, WI Staff Report

7725 W. North Avenue Wauwatosa, WI 53213

**File #:** 23-455 **Agenda Date:** 8/17/2023 **Agenda #:** 2.

Title

1249 Dewey Avenue - Addition - Saint John's Evangelical Lutheran School

DESIGN REVIEW BOARD SUBMISSION SUBMITTED 08/08/2023 FOR 08/17/2023 MEETING ST. JOHN'S EV. LUTHERAN CHURCH 7809 HARWOOD AVE, WAUWATOSA, WI 53213



CITY OF WAUWATOSA

#### **BUILDING & SAFETY DIVISION**

7725 WEST NORTH AVENUE, WAUWATOSA, WISCONSIN 53213

PHONE (414) 479-8907

FACSIMILE (414) 479-8986

E-MAIL: tbuilding@wauwatosa.net WEB SITE: www.wauwatosa.net

#### **DESIGN REVIEW BOARDS**

The Design Review Board is created to review and approve the exterior design and aesthetic aspects of building projects. Their purpose is to promote good design and continuity, which often impacts the overall appearance and property value of a neighborhood. Applicants are required to attend the meeting in order to address any of the Board's questions or concerns. Meetings are conducted at City Hall, 7725 West North Avenue, Wauwatosa, Wisconsin at 7:00 p.m. on the first and third Thursdays of each month (\*unless otherwise noted). The application deadlines can be found in the schedule below.

#### **HOW TO MAKE APPLICATION**

- 1. It is suggested that you discuss the proposed application with the Building & Safety Division prior to submission, in the interest of having adequate information for the request.
- 2. The request shall consist of an online application through our Customer Service Portal accompanied by the following. *Incomplete submittals will not be considered*.
  - one digital copy of the plans (to scale). All elevations must be shown on the plans.
  - One digital copy of the land survey (to scale) and site plan with the proposed structure (with dimensions and distances from lot lines) drawn on each copy.
  - Y Photograph of the existing front elevation.
  - Notograph of the affected area to be built.
  - Me One digital copy of scaled drawings of the building elevations showing fenestration, materials and landscaping.
  - One digital copy of exterior lighting plans including lamp types, light pattern and fixture style.
  - One digital copy of samples of all exterior materials affected by the project, and physical samples dropped off in the Building & Safety Department. INLCUDED ON ELEVATION SHEETS
  - ★ Colored rendering of the proposed project.
  - Three color copy packets including the above requirements.
- A \$50 application fee is due at the time of the online submittal. Total fees are calculated based on the cost of a project
  or square footage, plus plan review. Plan review adds another \$100-\$500 depending on the scope of the project. PAID ONLINE
- 4. All applications and submittals must be completed online not later than the application date and time indicated below to be considered for the schedule's meeting date. The advance application date is necessary to meet legal notification requirements.

12:00 PM APPLICATION DATE	7:00 PM *MEETING DATE
December 27, 2022	January 5, 2023
January 10, 2023	January 19, 2023
January 24, 2023	February 2, 2023
February 7, 2023	February 16, 2023
February 21, 2023	March 2, 2023
March 7, 2023	March 16, 2023
April 11, 2023	April 20, 2023
April 25, 2023	May 4, 2023
May 9, 2023	May 18, 2023
May 23, 2023	June 1, 2023
June 6, 2023	June 15, 2023
June 27, 2023	July 6, 2023

12:00 PM APPLICATION DATE	7:00 PM *MEETING DATE
July 11, 2023	July 20, 2023
July 25, 2023	August 3, 2023
August 8, 2023	August 17, 2023
August 22, 2023	September 7, 2023
September 5, 2023	September 21, 2023
September 26, 2023	October 5, 2023
October 10, 2023	October 19, 2023
October 24, 2023	November 2, 2023
November 7, 2023	November 16, 2023
November 28, 2023	December 7, 2023
December 5, 2023	December 21, 2023

#### Questions?

Application related questions may be directed to the clerical staff (414-479-8907) anytime 8:00 a.m.-4:30 p.m. weekdays. The City code is available online at: www.wauwatosa.net.

# St. John's Evangelical Lutheran Church

Project Address

7809 Harwood Ave.

Wauwatosa, WI 53213

## Project Description

Proposed 3,925 SF building addition to the existing church/narthex to provide additional church office space, larger accessible restrooms, and a larger narthex for gathering before/after church services. The church will also remove an existing house on the property currently being used for a parsonage in order to gain additional space for parking. Additional parking spaces near the main entrance will be provided along with a covered canopy for visitors to be dropped.





SHEE	T INDEX																																	
		F	REVISI	IONS	S																													
		0000 00 00	0000																															
		1	2 3	4	5 6	7 8	9	10 11	12	13 14	15	16 17	18 19	20	21 22	23	24 25	26 2	7 28	29 30	31	32 33	34 35	36	37 38	39 4	10 41	42 4	3 44	45 46	47 4	8 49	50 51	52 5
G-001	COVER SHEET													$\perp$																$\perp \perp$	$\perp \perp$	Щ	$\vdash$	$\perp \downarrow$
2 2 2 4	OUD /5// 5//OTING OITS DI ANI			+												Ш		$\vdash$			$\perp$									$\vdash$	++		$\vdash$	₩
C-001	SURVEY/ EXISTING SITE PLAN		$\perp$	$\perp$						$\perp \perp$	$\perp$							ш								$\perp$				$\vdash$	$\perp \perp$	Щ	$\vdash$	$\perp \perp$
C-200	SITE PLAN																													$\perp \perp$	$\perp \perp$	Ш	$\perp$	Ш
100	LANDSCAPE PLAN																																, l	
E-100	PHOTOMETRIC PLAN																																	
E-200	LIGHTING SPECIFICATIONS																																	П
A-101	LOWER LEVEL PLAN			$\top$										$\top$																	$\top$	$\Box$		$\Box$
<b>A-111</b>	FIRST FLOOR PLAN															П					П										$\Box$			
A-201	EXTERIOR ELEVATIONS															П					$\Box$										$\Box$			
A-202	EXTERIOR ELEVATIONS																														$\top$	$\Box$		
A-203	EXTERIOR RENDERINGS															П					П										$\top$	$\Box$		
																															$\Box$			
						<del>                                     </del>					1						-	_	$\neg$	-	_	-						_			+	$\rightarrow$	-	+



MSI GENERAL CORPORATION P.O. BOX. 7 OCONOMOWOC, WI 53066 PHONE: 262-367-3661 FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY TM

	ISSUE DATES:	
	City Submittal	06/07/2023
	Design Review Board:	08/07/2023
	Proposal:	xx/xx/xxxx
	Bid:	xx/xx/xxxx
	Contract:	xx/xx/xxxx
	State Submittal / Permit:	xx/xx/xxxx
_	As-Built:	xx/xx/xxxx
	REVISIONS:	
	1	
	2	
	3	

38 39 40 41 ST. JOHN'S WAUWATOSA

PROJECT NAME
St. John's Evangelical Lutheran Church
STREET ADDRESS
7809 Harwood Ave.
CITY/ STATE / ZIP
Wauwatosa, WI 53213

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

Architect: Engineer: Reviewed By:

AMH -- -Sheet Title:

COVER SHEET
Sheet Number:

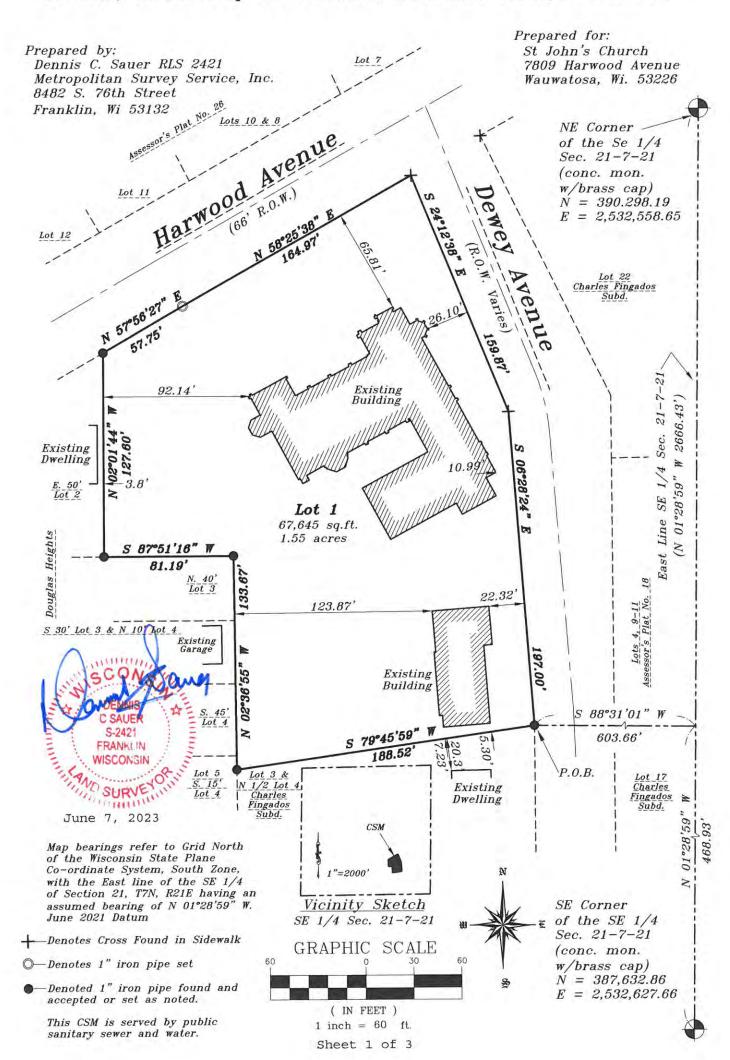
G-001

Project Number: P13586

ARCHITECTS

#### CERTIFIED SURVEY MAP NO.

Being a redivision of Lot 1 of DOUGLAS HEIGHTS, Lot 9 of ASSESSOR'S PLAT NO. 26 and Lots 1 and 2 of CHARLES FINGADO'S SUBDIVISION, being part of the Southeast 1/4 of the Southeast 1/4 Section 21, Town 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.



	CERTIFIED	SURVEY	MAP	NO.	
--	-----------	--------	-----	-----	--

Being a redivision of Lot 1 in Douglas Heights, Lot 9 of Assessor's Plat No. 26 and Lots 1 and 2 of Charles Fingado's Subdivision, being part of the Southeast 1/4 of the Southeast 1/4 of Section 21, Town 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.

#### SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY ) SS

I, Dennis C. Sauer, registered land surveyor, hereby certify that:

I have surveyed, divided and mapped a redivision of the West 50 feet of Lot 1, in Douglas Heights, and Lot 9 of Assessor's Plat No. 26 and Lots 1 and 2 of Charles Fingado's Subdivision and the East 31.3 feet of Lot 1 of Douglas Heights Subdivision, being part of the Southeast 1/4 of the Southeast 1/4 of Section 21, Town 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Southeast 1/4; thence N 01°28'59" W along the East line of said Southeast 1/4, 468.93; thence S 88°31'01" W, 603.66 feet to the West right-of-way line of Dewey Avenue and the point of beginning; thence S 79°45'59" W, 188.52 feet; thence N 02°36'55" W, 133.67 feet; thence S 87°51'16" W, 81.19 feet; thence N 02°01'44" W, 127.60 feet to southeasterly right-of-way line of Harwood Avenue; thence N 57°56'27" E along said southeasterly right-of-way line, 57.75 feet; thence N 58°25'38" E along said southeasterly right-of-way line, 164.97 feet to the West right-of-way line of Dewey Avenue; thence S 24°12'38" E along said West right-of-way line, 159.87 feet; thence S 06°28'24" W along said West right-of-way line, 197.00 feet to the point of beginning. Said lands containing 67,645 square feet (1.55 acres).

That I have made such survey, land division and map by the direction of St. John's Evangelical Church, owner of said land.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Regulations of the City of Wauwatosa in surveying, dividing and mapping the same.

June 7, 2023

Date

DENNIS C SAUER S-2421 FRANFLIN NISCONSIN Dennis C. Sauer

Registered/Land Surveyor S-2421

PREPARED FOR: St. John's Evangelical Church 7809 Harwood Avenue Wauwatosa, WI 53226 PREPARED BY: Metropolitan Survey Service 8482 South 76<sup>th</sup> Street Franklin, WI 53132

CERTIFIED SURVEY MAP NO
Being a redivision of Lot 1 of Douglas Heights, Lot 9 of Assessor's Plat No. 26 and Lots 1 and 2 of Charles Fingado's Subdivision, being part of the Southeast 1/4 of the Southeast 1/4 of Section 21, Town 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.
CORPORATE OWNER'S CERTIFICATE OF DEDICATION
St. John's Evangelical Church, a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin St. as owner, does hereby certify that it has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and the Regulations of the City of Wauwatosa.
IN WITNESS WHEREOF, the said St. John's Evangelical Church has caused these presents to be signed by Peter Hanson, President of St. John's Evangelical Church, this day of, 20
Peter Hanson, President
STATE OF WISCONSIN) MILWAUKEE COUNTY ) ss  PERSONALLY came before me this day of, 20, Peter Hanson, President of St. John's Evangelical Church to me known to be the person who executed the foregoing instrument and acknowledged the same.
Notary Public
State of Wisconsin My Commission Expires:
COMMON COUNCIL APPROVAL
APPROVED and DEDICATED by the Common Council of the City of Wauwatosa in accordance with resolution adopted on this day of, 20
Steven Braatz, City Clerk
PLANNING COMMISSION APPROVAL
APPROVED and DEDICATED by the Planning Commission of the City of Wauwatosa in accordance with resolution adopted on this day of,

THIS INSTRUMENT WAS DRAFTED BY: Dennis C. Sauer, R.L.S. S-2421

Dennis McBride, Chair, Mayor

June 7, 2023

Deputy Clerk

Zachary Kessler,

SINGLE SOURCE RESPONSIBILITY TM

ISSUE DATES: XX/XX/XXXX XX/XX/XXXX XX/XX/XXXX State Submittal / Permit: XX/XX/XXXX XX/XX/XXXX ITY SUBMITTAL REVISIONS:

WAUWATOSA

PROJECT ADDRESS:

St. John's Evangelical Lutheran Church

ALL WORK TO BE COMPLETED AS SHOWN, AND IN

ACCORDANCE WITH THE LATEST EDITION OF THE

Engineer:

APM

Reviewed By:

RWI

ARCHITECTS

MSI GENERAL MASTER SPECIFICATION

PROJECT NAME

STREET ADDRESS

CITY/ STATE / ZIP

 $\mathsf{AMH}$ 

SITE PLAN

Sheet Number:

C-200

P13586

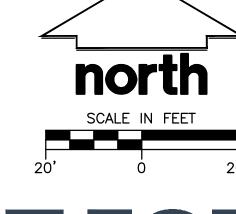
7809 Harwood Ave.

Wauwatosa, WI 53213

STORM MANHOLE CATCH BASIN ROUND -----RD------ ROOF DRAIN CATCH BASIN SQUARE FIRE HYDRANT -----E ------ UNDERGROUND ELECTRIC WATER VALVE T UNDERGROUND TELEPHONE GAS VALVE -----OH-------OVERHEAD UTILITY TELEPHONE PEDESTAL ELECTRICAL MANHOLE

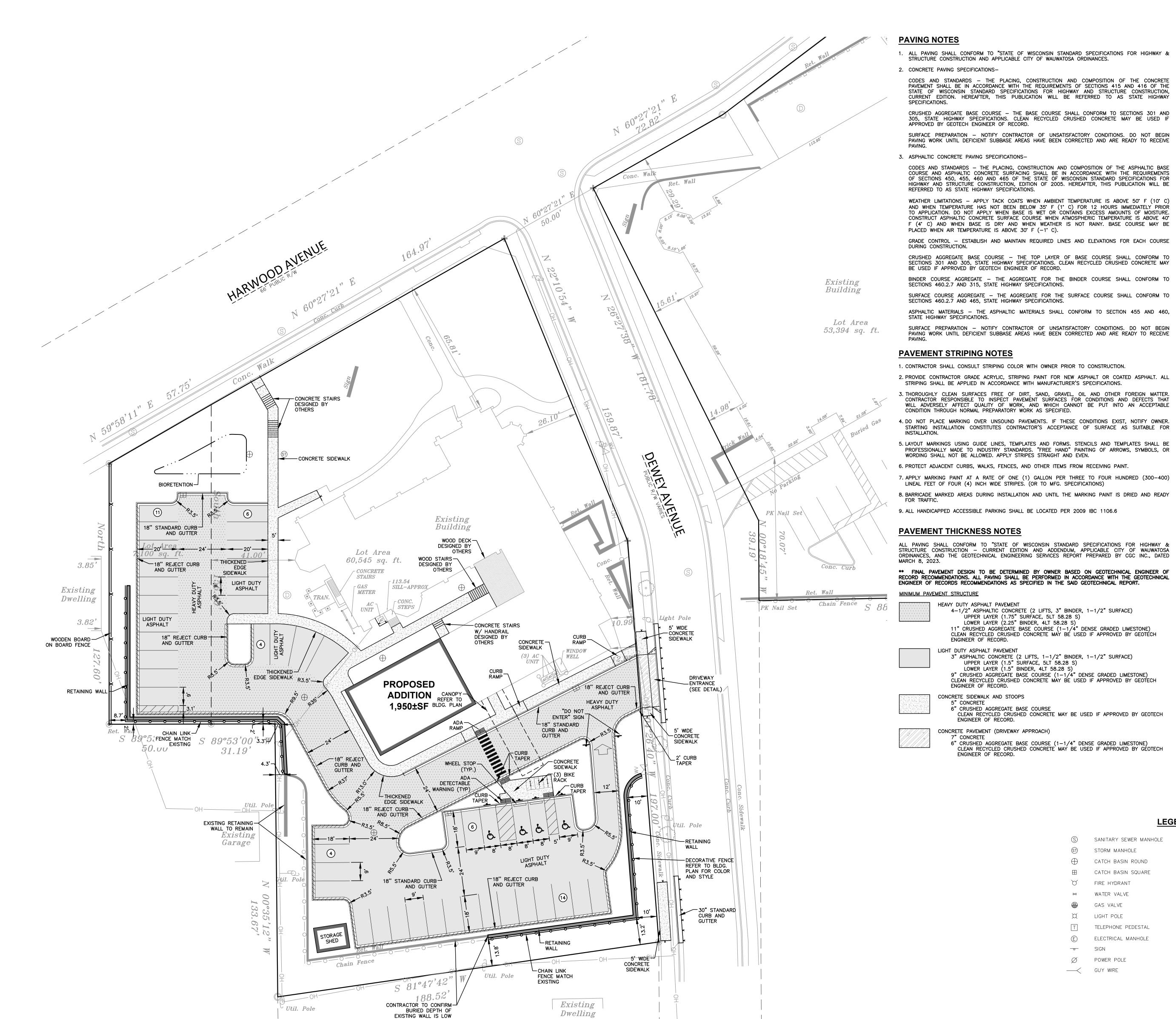
> DECIDUOUS TREE ANDREW P.
> MERTZ
> E-47575
> WAUKESHA

www.DiggersHotline.com



Call 811 or (800) 242-8511 Milwaukee Area (262) 432-7910

W238 N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666 JSD PROJ. NO.: 22-11646 JSD PROJ. MGR.: RWI



ENOUGH FOR PROPOSED ELEVATIONS, IF NOT

REMOVE AND REPLACE

WALL AS NEEDED

**GENERAL NOTES AND SPECIFICATIONS** 

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & 1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF WAUWATOSA ORDINANCES.

CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL

JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.

THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.

CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.

ALL OF THE REQUIREMENTS OF THE PROJECT.

MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.

ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.

SAFETY PROGRAMS IN CONNECTION WITH THE WORK.

DAYS PRIOR TO WORK IN CITY RIGHT OF WAY.

LENGTH, OR TO CENTERLINE OF STREET.

BE MARKED BY CITY ENGINEERING STAFF IN FIELD.

REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN

CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS

RESENTED IN OFFICÍAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE

3. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF

PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS (

THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION

INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD

OBSTRUCTIONS. TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO

. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN

FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS

THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL

A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT

BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE

COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR

DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT

10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO

11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED

12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE

13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY

INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

15. ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY

REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REPOUTED TO MAINTAIN DRAINAGE, ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING

ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."

TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE

BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO

COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH

9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER

CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.

COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.

REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE 2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER. 3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF 5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK

> MSI GENERAL CORPORATION P.O. BOX. 7 OCONOMOWOC, WI 53066

WWW.MSIGENERAL.COM

TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL 16. ALL WORK WITHIN CITY RIGHT-OF-WAY AND CITY EASEMENTS TO BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS. CONTRACTOR TO NOTIFY CITY ENGINEERING DEPT. 5 17. LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO 18. PROPOSED PAVEMENT RESTORATION LIMITS IN CITY STREET FOR DRIVEWAY APPROACH REMOVALS ARE SHOWN ARE MINIMUM AREAS. THE CITY REQUIRES PAVEMENT PATCHES TO BE WIDTH TO MATCH 19. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE

> PRE-DEVELOPMENT (PROPERTY\* LIMIT): PERVIOUS - 34,691 SF (51.3% GREEN SPACE) IMPERVIOUS - 32,954 SF POST-DEVELOPMENT (PROPERTY\* LIMIT): PERVIOUS - 28,311 SF (41.9% GREEN SPACE) IMPERVIOUS - 39,334 SF

\* PROPERTY BASED ON SURVEY BY OTHER.

PRE-DEVELOPMENT ONSITE PARKING STALLS: TOTAL PARKING STALLS - 30 ADA PARKING STALLS - 4 STANDARD PARKING STALLS - 21 NON-STRIPED PARKING STALLS - 5 POST-DEVELOPMENT ONSITE PARKING STALLS: TOTAL PARKING STALLS - 45 ADA PARKING STALLS - 4 STANDARD PARKING STALLS - 41 BIKE PARKING STALLS - 6

**LEGEND** 

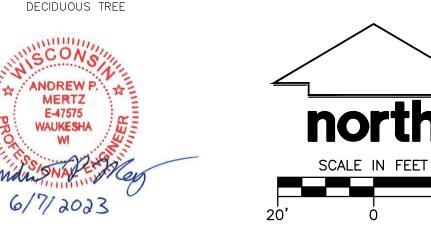
UPPER LAYER (1.75" SURFACE, 5LT 58.28 S) LOWER LAYER (2.25" BINDER, 4LT 58.28 S)

UPPER LAYER (1.5" SURFACE, 5LT 58.28 S) LOWER LAYER (1.5" BINDER, 4LT 58.28 S)

DRAFT - NOT FOR CONSTRUCTION

CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GÉOTECH

X LIGHT POLE 18" STANDARD CURB AND GUTTER SIGN 18" HIGH SIDE CURB AND GUTTER Ø POWER POLE --- GUY WIRE CONIFEROUS TREE





PHONE: 262-367-3661

GENERAL

ENGINEERS

PROJECT ADDRESS:

PROJECT NAME St. John's Evangelical Lutheran Church STREET ADDRESS 7809 Harwood Ave. CITY/ STATE / ZIP Wauwatosa, WI 53213

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

Reviewed By APM RWI LANDSCAPE PLAN

Sheet Number:

P13586

CHITEC

PLANT SCHEDULE PLANT SCHEDULE
01-DECIDUOUS TREES CODE QTY BOTANICAL / COMMON NAME B & B 2.5"Cal Acer miyabei 'Morton' TM / State Street Miyabei Maple Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple B & B | 2.5"Cal Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust B & B | 2.5"Cal CODE QTY BOTANICAL / COMMON NAME Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry B & B 6' Tall (Multi-Stem) Betula nigra 'Cully' TM / Heritage River Birch B & B 7' Tall (Multi-Stem) | Magnolia x 'Ann' / Ann Magnolia B & B 2"Cal CONT SIZE

03-ORNAMENTAL TREES 4-UPRIGHT EVERGREEN SHRUB CODE QTY BOTANICAL / COMMON NAME Thuja occidentalis 'Emerald' / Emerald Arborvitae B & B | 4' Tall Thuja occidentalis 'Emerald' / Emerald Arborvitae B & B 4' Tall CODE QTY BOTANICAL / COMMON NAME CONT SIZE DECIDUOUS SHRUBS Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea B & B | 36" Tall Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark  $\odot$ Rhus aromatica 'Gro—Low' / Gro—Low Fragrant Sumac Cont. (°) Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea Cont. loopSpiraea japonica 'Goldmound' / Goldmound Japanese Spirea Cont.  $\bigcirc$ B & B | 24" Tall Syringa meyeri 'Palibin' / Dwarf Korean Lilac Syringa vulgaris / Common Lilac B & B | 36" Tall CODE QTY BOTANICAL / COMMON NAME EVERGREEN SHRUBS CONT SIZE 3+} Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper <del>\`\</del> Taxus x media 'Everlow' / Everlow Yew B & B 24" Tall CODE QTY BOTANICAL / COMMON NAME PERENNIALS & GRASSES CONT SIZE £**;**3 | Hemerocallis x 'Mary Todd' / Mary Todd Daylily 3)\*\*\* Hemerocallis x 'Summer Wine' / Summer Wine Daylily Hosta x 'Autumn Frost' / Autumn Frost Plantain Lily Cont.

HMSG | 50 | Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass

## **BIORENTION BASIN PLUGS**

Botanical Name	Common Name	Spacing	Quantity
Permanent Grasses:			
Carex grayii	Common Bur Sedge	12" O.C.	48
Carex stipata	Common Fox Sedge	12" O.C.	48
Panicum virgatum	Switch Grass	12" O.C.	48
Spartina pectinata	Prairie Cord Grass	12" O.C.	48
Forbs:			
Aster novae-angilae	New England Aster	12" O.C.	24
Asclepias incarnata	Swamp Milkweed	12" O.C.	24
Echinacea purpurea	Broad-Leaved Purple Coneflower	12" O.C.	24
Eryngium yuccifolium	Rattlesnake Master	12" O.C.	24
Eupatorium maculatum	Spotted Joe-Pye Weed	12" O.C.	24
Liatris spicata	Marsh Blazing Star	12" O.C.	24
Lobelia cardinalis	Cardinal Flower	12" O.C.	24
Monarda fistulosa	Wild Bergamot	12" O.C.	24
Penstemon digitalis	Foxglove Beardtongue	12" O.C.	24
Pycnanthemum virginianum	Common Mountain Mint	12" O.C.	24
Ratibida pinnata	Yellow Coneflower	12" O.C.	24
Rudbeckia hirta	Black-Eyed Susan	12" O.C.	24
Veronicastrum virginianum	Culver's Root	12" O.C.	24
Zizia aurea	Golden Alexanders	12" O.C.	24



Cont.

## LANDSCAPE REQUIREMENTS

Landscape Requirement:	2 Deciduous Trees + 8 Shrubs per 50 LF
Calculation:	80 LF / 50 = 1.6
	(1.6 x 2 Trees = 3.2 Trees) + (1.6 x 8 Shrubs = 12.8 Shrubs)
Required:	4 Trees + 13 Shrubs
Provided:	4 Trees + 24 Shrubs + 24 Perennials
Sec. 24.12.020 PERI	METER VEHICULAR ACCESS AREA (EAST) (100 LF
Landscape Requirement:	2 Deciduous Trees + 8 Shrubs per 50 LF
Calculation:	100 LF / 50 = 2
	(2 x 2 Trees = 4 Trees) + (2 x 8 Shrubs = 16 Shrubs)
Required:	4 Trees + 16 Shrubs
Provided:	4 Trees + 21 Shrubs + 21 Perennials
Sec. 24.12.030 INTE	RIOR VEHICULAR ACCESS AREA (NORTH) (7,720
Landscape Requirement:	At least 10% must be landscaped
	At least 1 tree per 180 SF of required interior landscape area
Calculation:	7,720 x 10% = 772
	772 / 180 = 4.3
	772 / 100 = 4.3
Required:	772 of interior landscape area + 5 trees
Required: Provided:	•
Provided:	772 of interior landscape area + 5 trees
Provided: Sec. 24.12.030 INTE	772 of interior landscape area + 5 trees  3(200 SF)+1(210 SF)=810 SF of interior landscape area + 5 trees  ERIOR VEHICULAR ACCESS AREA (EAST) (7,395
Provided:	772 of interior landscape area + 5 trees  3(200 SF)+1(210 SF)=810 SF of interior landscape area + 5 trees

Landscape Requirement:	2 Deciduous Trees + 8 Shrubs per 50 LF
Calculation:	80 LF / 50 = 1.6
	(1.6 x 2 Trees = 3.2 Trees) + (1.6 x 8 Shrubs = 12.8 Shrubs)
Required:	4 Trees + 13 Shrubs
Provided:	4 Trees + 24 Shrubs + 24 Perennials
Sec. 24.12.020 PER	IMETER VEHICULAR ACCESS AREA (EAST) (100 LF)
Landscape Requirement:	2 Deciduous Trees + 8 Shrubs per 50 LF
Calculation:	100  LF / 50 = 2
	(2 x 2 Trees = 4 Trees) + (2 x 8 Shrubs = 16 Shrubs)
Required:	4 Trees + 16 Shrubs
Provided:	4 Trees + 21 Shrubs + 21 Perennials
Sec. 24.12.030 INTE Landscape Requirement:	At least 10% must be landscaped
Landscape Requirement:	At least 10% must be landscaped At least 1 tree per 180 SF of required interior landscape area
	At least 10% must be landscaped  At least 1 tree per 180 SF of required interior landscape area  7,720 x 10% = 772
Landscape Requirement:	At least 1 tree per 180 SF of required interior landscape area 7,720 x 10% = 772 772 / 180 = 4.3
Landscape Requirement:  Calculation:  Required:	At least 10% must be landscaped  At least 1 tree per 180 SF of required interior landscape area  7,720 x 10% = 772  772 / 180 = 4.3  772 of interior landscape area + 5 trees
Landscape Requirement:  Calculation:	At least 10% must be landscaped  At least 1 tree per 180 SF of required interior landscape area  7,720 x 10% = 772  772 / 180 = 4.3
Landscape Requirement:  Calculation:  Required:  Provided:	At least 10% must be landscaped  At least 1 tree per 180 SF of required interior landscape area  7,720 x 10% = 772  772 / 180 = 4.3  772 of interior landscape area + 5 trees  3(200 SF)+1(210 SF)=810 SF of interior landscape area + 5 trees
Landscape Requirement:  Calculation:  Required:  Provided:	At least 10% must be landscaped  At least 1 tree per 180 SF of required interior landscape area  7,720 x 10% = 772  772 / 180 = 4.3  772 of interior landscape area + 5 trees  3(200 SF)+1(210 SF)=810 SF of interior landscape area + 5 trees
Landscape Requirement:  Calculation:  Required:  Provided:  Sec. 24.12.030 INTE	At least 10% must be landscaped  At least 1 tree per 180 SF of required interior landscape area  7,720 x 10% = 772  772 / 180 = 4.3  772 of interior landscape area + 5 trees  3(200 SF)+1(210 SF)=810 SF of interior landscape area + 5 trees  ERIOR VEHICULAR ACCESS AREA (EAST) (7,395 SF
Landscape Requirement:  Calculation:  Required:  Provided:  Sec. 24.12.030 INTE	At least 10% must be landscaped  At least 1 tree per 180 SF of required interior landscape area  7,720 x 10% = 772  772 / 180 = 4.3  772 of interior landscape area + 5 trees  3(200 SF)+1(210 SF)=810 SF of interior landscape area + 5 trees  ERIOR VEHICULAR ACCESS AREA (EAST) (7,395 SF  At least 10% must be landscaped
Landscape Requirement:  Calculation:  Required: Provided:  Sec. 24.12.030 INTE  Landscape Requirement:	At least 10% must be landscaped  At least 1 tree per 180 SF of required interior landscape area  7,720 x 10% = 772  772 / 180 = 4.3  772 of interior landscape area + 5 trees  3(200 SF)+1(210 SF)=810 SF of interior landscape area + 5 trees  ERIOR VEHICULAR ACCESS AREA (EAST) (7,395 SF  At least 10% must be landscaped  At least 1 tree per 180 SF of required interior landscape area

3(200 SF)+1(280 SF)= 880 SF of interior landscape area + 5 trees

## **LEGEND**

	S	SANITARY SEWER MANHOLE	SAN	SANITARY SEWER
$\left\{ \right.$	ST	STORM MANHOLE	W	WATER MAIN
$\frac{1}{1}$	$\oplus$	CATCH BASIN ROUND	——————————————————————————————————————	STORM SEWER
	$\blacksquare$	CATCH BASIN SQUARE	RD	ROOF DRAIN
	$\forall$	FIRE HYDRANT	G	UNDERGROUND GAS
	×	WATER VALVE	———E———	UNDERGROUND ELECTRIC
		GAS VALVE	T	UNDERGROUND TELEPHONE
	X	LIGHT POLE	—— FIB ——	UNDERGROUND FIBER OPTICS
	Т	TELEPHONE PEDESTAL	——————————————————————————————————————	OVERHEAD UTILITY
	E	ELECTRICAL MANHOLE	SF	SILT FENCE
l	<del>-</del> o-	SIGN		18" STANDARD CURB AND GUT
	Ø	POWER POLE	<del></del>	18" HIGH SIDE CURB AND GUT
	$\longrightarrow$	GUY WIRE		ALUMINUM LANDSCAPE EDGING
	Zor	EX. CONIFEROUS TREE		DECORATIVE STONE MULCH
$\frac{1}{1}$	The state of the s			BIORETENTION BASIN PLUGS
$\frac{1}{1}$	{·}	EX. DECIDUOUS TREE	+++++++	NO-MOW FESCUE SEED MIX
	٠			BLUEGRASS BLEND SOD



Hearing Impaired TDD (800) 542-2289

www.DiggersHotline.com



Call 811 or (800) 242-8511 Milwaukee Area (262) 432-7910

> JSD PROJ. MGR.: RWI LANDSCAPE PLAN

## CONTRACTOR

**GENERAL NOTES** 

(5) HMSG -(2) DKL ¬

110.00 TW 109.50 BW

111.72± TW-110.25 BW

INTERIOR VEHICULAR ACCESS AREA

ALL PLANTING BEDS TO RECEIVE 3" HARDWOOD SHREDDED BARK MULCH OVER WEED FABRIC, EXCEPT IN PERENNIAL PLANTING AREAS, BORDERED WITH ALUMINUM EDGING

BETWEEN TURF AND PLANTING AREA, OR BARK

MAINTENANCE STRIP TO BE 3" STONE MULCH OVER WEED FABRIC WITH ALUMINUM EDGING.

**PROPOSED** 

FFE MATCH

INTERIOR VEHICULAR ACCESS AREA

(26) GLS

(9) HMSG ADDITION

**CONTRACTOR NOTES:** 

AREAS UNLESS OTHERWISE DEPICTED.

1. SHREDDED HARDWOOD BARK MULCH TO BE INSTALLED IN ALL PLANTING

2. ALL DISTURBED AREAS SHALL RECEIVE BLUEGRASS SEED (TYP) UNLESS

2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. 3. 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.

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.

- 4. DRAWING FOR REVIEW NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK. 5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL
- 6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- 7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT
- 8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT

Provided:

Existing Building

Lot Area 60,545 sq. ft.

- CONCRETE STAIRS

SILL-APPROX

PROPOSED

 0.4
 1.3

 1.5
 1.8

 2.1

 2.1

 3.7
 2.7

 2.2

Existing Dwelling

ADDITION

 $\frac{1}{1}$  0.6 0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8

 0.3
 0.4

 0.9
 1.3

 1.7

0.1 b.1 b.1 b.1 b.1

GAS METER

0.2 0.5 1.0 1.9 2.7 3.2 3.1 2.

.2 5.5 1.1 2.0 **9**3.1 3.9 3.

1.2 0.4 0.6 0.9 1.2 1.2 1.2 1.0 1.0 1

7 0.8 1.4

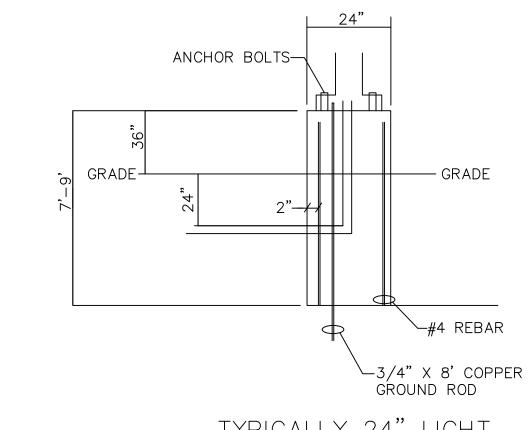
Util. Pole

Existing

 ${\it Garage}$ 

 $\stackrel{\text{det}}{S} \stackrel{\text{Wall}}{89} \stackrel{\text{\scriptsize 0.5}}{53} \stackrel{\text{\scriptsize 0.6}}{00} \stackrel{\text{\scriptsize 0.5}}{00} \stackrel{\text{\scriptsize 0.5}}{W} \stackrel{\text{\scriptsize 0.5}}{S} \stackrel{\text{\scriptsize 0.6}}{89} \stackrel{\text{\scriptsize 0.6}}{53} \stackrel{\text{\scriptsize 0.6}}{00} \stackrel{\text{\scriptsize 0.5}}{W}$ 

 $_{\text{0.1}}$   $_{\text{0.1}}^{\text{50.00'}}$   $_{\text{0.2}}^{\text{0.3}}$   $_{\text{0.3}}^{\text{0.4}}$   $_{\text{5.4}}^{\text{50.00'}}$   $_{\text{5.4}}^{\text{70.00'}}$ 



TYPICALLY 24" LIGHT POLE BASE

				ST. JOHN'S WAUWATOSA						
QTY	SYMBOL/TYPE	DESCRIPTION	MAKE	FIXTURE SCHEDULE IGHTING FIXTURE CATALOG NO.	QTY	LAMP DATA TYPE	CEILING TYPE	MOUNTING HEIGHT	VOLTAGE	SEE NOTE
2		LED POLE LIGHT W/ 20' POLE ON A 3' TALL POLE BASE	LITHONIA	FIXTURE: DSX0 LED P7 40K 70CRI T3M MVOLT SPA DDBXD DDBXD GI POLE: SSS 20'4C DM19AS DDBXD		171W EACH LED		23'-0" POLE	UNV	1
2	ОВ 🔀	LED WALL PACK	LITHONIA	WDGE2 LED P3 40K 70CRI T3M MVOLT PBBW DDBXD		32W EACH LED		12'-0" AFG	UNV	1
4	OC 🛛	LED WALL LIGHT	AMERLUX	D485 TA AVI2 SY 30K 700M CLB W/ WBR04 CLB		38W LED		10'-0" AFG	UNV	
	EX 🗝	EXISTING STREET LIGHT								2

## LIGHTING NOTES:

00°18'45 39.19'

PK Nail Set

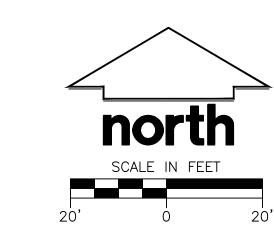
1. MULTIPLE PARTS ARE NEEDED TO ASSEMBLE AS A COMPLETE FIXTURE.
SEE INSTALLATION INSTRUCTIONS
2. EXISTING POLE LIGHT ADDED INTO CALCULATION FOR REPRESENTATION OF CONTRIBUTED LIGHT

## UNDERGROUND NOTES:

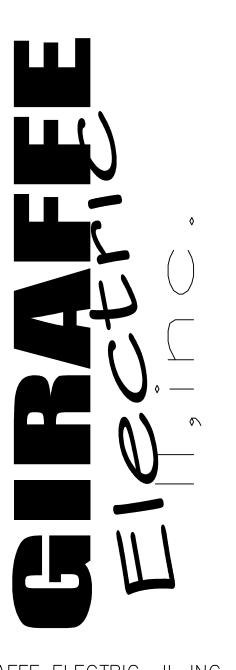
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	FC	1.31	9.4	0.0	N.A.	N.A.

DISCLAIMER: CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA & CIE STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE

REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.



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



GIRAFFE ELECTRIC II, INC.

2025 S WEST AVENUE WAUKESHA, WI 53189

262-549-6500 FAX 262-549-6503

PROJECT ADDRESS: ST. JOHN'S EV. LUTHERAN CHURCH 7809 HARWOOD AVE. WAUWATOSA, W 53213

DATE: 6/5/23 DRAWN BY: JDG REVISIONS:

SHEET TITLE: SITE LIGHTING PHOTOMETRICS PLAN

PROJECT NUMBER:

SCALE: 1"=20'-0"



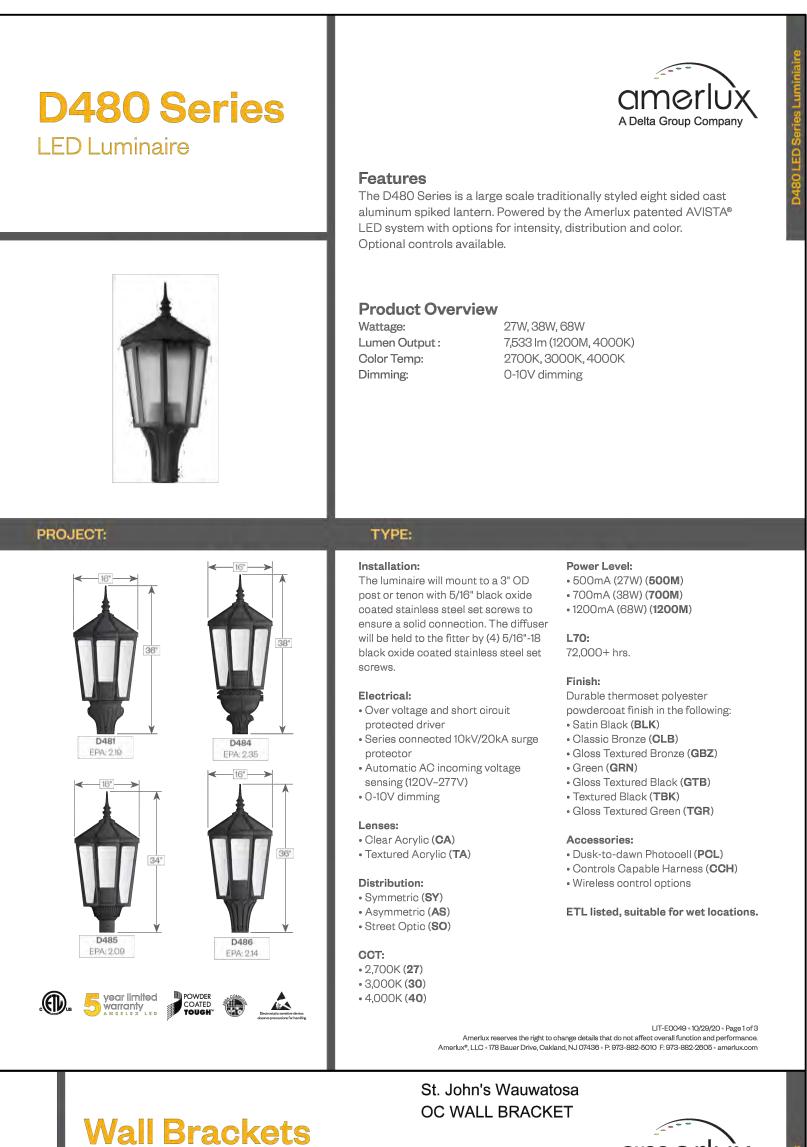
ExistingDwelling

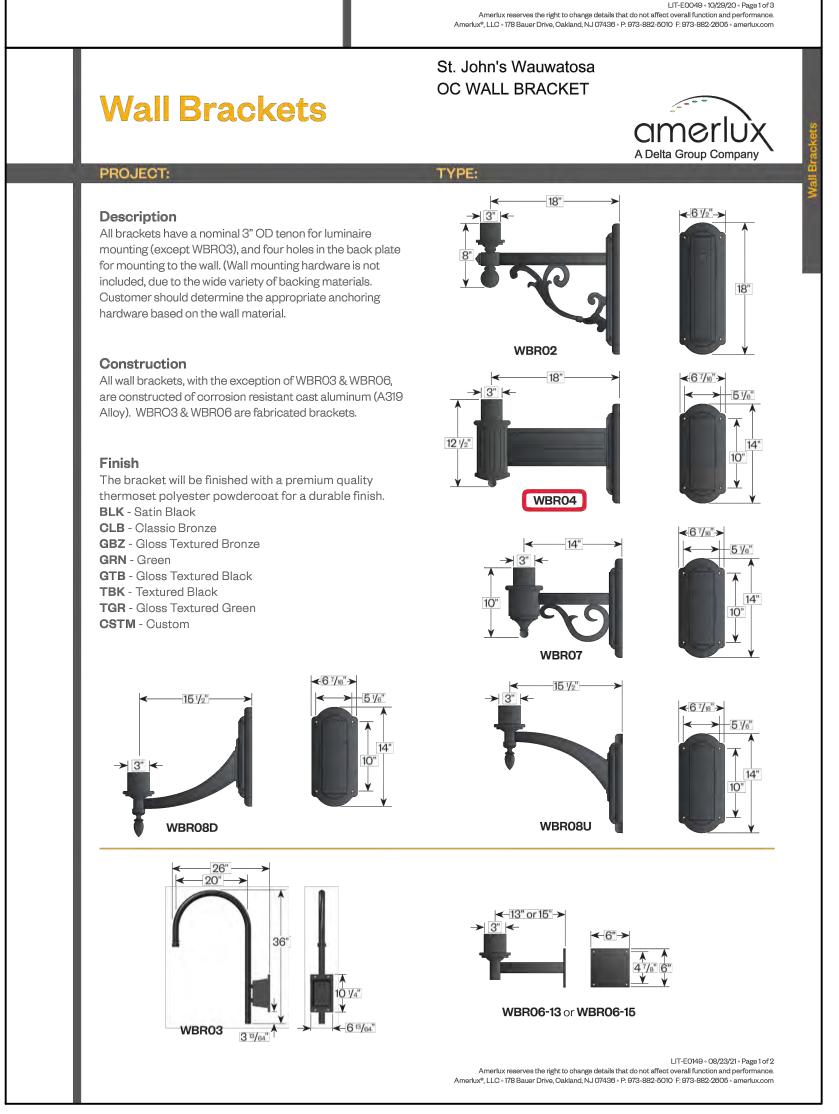
3.82'

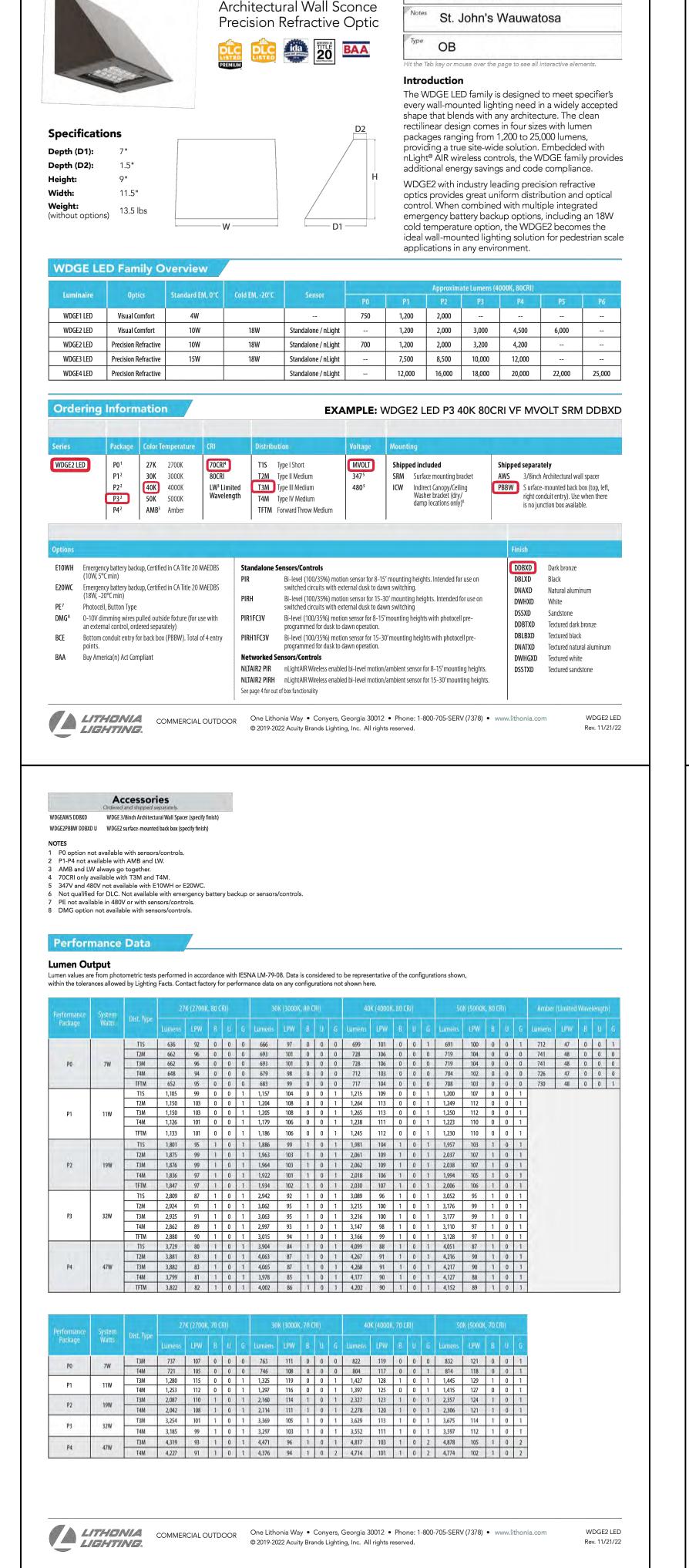


POLE-SSS

OUTDOOR

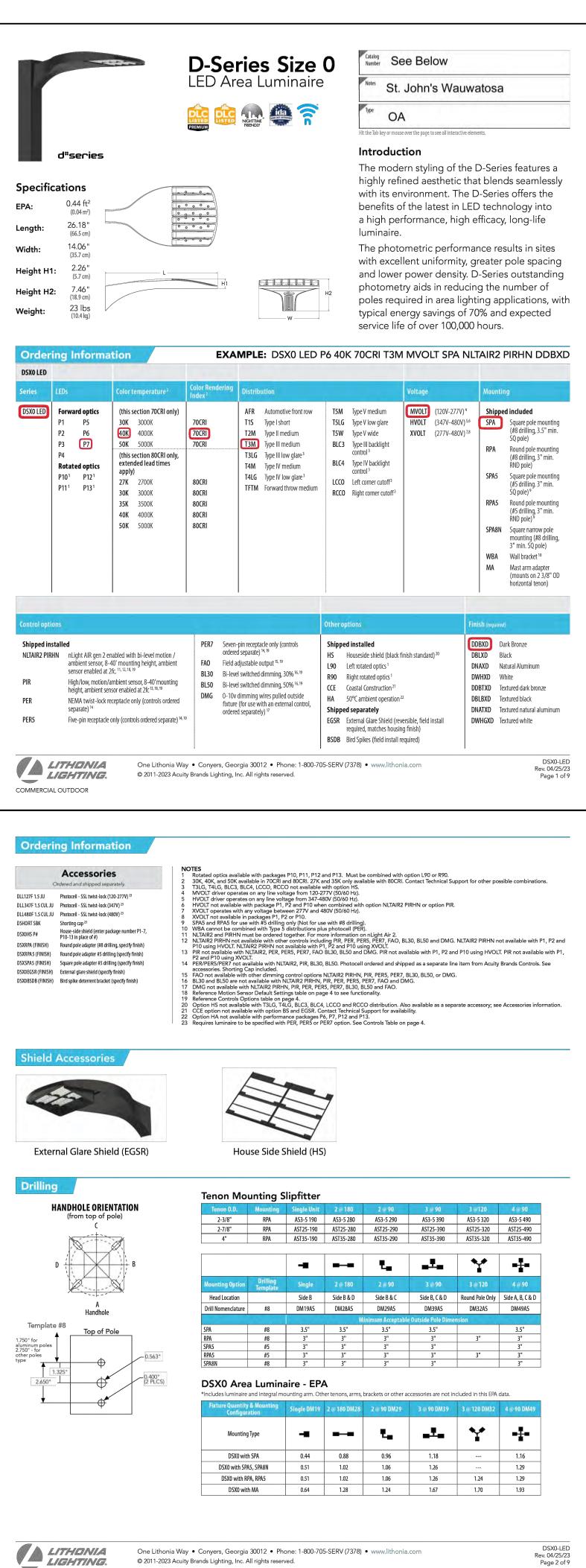


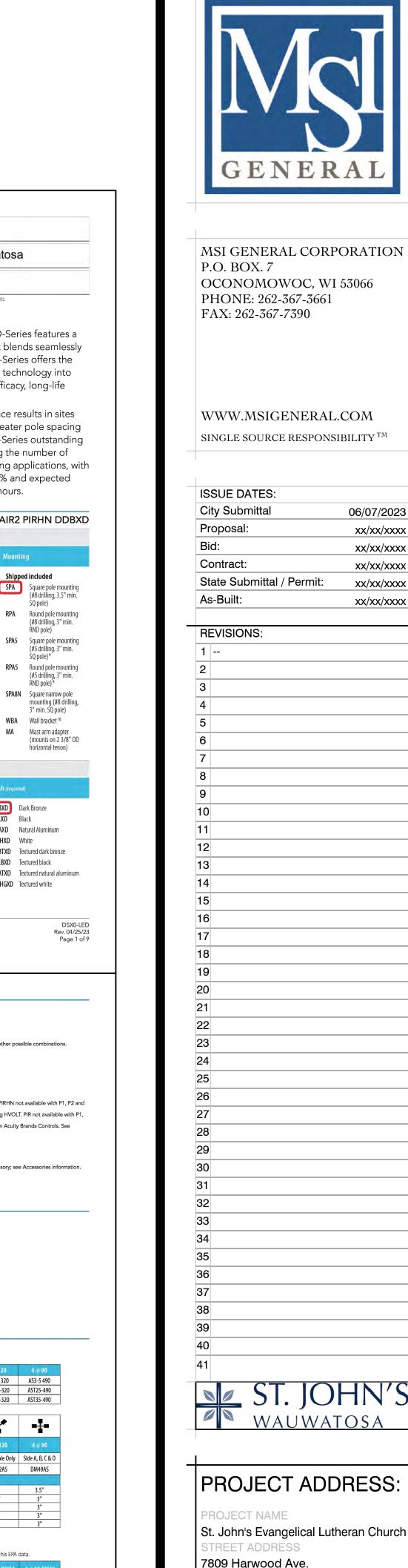




**WDGE2 LED** 

Number See Below





LIGHTING SPECS E-200 P13586

CITY/ STATE / ZIP

Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN

ACCORDANCE WITH THE LATEST EDITION OF THE

MSI GENERAL MASTER SPECIFICATION

COMMERCIAL OUTDOOR

08/08/2023

LANDSCAPE DESIGN XXX

GENERAL NOTES - FLOOR PLAN(S)

A. MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE (BATHROOMS, JANITOR/PLUMING ROOMS, KITCHENS, ETC. AND EXTERIOR WINDOW AND DOOR HEAD AND JAMB RETURNS)



W215 E. WISCONSIN AVE. NASHOTAH, WI 53058

SINGLE SOURCE RESPONSIBILITY

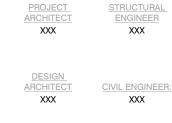
CONTRACTORS

**ARCHITECTS** 

08/08/2023

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

LANDSCAPE DESIGN XXX

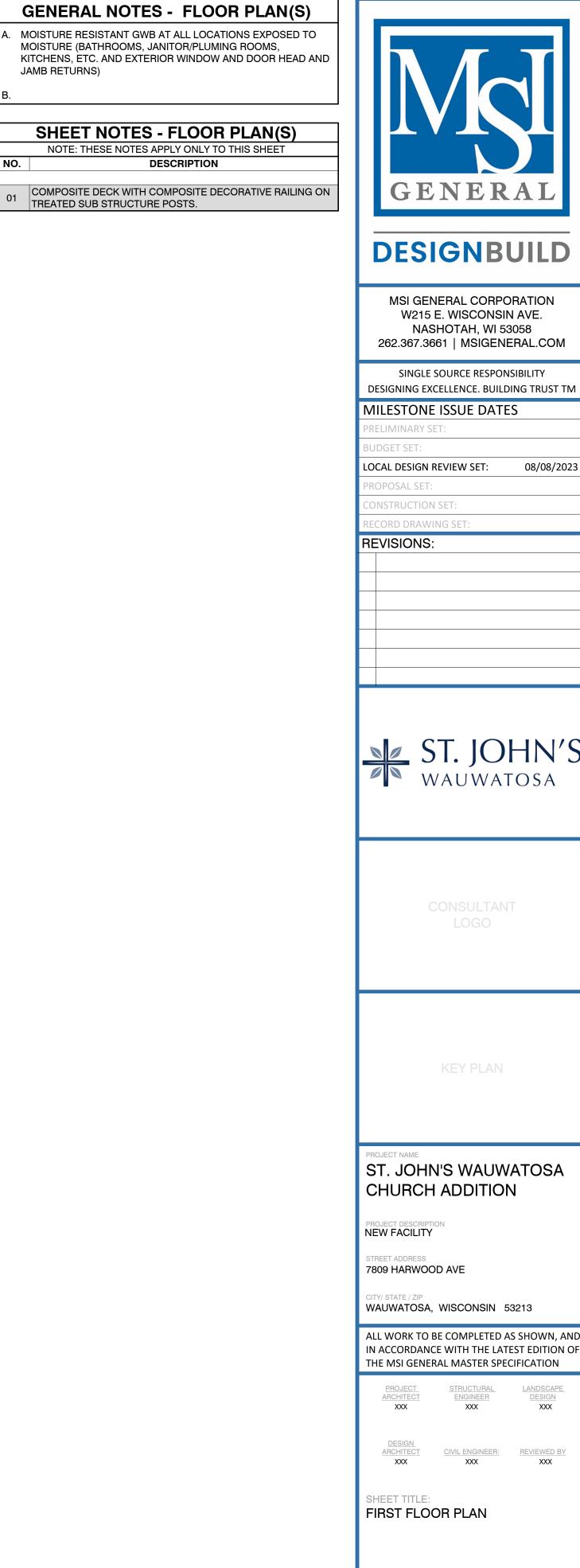


DESIGN
ARCHITECT CIVIL ENGINEER: REVIEWED BY
XXX XXX XXX

FIRST FLOOR PLAN

**A**-11

PROJECT NUMBER:
P13586



JAMB RETURNS)







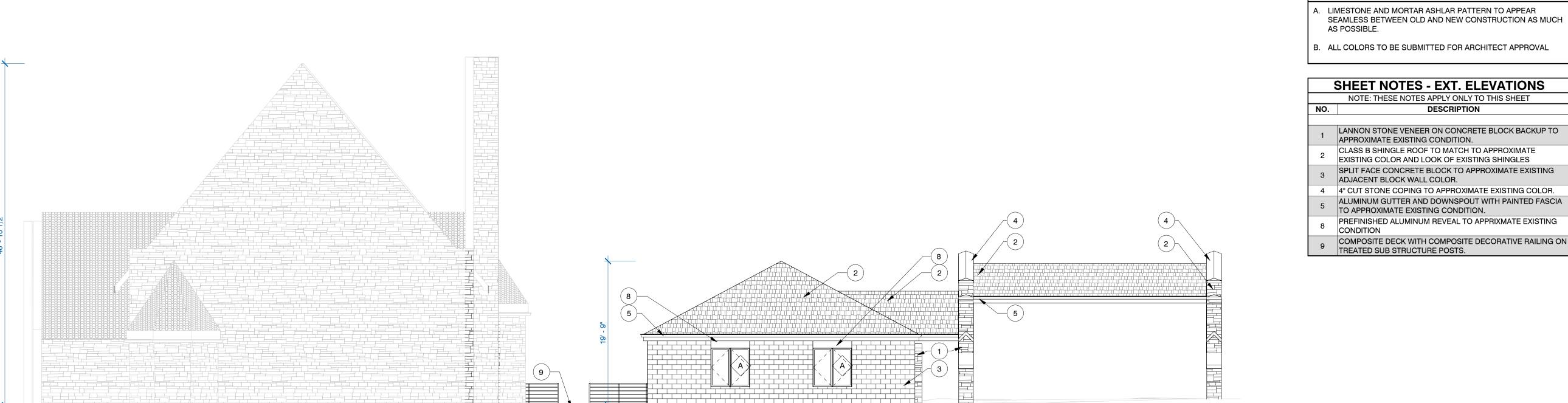


CONTRACTORS

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

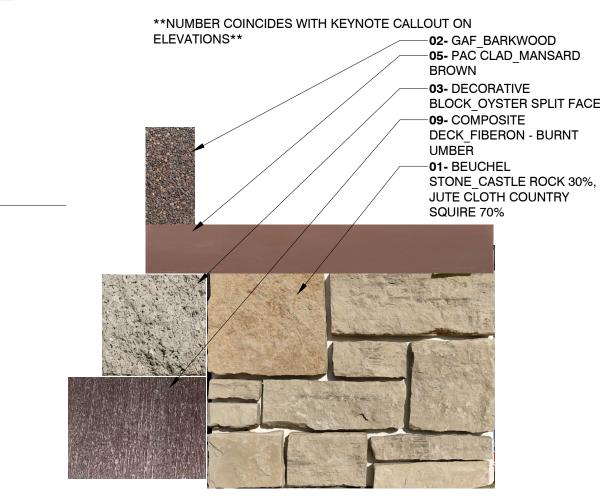


PROJECT NUMBER:
P13586



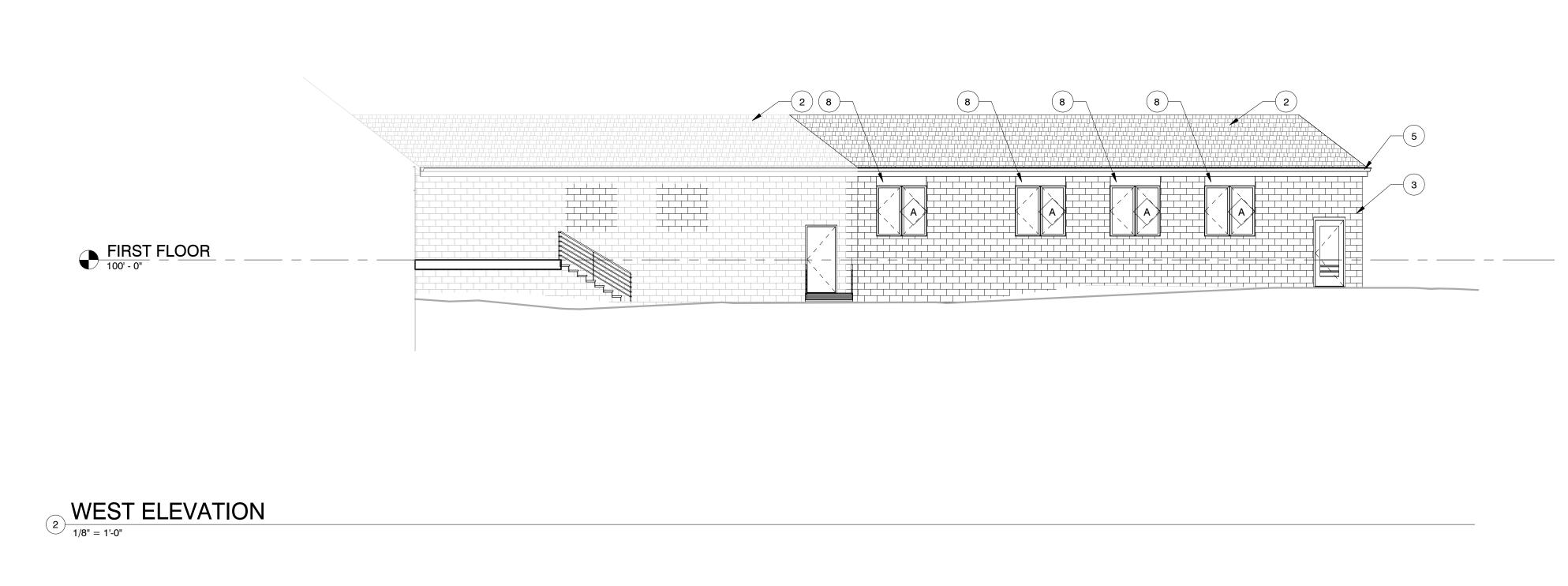
SOUTH ELEVATION

1/8" = 1'-0"



\*\*ALL MATERIALS TO APPROXIMATE EXISTING CONDITIONS IN COLOR, TEXTURE AND QUALITY AS APPLICABLE\*\*

MATERIAL LEGEND
3" = 1'-0"



NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

DESCRIPTION

### LANNON STONE VENEER ON CONCRETE BLOCK BACKUP TO APPROXIMATE EXISTING CONDITION. CLASS B SHINGLE ROOF TO MATCH TO APPROXIMATE EXISTING COLOR AND LOOK OF EXISTING SHINGLES SPLIT FACE CONCRETE BLOCK TO APPROXIMATE EXISTING **DESIGNBUILD**

MSI GENERAL CORPORATION W215 E. WISCONSIN AVE. NASHOTAH, WI 53058 262.367.3661 | MSIGENERAL.COM

		SINGLE SOURCE RESPON	
	D	ESIGNING EXCELLENCE. BUILI	DING TRUST TIV
	M	IILESTONE ISSUE DATI	ES
	PR	ELIMINARY SET:	
	BU	IDGET SET:	
	LO	CAL DESIGN REVIEW SET:	08/08/202
	PR	OPOSAL SET:	
	CONSTRUCTION SET:		
	RECORD DRAWING SET:		
	RE	EVISIONS:	
Œ			

ST.	JOHN'S WATOSA
WAU	WATOSA

NSU LO	VT	



PROJECT NAME
ST. JOHN'S WAUWATOSA
CHURCH ADDITION

PROJECT DESCRIPTION NEW FACILITY

7809 HARWOOD AVE

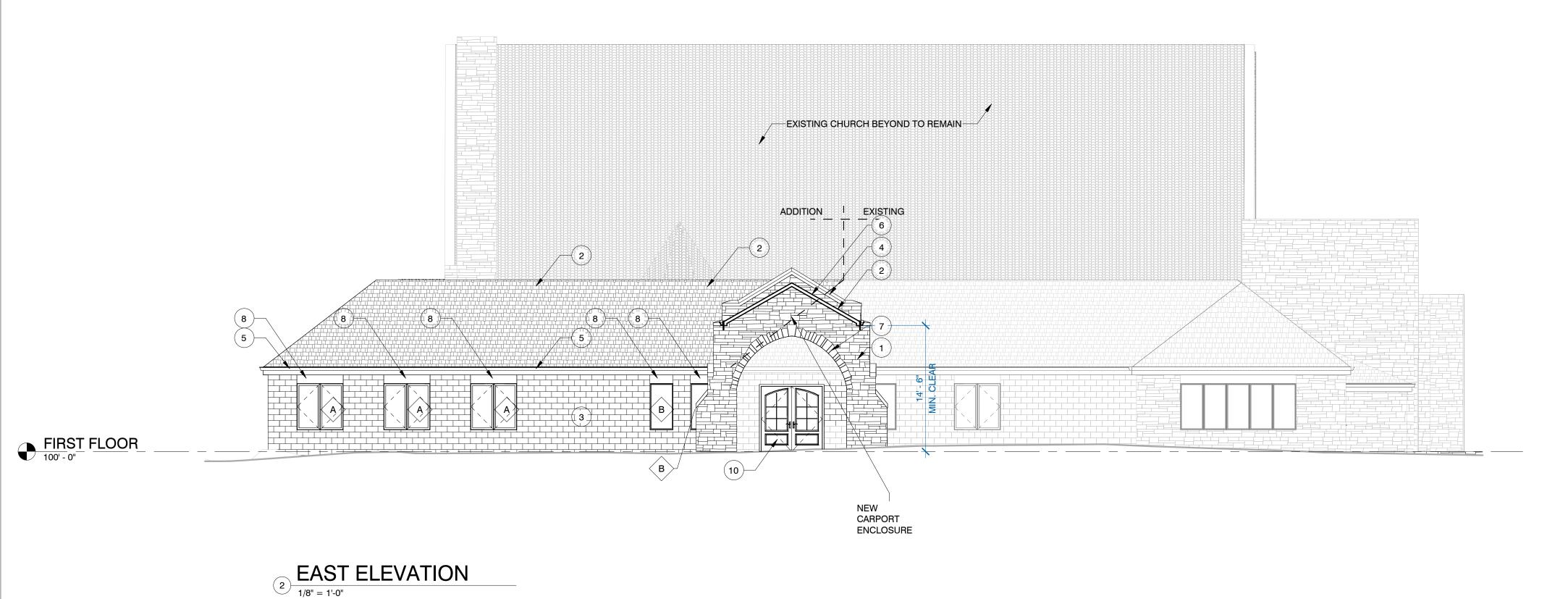


XXX	XXX	XXX
DESIGN ARCHITECT XXX	CIVIL ENGINEER:	REVIEWED BY XXX
HEET TITLE:	ELEVATIONS	3

A-201

**ARCHITECTS** 

LANDSCAPE DESIGN XXX



GENERAL NOTES - EXT. ELEVATION(S)

A. LIMESTONE AND MORTAR ASHLAR PATTERN TO APPEAR SEAMLESS BETWEEN OLD AND NEW CONSTRUCTION AS MUCH AS POSSIBLE.

B. ALL COLORS TO BE SUBMITTED FOR ARCHITECT APPROVAL

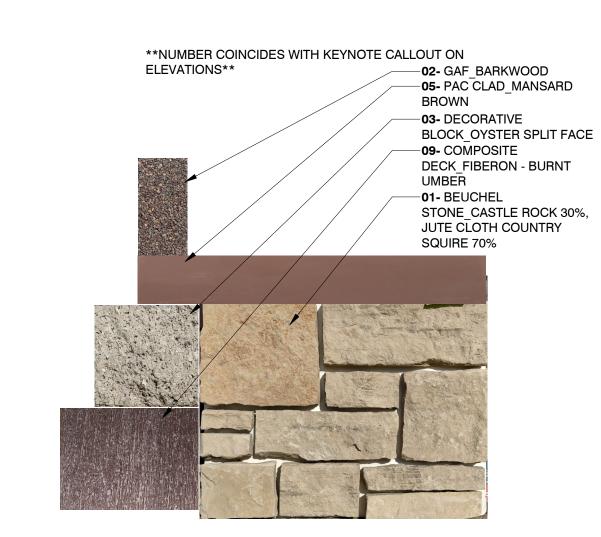
,	SHEET NOTES - EXT. ELEVATIONS
	NOTE: THESE NOTES APPLY ONLY TO THIS SHEET
NO.	DESCRIPTION

- LANNON STONE VENEER ON CONCRETE BLOCK BACKUP TO APPROXIMATE EXISTING CONDITION. CLASS B SHINGLE ROOF TO MATCH TO APPROXIMATE
- EXISTING COLOR AND LOOK OF EXISTING SHINGLES SPLIT FACE CONCRETE BLOCK TO APPROXIMATE EXISTING ADJACENT BLOCK WALL COLOR.
- ALUMINUM GUTTER AND DOWNSPOUT WITH PAINTED FASCIA TO APPROXIMATE EXISTING CONDITION. STEEL BEAM WITH SCISSOR TRUSS, UNDERSIDE OF T&G

4 4" CUT STONE COPING TO APPROXIMATE EXISTING COLOR.

- PAINTED WOOD. 7 LANNON CUT STONE SELF SUPPORTING ARCHWAY
- 10 PRE-FINISHED DECORATIVE GLAZED INSULATED ENTRY DOOR

PREFINISHED ALUMINUM REVEAL TO APPRIXMATE EXISTING



\*\*ALL MATERIALS TO APPROXIMATE EXISTING CONDITIONS IN COLOR, TEXTURE AND QUALITY AS APPLICABLE\*\*

MATERIAL LEGEND



MSI GENERAL CORPORATION W215 E. WISCONSIN AVE. NASHOTAH, WI 53058 262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY	
DESIGNING EXCELLENCE. BUILDING TRUST TM	
MILESTONE ISSUE DATES	
PRELIMINARY SET:	
BUDGET SET:	
LOCAL DESIGN REVIEW SET: 08/08/2023	
PROPOSAL SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	
REVISIONS:	

	ST.	JOHN'S
	WAU	WATOSA

CONSULTANT LOGO	

KEY PLAN

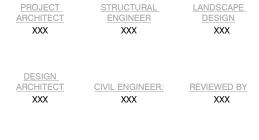
PROJECT NAME
ST. JOHN'S WAUWATOS
CHURCH ADDITION

PROJECT DESCRIPTION NEW FACILITY

7809 HARWOOD AVE

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

WAUWATOSA, WISCONSIN 53213



EXTERIOR ELEVATIONS

A-202 PROJECT NUMBER:
P13586



SOUTH ELEVATION



SOUTHWEST ELEVATION



PATIO ELEVATION

EXTERIOR RENDERINGS N.T.S.



MSI GENERAL CORPORATION P.O. BOX. 7 OCONOMOWOC, WI 53066 PHONE: 262-367-3661 FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY TM

IS	SUE DATES:	
LC	OCAL DESIGN REVIEW SET:	08/08/2023
P	roposal:	xx/xx/xxxx
В	id:	xx/xx/xxxx
С	ontract:	xx/xx/xxxx
S	tate Submittal / Permit:	xx/xx/xxxx
A	s-Built:	xx/xx/xxxx
R	REVISIONS:	
1		
2		

PROJECT ADDRESS:

St. John's Evangelical Lutheran Church
STREET ADDRESS
7809 Harwood Ave.
CITY/ STATE / ZIP
Wauwatosa, WI 53213

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

MSI GENERAL MASTER SPECIFICATION

Architect: Engineer: Reviewed By:

AMH
-Sheet Title:

EXTERIOR RENDERINGS
Sheet Number:

A-203

P13586