



Friday | December 18th, 2020

City of Waukesha | Community Development  
201 Delafield Street, Suite 200  
Waukesha, WI 53188

**Project:** Hillcrest Elementary School  
**Site Address:** 2200 Davidson Rd  
Waukesha, WI 53186

**Bray Project Number:** 3353

**Owner:** School District of Waukesha  
222 Maple Ave  
Waukesha WI 53186

**Applicant / Architect:** Bray Architects  
829 S 1<sup>st</sup> Street  
Milwaukee WI 53204

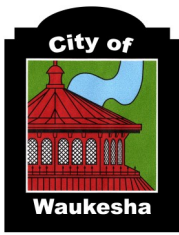
### Application for Development Review – Hillcrest Elementary School

#### Project Description:

The focus for the renovations at Hillcrest Elementary School are to improve overall safety and security for the school. Exterior renovations include adding a canopy to the new main entrance of the building, replacing the existing doors at that location, and restoring larger windows in the adjacent wall.

Interior renovations consist of relocating the main office including reception, the principal's office, and health room; replacing two toilet rooms to be ADA compliant; and renovation of existing office space to be resource and teacher support space.

The District is also planning to resurface the hardscape on the site during the summer of 2021 as a separate project.



# City of Waukesha

## Application for Development Review

Last Revision  
Date:  
Dec. 2019

City of Waukesha Community Development Department - 201 Delafield Street, Suite 200, Waukesha, WI 53188 262-524-3750  
City of Waukesha Department of Public Works Engineering Division—130 Delafield Street, Waukesha, WI 53188 262-524-3600  
www.waukesha-wi.gov

### APPLICANT INFORMATION

Applicant Name: Kate Egan  
Applicant Company Name: Bray Architects  
Address: 829 S 1st Street  
City, State: Milwaukee, WI Zip: 53228  
Phone: 414-615-7679  
E-Mail: kegan@brayarch.com

### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Kate Egan  
Company Name: Bray Architects  
Address: 829 S 1st Street  
City, State: Milwaukee, WI Zip: 53228  
Phone: 414-615-7679  
E-Mail: kegan@brayarch.com

### PROPERTY OWNER INFORMATION

Applicant Name: School District of Waukesha  
Applicant Company Name: School District of Waukesha  
Address: 222 Maple Ave  
City, State: Waukesha, WI Zip: 53186  
Phone: 414-615-7679  
E-Mail: dclark@waukesha.k12.wi.us

### PROJECT & PROPERTY INFORMATION

Project Name: Hillcrest Elementary School  
Property Address 2200 Davidson Rd, Waukesha, 53186  
Tax Key Number(s): WAKC 1130.964  
Zoning: Institutional - 1  
Total Acreage: 12.121 Existing Building Square Footage 47,282  
Proposed Building/Addition Square Footage: 507 (non-occupied canopy)  
Current Use of Property: Elementary School

### PROJECT SUMMARY (Please provide a brief project description.)

Small Canopy addition and renovation of exterior walls to create a new secure entrance / main office for the school. Existing resource spaces will be renovated to be the main office, health room and renovation of two toilet rooms. The existing office area will be renovated to replace the resource space. Small exterior windows will be replaced with larger windows.

All submittals require a complete scaled set of digital plans (Adobe PDF) and shall include a project location map showing a 1/2 mile radius, a COLOR landscape plan, COLOR building elevation plans, and exterior lighting photometric maps and cut sheets. A pre-application meeting is required prior to submittal of any applications for Subdivisions, Planned Unit Developments, and Site and Architectural Plan Review. **The deadline for all applications requiring Plan Commission Reviews is Monday at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Fourth Wednesday of each month.**

### APPLICATION ACKNOWLEDGEMENT AND SIGNATURES

I hereby certify that I have reviewed the City of Waukesha Development Handbook, City Ordinances, Submittal Requirements and Checklists and have provided one PDF of all required information. Any missing or incomplete information may result in a delay of the review of your application. By signing this I also authorize The City of Waukesha or its agents to enter upon the property for the purpose of reviewing this application.

Applicant Signature Kate Egan  
Applicant Name (Please Print) Kate Egan  
Date: 12/18/2020

### For Internal Use Only:

Amount Due (total from page 2): \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Check #: \_\_\_\_\_  
Trakit ID(s) \_\_\_\_\_ Date Paid: \_\_\_\_\_

## City of Waukesha Application for Development Review

**TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY)** Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook.

**FEES**

- Plan Commission Consultation **\$200** \_\_\_\_\_
- Traffic Impact Analysis \_\_\_\_\_
  - Commercial, Industrial, Institutional, and Other Non-Residential **\$480**
  - Residential Subdivision or Multi-Family **\$480**
  - Resubmittal (3rd and all subsequent submittals) **\$480**
- ONE OF THE THREE FOLLOWING ITEMS IS REQUIRED FOR SITE PLAN & ARCHITECTURAL REVIEWS (\*):**
- \*  **Preliminary Site Plan & Architectural Review** \_\_\_\_\_
  - Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$2,200**
  - Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$2,320**
  - Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$2,440**
  - Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$2,560**
  - Resubmittal Fees (after 2 permitted reviews) **\$750**
- \*  **Final Site Plan & Architectural Review** \_\_\_\_\_
  - Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$1,320**
  - Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$1,440**
  - Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$1,560**
  - Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$1,680**
  - Resubmittal Fees (3rd and all subsequent submittals) **\$750**
- \*  **Minor Site Plan & Architectural Review (total site disturbance UNDER 3,000 total square feet)** \$330
  - Projects that do not require site development plans **\$330**
  - Resubmittal Fees (3rd and all subsequent submittals) **\$330**
- Certified Survey Map (CSM) \_\_\_\_\_
  - 1-3 Lots **\$500**
  - 4 lots or more **\$560**
  - Resubmittal (3rd and all subsequent submittals) **\$180**
  - Extra-territorial CSM **\$260**
- Preliminary Subdivision Plat (Preliminary Site Plan Review is also required.) \_\_\_\_\_
  - Up to 12 lots **\$1,270**
  - 13 to 32 lots **\$1,390**
  - 36 lots or more **\$1,510**
  - Resubmittal (3rd and all subsequent submittals) **\$630**
- Final Subdivision Plat (Final Site Plan Review is also required.) \_\_\_\_\_
  - Up to 12 lots **\$660**
  - 13 to 32 lots **\$780**
  - 36 lots or more **\$900**
  - Resubmittal (3rd and all subsequent submittals) **\$480**
  - Extra-territorial Plat **\$540**
- Rezoning and/or Land Use Plan Amendment \_\_\_\_\_
  - Rezoning **\$630**
  - Land Use Plan Amendment: **\$630**
- Conditional Use Permit \_\_\_\_\_
  - Conditional Use Permit with no site plan changes **\$480**
  - Conditional Use Permit with site plan changes **\$480** plus applicable preliminary and final site plan fees above
- Planned Unit Development or Developer's Agreement (Site Plan Review is also required) \_\_\_\_\_
  - New Planned Unit Development or Developer's Agreement **\$1,760**
  - Planned Unit Development or Developer's Agreement Amendment **\$610**
- Annexation **NO CHARGE**
- House/Building Move **\$150**
- Street or Alley Vacations **\$150**

**TOTAL APPLICATION FEES:**

A CHECK FROM THE SCHOOL  
DISTRICT OF WAUKESHA WAS  
DROPPED OFF ON 12/16/2020

<b>\$330</b>
--------------

# City of Waukesha

## Development Review Submittal Requirements

### PLAN COMMISSION CONSULTATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Plan Commission Consultation may be submitted for review and comment for the owner/developer to ascertain the feasibility of a proposed project. A consultation is not required but may be submitted in advance of an actual submittal for a preliminary plat, CSM, Planned Unit Development, rezoning, conditional use or site plan. The Plan Commission will only provide feedback, no approvals will be given. Prior to applying for a Plan Commission Consultation you must discuss your project with the Planning Division to determine if a Plan Commission Consultation is recommended.

**Review Time:** Approximately 30 days

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission (optional)

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) copy of the plans you want conceptual review of
- Attachment A: Development Review Checklist. You should also review all other corresponding checklists that relate to the project that you are seeking conceptual review of and include as much information as possible.
- Cover letter outlining project details.

### TRAFFIC IMPACT ANALYSIS SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Traffic Impact Analysis is required for projects that meet certain criteria. Please refer to the Developer's Handbook Section 4.4 to determine if your project requires a Traffic Impact Analysis

**Review Time:** Approximately 30 days

**Reviewing Departments:** Public Works Engineering Division

**Reviewing Boards:** None, however the Plan Commission may require a copy as part of site plan review process.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) copy of the Traffic Impact Analysis

### PRELIMINARY SITE PLAN & ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Preliminary site and architectural plans are required for any new residential development with 4 or more units and all non-residential developments. Preliminary site plan approval is also required for additions or modifications to existing developments and projects where a stormwater management plan is needed. Preliminary approval is required unless it is determined by City staff in the Pre-Application meeting that the project only needs Final Site and Architectural Review.

**Review Time:** Approximately 30 days (45 if Common Council review is needed)

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Cover letter outlining project details.
  - Color architectural elevations of all sides of the building and color perspective renderings
  - Conceptual Landscape Plan
  - Attachment A: Development Review Checklist
  - Site Plan (see Attachment B: Engineering Plan Checklist)
  - Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
  - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
  - Utility Plans (see Attachment H: Sewer Plan Review Checklist)
  - Any other attachments as applicable.

### FINAL SITE PLAN & ARCHITECTURAL REVIEW PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Final site and architectural plans are submitted only after the Plan Commission has approved Preliminary Site Plans for any new residential development with 4 or more units and all non-residential developments, including modifications to existing developments. Some projects may bypass Preliminary approval but only if it is determined by City staff in the Pre-Application meeting.

**Review Time:** Approximately 30 days (45 if Common Council review is needed)

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Cover letter outlining project details.
  - Color architectural elevations of all sides of the building and color perspective renderings
  - Landscape Plan (see Attachment I: Landscape Plan Checklist)
  - Attachment A: Development Review Checklist
  - Site Plan (see Attachment B: Engineering Plan Checklist)
  - Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
  - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
  - Utility Plans (see Attachment H: Sewer Plan Review Checklist)

### MINOR SITE PLAN & ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Minor Site and Architectural review is intended for projects that may not need the extensive submittal requirements for Preliminary and Final Site Plan approval. Projects that qualify for Minor Site Plan submittal may include landscape, façade and building changes or minor site modifications that don't result in the addition of impervious surface.

**Review Time:** Approximately 30 days (45 if Common Council review is needed)

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Cover letter outlining project details.
  - Architectural elevations of all sides of the building being modified
- In addition, depending on the type of project, you may also need the following items:
  - N/A  Site Plan (see Attachment B: Engineering Plan Checklist)
  - N/A  Landscape Plan (see Attachment I: Landscape Plan Checklist)

### CERTIFIED SURVEY MAP SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Certified Survey Map may be used to divide up to eight (8) lots in Commercial, Industrial, and Mixed Use zoning districts and up to four (4) lots in all other zoning districts.

**Review Time:** Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Attachment E: Certified Survey Map Checklist
  - Attachment A: Development Review Checklist and other attachments as applicable.

*\*Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*

### **PRELIMINARY PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

A Preliminary Plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Preliminary Plat to Waukesha County and the State of Wisconsin for review.

**Review Time:** Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Attachment F: Preliminary Plat Checklist
  - Cover letter outlining project details.
  - Attachment A: Development Review Checklist and other attachments as applicable
  - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

### **FINAL PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

A Final plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Final Plat to Waukesha County and the State of Wisconsin for review.

**Review Time:** Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Attachment G: Final Plat Checklist
  - Cover letter outlining project details.
  - Attachment A: Development Review Checklist and other attachments as applicable.
  - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

### **REZONING & COMPREHENSIVE PLAN AMENDMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

This review is for any requests to rezone land or amend the City's Comprehensive Master Plan. For rezonings all property owners within 300 feet of the property will be notified of your request.

**Review Time:** 45-60 Days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council

**Additional Information:** Rezoning must be done in accordance with the Comprehensive Plan. Please consult with Planning staff to determine if a Comprehensive Plan Amendment is also required prior to submitting a rezoning application.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Cover letter outlining project details and rationale for rezoning
  - Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
  - Conceptual Plan (if applicable)

*\*Please note this application fee only covers the rezoning and/or Comprehensive Plan Amendment. If you are proposing site plan changes or are subdividing land you will also need to meet the applicable submittal requirements for those proposals.*

**CONDITIONAL USE PERMIT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

Any use listed as a Conditional Use in Chapter 22 (Zoning Code) requires a Public Hearing in front of the Plan Commission prior to building or occupancy permits being issued. All property owners within 300 feet of the property will be notified of your request.

**Review Time:** 30-45 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Conditional Use Permit Application

*\*Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*

**PLANNED UNIT DEVELOPMENT OR DEVELOPER’S AGREEMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

The PUD Overlay District is intended to permit development that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building heights and types, and/or mixing of compatible uses. The PUD Overlay District under this Chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the standards or use requirements set forth in the underlying basic zoning district.

Developer’s Agreements are used for any project that require public infrastructure improvements (sewer, storm sewer, sidewalks, etc) and other off-site improvements such as median openings, traffic signals, street widening, etc..

**Review Time:** 45-60 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council. Some projects will also require Board of Public Works review.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Cover letter/statement that outlining project details and all of the required information set forth in the Zoning Ordinance Section 22.52 (4)(a)
  - Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
  - General Development Plan
  - Proposed Supplemental Design Elements (required for all PUDs under the minimum required acreage)

*\*Please note in addition to the PUD submittal requirements your project will also need additional application fees and submittal materials based on the project type. This may include Preliminary and Final Plats, Preliminary and Final Site and Architectural Plans, Certified Survey Maps, Traffic Impact Analysis. Staff will inform you of any additional submittal requirements at the Pre-Application meeting, which is required prior to submitting your application.*

**ANNEXATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

Requests for annexation as permitted under Section 66.0217 Wisconsin Statutes.

**Review Time:** 45-60 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Copy of your State of Wisconsin Request for Annexation Review Application
  - Signed City of Waukesha Direct Annexation Petition
  - Map of property of property to be annexed.
  - A boundary description (legal description of property to be annexed)
  - Any additional information on the annexation.

## HOUSE/BUILDING MOVE SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any application to move a home or building from one location to another in the City requires review by staff and the Plan Commission.

**Review Time:** 30-45 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility, Police Department, Any affected Public Utilities

**Reviewing Boards:** Plan Commission

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Address of existing structure and address of final destination for structure
  - Site Plan showing location of house/building at the new location
  - Proposed route for moving structure. Should also include any overhead wires, mailboxes, or other obstructions that will need to be temporarily relocated to allow for the house/building to get to the new site.

## STREET VACATIONS

Street Vacations must be reviewed and approved by the Plan Commission.

**Review Time:** 45-60 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes a map and legal description of the areas to be vacated.



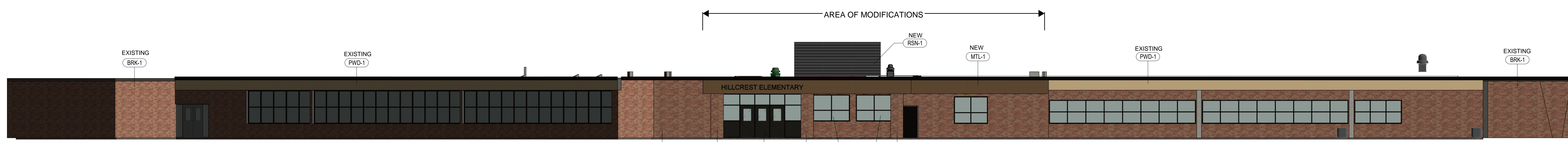
E

D

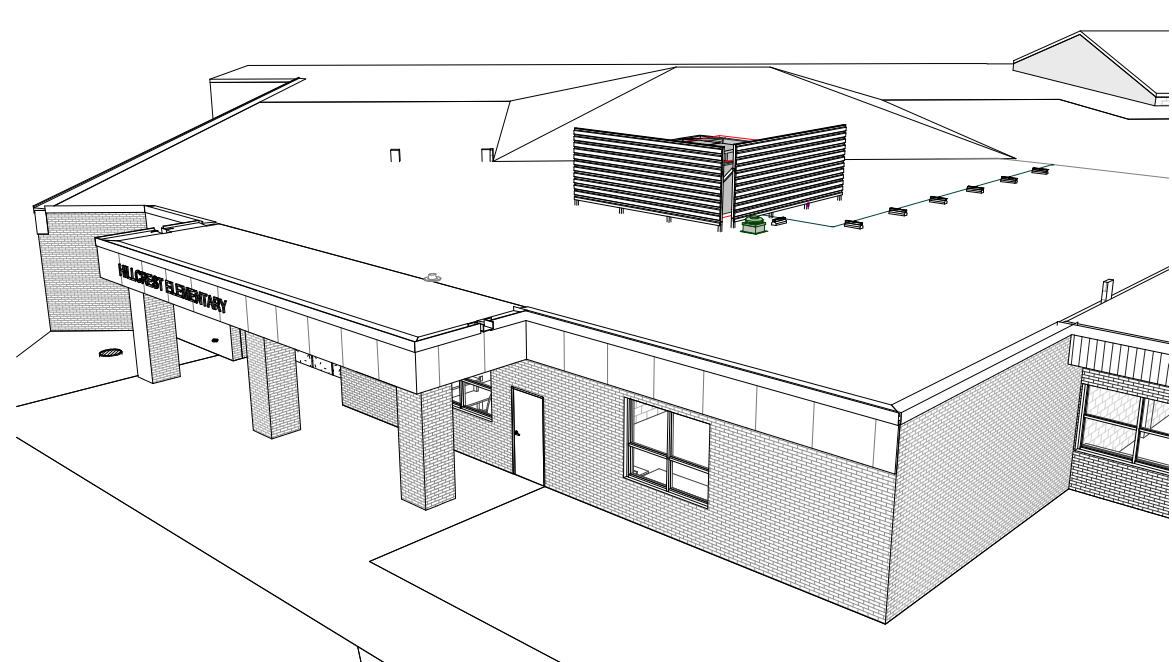
C

B

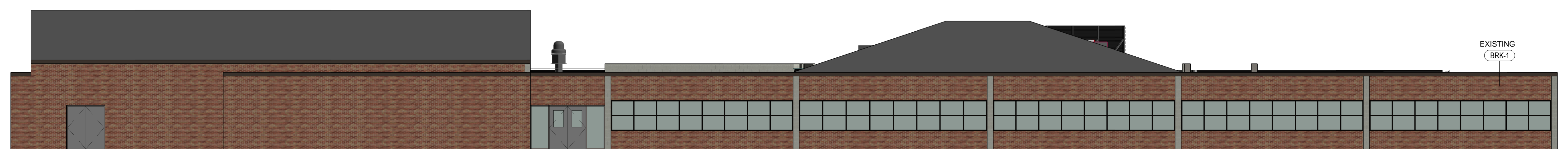
A



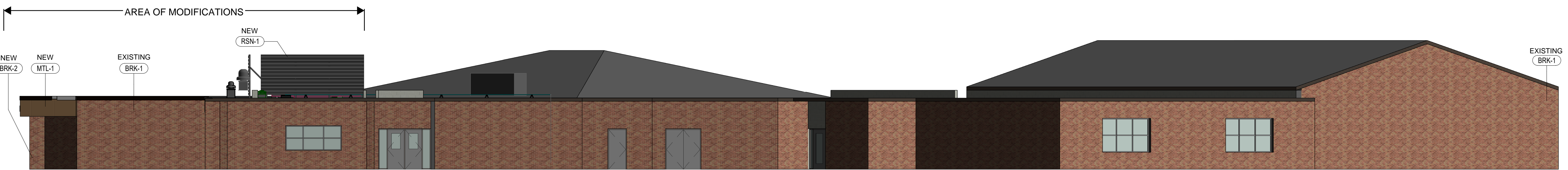
**7C OVERALL - WEST ELEVATION**  
 AX.1 Scale: 1" = 10'-0"



**7B PARTIAL AXON**  
 AX.1 Scale:



**6B OVERALL - NORTH EAST ELEVATION**  
 AX.1 Scale: 1" = 10'-0"



**6A OVERALL - SOUTH ELEVATION**  
 AX.1 Scale: 1" = 10'-0"

**KEYNOTE LEGEND**

ALU-1	ALUMINUM ENTRANCE
ALU-2	ALUMINUM WINDOW
BRK-1	EXISTING BRICK
BRK-2	EXISTING BRICK MATCH
MTL-1	METAL WALL PANEL
PWD-1	EXISTING WOOD PANEL
RSN-1	ROOF SCREEN

12/18/2020 1:00:04 PM  
 BIM 360://3353 - Waukesha SD3353 - Waukesha SD, Hillcrest ES ARCH R18.rvt



**Office Locations:**

**Davenport**  
 220 Emerson Place, Suite 301  
 Davenport, Iowa 52801

**Milwaukee**  
 829 S. 1st Street  
 Milwaukee, Wisconsin 53204  
 T: 414.226.0200

**Sheboygan**  
 1227A North 8th Street  
 PO Box 955  
 Sheboygan, Wisconsin 53082  
 T: 920.459.4200

www.brayarch.com

Project Title:  
**REMODELING TO:  
 HILLCREST ELEMENTARY SCHOOL  
 WAUKESHA SCHOOL DISTRICT  
 2200 DAVIDSON RD, WAUKESHA, WI 53186**

**REVISIONS:**

NO.	DATE	DESCRIPTION
NOT FOR CONSTRUCTION		

Project Number:  
**3353 - N**

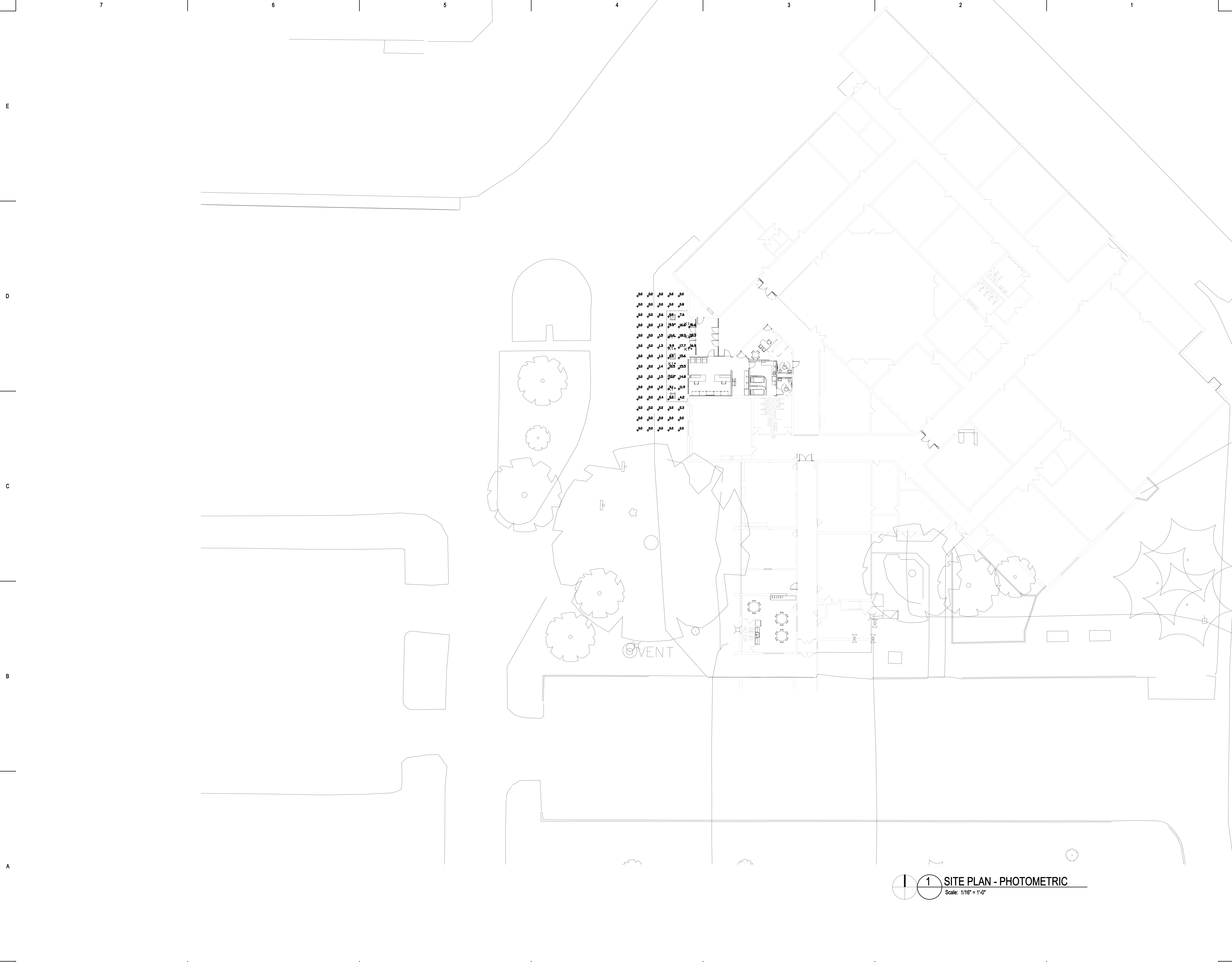
Issued For:  
**PLAN SUBMITTAL**

12/18/2020

Sheet Title:  
**PLAN COMMISSION ELEVATION**

Sheet Number:  
**AX.1**





**1 SITE PLAN - PHOTOMETRIC**  
 Scale: 1/16" = 1'-0"

**bray architects**  
 solid foundation. forward thinking.

**Office Locations:**

**Milwaukee**  
 829 S. 1st Street  
 Milwaukee, Wisconsin 53204  
 T: 414.226.0200

**Sheboygan**  
 1227A North 8th Street  
 PO Box 955  
 Sheboygan, Wisconsin 53082  
 T: 920.459.4200  
 www.brayarch.com

**MUERMANN ENGINEERING**  
 A DIVISION OF MSA

**Project Title:**  
**REMODELING TO:**  
**HILLCREST ELEMENTARY SCHOOL**  
**WAUKESHA SCHOOL DISTRICT**  
**2200 DAVIDSON RD, WAUKESHA, WI 53186**

**REVISIONS:**

DATE	DESCRIPTION

**Project Number:**  
**3353 - N**

**Issued For:**  
**CITY SUBMITAL**

**December 16, 2020**

**Sheet Title:**  
**SITE PHOTOMETRIC**

**Sheet Number:**  
**E1**

© 2019 Bray Architects, Inc.

## FEATURES & SPECIFICATIONS

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.  
**CONSTRUCTION** — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

**OPTICS** — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 60,000 hours.

**LISTINGS** — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at:

[www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25°C.

Specifications subject to change without notice.



A+ Capable options indicated by this color background.

Catalog Number
Notes
Type



# LDN6

**6" Open and WallWash LED  
Non-IC  
New Construction Downlight**



### ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** LDN6 35/15 L06AR LSS MVOLT EZ10

LDN6 Series	Color temperature	Lumens <sup>1</sup>	Aperture/Trim Color	Finish	Voltage	
LDN6 6" round	27/ 2700K	05 500 lumens	L06 Downlight LW6 Wallwash	LSS Semi-specular LD Matte diffuse LS Specular	MVOLT Multi-volt 120 120V 277 277V 347 <sup>3</sup> 347V	
	30/ 3000K	07 750 lumens				AR Clear
	35/ 3500K	10 1000 lumens				WR <sup>2</sup> White
	40/ 4000K	15 1500 lumens				BR <sup>2</sup> Black
	50/ 5000K	20 2000 lumens				
		25 2500 lumens				
		30 3000 lumens				
		40 4000 lumens				
		50 5000 lumens				

Driver	Options
GZ10 0-10V driver dims to 10%	SF <sup>4</sup> Single fuse
GZ1 0-10V driver dims to 1%	TRW <sup>5</sup> White painted flange
D10 Minimum dimming 10% driver for use with JOT	TRBL <sup>5</sup> Black painted flange
D1 Minimum dimming 1% driver for use with JOT	EL <sup>6</sup> Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	ELR <sup>6</sup> Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
	ELSD <sup>6</sup> Emergency battery pack with self-diagnostics, integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
	ELRSD <sup>6</sup> Emergency battery pack with self-diagnostics, remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	E10WCP <sup>6</sup> Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB
	E10WCPR <sup>6</sup> Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDB
EDAB eldoLED DALI SOLDRIIVE dim to dark	NPP16D <sup>7</sup> nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
	NPP16DER <sup>7</sup> nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
	N80 <sup>8</sup> nLight™ Lumen Compensation
	JOT <sup>13</sup> Wireless room control with "Just One Touch" pairing
	NPS80EZ <sup>7</sup> nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
	NPS80EZER <sup>7</sup> nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
	HAO <sup>11</sup> High ambient option
	CP <sup>12</sup> Chicago Plenum
	RRL <sup>14</sup> RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Available only in RRLA, RRLB, RRLAE, and RRLC12S. Refer to RRL spec sheet on <a href="http://www.acuitybrands.com">www.acuitybrands.com</a> for the RELOC product specifications.
	NLTAIR2 <sup>9,10</sup> nLight® Air enabled
	NLTAIRER2 <sup>9,10</sup> nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
	NLTAIREM2 <sup>9,10</sup> nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.
	USPOM US point of manufacture
	90CRI High CRI (90+)

### Accessories: Order as separate catalog number.

PS1055CP	FMC Power Sentry battery pack, T20 compliant, field installable, 10w constant power
<a href="#">EAC ISSM 375</a>	Compact interruptible emergency AC power system
<a href="#">EAC ISSM 125</a>	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter <sup>1</sup>

### Notes

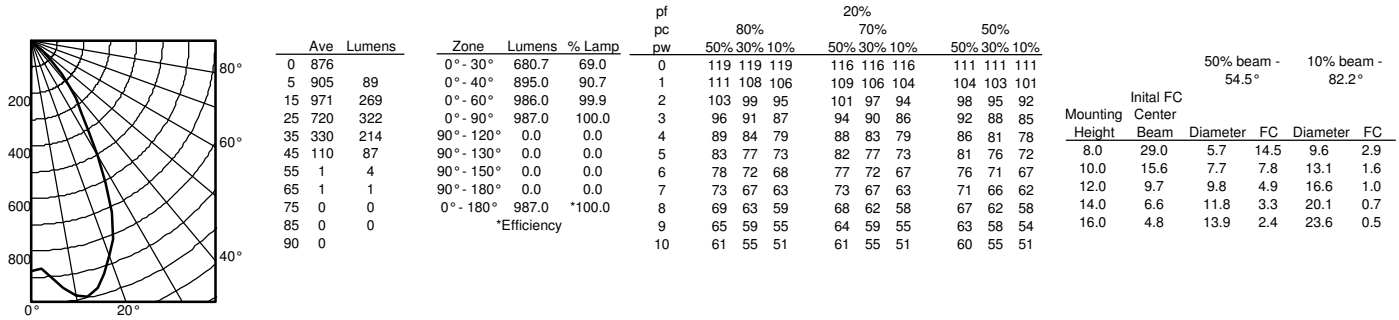
- Overall height varies based on lumen package; refer to dimensional chart on page 3.
- Not available with finishes.
- Not available with emergency options.
- Must specify voltage 120V or 277V.
- Available with clear (AR) reflector only.
- 12.5" of plenum depth or top access required for battery pack maintenance.
- Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
- Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
- NLTAIR2, NLTAIRER2 and NLTAIREM2 not recommended for metal ceiling installations.
- Fixture height is 6.5" for all lumen packages with HAO.
- Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
- Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.

# LDN6

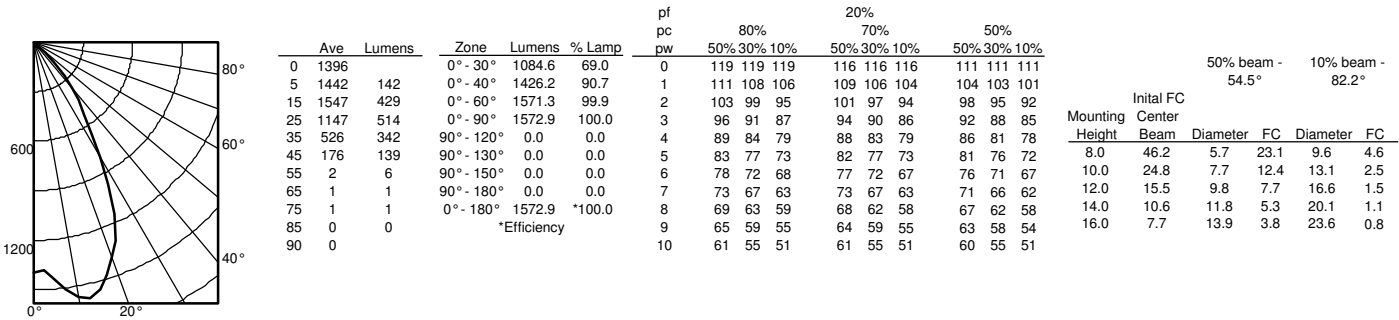
## PHOTOMETRY

Distribution Curve      Distribution Data      Output Data      Coefficient of Utilization      Illuminance Data at 30" Above Floor for a Single Luminaire

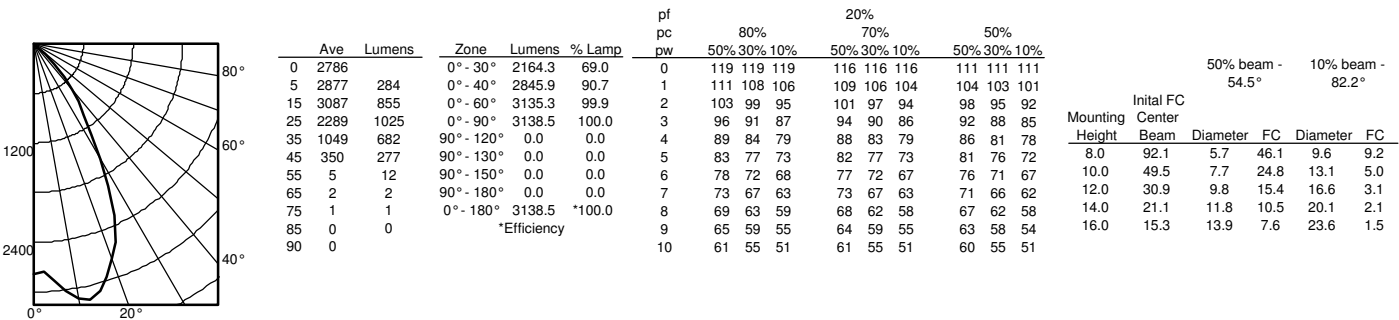
**LDN6 35/10 L06AR**, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0= 1.02, test no. ISF 30716P262.



**LDN6 35/15 L06AR**, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0= 1.02, test no. ISF 30716P265.



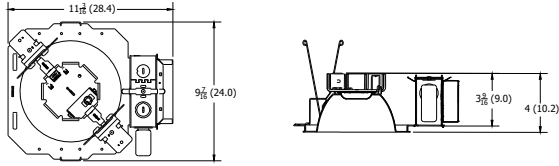
**LDN6 35/30 L06AR**, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0= 1.02, test no. ISF 30716P274.



# LDN6

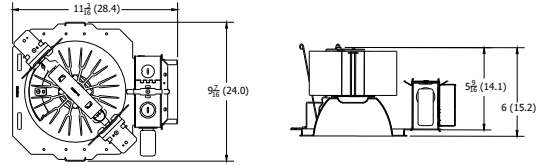
\* All dimensions are inches (centimeters) unless otherwise noted.

## LDN6 500 - 1500 LUMENS



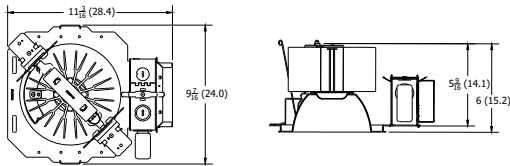
Aperture: 6-1/4 (15.9)  
Ceiling Opening: 7-1/8 (18.1)  
Overlap Trim: 7-1/2 (19.1)

## LDN6 2000 - 3000 LUMENS



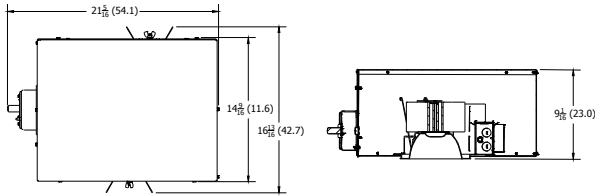
Aperture: 6-1/4 (15.9)  
Ceiling Opening: 7-1/8 (18.1)  
Overlap Trim: 7-1/2 (19.1)

## LDN6 4000 - 5000 LUMENS



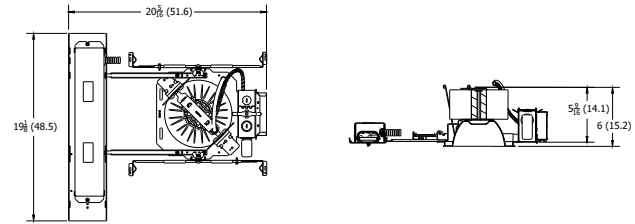
Marked Spacing: 24 x 24 x 10  
Aperture: 6-1/4 (15.9)  
Ceiling Opening: 7-1/8 (18.1)  
Overlap Trim: 7-1/2 (19.1)

## LDN6 CP



Aperture: 6-1/4 (15.9)  
Ceiling Opening: 7-1/8 (18.1)  
Overlap Trim: 7-1/2 (19.1)

## LDN6 EL



Marked Spacing above 3000 Lumens: 24 x 24 x 10  
Aperture: 6-1/4 (15.9)  
Ceiling Opening: 7-1/8 (18.1)  
Overlap Trim: 7-1/2 (19.1)

LDN6			
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

### HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times \text{LPW}$$

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at [Designlight Consortium](http://Designlight Consortium).

	LUMEN OUTPUT MULTIPLIERS - FINISH		
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

	LUMEN OUTPUT MULTIPLIERS - CCT				
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

### Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

## ADDITIONAL DATA



The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

## Diagram



LDN6 Series

Sensor Switch  
WSXA JOT

- Power:** Install JOT enabled fixtures and controls as instructed.
- Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
- Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DDTV	
	Diva® DVSVCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis 0A2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a **shaded background**\*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a **shaded background**\*

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

\*See ordering tree for details

# LDN6

## EXAMPLE

Group Fixture Control\*

\*Application diagram applies for fixtures with eldoLED drivers only.

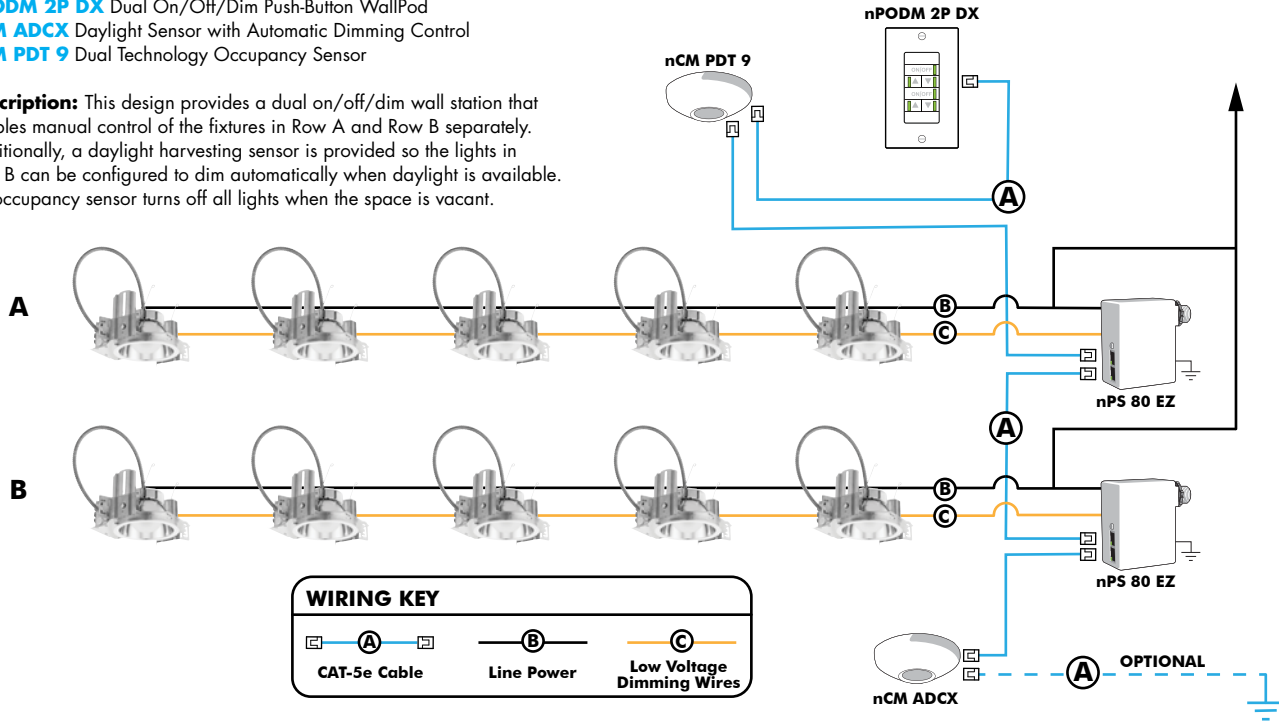
**nPS 80 EZ** Dimming/Control Pack (qty: 2 required)

**nPODM 2P DX** Dual On/Off/Dim Push-Button WallPod

**nCM ADCX** Daylight Sensor with Automatic Dimming Control

**nCM PDT 9** Dual Technology Occupancy Sensor

**Description:** This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



## Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



**Push-Button Wallpod**  
Traditional tactile buttons and LED user feedback



**Graphic Wallpod**  
Full color touch screen provides a sophisticated look and feel

## nLight® Wired Controls Accessories:

Order as separate catalog number. Visit [www.acuitybrands.com/products/controls/nlight](http://www.acuitybrands.com/products/controls/nlight) for complete listing of nLight controls.

WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
<b>Photocell controls</b>	<b>Model Number</b>	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	<b>Cat-5 cables (plenum rated)</b>	<b>Model Number</b>
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1

## nLight® AIR Control Accessories:

Order as separate catalog number. Visit [www.acuitybrands.com/products/controls/nlightair](http://www.acuitybrands.com/products/controls/nlightair).

Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH <sup>1</sup>

## Notes

1 Can only be ordered with the RES7Z zone control sensor version.

## nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



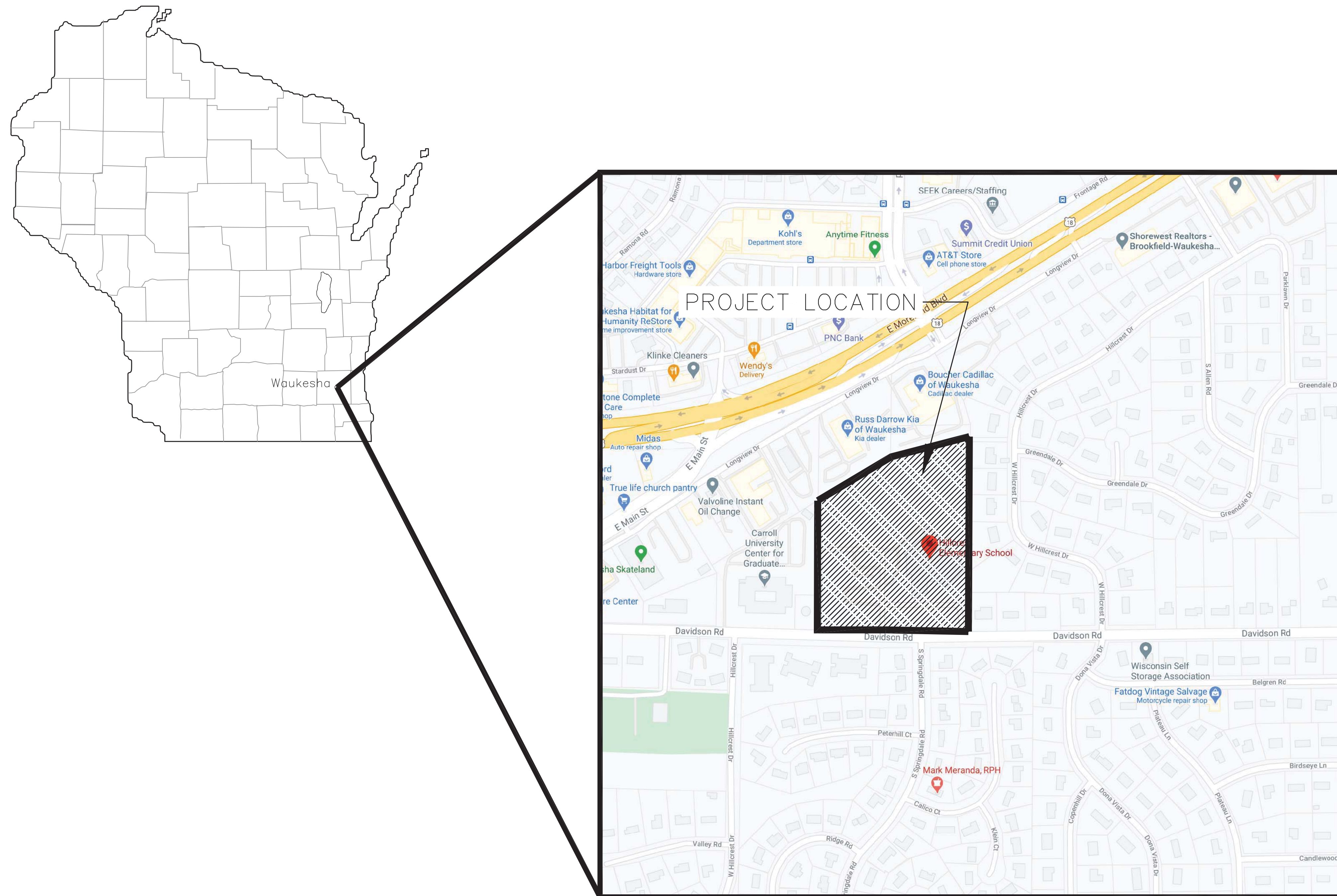
### Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome





# HILLCREST ELEMENTARY SCHOOL SCHOOL DISTRICT OF WAUKESHA



## INDEX TO DRAWINGS

SHEET NO.	TITLE
T1.1	TITLE SHEET & LOCATION MAP
C1.0	PLAT OF SURVEY WITH TOPOGRAPHY
C1.1	SITE DEMOLITION PLAN
C1.2	SITE LAYOUT & GEOMETRIC PLAN
C1.3	SITE GRADING & EROSION CONTROL PLAN



## SURVEY INFORMATION

- 1) BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 27.
- 2) ELEVATIONS ARE BASED ON NGVD 29 DATUM.
- 3) EXISTING TOPOGRAPHY IS BASED ON FIELD SURVEY TAKEN ON 3/24/2020 BY KAPUR & ASSOCIATES, INC.
- 4) REFER TO PLAT OF SURVEY, SHEET C1.0 FOR ADDITIONAL INFORMATION.



\*ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF WAUKESHA DEVELOPMENT HANDBOOK & INFRASTRUCTURE SPECIFICATIONS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.



**Office Locations:**

**Davenport**  
220 Emerson Place, Suite 301  
Davenport, IA 52801  
T: 563.326.6900

**Milwaukee**  
829 South 1st Street  
Milwaukee, Wisconsin 53204  
T: 414.226.0200

**Moline**  
1465 4th Street, Suite 10  
Moline, IL 61265  
T: 309.762.0511

**Sheboygan**  
1227A North 8th Street  
PO Box 955  
Sheboygan, Wisconsin 53082  
T: 920.456.4200

[www.brayarch.com](http://www.brayarch.com)

Project Title:  
**REMODELING TO:  
HILLCREST ELEMENTARY SCHOOL  
WAUKESHA SCHOOL DISTRICT  
2200 DAVIDSON RD, WAUKESHA, WI 53186**

REVISIONS:

DATE	DESCRIPTION

**NOT FOR  
CONSTRUCTION**



Project Number:  
**3353 - N**

Issued For:  
**PLAN  
COMMISSION  
REVIEW**  
DECEMBER 18, 2020

Sheet Title:  
**TITLE SHEET &  
LOCATION MAP**

Sheet Number:  
**T1.1**

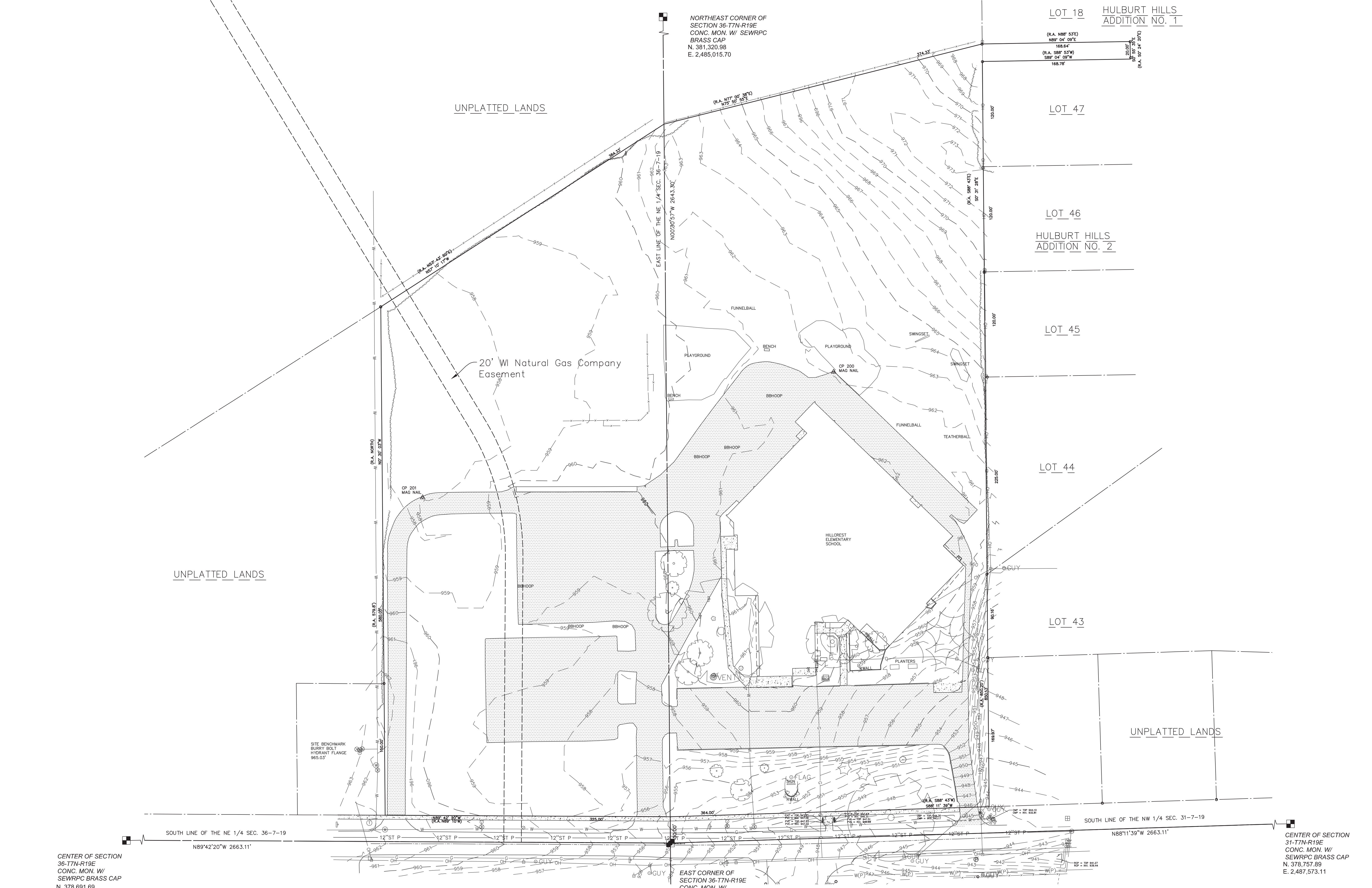
# PLAT OF SURVEY WITH TOPOGRAPHY

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, AND PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 27 AND THE EAST LINE OF THE NW 1/4 SEC. 36-7-19 BEARING N00°30'57"W  
VERTICAL DATUM IS REFERENCED TO NAVD 29

### LEGEND

- ⊕ = BENCH MARK
- △ = CONTROL POINT
- = 1 1/4" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D. x 18" LONG IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.) = RECORDED AS
- O.D. = OUTSIDE DIAMETER
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- 970.00 = SPOT ELEVATION
- ⊙ = BUSH, SHRUB
- ⊙ = POLE/POST/BOLLARD
- ⊙ = BOULDER
- ⊙ = PULLBOX
- (M) = MANHOLE TYPE NOTED
- (S) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- ⊙ = UTILITY METER
- ⊙ = GUY WIRE POLE
- ⊙ = LIGHT POLE
- ⊙ = PEDESTAL
- ⊙ = POWER POLE
- ⊙ = INLET
- ⊙ = CURB INLET
- ⊙ = GAS VALVE
- ⊙ = LIGHT POLE WITH MAST
- ⊙ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊙ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊙ = CLEANOUT
- ⊙ = FLAG POLE
- ⊙ = UTILITY MARKER POST
- ⊙ = SIGN ON POST
- ⊙ = UTILITY CONTROL BOX
- ⊙ = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- ▭ = BUILDING OUTLINE
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- ▨ = ASPHALT SURFACE
- ▨ = CONCRETE SURFACE
- ▨ = WETLANDS



### LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, AND PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36, THENCE NORTH, 30.00 FEET TO THE NORTH LINE OF DAVIDSON ROAD AND THE PLACE OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY; THENCE NORTH 89° 10' WEST ALONG SAID NORTH LINE, 325.0 FEET; THENCE NORTH 579.8 FEET; THENCE NORTH 57° 43' 50" EAST, 384.33 FEET; THENCE NORTH 77° 00' 38" EAST, 374.33 FEET; THENCE NORTH 88° 53' EAST, 168.64 FEET TO THE WEST LINE OF HILLCREST DRIVE; THENCE SOUTH 00° 24' 20" EAST ALONG SAID WEST LINE, 20.0 FEET; THENCE SOUTH 88° 53' WEST, 168.78 FEET; THENCE SOUTH 850.20 FEET TO THE NORTH LINE OF AFORESAID DAVIDSON ROAD; THENCE SOUTH 88° 43' WEST ALONG SAID NORTH LINE, 364.0 FEET TO THE PLACE OF BEGINNING.

**FOR INFORMATIONAL PURPOSES ONLY**  
PROPERTY ADDRESS: 2200 DAVIDSON ROAD, WAUKESHA, WI 53186  
TAX KEY NUMBER: WAKC1130964

**BASIS OF BEARINGS**  
BEARING ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 27. ELEVATIONS ARE BASED ON NGVD 29 DATUM

**FLOOD NOTE**  
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF WAUKESHA, COMMUNITY PANEL NO. 55133C0213G, EFFECTIVE DATE OF NOVEMBER 5, 2014, THIS SITE FALLS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
101	378678.01	2485039.5	954.64	Mon E36-7-19
200	379215.395	2485225.57	962.23	MAG NAIL SET IN ASPHALT
201	379072.229	2484756.873	957.98	MAG NAIL SET IN ASPHALT



Toll Free (800)242-8511  
Milwaukee Area (414)259-1181  
Hearing Impaired TDD (800)542-2289  
www.DiggersHotline.com  
REGISTERS HOTLINE TICKETS  
20201108133, 20201108145, 20201108210, 20201108211, 20201108250, 20201108252, 20201108264, 20201108267  
ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

**SURVEYOR'S CERTIFICATE:**  
I, Brian Sandberg do hereby certify that that under My direction and control the above described property was surveyed on 3/24/2020 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.  
*Brian Sandberg*  
Brian E. Sandberg S-2500  
APRIL ##, 2020

PROJECT:  
**HILLCREST ELEMENTARY SCHOOL**

LOCATION:  
**2200 DAVIDSON RD  
WAUKESHA, WI  
53186**

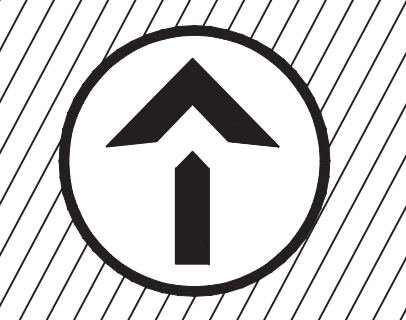
CLIENT:  
**SCHOOL DISTRICT OF WAUKESHA**

RELEASE:  
**FINAL**

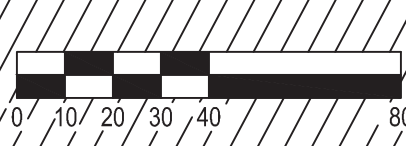
REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 40'



SEAL:

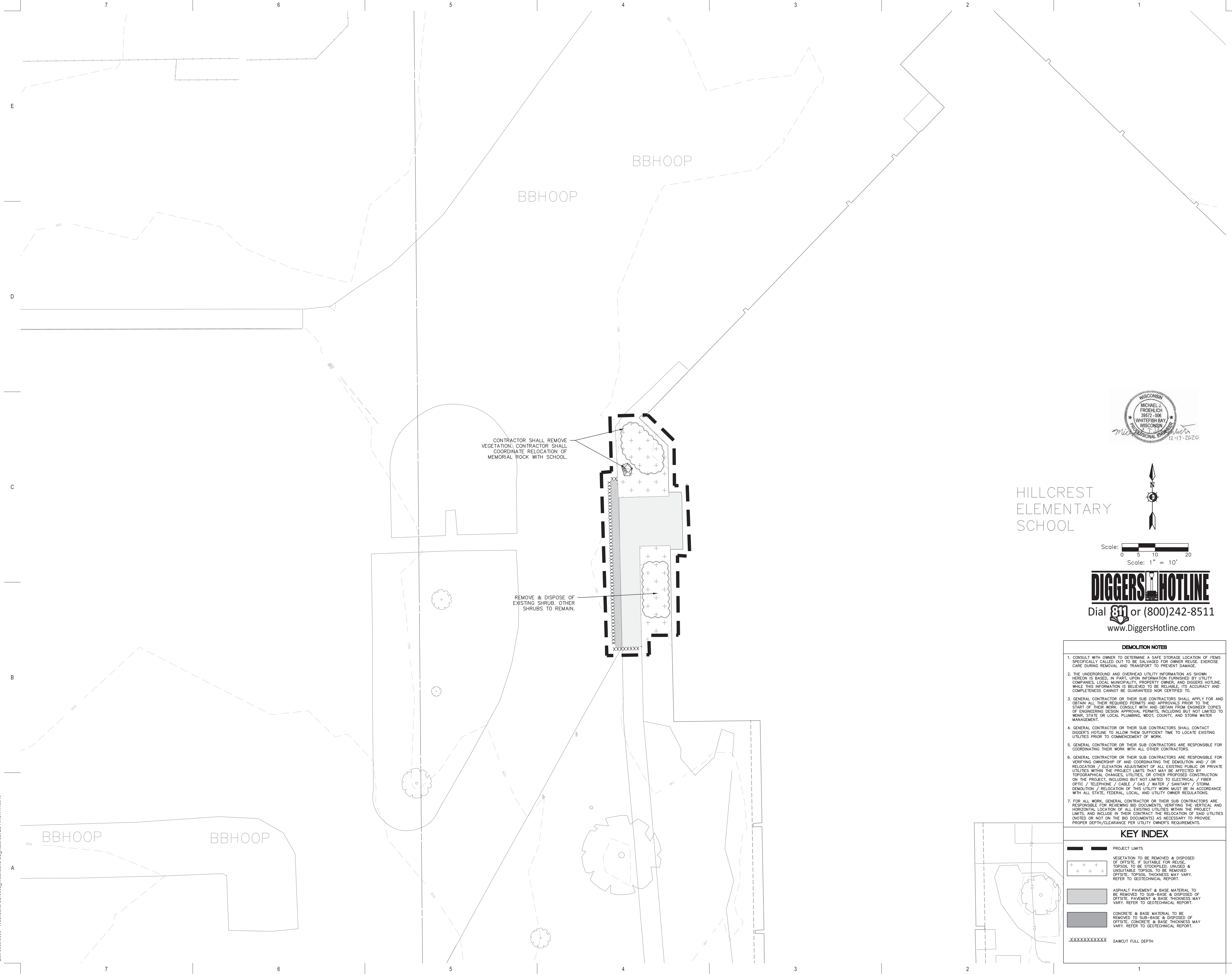


**all in**

SHEET:  
**PLAT OF SURVEY**

PROJECT MANAGER: BES  
PROJECT NUMBER: 200425.01  
DATE: 7/6/2020

SHEET NUMBER:  
**C1.0**



CONTRACTOR SHALL REMOVE VEGETATION. CONTRACTOR SHALL COORDINATE RELOCATION OF MEMORIAL ROCK WITH SCHOOL.

REMOVE & DISPOSE OF EXISTING SHRUB. OTHER SHRUBS TO REMAIN.



HILLCREST  
 ELEMENTARY  
 SCHOOL

Scale: 1" = 10'



www.DiggersHotline.com

**DEMOLITION NOTES**

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL, PERMITS, INCLUDING BUT NOT LIMITED TO, WORK, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

**KEY INDEX**

PROJECT LIMITS	
	VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE, IF SUITABLE FOR REUSE. TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	SAWCUT FULL DEPTH



**Office Locations:**

**Davenport**  
 220 Emerson Place, Suite 301  
 Davenport, IA 52801  
 T: 563.328.6900

**Milwaukee**  
 829 South 1st Street  
 Milwaukee, Wisconsin 53204  
 T: 414.226.0200

**Moline**  
 1465 41st Street, Suite 10  
 Moline, IL 61265  
 T: 309.762.0511

**Sheboygan**  
 1227A North 8th Street  
 PO Box 955  
 Sheboygan, Wisconsin 53082  
 T: 920.456.4200

www.brayarch.com

Project Title:  
**REMODELING TO:  
 HILLCREST ELEMENTARY SCHOOL  
 WAUKESHA SCHOOL DISTRICT  
 2200 DAVIDSON RD, WAUKESHA, WI 53186**

REVISIONS:

DATE	DESCRIPTION

**NOT FOR  
 CONSTRUCTION**

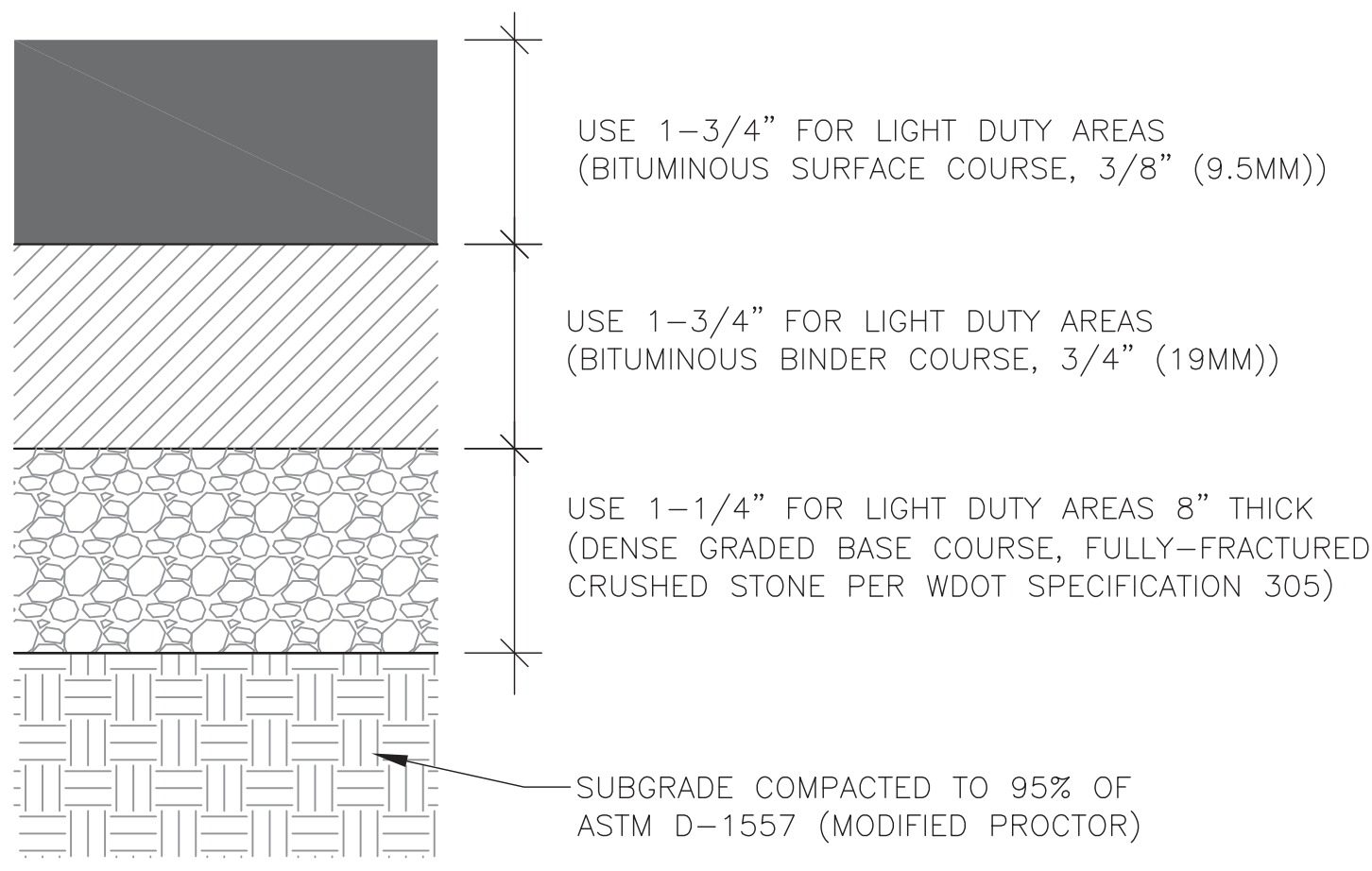


Project Number:  
**3353 - N**

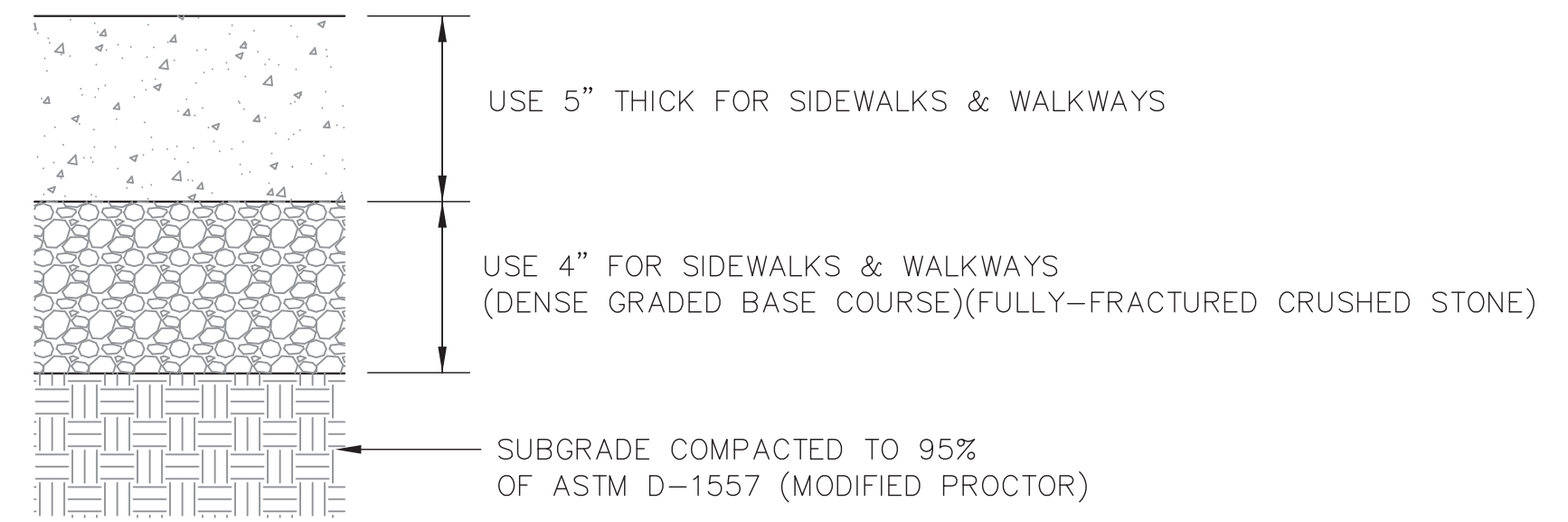
Issued For:  
**PLAN  
 COMMISSION  
 REVIEW  
 DECEMBER 18, 2020**

Sheet Title:  
**SITE DEMOLITION  
 PLAN**

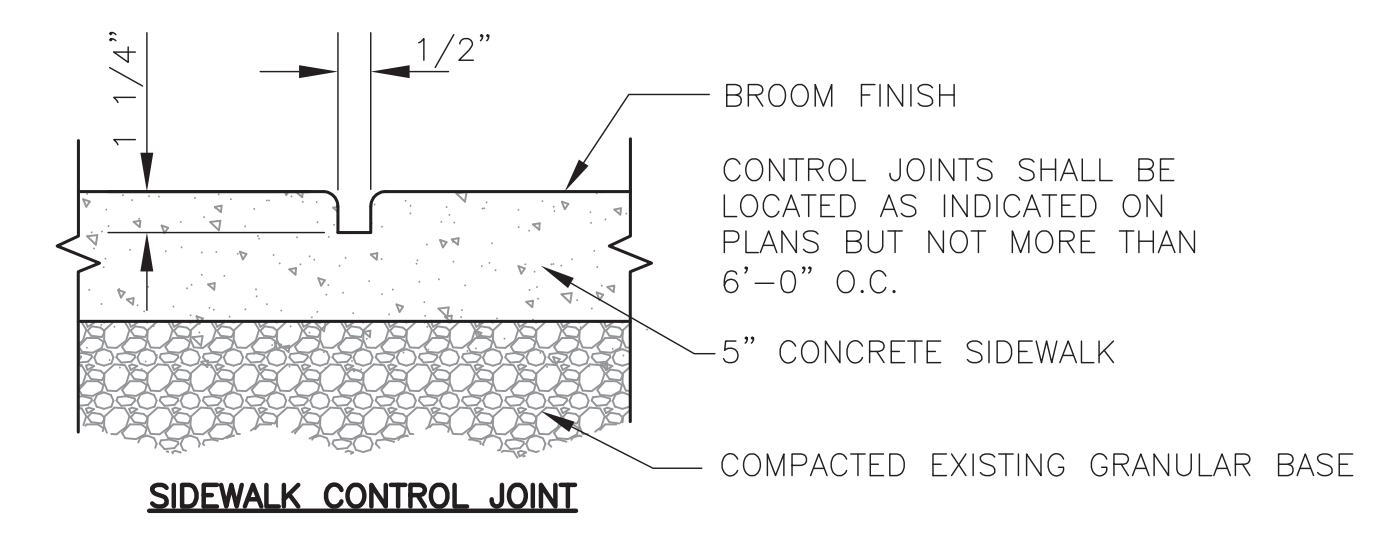
Sheet Number:  
**C1.1**



**1 ASPHALTIC CONCRETE PAVEMENT**  
N.T.S.



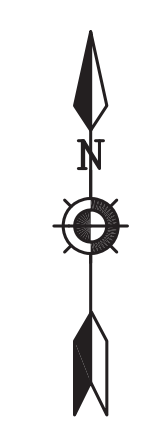
**2 CONCRETE SIDEWALK/SLAB**  
N.T.S.



**3 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)**  
N.T.S.



HILLCREST  
ELEMENTARY  
SCHOOL



Scale: 0 5 10 20  
Scale: 1" = 10'

**DIGGERS HOTLINE**  
Dial 811 or (800)242-8511  
www.DiggersHotline.com

KEY INDEX	
	PROJECT LIMITS
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE (LIGHT DUTY) <span style="float: right;">1 C1.2</span>
	NEW CONCRETE SLAB <span style="float: right;">2&amp;3 C1.2</span>

7/13/2020 10:53:58 AM BIM 360://3331 - Waukesha SD/3331 - Waukesha SD\_Hillcrest ES ARCH R1.rvt



**Office Locations:**

**Davenport**  
220 Emerson Place, Suite 301  
Davenport, IA 52801  
T: 563.326.6900

**Milwaukee**  
829 South 1st Street  
Milwaukee, Wisconsin 53204  
T: 414.226.0200

**Moline**  
1465 41st Street, Suite 10  
Moline, IL 61265  
T: 309.762.0511

**Sheboygan**  
1227A North 8th Street  
PO Box 955  
Sheboygan, Wisconsin 53082  
T: 920.456.4200

www.brayarch.com

Project Title:  
**REMODELING TO:  
HILLCREST ELEMENTARY SCHOOL  
WAUKESHA SCHOOL DISTRICT  
2200 DAVIDSON RD, WAUKESHA, WI 53186**

REVISIONS:	
DATE DESCRIPTION	

**NOT FOR  
CONSTRUCTION**



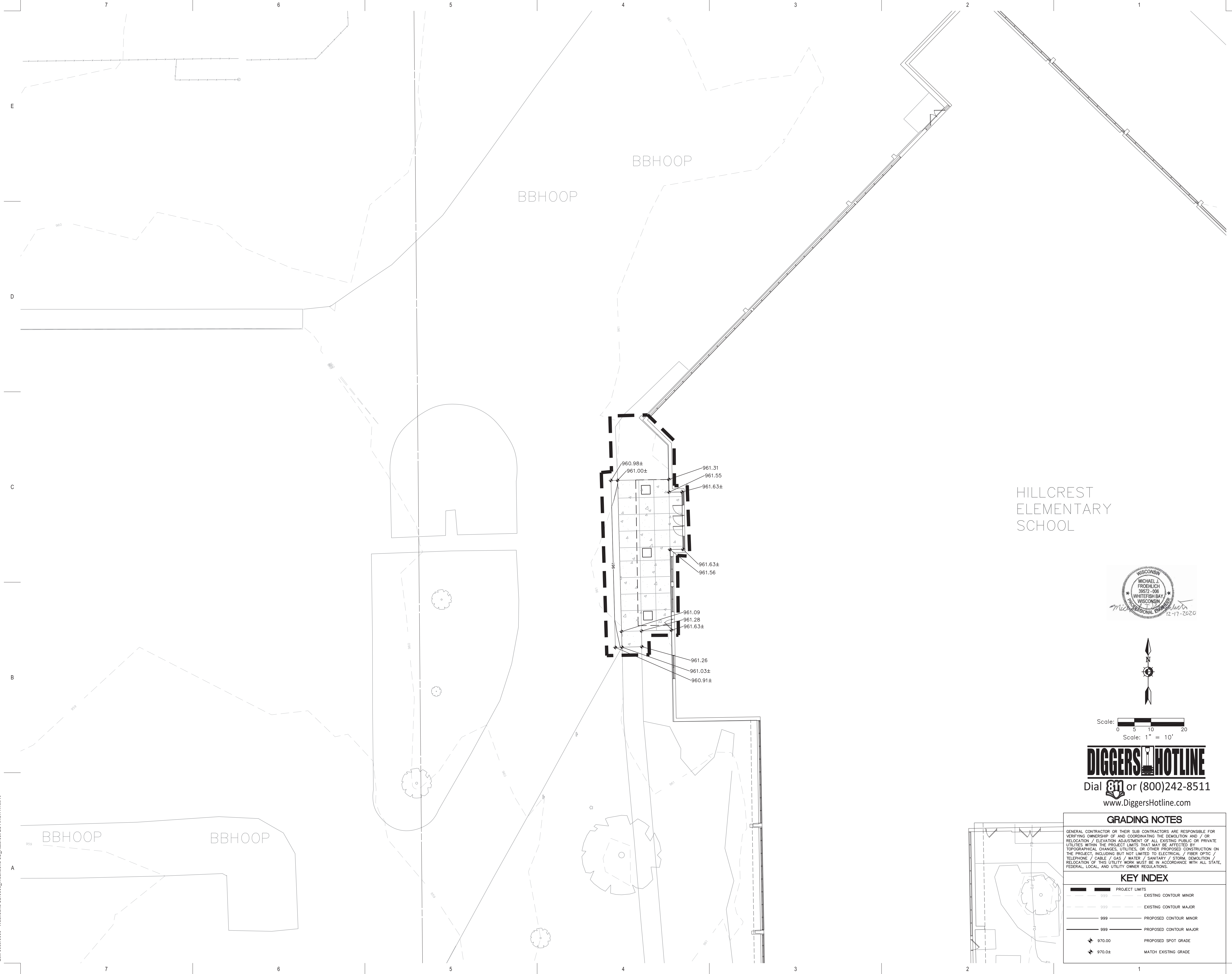
Project Number:  
**3353 - N**

Issued For:  
**PLAN  
COMMISSION  
REVIEW**  
DECEMBER 18, 2020

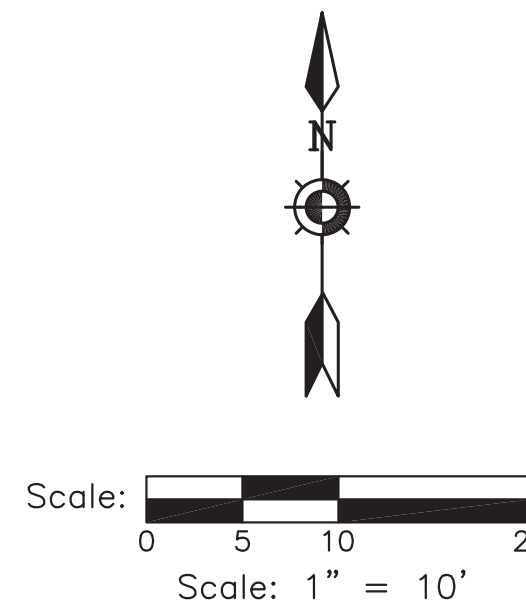
Sheet Title:  
**SITE LAYOUT &  
GEOMETRIC PLAN**

Sheet Number:  
**C1.2**

7/13/2020 10:53:58 AM  
 BIM 360://3351 - Waukesha SD/3351 - Waukesha SD\_Hillcrest ES ARCH R10.rvt



HILLCREST  
 ELEMENTARY  
 SCHOOL



**DIGGERS HOTLINE**  
 Dial 811 or (800)242-8511  
 www.DiggersHotline.com

GRADING NOTES	
GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.	
KEY INDEX	
	PROJECT LIMITS
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED SPOT GRADE
	MATCH EXISTING GRADE



**Office Locations:**

**Davenport**  
 220 Emerson Place, Suite 301  
 Davenport, IA 52801  
 T: 563.328.6900

**Milwaukee**  
 829 South 1st Street  
 Milwaukee, Wisconsin 53204  
 T: 414.226.0200

**Moline**  
 1465 4th Street, Suite 10  
 Moline, IL 61265  
 T: 309.762.0511

**Sheboygan**  
 1227A North 8th Street  
 PO Box 955  
 Sheboygan, Wisconsin 53082  
 T: 920.456.4200

www.brayarch.com

Project Title:  
**REMODELING TO:  
 HILLCREST ELEMENTARY SCHOOL  
 WAUKESHA SCHOOL DISTRICT  
 2200 DAVIDSON RD, WAUKESHA, WI 53186**

REVISIONS:

DATE	DESCRIPTION

**NOT FOR  
 CONSTRUCTION**



Project Number:  
**3353 - N**

Issued For:  
**PLAN  
 COMMISSION  
 REVIEW**  
 DECEMBER 18, 2020

Sheet Title:  
**SITE GRADING &  
 EROSION  
 CONTROL PLAN**

Sheet Number:  
**C1.3**