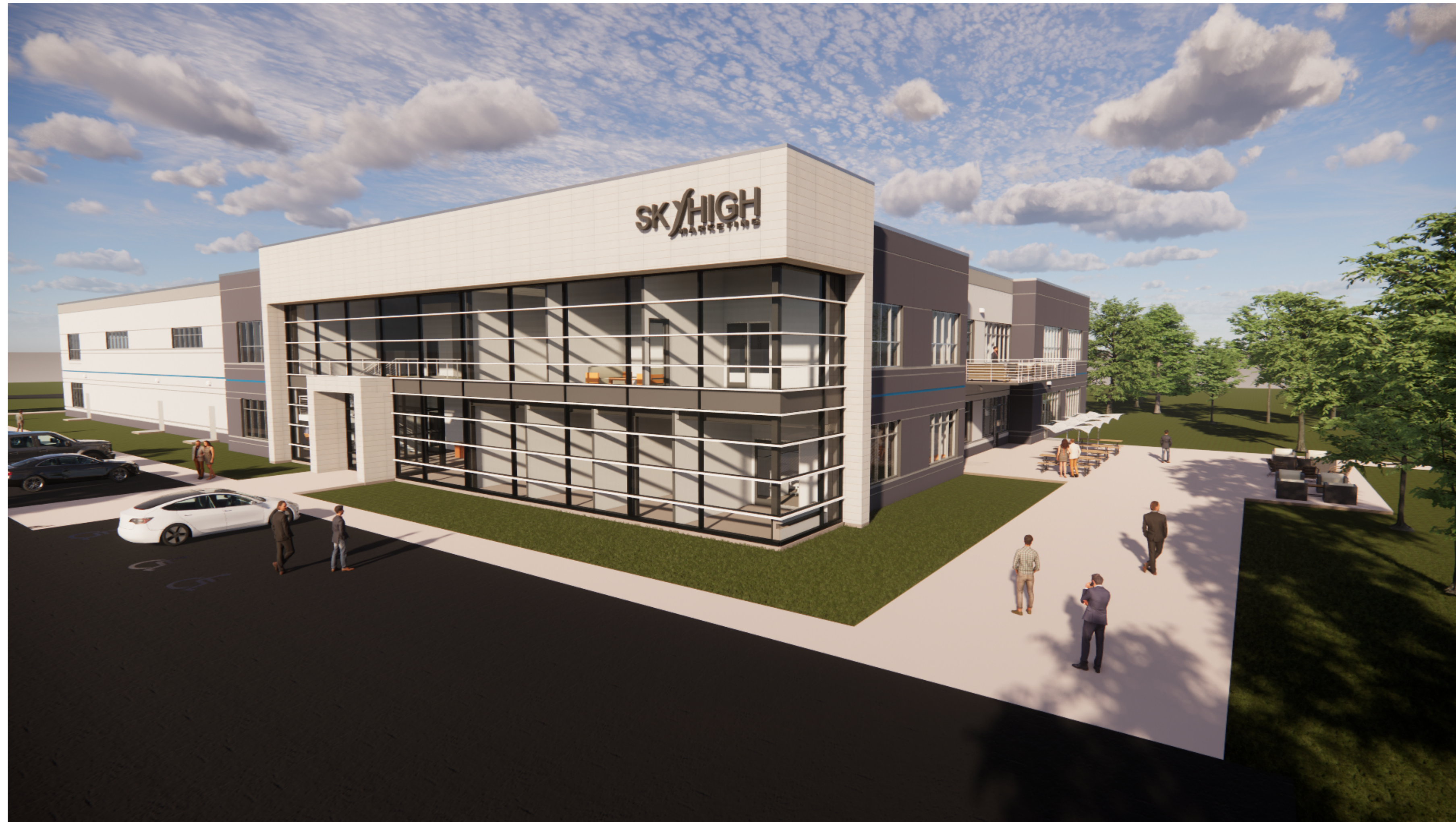


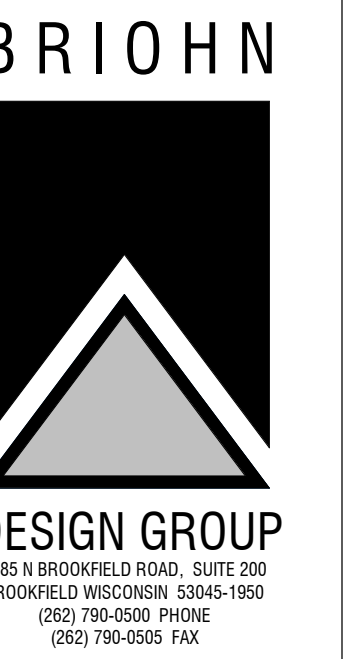
PROPOSED NEW BUILDING :

SKY HIGH MARKETING

WAUKESHA CORPORATE CENTER
WAUKESHA, WISCONSIN



SHEET INDEX	
Sheet Number	Sheet Name
T1.0	TITLE SHEET
CS-1	EXISTING CONDITION SURVEY
C1.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE EROSION CONTROL PLAN
C4.0	SITE UTILITY PLAN STORM SEWER
C4.1	SITE UTILITY PLAN SANITARY SEWER AND WATER SERVICE
C5.0	SITE DETAILS
C5.1	SITE DETAILS
L1.0	LANDSCAPE PLAN
L1.1	DETAILED LANDSCAPE PLAN
L1.2	DETAILED LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS
A0.5	ARCHITECTURAL SITE PLAN
A1.0	OVERALL FLOOR PLAN
A1.1	OVERALL SECOND FLOOR PLAN
A1.2	ENLARGED OFFICE FLOOR PLANS
A4.0	ROOF PLAN
A5.0	EXTERIOR ELEVATIONS
A5.1	EXTERIOR PERSPECTIVE
A5.2	EXTERIOR PERSPECTIVE
A5.3	EXTERIOR PERSPECTIVE
E1.0	ELECTRICAL



TITLE SHEET

SHEET TITLE

NEW BUILDING FOR:
SKY HIGH MARKETING
WAUKESHA CORPORATE CENTER
WAUKESHA, WI

PLAN COMMISSION SUBMITTAL - FINAL SPAR
MARCH 31, 2023

OWNER : SKY HIGH MARKETING JOSH KOTZINSKI CEO 259 W. BROADWAY WAUKESHA, WI 53186 (262) 542-8286 PHONE (262) 542-7715 FAX	GENERAL CONTRACTOR : BRIOHN BUILDING CORPORATION KYLE ROADT 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX kroadt@briohn.com EMAIL	ARCHITECT : BRIOHN DESIGN GROUP LLC CHRISTOPHER WENZLER, AIA 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX cwenzler@briohn.com EMAIL	STRUCTURAL ENGINEER: BRIOHN DESIGN GROUP LLC CHRIS CLINE, PE 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX ccline@briohn.com EMAIL
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CIVIL ENGINEER: JSD PROFESSIONAL SERVICES, INC. RIZAL W. ISKANDARSJACH, P.E., P.L.S. W238 N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 (262) 933-4185 PHONE rzi@jpdinc.com	LANDSCAPE DESIGNER: JSD PROFESSIONAL SERVICES, INC. KEVIN BYRNE, PLA & LEED AP BD+C W238 N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 (262) 933-4185 PHONE kevin.byrne@jpdinc.com
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PROJECT LOCATION:



PROJECT BUILDING INFORMATION:

CODE:	BUILDING CODE: 2015 IBC - INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 EXISTING BUILDING CODE: 2015 IBC - INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366 ACCESSIBILITY CODE: 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ENERGY CODE: 2015 IECC - INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363 MECHANICAL CODE: 2015 IMC - INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364 PLUMBING CODE: 2018 WISCONSIN PLUMBING CODE SPS 381-387 ELECTRICAL CODE: 2017 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS314 FIRE CODE: SPS 314 FIRE PREVENTION
OCCUPANCY:	PRIMARY F-1 (MODERATE HAZARD FACTORY INDUSTRIAL) SECONDARY S-1 (MODERATE HAZARD STORAGE) SECONDARY B (OFFICE/BUSINESS)
CLASS OF CONSTRUCTION:	TYPE 2B
SPRINKLER SYSTEM:	FULL
FLOOR LEVELS:	1
NUMBER OF STORIES:	1
BUILDING FOOTPRINT:	38,690 SF
BUILDING AREA:	37,828 SF (FIRST FLR) ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS 7,439 SF (SECOND FLR) 45,267 SF TOTAL
ZONING:	M-3 LIMITED BUSINESS & INDUSTRIAL PARK
SETBACKS:	40' STREET 10' SIDE 25' REAR
PARKING:	57 STANDARD STALLS 3 HC STALLS 31 FUTURE STALLS
TOTAL PARKING (TOTAL ON-SITE):	60 TOTAL PARKING STALLS 91 TOTAL FUTURE PARKING STALLS

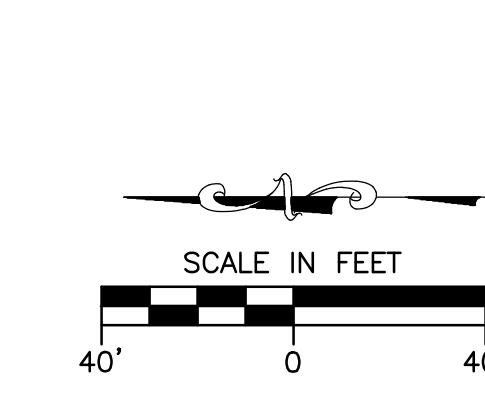
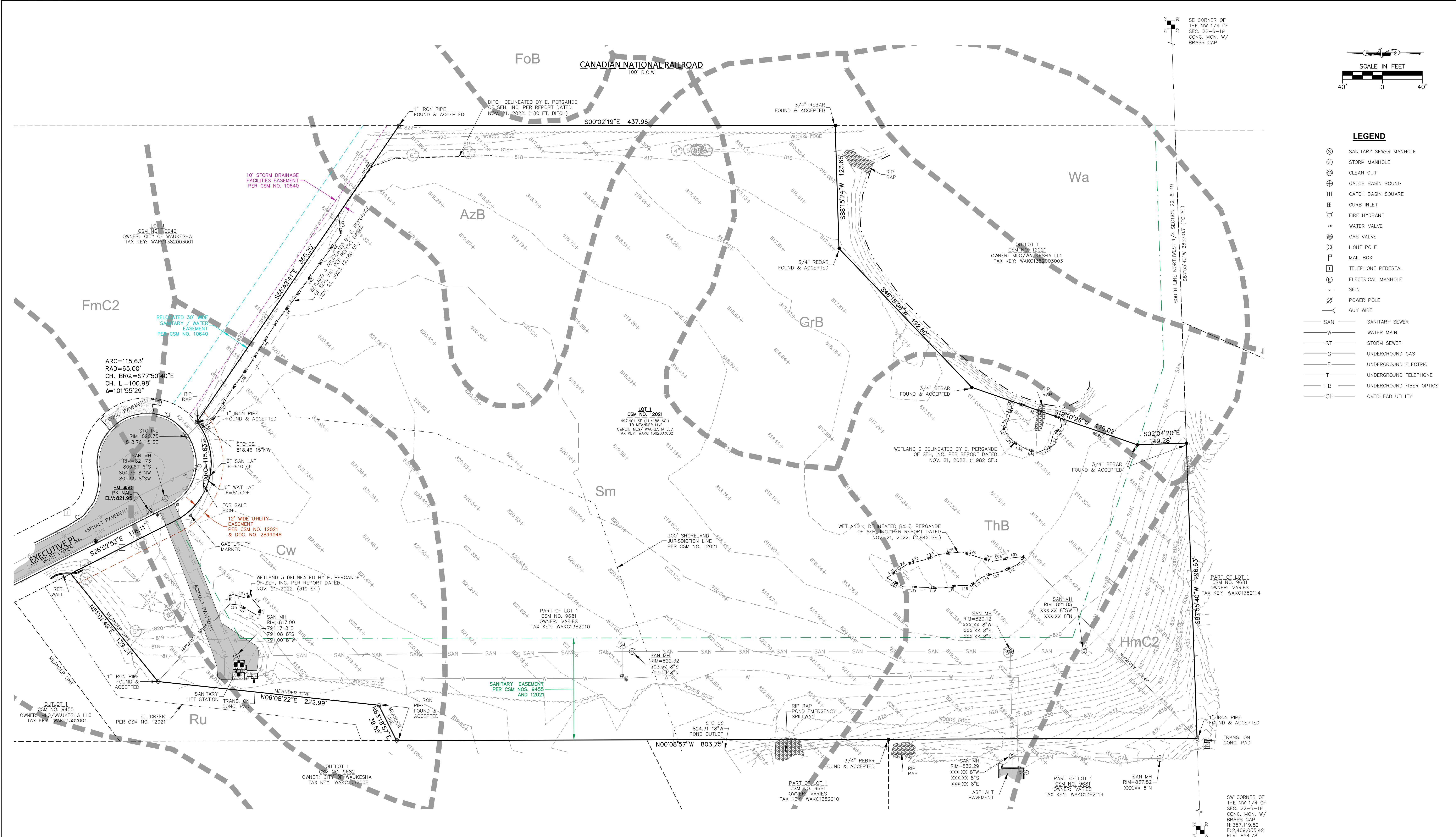
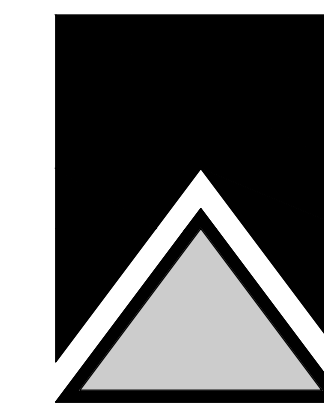
Revision	
Date	

JOB: 3437
DRAWN: CJR
CHECKED: CWJ
DATE: 2023-03-31

SHEET:
T1.0



APPLICABLE TO ALL PLAN VIEWS



- LEGEND**
- ⊙ SANITARY SEWER MANHOLE
 - ⊙ STORM MANHOLE
 - ⊙ CLEAN OUT
 - ⊙ CATCH BASIN ROUND
 - ⊙ CATCH BASIN SQUARE
 - ⊙ CURB INLET
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ GAS VALVE
 - ⊙ LIGHT POLE
 - ⊙ MAIL BOX
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ ELECTRICAL MANHOLE
 - ⊙ SIGN
 - ⊙ POWER POLE
 - ⊙ GUY WIRE
- SAN — SANITARY SEWER
 - W — WATER MAIN
 - ST — STORM SEWER
 - G — UNDERGROUND GAS
 - E — UNDERGROUND ELECTRIC
 - T — UNDERGROUND TELEPHONE
 - FIB — UNDERGROUND FIBER OPTICS
 - OH — OVERHEAD UTILITY

WETLAND LINE TABLE			WETLAND LINE TABLE			WETLAND LINE TABLE			WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L1	S87°29'38"E	6.01'	L11	N55°47'22"W	9.41'	L21	S34°54'49"E	14.08'	L31	N42°31'30"W	11.20'
L2	S23°04'47"E	6.58'	L12	N24°45'18"W	16.97'	L12	S32°25'04"E	29.81'	L41	N82°12'30"E	20.31'
L3	S14°51'08"W	7.88'	L13	N13°02'10"W	14.76'	L13	N23°31'06"W	8.19'	L42	S53°25'04"E	29.81'
L4	S12°17'49"E	6.49'	L14	N23°31'06"W	8.19'	L14	N23°31'06"W	8.19'	L43	S84°18'52"E	52.08'
L5	S51°11'08"W	15.85'	L15	N36°38'11"W	12.81'	L15	N15°22'32"E	12.06'	L44	S52°08'25"E	26.67'
L6	N82°23'28"W	5.36'	L16	N00°02'37"E	11.84'	L16	N09°09'28"W	16.14'	L45	S57°53'46"E	51.60'
L7	N22°01'30"W	3.24'	L17	N09°09'28"W	16.14'	L17	N01°59'22"E	19.59'	L46	S54°31'41"E	30.64'
L8	N29°59'19"E	8.10'	L18	N01°59'22"E	19.59'	L18	N01°07'37"E	20.29'	L47	S56°57'49"E	39.91'
L9	N28°36'59"E	12.24'	L19	N01°07'37"E	20.29'	L19	N28°20'17"E	18.94'	L48	S29°37'03"E	10.41'
L10	N06°38'15"E	8.79'	L20	N28°20'17"E	18.94'	L20	S34°54'49"E	14.08'			
			L21	S32°32'59"E	11.36'	L21	S32°32'59"E	11.36'			
			L22	S32°32'59"E	11.36'	L22	S32°32'59"E	11.36'			
			L23	S13°31'07"E	16.80'	L23	S13°31'07"E	16.80'			
			L24	S20°14'21"E	16.00'	L24	S20°14'21"E	16.00'			
			L25	S06°16'01"E	23.14'	L25	S06°16'01"E	23.14'			
			L26	S18°13'13"W	20.67'	L26	S18°13'13"W	20.67'			
			L27	S15°43'34"W	11.23'	L27	S15°43'34"W	11.23'			
			L28	S10°51'47"E	13.83'	L28	S10°51'47"E	13.83'			
			L29	S07°36'27"E	17.83'	L29	S07°36'27"E	17.83'			

NOTES:

- Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The South line of the Northwest 1/4 of Section 22, Township 6 North, Range 19 East, was used as South 87°55'40" West.
- Vertical Datum: NGVD1988
 Reference Benchmark: Southwest corner of the Northwest 1/4 of Section 22, Township 6 North, Range 19 East, Concrete monument w/ SEWRPC brass cap, Elevation=854.78
- Site Benchmark:
 Benchmark #50 PK nail on Executive Place pavement, north side of City lift station entrance, Elevation=821.95
- Field survey by JSD Professional Services, Inc on December 2, 5, and 13, 2022.
- Wetland based on delineation report by Erica Pergande, WIDNR Assured Wetland Delineator, of Short Elliott Hendrickson Inc. dated November 21, 2022.
- Property is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA map panel numbers 5513300326G and 5513300328G, map effective date November 5, 2014.
- Boundary based on Certified Survey Map No. 12021.

BOUNDARY DESCRIPTION:

Lot 1 of Certified Survey Map No. 12021, recorded in Waukesha County Register of Deeds Office on June 17, 2020 as Document No. 4484369, a revision of part of Lot 3 of Certified Survey Map No. 9455, located in the Northwest 1/4 of Section 22, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Rizal W. Iskandarsjach, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter A-7 of the Wisconsin Statutes for Minimum Standards for property survey, that this survey map is correct to the best of my knowledge and belief with the information provided.

Rizal W. Iskandarsjach
 Rizal W. Iskandarsjach, P.L.S.
 Professional Land Surveyor, S-2738
 JSD Professional Services, Inc.
 W238 N1610 Busse Road, Suite 100
 Waukesha, WI 53188
 262-513-0666

3/30/2023
 Date



PLAN MODIFICATIONS

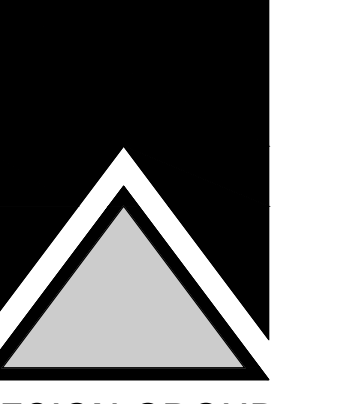
#	Date	Description
1	03-30-23	NGVD88 DATUM
2		
3		
4		
5		
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10		
11		
12		
13		
14		
15		

Surveyed By: JFA 12/13/2022
 Drawn By: AFM 12/23/2022
 Approved By: RWI 12/23/2022

EXISTING CONDITION SURVEY

SHEET NUMBER:
CS-1





SITE DIMENSION AND PAVEMENT ID PLAN

SHEET TITLE

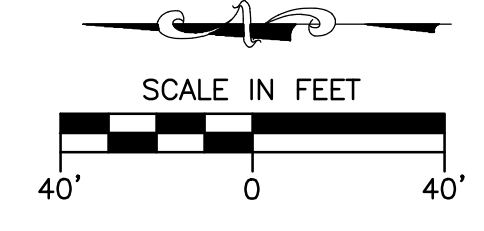
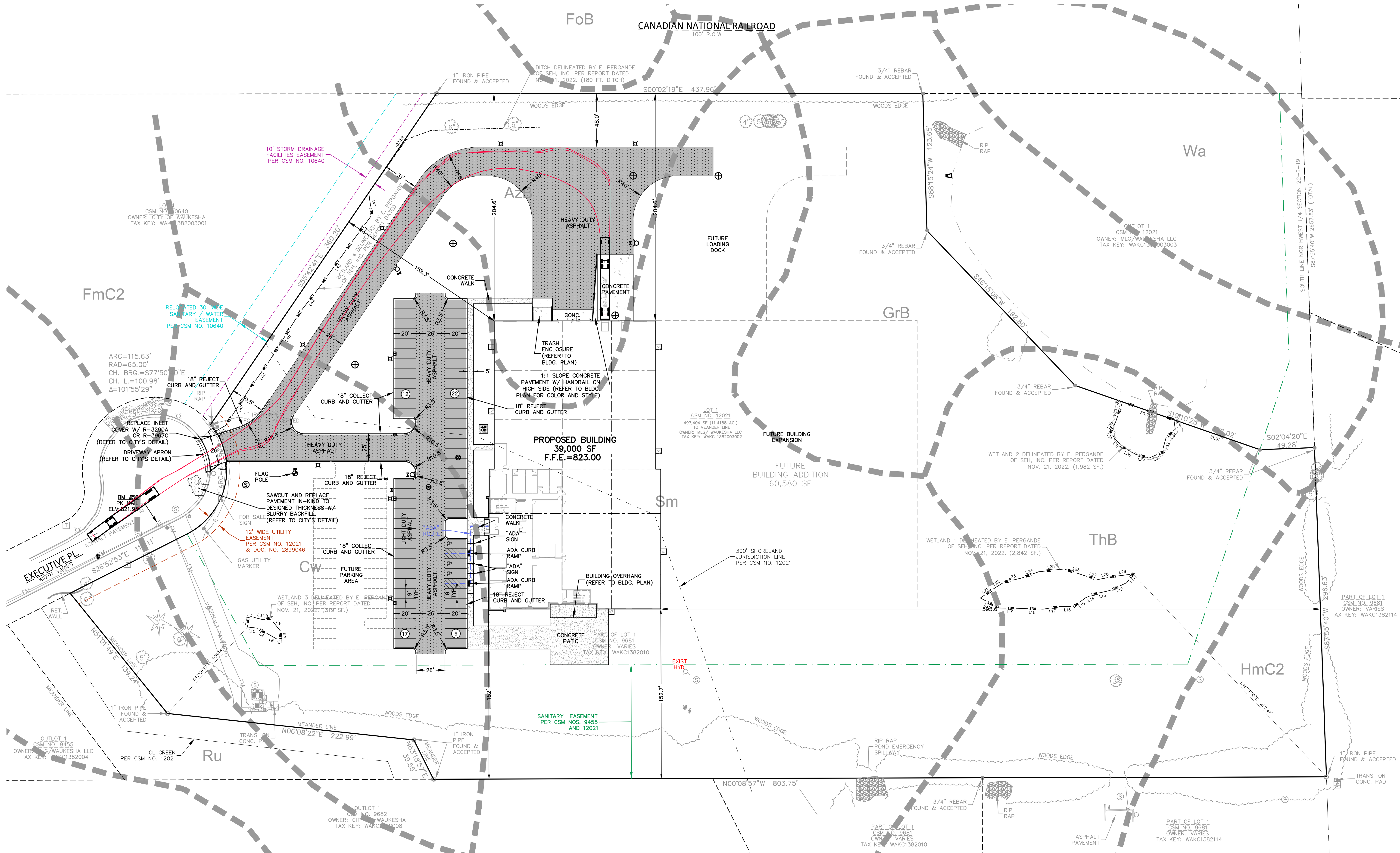


PROPOSED:
SKY HIGH MARKETING
WAUKESHA CORPORATE CENTER
CITY OF WAUKESHA, WI

REVISION #1: CITY SPAR COMMENTS, 2023-03-31

JOB: 3437
DRAWN: APJM
CHECKED: RWJ
DATE: 02-20-2023
SHEET: C1.0

DRAFT - NOT FOR CONSTRUCTION



LEGEND

- Sanitary Sewer Manhole, Storm Manhole, Clean Out, Catch Basin Round, Catch Basin Square, Curb Inlet, Fire Hydrant, Water Valve, Gas Valve, Light Pole, Mail Box, Telephone Pedestal, Electrical Manhole, Sign, Power Pole, GUY WIRE, SAN, W, ST, G, E, T, FIB, OH

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION - CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF WAUKESHA ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY [NAME] DATED [DATE]"

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

- MINIMUM PAVEMENT STRUCTURE: CONCRETE PAVEMENT (TRASH PAD AND LOADING DOCK), 7" CONCRETE W/ MESH REINFORCEMENT, 6" CRUSHED AGGREGATE BASE COURSE, HEAVY DUTY ASPHALT PAVEMENT, LIGHT DUTY ASPHALT PAVEMENT, CONCRETE SIDEWALK, PATIO, AND STOOPS

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. 3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. 4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. 5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. 6. PROTECT ADJACENT CURBS, WALLS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT. 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. 8. BARRICADE MARKED AREAS DURING INSTALLATION UNTIL THE MARKING PAINT IS DRY AND READY FOR TRAFFIC. 9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

PAVING NOTES

- 1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF WAUKESHA ORDINANCES." 2. CONCRETE PAVING SPECIFICATIONS- CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. 3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS- CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC CONCRETE PAVING 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. 4. 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. 5. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION. 6. BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS. 7. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 485, STATE HIGHWAY SPECIFICATIONS. 8. ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS. 9. SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

GENERAL NOTES AND SPECIFICATIONS

- 1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. 2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER. 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 PROPOSAL. 4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS. 5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. 6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. 7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS. 8. 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. 9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. 10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT, OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.

GENERAL NOTES AND SPECIFICATIONS

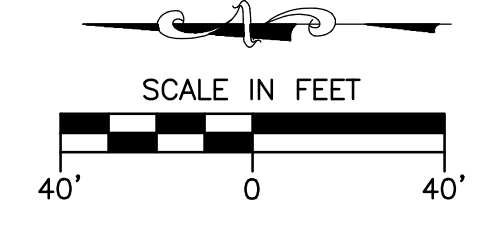
- 11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGERS HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. 12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK. 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 ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING". 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. 16. SITE WORK MUST CONFORM TO CIT OF WAUKESHA STANDARD SPECIFICATIONS FOR LAND DEVELOPMENT, LATEST EDITION. 17. ALL WORK WITHIN CITY RIGHT OF WAY AND CITY EASEMENTS TO BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS. 18. NOTIFY CITY ENGINEERING DEPT., 5 DAYS PRIOR TO WORK IN CITY RIGHT OF WAY. 19. LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.

SHEET INDEX

Table with 2 columns: Sheet ID and Description. Includes C1.0 SITE DIMENSION AND PAVEMENT ID PLAN, C2.0 SITE GRADING PLAN, C3.0 SITE EROSION CONTROL PLAN, C4.0 SITE UTILITY PLAN STORM SEWER, C4.1 SITE UTILITY PLAN SANITARY AND WATER SERVICE, C5.0 SITE DETAILS, C5.1 SITE DETAILS.

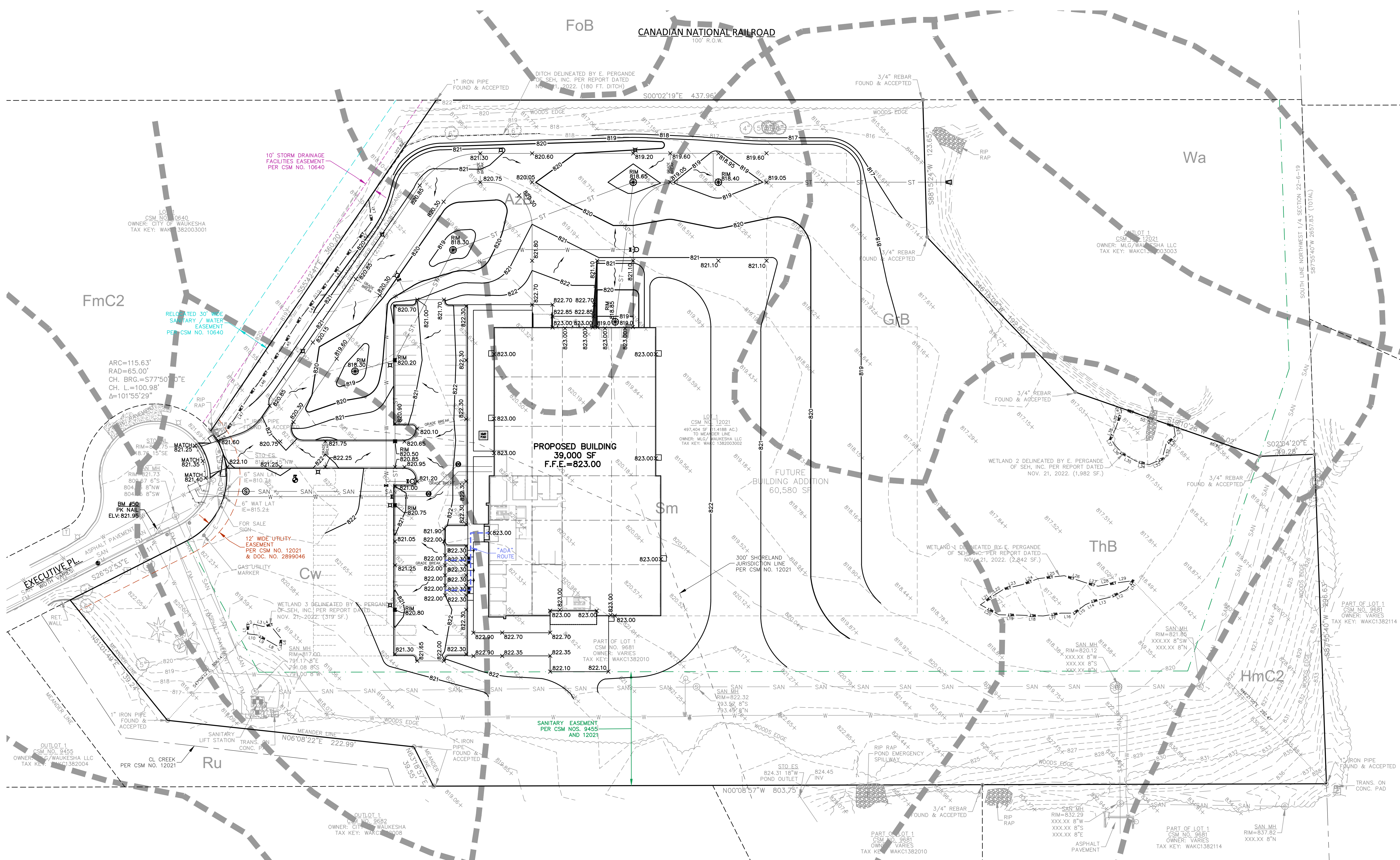
DIGGERS HOTLINE logo and contact info: Call 811 or (800) 242-8511, www.DiggerHotline.com

JSD MILWAUKEE REGIONAL OFFICE logo and contact info: W228 N1610 BUSSE ROAD, SUITE 100, WAUKESHA, WISCONSIN 53188, P. 262.819.0666



LEGEND

- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM MANHOLE
- ⊖ CLEAN OUT
- ⊕ CATCH BASIN ROUND
- ⊕ CATCH BASIN SQUARE
- ⊕ CURB INLET
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- OH — OVERHEAD UTILITY



SITE GRADING PLAN

SHEET TITLE



PROPOSED:
SKY HIGH MARKETING
WAUKESHA CORPORATE CENTER
 CITY OF WAUKESHA, WI

GRADING NOTES

1. 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 ACTIVITIES.
2. 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 DEPICTED IN THE PLANS.
 - 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 CONDITIONS.
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 SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
5. 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 2022 FOR SITE COMPACTION 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.
6. 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.
7. 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 LIFT DEPTH.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
9. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES' DEFINITION OF 'FINAL STABILIZATION'.
 - CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.
8. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.
9. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-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 STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
10. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
11. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNERS SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
13. 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 AND RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
14. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

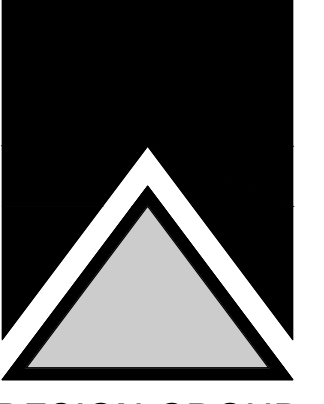
REVISION #1: CITY SPAR COMMENTS, 2023-03-31

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 Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7919
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

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 MILWAUKEE REGIONAL OFFICE
 W228 N1610 BUSSE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53188
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 JSD PROJ. NO. 22-11624
 JSD PROJ. MGR. - RWJ

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SITE EROSION CONTROL PLAN

SHEET TITLE

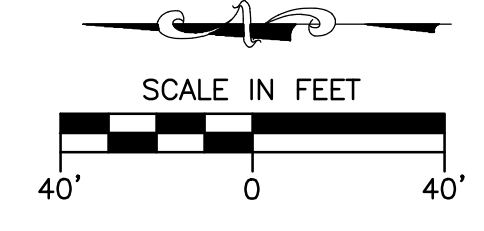
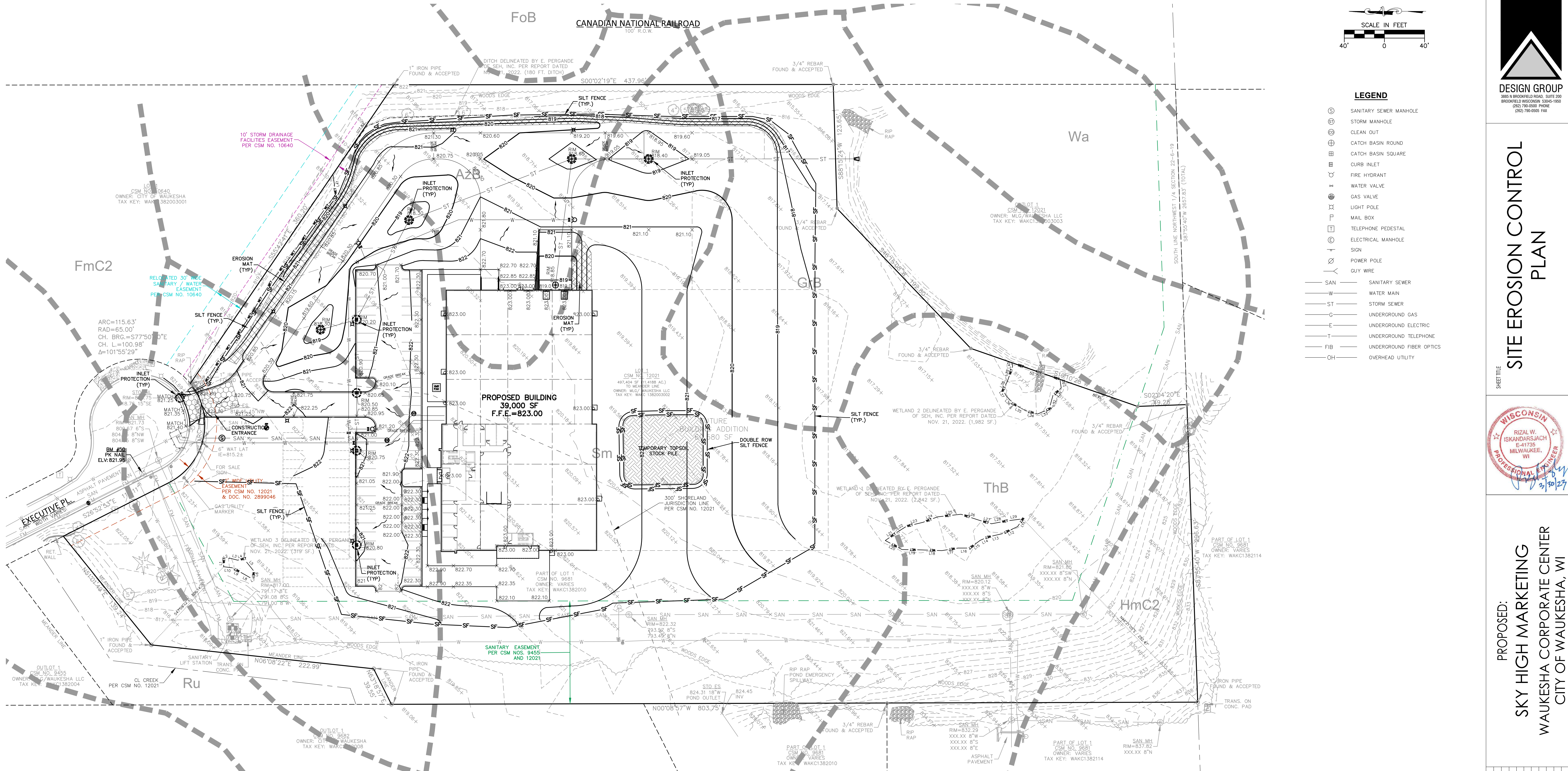


PROPOSED:
SKY HIGH MARKETING
WAUKESHA CORPORATE CENTER
CITY OF WAUKESHA, WI

REVISION #1: CITY SPAR COMMENTS, 2023-03-31

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LEGEND

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- ⊕ STORM MANHOLE
- CLEAN OUT
- ⊕ CATCH BASIN ROUND
- ⊕ CATCH BASIN SQUARE
- ⊕ CURB INLET
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- FIB — UNDERGROUND FIBER OPTICS
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EROSION AND SEDIMENT CONTROL NOTES:

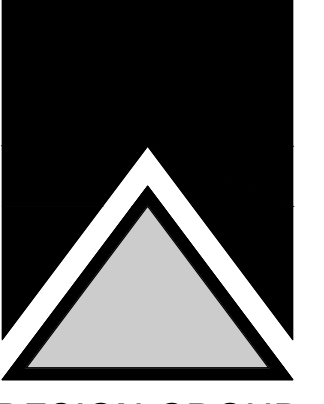
1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF WAUKESHA ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST 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 CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL ENGINEER, INC. (JSD) 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 CONSTRUCTION ENTRANCES, 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 FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. 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.
8. 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 TRENCH.
 - 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.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.

10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED 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 CONTRACTOR HAS COMPLETED THE PROJECT.
11. 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.
12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
15. 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 WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
16. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S788N EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C128N (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF. AS REQUIRED, EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRENCH ON 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 HIS/HER EXPENSE.
18. 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.
19. 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. (g-1), OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
20. 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 GRADING HEIGHT OF THE FENCE.
 - CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
 - DITCH CHECK (STRIP BALES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.
 - EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS REACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
 - DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.
 - 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 FULL OF SEDIMENT.
- 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 SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARP/AULIN TO PREVENT BLOWING DEBRIS.
 - DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - A. COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
 - B. ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
 - C. FREQUENT WATERING OR EXCAVATION AND FILL AREAS.
 - D. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
 - STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.
21. NOTIFY THE CITY OF WAUKESHA ENGINEERING DEPARTMENT ONCE ALL EROSION CONTROL IS INSTALLED FOR CITY INSPECTION AND APPROVAL PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
 22. REMOVE EROSION CONTROL DEVICES AFTER SITE IS FULLY ESTABLISHED AND THERE IS NO CHANGE EROSION CAN TAKE PLACE.
 23. CONTRACTOR SHALL NOTIFY THE CITY OF WAUKESHA OF ALL CHANGES TO THE EROSION CONTROL PLAN. CITY OF WAUKESHA SHALL REVIEW AND APPROVE ALL CHANGES PRIOR TO COMMENCING WORK.
 24. CONTRACTOR SHALL NOTIFY THE CITY OF WAUKESHA 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.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
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JSD PROJ. MGR. RWJ



SITE UTILITY PLAN
STORM SEWER

SHEET TITLE



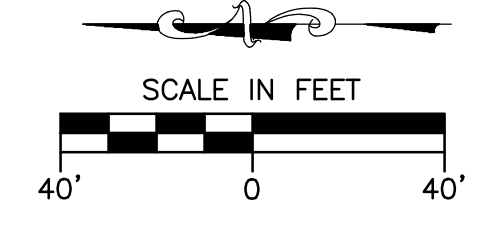
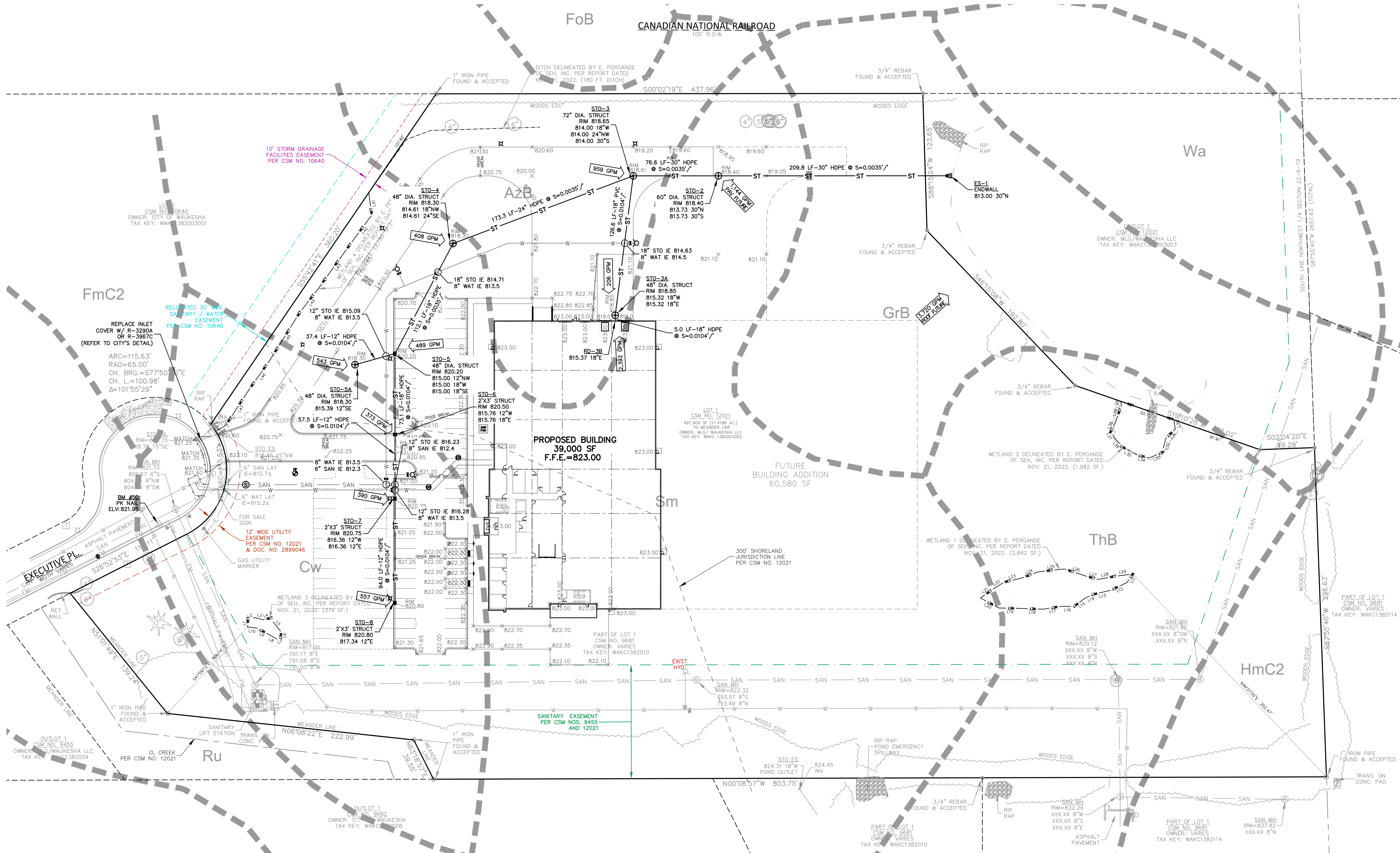
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WAUKESHA CORPORATE CENTER
CITY OF WAUKESHA, WI

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 - G — UNDERGROUND GAS
 - E — UNDERGROUND ELECTRIC
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 - FIB — UNDERGROUND FIBER OPTICS
 - OH — OVERHEAD UTILITY

UTILITY NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO 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 THEREOF. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF WAUKESHA SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF WAUKESHA REQUIREMENTS.
- 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 SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- 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 CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSLINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- STORM SEWER SPECIFICATIONS -
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443; HIGH DENSITY 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 ASHTO DESIGNATION M-294 TYPE "C", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING ASHTO M278, AS NOTED.
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 NEEHAH R-2467 WITH TYPE D GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEEHAH R-3067 WITH TYPE R GRATE, OR EQUAL.
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 IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

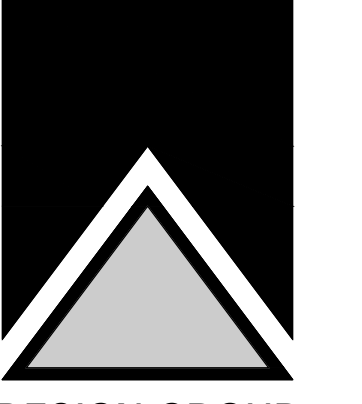
- MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEEHAH R-1660 WITH LID LETTERING "STORM SEWER" AND "CITY OF WAUKESHA, "D.P.W.".
FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- WATER MAIN SPECIFICATIONS -
PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF ANMA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE ANMA GATE VALVES MEETING THE REQUIREMENTS OF ANMA C-500 AND CHAPTER 8.2.7.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS. HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS, THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN RISER BOX WITH "WATER" ON THE COVER.
BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".
BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED 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 IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
- SANITARY SEWER SPECIFICATIONS -
PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTO D-3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTO D-3212.
SANITARY SEWER LATERALS SHALL HAVE A GREEN #12 LOCATOR WIRE INSTALLED ALONG THE ENTIRE LENGTH. LOCATOR WIRE SHALL BE BROUGHT TO THE SURFACE AT THE EDGE OF THE BUILDING AND ENCLOSED IN A CURB BOX WITH "SEWER" ON THE COVER.
BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A) BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 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 IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
- MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEEHAH R-1660 PLATEN LID WITH TYPE T-SELF LETTERING "CITY OF WAUKESHA, "D.P.W.", SANITARY SEWER".
CONTRACTOR SHALL COORDINATE WITH CITY PLUMBING AND BUILDING INSPECTOR WHEN CONNECTING TO EXISTING SANITARY SEWER STUB.
CONTRACTOR SHALL INSTALL PLUG ON THE DOWNSTREAM END OF PROPOSED SANITARY SEWER UNTIL SANITARY SEWER IS CONSTRUCTED. PLUG SHALL BE REMOVED ONCE THE PROPOSED SANITARY SEWER SYSTEM IS CLEANED OUT AND READY FOR OPERATION. CONTRACTOR SHALL CLEAN OUT ALL DEBRIS THAT ENTERS THE SANITARY SEWER SYSTEM.
ALL SANITARY SEWER TO BE INSTALLED IN ACCORDANCE WITH CITY OF WAUKESHA STANDARDS.
11. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
12. TRACER WIRE SHALL BE INSTALLED ALONG THE SANITARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
13. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
14. ALL APPLICATIONS AND FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER SYSTEMS.
15. ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY CITY. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.



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P. 262.819.0666
JSD PROJ. NO. 22-11624
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SITE UTILITY PLAN
SANITARY SEWER AND
WATER SERVICE

SHEET TITLE



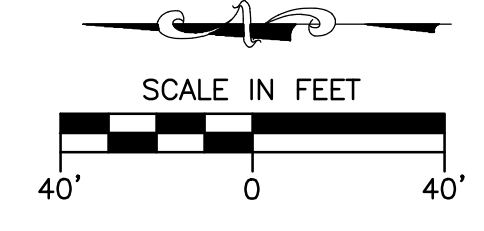
PROPOSED:
SKY HIGH MARKETING
WAUKESHA CORPORATE CENTER
CITY OF WAUKESHA, WI

REVISION #1: CITY SPAR COMMENTS, 2023-03-31

JOB: 3437
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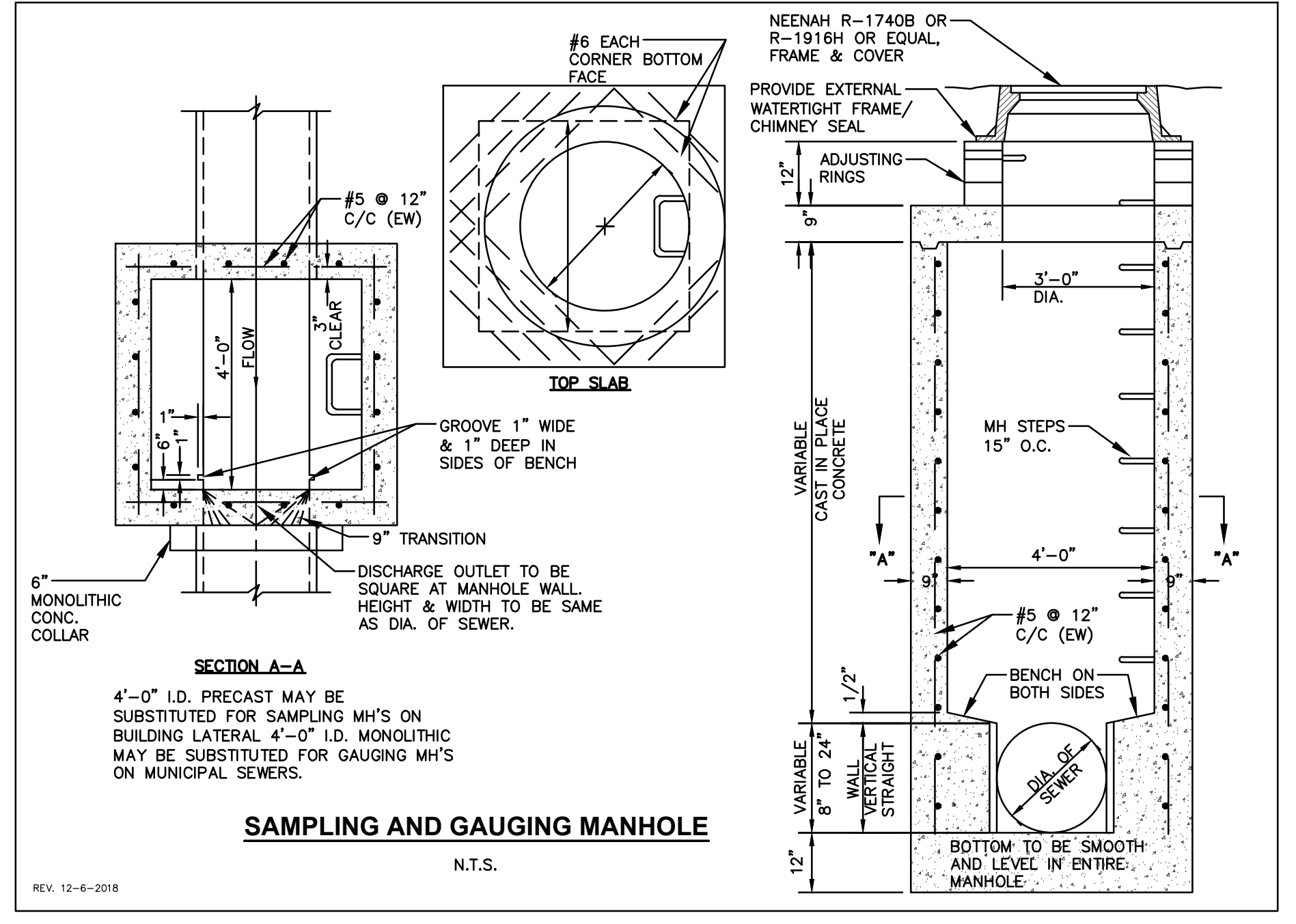
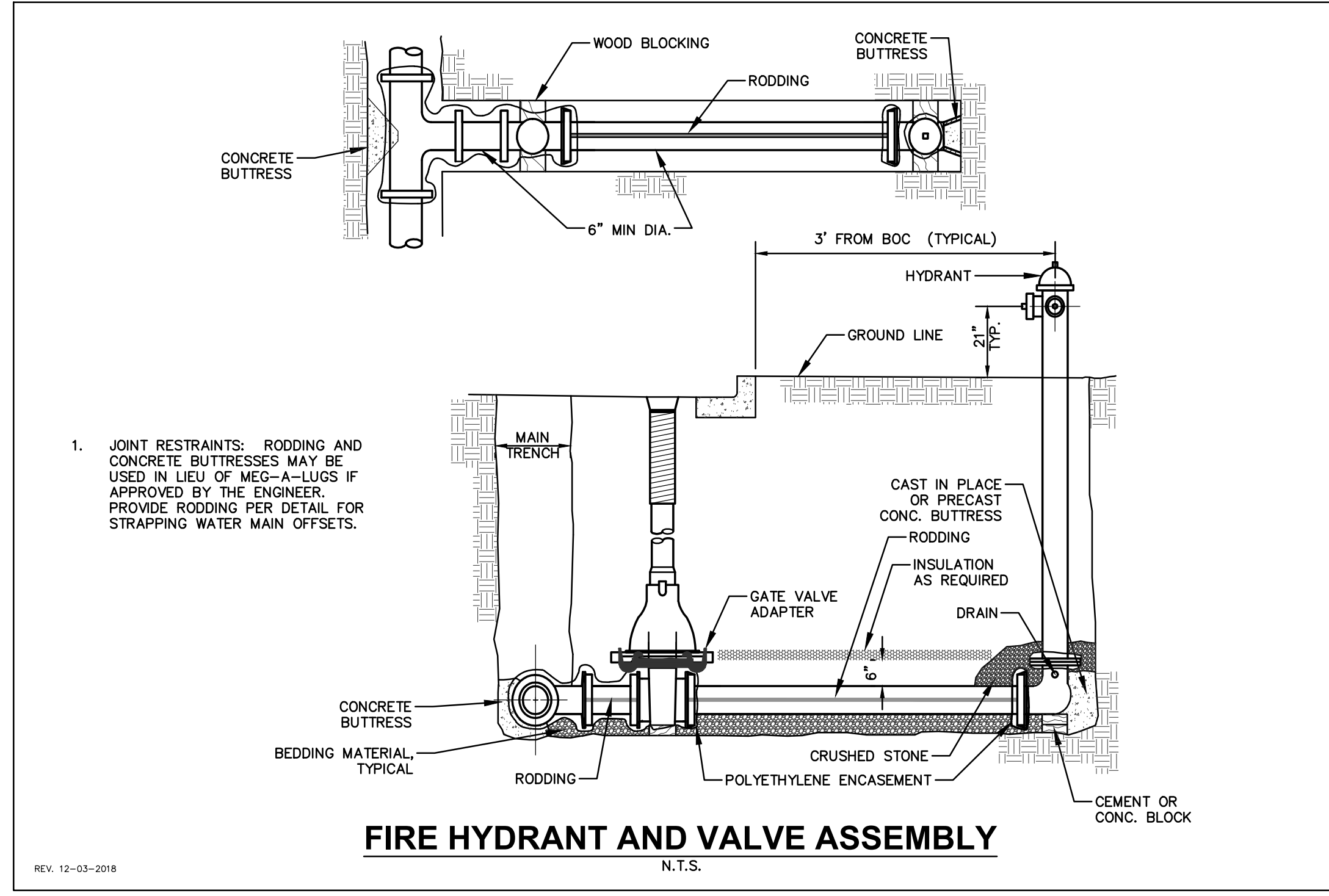
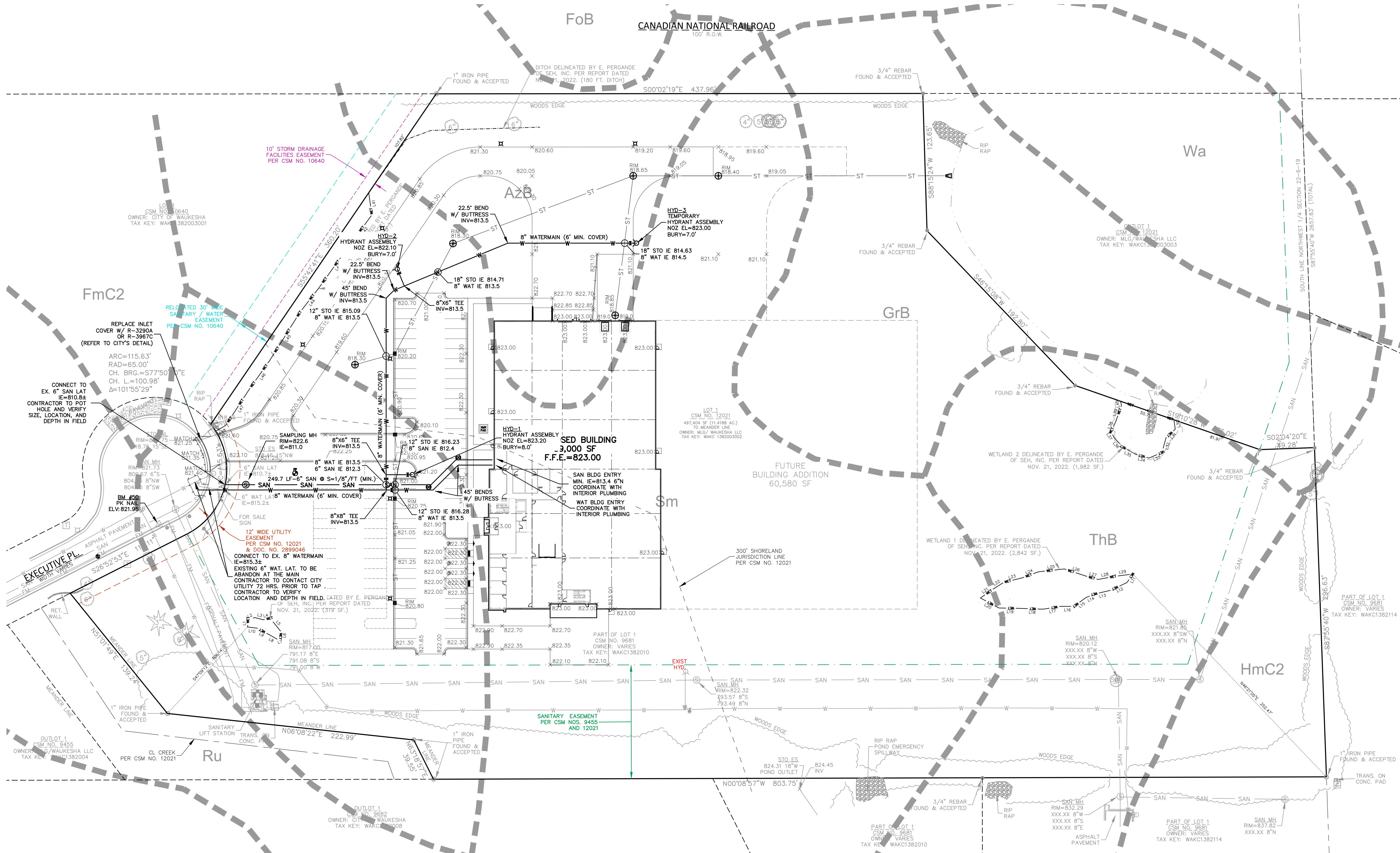
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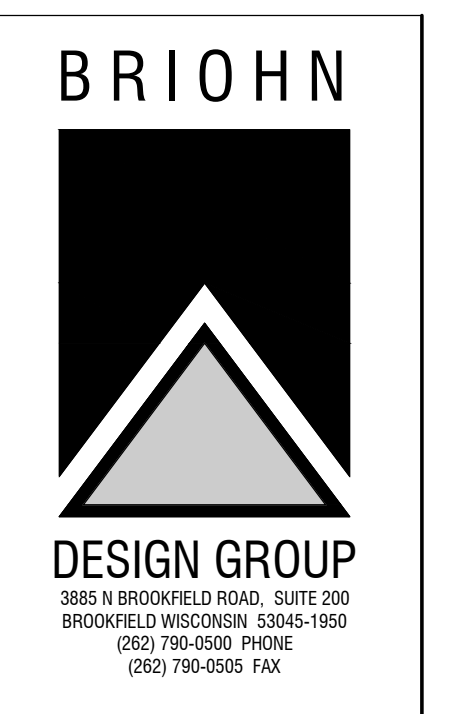
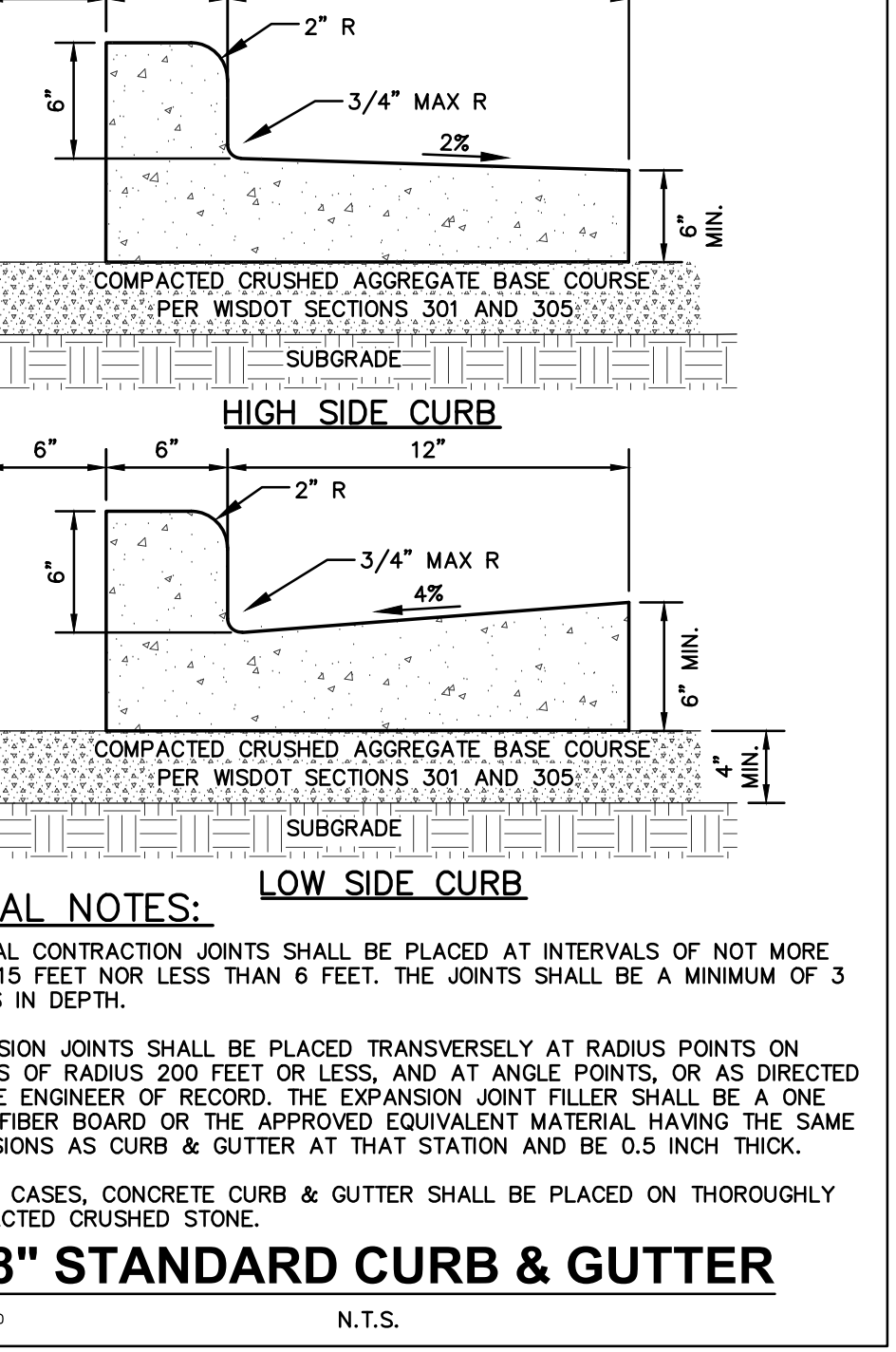
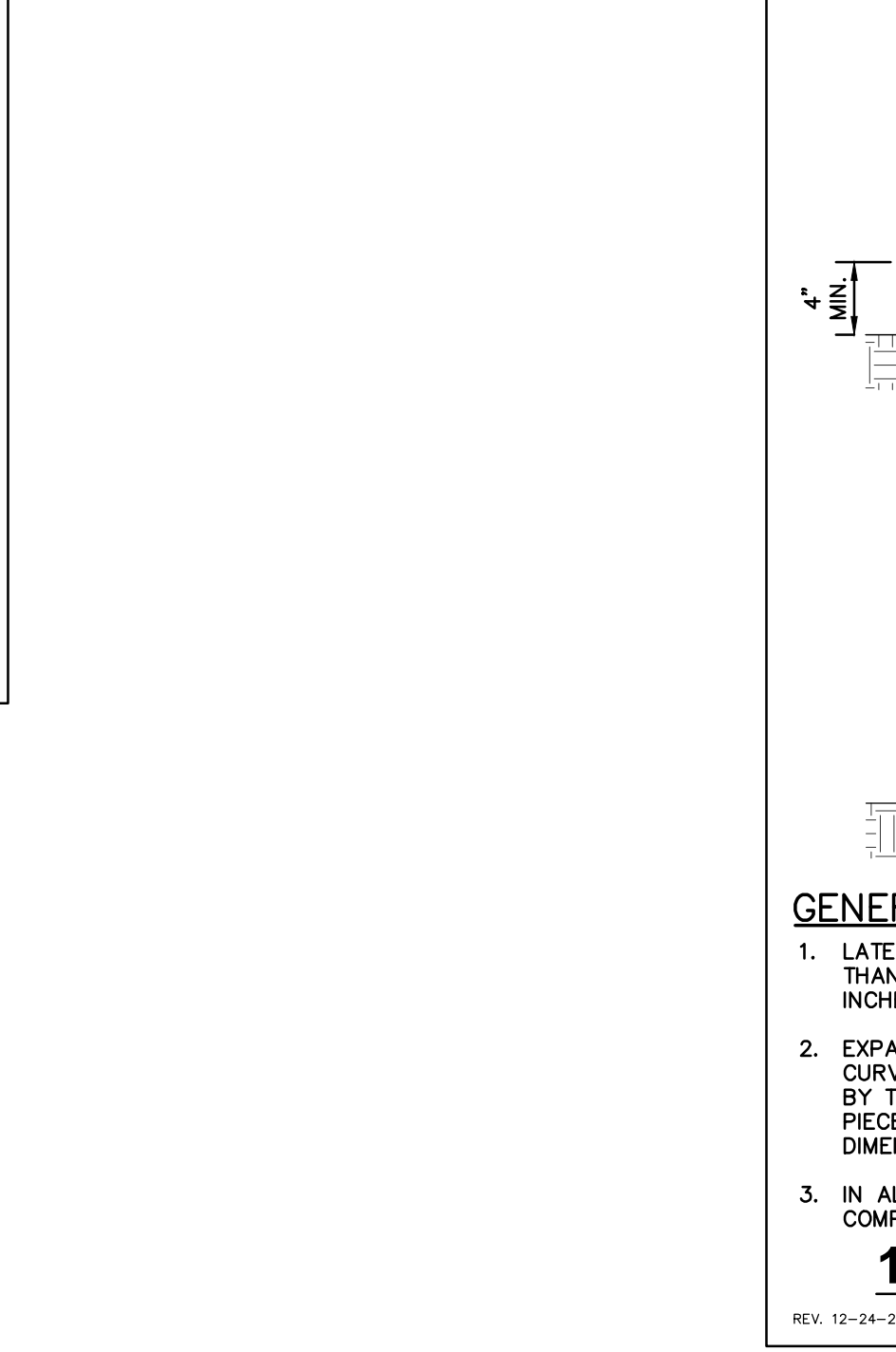
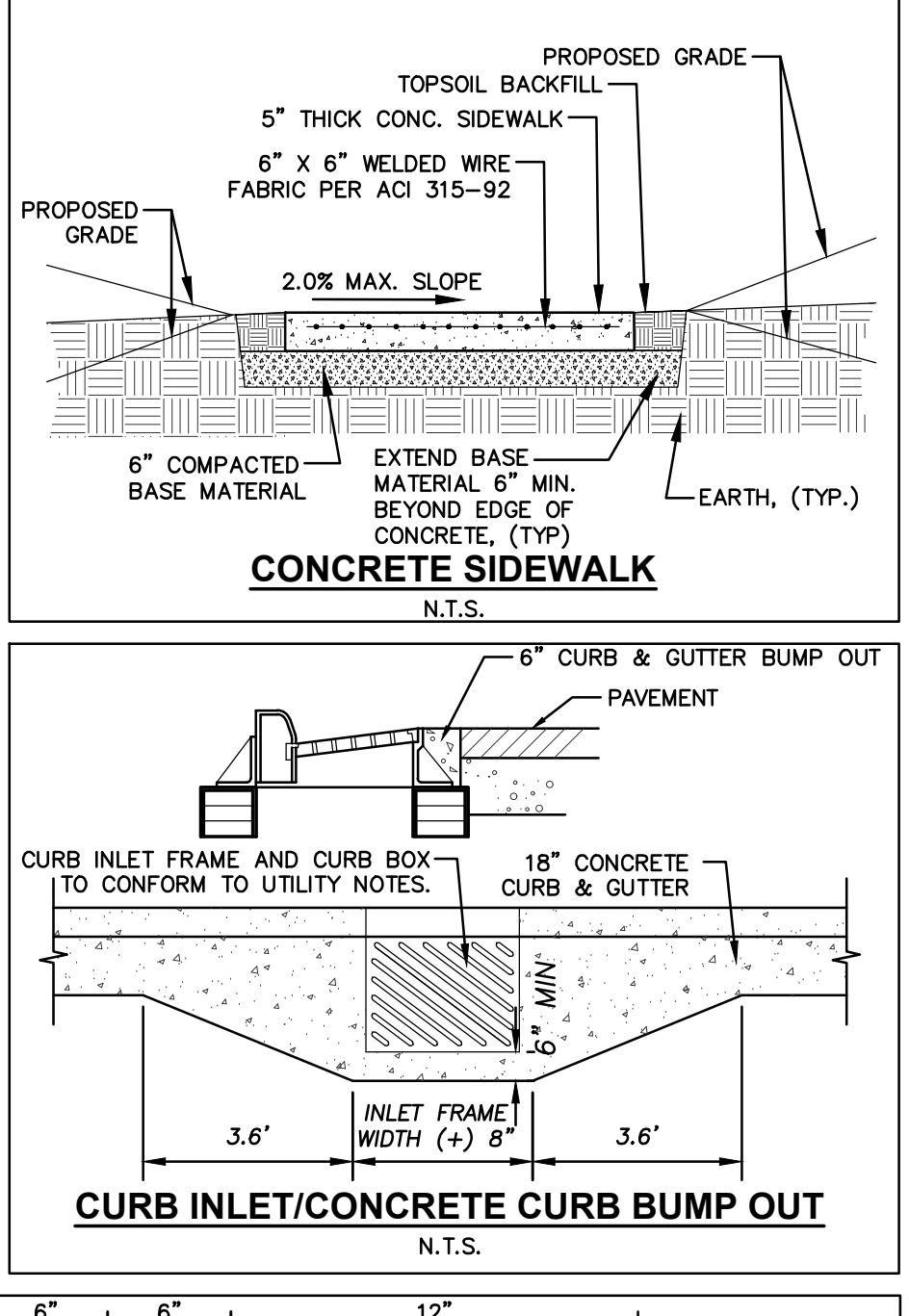
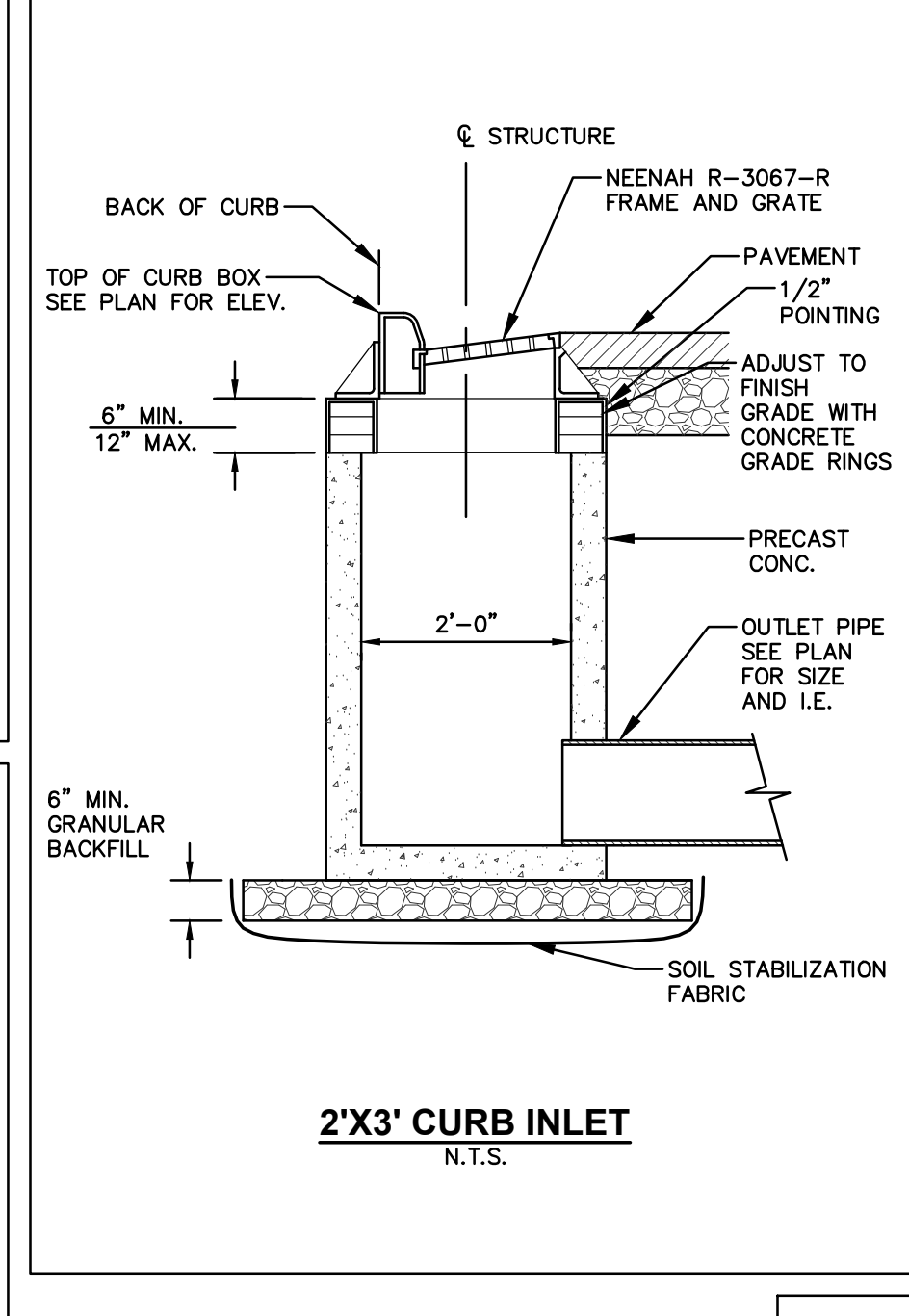
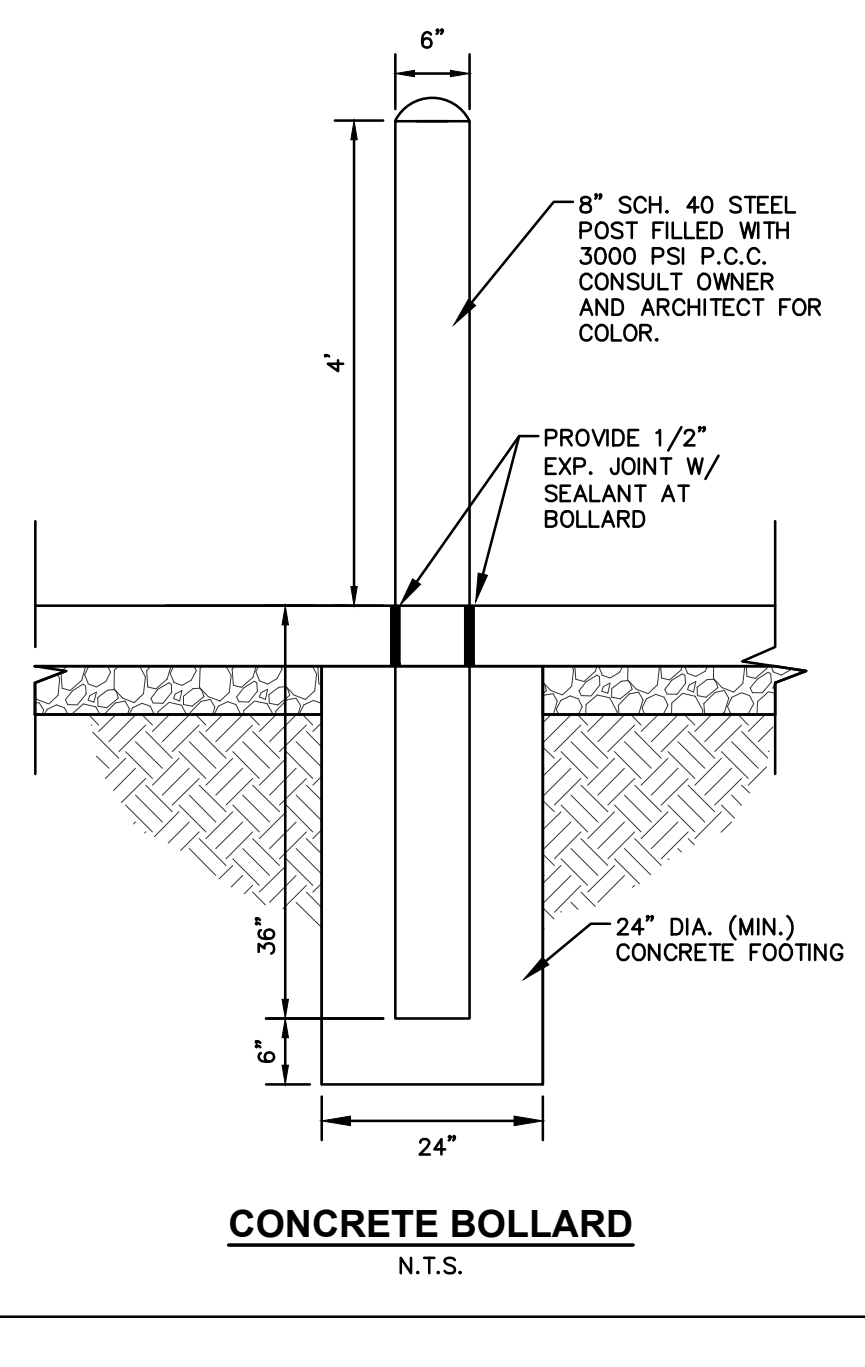
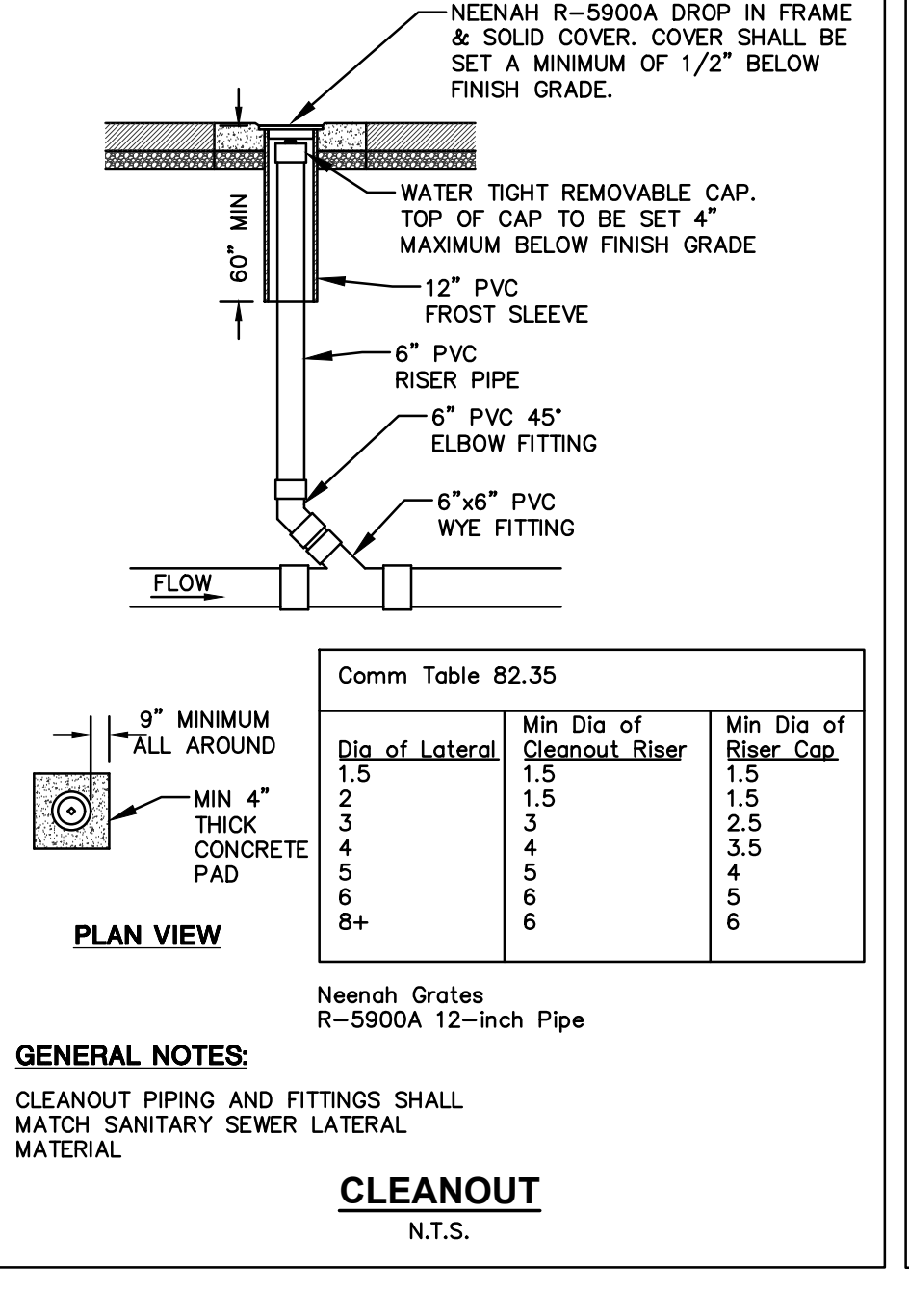
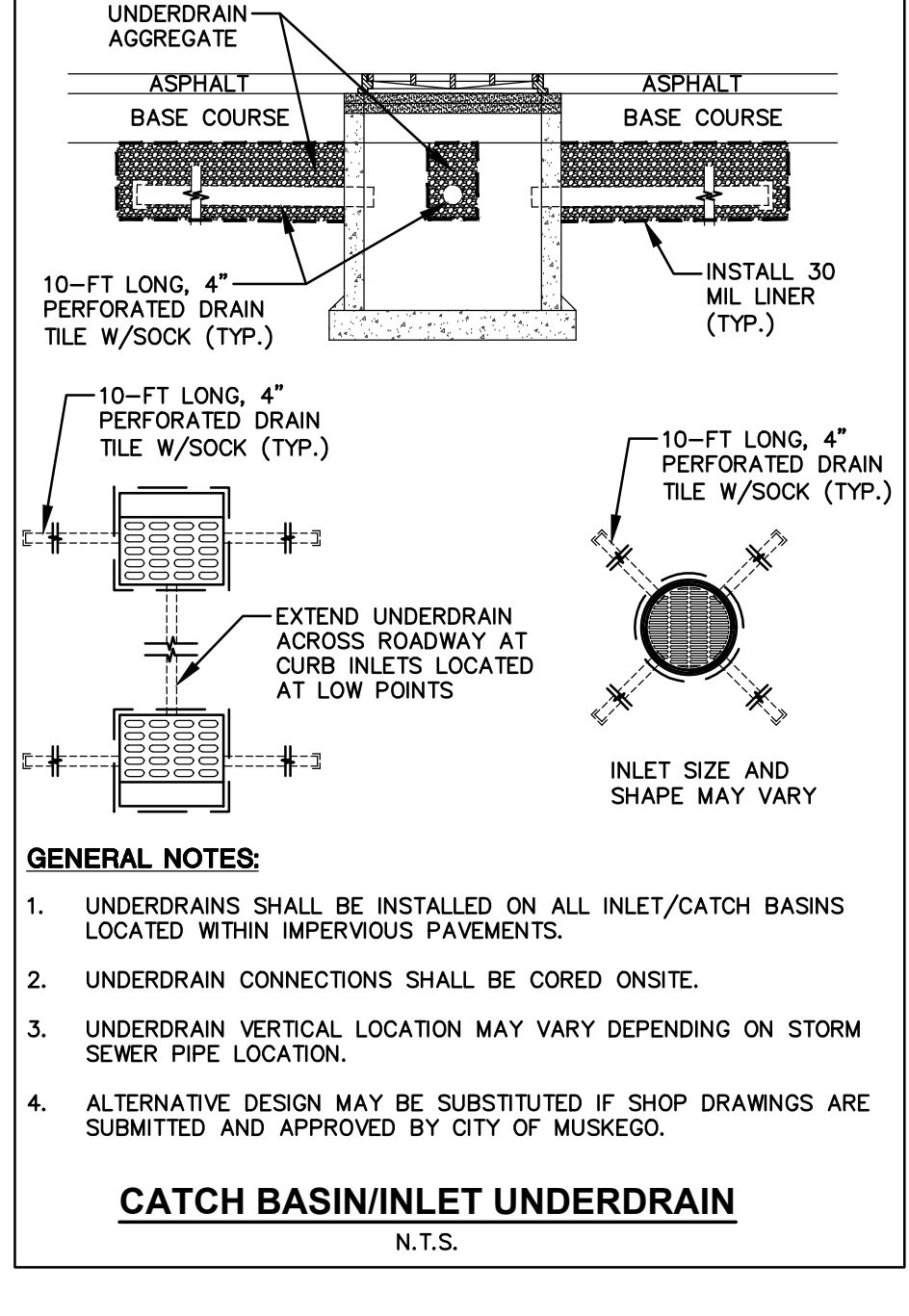
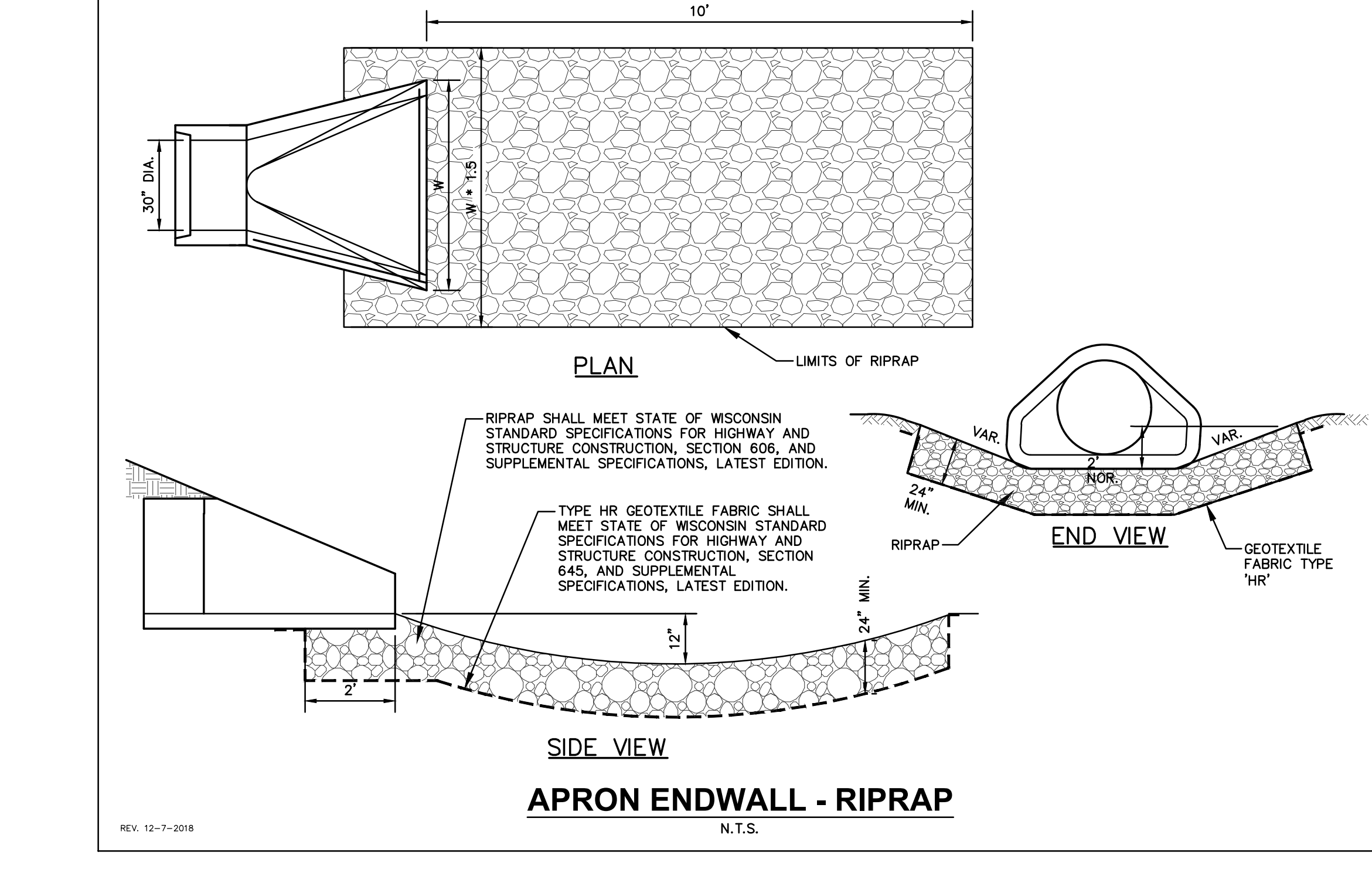
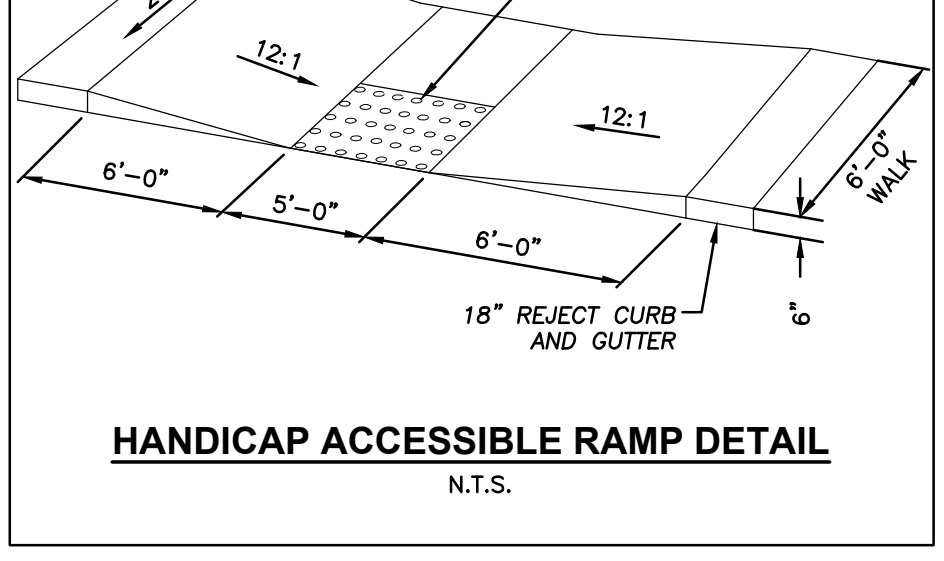
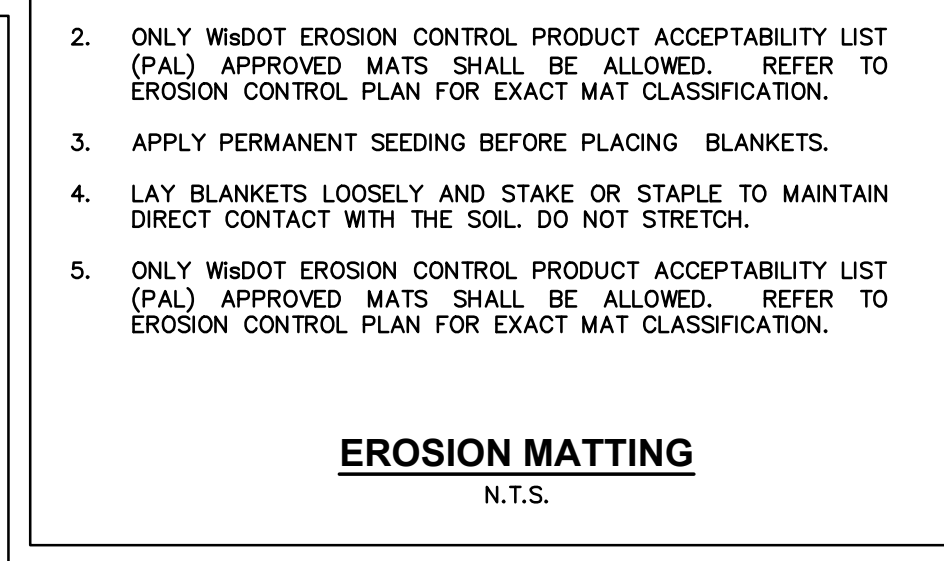
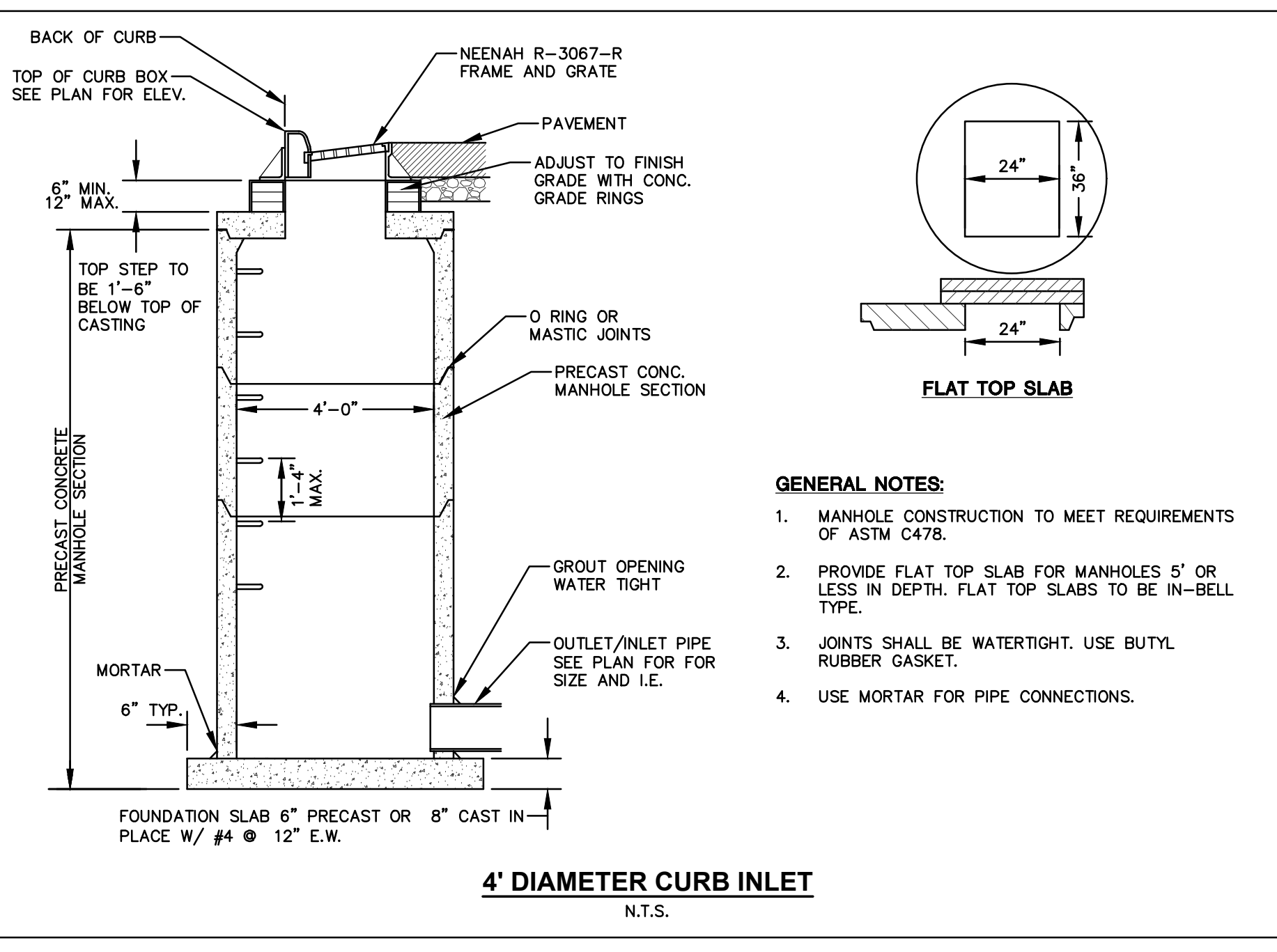
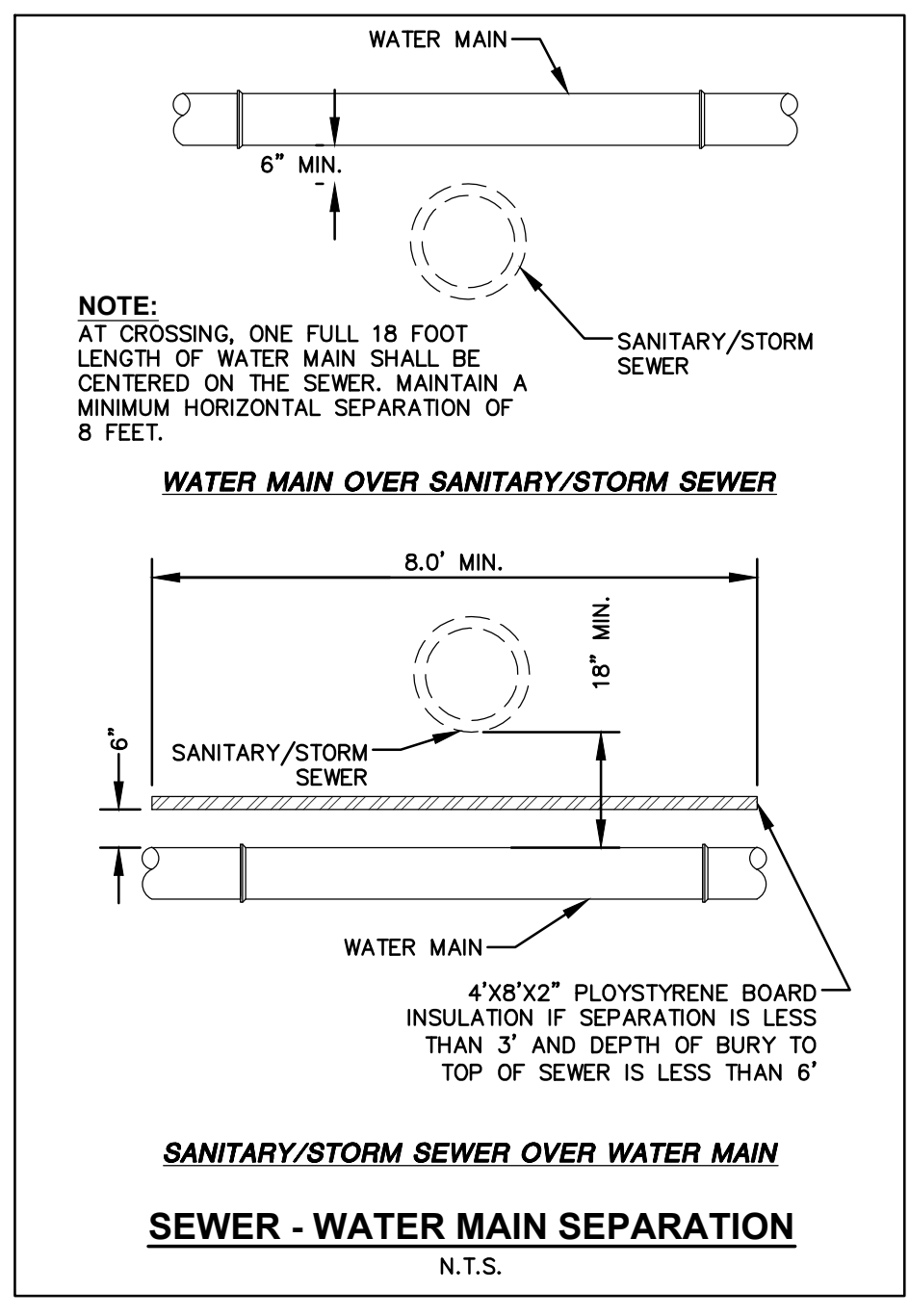
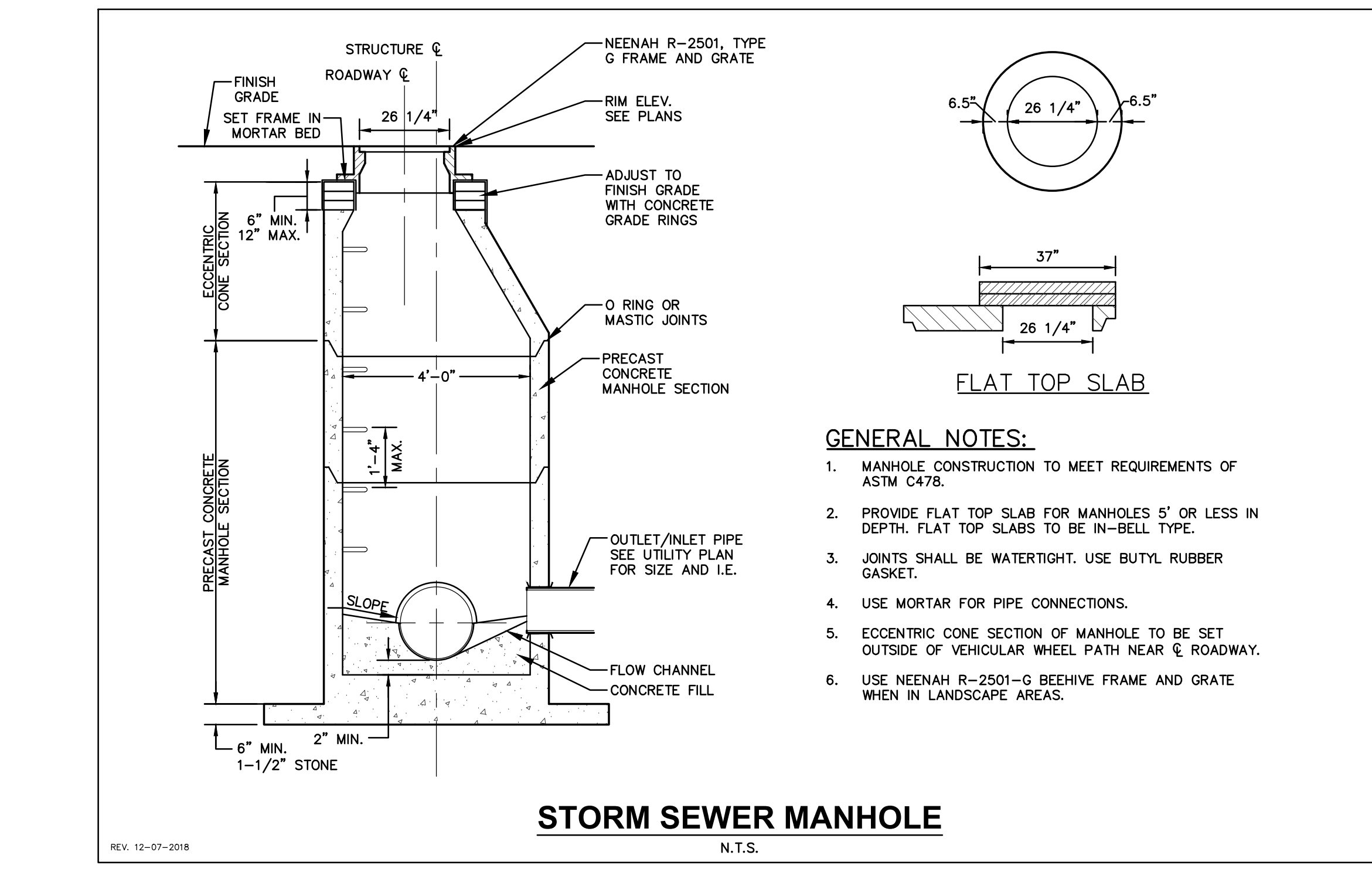
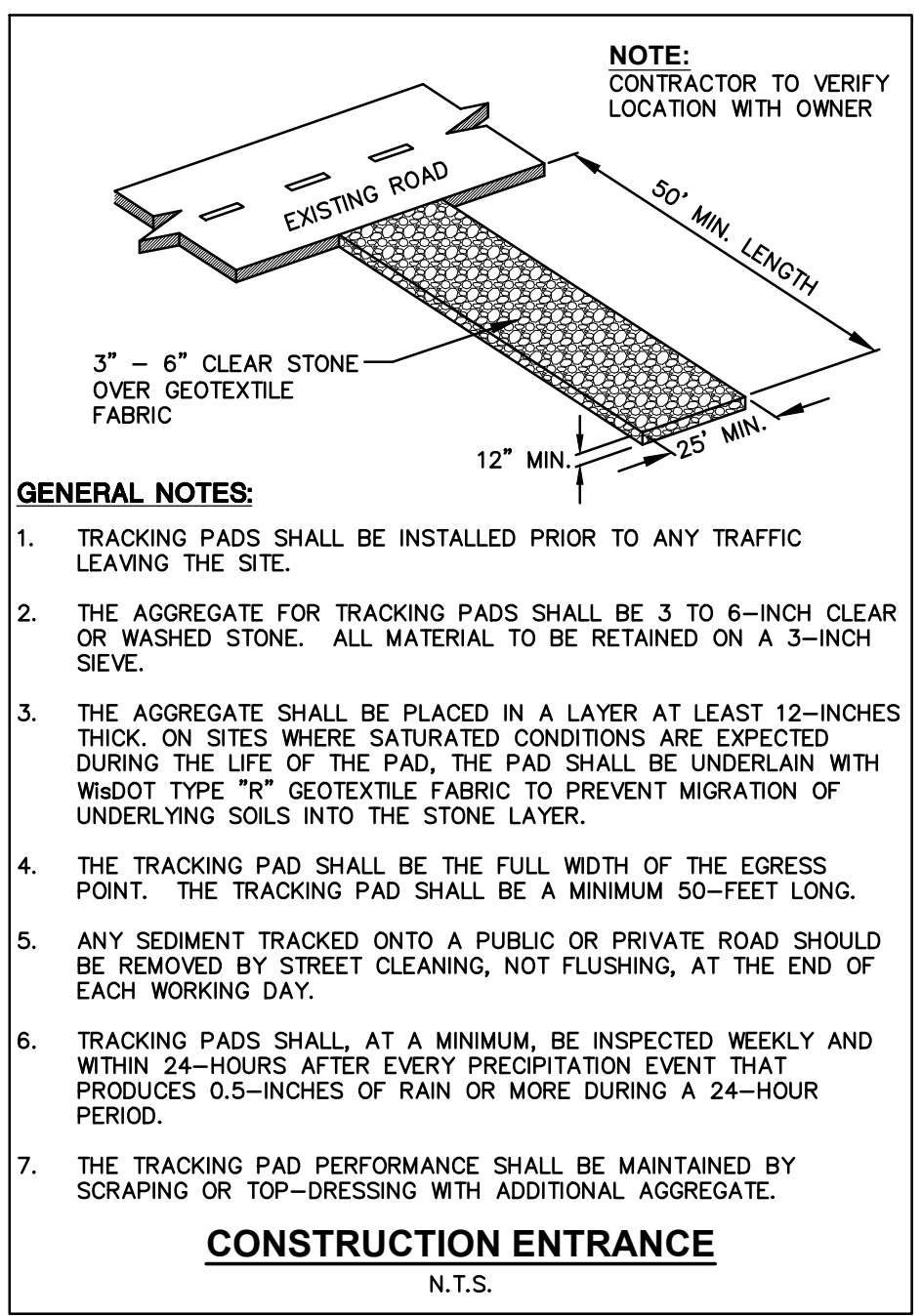
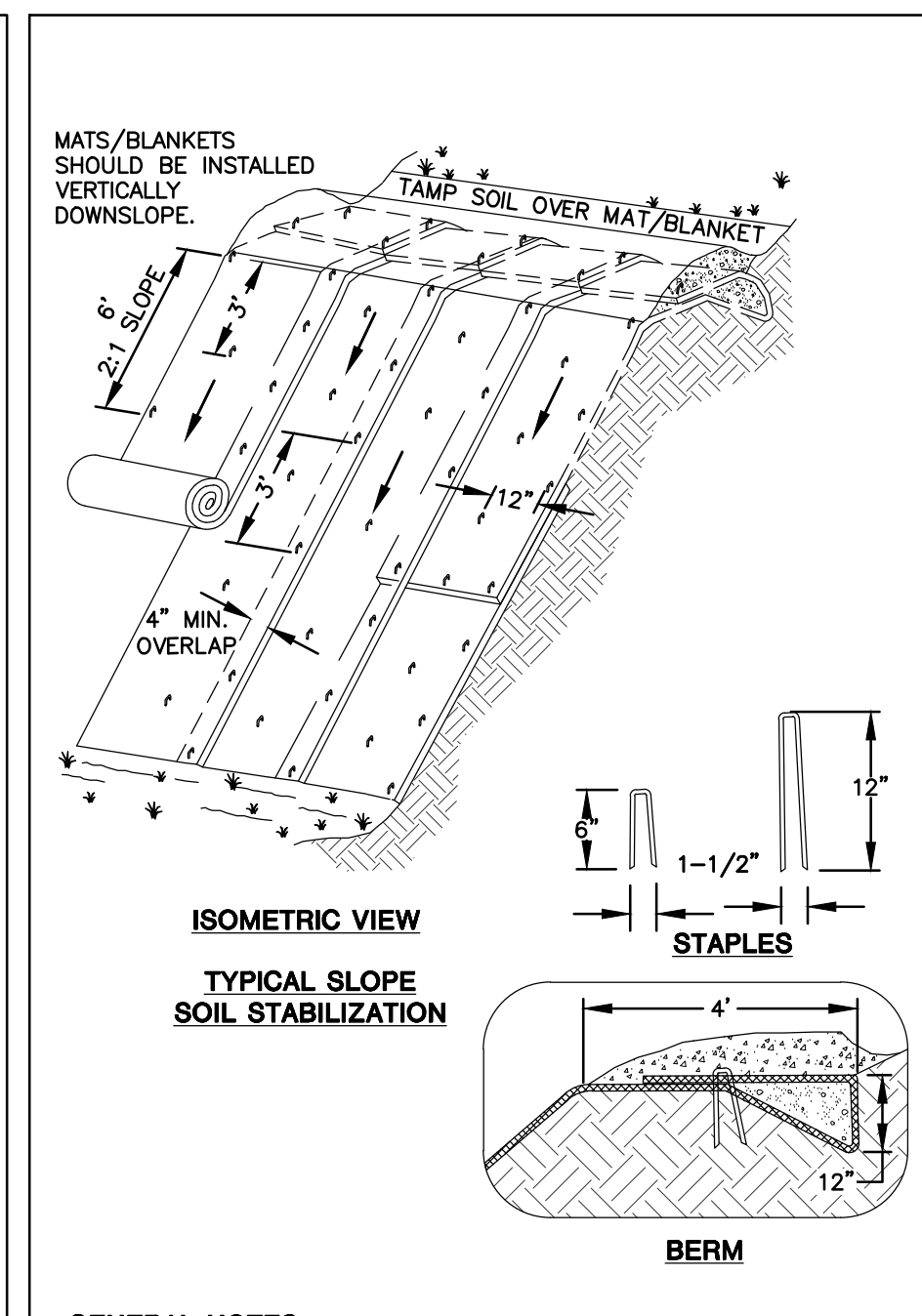
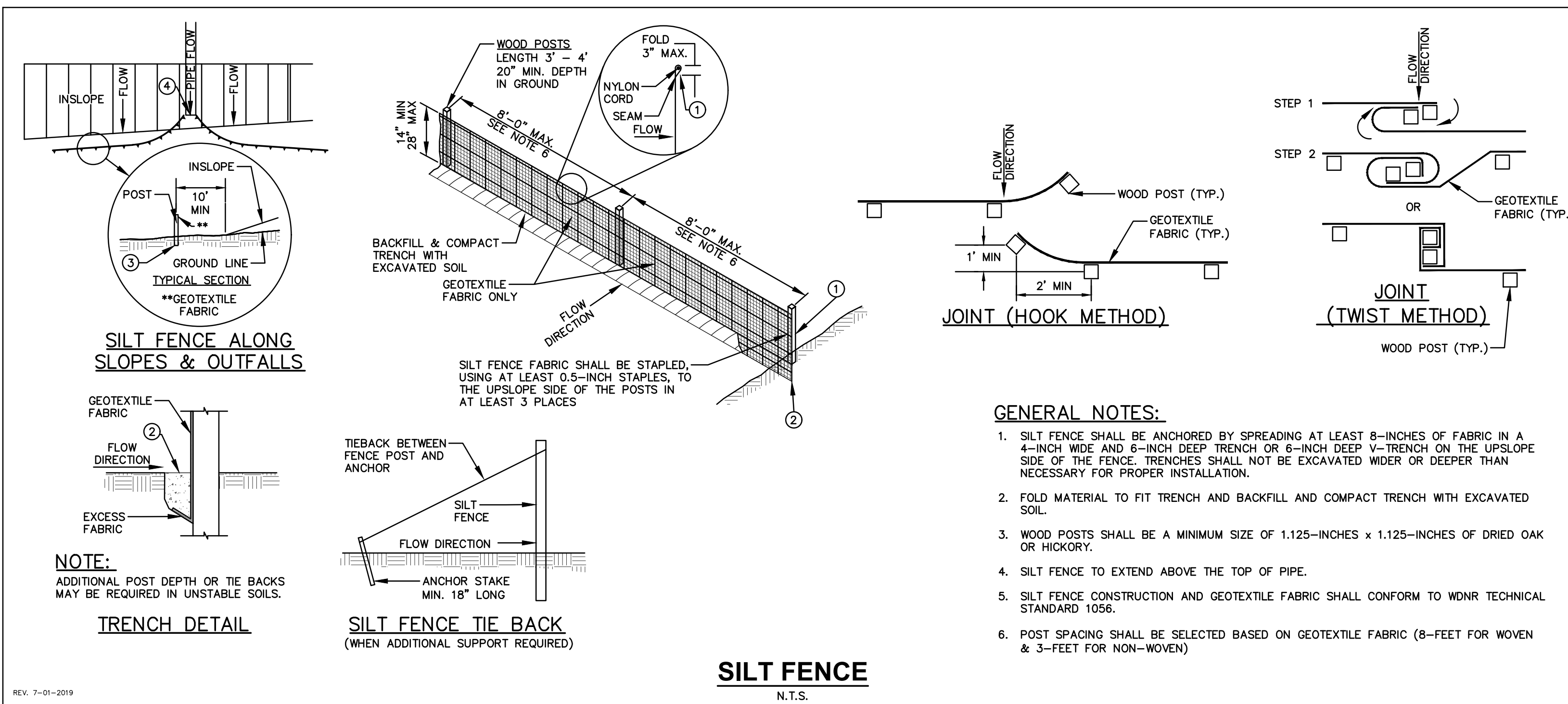
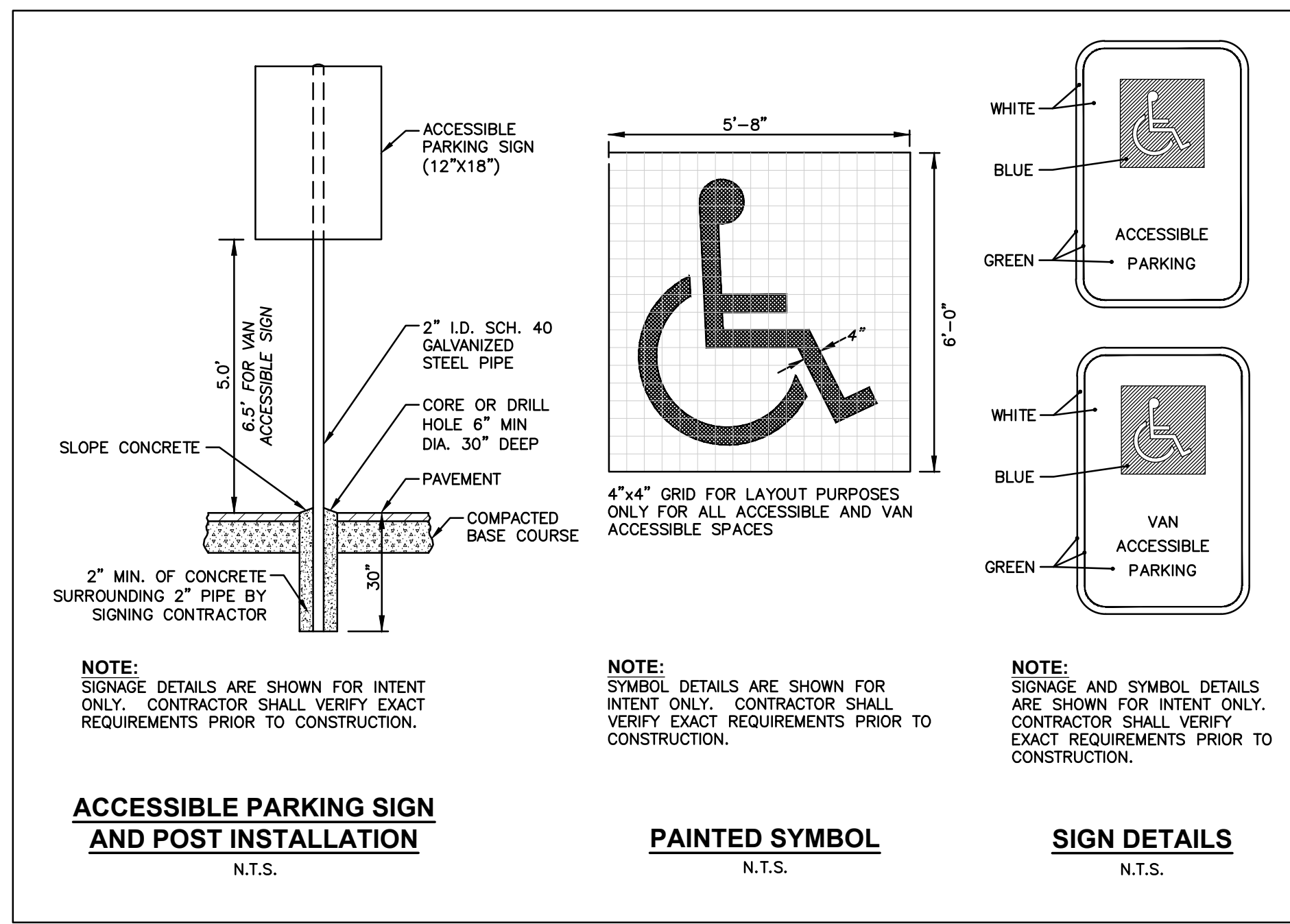
LEGEND

- ⊕ SANITARY SEWER MANHOLE
 - ⊖ STORM MANHOLE
 - ⊕ CLEAN OUT
 - ⊕ CATCH BASIN ROUND
 - ⊕ CATCH BASIN SQUARE
 - ⊕ CURB INLET
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ LIGHT POLE
 - ⊕ MAIL BOX
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ ELECTRICAL MANHOLE
 - ⊕ SIGN
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-
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SITE DETAILS

SHEET TITLE



PROPOSED:

SKY HIGH MARKETING

WAUKESHA CORPORATE CENTER

CITY OF WAUKESHA, WI

REVISION #1: CITY SPAR COMMENTS, 2023-03-31

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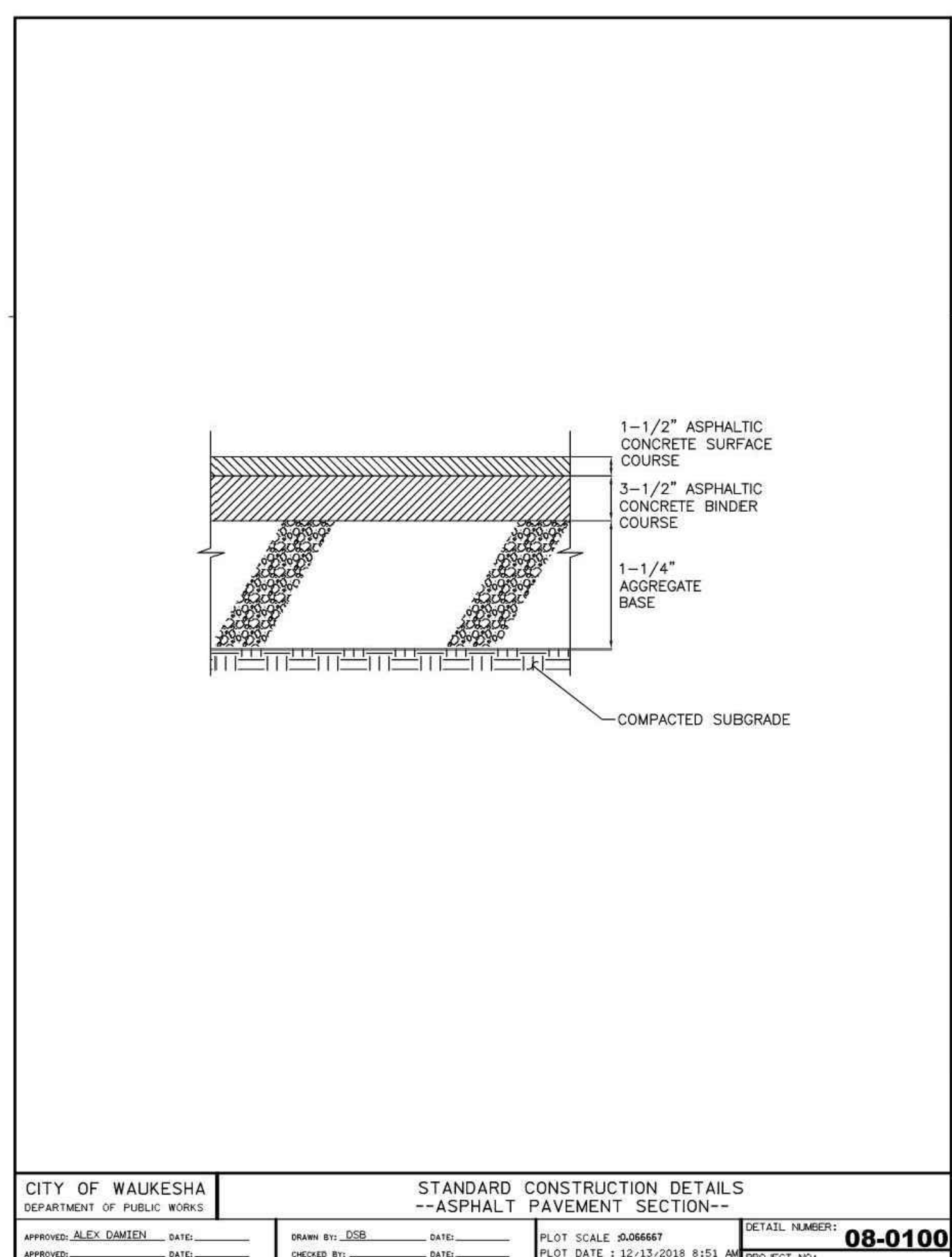
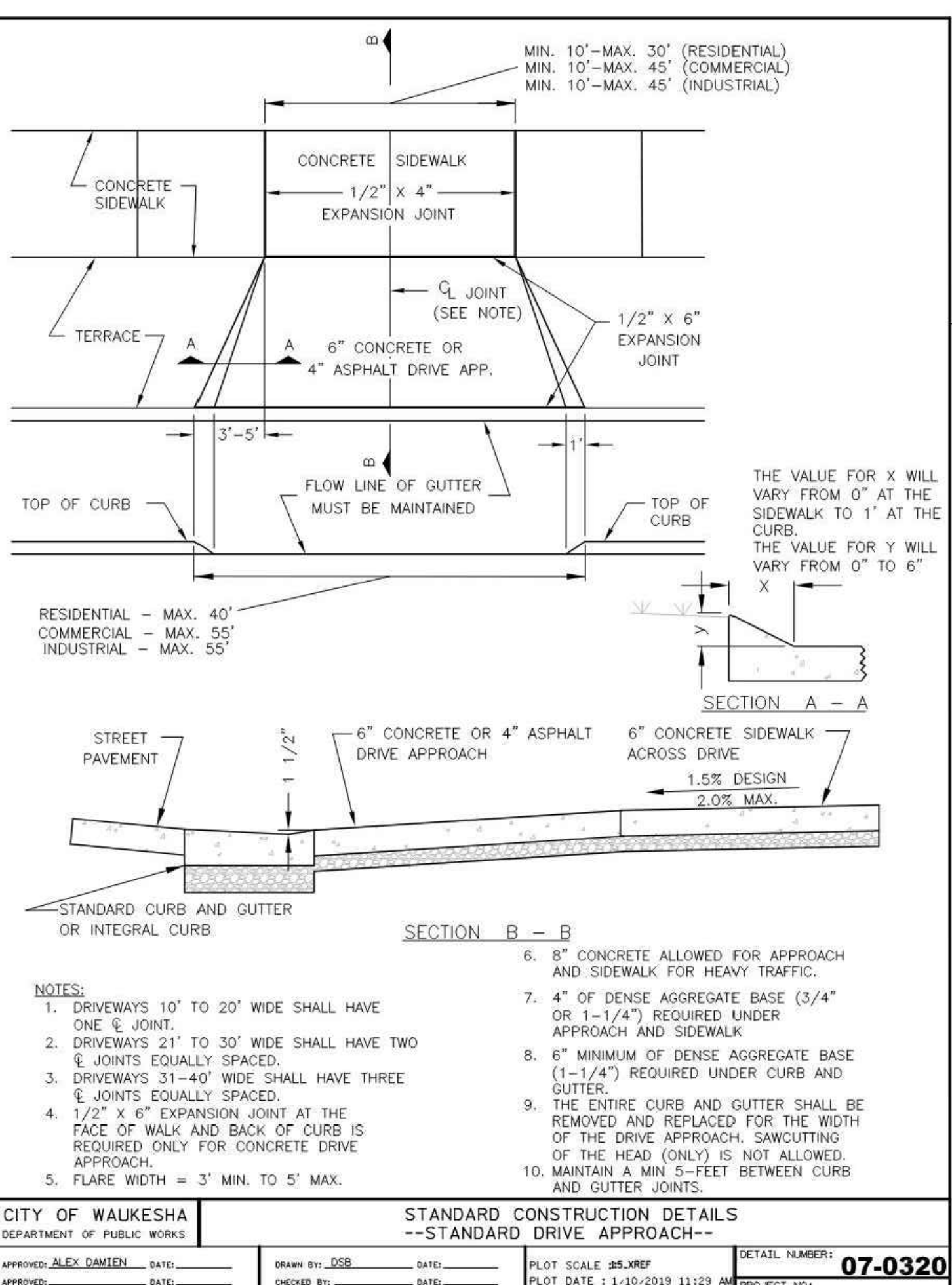
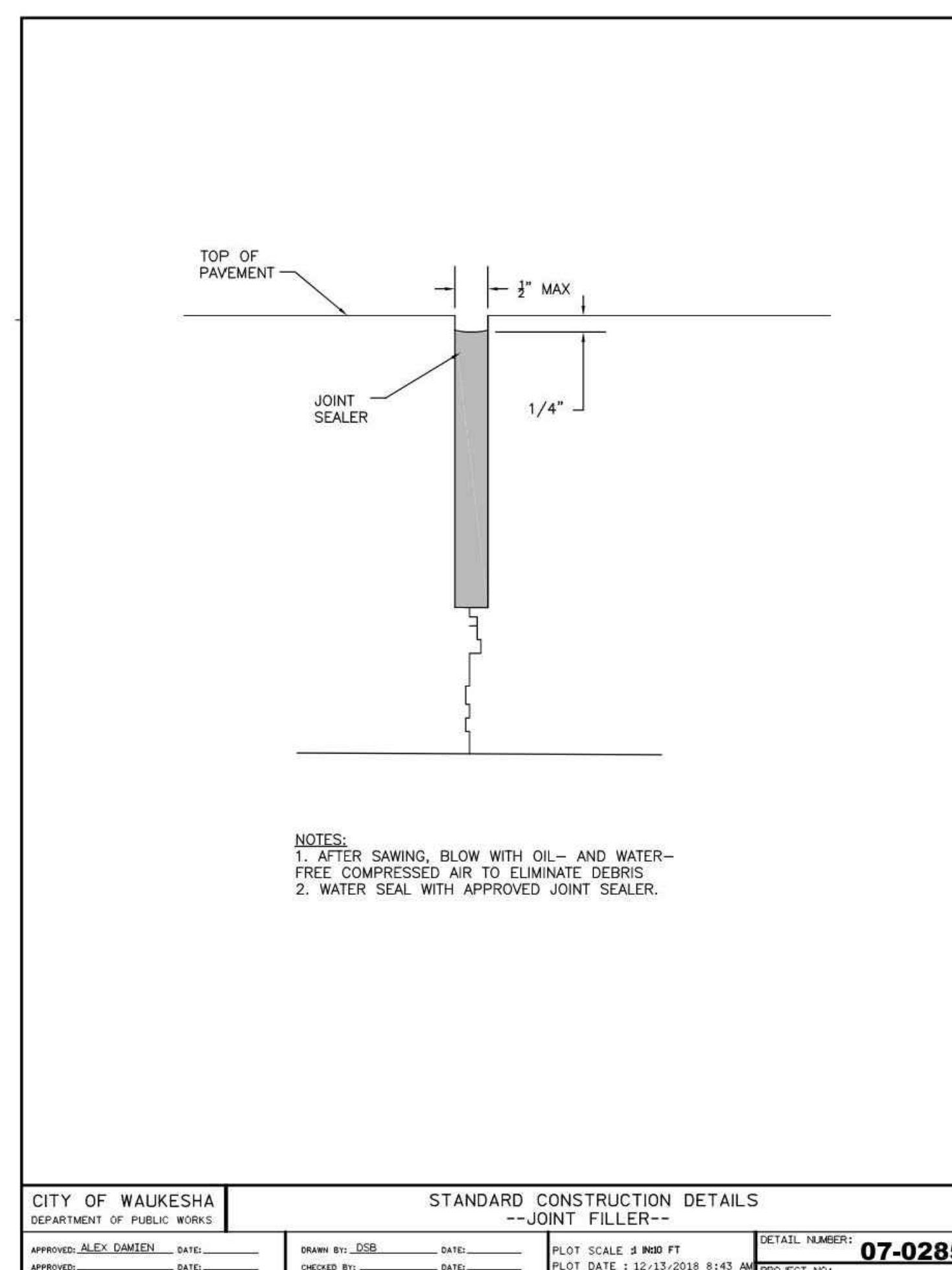
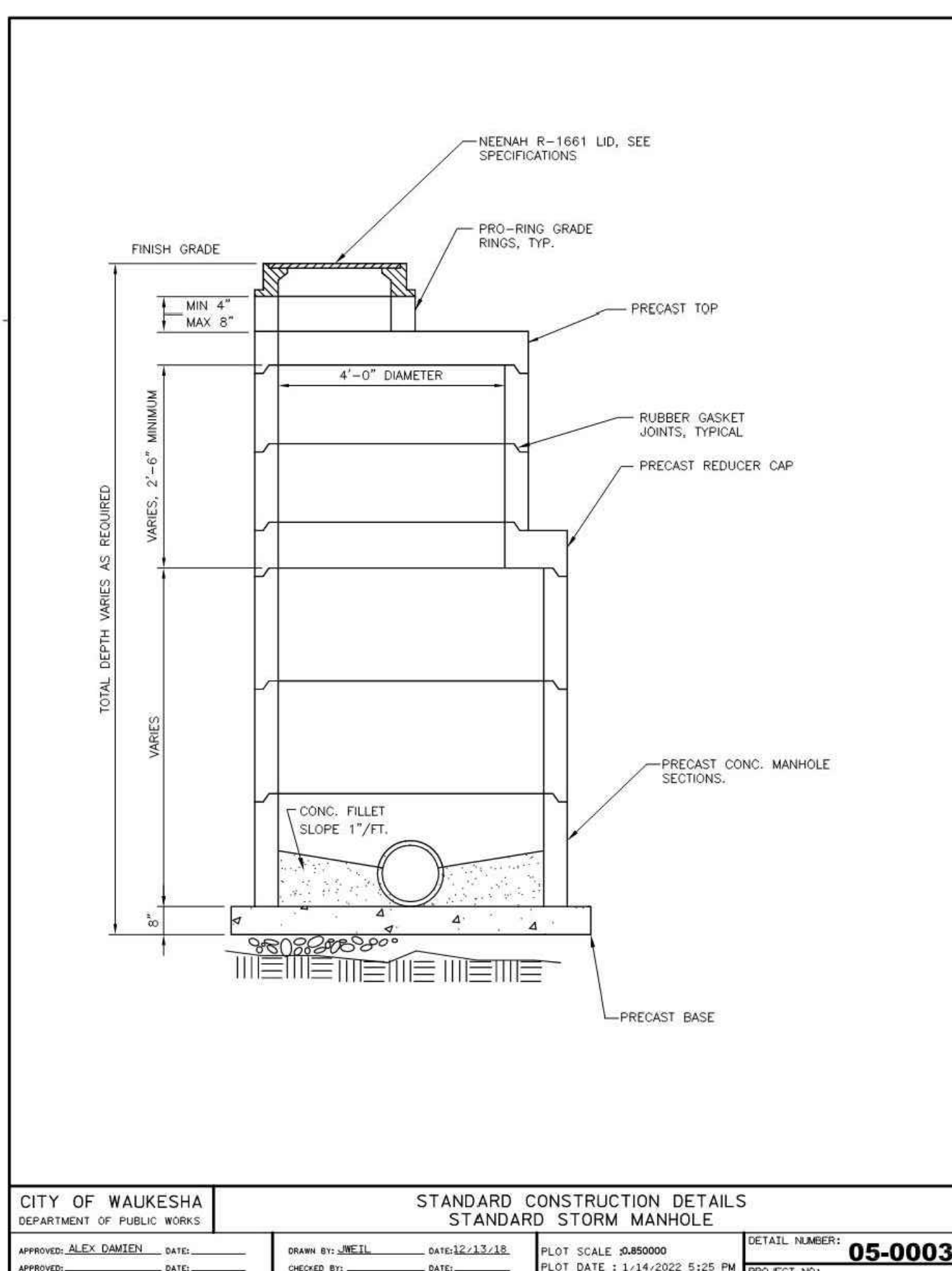
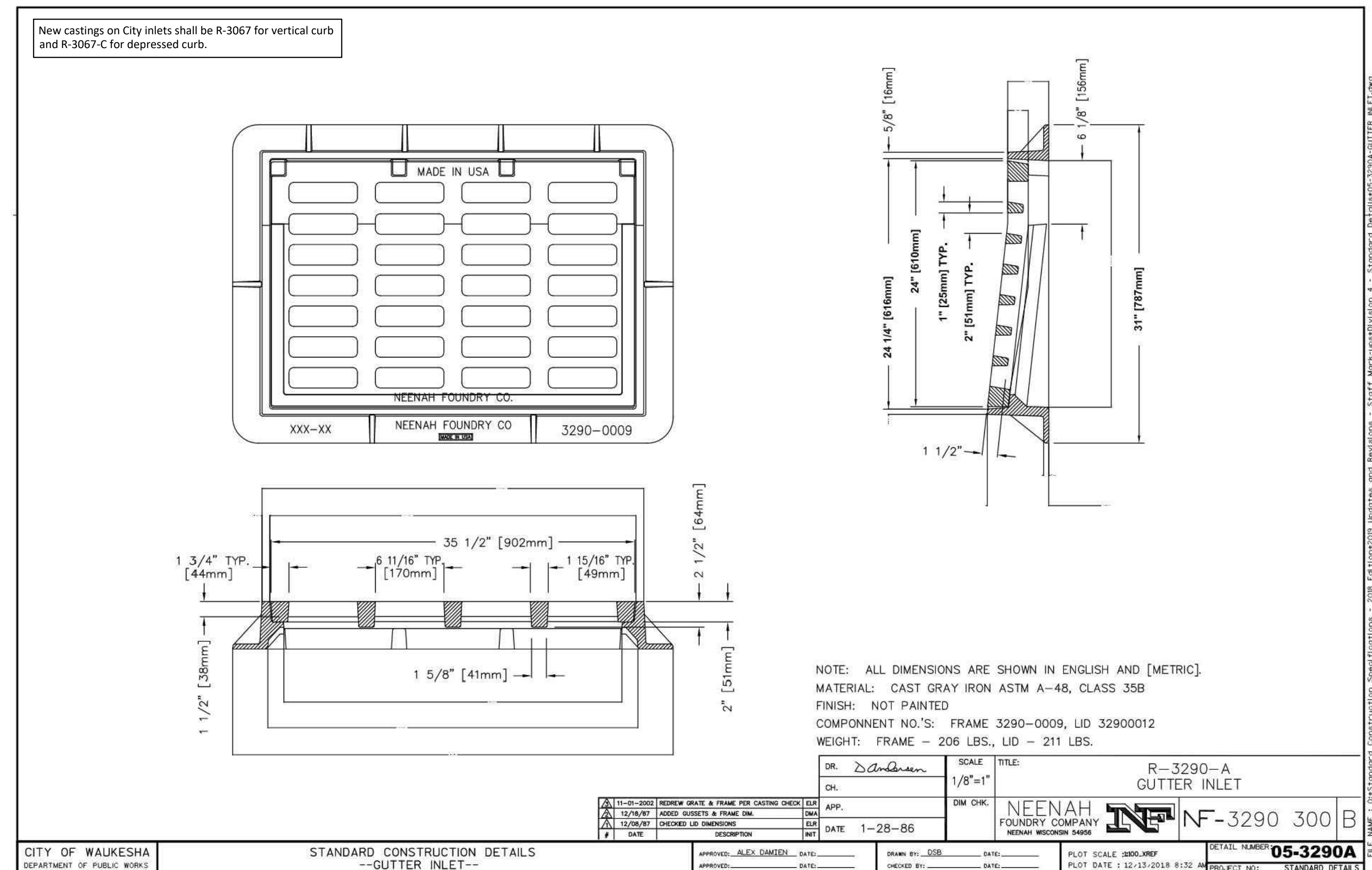
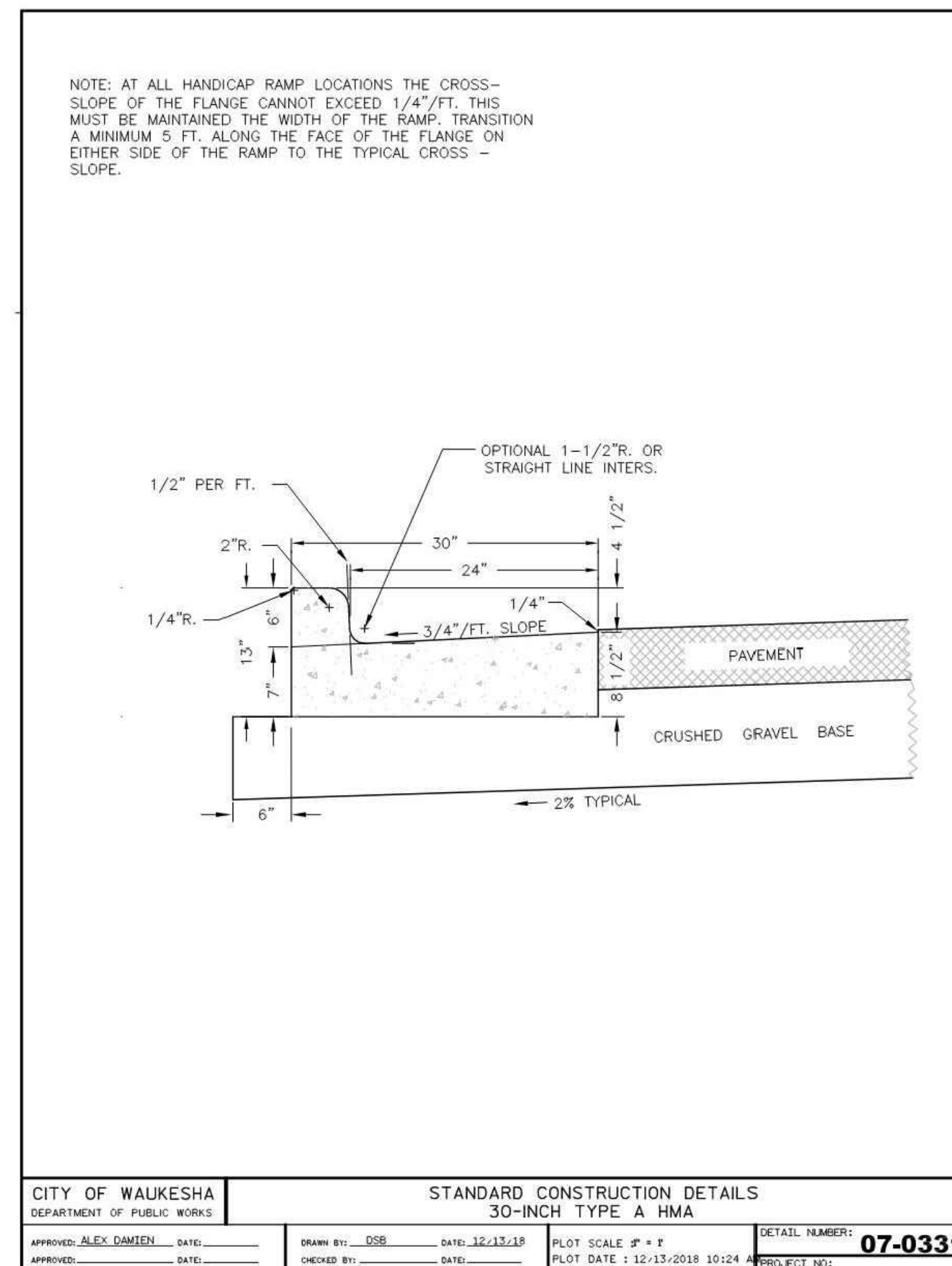
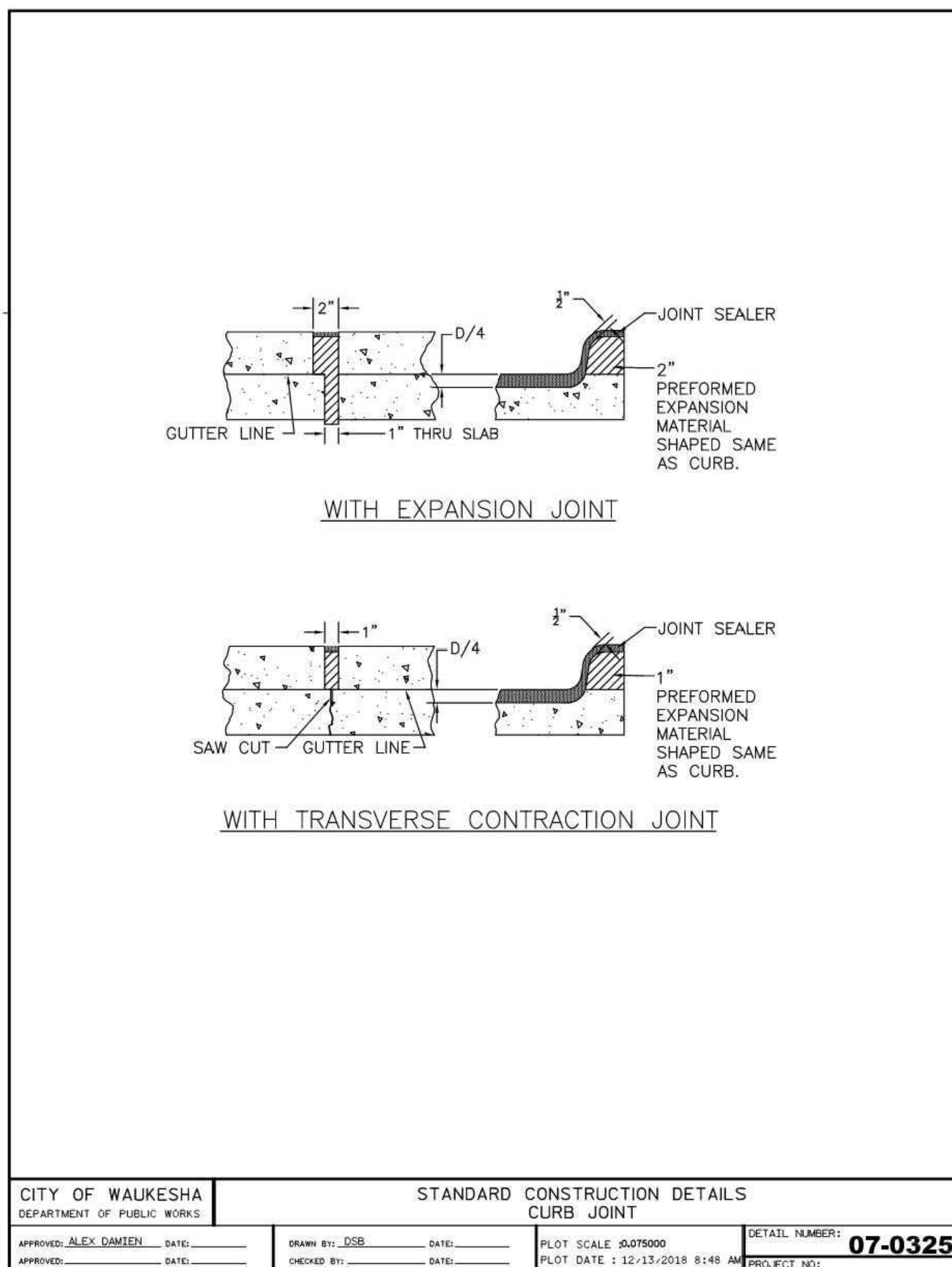
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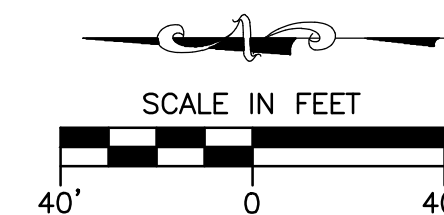
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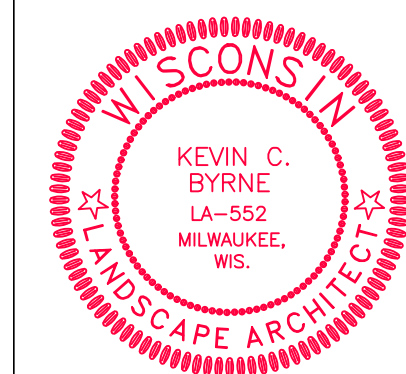
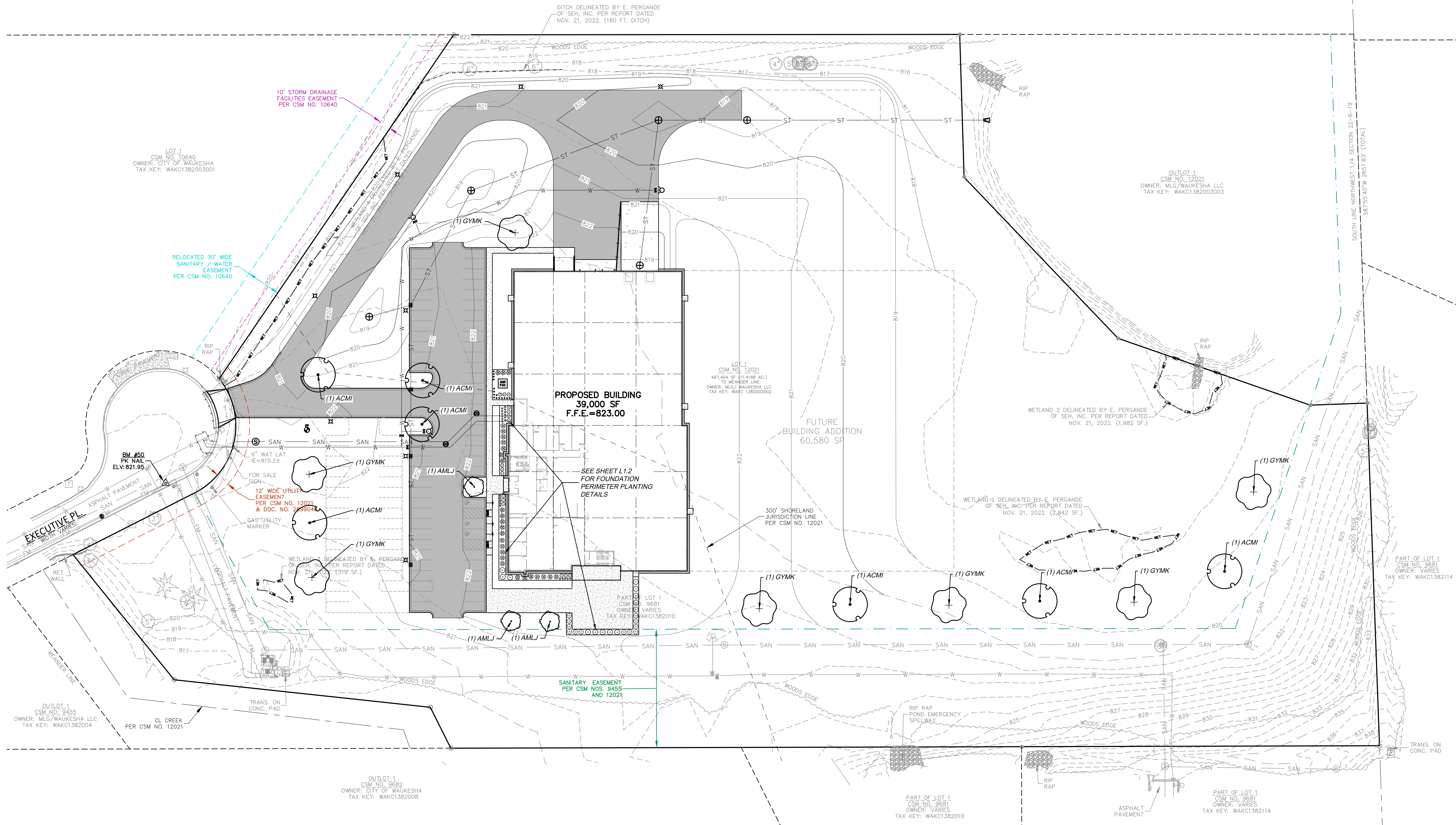


OVERALL LANDSCAPE PLAN

- LEGEND**
- ⊕ SANITARY SEWER MANHOLE
 - ⊖ STORM MANHOLE
 - ⊕ CATCH BASIN ROUND
 - ⊕ CATCH BASIN SQUARE
 - ⊕ CURB INLET
 - ⊕ FIRE HYDRANT
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 - ⊕ GAS VALVE
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 - OH — OVERHEAD UTILITY
 - AL — ALUMINUM EDGING
 - DM — DECORATIVE STONE MULCH

SHEET INDEX

L1.0	OVERALL LANDSCAPE PLAN
L1.1	COLORS LANDSCAPE EXHIBIT
L1.2	DETAILED LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS



PROPOSED:
SKY HIGH MARKETING
WAUKESHA CORPORATE CENTER
CITY OF WAUKESHA, WI

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AMLJ	Amenlanchier laevis 'JFS-Arb' Spring Flurry® Allegheny Serviceberry	B & B	1.5' Cal	3
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACMI	Acer miyabei 'Morton' State Street™ Miyabe Maple	B & B	2.5' Cal	7
	GYMK	Gymnocladia dioica 'McKBranchel' Decad® Kentucky Coffeetree	B & B	2.5' Cal	7
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	COSE	Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood	#5	Min. 24" tall	13
	HYPAL	Hydrangea paniculata 'Little Quick Fire' Little Quick Fire Hydrangea	#5	Min. 24"-36"	14
	HYKA	Hypericum kalmianum St. Johnswort	#3	Min. 18" Tall/Wide	12
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BUGV	Buxus x 'Green Velvet' Green Velvet Boxwood	#3	Min. 12"-24"	16
	PPGG	Picea pungens 'Glaucia Globosa' Blue Globe Colorado Spruce	#5	Min. 24"-36"	13
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ALSU	Allium x 'Summer Beauty' Summer Beauty Allium	#1	Min. 8"-18"	22
	SPHE	Sporobolus heterolepis 'Tara' Prairie Dropseed	#1	Min. 8"-18"	15

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - 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.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

- CONTRACTOR NOTES**
- ALL PLANTING AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED. (SEE SHEET L2.0 MATERIAL NOTES)
 - ALL DISTURBED AREAS TO RECEIVE SEED, FERTILIZER AND MULCH UNLESS OTHERWISE SPECIFIED. (SEE SHEET L2.0 SEEDING NOTES)

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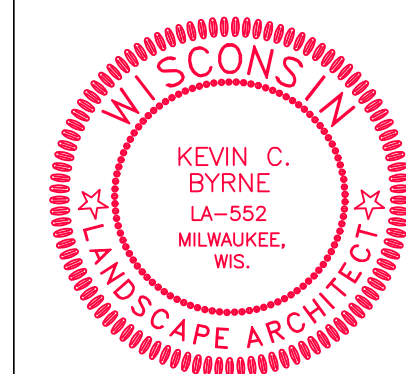
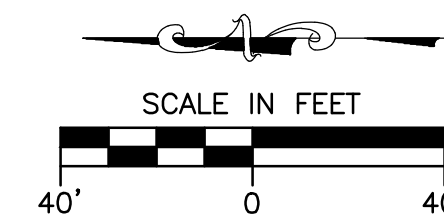
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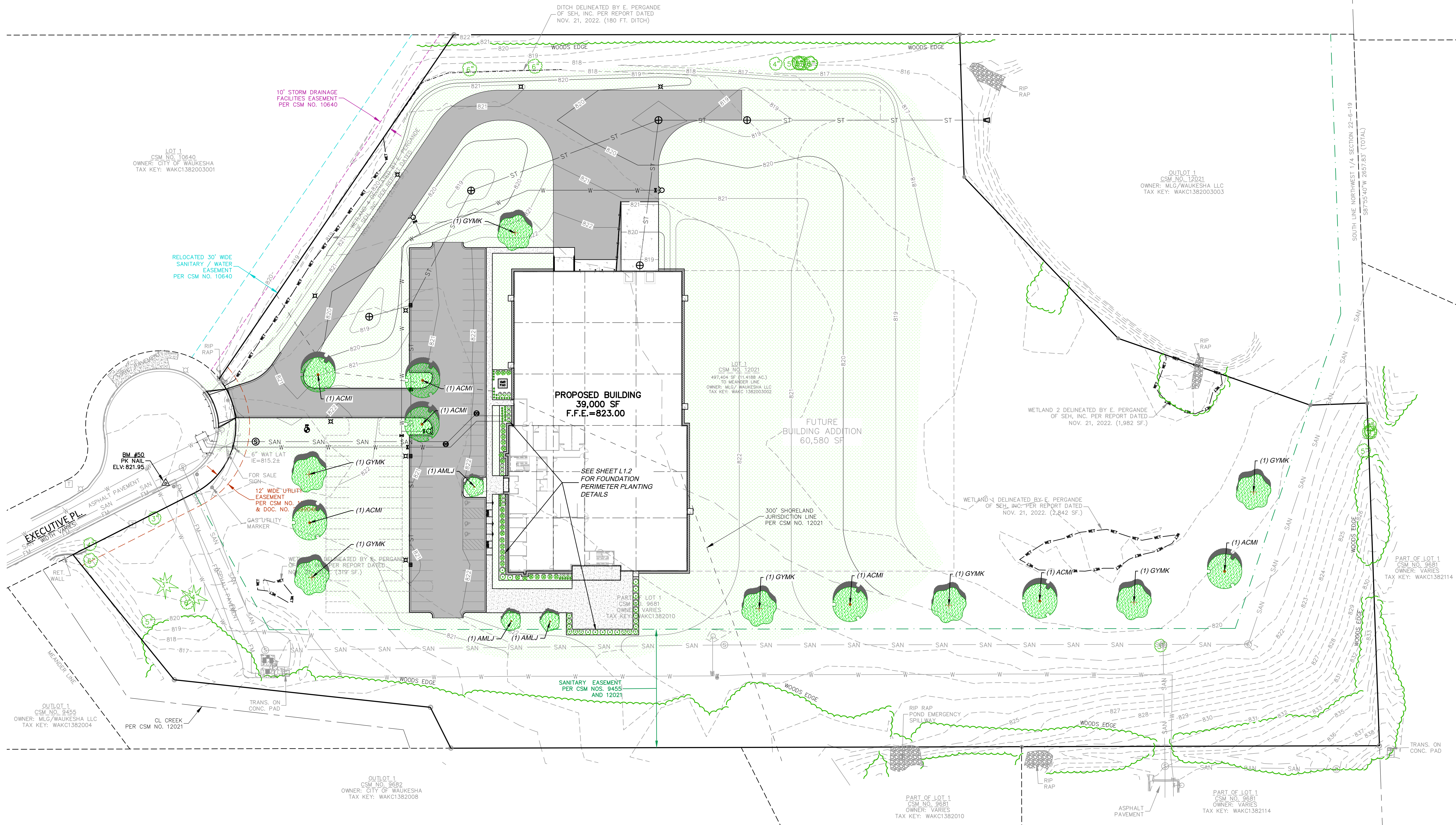
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SHEET:	L1.1

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LEGEND

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 - ⊖ STORM MANHOLE
 - ⊕ CATCH BASIN ROUND
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PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
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OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACMI	<i>Acer miyabei</i> 'Morton' State Street™ Miyabe Maple	B & B	2.5' Cal	7
	GYMK	<i>Gymnocladia dioica</i> 'McKBranchel' Decar® Kentucky Coffeetree	B & B	2.5' Cal	7
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	COSE	<i>Cornus sericea</i> 'Farrow' Arctic Fire® Red Twig Dogwood	#5	Min. 24" tall	13
	HYPAL	<i>Hydrangea paniculata</i> 'Little Quick Fire' Little Quick Fire Hydrangea	#5	Min. 24"-36"	14
	HYKA	<i>Hypericum kalmianum</i> St. Johnswort	#3	Min. 18" Tall/Wide	12
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BUGV	<i>Buxus</i> x 'Green Velvet' Green Velvet Boxwood	#3	Min. 12"-24"	16
	PPGG	<i>Picea pungens</i> 'Glaucia Globosa' Blue Globe Colorado Spruce	#5	Min. 24"-36"	13
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
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	SPHE	<i>Sporobolus heterolepis</i> 'Tara' Prairie Dropseed	#1	Min. 8"-18"	15

GENERAL NOTES

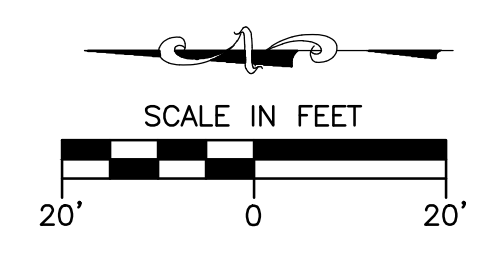
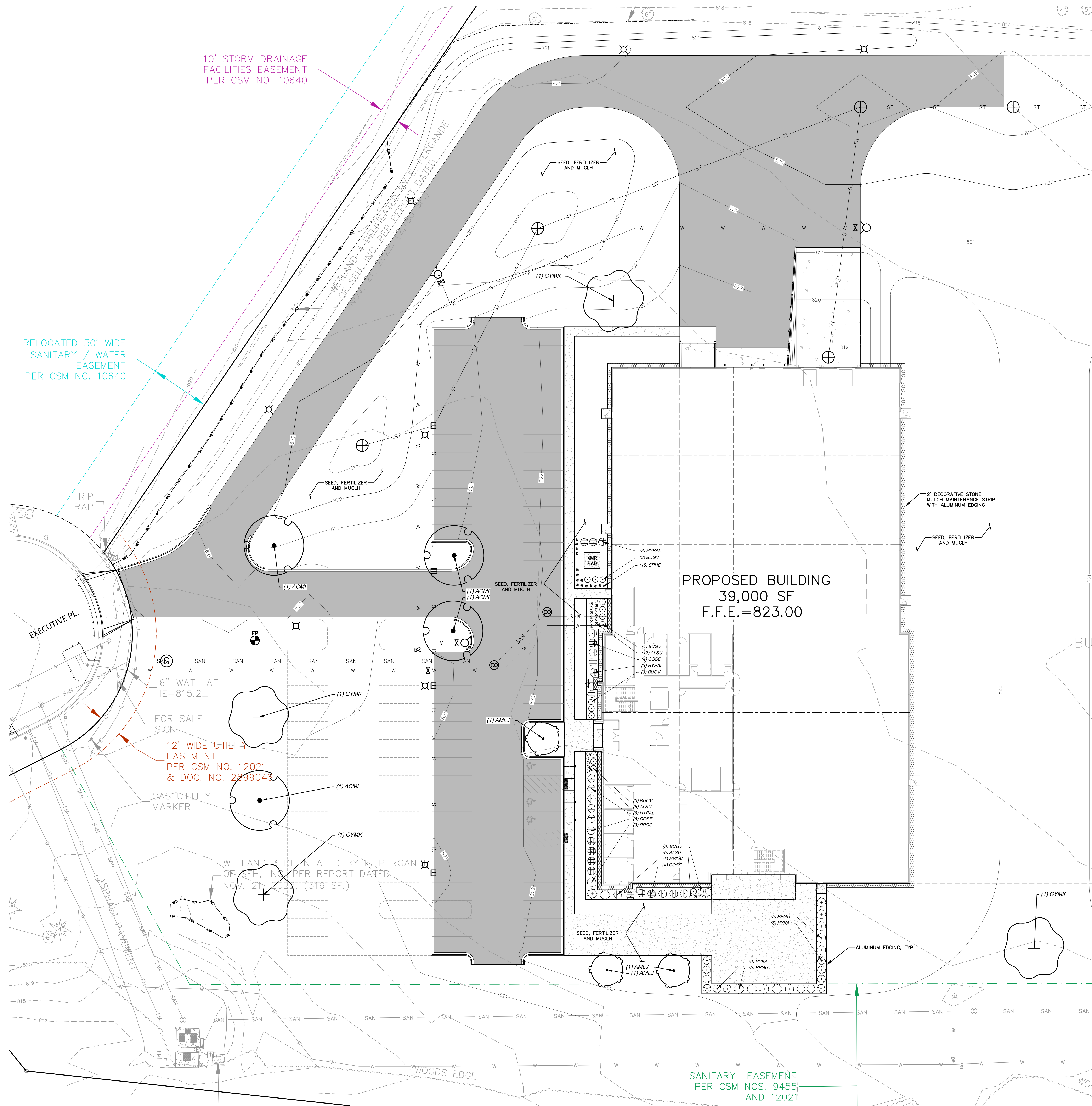
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

CONTRACTOR NOTES

- ALL PLANTING AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED. (SEE SHEET L2.0 MATERIAL NOTES)
- ALL DISTURBED AREAS TO RECEIVE SEED, FERTILIZER AND MULCH UNLESS OTHERWISE SPECIFIED. (SEE SHEET L2.0 SEEDING NOTES)

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7919
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JSD
MILWAUKEE REGIONAL OFFICE
W228 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.619.0666
JSD PROJ. NO. 22-11624
JSD PROJ. MGR. RWI

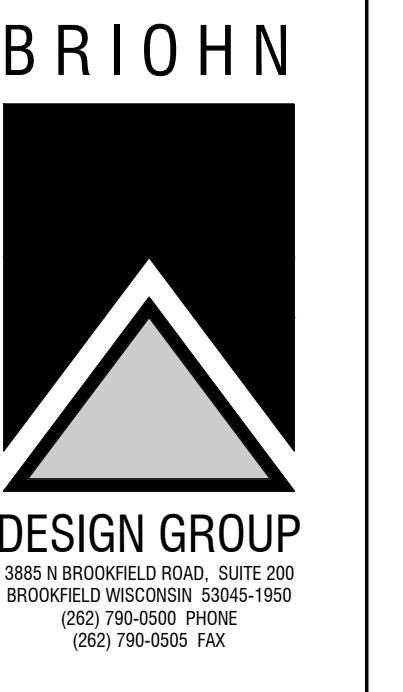


LEGEND

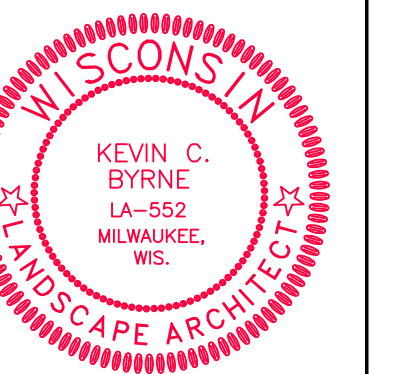
- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM MANHOLE
- ⊖ CLEAN OUT
- ⊕ CATCH BASIN ROUND
- ⊕ CATCH BASIN SQUARE
- ⊕ CURB INLET
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ LIGHT POLE
- ⊕ MAIL BOX
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRICAL MANHOLE
- ⊕ SIGN
- ⊕ POWER POLE
- ⊕ GUY WIRE
- SAN — SANITARY SEWER
- W — WATER MAIN
- ST — STORM SEWER
- G — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- FIB — UNDERGROUND FIBER OPTICS
- OH — OVERHEAD UTILITY
- AL — ALUMINUM EDGING
- DM — DECORATIVE STONE MULCH

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AMLJ	<i>Amelanchier laevis</i> 'JFS-Arb' Spring Flurry®/Allegheny Serviceberry	B & B	1.5' Cal	3
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACMI	<i>Acer miyabei</i> 'Morton' State Street™ Miyabe Maple	B & B	2.5' Cal	7
	GYMK	<i>Gymnocladus dioica</i> 'McKBranded' Decal® Kentucky Coffeetree	B & B	2.5' Cal	7
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	COSE	<i>Cornus sericea</i> 'Farrow' Arctic Fire® Red Twig Dogwood	#5	Min. 24" tall	13
	HYPAL	<i>Hydrangea paniculata</i> 'Little Quick Fire' Little Quick Fire Hydrangea	#5	Min. 24"-36"	14
	HYKA	<i>Hypericum kalmianum</i> St. Johnswort	#3	Min. 18" Tall/Wide	12
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BUGV	<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood	#3	Min. 12"-24"	16
	PPGG	<i>Picea pungens</i> 'Glauca Globosa' Blue Globe Colorado Spruce	#5	Min. 24"-36"	13
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ALSU	<i>Allium x 'Summer Beauty'</i> Summer Beauty Allium	#1	Min. 8"-18"	22
	SPHE	<i>Sporobolus heterolepis</i> 'Tara' Prairie Dropseed	#1	Min. 8"-18"	15



DETAILED LANDSCAPE PLAN



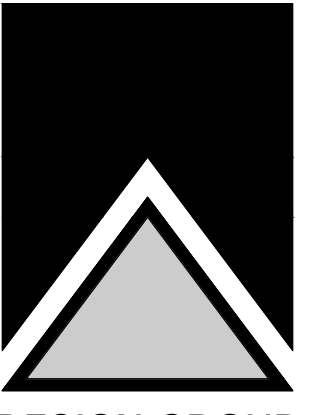
**PROPOSED:
SKY HIGH MARKETING
WAUKESHA CORPORATE CENTER
CITY OF WAUKESHA, WI**

REVISION #1: CITY SPAR COMMENTS 2022-03-31

JOB:	3437
DRAWN:	MA
CHECKED:	KCB
DATE:	02-20-2023
SHEET:	L1.2



DRAFT - NOT FOR CONSTRUCTION



DESIGN GROUP
3800 N. WISCONSIN ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1950
(262) 780-0000 PHONE
(262) 780-0005 FAX

LANDSCAPE NOTES & DETAILS

SHEET TITLE



PROPOSED:
SKY HIGH MARKETING
WAUKESHA CORPORATE CENTER
CITY OF WAUKESHA, WI

REVISION #1: CITY SPAR COMMENTS, 2023-03-31

JOB: 3437
DRAWN: MA
CHECKED: KCB
DATE: 02-20-2023
SHEET:

L2.0

DRAFT - NOT FOR CONSTRUCTION

GENERAL NOTES

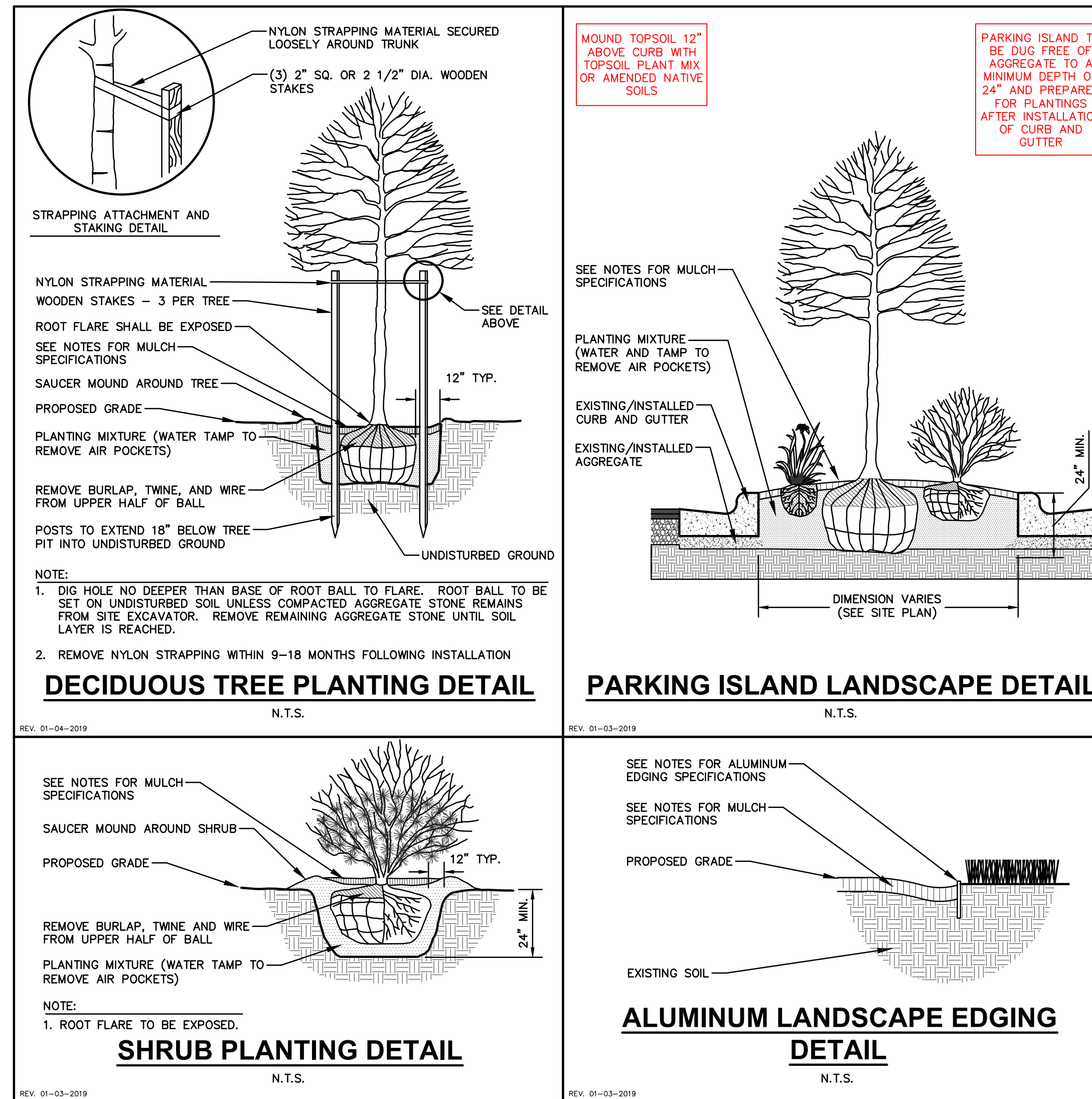
- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES 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. 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 SHALL COORDINATE ALL THE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK AND Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, AND A500. PRUNE TREES IN ACCORDANCE WITH IWA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 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 ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES, QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRABLE 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.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC, NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC, NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 6" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL 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.

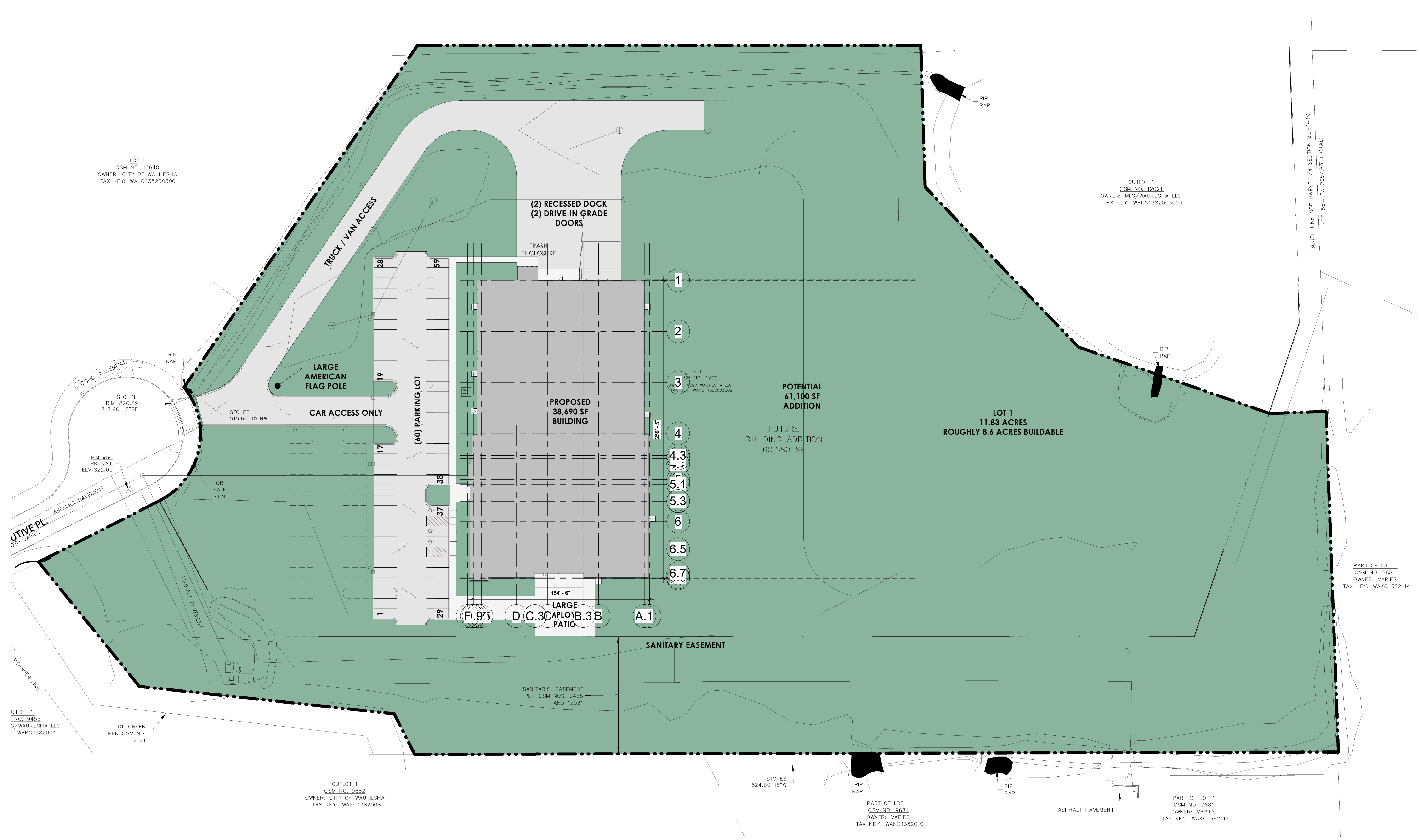
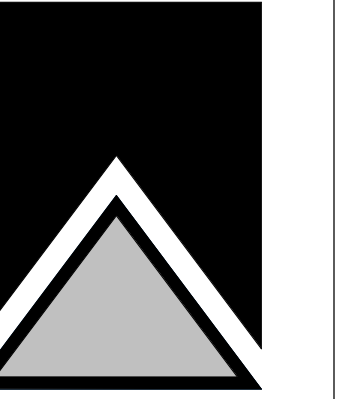


CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AND/OR SOODED LAWN AREAS. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

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W228 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
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JSD PROJ. NO.: 22-11624
JSD PROJ. MGR.: RWI



LOT 1
CSM NO. 10640
OWNER: CITY OF WAUKESHA
TAX KEY: WAKC13R2003001

OUTLOT 1
CSM NO. 12021
OWNER: M/G/WAUKESHA LLC
TAX KEY: WAKC13R2003003

SOUTH LINE NORTHWEST 1/4 SECTION 22-6-19
S87°35'40" W 2637.83' (TOTAL)

POTENTIAL
61,100 SF
ADDITION
FUTURE
BUILDING ADDITION
60,580 SF

LOT 1
11.83 ACRES
ROUGHLY 8.6 ACRES BUILDABLE

PART OF LOT 1
CSM NO. 9681
OWNER: VARIES
TAX KEY: WAKC13R2114

UTLOT 1
NO. 9455
G/WAUKESHA LLC
TAX KEY: WAKC13R2004

OUTLOT 1
CSM NO. 9682
OWNER: CITY OF WAUKESHA
TAX KEY: WAKC13R2008

PART OF LOT 1
CSM NO. 9681
OWNER: VARIES
TAX KEY: WAKC13R2010

PART OF LOT 1
CSM NO. 9681
OWNER: VARIES
TAX KEY: WAKC13R2114

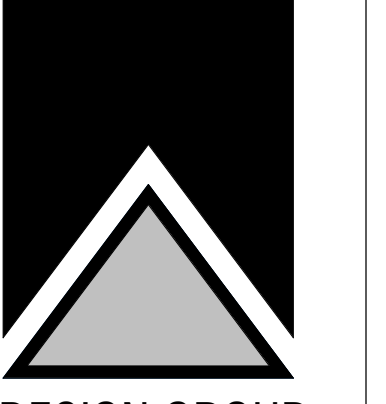
1 SITE PLAN
1" = 40'-0"



APPLICABLE
TO ALL
PLAN VIEWS

Revision	Date

JOB: 3437
DRAWN: CW/CR
CHECKED: KR
DATE: 2023-03-31
SHEET:



FLOOR PLAN LEGEND

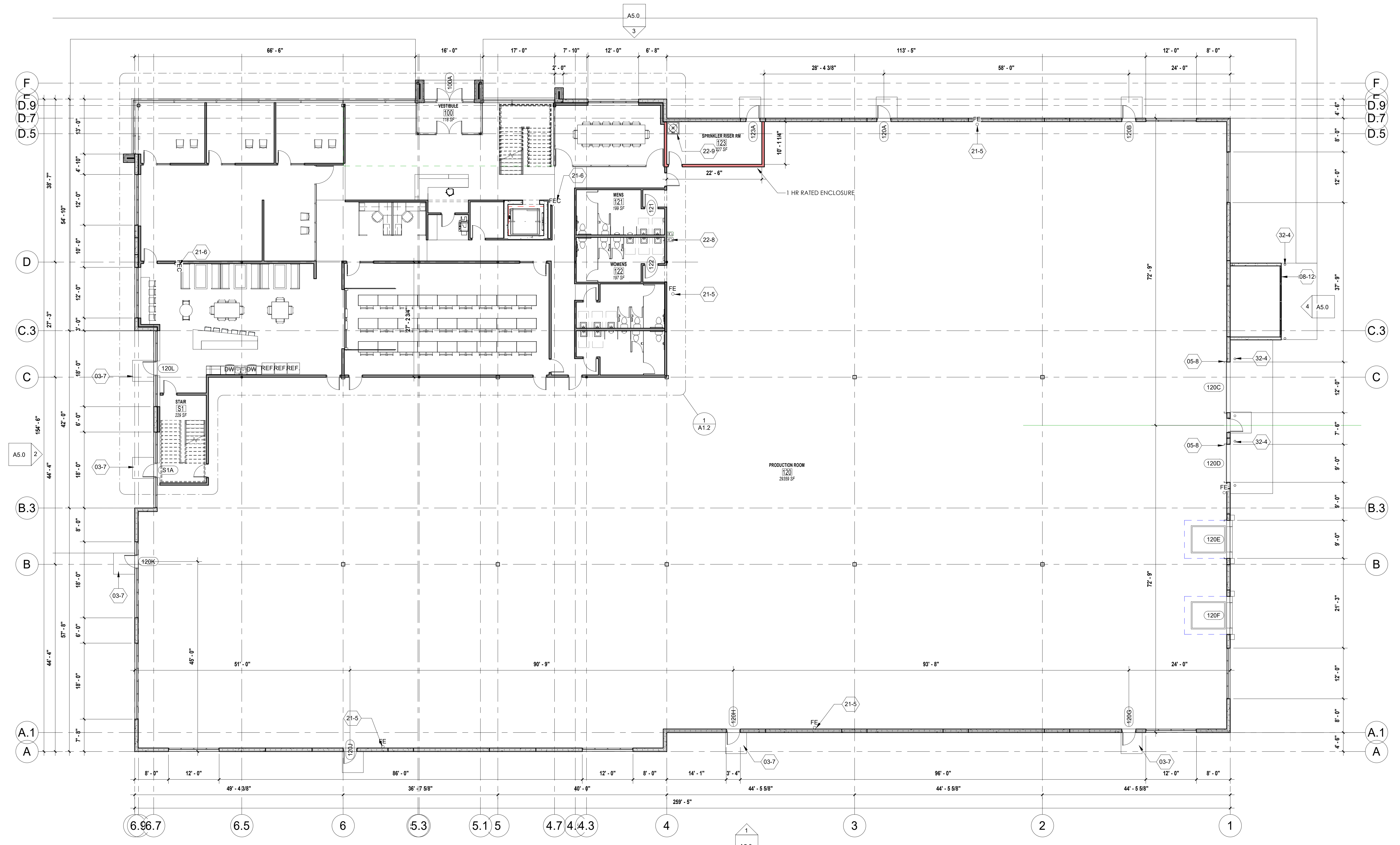
ROOM	ROOM NAME	---	PARTITION TO BE DEMOLISHED
100	ROOM NUMBER	---	
100	DOOR NUMBER	---	
1	PARTITION TYPE	---	DOOR AND FRAME TO BE REMOVED
1	KEYNOTES	---	
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER	---	EXISTING PARTITION TO REMAIN
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER	---	EXISTING DOOR TO REMAIN
+	EXIT LIGHT	---	NEW CONSTRUCTION
+	EXIT LIGHT (DIRECTIONAL)	---	NEW DOOR & FRAME
BL-1	BORROWED LIGHT TAG	---	
TP-1	TOILET ACCESSORY TAG	---	

GENERAL NOTES - NEW FLOOR PLAN

- VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIORN'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
- SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- SEE SHEET A0.1 FOR ADA REQUIREMENTS AND MOUNTING HEIGHTS.
- SEE SHEET A1.2 FOR PARTITION TYPE.
- EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD HELD 1" OFF FACE OF EXTERIOR WALL. CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE.
- FURNITURE AND APPLIANCES PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
- ALL WALLS TO BE PAINTED PROVIDING FRP WAHNSCOT WHERE CALLED FOR.
- EXPOSED STEEL DECK, JOISTS, GIRDERS AND COLUMNS ARE TO BE PRIME GREY.
- LOCKERS AND BENCHES IN LOCKER ROOMS ARE PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.

KEYNOTE LEGEND

- | | |
|-------|--|
| 03-7 | CONCRETE STOOP (SEE CIVIL AND STRUCTURAL DWGS) |
| 03-8 | STEEL 2" BOLLARDS, 4'-0" A.F.F. PAINTED SAFETY YELLOW, EACH SIDE OF OVERHEAD DOOR. |
| 08-12 | TWO EQUAL GALVANIZED STEEL FRAMED SWING GATES WITH PREFINISHED METAL PANEL. |
| 21-5 | PROVIDE WALL-MOUNTED FIRE EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL. |
| 21-6 | PROVIDE SEMI-RECESSED WALL CABINETS / FIRE EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL. |
| 22-8 | PROVIDE ADA COMPLIANT ELECTRIC WATER COOLER W/BOTTLE FILLER. |
| 22-9 | MOP SINK W/WATER HEATED MOUNTED ABOVE. SEE PLUMBING DRAWINGS. |
| 32-4 | 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED SAFETY YELLOW. |



1 OVERALL FIRST FLOOR PLAN
3/32" = 1'-0"

Revision

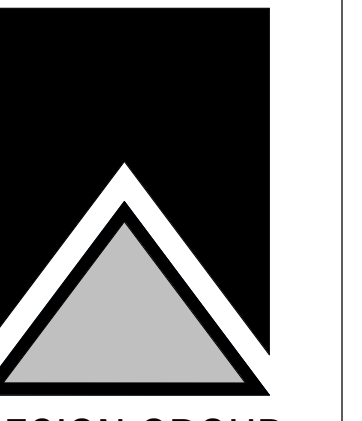
Date

JOB: 3437
DRAWN: CJR
CHECKED: CW/KR
DATE: 2023-03-31
SHEET:



APPLICABLE TO ALL PLAN VIEWS

A1.0



OVERALL SECOND FLOOR
PLAN

NEW BUILDING FOR:
SKY HIGH MARKETING
WAUKESHA CORPORATE CENTER
WAUKESHA, WI

Revision

Date

JOB: 3437
DRAWN: Author
CHECKED: Checker
DATE: 2023-03-31
SHEET:

A1.1

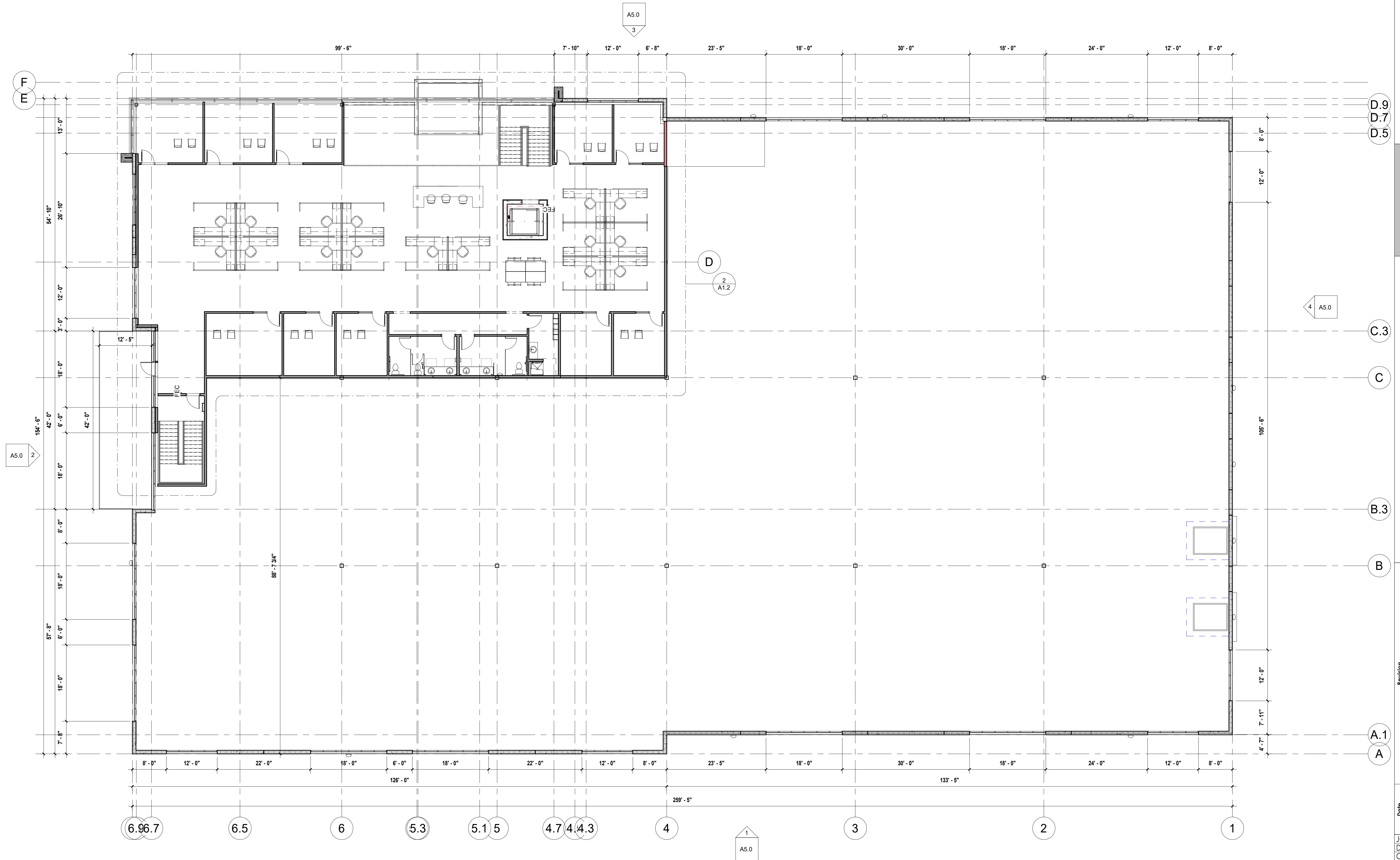
FLOOR PLAN LEGEND

ROOM 100	ROOM NAME	---	PARTITION TO BE DEMOLISHED
100	ROOM NUMBER	- - - -	DOOR AND FRAME TO BE REMOVED
◇	PARTITION TYPE	---	EXISTING PARTITION TO REMAIN
①	KEYNOTES	---	EXISTING DOOR TO REMAIN
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER	---	NEW CONSTRUCTION
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER	---	NEW DOOR & FRAME
⊕	EXIT LIGHT	---	
⊕	EXIT LIGHT (DIRECTIONAL)	---	
BL	BORROWED LIGHT TAG	---	
TP-1	TOILET ACCESSORY TAG	---	

GENERAL NOTES - NEW FLOOR PLAN

- VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIORN'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
- SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- SEE SHEET A0.1 FOR ADA REQUIREMENTS AND MOUNTING HEIGHTS.
- SEE SHEET A1.2 FOR PARTITION TYPE.
- EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD HELD 1" OFF FACE OF EXTERIOR WALL. CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE.
- FURNITURE AND APPLIANCES PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
- ALL WALLS TO BE PAINTED PROVIDING FRP WAINSCOT WHERE CALLED FOR.
- ALL FLOORS THROUGH OUT ARE TO BE SEALED CONCRETE WITH CAULKED CONTROL JOINTS.
- EXPOSED STEEL DECK, JOISTS, GIRDERS AND COLUMNS ARE TO BE PRIME GREY.
- LOCKERS AND BENCHES IN LOCKER ROOMS ARE PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.

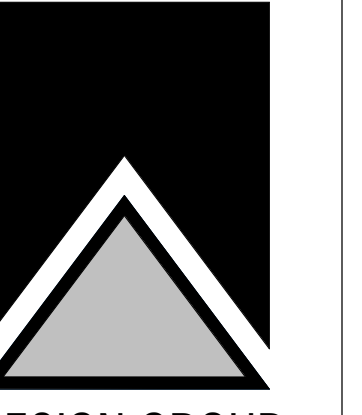
KEYNOTE LEGEND



1 OVERALL SECOND FLOOR PLAN
3/32" = 1'-0"



APPLICABLE TO ALL PLAN VIEWS



ROOF PLAN

SHEET TITLE

NEW BUILDING FOR:
SKY HIGH MARKETING
WAUKESHA CORPORATE CENTER
WAUKESHA, WI

Revision

Date

JOB: 3437
DRAWN: Author
CHECKED: Checker
DATE: 2023-03-31
SHEET:

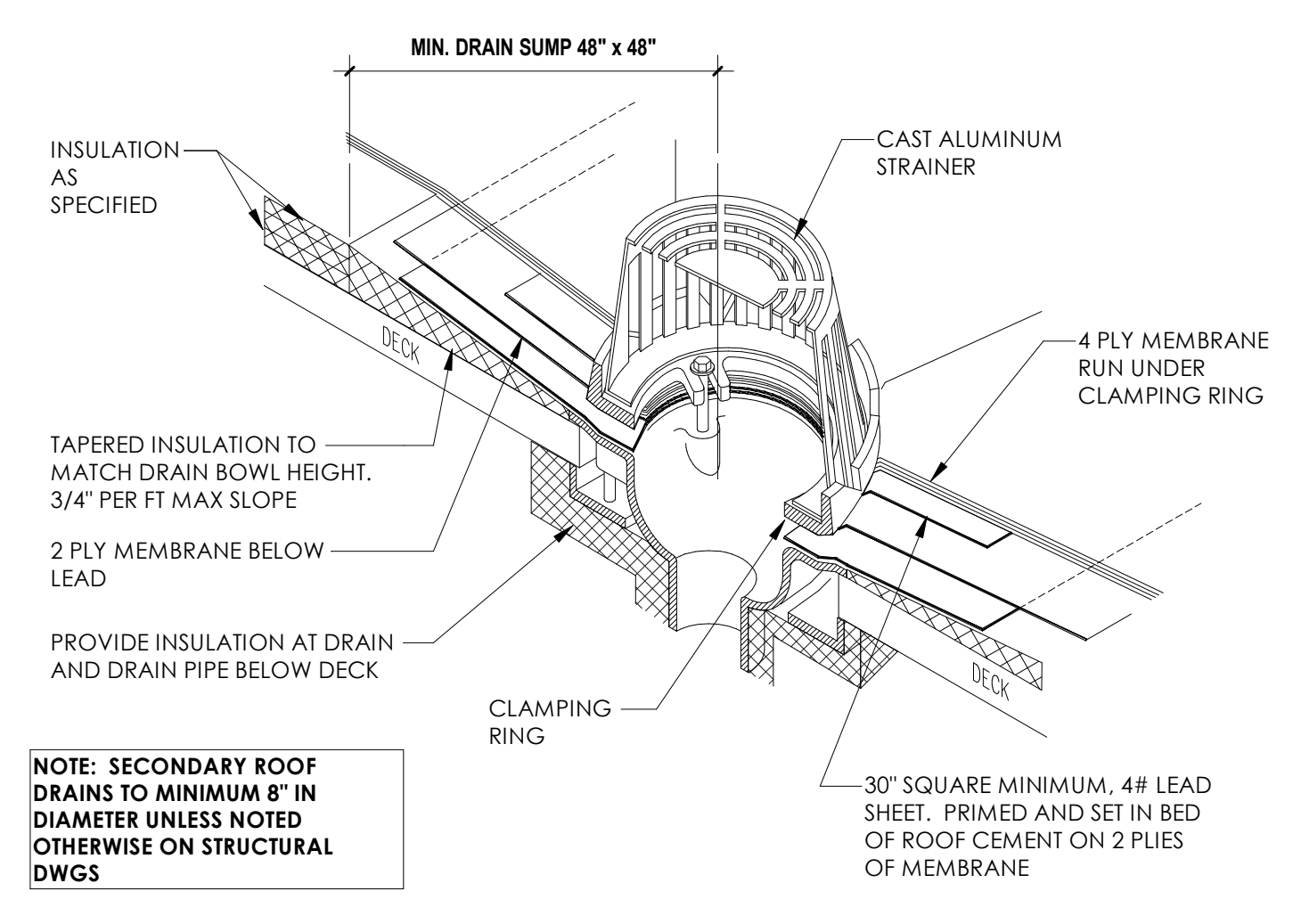
A4.0

GENERAL NOTES - ROOF PLAN

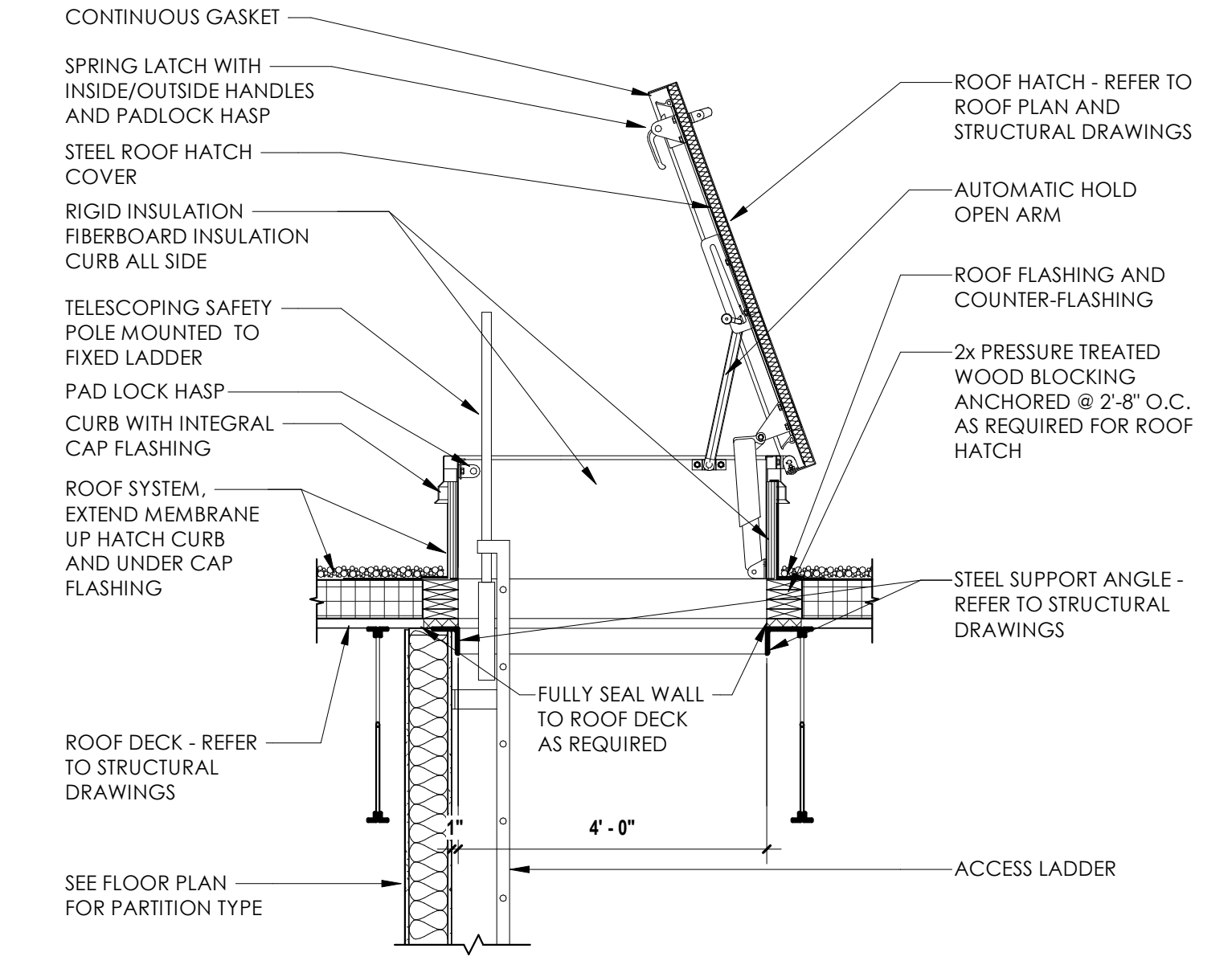
- 1 SEE STRUCTURAL DWGS FOR FURTHER STRUCTURAL INFORMATION.
- 2 COORDINATE ROOF SCREEN SIZE WHERE CALLED FOR WITH MECHANICAL UNITS. SEE STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
- 3 SEE SHEET A4.2 FOR OTHER CANOPY AND TUBE SUN SHADES PLANS.
- 4 PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLAN BY OTHERS FOR LOCATIONS.
- 5 PROVIDE ROOF HATCH NOT LESS THAN 16 S.F. IN AREA AND HAVING A MINIMUM DIMENSION OF 24".
- 6 PROVIDE ALL REQUIRED FLASHING FOR HVAC ROOF TOP EQUIPMENT, INCLUDING ROOF TOP UNITS AND EXHAUST FANS.
- 7 PROVIDE AND INSTALL ALL REQUIRED FLASHING AND BOOTS FOR ROOF TOP AND PARAPET WALL ELECTRICAL PENETRATIONS AND HVAC EQUIPMENT.
- 8 PROVIDE FLASHING FOR PLUMBING VENTS.
- 9 PROVIDE 20 YEAR MANUFACTURERS LABOR AND MATERIAL WARRANTY.

KEYNOTE LEGEND

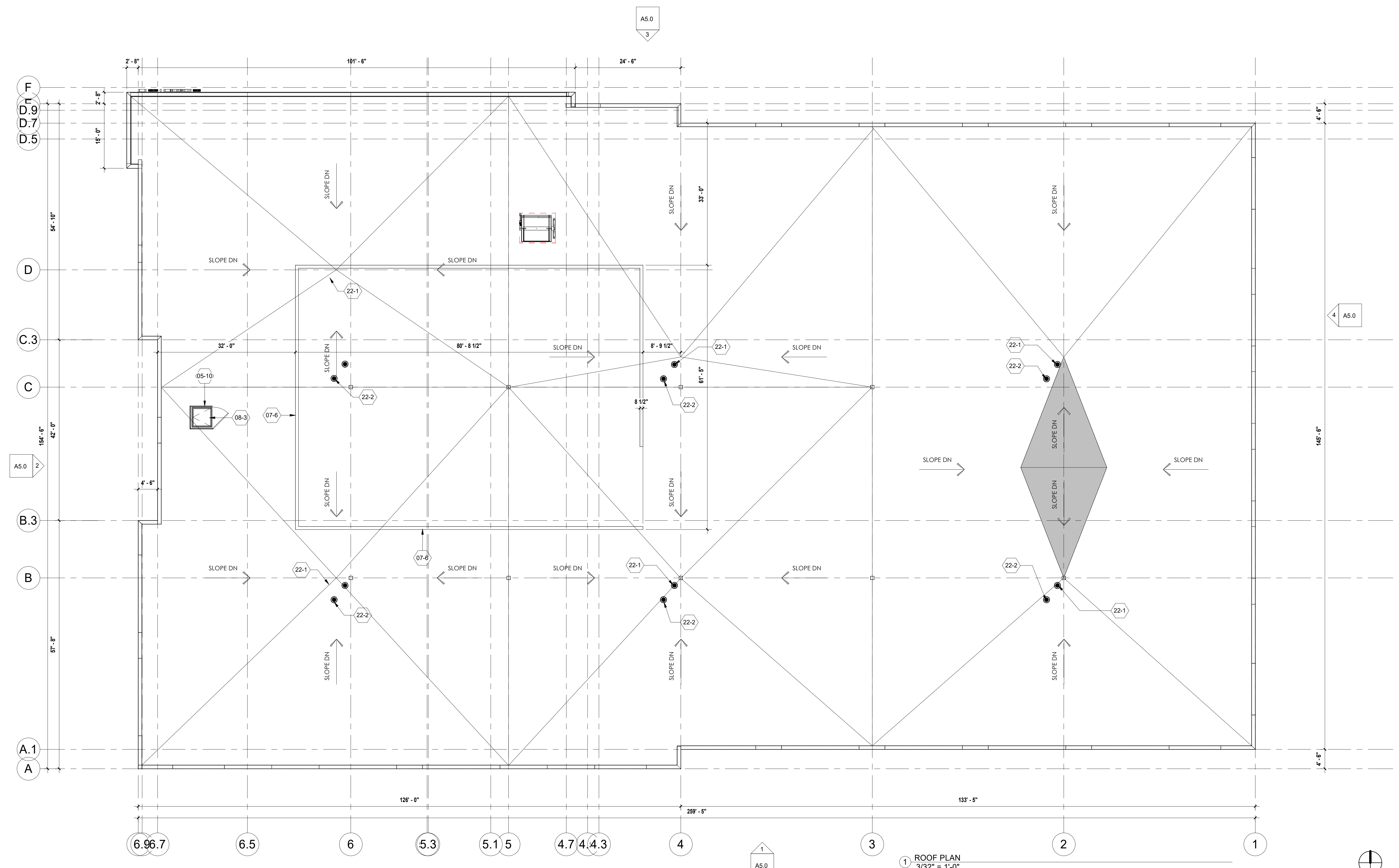
05-10	HATCH GUARD RAIL SYSTEM WITH SWING GATE
07-6	METAL PANEL FINISHED ROOF SCREEN (SEE STRUCTURAL DWGS FOR FRAMING)
08-3	ROOF HATCH; PROVIDE CODE-COMPLIANT HATCH SIZE; FOR USE WITH OSHA-APPROVED STEEL LADDER ACCESS FROM FLOOR BELOW. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED. SEE DETAIL X/A/X.
22-1	PRIMARY ROOF DRAIN
22-2	OVERFLOW ROOF DRAIN-SET 2" HIGHER THAN PRIMARY ROOF DRAIN. EXTERIOR PIPE DISCHARGE THROUGH WALL. DO NOT PLACE PIPE OUTFALL DIRECTLY ABOVE EXTERIOR DOORS OR WINDOWS. COORD. PIPE SIZE WITH PLUMBING CONTRACTOR.



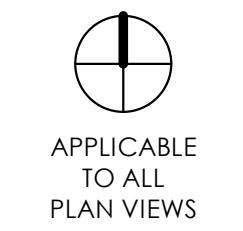
3 ROOF DRAIN DETAIL
1/2" = 1'-0"



2 ROOF HATCH DETAIL
1/2" = 1'-0"



1 ROOF PLAN
3/32" = 1'-0"



APPLICABLE TO ALL PLAN VIEWS

ELEVATION PAINT COLOR KEY:

	PAINT COLOR 1: SHERWIN WILLIAMS - FIELD COLOR
	PAINT COLOR 2: SHERWIN WILLIAMS "SW XXXXXX" - DARK GREY
	PAINT COLOR 3: SHERWIN WILLIAMS "SW XXXX" - LIGHT ACCENT

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 502) PER TABLE 502.2 (1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-25ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-16ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 5% ACTUAL PROVIDE REQUIRED U - FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE. PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE. PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1. PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE. PROPOSED BUILDING COMPLIES.

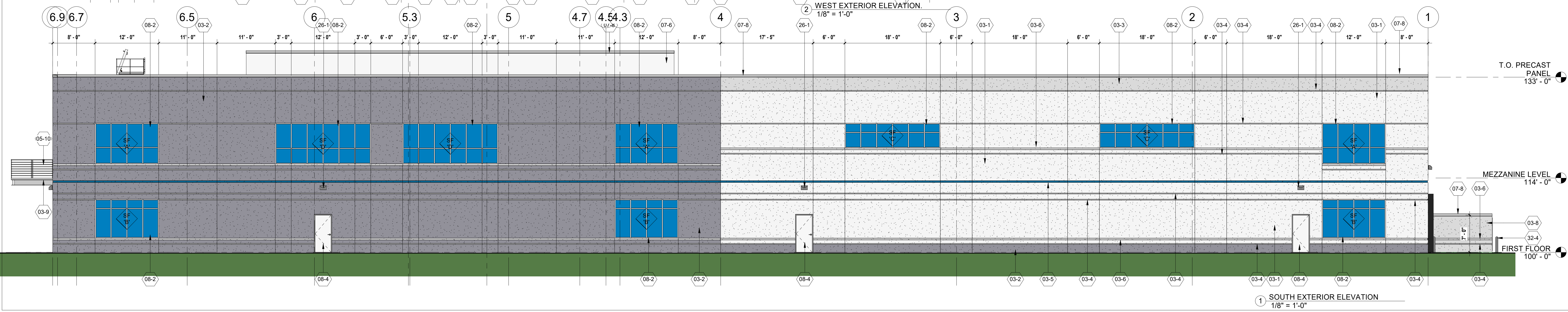
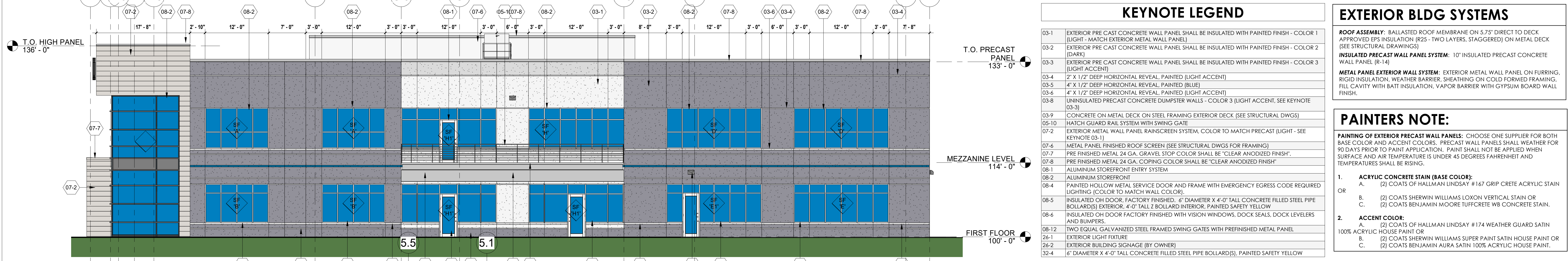
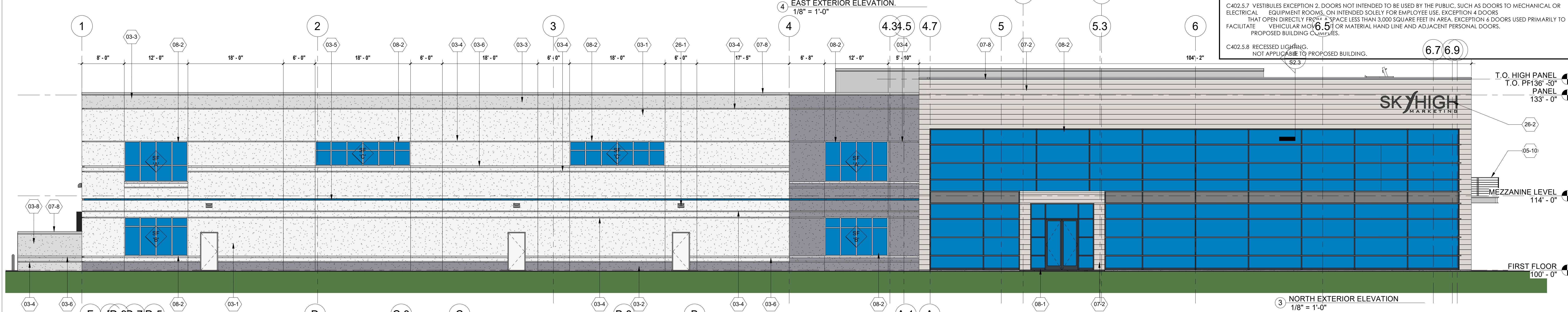
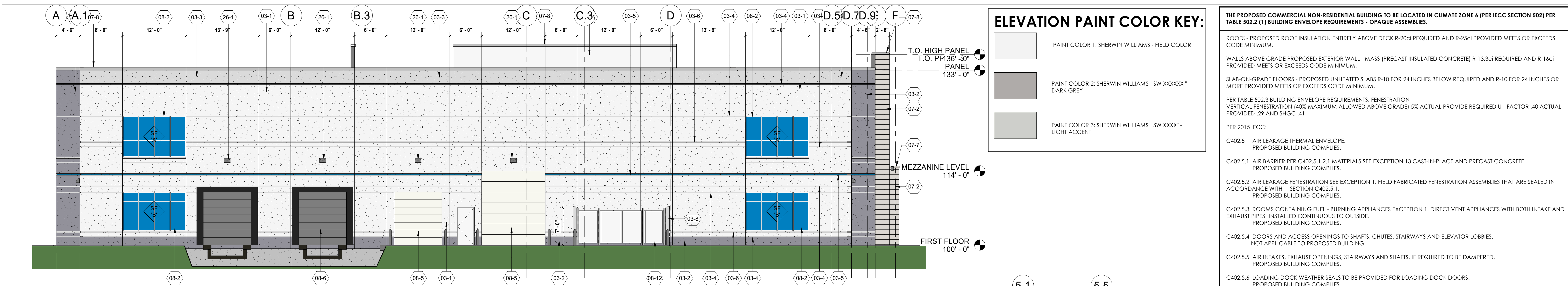
C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES. NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED. PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS. PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, ON INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HAND LINE AND ADJACENT PERSONAL DOORS. PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING. NOT APPLICABLE TO PROPOSED BUILDING.



KEYNOTE LEGEND

03-1	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 1 (LIGHT - MATCH EXTERIOR METAL WALL PANEL)
03-2	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 2 (DARK)
03-3	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 3 (LIGHT ACCENT)
03-4	2" X 1/2" DEEP HORIZONTAL REVEAL PAINTED (LIGHT ACCENT)
03-5	4" X 1/2" DEEP HORIZONTAL REVEAL PAINTED (BLUE)
03-6	4" X 1/2" DEEP HORIZONTAL REVEAL PAINTED (LIGHT ACCENT)
03-8	UNINSULATED PRECAST CONCRETE DUMPSTER WALLS - COLOR 3 (LIGHT ACCENT, SEE KEYNOTE 03-3)
03-9	CONCRETE ON METAL DECK ON STEEL FRAMING EXTERIOR DECK (SEE STRUCTURAL DWGS)
05-10	HATCH GUARD RAIL SYSTEM WITH SWING GATE
07-2	EXTERIOR METAL WALL PANEL RAINSCREEN SYSTEM. COLOR TO MATCH PRECAST (LIGHT - SEE KEYNOTE 03-1)
07-6	METAL PANEL FINISHED ROOF SCREEN (SEE STRUCTURAL DWGS FOR FRAMING)
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
07-8	PRE FINISHED METAL 24 GA. COPING COLOR SHALL BE "CLEAR ANODIZED FINISH"
08-1	ALUMINUM STOREFRONT ENTRY SYSTEM
08-2	ALUMINUM STOREFRONT
08-4	PAINTED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING (COLOR TO MATCH WALL COLOR)
08-5	INSULATED OH DOOR, FACTORY FINISHED. 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S) EXTERIOR. 4'-0" TALL Z BOLLARD INTERIOR. PAINTED SAFETY YELLOW
08-6	INSULATED OH DOOR FACTORY FINISHED WITH VISION WINDOWS, DOCK SEALS, DOCK LEVELERS AND BUMPERS.
08-12	TWO EQUAL GALVANIZED STEEL FRAMED SWING GATES WITH PREFINISHED METAL PANEL
26-1	EXTERIOR LIGHT FIXTURE
26-2	EXTERIOR BUILDING SIGNAGE (BY OWNER)
32-4	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED SAFETY YELLOW

EXTERIOR BLDG SYSTEMS

ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

METAL PANEL EXTERIOR WALL SYSTEM: EXTERIOR METAL WALL PANEL ON FURRING, RIGID INSULATION, WEATHER BARRIER, SHEATHING ON COLD FORMED FRAMING, FILL CAVITY WITH BATT INSULATION, VAPOR BARRIER WITH GYPSUM BOARD WALL FINISH.

PAINTERS NOTE:

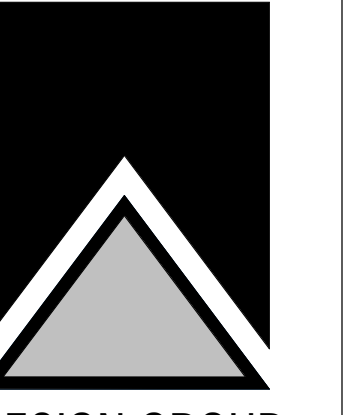
PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

1. ACRYLIC CONCRETE STAIN (BASE COLOR):
A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN
OR
B. (2) COATS SHERWIN WILLIAMS LONOX VERTICAL STAIN OR
C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.

2. ACCENT COLOR:
A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.



BRIOHN



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SHEET TITLE
EXTERIOR PERSPECTIVE

NEW BUILDING FOR:
SKY HIGH MARKETING
WAUKESHA CORPORATE CENTER
WAUKESHA, WI

Revision	Date

JOB: 3437
DRAWN: CW
CHECKED: CW
DATE: 2023-03-31
SHEET:

A5.2



NEW BUILDING FOR:
SKY HIGH MARKETING
 WAUKESHA CORPORATE CENTER
 WAUKESHA, WI

Revision	Date

JOB: 3437
 DRAWN: CW
 CHECKED: CW
 DATE: 2023-03-31
 SHEET:

Symbol	Label	QTY	Manufacturer	Catalog Number	Lumens per Lamp	Wattage
□	A	3	RAB Lighting Inc.	A17-4T100N Wall Mount Fixture at 24' 4000K color temperature	13928	97.56
□	B	3	RAB Lighting Inc.	A17-4T150N Wall Mount Fixture at 24' 4000K color temperature	21204	149.17
□	C	1	RAB Lighting Inc.	A17-4T70N Wall Mount Fixture at 22' 4000K color temperature	10234	69.84
□	D	2	RAB Lighting Inc.	WPLED26N 4000K color temperature (1) Fixture at 10' (1) Fixture at 24'	3738	28.9
□	E	2	RAB Lighting Inc.	WPLED10N Wall Mount Fixture at 10' 4000K color temperature	1297	12.1
□	P	8	RAB Lighting Inc.	A17-4T1000N 20' pole on a 2' base 4000K color temperature with back light shield	13928	97.56

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	.04 fc	18.2 fc	0.0 fc	N/A	N/A

