

# LIBERTY DANCE CENTER

VENTURE COURT  
WAUKESHA, WI 53189



6528 West North Avenue  
Milwaukee, Wisconsin 53213  
(414) 291-0772 phone  
www.galbraithcarnahan.com

CONSULTANTS



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

## CONTACT INFORMATION

### OWNER:

TWO BROTHERS HOLDINGS, LLC  
3127 RIVER VALLEY ROAD  
WAUKESHA, WI 53189

### GENERAL CONTRACTOR:

DUFFEK CONSTRUCTION  
PO BOX 854  
WAUKESHA, WI 53187  
[262] 444-2270

### CONTACT:

MIKE DUFFEK  
mduffek@duffekconstruction.com

### ARCHITECT:

GALBRAITH CARNAHAN ARCHITECTS  
6528 WEST NORTH AVENUE  
MILWAUKEE, WI 53213  
[414] 291-0772

### CONTACT:

BRANDON REINKE  
bmr@galbraithcarnahan.com

### CIVIL ENGINEER:

ELLENA ENGINEERING CONSULTANTS, LLC  
700 PILGRIM PARKWAY, SUITE 100  
ELM GROVE, WI 53122  
[262] 719-6183

### CONTACT:

MARK ELLENA, PE  
Mellenae@eeceng.com

### STRUCTURAL ENGINEER:

SPIRE ENGINEERING INCORPORATED  
600 WEST VIRGINIA STREET, SUITE 102  
MILWAUKEE, WI 53204  
[414] 278-9200

### CONTACT:

BRIAN GENDUSO, PE  
bjg@spireengineer.com

## ABBREVIATIONS

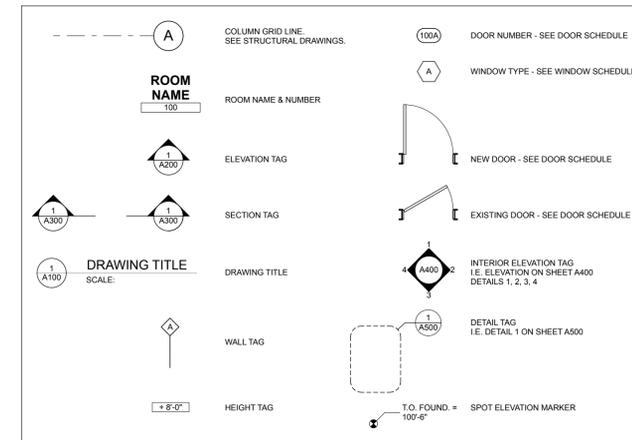
# & @	Found OR Number And At
ACT	Acoustic Ceiling Tile
AD	Area Drain
AF	Above Finished Floor
ALUM	Aluminum
ANOD	Anodized
APPROX	Approximately
B	Bank Equipment Supplier
BLKG	Blocking
BLKHD	Bulkhead
BRG	Bearing
BSMT	Basement
BT	Base Tile
BYND	Beyond
BO	Bottom Of
BOT	Bottom
C	Cabinet
CIP	Cast In Place
CHNL	Channel
CJ	Control Joint
CL	Closet
CLG	Ceiling
CLR	Ceiling
CM	Construction Manager
CMU	Concrete Masonry Unit
COL	Column
COMPR	Compressible
CONC	Concrete
CONC BLK	Concrete Block
CONTR	Contractor
CONTR	Contractor
CR	Carpet
CRS	Course
CT	Ceramic Tile
CTB	Ceramic Tile Base
CTYD	Courtyard

DBL	Double
DEMO	Demolish or Demolition
DA	Diameter
DM	Dimension
DMG	Dimensions
DISP	Dispenser
DN	Down
DSE	Door
DRWR	Drawer
DS	Downspout
DTL	Dishwasher
DW	Drawing
DWG	Drawing
EA	Each
EIPS	Exterior Insulation Finish System
EJ	Expansion Joint
ELEC	Electrical
ELEV	Elevator or Elevation
EPDM	Ethylene Propylene Diene M-Class (Roofing)
EQ	Existing to Remain
ETR	Existing
EXST	Existing
EXP	Expansion
EXP JT	Expansion Joint
EXT	Exterior
FD	Floor Drain or Fire Department
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FIN FLR	Finished Floor
FIN	Finish
FLR	Floor
FLSHD	Flashing
FM	Filled Metal
FO	Face Of
FT	Foot
FTG	Footing
FND	Foundation

GA	Gauge
GALV	Galvanized
GB	Grab Bar
GWB	Gypsum Wall Board
H	Hollow Core
HWID	Hardwood
HDR	Header
HI	High
HM	Hollow Metal
HORIZ	Horizontal
HP	High Point
HT	Height
HRDBD	Hardboard
HVAC	Heating, Ventilating, And Air Conditioning
IRCWB	Impact Resistant Gypsum Wall Board
ILO	In Lieu Of
INSTR	Instructions
INSUL	Insulated or Insulation
INT	Interior
J	Joint
JNT	Joint
L	Lockable Hose Bibb
LHB	Lockable Hose Bibb
MAX	Maximum
MFR	Manufacturer
MD	Masonry Opening
MECH	Mechanical
MEMBR	Membrane
MICRO	Microwave
MIN	Minimum
MISC	Miscellaneous
MROW	Moisture-Resistant Dry Wall
MROWB	Moisture-Resistant Gypsum Wall Board

MTL	Metal
MTR	Mortar
MTRL	Material
N	Not In Contract
NIC	Number
NCM	Nominal
O	On Center
OC	Opposite Hand
OH	Opening
OPNG	Opening
OZ	Ounce
P	Pre-Cast Concrete
PCC	Paving
PLUMB	Plumbing
PLAM	Plastic Laminate
PLMB	Plumbing
PLYWD	Plywood
P&SH	Pole & Shelves / Shelf
PREFIN	Prefinished
PT	Pressure Treated
PNT	Paint or Painted
PVC	Polyvinyl Chloride
R	Rubber Base
RB	Rubber
RBR	Rubber
RC	Rain Chain
RCF	Reflected Ceiling Plan
RD	Refrigerator
REF	Reinforced
RENF	Reinforced
REQD	Required
RM	Room
RO	Rough Opening
S	Sheathing
SF	Sheet Flooring
SIM	Similar
SPEC	Specified OR Specification
SPK	Sprinkler or Speaker
SS	Stainless Steel
NO	Number
ST	Stair
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structure or Structural
T	Tongue And Groove
T&G	Tongue And Groove
TELE	Telephone
TLT	Toilet
TO	Top Of
TOC	Top Of Concrete
TOS	Top Of Steel
TPD	Toilet Paper Dispenser
T/D	Telephone/Data
TYP	Typical
U	Unless Noted Otherwise
UNO	Under
US	Under
V	Vinyl Base
VCT	Vinyl Composition Tile
VERT	Vertical
VIF	Verify In Field
VIP	Vision Panel
VWC	Vinyl Wall Covering
W	With
WD	Wood
WDW	Window

## SYMBOL KEY



## SHEET INDEX

ID	NAME
G100	COVER SHEET
C100	GRADING, PAVING & UTILITY PLAN
A100	FIRST FLOOR PLAN
A200	EXTERIOR ELEVATIONS

# LIBERTY DANCE CENTER

VENTURE COURT  
WAUKESHA, WI 53189

DRAWING ISSUE  
CITY PLAN COMMISSION  
05.14.18

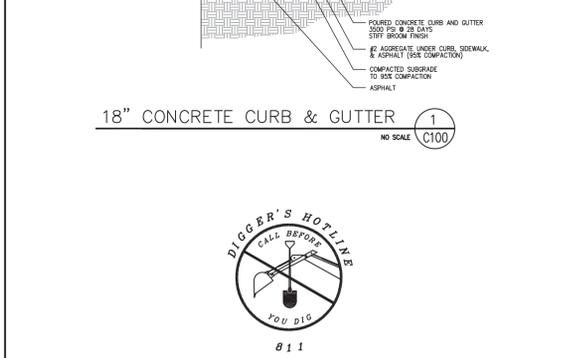
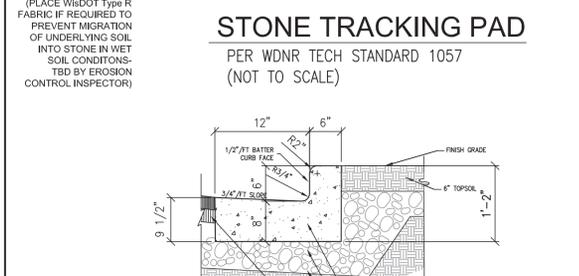
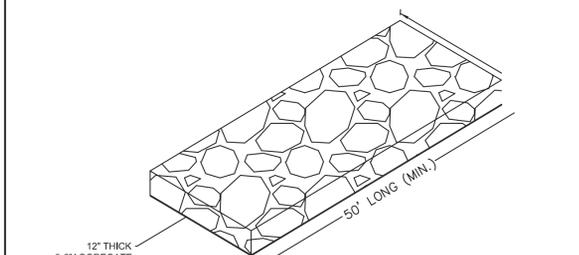
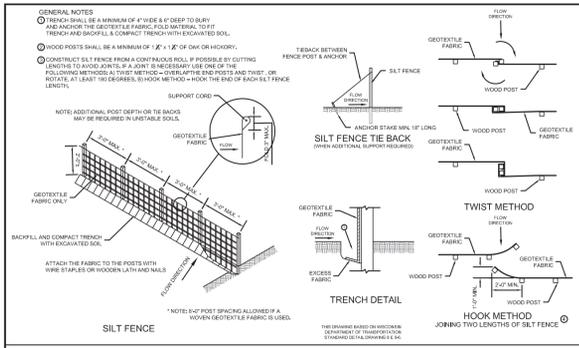
PROJECT #  
18.07

COVER SHEET

# G100

NOT FOR CONSTRUCTION

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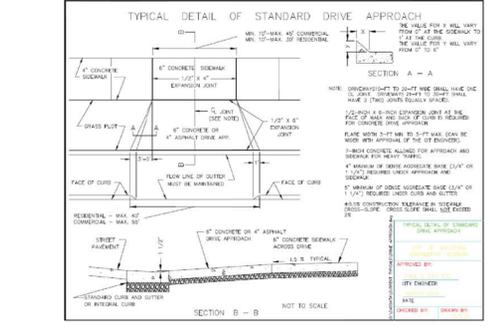
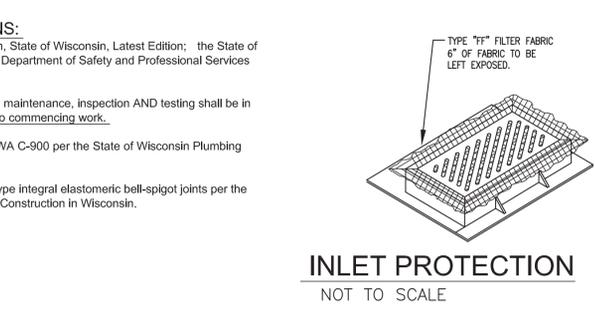
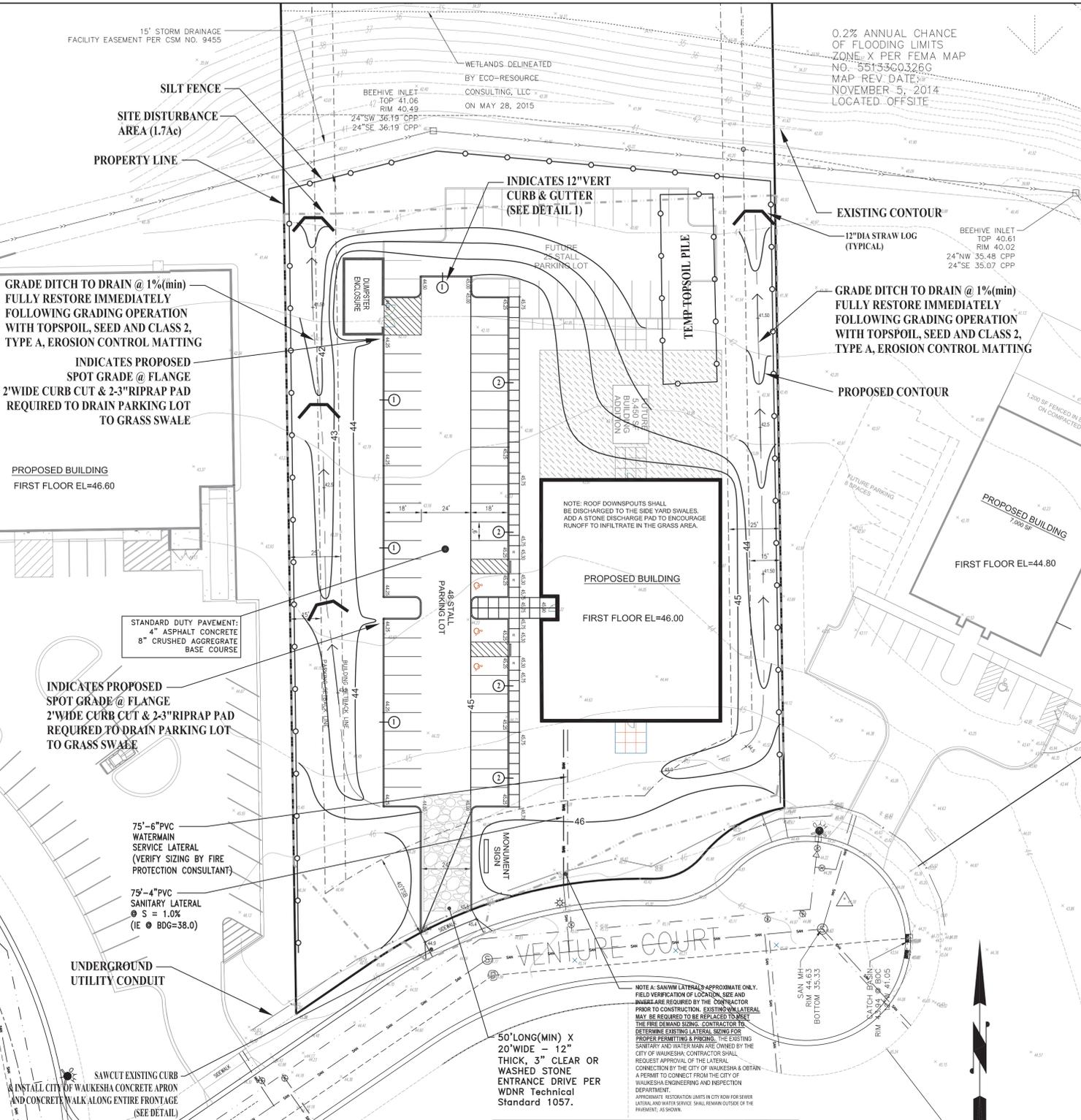
**NOTE:** CITY STANDARD SPECIFICATIONS SHALL BE FOLLOWED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY. LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.

**INSTALL CITY OF WAUKESHA CONCRETE APRON AND CONCRETE WALK ALONG ENTIRE FRONTAGE (SEE DETAIL)**

**PRIVATE WATER MAIN, SANITARY & STORM SEWER SPECIFICATIONS:**

- All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin, the State of Wisconsin Department of Safety and Professional Services Plumbing Code; and the City of Waukesha Ordinances.
- The private water main, sanitary & storm sewer design, permitting, construction, installation, supervision, maintenance, inspection AND testing shall be in accordance with State of Wisconsin, Chapter SPS 382. All permits must be obtained by the contractor prior to commencing work.
- Private sanitary laterals shall be PVC (solid wall), ASTM D-3034, DR-35 or 28; or PVC (solid wall), AWWA C-900 per the State of Wisconsin Plumbing Code, Chapter SPS 382 and the Standard Specifications for Sewer & Water Construction in Wisconsin.
- Private water main laterals shall be PVC (solid wall), AWWA C-900, CLASS 235, DR-18 with Push-On type integral elastomeric bell-spigot joints per the State of Wisconsin Plumbing Code, Chapter SPS 382 AND the Standard Specifications for Sewer & Water Construction in Wisconsin.

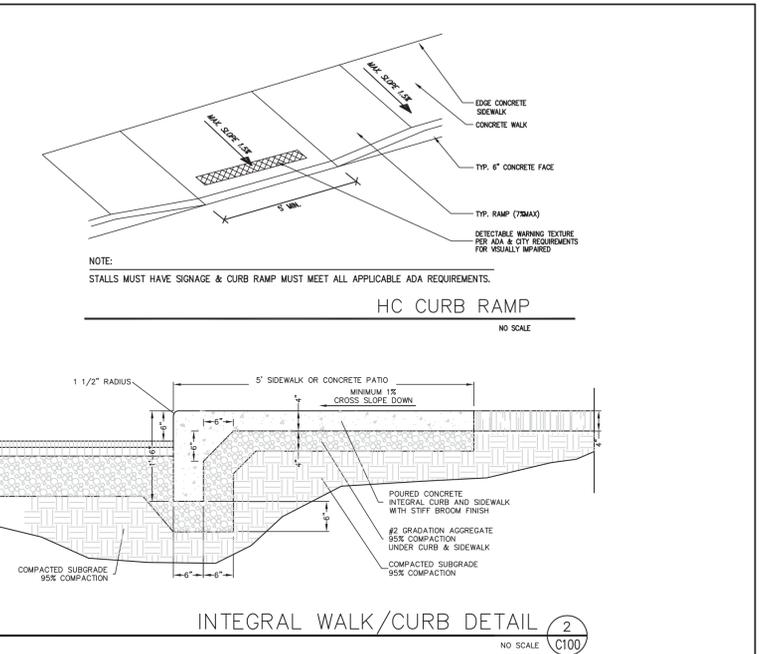
NOTE: TRACER WIRE REQUIRED ON ALL NEW MAINS.



SCALE: 1" = 30'

**SURVEY NOTE:**  
THE EXISTING BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON WAS PROVIDED BY METROPOLITAN SURVEY SERVICE, DATED JANUARY 2018.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



**GENERAL CONSTRUCTION SPECIFICATIONS:**

- All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, and the City of Waukesha Ordinances and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin and the design, construction, installation, supervision, maintenance and inspection of plumbing in accordance with State of Wisconsin, Chapter SPS 382. All permits must be obtained by the contractor prior to commencing work.
- All erosion control measures specified on the project Erosion Control Plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Technical Standards.
- All erosion control devices (i.e., silt fence, gravel entrance, inlet protection, etc.) shall be installed prior to commencing mass grading or utility construction.
- All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
- The general contractor shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
- The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground. Diggers Hotline number is 811.
- Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
- Contractor shall be responsible for maintaining the Public Roadways. The Public Roadways adjacent to this project shall be kept free of silt or dirt tracked from areas under construction by sweeping at the end of each work day or more often, as required. Dust generated by construction activities shall be minimized by use of watering, construction scheduling or other appropriate methods.
- Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
- All disturbed areas shall be revegetated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.
- All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches. (By GENERAL CONTRACTOR).
- If permanent seeding is not completed by September 15, apply temporary seeding. If temporary seeding is not completed by October 15, erosion control matting or other Village approved method shall be applied to inactive disturbed soils between October 15th and May 1st as a temporary soil stabilization measure during the non-growing season.

**CONSTRUCTION PHASING SEQUENCING:**

THE CONTRACTOR MUST FOLLOW THE FOLLOWING CONSTRUCTION SEQUENCE AS REQUIRED BY THE WDNR AND THE CITY OF WAUKESHA.

- INSTALL GRAVEL CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN (TRACKING PAD).
- INSTALL SILT FENCE AND INLET PROTECTION IN ALL EXISTING INLETS ADJACENT TO SITE AND PROPOSED INLETS ON SITE. INLET PROTECTION SHALL BE IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARD 1060 (TYPE B & D).
- STRIP TOPSOIL FROM THE STRUCTURAL AREAS AND STOCKPILE AS SHOWN WITH SILT FENCE BOUNDARY. THE TOPSOIL PILE REQUIRES TEMPORARY STABILIZATION IF LEFT INACTIVE FOR MORE THAN 14 DAYS.
- CONSTRUCT STORM SEWER AND SAN/WW LATERALS.
- COMPLETE BUILDING, PARKING LOT, WALKS & LANDSCAPE AREAS.
- TOPSOIL RE-VEGETATE AND STABILIZE ALL REMAINING DISTURBED AREAS.
- AFTER ALL DISTURBED AREAS ARE WELL-ESTABLISHED AND FOLLOWING FINAL AS-BUILT ACCEPTANCE BY THE VILLAGE, REMOVE ALL SILT FENCE AND ANY OTHER TEMPORARY BMP'S.

**CONSTRUCTION SCHEDULE:** START DATE: OCTOBER 2017  
COMPLETION DATE: OCTOBER, 2018

REVISIONS	
DATE	DESC

**ELLEN ENGINEERING CONSULTANTS, LLC**  
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT

Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122  
Phone: 262-719-6183 • Fax: 866-457-2584 • Email: mellen@ececeng.com

**LIBERTY DANCE**  
City of Waukesha, Wisconsin

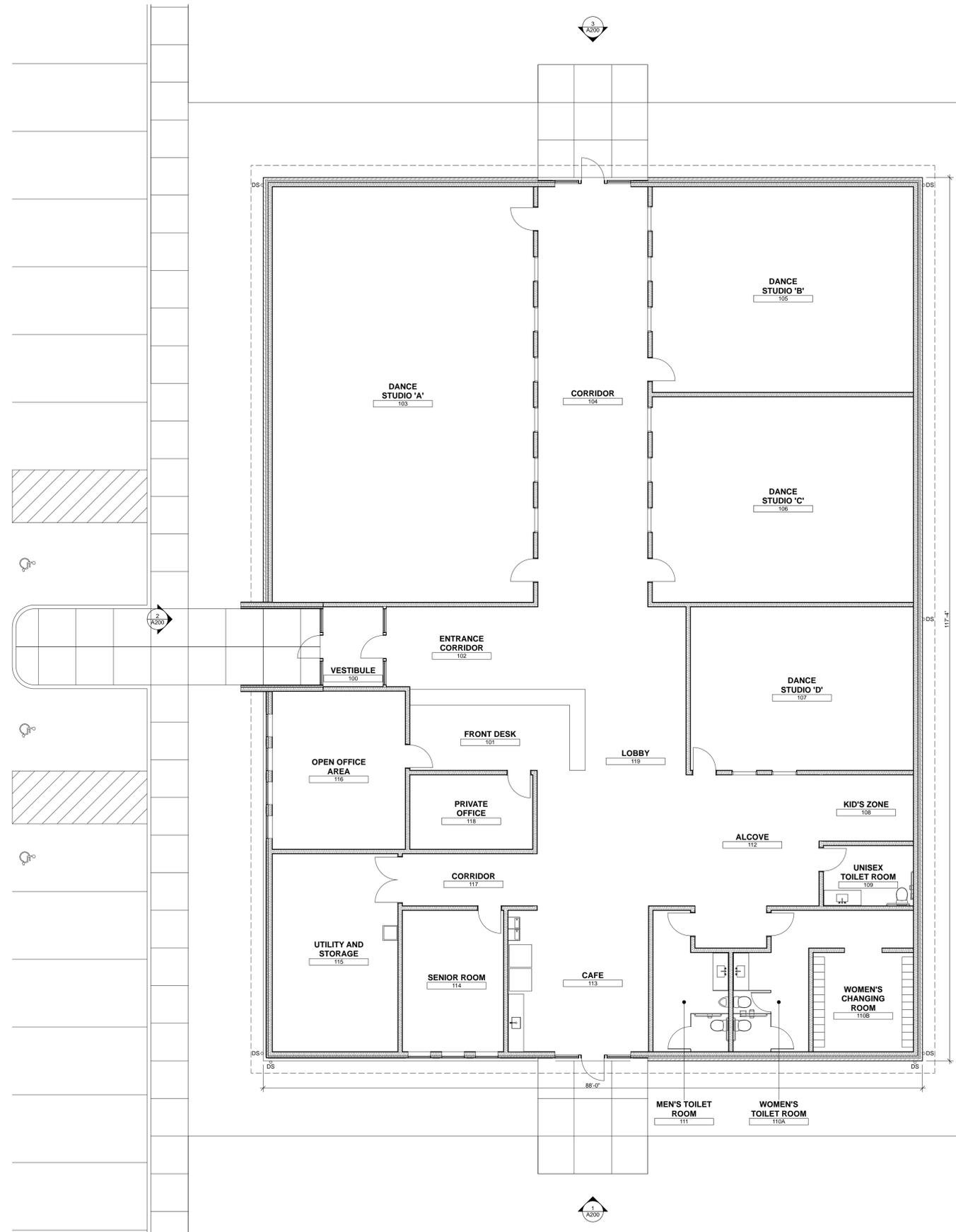
**GRADING, PAVING & UTILITY PLAN**

SCALE: 1"=30'      JOB NO.:      DATE: 05-12-18  
DESIGNED BY: MRE, PE      C100

**MARK R. ELLENA**  
E-24090  
WAUKESHA, WI  
PROFESSIONAL ENGINEER

**LIBERTY DANCE CENTER**

VENTURE COURT  
WAUKESHA, WI 53189



**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**FLOOR PLAN - GENERAL NOTES**

1. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
3. INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
4. REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE, AND ORIENTATION.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
6. TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF WALLS, UNLESS NOTED OTHERWISE.
7. COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS PANELS, SPEAKERS, HVAC DUCTS, GRILLS, DIFFUSERS AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL, AND OTHER PERTINENT TRADES. NOTIFY ARCHITECT IF ANY LOCATIONS OR CONDITIONS CONFLICT WITH THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS.
8. SEE SHEET A500 FOR FLOOR, ROOF, AND WALL ASSEMBLY TYPES.
9. SEE SHEET A600 FOR DOOR AND WINDOW TYPES.

DRAWING ISSUE  
CITY PLAN COMMISSION

DATE  
05.14.18

PROJECT # 18.07

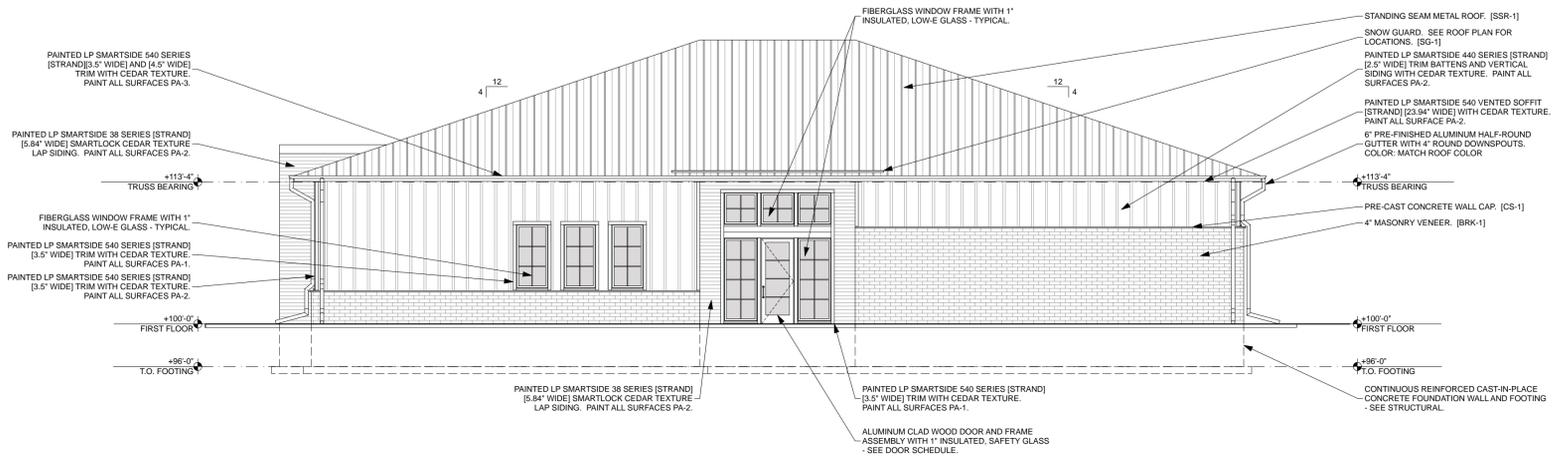
FIRST FLOOR PLAN

**A100**

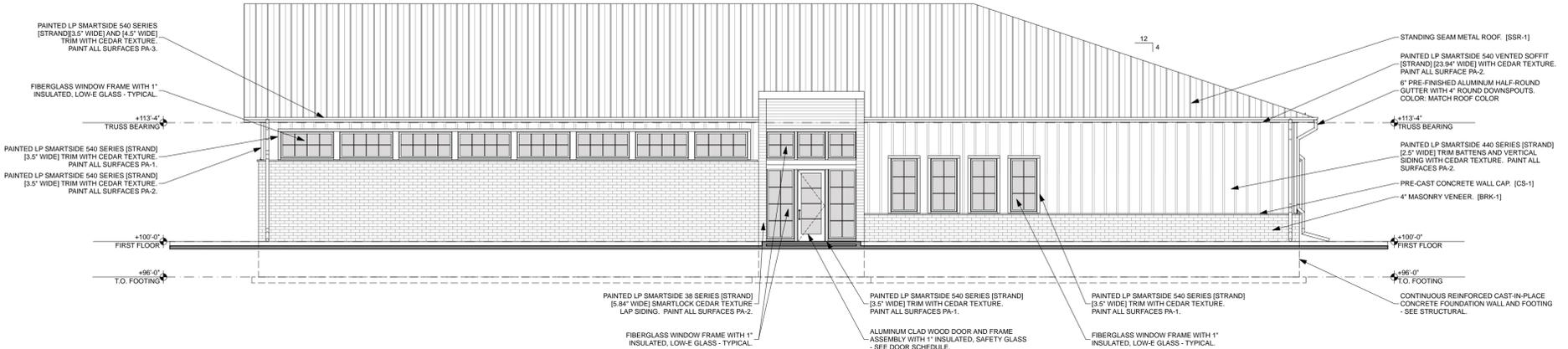
**NOT FOR CONSTRUCTION**

**LIBERTY DANCE CENTER**

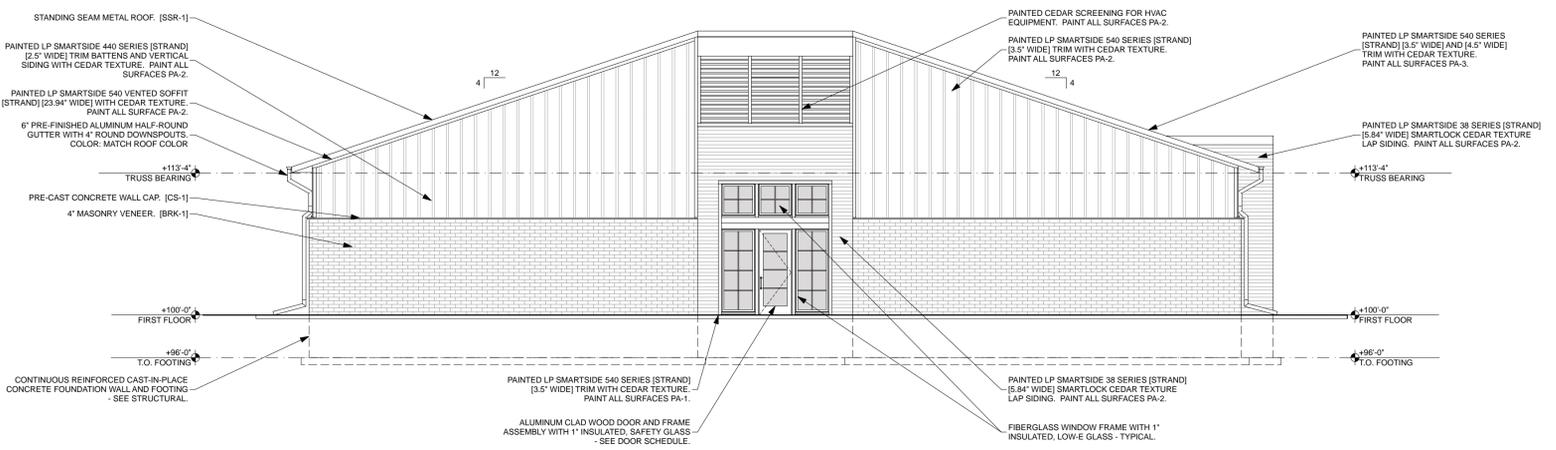
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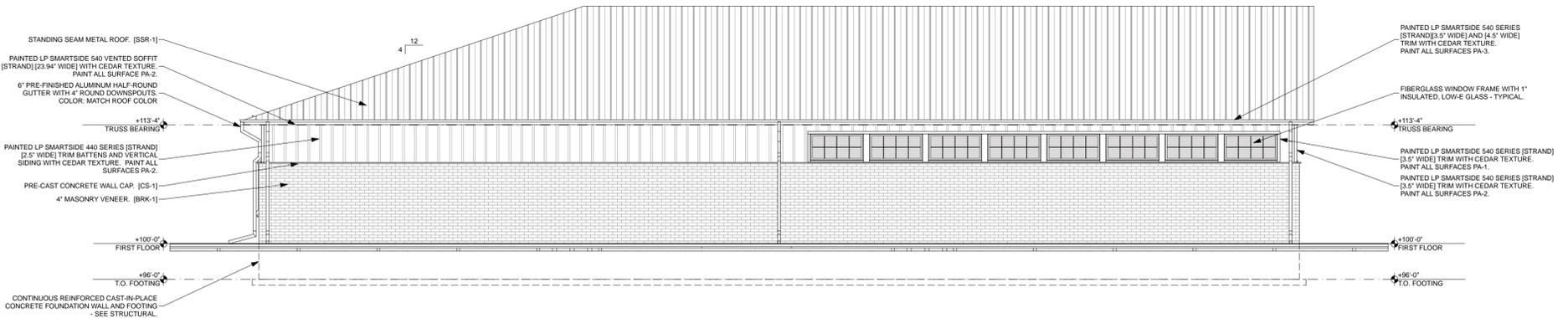
**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

DRAWING ISSUE CITY PLAN COMMISSION 05.14.18

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EXTERIOR ELEVATIONS

**A200**

**NOT FOR CONSTRUCTION**