

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

PH ITEM # 3

Racine County, Wisconsin

Owner: MUSKEGO-NORWAY SCHOOL DISTRICT

Applicant/Agent: JEREMIAH JOHNSON/CHRIS EGER

Town: NORWAY

Zoning district(s): P-1 - INSTITUTIONAL PARK DISTRICT

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Construct a ± 8,200 sq. ft. x 30 ft. high gymnasium addition to the Existing Lakeview Elementary School

AT (site address): 26335 Fries Lane, Wind Lake, WI 53185

Subdivision: Lot(s): Block:

Parcel # 010-04-20-08-118-000 Section(s) 8 T 4 N R 20 E

If served by municipal sewer, check here: X Sanitary permit #:

Attached are:

- X zoning permit application X hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
X 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11") X 3 SETS: landscaping/lighting plan
X letter of agent status X 12 SETS: report/cover letter & operations plan
abutting property owners' names & mailing addresses other

print name: Chris Eger - Bray Architects

e-mail address: ceger@brayarch.com

address: 829 S. 1st Street, Milwaukee, WI 53204

telephone #: 414-290-1986

signed: [Signature]

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- The property is all / partially located in the Wind Lake + Waubeesee Lake shoreland area.
The project is all / partially located in the Wind Lake shoreland area.
N/A The property is all / partially located in the N/A floodplain.
N/A The project is all / partially located in the N/A floodplain.
N/A The property is all / partially located in the wetland.
N/A The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI, Division 13, P-1, Institutional Park District; Art. VII Div. 3 Shoreland; Art. VIII D.v. 8 Shoreland Uses; Section 20-1336 Public and Semi-public Uses; Sec. 20-1339 Highway Oriented Uses

Shoreland contract: yes X no

Public hearing date: November 21, 2022

Site plan review meeting date: N/A

Submittal received by: STM

Date petition filed: October 14, 2022

cash of check # 146435

amount received: \$ 520.00

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. _____
 DATE PERM ISSUED _____

OWNER MUSKEGO-NORWAY SCHOOL DISTRICT
 Mailing Address S87 W18763 WOODS ROAD

MUSKEGO WI 53150
 City State Zip

Phone 262-971-1807

Email jeremiah.johnson@muskegonorway.org

Parcel Id. # 010-04-20-08-118-000

Municipality NORWAY

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use Construct a ± 8,200 sq. ft. x 30 ft. high gymnasium addition to the existing Lakeview Elementary School

APPLICANT Chris Eger - Bray Architects
 Mailing Address 829 S. 1st Street, Milwaukee, WI 53204

City State Zip

Phone 414-290-1986

Email ceger@brayarch.com

Site Address 26335 Fries Lane, Wind Lake, WI 53185

Section(s) 8 Town 4 North, Range 20 East

New	Principal Bldg. <u>X</u>	Size (<u>69' x 100'</u>) (<u>63' x 16'</u>) (<u>26' x 13'</u>)
Addition	Accessory	Area (sq ft) (<u>8200 total</u>) () ()
Alteration <u>x</u>	Deck	Peak Ht. (ft.) <u>30' (Flat)</u> 100-Yr. Floodplain Elev. <u>—</u>
Conversion	Sign	Eave Ht. (ft.) <u>—</u> Flood Protection Elev. <u>—</u>
Temporary	Other	Building Ht.-Avg. (ft.) <u>—</u>

Contractor <u>CG Schmidt</u>	Est. Value w/Labor \$ <u>2,700,000</u>	ZONING DISTRICT <u>P-1</u>
Existing Nonconforming? <u>N/A</u>	Yes <u>x</u> No <u>—</u>	Yard Setbacks <u>Proposed</u> <u>OK?</u>
Structure in Shoreland? (per map) <u>—</u>	Yes <u>x</u> No <u>—</u>	Street-1 st <u>—</u>
Mitigation or Buffer Needed? <u>—</u>	Yes <u>—</u> No <u>x</u>	Street-2 nd <u>—</u>
Structure in Floodplain? (per map) <u>—</u>	*Yes <u>—</u> No <u>x</u>	Side-1 st <u>—</u>
*Structure's Fair Market Value \$ <u>N/A</u>	Cumulative % <u>—</u>	Side-2 nd <u>—</u>
*>50% of Fair Market Value? <u>N/A x</u>	Yes <u>—</u> No <u>—</u>	Shore <u>—</u>
Structure in Wetland? (per map) <u>—</u>	Yes <u>—</u> No <u>x</u>	Rear <u>—</u>
Substandard Lot? <u>—</u>	Yes <u>—</u> No <u>x</u>	Total Acc. Structures <u>—</u>
BOA Variance Needed? <u>—</u>	Yes <u>—</u> No <u>x</u>	Date of Approval <u>—</u>
Conditional Use/Site Plan Needed? <u>—</u>	Yes <u>x</u> No <u>—</u>	Date of Approval <u>—</u>
Shoreland Contract Needed? <u>—</u>	Yes <u>x</u> No <u>—</u>	Date of Approval <u>—</u>
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes <u>—</u> No <u>x</u> (If "Yes," see back)		

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA Conditional Use Site Plan Pd: \$ 570.00 Signature of Owner /Applicant/Agent Chris Eger Date 10/14/22

Shoreland Contract Fee Pd: \$ _____ Print Name(s) Chris Eger

Zoning Permit Fee Pd: \$ 200.00 Notes (revisions, extensions, etc.) _____

Other: Pd: \$ _____ (Staff Initials) STM

if shoreland erosion review fee is included above Zoning Administrator

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PIN 01004720-08-118000

Lakeview Elementary School

racine county conditional use



BRAY PROJECT NUMBER | 3394.1

Project Name Lakeview Elementary School
Project Location 26335 Fries Ln, Wind Lake, WI 53185
Submittal Date October 14, 2022
Submittal Racine County – Conditional use public hearing – November 21, 2022

Owner Muskego-Norway School District
Jeremiah Johnson
S87 W18763 Wood Road, Muskego WI 53150

Architect Bray Architects
Chris Eger, AIA – ceger@brayarch.com - 414-290-1986
829 S. 1st Street, Milwaukee, WI 53204

Civil Engineer Kapur and Associates
Michael Froehlich – mfroehlich@kapurinc.com - 414-659-8193
7711 N. Port Washington Road, Milwaukee WI 53217

Electrical Engineer MSA Professional Services, Inc.
John Russell – jrussell@msa-ps.com – 920-319-8712
116 Fremont Street, P.O. Box 235, Kiel, WI 53042

Construction Manager CG Schmidt
11777 W. Lake Park Drive, Milwaukee WI 53224

Project Narrative:

The property at 26335 Fries Ln, Wind Lake, WI 53185 is currently zoned P-1 Institutional Park District and is the current location for the existing elementary school. Educational facilities require a conditional use. The existing brick structure was designed as a mid-century building with low parapet walls and storefront windows. The proposed project consists of an 8,200 SF addition to the West side of the existing building in what is currently a parking lot. The building consists of a lower connector building which also houses storage and mechanical space with a 30 foot tall gymnasium. Materials will be brick to match the existing building up to the height of the existing building with a metal panel top. Windows will be clear anodized storefront material. Separation between existing building and new addition will be a CMU 2 hour fire wall.

All mechanical rooftop equipment will be screened from view either using proper placement behind buildings and parapets or with screening designed specifically to hide the equipment. There will be a roof ladder and school signage on the upper portion of the gymnasium facing North. The project is on municipal sewer, but has a well for water. The project addition will be fully sprinklered and will require a fire pump and tank storage located below grade.



A grass courtyard will be added and landscaped. All landscaping will be per Town of Norway requirements. Stormwater will be designed per standards as well.

All lighting will be exit wall pack lighting and will be cut-off fixtures. The electrical photometric sheet has been included.

Parking is currently provided on the site in several locations around the existing school.

Existing Elementary School

Existing enrollment =	+/- 400 students
Maximum teachers/staff =	+/- 50 teachers/staff

Operations Plan:

Typical school day hours of operation will be the same as the existing Elementary School where the school day currently starts at 8:00am and ends at 3:30pm. The building and site will be active on nights and weekends with various school groups and events including athletic practices and competitions.

Landscaping will be provided throughout the development in compliance with landscaping requirements in the zoning ordinance. The East side of the new practice facility will include tree screening.

Schedule:

The school district would like to be on the November 21, 2022 Plan Commission and public hearing meeting. A site civil package is anticipated to be issued in November to the construction manager. The balance of construction documents for the project are scheduled to be issued in December 2022. The District's construction manager, CG Schmidt, is planning to bid the project in January. Construction is anticipated to begin in March 2022 and continue through Summer 2024. The building is scheduled to open in Fall 2024 for the start of the 2024-2025 school year.





Addition & Renovation to:

Lakeview Elementary

Muskego Norway School District

26335 Fries Lane

Wind Lake, WI 53185

RACINE COUNTY SUBMITTAL

10/14/2022

BRAY
ARCHITECTS

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

Sheboygan • Oconomowoc • Madison

www.brayarch.com

Project Title:
Addition & Renovation to:
Lakeview Elementary
Muskego Norway School District
26335 Fries Lane
Wind Lake, WI 53185

REVISIONS:

#	DATE	DESCRIPTION

**NOT FOR
CONSTRUCTION**

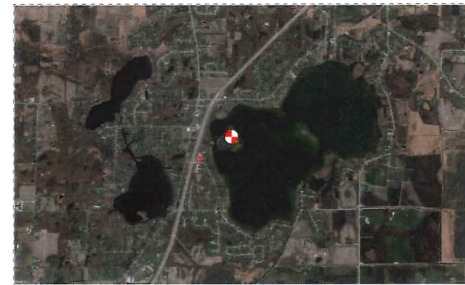
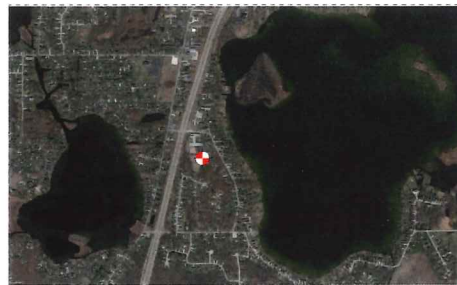
Project Number:
3394.1

Issued For:
**RACINE COUNTY
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10/14/2022

Sheet Title:
COVER SHEET

Sheet Number:
A0.0

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DRAWING INDEX

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C1.4	SITE GRADING PLAN		
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C1.6	SITE EROSION CONTROL PLAN		
L1.1	SITE LANDSCAPE PLAN		
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PC-1.1	RACINE - FIRST FLOOR PLAN		
PC-2.0	EXTERIOR ELEVATIONS		
PC-3.0	EXTERIOR RENDERING		
PC-4.0	PHOTOMETRIC PLAN		

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Architectural

Bray Architects
829 S. 1st Street
Milwaukee, Wisconsin 53204
(414) 226-0200

Construction Manager

CG Schmidt
11777 W. Lake Park Dr.
Milwaukee, Wisconsin 53224
(414) 577-1177

Civil & Landscape

Kapur & Associates, Inc.
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
(414) 751-7200

Structural

Ambrose Engineering, Inc.
W66 N215 Commerce Court, Suite #100
Cedarburg, Wisconsin 53012
(262) 377-7602

Mechanical

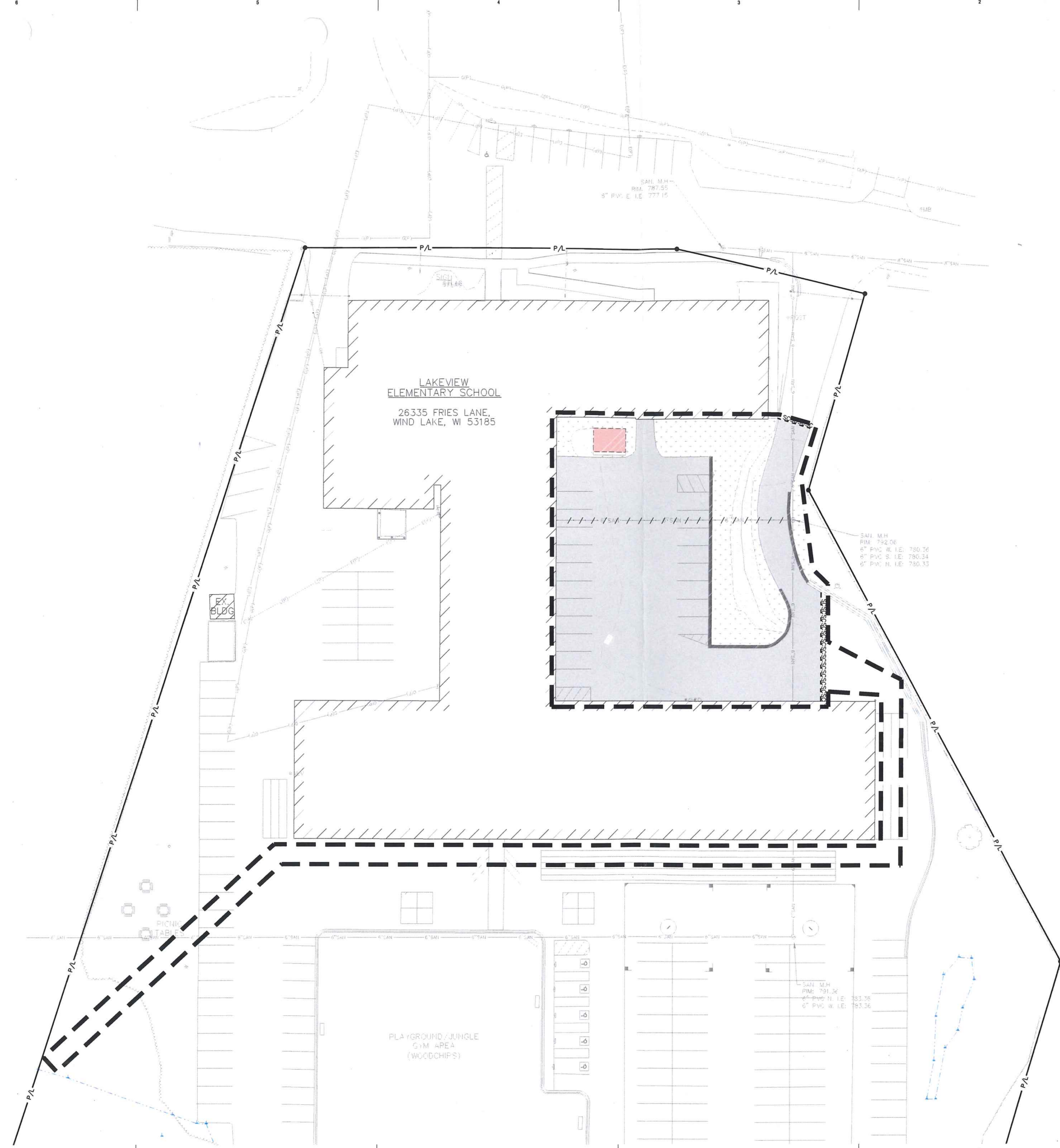
Fredericksen Engineering
12308 Corporate Parkway, Suite 400
Mequon, Wisconsin 53092
(262) 243-9090

Plumbing & Fire Protection

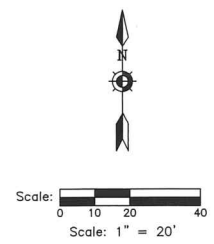
MSA Professional Services, Inc.
220 East Buffalo Street, Suite 201
Milwaukee, WI 53202
(414) 296-4333

Electrical

MSA Professional Services, Inc.
116 Fremont Street, PO Box 235
Kiel, Wisconsin 53042
(920) 894-7800



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KEY INDEX

	PROJECT LIMITS
	VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNSAVED & UNSTABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. UNSAVED GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	REMOVE & DISPOSED OF DECK & FOUNDATION.
	SAWCUT FULL DEPTH
	TREES & STUMPS TO BE REMOVED
	DENOTES UTILITIES TO BE ABANDONED & REMOVED.
	CAUTION KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
	UTILITY STRUCTURE REMOVAL/ABANDONMENT

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 Milwaukee, Wisconsin 53204
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Kapur

480 E. Wisconsin Ave.
 Milwaukee, WI 53202
www.kapurinc.com

Project Title:
**Addition & Renovation to
 Lakeview Elementary
 Muskego-Norway School District
 26335 Fries Lane
 Wind Lake, WI 53185**

REVISIONS:

#	DATE	DESCRIPTION

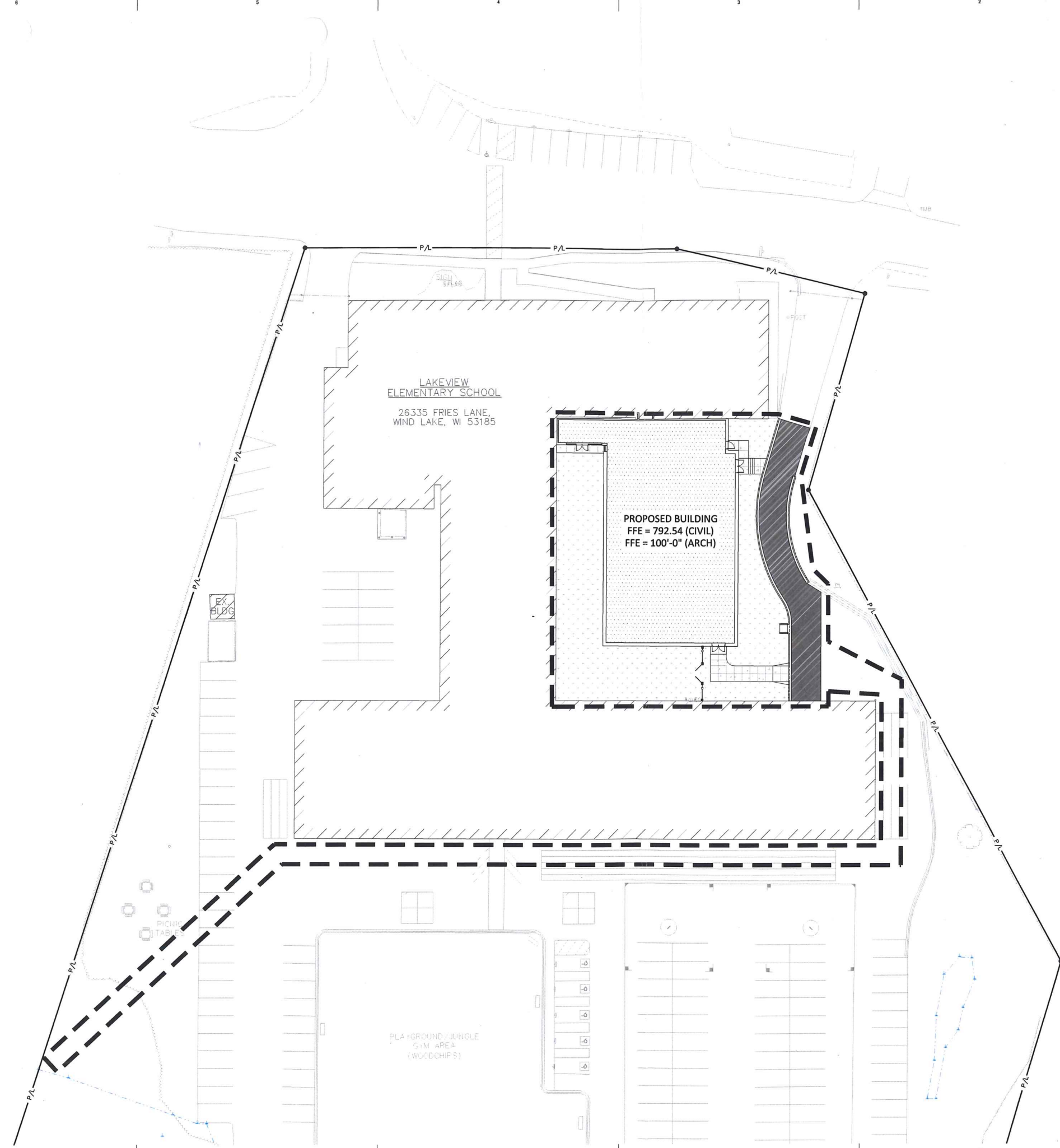
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Project Number:
3394.1

Issued For:
**RACINE COUNTY
 SUBMITTAL
 10/14/2022**

Sheet Title:
**SITE DEMOLITION
PLAN**

Sheet Number:
C1.1

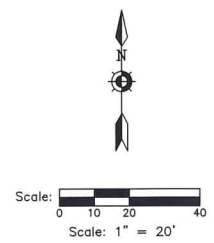


LAKEVIEW
ELEMENTARY SCHOOL
26335 FRIES LANE,
WIND LAKE, WI 53185

PROPOSED BUILDING
FFE = 792.54 (CIVIL)
FFE = 100'-0" (ARCH)

PLAYGROUND/JUNGLE
GYM AREA
(WOODCHIPS)

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PROJECT LIMITS	
AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.	
NEW ASPHALTIC CONCRETE (LIGHT DUTY)	5 (C2.11)
NEW ASPHALTIC CONCRETE (HEAVY DUTY)	5 (C2.11)
NEW CONCRETE SLAB	6 (C2.11)
NEW HEAVY DUTY CONCRETE SLAB	6 (C2.11)
HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	6 (C2.11)
LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	6 (C2.11)
DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED	6 (C2.11)
NEW 31" MOUNTABLE CURB & GUTTER	6 (C2.11)
NEW 30" BARRIER CURB & GUTTER	6 (C2.11)
10' TRANSITION FROM 18" BARRIER CURB & GUTTER TO 30" BARRIER CURB & GUTTER	6 (C2.11)
10' TRANSITION FROM 31" MOUNTABLE CURB & GUTTER TO 30" BARRIER HIGH-SIDE CURB & GUTTER	6 (C2.11)
NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	6 (C2.11)
NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	6 (C2.11)
NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	6 (C2.11)
CONCRETE SPEED TABLE	6 (C2.11)

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839 South 1st Street
Muskegon, Michigan 49504
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www.braysarch.com

Kapur
288 E. Wisconsin Ave.
Muskegon, MI 49502
www.kapurbc.com

Project Title:
Addition & Renovation to
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REVISIONS:
DATE DESCRIPTION

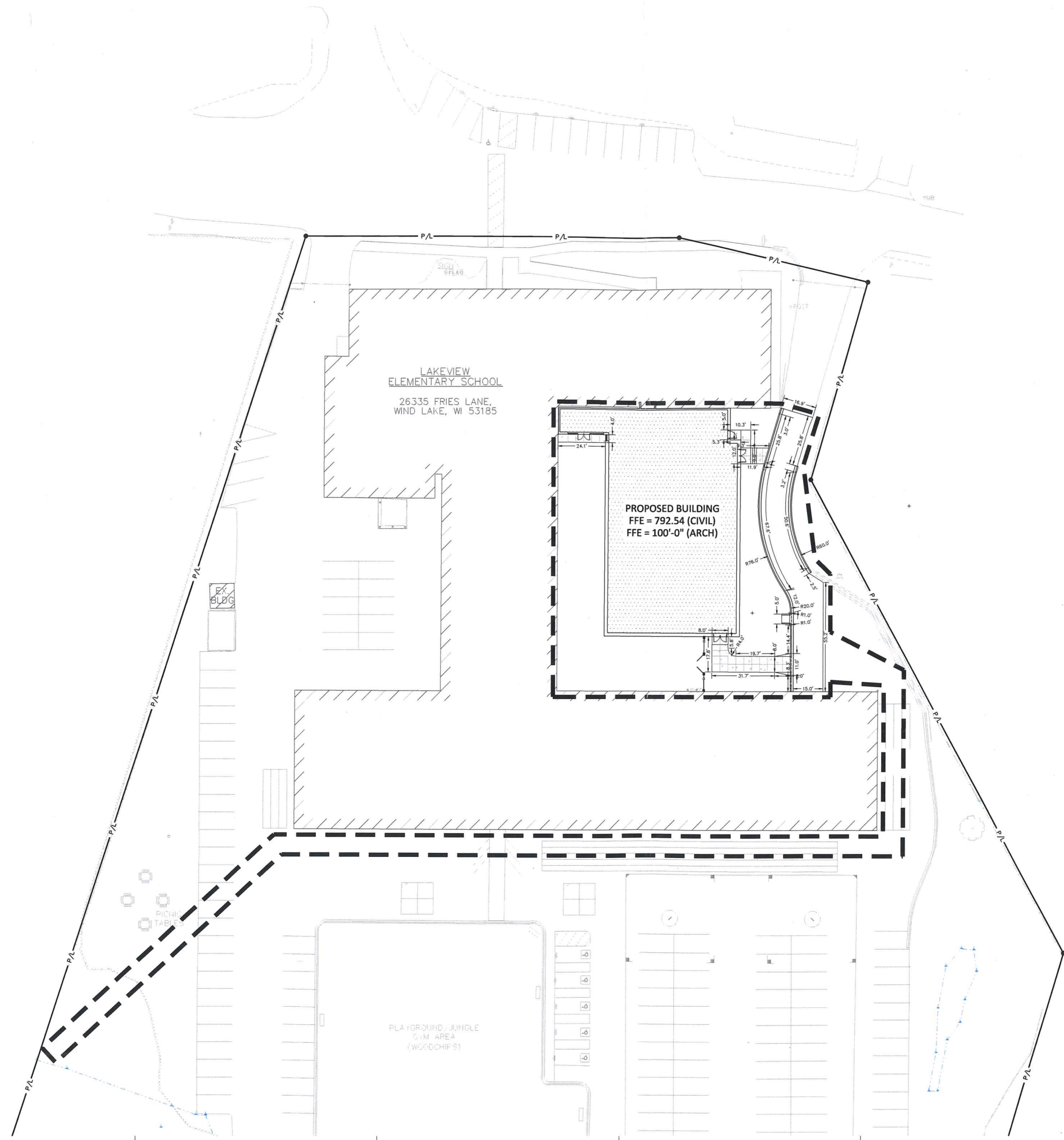
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Project Number:
3394.1

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10/14/2022

Sheet Title:
**SITE LAYOUT
PLAN**

Sheet Number:
C1.2



LAKEVIEW
ELEMENTARY SCHOOL
26335 FRIES LANE,
WIND LAKE, WI 53185

PROPOSED BUILDING
FFE = 792.54 (CIVIL)
FFE = 100'-0" (ARCH)

PLAYGROUND/JUNGLE
GYM AREA
(WOODCHIPS)

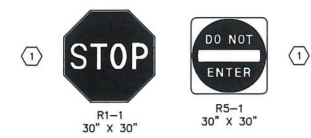
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Scale: 0 10 20 40
Scale: 1" = 20'

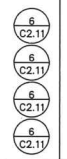
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SIGN INDEX



KEY INDEX

- PROJECT LIMITS**
- 1 PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
 - 2 PAVEMENT MARKING WORDS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
 - 3 PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
 - 4 PAVEMENT MARKING MAINLINE, LATEX PAVEMENT MARKING PAINT, 4" YELLOW (DOUBLE) (SEE WDOT PAVEMENT MARKING S.D.D.)
 - 5 PAVEMENT MARKING INTERSECTION, LATEX PAVEMENT MARKING PAINT, 4" WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
 - 6 PAVEMENT MARKING CROSSING, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING
 - 7 NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS
 - 8 NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS
 - 9 NEW ACCESSIBLE PARKING SYMBOL
 - 10 NEW ACCESSIBLE SIGNS



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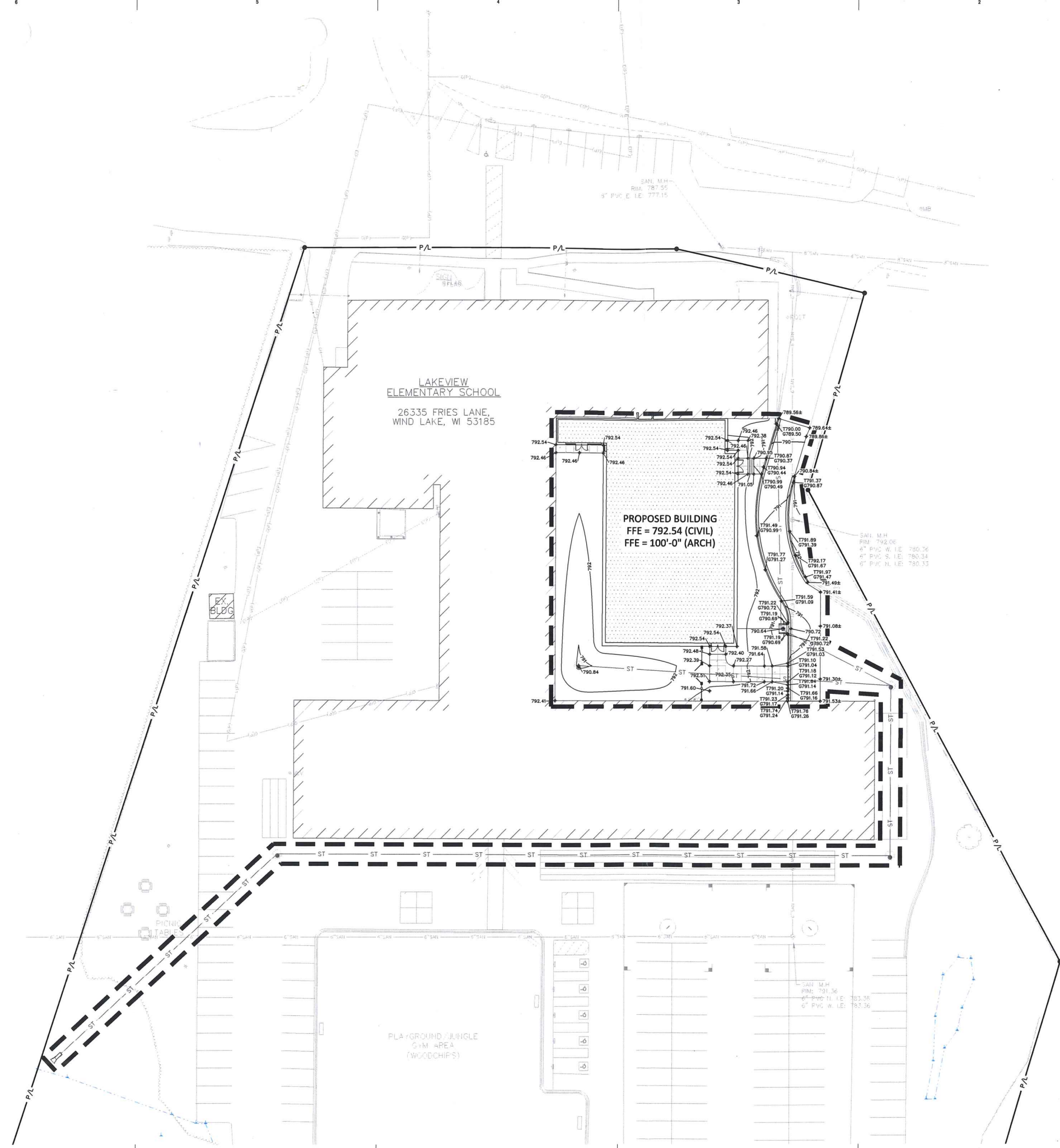
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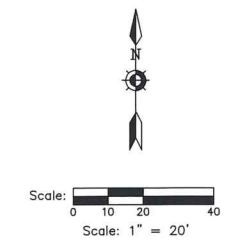
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Sheet Title:
**SITE SIGNAGE &
TRAFFIC
CONTROL PLAN**

Sheet Number:
C1.3



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—	PROJECT LIMITS
---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
+	PROPOSED SPOT GRADE
+	MATCH EXISTING GRADE
+	PROPOSED GUTTER GRADE (UNLESS OTHERWISE NOTED)
+	MATCH EXISTING GUTTER GRADE
+	PROPOSED TOP OF WALL
+	PROPOSED BOTTOM OF WALL
+	MATCH EXISTING TOP OF WALL
+	MATCH EXISTING BOTTOM OF WALL
→	DRAINAGE SWALE

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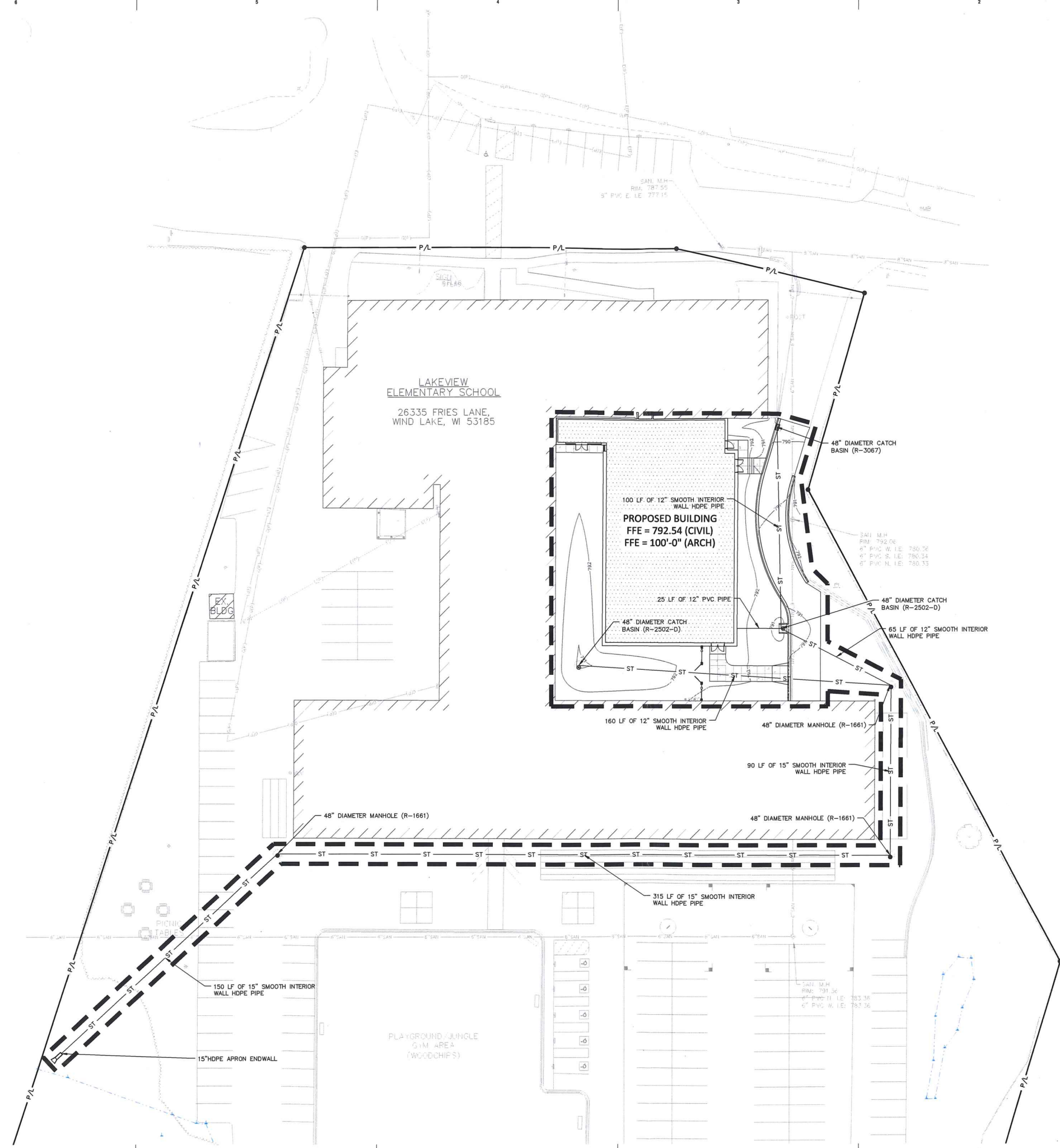
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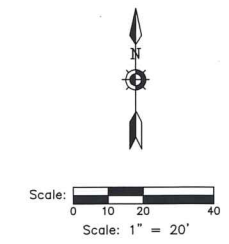
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Sheet Title:
**SITE GRADING
 PLAN**

Sheet Number:
C1.4



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UTILITY NOTES

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SLOPE PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAD WITH THE BELL END OF THE BELL AND SPLOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAD.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
- FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

	PROJECT LIMITS	
	STORM MANHOLE	21 C204
	STORM CATCH BASIN WITH CURB BOX FRAME & GRATE	24 C204
	RCP APRON ENDWALL	27 28 C205 C205
	RIP RAP	27 C205
	WATER MAIN TEE	
	WATER MAIN VALVE	
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN	

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 Muskego-Norway School District
 26335 Fries Lane
 Wind Lake, WI 53185

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 DATE DESCRIPTION

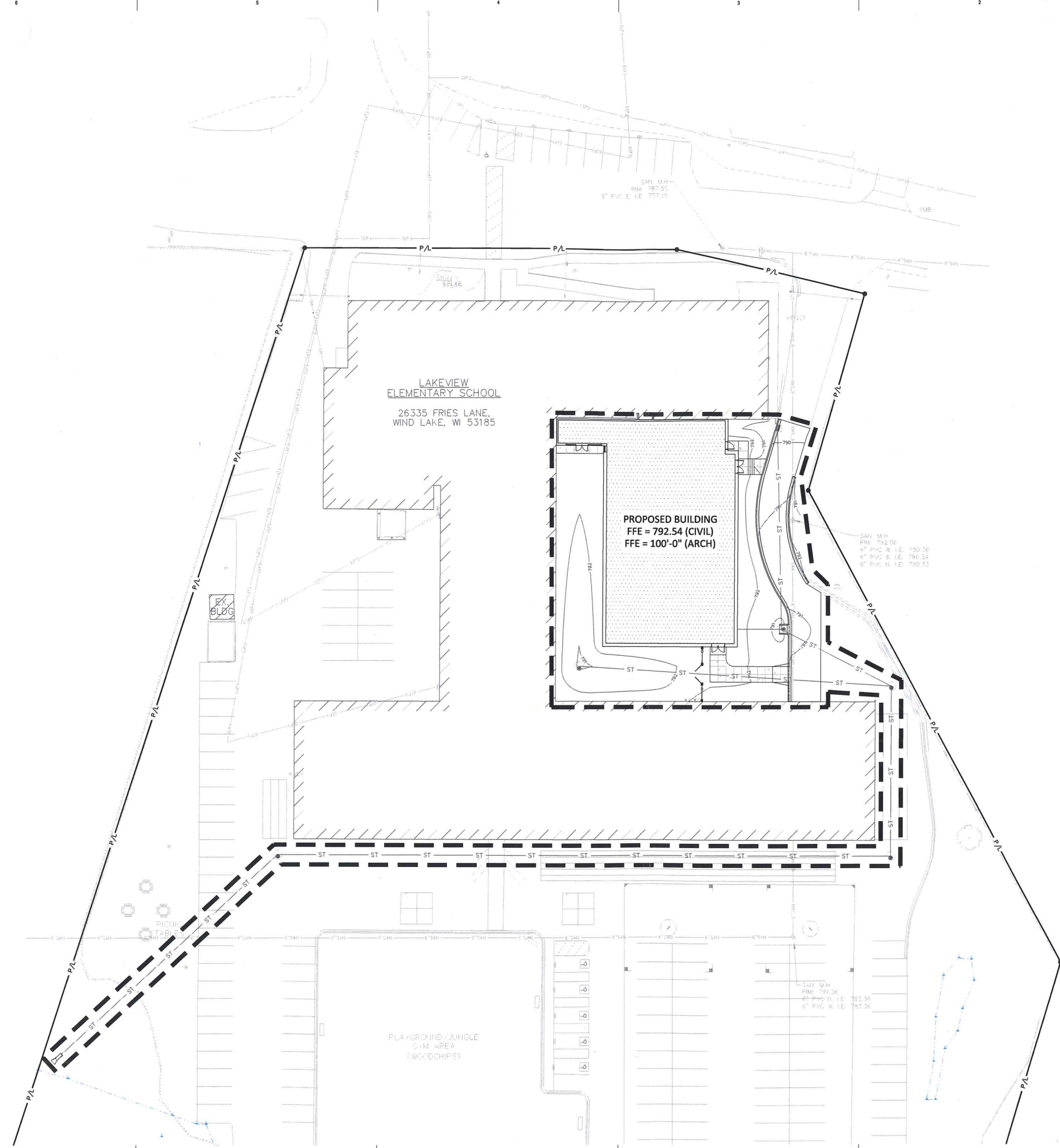
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Sheet Title:
SITE UTILITY PLAN

Sheet Number:
C1.5

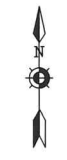


LAKEVIEW
ELEMENTARY SCHOOL
26335 FRIES LANE,
WIND LAKE, WI 53185

PROPOSED BUILDING
FFE = 792.54 (CIVIL)
FFE = 100'-0" (ARCH)

PLAYGROUND/JUNGLE
GYM AREA
(WOODCHIPS)

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Scale: 1" = 20'

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EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK, THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.
AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:
JEREMIAH JOHNSON - CHIEF OPERATIONS OFFICER
MUSKOGEE-NORWAY SCHOOL DISTRICT
587 W1863 WOOD ROAD
MUSKOGEE, WI 53150
PHONE: (262) 871-1807
jjohnson.johnson@muskogeenorway.com

PROJECT ENGINEER:
MICHAEL J. FROELICH, P.E. - ASSOCIATE/PROJECT MANAGER
KAPUR & ASSOCIATES, INC
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MILWAUKEE, WI 53202
PHONE: (414) 751-7245
info@kapurarch.com

CONSTRUCTION MANAGER:
DAN DUERRWACHTER - PROJECT MANAGER
C.S. SCHMIDT
11777 WEST LAKE PARK DRIVE
MILWAUKEE, WI 53224
PHONE: (414) 577-1019
dan.duerrwachter@cschmidt.com

KEY INDEX

- PROJECT LIMITS
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I, TYPE A FROM MSDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- INSTALL CLASS III TRM, TYPE B FROM MSDOT PRODUCT APPROVED LIST. CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER MONR TECHNICAL BULLETIN 1053
- FILTER FABRIC FENCE
- SILT SOCK
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED
- TRIANGULAR SILT DIKES

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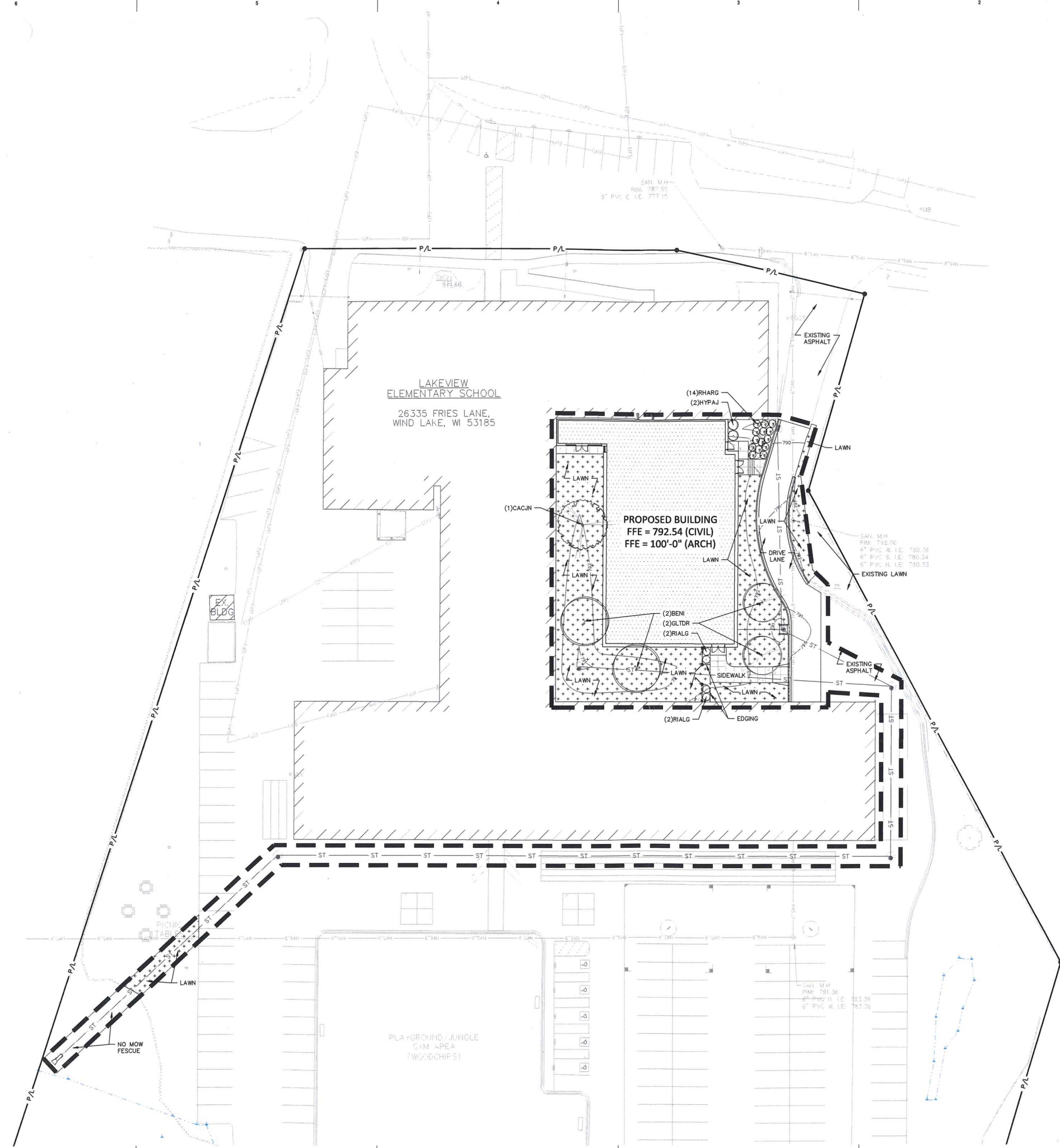
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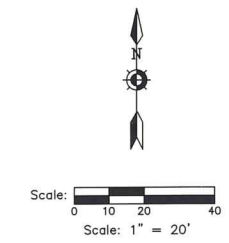
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SITE EROSION CONTROL PLAN

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HATCH LEGEND

	PROJECT LIMITS
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

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**SITE LANDSCAPE
 PLAN**

Sheet Number:
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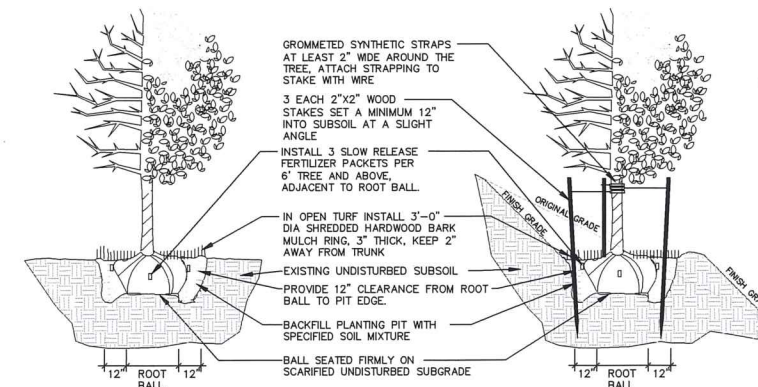
Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
Canopy Trees: (Install according to detail 3/L2.1)						
GLTDR	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	2	Per Plan	3" caliper B&B	45'/20'
Ornamental Trees: (Install according to detail 3/L2.1)						
BENI	Betula nigra	River Birch	2	Per Plan	8' multi-stem B&B	40'-70'/35'-50'
CACJN	Carpinus caroliniana 'J.N. Strain'	J.N. Strain Musclemwood	1	Per Plan	2.5" caliper B&B	25'-30'/25'-30'
Deciduous Shrubs: (Install according to detail 4/L2.1)						
HYPAJ	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	2	Per Plan	18" tall pot	3'-5'/3'-5'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	14	Per Plan	18" spread pot	2'-3'/6'-8'
RIALG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	4	Per Plan	18" tall pot	3'-5'/3'-5'

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

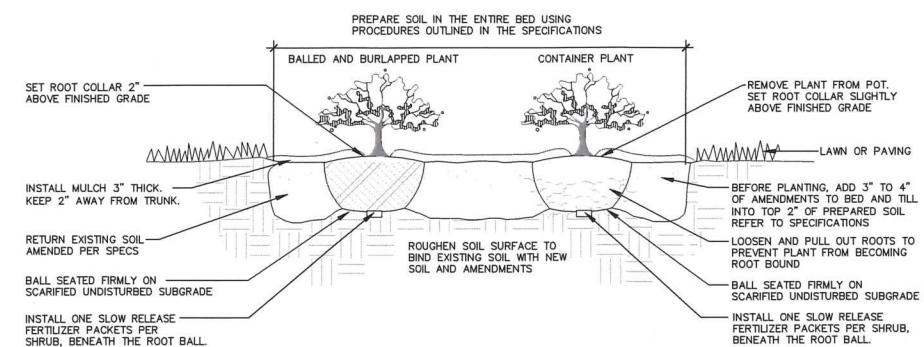
1 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE STEEL EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF SHREDDED HARDWOOD BARK MULCH OVER TYRAX WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDING AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE TREE ROOT COLLAR (ROOT FLARE). ROOT FLARE MUST BE VISIBLE AT GRADE. ANY ADVENTITIOUS OR GIRDLING ROOTS ARE TO BE PRUNED OFF. DIG HOLE NO DEEPER THAN THE DISTANCE FROM BASE OF ROOT BALL TO ROOT FLARE.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE. ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING OR ONE COMPLETE GROWING SEASON.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



4 DECIDUOUS & EVERGREEN SHRUB PLANTING
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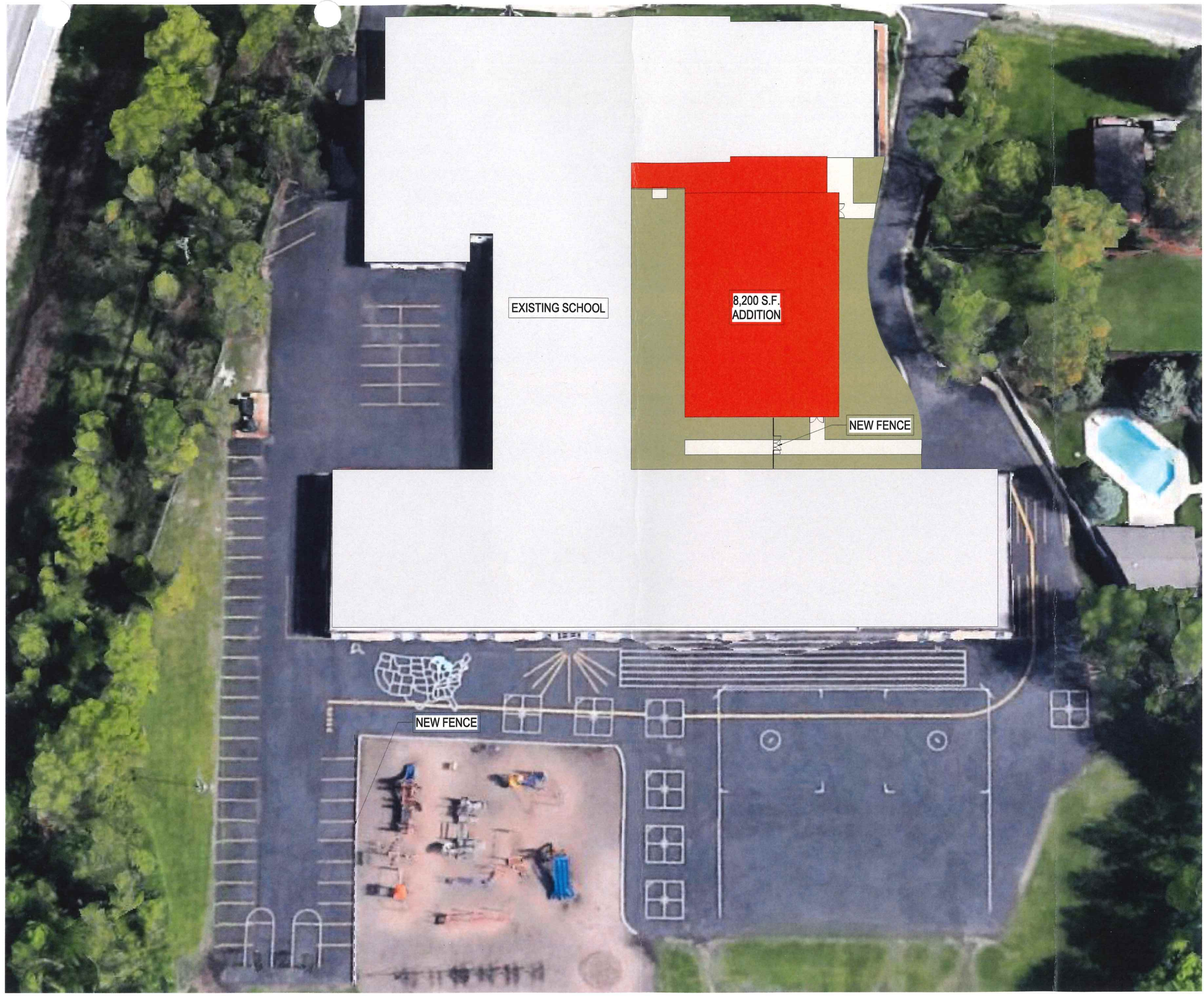
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**SITE LANDSCAPE
DETAILS**

Sheet Number:
L2.1

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6A SCHEMATIC - OVERALL SITE PLAN
PC-1.0 Scale: 1/16" = 1'-0"

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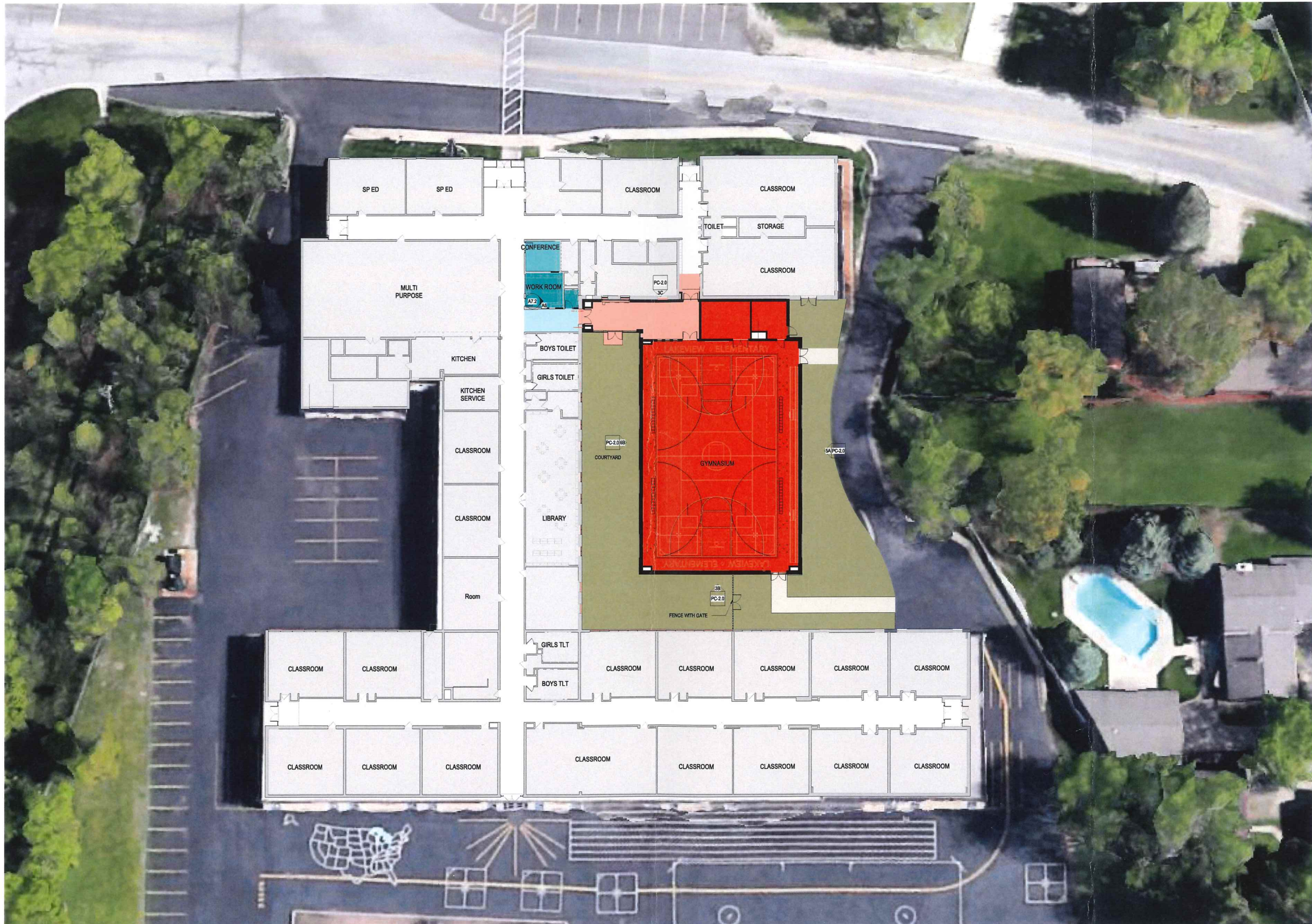
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RACINE - SITE
PLAN

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6A OVERALL FIRST FLOOR PLAN
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RACINE - FIRST
FLOOR PLAN

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PC-1.1

KEYNOTE LEGEND

FB-1 FACE BRICK - CREAM CITY BLEND
 MJ-1 MASONRY MOVEMENT JOINT (EXPANSION)
 MWP-1A METAL COMPOSITE MATERIAL WALL PANEL (GRAY)

EXTERIOR MATERIAL LEGEND

FB-1: FACE BRICK (CREAM BRICK BLEND)
 MWP-1A: METAL COMPOSITE MATERIAL WALL PANEL (GRAY)

* ALL FLASHING AROUND EXTERIOR WINDOWS TO MATCH WINDOW FINISH.

GLAZING LEGEND

IGU-1 TYPICAL GLAZING
 IGU-2 BLUE TINTED VISION GLASS
 IGU-4 LAMINATED
 IGU-5 SECURITY GLAZING



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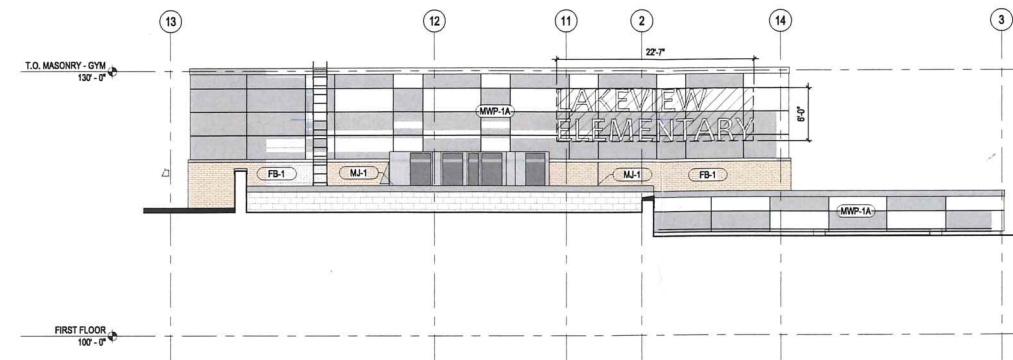
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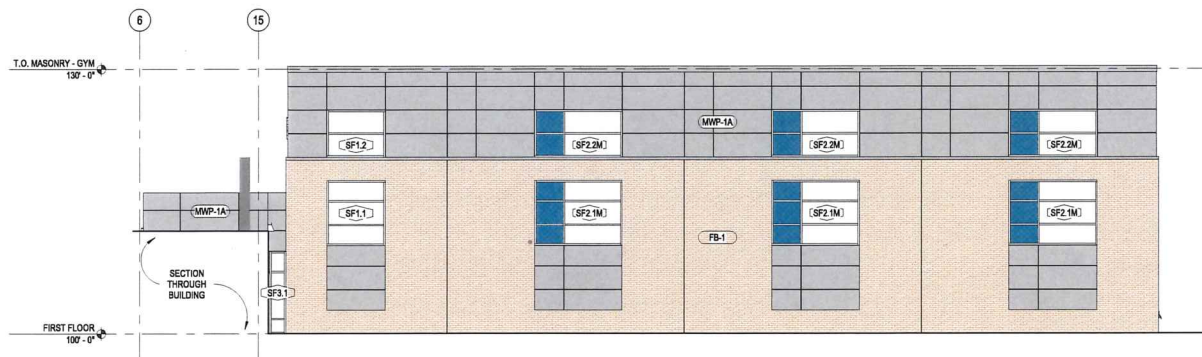
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**EXTERIOR
 ELEVATIONS**

Sheet Number:
PC-2.0

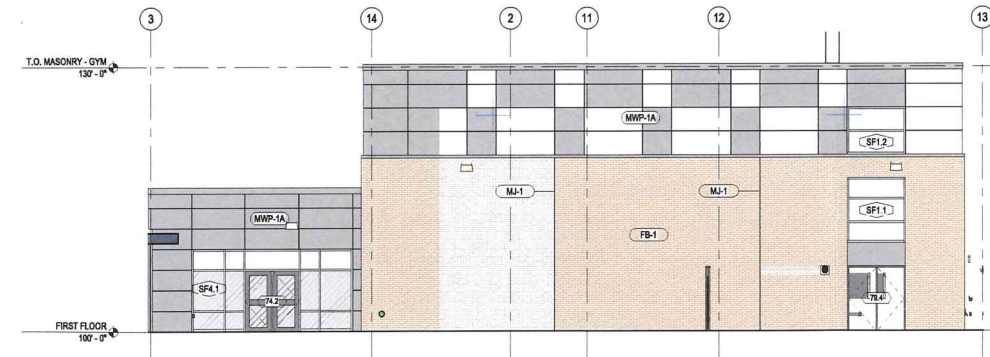
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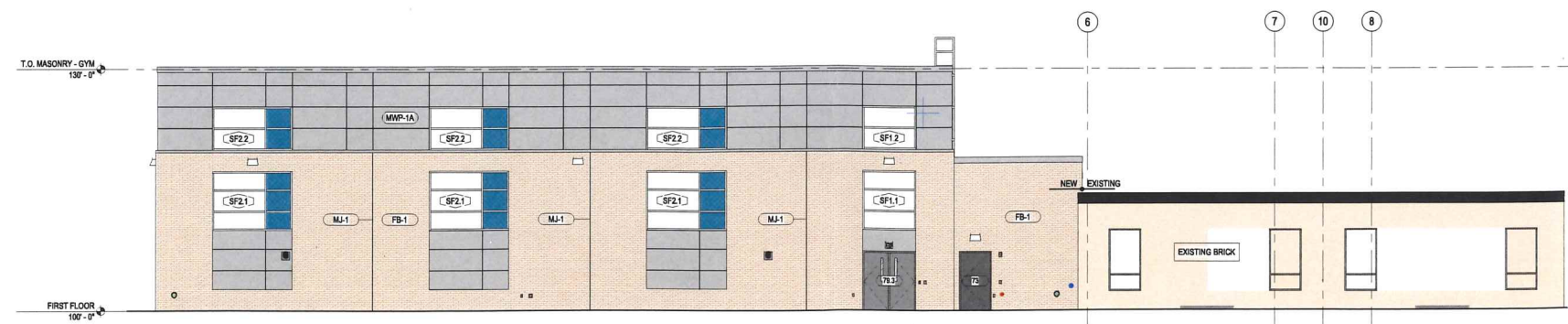
3C EXTERIOR ELEVATION - UNIT A (NORTH)
 PC-2.0 Scale: 1/8" = 1'-0"



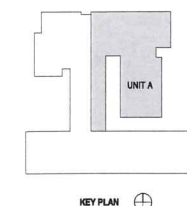
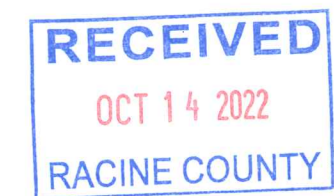
6B EXTERIOR ELEVATION - UNIT A (WEST)
 PC-2.0 Scale: 1/8" = 1'-0"



3B EXTERIOR ELEVATION - UNIT A (SOUTH)
 PC-2.0 Scale: 1/8" = 1'-0"



5A EXTERIOR ELEVATION - UNIT A (EAST)
 PC-2.0 Scale: 1/8" = 1'-0"



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PERSPECTIVE RENDERING - VIEW FROM SOUTH WEST



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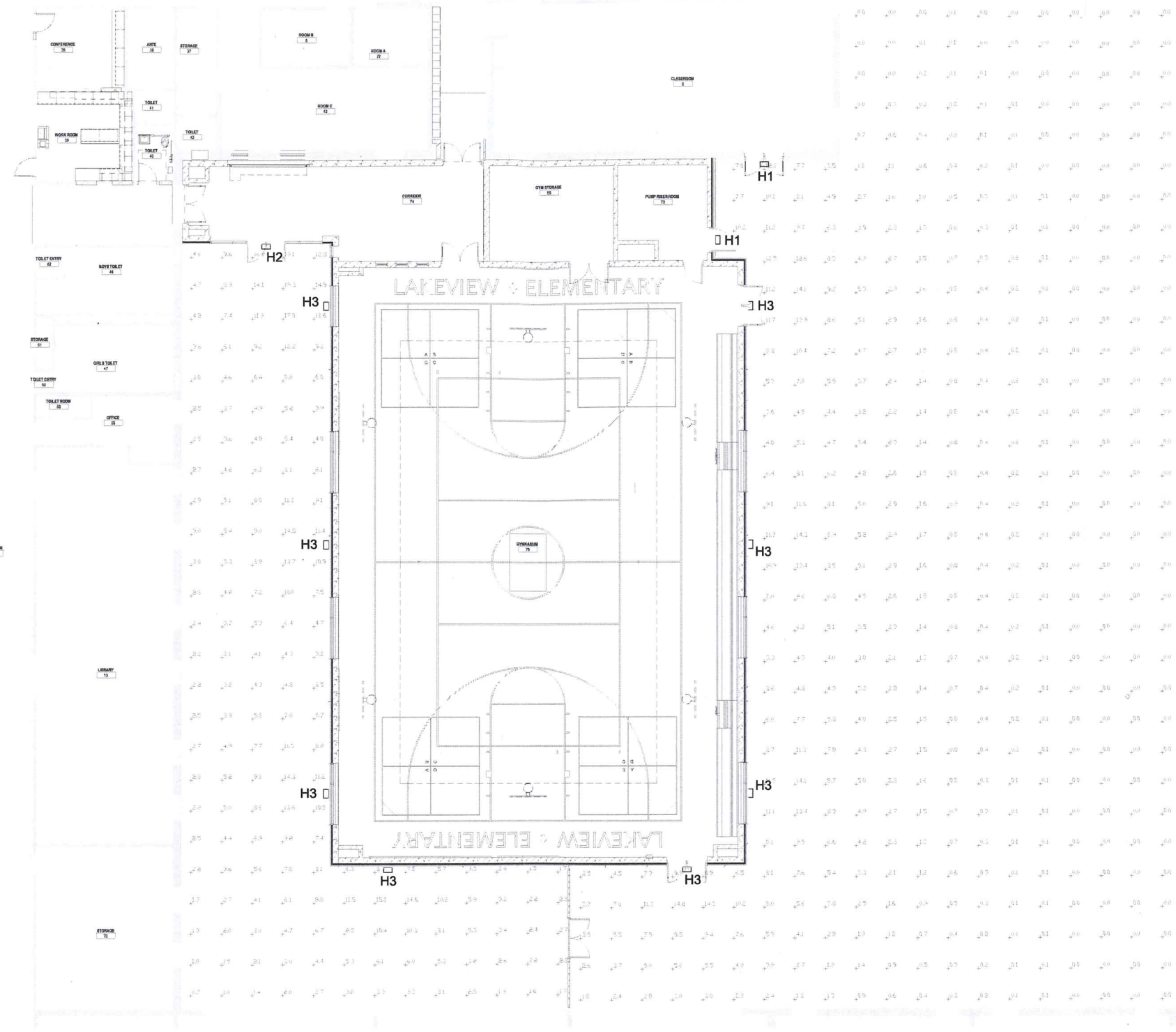
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EXTERIOR
RENDERING

Sheet Number:
PC-3.0



1 SITE PLAN - ELECTRICAL
 Scale: 1/8" = 1'-0"

GENERAL NOTES:
 1. SITE LIGHTING CALCULATED AT GRADE.

MUSKEGO LAKEVIEW ELEMENTARY SCHOOL - FIXTURE SCHEDULE							
TYPE	DESCRIPTION	LAMP TYPE	VOLT	WATTS	MANUFACTURER	CATALOG NUMBER	NOTE
H1	EXTERIOR WALL PACK - 1800 LUMENS	5000K LED	120	20	OPTEC	OLWP3S-020	
H2	EXTERIOR WALL PACK - 3100 LUMENS	5000K LED	120	30	OPTEC	OLWP3S-030	
H3	EXTERIOR WALL PACK - 8500 LUMENS	5000K LED	120	80	OPTEC	OLWP3L-080	

GENERAL NOTES:
 1. SEE SPECIFICATIONS FOR FIXTURE REQUIREMENTS.
 2. ALTERNATE FIXTURES TO HAVE EQUAL CHARACTERISTICS OF SPECIFIED FIXTURES.
 3. ALL INTERIOR LED FIXTURES TO HAVE A MINIMUM CRI OF 80+. ALL EXTERIOR LED FIXTURES TO HAVE A MINIMUM CRI OF 70+.
 4. MOUNT FIXTURES AT HEIGHT INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.
 5. ARCHITECT TO SELECT AND APPROVE ALL FINISHES FOR LIGHT FIXTURES AND ACCESSORIES.

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 SITE PLAN -
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 8/15/2022 8:30:38 AM