

Project Name

Consolidated Industries
Building Addition

Project Address

1207 Boomer Street
Watertown, WI 53094

<u>BUILDING CODE:</u> 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366 <u>ACCESSIBILITY CODE:</u> 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES <u>ENERGY CODE:</u> 2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363 <u>MECHANICAL CODE:</u> 2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364 <u>PLUMBING CODE:</u> 2014 WISCONSIN PLUMBING CODE SPS 381-387 <u>ELECTRICAL CODE:</u> 2011 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316 <u>FIRE CODE:</u> 2012 NFPA FIRE CODE	
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Architects Seal

Engineers Seal



SHEET INDEX		REVISIONS	
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G-001	COVER SHEET		
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C-003	GRADING & EROSION CONTROL PLAN		



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

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SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Budget:	02/12/2024
Site Plan Submittal:	04/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

[illegible]

PROJECT ADDRESS:

PROJECT NAME
Consolidated Ind. Building Addition
STREET ADDRESS
1207 Boomer Street
CITY/ STATE / ZIP
Watertown WI 53094

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

Architect:	Engineer:	Reviewed By:
BJZ	--	--
Sheet Title:		
COVER SHEET		
Sheet Number:		
G-001		
Project Number:		
P13601		

LEADERS

ENGINEERS

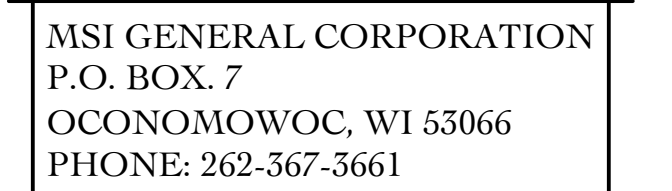
CONTRACTORS

ARCHITECTS

BENCHMARK:
TOP FRONT
HYD. NOZZLE
ELE: 846.94

BENCHMARK:
TOP FRONT
HYD. NOZZLE
ELE: 854.83

BENCHMARK
TOP NW HY
FLNG. BOLT
ELE: 858.07



ISSUE DATES:

REVISIONS:[illegible]

PROJECT ADDRESS:

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Architect:	Engineer:	Reviewed By:
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Sheet Title:
**ARCHITECTURAL
SITE PLAN**
Sheet Number:

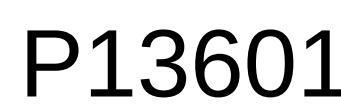
C-000

Project Number: --

P13601

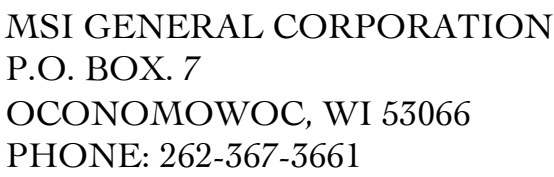
ARCHITECTURAL SITE PLAN 1" = 30'-0"

ARCHITECTS





EASEMENT TABLE	
EASEMENT OWNER/INFORMATION	PURPOSE
12' WEPKO ESMT. PER DOC. #758753 (12)	ELECTRIC
WEPKO ESMT. (WIDTH VARIES) PER DOC. #762946 (13)	ELECTRIC
WEPKO ESMT. (WIDTH VARIES) PER DOC. #871102 (14)	ELECTRIC
12' WEPKO ESMT. PER DOC. #875768 (15)	ELECTRIC
WEPKO ESMT. (WIDTH VARIES) PER DOC. #882014 (16)	ELECTRIC
15' STORM SEWER ESMT. PER DOC. #1006158 (17)	STORM



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Construction / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

[illegible]

STREET ADDRESS
1207 BOOMER STREET
CITY/ STATE / ZIP
WATERTOWN, WI 5309

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P13601

LEADERS

ENGINEERS

CONTRACTORS

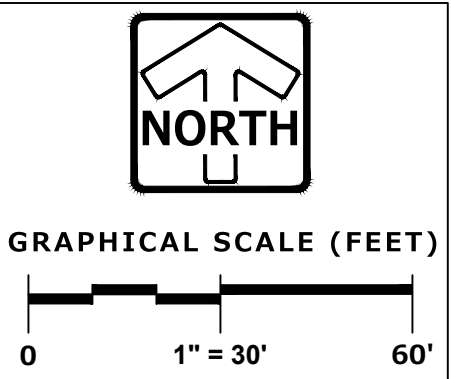
ARCHITECTS

LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	DIRECTION OF SURFACE FLOW
	SILT FENCE
	CONSTRUCTION ENTRANCE
	HYDROSEED - APPLY TO ALL DISTURBED AREAS WHICH ARE NOT SHOWN TO BE MATTED

CONSTRUCTION SEQUENCE

ALL WORK SHALL BE IN CONFORMANCE WITH THE DNR WPDES PERMIT AND CITY OF WATKINSON EROSION CONTROL PERMIT. SITE SEQUENCING IS ANTICIPATED BASED ON THE BEST INFORMATION AVAILABLE PRIOR TO CONSTRUCTION, DEVIATIONS FROM THE SEQUENCE MAY OCCUR WHEN THERE IS GOOD REASON TO DO SO. ALL CHANGES SHALL BE DOCUMENTED IN WRITING AND REVIEWED/APPROVED BY THE OWNER AND/OR ENGINEER IF NECESSARY.

1. INSTALL PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
2. REMOVAL OF ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING GRAVEL & LANDSCAPING.
3. CONDUCT ROUGH GRADING EFFORTS.
4. BEGIN BUILDING CONSTRUCTION.
5. COMPLETE FINAL GRADING, WALKS, ETC
6. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED



PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 PLAN | DESIGN | DELIVER

WISCONSIN OFFICE:
 20725 WATERTOWN RD
 BROOKFIELD, WI 53186
 (262) 754-8888

CHICAGO | MILWAUKEE : NATIONWIDE
 PEG JOB #: 5452.00-WI



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[illegible]

PROJECT NAME
CONSOLIDATED IND. ADDITION

STREET ADDRESS
1207 BOOMER STREET

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WATERTOWN, WI 53094

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

P13601

GRADING & EROSION CONTROL PLAN 1" = 30'

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS