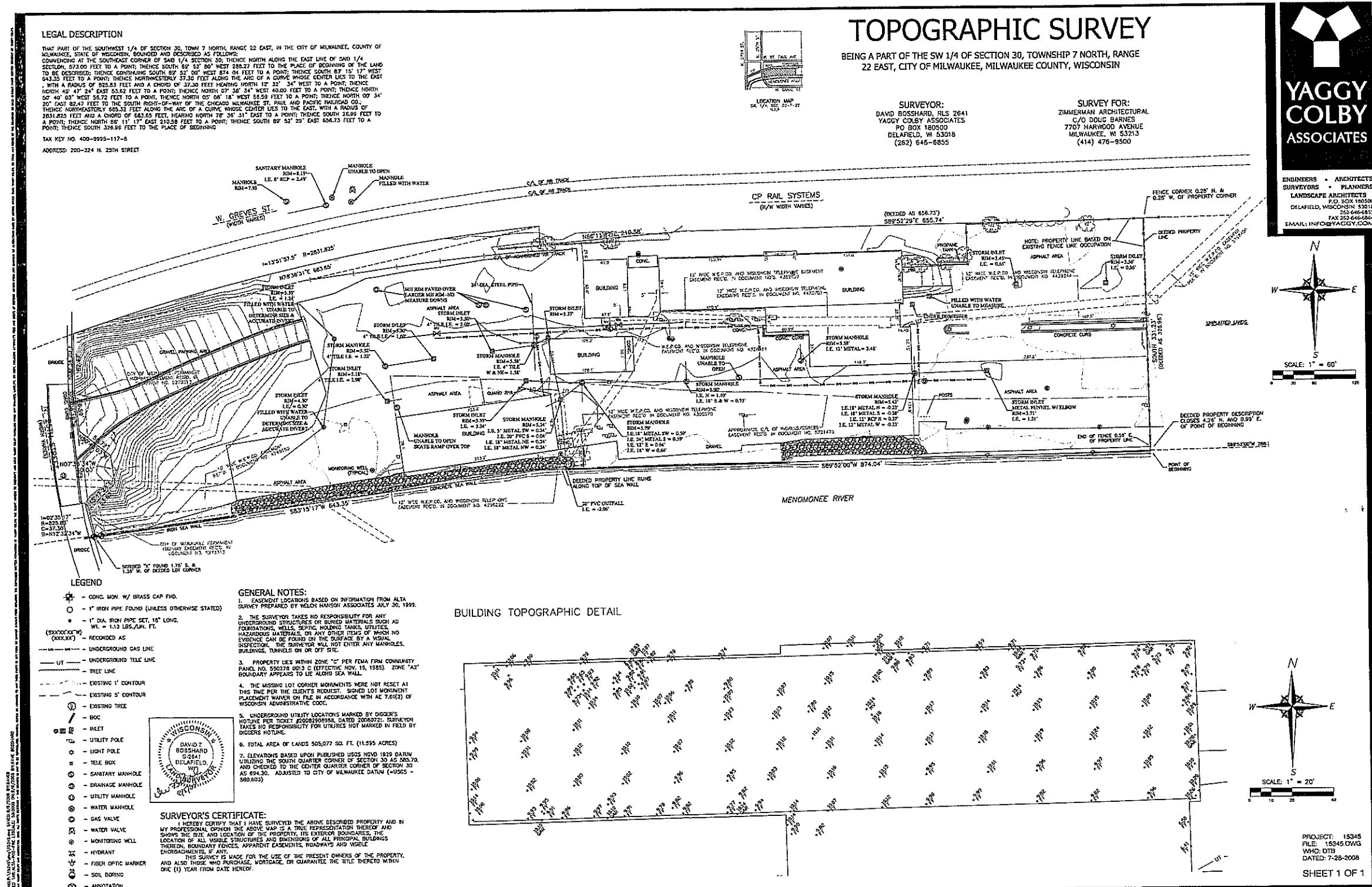


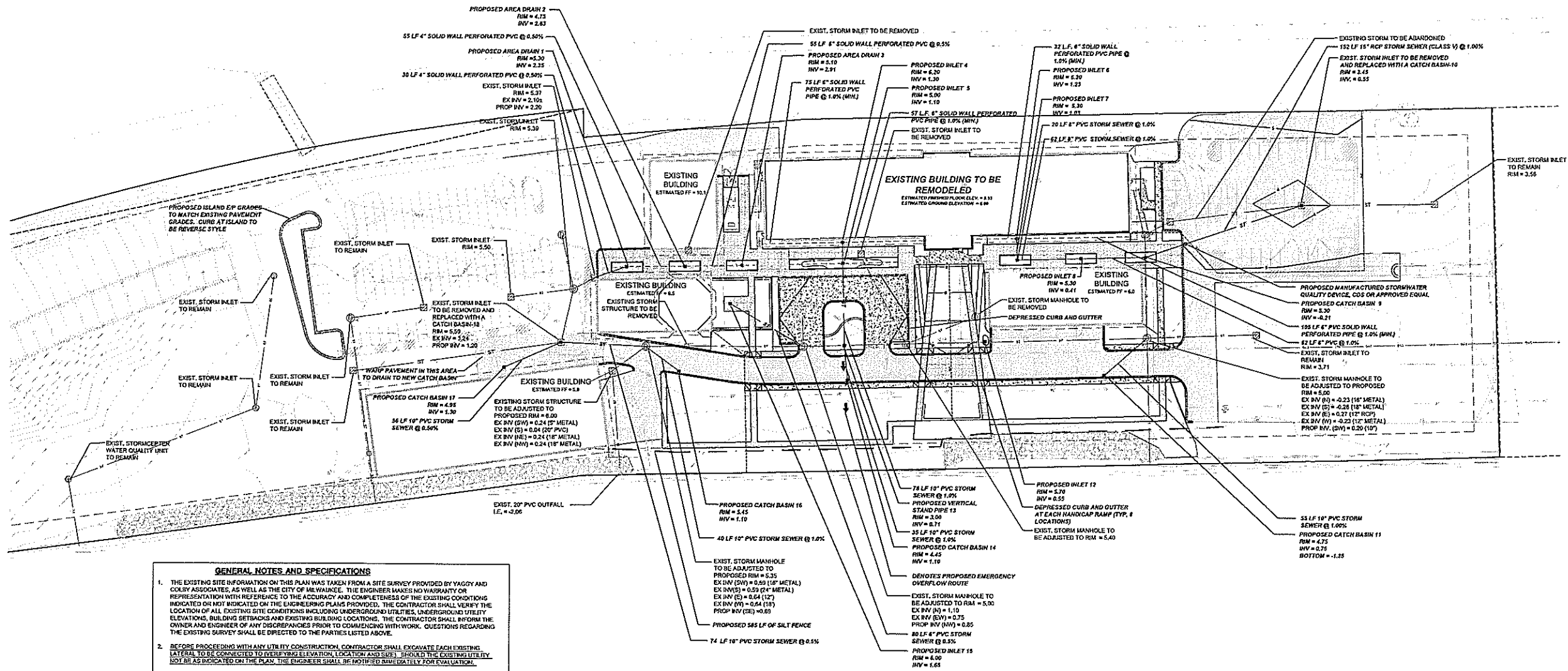
FN 080269
EXHIBIT A



ZIMMERMAN OFFICE • MILWAUKEE CITY LIGHTS • RETORT HOUSE

October 24, 2008

C0.1



GENERAL NOTES AND SPECIFICATIONS

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY YAGBY AND CORY ASSOCIATES, AS WELL AS THE CITY OF MILWAUKEE. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING UTILITY TO BE CONNECTED TO DETERMINE ELEVATION, LOCATION AND SIZE. SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITIES SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF THE GEOTECHNICAL FABRIC IN AREAS OF SOIL STABILIZATION (PER GEOTECHNICAL ENGINEER AND GEOTECHNICAL REPORT).
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE CITY OF MILWAUKEE CONSTRUCTION STANDARDS AND THE DEPT. OF COMMERCE SEC. 82-47.
- ALL UTILITY PERMITS MUST BE RECEIVED FROM THE CITY OF MILWAUKEE PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
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- ALL DISTURBED GRASS AREAS SHALL BE STABILIZED (PER DNR BEST MANAGEMENT HANDBOOK) WITHIN 7 DAYS OF COMPLETION. DISTURBED GRASS AREAS SHALL BE TOPSOILED (8"), RESEEDED AND STABILIZED. AREAS WITH A SLOPE OF 3:1 OR STEEPER SHALL BE COVERED WITH A CLASS 1 - TYPE A EROSION FABRIC.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DEVOTED ON PLANS.
- ALL CURB RADI ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
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- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
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W	EXISTING WATER MAIN
E	EXISTING ELECTRICAL LINE
E	PROPOSED ELECTRICAL LINE
T	EXISTING TELEPHONE LINE
G	EXISTING GAS MAIN
G	PROPOSED GAS MAIN
SW	EXISTING SANITARY SEWER
SW	PROPOSED SANITARY SEWER
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
OW	OVERHEAD WIRES
OW	PROPOSED SILT FILTER FENCE
SM	SANITARY MANHOLE
FD	FIRE HYDRANT
WV	EXISTING WATER VALVE
WV	PROPOSED WATER VALVE
ES	EXISTING STORM STRUCTURE
ES	PROPOSED STORM STRUCTURE
ES	EMERGENCY STORMWATER OVERFLOW ROUTE
EW	EXISTING MONITORING WELL
ET	EXISTING TREE
EP	EXISTING POWER POLE
EL	EXISTING LIGHT
EF	EXISTING FENCE
ER	EXISTING RIP RAP
EW	PROPOSED TOP OF WALL & BOTTOM OF WALL
EW	PROPOSED & EXISTING SPOT ELEVATIONS

EROSION CONTROL LEGEND

- SILT FILTER FENCE
- EROSION MAT
- INLET SEDIMENT GUARD

EROSION NOTES AND PHASES

- ESTIMATED CONSTRUCTION TIMELINE:
INSTALL EROSION CONTROL + NOVEMBER 2008
GRADING AND UTILITY INSTALLATION + NOVEMBER 2008
FINAL SITE GRADING AND RESTORATION + MAY/JUNE 2009
INSTALL FINAL INSTALLATION, GRADING, AND RESTORATION + MAY/JUNE 2009
COMPLETE SITE CONSTRUCTION + MAY/JUNE 2009
ALL CHANGES TO THE ABOVE SCHEDULE SHALL BE REVIEWED AND APPROVED BY THE CITY.
- CONTRACTOR SHALL INSPECT ALL EROSION CONTROL PRACTICES WEEKLY AND AFTER ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL PERFORM ALL INSPECTIONS AND DOCUMENTATION PER WISCONSIN DEPARTMENT OF COMMERCE, CHAPTER COM 10. ALL REQUIRED REPAIRS SHALL BE MADE WITHIN 24 HOURS.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL HAVE IN PLACE ALL APPLICABLE PLAN APPROVALS AND PERMITS.
- INSTALL SILT SEDIMENT GUARDS AND SILT FILTER FENCES, AS INDICATED ON PLANS. SEDIMENT TRAPPED ONTO ROADWAY SHALL BE REMOVED (BY SWEEPING) AT END OF EACH WORK DAY.
- BEGIN ROUGH GRADING BIO-INfiltrATION BARRIERS, AND INSTALLING STORM SEWER UTILITIES, INCLUDING STORM SEWER AND CONTROL STRUCTURE IN BASIN BUT NOT BIO-INfiltrATION PROFILE. TEMPORARILY RE-ESTABLISHED. THESE AREAS WILL BE USED FOR SEDIMENT COLLECTION DURING CONSTRUCTION. AFTER FINAL GRADING/STABILIZATION, THE BIO-INfiltrATION SECTIONS WILL BE INSTALLED.
- INSTALL OTHER UTILITIES
- BEGIN BUILDING CONSTRUCTION.
- DISTRIBUTE TOPSOIL TO A DEPTH OF 8 INCHES. FINAL GRADE, REED AND MULCH. STILL PLACE EROSION CONTROL MATTING WHERE INDICATED ON PLANS. SEEDING AND MULCHING TO CONFORM WITH APPROVED SEED MIXTURES AND APPLICATION RATES. SEE LANDSCAPE PLAN FOR FINAL SEED AND SOO SPECIES. EROSION CONTROL MATTING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL AGGREGATE BASE COURSE IN AREAS TO BE ASPHALT AND/OR CONCRETE PAVED.
- INSTALL ASPHALT AND CONCRETE SECTIONS.
- REMOVE ACCUMULATED SEDIMENT IN BIO-INfiltrATION AREAS. REINSTATE ENGINEERED SOIL AND STONE LAYER AND CONSTRUCT BIO-INfiltrATION AREAS AS DESIGNED (PER PROFILES SHOWN IN DETAILS). MINIMUM COMPACTED AND COVERED TO TOP OF SILT FILTER FENCE. SEE DETAILS FOR PROJECT, STAKEOUT & SEED PER PLAN.
- UPON SITE STABILIZATION, REMOVE TEMPORARY EROSION CONTROL PRACTICES. CLEAN STRUCTURES OF ANY SEDIMENT AND CONSTRUCTION DEBRIS, AND REMOVE CONSTRUCTION DEBRIS AND ACCUMULATED SEDIMENT FROM BIO-INfiltrATION STRUCTURES.
- CONSTRUCTION AND WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF ON A ROUTING BASIS. NO CONSTRUCTION OR WASTE MATERIALS SHALL BE TRADED, BLOWN OR OTHERWISE LOCATED OR STORED ON ADJACENT PROPERTIES. MINIMUM COMPACTED AND COVERED TO TOP OF SILT FILTER FENCE. SEE DETAILS FOR PROJECT, STAKEOUT & SEED PER PLAN.
- DUST CONTROL SHALL BE MAINTAINED ON-SITE WITH USE OF A WATER TRUCK IF NECESSARY.



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSPORT FACILITIES, EXCAVATION SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED CITY OR STATE HIGHWAY DISTRICT WITHIN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS. FURTHER, EXCAVATION SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATION WORK.

zimmerman
ARCHITECTURAL STUDIOS, INC.

Consultant:
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ENGINEERING
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414.475.5555 FAX 414.475.5476 for Project/Check/EC
EC Project Number: 080052.00
Drawn by: Checked by:
Designed by:
Project:
Zimmerman Office
Milwaukee City Lights
Retort House

Location:
Milwaukee, Wisconsin

Key Plan:
North

CITY REVIEW SET
(NOT FOR CONSTRUCTION)
DATE: OCTOBER 24, 2008

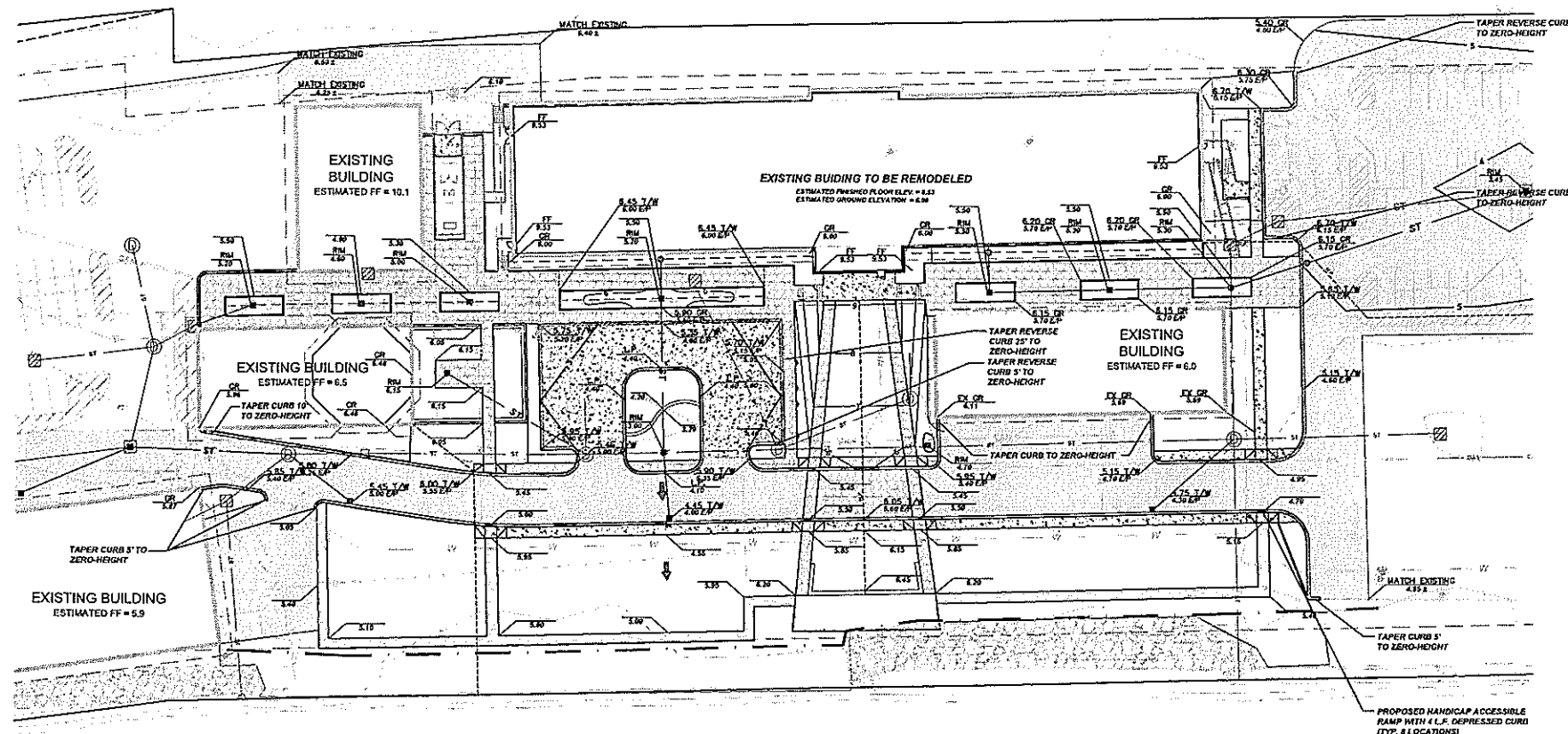
Sheet:
Overall Grading and
Erosion Control Plan

Scale:
1" = 40'-0"

Revisions:

Date:
OCTOBER 24, 2008
Project No.:
080052.00
Sheet No.:
C1.1A

7707 Harvard Avenue | Milwaukee, WI 53213 | zstudio.com
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— GAS —	PROPOSED GAS MAIN
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— SW —	PROPOSED SANITARY SEWER
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— ST —	PROPOSED STORM SEWER
— OHW —	OVERHEAD WIRES
— OHW —	PROPOSED SALT FILTER FENCE
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⊙	PROPOSED WATER VALVE
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⊙	PROPOSED & EXISTING SPOT ELEVATIONS

zimmerman
ARCHITECTURAL STUDIOS, INC.

Consultant: **HARWOOD ENGINEERING CONSULTANTS, LT.**
7400 West State Street Milwaukee Wisconsin 532
414.475.5004 414.475.5049 Fax 414.475.5049
E.C. Project Number: 080052.00
Drawn by: _____ Checked by: _____
Designed by: _____
Project: **Zimmerman Office Milwaukee City Lights Retort House**

Location: **Milwaukee, Wisconsin**

Key Plan:

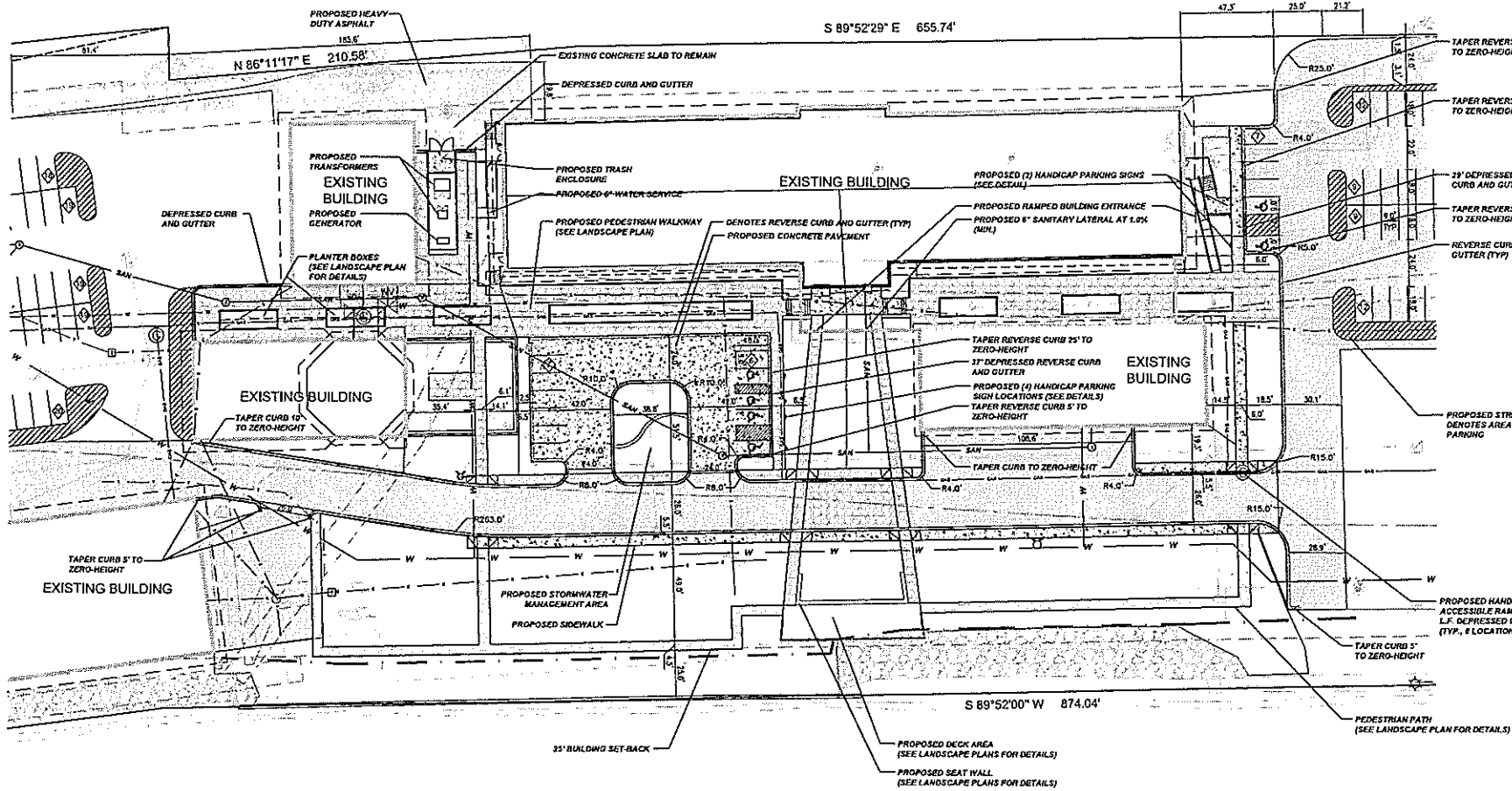
CITY REVIEW SET
(NOT FOR CONSTRUCTION)
DATE: **OCTOBER 24, 2008**

Sheet: **Enlarged Grading Plan**

Scale: **1" = 30'-0"**
Revisions:

Date: **OCTOBER 24, 2008**
Project No.: **080052.00** (Owner) Project No.:
Sheet No.:

C1.1B



MENOMONEE RIVER

NOTE:
THIS IS THE FORMER MILWAUKEE GAS LIGHT COMPANY LOCATION. THIS SITE IS THE LOCATION OF PROPOSED REMEDIATION AND IS CURRENTLY BEING MONITORED FOR UNDERGROUND CONTAMINATION. CONTRACTOR TO NOTIFY ENGINEER IF POTENTIALLY CONTAMINATED MATERIAL APPLIES TO BE ENCOUNTERED.



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HATCH LEGEND

○	DENOTES PROPOSED PEDESTRIAN PATH
□	DENOTES PROPOSED CONCRETE PAVING
■	DENOTES PROPOSED HEAVY DUTY ASPHALT PAVEMENT
□	DENOTES PROPOSED PERMEABLE PAVING

zimmerman
ARCHITECTURAL STUDIOS, INC.

Consultant: **HARWOOD ENGINEERING CONSULTANTS, L.T.**
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414.475.5354 414.475.5478 fax 414.475.5478
www.harwoodeng.com
Drawn by: [Signature] Checked by: [Signature]
Project: **Zimmerman Office Milwaukee City Lights Retort House**

Location: **Milwaukee, Wisconsin**

Key Plan:



CITY REVIEW SET
(NOT FOR CONSTRUCTION)
DATE: OCTOBER 24, 2008

Sheet:
Enlarged Site and Utility Plan

Scale:

1" = 30'-0"

Revisions:

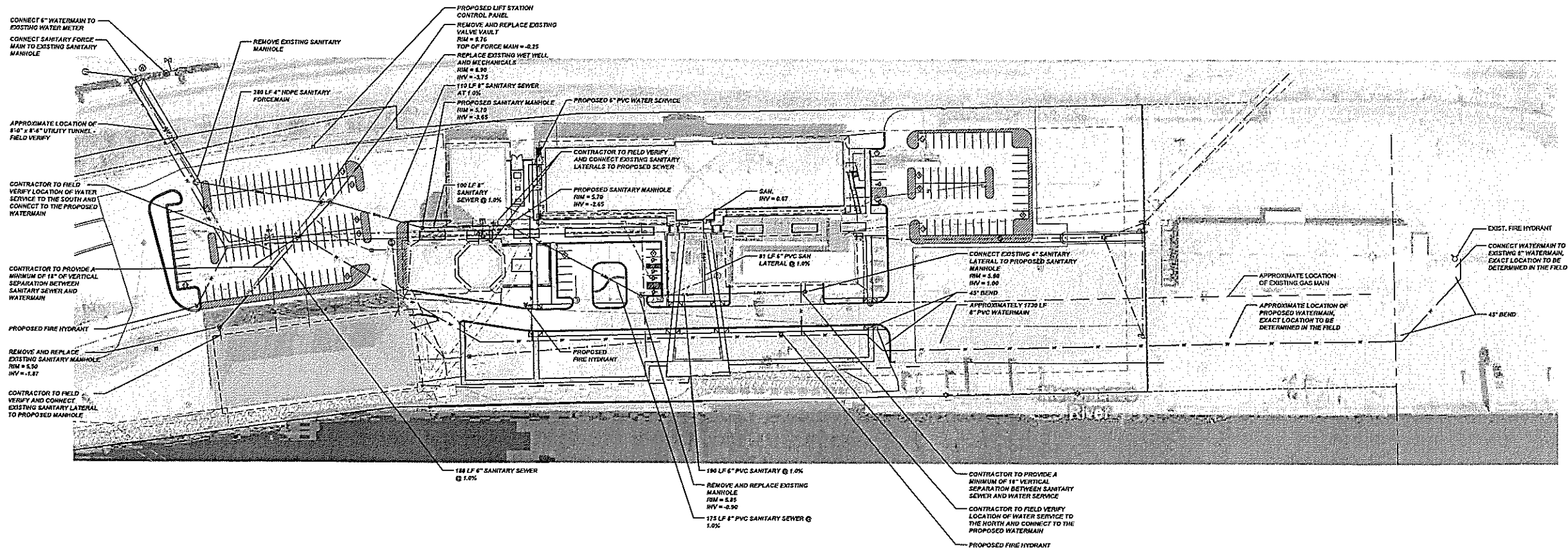
Date:
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Project No.:
080052.00

(Owner) Project No.:

Sheet No.:

C1.2B



GENERAL NOTES AND SPECIFICATIONS

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY YAGGY AND COLBY ASSOCIATES, AS WELL AS THE CITY OF MILWAUKEE. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO DETERMINE ELEVATION, LOCATION AND SIZE. SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITIES SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF THE GEOTECHNICAL FABRIC IN AREAS OF SOIL STABILIZATION (PER GEOTECHNICAL ENGINEER AND GEOTECHNICAL REPORT).
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2009), AS WELL AS, THE CITY OF MILWAUKEE CONSTRUCTION STANDARDS AND THE DEPT. OF COMMERCE SEC. 82.47.
- ALL UTILITY PERMITS MUST BE RECEIVED FROM THE CITY OF MILWAUKEE PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAYS/SIDEWALK RESTORATION SHALL ADHERE TO CITY STANDARDS (GRAVEL BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS).
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL PROPOSED WATERMAIN SHALL BE CLASS PVC SDR 18, CLASS 150, AWWA C500W ELASTOMERIC JOINTS.
- PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212.
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- SET FENCE AND ALL OTHER EROSION CONTROL METHODS MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALSO, CONTRACTOR IS RESPONSIBLE FOR REMOVING EROSION CONTROL METHODS ONCE THE SITE IS STABILIZED.
- THE PROPOSED SITE LOCATION AND SURROUNDING STREETS MUST BE KEPT DEBRIS FREE. SWEEP STREETS AS NEEDED TO MAINTAIN CLEAN STREETS.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL DISTURBED GRASS AREAS SHALL BE STABILIZED (PER OUR BEST MANAGEMENT HANDBOOK) WITHIN 7 DAYS OF COMPLETION. DISTURBED GRASS AREAS SHALL BE TOPSOILED (6") RESEEDED AND STABILIZED. AREAS WITH A SLOPE OF 3:1V OR STEEPER SHALL BE COVERED WITH A CLASS 1 TYPE A EROSION FABRIC.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- ALL CURB RADI ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 3500 PSI.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS. CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

UTILITY LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED WATER SERVICE
	EXISTING WATER MAIN
	EXISTING ELECTRICAL LINE
	PROPOSED ELECTRICAL LINE
	EXISTING TELEPHONE LINE
	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	OVERHEAD WIRES
	PROPOSED SILT FILTER FENCE
	SANITARY MANHOLE
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING STORM STRUCTURE
	PROPOSED STORM STRUCTURE
	EXISTING MONITORING WELL
	EXISTING TREE
	EXISTING POWER POLE
	EXISTING LIGHT
	EXISTING FENCE
	EXISTING RIP RAP
	PROPOSED TOP OF WALL & BOTTOM OF WALL SPOT ELEVATIONS
	PROPOSED & EXISTING SPOT ELEVATIONS



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL STOP" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATION WORK.

Zimmerman
ARCHITECTURAL STUDIOS, INC.

Consultant:
HARWOOD
ENGINEERING
CONSULTANTS, LT
7400 West State Street Milwaukee Wisconsin 532
414.473.3334 414.473.3478 fax harwood@hce.com
HCE Project Number: 092022.05
Drawn by: _____ Checked by: _____
Designed by: _____
Project:
Zimmerman Office
Milwaukee City Lights
Retort House

Location:
Milwaukee, Wisconsin

Key Plan:



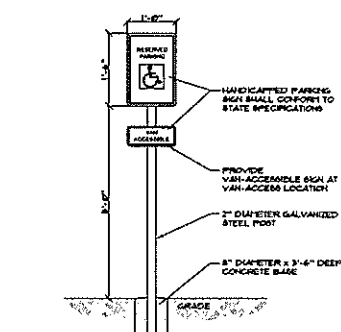
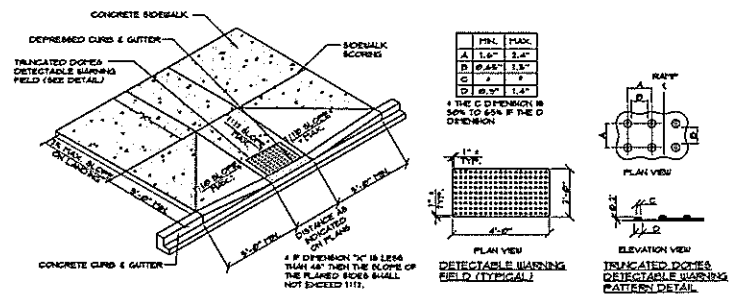
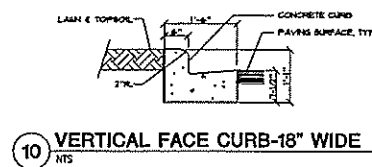
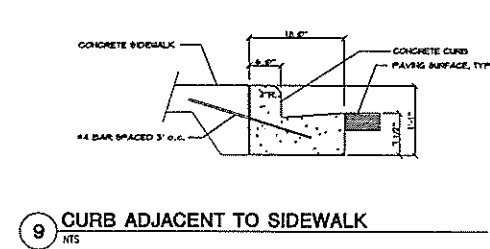
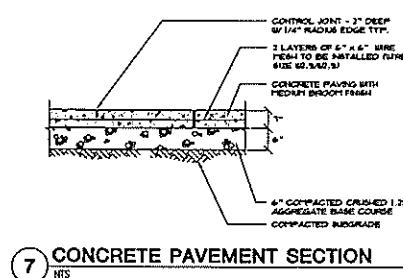
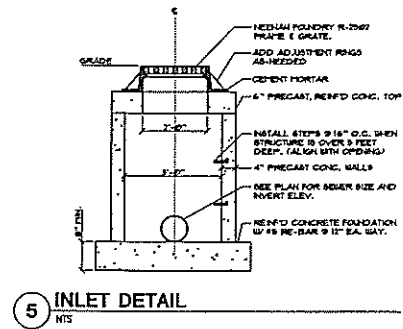
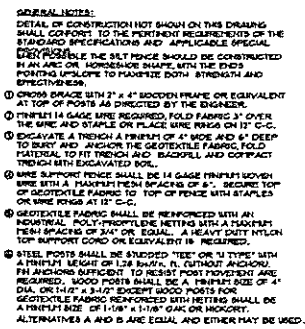
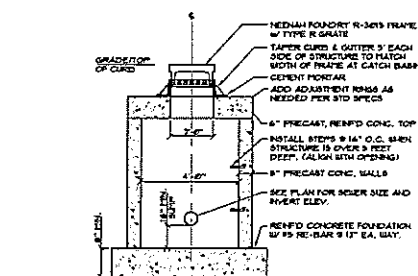
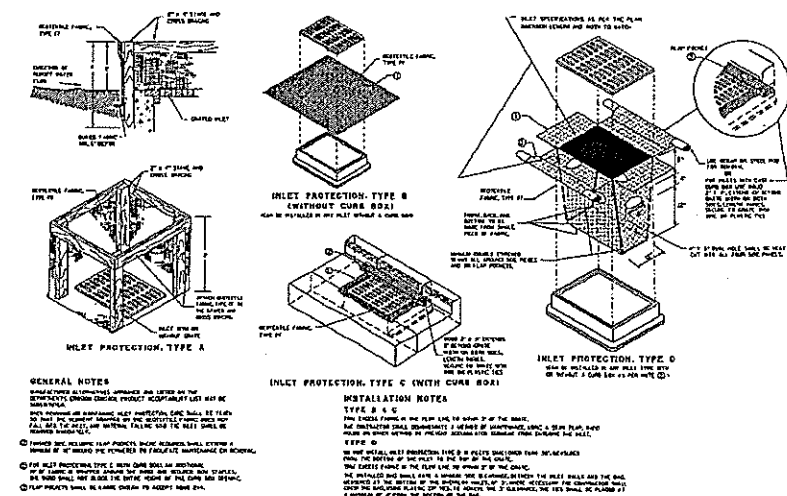
CITY REVIEW SET
(NOT FOR CONSTRUCTION)
DATE: OCTOBER 24, 2008

Sheet:
Overall Sewer and
Water Improvements
(Preliminary)

Scale:
1" = 50'-0"
Revisions:

Date:
OCTOBER 24, 2008
Project No.: 080052.00
(Owner) Project No.:
Sheet No.:

C1.3



Consultant:
HC HARWOOD
ENGINEERING
CONSULTANTS, LTD.
7433 West State Street Milwaukee Wisconsin 532
414.475.5554 414.475.5495 fax harwood@hcc.co
HCC Project Number: 04-0057.DD

Drawn by: _____ Checked by: _____
Designed by: _____

Project:
Zimmerman Office
Milwaukee City Lights
Refort House

Location:
Milwaukee, Wisconsin

Key Plans

CITY REVIEW SET
(NOT FOR CONSTRUCTION)
DATE: OCTOBER 24, 2008

Sheet
Details

Scale:

Revisions:

Date: OCTOBER 24, 2008

Project No.:
080052.00

Sheet No.:

C5.1

Consultant:

Project:
Zimmerman Office
Milwaukee City Lights
Retort House

Location:
Milwaukee, Wisconsin

Key Plan:



SUBMITTAL SET ONLY
Not For Construction
October 24, 2008

Sheet:
Site Plan
Enlargement
Layout

Scale:
1" = 20'-0"

Revisions:

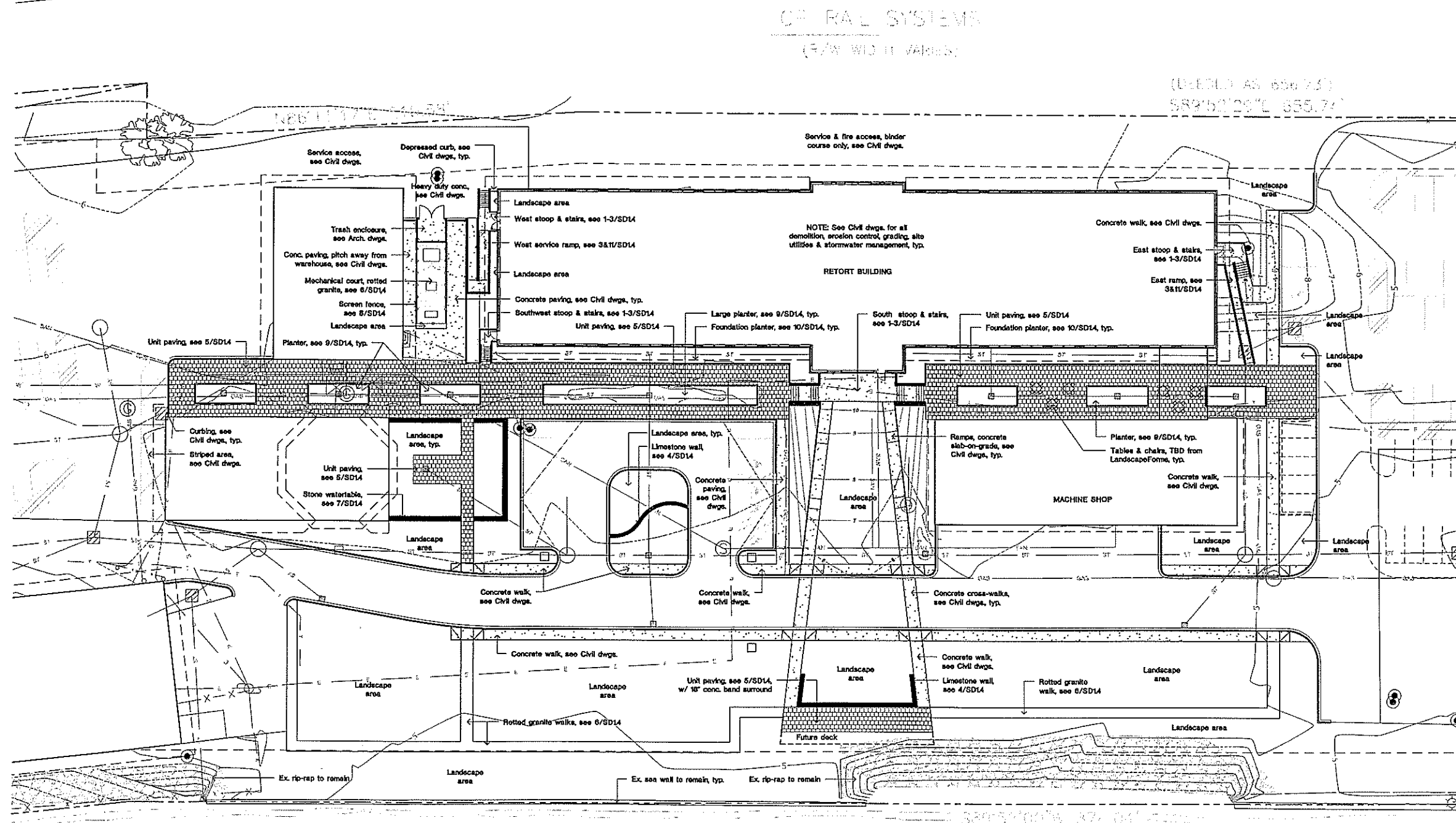
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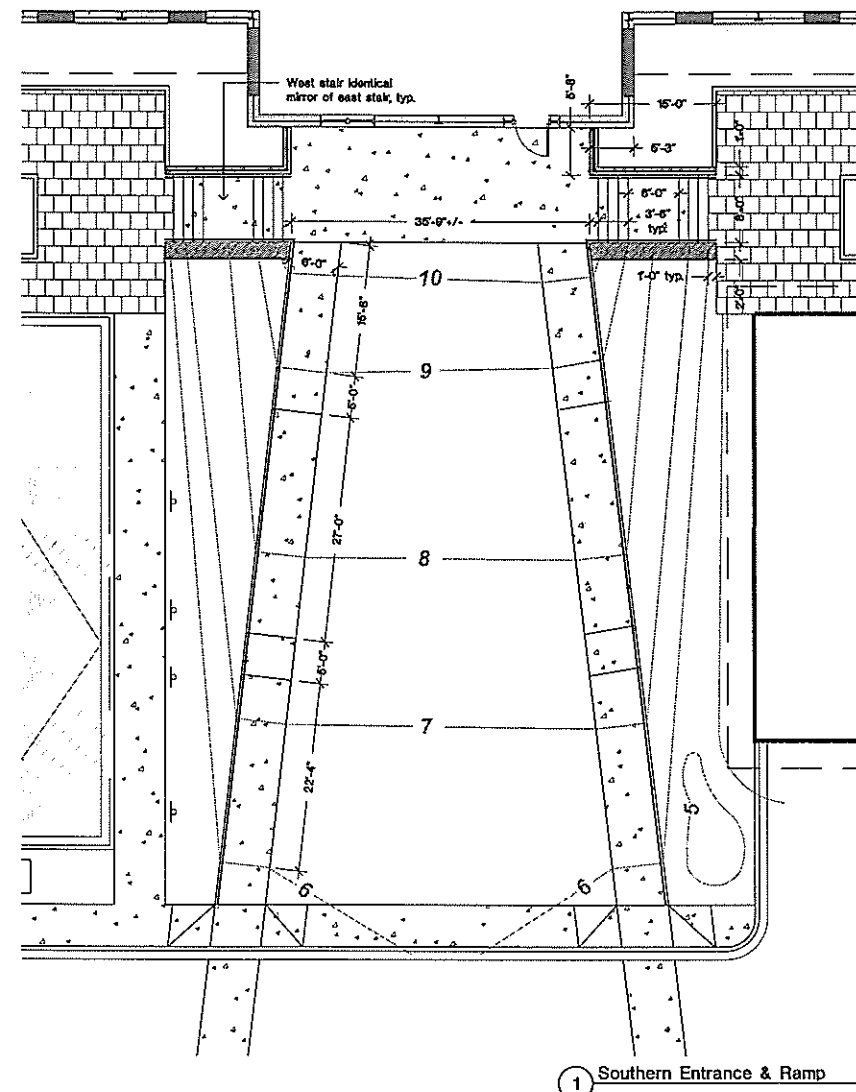
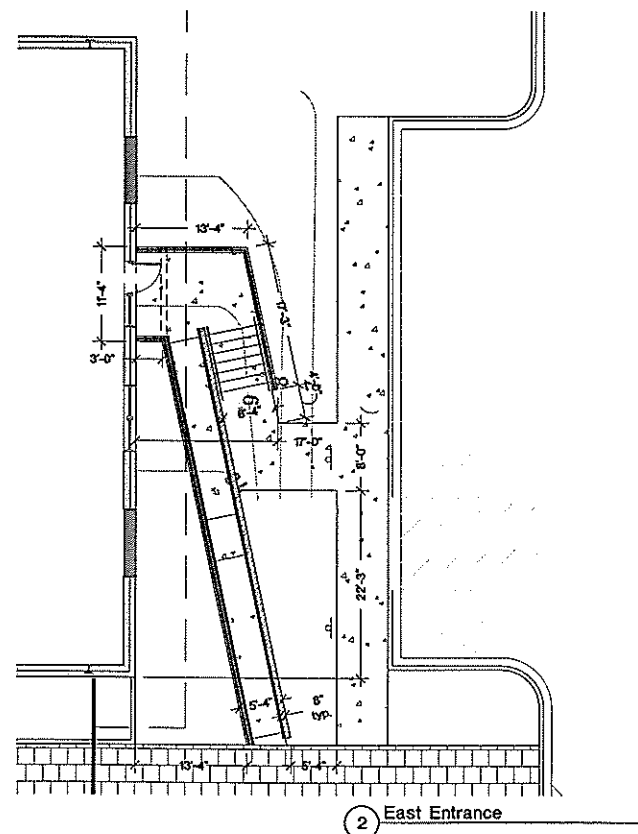
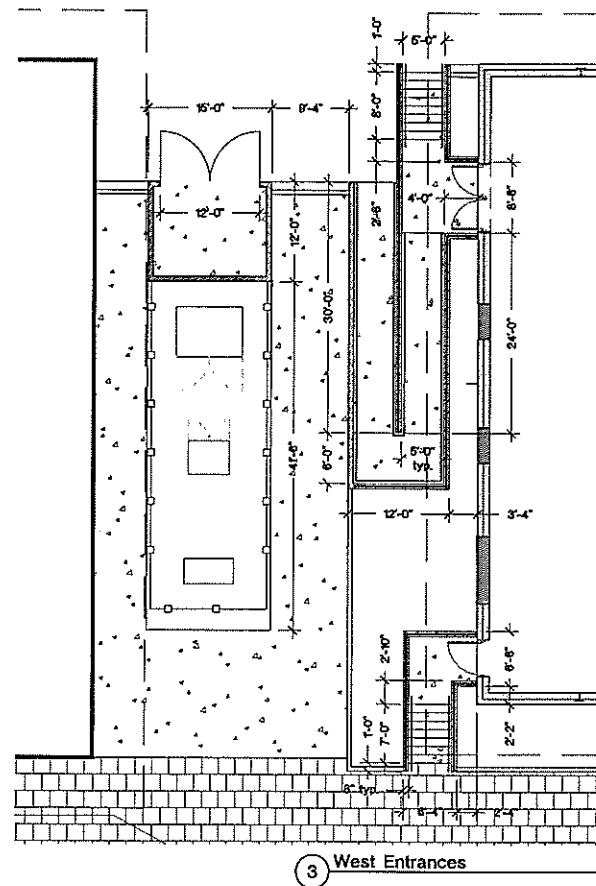
Date:
OCTOBER 24, 2008

Project No.:
080052.00

Sheet No.:

SD1.1





zimmerman
ARCHITECTURAL STUDIOS, INC.

7707 Harwood Avenue | Milwaukee, WI 53213 | zaprudbok.com
 TELEPHONE (414) 476.8500
 FACSIMILE (414) 476.8502

Consultant

Project:
Zimmerman Office
Milwaukee City Lights
Retort House

Location:
Milwaukee, Wisconsin

Key Plan:



SUBMITTAL SET ONLY
Not For Construction
October 24, 2008

Sheet:
Site Plan
Enlargement
Stairs & Ramps

Scale:
1/8" = 1'-0"

Revisions:

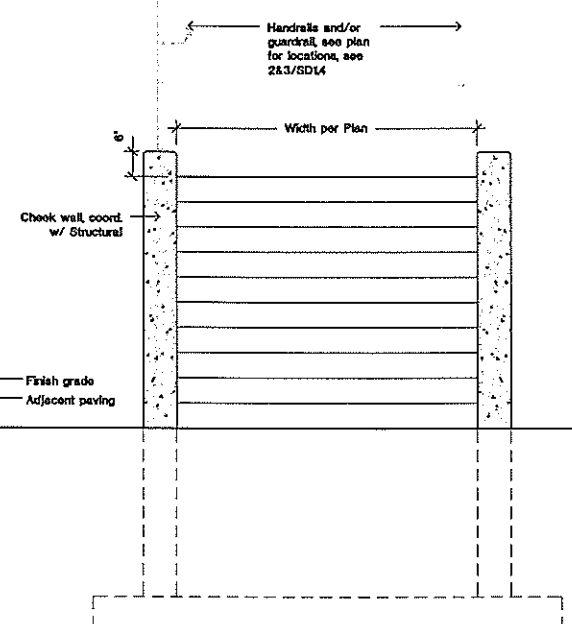
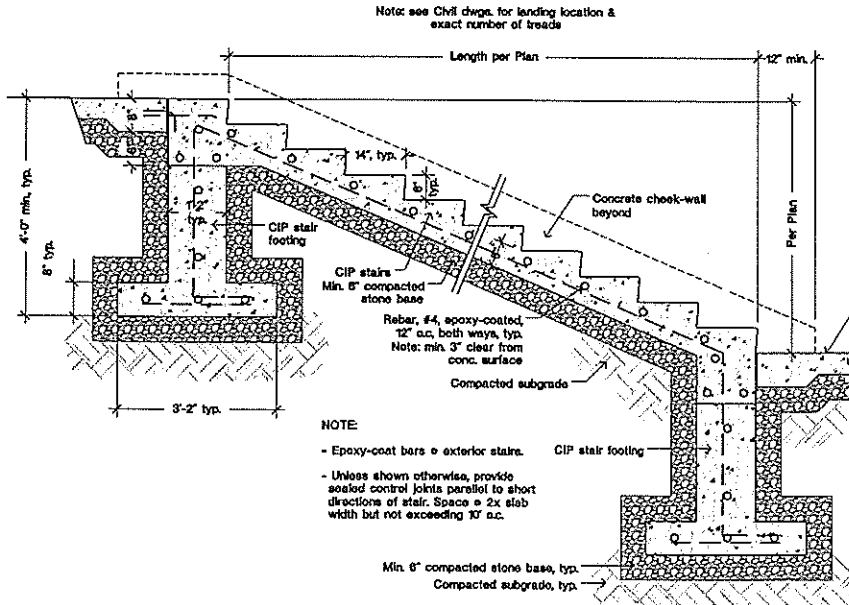
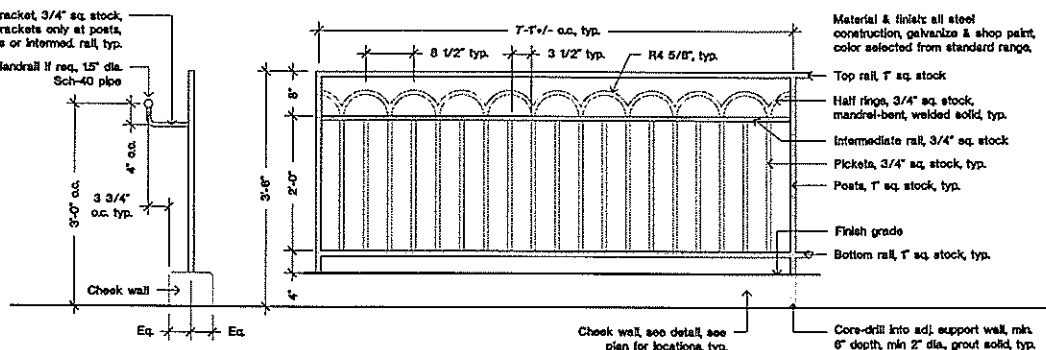
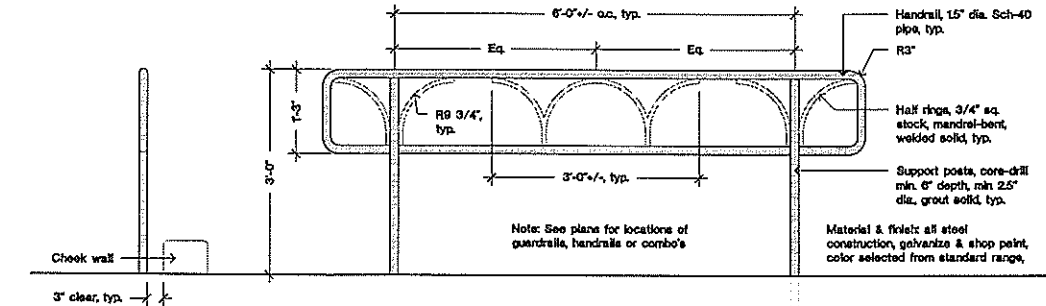
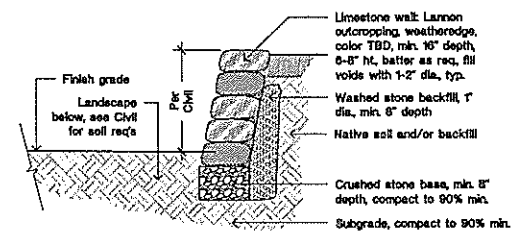
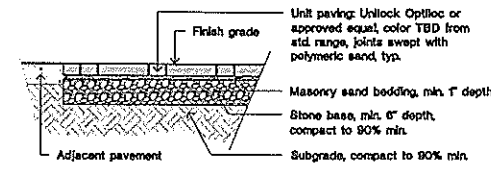
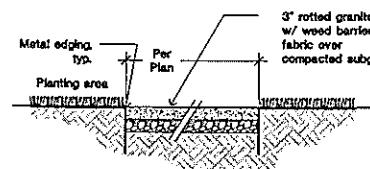
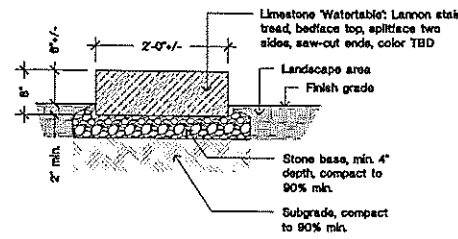
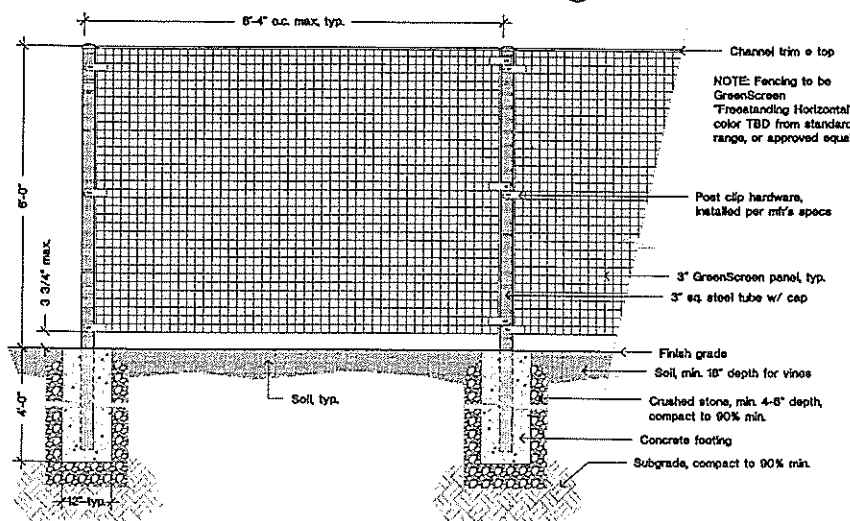
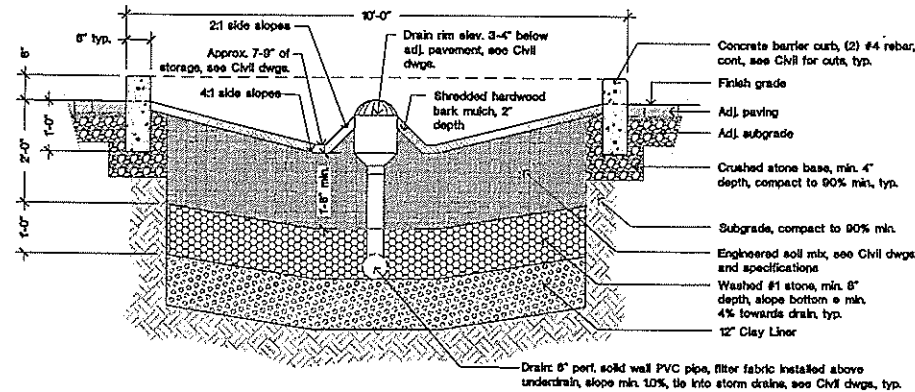
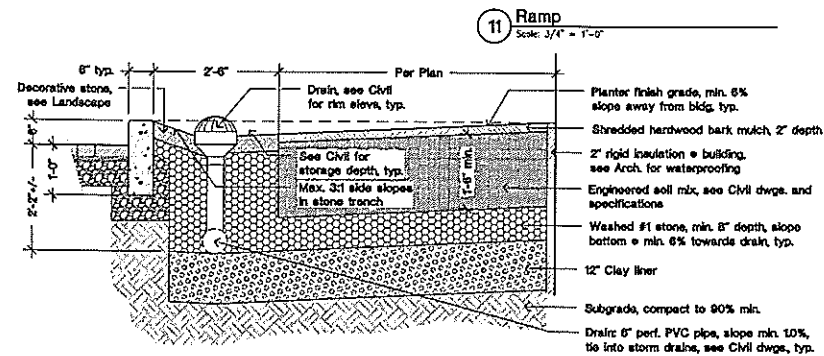
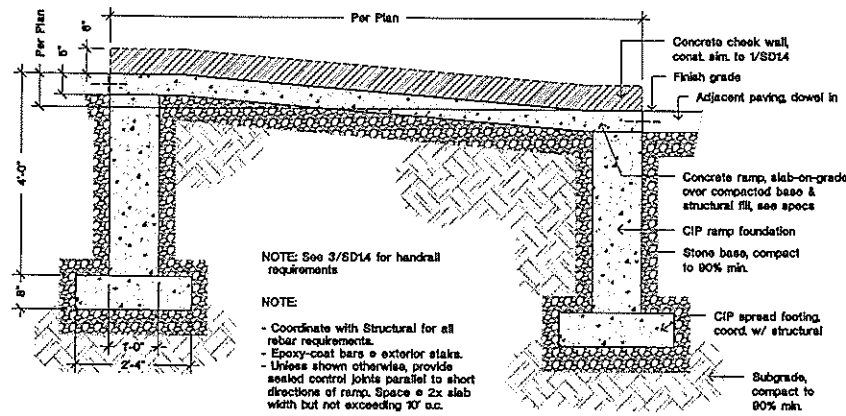
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Date: OCTOBER 24, 2008

Project No.:
080052.00

Sheet No.:

SD1.3



Zimmerman
ARCHITECTURAL STUDIOS, INC.

7107 Harvard Avenue | Milwaukee, WI 53213 | zarchstud.com
TELEPHONE (414) 478-4500
FACSIMILE (414) 478-4512

Project:
Zimmerman Office
Milwaukee City Lights
Retort House

Location:
Milwaukee, Wisconsin

Key Plan:

North

SUBMITTAL SET ONLY
Not For Construction
October 24, 2008

Sheet:
Site Details

Scale:
As Shown

Revisions:

No.	Date	Description
1	10/24/08	ISSUED FOR CONSTRUCTION
2	10/24/08	ISSUED FOR CONSTRUCTION

Date:
OCTOBER 24, 2008

Project No.:
080052.00

Sheet No.:

SD1.4

Consultant:

Project:
Zimmerman Office
Milwaukee City Lights
Retort House

Location:
Milwaukee, Wisconsin

Key Plan: 

SUBMITTAL SET ONLY
Not For Construction
October 31, 2008

Sheet:
Overall Site Plan

Scale:
1" = 50'-0"

Revisions:

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Date:

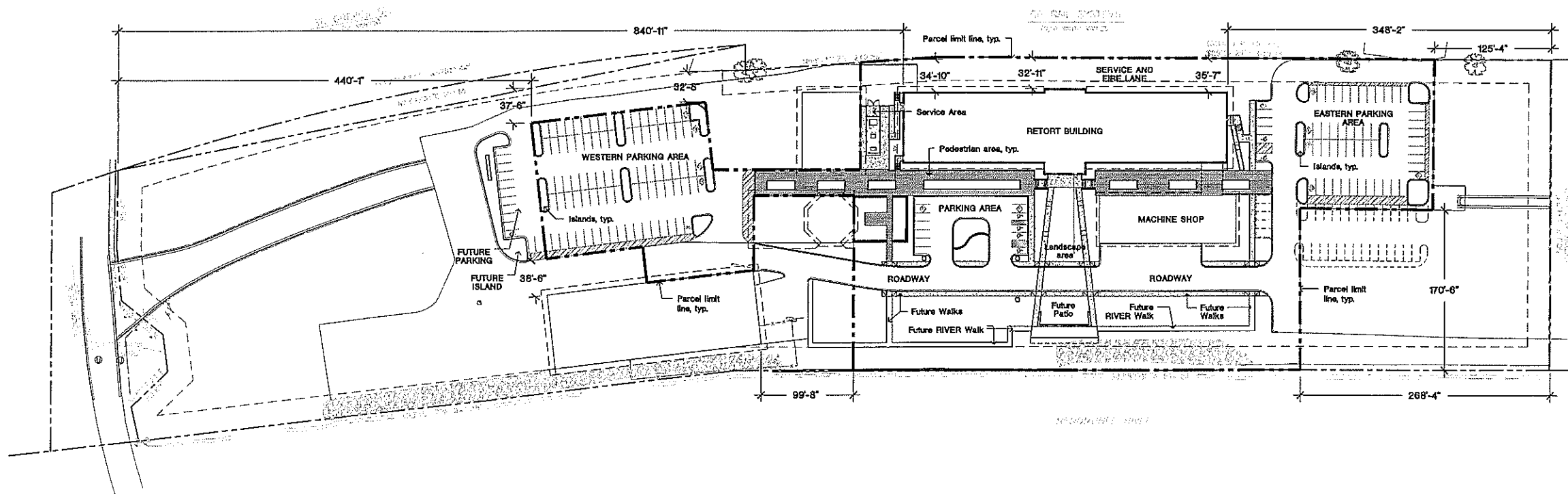
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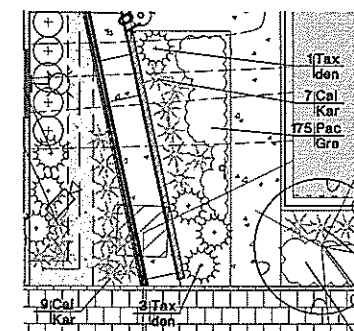
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Sheet No.:

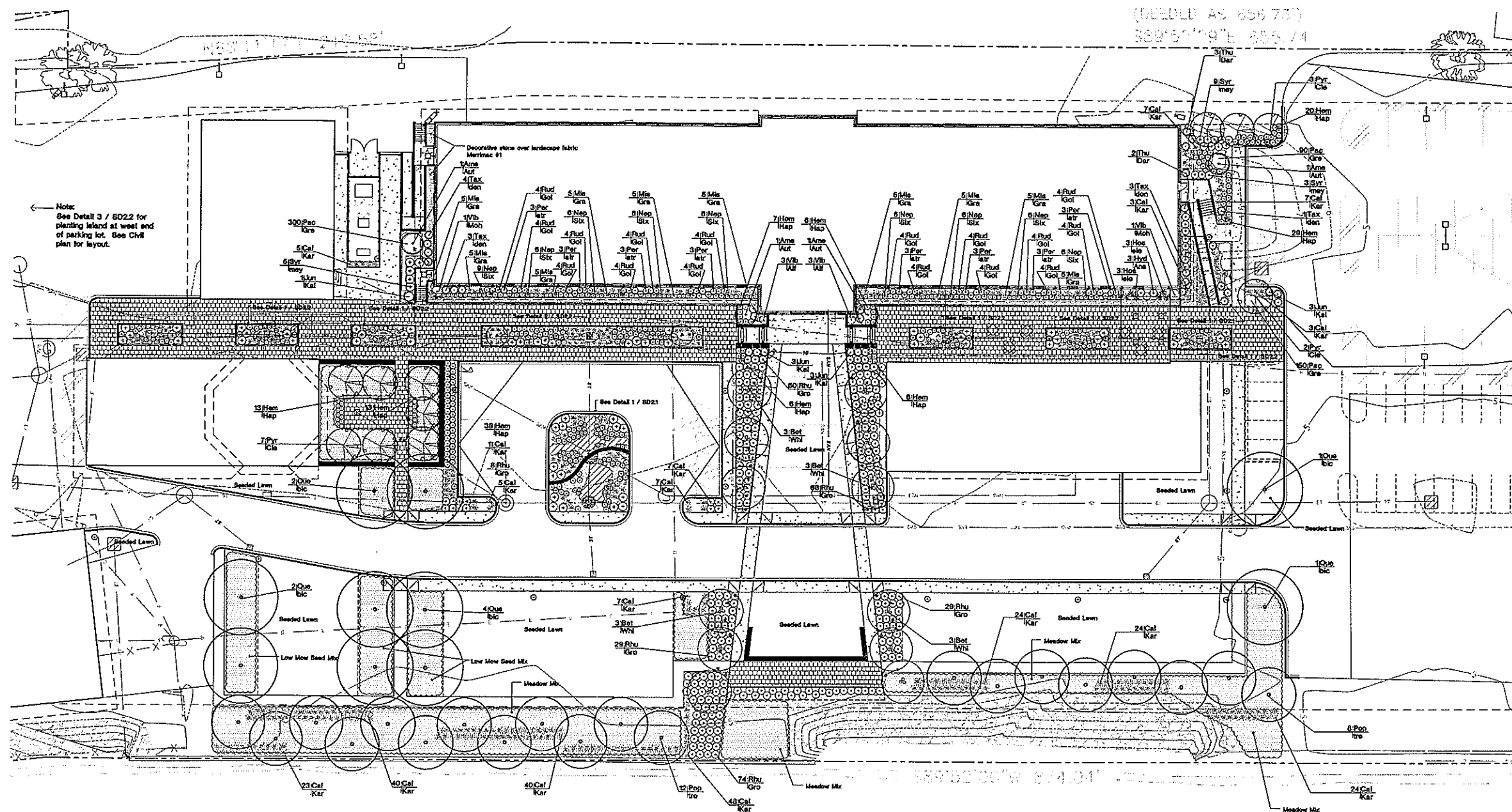
SD1.5





2 East Entry Corner Planting
1/8" = 1'-0"

1 Biofiltration Basin Planting
1/8" = 1'-0"



← **Notes:**
See Detail 3 / SD22 for
planting island at west end
of parking lot. See Civil
plan for layout.

(FIELD AS 68473)
83053707- 85474

zimmerman
ARCHITECTURAL STUDIOS, INC.

7707 Harwood Avenue | Milwaukee, WI 53213 | zastados.com
 TEL: 414.476.9500
 FAX: 414.476.9502

Project:
Zimmerman Office
Milwaukee City Lights
Retort House

Location:
Milwaukee, Wisconsin

Key Plans



SUBMITTAL SET ONLY
Not For Construction
October 24, 2008

Sheet:
Landscape Plan
Enlargement

Scale:
1" = 20'-0"

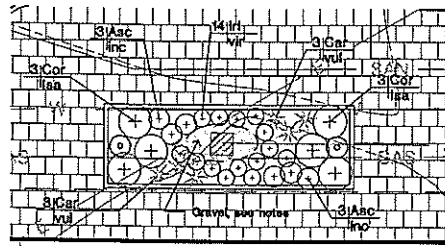
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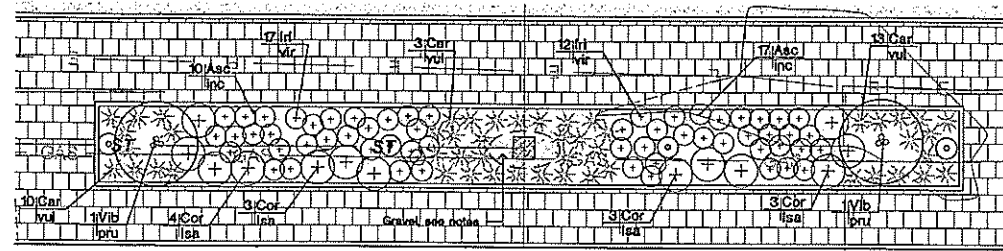
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08D052.00

Sheet No. _____

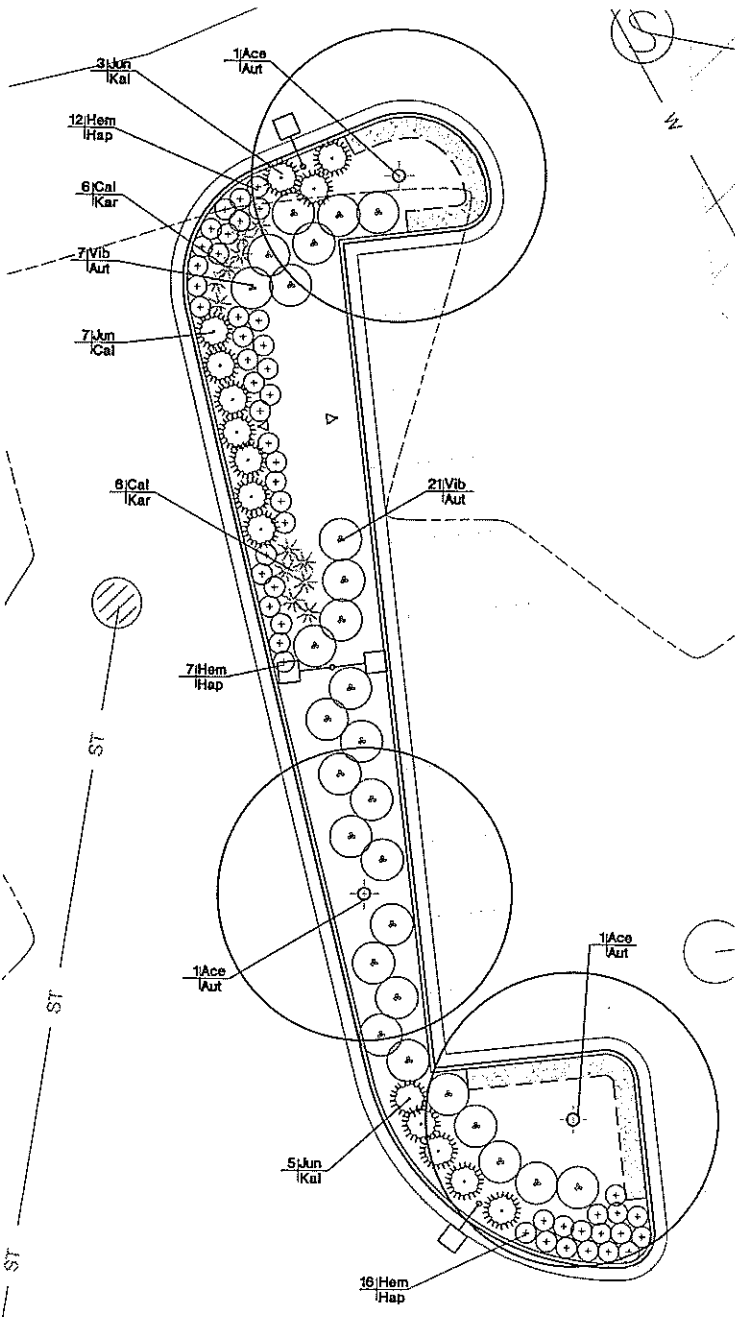
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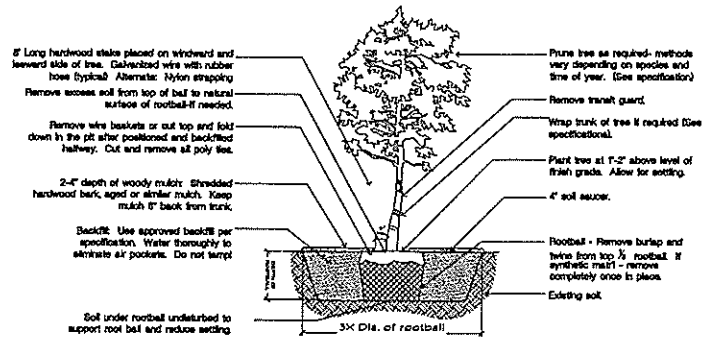
1 Biofiltration Planting - Bed A
1/8" = 1'-0"



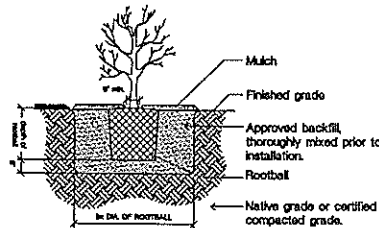
2 Biofiltration Planting - Bed B
1/8" = 1'-0"



3 West Parking Lot - Entry Bed
1/8" = 1'-0"



4 Tree Planting
N.T.S.



5 Shrub Planting
N.T.S.

NOTES:
-See planting specifications prior to installation of plants.

Plant Schedule

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS / COVERAGE
-----	-----	----------------	-------------	------	------	--------------------

NOTE: All heights are "at time of planting". Evergreen & shrub heights are "to tip", typ.

CANOPY TREES	Deciduous	Acacia / Jaf	Acacia x. tree, 'Jefferson'	Asian Elm x. Maple	3"	B/B	Multi-stem (3)
		Betula / SH	Betula x. Whiteleaf	Whiteleaf Japanese Birch	10'-12'	B/B	Multi-stem (3)
		Pop / tre	Populus tremuloides	Quaking Aspen	10'-12'	B/B	Multi-stem
		Qu / Dic	Quercus bicolor	Southern White Oak	3"	B/B	

DECIDUOUS UNDERSTORY TREES	Deciduous	Ara / Jul	Araucaria x. Autumn Brilliance	Autumn Brilliance Serviceberry	7'-8'	B/B	Multi-stem, heavy
		Mal / Pha	Malus x. Phyllis	Phyllis Flowering Crab	15' DBH	B/B	Tree form
		Py / Cle	Pyrus x. Cleveland Select	Cleveland Ornamental Pear	7'-10'	B/B	Tree form

CONIFEROUS SHRUBS	Coniferous	Jun / Cal	Juniperus x. 'California Compact'	California Compact Juniper	24'-30'	5 Gal.	
		Jun / Cal	Juniperus x. 'California Compact'	California Compact Juniper	24'-30'	5 Gal.	
		Tax / dan	Taxus x. densata	Dark Green	24'-30'	5 Gal.	
		Thu / Dar	Thuja occidentalis 'Dark Green'	Dark Green Arborvitae	4'-5'	B/B	

DECIDUOUS SHRUBS	Deciduous	Aro / mel	Aronia melanocarpa	Black Chokeberry	24' Ht.	5 Gal.	
		Cor / isa	Cornus sericea 'Lance'	Lance Dogwood	24'-30'	5 Gal.	
		Hyd / Jia	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	30'-24'	5 Gal.	
		Rhu / Gro	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	24' Ht.	5 Gal.	
		Spi / Ant	Spiraea x. 'Anthony Waterer'	Anthony Waterer Spiraea	24' Ht.	5 Gal.	
		Syr / moy	Syringa meyeri 'Palibon'	Dwarf Korean Lilac	24' Ht.	5 Gal.	
		Vib / Jia	Viburnum dentatum 'Jazz'	Autumn Jazz Arrowwood Viburnum	48' Ht.	B/B	
		Vib / Moh	Viburnum lantana 'Molokai'	Molokai Viburnum	48' Ht.	B/B	
		Vib / pru	Viburnum prunifolium	Blackhaw Viburnum	5'-6'	B/B	Tree form, heavy
		Vib / Alt	Viburnum trilobum 'Alfreda'	Alfreda Compact Viburnum	30'-36'	Cont.	

PERENNIALS	Perennial	Acc / inc	Asclepias incarnata	Rod Milled	4"	Cont.	
		Asi / nov	Aster novae-angliae	New England Aster	1 Gal.	Cont.	
		Hem / Map	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 Gal.	Cont.	
		Hos / ala	Hosta strobilata 'Alabaster'	Big Blue Hosta	1 Gal.	Cont.	
		Hy / vir	Hydrangea 'Vineyard'	Big Blue Hydrangea	4"	Cont.	
		Nep / Six	Nepeta x. Six Hills Giant	Six Hills Giant Catnip	1 Gal.	Cont.	
		Rus / alr	Rudbeckia hirta 'Goldsturm'	Russian Sage	1 Gal.	Cont.	
		Rud / Gai	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 Gal.	Cont.	
		Forbes	Maculosa forbesii	Wet - moist conditions	plug	Cont.	

GRASSES	Grass	And / gar	Andropogon gerardii	Big Bluestem	1 Gal.	Cont.	
		Cal / Kar	Calamagrostis x. 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.	Cont.	
		Car / beb	Carex bebbii	Bebb's Sedge	4"	Cont.	
		Car / vir	Carex viridula	For Sedge	4"	Cont.	
		Par / vir	Parthenocyon virgatus	Switchgrass	1 Gal.	Cont.	

GROUND COVER	Ground Cover	Plac / Gre	Pachyandra var. 'Green Carpet'	Green Carpet Pachyandra	3"	Cont.	
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General Notes

- See Site & Civil drawings for work limits, scope of construction, landscape layout, dimensions & construction notes. See Civil drawings for all grading, soil utilities & erosion control. See Landscape drawings for landscape plan, details, schedules & notes. See Electrical drawings for exterior lighting & power, scheduling & controls.
- Contractor shall provide shop drawings on all construction elements shown in plan set for Architect review & approval prior to construction.
- Contractor to provide samples for Owner approval on all colors, finishes & materials prior to installation.
- Contractor shall verify location of all underground utilities prior to commencement of site construction. If undisturbed above- or below-grade conditions are encountered, notify Architect prior to proceeding.
- Grading and drainage is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- All areas disturbed by grading or site construction shall be fine graded and seeded. See plans for cover types & locations, see notes for appropriate materials & installation.
- Contractor shall verify plant quantities shown on plan and provide a list to the Client identifying the species, sizes & plant sources to be used throughout the project prior to construction.
- The Landscape Architect reserves the right to reject any unsatisfactory plant material. Such rejected material shall be removed from the project site immediately.
- All planting beds shall contain a blended topsoil mix to a depth of 18". Blended to contain 42% screened weed-free topsoil, 35% compost & 25% sand by volume. Suitable existing soil may be used & mixed if appropriate. Remove excessive clay, gravel & stones which would be detrimental to healthy plant growth. Remove all stones greater than 1" diameter. Reuse all new topsoil mix into existing soil.
- Contractor shall provide positive drainage away from all buildings for a minimum of 10'.
- All perennial and groundcover areas shall receive a 3" layer of plant starter fertilizer and perennial starter fertilizer, redistributed into the top 6" of blended topsoil mix beds.
- All perennial areas shall receive a 1"-2" layer of shredded bark mulch. Do not allow mulch to touch stems or leaves of perennials. All woody planting areas shall receive a 3" layer. Unless otherwise noted, no landscape fabric or weed barrier is to be installed.
- Groundcover beds DO NOT receive a cover of shredded bark mulch.
- Unless otherwise shown, all perennials & shrubs to be planted in staggered arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.
- Gravel mulch areas to be edged with heavy duty plastic edging where adjacent to bark mulch or turf. Before 50-day maintenance period ends, Contractor to install a 6" shovel-out bed edge wherever noted.
- All stone mulch to be Metmac #1, or approved equal.

Landscape Notes

- The Contractor shall verify location of all underground utilities prior to commencement of site construction. If undisturbed above- or below-grade conditions are encountered, notify Architect prior to proceeding.
- Grading and drainage is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- All areas disturbed by grading or site construction shall be fine graded and seeded. See plans for cover types & locations, see notes for appropriate materials & installation.
- Contractor shall verify plant quantities shown on plan and provide a list to the Client identifying the species, sizes & plant sources to be used throughout the project prior to construction.
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- All stone mulch to be Metmac #1, or approved equal.

Seeding Notes & Mixes

- This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded turf areas, as outlined in the site plan or other areas designated by the Landscape Architect, all in accordance with the requirements of this specification.
- Grading and topsoiling shall be completed before sowing the seed mix. The area to be seeded shall be worked with discs, harrows or other appropriate equipment until a reasonably even and loose seedbed is obtained immediately in advance of the seeding.
- All stormwater and wet-land seeding shall conform with the specifications outlined in WDNR's Technical Document 1003 "Infiltration Basins".
- Confirm seeding dates with supplier prior to installation. Installations performed outside of acceptable seeding dates shall be the sole responsibility of the contractor.
- Seeds shall be PLS and will be mixed in accordance with the specifications.
- The seed mixture shall be sown by means of equipment adapted to the purpose, or it may be scattered uniformly over the areas to be seeded. Seeding shall be done only with satisfactory hand seeders and only at such times when the air is sufficiently calm to prevent seeds from blowing away. If the area is hand sown, the soil surface must be raked following seeding.
- No seeding shall occur if the wind exceeds 8 MPH.
- Prior to applying the seed, Contractor shall stake the seeding zones for approval by Landscape Architect. Stakes shall be wood, 4" dia., spaced @ 20' o.c. along borders of different seed types, and shall remain after construction for identification & maintenance purposes.
- Clean straw, line of debris and seeds, shall be applied as much as on newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 50 bales per acre. Mulch material shall be chopped and blown into the seeded area.
- See Civil drawings for erosion control devices, if necessary.

DEEDED TURF:

"Deluxe 50 Turfgrass Mix"
Available from Rehder Inc., Elm Grove WI, 800-785-5301, Or approved equal.
To be installed & maintained per supplier's specifications.

Apply @ 5 lbs per 1000 SF.

LOW MOISTURE:

"Land Restoration Mix for Medium Soils"
Available from Prairie Nursery, Westfield WI, 800-476-8453, Or approved equal.
To be installed & maintained per supplier's specifications.

Apply @ 10 lbs per AC. Also apply Annual Ryegrass cover crop, 5 lbs per AC if spring seeded or 15 lbs per AC if fall seeded.

MEADOW MIX:

"Low Moisture Meadow Mix for Medium Soils"
Available from Prairie Nursery, Westfield WI, 800-476-8453, Or approved equal.
To be installed & maintained per supplier's specifications.

Apply @ 10 lbs per AC. Also apply Annual Ryegrass cover crop, 5 lbs per AC if spring seeded or 15 lbs per AC if fall seeded.

zimmerman
ARCHITECTURAL STUDIOS, INC.

Consultant

Project:
Zimmerman Office
Milwaukee City Lights
Retort House

Location:
Milwaukee, Wisconsin

Key Plan:



SUBMITTAL SET ONLY
Not For Construction
October 24, 2008

Sheet:
Landscape Details,
Schedules & Notes

Scale:
As Shown

Revisions:

Rev. Desc. Date

1. 4/24/08 100% - 100% R

2. 4/24/08 100% - 100% R

Date:
OCTOBER 24, 2008

Project No:
080052.00

Sheet No:

SD2.2

Consultant:

Project:
Zimmerman Office
Milwaukee City Lights
Retort House

Location:
Milwaukee, Wisconsin

Key Plan:



SUBMITTAL SET ONLY
Not For Construction
October 31, 2008

Sheet:
Overall Landscape Plan

Scale:
1" = 50'-0"

Revisions:

No.	Date	Description
1	10/31/08	ISSUED FOR CONSTRUCTION
2	10/31/08	ISSUED FOR CONSTRUCTION

Date:

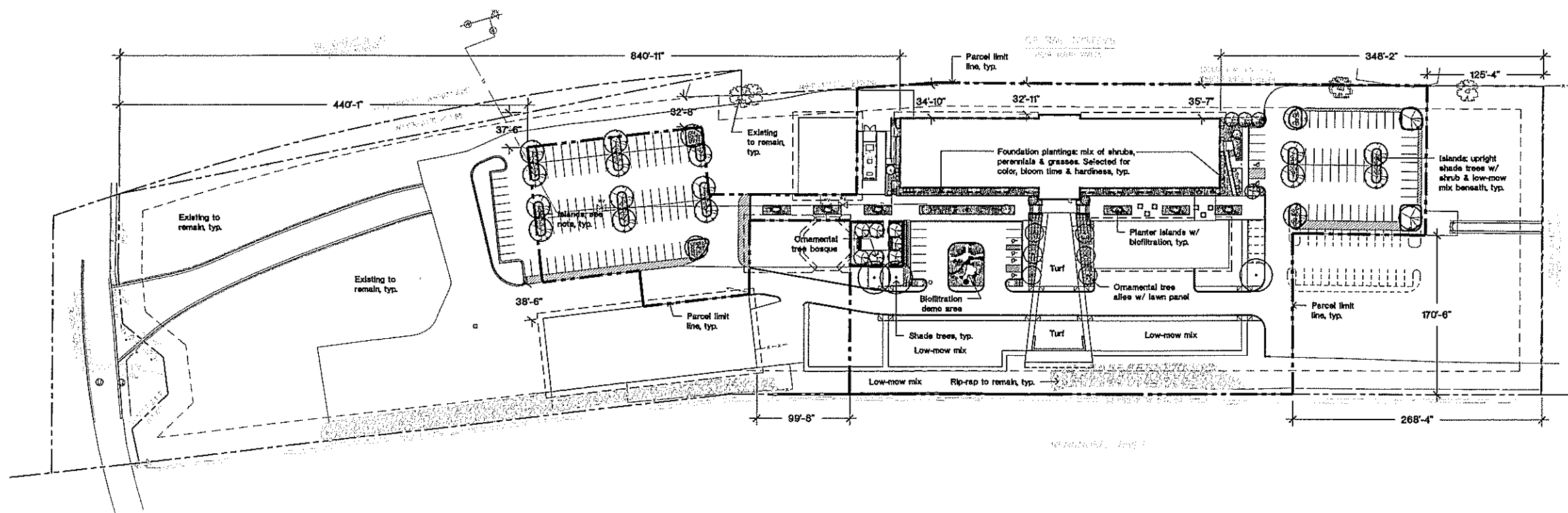
October 31, 2008

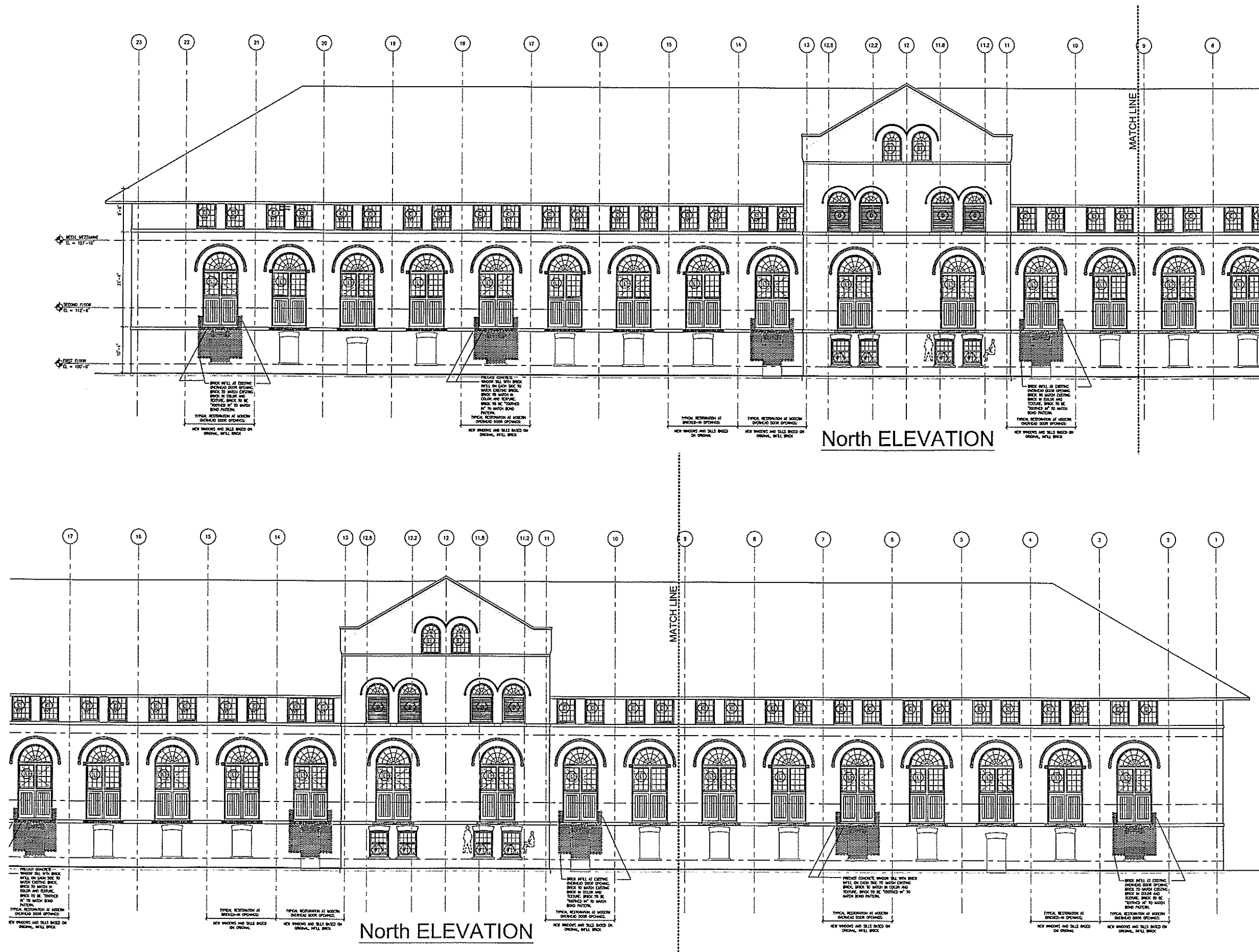
Project No.:

080052.00

Sheet No.:

SD2.5





zimmerman
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Consultant:

Project:
Zimmerman Office
Milwaukee City Lights
Retort House

Location:
Milwaukee, Wisconsin

Key Plan:
North

Sheet:
North Elevation

Scale:
1/8" = 1'-0"

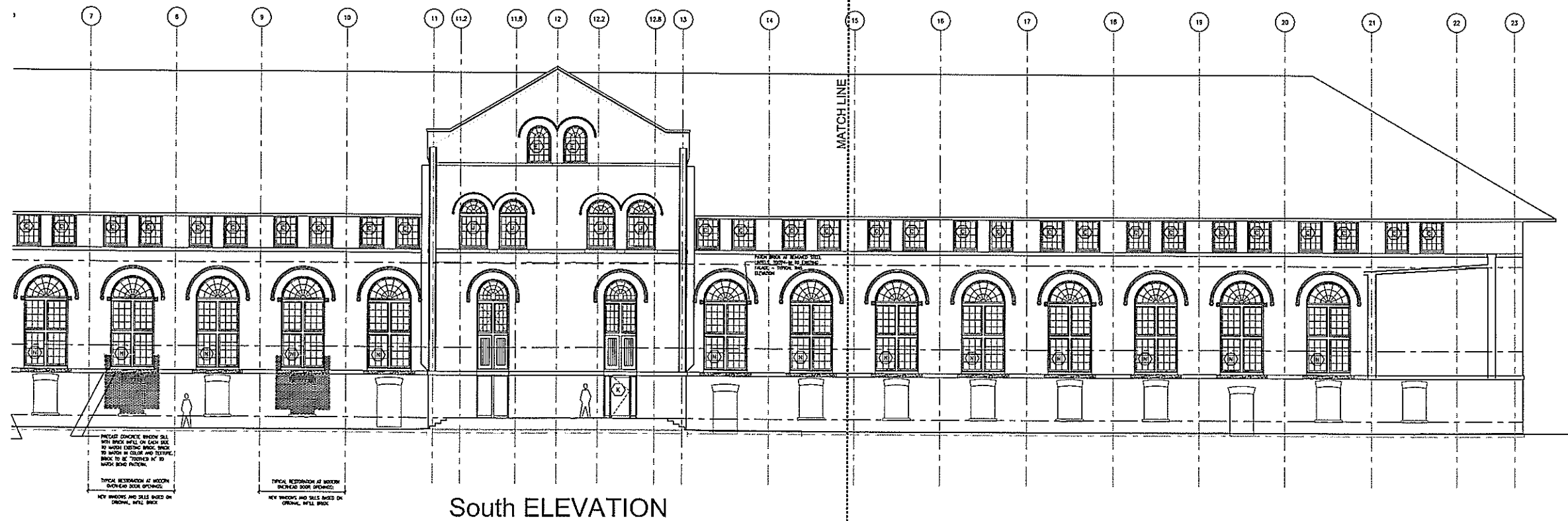
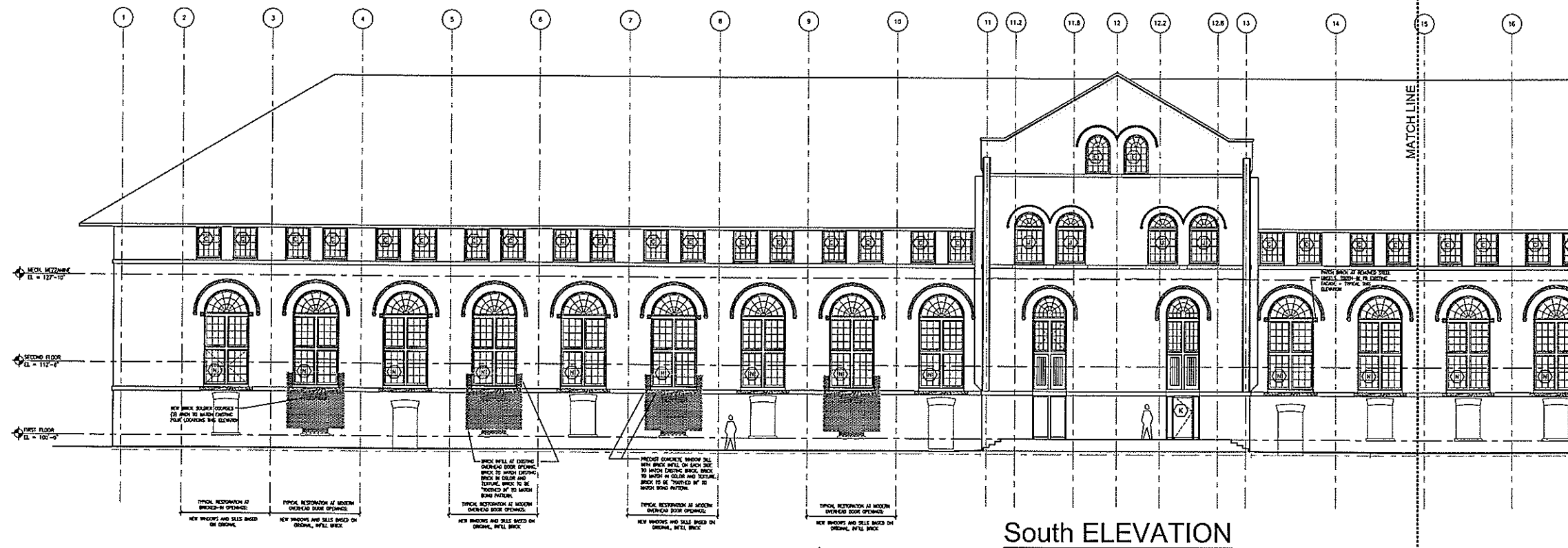
Rev.	Date	Description
1	10/24/08	ISSUED FOR PERMIT
2	10/24/08	ISSUED FOR PERMIT

Date:
October 24, 2008

Project No.:
080052.00

Sheet No.:

A4.0



zimmerman
ARCHITECTURAL STUDIOS, INC.

Consultant

Project
Zimmerman Office
Milwaukee City Lights
Retort House

Location
Milwaukee, Wisconsin

Key Plan:
North

Sheet
South Elevation

Scale:
1/8" = 1'-0"

Revisions:
1. Date: Description:
2. Date: Description:
3. Date: Description:

Date:

October 24, 2008

Project No.:

080052.00

Sheet No.:

A4.1

