

DPD SUBMITTAL

# BRADY-FARWELL HOTEL

1709-1723 NORTH FARWELL AVENUE  
MILWAUKEE, WISCONSIN 53202

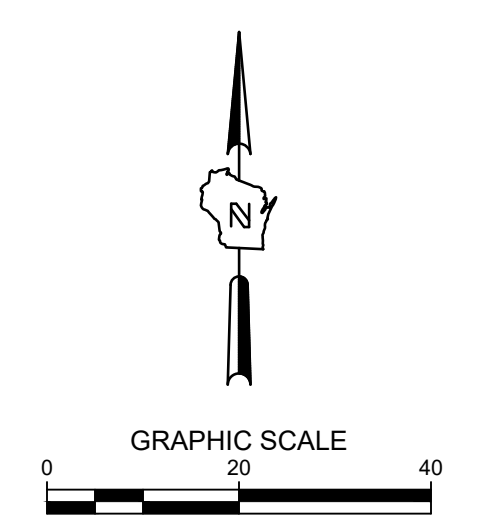
KAHLER SLATER PROJECT: 222049.00  
FEBRUARY 22, 2023

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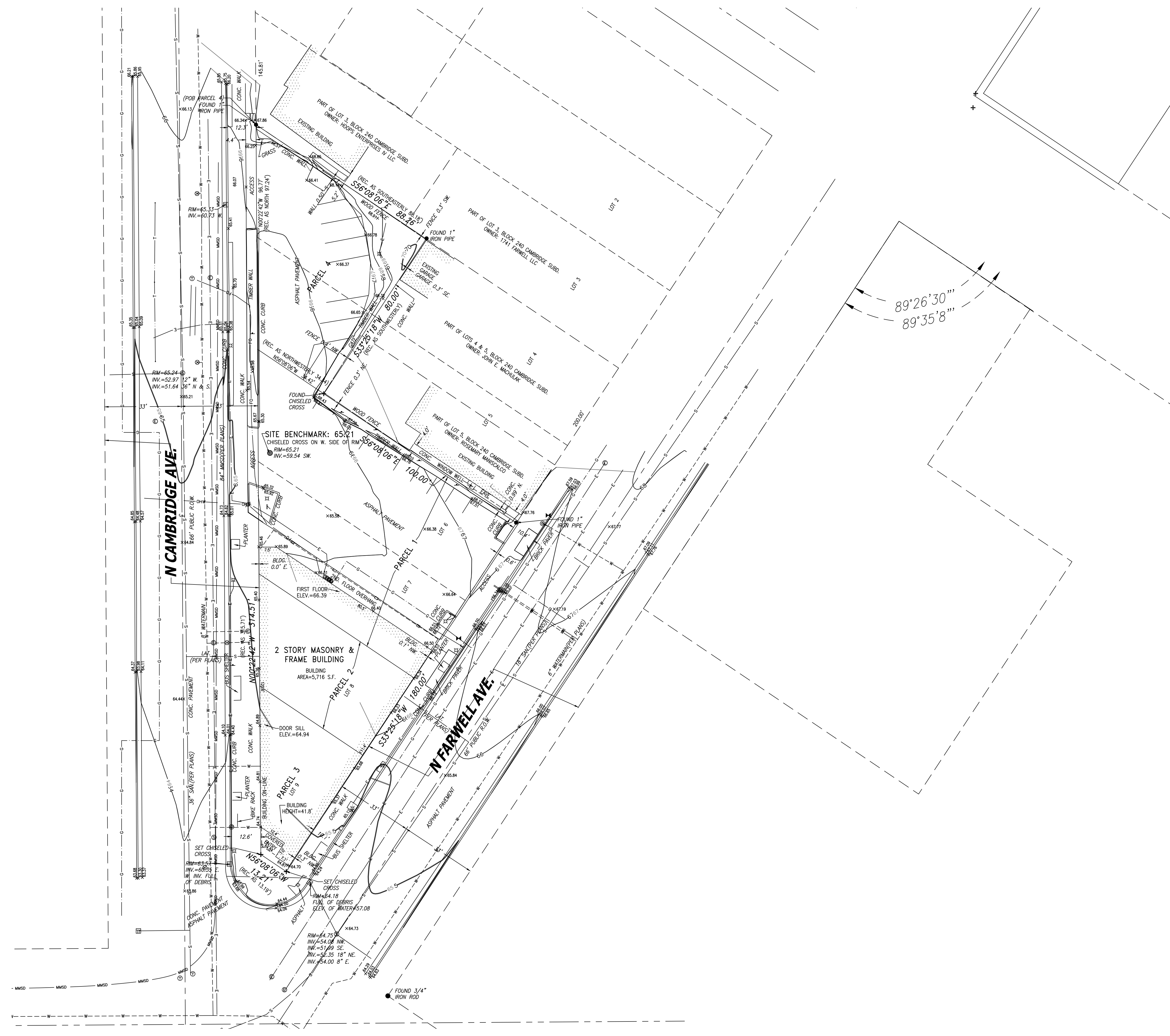
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C002	SITE PREPERATION AND EROSION CONTROL PLAN
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**G00**  
**COVER SHEET**



**HOTEL DEVELOPMENT AT BRADY AND FARWELL**  
 MILWAUKEE, WI  
 SITE SURVEY



- LEGEND:**
- INDICATES FOUND 1" IRON PIPE
  - INDICATES SET 1" IRON PIPE
  - ⊕ INDICATES FOUND CHISELED CROSS
  - ⊙ SANITARY MANHOLE
  - ⊕ SANITARY CLEANOUT OR VENT
  - ⊕ SEPTIC TANK ACCESS COVER
  - ⊙ M.I.S. MANHOLE
  - ⊙ UNKNOWN MANHOLE
  - ⊙ STORM MANHOLE
  - ⊙ INLET (ROUND)
  - ⊙ INLET (SQUARE)
  - ⊙ CURB INLET
  - ⊙ STORM SEWER END SECTION
  - ⊙ GAS VALVE
  - ⊙ GAS METER
  - ⊙ WATER VALVE
  - ⊙ HYDRANT
  - ⊙ WATER MANHOLE
  - ⊙ WATER SERVICE CURB STOP
  - ⊙ WELL HEAD
  - ⊙ STAND PIPE
  - ⊙ WALL INDICATOR VALVE
  - ⊙ POST INDICATOR VALVE
  - ⊙ HANDICAP SPACE
  - ⊙ CONIFEROUS TREE
  - ⊙ DECIDUOUS TREE
  - ⊙ LIGHT POLE
  - ⊙ SPOT/YARD LIGHT
  - ⊙ UTILITY POLE
  - ⊙ GUY POLE
  - ⊙ GUY WIRE
  - ⊙ ELECTRIC MANHOLE
  - ⊙ ELECTRIC PEDESTAL
  - ⊙ ELECTRIC METER
  - ⊙ TELEPHONE MANHOLE
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ CABLE PEDESTAL
  - ⊙ CONTROL BOX
  - ⊙ FIBER OPTIC PEDESTAL/SIGN
  - ⊙ TRAFFIC LIGHT
  - ⊙ COMMUNICATION MANHOLE
  - ⊙ BOLLARD
  - ⊙ WATER SURFACE
  - ⊙ WETLANDS FLAG
  - ⊙ MARSH
  - ⊙ FLAGPOLE
  - ⊙ PARKING METER
  - ⊙ SIGN
  - ⊙ MAILBOX
  - ⊙ RAILROAD CROSSING SIGNAL
  - SANITARY SEWER
  - STORM SEWER
  - WATERLINE
  - MARKED GAS MAIN
  - MARKED ELECTRIC
  - OVERHEAD WIRES
  - MARKED TELEPHONE
  - MARKED CABLE TV LINE
  - MARKED FIBER OPTIC
  - BURIED ELECTRIC SERVICE
  - BOARD FENCE
  - CHAIN LINK FENCE
  - WIRE FENCE
- F.E. = (FLOOR ELEV)  
 D.S. = (DOOR SILL)

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
  2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY CHAPUT LAND SURVEYS ON 4-22-2022. THE SIGMA GROUP, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
  4. DATUM FOR THE PROJECT SURVEY IS CITY OF MILWAUKEE DATUM. BENCHMARK FOR THE PROJECT SURVEY IS CITY OF MILWAUKEE BENCHMARK 72-78, LOCATED 5' WEST OF THE WEST CURB OF N. WARREN AVE., AND 180' NORTH OF THE NORTH CURB OF E. KANE PL., ELEVATION 67.82'.
  5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.



TO OBTAIN LOCATIONS OF UTILITIES AND RECORDS, CONTACT UTILITIES COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE

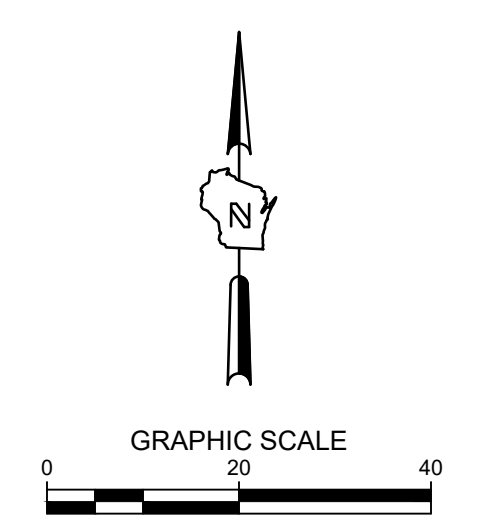
WIS. STATUTE 182.07(2)(b) REQUIRES YOU TO WORK 24 HRS NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 259-1181

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

ISSUANCE	DATE
CITY DPD SUBMITTAL	02-06-2023
CITY DPD RE-SUBMITTAL	02-22-2023

NO. REVISION	DATE

PROJECT NO:	21385
DESIGN DATE:	01-03-2023
PLOT DATE:	2023.02.17
DRAWN BY:	JTR
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	<b>C001</b>



**HOTEL DEVELOPMENT AT BRADY AND FARWELL**  
 MILWAUKEE, WI  
 SITE PREPARATION AND EROSION CONTROL PLAN

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

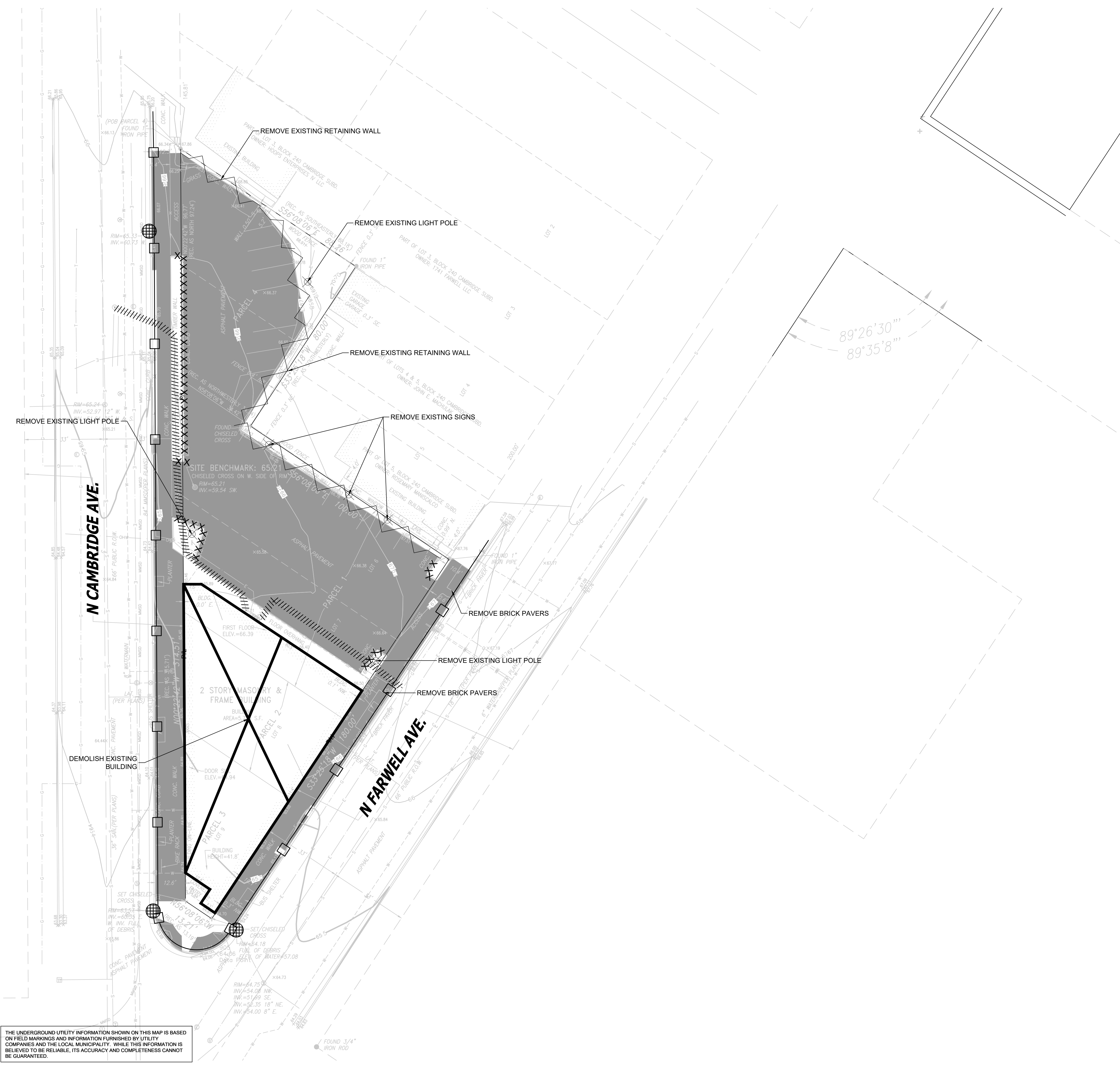
ISSUANCE	DATE
CITY DPD SUBMITTAL	02-06-2023
CITY DPD RE-SUBMITTAL	02-22-2023

NO. REVISION	DATE

1"=20'	
PROJECT NO:	21385
DESIGN DATE:	01-03-2023
PLOT DATE:	2023.02.17
DRAWN BY:	JTR
CHECKED BY:	TPM
APPROVED BY:	----
SHEET NO:	<b>C002</b>

- LEGEND:**
- PROPOSED SEDIMENT LOG
  - PROPOSED INLET PROTECTION
  - PROPOSED TRACKING PAD
  - PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - UTILITY REMOVAL
  - CURB REMOVAL
  - STRUCTURE REMOVAL
  - PAVEMENT REMOVAL

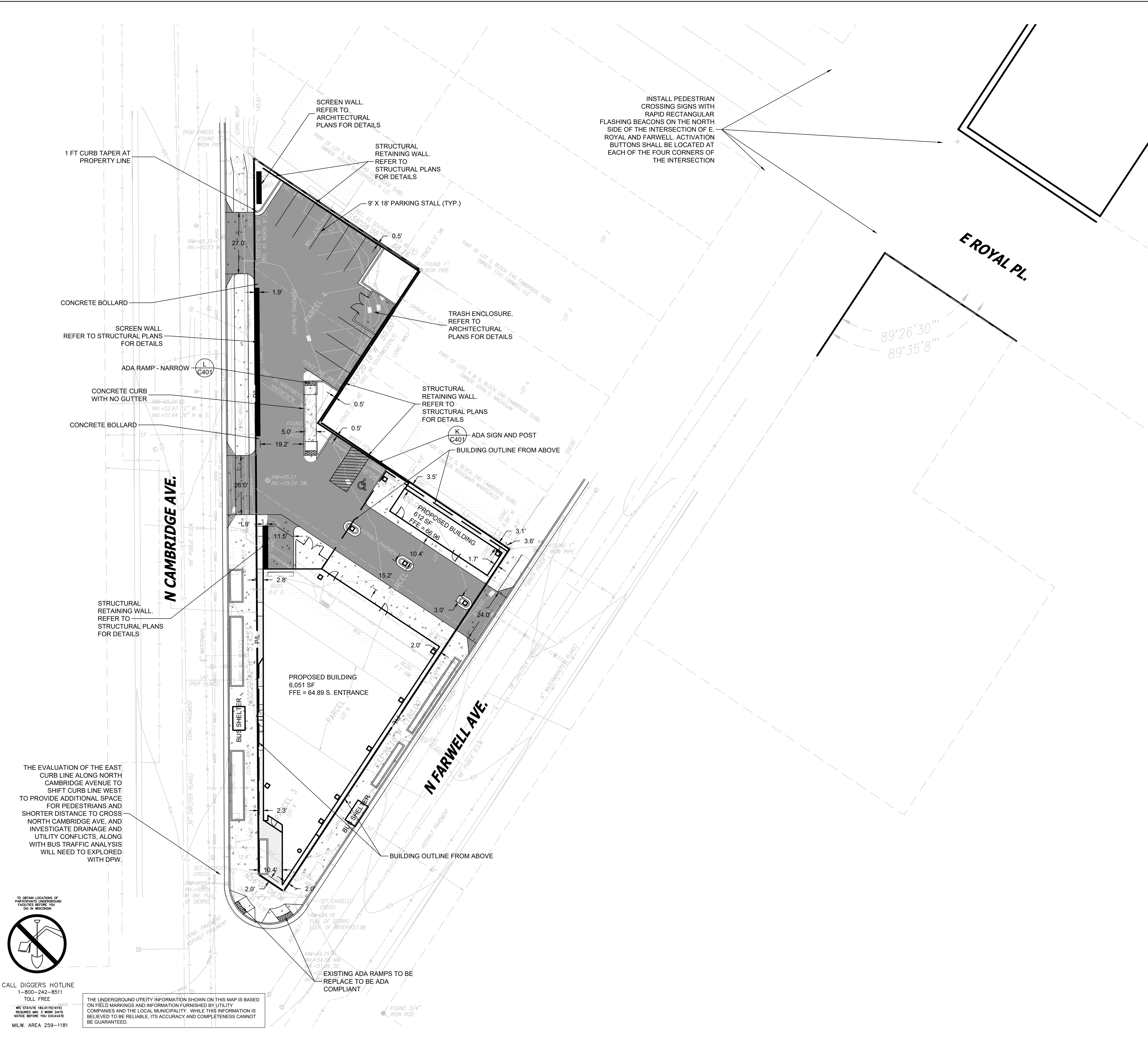
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  - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
  - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
  - SEE SHEET C401 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
  - DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.



CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE

WE STATUTE 182.07(1)(b) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



SITE INFORMATION			
HOTEL SITE AREA	18186.97	0.418 AC	
APARTMENT SITE AREA		#####	
HOTEL SITE DISTURBED AREA	18186.97	0.418 AC	
APARTMENT SITE DISTURBED AREA		#####	
HOTEL EXISTING IMPERVIOUS AREA	16408.30	0.377 AC	90.2 %
APARTMENT EXISTING IMPERVIOUS AREA		#####	####
HOTEL PROPOSED IMPERVIOUS AREA	18186.97	0.418 AC	100.0 %
APARTMENT PROPOSED IMPERVIOUS AREA		#####	####
HOTEL TOTAL PARKING SPACES	12		
APARTMENT TOTAL PARKING SPACES			
HOTEL ADA PARKING SPACES	---		
APARTMENT ADA PARKING SPACES			

**THE SIGMA GROUP**  
 Single Source. Sound Solutions.  
 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210

HOTEL DEVELOPMENT AT BRADY AND FARWELL  
 MILWAUKEE, WI  
 SITE PLAN

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

ISSUANCE	DATE
CITY DPD SUBMITTAL	02-06-2023
CITY DPD RE-SUBMITTAL	02-22-2023

NO. REVISION	DATE

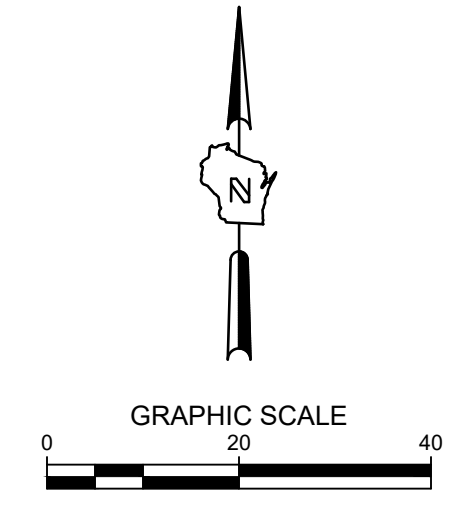
PROJECT NO:	21385
DESIGN DATE:	01-03-2023
PLOT DATE:	2023.03.28
DRAWN BY:	JTR
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	C100

CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE

TO OBTAIN LOCATIONS OF  
 PARALLELS UNDERGROUND  
 UTILITIES BEFORE YOU  
 DIG IN RECORD

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  - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
  - DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
  - WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
  - EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



**HOTEL DEVELOPMENT AT BRADY AND FARWELL**  
 MILWAUKEE, WI  
 GRADING PLAN

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

ISSUANCE	DATE
CITY DPD SUBMITTAL	02-06-2023
CITY DPD RE-SUBMITTAL	02-22-2023

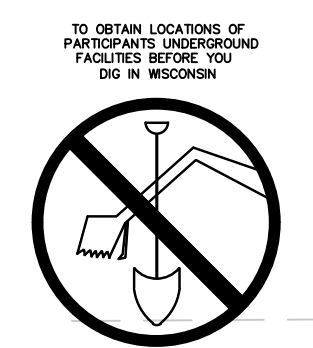
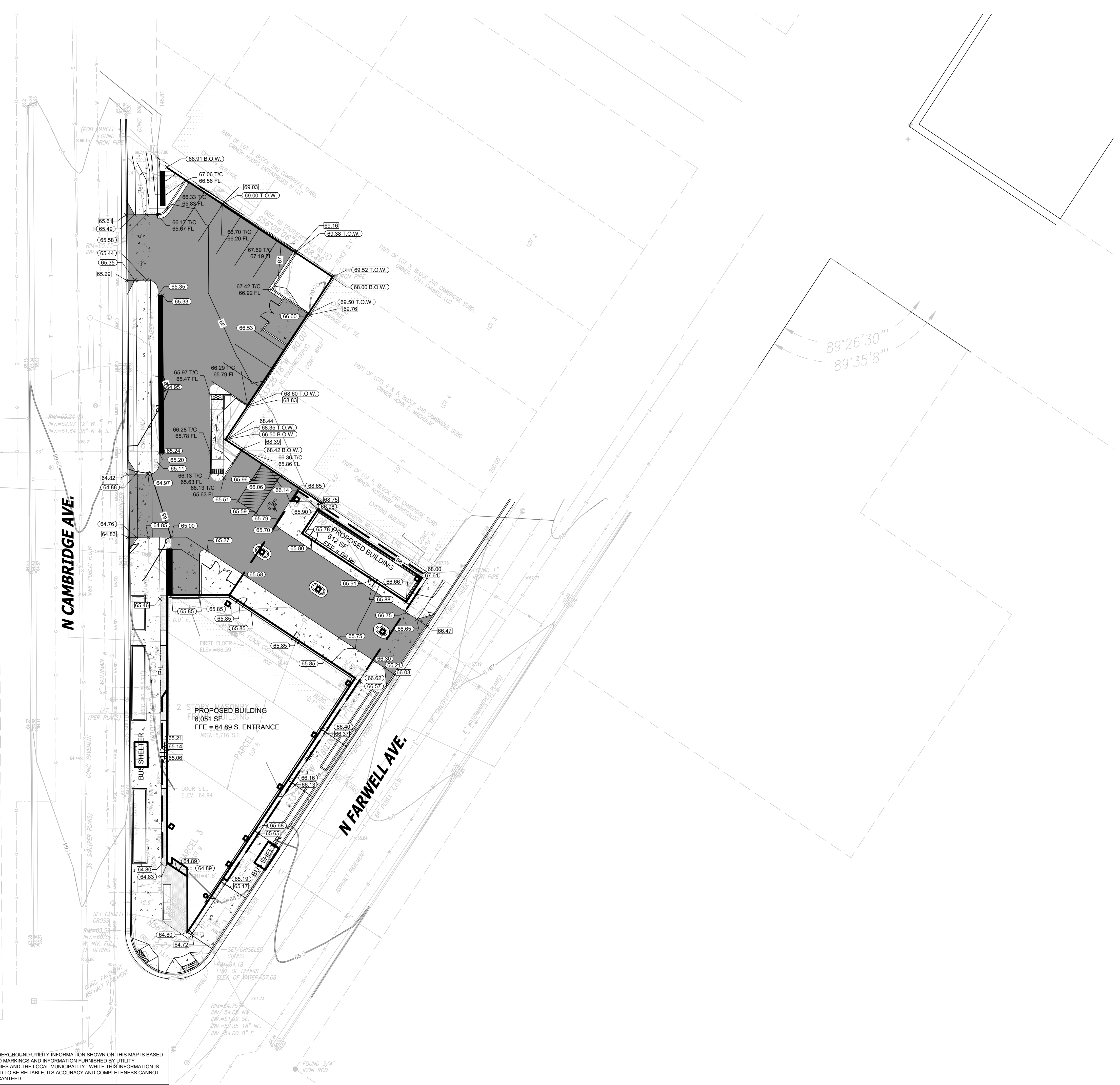
NO. REVISION	DATE

PROJECT NO:	21385
DESIGN DATE:	01-03-2023
PLOT DATE:	2023.02.17
DRAWN BY:	JTR
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	C200

**LEGEND:**

- 5' THICK CONCRETE WALK
- CONCRETE PAVEMENT
- ASPHALT SURFACE
- CURB & GUTTER (ACCEPT)
- CURB & GUTTER (REJECT)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE
- T/C: TOP OF CURB GRADE
- FL: FLOW LINE CURB GRADE
- PROPOSED SPOT GRADE
- EXISTING SURFACE SPOT GRADE (MATCH)

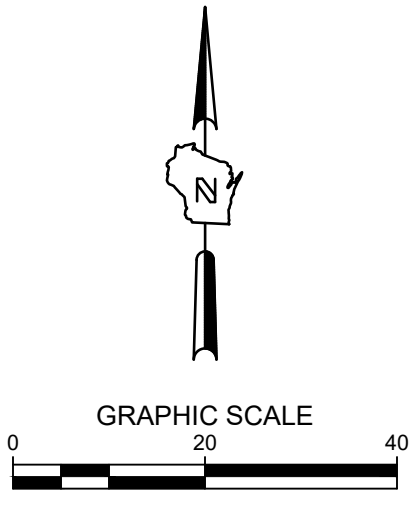
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  - EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



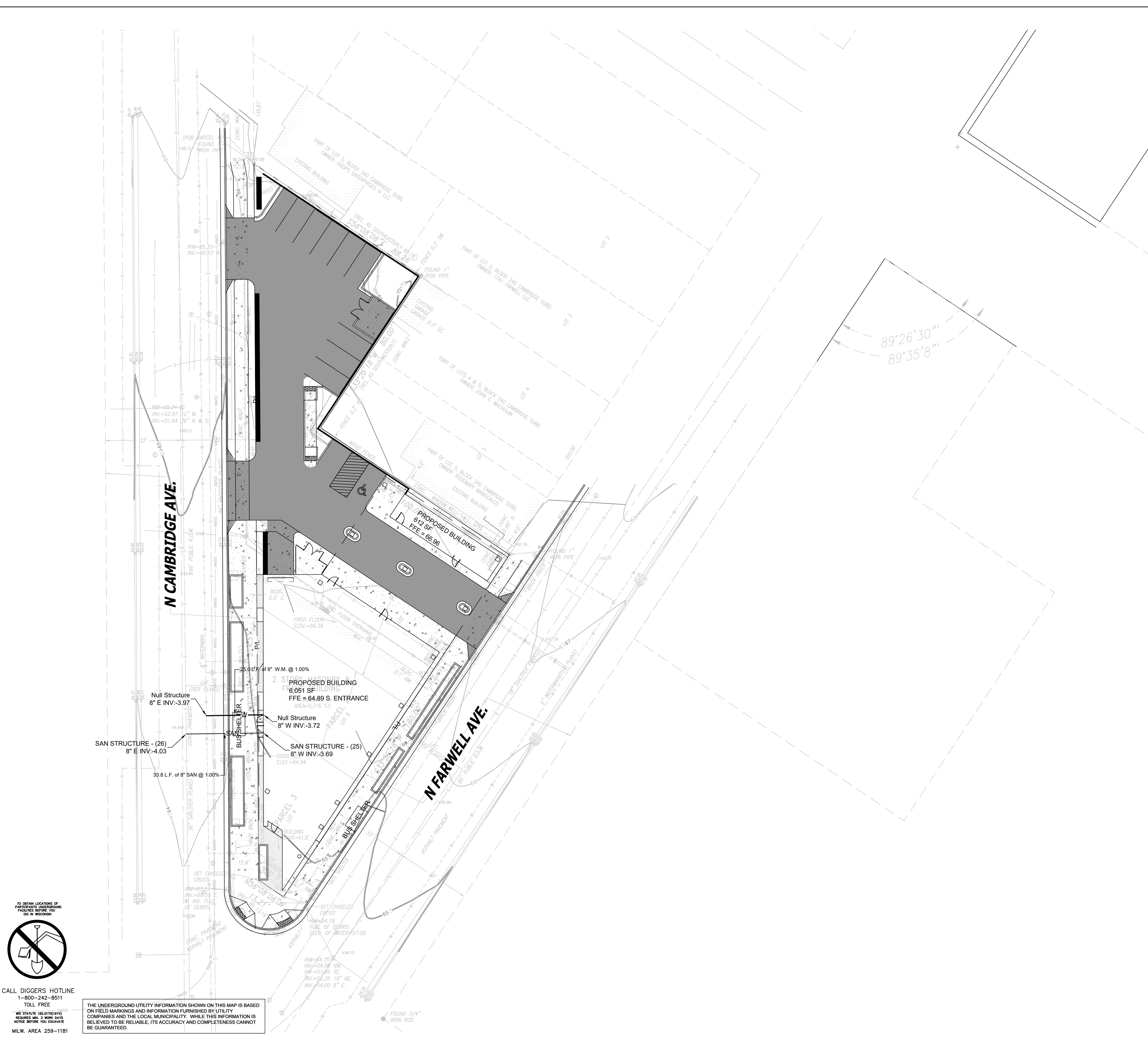
CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 WE STATE 182.07(1)(7)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 259-1181

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2023.02.17  
C-300  
CMUELLER  
21385



HOTEL DEVELOPMENT AT BRADY AND FARWELL  
MILWAUKEE, WI  
UTILITY PLAN



- LEGEND:**
- W— PROPOSED WATER SERVICE
  - SAN— PROPOSED SANITARY SERVICE
  - ST— PROPOSED STORM SEWER
  - DT— PROPOSED DRAIN TILE (UNDERDRAIN)
  - E— PROPOSED ELECTRICAL SERVICE
  - T— PROPOSED TELEPHONE SERVICE
  - G— PROPOSED GAS SERVICE
  - PROPOSED STORM INLET
  - PROPOSED STORM MANHOLE
  - ◎ PROPOSED SANITARY MANHOLE

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  5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
  6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
  7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MILWAUKEE WATER WORKS SERVICE SPECIFICATIONS AND CITY OF MILWAUKEE.
  8. ALL WATER SERVICE WORK SHALL BE COMPLETED PER MILWAUKEE WATER WORKS WATER SERVICE SPECIFICATIONS. REVISED 2002.
  9. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034.
  10. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
  11. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
  12. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
  13. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44.45.46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

ISSUANCE	DATE
CITY DPD SUBMITTAL	02-06-2023
CITY DPD RE-SUBMITTAL	02-22-2023

NO.	REVISION	DATE
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PROJECT NO:	21385
DESIGN DATE:	01-03-2023
PLOT DATE:	2023.02.17
DRAWN BY:	JTR
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	C300

**TO OBTAIN LOCATIONS OF  
ADJACENT UNDERGROUND  
UTILITIES, YOU  
MUST CONTACT THE  
UTILITIES OWNER  
PRIOR TO EXCAVATION.**

CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE

WE STATE (MS:07/1974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE  
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

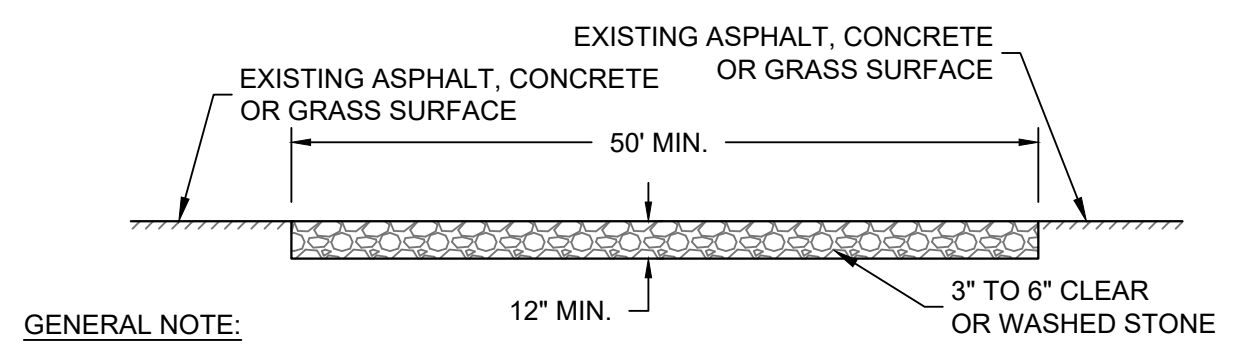
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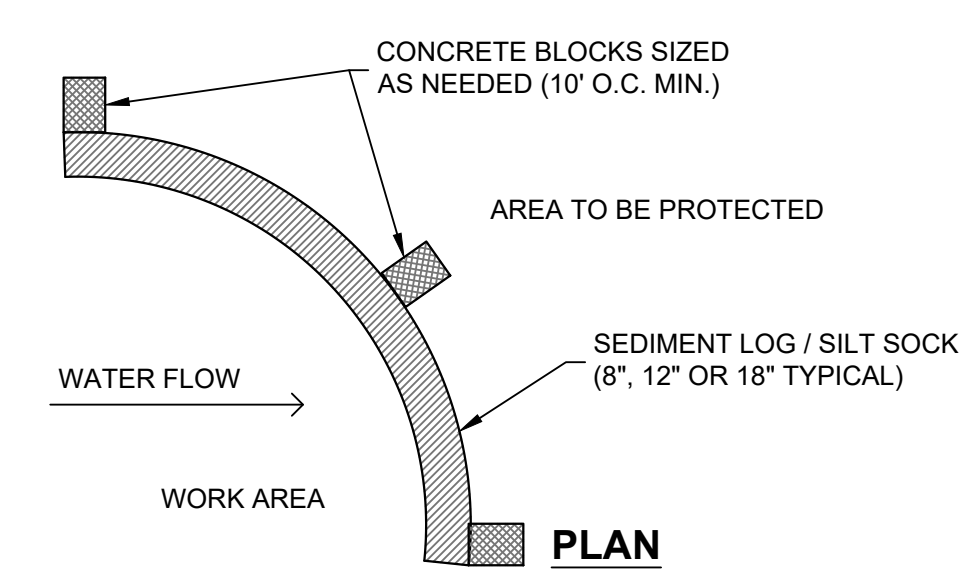
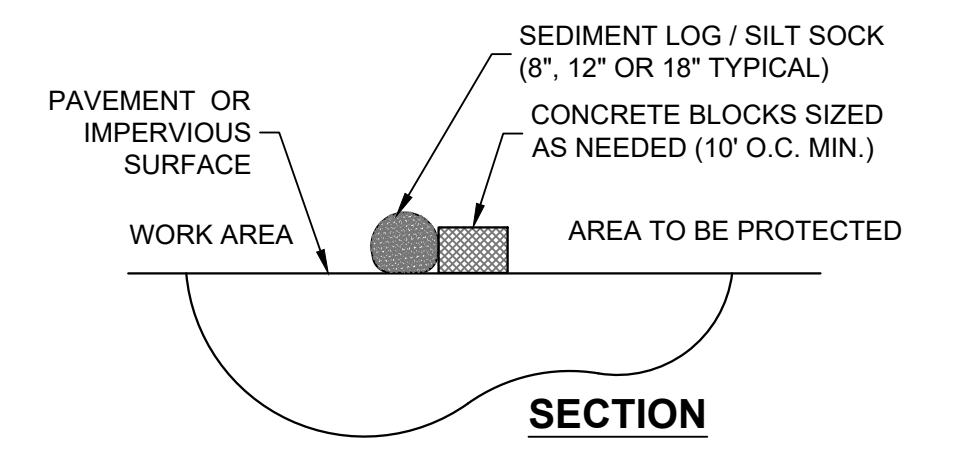
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APPROVED BY:	---

SHEET NO:  
**C400**

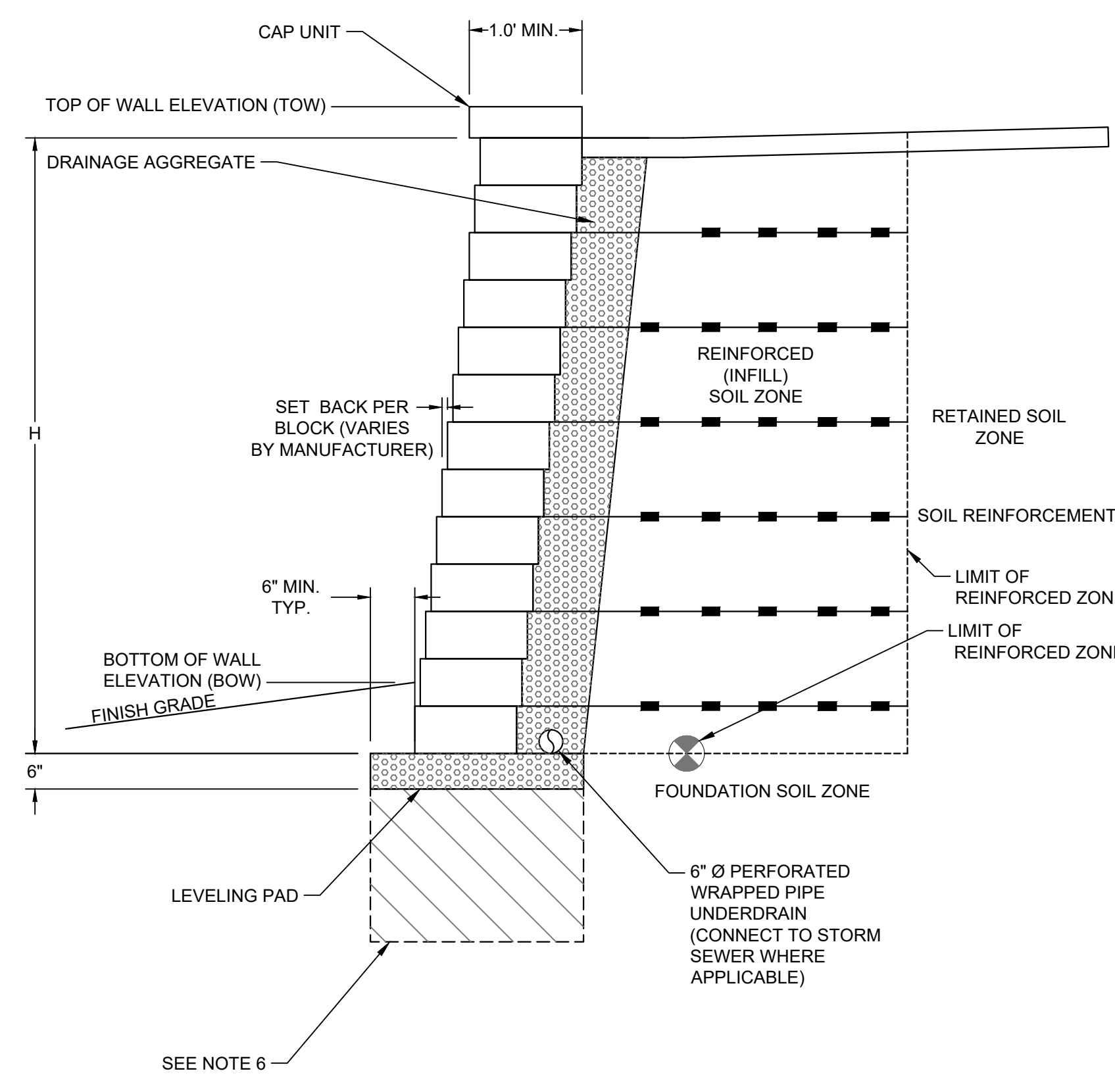


- GENERAL NOTE:**
- STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057
  - AN APPROVED MANUFACTURED TRACKOUT CONTROL DEVICE SYSTEM CONFORMING TO WDNR TECHNICAL STANDARD #1057 MAY BE USED AS AN ALTERNATIVE TO A STONE TRACKING PAD

**A CONSTRUCTION ENTRANCE - WDNR TS-1057**  
SCALE: NTS



**B SEDIMENT LOG - SILT SOCK ON PAVEMENT**  
SCALE: NTS



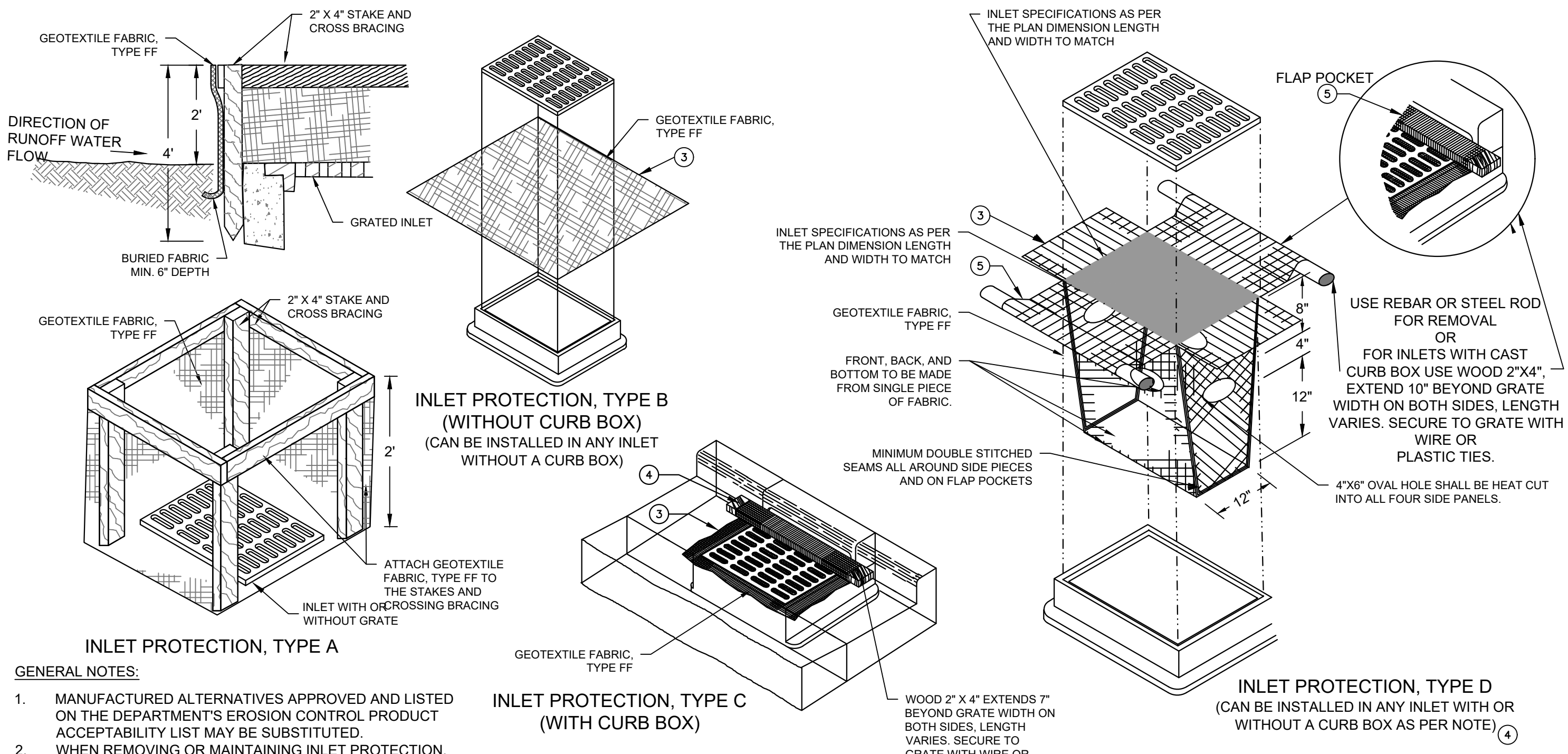
**NOTES:**

- RETAINING WALL SYSTEM SHALL BE KEystone, ROCKWOOD, OR APPROVED EQUAL.
- TYPICAL SECTION IS FOR CONCEPTUAL DESIGN ONLY. THE CONTRACTOR SHALL PROVIDE COMPLETE DESIGN, PLANS, DETAILS, SPECIFICATIONS, AND STAMPED AND SEALED SHOP DRAWINGS AND STABILITY CALCULATIONS FOR THE RETAINING WALLS TO THE ENGINEER. THE RETAINING WALL MANUFACTURER SHALL PROVIDE TECHNICAL ASSISTANCE TO THE CONTRACTOR DURING CONSTRUCTION. THE COST OF THESE ITEMS SHALL BE INCLUDED.
- STAMPED AND SEALED RETAINING WALL DESIGN, PLANS, DETAILS AND CALCULATIONS SHALL BE PROVIDED TO THE CITY.
- GEOGRID REINFORCEMENT SPACING AND LENGTH PER MANUFACTURER'S ENGINEER RECOMMENDATIONS.
- GEOTECHNICAL ENGINEER MAY REQUIRE THAT ADDITIONAL DRAIN PIPING IS NEEDED DEPENDENT UPON SOILS ENCOUNTERED DURING WALL CONSTRUCTION.
- WALL STRUCTURE TO BE VERIFIED WITH GEOTECHNICAL ENGINEER.
- ANY SPECIAL TREATMENT SOILS BELOW LEVELING PAD WHICH ARE SUBJECT TO FROST HEAVE SHALL BE DESIGNED BY STRUCTURAL ENGINEER OF RECORD.
- PLANS, ELEVATIONS, AND DETAILS SHOWN ON THESE DRAWINGS ARE INTENDED TO INDICATE WALL LOCATIONS, LENGTHS, HEIGHTS, AND DETAILS COMMON TO THE WALL SYSTEM SELECTED. THE CONTRACTOR SHALL VERIFY THAT THE WALL SYSTEM SELECTED WILL CONFORM TO THE REQUIRED ALIGNMENTS AND DETAILS.
- THE RETAINING WALL IS TO BE DESIGNED USING THE ELEVATIONS GIVEN ON THIS SHEET AND GRADING PLAN SHEETS.
- STYLE AND COLOR OF THE MODULAR BLOCK SHALL BE SELECTED BY THE OWNER AND ARCHITECT
- PROTECTIVE RAILINGS/GUARD RAILS REQUIRED FOR ALL RETAINING WALLS ADJACENT TO PEDESTRIAN PATHS TO BE VERIFIED BY WALL DESIGNER, ARCHITECT, AND LOCAL JURISDICTION.

**D MODULAR BLOCK MSE WALL**  
SCALE: NTS

**EROSION CONTROL NOTES:**

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
- SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
- SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
- WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE MUNICIPALITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
- SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
- NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
- REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
- CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
- CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
- WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
- CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
- PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
- IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY.



**GENERAL NOTES:**

- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL FOR INLET PROTECTION. TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

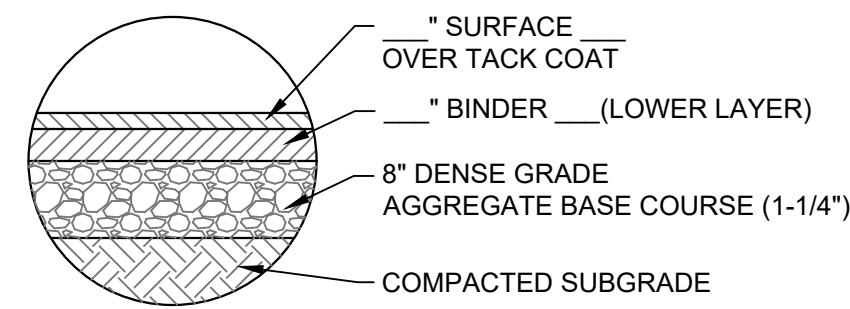
**C INLET PROTECTION - WDNR TS-1060**  
SCALE: NTS

**INLET PROTECTION, TYPE C (WITH CURB BOX)**

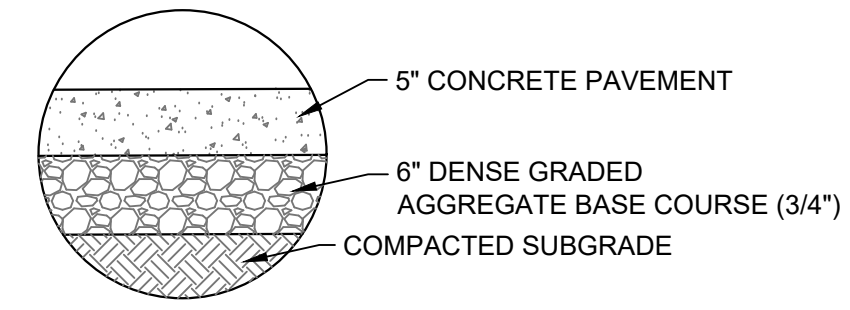
- INSTALLATION NOTES**
- TYPE B & C  
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D  
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

**GENERAL NOTE**  
INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060

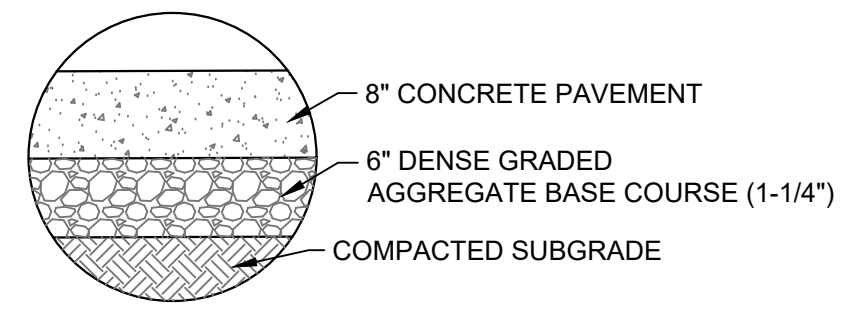
THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2



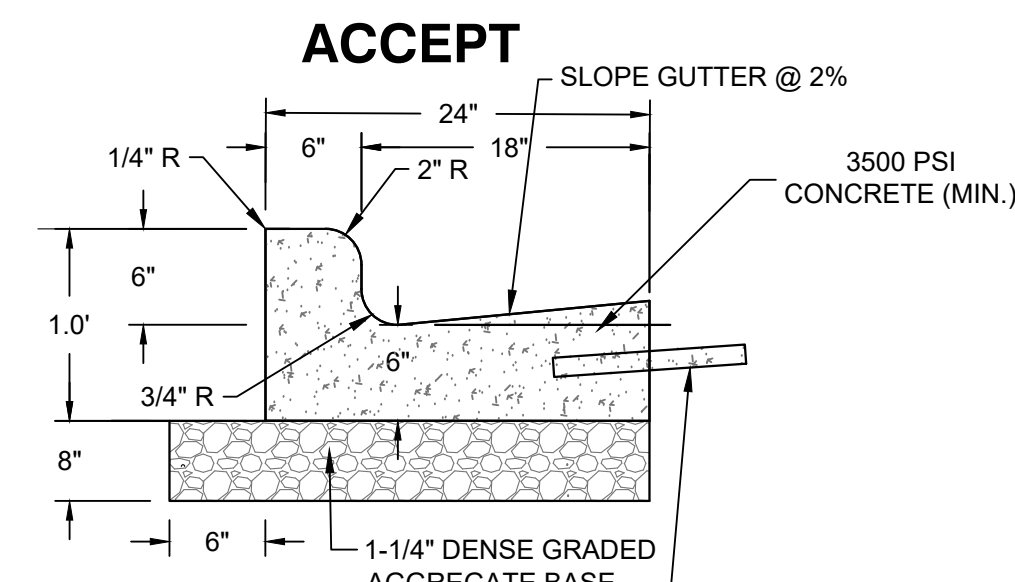
**A** ASPHALT PAVEMENT SECTION  
SCALE: NTS



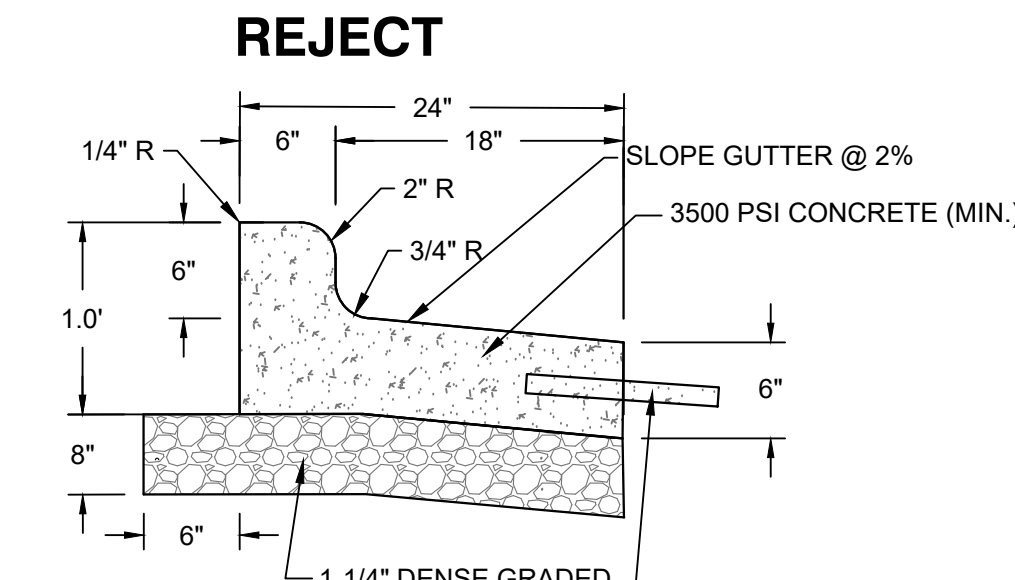
**B** CONCRETE SIDEWALK SECTION  
SCALE: NTS



**C** CONCRETE PAVEMENT SECTION  
SCALE: NTS

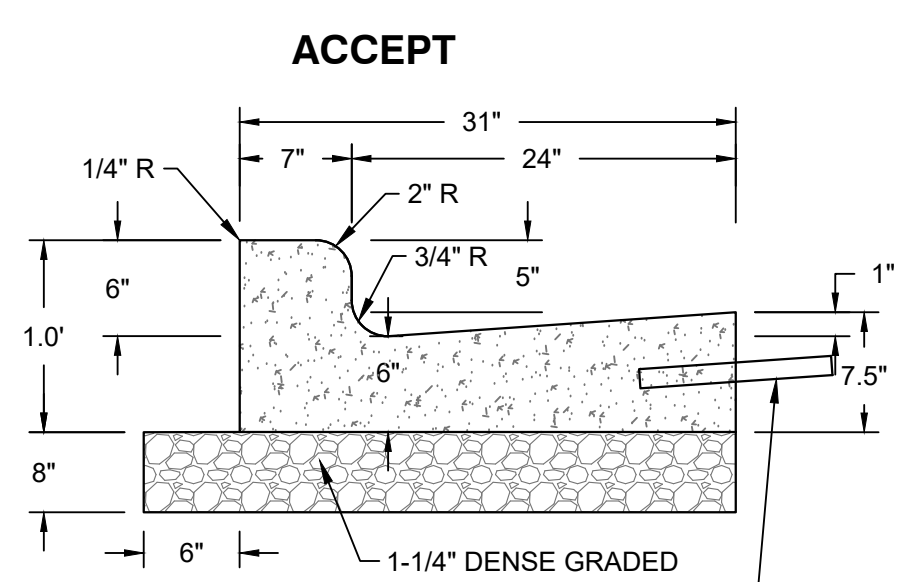


TIE-BAR IF ADJACENT TO CONCRETE  
(NO. 4 X 2'-0" TIE BARS SPACED AT 3'-0" C-C)

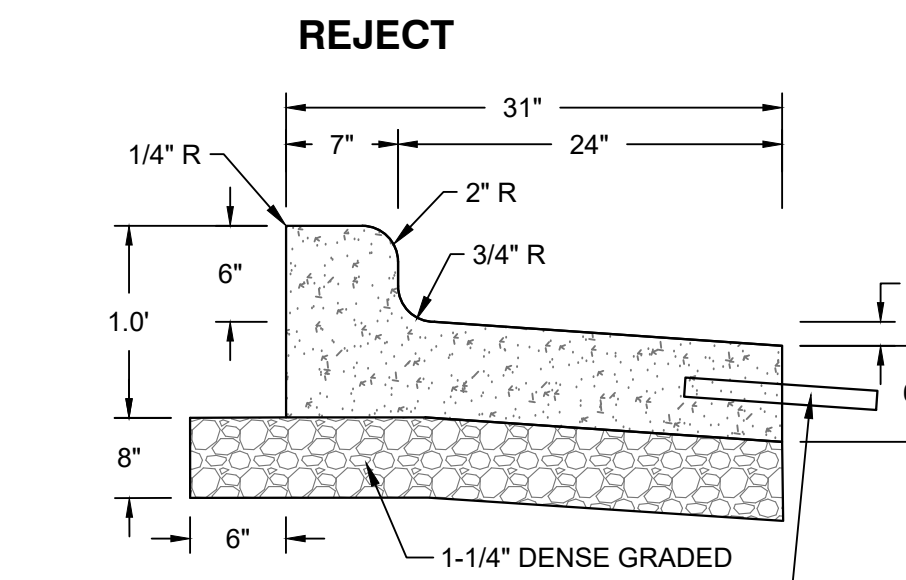


TIE-BAR IF ADJACENT TO CONCRETE  
(NO. 4 X 2'-0" TIE BARS SPACED AT 3'-0" C-C)

**D** 24 INCH CONCRETE CURB AND GUTTER  
SCALE: NTS

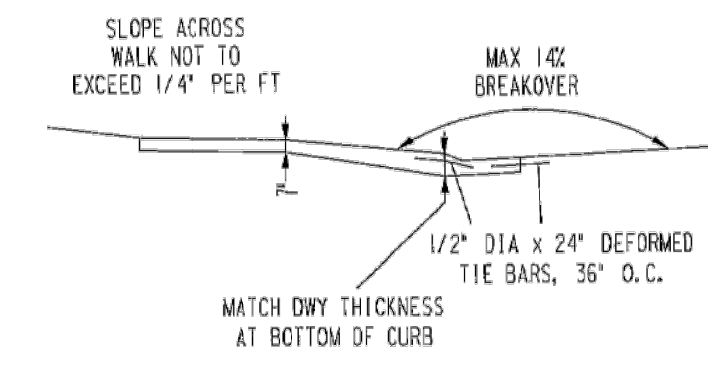


TIE-BAR IF ADJACENT TO CONCRETE  
(NO. 4 X 2'-0" TIE BARS SPACED AT 3'-0" C-C)

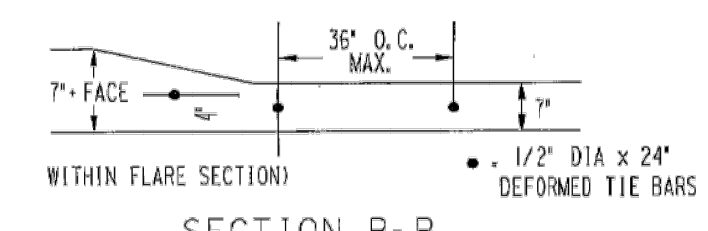


TIE-BAR IF ADJACENT TO CONCRETE  
(NO. 4 X 2'-0" TIE BARS SPACED AT 3'-0" C-C)

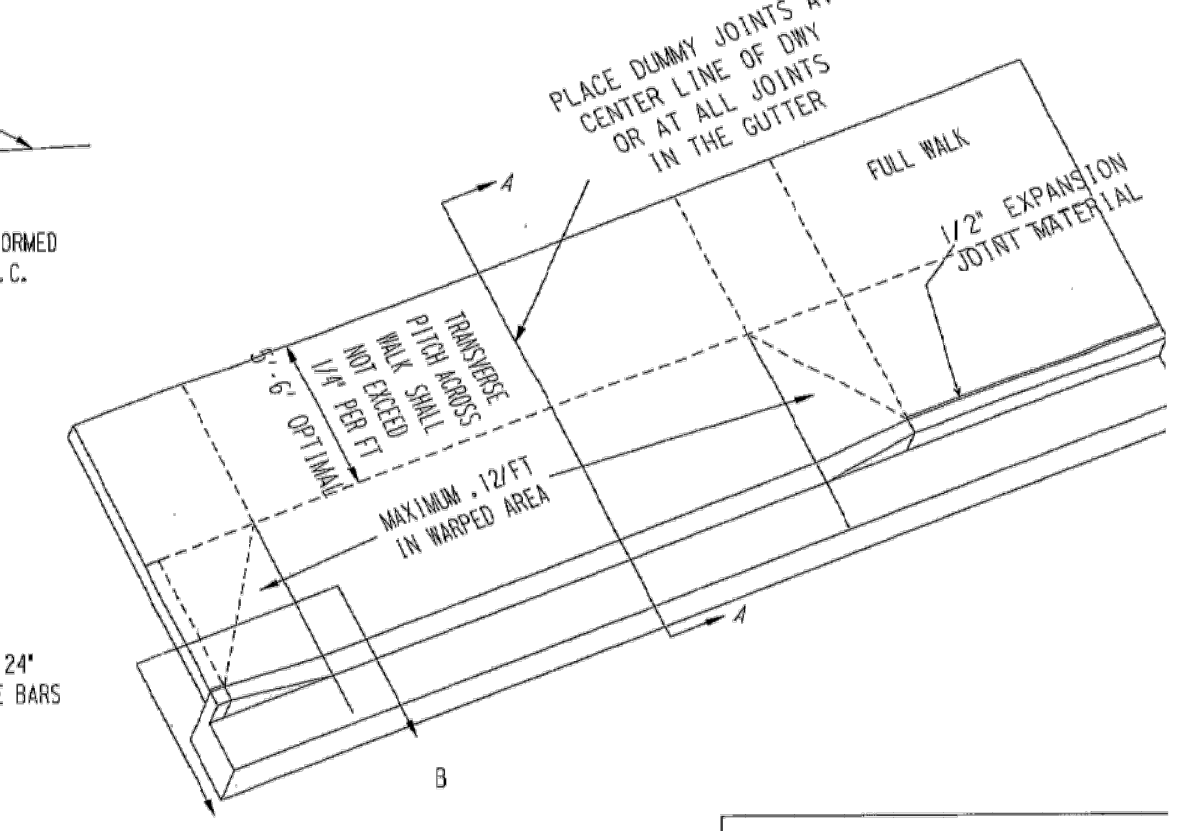
**E** 31 INCH CONCRETE CURB AND GUTTER  
SCALE: NTS



SECTION A-A



SECTION B-B

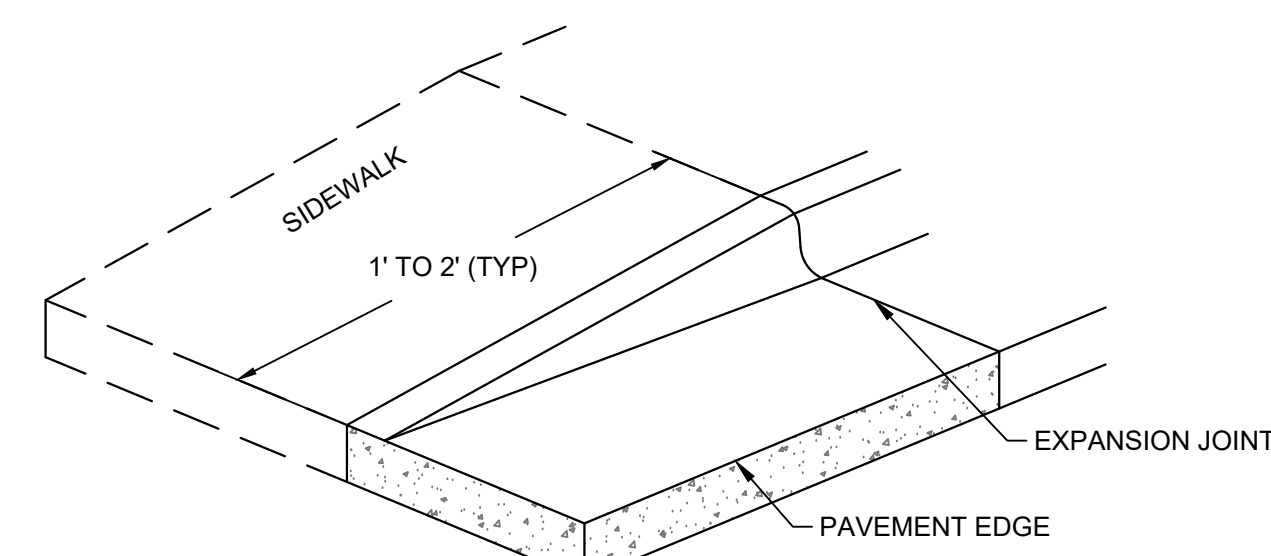


CONCRETE DRIVEWAY TYPE II  
(MODIFIED DEPRESSED)

FIGURE - 23 B

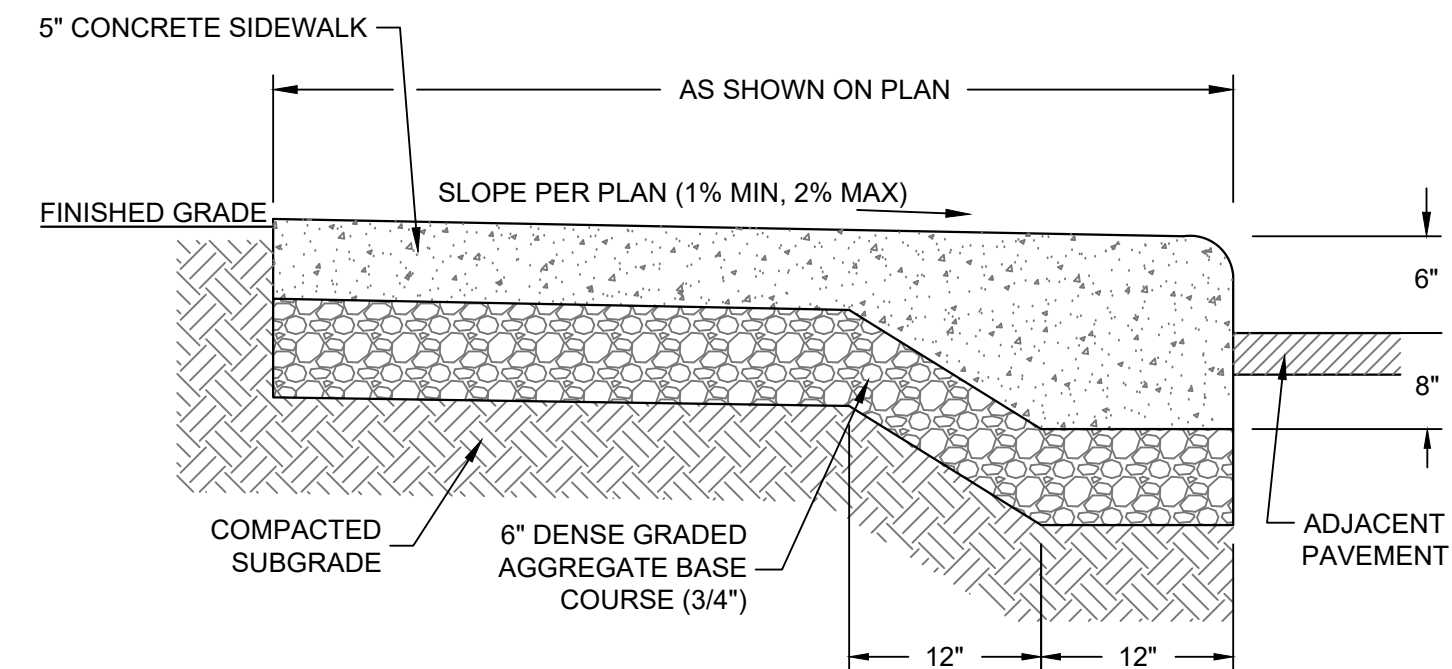
CONSTRUCTION SECTION	
DEPARTMENT OF PUBLIC WORKS MILWAUKEE, WISCONSIN	
Thomas Beck DESIGNED BY	SUSAN CULL CHECKED BY
Drew Mysicki DRAWN BY	SCOTT STEIN DESIGNED BY
JANUARY 10, 200	

**F** CONCRETE DRIVEWAY TYPE 2  
SCALE: 1:400000

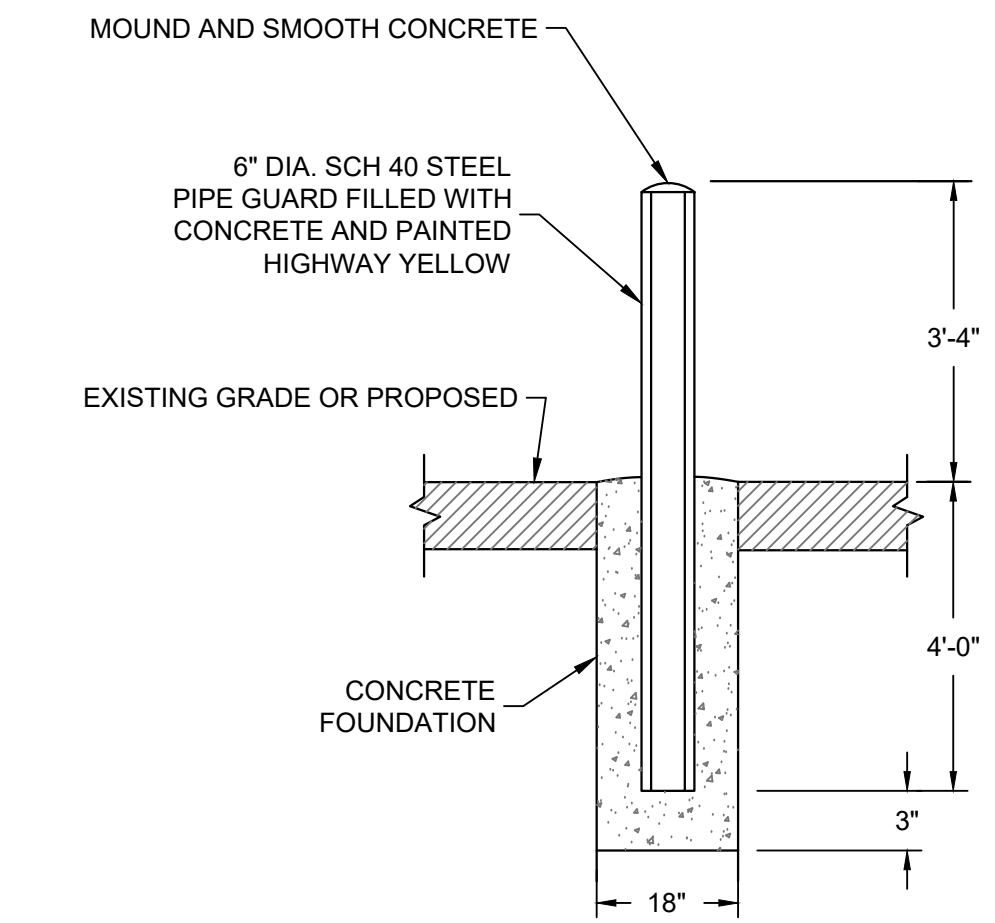


NOTES:  
IF SIDEWALK IS ADJACENT TO CURB TAPER, TAPER SHALL BE EXTENDED TO 10' TO MAINTAIN 5% MAX SLOPE ON WALK FOR ADA ACCESS

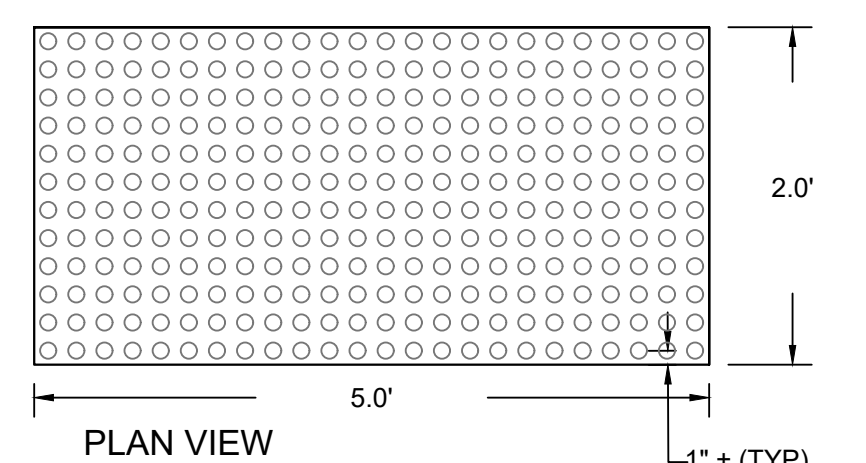
**G** CURB TAPER  
SCALE: NTS



**H** CONCRETE WALK - INTEGRAL CURB  
SCALE: NTS



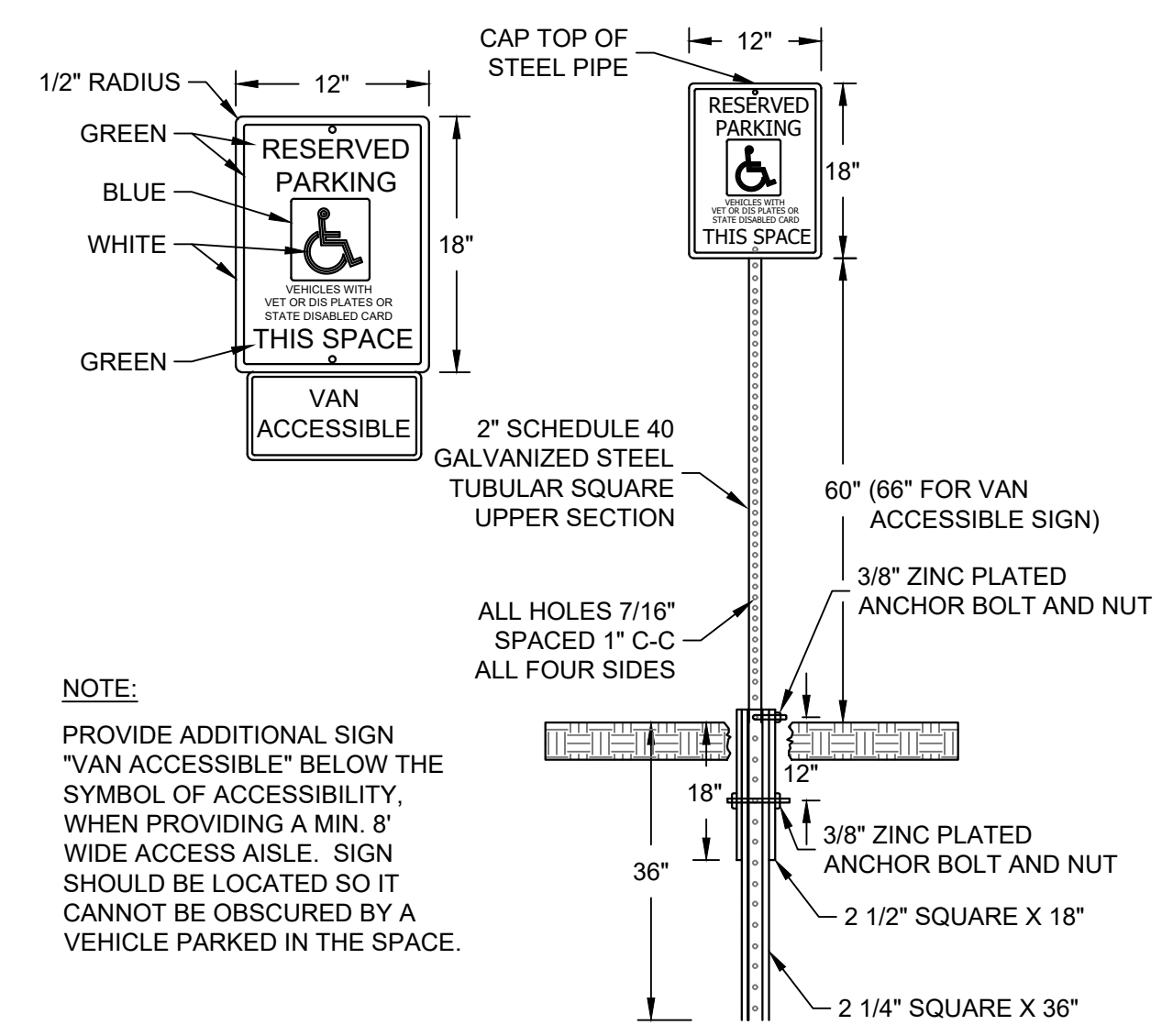
**I** BOLLARD  
SCALE: NTS



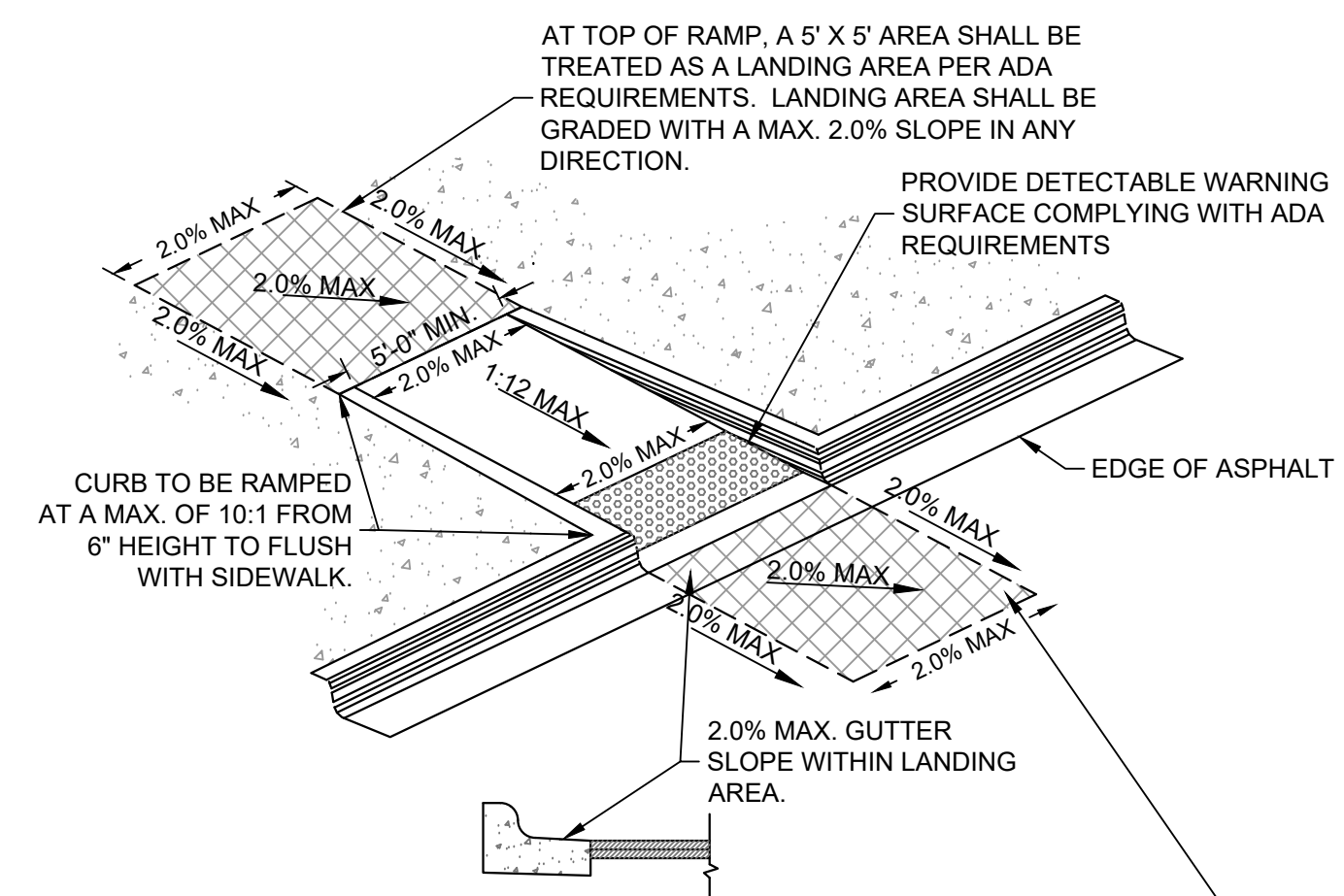
	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	X	X
D	0.9"	1.4"

X = THE C DIMENSIONS IS 50% TO 65% OF THE D DIMENSION

**J** TRUNCATED DOMES  
SCALE: NTS



**K** ADA SIGN AND POST  
SCALE: NTS



NOTES:  
1. CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.  
2. PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.  
3. DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

**L** ADA RAMP - NARROW  
SCALE: NTS

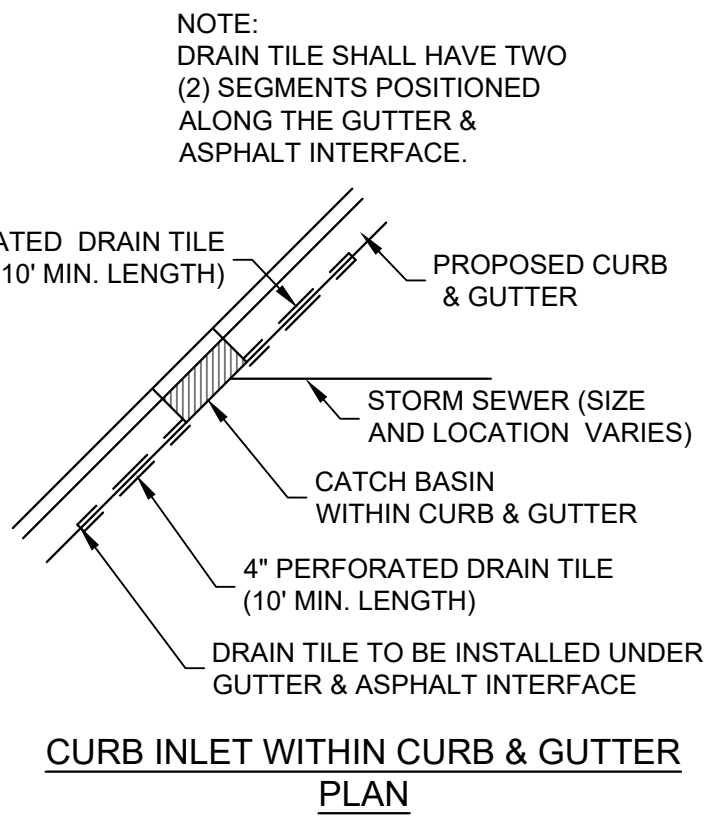
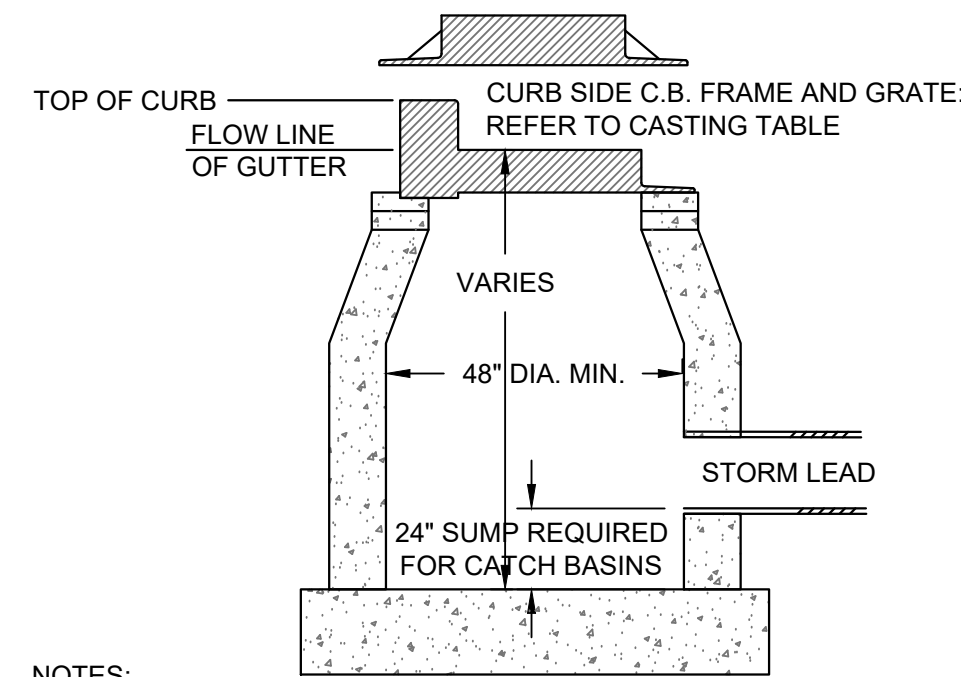
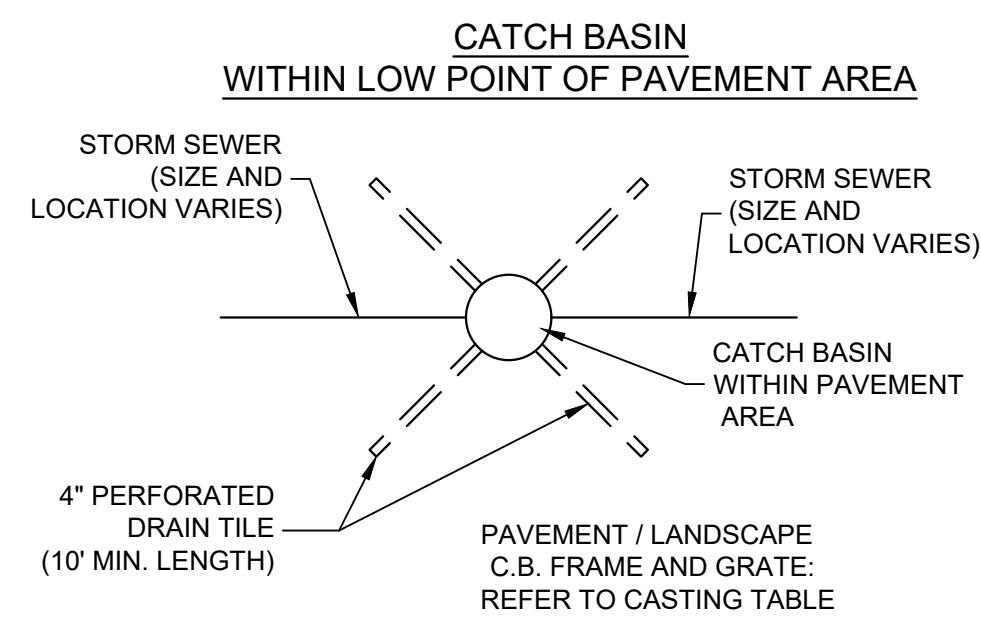
PRELIMINARY  
NOT FOR  
CONSTRUCTION

ISSUANCE	DATE
CITY OPD SUBMITTAL	02-06-2023
CITY OPD RE-SUBMITTAL	02-22-2023

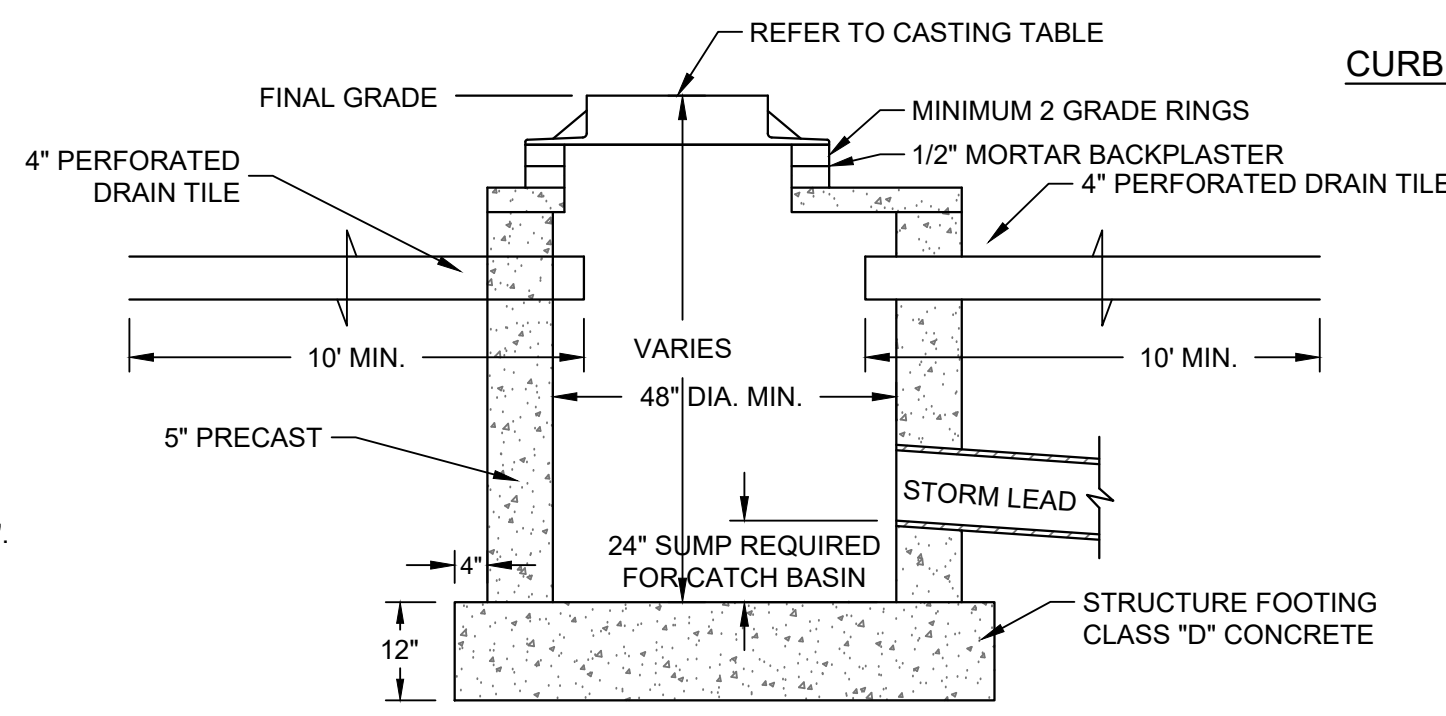
NO. REVISION	DATE
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PROJECT NO:	21385
DESIGN DATE:	01-03-2023
PLOT DATE:	2023.03.22
DRAWN BY:	JTR
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	C401

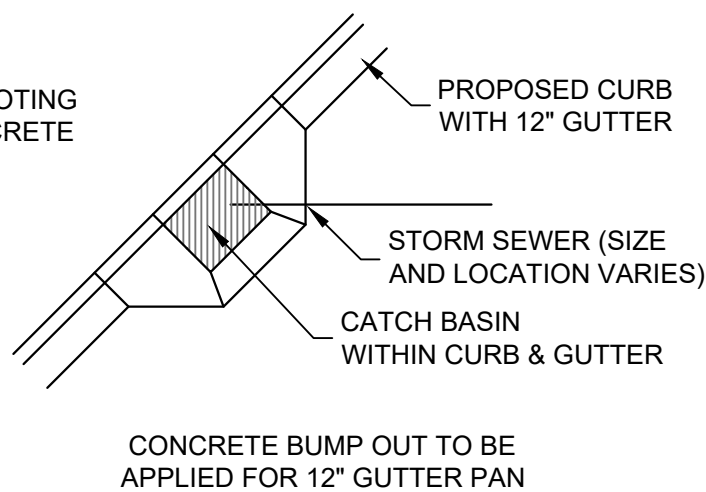




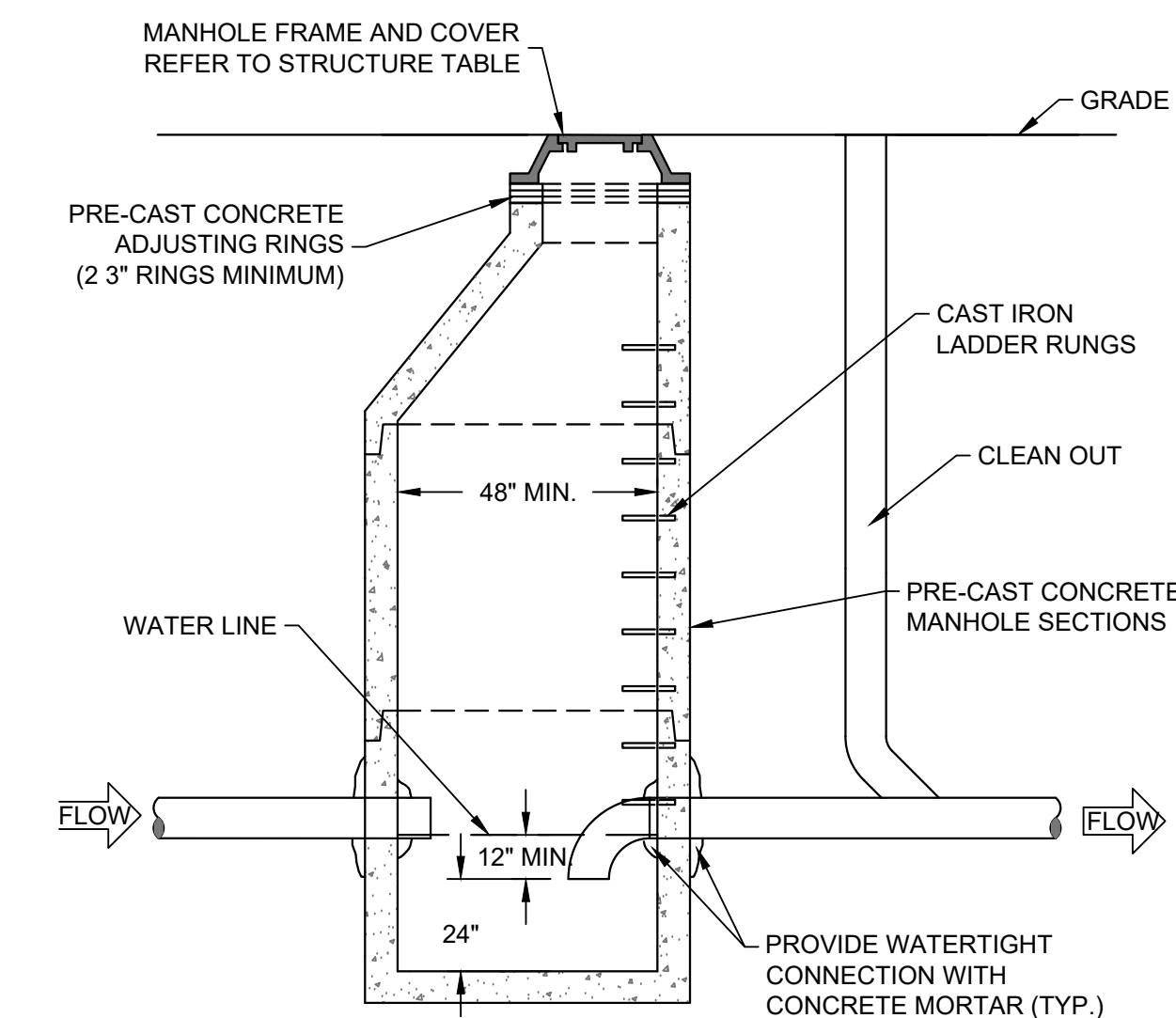
- NOTES:
- ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
  - CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
  - 3" BEDDING OF STONE UNDER BASE REQUIRED ON WET SUB-GRADE.
  - UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.



	IF 18" CURB & GUTTER		IF 24" CURB & GUTTER		IF 30" CURB AND GUTTER	
	CASTING	GRATE	CASTING	GRATE	CASTING	GRATE
CURB INLET	NEENAH R-3067	A	NEENAH R-3067	A	NEENAH R-3228H	C
AREA INLET	NEENAH R-2050	C				



**A** INLET AND CATCH BASIN  
SCALE:###



- NOTES:
- FOR SEWER PIPE SIZES AND INVERT ELEVATIONS SEE UTILITY PLAN.
  - INSTALL PER MUNICIPAL SPECIFICATIONS AND STANDARDS.

**B** TRAPPED MANHOLE WITH CLEANOUT  
SCALE:###

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

ISSUANCE	DATE
CITY DPD SUBMITTAL	02-06-2023
CITY DPD RE-SUBMITTAL	02-22-2023
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NO. REVISION	DATE
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PROJECT NO:	21385
DESIGN DATE:	01-03-2023
PLOT DATE:	2023.02.17
DRAWN BY:	JTR
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	C402

GENERAL:

- 1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS.

SITE CLEARING:

- 1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.

SANITARY SEWERAGE:

- 1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.

STORM DRAINAGE:

- 1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.

EARTH MOVING:

- 1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUCTED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.



HOTEL DEVELOPMENT AT BRADY AND FARWELL

MILWAUKEE, WI

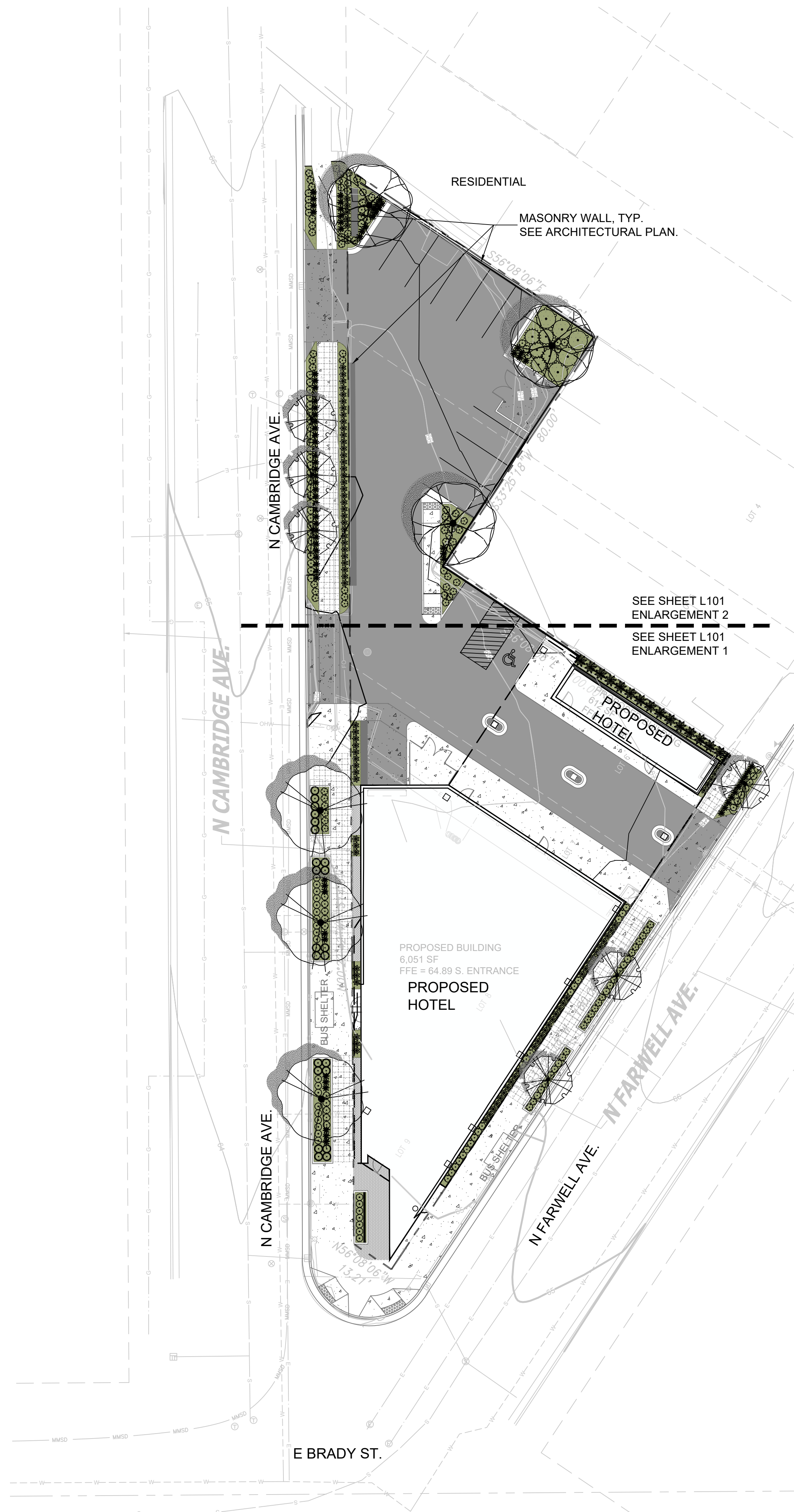
SPECIFICATIONS

PRELIMINARY NOT FOR CONSTRUCTION

Table with 2 columns: ISSUANCE, DATE. Includes rows for CITY DPP SUBMITTAL (02-06-2023), CITY DPD RE-SUBMITTAL (02-22-2023), and NO. REVISION DATE.

Table with 2 columns: PROJECT NO, DESIGN DATE, PLOT DATE, DRAWN BY, CHECKED BY, APPROVED BY, SHEET NO. Values include 21385, 01-03-2023, 2023.02.17, JTR, TPM, and C500.





**CITY OF MILWAUKEE LANDSCAPE CODE (SECTION 295-405)**

OPTIONS FOR SCREENING PARKING LOTS AND VEHICLE OPERATING AREAS FROM STREETS		
158 LF SCREENING LENGTH		
OPTION C		
	REQUIRED	PROVIDED
MINIMUM WIDTH OF LANDSCAPED AREA	NONE	NONE
TYPE AND MINIMUM NUMBER OF PLANTS IN LANDSCAPED AREA	NONE	29 SHRUBS/106 PERENNIALS
MINIMUM NUMBER OF CANOPY TREES (1 TREE PER 20 LF)	4	5
FENCE/WALL	MASONRY WALL	MASONRY WALL
MINIMUM FENCE/WALL HEIGHT	3 FT	10 FT
FENCE/WALL OPACITY	PORTIONS BELOW 3FT SHALL BE AT LEAST 50% OPAQUE PORTIONS ABOVE 4 FT SHALL BE AT LEAST 50% OPEN	

OPTIONS FOR SCREENING LIGHT MOTOR VEHICLE PARKING LOTS AND VEHICLE OPERATING AREAS FROM RESIDENTIAL DISTRICTS ADJACENT TO SIDE YARD		
88 LF SCREENING LENGTH		
OPTION C		
	REQUIRED	PROVIDED
MINIMUM WIDTH OF LANDSCAPED AREA	NONE	NONE
TYPE AND MINIMUM NUMBER OF PLANTS IN LANDSCAPED AREA (1 EVERGREEN TREE OR 2 TALL SHRUBS PER 10 LF)	NONE	NONE
FENCE/WALL	MASONRY WALL	MASONRY WALL
MINIMUM FENCE/WALL HEIGHT	4 FT	4 FT
FENCE/WALL OPACITY	PORTIONS BELOW 4FT SHALL BE 100% OPAQUE	

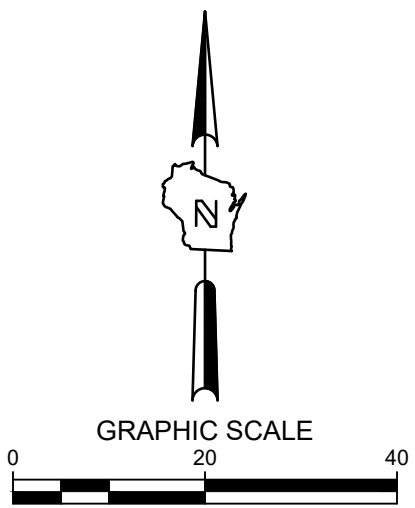
PARKING LOT LANDSCAPING REQUIREMENTS		
(1 CANOPY TREE/100 SF LANDSCAPE AREA PER 4 PARKING STALLS)		
(4 LOW SHRUBS OR 8 PERENNIALS PER 100 SF LANDSCAPE AREA)		
11 PARKING STALLS		
	REQUIRED	PROVIDED
CANOPY TREES	3	3
INTERIOR LANDSCAPE AREA	275 SF	577 SF
LOW SHRUBS OR PERENNIALS	11 LOW SHRUBS OR 22 PERENNIALS	31 LOW SHRUBS AND 37 PERENNIALS

**PLANT SCHEDULE SITE**

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	GP	Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree	2.5" Cal.	B&B	6
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	3
	UP	Ulmus parvifolia / Lacebark Elm	2.5" Cal.	B&B	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	BL	Buxus microphylla 'Little Missy' / Little Missy Littleleaf Boxwood	3 gal.	Cont.	7
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AL	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	3 gal.	Cont.	72
	HL	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	3 gal.	Cont.	5
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	5
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	PN2	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	Cont.	91
	PS	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal.	Cont.	22
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AM	Allium x 'Millenium' / Millenium Ornamental Onion	1 gal.	Cont.	94
	HG2	Hemerocallis x 'Little Grapette' / Little Grapette Dayily	1 gal.	Cont.	83
	HK	Hosta x 'Krossa Regal' / Krossa Regal Hosta	1 gal.	Cont.	15
	LMV	Liriope muscari 'Variegata' / Variegated Lilyturf	1 gal.	Pot	19

**LANDSCAPE GENERAL NOTES:**

- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
- RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.



HOTEL DEVELOPMENT AT BRADY AND FARWELL

MILWAUKEE, WI

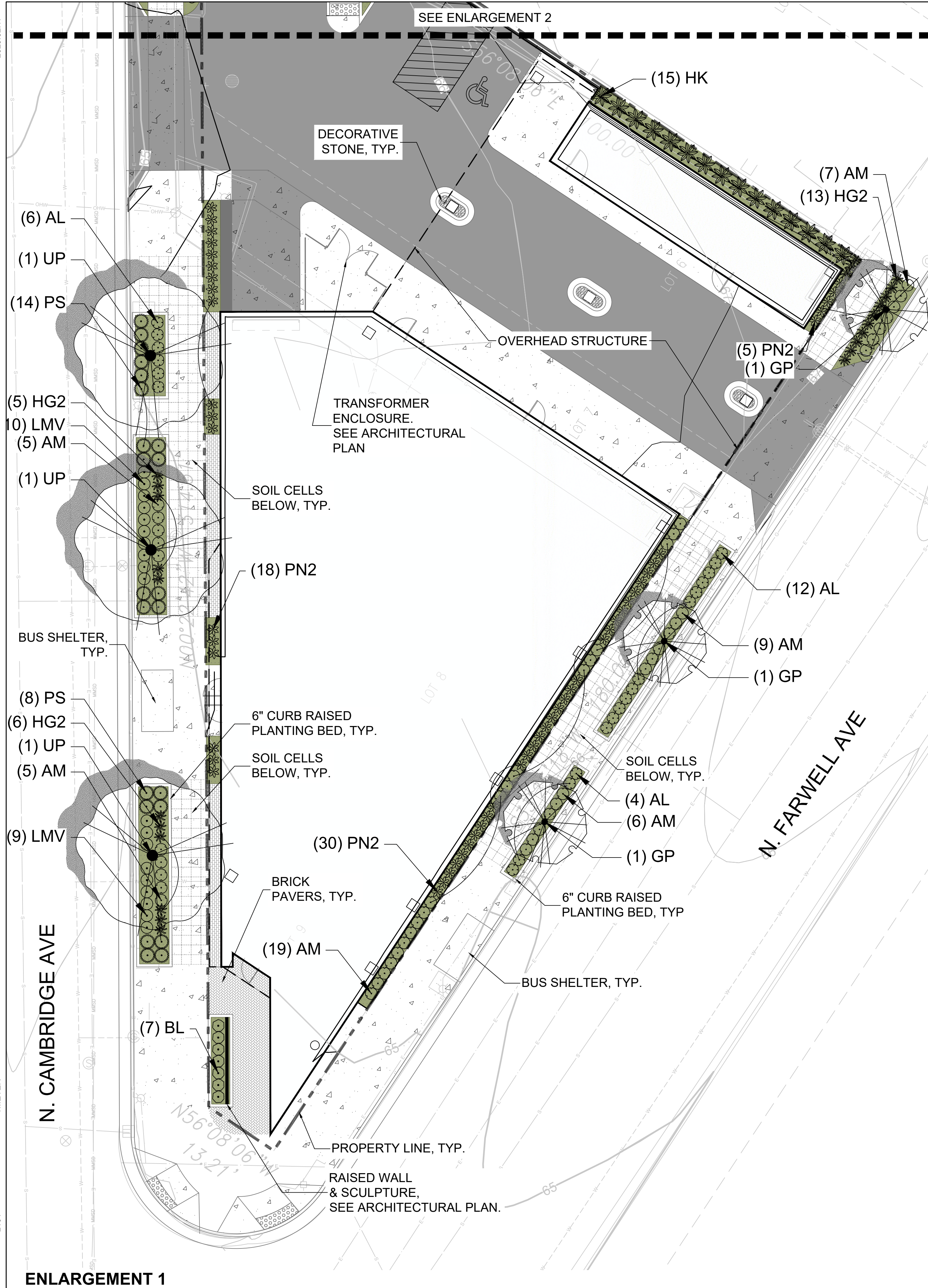
OVERALL LANDSCAPE PLAN

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

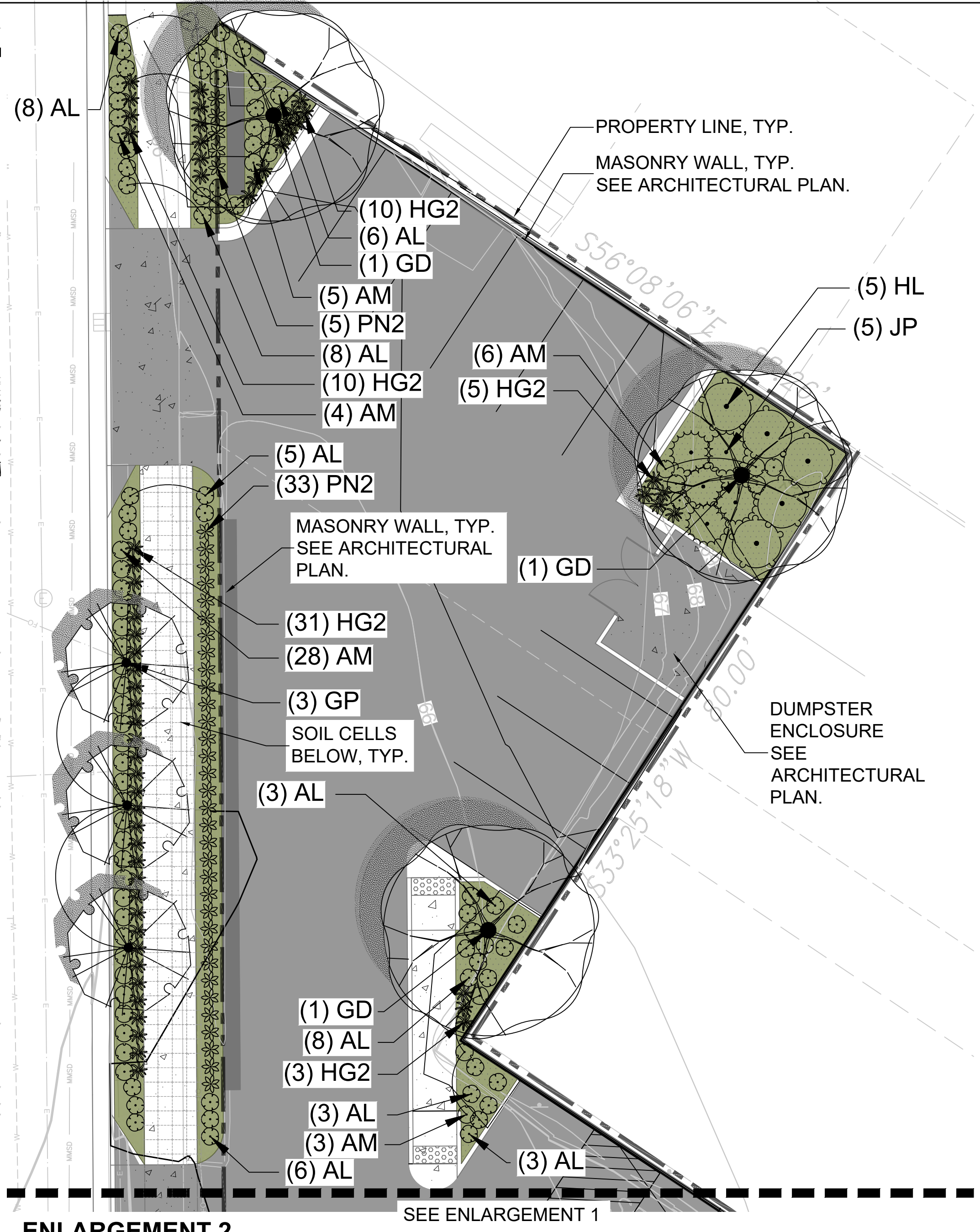
ISSUANCE	DATE
CITY DPD SUBMITTAL	02-06-2023
CITY DPD RE-SUBMITTAL	02-22-2023

NO. REVISION	DATE

SCALE:	1"=20'
PROJECT NO:	21385
DESIGN DATE:	01-03-2023
PLOT DATE:	2023.02.17
DRAWN BY:	JTR
CHECKED BY:	TPM
APPROVED BY:	----
SHEET NO:	L100



ENLARGEMENT 1



ENLARGEMENT 2

PLANT SCHEDULE SITE

	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
<b>DECIDUOUS TREES</b>					
	GP	Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree	2.5" Cal.	B&B	6
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	3
	UP	Ulmus parvifolia / Lacebark Elm	2.5" Cal.	B&B	3
<b>SHRUBS</b>					
	BL	Buxus microphylla 'Little Missy' / Little Missy Littleleaf Boxwood	3 gal.	Cont.	7
<b>DECIDUOUS SHRUBS</b>					
	AL	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	3 gal.	Cont.	72
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	PN2	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	Cont.	91
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	LMV	Liriope muscari 'Variegata' / Variegated Lilyturf	1 gal.	Pot	19

**LANDSCAPE LEGEND:**

- STONE MULCH
- BARK MULCH PLANTING BED
- PROPERTY LINE
- PLANT EDGING
- SHEET MATCHLINE

CITY OF MILWAUKEE LANDSCAPE CODE (SECTION 295-405) SEE OVERALL LANDSCAPE PLAN (SHEET L100) FOR LANDSCAPING REQUIREMENT TABLES

**THE SIGMA GROUP**  
 Single Source. Sound Solutions.  
 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210

GRAPHIC SCALE  
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HOTEL DEVELOPMENT AT BRADY AND FARWELL  
 MILWAUKEE, WI  
 LANDSCAPE ENLARGEMENTS

PRELIMINARY NOT FOR CONSTRUCTION

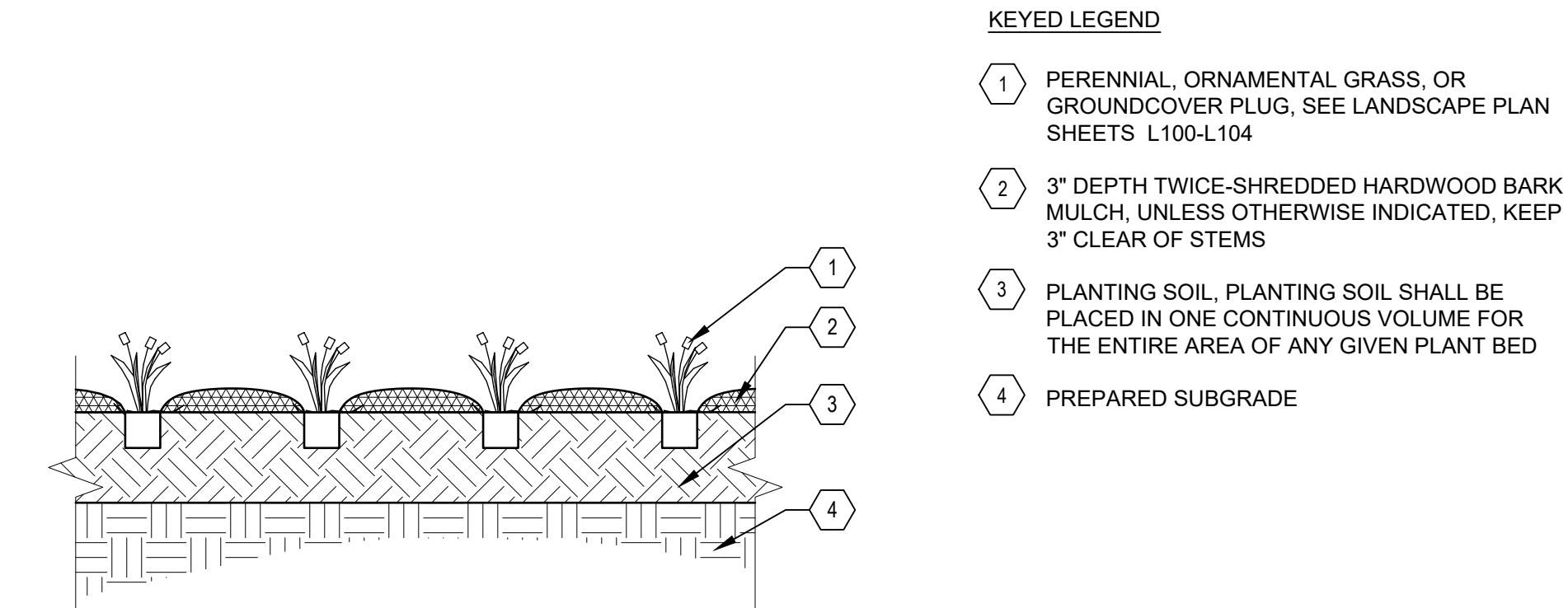
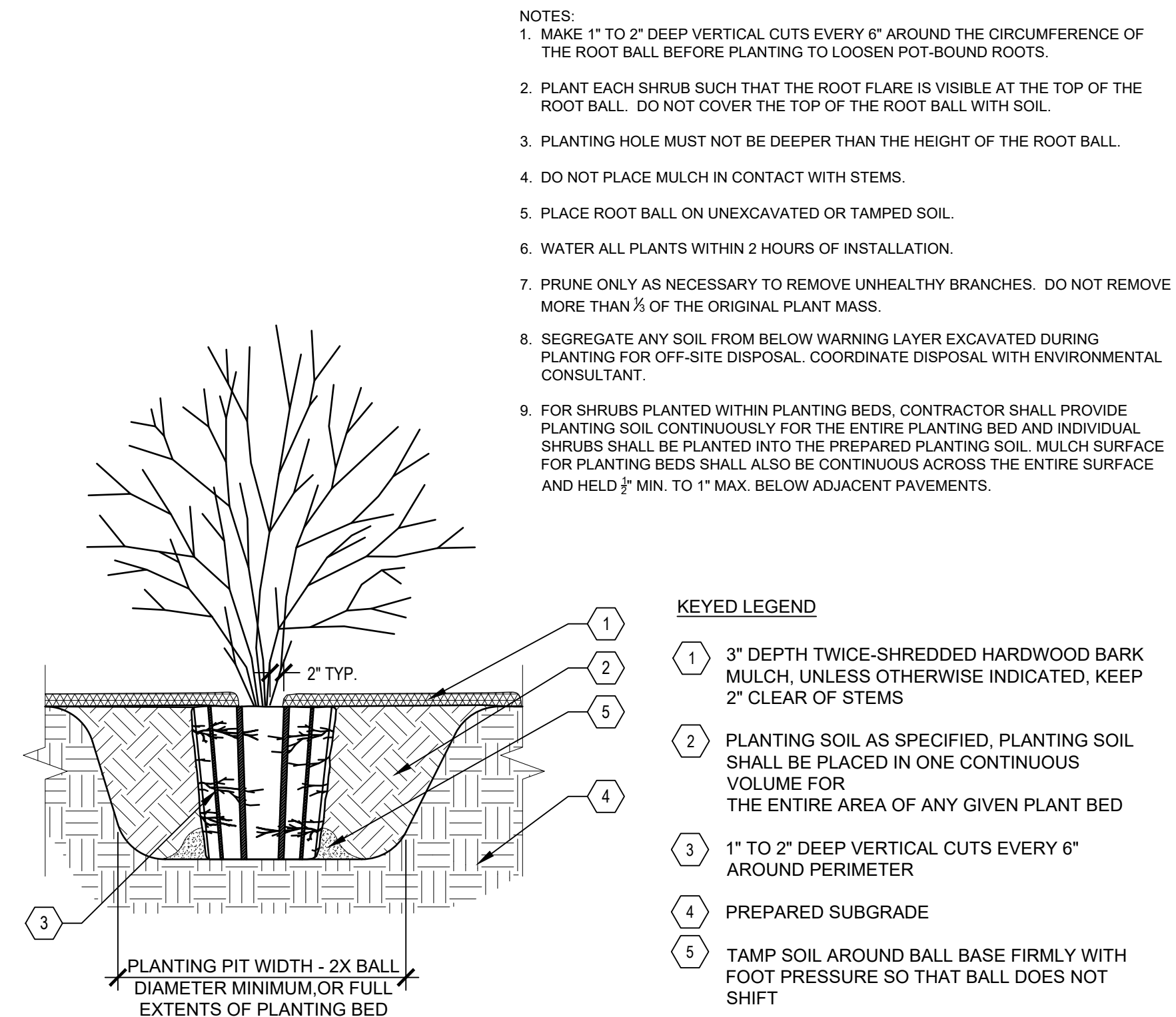
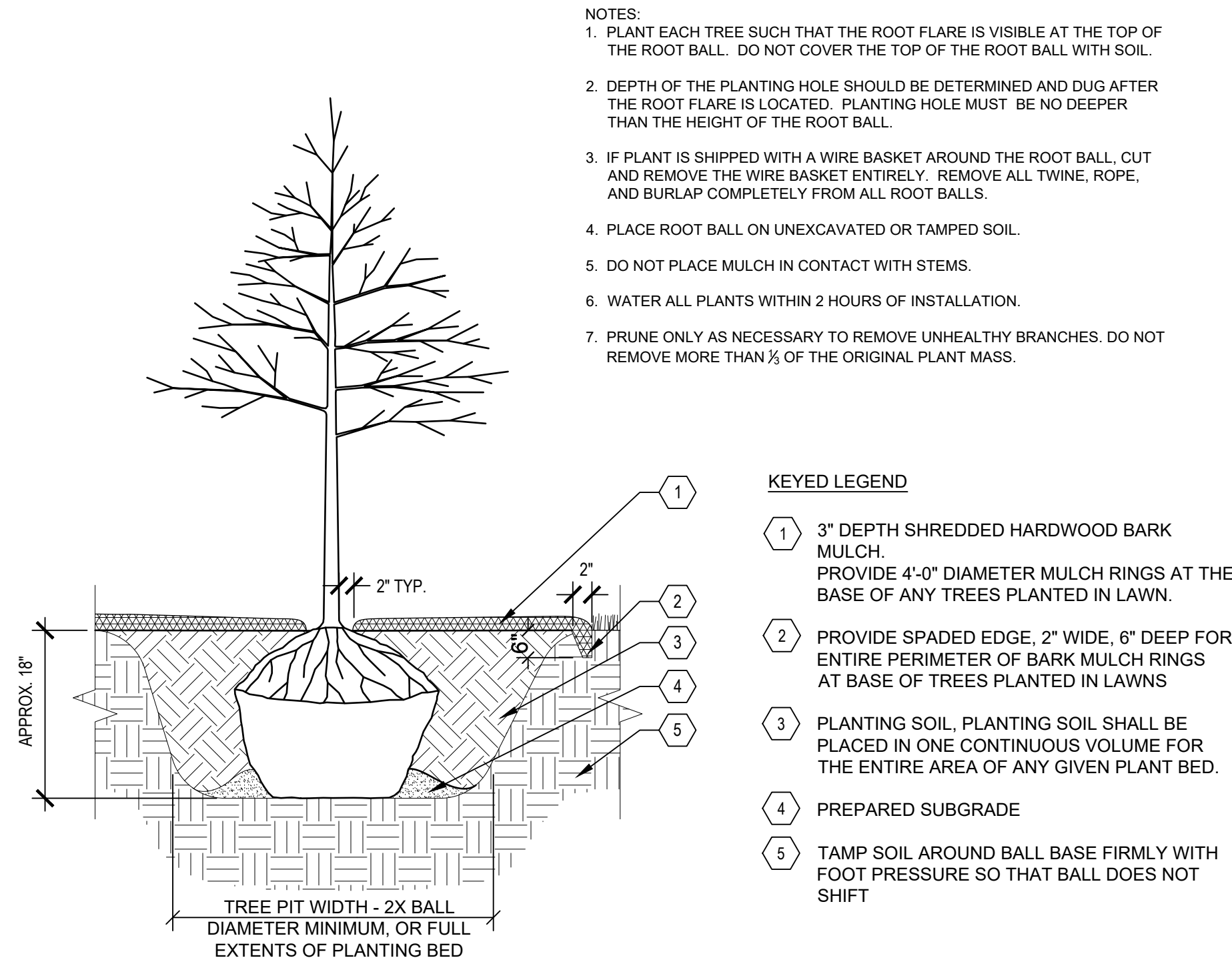
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**LANDSCAPE GENERAL NOTES:**

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- PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

NO. REVISION	DATE

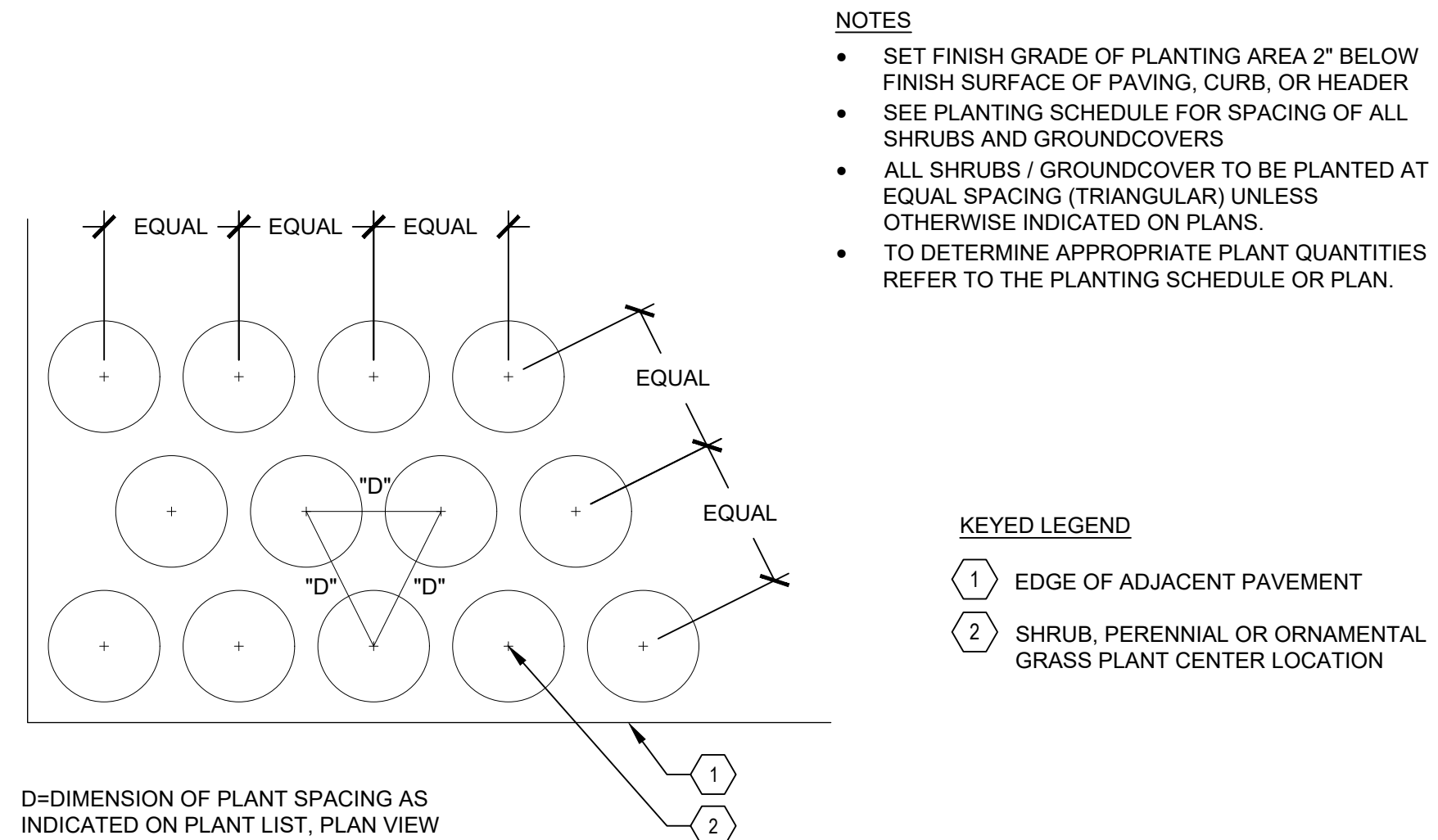
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APPROVED BY:	---
SHEET NO:	L101



**A TREE PLANTING**  
 SCALE: 1"= 1'-0"

**B SHRUB PLANTING**  
 SCALE: 1"= 1'-0"

**C PERENNIAL PLANTING**  
 SCALE: 1"= 1'-0"



**D PLANT SPACING**  
 SCALE: 1"= 1'-0"

HOTEL DEVELOPMENT AT BRADY AND FARWELL

MILWAUKEE, WI

LANDSCAPE DETAILS

**PRELIMINARY NOT FOR CONSTRUCTION**

ISSUANCE	DATE
CITY DPD SUBMITTAL	02-06-2023
CITY DPD RE-SUBMITTAL	02-22-2023
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NO. REVISION	DATE
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DRAWN BY:	---
CHECKED BY:	TPM
APPROVED BY:	---

SHEET NO:

**L200**

**PLANTING QUALITY ASSURANCE**

- PLANTS ARE TO BE INSPECTED UPON DELIVERY TO PROJECT SITE AND THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT REPRESENTATIVE MAY REJECT ANY SPECIMENS NO LONGER MEETING THE SPECIFIED STANDARDS OR THAT HAVE BEEN DAMAGED IN TRANSIT.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY/HYBRID/CULTIVAR SPECIFIED, AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE SITE LOCATION. SPECIMENS NURSERY-DUG TO BE REPLANTED SHALL HAVE BEEN FRESHLY DUG AND PROPERLY PREPARED FOR PLANTING.
- TREES:
  - SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED OTHERWISE, AND SHRUBS WITH DAMAGED OR CUT MAINSTEM(S), WILL BE REJECTED.
  - WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE, CANKERS/CANKEROUS LESIONS OR FUNGAL MATS, MOLD, PREMATURELY-OPENED BUDS, OR CUTS OF LIMBS OVER 1/4" DIAMETER THAT ARE NOT COMPLETELY CALLOSED WILL BE REJECTED.
  - SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL DAMAGE OR OTHER HINDRANCES TO HEALTHY GROWTH.
  - BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH SOLID BALLS OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE BOTH FIBROUS AND FEEDING ROOTS. BALLS SHALL BE SECURELY WRAPPED WITH BURLAP, AND TIGHTLY BOUND WITH ROPE OR TWINE. NO PLANTS SHALL BE BOUND WITH ROPE OR WIRE IN SUCH A MANNER AS TO DAMAGE BARK OR BREAK BRANCHES. THE ROOT FLARE SHOULD BE WITHIN THE TOP 2" OF THE SOIL BALL. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED IF THE BALL IS DRY, CRACKED, OR BROKEN BEFORE OR DURING PLANTING.
- PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE.

**PLANTING PROJECT CONDITIONS:**

- VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
- INTERRUPTION OF EXISTING SERVICES OR UTILITIES: DO NOT INTERRUPT SERVICES OR UTILITIES UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES OR UTILITIES ACCORDING TO REQUIREMENTS INDICATED.
  - NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY.
  - DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT REPRESENTATIVE'S WRITTEN PERMISSION.
- PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:
  - DECIDUOUS TREES AND SHRUBS - APRIL 1 TO OCTOBER 15.
- WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
- CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES. DAMAGED PLANTS, LAWNS OR GRASS AREAS SHALL BE REPLACED OR TREATED AS REQUIRED TO CONFORM TO SPECIFICATIONS HEREIN FOR FRESH STOCK. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY DURING THE INSTALLATION PERIOD. UNDER NO CONDITION SHALL DEBRIS FROM PLANTING ACTIVITIES RESULT IN A SAFETY HAZARD ON-SITE OR ADJACENT OFF-SITE PROPERTY. DAMAGE TO SITE IMPROVEMENTS OR ADJACENT LANDSCAPES INCURRED AS A RESULT OF PLANTINGS OR REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR THAT CAUSES THE DAMAGE AT NO COST TO THE OWNER.
- EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
  - VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN PLANTING AREAS.
  - DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.

**PLANTING DELIVERY, STORAGE, & HANDLING:**

- BULK MATERIALS;
  - DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
- HANDLE PLANTING STOCK BY ROOT BALL.
- DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN SHADED LOCATION, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
  - SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
  - WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

**EXCAVATION FOR TREES & SHRUBS**

- EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
  - EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
  - DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
  - IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
  - MAINTAIN REQUIRED ANGLES OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
  - MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
  - KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
- SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.
- NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
- NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

**TREE & SHRUB PLANTING**

- BEFORE PLANTING VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS. PLANT MATERIAL WITHOUT ROOT FLARE VISIBLE OR PLANTED TOO LOW WILL BE RE-PLANTED AT THE REQUEST OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS FOUND TO HAVE STEM GIRDLING ROOTS AND/OR KINKED ROOTS AT THE TIME OF PLANTING WILL BE REJECTED AND REPLACEMENTS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY FROM ROOT BALL AREA.
- REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO NOT CUT TREE LEADERS.
- SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.
  - USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL.
  - CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
  - BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
  - CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

**TREE & SHRUB MATERIAL:**

- GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
  - TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2" IN DIAMETER. OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
  - COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A STATE CERTIFIED NURSERY.
  - PLANT MATERIAL SHALL BE PROVIDED IN THE CONTAINER TYPE INDICATED IN THE DRAWINGS (B&B, CONTAINER, BARE ROOT, ETC.), UNLESS THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT THAT SUBSTITUTION OF CONTAINER TYPE IS ACCEPTABLE.
- FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.

**PLANTING SOIL:**

- PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE WIDTH OF LANDSCAPE AREAS, AND A MINIMUM OF 3X THE DIAMETER OF THE ROOT BALL LENGTHWISE
- INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 18" DEPTH.
  - DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.
  - PLANTING SOIL SHALL BE A MIX OF 6-PARTS TOPSOIL, 1-PART COMPOST (APPROVED FOR USE ON THE PROJECT), THOROUGHLY BLEND PLANTING SOIL OFF-SITE BEFORE SPREADING.
    - THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF PASSING THE 1" SIEVE, FREE OF ROCKS, DEBRIS, AND OF NOXIOUS WEEDS.
    - STRIPPED, SALVAGED, OR MINED TOPSOIL MUST BE TAKEN FROM THE TOP 6-INCHES OF THE A-HORIZON, HAVING A DARK BROWN TO BLACK COLOR WITH A GRANULAR STRUCTURE AND CLAY CONTENT OF LESS THAN 25%, VERIFIED WITH A RIBBON TEST THAT YIELDS NO MORE THAN 1-INCH.

**STONE MULCH MATERIAL & INSTALLATION:**

- SHALL BE HARD, DURABLE, STONE, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN SUBSTANCES, OF THE FOLLOWING TYPE, SIZE RANGE, AND COLOR:
  - MATERIAL: ANGULAR WASHED STONE.
  - SIZE: 3/4"
  - COLOR RANGE: BLEND OF DARK GREY & BLUE TONES
  - BASIS OF DESIGN: 3/4" "BASIN BLUE" AGGREGATE BY COUNTY MATERIALS.
- LIGHTLY COMPACT AREAS TO RECEIVE STONE MULCH
- INSTALL WEED BARRIER FABRIC IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS; COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES OF FABRIC LENGTHS A MINIMUM OF 6-INCHES AND SECURING SEAMS WITH GALVANIZED PINS. WEED BARRIER FABRIC SHALL BE WRAPPED VERTICALLY UP THE OUTSIDE EDGES OF SURROUNDING CONCRETE FLATWORK OR CURB AND SECURED IN PLACE. HOLD FABRIC 2" CLEAR OF TOP OF ADJACENT CURB AND CONCRETE FLATWORK SO IT IS NOT VISIBLE FROM SURFACE.
- PLACE AND FINISH STONE MULCH AS INDICATED IN DRAWINGS, ENSURING A SMOOTH, LEVEL TOP SURFACE FOR ALL STONE MULCH AREAS HELD APPROXIMATELY 1/2" BELOW THE TOP SURFACE OF ADJACENT PAVED AREAS.

**BARK MULCH MATERIAL & INSTALLATION**

- TWICE-SHREDDED HARDWOOD BARK MULCH TO BE PROVIDED AS TOP-DRESSING FOR AT-GRADE PLANTING BEDS IN LOCATIONS INDICATED ON DETAILED PLANTING PLANS.
  - SIZE RANGE: MAXIMUM 2.5" TO 3"
  - COLOR: NATURAL, UN-DYED
  - PROVIDE 3" DEPTH MULCH FOR ALL PLANTING BEDS INDICATED AS BARK MULCH PLANTING BED.
- KEEP BARK MULCH 2" CLEAR OF ALL STEMS OF PLANT MATERIAL.

**CLEAN-UP AND PROTECTION**

- DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
- PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
- AFTER INSTALLATION REMOVE ALL NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, STRING, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.



HOTEL DEVELOPMENT AT BRADY AND FARWELL

MILWAUKEE, WI

LANDSCAPE SPECIFICATIONS

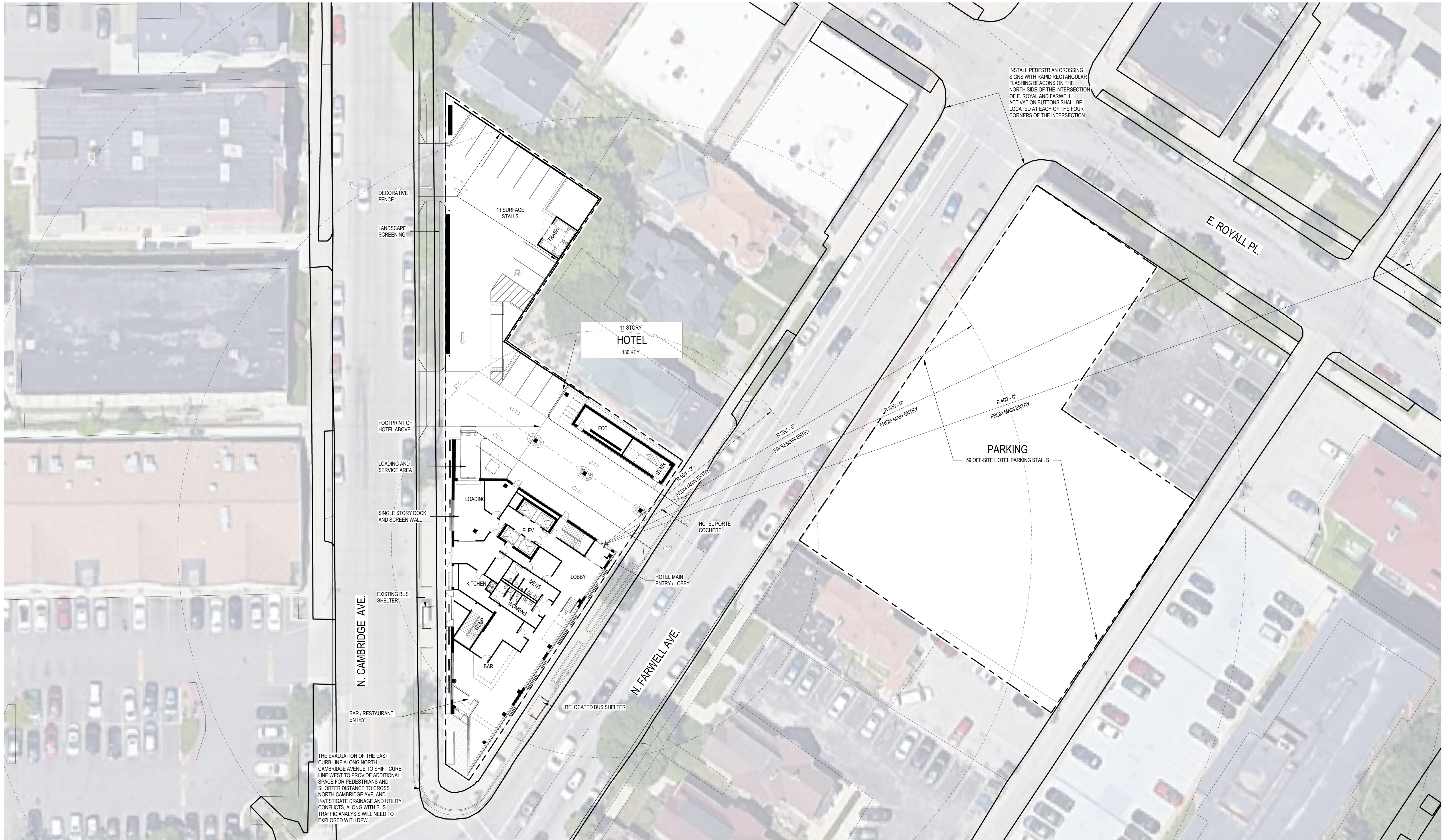
PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
CITY DPD SUBMITTAL	02-06-2023
CITY DPD RE-SUBMITTAL	02-22-2023
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NO. REVISION	DATE
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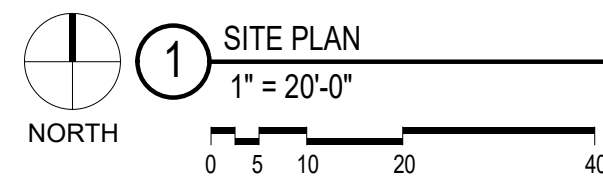
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DESIGN DATE:	01-03-2023
PLOT DATE:	2023.02.17
DRAWN BY:	---
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	

L300



INSTALL PEDESTRIAN CROSSING SIGNS WITH RAPID RECTANGULAR FLASHING BEACONS ON THE NORTH SIDE OF THE INTERSECTION OF E. ROYALL AND FARWELL. ACTIVATION BUTTONS SHALL BE LOCATED AT EACH OF THE FOUR CORNERS OF THE INTERSECTION

THE EVALUATION OF THE EAST CURB LINE ALONG NORTH CAMBRIDGE AVENUE TO SHIFT CURB LINE WEST TO PROVIDE ADDITIONAL SPACE FOR PEDESTRIANS AND SHORTER DISTANCE TO CROSS NORTH CAMBRIDGE AVE. AND INVESTIGATE DRAINAGE AND UTILITY CONFLICTS. ALONG WITH BUS TRAFFIC ANALYSIS WILL NEED TO BE EXPLORED WITH DPW.



PARKING MATRIX		
USE	REQUIRED*	PROVIDED**
HOTEL	84	11 - ON SITE PARKING 52 - OFF SITE PARKING
RETAIL FOOD & BEVERAGE	9	7 - OFF SITE PARKING
<b>TOTAL</b>	<b>93</b>	<b>70</b>

\*REQUIRED PARKING: 1 PER 1,000SF  
 \*\*25% REDUCTION PER CITY OF MILWAUKEE ZONING  
 \*\*\*OFF-SITE PARKING TO BE WITHIN 700 FT OF MAIN ENTRY

BIKE PARKING MATRIX			
USE	REQUIRED		PROVIDED
	SHORT TERM	LONG TERM	
HOTEL	0	0	0
RETAIL FOOD & BEVERAGE	2	2	6
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>6</b>



BUILDING GSF	
LEVEL	AREA
*9231 SF RETAIL FOOD & BEVERAGED	
1ST FLOOR	6653 SF
2ND FLOOR	6532 SF
3RD FLOOR	9146 SF
4TH FLOOR	9146 SF
5TH FLOOR	9146 SF
6TH FLOOR	9146 SF
7TH FLOOR	9146 SF
8TH FLOOR	9146 SF
9TH FLOOR	9146 SF
10TH FLOOR	9146 SF
11TH FLOOR	6927 SF
TOTAL	93277 SF

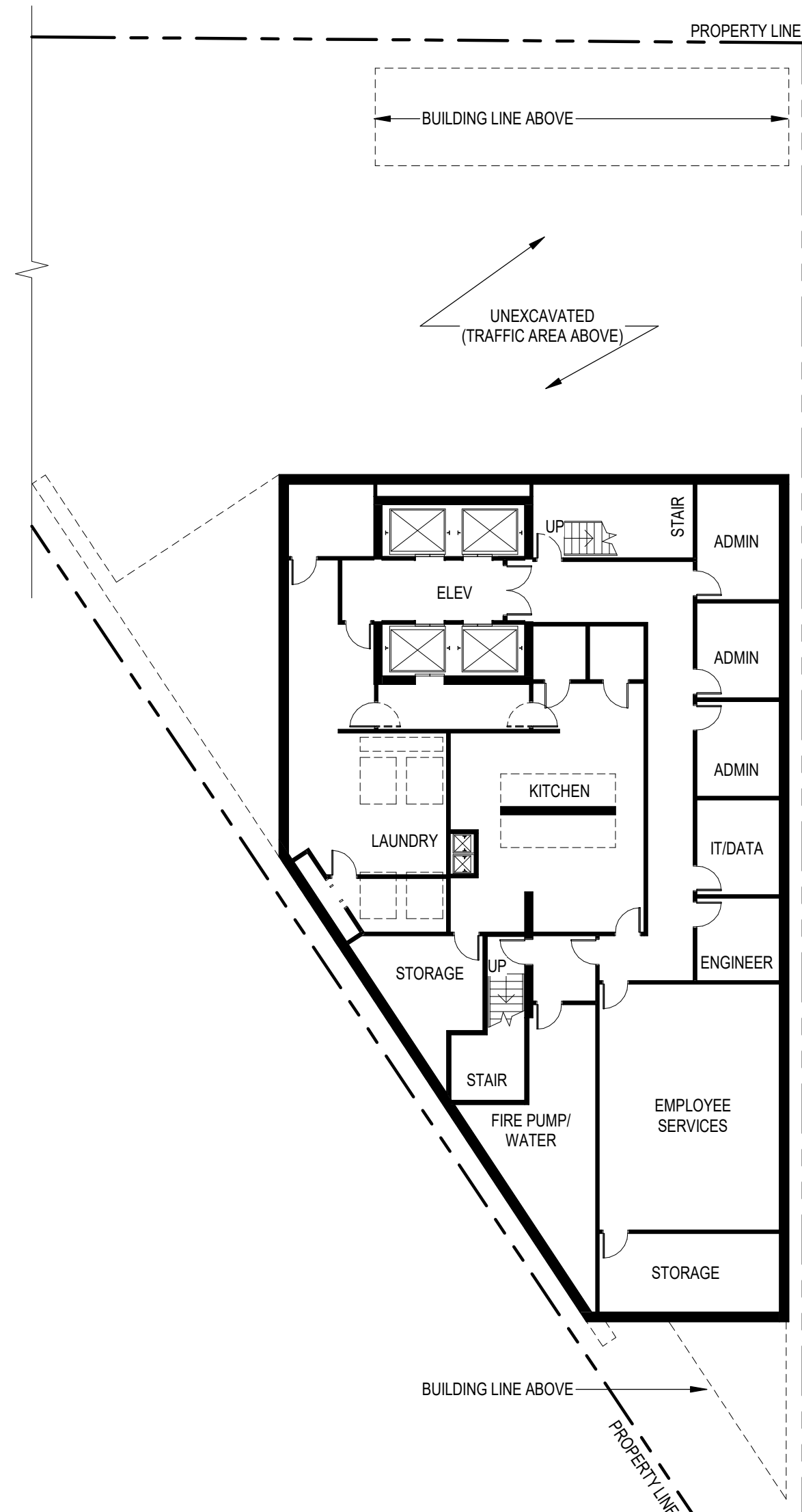
PARKING MATRIX		
USE	REQUIRED*	PROVIDED**
HOTEL	84	11 - ON SITE PARKING 52 - OFF SITE PARKING
RETAIL FOOD & BEVERAGE	9	7 - OFF SITE PARKING
<b>TOTAL</b>	<b>93</b>	<b>70</b>

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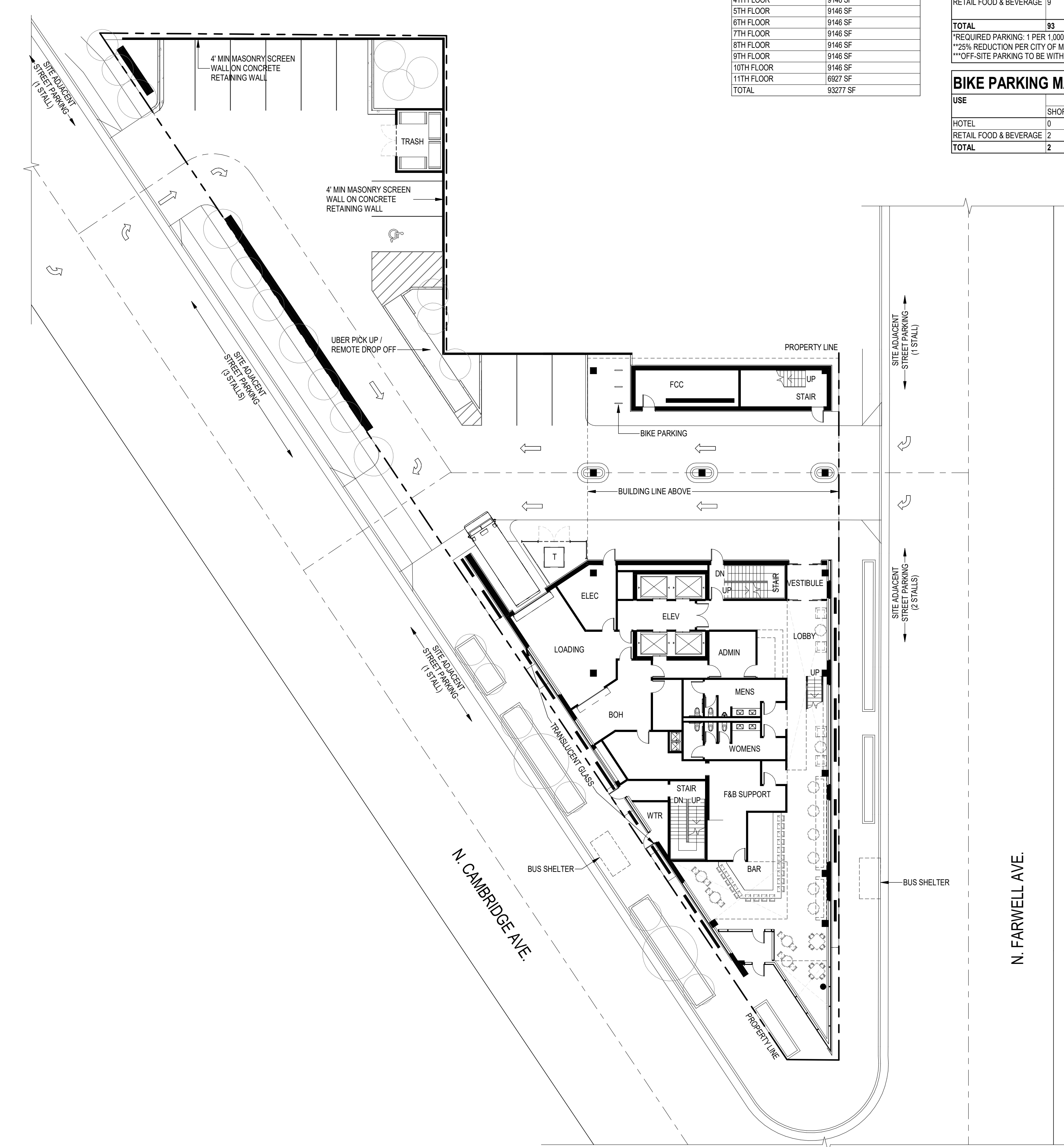
BIKE PARKING MATRIX			
USE	REQUIRED		PROVIDED
	SHORT TERM	LONG TERM	
HOTEL	0	0	0
RETAIL FOOD & BEVERAGE	2	2	6
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>6</b>

GUESTROOM MATRIX				
FLOOR	KING	DBL QUEEN	SUITE	TOTAL
1ST	0	0	0	0
2ND	0	0	0	0
3RD	6	0	2	8
4TH	13	4	2	19
5TH	13	4	2	19
6TH	13	4	2	19
7TH	13	4	2	19
8TH	13	4	2	19
9TH	13	4	2	19
10TH	5	1	2	8
11TH	0	0	0	0
<b>TOTAL</b>	<b>89 (68.5%)</b>	<b>25 (19.2%)</b>	<b>16 (12.3%)</b>	<b>130*</b>

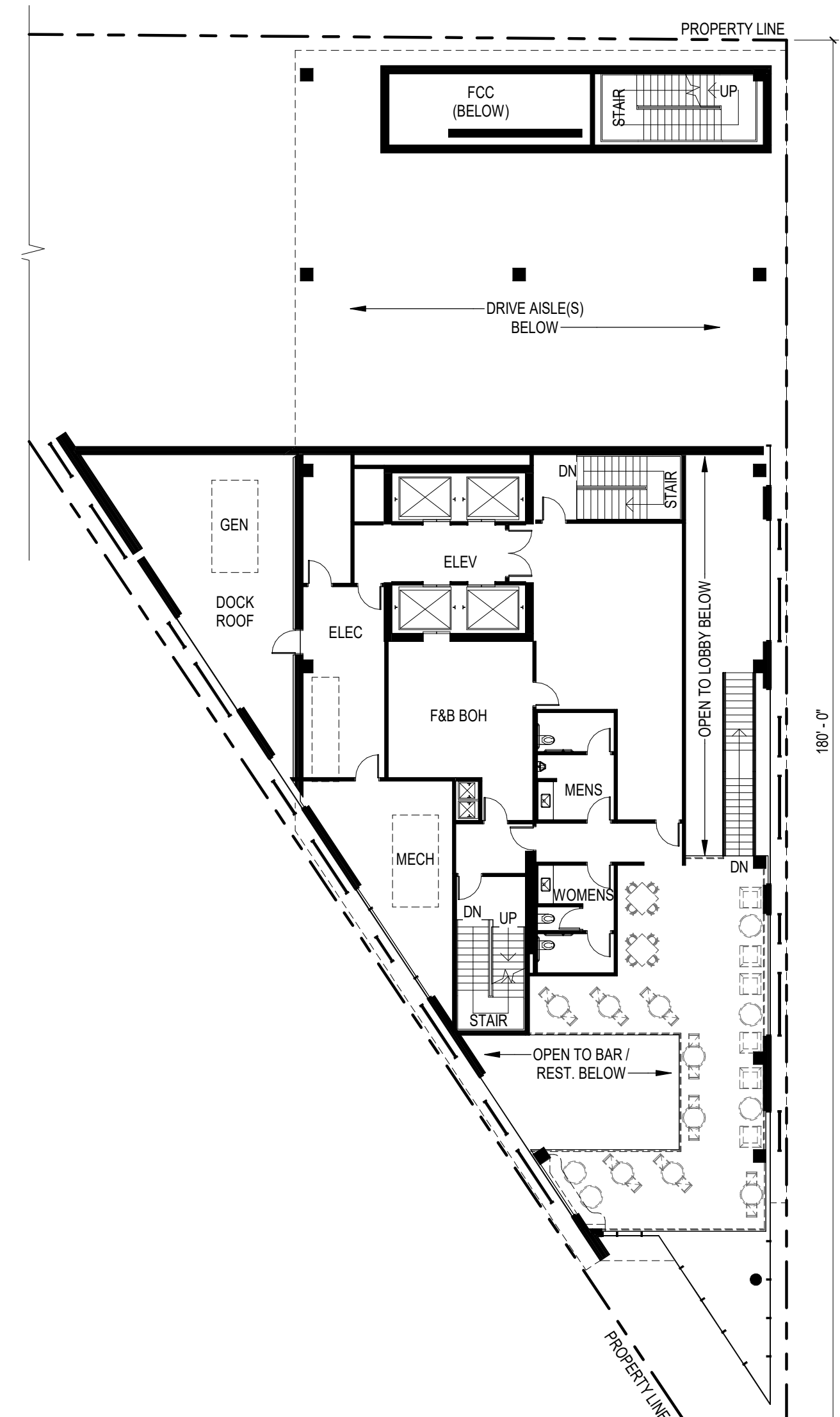
\*7 ADA ROOMS (5 TUBS, 2 ROLL-IN SHOWERS), 5 HEARING IMPAIRED ROOMS



1 BASEMENT PLAN  
1/16" = 1'-0"  
TRUE NORTH



2 1ST FLOOR PLAN  
1/16" = 1'-0"  
TRUE NORTH



3 2ND FLOOR PLAN  
1/16" = 1'-0"  
TRUE NORTH

BUILDING GSF	
LEVEL	AREA
*9231 SF RETAIL FOOD & BEVERAGED	
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2ND FLOOR	6532 SF
3RD FLOOR	9146 SF
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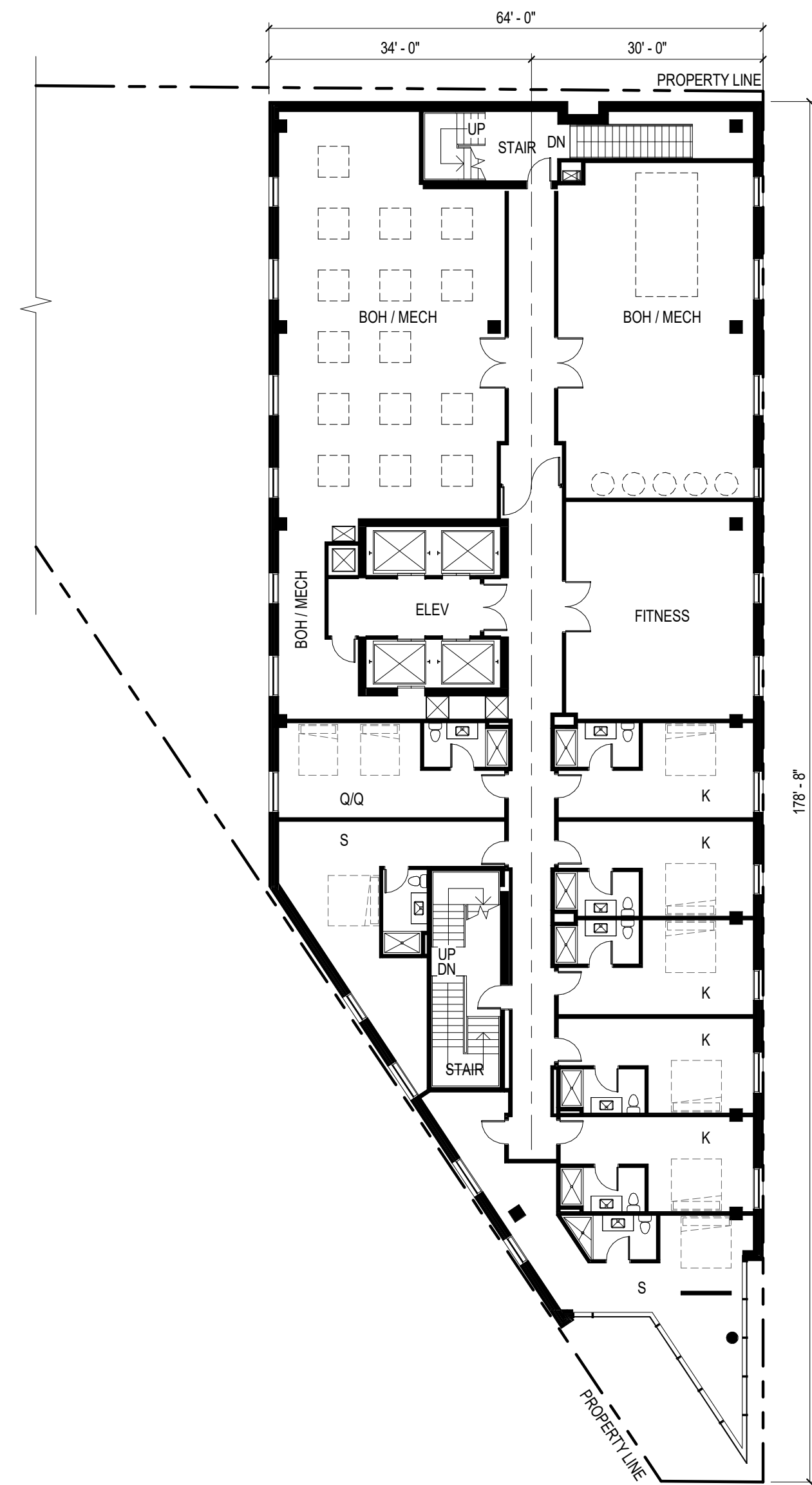
PARKING MATRIX		
USE	REQUIRED*	PROVIDED**
HOTEL	84	11 - ON SITE PARKING 52 - OFF SITE PARKING
RETAIL FOOD & BEVERAGE	9	7 - OFF SITE PARKING
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\*REQUIRED PARKING: 1 PER 1,000SF  
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 \*\*\*OFF-SITE PARKING TO BE WITHIN 700 FT OF MAIN ENTRY

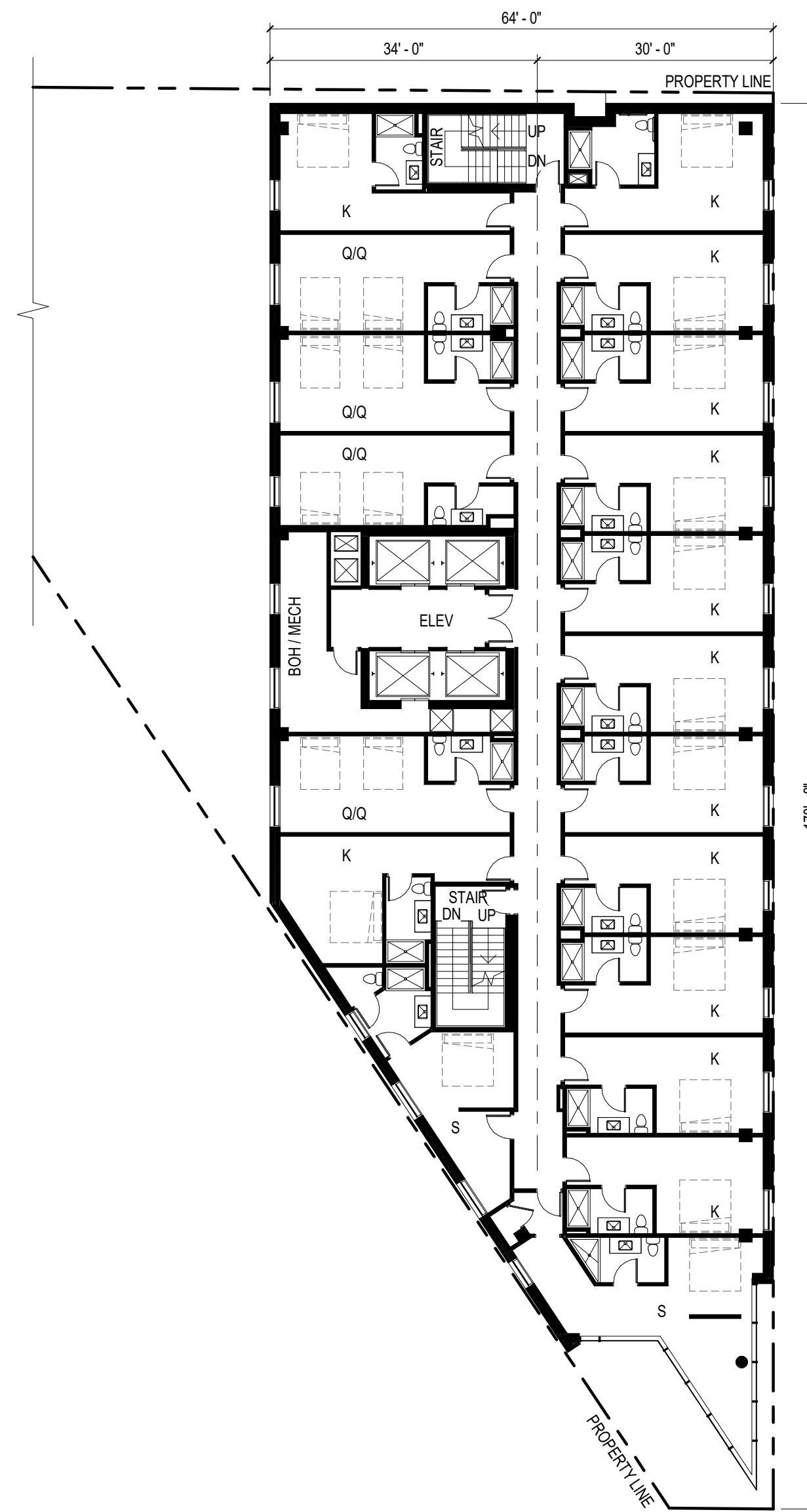
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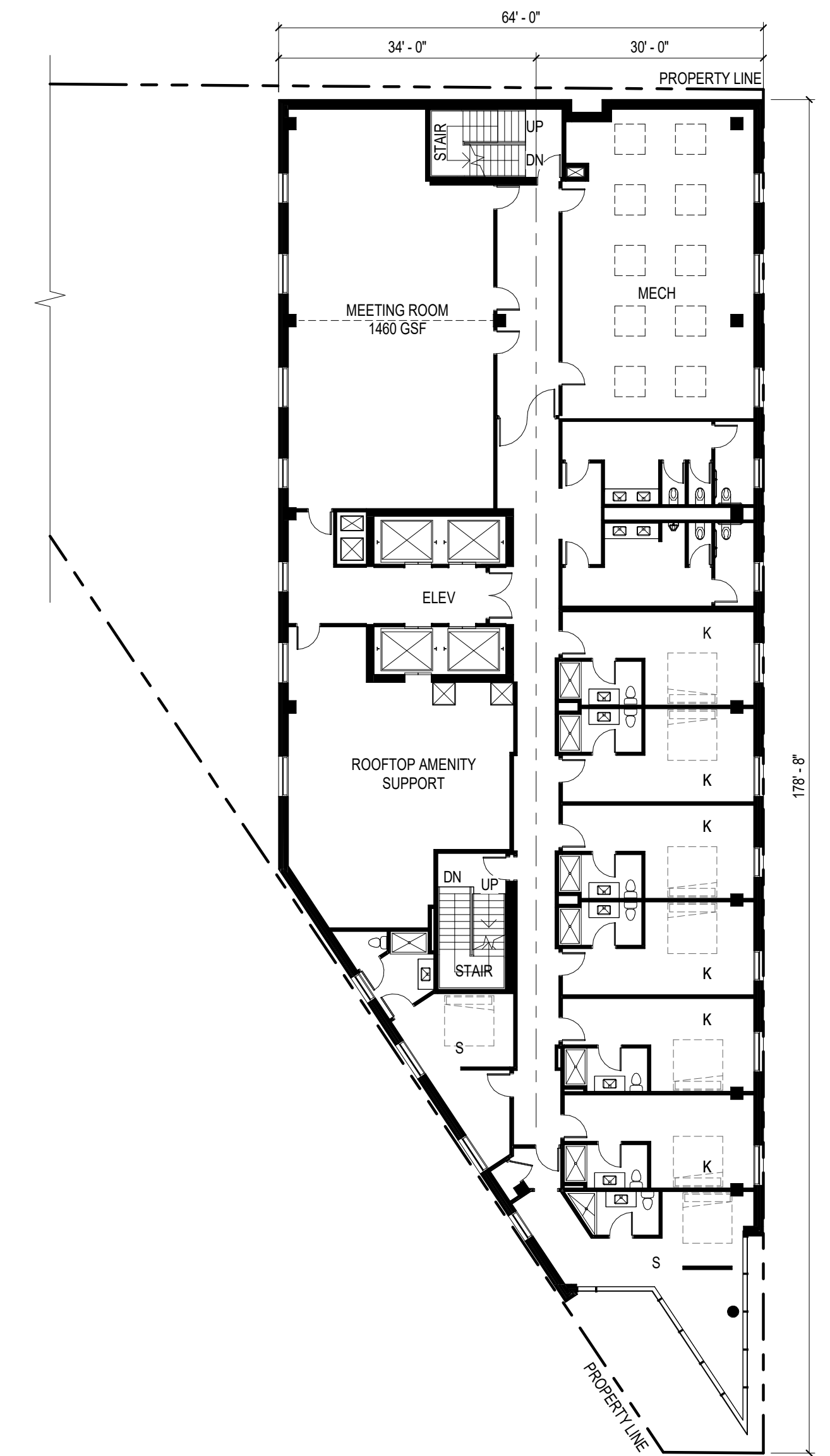
BIKE PARKING MATRIX			
USE	REQUIRED		PROVIDED
	SHORT TERM	LONG TERM	
HOTEL	0	0	0
RETAIL FOOD & BEVERAGE	2	2	6
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>6</b>



1 3RD FLOOR PLAN  
1/16" = 1'-0"  
TRUE NORTH



2 4TH FLOOR PLAN (TYPICAL GUESTROOM FLOORS)  
1/16" = 1'-0"  
TRUE NORTH



3 10TH FLOOR PLAN  
1/16" = 1'-0"  
TRUE NORTH

BUILDING GSF	
LEVEL	AREA
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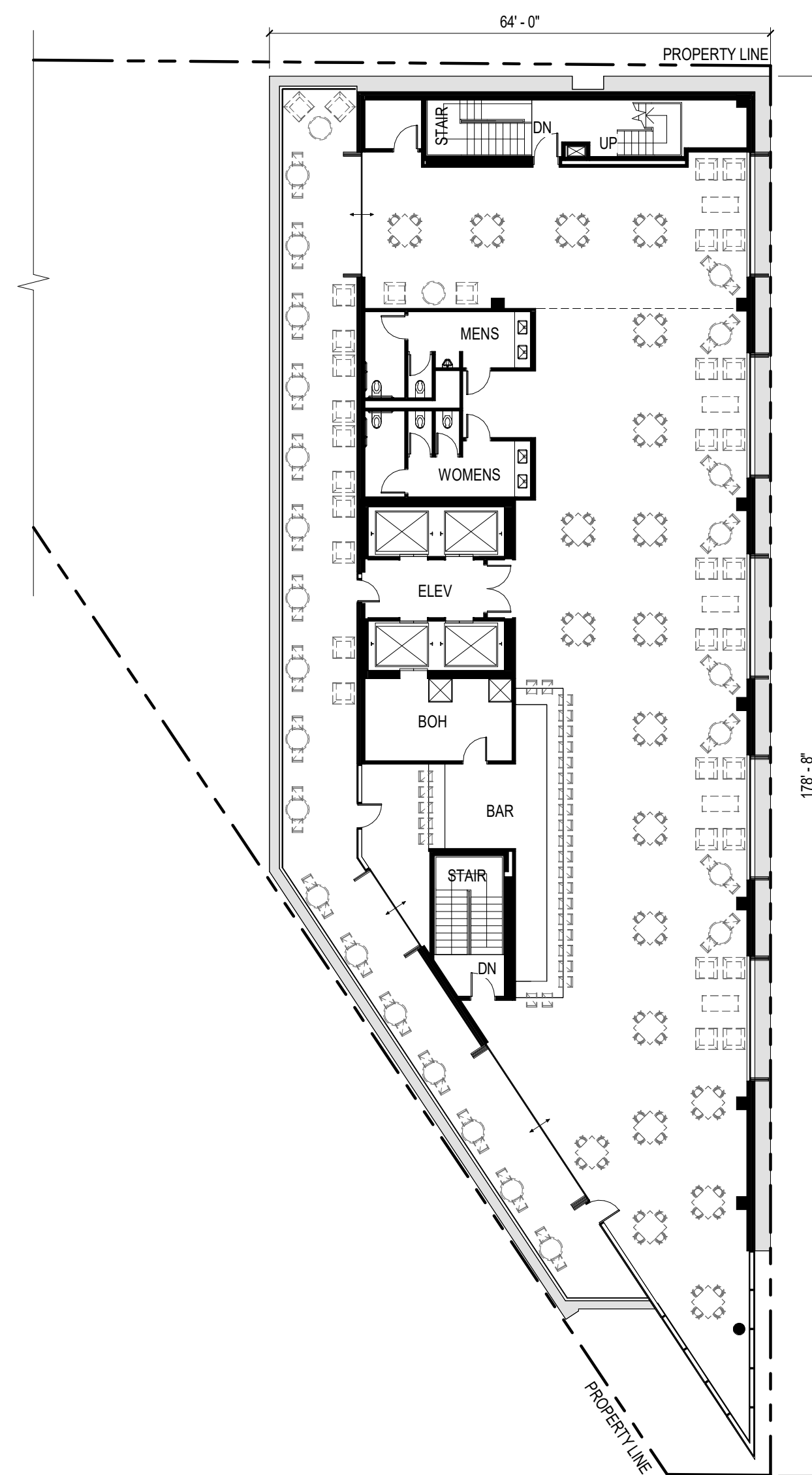
PARKING MATRIX		
USE	REQUIRED*	PROVIDED**
HOTEL	84	11 - ON SITE PARKING 52 - OFF SITE PARKING
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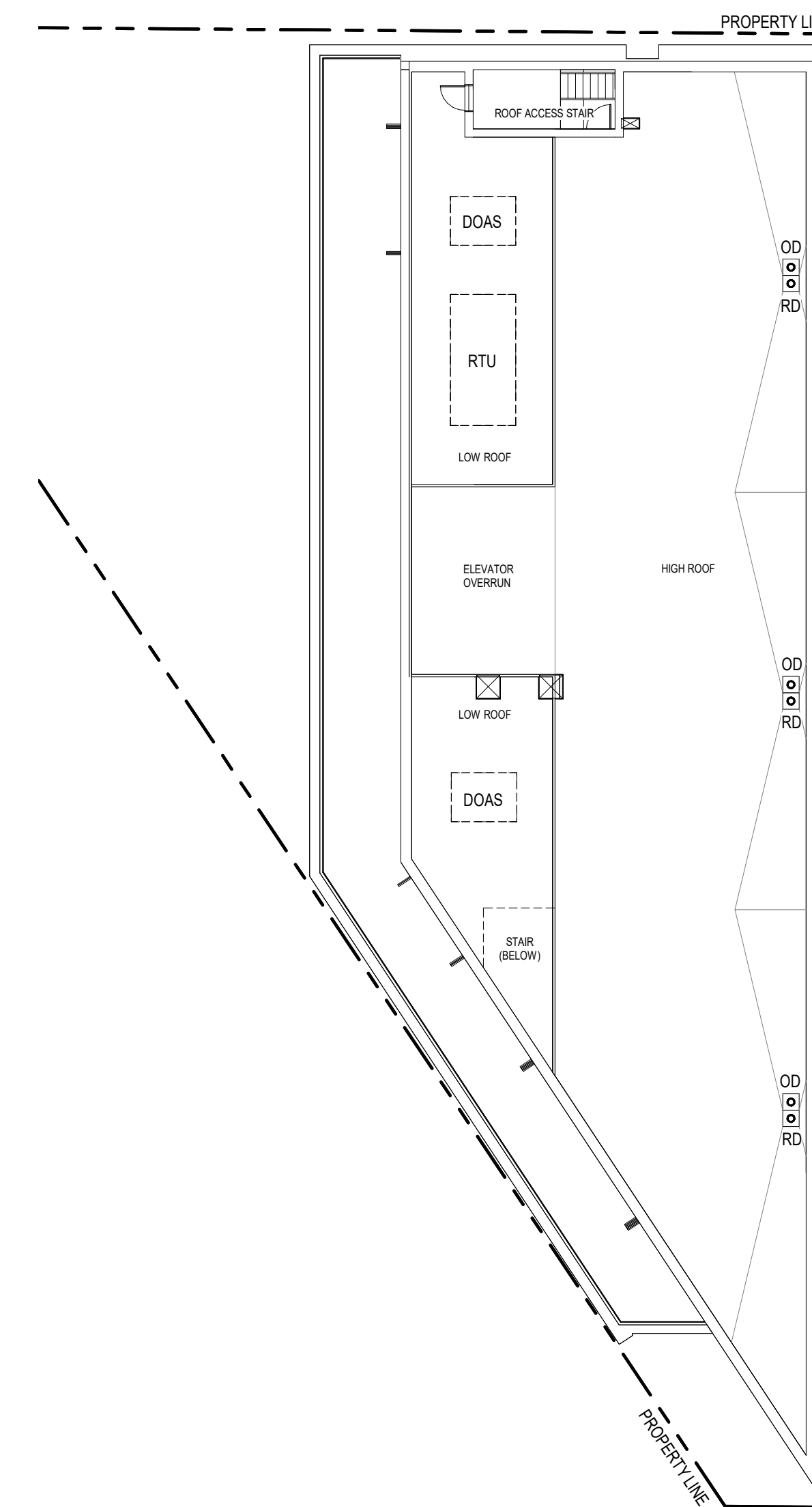
BIKE PARKING MATRIX			
USE	REQUIRED		PROVIDED
	SHORT TERM	LONG TERM	
HOTEL	0	0	0
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8TH	13	4	2	19
9TH	13	4	2	19
10TH	5	1	2	8
11TH	0	0	0	0
<b>TOTAL</b>	<b>89 (68.5%)</b>	<b>25 (19.2%)</b>	<b>16 (12.3%)</b>	<b>130*</b>

\*7 ADA ROOMS (5 TUBS, 2 ROLL-IN SHOWERS), 5 HEARING IMPAIRED ROOMS



1 11TH FLOOR PLAN  
 1/16" = 1'-0"  
 TRUE NORTH  
 0 4 8 16 32



2 ROOF PLAN  
 1/16" = 1'-0"  
 TRUE NORTH  
 0 4 8 16 32