

## A. PROJECT DESCRIPTION AND STATEMENT OF INTENT

The Highland Park Housing Development was built in 1967 for family housing in 56 apartments and elderly and disabled housing in two 12-story high-rise apartment buildings. Highland Park's existing design isolates the development from its surroundings, makes access within the site difficult, and contributes to residents' concerns about personal safety. Residential buildings consist of 14 two-story apartment buildings with 40 four-bedroom units and 16 five-bedroom units and two 12-story high-rises with 220 one-bedroom units. Parking for the residential units is concentrated near the center of the site between the high-rises and the family apartments on two 45-space lots and on a smaller lot at the west end of the development with 42 spaces.

Non-residential buildings that exist within the residential area include the maintenance garage, the generator building, a one-story community building between the two high-rise buildings and the Boys & Girls Club building.

The goals of the new work are:

- to reduce the density of the family portion of the development
- to replace the two high-rise buildings with a four-story mid-rise apartment building
- to restore the originally designed city streets that tie the development into the surrounding neighborhood
- to provide single-family homes within the site to increase housing diversity
- to provide handicapped accessible housing
- to provide off-street parking closer to living units

In the proposed work, demolition of the 14 four and five-bedroom apartment buildings, the two high-rise apartment buildings, the Boys and Girls Club building and all other non-residential buildings will permit the development of interior connection streets and alleys, dividing the site into 3 roughly equal-sized Blocks. The new streets will integrate well with the surrounding street grid. All streets will be public and have curbs, sidewalks, streetlights, and tree borders. New water mains and sanitary and storm sewers will be installed as required to serve the development.

The division of the original development by the introduction of new streets will create the 3 new Blocks for this development. The new Blocks are identified by number to distinguish them from the original Block designation when the site was first developed. Blocks 1 and 3 will each have 20 single-family lots, and Block 2 will have one lot for the construction of a 114-unit four-story apartment building and 6 single-family lots. The 46 single-family lots will have 16 rental units and 30 owner-occupied units.

The residential density of the development will be reduced from 276 units to a single 114 unit multi-family building and 46 single-family homes, a significant enhancement to the development and surrounding neighborhood.

There will be approximately 50 parking spaces to the North of the new multi-family building and each single-family home will have a two-car garage with an alley approach.

**EXHIBIT A**

File No. 030411

ZND/ce

# Highland Park Hope VI

## Statistics

Items	Existing		Proposed	
<b>1. Gross Land Area</b>				
Multi-Family/Non Residential	9.59	Acres	1.99	Acres
Single Family	0	Acres	4.83	Acres
Total	9.59	Acres	6.82	Acres
<b>2. Building Coverage</b>				
Non-Residential	0.24	Acres	0	Acres
Multi-Family	1.2	Acres	0.81	Acres
Single-Family	0	Acres	0.95	Acres
Total	1.44	Acres	1.76	Acres
<b>3. Parking and Drives</b>				
Multi-Family/Non-Residential	1.55	Acres	0.5	Acres
Single Family	0	Acres	0.46	Acres
Total	1.55	Acres	0.96	Acres
<b>4. Open Space</b>				
Multi-Family/Non-Residential	6.6	Acres	0.68	Acres
Single Family	0	Acres	3.42	Acres
Total	6.6	Acres	4.1	Acres
<b>5. Residential Buildings - Density</b>				
Multi-Family	28.78	Units/Acre	57.29	Units/Acre
Single-Family	0	Units/Acre	9.52	Units/Acre
Total	28.78	Units/Acre	23.46	Units/Acre
<b>6. Number of Buildings</b>				
Non-Residential	3		0	
Multi-Family	13		1	
Single-Family	0		46	
Total	16		47	
<b>7. Number of Dwelling Units</b>				
Multi-Family	276	Units	114	Units
Single-Family	0	Units	46	Units
Total	276	Units	160	Units

## DEED RESTRICTIONS FOR HIGHLAND PARK SINGLE-FAMILY HOMES

### 1. OWNER OCCUPANCY

Except for Housing Authority of the City of Milwaukee owned property, all homes must be used for residential purposes only and be owner occupied as the owner's primary home. All homes must be kept available for the owner's exclusive use and enjoyment at all times and may not be subjected to any lease, rental, or tenancy.

### 2. FENCES AND GATES

Fences and gates must be constructed of painted or stained high quality wood or premium quality vinyl, painted wrought iron, or painted aluminum. Structural framing and/or unfinished sides of fences and walls may not be exposed to any street or neighboring lot. Front yard fences are not permitted. Chain link, split rail, or bamboo fences and gates are not permitted except upon the formal approval of the Housing Authority.

### 3. BOAT, TRAILER, AND AUTOMOBILE PARKING AND STORAGE

No boat, trailer, trailer house, recreational vehicle, camper, truck camper, or mobile home may be habitually parked in view, on, or adjacent to a lot. Parking on lawns, open spaces, or other dirt, gravel, or grassy areas is not allowed. Vehicles that are disabled, not currently licensed or registered, or are otherwise inoperable may not be stored in view on any lot.

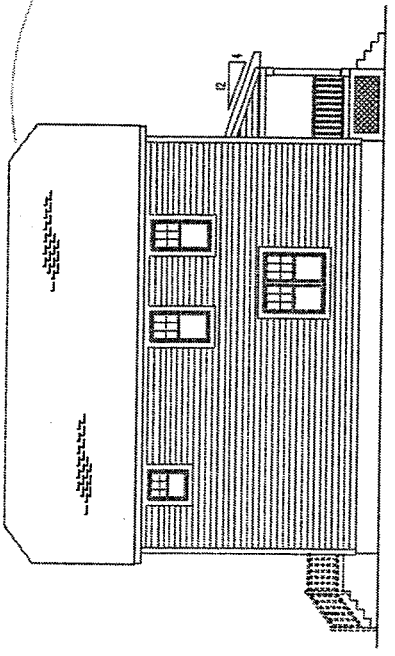
### 4. SWIMMING POOLS AND SPAS

All pool plans are to be in accordance with City ordinances. Pool heaters and pumps must be screened from view and sound insulated from neighboring houses. Above ground pools, other than the inflatable type, are not permitted.

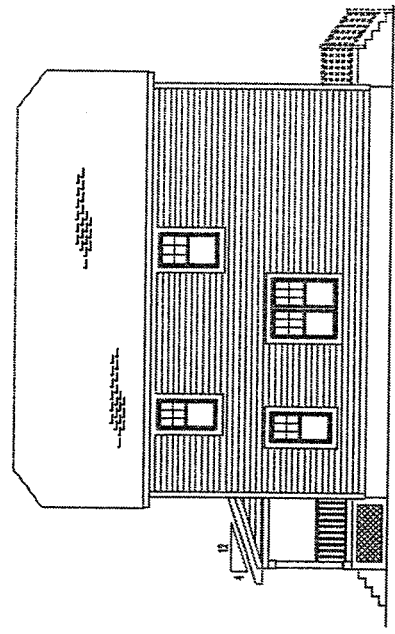
Above ground enclosures or structures that create an enclosed pool are prohibited. The definition of a swimming pool shall not include a spa or hot tub provided that such spa or hot tub is no greater than ten (10) feet in diameter and no greater than four (4) feet in depth. A spa may be installed above ground if it is located in the rear yard, a minimum of ten (10) feet from a property line, and completely screened from a neighbor's view by a fence six (6) feet in height and other appropriate landscaping.

5. **GARDEN SHEDS AND ACCESSORY BUILDINGS**

Garden sheds are permitted, but should be located in close proximity to the main structure and not against a side yard property fence or wall. The shed must be screened from the view of adjacent lots and the street. Metal garden sheds are not permitted. Accessory buildings, such as carports or large storage sheds, are not permitted.

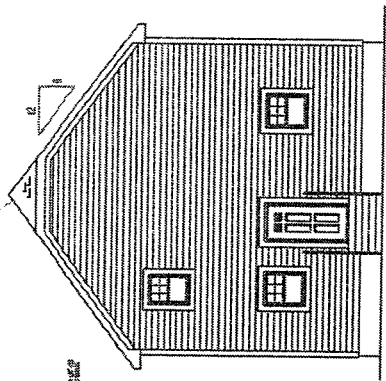


END ELEVATION  
1/8" = 1'-0"

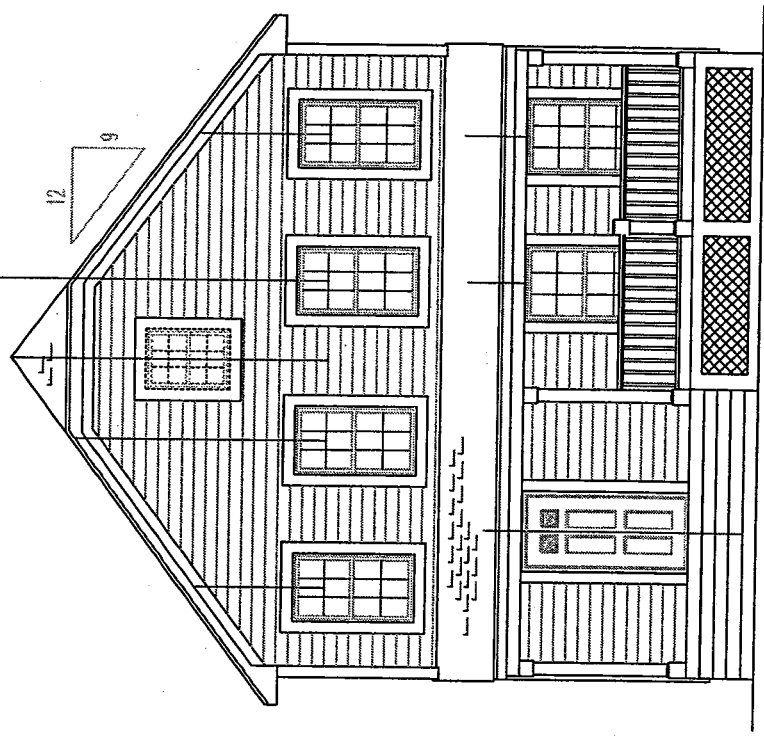


END ELEVATION  
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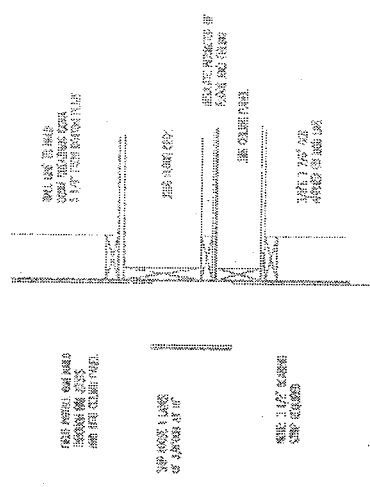
DUTCH HIP FRAMED  
IN THE FIELD



REAR ELEVATION  
1/8" = 1'-0"



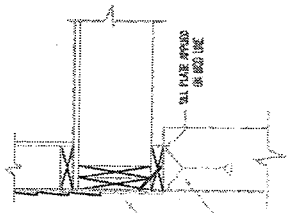
FRONT ELEVATION  
1/4" = 1'-0"



LEFT WALL: 2" INSULATED  
GYP. BOARD OVER 2x4  
STUDS WITH 1/2" SHEET  
ROOFING UNDER PAINT.

ROOF: 1 1/2" INSULATED  
GYP. BOARD OVER 2x4  
RAFTERS WITH 1/2" SHEET  
ROOFING UNDER PAINT.

RIGHT WALL: 2" INSULATED  
GYP. BOARD OVER 2x4  
STUDS WITH 1/2" SHEET  
ROOFING UNDER PAINT.



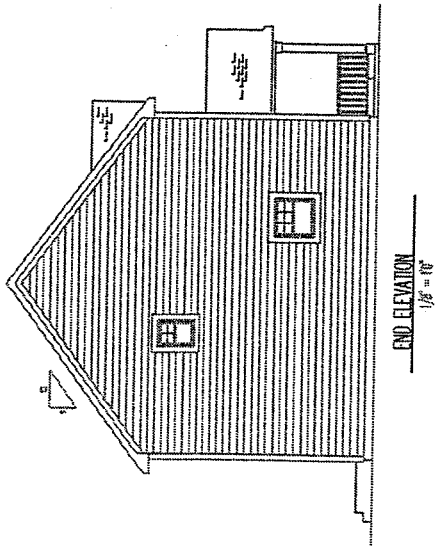
SILL PLATE: 2x4  
SUPPLIED BY BULK

SILL PLATE BY WHI

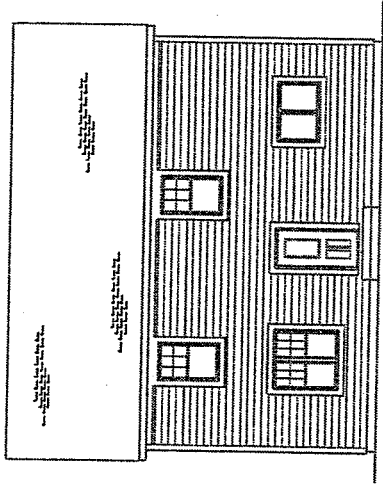
Homestead  
Series

ELEVATIONS  
HOMESTEAD-HISS2-LINDEN - A1

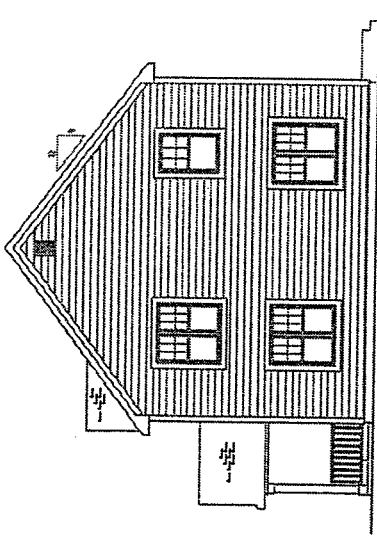
95 92-93-94 1/4" = 1'-0"



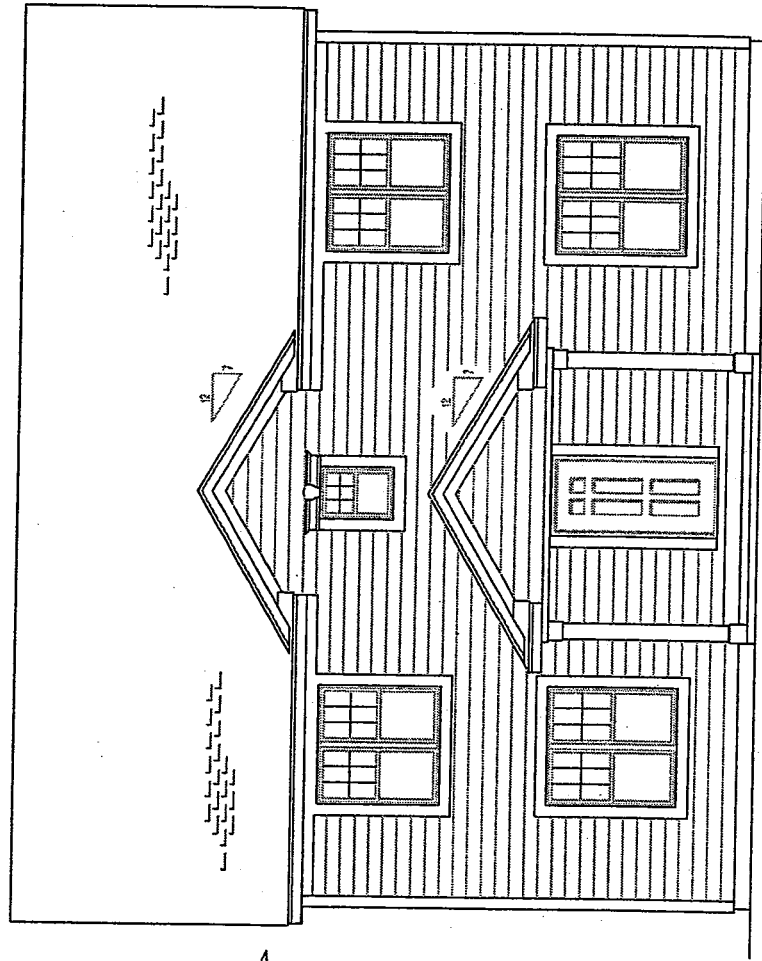
END ELEVATION  
1/8" = 10'



REAR ELEVATION  
1/8" = 10'



END ELEVATION  
1/8" = 10'

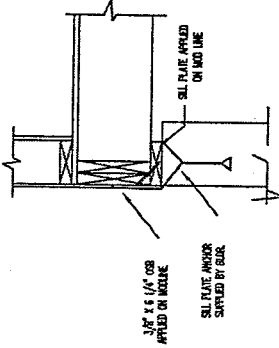
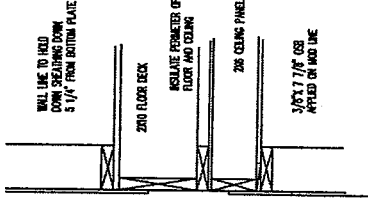


FRONT ELEVATION  
1/8" = 10'

FEED METAL GRADUALS THROUGH THE JOISTS AND INTO CEILING PANEL.

SIP LOOSE LANSER OF 3/8" OSB AT 10'

NOTE: 3 1/2" BEARING STRIP REQUIRED.



SILL PLATE BY WHI

ELEVATIONS  
FIRST VALUE-USA-SPRUCE

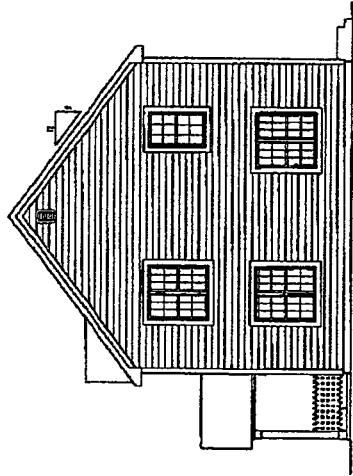
6-10-200 1/8" = 10'

23

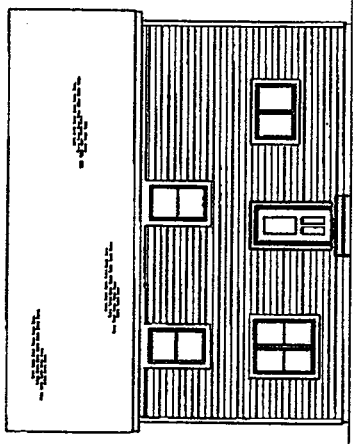
A1

First Value

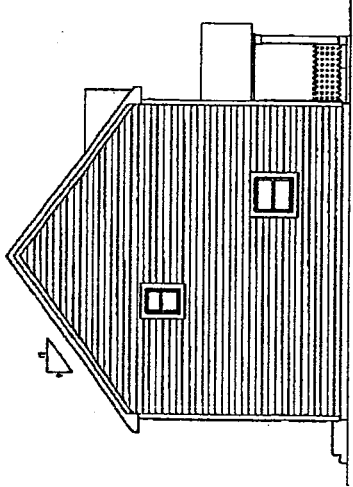
6-02-03



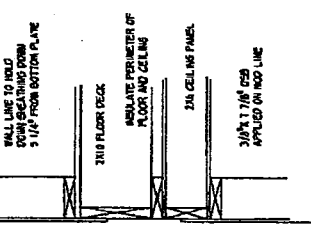
END ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"



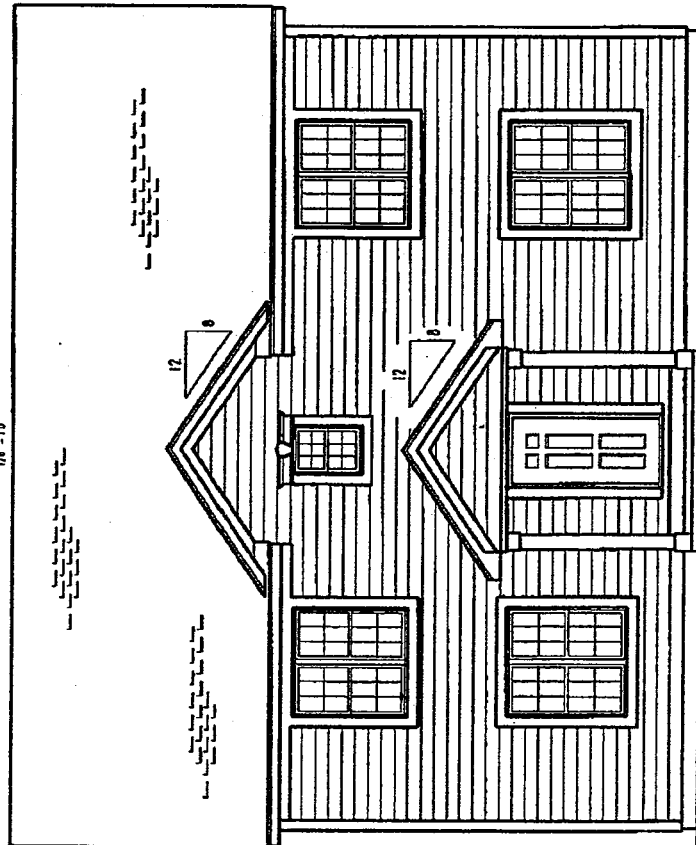
END ELEVATION  
1/8" = 1'-0"



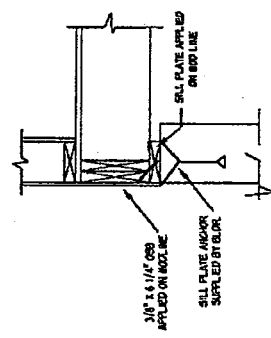
FIELD INSTALL GASKETS THROUGH RIB JOISTS AND INTO CEILING PANEL

SNIP JOIST 1/2" UP BY 3/16" @ 1'-0"

NOTE: 3/16" WEARING STRIP REQUIRED



FRONT ELEVATION  
1/4" = 1'-0"



SILL PLATE BY WHI

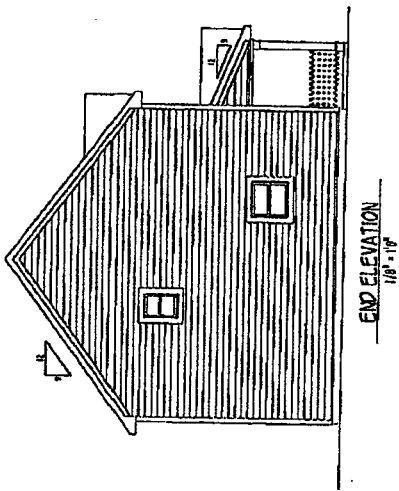
ELEVATIONS  
FIRST FLOOR - ASPEN

A1

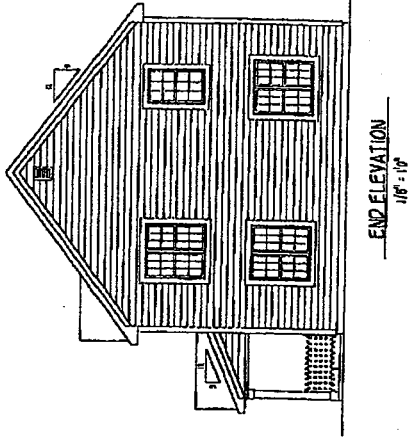
NO.	DATE	BY	CHKD.	APP'D.	SCALE
1					1/4" = 1'-0"
2					1/8" = 1'-0"
3					1/8" = 1'-0"
4					1/8" = 1'-0"
5					1/8" = 1'-0"

First Value

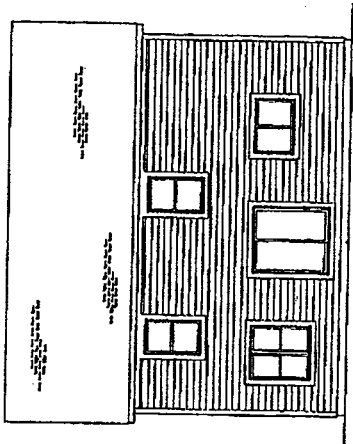
5/13/03



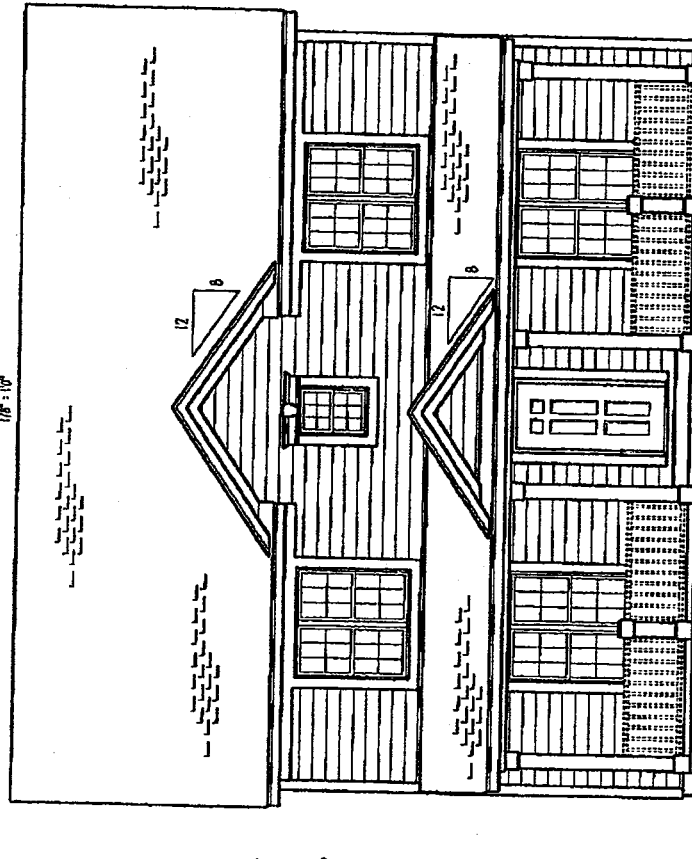
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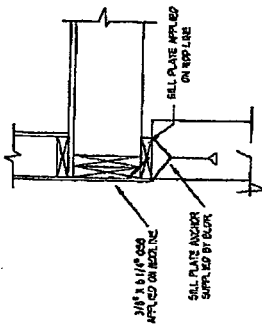
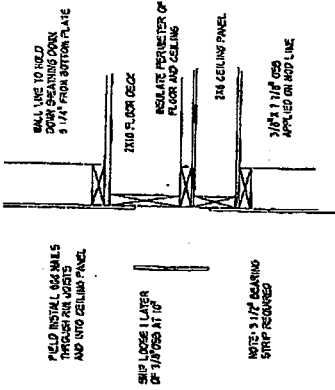
END ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"



FRONT ELEVATION  
1/8" = 1'-0"

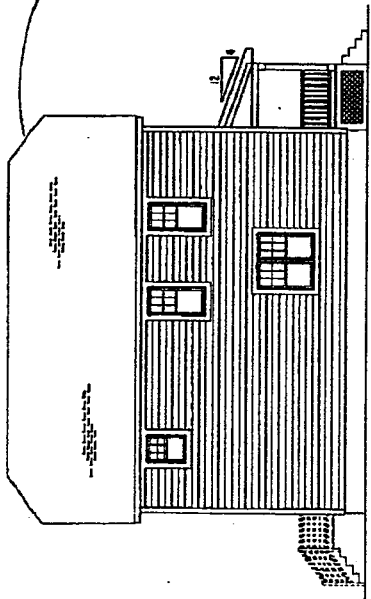
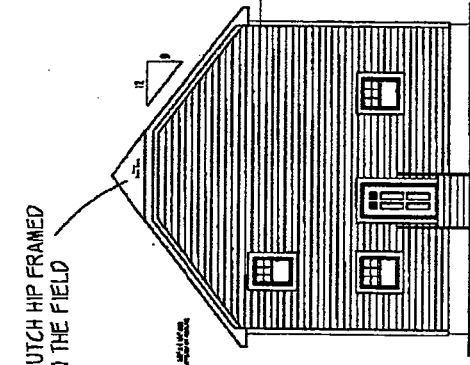
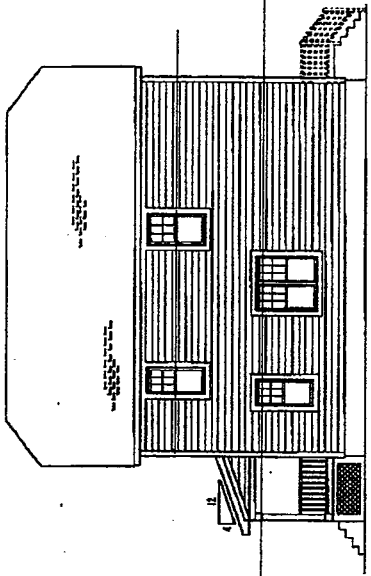


SILL PLATE BY WHI

**First Value**  
 ELEVATIONS  
 FIRST VALUE - WSA - SCHAURE

DATE BY	DATE	SCALE	DATE	SCALE
W.S.A.		1/8" = 1'-0"		
W.S.A.		1/8" = 1'-0"		



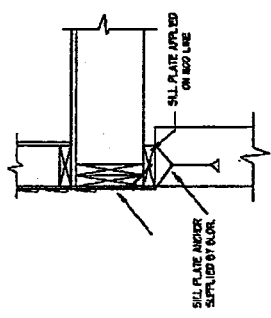
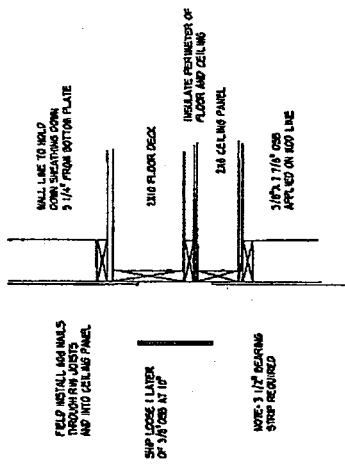


END ELEVATION  
1/8" = 1'-0"

REAR ELEVATION  
1/8" = 1'-0"

END ELEVATION  
1/8" = 1'-0"

FRONT ELEVATION  
1/8" = 1'-0"



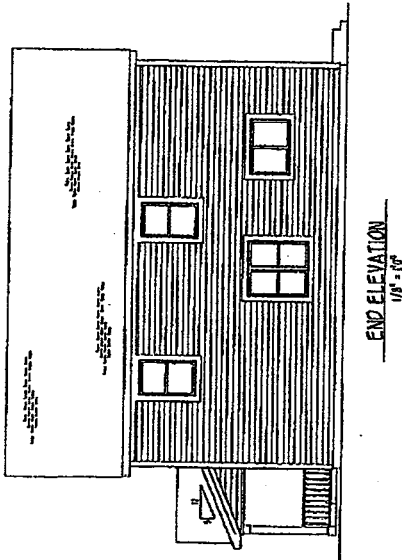
SILL PLATE BY WHI

# Homestead Series

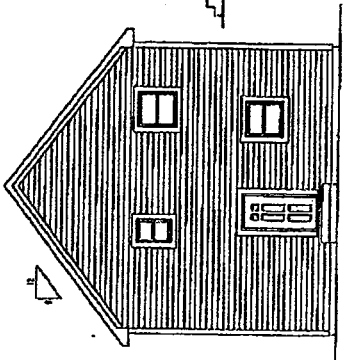
## ELEVATIONS

HOMESTEAD-HSS2-WILLOW

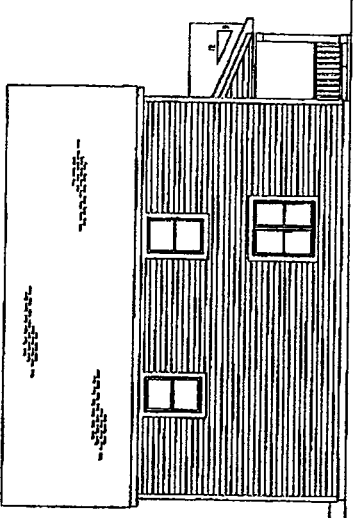
NO.	DATE	BY	CHKD BY
1			
2			
3			
4			
5			



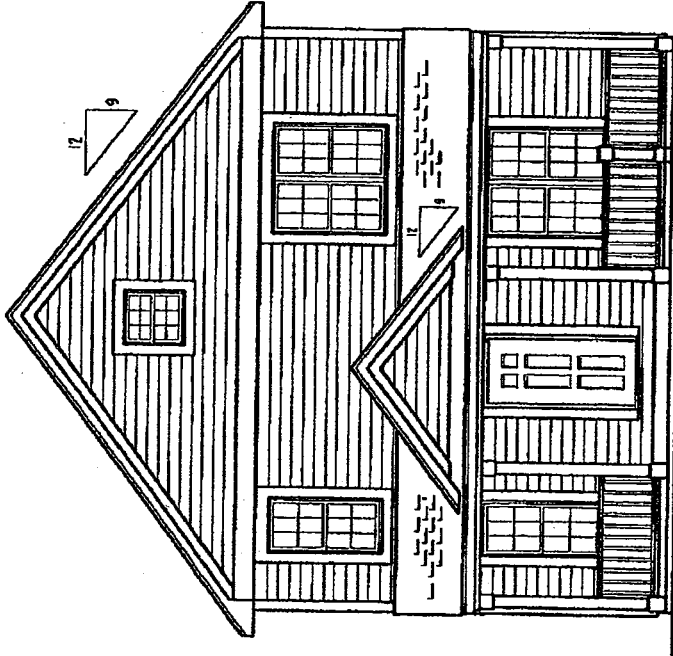
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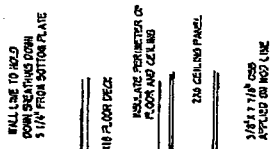
REAR ELEVATION  
1/8" = 1'-0"



END ELEVATION  
1/8" = 1'-0"



FRONT ELEVATION  
1/8" = 1'-0"



WALL LINE TO HOLD DOWN BRACKETS DOWN 3/16" FROM BOTTOM PLATE

2x10 FLOOR DECK

INSULATE PERIMETER OF FLOOR AND CEILING

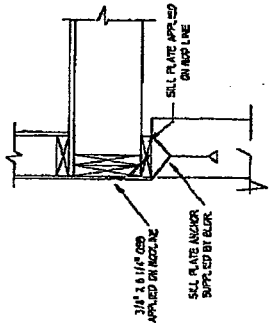
2x6 CEILING PANEL

3/8" x 1 1/2" CGS APPLIED ON WALL LINE

FIELD INSTALL 6d NAILS THROUGH RIB JOISTS AND INTO CEILING PANEL

SHIP LUGS: 1 LAYER OF 3/16" CGS AT 1'-0"

NOTE: 3/16" SHIP LUGS STRIP REQUIRED



SILL PLATE BY WHI

ELEVATIONS

FIRST VALUE-VSA - STAMORE 'C'

DATE	BY	REV.	DESCRIPTION

First Value

QUOTE # 918L	SERIAL #
BUILDER: MILWAUKEE HOUSING E/M	
FILE NAME: MILWAUKEE ELM	
MODEL: TWO STORY	
SCALE: 1/8" = 1'-0"	BY: LCL
DATE: 12/5/02	
REVISED: 2/19/03, 3/5/03 BEM	
3/24/03 BEM, 4/1/03 BEM, 4/1/03	

FRIENDSHIP, WISCONSIN 53934

1553 11th DRIVE

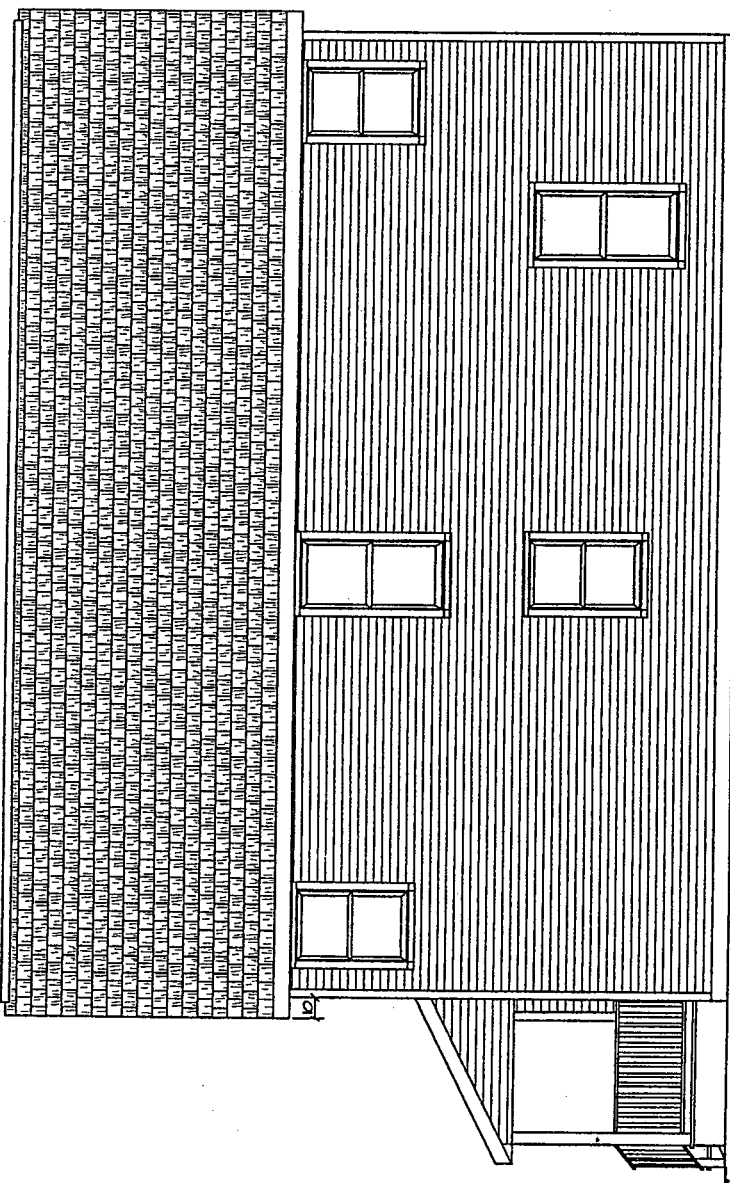


**Terrace Homes**

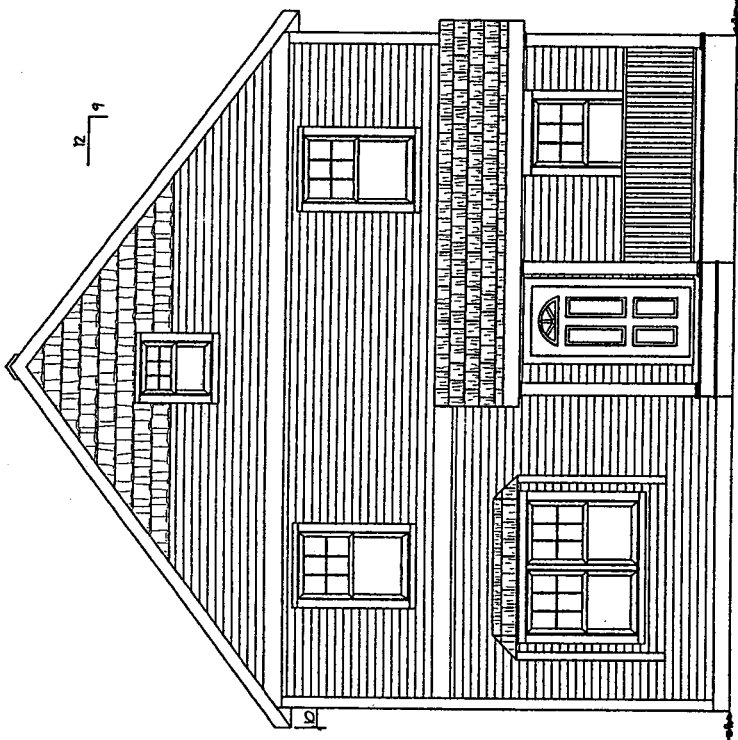
PHONE • (608) 339-7888

FAX • (608) 339-9361

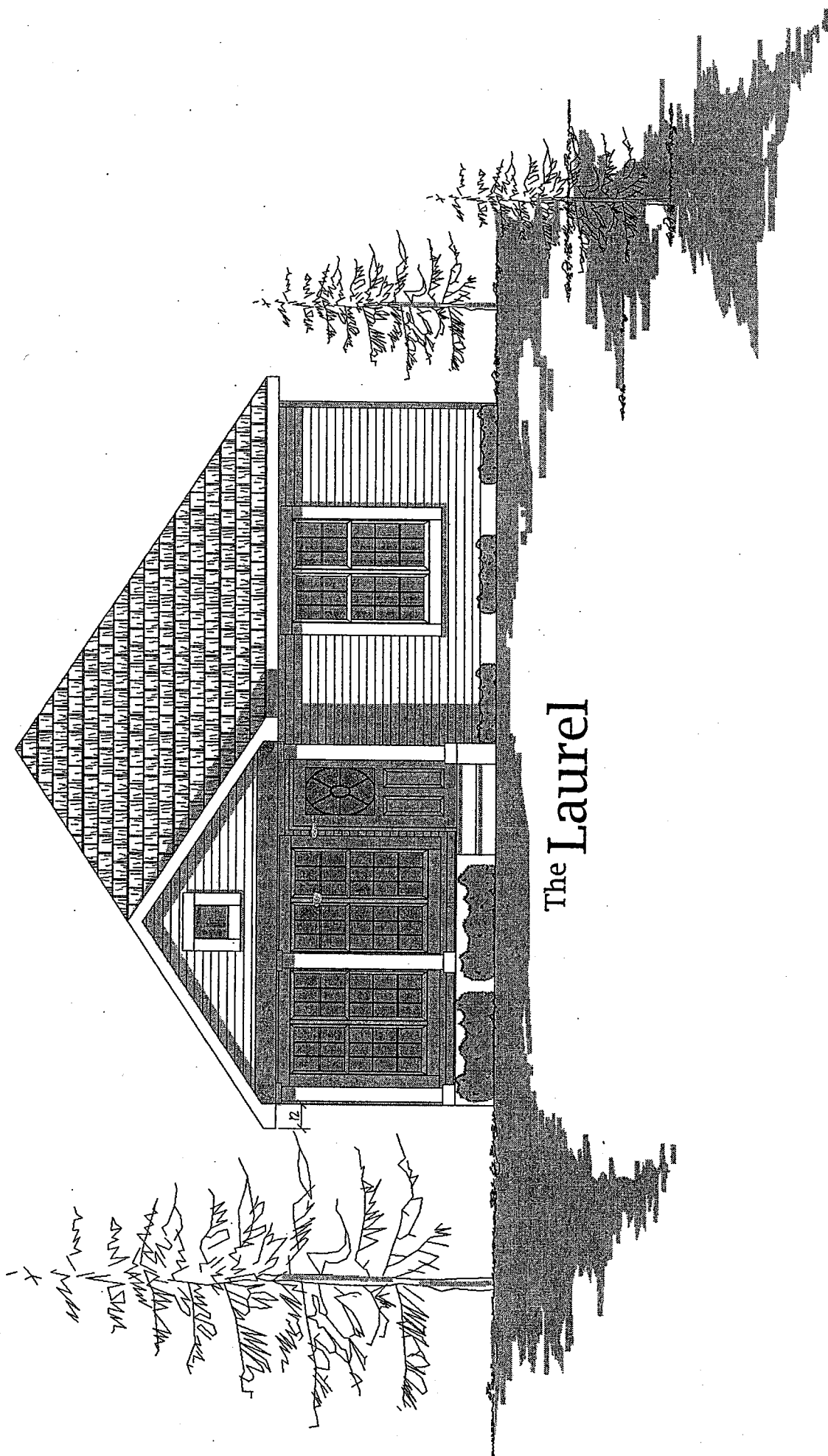
THIS DOCUMENT CONTAINS CONFIDENTIAL OR PROPRIETARY INFORMATION OF TERRACE HOMES MFG. DIV. MAINTENANCE DEVELOPMENT CO. INC. NEITHER THIS DOCUMENT NOR THE INFORMATION HEREIN IS TO BE REPRODUCED, DISTRIBUTED, USED OR DISCLOSED EITHER IN WHOLE OR IN PART EXCEPT AS SPECIFICALLY AUTHORIZED BY TERRACE HOMES MFG. DIV. MAINTENANCE DEVELOPMENT COMPANY INC.



RIGHT ELEVATION

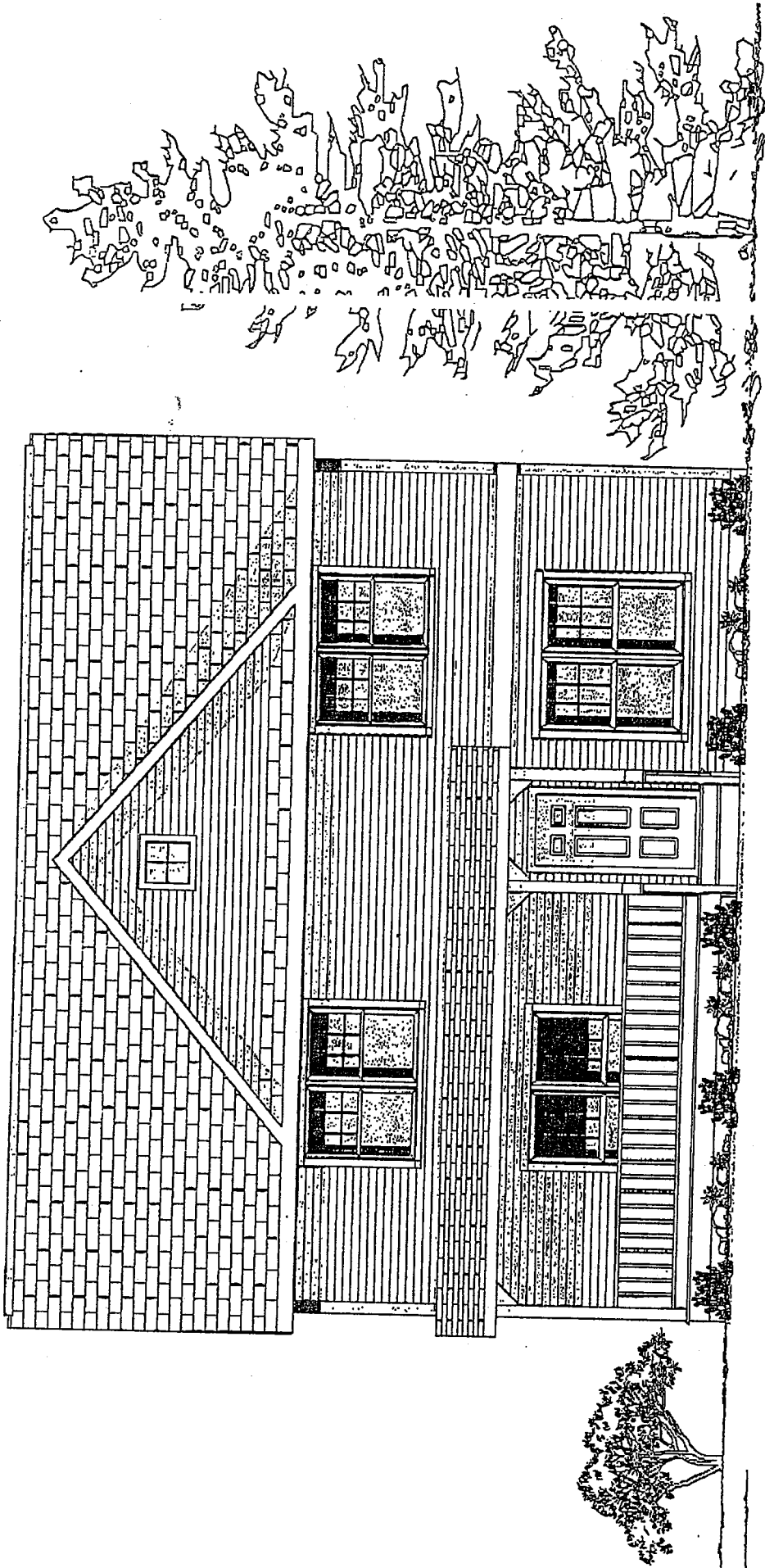


FRONT ELEVATION



The Laurel

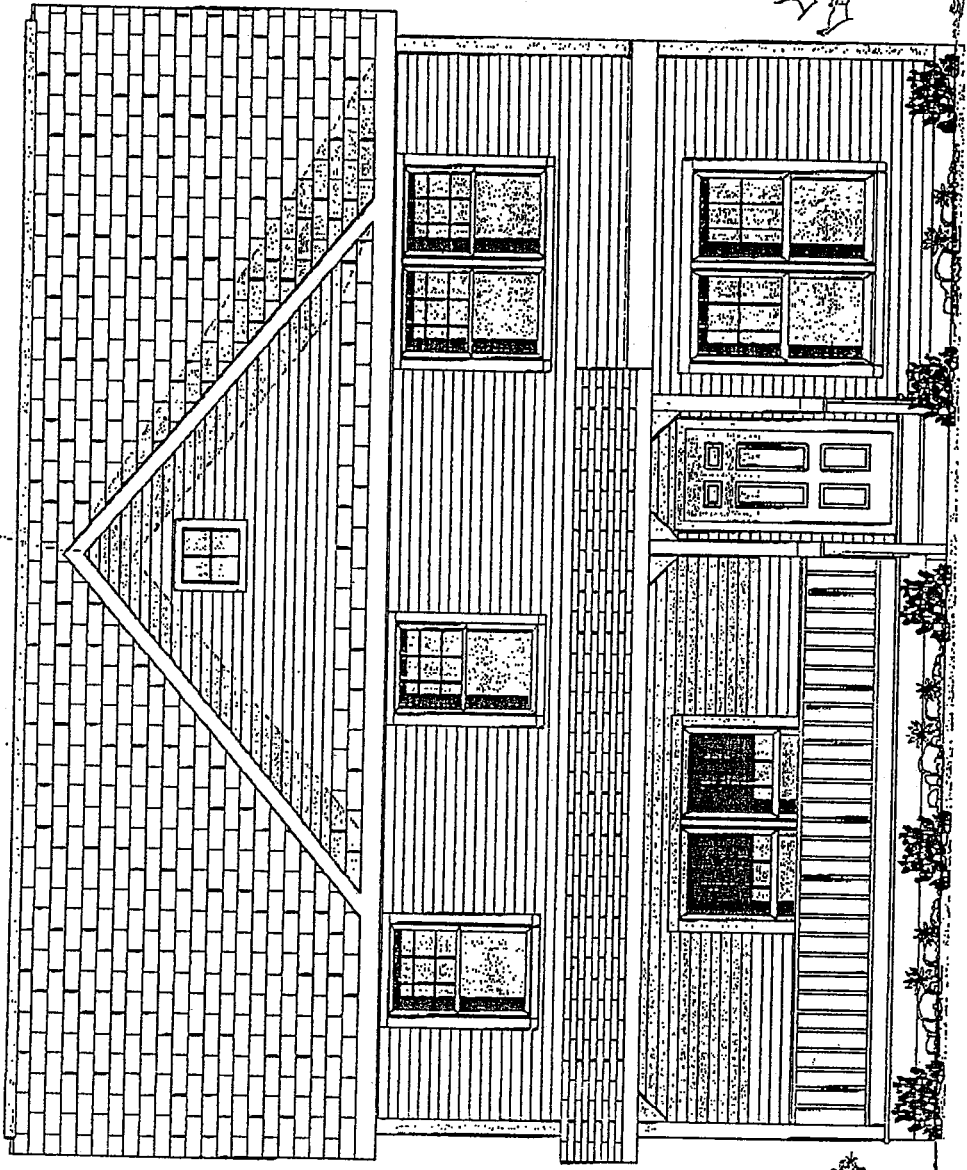
Vi Stabile



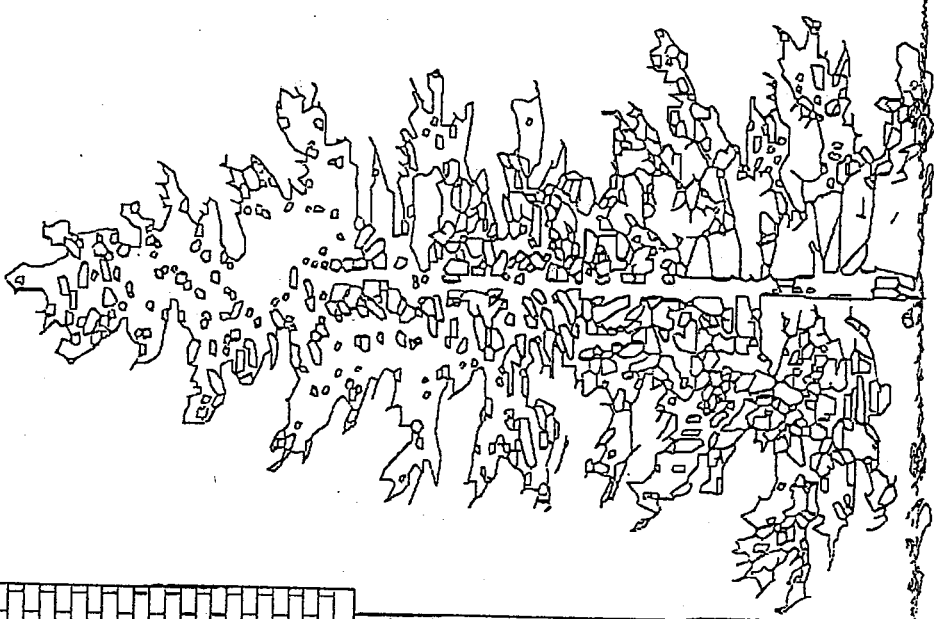
FRONT ELEVATION

2nd

VISITABLE  
PASSAGEWAY



11'

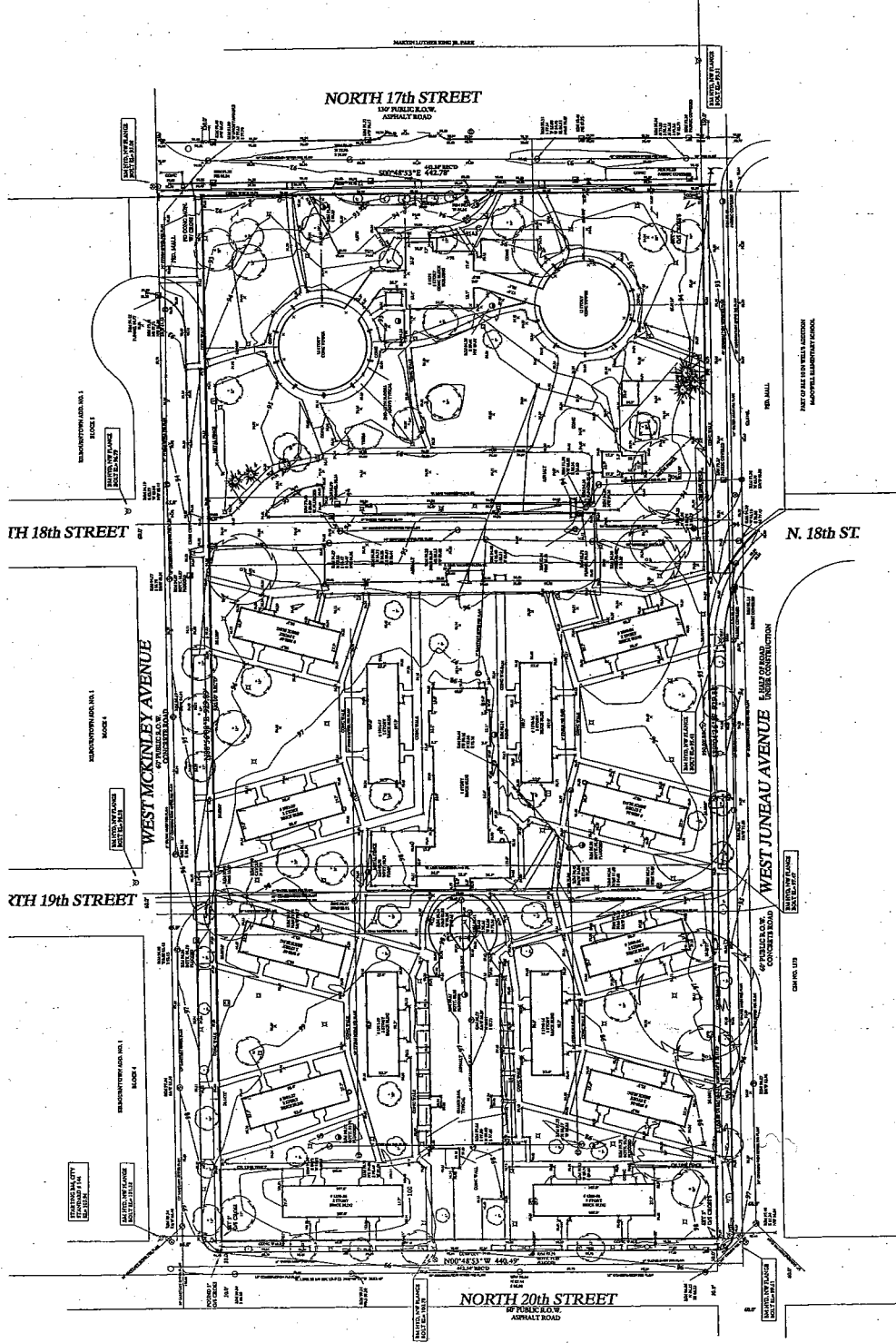


FRONT ELEVATION

MARK



PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION  
DATE: 12/10/03  
PROJECT: HOPE VI  
SHEET: 1 OF 1  
1" = 40'-0" SITE SURVEY SDA-1



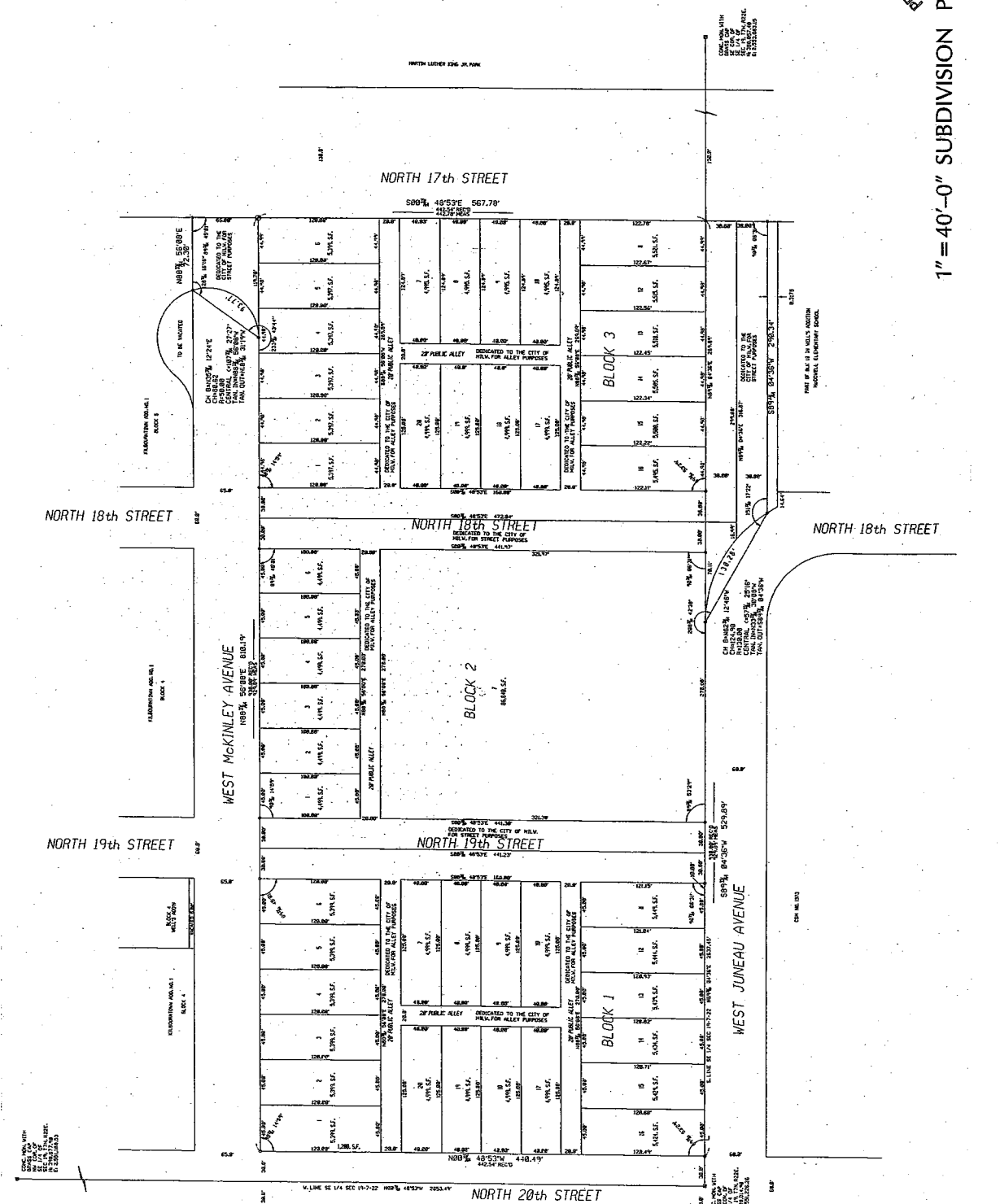


1111 EAST WISCONSIN AVENUE  
MILWAUKEE, WI 53212  
TEL: 414-224-3333  
WWW.HIGHLANDPARKHOPEVI.COM

00000000

PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION

1" = 40'-0" SUBDIVISION PLAT PLAN SD-2



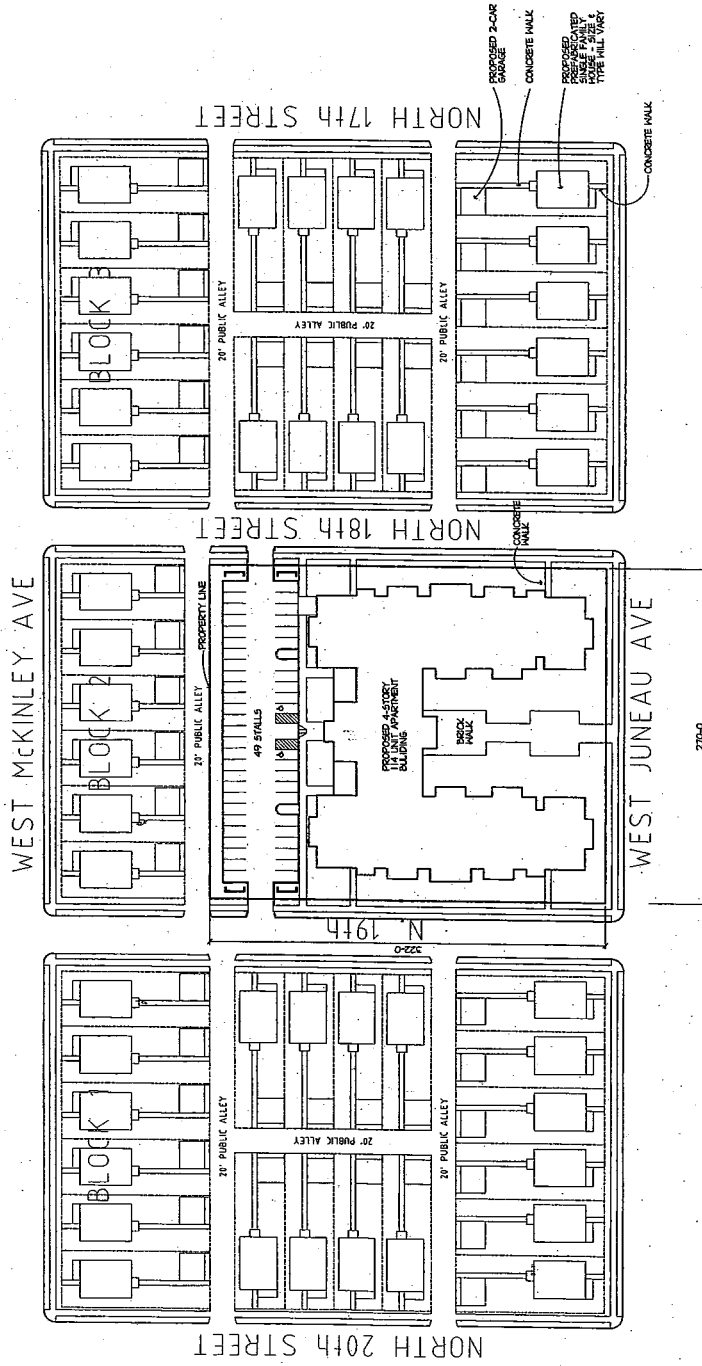


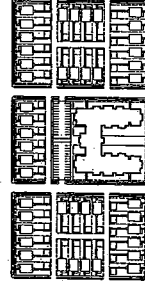


PRELIMINARY DESIGN  
NOT FOR  
CONSTRUCTION

DATE: 07/11/10  
PROJECT: HOPE VI  
SHEET: 03

1" = 40'-0" SITE PLAN SD-3

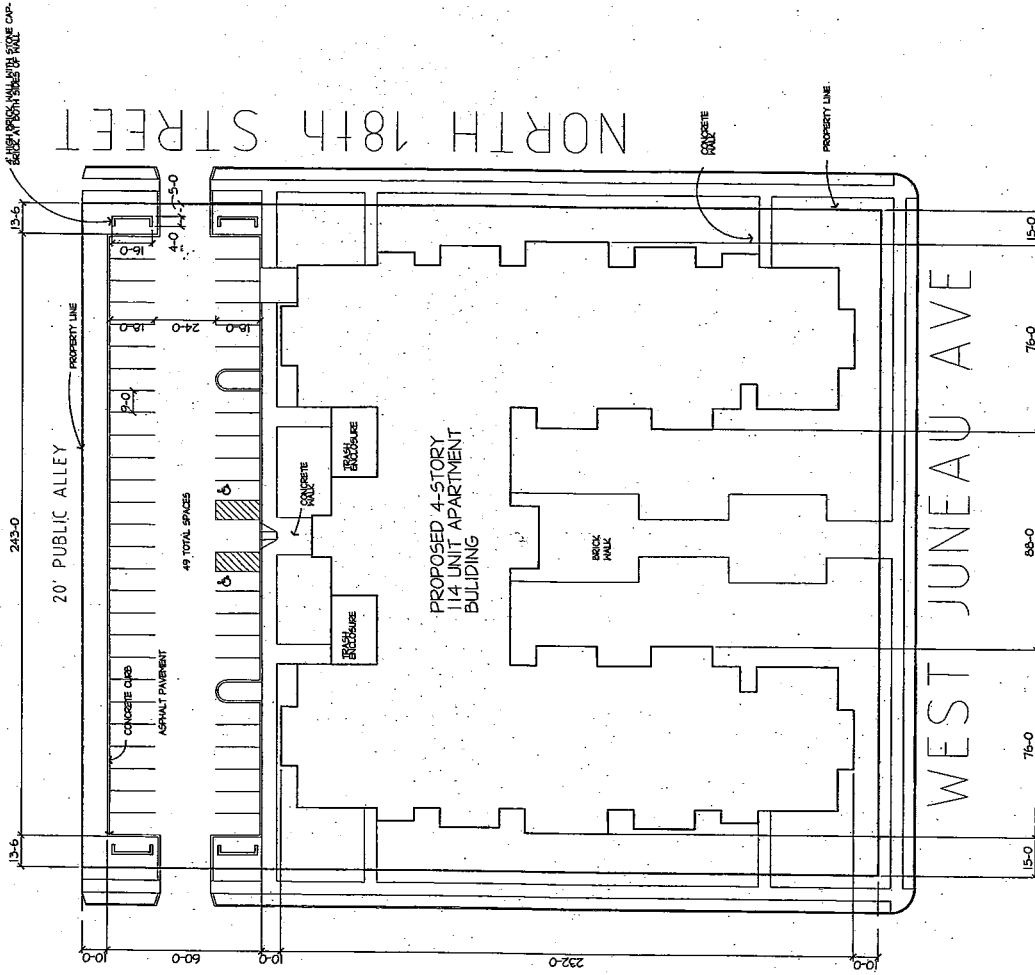




PRELIMINARY DESIGN NOT FOR CONSTRUCTION

DATE: 10/11/11

1" = 20'-0" SITE PLAN SD-4



EXISTING ASPHALT PAVED SIDE DRIVE

13'-6"

243'-0"

13'-6"

20' PUBLIC ALLEY

PROPERTY LINE

16'-0"

16'-0"

24'-0"

16'-0"

16'-0"

16'-0"

16'-0"

16'-0"

16'-0"

16'-0"

10'-0"

NORTH 19TH STREET

NORTH 18TH STREET

49 TOTAL SPACES

CONCRETE CURB ASPHALT PAVEMENT

CONCRETE ENCLOSURE

CONCRETE ENCLOSURE

PROPOSED 4-STORY 114 UNIT APARTMENT BUILDING

BRICK HALL

CONCRETE

PROPERTY LINE

10'-0"

60'-0"

10'-0"

222'-0"

10'-0"

15'-0"

76'-0"

88'-0"

76'-0"

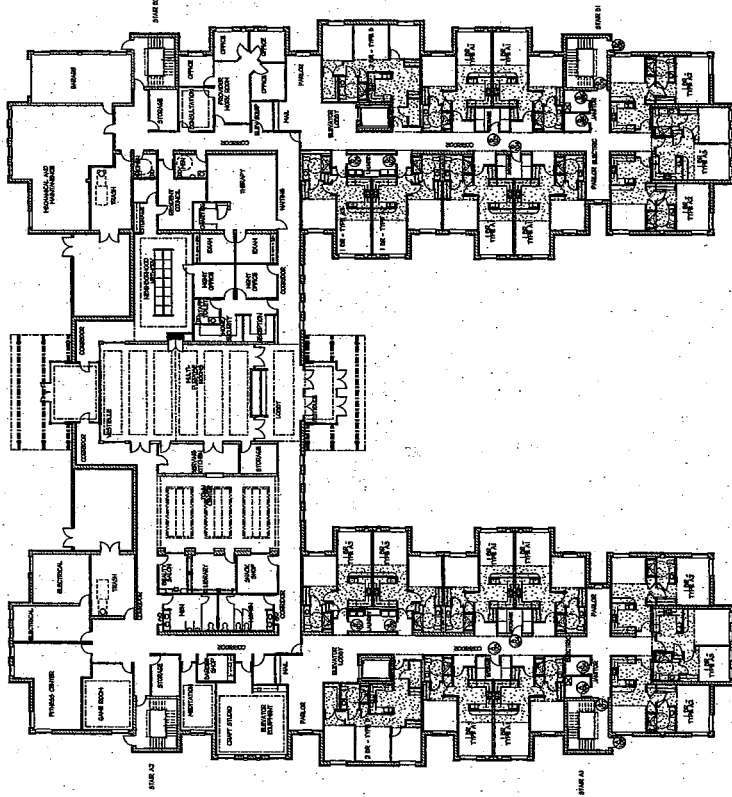
15'-0"

WEST JUNEAU AVE



1111 CALVERT STREET, SUITE 200  
MILWAUKEE, WI 53233  
TEL: 414-224-3300 FAX: 414-224-3301  
WWW.HOPEVI.COM  
HOPEVI@CITYOFMILWAUKEE.GOV

000000

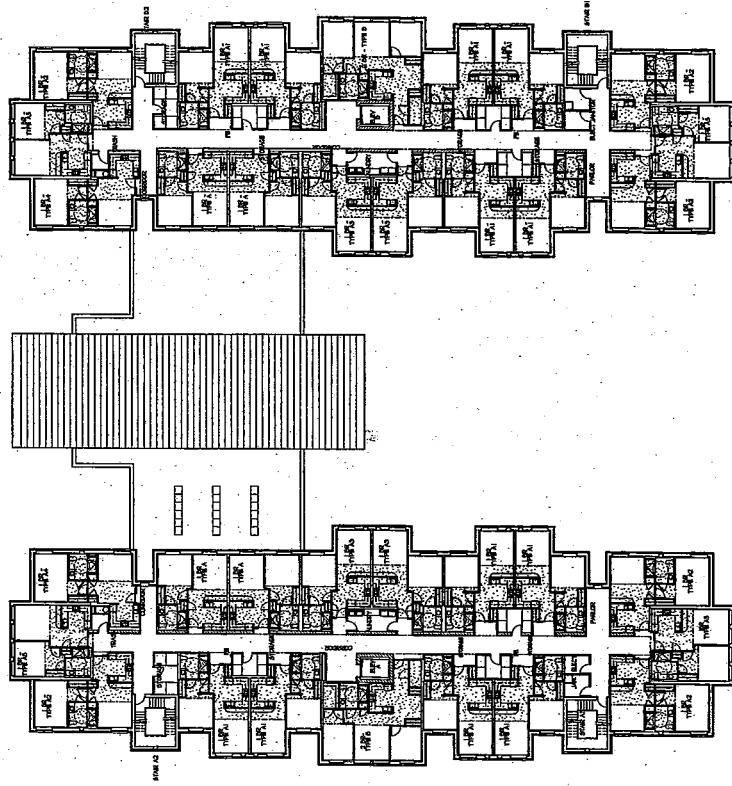


PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION  
1/16" FIRST FLOOR PLAN 1



PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION  
DATE: 11 JULY 08  
PROJECT: HOPE VI  
SHEET: 2

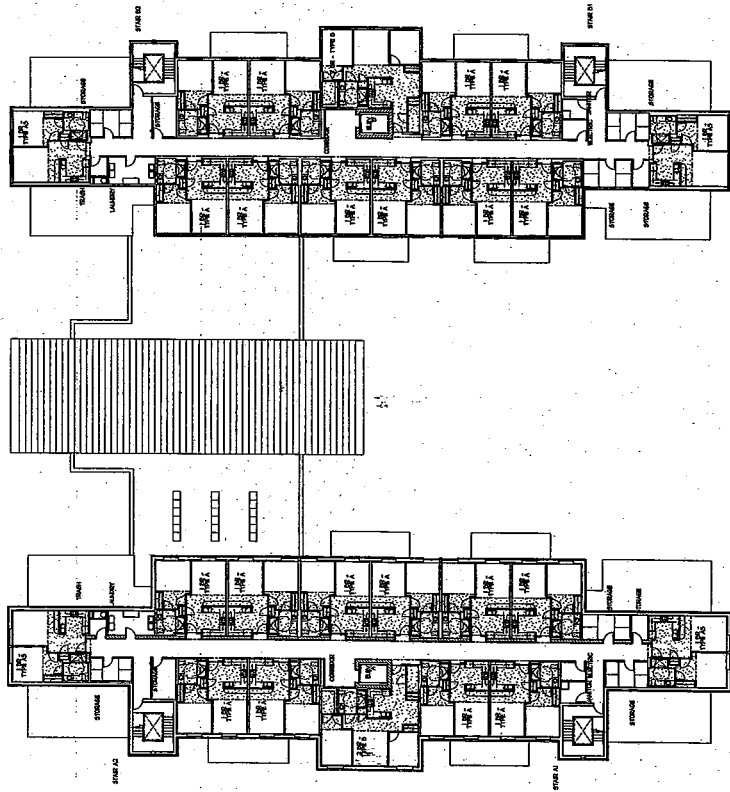
1/16" SECOND & THIRD FLOOR PLANS 2





PRELIMINARY DESIGN  
NOT FOR  
CONSTRUCTION

1/16" FOURTH FLOOR PLAN 4



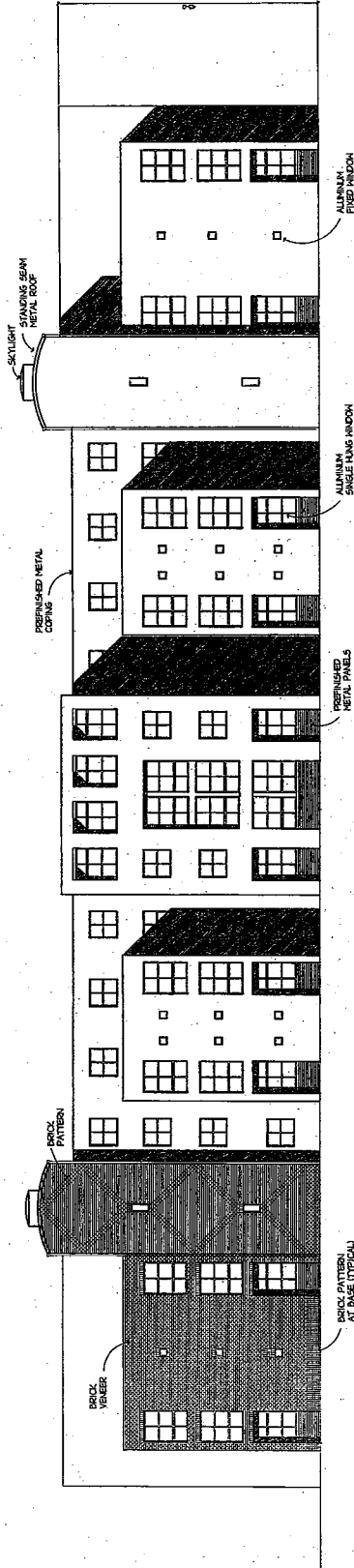


1111 WEST WASHINGTON AVENUE  
MILWAUKEE, WISCONSIN 53233  
TEL: 414-272-3300  
FAX: 414-272-3301  
WWW.HOPEVI.MILWAUKEE.GOV

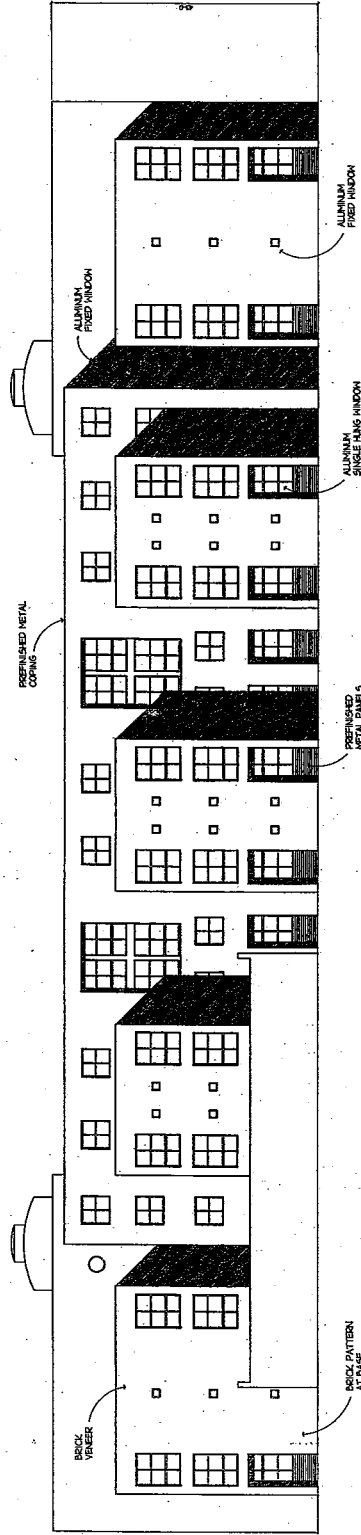
DATE:

DATE: 16 JULY 09  
DRAWN BY: 020301  
CHECK BY:  
PROJECT NO.:  
SHEET NO.:  
PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION

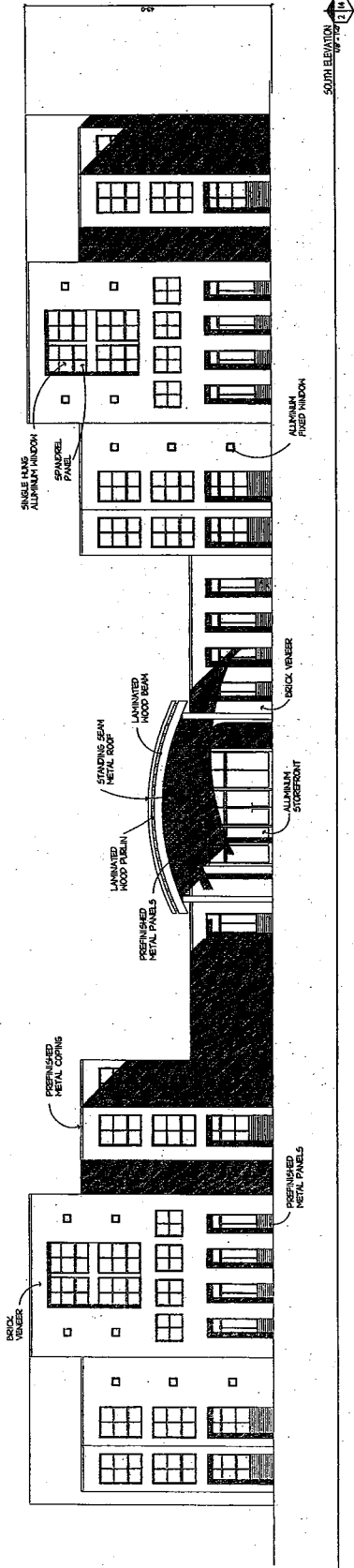
18" EXTERIOR ELEVATIONS 13



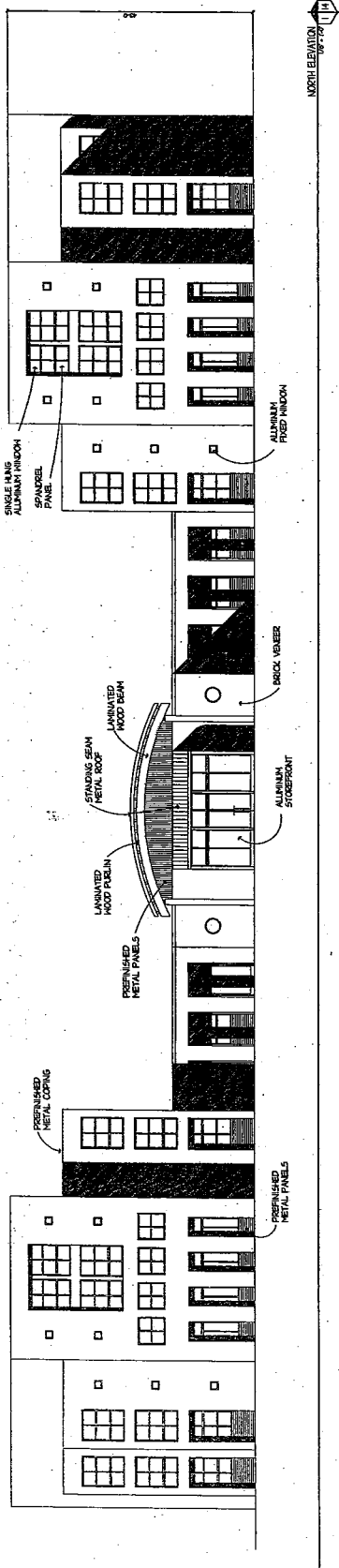
EAST ELEVATION



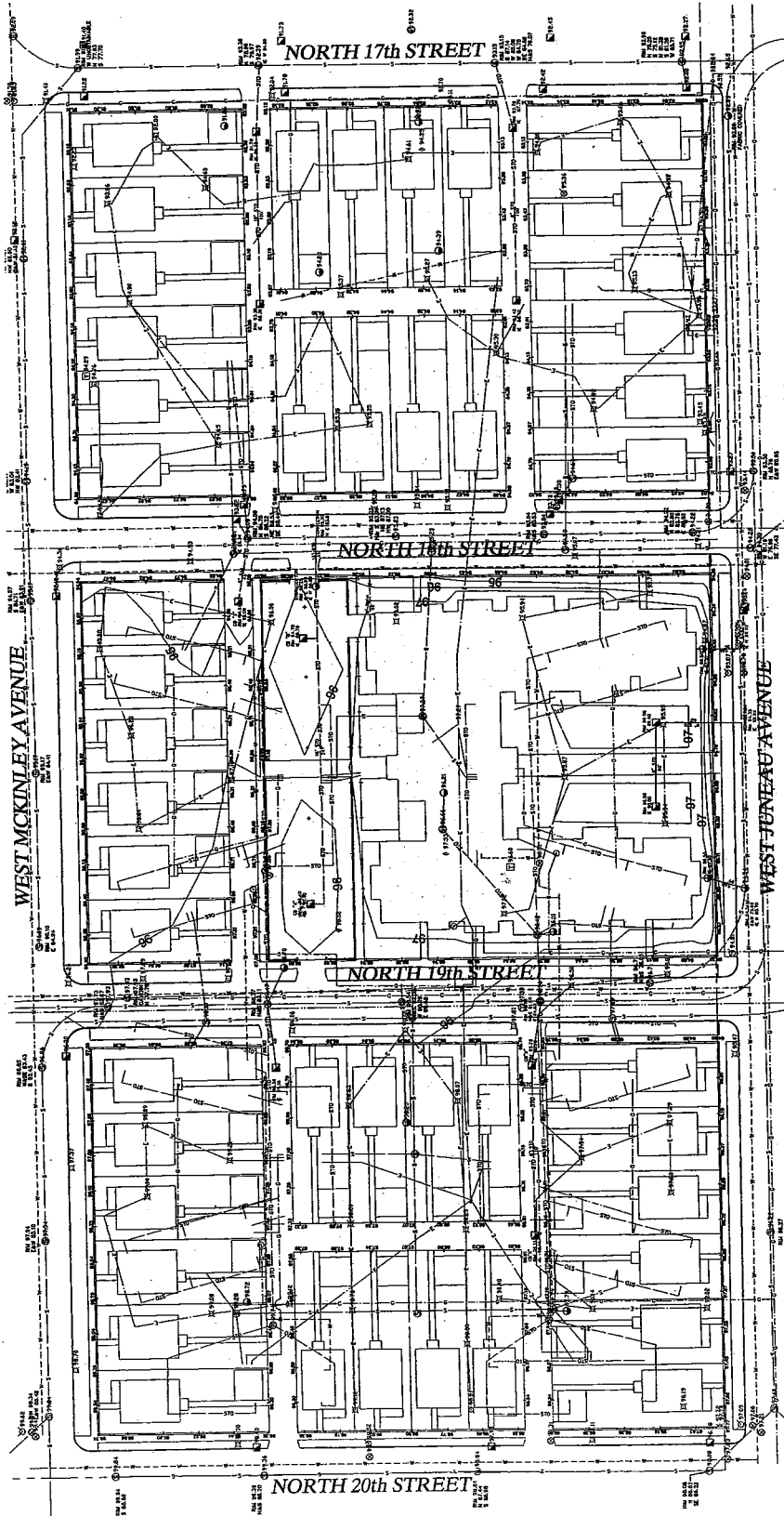
WEST ELEVATION & COURTYARD



SOUTH ELEVATION  
2 M



NORTH ELEVATION  
2 M



ALTHOUGH THE VARIOUS UTILITIES ARE SHOWN ON THE MAP, THE LOCATIONS ARE APPROXIMATE AND TAKEN FROM CURRENT RECORDS. ALL UTILITY SERVICES FOR THE BUILDING LOCATED, HAVING OR DISCONNECTED PRIOR TO RELOCATION OR RELOCATION OF WORK.

**CALL DIGGERS HOTLINE**  
 1-800-225-2511  
 FAX A LOCATE 1-800-338-3860  
 1DD (FOR HEARING IMPAIRED) 1-800-542-2289  
 REQUESTED MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU DIG/AWAY.

SCALE 1"=40'  
 DATE: JULY 2003  
 PROJECT NO: 025501  
 SHEET NO: 1000-225E  
 TITLE: SITE GRADING AND PROPOSED UTILITIES PLAN

DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

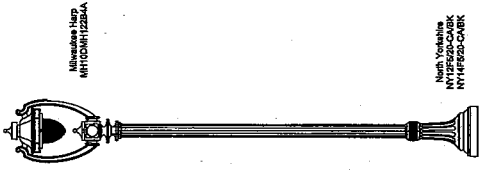




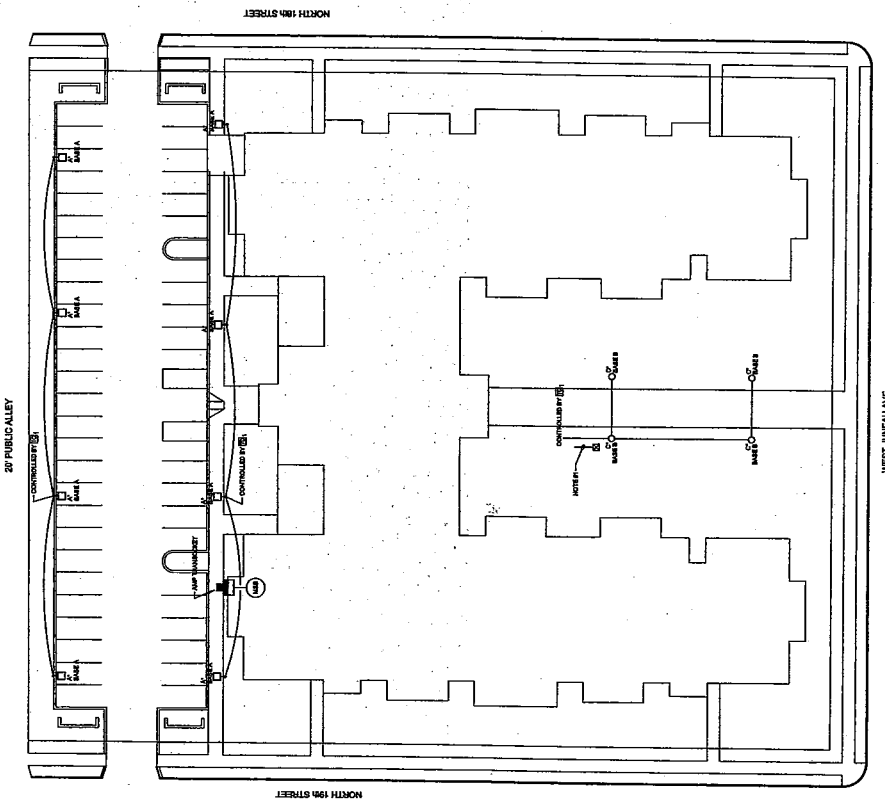
REGISTERED PROFESSIONAL ENGINEER  
STATE OF WISCONSIN  
No. 11100  
EXPIRES 12/31/2008  
MILWAUKEE, WISCONSIN  
ELECTRICAL ENGINEER

DESIGNED BY  
DATE 25 JUNE 03  
DRAWN BY  
DATE 25 JUNE 03  
PROJECT NO. 7235  
SHEET NO. E001  
DRAWING

25 JUNE 03



SHEET NOTES:  
1. PROVIDE 1" CONDUIT TO FOR FUTURE PUMP USED IN WATER GARDEN.



SCALE 1"=30'  
ELECTRICAL SITE PLAN



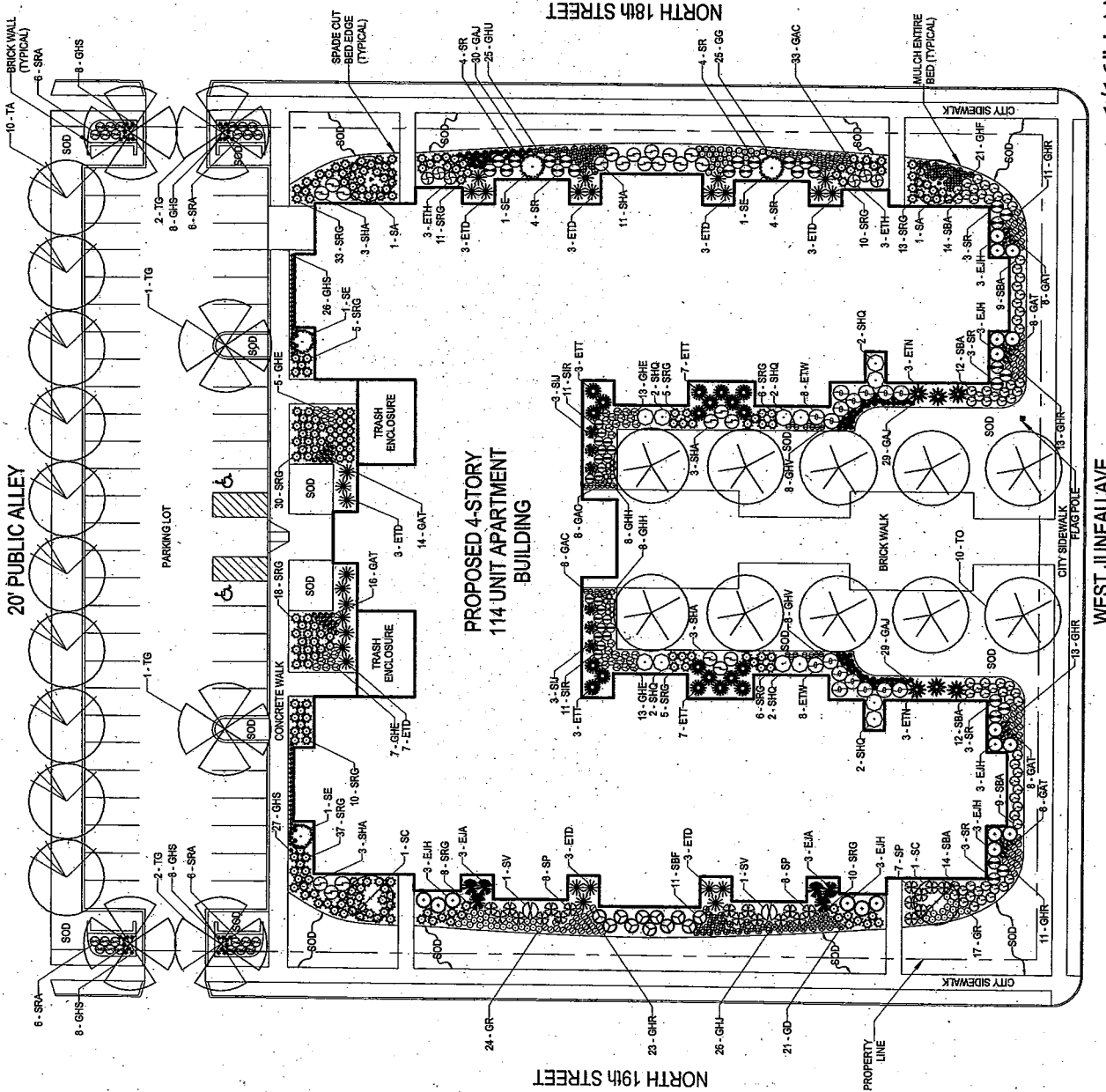
QUADRETT, INC. 1111 EAST WISCONSIN AVENUE MILWAUKEE, WI 53212  
 WWW.QUADRETT.COM  
 414.224.4444



MILWAUKEE HOUSING AUTHORITY  
 1111 EAST WISCONSIN AVENUE MILWAUKEE, WI 53212  
 414.224.4444

PRELIMINARY DESIGN  
 NOT FOR CONSTRUCTION  
 DATE: 16 JULY 09  
 DRAWING NO: 1111-001

1/16" LANDSCAPE PLAN L1.1



PROPOSED 4-STORY  
 114 UNIT APARTMENT  
 BUILDING

NORTH 19th STREET

NORTH 18th STREET

20' PUBLIC ALLEY

WEST JUNEAU AVE



1111 SOUTH MILWAUKEE AVENUE  
MILWAUKEE, WI 53204  
WWW.MILWAUKEE.WI.GOV

PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION

DATE: 10/27/13  
BY: ABV  
PROJECT: 020301

NOTES & PLANT LIST L2.1

PLANT LIST

QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>TREES</b>				
10	7A	ACRYA FREEMANII 'AMSTRONG'	AMSTRONG MAPLE	4" BB
6	7B	QUERUS TRILOBATA 'SINGLE MASTER'	AMERICAN REDBARK	4" BB
10	7C	QUERUS TRILOBATA 'SINGLE MASTER'	AMERICAN REDBARK	4" BB
<b>SHRUBS</b>				
2	8A	AMELANCHIER GRANDIFOLIA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8-10" BB
2	8B	CONIUGUS MAS 'GOLDEN GLORY'	CORNELIAN CHERRY DOGWOOD	8-10" BB
1	9	SEKONIA ALATA 'SOMERSET'	COMPACT SHIRAZ BIRCH	3-4" BB
1	10	HYDRANGEA OLEIFOLIA 'ANNABELLE'	ANNABELLE HYDRANGEA	3-4" BB
12	11	HYDRANGEA OLEIFOLIA 'SNOW QUEEN'	SNOW QUEEN OALEAF HYDRANGEA	24-30" BB
2	12	SHQ HYDRANGEA OLEIFOLIA 'SNOW QUEEN'	SNOW QUEEN OALEAF HYDRANGEA	24-30" BB
2	13	IRIS VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	18-24" BB
2	14	IRIS VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	18-24" BB
2	15	IRIS VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	18-24" BB
2	16	IRIS VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	18-24" BB
2	17	IRIS VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	18-24" BB
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2	100	IRIS VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	18-24" BB

NOTES

- LANDSCAPE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE TO LOCATE EXISTING UTILITIES PRIOR TO ANY LANDSCAPE CONSTRUCTION. IN THE MILWAUKEE AREA CALL (414) 289-1181.
- LANDSCAPE CONTRACTOR SHALL SUPPLY ALL MATERIALS FOR THE COMPLETION OF ALL LANDSCAPE WORK ITEMS ASSOCIATED WITH THIS INSTALLATION PER THESE LANDSCAPE PLANS.
- BEFORE THE START OF ANY LANDSCAPE CONSTRUCTION, THE LANDSCAPE CONTRACTOR MUST SUBMIT A CHECKLIST OF THE SHIPPED HARDWOOD MULCH THAT WILL BE USED FOR THIS PROJECT, IN A LABELED PLASTIC BAG.
- PRIOR TO THE START OF ANY LANDSCAPE CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH A FIELD CHECK AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT THE FIELD ADJUSTMENTS OF PLANT LOCATIONS THAT ARE IN CONFLICT WITH UNDERGROUND OBSTRUCTIONS, UTILITIES OR EXISTING CONDITIONS THAT COULD BE DETERMINAL TO PLANT GROWTH.
- BEFORE COMMENCING PLANTING, THE LANDSCAPE CONTRACTOR SHALL PROPOSE, SOD AND PLANT BED AREAS BEFORE COMMENCING PLACEMENT OF TOPSOIL. PROPERLY DISPOSE OF BRASS, WEEDS, VEGETATION OR OTHER DEBRIS OFF SITE.
- LANDSCAPE CONTRACTOR SHALL INSTALL 12" OF TOPSOIL, LOCATED ON SITE, IN ALL PLANT BEDS AROUND AND 6" OF TOPSOIL IN ALL SOD AREAS WITHIN THE PROPERTY LINES. EXTEND TOPSOIL OPERATIONS OUTSIDE OF PROPERTY LINES UP TO THE SIDEWALK.
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL NO. 1 GRADE SOD IN ALL LAWN AREAS, AS SHOWN ON DRAWINGS. SOD SHALL BE DELIVERED TO THE PROJECT SITE WITHIN 30 DAYS FROM THE DATE OF SUBMITTAL IN AREAS WHERE TOPSOIL HAS BEEN PLACED.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN SOD FOR A PERIOD 30 DAYS FROM THE DATE OF SUBSTANTIAL LANDSCAPE COMPLETION.
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL TREES, SHRUBS, EVERGREENS AND PERENNIALS, AS SHOWN ON THESE LANDSCAPE PLANS.
- PLANT SUBSTITUTIONS ARE NOT PERMITTED UNLESS APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT.
- APPLICABLE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF PLANTS INDICATED ON DRAWINGS, COMPLYING WITH CONTRACTOR REQUIREMENTS OF AHS 200.1, LATEST EDITION.
- PLANT LIST QUANTITIES ARE PROVIDED FOR LANDSCAPE CONTRACTORS CONVENIENCE. LANDSCAPE CONTRACTORS SHALL VERIFY QUANTITIES AND PLANT SPECIES THAT ARE NOT CONSISTENT TO BEAT GROWTH BEFORE BACKFILLING PLANTING HOLES. DISPOSE OF THIS MATERIAL PROPERLY OFF SITE. AMEND BACKFILL SOIL AS NECESSARY.
- SUPPLY AND APPLY FERTILIZER TABLETS (ASRIFORM 20-10-5 OR EQUIVALENT) TO ALL TREES, SHRUBS AND EVERGREENS PER MANUFACTURER'S SPECIFICATIONS.
- SUPPLY AND APPLY SLOW-RELEASE FERTILIZER (OSMOCOTE 14-14-14 OR EQUIVALENT) TO ALL PERENNIALS PER MANUFACTURER'S SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANT BEDS WITH SPADE CUT PLANT BED EDGES, 4" DEEP, AS SHOWN ON THESE LANDSCAPE PLANS.
- MULCH SHALL BE ORGANIC MULCH FREE FROM BLENDED SUBSTRATES (WOOD CHIPS, BARK, COMPOST, STOLLS, ETC.) AND SUITABLE AS A TOP DRESSING FOR TREES, SHRUBS, EVERGREENS AND PERENNIALS. MULCH WITH ADDED COLOR, CHIPPED MULCH OR SHREDDED LUMBER IS NOT ACCEPTABLE.
- THE DEPTH OF MULCH SHALL BE 2 INCHES UNDER PERENNIALS AND 3 INCHES IN ALL OTHER PLANT BED AREAS. DO NOT ALLOW MULCH TO CONTACT STEMS OF EVERGREENS, SHRUBS OR TREES.
- FOR ALL INDIVIDUAL TREES NOT PLANTED WITHIN A PLANT BED, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 3' DIA. MULCH RING WITH A 2" DEPTH. MULCH SHALL BE APPLIED TO THE RING OF MULCH IS CIRCULAR AND PROVIDE A SPADE CUT EDGE.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL TREES, SHRUBS, EVERGREENS AND PERENNIALS FOR A PERIOD 30 DAYS FROM THE DATE OF SUBSTANTIAL LANDSCAPE COMPLETION.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A WARRANTY FOR ALL TREES, SHRUBS, EVERGREENS AND PERENNIALS. THE WARRANTY SHALL BE THE SAME AS THAT PROVIDED BY THE LANDSCAPE CONTRACTOR FOR ANY REPLACEMENTS AND ADJUST PLANTS THAT ARE NOT STRAIGHT.
- LANDSCAPE CONTRACTOR SHALL REPAIR ANY AREAS WITHIN OR OUTSIDE OF THE PROPERTY LINES THAT ARE DAMAGED BY LANDSCAPE CONSTRUCTION ACTIVITIES.
- PLAN NOTES ARE NOT INTENDED TO BE A SUBSTITUTE FOR INDUSTRY-ACCEPTED INSTALLATION PRACTICES OF THE LANDSCAPE CONTRACTOR. NOR RELIEVE THE LANDSCAPE CONTRACTOR FROM PRACTICING INDUSTRY-ACCEPTED STANDARDS.

BASE PLAN DATA  
BASE PLAN DATA AND UTILITY INFORMATION WERE OBTAINED FROM THE FOLLOWING ELECTRONIC FILE:  
UTILITIES INFORMATION WAS OBTAINED FROM AN ARCHITECT'S 07/16/05