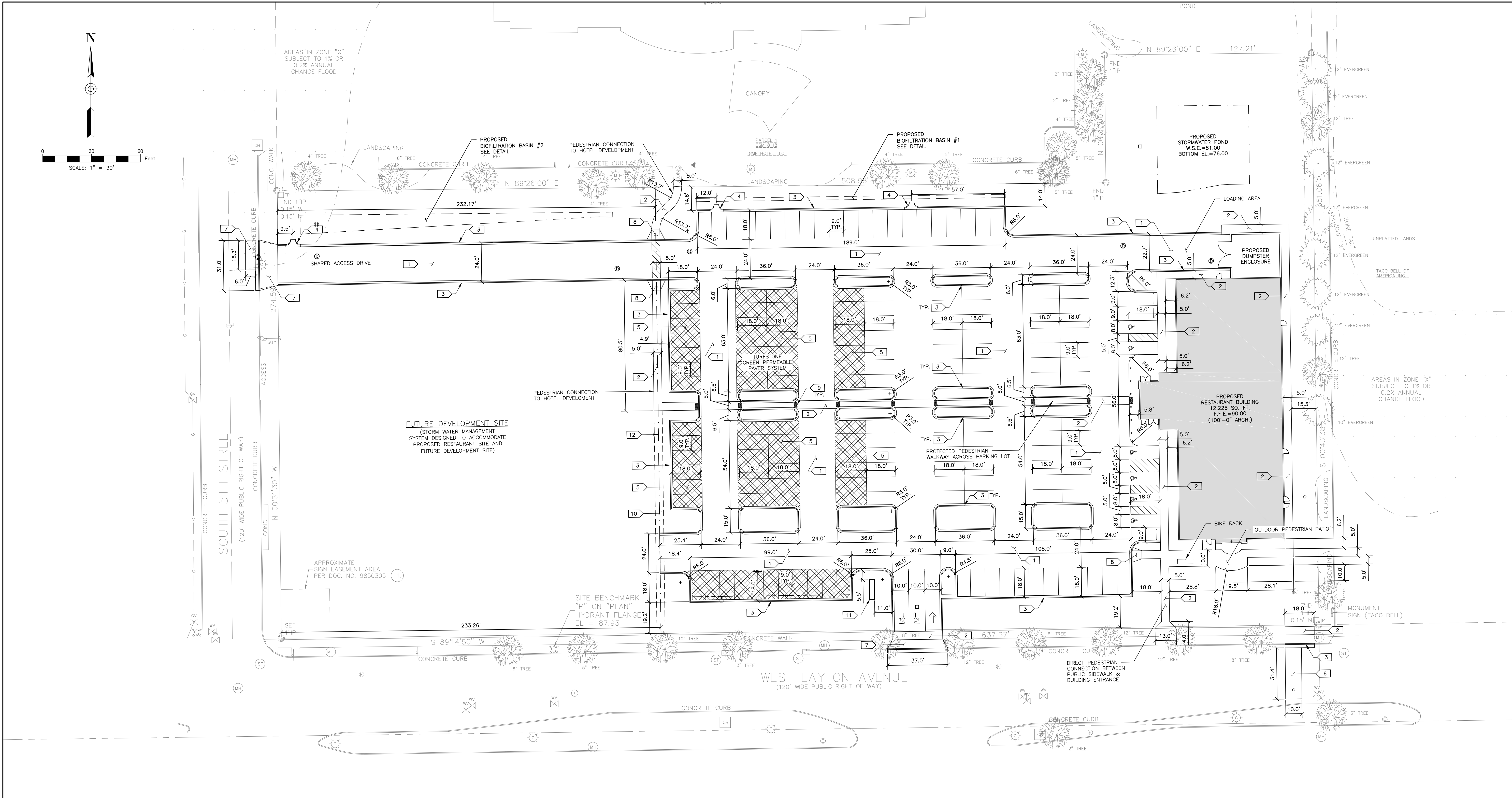


DATE	DESCRIPTION

GOLDEN CORRAL
 306 W. LAYTON AVENUE
 MILWAUKEE, WI

DIMENSIONED SITE PLAN

DATE: 02/20/17
JOB NO.: 16056.044
DESIGNED BY: MAB
CHECKED BY: JQJ
SHEET NUMBER C1.0



- PLAN KEY NOTES**
1. PROPOSED ASPHALT PAVEMENT
 2. PROPOSED CONCRETE SIDEWALK
 3. PROPOSED CONCRETE CURB AND GUTTER
 4. PROPOSED CONCRETE SURFACE DRAIN FLUME TYPE
 5. PROPOSED TURFSTONE GREEN PERMEABLE PAVER SYSTEM
 6. PROPOSED CONCRETE PAVEMENT
 7. PROPOSED CONCRETE DRIVEWAY APPROACH TYPE 1
 8. PROPOSED CURB RAMP
 9. DETECTABLE WARNING FIELD
 10. FUTURE CONCRETE SIDEWALK
 11. PROPOSED MONUMENT SIGN
 12. PROPOSED PROPERTY LINE

- GENERAL NOTES**
1. DIMENSIONS SHOWN HEREON ARE FROM FACE OF CURB, WHERE APPLICABLE.
 2. PROPOSED PAVEMENT DIMENSIONS SHOWN WITHIN THE PUBLIC RIGHT-OF-WAYS OF W. LAYTON AVENUE AND S. 5TH STREET ARE APPROXIMATE AND SHOULD BE VERIFIED WITH PERMIT REQUIREMENTS.
 3. SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITTING FROM THE CITY MILWAUKEE.
 4. PARKING STALL COUNT:
 - 4.1. STANDARD PARKING STALLS = 164
 - 4.2. HANDICAPPED PARKING STALLS = 6
 - 4.3. PARKING RATIO = 13.9 PER 1000 SQ. FT.
 5. LOT SIZE:
 - 5.1. GOLDEN CORRAL SITE: 120,410 SQ. FT. (2.764 AC.)
 - 5.2. FUTURE DEVELOPMENT SITE: 63,811 SQ. FT. (1.465 AC.)

CATCH BASIN
RIM = 83.39
6" CAST W INV. = 78.76
10" PVC E INV. = 78.89
53" X 34" RCP N & S INV. = 76.59

SANITARY MANHOLE
RIM = 84.07
N INV. = 69.93
S INV. = 69.89

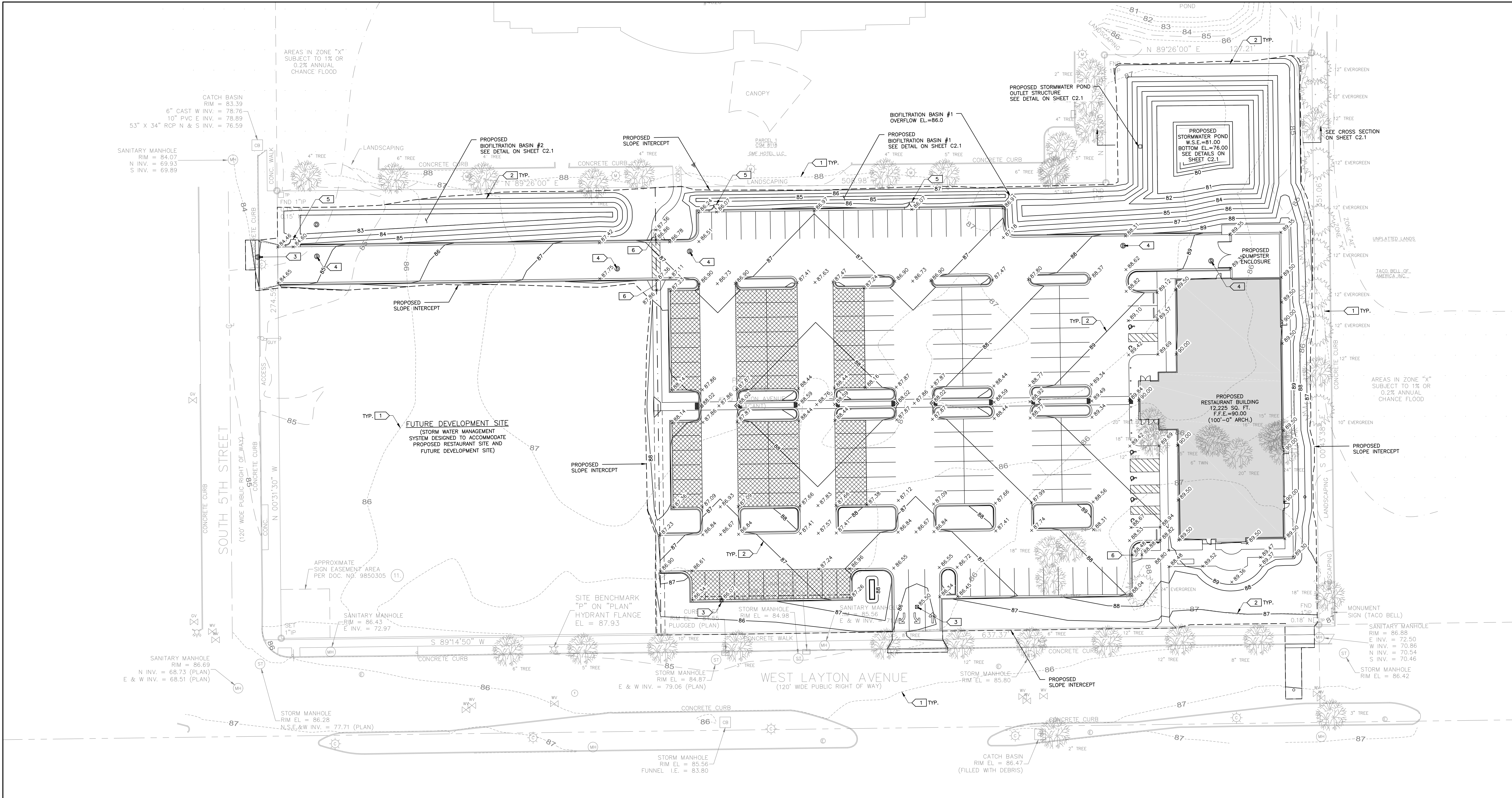
SANITARY MANHOLE
RIM = 86.69
N INV. = 68.73 (PLAN)
E & W INV. = 68.51 (PLAN)

AREAS IN ZONE "X"
SUBJECT TO 1% OR
0.2% ANNUAL
CHANCE FLOOD

- PLAN KEY NOTES**
- EXISTING CONTOUR INTERVAL
 - PROPOSED CONTOUR INTERVAL
 - PROPOSED CATCH BASIN
 - PROPOSED STORM MANHOLE
 - PROPOSED CONCRETE SURFACE DRAIN FLUME TYPE
 - PROPOSED CURB RAMP, 1:12 MAX. SLOPE.

GENERAL NOTES:

- ELEVATION DATUM IS REFERENCED TO THE CITY OF MILWAUKEE LOCAL DATUM.
- PROJECT BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, T6N, R22E, ELEV.=89.25.
- SITE BENCHMARK: "P" IN "PLAN" ON THE FLANGE OF FIRE HYDRANT ON NORTH SIDE OF W. LAYTON AVENUE EAST OF S. 5TH STREET AS SHOWN HEREON.
- PRIOR TO EXCAVATION, CONTACT DIGGER'S HOTLINE. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING, PRIOR TO COMMENCING ANY EXTERIOR IMPROVEMENTS:
5.1. CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK.
- NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- CONTRACTOR SHALL PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
- TRAFFIC: CONTRACTOR SHALL MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING CONSTRUCTION OPERATIONS. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY OWNER OR AUTHORITIES HAVING JURISDICTION.
- PROPOSED ELEVATIONS REFERENCED ON THIS PLAN ARE TO FINISHED GRADE.
- DO NOT COMMENCE SITE DISTURBANCE OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE.

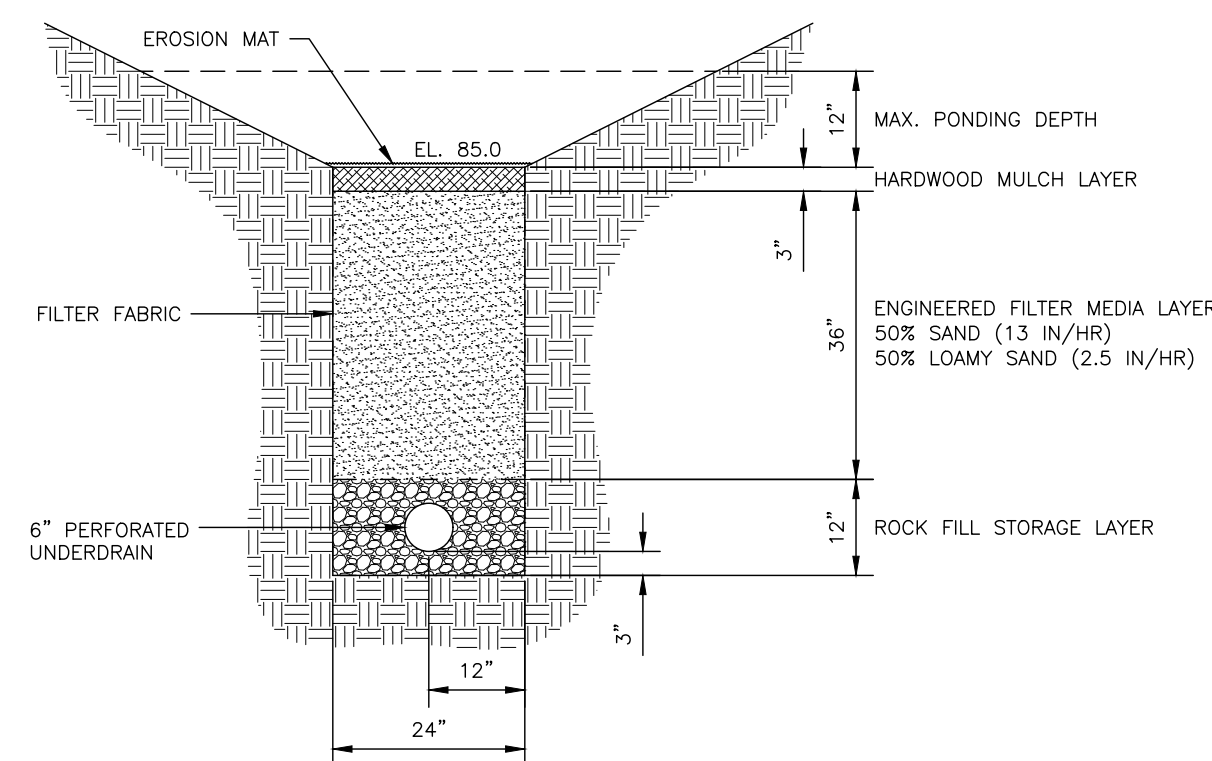


DATE	DESCRIPTION

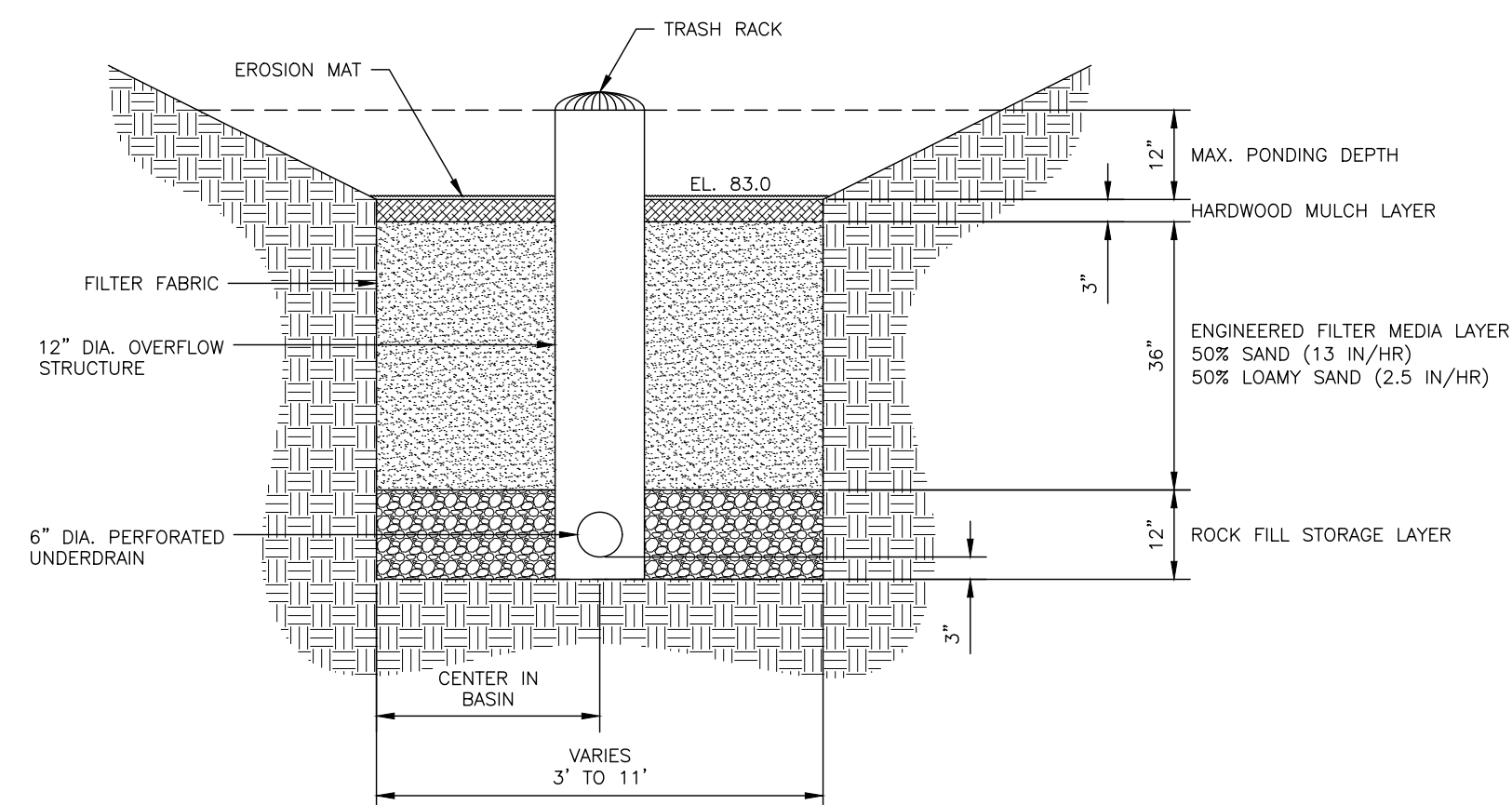
GOLDEN CORRAL
306 W. LAYTON AVENUE
MILWAUKEE, WI

GRADING & DRAINAGE PLAN

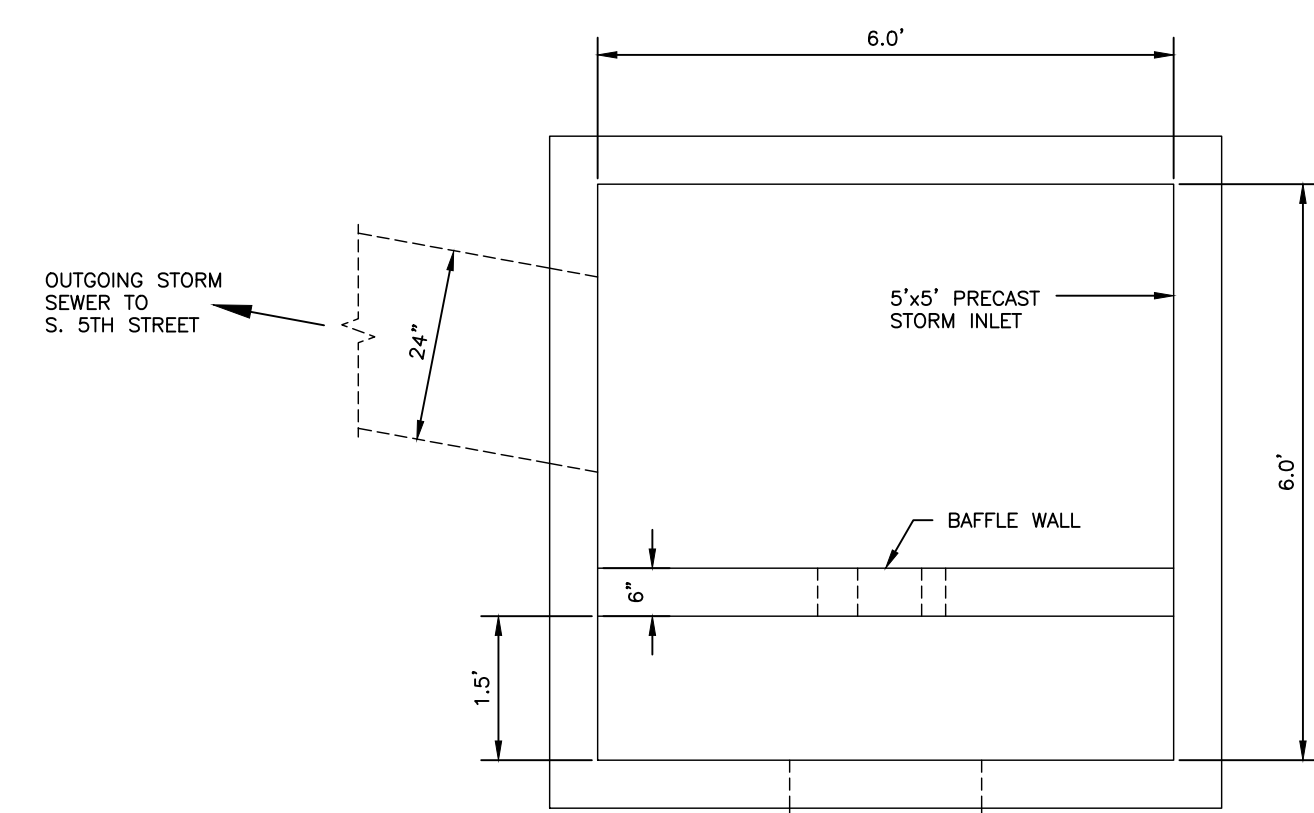
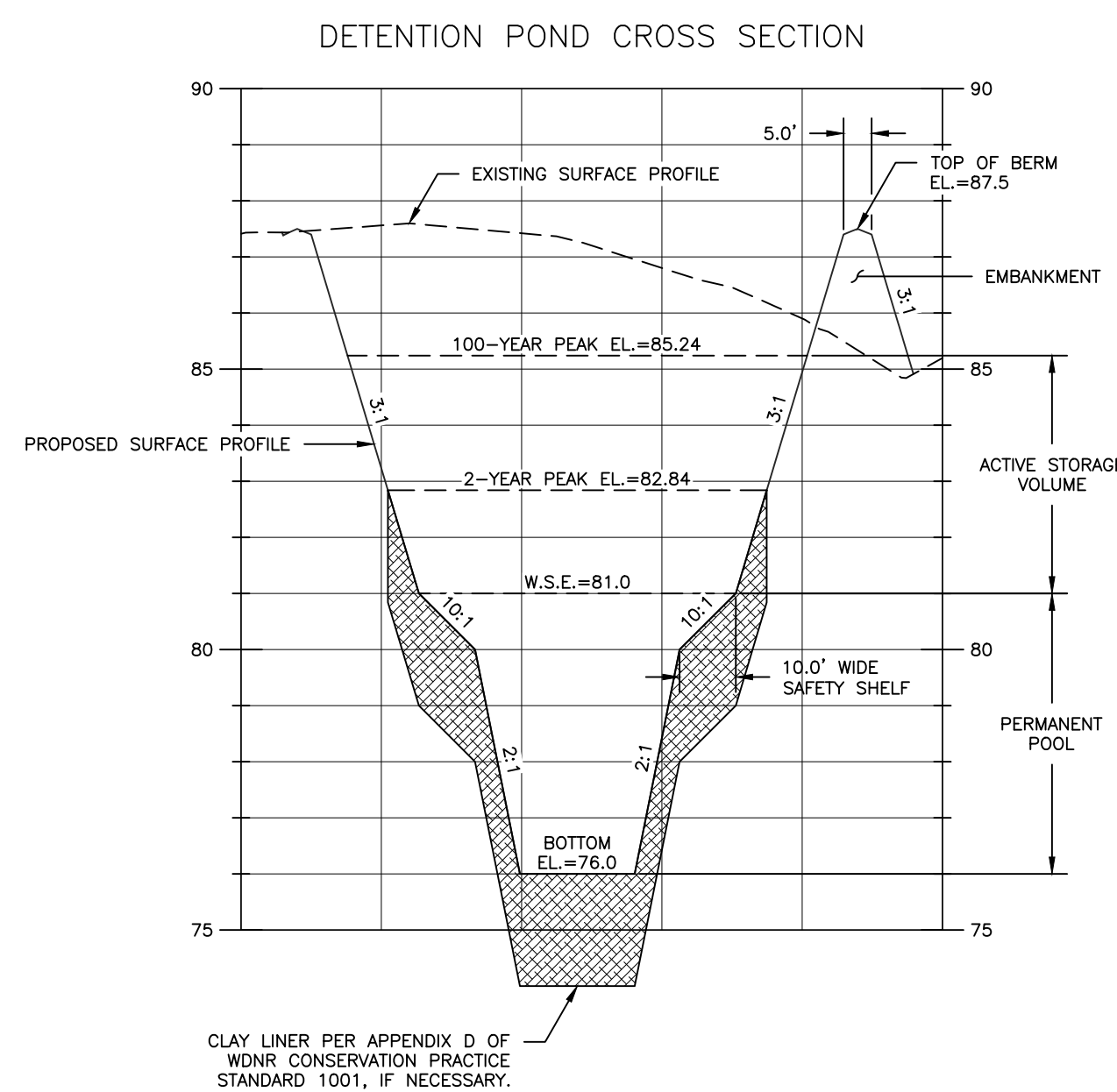
DATE: 02/20/17
JOB NO.: 16056.044
DESIGNED BY: MAB
CHECKED BY: JQJ
SHEET NUMBER
C2.0



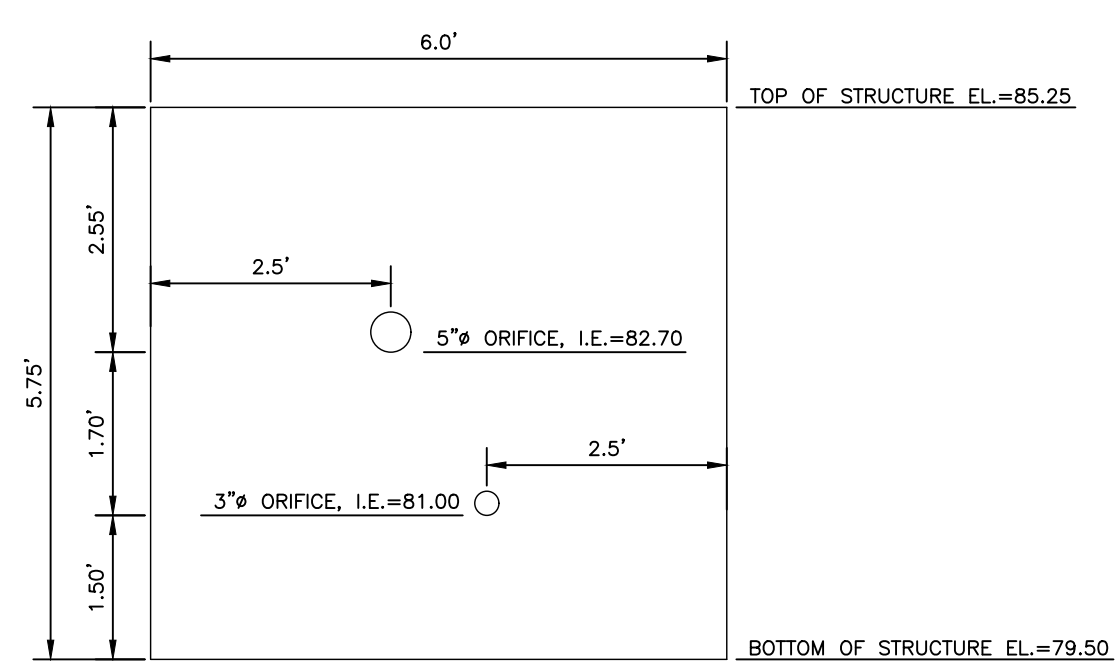
BIOFILTRATION BASIN #1 TYPICAL SECTION
N.T.S.



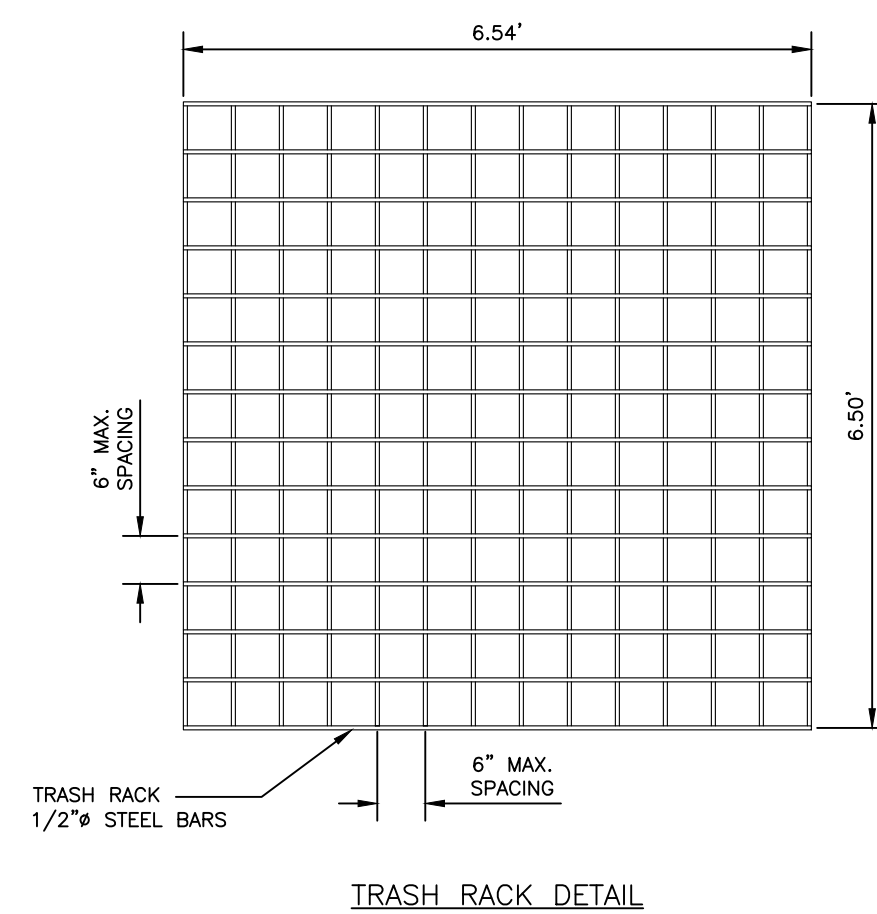
BIOFILTRATION BASIN #2 TYPICAL SECTION
N.T.S.



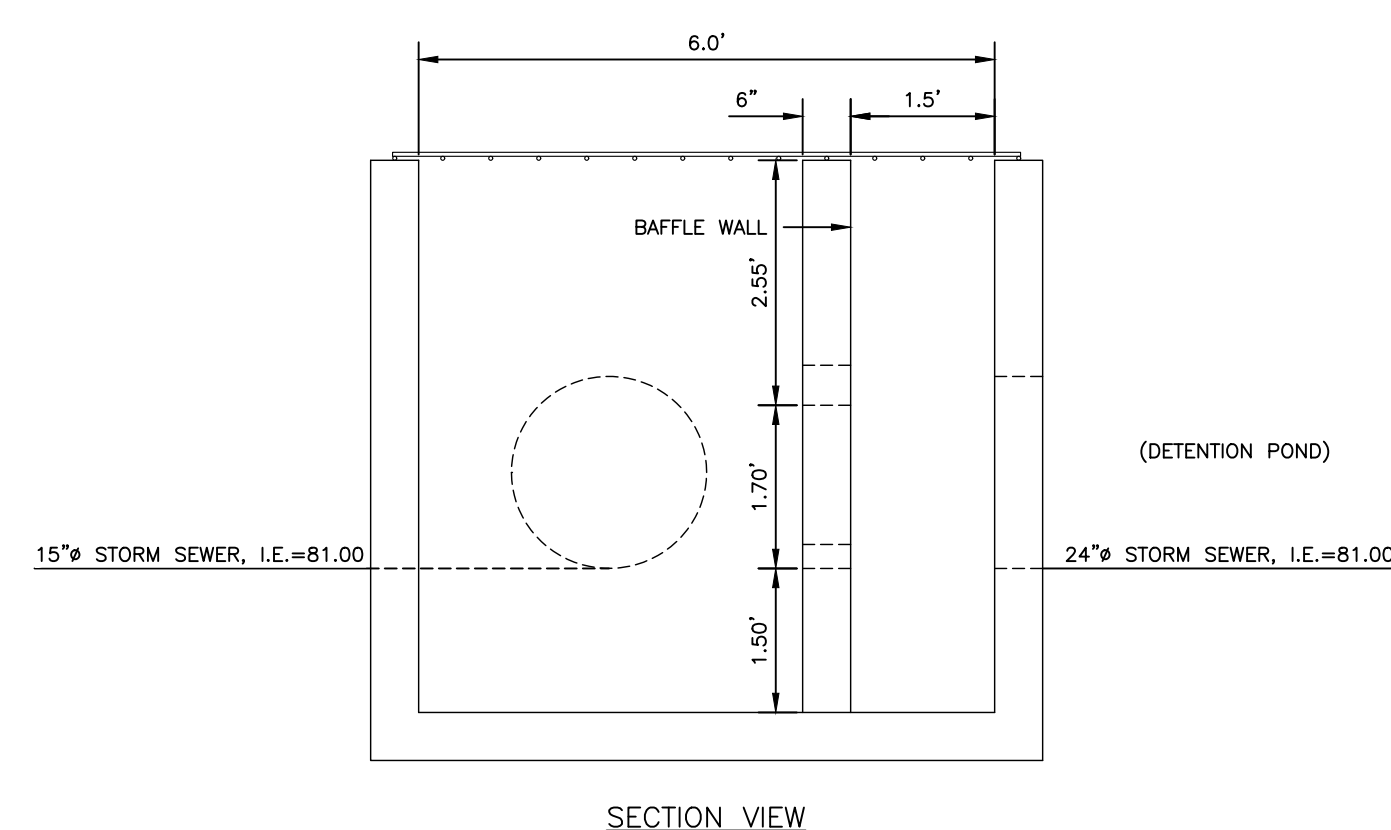
PLAN VIEW



BAFFLE WALL DETAIL



TRASH RACK DETAIL



SECTION VIEW

POND OUTLET STRUCTURE DETAIL

- NOTES:
1. VERTICAL ORIFICES SHALL BE TRAPPED BY ADS ENVIROHOOD, OR EQUIVALENT.
 2. TRASH RACK SHALL BE CONSTRUCTED OF 1/2" DIA. STEEL BARS SPACED EQUALLY AND SECURELY FASTENED TO THE TOP OF THE OUTLET STRUCTURE. SPACING OF BARS SHALL NOT EXCEED 6 INCHES (CENTER TO CENTER).
 3. TO ALLOW ACCESS FOR FUTURE MAINTENANCE, FASTENERS SHALL BE CONFIGURED TO FACILITATE THE COMPLETE REMOVAL OF THE TRASH RACK.

DATE	DESCRIPTION

GOLDEN CORRAL
306 W. LAYTON AVENUE
MILWAUKEE, WI

GRADING & DRAINAGE PLAN DETAILS

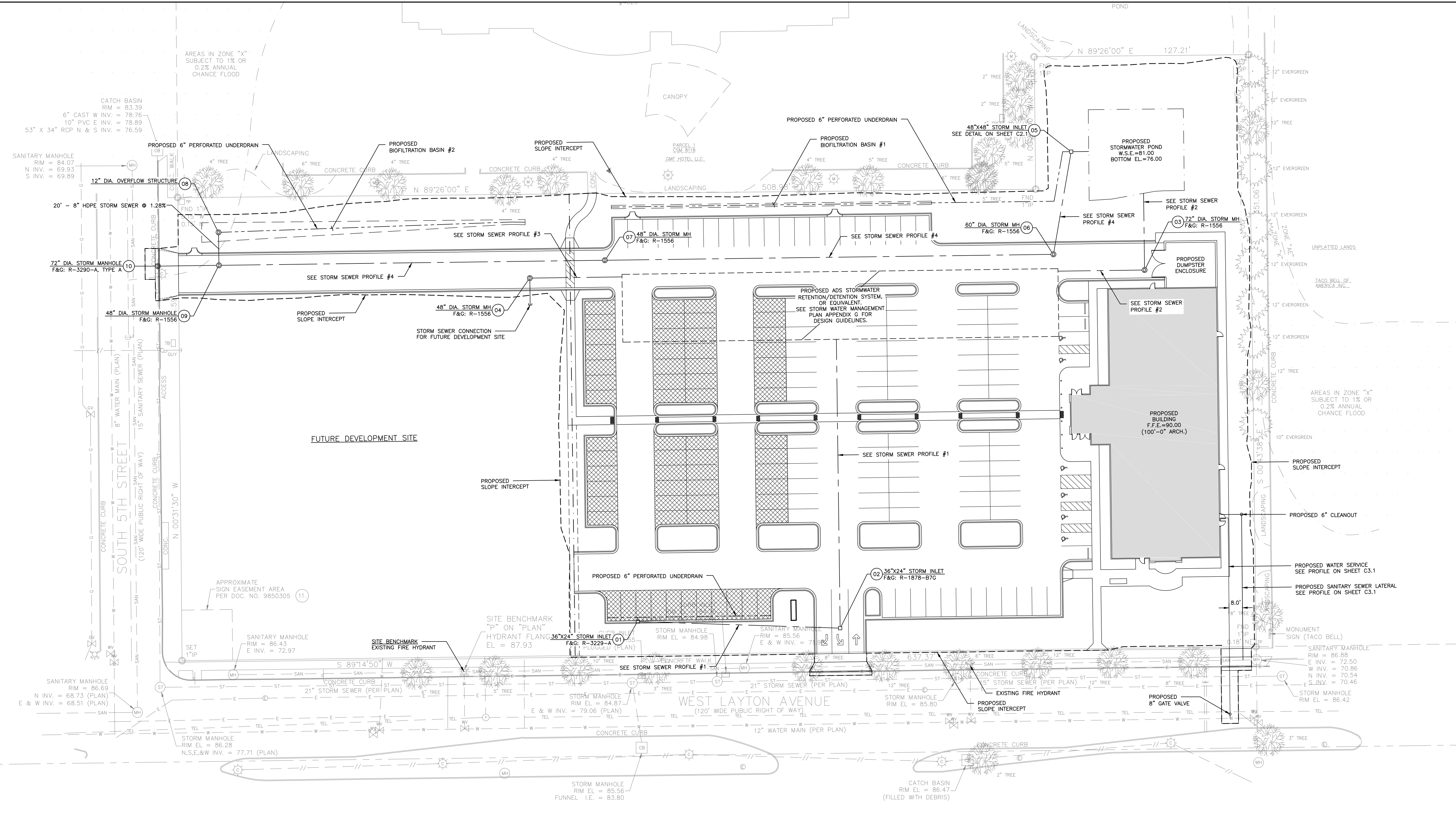
DATE: 02/20/17
JOB NO.: 16056.044
DESIGNED BY: MAB
CHECKED BY: JQJ
SHEET NUMBER C2.1

NO.	DESCRIPTION	DATE

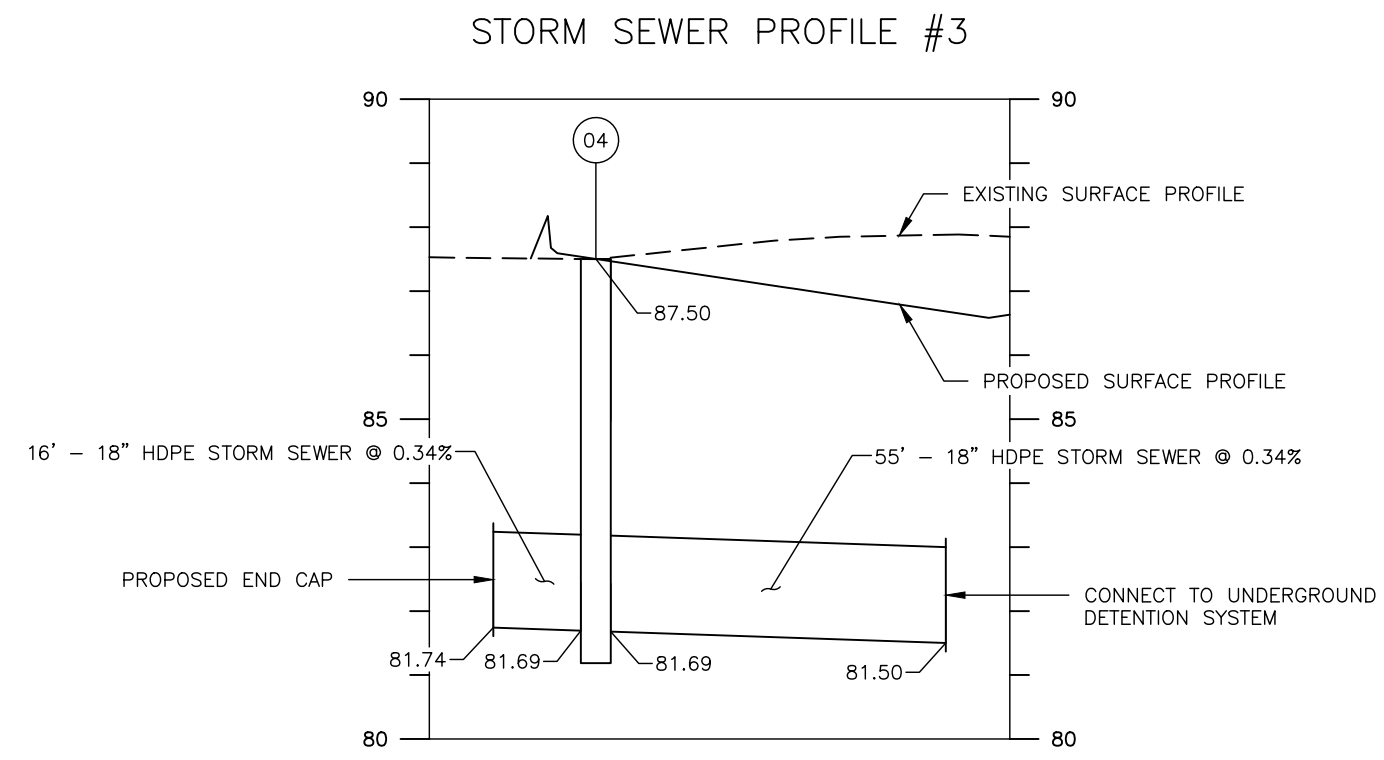
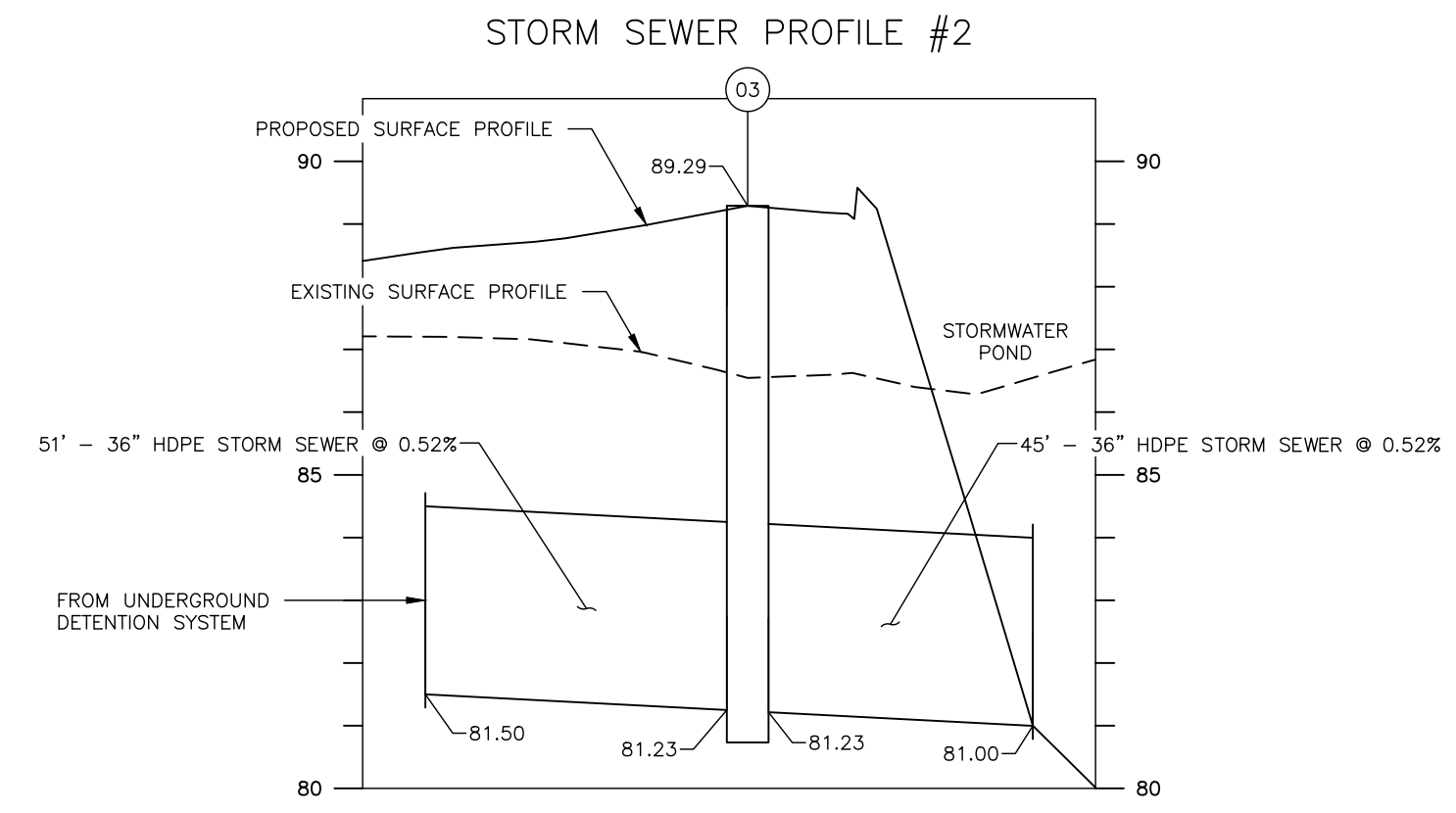
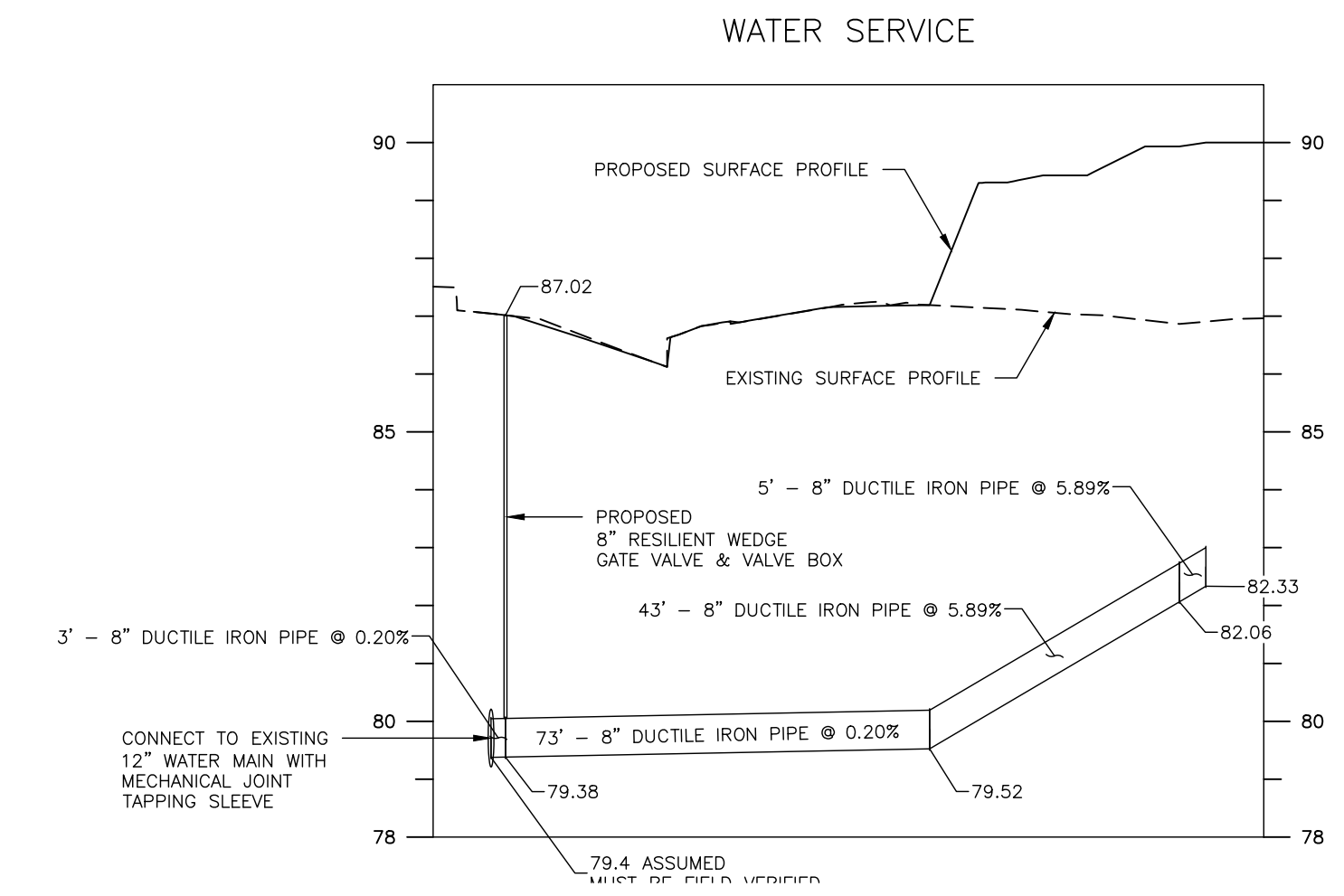
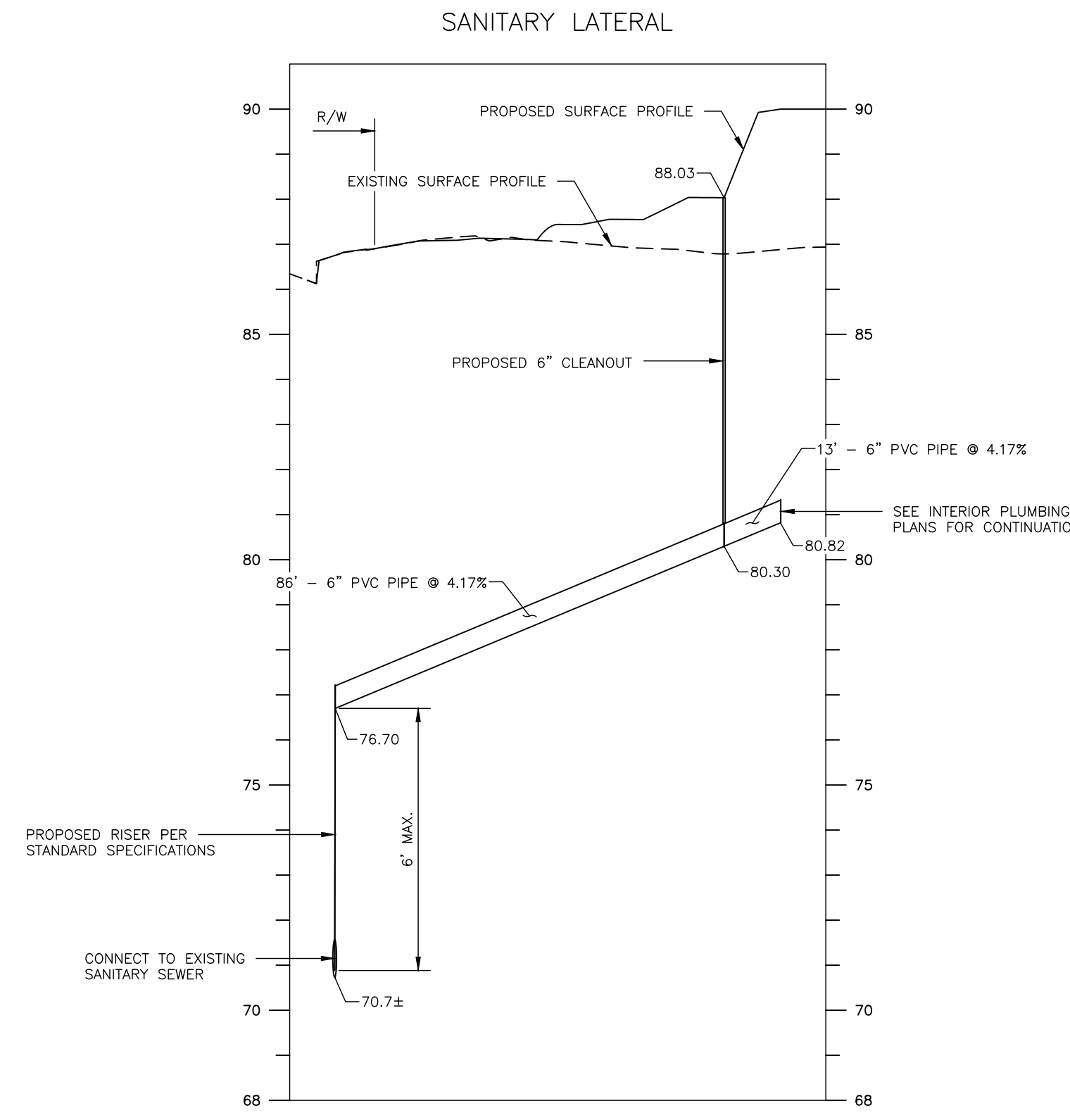
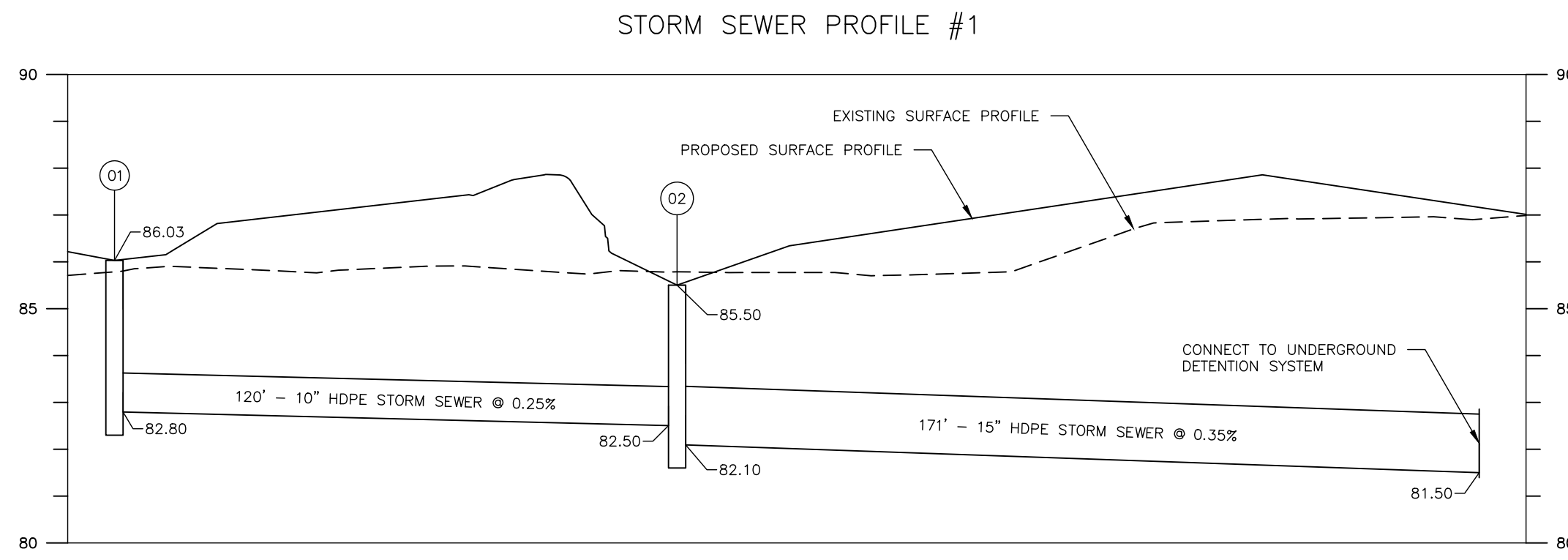
GOLDEN CORRAL
 306 W. LAYTON AVENUE
 MILWAUKEE, WI

SITE UTILITY PLAN

DATE: 02/20/17
JOB NO.: 16056.044
DESIGNED BY: MAB
CHECKED BY: JQJ
SHEET NUMBER C3.0



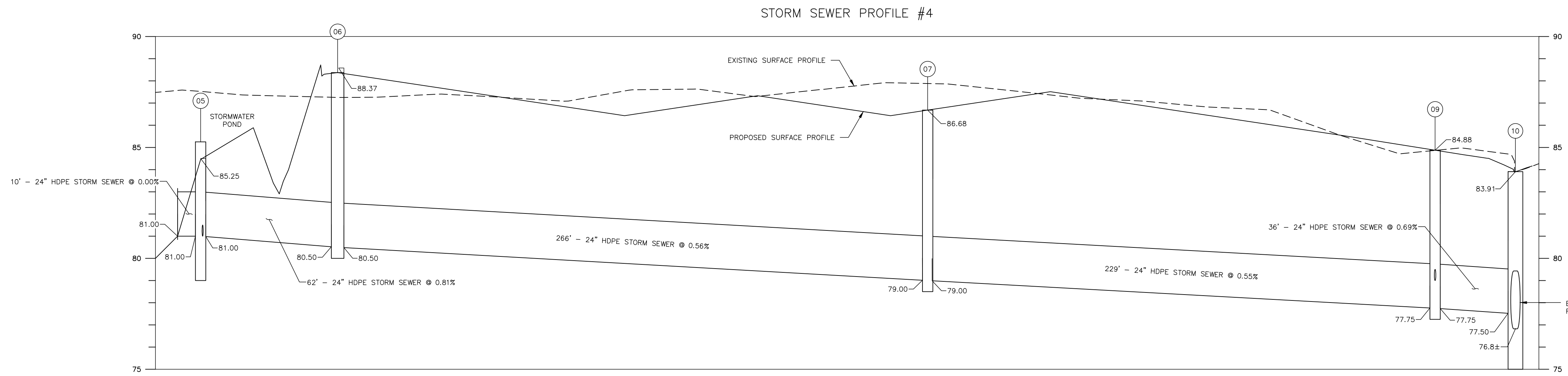
- GENERAL NOTES:**
- SEE SHEET C3.1 FOR STORM SEWER PROFILES.
 - ELEVATION DATUM IS REFERENCED TO THE CITY OF MILWAUKEE LOCAL DATUM.
 - PROJECT BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, T6N, R22E, ELEV.=89.25.
 - SITE BENCHMARK: "P" IN "PLAN" ON THE FLANGE OF FIRE HYDRANT ON NORTH SIDE OF W. LAYTON AVENUE EAST OF S. 5TH STREET AS SHOWN HEREON.
 - PRIOR TO EXCAVATION, CONTACT DIGGER'S HOTLINE. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 - THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING, PRIOR TO COMMENCING ANY EXTERIOR IMPROVEMENTS:
 - ELEVATION AND SIZE OF EXISTING UTILITIES WHERE A CONNECTION IS BEING PROPOSED.
 - ELEVATION OF EXISTING UTILITIES WHERE A CROSSING IS BEING MADE.
 - NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
 - CONTRACTOR SHALL PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
 - THE STANDARD SPECIFICATIONS FOR ALL STORM SEWER AND SANITARY SEWER MATERIALS, INSTALLATION, AND CONSTRUCTION SHALL BE THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, THE WISCONSIN STATE PLUMBING CODE (CHAPTER SPS 380-387), AND THE CITY OF MILWAUKEE PLUMBING CODE (CHAPTER 225).
 - THE STANDARD SPECIFICATIONS FOR ALL WATER SERVICE CONSTRUCTION SHALL BE THE CITY OF MILWAUKEE "WATER MAIN INSTALLATION SPECIFICATIONS" DATED JANUARY 2, 1987, "RULES AND REGULATIONS GOVERNING WATER SERVICE AND WATER SERVICE PIPING SPECIFICATIONS 2002", AND "STANDARDS SUBURBAN NOTES".
 - UTILITY WORK WITHIN THE PUBLIC RIGHT-OF-WAYS WILL REQUIRE PERMITTING FROM THE CITY OF MILWAUKEE.
 - PIPE MATERIALS
 - STORM SEWER
 - HDPE, N-12 WT
 - SANITARY LATERAL
 - PVC, ASTM D3034
 - WATER SERVICE
 - DUCTILE IRON, AWWA C151
 - ALL STORM SEWER STRUCTURE FRAME AND GRATES (F&G) SHALL BE NEENAH FOUNDRY, OR EQUIVALENT.



Computations For Sewers of Drainage System

Project Name		Golden Corral		Project Location		300 W. Layton Avenue, Milwaukee		Date		02/01/17															
Job No.		16056.044		Designed By		M. Babich		Checked By		J. Jolie															
Sheet		1		of		1		Rainfall		10-Year															
Location of Sewer	In	From	To	Drainage Area		Rainfall and Runoff Data				Design Computations						Time of Flow in Sewer									
				a	A	Ca	Σ Ca	Rainfall Frequency Curve Used (years)	Initial Time of Concentration (min.)	Rainfall Intensity in, per hr. = I	Total Runoff Cu, Ft. per Sec. CIA=Q	Length of Sewer (ft)	Inside Diameter of Sewer (in)	Necessary Drop in Length Given (ft)	Actual Drop in Length Given (ft)	Mannings Roughness Coefficient	Parts Full for Actual Drop	Velocity ft. per sec. for Actual Drop	Time of Flow in Section (min.)	Total Elapsed Time at End of Section (min.)	Invert (In)	Invert (Out)	Slope		
Site	1	2	UD	0.27	0.27	0.66	0.18	0.18	10	10.0	5.14	0.92	118	10	0.18	0.30	0.012	0.66	2.42	0.8	10.8				0.25%
	2	UD		0.60	0.87	0.76	0.46	0.63	10	10.8	5.00	3.17	209	15	0.43	0.60	0.012	0.71	3.43	1.0	11.8				0.29%
	4	UD		1.15	1.15	0.75	0.66	0.86	10	10.0	5.14	4.43	70	18	0.11	0.40	0.012	0.51	4.90	0.2	10.2				0.57%
	5	6										17.03	62	24	0.30	0.50	0.012	0.66	7.73	0.1	0.1				0.81%
	6	7										17.03	266	24	1.28	1.50	0.012	0.76	6.64	0.7	0.7				0.56%
	7	9										17.03	229	24	1.10	1.25	0.012	0.77	6.55	0.6	0.6				0.55%
	8	9										1.43	20	8	0.20	0.25	0.011	0.74	5.17	0.1	0.1				1.25%
	9	10										18.43	36	24	0.20	0.25	0.012	0.74	7.35	0.1	0.1				0.69%

RUNOFF BASED ON THE 500-YEAR STORM EVENT



DATE	DESCRIPTION

GOLDEN CORRAL
 306 W. LAYTON AVENUE
 MILWAUKEE, WI

SITE UTILITY PROFILES

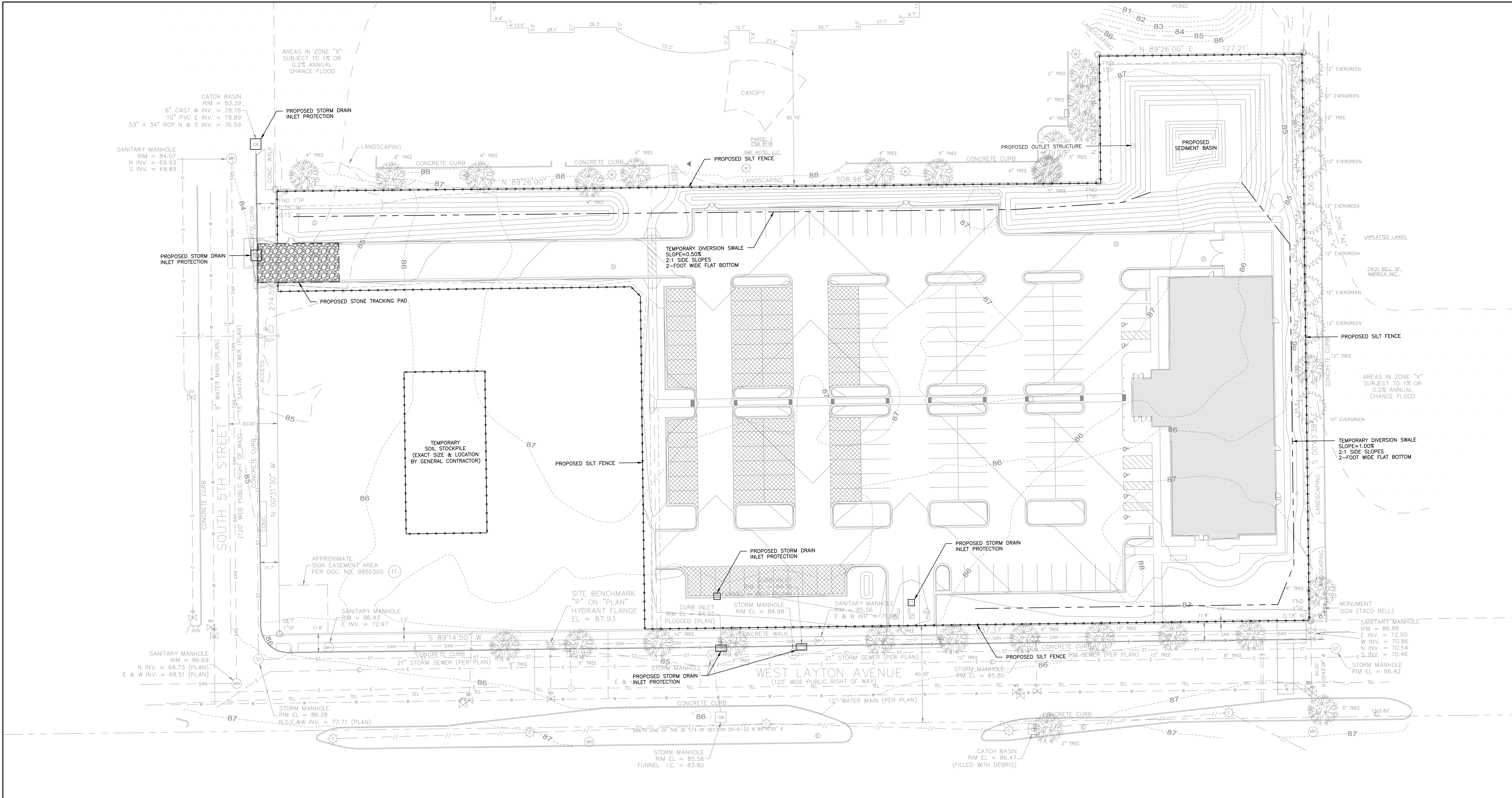
DATE: 02/20/17
 JOB NO.: 16056.044
 DESIGNED BY: MAB
 CHECKED BY: JQJ
 SHEET NUMBER
C3.1

NO.	DESCRIPTION	DATE

GOLDEN CORRAL
 306 W. LAYTON AVENUE
 MILWAUKEE, WI

EROSION CONTROL PLAN

DATE: 02/20/17
JOB NO.: 16056.044
DESIGNED BY: MAB
CHECKED BY: JQJ
SHEET NUMBER C4.0



- GENERAL NOTES:**
- DO NOT COMMENCE SITE DISTURBANCE OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE.
 - PROVIDE TEMPORARY EROSION- AND SEDIMENT-CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS, ACCORDING TO EROSION- AND SEDIMENTATION-CONTROL DRAWINGS AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
 - INSPECT, MAINTAIN, AND REPAIR EROSION- AND SEDIMENT-CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
 - REMOVE EROSION AND SEDIMENT CONTROLS AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.
 - ALL EROSION CONTROL PRACTICES SHALL BE INSTALLED, INSPECTED, AND MAINTAINED PER APPLICABLE WDR CONSERVATION PRACTICE STANDARDS.
 - RESPONSIBILITY FOR THE INSTALLATION, INSPECTION, AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE THE GENERAL CONTRACTOR.
 - THE GENERAL CONTRACTOR SHALL BE REQUIRED TO REMOVE ANY MUD, DIRT, OR DEBRIS FROM S. 5TH STREET AND W. LAYTON AVENUE RESULTING FROM CONSTRUCTION TRAFFIC ENTERING OR EXITING THE SITE PRIOR TO THE END OF EACH WORKING DAY.
 - THE SCHEDULE OF EROSION CONTROL PRACTICES AND CONSTRUCTION SEQUENCING ARE GENERAL GUIDELINES PROVIDED TO THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL MODIFY EACH, AS NECESSARY, BASED ON THE ACTUAL FIELD CONDITIONS TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
 - ALL FINAL GRADED AREAS SHALL BE IMMEDIATELY STABILIZED WITH SEED AND MULCH, APPLY NON-CHANNEL EROSION MATTING ON ALL DISTURBED AREAS, FERTILIZE VEGETATED AREAS AS NECESSARY.
 - ALL TEMPORARY EROSION CONTROL MEASURES CAN BE REMOVED ONCE ALL UPLAND AREAS ARE COMPLETELY STABILIZED AND MAINTAIN A VEGETATIVE COVER.

- SCHEDULE OF EROSION CONTROL PRACTICES:**
11. IMMEDIATELY STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH. APPLY EROSION MATTING ON DISTURBED AREAS, FERTILIZE VEGETATED AREAS AS NECESSARY.
 12. IMMEDIATELY STABILIZE THE BOTTOM AND SIDE SLOPES OF THE TEMPORARY DIVERSION SWALES ONCE CONSTRUCTED WITH SEED AND MULCH, AND APPLY CHANNEL EROSION MAT. PLACE DITCH CHECKS IN SWALE PER WDR PRACTICE STANDARD.
 13. WDR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS CAN BE FOUND AT THE FOLLOWING WEB ADDRESS:
[131. dir.wi.gov/topic/stormwater/standards/consr_standards.html](http://131.dir.wi.gov/topic/stormwater/standards/consr_standards.html)

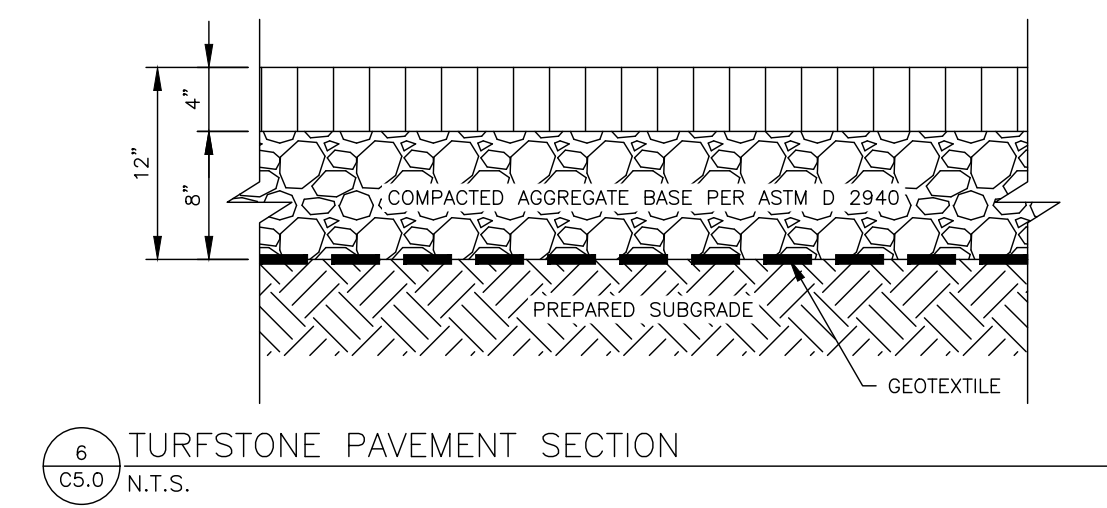
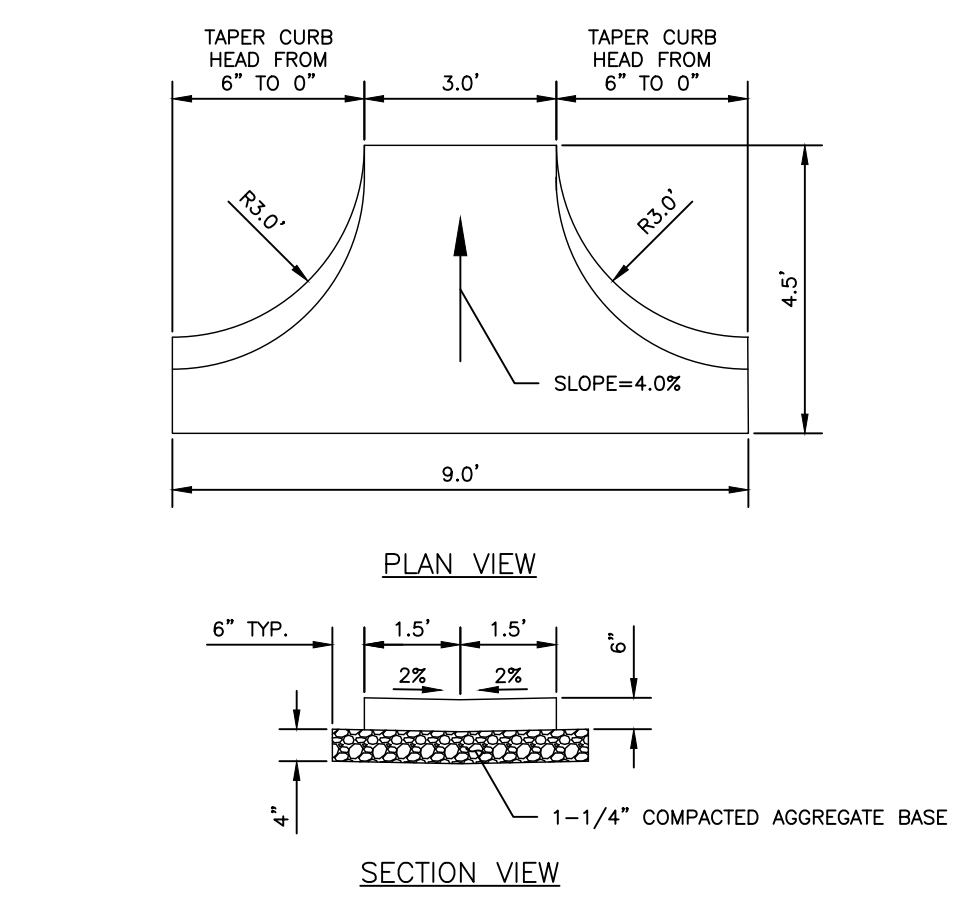
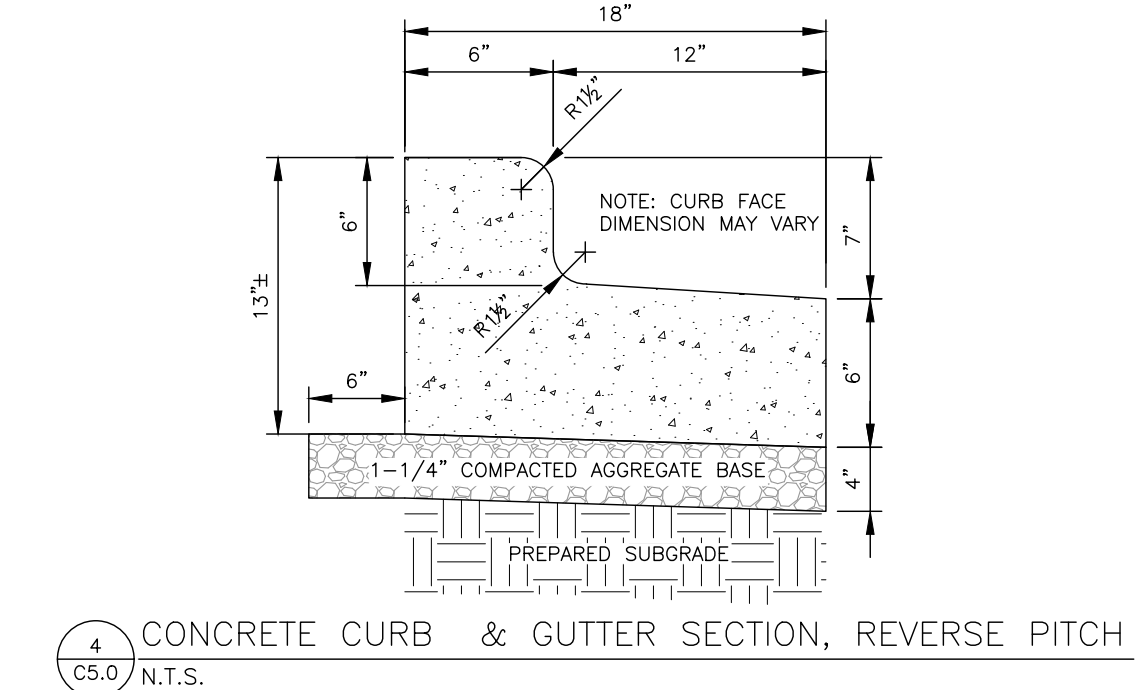
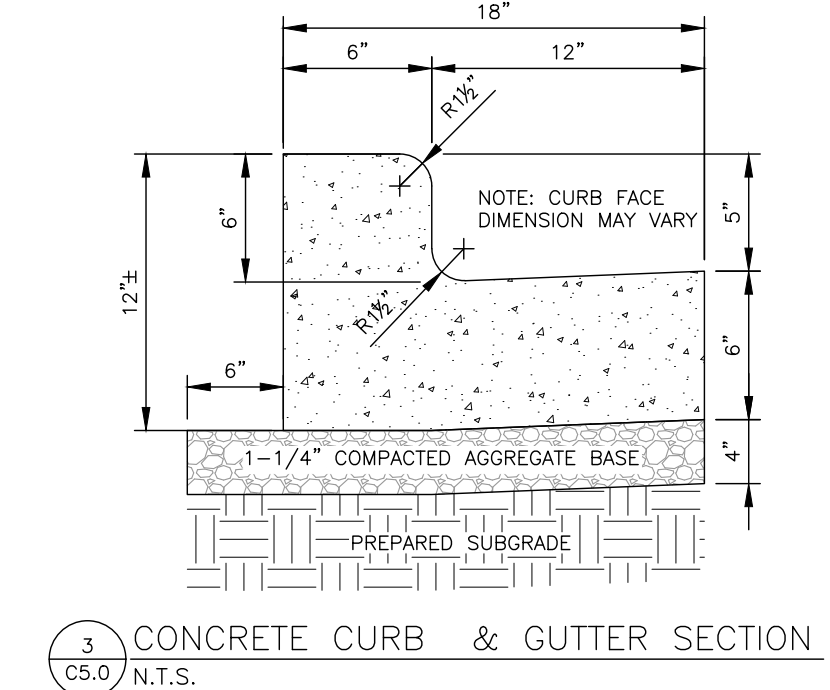
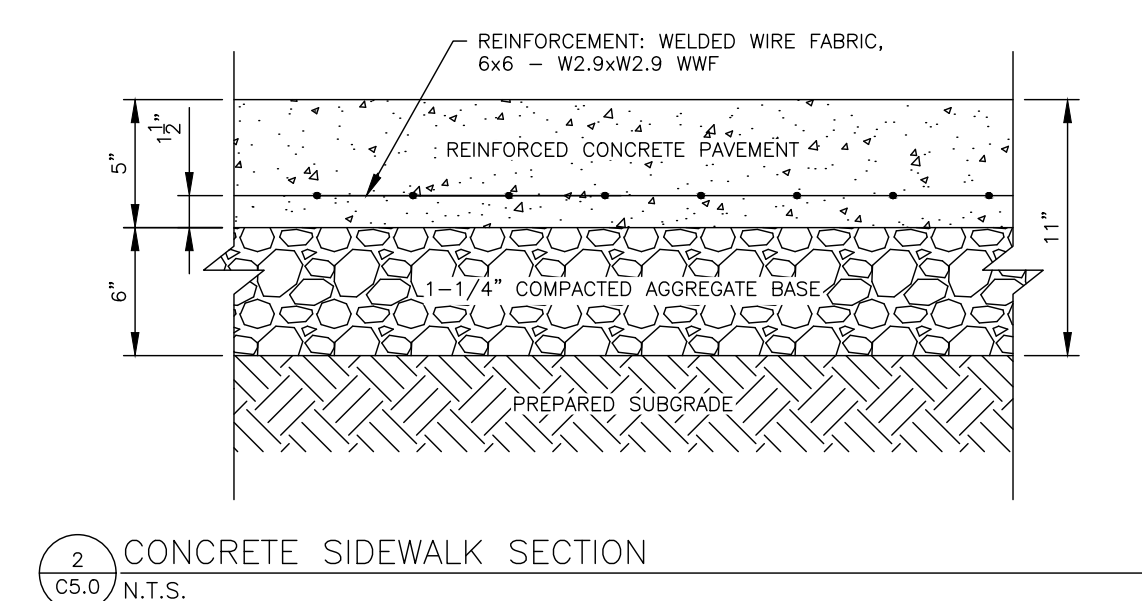
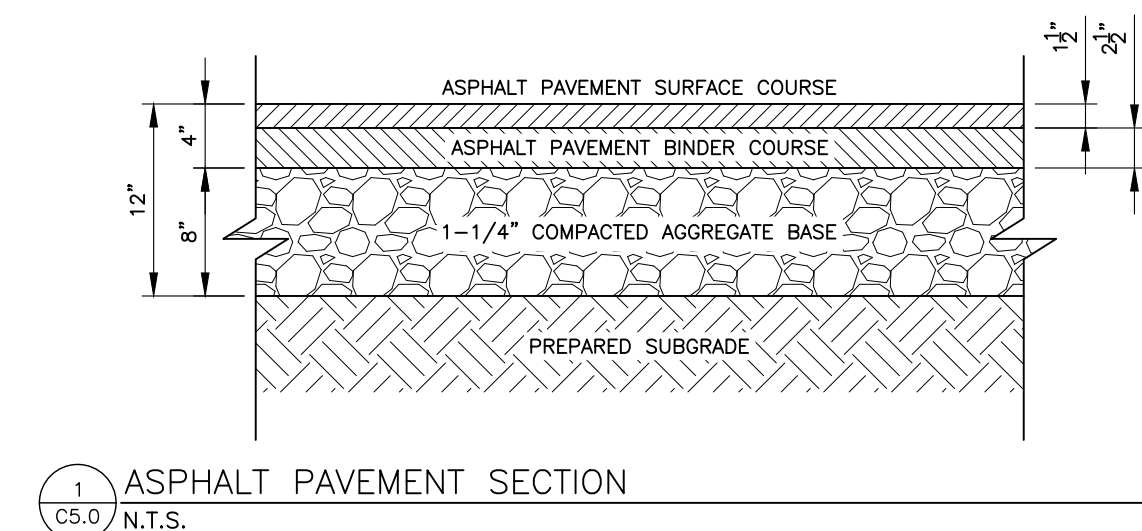
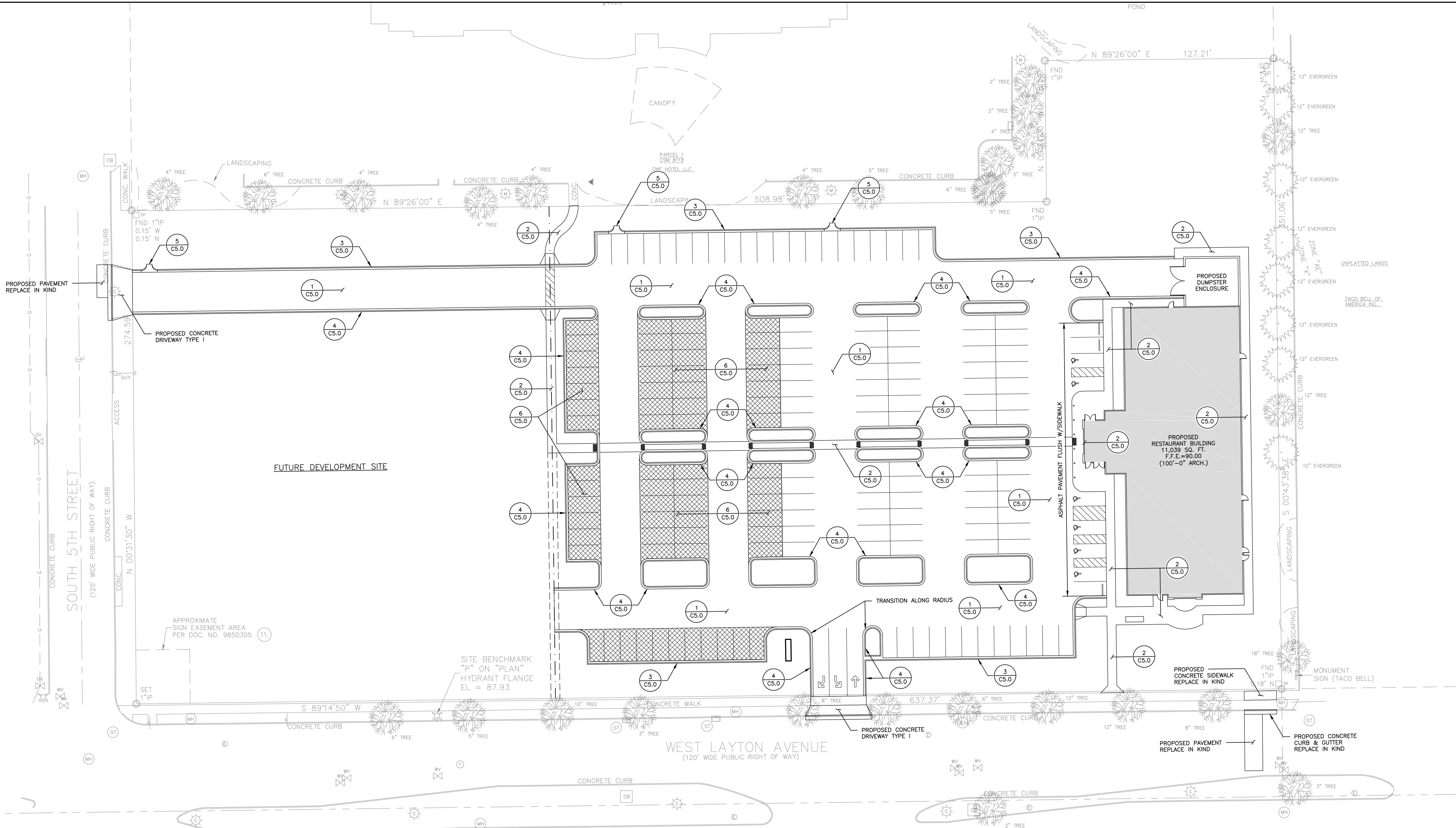
- CONSTRUCTION SEQUENCE:**
1. SILT FENCE (1056)
 2. STORM DRAIN INLET PROTECTION (1060)
 3. STONE TRACKING PAD AND TIRE WASHING (1057)
 4. SEDIMENT BASIN (1064)
 5. CONSTRUCTION SITE DIVERSION (1066)
 - 5.1. TEMPORARY DIVERSION SWALES
 6. DITCH CHECKS (1062)
 7. CHANNEL EROSION MAT (1053)
 - 7.1. CLASS I, TYPE B
 8. DUST CONTROL (1068)
 9. NON-CHANNEL EROSION MAT (1052)
 - 9.1. CLASS I, TYPE A, 2.5:1 OR FLATTER SLOPES
 - 9.2. CLASS I, TYPE B, 2:1 OR FLATTER SLOPES
 10. MULCHING FOR CONSTRUCTION SITES (1058)
 11. SEEDING (1059)
- () DENOTES WDR CONSERVATION PRACTICE STANDARD

- CONSTRUCTION SEQUENCE:**
1. INSTALL PERIMETER SILT FENCE
 2. INSTALL INLET DRAIN PROTECTION IN W. LAYTON AVENUE AND S. 5TH STREET.
 3. INSTALL STONE TRACKING PAD.
 4. CONSTRUCT SEDIMENT BASIN.
 5. INSTALL SEDIMENT BASIN OUTLET STRUCTURE AND STORM SEWER TO S. 5TH STREET.
 6. CONSTRUCT TEMPORARY DIVERSION SWALES.
 7. INSTALL UNDERGROUND DETENTION/RETENTION SYSTEM AND CONNECTING STORM SEWERS.
 8. INSTALL INLET DRAIN PROTECTION IN PARKING LOT STORM INLETS.
 9. PERFORM ROUGH GRADING ACTIVITIES.
 10. CONSTRUCT PARKING LOT.
 11. CONSTRUCT BIOFILTRATION BASINS.
 12. PERFORM FINAL GRADING ACTIVITIES.
 13. STABILIZE ALL DISTURBED AREAS.
 14. REMOVE TEMPORARY EROSION CONTROL MEASURES
 15. STABILIZE ALL DISTURBED AREAS.

**GOLDEN CORRAL
 306 W. LAYTON AVENUE
 MILWAUKEE, WI**

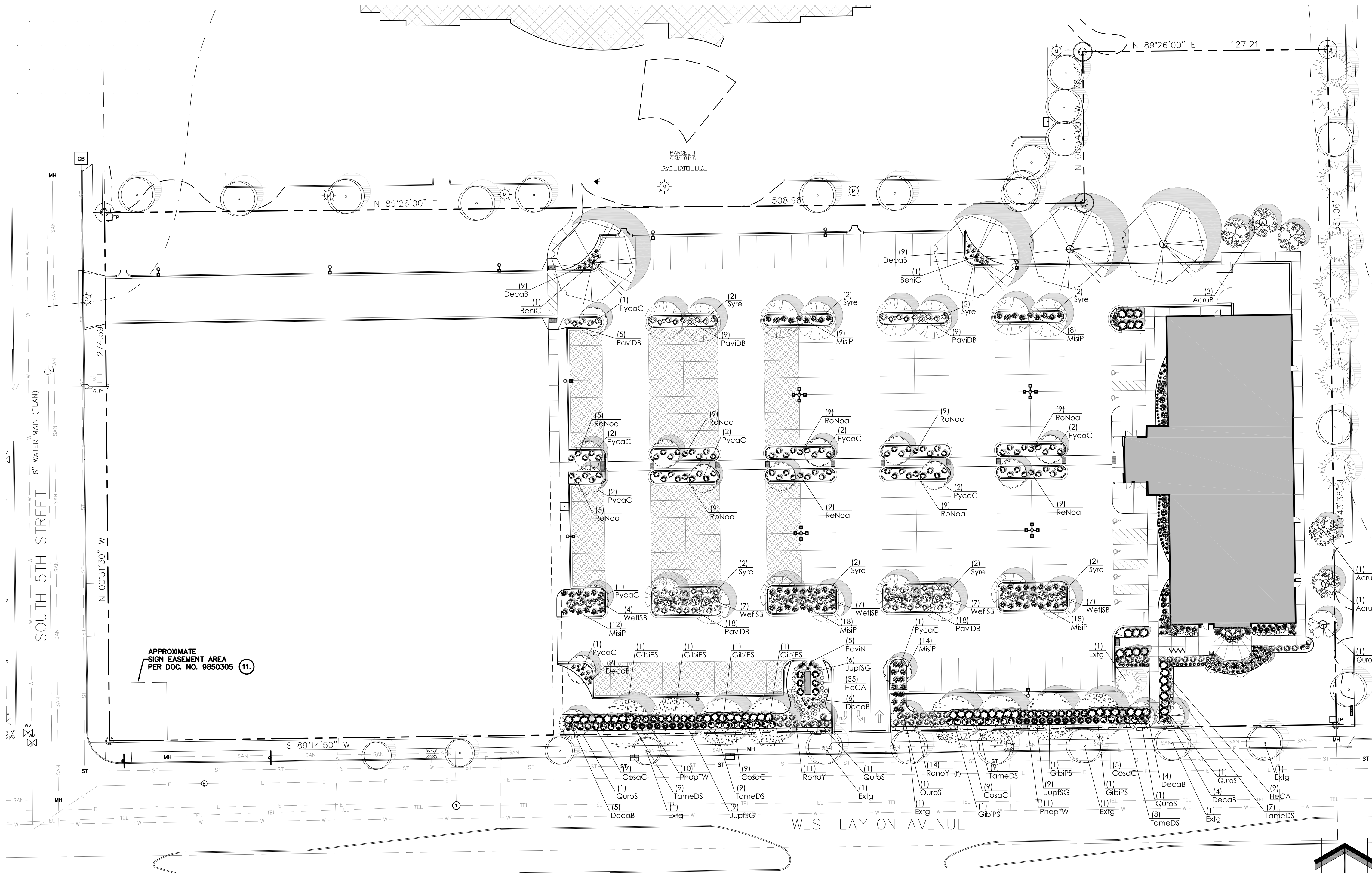
SITE PAVING PLAN

DATE: 02/20/17
 JOB NO.: 16056.044
 DESIGNED BY: MAB
 CHECKED BY: JQJ
 SHEET NUMBER
C5.0



DESCRIPTION

DATE



1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table - LSP1.1

Broadleaf Deciduous Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	Acrub		Acer rubrum 'Brandywine'	Brandywine Red Maple	2 1/2'-Cal - B&B	
4	BernC		Betula Nigra 'Cully'	Heritage River Birch	2 1/2'-Cal - B&B	
8	GibiPS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2'-Cal - B&B	
14	Pycac		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2 1/2'-Cal - B&B	
6	QuoS		Quercus robur 'Skymaster'	Skymaster English Oak	2 1/2'-Cal - B&B	
16	Syre		Syringa reticulata	Ivory Silk tree lilac	2 1/2'-Cal - B&B	
-	Extg		Existing	Existing	Existing	

Broadleaf Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
-	Extg		Existing	Existing	Existing	

Perennial						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
44	HeCA		Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily	4 1/2' pot	

Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
24	JupISG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
42	TameDS		Taxus x media 'Densformis Select'	Select Dense Spreading Yew	18" - 24" - B&B	

Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
46	DecaB		Deschampsia caespitosa Bronzschleier	Bronze Veil Tuft Hair Grass	1-Gal - Cont	
80	MisIP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont	
59	PaviDB		Panicum virgatum 'Dallas Blues'	Dallas Blues Switch Grass	1-Gal - Cont	
5	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	

PARCEL IS ZONED LB1 :
AS PER TABLE 295-405-C
TYPE 'A' LANDSCAPE IS REQUIRED.
A FENCE IS NOT REQUIRED
1. DECIDUOUS STREET TREES (2.5' C) ARE REQUIRED AT 25'-0" O.C.
290 LINEAL FEET OF PARKING ALONG STREET FRONTAGE 290 / 25 = 11.6

2. SHRUBS ARE REQUIRED:
2 STAGGERED ROWS AT A MAXIMUM SPACING OF 4'-0" ON CENTER.

3. AS PER TABLE 295-405-2
INTERIOR PARKING LOT LANDSCAPING
2 TREES (2.5' C) AND 2 SHRUBS FOR EVERY 8 PARKING STALLS
170 PARKING STALLS
43 TREES REQUIRED
43 SHRUBS REQUIRED

LANDSCAPE PLAN GENERAL NOTES

- ** PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. **
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SPECIFIED FOR THE GOLDEN CORRAL PROJECT PLANTING TABLES (SHEETS LSP1.1 & LSP1.2) SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
 - DEVIATIONS FROM THE APPROVED GOLDEN CORRAL PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.4 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD:
ONE 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.4 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERINGS SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADIENTS WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
REQUIRED SEED MIXES:
PREMIUM 60 GRASS SEED MIX REINDEER'S (262) 786-3300
20% AMERICAN KENTUCKY BLUE GRASS
20% ALPINE KENTUCKY BLUE GRASS
20% LANGRASS KENTUCKY BLUE GRASS
20% VICTORY CHEWINGS FESCUE
10% FIESTA III PERENNIAL RYE GRASS
10% CUTTER PERENNIAL RYE GRASS
APPLY AT A RATE OF 175 POUNDS PER ACRE.
REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION
SALT TOLERANT GRASS SEED MIX REINDEER'S 1-262-786-3300
25% FULTS ALKALIGRASS
20% SEA LARK CREEPING RED FESCUE
20% SPARTAN KENTUCKY BLUE GRASS
15% SPARTAN HARD FESCUE
20% QUEBEC PERENNIAL RYE GRASS
APPLY AT A RATE OF 175 POUNDS PER ACRE.
REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION
 - NO-MOW LOW GROW GRASS SEED MIX REINDEER'S
45% SPARTAN HARD FESCUE
40% AZAY SHEEP FESCUE
15% TRANSIT ANNUAL RYE GRASS
APPLY AT A RATE OF 175 POUNDS PER ACRE.
REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION
 - DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED & WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
 - ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-DESICANT TRANSPARENT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION AS WELL MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-9592 www.DiggersHotline.com OR

Know what's below. Call before you dig.

InSITE
LANDSCAPE DESIGN
Landscape Architecture
and Master Planning Design Consulting

11525 W. North Avenue Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitelandscape.com
mdavis@insitelandscape.com

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306 W. Layton Avenue
Milwaukee, WI 53207

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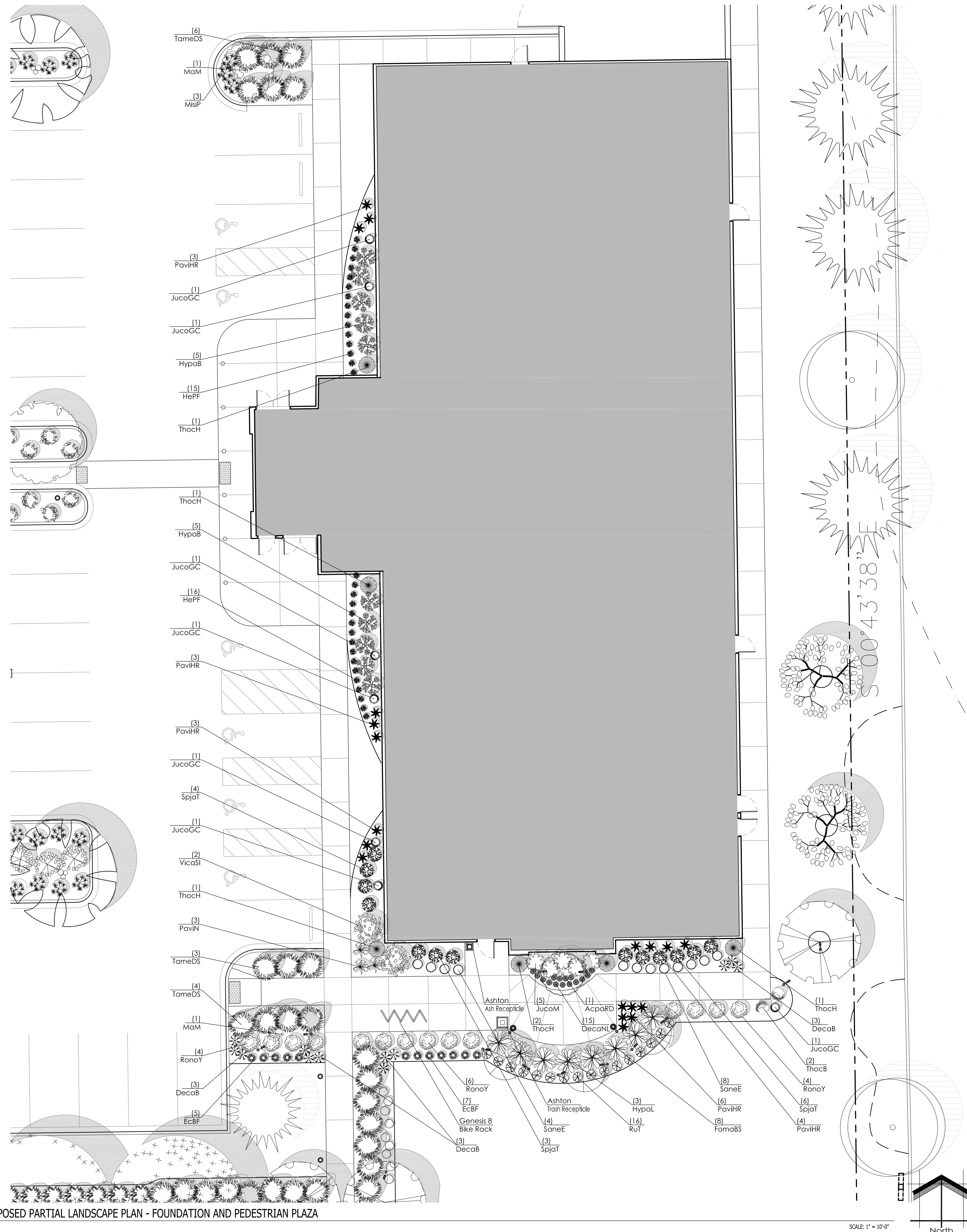
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Sheet Title:
PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 02/20/17
Scale: 1" = 30'-0"
Drawn By: MCD
Job Number: L16-085
Sheet Number:

LSP1.1

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS-



Proposed Plant Material Table - Foundation and Pedestrian Plaza - LSP1.2

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	AcpaRD	○	Acer palmatum dissectum 'Red Dragon'	Red Dragon Japanese Maple	6' - 7' - B&B	
2	MaM	○	Malus 'Marilee'	Marilee Flowering Crab	1 1/2' Cal - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	FomaBS	⊗	Fothergilla major 'Blue Shadow'	Blue Shadow Witch Alder	18" - 24" - Cont	
10	HypaB	⊗	Hydrangea paniculata 'Bobo'	Bobo Hardy Hydrangea	18" - 24" - Cont	
3	HypaL	⊗	Hydrangea paniculata 'Limelight'	Limelight Hardy Hydrangea	4' - 5' - Cont	1
13	SpjaT	⊗	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	18" - Cont	
14	RonoY	⊗	Rosa x 'Noalesa'	Flower Carpet Yellow Groundcover Rose	18" - Cont	
2	VicaSI	⊗	Viburnum carlesii 'J.N. Select A'	Spice Island Koreanspice viburnum	24" - 30" - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	JucoGC	⊗	Juniperus communis 'Gold Cone'	Gold Cone Juniper	3' - 4' - B&B	
5	JucoM	⊗	Juniperus communis 'Mondap'	Alpine Carpet Juniper	18" - 24" - B&B	
13	TameDS	⊗	Taxus x media 'Densformis Select'	Select Dense Spreading Yew	18" - 24" - B&B	
2	ThocB	⊗	Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - 24" - Cont	
6	ThocH	⊗	Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	4' - 5' - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
15	DecaNL	⊗	Deschampsia caespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	1-Gal - Cont	
12	DecaB	⊗	Deschampsia caespitosa Bronzeschleier	Bronze Veil Tuft Hair Grass	1-Gal - Cont	
3	MisIP	⊗	Miscanthus sinensis 'Purpuracens'	Purple Silver Grass	1-Gal - Cont	
19	PaviHR	⊗	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	
3	PaviN	⊗	Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
12	EcBF	⊗	Echinacea 'Burgundy Fireworks'	Burgundy Fireworks Coneflower	4 1/2' pot	
31	HePF	⊗	Heuchera x 'Peach Flambe'	Peach Flambe Coral Bells	1-Gal - Cont	
16	RuT	⊗	Rudbeckia 'TigerEye'	TigerEye Gloriosa Daisy	4 1/2' pot	
12	SaneE	○	Salvia nemorosa 'East Friesland'	East Friesland Salvia	4 1/2' pot	

Comments
1. Tree Form - Single Stem Specimen

INSITE
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Tel (414) 476-1204
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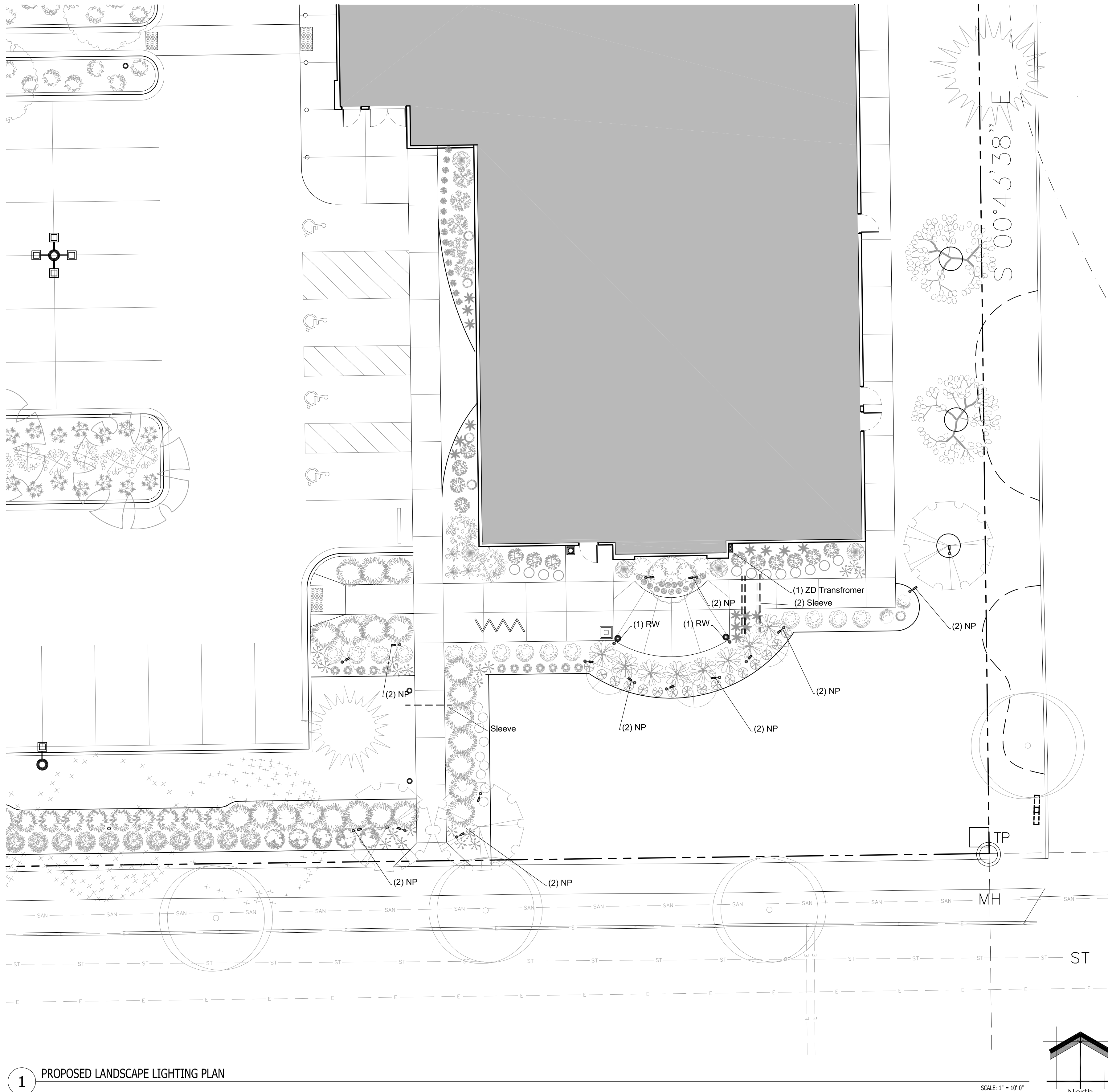
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Sheet Title:

PROPOSED PARTIAL LANDSCAPE PLAN AT FOUNDATION & PEDESTRIAN PLAZA, AND PLANT MATERIAL TABLE

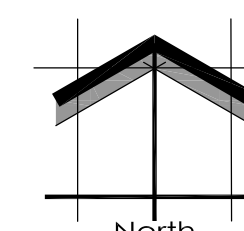
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Job Number: L16-085
Sheet Number:

LSP1.2



1 PROPOSED LANDSCAPE LIGHTING PLAN

SCALE: 1" = 10'-0"



LANDSCAPE LOW VOLTAGE LIGHTING SCHEDULE

Quantity	Code Name	Symbol	Description
16	NP NP-ZD-3LED-BZ		FX-LUMINAIRE NP UP LIGHT W/ 3 LED LAMP & BRONZE METALLIC FINISH ON A LARGE SLOT SPIKE AND RISER. COLOR TEMPERATURE RANGE TO BE SET AT 3000 DEGREES KELVIN FOR UPLIGHTING PLANT MATERIAL. REFER TO CUT SHEETS FOR FURTHER INFORMATION AND INSTALLATION INSTRUCTIONS.
2	RW RW-ZD-3LED-24R-BZ		FX-LUMINAIRE RW DIRECTIONAL PATH LIGHT W/ 3 LED LAMP & BRONZE METALLIC FINISH WITH A 24" RISER SUPER J BOX (S-J-12). REFER TO CUT SHEETS FOR FURTHER AND INFORMATION AND INSTALLATION INSTRUCTIONS.
1	Transformer PX-300		FX-LUMINAIRE LUXOR ZD 300 WITH COLOR WATT TRANSFORMER W/ STAINLESS STEEL FINISH FINISH. LUXOR WI-FI MODULE P/N FXWIFIMOD. REFER TO CUT SHEETS FOR FURTHER INFORMATION AND INSTALLATION INSTRUCTIONS. LOCATIONS TO BE DETERMINED
	Pipe Sleeve and Cable		Approximate locations for pipe sleeve and cabling

LOW VOLTAGE LIGHTING INSTALLER'S NOTE:

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S 'MARK SETS' OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LIGHTING INSTALLER AT NO COST TO OWNER.
- DEVIATIONS FROM THE APPROVED THE GOLDEN CORRAL PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE LIGHTING INSTALLER /CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- LOW VOLTAGE FIXTURES TO BE INSTALLED BY FX LUMINAIRE FACTORY-TRAINED & CERTIFIED TECHNICIANS WHOM IS ABLE TO PROVIDE LUXOR ZD & ZDC SYSTEM PROGRAMMING AND IN-FIELD SUPPORT.
- FIXTURES SHALL BE INDIVIDUALLY PROGRAMMABLE & DIMMABLE TO ACHIEVE MULTIPLE LUMEN OUTPUTS BASED ON LOCATION AND APPLICATION OF EACH FIXTURE. SEE "LIGHTING PROGRAM SCHEDULE."
- LIGHTING CONTROLLER SHALL BE WI-FI COMPATIBLE TO ALLOW APP-BASED ON DEMAND SWITCHING & DIMMING OF INDIVIDUAL FIXTURES.
- RECOMMENDED LIGHTING SUPPLIER: REINDERS INC. REINDERS IS AN AUTHORIZED FX LUMINAIRE MASTER DISTRIBUTOR AND IS FACTORY-TRAINED & CERTIFIED TO PROVIDE IN-FIELD SUPPORT FOR THE INSTALLATION AND PROGRAMMING OF LUXOR ZD & ZDC SYSTEMS. CONTACT: JOEL REINDERS, JFR@REINDERS.COM, 262-372-5780.
- ALL FIXTURES ARE TO RECEIVE BETWEEN 10.0 AND 15 VOLTS.
- INSTALLATION OF FIXTURES AND ASSOCIATED EQUIPMENT ARE TO CONFORM TO NEC AND UL 1838.
- CONTRACTOR TO VERIFY EXISTING POWER LOCATIONS AND REQUIREMENTS.
- PIPE SLEEVES ARE TO BE 2" WATER TIGHT SCHEDULE 40 PIPE AND SHOULD BE BURIED IN THE SOIL AT A 6" MINIMUM DEPTH (IN AREAS SUCH AS LAWNS AND FLOWER BEDS 10'-12" IS RECOMMENDED TO AVOID DAMAGE FROM TILLING OR AERATION AND EDGING).
- METAL FENCE INSTALLER TO COORDINATE WITH LIGHTING INSTALLER REGARDING INSTALLATION LOGISTICS AND TIMING.
- CONCRETE CONTRACTOR TO COORDINATE WITH LIGHTING INSTALLER REGARDING THE INSTALLATION OF PIPE SLEEVES. CABLE AND ELECTRICAL BOXES BEING PLACED IN CONCRETE FORMS. PIPE SLEEVES ARE TO BE PLACED IN GRANULAR BASE COURSE ENDS ARE TO BE TAPED SHUT AND MARKED WITH FLAGS.
- ALL CABLE TO BE PROTECTED IN 1" SLEEVE, MINIMUM.
- ALL FIXTURES THAT ARE SPECIFIED AS LED COLOR CHANGING SHALL USE RGBW TECHNOLOGY AND SHALL HAVE ADJUSTABILITY OF THE FOLLOWING ATTRIBUTE VALUES: HUE, SATURATION AND INTENSITY. COLOR PALETTES WILL BE DETERMINED UPON INSTALLATION AND/OR FINAL WALK THROUGH.
- ALL LOW VOLTAGE LIGHTING CABLE CONNECTIONS TO BE DONE WITH A SILICONE-FILLED LOCKING KITCHLER 155298LPRO CONNECTOR OR ACE BRASS SCREW-TIGHT LUG WITH SHRINK TUBE CONNECTOR
- LOW VOLTAGE LIGHTING CABLE SHALL BE UL (1493) AND RATED FOR OUTDOOR USE (SUNLIGHT RESISTANT). LOW VOLTAGE LIGHTING CABLE GAUGE TO BE SIZED APPROPRIATELY BASED ON THE LOAD AND LENGTH OF THE LIGHTING RUN.
- LANDSCAPE LIGHTING CONTRACTOR TO COORDINATE POWER REQUIREMENTS AND LOCATION OF EXTERIOR / WATER PROOF GFCI OUTLETS FOR PROPOSED NEW TRANSFORMER LOCATIONS WITH GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT.
- REVIEW AND FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS FOR MOUNTING AND INSTALLING TRANSFORMERS
- OWNER TO COORDINATE WITH LANDSCAPE ARCHITECT AND LIGHTING INSTALLER LIGHT SELECTION OF COLOR CAPABLE (ZDC) VERSUS NON COLORED (ZD) LIGHT FIXTURES.
- FINAL THEME COLORS (IF DESIRED) AND TIMES TO BE ADJUSTED WITH OWNER AFTER INSTALLATION.

INSITE
LANDSCAPE DESIGN
Landscape Architecture
and Master Planning Design Consulting
11525 W. North Avenue Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitelandscape.com
mdavis@insitelandscape.com

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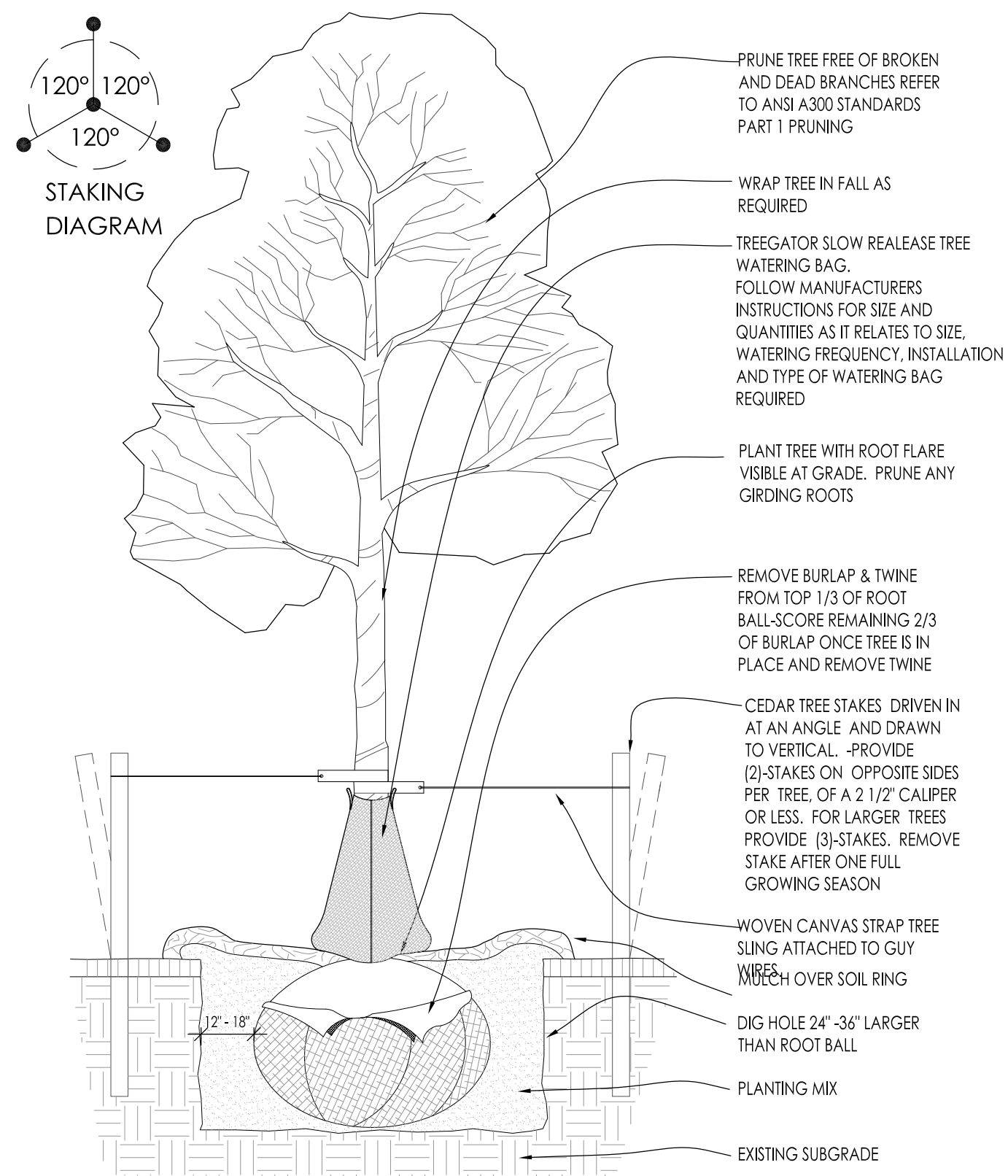
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Sheet Title:
PROPOSED LANDSCAPE LIGHTING PLAN, GENERAL NOTES, AND FIXTURE SCHEDULE

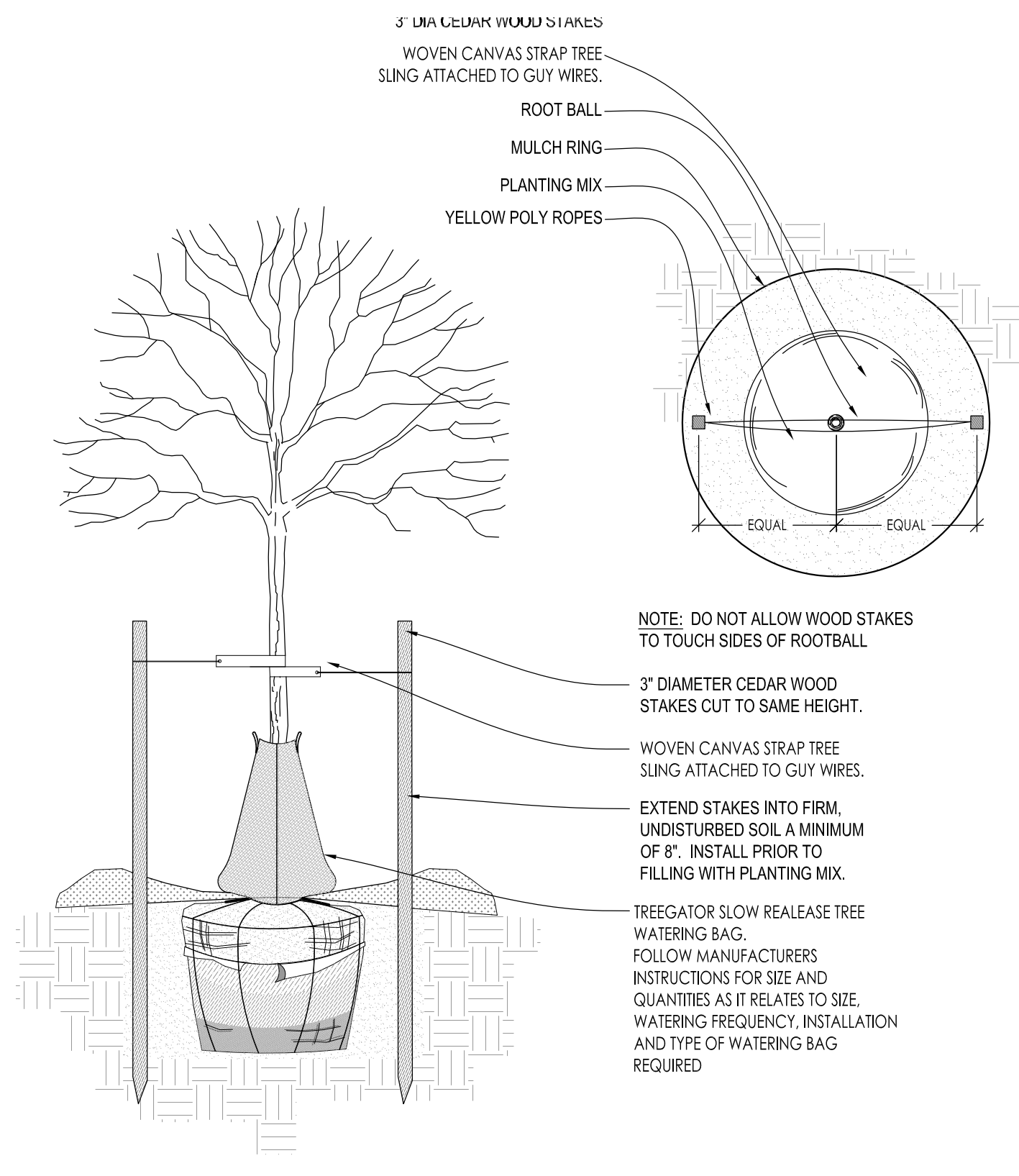
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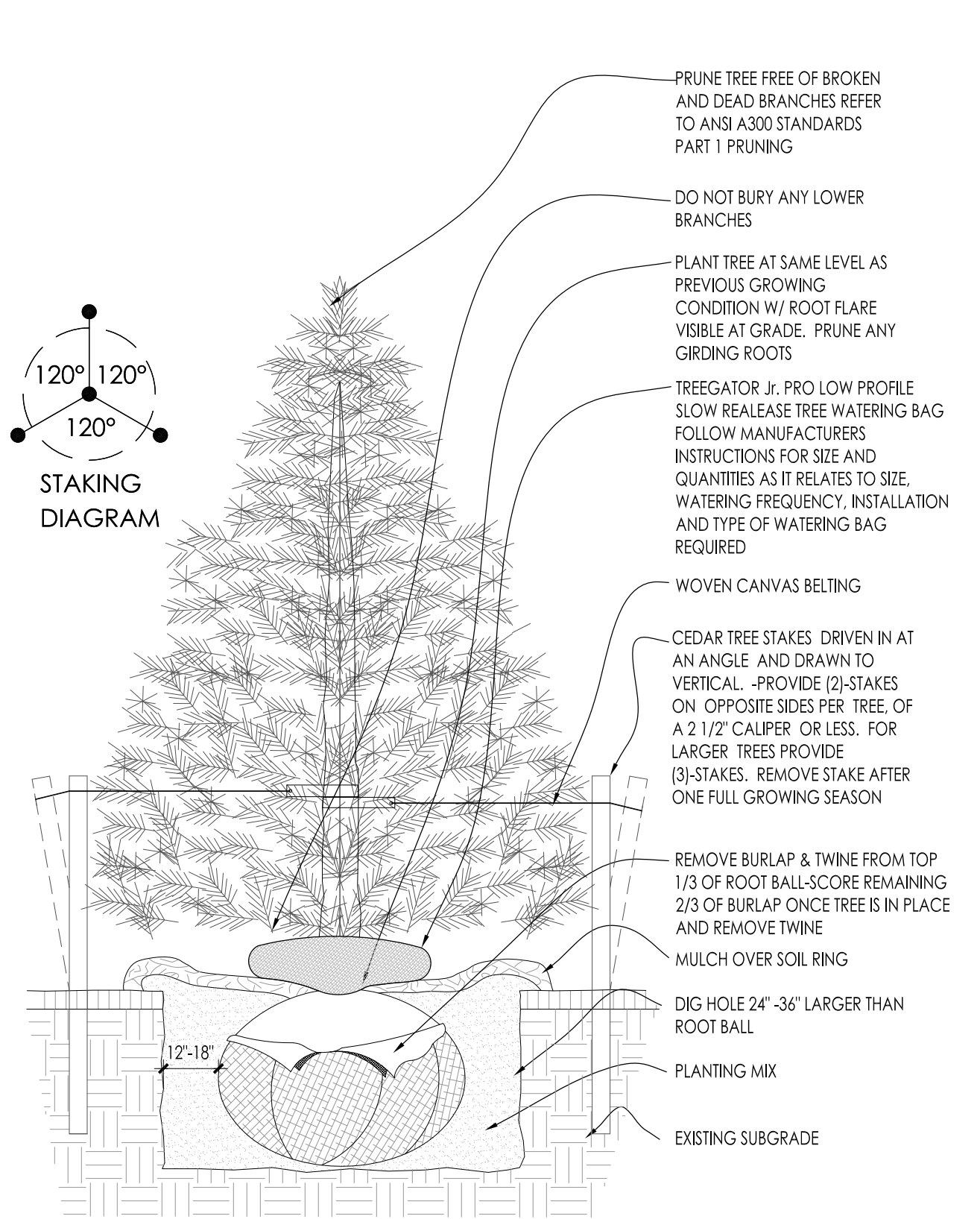
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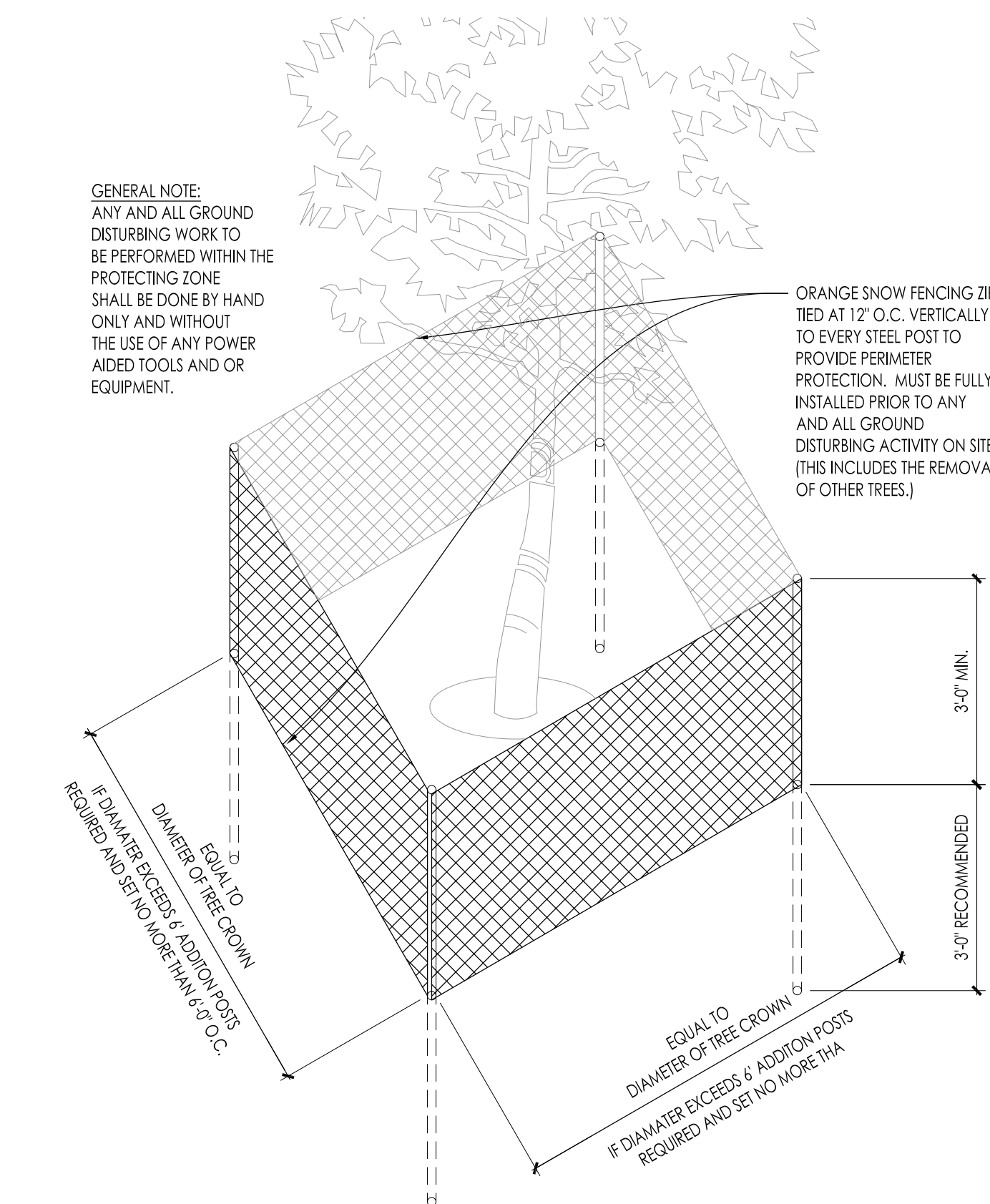
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



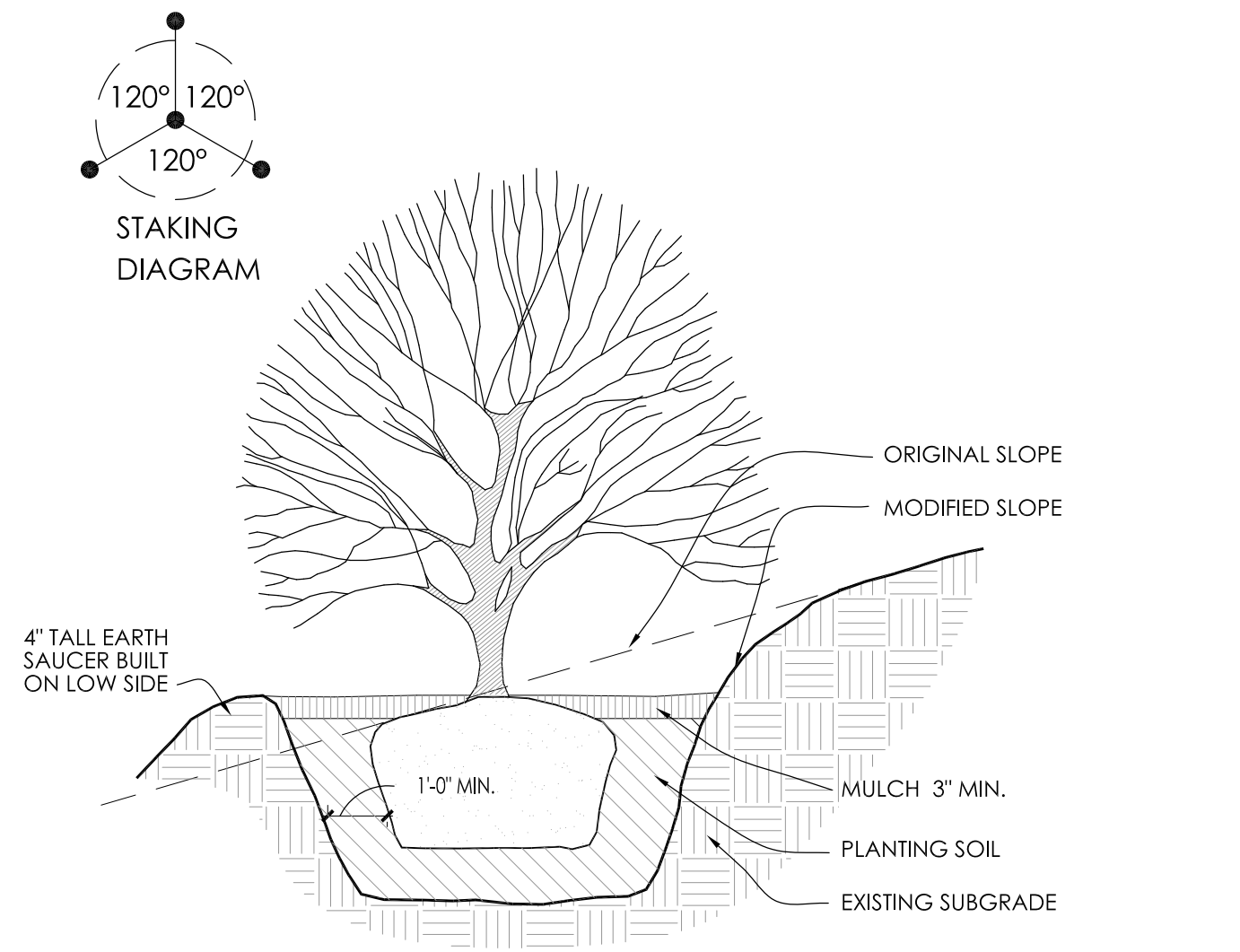
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



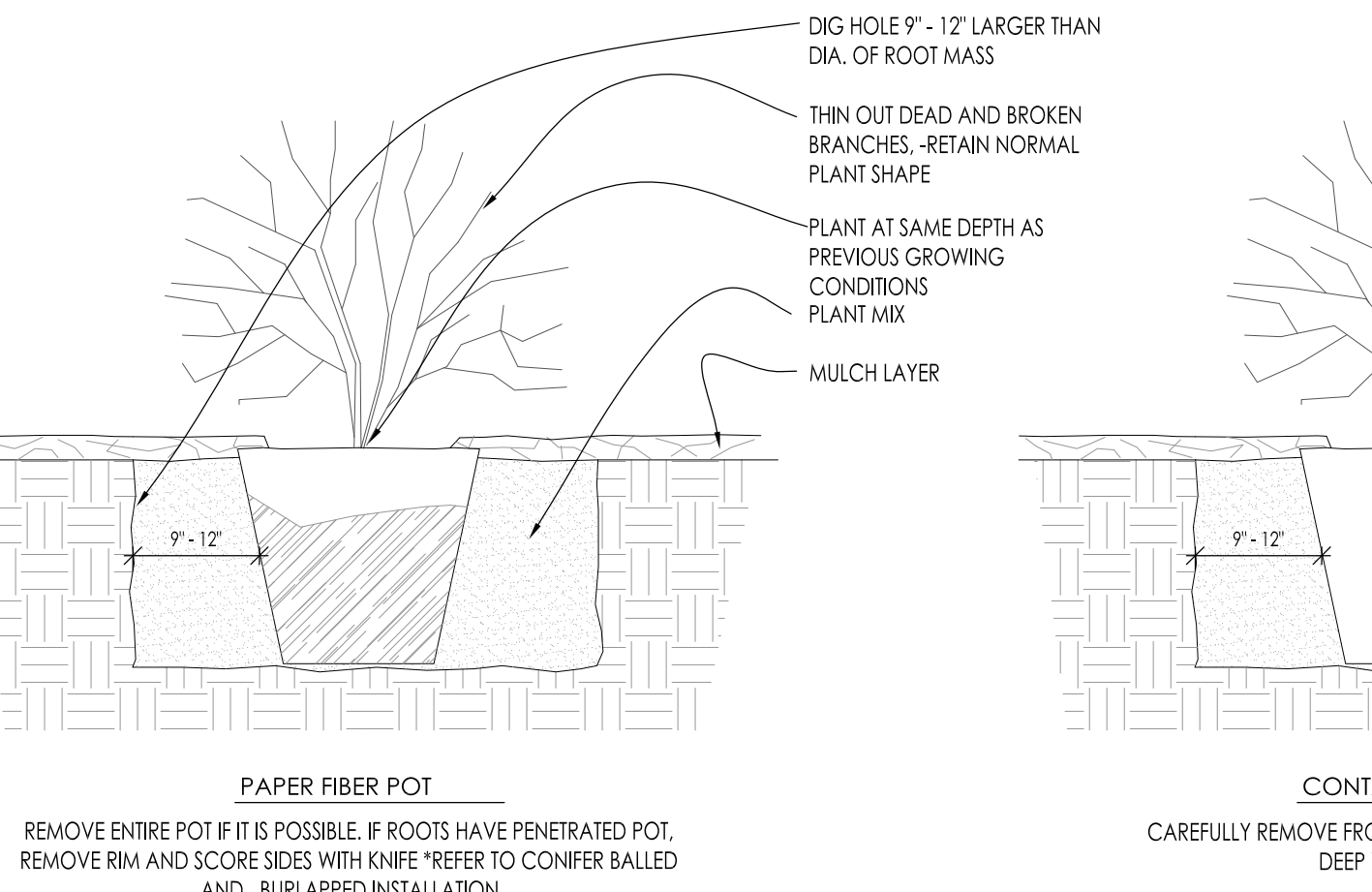
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



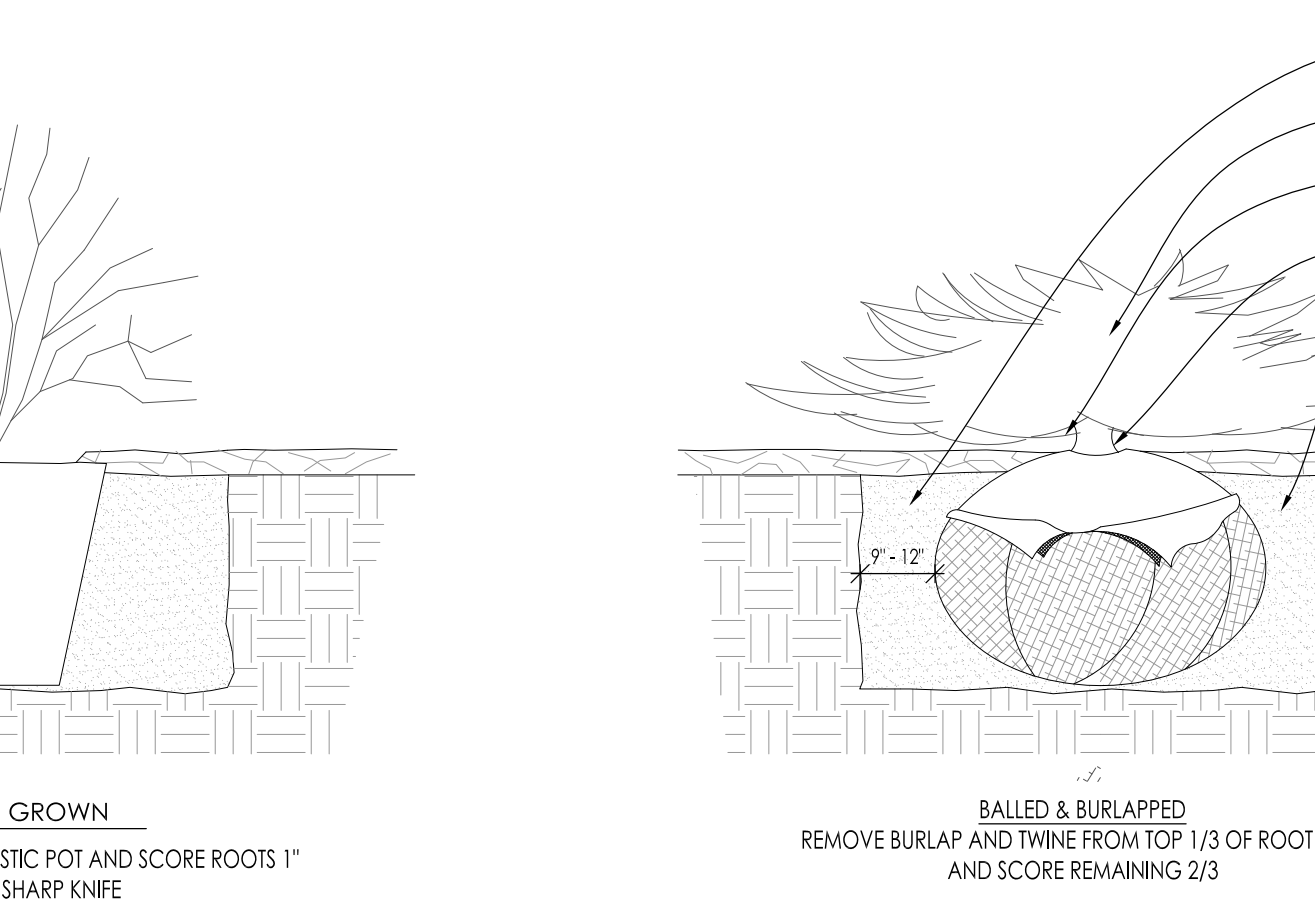
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



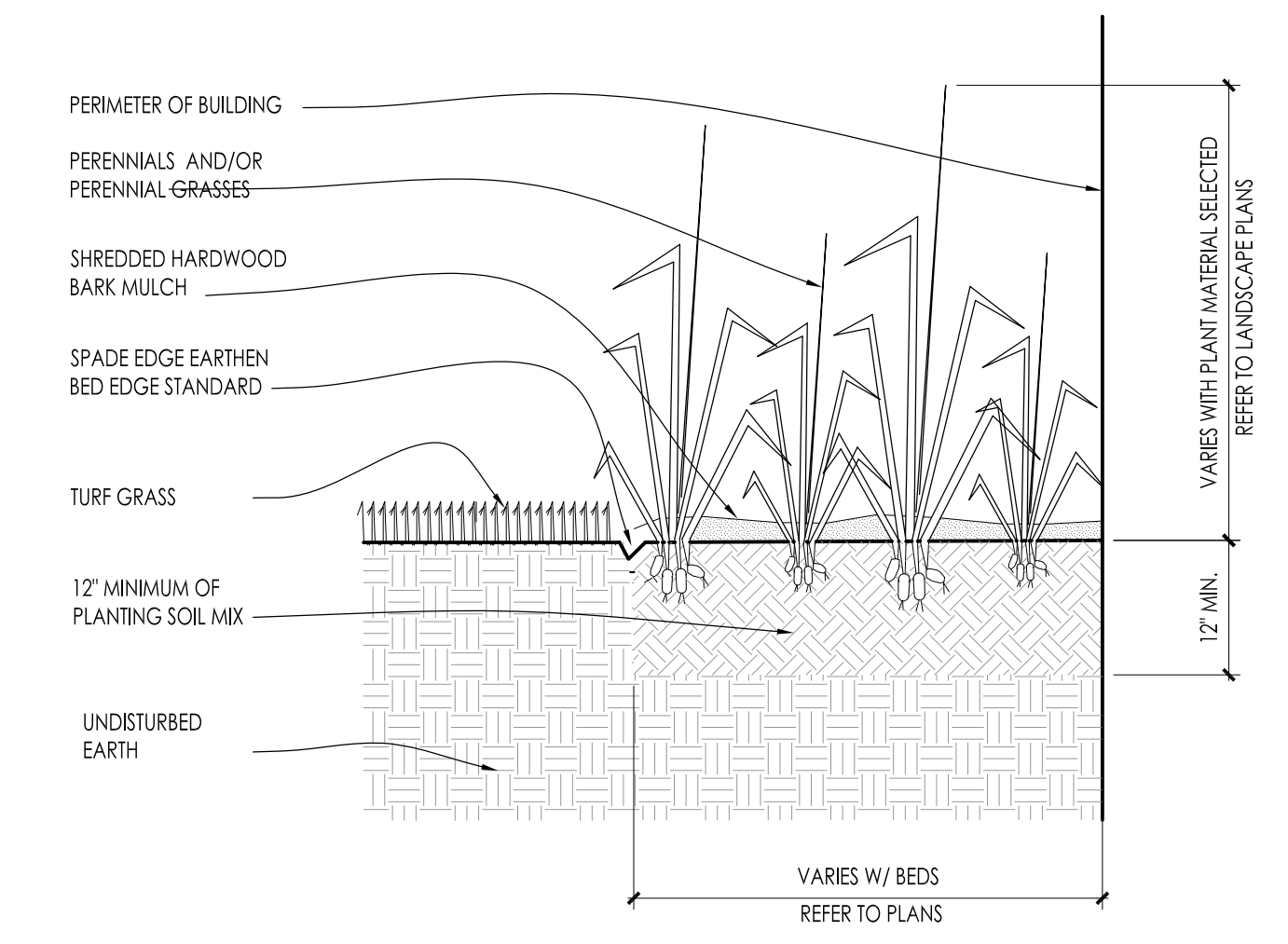
5 SLOPE PLANTING DETAIL SCALE: NONE



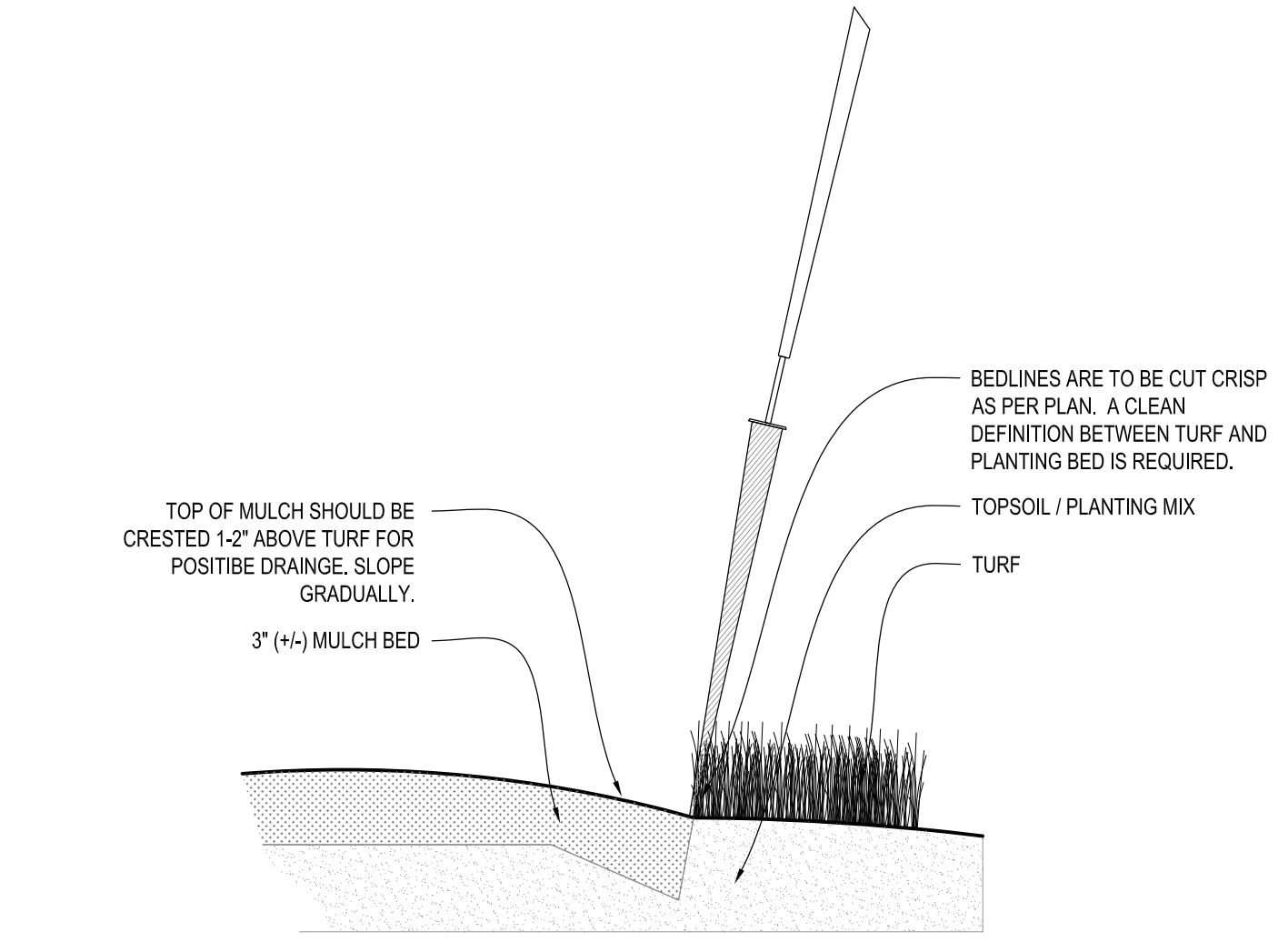
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

Issuance and Revisions:

Date	Number	Description
12/16/16		Client Review Submittal
01/17/17		BOZA Review Meeting
02/02/17		BOZA Submittal
02/20/17		Plan Commission Submittal

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Sheet Title:
PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing: 02/20/17
Scale: As Noted
Drawn By: MCD
Job Number: L16-085
Sheet Number:

LSP1.4

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L16-085 - GOLDEN CORRAL - 02/20/2017

Project:

GOLDEN CORRAL

306 W. Layton Avenue
Milwaukee, WI 53207

Issuance and Revisions:

Date	Number	Description
12/16/16		Client Review Submittal
01/17/17		BOZA Review Meeting
02/02/17		BOZA Submittal
02/20/17		Plan Commission Submittal

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Sheet Title:

PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND FIXTURE TABLE

Date of Drawing: 02/20/17

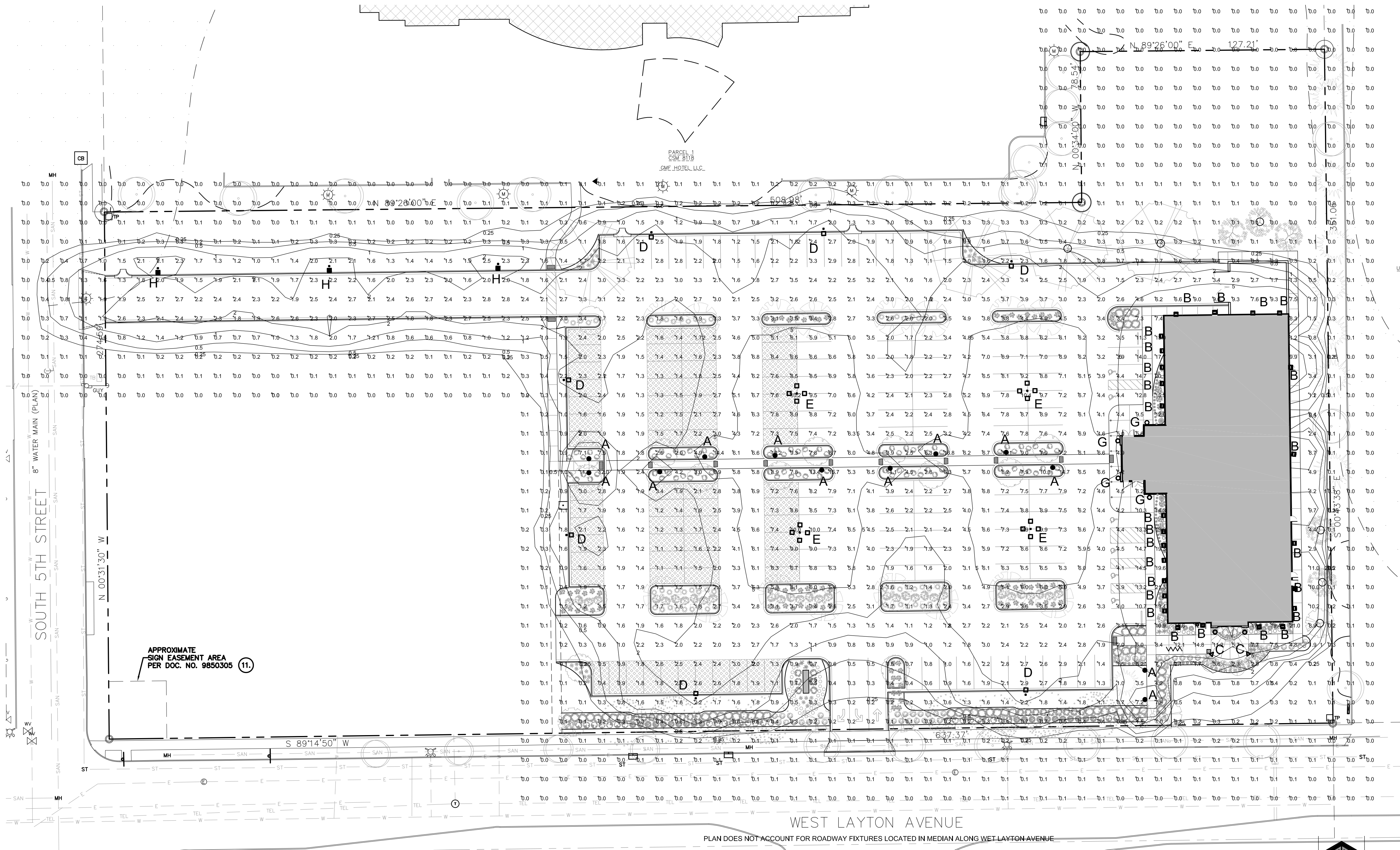
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Drawn By: MCD

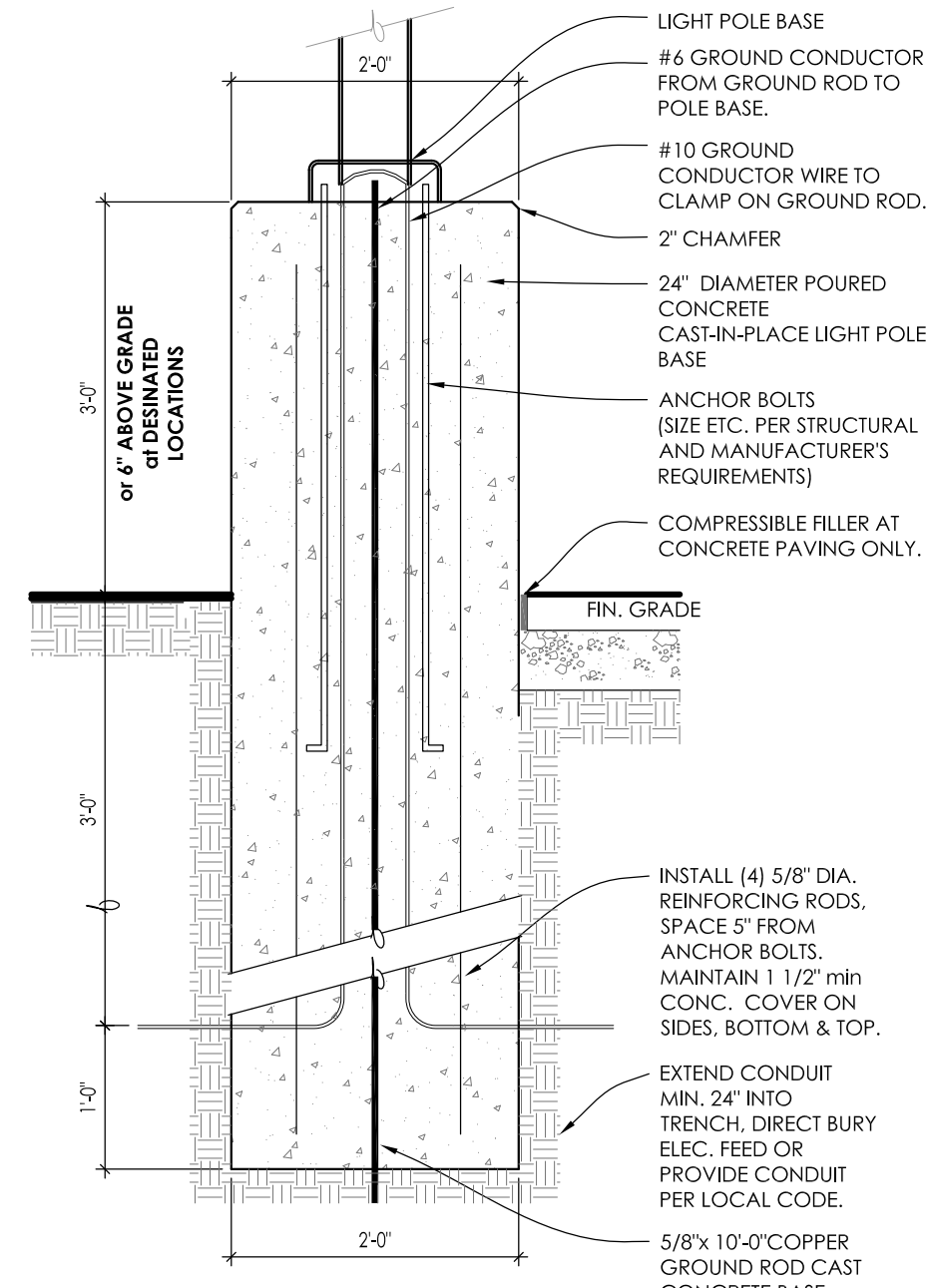
Job Number: L16-085

Sheet Number: PHO1.1

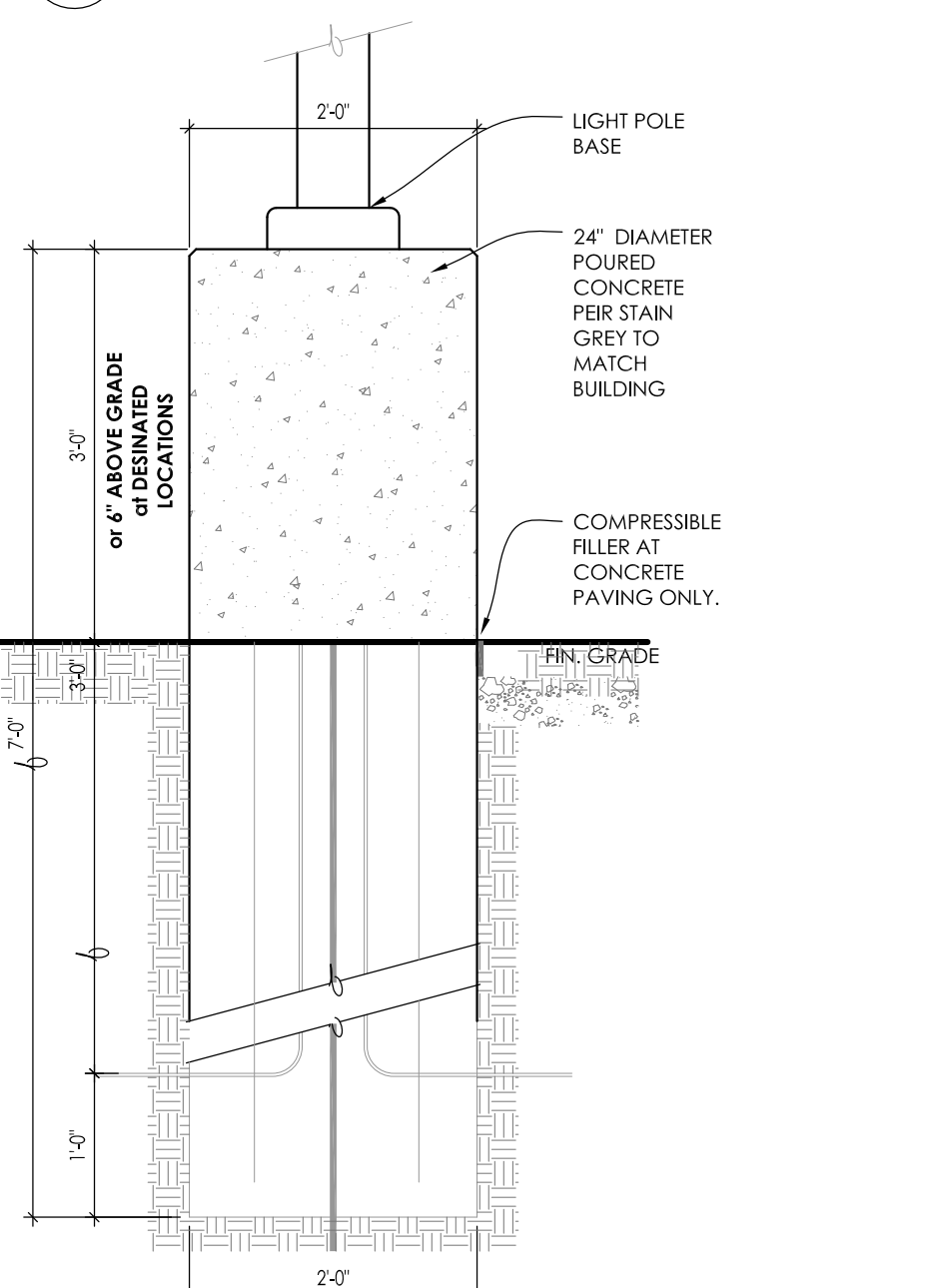
PHO1.1



1 PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN



2 PARKING LOT LIGHT POLE BASE - SECTION



3 PARKING LOT LIGHT POLE BASE - ELEVATION

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
●	A	12	PWY-EDG-5M-xx-02-E-UL-350 or BXPx518E-UH	Cree Edge Pathway Luminaire, Type V Medium, 18 LEDs, 120-277V, 350mA, 5700K	Eighteen type XP-G2 LEDs	PWY-EDG-5M-xx-02-E-UL-350_PL05699-001B.IES	Absolute	1.00	21.5
□	B	25	XSPWx3FC-U	Cree XSPW Series Wallpack Luminaire, Type III Medium, 5700K, C Input Power Designator	4 type MDA LEDs	XSPWx3MCL-RESTL-2014-0030.IES	Absolute	1.00	42.96
△	C	2	RW-3LED-12R-BZ	7-1/2" L, X 4-1/8" W, X 3/4" LED PATHLIGHT DIFFUSED LENS LOW VOLTAGE LIGHT FIXTURE REFER TO LSP1.3 FOR FURTHER INFORMATION		RW-3LED-12R-XX.IES	Absolute	1.00	7.88
□	D	7	OSQ A NM 4ME A 57K-UL-CS w/OSQ-BLSMF CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, A Input Power Designator, 5700K	CONFIGURED FROM Twelve type MDA LEDs	OSQ A xx 4ME A 57K-UL w-OSQ-BLSMF_CONF IGURED.IES	Absolute	1.00	112
□	E	4	OSQ A NM 4ME A 57K-UL-CS w/OSQ-BLSMF CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 5700K	CONFIGURED FROM Eight type MDA 4000K LEDs	OSQ A xx 4ME A 57K_CONF IGURED.IES	Absolute	1.00	448

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	G	6	674-43-W4/4835-UNV-GRM	SHAPER 674 LUMINOUS WALL SCONCE WITH HORIZONTAL TRIM BARS AND VERTICAL FIN DETAIL, GUN METAL	(54) COOPER LIGHTING 3500K LEDES	674-43-W-L4_835.IES	Absolute	1.00	31.3
□	H	7	OSQ A NM 2ME B 57K-UL-CS w/OSQ-BLSMF CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type II Medium w/ Backlight Shield, B Input Power Designator, 5700K	CONFIGURED FROM MDA LEDs	OSQ A xx 2ME B 57K-UL w-OSQ-BLSMF_CONF IGURED.IES	Absolute	1.00	86

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	28.5 fc	0.0 fc	N / A	N / A

PHOTOMETRIC GENERAL NOTES:

- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
- THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.

EXISTING CONDITIONS GENERAL NOTES:

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	G	6	674-43-W4/4835-UNV-GRM	SHAPER 674 LUMINOUS WALL SCONCE WITH HORIZONTAL TRIM BARS AND VERTICAL FIN DETAIL, GUN METAL	(54) COOPER LIGHTING 3500K LEDES	674-43-W-L4_835.IES	Absolute	1.00	31.3
□	H	7	OSQ A NM 2ME B 57K-UL-CS w/OSQ-BLSMF CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type II Medium w/ Backlight Shield, B Input Power Designator, 5700K	CONFIGURED FROM MDA LEDs	OSQ A xx 2ME B 57K-UL w-OSQ-BLSMF_CONF IGURED.IES	Absolute	1.00	86

LUMINAIRE HEIGHT

ALL NEW POLE MOUNTED FIXTURES ARE TO BE INSTALLED ON A 22'-0" CL-4011 SQUARE STEEL POLE w/ SILVER FINISH ON TOP OF A 3'-0" CONCRETE BASE. FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT HARDWARE ISNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED AND BRONZE FINISH w/ OPTIONAL PHOTOCELL CONTROL

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS & OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS & OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

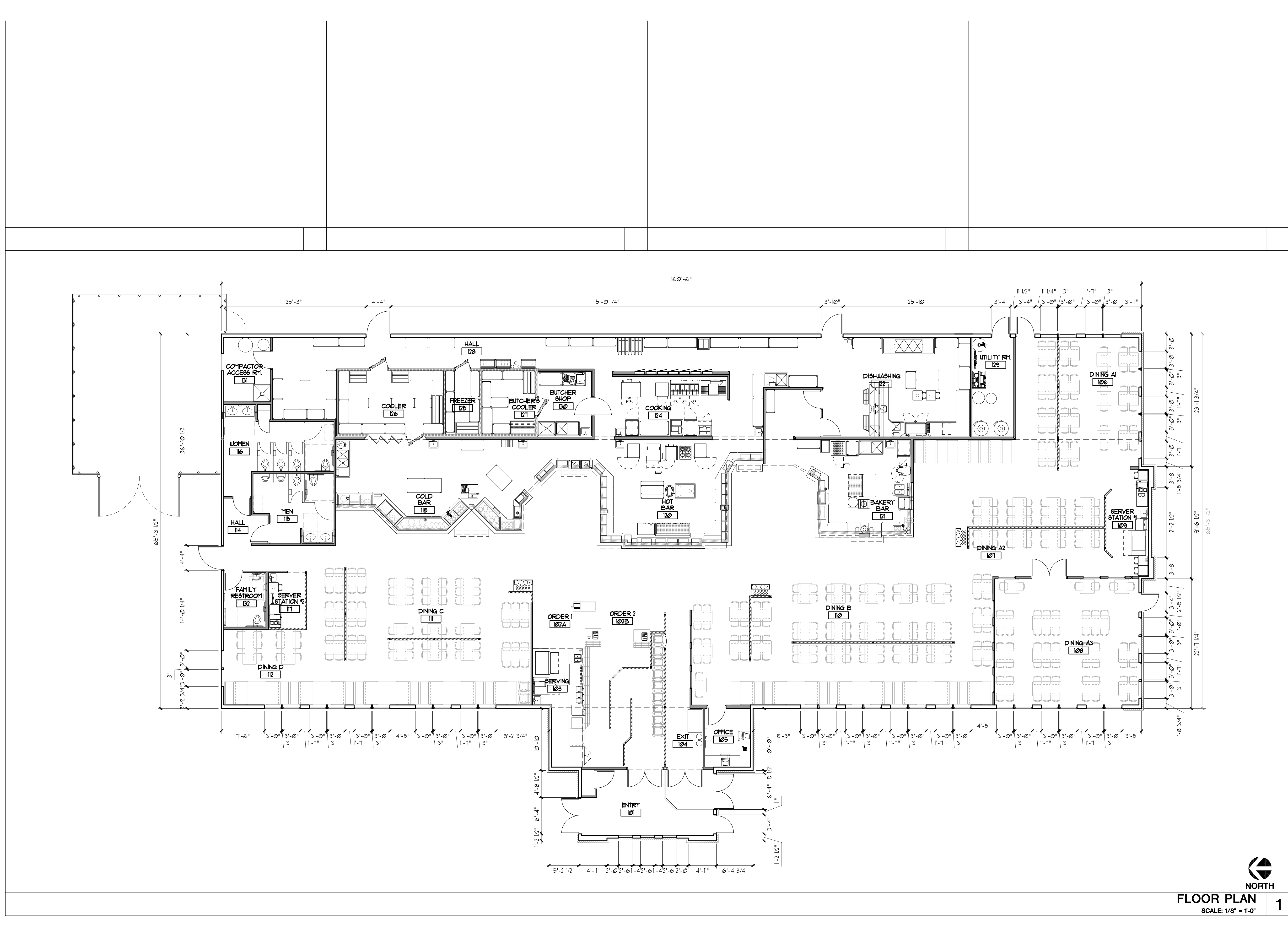
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (242) 432-7910 (877) 500-9592 www.DiggersHotline.com OR

811
Know what's below.
Call before you dig.

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FLOOR PLAN
SCALE: 1/8" = 1'-0" 1

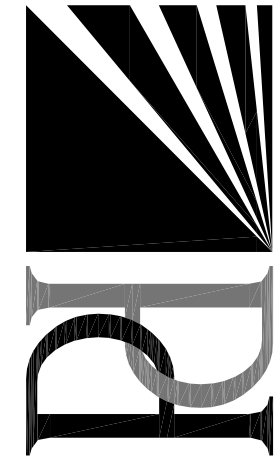
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REV. #	REV. DATE	DESCRIPTION	REV. BY:
02/20/2017		CITY PLAN COMMISSION SUBMITTAL	
03/02/2017		CITY PLAN COMMISSION REVISION	

Project:
New Development:
Golden Corral Restaurant
306 W Layton Ave,
Milwaukee, WI 53207

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1751



Drawing Title:
FLOOR PLAN

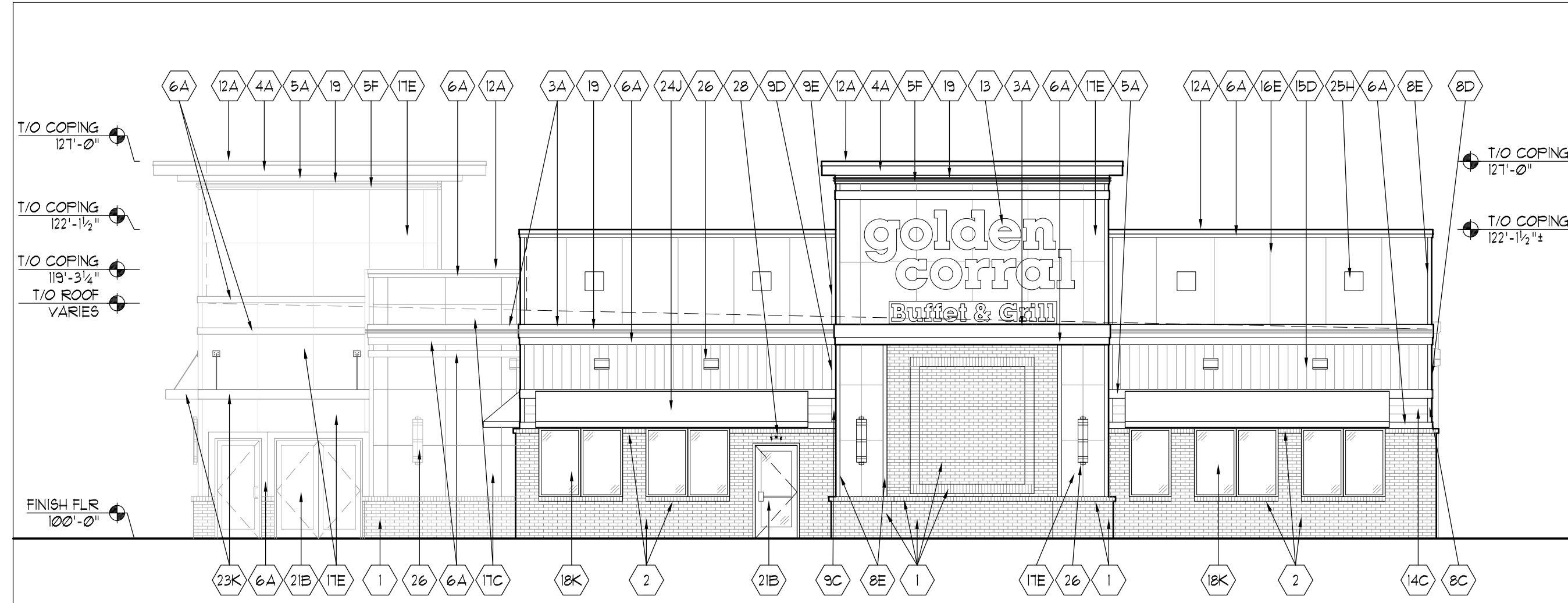
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Drawn: RTL
Job: 16-132

Sheet:
A1.1

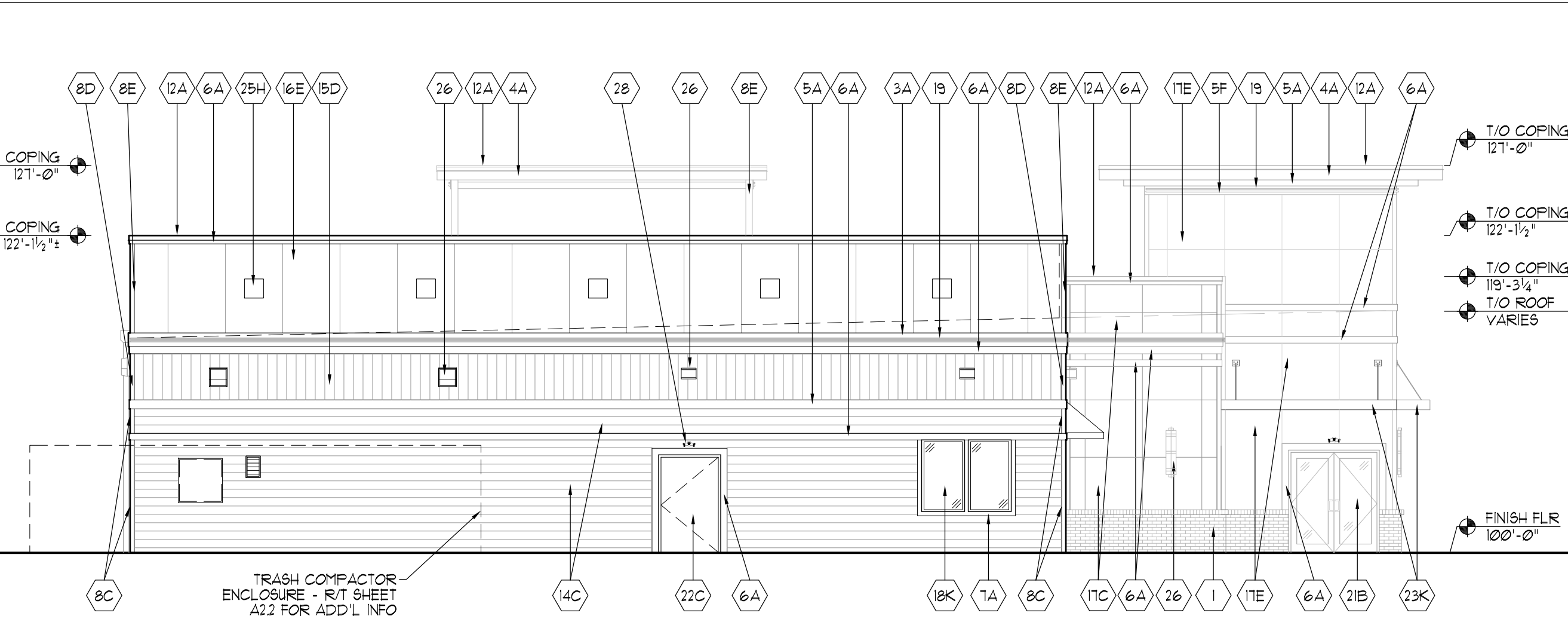
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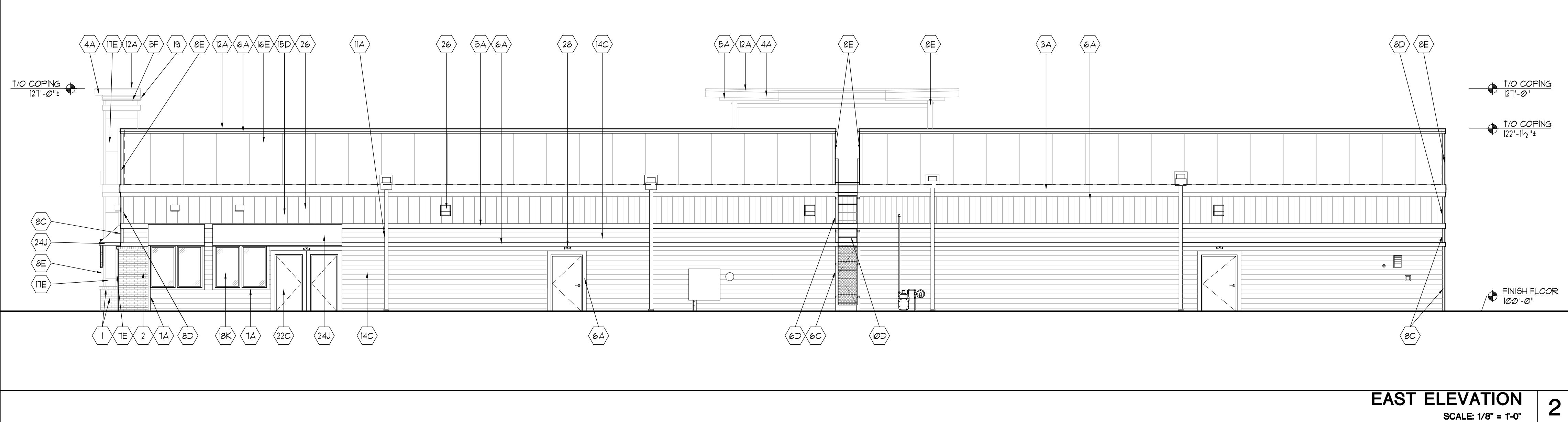


SOUTH ELEVATION
SCALE: 1/8" = 1'-0" **4**

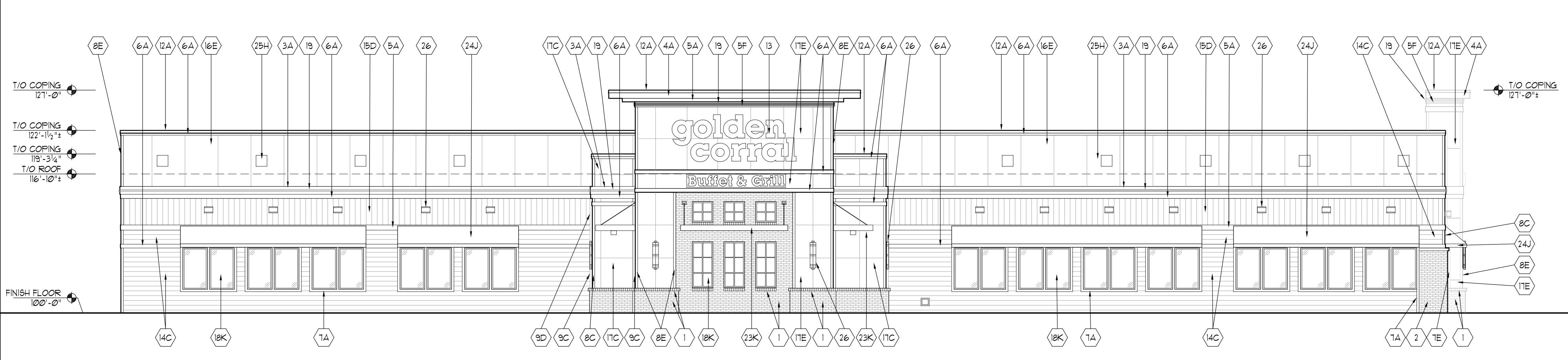


NORTH ELEVATION
SCALE: 1/8" = 1'-0" **3**

EXTERIOR FINISH SCHEDULE	
MATERIAL	COLOR
MATERIAL	VARIES
1 - BRICKCRAFT CEDAR CREEK MODULAR CLAY BRICK	
2 - TAN MODULAR CLAY BRICK - BRICK COLOR TO COMPLEMENT COLOR "C"	
3 - HARDIE BOARD 1X2 TRIM	
4 - HARDIE BOARD 5/4X2 TRIM	
5 - HARDIE BOARD 1X6 TRIM	
6 - HARDIE BOARD 1X6 TRIM	
7 - HARDIE BOARD 1X4 TRIM	
8 - HARDIE BOARD 1X4 OUTSIDE CORNER BD.	
9 - HARDIE BOARD 1X4 INSIDE CORNER BD.	
10 - FERROUS METAL	
11 - GUTTERS AND DOWNSPOUTS	
12 - METAL COPING, GRAVEL STOP & FLASHING	
13 - SIGN PER "R" (INTERNALLY "LIT" LETTERS) - REFER TO GEN. NOTE #1	
14 - HORIZONTAL HARDIE LED COPING - 1 1/2" EXPOSURE	
15 - 4" X 8" HARDIE PANEL "SERRA 8" (VERTICAL)	
16 - 4" X 8" HARDIE PANEL "STUCCO" (HORIZONTAL)	
17 - 4" X 8" HARDIE PANEL "STUCCO" (VERTICAL)	
18 - VINYL WINDOWS	
19 - YELLOW LED BAND - REFER TO GENERAL NOTE #1	
20 - NOT USED	
21 - PREFINISHED ALUMINUM STOREFRONT SYSTEM	
22 - PAINTED HOLLOW METAL DOORS & FRAMES	
23 - METAL CANOPY (SEE DETAILS ON A12)	
24 - METAL AWNING (SEE DET. C1A7) (ALTERNATE - FABRIC AWNING)	
25 - 10"X10" DECORATIVE PEDASTAL (SEE DET. C1A8)	
26 - DECORATIVE WALL LIGHT - INSTALL BOTTOM OF JUNCTION BOX ON TOP OF DOUBLE FLUTE. MOUNTING LOCATION AS REQUIRED TO AVOID TRUSSES.	
27 - WALL PACK LIGHT	
28 - EMERGENCY LIGHT	
COLOR	
A - SHERWIN WILLIAMS SW 1009 "PURE WHITE"	
B - ANODIZED NATURAL ALUMINUM	
C - JAMES HARDIE "AUTUMN TAN" JH 20-20	
D - SHERWIN WILLIAMS FINISH PAINT SW632 "CAMEL BACK"	
E - JAMES HARDIE "TIMBER BARK" JH 40-30	
F - SHERWIN WILLIAMS FINISH PAINT SW7033 "BRANSTORM"	
G - JAMES HARDIE "TRADITIONAL RED" JH 90-10 W/ SHERWIN WILLIAMS FINISH PAINT SW631 "RED BAY"	
H - JAMES HARDIE "HARRIS CREAM" JH 80-10 W/ SHERWIN WILLIAMS FINISH PAINT SW6684 "BRITTLEBUSH"	
I - NOT USED	
J - SHERWIN WILLIAMS PAINT SW6684 "BRITTLEBUSH"	
K - TO MATCH SHERWIN WILLIAMS SW631 "RED BAY"	
L - WHITE	
EXTERIOR FINISH NOTES	
1. HARDIE BOARD PANELS, SIDING, AND TRIM BOARDS SHALL COME PRE-FINISHED W/ COLOR CLOSE TO FINAL COLOR THEN FIELD PAINTED ONE COAT FINAL COLOR AS SPECIFIED IN SCHEDULE.	
GENERAL NOTES	
1. LED SIGNAGE UNDER SEPARATE PERMIT AND CONTRACT. COASTAL EQUIPMENT COMPANY OR OWNER SHALL CONTRACT A SIGN CONTRACTOR. SIGN CONTRACTOR SHALL PROVIDE AND INSTALL LED, AND SIGNAGE. SIGN CONTRACTOR SHALL PROVIDE "WHIP" CONNECTION. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER AND FINAL CONNECTION. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH SIGN CONTRACTOR.	
2. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SOLID IN-WALL BLOCKING AT ALL SIGNAGE LOCATIONS - COORDINATE WITH SIGNAGE SHOP DRAWINGS.	
3. GENERAL CONTRACTOR TO COORDINATE CIVIL TOPOGRAPHY WITH BUILDING ELEVATIONS TO ADJUST BRICK OR OTHER FINISH MATERIAL TO COVER BUILDING FOOTING.	
EXT. FINISH SCHEDULE	
SCALE: N/A	5



EAST ELEVATION
SCALE: 1/8" = 1'-0" **2**



WEST ELEVATION
SCALE: 1/8" = 1'-0" **1**

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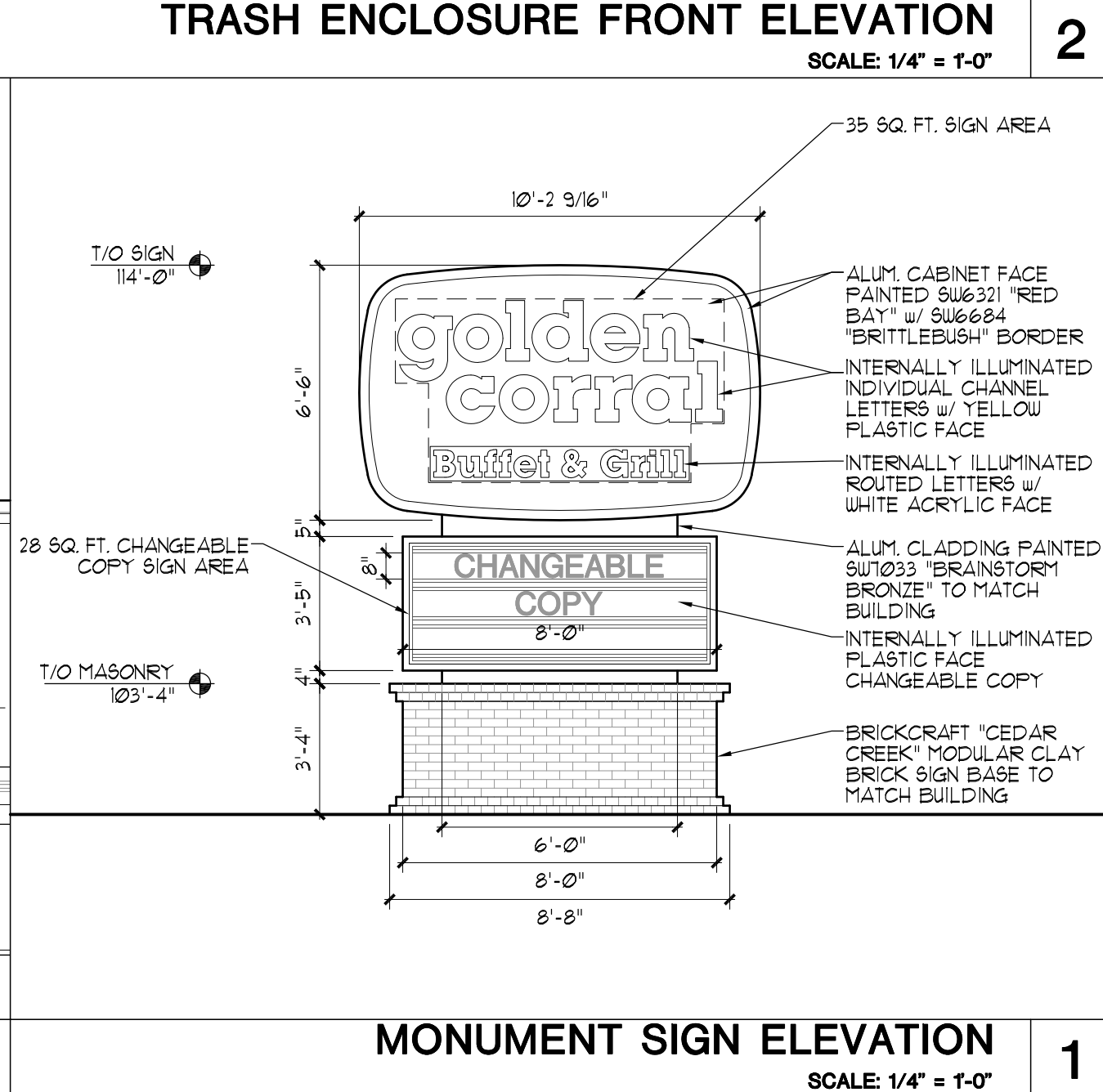
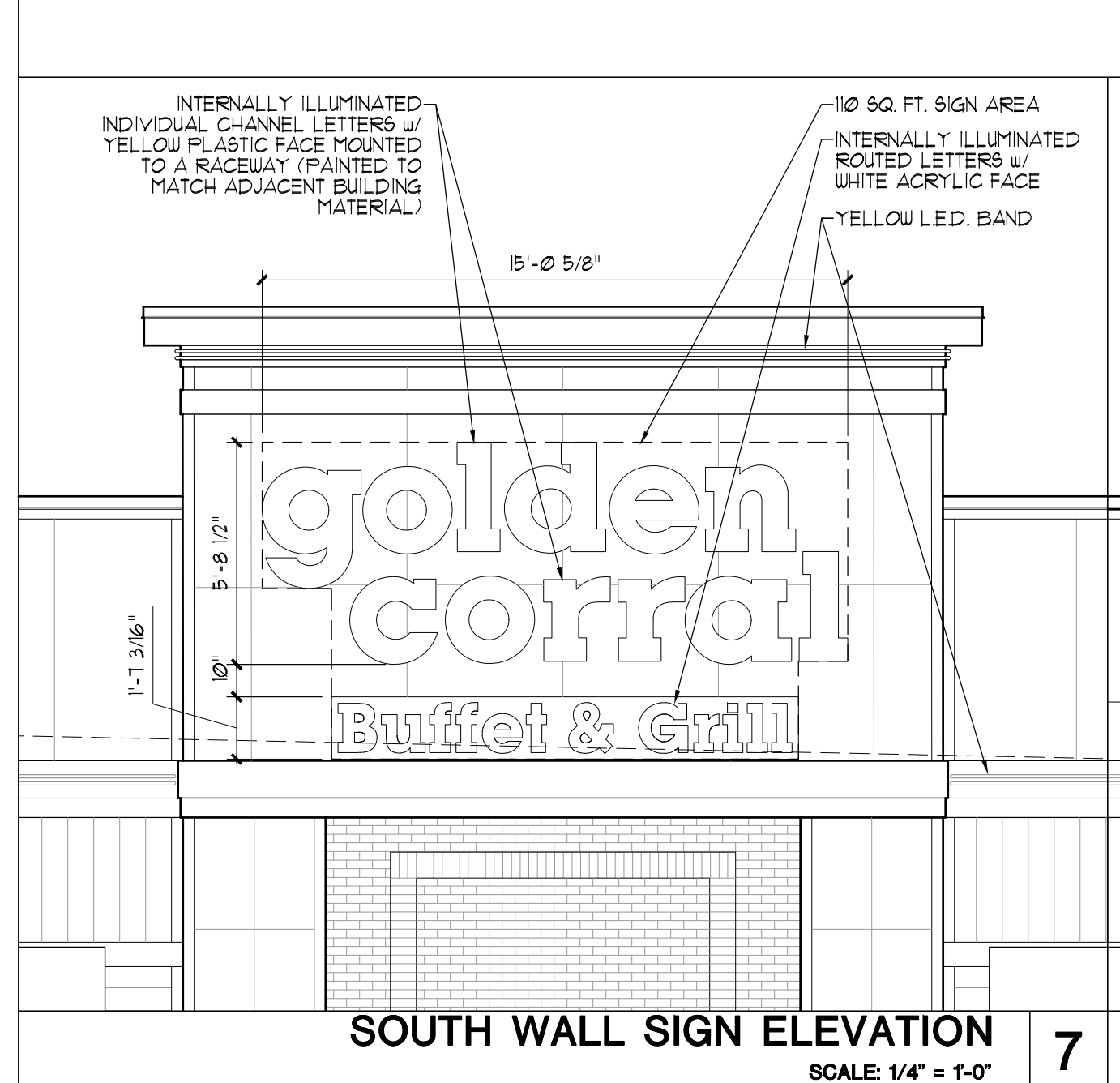
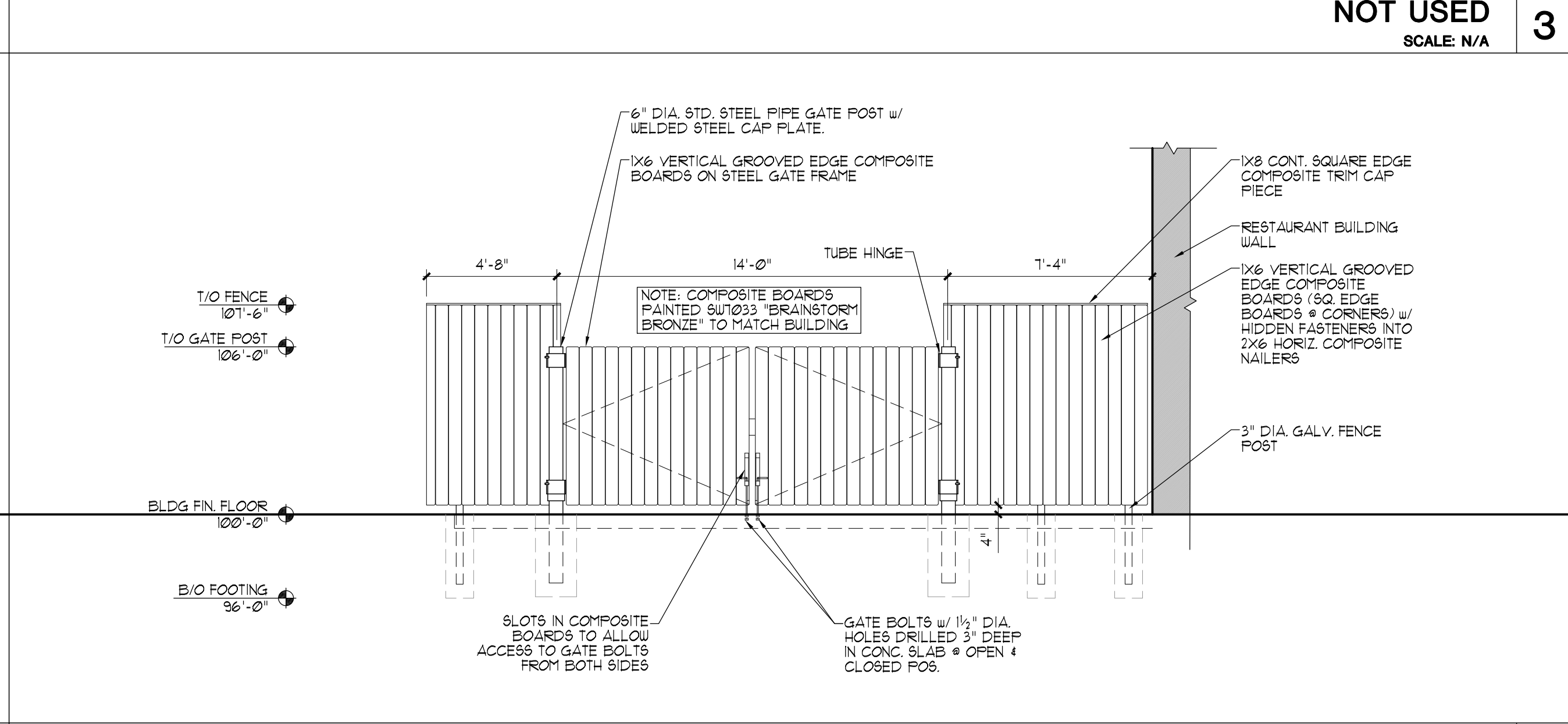
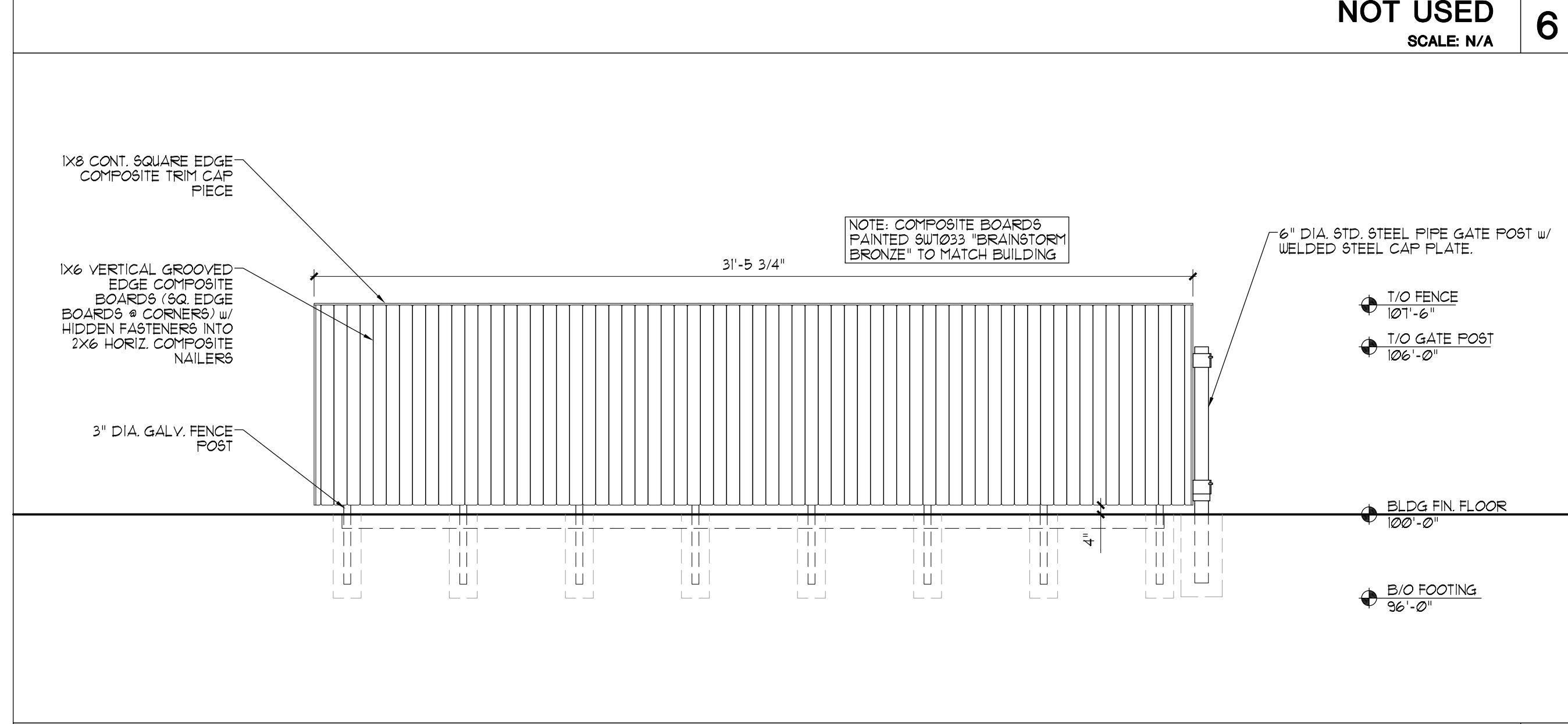
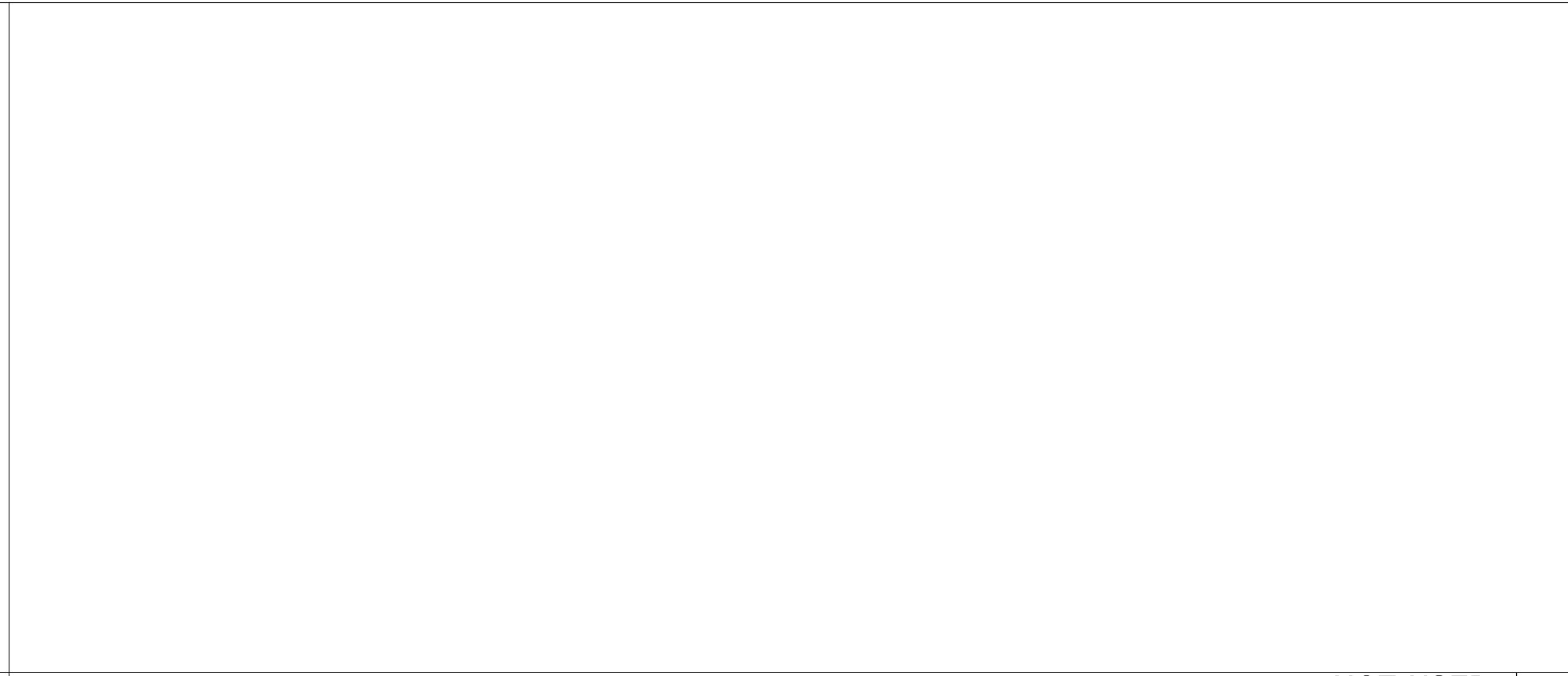
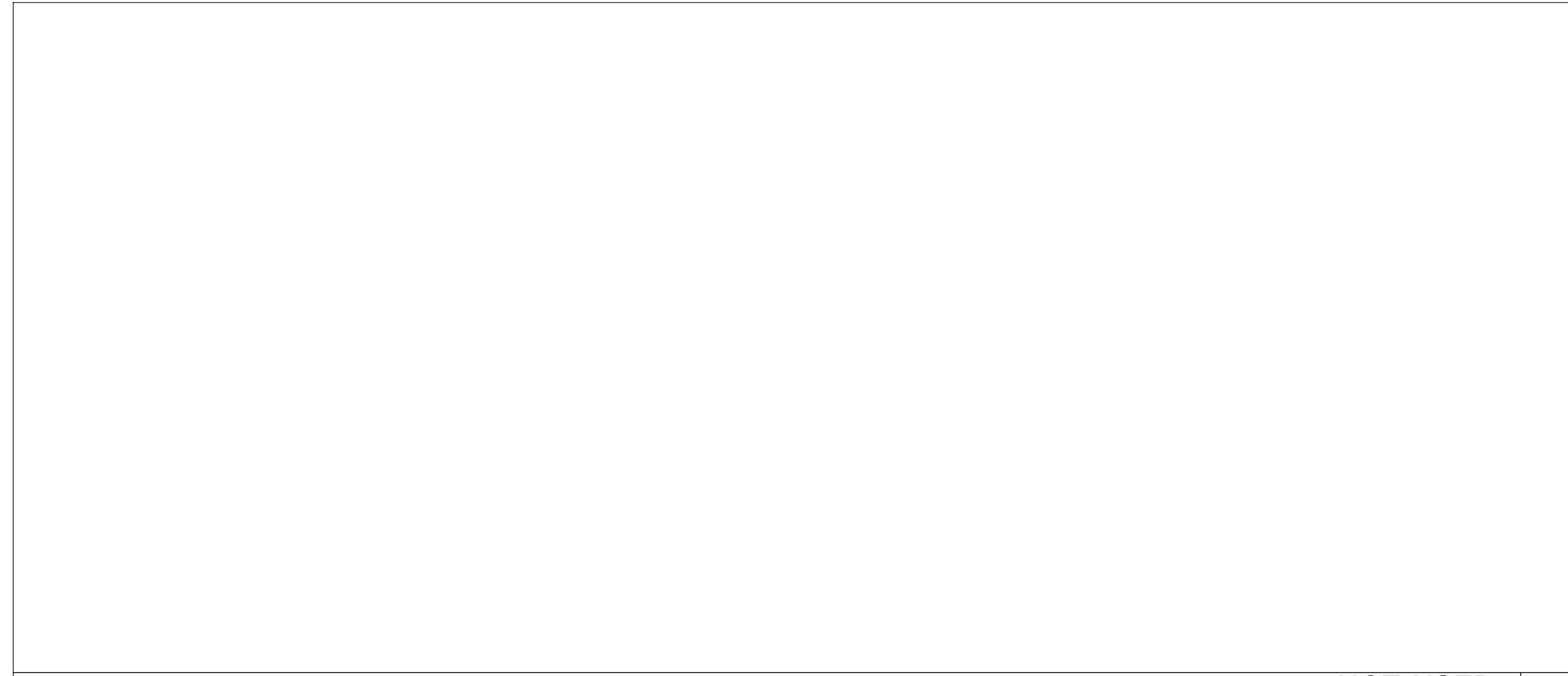
REV. #	REV. DATE	DESCRIPTION
	02.20.2017	CITY PLAN COMMISSION SUBMITTAL
	03.02.2017	CITY PLAN COMMISSION REVISION
Project:		
New Development: Golden Corral Restaurant 306 W Layton Ave, Milwaukee, WI 53207		
PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1751		
Drawing Title: ELEVATIONS (25' MAX. HT.)		
Date:	02.20.17	
Scale:	Noted	
Drawn:	RTL	
Job:	16-132	
Sheet:		
A2.1		

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New Development:
Golden Corral Restaurant
306 W Layton Ave,
Milwaukee, WI 53207

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1751

Drawing Title:
SIGNAGE & TRASH ENCLOSURE ELEVATIONS

Date: 02.20.17
Scale: NOTED
Drawn: RTL
Job: 16-132
Sheet: **A2.2**

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