MEMBERS
Mark F. Irgens
Kristine K. O'Meara
Keith C. Redding
Jaclynn C. Walsh

EXHIBIT A
File No. 021761

2ND/CC

IRGENS
DEVELOPMENT
PARTNERS, LLC
PLANNING DEVELOPMENT & ASSET MANAGEMENT

REVISED

OWNER'S STATEMENT OF INTENT

June 27, 2003

Ms. Vanessa Koster
DEPARTMENT OF CITY DEVELOPMENT
Planning Administration
809 North Broadway - 2nd Floor
Milwaukee, WI 53201

Dear Ms. Koster:

Irgens Development Partners, LLC intends to develop a single-level, **31,546** square foot, build-to-suit office building for a local architectural firm on the northeast portion of the site located at 11000 W. Park Place. It is anticipated the building will be ready for occupancy in **May** of 2004. The projected occupancy of the project at the time of completion is 100%. Included in this package are the following *revised* materials (with applicable information) for your consideration (**revised portions in bold**):

- 003 Site Plan (Parcel I)
- 005 Site Grading Plan
- 006 Site Utility Plan
- 007 Landscape Plan
- 200 Floor Plan
- 400 Building Elevations

Compliance with District Standards

Size: The northwest parcel at 11000 W. Park Place is **3.96** acres in size and thus, at approximately **172,498** square feet, well exceeds the minimum tract requirement of 14,000 square feet.

Density: This standard does not apply to the proposed development as the use is not of a residential nature.

Spacing: A total of **105.60** linear feet separate the proposed building and the existing structure to the northwest known as 'One Park Plaza'. To the southwest, 'Two Park Plaza' is located **81.70** linear feet from the proposed structure.

Setbacks: As defined under the District Standards 295-811, the minimum setback for a tract exceeding 5 acres shall be no less than 25 feet around the perimeter of the tract. The parcel identified for the proposed development consists of 3.96 acres and exceeds the setback requirement on all sides of the structure with the exception of 2 points on the north side of the building, **which are 4' 0" and 4' 11" to the east and west, respectively, from private property.**

10201 Innovation Drive ▪ Suite 600 ▪ Milwaukee, Wisconsin 53226 ▪ (414)443-0700 ▪ Facsimile: (414)443-1400 ▪ www.irgensllc.com

Screening: Screening standards as defined under this provision are not applicable to the proposed development as the use is not of a residential nature.

Open Spaces: As the proposed site, lighting, and landscape plans indicate, all open spaces (as well as parking lot islands) are to be landscaped and maintained in a manner consistent with standards typical of similar "Class-A" office space developments free of any nuisances or hazards.

Circulation: The site plan also provides for integration with the balance of the park through the extension of the concrete walkway for pedestrian use within the site. Ample access is provided for all service vehicles and site components such as trash enclosures, transformers, and other essential functions are properly screened and landscaped in a manner that is consistent with the remainder of the park. Private streets are not part of the site plan. All concrete and asphalt work will adhere to the standards as set forth under section 295.811.

Lighting: A total of 8 parking lot light poles (20 foot, 2 inches in height) are included under the lighting plan. The plan conforms to the specifications as outlined by the Bureau of Traffic Engineering and Electrical Services for similar developments in the Park Place area.

Utilities: As required, all utility lines are located below grade and through the use of landscaping, the transformer for the building is screened from view.

RTUs: As required, all roof top units will be screened via metal wall panels.

Signs: Per the requirements of the General Planned Development (including the 11th Amendment) a building monument sign is shown on the accompanying site plan located just to the north of the shared entry to the property. The sign does not exceed 10 feet in height and is less than 50 square feet per face.

Also enclosed for your reference is a statistical sheet as required under the DPD Submittal Checklist. We look forward to moving forward with this project. Please do not hesitate to call me directly at 414-443-2546 if you have any questions or require additional information.

Sincerely,

IRGENS DEVELOPMENT PARTNERS, LLC

Rick A. Nelson
Development Director

Enclosures

c: Michael Brush
Tim Gasperetti
Mark Irgens
David Raysich
Paul Schmidt

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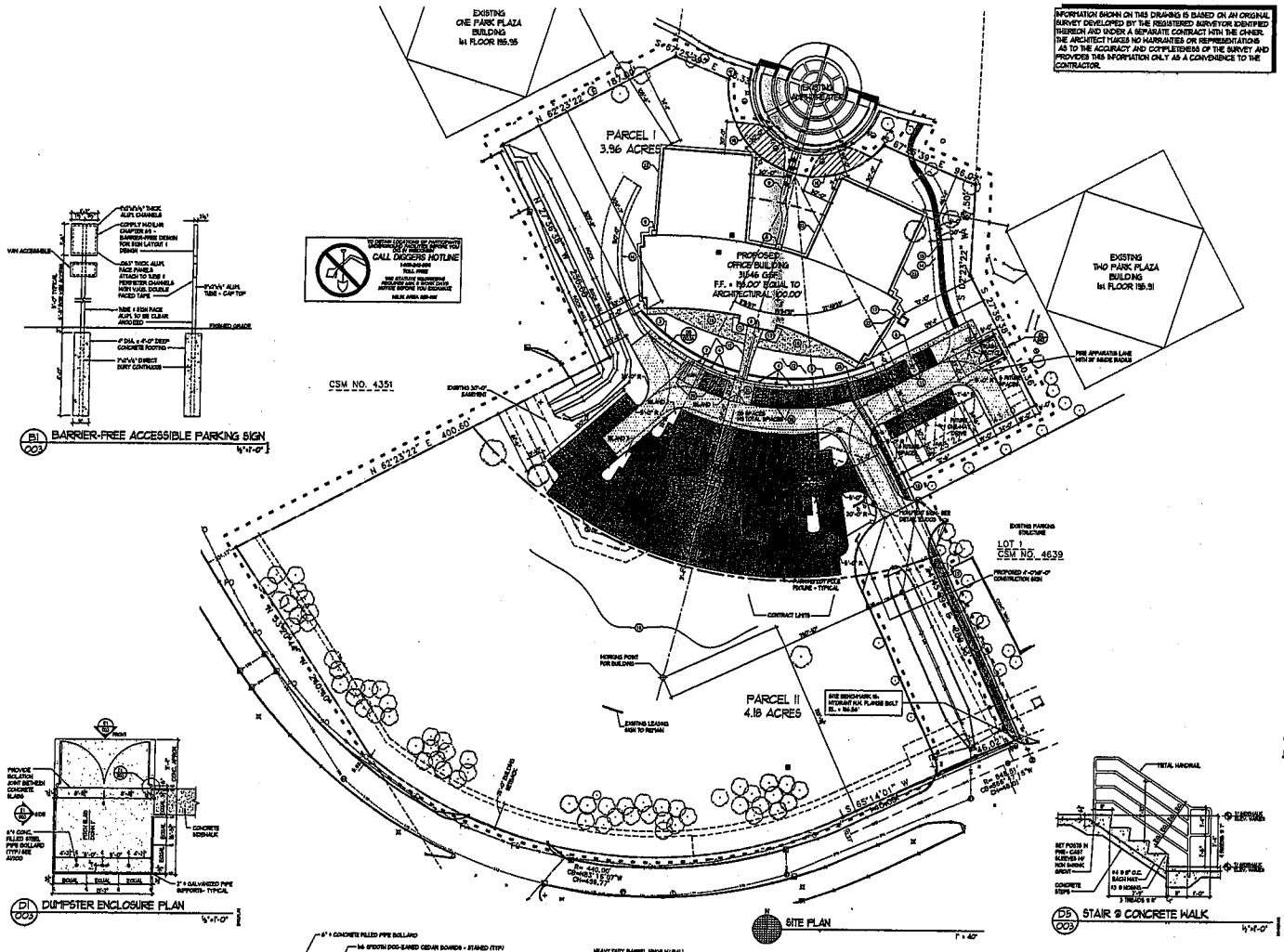


INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY DEVELOPED BY THE REGISTERED SURVEYOR IDENTIFIED THEREON AND UNDER A SEPARATE CONTRACT WITH THE OWNER. THE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AND PROVIDES THIS INFORMATION ONLY AS A CONVENIENCE TO THE CONTRACTOR.

SITE PLAN - SYMBOLS LEGEND

- CONSTRUCTION LIMITS
- NEW PARKING LOT POLE LIGHT FIXTURES
- BARRIER FREE ACCESS ROUTE
- NEW CONCRETE SLAB / WALK / STOOP
- NEW STANDARD DUTY ASPHALT PAVING
- NEW HEAVY DUTY ASPHALT PAVING
- ALT. NO. — INDICATES ALTERNATE BID KEYNOTES (SEE SPEC SECTION 00300)

SITE PLAN NOTES

A. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

B. REFER TO SITE SURVEY, DRAINAGE PLAN, SITE UTILITIES PLAN, EROSION CONTROL PLAN, LANDSCAPING PLAN, PLUMBING PLAN, HVAC PLAN, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION PERTAINING TO SITE PLANNING AND GRADING.

C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PARK ALL UTILITIES. ALL DAMAGED UTILITY OR SERVICES ARE TO BE IMMEDIATELY REPAIRED AS NO ADDITIONAL COST TO THE OWNER.

D. CONTACT DIGGERS HOTLINE 72 HOURS PRIOR TO ANY EXCAVATION TO LOCATE EXISTING BURIED SERVICE UTILITIES.

E. NO GRADING WORK TO OCCUR OUTSIDE OF CONTRACT LIMITS LINE EXCEPT AS COORDINATED WITH THE GENERAL CONTRACTOR, CIVIL ENGINEER I OWNER.

F. CONTRACTOR TO COORDINATE LOCATIONS OF TRANSFORMERS, GAS METERS, AND ANY OTHER BUILDING, GROUND MOUNTED OR POLE MOUNTED EQUIPMENT.

G. ALL PARKING SPACES IN ORTHOGONAL LOTS ARE 9'-0" x 19'-0". ALL PARKING SPACES IN CURVED LOTS ARE 9'-0" DEEP x 5'-0" WIDE IN THEIR NARROW END. (I.E. OPPOSITE END = WIDER)

H. ALL ACCESSIBLE PARKING SPACES ARE SIZED PER "G" ABOVE. ACCESSIBLE AISLES ARE 5'-0" WIDE AT TYPICAL PARKING SPACES AND 8'-0" WIDE AT VAN ACCESSIBLE SPACES.

I. PROVIDE CONTROL & EXPANSION JOINTS AT CONCRETE SIDEWALKS I CONCRETE PAVING AS FOLLOWS:
- CONTROL JOINTS @ 5'-0" O.C. @ SIDEWALKS
- CONTROL JOINTS @ 10'-0" O.C. @ CONCRETE PAVING
- EXPANSION JOINTS @ 20'-0" O.C. @ SIDEWALKS I AREAS OF CONCRETE PAVING.

K. FUTURE SITE IMPROVEMENTS ARE SHOWN WITH A DASHED LINE.

L. SEE SHEET C004 I FOR CONCRETE PAVING SECTIONS/DETAILS/NOTES.

M. AT SIDEWALKS PROVIDE CONTROL JOINTS @ 5'-0" o.c. AND EXPANSION JOINTS @ 30'-0" o.c.

SITE PLAN KEYNOTES

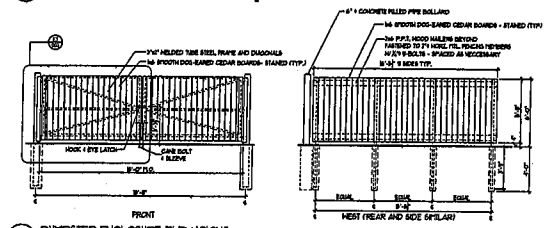
1. CONCRETE CURB AND GUTTER AT CONCRETE WALK. REFER TO SHEET C004.
2. CONCRETE CURB AND GUTTER AT LANDSCAPING. REFER TO SHEET C004.
3. CONCRETE LANDSCAPE WALL. REFER TO DETAIL D4/C003.
4. BARRIER-FREE ACCESSIBLE PARKING SIGNAGE. REFER TO DETAIL B1/C003.
5. 4" PARKING LOT STRIPING I PAVEMENT MARKING.
6. CONCRETE STOOP AND SLAB. PROVIDE FLUSH TRANSITION W/ FINISH FLOOR I SLOPE 1/4" PER 1'-0" AWAY FROM BUILDING. PROVIDE W/ FLUSH TRANSITION FROM PERIMETER EDGE TO ADJACENT GRADE.
7. "VAN ACCESSIBLE" SIGNAGE - SEE B1/C003.
8. NEW FIRE HYDRANT
9. NEW 4" THICK CONCRETE SIDEWALK. PROVIDE HANDRAILS AT ALL STAIRS ALONG WALK. REFER TO DETAIL D5/C003
10. PERMANENT "NO BUILD" EASEMENT ON ADJACENT SITE.
11. NOT USED
12. PLANTING AREA- SEE LANDSCAPE PLAN FOR ADDITIONAL LOCATIONS.
13. NOT USED
14. AREA OF REINFORCED TURF.
15. ASPHALT SIDEWALKS. - (STANDARD DUTY PAVEMENT)
16. AREA FOR PLACEMENT OF EXCESS "CUT" SOIL FROM PROJECT SITE. VERIFY EXTENT OF "FILL" OPERATION WITH OWNER.
17. ELECTRICAL TRANSFORMER. G.C. TO PROVIDE CONCRETE PAD. VERIFY SIZE W/ ELECTRICAL CONTRACTOR.
18. AREA OF CONCRETE PAVING. (SEE LANDSCAPE PLAN FOR CONTROL JOINT LOCATIONS)
19. NOT USED
20. SIDEWALK RAMP. (SEE DETAIL B4/C003)
21. 6" CONCRETE FILLED STEEL BOLLARD.
22. GAS METER LOCATION. VERIFY W/ HVAC CONTRACTOR.
23. 3'-0" WIDE GRAVEL STRIP. ALT. #2 SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
24. CROSS HATCH PAVEMENT MARKING AT BARRIER FREE ACCESS ROUTE.
25. CURB RAMP- SEE E5/C003.
26. SEE AUCOSA FOR INLAND DIMENSIONS.

SITE PLAN DEMOLITION KEYNOTES

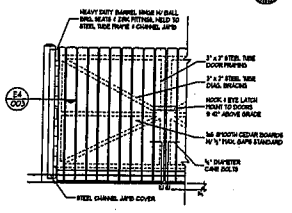
1. REMOVE EXISTING FIRE HYDRANT.
2. REMOVE EXISTING LIGHT POLE AND BASE.

B1/C003 BARRIER-FREE ACCESSIBLE PARKING SIGN ½"=1'-0"

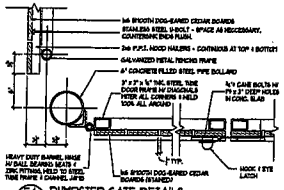
D1/C003 DUMPSTER ENCLOSURE PLAN ½"=1'-0"



E1/C003 DUMPSTER ENCLOSURE ELEVATIONS ½"=1'-0"

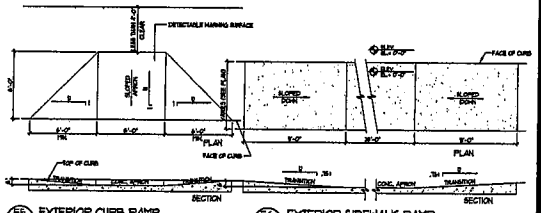


E3/C003 DUMPSTER GATE ELEVATION ½"=1'-0"



E4/C003 DUMPSTER GATE DETAILS ½"=1'-0"

D5/C003 STAIR @ CONCRETE WALK ½"=1'-0"



E5/C003 EXTERIOR CURB RAMP 6" ELEVATION CHANGE ¼" = 1'-0"

E6/C003 EXTERIOR SIDEWALK RAMP 6" ELEVATION CHANGE ¼" = 1'-0"

Plunkett Raysich Architects LLP
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IRGENS DEVELOPMENT PARTNERSHIP

THE WATERS AT PARK PLACE
11000 WEST PARK PLACE
MILWAUKEE, WISCONSIN 53224

drawn by: JLL
date: 06/26/03
job no: 02220
sheet no: 003

Plunkett Raysich Architects, LLP — June 26, 2003 — 11:09am
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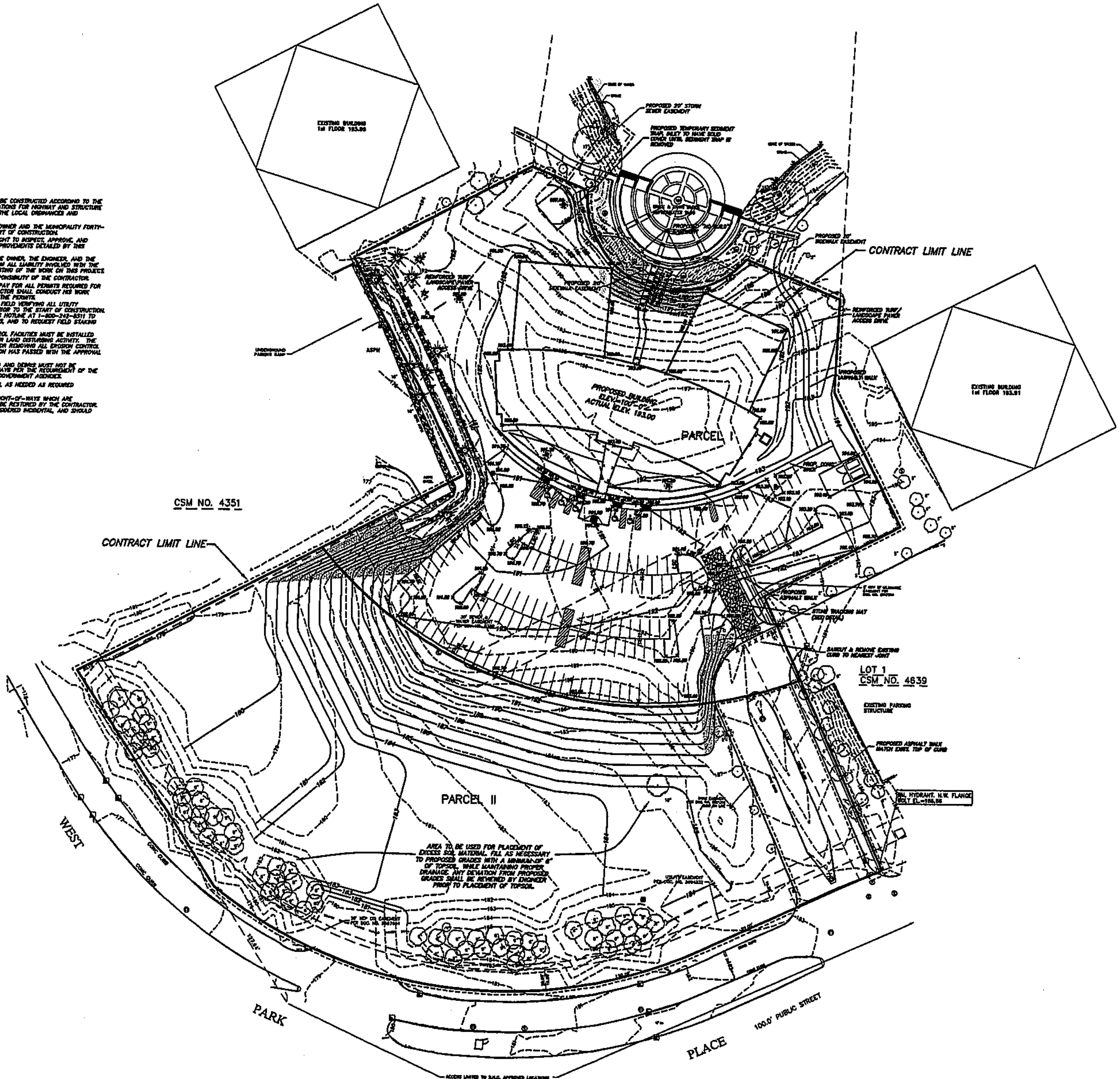


GENERAL NOTES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED BY THIS PROJECT.
4. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
5. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. CONTRACTOR TO PROVIDE DUST CONTROL AS NEEDED AS REQUIRED BY THE MUNICIPALITY.
11. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.

N

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE (FINISH GRADE)
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION (FINISH EDGE OF PAVEMENT, FLOWLINE, OR GROUND)
- PROPOSED SPOT ELEVATION (FINISH TOP OF CURB)
- EXISTING STORM STRUCTURE
- PROPOSED STORM STRUCTURES
- PROPOSED RAMP
- PROPOSED SILT FENCE (SEE DETAIL)
- PROPOSED INLET GRATE SCREEN (SEE DETAIL)
- PROPOSED STONE TRACKING MAT (SEE DETAIL)
- PROPOSED EROSION CONTROL MATTING (SEE DETAIL)

NOTES:

EXISTING TOPOGRAPHY PROVIDED BY NATIONAL SURVEY & ENGINEERING, DATED DECEMBER 7, 2000.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MILWAUKEE EROSION CONTROL ORDINANCE AND THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

NATIONAL SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

ALL DIMENSIONS SHOWN ARE TO PROPERTY LINES, EXTERIOR BUILDING WALLS, OR FACE OF CURB UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

DIGGERS HOTLINE
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289

PROJECT MANAGER: AARON E. KOCH, P.E.

REVISIONS	
DATE	BY

THE WATERS AT PARK PLACE

CITY OF MILWAUKEE, WISCONSIN

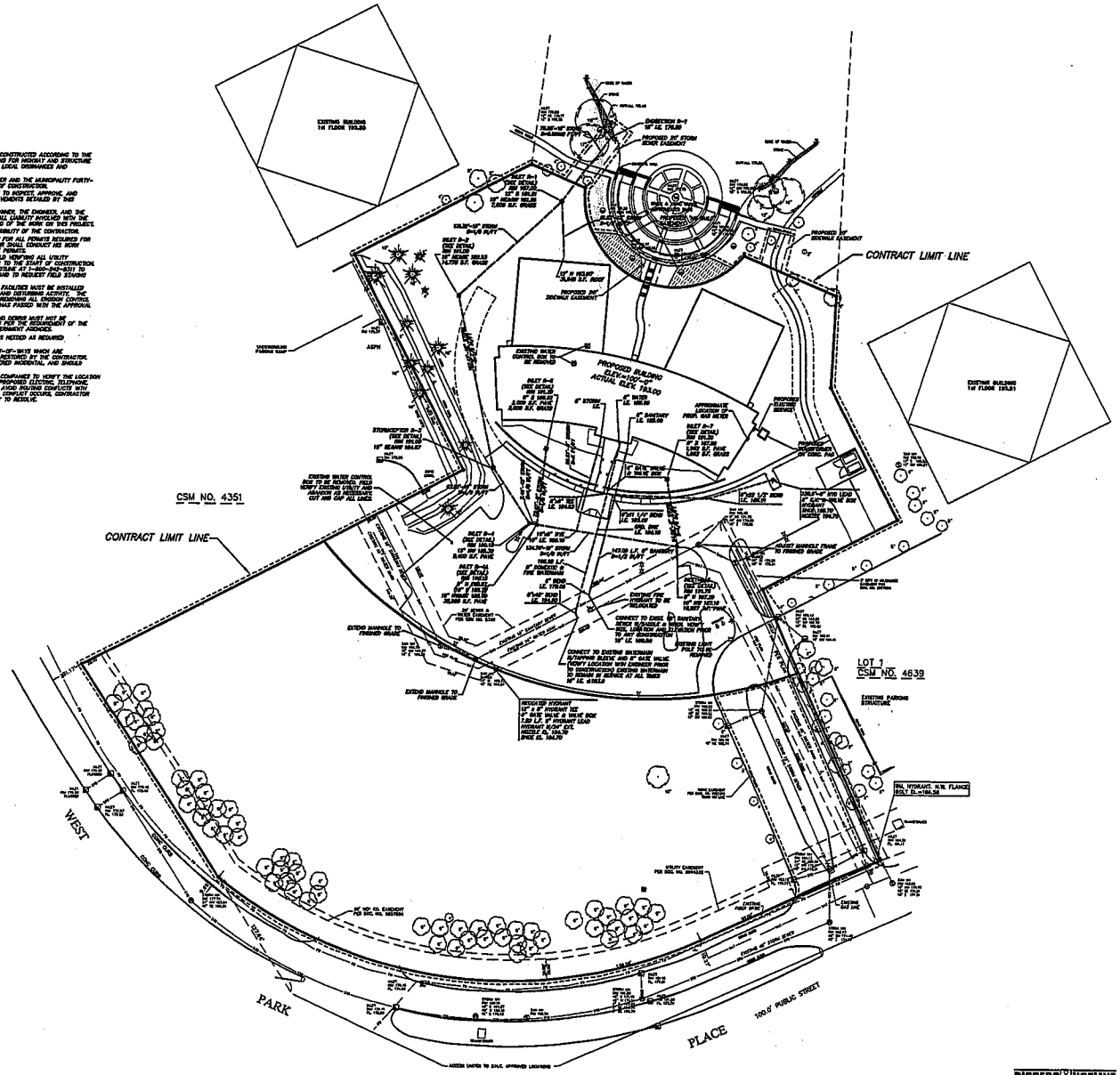
GRADING PLAN

National Survey & Engineering

NSE PROJECT NO.: 3030131
DATE: 06-26-03 SCALE: 1"=40'
SHEET NO. 005

GENERAL NOTES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED BY THIS PROJECT.
4. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
5. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL FACILITIES UNTIL THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. CONTRACTOR SEALCHEMO, THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED INTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. CONTRACTOR TO PROVIDE DUST CONTROL AS NEEDED AS REQUIRED BY THE MUNICIPALITY.
11. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE BID PRICE.
12. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES TO VERIFY THE LOCATION OF EXISTING UTILITIES AND PLACEMENT OF PROPOSED ELECTRIC, TELEPHONE, CABLE, GAS AND DATA LINES TO BUILDING. AVOID ROUTING CONFLICTS WITH ANY EXISTING OR PROPOSED UTILITIES. IF A CONFLICT OCCURS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY TO RESOLVE.



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GRAPHIC SCALE
30 0 10 20 40 60
(IN FEET)
1 inch = 40 ft.

NOTES:

EXISTING TOPOGRAPHY PROVIDED BY NATIONAL SURVEY & ENGINEERING, DATED DECEMBER 7, 2000.

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REVISIONS	
DATE	BY

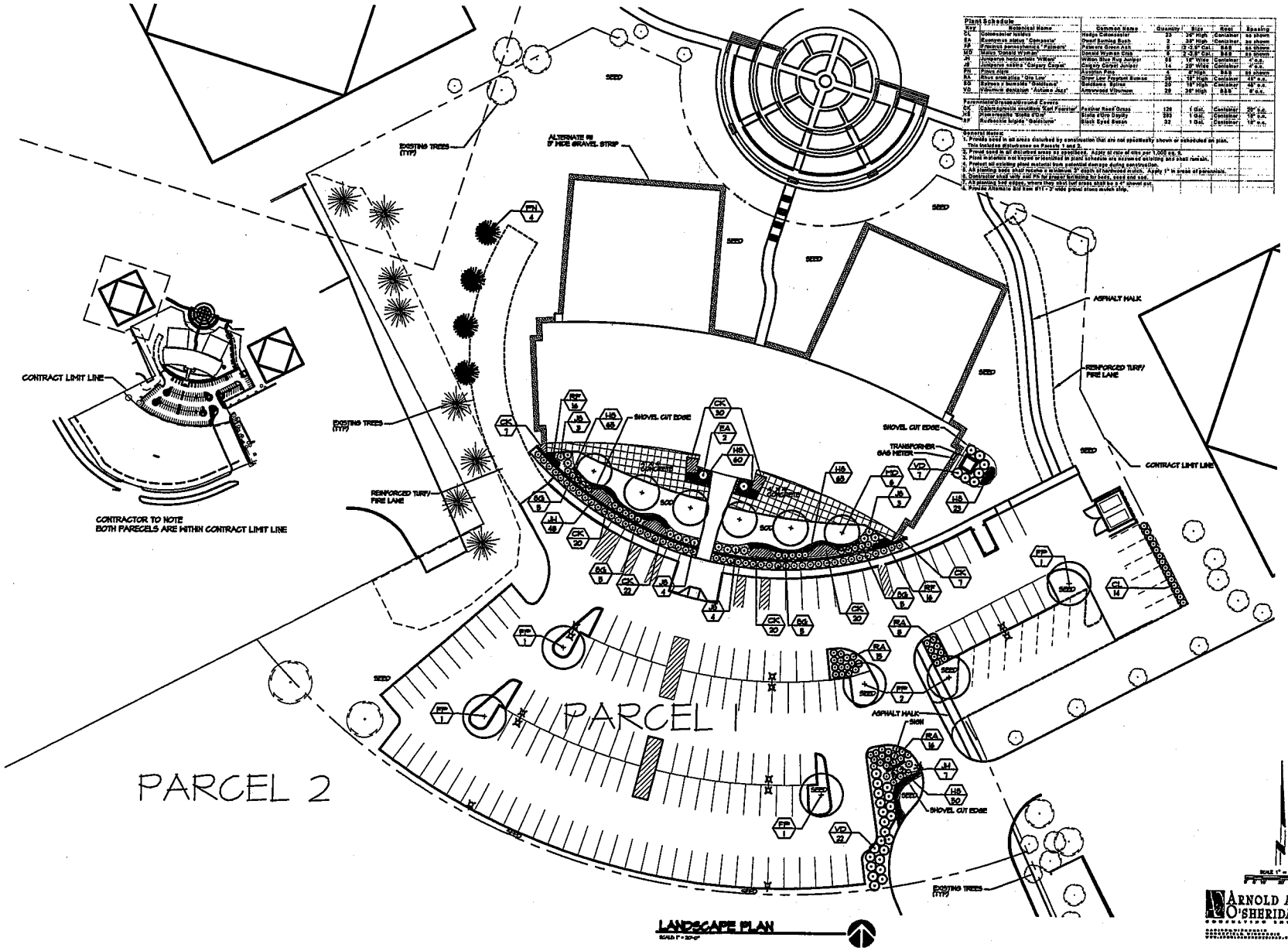
PROJECT MANAGER: AARON E. KOCH, P.E.

THE WATERS AT PARK PLACE
CITY OF MILWAUKEE, WISCONSIN

SITE UTILITY PLAN

National Survey & Engineering

NSE PROJECT NO.: 3030131
DATE: 09-26-03 SCALE: 1"=40'
SHEET NO. 006



Plant Schedule

Key	Botanical Name	Common Name	Quantity	Size	Root	Spacing
CL	*Crataegus lindesi*	Hedge Cotoneaster	23	30" High	Container	as shown
SA	*Rhamnus alatus "Compacta"*	Dwarf Burning Bush	3	30" High	Container	as shown
AP	*Fraxinus pennsylvanica "Patmore"*	Patmore Green Ash	5	2"-2.5" Cal.	B&B	as shown
UO	*Ulmus "Danald Wyman"*	Danald Wyman Elm	5	2"-2.5" Cal.	B&B	as shown
JH	*Juniperus horizontalis "Wiltoni"*	Wilton Blue Rug Juniper	66	18" Wide	Container	4' o.c.
JS	*Juniperus sabina "Calgary Carpet"*	Calgary Carpet Juniper	14	22" Wide	Container	4' o.c.
PN	*Pinus nigra*	Austrian Pine	4	6' High	B&B	as shown
KK	*Rhus aromatica "Gro Low"*	Gro Low Fragrant Sumac	20	18" High	Container	48" o.c.
SG	*Spiraea x bumalda "Goldflame"*	Goldflame Spirea	33	18" High	Container	48" o.c.
VO	*Viburnum dentatum "Autumn Jazz"*	Arrowwood Viburnum	39	36" High	B&B	6' o.c.
Perennials/Grasses/Ground Covers						
CK	*Calamagrostis acutiflora "Karl Foerster"*	Feather Reed Grass	126	1 Gal.	Container	30" o.c.
HS	*Hemerocallis "Stella d'Oro"*	Stella d'Oro Daylily	293	1 Gal.	Container	18" o.c.
RF	*Rudbeckia hirta "Goldsturm"*	Black Eyed Susan	57	1 Gal.	Container	18" o.c.

General Notes:

1. Provide sod in all areas disturbed by construction that are not specifically shown or scheduled on plan. This includes disturbance on Parcels 1 and 2.
2. Provide seed in all disturbed areas as specified. Apply at rate of nine per 1,000 sq. ft.
3. Plant materials not keyed or listed on plant schedule are excess of existing and shall remain.
4. Protect all existing plant materials from potential damage during construction.
5. All planting beds shall receive a minimum 3" depth of hardwood mulch. Apply 1" in areas of perennials.
6. Contractor shall verify and PA for proper finishing for beds, sand and sod.
7. All planting bed edges, where they abut turf areas shall be a 4" shovel cut.
8. Provide Alternate Bid bid #11 - 5' wide gravel stone mulch strip.

LANDSCAPE PLAN

SCALE 1" = 30'-0"

ARNOLD AND O'SHERIDAN INC
CONSULTING ENGINEERS

Plunkett Raysich Architects

THE WATERS AT PARK PLACE
11000 WEST PARK PLACE
MILWAUKEE, WISCONSIN 53224

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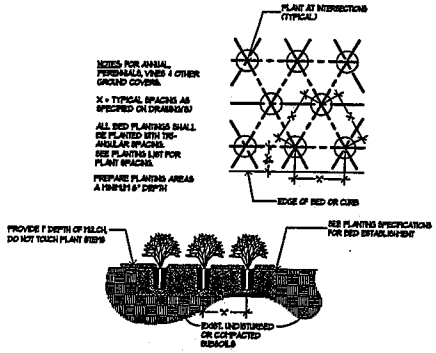
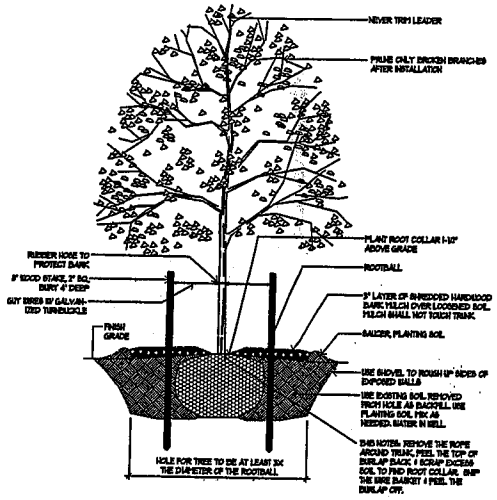


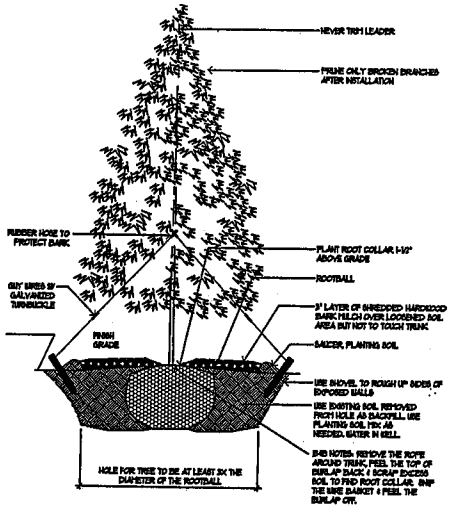
GROUNDCOVER AND PERENNIAL PLANTING

NOT TO SCALE



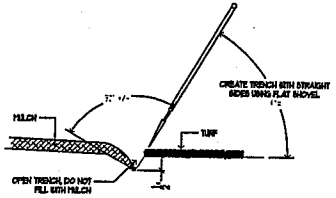
DECIDUOUS TREE PLANTING

NOT TO SCALE



EVERGREEN TREE PLANTING

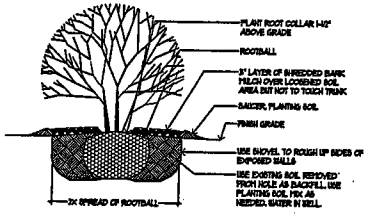
NOT TO SCALE



4" SHOVEL-CUT EDGE

NOT TO SCALE

CONTAINERIZED NOTES: CUT OR REMOVE CONTAINER, & REST BALL ON UNDISTURBED FLOOR. IF ROOT COLLAR IS NOT VISIBLE, SCRAPE EXCESS SOIL AWAY FROM THE TRUNK SITE, IT IS AND PLANT ACCORDINGLY.



SHRUB PLANTING

NOT TO SCALE

LANDSCAPE DETAILS

SCALE NONE

ARNOLD AND O'SHERIDAN INC

Plunkett-Raysich Architects

THE WATERS AT PARK PLACE

11000 WEST PARK PLACE

MILWAUKEE, WISCONSIN 53224

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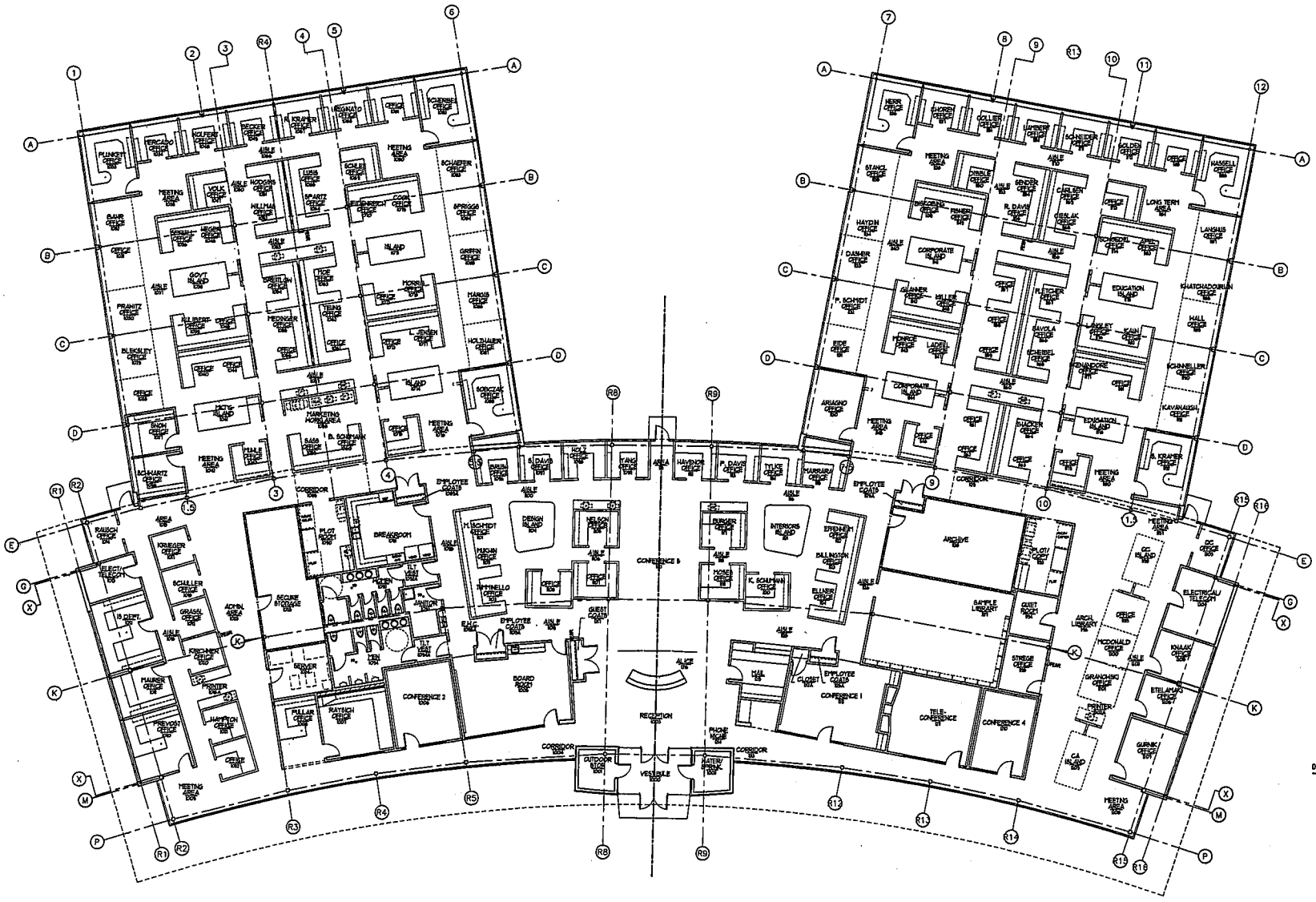

FLOOR PLAN

1/8"=1'-0"

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IRGENS PARTNERSHIPS

THE WATERS AT PARK PLACE

11000 WEST PARK PLACE

MILWAUKEE, WISCONSIN 53224

drawn by: JLL

date: 08/28/03

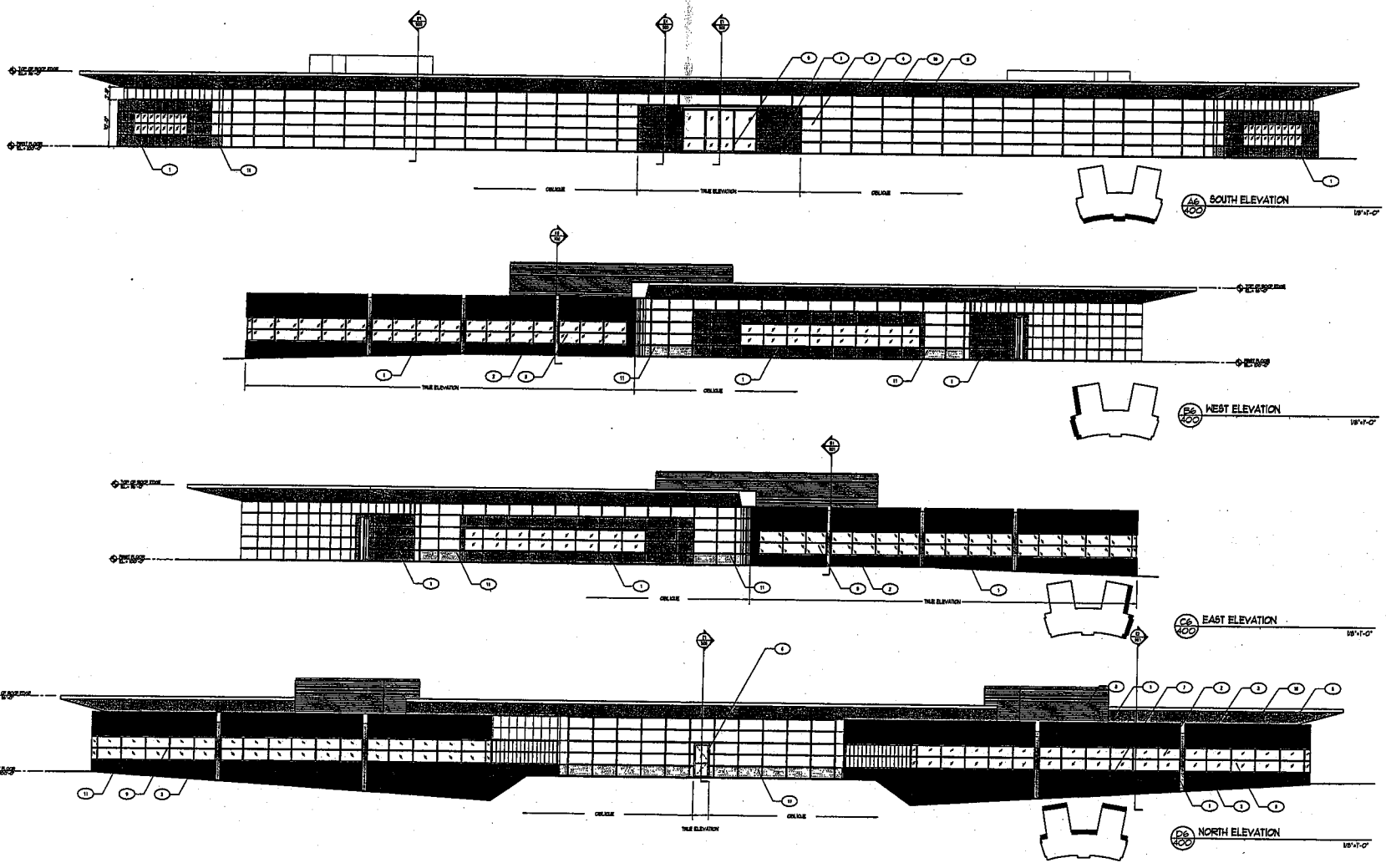
job no: 02220

sheet no: 200

EXTERIOR FINISH MATERIALS SCHEDULE	
00	
01	METAL PANEL - LIGHT COLOR TO MATCH CRYSTAL FINISH "PLATINUM"
02	METAL PANEL - DARK COLOR TO MATCH CRYSTAL FINISH "RICH BLACK"
03	ALUMINUM STOREFRONT - BLACK ANODIZED TO MATCH LIMESTONE AAMA-303
04	METAL SOFFIT PANEL - METAL PANEL - LIGHT COLOR TO MATCH CRYSTAL FINISH "PLATINUM"
05	BALLASTED EPDM ROOFING
06	ALUMINUM DOOR AND FRAME - BLACK ANODIZED TO MATCH LIMESTONE AAMA-303
07	ALUMINUM STOREFRONT AND FRAME - BLACK ANODIZED TO MATCH LIMESTONE AAMA-303
08	HVAC UNIT SCREEN WALL - HORIZ. RIBBED WALL PANEL - COLOR TO MATCH 1/2 UNIT WALL PANEL
09	TINTED GLASS TO MATCH EDS ALUMINUM 340 - "WHITE"
10	ADHERED EPDM ROOFING
11	SPANDREL GLASS - CLEAR GLASS OVER HARD GRAY PIRT #24-4070 FROM ARCH 1 GLASS

NOTES

1. GLASS SHALL BE HIGH PERFORMANCE LOW "E" (TYPE SOLARGAN 60) UNLESS NOTED OTHERWISE.
2. SEE ALT. # 4 REGARDING WALL SYSTEM



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THE WATERS AT PARK PLACE

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