

RENAISSANCE FARWELL
1490 N. Farwell Ave.
Milwaukee, WI 53202

Detailed Plan Development Submittal
File Number: 221431

4.10.2023



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Project Team

DEVELOPER



CIVIL



ARCHITECT



Tim Gokhman
Director
1840 North Farwell Avenue
Milwaukee, WI 53202

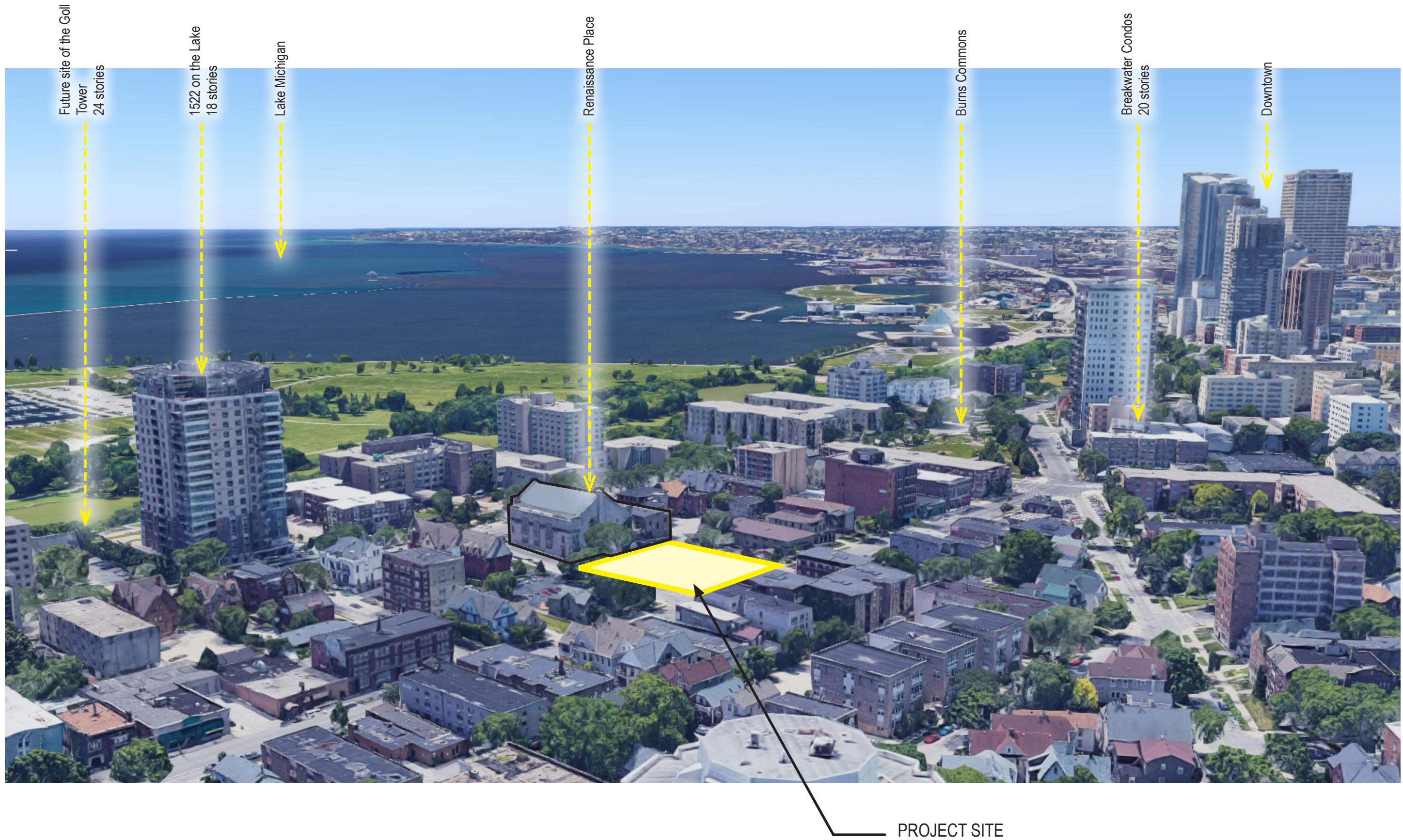
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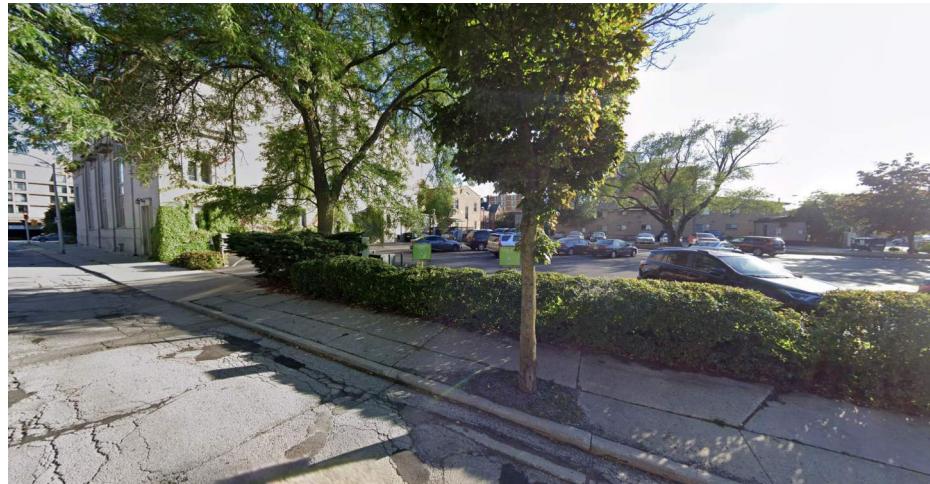
Jason Korb AIA
President
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Vicinity Map



Vicinity Map





N/E Corner of Site - E Curtis Place



N/W Corner of Site - E Curtis Place + N Farwell Avenue



S/W Corner of Site - N Farwell Avenue



Existing Mexican Consulate Building - N Prospect Avenue



Existing Renaissance Place Building - N Prospect Avenue

Existing Structures, Landscape & Signage



Existing 1451 N Prospect (Renaissance Place) - East Facade & Building Signage



Existing 1451 N Prospect (Renaissance Place) - North Facade



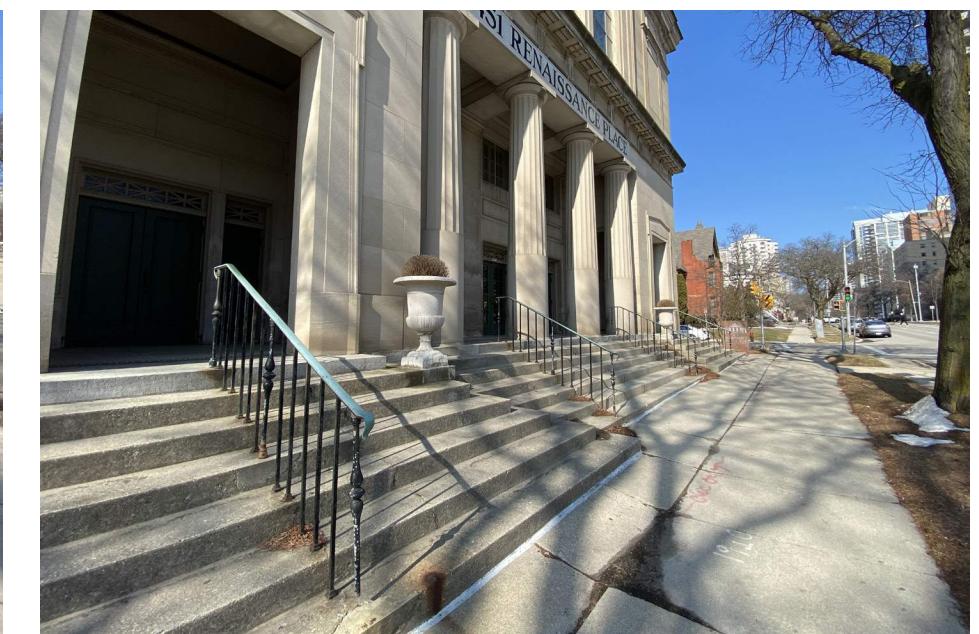
Existing 1451 N Prospect (Renaissance Place) - West Facade



Existing 1443 N Prospect (Mexican Consulate) - East Facade & Landscape



Existing 1451 N Prospect (Renaissance Place) - Existing Monument Sign



Existing 1451 N Prospect (Renaissance Place) - Existing Entrance

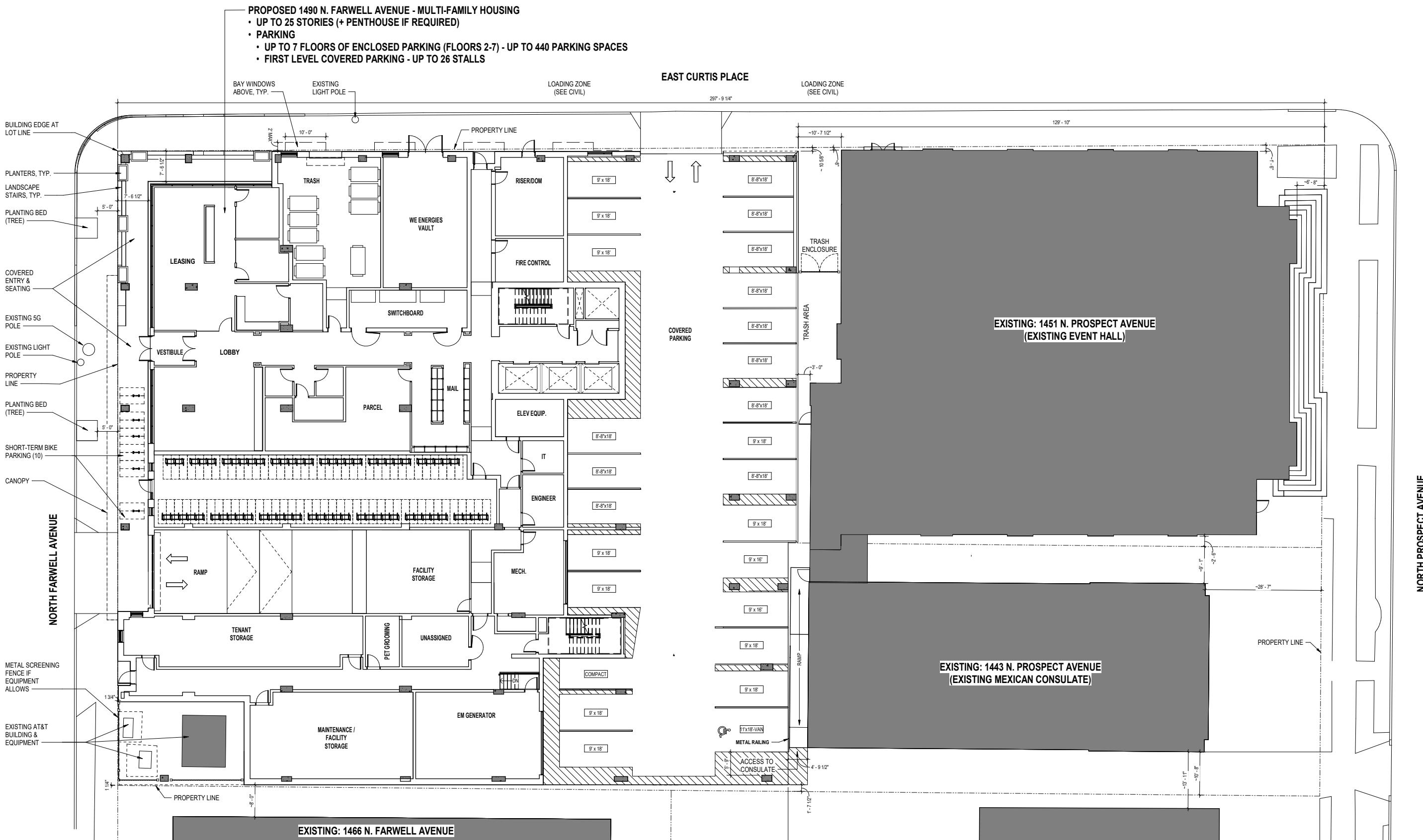


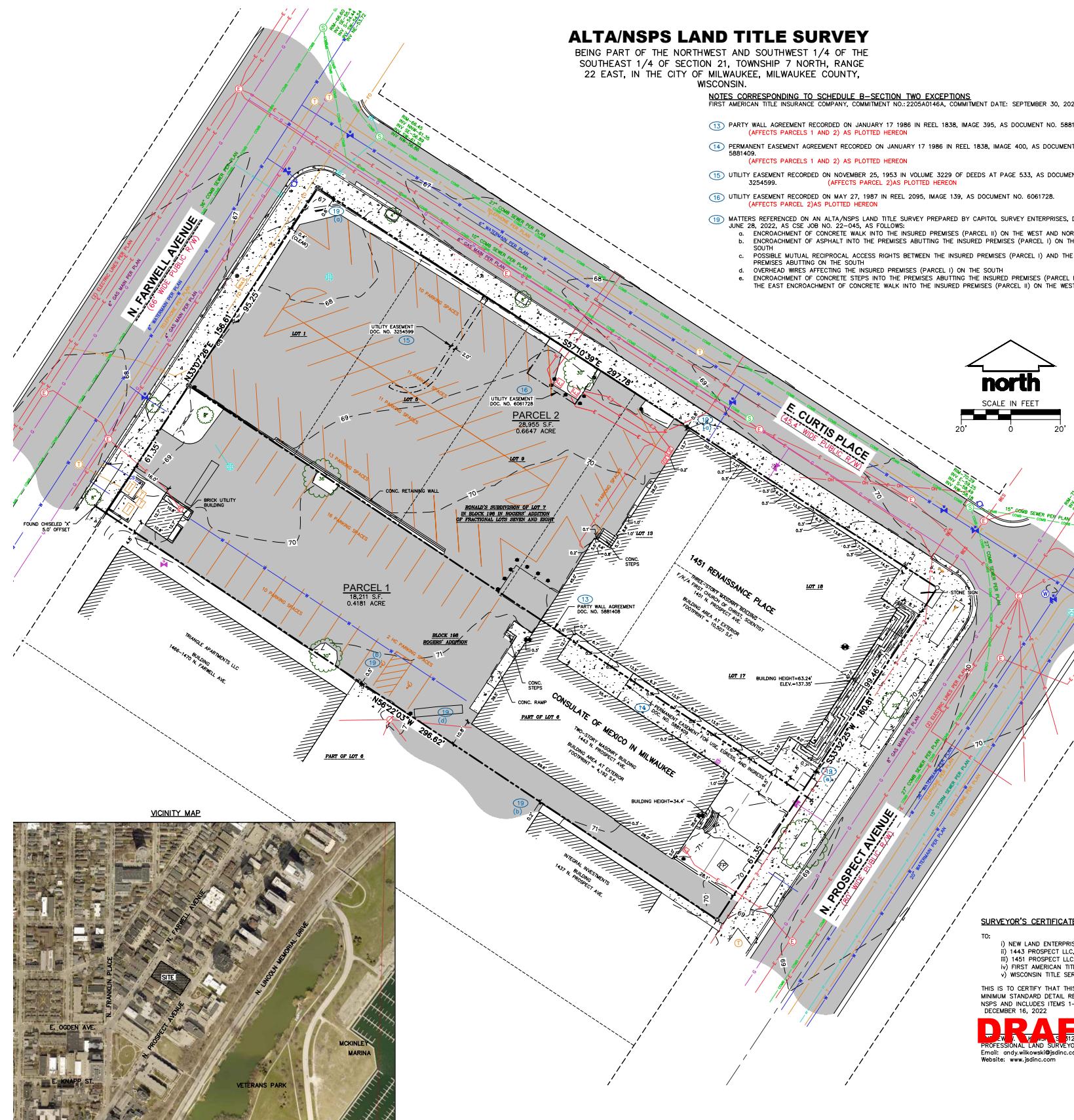
Existing AT&T Building and Equipment to Remain - New 1490 N Farwell structure to be constructed over this equipment



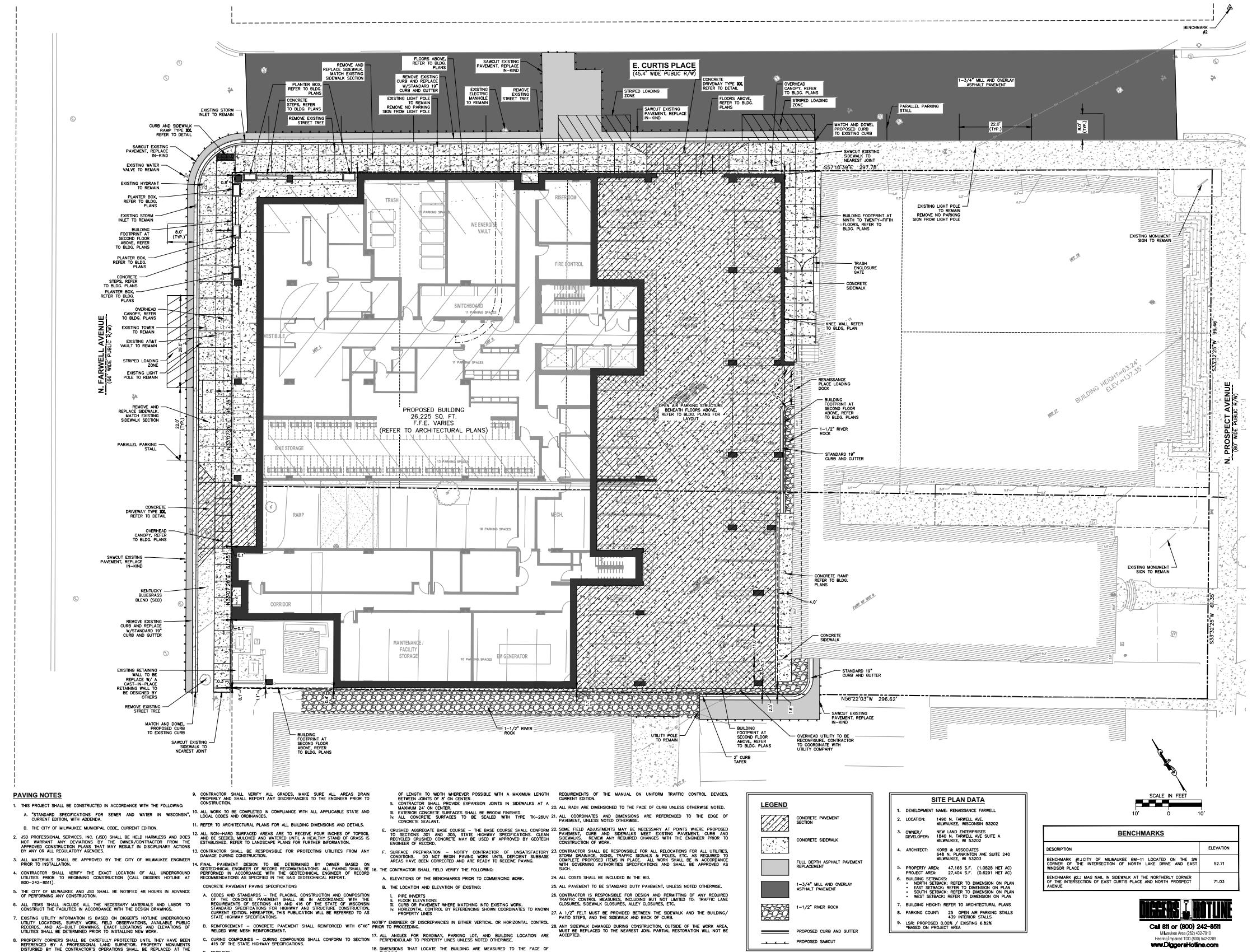
Existing electrical service to be relocated into new structure electrical vault

Architectural Site Plan

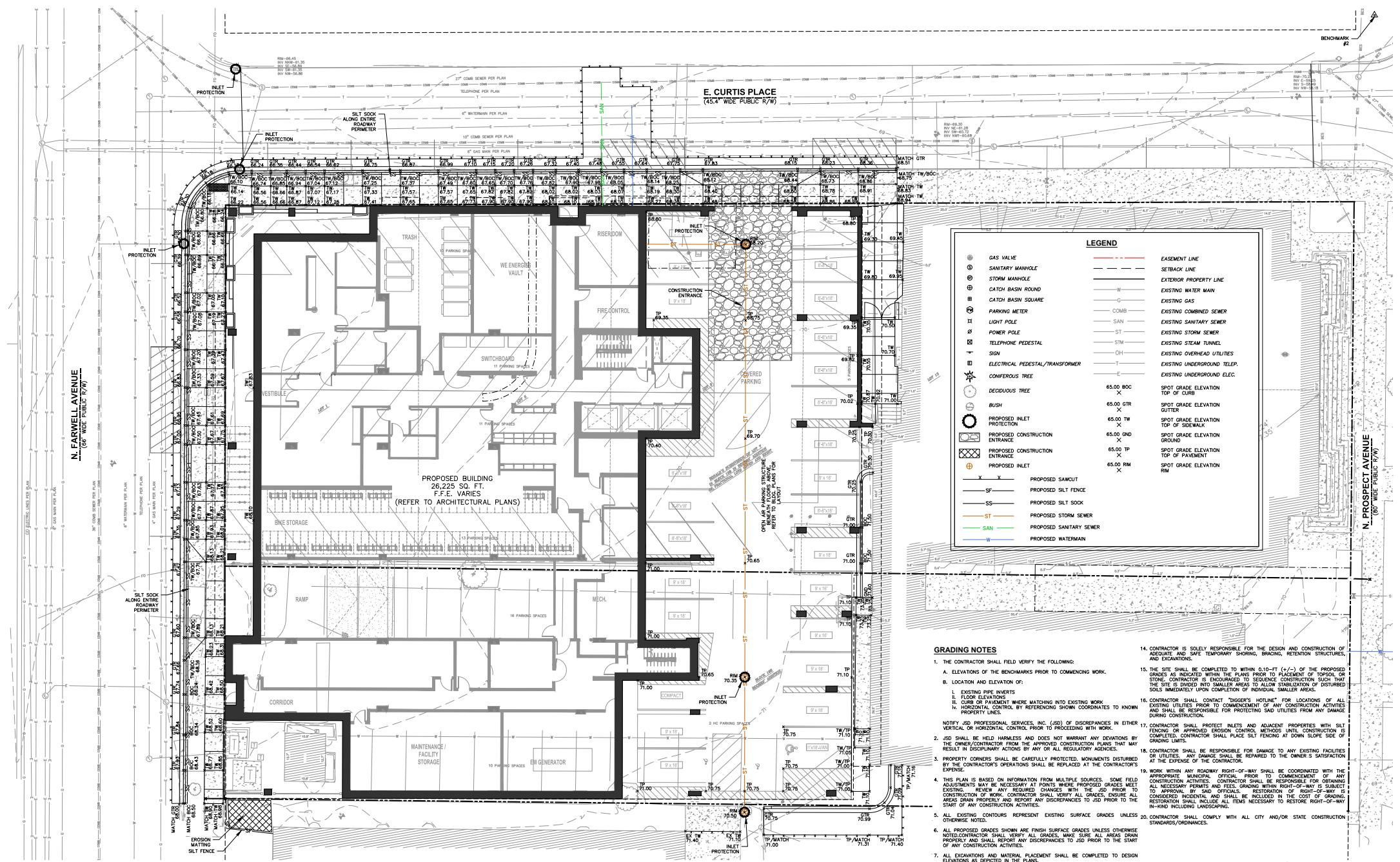




Civil: Site Plan



Civil: Grading & Erosion Control Plan



EROSION AND SEDIMENT CONTROL

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER THAT IS CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS BEMPS¹ AND CITY OF MILWAUKEE ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs).
1. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS ASSOCIATED WITH THE PUMP TO OBTAIN A COPY OF AND, UNDERSTAND, THE BMPs PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL PERMITS PRIOR TO COMMENCING WITH WORK.

4. MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO NPDES STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY MUD AND AUTHORITY HAVING JURISDICTION OF ANY CHANGES TO THE EROSION CONTROL PLAN. ALL MODIFICATIONS MUST BE APPROVED BY MUD/AUTHORITY HAVING JURISDICTION PRIOR TO DEVIATION FROM THE APPROVED PLAN.

5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE ACTIVITIES. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAVED AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEEDING.

6. COORDINATE EROSION SHADING INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATIONS WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEEDS AND ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES. PRIOR TO INSTALLATION, CONSTRUCTION ENTRANCES SHALL BE SHADING. CONSTRUCTION ENTRANCES SHALL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ON ADJACENT PUBLIC ROADS.

7. PAVER SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SPACED TO REMOVE ACCUMULATED SOLID DIRT AND/OR DUST AFTER EACH CONSTRUCTION ACTIVITY.

8. ALL EXISTING STORM SEWER FACILITIES IN THE MUD COLLECTOR SYSTEM SHALL BE MAINTAINED TO PREVENT SEEDING. SEEDING WITHIN STORM SEWER SYSTEMS, INLET PROTECTION SHADE, AND DRY SITES AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION.

9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL BE CONDUCTED AS FOLLOWS:
a. PLACE EXCAVATED TRENCH MATERIALS ON THE HIGH SIDE OF THE CONSTRUCTION SITE.
b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY.
c. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR DRY SITE.

10. AT MINIMUM, SEPARATE EROSION AND SEDIMENTATION MEASURES SHALL BE CONSTRUCTED AND OPERATED AS NECESSARY.
a. CONSIDER SLOPES, GRADE, AND NECESSARY EROSION CONTROL MEASURES.
b. CONSIDER SLOPES, GRADE, AND NECESSARY EROSION CONTROL MEASURES TO PREVENT OFFSITE SEDIMENTATION.

11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAVED AS NEEDED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REPAVING DURING CONSTRUCTION. MUD AND AUTHORITY HAVING JURISDICTION OVER EROSION CONTROL IS RESPONSIBLE FOR MAINTENANCE AND REPAVING DURING CONSTRUCTION. CONTRACTOR HAS COMPLETED THE PROJECT.

12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITIES SHALL BE REINSTATED IN WORKING ORDER AT COMPLETION OF EACH WORK DAY.

13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THE PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED AS SOON AS POSSIBLE. THIS SHALL BE ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE REMOVED, THE EROSION CONTROL DEVICE SHALL BE IMMEDIATELY STABILIZED.

14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHADING MAY BE DIVERTED OUTSIDE THE PROTECTIVE LIMITS.

15. GRAVING SHOALS SHALL BE CONDUCTED IN SUCH A MANNER AS TO NOT DAMAGE EROSION CONTROL MEASURES. CONSIDER THE USE OF YEAR-ROUND SITE CONDITIONS, AND THE USE OF TEMPORARY EROSION CONTROL MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED UPON SHALL BE SHADING. CONTRACTOR SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNING AGENCIES FOR EROSION CONTROL.

AS REQUIRED AND

MORE OF THE
NON-CROBULE
PARKING AREAS
REMOVING ANY
AND REQUIRED

TO THE
EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON THE DETERMINATION OF THE MAXIMUM EARTHWORK VOLUME AND ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

* THE CONTRACTOR SHALL SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADINGS FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF SITE CONDITIONS.

8. GRADES DISTURBED SHALL BE MAINTAINED IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SITES, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DRAINS TO PREVENT PONDING, AND IF NECESSARY, COMMENCE TO RELEVEL EARTHWORK VOLUMES TO ALLOW FOR DRAINAGE OF EXCAVATED MATERIALS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF EXCAVATED MATERIALS. THE CONTRACTOR SHALL NOT ALLOW EXCAVATED MATERIALS TO BE STORED ON SITE OR ALLOW EXCAVATED MATERIALS TO BE STORED ON SITE GRADED OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRAADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.

9. PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL DESIGN CONTOURS SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS, WHERE PROVIDED.

10. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS DETERMINED BY THE ENGINEER/OWNER. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT, PROVIDED BY ——————, FOR SITE COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER/OWNER IF THE REQUIRED COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITE SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS, AND THE CONTRACTOR AND CONSULTANT TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.

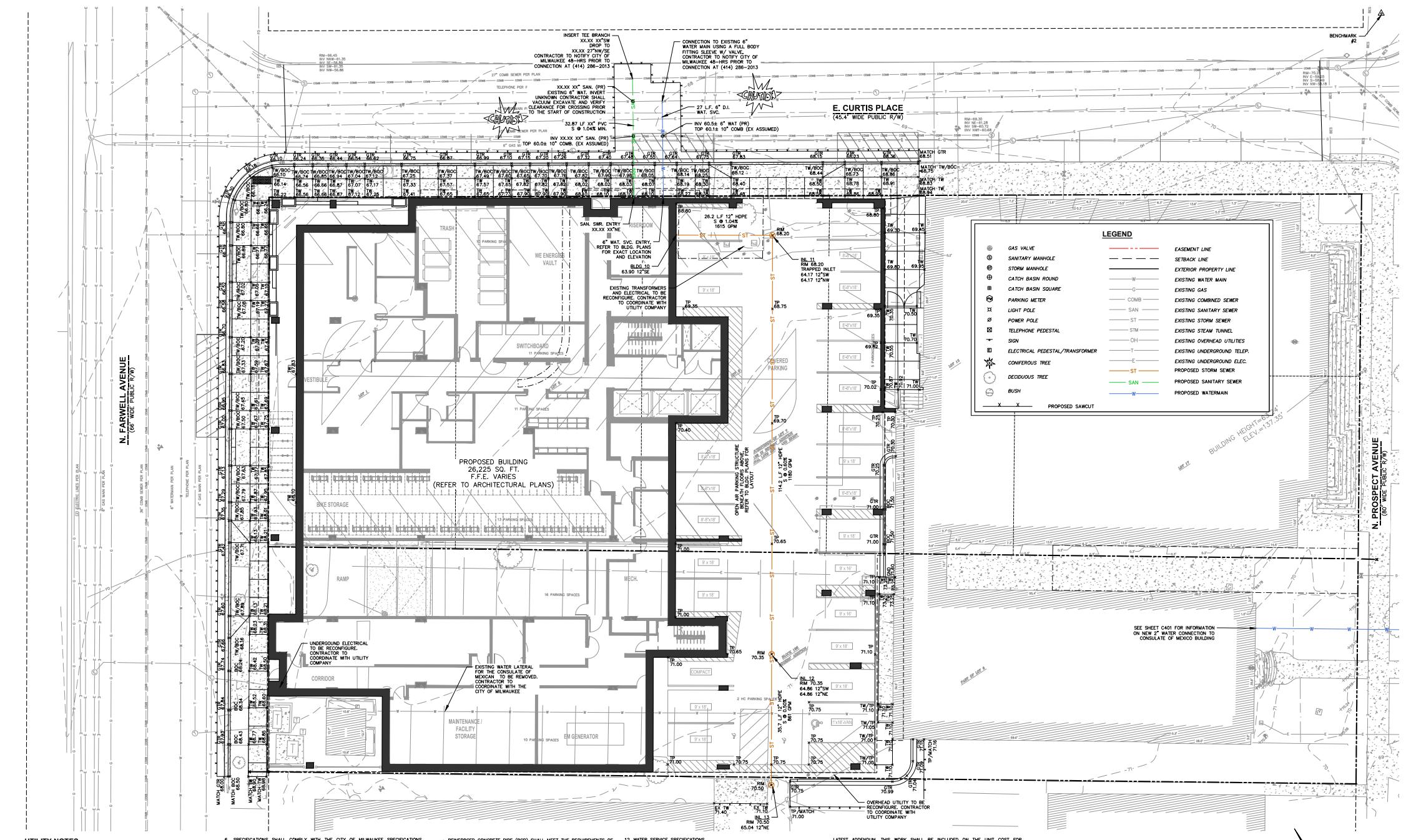
11. IN THE EVENT THAT ANY MOISTURE-DEENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO REACH THE DESIGN COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.

12. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT EARTHWORK COMPLETION, OR WHICH IS TOO DRY TO PERMIT SPREADING, CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATHE AND SUBMIT A PLAN TO THE ENGINEER/OWNER FOR APPROVAL. THE CONTRACTOR SHALL NOT SPREAD MATERIAL IF DEPTH EXCEEDS THE MORE RESTRICTIVE OF THE EFFECTIVE THICKNESS OF THE SPREAD MATERIAL, OR THE MAXIMUM DEPTH TO TURNOVER THE SPREAD MATERIAL, OR THE MAXIMUM COMPACTION DEPTH, LEAVING

13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.

<u>BENCHMARKS</u>	
CITY OF MILWAUKEE BM-11 LOCATED ON THE SW INTERSECTION OF NORTH LAKE DRIVE AND EAST	ELEVATION 52.71
PIGMALION NAIL IN SODAKEAT. AT THE NORTHERN CORNER OF EAST CURTIS PLACE AND NORTHERN PROSPECT	71.03

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



UTILITY NOTES

1. EXISTING UTILITY INFORMATION IS BASED ON DIGGERS HOTLINE UNDERGROUND UTILITY LOCATION FIELD SURVEY. FIELD OBSERVATIONS AND AVAILABLE INFORMATION ARE ASSESSMENTS AND NOT EXACT. THESE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND CONDITIONS OF THE EXISTING UTILITIES. CONTRACTOR SHALL DETERMINE THE DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AND COORDINATE WITH THE CITY OF MILWAUKEE.

2. CONTACT DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE CITY OF MILWAUKEE OF EXISTING CONDITIONS RELATED TO THE CONSTRUCTIONS INDICATED ON THE EXISTING DRAWINGS. ANY DISPARITIES ARE TO BE REPORTED TO THE ENGINEER AND CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

4. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION IMPROVEMENTS.

5. CONTRACTOR SHALL FIELD VEHICLE LOCATIONS, ELEVATIONS, AND SIZES OF INLETS AND FRAMES FOR CONSTRUCTION WORK. CONTRACTOR IS RESPONSIBLE FOR THE ENTRANCE AND EXIT OF CONSTRUCTION WORK. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONSTRUCTION CONNECTIONS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION AND BEGUNNING UTILITY CONSTRUCTION.

6. CONTRACTOR IS RESPONSIBLE FOR PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEE REQUIRED FOR PROPOSED WORK.

7. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHER CONTRACTORS.

8. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION DREDGING AND Dewatering.

9. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DRAINAGE SYSTEM. CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHICH SPECIFICATIONS AND CODES APPLY, AND TO REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

10. THE CONTRACTOR SHALL CONTACT THE CITY OF MILWAUKEE ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER, AND STORM CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION DREDGING AND Dewatering.

11. UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", CURRENT EDITION, HEREINAFTER REFERRED TO AS "THE STANDARD SPECIFICATIONS", AND THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND REPORTING ANY PROGRESS.

12. CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHICH SPECIFICATIONS AND CODES APPLY, AND TO REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

13. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND REPORTING ANY PROGRESS.

14. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

6. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MILWAUKEE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DIPS 382.

7. CONTRACTOR SHALL ADJUST AND/OR REBUILD EXISTING UTILITY COVERS ON THE EXISTING CONSTRUCTION DRAWINGS TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.

8. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND ARE VARY SLIGHTLY FROM PLATE LENGTHS AS SHOWN ON CONTRACTOR CONSTRUCTION DRAWINGS. CONTRACTOR SHALL SECURE THE PLATE LENGTHS FOR MATERIALS REQUIRED TO COMPLETE WORK LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.

9. CONTRACTOR SHALL FIELD VEHICLE LOCATIONS, ELEVATIONS, AND SIZES OF INLETS AND FRAMES FOR CONSTRUCTION WORK.

10. CONTRACTOR SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN ADMINISTRATIVE CODE SPS 382.09(b).

11. BACKFLOW PREVENTION DEVICES AND THE DOMESTIC WATER METER(S) ARE LOCATED WITHIN THE BUILDING(S).

12. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.

13. TRACER WIRE SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 192.015(2)(c) OF THE STATE STATUTED AND CITY OF MILWAUKEE REQUIREMENTS.

14. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DRAINAGE SYSTEM. CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHICH SPECIFICATIONS AND CODES APPLY, AND TO REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

15. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES THAT ARE TO REMAIN WHICH ARE NOT BEING REMOVED SHALL BE REPAVED AND REPAVED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

16. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND REPORTING ANY PROGRESS.

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18. STORM SEWER SPECIFICATIONS

19. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. FIELD TILES CROSSED BY TRENCHES SHALL BE REPLACED WITH STORM SEWER. FIELD TILES CROSSED BY TRENCHES SHALL BE REPLACED WITH STORM SEWER. FIELD TILES CROSSED BY TRENCHES SHALL BE REPLACED WITH STORM SEWER.

20. STORM SEWER - STORM SEWER SHALL BE EQUIPPED WITH FROST SLEEVES PER 382.30(5)(a). (REFER TO DETAIL).

21. FOR LOCATIONS WHERE THERE IS LESS THAN 6 FEET OF COVER OVER THE TOP OF THE WATER MAIN PIPE, WATER MAIN SHALL BE INSULATED IN ACCORDANCE WITH THE REQUIREMENT OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 5TH EDITION UPDATED WITH 703.

7. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-143-76, CLASS 30 (MINIMUM) WITH RUBBER GASKET JOINTS ASTM D-312.

8. CONTRACTOR SHALL ADJUST AND/OR REBUILD EXISTING UTILITY COVERS ON THE EXISTING CONSTRUCTION DRAWINGS TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.

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8. WATER SERVICE SPECIFICATIONS

9. CONTRACTOR SHALL ADJUST AND/OR REBUILD EXISTING UTILITY COVERS ON THE EXISTING CONSTRUCTION DRAWINGS TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.

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9. BENCHMARKS

10. BENCHMARK #2 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

11. BENCHMARK #3 - MAD NAIL IN SIDEWALK AT THE NORTHERN CORNER OF THE INTERSECTION OF EAST CURTIS PLACE AND NORTH PROSPECT AVENUE.

12. BENCHMARK #4 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

13. BENCHMARK #5 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

14. BENCHMARK #6 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

15. BENCHMARK #7 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

16. BENCHMARK #8 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

17. BENCHMARK #9 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

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22. BENCHMARK #14 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

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25. BENCHMARK #17 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

26. BENCHMARK #18 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

27. BENCHMARK #19 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

28. BENCHMARK #20 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

29. BENCHMARK #21 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

30. BENCHMARK #22 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

31. BENCHMARK #23 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

32. BENCHMARK #24 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

33. BENCHMARK #25 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

34. BENCHMARK #26 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

35. BENCHMARK #27 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

36. BENCHMARK #28 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

37. BENCHMARK #29 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

38. BENCHMARK #30 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

39. BENCHMARK #31 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

40. BENCHMARK #32 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

41. BENCHMARK #33 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

42. BENCHMARK #34 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

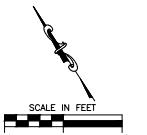
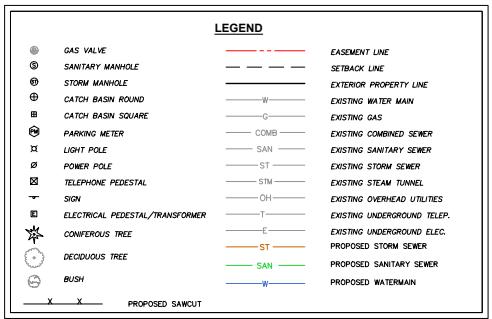
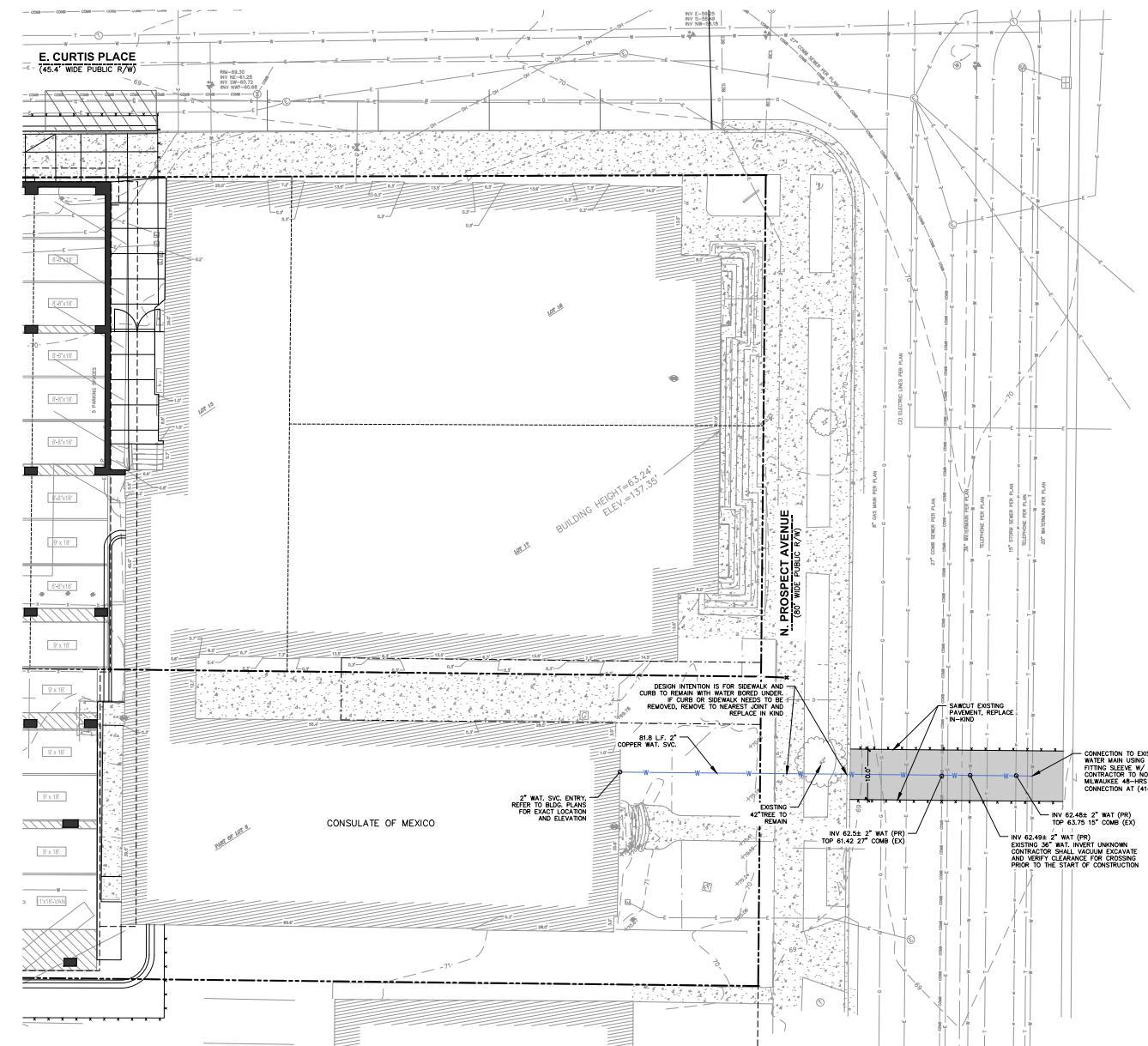
43. BENCHMARK #35 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

44. BENCHMARK #36 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

45. BENCHMARK #37 - CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST HUNTER PLACE.

46. BENCHMARK #38 - CITY OF MILWAUKEE BM

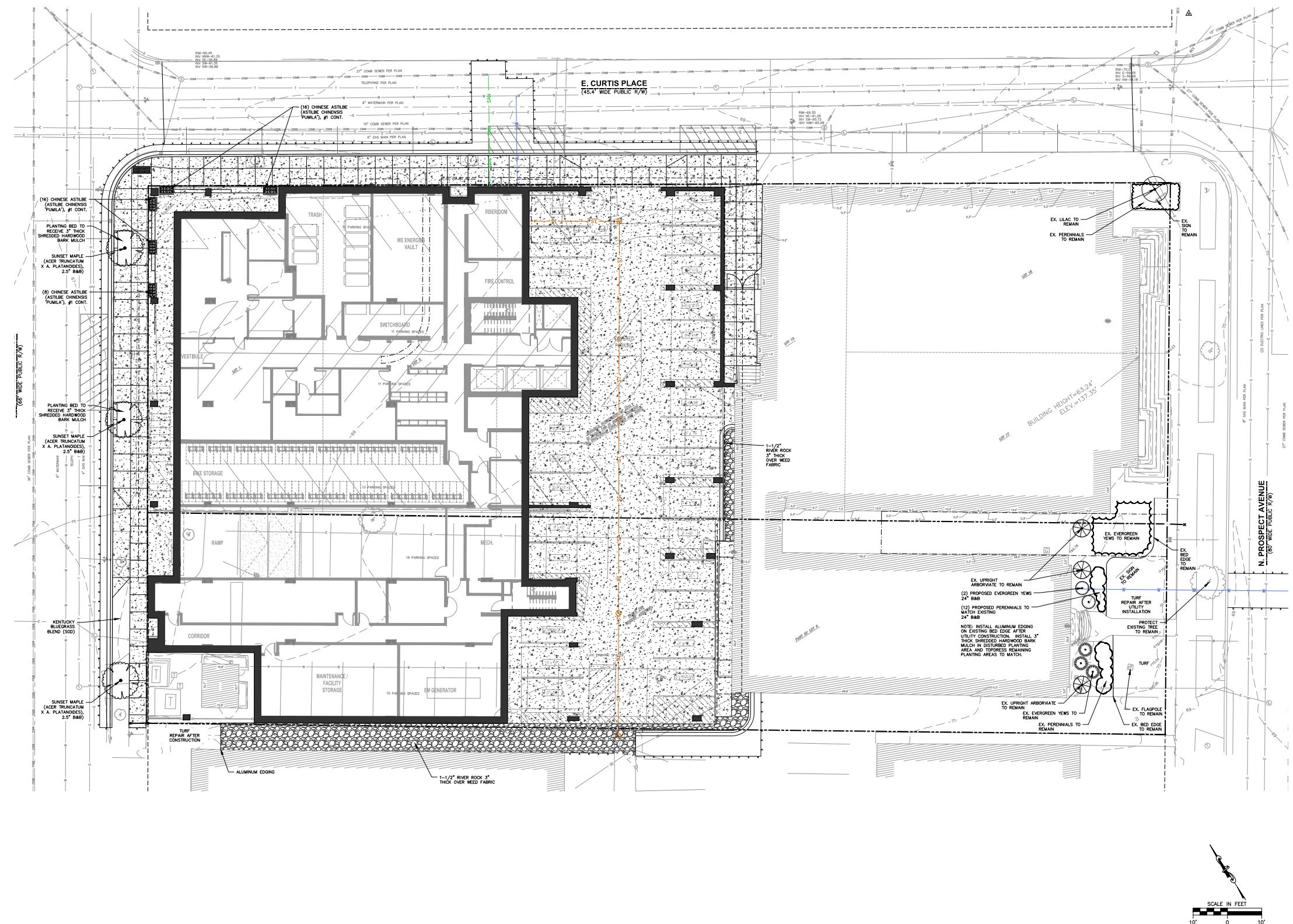
Civil: Prospect Avenue Utility Plan



BENCHMARKS	
DESCRIPTION	ELEVATION
BENOMARK #1-LOT OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST WINDSOR PLACE	52.71
BENOMARK #2-MAIN NAIL IN SIDEWALK AT THE NORTHERLY CORNER OF THE INTERSECTION OF EAST CURTIS PLACE AND NORTH PROSPECT AVENUE	71.03

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Landscape Plan



Landscaping: Details and General Notes

GENERAL NOTES

LANDSCAPE MATERIAL NOTES

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

CONTRACTOR AND OWNER RESPONSIBILITY LIST

1. GUARANTEE: THE CONTRACTOR IS RESPONSIBLE FOR PLANTING, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOR THE FIRST ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.
2. MAINTENANCE: (OWNER) IS RESPONSIBLE FOR CONTINUING THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.
3. GUARANTEE: THE CONTRACTOR IS RESPONSIBLE FOR PLANTING, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOR THE FIRST ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.
4. MAINTENANCE: (CONTRACTOR) IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRAADING CONTRACTOR.
5. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWNS AREAS: THE CONTRACTOR SHALL MANAGE ALL PLANTINGS, SEEDING AND SODDING AND SHALL COORDINATE ALL PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 40 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIALS AND LAWN/TURFGRASS DURING THIS 40 DAY ESTABLISHMENT PERIOD. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLANT MATERIALS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MUNICIPAL CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
6. MAINTENANCE: (OWNER) IS RESPONSIBLE FOR CONTINUING THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

LANDSCAPING:
LANDSCAPING TO BE INSTALLED AFTER
COMPLETION OF THE BUILDING
INSTALLATION OF LANDSCAPING NOT TO
AFFECT OPERATIONS OF THE BUILDING

DIG HOLE NO DEEPER THAN
FLARE. ROOT BALL TO BE
SET ON UNDISTURBED SOIL
AND PLUMB. AGGREGATE STONE REMAINS
IN HOLE. REMOVE REMAINING
AGGREGATE STONE UNTIL
SOIL LAYER IS REACHED.

TREE PIT DIAMETER SHALL
BE AT LEAST TWO-TIMES
THE DIA. OF THE ROOT BALL
IN ALL DIRECTIONS. SLOPE
FROM PROPOSED GRADE TO
BOTTOM OF ROOT BALL IN
ALL DIRECTIONS.

TREE PLUMB

NOT FLARE SHALL BE EXPOSED

NOTES FOR MULCH
APPLICATIONS

TALL 3" WATERING SAUCER
PROPOSED GRADE

MOVE, BURR, TINN, AND WIRE
UPPER HALF OF BALL

PLANTING MIXTURE (WATER TAMP
TO REMOVE AIR POCKETS)

UNDISTURBED GROUND

DECIDUOUS TREE PLANTING DETAIL

SHRUB PLANTING DETAIL
N.T.S.

PERENNIAL/ORNAMENTAL GRASS
PLANTING DETAIL

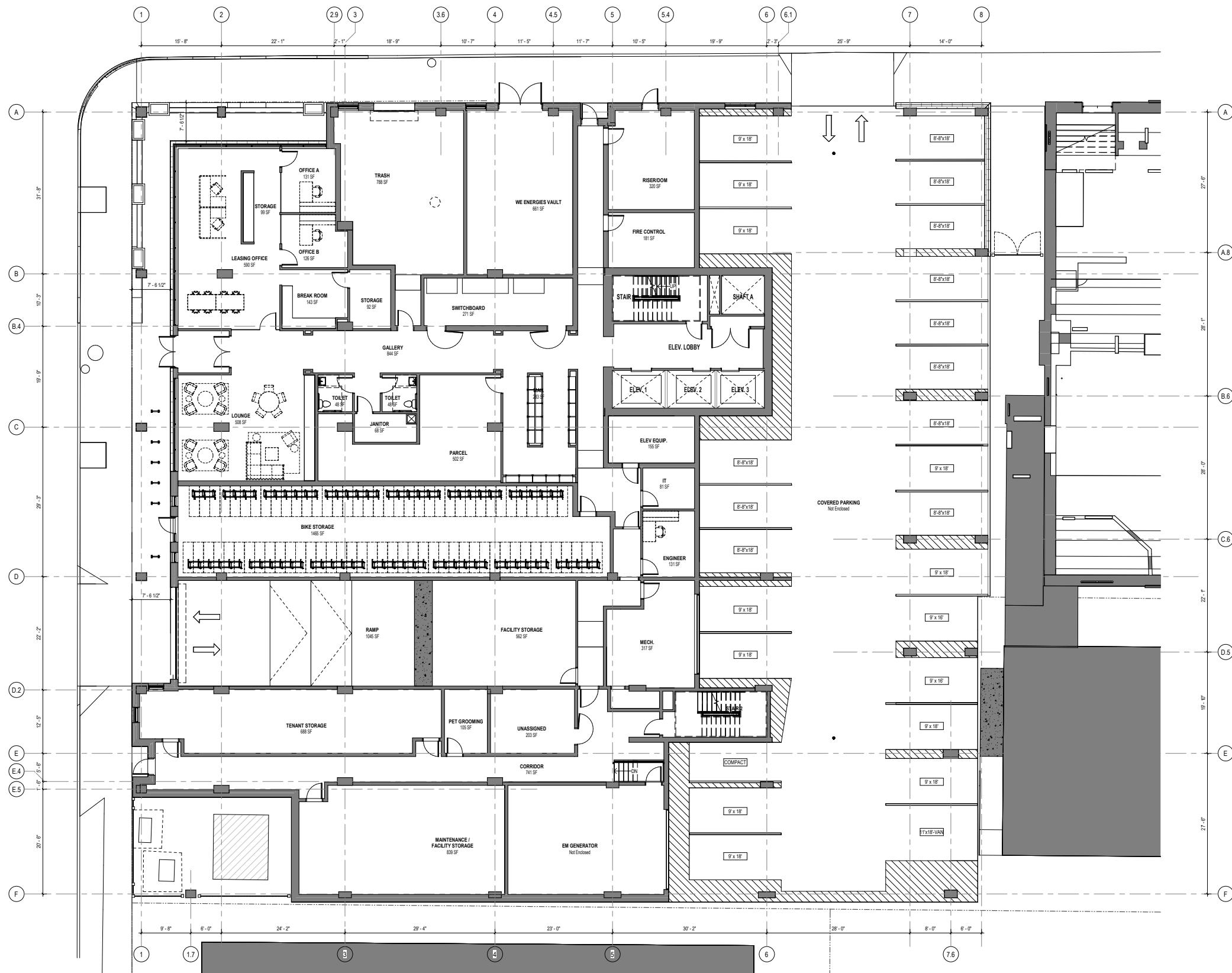
EXISTING LANDSCAPE CORNER N PROSPECT AVENUE & E CURTIS PLACE



EXISTING LANDSCAPE ALONG N PROSPECT AVENUE



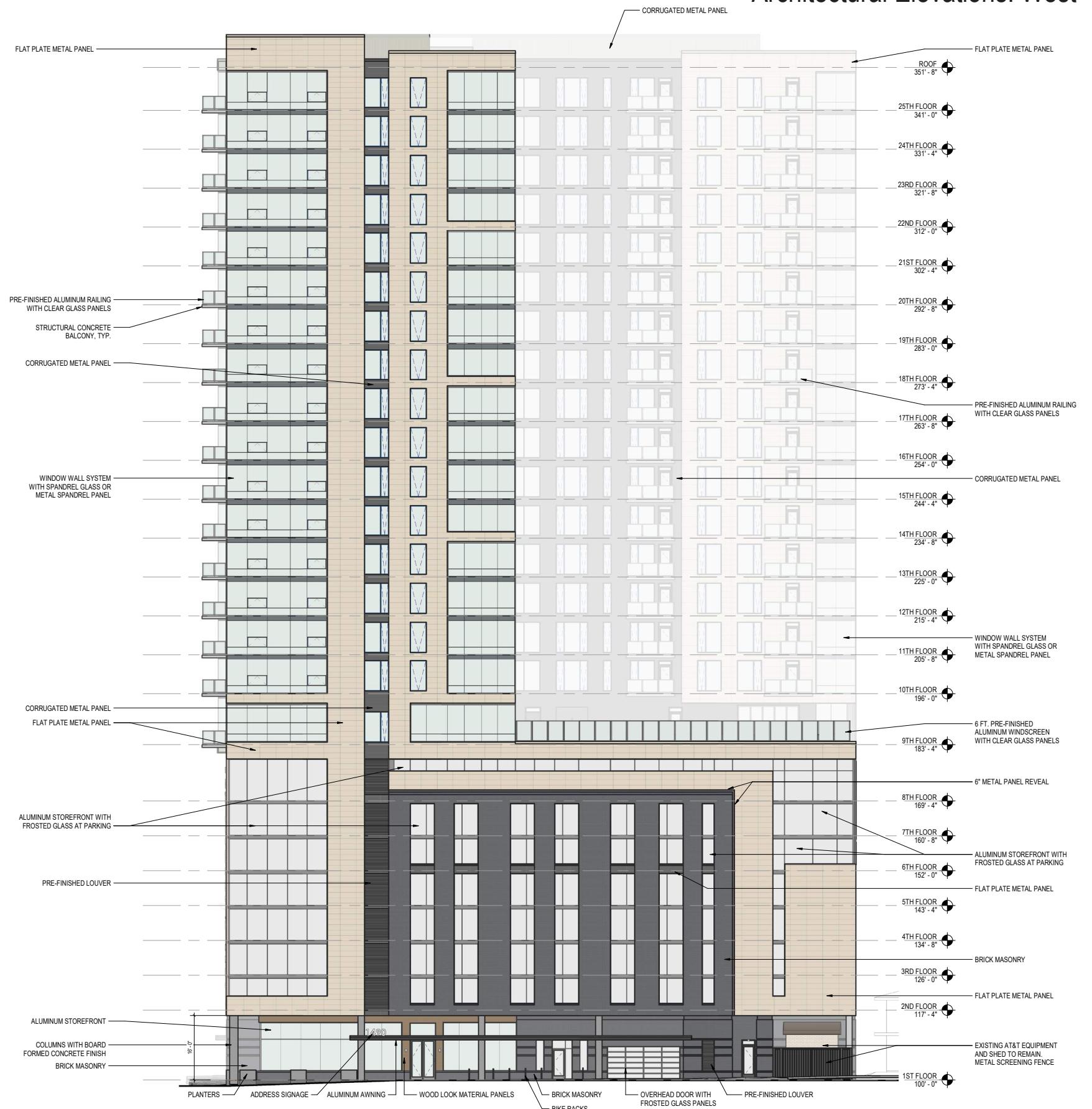
Architectural: First Floor Plan



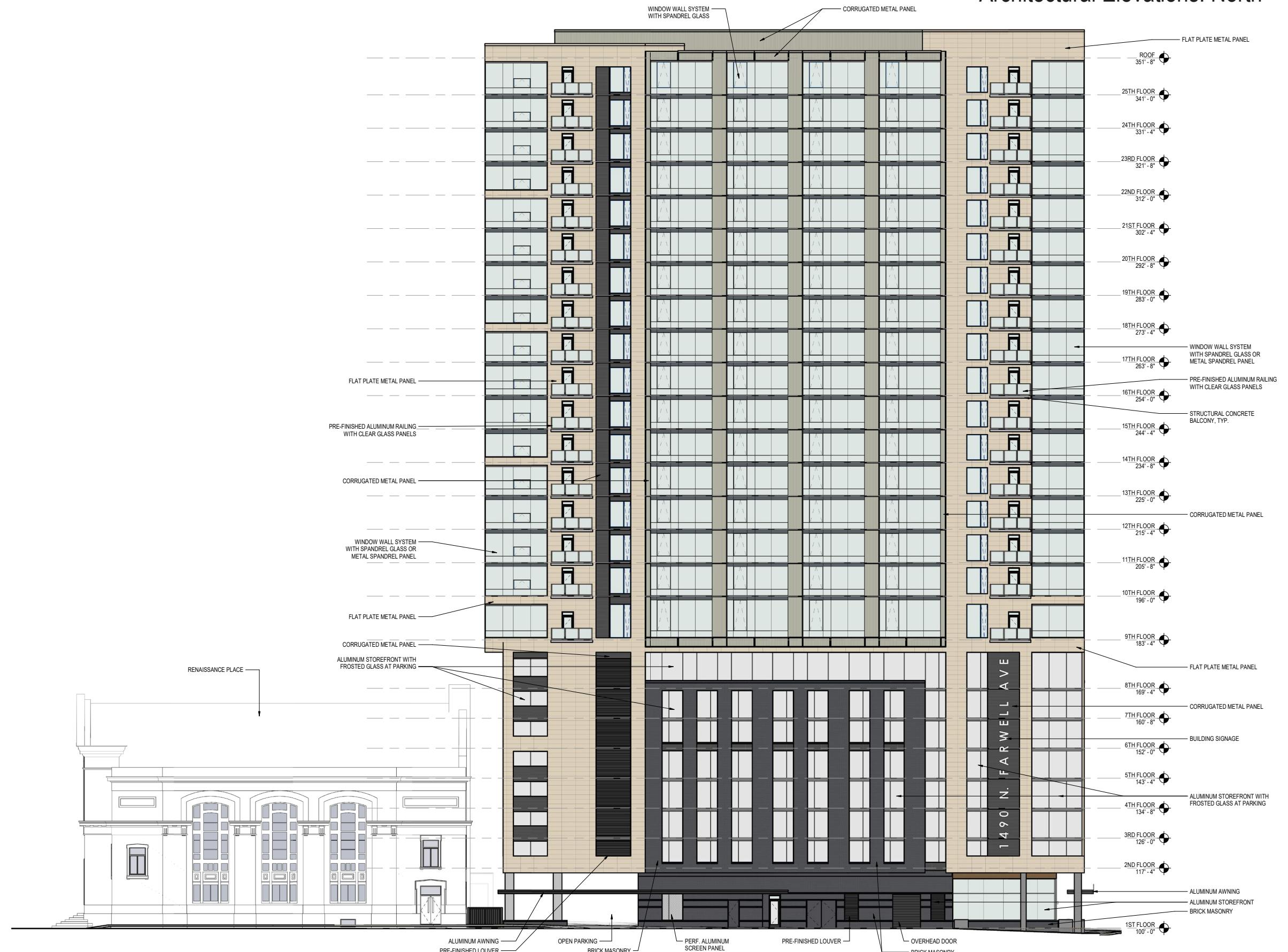
Type	Type Mark	Type Comments	Count
OR GROUND	BICYCLE PARKING	1 GROUND	78
OR TERM- ITOR	BICYCLE PARKING	1 GROUND	12
			90
EDULE - PARKING			
		SCHEDULE - PARKING	
11	B-8'x16'		5
2	B-8'x18'		7
11	B-8'x18'		10
1	B-8'x16'		30
1	9'x18'ADA		1
26	11x18'VAN		1
	COMPACT		2
2	5TH FLOOR: 65		65
5			
3	B-8'x 16'		2
3	B-8'x 18'		2
30	B-8'x16'		5
	B-8'x18'		7
2	B'x 16'		10
1	B'x 18'		33
1	9'x18'ADA		1
56	11x18'VAN		1
	COMPACT		2
2	6TH FLOOR: 65		65
4			
5	B-8'x 16'		2
7	B-8'x 18'		4
10	B-8'x16'		5
33	B-8'x18'		7
1	B'x 16'		10
1	B'x 18'		33
2	9'x18'ADA		1
	11x18'VAN		1
68		COMPACT	
2	7TH FLOOR: 65		65
4			
5	B' x 18'		2
7	B-8'x 18'		2
10	B-8'x16'		9
33	B-8'x18'		7
1	B'x 16'		5
1	B'x 18'		4
2	B'x 17'		6
	B'x 18'		19
65	9'x18'ADA		1
2	11x18'VAN		1
4		COMPACT	
	BTH FLOOR: 58		58



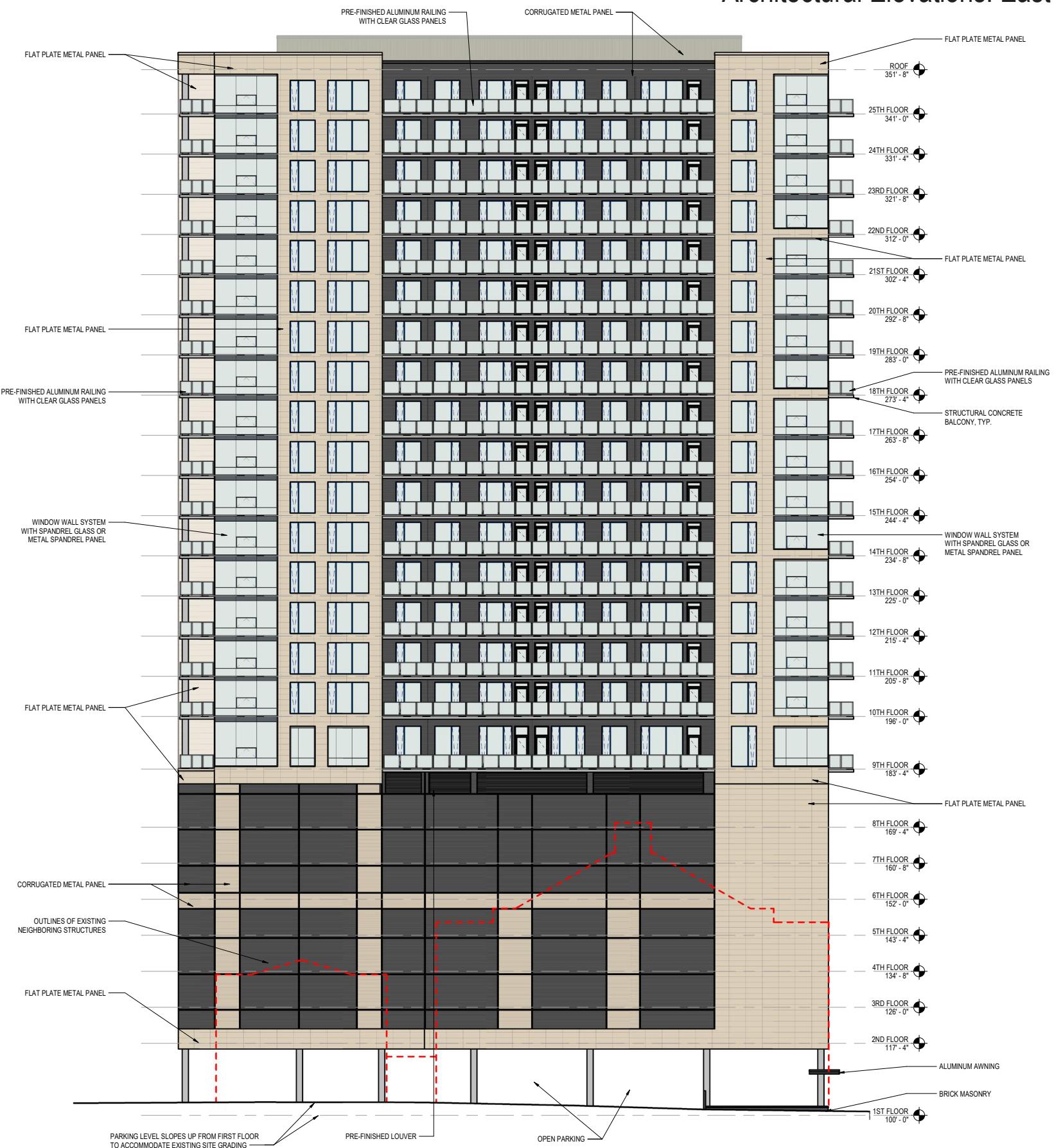
Architectural Elevations: West



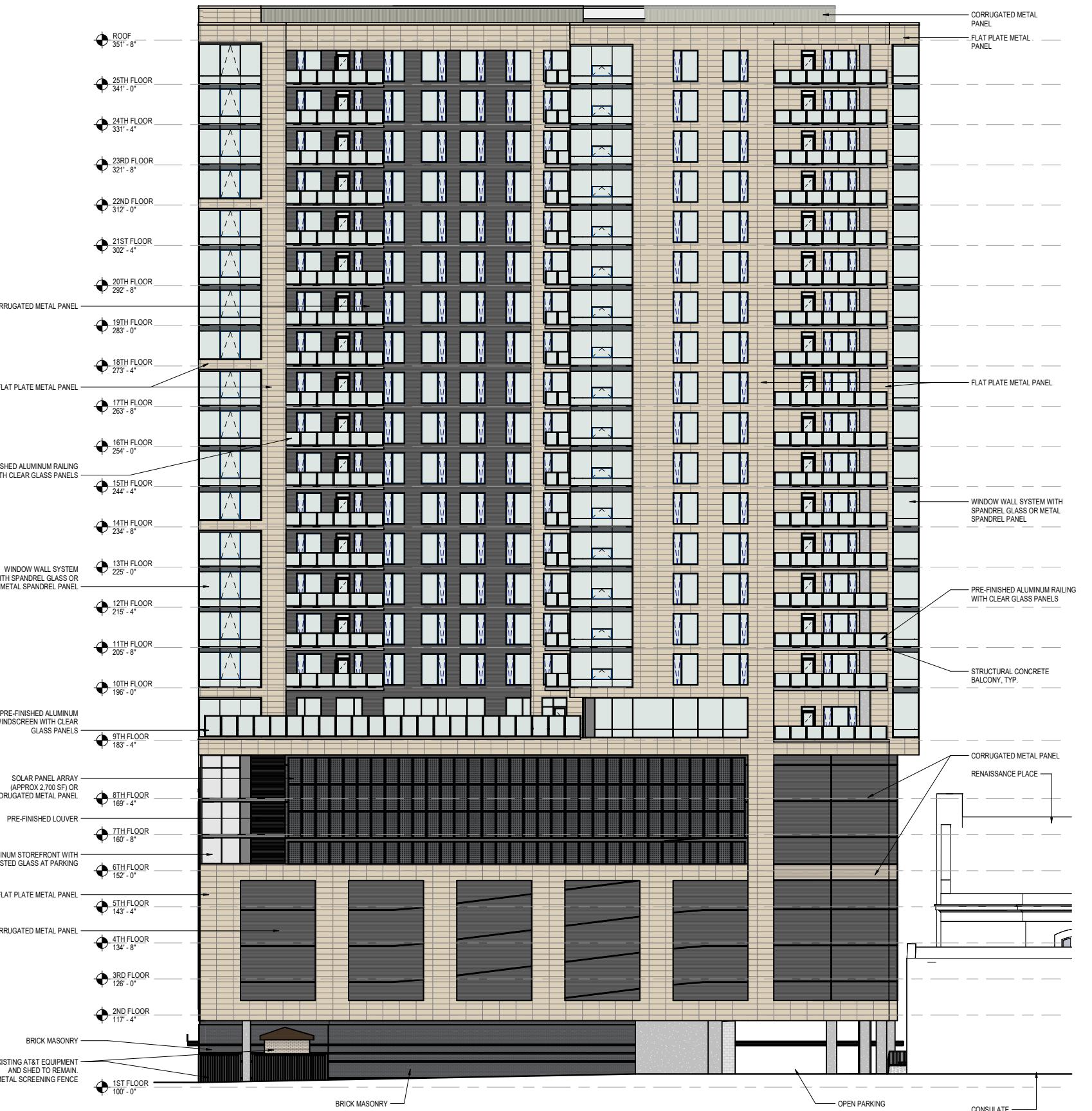
Architectural Elevations: North



Architectural Elevations: East



Architectural Elevations: South



















Architectural Renderings: Farwell looking North



Architectural Renderings: Parking Entry on E. Curtis Place

