



Convent Hill South
1325 North Jefferson Street
Milwaukee, WI 53202

Detailed Plan Development Submittal
File Number: 190160



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MASTER DEVELOPER



Scott Simon
Vice President
401 E. Ogden Ave.
Milwaukee, WI 53202

CIVIL



Aaron Koch
Project Engineer
15850 W. Bluemound Road, Suite 210
Brookfield, WI 53005

ARCHITECT



Jason Korb AIA LEED AP
President
648 N. Plankinton Ave, Suite 240
Milwaukee, WI 53203
p: 414.988.7430
Email: jkorb@kaa-arch.com

LANDSCAPE



Aaron Koch
Project Landscape Architect
15850 W. Bluemound Road, Suite 210
Brookfield, WI 53005

Owner's Statement of Intent & Planned Development Project Description

Owner's Statement of Intent

The Travaux Inc., the real estate arm of the Housing Authority of the City of Milwaukee (HACM), is proposing to develop up to 350 unit high rise apartment building on the 1.4 acre of vacant land south of its Convent Hill building located at 1325 Jefferson Street. The building will be up to 32 stories (above street grade), approximately 350 unit mixed use building. The development is proposed to be mixed income which includes both market rate and affordable units. The current zoning is C9A, High Density Residential.

Project Overview and Use:

Convent Hill South is a 32 story high rise that will occupy the southern half of the block at 1325 Jefferson Street. The first four floors of the building will cover nearly the entire footprint of the development site. The 6th floor is the amenity level for the residential units. The north-west corner of the building ('west wing') has a total of 12 stories, including the 5 story base and 6th floor amenity level. The main tower is a total of 32 stories, above street grade.

The program layout consists of four levels of parking; the lowest two levels are wrapped with town homes on Milwaukee St and about 1/3 of Knapp Street (south façade). The level 1 becomes a basement level on the south-east corner & east frontage. Eastern side of level 2 façade on Knapp Street is the Office Lobby entrance. The Jefferson street level is the primary parking entrance, apartment lobby entrance and service area of the building. Levels three and four are parking. The 5th level has one story of office approximately 42,323 square feet. The 6 level is residential amenity space. The Residential units are located in two 'wings' of the building. The East Wing will be 25 stories of dwelling units, above the 7th floor mechanical floor. The North Wing is six stories of dwelling units above the residential amenity level, these are planned to be two story-two and three bedroom units.

The site is currently a surface parking lot. This will remain until the start of construction by the end of April 2020. Ownership understands that if the proposed development has not started in accordance with the DPD, the parking lot can continue to occupy the site by submitting a minor modification to the DPD for a to-be-determined amount of time.

Building Enclosure:

The buildings construction type will be a concrete framed structure with exterior material that includes architectural precast concrete, aluminum framed glazing systems and metal panel and wood and high pressure laminate material accents. Tower balconies will be integrated to the façade and inset from the face of building with glass guardrails.

Ground floor townhome units will have walk-up access with individual entrances with integrated planters and painted metal hand and guardrails. The townhomes will be 'carved' out of the building base. The exterior finish material will be a mix of metal framed glazing systems, metal panel and high pressure laminate wood appearance.

Landscaping:

Landscape planters are integrated into the building façade along the street frontages along Milwaukee Street and Knapp Street. The landscape strip varies from approximately 2'-2" at the north-east corner up to 11'-2" at the South west corner based on the shape of the site.

All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement. The existing site or interim condition must be maintained in an orderly fashion consistent with zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.

Circulation, Parking & Loading:

Building utilities will be underground and indoor.

Service dock for deliveries and tenant move-in/out will be located indoor with access from Jefferson Street side of the buildings. The overhead door will be translucent glass.

Approximately 422 indoor parking spaces will be provided for the residents of Convent Hill and Convent Hill South, as well as the office tenants. The main entrance to the parking will be off of Jefferson Street. There is also an entrance to the parking along the north end of the building, off of Milwaukee Street, via cross access easement on the Convent Hill parcel to the north of the site. The overhead doors will be translucent glass.

Trash and recycling will be stored indoor with private service dumpsters, and will be taken out on to Jefferson Street for collection.

A drop-off area will be located off of Jefferson Street.

Access for townhouse residents will be via front doors along Milwaukee and Knapp. The main residential lobby entrance for the east and west wings will be along Jefferson Street. The entrance for the office space will be off of Knapp Street.

Bicycle parking will be located both interior to the building and outside. The quantity and placement of bicycle parking will be in accordance with 295-404 of the zoning code.

Space between structures:

The proposed building has street frontages on three elevations. The proposed building is 35' from the existing building to the north.

Setbacks (approximate):

North (adjacent to Convent Hill): 10'-6" on the east corner to 5'-0" at the west corner

East (Jefferson): 2'-2" on the north corner to 8'-6" on the south corner

South (Knapp): 6'-1" on the east corner to 11'-2" on the west corner

Lighting:

Adequate lighting shall be provided along the street elevations of the development. All walk-up units will be well lit for safety purposes using wall or ceiling mounted lights at entries with a white light source. The lighting shall comply with requirements outlined in section 295-409.2 of the City of Milwaukee zoning code.

Utilities:

All utility lines shall be installed underground if possible; otherwise existing poles will remain in place. Transformers and substations will be installed within building or otherwise screen from view.

Signs:

Signs for residential component of building: 'Type A Wall Sign' mounted above the entrance on Jefferson Street the area will be the limits as allowed by Section 295-705-7 Signs, b-3 Wall Signs, for Type A wall sign in C9A zoning.

Signs for office tenant: 'Type A Wall Sign' mounted above the entrance on Knapp Street the area will be the limits as allowed by Section 295-705-7 Signs, b-3 Wall Signs, for Type A wall sign in C9A zoning.

Temporary signage during construction and leasing will consist of up to six (6) 4'x8' banners with printed graphic of the project and contact information attached to the construction fence. This signage will be in place for the duration of the construction.

Final signs may vary slightly from the above standards, and will be reviewed and approved by DCD staff.

Time Limit on Zoning:

Per s. 295-907-2-c-11, for new and amended DPDs, the DPD zoning designation shall be null and void within 5 years of the effective date of the ordinance amending the zoning map to create the DPD. The zoning of the property shall be changed to a General Planned Development at that time unless the criteria identified in 295-907-c-11-a and -b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.

Total lot square footage: 61,840 SF (1.419 Acres)

Maximum amount of land covered by principal building: 54,322 SF (87.8%)

Maximum amount of land devoted to parking, drives and parking structures:

- Basement Level 45,820 sf
- First Floor 29,248 sf
- Second Floor 51,892 sf
- Third Floor 51,892 sf
- Total** 178,852 SF

Maximum amount of land devoted to landscape open space: 7,518 SF (12.2%)

Maximum proposed dwelling unit density residential/ non-residential:

- Residential area: 174 square feet of site area per dwelling unit
- Commercial Office: 42,323 sf

Proposed Number of Buildings: 1

Maximum number of dwelling units per building: Up to 350

Bedrooms per Unit:

- **Studio Unit:** up to 24
- **One Bedroom:** up to 180
- **Two Bedrooms:** up to 117
- **Three Bedrooms:** up to 30
- Total Units** up to 350

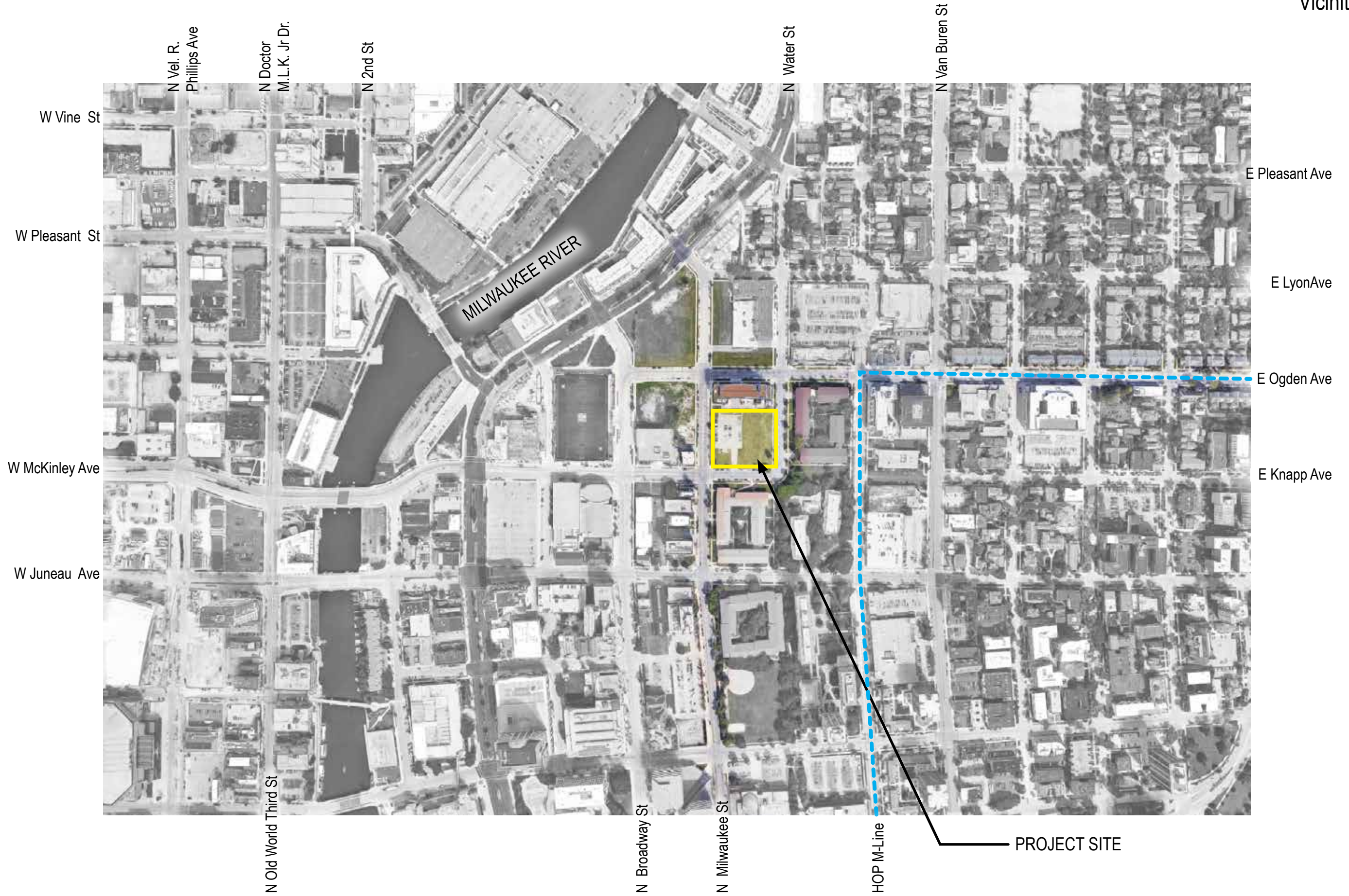
Car Parking Spaces Provided:

- **Required to service neighboring building:** 79 Stalls
- **Office Parking:** 33 Stalls *25% reduction per 295-403-2-c, b-4.
- **Residential Parking:** 310 Stalls (234 required per C9A zoning)
- Total Parking Stalls** Up to 422 stalls (count includes 9 accessible stalls)

Bicycle Parking

- **Indoor Residential / Office:** 88 Residential / 7 Office
- **Short term Residential / Office:** 12 Residential / 2 Office

Vicinity Map







SW Corner of Site - N Milwaukee St + E Knapp St



SE Corner of Site - E Knapp St + N Jefferson St



NW Corner of Site - N Milwaukee St



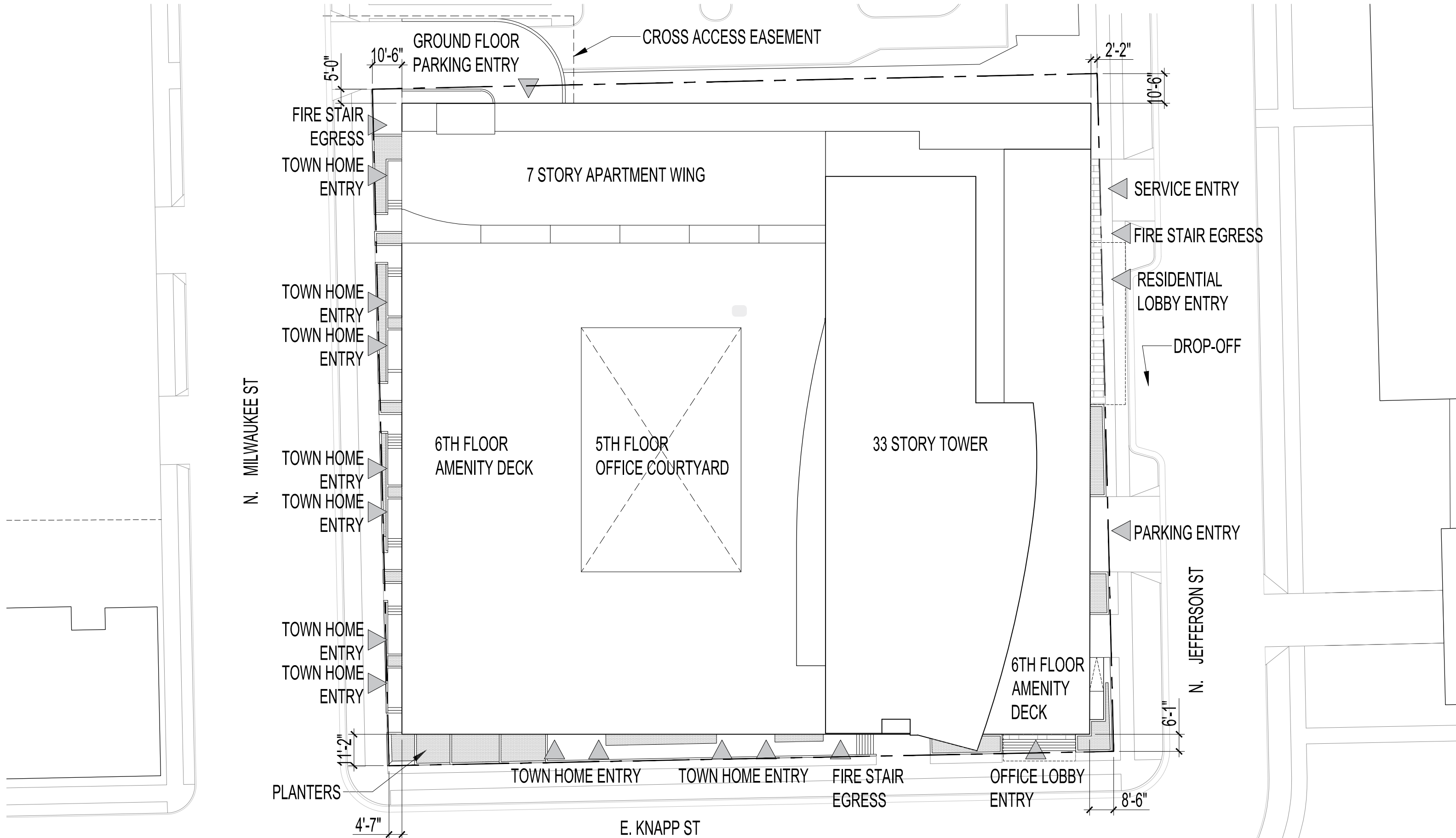
NE Corner of Site - N Jefferson St



W View of Convent Hill - N Milwaukee St + E Ogden Ave

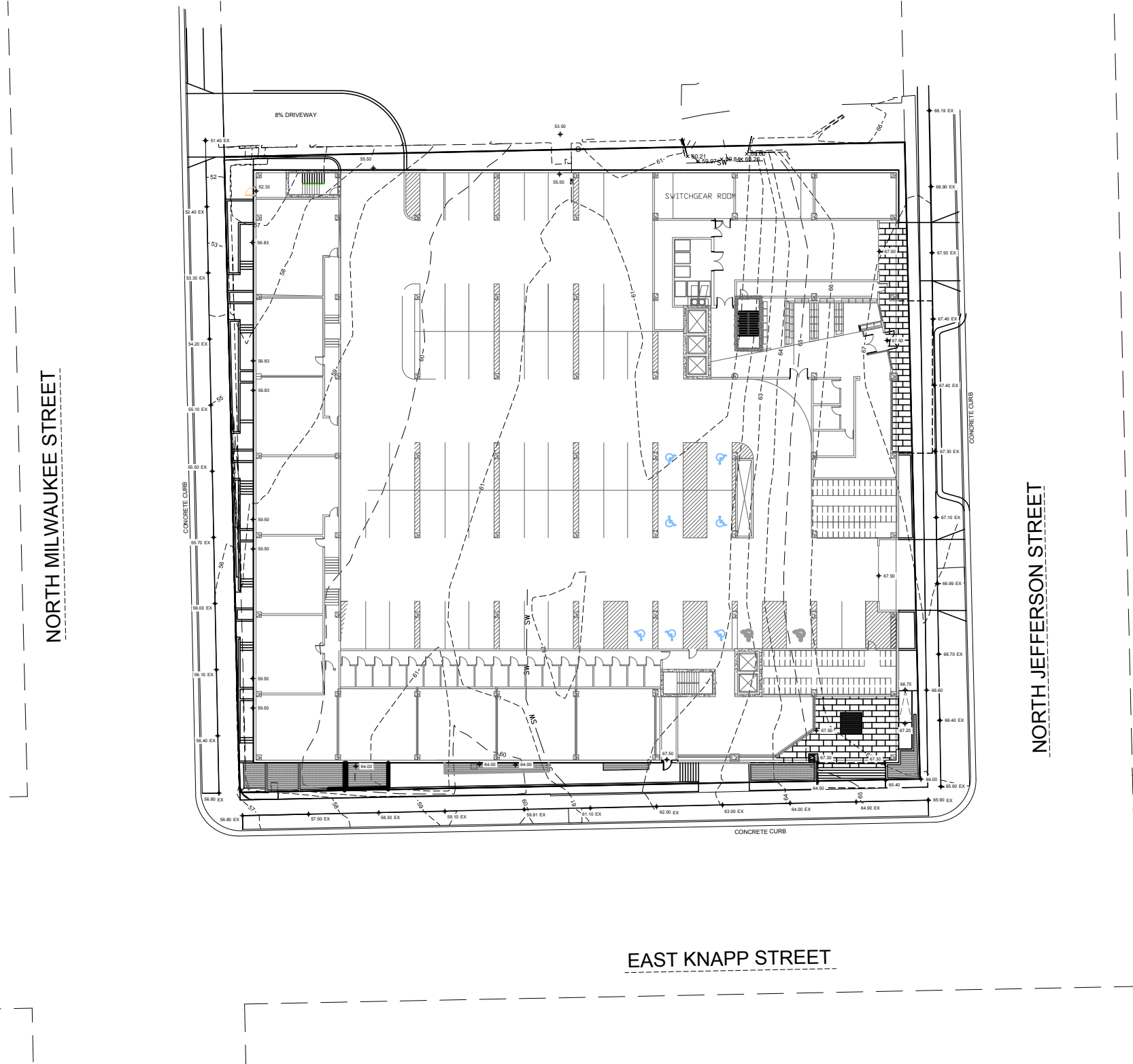


E View of Convent Hill - N Jefferson St + E Ogden Ave



DRAFTED: BCP DESIGNED: AXK REVIEWED: AXK
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 15500 W. BLUEMOUND ROAD
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GRADING PLAN

REVISIONS

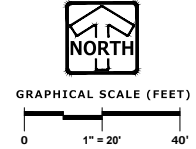
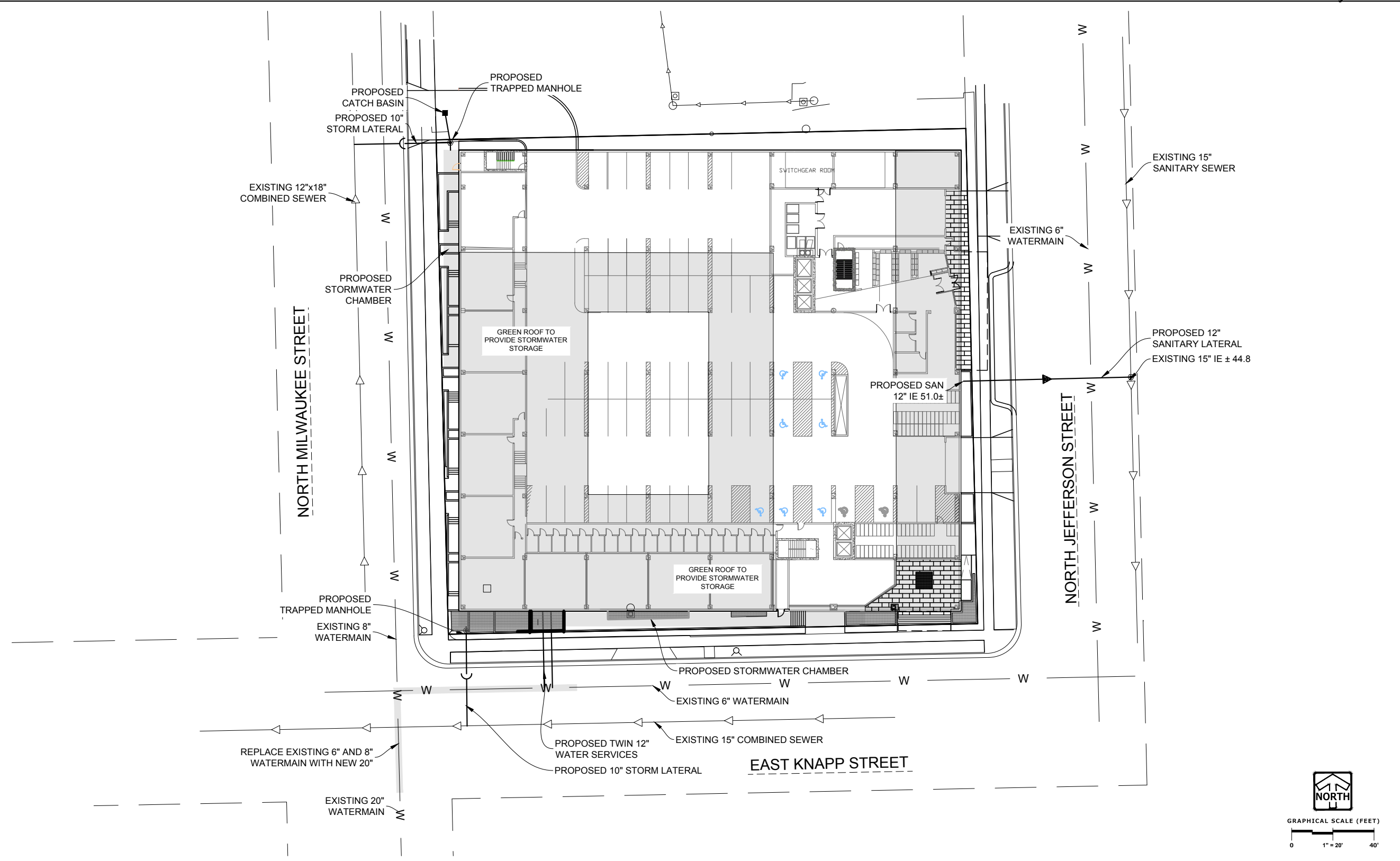
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REG. JOB NO. 1328.10
 REG. P.N. AXK
 START DATE 05/10/19
 SCALE 1"=20'

SHEET
C-1
C-2

GRADING PLAN

DESIGNED: BCP
 DRAWN: BCP
 REVIEWED: ASK
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 WISCONSIN OFFICE:
 15850 W. BLUEBOND ROAD
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UTILITY PLAN

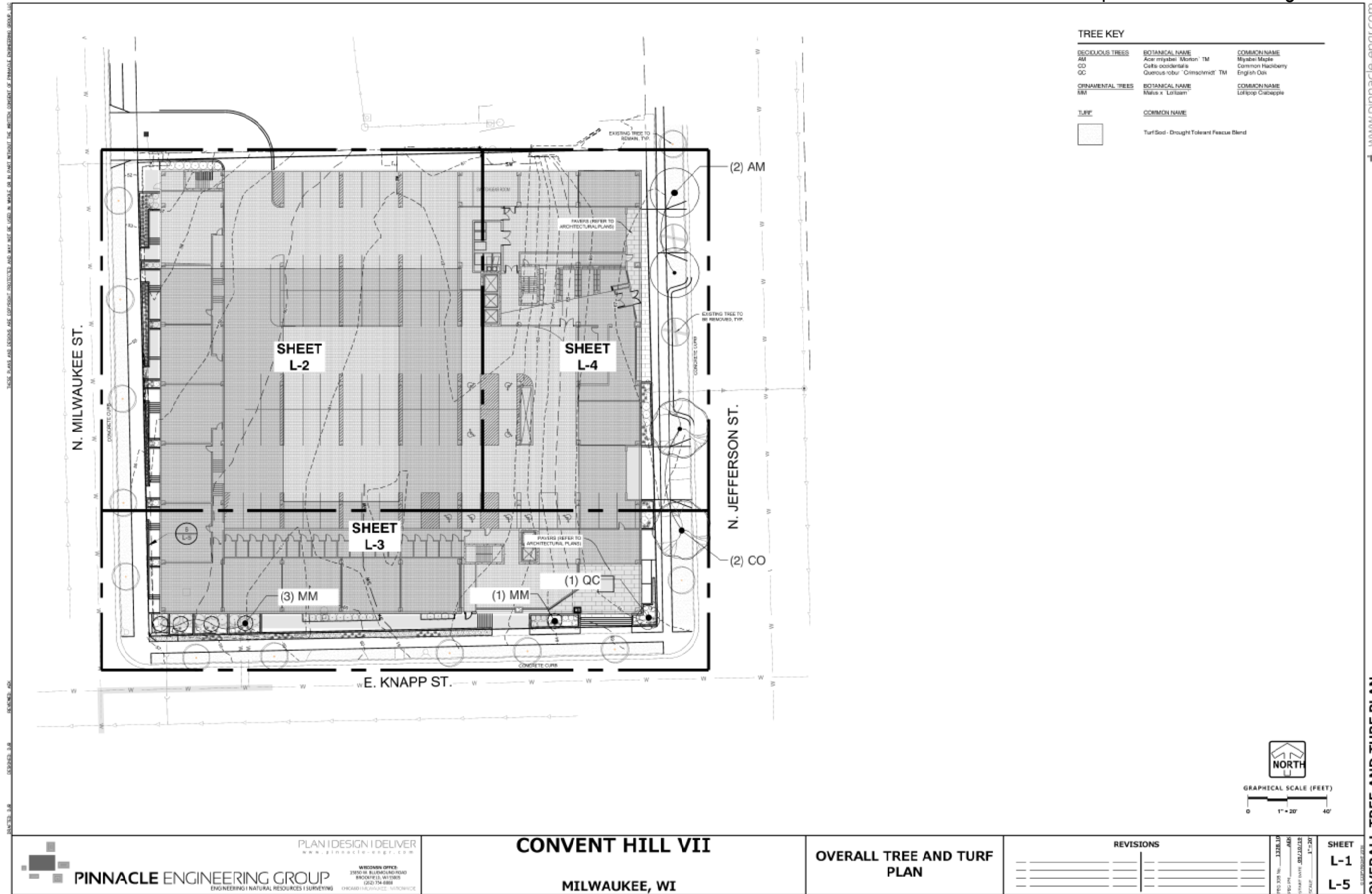
REVISIONS	

REG. JOB No. 1328.10
 REG. PH. ASK
 START DATE 09/20/19
 SCALE 1"=20'
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SHEET
C-2
 C-2

UTILITY PLAN

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TREE KEY

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME
AM	Acer myrae 'Myra's'™	Myra's Maple
CO	Celtis occidentalis	Common Hackberry
QC	Quercus robur 'Crimson'™	English Oak
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME
MM	Nelium x Lorlaam	Lollipop Crapepole
TURF	COMMON NAME	
[Symbol]	TurfSod - Drought Tolerant Fescue Blend	

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OVERALL TREE AND TURF PLAN



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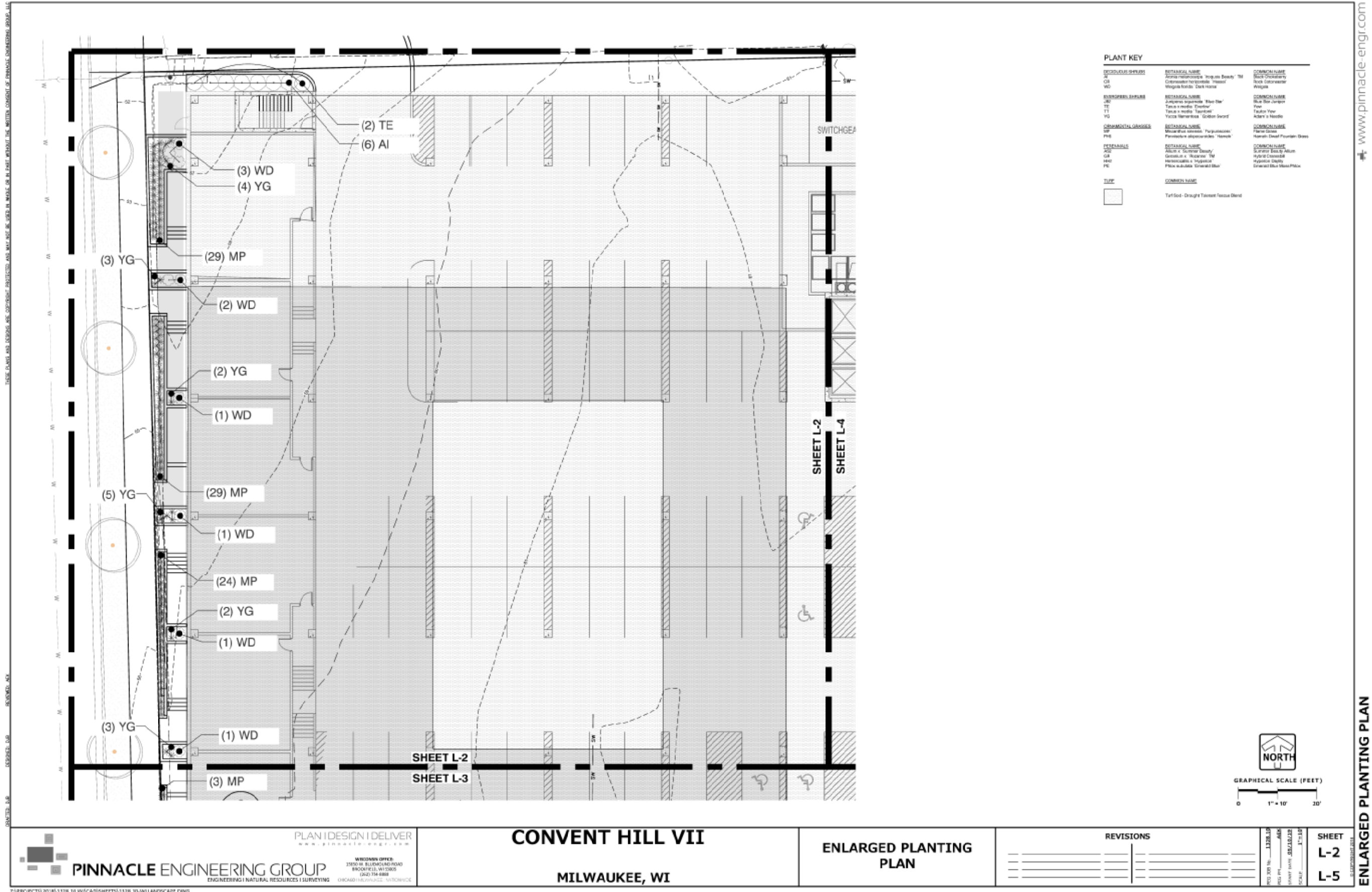
OVERALL TREE AND TURF PLAN

REVISIONS

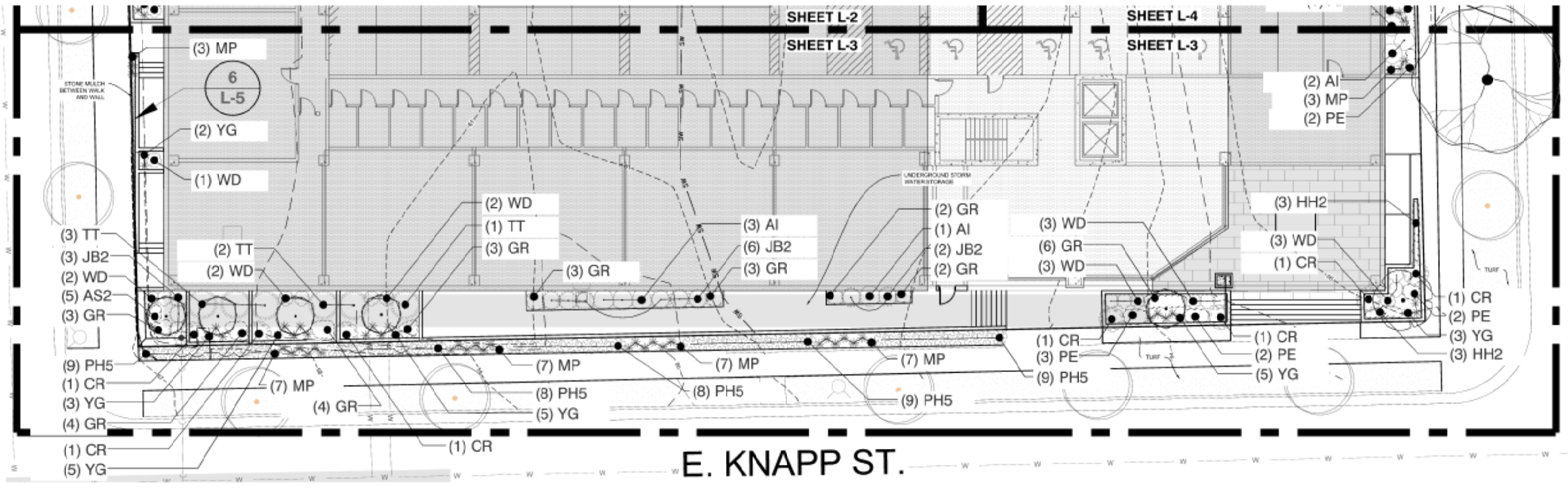
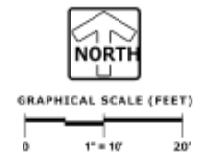
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 PROJ: JRP
 SHEET DATE: 08/20/2018
 SCALE: 1" = 20'

SHEET
 L-1
 L-5



PLANT KEY		
DECIDUOUS SHRUBS	RETICULAR NAME	COMMON NAME
AI	Actinophlox 'Purple Beauty' TM	Rock Cocksucker
GR	Cornus alternifolia 'Hassler'	Rock Cocksucker
YG	Wegelia Florida 'Dark House'	Flowering Dogwood
EVERGREEN SHRUBS	RETICULAR NAME	COMMON NAME
JB2	Juniperus squamata 'Blue Star'	Blue Star Juniper
TT	Taxus media 'Embruce'	Pin
YV	Yucca filamentosa 'Golden Sword'	Adam's Needle
PERENNIALS	RETICULAR NAME	COMMON NAME
MP	Miscanthus sinensis 'Purpureus'	Flame Grass
PH5	Phlox subulata 'Harlequin'	Harlequin Dwarf Fountain Grass
TREES	RETICULAR NAME	COMMON NAME
CR	Alnus x Siliqua 'Savoy'	Summer Elm or Allum
HH2	Hydrangea macrophylla 'Honeycrisp' TM	Hydrangea
PE	Philadelphus 'Harlequin'	Hydrangea
		Common Name
		Turf Soil - Drought Tolerant Rescue Blend



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ENLARGED PLANTING PLAN

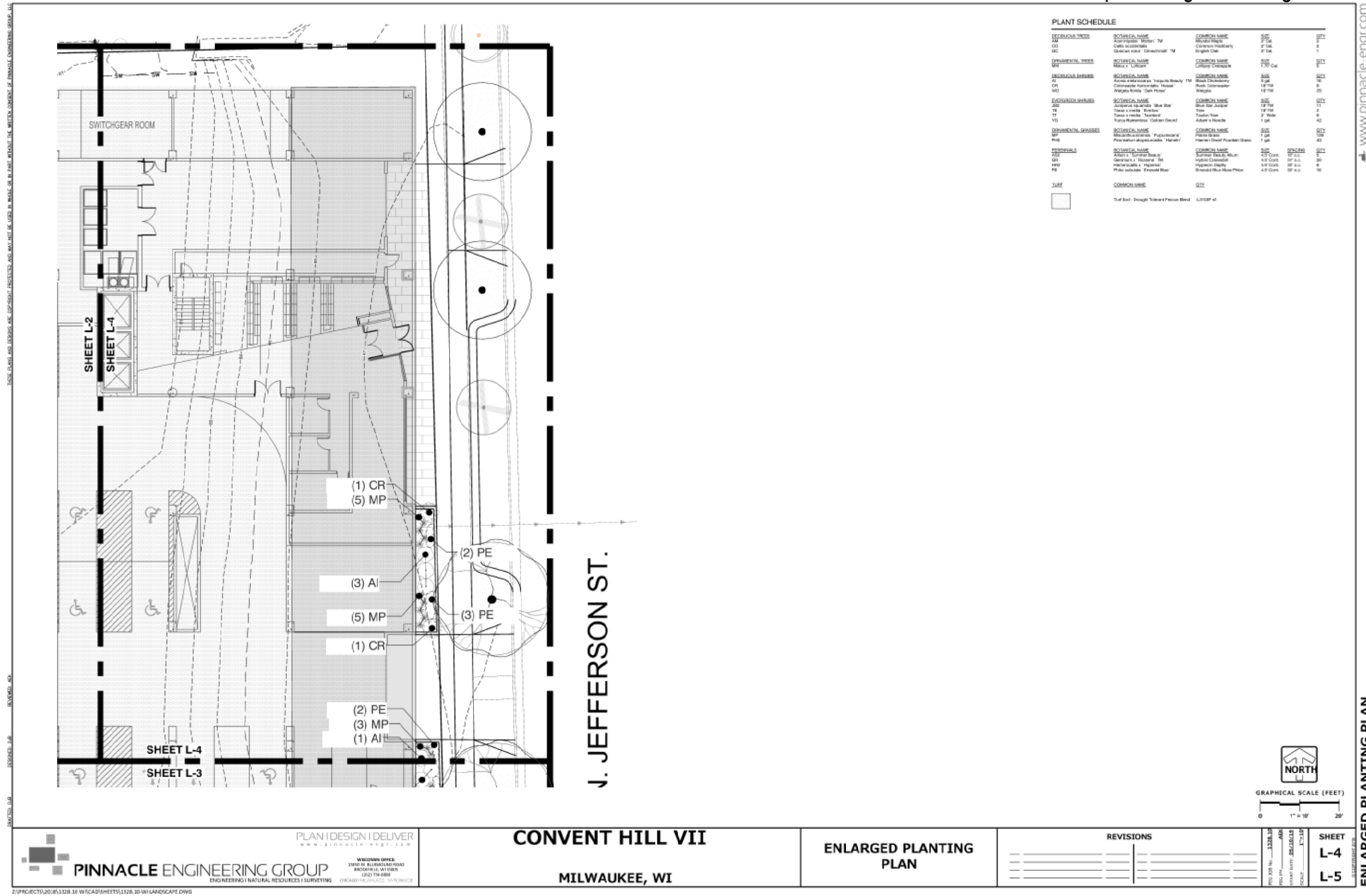
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L-3
L-5

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ENLARGED PLANTING PLAN

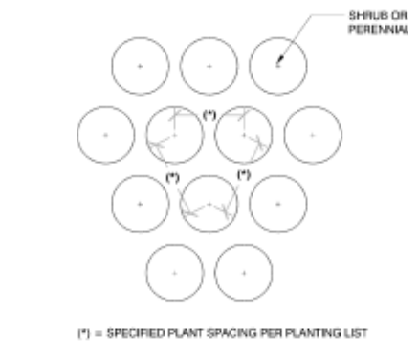
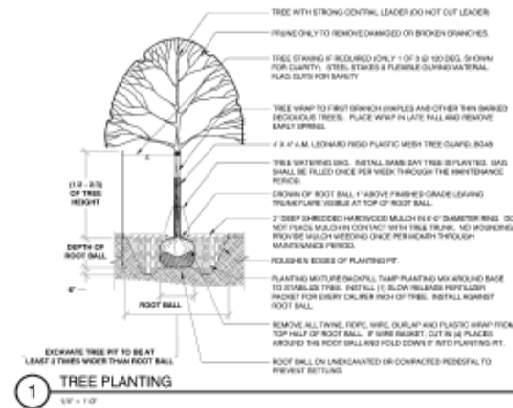


GENERAL PLANTING NOTES

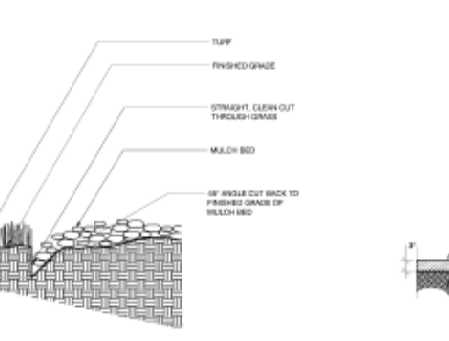
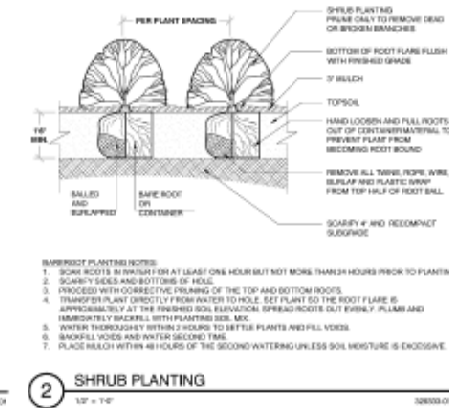
- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z89.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 1/2 OF PLANTING HOLE AND WATER THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCH RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN.
- ALL SOODED AREAS SHALL RECEIVE A MINIMUM OF 2" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. APPLY A 10-10-10 STARTER FERTILIZER UNIFORMLY AT RECOMMENDED RATES PRIOR TO INSTALLATION OF SOD. INSTALL SOD UNIFORMLY WITH STAGGERED JOINTS, LAID TIGHTLY END TO END AND SIDE TO SIDE. ROLL SOD WITH A WALK BEHIND ROLLER AND WATER IMMEDIATELY TO A DEPTH OF 3". CONTRACTOR IS RESPONSIBLE TO PROVIDE A SMOOTH, UNIFORM, HEALTHY LAWN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRST 2 MOWINGS AND WATERING DURING THIS ESTABLISHMENT PERIOD.
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

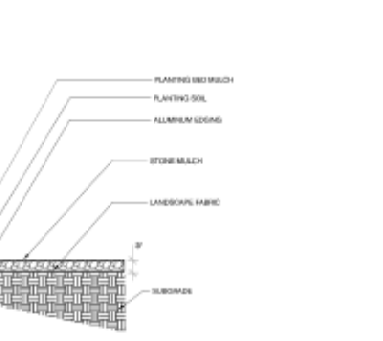
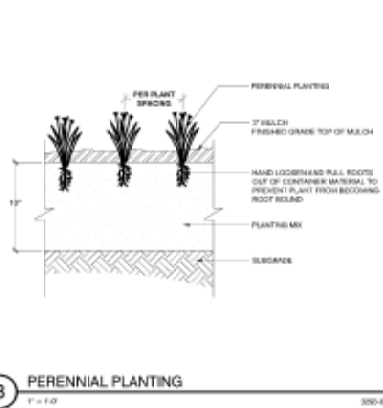
- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A TILLER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER.
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER. THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



1 TREE PLANTING 1/2" = 1'-0" 3004-01



2 SHRUB PLANTING 1/2" = 1'-0" 3005-01



3 PERENNIAL PLANTING 1" = 1'-0" 3006-01

CONVENT HILL VII
MILWAUKEE, WI

PLANTING NOTES AND DETAILS

NO.	DATE	DESCRIPTION

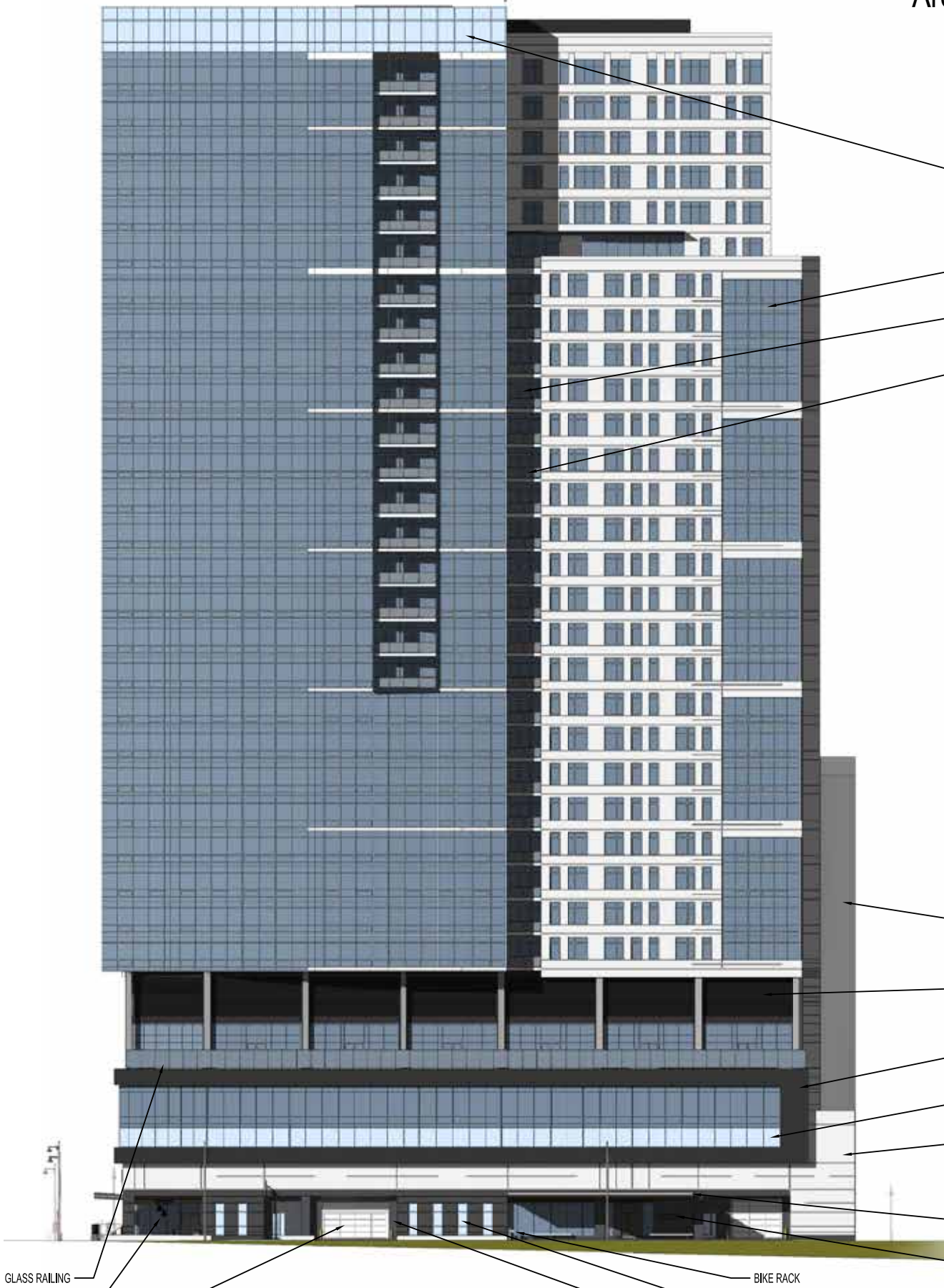
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Pinnacle Engineering Group
ENGINEERING | NATURAL RESOURCES | SURVEYING
1505 W. BLUEMOUND ROAD
MILWAUKEE, WI 53218
(414) 774-8888
www.pinnacle-eng.com

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PLANTING NOTES AND DETAILS

Architectural Elevations: East Elevation - N Jefferson St

- TO PARAPET
478'-8"
- ROOF (MECHANICAL)
461'-4"
- LEVEL 32 (RESIDENTIAL)
450'-8"
- LEVEL 31 (RESIDENTIAL)
440'-0"
- LEVEL 30 (RESIDENTIAL)
429'-4"
- LEVEL 29 (RESIDENTIAL)
418'-8"
- LEVEL 28 (RESIDENTIAL)
408'-0"
- LEVEL 27 (RESIDENTIAL)
396'-10"
- LEVEL 26 (RESIDENTIAL)
385'-8"
- LEVEL 25 (RESIDENTIAL)
375'-0"
- LEVEL 24 (RESIDENTIAL)
364'-4"
- LEVEL 23 (RESIDENTIAL)
353'-8"
- LEVEL 22 (RESIDENTIAL)
343'-0"
- LEVEL 21 (RESIDENTIAL)
332'-4"
- LEVEL 20 (RESIDENTIAL)
321'-8"
- LEVEL 19 (RESIDENTIAL)
311'-0"
- LEVEL 18 (RESIDENTIAL)
300'-4"
- LEVEL 17 (RESIDENTIAL)
289'-8"
- LEVEL 16 (RESIDENTIAL)
279'-0"
- LEVEL 15 (RESIDENTIAL)
268'-4"
- LEVEL 14 (RESIDENTIAL)
257'-8"
- LEVEL 13 (RESIDENTIAL)
247'-0"
- LEVEL 12 (RESIDENTIAL)
236'-4"
- LEVEL 11 (RESIDENTIAL)
225'-8"
- LEVEL 10 (RESIDENTIAL)
215'-0"
- LEVEL 9 (RESIDENTIAL)
204'-4"
- LEVEL 8 (RESIDENTIAL)
193'-8"
- LEVEL 7 (RESIDENTIAL)
183'-0"
- LEVEL 6 (MECHANICAL)
168'-4"
- LEVEL 5 (AMENITY)
152'-0"
- LEVEL 4 (OFFICE)
135'-0"
- LEVEL 3 (PARKING)
124'-0"
- LEVEL 2 (PARKING)
114'-0"
- LEVEL 1 (PARKING)
100'-0"
- GROUND FLOOR (PARKING)
88'-0"



- FROSTED GLASS (MECHANICAL SCREEN)
- SPANDREL GLASS
- BALCONY ACCESS DOORS
- GLASS RAILINGS
- CORRUGATED METAL
- LOUVERS
- METAL PANEL
- FROSTED GLASS
- ARCH PRECAST PANEL
- RESIDENTIAL CANOPY W/ PHENOLIC PANELING
- APARTMENT SIGNAGE
- BIKE RACK
- FROSTED GLASS
- BRICK

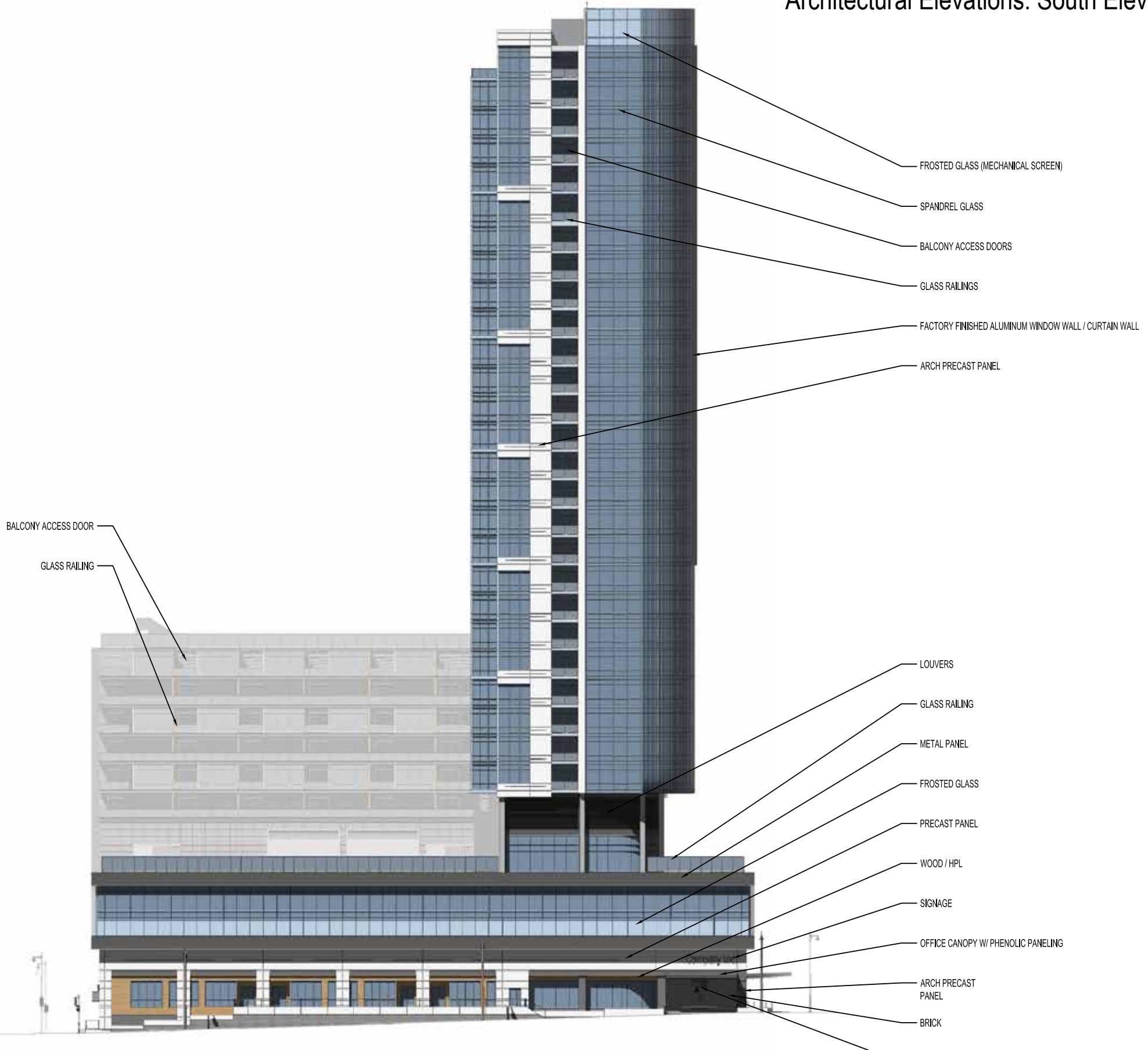
- GLASS RAILING
- HISTORIC BELL DISPLAY LOCATION
- OVERHEAD DOOR



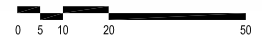
Architectural Elevations: South Elevation - E. Knapp St

7/0 PARAPET	478'-8"	
ROOF	467'-4"	(MECHANICAL)
LEVEL 32	450'-8"	(RESIDENTIAL)
LEVEL 31	440'-0"	(RESIDENTIAL)
LEVEL 30	429'-4"	(RESIDENTIAL)
LEVEL 29	418'-8"	(RESIDENTIAL)
LEVEL 28	408'-0"	(RESIDENTIAL)
LEVEL 27	396'-10"	(RESIDENTIAL)
LEVEL 26	385'-8"	(RESIDENTIAL)
LEVEL 25	375'-0"	(RESIDENTIAL)
LEVEL 24	364'-4"	(RESIDENTIAL)
LEVEL 23	353'-8"	(RESIDENTIAL)
LEVEL 22	343'-0"	(RESIDENTIAL)
LEVEL 21	332'-4"	(RESIDENTIAL)
LEVEL 20	321'-8"	(RESIDENTIAL)
LEVEL 19	311'-0"	(RESIDENTIAL)
LEVEL 18	300'-4"	(RESIDENTIAL)
LEVEL 17	289'-8"	(RESIDENTIAL)
LEVEL 16	279'-0"	(RESIDENTIAL)
LEVEL 15	268'-4"	(RESIDENTIAL)
LEVEL 14	257'-8"	(RESIDENTIAL)
LEVEL 13	247'-0"	(RESIDENTIAL)
LEVEL 12	236'-4"	(RESIDENTIAL)
LEVEL 11	225'-8"	(RESIDENTIAL)
LEVEL 10	215'-0"	(RESIDENTIAL)
LEVEL 9	204'-4"	(RESIDENTIAL)
LEVEL 8	193'-8"	(RESIDENTIAL)
LEVEL 7	183'-0"	(RESIDENTIAL)
LEVEL 6	168'-4"	(MECHANICAL)
LEVEL 5	152'-0"	(AMENITY)
LEVEL 4	135'-0"	(OFFICE)
LEVEL 3	124'-0"	(PARKING)
LEVEL 2	114'-0"	(PARKING)
LEVEL 1	100'-0"	(PARKING)
GROUND FLOOR	88'-0"	(PARKING)

BALCONY ACCESS DOOR
GLASS RAILING

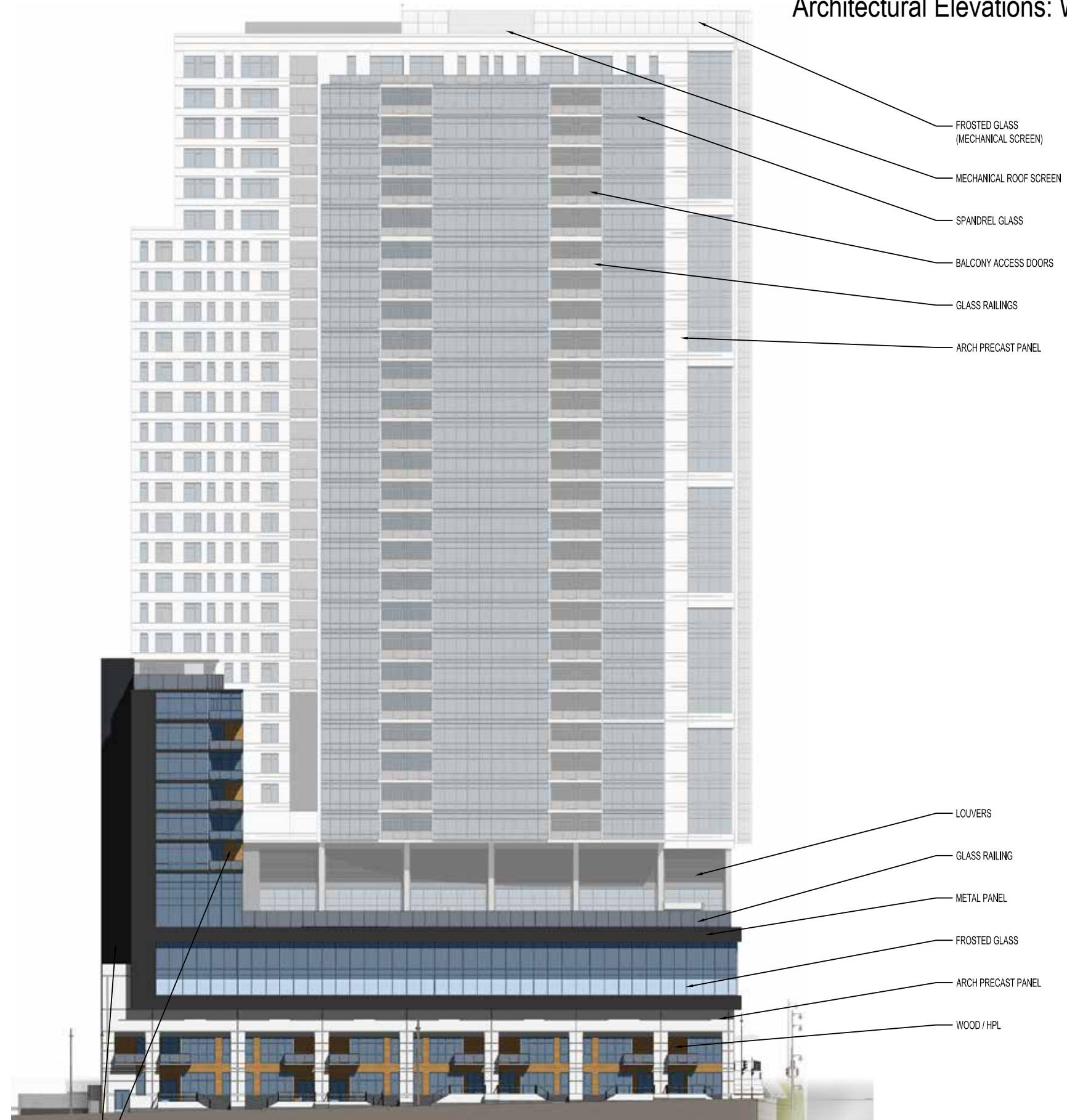


- FROSTED GLASS (MECHANICAL SCREEN)
- SPANDREL GLASS
- BALCONY ACCESS DOORS
- GLASS RAILINGS
- FACTORY FINISHED ALUMINUM WINDOW WALL / CURTAIN WALL
- ARCH PRECAST PANEL
- LOUVERS
- GLASS RAILING
- METAL PANEL
- FROSTED GLASS
- PRECAST PANEL
- WOOD / HPL
- SIGNAGE
- OFFICE CANOPY W/ PHENOLIC PANELING
- ARCH PRECAST PANEL
- BRICK
- HISTORIC BELL DISPLAY LOCATION



Architectural Elevations: West Elevation - N Milwaukee St

- TO PARAPET
478'-8"
- ROOF (MECHANICAL)
461'-4"
- LEVEL 32 (RESIDENTIAL)
450'-8"
- LEVEL 31 (RESIDENTIAL)
440'-0"
- LEVEL 30 (RESIDENTIAL)
429'-4"
- LEVEL 29 (RESIDENTIAL)
418'-8"
- LEVEL 28 (RESIDENTIAL)
408'-0"
- LEVEL 27 (RESIDENTIAL)
396'-10"
- LEVEL 26 (RESIDENTIAL)
385'-8"
- LEVEL 25 (RESIDENTIAL)
375'-0"
- LEVEL 24 (RESIDENTIAL)
364'-4"
- LEVEL 23 (RESIDENTIAL)
353'-8"
- LEVEL 22 (RESIDENTIAL)
343'-0"
- LEVEL 21 (RESIDENTIAL)
332'-4"
- LEVEL 20 (RESIDENTIAL)
321'-8"
- LEVEL 19 (RESIDENTIAL)
311'-0"
- LEVEL 18 (RESIDENTIAL)
300'-4"
- LEVEL 17 (RESIDENTIAL)
289'-8"
- LEVEL 16 (RESIDENTIAL)
279'-0"
- LEVEL 15 (RESIDENTIAL)
268'-4"
- LEVEL 14 (RESIDENTIAL)
257'-8"
- LEVEL 13 (RESIDENTIAL)
247'-0"
- LEVEL 12 (RESIDENTIAL)
236'-4"
- LEVEL 11 (RESIDENTIAL)
225'-8"
- LEVEL 10 (RESIDENTIAL)
215'-0"
- LEVEL 9 (RESIDENTIAL)
204'-4"
- LEVEL 8 (RESIDENTIAL)
193'-8"
- LEVEL 7 (RESIDENTIAL)
183'-0"
- LEVEL 6 (MECHANICAL)
168'-4"
- LEVEL 5 (AMENITY)
152'-0"
- LEVEL 4 (OFFICE)
135'-0"
- LEVEL 3 (PARKING)
124'-0"
- LEVEL 2 (PARKING)
114'-0"
- LEVEL 1 (PARKING)
100'-0"
- GROUND FLOOR (PARKING)
88'-0"



FROSTED GLASS
(MECHANICAL SCREEN)

MECHANICAL ROOF SCREEN

SPANDREL GLASS

BALCONY ACCESS DOORS

GLASS RAILINGS

ARCH PRECAST PANEL

LOUVERS

GLASS RAILING

METAL PANEL

FROSTED GLASS

ARCH PRECAST PANEL

WOOD / HPL

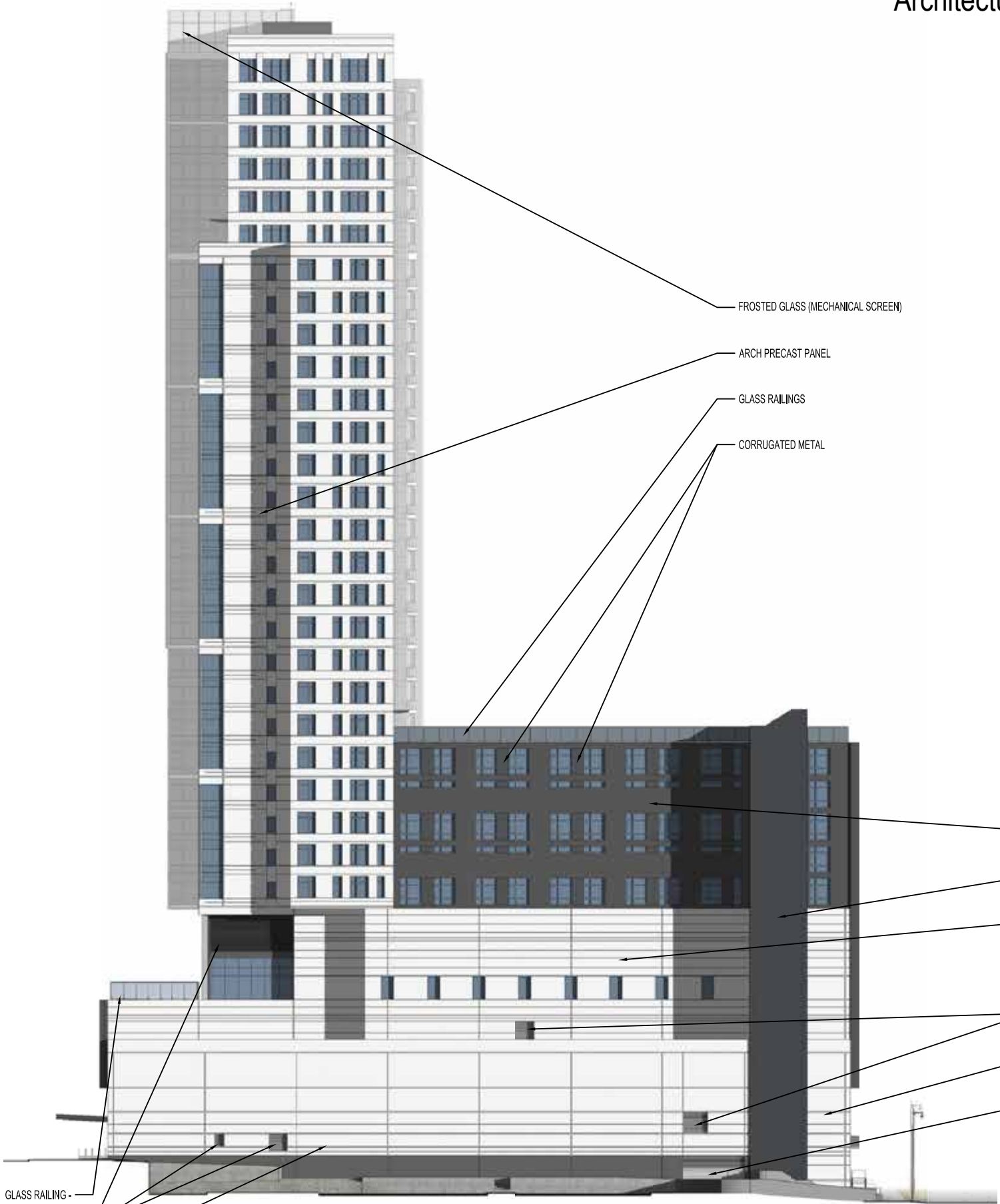
CORRUGATED METAL

WOOD / HPL

0 5 10 20 50

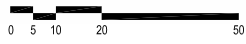
Architectural Elevations: North Elevation

- ⊕ T/O PARAPET -----
478' - 8"
- ⊕ ROOF ----- (MECHANICAL)
461' - 4"
- ⊕ LEVEL 32 ----- (RESIDENTIAL)
450' - 8"
- ⊕ LEVEL 31 ----- (RESIDENTIAL)
440' - 0"
- ⊕ LEVEL 30 ----- (RESIDENTIAL)
429' - 4"
- ⊕ LEVEL 29 ----- (RESIDENTIAL)
418' - 8"
- ⊕ LEVEL 28 ----- (RESIDENTIAL)
408' - 0"
- ⊕ LEVEL 27 ----- (RESIDENTIAL)
396' - 10"
- ⊕ LEVEL 26 ----- (RESIDENTIAL)
385' - 8"
- ⊕ LEVEL 25 ----- (RESIDENTIAL)
375' - 0"
- ⊕ LEVEL 24 ----- (RESIDENTIAL)
364' - 4"
- ⊕ LEVEL 23 ----- (RESIDENTIAL)
353' - 8"
- ⊕ LEVEL 22 ----- (RESIDENTIAL)
343' - 0"
- ⊕ LEVEL 21 ----- (RESIDENTIAL)
332' - 4"
- ⊕ LEVEL 20 ----- (RESIDENTIAL)
321' - 8"
- ⊕ LEVEL 19 ----- (RESIDENTIAL)
311' - 0"
- ⊕ LEVEL 18 ----- (RESIDENTIAL)
300' - 4"
- ⊕ LEVEL 17 ----- (RESIDENTIAL)
289' - 8"
- ⊕ LEVEL 16 ----- (RESIDENTIAL)
279' - 0"
- ⊕ LEVEL 15 ----- (RESIDENTIAL)
268' - 4"
- ⊕ LEVEL 14 ----- (RESIDENTIAL)
257' - 8"
- ⊕ LEVEL 13 ----- (RESIDENTIAL)
247' - 0"
- ⊕ LEVEL 12 ----- (RESIDENTIAL)
236' - 4"
- ⊕ LEVEL 11 ----- (RESIDENTIAL)
225' - 8"
- ⊕ LEVEL 10 ----- (RESIDENTIAL)
215' - 0"
- ⊕ LEVEL 9 ----- (RESIDENTIAL)
204' - 4"
- ⊕ LEVEL 8 ----- (RESIDENTIAL)
193' - 8"
- ⊕ LEVEL 7 ----- (RESIDENTIAL)
183' - 0"
- ⊕ LEVEL 6 ----- (MECHANICAL)
168' - 4"
- ⊕ LEVEL 5 ----- (AMENITY)
152' - 0"
- ⊕ LEVEL 4 ----- (OFFICE)
135' - 0"
- ⊕ LEVEL 3 ----- (PARKING)
124' - 0"
- ⊕ LEVEL 2 ----- (PARKING)
114' - 0"
- ⊕ LEVEL 1 ----- (PARKING)
100' - 0"
- ⊕ GROUND FLOOR ----- (PARKING)
88' - 0"



GLASS RAILING -
FROSTED
LOUVERS

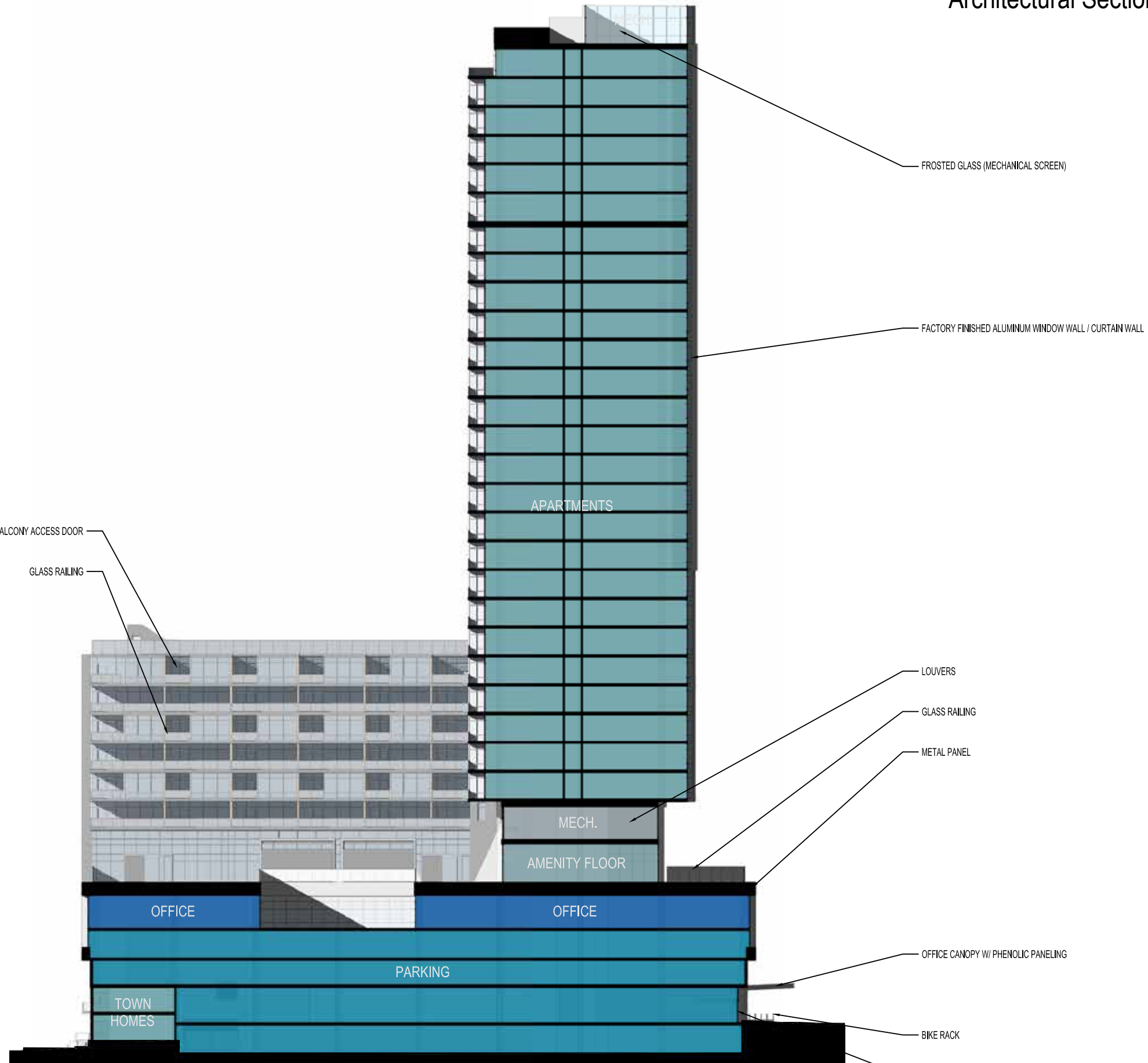
ARCH PRECAST PANEL



Architectural Section: Looking North

TO PARAPET	478'-8"	
ROOF	461'-4"	(MECHANICAL)
LEVEL 32	450'-8"	(RESIDENTIAL)
LEVEL 31	440'-0"	(RESIDENTIAL)
LEVEL 30	429'-4"	(RESIDENTIAL)
LEVEL 29	418'-8"	(RESIDENTIAL)
LEVEL 28	408'-0"	(RESIDENTIAL)
LEVEL 27	396'-10"	(RESIDENTIAL)
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LEVEL 8	193'-8"	(RESIDENTIAL)
LEVEL 7	183'-0"	(RESIDENTIAL)
LEVEL 6	168'-4"	(MECHANICAL)
LEVEL 5	152'-0"	(AMENITY)
LEVEL 4	135'-0"	(OFFICE)
LEVEL 3	124'-0"	(PARKING)
LEVEL 2	114'-0"	(PARKING)
LEVEL 1	100'-0"	(PARKING)
GROUND FLOOR	86'-0"	(PARKING)

BALCONY ACCESS DOOR
GLASS RAILING



Architectural Renderings
Corner of Milwaukee and Knapp



Architectural Renderings
West Elevation on Milwaukee













