



VIEW FROM 76TH STREET LOOKING NORTHEAST



VIEW LOOKING EAST



VIEW FROM SOUTHWEST CORNER OF SITE



VIEW LOOKING NORTHWEST



VIEW LOOKING NORTHEAST AT HIGH TENSION POLE



VIEW LOOKING WEST TO 76TH STREET



VIEW LOOKING WEST FROM BACK OF EXISTING BUILDING



VIEW LOOKING SOUTHWEST



VIEW OF FRONT FACADE EXISTING BUILDING



VIEW FROM 76TH STREET LOOKING SOUTHEAST



VIEW OF EXISTING BUILDING NORTH ELEVATION



VIEW LOOKING SOUTHEAST

N30 W22377 GREEN RD., SUITE C
WAUKESHA, WI 53186

PHONE: 262-522-6585 FAX: 262-522-6584

SCHAEFER ARCHITECTS
13446 NORTH LAKEWOOD DRIVE
MEQUON, WI 53097

**MOHNS
INC**

BUILDING ON QUALITY SINCE 1978

*GENERAL CONTRACTORS

*SPACE PLANNING

*CONSTRUCTION MANAGERS

MILWAUKEE'S ASIAN MARKETS
6300 NORTH 76TH STREET
MILWAUKEE, WISCONSIN 53218

DATE: 04/10/14

DRAWN BY: A. LONG

APPROVED BY: B. MOHNS

JOB NUMBER: 5176

REV:

SHEET NUMBER:



CVS ADJACENT NORTH OF SITE



RETAIL ON NE CORNER OF 76TH AND MILL ROAD



MILL ROAD LIBRARY ON N 76TH ST.



WALGREENS ON 76TH NORTH OF MILL ROAD



HOME ON 76TH JUST NORTH OF MILL ROAD



STRIPMALL AT NE QUADRANT OF 76TH AND MILL RD



VIEW LOOKING WEST FROM BACK OF EXISTING BUILDING



APARTMENT VISIBLE FROM N 76TH STREET



EATERY ACROSS SITE ALONG N. 76TH STREET



SMALL GAS STATION NE OF SITE



VIEW AT BUILDINGS SOUTH OF SITE



LOOKING WEST FROM SITE ACROSS N 76TH STREET

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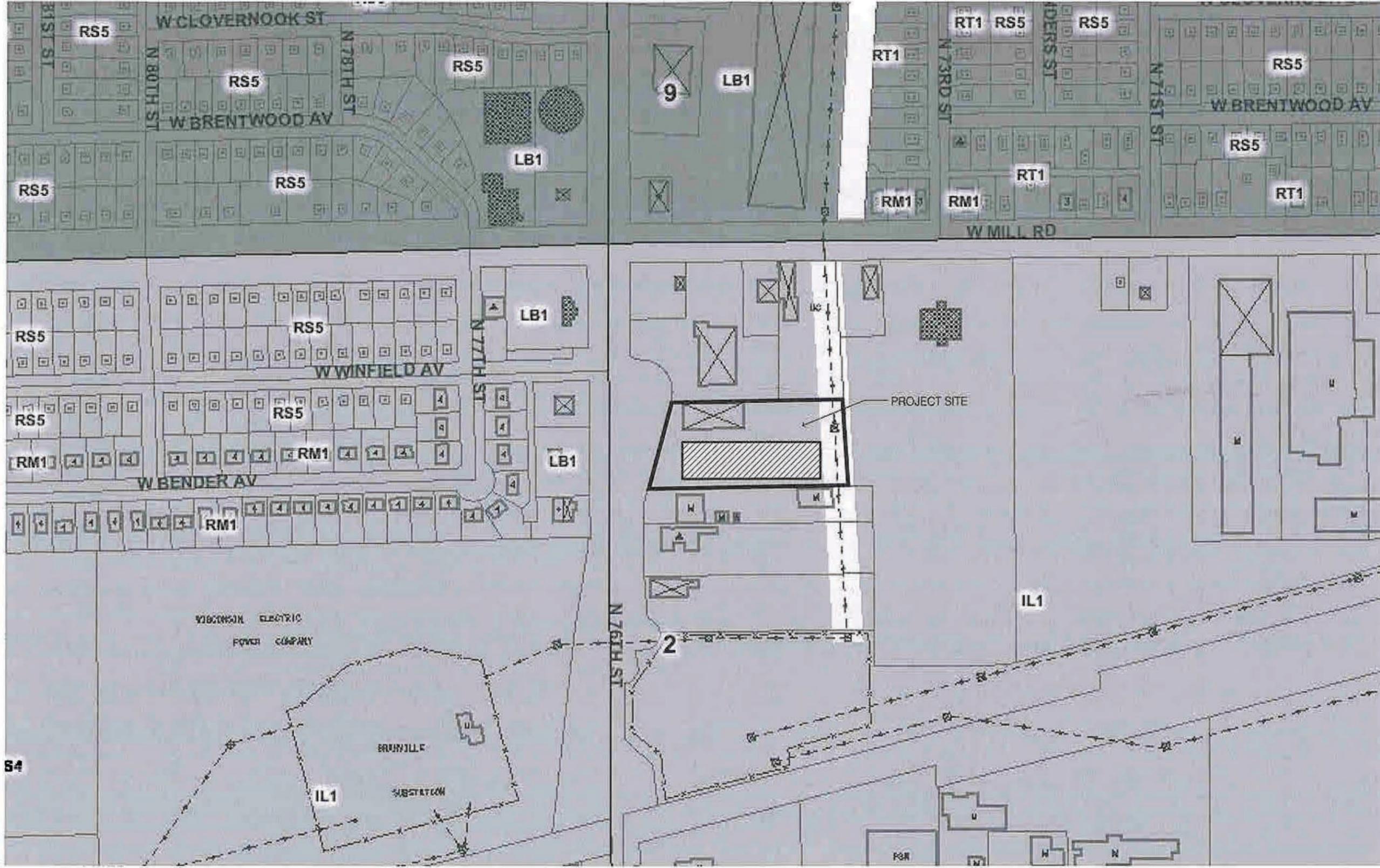
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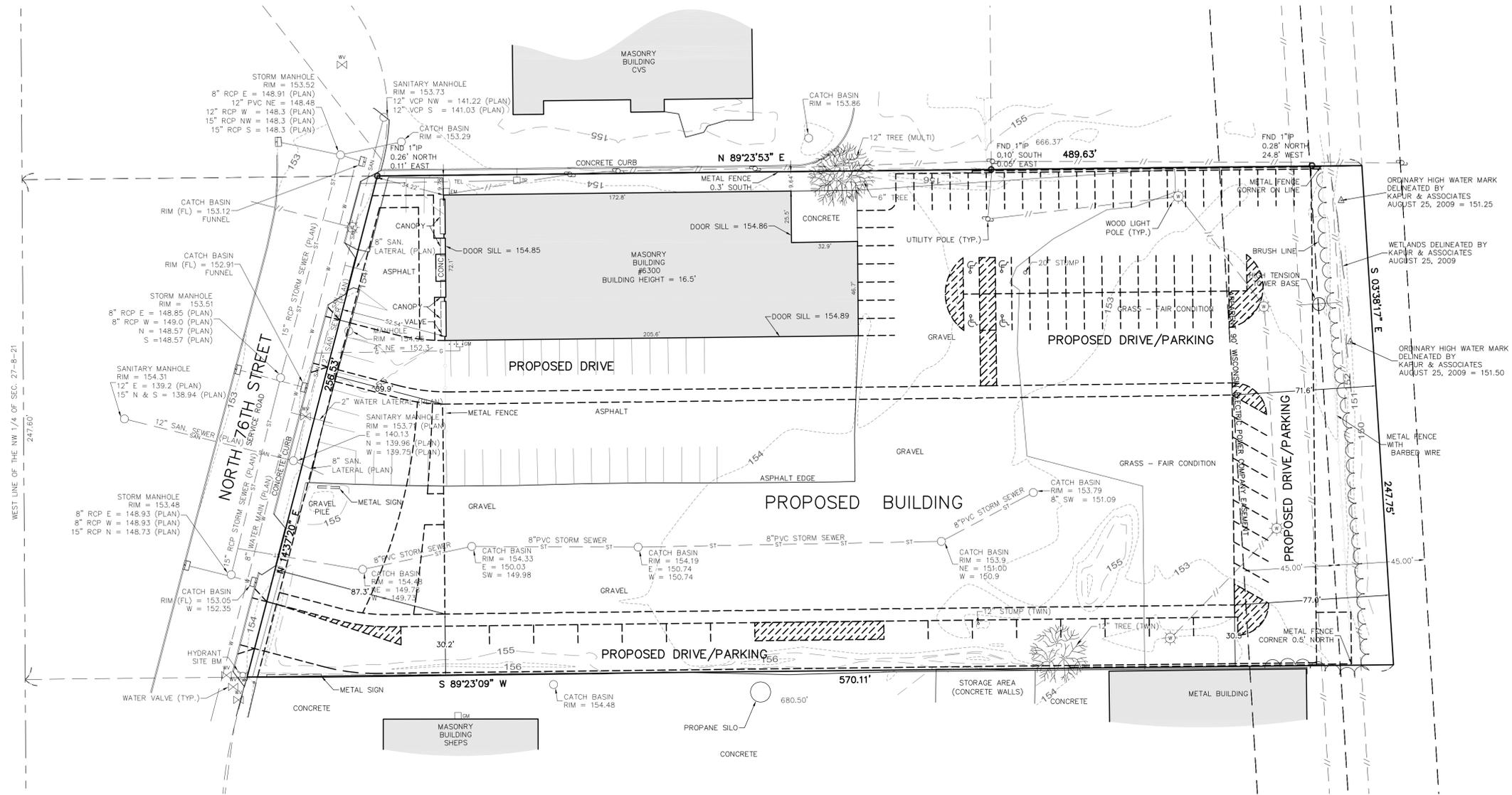
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SCHAEFER ARCHITECTS
 13446 NORTH LAKEWOOD DRIVE
 MEQUON, WI 53097

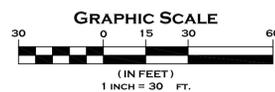
LEGAL DESCRIPTION:
 THAT PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHT (8) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID 1/4 SECTION, 697.60 FEET TO THE PLACE OF BEGINNING OF THE LAND HEREIN TO BE DESCRIBED; THENCE NORTH 89°45' EAST ON A LINE, 680.50 FEET TO A POINT IN THE CENTER LINE OF A DRAINAGE DITCH; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID DRAINAGE DITCH, 247.75 FEET TO A POINT WHICH IS 450 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 666.37 FEET TO A POINT IN THE WEST LINE OF SAID 1/4 SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID 1/4 SECTION, 247.60 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THOSE PARTS TAKEN OR RESERVED FOR STREET PURPOSES.
 CONTAINING 131,123 SQUARE FEET OR 3.01 ACRES.



ASIAN MARKET
 6300 N. 76TH STREET, MILWAUKEE

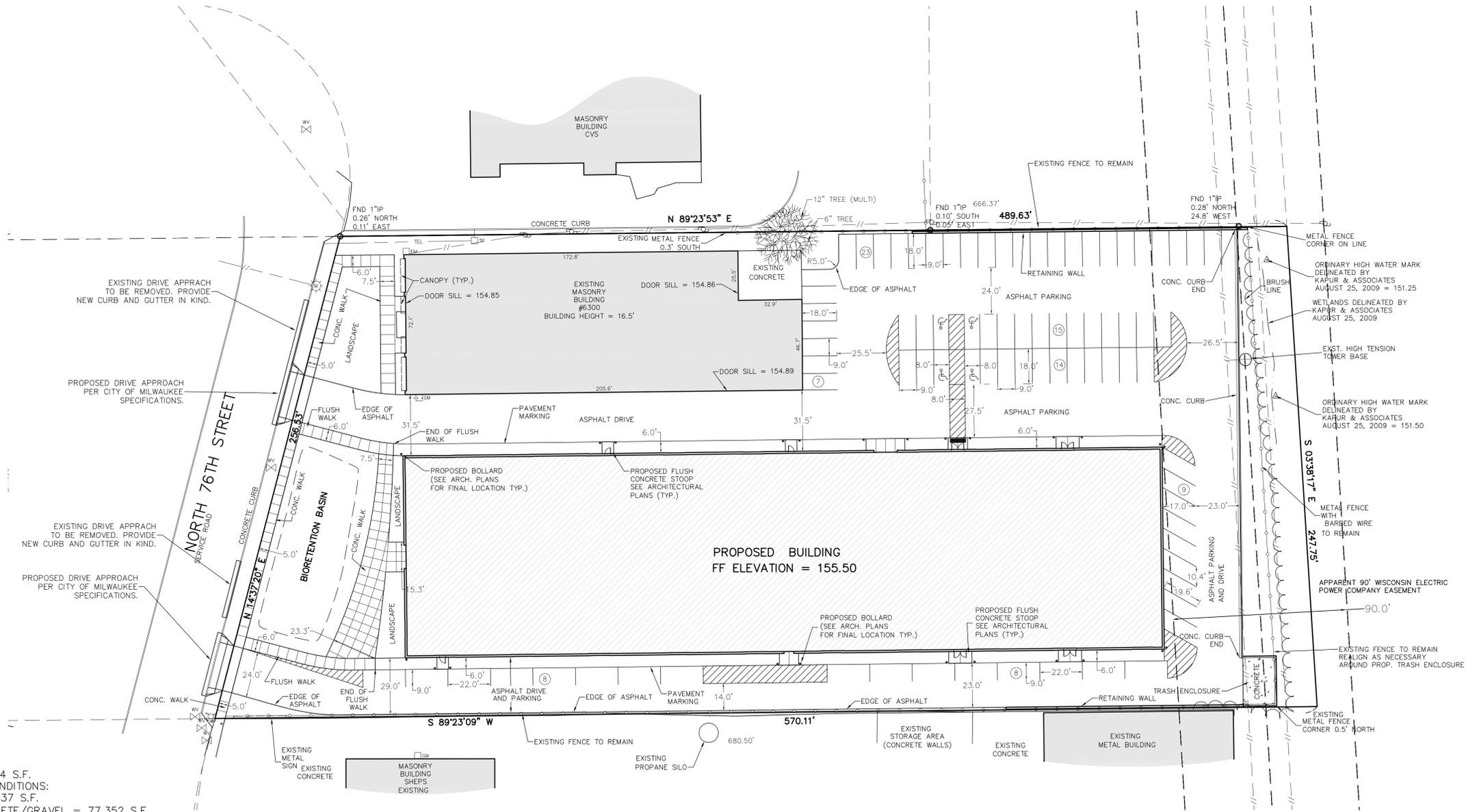
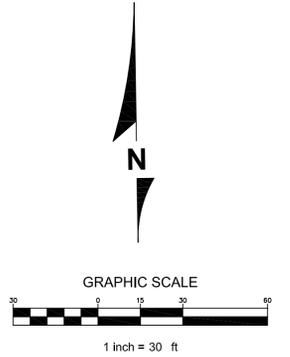
CJE NO.: 1308
 MAY 7, 2013

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



PLAT OF SURVEY
WITH
PROPOSED DEVELOPMENT

SV1.0
 SHEET 1 OF 1



SITE CALCULATIONS:
 TOTAL AREA = 131,124 S.F.
EXISTING CURRENT CONDITIONS:
 BUILDING = 13,937 S.F.
 ASPHALT/CONCRETE/GRAVEL = 77,352 S.F.
 OPEN SPACE = 39,835 S.F.
 TOTAL IMPERVIOUS SURFACE = 91,289 S.F.

2005 CONDITIONS:
 TOTAL AREA = 131,124 S.F.
 BUILDING = 13,937 S.F.
 ASPHALT/CONCRETE = 22,870 S.F.
 GRAVEL = 32,240 S.F.
 OPEN SPACE = 62,077 S.F.
 TOTAL IMPERVIOUS SURFACE = 69,047

PROPOSED CONDITIONS:
 TOTAL AREA = 131,124
 BUILDING = 54,776 S.F.
 ASPHALT/CONCRETE = 57,860 S.F.
 OPEN SPACE = 18,488 S.F.
 TOTAL IMPERVIOUS SURFACE = 112,636 S.F.

NET INCREASE OF IMPERVIOUS SURFACE PER CURRENT COND. = 21,347 S.F. (0.490)
 NET INCREASE OF IMPERVIOUS SURFACE PER 2005 COND. = 43,589 S.F. (1.000)



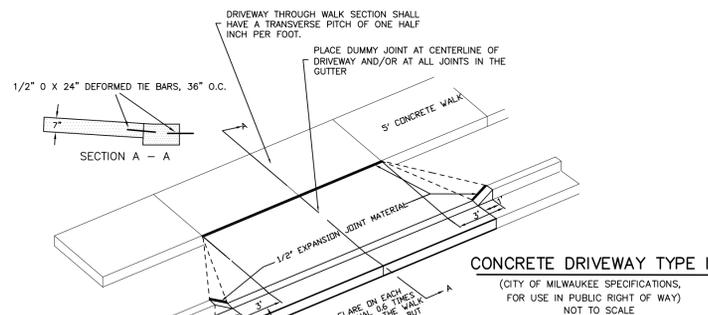
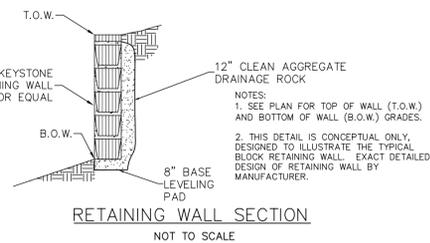
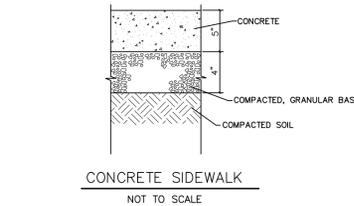
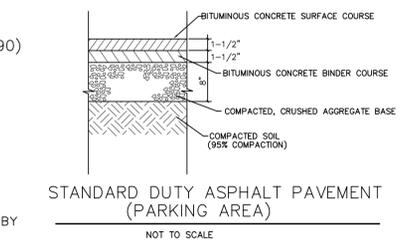
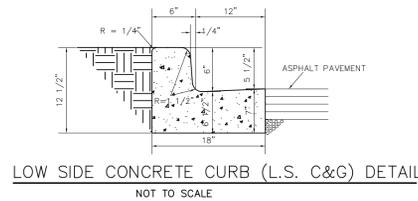
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 1-800-240-8211
 TOLL FREE
 WIS. STATUTE 180.07(5)9743
 RESURFACING & DRILLING
 NOTICE BEFORE YOU EXCAVATE
 M.L.V. AREA 259-1181

PARKING:

PROVIDED SPACES:
 80 REGULAR SPACES
 4 HANDICAPPED SPACES
 84 TOTAL SPACES

NOTES:

1. ALL EXISTING CONDITIONS ARE PER THE SURVEY BY CAPITOL SURVEY ENTERPRISES DATED 08-21-09.
 2. ALL DIMENSIONS ARE TO THE FACE OF THE CURB, FACE OF WALK OR TO THE EDGE OF ASPHALT.

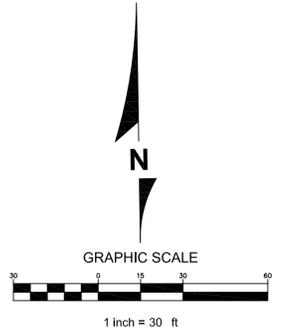


ASIAN MARKET
 6300 N. 76TH STREET, MILWAUKEE

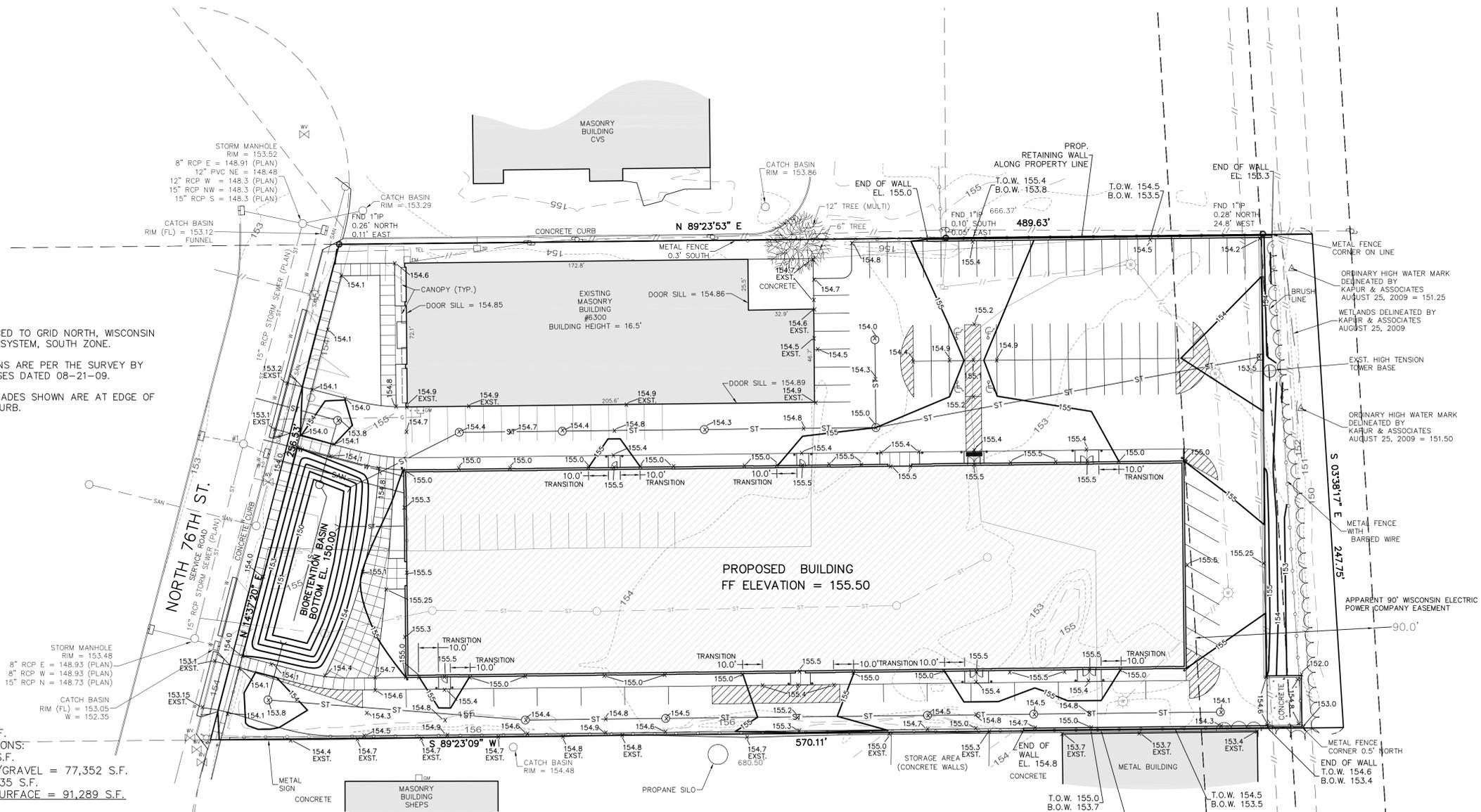
CJE NO.: 1308RI
 APRIL 24, 2013
 REV. 05-22-13
 REV. 06-21-13

SITE PLAN

CO.0



ASIAN MARKET
 6300 N. 76TH STREET, MILWAUKEE



- NOTES:**
1. ALL BEARINGS REFERENCED TO GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 2. ALL EXISTING CONDITIONS ARE PER THE SURVEY BY CAPITOL SURVEY ENTERPRISES DATED 08-21-09.
 3. ALL PROPOSED SPOT GRADES SHOWN ARE AT EDGE OF ASPHALT OR BOTTOM OF CURB.

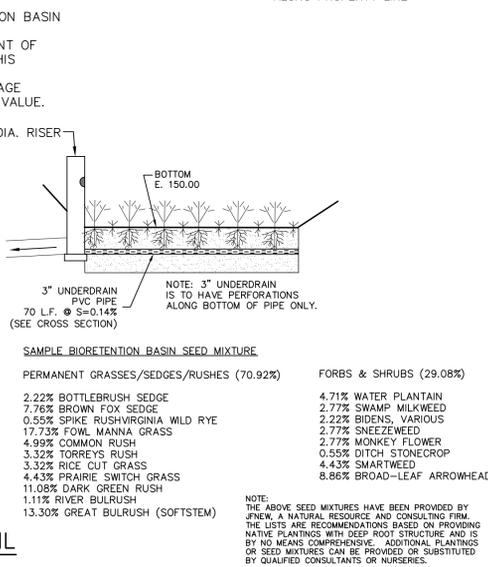
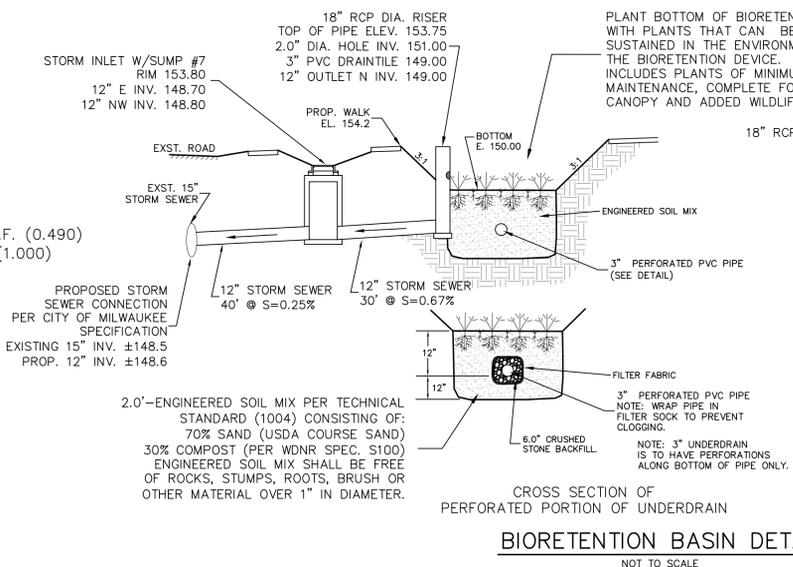
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LEGEND	
--- 96 ---	EXISTING CONTOUR
— 96 —	PROPOSED CONTOUR
x 96.5	PROPOSED ELEVATION
— ST —	PROPOSED STORM SEWER
x x x x x x x x x x	PROPOSED SAW CUT
□	PROPOSED SILT FENCE

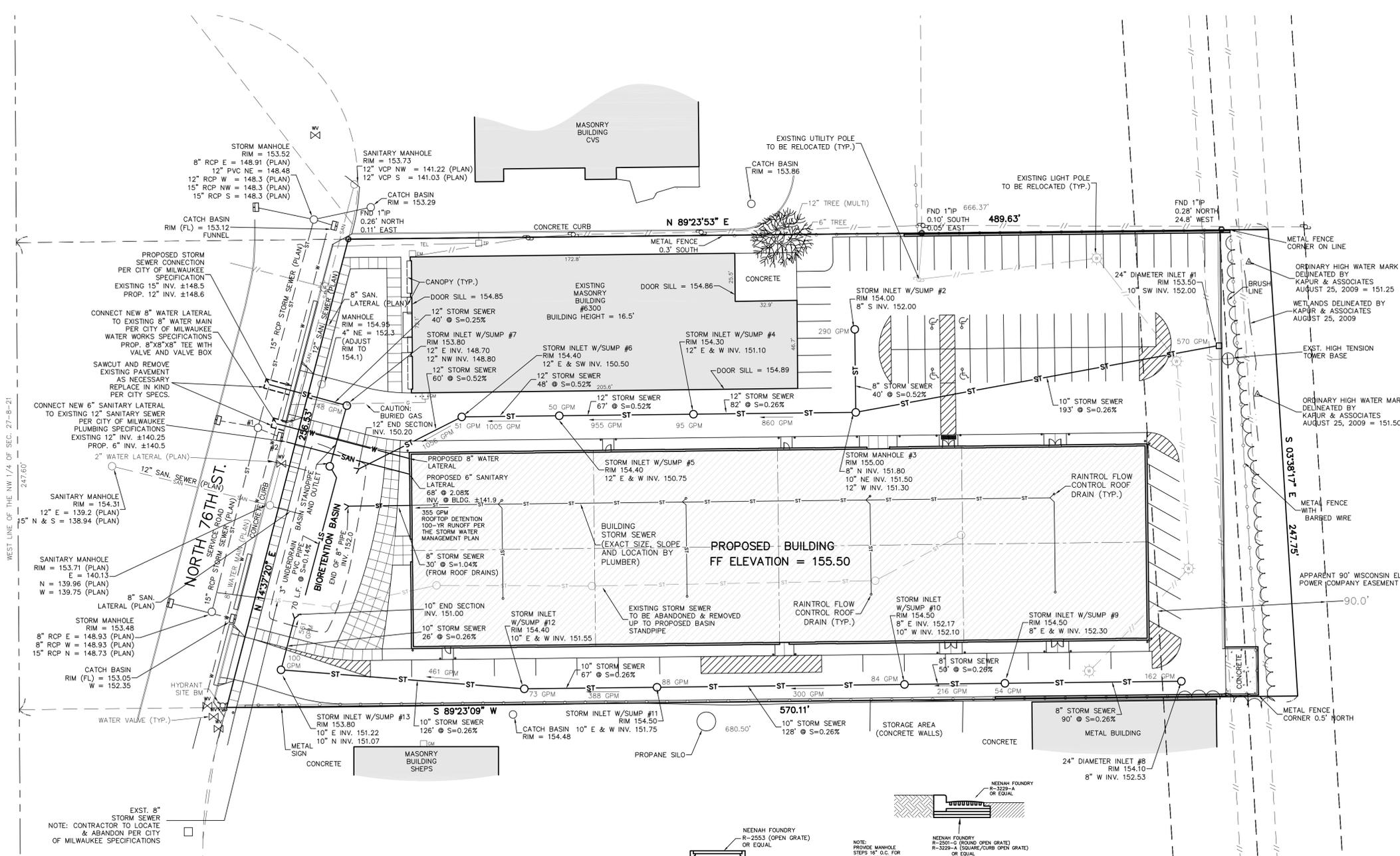


SAMPLE BIORETENTION BASIN SEED MIXTURE

PERMANENT GRASSES/SEDGES/RUSHES (70.92%)	FORBS & SHRUBS (29.08%)
2.22% BOTTLEBRUSH SEDGE	4.71% WATER PLANTAIN
7.76% BROWN FOX SEDGE	2.77% SWAMP MILKWEED
0.55% SPIKE RUSH/IRIGONIA WILD RYE	2.22% BIDENS, VARIOUS
17.73% FOWL MANNA GRASS	2.77% SNEEZEWEED
4.99% COMMON RUSH	2.77% MONKEY FLOWER
3.32% TORREYS RUSH	0.55% DITCH STONECROP
3.32% RICE CUT GRASS	4.43% SMARTWEED
4.43% PRAIRIE SWITCH GRASS	8.86% BROAD-LEAF ARROWHEAD
11.08% DARK GREEN RUSH	
11.1% RIVER BULRUSH	
13.30% GREAT BULRUSH (SOFTSTEM)	

NOTE: THE ABOVE SEED MIXTURES HAVE BEEN PROVIDED BY JFWK, A NATURAL RESOURCE AND CONSULTING FIRM. THE LISTS ARE RECOMMENDATIONS BASED ON PROVIDING NATIVE PLANTINGS WITH DEEP ROOT STRUCTURE AND IS BY NO MEANS COMPREHENSIVE. ADDITIONAL PLANTINGS OR SEED MIXTURES CAN BE PROVIDED OR SUBSTITUTED BY QUALIFIED CONSULTANTS OR NURSERIES.





EXST STORM MANHOLE #1
 RIM = 153.51
 8" RCP E = 148.85 (PLAN)
 8" RCP W = 149.0 (PLAN)
 N = 148.57 (PLAN)
 S = 148.57 (PLAN)

EXST CATCH BASIN #2
 RIM (FL) = 152.91
 FUNNEL

BASEIN STANDPIPE:
 18" RCP DIA. RISER
 TOP OF PIPE ELEV. 153.75
 2.0" DIA. HOLE INV. 151.00
 3" PVC DRAINTILE 149.00
 12" OUTLET N INV. 149.00

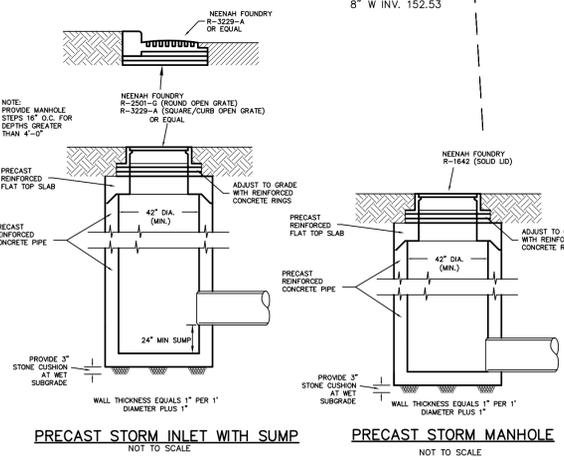
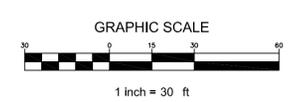
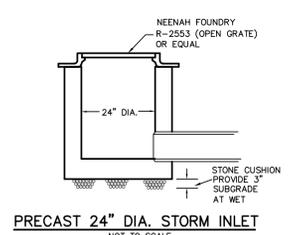
BASEIN OUTLET PIPE:
 12" STORM SEWER
 30" @ S=0.67%

WEST LINE OF THE NW 1/4 OF SEC. 27-8-21
 247.60'

NORTH 76TH ST.
 247.60'

LEGEND	
---x---x---x---x---x---	PROPOSED SAW CUT
---ST---	EXISTING STORM SEWER
---SAN---	PROPOSED STORM SEWER
---SAN---	EXISTING SANITARY SEWER
---SAN---	PROPOSED SANITARY SEWER
---W---	EXISTING WATER MAIN
---W---	PROPOSED WATER MAIN
---G---	BURIED GAS MAIN
---H---	OVER HEAD WIRE
---E---	BURIED ELECTRIC
---U---	UTILITY POLE WITH GUY WIRE
---G---	BURIED GAS

- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MILWAUKEE PLUMBING REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.
 4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.



SITE UTILITY PLAN C2.0

CJE NO.: 1308RI
 APRIL 24, 2013
 REV. 05-22-13
 REV. 06-21-13

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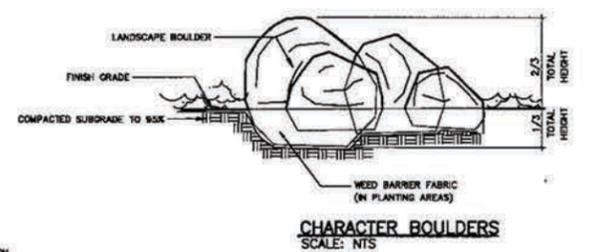
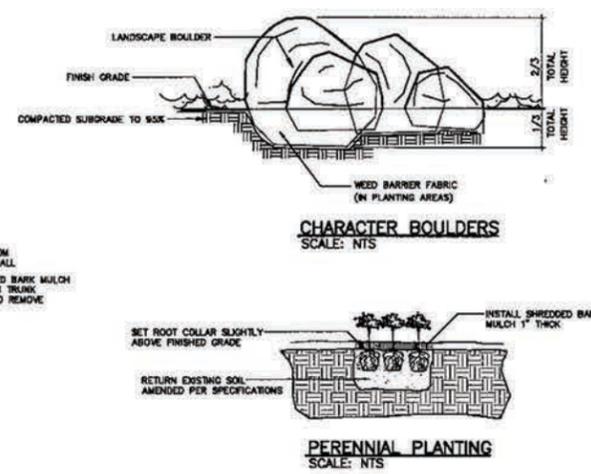
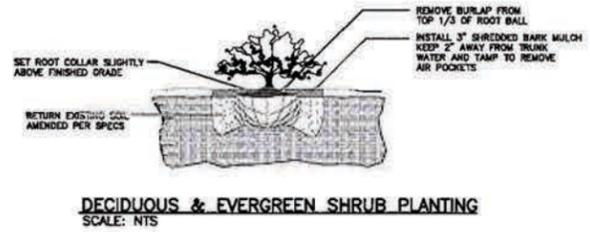
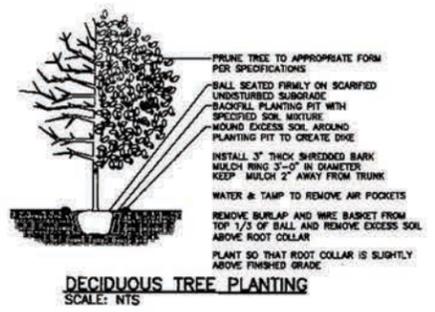
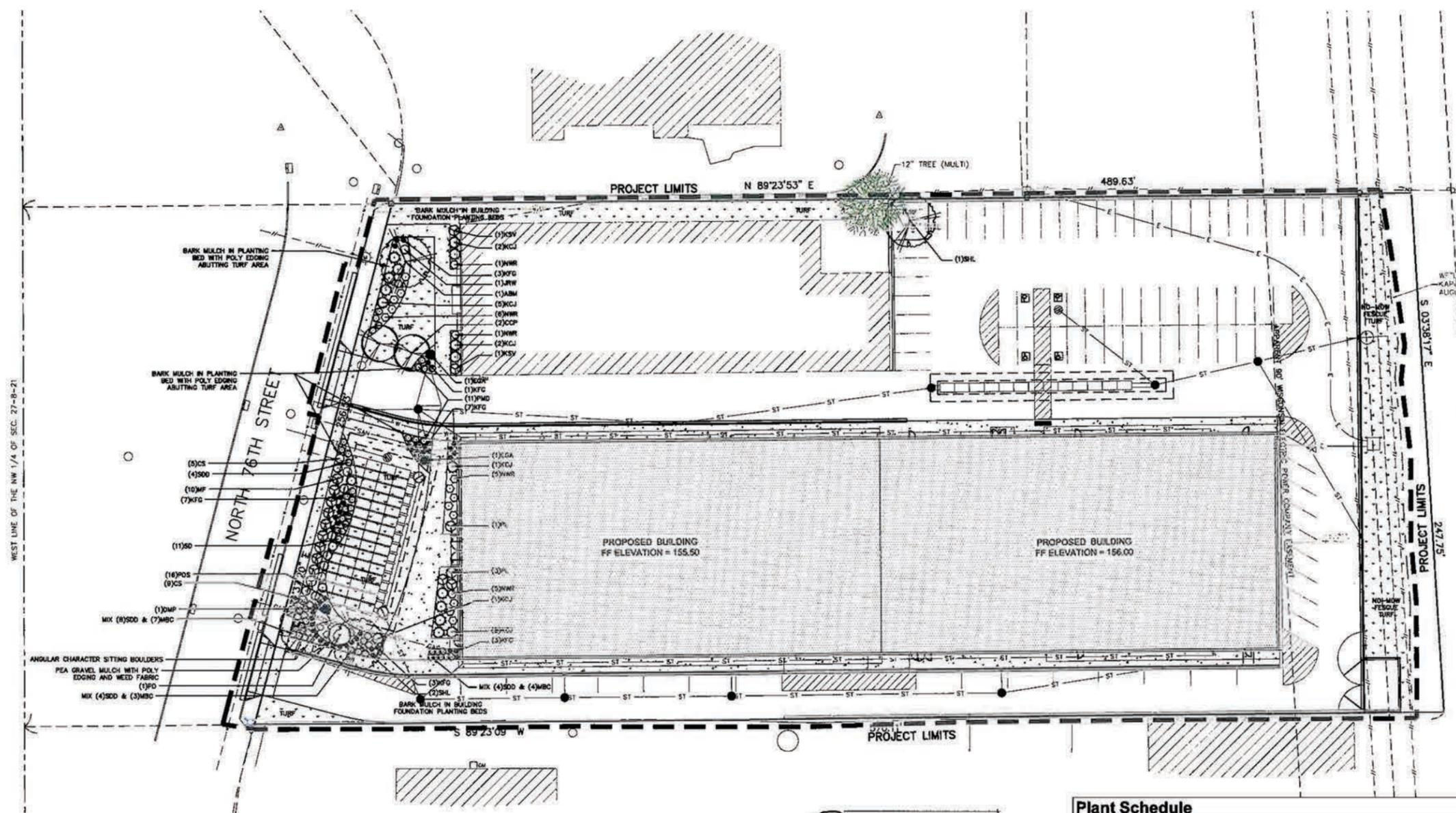
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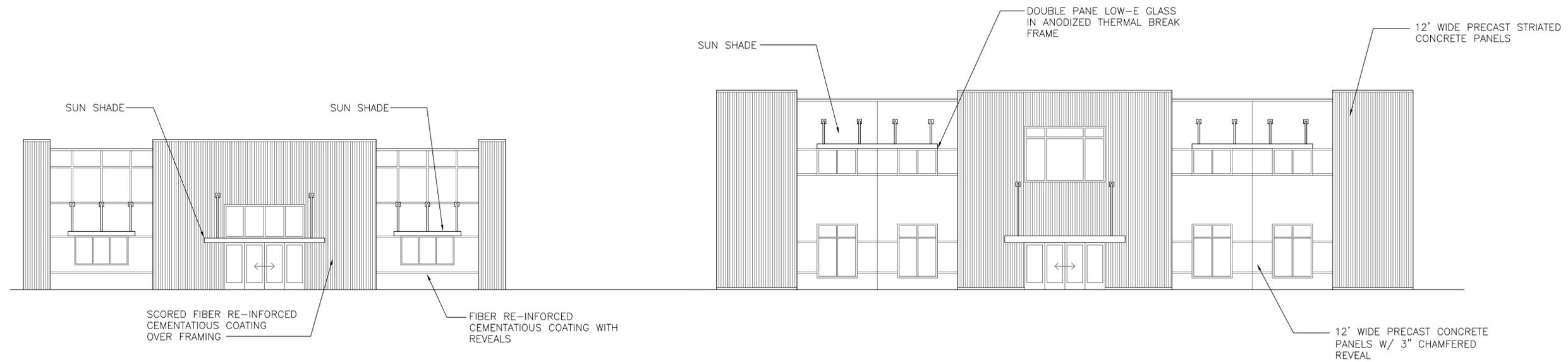
REV:

SHEET NUMBER:



Symbol	Scientific Name	Common Name	Quantity	Spacing	Size
Plant Schedule					
Deciduous Trees					
ABM	Acer x Freemanii 'Autumnwood'	Autumn Blaze Maple	1	Per Plan	2.5' B&B
CCP	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	2	Per Plan	2' B&B
PD	Comus alternifolia	Pagoda Dogwood	1	Per Plan	1.5' B&B
SHL	Gleditsia triacanthos hernis	Skyline Thornless Honeylocust	3	Per Plan	2.5' B&B
Deciduous Shrubs					
CKV	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	2	Per Plan	24" B&B
CS	Spiraea x bumalda 'Crispa'	Crisp Leaf Spiraea	14	Per Plan	#2 Pot
JRW	Weigelia florida 'Java Red'	Java Red Weigelia	1	Per Plan	24" B&B
MF	Forsythia x 'Meadowlark'	Meadowlark Forsythia	10	Per Plan	24" B&B
NWR	Rosa 'Nearly Wild'	Nearly Wild Rose	18	Per Plan	#2 Pot
PL	Syringa patula	Miss Kim Lilac	4	Per Plan	24" B&B
Evergreen Shrubs					
KCJ	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	16	Per Plan	#3 Pot
DMP	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	1	Per Plan	#3 Pot
EGA	Thuja occidentalis 'Smiragd'	Emerald Green Arborvitae	2	Per Plan	4" B&B
Perennials					
KFG	Calamagrostis x acutiflora	Karl Foerster Feather Reed Grass	24	3' O.C.	#1 Pot
PDS	Carexopsis 'Moonbeam'	Moonbeam Carexopsis	14	3' O.C.	#1 Pot
PDS	Sporobolus heterolepis	Prairie Dropseed	16	3' O.C.	#1 Pot
PMD	Hemerocallis 'Pardon Me'	Pardon Me Daylily	11	3' O.C.	#1 Pot
SD	Leucanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	11	3' O.C.	#1 Pot
SDD	Hemerocallis 'Stella D'oro'	Stella D'oro Daylily	20	3' O.C.	#1 Pot

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.



① PROPOSED ELEVATIONS
SCALE = 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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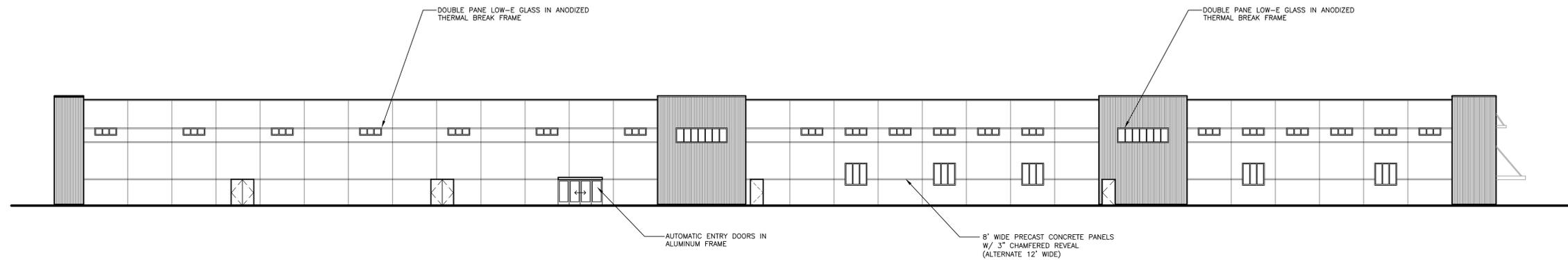
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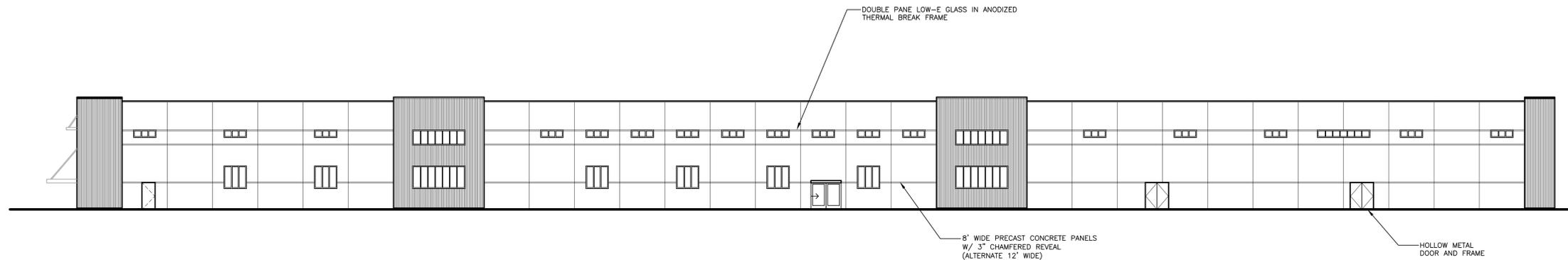
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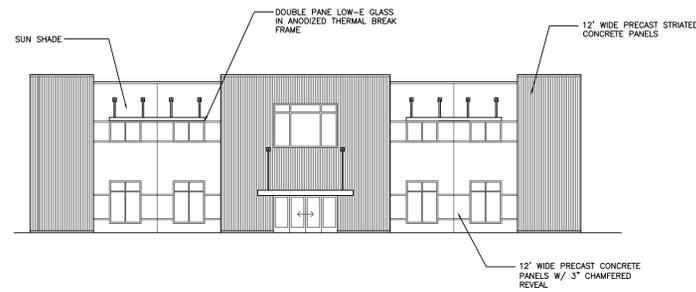
EL-1



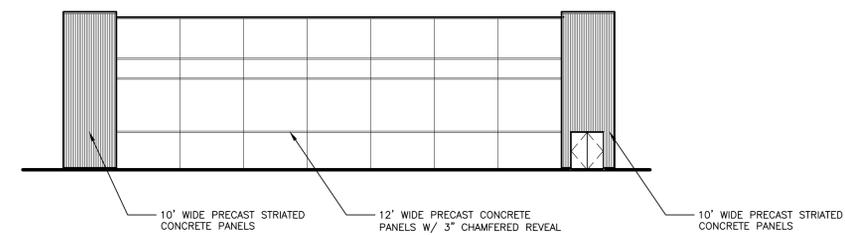
① PROPOSED NORTH ELEVATION
SCALE = 1/16" = 1'-0"



② PROPOSED SOUTH ELEVATION
SCALE = 1/16" = 1'-0"



③ PROPOSED WEST ELEVATION
SCALE = 1/16" = 1'-0"



④ PROPOSED EAST ELEVATION
SCALE = 1/16" = 1'-0"

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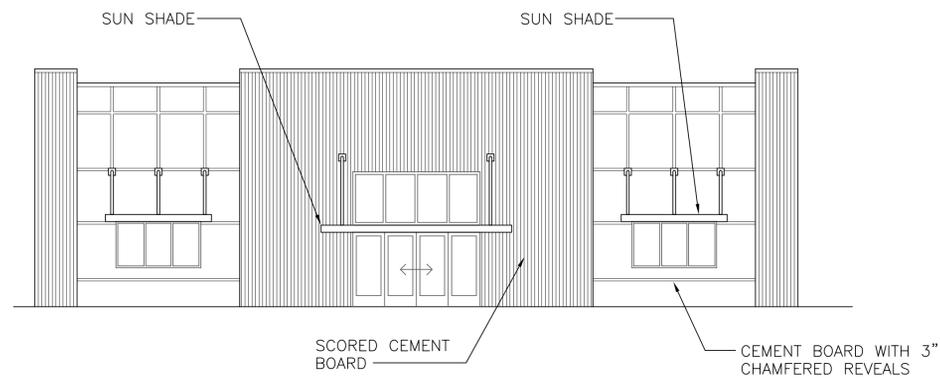
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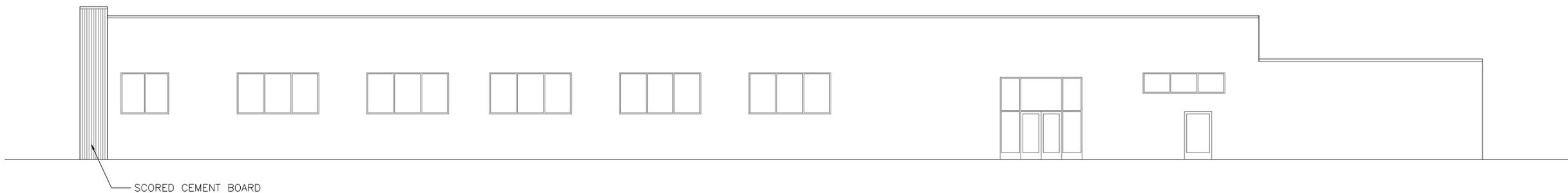
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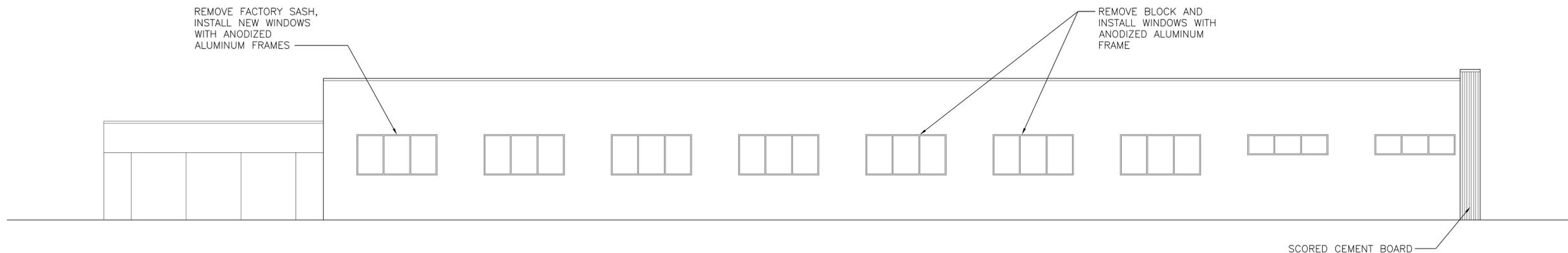
EL-2



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



② RIGHT SIDE ELEVATION
SCALE = 1/8" = 1'-0"



③ LEFT SIDE ELEVATION
SCALE = 1/8" = 1'-0"

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A1.2