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State of Wisconsin
 Department of Administration
 Division of Facilities Development and Management

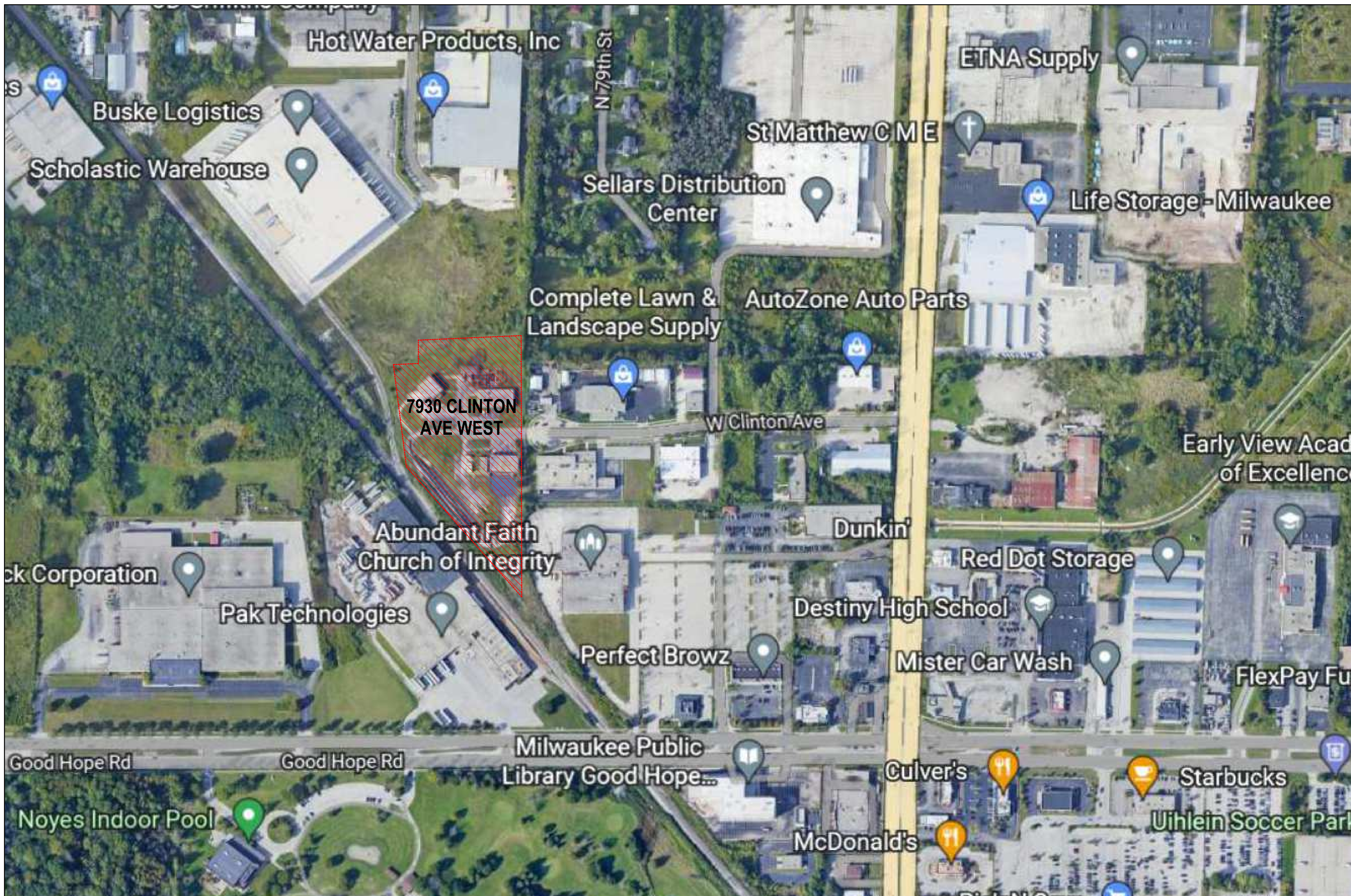

 7930 W. Clinton Ave.
 Milwaukee, WI 53223

WI DOC JUVENILE CORRECTIONAL FACILITY - MILWAUKEE
 VICINITY MAP

Revisions:

Item	Date	Description
NOT FOR CONSTRUCTION		
FOR REFERENCE ONLY		

Graphic Scale: SEE SHEET
 DFDM Project Number: 18K2M
 Set Type:
 Date Issued: 11/11/2022
 Sheet Number: 100.VM



VICINITY MAP

LEGAL DESCRIPTION:

PARCEL A: All that part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Town 8 North, Range 21 East, City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Section; thence due North along the East line of said Southeast 1/4 of Section 16 a distance of 1,329.80 feet to the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 16; thence South 87° 27' 45" West along the North line of the South 1/2 of the Southeast 1/4 of Section 16, also the point of beginning of this description; thence continuing along said North line of the South 1/2 of said Southeast 1/4 of Section 16, South 87° 27' 45" West a distance of 699 feet to the Easterly right of way line of the Chicago, Milwaukee, St. Paul & Pacific Railroad; thence South 41° 28' 00" East along said Easterly right of way line, a distance of 1,057.28 feet to the East line of the Southeast 1/4 of said Southeast 1/4 of Section 16; thence North 00° 07' 54" West along said East line of the Southeast 1/4 of said Southeast 1/4 of Section 16, a distance of 823.32 feet to the Northeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 16, also being the point of beginning, EXCEPT that part conveyed by Warranty Deed recorded as Document No. 5976317.

PARCEL B: That part of Parcels 1 and 2 of Certified Survey Map No. 4727 recorded March 19, 1986, Reel 1858, Image 612 as Document No. 5897355, being in the South East 1/4 of Section 16, Town 8 North, Range 21 East, in the City of Milwaukee, bounded and described as follows: Beginning at the Southeast corner of Parcel 2 of Certified Survey Map No. 4727, thence North 89° 56' 20" West along the South line of Parcels 1 and 2 aforesaid 400.35 feet to a point; thence North 02° 27' 41" East 76.00 feet to a point; thence South 89° 56' 20" East 400.35 feet to a point on the East line of said Parcel 2; thence South 02° 27' 41" West 76.00 feet to the point of beginning.

Containing 285,061 Sq Ft (6.54 Acres) more or less

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-13054, effective date of July 26, 2022 which lists the following easements and/or restrictions from schedule B-I:

- 6, 7, 8, & 10, visible evidence shown, if any.
2, 3, 4, 9, & 12, not survey related.
1 & 5, intentionally omitted
11. Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.
13. Twenty-three foot Railway track easement granted by Northwestern Lumber & Wrecking Co. to Industrial Lumber Sales dated August 18, 1959 and recorded September 28, 1959 as Document No. 3765490.
14. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company and Wisconsin Telephone Company for Utility Purposes, recorded December 20, 1967 as Document No. 4364337.
15. Twenty foot Natural Gas Transmission Line easement granted by City of Milwaukee to Wisconsin Gas Company, its successors and/or assigns, dated May 5, 1982 and recorded May 21, 1982 as Document No. 5541532.
16. Electric pole line easement set forth in Warranty Deed executed by Wisconsin Electric Power Company to Hamilton Test Systems Wisconsin, Inc. dated August 18, 1983 and recorded August 26, 1983 as Document No. 5647151.
17. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company, for Utility Purposes, recorded on February 21, 1984, as Document No. 5685039.
18. The subject premises are included in sub area "D" of the Project Area Plan for Milwaukee Industrial Land Bank Program, approved by the Redevelopment Authority of the City of Milwaukee on February 13, 1986, a true and exact copy of said Project Area Plan being recorded on February 13, 1986 as Document No. 5888524.
19. Covenants to install electric, telephone, cable T.V. lines underground set forth in Certified Survey Map No. 3867, recorded on May 13, 1990 on Reel 1295, Images 743 to 746 incl. as Document No. 5398937 and in Certified Survey Map No. 4727, recorded on March 19, 1986 on Reel 1858, Images 612 to 615 as Document No. 5897355. Affects site by location, general in nature, cannot be plotted.
20. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company for Utility Purposes, recorded on October 27, 1995 as Document No. 7142869. Affects sites by location, precise location cannot be plotted. document are illegible. Approximate location shown based on existing utilities.

BASIS OF BEARINGS

Bearings are Referenced To The East Line Of The Southwest 1/4 Section Of Section 6, Which is Assumed To Bear N 00°46'49" E.

FEMA FLOOD ZONE CLASSIFICATION:

According To FEMA Flood Map Service Center, This Site is classified as Zone X. Zone X is defined as outside the 0.2% annual chance floodplain.

MUNICIPAL ZONING:

According to Milwaukee County GIS & Land Information Parcel Reports, the site zoning description is defined as Industrial.

NOTES:

- See Sheet 2 of 3 for utility information
See Sheet 3 of 3 for Topographic information

CERTIFICATION

TO: 7930 W. Clinton Avenue LLC, a Wisconsin limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 8, 11a and 13 of Table A thereof. The fieldwork was completed on October 21, 2022.

Date of Plat or Map: November 15, 2022

David Younger
Professional Surveyor S-2816
OES
2555 Packerland Drive
Green Bay, WI 54313

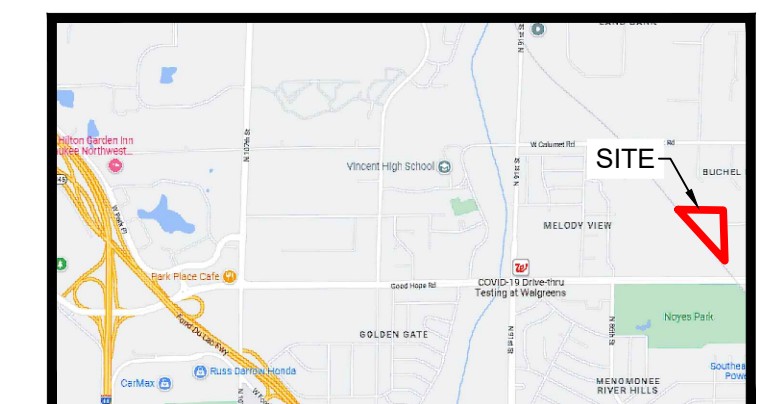


Table with 4 columns: DWG NO., SHEET 1 OF 3, DATE NOV 4, 2022, PROJ ID, PROJECT ID, FILE

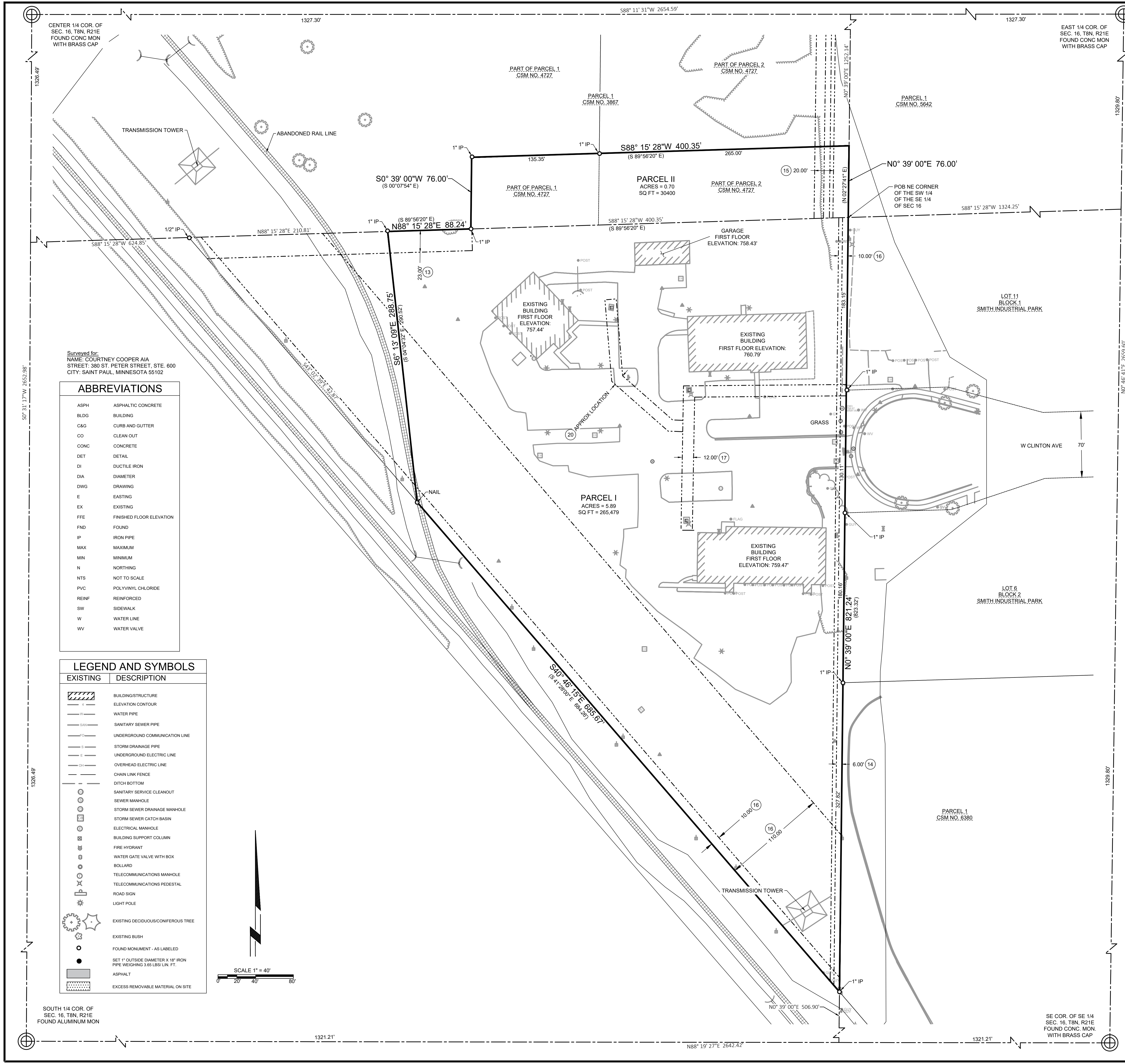
BOUNDARY & EASEMENT DATA

Table with 4 columns: NO., DATE, REVISION, BY, APVD

ALTA LAND TITLE SURVEY
7930 W CLINTON AVENUE
MILWAUKEE, WI 53223



Table with 4 columns: DSGN, DR, CHK, APVD, VERIFY SCALES, BAR IS ONE INCH ON ORIGINAL DRAWING, IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY



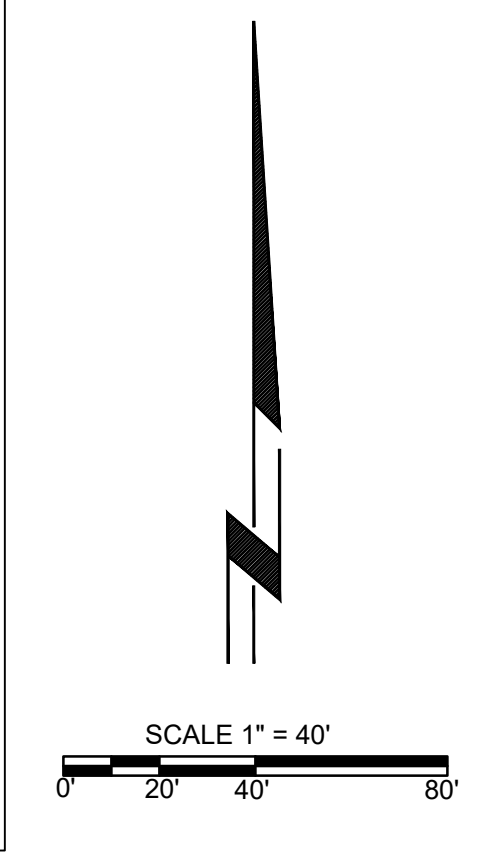
Surveyed for: NAME: COURTNEY COOPER AIA STREET: 380 ST. PETER STREET, STE. 600 CITY: SAINT PAUL, MINNESOTA 55102

ABBREVIATIONS

Table of abbreviations: ASPH, ASPHALTIC CONCRETE; BLDG, BUILDING; C&G, CURB AND GUTTER; CO, CLEAN OUT; CONC, CONCRETE; DET, DETAIL; DI, DUCTILE IRON; DIA, DIAMETER; DWG, DRAWING; E, EASTING; EX, EXISTING; FFE, FINISHED FLOOR ELEVATION; FND, FOUND; IP, IRON PIPE; MAX, MAXIMUM; MIN, MINIMUM; N, NOTHING; NTS, NOT TO SCALE; PVC, POLYVINYL CHLORIDE; REINF, REINFORCED; SW, SIDEWALK; W, WATER LINE; WV, WATER VALVE

LEGEND AND SYMBOLS

Table of legend and symbols: EXISTING, DESCRIPTION; BUILDING STRUCTURE, ELEVATION CONTOUR, WATER PIPE, SANITARY SEWER PIPE, UNDERGROUND COMMUNICATION LINE, STORM DRAINAGE PIPE, UNDERGROUND ELECTRIC LINE, OVERHEAD ELECTRIC LINE, CHAIN LINK FENCE, DITCH BOTTOM, SANITARY SERVICE CLEANOUT, SEWER MANHOLE, STORM SEWER DRAINAGE MANHOLE, STORM SEWER CATCH BASIN, ELECTRICAL MANHOLE, BUILDING SUPPORT COLUMN, FIRE HYDRANT, WATER GATE VALVE WITH BOX, BOLLARD, TELECOMMUNICATIONS MANHOLE, TELECOMMUNICATIONS PEDESTAL, ROAD SIGN, LIGHT POLE, EXISTING DECIDUOUS/CONIFEROUS TREE, EXISTING BUSH, FOUND MONUMENT - AS LABELED, SET 1" OUTSIDE DIAMETER X 1/2" IRON PIPE WEIGHING 3.65 LBS/LIN. FT., ASPHALT, EXCESS REMOVABLE MATERIAL ON SITE



ALTA / ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION:

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All that part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Town 8 North, Range 21 East, City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:
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BASIS OF BEARINGS

Bearings Are Referenced To The East Line Of The Southwest 1/4 Section Of Section 6, Which Is Assumed To Bear N 00°46'49" E.

FEMA FLOOD ZONE CLASSIFICATION:

According To FEMA Flood Map Service Center, This Site is classified as Zone X. Zone X is defined as outside the 0.2% annual chance floodplain.

MUNICIPAL ZONING:

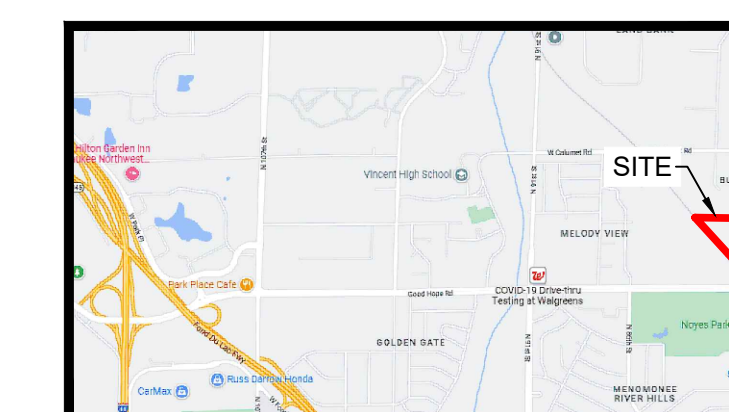
According to Milwaukee County GIS & Land Information Parcel Reports, the site zoning description is defined as Industrial.

NOTES:

- See Sheet 1 of 3 for boundary and easement information
- See Sheet 3 of 3 for Topographic information

GENERAL NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED FROM FIELD OBSERVATIONS, AS-BUILTS AND EXISTING MAPS. ALL UTILITIES SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION.



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Date of Plat or Map: November 15, 2022

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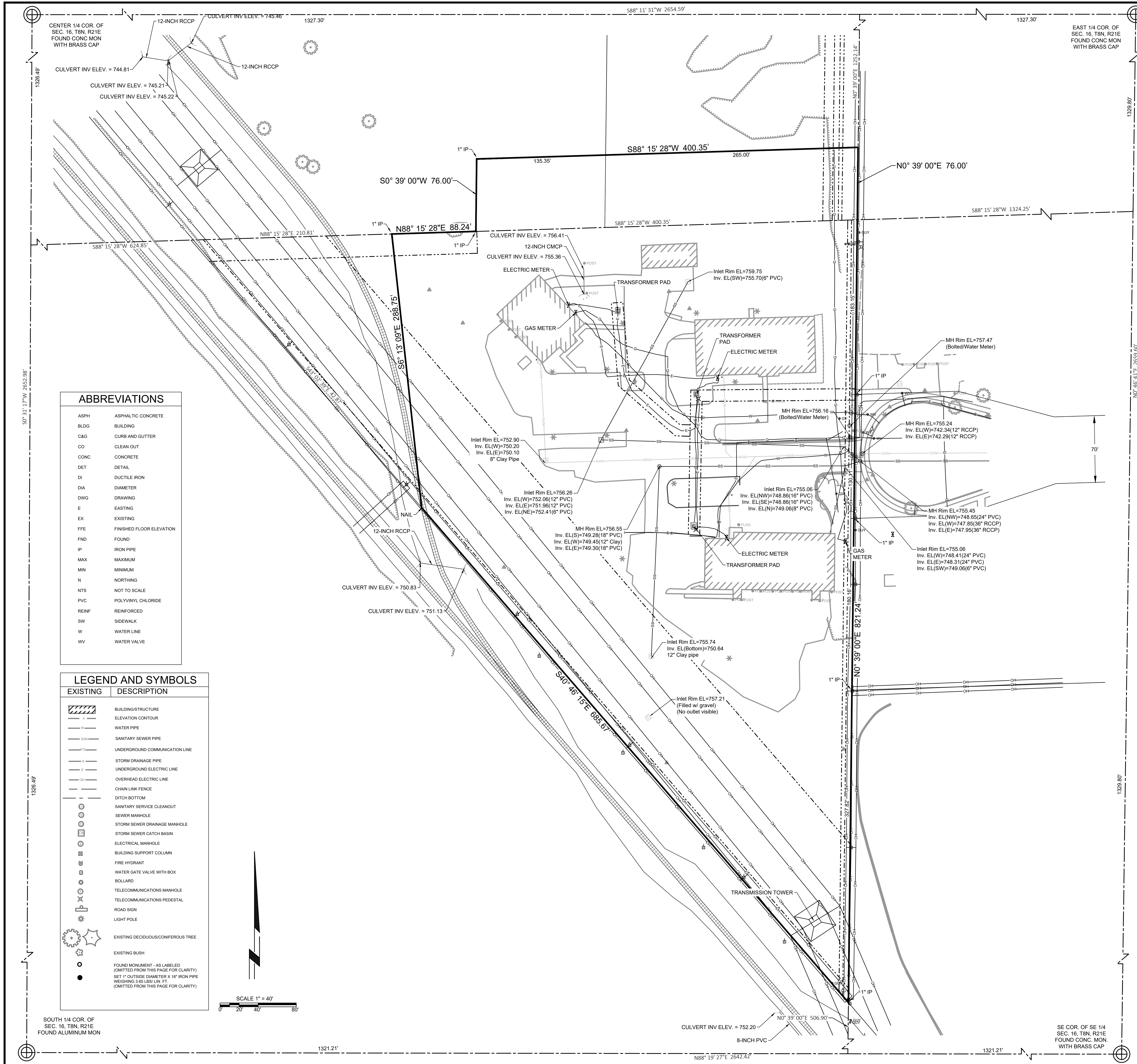
UTILITY INFORMATION

NO.	DATE	REVISION	BY	APVD

ALTA LAND TITLE SURVEY
7930 W CLINTON AVENUE
MILWAUKEE, WI 53223



VERIFY SCALES	DSGN	EK	DR	CHK	APVD
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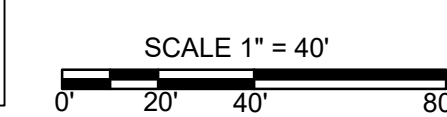


ABBREVIATIONS

ASPH	ASPHALTIC CONCRETE
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LEGEND AND SYMBOLS

EXISTING	DESCRIPTION
	BUILDING/STRUCTURE
	ELEVATION CONTOUR
	WATER PIPE
	SANITARY SEWER PIPE
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	STORM DRAINAGE PIPE
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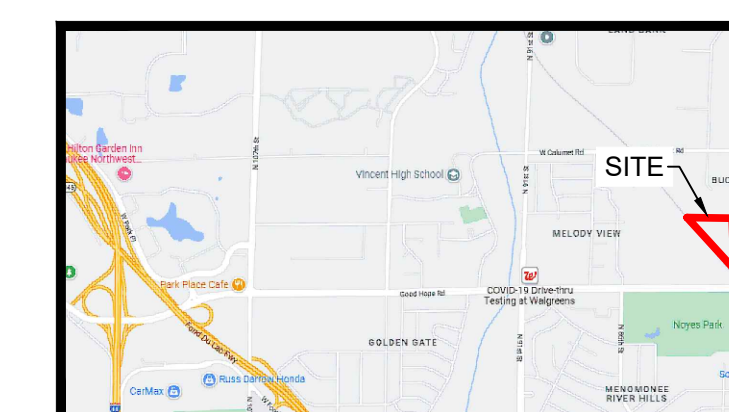
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NOTES:

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- See Sheet 2 of 3 for utility information

GENERAL NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE REFERENCED TO THE NAD 1983/2011 HORIZONTAL DATUM AND NAD 1989 VERTICAL DATUM. CONTOUR INTERVAL IS ONE FOOT.
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Date of Plat or Map: November 15, 2022

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SHEET 3 OF 3

TOPOGRAPHIC SURVEY

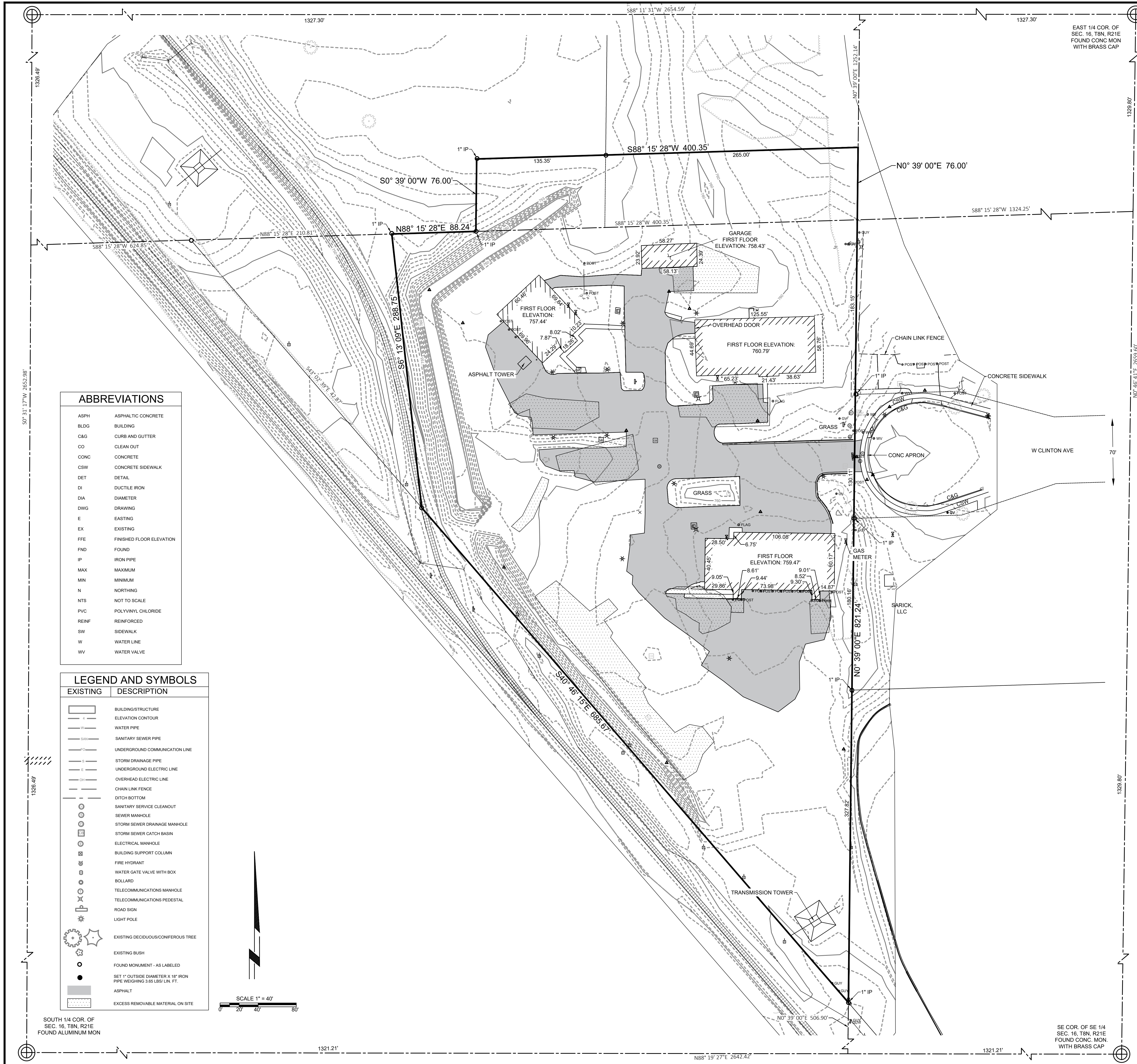
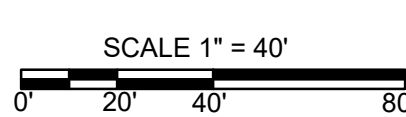
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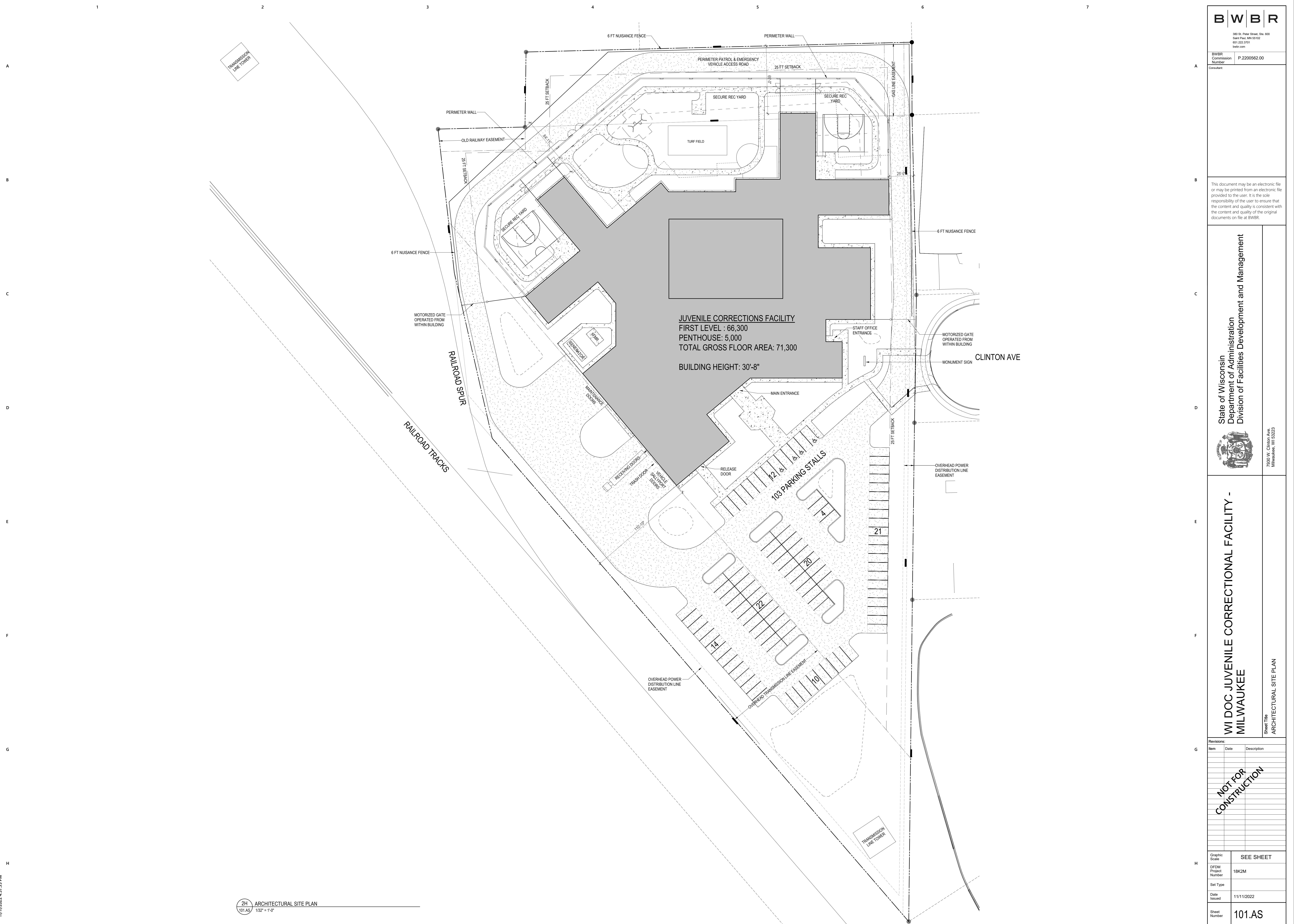


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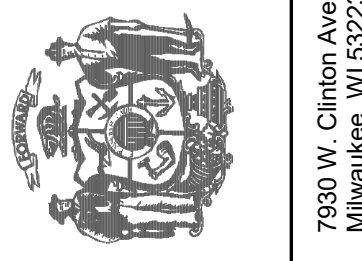
LEGEND AND SYMBOLS	
EXISTING	DESCRIPTION
[Symbol]	BUILDING/STRUCTURE
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[Symbol]	ROAD SIGN
[Symbol]	LIGHT POLE
[Symbol]	EXISTING DECIDUOUS/CONIFEROUS TREE
[Symbol]	EXISTING BUSH
[Symbol]	FOUND MONUMENT - AS LABELED
[Symbol]	SET 1" OUTSIDE DIAMETER X 18" IRON PIPE WEIGHING 3.65 LBS/ LIN. FT.
[Symbol]	ASPHALT
[Symbol]	EXCESS REMOVABLE MATERIAL ON SITE





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WI DOC JUVENILE CORRECTIONAL FACILITY - MILWAUKEE

Sheet Title
ARCHITECTURAL SITE PLAN

Revisions:

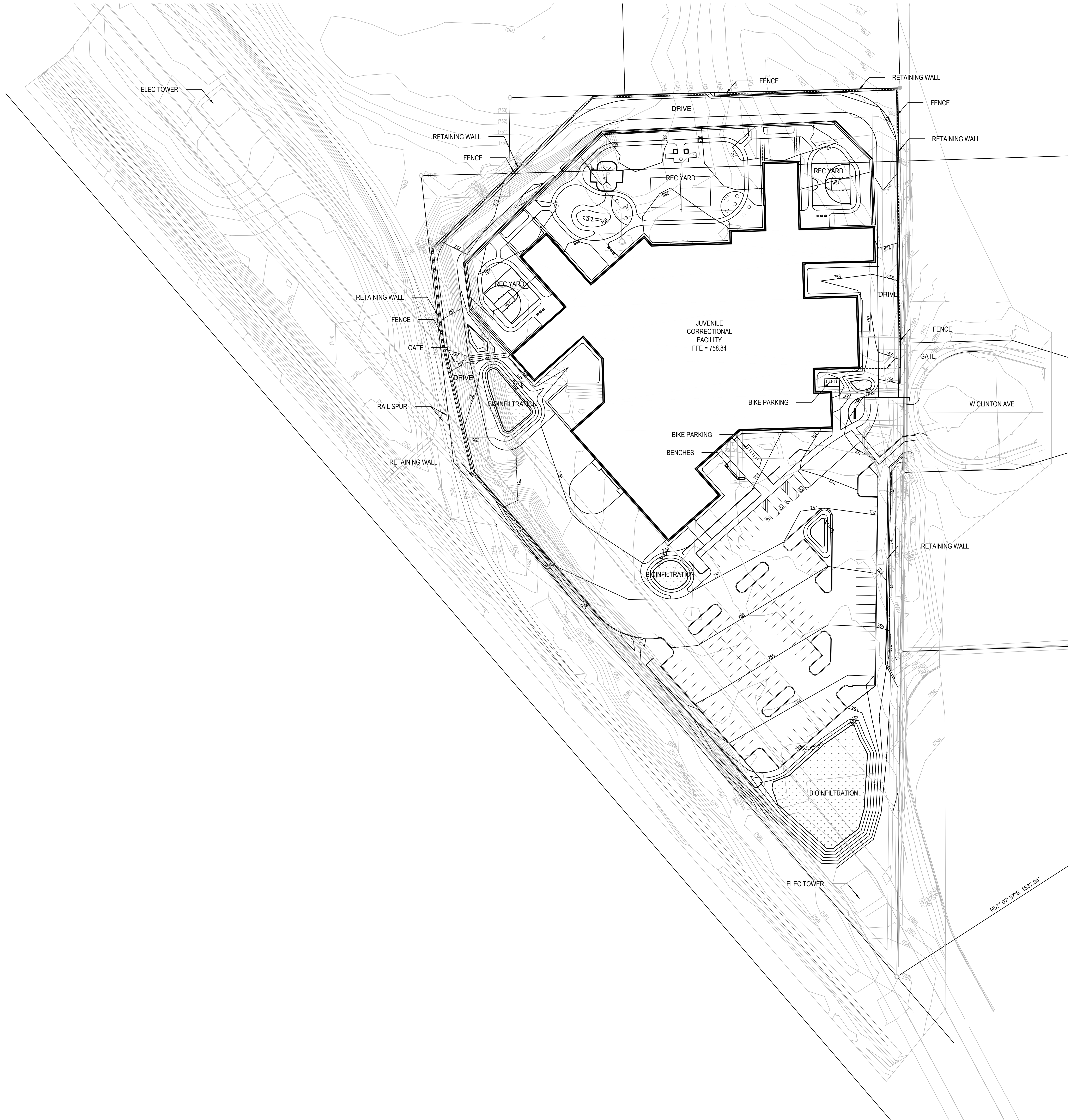
Item	Date	Description

Graphic Scale	SEE SHEET
DFDM Project Number	18K2M
Set Type	
Date Issued	11/11/2022
Sheet Number	101.AS

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LEGEND

	TURF GRASS
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	PLANTING BED
	REINFORCED TURF PATH
	MAINTENANCE EDGE
	BIORETENTION AREA
	EDGING
	FENCE



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 651.222.3751
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 MILWAUKEE

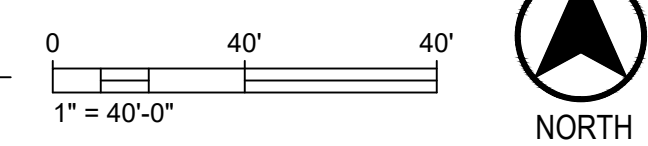
Sheet Title:
 GRADING PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	SEE SHEET
DFD Number	18K2M
Set Type	
Date Issued	11/22/2022
Sheet Number	102.LG

1 GRADING PLAN
 SCALE: 1" = 40' - 0"





LEGEND

- TURF GRASS
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- PLANTING BED
- REINFORCED TURF PATH
- MAINTENANCE EDGE
- BIORETENTION AREA
- EDGING
- FENCE

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	Ccf	11	Carpinus caroliniana 'J.N. Upright' / Firespire Muscadewood	B & B	UPRIGHT MULTI-STEM	
	Mn	6	Malus pumila 'MM1711' / Honeycrisp Apple	B & B	2' Cal	
SHADE TREES						
CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		
	Afs	3	Acer x freemanii 'Sienna' / Sienna Glen Maple	B & B	2' Cal	
	Ci	5	Carpinus caroliniana 'Wisconsin Red' / Wisconsin Red Muscadewood	B & B	2.5' Cal	
	Gps	5	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	2' Cal	
	Gi	6	Gymnocladus dioica 'MokBranched' / Decal® Kentucky Coffeetree	B & B	2' Cal	
	Qr	5	Quercus robur x bicolor 'Long TM' / Regal Prince Oak	B & B	3' Cal	
	Up	3	Ulmus x 'Patriot' / Patriot Elm	B & B	2' Cal	
DECIDUOUS SHRUBS - LOW						
CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	MATURE HEIGHT	
	As	21	Aronia melanocarpa 'UCONNAM165 TM' / Low Scape Mound Chokeberry	3 gal	18" HT. (MIN.)	2'
	Hb	16	Hydrangea paniculata 'LVOBO' TM / Bobo Panicle Hydrangea	3 gal	24" HT. (MIN.)	3'
	Hka	31	Hypericum kalmianum 'Ames' / St. Johns Wort	2 gal	18" HT. (MIN.)	3'
	Pt	17	Physocarpus opulifolius 'SMPOTW TM' / Tiny Wine Ninebark	5 gal	18" HT. MIN.	3'
	Si	19	Spiraea fritschiana 'J.N. Select A' / Pink-a-licious™ Fitch Spirea	3 gal	18" HT. (MIN.)	3'
DECIDUOUS SHRUBS - TALL						
CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	MATURE HEIGHT	
	Asr	10	Amelanchier stolonifera / Running Serviceberry	3 gal	24" HT. (MIN.)	5'
	Cf	6	Cornus stolonifera 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal	24" HT. (MIN.)	4'
	Hj	16	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal	18" HT. (MIN.)	4'
	Vp	10	Viburnum plicatum 'Newzam' / Newport Dwarf Doublefile Viburnum	5 gal	24" HT. (MIN.)	4'
EVERGREEN SHRUBS - LOW						
CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	MATURE HEIGHT	
	Jb	32	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	3 gal	12" HT. (MIN.)	1.5'
EVERGREEN SHRUBS - TALL						
CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	MATURE HEIGHT	
	Jpk	12	Juniperus chinensis 'Pfitzeriana Kallay' / Kallays Compact Pfitzer Juniper	3 gal	18" HT. (MIN.)	4'
	Jlg	7	Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 gal	18" HT. (MIN.)	5'
HERBACEOUS PERENNIALS						
CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	MATURE HEIGHT	
	abp	26	Agastache x 'Agapd' TM / Beelicious Purple Anise Hyssop	1 gal		2.5'
	ang	22	Allium x 'Globemaster' / 'Globemaster' Giant Allium	1 qt	CONT.	3'
	cmw	19	Calamintha nepeta 'Montrose White' / Montrose White Lesser Calamint	1 gal	CONT.	2'
	mwl	26	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal		2'
ORNAMENTAL GRASSES						
CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	MATURE HEIGHT	
	pvg	18	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal		5'
	sam	20	Setaria autumnalis / Autumn Moor Grass	1 gal		1'
	sht	67	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal		2.5'

JCF Milwaukee, WI
11-Nov-22

Interior Parking Lot Landscape Area	SF	Canopy Trees Required	Shrubs Required
Total Parking Lot Area	39,827		
Proposed Total Parking Spaces	103	26	103
Min. Parking Lot Landscape Area Required	2,575		
Proposed Parking Lot Landscape Area	7,355		

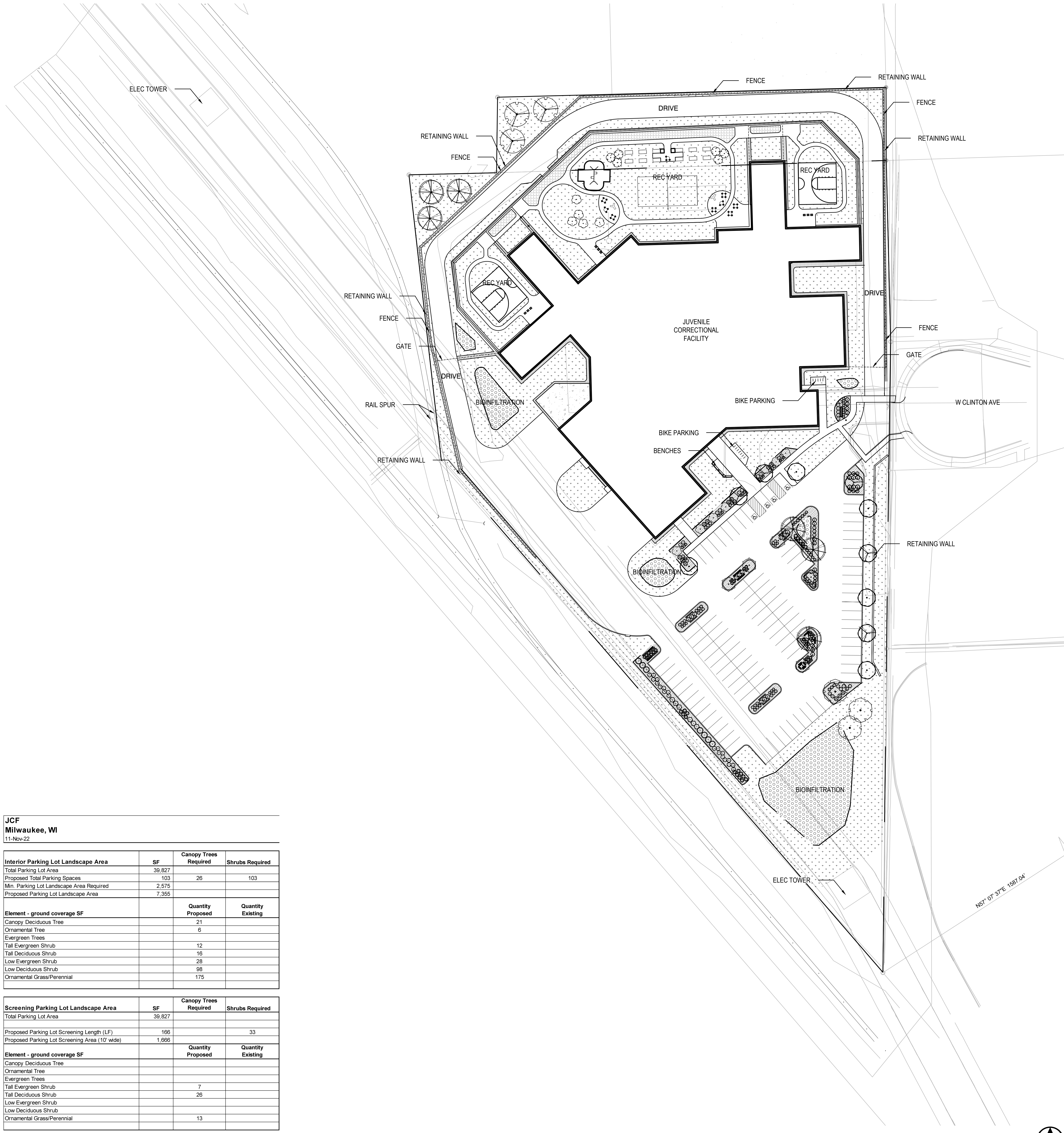
Element - ground coverage SF	Quantity Proposed	Quantity Existing
Canopy Deciduous Tree	21	
Ornamental Tree	6	
Evergreen Trees		
Tall Evergreen Shrub	12	
Tall Deciduous Shrub	16	
Low Evergreen Shrub	28	
Low Deciduous Shrub	98	
Ornamental Grass/Perennial	175	

Screening Parking Lot Landscape Area	SF	Canopy Trees Required	Shrubs Required
Total Parking Lot Area	39,827		
Proposed Parking Lot Screening Length (LF)	186		33
Proposed Parking Lot Screening Area (10' wide)	1,856		

Element - ground coverage SF	Quantity Proposed	Quantity Existing
Canopy Deciduous Tree		
Ornamental Tree		
Evergreen Trees		
Tall Evergreen Shrub	7	
Tall Deciduous Shrub	26	
Low Evergreen Shrub		
Low Deciduous Shrub		
Ornamental Grass/Perennial	13	

2 LANDSCAPE REQUIREMENTS
SCALE: 1" = 40' - 0"

3 LANDSCAPE PLAN
SCALE: 1" = 40' - 0"



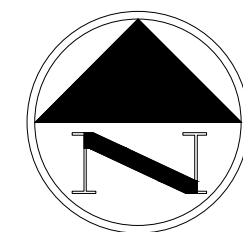
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Sheet Title: LANDSCAPE PLAN

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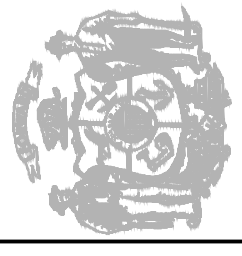
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Date Issued: 11/22/2022
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DEPARTMENT OF CORRECTIONS
MADISON, WISCONSIN

JUVENILE CORRECTION FACILITY
MILWAUKEE, WISCONSIN

Sheet Title:
OVERALL UTILITIES PLAN

Revisions:

No.	Date:	Description:

Graphic Scale

1" = 60'

DFD Number

18K2M

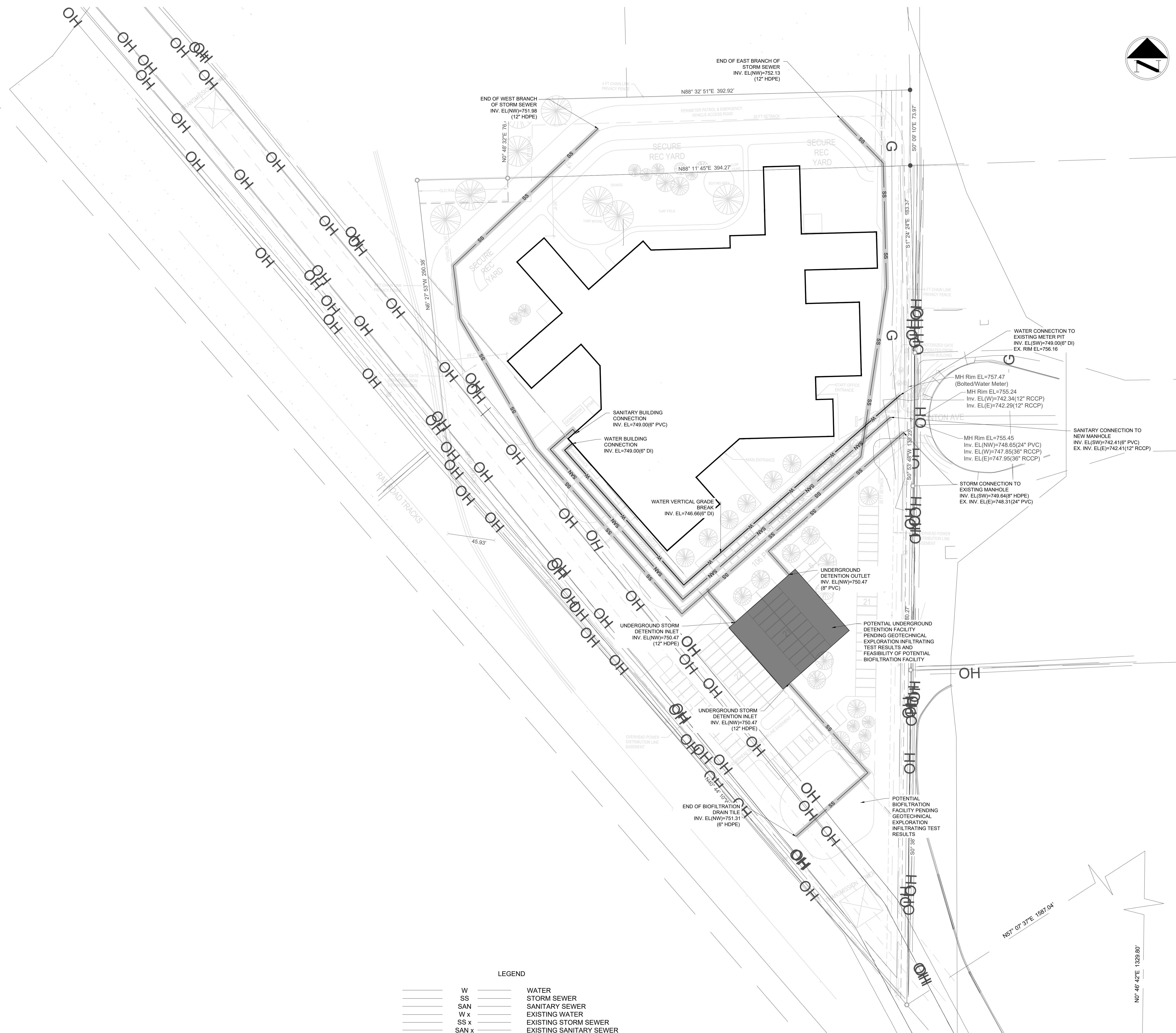
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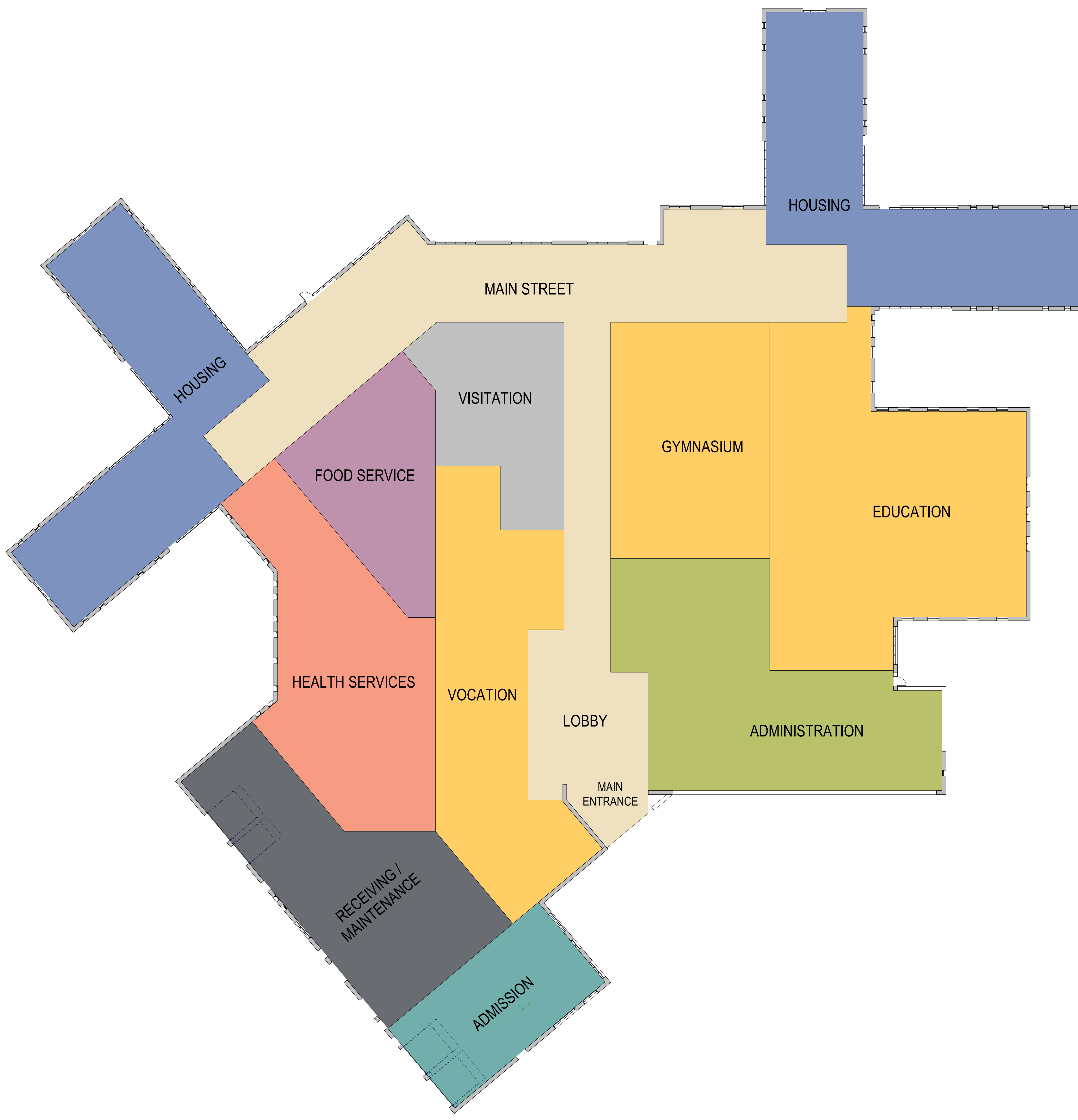


LEGEND

=====	W	=====	WATER
-----	SS	-----	STORM SEWER
-----	SAN	-----	SANITARY SEWER
-----	W x	-----	EXISTING WATER
-----	SS x	-----	EXISTING STORM SEWER
-----	SAN x	-----	EXISTING SANITARY SEWER

1 2 3 4 5 6 7

A B C D E F G H



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WI DOC JUVENILE CORRECTIONAL FACILITY - MILWAUKEE		
<small>Sheet Title FLOOR PLAN - FIRST LEVEL</small>		
<small>Revisions:</small>		
<small>Item</small>	<small>Date</small>	<small>Description</small>
NOT FOR CONSTRUCTION DRAFT		
<small>Graphic Scale</small>	SEE SHEET	
<small>DFDM Project Number</small>	18K2M	
<small>Set Type</small>		
<small>Date Issued</small>	11/11/2022	
<small>Sheet Number</small>	111.FL	

1H PRELIMINARY FLOOR PLAN - FIRST LEVEL
111.FL 1/16" = 1'-0"

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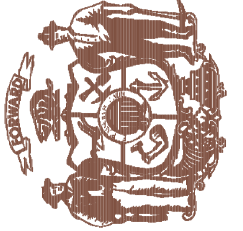
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 Sheet Title: FLOOR PLAN - PENTHOUSE LEVEL

Revisions:		
Item	Date	Description

Graphic Scale: SEE SHEET

DFDN Project Number: 18K2M

Set Type:

Date Issued: 11/11/2022

Sheet Number: 112.FL

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A

B

C

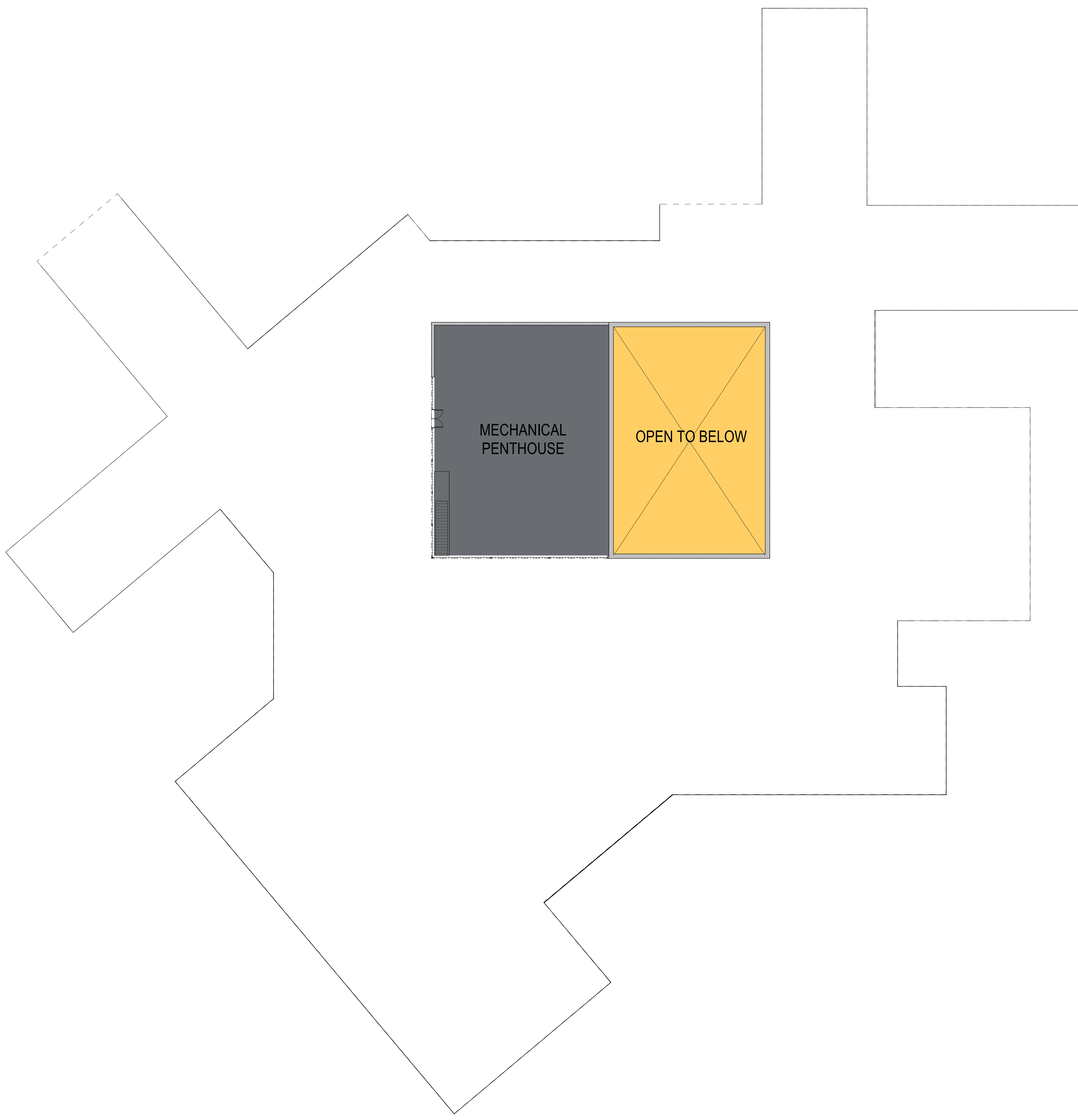
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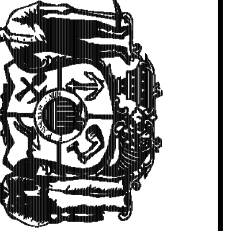


1H PRELIMINARY FLOOR PLAN - PENTHOUSE
 1/12 FL 1/16" = 1'-0"

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MILWAUKEE

Sheet Title
SITE - PHOTOMETRICS

Revisions:

Item Date Description

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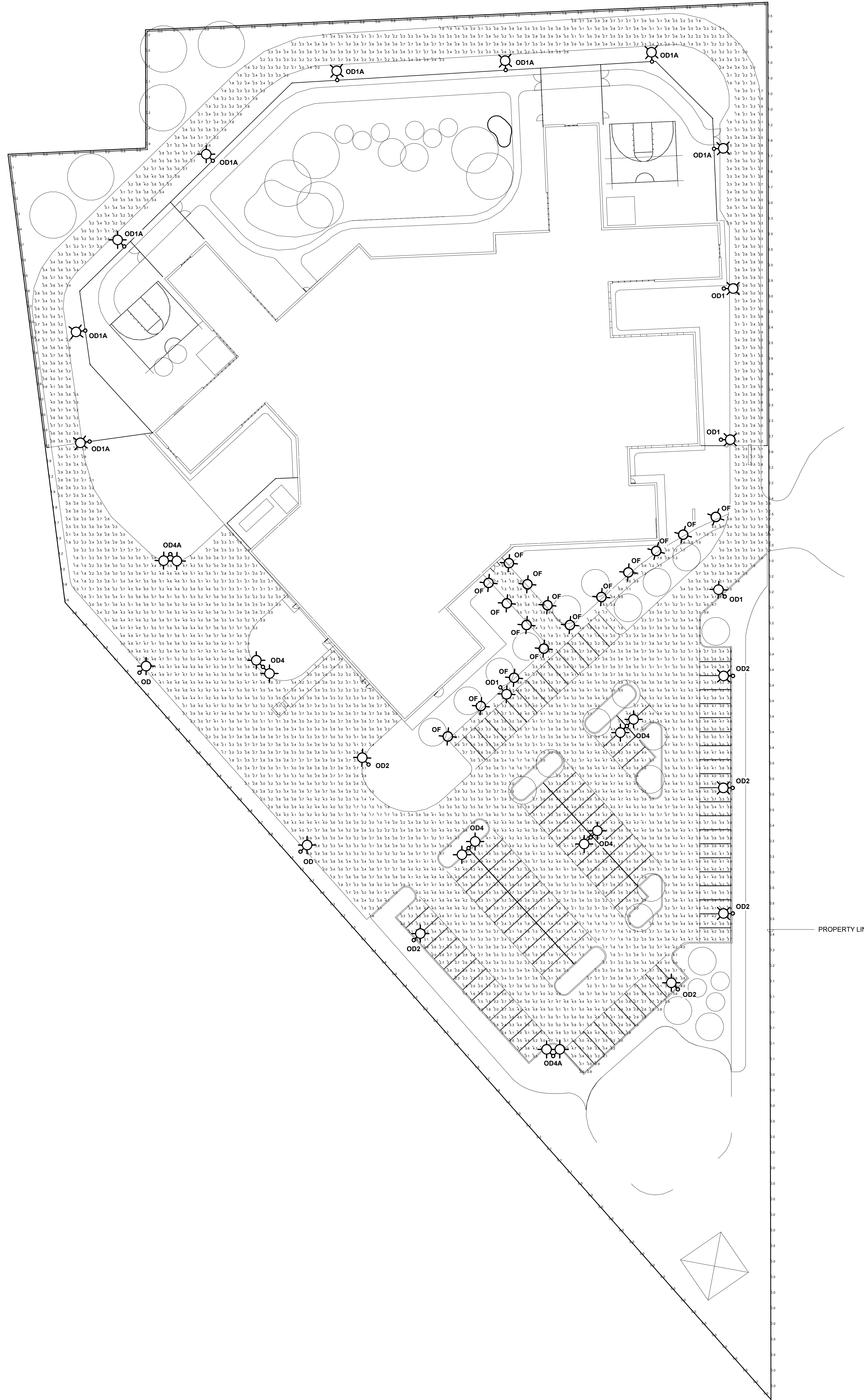
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Sheet Number 900.IL

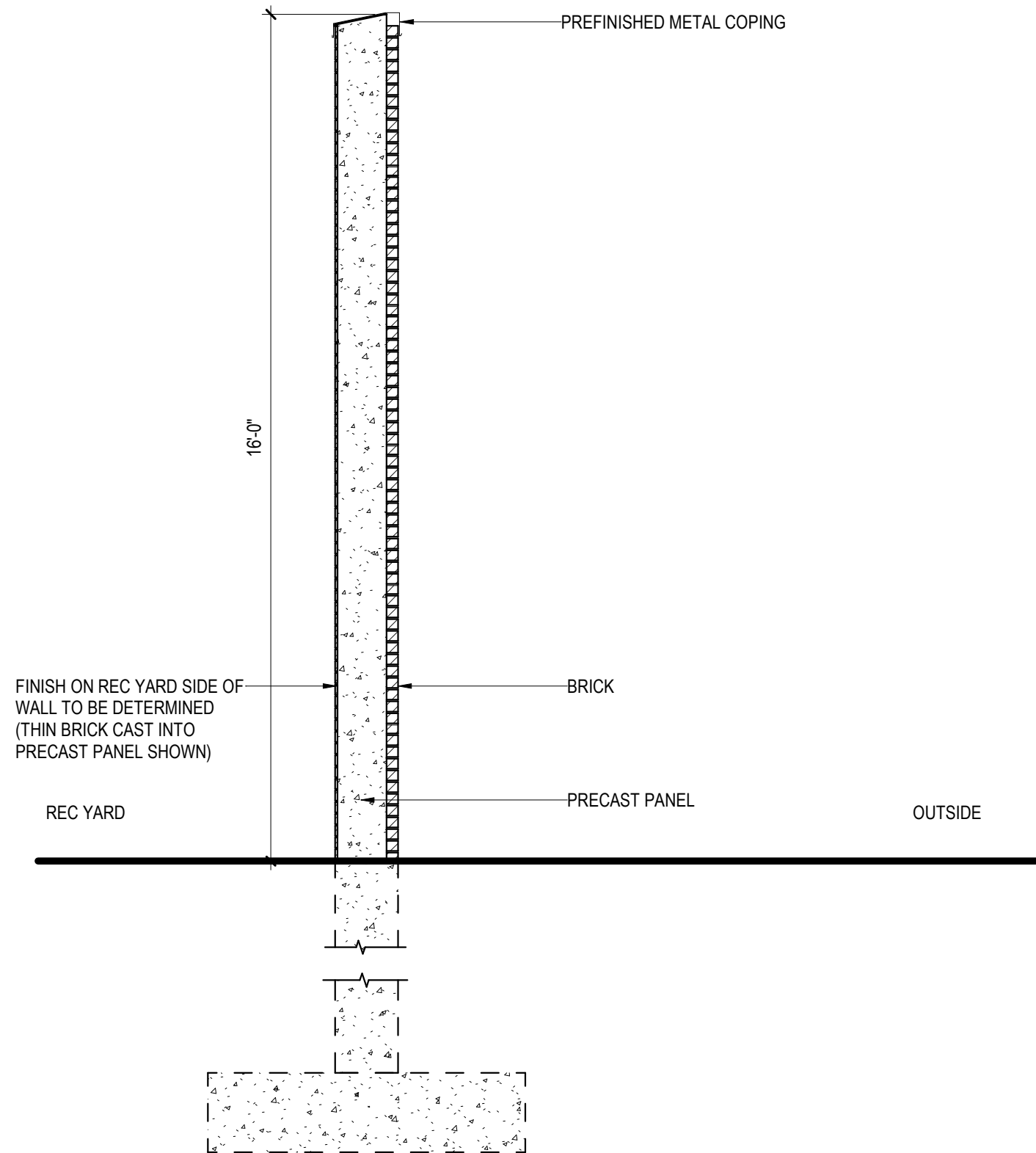


CALCULATION SUMMARY			
LABEL	AVG	AVGMIN	MAXMIN
FENCE	0.84	N.A.	N.A.
OVERALL	3.27	4.09	12.13

NOTE:
BUILDING-MOUNTED LIGHTING NOT INCLUDED IN CALCULATION.

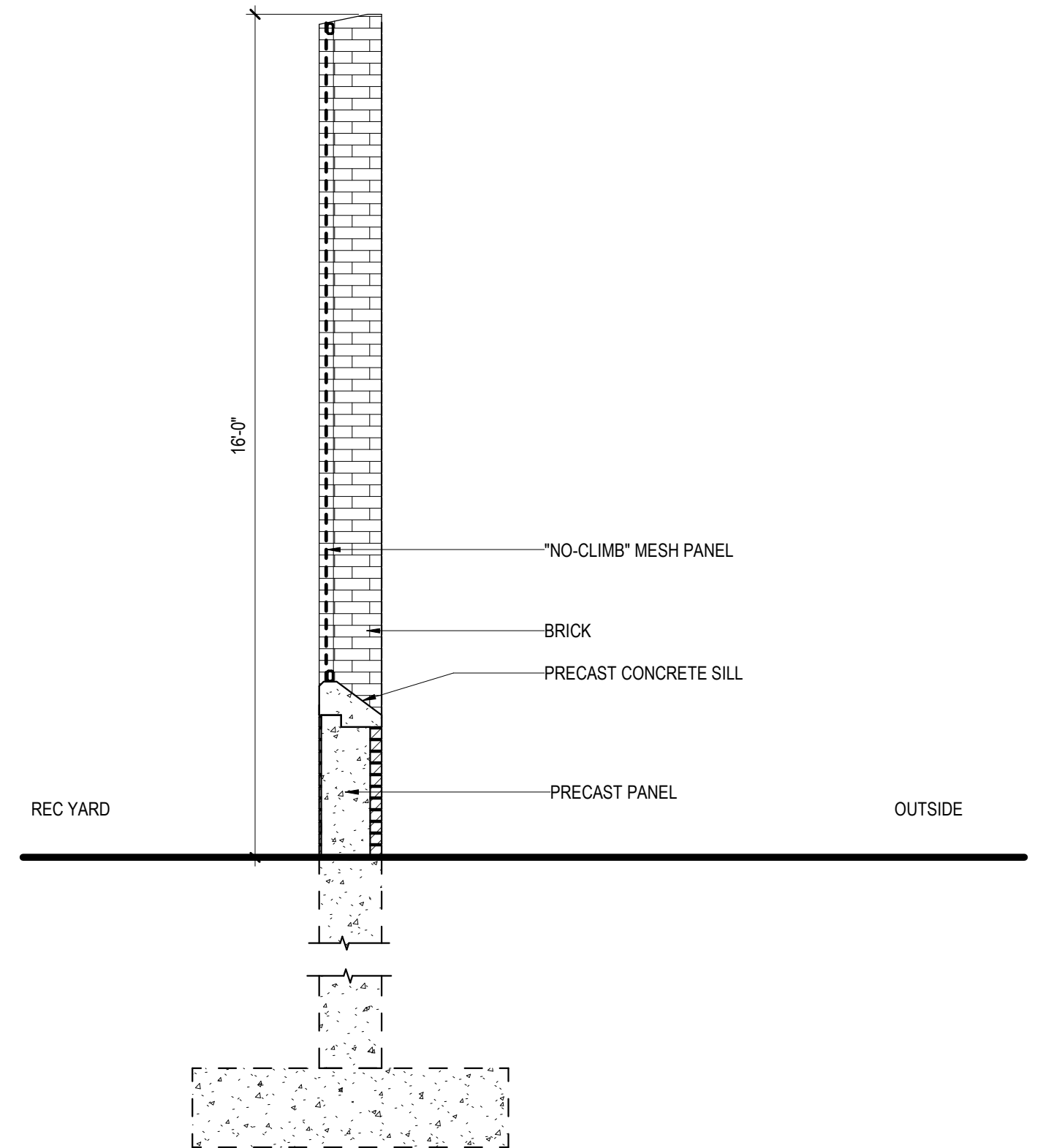
LUMINAIRE SCHEDULE				
TAG	MODEL	DESCRIPTION	LUMENS	WATTS
OD	GLNA-AF-03-LED-E1-T2-7030-MS/1-L40-FSIR-100-LS/SHSS	SINGLE HEAD 25' POLE MOUNT LED TYPE II	17190	166
OD1	GLNA-AF-03-LED-E1-SL2-7030-MS/1-L40-FSIR-100-LS/SHSS	SINGLE HEAD 25' POLE MOUNT LED TYPE II W/SPILL CONTROL	13225	166
OD1A	GLNA-AF-03-LED-E1-SL2-7030-MS/1-L40-FSIR-100-LS/SHSS	SINGLE HEAD 9' POLE MOUNT (ON 16" WALL) LED TYPE II W/SPILL CONTROL	13225	166
OD2	GLNA-AF-03-LED-E1-T3-7030-MS/1-L40-FSIR-100-LS/SHSS	SINGLE HEAD 25' POLE MOUNT LED TYPE III	17521	166
OD4	GLNA-AF-03-LED-E1-T3-7030-MS/1-L40-FSIR-100-LS/SHSS	DOUBLE HEAD (BACK TO BACK) 25' POLE MOUNT LED TYPE III	35042	332
OD4A	GLNA-AF-03-LED-E1-T3-7030-MS/1-L40-FSIR-100-LS/SHSS	DOUBLE HEAD (90 DEGREES) 25' POLE MOUNT LED TYPE III	35042	332
OF	BRM836-42-108L-SB-WW-G2-206-IMRI-DGY	42" VANDAL RESISTANT LED BOLLARD	1226	38.6

SECTION - PERIMETER WALL



SECTION - PERIMETER WALL

3/8" = 1'-0"



SECTION - PERIMETER WALL AT OPENING

3/8" = 1'-0"

AERIAL VIEW FROM SOUTHEAST

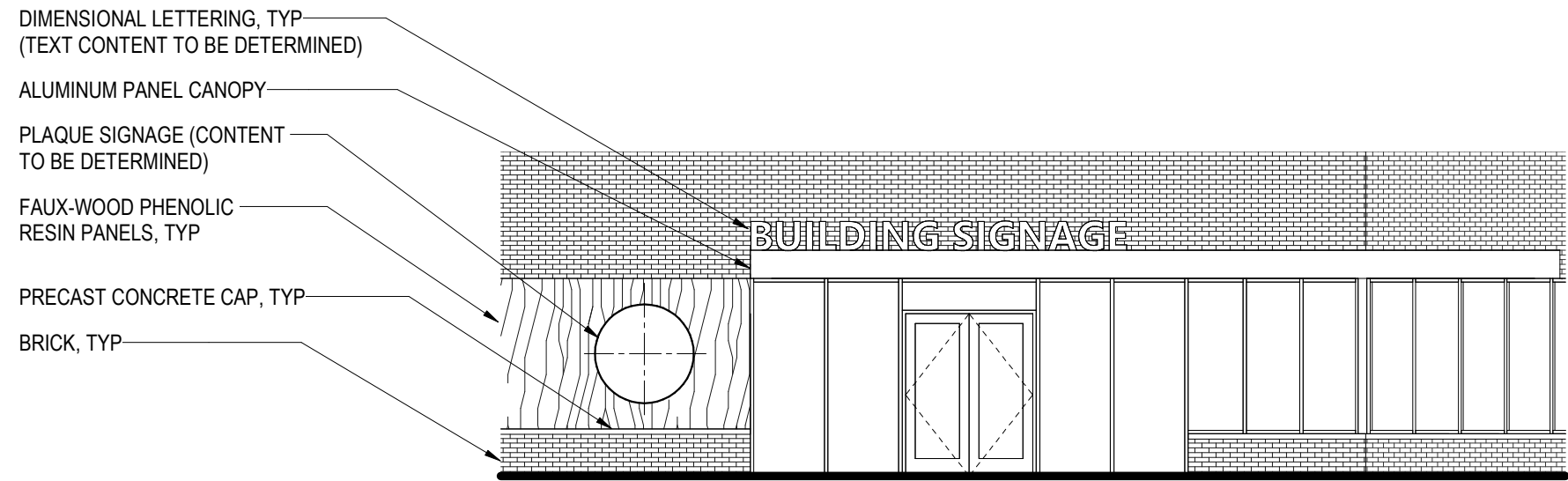








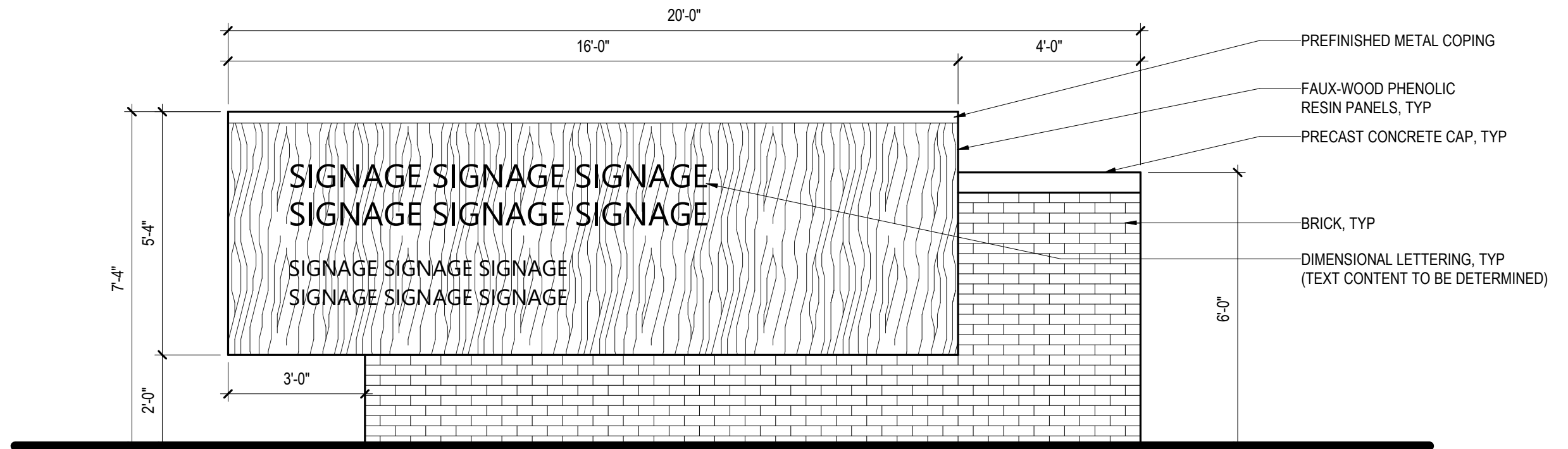




SOUTHWEST ELEVATION - ENTRY

1/8" = 1'-0"

MONUMENT SIGN



MONUMENT SIGN - FRONT

3/8" = 1'-0"