

WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

Architect
Torti Gallas and Partners, Inc.
1300 Spring Street, 4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Local Architect
Quorum Architects
414.265.9265

Local Architect
Eppstein Uhen Architects
414.271.5350

Structural Engineer:
R.A. Smith National
262.317.3279

MEP Engineers:
Thunderbird Engineering, Inc.
414.352.2211

IBC Engineering Services, Inc.
262.549.1190

Civil Engineer:
R.A. Smith National
262.522.4416

Landscape Architect:
AVRES ASSOCIATES
608.255.0800

Issue

No.	Date

Revisions

No.	Date

Landscape Plan East Side

Date
Principal In Charge
D.W.
Project Planner
Project Landscape Architect
B.M.
Project Manager
B.M.
Drawn
B.M., R.S., S.K.
Job No.
27-1052
Scale 1" = 70'-0"

Drawing No. L100

File: P:\27-1052\1052_WestlawnPhaseCAD\DWG_Landscape.dwg Layout: 01 COLOR (real) User: mtorres Date: 2016-11-13 11:37am

WESTLAWN GARDENS, PHASE II
TORTI GALLAS AND PARTNERS, INC.

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Issue
No. Date

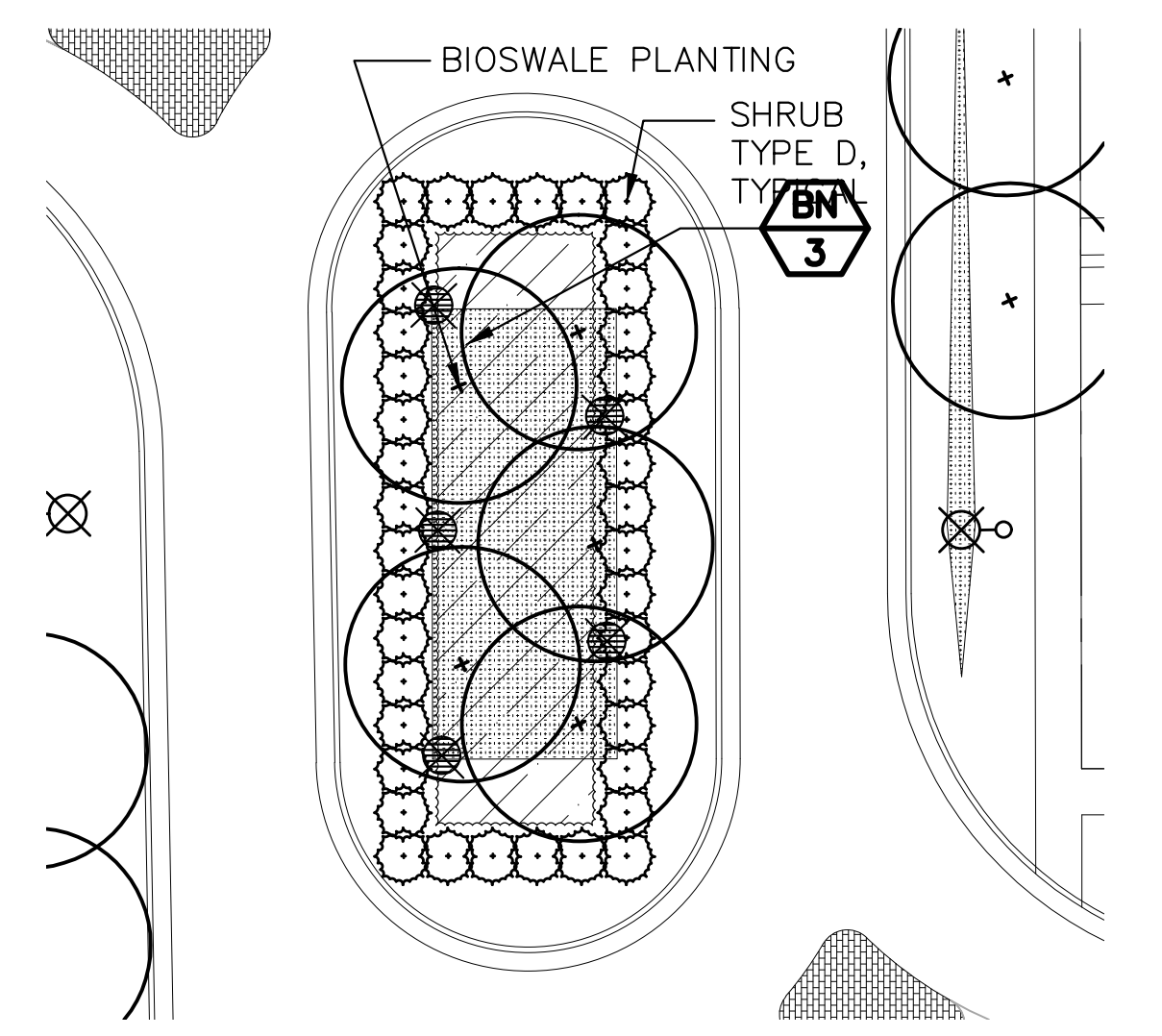
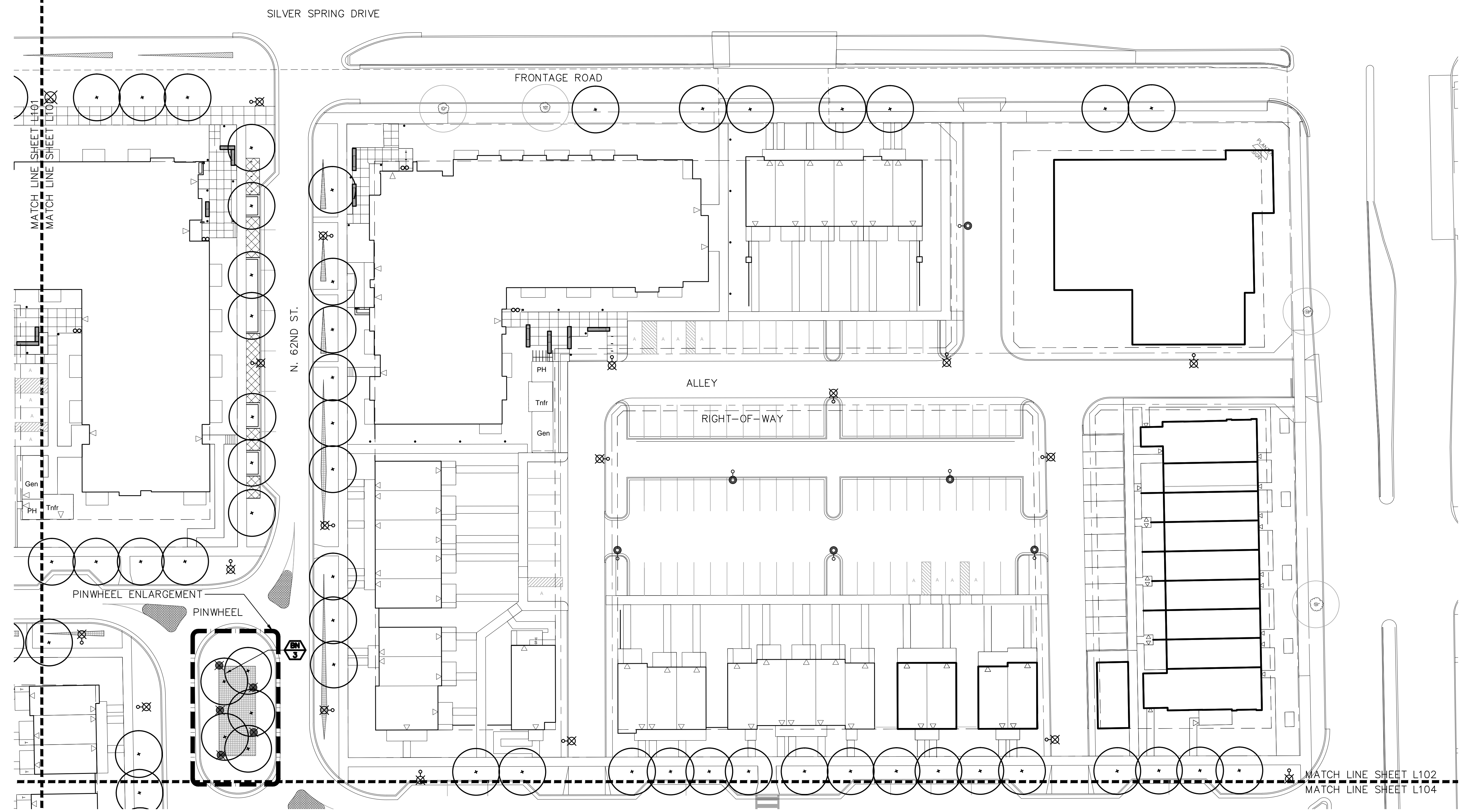
Revisions
No. Date

Landscape Plan

Date
Principal In Charge
D.W.
Project Planner
Project Landscape Architect
B.M.
Project Manager
B.M.
Drawn
B.M., R.S., S.K.
Job No.
27-1052
Scale
1" = 30'-0"
Drawing No.

L102

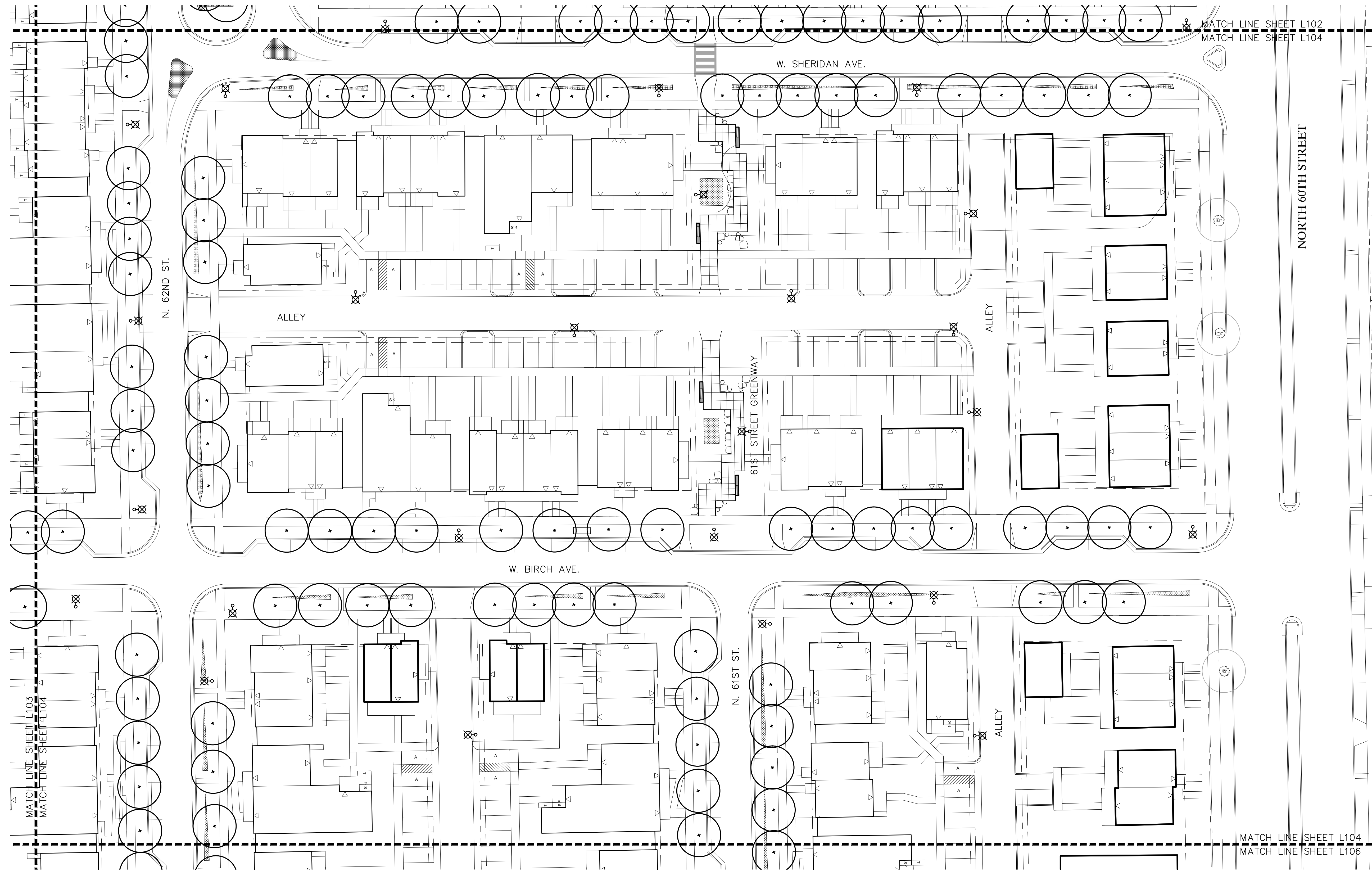
TORTI GALLAS AND PARTNERS, INC.



LEGEND

MATCH LINE	---
RIGHT-OF-WAY	---
HARP PEDESTRIAN LIGHT	⊗
ROADWAY LIGHT	⊗
PARKING LOT/PARK LIGHT	⊙

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LEGEND	
MATCH LINE	-----
RIGHT-OF-WAY	-----
HARP PEDESTRIAN LIGHT	⊗
ROADWAY LIGHT	⊗
PARKING LOT/PARK LIGHT	⊙

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262.522.4416

Landscape Architect:
 AVRES ASSOCIATES
608.255.0800

Issue	
No.	Date

Revisions	
No.	Date

Landscape Plan

Date
 Principal In Charge
 D.W.
 Project Planner
 Project Landscape Architect
 B.M.
 Project Manager
 B.M.
 Drawn
 B.M., R.S., S.K.
 Job No.
 27-1052
 Scale
 1" = 30'-0"

Drawing No.
L104

**WESTLAWN
GARDENS
PHASE II**

6331 W Silver Spring Dr
MILWAUKEE WI 53218

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the City of Milwaukee
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262.549.1190

Civil Engineer:
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262.522.4416

Landscape Architect:
AVRES
ASSOCIATES
608.255.0800

Issue
No. Date

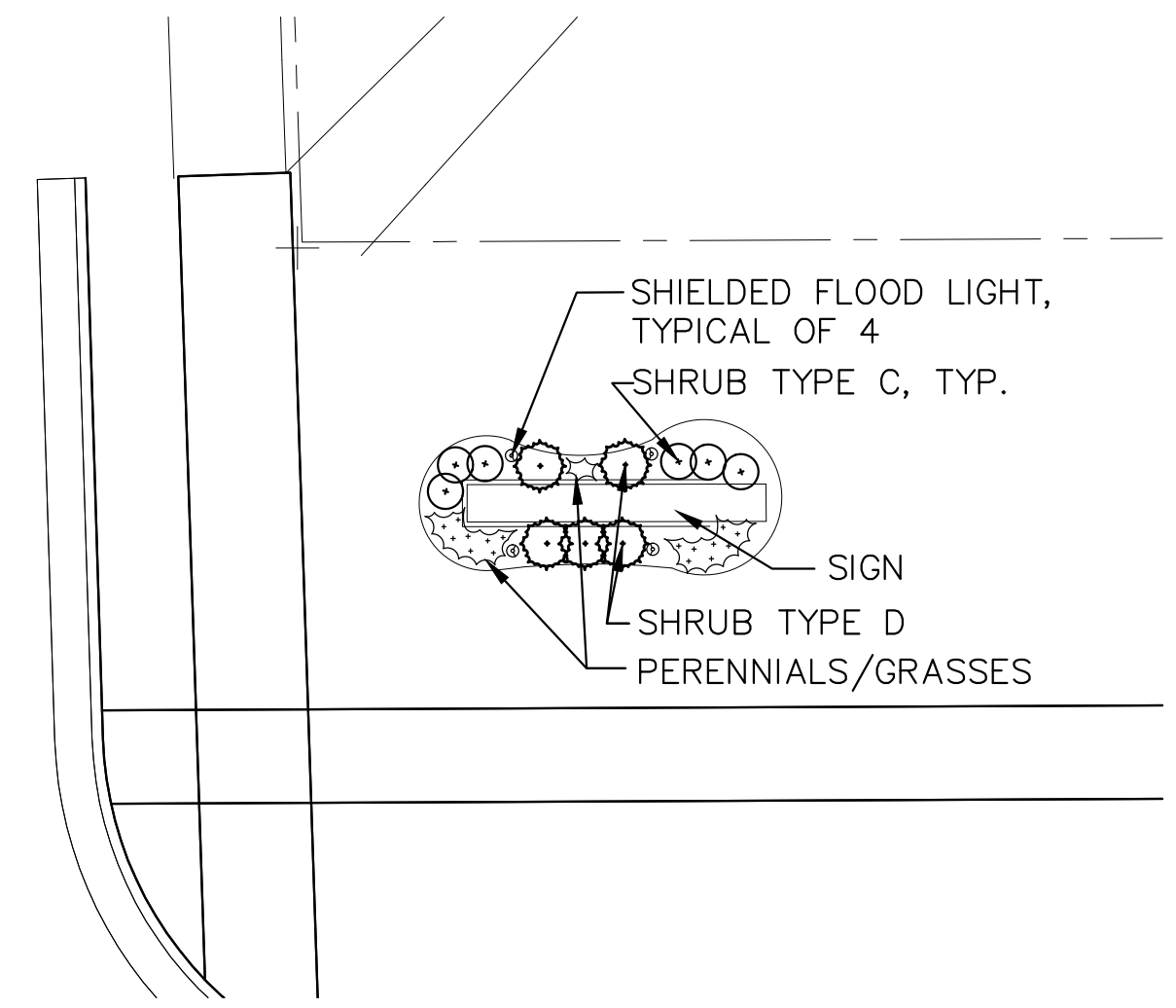
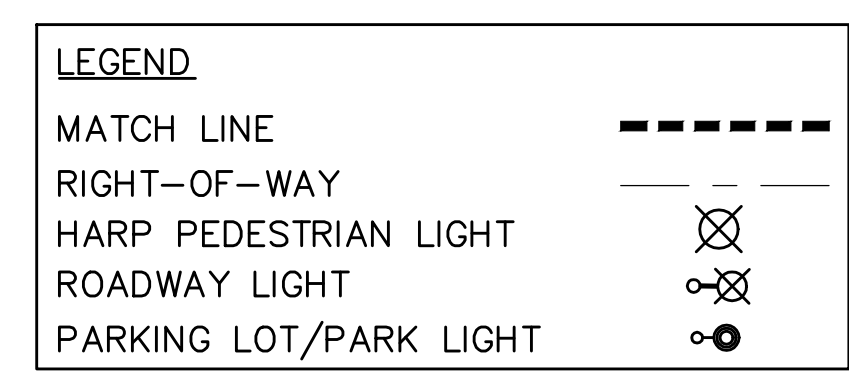
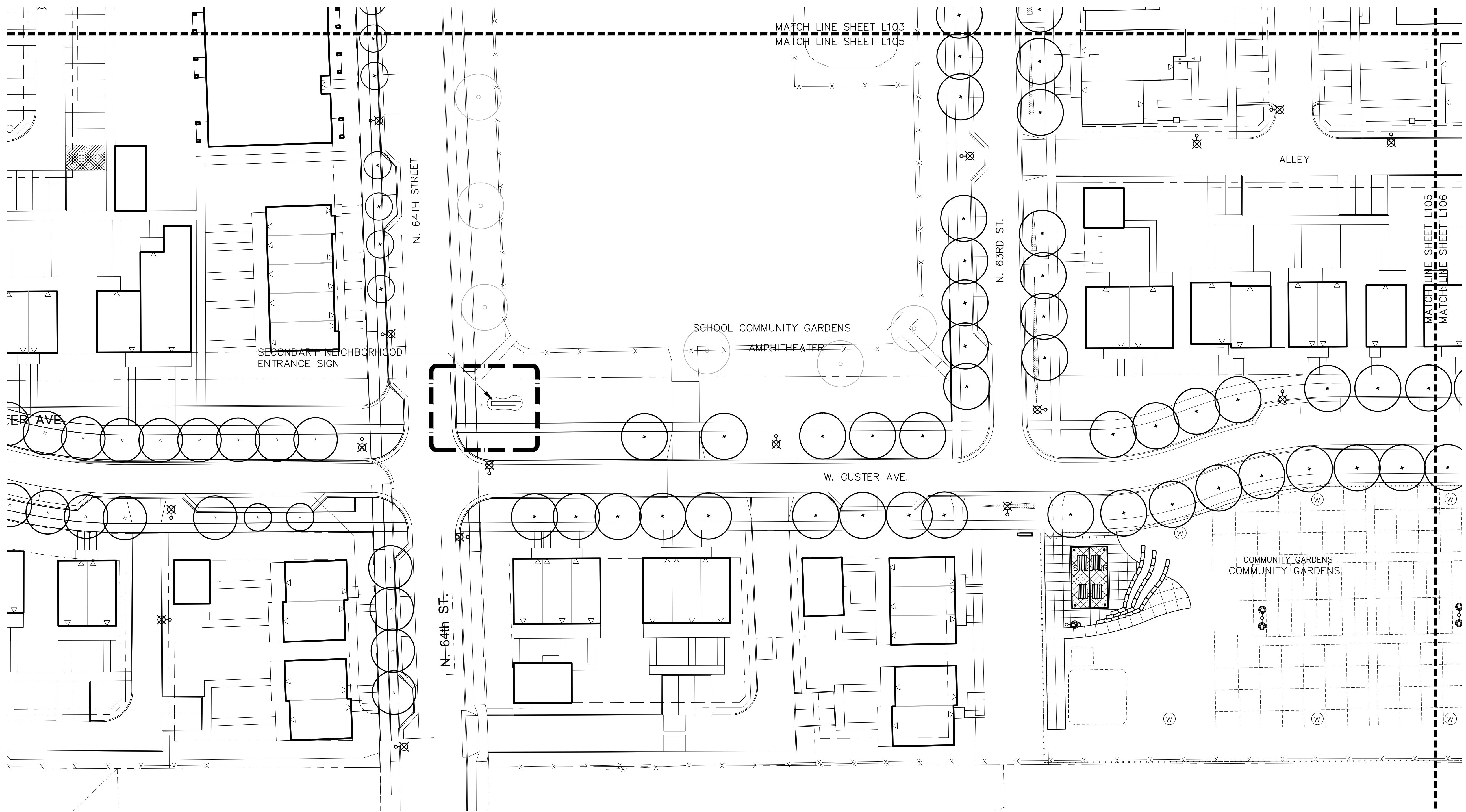
Revisions
No. Date

**Landscape
Plan**

Date
Principal In Charge
D.W.
Project Planner
Project Landscape Architect
B.M.
Project Manager
B.M.
Drawn
B.M., R.S., S.K.
Job No.
27-1052
Scale
1" = 30'-0"

Drawing No.
L105

TORTI GALLAS AND PARTNERS, INC.



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Civil Engineer:
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Landscape Architect:
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608.255.0800

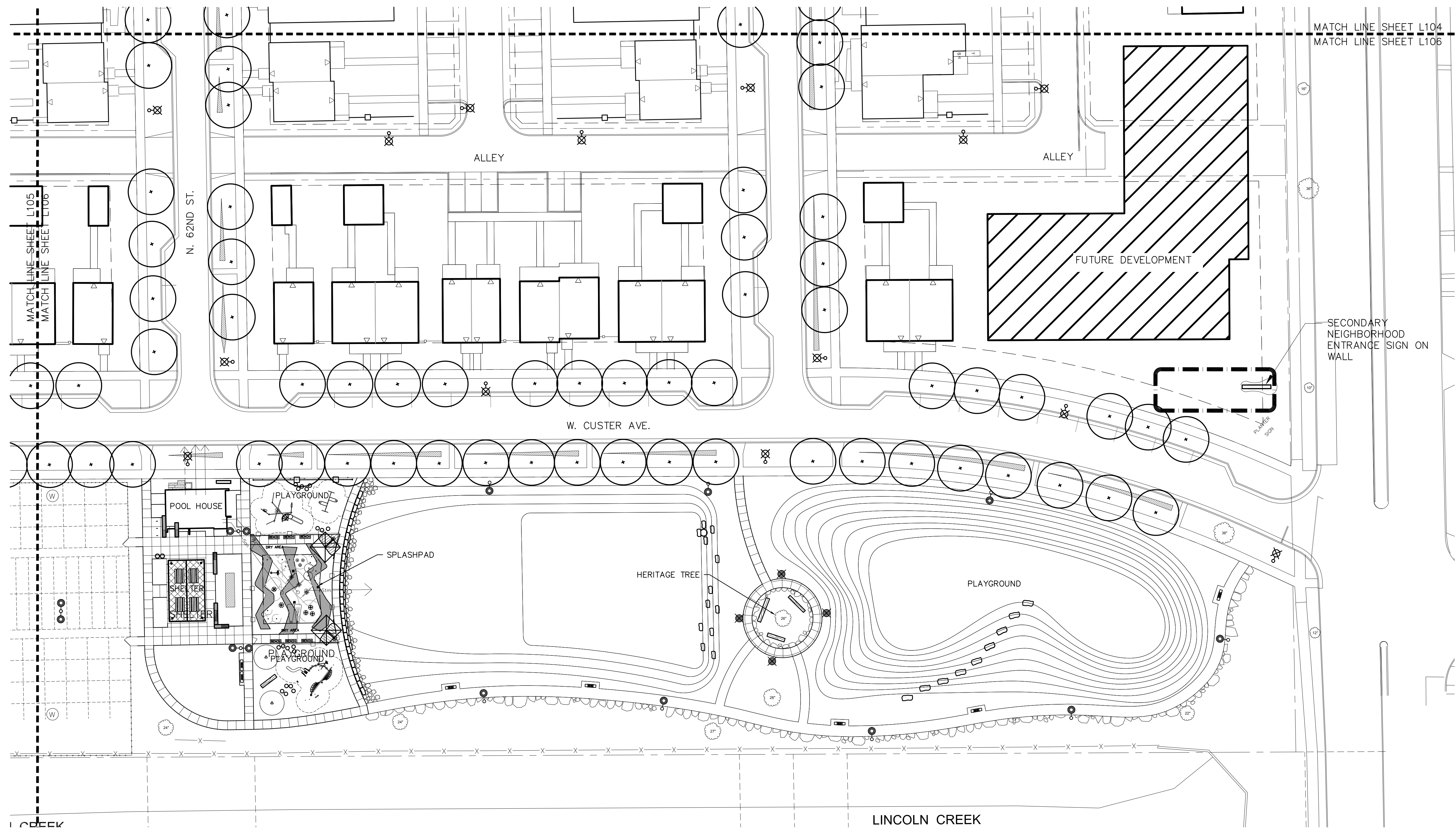
Issue
No. Date

Revisions
No. Date

Landscape Plan

Date
Friday, October 14, 2016
Principal In Charge
D.W.
Project Planner
Project Landscape Architect
B.M.
Project Manager
B.M.
Drawn
B.M., R.S., S.K.
Job No.
13020.02
Scale
1" = 30'-0"
Drawing No.

L106



LEGEND

- MATCH LINE
- RIGHT-OF-WAY
- HARP PEDESTRIAN LIGHT
- ROADWAY LIGHT
- PARKING LOT/PARK LIGHT

SECONDARY NEIGHBORHOOD ENTRANCE SIGN

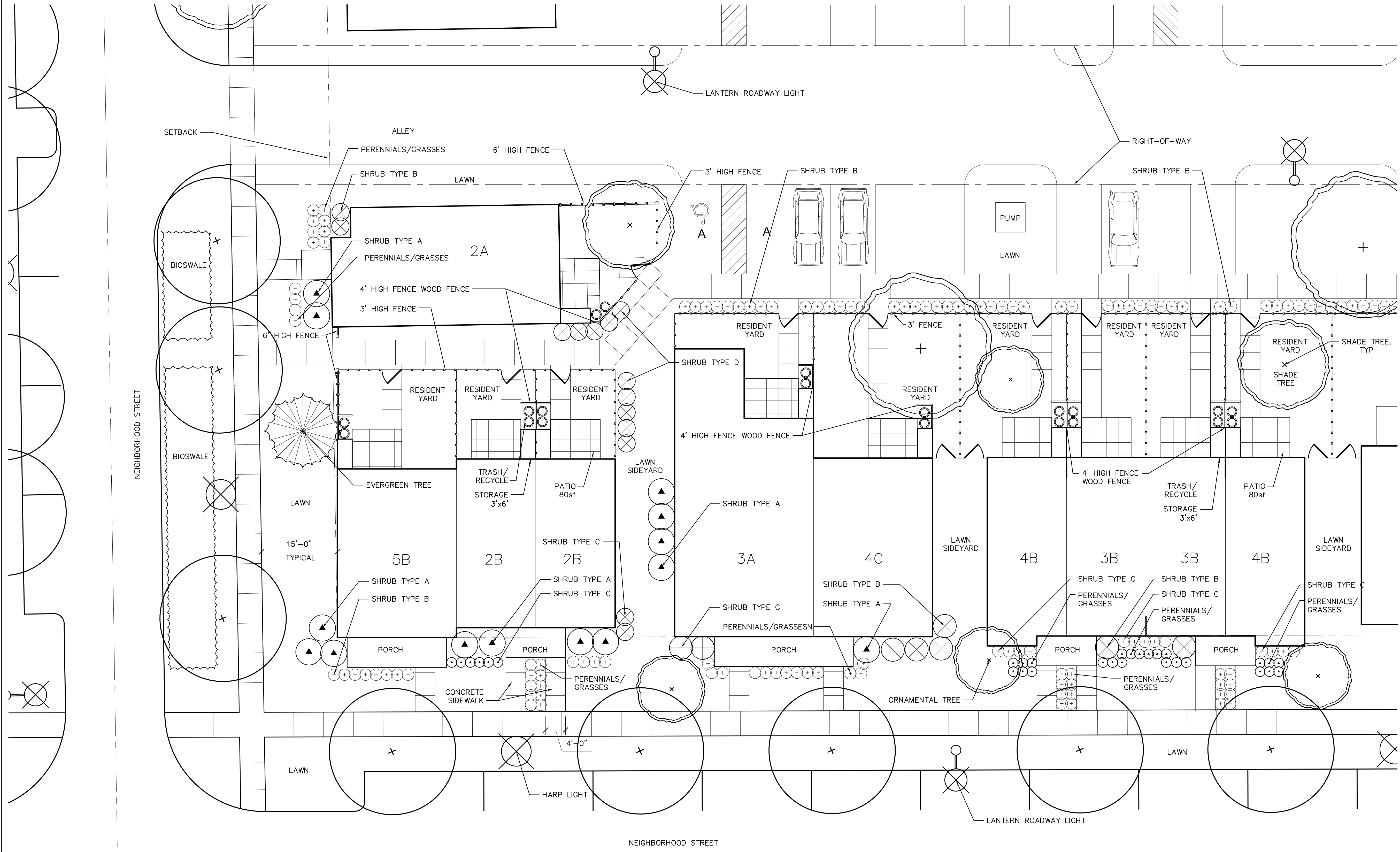
SHRUB TYPE D

SHRUB TYPE D

SHIELDED FLOOD LIGHT, TYPICAL OF 4

PERENNIALS/GRASSES

File: P:\P2-1000\1052_WestlawnPhase2\CAD\landscaping\Layout_E-L106 User: mironab Printed: Nov 03, 2016 - 12:49pm



1,2,3-UNIT BUILDING

DPD Submission

WESTLAWN REDEVELOPMENT

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Milwaukee, WI 53218

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Beyond Surveying and Engineering
R.A. Smith National
262.317.3232

Landscape Architect
SAA
Schreiber Anderson Associates
608.255.0800

Issue
DPD Sub. October 1, 2010

Revisions
No. Date

TYPICAL LOTS

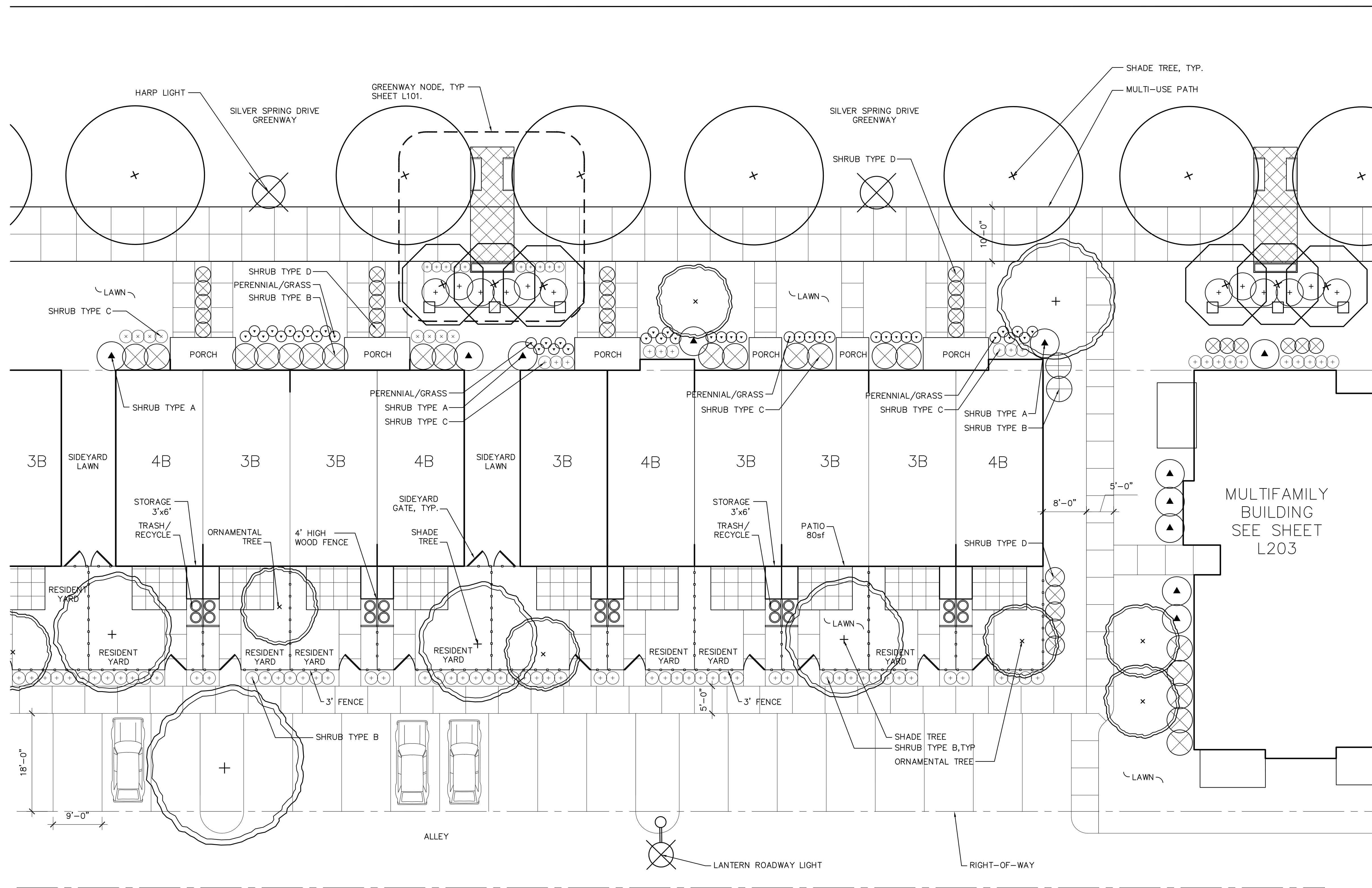
Date
Project Issue Date
Principal in Charge
D.S.
Project Planner

Project Landscape Architect
B.M.
Project Manager
B.M.
Drawn
B.M., A.W., P.H., A.O.

Job No.
2422
Scale
1 = 10'-0"

Drawing No.
L201

TORTI GALLAS AND PARTNERS, INC. WESTLAWN REDEVELOPMENT



4,6-UNIT BUILDING

DPD Submission

WESTLAWN REDEVELOPMENT
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Issue
 DPD Sub. October 1, 2010

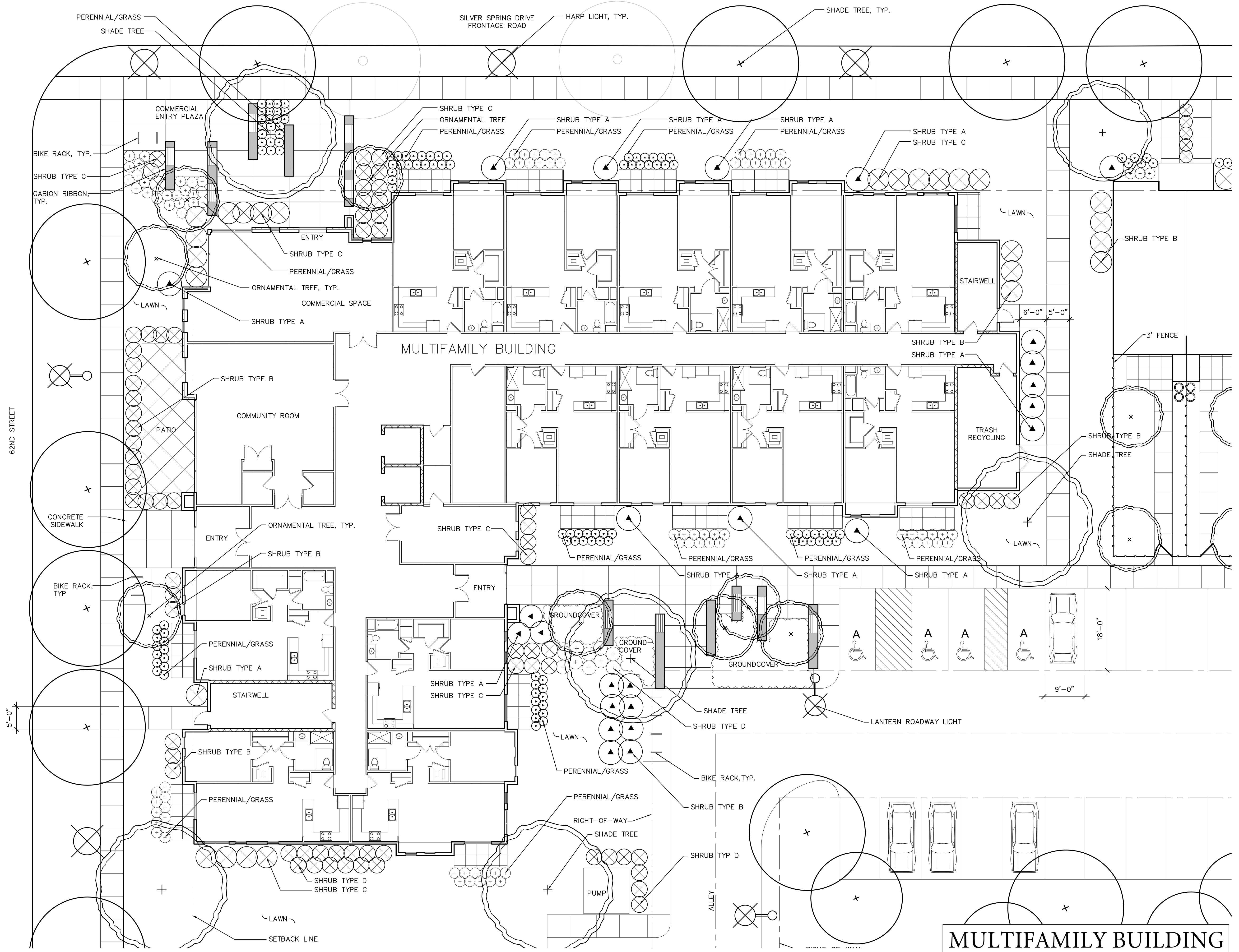
Revisions
 No. Date

TYPICAL LOTS

Date
 Project Issue Date
 Principal in Charge
 D.S.
 Project Planner
 Project Landscape Architect
 B.M.
 Project Manager
 B.M.
 Drawn
 B.M., A.W., P.H., A.O.
 Job No.
 2422
 Scale
 1 = 10'-0"

Drawing No.
L202

TORTI GALLAS AND PARTNERS, INC. WESTLAWN REDEVELOPMENT



MULTIFAMILY BUILDING

DPD Submission

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SAA
Schreiber Anderson Associates
608.255.0800

Issue
DPD Sub. October 1, 2010

Revisions
No. Date

TYPICAL LOTS

Date
Project Issue Date
Principal in Charge
D.S.
Project Planner
Project Landscape Architect
B.M.
Project Manager
B.M.
Drawn
B.M., A.W., P.H., A.O.
Job No.
2422
Scale
1 = 10'-0"

Drawing No.
L203

TORTI GALLAS AND PARTNERS, INC. WESTLAWN REDEVELOPMENT

WESTLAWN GARDENS PHASE II

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MILWAUKEE WI 53218

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Civil Engineer:
R.A. Smith National
262.522.4416

Landscape Architect:
AVRES ASSOCIATES
608.255.0800

Issue No. Date

Revisions No. Date

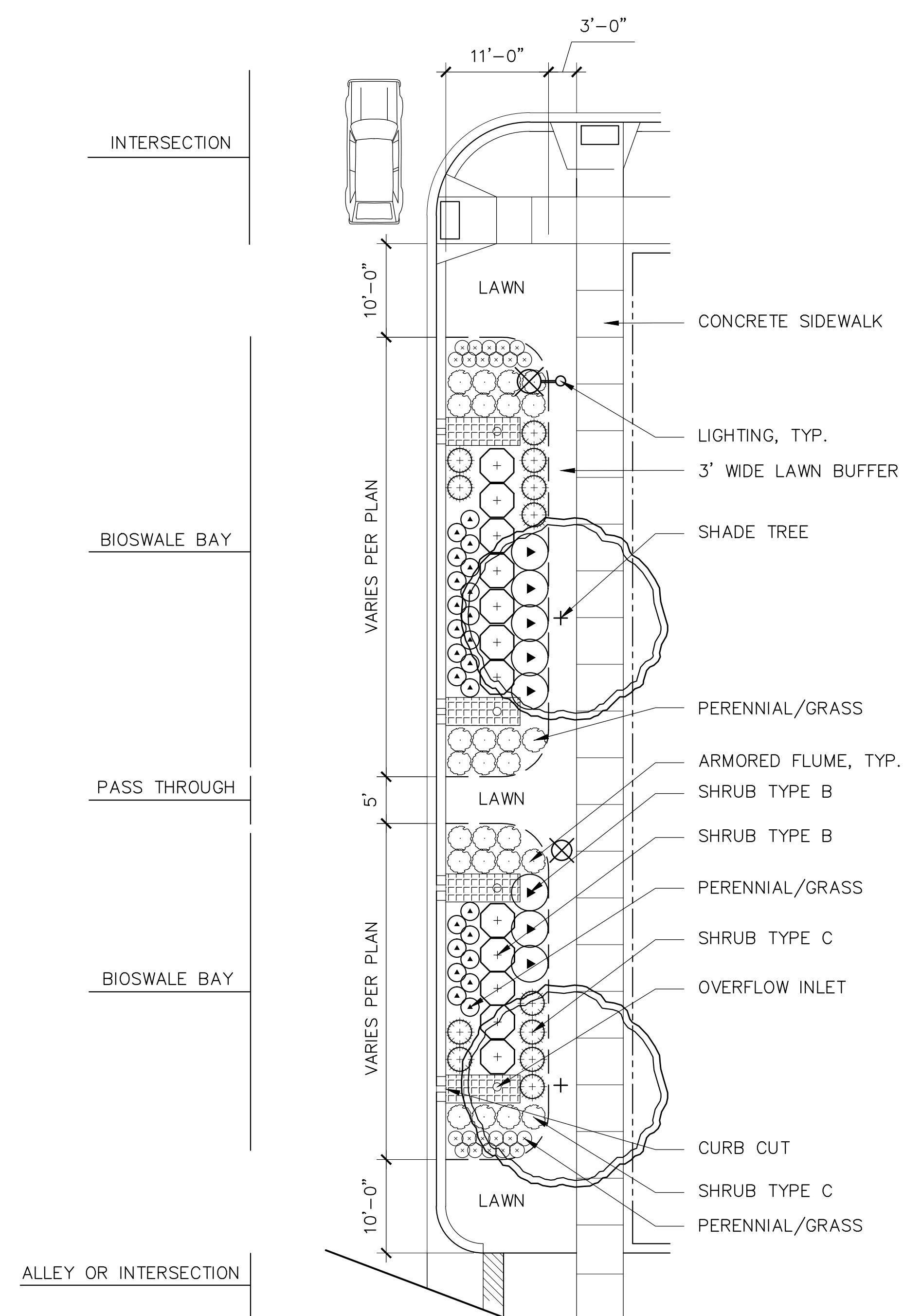
Bioswale Planting

Date
Principal In Charge
D.W.
Project Planner

Project Landscape Architect
B.M.
Project Manager
B.M.
Drawn
B.M., R.S., S.K.
Job No.
27-1052
Scale
As Noted

Drawing No.
L204

TORTI GALLAS AND PARTNERS, INC. WESTLAWN GARDENS, PHASE II



1 TYPICAL BIOSWALE PLANTING PLAN

L205

SCALE: 1"=10'-0"

- SHRUB TYPES B & C: <4' Mature Ht.**
- | | |
|------------------------------------|---------------------------|
| Aronia melanocarp* | Iroquois Beauty (Morton) |
| Ceanothus americanus* | New Jersey Tea |
| Deutzia x lemoinei 'Compacta' | Compact Lemoine Deutzia |
| Diervilla lonicera | Northern Bush Honeysuckle |
| Forsythia viridissima 'Bronzensis' | Bronx Forsythia |
| Rhus aromatic 'Gro-Low' | Gro-Low Sumac |
| Salix repens var. nitida | Silver Creeping Willow |
| Spirea alba | Meadow Sweet Spirea |
| Stephanandra incise 'Crispa' | Cutleaf Stephanandra |

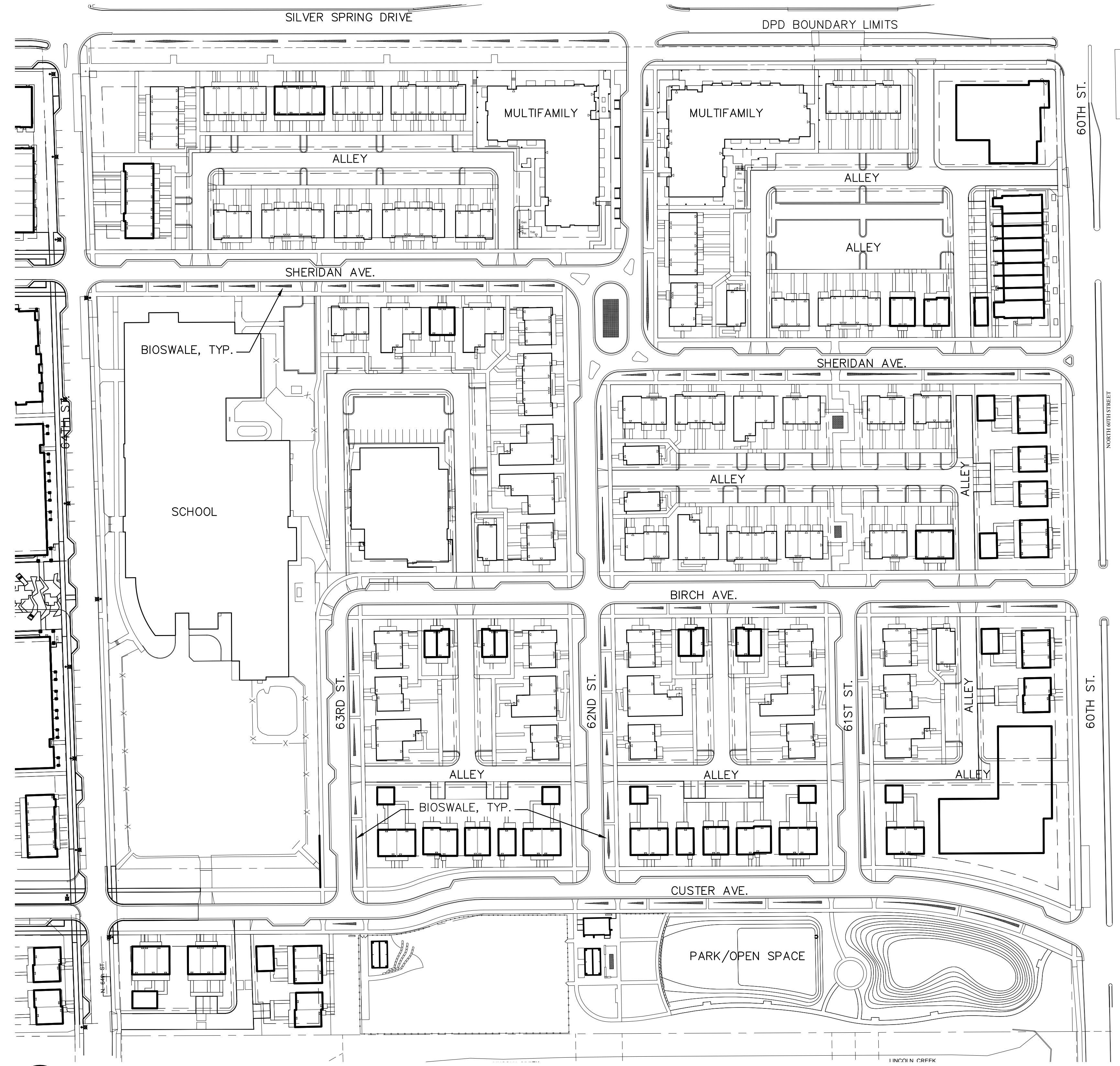
- | | |
|-------------------------------|------------------------|
| Solidago 'Dansolitem' | Little Lemon Goldenrod |
| Carex vulpinoidea | Fox Sedge |
| Carex glauca | Blue Sedge |
| Chaenactium latifolium* | Northern Sea Oats |
| Schizachyrium scorparium* | Little Blue Stem |
| Sporobolus heterolepis 'Tara' | Tara Prairie Dropseed |

* WI Native

- PERENNIALS/GRASSES: <4' Mature Ht.**
- | | |
|------------------------|------------------------|
| Allium cernuum | Nodding Pink Onion |
| Asarum canadense | Canada Wild Ginger |
| Asclepias tuberosa* | Butterflyweed |
| Aster divaricatus* | White Wood Aster |
| Boltonia asteroides | False Aster |
| Coreopsis lanceolata* | Lanceleaf Tickseed |
| Echinacea pallida* | Pale Purple Coneflower |
| Geranium maculatum* | Wild Geranium |
| Hypericum pyramidatum* | St. Johns Wort |
| Iris versicolor | Blue Flag Iris |
| Rudbeckia hirta* | Black-eyed Susan |

Total Bioswale Plant Quantities
BASED ON 4294 LF OF 11" WIDE BIOSWALE AREA

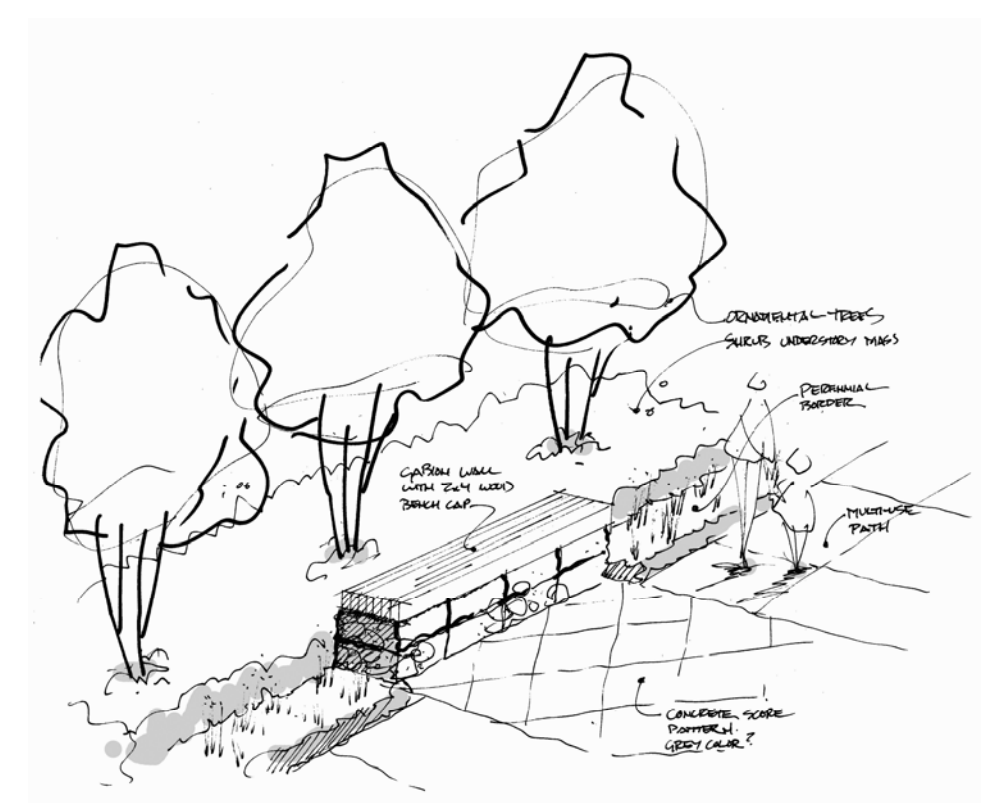
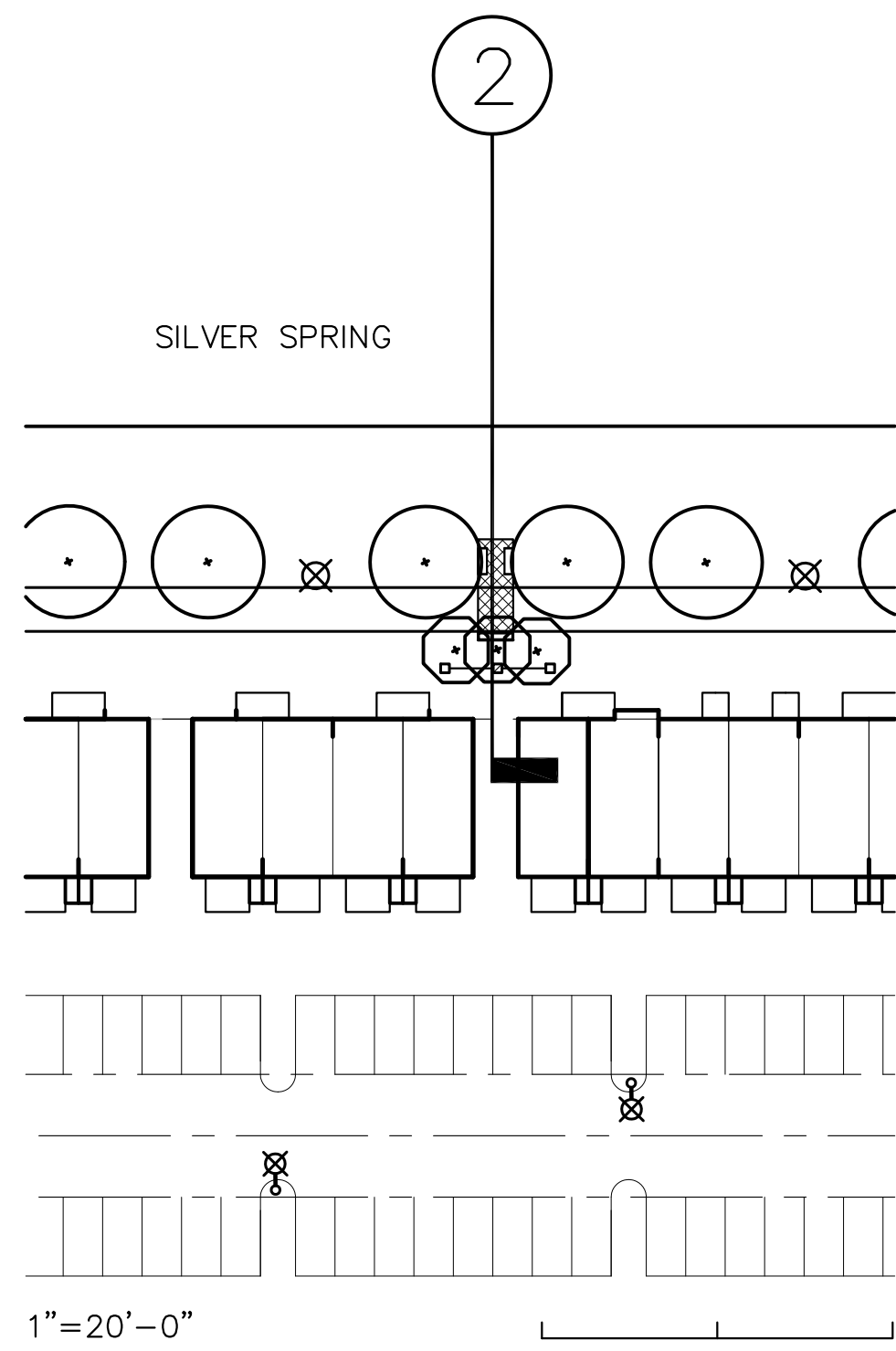
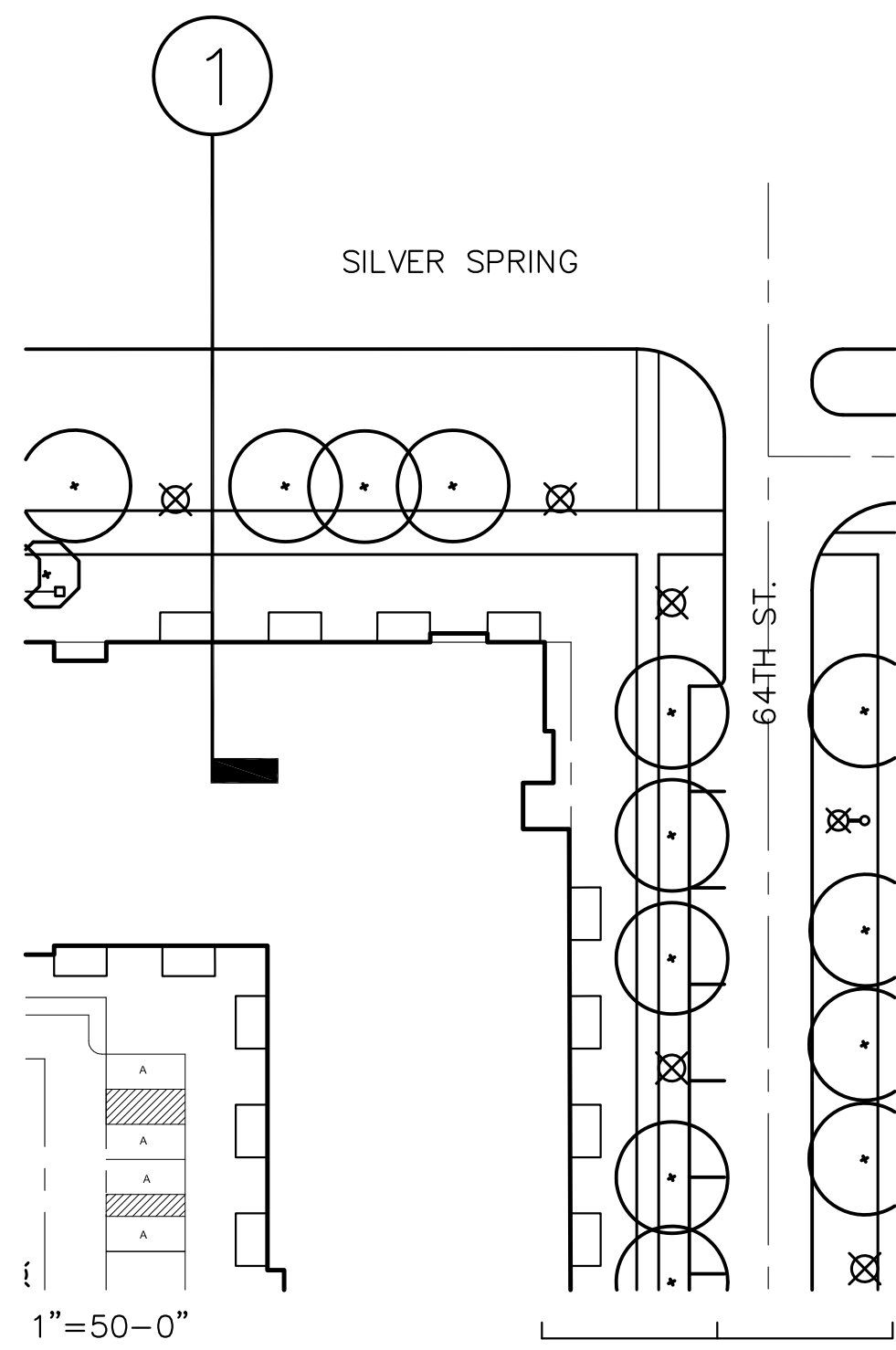
SHRUB TYPE B:	5 Plants/20 LF = 1,074 Plants
SHRUB TYPE C:	4.5 Plants/20 LF = 967 Plants
PERENNIALS/GRASSES:	14 Plants/20 LF = 3,006 Plants



2 BIOSWALE LOCATION PLAN

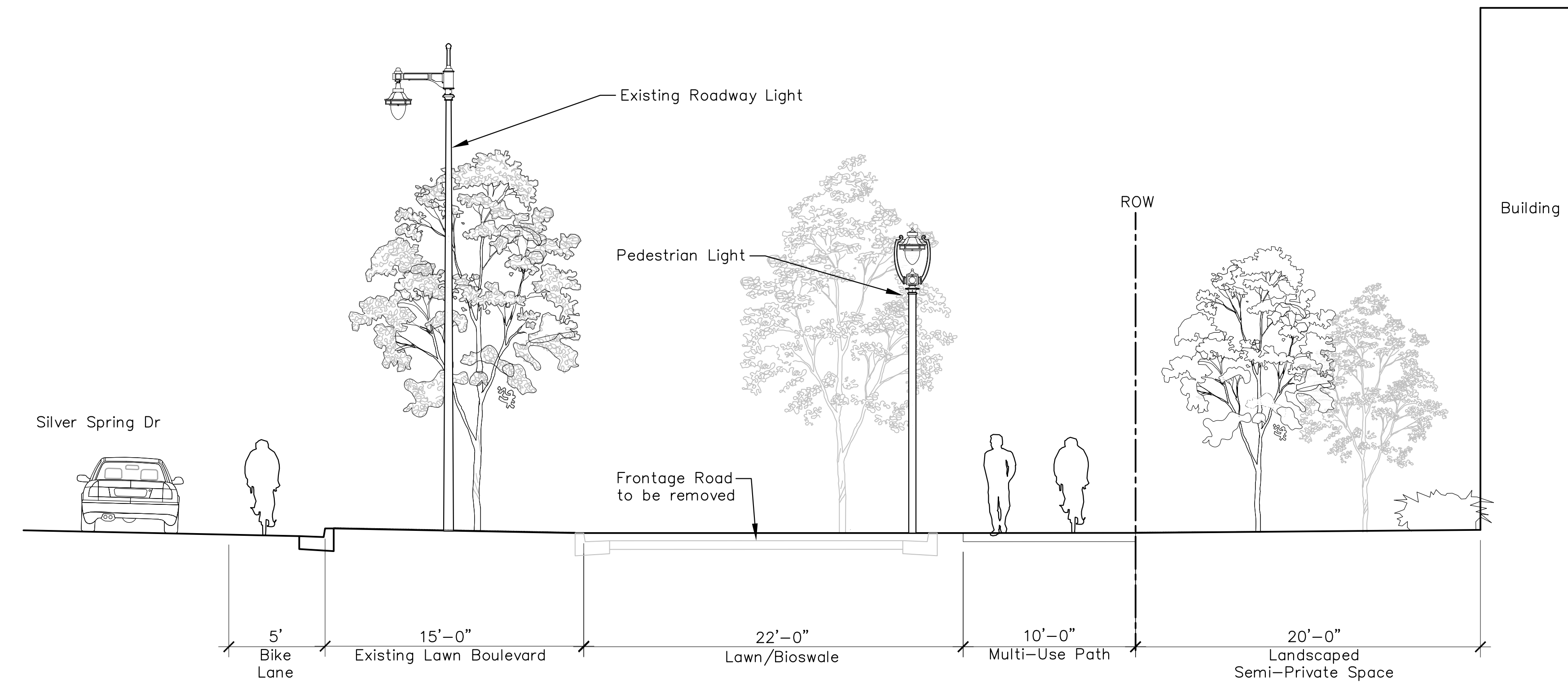
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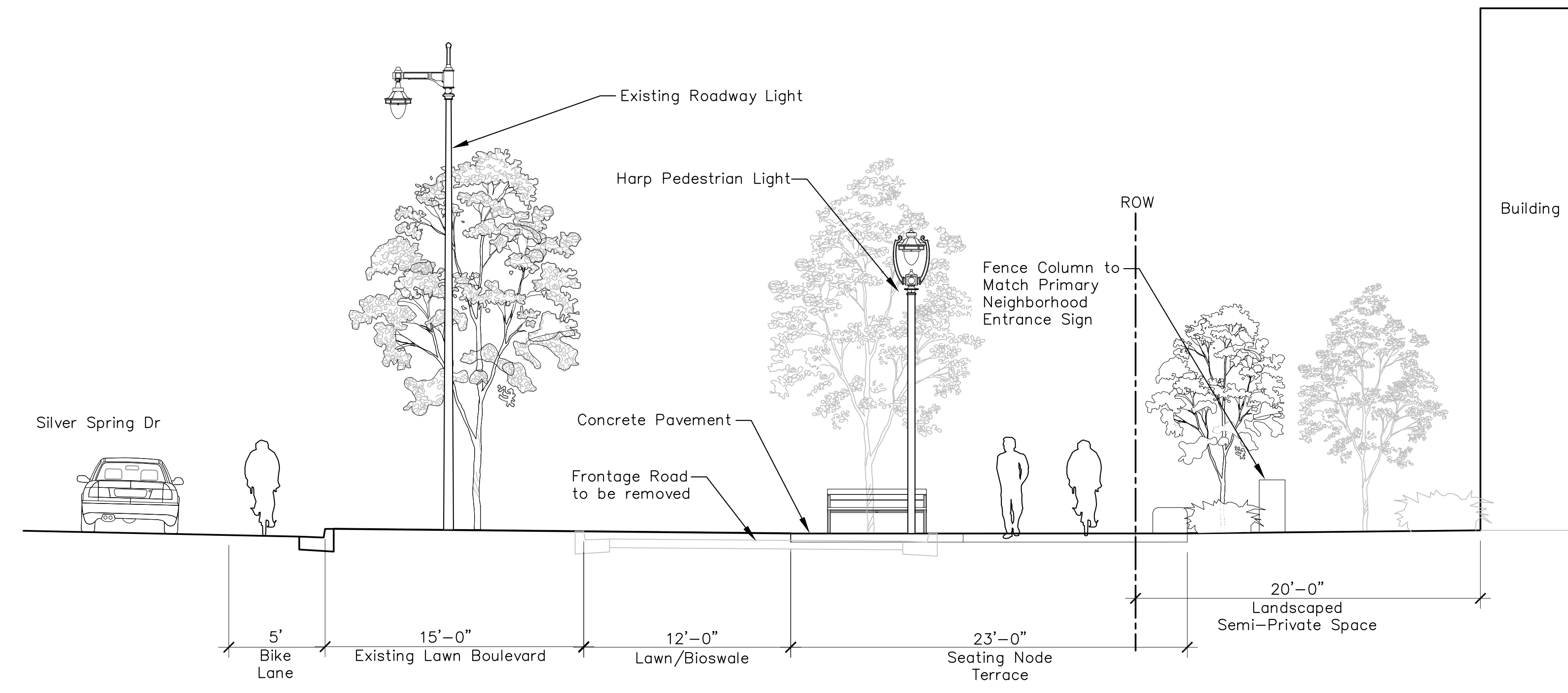


SEATING NODE
TYPICAL ALONG SILVER SPRING DRIVE

CS-1 FRONTAGE ROAD 'GREENWAY' SECTION
BETWEEN 62ND AND 64TH



CS-2 FRONTAGE ROAD 'GREENWAY' AT SEATING NODE SECTION
BETWEEN 62ND AND 64TH



DPD Submission

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Beyond Surveying and Engineering

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608.255.0800

Issue
DPD Sub. October 1, 2010

Revisions
No. Date

Cross Sections
Date
Project Issue Date

Principal in Charge
D.S.

Project Planner

Project Landscape Architect
B.M.

Project Manager
B.M.

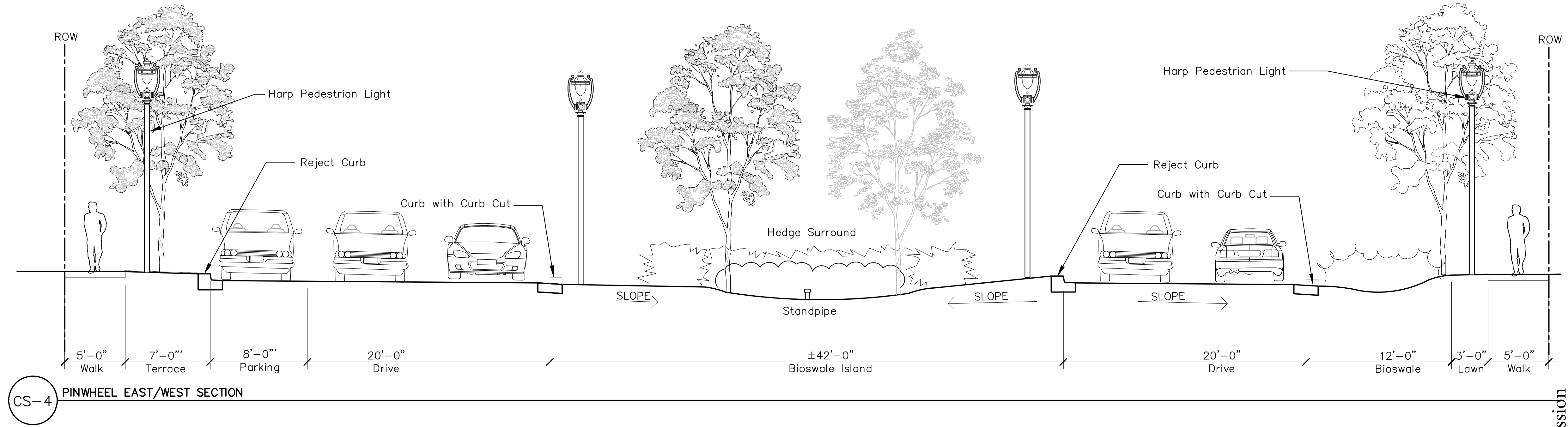
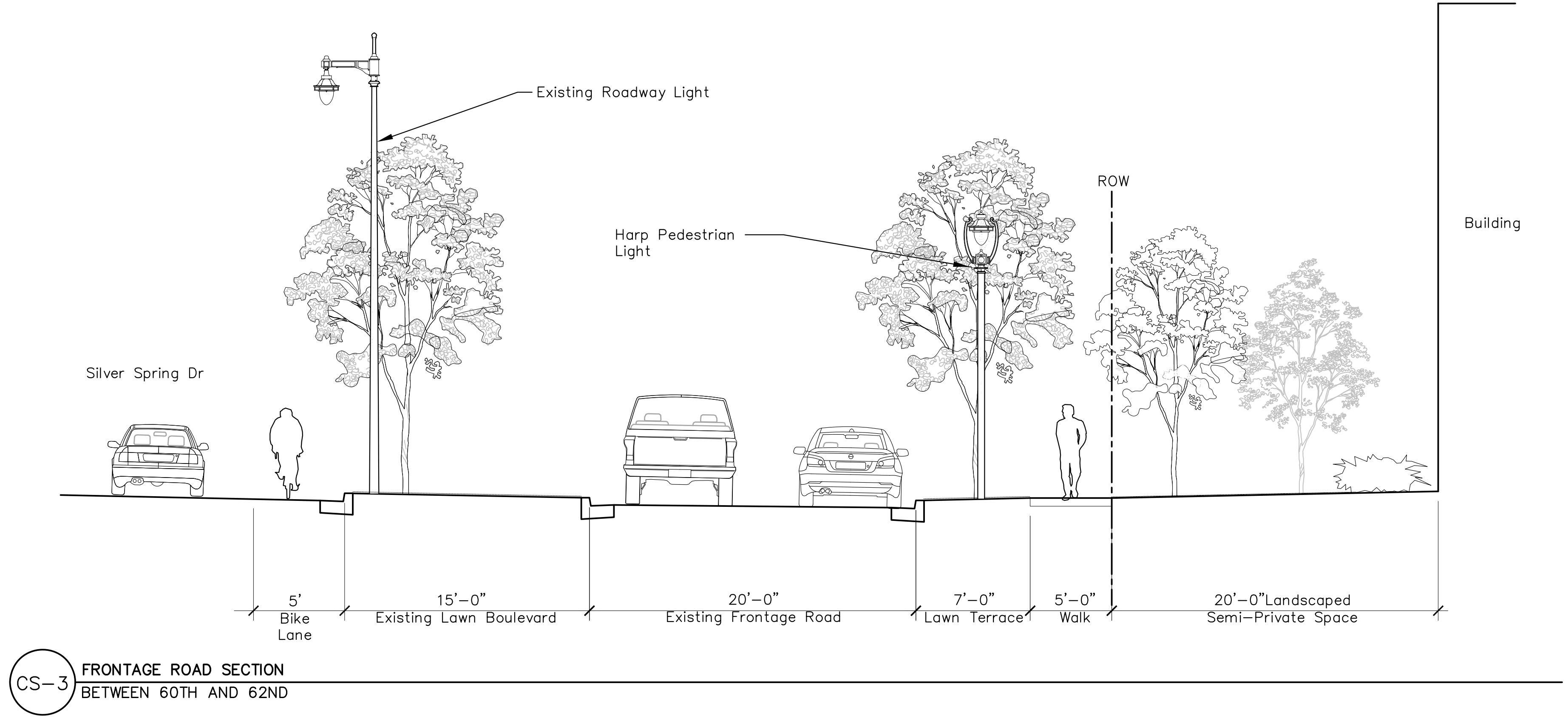
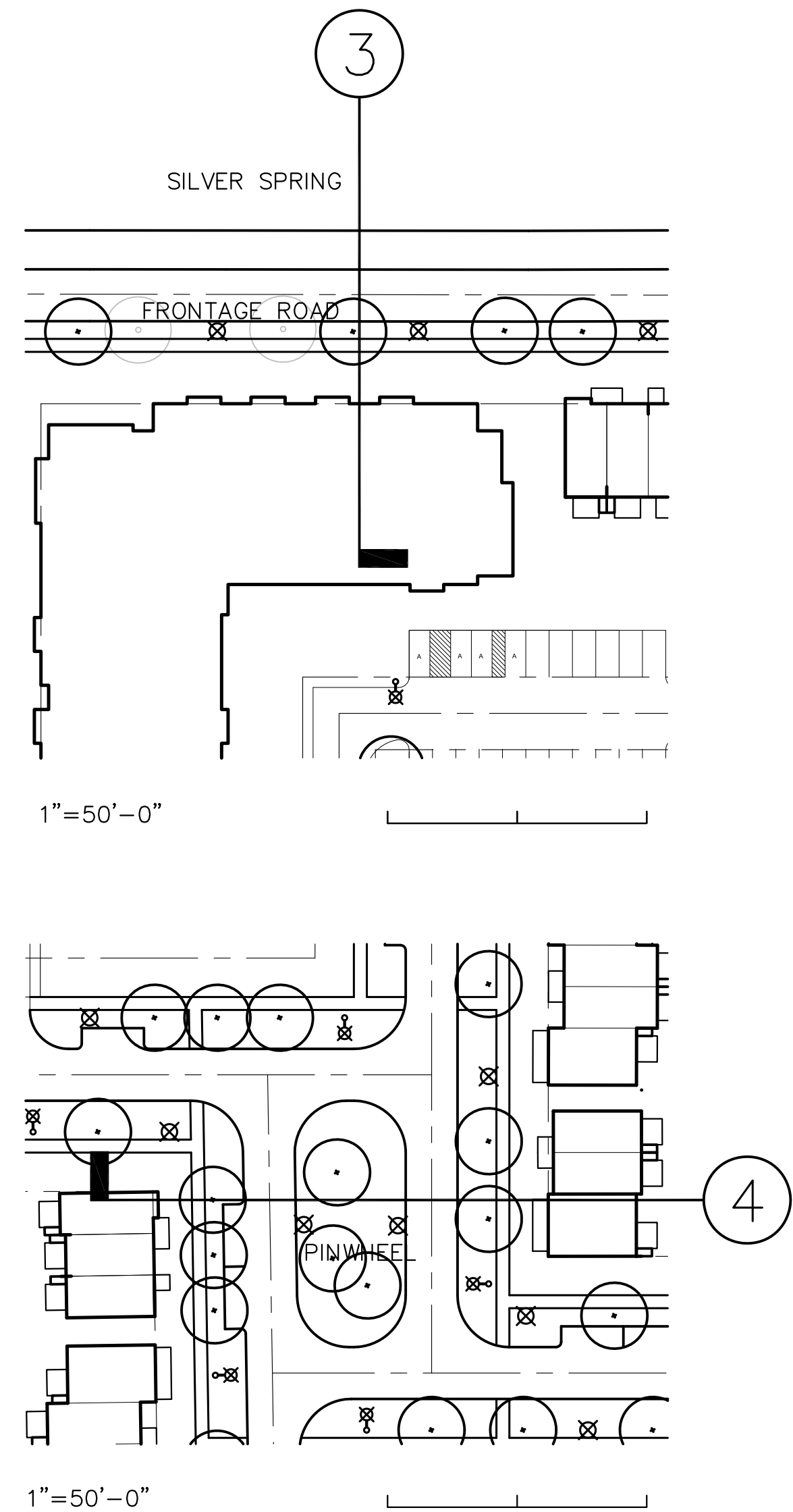
Drawn
B.M., A.W., P.H., A.O.

Job No.
2422

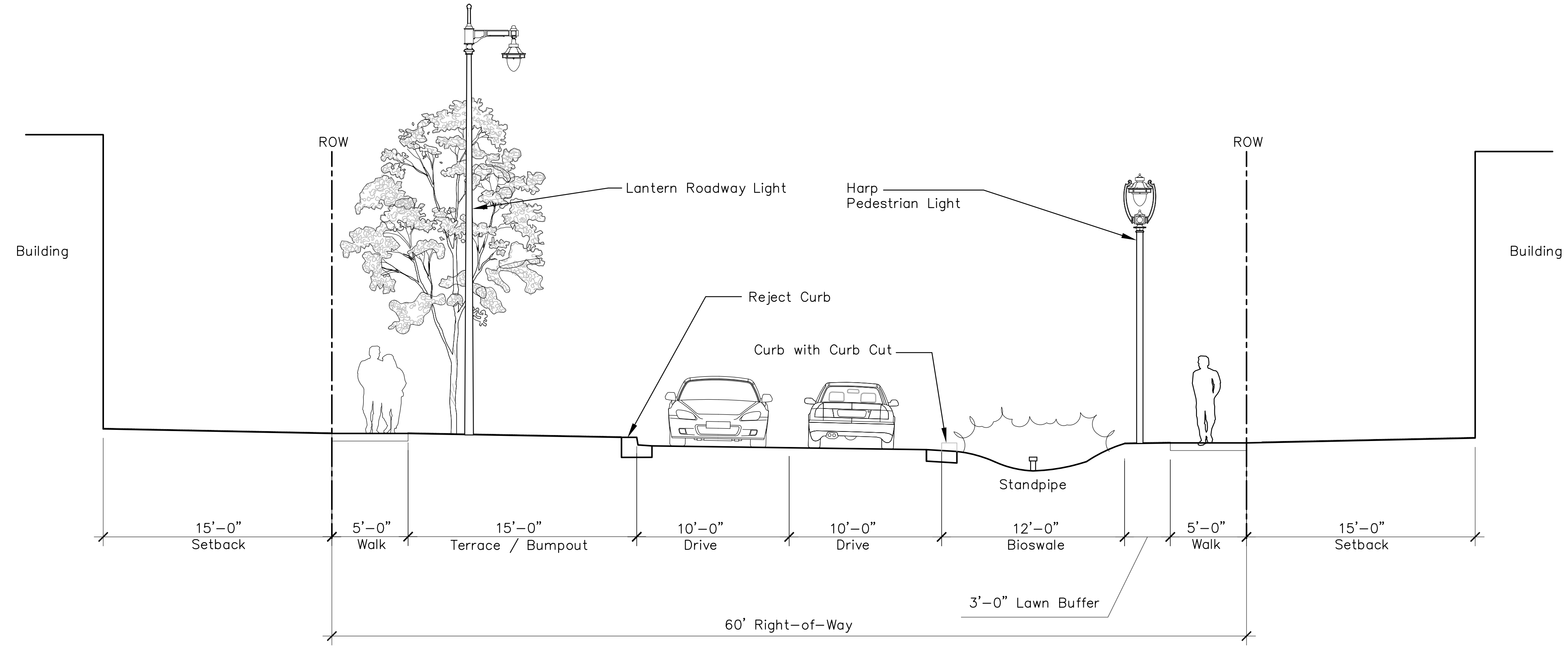
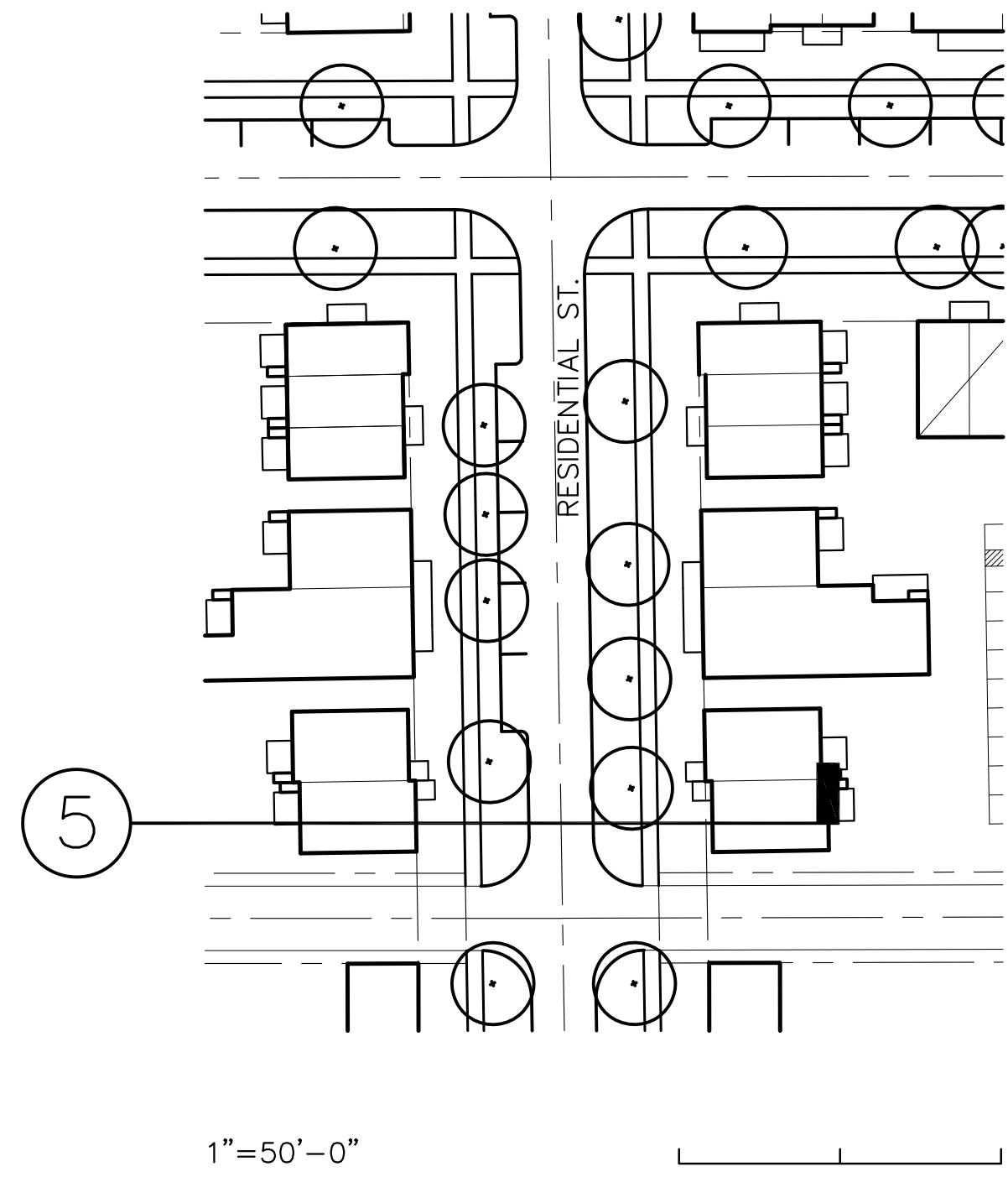
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Drawing No.
L301

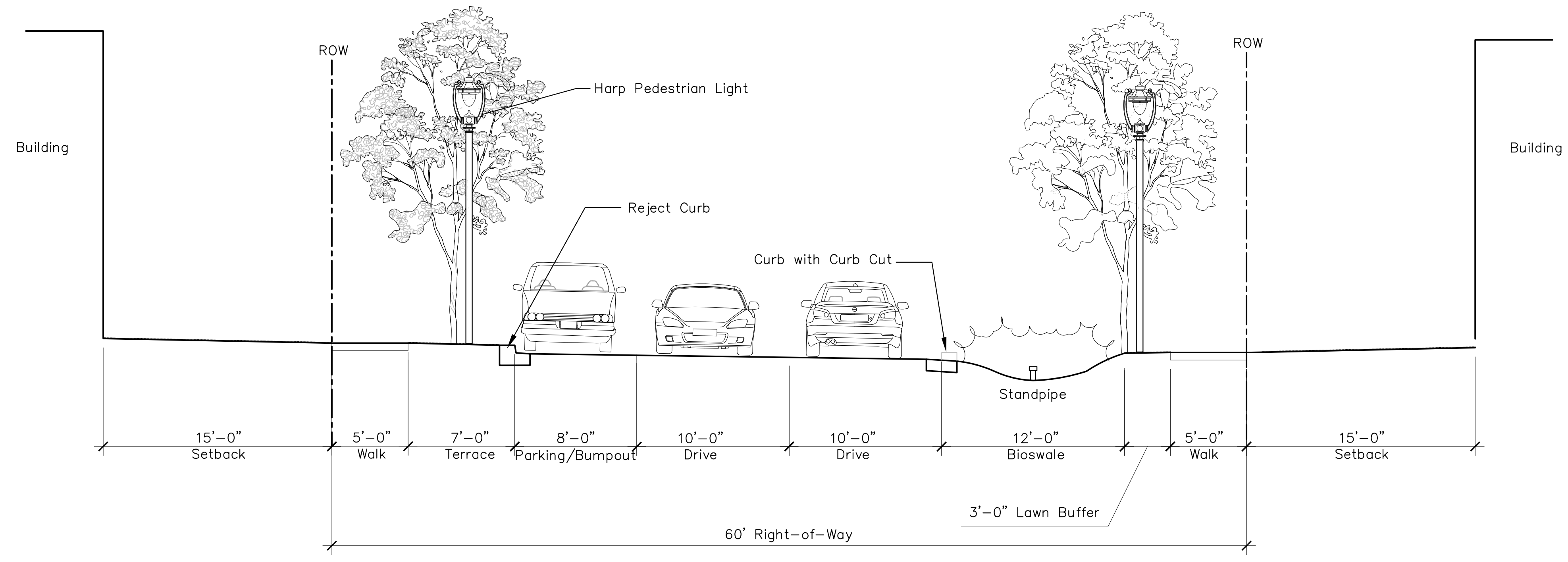
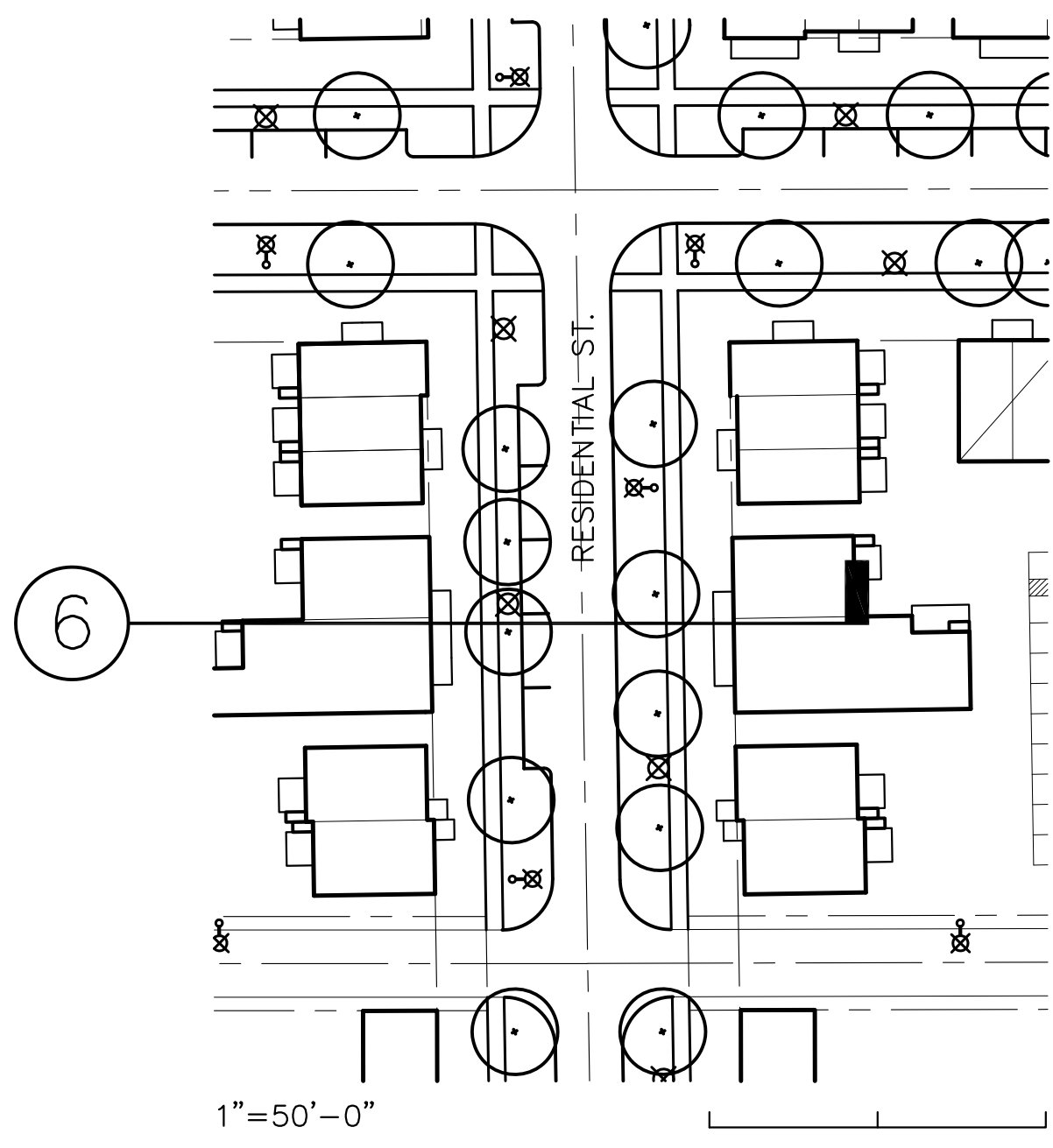
TORTI GALLAS AND PARTNERS, INC. WESTLAWN REDEVELOPMENT



DPD Submission

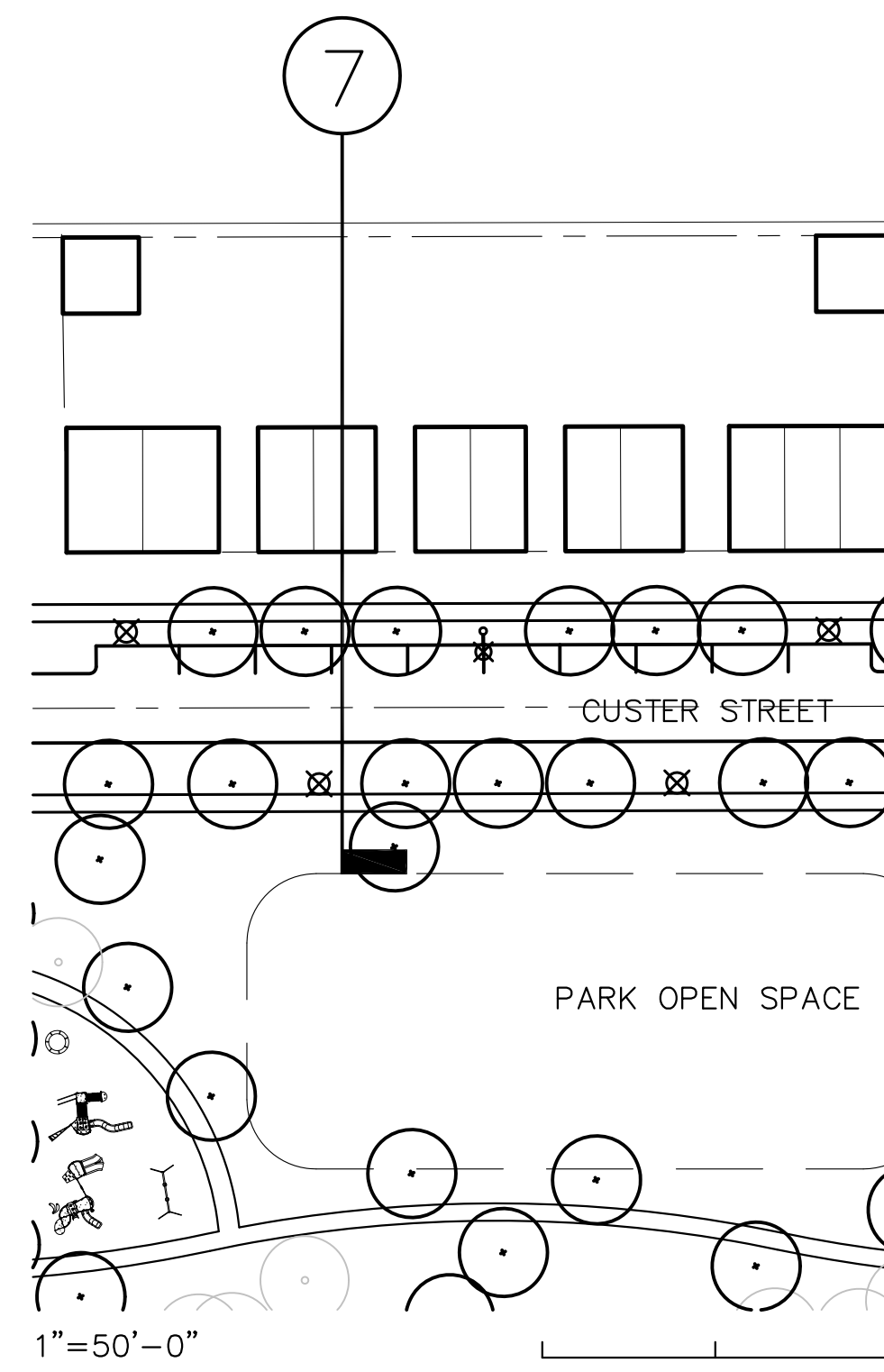


CS-5 TYPICAL RESIDENTIAL STREET AT CORNER BUMP-OUT

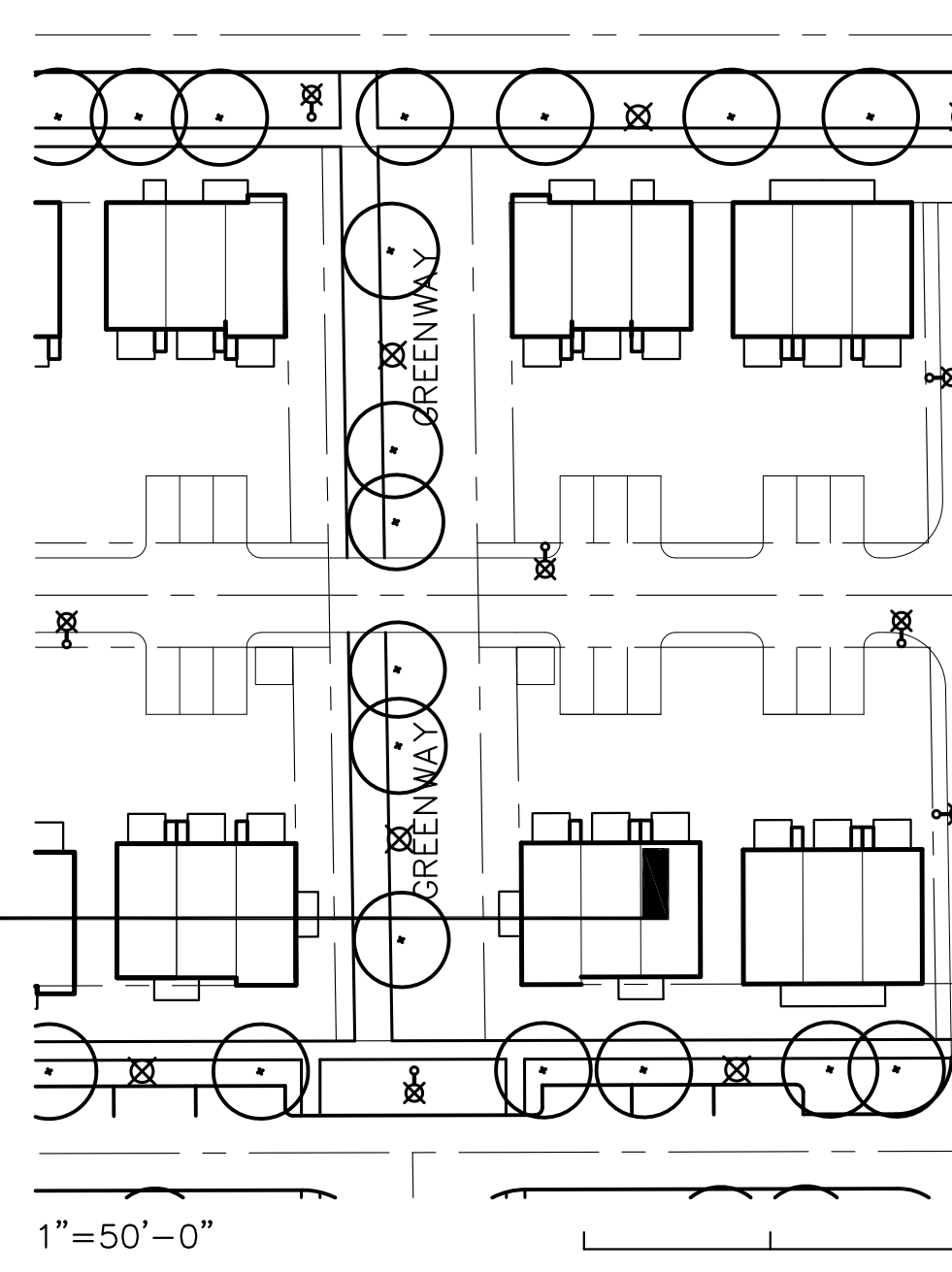
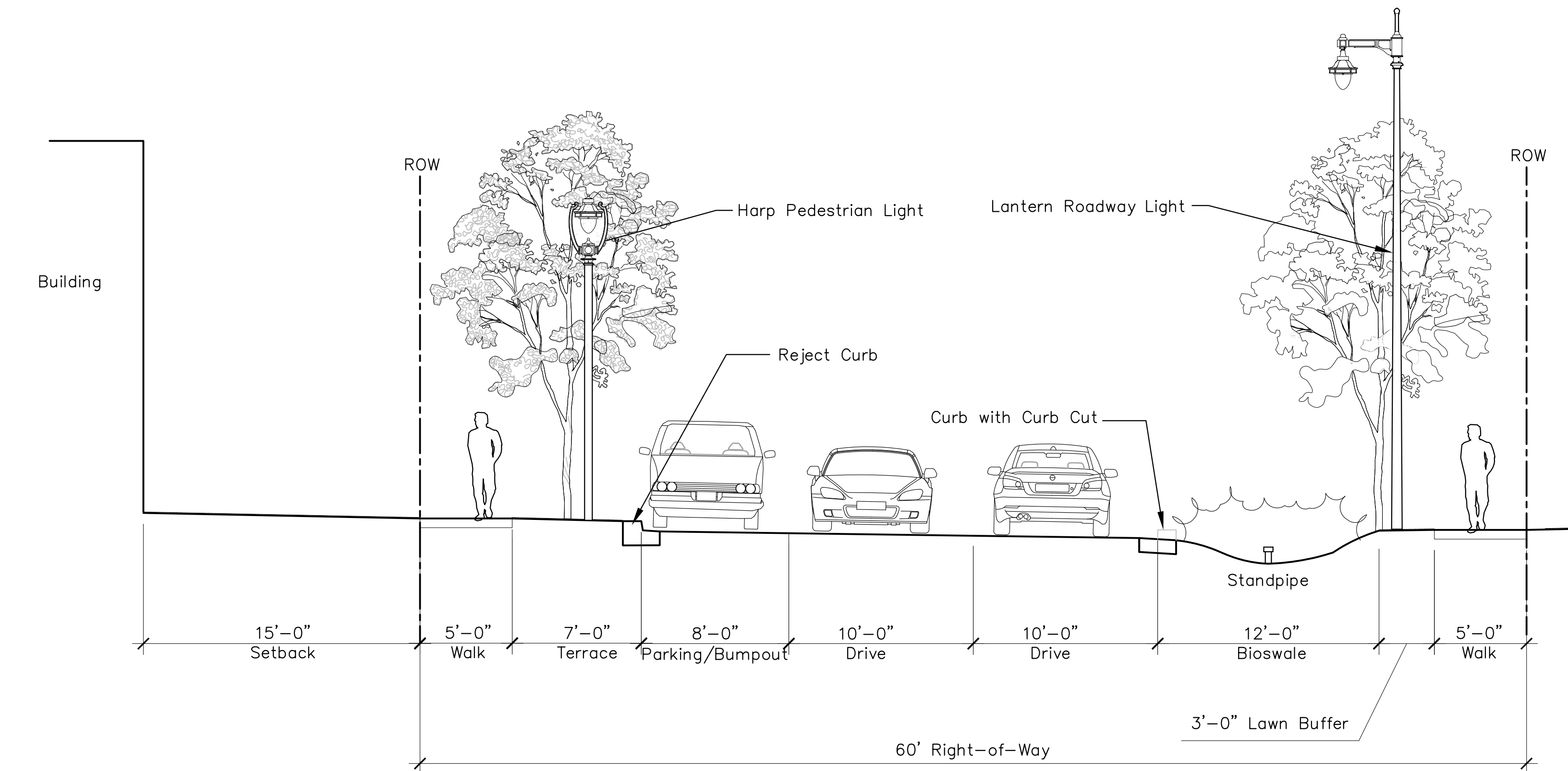


CS-6 TYPICAL RESIDENTIAL STREET AT MID-BLOCK

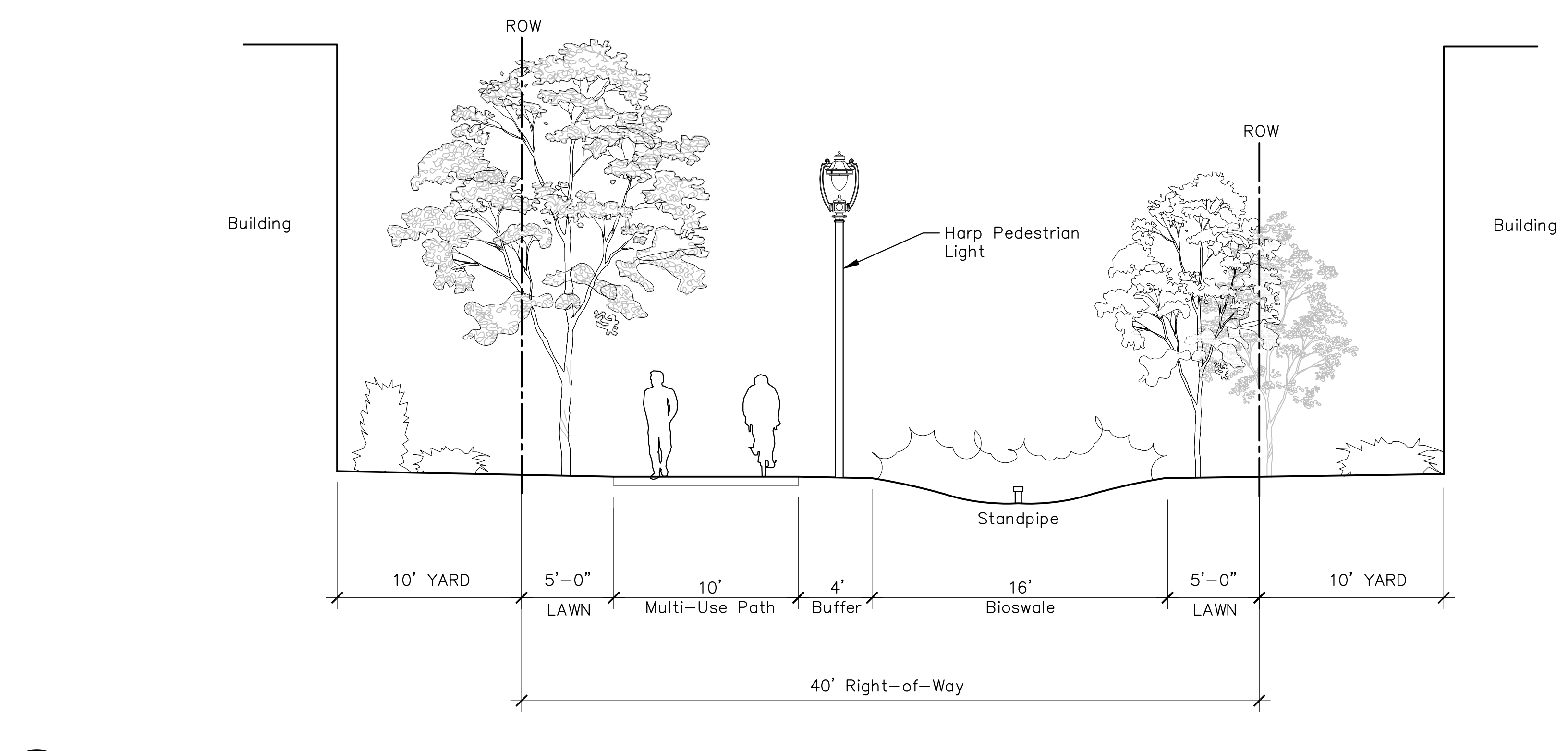
DPD Submission



CS-7 CUSTER STREET SECTION AT LINEAR PARK



CS-8 TYPICAL GREENWAY SECTION



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R.A. Smith National, Inc.
 Beyond Surveying
 and Engineering
 R.A. Smith National
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Landscape Architect
SAA
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 ASSOCIATES, INC.
 117 JAMES MADISON DRIVE
 MADISON, WISCONSIN
 761.862.2200
 761.862.2200
 Schreiber Anderson Associates
 608.255.0800

Issue
 DPD Sub. October 1, 2010

Revisions	
No.	Date

Cross Sections
 Date
 Project Issue Date
 Principal in Charge
 D.S.
 Project Planner
 Project Landscape Architect
 B.M.
 Project Manager
 B.M.
 Drawn
 B.M., A.W., P.H., A.O.
 Job No.
 2422
 Scale
 1" = 5'-0"
 Drawing No.
L304

DPD Submission

TORTI GALLAS AND PARTNERS, INC.

STANDARDS THAT APPLY

Perimeter Landscape and Edge Treatment requirements borrow from current zoning district requirements in the creation of the Westlawn Planned Development District. Buffer standards and character are per attached sheet (L401) and the following descriptions. Screening strategies are delivered in both softscape (vegetation) and fencing treatments throughout the Westlawn development.

C-1:
Trees shall be a min. 2" caliper (No ash/female ginkgo). Ornamental trees spaced no more than 20' apart contained within min. 10' landscape area

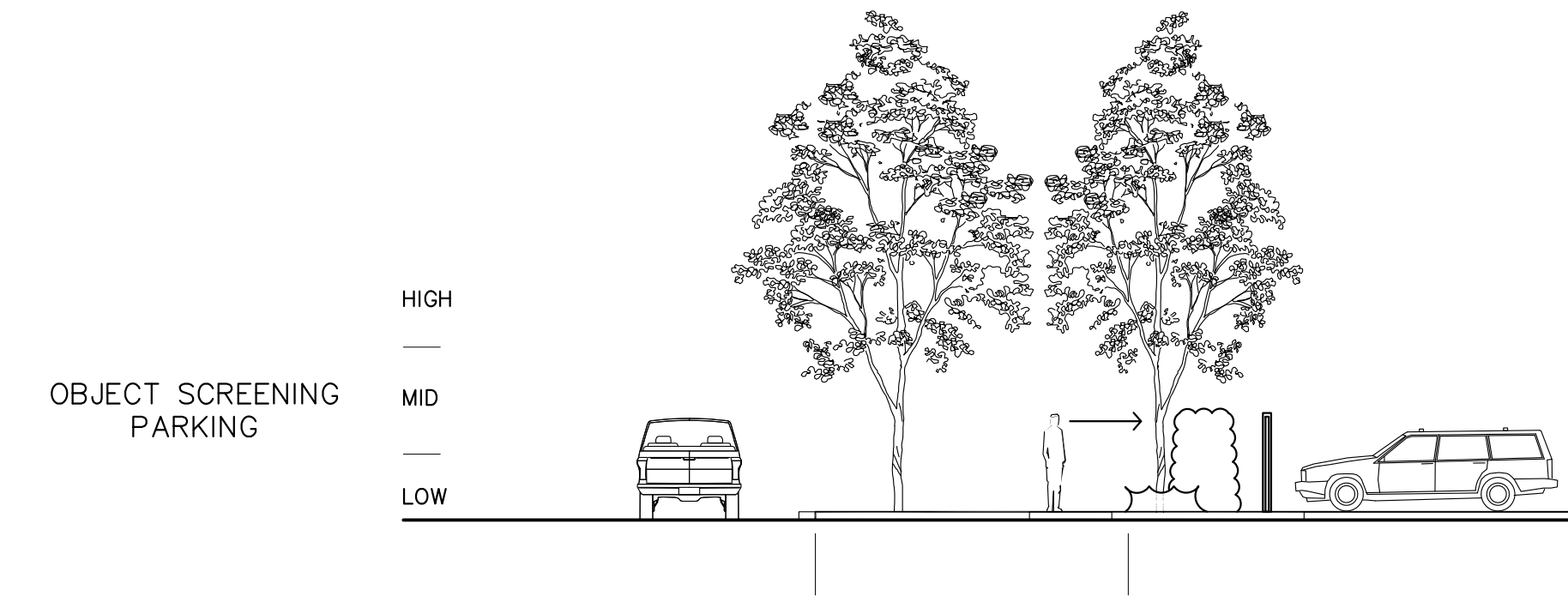
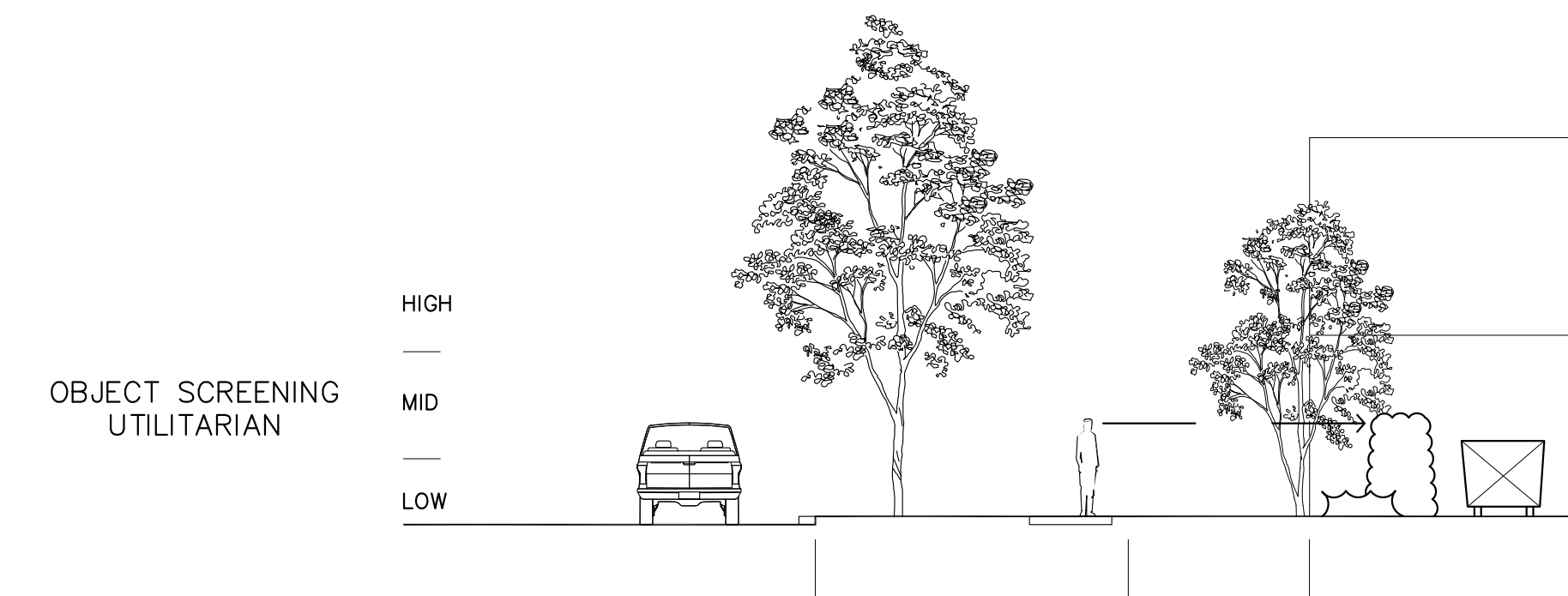
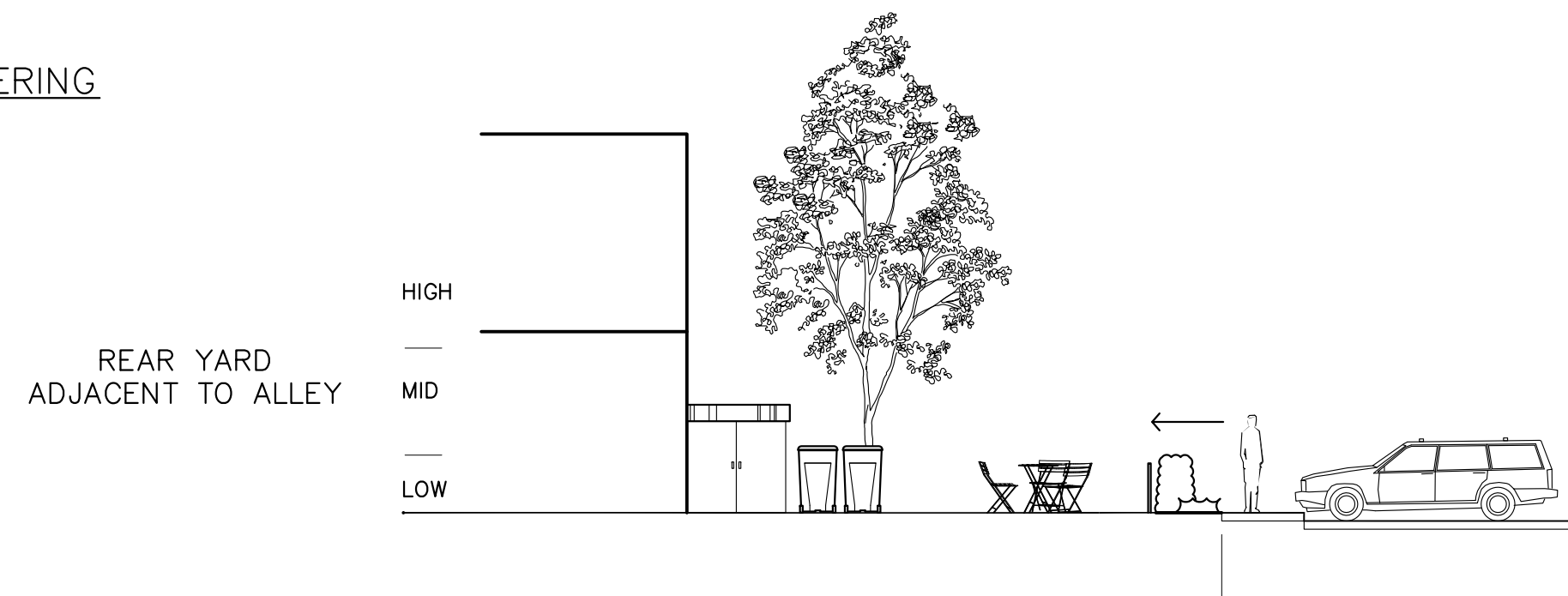
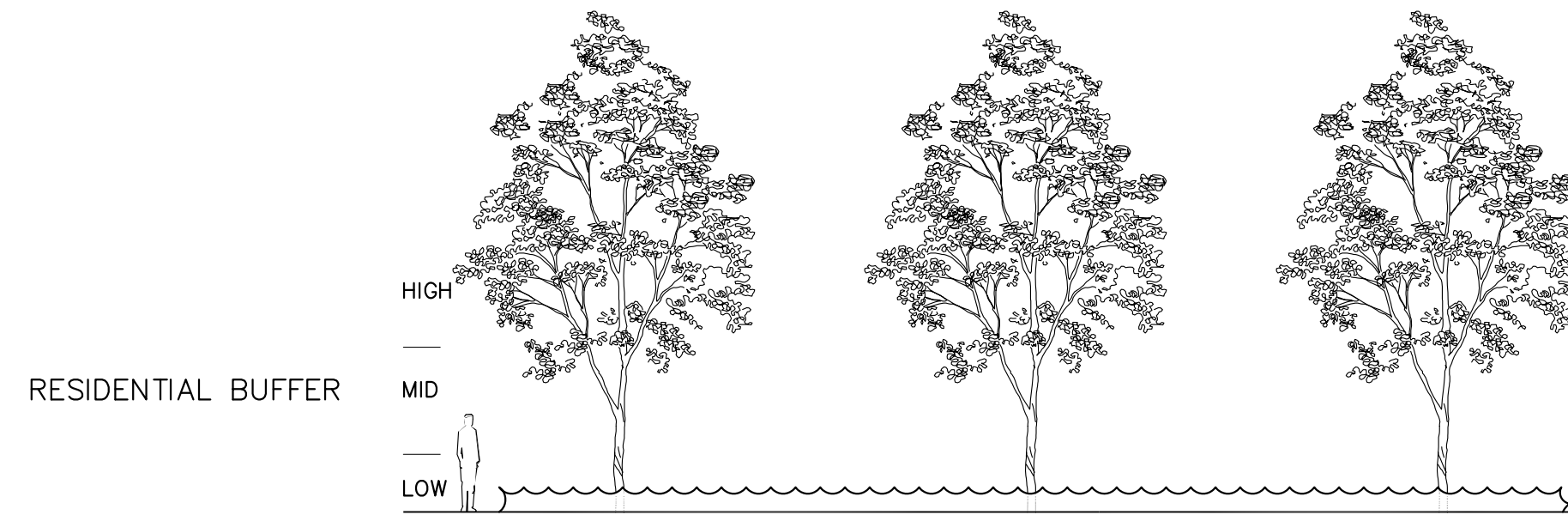
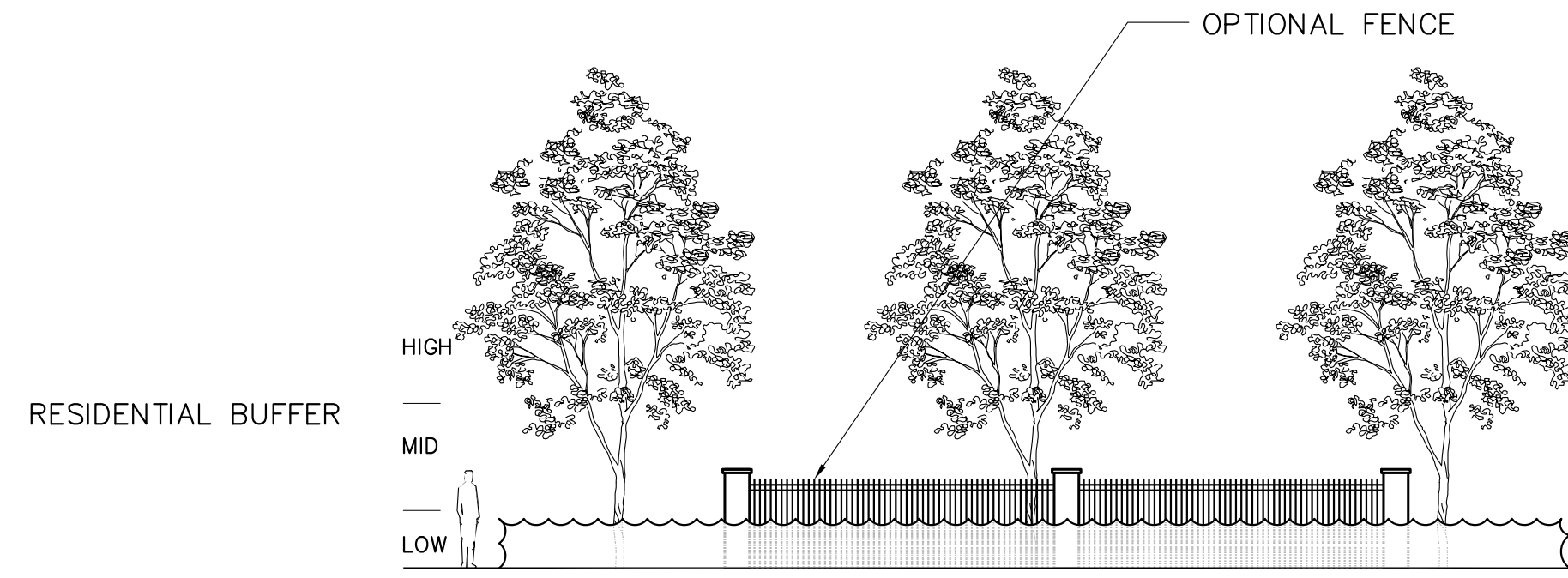
C-3:
No landscape beds directly abutting sidewalks, separate with a curb or lawn recess.

C-4:
Residential Buffers: parking lots must be screened that are within 25' of a wholly residential area (between the parking lot and residential lot line). Where a parking area abuts an alley, no fence or wall shall be required

C-5:
Fence piers shall be a minimum 25' spacings, metal fences shall have an opacity not exceeding 50%. Masonry materials shall relate to architecture

C-6:
Berms can substitute for required perimeter features

C-8:
The required landscaped area may encroach into the public R/W if a masonry pier and metal fence or masonry wall is provided. Such fence/wall shall be located on the non-public portion of the landscaped area.



STANDARD PARKING LOT LANDSCAPING & RESIDENTIAL BUFFERING

TYPE A: STANDARD PARKING LOT LANDSCAPING*

- Regular spaced street trees
- Continuous base shrubs
- No fences/Walls required
- Eye level zone shall be kept open
- Fence or wall: >3' <6'
- Wood, Masonry, Decorative Metal only
- Deciduous street tree: 1 every 25'
- Ornamental tree: 1 every 20'
- Shrub: 3.5' maximum height
- Double staggered row of shrubs

TYPE H: LANDSCAPING – RESIDENTIAL BUFFER*

- Separate parking from residential units
- Screen from churches, schools, apartments & non-residential uses, as well as principle use parking lots/structures
- Primarily opaque fencing
- Requires softscape when the parking lot provides parking for uses other than single or two-family dwelling units
- Fence: 6' height (up to 9'), 3'-6" when adjacent to residential front yard
- Any opaque fence type permitted
- Deciduous street tree: 1 every 25'
- Ornamental tree: 1 every 20'
- Shrub: No limit maximum height

LANDSCAPING OBJECT SCREENING

TYPE G: LANDSCAPING – OBJECT SCREENING*

- Visually separate utilitarian objects
- Mechanical equipment, dumpsters, etc.
- No trees required
- No fence or wall required
- Required screening from 0-6' height
- Plantings to occur in low & mid levels
- Completely obscure area from street
- Fence to top of object being screened +1' (9' max.)
- Any opaque fence type permitted
- Deciduous street tree: Not required
- Ornamental tree: 1 every 20'
- Shrub: 6' size at planting, no limit maximum height

LOW & HIGH LEVEL BUFFERING



OBJECT SCREENING EVERGREEN VEGETATION



UNIT SEPARATION FENCE RESIDENTIAL REAR YARDS VINYL COATED



PRIVACY FENCE RESIDENTIAL MID-BLOCKS MATERIAL TBD



* Per City of Milwaukee Zoning Ordinance 295-405 Landscaping

WESTLAWN REDEVELOPMENT

6331 W Silver Spring Dr
Milwaukee, WI 53218

Torti Gallas and Partners, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Owner
Housing Authority of the City of Milwaukee
414.286.3629

Local Architect
KINDNESS
architecture + planning
5175 meadowcroft MILWAUKEE WI 53222
Kindness Architecture and Planning
414.763.3673

Civil Engineer
N Norris and Associates
414.365.5314

Civil Engineer
R.A. Smith National, Inc.
Beyond Surveying and Engineering
R.A. Smith National
262.317.3232

Landscape Architect
SAA
Schreiber Anderson Associates
608.255.0800

Issue
DPD Sub. October 1, 2010

Revisions
No. Date

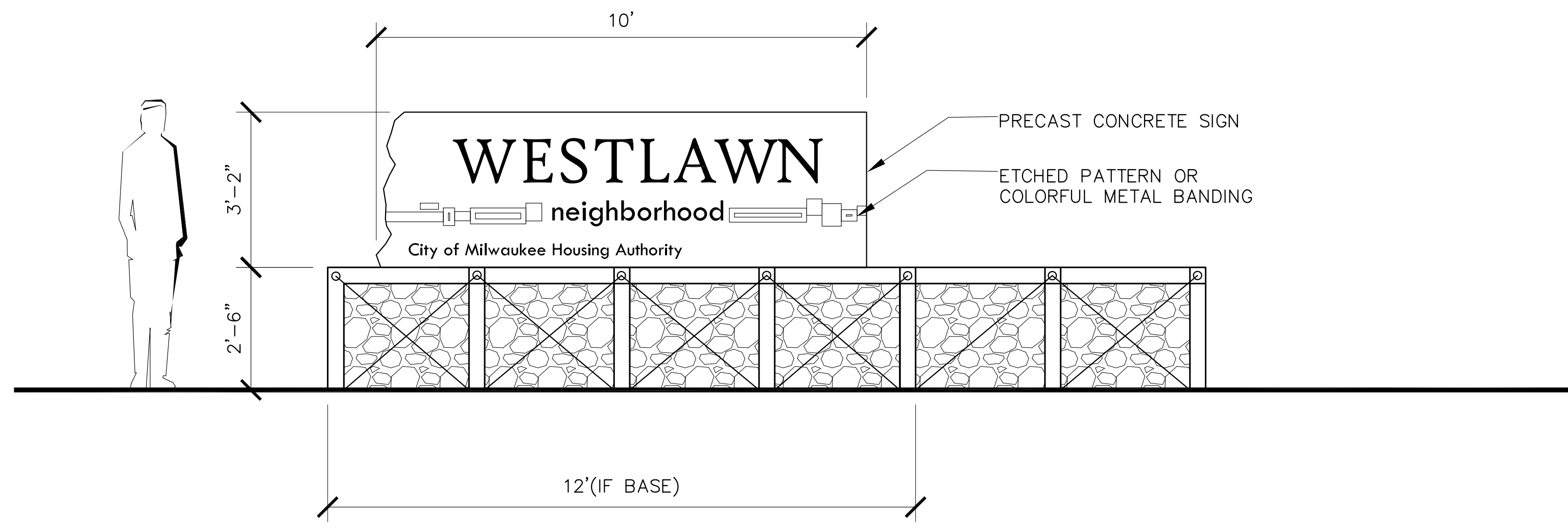
LANDSCAPE BUFFERING/FENCING

Date
Project Issue Date
Principal In Charge
D.S.
Project Planner
Project Landscape Architect
B.M.
Project Manager
B.M.
Drawn
B.M., A.W., P.H., A.O.
Job No.
2422
Scale
NTS

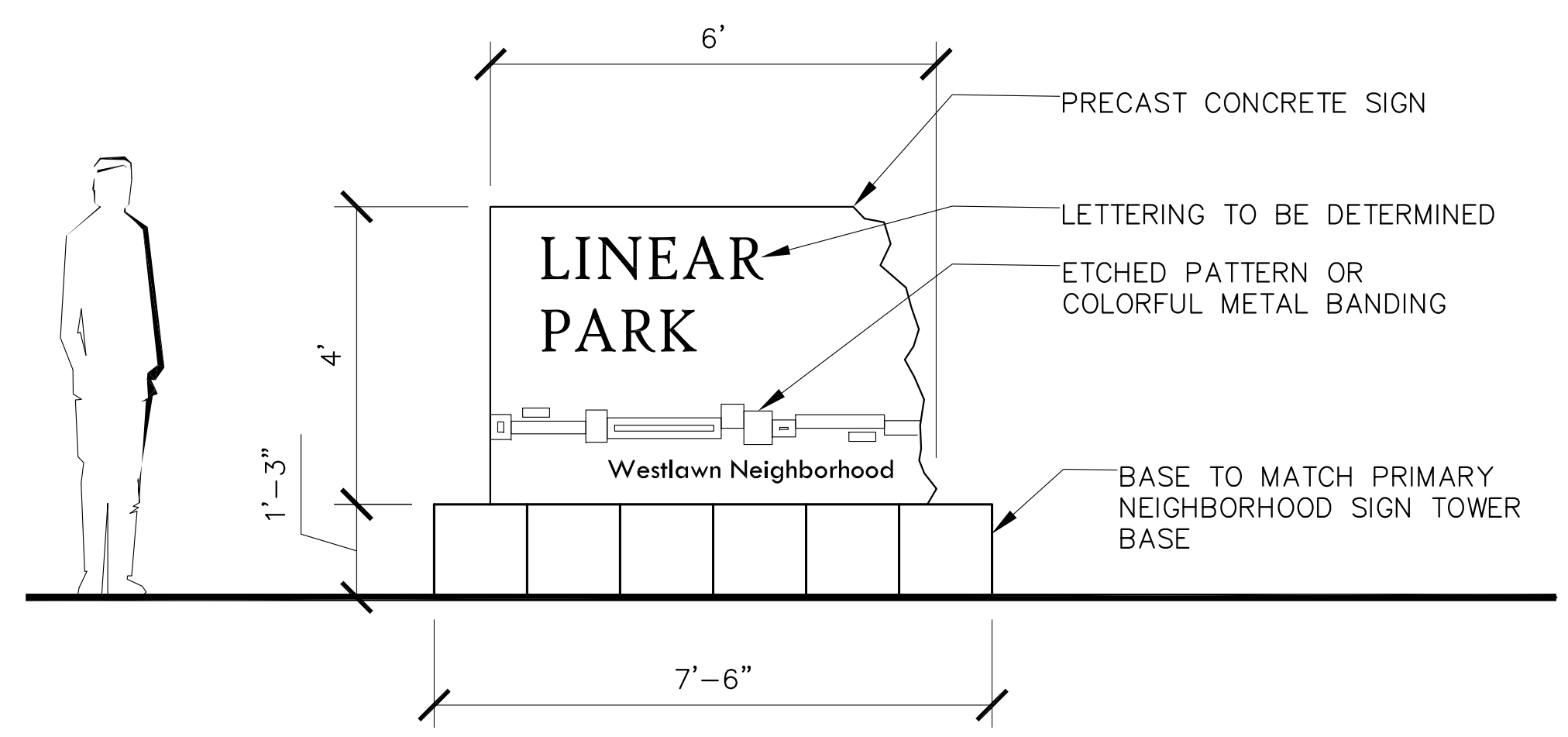
Drawing No.
L401

DPD Submission

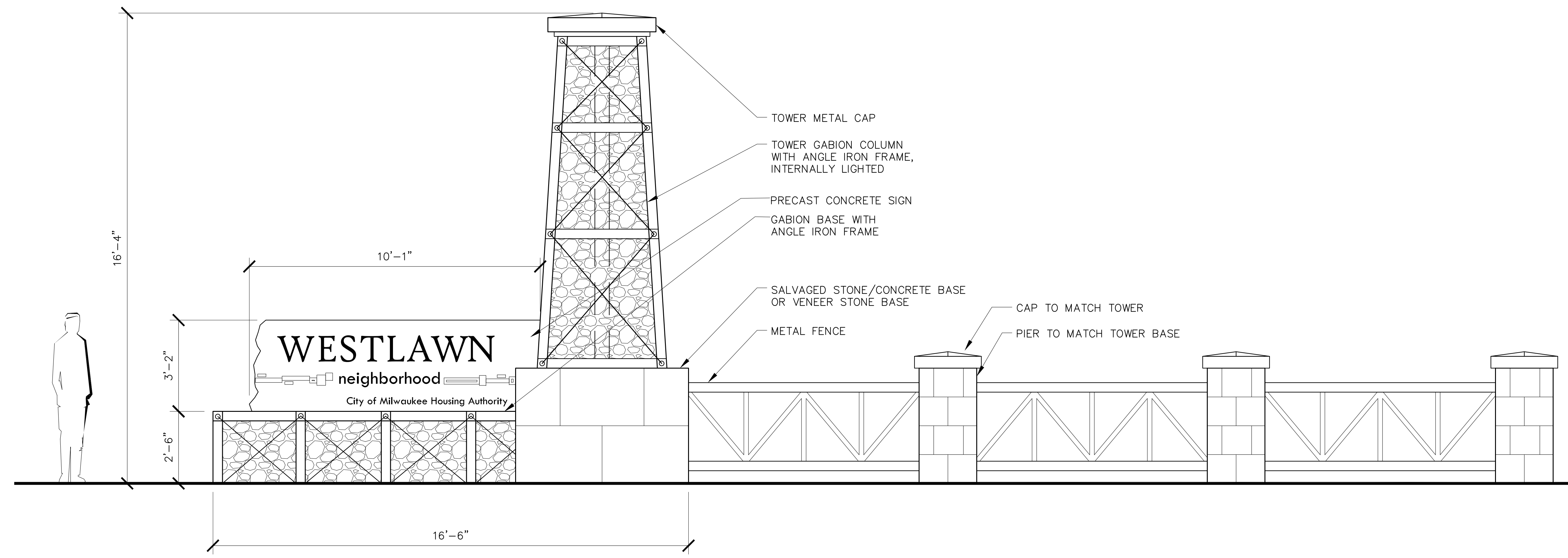
TORTI GALLAS AND PARTNERS, INC. WESTLAWN REDEVELOPMENT



1 SECONDARY NEIGHBORHOOD ENTRANCE SIGN
 L301



2 MULTI-PURPOSE SIGN
 L301



3 PRIMARY NEIGHBORHOOD ENTRANCE SIGN
 L301

DPD Submission

WESTLAWN REDEVELOPMENT

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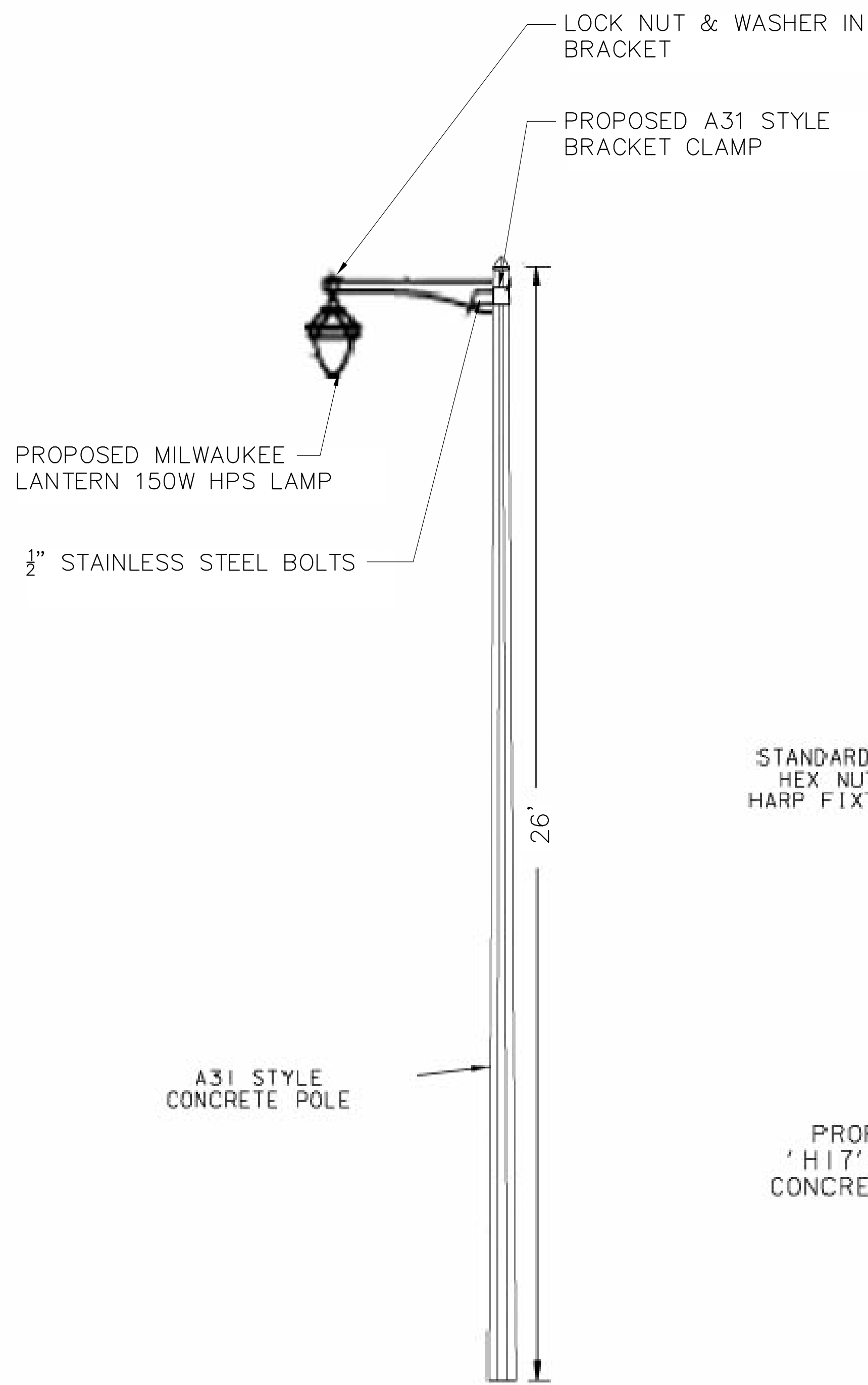
Lighting Details

Date
Project Issue Date
Principal in Charge
D.S.
Project Planner
Project Landscape Architect
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Project Manager
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B.M., A.W., P.H., A.O.
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Drawing No.

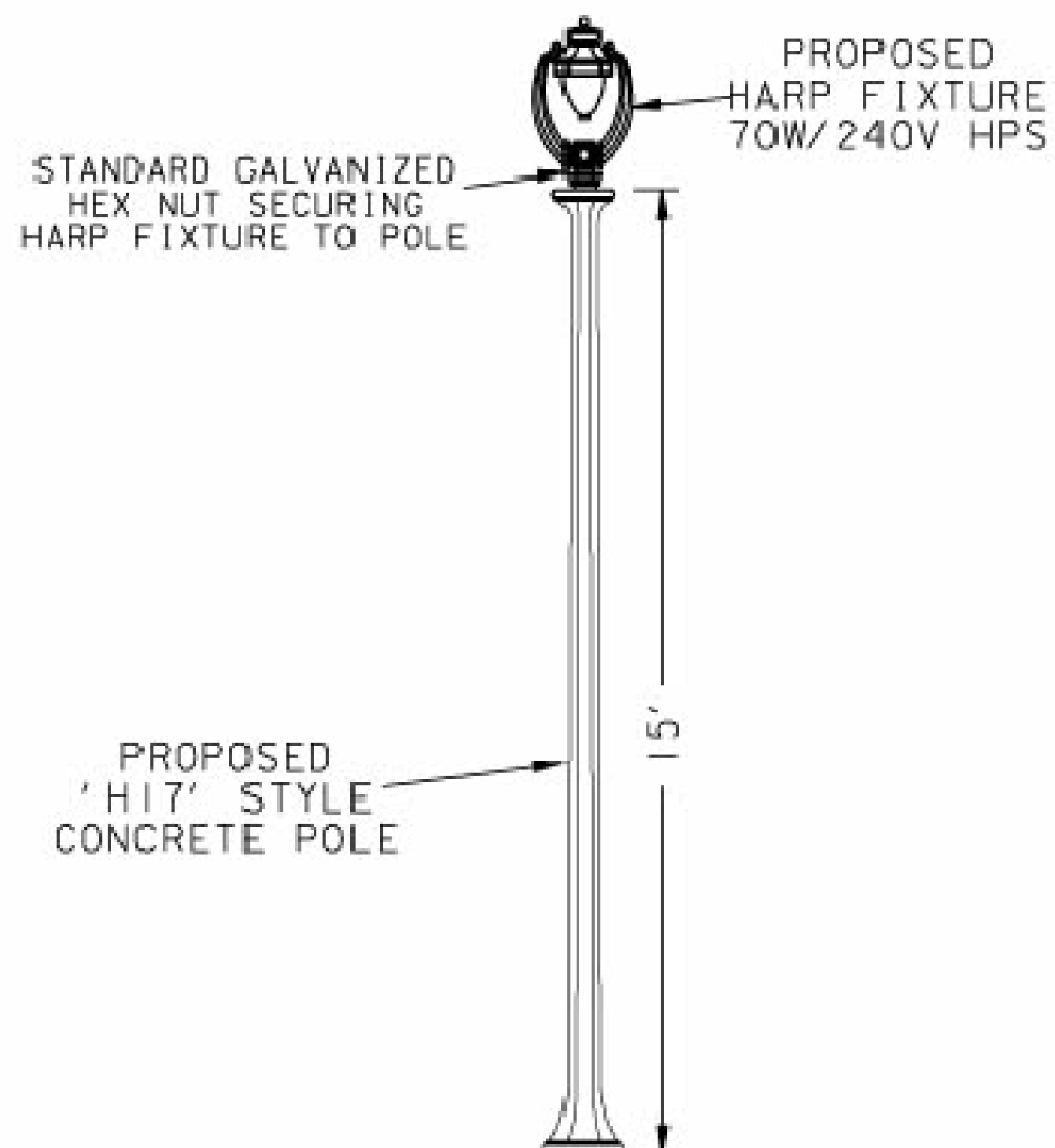
DPD Submission

L403

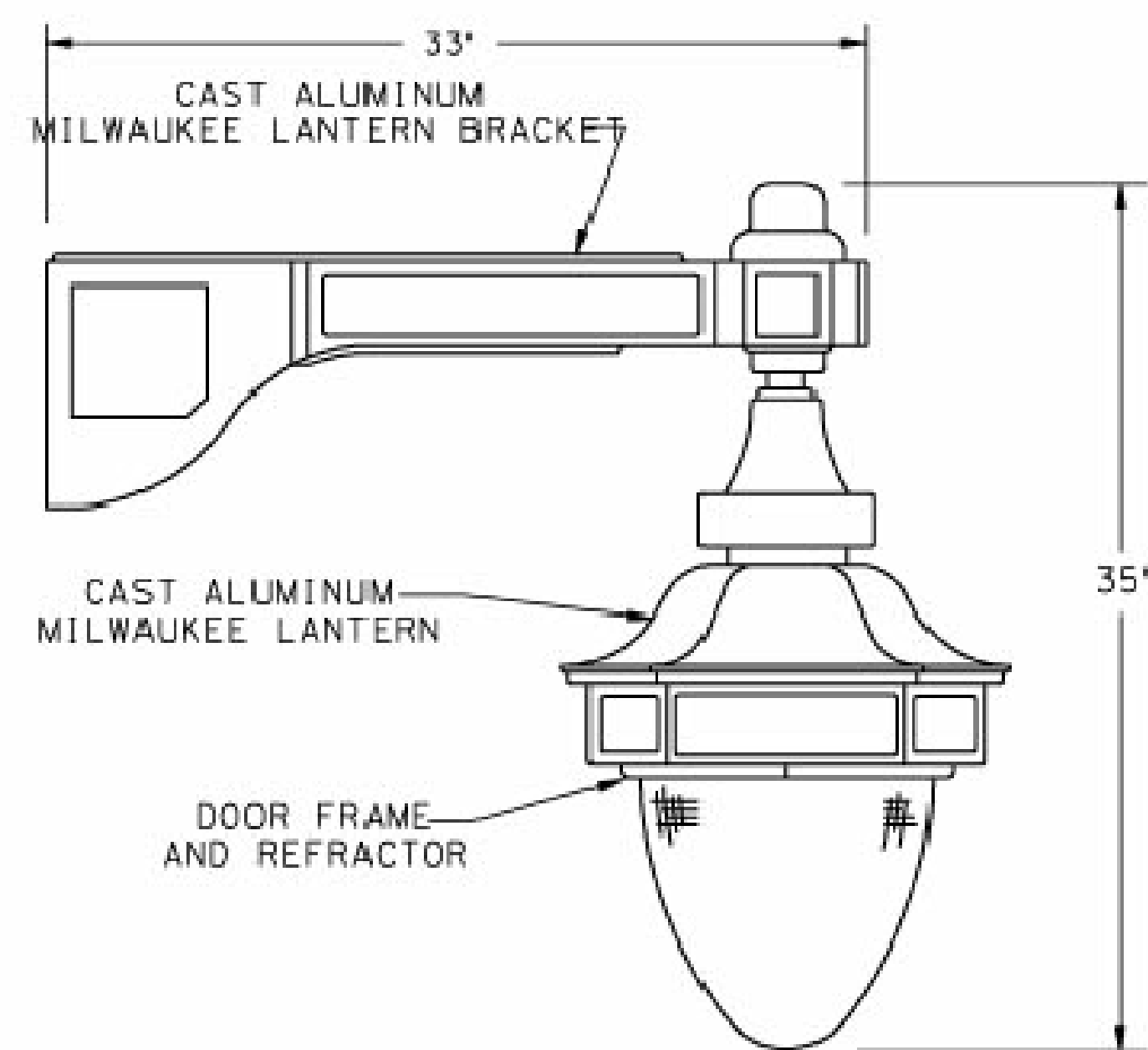
TORTI GALLAS AND PARTNERS, INC. WESTLAWN REDEVELOPMENT



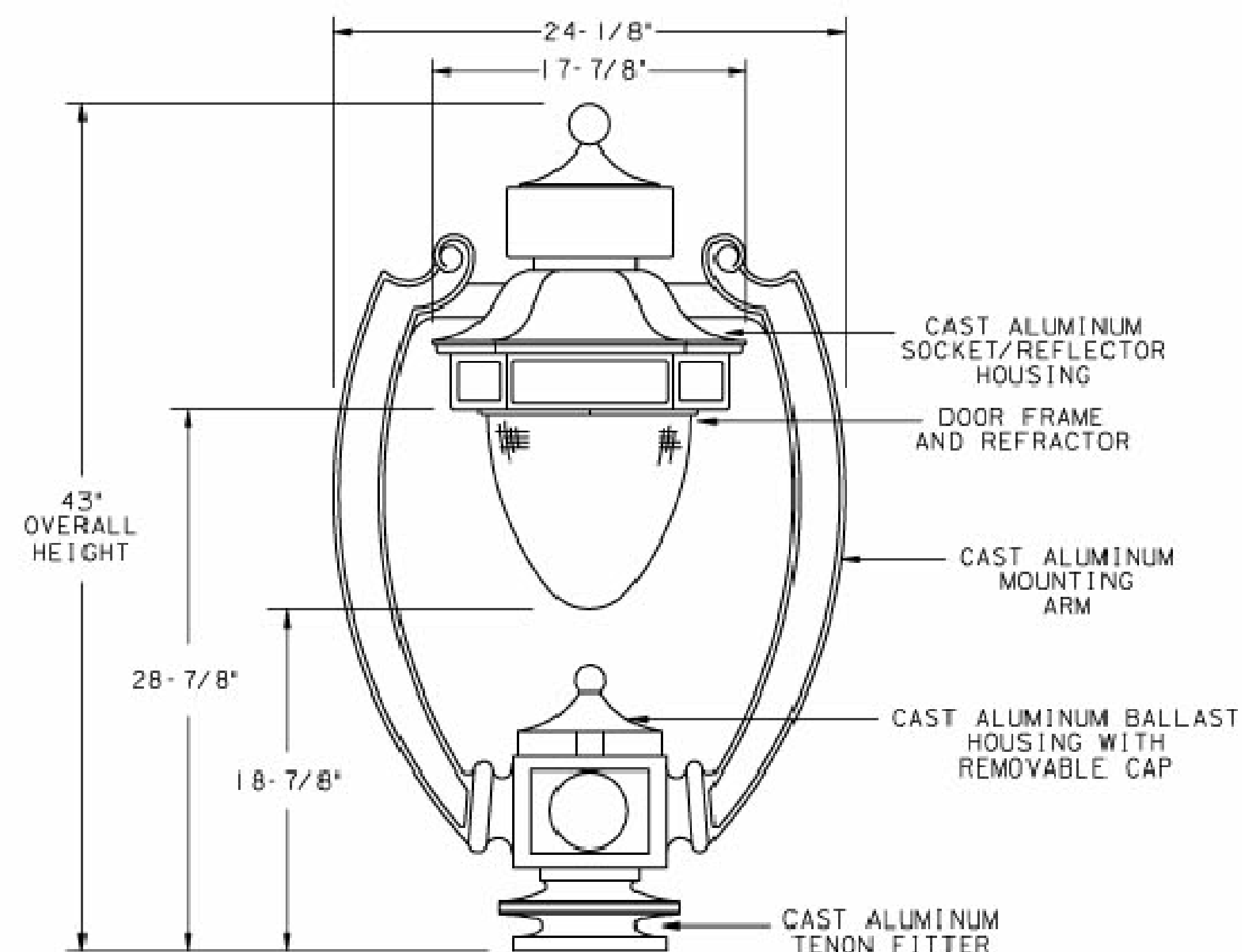
LANTERN ROADWAY LIGHT



HARP PEDESTRIAN SCALE LIGHT



MILWAUKEE LANTERN AND BRACKET



MILWAUKEE HARP FIXTURE