Cupid Development, LLC

cinnaire
ADVANCING COMMUNITIES

City of Milwaukee

JSD

Engberg Anderson
ARCHITECTURE | INTERIOR DESIGN | PLANNING

ST MATTHEWS MULTI-FAMILY HOUSING

MILWAUKEE, WISCONSIN | DECEMBER 19, 2023

ST MATTHEWS MULTI-FAMILY HOUSING

Cupid Development, LLC

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cinnaire SOLUTIONS

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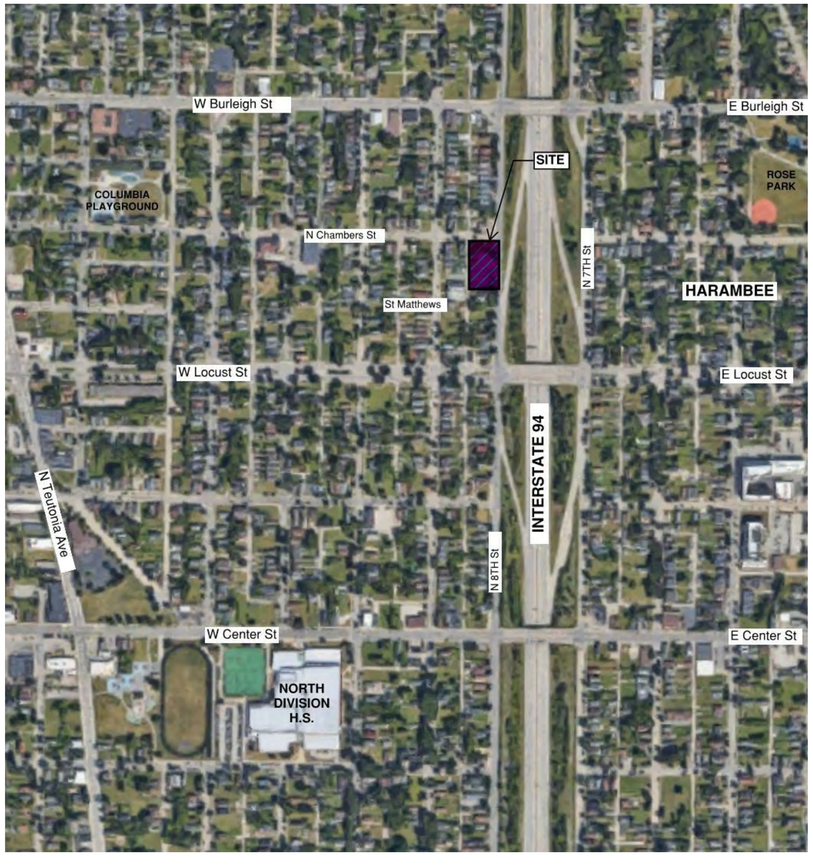
MILWAUKEE, WISCONSIN | DECEMBER 19, 2023



VICINITY MAP - N.T.S.

ARCHITECTURAL SITE PLAN

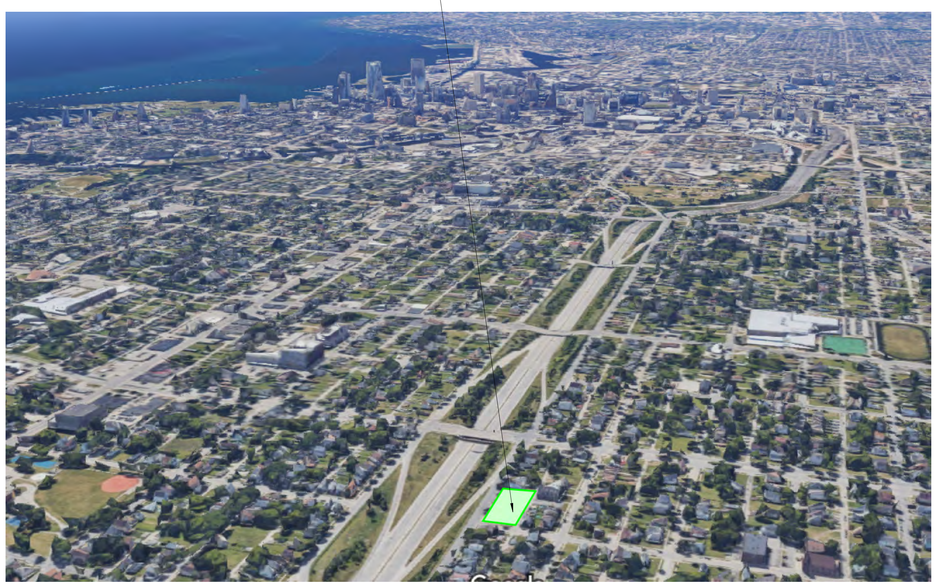
ST. MATTHEW'S SENIOR HOUSING

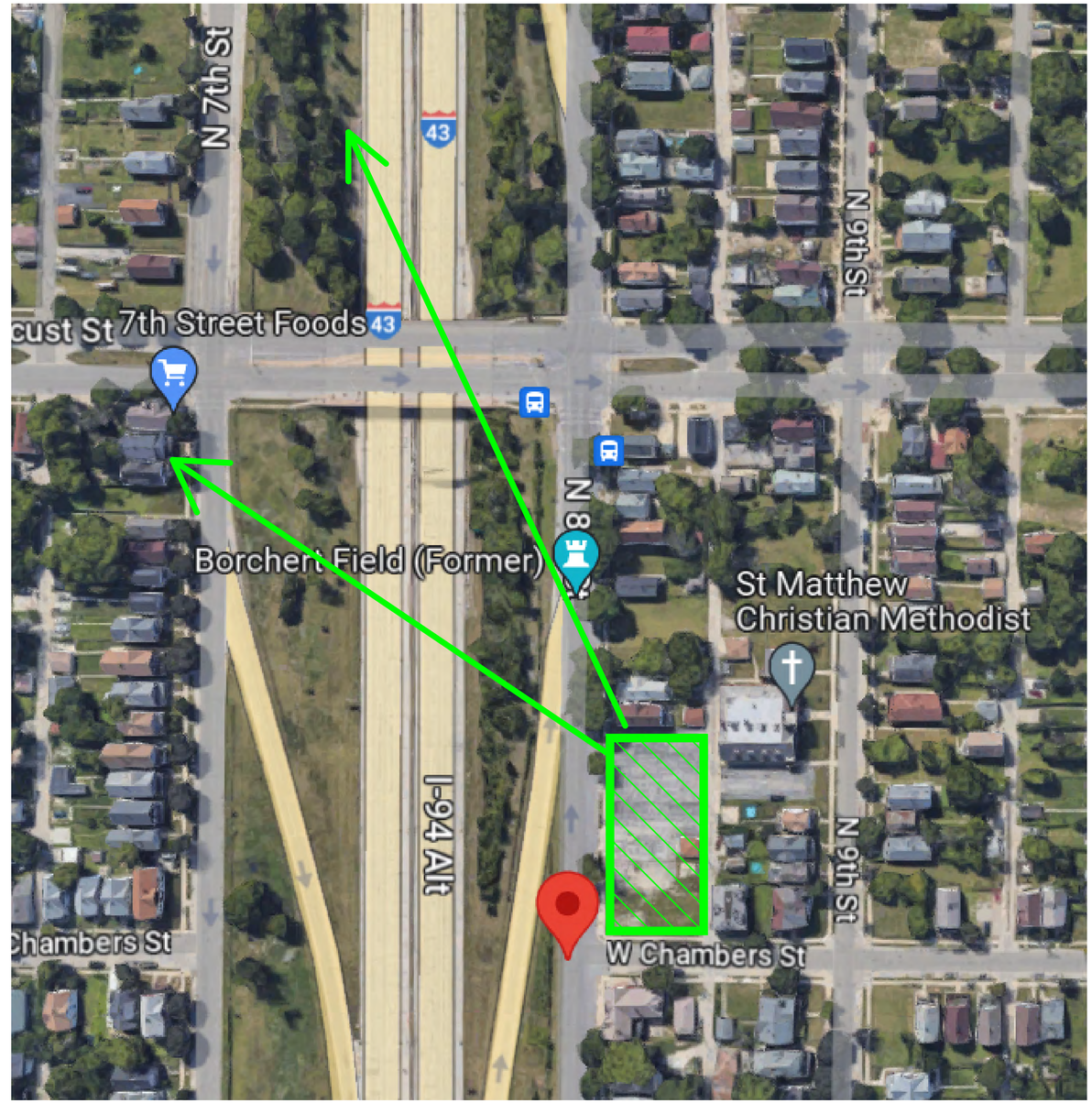
Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | CHICAGO

VICINITY MAP & SITE PLAN
SCALE: 1" = 30'-0"
DECEMBER 19, 2023
Engberg Anderson Project No. 223433.00

SD-SP

PROPOSED ST. MATTHEW'S SITE





VIEWS TOWARD DOWNTOWN FROM PROPOSED ST. MATTHEW'S SITE

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | CHICAGO

ST. MATTHEW'S SENIOR HOUSING

SITE LOCATION & CONTEXT
SCALE: NTS
DECEMBER 19, 2023
Engberg Anderson Project No. 223433.00

SD-SL

2947 N. 8TH ST

2953-2963 N. 8TH ST

2965 N. 8TH ST

2977 N. 8TH ST TOWARD 817 W CHAMBERS ST

802 W CHAMBERS ST

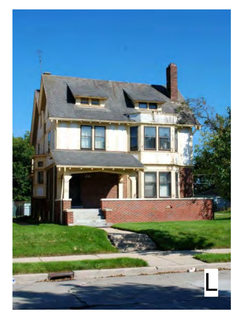
827 W CHAMBERS ST

3002 N 9TH ST

2924 N 9TH ST

ST. MATTHEW CME CHURCH, 2944 N. 9TH ST

ALLEY VIEW: REAR OF ST. MATTHEW CME CHURCH, 2944 N. 9TH ST



2938 N. 9TH ST

2962, 2966, & 2968 N. 9TH ST (R TO L)

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | CHICAGO

ST. MATTHEW'S SENIOR HOUSING

SITE PHOTOS

SCALE: 1" = 40'-0"

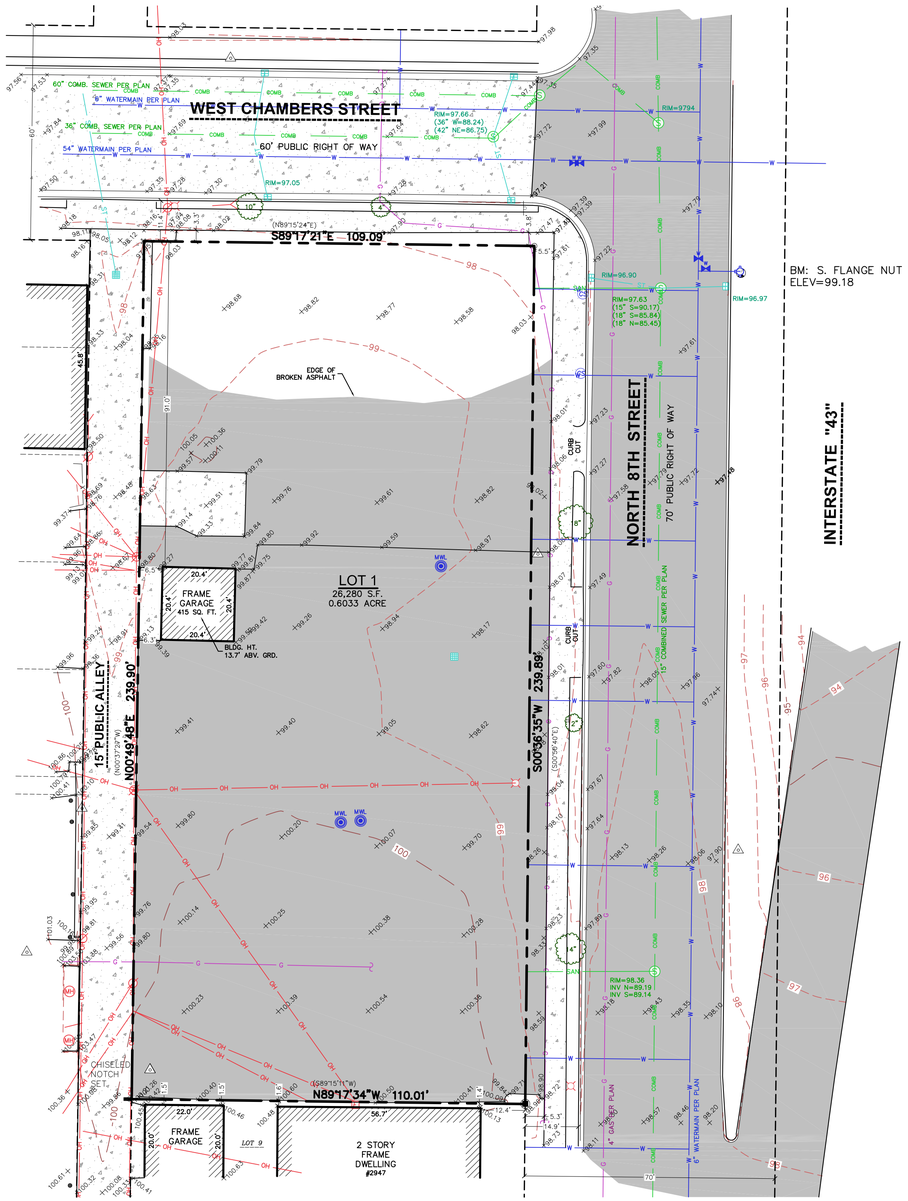
DECEMBER 19, 2023

Engberg Anderson Project No. 223433.00

SD-SPH

ALTA/NSPS LAND TITLE SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NO. 8657, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



VICINITY MAP

LEGEND

- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- CHISELED 'X' FOUND
- RAILROAD SPIKE FOUND
- CONTROL POINT
- BENCHMARK
- MONITORING WELL
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- GAS VALVE
- MANHOLE – UNVERIFIED TYPE
- LIGHT POLE
- POWER POLE
- POWER POLE W/GUY
- DECIDUOUS TREE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- BUILDING
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- x874.59 SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED BY ON NOVEMBER 6, 2023.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY.
3. ELEVATIONS ARE BASED ON THE CITY OF MILWAUKEE DATUM. BENCHMARK IS CITY STANDARD BENCH MARK NO. 66-01 AT THE NORTHEAST CORNER OF N. 8TH ST. & W. BURLEIGH ST.
4. CONTOUR INTERVAL IS ONE FOOT.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20234319825 & 20234319827, WITH A CLEAR DATE OF NOVEMBER 1, 2023.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   WISCONSIN DOT SOUTHEAST REGION
   CITY OF MILWAUKEE
   WE ENERGIES-ELE AND WE GAS
   AT&T DISTRIBUTION
   TIME WARNER CABLE
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
10. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MILWAUKEE. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X PER FEMA MAP NUMBER 55079C0100E, WHICH HAS NOT BEEN PRINTED.

ITEM 6(a) CURRENT ZONING CLASSIFICATION IS WAS REQUESTED BUT NOT PROVIDED BY THE INSURER AT THE TIME OF THE SURVEY.

ITEM 9 THERE ARE 0 PARKING SPACES MARKED ON THIS SITE.

ITEM 11 NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE R ESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES KNOWN TO THE SURVEYOR. THERE IS OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.

ITEM 18 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.

ITEM 20 DIGGERS HOTLINE

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No.: 706028, EFFECTIVE DATE: NOVEMBER 01, 2023 AT

NO SCHEDULE B II ITEMS TO ADDRESS

LEGAL DESCRIPTION (AS FURNISHED)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No.: 706028, EFFECTIVE DATE: NOVEMBER 01, 2023 AT

LOT 1 OF CERTIFIED SURVEY MAP NO. 8657 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN, ON JANUARY 6, 2015, IN REEL 8543 OF CERTIFIED SURVEY MAPS, AS DOCUMENT NO. 10424504, BEING A REDIVISION OF LOTS 1 THROUGH 8 INCLUSIVE, BLOCK 5, J. JOY'S, SAM RINDSKOFF'S & CH HARPKE'S SUBDIVISION AND LOTS 33 THROUGH 40 INCLUSIVE, BLOCK 3, JOHNSTON AND PEIRCE'S SUBDIVISION, LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

TO:

i) ST. MATTHEW IN TRUST OF THE CME CHURCH, A/K/A ST. MATHEW IN TRUST OF THE C.M.E. CHURCH, A/K/A ST. MATTHEW IN TRUST OF THE CHRISTIAN METHODIST EPISCOPAL CHURCH.
ii) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
iii) CUPID DEVELOPMENT LLC,
iv) CINNAIRE SOLUTIONS

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, 6(a), 7(a)(b)(1)(c), 8, 9, 11, 13, 16, 17, 18, 19 & 20 OF TABLE A THEREOF AND ITEMS 1–20 OF WHEDA'S EXHIBIT B LAND TITLE SURVEY REQUIREMENTS. THE FIELD WORK WAS COMPLETED ON NOVEMBER 6, 2023.

NOVEMBER 21, 2023
DATE

DAVID H. SPANJAR, S-2646
PROFESSIONAL LAND SURVEYOR
Email: dave.spanjar@jsdinc.com
Website: www.jsdinc.com

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
CUPID DEVELOPMENT, LLC

CINNAIRE SOLUTIONS

CLIENT ADDRESS:
5535 WEST MELVINA STREET
MILWAUKEE, WI 53216

PROJECT:
ST. MATTHEW'S SENIOR HOUSING

PROJECT LOCATION:
2953 NORTH 8TH STREET
MILWAUKEE, WI
MILWAUKEE COUNTY

north

SCALE IN FEET
20' 0 20'

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: DHS 11/21/23

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 23-13657

File: R:\2023\23136\57\DWG\23136\57 ALTA.dwg Layout: 24x36 User: jsimon Plotted: Dec 19, 2023 - 9:49am Xref's:

CONSTRUCTION SITE SEQUENCE NOTES

4030 N 29TH STREET
MILWAUKEE, WI

ALL SITE GRADING WORK AND EROSION CONTROL EFFORTS SHALL BE PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

STAGED OPERATIONS

1. INSTALL INLET PROTECTION, SILT FENCE, AND SILT SOCKS
2. CONDUCT DEMOLITION OF EXISTING SITE FEATURES
3. CONDUCT ROUGH GRADING
4. INSTALL UTILITIES
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENT, CURB, WALKS, ETC.
6. THE CONTRACTOR SHALL TOPSOIL AND SEED DISTURBED PORTIONS OF THE SITE AS THEY ARE COMPLETED AS IS PRACTICAL.

ALL OF THE EROSION CONTROL MEASURES FOR THE ENTIRE SITE MUST BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH WISCONSIN DNR REQUIREMENTS AND AS REQUIRED BY THE CITY OF MILWAUKEE.

PAVING NOTES

1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
   - A. "STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN", CURRENT EDITION, WITH ADDENDA.
   - B. THE CITY OF MILWAUKEE MUNICIPAL CODE, CURRENT EDITION.
2. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MILWAUKEE ENGINEER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800–242–8511).
4. THE CITY OF MILWAUKEE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
5. JSD PROFESSIONAL SERVICES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
6. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO CONSTRUCT THE FACILITIES IN ACCORDANCE WITH THE DESIGN DRAWINGS.
7. EXISTING UTILITY INFORMATION IS BASED ON INFORMATION PROVIDED BY OTHERS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK.
8. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
10. ALL WORK TO BE COMPLETED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
11. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
12. ALL NON–HARD SURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
14. MINIMUM PAVEMENT STRUCTURE TO BE VERIFIED BY GEOTECHNICAL ENGINEER:
   - A. HOT MIX ASPHALT PAVEMENT PAVING SPECIFICATIONS
     - a. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALT BINDER COURSE AND ASPHALT SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 450, 455 AND 460 OF THE STATE OF "WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS "STATE HIGHWAY SPECIFICATIONS".
     - b. SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBGRADE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
     - c. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50°F (10°C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35°F (1°C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALT PAVEMENT SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40°F (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30°F (–1°C).
     - d. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
     - e. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO THE 1–1/4 INCH STONE DENSE GRADED BASE MATERIAL SPECIFICATION PER SECTION 305.2.2.1, STATE HIGHWAY SPECIFICATIONS.
     - f. BINDER COURSE (LOWER LAYER PAVEMENT) – THE BINDER COURSE SHALL CONFORM TO THE '3 LT 58–28 S' HMA MIXTURE DESIGN PER TABLE 460–2 MIXTURE REQUIREMENTS, SECTION 460.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO THE 19.0MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 460–1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 460.2.2.3, STATE HIGHWAY SPECIFICATIONS.
     - g. SURFACE COURSE (UPPER LAYER PAVEMENT) – THE SURFACE COURSE SHALL CONFORM TO THE '4 LT 58–28 S' HMA MIXTURE DESIGN PER TABLE 460–2 MIXTURE REQUIREMENTS, SECTION 460.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO THE 12.5MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 460–1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 460.2.2.3, STATE HIGHWAY SPECIFICATIONS.
   - B. CONCRETE PAVEMENT PAVING SPECIFICATIONS
     - a. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
     - b. CONCRETE PAVEMENT SHALL REINFORCED WITH 6"X6" WELDED WIRE MESH REINFORCEMENT.
     - c. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
15. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   - A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   - B. THE LOCATION AND ELEVATION OF EXISTING:
     - i. PIPE INVERTS
     - ii. FLOOR ELEVATIONS
     - iii. CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK.
     - iv. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES

   NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
16. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB, AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS OF UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED TO COMPLETE PROPOSED ITEMS IN PLACE. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED AS SUCH.
18. ALL COSTS SHALL BE INCLUDED IN THE BID.
19. ALL PAVEMENT TO BE STANDARD DUTY PAVEMENT, UNLESS NOTED OTHERWISE.
20. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND PERMITTING OF ANY REQUIRED TRAFFIC CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO: TRAFFIC LANE CLOSURES, SIDEWALK CLOSURES, ALLEY CLOSURES, ETC.
21. CURB AND PAVEMENT SHALL BE DOWELED INTO THE EXISTING PAVEMENT.

DEMOLITION NOTES

1. ALL DEMOLITION WORK SHALL BE IN COMPLIANCE WITH CITY OF MILWAUKEE REQUIREMENTS.
2. ALL DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
3. CONTRACTOR IS RESPONSIBLE TO NOTIFY CITY OF MILWAUKEE OFFICIALS FOR ANY WORK WITHIN PUBLIC RIGHTS–OF WAY AND APPLY FOR ALL NECESSARY PERMITS.
4. CONTRACTOR SHALL PROTECT CITY OF MILWAUKEE PAVEMENTS AND REPLACE IN ACCORDANCE WITH CITY REQUIREMENTS IF DAMAGED.
5. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL DEMOLITION ITEMS AND QUANTITIES.
6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES TO DETERMINE IF RELOCATION OF UTILITY POLES, TELEPHONE AND FIBER OPTICS BOXES, AND/OR OTHER UTILITIES WILL BE REQUIRED. CONTRACTOR SHALL NOTIFY OWNER FOR APPROVAL PRIOR TO RELOCATION OF SAID UTILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF MATERIALS.
8. ANY UNUSED OR UNUSABLE MATERIALS SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND BE PROPERLY DISPOSED OF.
9. THE CONTRACTOR IS RESPONSIBLE FOR ANY ITEMS IN ADJACENT PROPERTIES THAT MAY BE DAMAGED DURING DEMOLITION OR CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MILWAUKEE ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL PERMITS PRIOR TO COMMENCING WITH WORK.
4. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS EXISTING INLET PROTECTION, SILT FENCE, SILT SOCK, ETC.) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
6. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
7. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
8. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
   - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
10. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
18. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
19. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5–INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (a–f). OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
20. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.
   - INLET PROTECTION – CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE–HALF FULL OF SEDIMENT.
   - CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.
   - DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
     - **A.** COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON–ERODIBLE MATERIAL.
     - **B.** ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
     - **C.** FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
     - **D.** PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
   - STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.
21. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND PERMITTING OF ANY REQUIRED DEWATERING OPERATIONS.

UTILITY NOTES

1. EXISTING UTILITY INFORMATION IS BASED ON INFORMATION PROVIDED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES.
2. CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
4. STORM SEWER SPECIFICATIONS

   INLETS AND FRAMES – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE SPS 382.36(9)B.3. FRAMES AND GRATES SHALL BE GRAY IRON MATERIAL (PER ASTM A–48) OF STYLES / CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS.

   PIPE – HIGH DENSITY DUAL–WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M–294 TYPE "S".

   BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

   FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER AND SHALL BE INSPECTED BY THE CITY OF MILWAUKEE PRIOR TO BACKFILLING.
5. SANITARY SEWER SPECIFICATIONS

   PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR–35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D–3212.

   BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

   BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."
6. WATER MAIN SPECIFICATIONS –

   PIPE – POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C–900, CLASS 150, DR–18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON–METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h).

   VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C–500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

   BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

   BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

   FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER AND SHALL BE INSPECTED BY THE CITY OF MILWAUKEE PRIOR TO BACKFILLING.
7. FOR LOCATIONS WHERE THERE IS LESS THAN 6 FEET OF COVER OVER THE TOP OF THE WATER MAIN PIPE, WATER MAIN SHALL BE INSULATED IN ACCORDANCE WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM. THIS WORK SHALL BE INCLUDED ON THE UNIT COST FOR WATER MAIN.
8. FOR LOCATIONS WHERE THERE IS LESS THEN 4 FEET OF COVER OVER THE TOP OF THE SANITARY SEWER PIPE, THE SANITARY SEWER SHALL BE INSULATED IN ACCORDANCE WITH SPS 382.30(11)C.3. THIS WORK SHALL BE INCLUDED IN THE UNIT COST FOR SANITARY SEWERS.

GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   - A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   - B. LOCATION AND ELEVATION OF:
     - i. FLOOR ELEVATIONS
     - iii. CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK
     - iv. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.

   NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
2. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. THIS PLAN IS BASED ON INFORMATION FROM MULTIPLE SOURCES. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
4. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
5. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
   - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
   - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
6. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
7. PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS, WHERE PROVIDED.
8. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN–SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
9. IN THE EVENT THAT ANY MOISTURE–DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
10. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
12. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
13. THE SITE SHALL BE COMPLETED TO WITHIN 0.10–FT (+/–) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
14. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
15. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
17. WORK WITHIN ANY ROADWAY RIGHT–OF–WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT–OF–WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT–OF–WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT–OF–WAY IN–KIND INCLUDING LANDSCAPING.
18. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

DIGGERS HOTLINE
Toll Free (800) 242-8511

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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
CUPID DEVELOPMENT, LLC.

CLIENT ADDRESS:
5535 WEST MELVINA STREET
MILWAUKEE, WI 53216

PROJECT:
ST. MATTHEW'S SENIOR HOUSING

PROJECT LOCATION:
2953-2977 NORTH 8TH STREET
MILWAUKEE, WI 53206

PLAN MODIFICATIONS:

#	Date:	Description:
1	11/17/2023	DD PLAN SUBMITTAL
2	12/12/2023	CITY RESUBMITTAL
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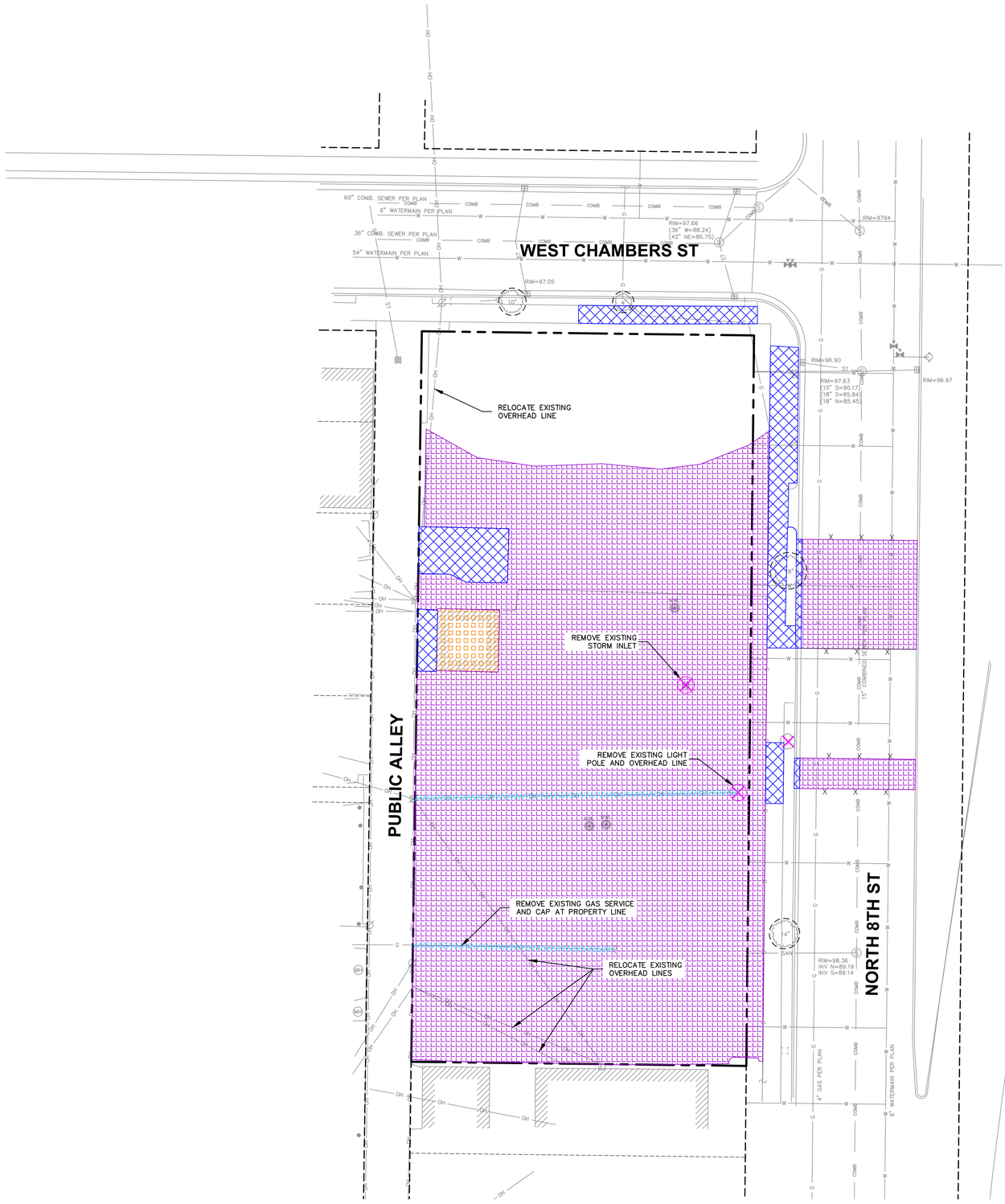
Designed By: CD
Reviewed By: JJS
Approved By: TJB

SHEET TITLE:
NOTES

SHEET NUMBER:
C1.0

JSD PROJECT NO: 23-13657



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- DEMOLITION – REMOVAL OF ASPHALT SURFACES
- DEMOLITION – REMOVAL OF CONCRETE SURFACES
- DEMOLITION – REMOVAL OF BUILDINGS/STRUCTURES
- SAWCUT EXISTING PAVEMENT
- TREE REMOVAL
- FEATURE REMOVAL
- UTILITY REMOVAL
- PROTECT EXISTING TREE

north

SCALE IN FEET

20' 0 20'

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Designed By:	CD
Reviewed By:	JJS
Approved By:	TJB

SHEET TITLE:
SITE DEMOLITION PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 23-13657

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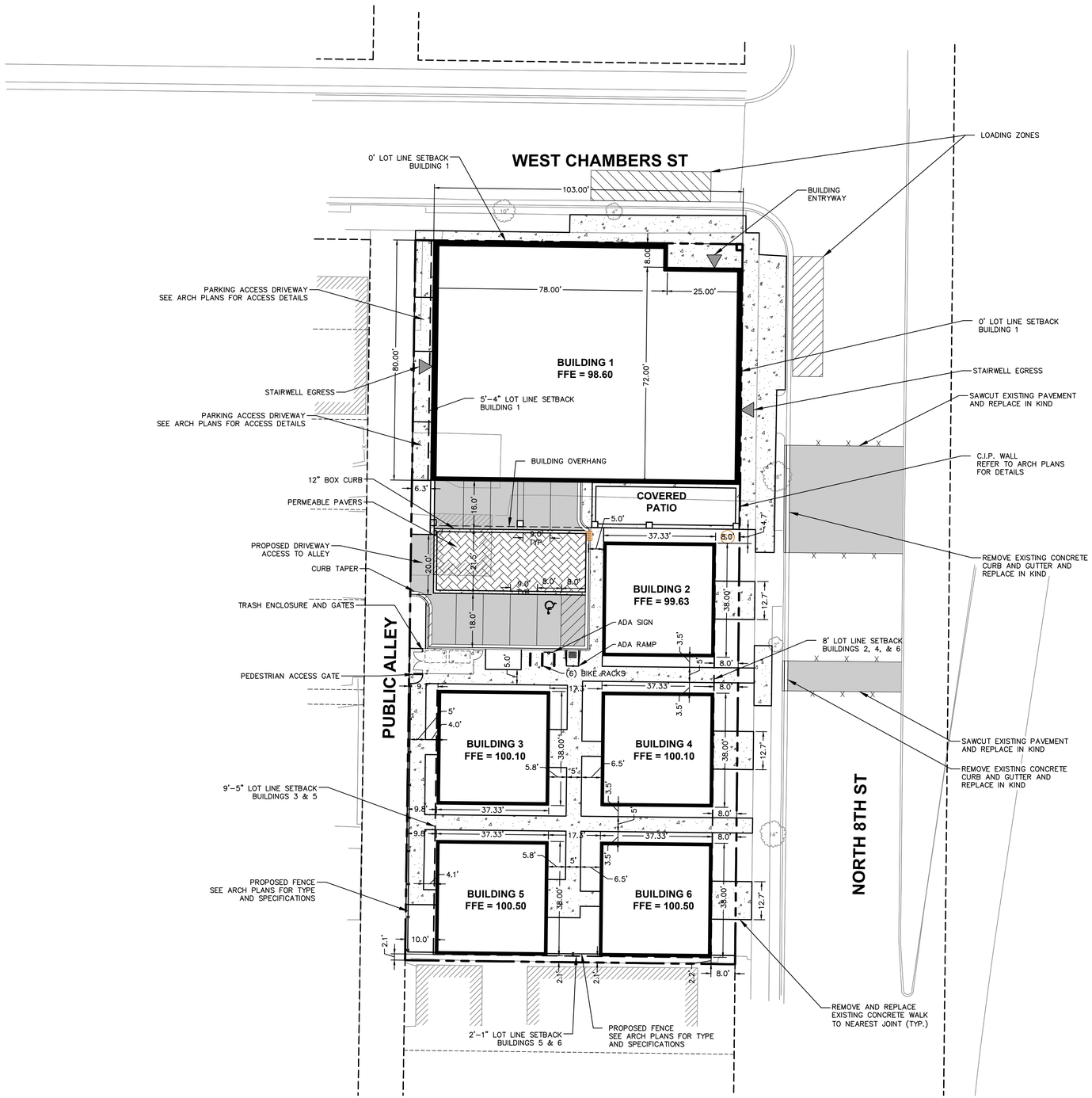

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- FLAG POLE
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- SAWCUT EXISTING PAVEMENT

BUILDING SETBACKS

BUILDING NUMBER	N 8TH ST	N CHAMBERS ST	ALLEY	SOUTH LOT LINE
1	0'	0'	5'-4"	–
2	8'	–	–	–
3	–	–	9'-5"	–
4	8'	–	–	–
5	–	–	9'-5"	2'-1"
6	8'	–	–	2'-1"

north

SCALE IN FEET

20' 0 20'

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Designed By: CD
Reviewed By: JJS
Approved By: TJB

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 23-13657

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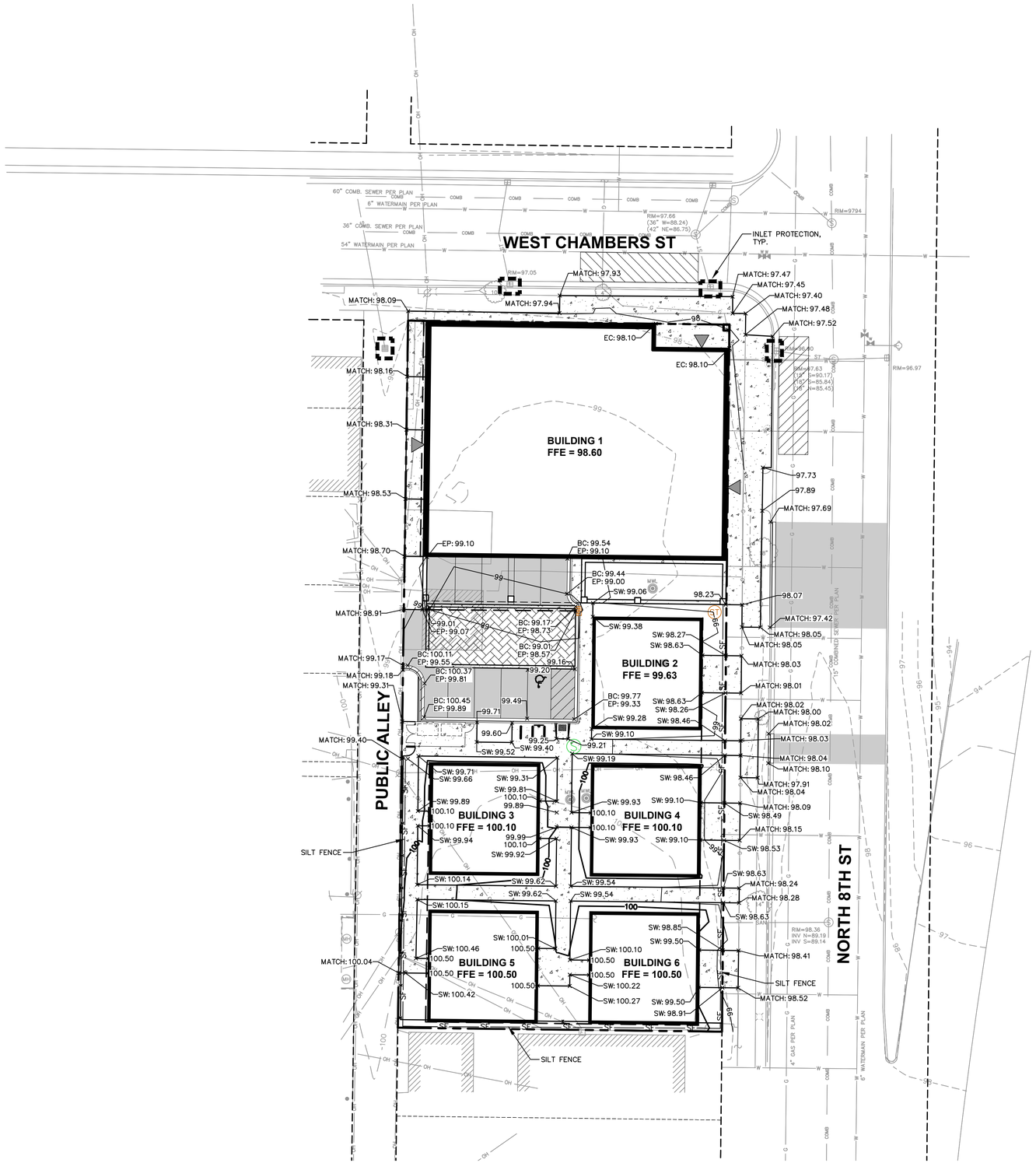

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- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- SF SF SILT FENCE
- RIP-RAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- TURF REINFORCEMENT MATTING
- FG: XXX.XX SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - BOC – BACK OF CURB
  - MATCH – MATCH EXISTING GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK
- DITCH CHECK
- INLET PROTECTION

north

SCALE IN FEET

20' 0 20'

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1	11/17/2023	DD PLAN SUBMITTAL
2	12/12/2023	CITY RESUBMITTAL
3	12/19/2023	CITY RESUBMITTAL
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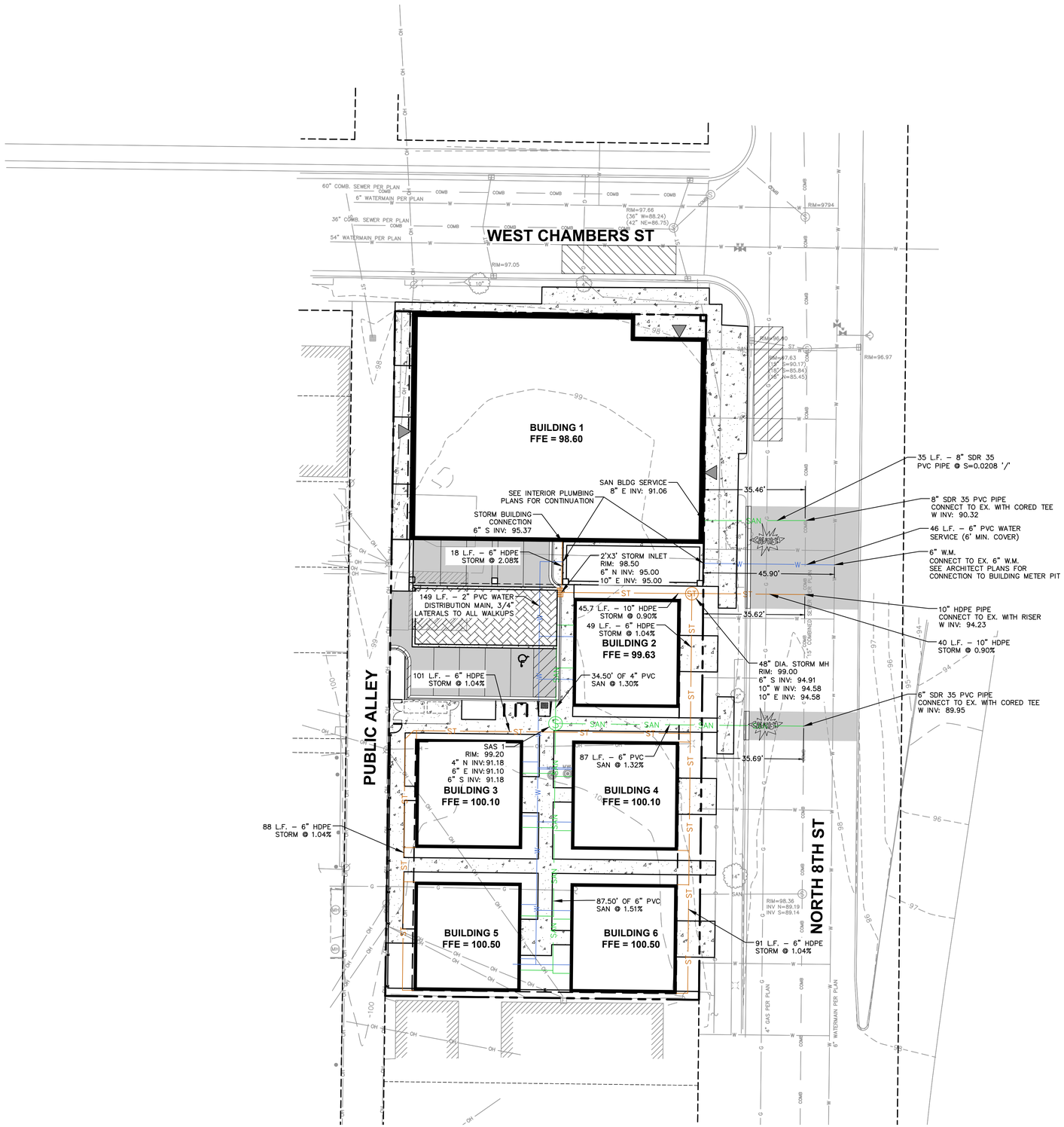
Designed By:	CD
Reviewed By:	JJS
Approved By:	TJB

SHEET TITLE:
SITE GRADING PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 23-13657

File: R:\2023\2313657\DWG\Plan Sheets\2313657 C4.0 Grading.dwg Layout: C4.0 GRADING PLAN User: jsimon Plotted: Dec 19, 2023 - 9:37am Xref's:



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- SAN — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER
- 8'x4'x2" INSULATION (PLAN VIEW)
- 8'x4'x2" INSULATION (PROFILE VIEW)

north

SCALE IN FEET

20' 0 20'

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W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
CUPID DEVELOPMENT, LLC.

CLIENT ADDRESS:
5535 WEST MELVINA STREET
MILWAUKEE, WI 53216

PROJECT:
ST. MATTHEW'S SENIOR HOUSING

PROJECT LOCATION:
2953-2977 NORTH 8TH STREET
MILWAUKEE, WI 53206

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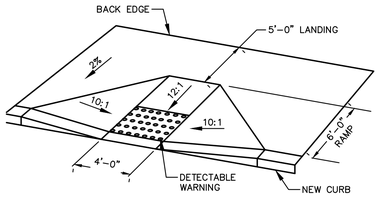
Designed By:	CD
Reviewed By:	JJS
Approved By:	TJB

SHEET TITLE:
SITE UTILITY PLAN

SHEET NUMBER:
C5.0

JSD PROJECT NO: 23-13657

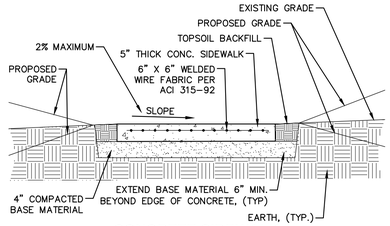
File: R:\2023\23135657\DWG\Plan Sheets\23135657 C5.0 Utility.dwg Layout: C5.0 UTILITY PLAN User: jsimon Plotted: Dec 19, 2023 - 9:38am XrefS:



ADA ACCESSIBLE RAMP - FLUSH

N.T.S.

REV. 11-20-2018



CONCRETE SIDEWALK

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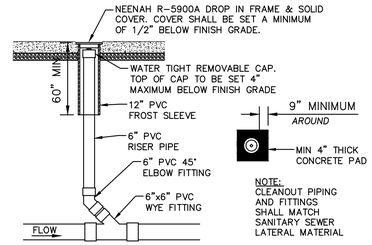
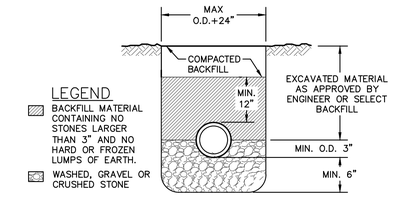


STORM SEWER CLEANOUT

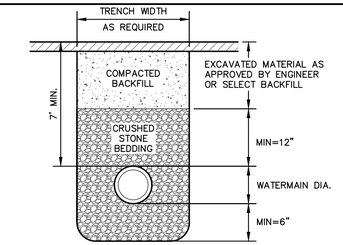
N.T.S.



STORM & SANITARY SEWER BEDDING

N.T.S.

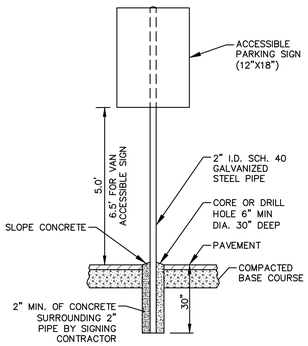
REV. 12-05-2018



WATERMAIN BEDDING

N.T.S.

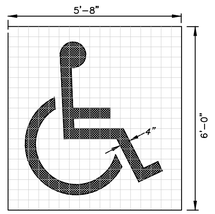
REV. 12-05-2018



NOTE:
SIGNAGE DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

ACCESSIBLE PARKING SIGN AND POST INSTALLATION

N.T.S.

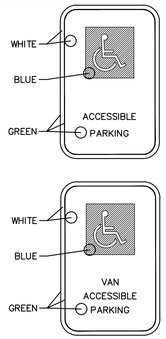


4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

PAINTED SYMBOL

N.T.S.



NOTE:
SIGNAGE AND SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

SIGN DETAILS

N.T.S.

ADA PARKING

N.T.S.

REV. 11-19-2018

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1 FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.

2 FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3 FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INSTALLATION NOTES:

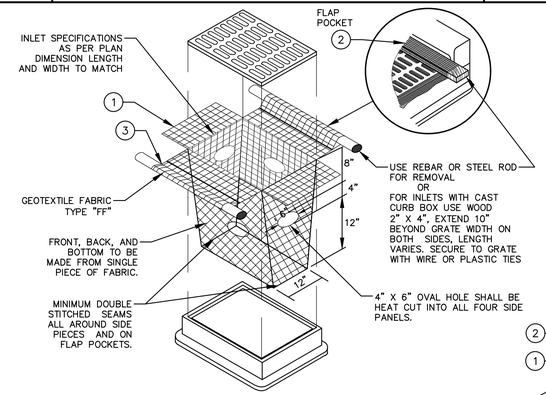
TYPE "D"

DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

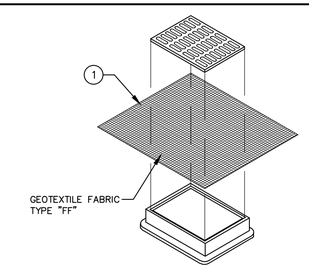
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

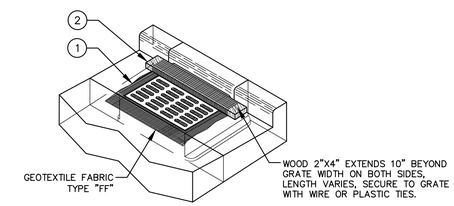
REV. 11-19-2018



INLET PROTECTION – TYPE "D"



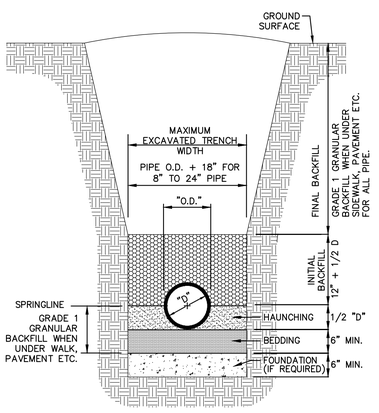
INLET PROTECTION – TYPE "B" WITHOUT CURB BOX



INLET PROTECTION – TYPE "C" WITH CURB BOX

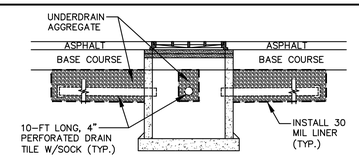
INLET PROTECTION

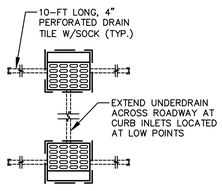
N.T.S.

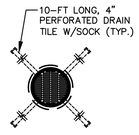


TRENCH BACKFILL

N.T.S.







INLET SIZE AND SHAPE MAY VARY

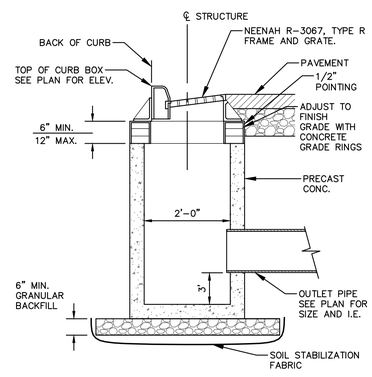
GENERAL NOTES:

1. UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
2. UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE.
3. UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
4. ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY CITY OF MILWAUKEE.

CATCH BASIN/INLET UNDERDRAIN

N.T.S.

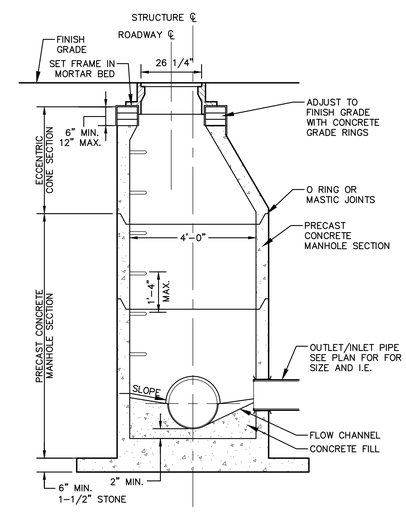
REV. 12-7-2018



STORM INLET W/ SUMP

N.T.S.

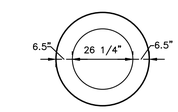
REV. 11-26-2018

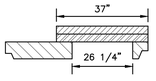


STORM SEWER MANHOLE

N.T.S.

REV. 12-07-2018





FLAT TOP SLAB

GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.
6. USE NEENAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS.

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CLIENT:
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CLIENT ADDRESS:
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MILWAUKEE, WI 53216

PROJECT:
ST. MATTHEW'S SENIOR HOUSING

PROJECT LOCATION:
2953-2977 NORTH 8TH STREET
MILWAUKEE, WI 53206

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Designed By:	JJS
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Approved By:	TJB

SHEET TITLE:
DETAILS

SHEET NUMBER:
C6.0

JSD PROJECT NO: 23-13657

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☑ SELECT DESIRED COLOR:

- ☐ NATURAL
- ☐ *RIVER

*SPECIAL ORDER

☑ SELECT DESIRED FINISH:

- ☐ SERIES
- ☐ IL CAMPO
- ☐ SMOOTH PREMIER
- ☐ STANDARD
- ☐ UMBRIANO

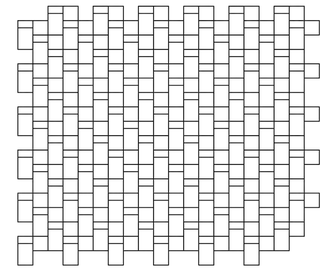
☑ SELECT DESIRED SIZE:

- ☐ 10 1/4" X 10 1/4" X 3 1/8" QTY_____.

LEGEND

10 1/4" X 10 1/4"

NOTE:
THIS IS A PERMEABLE PAVER



PATTERN A

SPECIAL ORDER:
MINIMUM ORDER QUANTITIES PER COLOR.
CONTACT UNILOCK FOR MORE INFORMATION.

DISCLAIMER:
UNILOCK INVENTORIED PRODUCT, SPECIAL ORDER PRODUCT AND CUSTOM PRODUCT OPTIONS VARY BE REGION. CONTACT YOUR LOCAL OFFICE OR REPRESENTATIVE TO CONFIRM PRODUCT DETAILS, PRICING, TERMS AND CONDITIONS BEFORE SPECIFYING.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 114-079.

PAVERS

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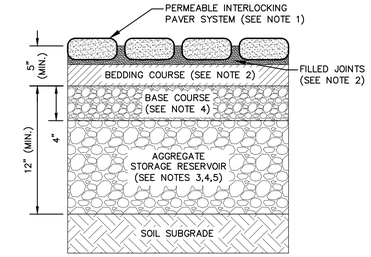
114-079 REVISION DATE 10/03/2018

 CADdetails.com



PAVER SECTION TO BE VERIFIED BY GEOTECH

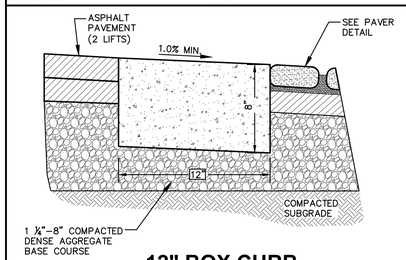
GENERAL NOTES:

1. PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%.
2. JOINT STONE AND BEDDING SHALL CONSIST OF ASTM C-33, 8, 9, 89, OR 57 AGGREGATE.
3. AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES.
4. BASE AND/OR SUBBASE COURSES WITH MINIMUM POROSITY OF 30% CAN BE CONSIDERED AGGREGATE STORAGE RESERVOIR. BASE COURSE FOR PERMEABLE INTERLOCKING PAVERS SHALL BE 4.0" DEPTH OF ASTM C-33, 57 AGGREGATE AND CAN BE CONSIDERED PART OF THE AGGREGATE STORAGE DEPTH.
5. UNDERDRAINS CAN BE LOCATED WITHIN OR BELOW THE AGGREGATE STORAGE RESERVOIR. UNDERDRAINS (OR EQUIVALENT) ARE REQUIRED IF THE AGGREGATE STORAGE RESERVOIR DRAIN DOWN TIME WILL EXCEED 72 HOURS.

PERMEABLE PAVERS

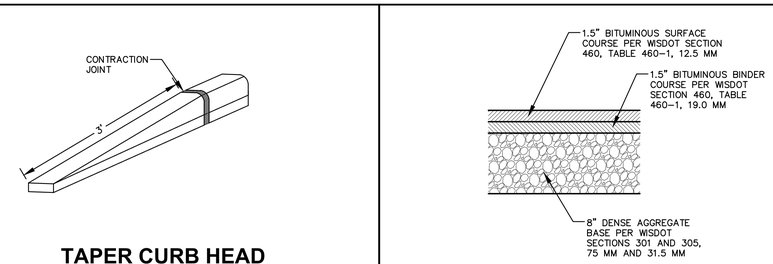
N.T.S.

REV. 11-20-2018



12" BOX CURB

N.T.S.



TAPER CURB HEAD

N.T.S.

REV. 5-19-2017

STANDARD ASPHALT PAVEMENT SECTION

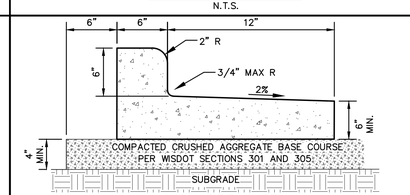
GENERAL NOTES:

1. PAVEMENT SECTIONS BASED ON PREVIOUS PROJECTS WITH SIMILAR EXPECTED TRAFFIC LOADING. PAVEMENT DESIGN SHOULD BE BASED ON THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER. JSD CANNOT GUARANTEE PERFORMANCE AND LIFE EXPECTANCY OF PROPOSED PAVEMENT DESIGN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS AND HEAVY DUTY CONCRETE PAVEMENT SHALL HAVE A MINIMUM 8" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

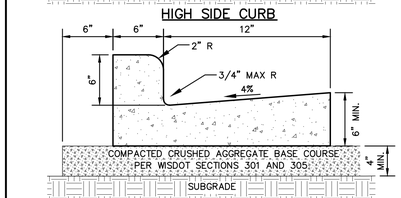
PAVEMENT SECTIONS

N.T.S.

REV. 7-01-2019



HIGH SIDE CURB



LOW SIDE CURB

GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

18" STANDARD CURB & GUTTER

N.T.S.

REV. 12-24-2020

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Approved By:	TJB

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DETAILS

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C6.1

JSD PROJECT NO: 23-13657

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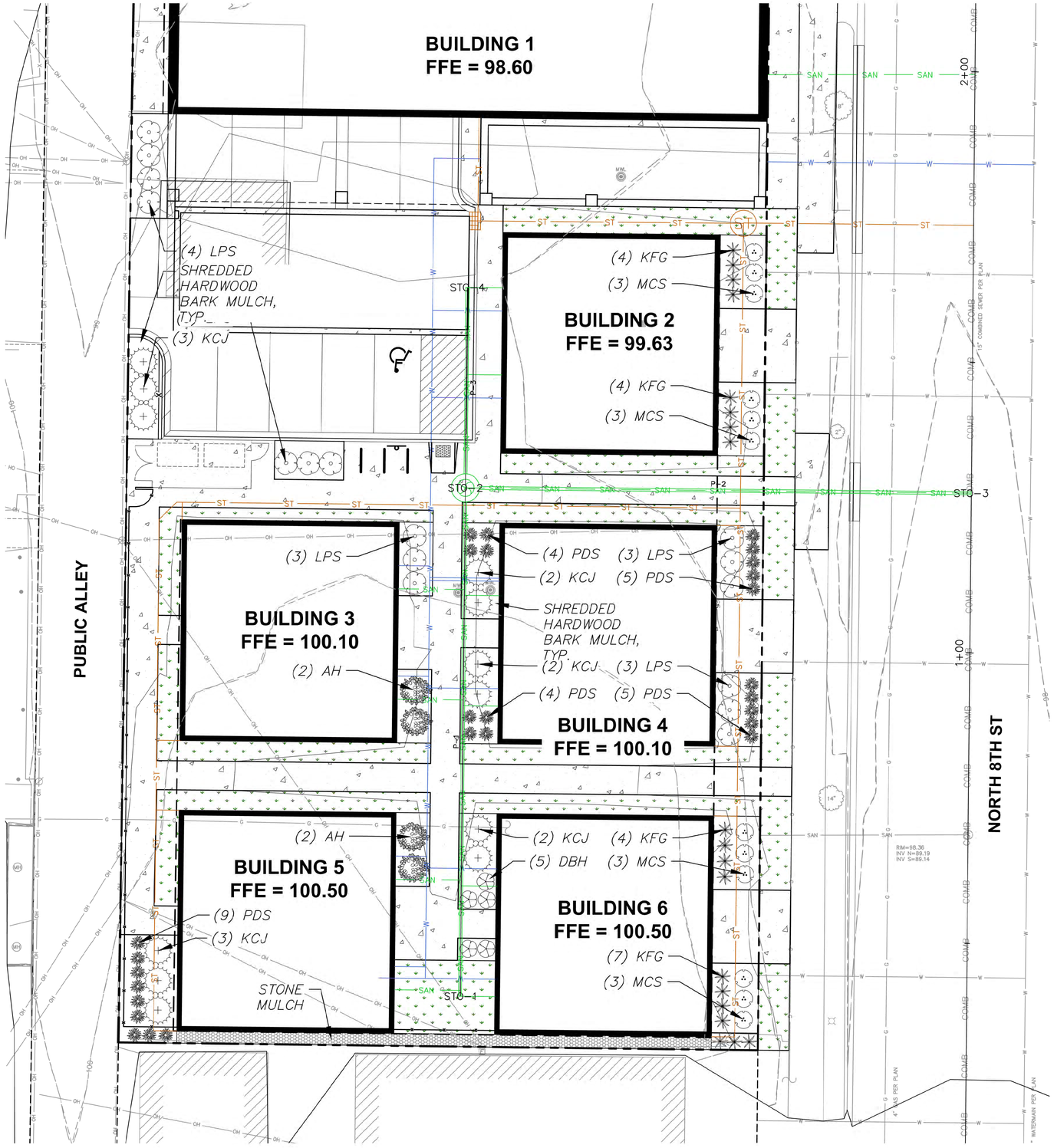

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- SAN — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER
- 8'x4'x2" INSULATION (PLAN VIEW)
- 8'x4'x2" INSULATION (PROFILE VIEW)
- KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH
- STONE MULCH
- ALUMINUM EDGING

LANDSCAPE REQUIREMENTS

PLANT SCHEDULE

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	DBH	Diervilla lonicera / Dwarf Bush Honeysuckle	Cont.	#3	5
	AH	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	Cont.	#3	4
	LPS	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	Cont.	#3	16
	MCS	Spiraea japonica 'Walbuma' / Magic Carpet Japanese Spirea	Cont.	#3	12
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	KCJ	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	Cont.	#5	12
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	Cont.	#1	19
	PDS	Sporobolus heterolepis / Prairie Dropseed	Cont.	#1	27

north

SCALE IN FEET

10' 0 10'

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JSD

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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
CUPID DEVELOPMENT, LLC.

CLIENT ADDRESS:
5535 WEST MELVINA STREET
MILWAUKEE, WI 53216

PROJECT:
ST. MATTHEW'S SENIOR HOUSING

PROJECT LOCATION:
2953-2977 NORTH 8TH STREET
MILWAUKEE, WI 53206

PLAN MODIFICATIONS:

#	Date:	Description:
1	11/17/2023	DD PLAN SUBMITTAL
2	12/12/2023	CITY RESUBMITTAL
3		
4		
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10		
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12		
13		
14		
15		

Designed By: RWN
Reviewed By: KCB
Approved By: TJB

SHEET TITLE:
SITE LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 23-13657

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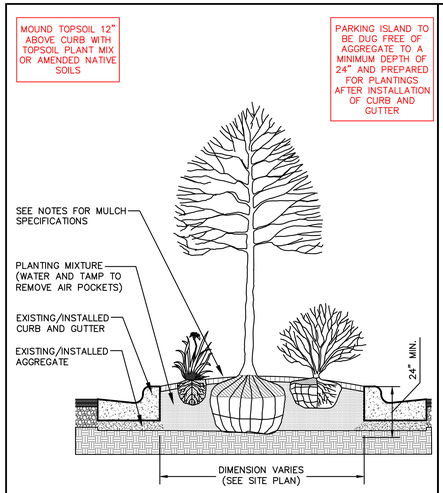
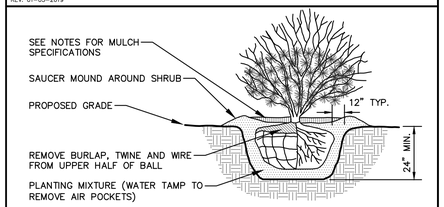


PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV. 01-03-2019

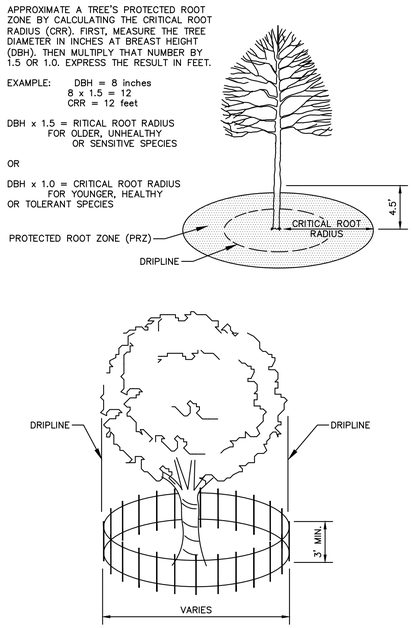


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

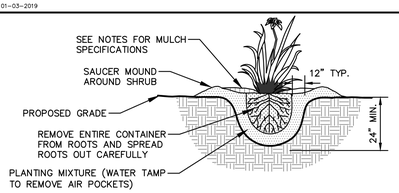


NOTE:
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS
2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS
3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PROTECTION DETAIL

N.T.S.

REV. 01-04-2019

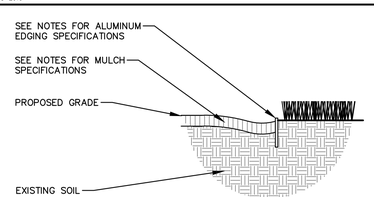


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.

3. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.

5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE

LANDSCAPE MATERIAL NOTES

1. MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.

2. MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.

3. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.

4. MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE SPARDUST RED FROM HALQUIST STONE CO, LLC. OR EQUIVALENT. FINAL SELECTION APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

5. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.

6. MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

7. MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

DIGGERS HOTLINE
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MILWAUKEE REGIONAL OFFICE
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CLIENT:
CUPID DEVELOPMENT, LLC.

CLIENT ADDRESS:
5535 WEST MELVINA STREET
MILWAUKEE, WI 53216

PROJECT:
ST. MATTHEW'S SENIOR HOUSING

PROJECT LOCATION:
2953-2977 NORTH 8TH STREET
MILWAUKEE, WI 53206

PLAN MODIFICATIONS:

#	Date:	Description:
1	11/17/2023	DD PLAN SUBMITTAL
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Designed By: RWN
Reviewed By: KCB
Approved By: TJB

SHEET TITLE:
LANDSCAPE DETAILS AND NOTES

SHEET NUMBER:
L2.0

JSD PROJECT NO: 23-13657

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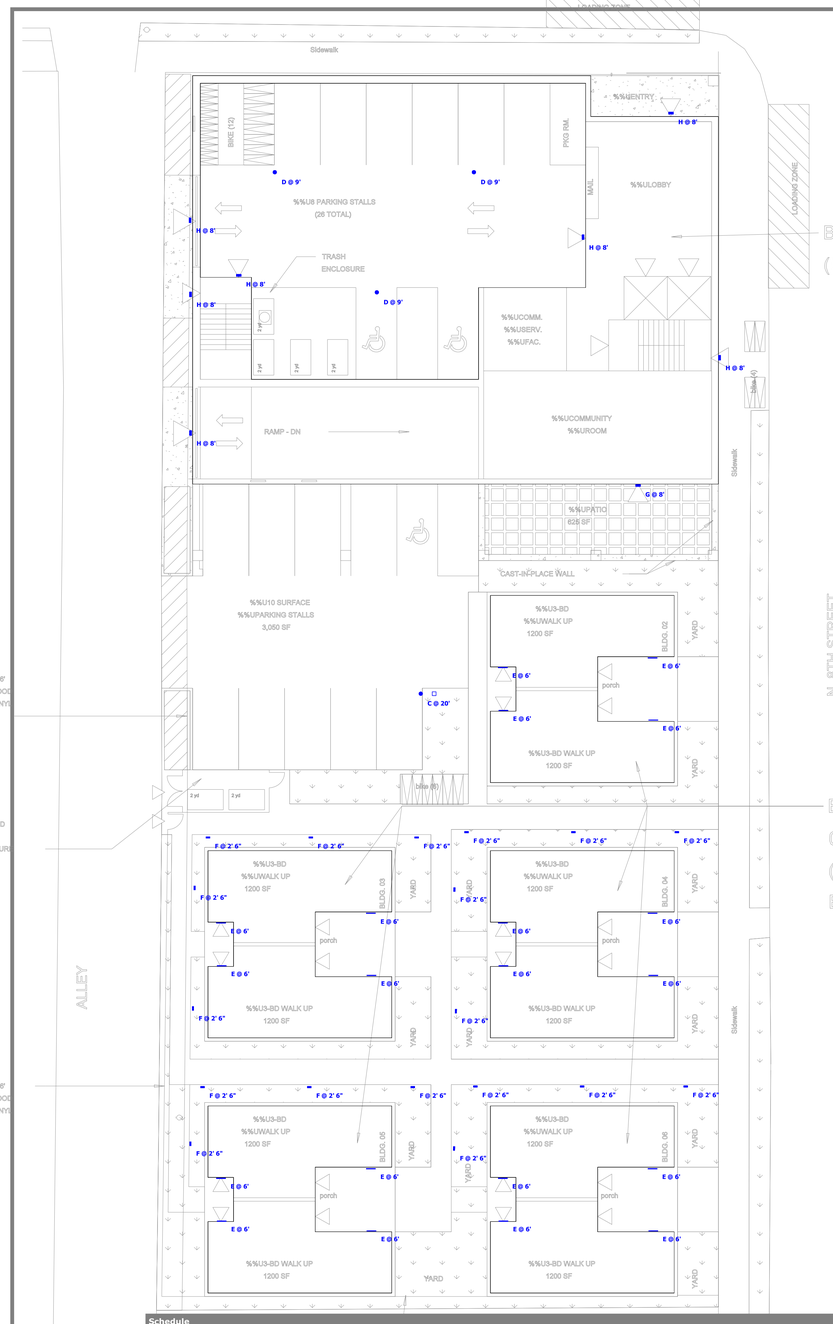
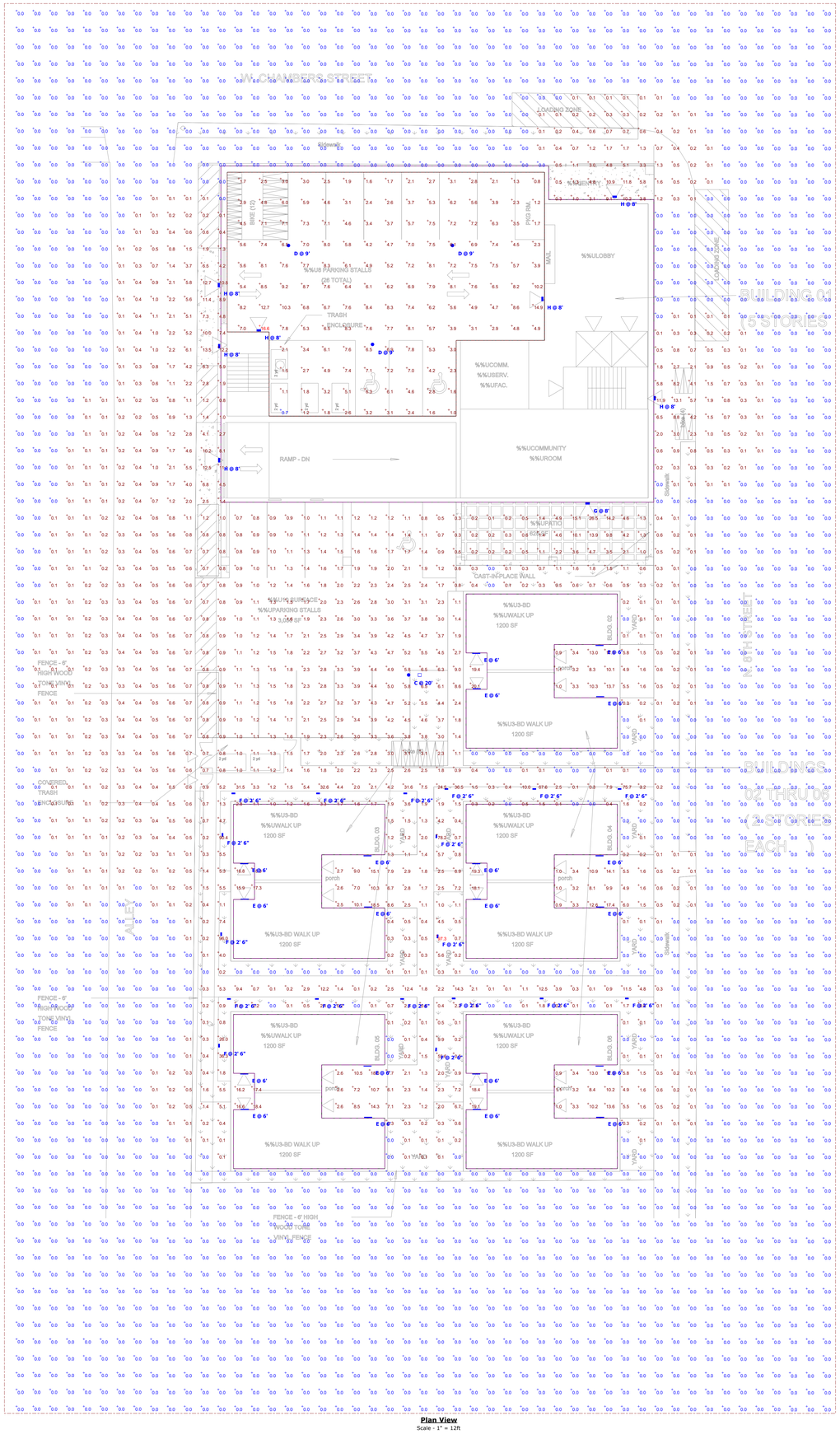




Plan View
Scale - 1" = 12ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	C		1	PHILIPS GARDCO	P26-48L-700-CW-G2-4	PureForm Gen2 - Area Medium (P26), 48 LED's, 5000K CCT, TYPE 4 OPTIC, .	1	13432	1	101.0474	Max: 8524cd
	D		3	GARDCO	SVPG-A04-830-G2-5RD	SoftView Parking Garage (SVPG), 196 LED's, 3000K CCT, TYPE 5RD OPTIC, 3000K & 4000K 80CRI / 5000K 70CRI	1	7501	1	72	Max: 2017cd
	E		20	Performance iN Lighting	070004	MIMIK 30 FLAT M 20W 840 Type II 0-10V Iron gray	1	1597	1	20	Max: 701cd
	F		18	Performance iN Lighting	071942	MIMIK 10 BOLLARD 1000 HU 11W 740 Type II Iron gray	1	915	1	11	Max: 715cd
	G		1	Performance iN Lighting	070716	SHIELD+1 28W 840 Type III 1-10V - Black	1	3072	1	28	Max: 2108cd
	H		7	Performance iN Lighting	070711	SHIELD+1 14.5W 840 Type III 1-10V - Black	1	1773	1	14.5	Max: 1214cd

*No substitutions shall be allowed without prior approval from engineer of record and lighting designer.

All light levels are approximate.
Values will vary due to actual LED/driver combinations, reflectances (currently set at 80/50/20), environmental conditions, and obstructions.
Calculations are based on our interpretation of information provided to us.

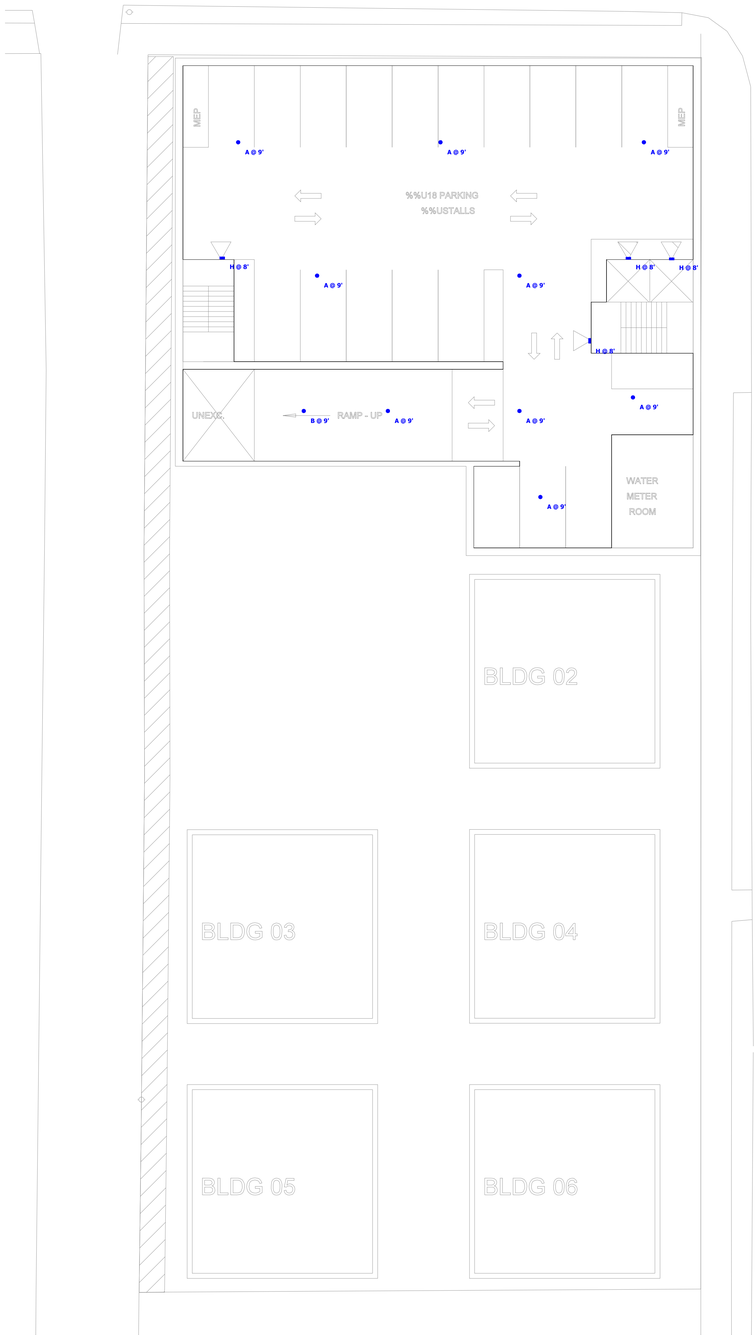
SPECTRUM lighting

VISUAL

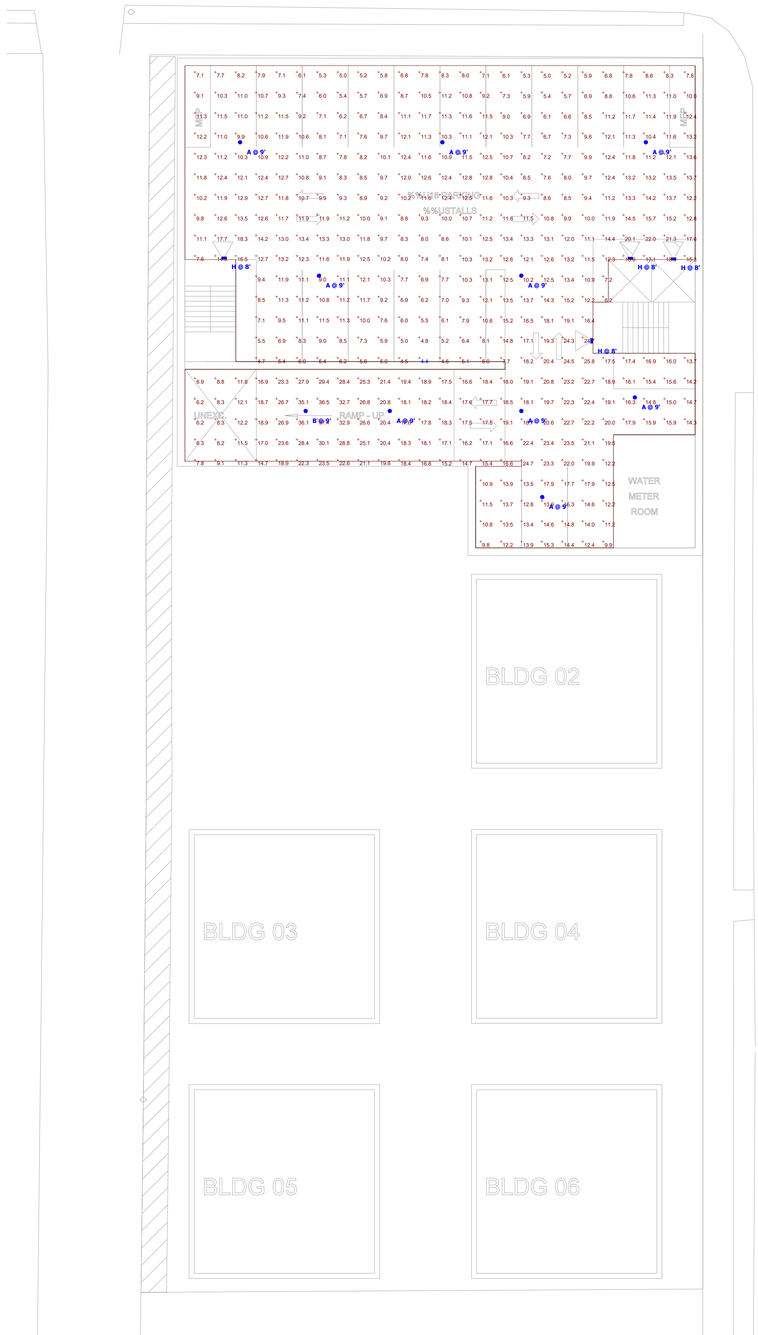
St. Matthew's Senior Housing

Designer
BGG
Date
11/14/2023
Scale
Not to Scale
Drawing No.

Summary



Plan View
Scale - 1" = 12ft



Plan View
Scale - 1" = 12ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		9	GARDCO	SVPG-A0S-840-G2-5RD	SoftView Parking Garage (SVPG), 196 LED's, 4000K CCT, TYPE 5RD OPTIC, 3000K & 4000K 80CRI / 5000K 70CRI	1	9656	1	90	Max: 2596cd
	B		1	GARDCO	SVPG-A11-830-G2-5CD	SoftView Parking Garage (SVPG), 266 LED's, 3000K CCT, TYPE 5CD OPTIC, 3000K & 4000K 80CRI / 5000K 70CRI	1	15546	1	149.3019	Max: 3757cd
	H		4	Performance IN Lighting	070711	SHIELD+1 14.5W 840 Type III 1-10V - Black	1	1773	1	14.5	Max: 1214cd

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All light levels are approximate.
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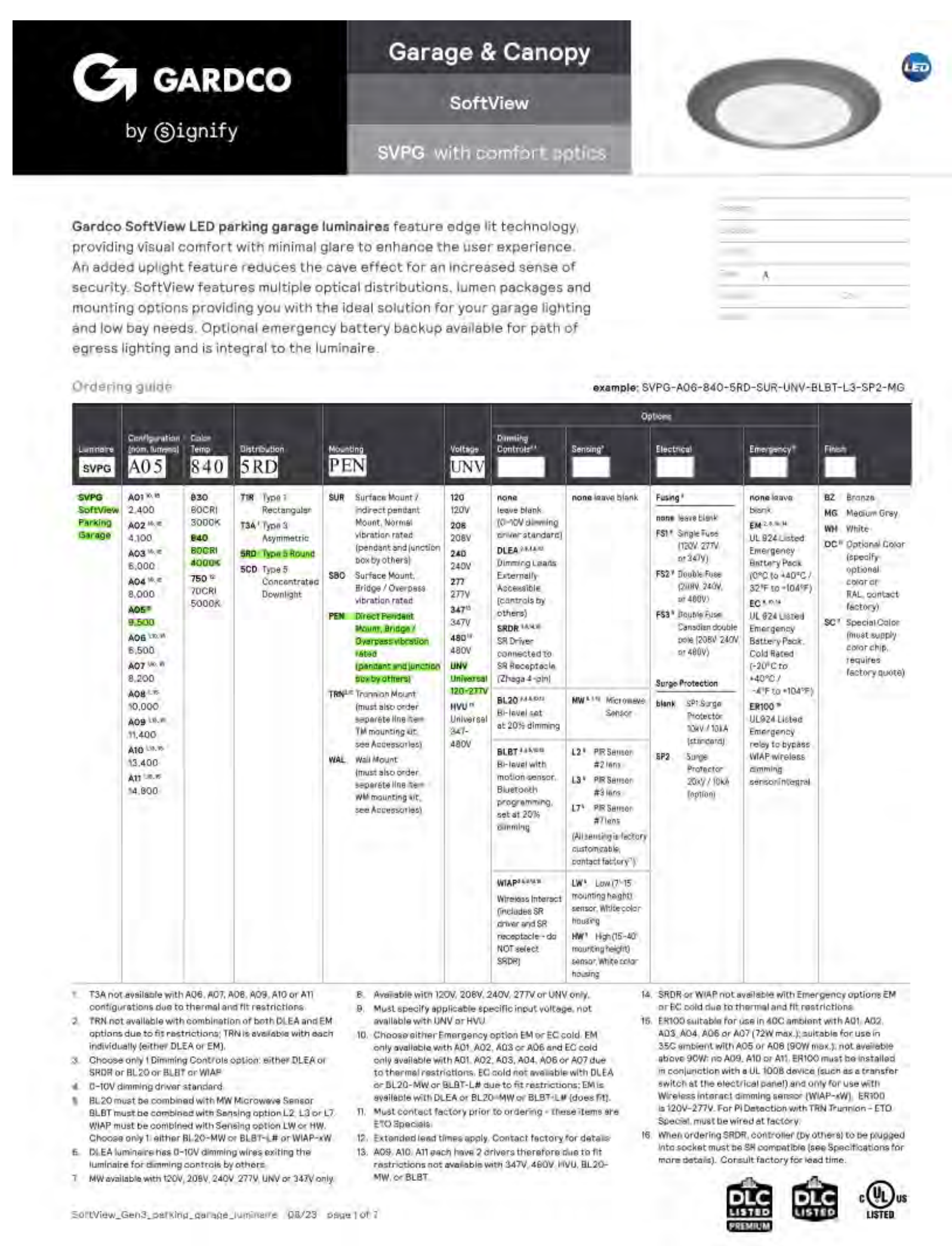
SPECTRUM lighting

St. Matthew's Senior Housing

Designer
BGG
Date
11/14/2023
Scale
Not to Scale
Drawing No.

Summary


GARDCO by Signify

Garage & Canopy

SoftView

SVPG with comfort optics

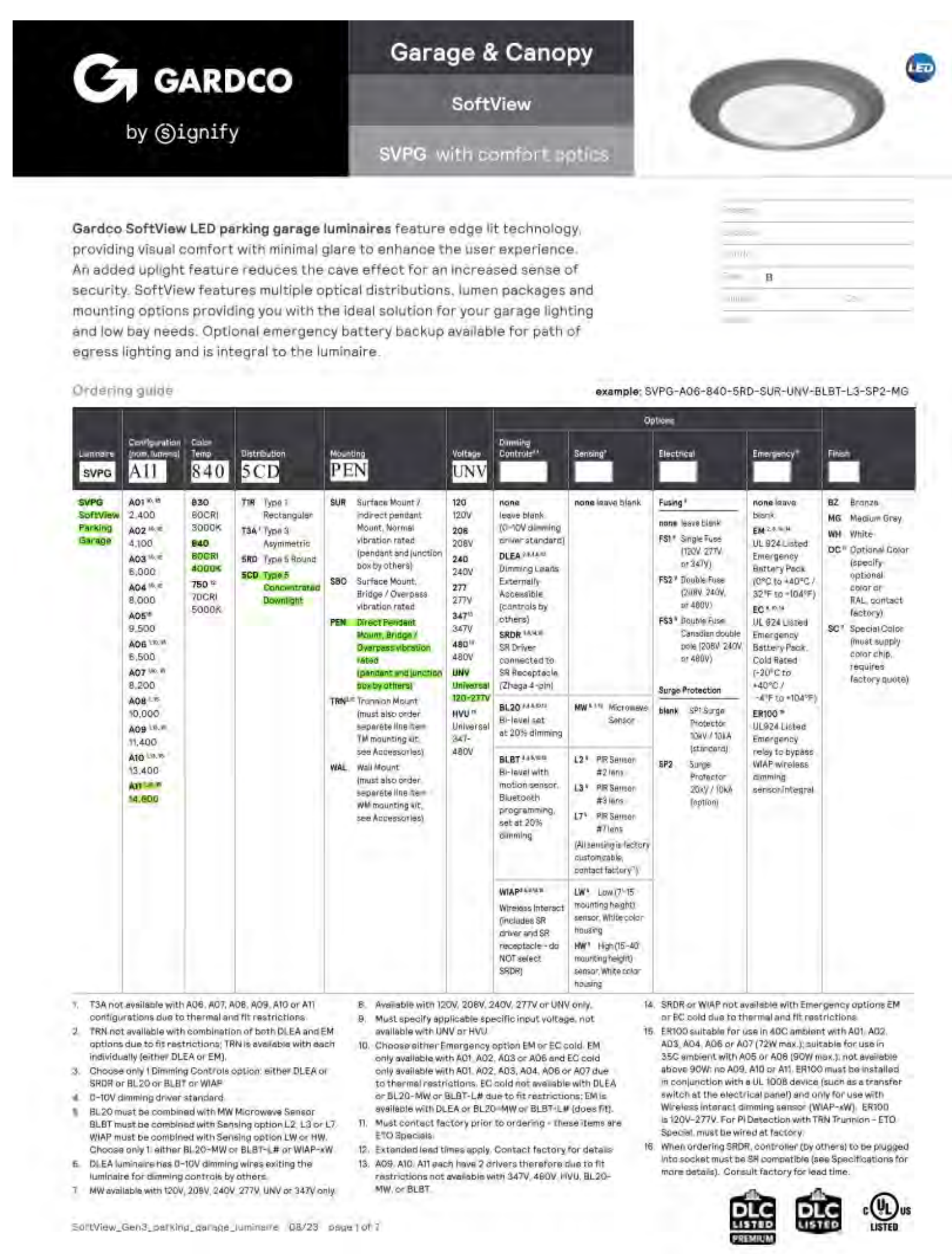
Gardco SoftView LED parking garage luminaires feature edge lit technology, providing visual comfort with minimal glare to enhance the user experience. An added uplight feature reduces the cave effect for an increased sense of security. SoftView features multiple optical distributions, lumen packages and mounting options providing you with the ideal solution for your garage lighting and low bay needs. Optional emergency battery backup available for path of egress lighting and is integral to the luminaire.

Type: A

Ordering guide

example: SVPG-A06-840-5RD-SUR-UNV-BLBT-L3-SP2-MG

SVPG A05 840 5RD PEN UNV


GARDCO by Signify

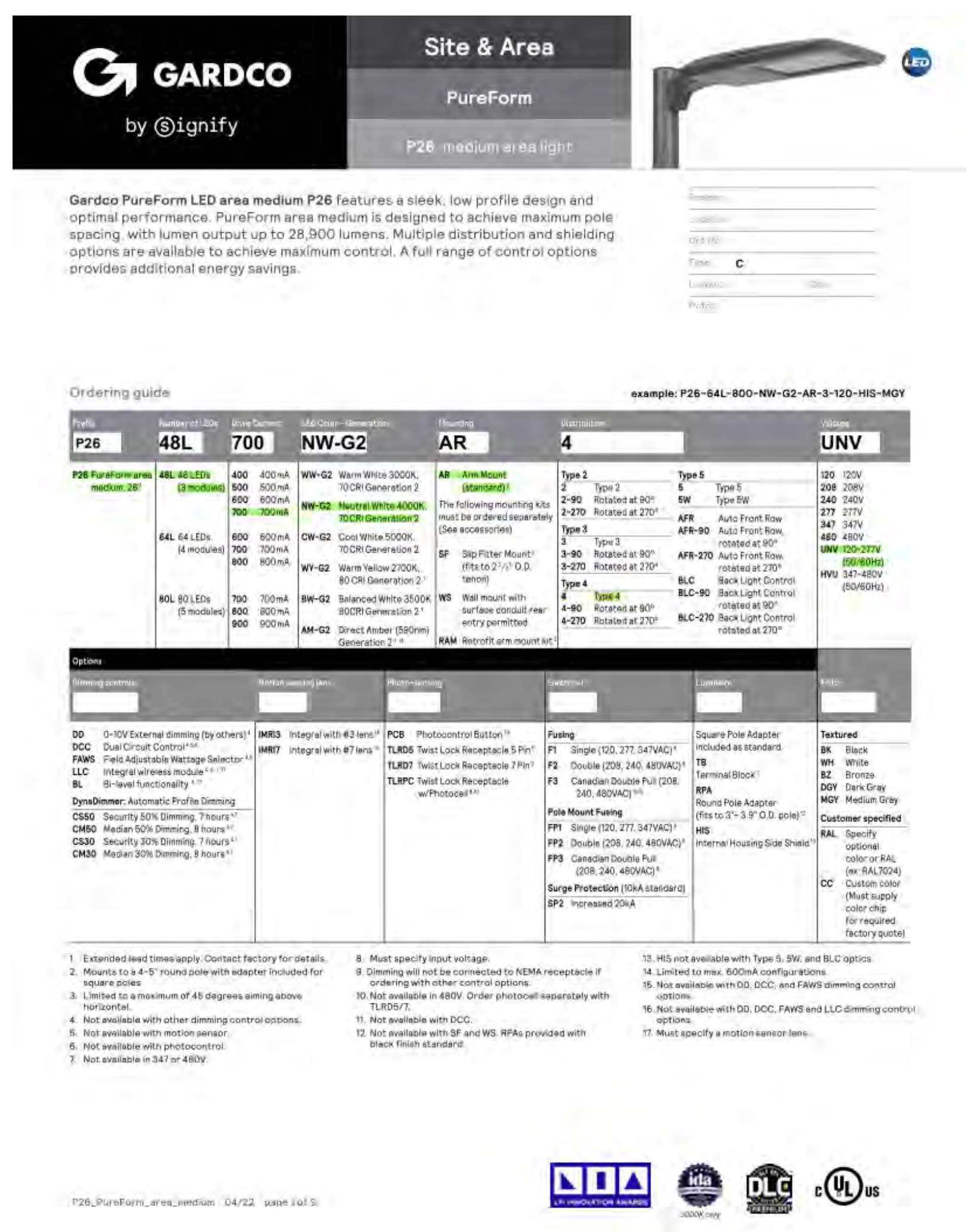
Garage & Canopy

SoftView

SVPG with comfort optics

Ordering guide

example: SVPG-A06-840-5RD-SUR-UNV-BLBT-L3-SP2-MG


GARDCO by Signify

Site & Area

PureForm

P26 medium area light

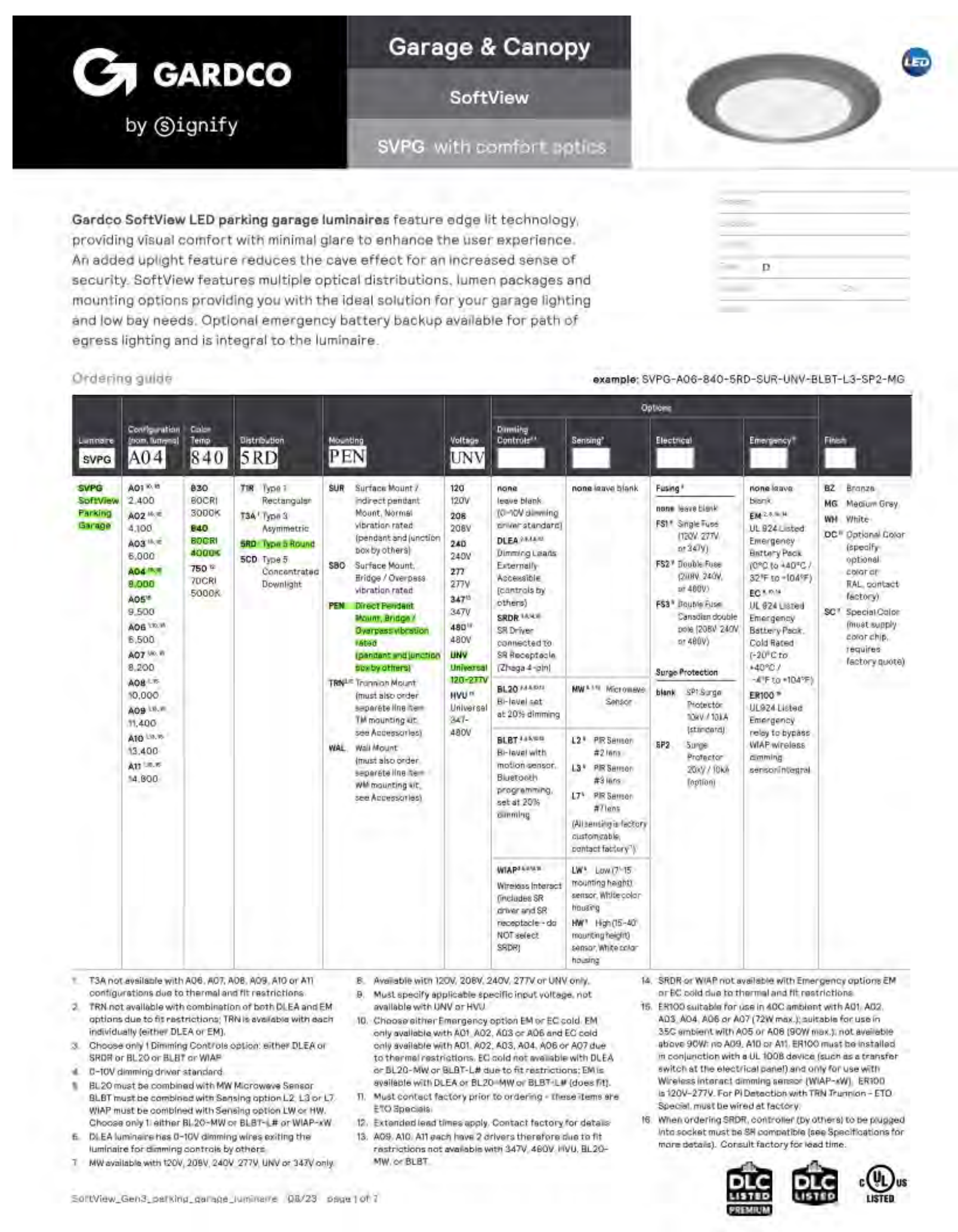
Gardco PureForm LED area medium P26 features a sleek, low profile design and optimal performance. PureForm area medium is designed to achieve maximum pole spacing, with lumen output up to 28,900 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

Type: C

Ordering guide

example: P26-64L-800-NW-G2-AR-3-120-HIS-MGY

P26 48L 700 NW-G2 AR 4 UNV


GARDCO by Signify

Garage & Canopy

SoftView

SVPG with comfort optics

Ordering guide


MIMIK 30

FIXTURE: E

Wall mount series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Micro-prismatic patterned, flat, tempered silk-screened soda-lime glass diffuser (FLAT versions).
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- High-transmittance transparent optics.
- IESNA Type II light distribution (FLAT).
- IESNA Type II light distribution.
- IESNA Type III light distribution.
- IESNA Type IV light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral 0-10 V dimming driver.
- Customizing facade faceplate available for MIMIK FLAT versions (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

FINISHES
- ● AN-96 / Iron gray / Textured
- ● GR-94 / Aluminum metallic / Textured
- ○ WH-87 / White / Textured
- ● BK-81 / Black / Textured
- ● RB-10 / Iron rust / Textured

MIMIK 30 FLAT

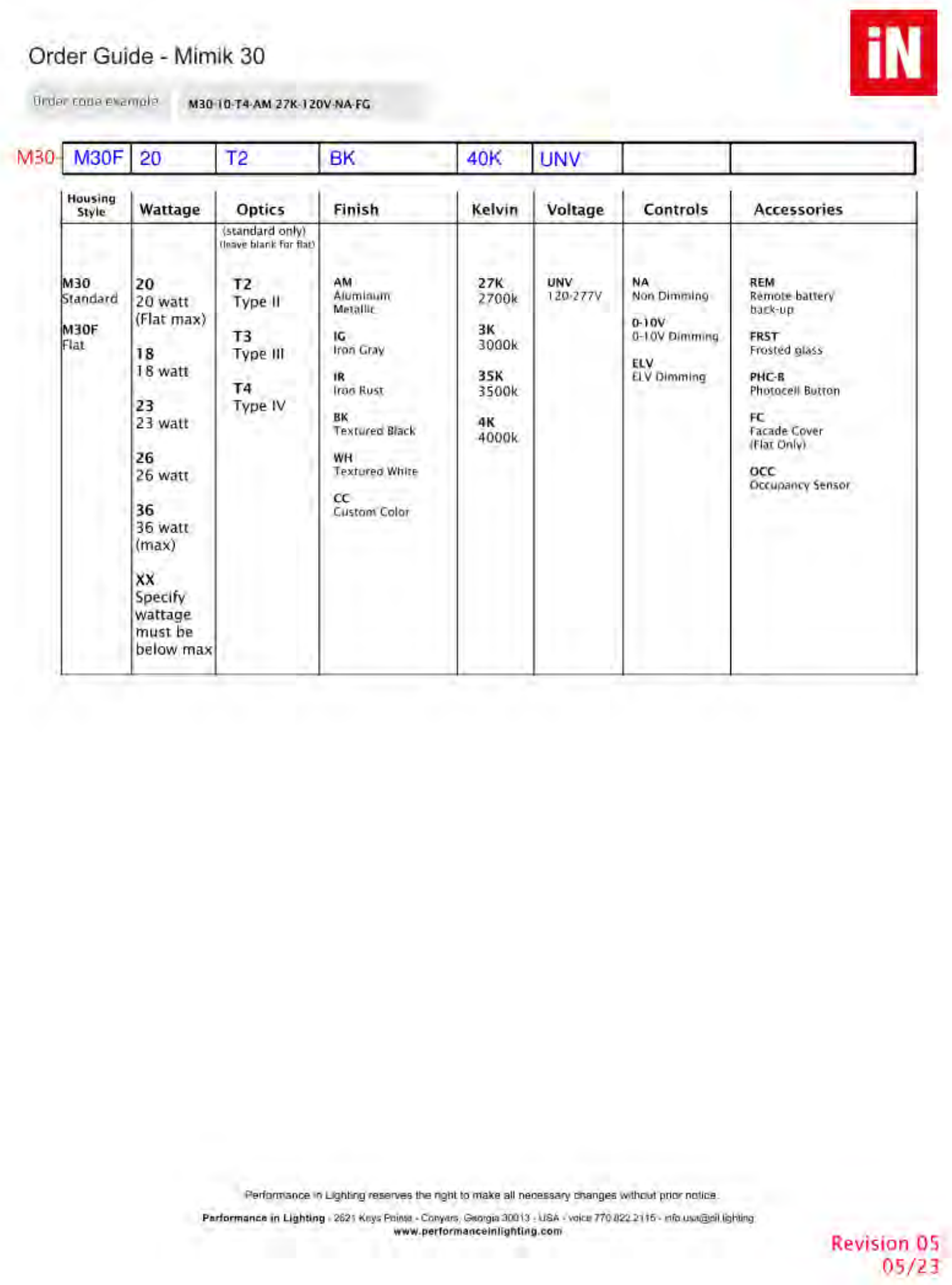
MIMIK 30

LUMEN OUTPUT	2700K	3000K	3500K	4000K
MIMIK 30 M T2 36W	2448	2549	2649	27
MIMIK 30 M T3 36W	2503	2603	2703	20
MIMIK 30 M T4 36W	2322	2415	2508	26
MIMIK 30 FLAT M 20W	1461	1506	1551	15

Scan here for installation instructions

WATTAGE	
MIMIK 30 M	18W
MIMIK 30 M	23W
MIMIK 30 M	26W
MIMIK 30 M	36W
MIMIK 30 FLAT M	20W

Revision 0
05/2


Order Guide - Mimik 30

Order code example M30-10-T4-AM 27K-120V-NA-FG

M30- M30F 20 T2 BK 40K UNV

Housing Style	Wattage	Optics (standard only) (leave blank for flat)	Finish	Kelvin	Voltage	Controls	Accessories
M30 Standard M30F Flat	20 20 watt (Flat max) 18 18 watt 23 23 watt 26 26 watt 36 36 watt (max) XX Specify wattage must be below max	T2 Type II T3 Type III T4 Type IV	AM Aluminum Metallic IG Iron Gray IR Iron Rust BK Textured Black WH Textured White CC Custom Color	27K 2700k 3K 3000k 35K 3500k 4K 4000k	UNV 120-277V	NA Non Dimming 0-10V 0-10V Dimming ELV ELV Dimming	REM Remote battery back-up FRST Frosted glass PHC-B Photocell Button FC Facade Cover (Flat Only) OCC Occupancy Sensor

Revision 05
05/23


PERFORMANCE iN LIGHTING | powered by GEWISS

PRODUCT CODE 071942
PROJECT
TYPE F

MIMIK 10 BOLLARD 1000 HU

IP 65 · WET · FULL CUT OFF · cULus LISTED · RAL

Part number	071942
Lampholder:	LED
Wattage:	11 W
Finishing:	AN-96 / Iron gray / Textured
Degree of protection:	IP65
CRI:	70
Kelvin:	4000
IESNA Type:	Type II
BUG Rating:	B0-U0-G0
Luminaire lumen output [lm]:	915 lm
L:	L80
B:	B10
Lifetime:	60000 h
cULus:	✓
Voltage:	120/277 V
Min. ambient temperature [°C]:	-20
Max. ambient temperature [°C]:	35


PERFORMANCE iN LIGHTING | powered by GEWISS

PRODUCT CODE 070716
PROJECT
TYPE G

SHIELD+1 TYPE III

IP 66 · ≥ +50° · WET · FULL CUT OFF · 1-10 V · cULus LISTED · RAL

Part number	070716
Lampholder:	LED
Wattage:	28 W
Finishing:	BK-81 / Black / Textured
Degree of protection:	IP66
CRI:	80
Kelvin:	4000
Optic:	Asymmetric Extra-Wide
IESNA Type:	Type III
BUG Rating:	B1-U0-G0
Luminaire lumen output [lm]:	3072 lm
L:	L80
B:	B10
Lifetime:	200000 h
cULus:	✓
Voltage:	120/277 V
Min. ambient temperature [°C]:	-30
Max. ambient temperature [°C]:	50

Description

Long-lasting energy-efficient wall pack series. Fixtures consist of:

Photometric data

Technical drawings


PERFORMANCE iN LIGHTING | powered by GEWISS

PRODUCT CODE 070711
PROJECT
TYPE H

SHIELD+1 TYPE III

IP 66 · ≥ +50° · WET · FULL CUT OFF · 1-10 V · cULus LISTED · RAL

Part number	070711
Lampholder:	LED
Wattage:	14.5 W
Finishing:	BK-81 / Black / Textured
Degree of protection:	IP66
CRI:	80
Kelvin:	4000
Optic:	Asymmetric Extra-Wide
IESNA Type:	Type III
BUG Rating:	B1-U0-G0
Luminaire lumen output [lm]:	1773 lm
L:	L80
B:	B10
Lifetime:	200000 h
cULus:	✓
Voltage:	120/277 V
Min. ambient temperature [°C]:	-30
Max. ambient temperature [°C]:	50

Description

Long-lasting energy-efficient wall pack series. Fixtures consist of:

Photometric data

Technical drawings

St. Matthew's Senior Housing

All light levels are approximate.
Values will vary due to actual LED/driver combinations, reflectances (currently set at 80/50/20), environmental conditions, and obstructions.
Calculations are based on our interpretation of information provided to us.
This design remains the property of Spectrum Lighting and may not be altered without written permission.

SPECTRUM lighting

Designer
BGG
Date
11/14/2023
Scale
Not to Scale
Drawing No.

Summary

ST MATTHEWS DEVELOPMENT DATA

UNIT TOTALS *(UNIT MIX 48% 1-BD / 32% 2-BD / 20% 3-BD)*

BLDG 01	1BR	2BR	3BR	SUBTOTAL		1BR	2BR	3BR	SUBTOTAL	**TOTAL**
1ST FL	0	0	0	**0**	**BLDG 02**	0	0	2	**2**	**2**
2ND FL	6	4	0	**10**	**BLDG 03**	0	0	2	**2**	**2**
3RD FL	6	4	0	**10**	**BLDG 04**	0	0	2	**2**	**2**
4TH FL	6	4	0	**10**	**BLDG 05**	0	0	2	**2**	**2**
5TH FL	6	4	0	**10**	**BLDG 06**	0	0	2	**2**	**2**
SUBTOTAL	**24**	**16**	0		SUBTOTAL	**0**	**0**	**10**	**-**	**10**
TOTAL				**40**	**TOTAL**				**10**	**50**

PARKING TOTALS *(UNIT TO STALL RATIO 1:0.72)*

BLDG 1	26	*in bldg 01 enclosed*
BLDG 2,3,4,5 & 6	10	*on site surface lot*
TOTAL	**36**	

PROJECT GROSS SQUARE FOOTAGES

BLDG 01	GSF / FLOOR		GSF / FLOOR	SUBTOTALS	
BASEMENT	9,525	**BLDG 02**	1,270/1,270	2,540	
1ST FL	8,725	**BLDG 03**	1,270/1,270	2,540	
2ND FL	10,000	**BLDG 04**	1,270/1,270	2,540	
3RD FL	10,000	**BLDG 05**	1,270/1,270	2,540	
4TH FL	10,000	**BLDG 06**	1,270/1,270	2,540	
5TH FL	10,000				
TOTAL	**58,250 GSF**			**12,700 GSF**	**70,950 GSF**

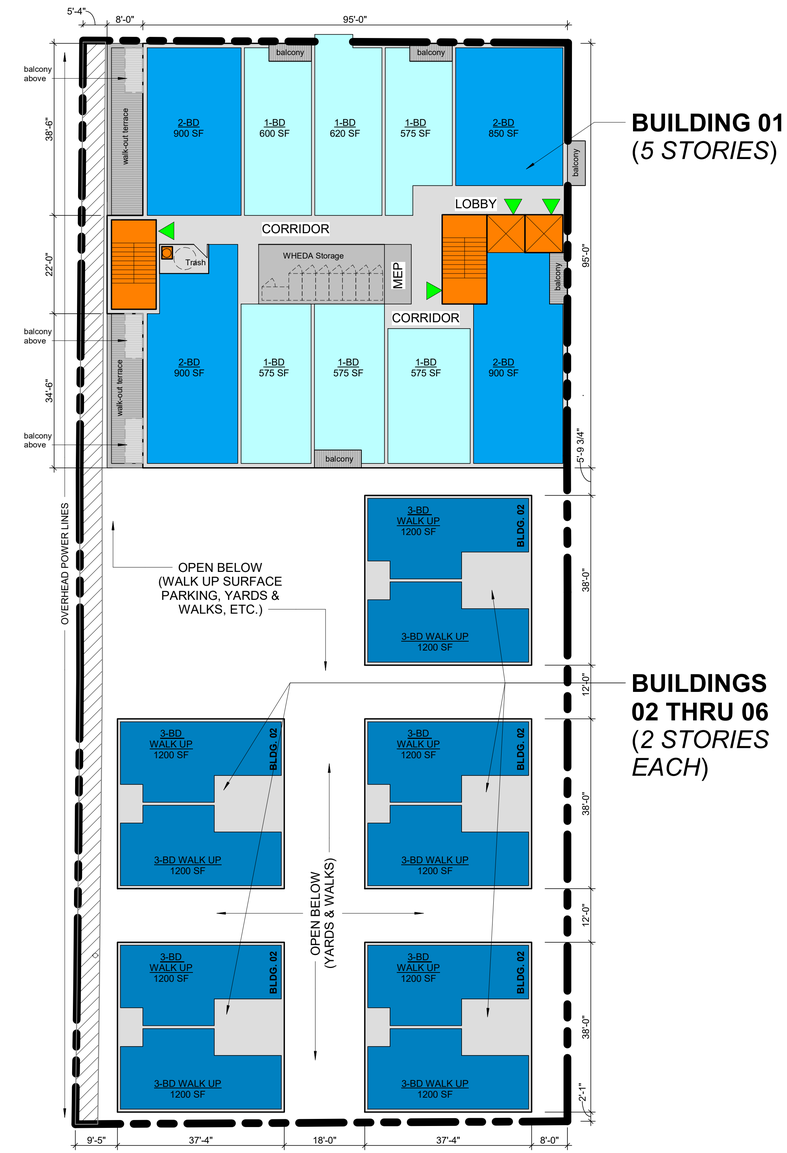
Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | CHICAGO

ST. MATTHEW'S SENIOR HOUSING

BASEMENT-FOUNDATION PLAN AND DEVELOPMENT MATRIX
SCALE: 1/16" = 1'-0"
DECEMBER 19, 2023
Engberg Anderson Project No. 223433.00

SD-00

LEVEL 1 PLAN



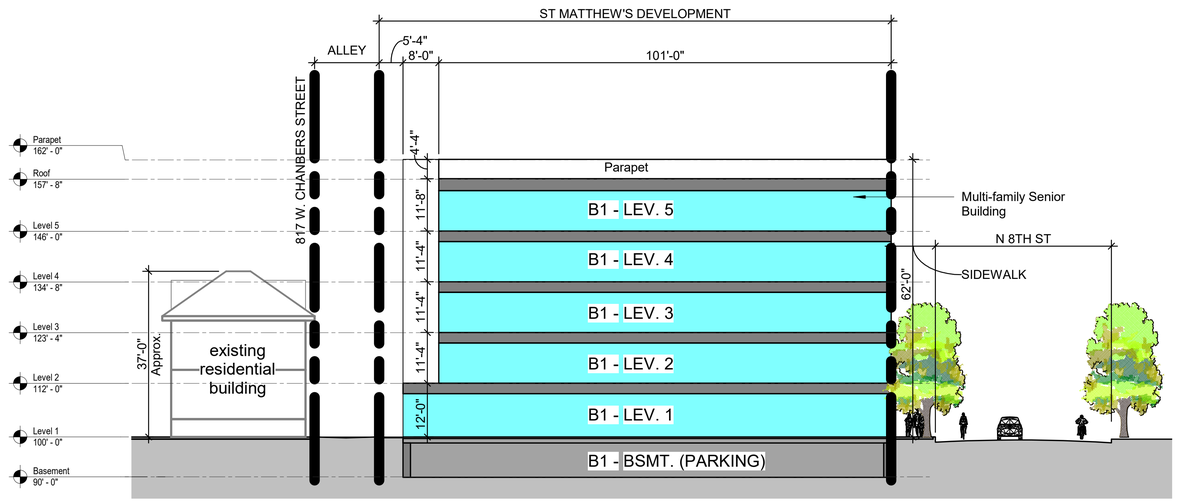
LEVELS 2-5 PLAN

ST. MATTHEW'S SENIOR HOUSING

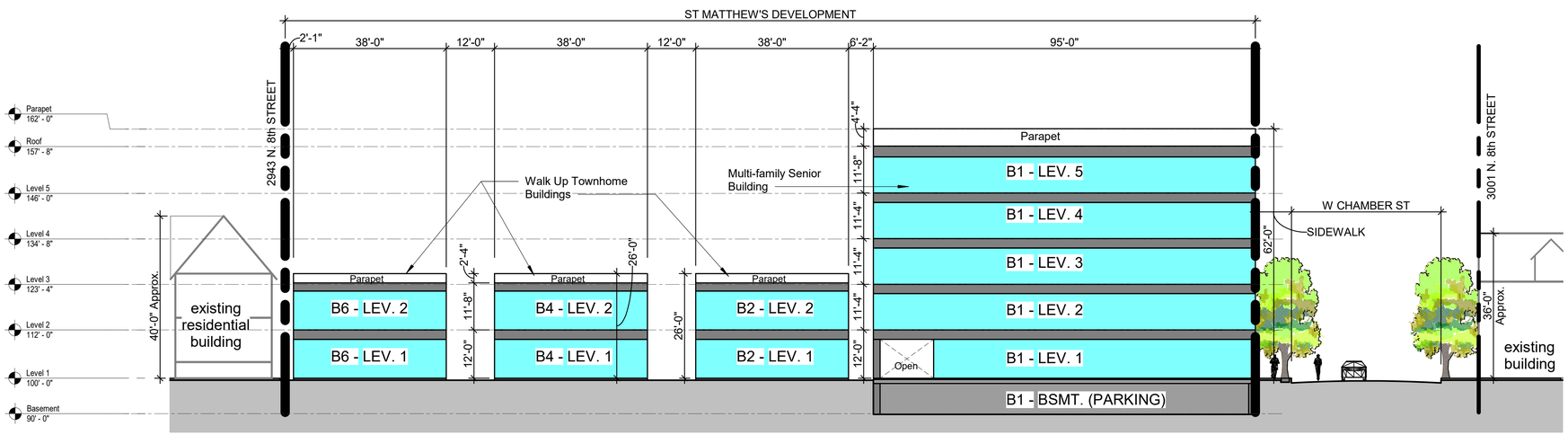
Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | CHICAGO

FLOOR PLANS
SCALE: 1/16" = 1'-0"
DECEMBER 19, 2023
Engberg Anderson Project No. 223433.00

SD-01



EAST-WEST SECTION



NORTH-SOUTH SECTION

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ST. MATTHEW'S SENIOR HOUSING

SITE SECTIONS

SCALE: 1/16" = 1'-0"

DECEMBER 19, 2023

Engberg Anderson Project No. 223433.00

SD-02

MATERIAL DESIGNATIONS	
MASONRY CLADDING	MC
CEMENT BOARD (LAPPED, COBBLESTONE COLOR)	CB-1
CEMENT BOARD (PANEL, COBBLESTONE COLOR)	CB-2
WOOD LOOK CLADDING	WC
ACCENT PAINT OR GRAPHIC	AP
STOREFRONT	SF

GENERAL NOTES - EXTERIOR

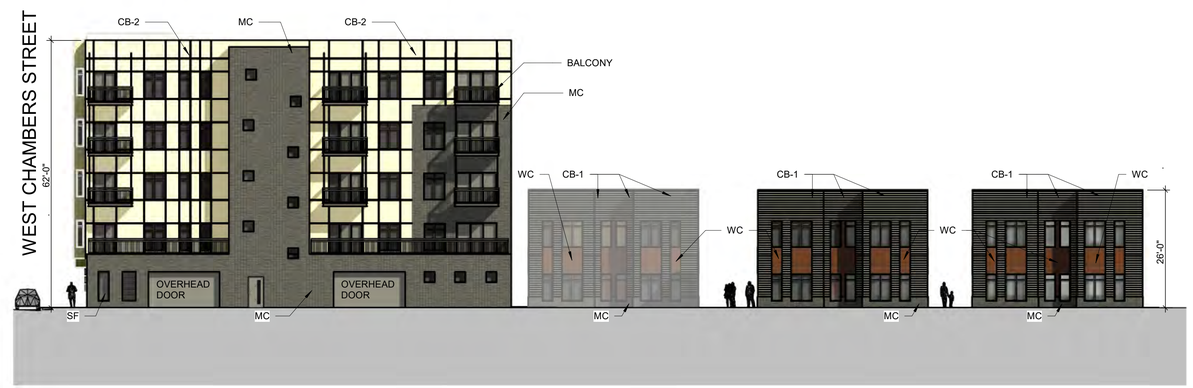
1. ALL WINDOWS AND SLIDING DOORS TO BE PREFINISHED BLACK FIBERGLASS WITH LOW-E COATING

2. OVERHEAD DOORS TO BE INSULATED - BLACK FINISH.

3. BALCONIES TO BE PREFABRICATED ALUMINUM WITH BLACK FINISH & ALUMINUM DECKS WITH FAWN BROWN FINISH.

4. SIGNAGE TO BE 18" HIGH BACKLIT W/ BLACK METAL FINISH AT BUILDING NAME & 12" HIGH BACKLIT W/ BRUSHED METAL FINISH AT ADDRESS NUMBERING.

SOUTH ELEVATION (ADJACENT PROPERTY)



WEST ELEVATION (ALLEY)

NORTH ELEVATION (W CHAMBERS ST)

EAST ELEVATION (N 8TH ST)

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MILWAUKEE | MADISON | CHICAGO

ST. MATTHEW'S SENIOR HOUSING

BUILDING ELEVATIONS

SCALE: 1/16" = 1'-0"

DECEMBER 19, 2023

Engberg Anderson Project No. 223433.00

SD-03

CB-1 & CB-2 SMOOTH CEMENT BOARD PANEL

https://www.jameshardie.com

JamesHardie

COBBLE STONE

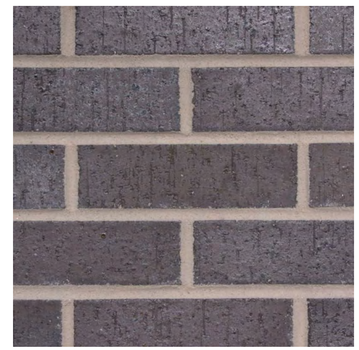
WC - WOOD LOOK CEMENT LAP BOARD

https://woodtone.com/product/rusticseries/rusticseries-lap

WOODTONE

RusticSeries™ Lap

COLOR: OLD CHERRY



MC - MASONRY CLADDING - FULL BED

https://www.yankeehillbrick.com

YANKEE HILL BRICK

DARK IRON SPOT VELOUR

SF - STOREFRONT SYSTEM - BLACK FINISH

https://www.kawneer.us

KAWNEER

	#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)

4' HIGH ALL-ALUMINUM FENCE

https://alumi-guard.com/backyard-collection

ALUMI-GUARD

YORKSHIRE

Black

6' HIGH WOOD LOOK VINYL FENCE

https://bufftech.com

Bufftech by Barrette OUTDOOR LIVING

Arctic Blend

Brookline CertaGrain® Texture

ALL-ALUMINUM HUNG BALCONY - BLACK W/ FAWN BROWN DECKING

https://www.webuildiron.com

MIDWEST IRON WIS • USA

FIBERGLASS/VINYL - BLACK WINDOWS

https://www.pella.com

Pella

Engberg Anderson ARCHITECTS

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ST. MATTHEW'S SENIOR HOUSING

BASIS OF DESIGN DIGITAL EXTERIOR MATERIALS BOARD

SCALE:

DECEMBER 19, 2023

Engberg Anderson Project No. 223433.00

SD-MB

MATERIAL DESIGNATIONS

MASONRY CLADDING	MC
CEMENT BOARD (LAPPED, COBBLESTONE COLOR)	CB-1
CEMENT BOARD (PANEL, COBBLESTONE COLOR)	CB-2
WOOD LOOK CLADDING	WC
ACCENT PAINT OR GRAPHIC	AP
STOREFRONT	SF

GENERAL NOTES - EXTERIOR

1. ALL WINDOWS AND SLIDING DOORS TO BE PREFINISHED BLACK FIBERGLASS WITH LOW-E COATING

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3. BALCONIES TO BE PREFABRICATED ALUMINUM WITH BLACK FINISH & ALUMINUM DECKS WITH FAWN BROWN FINISH.

4. SIGNAGE TO BE 18" HIGH BACKLIT W/ BLACK METAL FINISH AT BUILDING NAME & 12" HIGH BACKLIT W/ BRUSHED METAL FINISH AT ADDRESS NUMBERING.

ST. MATTHEW'S SENIOR HOUSING

EAST ELEVATION SENIOR LIVING

SCALE: 3/16" = 1'-0"

DECEMBER 19, 2023

Engberg Anderson Project No. 223433.00

Engberg Anderson ARCHITECTS
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SD-04

MATERIAL DESIGNATIONS	
MASONRY CLADDING	MC
CEMENT BOARD (LAPPED, COBBLESTONE COLOR)	CB-1
CEMENT BOARD (PANEL, COBBLESTONE COLOR)	CB-2
WOOD LOOK CLADDING	WC
ACCENT PAINT OR GRAPHIC	AP
STOREFRONT	SF

GENERAL NOTES - EXTERIOR

1. ALL WINDOWS AND SLIDING DOORS TO BE PREFINISHED BLACK FIBERGLASS WITH LOW-E COATING

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ST. MATTHEW'S SENIOR HOUSING

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | CHICAGO

WEST ELEVATION SENIOR LIVING

SCALE: 3/16" = 1'-0"

DECEMBER 19, 2023

Engberg Anderson Project No. 223433.00

SD-05

MATERIAL DESIGNATIONS

MASONRY CLADDING	MC
CEMENT BOARD (LAPPED, COBBLESTONE COLOR)	CB-1
CEMENT BOARD (PANEL, COBBLESTONE COLOR)	CB-2
WOOD LOOK CLADDING	WC
ACCENT PAINT OR GRAPHIC	AP
STOREFRONT	SF

GENERAL NOTES - EXTERIOR

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ST. MATTHEW'S SENIOR HOUSING

NORTH ELEVATION SENIOR LIVING

SCALE: 3/16" = 1'-0"

DECEMBER 19, 2023

Engberg Anderson Project No. 223433.00

SD-06

MATERIAL DESIGNATIONS	
MASONRY CLADDING	MC
CEMENT BOARD (LAPPED, COBBLESTONE COLOR)	CB-1
CEMENT BOARD (PANEL, COBBLESTONE COLOR)	CB-2
WOOD LOOK CLADDING	WC
ACCENT PAINT OR GRAPHIC	AP
STOREFRONT	SF

GENERAL NOTES - EXTERIOR

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ST. MATTHEW'S SENIOR HOUSING

SOUTH ELEVATION SENIOR LIVING

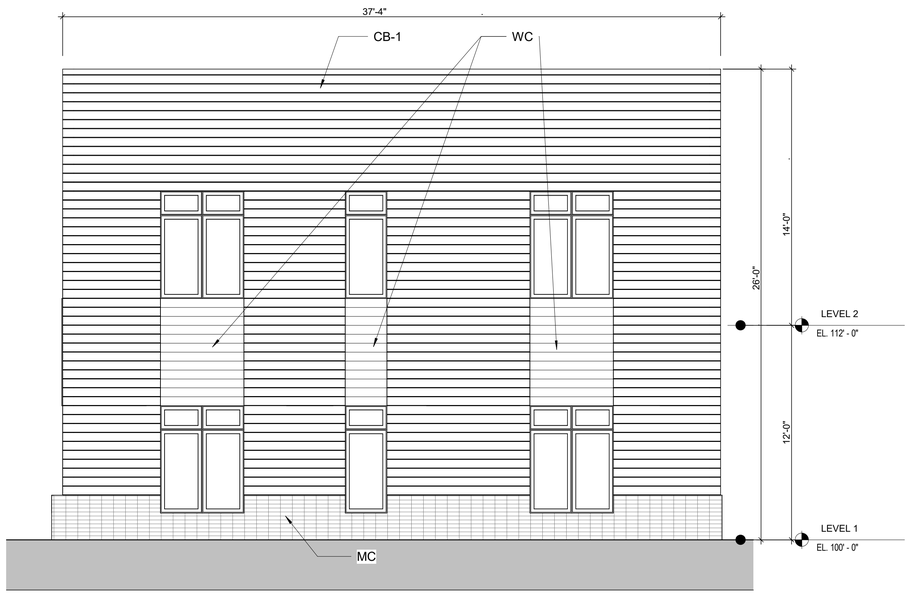
SCALE: 3/16" = 1'-0"

DECEMBER 19, 2023

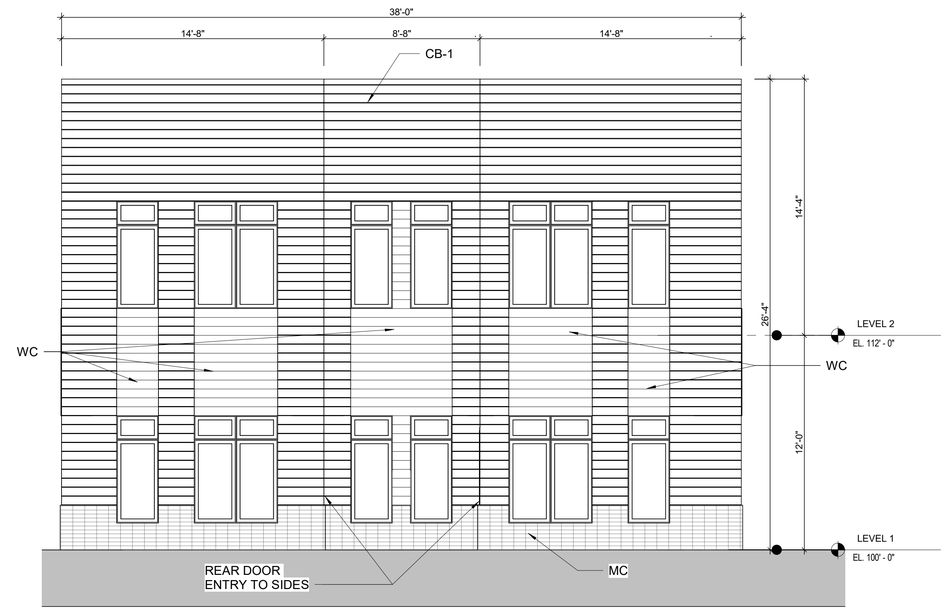
Engberg Anderson Project No. 223433.00

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | CHICAGO

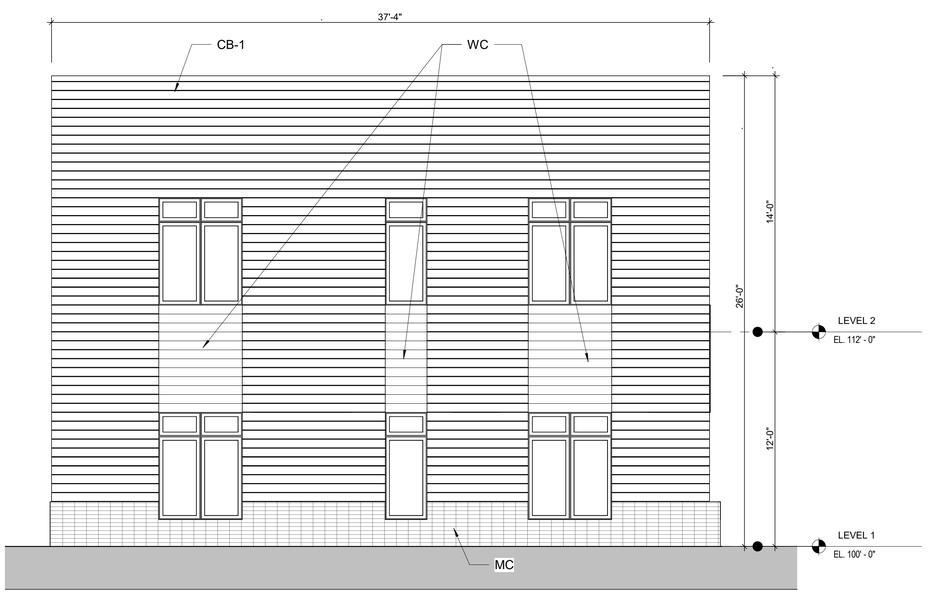
SD-07



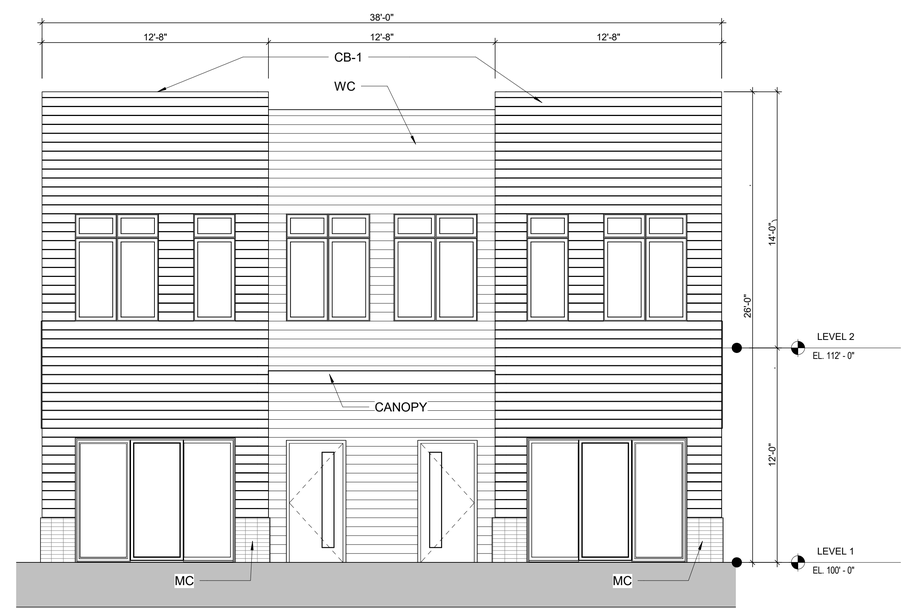
SOUTH ELEVATION WALKUPS



WEST ELEVATION WALKUPS



NORTH ELEVATION WALKUPS



EAST ELEVATION WALKUPS

MATERIAL DESIGNATIONS

MASONRY CLADDING	MC
CEMENT BOARD (LAPPED, COBBLESTONE COLOR)	CB-1
CEMENT BOARD (PANEL, COBBLESTONE COLOR)	CB-2
WOOD LOOK CLADDING	WC
ACCENT PAINT OR GRAPHIC	AP
STOREFRONT	SF

GENERAL NOTES - EXTERIOR

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Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | CHICAGO

ST. MATTHEW'S SENIOR HOUSING

BUILDING ELEVATIONS WALKUPS

SCALE: 1/4" = 1'-0"

DECEMBER 19, 2023

Engberg Anderson Project No. 223433.00

SD-08

ST. MATTHEW'S SENIOR HOUSING

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | CHICAGO

BUILDING PERSPECTIVE
SCALE:
DECEMBER 19, 2023
Engberg Anderson Project No. 223433.00

SD-09

ST. MATTHEW'S SENIOR HOUSING

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | CHICAGO

BUILDING PERSPECTIVE
SCALE:
DECEMBER 19, 2023
Engberg Anderson Project No. 223433.00

SD-10