

SITE ZONING AND LOCATION TABLE

PROPERTY LOCATION:	NORTH AVENUE BETWEEN 24 & 25 STREETS
EXISTING ZONING:	IL-2
PROPOSED ZONING:	DPD
PROPERTY OWNER:	ST. ANN CENTER
PROPOSED USAGE:	INTERGENERATIONAL CARE FACILITY
PROPOSED PARKING:	78 REGULAR SPACES 6 HANDICAP SPACES 84 TOTAL SPACES

- NOTES**
- EXISTING CITY OF MILWAUKEE LIGHT TO BE RE-LOCATED. CONTRACTOR TO COORDINATE W/ CITY.
 - DENOTES PROPOSED 3' CURB TAPER
 - DENOTES PROPOSED ADA RAMP W/ DEPRESSED CURB (MATCH SIDEWALK WIDTH) AND 3' CURB TAPER BOTH SIDES. (SEE DETAIL)
 - DENOTES PROPOSED STRIPED CROSSWALK
 - REMOVE AND REPLACE EXISTING CURB WITH DEPRESSED STYLE AS REQUIRED TO INSTALL DRIVEWAY. MATCH CITY OF MILWAUKEE STANDARD STYLE FOR BOTH THE CURB AND DRIVEWAY.
 - DENOTES PROPOSED RAISED CONCRETE ISLAND INSTALLED PER CITY OF MILWAUKEE STANDARDS. MATCH INTO EXISTING RAISED ISLAND AND ENLARGE AS SHOWN
 - DENOTES PROPOSED STAIRS (SEE LANDSCAPE PLANS) (SEE GRADING PLAN FOR TOP AND BOTTOM ELEVATIONS).
 - DENOTES PROPOSED TRANSFORMER LOCATION. CONTRACTOR TO COORDINATE EXACT LOCATION WITH UTILITY COMPANY.
 - DENOTES PROPOSED GENERATOR LOCATION. (SEE ELECTRICAL PLANS)
 - DENOTES PROPOSED STOP SIGN
 - REMOVE AND REPLACE EXISTING DEPRESSED STYLE CURB AND SIDEWALK. REPLACE WITH STANDARD CITY OF MILWAUKEE CURB AND SIDEWALK.

CIVIL SHEET INDEX:

BID PACK 1:	C1.00 MASS GRADING & UTILITY PLAN
	C1.01 EROSION CONTROL PLAN
	C1.02 DEMOLITION PLAN
C2.00 EXISTING SITE SURVEY	C5.00 CONSTRUCTION DETAILS
BID PACK 2:	C2.01 SITE PLAN
	C2.02 GRADING PLAN
	C5.20 CONSTRUCTION DETAILS

- GENERAL NOTES AND SPECIFICATIONS**
- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITAL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
 - BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO VERIFYING ELEVATION LOCATION AND SIZE. SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
 - ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS THE CITY OF MILWAUKEE CONSTRUCTION STANDARDS AND THE DEPT. OF COMMERCE SEC. 82-87.
 - ALL UTILITY PERMITS MUST BE RECEIVED FROM THE CITY OF MILWAUKEE PRIOR TO THE START OF CONSTRUCTION.
 - NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
 - BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
 - ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
 - ALL PROPOSED WATERMAIN SHALL BE PVC SDR 18, CLASS 150, AWWA C900 WITH ELASTOMERIC JOINTS.
 - PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212.
 - PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
 - UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
 - SILT FENCE AND ALL OTHER EROSION CONTROL METHODS MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALSO, CONTRACTOR IS RESPONSIBLE FOR REMOVING EROSION CONTROL METHODS ONCE THE SITE IS STABILIZED.
 - THE PROPOSED SITE LOCATION AND SURROUNDING STREETS MUST BE KEPT DEBRIS FREE. SWEEP STREETS AS NEEDED TO MAINTAIN CLEAN STREETS.
 - ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
 - ALL DISTURBED GRASS AREAS SHALL BE STABILIZED (PER DNR TECHNICAL STANDARDS) WITHIN 7 DAYS OF COMPLETION. DISTURBED GRASS AREAS SHALL BE TOPSOILED (6"), RESEEDED AND STABILIZED. AREAS WITH A SLOPE OF 3H:1V OR STEEPER SHALL BE COVERED WITH A CLASS 1 - TYPE A EROSION FABRIC. (SEE SPECIFICATIONS)
 - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
 - ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
 - ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
 - ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
 - REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
 - ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
 - PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS. CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

UTILITY LEGEND

SYMBOL	DESCRIPTION
— W — W	EXISTING WATER MAIN
— P — P	PROPOSED WATER SERVICE
— E — E	EXISTING ELECTRICAL LINE
— F — F	PROPOSED ELECTRICAL LINE
— GAS — GAS	EXISTING GAS MAIN
— GAS — GAS	PROPOSED GAS MAIN
— SAN — SAN	EXISTING SANITARY SEWER
— ST — ST	PROPOSED SANITARY SEWER
— ST — ST	EXISTING STORM SEWER
— ST — ST	PROPOSED STORM SEWER
— O — O	OVERHEAD WIRES
— P — P	EXISTING POWER POLES
— P — P	EXISTING LIGHT POLES
— M — M	SANITARY MANHOLE
— F — F	FIRE HYDRANT
— V — V	EXISTING WATER VALVE
— V — V	PROPOSED WATER VALVE
— S — S	EXISTING STORM STRUCTURE
— S — S	PROPOSED STORM STRUCTURE
— R — R	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH
— G — G	PROPOSED & EXISTING SPOT GRADE

HATCH LEGEND

[Hatch Pattern]	PROPOSED CONCRETE SIDEWALK
[Hatch Pattern]	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
[Hatch Pattern]	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
[Hatch Pattern]	PROPOSED DEPRESSED CURB
[Hatch Pattern]	PROPOSED TAPER CURB
[Hatch Pattern]	PROPOSED REVERSE CURB

Scale: 1" = 30'

Revisions:

No.	Date	Description
1	04/08/14	BD PACKAGE #1 - ADD #1
2	05/25/14	BD PACKAGE #1 - ADD #2
3	05/17/14	BD PACKAGE #2

Date: March 31, 2014

Project No.: 120054.00

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Project: **ST ANN CENTER FOR INTERGENERATIONAL CARE**

Location: 25th St. and North Ave Milwaukee, WI

Key Plan: [Diagram]

Sheet: **Site Plan**

Scale: 1" = 30'

Revisions: [Table]

Date: March 31, 2014

Project No.: 120054.00

Sheet No.: **C2.01**

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Consultant:

Project:
ST ANN CENTER FOR
INTERGENERATIONAL CARE

Location: 25th St. and North Ave
Milwaukee, WI

Key Plan:

Sheet:
Exterior Elevations

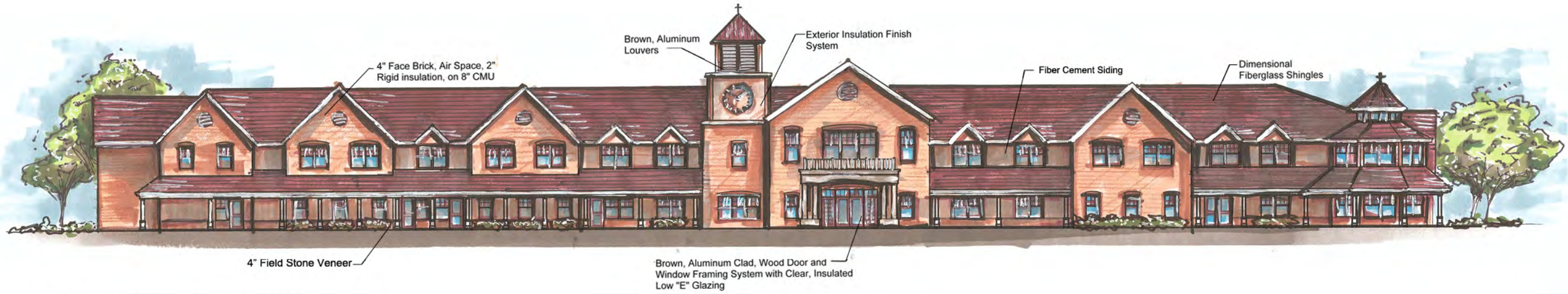
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Revisions:

Date:

Project No.:
120054.00

Sheet No.:



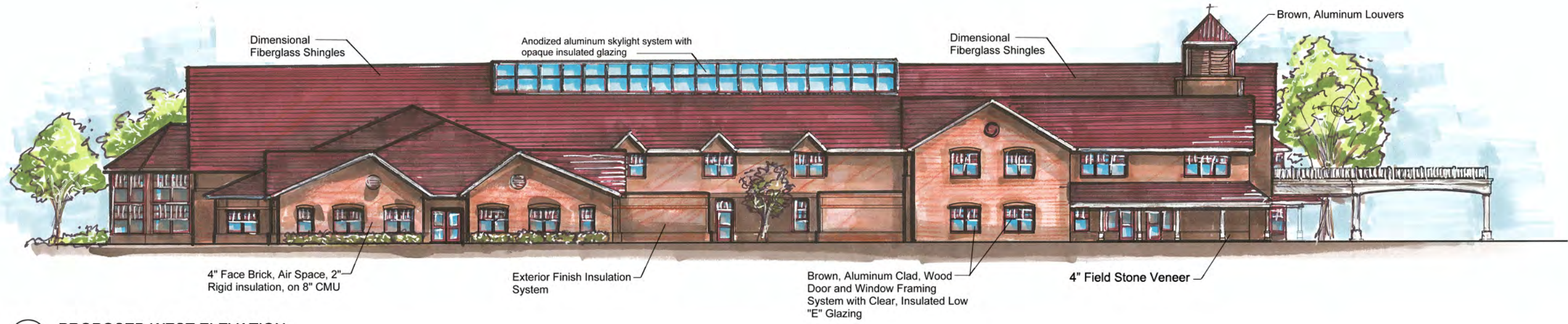
PROPOSED SOUTH ELEVATION



APPROVED SOUTH ELEVATION

Consultant:

Project:
ST ANN CENTER FOR
INTERGENERATIONAL CARE



PROPOSED WEST ELEVATION

Location: 25th St. and North Ave
Milwaukee, WI

Key Plan:



APPROVED WEST ELEVATION

Sheet:
Exterior Elevations

Scale:

Revisions:

Date:

Project No.:
120054.00

Sheet No.:

Consultant:

Project:
ST ANN CENTER FOR INTERGENERATIONAL CARE

Location: 25th St. and North Ave
Milwaukee, WI

Key Plan:

Sheet:

Exterior Elevations

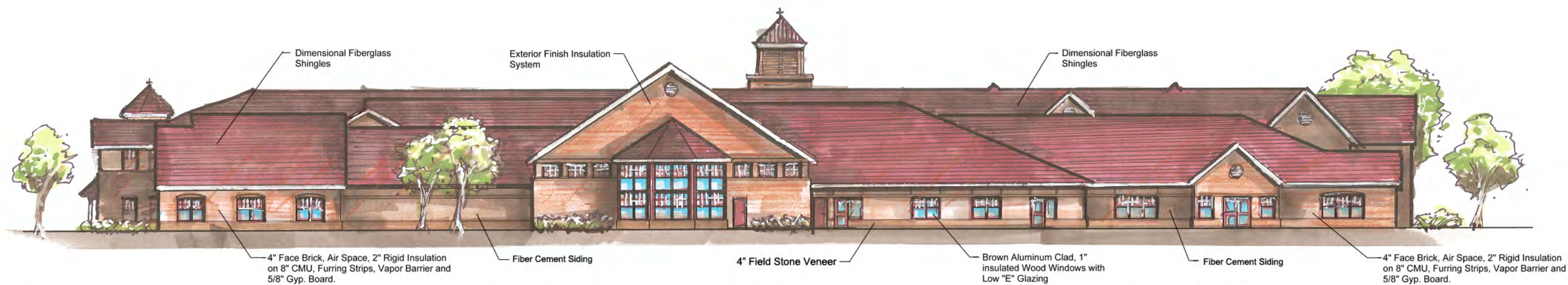
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PROPOSED NORTH ELEVATION



APPROVED NORTH ELEVATION

Consultant:

Project:
ST ANN CENTER FOR
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Location: 25th St. and North Ave
Milwaukee, WI

Key Plan:

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Exterior Elevations

Scale:

Revisions:

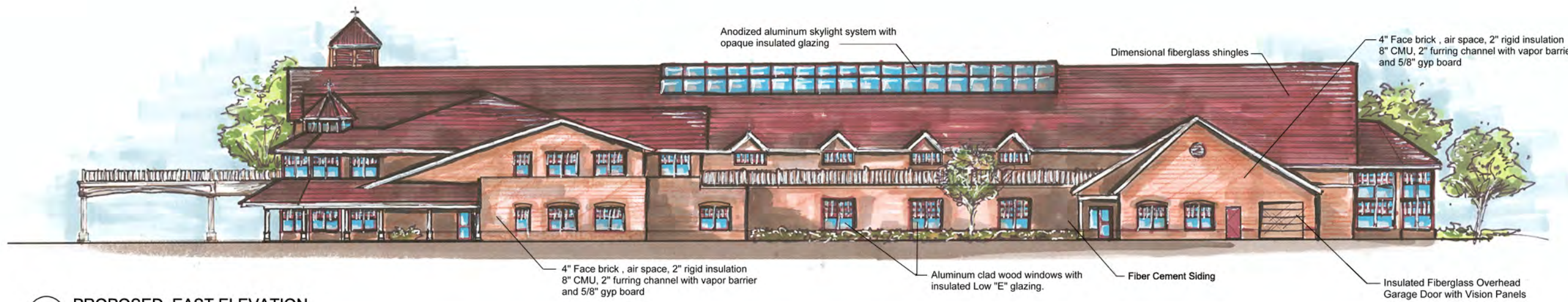
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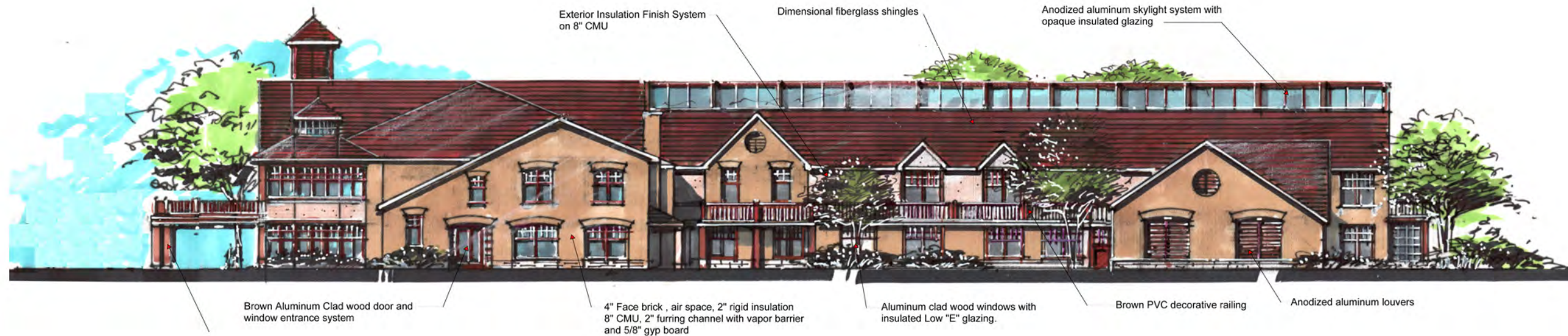
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PROPOSED EAST ELEVATION



APPROVED EAST ELEVATION