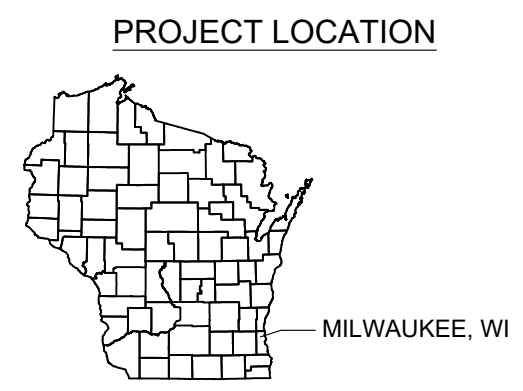


CITY OF MILWAUKEE, WISCONSIN

CONSTRUCTION PLANS FOR VETERANS COMMUNITY PROJECT

VETCP 172617



EXISTING	
---	RIGHT OF WAY
---	PERMANENT EASEMENT
---	PROPERTY LINE
△ ^{XX}	HORIZONTAL CONTROL POINT
×	BENCHMARK
●	SURVEY MARKER
⊕	SOIL BORING
○	SANITARY SEWER AND MANHOLE
□	FORCE MAIN AND LIFT STATION
○	SANITARY SEWER SERVICE & CLEANOUT
○	WATER MAIN, HYDRANT, VALVE AND MANHOLE
○	WATER SERVICE AND CURB STOP BOX
○	STORM SEWER, MANHOLE AND CATCH BASIN
○	CULVERT AND APRON ENDWALL
○	GAS MAIN, VALVE, VENT AND METER
○	HANDHOLE
○	BURIED FIBER OPTIC CABLE AND MANHOLE
○	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
○	BURIED TV CABLE, PEDESTAL AND MANHOLE
○	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
○	OVERHEAD WIRE, POLE AND GUY WIRE
○	LIGHT POLE
○	TRAFFIC SIGNAL
○	STREET NAME SIGN
○	SIGN (NON STREET NAME)
	RAILROAD TRACKS
○	DECIDUOUS AND CONIFEROUS TREE
○	BUSH / SHRUB AND STUMP
~	EDGE OF WOODED AREA
WET	WETLAND
---	BUILDING
X	FENCE (UNIDENTIFIED)
X	BARBED WIRE FENCE
XC	CHAIN LINK FENCE
XE	ELECTRIC WIRE FENCE
XWD	WOOD FENCE
XWW	WOVEN WIRE FENCE
---	PLATE BEAM GUARDRAIL
---	CABLE GUARDRAIL
○	POST / BOLLARD
~	RETAINING WALL
PROPOSED	
6+00	STREET CENTERLINE
---	RIGHT-OF-WAY
---	PERMANENT EASEMENT
---	TEMPORARY EASEMENT
---	CONSTRUCTION LIMITS
○	SANITARY SEWER, BULKHEAD AND MANHOLE
FM	FORCE MAIN
○	SANITARY SERVICE AND CLEANOUT
○	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
○	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
○	WATER SERVICE AND CURB STOP BOX
○	STORM SEWER, MANHOLE AND CATCH BASIN
○	CULVERT AND APRON ENDWALL
---	DRAIN TILE
---	DITCH / SWALE
---	RIPRAP
○	STREET NAME SIGN
○	SIGN (NON STREET NAME)
~	RETAINING WALL

NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.



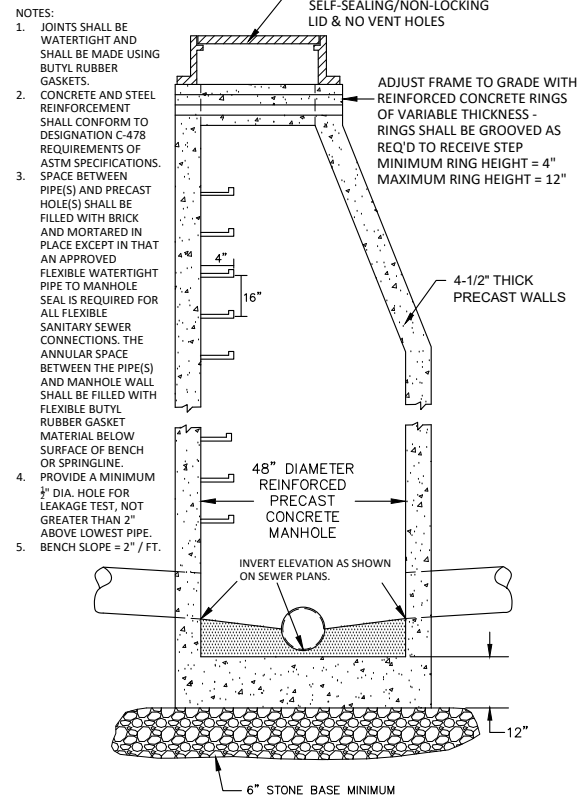
Know what's below.
Call before you dig.

INDEX	
Sheet Number	Sheet Title
T 0.10	TITLE
C 0.20	WATER & SANITARY DETAILS
C 0.30	STORM & EROSION CONTROL DETAILS
C 0.40	ROAD DETAILS
C 1.00	GRADING & EROSION CONTROL PLAN
C 1.10	BASIN DETAILS
C 2.00	ROAD & STORM PLAN & PROFILE
C 3.00	WATER MAIN & SANITARY SYSTEM MAP
C 3.10	WATERMAIN & SANITARY PLAN & PROFILE

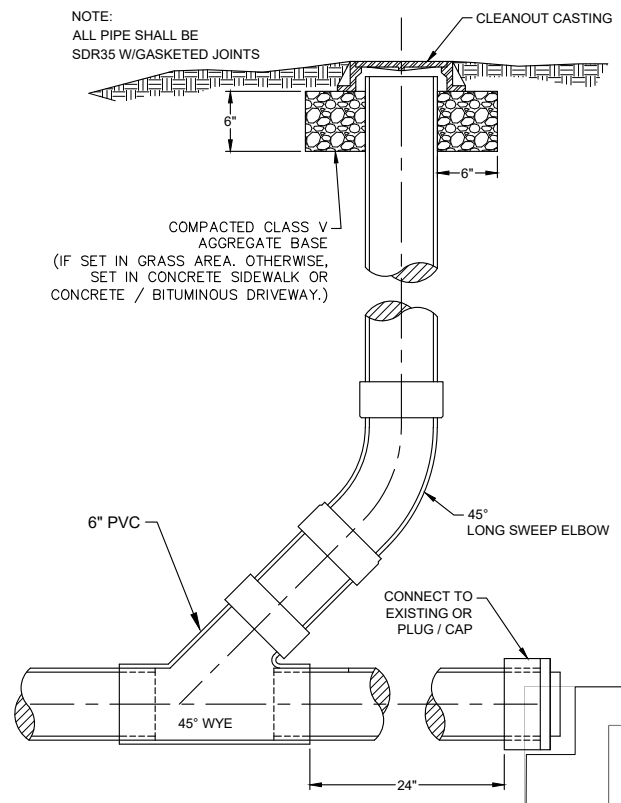
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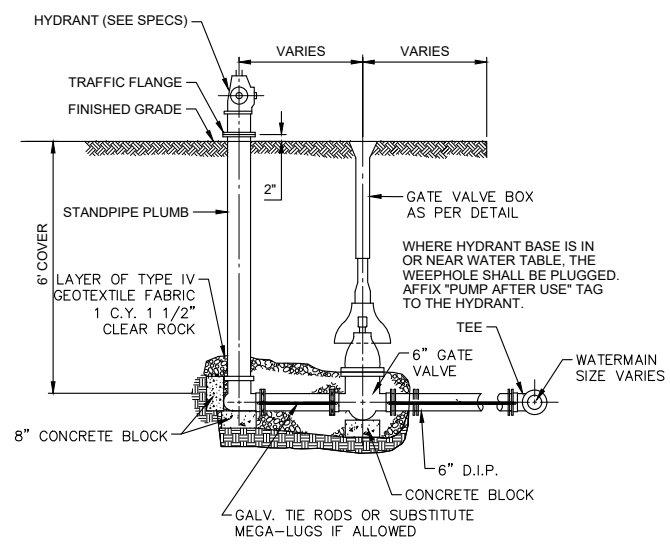
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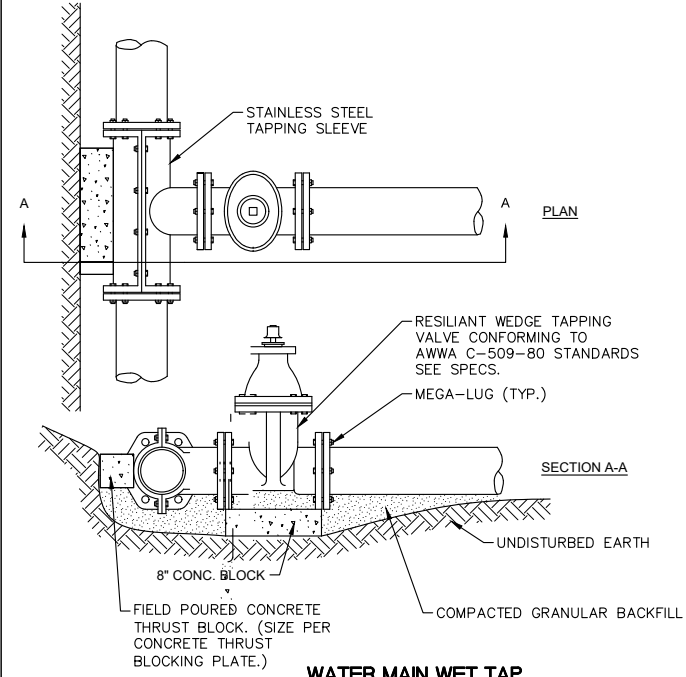
SANITARY SEWER MANHOLE



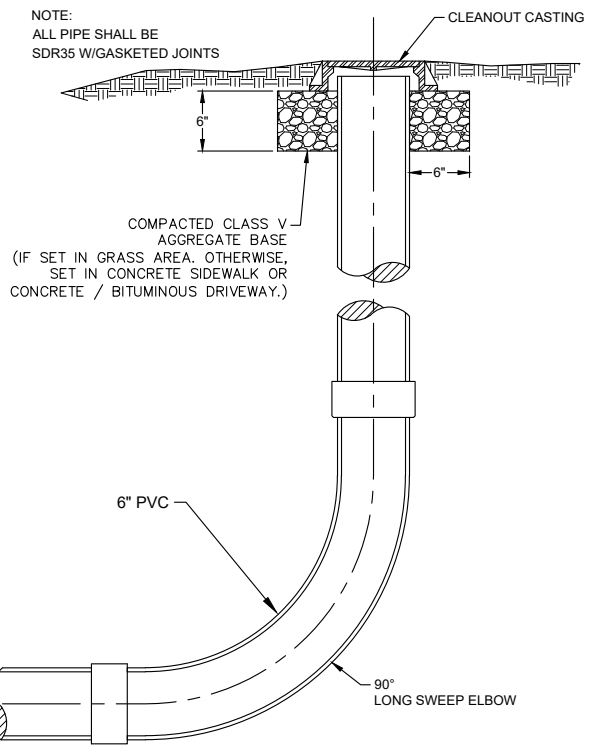
IN LINE CLEANOUT



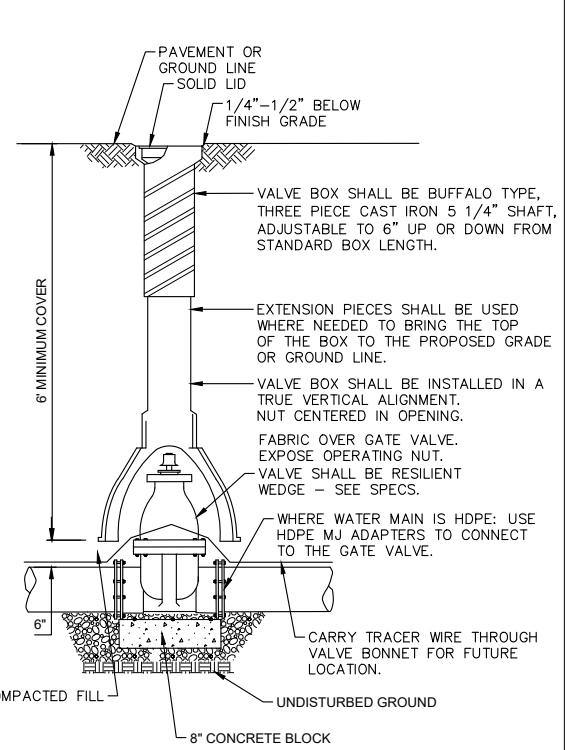
HYDRANT AND GATE VALVE INSTALLATION



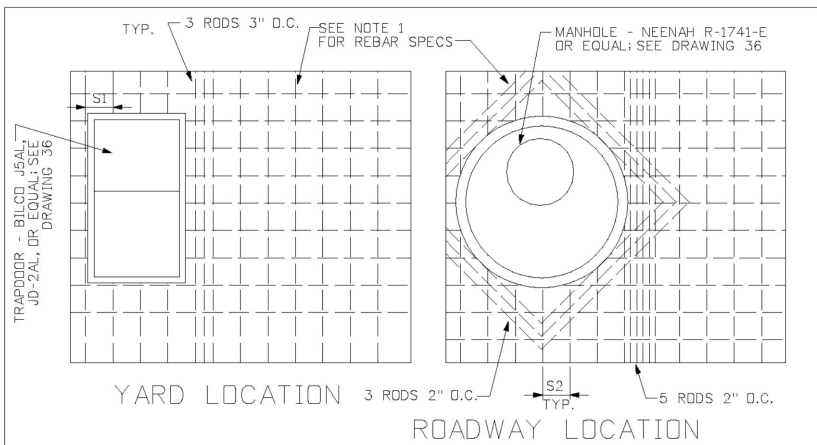
WATER MAIN WET TAP



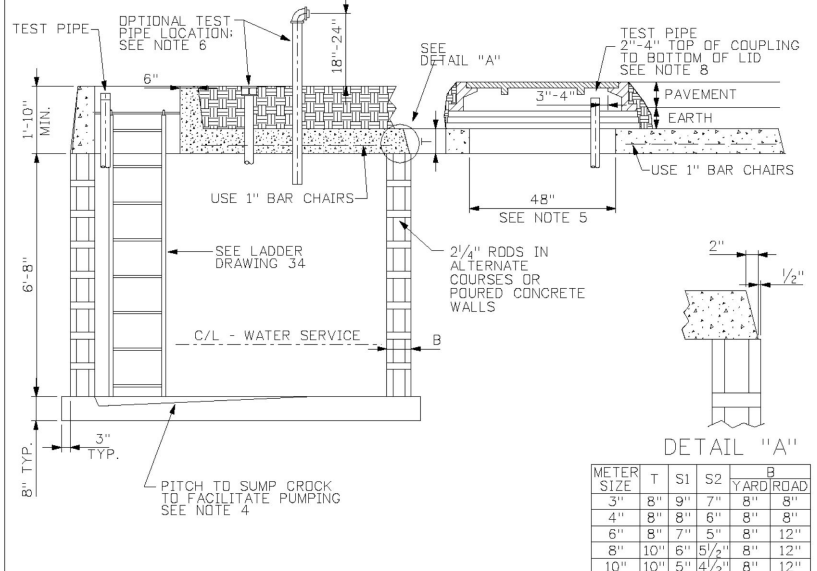
END OF LINE CLEANOUT



GATE VALVE AND BOX



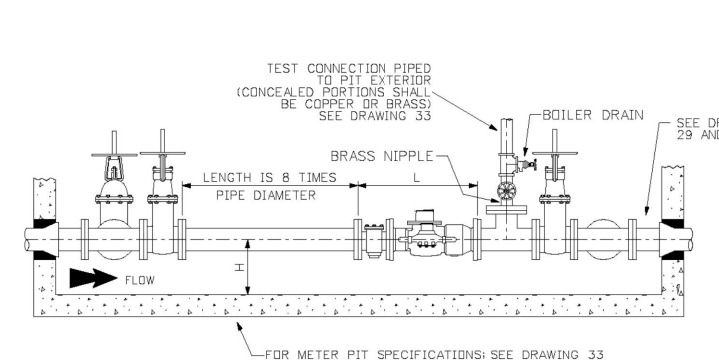
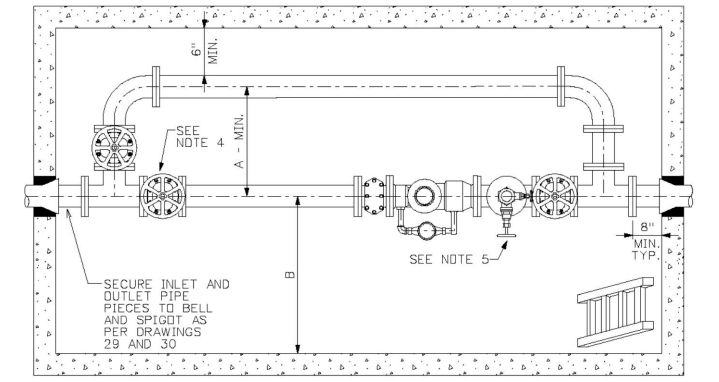
YARD LOCATION ROADWAY LOCATION



DETAIL "A"

METER SIZE	T	S1	S2	YARD	ROAD
3"	8"	9"	7"	8"	8"
4"	8"	8"	6"	8"	8"
6"	8"	7"	5"	8"	12"
8"	10"	6"	5 1/2"	8"	12"
10"	10"	5"	4 1/2"	8"	12"

MILWAUKEE Technical Services Group
 DESCRIPTION: METER PIT SPECIFICATIONS
 DRAWN BY: SPW DATE: 6-12-2002 DRAWING NO.: 33



METER	BY	TEST	L	A	B	H
2"	2"	2"	17"	36"	40"	12"-24"
3"	3"	2"	24"	36"	40"	12"-24"
4"	4"	2"	29"	36"	40"	12"-24"
6"	6"	3"	36"	42"	48"	15"-24"
8"	8"	3"	42"	42"	48"	15"-24"
10"	10"	3"	48"	48"	48"	20"-24"

MILWAUKEE Technical Services Group
 DESCRIPTION: METER SETTING PIT TYPE
 2", 3", 4", 6", 8", 10" METERS
 DRAWN BY: SPW DATE: 6-12-2002 DRAWING NO.: 22

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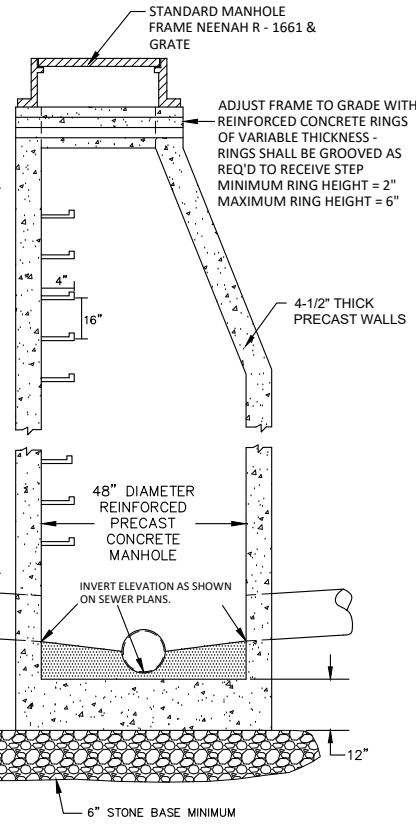


VETERANS COMMUNITY PROJECT
 MILWAUKEE, WISCONSIN

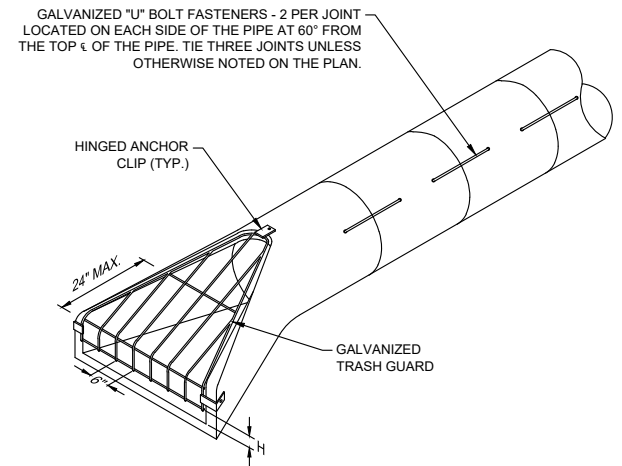
WATER & SANITARY DETAILS

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- NOTES:
1. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR OR BUTYL RUBBER GASKETS. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS. SPACE BETWEEN PIPE(S) AND PRECAST HOLES SHALL BE FILLED WITH BRICK AND MORTARED IN PLACE EXCEPT IN THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE(S) AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OR SPRINGLINE. PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2" ABOVE LOWEST PIPE. BENCH SLOPE = 1" / FT.
 2. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR OR BUTYL RUBBER GASKETS. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS. SPACE BETWEEN PIPE(S) AND PRECAST HOLES SHALL BE FILLED WITH BRICK AND MORTARED IN PLACE EXCEPT IN THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE(S) AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OR SPRINGLINE. PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2" ABOVE LOWEST PIPE. BENCH SLOPE = 1" / FT.
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 4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR OR BUTYL RUBBER GASKETS. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS. SPACE BETWEEN PIPE(S) AND PRECAST HOLES SHALL BE FILLED WITH BRICK AND MORTARED IN PLACE EXCEPT IN THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE(S) AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OR SPRINGLINE. PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2" ABOVE LOWEST PIPE. BENCH SLOPE = 1" / FT.
 5. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR OR BUTYL RUBBER GASKETS. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS. SPACE BETWEEN PIPE(S) AND PRECAST HOLES SHALL BE FILLED WITH BRICK AND MORTARED IN PLACE EXCEPT IN THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE(S) AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OR SPRINGLINE. PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2" ABOVE LOWEST PIPE. BENCH SLOPE = 1" / FT.



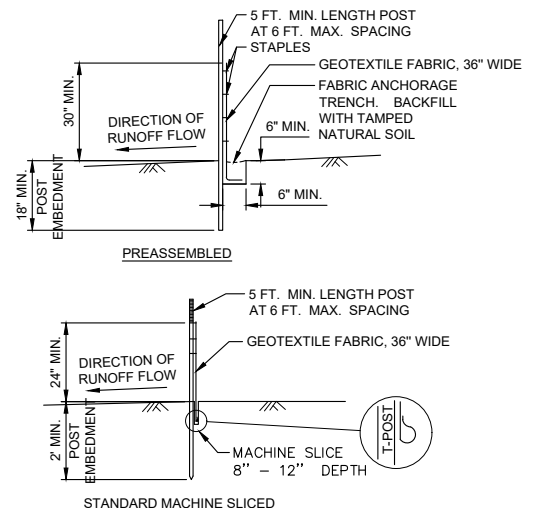
STORM SEWER MANHOLE



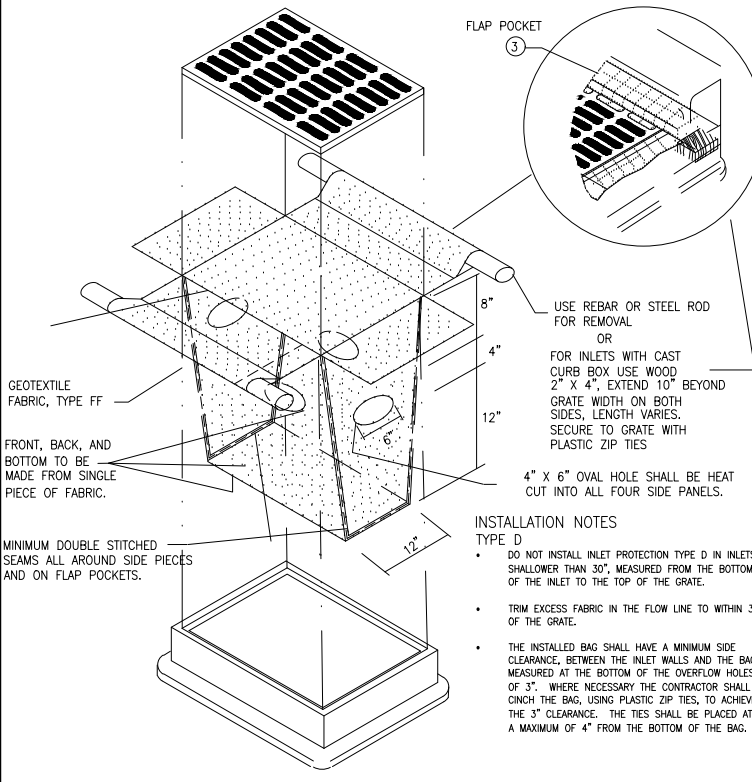
SEE DETAIL FOR RIPRAP AT RCP APRONS. PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.

TRASH GUARD SIZING				"U" BOLT REQUIREMENTS		
PIPE SIZE	BARS	"H"	BOLTS	PIPE SIZE	BOLT DIA.	LENGTH
12"-18"	3/4"Ø	4"	3/8"	21" & LESS	1/2"	24"
21"-42"	1"Ø	6"	3/4"	24" TO 36"	5/8"	24"
48"-72"	1 1/4"Ø	12"	1"	42" TO 54"	3/4"	24"
				60" & GREATER	1"	24"

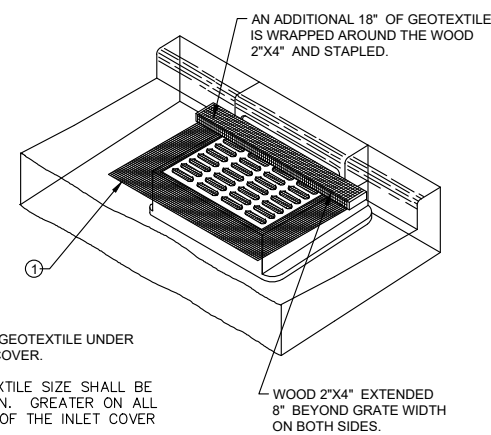
RCP FLARED END SECTION WITH TRASH GUARD



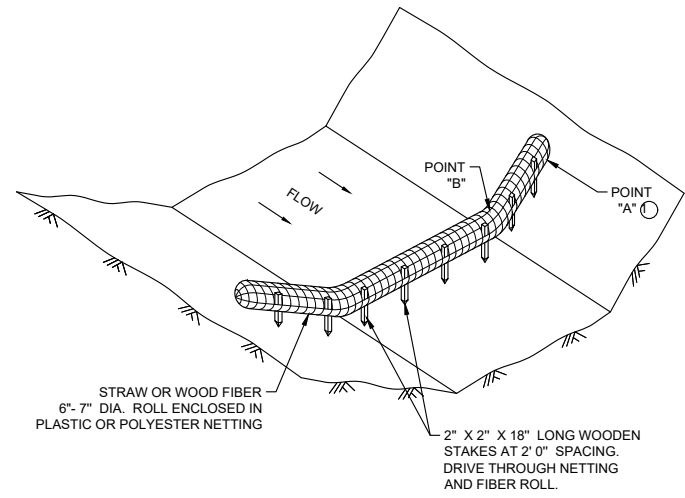
SILT FENCE



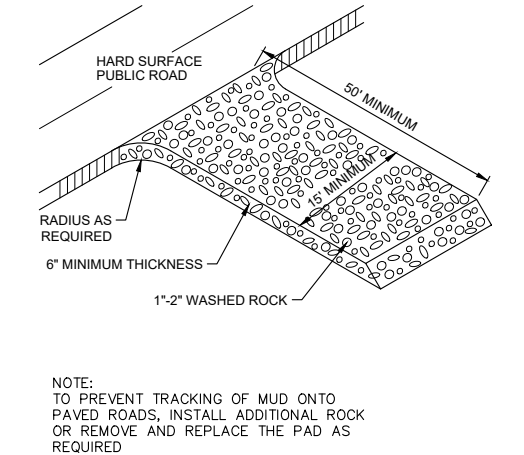
INLET PROTECTION, TYPE D



INLET PROTECTION - TYPE C



BIOROLL DITCH CHECK



ROCK CONSTRUCTION ENTRANCE

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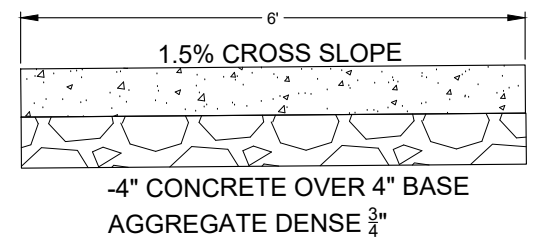
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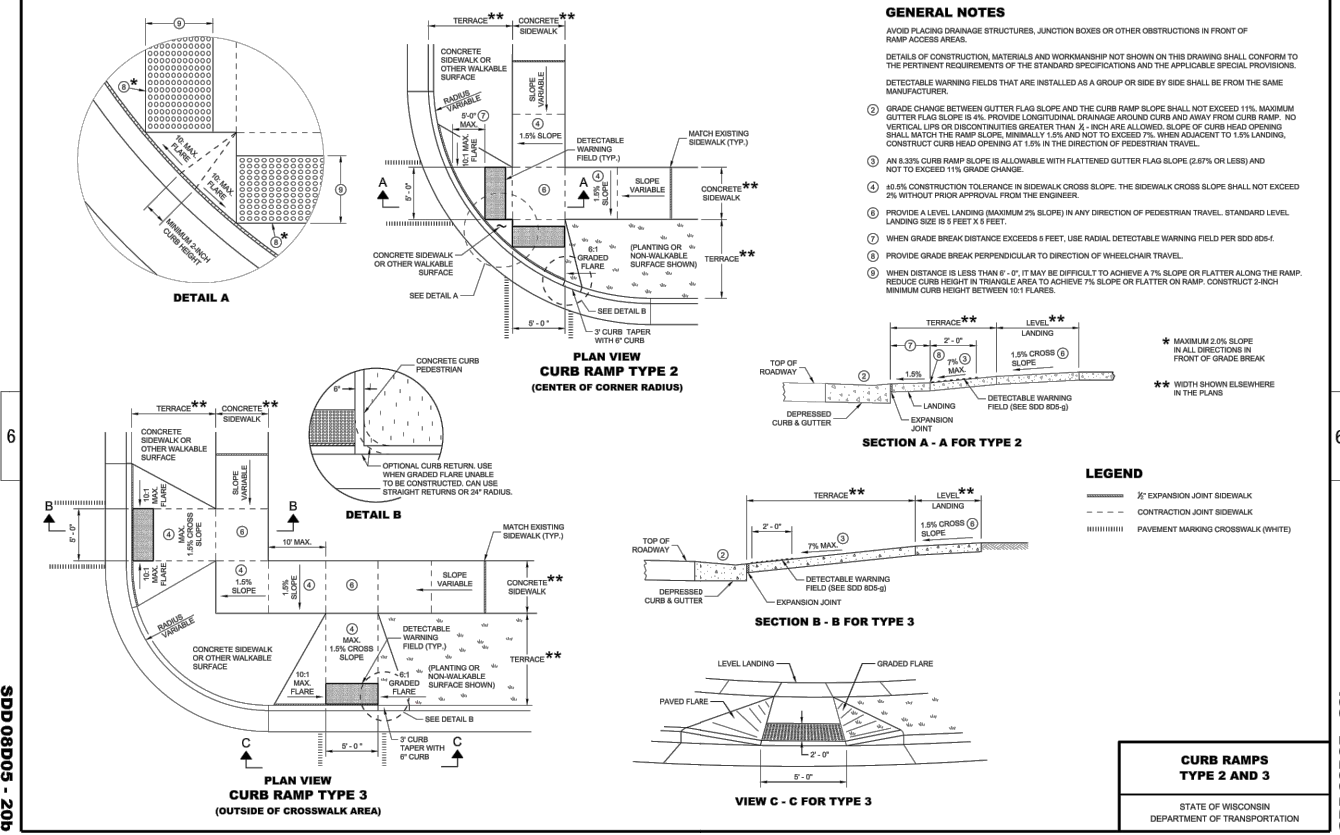
VETERANS COMMUNITY PROJECT
MILWAUKEE, WISCONSIN

STORM & EROSION CONTROL DETAILS

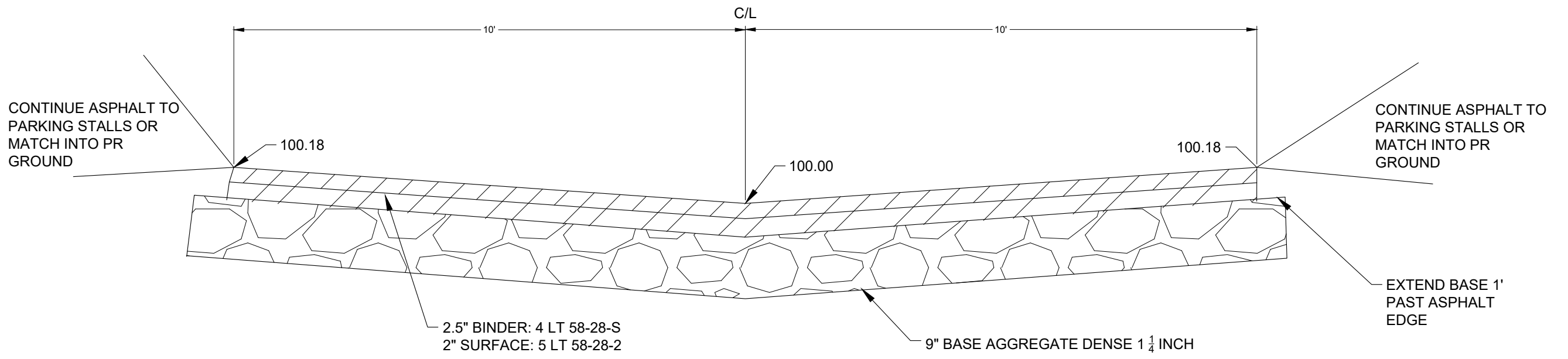
SIDEWALK DETAIL



SDD 08D05-b Curb Ramps Types 2 and 3



TYPICAL ROADWAY SECTION



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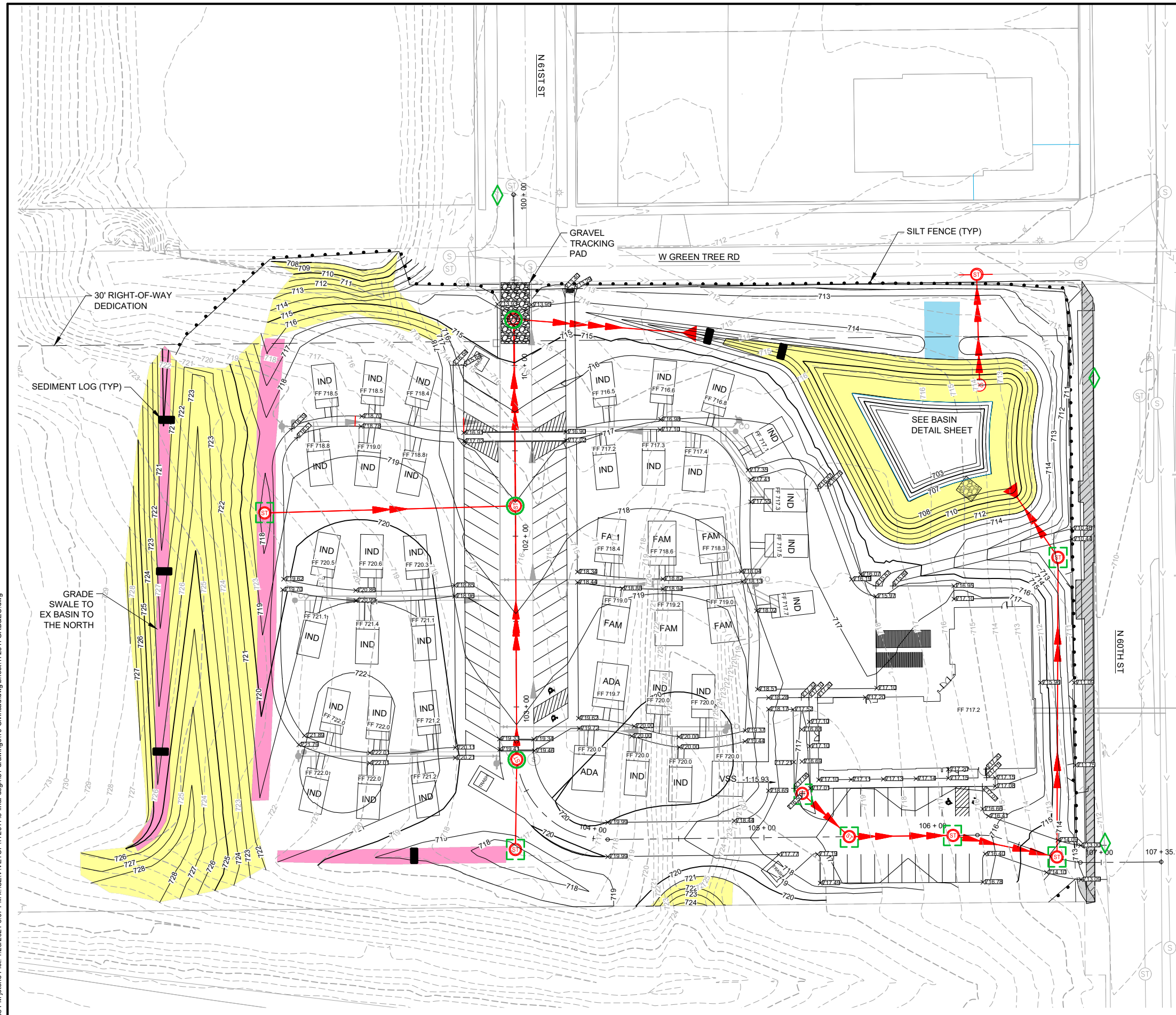
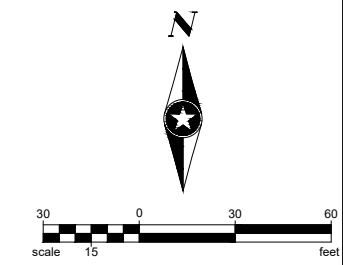
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VETERANS COMMUNITY PROJECT
MILWAUKEE, WISCONSIN

ROAD DETAILS

- LEGEND**
- INLET PROTECTION TYPE 'A'
 - INLET PROTECTION TYPE 'C'
 - INLET PROTECTION TYPE 'D'
 - SEDIMENT LOG
 - SILT FENCE
 - CLASS I - TYPE 'A' ECRM
 - CLASS II - TYPE 'B' CHANNEL MAT
 - CLASS III - TYPE 'B' TRM
 - REMOVE SIDEWALK



- EROSION CONTROL NOTES:**
1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON-SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, AND THE SITE IS STABILIZED.
 2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
 3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
 4. PERMIT HOLDER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 1/2" OR GREATER. CORRECT ANY DAMAGED STRUCTURES IMMEDIATELY. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
 5. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION, MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
 6. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "WDNR STORMWATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS".
 7. EROSION CONTROL MEASURES MAY NEED TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
 8. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE AREA(S) SERVED HAVE 80% OR MORE ESTABLISHED VEGETATIVE COVER AS DETERMINED BY THE ENGINEER.
 9. INSTALL PERIMETER EROSION CONTROLS AND TRACKING PAD(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD #1057 FOR CONSTRUCTION ENTRANCE(S).
 10. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD #1068.
 11. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED OFF-SITE.
 12. CONTRACTOR TO COORDINATE WITH MUNICIPALITY TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATION(S) FOR ANY EXCAVATED SOILS AND/OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
 13. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA(S) AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD #1060.
 14. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD #1067.
 15. COMPLETE AND STABILIZE SEDIMENT BASIN(S)/TRAP(S) OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN SEDIMENT BASIN(S)/TRAP(S) PER WDNR TECHNICAL STANDARD #1063.
 16. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE HALF OF THE CONTROL PRACTICE'S HEIGHT. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.
 17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD #1071.
 18. ALL SIDE SLOPES 5:1 OR STEEPER SHALL BE RESTORED WITH CLASS I - TYPE 'A' EROSION MATTING, AND ALL AREAS OF CONCENTRATED FLOW SHALL BE RESTORED WITH CLASS II - TYPE 'B' CHANNEL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS #1052 AND #1053.
 19. ALL SLOPES PROTECTED ONLY BY SILT FENCE MUST BE FULLY RESTORED WITHIN 30 DAYS OF DISTURBANCE.
 20. STABILIZE ALL NON-ACTIVE STOCKPILES WITH TEMPORARY SEED & MULCH WITHIN 7 DAYS OF INACTIVITY AND/OR WITHIN 30 DAYS OF LAYUP. INSTALL SILT FENCING AROUND ALL DOWN SLOPE AND SIDE SLOPES OF TOPSOIL STOCKPILES. STOCKPILES NOT SHOWING ADEQUATE VEGETATION BY NOV 1 SHOULD BE DORMANT SEEDING AND COVERED WITH A WISDOT PAL TYPE A SOIL STABILIZER (FOR SLOPES 3 FEET HORIZONTAL TO 1 FOOT VERTICAL OR FLATTER) OR EROSION CONTROL MAT.
 21. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF INACTIVITY. THIS MAY BE DONE USING TEMPORARY AND/OR PREEMINENT RESTORATION TECHNIQUES, DEPENDING ON PROGRESS OF GRADING ACTIVITIES OF THE AREA(S). THIS INCLUDES AREAS OF SITE DEVELOPMENT AND UTILITY CONSTRUCTION.
 22. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION.
 - a. PLACE EXCAVATED TRENCH MATERIAL ON HIGH SIDE OF THE TRENCH.
 - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER UTILITY INSTALLATION.

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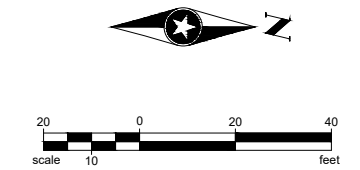
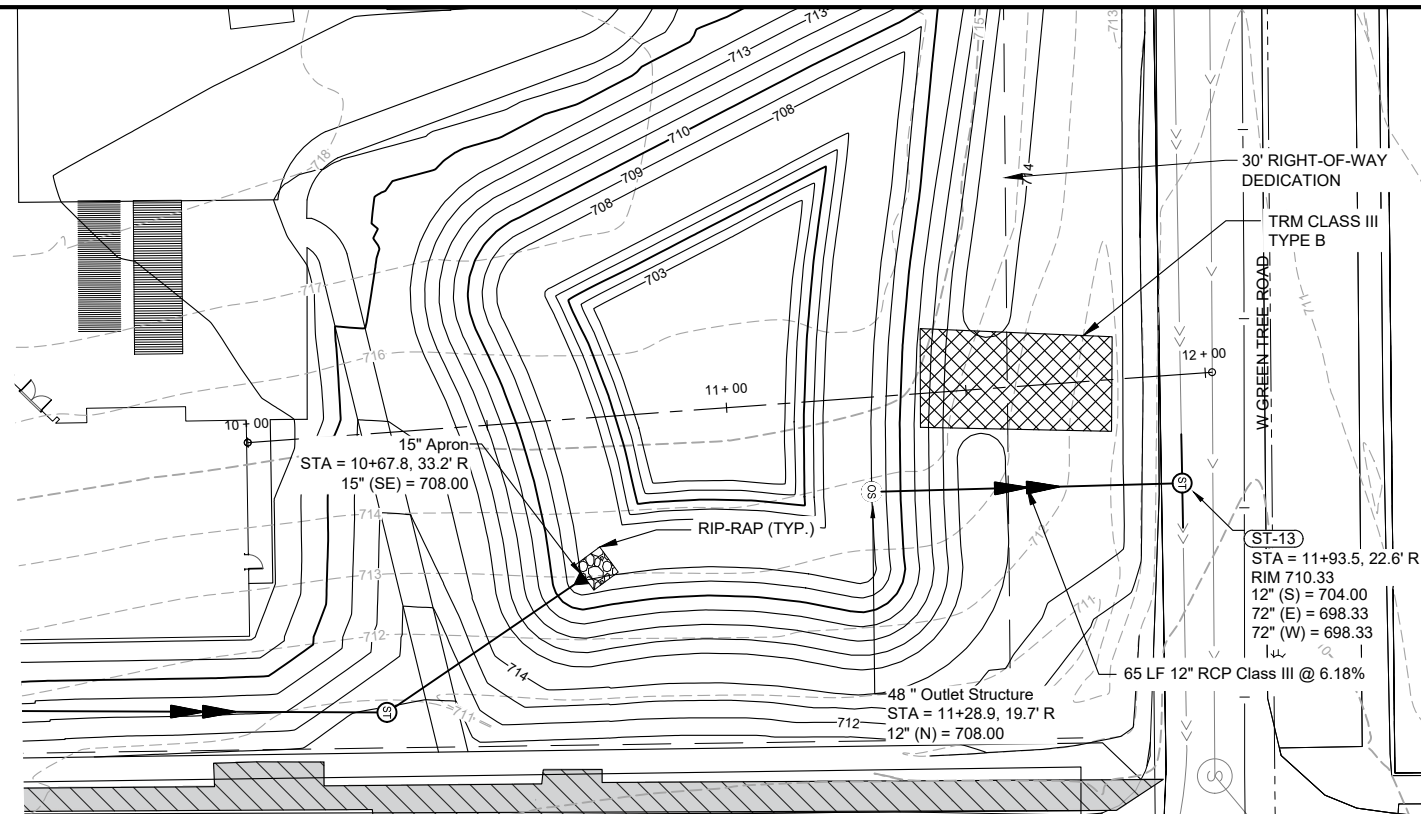
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VETERANS COMMUNITY PROJECT
MILWAUKEE, WISCONSIN

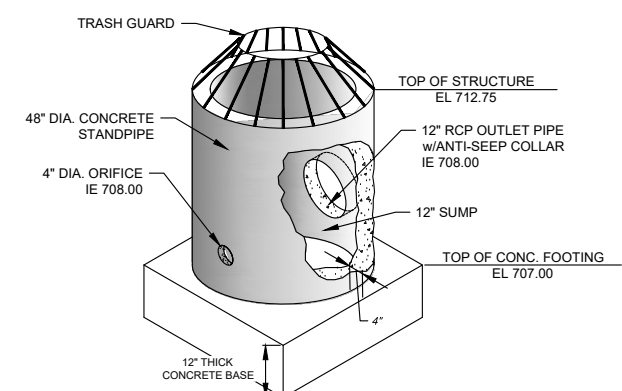
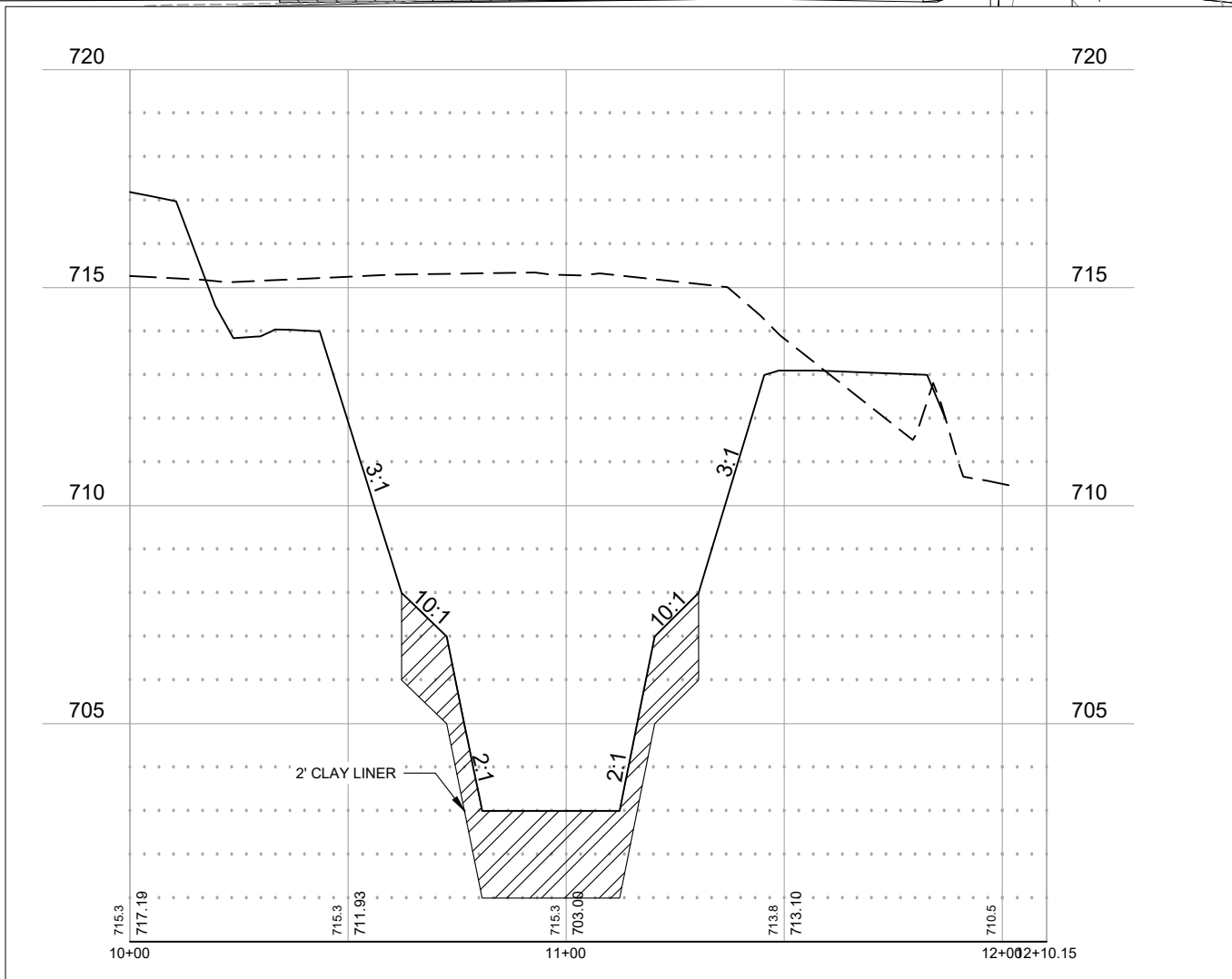
GRADING & EROSION CONTROL PLAN

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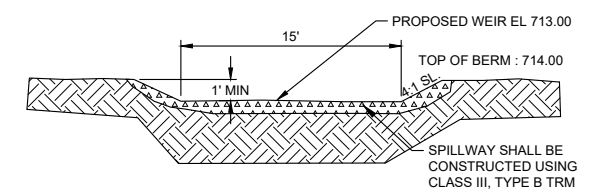
WET CELL LINER NOTES:
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE WET CELL HOLDS WATER TO THE 2 YR WATER SURFACE ELEVATION, AND THAT THE LINER IS NOT DAMAGED WHILE REMOVING ANY ACCUMULATED SEDIMENT ONCE THE SITE HAS BEEN RESTORED.

CLAY LINER MATERIAL SHALL SATISFY REQUIREMENTS OF WDNR TECHNICAL STANDARD 1001 AND BE CERTIFIED WITH LABORATORY TESTING. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE CITY.



- STRUCTURE CONSTRUCTION NOTES:**
1. INSTALL RISER VERTICALLY ON TOP OF GRAVEL BASE
 2. POUR FOOTING AROUND BASE OF STRUCTURE (EXTEND 4\"/>

**WET BASIN
 OUTLET STRUCTURE DETAIL
 NTS**



**EMERGENCY SPILLWAY DETAIL
 (N.T.S.)**

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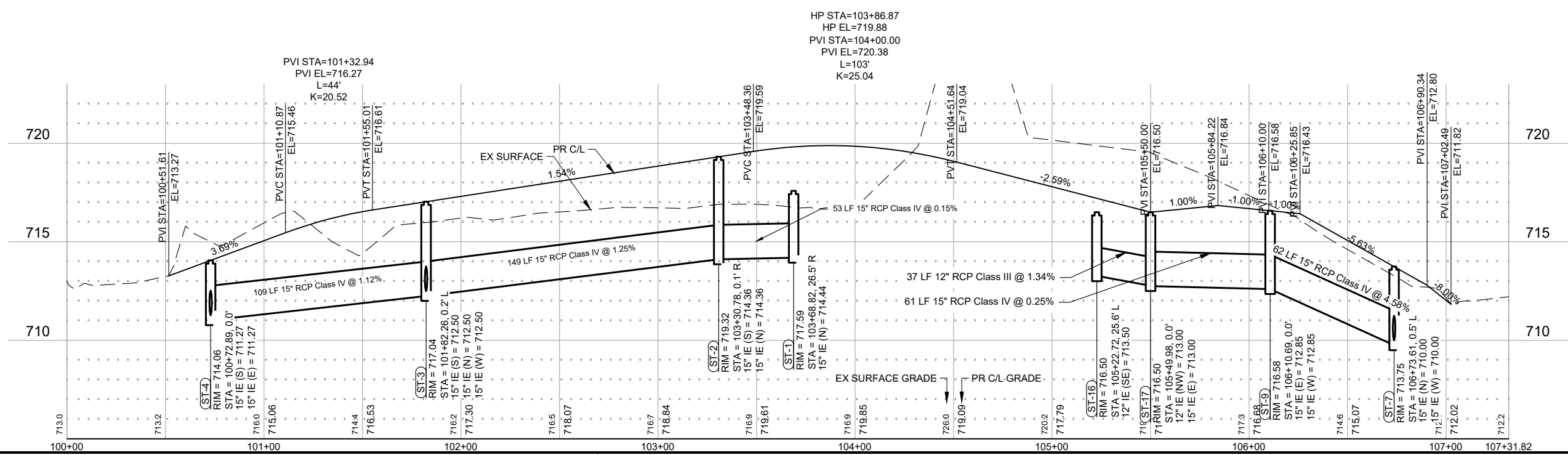
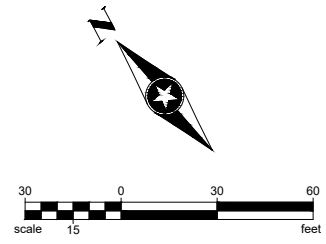
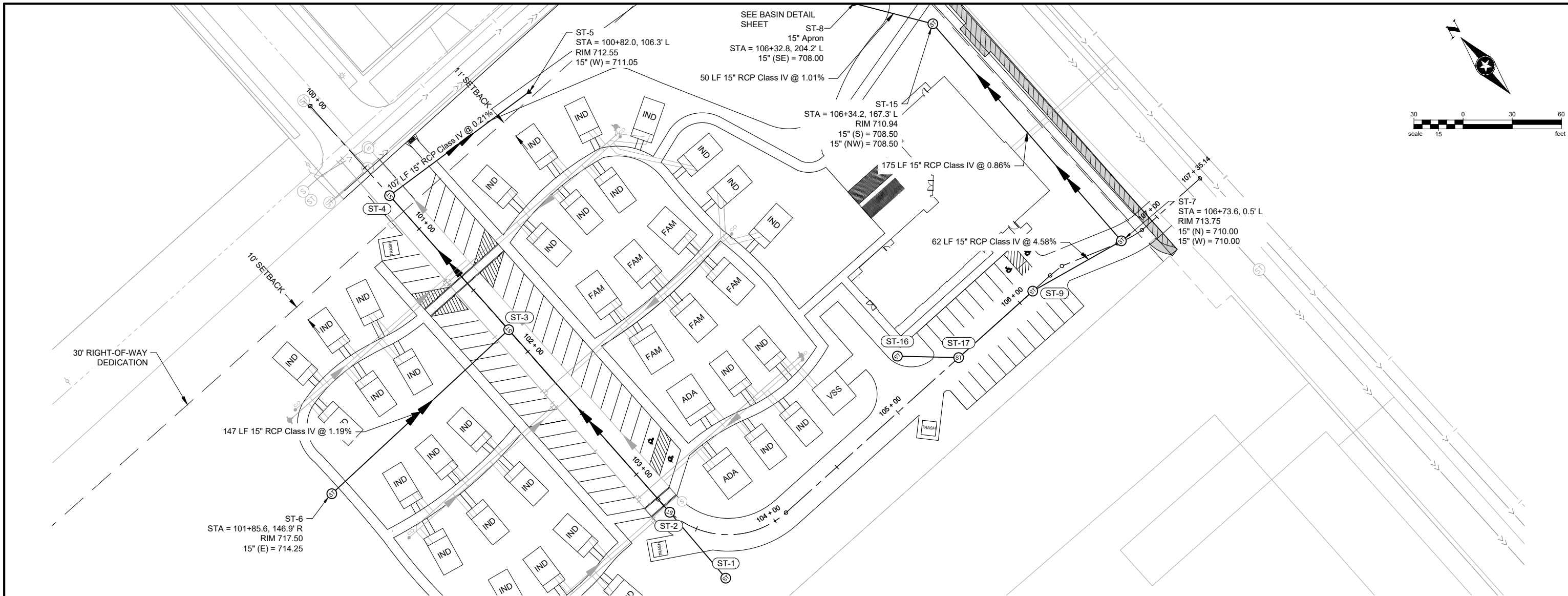
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Drawn By	JLS						
Designed By	MPC						
Checked By	MPC						



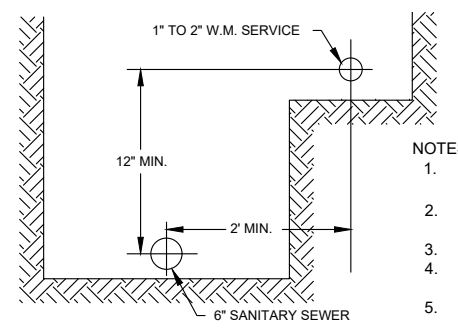
VETERANS COMMUNITY PROJECT
 MILWAUKEE, WISCONSIN

BASIN DETAILS

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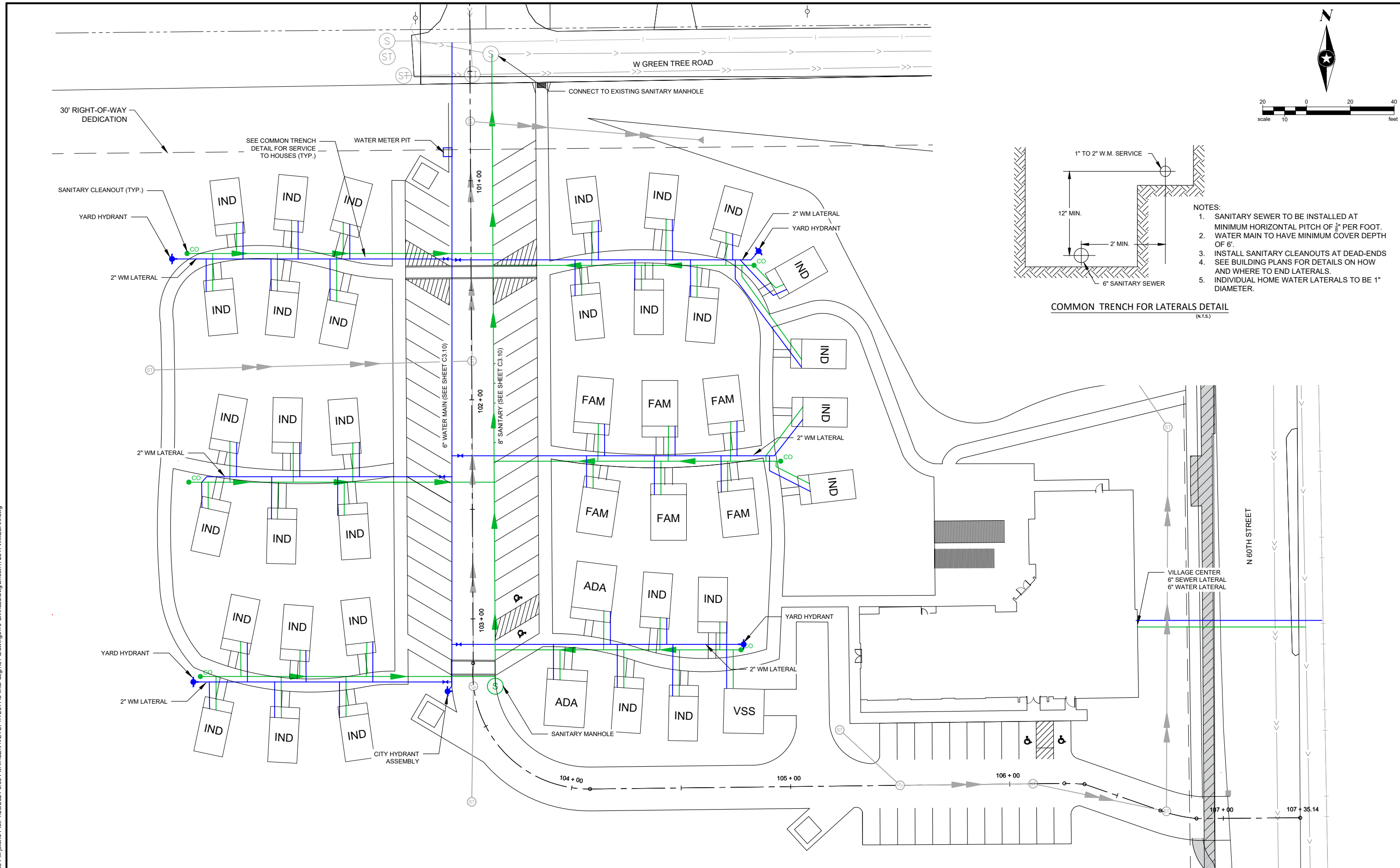


SEH Project	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date	VETERANS COMMUNITY PROJECT MILWAUKEE, WISCONSIN		ROAD & STORM PLAN & PROFILE		C 2.00
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Drawn By	JLS										
Designed By	MPC										
Checked By	MPC										



- NOTES:
1. SANITARY SEWER TO BE INSTALLED AT MINIMUM HORIZONTAL PITCH OF $\frac{1}{8}$ " PER FOOT.
 2. WATER MAIN TO HAVE MINIMUM COVER DEPTH OF 6".
 3. INSTALL SANITARY CLEANOUTS AT DEAD-ENDS AND WHERE TO END LATERALS.
 4. SEE BUILDING PLANS FOR DETAILS ON HOW AND WHERE TO END LATERALS.
 5. INDIVIDUAL HOME WATER LATERALS TO BE 1" DIAMETER.

COMMON TRENCH FOR LATERALS DETAIL (N.T.S.)



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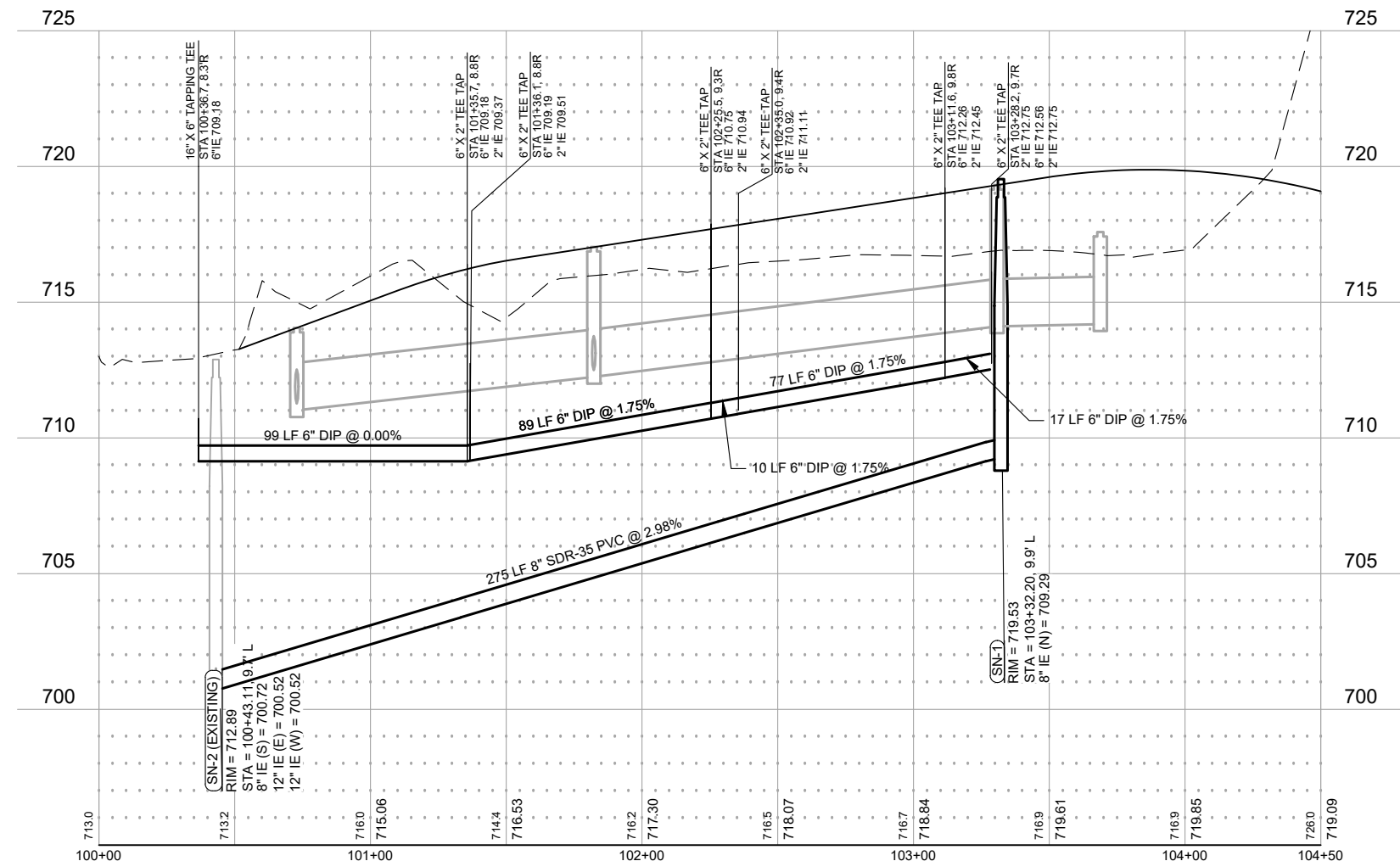
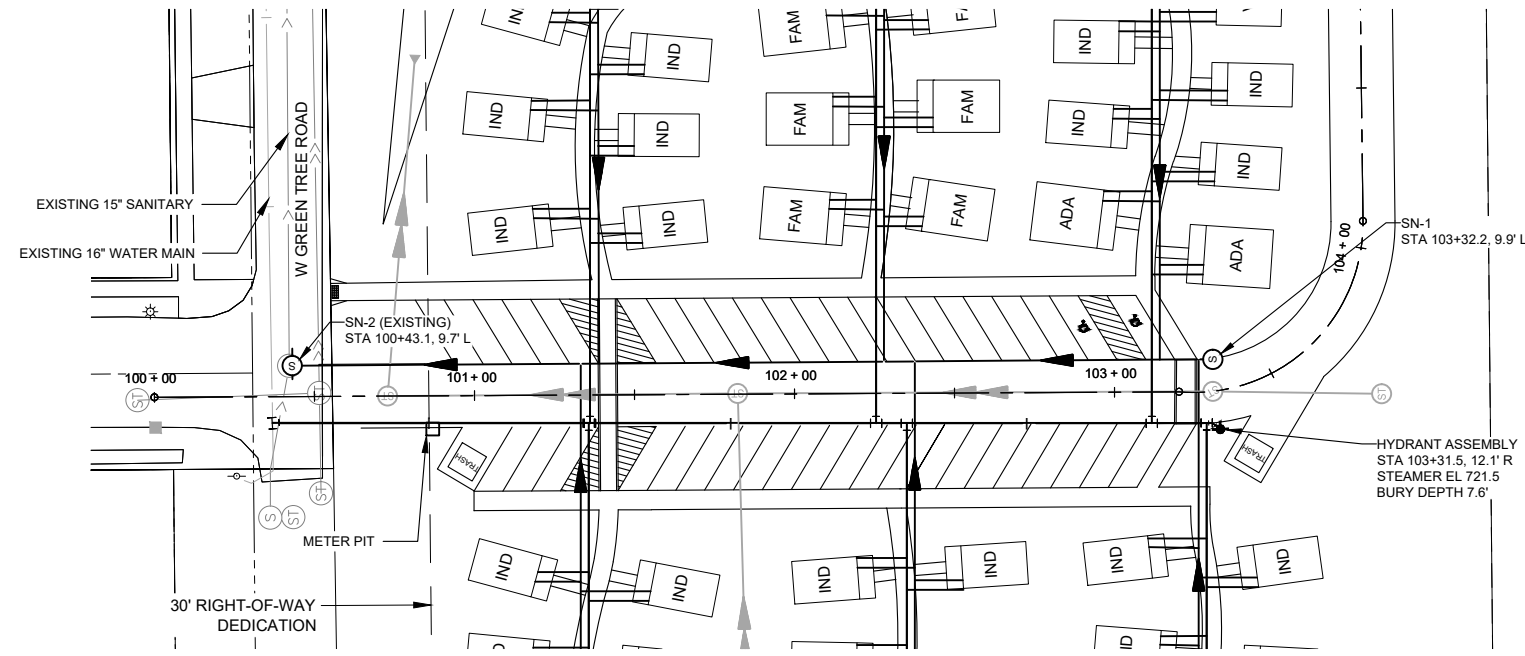
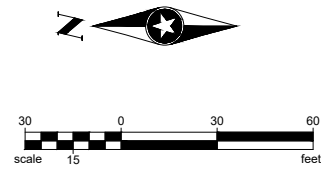
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Designed By	-	.			.		
Checked By	-	.			.		



VETERANS COMMUNITY PROJECT
MILWAUKEE, WISCONSIN

WATER MAIN & SANITARY SYSTEM MAP

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of 9



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SEH Project VETCP172617
 Drawn By JLS
 Designed By MPC
 Checked By MPC

Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date

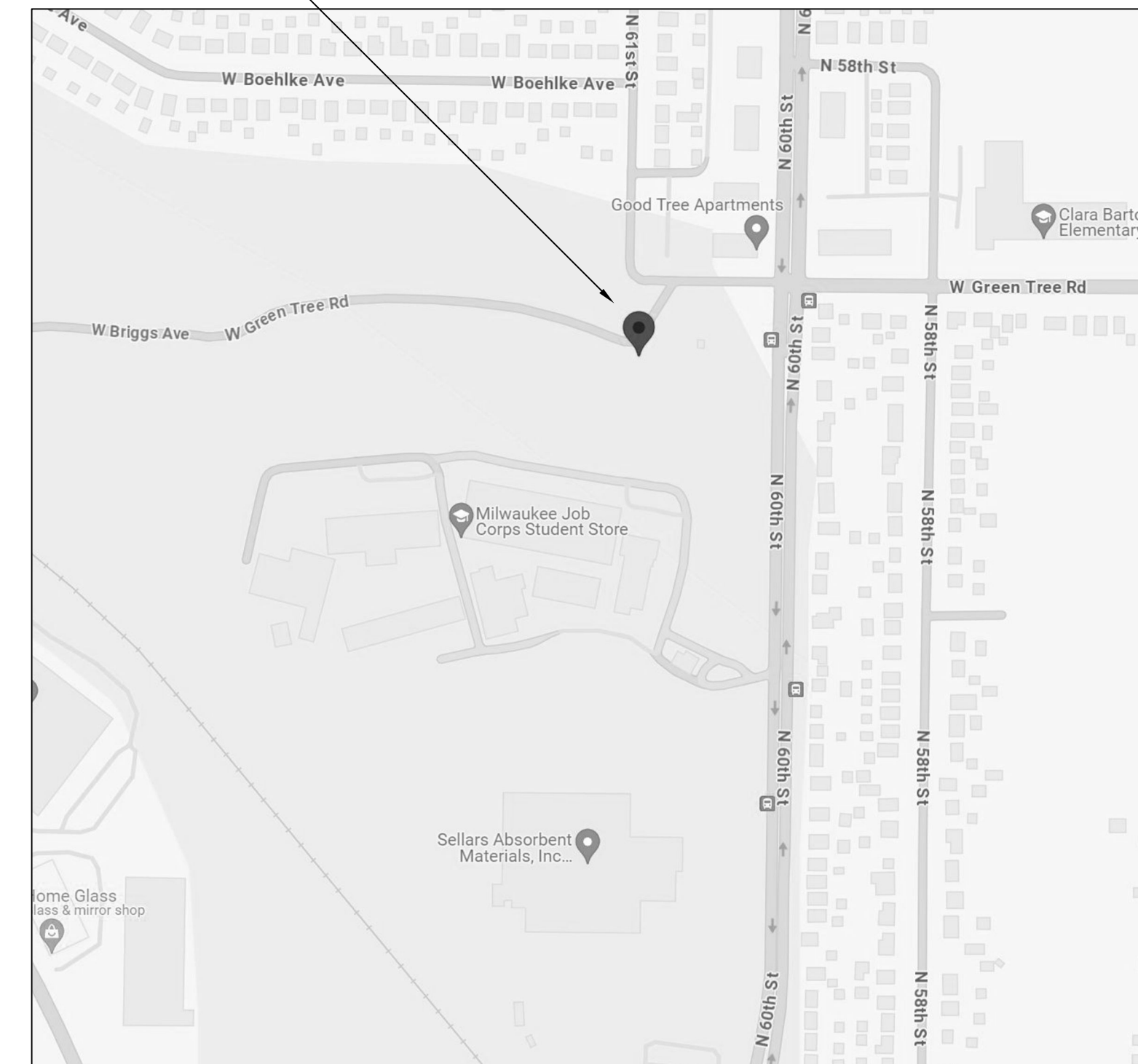


VETERANS COMMUNITY PROJECT
 MILWAUKEE, WISCONSIN

WATERMAIN & SANITARY PLAN & PROFILE

C
 3.10
 of 9

PROJECT LOCATION



LANDSCAPE PLAN FOR;

**VETERANS COMMUNITY PROJECT
MILWAUKEE, WISCONSIN**

LANDSCAPE PLAN PREPARED BY;

**THOMAS NORDLOH ASSOCIATES
4111 TAFT ROAD, KENOSHA WISCONSIN
PH. 262.496.9191 EMAIL TOM@NI-LLC.COM
DATE; 1-8-24**

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PAGE L-5.0	SCHEDULES AND DETAIL PLAN

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**VETERANS COMMUNITY PROJECT
 MILWAUKEE, WISCONSIN**

Thomas H. Nordloh
 Landscape Architect
 Reg. # 057-000624

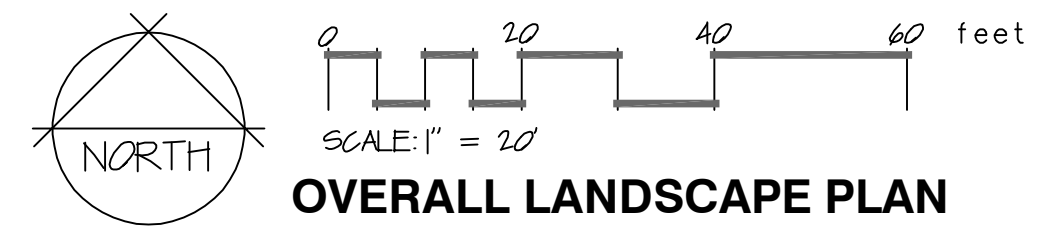
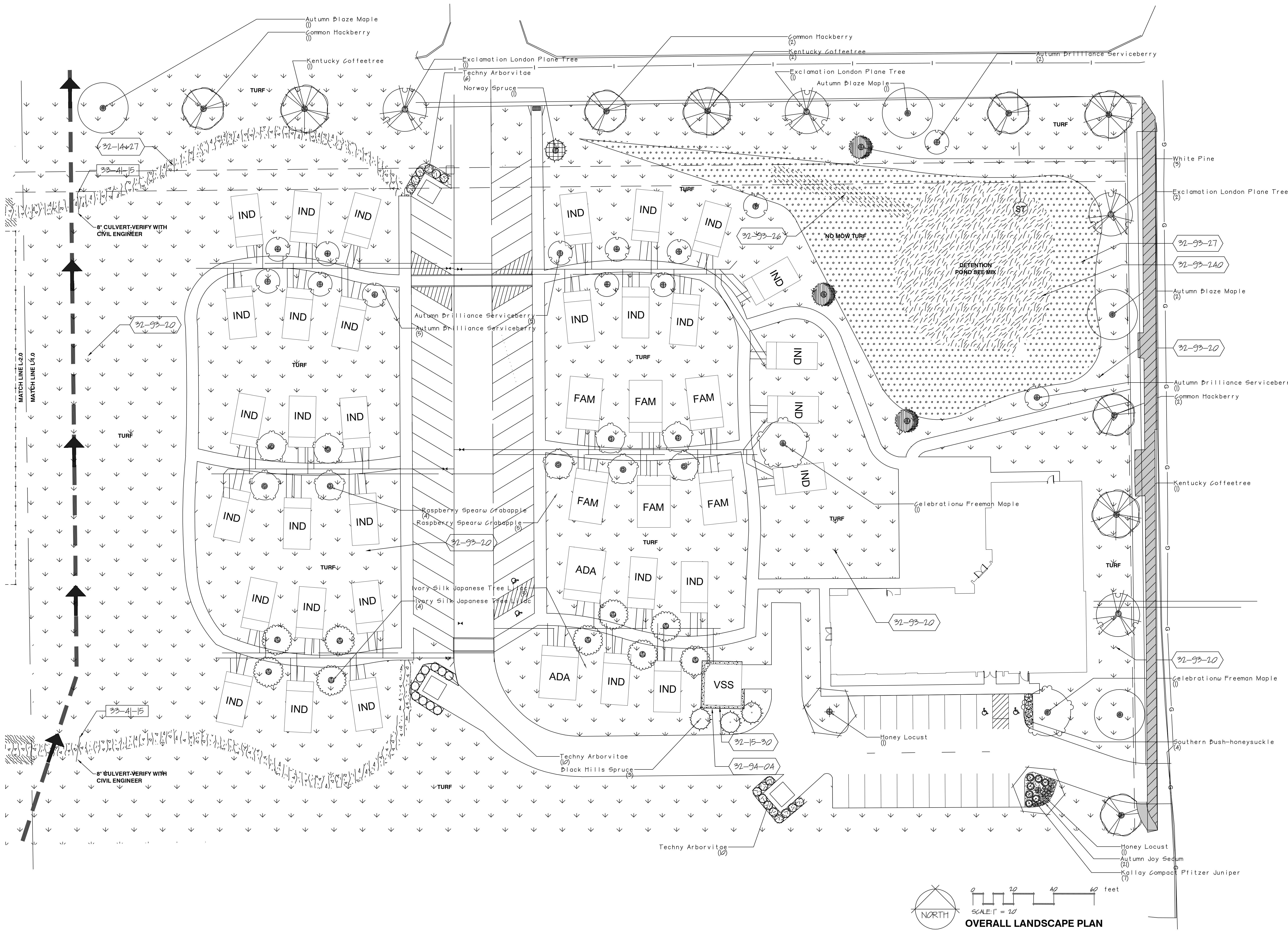
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OVERALL LANDSCAPE PLAN

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**VETERANS COMMUNITY PROJECT
 MILWAUKEE, WISCONSIN**

Thomas H. Nordloh
 Landscape Architect
 Reg. # 051-000624

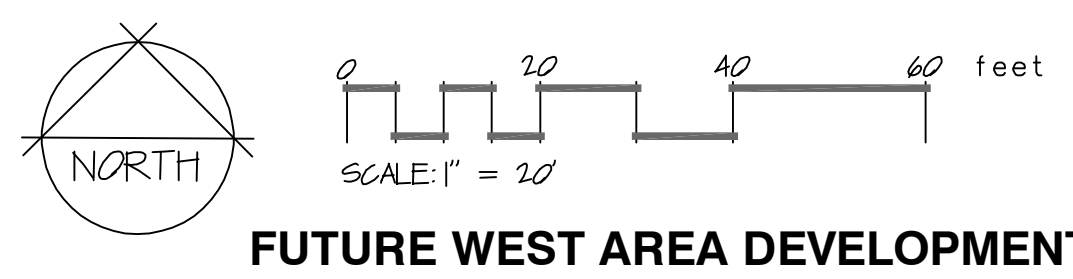
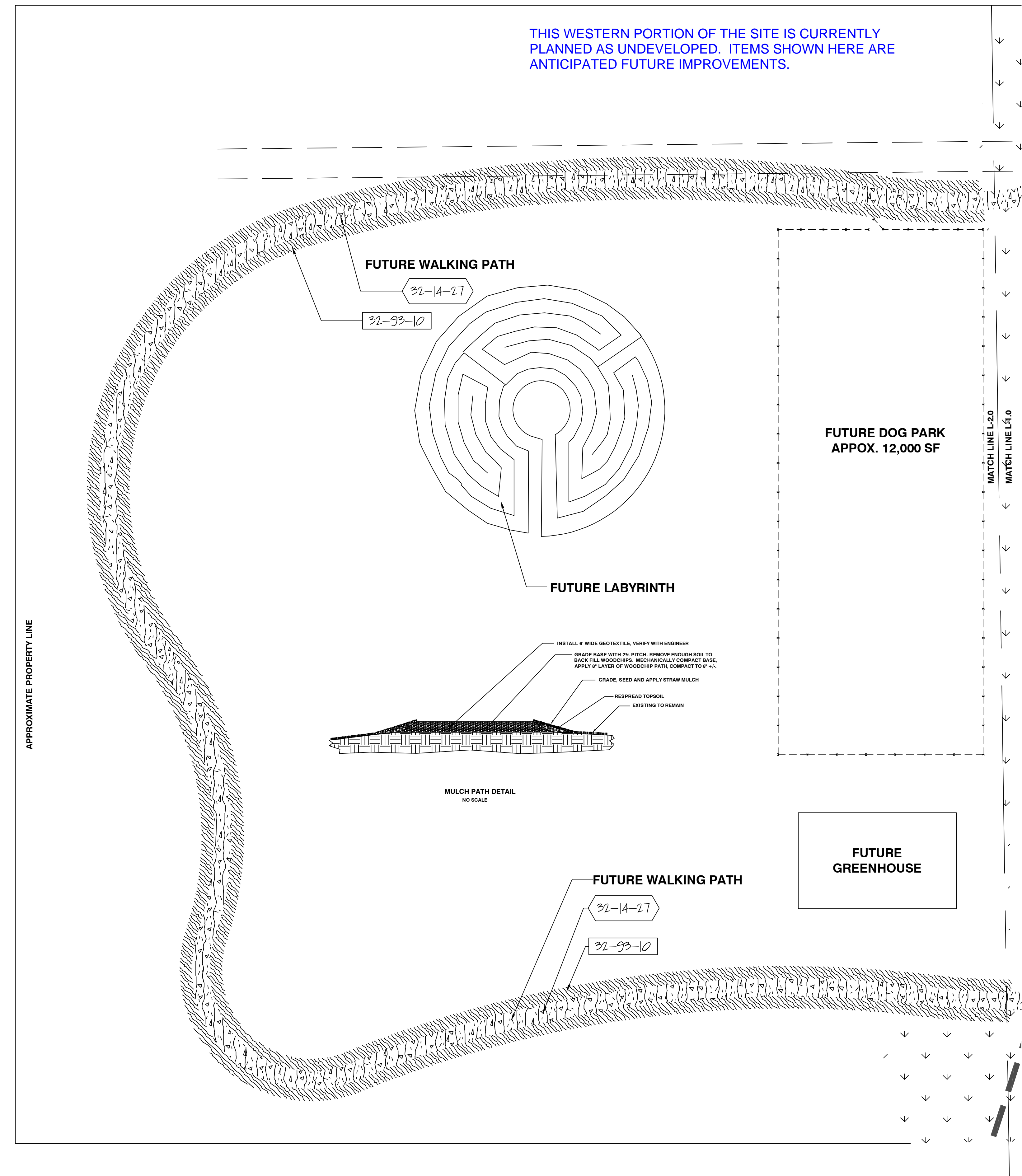
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FUTURE WEST AREA DEVELOPMENT

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**VETERANS COMMUNITY PROJECT
 MILWAUKEE, WISCONSIN**

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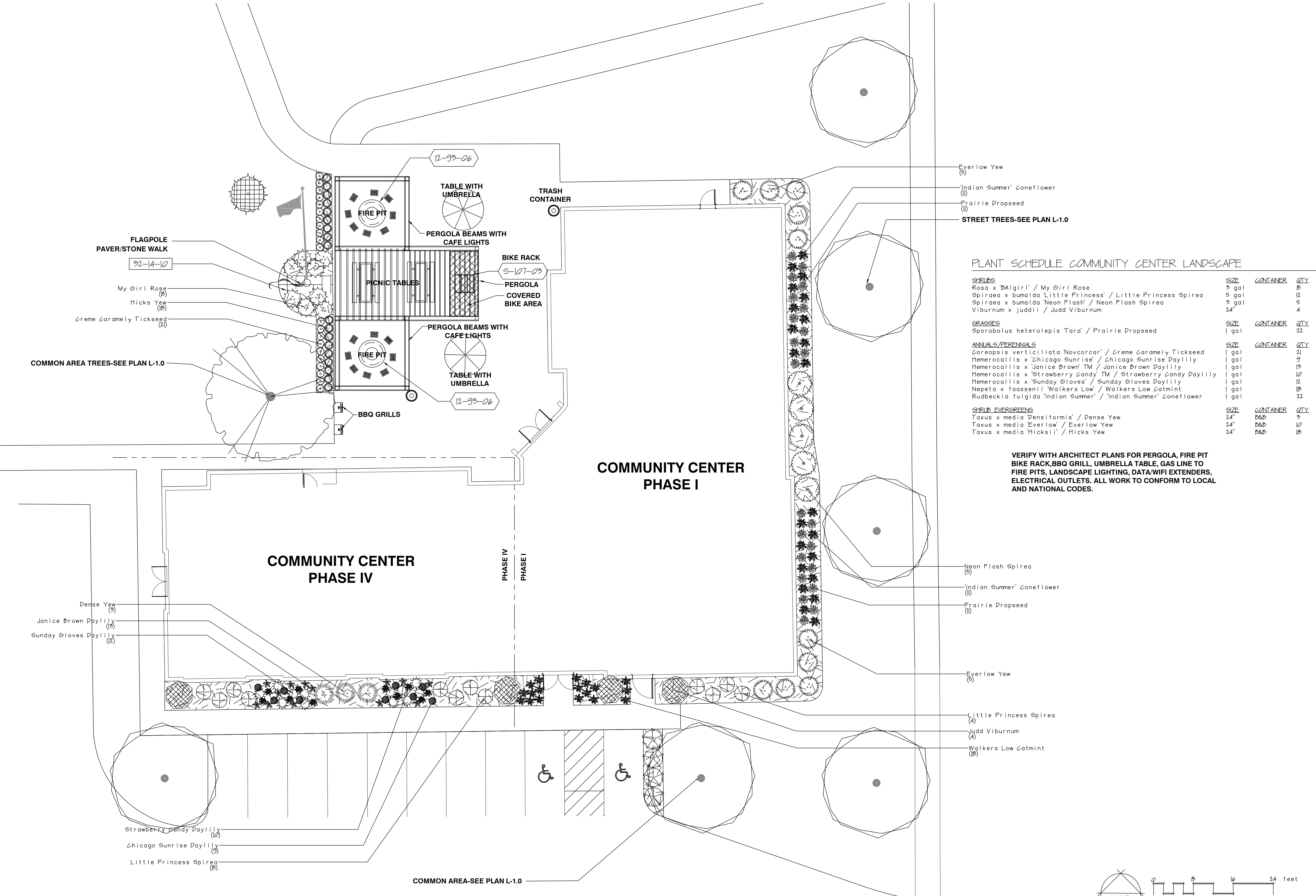
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- Everlow Yew (5)
- Indian Summer Coneflower (1)
- Prairie Dropseed (1)
- STREET TREES-SEE PLAN L-1.0

PLANT SCHEDULE COMMUNITY CENTER LANDSCAPE

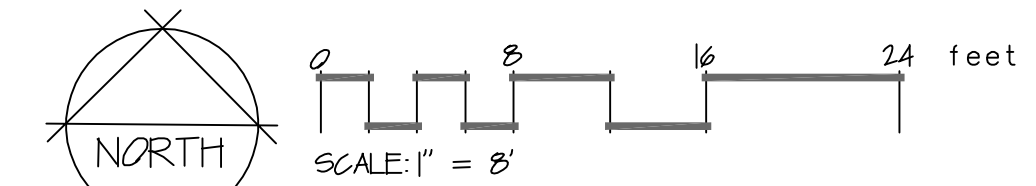
SHRUBS	SIZE	CONTAINER	QTY
Rosa x 'Algeria' / My Girl Rose	3 gal	B	3
Spiraea x bumalda 'Little Princess' / Little Princess Spirea	5 gal	12	12
Spiraea x bumalda 'Neon Flash' / Neon Flash Spirea	3 gal	5	5
Viburnum x juddii / Judd Viburnum	24"	4	4

GRASSES	SIZE	CONTAINER	QTY
Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal	22	22

ANNUALS/PERENNIALS	SIZE	CONTAINER	QTY
Coreopsis verticillata 'Novcorca' / Creme Caramel Tickseed	1 gal	21	21
Hemerocallis x 'Chicago Sunrise' / Chicago Sunrise Daylily	1 gal	9	9
Hemerocallis x 'Janice Brown' TM / Janice Brown Daylily	1 gal	13	13
Hemerocallis x 'Strawberry Candy' TM / Strawberry Candy Daylily	1 gal	10	10
Hemerocallis x 'Sunday Glories' / Sunday Glories Daylily	1 gal	12	12
Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal	15	15
Rudbeckia fulgida 'Indian Summer' / Indian Summer Coneflower	1 gal	22	22

SHRUB EVERGREENS	SIZE	CONTAINER	QTY
Taxus x media 'Densiflora' / Dense Yew	24"	B&B	3
Taxus x media 'Everlow' / Everlow Yew	24"	B&B	10
Taxus x media 'Hicksii' / Hicks Yew	24"	B&B	15

VERIFY WITH ARCHITECT PLANS FOR PERGOLA, FIRE PIT BIKE RACK, BBQ GRILL, UMBRELLA TABLE, GAS LINE TO FIRE PITS, LANDSCAPE LIGHTING, DATA/WIFI EXTENDERS, ELECTRICAL OUTLETS. ALL WORK TO CONFORM TO LOCAL AND NATIONAL CODES.



COMMUNITY CENTER LANDSCAPING

CORRECTION NOTE:
 THIS LANDSCAPE PLAN WAS CREATED BY
 THOMAS NORDLOH ASSOCIATES. ANY
 ARCHITECTS AND/OR ENGINEERS IN CHARGE
 OF ANY PROJECTS INVOLVED IN THIS
 AND/OR ANY OTHER PROJECTS INVOLVED
 WITHIN THE PROJECTS INVOLVED BY
 THOMAS NORDLOH ASSOCIATES
 SHOULD REVIEW THIS PLAN.



No.	Revision/Issue	Date
1		
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**VETERANS COMMUNITY PROJECT
 MILWAUKEE, WISCONSIN**

Thomas H. Nordloh
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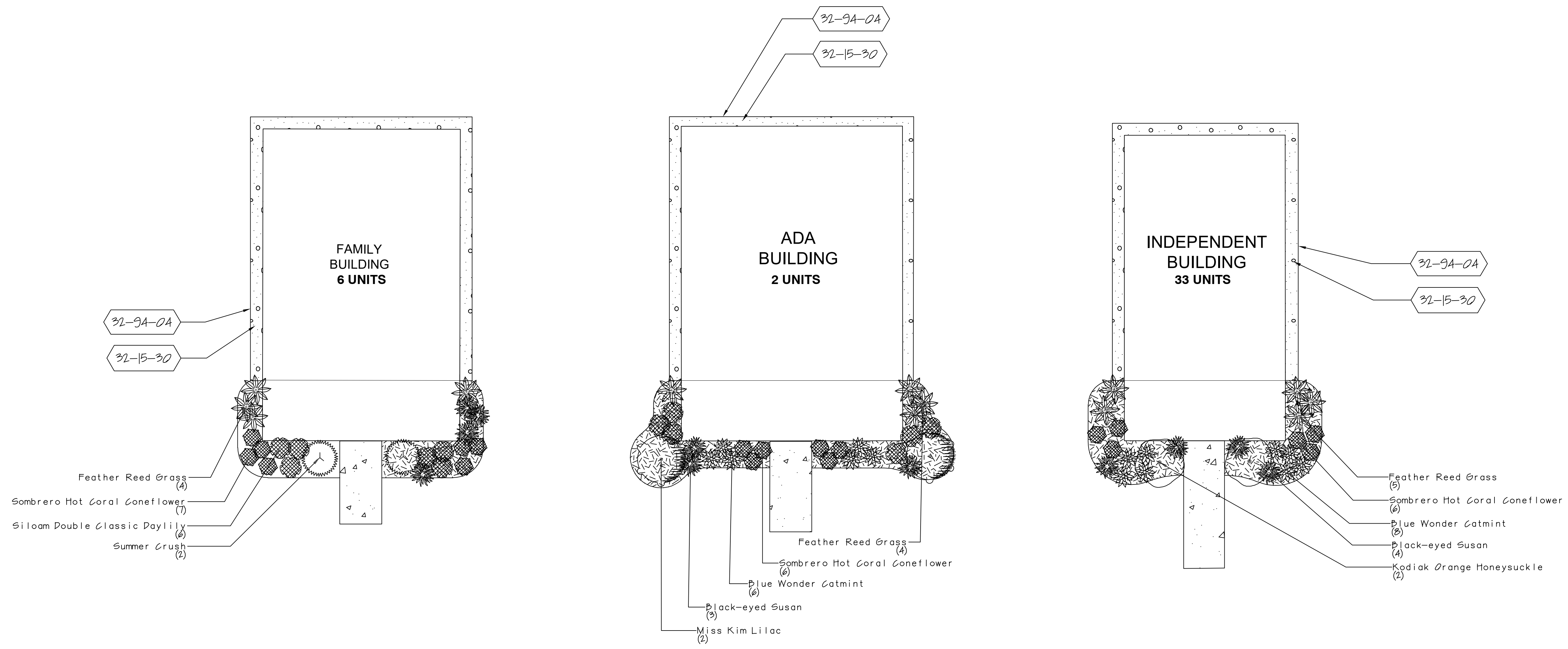
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REFERENCE NOTES SCHEDULE FAMILY BUILDING

SYMBOL	Aggregate Surface DESCRIPTION	QTY
32-15-30	WASHED STONE, 4" DEPTH OVER FILTER/WEED FABRIC	60 sf
SYMBOL	Planting Accessories DESCRIPTION	QTY
32-9A-04	EDGE, ALUMINUM EDGING, 16' LENGTH NON PAINTED	64 lf
32-9A-19	SHREDDED BARK MULCH, 3-4" DEPTH	33 sf
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	32 lf

REFERENCE NOTES SCHEDULE ADA BUILDING

SYMBOL	Aggregate Surface DESCRIPTION	QTY
32-15-30	WASHED STONE, 4" DEPTH OVER FILTER/WEED FABRIC	54 sf
SYMBOL	Planting Accessories DESCRIPTION	QTY
32-9A-04	EDGE, ALUMINUM EDGING, 16' LENGTH NON PAINTED	66 lf
32-9A-19	SHREDDED BARK MULCH, 3-4" DEPTH	85 sf
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	42 lf

REFERENCE NOTES SCHEDULE IND. BUILDING

SYMBOL	Aggregate Surface DESCRIPTION	QTY
32-15-30	WASHED STONE, 4" DEPTH OVER FILTER/WEED FABRIC	57 sf
SYMBOL	Planting Accessories DESCRIPTION	QTY
32-9A-04	EDGE, ALUMINUM EDGING, 16' LENGTH NON PAINTED	60 lf
32-9A-19	SHREDDED BARK MULCH, 3-4" DEPTH	77 sf
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	33 lf

PLANT SCHEDULE FAMILY BUILDING

SHRUBS	SIZE	QTY
Hydrangea macrophylla 'Mortmarfata' / Summer Crush	3 gal	2
GRASSES	SIZE	QTY
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.	4
ANNUALS/PERENNIALS	SIZE	QTY
Echinacea purpurea 'Sombrero Hat Coral' / Sombrero Hat Coral Coneflower	1 gal	7
Hemerocallis x 'Siloam Double Classic' TM / Siloam Double Classic Daylily	1 gal	6
Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan	1 gal	4

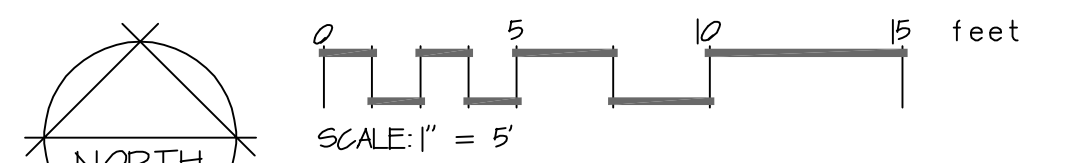
PLANT SCHEDULE ADA BUILDING

SHRUBS	SIZE	QTY
Syringa patula 'Miss Kim' / Miss Kim Lilac	24"	2
GRASSES	SIZE	QTY
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.	4
ANNUALS/PERENNIALS	SIZE	QTY
Echinacea purpurea 'Sombrero Hat Coral' / Sombrero Hat Coral Coneflower	1 gal	6
Hemerocallis x 'Siloam Double Classic' TM / Siloam Double Classic Daylily	1 gal	6
Nepeta x faassenii 'Blue Wonder' / Blue Wonder Catmint	1 gal	6
Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan	1 gal	3

PLANT SCHEDULE IND. BUILDING

SHRUBS	SIZE	QTY
Diervilla x 'DIXBESSA' TM / Kodiak Orange Honeysuckle	3 gal	2
GRASSES	SIZE	QTY
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.	5
ANNUALS/PERENNIALS	SIZE	QTY
Echinacea purpurea 'Sombrero Hat Coral' / Sombrero Hat Coral Coneflower	1 gal	6
Nepeta x faassenii 'Blue Wonder' / Blue Wonder Catmint	1 gal	8
Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan	1 gal	4

**NOTE; BUILDING LANDSCAPING IS FOR FUTURE INSTALLATION.
 SCHEDULE QUANTITIES ARE FOR (1) UNIT**



PLANT SCHEDULE OVERALL SITE LANDSCAPE

COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY
TREES				
Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2.5" Cal.	B&B	4
Celebration Freeman Maple	Acer x freemanii 'Celzam'	2.5" Cal.	B&B	2
Autumn Brilliance Serviceberry	Amelanchier canadensis 'Autumn Brilliance'	6'	B&B	13
Common Hackberry	Celtis occidentalis	2.5" Cal.	B&B	5
Honey Locust	Gleditsia triacanthos	2.5" Cal.	B&B	2
Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	2.5" Cal.	B&B	4
Raspberry Spear Crabapple	Malus x 'JFS KW213MX'	6'	B&B	9
Exclamation London Plane Tree	Platanus x acerifolia 'Exclamation' TM	2.5" Cal.	B&B	4
Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	6'	B&B	9
EVERGREEN TREES				
Norway Spruce	Picea abies	6'	B&B	1
Black Hills Spruce	Picea glauca 'Densata'	6'	B&B	3
White Pine	Pinus strobus	6'	B&B	3
Techny Arborvitae	Thuja occidentalis 'Techny'	5'	B&B	26
SHRUBS				
Southern Bush-honeysuckle	Diervilla sessilifolia 'Butterfly'	5 gal		4
ANNUALS/PERENNIALS				
Autumn Joy Sedum	Sedum x 'Autumn Joy'	1 gal		21
SHRUB EVERGREENS				
Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	5 gal		7

PLANT SCHEDULE STREET TREES

COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY
TREES				
Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2.5" Cal.	B&B	4
Common Hackberry	Celtis occidentalis	2.5" Cal.	B&B	5
Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	2.5" Cal.	B&B	4
Exclamation London Plane Tree	Platanus x acerifolia 'Exclamation' TM	2.5" Cal.	B&B	4

PLANT SCHEDULE COMMON AREA PLANTING

COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY
TREES				
Celebration Freeman Maple	Acer x freemanii 'Celzam'	2.5" Cal.	B&B	2
Autumn Brilliance Serviceberry	Amelanchier canadensis 'Autumn Brilliance'	6'	B&B	13
Honey Locust	Gleditsia triacanthos	2.5" Cal.	B&B	2
Raspberry Spear Crabapple	Malus x 'JFS KW213MX'	6'	B&B	9
Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	6'	B&B	9
EVERGREEN TREES				
Norway Spruce	Picea abies	6'	B&B	1
Black Hills Spruce	Picea glauca 'Densata'	6'	B&B	3
White Pine	Pinus strobus	6'	B&B	3
Techny Arborvitae	Thuja occidentalis 'Techny'	5'	B&B	26
SHRUBS				
Southern Bush-honeysuckle	Diervilla sessilifolia 'Butterfly'	5 gal		4
ANNUALS/PERENNIALS				
Autumn Joy Sedum	Sedum x 'Autumn Joy'	1 gal		21
SHRUB EVERGREENS				
Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	5 gal		7

REFERENCE NOTES SCHEDULE OVERALL SITE LANDSCAPE

SYMBOL	Unit Paving DESCRIPTION	QTY
32-14-27	WOODCHIP WALKING/BIKING PATH @ 6' WIDTH, INSTALL OVER HEAVY DUTY GEOTEXTILE FABRIC	7,555 sf
Aggregate Surface		
SYMBOL	DESCRIPTION	QTY
32-15-30	WASHED STONE 1.5-2" @ 4" DEPTH OVER FILTER/WEED FABRIC	105 sf
Planting		
SYMBOL	DESCRIPTION	QTY
32-93-10	SEED AND STRAW MULCH. USE REINDARS PREMIUM 60 SEED MIX, INSTALL AT RECOMMENDED RATES. FERTILIZE AT 1/2 RATE WITH 10-10-10 AFTER SEED HAS GERMINATED	6,471 sf
32-93-20	REINDARS PREMIUM 60 TURF-SEED AND DN SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. LONG TERM AND GREEN NETTED BLANKET AND BENT OVER STAPLES WILL NOT BE ACCEPTED	116,747 sf
32-93-240	DRY BOTTOM DETENTION POND SEED MIX, PIZZO NATIVE PLANT NURSERY, WWW.PIZZONURSERY.COM	5,552 sf
32-93-26	TURF REINFORCEMENT MAT, NORTH AMERICAN GREEN C-350 or EQUAL	593 sf
32-93-27	NO-MOW FESCUE AND DN EROSION BLANKET	10,607 sf
Planting Accessories		
SYMBOL	DESCRIPTION	QTY
32-94-04	EDGE, ALUMINUM EDGING, 16" LENGTH NON PAINTED	76 lf
32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	596 sf
32-94-136	3" DIAMETER MULCH TREE RING	56
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	256 lf
Storm Drainage Utilities		
SYMBOL	DESCRIPTION	QTY
33-41-15	8" PVC DRAIN TILE	23 lf

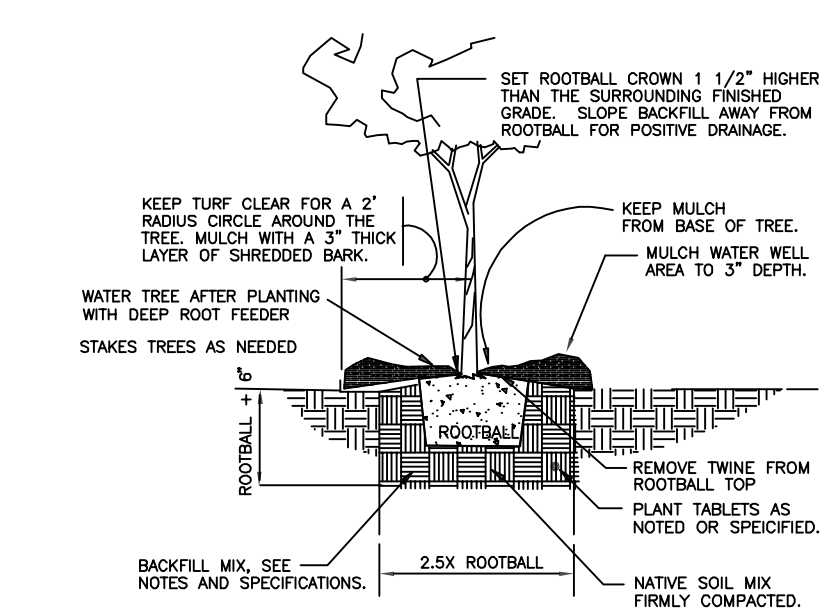
REFERENCE NOTES SCHEDULE COMMUNITY CENTER LANDSCAPE

SYMBOL	Site Furnishings DESCRIPTION	QTY
12-93-06	4.5" DIAMETER STONE FIRE PIT, 30" PUSH BUTTON GAS BURNER, 55" DIAMETER STONE CAP WITH 6" OVERHANG	2
Unit Paving		
SYMBOL	DESCRIPTION	QTY
32-14-10	BLUESTONE PAVING ON 1" BEDDING AND 5" CRUSHED LIMESTONE BASE. COMPACT BASE TO 95% PROCTOR DENSITY. COMPACT TRENCHES BEFORE INSTALLING BASE	36 sf
Site Furnishings		
SYMBOL	DESCRIPTION	QTY
32-33-44	CEDAR PERGOLA, VERIFY SIZE AND HEIGHT	1
Planting Accessories		
SYMBOL	DESCRIPTION	QTY
32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	1,476 sf
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	231 lf
Site Furnishings		
SYMBOL	DESCRIPTION	QTY
5-107-03	MADRAX BIKE RACK-PHX-SNG-4 1-7/8" tube 24" W x 36" L x 36" H 4-bikes	1
5-109	TYPICAL FLAGPOLE, VERIFY TYPE, SIZE LOCATION WITH ARCHITECT	1
5-110	TYPICAL BBQ GRILL, VERIFY SIZE, FUEL TYPE, FINAL LOCATION WITH ARCHITECT	2
5-111	TYPICAL TRASH RECEPTICAL, VERIFY FINAL TYPE, LOCATION AND QUANTITY BY ARCHITECT	2
5-112	TYPICAL 6 PERSON DINING TABLE AND UMBRELLA, VERIFY WITH ARCHITECT FINAL TYPE AND QUANTITY	2

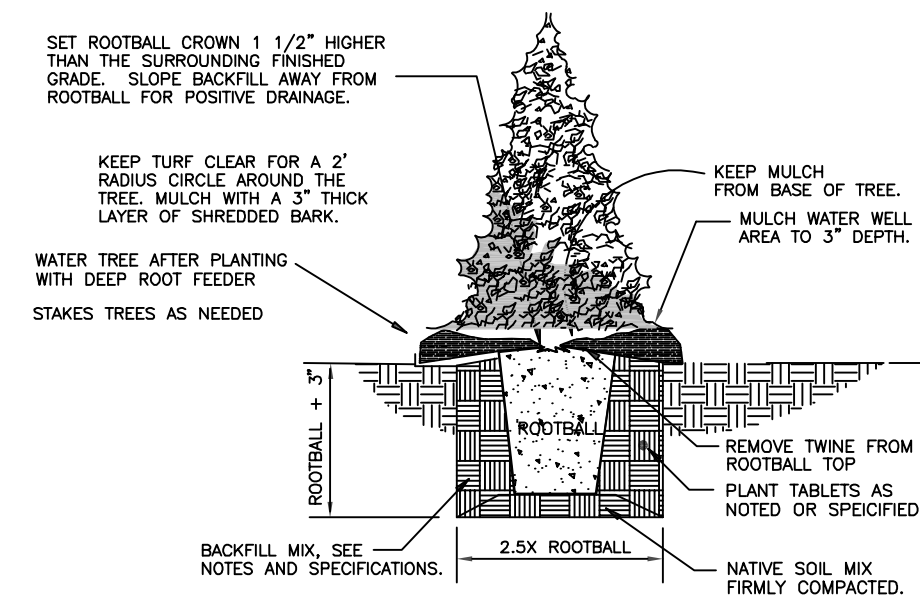
GENERAL LANDSCAPE NOTES:

- Topsoil return to depth of 4" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
- Always contact Diggers Hotline (800-242-8511) or JULIE 811 (or 1-800-892-0123) before proceeding with any work.
- Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
- Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities. Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester..
- Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3" diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.
- Spade cut plant beds and tree rings with a 4" deep shovel cut.
- Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
- Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
- Sodded turf (if applicable) to be installed in staggered fashion with tight joints. Sod to be rolled and watered to a depth of 3-4" immediately upon laying of the turf. Stake sod on slopes of less than 3:1 grade. Peat sod is not acceptable.
- Erosion blanket shall be installed on seeded slopes with a grade of 3:1 or less. 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
- Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
- If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment
- Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.

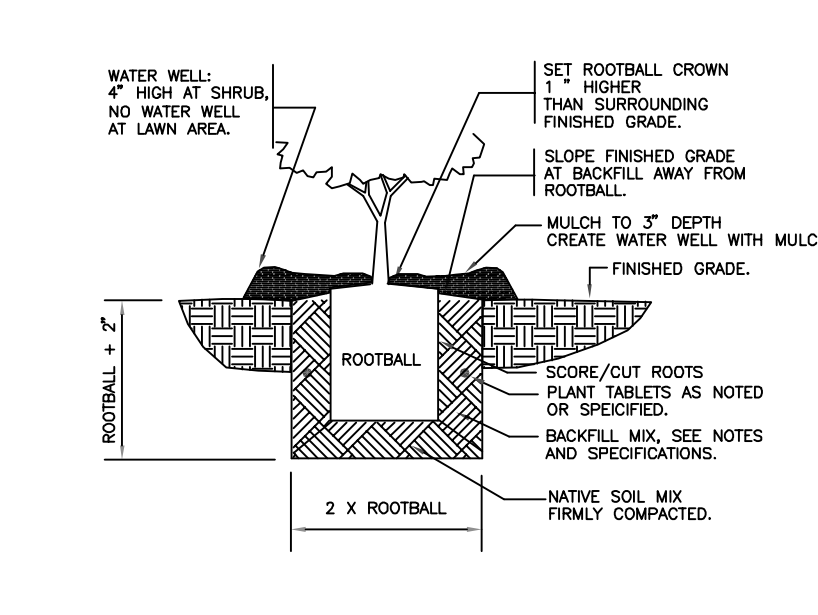
101 TREE PLANTING DETAIL



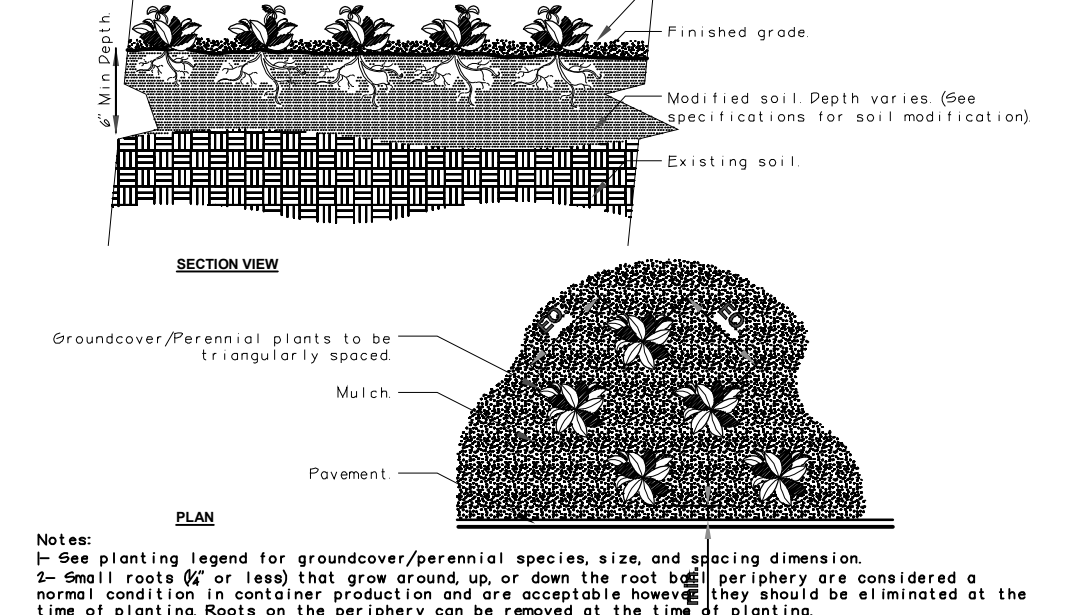
102 EVERGREEN PLANTING DETAIL



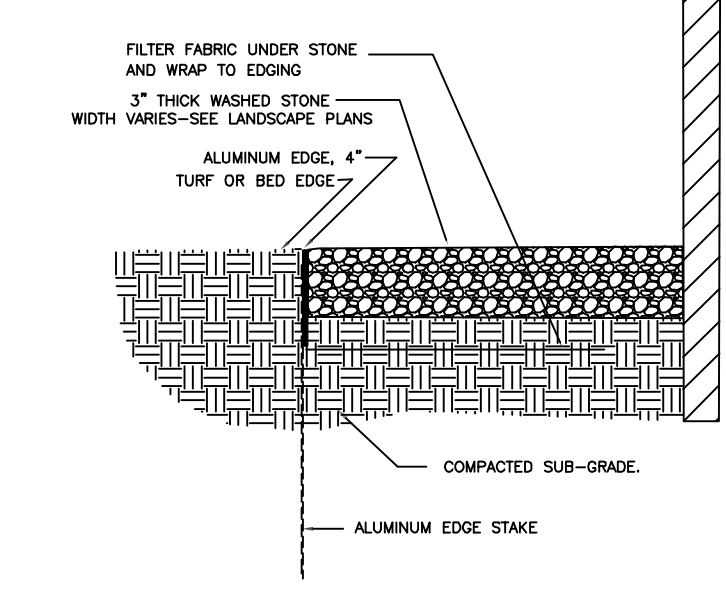
103 SHRUB PLANTING



104 GROUNDCOVER AND PERENNIAL DETAIL



105 MAINTENANCE OR RODENT STRIP



DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape Architecture
Project Management
4111 Taft Rd, Kenosha WI 53142

CONTRACT NOTES:
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Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project: 20231023
Date: 1-8-24
Scale:

Sheet



RENDERING FOR CONCEPTUAL REFERENCE ONLY; IMAGE MAY NOT REFLECT LATEST DESIGN, REFERENCE ELEVATIONS AND SCHEDULES FOR FINISHES.

DRAWING INDEX

GENERAL

0A0.0 COVER SHEET

CIVIL

TO.10 CIVIL COVERSHEET
 C0.20 WATER AND SANITARY DETAILS
 C0.30 STORM & EROSION CONTROL DETAILS
 C0.40 ROAD DETAILS
 C1.00 GRADING & EROSION CONTROL PLAN
 C1.10 BASIN DETAILS
 C2.00 ROAD & STORM PLAN & PROFILE
 C3.00 WATERMAIN & SANITARY SYSTEM MAP
 C3.10 WATERMAIN & SANITARY PLAN & PROFILE

LANDSCAPE

L-1.0 OVERALL LANDSCAPE PLAN
 L-2.0 FUTURE WEST AREA DEVELOPMENT

ARCHITECTURAL

2A0.1 PHASING PLAN
 2A0.2 ARCHITECTURAL SITE PLAN & DETAILS
 2A0.3 TRASH ENCLOSURE PLAN AND DETAILS
 4A1.1 FIRST FLOOR PLAN
 4A3.1 ROOF PLAN
 4A4.1 EXTERIOR ELEVATIONS
 4A4.2 EXTERIOR ELEVATIONS

PROJECT TEAM

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 STAND STRUCTURAL ENG.
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PLUMBING
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ELECTRICAL
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 13300 W. 98th St.
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 PH. 913.492.2400

VCP - MILWAUKEE

FINKLE + WILLIAMS
 ARCHITECTURE

PROJECT ADDRESS
 6767 N. 60th Street
 Milwaukee, WI 53223

PROJECT NUMBER
 22043

RELEASE DATE
 Jan. 8th, 2024

ISSUED FOR
 Planning Review

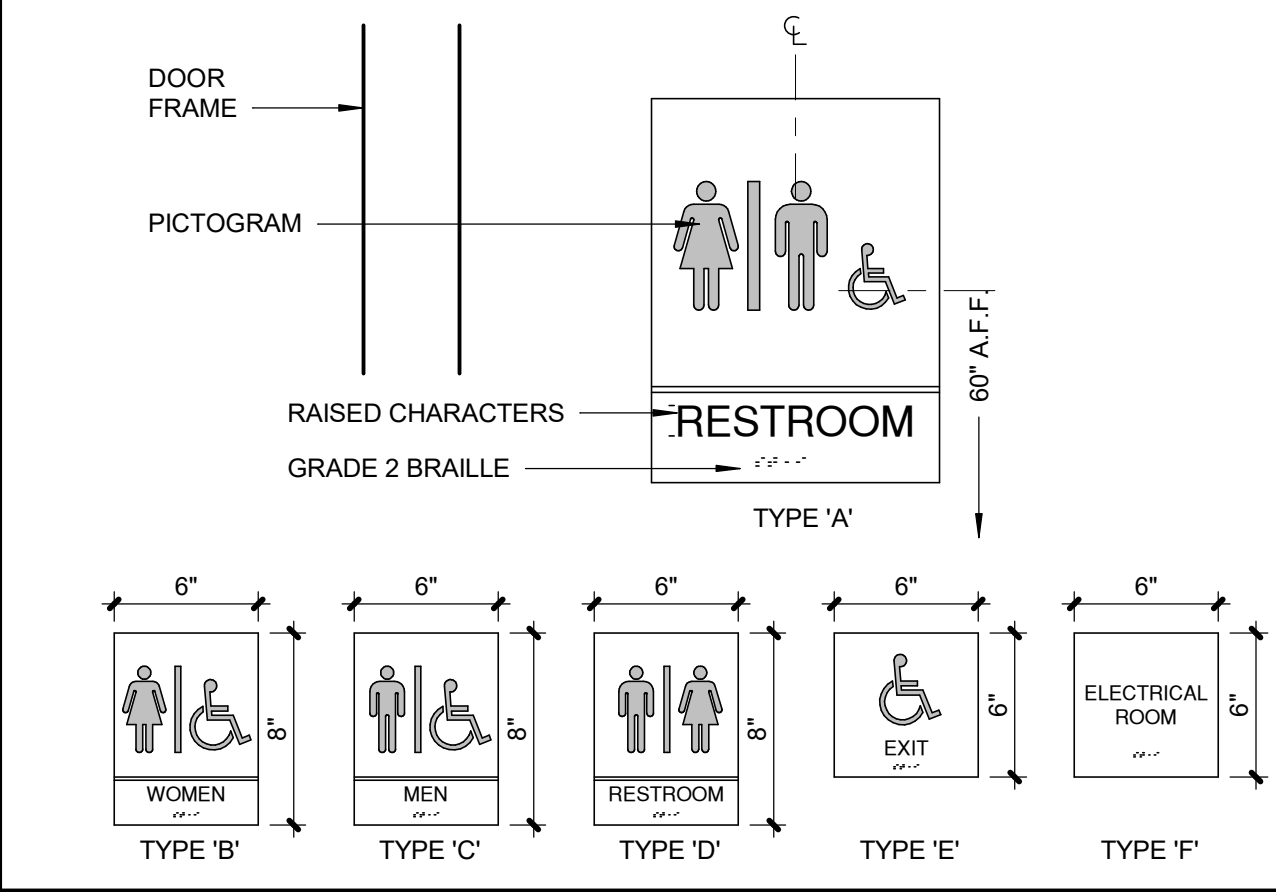
CURRENT REVISION



ACCESSIBLE SIGNAGE REQUIREMENTS

PERMANENT ROOMS AND SPACES

SEE SCHEDULE BELOW FOR INTERIOR SIGNAGE LOCATIONS:
 SIGNS WHICH DESIGNATE PERMANENT ROOMS AND SPACES SHALL COMPLY WITH ADAAG SECTIONS 4.30.1, 4.30.4, 4.30.5, 4.30.6



INTERIOR SIGNAGE SCHEDULE

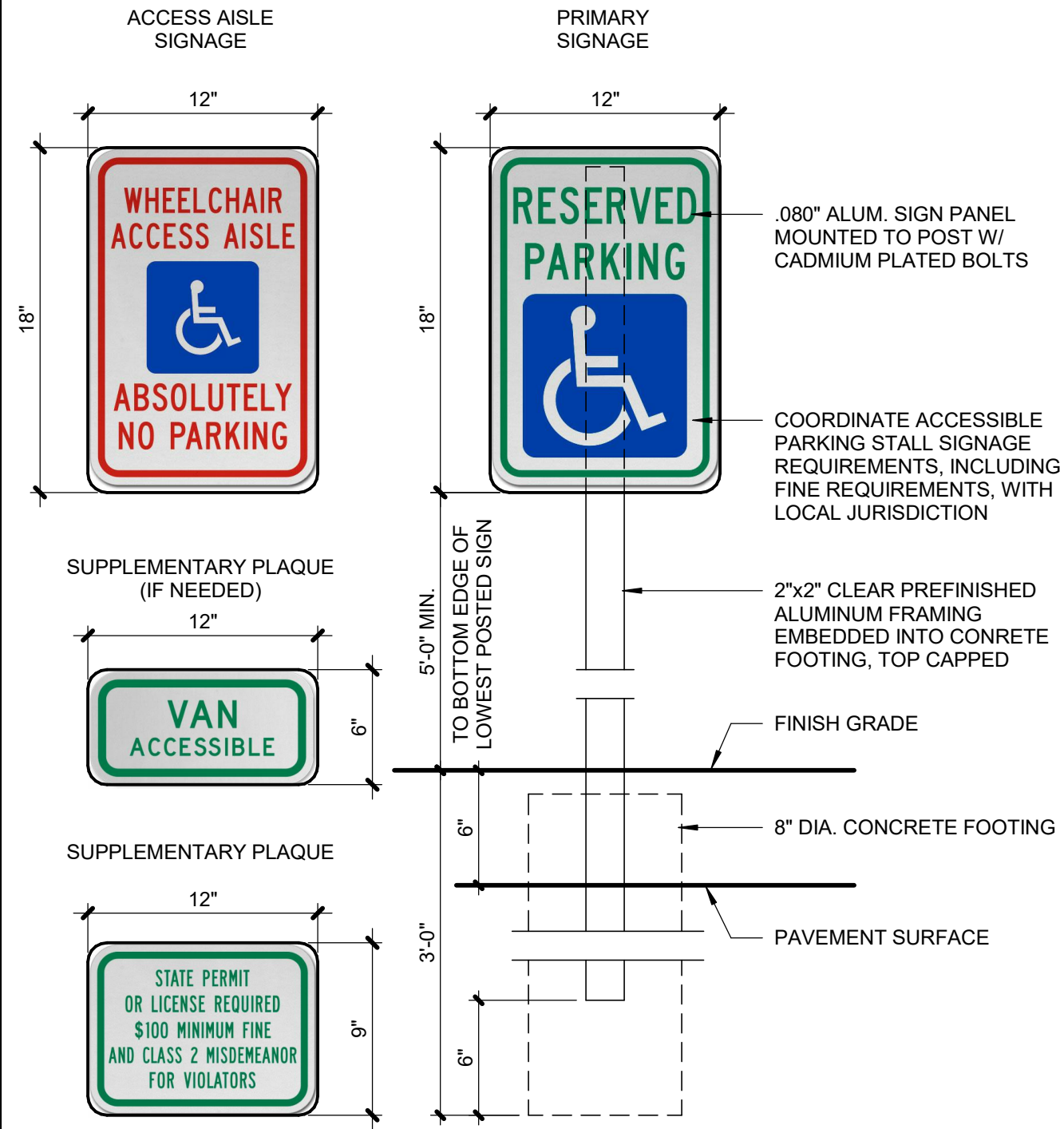
DOOR NO.	ROOM NAME	SIGN TYPE	SIGN TEXT
114.A	SHOWER ROOM	C	RESTROOM
115.A	RR	B	RESTROOM
120.A	RR	B	RESTROOM
121.A	RR	C	RESTROOM

- TACTILE & BRAILLE CHARACTERS**
 - a. CHARACTERS SHALL BE RAISED MINIMUM 1/32"
 - b. CHARACTERS SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE
- TYPES/STYLES**
 - a. CHARACTERS SHALL BE UPPER CASE & SANS SERIF OR SERIF TYPESTYLE
 - b. CHARACTERS SHALL BE A MINIMUM OF 5/8" HIGH AND MAXIMUM 2" HIGH
- PICTOGRAMS (SYMBOLS)**
 - a. PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM AS INDICATED.
 - b. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MIN. IN HEIGHT
- MATERIAL AND FINISH**
 - a. CHARACTERS AND BACKGROUND SHALL BE EGGSHELL MATTE OR OTHER NON-GLARE FINISH AS RECOMMENDED BY THE SIGN MANUFACTURER.
 - b. BACKGROUND SHALL CONSIST OF 1/4" ACRYLIC, COLOR TO MATCH SW 7068 "GRIZZLE GREY"
 - c. CHARACTERS AND SYMBOLS SHALL BE WHITE
- MOUNTING LOCATION AND HEIGHT**
 - a. MOUNT AT 60" ABOVE FINISH FLOOR TO THE CENTER OF SIGN
 - b. MOUNT ON WALL ADJACENT TO THE LATCH SIDE OF THE DOOR
 - c. IF NO WALL SPACE EXISTS ON THE LATCH SIDE OF THE DOOR, INCLUDING DOUBLE LEAF DOORS, MOUNT ON THE NEAREST ADJACENT WALL
- FIRE SPRINKLER ROOM**
 - a. INCLUDE 4" HIGH VINYL WHITE LETTERS W/ MIN. 0.5" STROKE READING "SPRINKLER ROOM" APPLIED TO EXTERIOR SIDE OF DOOR, AS REQUIRED BY LOCAL FIRE DEPT.

DIRECTIONAL INFORMATION

OTHER SIGNS WHICH PROVIDE DIRECTION TO OR INFORMATION ABOUT FUNCTIONAL SPACES OF THE BUILDING SHALL COMPLY WITH ADAAG SECTIONS: 4.30.1, 4.30.2, 3.30.3, 4.30.5

ACCESSIBLE PARKING SIGNAGE



DRAWING SYMBOLS LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION
- WALL TYPE DESIGNATION - REFERENCE FLOOR PLAN(S) FOR LOCATIONS, REFERENCE DRAWING 40/02 FOR CONSTRUCTION REQUIREMENTS.
- ROOM NAME AND NUMBER - REFERENCE FLOOR PLAN(S) FOR LOCATIONS, REFERENCE FINISH SCHEDULE FOR FINISHES.
- DOOR AND FRAME DESIGNATION - REFERENCE FLOOR PLAN(S) FOR LOCATIONS, REFERENCE DOOR AND FRAME SCHEDULE FOR REQUIREMENTS.
- ELEVATION SYMBOL
 - REFERENCE ELEVATION
 - REFERENCE SHEET
- SECTION SYMBOL
 - REFERENCE SECTION
 - REFERENCE SHEET
- ENLARGED DETAIL / ENLARGED PLAN SYMBOL
 - REFERENCE DETAIL
 - REFERENCE SHEET
- INTERIOR ELEVATION SYMBOL
 - REFERENCE ELEVATION
 - REFERENCE SHEET
- FINISH DESIGNATION SYMBOL
 - WALL FINISH DESIGNATION
 - BASE FINISH DESIGNATION
 - LIMITS OF WALL AND BASE FINISHES
 - REFERENCE FLOOR PLAN(S) FOR LOCATIONS, REFERENCE FINISH SCHEDULE FOR DESCRIPTIONS.
- FLOOR FINISH DESIGNATION - REFERENCE FLOOR PLAN(S) FOR LOCATIONS, REFERENCE FINISH SCHEDULE FOR DESCRIPTIONS.
- REVISION NOTE
- CONSTRUCTION NOTE
- DEMOLITION NOTE
- RESTROOM ACCESSORY DESIGNATION -
- GYPSON BOARD CONTROL JOINT - REFERENCE FLOOR PLAN(S) FOR LOCATIONS, REFERENCE DETAIL 12/07.10 FOR CONSTRUCTION REQUIREMENTS.
- WALL MOUNTED FIRE EXTINGUISHER BY LARSEN'S MANUFACTURING COMPANY, WWW.LARSENMPG.COM OR APPROVED EQUAL.
- SEMI-RECESSED FIRE EXTINGUISHER BY LARSEN'S MANUFACTURING COMPANY, WWW.LARSENMPG.COM OR APPROVED EQUAL. ARCHITECTURAL SERIES, MODEL # AL-2409-0R, ALUMINUM, SEMI-RECESSED (2 1/2" PROTRUSION FROM WALL WITH ROLLED EDGES), SOLID DOOR WITH RECESSED HANDLE, ENGRAVED VERTICAL LETTERS WITH NO BACKFILL "FIRE EXTINGUISHER" ON DOOR. CABINET TO BE PROVIDED WITH MP10 FIRE EXTINGUISHER AND MANUFACTURER'S STANDARD MOUNTING BRACKET. MOUNT SO CENTERLINE OF CABINET HANDLE IS 46" A.F.F.

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE MINIMUM STANDARDS OF THE APPLICABLE CODE INDICATED IN THE BUILDING SUMMARY COLUMN AND ALL LOCAL CODES PRESENTLY IN EFFECT UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE (INCLUDES ICC A117.1 PER IBC)
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, AND ALL UTILITY CHARGES, AND ARRANGE FOR ALL REQUIRED INSPECTIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BUILDING & SITE UTILITIES BETWEEN CIVIL & MEP DRAWINGS. THE CONTRACTOR SHALL ALSO CONTACT ALL APPLICABLE UTILITY COMPANIES & PROVIDE CONDUIT & OTHER FACILITIES AS REQUIRED.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB SITE PRIOR TO THE BIDDING OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. IN CASES OF DISCREPANCY CONCERNING DIMENSIONS, QUANTITIES AND LOCATION, THE CONTRACTOR SHALL, IN WRITING, CALL TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, DETAILS OR SCHEDULES. THE ARCHITECT WILL THEN INFORM THE CONTRACTOR, IN WRITING, WHICH DOCUMENT TAKES PRECEDENCE. THERE SHALL BE NO ADJUSTMENT TO THE COST OR TIME OF THE WORK RESULTING FROM CLARIFICATION OF SUCH DISCREPANCIES.
- DIMENSIONS ON DRAWINGS ARE SHOWN TO FINISHED FACE OF WALLS AND PARTITIONS OF EXISTING OR NEW CONSTRUCTION UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS AND ALL OTHER VERTICAL DIMENSIONS ARE TO THE FINISHED FLOOR SURFACE UNLESS OTHERWISE NOTED.
- ALL MATERIALS SPECIFIED OR NOTED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR CASEWORK, FINISHES, DOORS, FRAMES, HARDWARE, MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES, AND OTHER ITEMS REQUIRING ARCHITECT'S REVIEW FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, AND FOR ALL ITEMS WHICH ALLOWED CONTRACTOR OPTIONS. PRIOR TO FORWARDING TO THE ARCHITECT FOR REVIEW, THESE SUBMITTALS MUST BE REVIEWED BY THE CONTRACTOR FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS. INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL AFFIX A STAMP TO SUBMITTAL INDICATING HIS REVIEW. SUBMITTALS FORWARDED WITHOUT A STAMP WILL BE RETURNED. ALL SUBMITTALS MUST BE REVIEWED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST FAULT OF ANY MATERIAL OR WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER COMPLETION OR ACCEPTANCE. FAULTY WORK SHALL BE REPLACED OR REPAIRED AS REQUIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE WITH OWNER ALL ITEMS TO BE SALVAGED PRIOR TO SUBMISSION OF BIDS AND START OF CONSTRUCTION. OWNER SHALL HAVE SALVAGE RIGHTS TO RETAIN ALL REMOVED ITEMS.
- ALL CHANGES PROPOSED DURING CONSTRUCTION WHICH RESULT IN A CHANGE TO THE CONTRACT TIME AND/OR SUM SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING AND APPROVED BY THE ARCHITECT AND OWNER BEFORE SUCH WORK SHALL COMMENCE.
- CONTRACTOR SHALL COORDINATE CLEAR OPENINGS FOR ALL APPLIANCES PRIOR TO CONSTRUCTION OF CASEWORK.
- CONTRACTOR SHALL FURNISH AND INSTALL CONCEALED FIRE-RETARDANT TREATED WOOD BLOCKING BEHIND ALL CABINETS, TOILET ACCESSORIES, PLUMBING FIXTURES, AND OTHER WALL MOUNTED ITEMS AS REQUIRED FOR ADEQUATE SUPPORT.
- CONTRACTOR SHALL COORDINATE ALL LOCK AND LATCH SETS AND FINAL KEYING WITH OWNER. DOUBLE KEYED LOCKS ARE NOT PERMITTED ON ANY REQUIRED OR MARKED EXIT. MATCH EXISTING KEYING SYSTEM IF ONE IS EXISTING.
- ALL DOOR HARDWARE ON EXIT DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- CONTRACTOR SHALL PREPARE ALL NEW AND EXISTING SURFACES SCHEDULED TO RECEIVE NEW FINISHES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS FOR THE SUBSTRATE & FINISH BEING APPLIED.
- CONTRACTOR SHALL COORDINATE FINAL QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS WITH THE FIRE DEPARTMENT AND/OR BUILDING DEPARTMENT. SEE SYMBOLS LEGEND FOR TYPE OF EXTINGUISHER.
- ALL CONSTRUCTION MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NON-COMBUSTIBLE OR SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND MAXIMUM SMOKE DEVELOPED RATING OF 50.
- ALL PIPING, LOW VOLTAGE WIRE AND CABLE, OPTICAL FIBER, PNEUMATIC TUBING, AND ALL DUCT AND DUCT COVERINGS, LININGS AND CONNECTORS INSTALLED WITHIN PLENUMS MUST BE RATED FOR PLENUM USE.
- TENANT SHALL BE RESPONSIBLE FOR COORDINATION AND INSTALLATION OF VOICE AND DATA CABLE AND EQUIPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE AUTOMATIC SPRINKLER SYSTEM. THE DESIGN SHALL BE PER NFPA REQUIREMENTS.
- ALL NEW GLASS AND GLAZING LOCATED IN HAZARDOUS LOCATIONS AS DEFINED IN IBC SECTION 2406.3 SHALL MEET THE REQUIREMENTS FOR SAFETY GLAZING AS DEFINED IN IBC SECTION 2406.
- IF THE CONTRACTOR FAILS TO SUBMIT A MATERIAL FOR APPROVAL, THE MATERIAL MAY BE REQUIRED TO BE REMOVED BY THE CONTRACTOR EITHER BY DIRECTION OF THE OWNER OR ARCHITECT.
- ALL HIGH-PILED STORAGE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE APPLICABLE EDITION OF THE INTERNATIONAL FIRE CODE.
- THE CONTRACTOR IS TO PROVIDE AS BUILT DRAWINGS IN HARD COPY & AN ELECTRONIC AUTOCAD FILE TO THE OWNER AT THE CONCLUSION OF THE PROJECT.
- INSTALL ELASTOMERIC JOINT SEALER AROUND ALL PIPES, DUCTWORK, & STRUCTURE PASSING THRU INTERIOR NON-RATED CONCRETE AND MASONRY WALLS, GYPSON BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS. FOR FIRE RATED INTERIOR CONCRETE AND MASONRY WALLS, GYPSON BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS SEAL ALL PIPES, DUCTWORK, AND STRUCTURE. INSTALL FIRESTOP MATERIALS IN ALL GAPS PRIOR TO SEALANT APPLICATION. INSTALL SEALER ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONSTRUCTION INDICATED TO REMAIN AND SHALL REPAIR AND/OR REPLACE ALL AREAS AND/OR MATERIAL DAMAGED DURING CONSTRUCTION AT A MINIMUM TO THE CONDITION WHICH EXISTED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PRICING RADIO COVERAGE AMPLIFIER FOR EMERGENCY RESPONDERS AS AN ALTERNATE. PRIOR TO CONSTRUCTION COMPLETION, AMPLIFIER SHALL BE PROVIDED ONLY IF REQUIRED BY AHJ.

PROFESSIONAL SERVICES DISCLAIMER

THIS DISCLAIMER SERVES NOTICE OF ACCEPTANCE OF RESPONSIBILITY AND CODE COMPLIANCE OF RESPONSIBILITY AS TO THE CONTRACT DOCUMENTS PREPARED FOR PROJECT NUMBER:
 22043, VCP - MILWAUKEE BY FINKLE + WILLIAMS, INC.
 THE UNDERSIGNED ARCHITECT AND FINKLE + WILLIAMS, INC. ARE RESPONSIBLE FOR PREPARATION OF ONLY THE NOTED CONSTRUCTION DRAWINGS BELOW:

NO.	TITLE	DATE
0A0.0	COVER SHEET	1/08/2024
2A0.1	PHASING PLAN	1/08/2024
2A0.2	ARCHITECTURAL SITE PLAN & DETAILS	1/08/2024
2A0.3	TRASH ENCLOSURE PLAN AND DETAILS	1/08/2024
4A1.1	FIRST FLOOR PLAN	1/08/2024
4A3.1	ROOF PLAN	1/08/2024
4A4.1	EXTERIOR ELEVATIONS	1/08/2024
4A4.2	EXTERIOR ELEVATIONS	1/08/2024

BUILDING SUMMARY

GENERAL BUILDING INFORMATION

PROJECT NAME: VCP - MILWAUKEE
ADDRESS: 6767 N. 60th Street
 Milwaukee, WI 53223
PROPOSED USE: PROPOSED OCCUPANCY

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC)	2012 EDITION
INTERNATIONAL MECHANICAL CODE (IMC)	2012 EDITION
INTERNATIONAL PLUMBING CODE (IPC)	2012 EDITION
NATIONAL ELECTRICAL CODE (NEC)	2011 EDITION
INTERNATIONAL FIRE CODE (IFC)	2012 EDITION
INTERNATIONAL FUEL GAS CODE (IFGC)	2012 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2012 EDITION
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) LIFE SAFETY CODE 101	2000 EDITION
DEPT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN	2010 EDITION

GENERAL BUILDING LIMITATIONS (CHAPTER 3.5)

MIXED USE OFFICE BLDG. (REF. TO AS VILLAGE CENTER)
 OCCUPANCY CLASSIFICATIONS, NON SEPARATED: Group (B), Group (A-3)
 CONSTRUCTION TYPE: TYPE V-B
 TOTAL PROPOSED FLOOR AREA: 7,715 S.F.
 TOTAL PROPOSED HEIGHT: 24'-0", 1 STORY

STORAGE SHELF (REF. TO AS 7)

OCCUPANCY CLASSIFICATION: Group (S-1)
 CONSTRUCTION TYPE: TYPE V-B
 TOTAL PROPOSED FLOOR AREA: 2.5 S.F. NON-SPRINKLERED
 TOTAL PROPOSED HEIGHT: 7', 1 STORY

USE	GROUP	CONSTRUCTION TYPE	BASIC ALLOWABLE	
			FLOOR AREA (A1)	HEIGHT
BUSINESS	Group (B)	Type V-B	6,274 SF	1 STORY, 21 FT.
ASSEMBLY	Group (A-3)	Type V-B	1,441 SF	1 STORY, 24 FT.

MINIMUM PLUMBING FIXTURE COUNT (CHAPTER 29)

OCC.	OCCUPANT LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
		MALE	FEMALE	MALE	FEMALE		
(B)	32,180 SF / 100 = 322	4/7*	4/7	4/7	4/7	2/2-	1 Serv. Sink
(S-1)	32,180 SF / 100 = 322	4/7*	4/7	4/7	4/7	2/2-	

*Urinals shall be permitted to be substituted for not more than 50 percent of the required water closets as permitted by section 419.2 of the IPC.
 ~ Water coolers or bottled water dispensers shall be permitted to be substituted for not more than 50 percent of the required drinking fountains as permitted by section 410.1 of the IPC.

ARCHITECT: DAVID A. WILLIAMS

CODE REVIEW PLANS



6767 N. 60th Street
 Milwaukee, WI 53223

Project No.: 22043
 Date: Jan. 8th, 2024
 Issued For: Planning Review

REVISIONS		
No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	CIVIL CONSULTANT
LANDSCAPE	LANDSCAPE
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC



8787 RENNER BLVD., SUITE 100
 LENEXA, KANSAS 66219
 913.498.1550
 www.finklewilliams.com

SHEET TITLE

LEGENDS &
 GEN. NOTES

SHEET NUMBER

0A0.1



VCP -
MILWAUKEE

6767 N. 60th Street
Milwaukee, WI 53223

Project No.: 22043
Date: Jan. 8th, 2024
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NOT FOR CONSTRUCTION

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CIVIL	CIVIL CONSULTANT
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PLUMBING	PLUMBING
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FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC



FINKLE + WILLIAMS
ARCHITECTURE

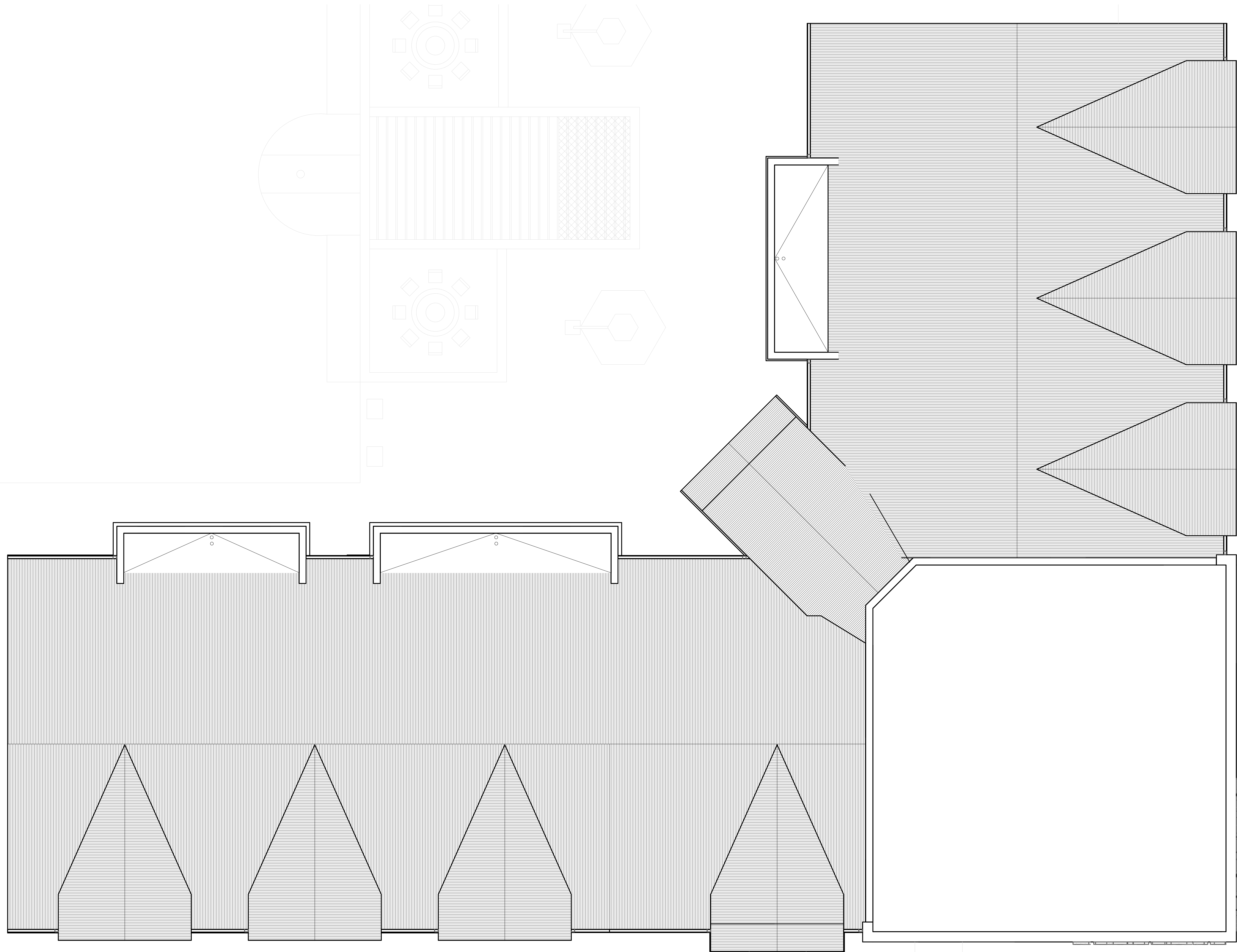
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www.finklewilliams.com

SHEET TITLE

ROOF PLAN

SHEET NUMBER

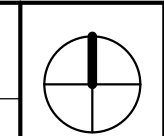
4A3.1



1/8/2024 5:12:00 PM | VCP - MILWAUKEE

1 PH. 4 ROOF PLAN

4A3.1 SCALE: 1/4" = 1'-0"



EXTERIOR MATERIAL LEGEND

- BR-1:** ENDICOT CLAY PRODUCT CO
FACE BRICK ASTM C216 GRADE: SW TYPE: FBX
COLOR: Light Gray
- CMU-1:** ARCHITECTURAL 2- STONE VENEER
COLOR: Black to match MTL-1
- MTL-1:** CORRUGATED METAL PANEL VERTICAL SEAM
COLOR: Matte Black
- MTL-2:** METAL FLASHING
COLOR: Matte Black
- WD-1:** EXTERIOR WOOD VENEER PANELS
- CB-1:** EXTERIOR CEMENT BOARD SIDING
COLOR: Light Gray to match BR-1
- GL-1:** ALUMINUM STOREFRONT GLAZING SYSTEM
1" Insulated LOW-E Glazing Unit
COLOR: Black Anodized Frames
- PT-1:** LIGHT GRAY PAINT TO MATCH BR-1
- S/GS:** KYNAR-COATED SHEET METAL GUTTER
COLOR: Matte Black



VCP -
MILWAUKEE

6767 N. 60th Street
Milwaukee, WI 53223

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LANDSCAPE	LANDSCAPE
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

FINKLE + WILLIAMS
ARCHITECTURE

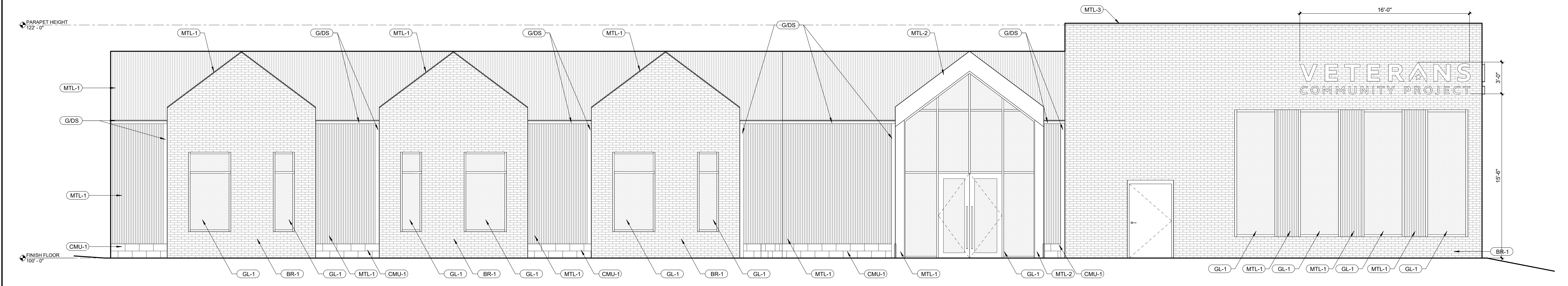
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SHEET TITLE

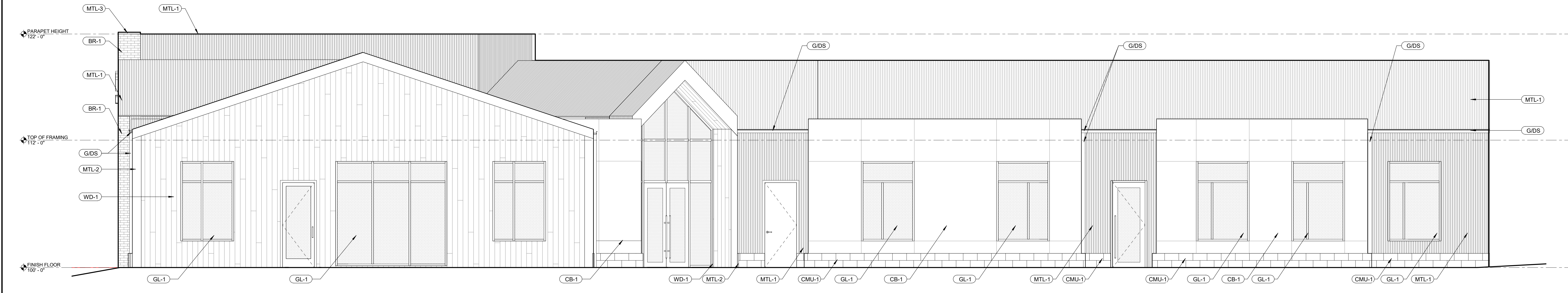
EXTERIOR ELEVATIONS

SHEET NUMBER

4A4.1



2 SOUTH ELEVATION
4A4.1 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
4A4.1 SCALE: 1/4" = 1'-0"

1/8/2024 4:12:02 PM | VCP - MILWAUKEE



VCP - MILWAUKEE

6767 N. 60th Street
Milwaukee, WI 53223

Project No.: 22043
Date: Jan. 8th, 2024
Issued For: Planning Review

REVISIONS

No.	Date	Description

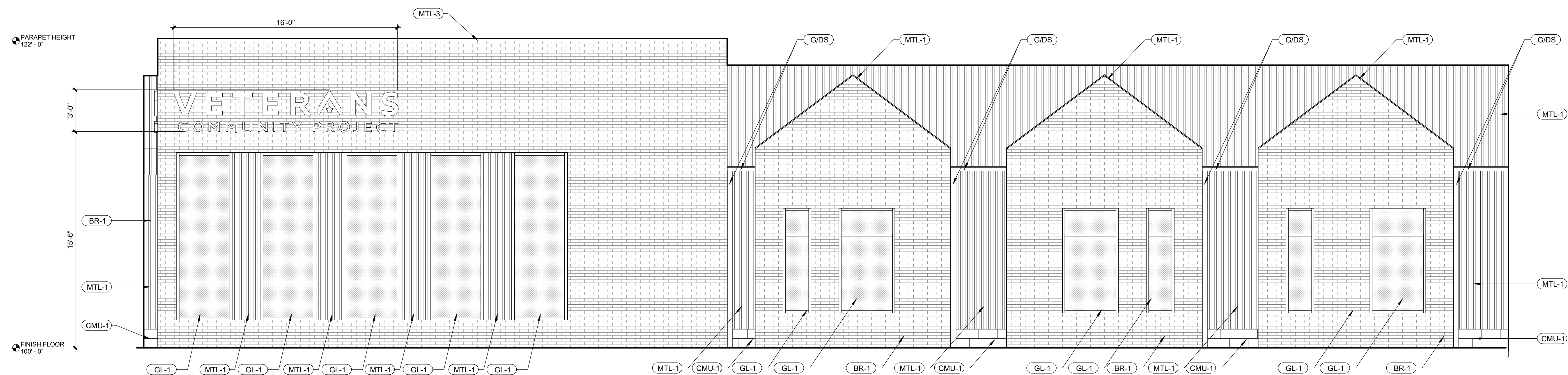
REGISTRATION

NOT FOR CONSTRUCTION



2 WEST ELEVATION

4A4.2 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

4A4.2 SCALE: 1/4" = 1'-0"

PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS ARCHITECTURE

CIVIL CIVIL CONSULTANT

LANDSCAPE LANDSCAPE

STRUCTURAL STRUCTURAL

PLUMBING PLUMBING

MECHANICAL MECHANICAL

ELECTRICAL ELECTRICAL

FIRE PROTECTION FIRE PROTECTION

CONTRACTOR GC



FINKLE + WILLIAMS ARCHITECTURE

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

4A4.2