

GENERAL NOTES

- REFER TO SHEET C-1.0 FOR EXISTING CONDITIONS NOTES AND LEGEND.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- CONTRACTOR TO NOTIFY THE CITY ENGINEER AT LEAST ONE (1) WORKING DAY PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
- CONTRACTOR SHALL COORDINATE UTILITY REMOVAL / RELOCATION / CONNECTION WITH APPROPRIATE UTILITY COMPANIES.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE STORM WATER MANAGEMENT TECHNICAL STANDARDS (REFERRED TO AS BMP'S). IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO BMP'S.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE DAILY TO ENSURE PROPER FUNCTION OF THE EROSION CONTROL MEASURES AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- INSTALL A TRACKING PAD 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MILWAUKEE.
- INSTALL EROSION CONTROL MEASURES ON THE DOWNSTREAM SIDE OF STOCKPILES.
- INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.)
 - 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 THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- STONE CHECK DAMS SHALL BE PLACED IN FRONT OF SILT FENCING IN ANY LOW AREA.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, DAWE COUNTY INSPECTORS AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS.
- ALL SLOPES EXCEEDING 20% SHALL BE STAKED WITH EROSION CONTROL FABRIC. SEE GRADING AND SEEDING NOTE 3.
- ALL SOIL STORAGE PILES SHALL RECEIVE TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF PLACEMENT.
- SEDIMENT CONTROL SHALL BE INSTALLED AT THE OUTLET END OF DRAINAGEWAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AT HIS/HER EXPENSE, WHEN NECESSARY OR REQUIRED BY CITY ENGINEER.

GRADING AND SEEDING NOTES

- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH CITY OF MILWAUKEE REQUIREMENTS.
- CONTRACTOR TO USE A SEEDING RATE OF 3.5 LBS. PER 1000 S.F. FOR TURF AREAS.
- ALL SLOPES EXCEEDING 5:1, CONVEYING STORMWATER RUNOFF SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING OR APPLICATION OF A WOOD APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES. MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER HAS BEEN ESTABLISHED.
- CONTRACTOR SHALL SCARIFY ALL COMPACTED PREVIOUS AREAS PRIOR TO SEEDING AND MULCHING.
- CONTRACTOR SHALL CHISEL-FLOW OR DEEP TILL WITH DOUBLE TIMES THE SWALES AND DETENTION AREAS JUST PRIOR TO SEEDING TO PROMOTE INFILTRATION.
- CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- DETENTION PONDS SHALL BE SEEDED WITH A WET DETENTION PRAIRIE MIX OR APPROVED EQUIVALENT, OR AS SPECIFIED ACCORDING TO THE LANDSCAPING PLAN.
- CONTRACTOR TO LINE DRAINAGE SWALES WITH CLASS II, TYPE B EROSION MAT.
- MULCHING MATERIAL SHALL CONSIST OF ANY STRAW, HAY, WOOD EXCESSIOR FIBER OR OTHER SUITABLE MATERIAL OF SIMILAR NATURE WHICH IS SUBSTANTIALLY FREE OF NOXIOUS WEED SEEDS AND OBJECTIONABLE FOREIGN MATTER. MULCHING SHALL BE APPLIED 3 DAYS AFTER THE SEEDING HAS BEEN COMPLETED TO A DEPTH OF 1-2" THICK.

PAVING NOTES

- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION," APPLICABLE TO THE CITY OF MILWAUKEE ORDINANCES.
- MINIMUM PAVEMENT DESIGN TO BE DETERMINED BY GEOTECHNICAL ENGINEER BASED UPON GEOTECHNICAL REPORT.

JSD - Engineers - Surveyors
Jankins Survey & Design, Inc.

PLANNING & DEVELOPMENT
 CIVIL ENGINEERING
 TRANSPORTATION ENGINEERING
 SURVEYING AND MAPPING
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PREPARED FOR:
HORIZON DEVELOPMENT GROUP, LLC
 1031 N. EDGE TRAIL
 VERONA, WI 53593

PROJECT:
GRANVILLE HEIGHTS
 MILWAUKEE, WI

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

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ITEM	DATE
Drawn: NET	08-27-06
Checked: WPK	08-27-06
Approved: DAI	08-27-06

SEAL/SIGNATURE

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C1

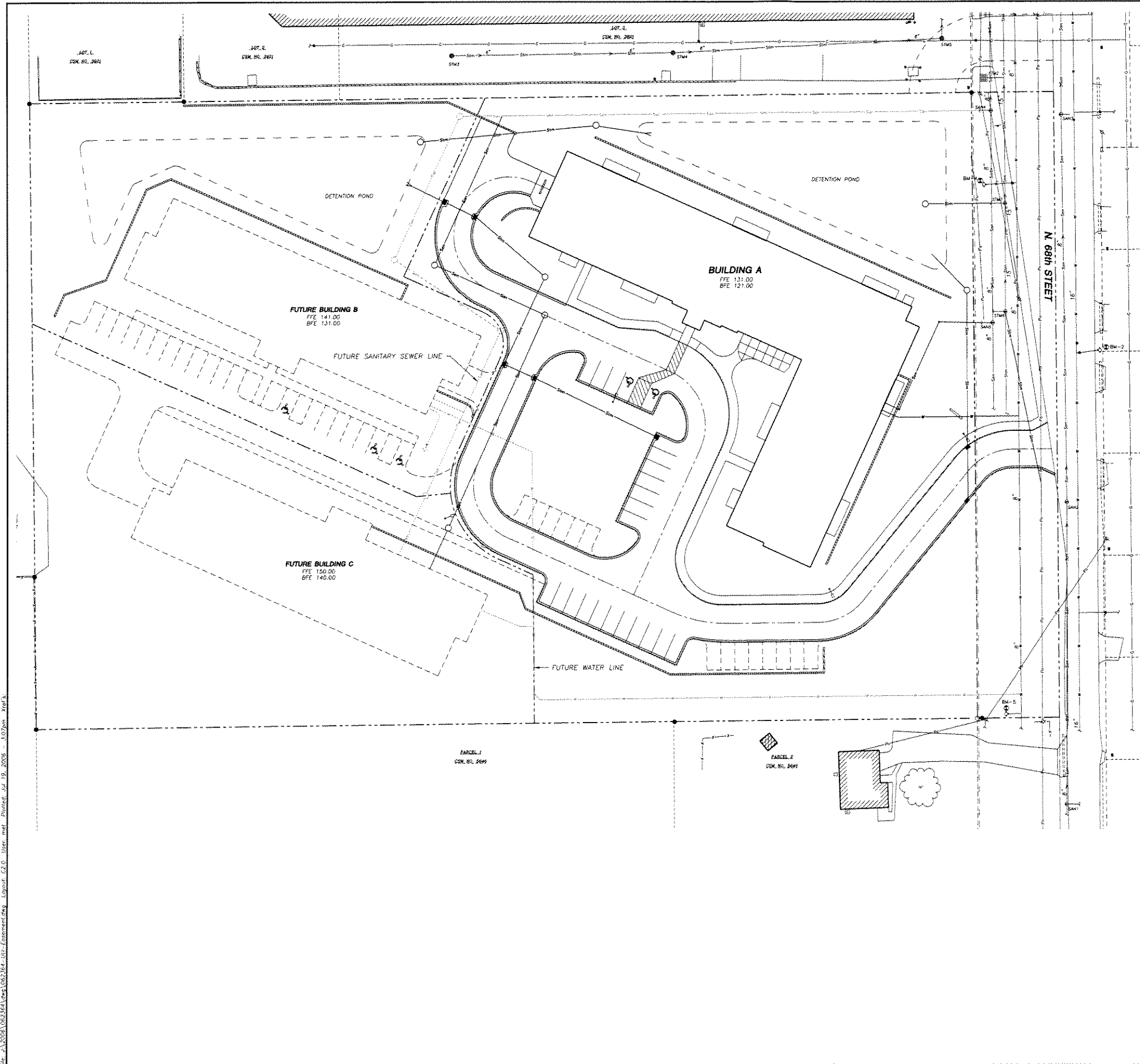
JSD PROJECT NUMBER
 062164

JSD PROJECT FILE
 task 1

SCALE
 1" = 30'

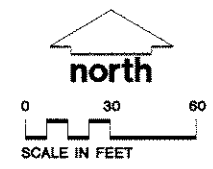
EXHIBIT "A"

REVIEW DRAWING
 NOT TO BE USED FOR CONSTRUCTION
 DATE OF ISSUE JULY 18, 2006



LEGEND (PROPOSED)

---	PROPERTY LINE
---	DETENTION POND
---	STORM SEWER
---	SANITARY SEWER
---	WATER
---	FUTURE SANITARY SEWER
---	FUTURE WATER
---	16" CONCRETE CURB & GUTTER
---	FUTURE IMPROVEMENTS



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Jenkins Survey & Design, Inc.
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 • CIVIL ENGINEERING
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ITEM	DATE
Drawn: MET	06-27-06
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SEAL/SIGNATURE

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C2

JSD PROJECT NUMBER
 062364

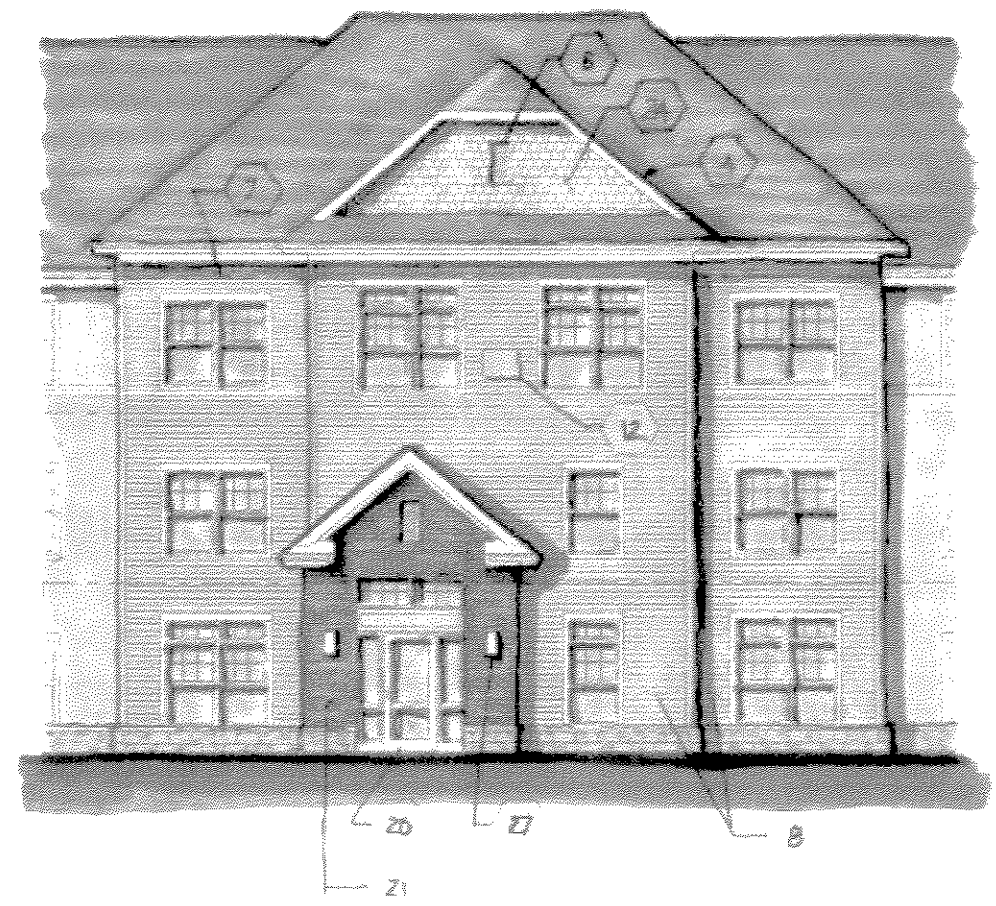
JSD PROJECT FILE
 Task 1

SCALE
 1" = 30'

REVIEW DRAWING
 NOT TO BE USED FOR CONSTRUCTION
 DATE OF ISSUE JULY 18, 2006

File: J:\2006\062364\Task 1\062364-100-01-01.dwg Plotfile: J:\19_2006_107.dwg Xref's:

MATERIALS LEGEND			
1	ARCHITECTURAL ASPHALT SHINGLES	16	GRAY ACCEL. BRICK - 1" LIPAL ABOUT 1" LIPAL
2	CONTINUOUS SHINGLE OVER RIDGE VEAL	17	VINYL WINDOWS & SIDING PARTS EXPOSED W/ VINYL TRIM - AS SCHEDULED
3	2"X10 FASADA BOARD W/ PREPARED METAL CLADDING	18	PREPARED METAL KIT TRIM - WHITE ADJACENT SIDING COLORS
4	FIBER CEMENT TRIM PLATE	19	PREPARED TO VINYL CLADDING & SIDING KIT TRIM
5	PREPARED METAL SLIT BRK AND COMPLETE CONNECTED TO CRANKSE SYSTEM	20	INSULATED HOLLOW METAL EXT. DOOR - AS SCHEDULED
6	PREPARED LAM. VENT	21	BROWN TREATED WOOD DECK FRAWD
7	VINYL SIDING - 2" FASADA	22	6x6 WOOD STRUCTURAL COLUMNS WRAPPED AT FR. CEMENT TRIM PAINTED
8	VINYL SIDING - 4" FASADA	23	CAST STONE SL. - PROFILE A1
9	VINYL TRIMMER BOARD TRIM - 1" WOOD	24	CAST STONE PER CAP - PROFILE A2
10	SPALT FACE CMU VENEER OR BRICKING TRAIL - REFER TO PLAN AND SECTION FOR BEARING LOCATIONS	25	SPALT FACE CMU TRIM - MATCH MASONRY ON BUILDING
11	PREPARED ALUMINUM STOREFRONT SYSTEM - SEE DOOR & FRAME SCHEDULES	26	WALL MOUNTED FLOOR LIGHT - COORDINATE JUNCTION BOX LOCATIONS WITH ELEC. CONTRACTOR
12	BRICK VENEER	27	ACCENT LIGHT FIXTURE - VERIFY STYLE, SIZE & LOCATION WITH OWNER
13	PREPARED INSULATED SECTIONAL GARAGE DOOR - SEE DOOR & FRAME SCHEDULES	28	ACCELA BLOCK RETAINING WALL
14	PREPARED METAL HVAC LOUVER - HVAC TECHNICIAN TO VERIFY PROPER SIZE & LOCATION	29	DRYER VENT'S - LOCATION TO BE DETERMINED BY HVAC CONTRACTOR - PAINT TO MATCH SIDING
15	PREPARED METAL TRIM - WHITE ADJACENT SIDING COLORS	30	METAL JANT FOR DRYER VENT PIPEFLAGE
		31	RETENTION WALLS AND FOOTINGS - SEE STRUCTURAL DRAWINGS

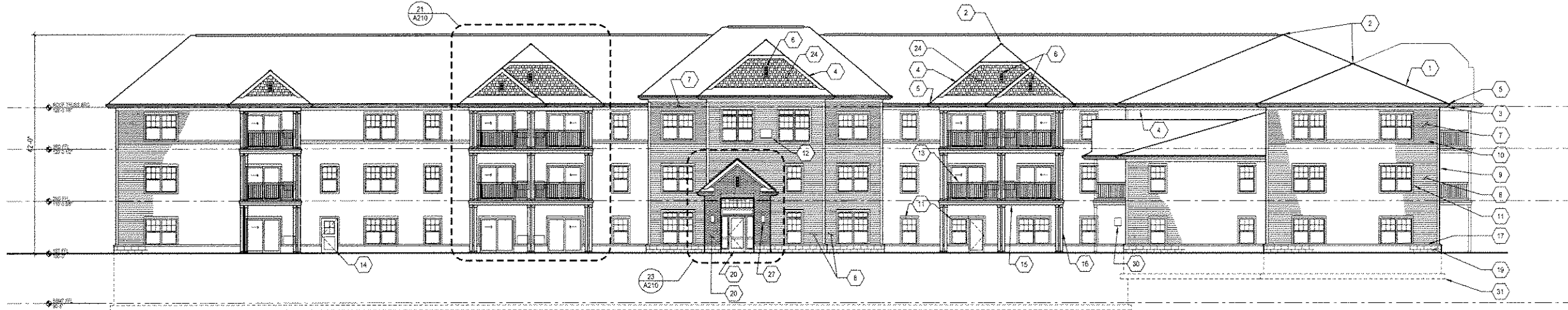


PARTIAL SOUTH ELEVATION

3/32" = 1'-0"

GRANVILLE HEIGHTS

MATERIALS LEGEND			
1	ARCHITECTURAL ASPHALT SHINGLES	10	VINYL ACCENT BAND - 3" LINEAL ABOVE 5" LINEAL
2	CONTINUOUS SHINGLE-OVER RIDGE VENT	11	VINYL WINDOWS & SLIDING PATIO DOORS w/ VINYL TRIM - AS SCHEDULED
3	2x10 FASCIA BOARD w/ PREFIN. METAL CLADDING	12	PREFINISHED METAL A/C SLEEVE - MATCH ADJACENT SIDING COLORS
4	FIBER CEMENT TRIM - PAINTED	13	PREFABRICATED VINYL GUARDRAILS AND BALUSTERS
5	PREFINISHED METAL GUTTERS AND DOWNSPOUTS - CONNECTED TO DRAINAGE SYSTEM	14	INSULATED HOLLOW METAL EXIT DOOR - AS SCHEDULED
6	PREFINISHED GABLE VENT	15	BROWN TREATED WOOD DECK FRAMING
7	VINYL SIDING - 3" EXPOSURE	16	6x6 WOOD STRUCTURAL COLUMNS WRAPPED w/FIBER CEMENT TRIM - PAINTED
8	VINYL SIDING - 4 1/2" EXPOSURE	17	CAST STONE SILL - PROFILE #1
9	VINYL CORNER BOARD TRIM - 6" WIDE	18	CAST STONE PIER CAP - PROFILE #2
19	SPLIT FACE CMU VENEER OR BEARING WALL - REFER TO PLANS AND SECTIONS FOR BEARING LOCATIONS	20	PREFINISHED ALUMINUM STOREFRONT SYSTEM - SEE DOOR & FRAME SCHEDULES
21	BRICK VENEER	21	BRICK VENEER
22	PREFINISHED, INSULATED SECTIONAL GARAGE DOOR - SEE DOOR & FRAME SCHEDULES	22	PREFINISHED, INSULATED SECTIONAL GARAGE DOOR - SEE DOOR & FRAME SCHEDULES
23	PREFINISHED METAL HVAC LOUVER - HVAC DESIGNER TO VERIFY PROPER SIZE & LOCATION	23	PREFINISHED METAL HVAC LOUVER - HVAC DESIGNER TO VERIFY PROPER SIZE & LOCATION
24	VINYL SHAKE SIDING AT GABLE ENDS	24	VINYL SHAKE SIDING AT GABLE ENDS
25	WALL MOUNTED FLOOD LIGHT - COORDINATE JUNCTION BOX LOCATIONS WITH ELEC. CONTRACTOR	25	WALL MOUNTED FLOOD LIGHT - COORDINATE JUNCTION BOX LOCATIONS WITH ELEC. CONTRACTOR
26	SPLIT FACE CMU PIERS - MATCH MASONRY ON BUILDING	26	SPLIT FACE CMU PIERS - MATCH MASONRY ON BUILDING
27	ACCENT LIGHT FIXTURE - VERIFY STYLE, SIZE & LOCATION WITH OWNER	27	ACCENT LIGHT FIXTURE - VERIFY STYLE, SIZE & LOCATION WITH OWNER
28	MODULAR BLOCK RETAINING WALL	28	MODULAR BLOCK RETAINING WALL
29	DRYER VENTS - LOCATION TO BE DETERMINED BY HVAC CONTRACTOR - PAINT TO MATCH SIDING	29	DRYER VENTS - LOCATION TO BE DETERMINED BY HVAC CONTRACTOR - PAINT TO MATCH SIDING
30	METAL VENT FOR DIRECT VENT FIREPLACE	30	METAL VENT FOR DIRECT VENT FIREPLACE
31	FOUNDATION WALLS AND FOOTINGS - SEE STRUCTURAL DRAWINGS	31	FOUNDATION WALLS AND FOOTINGS - SEE STRUCTURAL DRAWINGS



11 SOUTH ELEVATION
3/32" = 1'-0"



22 WEST ELEVATION
3/32" = 1'-0"

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HORIZON
DESIGN • BUILD • MANAGE

PROJECT
**GRANVILLE HEIGHTS
SENIOR APARTMENTS**

8719 N. 68th STREET
MILWAUKEE, WISCONSIN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. There are no final construction documents and should not be relied for final bidding or construction related purposes.

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

**MINOR MODIFICATION
SUBMITTAL**

SHEET TITLE
EXTERIOR ELEVATIONS

APPROVAL

SPACE PLAN	DD	DD	FFE
DATE			
NAME			
DEPARTMENT			

PROJECT MANAGER **MO**
PROJECT NUMBER **106070-02**
DATE **JULY 18, 2006**
SHEET NUMBER

A200

