

CIVIL ENGINEER
The Sigma Group

1300 West Canal Street
 Milwaukee, Wisconsin 53233
 414.643.4200
 414.643.4210 (fax)

STRUCTURAL CONSULTANT
Reyn Engineering

St. Rita Square
Senior Living Community
 Milwaukee, Wisconsin

OWNER

Tarantino & Company, LLC
 20875 Crossroads Cir., Suite 400
 Waukesha, WI 53186

STATISTICS	INDEPENDENT LIVING	IL COMMONS	RCAC	INDEPENDENT LIVING	PARKING	CBRF/MEMORY	CHURCH
SPRINKLERS	NFPA 13	NFPA 13	NFPA 13	NFPA 13	NFPA 13	NFPA 13	NFPA 13
AREA	BASEMENT				29,553		5,175
	FIRST FLOOR	1,476	0	0	0		5,175
	SECOND FLOOR	15,034		0		5,348	
	THIRD FLOOR	15,034				5,348	
	FOURTH FLOOR	15,034		9,299			
	FIFTH FLOOR	13,982		8,276			
	SIXTH FLOOR	13,982			8,106		
	TOTAL	87,972	9,550	18,169	29,553	18,696	10,350
APPLICABLE CODES	MILWAUKEE FIRE DEPT. CONTROL DISTRICT CODE BOOK BASED ON IBC 2009 AND 174-2009	MILWAUKEE FIRE DEPT. CONTROL DISTRICT CODE BOOK BASED ON IBC 2009 AND 174-2009	MILWAUKEE FIRE DEPT. CONTROL DISTRICT CODE BOOK BASED ON IBC 2009 AND 174-2009	MILWAUKEE FIRE DEPT. CONTROL DISTRICT CODE BOOK BASED ON IBC 2009 AND 174-2009	MILWAUKEE FIRE DEPT. CONTROL DISTRICT CODE BOOK BASED ON IBC 2009 AND 174-2009	MILWAUKEE FIRE DEPT. CONTROL DISTRICT CODE BOOK BASED ON IBC 2009 AND 174-2009	MILWAUKEE FIRE DEPT. CONTROL DISTRICT CODE BOOK BASED ON IBC 2009 AND 174-2009
OCCUPANCY	R-2	R-2	R-2	R-2	R-2	R-2	R-2
CONSTRUCTION TYPE	II MASONRY/REINFORCED CONCRETE	II MASONRY/REINFORCED CONCRETE	II MASONRY/REINFORCED CONCRETE	II MASONRY/REINFORCED CONCRETE	II MASONRY/REINFORCED CONCRETE	II MASONRY/REINFORCED CONCRETE	II MASONRY/REINFORCED CONCRETE
CORRIDOR PROTECTION	1 HOUR	1 HOUR	1 HOUR	1 HOUR	1 HOUR	1 HOUR	1 HOUR
DWFLING UNIT SEPARATION	1 HOUR	N/A	1 HOUR	1 HOUR	1 HOUR	1 HOUR	1 HOUR
STRUCTURAL FRAME RATING	2 HOUR	2 HOUR	2 HOUR	2 HOUR	2 HOUR	2 HOUR	2 HOUR
BEARING WALL RATING	2 HOUR	2 HOUR	2 HOUR	2 HOUR	2 HOUR	2 HOUR	2 HOUR
FLOOR RATING	2 HOUR	2 HOUR	2 HOUR	2 HOUR	2 HOUR	2 HOUR	2 HOUR
ROOF RATING	1 HOUR	1 HOUR	1 HOUR	1 HOUR	1 HOUR	1 HOUR	1 HOUR

MAIN BUILDING ONLY
 TOTAL AREA OF ALL LEVELS 182,396 SQ. FT.
 TOTAL AREA OF BUILDING FOOTPRINT 29,553 SQ. FT.

SQUARE FOOTAGES ARE BASED ON THE FOLLOWING:
 BUILDING SQUARE FOOTAGES ARE TAKEN TO THE EXTERIOR FACE OF THE EXTERIOR WALL.

UNIT SQUARE FOOTAGES ARE TAKEN FROM THE EXTERIOR FACE OF THE EXTERIOR FRAME WALL TO THE CORRIDOR FACE OF THE CORRIDOR WALL AND FROM L.V.T. CENTERLINE TO UNIT CENTERLINE.

PATIO, BALCONY, PORCH, COCHLEA AND SIMILAR EXTERIOR SPACES ARE NOT INCLUDED.

STAIR AND ELEVATOR SHAFTS ARE INCLUDED.



RENDERING IS REPRESENTATIVE ONLY... SEE DOCUMENTS FOR SPECIFIC DETAILS

MEMORY SUPPORT

UNIT TYPE	SQ FT	UNITS	BEDS
1 BED 'A'	389	6	6
1 BED 'B'	368	4	4
1 BED 'C'	371	4	4
1 BED 'D'	380	8	8
2 BED 'A'	605	1	2
2 BED 'B'	604	1	2
TOTAL		24	26

ASSISTED LIVING

UNIT TYPE	SQ FT	UNITS
STUDIO	468	2
STUDIO	534	1
1 BED 'A'	574	6
1 BED 'B'	582	2
1 BED 'C'	588	2
1 BED 'D'	638	2
1 BED 'E'	650	3
2 BED 'A'	921	2
TOTAL		20

INDEPENDENT LIVING

UNIT TYPE	SQ FT	UNITS
1.1 TRADITIONAL	752	12
1.1 INSIDE CORNER	768	1
1.1 INSIDE CORNER 2	821	6
1.1 INSIDE CORNER 3	831	4
1.1 UNIQUE	851	1
1.2 ONE PLUS DEN	932	1
1.1 BEDROOM DELUXE	974	1
2.2 BEDROOM UNIQUE	951	1
2.2 TRADITIONAL TERRACE	991	2
2.2 BEDROOM STANDARD	1051	4
2.2 BEDROOM SPECIAL	1112	1
2.2 BEDROOM TRADITIONAL	1118	5
2.2 BEDROOM CORNER 1	1124	4
2.2 BEDROOM CORNER 2	1143	4
2.2 BEDROOM GRAND RECESSED	1141	6
1.1 BEDROOM DELUXE TERRACE	1141	1
2.2 BEDROOM CORNER 2	1174	1
2.2 BEDROOM GRAND	1199	6
2.2 BEDROOM PRIME EAST	1202	1
2.2 BEDROOM CORNER 3	1326	6
2.2 BEDROOM PRIME WEST	1338	2
2.2 BEDROOM DELUXE	1490	2
TOTAL		72

CONCEPTUAL DESIGN

THIS SET OF DOCUMENTS IS INTENDED TO ESTABLISH THE SCOPE OF THE PROJECT AND THE QUALITY AND QUANTITY OF THE PRODUCTS BEING USED.

IT DOES NOT ADDRESS ALL STRUCTURAL AND CONSTRUCTION MATERIALS AND DETAILS, NOR DOES IT INCLUDE IN-DEPTH REQUIREMENTS FOR FABRICATION AND INSTALLATION. THESE ARE ASSUMED TO BE STANDARD MATERIALS AND CONSTRUCTION PRACTICES.

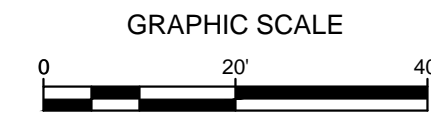
ALL WORK IS ASSUMED TO BE DONE IN A WORKMANLIKE MANNER CONSISTENT WITH THE HIGHEST LEVEL OF QUALITY.

PRODUCTS ARE IDENTIFIED BOTH IN PLANS AND IN THE SPECIFICATIONS AND IT IS NECESSARY TO USE EACH IN CONJUNCTION WITH THE OTHER.

AG PROJECT NUMBER: 160201
DATE: 09 MARCH 2018



PLOT PARAMETERS: FILE: C:\PROJECTS\AG_ARCH\CONCEPT\CONCEPT_PLOT_SHEET.rvt
 PLOTTED ON: 3/9/2018 11:29:43 AM BY: USER: JRM
 USING: CENTERLINE STANDARD: 1/10/2009, 1/10/2009, 1/10/2009



LEGEND:

---	SECTION 1/4 SECTION LINE	○	MANHOLE	○	IRON PIPE FOUND/SET
---	PROPERTY LINE	⊕	CATCH BASIN	●	REBAR FOUND/SET
---	EASEMENT	⊗	CATCH BASIN (ROUND)	⊗	CHISELED CROSS FOUND/SET
-x-x-x-	CHAIN LINK FENCE	⊕	ROOF DRAIN	⊕	PK NAIL FOUND/SET
~	TREE LINE	⊕	HYDRANT	⊕	SPIKE/NAIL
OH	OVERHEAD UTILITY LINE	⊕	WATER VALVE	⊕	MONUMENT
E	ELECTRIC	⊕	GAS VALVE	⊕	BENCHMARK
T	TELEPHONE	⊕	UTILITY POLE	⊕	SIGN
FO	FIBER OPTIC	⊕	GUY WIRE	⊕	DECIDUOUS TREE
CTV	CABLE TV	⊕	GAS METER	⊕	CONIFEROUS TREE
SAN	SANITARY SEWER	⊕	ELECTRIC METER	⊕	BUSH
FM	FORCE MAIN	⊕	UTILITY PEDESTAL	⊕	POST
ST	STORM SEWER	⊕	TRAFFIC SIGNAL	⊕	
W	WATER MAIN	⊕	LIGHT POLE	⊕	
G	GAS	⊕	SOIL BORING	⊕	
---	EXISTING CONTOUR	⊕	MONITORING WELL	⊕	

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY SIGMA ON JANUARY 11, 2017.
4. DATUM FOR THE PROJECT SURVEY IS CITY OF MILWAUKEE, BASED ON THE CITY STANDARD BENCHMARK #72-27 AT THE SW COR. E. OGDEN AND N. JEFFERSON STREETS WITH A PUBLISHED ELEVATION OF 62.524.

ST. RITA'S SQUARE
 PLEASANT & VAN BUREN
 MILWAUKEE, WISCONSIN

SURVEY

NO. REVISION DATE BY

DRAWING NO. 16592-500-SURVEY.dwg

DRAWN BY: JEK/VMS

DATE: 1-22-18

PROJECT NO: 16592

CHECKED BY: JBL

APPROVED BY: ---

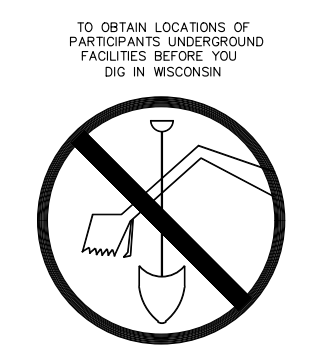
SHEET NO.:

C001

**PRELIMINARY
 NOT FOR CONSTRUCTION**

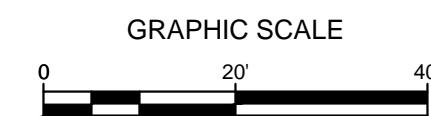


File: I:\Taranino\16592 Milwaukee Senior Living\060 CAD\ - Civil\1500 Production - Civil\1500-500-Site Survey\16592-500-SURVEY.dwg 3/1/2018 11:53 AM



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS STATUTE 182.0172(8/94)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



LEGEND:

- PROPOSED SILT FENCE (A C400)
- PROPOSED INLET PROTECTION (C C400)
- ▨ PROPOSED TRACKING PAD (D C400)
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- ||||| UTILITY REMOVAL
- ⊗ STRUCTURE REMOVAL
- PAVEMENT REMOVAL

GENERAL NOTES:

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3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

**PRELIMINARY
 NOT FOR CONSTRUCTION**

**ST. RITA'S SQUARE
 PLEASANT & VAN BUREN
 MILWAUKEE, WISCONSIN**

**EROSION CONTROL & SITE
 DEMOLITION PLAN**

NO. REVISION DATE BY

DRAWING NO. 16592-501-EC & DEMO.dwg

DRAWN BY: JEK/VMS

DATE: 1-22-18

PROJECT NO: 16592

CHECKED BY: JBL

APPROVED BY: ---

SHEET NO.:

C002

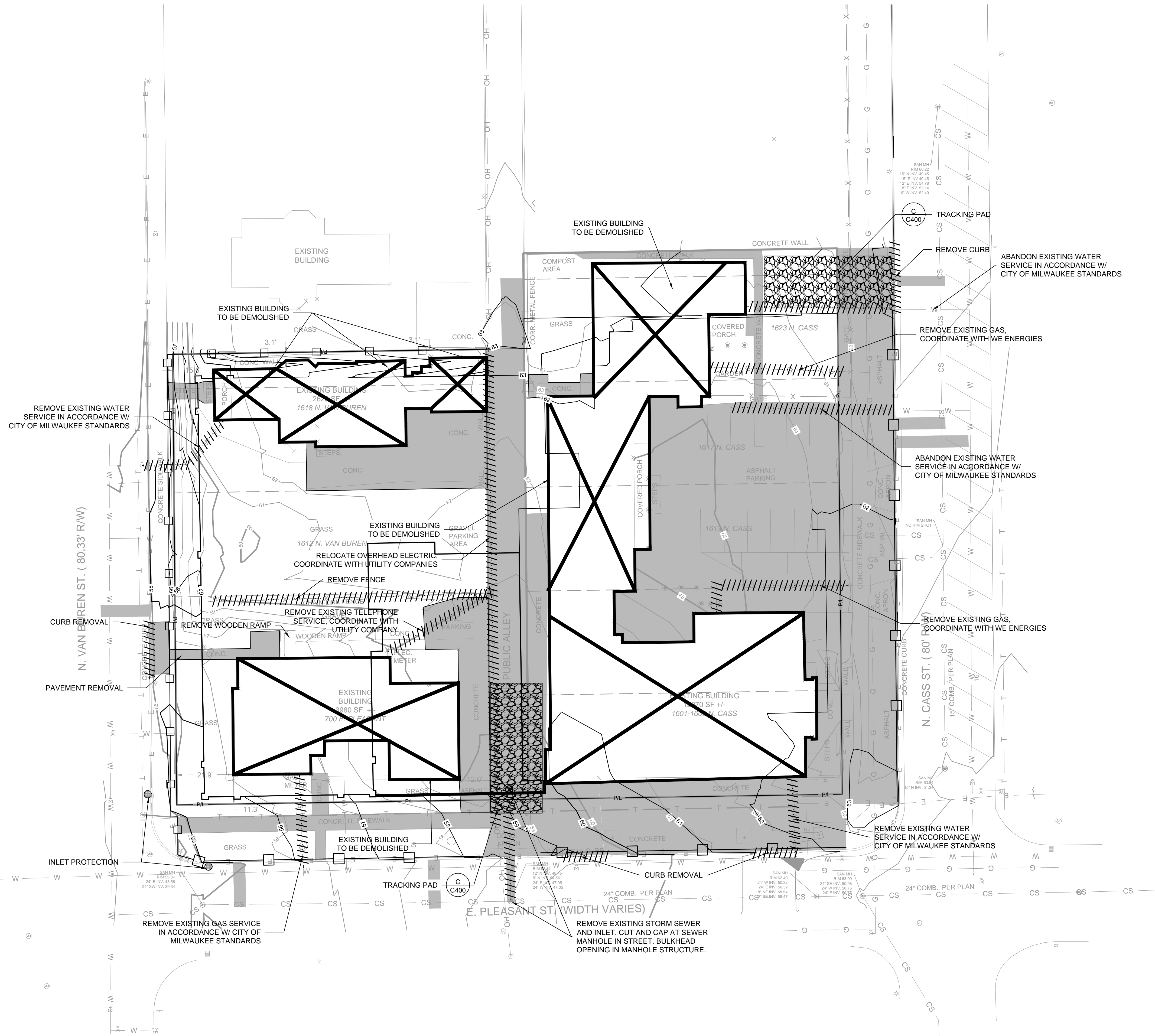
File: I:\Taranino\16592 Milwaukee Senior Living\060 CAD - Civil\500 Production - Civil Plans\501 - Site Preparation & Erosion Control\16592-501-EC & DEMO.dwg 3/1/2018 11:53 AM



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

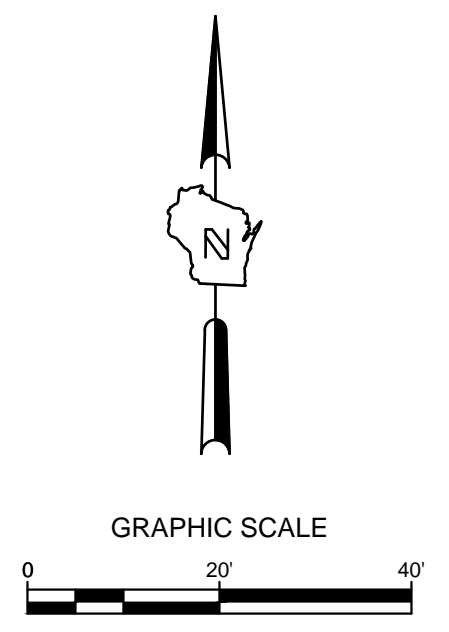
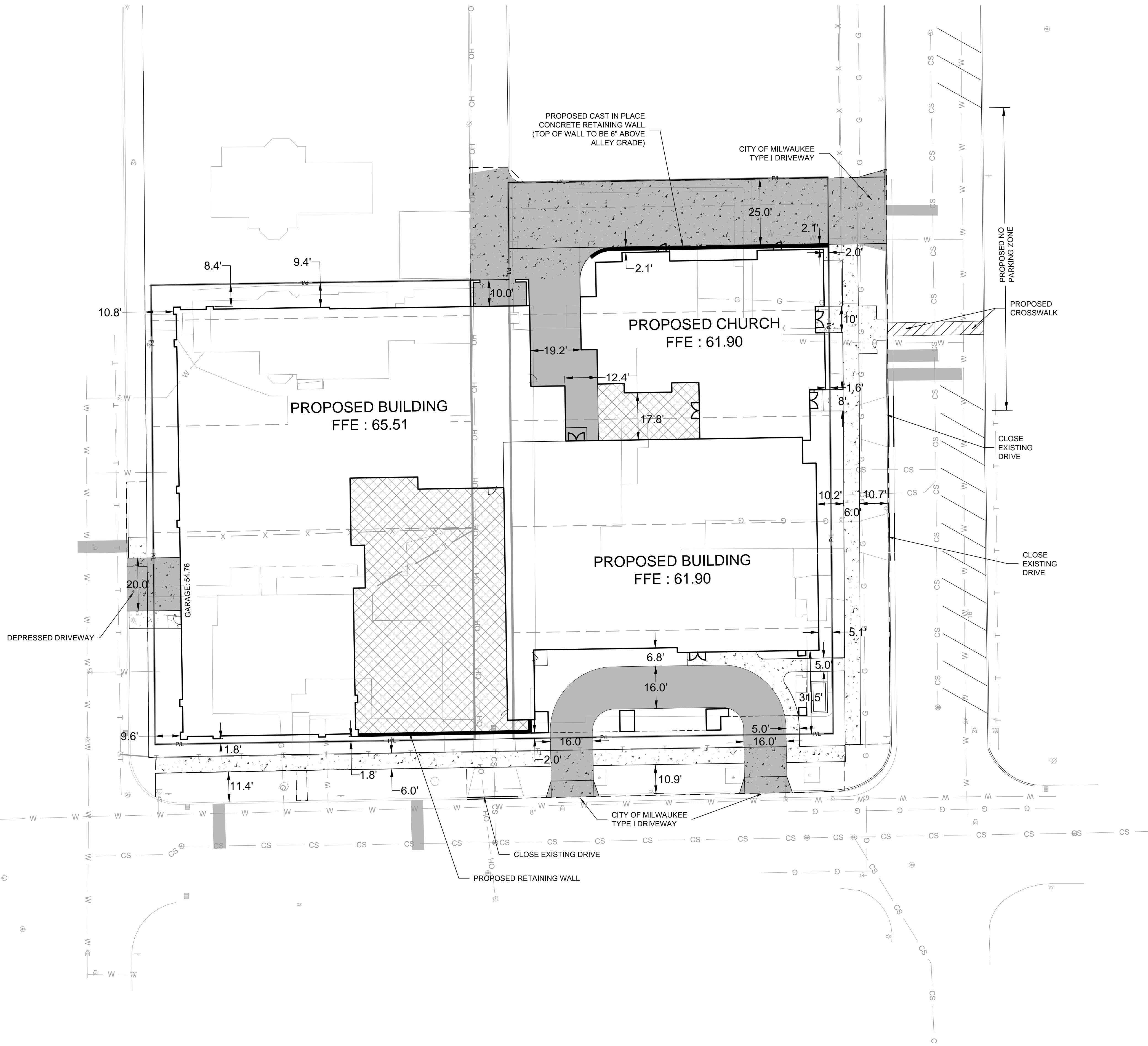
WI STATUTE 182.07(1974)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

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SITE INFORMATION:

TOTAL SITE = 1.359 AC
TOTAL DISTURBED AREA = 1.359 AC
EXISTING IMPERVIOUS AREA = 0.955 AC
PROPOSED IMPERVIOUS AREA = 1.103 AC



LEGEND:

- 5' THICK CONCRETE WALK (C C401)
- 7' CONCRETE PAVEMENT (E C401)
- ASPHALT SURFACE (B C401)
- DECORATIVE PAVEMENT (SEE ARCH. PLANS FOR DETAIL)

- GENERAL NOTES:**
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 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

ST. RITA'S SQUARE
PLEASANT & VAN BUREN
MILWAUKEE, WISCONSIN

SITE PLAN

NO. REVISION	DATE BY

DRAWING NO.	
DRAWN BY:	JEK/VMS
DATE:	1-22-18
PROJECT NO:	16592
CHECKED BY:	JBL
APPROVED BY:	---
SHEET NO.:	

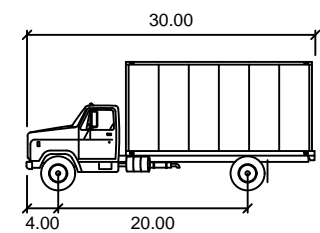
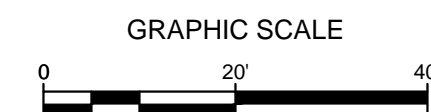
C100

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

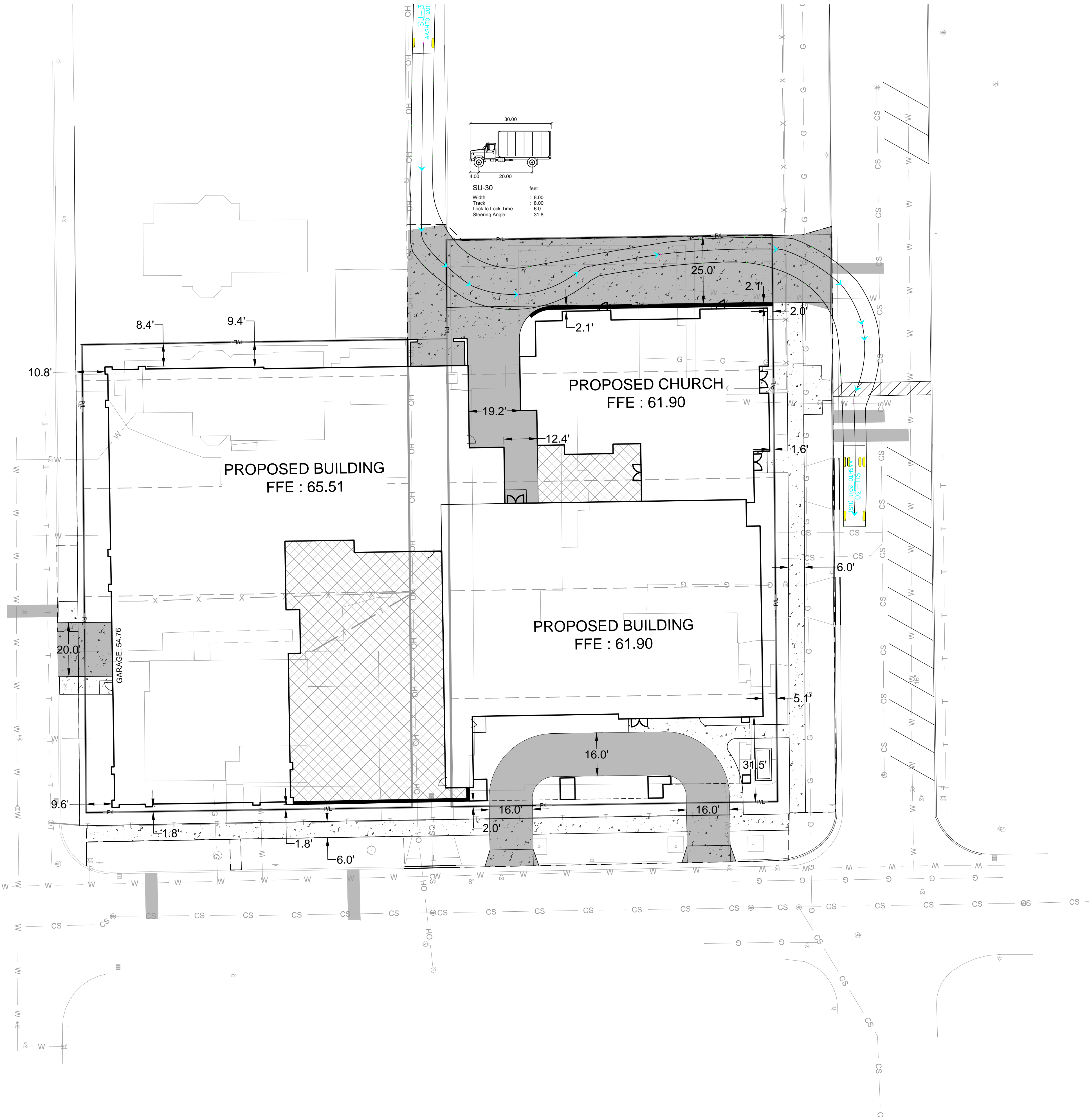
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WS STATUTE 92.017(1)(F) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU DIGGATE
MILW. AREA 259-1181

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SU-30 feet
 Width : 8.00
 Track : 4.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.8



- LEGEND:**
- 5' THICK CONCRETE WALK (C C401)
 - 7' CONCRETE PAVEMENT (E C401)
 - ASPHALT SURFACE (B C401)
 - DECORATIVE PAVEMENT (SEE ARCH. PLANS FOR DETAIL)

GENERAL NOTES:

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3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
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TURNING MOVEMENT PLAN

ST. RITA'S SQUARE
PLEASANT & VAN BUREN
MILWAUKEE, WISCONSIN

NO. REVISION DATE BY

DRAWING NO.	
DRAWN BY:	JEK/VMS
DATE:	1-22-18
PROJECT NO:	16592
CHECKED BY:	JBL
APPROVED BY:	---
SHEET NO.:	

C101

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

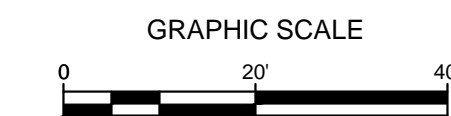
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WS STATUTE (48.074(1)(F))
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU DIGGATE

MILW. AREA 259-1181

File: I:\Taranino\16592 Milwaukee Senior Living\060 CAD.C - Civil\500 Production - General\16592-Turning Movement.dwg 3/1/2018 11:53 AM

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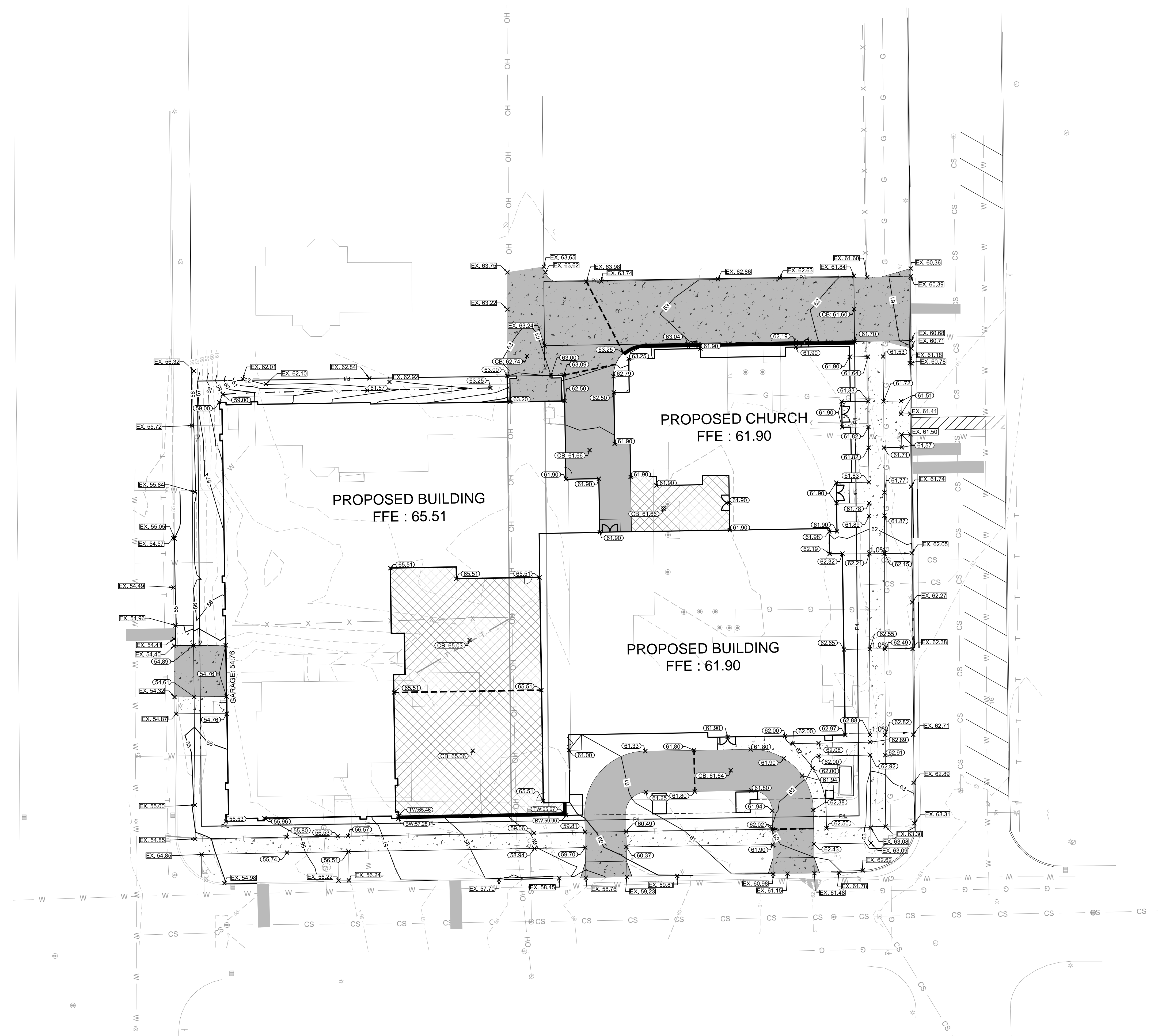


LEGEND:

- 5' THICK CONCRETE WALK (C, C401)
- ASPHALT SURFACE (B, C401)
- CONCRETE PAVEMENT (E, C401)
- 5' EXISTING CONTOUR
- 5' PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
FL: FLOW LINE CURB GRADE
- PROPOSED ASPHALT SPOT GRADE

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7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



ST. RITA'S SQUARE
 PLEASANT & VAN BUREN
 MILWAUKEE, WISCONSIN

GRADING PLAN

NO. REVISION DATE BY

DRAWING NO.	
DRAWN BY:	JWK/VMS
DATE:	1-22-18
PROJECT NO.:	16592
CHECKED BY:	JBL
APPROVED BY:	---
SHEET NO.:	

C200

File: I:\Taranino\16592 Milwaukee Senior Living\060 CAD\C - Civil\1500 Production - Civil Plans\16592-505-GRADING.dwg 3/1/2018 11:53 AM

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS. STATUTE 182.07(187A)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

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LEGEND:

- W --- PROPOSED WATER SERVICE
- SAN --- PROPOSED SANITARY SERVICE
- ST --- PROPOSED STORM SEWER
- E --- PROPOSED ELECTRICAL SERVICE
- T --- PROPOSED TELEPHONE SERVICE
- G --- PROPOSED GAS SERVICE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- ⊗ PROPOSED VALVE (COORDINATE WITH MILWAUKEE WATER UTILITY)

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5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
11. MAINTAIN MINIMUM 5 FEET OF COVER OVER WATER LATERALS.

ST. RITA'S SQUARE
 PLEASANT & VAN BUREN
 MILWAUKEE, WISCONSIN

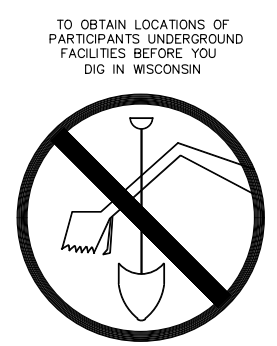
UTILITY PLAN

NO. REVISION DATE BY

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DRAWN BY:	JEK/VMS
DATE:	1/22/18
PROJECT NO:	16592
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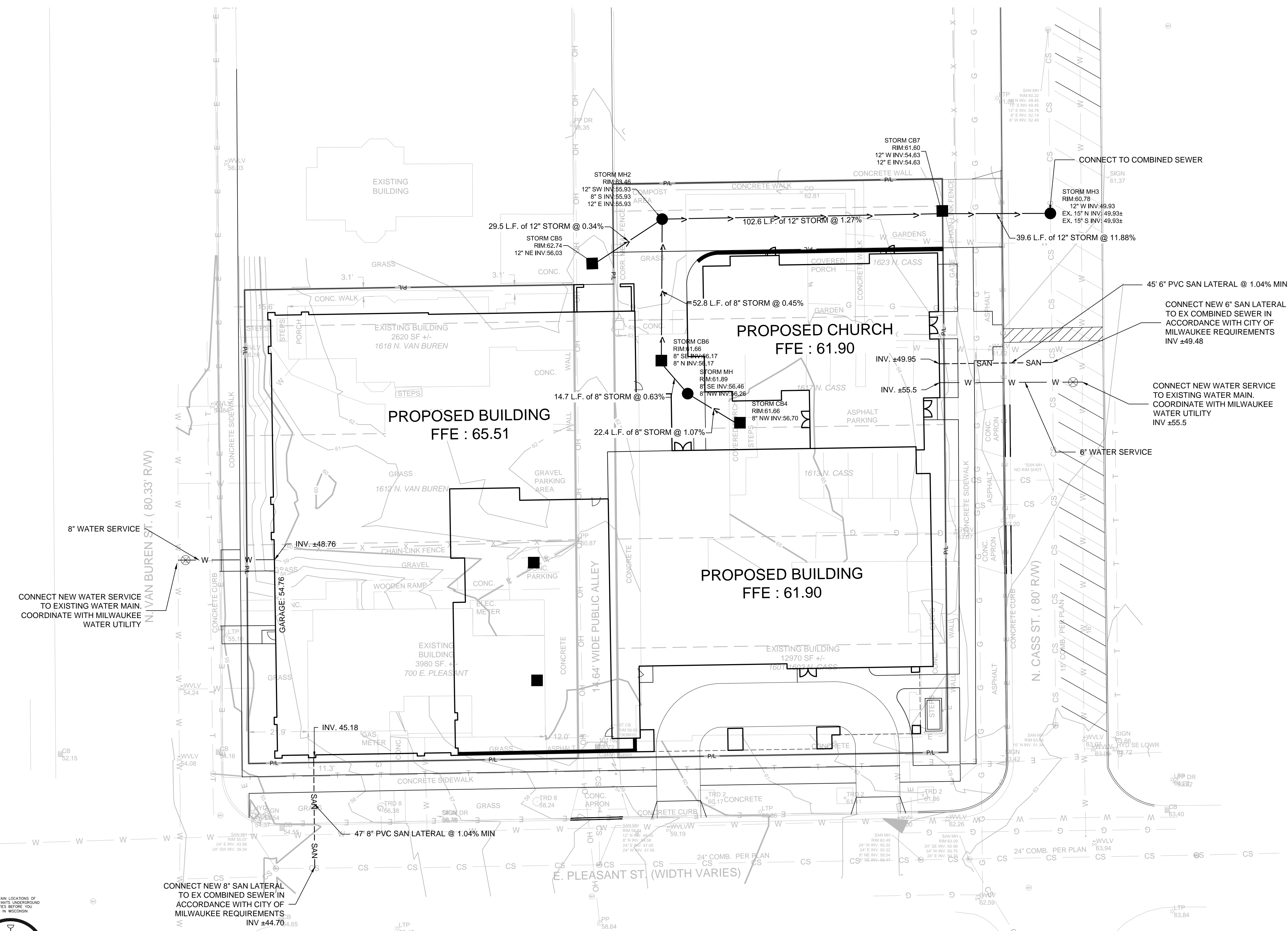
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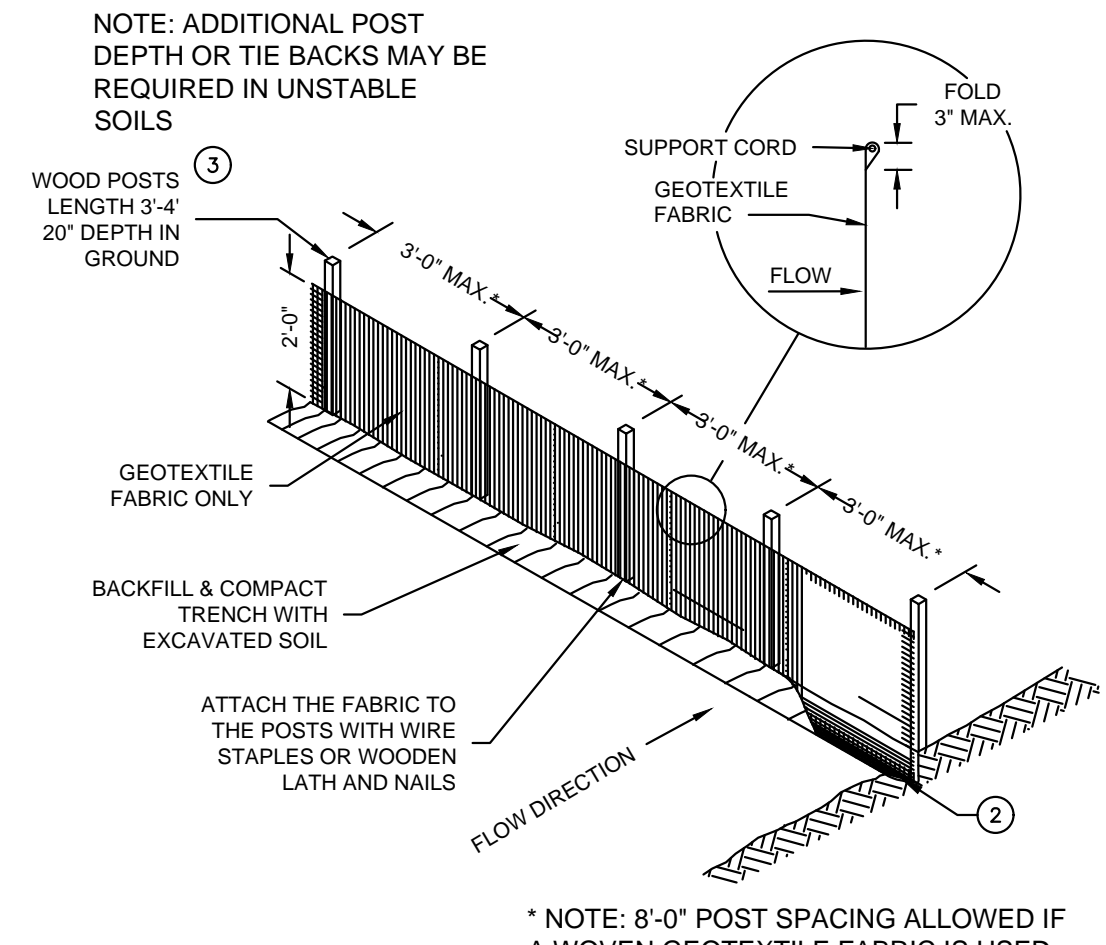


CALL DIGGERS HOTLINE
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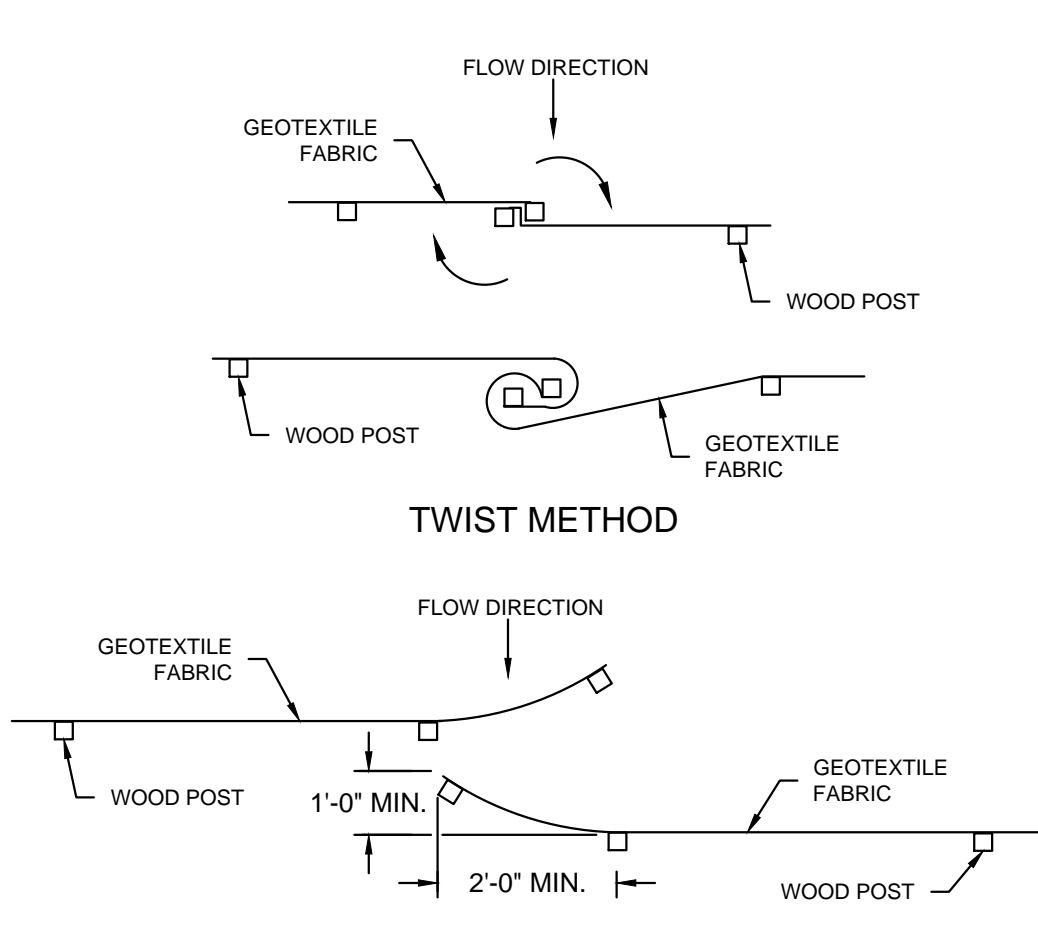
MS STATUTE 182.07(2)(7)(a)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE.
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

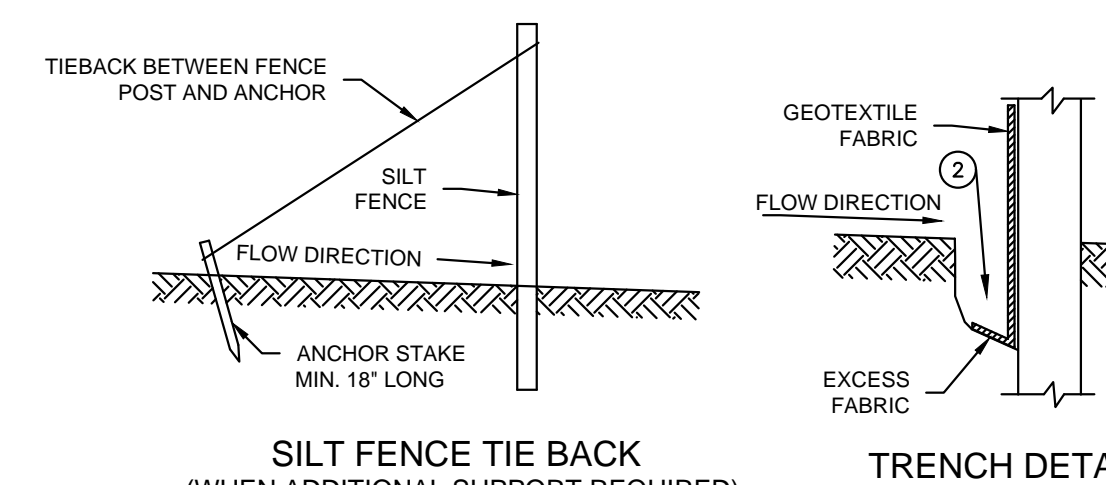




SILT FENCE



JOINING TWO LENGTHS OF SILT FENCE



A SILT FENCE: WDNR TS-1056 NOT TO SCALE

GENERAL NOTES

- HORIZONTAL BRACE REQUIRED WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" X 1-1/2" OF OAK OR HICKORY.
- SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.

GENERAL NOTES

1. HORIZONTAL BRACE REQUIRED WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

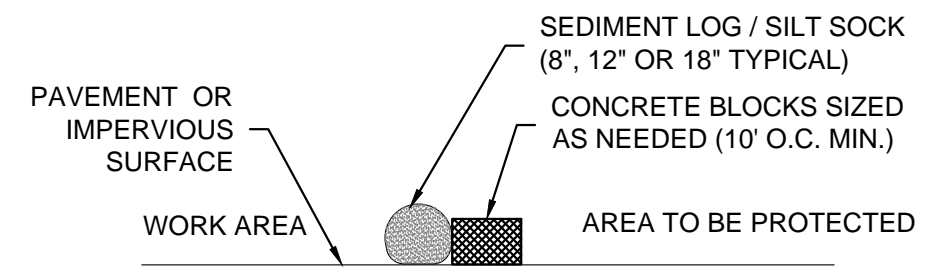
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" X 1-1/2" OF OAK OR HICKORY.

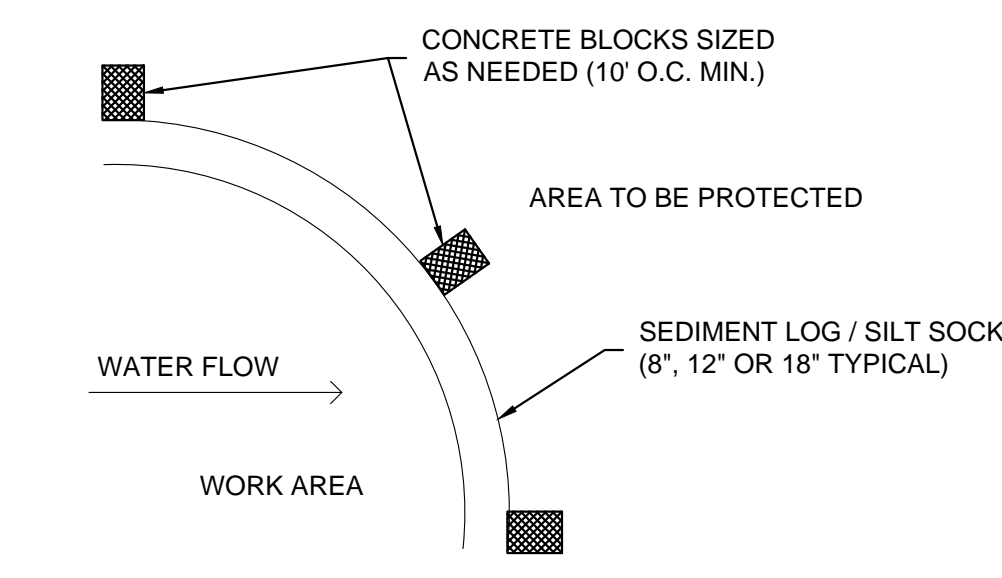
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.

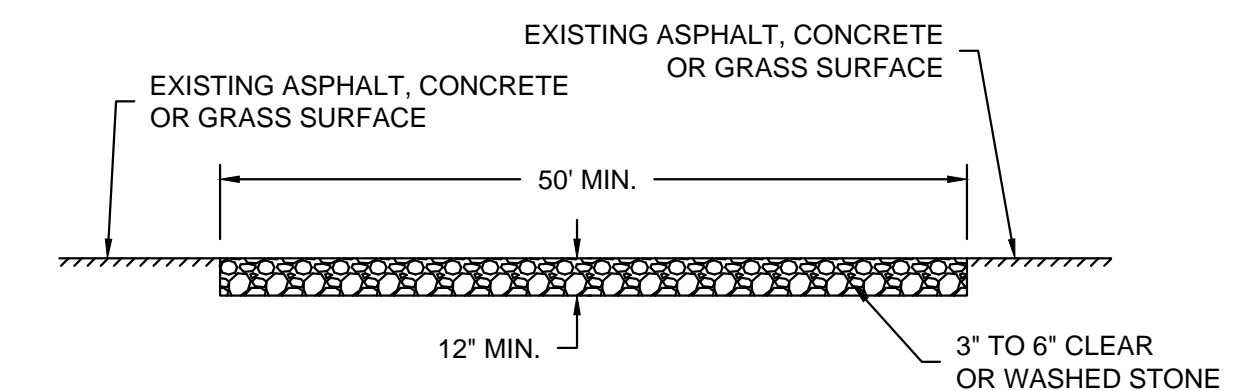
THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6



SECTION NTS



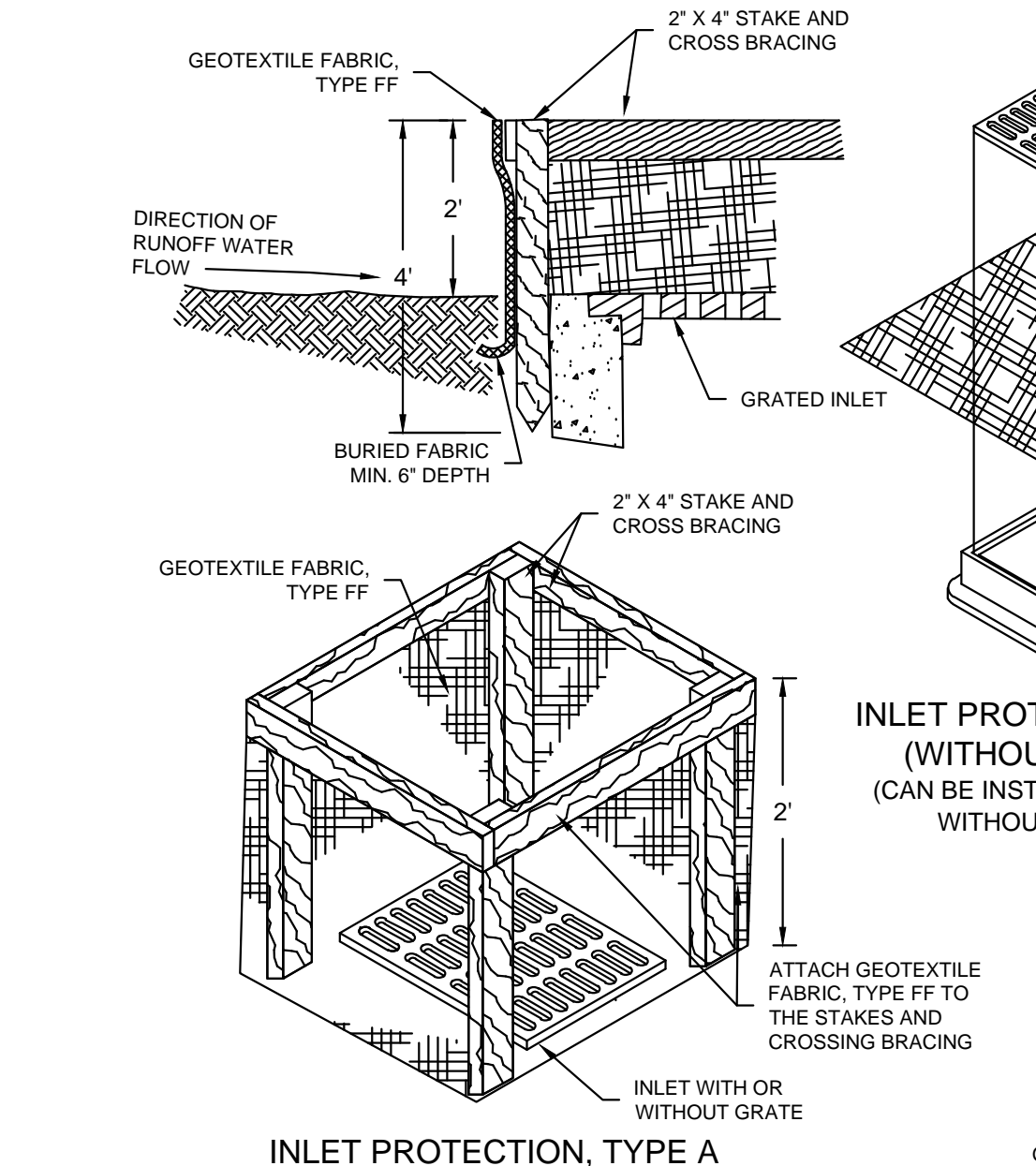
B SEDIMENT LOG / SILT SOCK ON PAVEMENT DETAIL NOT TO SCALE



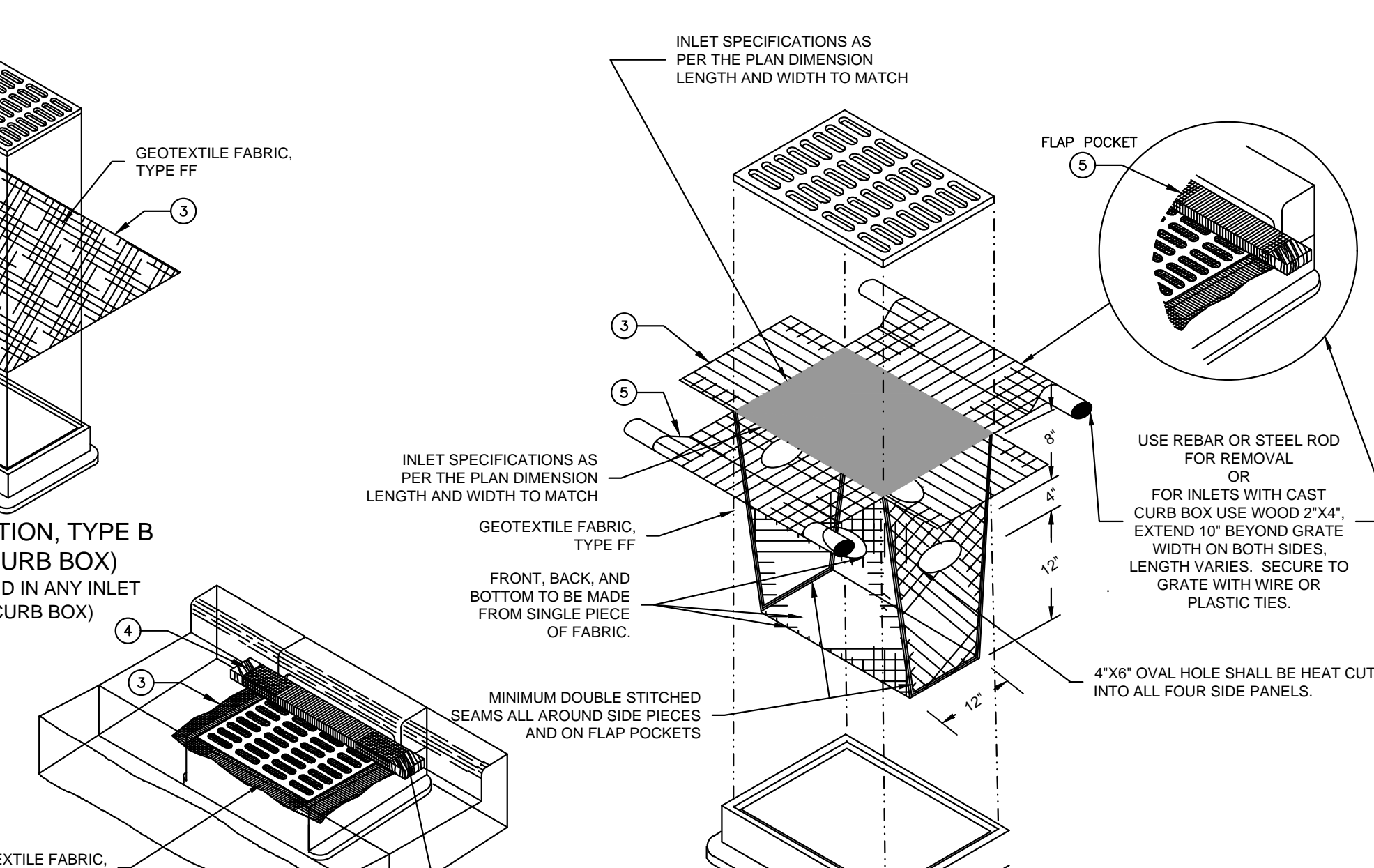
C CONSTRUCTION ENTRANCE/EXIT DETAIL: WDNR TS-1057 NOT TO SCALE

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCING AND INLET PROTECTION.
- INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
- STRIP TOPSOIL FROM STORM WATER BASIN LOCATION AND STOCKPILE.
- CONSTRUCT STORM WATER BASIN AND INSTALL TEMPORARY OUTLET AND EMERGENCY OVERFLOW. BASIN IS TO BE USED AS A SEDIMENTATION BASIN DURING THE COURSE OF CONSTRUCTION.
- CONSTRUCT DIVERSION SWALES, DIRECT RUNOFF TO STORM BASIN. INSTALL ASSOCIATED DITCH CHECKS.
- INSTALL RIP-RAP AT STORM WATER BASIN AS SHOWN ON THE PLANS.
- STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
- PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
- PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
- INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER AND INSTALL RIP-RAP AT NEW STORM SEWER OUTFALLS.
- REMOVE TEMPORARY OUTLET CONTROL STRUCTURE ON BASIN AND INSTALL PAVEMENTS.
- STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
- REMOVE EXCESS SEDIMENT FROM STORMWATER BASINS AND RETURN BASINS TO THEIR DESIGN DIMENSIONS AND VOLUMES.
- REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C (WITH CURB BOX)

INLET PROTECTION, TYPE D (CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX AS PER NOTE)

GENERAL NOTES

- 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 THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 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.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" 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". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

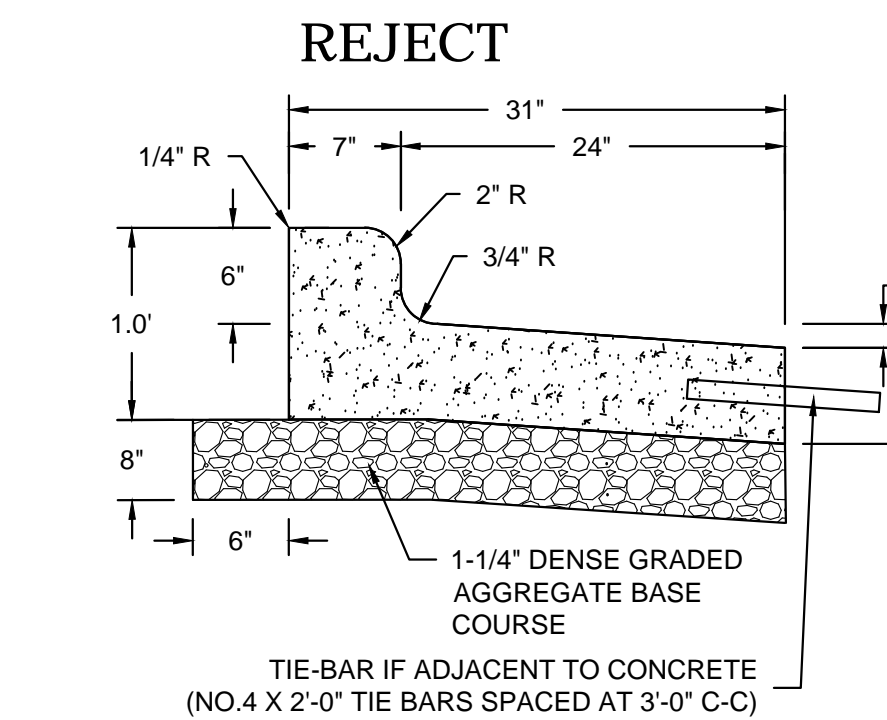
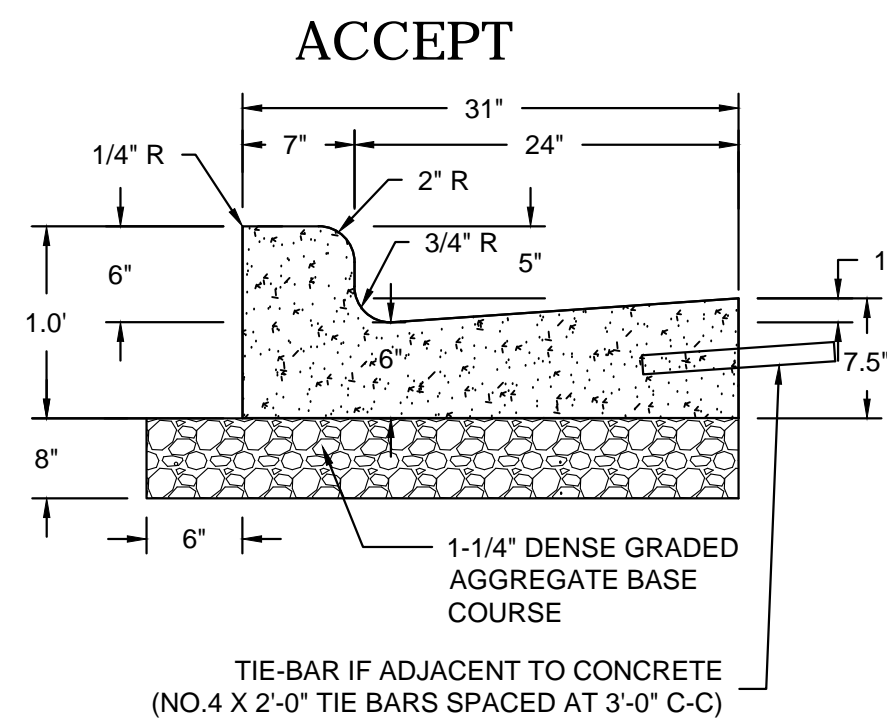
D INLET PROTECTION TYPE A, B, C, AND D: WDNR TS-1060 NOT TO SCALE

EROSION CONTROL NOTES:

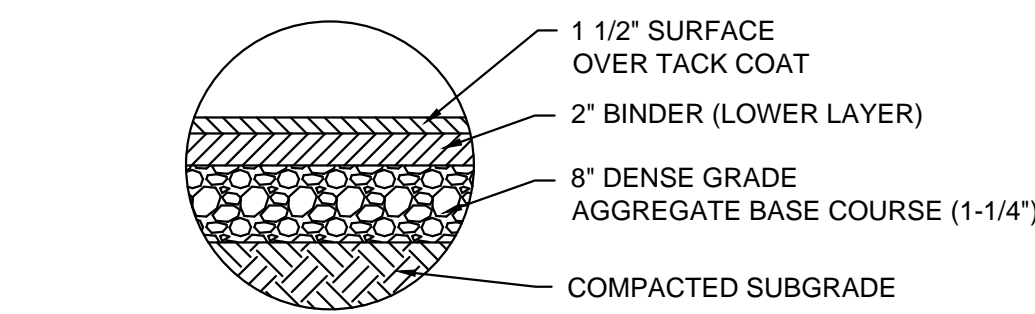
- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
- SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
- SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
- WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE MUNICIPALITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
- SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
- NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
- REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
- CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
- CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
- WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
- CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
- PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
- IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY.

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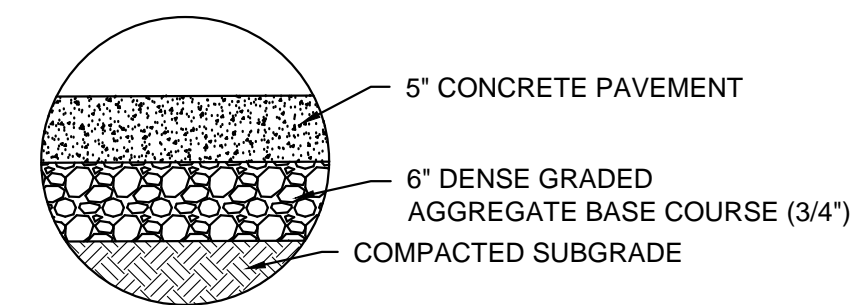
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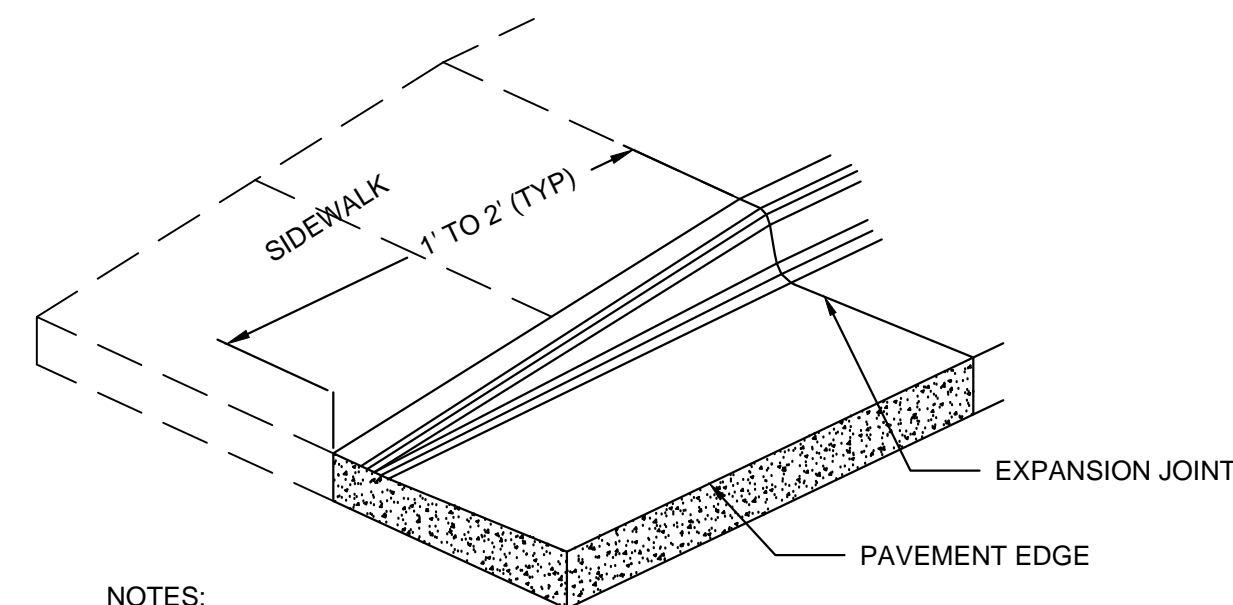
A 31" CONCRETE CURB & GUTTER SECTION (CITY OF MILWAUKEE)
NOT TO SCALE



B ASPHALT PAVEMENT SECTION
NOT TO SCALE

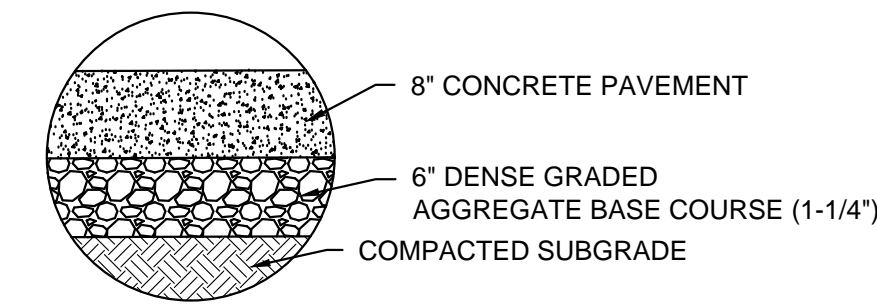


C CONCRETE SIDEWALK SECTION
NOT TO SCALE

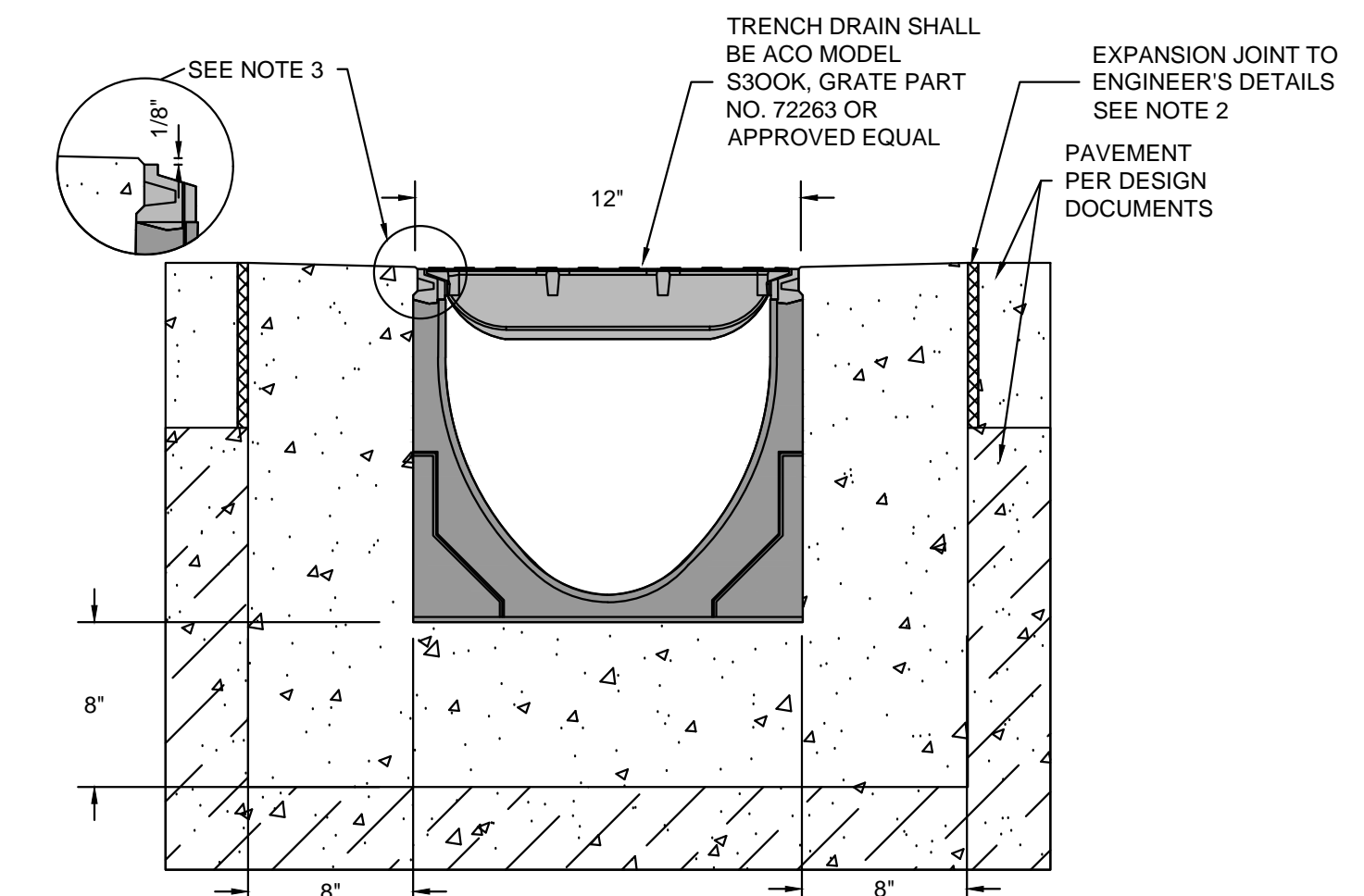


NOTES:
IF SIDEWALK IS ADJACENT TO CURB TAPER, TAPER SHALL BE EXTENDED TO 10' TO MAINTAIN 5% MAX SLOPE ON WALK FOR ADA ACCESS

D CURB TAPER
NOT TO SCALE

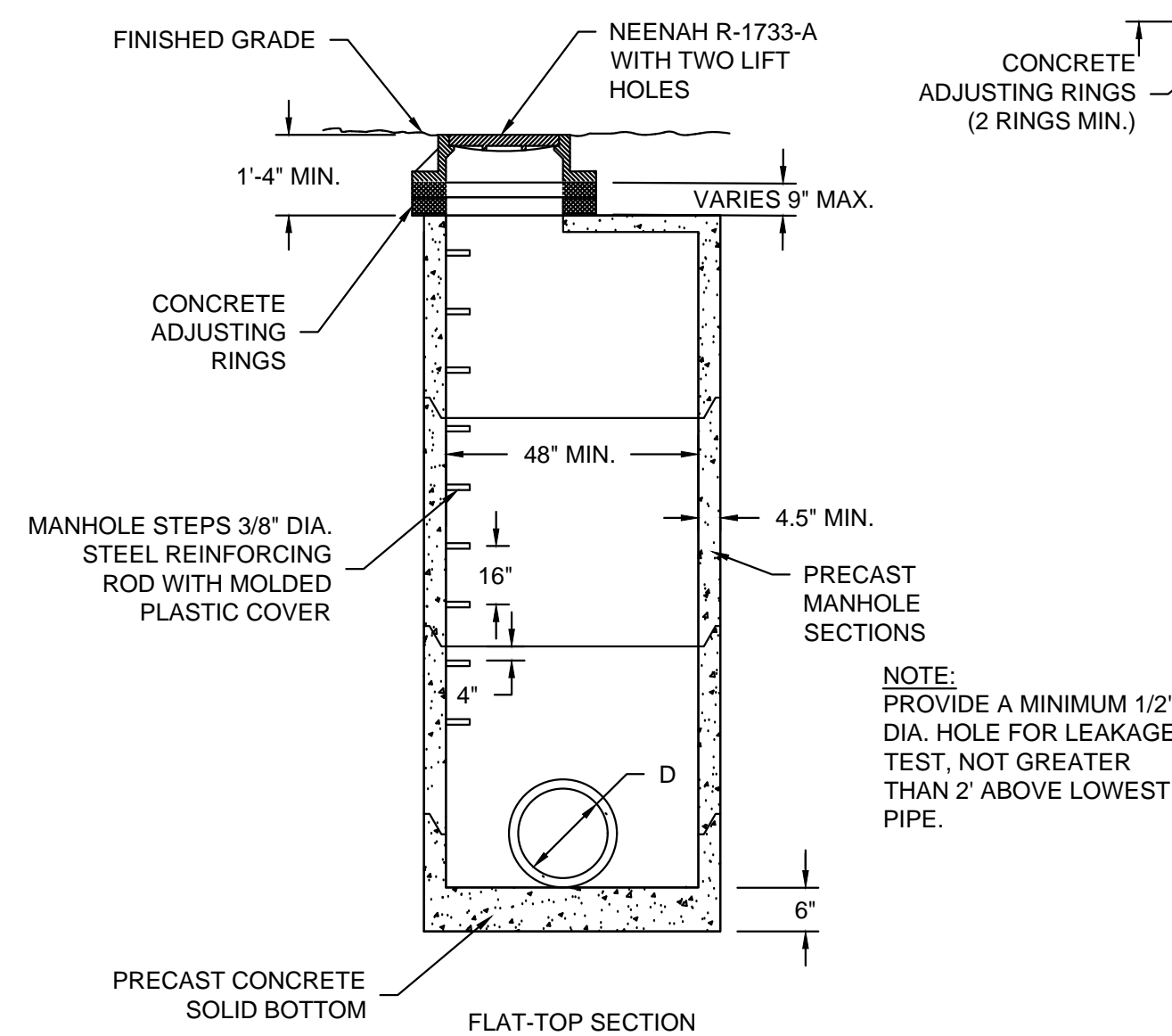


E CONCRETE PAVEMENT SECTION
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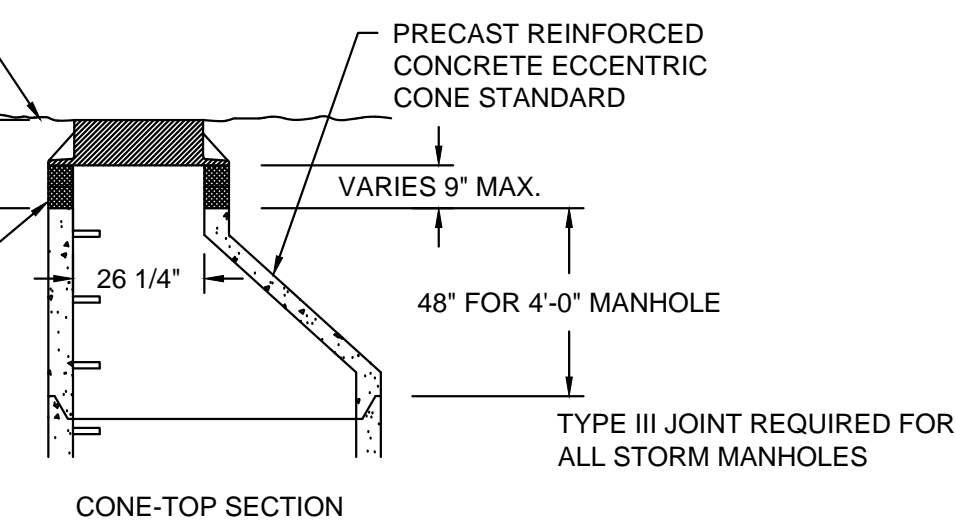


NOTES:
1. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
2. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.
3. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" ABOVE THE TOPE OF THE CHANNEL EDGE.
4. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS.
5. REFER TO ACO'S LATEST INSTALLATION INSTRUCTION FOR FURTHER DETAILS.
6. GRADE TYPE E-EN SHALL BE USED FOR ADA AREAS.

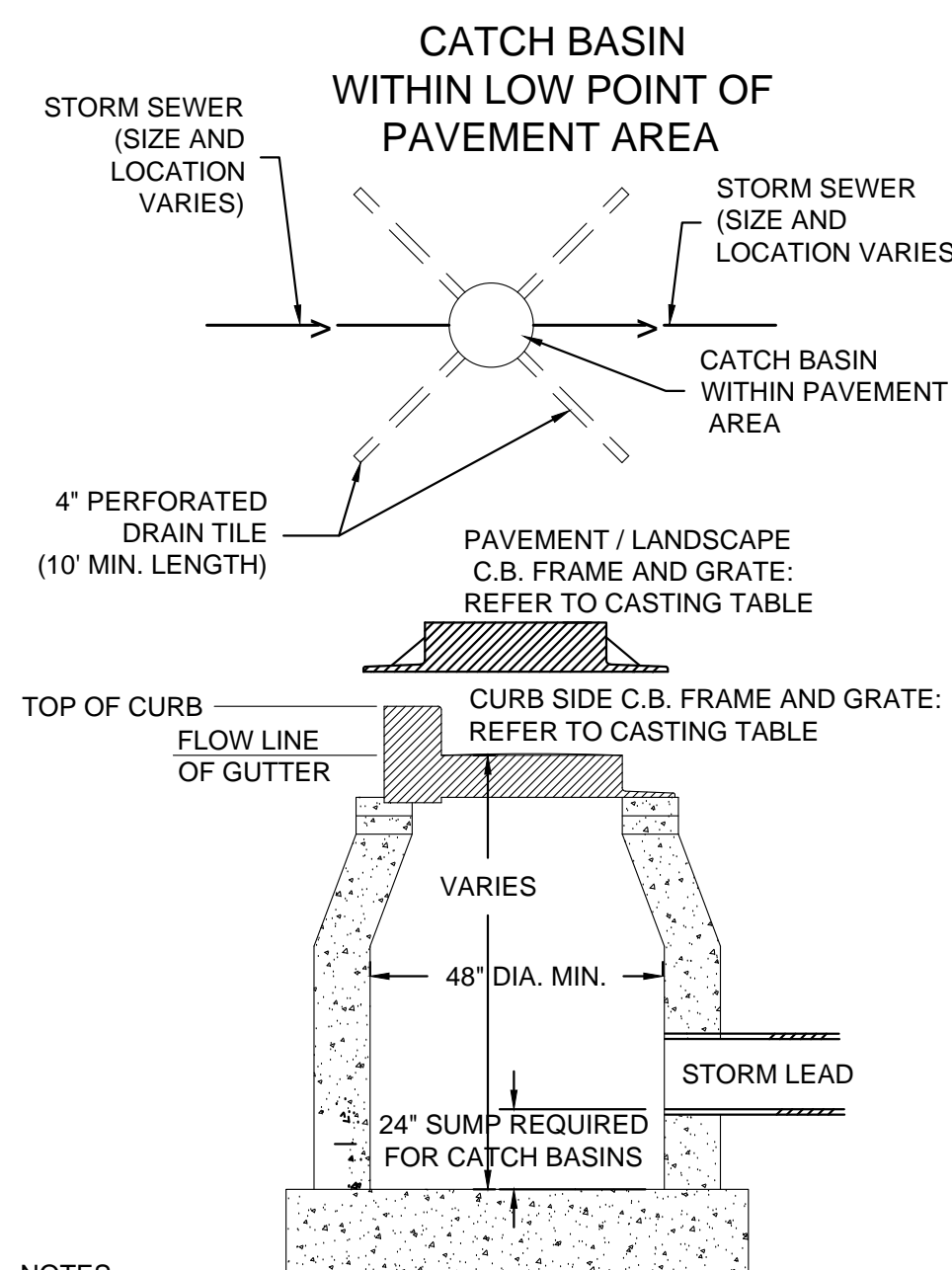
F PREFABRICATED TRENCH DRAIN DETAIL
NOT TO SCALE



G PRECAST STORM MANHOLE
NOT TO SCALE



NOTES:
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, OR FLEXIBLE RUBBER TYPE GASKETS FOR STORM MANHOLES.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" OF BEDDING STONE UNDER BASE REQUIRED ON WET SUB-GRADE.
7. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.



NOTES:
1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
2. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
3. 3" BEDDING OF STONE UNDER BASE REQUIRED ON WET SUB-GRADE.
4. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

CATCH BASIN / INLET CASTING TABLE				
	IF 18" CURB & GUTTER		IF 24" CURB & GUTTER	
	CASTING	GRATE	CASTING	GRATE
CURB INLET	NEENAH R-3170	B	NEENAH R-3067	A
AREA INLET	NEENAH R-2050	C		

H INLET AND CATCH BASIN
NOT TO SCALE

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DATE: 1-22-18
PROJECT NO: 16592
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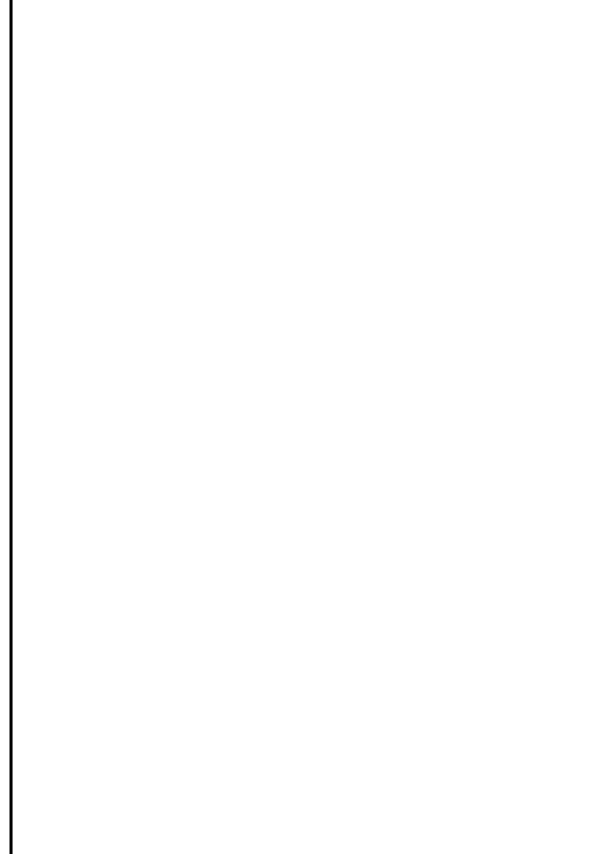
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- CONCRETE PAVING:**
1. THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 601, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
 3. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
 4. CONCRETE GRADE: GRADE A OR GRADE A-2 CONFORMING TO SECTION 501.3.1.3 OF THE WISDOT STANDARD SPECIFICATIONS
 5. AGGREGATES: CONFORM TO SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
 6. WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
 7. AIR-ENTRAINING ADMIXTURE: ASTM C 260 AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
 8. CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
 9. CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
 10. EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.
 11. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE IN ACCORDANCE WITH SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
 12. GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.
 13. PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS.
 14. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
 15. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
 16. JOINTS GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS OTHERWISE INDICATED. CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS
 17. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
 18. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.
 19. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS TO MATCH JOINTING OF EXISTING ADJACENT CONCRETE PAVEMENT.
 20. EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
 21. CURBING: COMPLY WITH SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS.
 22. SIDEWALKS: COMPLY WITH SECTION 602 OF THE WISDOT STANDARD SPECIFICATIONS.
 23. MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
 24. FINISH CURBING IN ACCORDANCE WITH SECTION 601.3.5 OF THE WISDOT STANDARD SPECIFICATIONS.
 25. FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WISDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).
 26. FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS (ARTIFICIAL TURF DRAG FINISH).
 27. PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
 28. PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.
 29. PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
 30. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION.
 31. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 7 DAYS AFTER PLACEMENT.
 32. MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

- ASPHALTIC PAVING:**
1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).
 2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
 3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
 4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FARENHEIGHT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FARENHEIGHT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FARENHEIGHT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FARENHEIGHT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.
 5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.
 6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.
 7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.
 8. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE E-1 FOR REGULAR DUTY PAVEMENT AND E-1 FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS.
 9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
 10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.
 11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS.
 12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLODGE OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
 13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
 14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
 15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
 16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
 17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4 INCH FOR BINDER COURSE AND PLUS 1/4 INCH FOR SURFACE COURSE, NO MINUS.
 18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: 1/4 INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
 19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
 20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST. REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
 21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
 22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.



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www.thesigmagroup.com
1300 West Canal Street
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Phone: 414-643-4200
Fax: 414-643-4210



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PLEASANT & VAN BUREN
MILWAUKEE, WISCONSIN

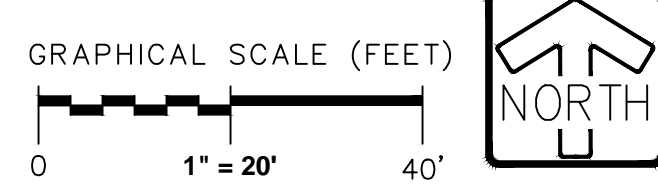
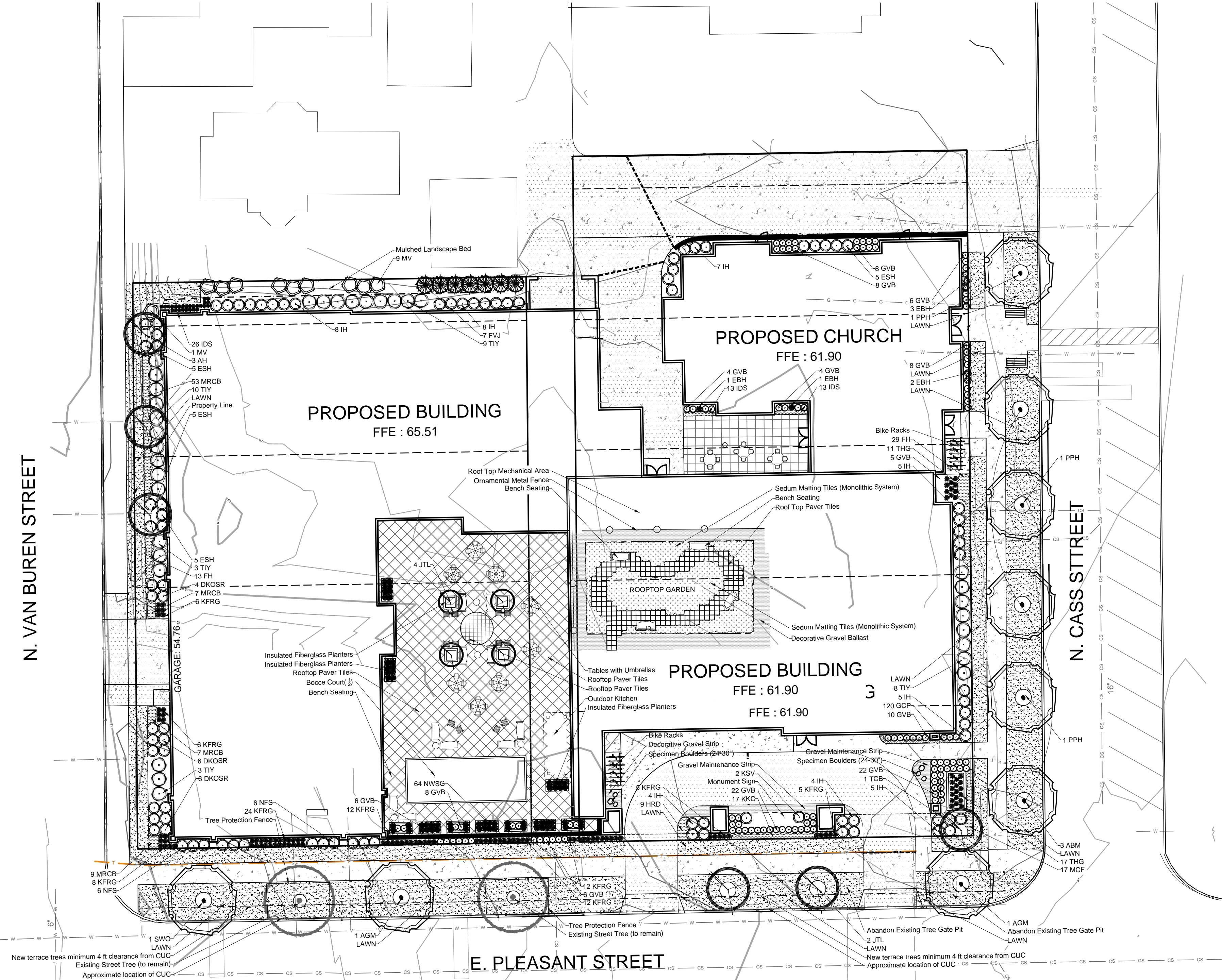
SPECIFICATIONS

NO. REVISION	DATE BY
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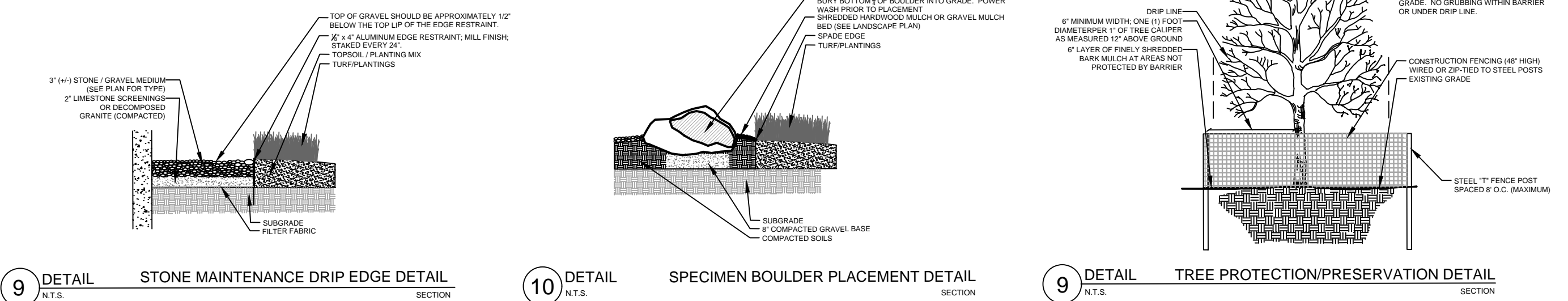
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DRAWN BY:	JWK/VMS
DATE:	1-22-18
PROJECT NO:	16592
CHECKED BY:	JBL
APPROVED BY:	---
SHEET NO.:	C 501

- SHADE TREES (DECIDUOUS)**
- ABM Autumn Blaze Maple
 - PPH Prairie Pride Hackberry
 - AGM Autumn Gold Maidenhair
 - SWO Swamp White Oak
- ORNAMENTAL TREES (DECIDUOUS)**
- AH American Hornbeam
 - TCB Tri-Color Beech
 - JTL Ivory Silk Japanese Tree Lilac
- EVERGREEN TREES**
- FVJ Fairview Upright Juniper (upright)
- EVERGREEN SHRUBS**
- GVB Green Velvet Boxwood
 - TIY Taunton Intermediate Yew
- DECIDUOUS SHRUBS**
- IH Incrediball Hydrangea
 - ESH Endless Summer Hydrangea
 - DKOSR Double Pink Knock Out Rose
 - NFS Neon Flash Spirea
 - KSV Fragrant Koreanspice Viburnum
 - MV Mohican Viburnum
- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
 - IDS Ice Dance Sedge
 - THG Tufted Hair Grass
 - NWSG Northwind Switch Grass
- HERBACEOUS PERENNIALS**
- MCF Magnus Purple Coneflower
 - MCF White Swan Coneflower
 - HRD Happy Returns Daylily
 - MRCB Midnight Rose Coralbells
 - FH Francee Hosta
 - EBH Elegans Bigleaf Hosta
 - KKC Dwarf Catmint
- GROUNDCOVERS & VINES**
- GCP Green Carpet Pachysandra

PLANT KEY



OVERALL LANDSCAPE PLAN



HARDSCAPE DETAILS

PROJECT
CAPRI SENIOR COMMUNITIES
ST. RITA CAMPUS REDEVELOPMENT

N. Van Buren, E. Pleasant St., N. Cass St.
Milwaukee, Wisconsin



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
01.22.18	DCD SUBMITTAL
02.19.18	CITY COMMENTS
03.09.18	CITY COMMENTS

Information contained herein is based on Survey Information, Field Inspection, and believed to be accurate.

SHEET TITLE
OVERALL LANDSCAPE PLAN

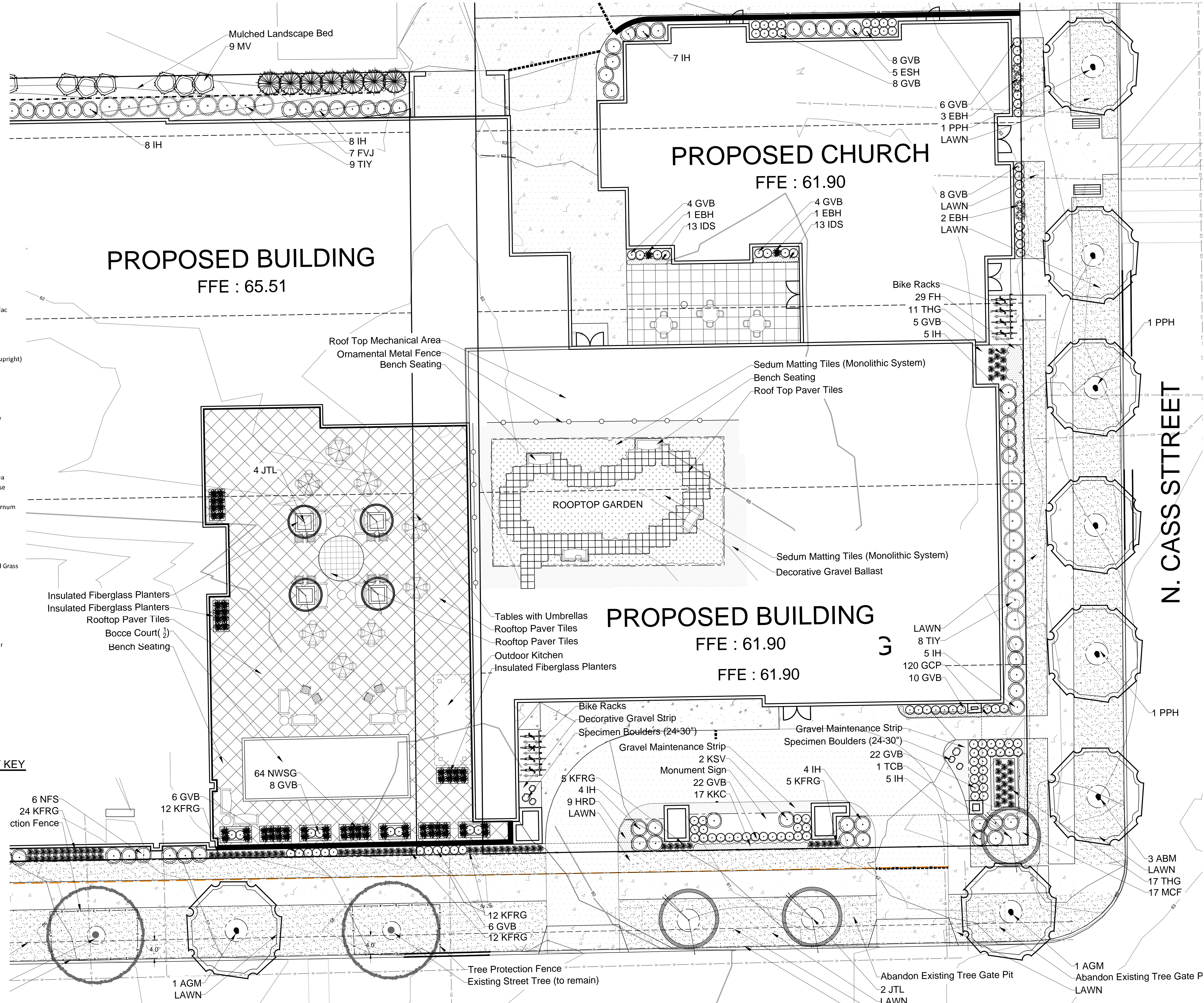
PROJECT MANAGER **WDH**

PROJECT NUMBER **18-008**

DATE **3.09.18**

SHEET NUMBER

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PLANT KEY

HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE
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 Lake Geneva, Wisconsin 53147-1359
 ph 262.639.9733
 dhv@heller.com
 www.wdavidheller.com

PROJECT
CAPRI SENIOR COMMUNITIES

ST. RITA CAMPUS REDEVELOPMENT

N. Van Buren, E. Pleasant St., N. Cass St. Milwaukee, Wisconsin



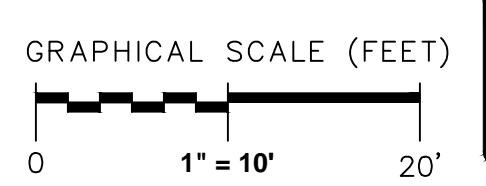
ISSUANCE AND REVISIONS

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03.09.18	CITY COMMENTS

SHEET TITLE
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PROJECT MANAGER	WDH
PROJECT NUMBER	18-008
DATE	3.09.18
SHEET NUMBER	

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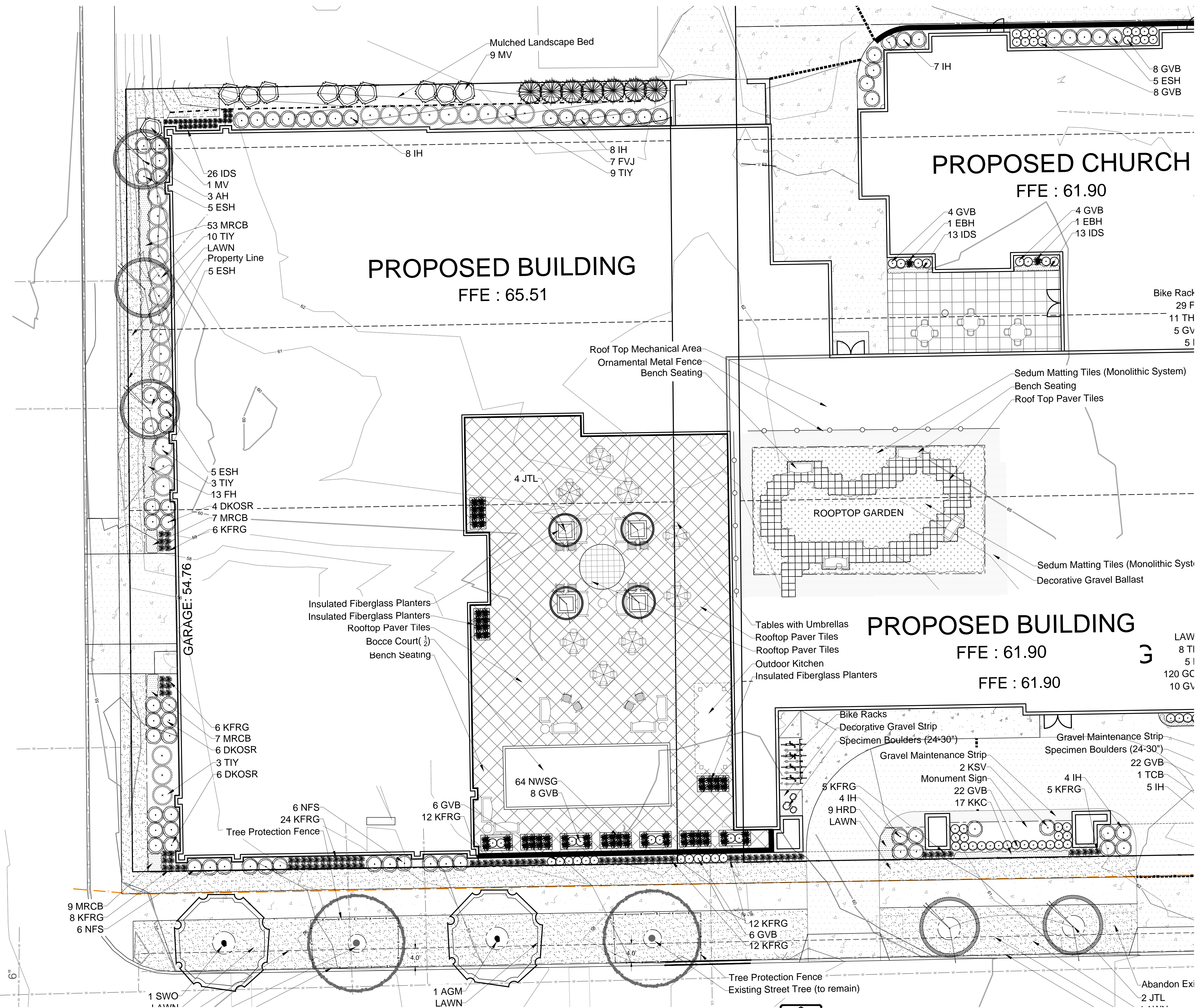


ENLARGED LANDSCAPE PLAN

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N. VAN BUREN STREET

PLANT KEY



PROJECT

CAPRI SENIOR COMMUNITIES

ST. RITA CAMPUS REDEVELOPMENT

N. Van Buren, E. Pleasant St., N. Cass St.
 Milwaukee, Wisconsin



ISSUANCE AND REVISIONS

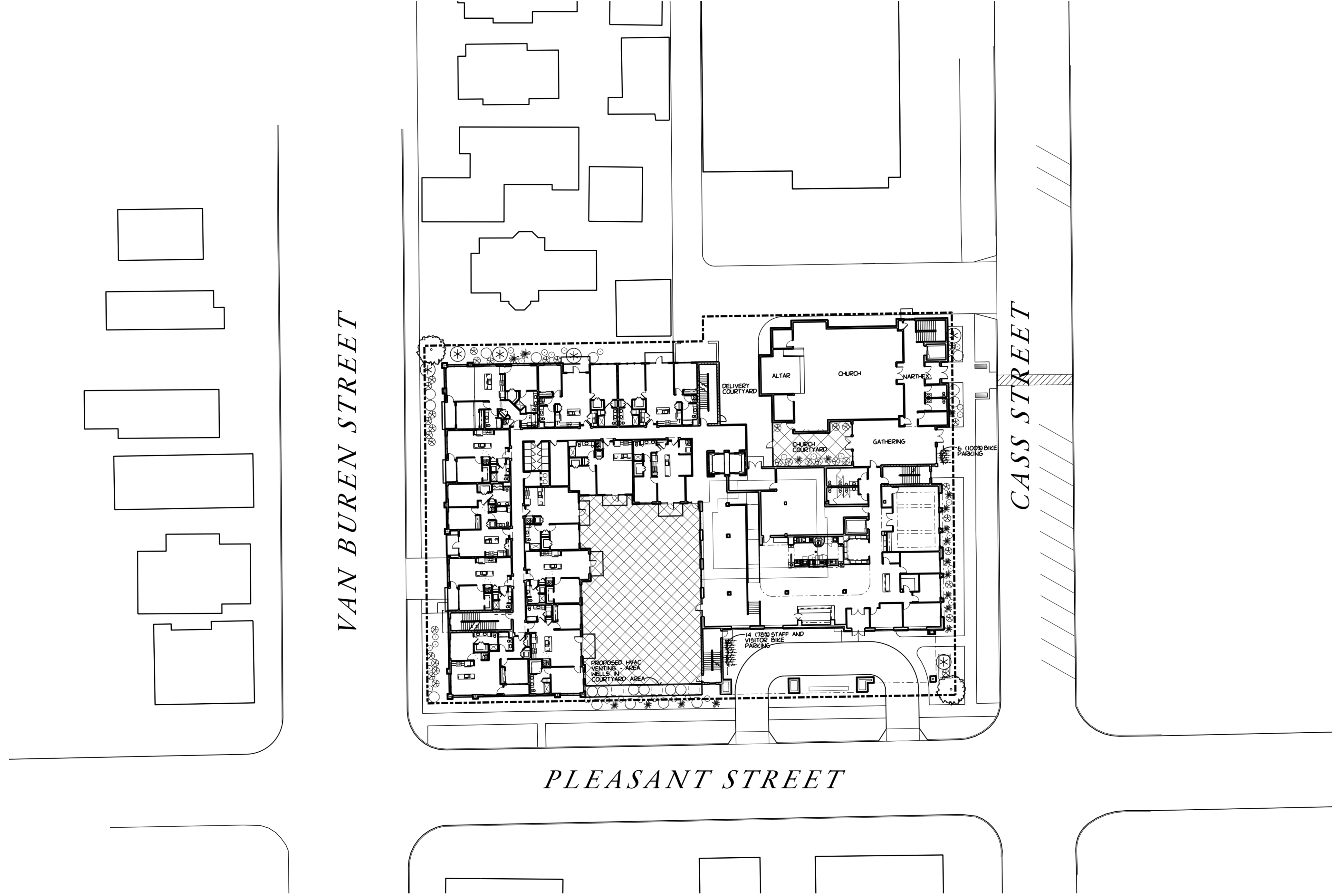
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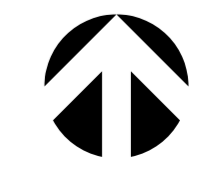
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PROJECT NUMBER	18-008
DATE	3.09.18
SHEET NUMBER	

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1" = 30'-0" SITE PLAN G220



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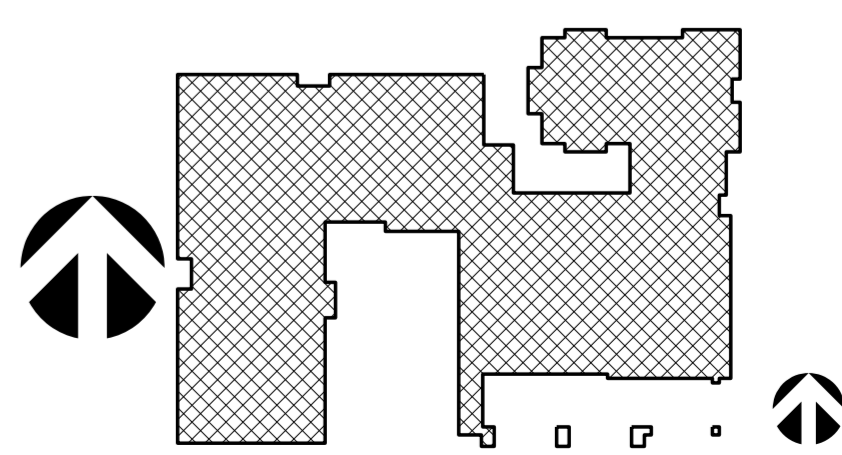
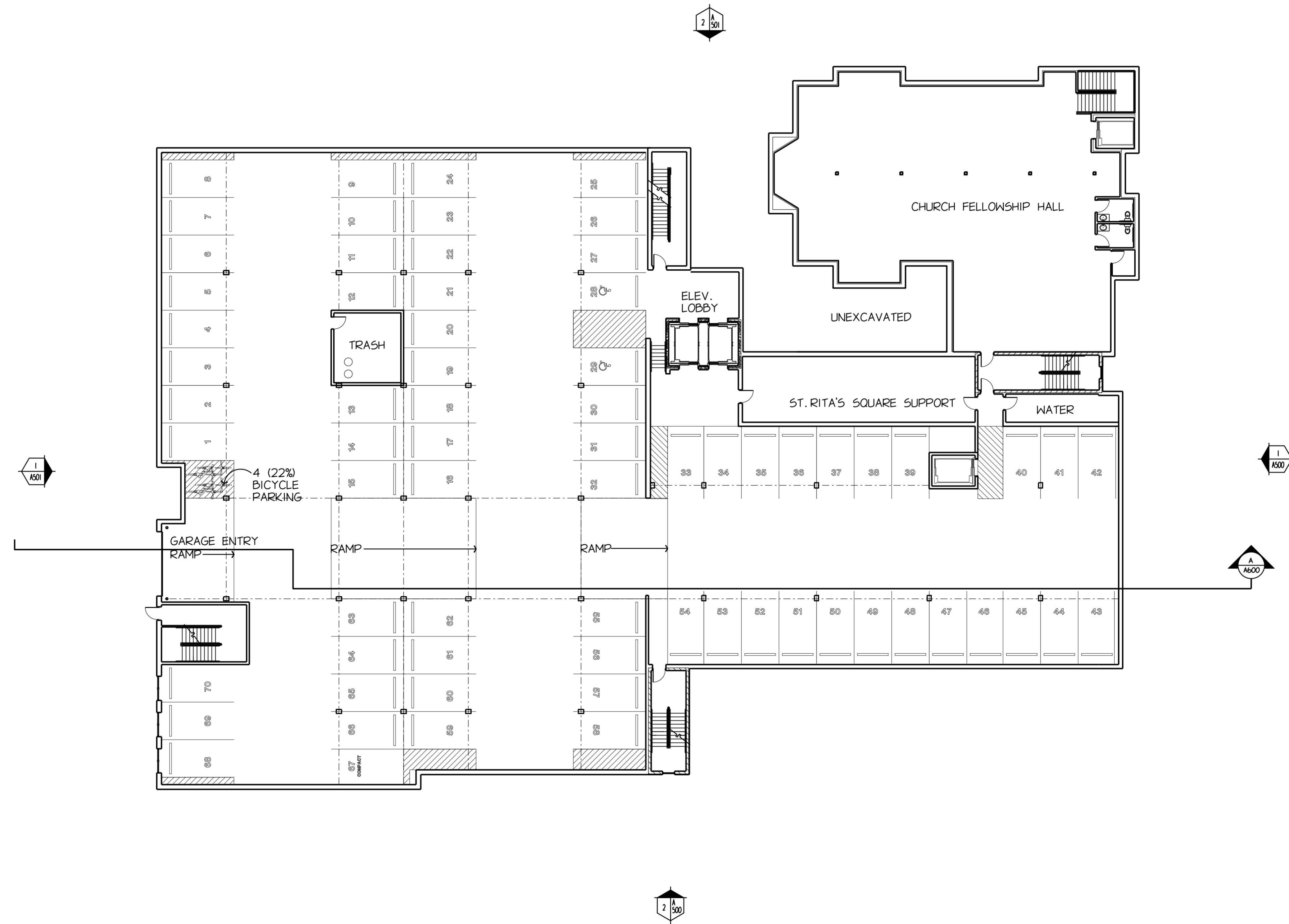


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1/16" BASEMENT (LOWER LEVEL) FLOOR PLAN A1200

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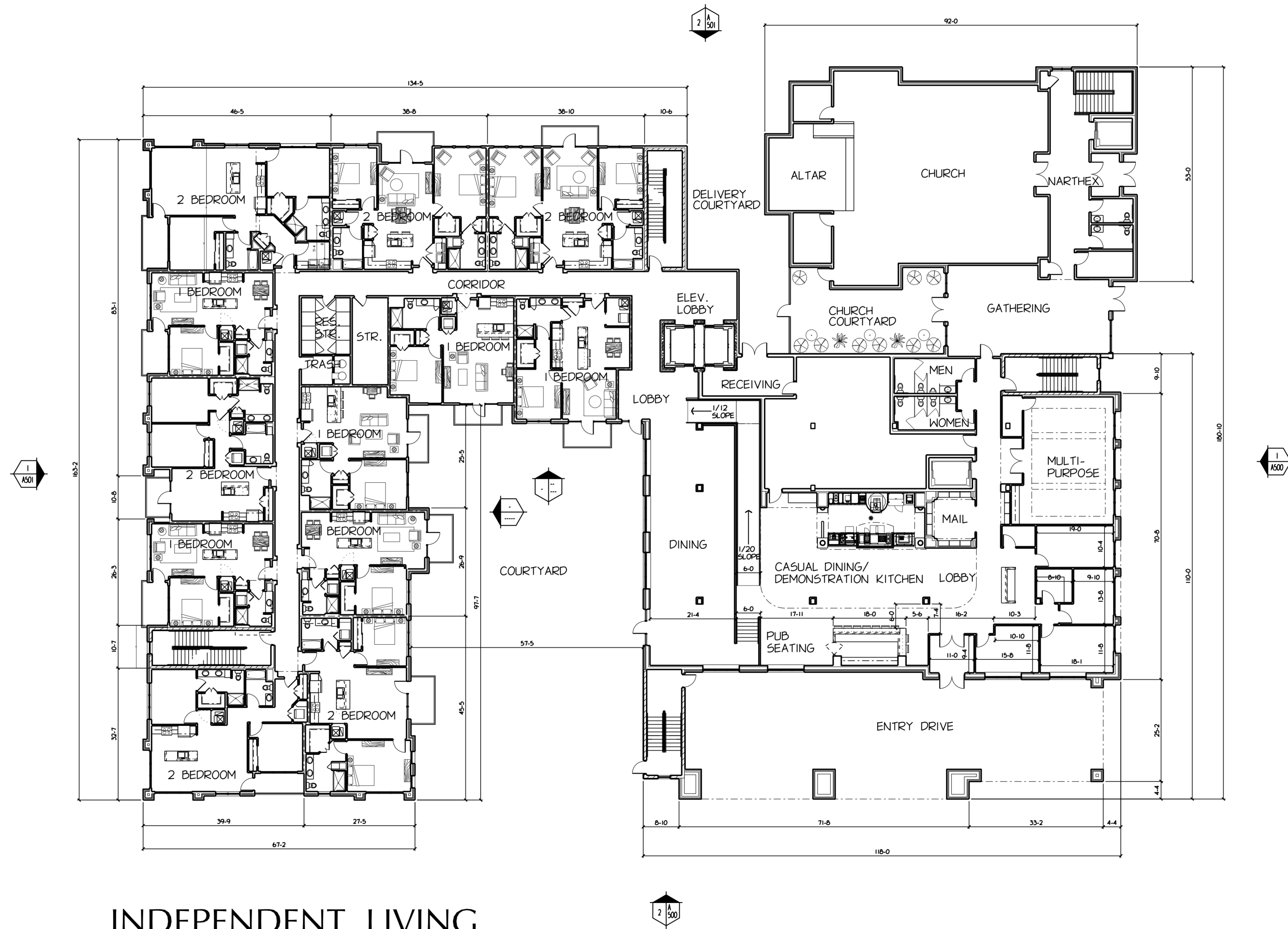
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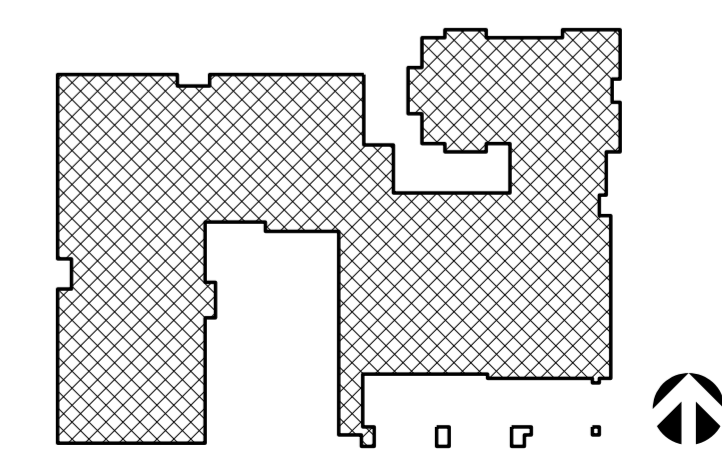
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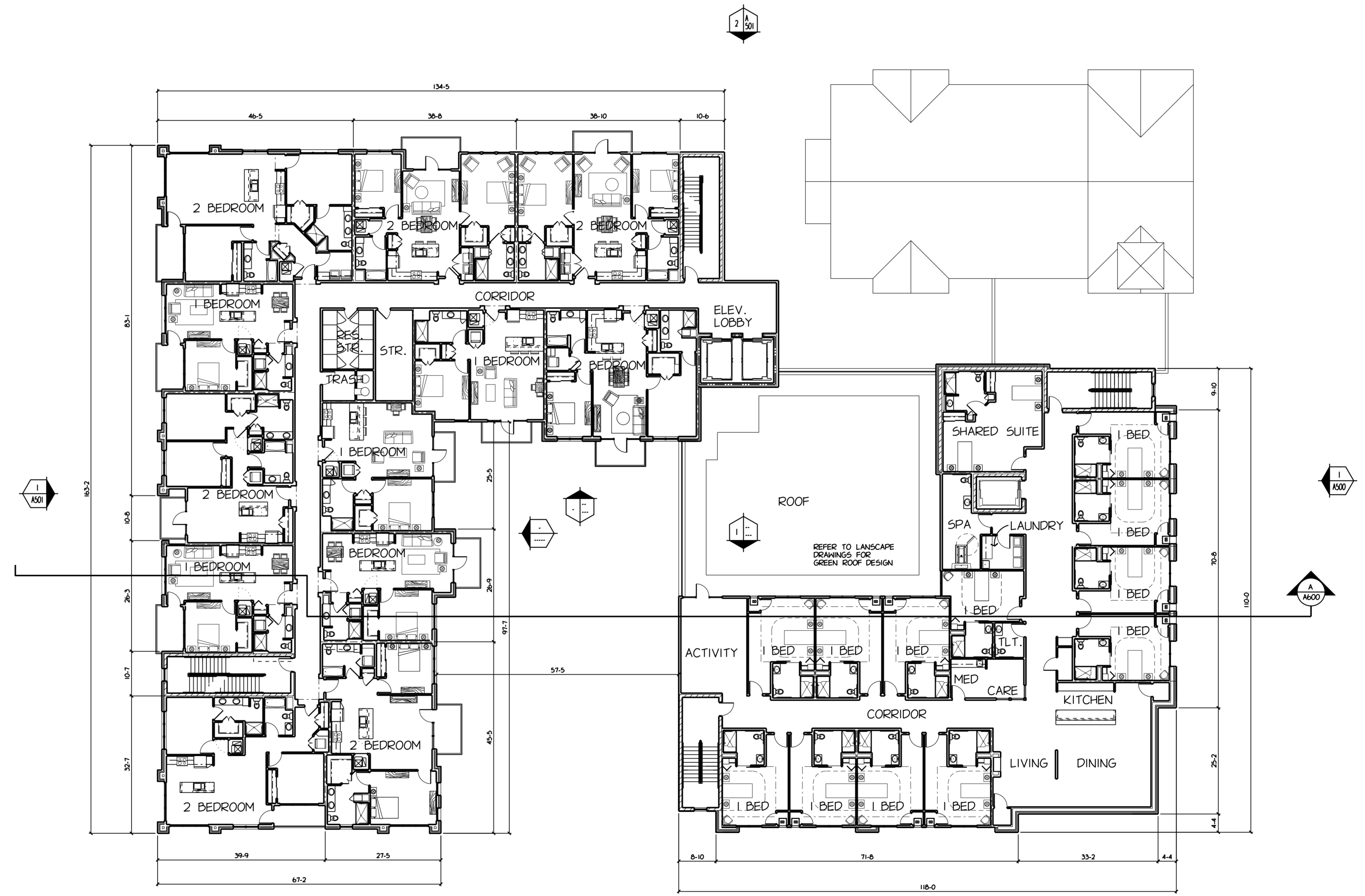
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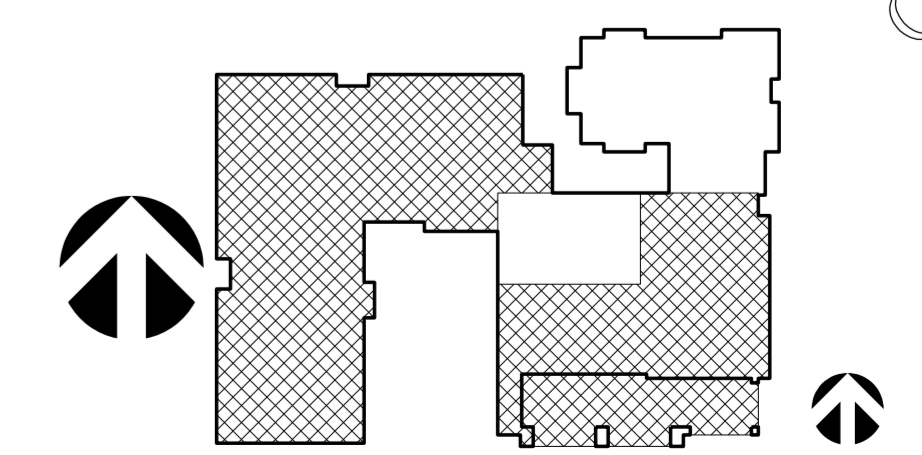
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12 IL APARTMENTS

MEMORY CARE
13 MEMORY CARE SUITES



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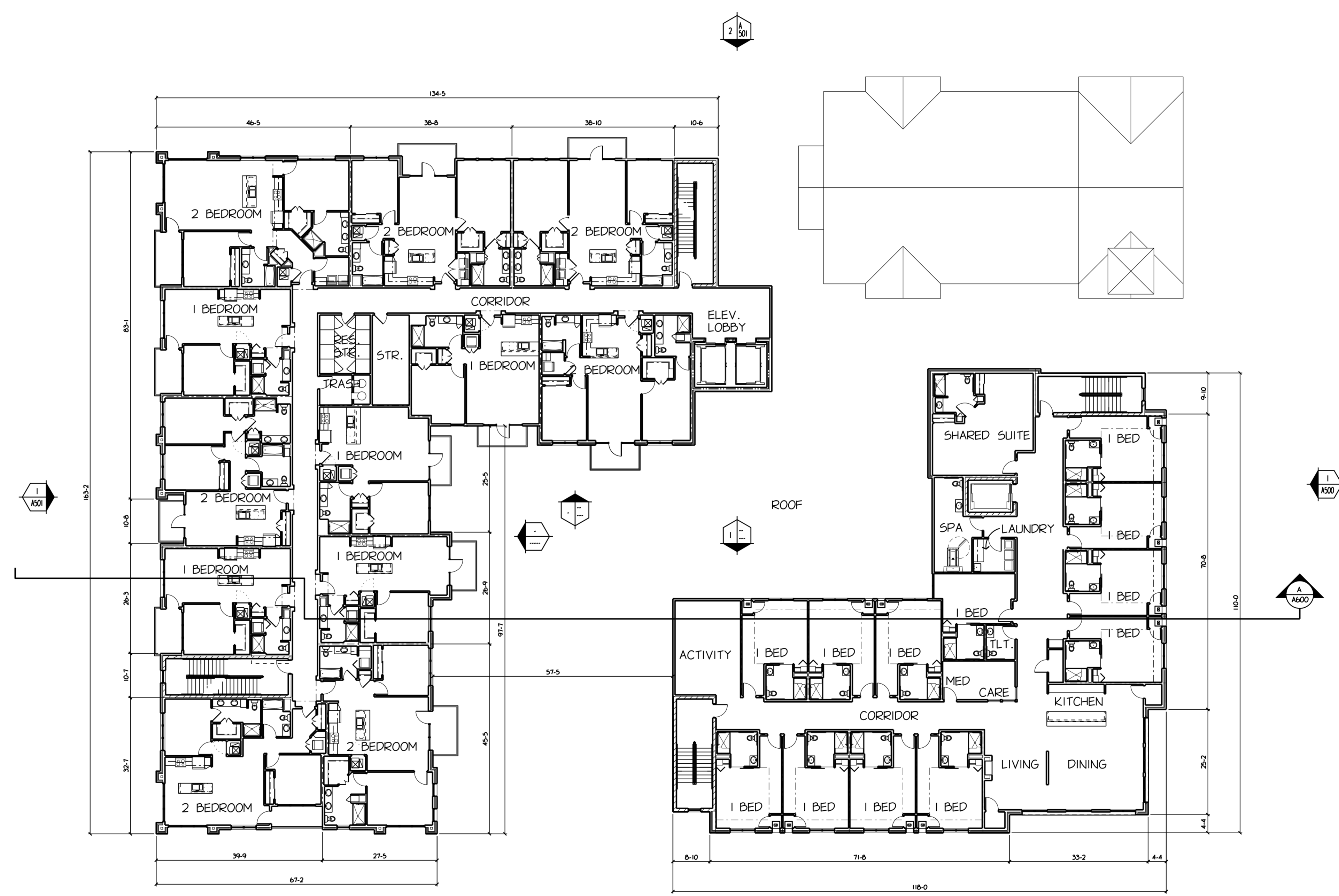
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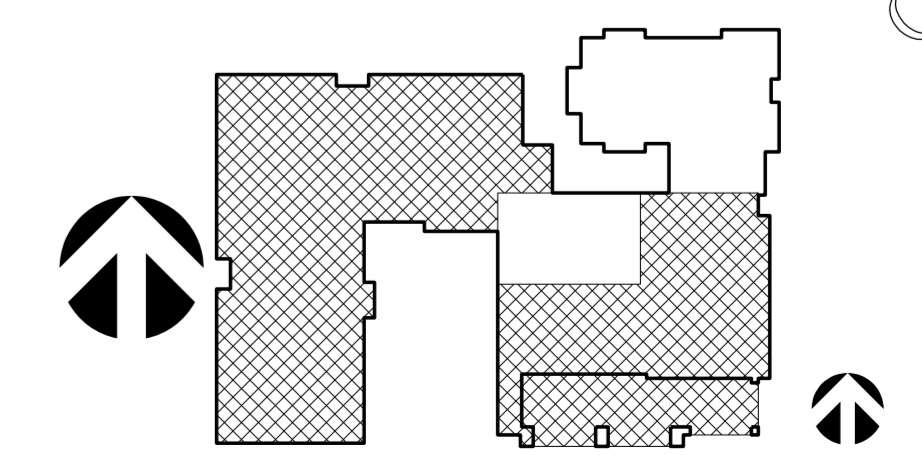
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12 IL APARTMENTS

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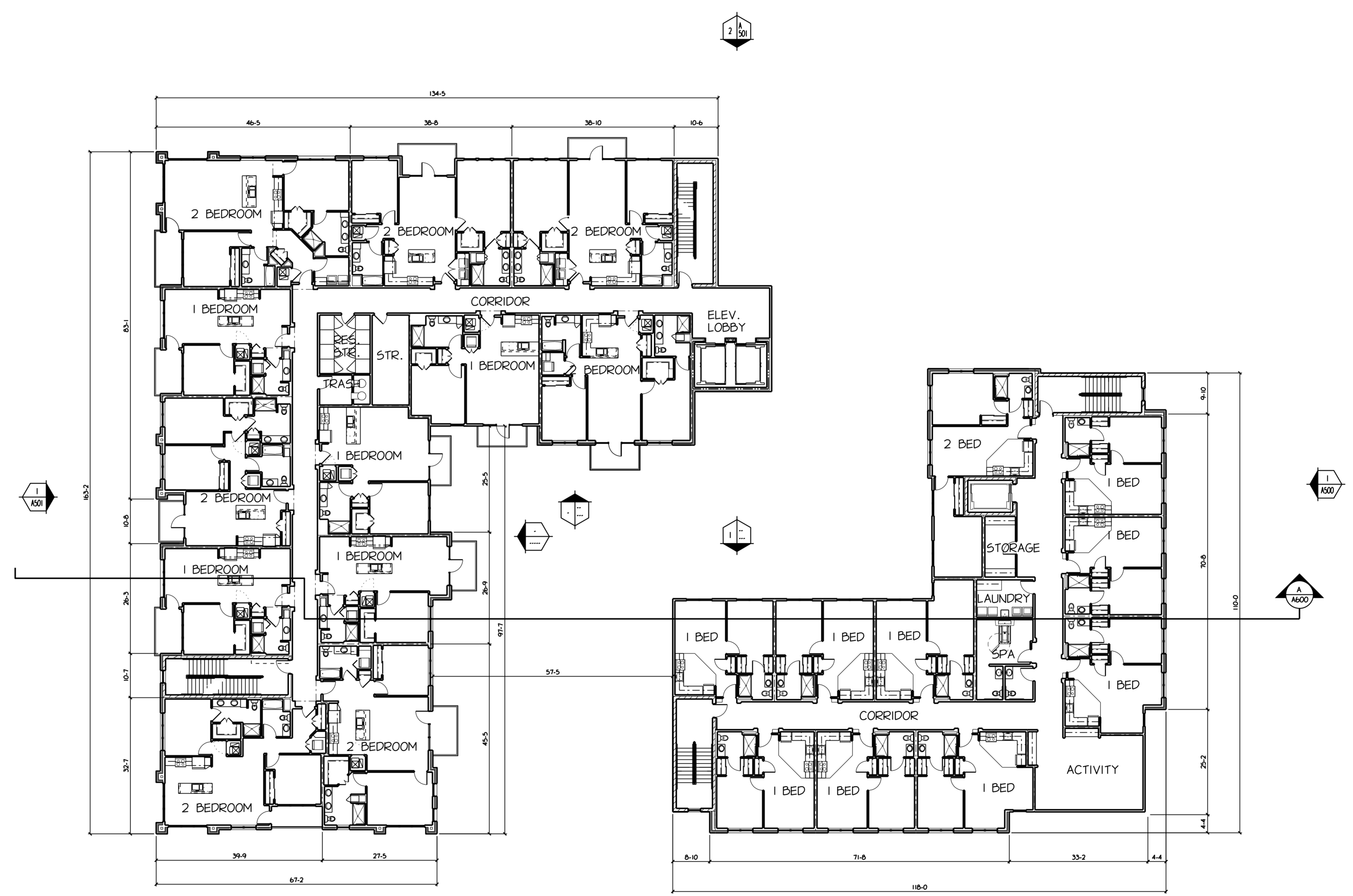
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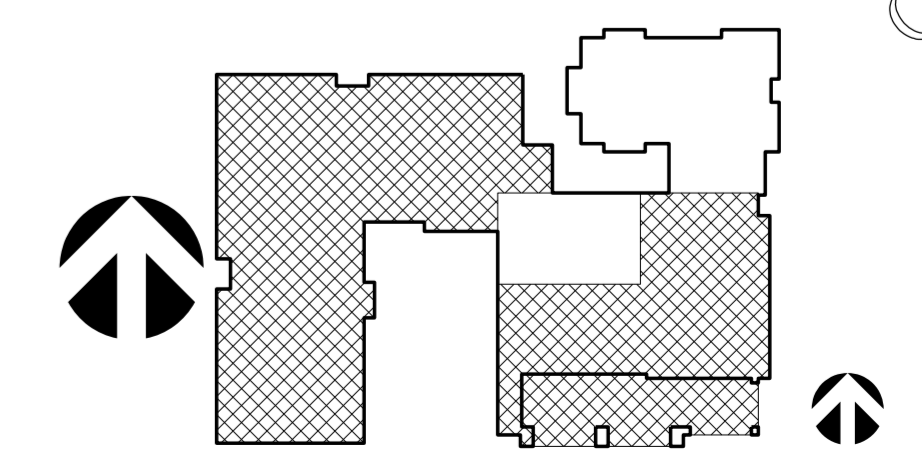
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22 JAN 2018
PROJECT
160201
SHEET NO.



INDEPENDENT LIVING
12 IL APARTMENTS

ASSISTED LIVING
10 AL APARTMENTS



PLT PARAMETERS: FILE: \\N:\ERSON\CAROLINA\284\284.DWG
PLOT DATE: 2/2/2018 11:18:29 AM BY: USER: DRN
C:\OSG\SOFTWARE\PLT\PLT.DWG: 0, 100%
SHEET: 17/27/2018



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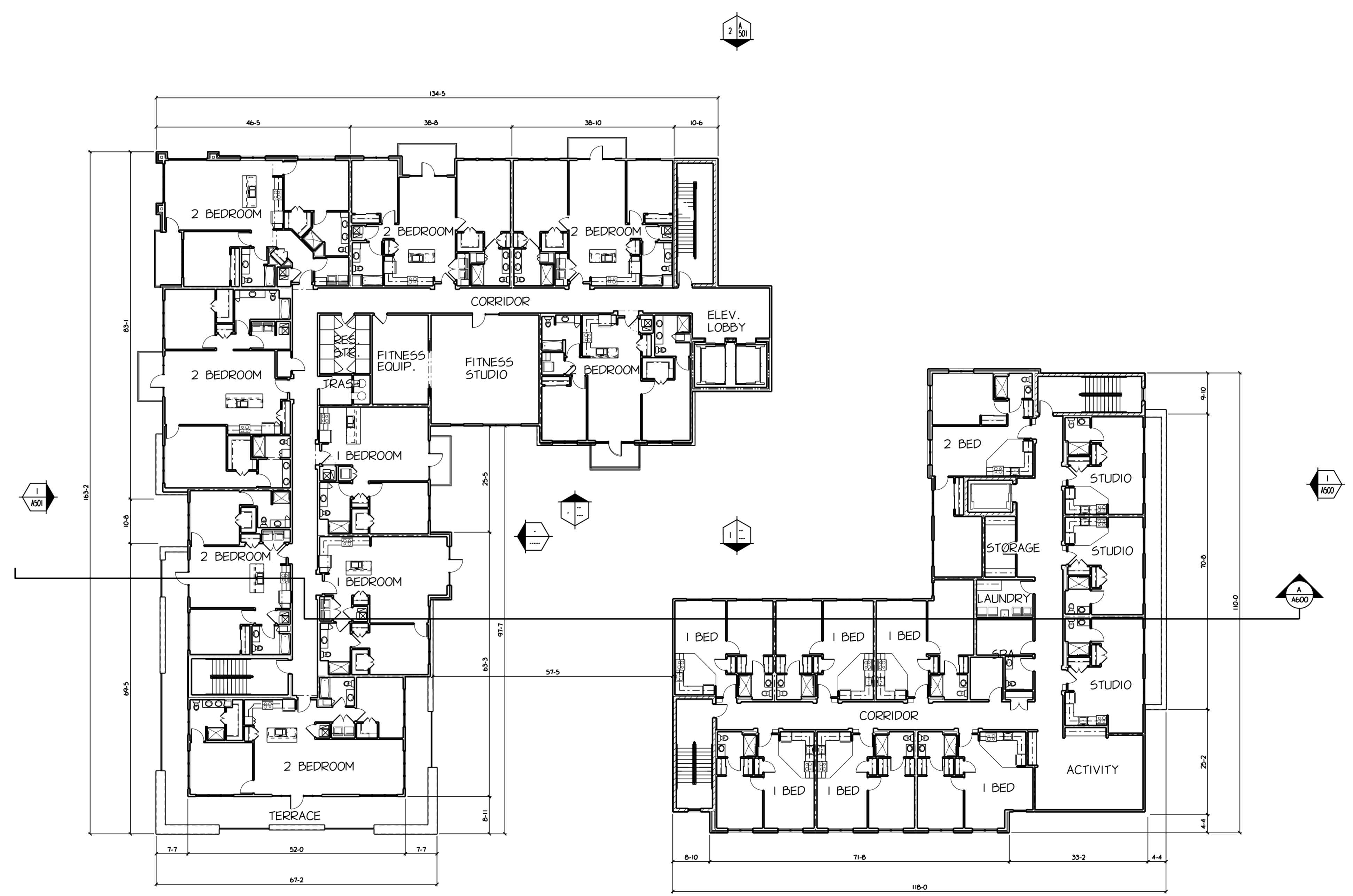
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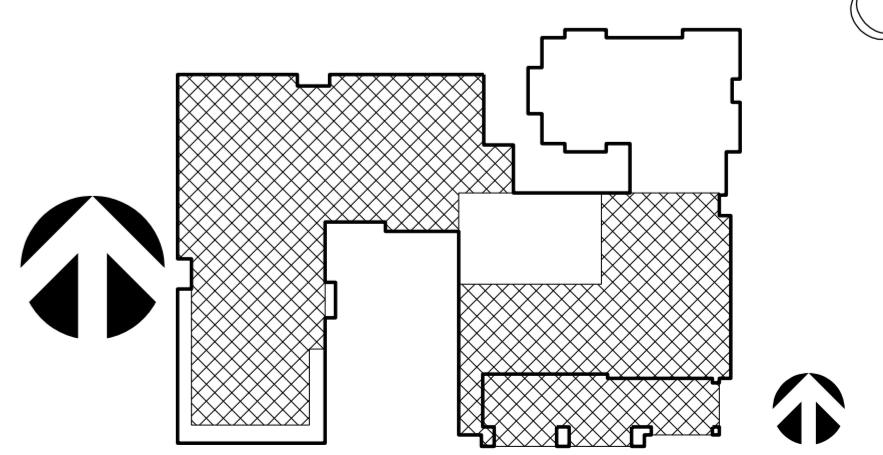
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INDEPENDENT LIVING
9 IL APARTMENTS

ASSISTED LIVING
10 AL APARTMENTS



PLOT PARAMETERS: FILE: \\N\160201\CAD\DRAWING\160201_0505\FLOOR PLAN\160201_0505_FLOOR PLAN.dwg
PLOT FILE: 160201_0505_FLOOR PLAN.dwg
PLOT DATE: 1/22/2018 11:18:55 AM
PLOT BY: USER: DRN
PLOT SCALE: 1/16" = 1' 0"
PLOT SHEET: 160201_0505



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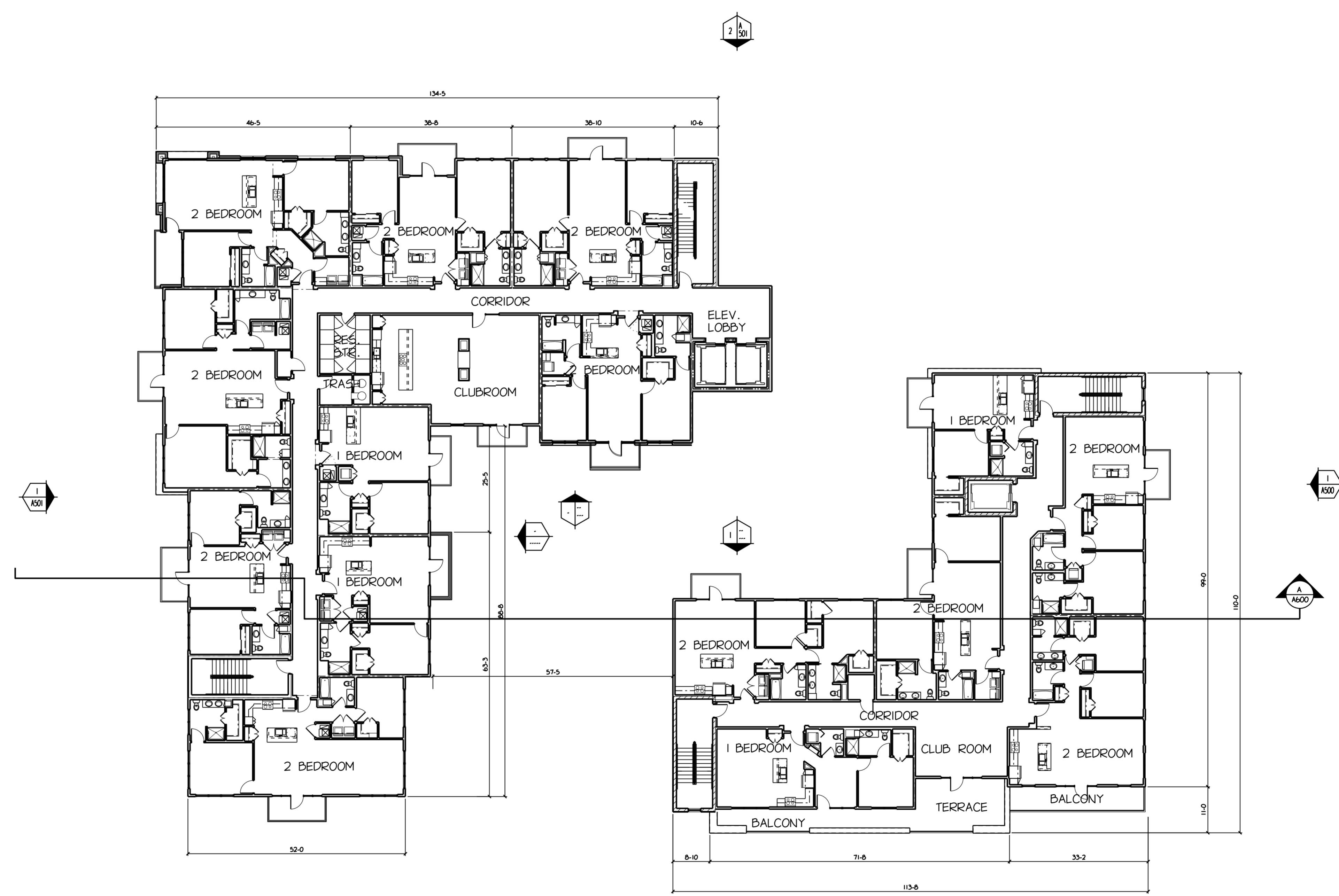
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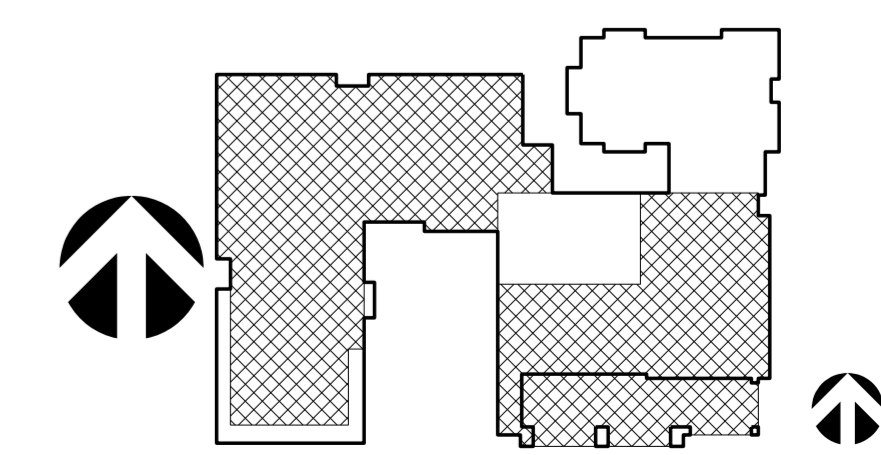
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INDEPENDENT LIVING
9 IL APARTMENTS

INDEPENDENT LIVING
6 IL APARTMENTS



FILE: \\N:\ERSON\CAROLAN\2018\160201\160201_01.dwg
PLOT: 160201_01.dwg
DATE: 1/11/18 11:11:47 AM
USER: DRN
PLOT SCALE: 1/16" = 1'-0"
LAST SHEET: 12 OF 20

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Senior Living

Milwaukee



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A500



PLEASANT STREET (SOUTH) ELEVATION

1/8" = 1'-0" 2/500

1/8" EXTERIOR ELEVATIONS

PLAT PARAMETERS: FILE: \\V:\PROJECTS\CONCEPTUAL ELEVATIONS\160201\160201_SOUTH ELEVATION.dwg
PLOT DATE: 3/7/2018 11:28:18 AM BY: USER: DRN
SCALE: 1/8" = 1'-0"
CUST: SHEET: 2/22/2018



PLOT PARAMETERS: FILE: 101 VERNON VISION CONCEPTUAL EXTERIOR ELEVATION WEST ELEVATION
 PLOTTED: 01/27/2018 11:22:44 AM BY: USER: JLD
 USING: CENTER LINE STANDARD PLOT SETUP: PLT16
 LAST SHEET: 07/22/2018

VAN BUREN STREET (WEST) ELEVATION
 1/8" = 1'-0" 2/300



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A502



PLOT PARAMETERS: FILE: \\N:\PROJECTS\CONCEPTUAL ELEVATIONS\ST. RITA SQUARE\DRG\160201_01_NORTH ELEVATION.dwg, PLOTTED ON: 3/7/2018 11:24:26 AM, BY: USER: AGA, PLOT SCALE: 1/8" = 1'-0", PLOT SHEET: 01/02/2018

EXISTING STAINED GLASS WINDOWS TO BE SALVAGED AND REUSED

SIMULATED STUCCO - TYPICAL

SIMULATED STUCCO - TYPICAL

CAST STONE SILL

PROJECTED STONE

WINDOW GLASS TO BE CLEAR - TYPICAL

METAL PANEL

WINDOW GLASS TO BE OPAQUE

ALLEY (NORTH) ELEVATION

1/8" = 1'-0" 2/500

1/8" EXTERIOR ELEVATIONS

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A503



CASS STREET (EAST) ELEVATION

1/8" = 1'-0" 2/500

1/8" EXTERIOR ELEVATIONS

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PLOT PARAMETERS: FILE: \\V:\ERSON\CAD\CONCEPTUAL ELEVATIONS\ST. RITA SQUARE\CONCEPTUAL EAST ELEVATION.dwg, PLOTTED ON: 2/14/2018, 4:15:24 PM, BY: USER: JMK, AT SCALE: 1/8" = 1'-0", LAST SHEET: 27/172610

PLOT PARAMETERS: FILE: \\V:\ERSON\DESIGN\CONCEPTUAL EXTERIOR ELEVATIONS\COURTYARD EAST ELEVATION
 PLOTTED: 01/24/2018 4:11:28 PM BY: USER: JMK AT SCALE: 1/8" = 1'-0"
 USING: CENTER LINE STANDARD PLOT SETUP: 24, 10, 6 LAST SHEET: 27/272618



COURTYARD EAST ELEVATION
 1/8" = 1'-0" 2 1/2

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A504



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A505



TRUSS BEARING
ELEV. 166'-6"
SIXTH LEVEL
ELEV. 156'-0"
FIFTH LEVEL
ELEV. 147'-0"
FOURTH LEVEL
ELEV. 136'-0"
THIRD LEVEL
ELEV. 125'-0"
SECOND LEVEL
ELEV. 114'-0"
FIRST LEVEL
ELEV. 103'-0"

SIMULATED STUCCO CORNICE
SIMULATED STUCCO
SIMULATED STUCCO TRIM
PROJECTED STONE
PREFINISHED ALUMINUM BALCONY SYSTEM
METAL PANEL

COURTYARD SOUTH ELEVATION

1/8" = 1'-0" 2/500

1/8" EXTERIOR ELEVATIONS

PLOT PARAMETERS: FILE: \\V:\ERSON\CAD\CONCEPTUAL ELEVATIONS\ST. RITA SQUARE\CONCEPTUAL ELEVATIONS\COURTYARD SOUTH ELEVATION.rvt
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SCALE: 1/8" = 1'-0"
COURTYARD SOUTH ELEVATION
LAST SHEET: 27/272618

PLOT PARAMETERS: FILE: N:\1760201\CONCEPTUAL ELEVATION\WORKSPACE\COURTYARD_NORTH_ELEVATION.rvt
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 LAST SHEET: 2/17/2018



COURTYARD NORTH ELEVATION

1/8" = 1'-0" 2 1/8 1/2 5/16



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A506

1/8" EXTERIOR ELEVATIONS



CORNER OF CASS AND PLEASANT

St. Rita's Square
CAPRI COMMUNITIES
Milwaukee, Wisconsin

09 March 2018





CORNER OF PLEASANT AND VAN BUREN

St. Rita's Square
CAPRI COMMUNITIES
Milwaukee, Wisconsin

09 March 2018





St. Rita's Square
CAPRI COMMUNITIES
Milwaukee, Wisconsin

09 March 2018





St. Rita's Square
CAPRI COMMUNITIES
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09 March 2018





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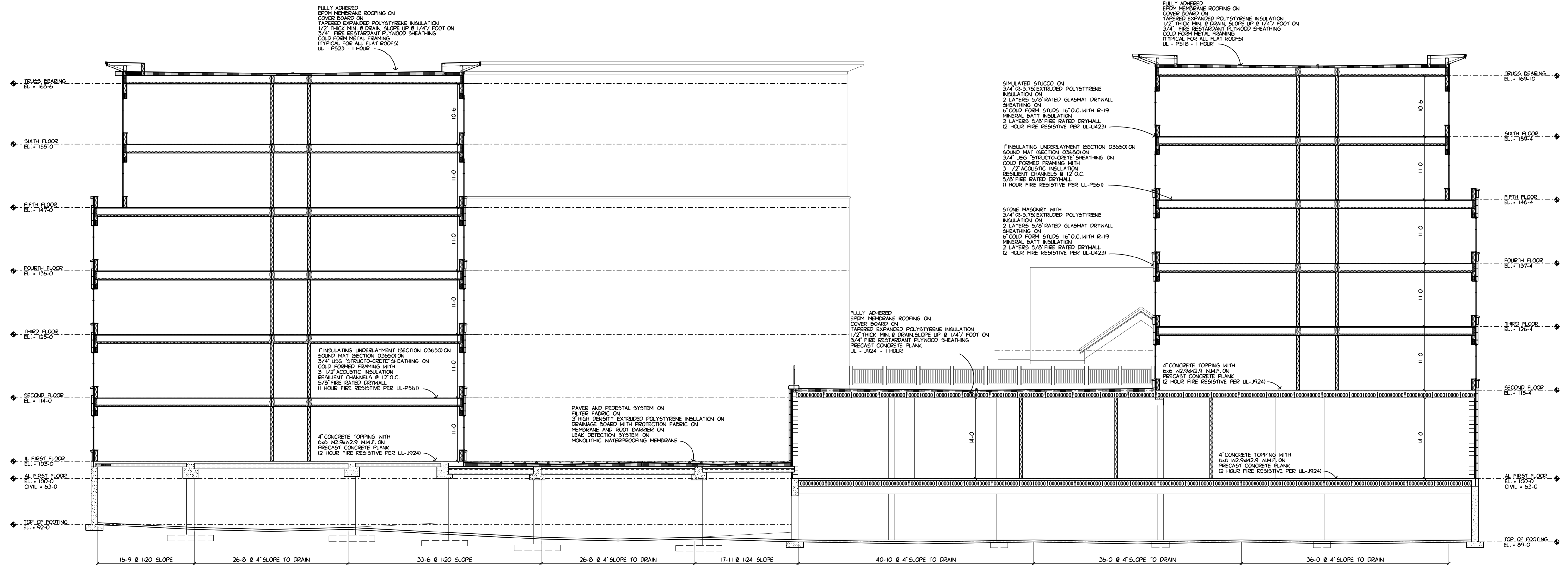
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BUILDING SECTION
1/4" = 1'-0" A
AI600

1/8" BUILDING SECTION AI600

PLOT PARAMETERS: FILE: C:\160201\160201\CONCEPTUAL_SECTION_AI600.dwg
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 LAST SHEET: 27 OF 28