

# PARK EAST ENTERPRISE

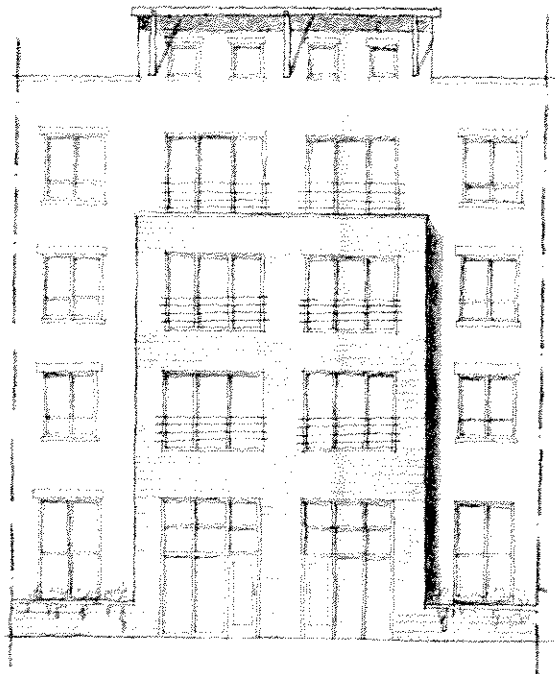
## LIVE-WORK LOFTS

1407 N. MARTIN LUTHER KING JR. DRIVE  
MILWAUKEE, WI 53212

**PROJECT DEVELOPER:**  
GORMAN & COMPANY, INC.  
1244 SOUTH PARK STREET  
MADISON, WISCONSIN 53715

**PROJECT ARCHITECT:**  
MICHAEL JEFFERS, AIA  
GORMAN & COMPANY, INC.  
1244 S. PARK STREET  
MADISON, WI. 53715  
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FAX (608) 257-8797

**PROJECT MANAGER:**  
JUDY SULLIVAN  
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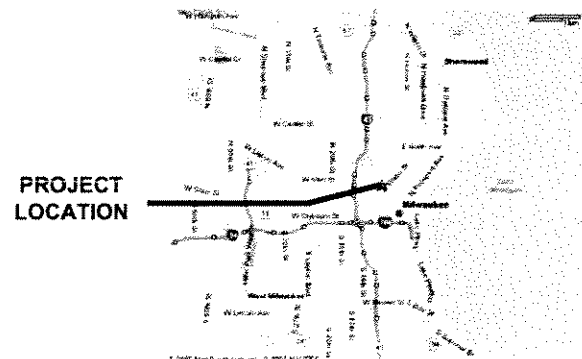
### INDEX OF DRAWINGS

NUMBER	SHEET TITLE
GENERAL	
1.01	COVER
-	SURVEY
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5.10	EXTERIOR ELEVATIONS
5.11	EXTERIOR ELEVATIONS
5.12	EXTERIOR ELEVATIONS
5.13	SIGNAGE DETAILS & DUMPSTER ENCLOSURE

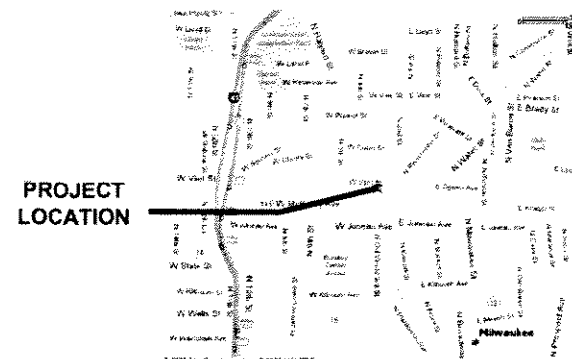
1.	GROSS LAND AREA	48505 SF	1.13 ACRES
2.	BLDG COVERAGE	25040 SF	51.62%
3.	<b>IMPERVIOUS AREA</b>		
3.A	PARKING / DRIVES	17297 SF	35.66%
3.B	SIDEWALKS & STOOPS	3486 SF	7.18%
4.	LANDSCAPE OPEN SPACE	3005.7 SF	5.54%
5.	<b>DENSITY</b>		
5.A	DWELLING UNITS	85 UNITS	76.37 UNITS / ACRE
5.B	NON-RESIDENTIAL USES	6694 SF	
5.C	RETAIL	2822 SF	
6.	NUMBER OF BUILDINGS	1	
7.	DWELLING UNITS / BUILDING	85	
8.	<b>BEDROOMS PER UNIT- UNIT MIX</b>		
	1 BEDROOM UNITS	37	
	2 BEDROOM UNITS	38	
	3 BEDROOM UNITS	10	
	TOTAL DWELLING UNITS	85	
	TOTAL BEDROOMS	143	
9.	<b>PARKING</b>		
9.A	COMPACT CARS	12	
9.B	FULL SIZE CARS	53	
	TOTAL	65	
9.C	66 CAR/DWELLING UNIT	57	
9.D	1 CAR / 997.3 SF NON RES / RETAIL	9	

NOTE: UP TO 3 ADDITIONAL PARKING SPACES MAY BE PROVIDED IF EXISTING POWER POLES CAN BE RELOCATED

### LOCATION MAP



### VICINITY MAP



**GORMAN & COMPANY, INC.**  
REAL ESTATE DEVELOPMENT AND MANAGEMENT  
1244 S. PARK ST. MADISON, WI 53715

**PARK EAST ENTERPRISE  
LIVE-WORK LOFTS**  
1407 N. MARTIN LUTHER KING JR. DRIVE  
MILWAUKEE, WI 53212

Drawn: CRD/LQ  
Checked: HEJ  
Date: 05.27.05

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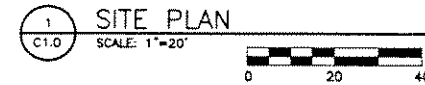
Project No.

2005.03

Sheet No.

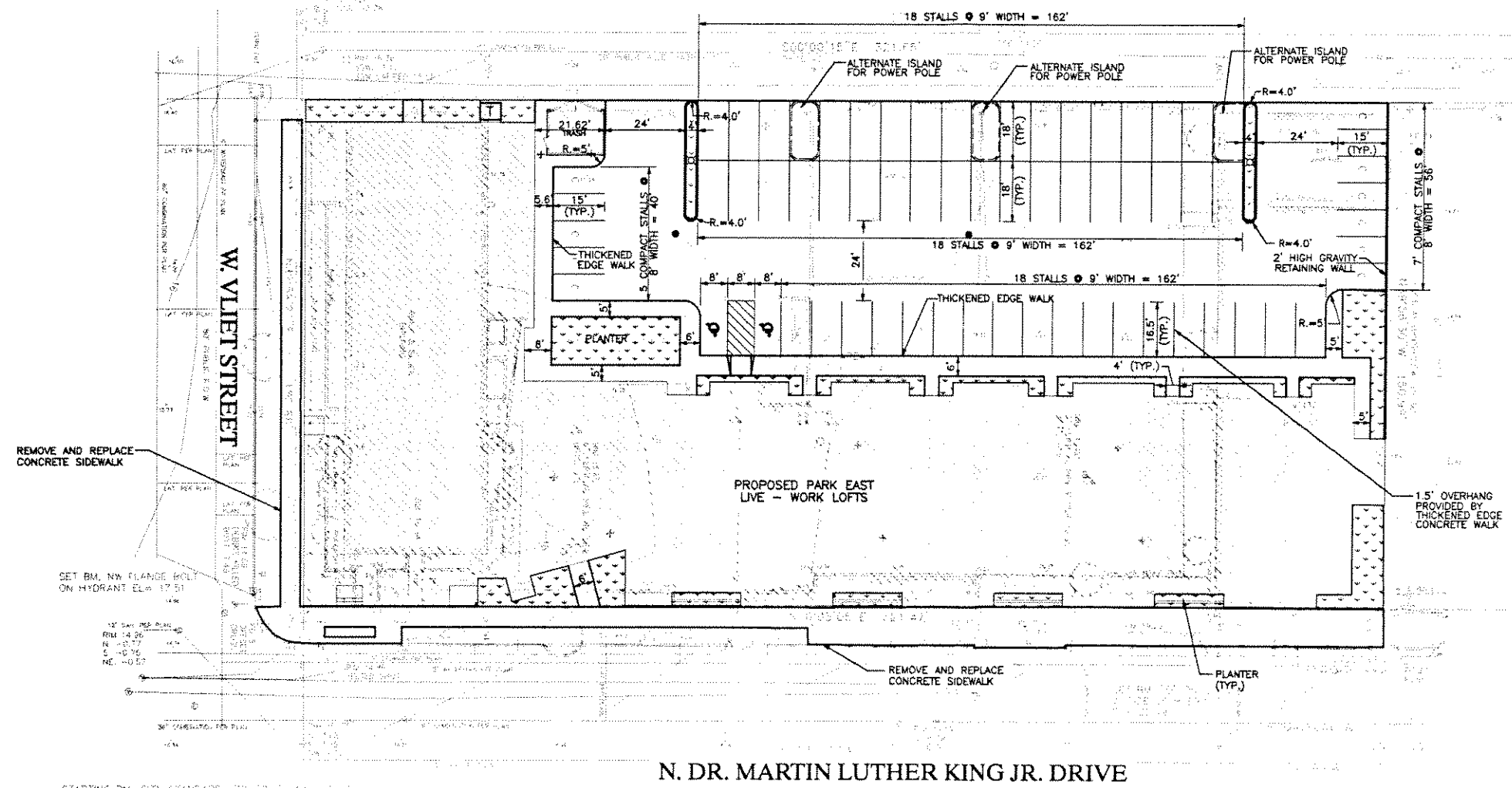
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**GENERAL NOTES**

1. ALL UNDERGROUND STRUCTURES ARE SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND DEPTH.
2. COMPLY WITH THE CITY OF MILWAUKEE REGARDING OCCUPANCY OF THE RIGHT-OF-WAY AND PEDESTRIAN AND VEHICULAR SAFETY.



**LEGEND**

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED TOPSOIL AND LANDSCAPE AREA
- PROPOSED CONCRETE CURB
- PROPOSED GRAVITY RETAINING WALL
- PROPOSED STORM STRUCTURE

STARTING BM CITY STANDARD 4182.1  
 N. COMMERCE ST. S/S OF E. WILSON ST.  
 CURB & 10' E. OF INTERSECTION AND 1' W. OF  
 EL= 29.142

**ON-SITE PARKING DATA**

- 54 - STANDARD 9'x18' STALLS
- 12 - COMPACT 8'x15' STALLS
- 2 - ACCESSIBLE STALLS
- 66 - TOTAL PARKING STALLS

**BUILDING DATA**

USE: RESIDENTIAL, LIVE WORK LOTS WITH SUPPORT SPACE FOR RESIDENTS AND A SMALL RETAIL COMPONENT.  
 SETBACK: 0'  
 HEIGHT: MAXIMUM 62'-0" +/-

**GORMAN & COMPANY, INC.**  
 REAL ESTATE DEVELOPMENT AND MANAGEMENT  
 1244 S. PARK ST. MADISON, WI 53715

**PARK EAST ENTERPRISE  
 LIVE-WORK LOFTS**  
 4629 VERONA ROAD  
 MADISON, WI

Drawn: \_\_\_\_\_  
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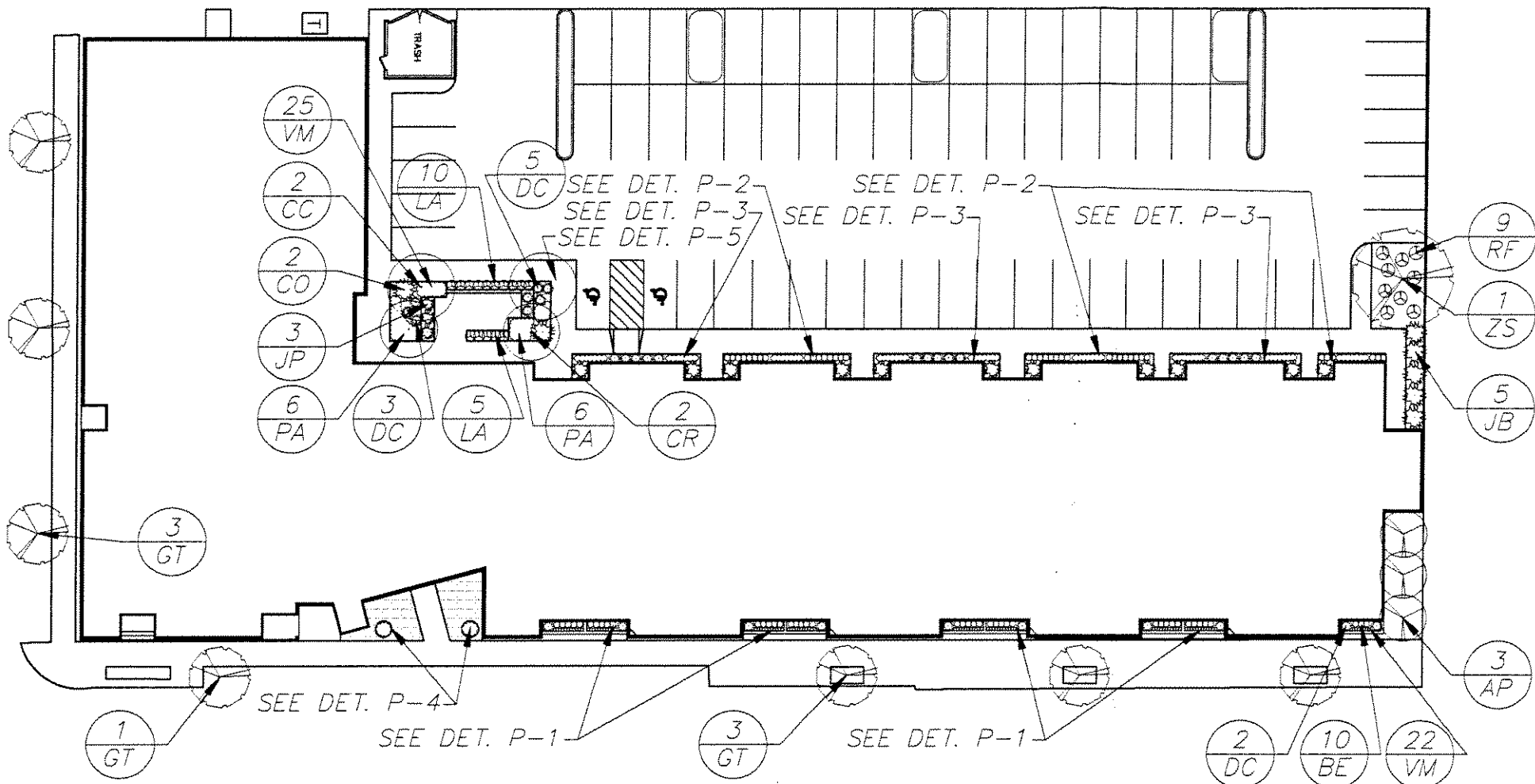


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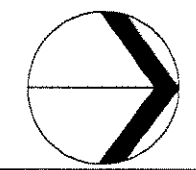
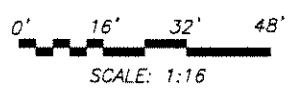
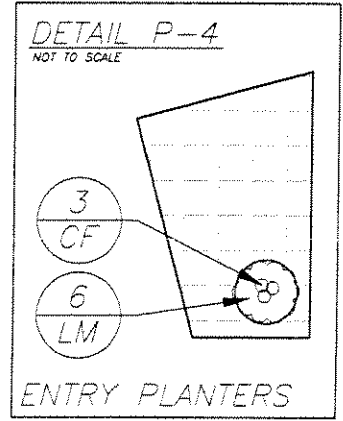
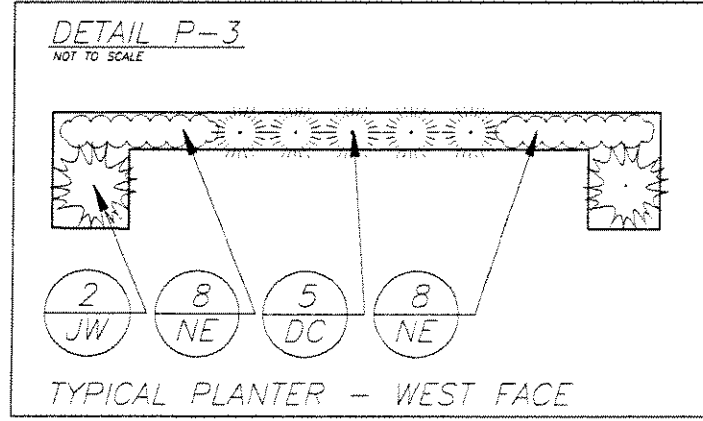
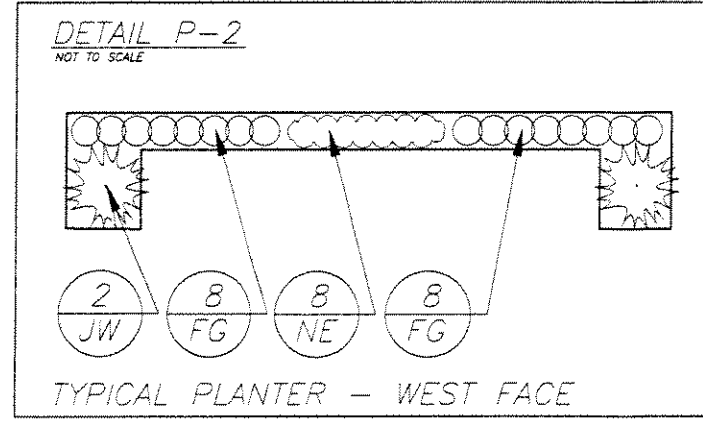
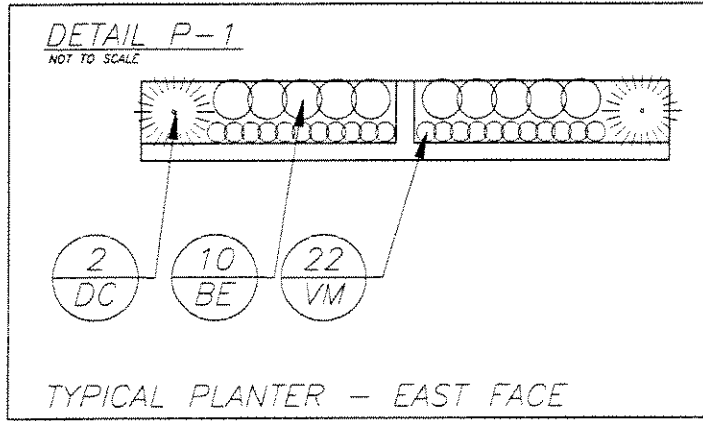
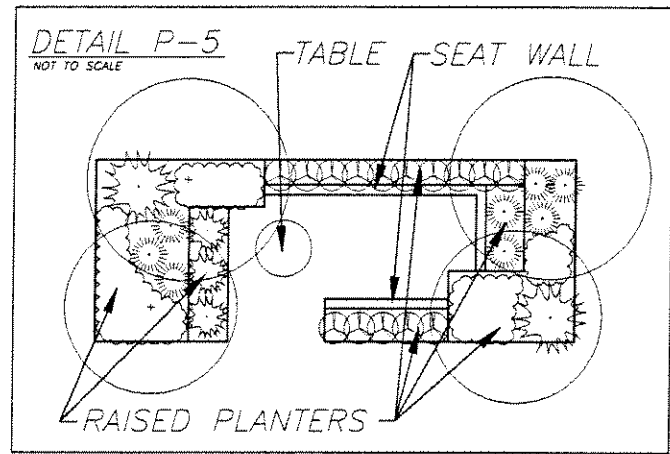


**PLANTING SCHEDULE**

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	QUANTITY	SIZE
<b>TREES</b>					
GT	GLEDMISIA TRICANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	B&B	7	2 1/2" x 2 1/2"
BE	BELEMIA SEROTINA	JAPANESE ZELKOVIA	B&B	2	2 1/2" x 2 1/2"
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B&B	2	2 1/2" x 2 1/2"
CC	CERCIS CANADENSIS	EASTERN REDBUD	B&B	2	2 1/2" x 2 1/2"
<b>SHRUBS</b>					
RF	ROSA RUGOSA 'TRAU DAGMAR HASTRUF'	TRAU DAGMAR ROSE	CONT	9	2'-3"
AP	AESCULUS PARNIFLORA	BOTTLEBRUSH BUCKEYE	CONT	3	2'-3"
<b>EVERGREEN SHRUBS</b>					
CO	CHAMAECYPARIS OBTUSA 'KOSTER'	HINKO FALSECYPRESS	CONT	2	24" x 36"
JP	JUNIPERUS SABINA 'SPREADER'	SPREADER JUNIPER	CONT	2	24" x 36"
JP	JUNIPERUS PROCEMBENS 'NANA'	NANA J.C. JUNIPER	CONT	1	24" x 36"
JW	JUNIPERUS SCOPULORUM 'WITCHITA BLUE'	WITCHITA BLUE JUNIPER	B&B	11	1'-1 1/2"
VM	VINCA MINOR	VINCA VINE	CONT	135	4" POT
<b>PERENNIALS</b>					
BE	BERGENIA CORDIFOLIA VAR. 'PURPUREA'	PURPLE BERGENIA	CONT	30	4" POT
DC	DESCHAMPSIA CAESPITOSA	TUFTED HAIR GRASS	CONT	33	1 GAL
FG	FESTUCA GLAUCA 'ELMAN BLUE'	E.B. BLUE FESCUE	CONT	38	1 GAL
LA	LAMANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	CONT	15	1 GAL
NE	HEPETA FASSIENNI 'WALKERS LOW'	WALKERS LOW CATMINT	CONT	64	4" POT
PA	PEROVSKIA ATRIPLOFOLIA 'LITTLE SPIRE'	RUSSIAN SAGE	CONT	12	1 GAL

**GENERAL NOTES**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
- ALL PLANTS SHALL BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL LANDSCAPE BEDS SHALL CONTAIN A 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING WHERE NEEDED.
- LANDSCAPE EDGING SHALL BE EDG-RING PLASTIC EDGING OR EQUALLY APPROVED.
- NO NEW FESCUE AREAS TO BE FERTILIZED AND MULCHED WITH PINK MULCH OR EQUIVALENT.
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCE.
- SEE THE PROJECT MANUAL FOR SPECIFICATIONS AND REQUIREMENTS FOR PLANTING, STAKING OF TREES, WARRANTY PERIOD, MAINTENANCE, ETC.
- ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.



**JHR**  
rettlar corporation  
LANDSCAPE ARCHITECTURE  
ENGINEERING  
LAND SURVEYING  
SITE CONSTRUCTION MANAGEMENT  
SITE MAINTENANCE  
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TELEPHONE: 715-341-2631 - FAX: 715-341-0431 - EMAIL: info@rettlar.com

**GORMAN & COMPANY, INC.**  
REAL ESTATE DEVELOPMENT AND MANAGEMENT  
1244 S. PARK ST. MADISON, WI 53715

**PARK EAST ENTERPRISE**  
LIVE-WORK LOFTS  
1407 N. MARTIN LUTHER KING JR. DRIVE  
MILWAUKEE, WI 53212

Drawn: P/LE  
Checked: RD/RS  
Date: 05.27.05

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Project No.  
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Sheet No.  
LA-1



1 EAST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



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Drawn: C.R.D./J.C.  
Checked: M.E.J.  
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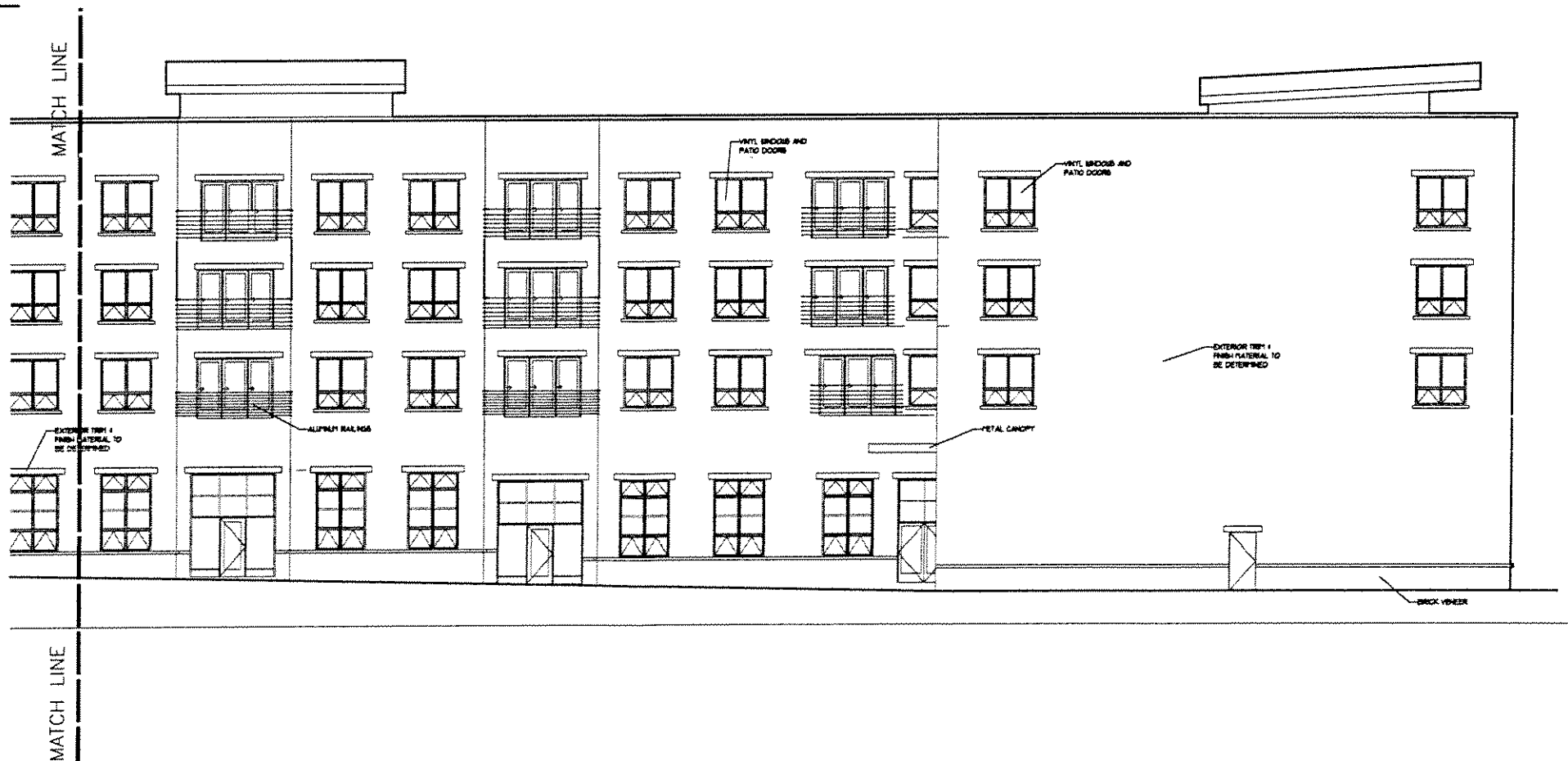
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Sheet No.

**5.10**



1 WEST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



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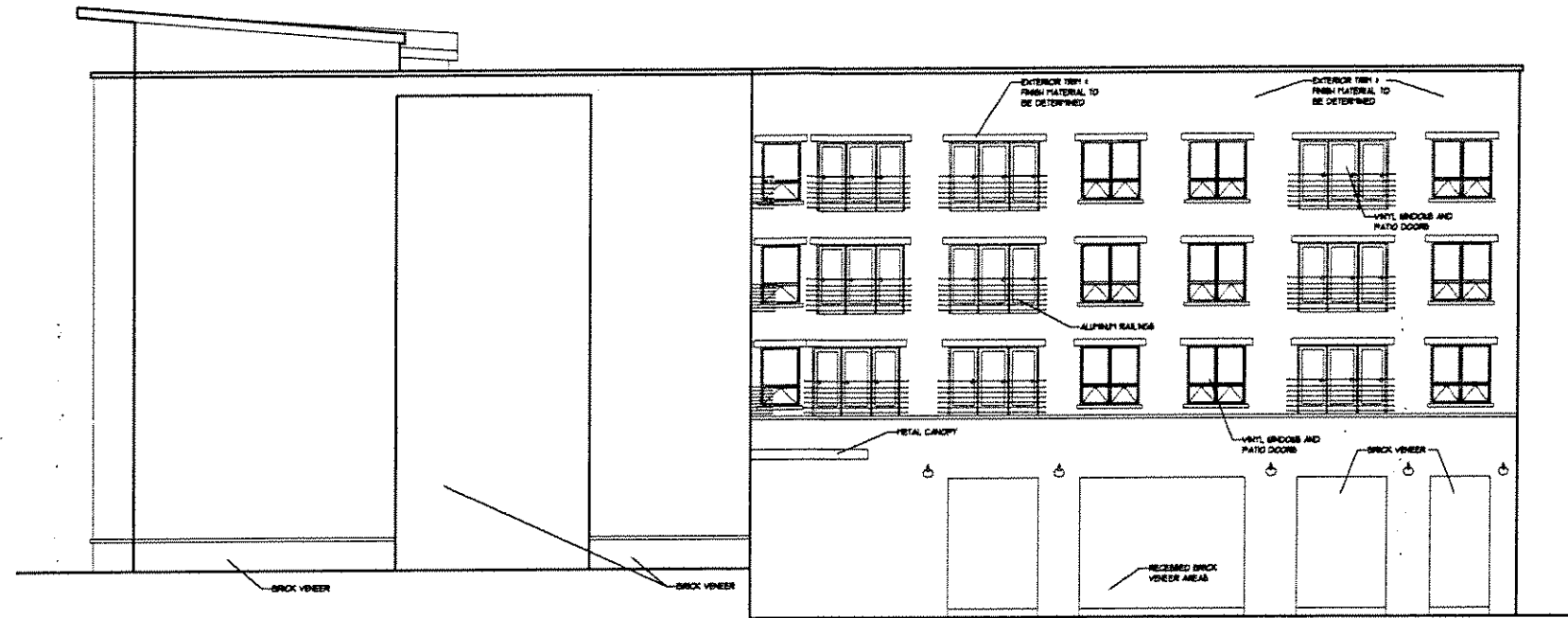
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Date: 06-27-06

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**2005.03**  
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**5.11**



1 NORTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

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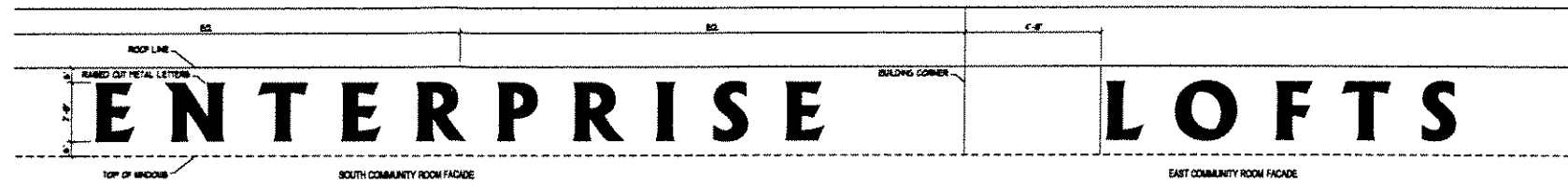
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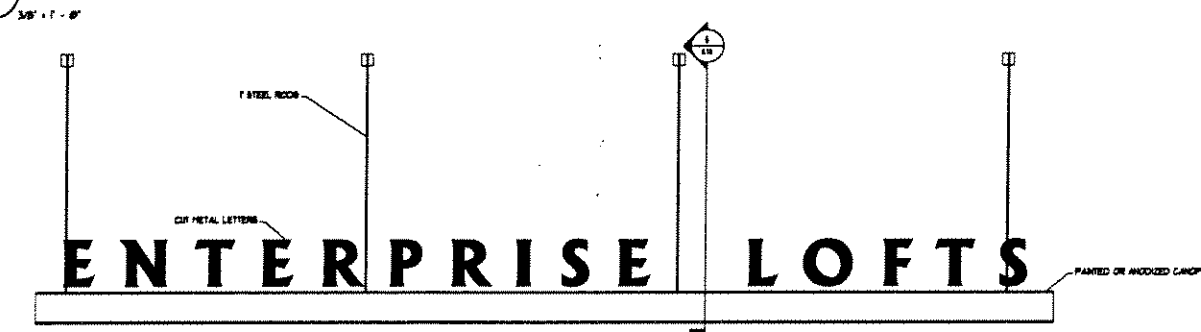
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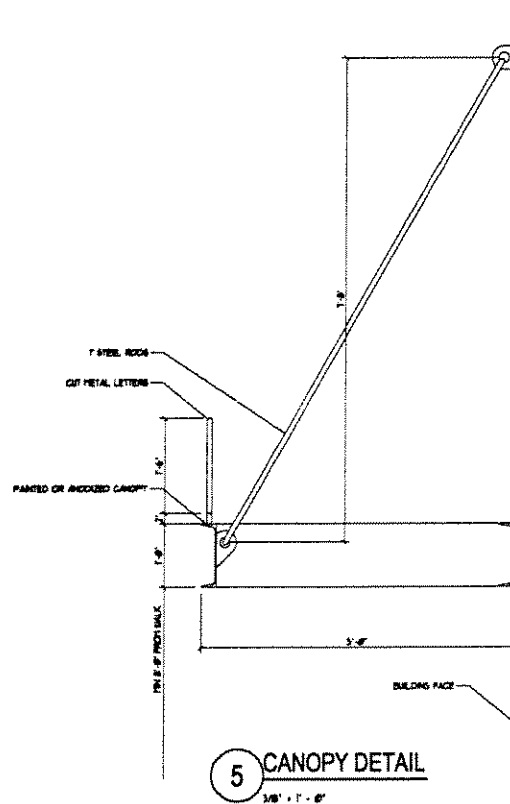
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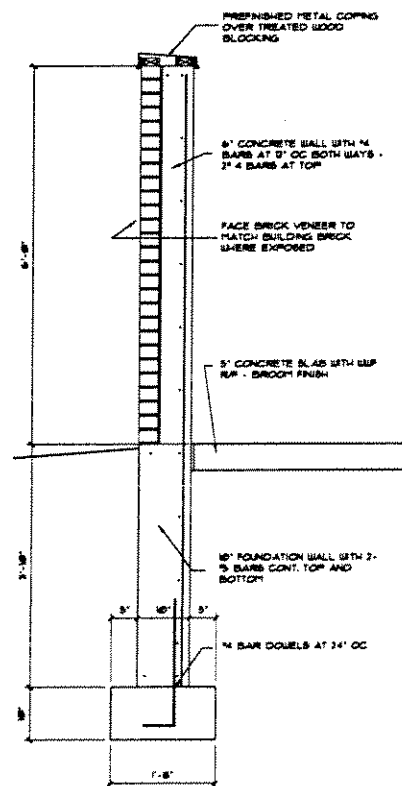
7 TYPICAL SIGNAGE FOR RETAIL SIGN FIELD & COMMUNITY ROOM FACADES



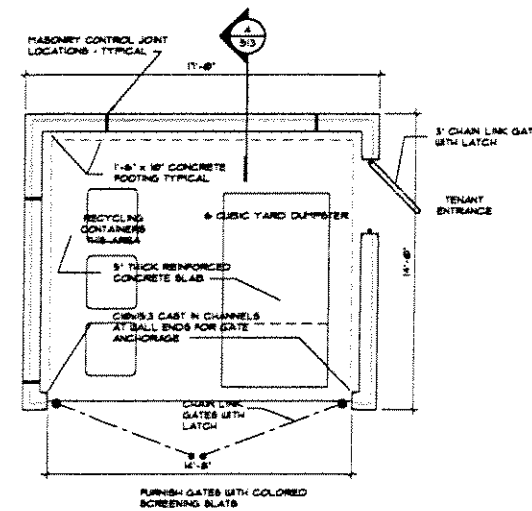
6 STREET LEVEL CANOPY SIGNAGE



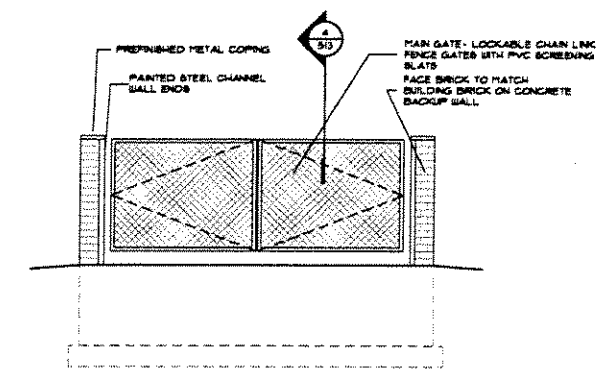
5 CANOPY DETAIL



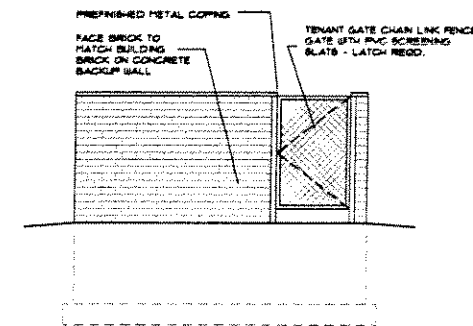
4 WALL SECTION



3 DUMPSTER ENCLOSURE PLAN



2 FRONT ELEVATION - DUMPSTER ENCLOSURE



1 SIDE ELEVATION - DUMPSTER ENCLOSURE

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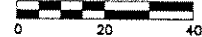
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1 SITE GRADING PLAN  
 C2.0 SCALE: 1"=20'

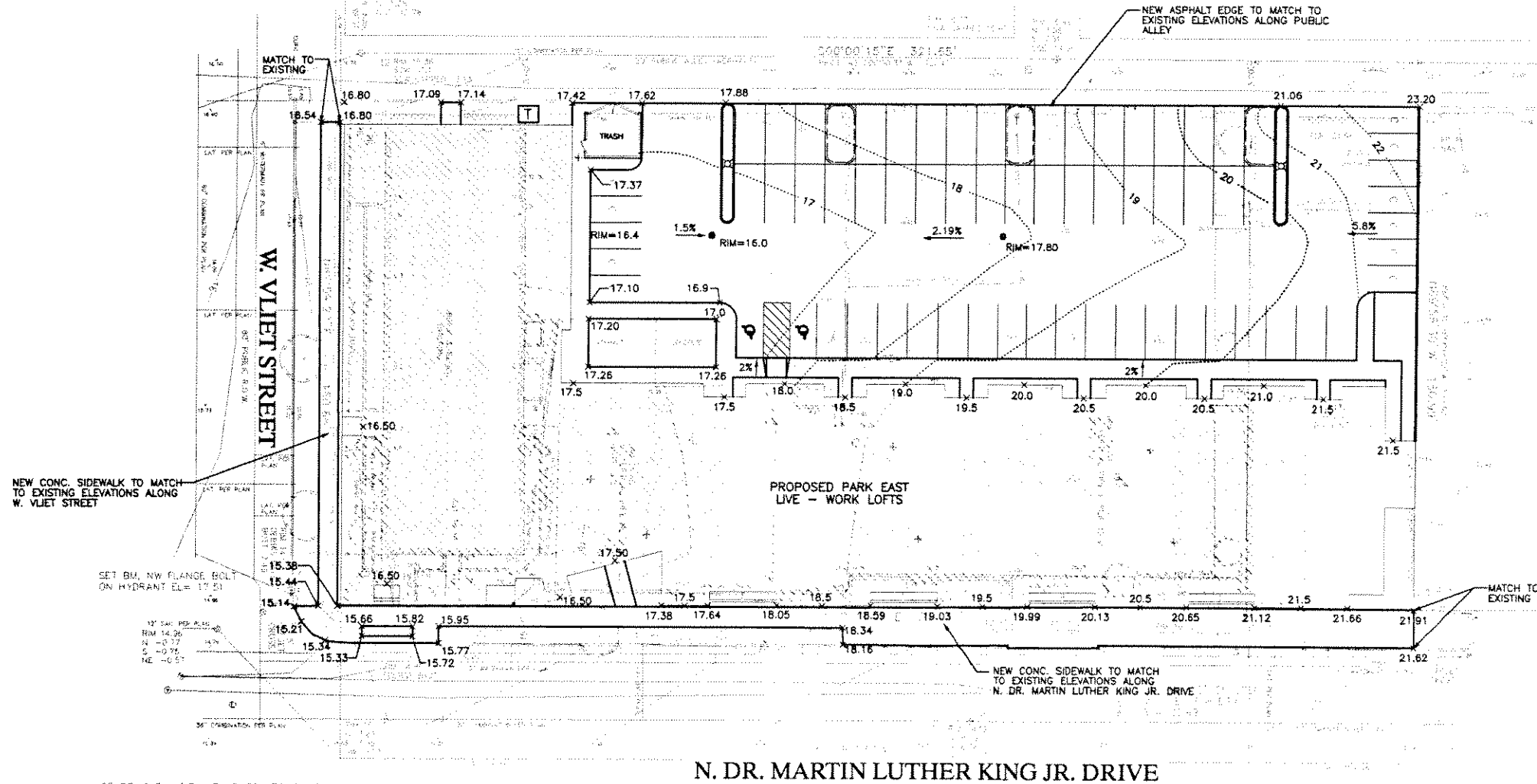


GENERAL NOTES

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2. COMPLY WITH THE CITY OF MILWAUKEE REGARDING OCCUPANCY OF THE RIGHT-OF-WAY AND PEDESTRIAN AND VEHICULAR SAFETY.

LEGEND

- PROPOSED BUILDING
- PROPOSED STORM STRUCTURE
- EXISTING CONTOUR
- - - - PROPOSED CONTOUR
- x 21.5 PROPOSED SPOT ELEVATION



STARTING BM: CITY STANDARD #72-08 E. 44' 11" N. COMMERCIAL ST. S/W OF E. WAUBesa ST. CURB & 12' E OF DOCKWAY AT #129.0' ELL. EL= 29.142

**PARK EAST ENTERPRISE  
 LIVE-WORK LOFTS**  
 4629 VERONA ROAD  
 MADISON, WI

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**DIGGERS HOTLINE**

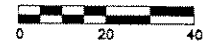
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**GRAEF  
 ANHALT  
 SCHLOEMER  
 and Associates Inc.**

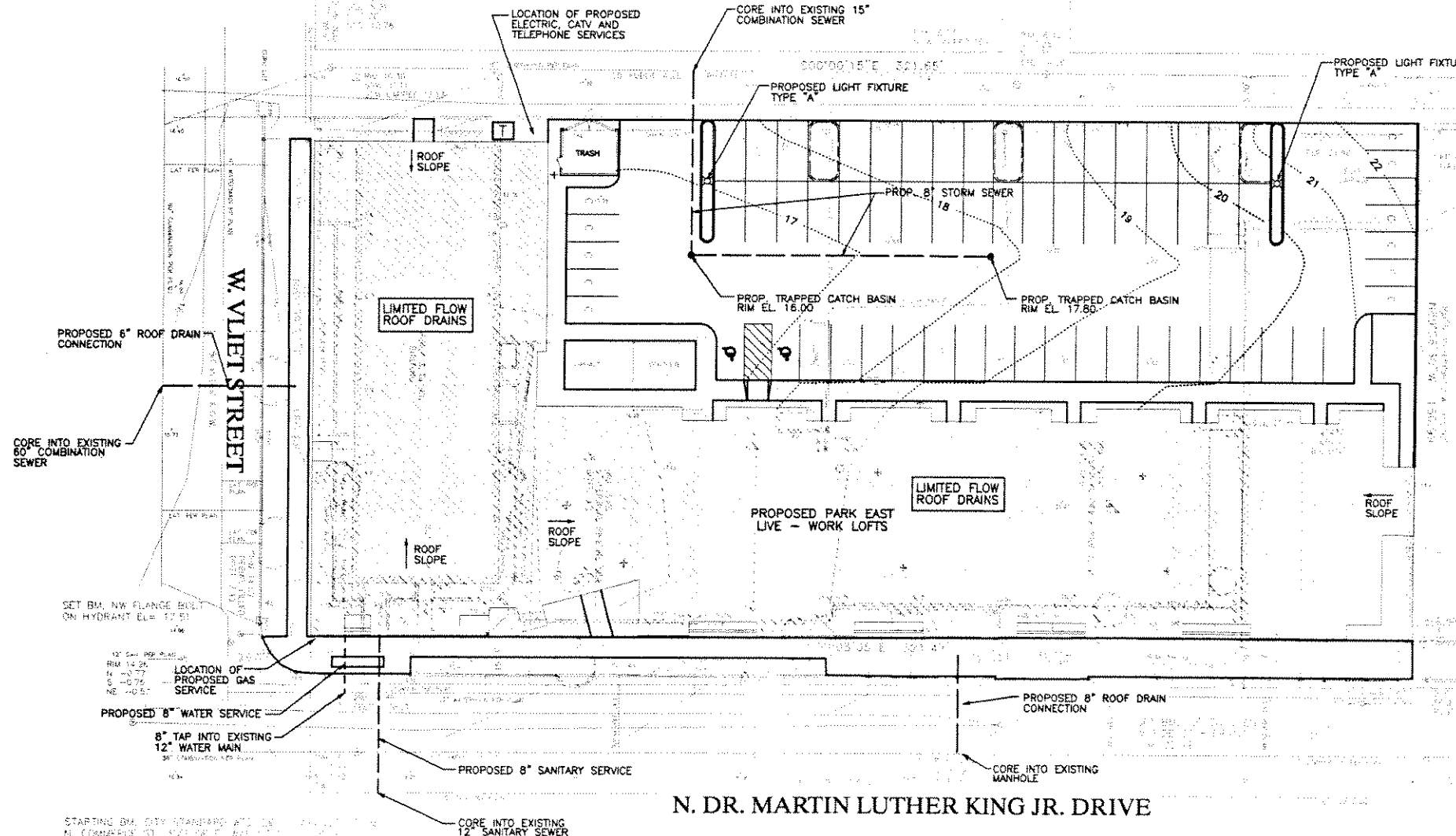
One Honey Creek Corporate Center  
 125 South 84th Street, Suite 401  
 Milwaukee, WI 53214-1470  
 414.259-1500  
 Fax: 259-0037  
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1 SITE UTILITY PLAN  
C3.0 SCALE: 1"=20'



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3. CUT AND CAP EXISTING LATERALS AT PROPERTY LINE.



LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED LIGHT FIXTURE
- PROPOSED STORM STRUCTURE
- EXISTING WATER MAIN
- EXISTING SANITARY/COMBINATION SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

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