

STATEMENT OF INTENT

**DETAILED PLANNED DEVELOPMENT:
PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT
BY: ST. MICHAEL HOSPITAL OF FRANCISCAN SISTERS
OF MILWAUKEE, INC.**

I. COMPONENTS OF DETAILED PLAN AND SUPPORTING MATERIALS.

St. Michael Hospital of Franciscan Sisters of Milwaukee, Inc. ("St. Michael") requests approval from the City of Milwaukee ("City") for a Detailed Planned Development ("DPD") at its hospital campus at 2400 West Villard Avenue, Milwaukee, Wisconsin ("Campus") in accordance with this Statement of Intent ("Statement"). This DPD constitutes the fourth phase in a multi-phase development concept for the Campus. This DPD includes landscaping replacement and fence installation surrounding St. Michael's two surface parking lots, which are identified as the "East Lot" and "West Lot." The East Lot is located between North 24th Street and North 25th Street south of Lawn Avenue and north of St. Michael. The West Lot is located west of North 25th Street and north of West Villard Avenue. Included with this Statement of Intent are copies of plans and specifications, which had been delivered in support of the most recent prior expansion of the DPD at the Campus to add a day surgery area, enclosed stairwell and emergency generator building. Included with this Statement of Intent to depict and describe the proposed landscaping replacements and fence installations at the East Lot and West Lot are the following:

1. Sheet No. LS-1 Landscape Concept;
2. Sheet No. LS-2 Lawn Avenue Parking Lot (East Lot) Landscape Plan; and
3. Sheet No. LS-3 Villard Avenue Parking Lot (West Lot) Landscape Plan.

II. DESCRIPTION OF THE DEVELOPMENT.

A. Landscaping Replacements. Since the installation of the existing white hawthorn hedge that surrounds both parking lots, there have been serious problems with large numbers of starlings that congregate at various times of the year in these hedges. This has been a recurrent theme in our neighbor meetings as the neighbors are tired of the continuing problems with bird waste created by this infestation. This bird problem has also been a source of complaint from our employees. The landscaping replacement has been selected to address that bird problem by providing a less inviting bird habitat. It was also selected to provide a more diversified appearance through installation of various types of plantings as opposed to the uniform hedge currently in place. Plantings have also been selected for their use as a shield for headlights glare into adjacent residences from the parking lots.

EXHIBIT A

File No. *D31446*

ZND/cc file

3/8/04: CPC approved.

B. Fence Installation. Due to security issues, we are requesting authorization for fence installations. The proposed fences for the East Lot and West Lot will be substantially screened by the landscaping referenced in Section A above. The fences are 72 inches tall, intended to provide security for persons and property within the East Lot and West Lot. The fences are also expected to deter use of the landscape screen as a hiding place in order to monitor individuals or vehicles in the Campus parking lots. In addition to the fence installations, and at the request of the City Fire Department, a driveway cut onto North 24th Street and an emergency gate are being installed at the northeast corner of the East Lot for emergency vehicle only entrance. This gate will be secured with key access restricted to emergency personnel.

III. COMPLIANCE WITH STANDARDS.

The proposed DPD plan complies with, or varies from, the standards prescribed by Section 295-907-3 of the Milwaukee Code of Ordinances in the following respects:

A. Uses (295-907-3 - a). All proposed additions conform with the allowed medical/hospital uses.

B. Size (295-907-3). The total affected land area for the proposed additions will be approximately 31,028 square feet ("S.F."). This total includes both the East Lot and West Lot and also includes portions of both lots as are located in the City of Glendale and the City of Milwaukee. Total affected land area (both lots) located in the City of Milwaukee is approximately 19,894 S.F. Breakdown by individual lot and municipality is shown below:

	TOTAL	MILWAUKEE	GLENDALE
<u>AFFECTED AREA</u>			
East Lot:	23,325 S.F.	14,475 S.F.	8,850 S.F.
West Lot:	<u>7,703 S.F.</u>	<u>5,419 S.F.</u>	<u>2,284 S.F.</u>
TOTALS:	31,028 S.F.	19,894 S.F.	11,134 S.F.

C. Space Between Structures (295-907-3-d). The location of the proposed additions will comply with the applicable provisions of the Wisconsin Administrative Code, ILHR Chs. 50-64.

D. Setbacks (295-907-3-e). The proposed setbacks for the additions will comply with the 25-foot setback requirement prescribed in Section 295-907-3-e.

E. Screening (295-907-3-f). The landscaping plans for the new additions, including any proposed screening, is illustrated in the attachments to this Statement of Intent and will be maintained in compliance with City landscape screening requirements.

F. Open Spaces (295-907-3-g). St. Michael will continue to landscape and maintain open spaces on the Campus in an aesthetically pleasing manner and such as not to create a nuisance or hazardous condition.

G. Circulation Facilities (295-907-3-h). Normal traffic circulation patterns, including pedestrian and vehicle ingress and egress and parking and loading facilities are unaffected by the proposed DPD. Emergency traffic access and circulation will be enhanced through the emergency driveway cut and gate installation.

H. Landscaping (295-907-3-i). Landscaping plans are shown in the attachments to this Statement of Intent. St. Michael will be responsible for the continuous landscape maintenance of any elements which it installs, including plant material replacement on a seasonal basis as such material becomes no longer compatible in size to the plant list specifications and inconsistent with typical form/shape of the species due to dieback, stunting or damage. No City-approved material shall be substituted without City approval. Plant material sizes specified shall not be decreased subsequent or prior to installation.

I. Lighting (295-907-3-j). No new lighting is contemplated by this Statement of Intent.

J. Utilities (295-907-3-k). No new utility lines are contemplated by this Statement of Intent.

K. Signs (295-907-3-l). No new signs are included as contemplated by this Statement of Intent.

L. Survey (295-907-2-c-5). The Plat of Survey forming part of the DPD plans submitted for the third phase expansion shows topography at one foot contour levels, providing greater detail, instead of the two foot contour detail provided by City ordinance.

IV. MINOR MODIFICATIONS.

Section 295-907-2-i of the Milwaukee Code of Ordinances provides that general and detailed plans may establish reasonable limits within which minor modifications may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to its general character, or such things as land coverage of buildings and parking areas. See, Section 295-907-2-i of the Milwaukee Ordinances. St. Michael, in generating the plans for this DPD, has attempted to anticipate all factors required to complete the project successfully, and has invested a substantial amount of time and capital in its planning process. However, neither St. Michael nor the City can absolutely predict how the plans set forth herein may unfold in their implementation. In recognition of this fact, and acknowledging the need to maintain flexibility of plans to be modified for particular circumstances, St. Michael's will retain the right to make minor

modifications to the DPPD at any time. However, in no event will any such minor modifications undertaken by St. Michael cause any of those effects set forth in Section 295-907-2-i-1-7 inclusive of the Milwaukee Ordinances.

V. STATISTICAL SHEET INFORMATION.

The statistical sheet required at Section 295-907-2-c-1 of the Milwaukee Ordinances is attached as Exhibit A.

EXHIBIT A

STATISTICAL SHEET

A.	Approximate Gross Land Area – New DPD (Milwaukee Only)	19,894 S.F. or .4567 acres
B.	Land Covered by Principal Buildings – New DPD	None
C.	Land for Parking and Drives – New DPD	None
D.	Open Space – New DPD	None
E.	Total Square Footage of Buildings – New DPD	None
G.	Parking Spaces Added or Eliminated as Part of DPD*	None

* Current total parking spaces on Campus will remain at 926 total parking spaces. The ratio of parking spaces per 1000 square feet of building area is 1.164.

ST. MICHAEL HOSPITAL

AMBULATORY SURGERY RENOVATIONS & EMERGENCY GENERATOR BUILDING

MILWAUKEE, WISCONSIN

DETAIL PLAN DEVELOPMENT

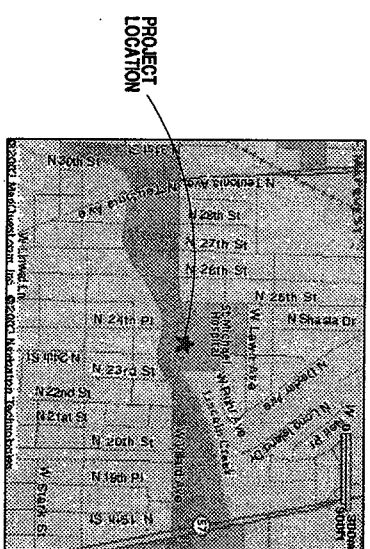
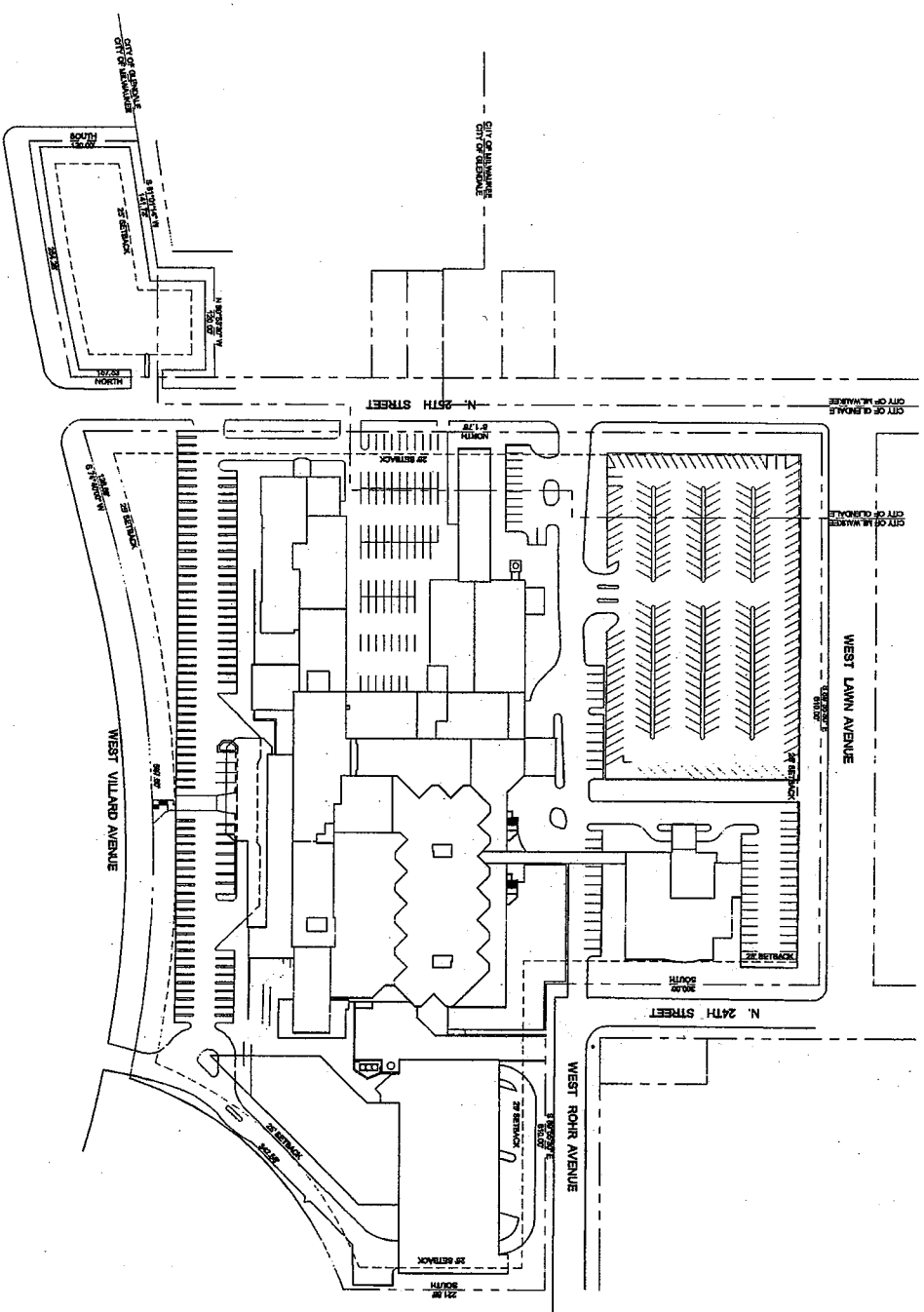
OWNER
COVENANT HEALTHCARE SYSTEM, INC.
 1126 SOUTH 70TH STREET, SUITE S306
 MILWAUKEE, WISCONSIN 53214
 PHONE: (414)456-2389

ARCHITECT
BLM / CRA Inc.
 2520 RENAISSANCE BOULEVARD
 KING OF PRUSSIA, PA 19406
 PHONE: (610) 270-0599

ENGINEERS
ARNOLD & O'SHERIDAN, INC.
 1111 DENING WAY
 MADISON, WI 53717
 (608) 821-8500

DRAWING LIST:

- 000 COVER SHEET
- 001 VANTY LUP
- 002 PLAN OF SITE
- 003 EXISTING FACILITIES SITE PLAN - GENERAL
- 004 PROPOSED EXPANSION SITE PLAN - GENERAL
- 005 SITE PLAN
- 006 SITE BUILDING PLAN
- 007 SITE UTILITY PLAN
- 008 SITE LANDSCAPE PLAN
- 009 SITE DETAILS
- 200 PAVING, SUSPENDED FLOOR PLAN
- 201 PAVING, GRANITE FLOOR PLAN
- 202 PAVING, TERRAZZO FLOOR PLAN
- 203 PAVING, ROSE FLOOR PLAN
- 300 EXTERIOR ELEVATIONS
- 400 OPERATIVE BUILDING PLAN AND ELEVATIONS



ZND/CC file

3/8/04: CPC approved.

EXHIBIT A
 File No. 031446

F1 SITE PLAN
 SCALE: 1" = 200'

F8 PROJECT LOCATION PLAN
 SCALE: NBS

CITY PLAN COMMISSION SUBMISSION - 05/23/03

SHEET TITLE COVER SHEET	
ST. MICHAEL HOSPITAL DETAILED PLAN DEVELOPMENT	
MILWAUKEE, WISCONSIN	
DATE: 5/23/03	PROJECT NO. 2481
SHEET NO. 000	CONTRACT NO.

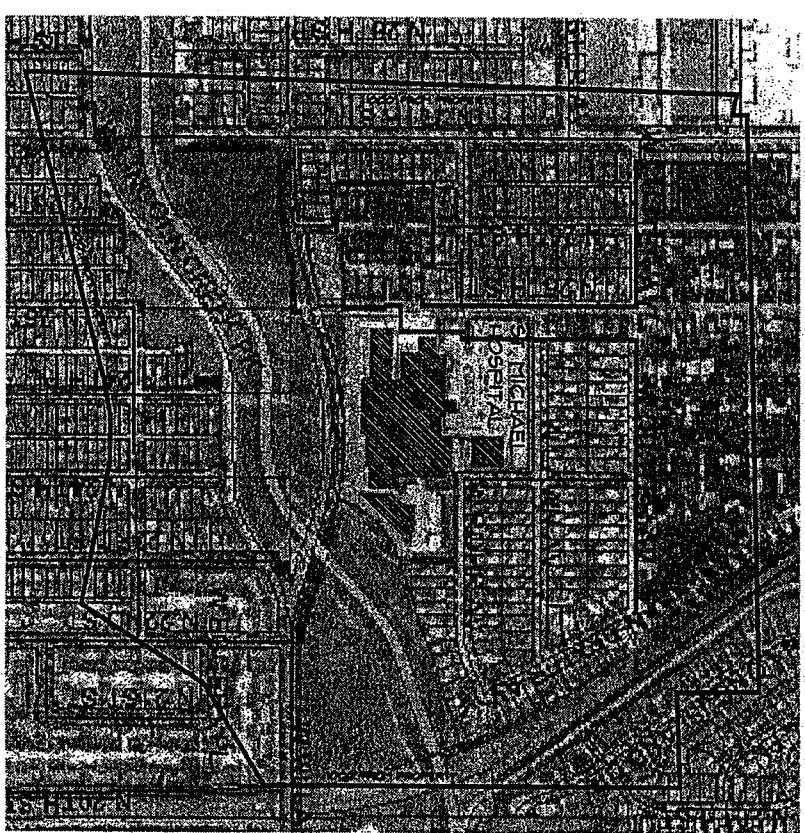
BLM/CRA INC.
 2520 Renaissance Blvd, King of Prussia, PA 19406



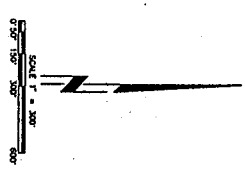
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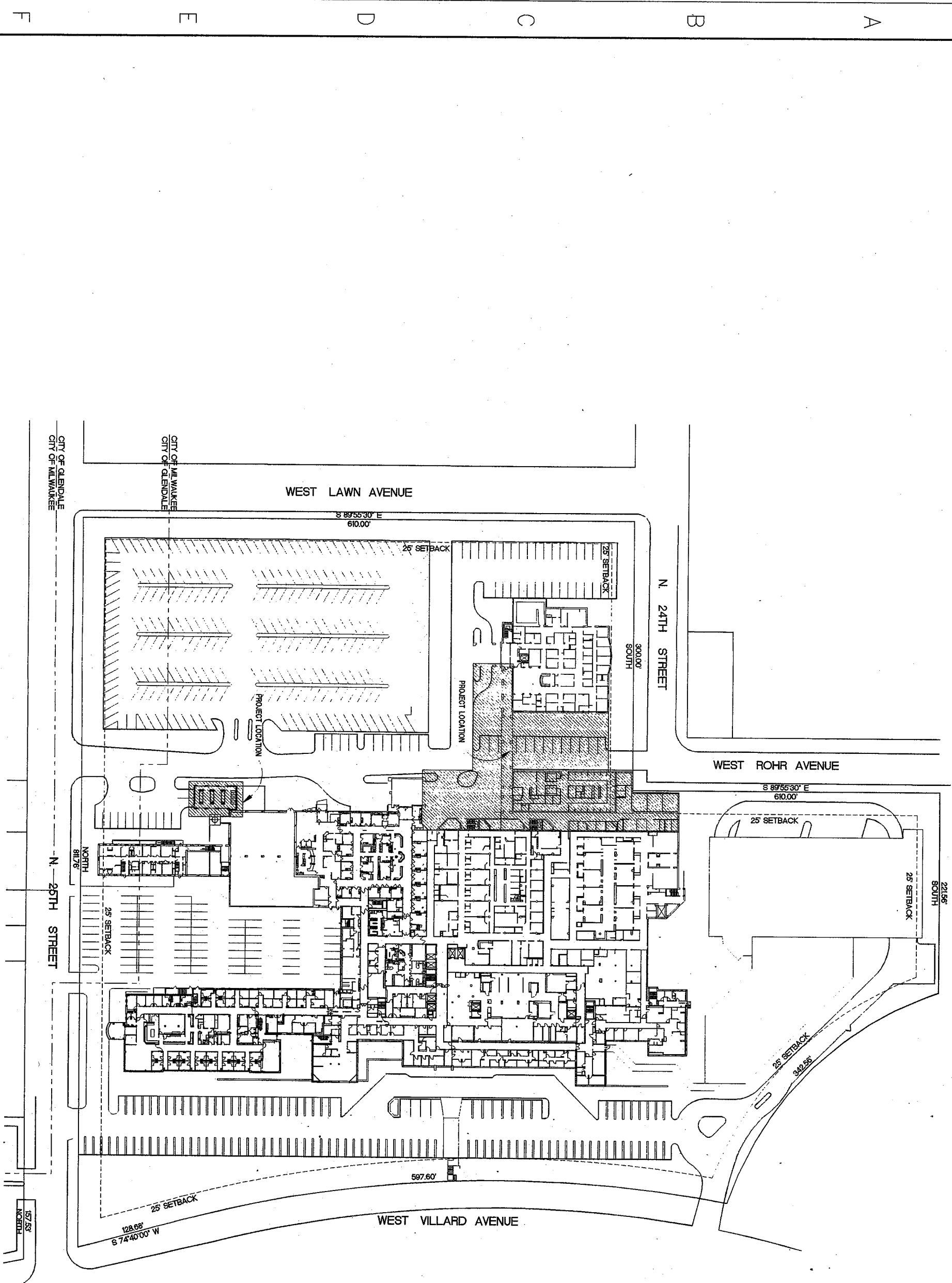
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MAP AND ORTHOPHOTO OBTAINED FROM THE CITY OF MILWAUKEE - MAP MILWAUKEE PROGRAM



<p>001</p> <p>SHEET NO.</p>	 	<p>SHEET TITLE</p> <p>VICINITY MAP</p>	<p>BLM ARCHITECTS</p> <p>2620 Renaissance Blvd. King of Prussia, PA 19406</p>	
		<p>ST. MICHAEL HOSPITAL</p> <p>AMBULATORY SURGERY</p> <p>MILWAUKEE, WISCONSIN</p>		



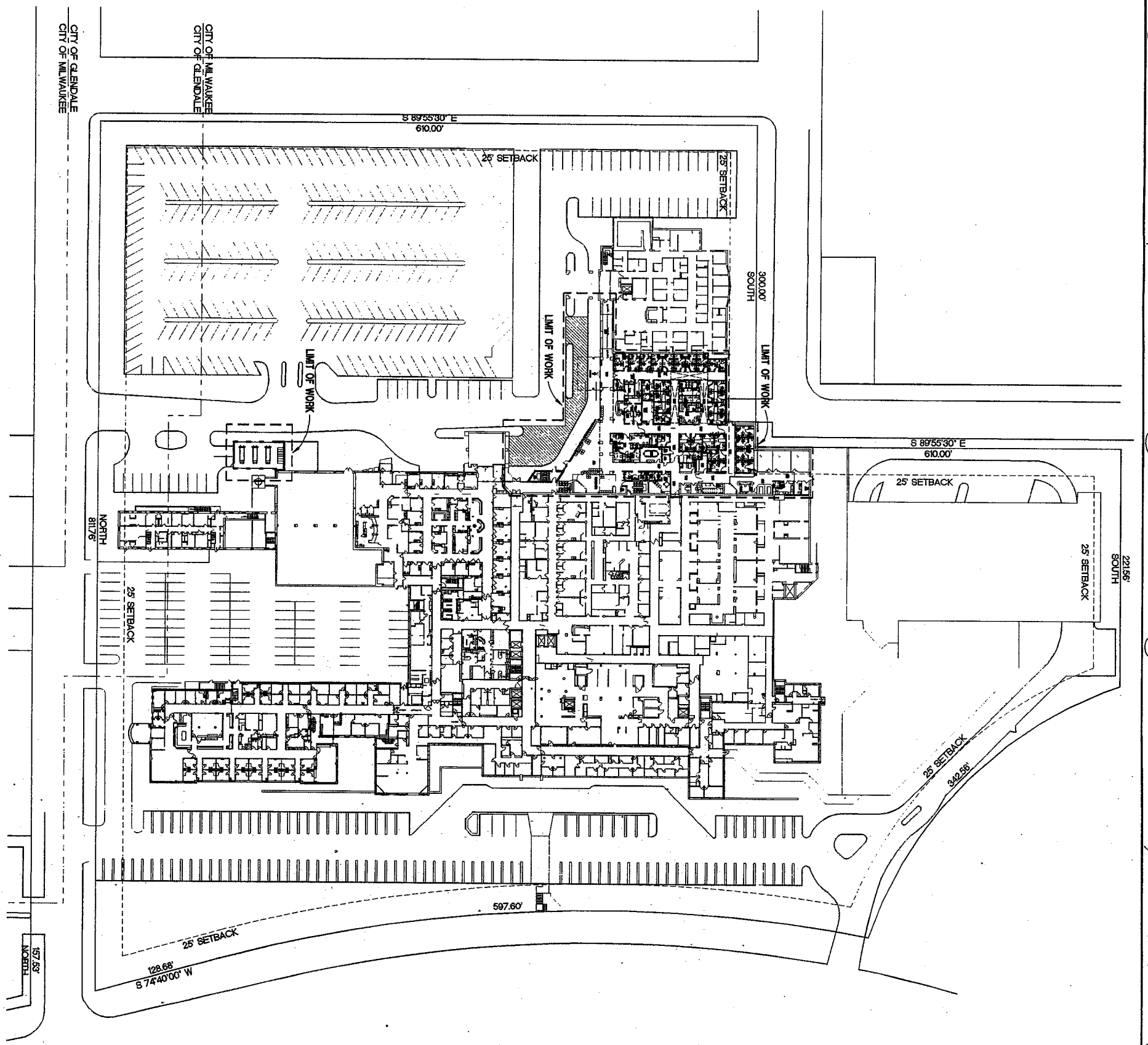
F3 EXISTING FACILITIES SITE PLAN - GENERAL
 SCALE: 1"=40'

CITY PLAN COMMISSION SUBMISSION - 06/23/03

CONTRACT NO.	PROJECT NO.	DATE	SHEET NO.
	2481	5/23/03	003
SHEET TITLE EXISTING FACILITIES SITE PLAN - GENERAL ST. MICHAEL HOSPITAL DETAILED PLAN DEVELOPMENT MILWAUKEE, WISCONSIN			
BLM/CRA INC. 2520 Renaissance Blvd. King of Prussia, PA 19406			

SEAL

A B C D E F



CITY OF GLENDALE
CITY OF MILWAUKEE

CITY OF MILWAUKEE
CITY OF GLENDALE

PROPOSED EXPANSION SITE PLAN - GENERAL
SCALE: 1"=40'
N

CITY PLAN COMMISSION SUBMISSION - 05/23/03

CON/REF No.	
PROJECT No.	2481
DATE	9/23/03
SHEET NO.	004

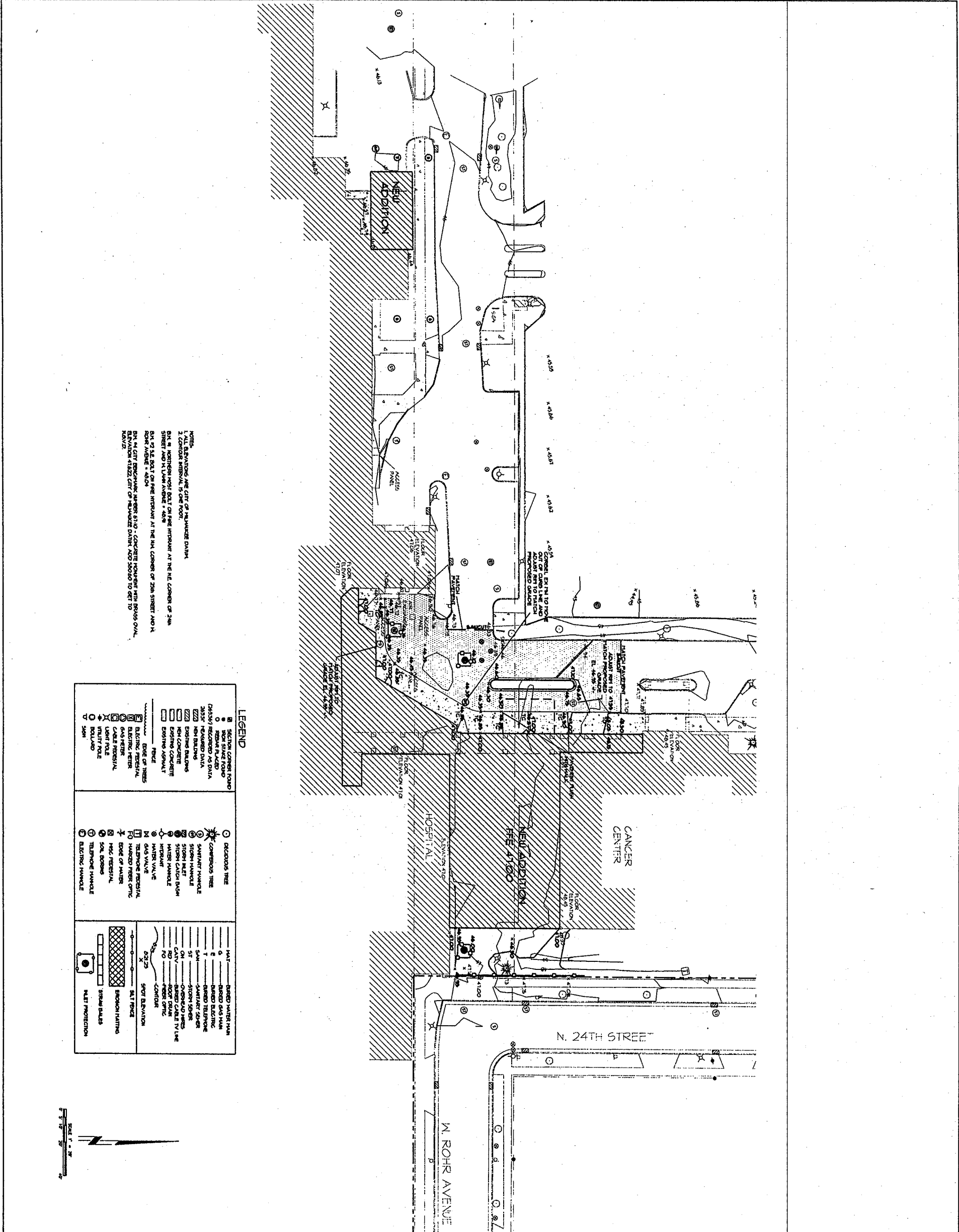
SHEET TITLE
PROPOSED EXPANSION SITE PLAN - GENERAL
ST. MICHAEL HOSPITAL
DETAILED PLAN DEVELOPMENT
MILWAUKEE, WISCONSIN

BLM/CRA
INC.
2520 Renaissance Blvd. King of Prussia, PA 19406



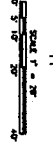
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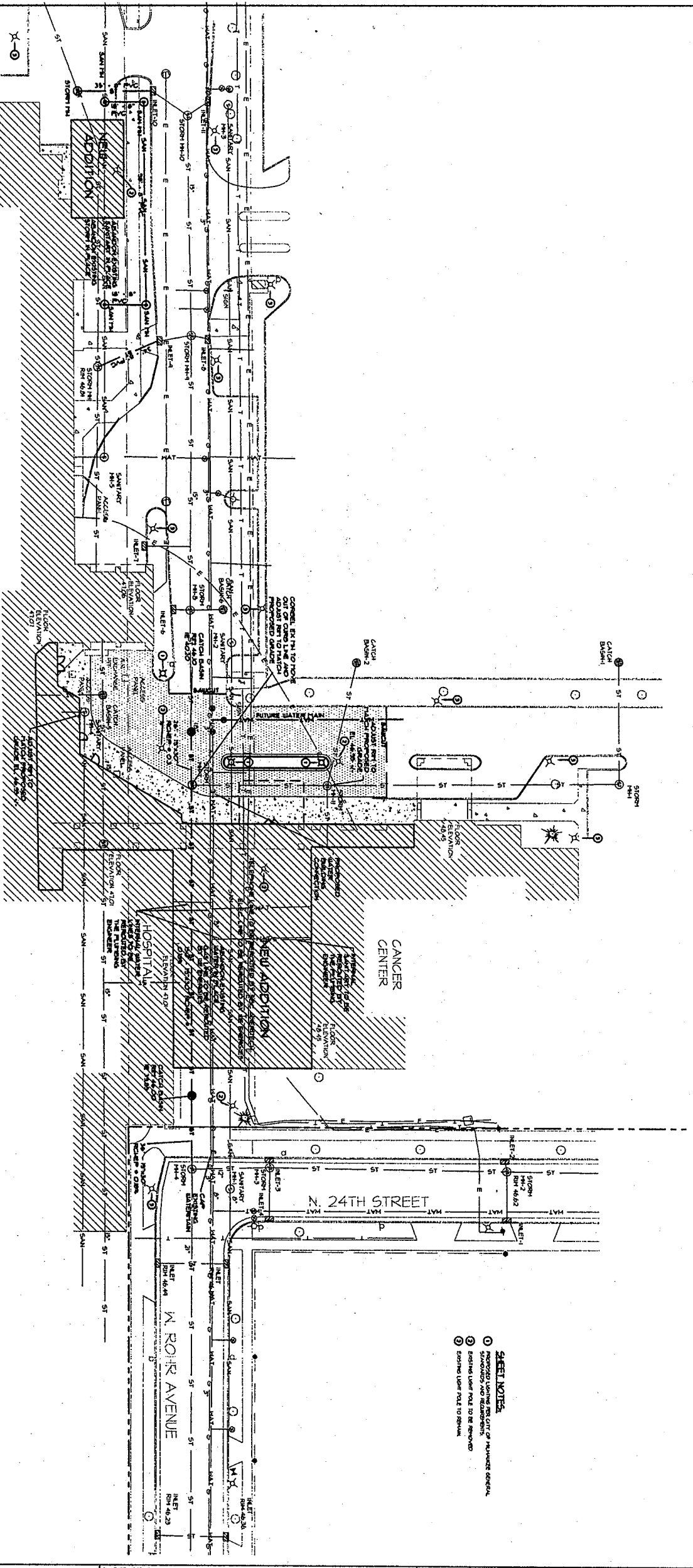
NOTES:
 1. ALL ELEVATIONS ARE CITY OF MILWAUKEE DATA.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE CODES.
 3. ALL UTILITIES SHOWN ARE CITY OF MILWAUKEE DATA.
 4. ALL UTILITIES SHALL BE DEPTH TO CENTER UNLESS OTHERWISE NOTED.
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 10. ALL UTILITIES SHALL BE DEPTH TO CENTER UNLESS OTHERWISE NOTED.

LEGEND	
	SECTION CENTER FOUND
	SPOT ELEVATION
	ELEVATION
	EASEMENT
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	GAS MAIN
	TELEPHONE
	ELECTRIC
	LIGHT POLE
	UTILITY POLE
	ROADWAY
	SIDEWALK
	CONCRETE
	ASPHALT
	GRAVEL
	SAND
	SOIL
	TREE
	DECIDUOUS TREE
	CONIFEROUS TREE
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	WATER MAIN MANHOLE
	GAS MAIN MANHOLE
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	SPOT ELEVATION
	ELEVATION
	EASEMENT
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	GAS MAIN
	TELEPHONE
	ELECTRIC
	LIGHT POLE
	UTILITY POLE
	ROADWAY
	SIDEWALK
	CONCRETE
	ASPHALT
	GRAVEL
	SAND
	SOIL
	TREE
	DECIDUOUS TREE
	CONIFEROUS TREE
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	WATER MAIN MANHOLE
	GAS MAIN MANHOLE
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE



 St. Michael Hospital	SHEET TITLE SITE GRADING PLAN	BLM ARCHITECTS 2520 Renaissance Blvd. King of Prussia, PA 19406	 ARNOLD AND O'SHERIDAN INC. <small>REGISTERED PROFESSIONAL ENGINEERS</small> 000108
	ST. MICHAEL HOSPITAL AMBULATORY SURGERY <small>MILWAUKEE, WISCONSIN</small>		
SHEET NO. 006	<small>© COPYRIGHT - 2002 BLM ARCHITECTS</small>		

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STRUCTURE #	TYPE	RIM	INVERT
SI100N1	MANHOLE	44.50	42.50
SI100N2	MANHOLE	44.50	42.50
SI100N3	MANHOLE	44.50	42.50
SI100N4	MANHOLE	44.50	42.50
SI100N5	MANHOLE	44.50	42.50
SI100N6	MANHOLE	44.50	42.50
SI100N7	MANHOLE	44.50	42.50
SI100N8	MANHOLE	44.50	42.50
SI100N9	MANHOLE	44.50	42.50
SI100N10	MANHOLE	44.50	42.50
SI100N11	MANHOLE	44.50	42.50
SI100N12	MANHOLE	44.50	42.50
SI100N13	MANHOLE	44.50	42.50
SI100N14	MANHOLE	44.50	42.50
SI100N15	MANHOLE	44.50	42.50
SI100N16	MANHOLE	44.50	42.50
SI100N17	MANHOLE	44.50	42.50
SI100N18	MANHOLE	44.50	42.50
SI100N19	MANHOLE	44.50	42.50
SI100N20	MANHOLE	44.50	42.50
SI100N21	MANHOLE	44.50	42.50
SI100N22	MANHOLE	44.50	42.50
SI100N23	MANHOLE	44.50	42.50
SI100N24	MANHOLE	44.50	42.50
SI100N25	MANHOLE	44.50	42.50
SI100N26	MANHOLE	44.50	42.50
SI100N27	MANHOLE	44.50	42.50
SI100N28	MANHOLE	44.50	42.50
SI100N29	MANHOLE	44.50	42.50
SI100N30	MANHOLE	44.50	42.50

STRUCTURE #	TYPE	RIM	INVERT
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SI100N32	MANHOLE	44.50	42.50
SI100N33	MANHOLE	44.50	42.50
SI100N34	MANHOLE	44.50	42.50
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SI100N38	MANHOLE	44.50	42.50
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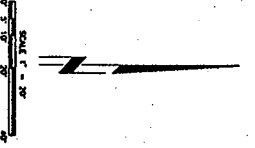
The locations of existing utility installations are shown on this drawing were obtained from the records of manufacturing local utility records and from field observations. The locations of existing utility records are shown on this drawing were obtained from the records of manufacturing local utility records and from field observations. The locations of existing utility records are shown on this drawing were obtained from the records of manufacturing local utility records and from field observations.

LEGEND

○	EXISTING MANHOLE	○	EXISTING WATER MAIN
○	NEW MANHOLE	○	NEW WATER MAIN
○	EXISTING SANITARY	○	NEW SANITARY
○	EXISTING SEWER	○	NEW SEWER
○	EXISTING GAS	○	NEW GAS
○	EXISTING ELECTRIC	○	NEW ELECTRIC
○	EXISTING CABLE	○	NEW CABLE
○	EXISTING FIBER	○	NEW FIBER
○	EXISTING TELEPHONE	○	NEW TELEPHONE
○	EXISTING FIRE	○	NEW FIRE
○	EXISTING OTHER	○	NEW OTHER
○	EXISTING	○	NEW

NOTES:

- PROPOSED WORK SHALL BE ACCORDING TO THE CITY OF MILWAUKEE GENERAL SPECIFICATIONS AND ORDINANCES.
- EXISTING UTILITIES SHALL BE PROTECTED.
- EXISTING UTILITIES SHALL BE RELOCATED AS SHOWN.



 	SHEET TITLE SITE UTILITY PLAN ST. MICHAEL HOSPITAL AMBULATORY SURGERY MILWAUKEE, WISCONSIN	BLM ARCHITECTS 2620 Renaissance Blvd. King of Prussia, PA 19406	 ARNOLD AND SHERIDAN INC 2620 Renaissance Blvd. King of Prussia, PA 19406
SHEET NO. 007			

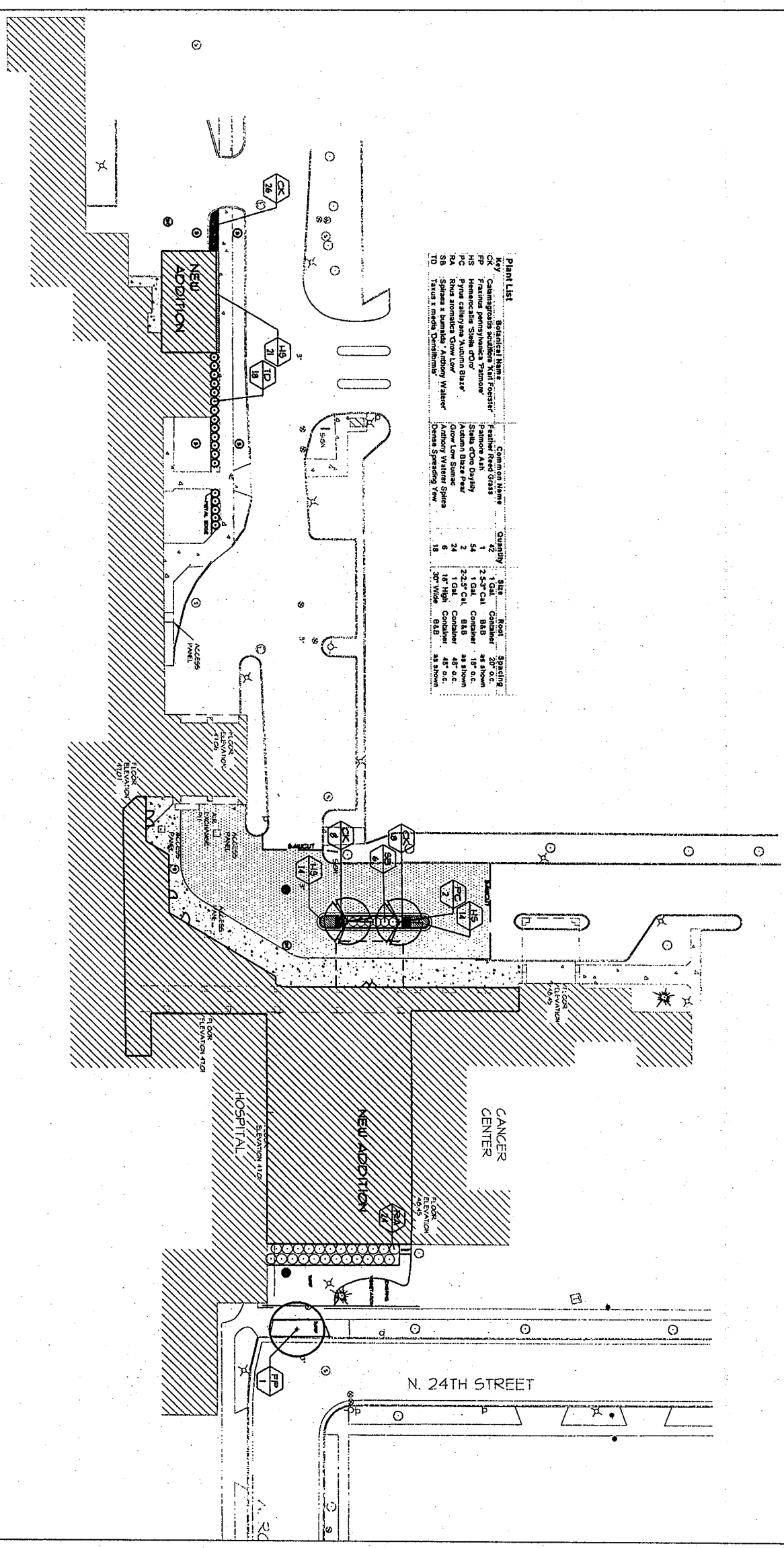
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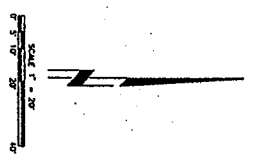
N. LAWN AVENUE

Plant List

Key	Botanical Name	Common Name	Quantity	Size	Plant	Spacing
CK	Ceanothus scaberrimus 'Karl Foerster'	Feltzer Red Dogwood	42	1 Gal.	CKB	20' o.c.
FP	Fraxinus pennsylvanica 'Pendula'	White Ash	1	2 1/2 Gal.	FPB	as shown
PS	Prunella serotina 'Salem Blue'	Blackberry	2	2 1/2 Gal.	PSB	as shown
RA	Rhus aromatica 'Glow Low'	Glow Low Sumac	24	1 Gal.	RAB	as shown
SB	Spirea x barneida 'Anthony Water'	Anthony Water Spirea	6	1 1/2 Gal.	SBB	48' o.c.
TD	Taxus x media 'Doronicum'	Doronicum Yew	15	2 1/2 Gal.	TDB	as shown



N. 24TH STREET



Covenant
LANDSCAPE

St. Michael Hospital

008

SHEET NO.

DATE: 10/10/02

SCALE: 1/8\"/>

SHEET TITLE
SITE LANDSCAPE PLAN

ST. MICHAEL HOSPITAL
AMBULATORY SURGERY

MILWAUKEE, WISCONSIN

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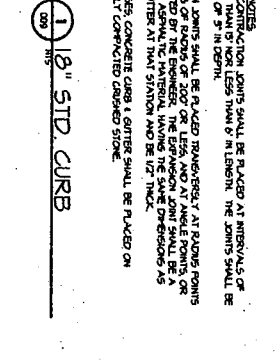
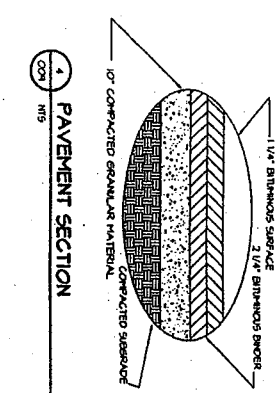
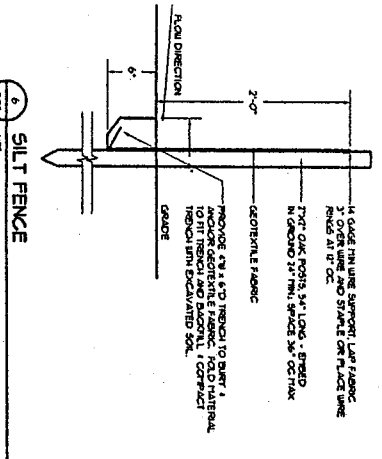
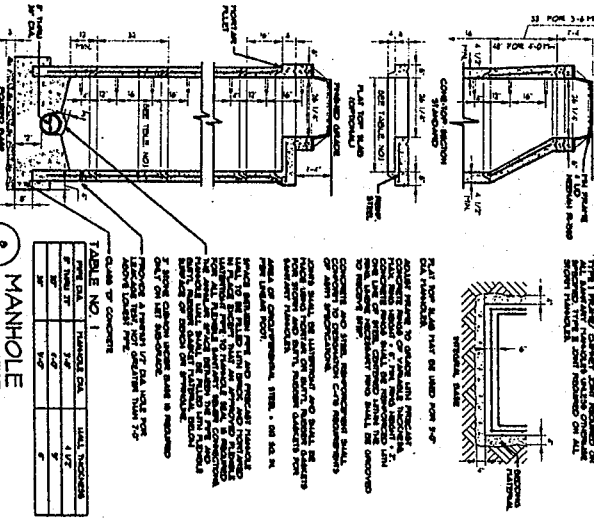
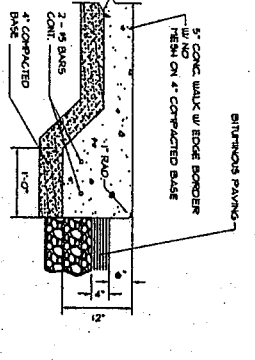
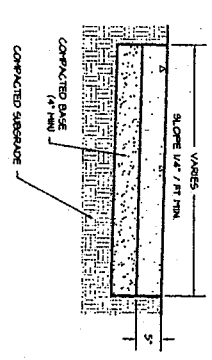
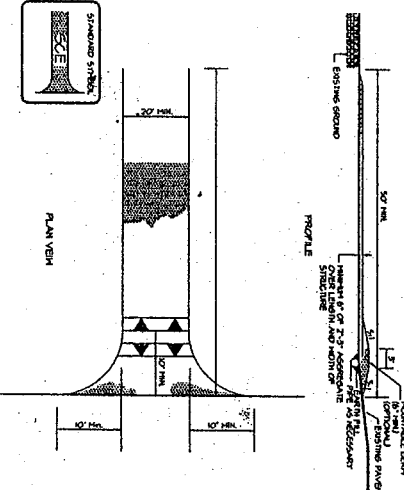
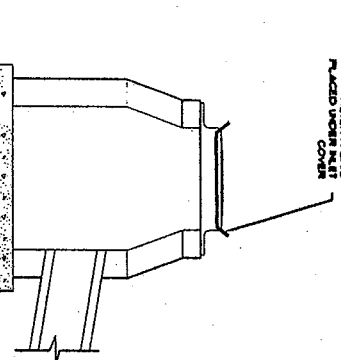
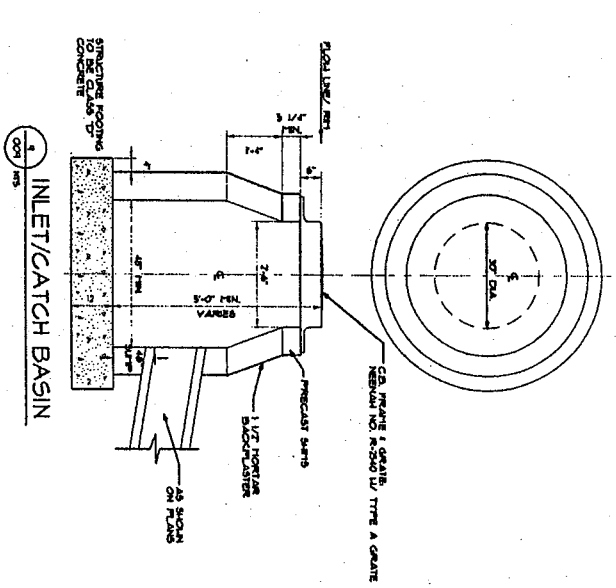


TABLE NO. 1

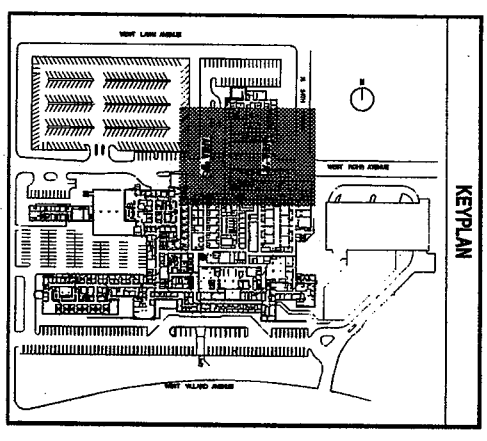
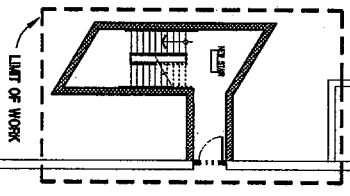
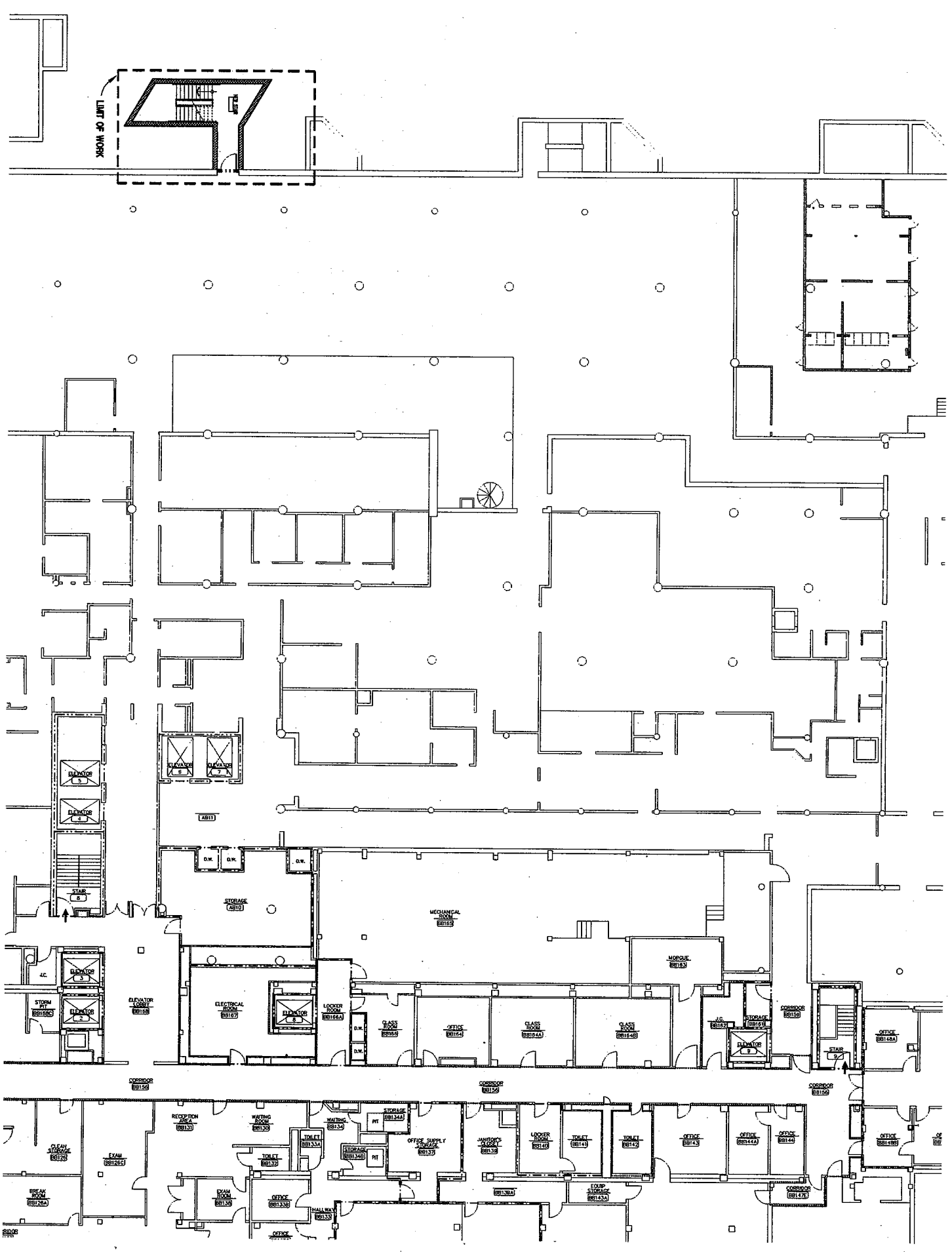
ITEM NO.	QUANTITY	UNIT	REMARKS
1	1	EA	INLET/CATCH BASIN
2	1	EA	MANHOLE
3	1	EA	SILT FENCE
4	1	EA	PAVEMENT SECTION
5	1	EA	STABILIZED CONSTRUCTION ENTRANCE
6	1	EA	STANDARD WALK
7	1	EA	TURNED DOWN WALK
8	1	EA	18" STD. CURB

 	SHEET TITLE SITE DETAILS	BLM ARCHITECTS 2520 Renaissance Blvd. King of Prussia, PA 19406	
	ST. MICHAEL HOSPITAL AMBULATORY SURGERY MILWAUKEE, WISCONSIN	SHEET NO. 009	DATE DRAWN BY CHECKED BY DATE

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A B C D E F

F1 PARTIAL BASEMENT FLOOR - ARCHITECTURAL AND EQUIPMENT PLAN
 SCALE: 3/8"=1'-0"



CITY PLAN COMMISSION SUBMISSION - 05/23/03

CON/REV No.	DATE
PROJECT No. 2481	DATE: 5/23/03
SHEET NO.	200

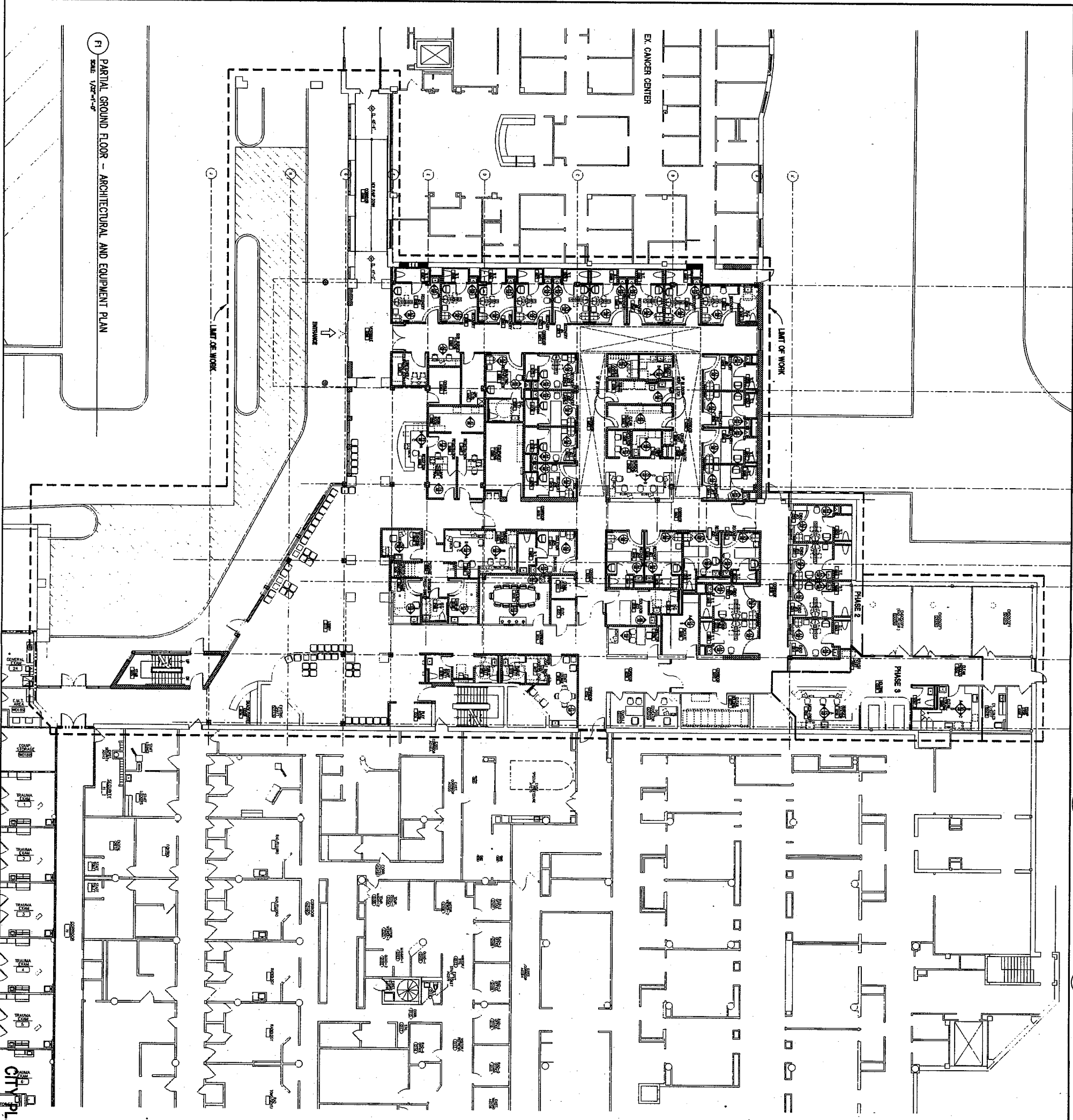
SHEET TITLE
PARTIAL BASEMENT FLOOR
ST. MICHAEL HOSPITAL
DETAILED PLAN DEVELOPMENT
 MILWAUKEE, WISCONSIN

BLM/CRA
INC.
 2520 Renaissance Blvd. King of Prussia, PA 19408

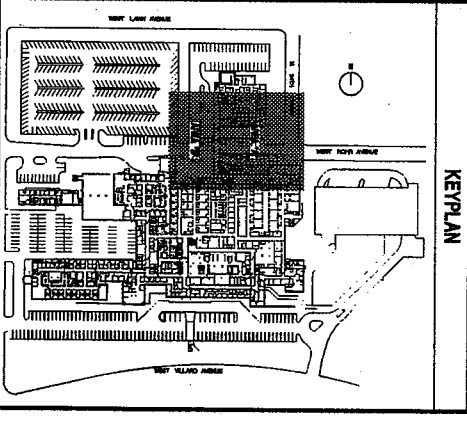


SEAL

A B C D E F



Ⓣ PARTIAL GROUND FLOOR - ARCHITECTURAL AND EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"



CITY PLAN COMMISSION SUBMISSION - 05/23/03

CONTRACT No.	PROJECT No.	DATE
201	2481	5/23/03
SHEET No.		
201		

SHEET TITLE
PARTIAL GROUND FLOOR

**ST. MICHAEL HOSPITAL
DETAILED PLAN DEVELOPMENT**

MILWAUKEE, WISCONSIN

**BLM/CRA
INC.**

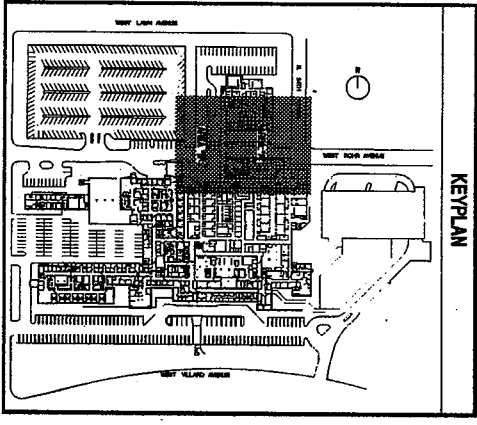
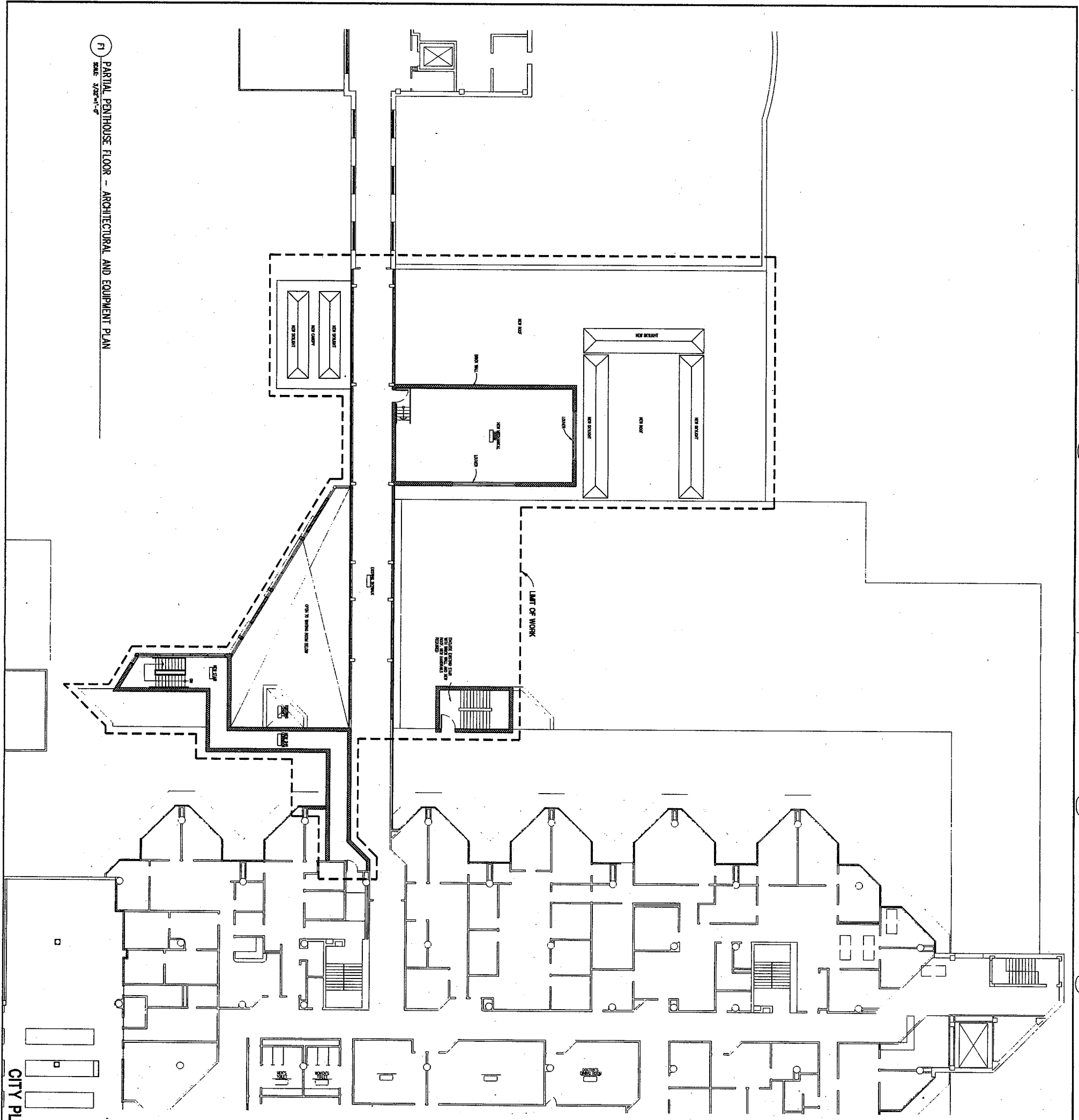
2520 Renaissance Blvd. King of Prussia, PA 19406



SCALE

A B C D E F

Ⓡ PARTIAL PENTHOUSE FLOOR - ARCHITECTURAL AND EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"



CITY PLAN COMMISSION SUBMISSION - 05/23/03

CONTRACT NO.	2481
PROJECT NO.	2481
DATE	5/23/03
SHEET NO.	202

SHEET TITLE
PARTIAL PENTHOUSE FLOOR PLAN
ST. MICHAEL HOSPITAL
DETAILED PLAN DEVELOPMENT
MILWAUKEE, WISCONSIN

BLM/CRA
INC.
2620 Renaissance Blvd. King of Prussia, PA 19406

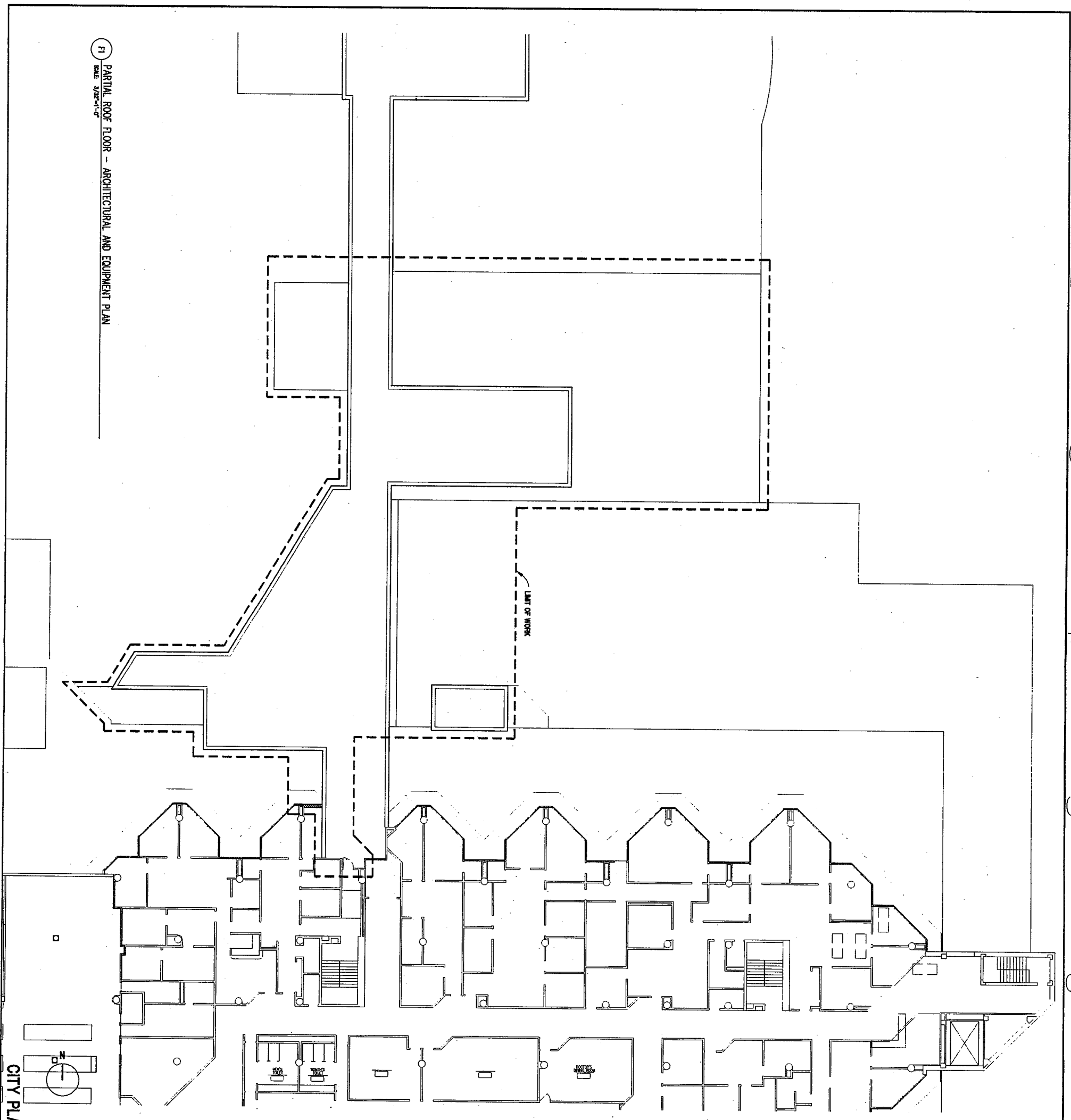


SCALE

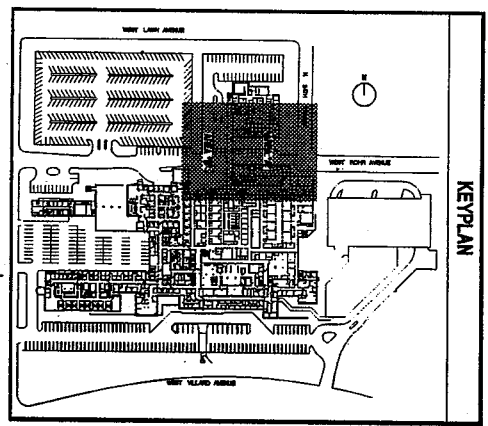
A
B
C
D
E
F

Ⓡ PARTIAL ROOF FLOOR - ARCHITECTURAL AND EQUIPMENT PLAN
SCALE: 3/32"=1'-0"

LIMIT OF WORK



CITY PLAN COMMISSION SUBMISSION - 05/23/03



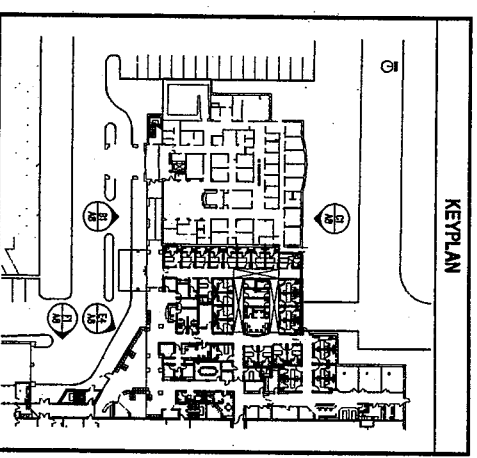
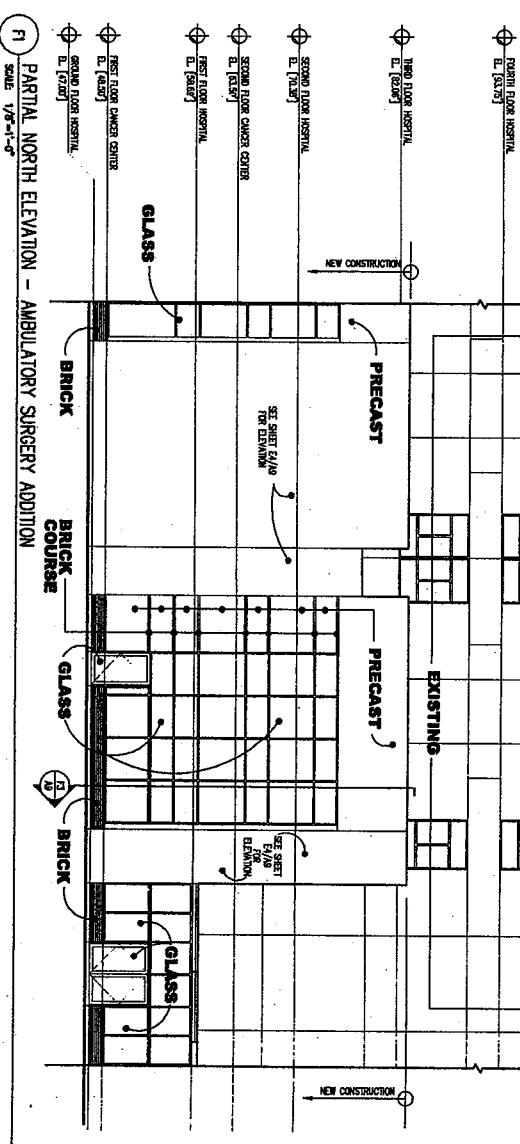
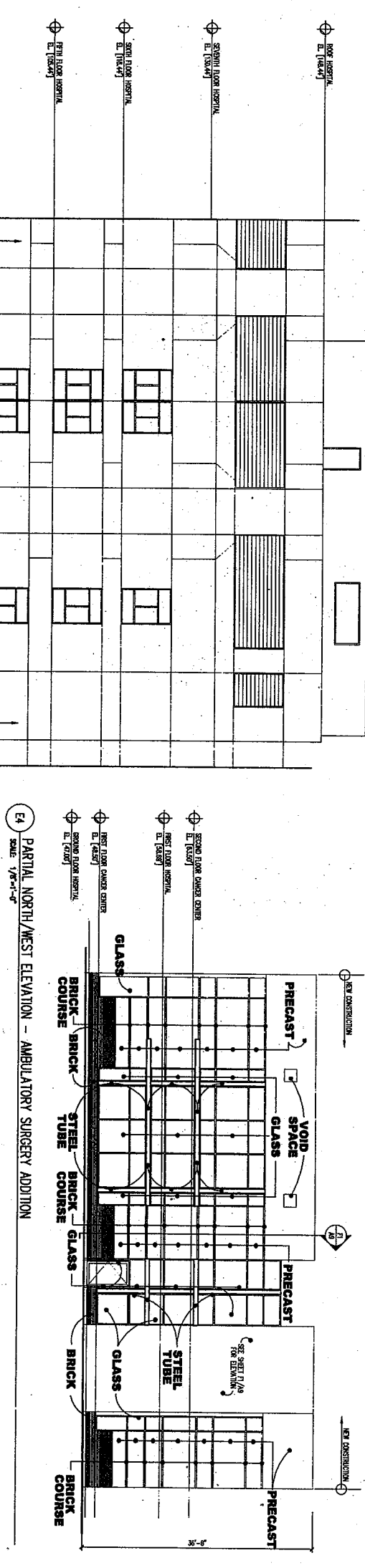
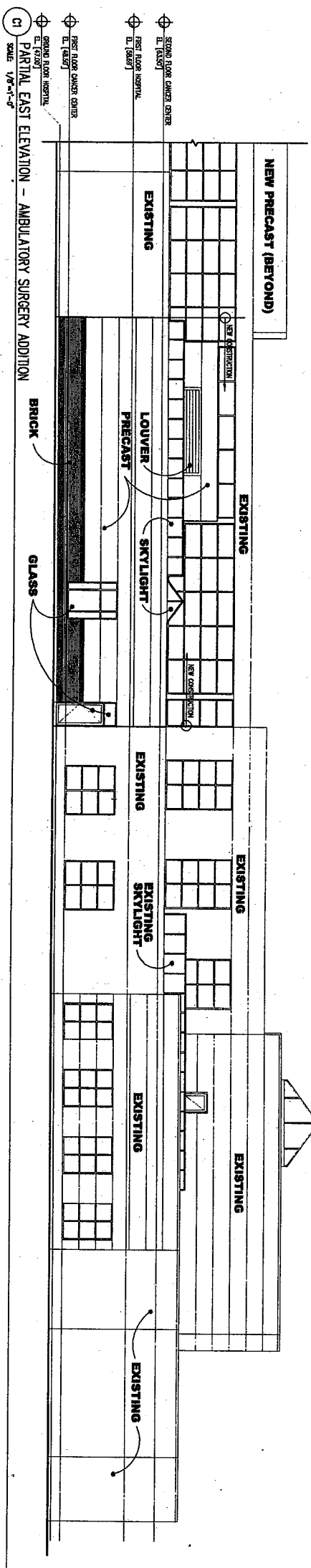
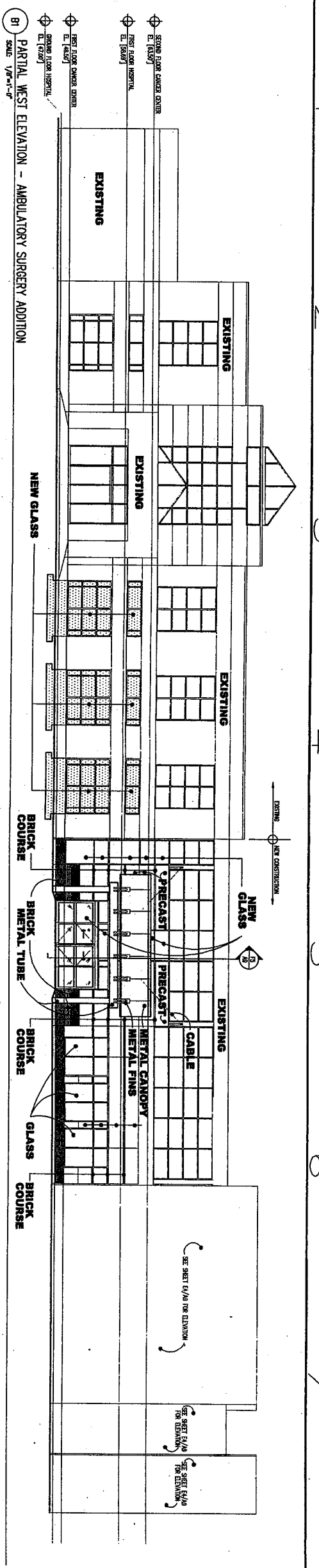
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PROJECT No.	2481
DATE	5/23/03
SHEET NO.	203

SHEET TITLE
PARTIAL ROOF FLOOR PLAN
ST. MICHAEL HOSPITAL
DETAILED PLAN DEVELOPMENT
MILWAUKEE, WISCONSIN

BLM/CRA
INC.
2520 Renaissance Blvd. King of Prussia, PA 19406

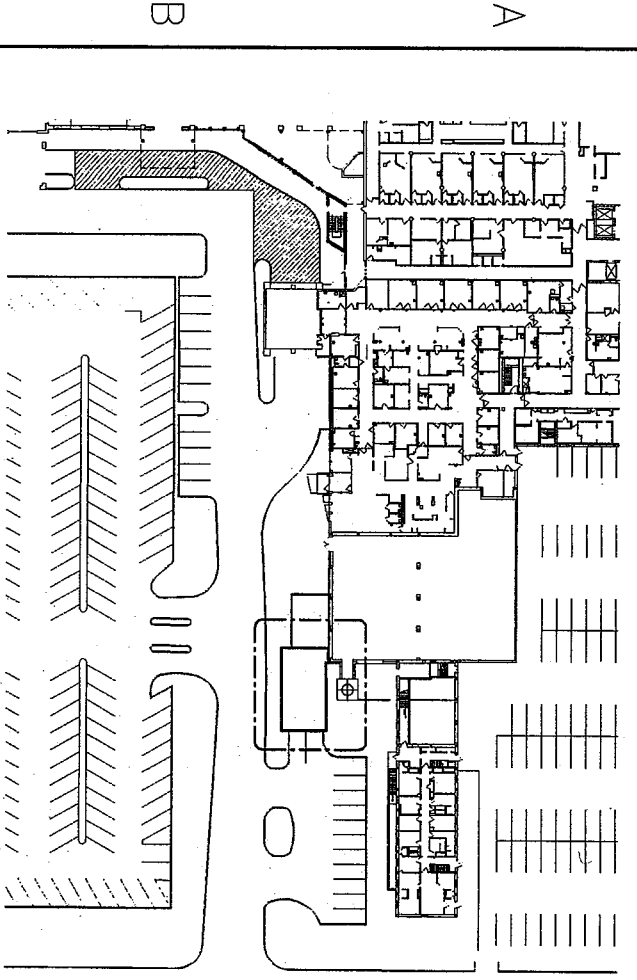


SEAL

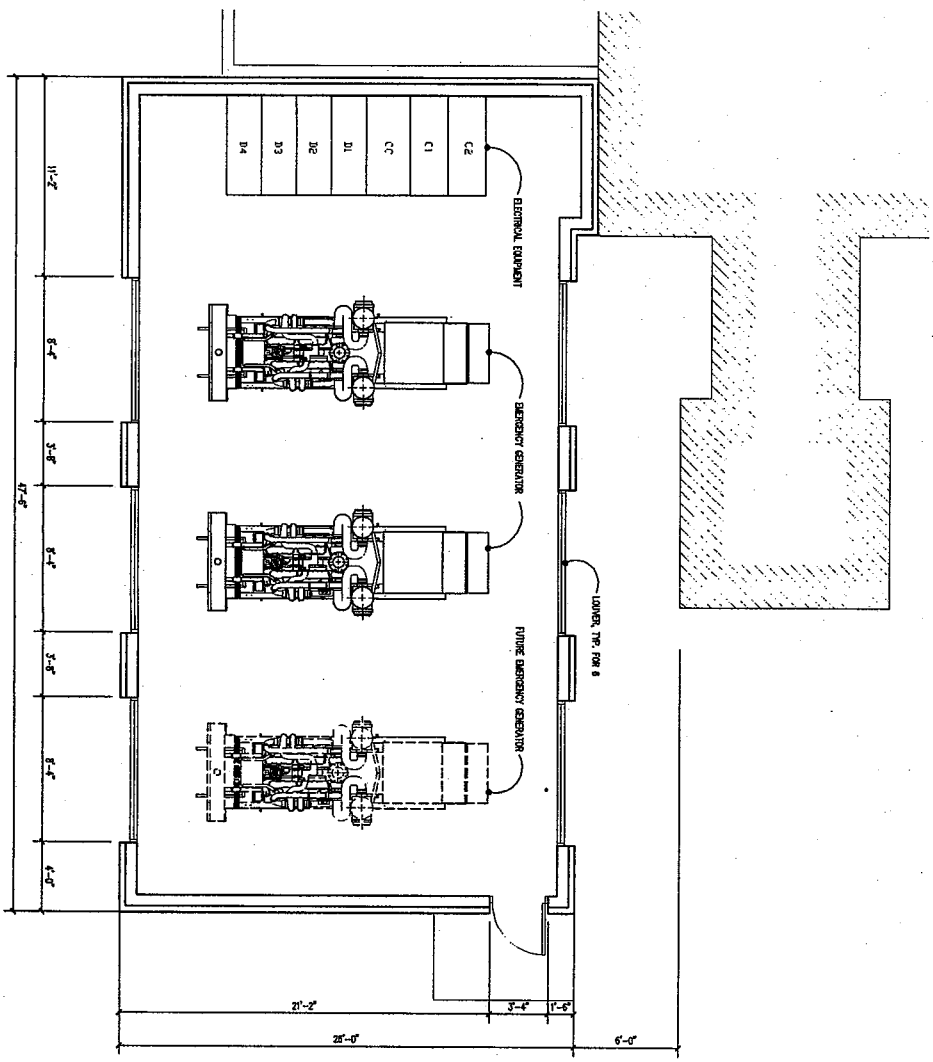


CITY PLAN COMMISSION SUBMISSION - 05/23/03

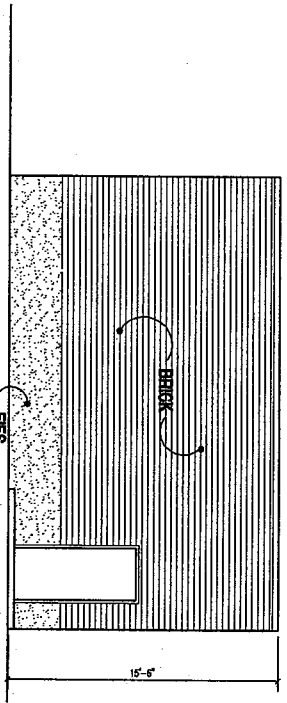
BLM/CRA INC. 2620 Renaissance Blvd. King of Prussia, PA 19406		Covenant HEALTHCARE 	
ST. MICHAEL HOSPITAL DETAILED PLAN DEVELOPMENT MILWAUKEE, WISCONSIN		300	



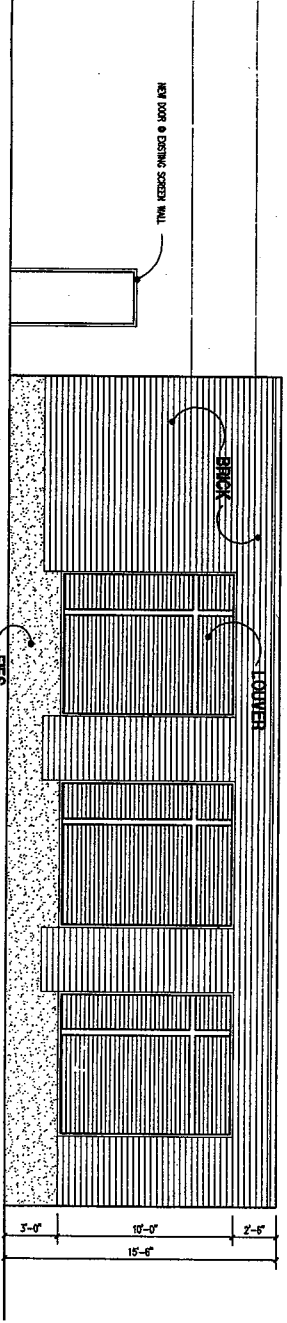
B1 GENERATOR BUILDING KEY PLAN
SCALE: 1"=40'



F1 GENERATOR BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"



D4 GENERATOR BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"



F4 GENERATOR BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

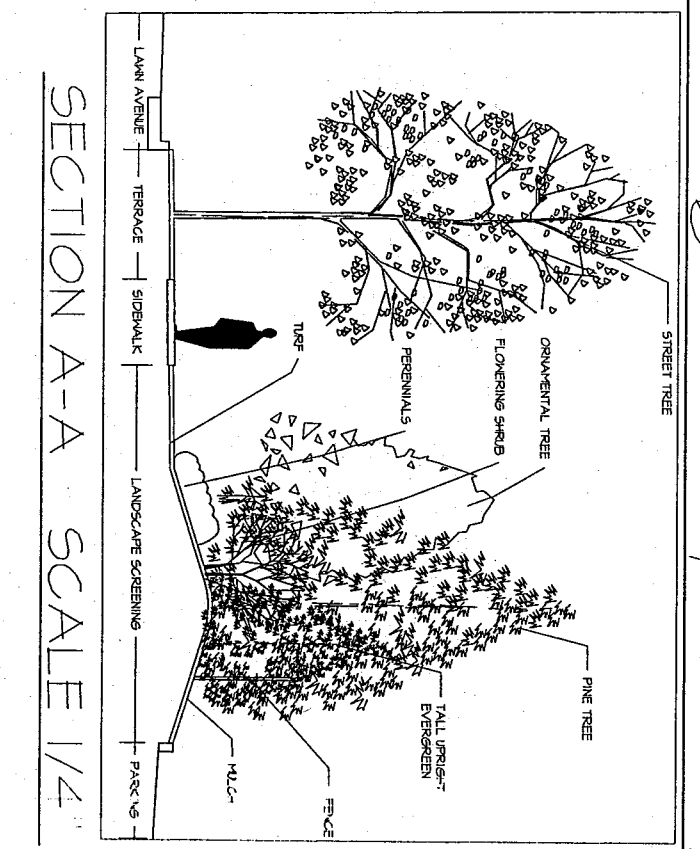
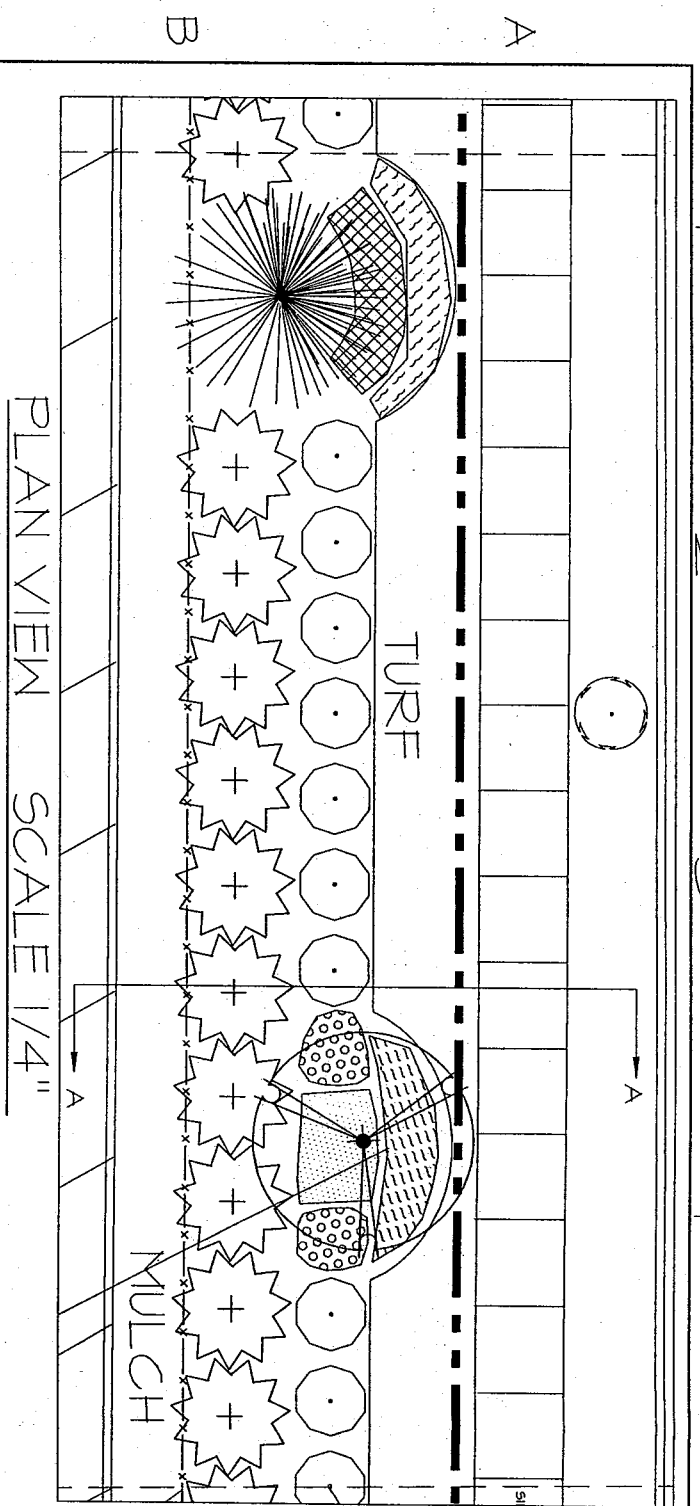
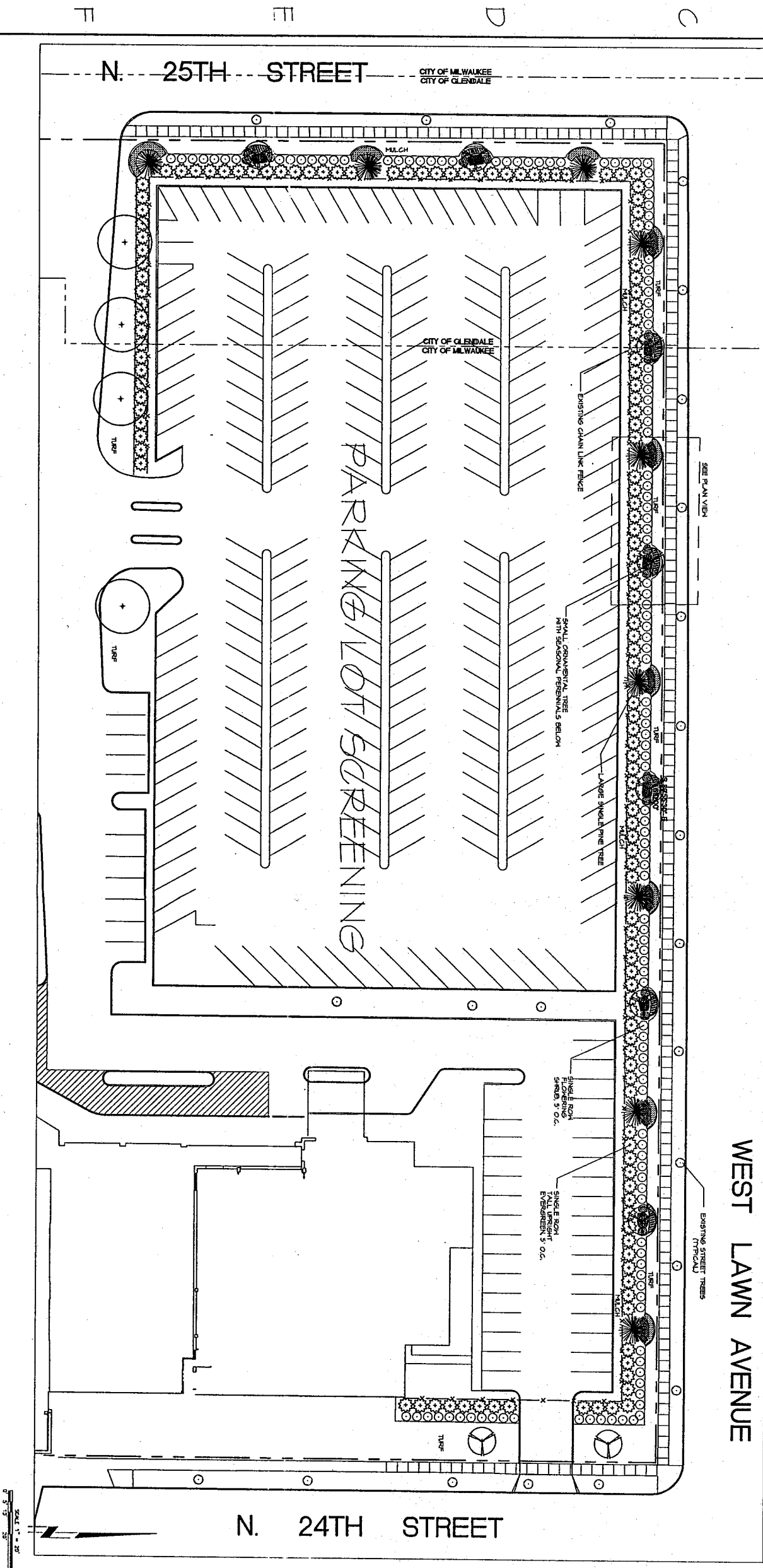
CITY PLAN COMMISSION SUBMISSION - 05/23/03

SHEET TITLE GENERATOR BUILDING PLAN AND ELEVATIONS	
ST. MICHAEL HOSPITAL DETAILED PLAN DEVELOPMENT	
MILWAUKEE, WISCONSIN	
DATE: 5/23/03	PROJECT No. 2483
SHEET No. 400	CIVIL/MEP No.
	DATE:
	DESCRIPTION:
	REVISIONS/ISSUES:
	SCALE:
	OWNER:
	DESIGNER:

BLM / CRA
ARCHITECTS
2620 RENAISSANCE BLVD. SUITE 100, KING OF PRUSSIA, PA 19106

Covenant
HEALTHCARE
St. Michael
Hospital

SCALE:



WEST LAWN AVENUE

PLAN VIEW SCALE 1/4"

SECTION A-A SCALE 1/2"

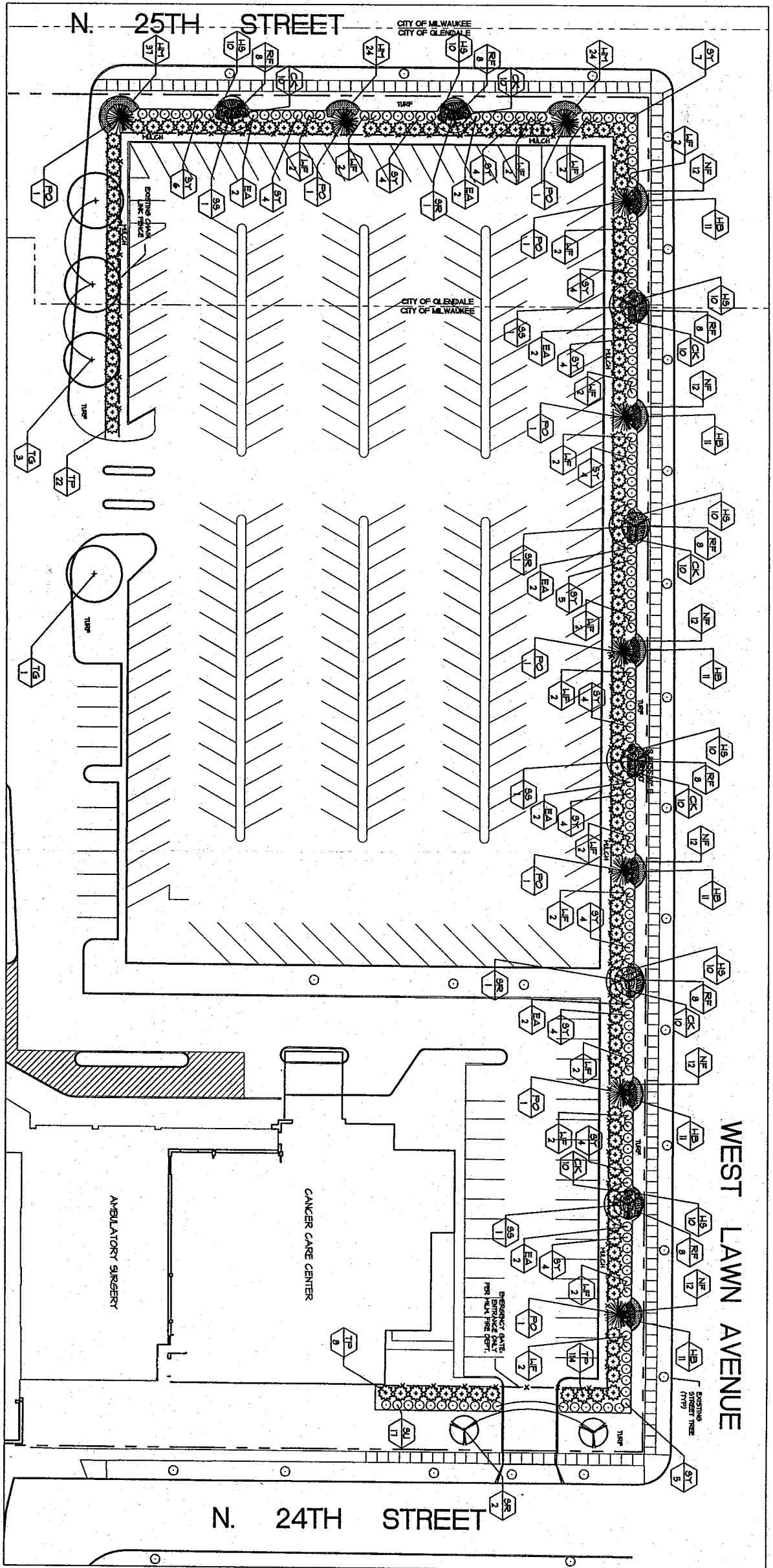
SHEET NO. LS1	DATE
REVISIONS	DATE
DRAWN AND CHECKED BY	DATE
DATE	DATE

SHEET TITLE
LAWN AVENUE PARKING LOT LANDSCAPE CONCEPT
ST. MICHAEL HOSPITAL
 MILWAUKEE, WISCONSIN



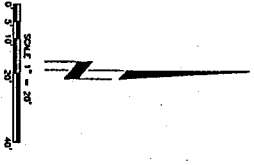
A B C D E F

2 3 4 5 6 7 8



Plant Schedule-Lawn Avenue Lot

Key	Plant Name	Quantity	Size	Notes
1A	Euonymus alatus	4	36" Cal.	88 shown
1B	Maackia amurensis	4	36" Cal.	88 shown
1C	Prunella sp.	4	36" Cal.	88 shown
1D	Prunella sp.	4	36" Cal.	88 shown
1E	Prunella sp.	4	36" Cal.	88 shown
1F	Prunella sp.	4	36" Cal.	88 shown
1G	Prunella sp.	4	36" Cal.	88 shown
1H	Prunella sp.	4	36" Cal.	88 shown
1I	Prunella sp.	4	36" Cal.	88 shown
1J	Prunella sp.	4	36" Cal.	88 shown
1K	Prunella sp.	4	36" Cal.	88 shown
1L	Prunella sp.	4	36" Cal.	88 shown
1M	Prunella sp.	4	36" Cal.	88 shown
1N	Prunella sp.	4	36" Cal.	88 shown
1O	Prunella sp.	4	36" Cal.	88 shown
1P	Prunella sp.	4	36" Cal.	88 shown
1Q	Prunella sp.	4	36" Cal.	88 shown
1R	Prunella sp.	4	36" Cal.	88 shown
1S	Prunella sp.	4	36" Cal.	88 shown
1T	Prunella sp.	4	36" Cal.	88 shown
1U	Prunella sp.	4	36" Cal.	88 shown
1V	Prunella sp.	4	36" Cal.	88 shown
1W	Prunella sp.	4	36" Cal.	88 shown
1X	Prunella sp.	4	36" Cal.	88 shown
1Y	Prunella sp.	4	36" Cal.	88 shown
1Z	Prunella sp.	4	36" Cal.	88 shown
2A	Prunella sp.	4	36" Cal.	88 shown
2B	Prunella sp.	4	36" Cal.	88 shown
2C	Prunella sp.	4	36" Cal.	88 shown
2D	Prunella sp.	4	36" Cal.	88 shown
2E	Prunella sp.	4	36" Cal.	88 shown
2F	Prunella sp.	4	36" Cal.	88 shown
2G	Prunella sp.	4	36" Cal.	88 shown
2H	Prunella sp.	4	36" Cal.	88 shown
2I	Prunella sp.	4	36" Cal.	88 shown
2J	Prunella sp.	4	36" Cal.	88 shown
2K	Prunella sp.	4	36" Cal.	88 shown
2L	Prunella sp.	4	36" Cal.	88 shown
2M	Prunella sp.	4	36" Cal.	88 shown
2N	Prunella sp.	4	36" Cal.	88 shown
2O	Prunella sp.	4	36" Cal.	88 shown
2P	Prunella sp.	4	36" Cal.	88 shown
2Q	Prunella sp.	4	36" Cal.	88 shown
2R	Prunella sp.	4	36" Cal.	88 shown
2S	Prunella sp.	4	36" Cal.	88 shown
2T	Prunella sp.	4	36" Cal.	88 shown
2U	Prunella sp.	4	36" Cal.	88 shown
2V	Prunella sp.	4	36" Cal.	88 shown
2W	Prunella sp.	4	36" Cal.	88 shown
2X	Prunella sp.	4	36" Cal.	88 shown
2Y	Prunella sp.	4	36" Cal.	88 shown
2Z	Prunella sp.	4	36" Cal.	88 shown
3A	Prunella sp.	4	36" Cal.	88 shown
3B	Prunella sp.	4	36" Cal.	88 shown
3C	Prunella sp.	4	36" Cal.	88 shown
3D	Prunella sp.	4	36" Cal.	88 shown
3E	Prunella sp.	4	36" Cal.	88 shown
3F	Prunella sp.	4	36" Cal.	88 shown
3G	Prunella sp.	4	36" Cal.	88 shown
3H	Prunella sp.	4	36" Cal.	88 shown
3I	Prunella sp.	4	36" Cal.	88 shown
3J	Prunella sp.	4	36" Cal.	88 shown
3K	Prunella sp.	4	36" Cal.	88 shown
3L	Prunella sp.	4	36" Cal.	88 shown
3M	Prunella sp.	4	36" Cal.	88 shown
3N	Prunella sp.	4	36" Cal.	88 shown
3O	Prunella sp.	4	36" Cal.	88 shown
3P	Prunella sp.	4	36" Cal.	88 shown
3Q	Prunella sp.	4	36" Cal.	88 shown
3R	Prunella sp.	4	36" Cal.	88 shown
3S	Prunella sp.	4	36" Cal.	88 shown
3T	Prunella sp.	4	36" Cal.	88 shown
3U	Prunella sp.	4	36" Cal.	88 shown
3V	Prunella sp.	4	36" Cal.	88 shown
3W	Prunella sp.	4	36" Cal.	88 shown
3X	Prunella sp.	4	36" Cal.	88 shown
3Y	Prunella sp.	4	36" Cal.	88 shown
3Z	Prunella sp.	4	36" Cal.	88 shown



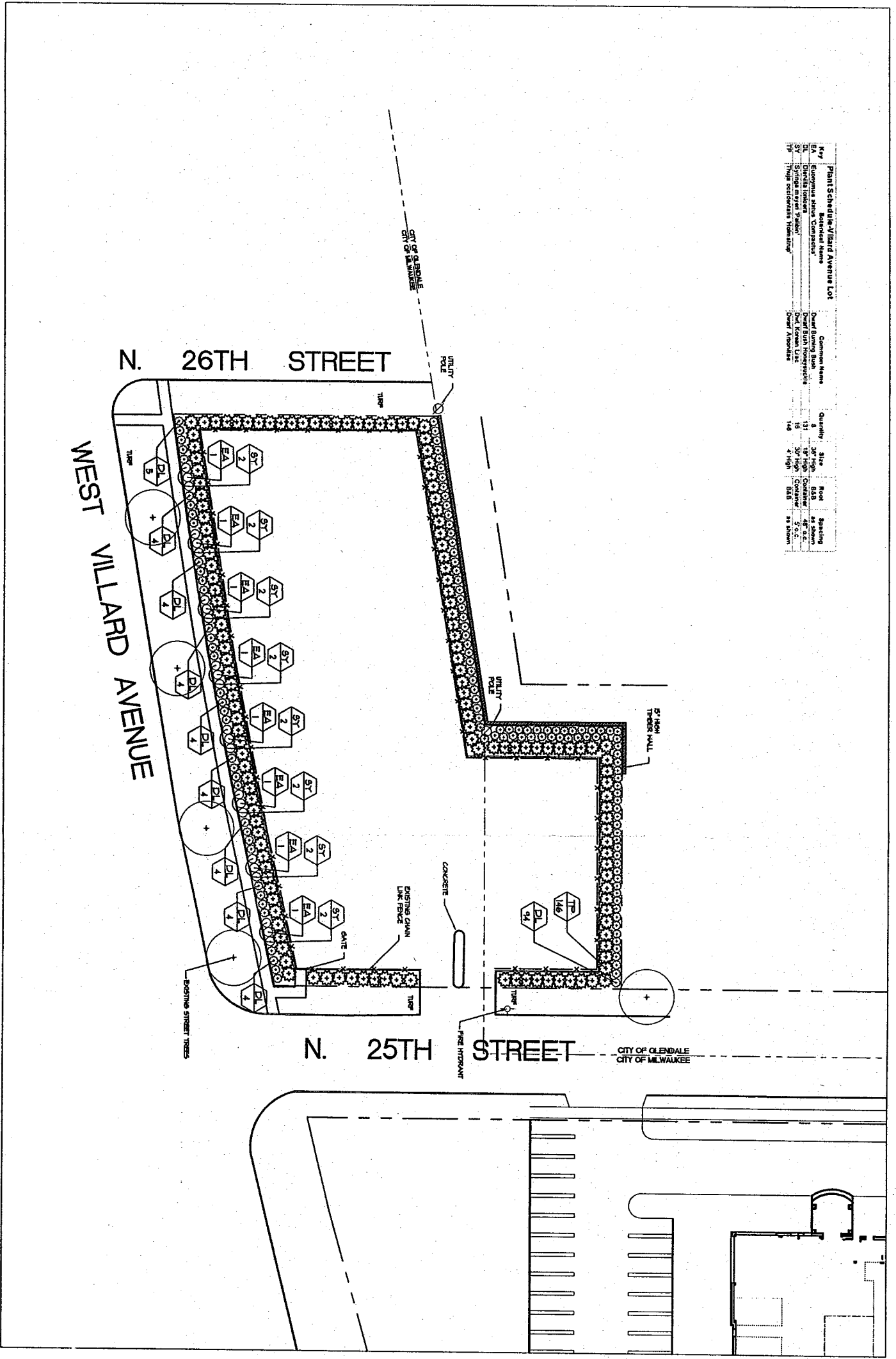
 	SHEET TITLE LAWN AVENUE PARKING LOT LANDSCAPE PLAN	
	SHEET NO. LS2	

A B C D E F

2 3 4 5 6 7 8

Plant Schedule - Villard Avenue Lot

Key	Botanical Name	Common Name	Quantity	Size	Root	Spacing
ST	Stipa sp.	Stipa	12	12" High	Ball	12" x 12"
EA	Eragrostis sp.	Eragrostis	12	12" High	Ball	12" x 12"
DL	Dianthus sp.	Dianthus	144	4" High	Ball	12" x 12"
TP	Thymus occidentalis	Thymus	144	4" High	Ball	12" x 12"



<p>DATE: 11-20-02</p> <p>SHEET NO. L53</p>	<p>Covenant</p> <p>LANDSCAPE ARCHITECTS</p> <p>1100 W. ALDRICH ST.</p> <p>MILWAUKEE, WI 53233</p>	<p>St. Michael Hospital</p> <p>1100 W. ALDRICH ST.</p> <p>MILWAUKEE, WI 53233</p>	<p>ARNOLD AND O'SHERIDAN INC.</p> <p>1100 W. ALDRICH ST.</p> <p>MILWAUKEE, WI 53233</p>
	<p>SHEET TITLE</p> <p>VILLARD AVENUE PARKING LOT LANDSCAPE PLAN</p> <p>ST. MICHAEL HOSPITAL</p> <p>MILWAUKEE, WISCONSIN</p>		