

FN 157883

Kane Commons

EXHIBIT A as of

04.19.16

April 11, 2016

Revised April 18, 2016

PROJECT DESCRIPTION AND STATEMENT OF INTENT

Amendments to Detailed Plan Development Phase 2

Kane Commons

1142 through 1158 East Kane Place

01/03/08 NOTE: ADDRESS RANGE REVISED TO 1146-1170 EAST KANE PLACE

PLEASE SEE ITEMS IN RED FOR AMENDMENTS TO THE DEVELOPMENT PLAN

Milwaukee Wisconsin



The original Detailed Plan Development is being amended to allow for a single family home to be built at the 1168-1170 Address. Originally this was planned to be a duplex condominium. But with the economic down turn there has been no interest in construction that type of unit. In its place we are proposing a single family unit with the related changes to the Detailed Plan Development as listed below

Since the Detailed Plan was originally submitted, the East Village Conservation Overlay District has been removed and the project is no longer bound by its requirements.

EXECUTIVE SUMMARY OF REVISIONS

THE FOLLOWING IS THE LIST OF REVISIONS TO THE DETAILED PLAN DEVELOPMENT;

1. the units at 1168-1170 East Kane shall be reduced from 2 to 1 based on the lack of interest by potential buyers in constructing a duplex, a single family home has drawn more interest
2. The number of units will be reduced from 13 to 12 based on Item #1
3. Parking spots: the number of covered spots will be increased from 14 to 15 to address ongoing parking issues in the development. Even though we are reducing the number of units, we are increasing the number of parking spots.
4. The 1168-1170 unit will have a front setback for its overhangs and columns based on the average setback of the existing buildings directly to the West and East. Its garage wall will be set back from the face of the overhang an appropriate distance.
5. The eastside building setback for 1168-1170 will be 1-6". This will match the set back on the west side of the development
6. 1170 East Kane will have a double garage door on the street. See attached drawings for style
7. The above changes are reflected in the density tables at the end of this letter

PROJECT SIZE *NO CHANGE*

The size of the Project will be 29,098 square feet, (.67 acres).

PROJECT DENSITY *SEE BELOW*

The proposed density of the Project is consistent with the East Village, because its housing layout generally continues that of the street. The present configuration of the site consists of an existing four-unit apartment building that is being converted into (3) condominiums (1142), a duplex which will remain as rental property (1148), a new single family home (1152) and a new duplex condominium (1154) Plan and design for all four street buildings was approved in Phase 1 of this project.

As part of the Phase work, 2 rear buildings in back of site were demolished.

Phase 2 of this project consists of two new single family buildings flanking a new courtyard in the middle of the site (1144 and 1156), and three new single family homes along the bluff edge (1146, 1150 and 1158).

In sum, the twelve pre-existing units will be replaced by 43 12 new units, almost all of which have larger occupancy capacity than the previous units.

There is now only street parking with no on-site parking and the new development provides for 44 15 covered parking stalls and 3 surface stalls.

SPACE BETWEEN STRUCTURES *See item 2*

The set backs approved in the General Plan are as follows:

1. Front setback (Kane Place): ~~the buildings will be setback 4'6" from the property line. The front porches and stoops will have a 0' setback to match.~~ The 1168-1170 unit will have a front setback for its overhangs and columns based on the average setback of the existing buildings directly to the West and East. Its garage wall will be set back from the face of the overhang an appropriate distance.
2. East Side setback: ~~the buildings will be setback 3'6" from the east property line.~~ The eastside building setback for 1168-1170 will be 1-6". This will match the set back on the west side of the development
3. West Side setback: New buildings will have a 1'-6" minimum set back from the west property line.
4. North Side Setback: the setback from the north property line is determined by the buildable area atop of the bluff and varies from building to building.

5. Internal set backs for the street structures is 5'-0" minimum.

Since the approval of the General Plan and the Detailed Plan Phase 1, the internal set backs for the bluff homes has been changed. Phase 2 of the Detail Plan sets these setbacks as 3'-6" minimum. (this change is due to the overhangs required for straw bale construction).

There are no business or industrial uses in Kane Commons, so no screening is required.

COURTYARD AND COMMON OPEN SPACES **SEE BELOW**

Paving

Due to site contamination and bluff stability, the drive in the courtyard will be decorative concrete. Permeable paving will be used for the walks and center courtyard garden paths.

Retaining Walls

Retaining walls to be poured-in-place concrete with a stone veneer or landscaping block.

Plantings

Plantings will be generally native and low maintenance in accordance with principals of permaculture to aid in water retention, pollution remediation, bluff maintenance and light conditions. No sod will be planted. Courtyard will include trees and rain-gardens, with preference for native grasses, perennial and shrubs. Green roofs, trellis vines, integrated balcony planters and other plantings on structures are included..

Lighting

Lighting will be low level and architecturally integrated, and will emphasize walking surfaces, plantings and illumination for safety (no high level lighting or high color lamping, such as high pressure sodium).

Utilities

All utility lines will be underground and a transformer is not needed. **NOTE: this was changed during construction of Phase 2. The transformer was place interior to the site and out of sight from the street**

Signs

No signs, other than house numbers, are contemplated.

SITE ACCESS AND CIRCULATION **NO CHANGE**

Pedestrian

The site can be approached by foot from East Kane Place. The street front houses will all have entries on or near the street facades, accessed from the public sidewalk. Some of the front houses will also have second entries from the side and/or the rear courtyard. 1142 Unit C and 1148 Upper will have access from the Courtyard. The remaining houses will be accessed through the drive and Courtyard.

Vehicular

Parking will be integrated into the interior of the site, and car access will be through a drive located between 1144 and 1148, the remaining two existing buildings. All **but one of the** garage doors will be located on the courtyard elevations of the buildings ~~(no garage doors to be on street facades or easily visible directly from the street)~~. **1168-1170 will have a double garage door on Kane Place. This was done to accommodate the additional garage for the association.** The Master Plan will provide a minimum of one dedicated indoor parking space for 11 of the 13 dwelling units, with a majority of single home dwelling units will have two dedicated parking spaces.

Garbage Collection

Garbage storage generally to be located within garage units or in primary garbage storage structures, located at the south end of 1144 and the north end of 1148. These structures are easily accessible from the drive, but are located so not to be visible from the street. Structure will be enclosed and designed to be visually and materially harmonious with adjacent buildings.

Snow Removal and Collection

Zones for snow storage to be designed into plan of courtyard areas.

PHASE 2 COURTYARD BUILDINGS **NO CHANGE**

Massing and height

New buildings at courtyard shall be designed to take advantage of the sloping site, and will be positioned to reinforce the courtyard and establish gardens between the buildings. General scale of buildings to be similar to street-front buildings, with more articulation of entries, terraces, different floor levels and greater connections between interior and exterior spaces. Buildings on courtyard and bluff shall be no taller than the peak of the tallest building on the street front (1152), and may have a combination of sloped, low slope or flat roofs.

Entries

Entries of courtyard dwellings will be partially covered or recessed into façade to enhance scale and transition from public to private spaces.

Balconies

A minimum of one balcony or roof terrace will be provided for each living unit, in addition to garden and terrace spaces at grade.

Materials

Exteriors to be composed of a combination of materials, ranging from masonry, stuccoed straw bale, wood, concrete, cement panel and metal (no vinyl or aluminum siding). Changes in material will reflect massing, relationships between buildings, passive solar strategies, light, air currents and view orientations for interior spaces, and connections to the ground plane and retaining conditions. Foundation walls to be poured-in-place concrete, stone or stucco, and roof edges to be wood or metal with integrated wood soffits and venting (no corrugated perforated aluminum or vinyl soffits.).

Green, Sustainable or Low Impact Features: the courtyard buildings and garden will be the focal point of the green, sustainable, and low impact design of the project. The design guidelines that achieve these features are as follows:

----Use site layout, design, construction, and management techniques that achieve multiple storm water management objectives such as groundwater recharge, discharge rate control, runoff volume control, and water quality improvements.

----Increase the aesthetic value of the proposed development and storm water management facilities through design.

----Integrate storm water management facilities into the natural environment through placement, landscaping, rain chains, raingardens and cisterns.

In accordance with these principles, rooftop runoff from all the buildings will be directed to various collection points throughout the courtyard where it can be stored or re-used through rain barrels or runoff cisterns. The project will take full advantage of this freedom to collect, convey, and treat rooftop runoff to minimize off-site discharges.

The collection of run off from the drive will be directed into the Milwaukee Metropolitan sewer system. While directing this run off to the river is an option, the WDNR is proposing a walleye spawning area along the south east river bank from Pleasant Street to the former North Avenue Dam. Contamination from the drive would have an adverse effect on this and should therefore be avoided.

Some flat roofs may be green or living roofs, which help to collect water and decrease runoff. Other roofs may combine solar and/or green roof technology and water collection, Japanese rain chains and storage, such as rain barrels, cisterns, rain gardens and grey water system. Geothermal heat pumps and solar panels will be used where feasible.

We will use on-site infiltration and storage facilities will handle as much of this runoff as practicable. The discharge of roof runoff onto "hard" or impervious surfaces will be avoided because we want to (i) reduce the discharge peaks draining to the sewers, and (ii) prevent channelized flows that can cause bluff erosion.

The project seeks to handle the most frequent rainfalls (up to 1. inches) on-site through the use of a series of Best Management Practices (BMPs) such as rain barrels, green roofs, and runoff cisterns. These BMPs will reduce the total runoff discharge from the property, which in turn will reduce discharge into City sewers as well as down the bluff during the most common rainfalls.

Construction and Building Code

The following are construction parameters for the Phase 2 buildings:

Buildings with walls 2 feet or closer to property lines or adjacent buildings will have those walls constructed with a 1-hour fire separation rating. Openings in rated walls shall have glass block infill.

Exits from 3rd floor (above grade) living spaces may have exterior spiral stairs connecting decks at the third level to decks on the second level.

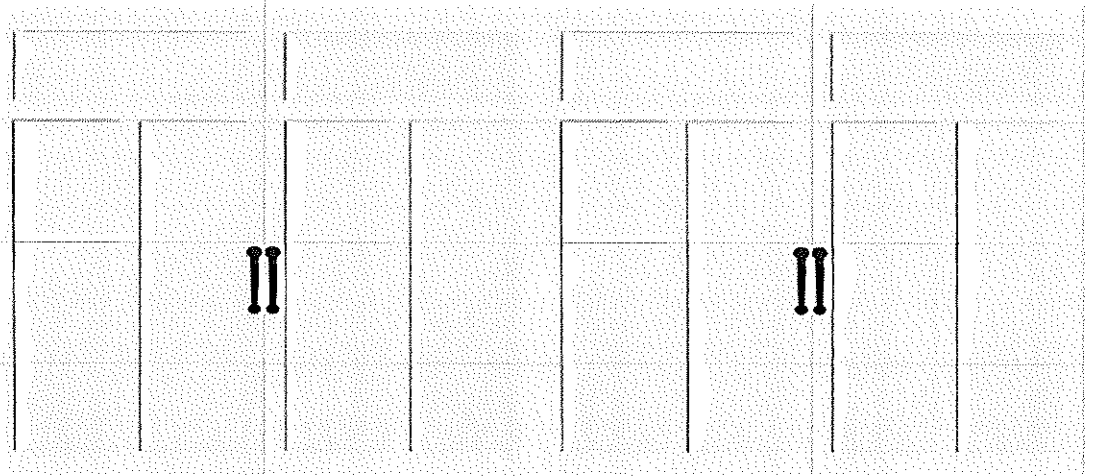
Straw bale construction shall have a timber frame with straw infill to provide weather enclosure and insulation.

Grey water systems may be developed to provide for landscape watering needs.

Solar Thermal panels may be placed on roofs of homes to provide additional energy efficiency.

Exterior walls of all buildings may be panelize construction using environmentally sound construction practices from renewable sources.

IMAGE OF GARAGE DOOR



Item		Phase 1	Phase 2	Total	Comments
Gross Land Area		9272 SF	19826 SF	29098 SF	Measurements for Phase 2 and total taken to dock line
Maximum land covered by principal buildings	1142 1146-1150	1150 SF			
New addresses In red	1144 1152		1128 SF		
	1146 1154		1430 SF		
	1148 1162-1164	920 SF			
	1150 1156		1462 SF		
	1152 1166	1008 SF			
	1154 1168-1170	1464 SF			
	1156 1160		1084 SF		
	1158		1550 SF		
	TOTAL	4542 SF	6654 SF	11196 SF	
Maximum land for parking, drives		3015 SF	3258 SF	6273 SF	
Minimum amount of landscaped open space		1715 SF	9914 SF	11629 SF	Includes possible development of dock line
Maximum proposed dwelling unit density		8 units	5 units	13 units	
		0.21 acre	0.46 acre	0.67 acre	
		38 units/acre	11 units/acre	19 units/acre	
Number of buildings		4 buildings	5 buildings	9 buildings	1142 and 1148 East Kane are existing.
Maximum land covered by principal buildings	1142 1146-1150	3 units			
	1144 1152		1 units		
	1146 1154		1 units		
	1148 1162-1164	2 units			
	1150 1156		1 units		
	1152 1166	1 units			
	1154 1168-1170	2 units 1 unit			
	1156 1160		1 units		
	1158		1 units		
		TOTAL	8 7 units	5 units	43 12 units

Number of Bedrooms per Unit	1142 1146- 1150	3			
	1144 1152		2		
	1146 1154		3		
	1148 1162- 1164	2			
	1150 1156		3		
	1152 1166	2			
	1154 1168- 1170	2			
	1156 1160		2		
	1158		3		
		TOTAL	9 bedrooms	13 bedrooms	21 bedrooms
Parking spaces provide		6 Stalls	12 Stalls	18 Stalls	Phase1: 5 covered, 2 surface Phase 2: 10 covered 1 surface
Parking/Unit Ratio		0.85 Stall/unit	2.4 Stall/unit	1.5 Stall/unit	

VICINITY MAP




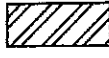






KANE COMMONS CONDOMINIUMS

The West 21.67 feet of Lot 17, all of Lot 18 and Lot 19, and the East 13.33 feet Lot 20, all in Block A of the PARTITION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 21 and the West 115 feet of the East 800 feet of Part of GOVERNMENT LOT 1 which lies between and North of the North line of said Lots and the Southerly Bank of the Milwaukee River, being a part of the Northwest 1/4 of the Northeast 1/4 Section 21, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, better described as follows: Commencing at the Northwest corner of said Northeast 1/4, run thence S 00°18'59" E along the West line of the the Northeast 1/4, 1427.00 feet; thence S 84°12'48" E, 311.71 feet; thence N 88°57'54" E, 42.83 feet to the point of beginning; thence N 00°25'48" W, 248.14 feet to a point; thence N 84°59'00" E, 115.36 feet along the DOCK LINE per Ordinance # 16, File No. 73-2311 dated May 15, 1974; thence S 00°25'50" E, 256.15 feet; thence S 88°57'54" W, 115.00 feet to the Point of Beginning. Said land containing: 28,995 Sq.Ft. (0.6656 Acres).









Addresses:

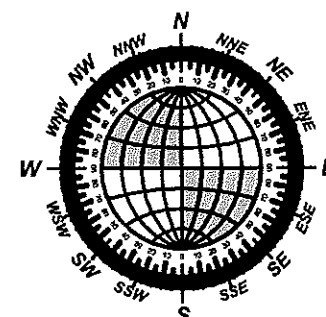
- Unit 1146 - 1146 E. Kane Place, Milwaukee, WI 53102
- Unit 1148 - 1148 E. Kane Place, Milwaukee, WI 53102
- Unit 1150 - 1150 E. Kane Place, Milwaukee, WI 53102
- Unit 1152 - 1152 E. Kane Place, Milwaukee, WI 53102
- Unit 1154 - 1154 E. Kane Place, Milwaukee, WI 53102
- Unit 1156 - 1156 E. Kane Place, Milwaukee, WI 53102
- Unit 1158 - 1158 E. Kane Place, Milwaukee, WI 53102
- Unit 1160 - 1160 E. Kane Place, Milwaukee, WI 53102
- Unit 1162 - 1162 E. Kane Place, Milwaukee, WI 53102
- Unit 1164 - 1164 E. Kane Place, Milwaukee, WI 53102
- Unit 1166 - 1166 E. Kane Place, Milwaukee, WI 53102
- Unit 1168 - 1168 E. Kane Place, Milwaukee, WI 53102

LEGEND:

-  Denotes some limited common elements for Units 1146, 1148, 1150
-  Denotes some limited common elements for Unit 1154
-  Denotes some limited common elements for Unit 1156
-  Denotes some limited common elements for Unit 1158
-  Denotes some limited common elements for Unit 1162, 1164
-  Denotes some limited common elements for Unit 1166
-  Denotes some limited common elements for Unit 1168
-  Denotes Reserved General Common Elements

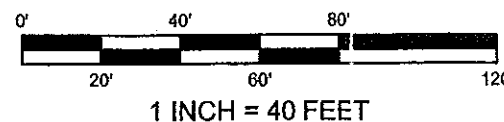
LEGEND OF SYMBOLS & ABBREVIATIONS:

	Utility Pole	Conc. = Concrete
	Hydrant	Enc. = Encroachment
	Water Valve	-OHW- = Overhead Wires
	Sanitary Sewer Manhole	-ELEC- = Underground Electric
	Sanitary Sewer Manhole	-GAS- = Underground Gas
	Set 1" Iron Pipe	-SAN- = Underground Sanitary Sewer
	Found 1" Iron Pipe	-WM- = Underground Watermain
	Found 5" Offset Cross	



Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 1927. The West line of the Northeast 1/4 of Section 21, Township 7 North, Range 22 East has a reference bearing of S 0°18'59" E.

GRAPHIC SCALE



NOTES:

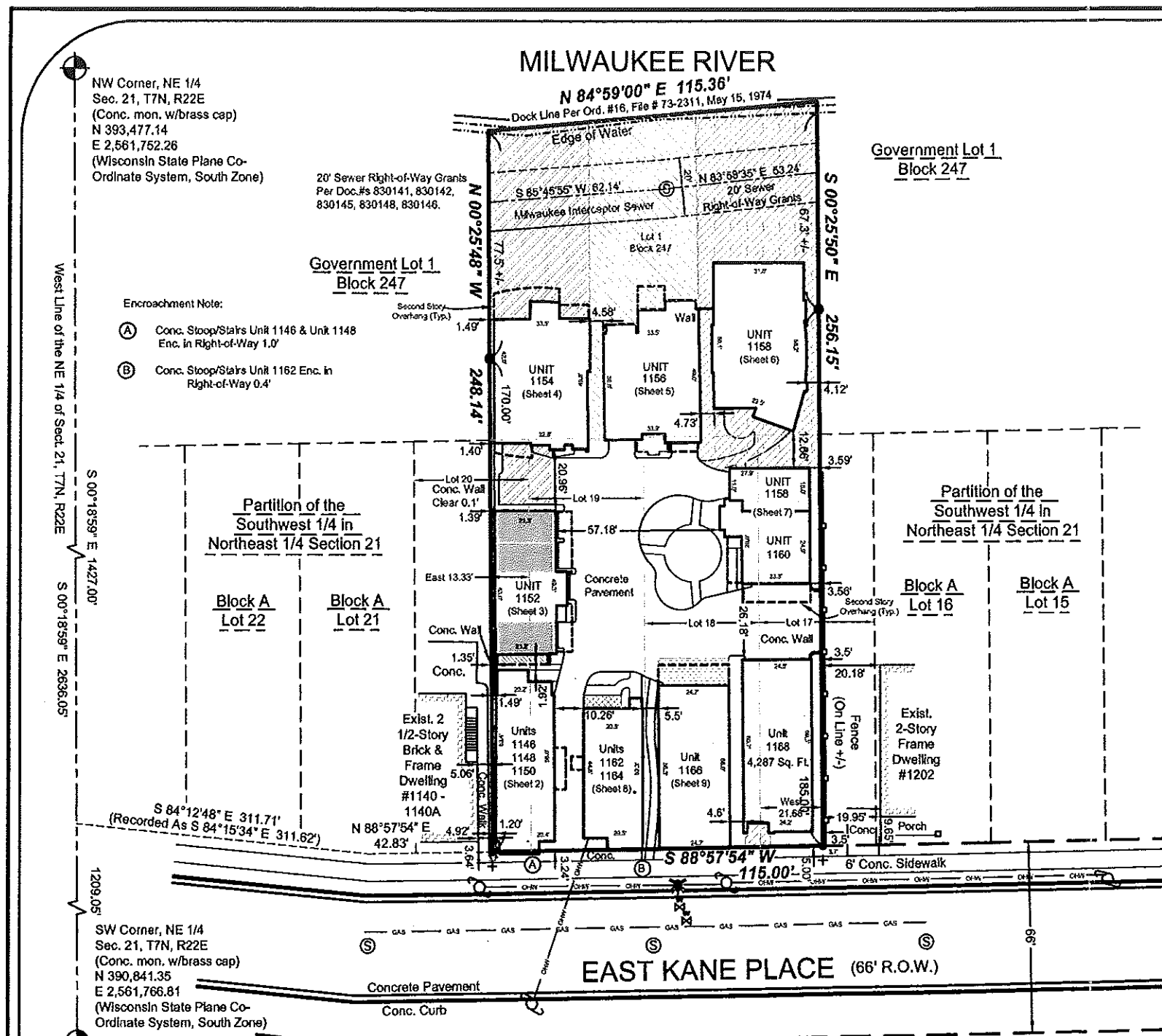
1. Some limited common elements are indicated by cross hatching (see legend). Those limited common elements are described below along with other limited common elements which could not be graphically shown in a feasible manner on sheets 2, 3, 4, 5, 6, 7, 8 and 9.
 - a. The driveway, patio, porches, stoops, trash enclosures, all attic space above each unit and/or sidewalks adjacent and/or contiguous to that unit are intended to service that unit.
2. All dimensions are exterior dimensions, per building plan, and must be adjusted for interior dimensions.
3. Dimensions may vary due to construction materials and methods used.
4. Underground utility information as shown is obtained from the records of the municipality, local utility companies and/or field locations.
5. Square footage per unit calculated from exterior walls, basements, and garages. These numbers will vary depending on how measurements are taken.

Map Prepared by: William R. Henrichs, RLS S-2419
LANDCRAFT SURVEY AND ENGINEERING, INC.

REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
 2077 South 116th Street, West Allis, WI 53227
 PH. (414) 604-0674 FAX (414) 604-0677
 INFO@LANDCRAFTSE.COM

Prepared For:
 Julilly Kohler
 Kane Place, LLC.
 1224 E. Brady Street
 Milwaukee, WI 53202

Job Number: 050376
 November 15, 2007
 Sheet 1 of 10 Sheets



NW Corner, NE 1/4
 Sec. 21, T7N, R22E
 (Conc. mon. w/brass cap)
 N 393,477.14
 E 2,561,752.26
 (Wisconsin State Plane Co-
 Ordinate System, South Zone)

Government Lot 1
 Block 247

Government Lot 1
 Block 247

Partition of the
 Southwest 1/4 in
 Northeast 1/4 Section 21

Partition of the
 Southwest 1/4 in
 Northeast 1/4 Section 21

Block A
 Lot 22

Block A
 Lot 21

Block A
 Lot 16

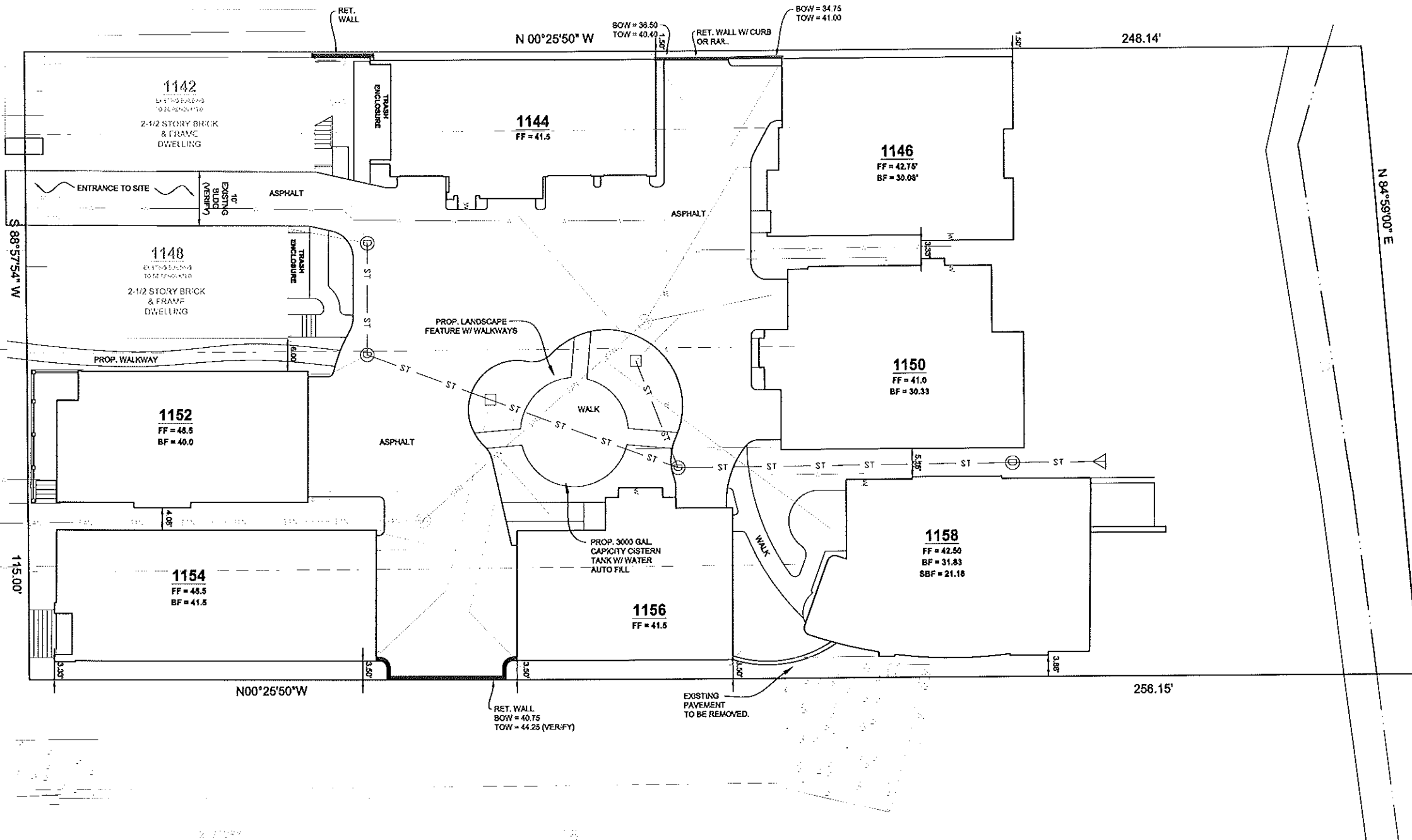
Block A
 Lot 15

EAST KANE PLACE (66' R.O.W.)

SW Corner, NE 1/4
 Sec. 21, T7N, R22E
 (Conc. mon. w/brass cap)
 N 390,841.35
 E 2,561,766.81
 (Wisconsin State Plane Co-
 Ordinate System, South Zone)

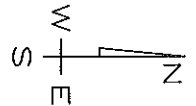
EAST KANE PLACE

MILWAUKEE RIVER
 (WATER ELEVATION, JULY 8, 1999, = -1.6)



NOTE:
 SEE ARCHITECTURAL DRAWINGS FOR SITE FEATURES, BUILDING FEATURES AND DIMENSIONS NOT INDICATED ON THIS PLAN.
 SURVEY AND BOUNDARY INFORMATION PROVIDED BY BLOOM CONSULTANTS, LLC

NOTES:
 1. THE LOCATION AND SIZE OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN. CONTACT DIGGERS HOTLINE.
 2. ALL SITE GRADING ACTIVITY AND EROSION CONTROL MEASURES SHALL COMPLY WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (1000-1070). ALL EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS AND SHALL BE MAINTAINED DURING CONSTRUCTION.



LANDCRAFT SURVEY AND ENGINEERING, INC.
 REG. SURVEYED LAND SURVEYORS AND CIVIL ENGINEERS
 2377 SOUTH 115th STREET, WEST ALLIS, WI 53227
 PH. (414) 624-0574 FAX (414) 624-0577
 INFO@LANDCRAFTSEE.COM

DESIGNED BY: A. KOCH, P.E.
 CHECKED BY: A. KOCH, P.E.
 APPROVED BY: _____ DATE: _____
 PROJECT NO.: 050376 - REV. DATE: Feb 07, 2007
 HOR. SCALE: 1"= 10'

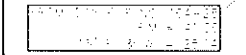
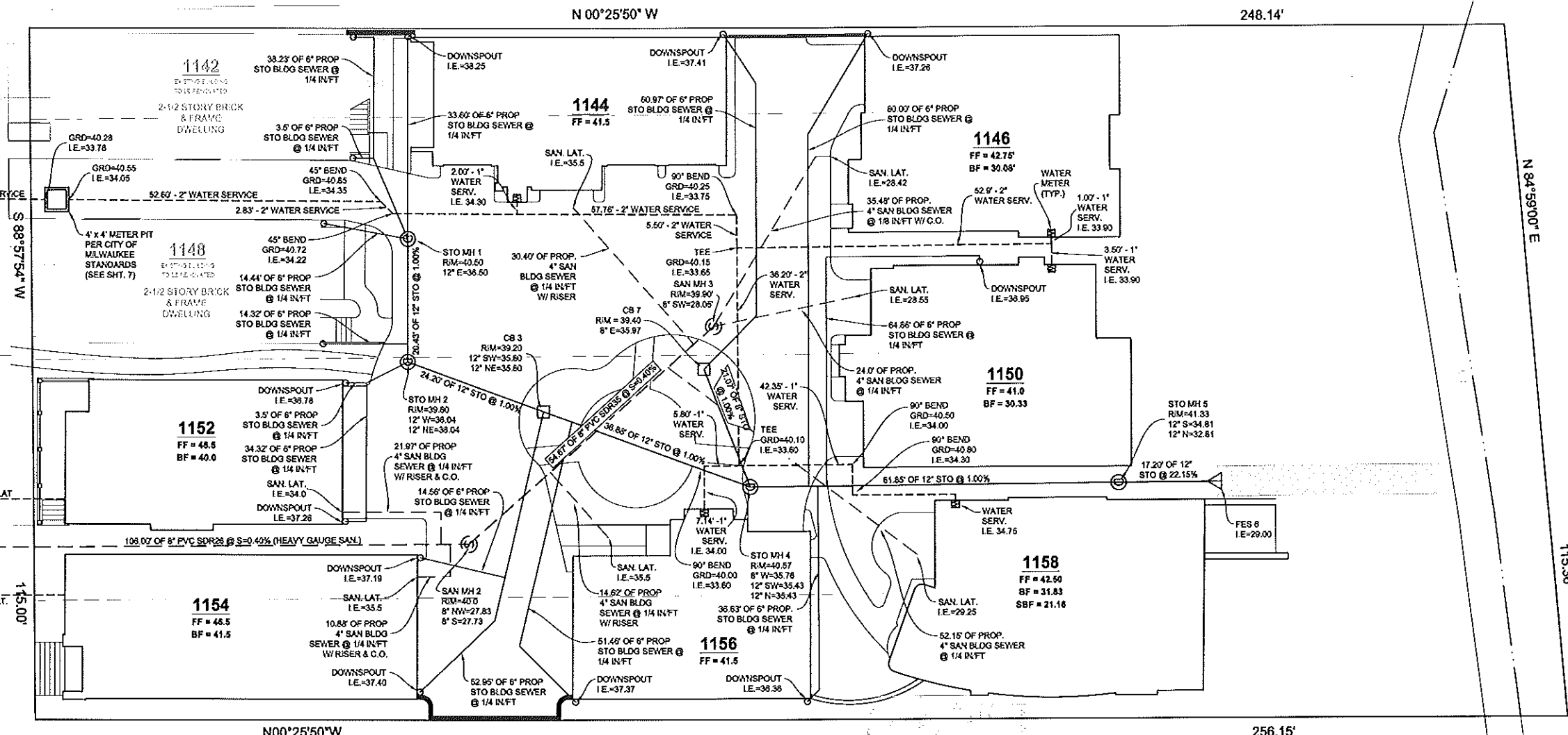
SITE PLAN
 KANE COMMONS
 CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN
 SHEET 1 OF 7

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PROJECT NO. 050376, 01-SP-01.DWG - KANE COMMONS, SHEET 1 OF 7, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

EAST KANE PLACE

MILWAUKEE RIVER
WATER ELEVATION, JULY 8, 1999, = -1.6'



CONNECT TO EXIST. WATERMAIN PER CITY OF MILWAUKEE SPECIFICATIONS (TYP. 3 LOCATIONS)

SAN MH 1 (PROP. SAN. MANHOLE) OUT EXIST. PIPE AND INSTALL NEW MANHOLE. USE RUBBER SLEEVES AT EXISTING PIPE. INSTALL PER CITY OF MILWAUKEE SPECIFICATIONS. RM 42.48 (FIELD VERIFY) 8" N. I.E. = 27.31 (PROP.) 15' (E&W) I.E. = 26.73 (EXIST.) (VERIFY LOCATION AND ELEV. PRIOR TO CONST.)

SAWCUT EXIST. PAVEMENT FOR UTILITY CONNECTIONS AND REPLACE IN RIND PER CITY OF MILWAUKEE SPECIFICATIONS. (TYP)

NOTE:

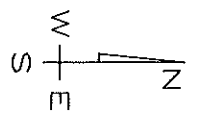
- PROVIDE CLEAN-OUTS ON STORM SEWER AND SANITARY SEWER LATERALS AS REQUIRED PER CITY OF MILWAUKEE SPECIFICATIONS.
- ALL WATERMAIN IS TYPE "K" COPPER.
- ALL STORM SEWER IS HDPE ADS N-12.
- ALL SANITARY SEWER IS PVC SDR 35 UNLESS NOTED OTHERWISE.
- SEE SHEET 7 FOR SITE DETAILS.
- SEE ARCHITECTURAL DRAWINGS FOR SITE FEATURES, BUILDING FEATURES, AND DIMENSIONS NOT INDICATED ON THIS PLAN.
- SURVEY AND BOUNDARY INFORMATION PROVIDED BY BLOOM CONSULTANTS, LLC.

LEGEND

PROP. STORM SEWER	———
PROP. STORM SEWER LATERAL	———
PROP. STORM SEWER LATERAL TO C-STEAM	———
PROP. SANITARY SEWER	———
PROP. SANITARY SEWER LATERAL	———
PROP. WATER SERVICE	———

NOTES:

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2777 SOUTH 115th STREET, WEST ALLIS, WI 53227
PH (414) 654-2674 FAX (414) 654-2277
INFO@LANDCRAFTSE.COM

DESIGNED BY: A. KOCH, P.E.
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APPROVED BY: _____
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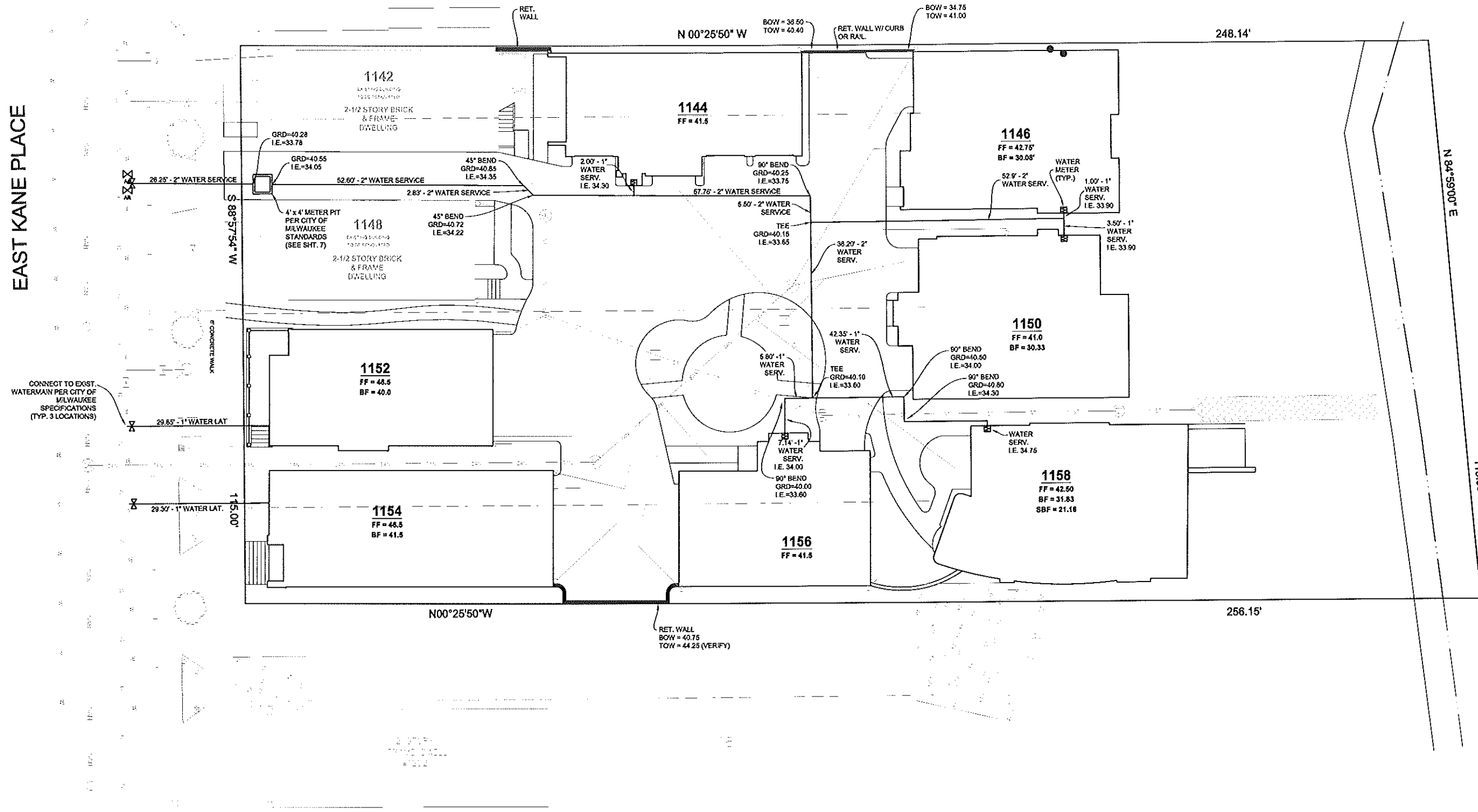
UTILITY PLAN
KANE COMMONS
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN
SHEET 3 OF 7

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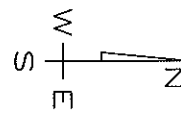
PROJECT NO. 050376, 03-UP-01.DWG - KANE COMMONS, SHEET 3 OF 7, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

EAST KANE PLACE

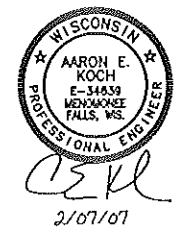
MILWAUKEE RIVER
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DIGGERS HOTLINE
 WISCONSIN STATE STATUTE 182.0175 REQUIRES
 THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE
 CALL DIGGERS HOTLINE 1-800-242-6611



LANDCRAFT SURVEY AND ENGINEERING, INC.
 REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
 2377 SOUTH HIGH STREET, WEST ALLIS, WI 53227
 PH: (414) 554-5074 FAX: (414) 554-0577
 INFO@LANDCRAFTSE.COM

DESIGNED BY: A. KOCH, P.E.
 CHECKED BY: A. KOCH, P.E.
 APPROVED BY: _____ DATE: _____
 TOWN/CITY ENGINEER

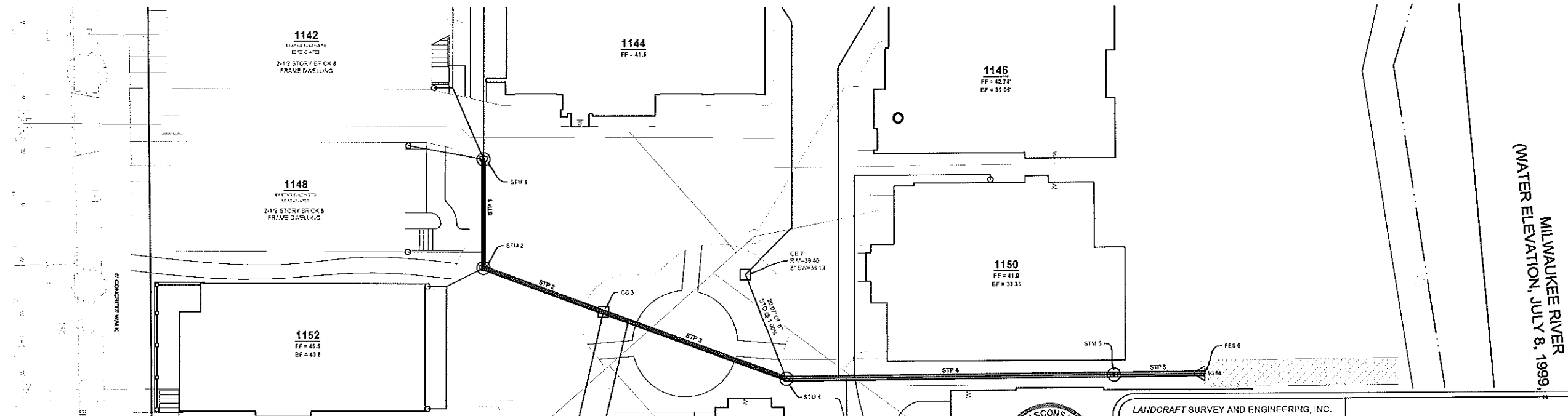
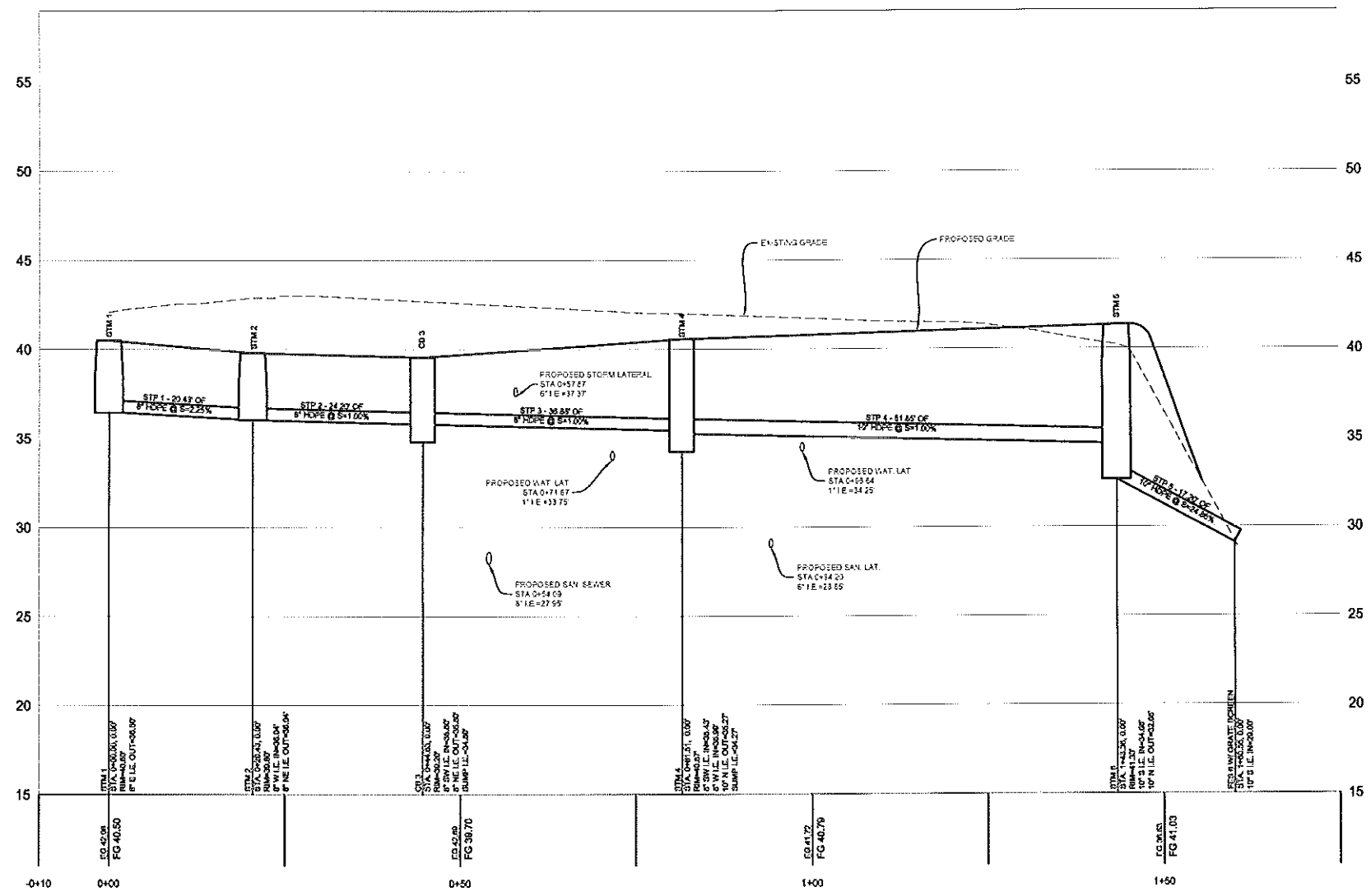
PROJECT NO.: 050376 - REV. DATE: Feb 07, 2007
 HOR. SCALE: 1"= 10'

WATER MAIN PLAN
 KANE COMMONS
 CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

SHEET 4 OF 7

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PROJECT NO. 050376, 04-WM-01.DWG - KANE COMMONS, SHEET 4 OF 7, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

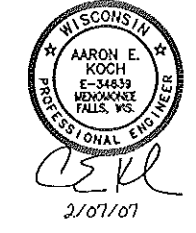
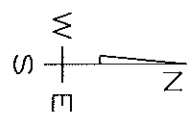


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- NOTES:**
1. PIPE RUN LENGTHS AS SHOWN ON THIS PLAN ARE MEASURED NODE-TO-NODE (I.E. CENTER-TO-CENTER OF MANHOLES).
 2. SEE SHEET 7 OF THIS SET FOR DETAILS.
 3. THE LOCATION AND SIZE OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN. CONTACT DIGGERS HOTLINE.
 4. ALL SITE GRADING ACTIVITY AND EROSION CONTROL MEASURES SHALL COMPLY WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (1999-1070). ALL EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS AND SHALL BE MAINTAINED DURING CONSTRUCTION.

ABBREVIATIONS

STP - STORM SEWER PIPE
 SSM - SANITARY SEWER MANHOLE
 SSP - SANITARY SEWER PIPE
 HWD - HYDRANT
 GV - GATE VALVE
 W - WATER MAIN
 AV - AIR RELEASE VALVE AND BOX
 WWP - WATER MAIN PIPE



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 REG. REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
 2077 SOUTH HIGH STREET, WEST FALLS, WI 53227
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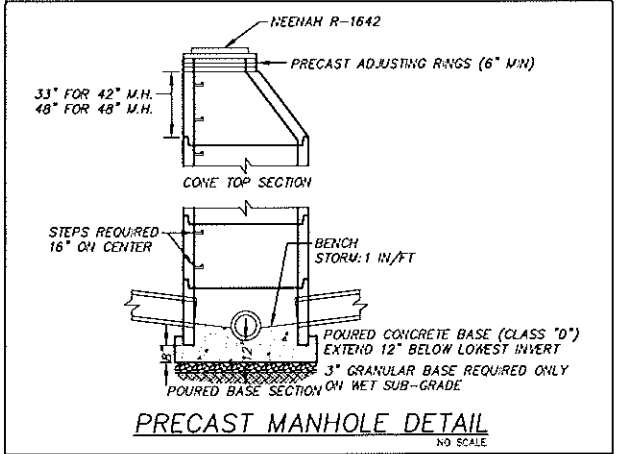
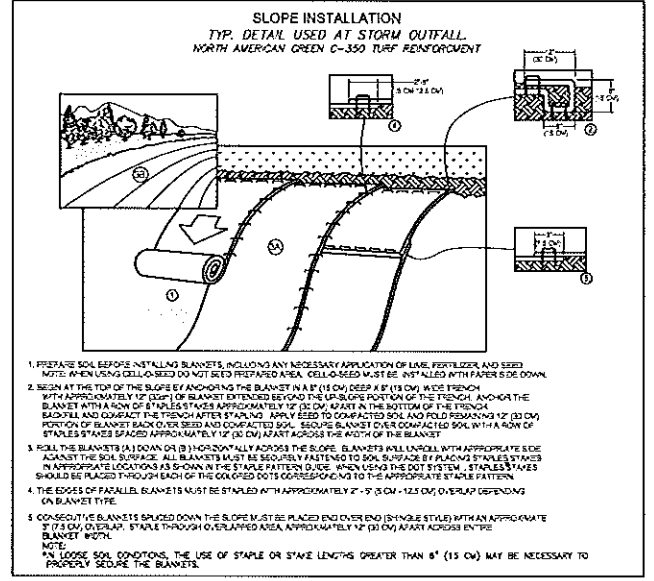
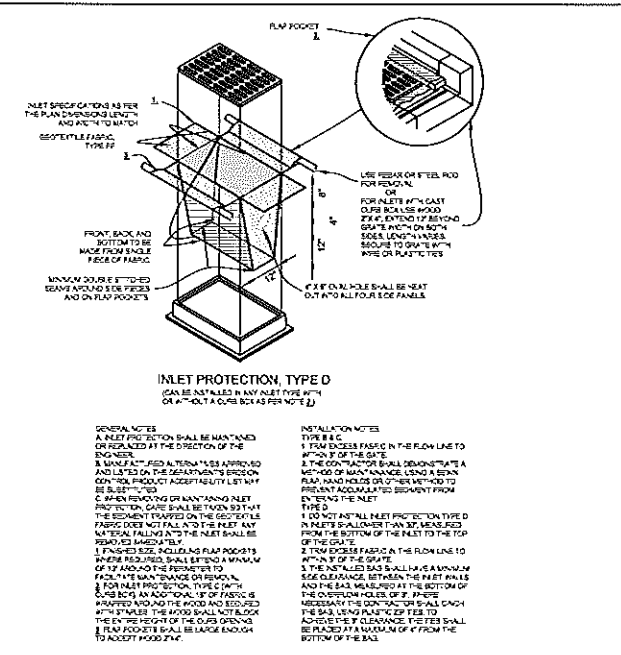
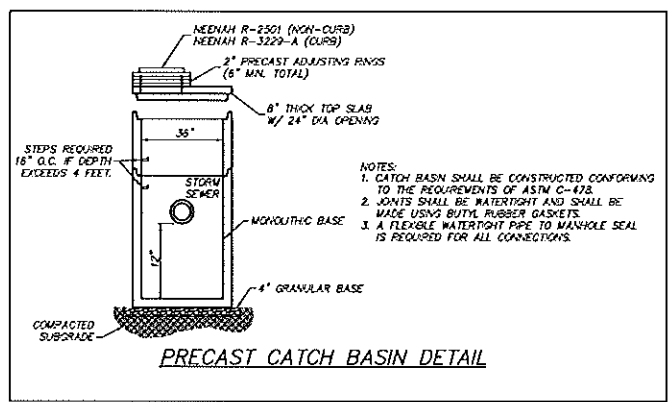
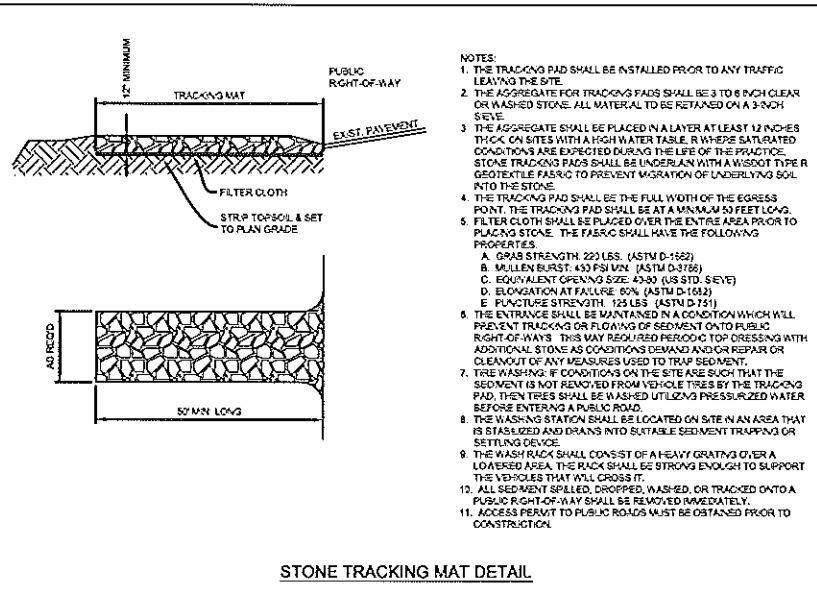
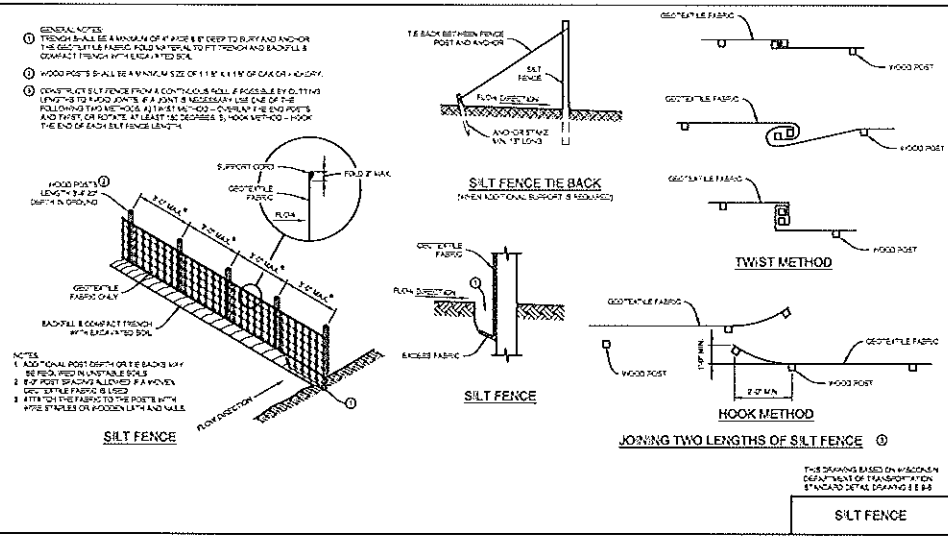
DESIGNED BY: A. KOCH, P.E.
 CHECKED BY: A. KOCH, P.E.
 APPROVED BY: _____
 PROJECT NO.: 050376 - REV. DATE: Feb 07, 2007
 HOR. SCALE: 1" = 10' VERT. SCALE: 1" = 4'

STORM SEWER PLAN
 KANE COMMONS
 CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

SHEET 6 OF 7

IN: _____
 FR: STA. 0+00.00
 TO: STA. 1+86.35

PROJECT NO. 050376, 06-ST-01.DWG - KANE COMMONS, SHEET 6 OF 7, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN



SPECIFICATIONS FOR PRIVATE UTILITIES

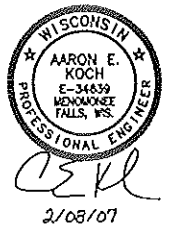
- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION COMM. 82-87, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION. THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REFLECT TO CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL INDENTIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK SHOWN.
- THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR SITE SAFETY. THE OWNER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THE PROPOSAL. BIDS SHALL BE BASED ON THE BIDDERS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL THE DIGGER'S HOT LINE AT 1-800-248-8281 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUIRED FIELD STAKING OF EXISTING UTILITIES.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR FRONT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REVISION.
- CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE COPED CONNECTIONS.
- PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXISTING BUILDING WALL. STORM SEWER CONNECTING TO EXISTING DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
- STORM SEWER PIPE ON-SITE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SMOOTH AS ADS N-12.
- TRENCH SECTION SHALL BE CLASS "C" FOR CONCRETE AND CLASS "B" FOR ALL OTHER MATERIALS.
- INLETS SHALL BE SOLID CONCRETE BLOCK OR PRE-CAST REINFORCED CONCRETE, ASTM C-478.
- MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS:
 SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKET JOINTS, CONFORMING TO ASTM D-3212 UNLESS NOTED OTHERWISE.
 TRENCH SECTION SHALL BE CLASS "B" BEDDING. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL.
 SADDLE WYE CONNECTIONS ARE REQUIRED FOR SANITARY LATERALS.
 WATER MAIN WATER SERVICE SHALL BE TYPE "X" COPPER, ASTM B88. ALL WATER SERVICE CONSTRUCTION SHALL CONFORM TO CITY OF MILWAUKEE STANDARD SPECIFICATIONS SAND OR STONE CHIP BEDDING MATERIAL IS REQUIRED.
- EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING FLOODGATE FLOODGATE MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
- UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ON THE ADJACENT ROADWAYS. ANY SUCH MUD OR DEBRIS SHALL BE REMOVED FROM THE ROADWAY IMMEDIATELY.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE COST OF THE IMPROVEMENTS.
- UPON STABILIZATION OF SOIL OF DISTURBED AREAS A CLOSURE REPORT WILL BE FILED WITH THE CITY OF MILWAUKEE. THE CLOSURE REPORT WILL BE FILED WITH THE CITY OF MILWAUKEE. THE CLOSURE REPORT WILL BE FILED WITH THE CITY OF MILWAUKEE. THE CLOSURE REPORT WILL BE FILED WITH THE CITY OF MILWAUKEE. THE CLOSURE REPORT WILL BE FILED WITH THE CITY OF MILWAUKEE.

SEQUENCE OF CONSTRUCTION

- PLACE SILT FENCE, DELINEATE CONSTRUCTION LIMITS AND PLACE TRACKING MAT AS SHOWN ON THE EROSION CONTROL PLAN.
- CONSTRUCT CONSTRUCTION SCALES IF NECESSARY TO CONVEY RUNOFF FROM DISTURBED AREAS.
- STRIP TOPSOIL IN ROADS AND FILL AREAS. STOCKPILE TOPSOIL FOR REUSE. SURROUNDING THE DOWNHILL SIDE OF THIS FILE WITH SILT FENCE. IF THE STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 7 DAYS, THEN IT MUST BE SEEDED.
- ROUGH GRADE THE REMAINDER OF PAVED AREAS TO WITHIN 20" OF SUBGRADE. NOTIFY GAS, CABLE, UTILITY, AND UNDERGROUND CONTRACTOR THAT SITE IS READY FOR INSTALLATION.
- ALL DISTURBED AREAS MUST BE STABILIZED WITH PAVING, SEEDING, MULCHING, SOODING OR EROSION MAT INSTALLATION WITHIN 7 DAYS AFTER GRADING IS COMPLETED.
- INSTALL GAS MAIN, SANITARY SEWER, WATERMAIN, STORM SEWER AND CABLE UTILITIES.
- FINISH GRADE ALL ROAD SUBBASE TO WITHIN 20" OF BEING SURE TO DISTURBED AREAS LOW ENOUGH TO ACCEPT 4" (100 MM) OF TOPSOIL.
- PLACE STONE SUBBASE IN PAVED AREAS AND PAVE ROAD BINDER COURSE.
- PREPARE TOPSOIL TO A DEPTH OF 4" (100 MM) ON ALL DISTURBED AREAS, SEED, FERTILIZE AND MULCH AS SPECIFIED. RESTORE UTILITY TRENCHES AFTER CABLE UTILITY INSTALLATION. COORDINATE RESEEDING AND SEEDING WITH CABLE UTILITY CONTRACTOR.
- INSTALL INLET PROTECTION ON ALL STORM SEWER INLETS AS THEY ARE CONSTRUCTED.
- RE-SEED AND MAT TURF AREAS AS REQUIRED.

EROSION CONTROL INSPECTION AND GENERAL MAINTENANCE NOTES:

- ALL EROSION CONTROLS MUST BE INSPECTED WEEKLY AND AFTER EACH RAINFALL OF 0.5" OR MORE. REPORTS SHALL BE FILED WITH THE ENGINEER.
- FOLLOWING CONSTRUCTION, CATCH BASIN SEDIMENT SHOULD BE CLEANED ONCE (1 TIME) PER YEAR.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL SILT FENCE, TEMPORARY SCALES, AND SEDIMENT TRAPS.



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 REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
 2777 SOUTH 119th STREET, WEST ALLIS, WI 53227
 PH. (414) 604-0674 FAX (414) 604-0277
 INFO@LANDCRAFTSE.COM

DESIGNED BY: A. KOCH, P.E.
 CHECKED BY: A. KOCH, P.E.
 APPROVED BY: [Signature]
 VILLAGE CITY ENGINEER DATE
 PROJECT NO.: 050376 - REV. DATE: Feb 08, 2007
 HOR. SCALE: 1" = 1' VERT. SCALE: 1" = 1'

DETAILS
 KANE COMMONS
 CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN
 SHEET 7 OF 7



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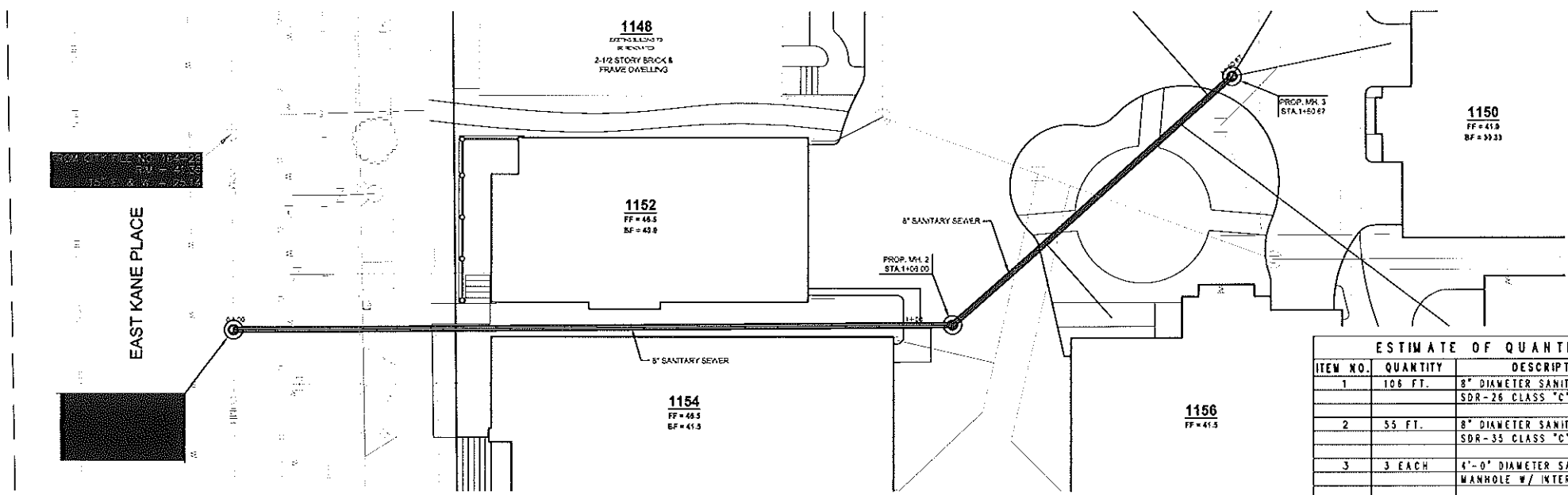
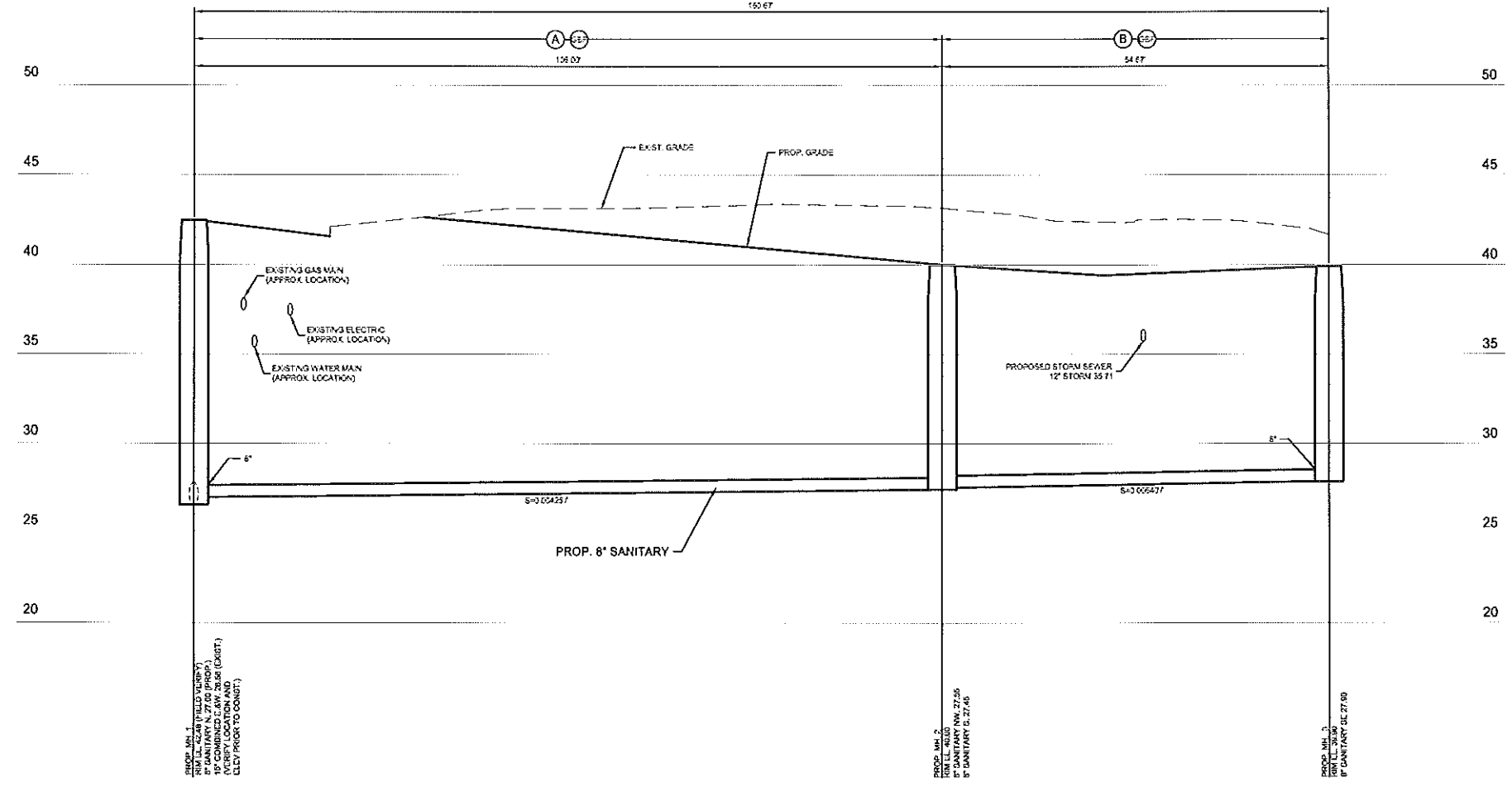
D7-DTL-01-DWG - AUDUBON ARBORETUM, SHEET 7 OF 7, VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

(A)	(B)
8" SANITARY PVC, ASTM D-3034, SDR-26 CLASS "C" BEDDING	8" SANITARY PVC, ASTM D-3034, SDR-35 CLASS "C" BEDDING

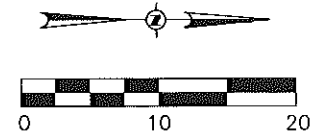
BACKFILL KEY

(GBF) GRANULAR MATERIAL

- SPECIAL PROVISIONS FOR STORM & SANITARY SEWER**
- This project has been submitted to the Milwaukee Metropolitan Sewerage District (MMSD) and the Department of Natural Resources (DNR) for approval. No work shall be performed until MMSD and DNR approval has been obtained. The contractor shall contact Mr. James Szymura (MMSD) at 218-2119 to confirm that the approval has been granted.
 - Standard special provisions, Appendix No. 52-4-11, revised February 06, 2006 in latest revision thereof, are part of this contract.
 - All private main sewer construction work shall be done in accordance with the "Standard Specifications for Sewer and Water Construction in Wisconsin," 6th edition and additions thereto unless otherwise specified in the contract documents and under the supervision of the Department of Building Inspection.
 - Notice for inspection shall be given by the Contractor to the Superintendent, Planning Inspection Division, Department of Building Inspection (telephone number 218-3313) 48 hours before commencing work on the project.
 - The Contractor shall notify construction section, Infrastructure Division at 218-2149 at least three (3) working days prior the start of work on the private main sewer project so the inspection of the work can be arranged.
 - A public works inspector will be assigned to the project. All work shall be performed in the presence of this inspector. Cost of this inspection will be borne by the owner. No work shall be started on the private main sewer until the necessary inspection has been obtained from the Department of Public Works. Contract and bid section (Plan 256 municipal bid, 841 N. Broadway, Milwaukee, WI 53211).
 - The Owner shall prepare or cause to be prepared an "as-built" of the private main sewer.
 - Any changes in location, elevation, or materials from those shown on the approved plans shall be approved by the sewer engineering division and each such "as-built" print shall be furnished upon completion of the sewer work for record purposes.
 - All castings shall be supplied by the Contractor. The manufacturing and workmanship of all castings supplied shall conform to ASTM A1483, the gray iron shall be class 30. All storm manholes shall have MS 21 frame and MS 35 cover.
 - The bench of each manhole shall be constructed to "top" slope to the elevation of the outside top of the downstream pipe (except dead end manholes).
 - The minimum vertical distance from the top of the frame of any storm manhole to the top of the corbel section of the slab top shall be 22 inches.
 - Every cover placed shall meet the requirement of chapter 290 of the Milwaukee code of ordinances.
 - All manhole rings used on the contract shall be capable of withstanding a minimum design vertical load of 800 lbs. with a maximum permanent set of 1/8 inch after application of the vertical load and horizontal pull out load of 450 lbs. section 4.13 (10) of the City of Milwaukee sewer and building code specifications or revised using a 16 inch diameter reinforcing bar.
 - Line and grade shall be provided by the Owner.
 - Any costs incurred in the testing of pipe or materials shall be borne by the Contractor. All material tests required on this contract shall be performed at a testing laboratory designated by the City of Milwaukee.
 - The Contractor shall comply with the City of Milwaukee, Department of Public Works Booklet "Traffic Control for Construction and Maintenance Work" and part IV of the State of Wisconsin "Manual on Uniform Traffic Control Devices."
 - The Contractor shall comply with all Federal, State, and Local Laws and regulations regarding pollution of the environment, including obtaining and executing all permits required when contaminated soil is encountered. The Book of the Department of Natural Resources shall be contacted at 218-8433 and the handling, storage and disposal of each soil shall conform to their requirements, each associated with meeting these requirements shall be paid for in accordance with the "Cost Plus Basis" for extra work.
 - The soil erosion control plan - final area (plan file no. 51-6-8), revised May 13, 1999 is part of this contract.
 - Use on all sanitary sewer manholes shall be type MS-3A with a gasket.
 - The Contractor shall install an internal chimney seal, such as from Green Company or Adapter Inc. or equal for each sanitary manhole. The cost of providing and installing the seal shall be included in the unit price bid for the sanitary manhole.
 - The Contractor shall perform vacuum testing on each new sanitary manhole built on this project in accordance with section 3.7.6 of the "Standard Specifications for Sewer and Water Construction in Wisconsin," 6th edition and additions thereto unless otherwise specified in the contract documents. The cost of vacuum testing shall be included in the unit price bid for the sanitary manhole.
 - Gravel backfill is required.
 - Consolidation of backfill shall be done in accordance with the standard specifications for sewer and water construction in Wisconsin section 2.4.13. Trench reinforcement is the responsibility of the Contractor.
 - Contractor shall promptly remove all excess trench spoil material from the job site per section 2.2.11 section A of the standard specification for sewer & water construction in Wisconsin.
 - Contractor shall be responsible for not tracking sediment onto public streets. Should sedimentation from the site reach a public street, it shall be removed by street cleaning other than flushing, before the end of each workday.
 - High-density polyethylene (HDPE) pipe may be used for the storm sewer on this project. HDPE pipe manufactured for the specification shall comply with all requirements for test methods, dimensions and markings found in ASTM F-2326 and AASHTO M-254, current editions. Pipe and three molded fittings shall be made from virgin PE compounds which conform to the requirements of call class 435400C in the latest version of ASTM D-3353. A manufacturer's certification shall explicitly certify that it applies to all segments of pipe for the project name.
 - Nominal sizes for HDPE used on this project are designated in AASHTO M-254 and ASTM F-2326 as full circular cross-section with an outer corrugated pipe wall and assembly smooth inner wall (rigid pipe). Pipe connections shall be gasketed.
 - Pipe joints shall be a straight and consist of a gasket with a rubber gasket that meets specification requirements of ASTM F-417. Bell shall span over three spigot connections. Wrenchtight pipe joints shall meet a laboratory pressure test of at least 10 PSI following ASTM D-3211.
 - Fittings shall not reduce or impede the overall integrity or function of the pipeline and shall meet the requirements of AASHTO M-254 and ASTM F-2326. Fittings may be either molded or fabricated. Only fittings supplied or recommended by the Manufacturer shall be used. Pipe to manhole connection shall conform to section 3.3.7 of the standard specifications for sewer and water construction in the state of Wisconsin, 6th edition for flexible or plastic pipe.
 - The Contractor is required to perform a deflection test on the section length of installed main line pipe at no additional cost to the City of Milwaukee. The test shall be conducted after all backfilling has been placed and consolidated but before paving in completed. Any line that does not pass a 1% deflection test shall be repaired and retested. All testing shall be done under the observation of the engineer. Deflection testing on pipe diameters 18 inches and less shall be conducted by Mandrel. For 18 inches or larger, the deflection test may be accomplished by physical measurement or by other methods approved by the engineer.



AARON E. KOCH
 E-34639
 MENOMONIE, WI
 PROFESSIONAL ENGINEER
 A.E.K.
 12/07/06



SHEET 2 OF 2 IS PLAN FILE NO. PM-275

ESTIMATE OF QUANTITIES		
ITEM NO.	QUANTITY	DESCRIPTION
1	106 FT.	8" DIAMETER SANITARY SEWER SDR-26 CLASS "C" BEDDING
2	55 FT.	8" DIAMETER SANITARY SEWER SDR-35 CLASS "C" BEDDING
3	3 EACH	4'-0" DIAMETER SANITARY SEWER MANHOLE W/ INTERNAL SEALS
4	3 EACH	SANITARY MANHOLE VACUUM TESTING
5	181 FT.	SANITARY AIR TESTING

ENVIRONMENTAL ENGINEERING SECTION	
INFRASTRUCTURE SERVICES DIVISION	
DEPARTMENT OF PUBLIC WORKS	
MILWAUKEE, WISCONSIN	
SANITARY SEWER MAIN PLAN	
IN KANE COMMONS	
FROM	TO
HORIZONTAL 1" = 4'	APPROVED
SCALE	DATE
VERTICAL 1" = 10'	
1/4 SEC. NO. 355	
PLAN DATE	
DRAWN BY	
CHECKED BY	
DESIGNED BY	
SYSTEM NO. 3019	
EASEMENT NO.	
CONTRACT NO.	
PROJ. NO. 050376	
FILE NO.	
DATE ADDED	
SHEET NO. 1 OF 2 PLAN FILE NO. PM-274	

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 REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
 2077 SOUTH 115th STREET, WEST ALLIS, WI 53227
 PH. (414) 624-0274 FAX (414) 624-0277
 INFO@LANDCRAFTSE.COM

LINE CODE LEGEND

GAS	0	SANITARY SEWER	SW	STREET LIGHTING	SL
ELECTRIC	E	STORM SEWER	SS	PAVING LIMITS	PL
TELEPHONE	T	COMBINED SEWER	CS	STRUCTURE / BUILDING	SB
CABLE TELEVISION	TV	SEW DISTRIC SEWER	MS	FENCE	FC
FIBER OPTICS	FO	WATER MAIN	WM		
CITY UNDERGROUND CONDUIT	UC	SEWER/WATER OVER 24"	OW		

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND
 UTILITY LINES. WISCONSIN STATE REG. 102.03 REQUIRES
 MK OF 3 INCH DIAM. LINES BEFORE YOU DIG ANY

NO.	BY	REVISION	DATE

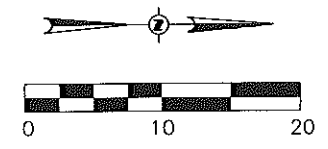
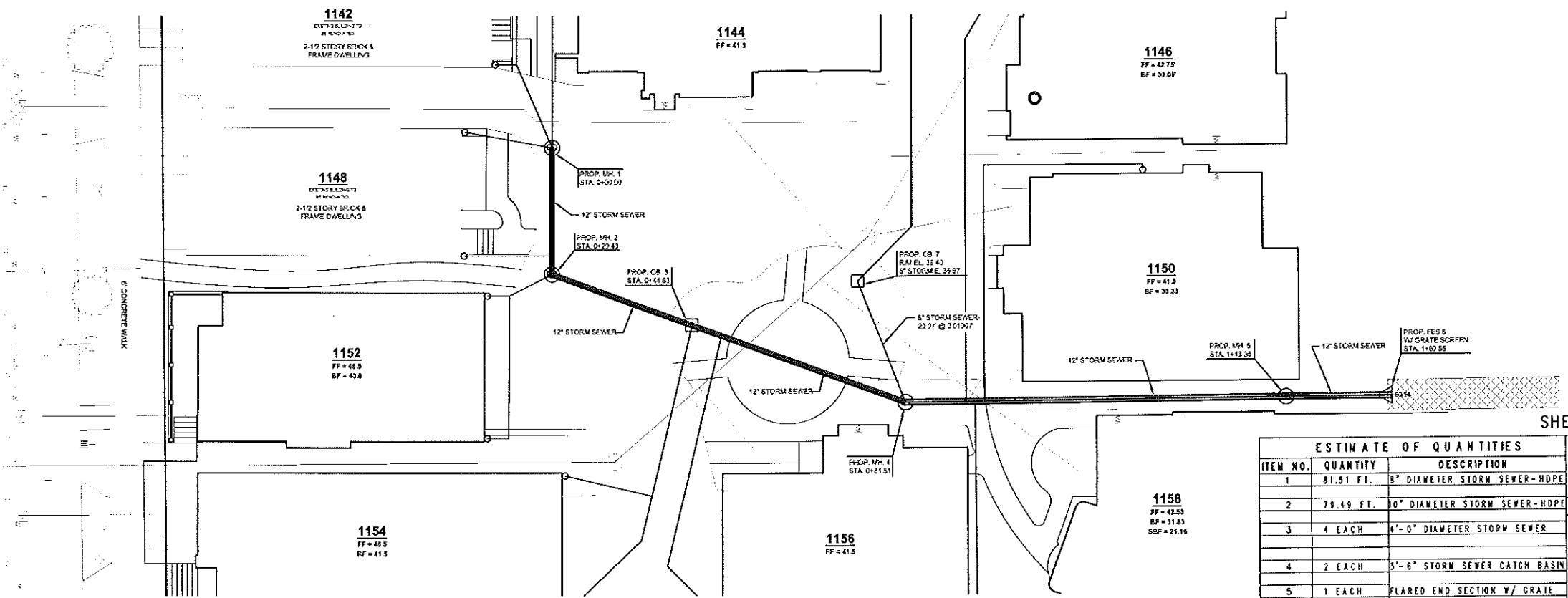
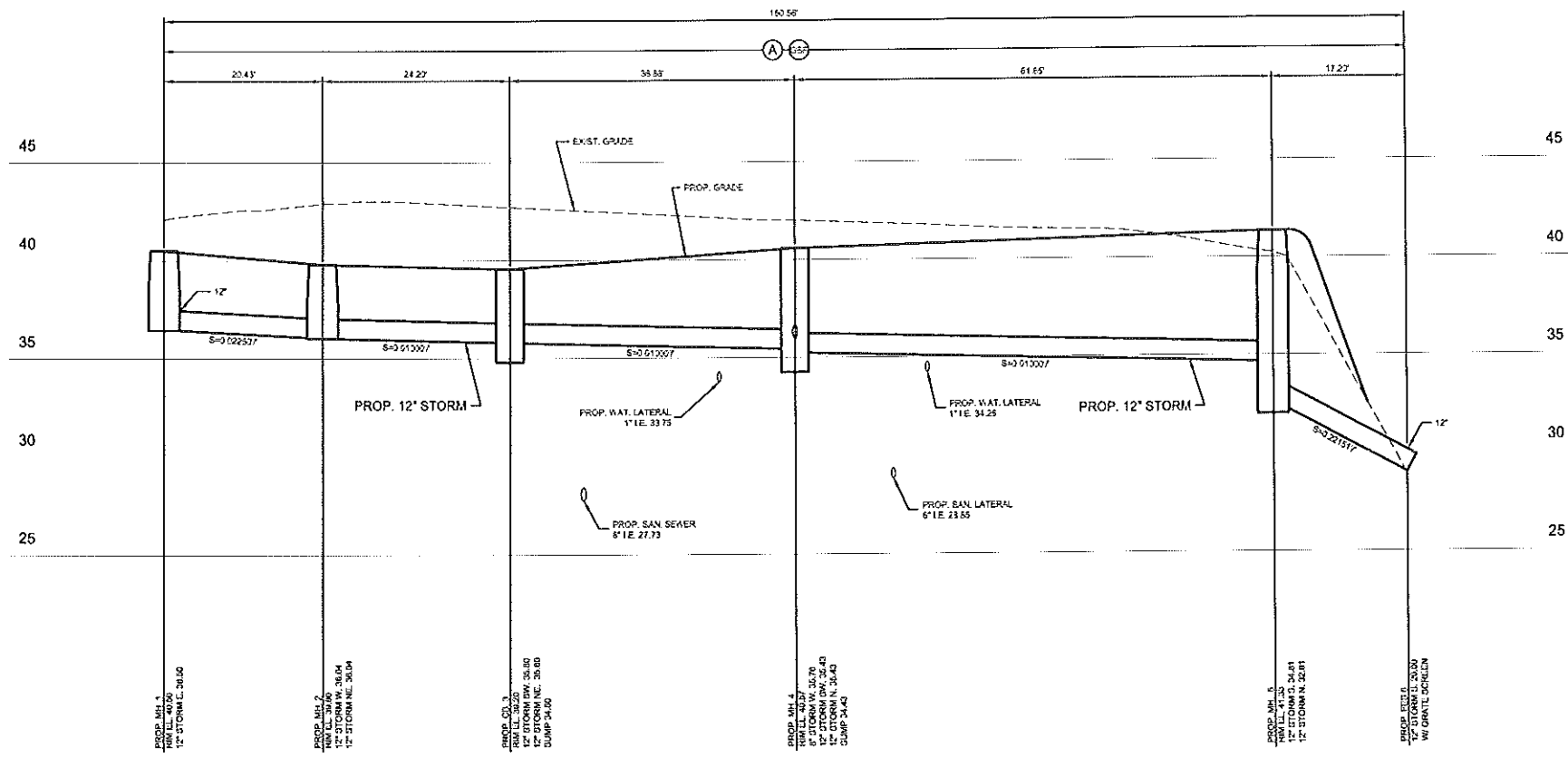
AS BUILT CONTRACT NO. _____ DATE ENT'D. _____ ENT'D. BY _____

RECORDED

(A)
12" STORM HDPE

BACKFILL KEY

(CBF) GRANULAR MATERIAL



SHEET 1 OF 2 IS PLAN FILE NO. PM-274

ESTIMATE OF QUANTITIES		
ITEM NO.	QUANTITY	DESCRIPTION
1	81.51 FT.	8" DIAMETER STORM SEWER-HDPE
2	79.49 FT.	30" DIAMETER STORM SEWER-HDPE
3	4 EACH	4'-0" DIAMETER STORM SEWER
4	2 EACH	5'-6" STORM SEWER CATCH BASIN
5	1 EACH	FLARED END SECTION W/ GRATE SCREEN

ENVIRONMENTAL ENGINEERING SECTION
INFRASTRUCTURE SERVICES DIVISION
DEPARTMENT OF PUBLIC WORKS
MILWAUKEE, WISCONSIN

STORM SEWER MAIN PLAN

IN KANE COMMONS
FROM _____
TO _____

SCALE: HORIZONTAL 1" = 4'
VERTICAL 1" = 10'

1/4" SEC. NO. 355

PLAN DATE _____
DRAWN BY _____
CHECKED BY _____
DESIGNED BY _____

SYSTEM NO. 3019
EASEMENT NO. _____
CONTRACT NO. _____
PROJ. ID. _____

CITY ENGINEER & SPECIAL DEPUTY SUPERVISOR OF PUBLIC WORKS
PROJECT NO. 050376 C.C. FILE NO. _____
OFF. NOTICE NO. _____ DATE ADPTED _____

APPROVED _____ DATE _____
DESIGN ENGINEER _____
CHIEF DESIGN ENGINEER _____
ENGINEER IN CHARGE _____

SHEET NO. 2 OF 2 PLAN FILE NO. PM-275

LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 SOUTH 115th STREET, WEST ALLIS, WI 53227
PH. (414) 504-0874 FAX (414) 504-0877
INFO@LANDCRAFTSE.COM

LINE CODE LEGEND

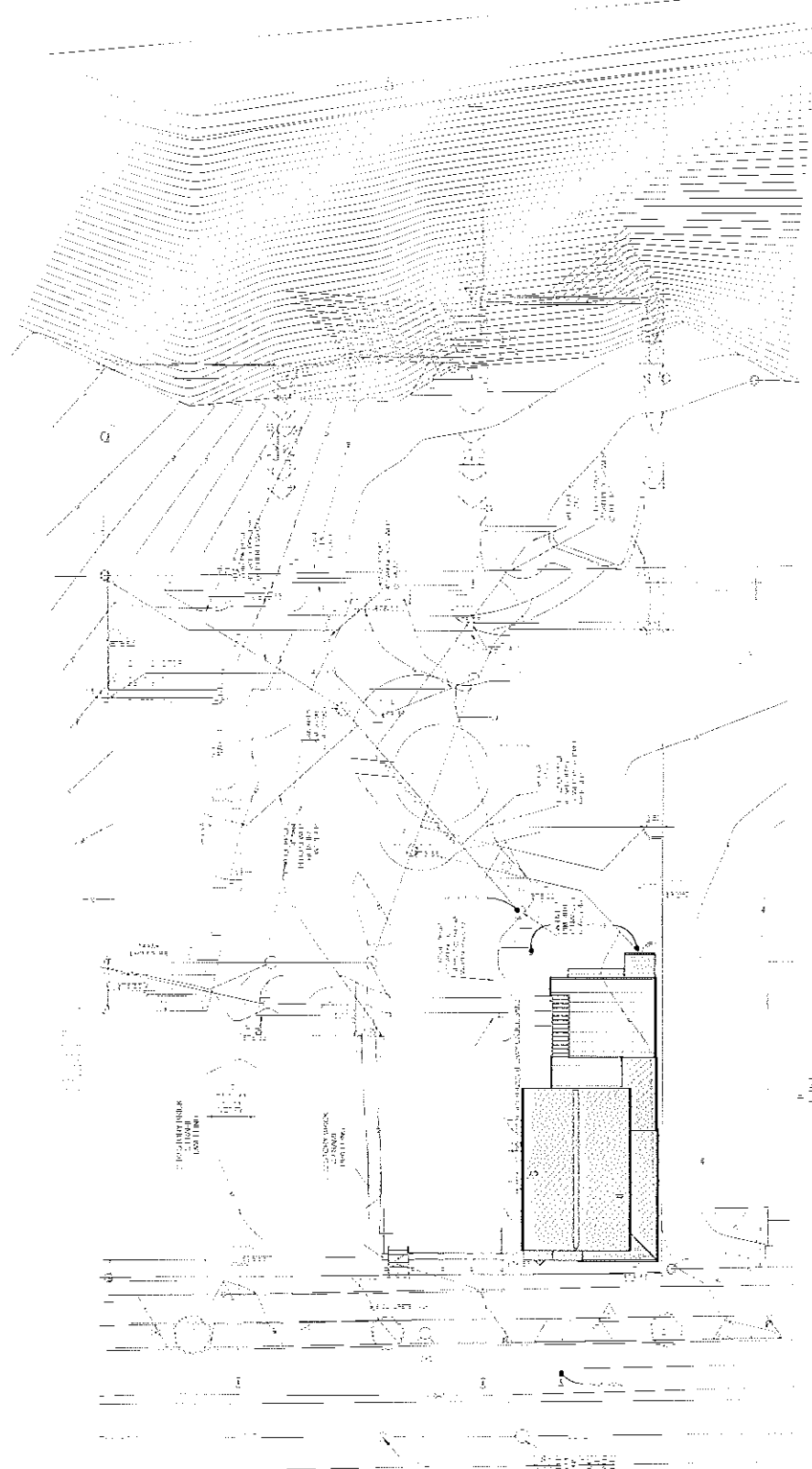
GAS	SANITARY SEWER	STREET LIGHTING
ELECTRIC	STORM SEWER	PAVING LIMITS
CABLE TELEVISION	COMBINED SEWER	STRUCTURE / BUILDING
FIBER OPTICS	SEW/DISTRICT SEWER	FENCE
CITY UNDERGROUND CONDUIT	WATER MAIN	
	SEWER/WATER OVER 24"	

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND
SERVICES YOU DIG. WISCONSIN STATE RULE 12.01(3) REQUIRES
YOU TO CALL 24 HOURS BEFORE YOU DIG.

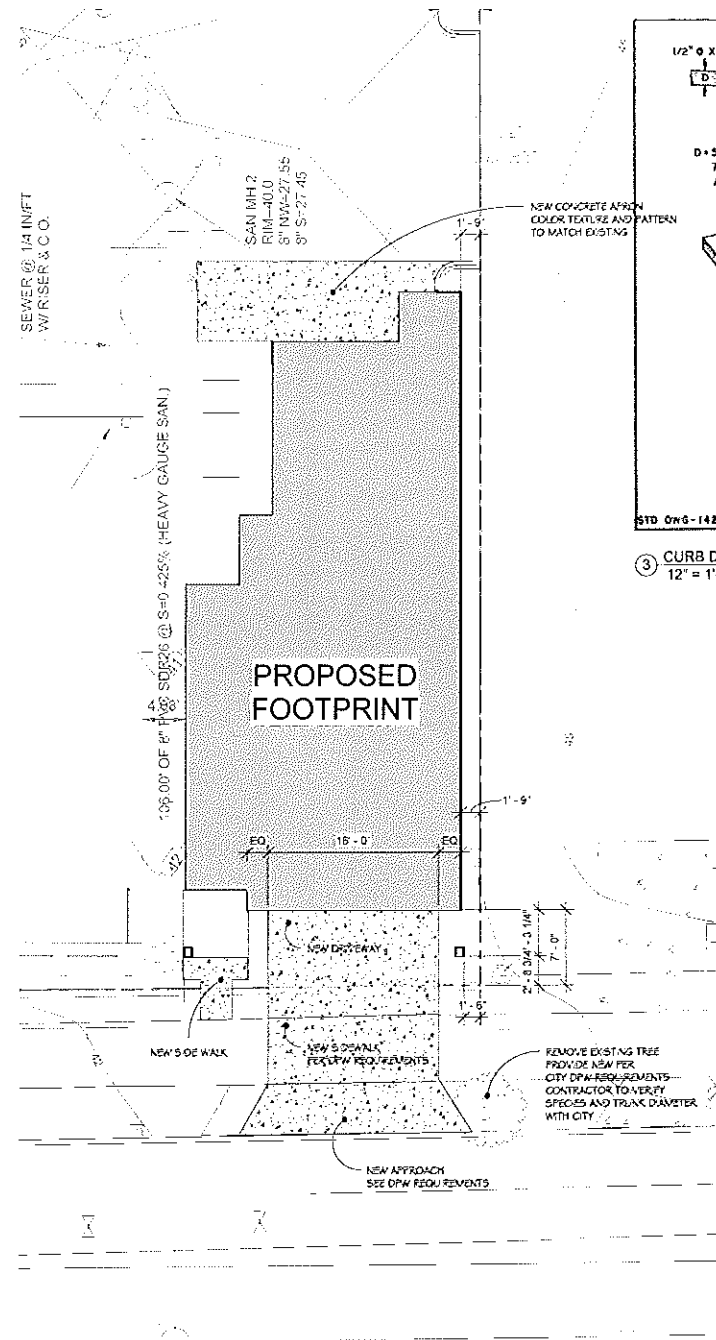
NO.	BY	REVISION	DATE
AS BUILT	CONTRACT NO.	ENT'D. BY	

UNCONTROLLED

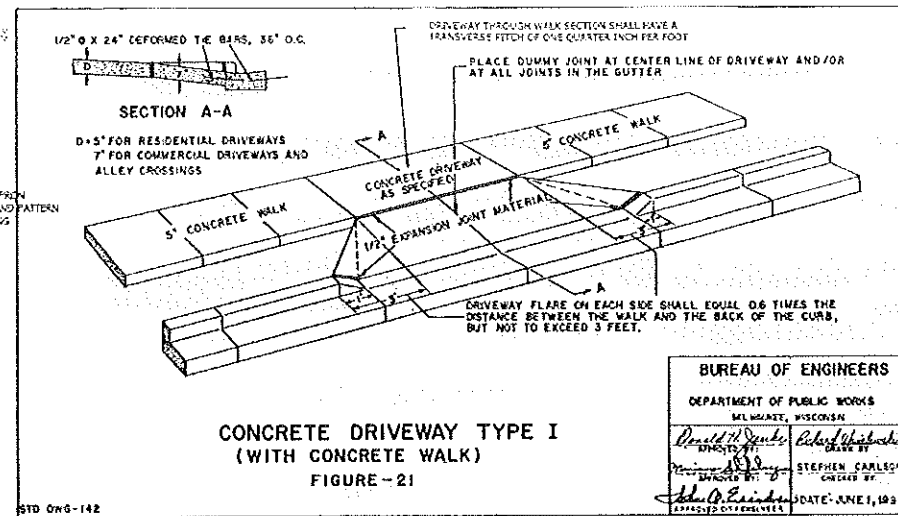
MILWAUKEE RIVER
 (WATER ELEVATION JULY 8, 1999, = -1.6)



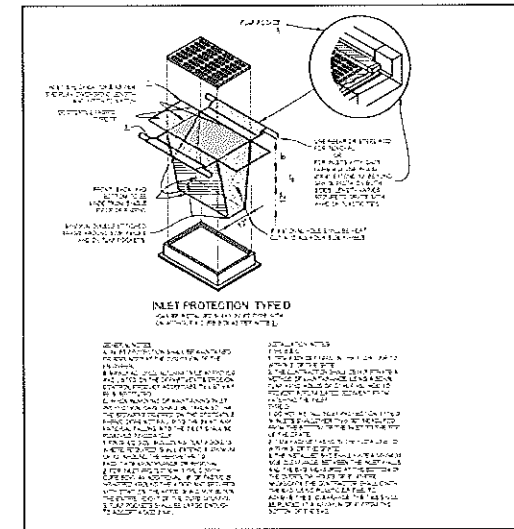
1 PROPOSED OVERALL SITE PLAN
 1/16" = 1'-0"



2 PROPOSED DETAIL SITE PLAN
 1/8" = 1'-0"



3 CURB DETAIL
 12" = 1'-0"



4 INLET DETAIL
 12" = 1'-0"

New Residence for
JON HANSEN
 Kane Commons
 1170 East Kane Place
 Milwaukee, Wisconsin



russell e. lafrombois, iii architect, llc
 229 east wisconsin avenue
 suite 701
 milwaukee wisconsin 53202
 phone 414-727-1141
 fax 414-727-1142
 email russl@rel-3.com
 web www.rel-3.com

Sheet Number
 SITE PLAN AND
 DETAILS

C1

Date 03-10-16
 Project Number 158001





russell e. lafrombois, iii architect, llc
 229 east wisconsin avenue
 suite 701
 milwaukee wisconsin 53202
 phone 414-727-1141
 fax 414-727-1142
 email russl@rel-3.com
 web www.rel-3.com

Sheet Number
 SCHEDULES

A0

Date 03-10-16
 Project Number: 158001

ROOM FINISH SCHEDULE										
Number	Name	FLOOR FIELD	BASE	NORTH WALL FIELD	EAST WALL FIELD	SOUTH WALL FIELD	WEST WALL FIELD	WEST WALL ACCENT	CEILING FIELD	NOTES
100	POPER	CE	AD	FT	FT	FT	FT	FT	FT	
101	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
102	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
103	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
104	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
105	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
106	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
107	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
108	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
109	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
110	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
111	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
112	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
113	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
114	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
115	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
116	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
117	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
118	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
119	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
120	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
121	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
122	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
123	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
124	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
125	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
126	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
127	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
128	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
129	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
130	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
131	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
132	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
133	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
134	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
135	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
136	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
137	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
138	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
139	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	
140	PARADE	CE	AD	FT	FT	FT	FT	FT	FT	

DOOR SCHEDULE														
Mark	Manufacturer	Model	Width	Height	Finish	Frame Material	Frame Type	Light	Fire Rating	Threshold detail	Jamb Detail	Head Detail	Hardware Groups	Comments
100A			3'-0"	7'-0"										
101A			3'-0"	7'-0"										
102A			3'-0"	7'-0"										
103A			3'-0"	7'-0"										
104A			3'-0"	7'-0"										
105A			3'-0"	7'-0"										
106A			3'-0"	7'-0"										
107A			3'-0"	7'-0"										
108A			3'-0"	7'-0"										
109A			3'-0"	7'-0"										
110A			3'-0"	7'-0"										
111A			3'-0"	7'-0"										
112A			3'-0"	7'-0"										
113A			3'-0"	7'-0"										
114A			3'-0"	7'-0"										
115A			3'-0"	7'-0"										
116A			3'-0"	7'-0"										
117A			3'-0"	7'-0"										
118A			3'-0"	7'-0"										
119A			3'-0"	7'-0"										
120A			3'-0"	7'-0"										
121A			3'-0"	7'-0"										
122A			3'-0"	7'-0"										
123A			3'-0"	7'-0"										
124A			3'-0"	7'-0"										
125A			3'-0"	7'-0"										
126A			3'-0"	7'-0"										
127A			3'-0"	7'-0"										
128A			3'-0"	7'-0"										
129A			3'-0"	7'-0"										
130A			3'-0"	7'-0"										
131A			3'-0"	7'-0"										
132A			3'-0"	7'-0"										
133A			3'-0"	7'-0"										
134A			3'-0"	7'-0"										
135A			3'-0"	7'-0"										
136A			3'-0"	7'-0"										
137A			3'-0"	7'-0"										
138A			3'-0"	7'-0"										
139A			3'-0"	7'-0"										
140A			3'-0"	7'-0"										

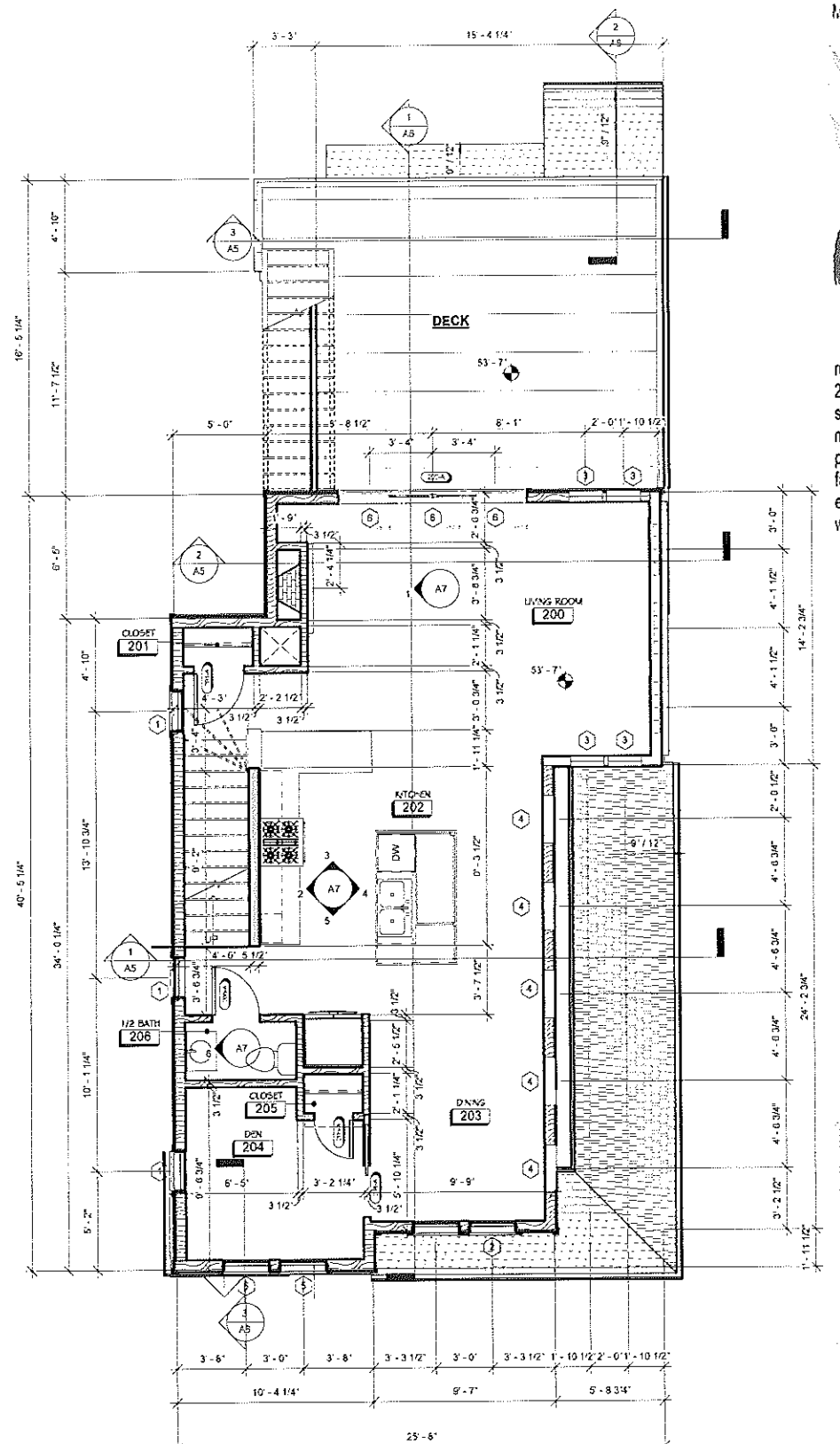
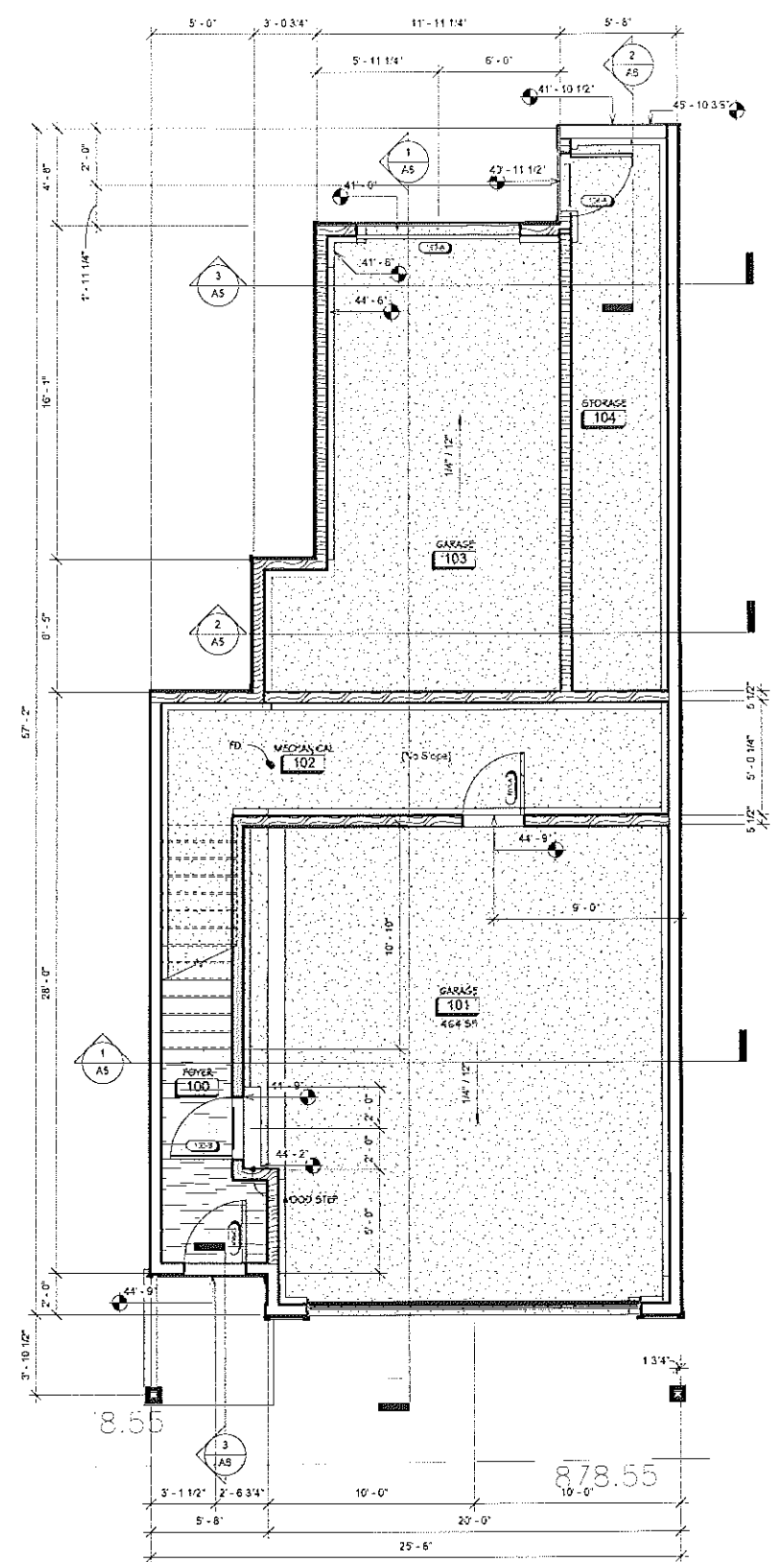
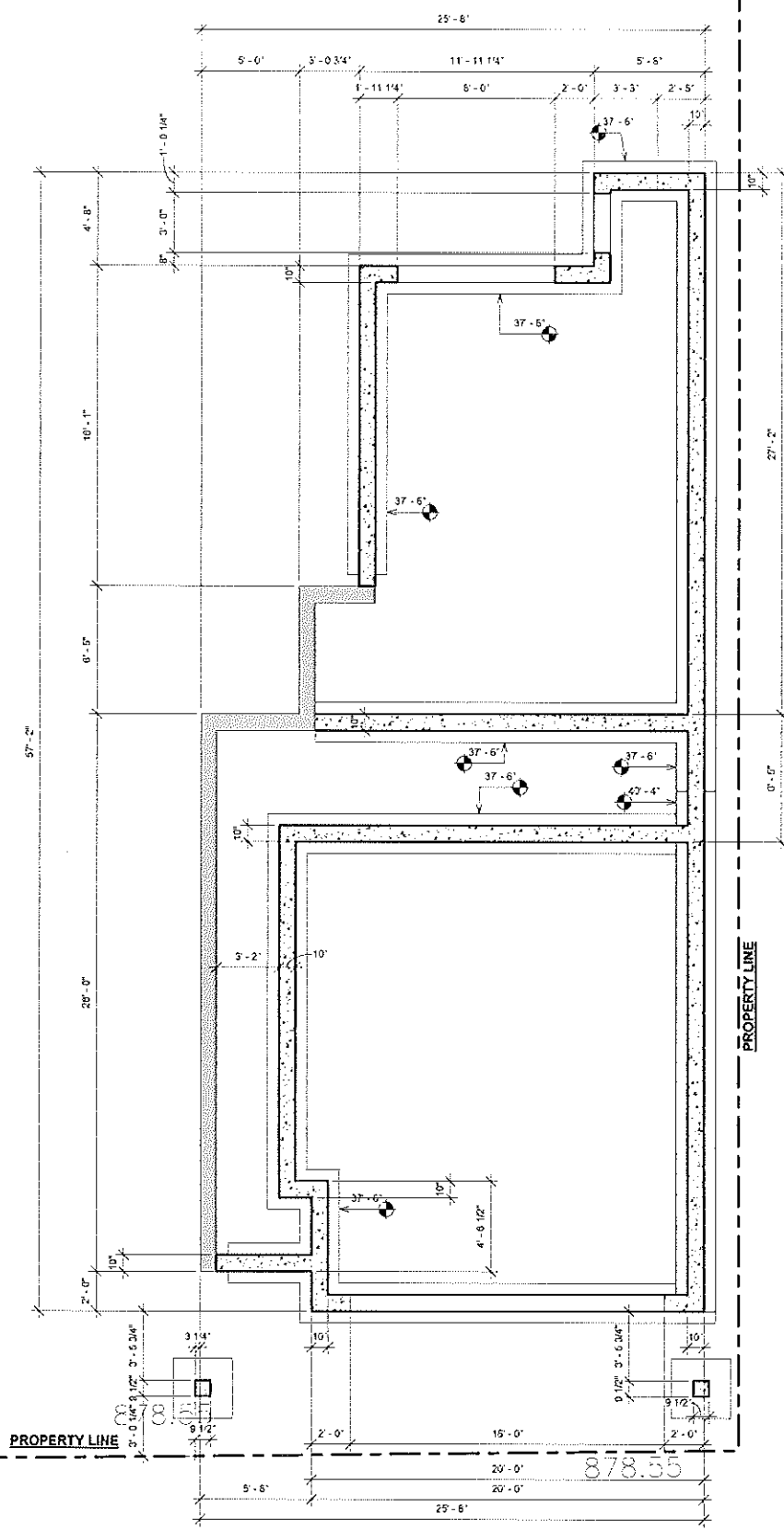
WINDOW SCHEDULE							
Type Mark	Level	Height	Width	Head Height	Manufacturer	Product Name	Model
8	ENTRY LEVEL	3'-0"	1'-9 3/8"	7'-0"	JELD-WEN		TCD2136
1	SECOND FLOOR	4'-8"	2'-1 3/8"	7'-0"	JELD-WEN		TCD2556
1	SECOND FLOOR	4'-8"	2'-1 3/8"	7'-0"	JELD-WEN		TCD2556
1	SECOND FLOOR	4'-8"	2'-1 3/8"	7'-0"	JELD-WEN		TCD2556
2	SECOND FLOOR	6'-0"	2'-9 3/8"	8'-6"	JELD-WEN		TCD3372
2	SECOND FLOOR	6'-0"	2'-9 3/8"	8'-6"	JELD-WEN		TCD3372
2	SECOND FLOOR	6'-0"	2'-9 3/8"	8'-6"	JELD-WEN		TCD3372
2	SECOND FLOOR	6'-0"	2'-9 3/8"	8'-6"	JELD-WEN		TCD3372
3	SECOND FLOOR	3'-4"	1'-9 3/8"	8'-6"	JELD-WEN		TCD2140
3	SECOND FLOOR	3'-4"	1'-9 3/8"	8'-6"	JELD-WEN		TCD2140
3	SECOND FLOOR	3'-4"	1'-9 3/8"	8'-6"	JELD-WEN		TCD2140
3	SECOND FLOOR	3'-4"	1'-9 3/8"	8'-6"	JELD-WEN		TCD2140
4	SECOND FLOOR	2'-8"	2'-6"	8'-6"	JELD-WEN		TCC3032
4	SECOND FLOOR	2'-8"	2'-6"	8'-6"	JELD-WEN		TCC3032
4	SECOND FLOOR	2'-8"	2'-6"	8'-6"	JELD-WEN		TCC3032
4	SECOND FLOOR	2'-8"	2'-6"	8'-6"	JELD-WEN		TCC3032
6	SECOND FLOOR	0'-11 1/2"	3'-2 1/2"	8'-1 27/32"	Koibe & Koibe M/work Co., Inc.	Ultra Series Entrance Doors	GAUT3310
6	SECOND FLOOR	0'-11 1/2"	3'-2 1/2"	8'-1 27/32"	Koibe & Koibe M/work Co., Inc.	Ultra Series Entrance Doors	GAUT3310
6	SECOND FLOOR	0'-11 1/2"	3'-2 1/2"	8'-1 27/32"	Koibe & Koibe M/work Co., Inc.	Ultra Series Entrance Doors	GAUT3310
9	SECOND FLOOR	5'-4"	2'-1 3/8"	8'-6"	JELD-WEN		TCD2564
9	SECOND FLOOR	5'-4"	2'-1 3/8"	8'-6"	JELD-WEN		TCD2564
2	THIRD FLOOR	6'-0"	2'-9 3/8"	7'-0"	JELD-WEN		TCD3372
2	THIRD FLOOR	6'-0"	2'-9 3/8"	7'-0"	JELD-WEN		TCD3372
7	THIRD FLOOR	2'-0"	2'-8"	5'-9 1/2"	JELD-WEN		TCA3224
7	THIRD FLOOR	2'-0"	2'-8"	5'-9 1/2"	JELD-WEN		TCA3224
7	THIRD FLOOR	2'-0"	2'-8"	5'-9 1/2"	JELD-WEN		TCA3224
7	THIRD FLOOR	2'-0"	2'-8"	5'-9 1/2"	JELD-WEN		TCA3224
7	THIRD FLOOR	2'-0"	2'-8"	5'-9 1/2"	JELD-WEN		TCA3224
7	THIRD FLOOR	2'-0"	2'-8"	5'-9 1/2"	JELD-WEN		TCA3224
7	THIRD FLOOR	2'-0"	2'-8"	5'-9 1/2"	JELD-WEN		TCA3224
8	THIRD FLOOR	3'-0"	1'-9 3/8"	12'-0"	JELD-WEN		TCD2136
8	THIRD FLOOR	3'-0"	1'-9 3/8"	12'-0"	JELD-WEN		TCD2136

INTERIOR FINISHES AND EQUIPMENT	
Key Value	Keynote Text
CT-1	WALL TILE: FIREPLACE
EQ-1	VANITY MIRROR-PROVIDED BY OWNER INSTALLED BY CONTRACTOR
EQ-2A	CABINET: VANITY 1 DRAWER NOM 19DX24WX33T
EQ-2B	CABINET: KITCHEN 2 DOOR SINK NOM 24DX45WX34.5T
EQ-2C	CABINET: KITCHEN 4 DRAWER NOM 24DX12WX34.5T
EQ-2D	CABINET: KITCHEN 2 DOOR/2 DRAWER NOM 24DX30WX34.5T
EQ-2E	CABINET: KITCHEN 4 DRAWER NOM 24DX15WX34.5T
EQ-2F	CABINET: KITCHEN 4 DRAWER NOM 24DX18WX34.5T
EQ-2G	CABINET: KITCHEN 2 DOOR/2 DRAWER NOM 24DX27WX34.5T
EQ-2H	CABINET: KITCHEN 2 DOOR UPPER NOM 18DX36WX18T
EQ-2I	CABINET: KITCHEN 2 DOOR UPPER NOM 18DX30WX30T
EQ-2J	CABINET: KITCHEN 2 DOOR UPPER NOM 18DX30WX12T
EQ-2K	CABINET: KITCHEN 1 DOOR UPPER NOM 18DX18WX30T
EQ-2L	CABINET: KITCHEN 1 DOOR TRASH NOM 24DX15WX34.5T
EQ-3	DISHWASHER
EQ-4	DROP IN RANGE
EQ-5	MICROWAVE/EXHAUST FAN
EQ-6	REFRIGERATOR
EQ-7	TV
EQ-8	FIREPLACE
EQ-9	STACKABLE WASHER AND DRYER
L-1	EXTERIOR RECESSED LIGHT:
L-2	DECORATIVE PENDANT:
L-3	FLUOR UTILITY LIGHT
L-4	SMALL PENDANT
L-5	DINING ROOM PENDANT
L-6	DECORATIVE WALL SCONCE
L-7	CEILING FAN W/LIGHT
L-8	SURFACE MOUNTED CEILING LIGHT
L-9	INTERIOR RECESSED LIGHT
L-10	TRACK LIGHTING
L-11	UNDERCABINET LIGHT
L-12	WALL MOUNTED UTILITY LIGHT MOUNT ABOVE DOOR
L-13	STAIR PENDANT
P-1	VANITY SINK:
P-2	VANITY FAUCET
P-3	TOILET:
P-4	KITCHEN SINK:
P-5	KITCHEN FAUCET
P-6	DROP IN TUB ENCLOSURE
P-7	TUB FAUCET AND SHOWER CONTROLS
P-8	DROP IN SHOWER ENCLOSURE
P-9	SHOWER ASSEMBLY AND CONTROLS
OZ-1	QUARTZ COUNTER
WD-1	WOOD BASE: 1X3 POPAR PAINTED

EXTERIOR FINISHES	
MARK	DESCRIPTION
EX-1	COMPOSITE TRIM BOARD
EX-2	COMPOSITE PANEL
EX-3	4' EXPOSED LAP SIDING
EX-4	FIBERGLASS SHINGLES
EX-5	COMPOSITE BRACKET
EX-6	ALUM GUTTER
EX-7	DOWNSPOUT
EX-8	RIDGE VENT
EX-9	COMPOSITE GUARDRAIL
EX-10	COMPOSITE DECKING
EX-11	COMPOSITE CLAD COLUMN



russell e. lafrombois, iii architect, llc
 229 east wisconsin avenue
 suite 701
 milwaukee wisconsin 53202
 phone 414-727-1141
 fax 414-727-1142
 email russ@rel-3.com
 web www.rel-3.com



Sheet Number
FLOOR PLANS

A1

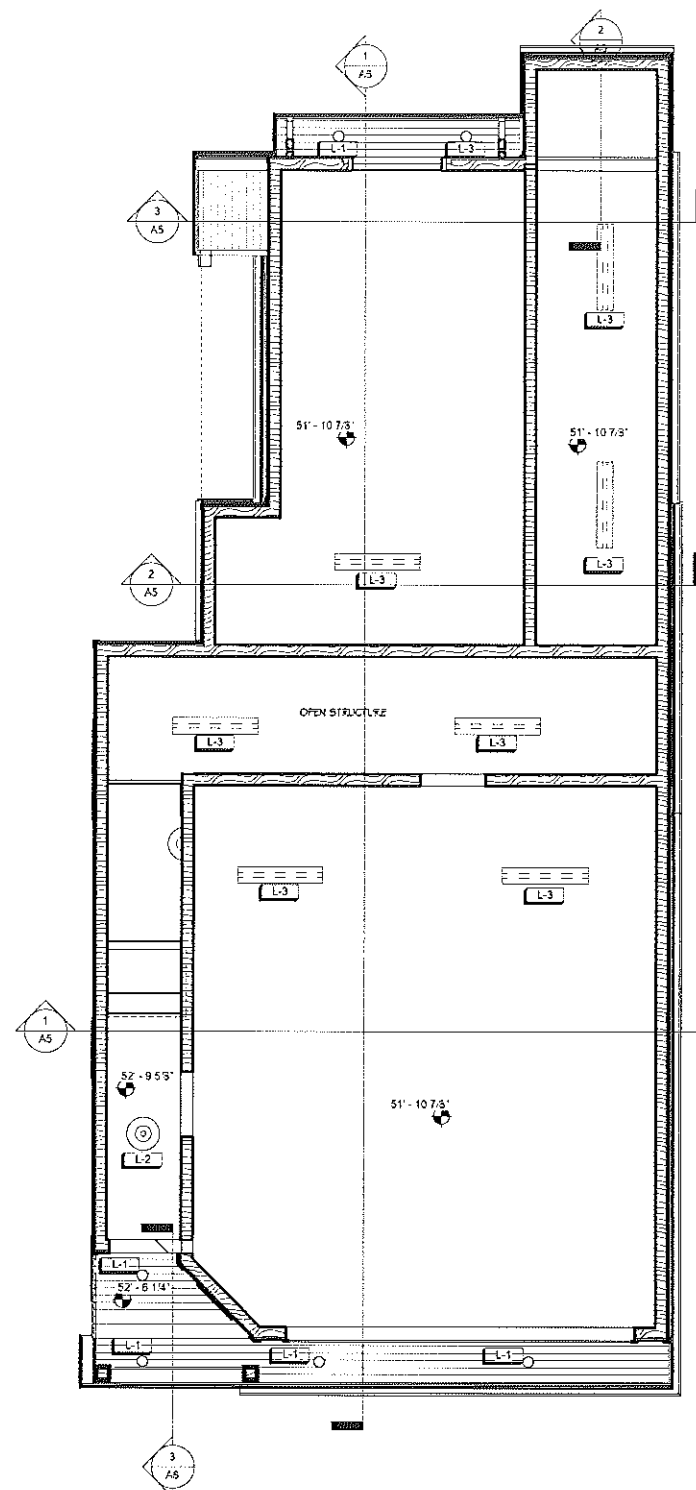
Date 03-10-16
 Project Number: 158001

New Residence for
JON HANSEN

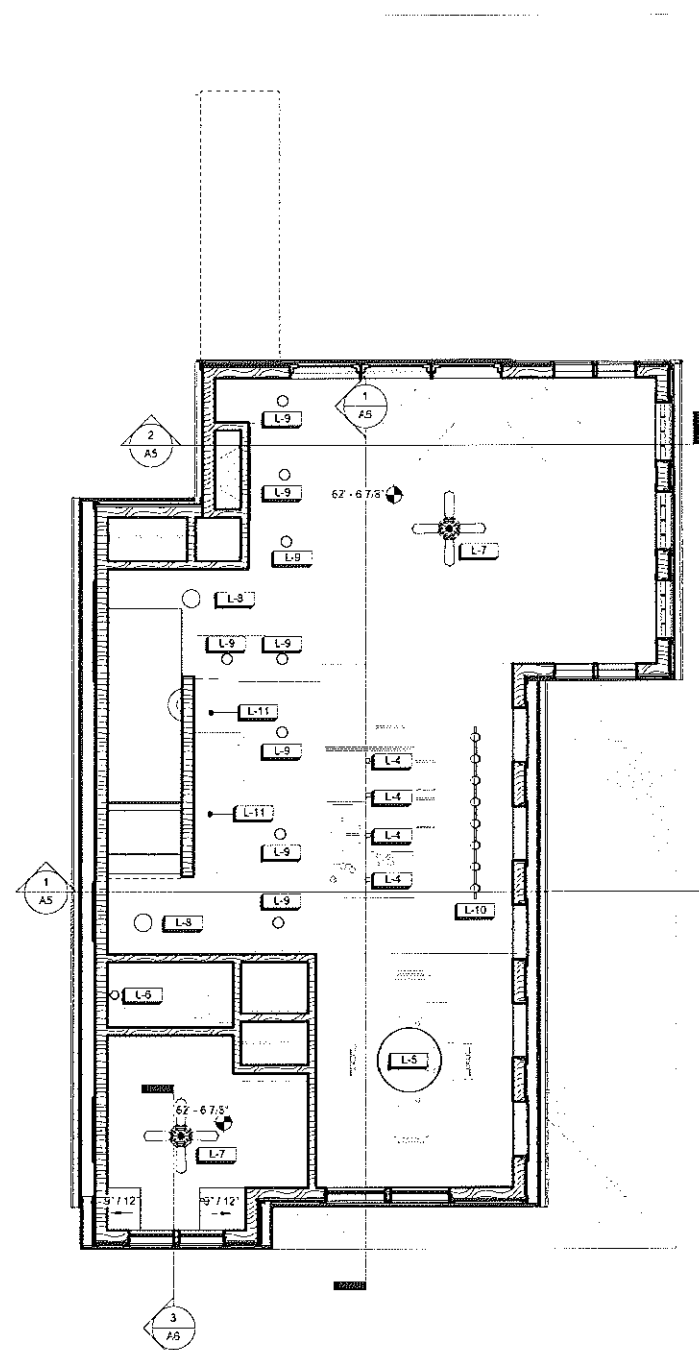
Kane Commons
1170 East Kane Place
Milwaukee, Wisconsin



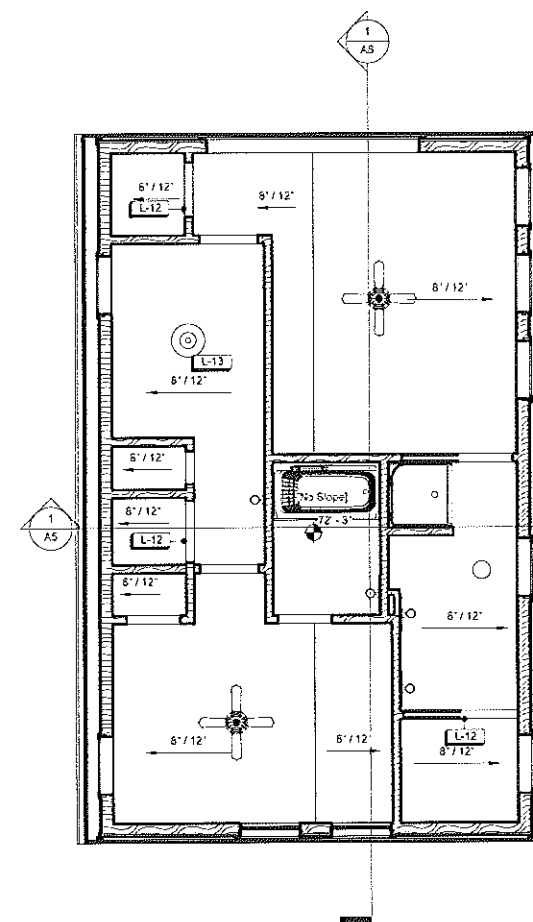
russell e. lafrombois, iii architect, pc
229 east wisconsin avenue
suite 701
milwaukee wisconsin 53202
phone 414-727-1141
fax 414-727-1142
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web www.rel-3.com



1 PROPOSED FIRST FLOOR REFLECTED
CEILING PLAN
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR REFLECTED
CEILING PLAN
1/4" = 1'-0"



3 PROPOSED THIRD FLOOR REFLECTED
CEILING PLAN
1/4" = 1'-0"

Sheet Number
REFLECTED CEILING
PLANS

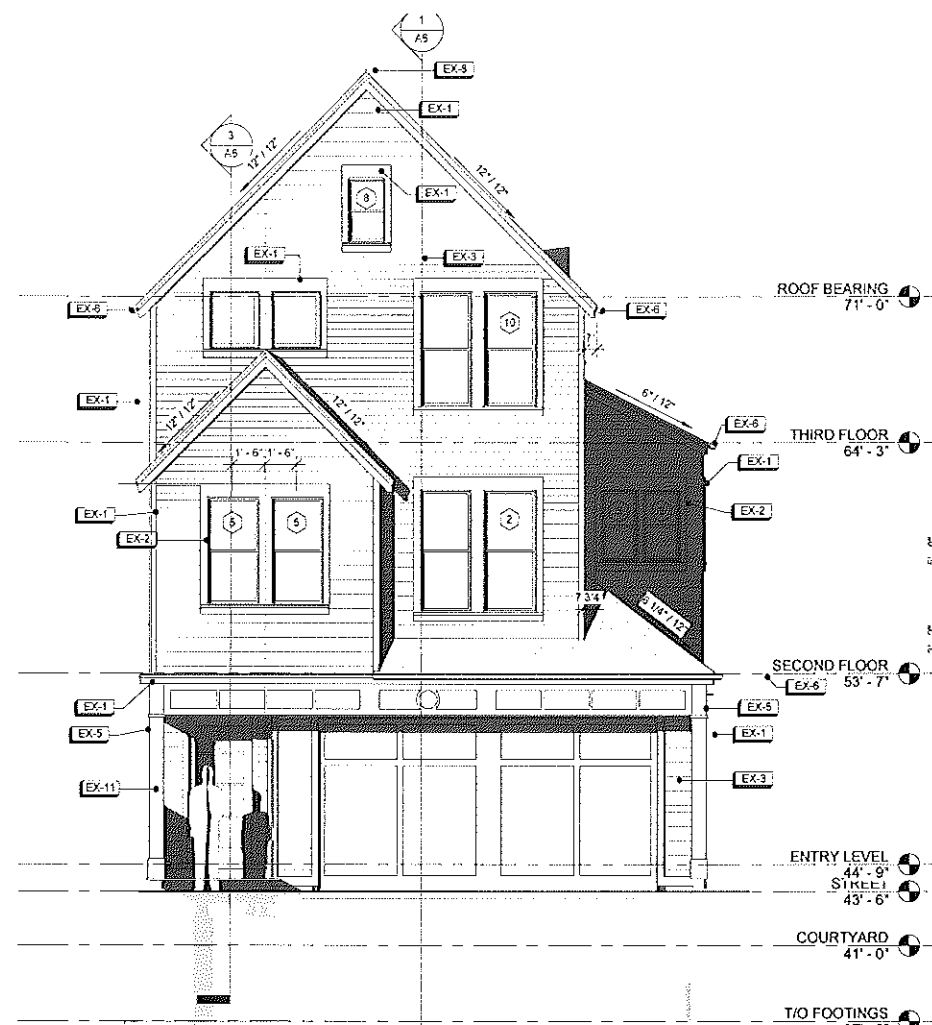
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Date 03-10-16
Project Number: 158001

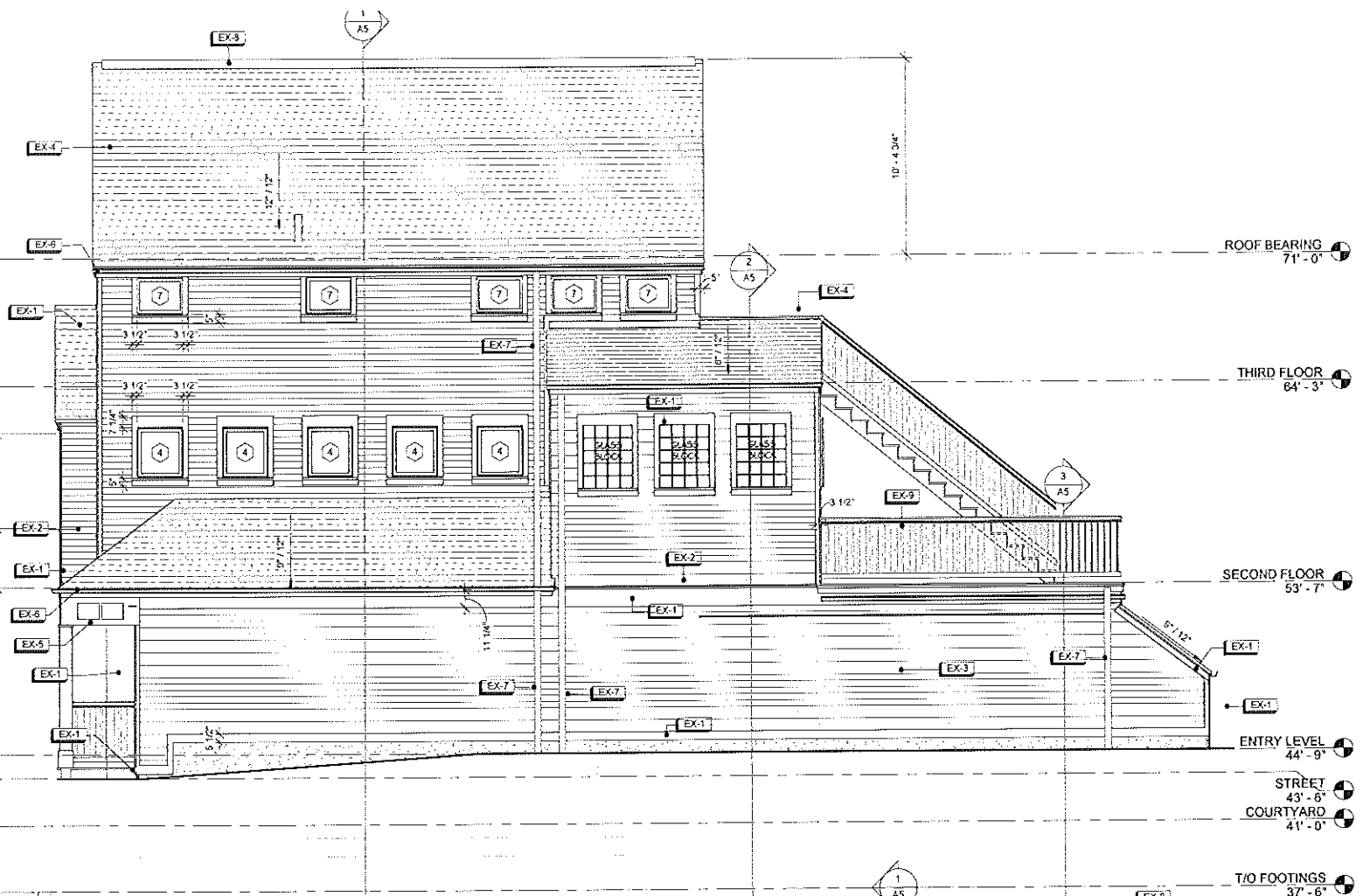
New Residence for
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 Kane Commons
 1170 East Kane Place
 Milwaukee, Wisconsin



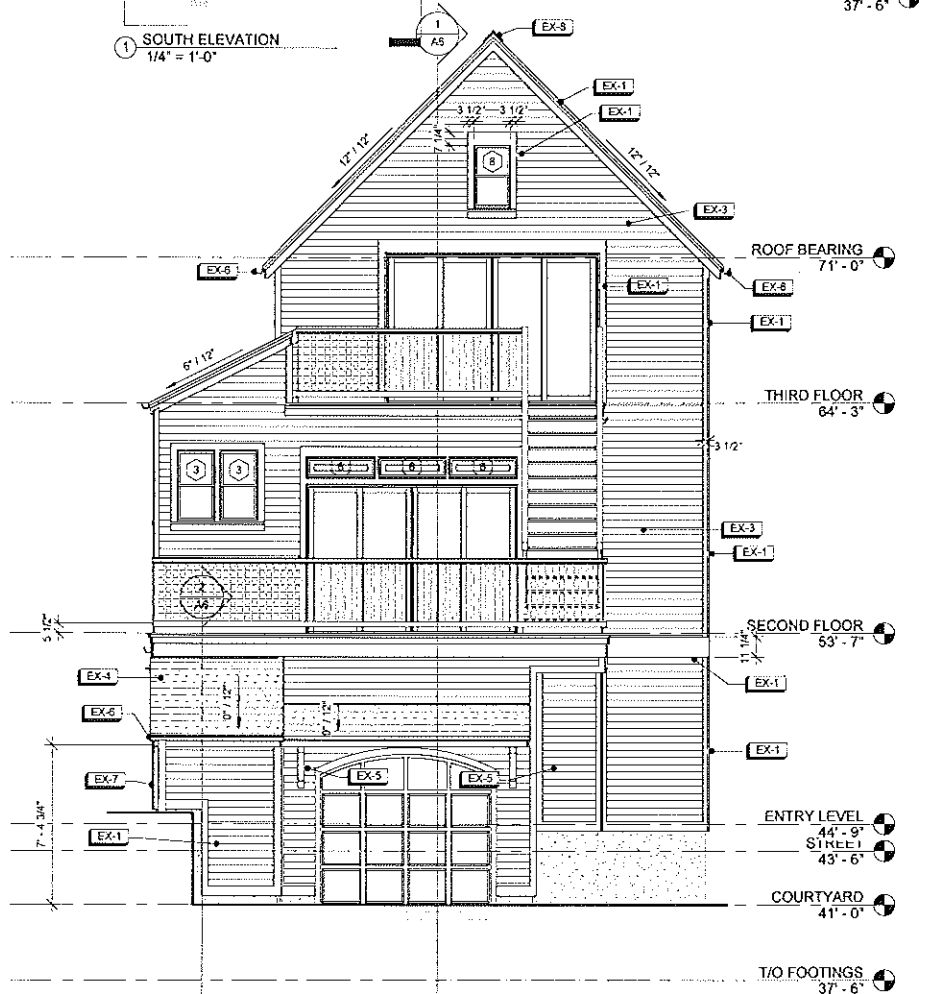
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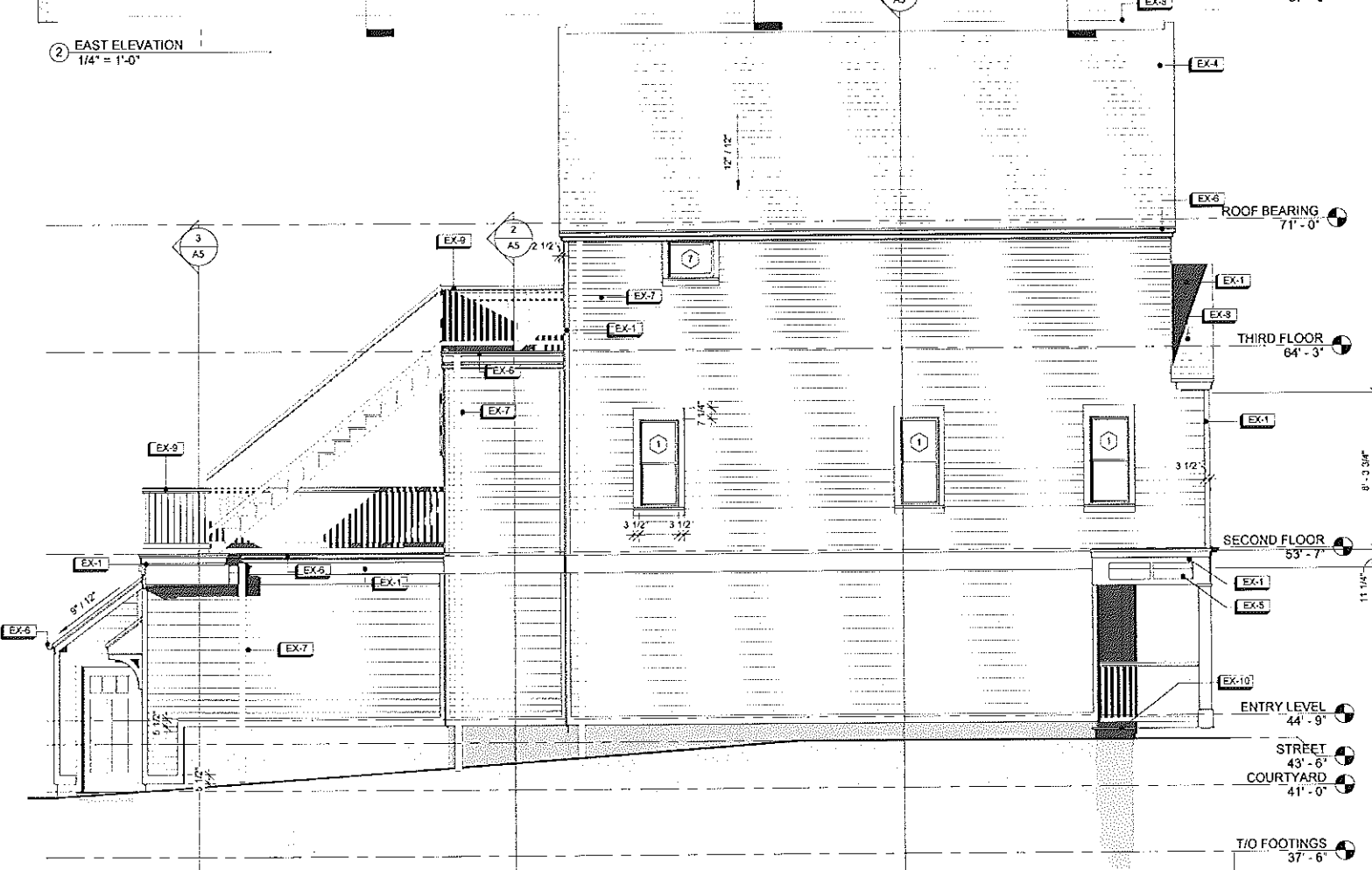
1 SOUTH ELEVATION
 1/4" = 1'-0"



2 EAST ELEVATION
 1/4" = 1'-0"



3 NORTH ELEVATION
 1/4" = 1'-0"



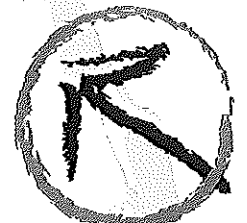
4 WEST ELEVATION
 1/4" = 1'-0"

Sheet Number
 EXTERIOR ELEVATIONS

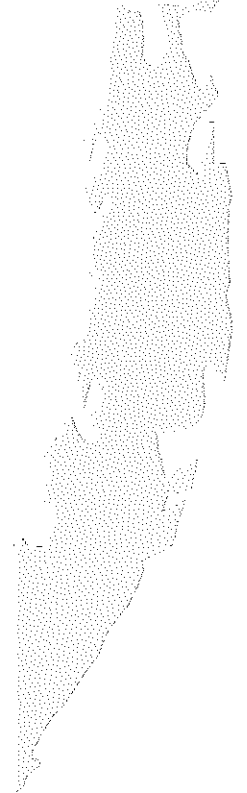
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Date 03-10-16
 Project Number 158001

New Residence for
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 1170 East Kane Place
 Milwaukee, Wisconsin



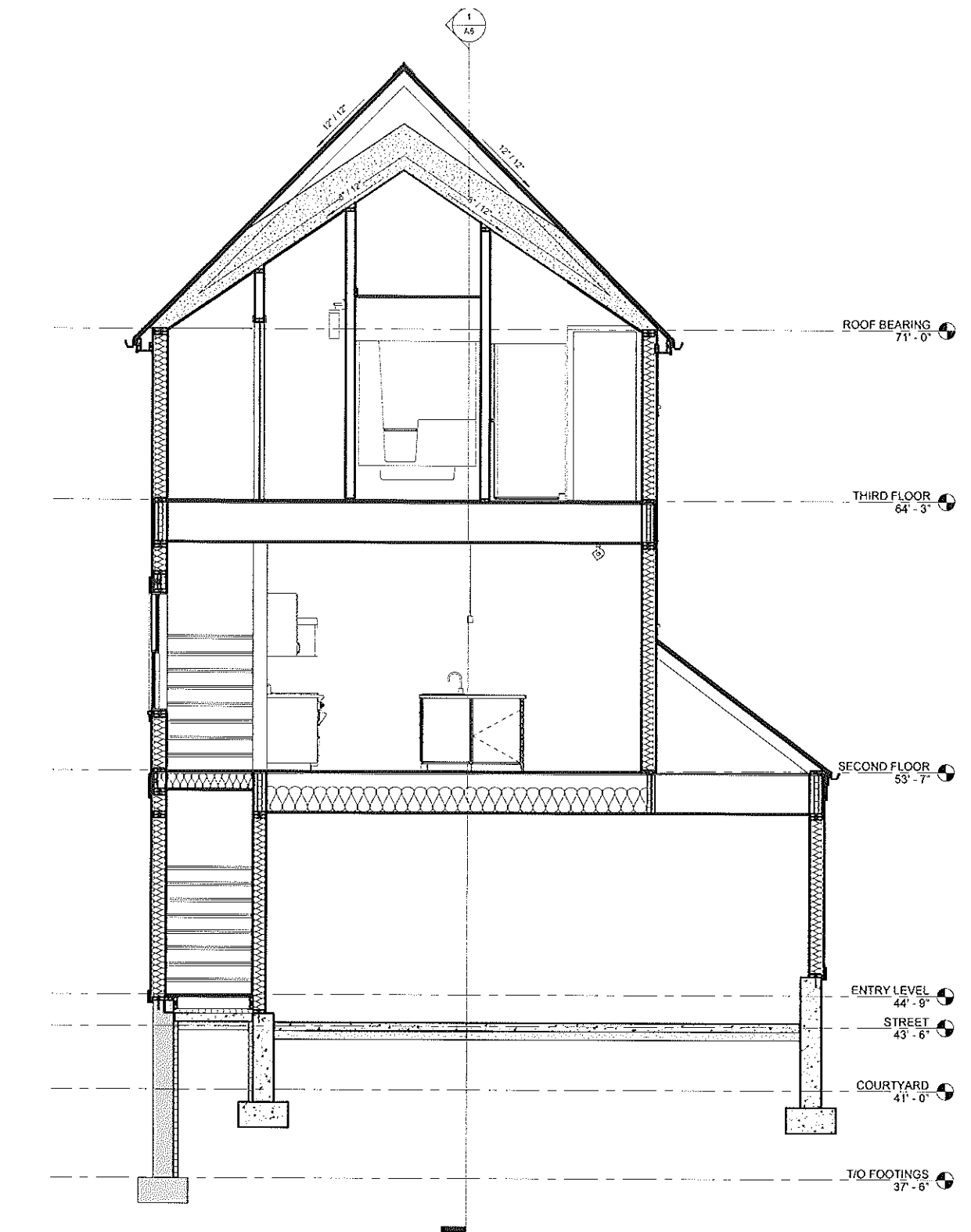
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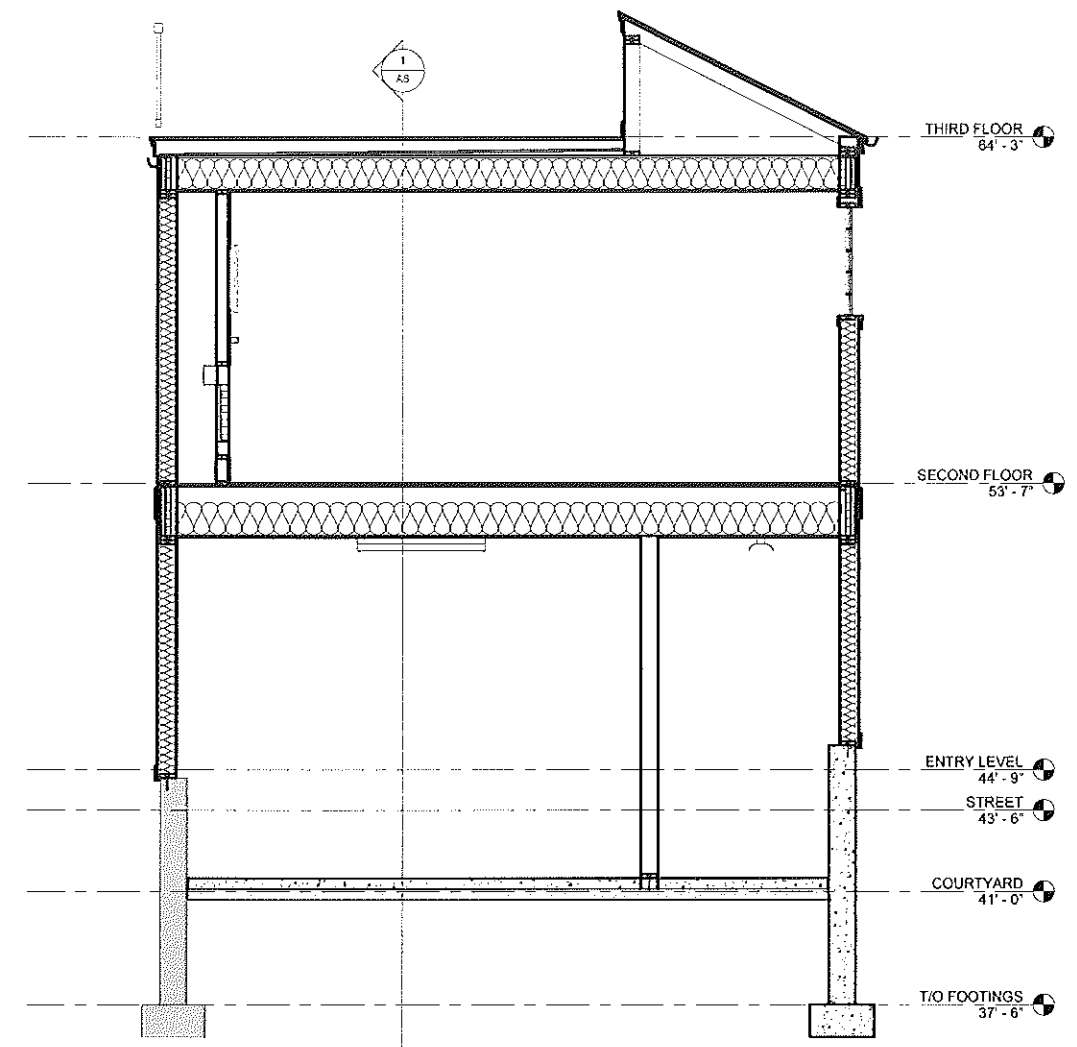
Sheet Number
 SECTIONS

A5

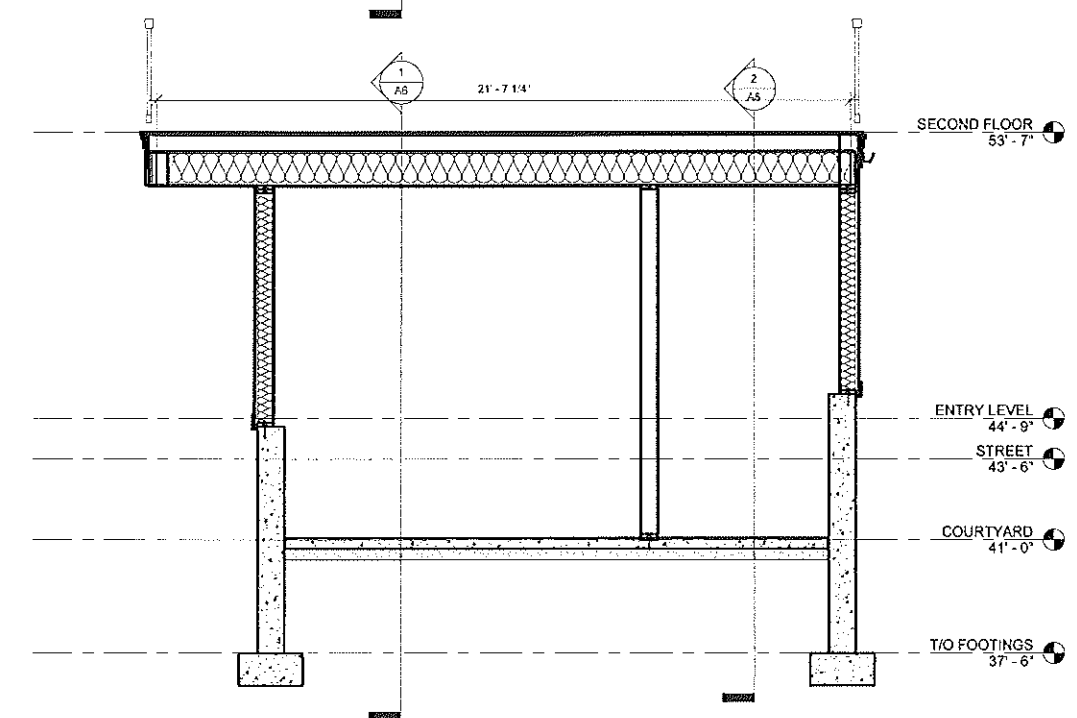
Date 03-10-16
 Project Number: 158001



1 EAST WEST SECTION 1
 3/8" = 1'-0"



2 EAST WEST SECTION 2
 3/8" = 1'-0"



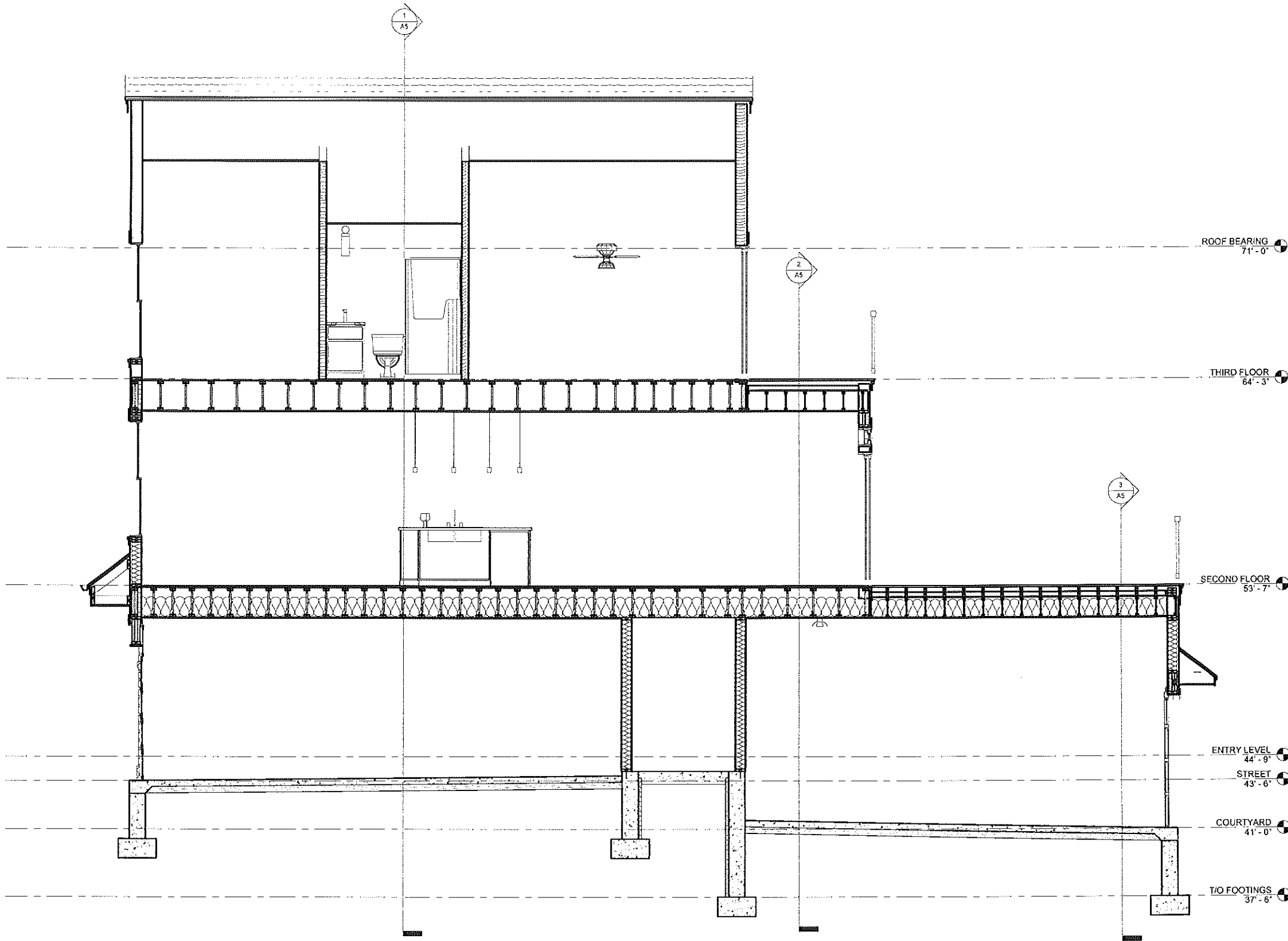
3 EAST WEST SECTION 3
 3/8" = 1'-0"

New Residence for
JON HANSEN

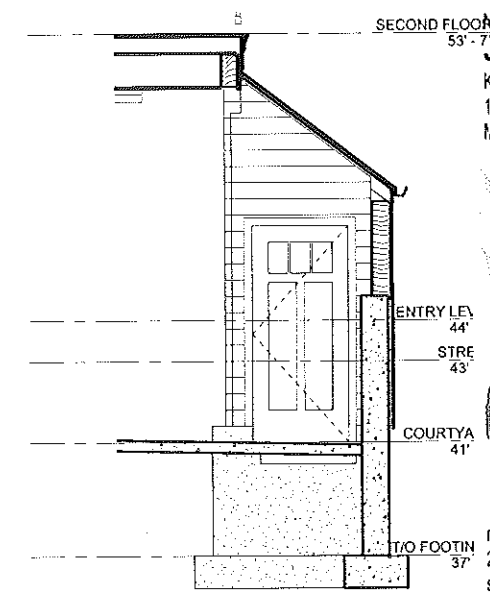
Kane Commons
1170 East Kane Place
Milwaukee, Wisconsin



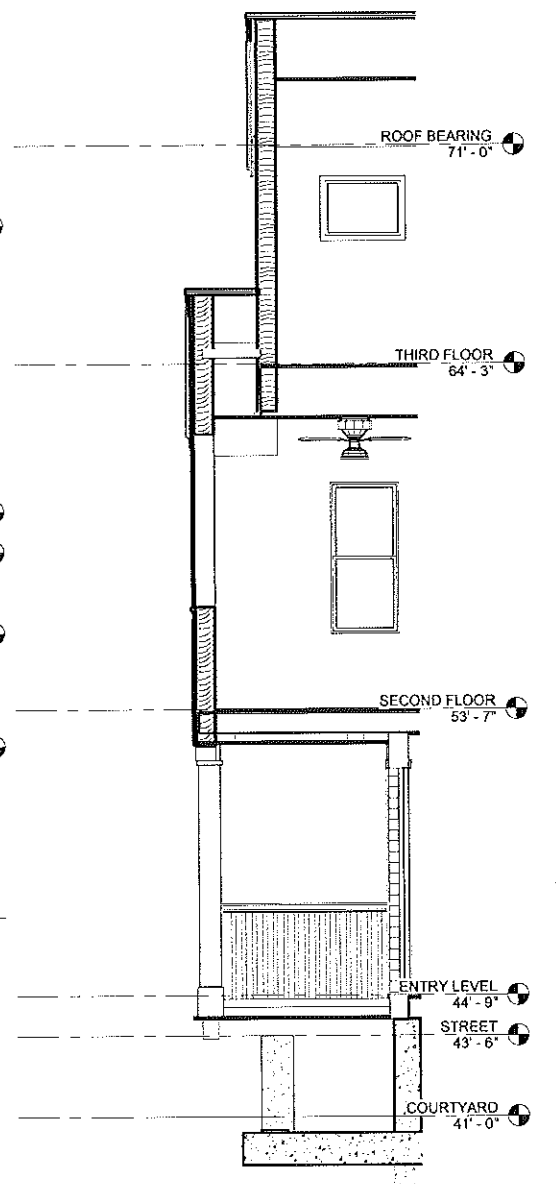
russell e. lafrombois, ii architect, llc
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email russi@rel-3.com
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① NORTH SOUTH SECTION 1
3/8" = 1'-0"



② NORTH SOUTH SECTION 2
3/8" = 1'-0"



③ NORTH SOUTH SECTION 3
3/8" = 1'-0"

Sheet Number
SECTIONS

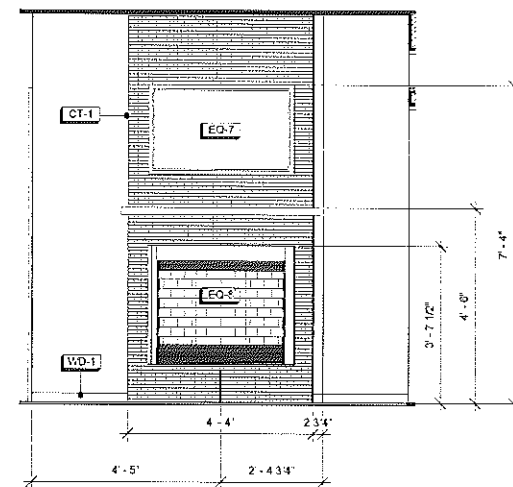
A6

Date 03-10-16
Project Number: 158001

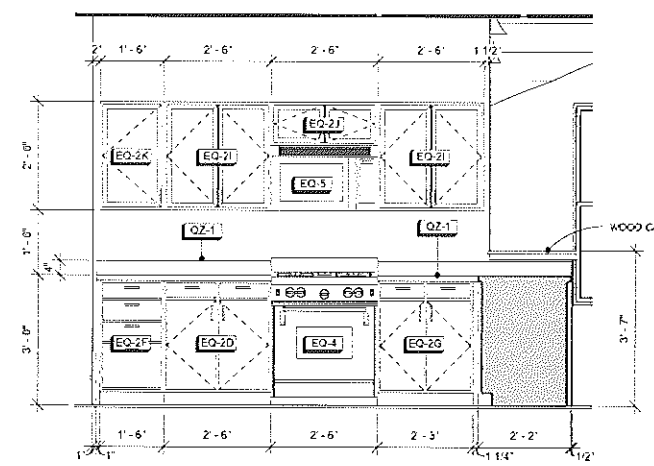
New Residence for
JON HANSEN
 Kane Commons
 1170 East Kane Place
 Milwaukee, Wisconsin



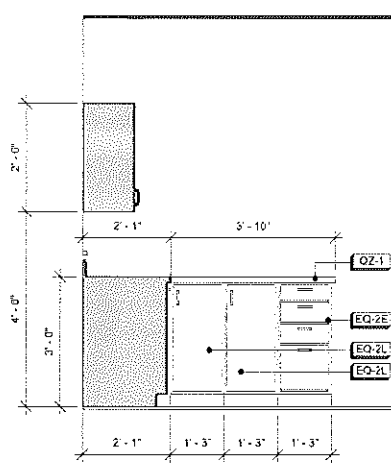
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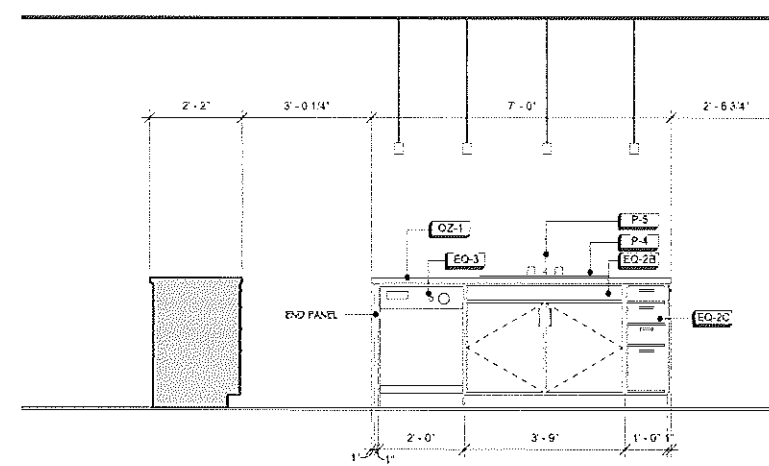
1 LIVING ROOM WEST ELEVATION
 1/2" = 1'-0"



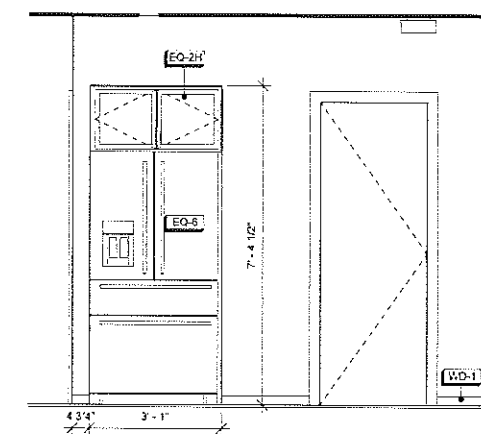
2 KITCHEN WEST ELEVATION
 1/2" = 1'-0"



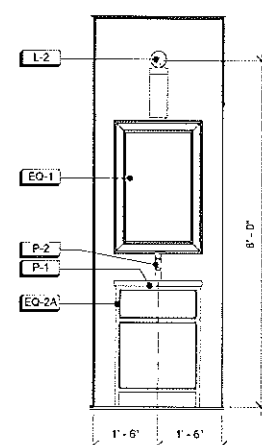
3 KITCHEN NORTH ELEVATION
 1/2" = 1'-0"



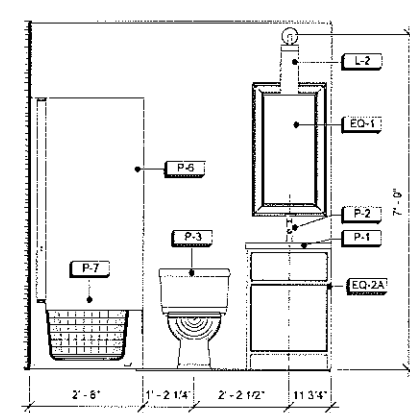
4 KITCHEN EAST ELEVATION
 1/2" = 1'-0"



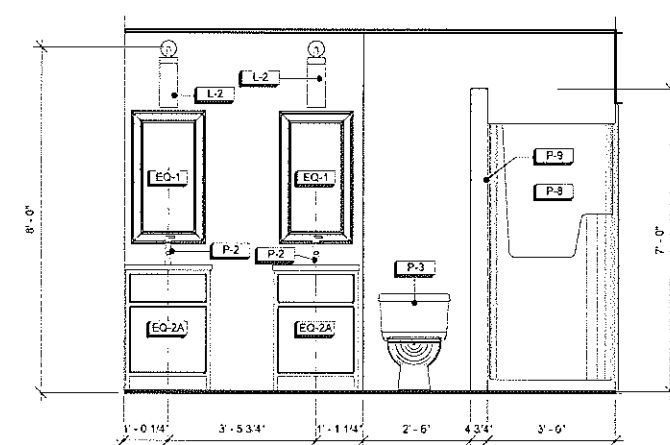
5 KITCHEN SOUTH ELEVATION
 1/2" = 1'-0"



6 1/2 BATH WEST ELEVATION
 1/2" = 1'-0"



7 BATH EAST ELEVATION
 1/2" = 1'-0"



8 MASTER BATH WEST ELEVATION
 1/2" = 1'-0"

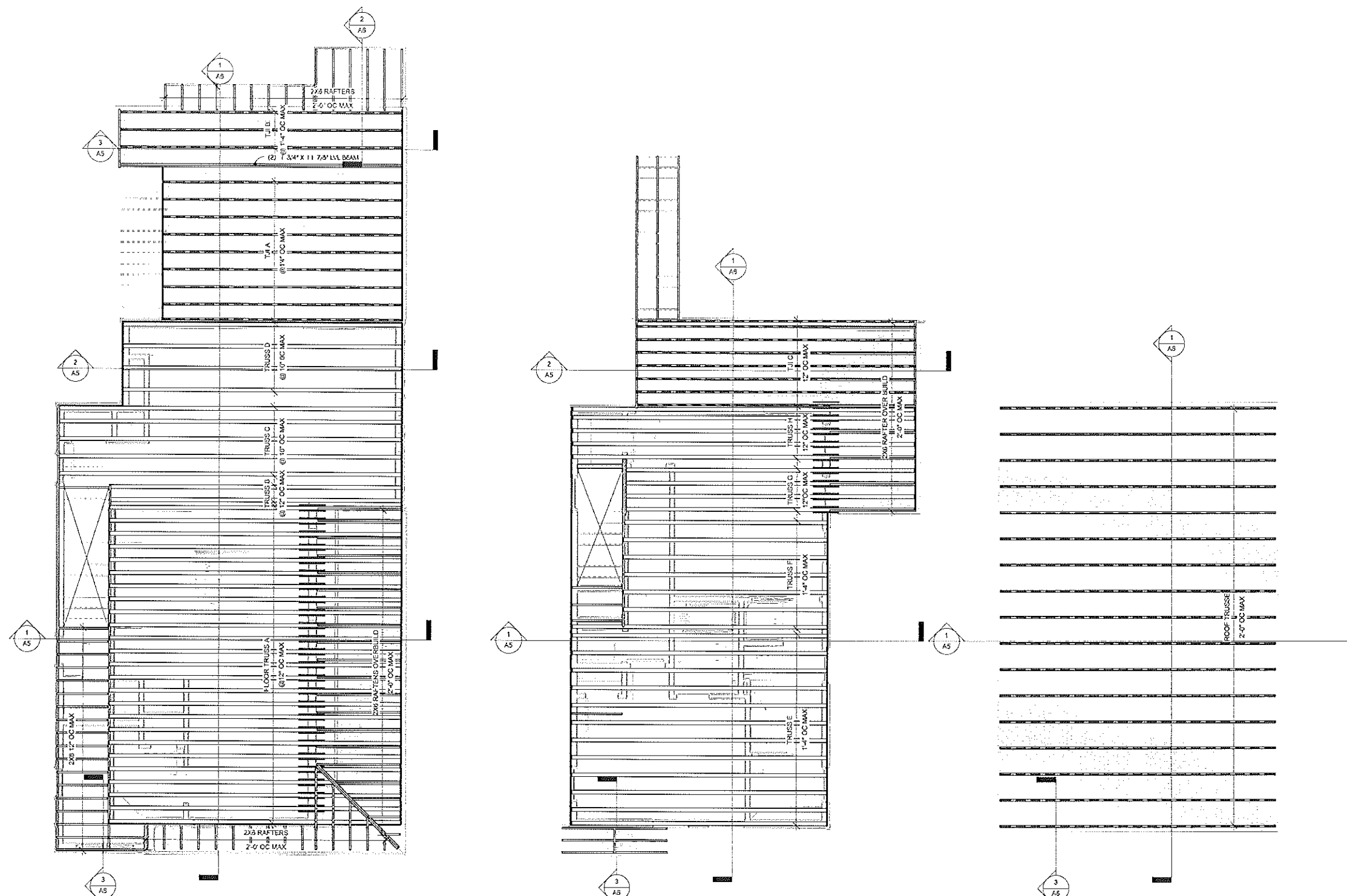
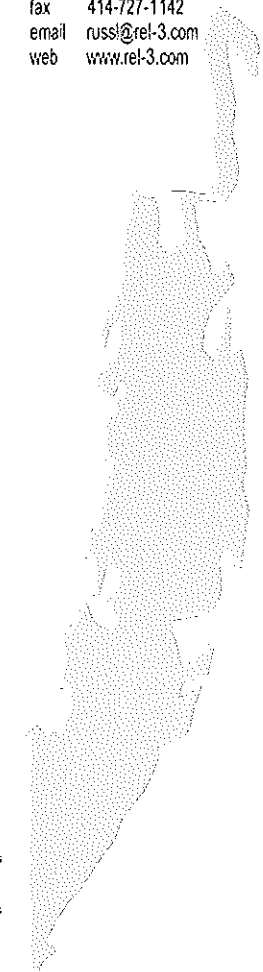
Sheet Number
 INTERIOR
 ELEVATIONS

A7

Date 03-10-16
 Project Number: 158001



russell e. lafrombois, ii architect, llc
 229 east wisconsin avenue
 suite 701
 milwaukee wisconsin 53202
 phone 414-727-1141
 fax 414-727-1142
 email russl@rel-3.com
 web www.rel-3.com



PROPOSED SECOND FLOOR FRAMING PLAN

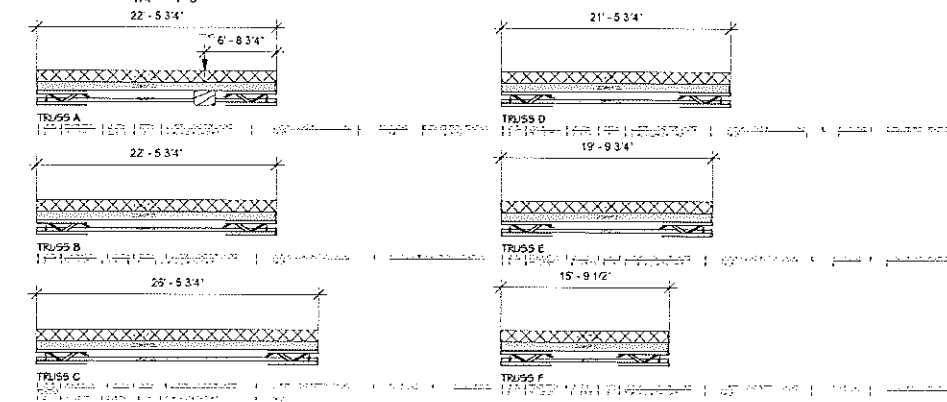
1/4" = 1'-0"

PROPOSED THIRD FLOOR FRAMING PLAN

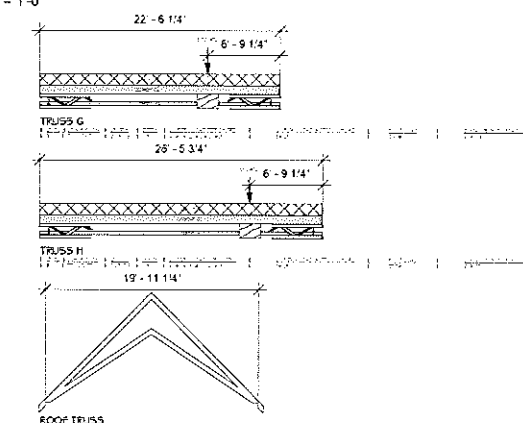
1/4" = 1'-0"

PROPOSED ROOF FRAMING PLAN

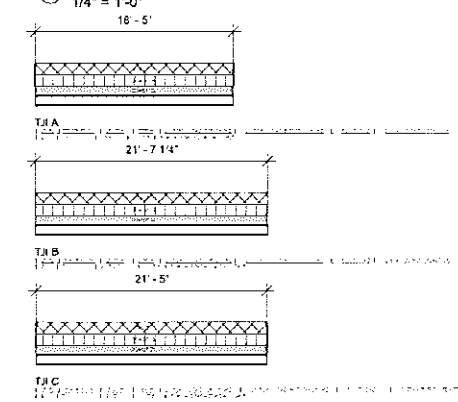
1/4" = 1'-0"



TRUSS TYPES
 1/8" = 1'-0"



ROOF TRUSS



- TRUSS NOTES**
1. TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS WITH THE ARCHITECT'S DRAWING AND IN THE FIELD.
 2. LOCATIONS OF TRUSS GIRDERS AND H.P. TRUSSES SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO FABRICATION OF ANY MATERIAL.
 3. TRUSS DESIGNER SHALL VERIFY ADEQUACY OF ALL TRUSSES, AND GIRDER TRUSS BEARING AREAS. TRUSS DESIGNER SHALL NOTIFY THE ARCHITECT IF INSUFFICIENT AREA IS CALLED FOR.
 4. SUBMIT TRUSS DESIGN SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION ANY MATERIAL.
 5. UNLESS NOTED OTHERWISE ALL FLOOR TRUSSES SHALL BE BOTTOM CHORD BEARING.
 6. ALL TRUSSES SHALL BE MANUFACTURED WITH GRADE 4x2 1950F 1.7Z MRS OR BETTER.
- JOIST NOTES**
1. JOIST MANUFACTURER SHALL VERIFY ALL DIMENSIONS WITH THE ARCHITECT'S DRAWING AND IN THE FIELD.
 2. DESIGN IS BASED ON WIDE FLANGE I.B.
 3. LOAD CALCULATIONS ARE BASED ON UH80.
 4. TRUSS DESIGNER SHALL VERIFY ADEQUACY OF ALL JOISTS BEARING AREAS. DESIGNER SHALL NOTIFY THE ARCHITECT IF INSUFFICIENT AREA IS CALLED FOR.

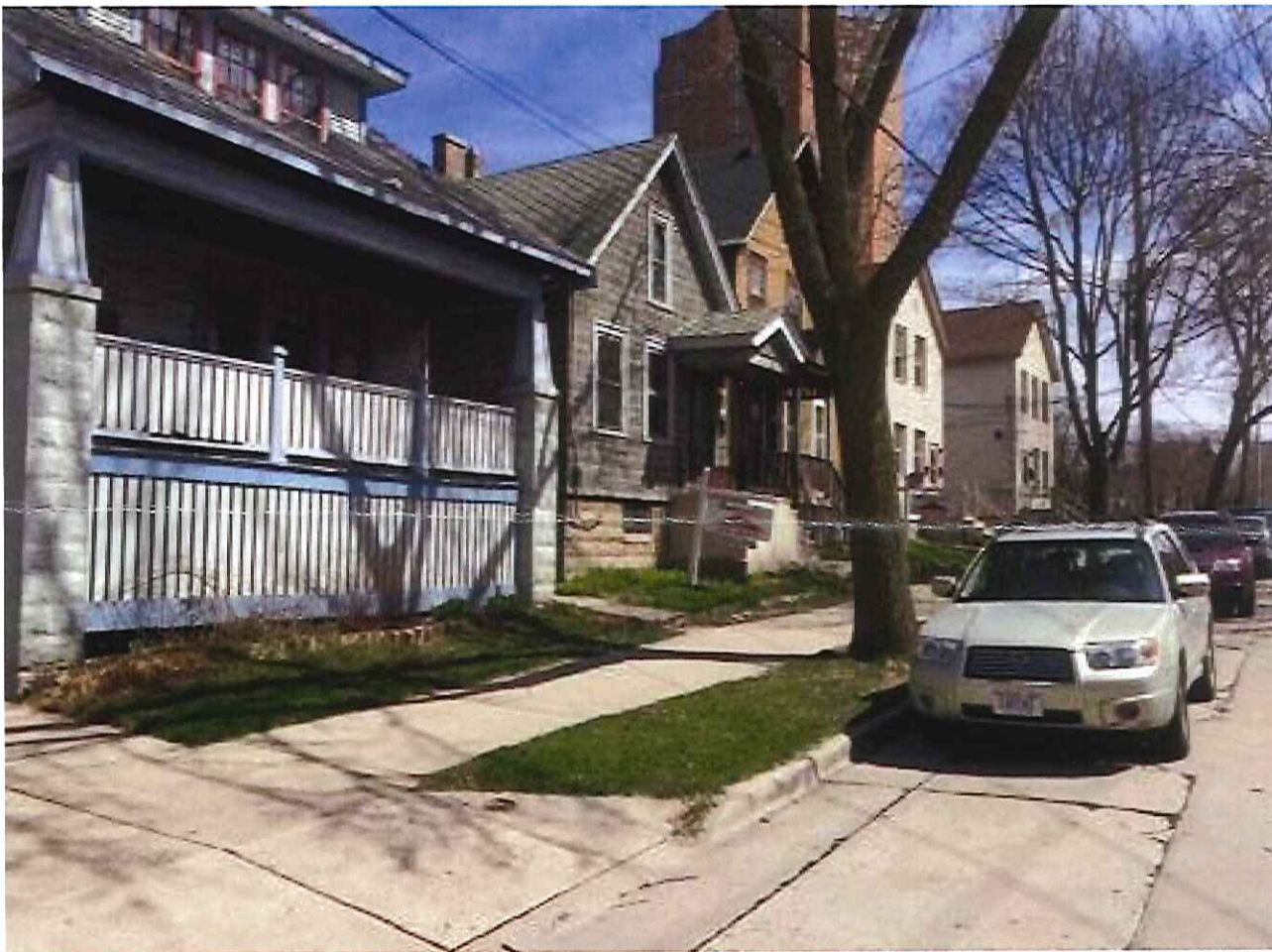
Sheet Number
STRUCTURAL PLANS

S1

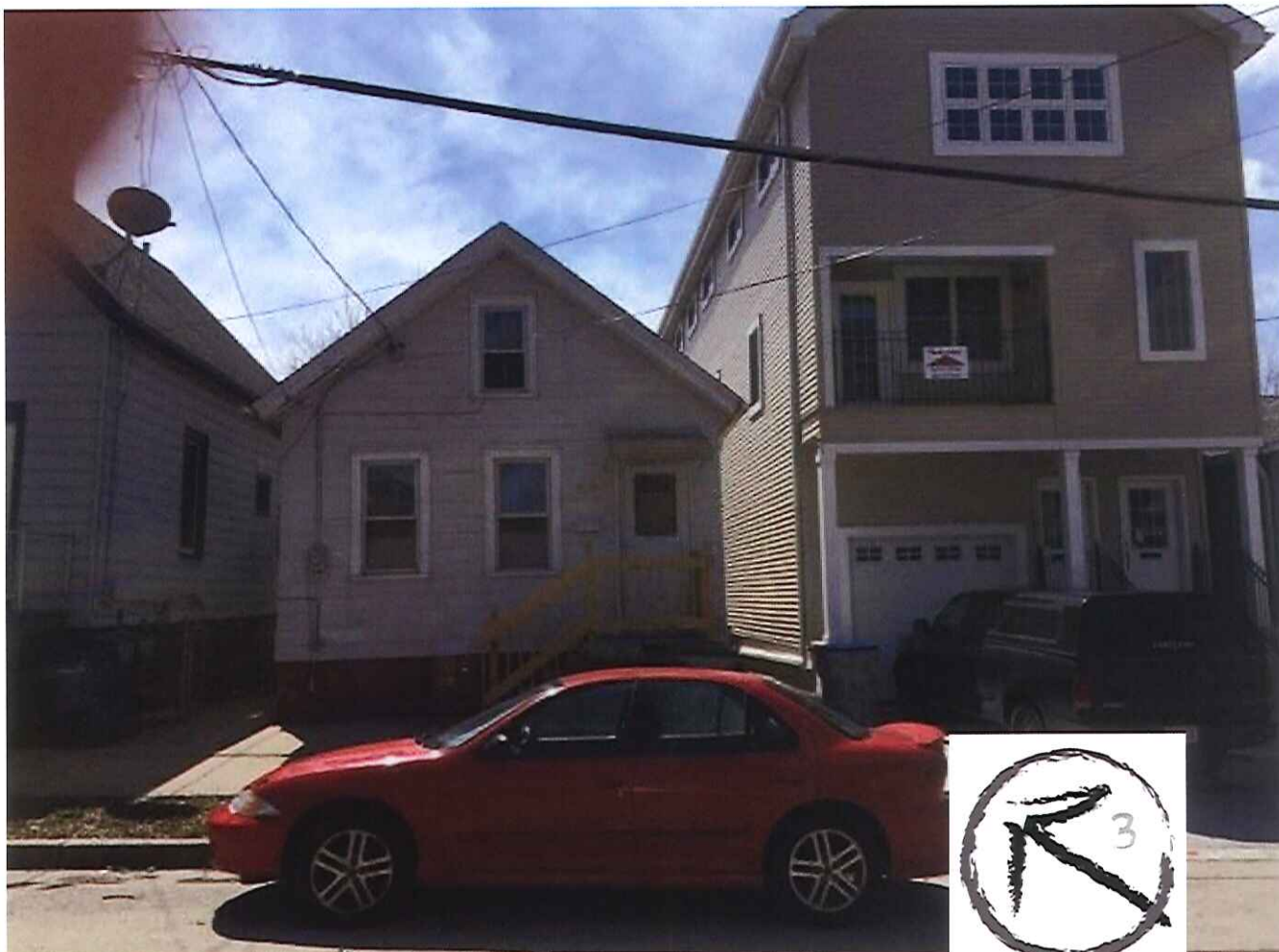
Date 03-10-16
 Project Number 158001



HOUSE DOWN THE BLOCK



HOMES EAST OF SITE



HOMES ACROSS THE STREET FROM SITE





HOMES EAST OF SITE



HOMES EAST OF SITE



HOMES ACROSS THE STREET FROM SITE



New Residence for
JON HANSEN
1170 East Kane Place, Milwaukee Wisconsin
PH-2

04/11/16

russell e lafrombois iii architect 229 east wisconsin ave milwaukee, wisconsin 414-727-1141 russl@rel-3.com



**HOMES ACROSS THE STREET
LOOKING WEST FROM SITE**



**HOMES ACROSS THE STREET TO THE WEST
OF SITE**



**KANE COMMONS
HOMES**



New Residence for
JON HANSEN
1170 East Kane Place, Milwaukee Wisconsin
PH-3
04/11/16

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**KANE COMMONS HOMES
LOOKING WEST**



PROPOSED NEW HOME

