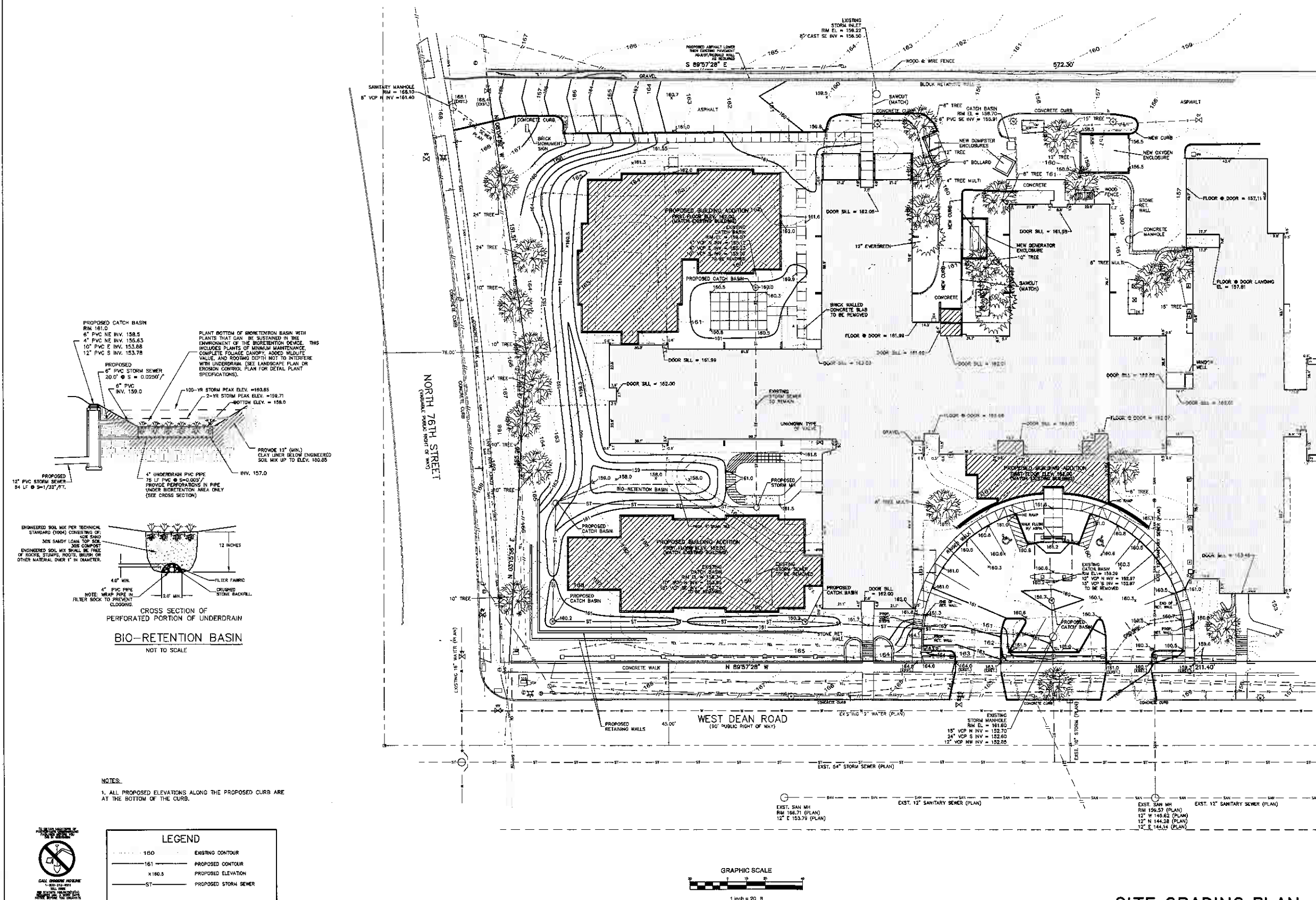




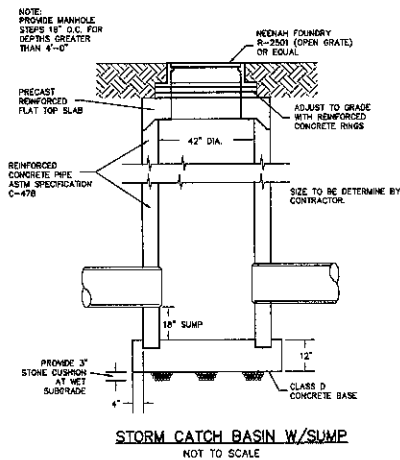
TRINITY VILLAGE - SKILLED NURSING FACILITY
7500 W DEAN ROAD MILWAUKEE, WI

CJE NO.: 101201-01R2
AUGUST 06, 2010

C1.0
SHEET 1 OF 4

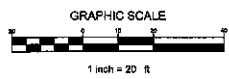


TRINITY VILLAGE - SKILLED NURSING FACILITY
7500 W DEAN ROAD MILWAUKEE, WI



- NOTES:
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MILWAUKEE REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.
 4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 5 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 6. * RUNOFF OUT OF BIO-RETENTION BASIN, DURING 100-YR STORM EVENT.

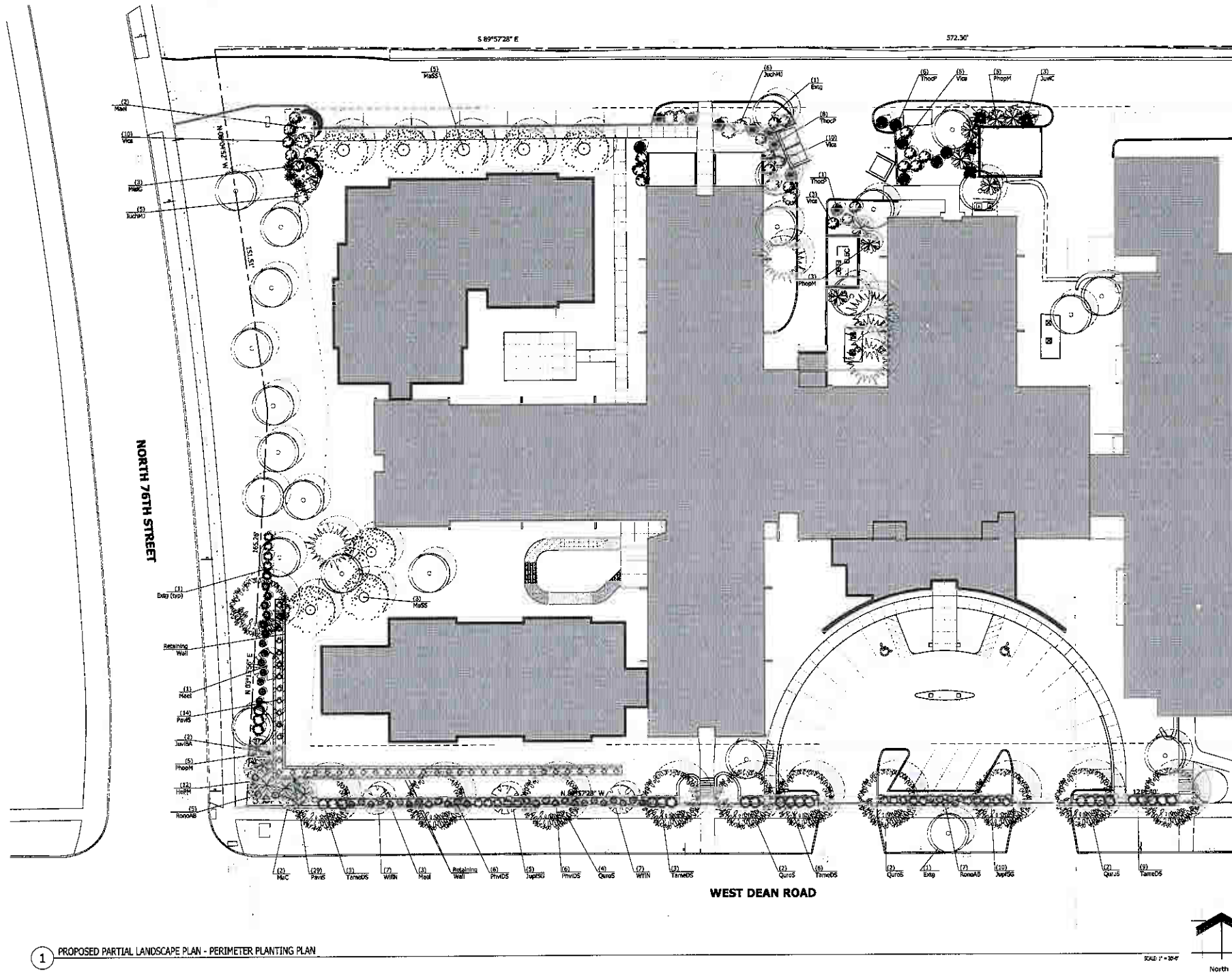
LEGEND	
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN



SITE UTILITY PLAN

CJE NO.: 101201-01R2
AUGUST 06, 2010

C2.0
SHEET 2 OF 4



1 PROPOSED PARTIAL LANDSCAPE PLAN - PERIMETER PLANTING PLAN

Perimeter Plant Material Table						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
24	Exst		Existing	Existing	Existing	
6	MaC		Magnolia 'Elizabeth'	Elizabeth Magnolia	2" Cal - 86B	
2	MaC		Magnolia 'Coralbark'	Coralbark Magnolia	1 1/2" Cal - 86B	
8	MaSS		Magnolia 'Spring Snow'	Spring Snow Magnolia	3" Cal - 86B	
11	Quus		Quercus robur 'Styriaca'	Styriaca English Oak	2 1/2" Cal - 86B	
Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	Isig		Existing	Existing	Existing	
4	JuVC		Juniperus virginiana 'Upresidensis'	Millipede Juniper	5' - 6' - 86B	
2	JuVBA		Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper	5' - 6' - 86B	
15	Thop		Thuja occidentalis 'Wyandottae'	Pyramidal Arborvitae	5' - 6' - 86B	
Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	JuVMS		Juniperus chinensis 'Mist Julap'	Mist Juniper	24" - 30" - 86B	
20	JuVMS		Juniperus x phoenicea 'Mortelmans'	Sea of Gold Juniper	18" - 24" - 86B	
24	TamMS		Taxus x media 'Densiformis Select'	Select Dense Spreading Yew	18" - 24" - 86B	
Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
18	PhVMS		Philadelphus x virginialis 'Dwarf Snowflake'	Dwarf Snowflake Mock Orange	18" - 24" - Cont.	
13	PhopH		Physocarpus opulifolius 'Monro'	Diablo Ninebark	7" - 9" - 86B	
23	Vica		Viburnum cerasifolium	Korean Spice Viburnum	30" - 36" - 86B	
21	WRH		Wingardio Roridula 'Variegata Nana'	Variegated Dwarf Weigela	1-Gal - Cont.	
Broadleaf Deciduous Ground Cover Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
12	RomaB		Rosa x 'Westerlark'	Flower Carpet Apple Blossom Rose	18" - Cont.	
Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	MiscG		Miscanthus sinensis 'Grassella'	Grassella Maiden Grass	1-Gal - Cont.	
43	PavS		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1-Gal - Cont.	
Perennial						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
12	HcPH		Hemerocallis x 'Pardon Me'	Pardon Me Dwarf Daylily	1-Gal - Cont.	

LANDSCAPE PLAN GENERAL NOTES

1. PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. **
2. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "PAVING SET" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
3. ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.0 1996.
4. DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR AGREEMENTS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
5. ALL PLANTS MUST BE OLD AND SELECTED FOR THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
6. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
7. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 6" DEEP (MIN.) AND SHALL BE SOLOD/SEEDDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
8. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
9. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND CONFORMANCE WITH THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
10. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
11. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
12. ALL DISSEASED, NODDIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
13. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
14. FINISH GRADES FOR SHRUBS AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.3 FOR FURTHER INFORMATION.
15. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
16. ALL PERENNIAL, ANNUAL, AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 6" A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.3 FOR FURTHER INFORMATION.
- PER EVERY 100 SQUARE FEET ADD:
- ONE (1) CUBIC FOOT BALE OF PEAT MOSS.
 - 2 POUNDS OF 5-10-5 GARDEN FERTILIZER.
 - 1/4 CUBIC YARD OF COMPOSTED MANURE.
- PLANT STARTER OR OTHER COMPOSTED, ORGANIC MATERIAL.
17. ALL SHRUBS TO BE PLANTED WITH A 2" DIA. MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.3 FOR FURTHER INFORMATION.
18. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 PEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.3 FOR FURTHER INFORMATION.
19. ALL TREES TO BE INSTALLED, STAKED AND GUAYED ACCORDING TO DETAILS. REFER TO LSP1.3 FOR FURTHER INFORMATION.
20. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2'-0" DEPTH OF SHREDED HARDWOOD OR BARK MULCH SHOWN (OR BROWN DRIVING MULCH) FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GROWTH INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.3 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (2" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER). APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKLER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. DISCONTINUED SEED MIX:
- PREMIUM 60 GRASS SEED MIX REINDEERS 1-262-786-3388
- 20% AMERICAN KENTUCKY BLUE GRASS
 - 20% ALPINE KENTUCKY BLUE GRASS
 - 20% LANGARA KENTUCKY BLUE GRASS
 - 20% VICTORY CREEPING FESCUE
 - 10% FIESTA III PERENNIAL RYE GRASS
 - 10% CUTLER PERENNIAL RYE GRASS
- SALT TOLERANT GRASS SEED MIX REINDEERS 1-262-786-3380
- 25% FULTS ALKALIGRASS
 - 20% SEA LARK CREEPING RED FESCUE
 - 20% KENBLUE KENTUCKY BLUE GRASS
 - 15% SHOTAW HARD FESCUE
 - 20% QUEBEC PERENNIAL RYE GRASS
24. DURING THE INITIAL "MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THINNING IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
25. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
26. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE RELOCATED. ALL PLANT MATERIAL TO BE RELOCATED IS TO BE CLEARLY TAGGED WITH MARKING TAPE MOVED BEFORE AND SITE DEMOLITION IS TO BEGIN.
27. DESIGN IRRIGATION SYSTEM TO BE DESIGNED FOR A OVERLAPPING ZONE SPRINKLER HEAD SYSTEM IN ALL LAWN AND ISLAND AREAS AND A DRIP SYSTEM FOR ALL FOUNDATION PLANTING AREAS.
- CONTRACTOR'S NOTE:
- BEFORE SITE GRADING AND DEMOLITION IS TO BEGIN FOR PROPOSED NEW PAVEMENT, THE AREA IS TO BE STAKED AND ALL TREE AND SHRUBS THAT ARE TO BE PRESERVED ARE TO BE TAGGED BY LANDSCAPE ARCHITECT AND RELOCATED BY LANDSCAPE CONTRACTOR. IF REQUIRED A TREE PRESERVATION PLAN WILL BE PRODUCED AND COORDINATED WITH CITY STAFF.
- DEMOLITION CONTRACTOR TO COORDINATE W/ LANDSCAPE ARCHITECT, OWNER AND LANDSCAPE CONTRACTOR.

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

DIGGERS HOT LINE

1-800-242-8511

WISCONSIN STATUTE 181.075 (1996) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

Owner's Approval

I HAVE REVIEWED THESE DOCUMENTS FOR DESIGN INTENT AND I HAVE AUTHORIZED **INSITE LANDSCAPE DESIGN, INC.** TO PROCEED WITH THE NEXT PHASE OF THE PROJECT BASED ON THESE APPROVED DOCUMENTS.

Signature _____ Date _____

Printed Name _____ Title _____

INSITE
LANDSCAPE DESIGN
Landscape Architecture
and Master Planning Design Services

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Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitelandscape.com
mcdavis@insitelandscape.com

Project:

TRINITY VILLAGE

7300 WEST DEAN RD.
MILWAUKEE, WI

Issuance and Revisions:		
Date	Number	Description
07/22/10		City Submittal
08/06/10		City Plan Commission Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN
GENERAL NOTES
AND PLANT MATERIAL TABLE

Date of Drawing: 08/06/10
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L09-070
Sheet Number:

LSP1.2

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Project:

**TRINITY
VILLAGE**

7300 WEST DEAN RD.
MILWAUKEE, WI

Issuance and Revisions:

Date	Number	Description
07/22/10		City Submittal
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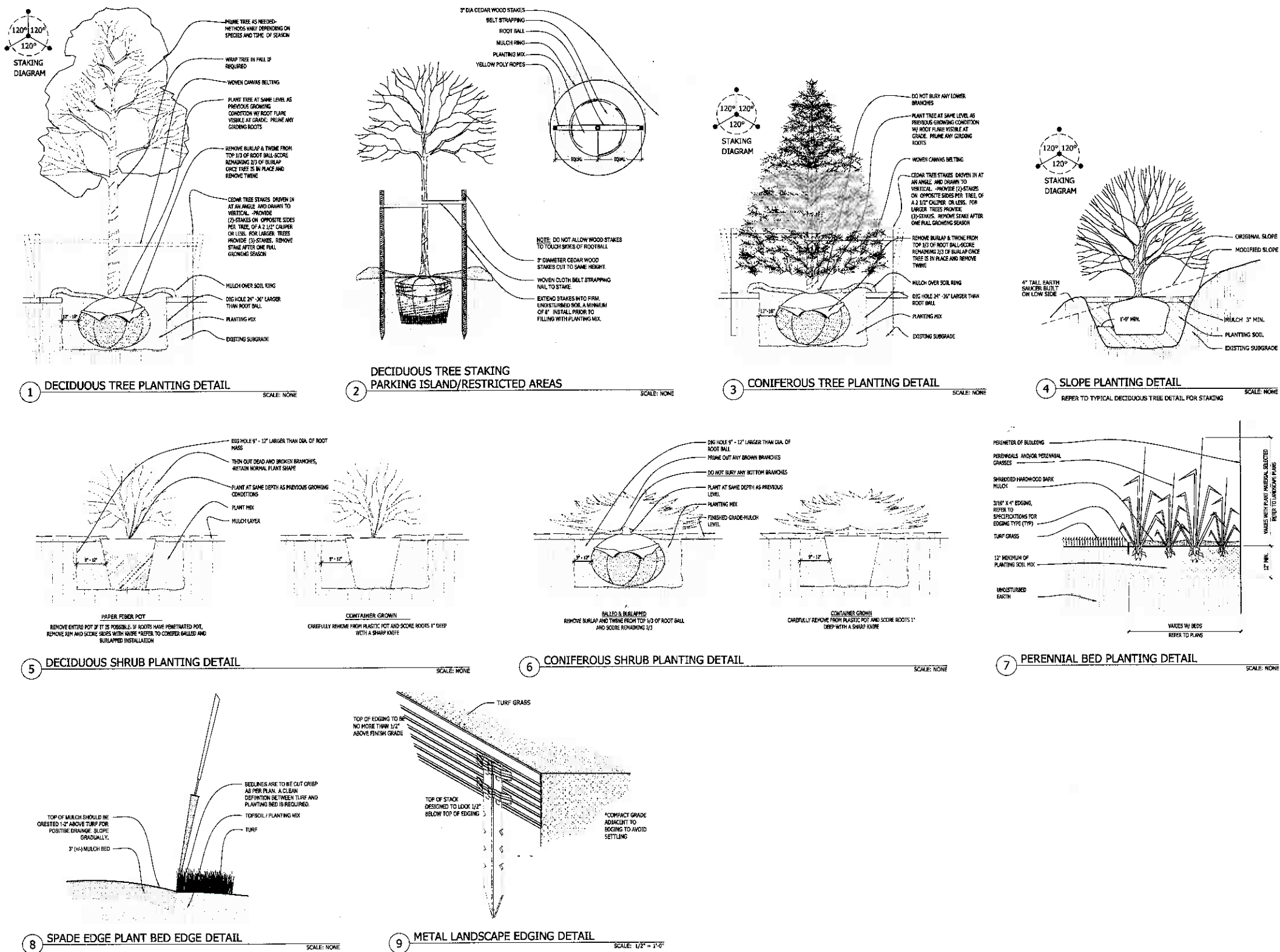
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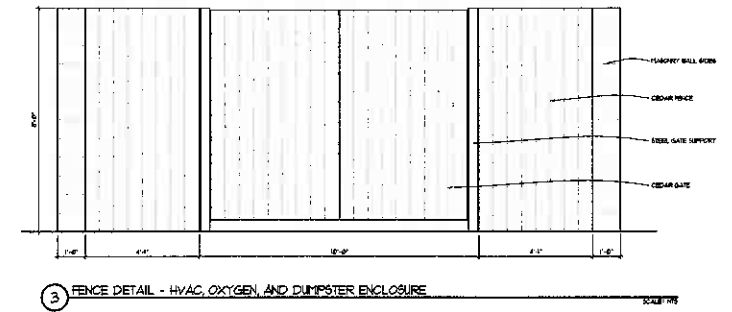
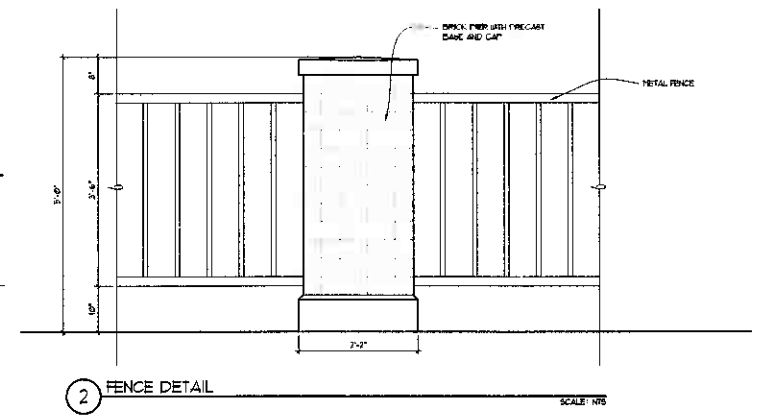
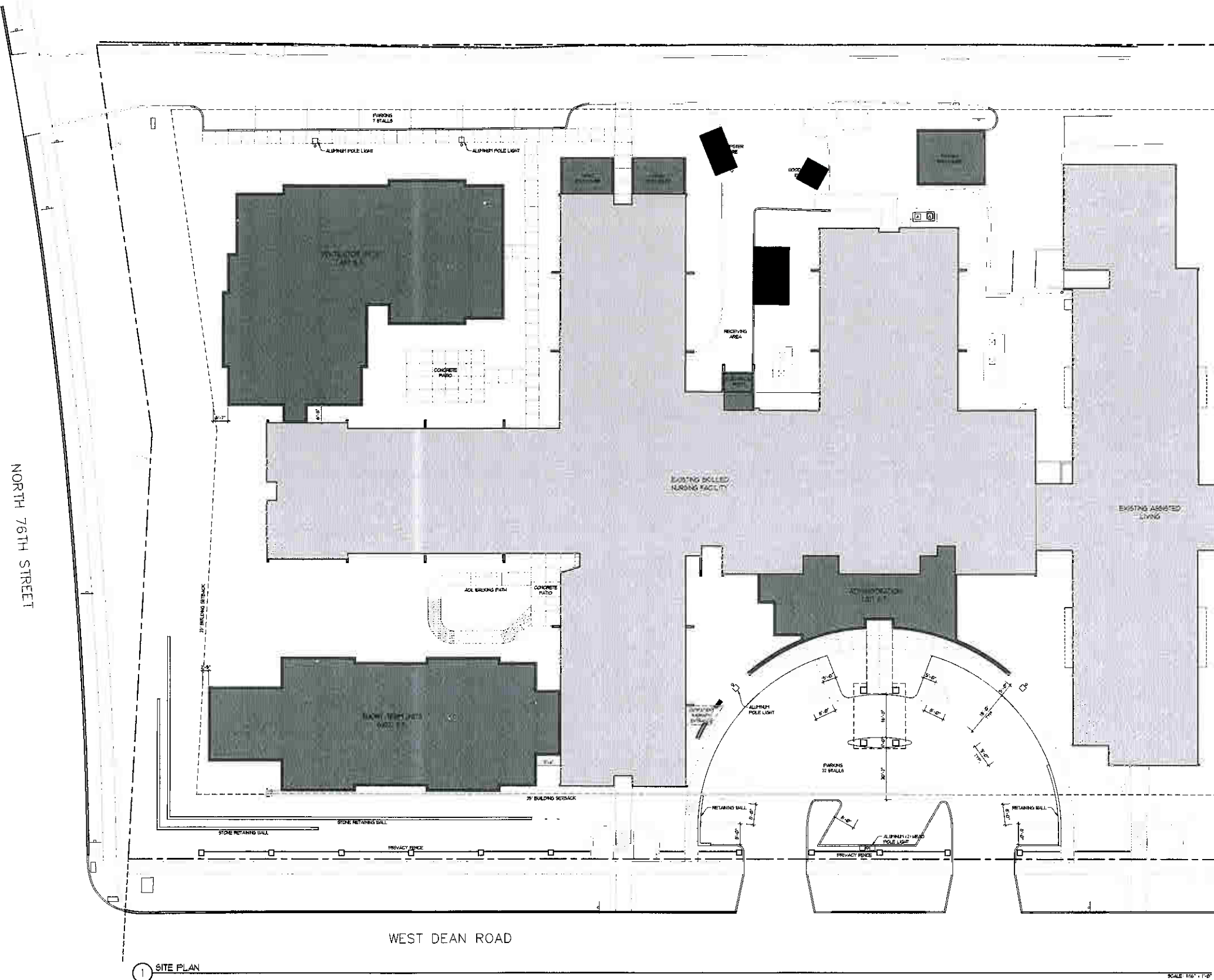
Owner's Approval
I HAVE REVIEWED THESE DOCUMENTS FOR DESIGN INTENT
AND I HAVE AUTHORIZED THE LANDSCAPE DESIGN, TO
PROCEED WITH THE NEXT PHASE OF THE PROJECT BASED ON
THESE APPROVED DOCUMENTS.

Signature _____ Date _____
Printed Name _____ Title _____

LSP1.3

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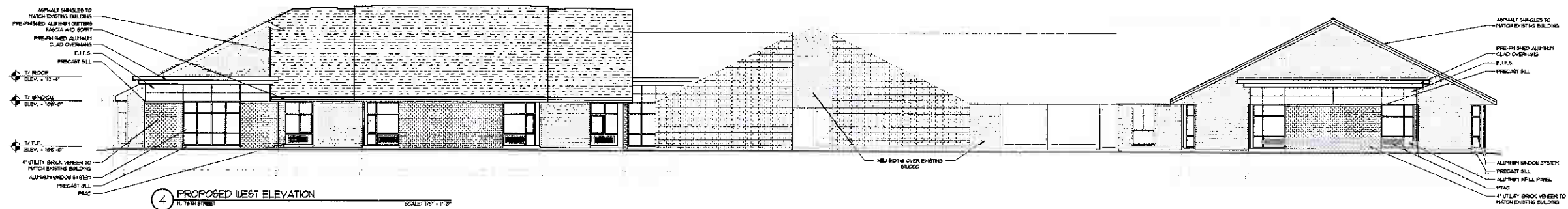
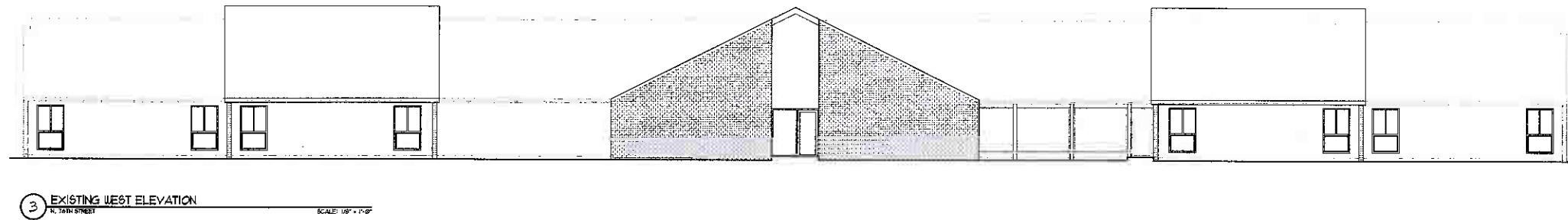
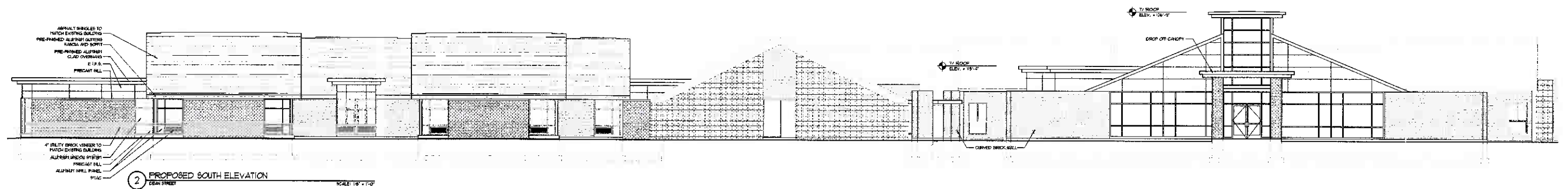
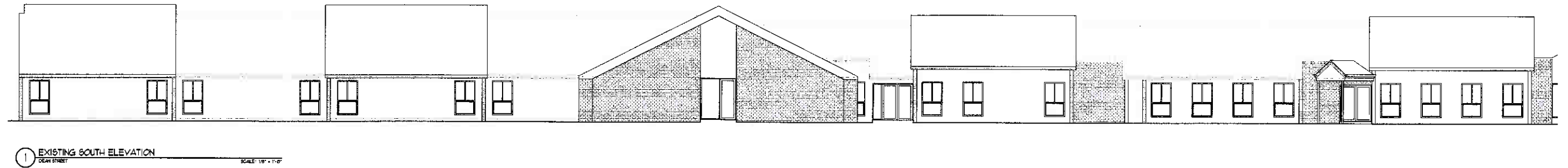




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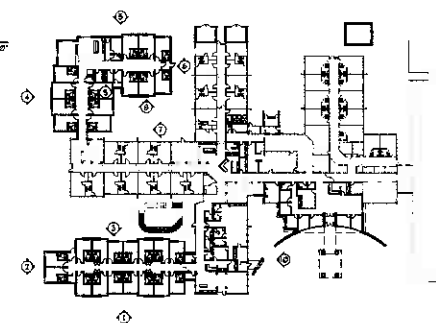
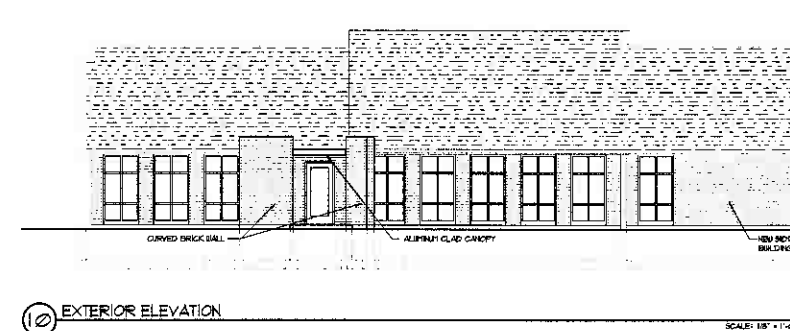
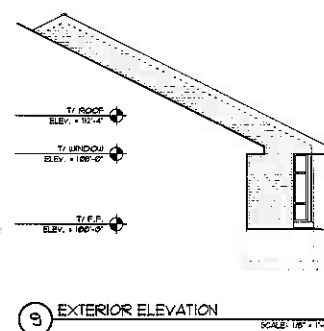
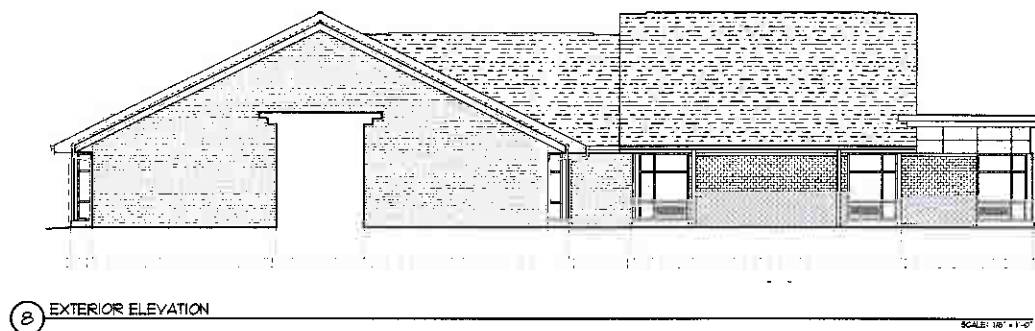
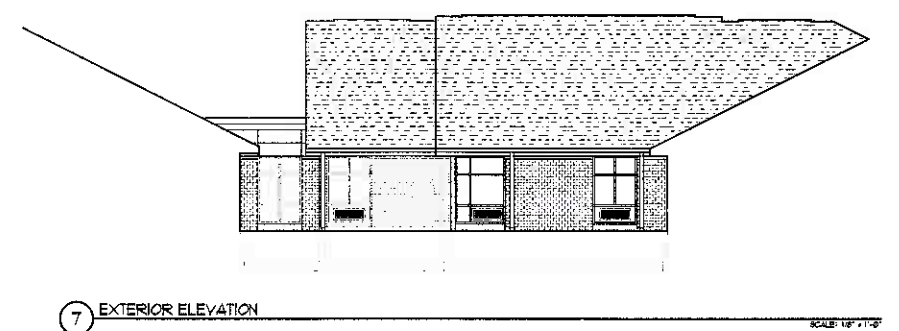
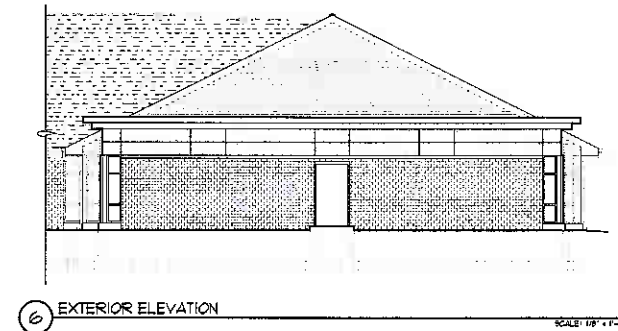
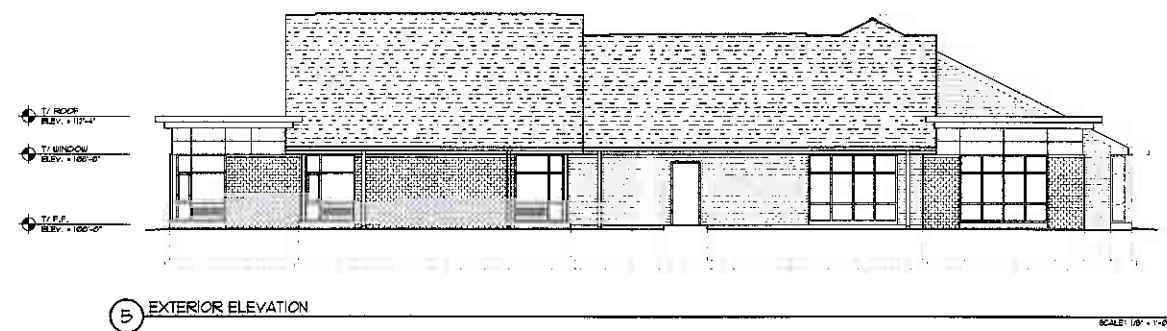
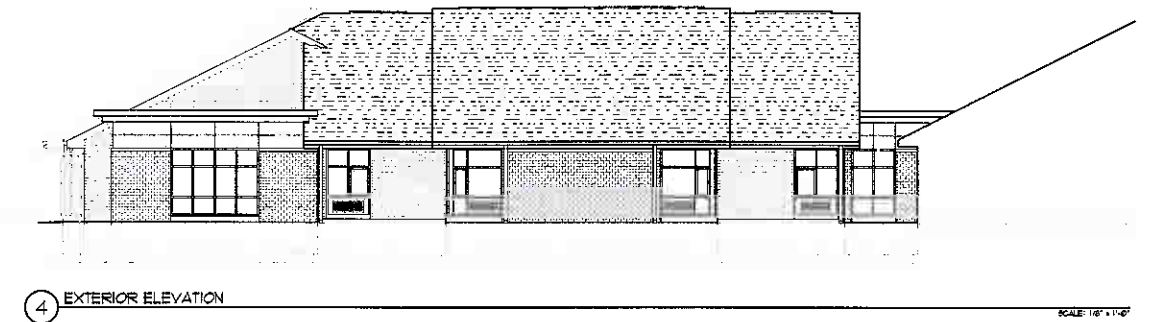
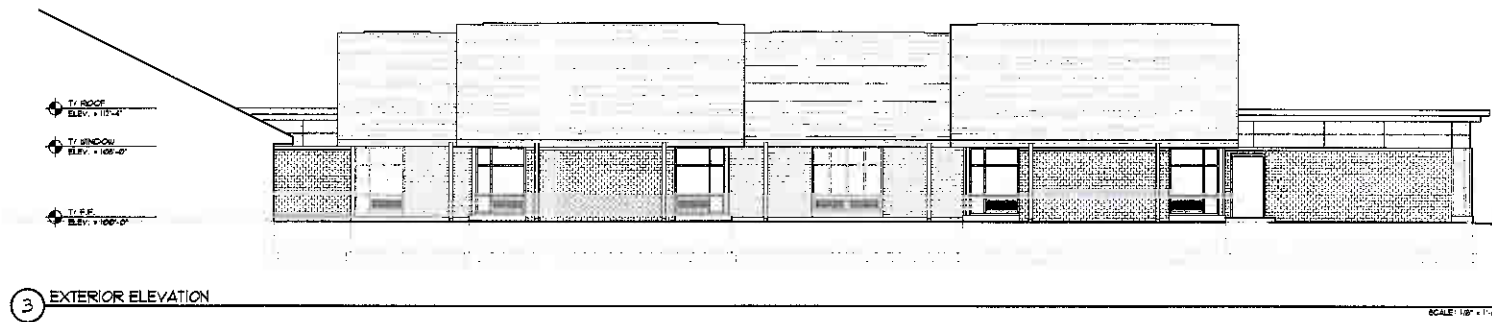
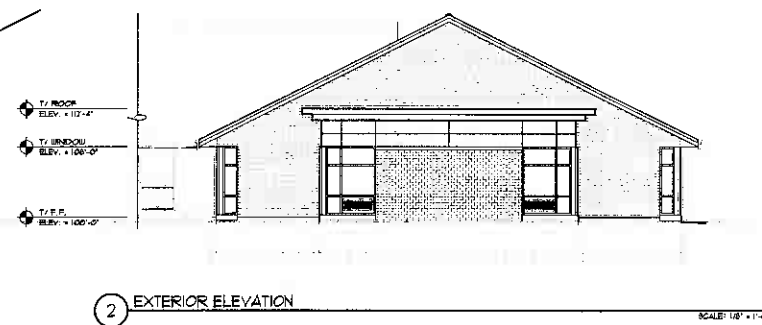
DESIGNING BUILDINGS
BUILDING RELATIONSHIPS

TRINITY VILLAGE - SKILLED NURSING ADDITION/RENOVATION
FLOOR PLAN



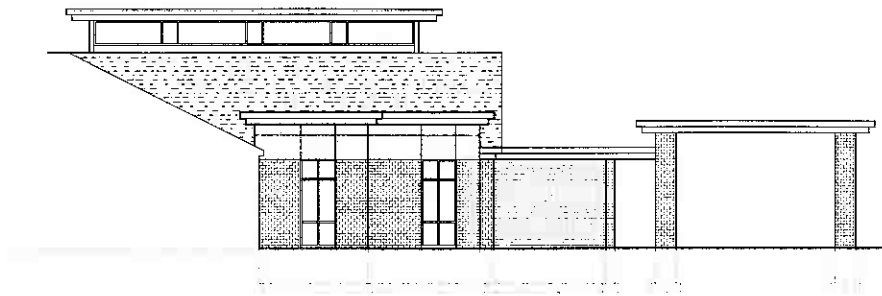
DESIGNING BUILDINGS
BUILDING RELATIONSHIPS

TRINITY VILLAGE - SKILLED NURSING ADDITION/RENOVATION ELEVATIONS

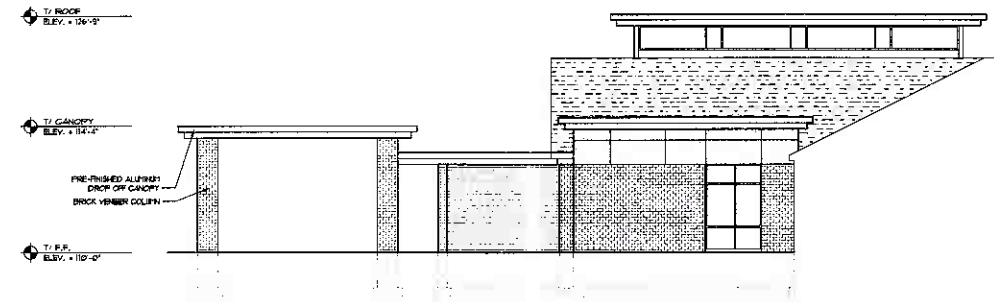


DESIGNING BUILDINGS
BUILDING RELATIONSHIPS

TRINITY VILLAGE - SKILLED NURSING ADDITION/RENOVATION ELEVATIONS

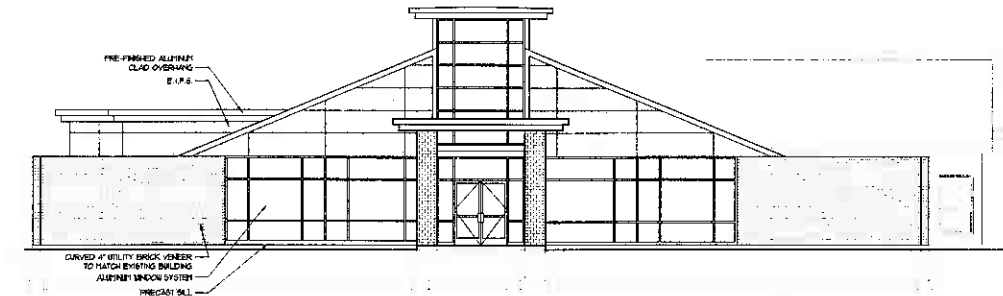


1 EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"

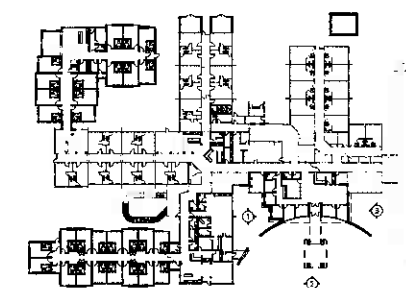


3 EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"

- T1 ROOF ELEV. +18'-0"
- T1 ROOF ELEV. +18'-0"
- T1 WINDOW ELEV. +12'-0"
- T1 P.B. ELEV. +12'-0"



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



DESIGNING BUILDINGS
BUILDING RELATIONSHIPS

TRINITY VILLAGE - SKILLED NURSING ADDITION/RENOVATION ELEVATIONS

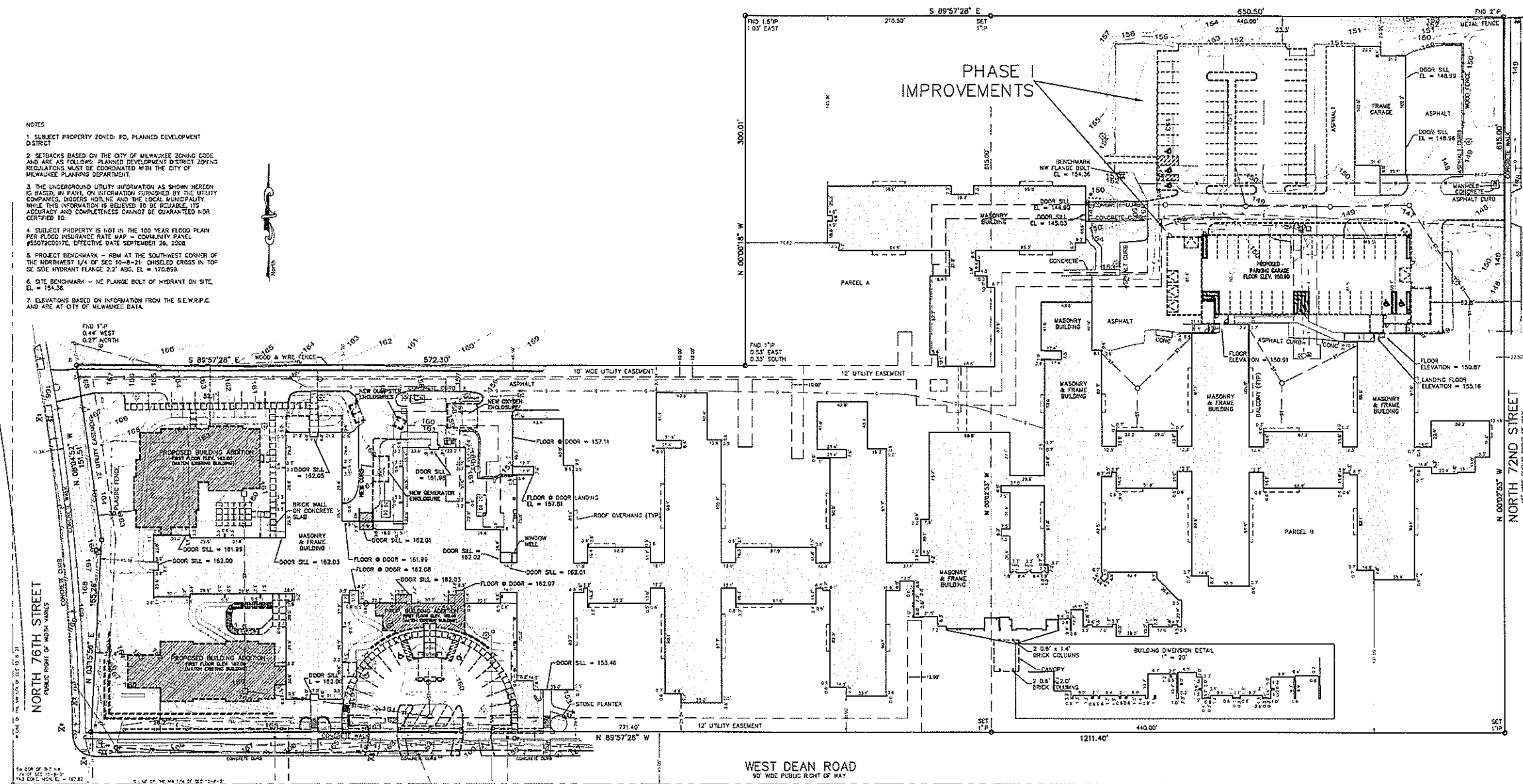
LEGAL DESCRIPTION

PARCEL A AND PARCEL B IN CERTIFIED SURVEY MAP NUMBER 1821, IN THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

CONTAINS: 13.227 ACRES

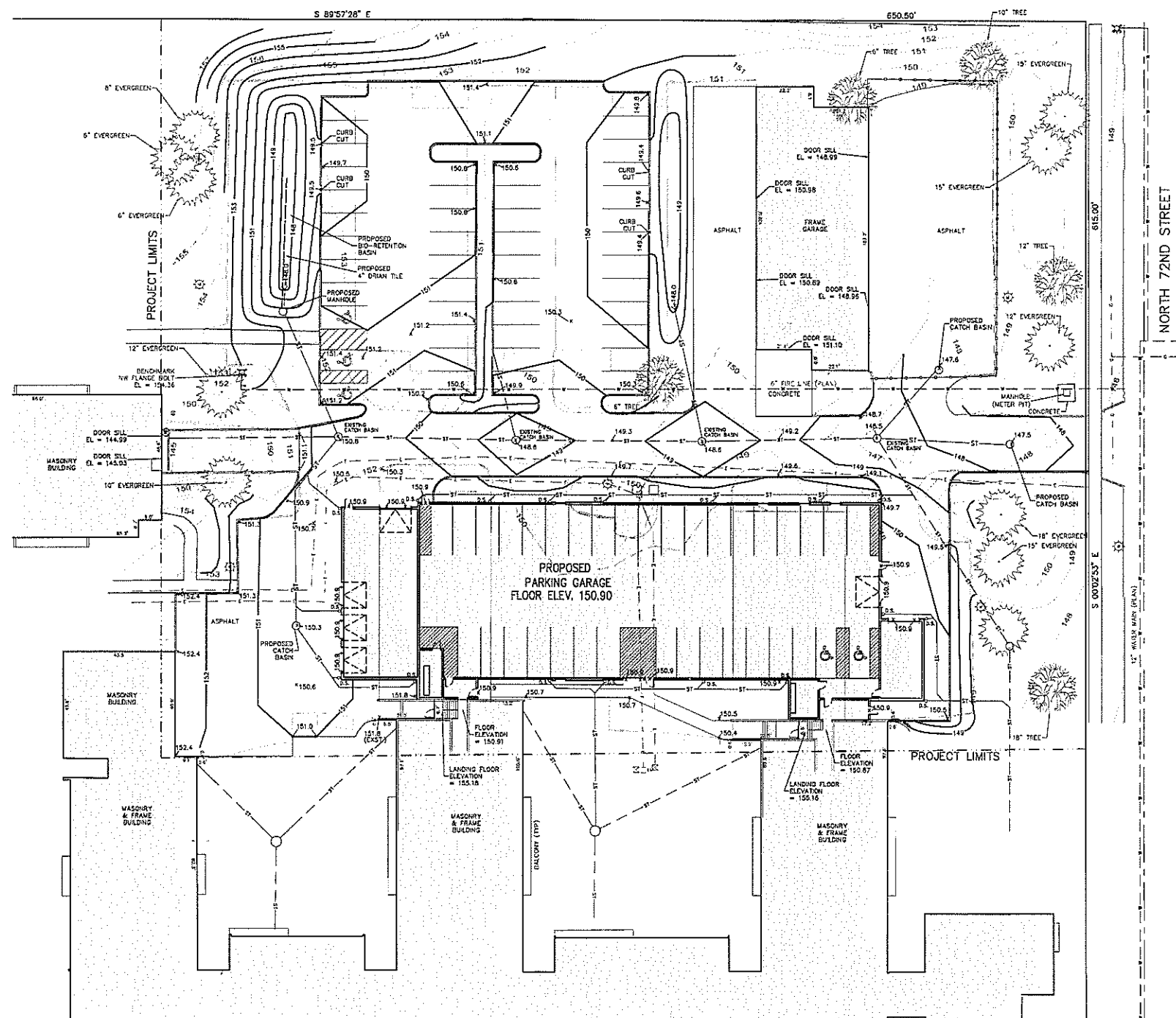
NOTES

1. SUBJECT PROPERTY ZONED: PD, PLANNED DEVELOPMENT DISTRICT
2. SETBACKS BASED ON THE CITY OF MILWAUKEE ZONING CODE AND ARE AS FOLLOWS: PLANNED DEVELOPMENT DISTRICT ZONING REGULATIONS MUST BE COORDINATED WITH THE CITY OF MILWAUKEE PLANNING DEPARTMENT.
3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, UNDERSTANDING AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
4. SUBJECT PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #500790007E, EFFECTIVE DATE SEPTEMBER 29, 2008.
5. PROJECT BENCHMARK - RBM AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SEC 10-8-21. CHISELED CROSS IN TOP OF SIDE HYDRANT FLANGE 2.2' ABL. EL. = 150.99.
6. SITE BENCHMARK - NG FLANGE BOLT OF HYDRANT ON SITE, EL. = 154.36.
7. ELEVATIONS BASED ON INFORMATION FROM THE S.E.W.R.P.C. AND ARE AT CITY OF MILWAUKEE DATA.



PHASE II IMPROVEMENTS
(SKILLED NURSING FACILITY)

LEGEND	
--- 0.75' ---	EXISTING CONTOUR
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	UNDERGROUND GAS SERVICE
---	OVERHEAD UTILITY LINES
---	EXISTING CONCRETE CURB
---	CONC. CURB
---	PAVEMENT
---	ASPHALT
---	GRAVEL
---	ROCK
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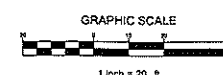


TRINITY VILLAGE
7300 W. DEAN RD. MILWAUKEE, WI

CJE NO.: 1012R2
JULY 16, 2010



LEGEND	
--- 5' ---	EXISTING CONTOUR
--- 885 ---	PROPOSED CONTOUR
--- 890.5 ---	PROPOSED ELEVATION
--- ST ---	PROPOSED STORM SEWER



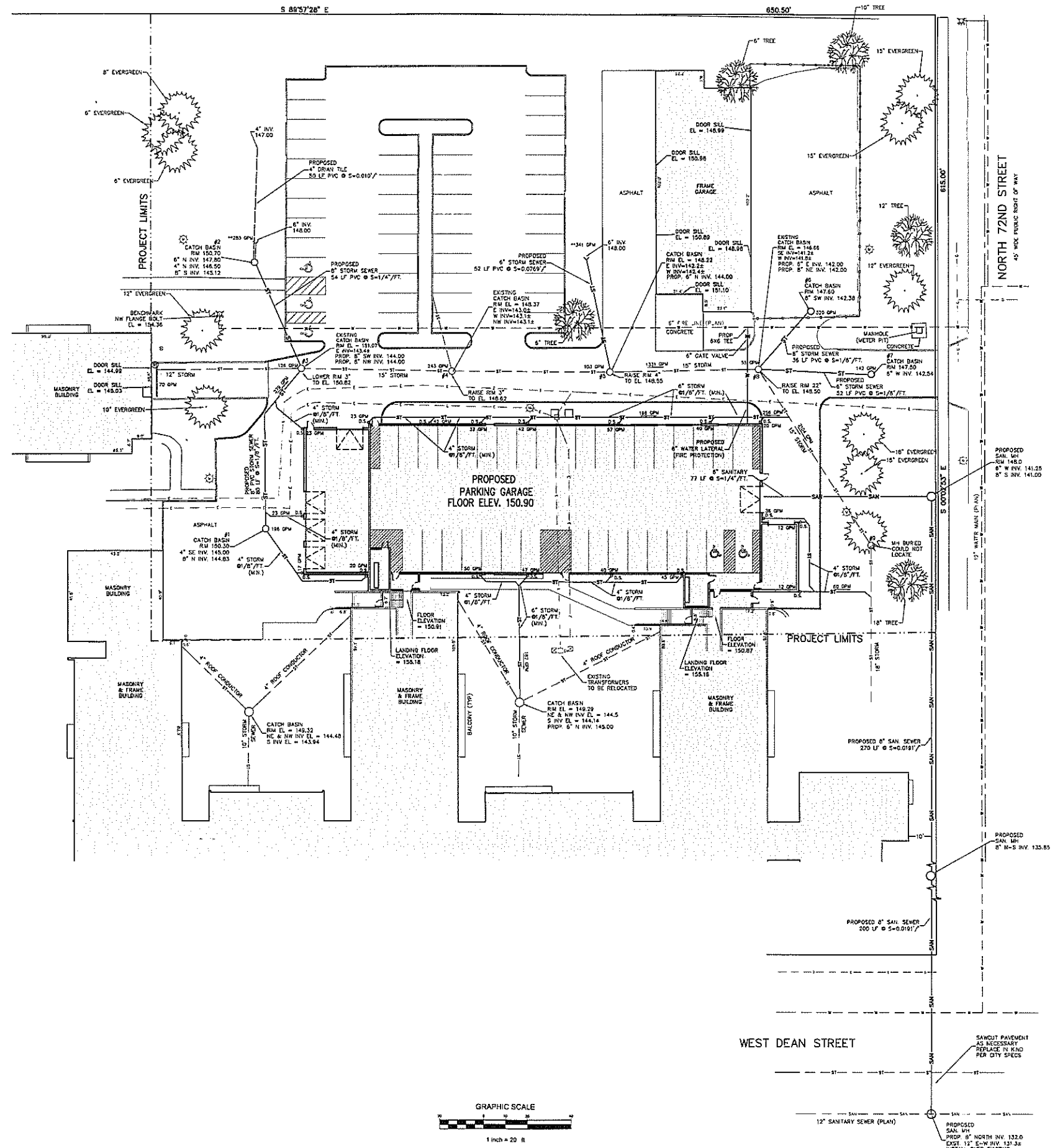
SITE GRADING PLAN

C1.0
SHEET 1 OF 4

TRINITY VILLAGE
7300 W. DEAN RD. MILWAUKEE, WI

CJE NO.: 1012R2
JULY 16, 2010

C2.0
SHEET 2 OF 4

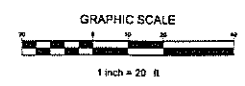


- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION FOR APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE, AND THE CITY OF MILWAUKEE REQUIREMENTS.
 2. ALL TRENCHES IN PAVED AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.
 4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 6. ** DENOTES FLOW FROM STORM WATER MANAGEMENT FACILITIES DURING THE 10 YEAR STORM EVENT.



LEGEND

---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN



SITE UTILITY PLAN

Project:

TRINITY
VILLAGE

7300 WEST DEAN RD.
MILWAUKEE, WI

Issuance and Revisions:

Date	Number	Description
07/22/10	01	City Submit

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Sheet Title:

PROPOSED LANDSCAPE PLAN
GENERAL NOTES
AND PLANT MATERIAL TABLE

Date of Drawing: 07/22/10
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: 109-070
Sheet Number:

LSP1.1

Plant Material Table

Broadleaf Deciduous Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
4	AsaGH	AsaGH	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	1 1/2" - Cal - B&B
3	MASS	MASS	Malus x 'Spring Snow'	Spring Snow Crabapple	3" - Cal - B&B
8	PyraC	PyraC	Prunus caryocarpa 'Chanticleer'	Chanticleer Pear	2 1/2" - Cal - B&B
6	Quas	Quas	Quercus robur 'Stymaster'	Stymaster English Oak	2 1/2" - Cal - B&B
9	Extg	Extg	Existing	Existing	Existing
Conifer/Evergreen					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
7	JuncC	JuncC	Juniperus virginiana 'Drapesofsky'	Hopse Juniper	5' - 6' - B&B
11	Extg	Extg	Existing	Existing	Existing
46	JupSGS	JupSGS	Juniperus x sibirica 'Morden'	Sea of Gold Juniper	18" - 24" - B&B
63	TamrDS	TamrDS	Taxus x media 'Densiformis Select'	Select Dense Spreading Yew	18" - 24" - B&B
Broadleaf Deciduous Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
39	Univ	Univ	Ligustrum vulgare 'Dense'	Lodense Privet	18" - 24" - Cont.
20	PhmDS	PhmDS	Philadelphus x virginica 'Dwarf Snowflake'	Dwarf Snowflake Mock Orange	18" - 24" - Cont.
16	PotGS	PotGS	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	18" - 24" - Cont.
15	SpnGS	SpnGS	Spiraea japonica 'Goldmound'	Goldmound Spirea	18" - 24" - Cont.
46	SpwAW	SpwAW	Spiraea x humilis 'Anthony Waterer'	Anthony Waterer	18" - 24" - Cont.
37	Wth	Wth	Wisteria floribunda 'Variagata Nana'	Variagated Dwarf Wisteria	18" - 24" - Cont.

LANDSCAPE PLAN GENERAL NOTES

** PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. **

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES. UTILITIES OR FITTINGS, REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SET" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF HERBERT STOCK AND 200.0 1996.
- DEVIATIONS FROM THESE PLANS ARE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED FOR THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRICING REDUCES THE CHOICE, THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 6" DEEP (MIN.) AND SHALL BE SOODED/SEEDDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND CONVEYANCE OF ALL AREAS DEMONSTRATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS. SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, HOUSING OR UNAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- FINISH GRADES FOR SHRUBS AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.1 FOR FURTHER INFORMATION.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 1" - 2" DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.1 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD:
ONE - 2 CUBIC FOOT BALE OF PEAT MOSS.
TWO POUNDS OF 5 - 10 - 5 GARDEN FERTILIZER.
1/4 CUBIC YARD OF COMPOSTED MANURE.
PLANT STARTER OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.1 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 PEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.1 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUDED ACCORDING TO DETAILS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2"-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS (OR BROWN TWIG MULCH) FREE OF GROWTH, WEEDS, FOREIGN MATTER DETERMINED TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (5" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- RECOMMENDED SEED MIX:
PREMIUM 60 GRASS SEED MIX. REINDEERS 1-252-786-3300
20% AMERICAN KENTUCKY BLUE GRASS
20% ALPINE KENTUCKY BLUE GRASS
20% LANGLAND KENTUCKY BLUE GRASS
20% VICTORY CRENSHAW FESCUE
10% PLESTA III PERENNIAL RYE GRASS
10% CUTTER PERENNIAL RYE GRASS
SALT TOLERANT GRASS SEED MIX. REINDEERS 1-252-786-3300
25% FULTS ALKALIGRASS
20% SEA LARK CREEPING RED FESCUE
20% KENBLUE KENTUCKY BLUE GRASS
15% SPARTAN HARD FESCUE
20% QUEBEC PERENNIAL RYE GRASS
- DURING THE INITIAL "MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THIRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE RELOCATED. ALL PLANT MATERIAL TO BE RELOCATED IS TO BE CLEARLY TAGGED WITH MARKING TAPE MOVED BEFORE AND SITE DEMOLITION IS TO BEGIN.
- DESIGN IRRIGATION SYSTEM TO BE DESIGNED FOR AN OVERLAPPING ZONED SPRINKLER HEAD SYSTEM IN ALL LAWN AND ISLAND AREAS AND A DRIP SYSTEM FOR ALL FOUNDATION PLANTING AREAS.
- CONTRACTOR NOTE:
BEFORE SITE GRADING AND DEMOLITION IS TO BEGIN FOR PROPOSED NEW PAVEMENT, THE AREA IS TO BE STAKED AND ALL TREE AND SHRUBS THAT ARE TO BE PRESERVED ARE TO BE TAGGED BY LANDSCAPE ARCHITECT AND RELOCATED BY LANDSCAPE CONTRACTOR. IF REQUIRED A TREE PRESERVATION PLAN WILL BE PROVIDED AND COORDINATED WITH CITY STAFF.
DEMOLITION CONTRACTOR TO COORDINATE W/ LANDSCAPE ARCHITECT, OWNER AND LANDSCAPE CONTRACTOR.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU
DIG IN WISCONSIN.

DIGGERS HOT LINE
1-800-242-8511
WISCONSIN STATE 100.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE
BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS
SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE
OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE
PROJECT AREA THAT ARE NOT SHOWN.

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN
IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND
LOCAL UTILITY COMPANIES. THE ACCURACY OF WORK CAN
NOT BE GUARANTEED OR CERTIFIED TO.

Owner's Approval

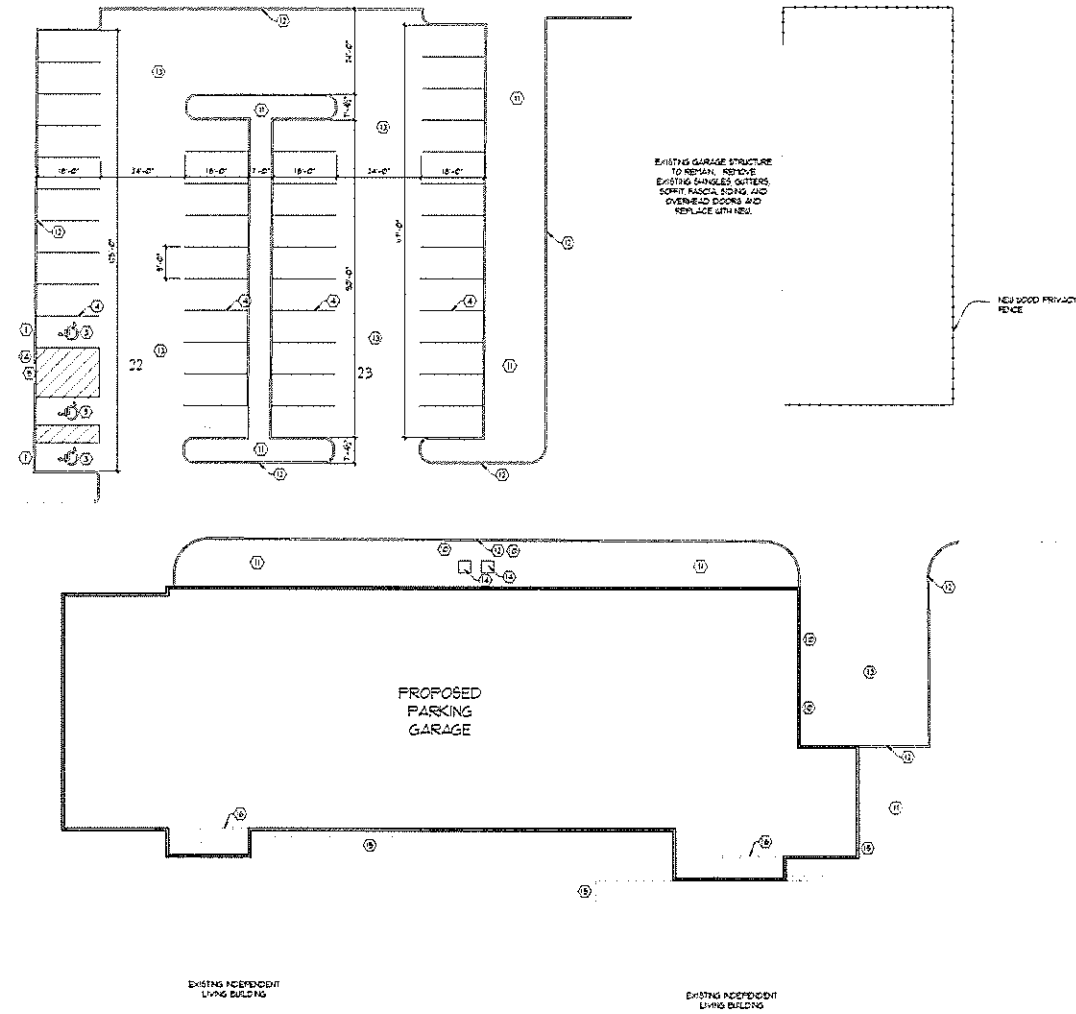
I HAVE REVIEWED THESE DOCUMENTS FOR DESIGN INTENT
AND I HAVE AUTHORIZED InSite Landscape Design, Inc. TO
PROCEED WITH THE NEXT PHASE OF THE PROJECT BASED ON
THESE APPROVED DOCUMENTS.

Signature Date

Printed Name Title

CODED NOTES:

- ① PROVIDE RESERVED PARKING SIGN IN ACCORDANCE WITH TRANS. 100.07 OF THE WISCONSIN ADMINISTRATIVE CODE. 12" X 14" X 1/4" ALUMINUM REQUIRED AT EACH H.C. ACCESSIBLE PARKING STALL.
- ② PROVIDE RESERVED VAN ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH TRANS. 100.07 OF THE WISCONSIN ADMINISTRATIVE CODE. 17 1/8" X 14" X 1/4" ALUMINUM REQUIRED AT EACH H.C. ACCESSIBLE PARKING STALL.
- ③ ACCESSIBLE PARKING AND ACCESSIBLE PAVED AREA: AREA SHALL HAVE A SLOPE NO GREATER THAN 1:50 (2%) IN ANY DIRECTION AND SHALL BE SLOPED TO DRAIN AWAY FROM CURBS AND/OR SIDEWALKS.
- ④ PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY IN ACCORDANCE WITH ADAS 4.30.111.
- ⑤ PROVIDE 4" WIDE PAINTED STRIPING AS INDICATED ON PLAN. PAINT SHALL BE TRAFFIC YELLOW PL-464.
- ⑥ SIDEWALK TO BE FURNISHED WITH PARKING LOT PAVING AT 1" STRIPED ACCESSIBLE WALK PATH.
- ⑦ ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH 1004.102 AND 1004.103 AND 117.1.
- ⑧ ADA COMPLIANT ACCESS CURB CUT
- ⑨ ADA COMPLIANT DETECTABLE WARNING SURFACE PPRESSION AT ACCESSIBLE CURB CUT PER COPY 42
- ⑩ ADA COMPLIANT BUILT-UP ASPHALT CURB RAMP: THIS RAMP SHALL HAVE A SLOPE NO GREATER THAN 1:50 (2%) IN ANY DIRECTION AND SHALL BE SLOPED TO DRAIN AWAY FROM CURBS AND/OR SIDEWALKS.
- ⑪ 6" PIPE BOLLARD
- ⑫ LANDSCAPED AREA
- ⑬ PROVIDE 6" HIGH CONCRETE CURB
- ⑭ NEW ASPHALT PAVING
- ⑮ NEW LOCATION OF ELECTRICAL TRANSFORMERS
- ⑯ NEW 3" CONCRETE SIDEWALK
- ⑰ NEW FIRE WALL



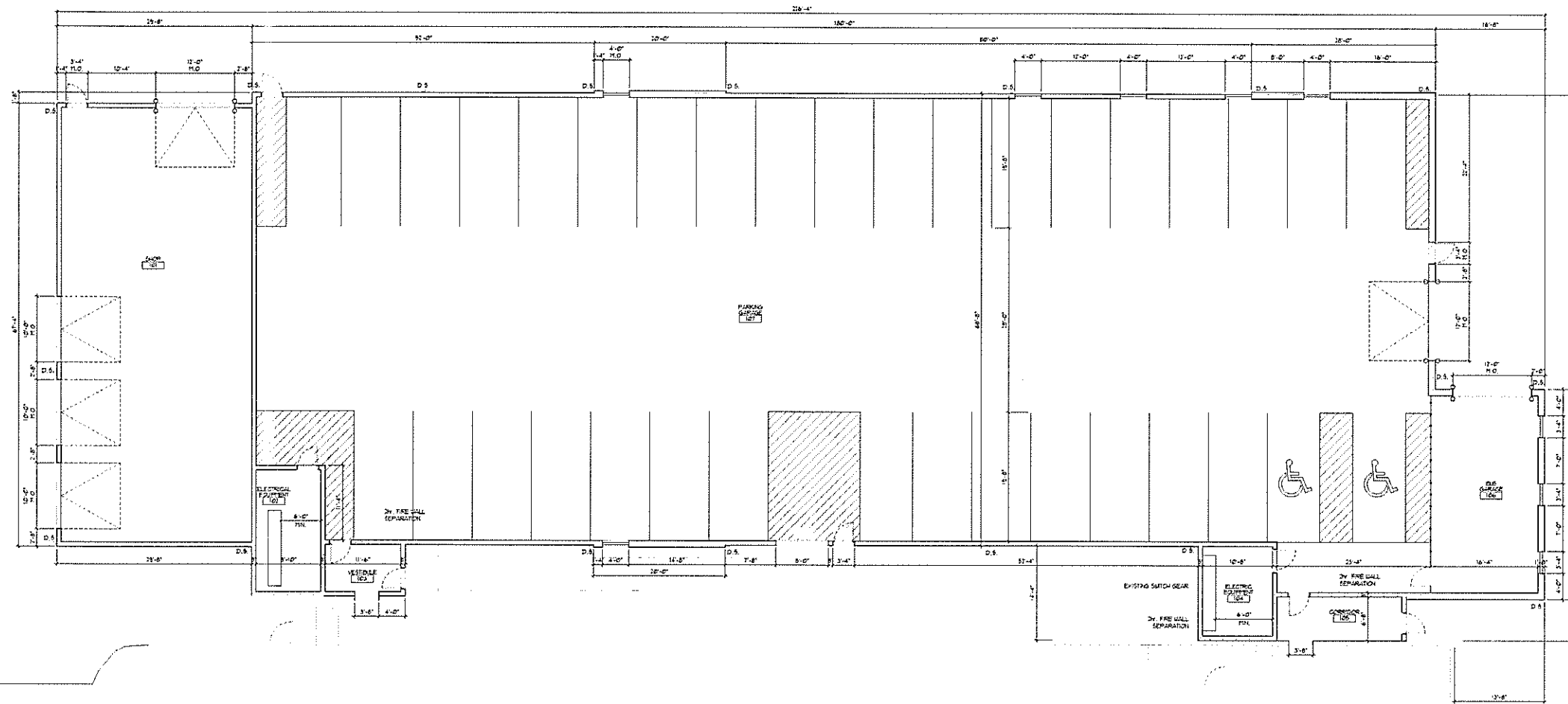
① SITE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"



W.H. MAN ARCHITECTS
DESIGNING BUILDINGS
BUILDING RELATIONSHIPS

TRINITY VILLAGE - GARAGE SITE PLAN



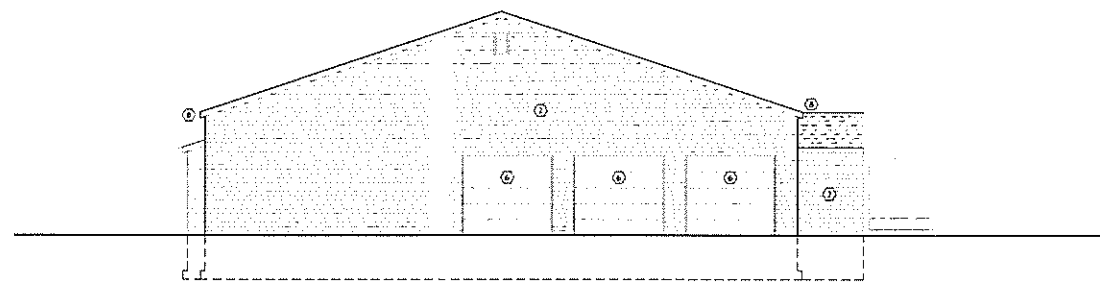
PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



WELMAN ARCHITECTS
DESIGNING BUILDINGS
BUILDING RELATIONSHIPS

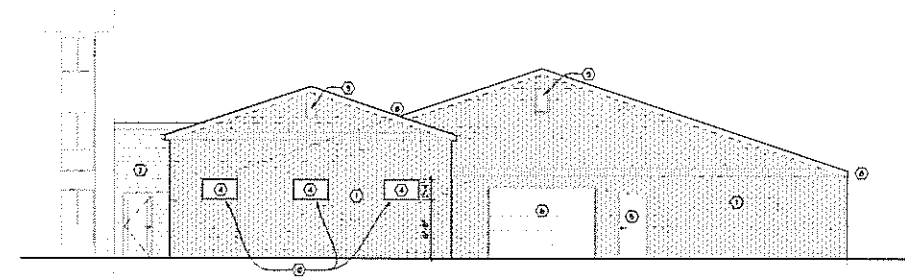
TRINITY VILLAGE - GARAGE FLOOR PLAN

- ELEVATION CODED NOTES:
- ① BRICK VENEER
 - ② HORIZONTAL VINYL SIDING
 - ③ 8"X16" OSB VENEER
 - ④ POLYURETHANE
 - ⑤ INSULATED HOLLOW METAL DOOR AND FRAME
 - ⑥ INSULATED GAD
 - ⑦ MANUFACTURED SHINGLE ROOF
 - ⑧ ALUMINUM GUTTERS DOWNSPOUTS SPOUT AND FLASHING
 - ⑨ DECORATIVE ATTIC VENT
 - ⑩ PRESSURE TREATED
 - ⑪ KEENE CEMENT PANEL PAINTED TO MATCH



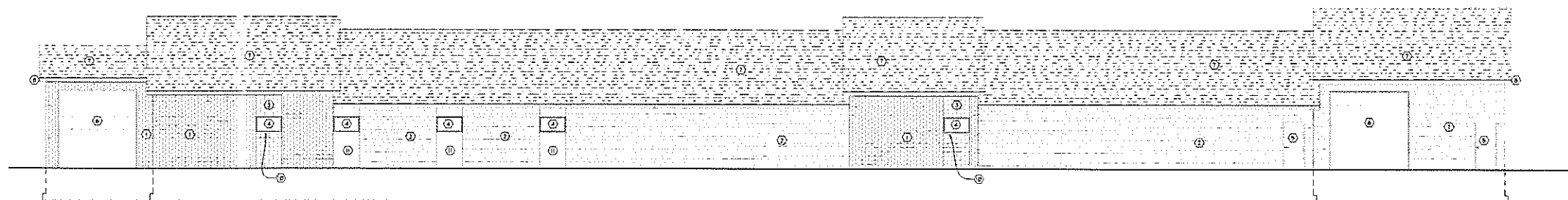
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



W. H. ALAN ARCHITECTS
DESIGNING BUILDINGS
BUILDING RELATIONSHIPS

TRINITY VILLAGE - GARAGE ELEVATIONS