

Issue Dates:

DATE	DESCRIPTION
2021.12.10	NPS PART 2 SUBMITTAL
2022.08.15	PERMIT SUBMITTAL SET

Project No. 20EDDI-00-01

Plot Date: 8/16/2022 12:32:26 PM

Drawn by: MRM/DMK

Checked by:

Approved by:

PERMIT SUBMITTAL SET

Sheet Title

ARCHITECTURAL SITE PLAN

Sheet No.

AS101

GENERAL NOTES - PARKING SUMMARY

TOTAL PARKING SPACES PROVIDED = 92  
(86) STANDARD PARKING SPACES  
(4) ACCESSIBLE PARKING SPACES  
(2) VAN-ACCESSIBLE PARKING SPACES

UPDATED: 2022.02.28

PER MILWAUKEE ZONING CODE TABLE 295-403-2-a  
RESIDENTIAL: 75 REQUIRED (1:1 RATIO FOR MULTI-FAMILY HOUSING ZONED RM4)  
GENERAL OFFICE: 6 REQUIRED (ONE FOR EACH 500 SF OF THE FIRST 2,000 SF OF GROSS FLOOR AREA; ONE FOR EACH 1,000 SF OF GROSS FLOOR AREA IN EXCESS OF 2,000 SF)

PER IBC TABLE 1106.1  
FOR 76-100 PARKING SPACES, 4 ACCESSIBLE PARKING SPACES SHALL BE REQUIRED.  
FOR 101-150 PARKING SPACES, 5 ACCESSIBLE PARKING SPACES SHALL BE REQUIRED.

PER IBC 1106.2 R-2 OCCUPANCY  
ITEM 1: 2% OF TOTAL PARKING SHALL BE ACCESSIBLE  
ITEM 2: WHERE AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH UNIT,  
EACH TYPE A UNIT SHALL BE PROVIDED WITH 1 ACCESSIBLE PARKING SPACE

SITE PLAN KEYNOTES

LEGEND

- ACCESSIBLE ROUTE - ALL PAVING NOT TO EXCEED 1:20 SLOPE MAX (1:12 AT RAMPS)
- NEW CONCRETE SIDEWALK, 5'-0" WIDE UNLESS NOTED OTHERWISE. SEE CIVIL FOR CONSTRUCTION DETAILS
- EXISTING CONCRETE SIDEWALK; PROTECT DURING WORK
- NEW ASPHALT PAVING; SEE CIVIL FOR CONSTRUCTION DETAILS

NOTES

- BIKE RACKS - SEE DETAIL D1/ASS01
- LANDSCAPING AREAS TYPICAL - SEE LANDSCAPING PLANS
- EXISTING ASPHALT PAVING AT STREETS TO BE RETAINED
- NEW ASPHALT PAVING AT PARKING LOT AND DRIVE AISLES - SEE CIVIL SPECIFICATIONS
- NEW ASPHALT PAVING AT PARKING LOT AND DRIVE AISLES - SEE CIVIL
- PLAY STRUCTURE AND SURROUNDING - SEE LANDSCAPING PLANS
- DUMPSTER ENCLOSURE - SEE PLAN, ELEVATION, AND SECTION ON SHEET ASS01
- ACCESSIBLE PARKING SIGNAGE - SEE CIVIL

GENERAL SITE PLAN NOTES

- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
- ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15'. HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
- ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
- MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
- CONVENIENCE USES SHALL BE SUBJECT TO A SEPERATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF WAY ADJACENT TO THE PROJECT.
- PROVIDE PEST ASSESMENT/MITIGATION, INCLUDING BUT LIMITED TO, TERMITES.

