

*NOTE: ALL TRIM AND COLUMNS TO BE WHITE.



01 EAST ELEVATION
SCALE: 1/20" = 1'0"

SCALE: 1/20" (24"x36" SHEET)
0' 20' 40' 60'

A415

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Architectural conceptual site plans are for feasibility purpose
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regulatory authorities and building code analysis. Dimensions
shown are of a strategic intent only. Refer to surveys and civil
drawings for technical information and measurements.

1/20/2012

TRINITAS VENTURES
MILWAUKEE, WI

HPA#11315



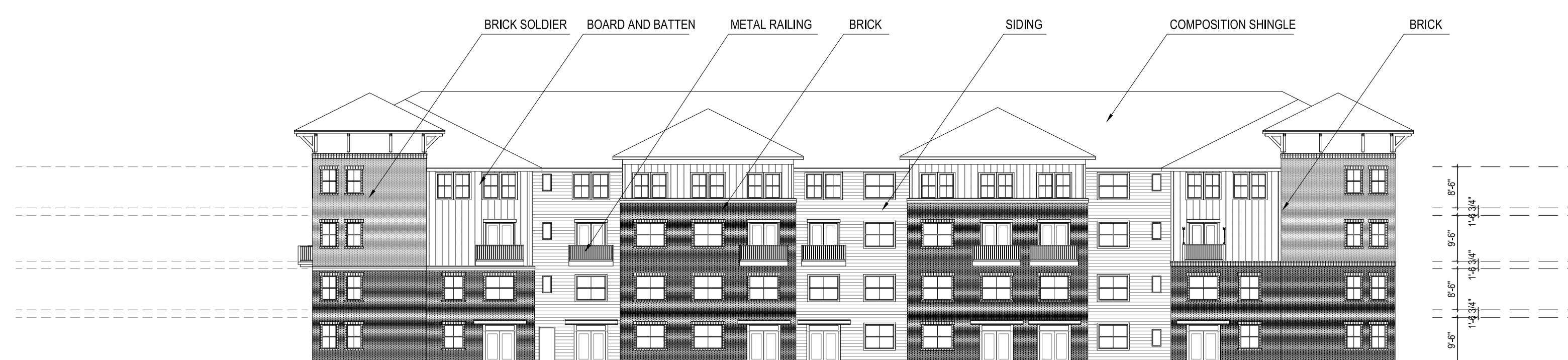
HUMPHREYS & PARTNERS ARCHITECTS L.P.
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www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



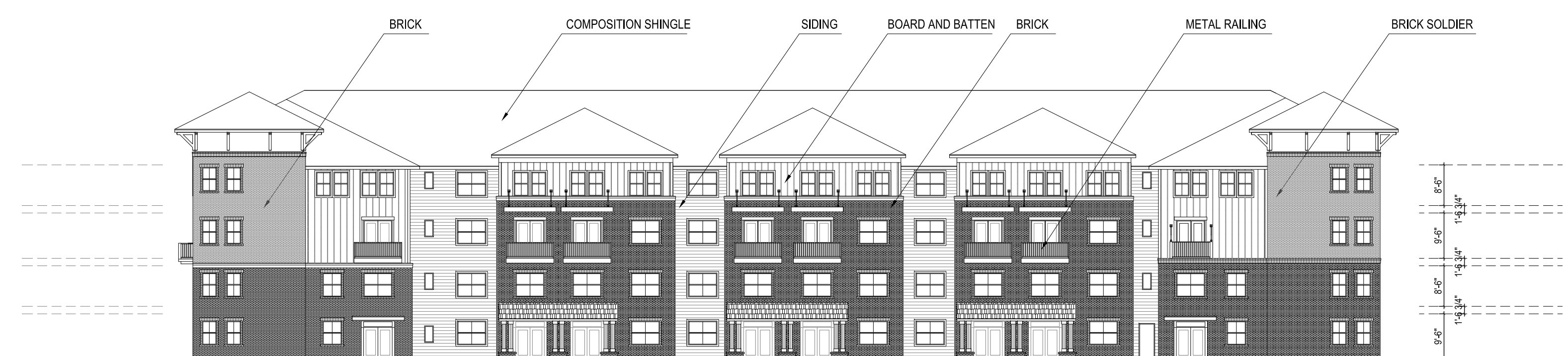
01 WEST ELEVATION
SCALE: 1/20" = 1'0"



01 EAST ELEVATION
SCALE: 1/20" = 1'0"



01 NORTH ELEVATION
SCALE: 1/20" = 1'0"



01 SOUTH ELEVATION
SCALE: 1/20" = 1'0"

SCALE: 1/20 (24"x36" SHEET)
0' 20' 40' 60'

A415

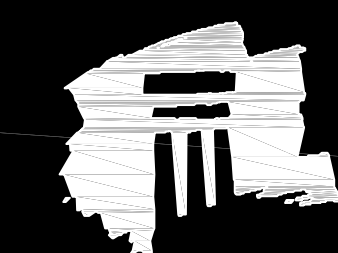
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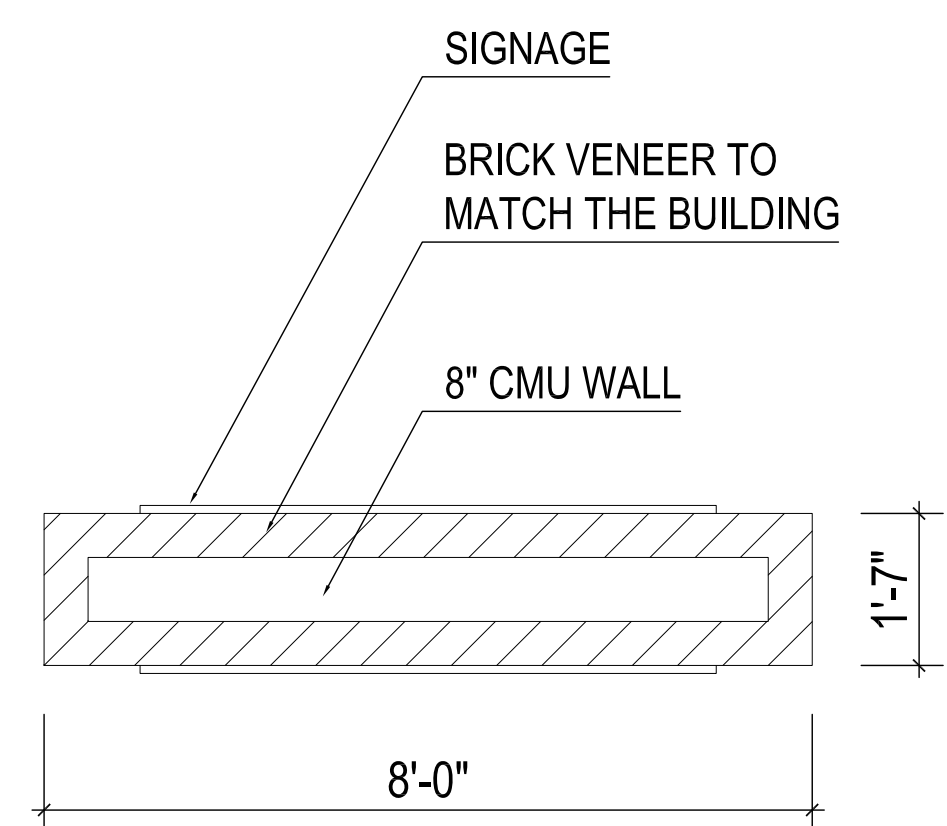
1/19/2012

TRINITAS VENTURES
MILWAUKEE, WI

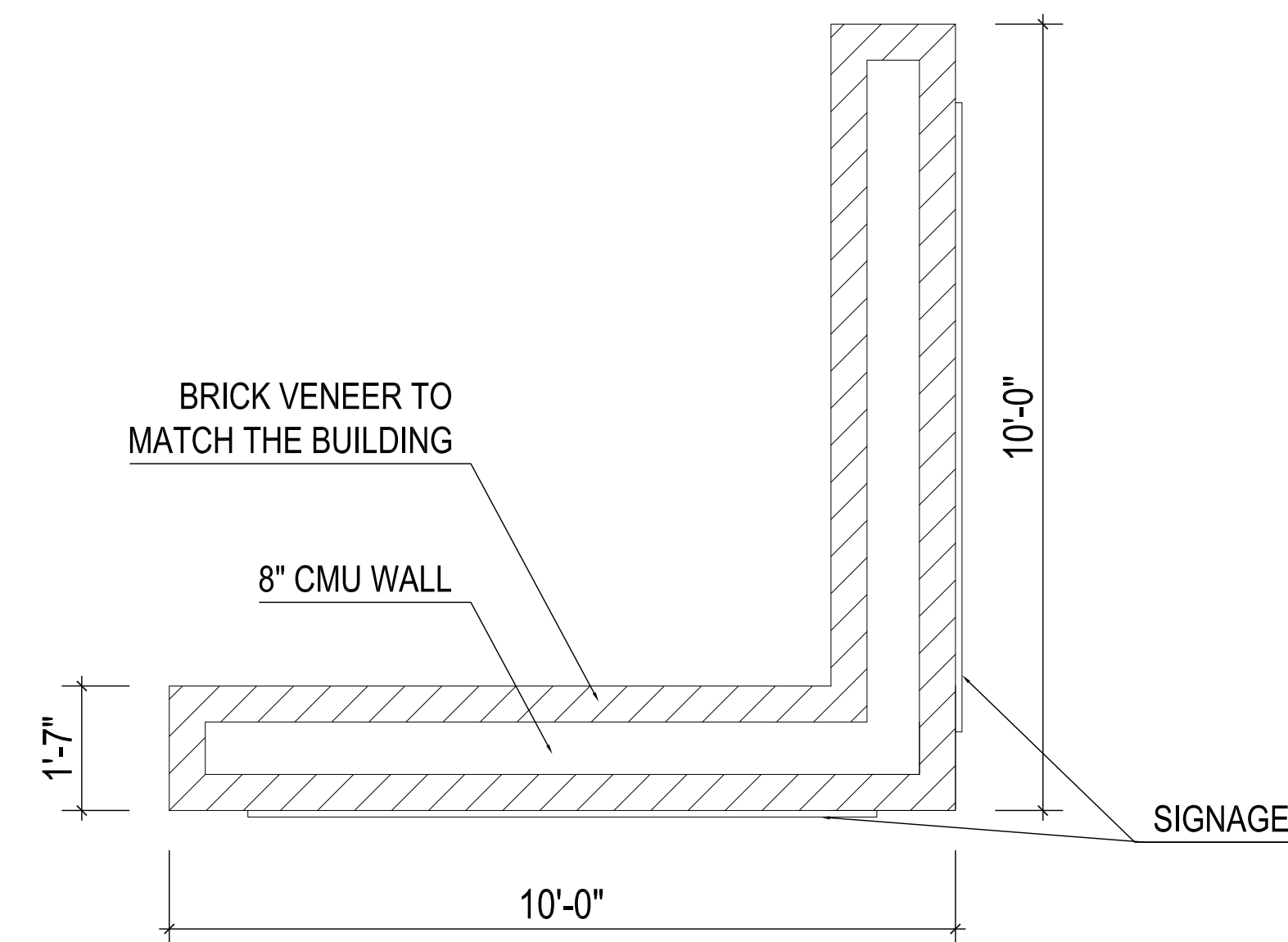
HPA#11315



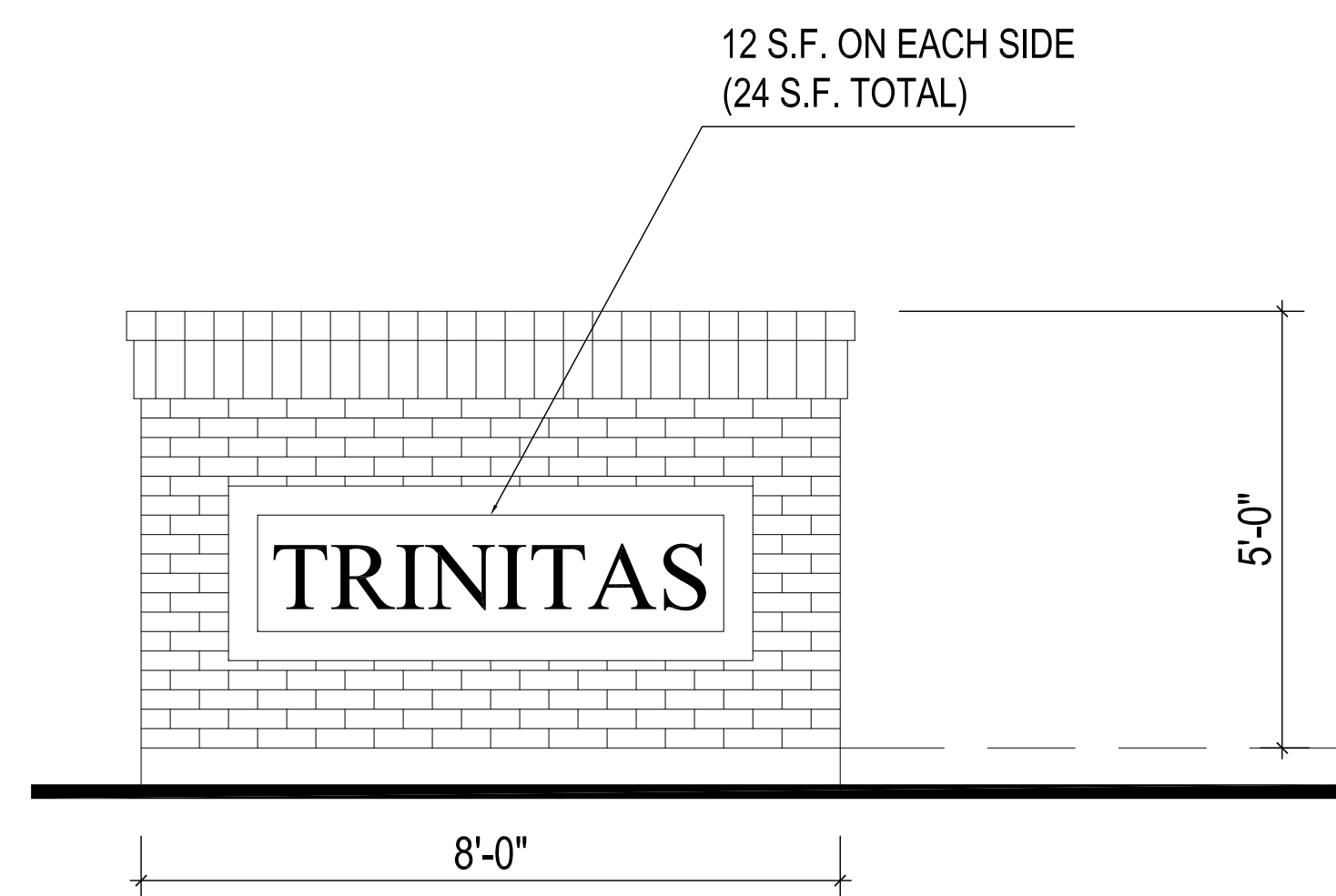
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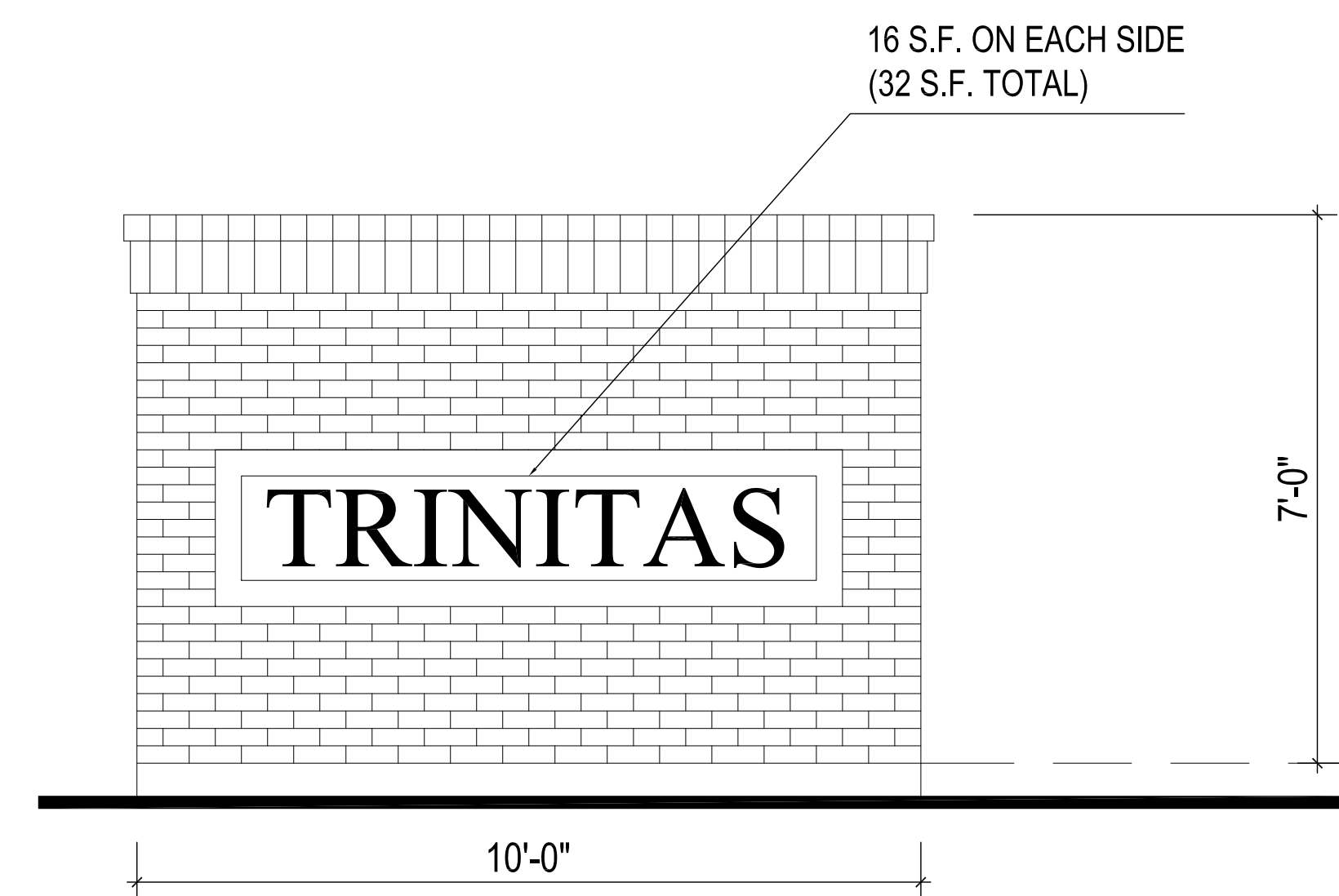
04 SIGN B PLAN
SCALE: 1/2" = 1'0"



02 SIGN A PLAN
SCALE: 1/2" = 1'0"



03 SIGN B WEST AND EAST ELEVATION
SCALE: 1/2" = 1'0"



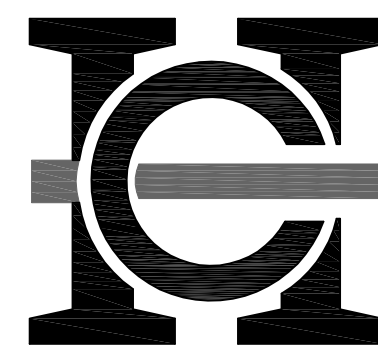
01 SIGN A SOUTH AND EAST ELEVATION
SCALE: 1/2" = 1'0"

SCALE: 1/2" = 1'-0" (24"x36" SHEET)
0' 2' 4' 6'

A901



Consultant:



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Revisions

Issuance

MUNICIPAL REVIEW SET
(NOT FOR CONSTRUCTION)
DATE: January 20, 2012

Sheet

SITE PLAN

PLAN



NORTH

SCALE: 1" = 30'

Project
KEEFE AVENUE
HOUSING

Date

JANUARY 20, 2012

Project No.

11-1192.00

Sheet No.

C1.00

GENERAL NOTES AND SPECIFICATIONS

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO VERIFYING ELEVATION, LOCATION AND SIZE. SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE CITY OF MILWAUKEE CONSTRUCTION STANDARDS AND THE DEPT. OF COMMERCE SEC. 82-87.
- ALL UTILITY PERMITS MUST BE RECEIVED FROM THE CITY OF MILWAUKEE PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL PROPOSED WATERMAIN SHALL BE PVC SDR 18, CLASS 150, AWWA C900 WITH ELASTOMERIC JOINTS.
- PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212.
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- SILT FENCE AND ALL OTHER EROSION CONTROL METHODS MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALSO, CONTRACTOR IS RESPONSIBLE FOR REMOVING EROSION CONTROL METHODS ONCE THE SITE IS STABILIZED.
- THE PROPOSED SITE LOCATION AND SURROUNDING STREETS MUST BE KEPT DEBRIS FREE. SWEEP STREETS AS NEEDED TO MAINTAIN CLEAN STREETS.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL DISTURBED GRASS AREAS SHALL BE STABILIZED (PER DNR TECHNICAL STANDARDS) WITHIN 7 DAYS OF COMPLETION. DISTURBED GRASS AREAS SHALL BE TOPSOILED (6"), RESEDED AND STABILIZED. AREAS WITH A SLOPE OF 3H:1V OR STEEPER SHALL BE COVERED WITH A CLASS 1 - TYPE A EROSION FABRIC. (SEE SPECIFICATIONS)
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES, PAVEMENT OR SITE FEATURES. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS. CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

UTILITY LEGEND

SYMBOL	DESCRIPTION
— W —	EXISTING WATER MAIN
— W —	PROPOSED WATER SERVICE
— E —	EXISTING ELECTRICAL LINE
— E —	PROPOSED ELECTRICAL LINE
— GAS —	EXISTING GAS MAIN
— GAS —	PROPOSED GAS MAIN
— SAN —	EXISTING SANITARY SEWER
— SAN —	PROPOSED SANITARY SEWER
— ST —	EXISTING STORM SEWER
— ST —	PROPOSED STORM SEWER
— CHW —	OVERHEAD WIRES
☼	EXISTING POWER POLES
☼	EXISTING LIGHT POLES
⊙	SANITARY MANHOLE
⊙	FIRE HYDRANT
⊙	EXISTING WATER VALVE
⊙	PROPOSED WATER VALVE
⊙	EXISTING STORM STRUCTURE
⊙	PROPOSED STORM STRUCTURE
⊙	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH
100.00	PROPOSED & EXISTING SPOT GRADE

HATCH LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED DEPRESSSED CURB
	PROPOSED TAPER CURB
	PROPOSED REVERSE CURB

SITE ZONING AND LOCATION TABLE

LEGAL DESCRIPTION:
THE EAST 1/4 ACRE OF LOT 11 AND ALL OF LOT 12 IN HUSBARD'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9 AND 4 RODS WIDE FROM THE SOUTH SIDE OF THE NORTH HALF OF SAID SECTION 9, IN TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, EXCEPT THOSE PORTIONS THEREOF CONVEYED TO CHICAGO, MILWAUKEE AND SAINT PAUL RAILWAY COMPANY BY WARRANTY DEEDS RECORDED AS DOCUMENTS NUMBERED 756921 AND 756922.

PROPERTY LOCATION: 634 EAST KEEFE AVENUE
MILWAUKEE, WI

EXISTING ZONING: IL-2

PROPOSED ZONING: DPD

ZONING SETBACKS:

BUILDING SETBACK: 4 FEET (FRONT)
10' FEET (SIDE & REARS YARD)

PARKING SETBACK: 10 FEET (FRONT YARD)
10 FEET (OTHER YARDS)

PROPERTY OWNER: TRINITAS VENTURES

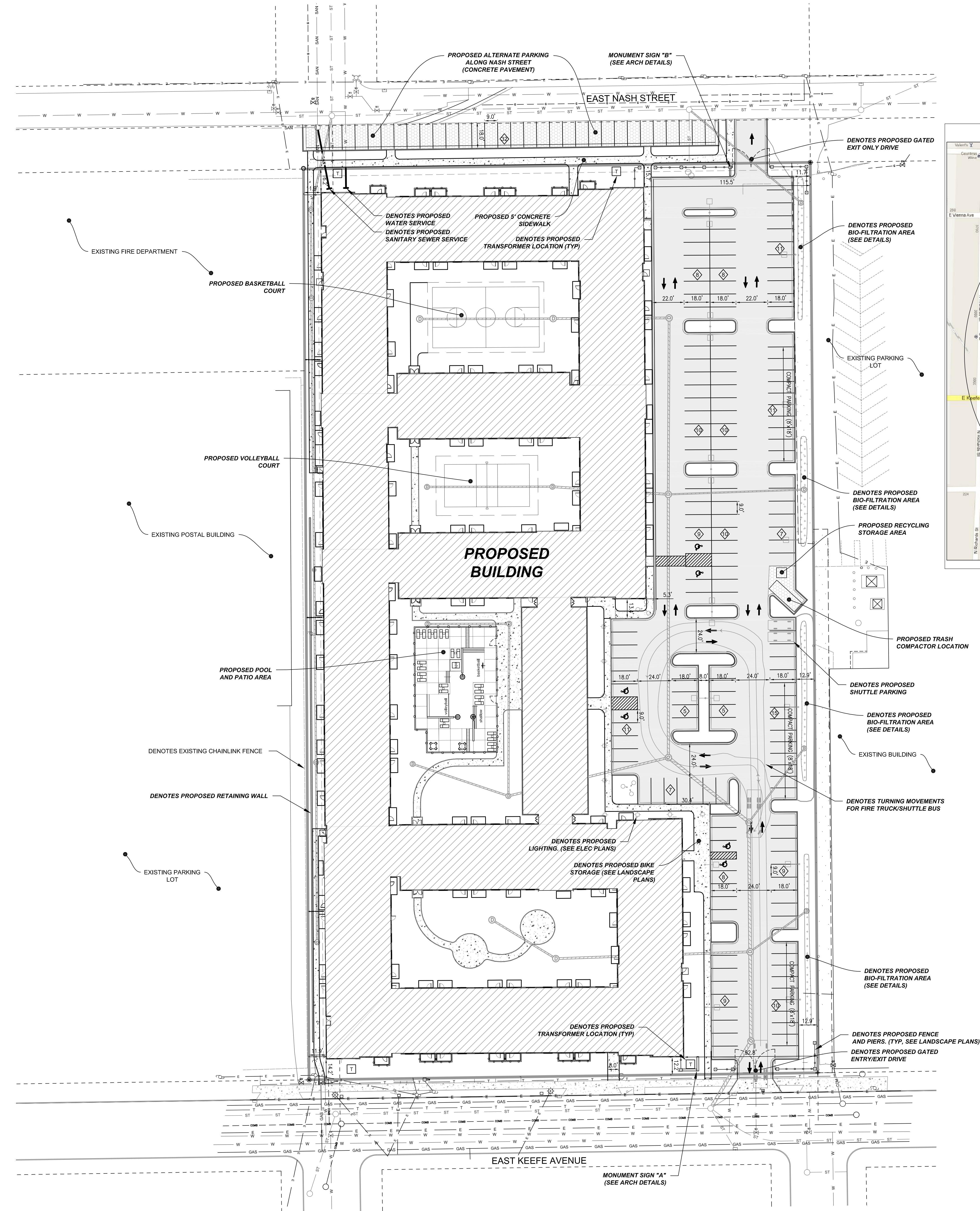
PROPOSED USAGE: HOUSING

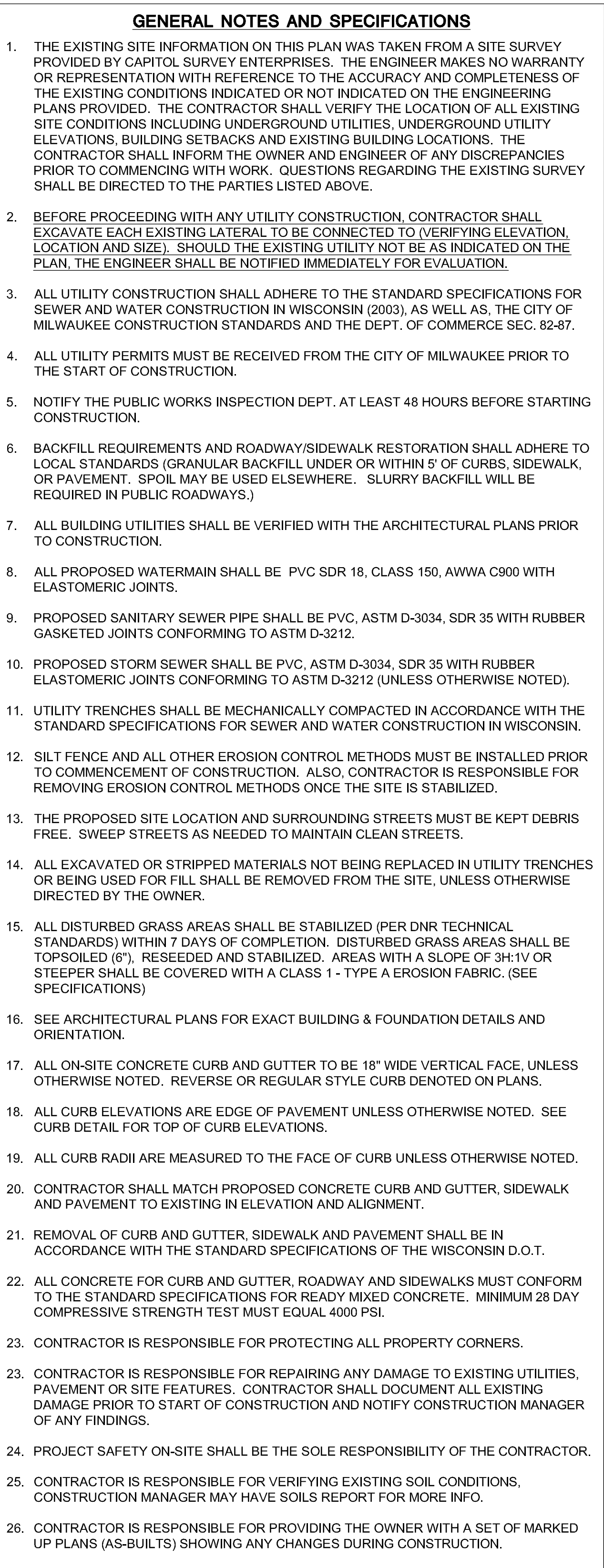
SITE CALCULATION TABLE (ON-SITE)

TOTAL SITE AREA	222,715 SF / 5.11 AC
TOTAL DISTURBED AREA	222,715 SF / 5.11 AC
EXISTING IMPERVIOUS AREA	213,806 SF / 4.91 AC
PROPOSED BUILDING FOOTPRINT	85,575 SF / 1.96 AC
PROPOSED PARKING/DRIVES	53,516 SF / 1.23 AC
PROPOSED OTHER IMPERVIOUS	25,051 SF / 0.58 AC
PROPOSED TOTAL IMPERVIOUS AREA	164,142 SF / 3.77 AC
PROPOSED GREENSPACE	58,573 SF / 1.34 AC (26% OF SITE)
PROPOSED REGULAR PARKING SPACES	127
PROPOSED COMPACT CAR PARKING	30
PROPOSED HANDICAP PARKING	6
PROPOSED TOTAL ON-SITE PARKING	163
PROPOSED ALTERNATE PARKING (ALONG NASH STREET)	32
PROPOSED TOTAL PARKING	195













IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES: EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS. AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.





Storm Structure Details	
#	Structure Details
100	EXIST CATCH BASIN RIM = 96.15 Pipe=101' ± 8.26
101	MANHOLE RIM = 94.50 Pipe=101' ± 8.81
102	TRAPPED CATCH BASIN RIM = 94.10 Pipe=102' ± 8.12 Pipe=102' ± 7.88 Pipe=102' ± 8.12
102A	3" CATCH BASIN RIM = 93.50 Pipe=102' ± 8.48 Pipe=102A = 8.923
102B	3" CATCH BASIN RIM = 93.50 Pipe=102B = 9.000
102C	OUTLET STRUCTURE (SEE DETAIL) RIM = 93.50 Pipe=102C = 8.934
103	MANHOLE RIM = 94.15 Pipe=104 = 8.57 Pipe=103 = 8.47
103A	OUTLET STRUCTURE (SEE DETAIL) RIM = 94.34 Pipe=103A = 8.30
103B	MANHOLE RIM = 94.34 Pipe=104 = 8.54 Pipe=105 = 8.43 Pipe=106 = 8.53
103C	3" CATCH BASIN RIM = 93.50 Pipe=104C = 8.93 Pipe=103C = 9.000
104	3" CATCH BASIN RIM = 93.50 Pipe=104 = 8.78 Pipe=104A = 8.93 Pipe=104B = 8.78
104B	3" CATCH BASIN RIM = 93.50 Pipe=104B = 9.000
104C	3" CATCH BASIN RIM = 93.50 Pipe=104C = 8.93
104D	3" CATCH BASIN RIM = 93.50 Pipe=104D = 9.50
105	MANHOLE RIM = 94.50 Pipe=106 = 8.67 Pipe=106 = 8.51 Pipe=107 = 8.40 Pipe=105 = 8.35

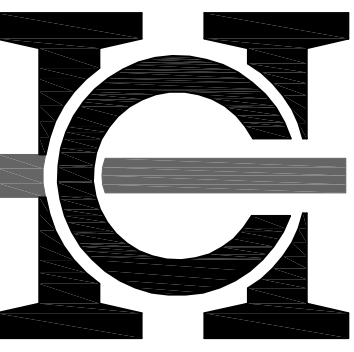
Pipe Name	Size	Material	Length	Slope	Description
Pipe-101	24	PVC	54	1.01%	
Pipe-102	24	PVC	62	0.50%	
Pipe-102A	15	PVC	135	1.00%	
Pipe-102B	12	PVC	52	1.00%	
Pipe-102C	10	PVC	48	0.99%	
Pipe-103	24	PVC	90	0.50%	
Pipe-104	24	PVC	72	0.50%	
Pipe-104A	15	PVC	114	1.00%	
Pipe-104B	12	PVC	70	1.39%	
Pipe-104C	12	PVC	120	0.75%	
Pipe-104D	12	PVC	57	1.01%	
Pipe-105	16	PVC	183	0.50%	
Pipe-105A	15	PVC	81	1.01%	
Pipe-105B	12	PVC	87	1.00%	
Pipe-105C	10	PVC	94	1.00%	
Pipe-106	16	PVC	122	0.82%	
Pipe-107	15	PVC	80	1.00%	
Pipe-108	12	PVC	93	1.00%	
Pipe-201	12	PVC	67	5.39%	
Pipe-202	12	PVC	61	0.51%	
Pipe-203	12	PVC	189	0.50%	
Pipe-204	12	PVC	134	0.50%	
Pipe-205	12	PVC	125	0.50%	
Pipe-301	10	PVC	101	2.08%	
Pipe103A	10	PVC	64	1.00%	

SYMBOL	DESCRIPTION
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— E — E —	PROPOSED ELECTRICAL LINE
— GAS — GAS —	EXISTING GAS MAIN
— GAS — GAS —	PROPOSED GAS MAIN
— SAN — SAN —	EXISTING SANITARY SEWER
— SAN — SAN —	PROPOSED SANITARY SEWER
— ST — ST —	EXISTING STORM SEWER
— ST — ST —	PROPOSED STORM SEWER
— OHW — OHW —	OVERHEAD WIRES
	EXISTING POWER POLES
	EXISTING LIGHT POLES
	SANITARY MANHOLE
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING STORM STRUCTURE
	PROPOSED STORM STRUCTURE
	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH
	PROPOSED & EXISTING SPOT GRADE



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

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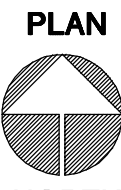
Revisions

ssuance

MUNICIPAL REVIEW SET
(NOT FOR CONSTRUCTION)
DATE: January 20, 2012

Sheet

GRADING PLAN



NORTH **SCALE: 1" = 30'**

Project
**KEEFE AVENUE
HOUSING**

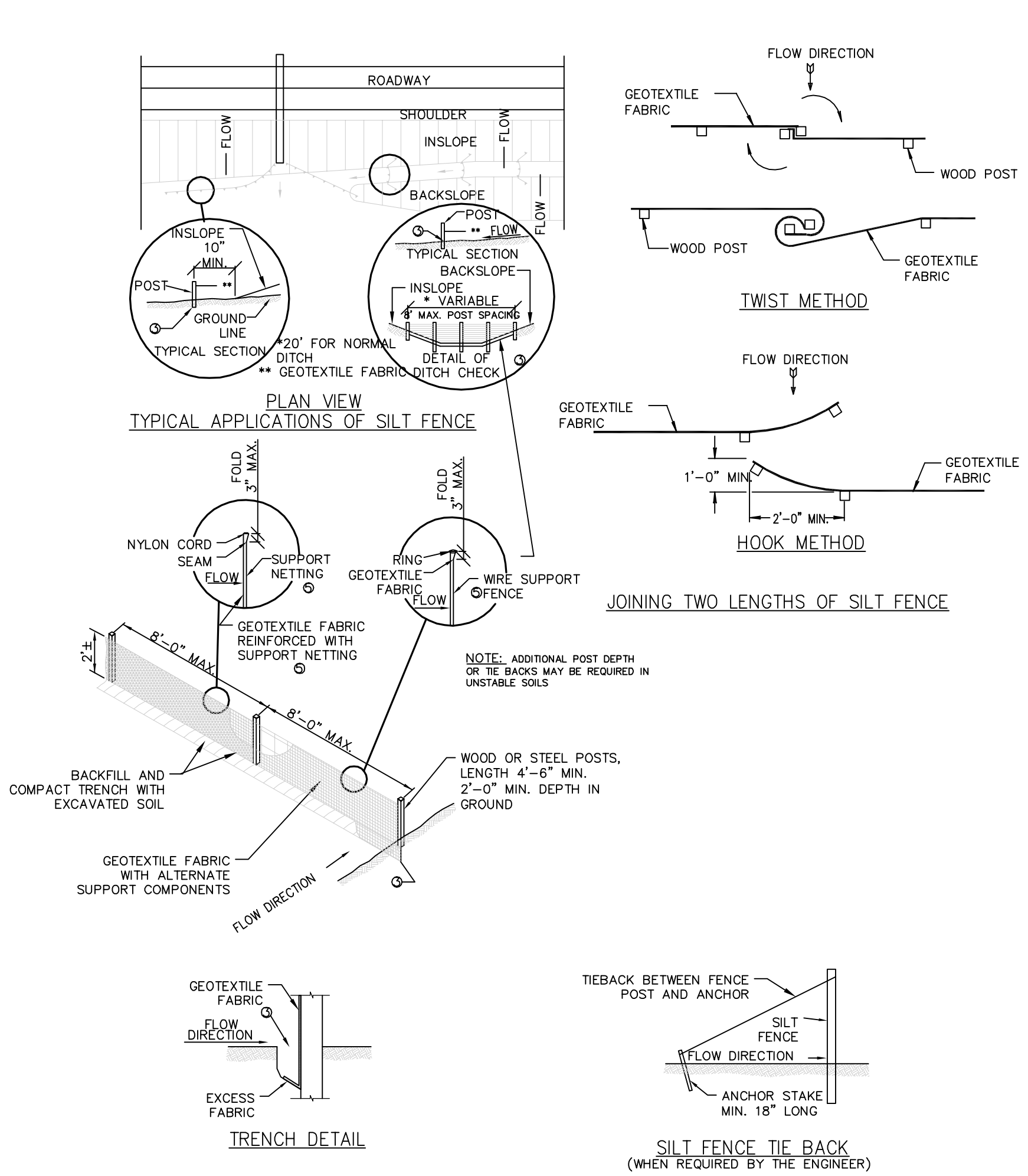
Date _____

JANUARY 20, 2012

Project No.

11-1192.00

Sheet No.



GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

1. CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

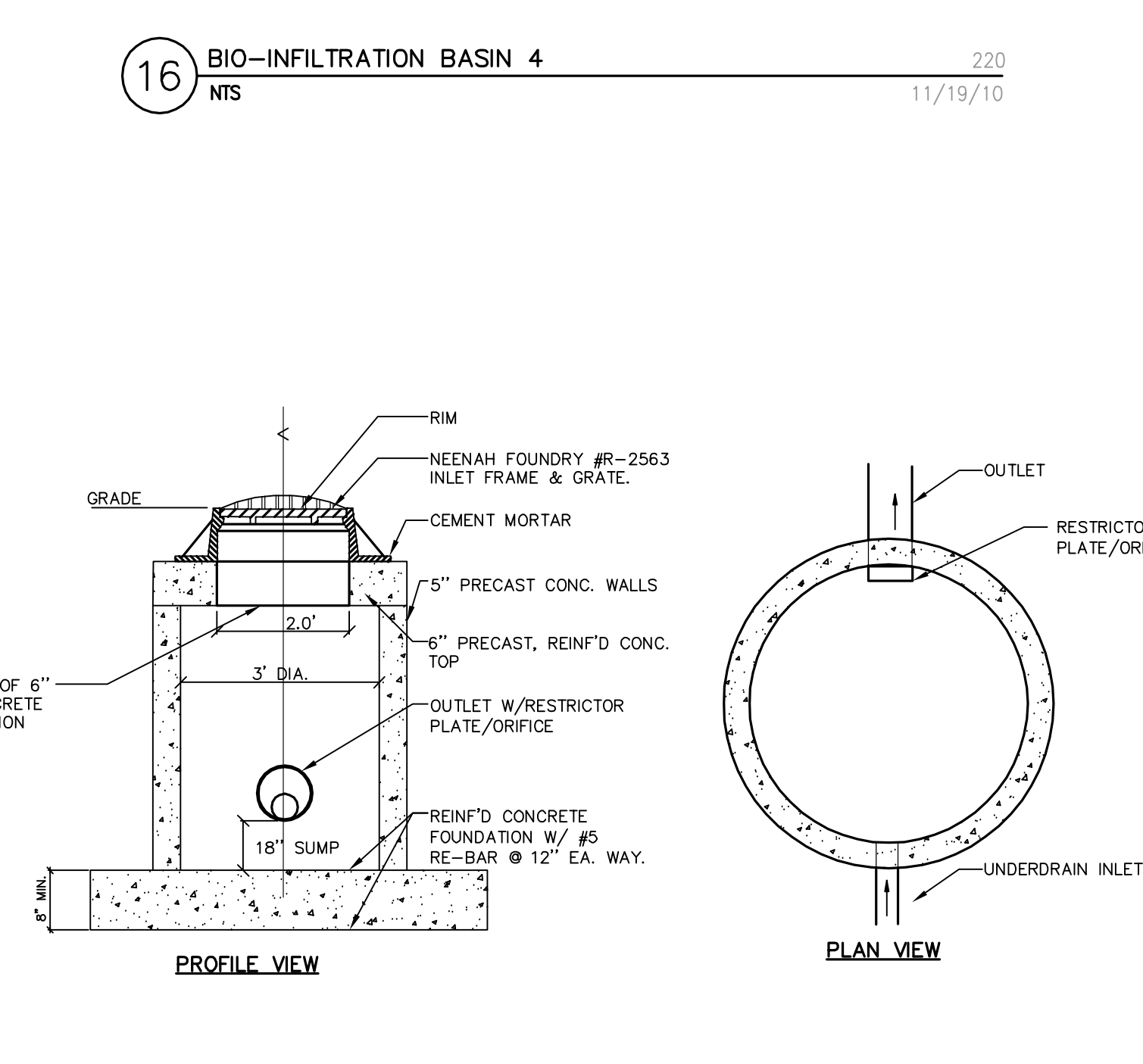
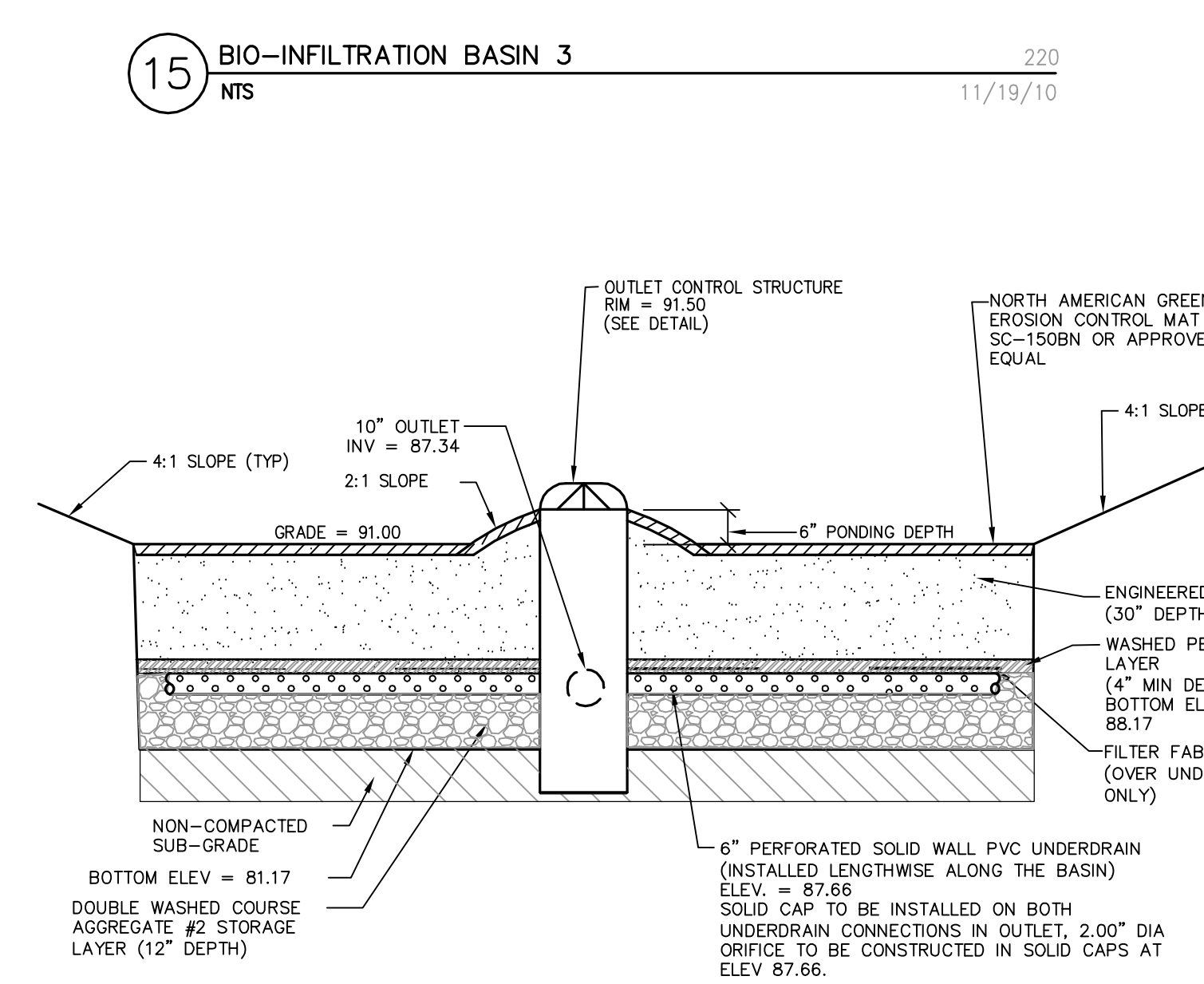
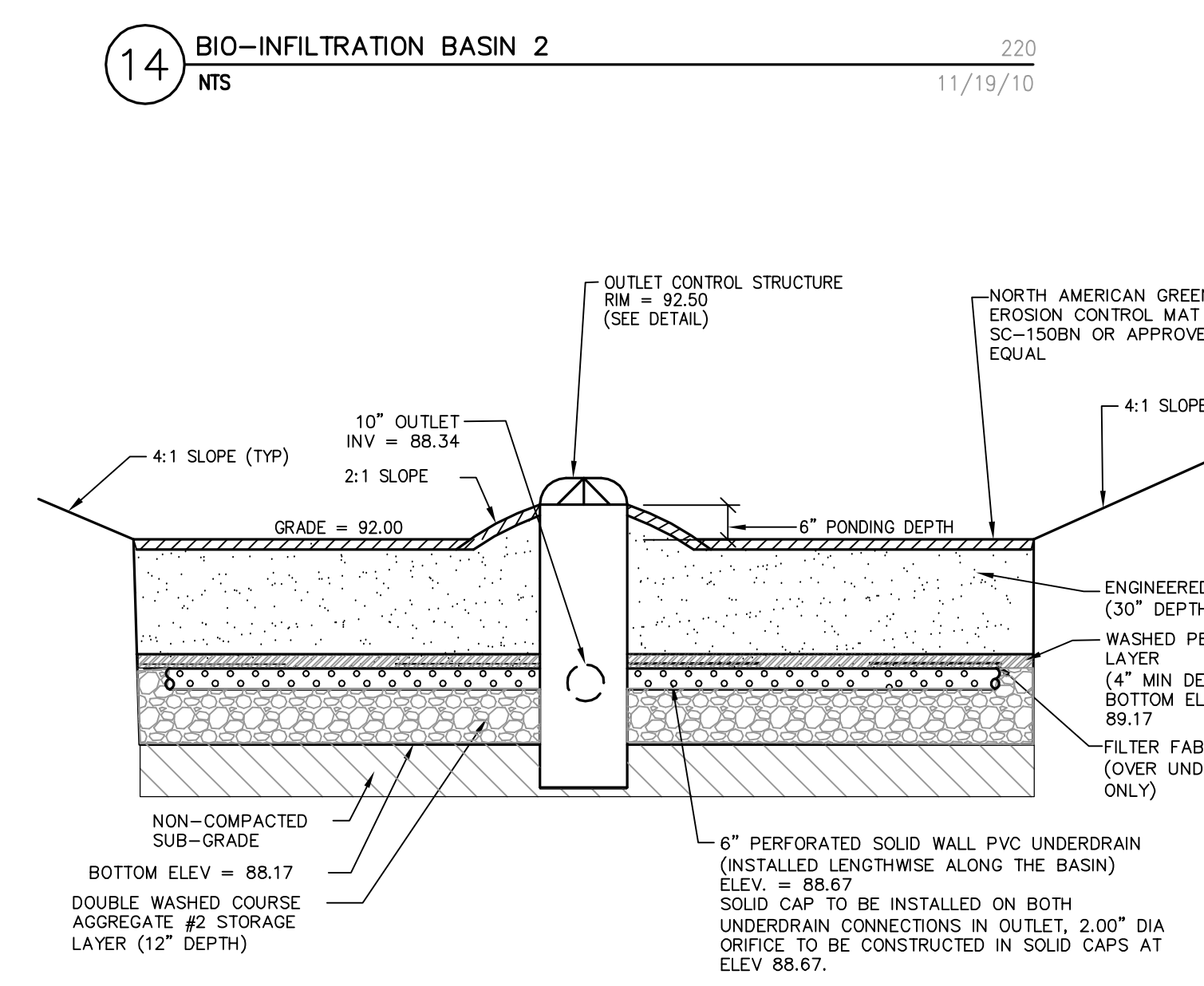
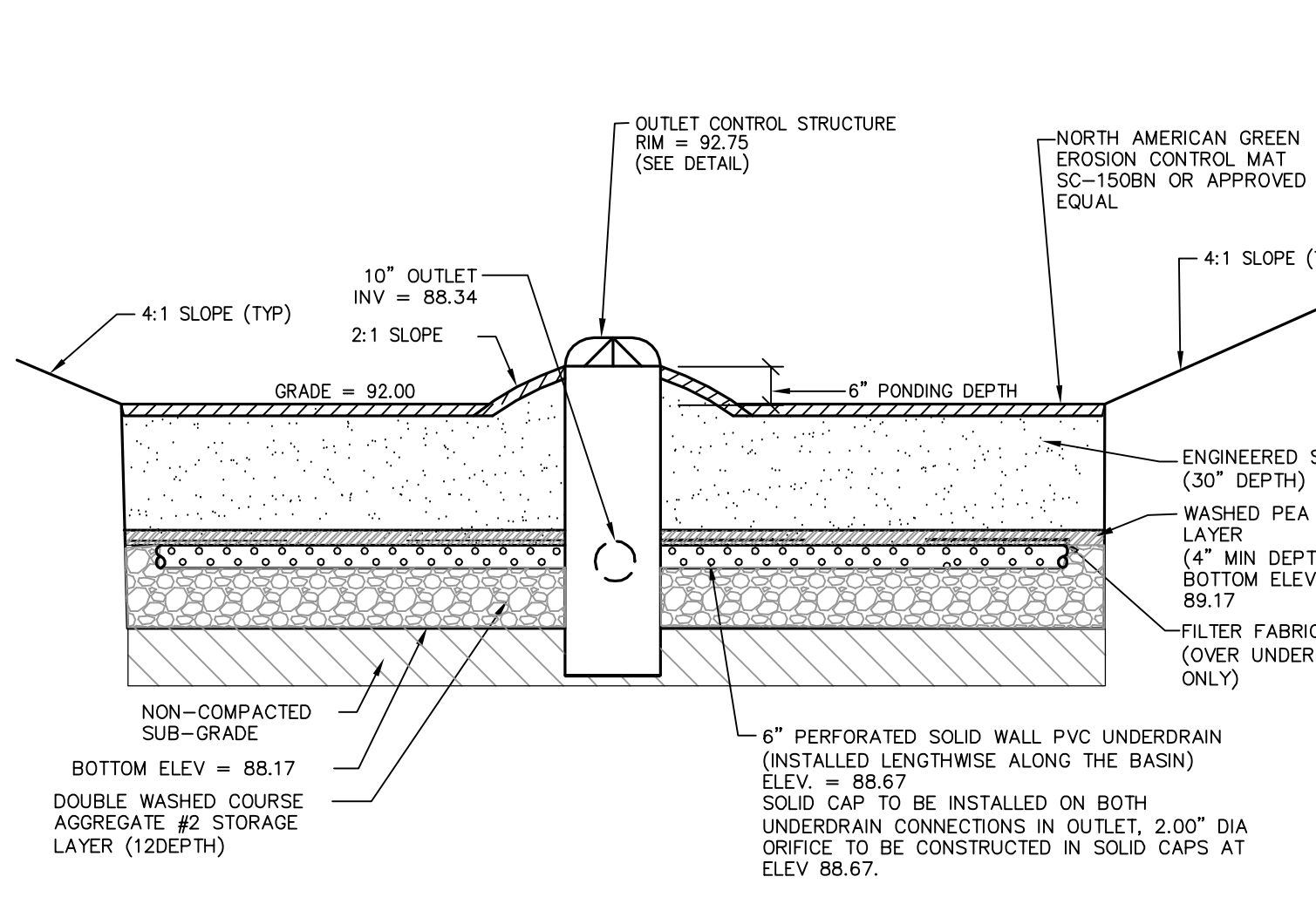
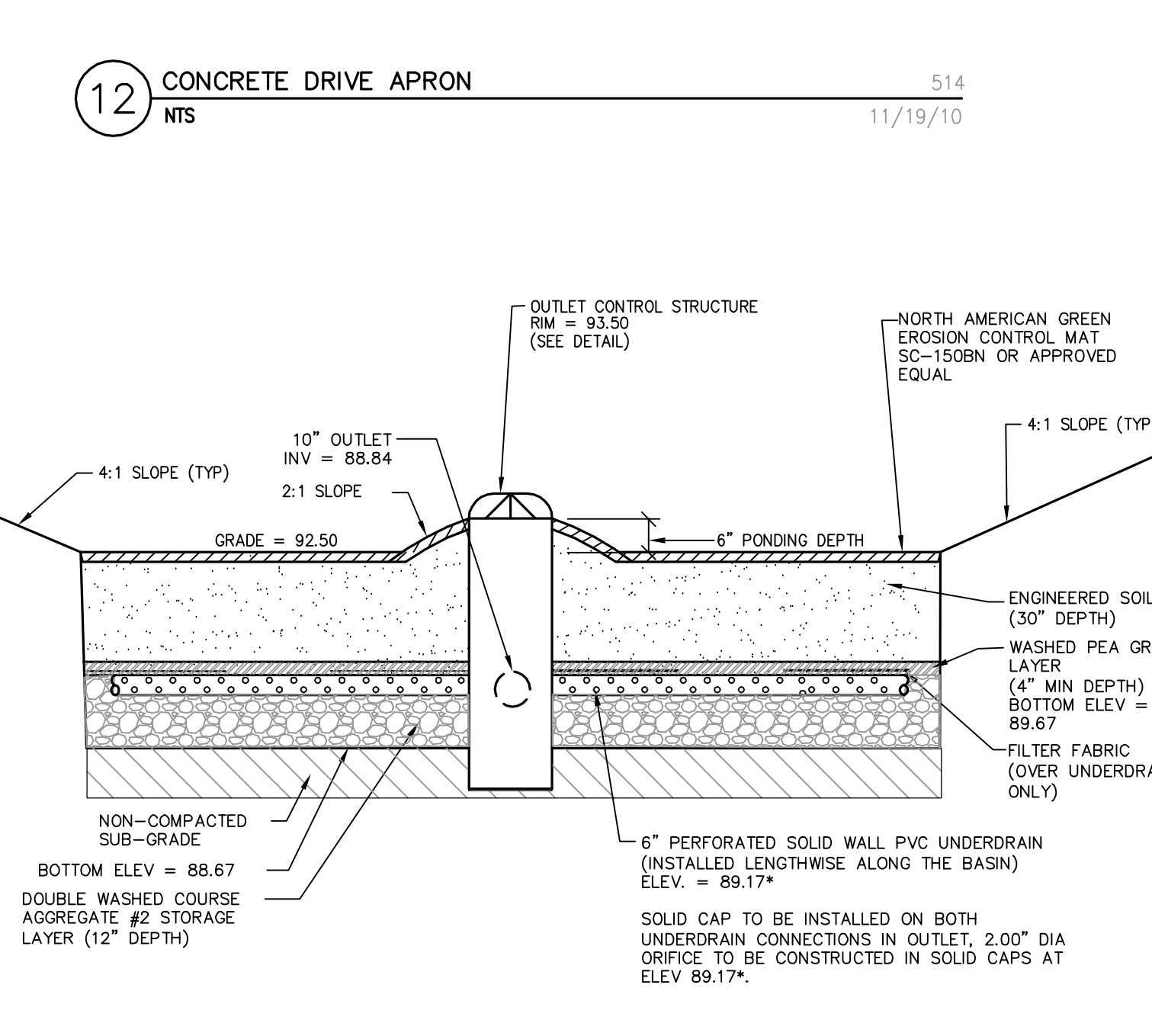
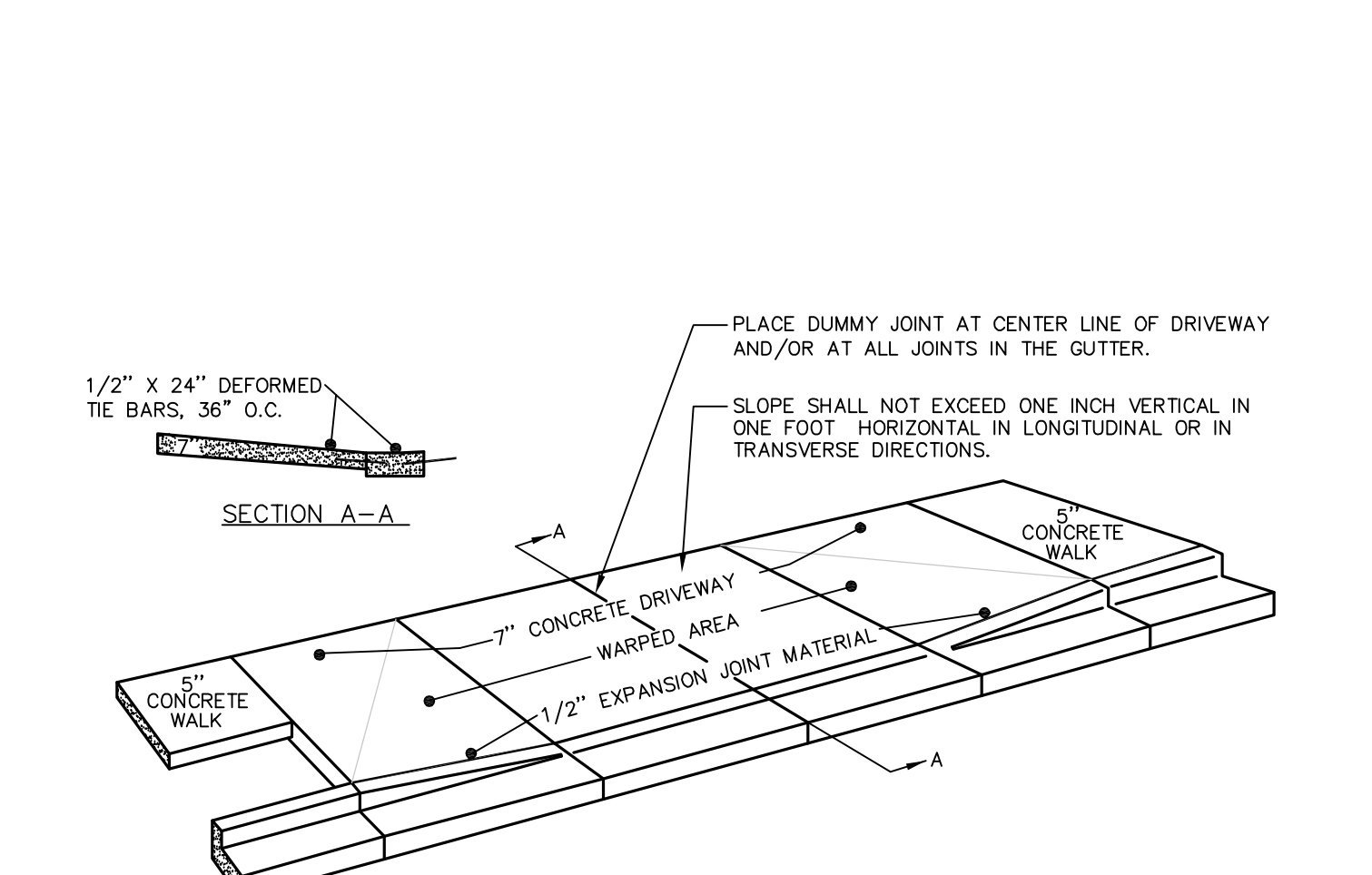
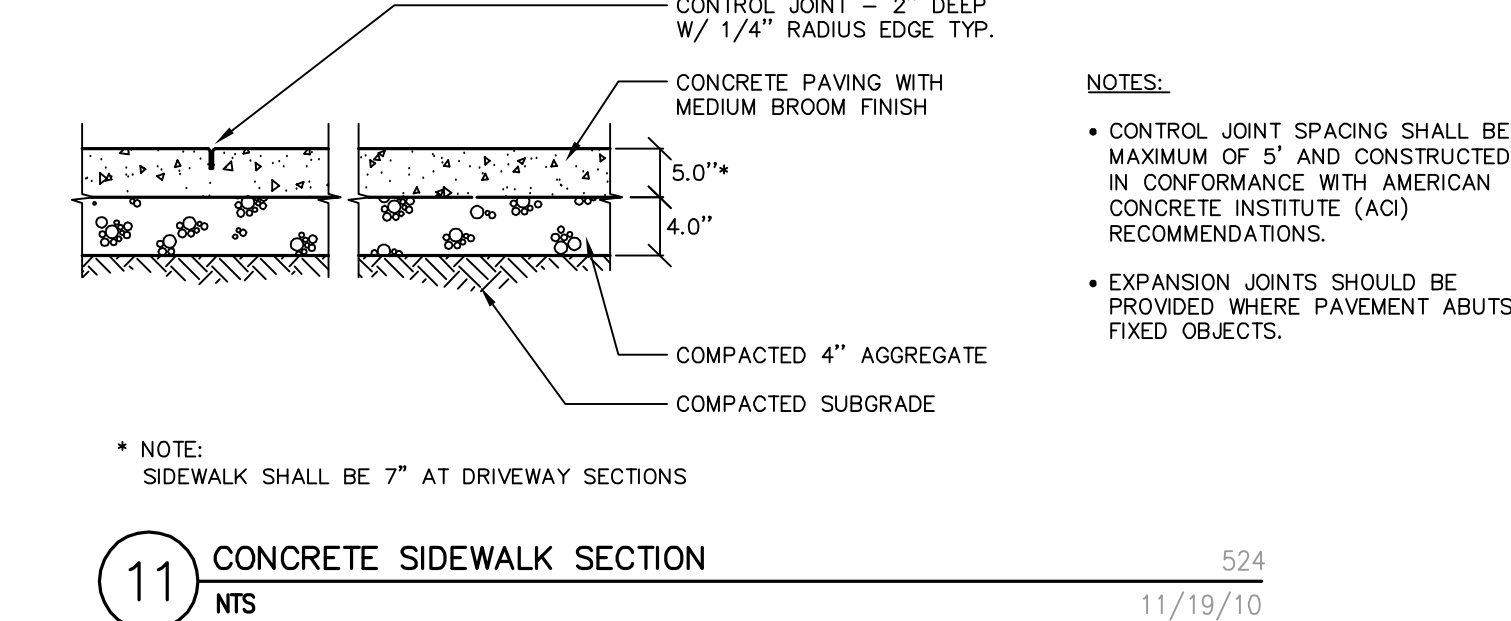
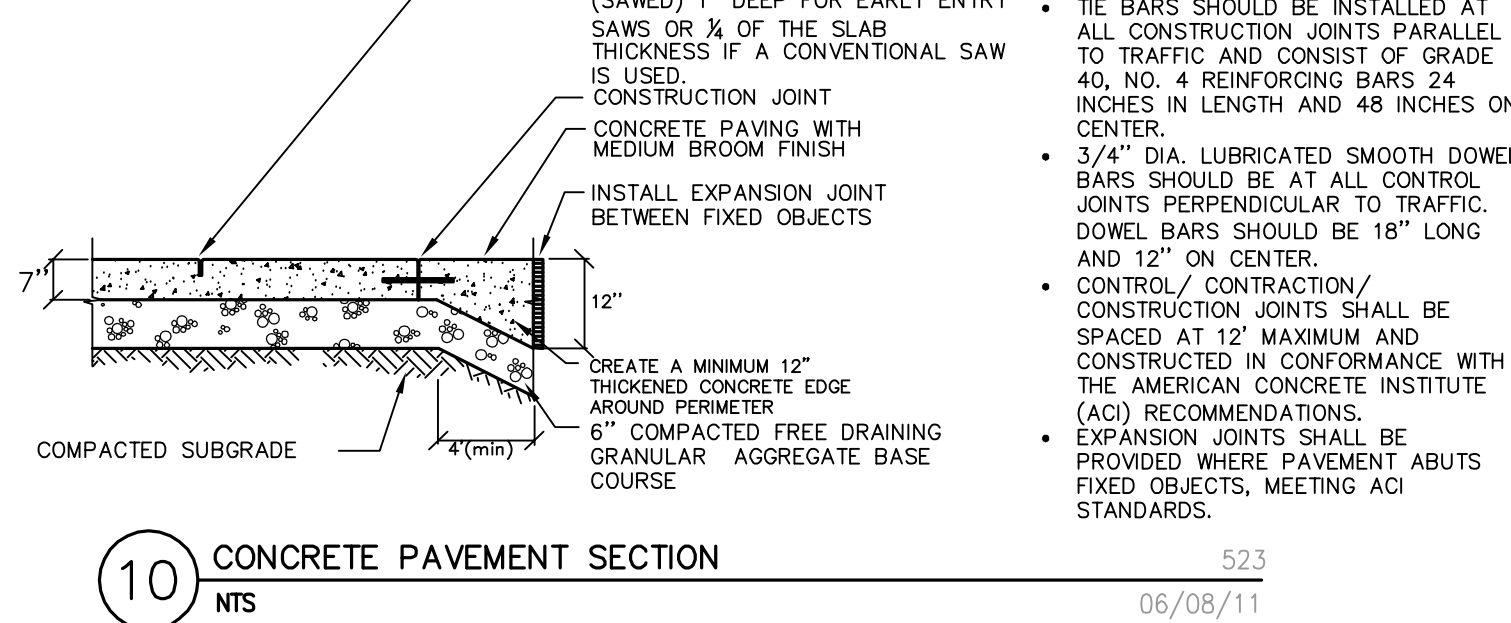
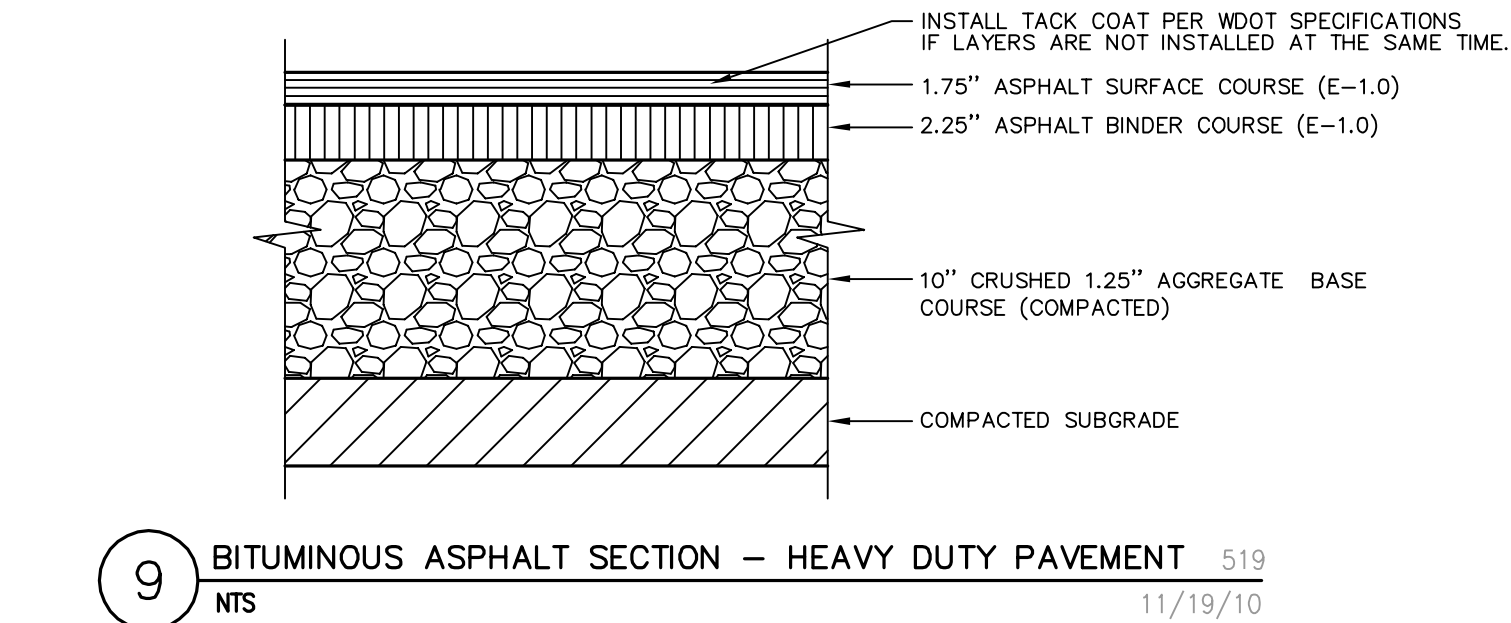
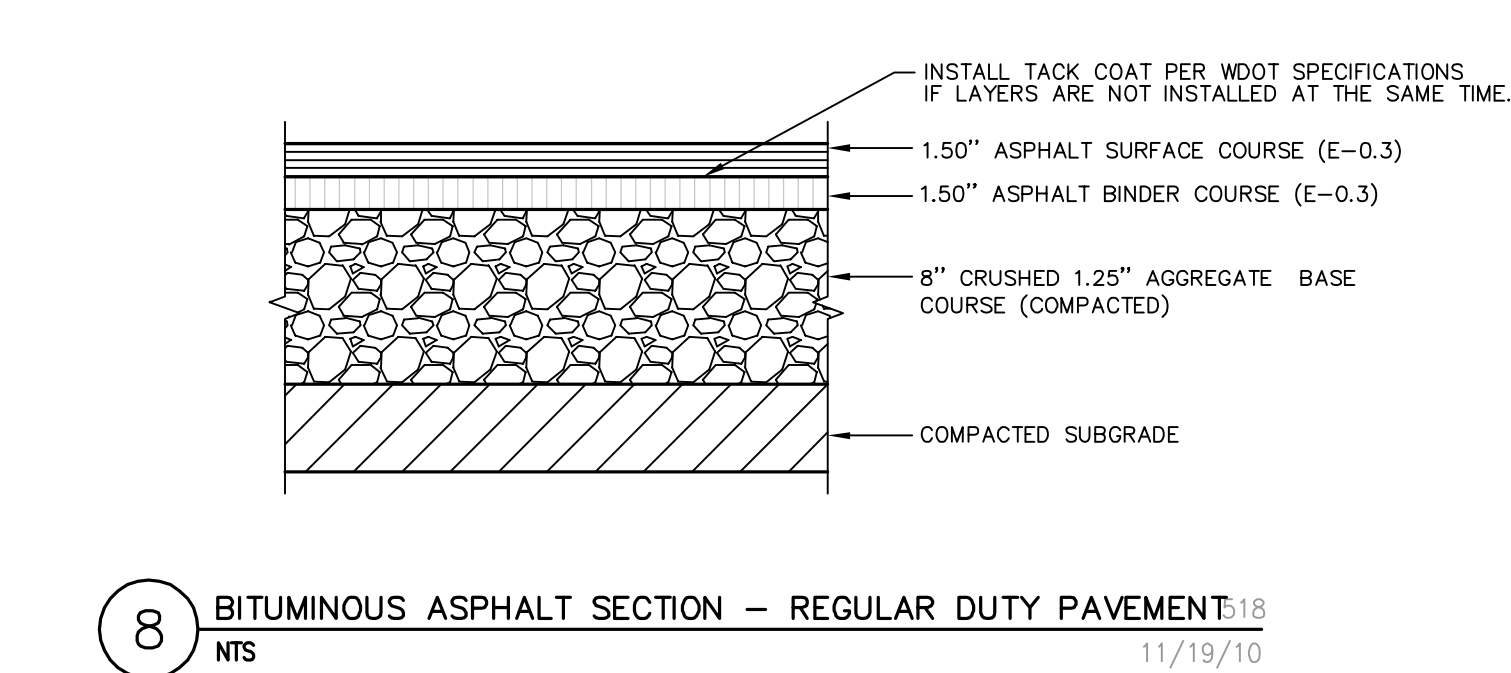
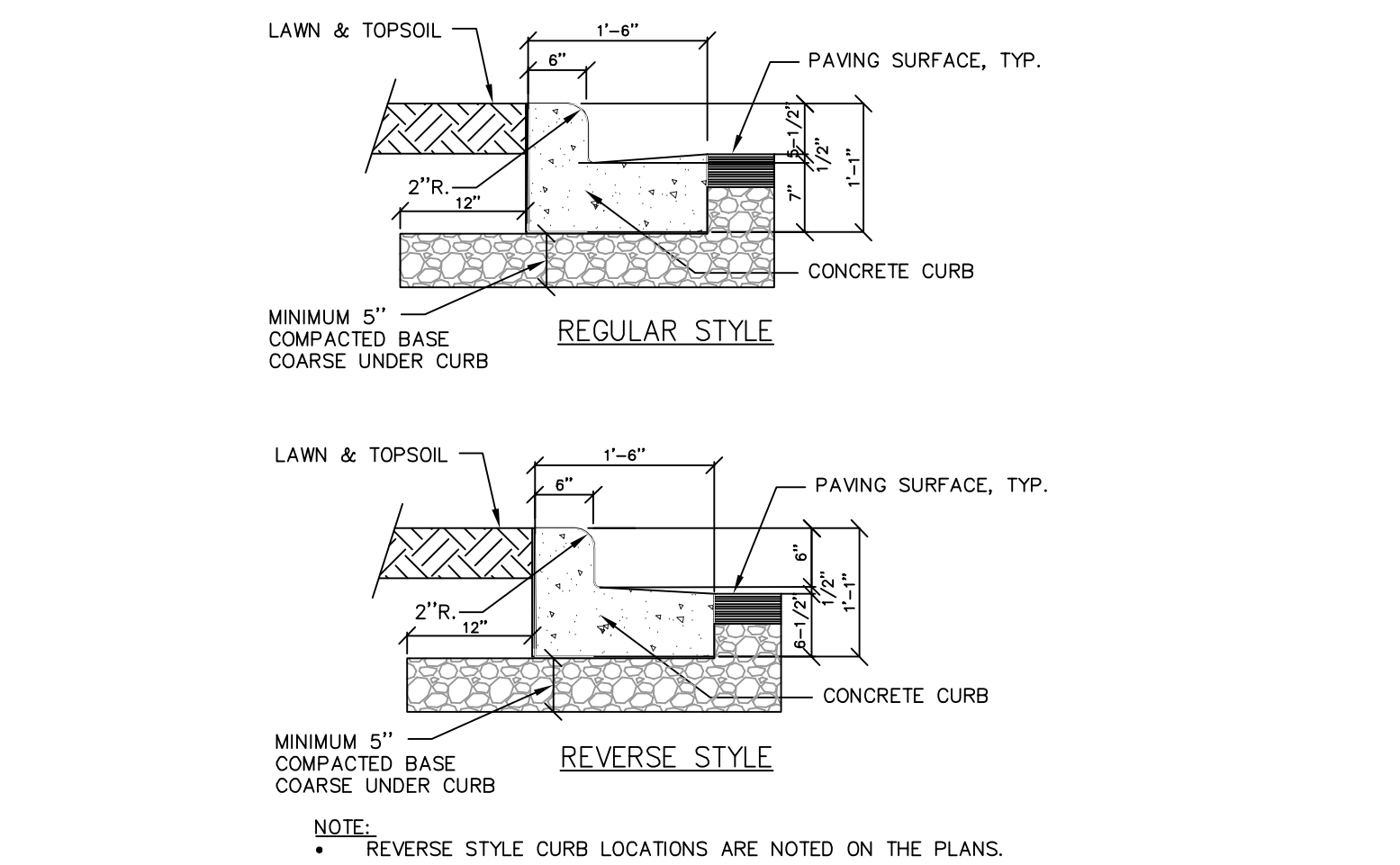
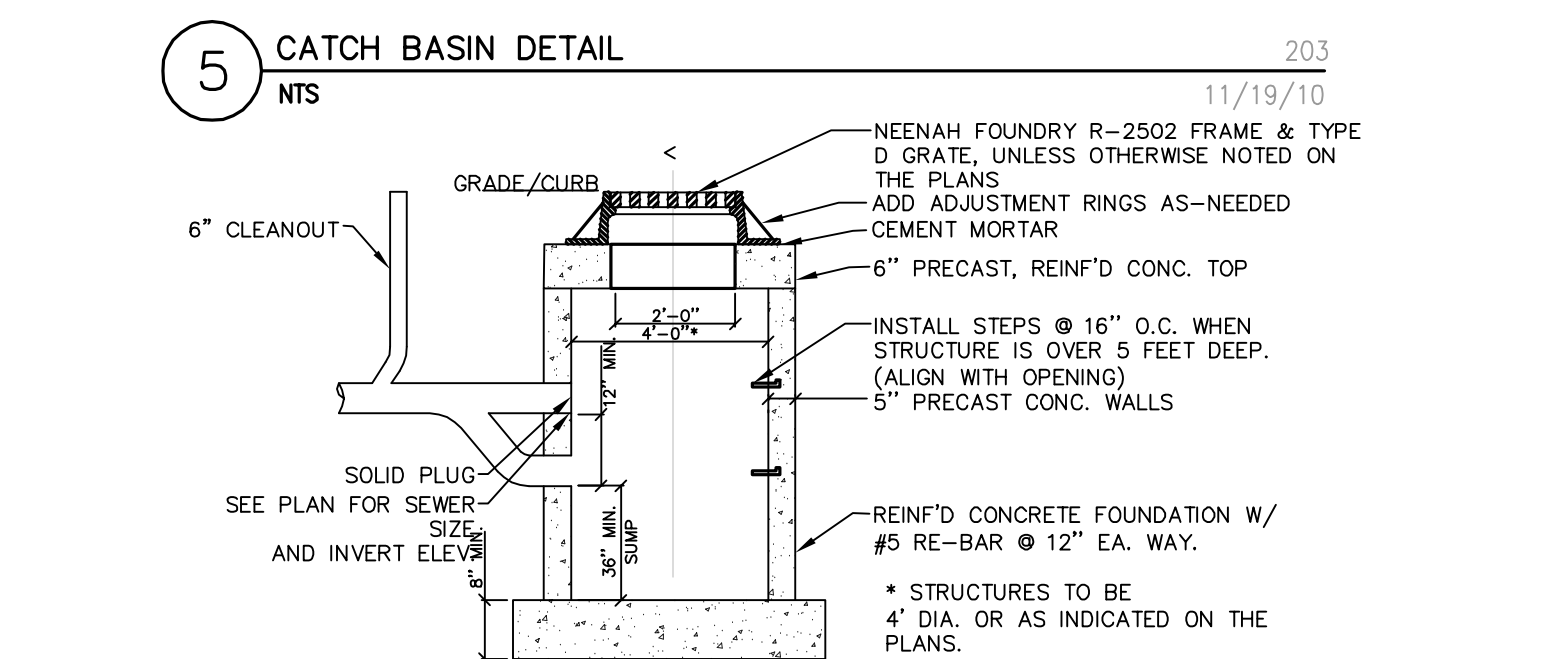
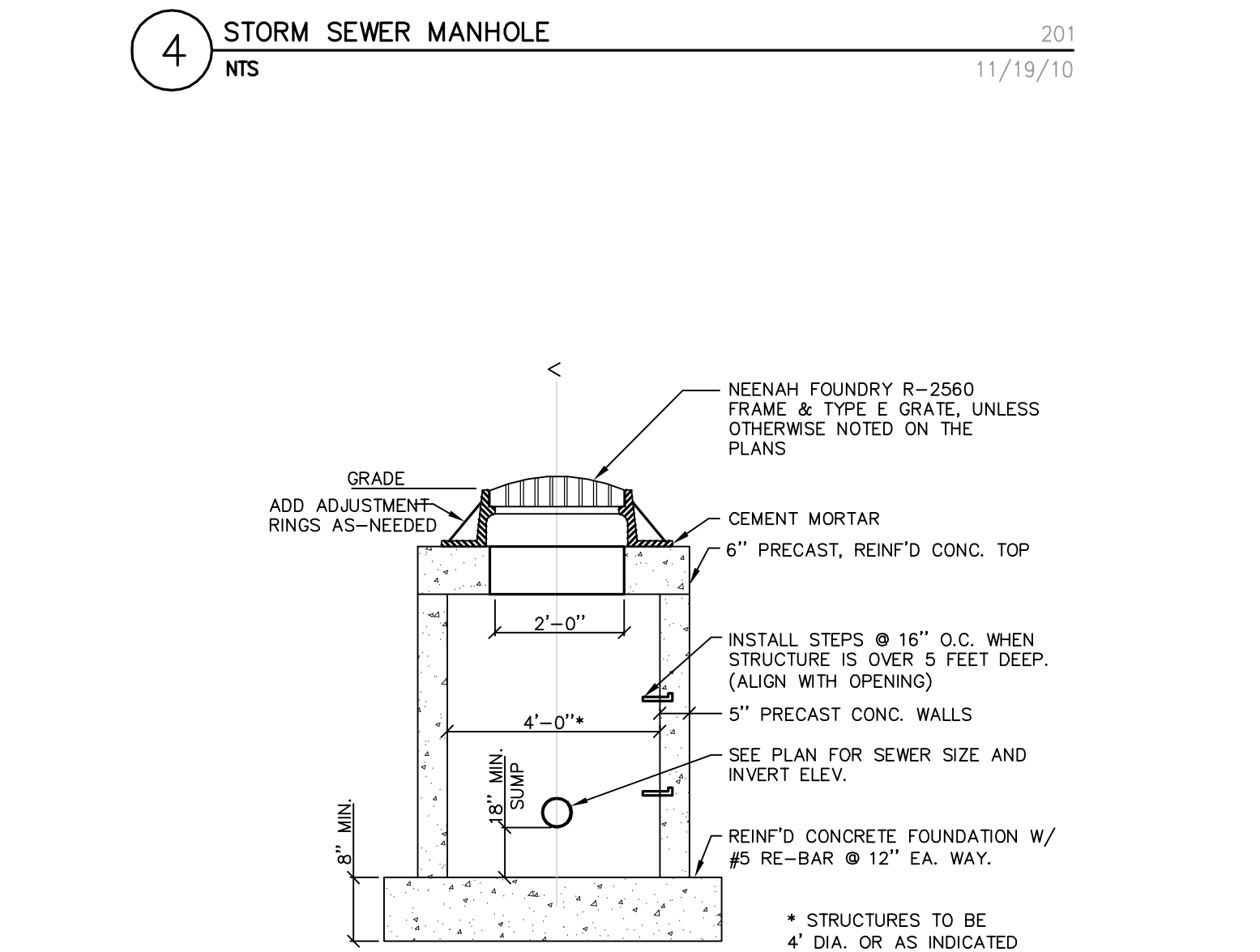
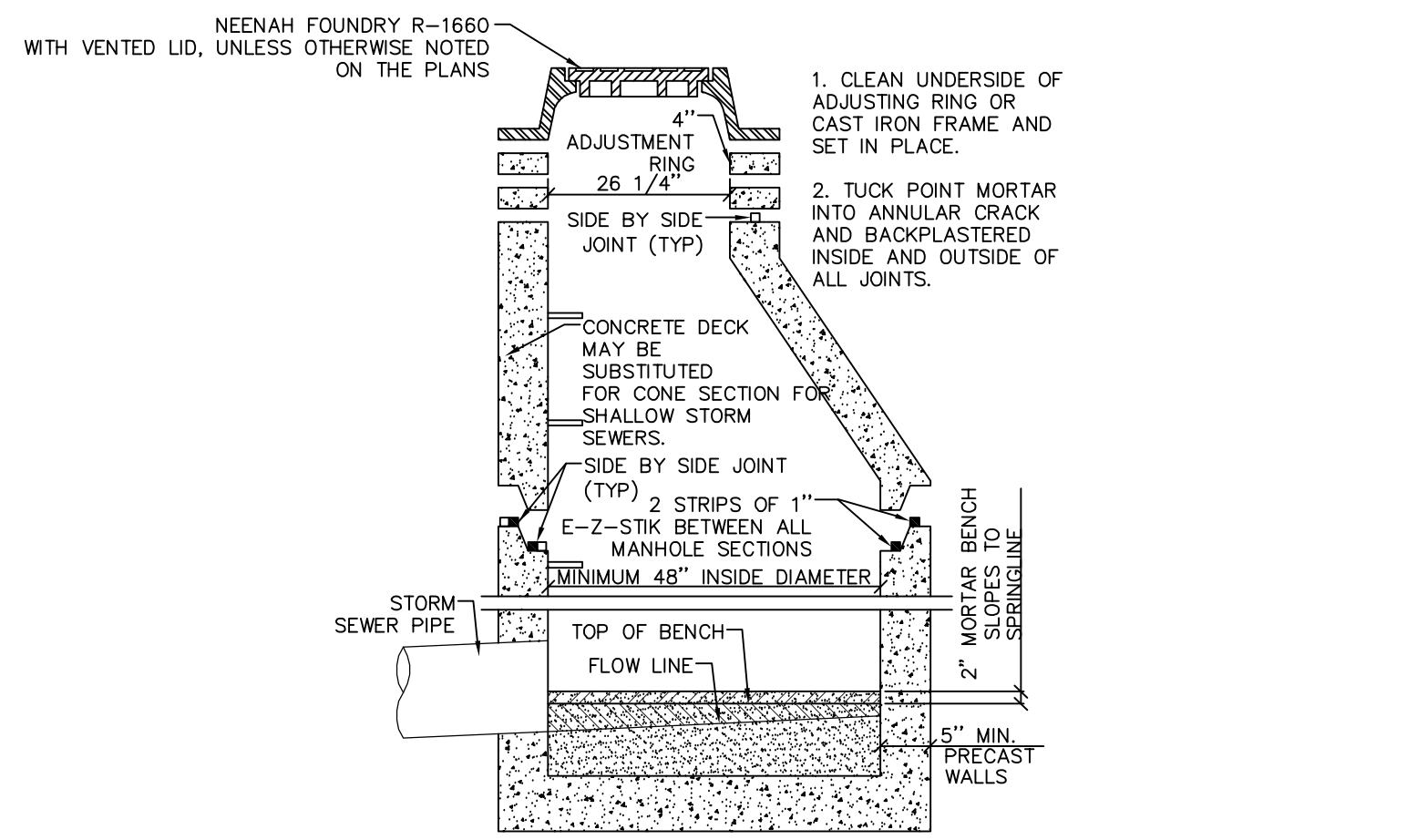
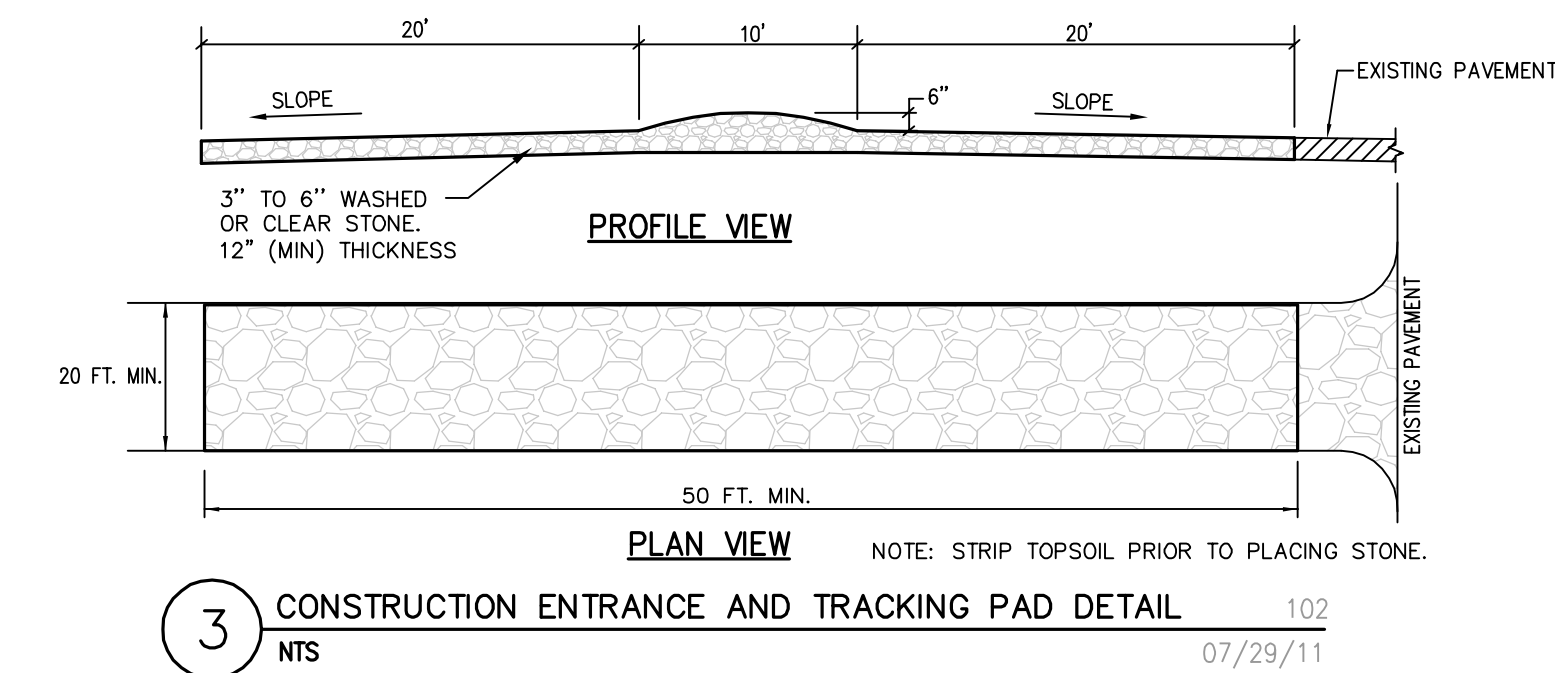
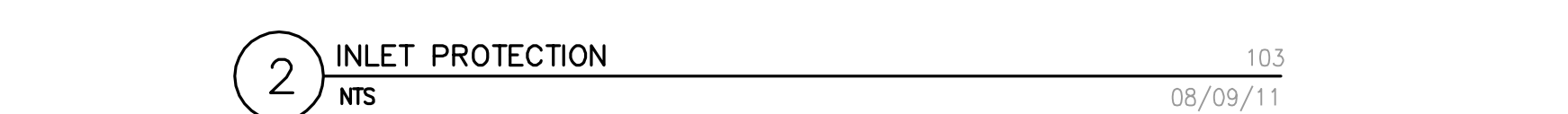
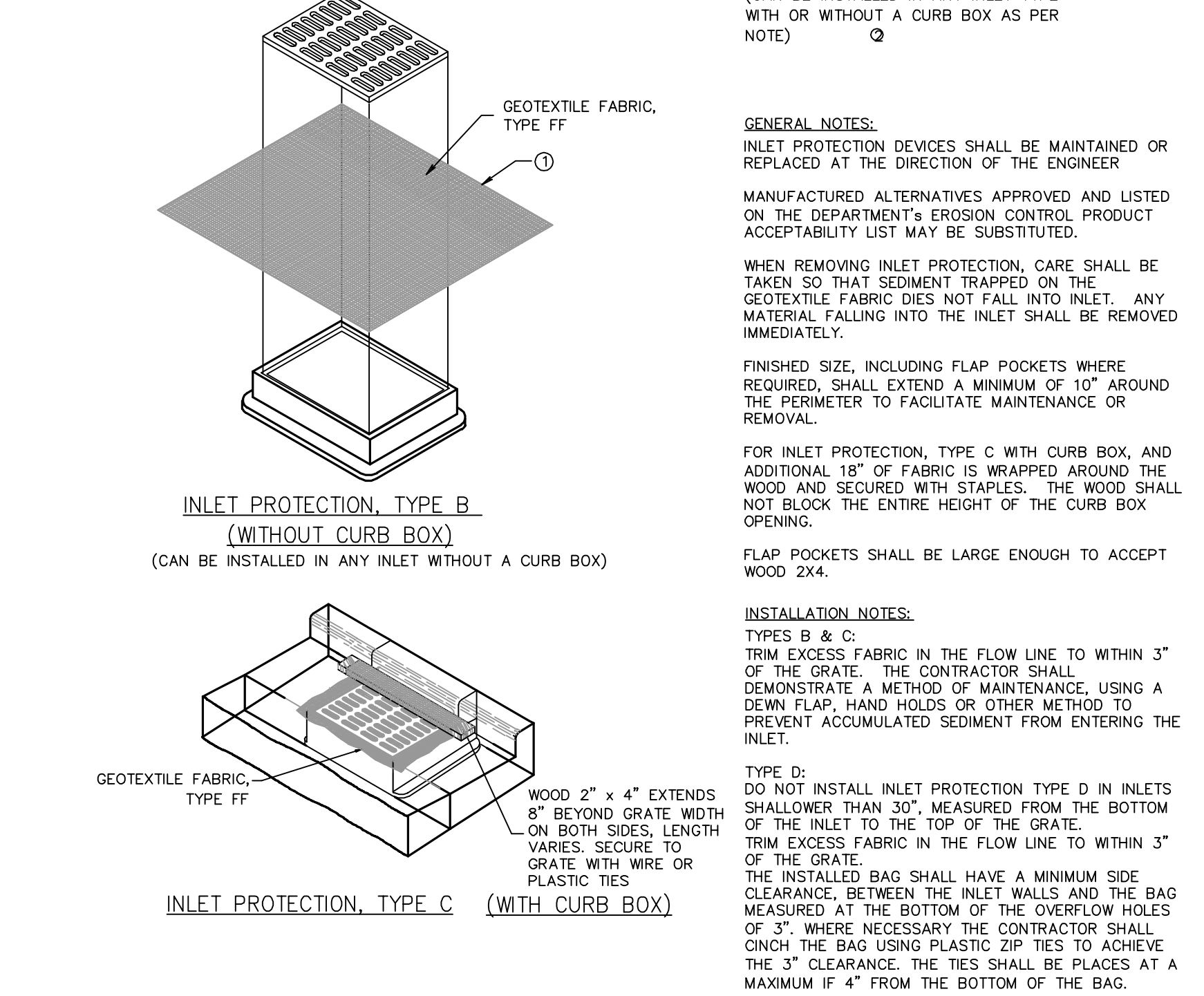
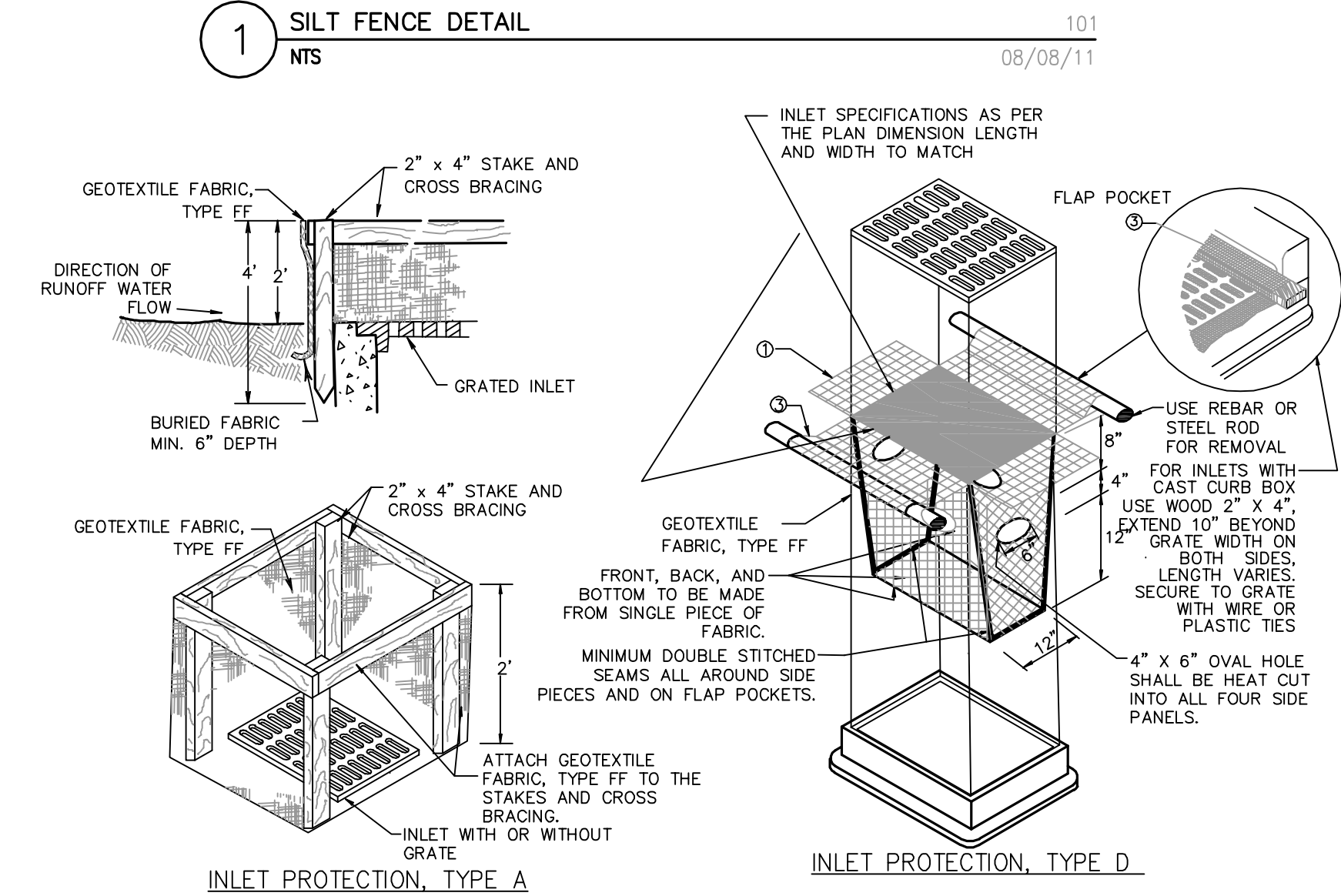
2. MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLAGE WIRE RINGS ON 12" C-C.

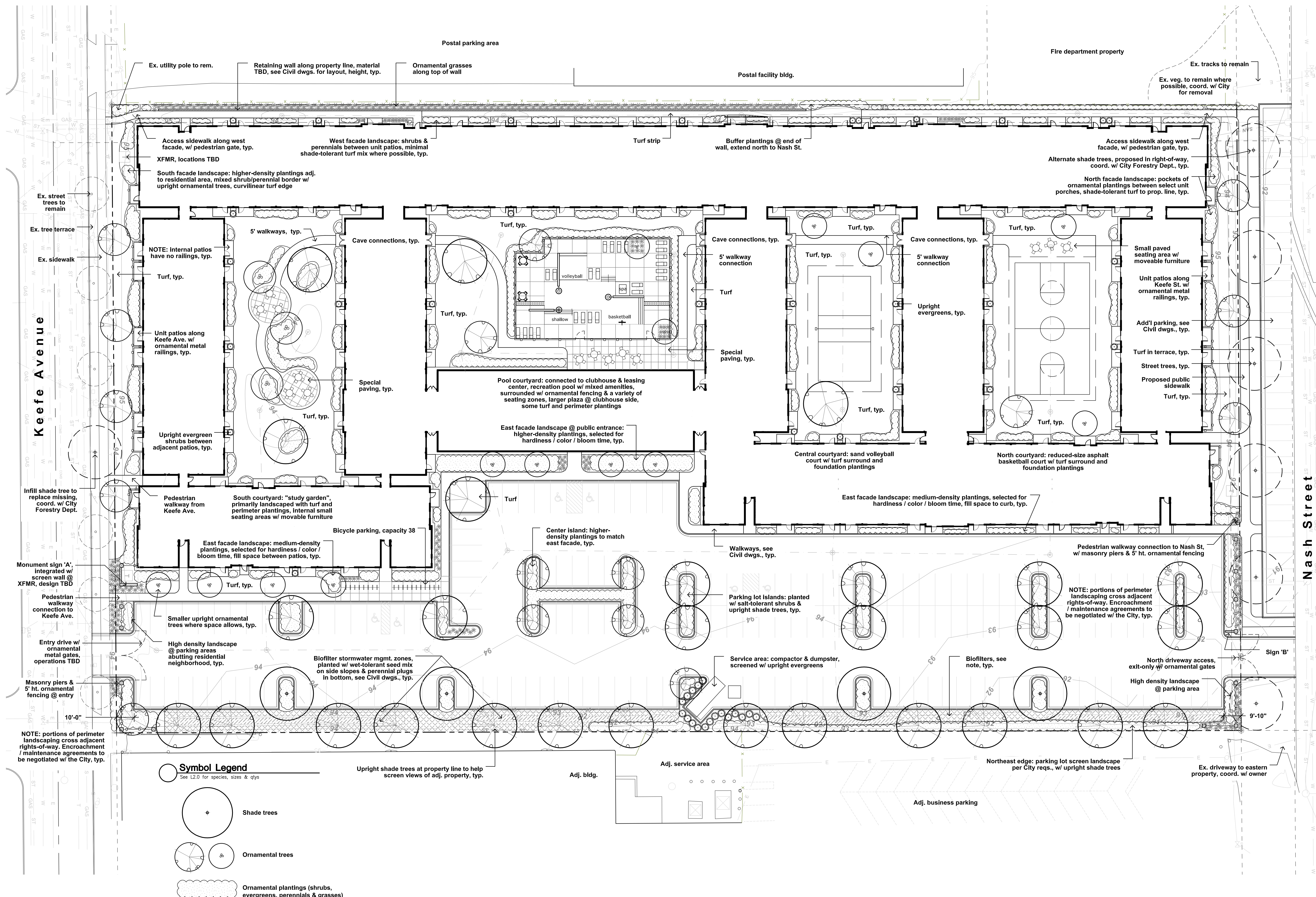
3. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

4. WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.

5. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

6. STEEL POSTS SHALL BE STUDIED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 lbs/in. ft. (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1-1/2" x 3-1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.





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Revisions

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Sheet
**OVERALL
LANDSCAPE
PLAN**

0 10' 20' 40'
SCALE: 1"=20'-0" @ 42x30"

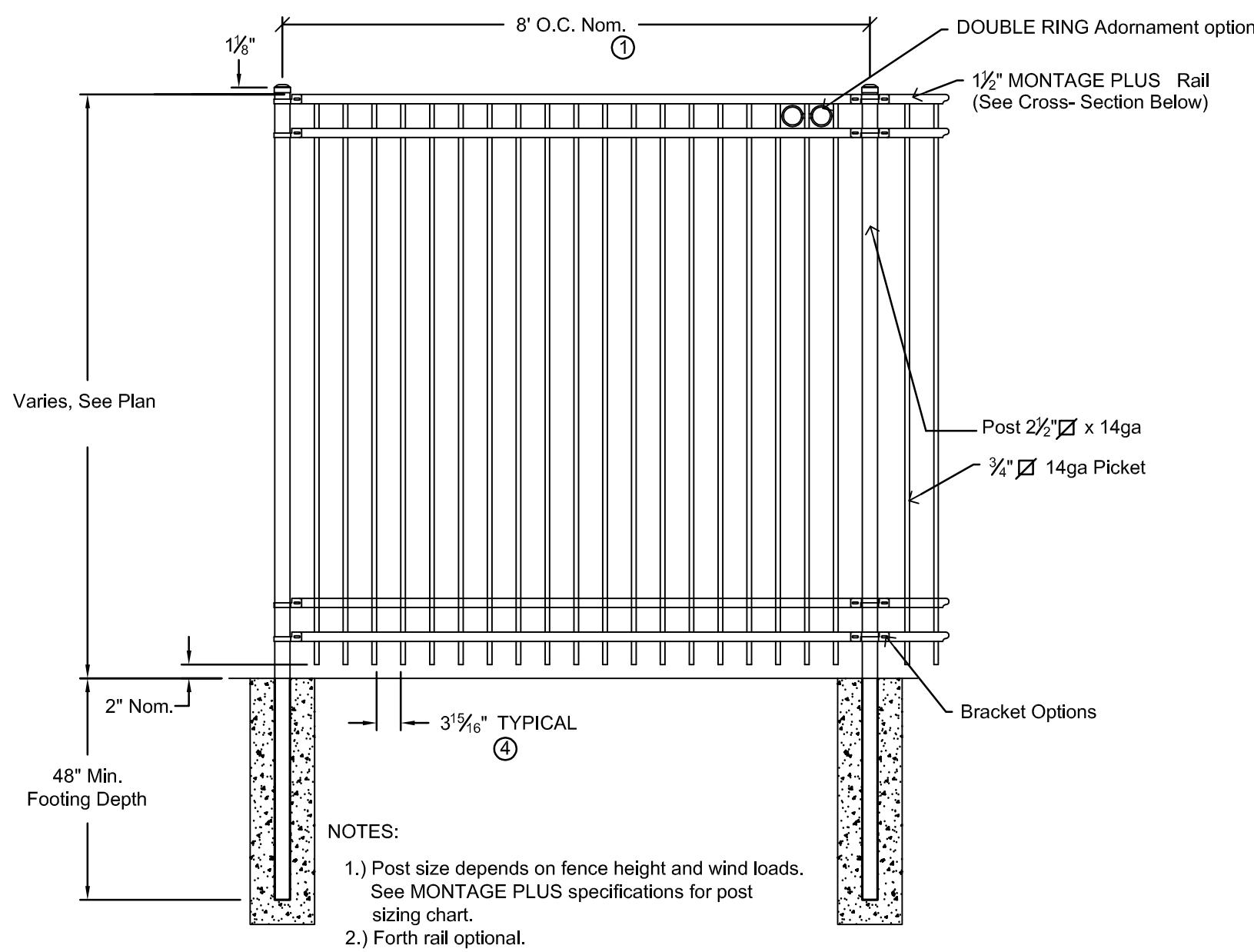
Project
**KEEFE AVENUE
HOUSING**

Date
JANUARY 20, 2012

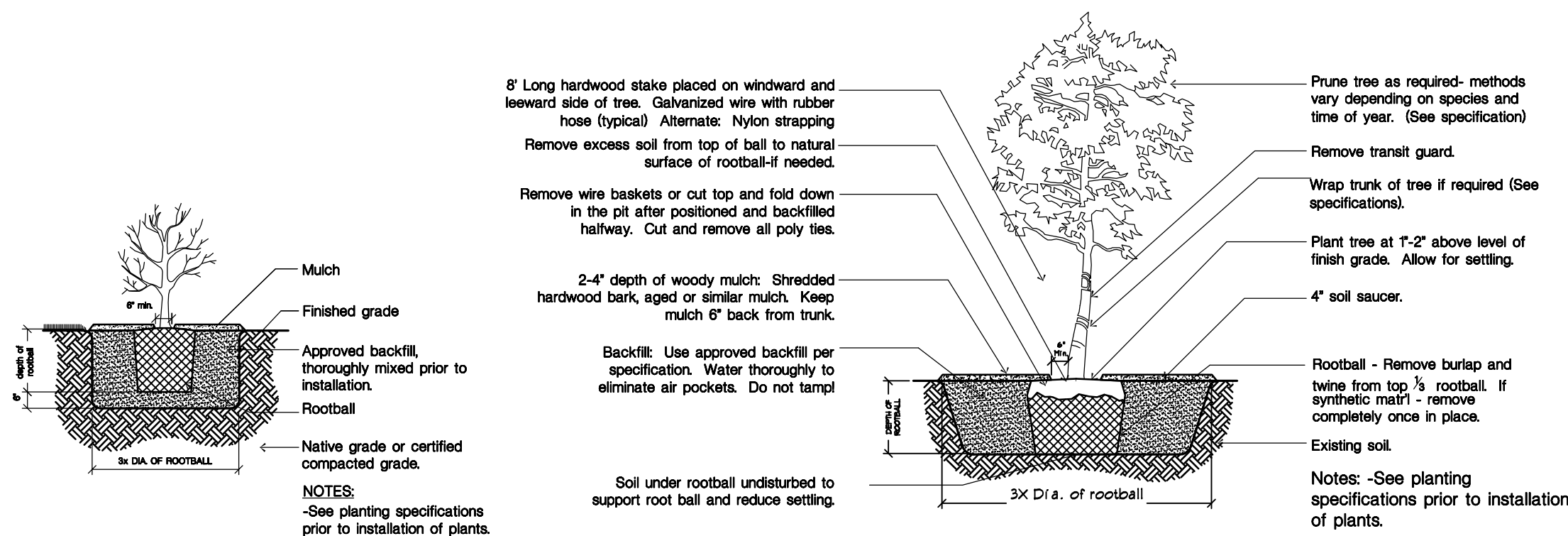
Project No.
11-1192.00

Sheet No.

L1.00



Ornamental Fencing Detail
Not To Scale



Tree Planting Detail
Not To Scale

Shrub Planting Detail
Not To Scale

General Notes

- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances, including (but not limited to) City of Milwaukee Municipal Code Ch. 295-405 "Landscaping."
- 1.02 See Site & Civil dwgs. for work limits, scope of construction, dimensions &/or construction notes. See Civil dwgs. for all hardscape, grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, coverage/restoration requirements, details, schedules & notes. See Site electrical dwgs. for exterior lighting. See Architectural dwgs. for all building construction & signage.
- 1.03 Contractor shall provide shop drawings and material submittals of **all** hardscape & landscape construction elements shown in plan set for Landscape Architect review prior to construction.
- 1.04 Contractor to provide samples for Owner approval on all colors, finishes & materials (including but not limited to imported topsoil, gravels, mulches, seed mixes et al) prior to installation.
- 1.05 Caution: underground utilities may be present on site. The Contractor shall verify location of all above- and below-grade utilities, **both public & private**, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
- 1.06 Contractor to verify layout prior to construction. Contact Landscape Architect or Civil Engineer if discrepancies are found.
- 1.07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See Civil drawings for limits of disturbance.
- 1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.
- 1.09 Private landscape installation in City rights-of-way will require written maintenance agreements with the City of Milwaukee, to be negotiated during the permit application process.

Landscape Notes

- 2.01 Rough grading, utility installation, topsoil placement shall be completed by others. Landscape contractor shall coordinate with GC and/or earthwork contractor to complete the fine grading. Seed area and ornamental planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.
- 2.02 All areas disturbed by grading or site construction shall be fine graded and restored with vegetative cover as shown in the plans. Areas outside of the work limit lines are to be left as-is unless disturbed by contractor's staging or stockpiling. See plans for cover types & locations. Coordinate restoration of staging / stockpile areas with LA prior to construction.
- 2.03 Contractor shall verify plant quantities shown on plan. Provide a material list to the LA prior to construction identifying the species, sizes & plant sources to be used throughout the project.
- 2.04 The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately and replaced with material meeting the specifications set forth in the plans & schedules.
- 2.05 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Landscape Architect. Untagged materials will be assumed to be deficient.
- 2.06 All ornamental planting beds shall contain blended topsoil mix to a min. depth of 18". All seeded areas shall have a min. depth of 6". Suitable existing soil may be used & mixed if previously approved. Contractor is responsible for obtaining soil tests if existing topsoil is reused. Soil testing results shall include (but is not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Contaminated soil shall be removed from the project site if discovered. Remove excessive clay, gravel & stones detrimental to healthy plant growth. Remove all stones greater than 1" diameter. Mix new topsoil mix into existing soil if needed.
- 2.07 Contractor is responsible for ensuring that all tree pits & planting areas drain properly. Notify Landscape Architect if drainage or moisture problems are encountered while planting.
- 2.08 Contractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix available from Liesener Soils, Jackson WI, or approved equal.
- 2.09 All existing trees to remain shall be protected. Prior to clearing/grubbing, install snow fencing @ 15' radius from trunks or driplines, whichever is farther. Fencing is to remain for duration of project. No grading or earthwork to occur in fenced zones except as indicated. No storage, traffic or parking to occur in fenced zones for the duration of the project.
- 2.10 All perennial and groundcover areas shall receive a 3" layer of plant starter mix and perennial starter fertilizer, rototilled into the top 6" of blended topsoil in beds.
- 2.11 All perennial areas shall receive a 1-2" layer of shredded hardwood bark mulch. Do not allow mulch to touch stems or leaves of perennials! All woody planting areas shall receive a 3" layer. Unless otherwise shown in the plans, no landscape fabric or weed barrier is to be installed.
- 2.12 Groundcover beds DO NOT receive a cover of shredded bark mulch.
- 2.13 Unless otherwise shown, all perennials & shrubs to be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.
- 2.14 Stone mulch areas to contain 2-3" of Mississippi (or approved variant) 1" dia. stone installed over poly weed barrier. Edge with heavy-duty poly edging.
- 2.15 Before 60-day maintenance period ends, Contractor to install 6" shovel-cut edges wherever noted.
- 2.16 Contractor shall provide positive drainage away from all structures for a minimum of 10'.

Seeding Notes & Mixes

- 3.01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All wet-tolerant seeding installation & maintenance shall conform with Wisconsin DNR Technical Document #1004.
- 3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.
- 3.03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be performed at the sole responsibility and expense of the contractor. For dormant seeding, a min. of one over-seed application in the following season will be required.
- 3.04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.
- 3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, outpacker, silt-seeder, drop spreader or broadcast spreader) are the only accepted methods. No hand-broadcasting of seed.
- 3.06 No seeding shall occur if the wind exceeds 6 MPH.
- 3.07 Coordinate erosion control and/or mulching with Civil dwgs. In sloped areas steeper than 4:1, erosion matting shall be installed by others (see 3.09); installation coordination will be required. In areas with slopes between 4:1 and 8:1, landscape contractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area. Lightweight E.C. matting and/or hydromulch will be accepted as a no-cost alternate if approved by Landscape Architect.

- 3.08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.
- 3.09 Contractor is responsible for obtaining soil tests for all seeded areas. Soil testing results shall include (but is not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Contaminated soil shall be removed from the project site if discovered. If necessary, supply soil amendments required for specified seed mixes and/or coordinate alternate mixes if soils cannot be properly conditioned.
- 3.10 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes to be installed & maintained per supplier's specifications. In addition to the mixes, with exception of the bluegrass zones, also Annual Rye cover crop @ 5 lbs per AC in spring/summer or 15 lbs per AC in fall.

BLUEGRASS MIX:

"Deluxe 50 Mix" to be supplied by Reinders, Elm Grove WI, 262-786-3300. Apply @ 5 lbs per 1000 GSF.

FESCUE MIX:

"No-Mow Lawn Mix" to be supplied by Prairie Nursery, Westfield WI, 800-476-9453. Apply @ 220 lbs per AC.

WET MIX:

"Shortgrass Wet Prairie Mix" to be supplied by Agrecol Nursery, Madison WI, 608-223-3571. Apply @ 14 lbs per AC.

- 3.11 Contractor shall be responsible for providing two years of comprehensive seed area establishment, maintenance & warranty care for all seeded areas.

Hardscape / Amenity Notes

- 4.01 Fencing: Furnish, install & warranty ornamental fencing & masonry piers as shown. Fencing to be Ameristar "Montage Plus", color TBD from standard range. Shop drawings, details & specs shall be provided for review/approval. Heights:
 - Along north & south ends of the parking lot: 60" ht.
 - At the north & south-facing residential porches: 48" ht.
 - At the northwest & southwest corners of the building: 48" ht.
 - Internal surrounding the pool: 42" ht. (or to meet min. pool code.)
- 4.02 Gates: Furnish, install & warranty ornamental metal swing gates at the two vehicle entrances. Gate materials & styles to match fencing. Operations & control systems TBD.
- 4.03 Segmental Retaining Walls: See Civil plans for all wall layouts, alignments & TOW/BOW heights. Walls to be furnished, installed & warranted per individual manufacturer's specifications. The contractor shall be responsible for all necessary wall system engineering & site soil testing. Stamped shop drawings, details & specifications shall be provided for Architect / Landscape Architect / Civil Engineer's review prior to construction.

Following are approved wall systems. Other systems will be considered only if submitted for approval 10 days before the close of bidding. Color to be selected from standard mfr. range:

 - Keystone "Compac" straight face
 - Unilock "Pisa2"
 - Versalok "Square Foot"
- 4.04 Add-alternate irrigation system: Furnish, install, maintain (for one year) & warranty a fully-automated design-build irrigation system for all project lawn areas (perimeter as well as courtyards.) System to consist of all required components for a functional system, including (but not limited to) all plumbing, street lateral(s), meter(s) & pit(s), master valve(s), RPBP(s), digital controller(s) w/ two-week programmable calendar, rain sensor(s), wiring, manifolds, lines, valves, laterals & heads. System to be designed by a Certified Irrigation Designer & installed by a Certified Irrigation Contractor. Layout to be based on the landscape plan. Shop drawings, details & specs shall be provided for review.

Wet Tolerant Plug Notes

- 5.01 This work shall consist of preparing the plug areas and furnishing, installing and mulching the required wet-tolerant perennial plugs on the various seeded areas, as outlined in the site plans and specifications.
- 5.02 Rough grading, drainage work & engineered soil spreading shall be completed by others before installing the plugs. See the Civil plans for the areas of engineered soil and its placement.
- 5.03 Install plugs during the respective plug supplier's approved calendar. Installations completed outside of acceptable install dates shall be the performed at the sole responsibility and expense of the contractor.
- 5.04 See 3.07 for erosion mat installation notes. Plugs are to be installed into the engineered soil via slits cut through the mat. See Civil dwgs for balance of site erosion control measures.
- 5.05 Plug kit/source substitutions will be considered only approved 10 days before the close of bidding.
- 5.06 Rain Garden Plugs: "Deluxe Rain Garden for Shade" kit(s.) To be supplied by Agrecol. Install & maintain per supplier's specifications. Install @ 12" o.c., staggered / triangular spacing.

Plant Schedule

NOTE: Species are representative only; final selections TBD

Symbol	Qty Prop.	Botanical Name	Common Name	Installed Size	Root	Spacing	Notes
Shade Trees [Qty. 32 + 7 shade trees]							
Gin Mag		Ginkgo biloba 'Magyar'	Magyar Ginkgo	3" Cal.	B/B	As Shown	
Gym Esp		Gymnocladus dioica 'Espresso'	Seedless Kentucky Coffeetree	3" Cal.	B/B	As Shown	
Ulm New		Ulmus x 'New Horizon'	New Horizon Hybrid Elm	3" Cal.	B/B	As Shown	
Ornamental Trees [Qty. 33]							
Ame Col		Amelanchier x 'Cole's Select'	Cole's Select Serviceberry	8" Ht.	B/B	As Shown	Heavy Three Stem
Mal Sar		Malus sargentii 'Firebird'	Firebird Sargent Crabapple	6" Ht.	B/B	As Shown	Single Stem
Syr Ivo		Syringa ret. 'Ivory Silk'	Ivory Silk Jap. Tree Lilac	2.5" Cal.	B/B	As Shown	Single Stem
Pyr Aut		Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Ornamental Pear	2.5" Cal.	B/B	As Shown	Single Stem
Pyr Cle		Pyrus calleryana 'Cleveland Select'	Cleveland Select Ornamental Pear	2.5" Cal.	B/B	As Shown	Single Stem
Deciduous Shrubs [Qty. 8,300 SF]							
Bux Gre		Buxus x 'Green Velvet'	Green Velvet Boxwood	24" Ht.	2 Gal.	42-48" o.c.	
Hyd Gra		Hydrangea arb. 'Grandiflora'	Snowhill Hydrangea	24" Ht.	2 Gal.	48" o.c.	
Myr Pen		Myrica pennsylvanica	Northern Bayberry	24" Ht.	2 Gal.	48" o.c.	
Rhu Gro		Rhus aromatica 'Gro Low'	Grow Low Sumac	24" Ht.	2 Gal.	48" o.c.	
Ros CFW		Rosa 'Carefree Wonder'	Carefree Wonder Rose	24" Ht.	2 Gal.	36" o.c.	
Spi Tor		Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	24" Ht.	2 Gal.	42" o.c.	
Spi Fri		Spiraea hirsutchiana	Fritsch Spirea	24" Ht.	2 Gal.	36-42" o.c.	
Syr Pal		Syringa meyeri 'Palibin'	Palibin Dwf. Lilac	30-36" Ht.	2 Gal.	48-54" o.c.	
Vib Red		Viburnum dentatum 'JN Select'	Red Feather Arrowwood Viburnum	48" Ht.	B/B	72" o.c.	
Evergreen Shrubs [Qty. 3,500 SF]							
Jun Kal		Juniperus chinensis 'Kallay'	Kallay Compact Juniper	24" sprd.	7 Gal.	54-60" o.c.	
Jun Ska		Juniperus sabina 'Skandia'	Skandia Juniper	24" sprd.	7 Gal.	54-60" o.c.	
Tax Gem		Taxus x. media 'Gem'	Gem Densiform Yew	24" sprd.	7 Gal.	54-60" o.c.	
Perennials & Grasses [Qty. 2,900 SF]							
Alc Mol		Alchemilla mollis	Lady's Mantle	1 Gal.	Cont.	24" o.c.	
Anu Dio		Aruncus dioica	Goatsbeard	1 Gal.	Cont.	24" o.c.	
Hem Hap		Hemerocallis 'Happy Returns'	Happy Returns Daylily	4.5"	Cont.	18-24" o.c.	
Hem Hyp		Hemerocallis 'Hyperion'	Hyperion Daylily	4.5"	Cont.	24" o.c.	
Hem Ros		Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	4.5"	Cont.	18-24" o.c.	
Host Roy		Hosta 'Royal Standard'	Royal Standard Hosta	1 Gal.	Cont.	30" o.c.	
Host Sum		Hosta 'Sum & Substance'	Sum & Substance Hosta	1 Gal.	Cont.	42" o.c.	
Mis Mor		Miscanthus 'Morning Light'	Morning Light Maidenhair Grass	1 Gal.	Cont.	30" o.c.	
Par Lil		Perovskia arb. 'Little Spire'	Little Spire Russian Sage	4.5"	Cont.	24" o.c.	
Spo Hel		Sporobolus heterolepis	Prairie Dropseed	1 Gal.	Cont.	24" o.c.	
Groundcover [Qty. 700 SF]							
Euo Cal		Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	2.5"	Cont.	10-12" o.c.	

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Revisions

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Sheet

**LANDSCAPE
DETAILS,
SCHEDULES &
NOTES**

Project

**KEEFE AVENUE
HOUSING**

Date

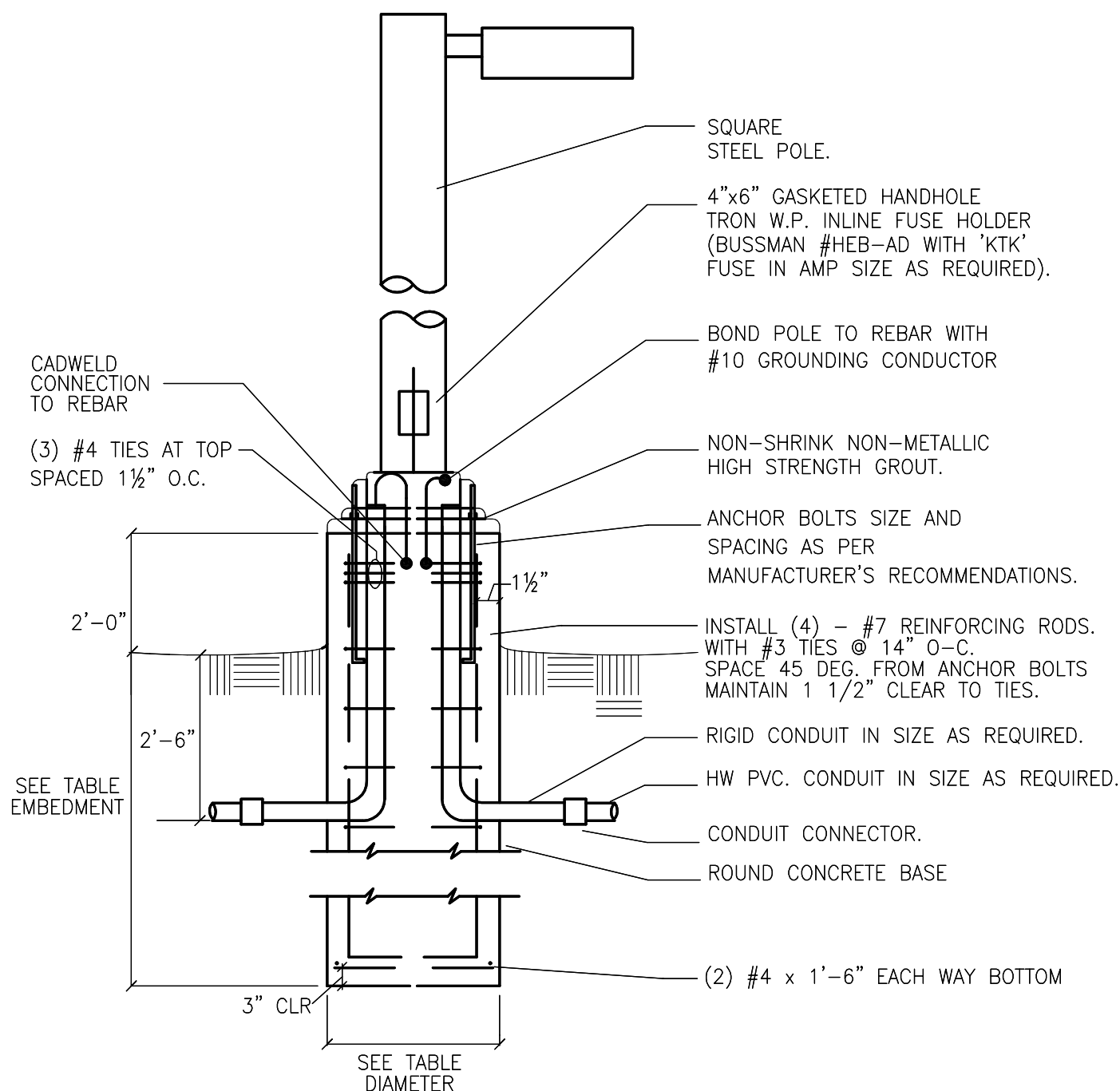
JANUARY 20, 2012

Project No.

11-1192.00

Sheet No.

L2.00



2 POLE BASE DETAIL

NTS

- NOTES:
- DIMENSIONS GIVEN ARE MINIMUM. PROVIDE POLE BASE DIAMETER AND DEPTH AS REQUIRED IN ACCORDANCE WITH LOCAL SOIL AND WIND VELOCITY CONDITIONS.
 - ALL LIGHTING POLE CONCRETE BASES SHALL BE LOCATED A MINIMUM OF 12 INCHES OFF THE FACE OF THE CURBING OR CENTERED WITHIN AN ISLAND. IN ALL CASES, HOWEVER, FINAL LOCATIONS OF LIGHTING POLES MUST BE VERIFIED WITH THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
 - ALL DIMENSIONS POLE BASE ARE FOR BIDDING ONLY. POLE BASE SHALL MATCH THOSE AT EXISTING POLES, IF APPLICABLE.

POLE HEIGHT	BASE EMBEDMENT/DIAMETER			
	1 HEAD	2 HEAD	3 HEAD	4 HEAD
15'-0"	6'-5"/2'-0"	6'-5"/2'-0"	6'-5"/2'-0"	6'-5"/2'-0"
20'-0"	6'-5"/2'-0"	6'-5"/2'-0"	8'-0"/2'-0"	8'-0"/2'-0"
25'-0"	6'-5"/2'-0"	8'-0"/2'-0"	9'-0"/2'-0"	10'-0"/2'-0"
30'-0"	8'-0"/2'-6"	9'-0"/2'-6"	10'-0"/2'-6"	10'-0"/2'-6"

- NOTES:
- TABLE IS BASED ON SOIL BEARING PRESSURE OF 3000 PSF.



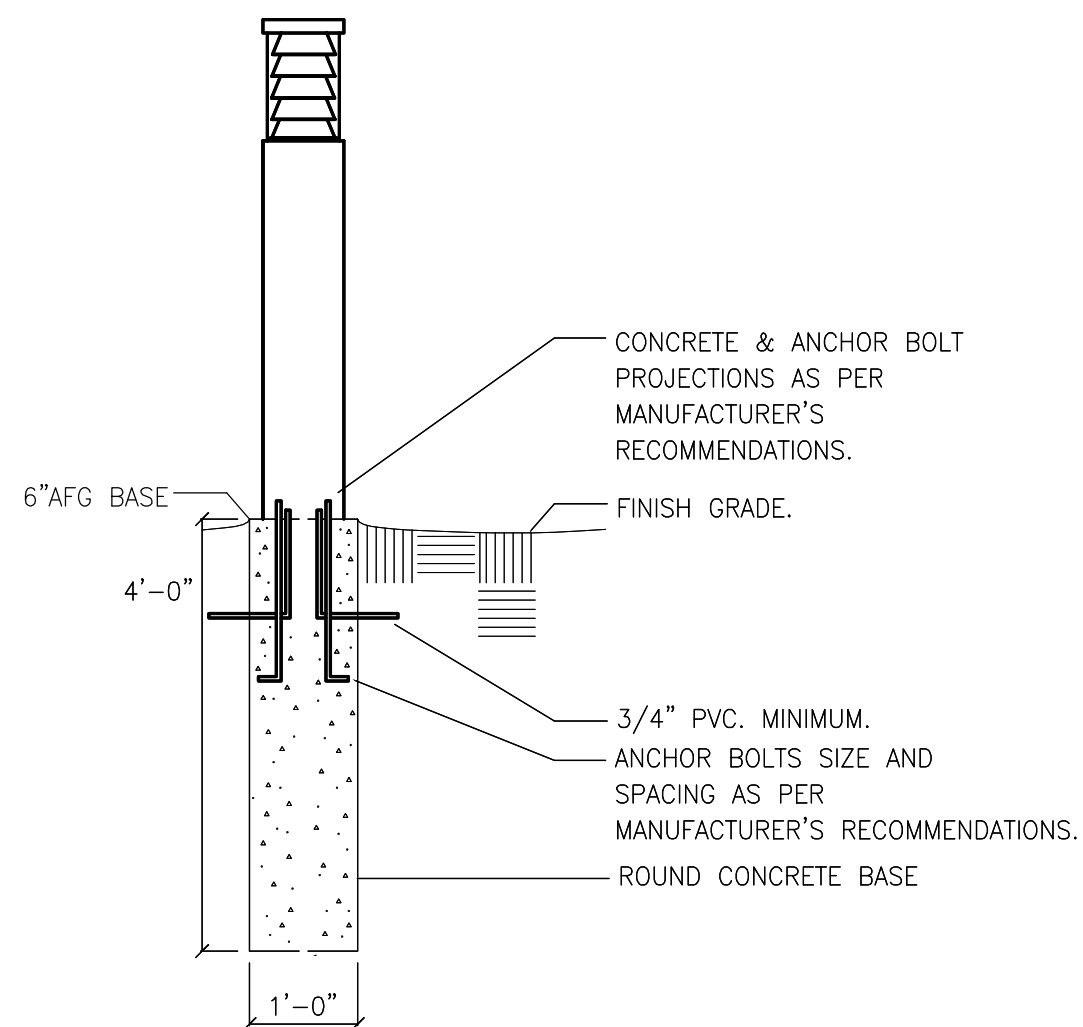
TYPE "OA & OB" - POLE MOUNTED LUMINAIRE



TYPE "OC" - BOLLARD



TYPE "OD" - ACCENT FLOODLIGHT



3 BOLLARD BASE DETAIL

NTS

- NOTES:
- DIMENSIONS GIVEN ARE MINIMUM. PROVIDE POLE BASE DIAMETER AND DEPTH AS REQUIRED IN ACCORDANCE WITH LOCAL SOIL AND WIND VELOCITY CONDITIONS.
 - ALL LIGHTING POLE CONCRETE BASES SHALL BE LOCATED A MINIMUM OF 6 INCHES OFF THE FACE OF THE CURBING OR CENTERED WITHIN AN ISLAND. IN ALL CASES, HOWEVER, FINAL LOCATIONS OF LIGHTING POLES MUST BE VERIFIED WITH THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.

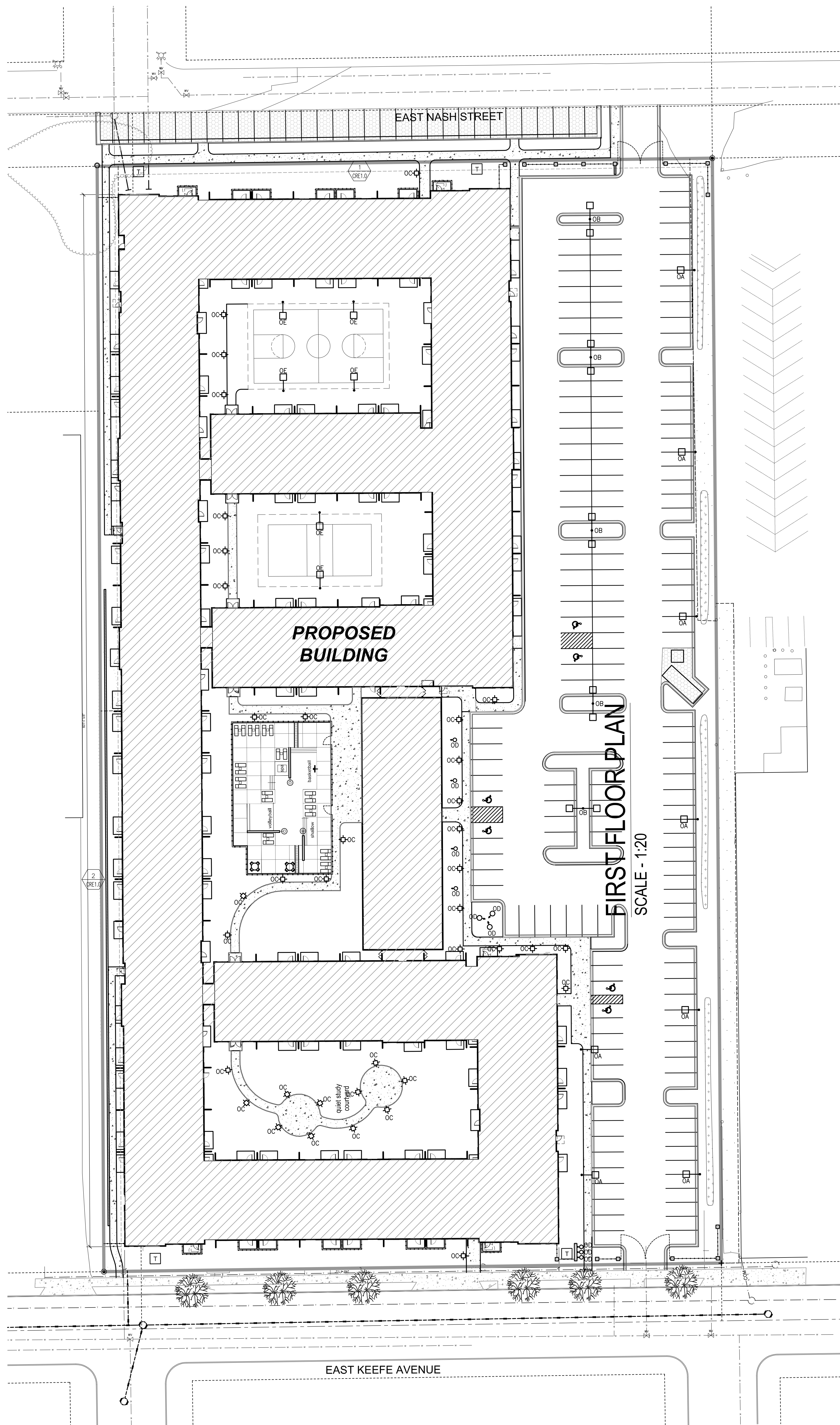
PLAN NOTES:

- LIGHTING IN THIS AREA TO BE COORDINATED WITH THE CITY.
- LIGHTING ALONG THIS FACADE IS INTENDED TO BE BUILDING MOUNTED AND SHALL BE COORDINATED WITH THE ARCHITECT.

GENERAL NOTES:

- THE TYPE "OD" FIXTURES SHOWN ON THE PLAN ARE INTENDED TO ILLUMINATE ORNAMENTAL TREES/LANDSCAPING/SIGNAGE. EXACT FIXTURE QUANTITIES/LOCATIONS TO BE DETERMINED. NOTE THAT THESE FIXTURES ARE NOT INCLUDED IN FOOTCANDLE CALCULATION.
- THE RESULTS OF THIS FOOTCANDLE CALCULATION STUDY ARE TO BE VIEWED ONLY AS AN INDICATION OF POSSIBLE PERFORMANCE DUE TO VARIATIONS IN LAMPS, BALLASTS, MANUFACTURING, LINE VOLTAGE AND SITE CONDITIONS. A GUARANTEED LEVEL OF PERFORMANCE IS NOT POSSIBLE AND IS NOT REPRESENTED BY THIS ANALYSIS.
- COURTYARD LIGHTING SHOWN IS NOT COMPLETE. LIGHTING SHALL BE COORDINATED AS THESE SPACES ARE DEVELOPED TO ACCOMMODATE ACTIVITY(IES) OF THOSE COURTYARDS. EXIT SIGNS AND EGRESS LIGHTING SHALL ALSO BE COORDINATED AS THESE SPACES ARE DEVELOPED.

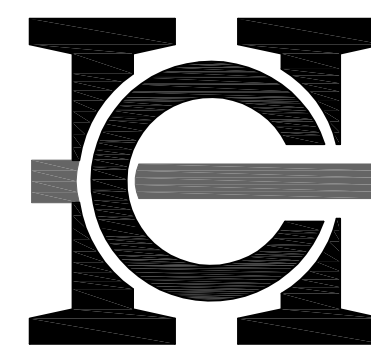
LIGHTING FIXTURE SCHEDULE												
DES.	DESCRIPTION	LAMP DATA		VOLT	DEPTH	LIGHTING FIXTURE		OPTIONS/ACCESSORIES	BALLAST TYPE	MTG.	MTG. SURF.	SEE NOTE LF—
		NO.	TYPE			MFR.	SERIES					
DA	SINGLE POLE MOUNTED LUMINAIRE FLAT GLASS, FULL CUTOFF, TYPE III DIST-HOUSE SIDE SHIELD	1	250W PSMH	120	—	EMCO	AVA/1/3/250PSMH/ 120/HIS SERIES 25" POLY-ACG BASE	03,18,26	PS	SURF	CONC BASE	
OB	DOUBLE POLE MTD. LUMINAIRE FLAT GLASS, FULL CUTOFF, TYPE III DISTRIBUTION	2	250W PSMH	120	—	EMCO	AVA/20/180/3/250 PSMH/120 SERIES 25" POLY-ACG BASE	03,18,26	PS	SURF	CONC BASE	
OC	42"X1" ROUND BOLLARD CONE ROUND REFLECTOR 180DEG HOUSE SIDE SHIELD	1	70W PSMH	120	—	EMCO	BRG/CP/PMH/70W/ HS-180 SERIES 6" AFG BASE	03,18,26	PS	SURF	CONC BASE	
OD	ADJUST. ACCENT FLOODLIGHT 45DEG CAP, WET LOCATION	1	10W LED MR16	120	—	VISION 3	FL1A/C4/K1 SERIES 3"AFG BASE	03,18,26	DRV	SURF	CONC BASE	
OE	SINGLE POLE MOUNTED LUMINAIRE FLAT GLASS, FULL CUTOFF, TYPE III DIST-HOUSE SIDE SHIELD	1	400W PSMH	120	—	EMCO	AVA/1/3/250PSMH/ 120/HIS SERIES 25" POLY-ACG BASE	03,18,26	PS	SURF	CONC BASE	
ABBREVIATIONS:												
AR	AS REQUIRED	GRD	GROUND	NA	NOT APPLICABLE	S	STANDARD (HID)	VAR	VARIES			
CONC. BASE	CONCRETE BASE	GYP.	GYPSUM BOARD	PS	PULSE START BALLAST	S	SPECIAL	LAS	LENGTH AS SHOWN			
E	ELECTRONIC	LEN	LENGTH AS SHOWN	PEND	PENDANT	STAN	STANDARD	DRV	DRIVER			
EXP.	EXPPOSED STRUCTURE	LIG	LAY-IN GRID	REC	RECESSED	SURF	SURFACE	DOS	LED DIMMABLE DRIVER			
OPTIONS/ACCESSORIES CODE LISTING:												
01.	0.125" PATTERN 12 ACRYLIC LENS	10.	CUSTOM COLOR	21.	QUARTZ RESTRIKE							
02.	HOLOPHANE 8248 LENS	11.	PENDANT MOUNT	22.	EMERGENCY OPERATION—							
03.	PANT AFTER FABRICATION	12.	SAFETY CHAIN		INTEGRAL NICAD BATTERY							
04.	SPRING LOADED LATCHES	13.	NEMA HOOK, CORD AND PLUG	23.	LOCKING TYPE SOCKETS							
05.	FLUSH ALUMINUM DOOR FRAME	14.	WIRE GUARD	24.	SLOPE ADAPTER							
06.	ELECTRONIC BALLAST, TOTAL HARMONIC DISTORTION < 10%	15.	EMERGENCY BALLAST	25.	TWO BALLAST COVERS							
07.	FLUORESCENT DIMMING BALLAST	16.	TOP AND BOTTOM LENSING	26.	STANDARD FINISH TO BE SELECTED BY ARCHITECT							
08.	WHITE TRIM RING	17.	TIME DELAY	27.	277/24 VOLT TRANSFORMER							
09.	SEMI-DIFFUSE, LOW-IRIDESCENT CLEAR ALZAK REFLECTOR	18.	WET LOCATION LABEL	28.	LEAD-CALCIUM BATTERY							
		19.	DAMP LOCATION CONSTRUCTION	29.	INCLUDE SELF-DIAGNOSTICS							
		20.	FURNISH WITH UNIVERSAL ARROWS AND RED STENCIL FACE									



1 ELECTRICAL SITE PLAN

1" = 30'-0"

Consultant:



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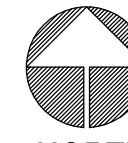
Revisions

Issuance

MUNICIPAL REVIEW SET
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DATE: January 20, 2012

Sheet
ELECTRICAL SITE
PLAN

PLAN



NORTH SCALE:

Project
KEEFE AVENUE
HOUSING

Date

JANUARY 20, 2012

Project No.

11-1192.00

Sheet No.