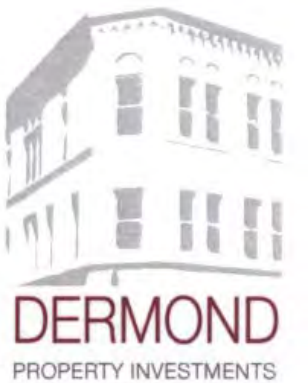


21 JULY 2015

2202 S. KK APARTMENTS

2202 S. KK Avenue Milwaukee, Wisconsin 53207



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VIEW TOWARD PROPOSED PUBLIC PARKING SITE



SITE PHOTOS



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CIRCA 1897



1928



2005



2012

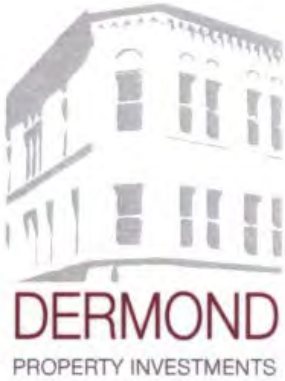
CORNER SITES:

- Broader massing
- Taller than adjacent buildings
- Articulated corners
- Vertical articulation

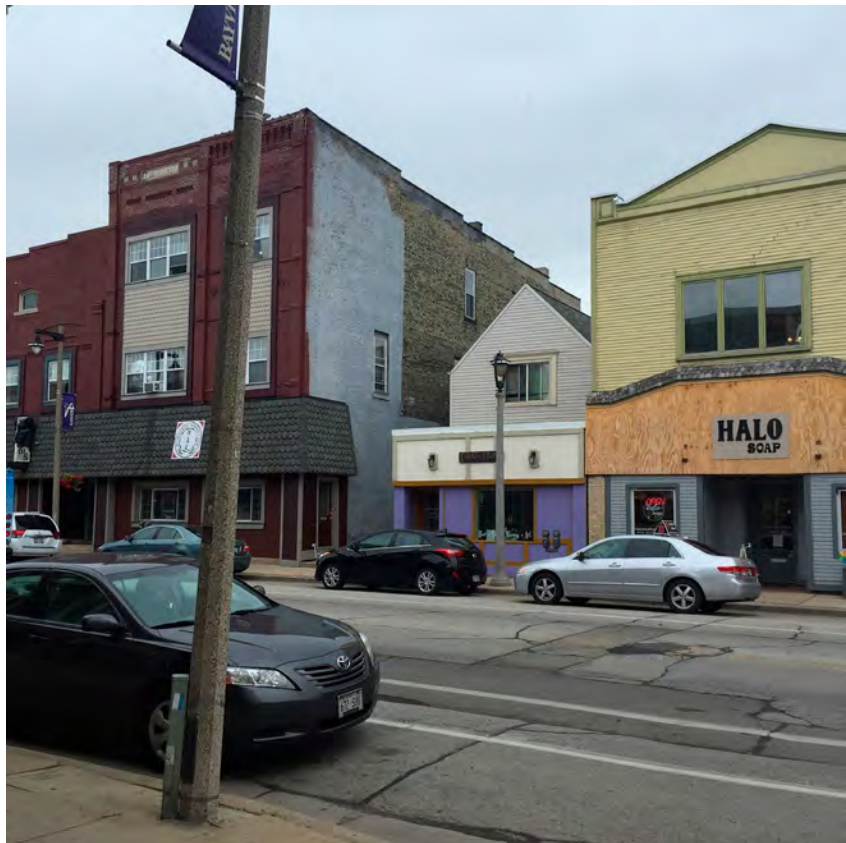
CORNER DEFINITION AND PROMINENCE

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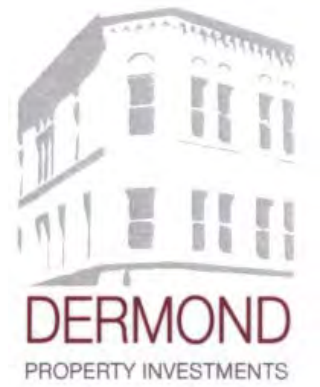
IMMEDIATE CONTEXT - VARYING SCALES / HEIGHTS / MASSING

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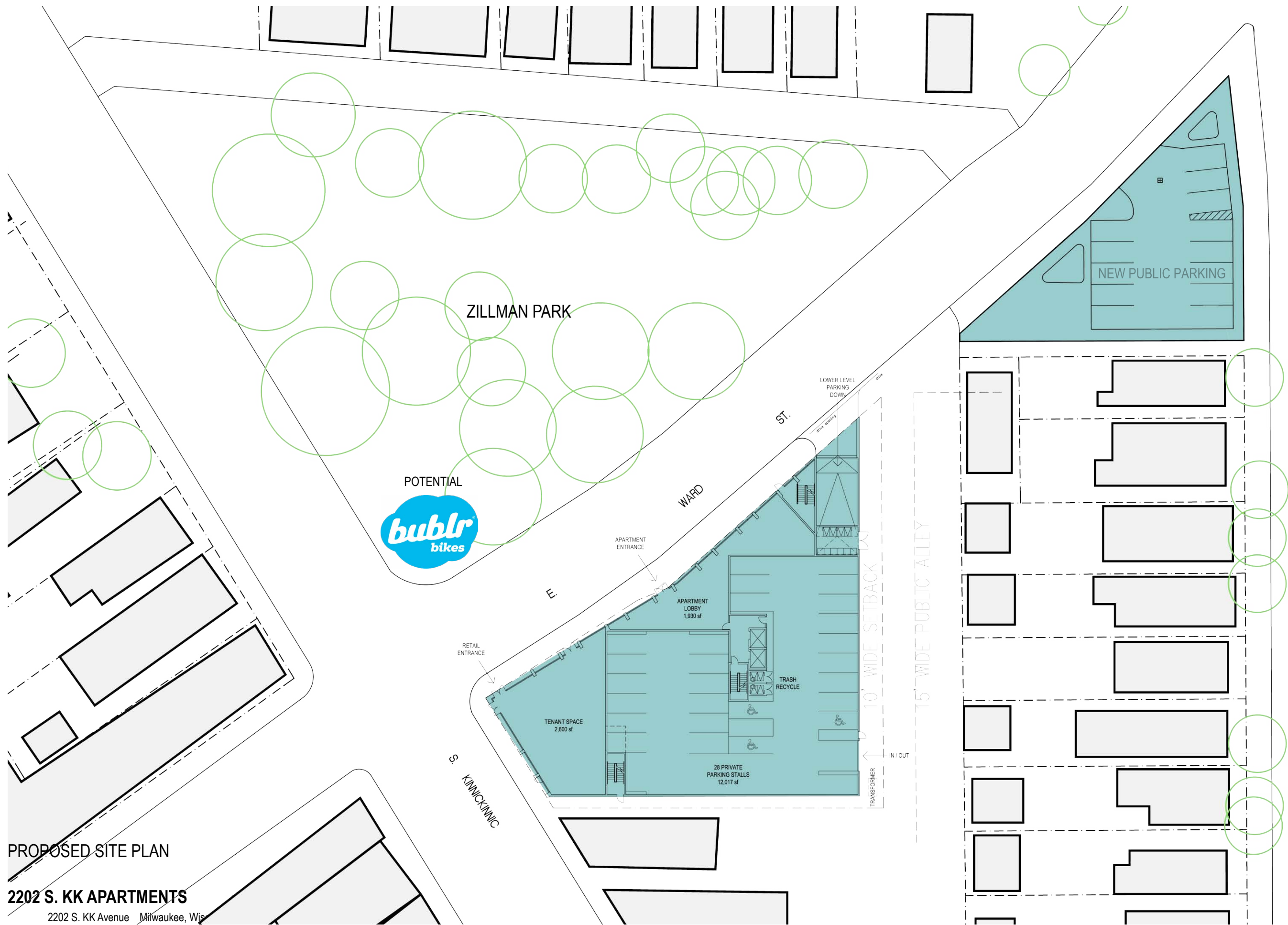
IMMEDIATE CONTEXT - LACK OF COHESION

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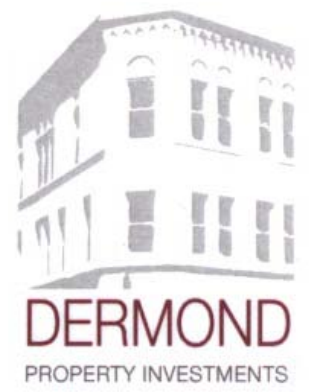
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PROPOSED SITE PLAN

2202 S. KK APARTMENTS

2202 S. KK Avenue Milwaukee, Wis

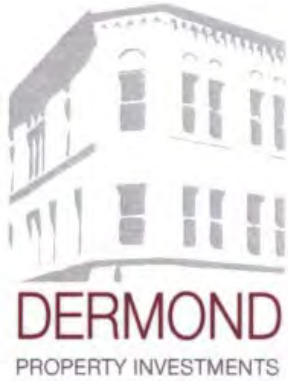


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LANDSCAPING PLAN FOR PROPOSED PARKING

2202 S. KK APARTMENTS

2202 S. KK Avenue Milwaukee, Wisconsin 53207

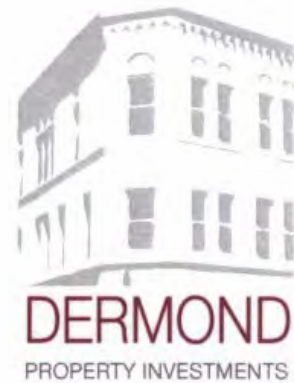
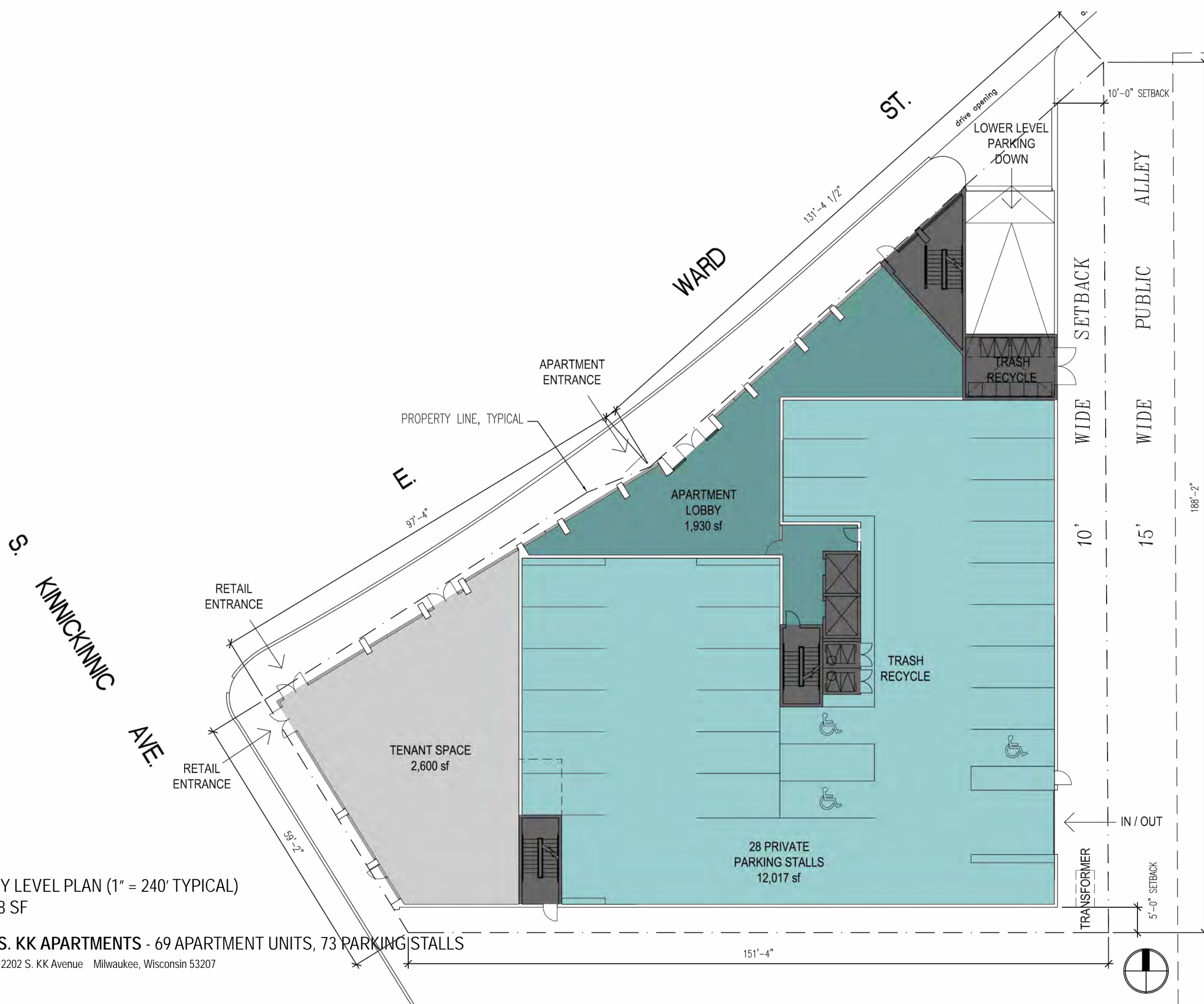


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ENTRY LEVEL PLAN (1" = 240' TYPICAL)
16,448 SF

2202 S. KK APARTMENTS - 69 APARTMENT UNITS, 73 PARKING STALLS

2202 S. KK Avenue Milwaukee, Wisconsin 53207

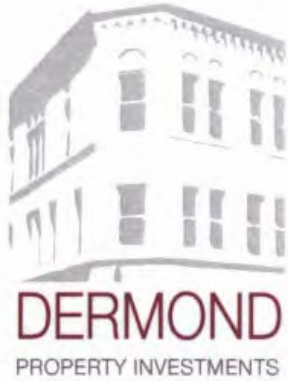
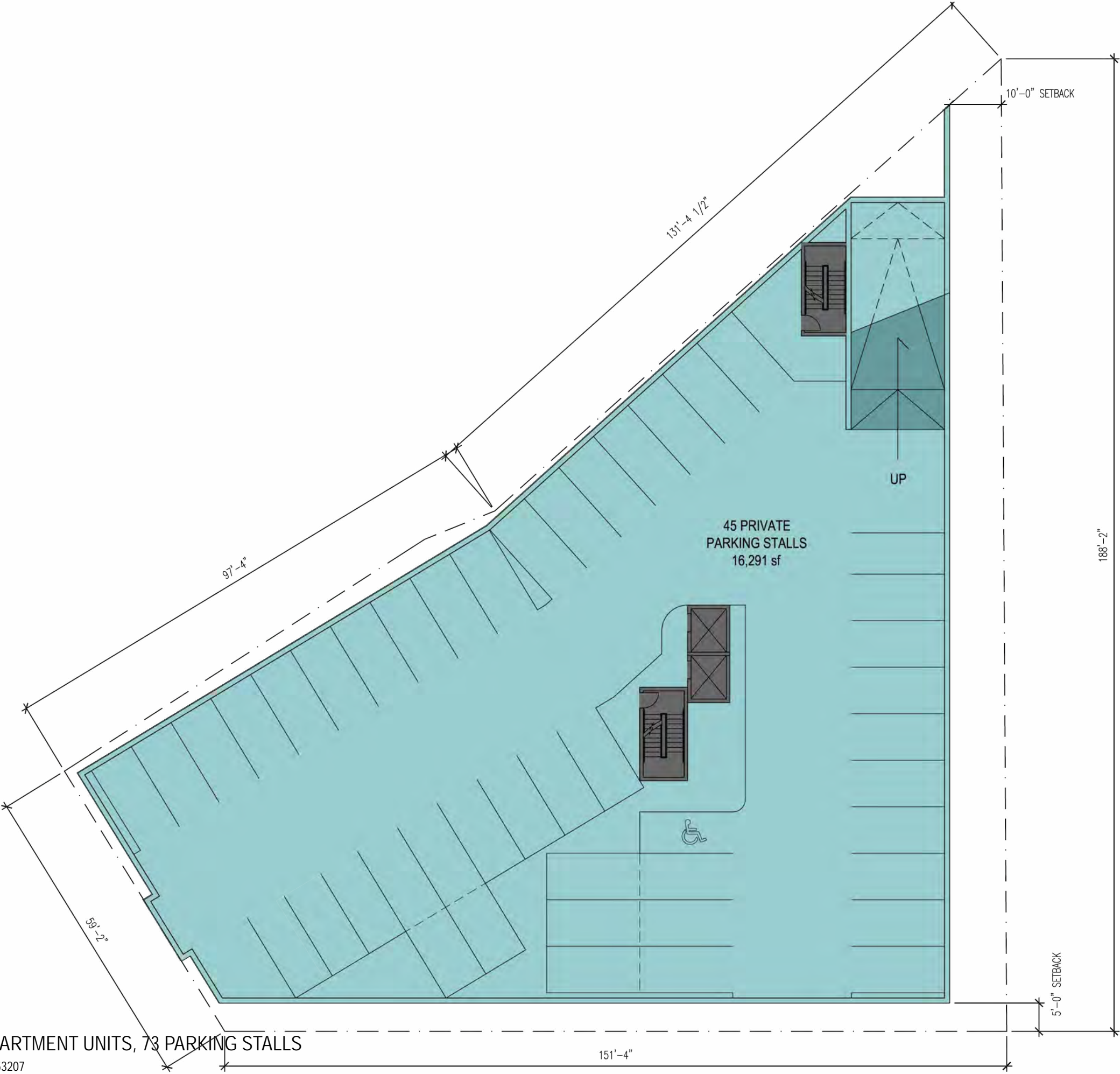


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LOWER LEVEL PLAN
16,291 SF

2202 S. KK APARTMENTS - 69 APARTMENT UNITS, 73 PARKING STALLS

2202 S. KK Avenue Milwaukee, Wisconsin 53207

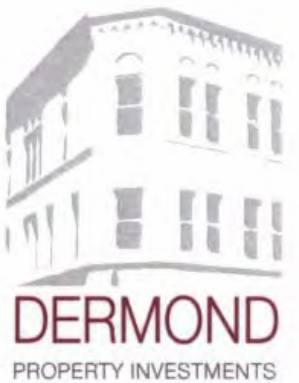
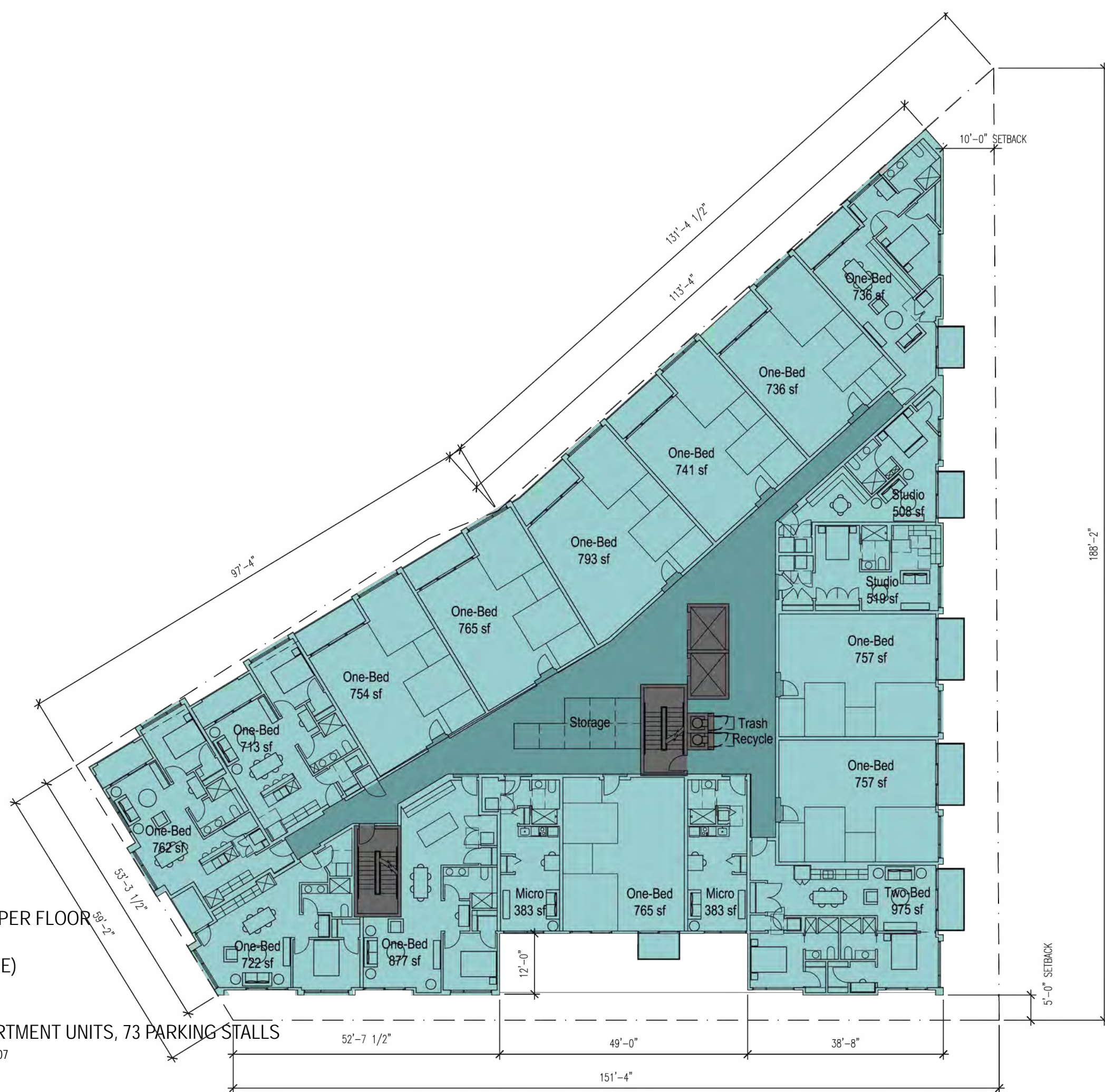


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FLOORS 2 THROUGH 3 - 18 UNITS PER FLOOR
 15,552 SF
 13,460 SF LEASABLE (INC STORAGE)
 2,092 SF COMMON

2202 S. KK APARTMENTS - 69 APARTMENT UNITS, 73 PARKING STALLS

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FLOOR 4 - 17 UNITS THIS FLOOR
 15,552 SF
 13,460 SF LEASABLE (INC STORAGE)
 2,092 SF COMMON

2202 S. KK APARTMENTS - 69 APARTMENT UNITS, 73 PARKING STALLS
 2202 S. KK Avenue Milwaukee, Wisconsin 53207



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FLOOR 5 - 16 UNITS THIS FLOOR
 15,048 SF
 12,956 SF LEASABLE (INC STORAGE)
 2,092 SF COMMON

2202 S. KK APARTMENTS - 69 APARTMENT UNITS, 73 PARKING STALLS
 2202 S. KK Avenue Milwaukee, Wisconsin 53207



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North Elevation

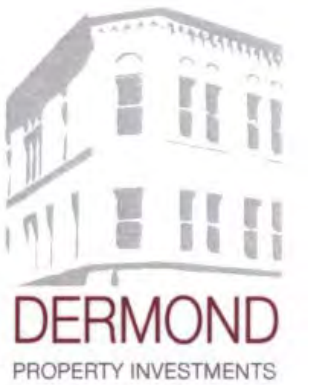


West Elevation

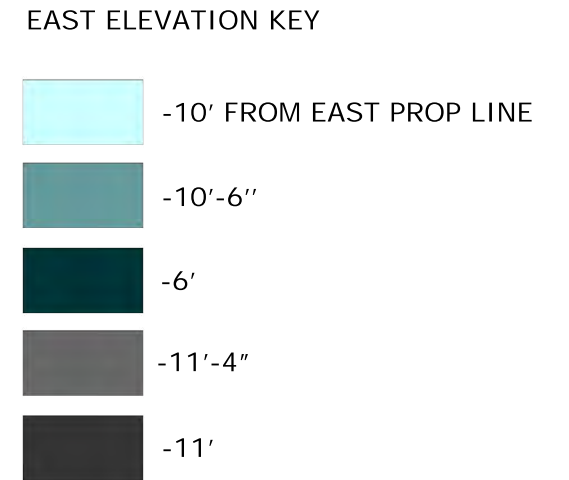
DIAGRAMS: ELEVATION DEPTHS
NOTE: ALL DEPTHS ARE APPROXIMATE

2202 S. KK APARTMENTS

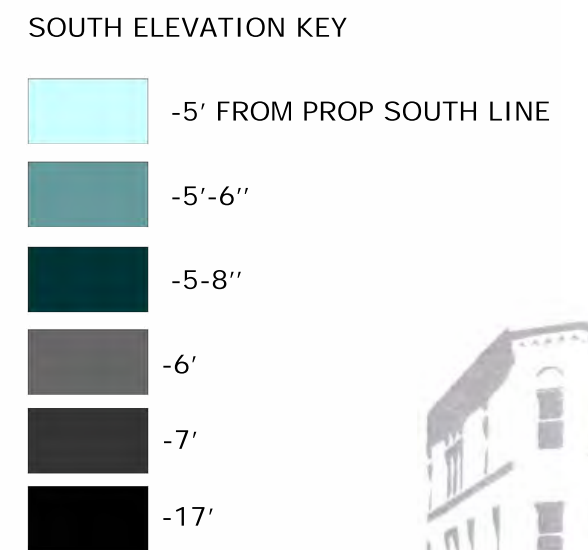
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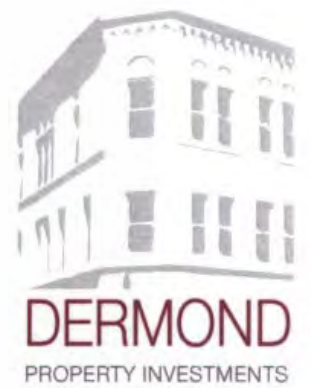
East Elevation



South Elevation

DIAGRAMS: ELEVATION DEPTHS
NOTE: ALL DEPTHS ARE APPROXIMATE

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METAL PANEL SIGN BACKING



BRICK



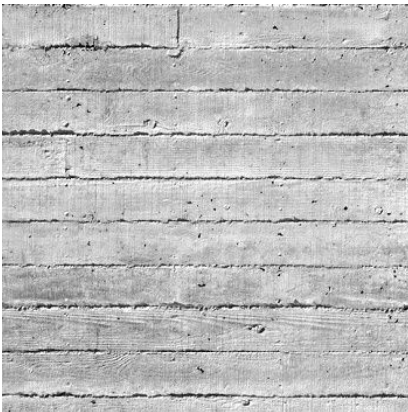
CEMENTITIOUS SPANDREL PANEL,
PAINTED



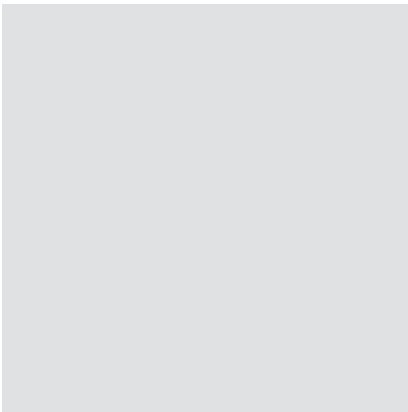
BRICK (LIGHT)
BUILDING CORNER:



BAR STOCK STEEL FRAMES, PAINTED W/ MESH IN-FILL
GUARDRAILS:



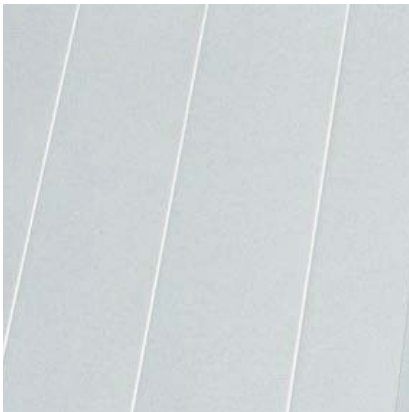
CAST IN PLACE CONCRETE



METAL PANEL



METAL PANEL SPANDREL



METAL WALL PANEL



BRICK (DARK)

BASE:

MIDDLE-FRAMES:

SPANDREL PANELS:

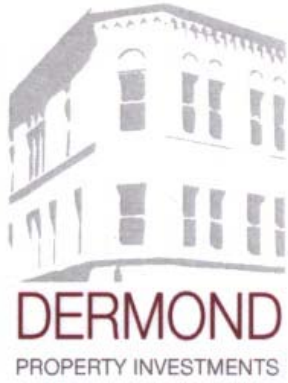
MIDDLE-FRAME
MATERIAL PROFILES:

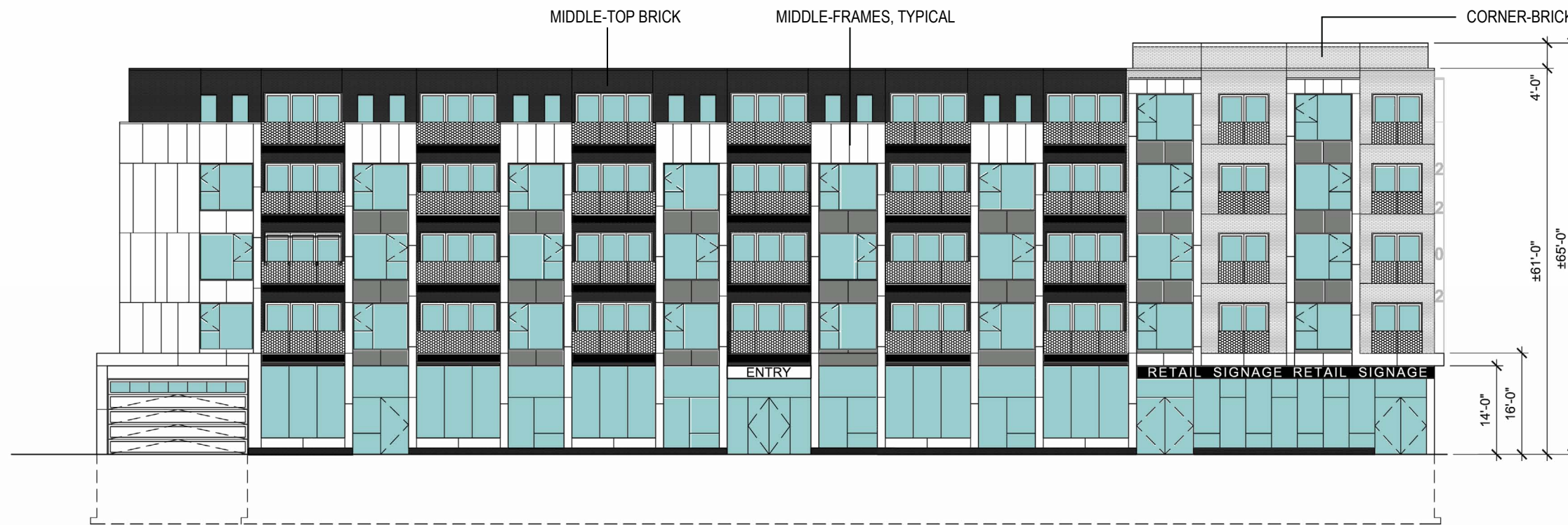
MIDDLE-TOP- BODY OF
BUILDING:

EXTERIOR MATERIAL PALETTE

2202 S. KK APARTMENTS

2202 S. KK Avenue Milwaukee, Wisconsin 53207





North Elevation



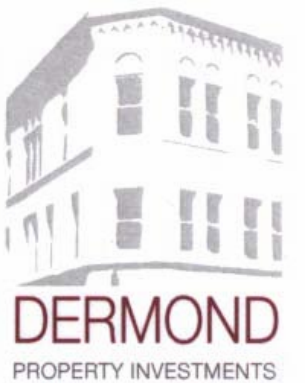
West Elevation

EXTERIOR ELEVATIONS W/ MATERIAL NOTES

NOTE: ALL DIMENSIONS ARE APPROXIMATE

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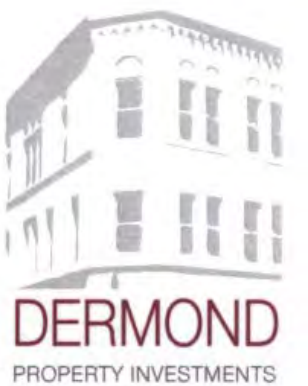


EXTERIOR ELEVATIONS W/ MATERIAL NOTES

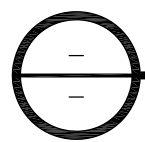
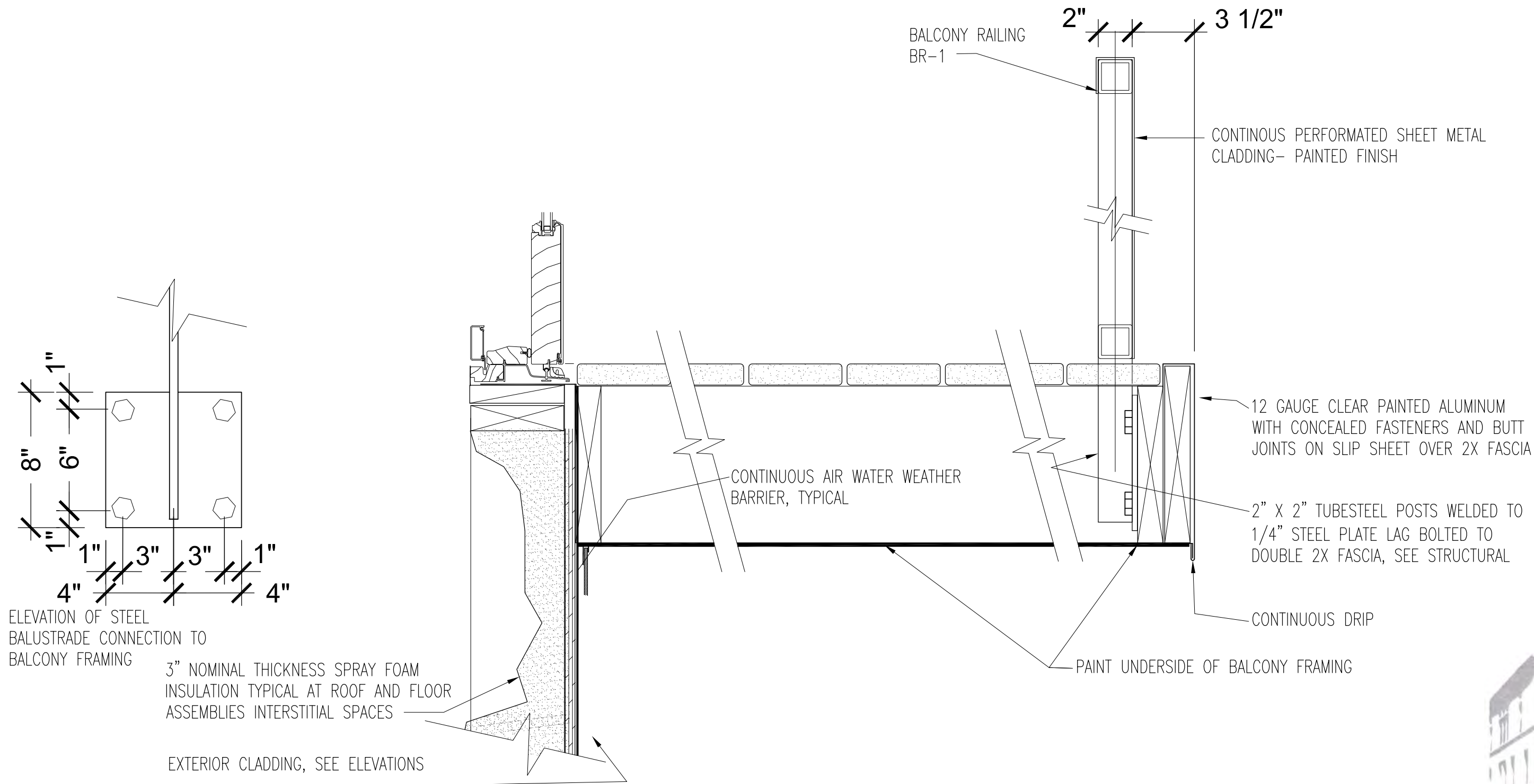
NOTE: ALL DIMENSIONS ARE APPROXIMATE

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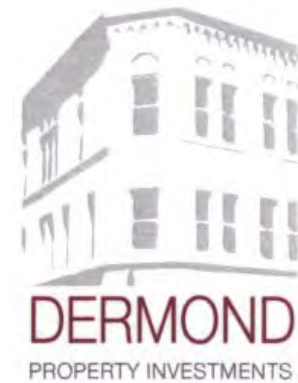
TYPICAL BALCONY DETAIL

SCALE: 1 1/2"=1'-0"

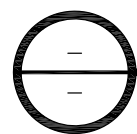
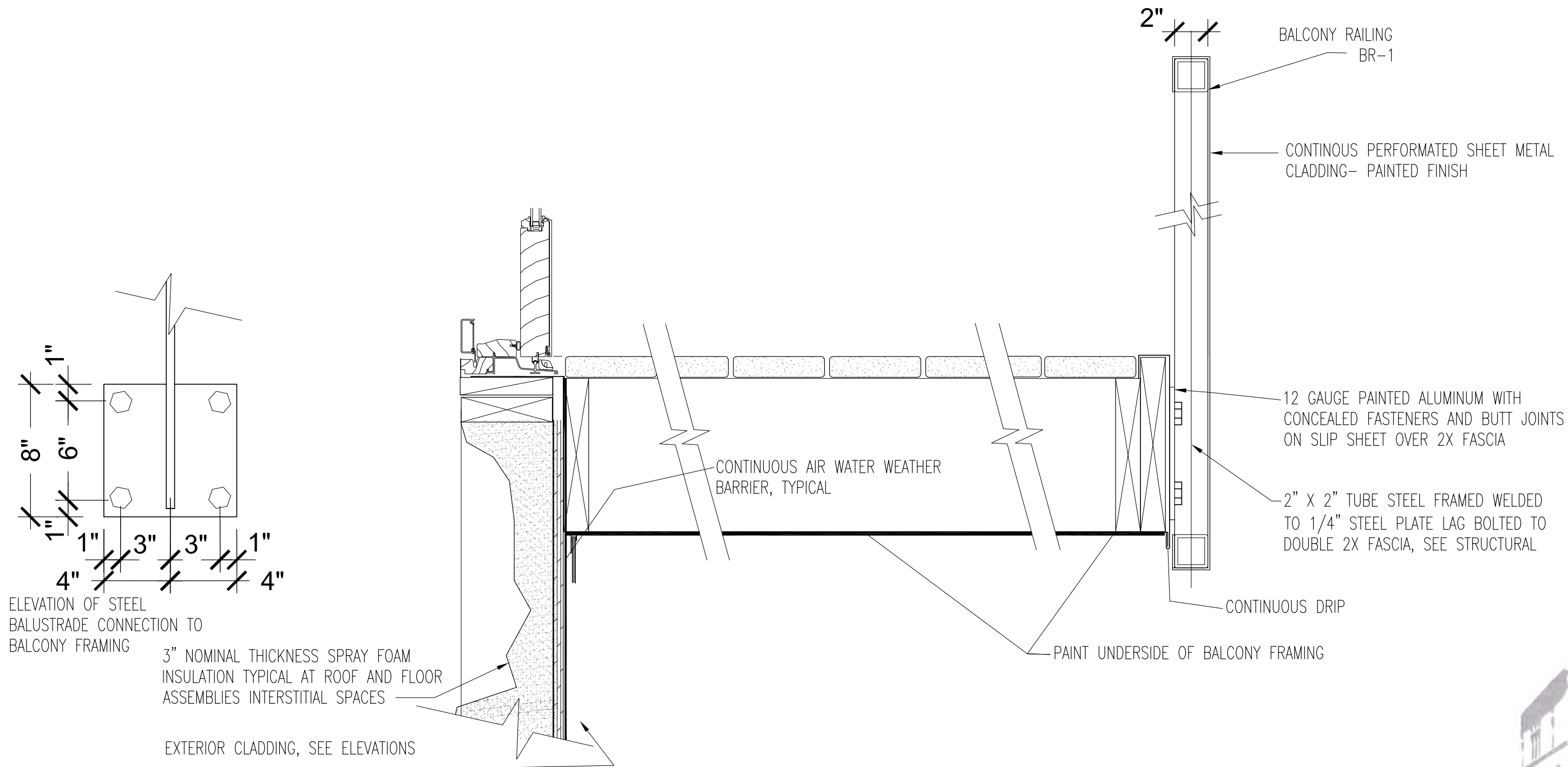
PROPOSED BALCONY DETAILS

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TYPICAL BALCONY DETAIL

SCALE: 1 1/2"=1'-0"

PROPOSED BALCONY DETAILS

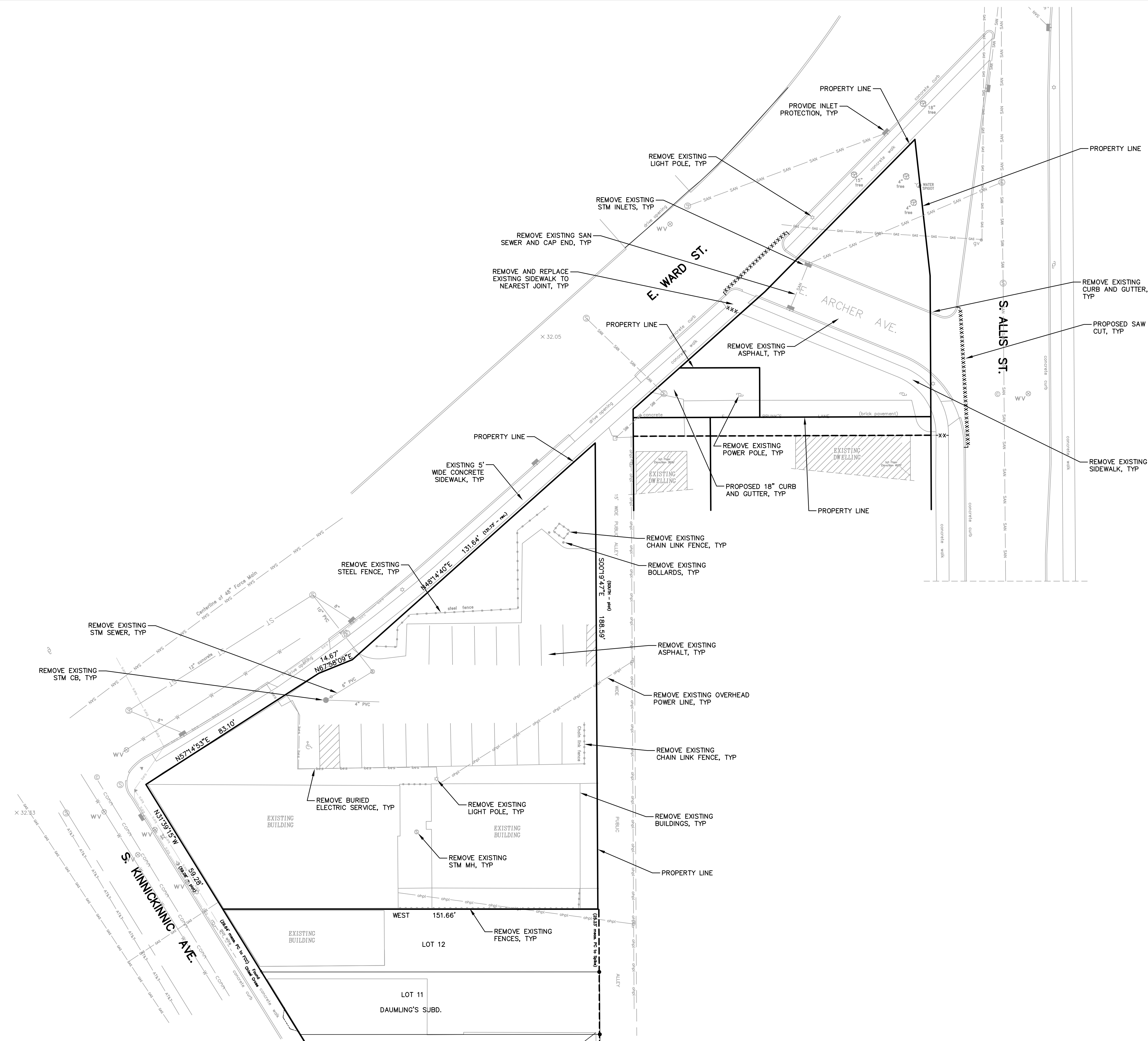
2202 S. KK APARTMENTS

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- NOTES:
- 1.) CONTRACTOR TO INSTALL ALL EROSION CONTROL DEVICES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
- 2.) GENERAL CONTRACTOR TO COORDINATE ALL UTILITY DISCONNECTS AND REMOVALS WITH PUBLIC UTILITY COMPANIES.



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY MTS	DATE 04-17-15
				DRAWN BY MTS	DATE 04-17-15
				APPROVED BY SAO	DATE 04-17-15
				CADDFILE G:\Projects\2406002 - KK & Ward\C-1 - MTS.dwg XREF LXAS	

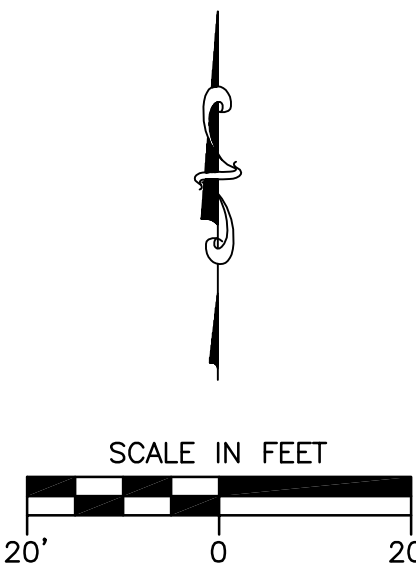
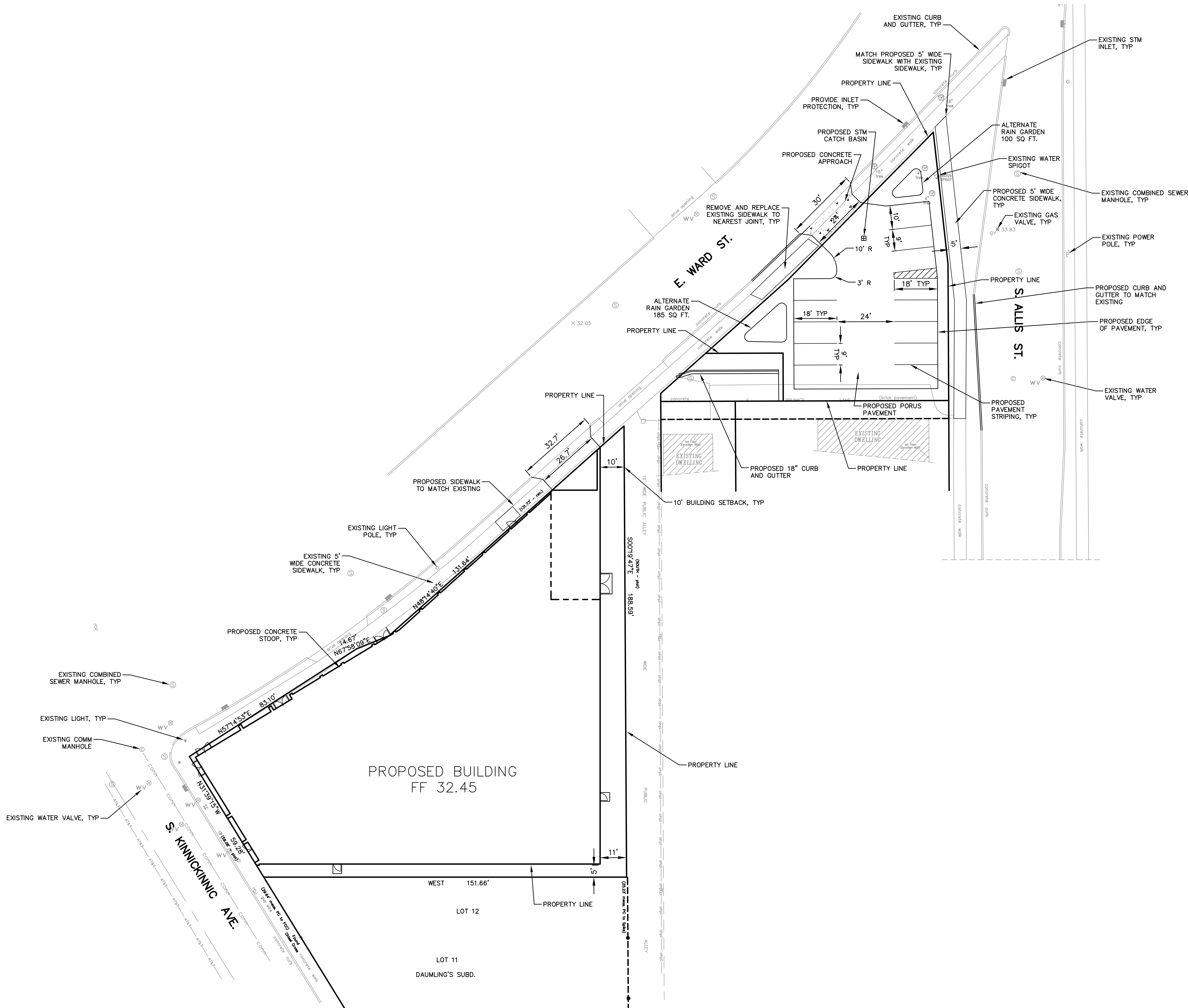
DEMOLITION PLAN
EAST WARD STREET AND S. KINNICKINNIC AVE
DERMOND PROPERTY INVESTMENTS LLC
MILWAUKEE, WISCONSIN

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



KEY PROJECT NUMBER	2406002
PROJECT SCALE	1" = 20'
SHEET NUMBER	C-1

- NOTES:
- 1.) CONTRACTOR TO INSTALL ALL EROSION CONTROL DEVICES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
- 2.) ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.



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				DRAWN BY	DATE
				MTS	04-17-15
				APPROVED BY	DATE
				SAO	04-17-15
				CADFILE	
				XRES	
				LMAN	

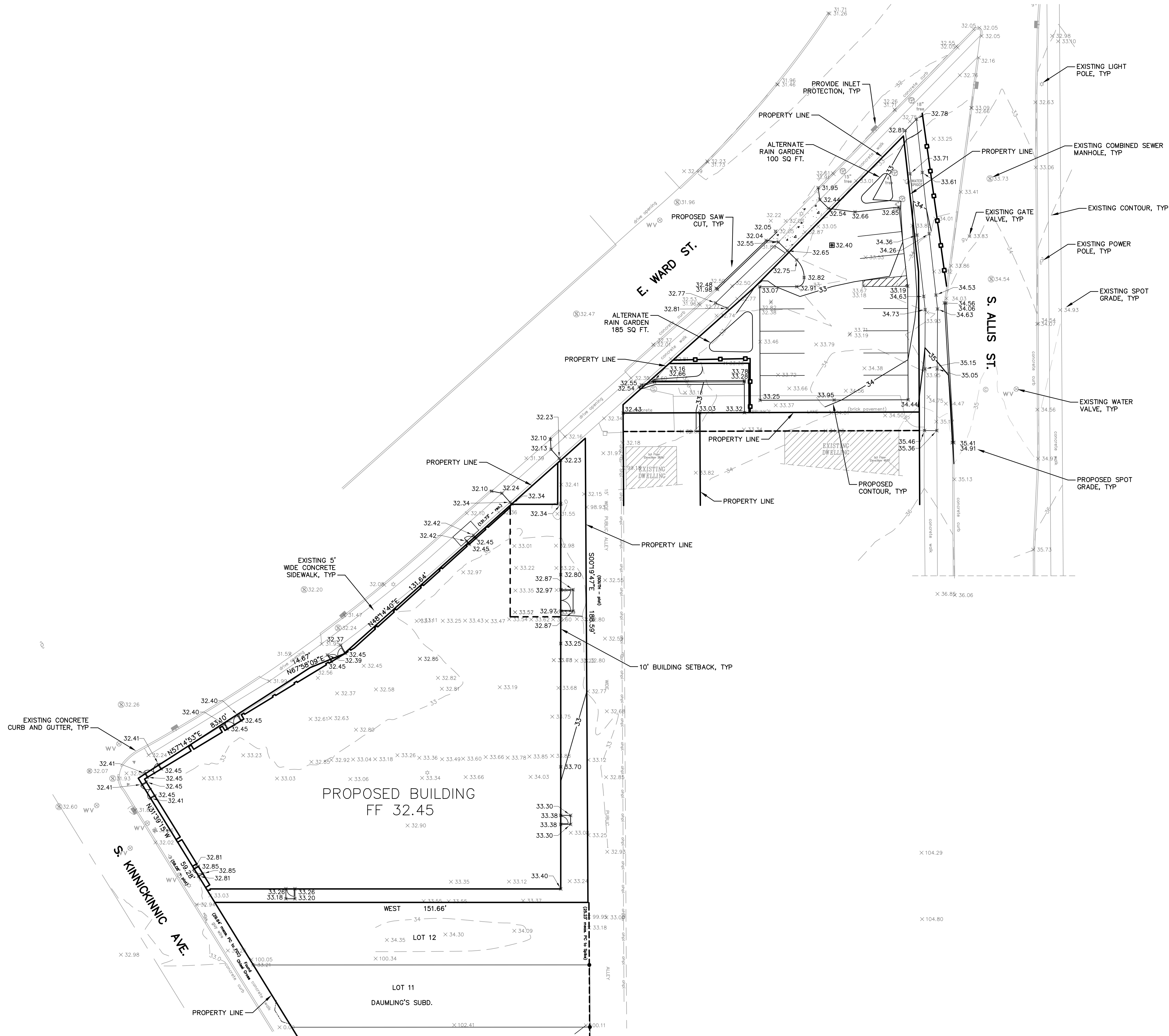
SITE PLAN
EAST WARD STREET AND S. KINNICKINNIC AVE
DERMOND PROPERTY INVESTMENTS LLC
MILWAUKEE, WISCONSIN

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

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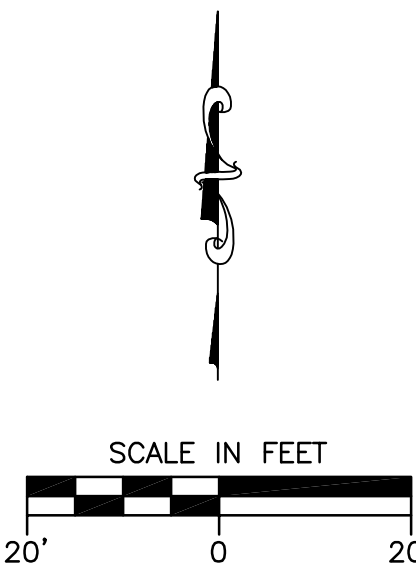


KEY PROJECT NUMBER	2406002
PROJECT SCALE	1" = 20'
SHEET NUMBER	C-2



- NOTES:
- 1.) ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. DEVICES SHALL BE INSTALLED AND MAINTAINED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES (BMPs), TECHNICAL STANDARDS.
 - 2.) IF DEWATERING IS REQUIRED DURING CONSTRUCTION, ALL WATER SHALL BE TREATED USING SEDIMENT BASINS AND/OR PORTABLE SEDIMENT TANKS. ALL DEWATERING ACTIVITIES SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
 - 3.) CONTRACTOR SHALL PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE THROUGH CONSTRUCTION PHASING AND TIMELY STABILIZATION. SITE WATERING AND MULCH CAN ALSO BE USED TO REDUCE DUST ON THE SITE.
 - 4.) AT THE END OF EACH WORKDAY, ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKED SOIL ORIGINATING FROM THE SITE SHALL BE CLEANED UP; FLUSHING IS NOT PERMITTED UNLESS TREATED PRIOR TO DISCHARGE FROM SITE.
 - 5.) ALL AREAS OF FINAL GRADING SHALL BE STABILIZED WITHIN 7 DAYS.
 - 6.) ALL EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY AND AFTER A RAINFALL EVENT OF 0.5 INCH OR MORE. ALL MAINTENANCE SHALL BE COMPLETED IMMEDIATELY.
 - 7.) CONTRACTOR SHALL VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION.

- CONSTRUCTION SEQUENCE:
- 1.) INSTALL ALL EROSION CONTROL DEVICES.
 - 2.) DEMOLITION OF EXISTING BUILDINGS AND REMOVAL OF ASPHALT AND CONCRETE.
 - 3.) ROUGH GRADING.
 - 4.) CONSTRUCTION OF FOUNDATIONS AND BUILDINGS.
 - 5.) INSTALLATION OF UNDERGROUND UTILITIES.
 - 6.) FINAL GRADING.
 - 7.) CONSTRUCT CURB AND GUTTER.
 - 8.) INSTALL ASPHALT PAVING AND STRIPING.
 - 9.) INSTALL LANDSCAPING.
 - 10.) REMOVAL OF EROSION CONTROL DEVICES UPON SITE STABILIZATION.



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				MTS	04-17-15
				APPROVED BY	DATE
				SAO	04-17-15
				CADFILE	
				XREF	
				LMAN	

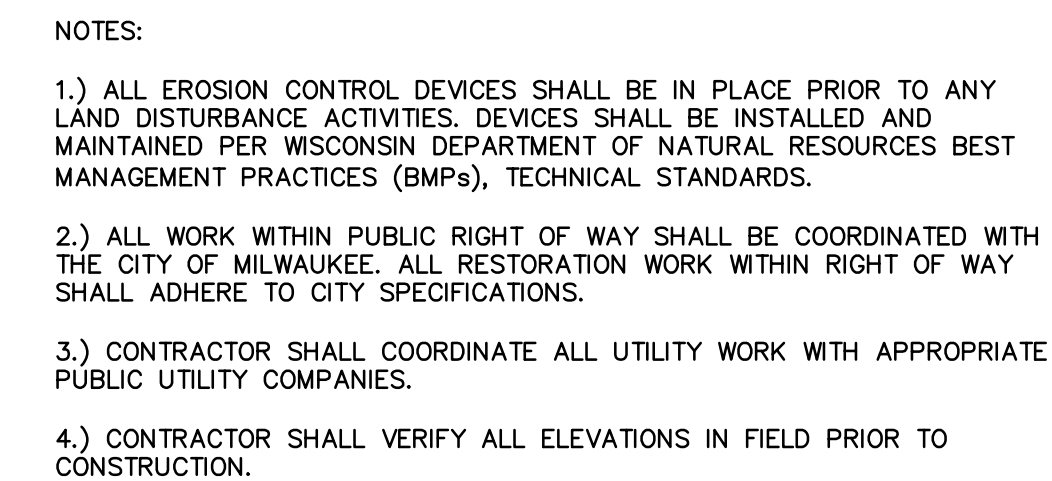
GRADING AND EROSION CONTROL PLAN
EAST WARD STREET AND S. KINNICKINNIC AVE
DERMOND PROPERTY INVESTMENTS LLC
MILWAUKEE, WI

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

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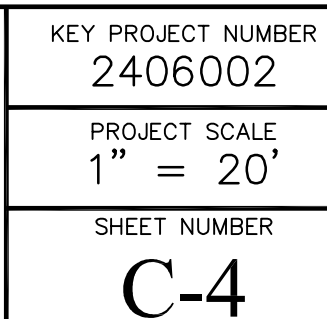
KEY PROJECT NUMBER	2406002
PROJECT SCALE	1" = 20'
SHEET NUMBER	C-3

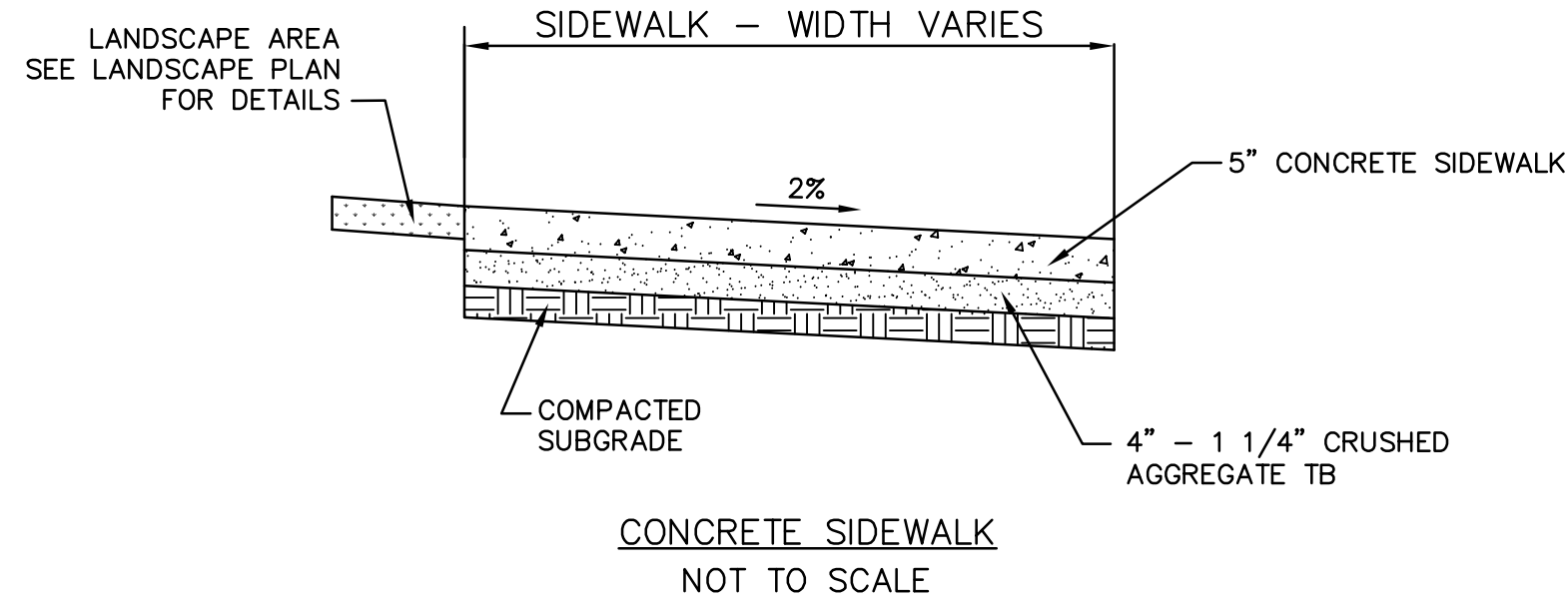
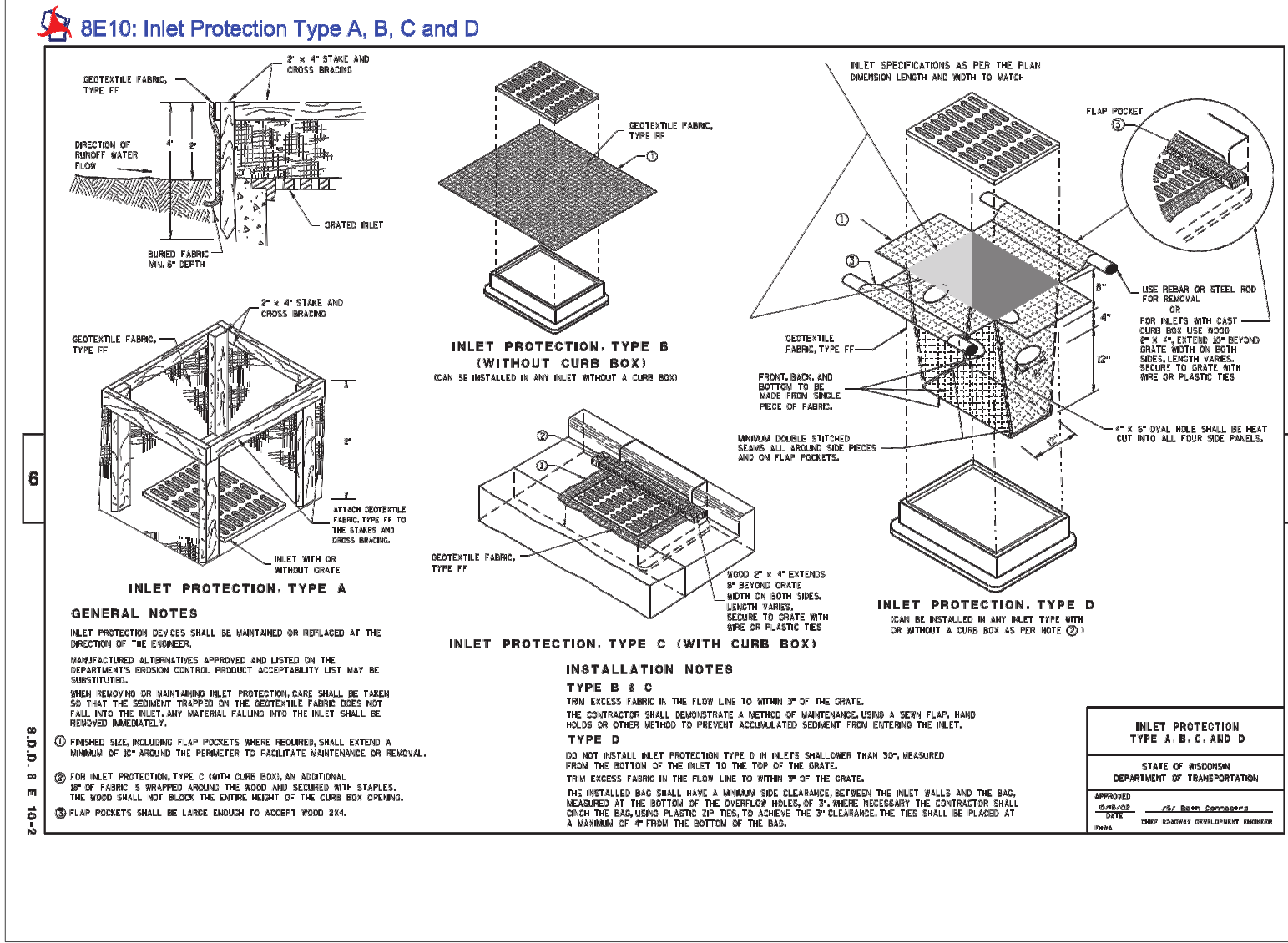


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				DRAWN BY MTS	DATE 04-17-15
				APPROVED BY SAO	DATE 04-17-15
				CADFILE	
				XREF	
				LMAN	

"THE INFORMATION SHOWN ON THIS DRAWING
CONCERNING TYPE AND LOCATION OF
UNDERGROUND UTILITIES IS NOT GUARANTEED TO
BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR
IS RESPONSIBLE FOR MAKING HIS OWN
DETERMINATIONS AS TO THE TYPE AND LOCATION
OF UNDERGROUND UTILITIES AS MAY BE
NECESSARY TO AVOID DAMAGE THERETO."

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SILT FENCE 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.

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

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

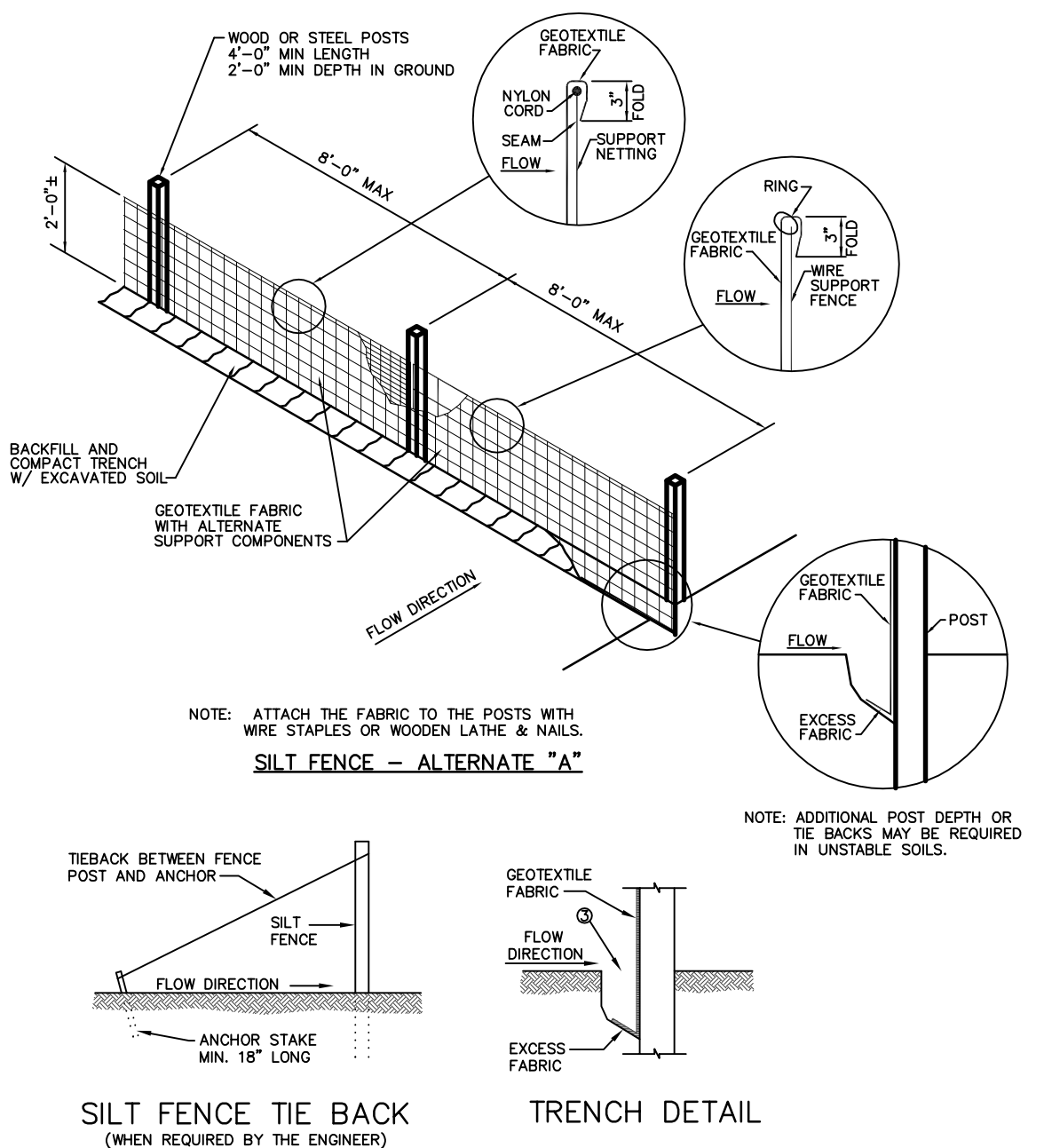
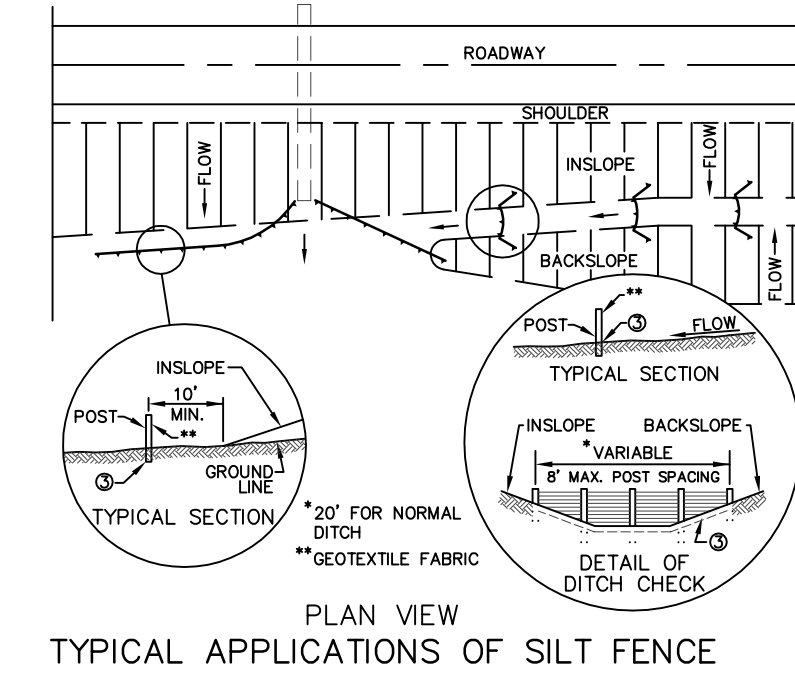
EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

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

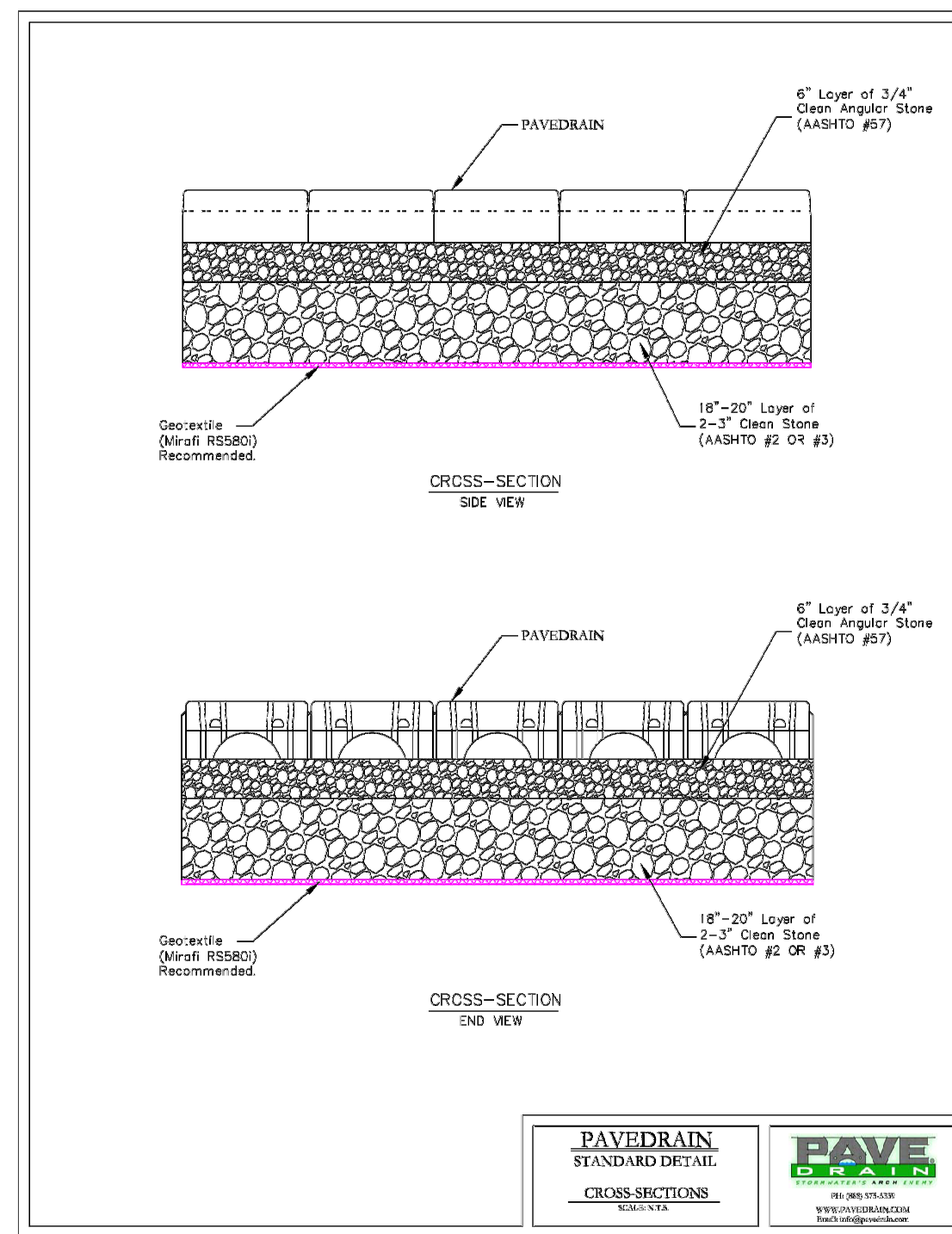
GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

STEEL POSTS SHALL BE STUDDED "T" OR "U" TYPE WITH A MINIMUM HEIGHT OF 1.28 M/A.H. (1.28 M/A.H. WITHOUT ANCHOR). FOR 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 1-1/2" x 1-1/2" OAK OR HICKORY.

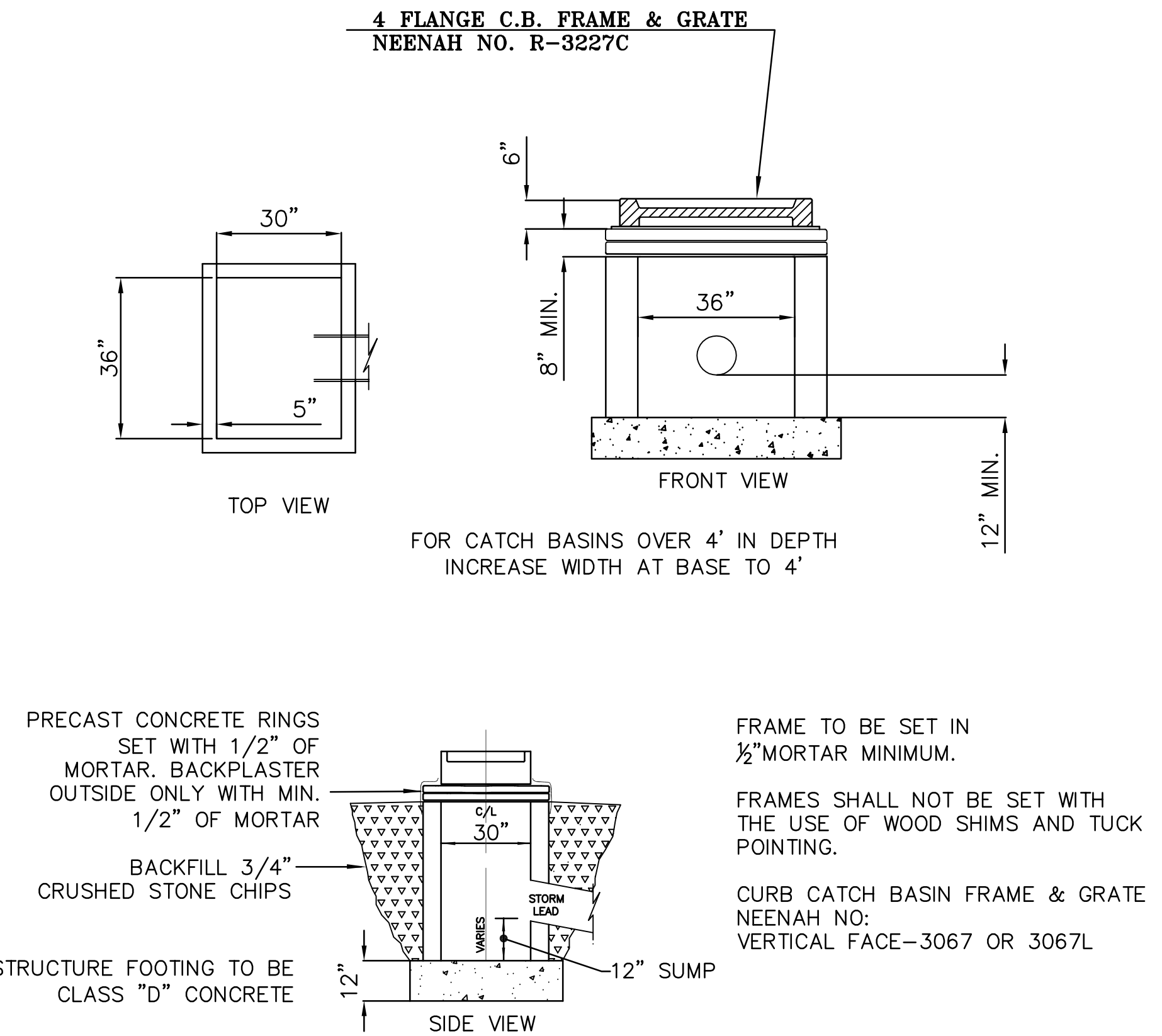
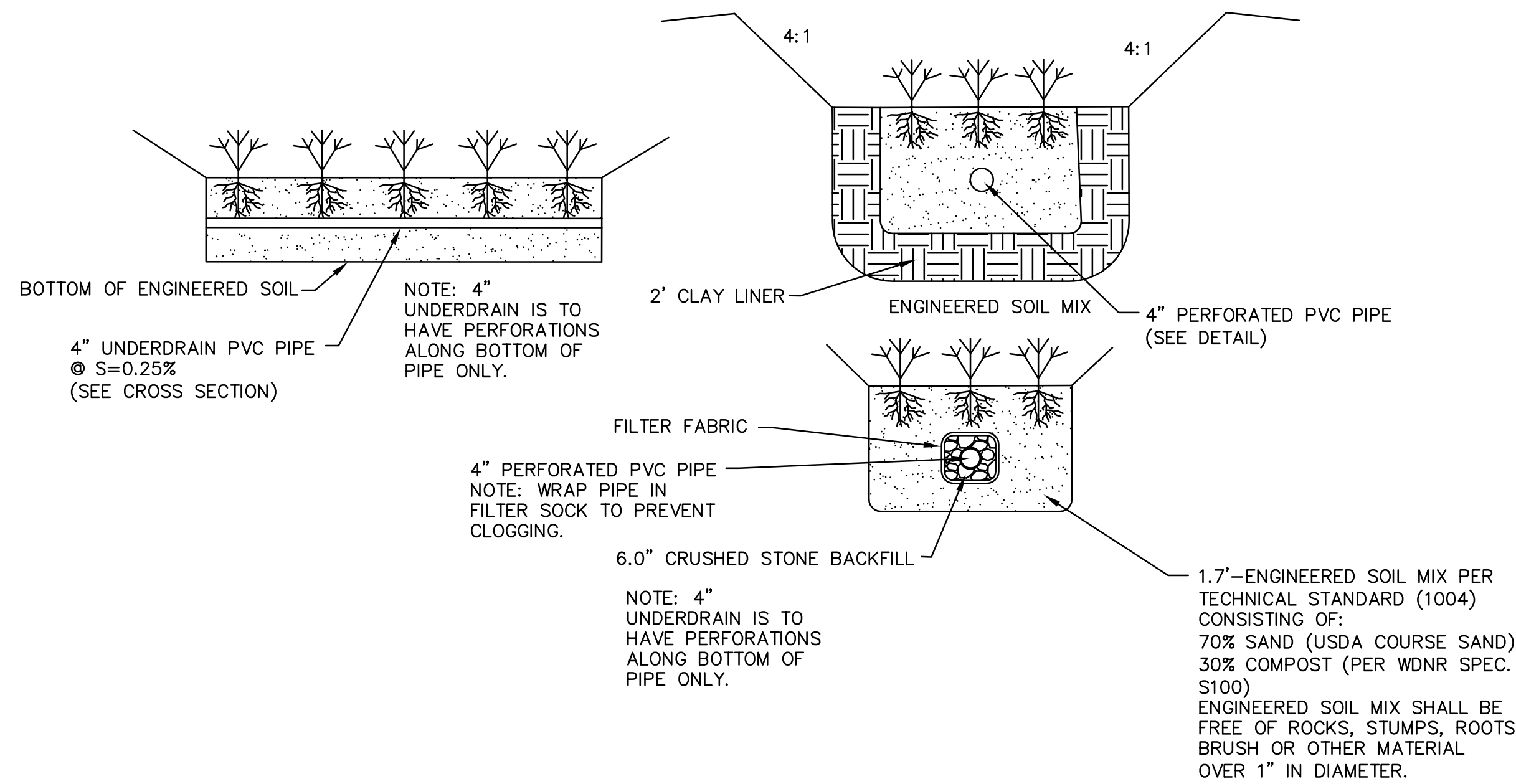
ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.



SILT FENCE INSTALLATION DETAIL
NOT TO SCALE



PLANT BOTTOM OF BIOTENTION BASIN WITH PLANTS THAT CAN BE SUSTAINED IN THE ENVIRONMENT OF THE BIOTENTION DEVICE. THIS INCLUDES PLANTS OF MINIMUM MAINTENANCE, COMPLETE FOLIAGE CANOPY AND ADDED WILDLIFE VALUE.



STANDARD CATCH BASIN DETAIL
NOT TO SCALE

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				MTS	04-17-15
				SAO	04-17-15
				CAD FILE	
				WRF	
				LMAN	

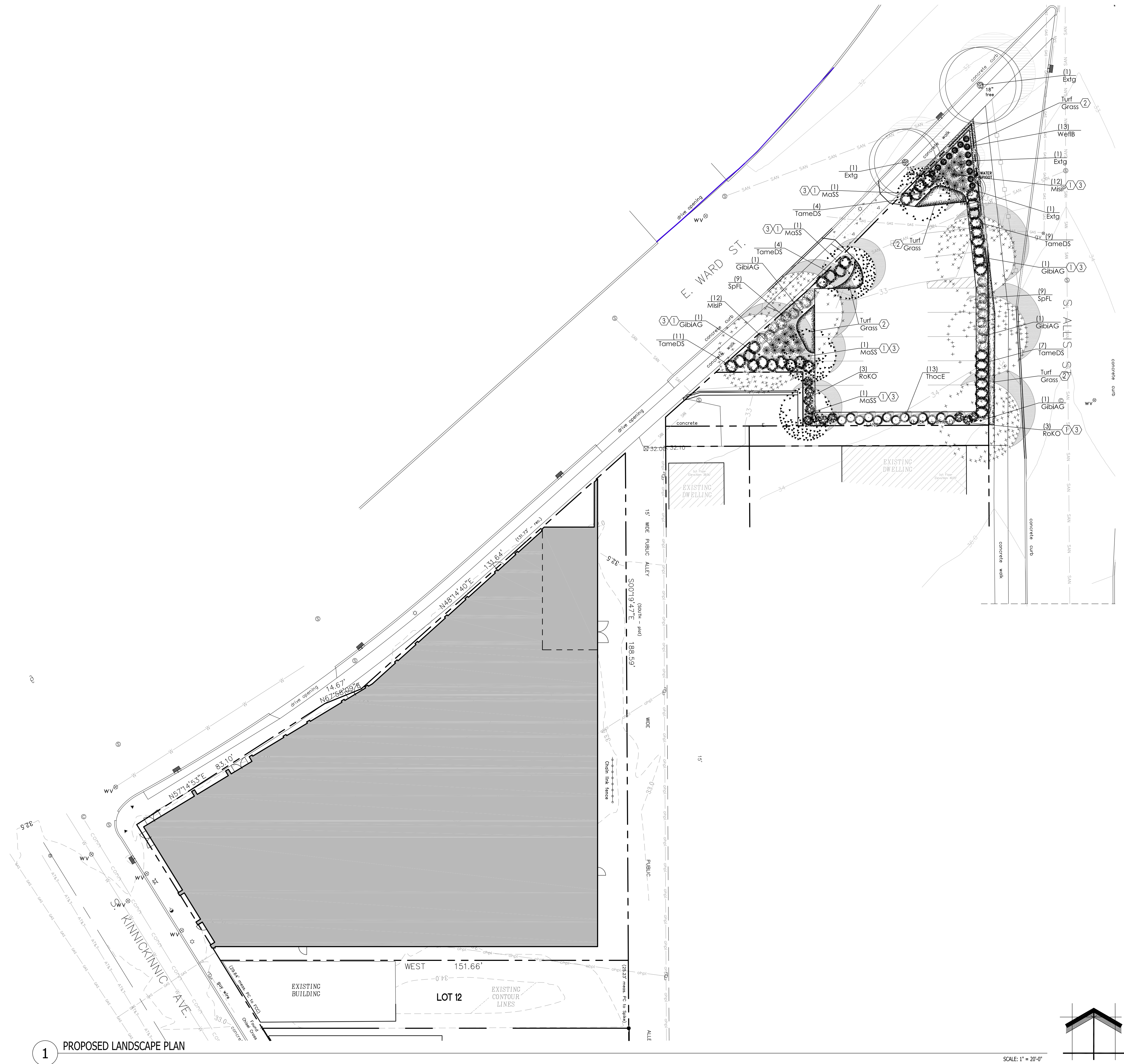
STANDARD DETAILS
EAST WARD STREET AND S. KINNICKINNIC AVE
DERMOND PROPERTY INVESTMENTS LLC
MILWAUKEE, WI

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KEY PROJECT NUMBER	2406002
PROJECT SCALE	1" = 20'
SHEET NUMBER	C-5



1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table - Parking Lot

Broadleaf Deciduous Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	GibiAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2 1/2"-Cal - B&B	1
4	MaSS		Malus x 'Spring Snow'	Spring Snow Crabapple	2"-Cal - B&B	
4	Extg		Existing	Existing	Existing	

Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	RaKO		Rosa 'Knockout'	Knock Out Rose	18" - Cont	
18	SpFL		Spiraea x 'Fire Light'	Fire Light Spiraea	18" - Cont	
13	WeFLB		Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	18" - Cont	

Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
35	TameDS		Taxus x media 'Densiformis Select'	Select Dense Spreading Yew	18" - 24" - B&B	
13	ThocE		Thuja occidentalis 'Emerald'	Emerald Arborvitae	4" - 5" - B&B	

Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
24	MiBP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont	

Comments

1. Male Only

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 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 "MARK SETS" 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 NURSERY STOCK ANSI Z60.0 1986.
 - 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 REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER 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.
 - 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 SODDED/SEEDED 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 COVERAGE OF ALL AREAS DELINEATED. 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 ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE 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.
 - 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.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - 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 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.

PER EVERY 100 SQUARE FEET ADD:
-ONE - 2 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.
 - 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 LSP1.2 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 LSP1.2 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED 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 ENVIRO-MULCH) FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL 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 (3" 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, REINDER'S (262) 786-3300
20% AMERICAN KENTUCKY BLUE GRASS
20% ALPINE KENTUCKY BLUE GRASS
20% LANGARA KENTUCKY BLUE GRASS
20% VICTORY CHEWINGS FESCUE
10% HESTA III PERENNIAL RYE GRASS
10% CUTLER PERENNIAL RYE GRASS
APPLY AT A RATE OF 175 POUNDS PER ACRE.
REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION

RECOMMENDED TURF GRASS MIX TO BE PRESENT IN SOD
1. Rye Grass Type: 20 percent.
2. Fescue Grass Type: 20 percent.
3. Kentucky Blue Grass Type: 60 percent..
4. Thickness: "Thin" sod, minimum 1/2 inch and maximum 1 inch topsoil base.
5. Thickness: "Thick" sod, minimum 1 inch and maximum 1-3/8 inch topsoil base.
6. Cut sod in area not exceeding 1 sq yd.
7. Machine cut sod and load on pallets in accordance with TPI Guidelines.
 - DURING THE INITIAL "30 DAY 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 THRIVING 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.

CODED NOTES

LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

LANDSCAPE INSTALLATION CONTRACTOR TO COORDINATE INSTALLATION OF NEW PLANT MATERIAL AND THE COORDINATION WITH EXISTING TREES TO BE SALVAGED.

- ① MULCH BED AREA. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH (OR BROWN ENVIRO-MULCH. TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
- ② SEEDED AREAS OF TURF GRASS. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX. ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION.
- ③ EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE. TYPICAL ALL PLANT MATERIAL AREAS. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH (OR BROWN ENVIRO-MULCH. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.

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

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

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.

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.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-9592 www.DiggersHotline.com OR

811
Know what's below.
Call before you dig.

InSite

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Issuance and Revisions:

Date	Number	Description
04/15/15		Client Review Submittal
07/21/15		City Submittal

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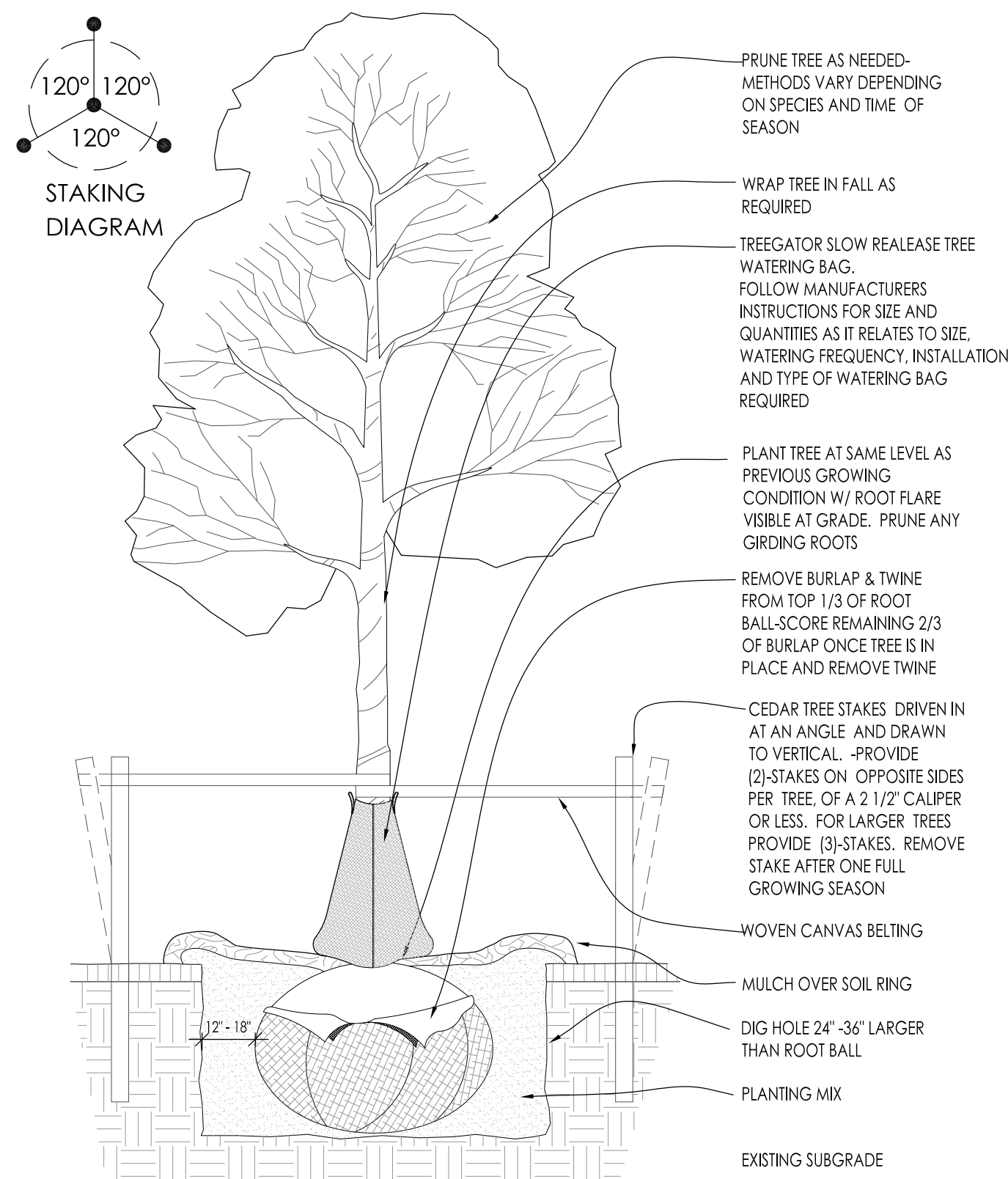
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PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

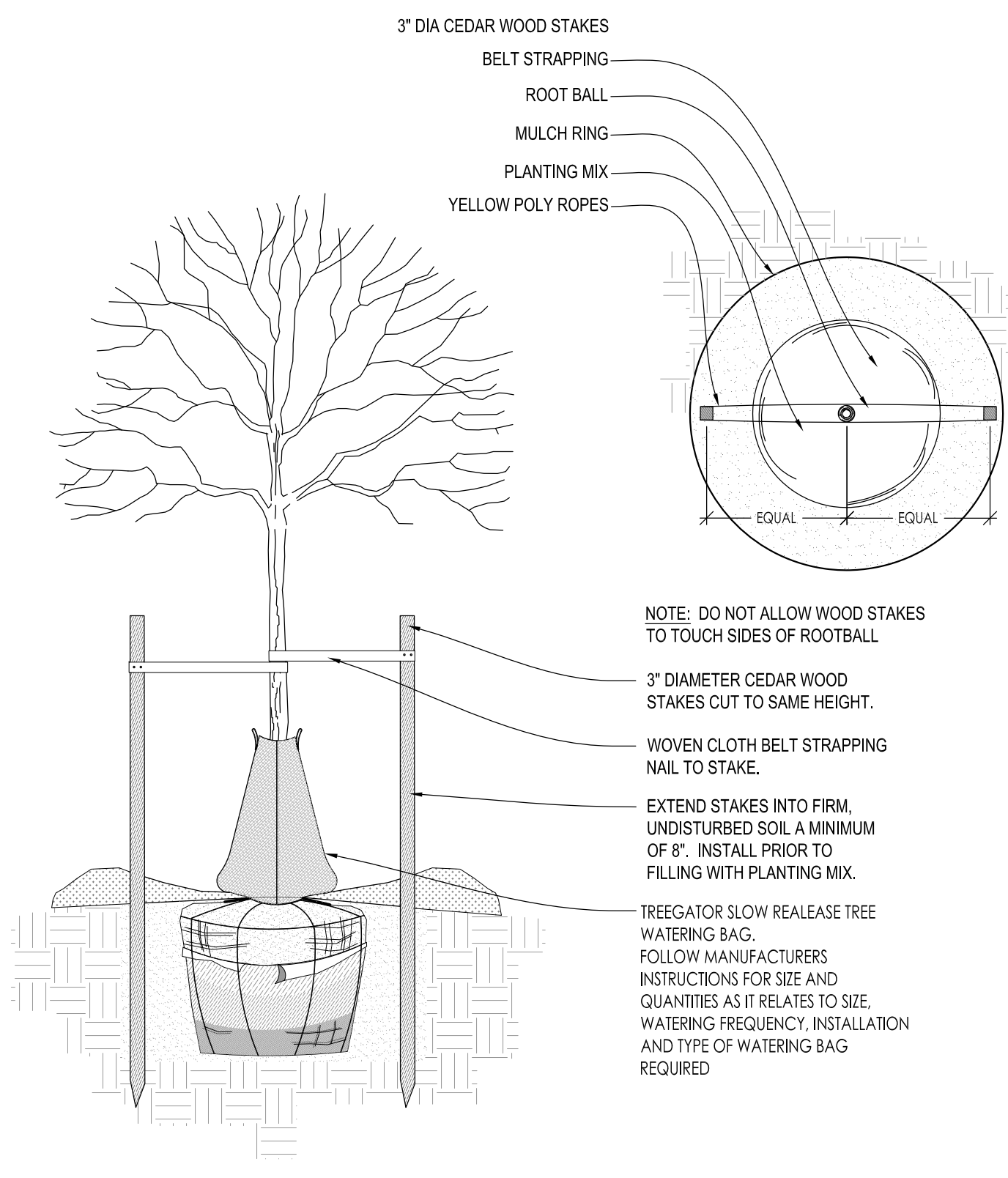
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Scale: As Noted
Drawn By: MCD
Job Number: L14-030
Sheet Number:

LSP1.1

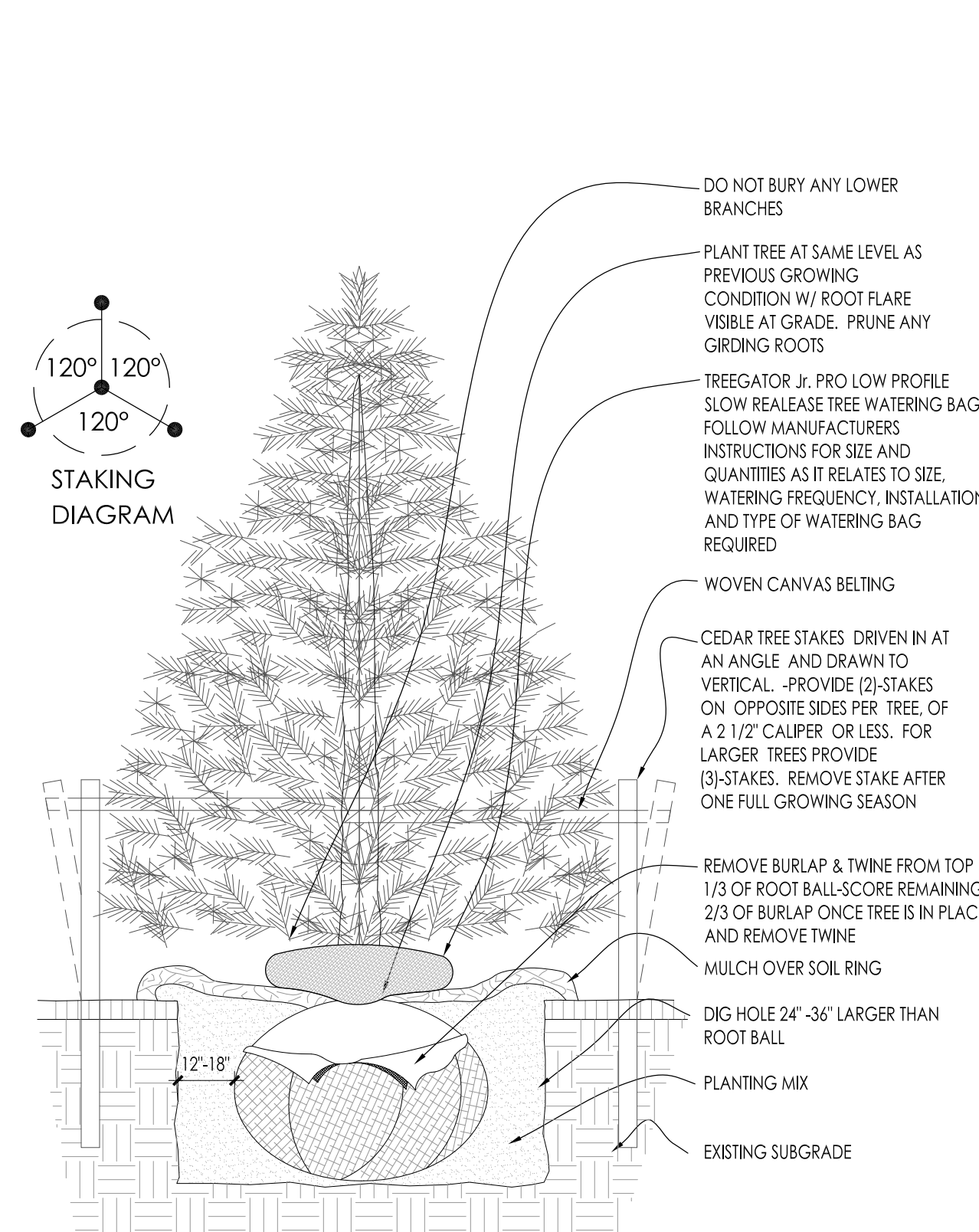
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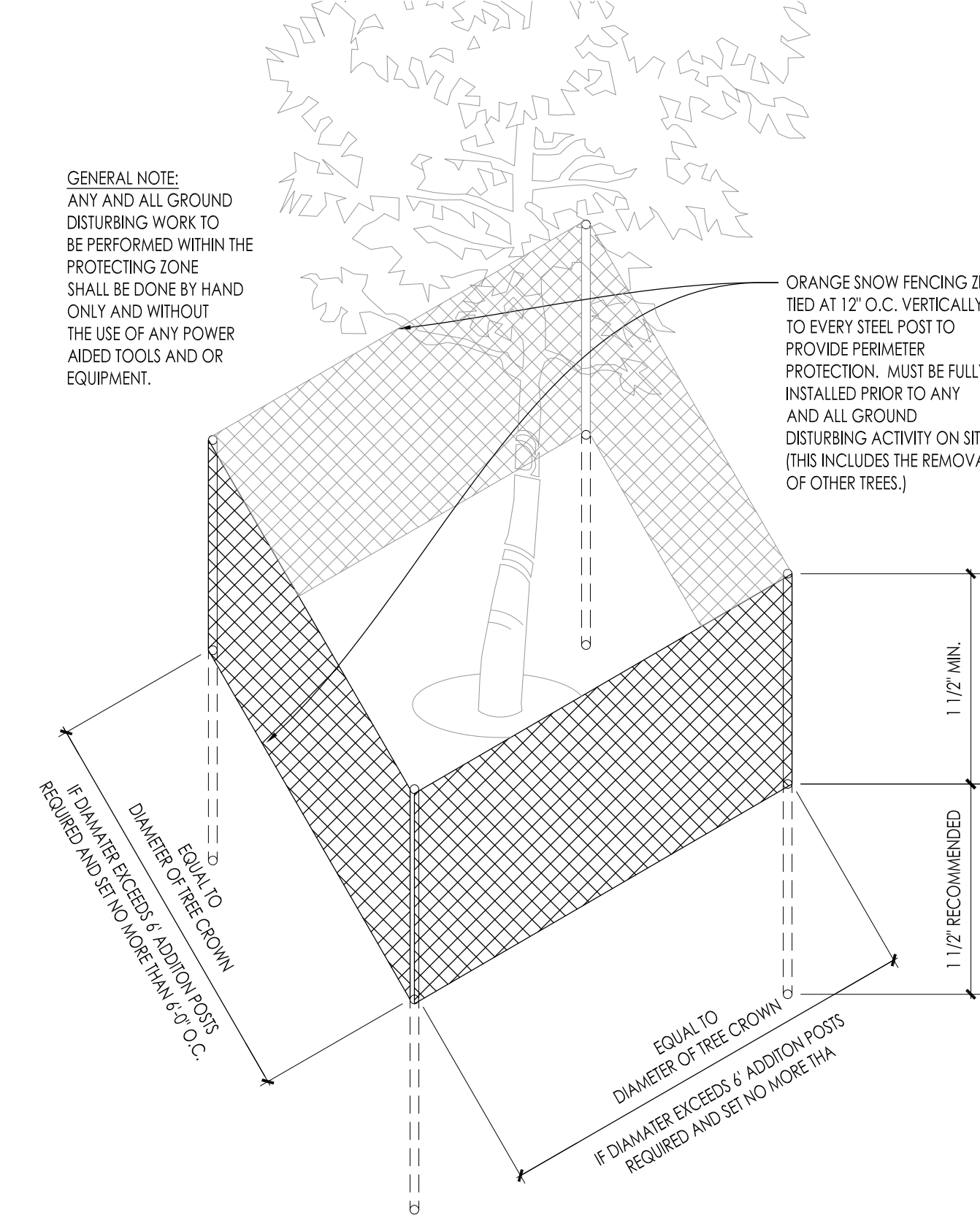
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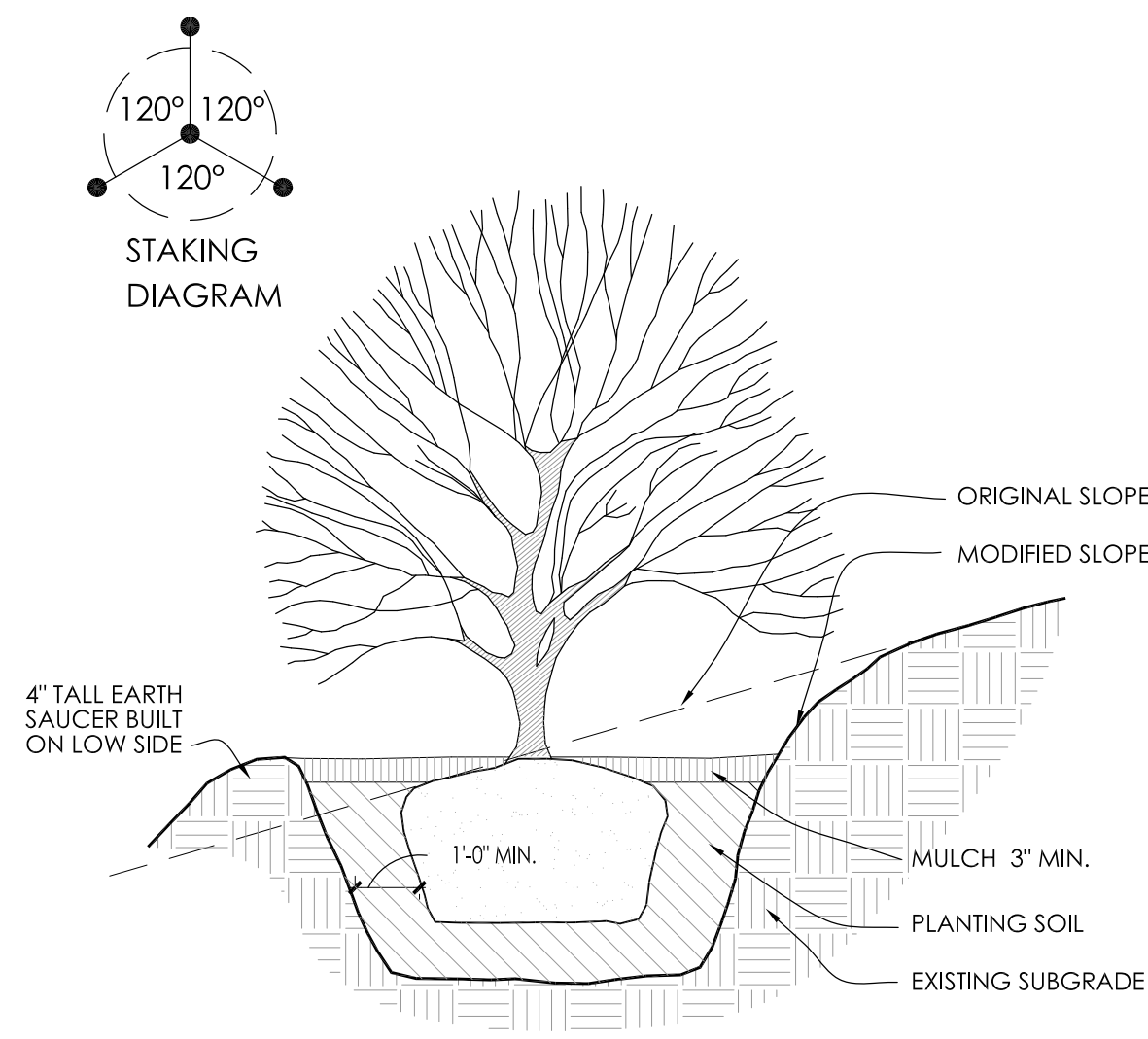
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



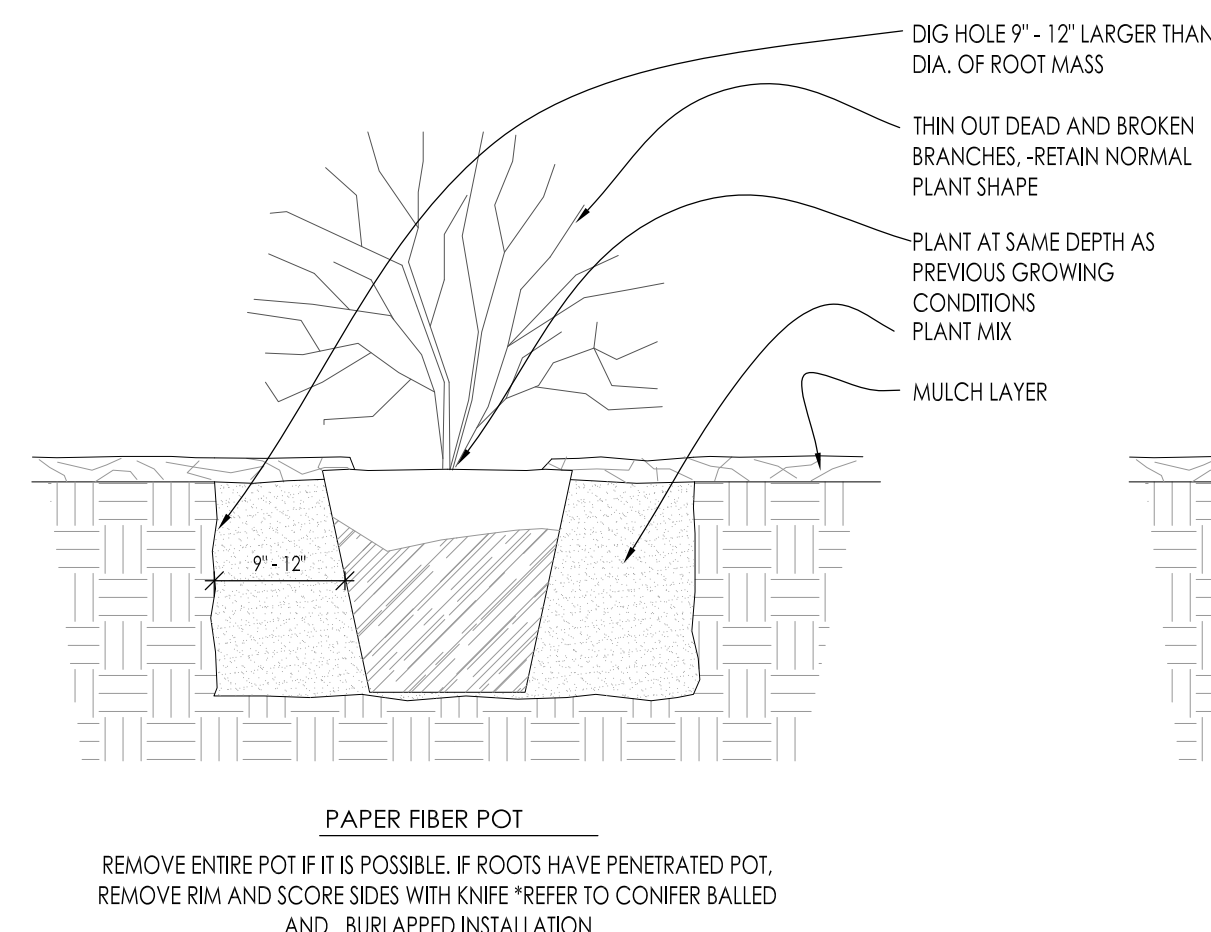
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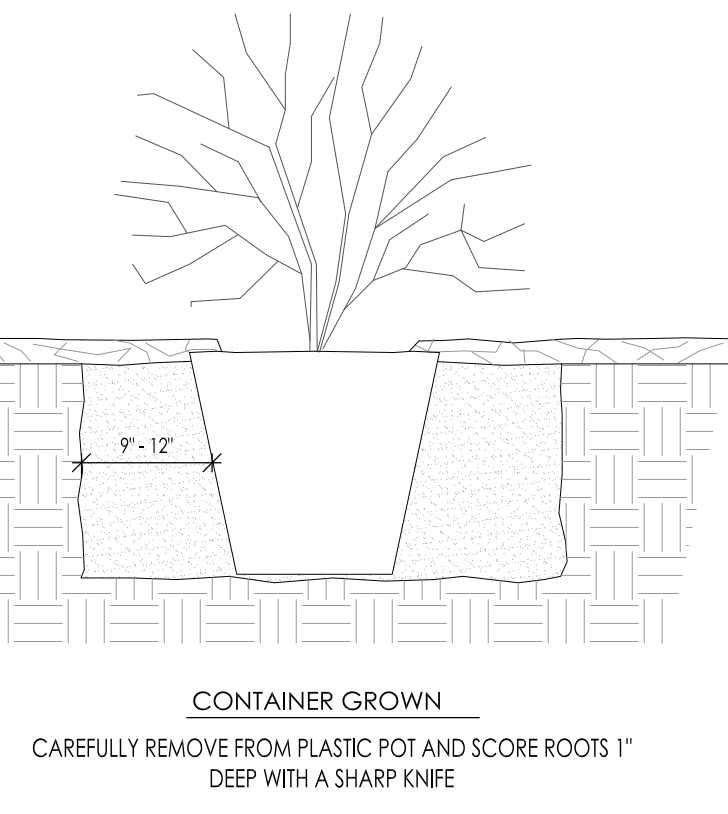
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



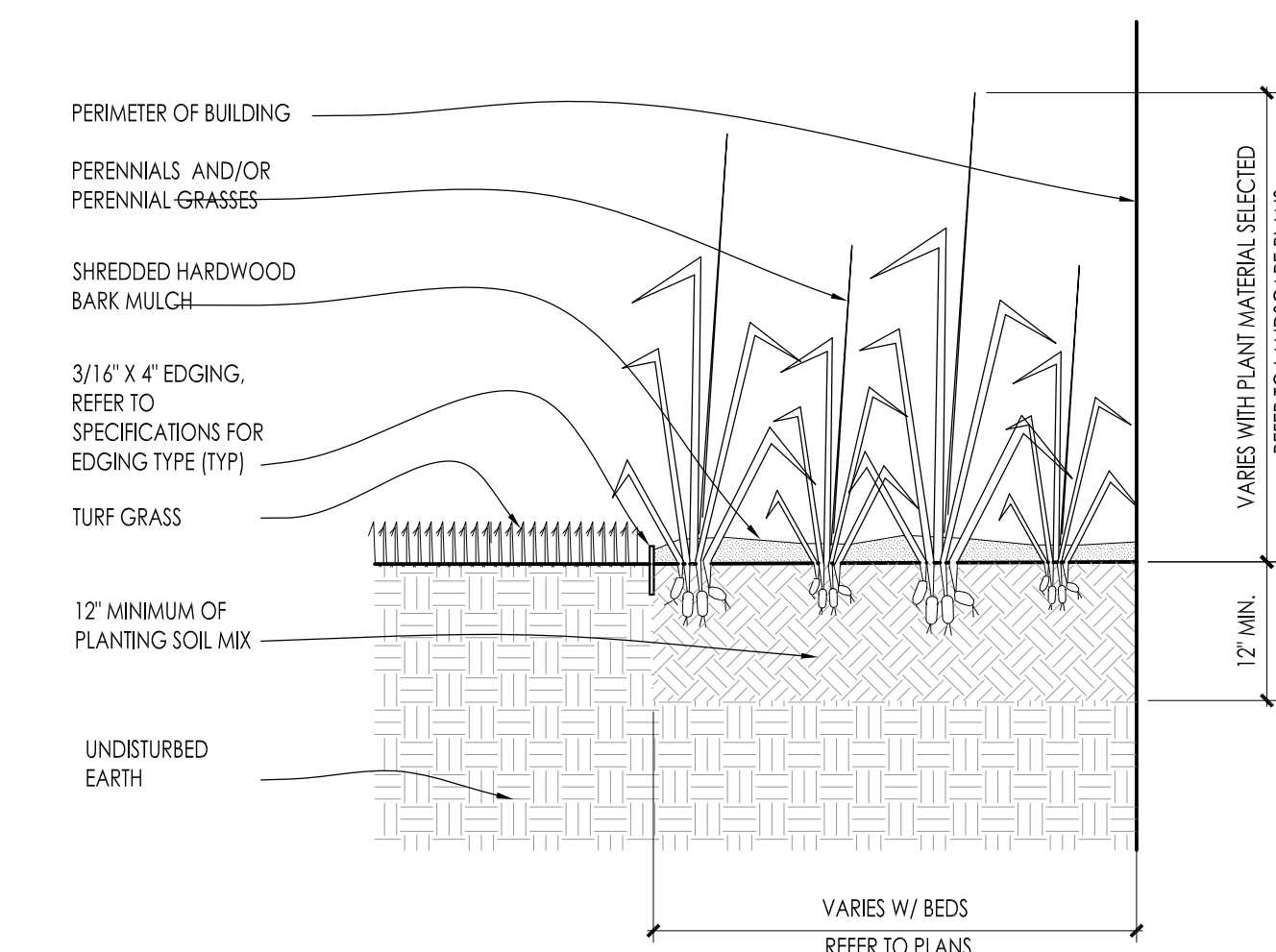
5 SLOPE PLANTING DETAIL SCALE: NONE



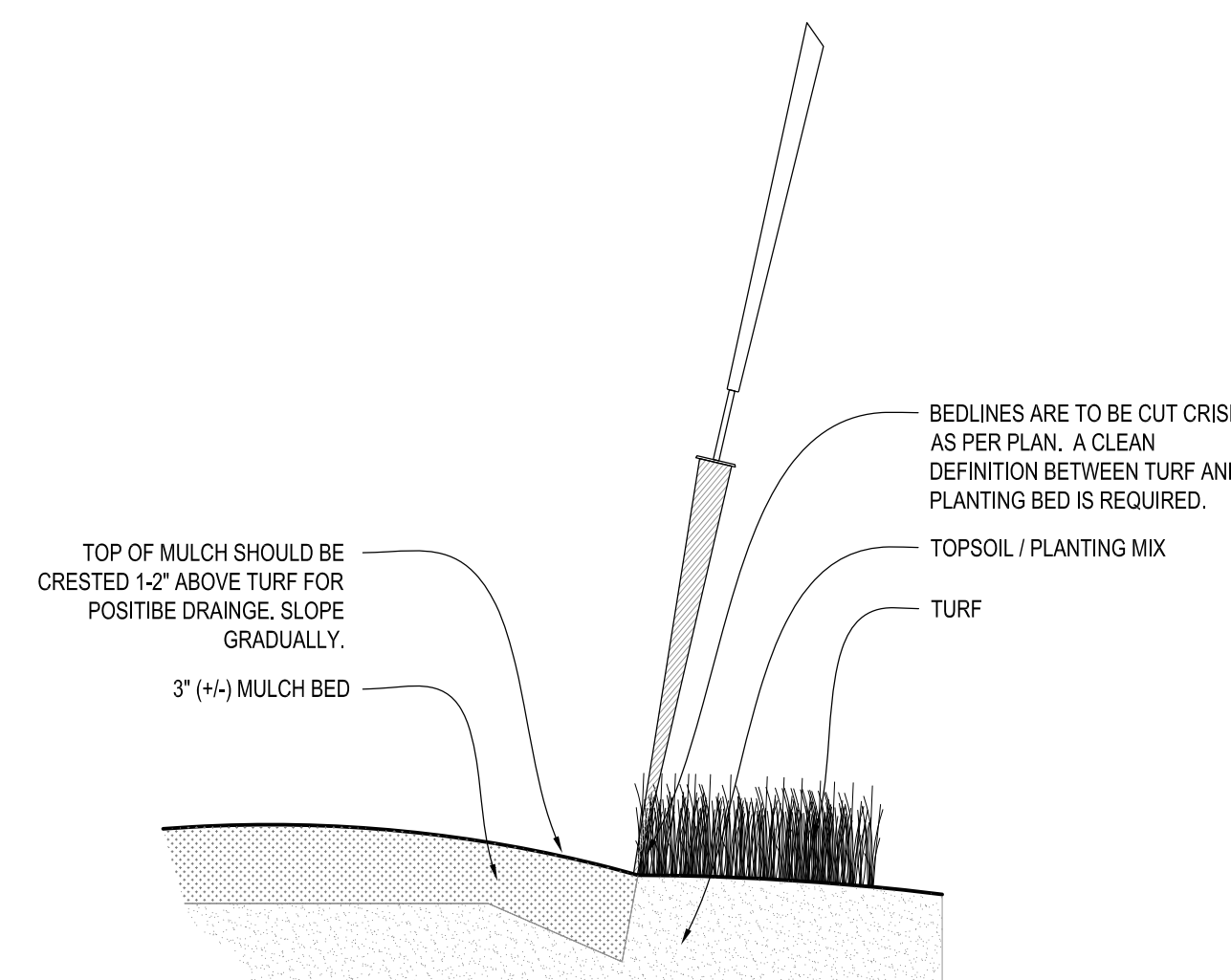
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



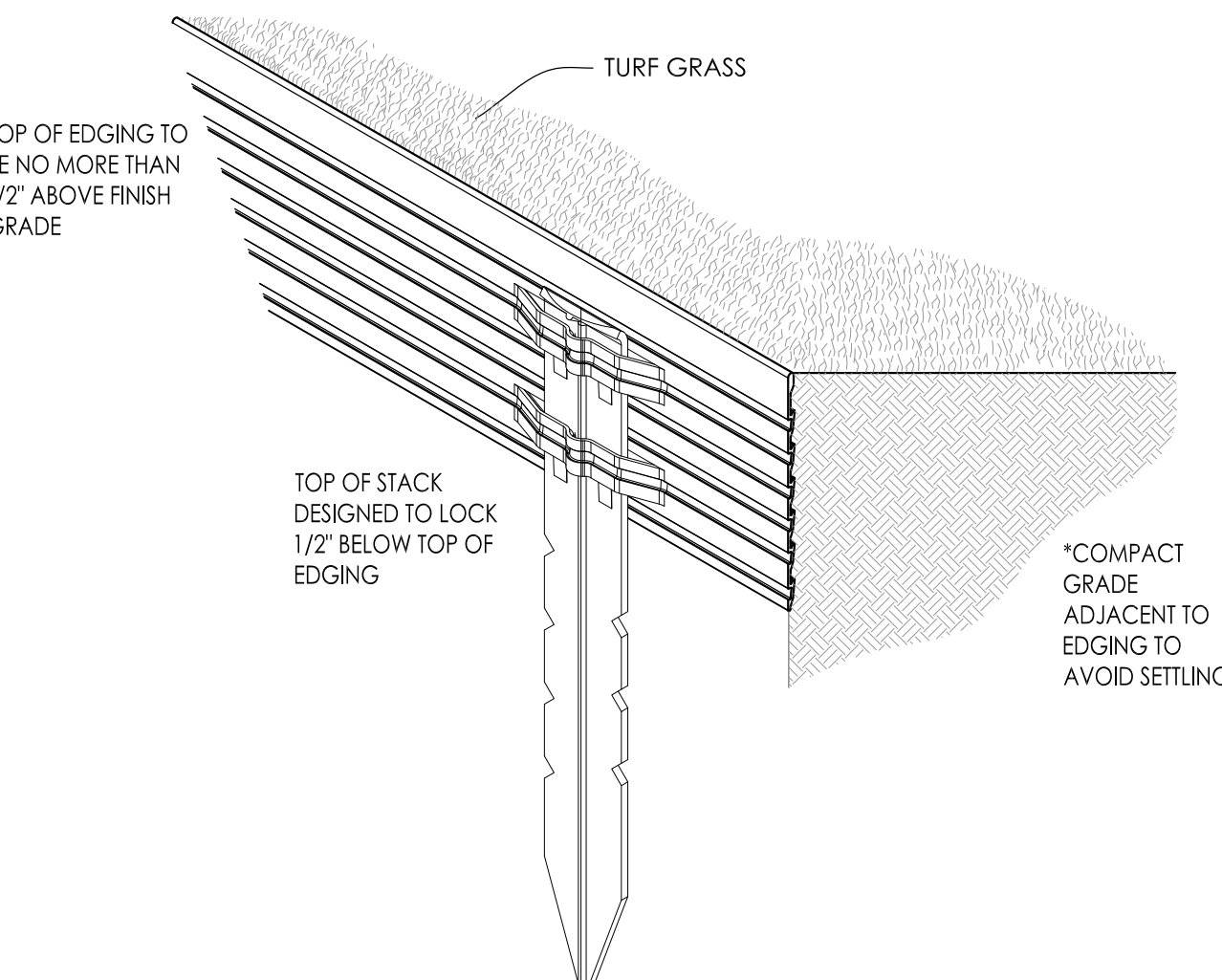
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



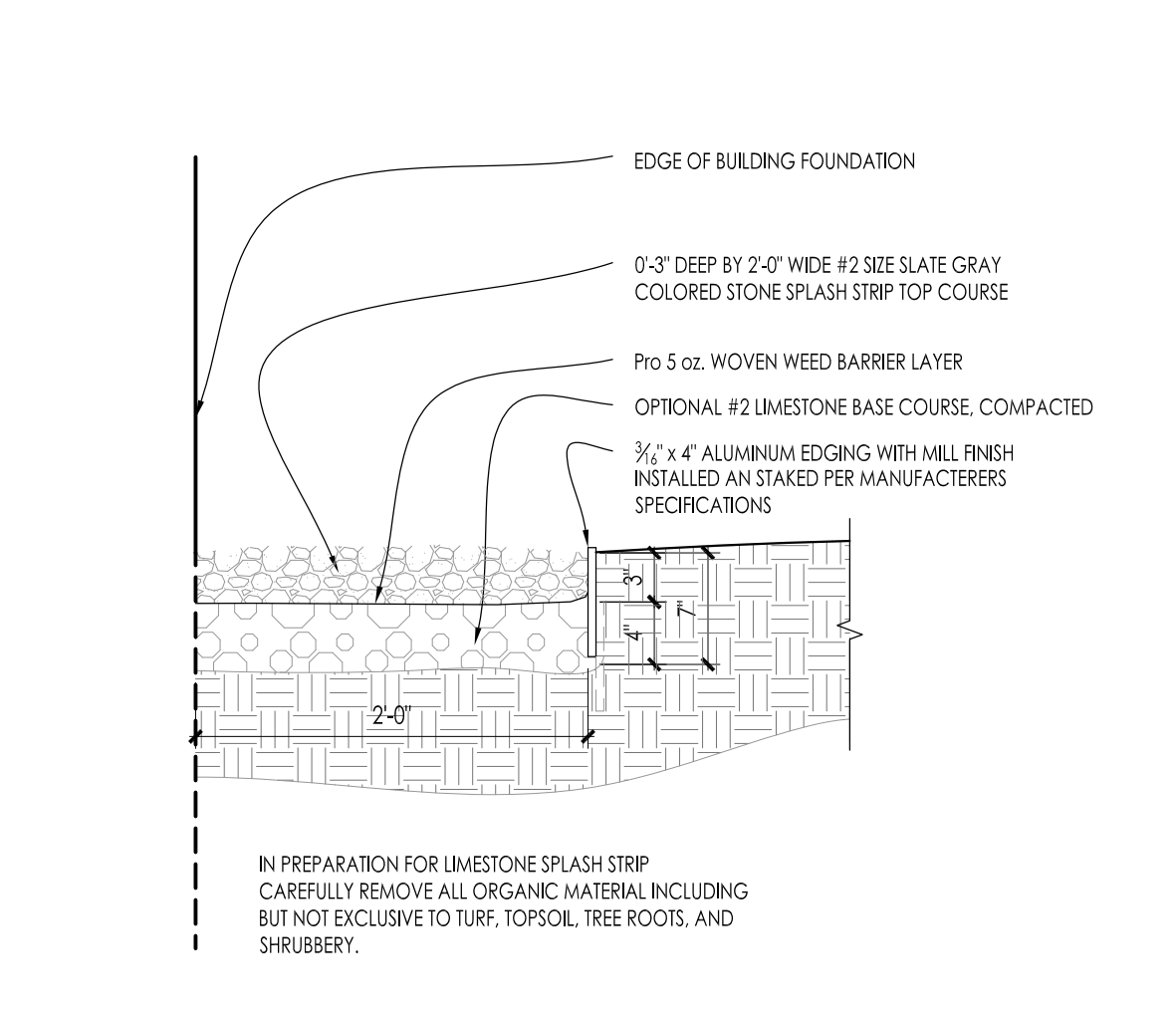
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>

Issuance and Revisions:		
Date	Number	Description
04/15/15		Client Review Submittal

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Sheet Title:
PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing:	04/15/15
Scale:	As Noted
Drawn By:	MCD
Job Number:	L14-030
Sheet Number:	

LSP1.2