

City Place 2 MILWAUKEE, WISCONSIN MARCH 29, 2021





CONTACT INFORMATION

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VICINITY MAP + ARCHITECTURAL SITE PLAN

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PERSPECTIVE FROM WEST

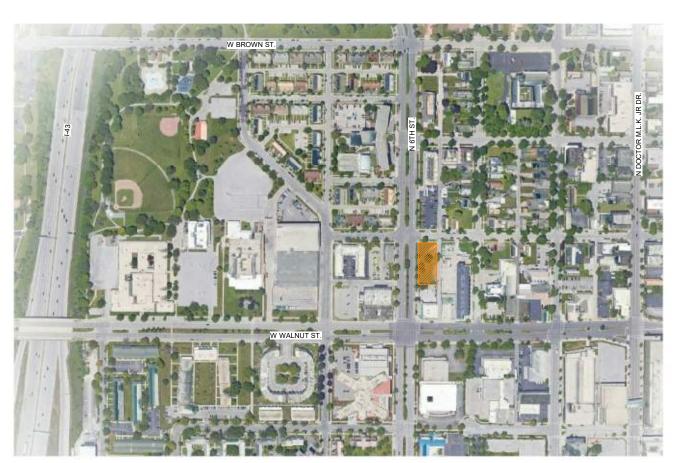
PERSPECTIVE FROM NORTHWEST

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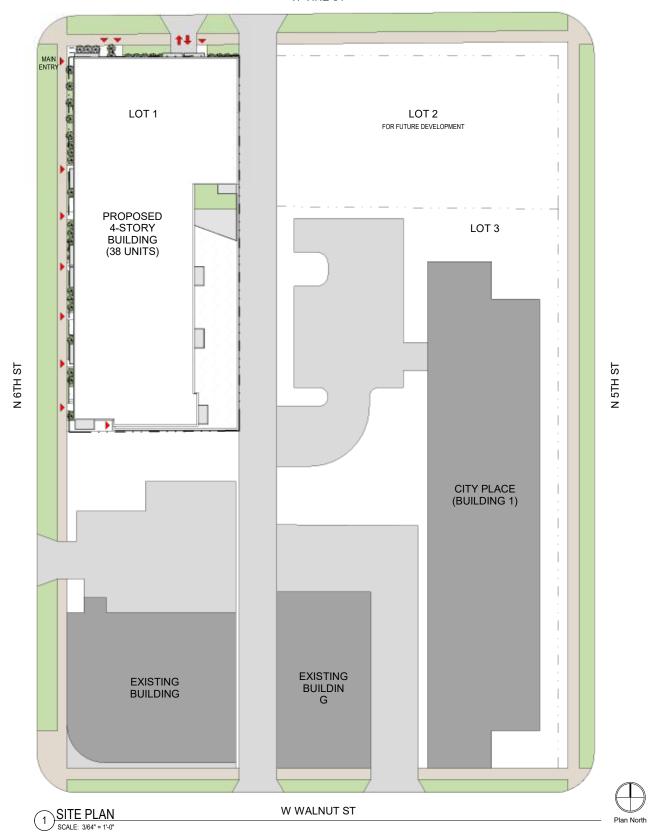
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VICINTY MAP



CITY PLACE 2



VICINITY MAPS + ARCHITECTURAL SITE PLAN SCALE: 3/64" = 1'-0"





SITE PHOTOS

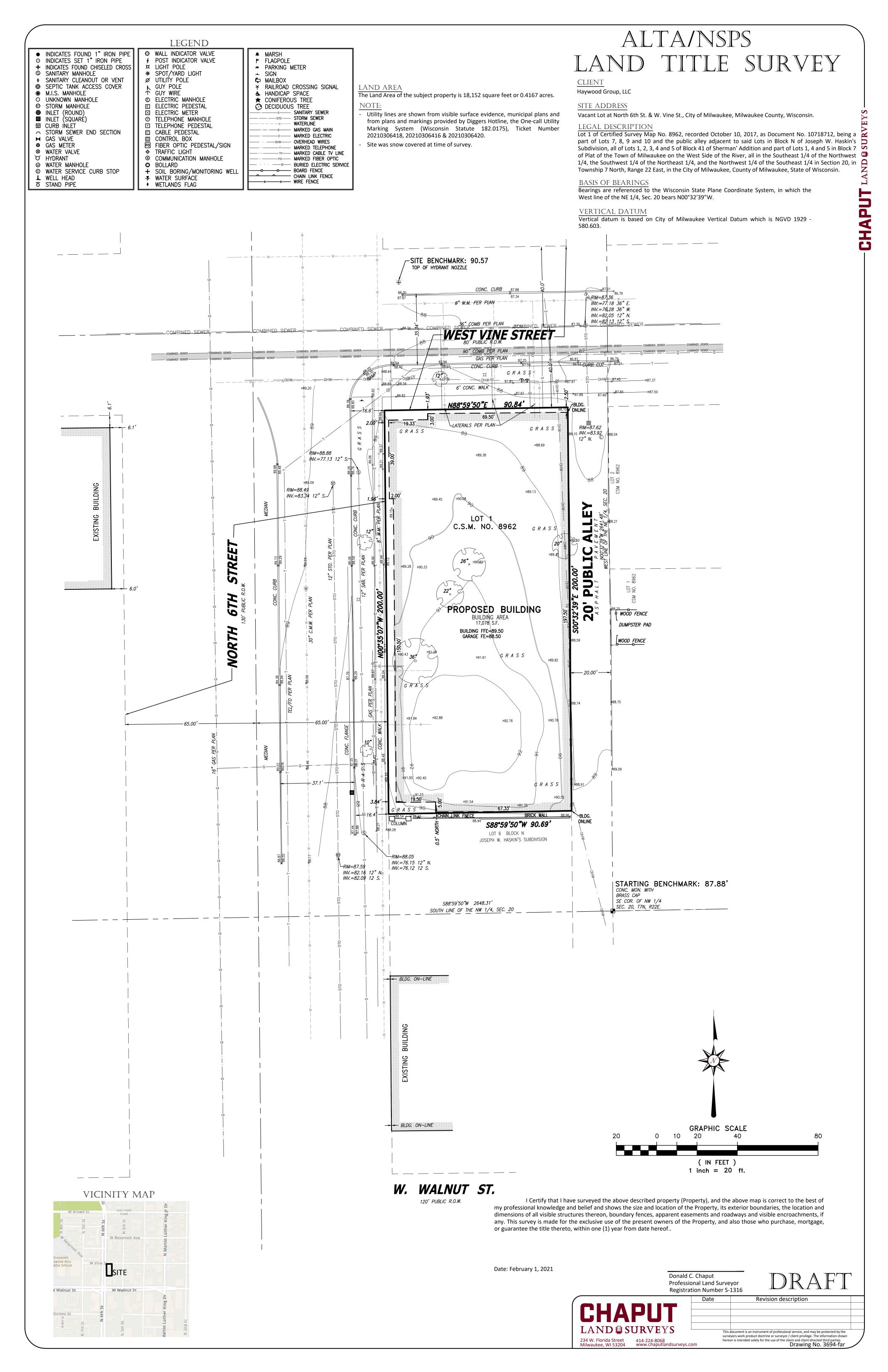
SCALE:

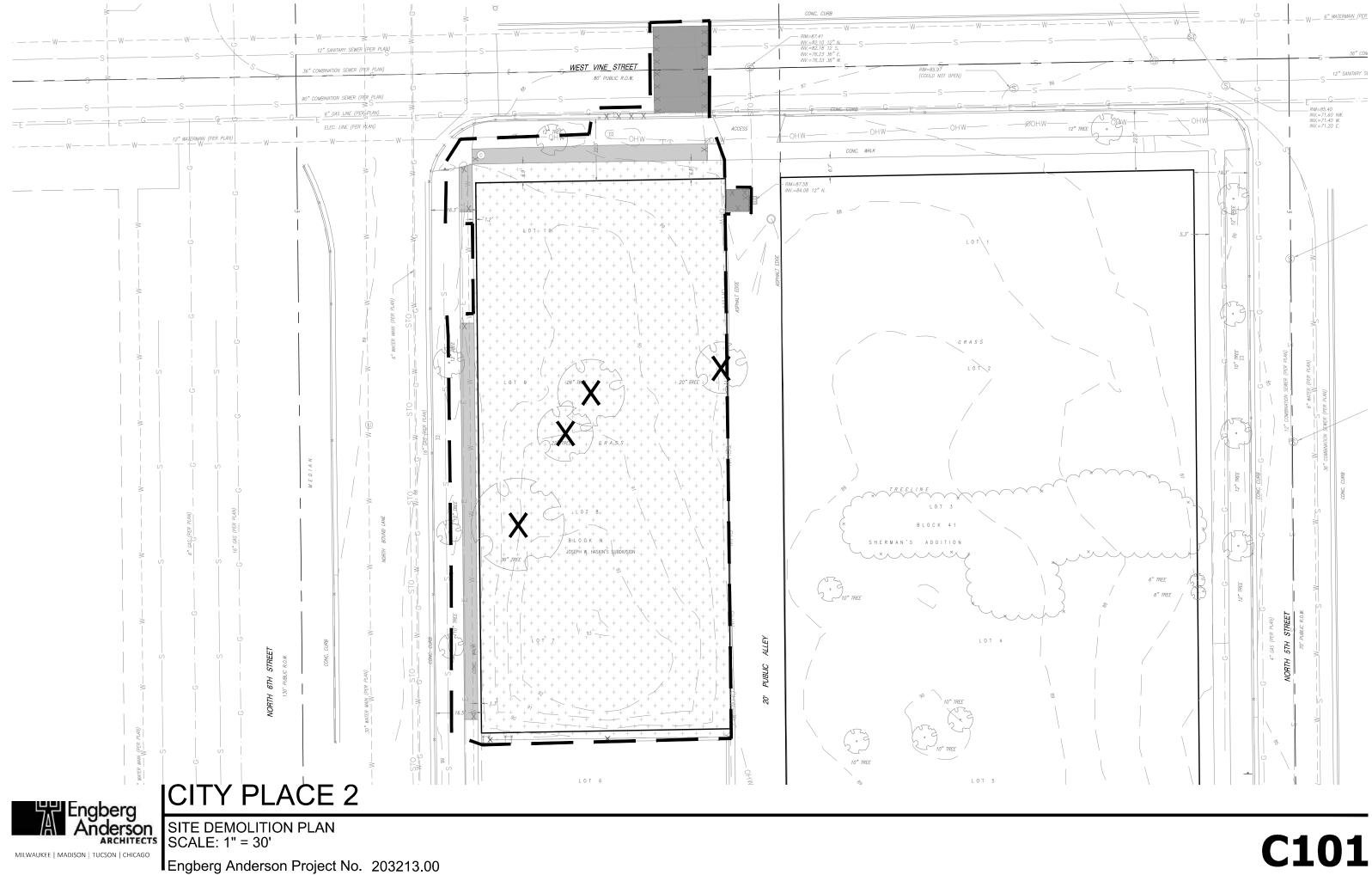


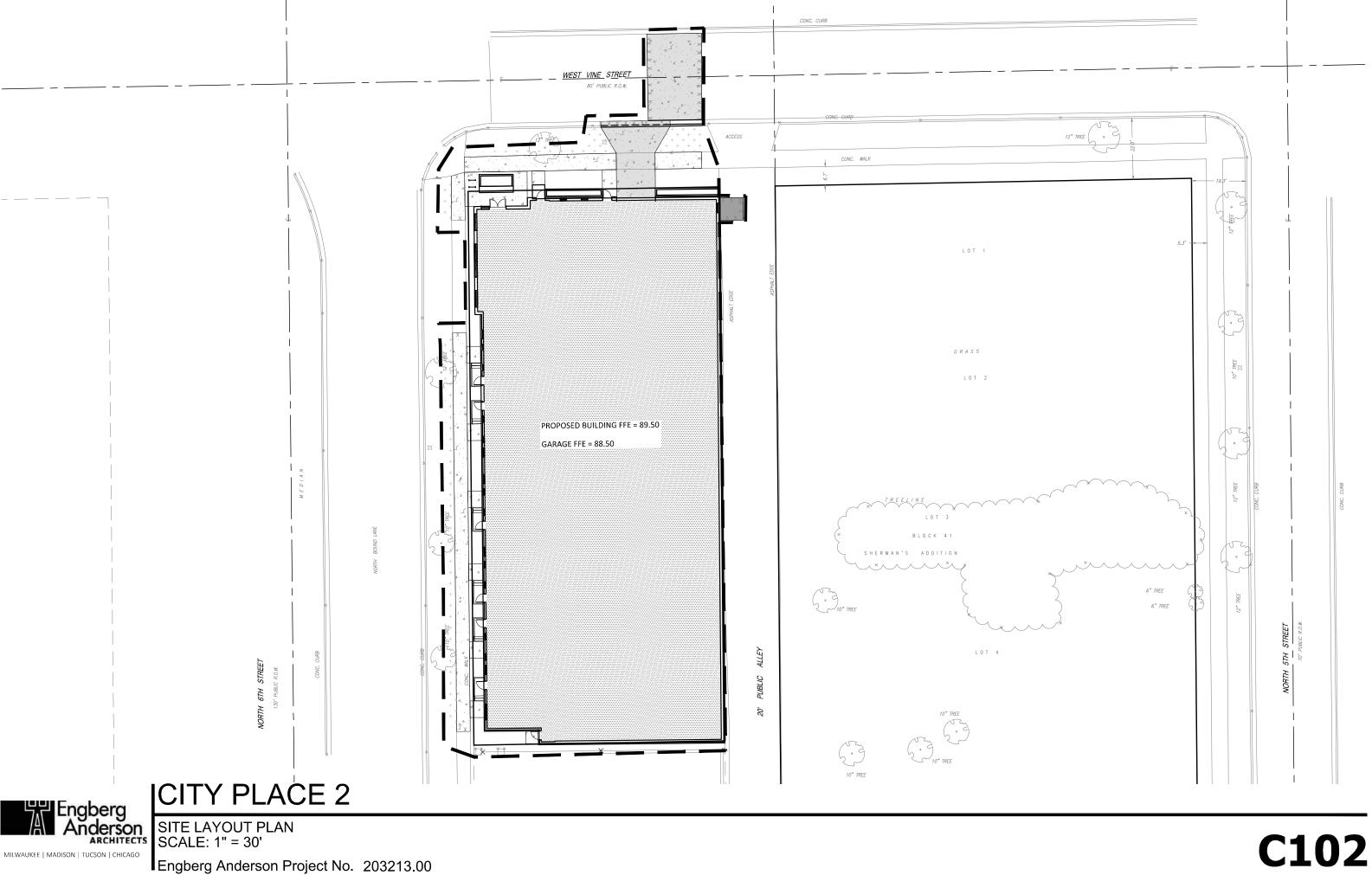


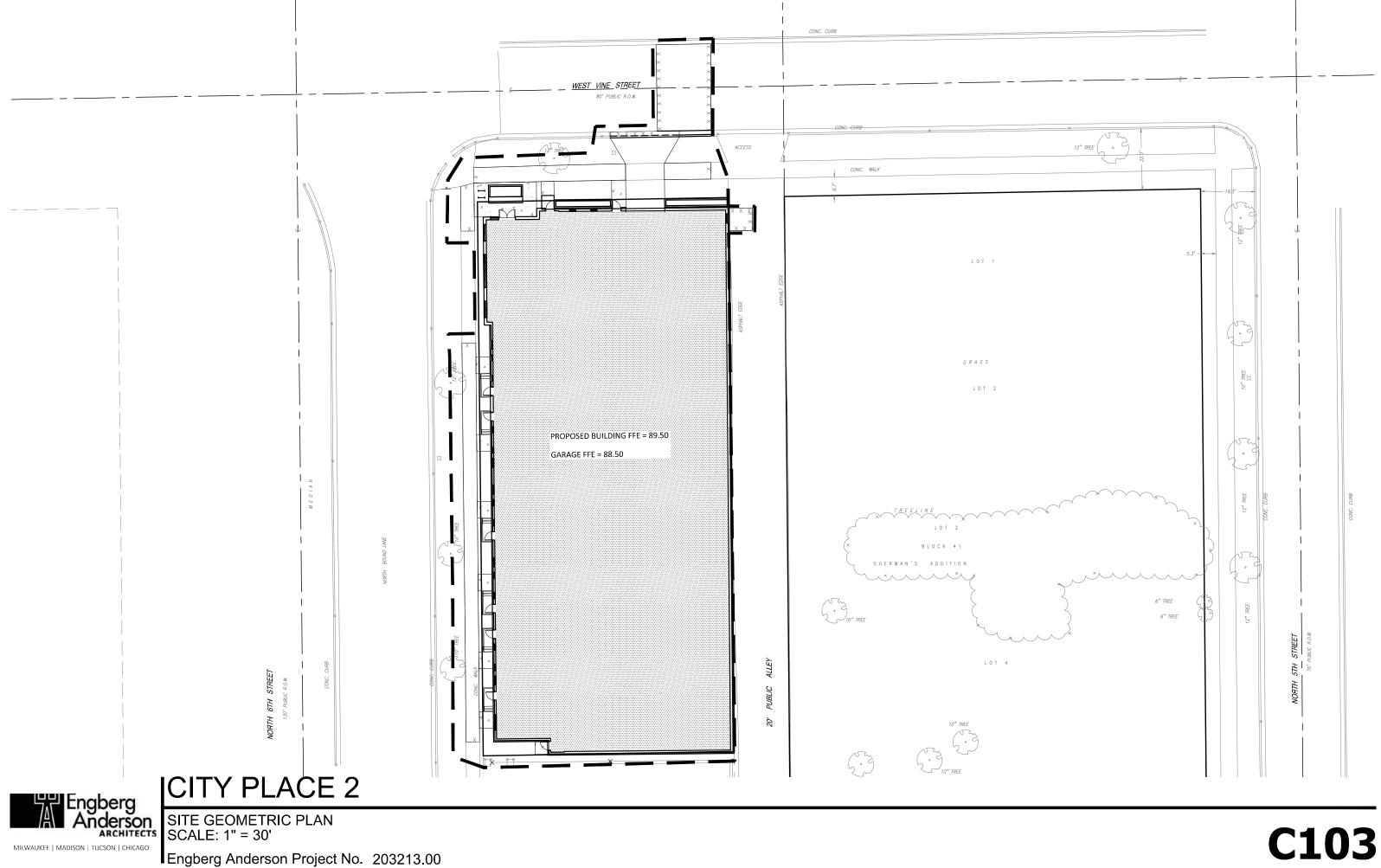


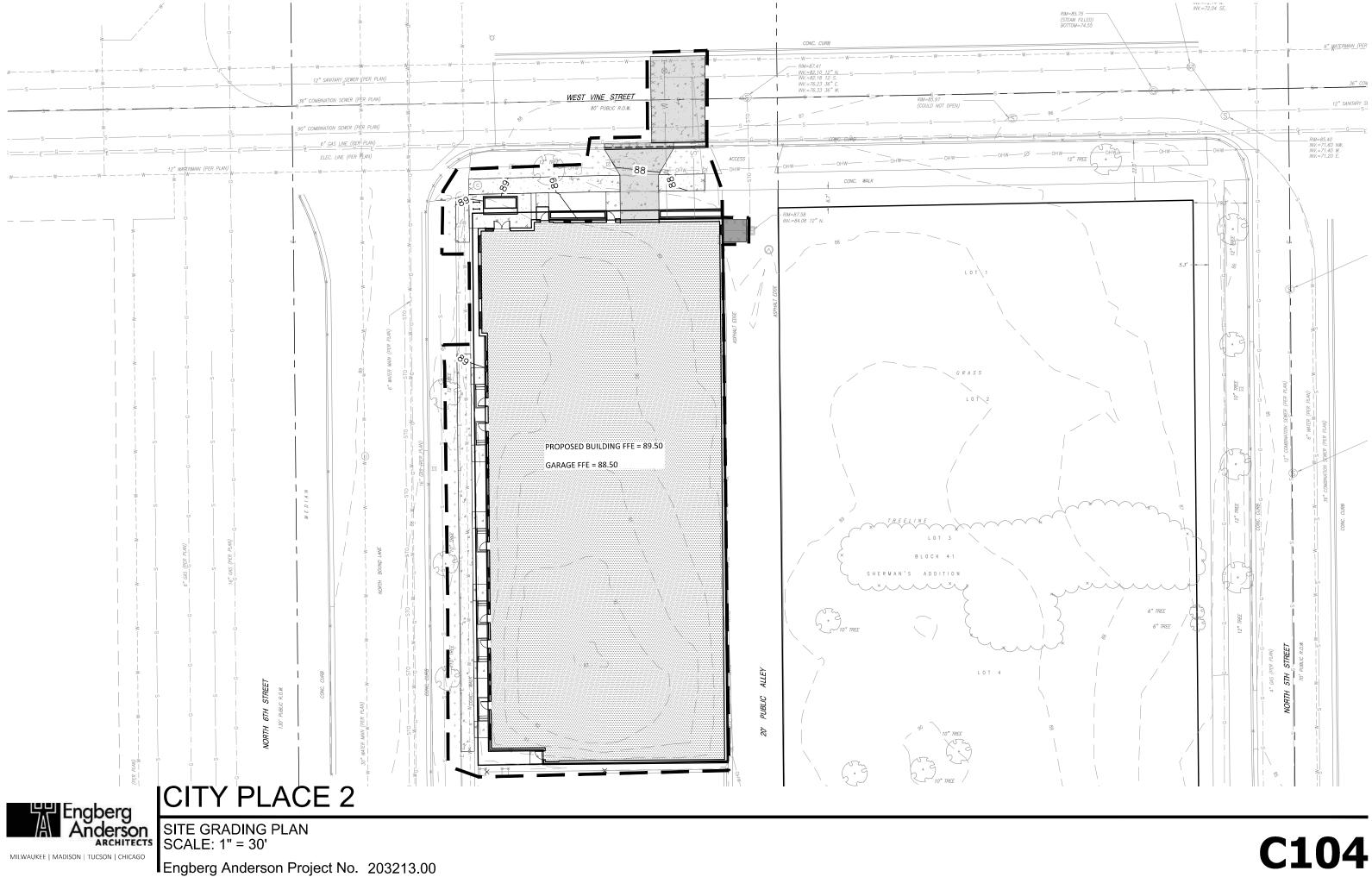


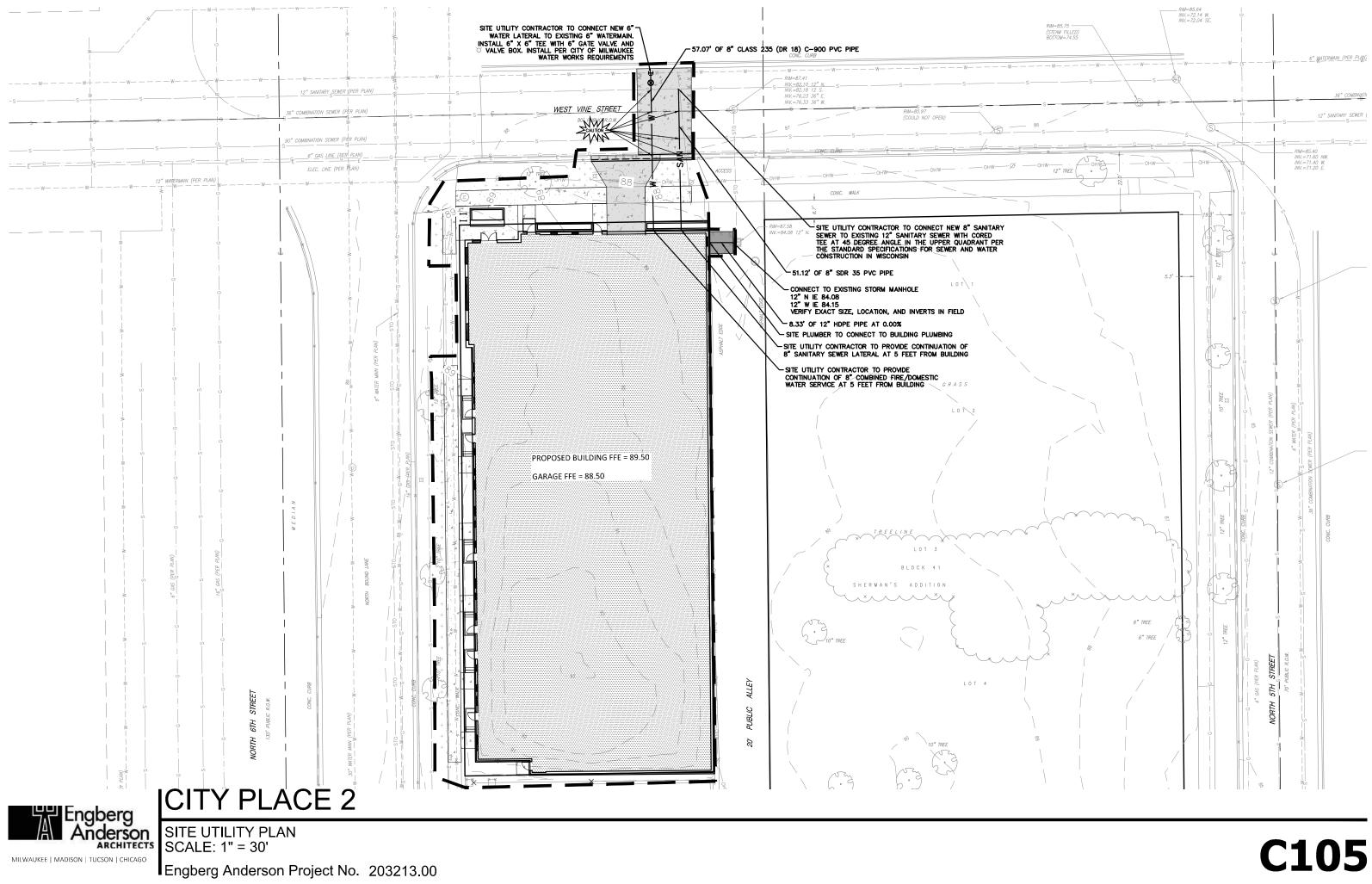


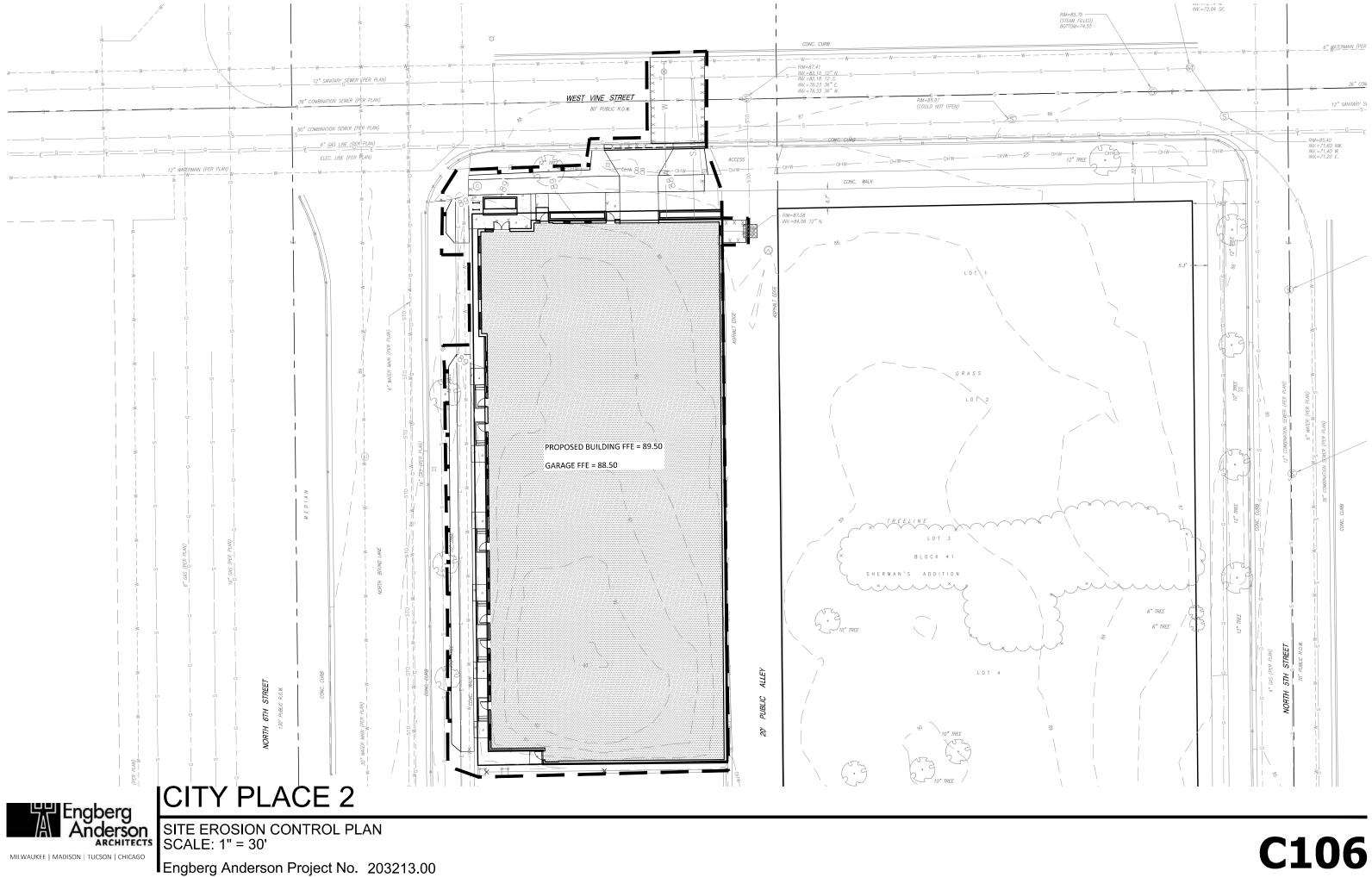


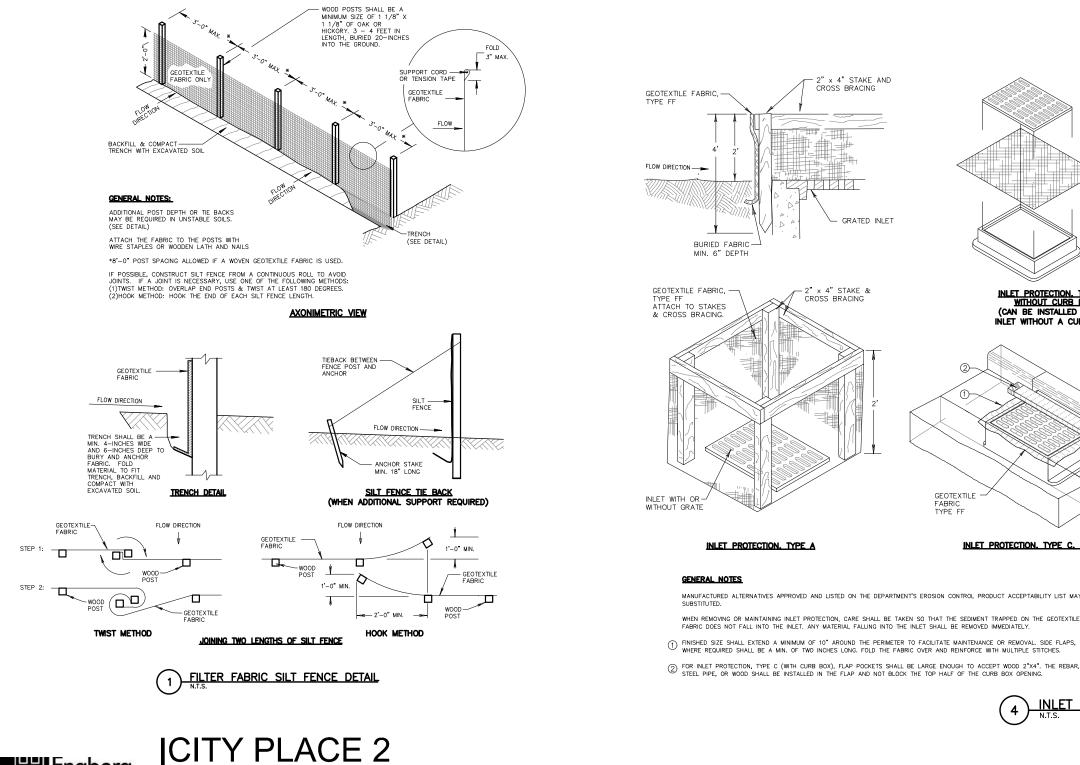


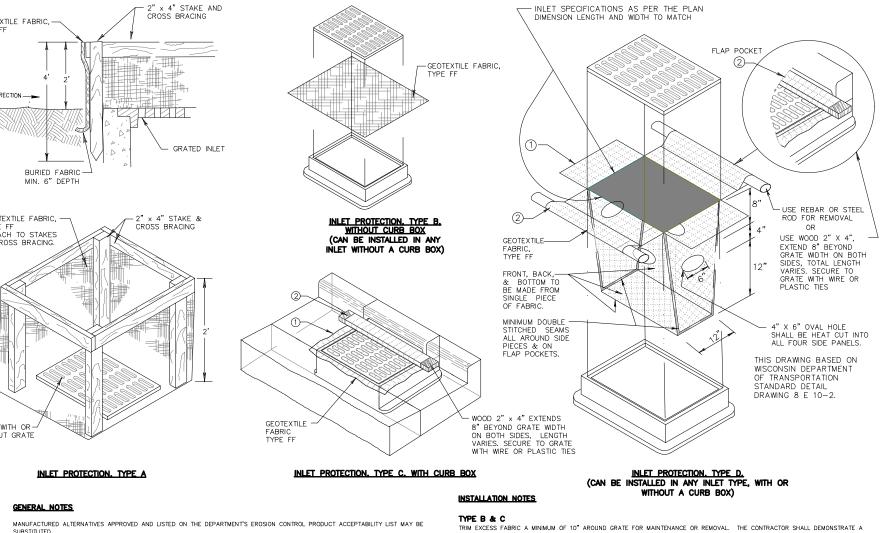












TYPE D

4



EROSION CONTROL DETAILS SCALE: 1" = 30'

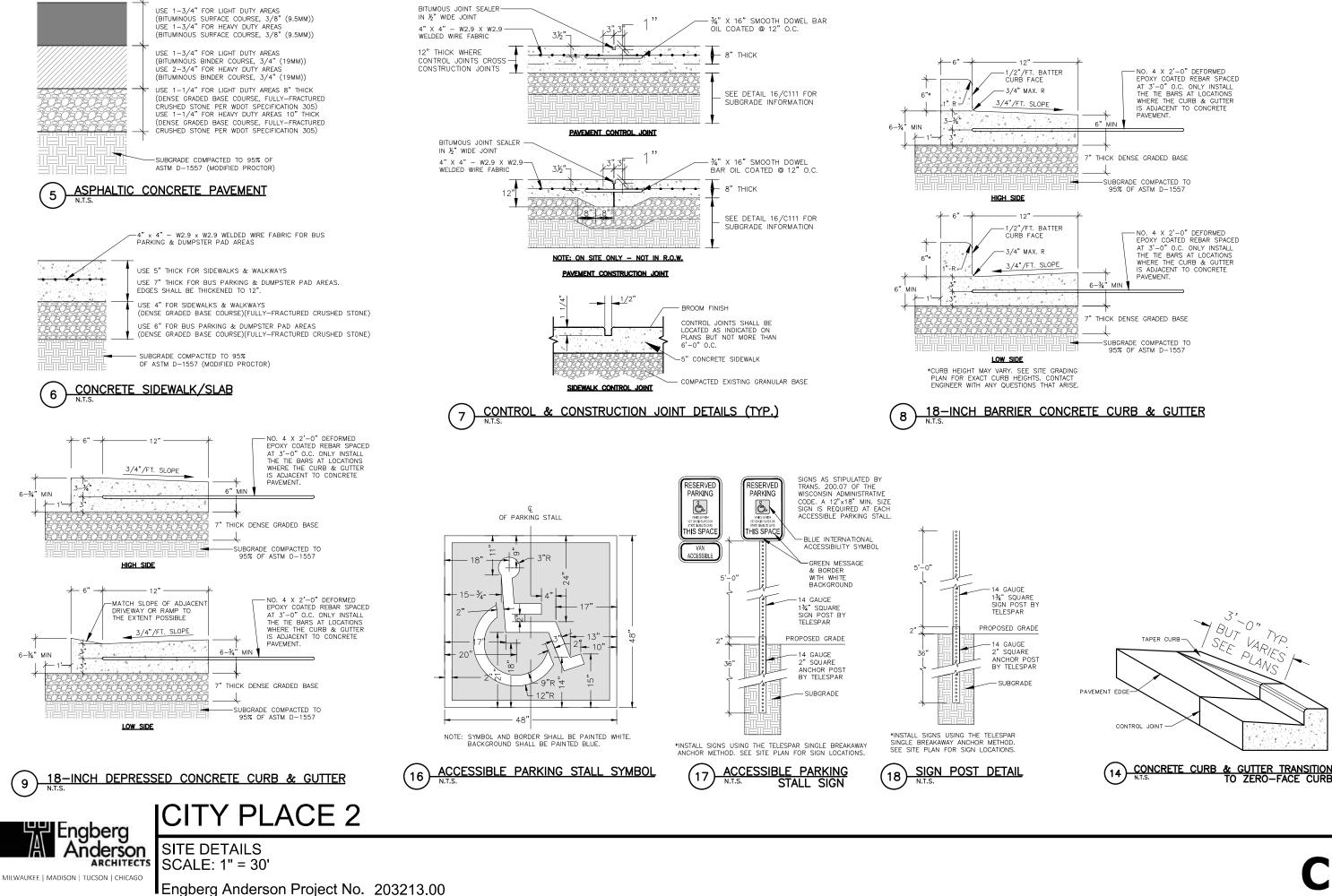
Engberg Anderson Project No. 203213.00

TRIM EXCESS FABRIC A MINIMUM OF 10° AROUND GRATE FOR MAINTENANCE OR REMOVAL. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

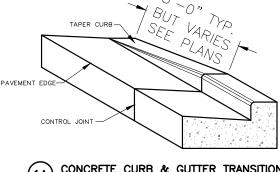
UTILIZE INLET PROTECTION TYPE D IN INLETS DEEPER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR MAY CINCH THE BAG, USING PLASTIC ZIP TIES, TO FIT INLETS LESS THAN 30" DEPTH. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

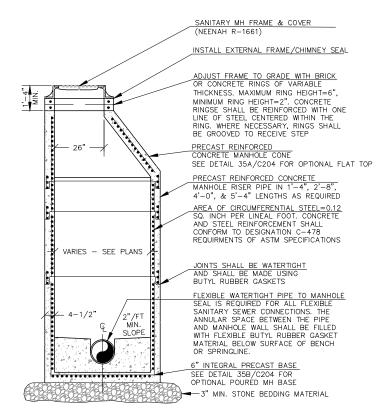
NILET PROTECTION DETAIL









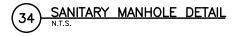


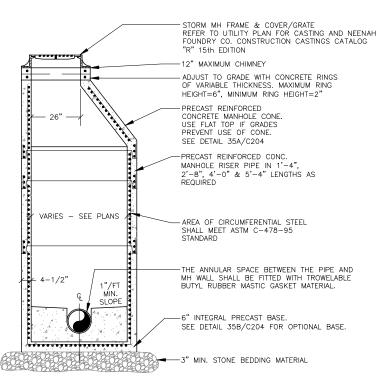
SANITARY MANHOLE NOTES:

1. 4" MIN. BEDDING MATERIAL REQUIRED UNDER INTEGRAL PRECAST MANHOLE BASE WITH A MINIMUM OF 4" OF GRANULAR BACKFILL MATERIAL PLACED AROUND THE OUSIDE OF THE STRUCTURE.

2. SEE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

3. MANHOLES SHALL BE PROVIDED WITH AN EXTERNAL MANHOLE CHIMNEY SEAL AS MANUFACTURED BY ADAPTOR INC., WEST ALLIS, WI. THE EXTERNAL MANHOLE SEAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SEALS SHALL SPAN ENTIRE CHIMNEY HEIGHT. THE SEALS SHALL BE WATER TESTED FOR LEAKS AFTER THE BOTTOM COMPRESSION BAND IS INSTALLED. AFTER THE SEAL HAS SUCCESSFULLY PASSED THE LEAKAGE TEST, DRAIN THE WATER AND INSTALL THE TOP BAND.





STORM MANHOLE NOTES:

1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

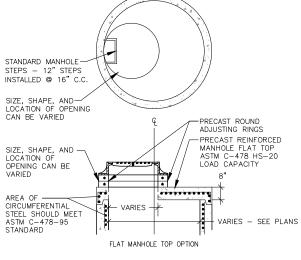




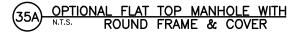
CITY PLACE 2

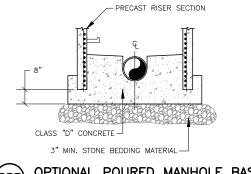
SCALE: 1" = 30' Engberg Anderson Project No. 203213.00

C203

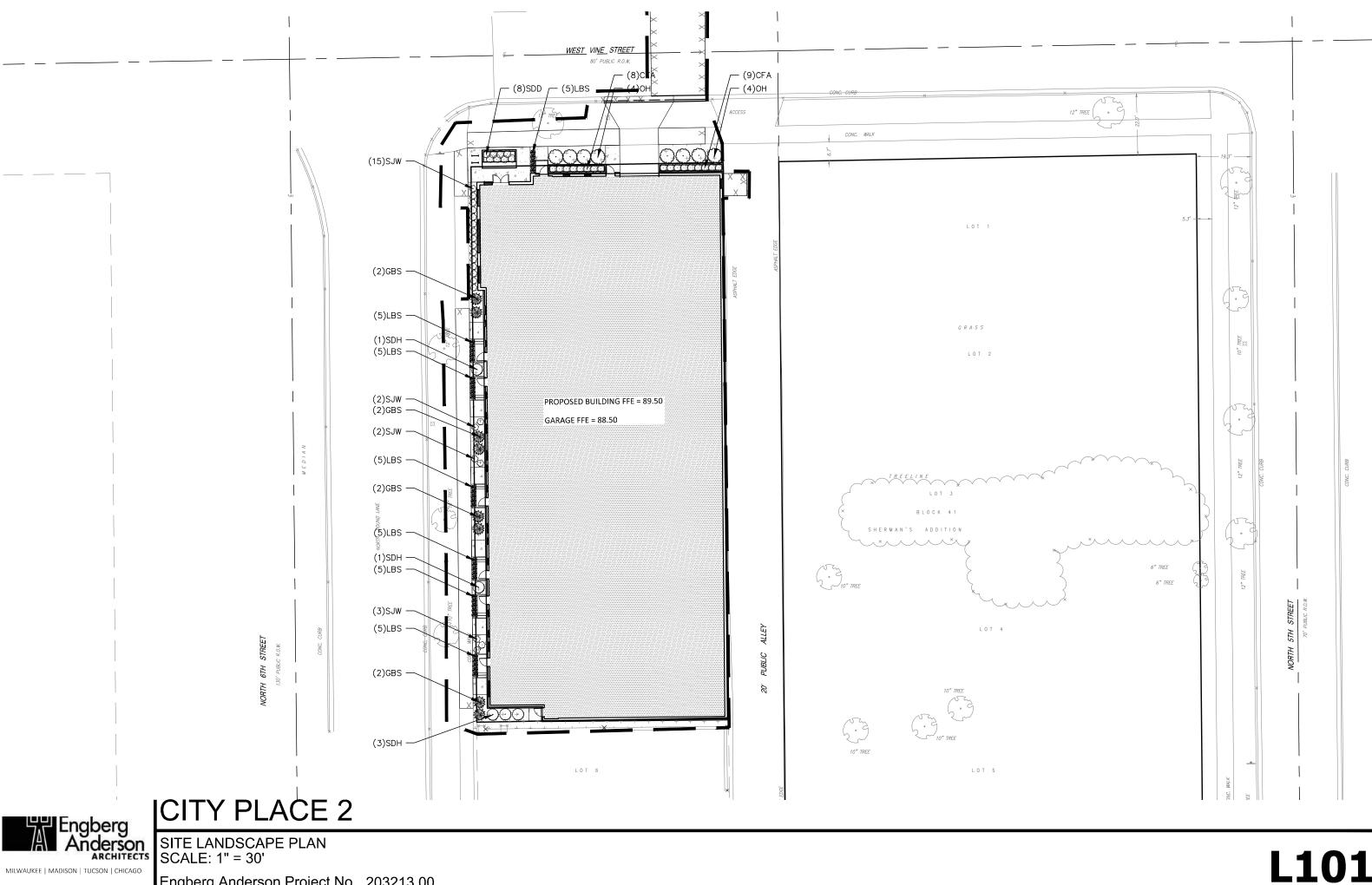


NOTE: USE ONLY WHEN LACK OF COVER PREVENTS USE OF CONE MANHOLE

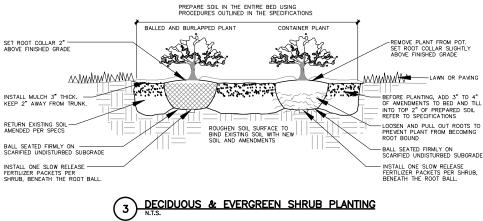


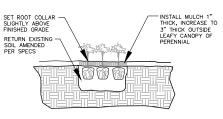






Symbol	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size
						Maturity in ft. (Height/Sprea
Evergreen \$	Shrubs:					
GBS	Picea pungens 'Glauca Globosa'	Globe Blue Spruce	8	Per Plan	#5 cont.	3-5'/5-6'
Deciduous						1
OH	Hydreangea quercifolia	Oakleaf Hydrangea	8	Per Plan	#5 cont.	4-6'/4-6'
SDH	Hydrangea quercifolia 'Sikes Dwarf'	Sikes Dwarf Oakleaf Hydrangea	5	Per Plan	#5 cont.	2-3'/4'
SJW	Hypericum kalmianum	St. John's Wort	22	Per Plan	#3 cont.	2-4'/2-4'
Perennials:						
CFA	Astilbe x Beauty of Ernst PP17343	Color Flash Astilbe	17	Per Plan	1 gal.	24-48"/12-18"
LBS	Schizachyrium scoparium	Little Bluestem Grass	35	Per Plan	1 gal.	24-48"/12-18"
SDD	Hemerocallis 'Stella De Oro'	Stella De Oro Davlily	8	Per Plan	1 gal.	16-18"/16-24"







2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.

3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.

4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list

LANDSCAPE SCHEDULE

5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.

6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.

7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONAL REQUIREMENTS.

8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.

9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.

10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR

1

11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.

12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.

13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL

14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.

15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.

16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)

17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.

18. STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WHE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WRE. STAKE ONLY WHEN NECESSARY, STAKES SHOULD BE ERVEY DEFLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE RIVED.

19. STONE CHIP MAINTENANCE STRIP TO BE 3-INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2-FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON LIDI SITE LANDSCAPE PLAN.

20. STONE CHIP TO BE %-INCH RAYENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACT OR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFORMALQUISTSTONE.COM.

21. NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964. TELEPHONE: 1-800-476-9453 FAX: 608-296-2741.

22. NATIVE SEED MIX TO BE SHORT GRASS PRAIRIE FOR MESIC SOILS SEED MIX WTH ANNUAL RYE NURSE CROP FROM AGRECOL, LLC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL, LLC ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, WI 53536. TELEPHONE: 608-223-3571 FAX: 608-884-4640 EMAIL: ECOSOLUTIONS@AGRECOL.COM.

23. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURE AND GRASSES FOR ADDITIONAL INFORMATION





SCALE: 1" = 30'

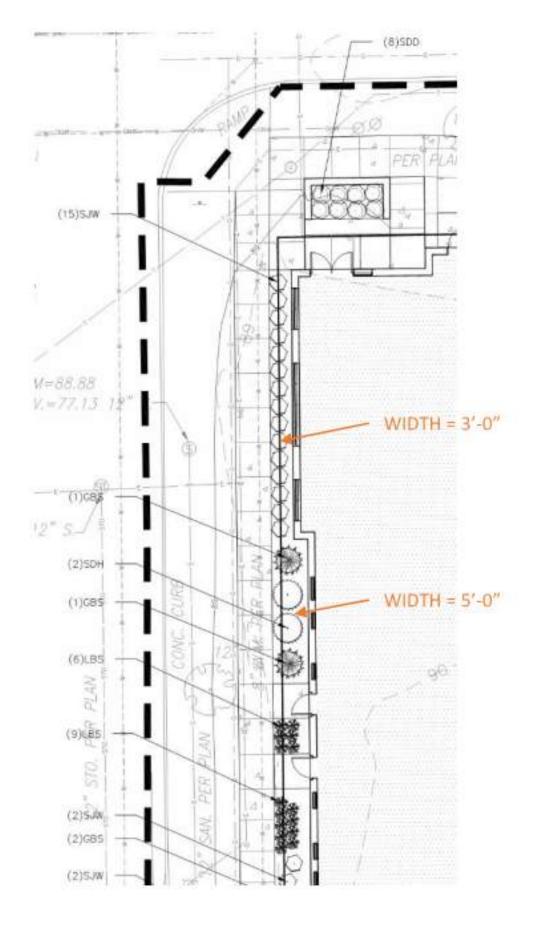
CITY PLACE 2

LANDSCAPE DETAILS

Engberg Anderson Project No. 203213.00

(4) PERENNIAL PLANTING

L201



Symbol	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size
						Maturity in ft. (Height/Spread
Evergreen S	Shrubs:				0.000 March 1990	
GBS	Picea pungens 'Giauca Globosa'	Globe Blue Spruce	6	Per Plan	\$5 cont.	3-5/5-6
		USYNCHIA (Restrictions		100000000	235000A	
Deciduous	Shrubs:	21 20 20 20 20 20 20 20 20 20 20 20 20 20		- 2013-201-0	0.251000	
OH	Hydreangea quercifolia	Oekleaf Hydrangea	6	Per Plan	#5 cont	4-6/4-6
SDH	Hydrangea quercifolia 'Sikes Dwarf'	Sikes Dwarf Oakleaf Hydrangea	4	Per Plan	#5 cont	2-3//4/
SJW	Hypericum kalmianum	St. John's Wort	22	Per Plan	#3 cont	2-4/2-4
Perennials						
		lates in concerning concerning		26.00.000	10.00	10 1000 10
FIH	Hosta x Fire and Ice	Fire and Ice Hosta	12	Per Plan	1 gal	12-187/24*
1.85	Schizachyrium scoparium	Little Bluestern Grass	39	Per Plan	1 gal.	24-48"/12-18"
SDD	Hemerocalits 'Stella De Oro'	Stela De Oro Dayliy	8	Per Plan	1 gal.	16-18"/16-24"



L202







2BR 848 SF

3 LEVEL 3 & 4 SCALE: 1/16" = 1'-0"

CITY PLACE 2



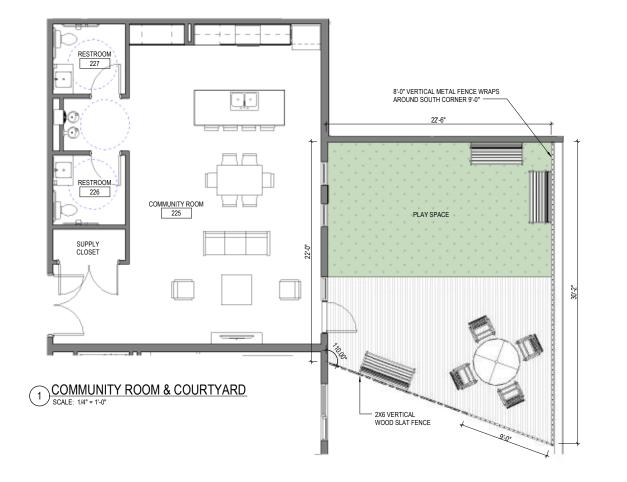
FLOOR PLANS SCALE: 1/16" = 1'-0"













COMMUNITY ROOM & COURTYARD SCALE: 1/4" = 1'-0"

MILWAUKEE | MADISON | TUCSON | CHICAGO Engberg Anderson Project No. 203213.00

A101





MAJOR CHANGES FOR LAST SUBMITTAL:

- ADDITIONAL STORY (ORGINALLY 3-STORY, NOW 4-STORY BUILDING)

-IMPROVED DESIGN CONCEPT, SIMILAR COLORS TO CITY PLACE 1 W/ ADDED WOOD-LOOK ACCENTS

-LARGER INSET BALCONIES

-MORE BRICK MASONRY ON NORTH & WEST FACADES

-OVERHANG ON 2ND FLOOR TO CREATE SHADOW LINE

-LESS WINDOW GLAZING AROUND NORTHWEST CORNER

-LESS BRICK ON THE ALLEY SIDE; ADDED GREEN SCREENS

-LAP SIDING ON EAST & SOUTH FACADES



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

CITY PLACE 2



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





MAJOR CHANGES FOR LAST SUBMITTAL: - ADDITIONAL STORY (ORGINALLY 3-STORY, NOW 4-STORY BUILDING) - IMPROVED DESIGN CONCEPT, SIMILAR COLORS TO CITY PLACE 1 W/ ADDED WOOD-LOOK ACCENTS - LARGER INSET BALCONIES - MORE BRICK MASONRY ON NORTH & WEST FACADES

-OVERHANG ON 2ND FLOOR TO CREATE SHADOW LINE

-LESS WINDOW GLAZING AROUND NORTHWEST CORNER

-LESS BRICK ON THE ALLEY SIDE; ADDED GREEN SCREENS

-LAP SIDING ON EAST & SOUTH FACADES







BUILDING ELEVATIONS SCALE:As indicated



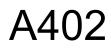








WALK-UP UNIT ELEVATION SCALE: 3/8" = 1'-0"







PERSPECTIVE FROM WEST SCALE:







PERSPECTIVE FROM NORTHWEST SCALE:

