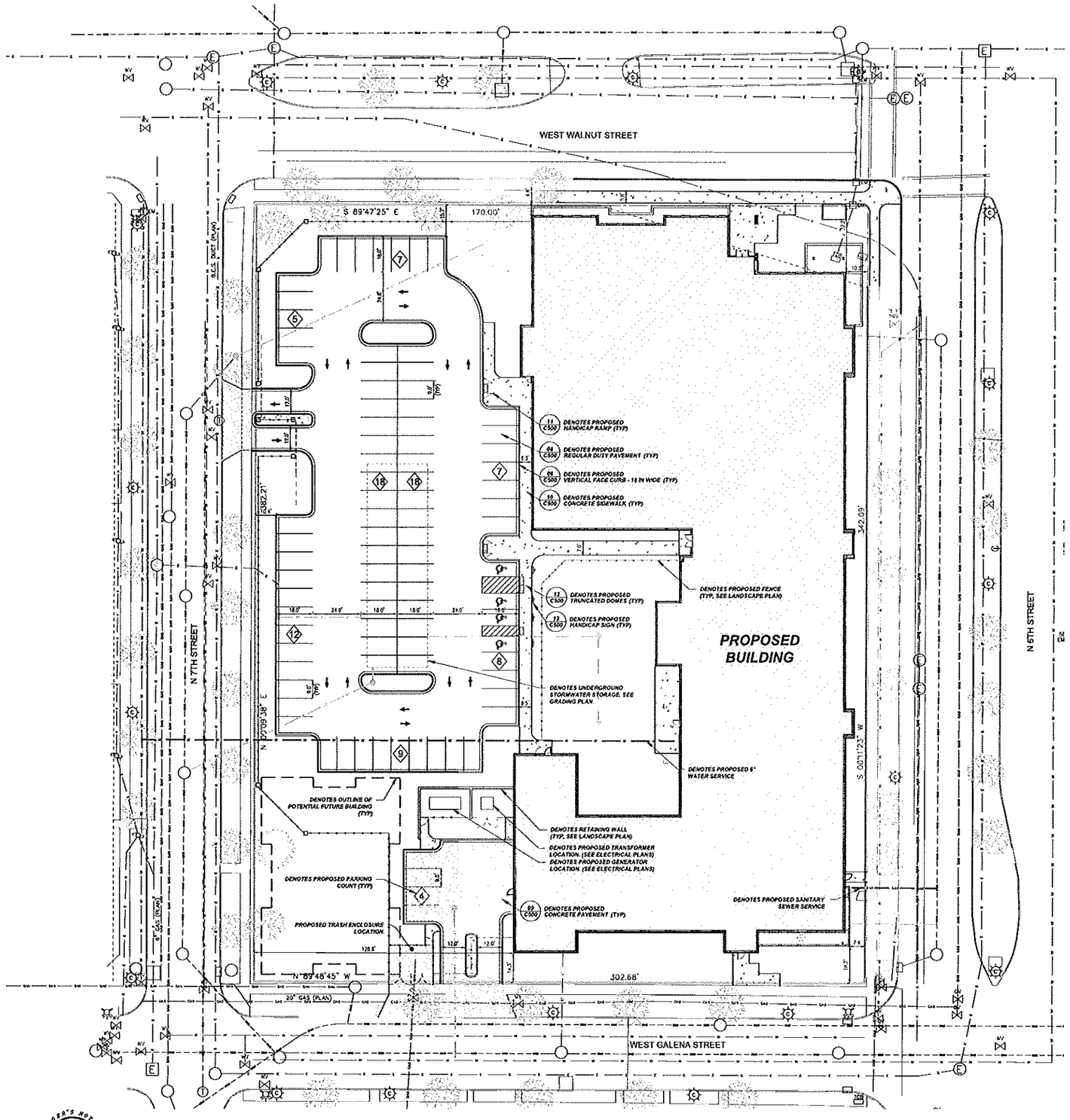

DIGGER'S HOTLINE 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATION 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.

GENERAL NOTES AND SPECIFICATIONS

1. 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.
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3. 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 SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
4. ALL UTILITY PERMITS MUST BE RECEIVED FROM THE CITY OF MILWAUKEE PRIOR TO THE START OF CONSTRUCTION.
5. NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
6. 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.)
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8. ALL PROPOSED WATERMAIN SHALL BE PVC SDR 18, CLASS 150, AWWA C900 WITH ELASTOMERIC JOINTS.
9. PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D 3212.
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14. 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.
15. ALL DISTURBED GRASS AREAS SHALL BE STABILIZED (PER DNR TECHNICAL STANDARDS) WITHIN 7 DAYS OF COMPLETION. DISTURBED GRASS AREAS SHALL BE TOPSOILED (6"), RESEEDED AND STABILIZED. AREAS WITH A SLOPE OF 3H:1V OR STEEPER SHALL BE COVERED WITH A CLASS 1 - TYPE A EROSION FABRIC. (SEE SPECIFICATIONS)
16. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
17. ALL ON SITE CONCRETE CURB AND GUTTER TO BE 15" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
18. ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
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UTILITY LEGEND

SYMBOL	DESCRIPTION
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING ELECTRICAL LINE
	PROPOSED ELECTRICAL LINE
	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	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 DEPRESSED CURB
- PROPOSED TAPER CURB
- PROPOSED REVERSE CURB

HARWOOD ENGINEERING CONSULTANTS, LTD
256 North 21 Street Milwaukee, Wisconsin 53233
414.431.5444 F 414.672.9299 Em. harwood@hec1.com
HEC Project Number 13-C-30

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TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

PROJECT
SoJourner Family Peace Center

M&E ARCHITECTS+ENGINEERS
209 West Highland Avenue
Milwaukee WI 53203
Tel 414.690.1256
Fax 414.224.7794
M&E Project No. 607.13

ISSUANCE AND REVISIONS
DPD Submittal

KEY PLAN

PROGRESS PRINT
FOR COORDINATION ONLY
DATE: February 11, 2014

SHEET INFORMATION
Site Plan

SCALE: 1" = 20'

North

REVISIONS

DATE	DESCRIPTION

DATE
3/11/2014

PROJECT NUMBER	STUDIO
130108.00	Sabinash

C100

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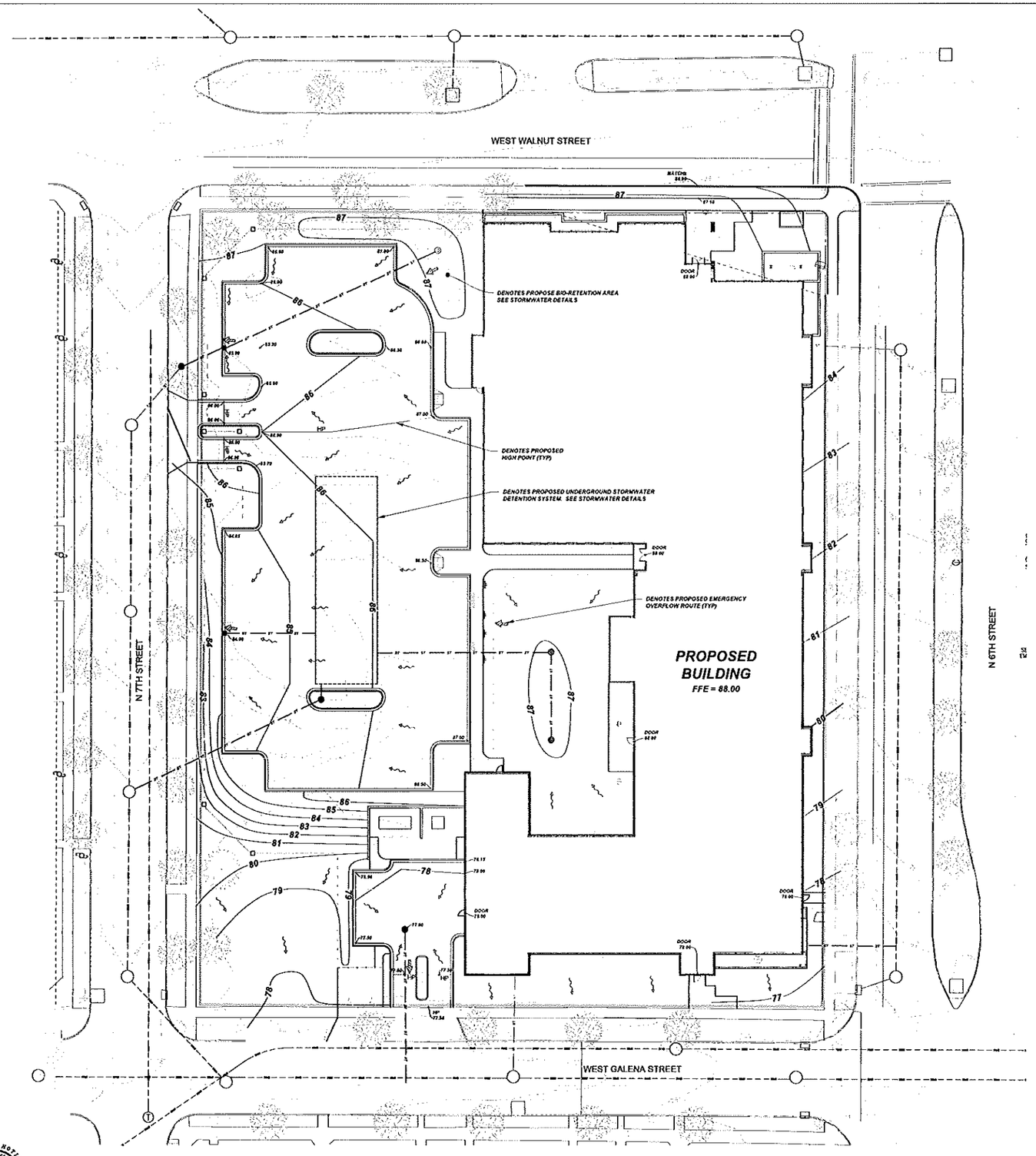

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UTILITY LEGEND

SYMBOL	DESCRIPTION
W W	EXISTING WATER MAIN
W W	PROPOSED WATER SERVICE
E E	EXISTING ELECTRICAL LINE
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
OH OH	OVERHEAD WIRES
	EXISTING POWER POLES
	EXISTING LIGHT POLES
S	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

DIGGER'S HOTLINE 1-800-242-8511

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.

Zimmerman
ARCHITECTURAL STUDIOS, INC
2122 West Mt. Vernon Avenue | Milwaukee, WI 53233 | zastudios.com
TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

M&E ARCHITECTS + ENGINEERS
205 West Highland Avenue
Milwaukee WI 53203
Tel 414.895.1256
Fax 414.224.7764
M&E Project No: 007-10

PROJECT
Sojourner Family Peace Center

ISSUANCE AND REVISIONS
DPD Submittal

KEY PLAN

PROGRESS PRINT
FOR COORDINATION ONLY
DATE: February 11, 2014

SHEET INFORMATION
Grading Plan

North

SCALE: 1" = 20'

REVISIONS

DATE	DESCRIPTION

HARWOOD ENGINEERING CONSULTANTS, LTD
255 North 21 Street Milwaukee Wisconsin 53233
414.453.3004 414.453.7295 fax harwoodeng@wi.rr.com
HEC Project Number 13 C 06 00

DATE
3/11/2014

PROJECT NUMBER	STUDIO
130108.00	Sabinash

C101

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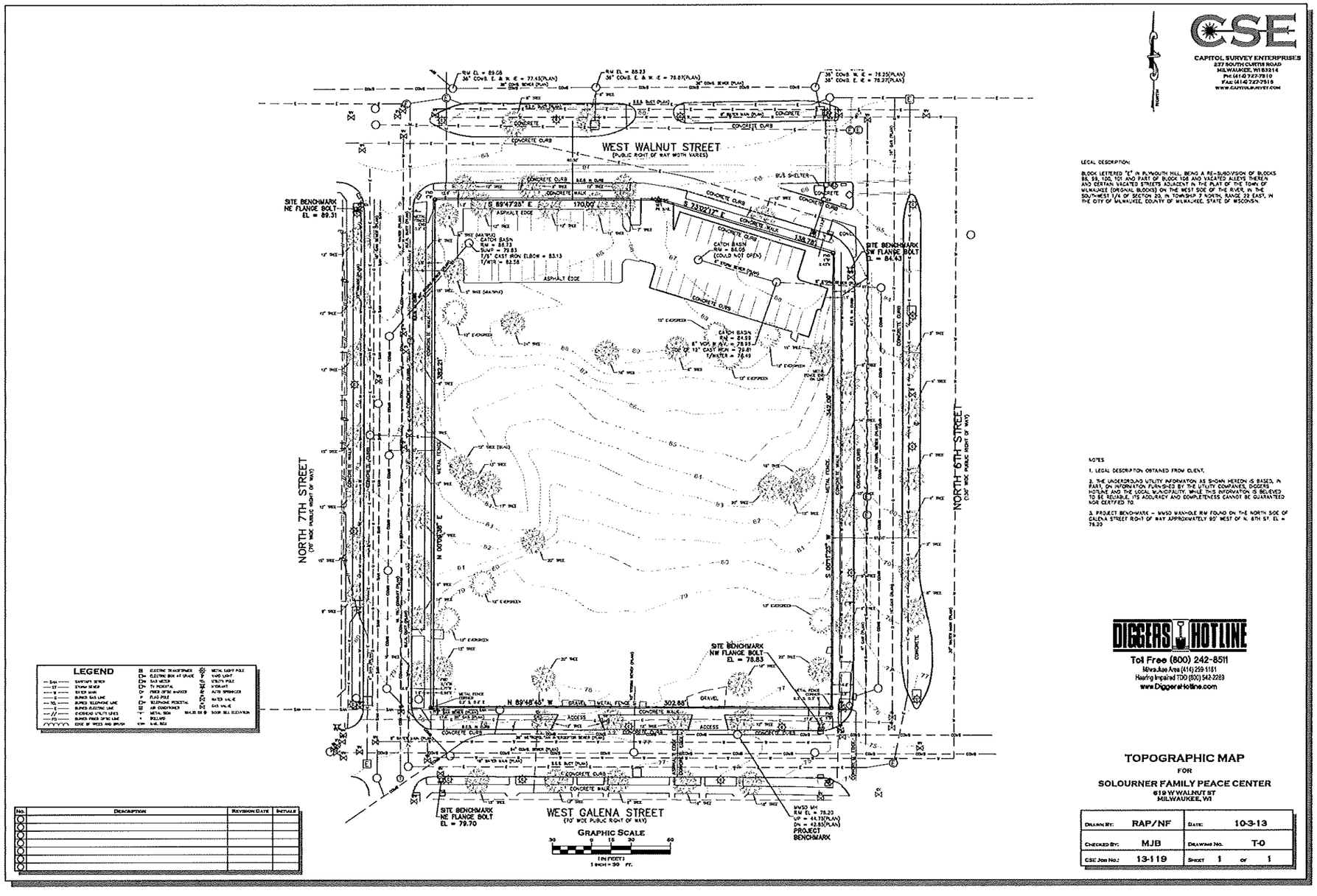

LEGEND

SAN	SANITARY SEWER	EB	ELECTRIC BOX
ST	STORM SEWER	EP	ELECTRIC BOX AT GRADE
W	WATER MAIN	FO	FIBER OPTIC MARKER
G	BURIED GAS LINE	FP	FLAG POLE
TC	BURIED TELEPHONE LINE	TP	TELEPHONE PEDESTAL
E	BURIED ELECTRIC LINE	AC	AIR CONDITIONER
OHU	OVERHEAD UTILITY LINES	T	METAL SIGN
FD	BURIED FIBER OPTIC LINE	•	BOLLARD
	EDGE OF TREES AND BRUSH	CB	MAIL BOX
		MLP	METAL LIGHT POLE
		UP	UTILITY POLE
		HYD	HYDRANT
		AUTO SPRINKLER	
		24"CB-MH	24" CATCH BASIN TO MANHOLE
		GAS VALVE	

No.	Description	Revision Date	Initials

CSE

CAPITOL SURVEY ENTERPRISES
237 SOUTH CURTIS ROAD
MILWAUKEE, WI 53214
PH: (414) 727-7510
FAX: (414) 727-7518
WWW.CAPITOLSURVEY.COM

LEGAL DESCRIPTION:

BLOCK LETTERED "E" IN PLYMOUTH HILL BEING A RE-SUBDIVISION OF BLOCKS 88, 99, 100, 101 AND PART OF BLOCK 108 AND VACATED ALLEYS THEREIN AND CERTAIN VACATED STREETS ADJACENT IN THE PLAT OF THE TOWN OF MILWAUKEE (ORIGINAL BLOCKS) ON THE WEST SIDE OF THE RIVER, IN THE SOUTHWEST 1/4 OF SECTION 29, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

NOTES

1. LEGAL DESCRIPTION OBTAINED FROM CLIENT.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ADQUACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. PROJECT BENCHMARK – MMSD MANHOLE RIM FOUND ON THE NORTH SIDE OF GALENA STREET ROAD OF WAY APPROXIMATELY 90' WEST OF N. 6TH ST. EL = 78.23

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

TOPOGRAPHIC MAP
FOR
SOLOURNER FAMILY PEACE CENTER
619 W WALNUT ST
MILWAUKEE, WI

DRAWN BY:	RAP/NF	DATE:	10-3-13
CHECKED BY:	MJB	DRAWING NO.	T-0
CSE JOB NO.:	13-119	SHEET	1 OF 1

NOTE: SURVEY COMPLETED 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.

HARWOOD ENGINEERING CONSULTANTS, LTD
255 North 21 Street Milwaukee Wisconsin 53233
414.671.3434 414.671.9297 fax hwkwaukee@tmail.com
HEC Project Number 13-108.00

Zimmerman
ARCHITECTURAL STUDIOS, INC
2122 West Mt. Vernon Avenue | Milwaukee, WI 53233 | zastudios.com
TELEPHONE (414) 476.9500
FACSIMILE (414) 476.8582

PROJECT
Sojourner Family Peace Center

ME
ARCHITECTS+ENGINEERS
205 West Highland Avenue
Milwaukee WI 53203
Tel 414.690.1256
Fax 414.224.7764
M&E Project No 607-13

ISSUANCE AND REVISIONS
DPD Submittal

KEY PLAN

PROGRESS PRINT
FOR COORDINATION ONLY
DATE: February 11, 2014

SHEET INFORMATION
Existing Site Survey

SCALE: 1" = 30'
North
REVISIONS

DATE	DESCRIPTION

DATE
3/11/2014

PROJECT NUMBER	STUDIO
130108.00	Sabinash

C102

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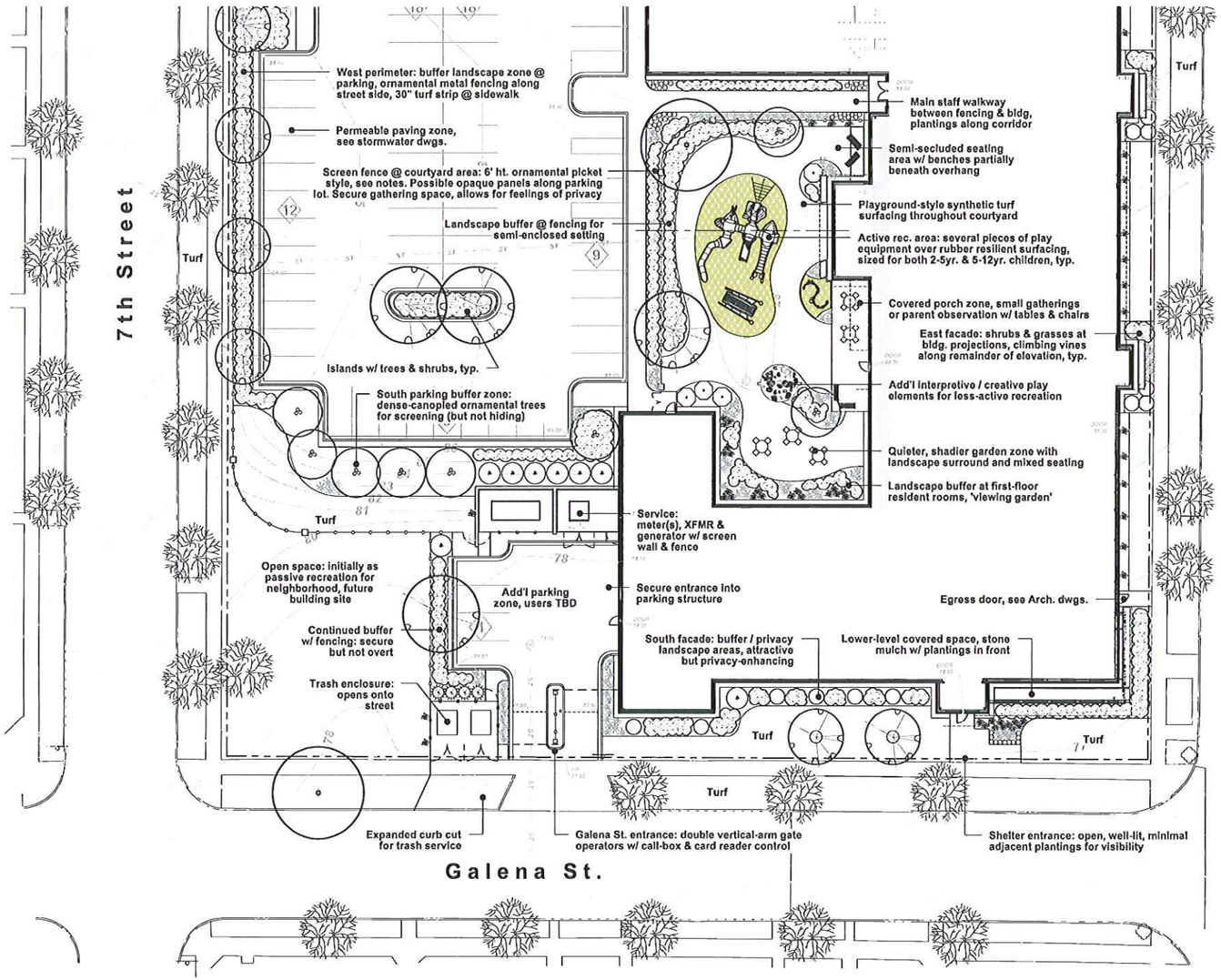

1 Landscape Plan - South
Scale: 1/16"=1'-0"

Zimmerman
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PROJECT
Sojourner Family Peace Center

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Milwaukee WI 53203
Tel 414.690.1256
Fax 414.224.7764
M&E Project No 007-13

ISSUANCE AND REVISIONS
DPD Submittal

KEY PLAN

SHEET INFORMATION

REVISIONS

DATE	DESCRIPTION

DATE
March 12, 2014

PROJECT NUMBER	STUDIO
130108.00	Sabinash

Site / Landscape Plans

L100

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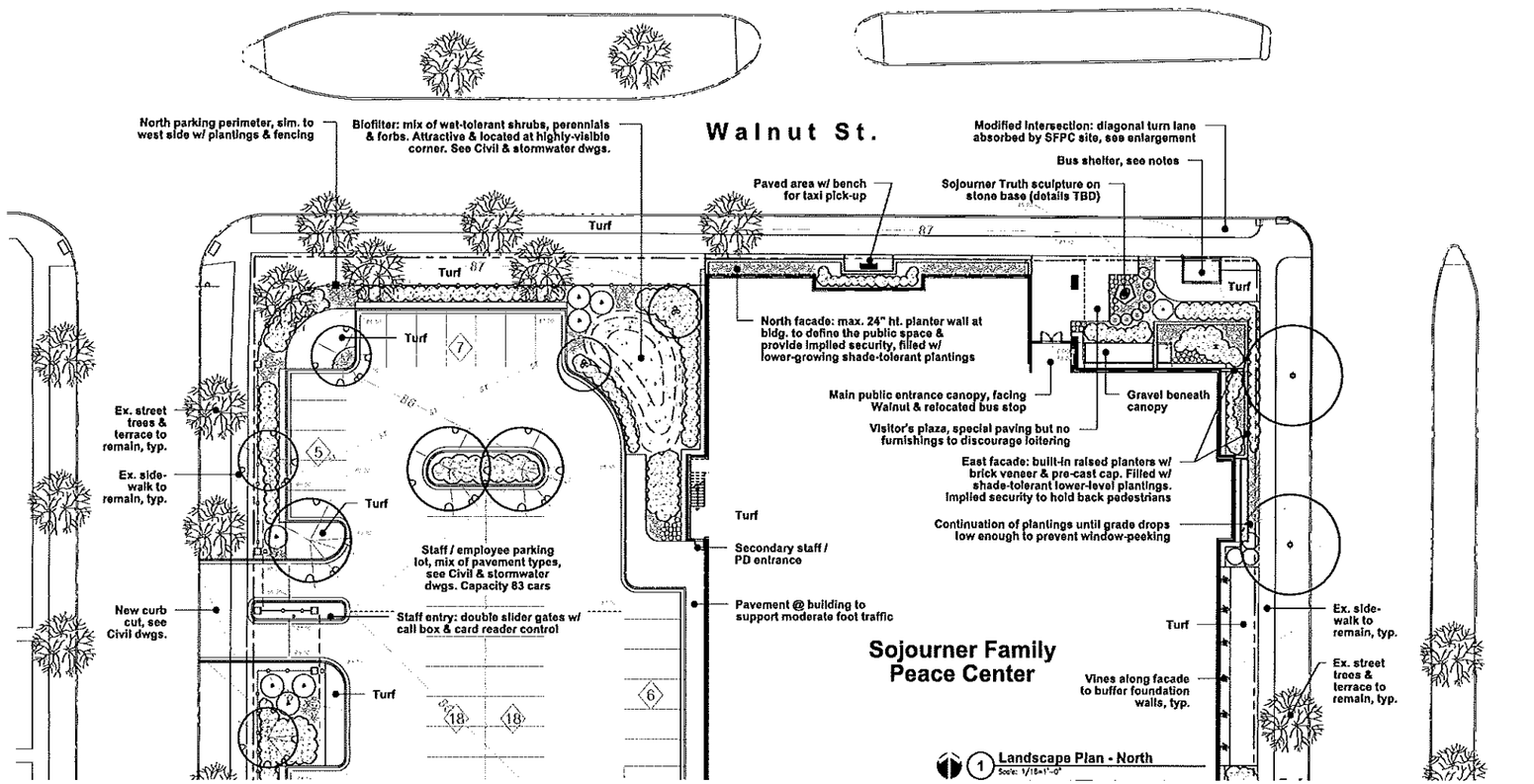

1 Landscape Plan - North
Scale: 1/16"=1'-0"

Zimeman
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2122 West Mt. Vernon Avenue | Milwaukee, WI 53233 | zastudios.com
TELEPHONE [414] 476.9500
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PROJECT
Sojourner Family Peace Center

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225 West Highland Avenue
Milwaukee WI 53203
Tel 414 690 1256
Fax 414 224 7764
M&E Project No 007-13

ISSUANCE AND REVISIONS
DPD Submittal

KEY PLAN

SHEET INFORMATION

REVISIONS

DATE	DESCRIPTION

DATE
March 12, 2014

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Site / Landscape Plans

L101

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Shrub Planting Detail
Not To Scale

Tree 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 dwgs. for work limits, scope of construction, hardscape, dimensions &/or construction notes. See Civil dwgs. for all grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, site amenities, details, schedules, notes. See Architectural dwgs. for all construction. See Electrical drawings for all power, circuiting, lighting & access control.

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, including (but not limited to) ornamental fencing & all access control equipment.

1.04 Contractor to provide samples for Landscape Architect's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.

1.05 Caution: underground utilities are 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 hardscape layout prior to construction. Contact Landscape Architect 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 Any work done in the public right-of-way shall require an encroachment & maintenance agreement with the City of Milwaukee. Owner, LA & contractor to coordinate.

Landscape Notes

2.01 Rough grading & topsoil import/spreading are to be completed by others. Finish 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 site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types & locations, see specifications for materials & installation.

2.03 Contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys. Forward a material list to the Landscape Architect prior to construction identifying species, sizes & plant sources to be used on the project.

2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004.The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.

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 planting beds shall contain screened blended topsoil mix to a min. depth of 18". All lawn areas shall have min. 6". Suitable existing soil may be used & mixed if previously approved. Contractor shall be 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.) Remove excessive clay, gravel & stones detrimental to healthy plant growth. Remove all debris greater than 1" diameter.

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 to be provided by Liesener Soils, Cedarburg WI, or approved equal.

2.09 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.

2.10 All perennial areas shall receive a 1-2" layer of shredded hardwood bark mulch. Groundcover beds do not receive a cover of shredded 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.

2.11 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.

2.12 All edging to be 3/16" x 4" alum. mill-finish. Permaloc "CleanLine" or "ProSlide", or approved equal.

2.13 Stone mulch areas to contain 2-3" of decorative stone installed over poly weed barrier. Stone shall be Mississippi washed @ min. 1" dia, or approved equal. Coordinate final material selection with LA.

2.14 Contractor shall provide positive drainage away from all structures for a minimum of 10'.

2.15 Contractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for one year after installation. Include an add-alternate cost to continue maintenance through year two. Contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities.

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.

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 the 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, cultipacker, slit-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 12 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 shall be installed & maintained per supplier's specifications.

BLUEGRASS MIX:
"Deluxe 50 Mix" shall be supplied by Reinders, Elm Grove WI, 262-786-3300. Apply @ 5 lbs per 1000 GSF. Install at the east & south sides of the parking structure, and around the pond zone.

3.11 Contractor shall be responsible for providing comprehensive seed area establishment, maintenance and warranty care for all seeded areas for the following durations not less than one year after establishment:
- Bluegrass areas: 12 months

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 Civil dwgs for erosion control req's. 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 only be considered if submitted & approved prior to seven days before the close of bidding

5.06 Rain Garden Plugs: Shall be based on "Rain Garden For Sandy Soil in Part Sun." Materials shall be provided by Prairie Nursery. Or approved equal. PN hort staff shall modify species & percentages to increase overall drought tolerance / upland species and reduce the number of floodplain-loving varieties. Final species & density information to be provided to LA for approval prior to ordering. Plugs shall be installed & maintained per supplier's specifications. Install @ 12-15" o.c., staggered / triangular spacing, with species organized in clusters of 6-9 plugs each.

5.07 Contractor shall be responsible for providing base bid comprehensive plug area establishment, maintenance and warranty care for two years after installation. Include an add-alternate cost to continue maintenance through year three. Contractor shall submit a 24-mo. calendar for review/approval including all anticipated maintenance activities. Schedule to be based on the plug supplier's maintenance requirements, modified as needed for site-specific conditions.

Hardscape / Amenity Notes

4.01 Play Area: One central play area to be constructed.

- Area shall be enclosed with 6' ht. ornamental metal fencing & matching piers (see below.)

- Pedestrian gates shall be be equipped with egress hardware as required for exiting.

- Play zone shall include a variety of equipment types & styles. Overall design intent and themes are TBD, selected from traditional, nature-based or hybrid play schemes. Equipment volumes shall be as shown in the plan.

- Play equipment shall be suitable for both 2-5 and 5-12 yr. age ranges.

- Surfacing shall include poured-in-place resilient rubber surfacing in equipment fall zones, possible shredded wood fiber for loose play zones within the landscape areas an playground-style synthetic turf for the remaining open space.

- Internal landscaping to be included for educational / enrichment purposes.

- Play equipment & resilient surfacing vendors TBD, final specifications and construction shall be completed via design-build contract(s) with one or more playground vendors.

4.02 Ornamental Metal Fencing: Site shall be enclosed in steel ornamental metal fencing where shown, typ. 6' ht., three-rail style with pickets. Color TBD, likely bronze or black, to be selected from standard mfr. range. Final detailing (i.e. rail count, square/ring inserts, finial type, picket type) are TBD. Fencing shall be Ameristar "Montage II Industrial" Genesis or approved equal. Fencing shall be 'racked' or biased to suit sloping grade conditions (not stepped per panel.)

4.03 Sliding Gates, Operators & Parking Control: Sliding gates shall be matching Ameristar product, or approved equal. Sliders shall conform to ASTM F1184-05 (or newer) and shall be Class II Type I. Gate operators shall be Doorking "9150 Commercial Opener" with cold-weather accessories, or approve equal. Operators shall include vehicle sensors, safety loops and/or anti-entrapment devices as required. Parking control gates shall be Doorking "1601 Barrier Gate" or approved equal. Access control equipment / methodology is TBD, assume combination proximity card readers & call boxes at both entrances. Also assume up to 20 remote controls for underground access, technology TBD.

4.04 Masonry piers: Masonry piers shall be located as shown on the plans; 24" sq. x 7' max ht., brick veneer over CMU core w/ appropriate CIP concrete footings & foundations, w/ pre-cast caps. Brick shall match materials used on the building.

4.05 Bus stop: One public bus stop is to be constructed in coordination with MCTS. Sidewalk connections to tie into public walkways. Shelter style, size and construction is TBD, assumed to be semi-custom to reflect the architectural design of SFPC. Future coordination required with MCTS.

4.06 Add-alternate Irrigation system: Furnish, install, maintain (for one year) & warranty a fully-automated design-build irrigation system. System to consist of all required components for a functional system, including (but not limited to) all plumbing, street lateral, meter & pit, master valve, RPBP, digital controller w/ two-week programmable calendar, rain sensor, wiring, manifolds, lines, valves, laterals & heads. System to be designed by a Certified Irrigation Designer & installed by a Certified Irrigation Contractor.

- Scope to include all lawn and ornamental plantings in A) the courtyard and B) the North & East sides of building. No irrigation needed in the parking area or along the south side.

- Layout to be based on the landscape plan. Shop drawings, details & specs shall be provided for review/approval.

Preliminary Plant Schedule

NOTE: Species, sizes and quantities TBD. Final selections to be confirmed prior to construction, typ.

Symbol	Qty Prop.	Botanical Name	Common Name	Installed Size	Root	Spacing	Notes
[Qty. 64] Shade Trees							
Ace Mar		Acer x freemanii 'Marmo'	Marmo Upright Maple	3" Cal.	B/B	As Shown	
Gym Esp		Gymnocladus dioicus 'Espresso'	Seedless Kentucky Coffeetree	3" Cal.	B/B	As Shown	
Til Gle		Tilia x flavens 'Glenleven'	Glenleven Linden	3" Cal.	B/B	As Shown	
Ulm New		Ulmus x 'New Horizon'	New Horizon Hybrid Elm	3" Cal.	B/B	As Shown	
[Qty. 34] Ornamental Trees							
Ame Col		Amelanchier x 'Cole's Select'	Cole's Select Serviceberry	8' Ht.	B/B	As Shown	Heavy Three 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
[Qty. 21] Evergreen Trees							
Pic Gla		Picea glauca var. densata	Black Hills Spruce	6-7' Ht.	B/B	As Shown	
Pin Nig		Pinus nigra	Austrian Pine	6-7' Ht.	B/B	As Shown	
[Qty. 11,100 SF] Deciduous Shrubs							
Cot Api		Cotoneaster apiculatus	Cranberry Cotoneaster	15-18" Ht.	2 Gal	48" o.c.	
Die Lon		Diervilla lonicera 'Jewel'	Jewel Dwfbush Honeysuckle	18-24" Ht.	2 Gal	54" o.c.	
Hyd Gra		Hydrangea arb. 'Grandiflora'	Snowhill Hydrangea	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.	
Ros SPP		Various Rose species as desired by Sr. Edna		15-18" Ht.	2 Gal	30-36" o.c.	
Spi Tor		Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	24" Ht.	2 Gal	42" o.c.	
Spi Fri		Spiraea fritschiana	Fritsch Spirea	24" Ht.	2 Gal	42-48" o.c.	
Syr Pal		Syringa meyeri 'Palibin'	Palibin Dwf. Lilac	30-36" Ht.	2 Gal	54-60" o.c.	
Vib Red		Viburnum dentatum 'JN Select'	Red Feather Arrowwood Viburnum	48" Ht.	B/B	72" o.c.	
[Qty. 3,650 SF] Evergreen Shrubs							
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.	
[Qty. 1,800 SF] Perennials & Grasses							
Hem Hap		Hemerocallis 'Happy Returns'	Happy Returns Daylily	4.5"	Cont.	18-24" o.c.	
Hem Ros		Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	4.5"	Cont.	18-24" o.c.	
Mis Mor		Miscanthus 'Morning Light'	Morning Light Maidenhair Grass	1 Gal	Cont.	30" o.c.	
Per Lit		Perovskia atr. 'Little Spire'	Little Spire Russian Sage	4.5"	Cont.	24" o.c.	
Spo Het		Sporobolus heterolepsis	Prairie Dropseed	1 Gal	Cont.	18-24" o.c.	
[Qty. 600] Groundcovers							
Euo Col		Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	2.5"	Cont.	12" o.c.	

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PROJECT

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M&E Project No 007-13

ISSUANCE AND REVISIONS

DPD Submittal

KEY PLAN

SHEET INFORMATION

REVISIONS

DATE	DESCRIPTION

DATE
March 12, 2014

PROJECT NUMBER	STUDIO
130108.00	Sabinash

Site / Landscape Dtls, Sched's & Notes

L500

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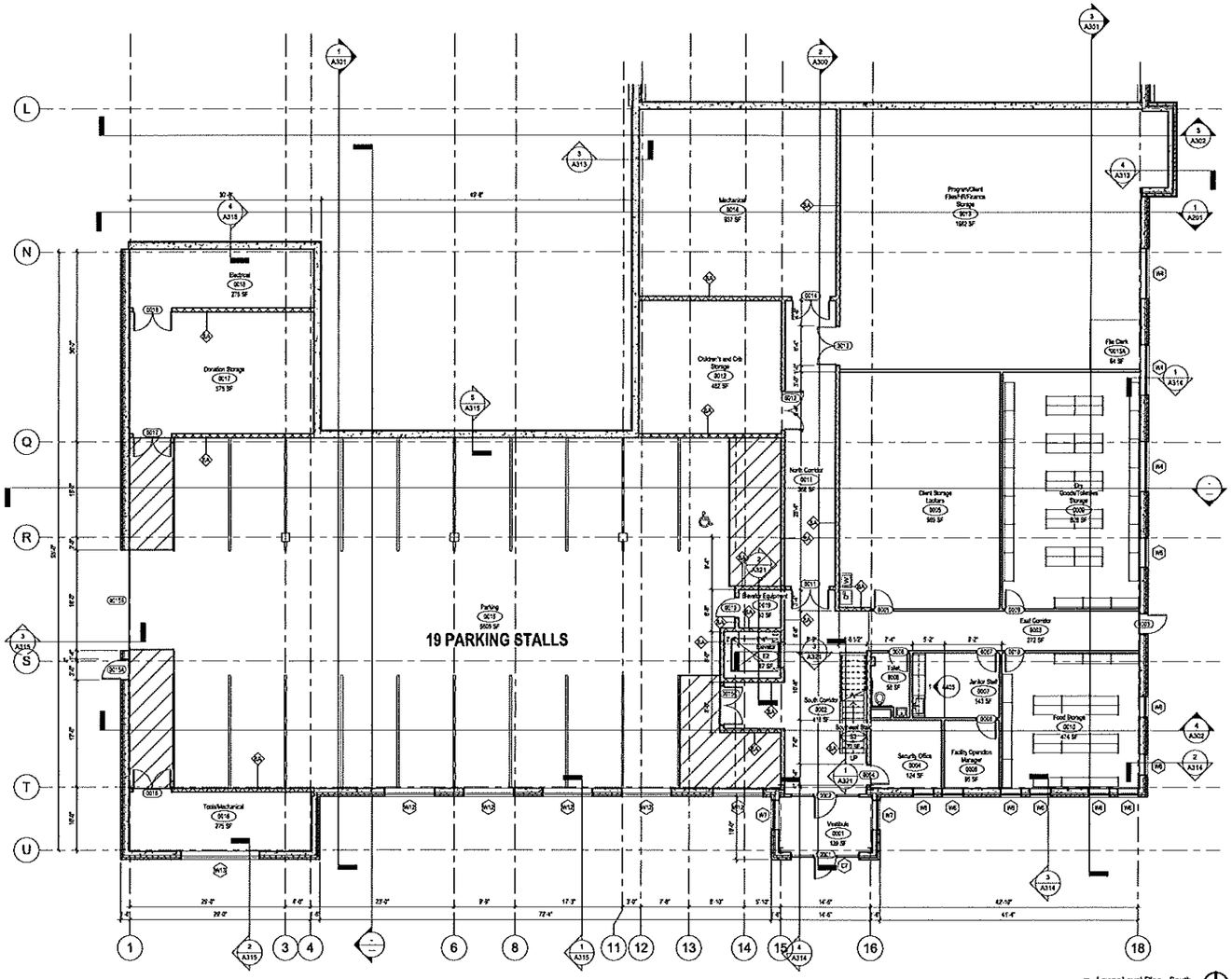
GENERAL NOTES

INTERIOR WALLS TO BE WALL TYPE 3, UNLESS NOTED OTHERWISE.



1 Lower Level Plan - South
1/8" = 1'-0"

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Lower Level Floor Plan

A100

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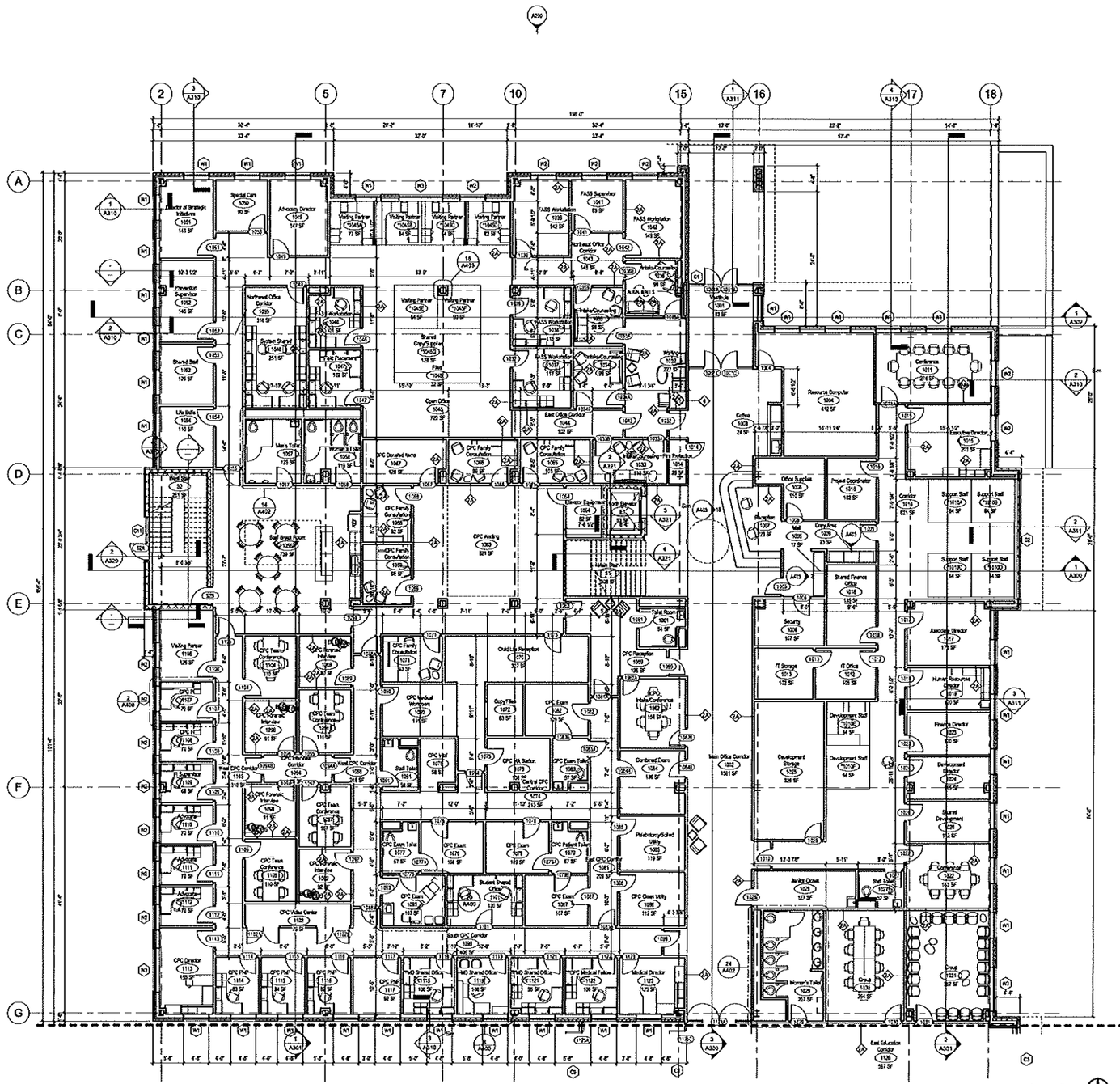

1 First Floor Plan - North
1/8" = 1'-0"

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First Floor Plan - North

A101

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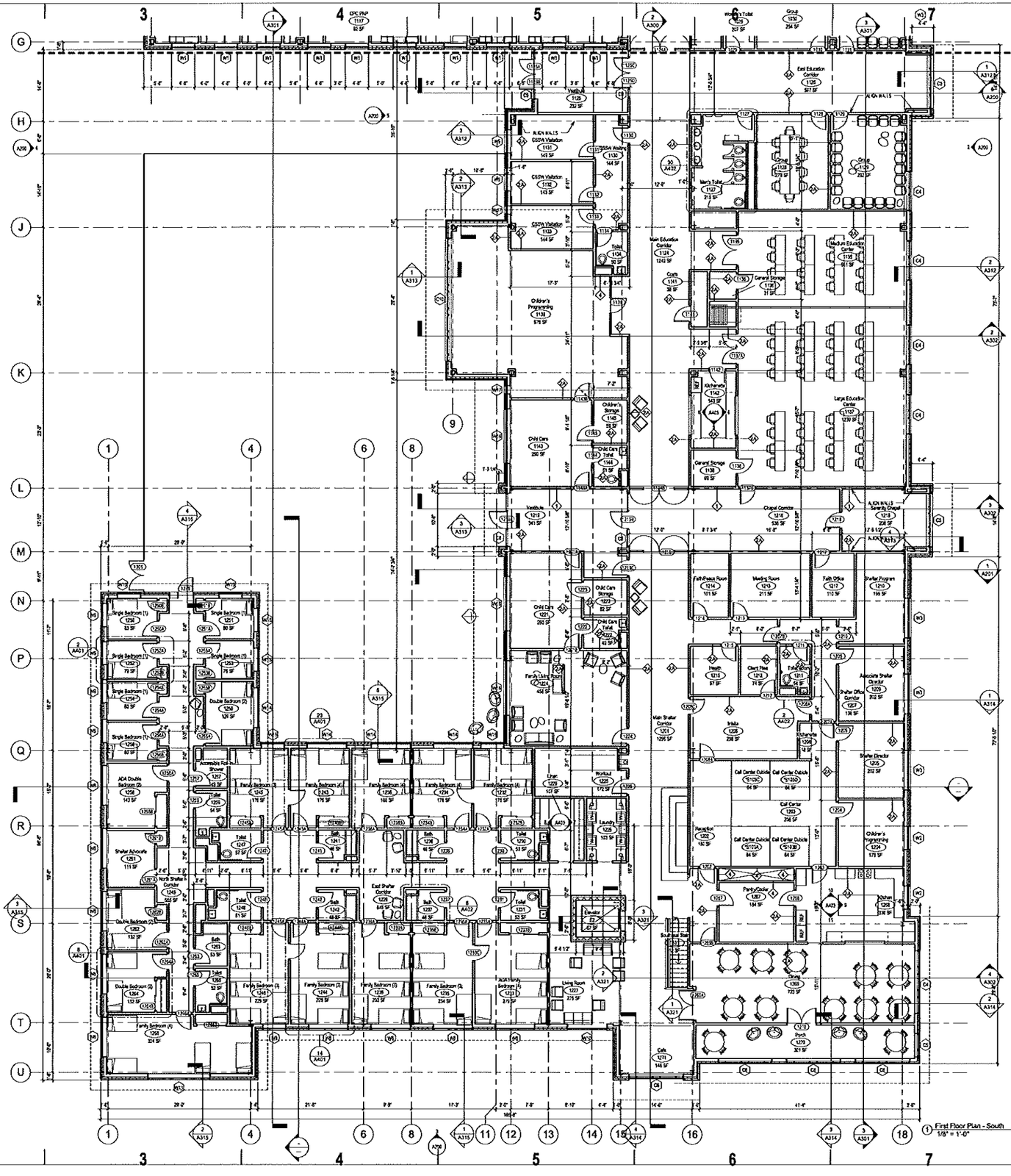
GENERAL NOTES

INTERIOR WALLS TO BE WALL TYPE 3, UNLESS NOTED OTHERWISE



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First Floor Plan - South

A102

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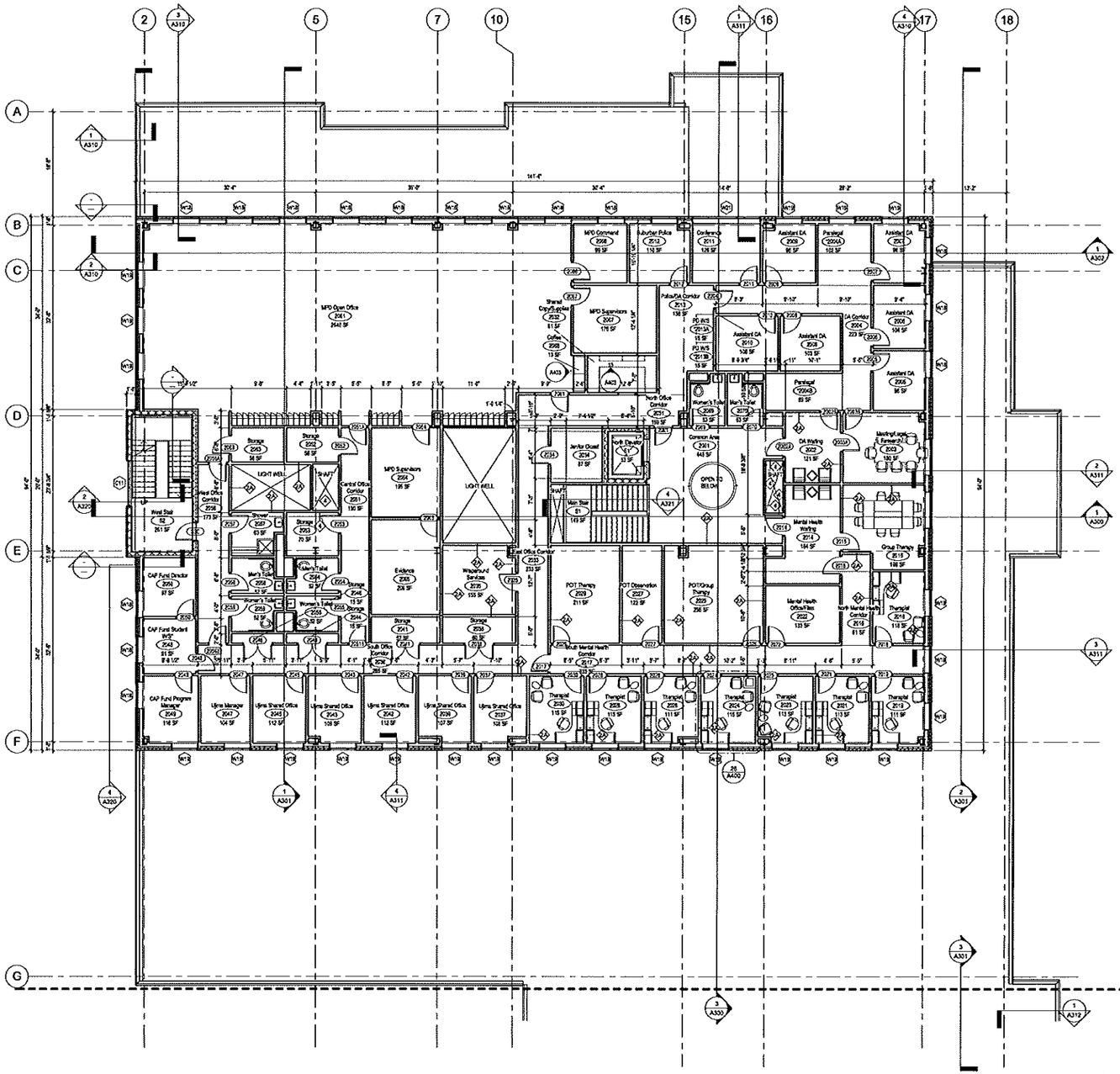
GENERAL NOTES

INTERIOR WALLS TO BE WALL TYPE 2 UNLESS NOTED OTHERWISE



① Upper Level Plan - North
1/8" = 1'-0"

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01/31/2014	Design Development Set

DATE
March 12, 2014

PROJECT NUMBER	STUDIO
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Second Floor Plan

A103

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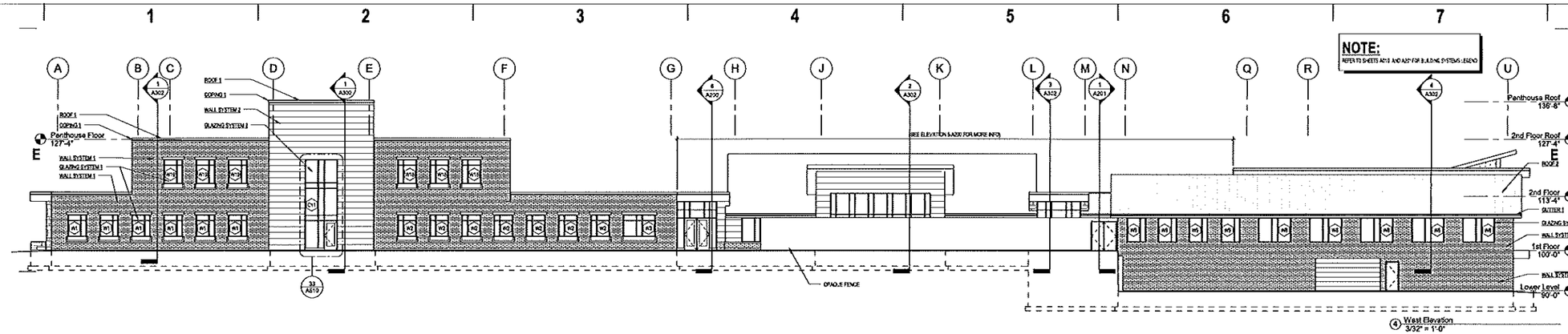

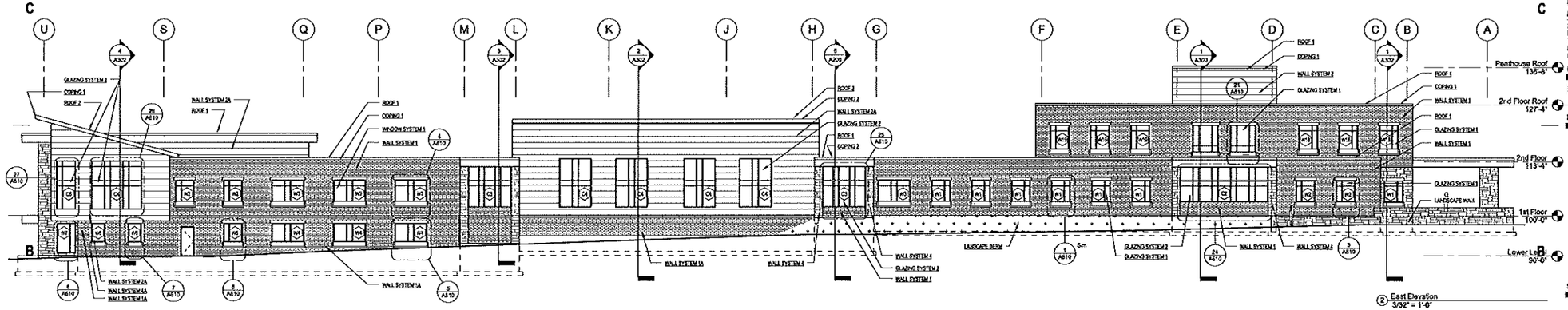

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KEY PLAN

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Exterior Elevations

A200

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BUILDING SYSTEMS, ASSEMBLIES AND COMPONENTS

COFING 1. (Typical Condition)
Two piece, perforated aluminum gravel stop (color to be selected by architect over 2x pressure treated wood valve anchored to top of wall

FLOOR 1. (Slab on grade)
5" concrete slab at welded wire mesh over polyethylene vapor barrier and 6" finely draining compacted granular fill sub base. Provide pre-molded joint fill at columns and perimeter (See structural drawings for reinforcing control joint locations and additional information)

FLOOR 2. (Upper Level Floor)
3" concrete topping over 1 1/2" wide rib metal deck on steel joist and beam system.

FLOOR 3. (Shelter Floor)
3" concrete topping on 1" polyisocyanurate insulation over hollow core precast concrete plank.

FOUNDATION 1.
Perforated, cast in place, poured concrete foundation wall over reinforced concrete footing. Provide 2" rigid insulation (R-10 min.) from top of concrete footing to top of foundation wall on the interior face of the concrete foundation wall. Provide joint fill at columns and exterior wall once concrete slab is poured

GLAZING SYSTEM 1.
Fixed anodized aluminum storefront window.

GLAZING SYSTEM 2.
Fixed anodized aluminum curtain wall window.

GUARDRAIL 1.
Painted steel rail system to be mounted 3' 0" above finish floor. Intermediate space to be filled with 1" x 1" horizontal painted steel balusters @ 4" o.c.

GUTTER 1.
Prefinished aluminum gutter

HANDRAIL 1.
1 1/2" dia. painted steel rail system to be mounted 3' 0" A.F.F. and attached to guardrail or wall.

LINTEL & SILL
Cast stone lintel & sill

ROOF 1. (Typical roof)
Ballasted EPDM membrane on minimum 4" expanded polyisocyanurate foam insulation on 1 1/2" wide galvanized roof deck

ROOF 2. (Pitched roof)
TPO membrane with welded disc on minimum 4" expanded polyisocyanurate foam insulation on 1 1/2" wide galvanized roof deck

SCREEN 1
5/8" phenolic building panel system on 4" polyisocyanurate insulation on spray air and vapor barrier on 1/2" fiberglass mat gypsum panel sheathing on 5 5/8" structural steel stud.

STAIR 1.
Concrete filled metal pan stair on steel framing as designed by steel stair supplier

WALL SYSTEM 1. (Brick exterior wall)
Utility brick with plastic wraps and vents at 36" o.c. with 1" airspace (U.N.O.) on 3" polyisocyanurate insulation on spray air and vapor barrier on 1/2" fiberglass mat gypsum panel sheathing on 6" structural steel stud wall with 5/8" GWB on inside face

WALL SYSTEM 1A. (Brick exterior wall at Shelter parking)
Utility brick with plastic wraps and vents at 36" o.c. with 1" airspace (U.N.O.) on 3" polyisocyanurate insulation on spray air and vapor barrier on cast-in-place concrete wall

WALL SYSTEM 2. (Fiber cement board wall at West stair)
1/8" x 72" fiber cement board panel on metal clip system on 3" polyisocyanurate insulation on spray air and vapor barrier on 6" CMU

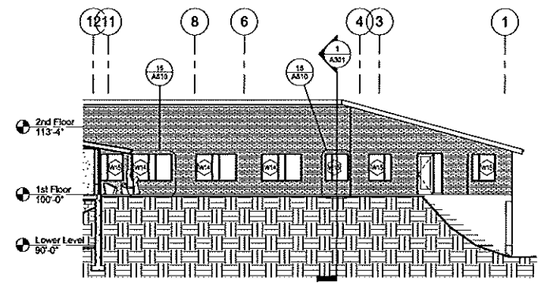
WALL SYSTEM 2A. (Fiber cement board wall)
1/8" x 72" fiber cement board panel on metal clip system on 3" polyisocyanurate insulation on spray air and vapor barrier on 1/2" fiberglass mat gypsum panel sheathing on 6" metal stud wall with 5/8" GWB on inside face

WALL SYSTEM 3. (Screen Wall)
1/8" x 72" fiber cement board panel on metal clip system on 1/2" fiberglass mat gypsum panel sheathing on 6" metal stud wall.

WALL SYSTEM 4. (Stone exterior wall)
Rockface natural stone with plastic wraps and vents at 36" o.c. with 1" airspace (U.N.O.) on 3" polyisocyanurate insulation on spray air and vapor barrier on 1/2" fiberglass mat gypsum panel sheathing on 6" structural steel stud wall with 5/8" GWB on inside face.

WALL SYSTEM 4A. (Stone exterior wall at Shelter parking)
Rockface natural stone with plastic wraps and vents at 36" o.c. with 1" airspace (U.N.O.) on 3" polyisocyanurate insulation on spray air and vapor barrier on cast in place concrete wall

NOTE:
REFER TO SHEETS A210 AND A201 FOR BUILDING SYSTEMS LEGEND



1 Courtyard Elevation/Section Looking South
3/32" = 1'-0"

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ISSUANCE AND REVISIONS
DPD Submittal

KEY PLAN

SHEET INFORMATION

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130108.00	

Exterior Elevations
A201

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