



September 6, 2011

Amended; June 24, 2013

1150 NORTH

DETAILED PLAN DEVELOPMENT SUBMITTAL

SUBMITTAL MATERIALS;

01- Project Description and Owners Statement

02- North Avenue Rendering

03- Vicinity Map

04- Plat of Survey

05- Site Grading and Utility Plan

06- Beerline Trail Connection Plan

07- DPD-4 Zoning Plan

08- Architectural Site Plan

09- Landscape Plan

10- Landscape Schedules

11- Building Elevations

12- Building Elevations

Photographs of Site and Surrounding Context

OVERVIEW OF DETAILED PLAN AND SUPPORTING MATERIALS

HD Development is seeking approval of the enclosed Detailed Plan Development that addresses the redevelopment of 3 adjacent parcels located at the northwest corner of North Avenue and Commerce Street. The parcels will be combined into a single parcel for the purpose of developing a \$16.8MM project consisting of approximately 122 residential apartment units, approximately 2,000 square feet of ground floor commercial /retail space, enclosed indoor parking for approximately 60-65 cars, and an outdoor surface parking lot for approximately 55-60 cars. The subject parcels are as follows;

- 1132 East North Ave. is owned by Stanley Place Investments LLC (Rick Read).
- 1136 East North Ave. is owned by the City of Milwaukee.
- 1164 East North Ave. is owned by Readco Inc. (Rick, Cindy, and Cathy Read).

On August 2, 2011, Alderman Kovac hosted a neighborhood meeting during which HD Development Group presented 1150 NORTH to Riverwest Residents. A majority of the attendees were in favor of the project as presented. With that being the case, this Detailed Plan Development is being submitted for approval by the City of Milwaukee Common Council.



The June 24, 2013 amendment to the Detailed Plan Development addresses the removal of a pylon billboard sign from the project. Originally it was proposed that an existing static billboard sign on the site would be converted to a digital billboard sign and then relocated to the roof of the proposed building. A buyout agreement has been executed between the development entity and the owner of the sign, resulting in the removal of the sign from the property and the project. The agreement is effective at the time of closing on the land purchase from the City of Milwaukee and the closing of project financing, which will occur concurrently. The building has been redesigned as a result of the sign no longer being located on the roof, and as such new building exterior elevations are being submitted as an exhibit to the June 24, 2013 amendment. All other aspects of the project remain unchanged.

#### PLAT OF SURVEY

This site is subject to a previously approved General Development Plan dated June 4, 2006 that is being revised concurrent with this submittal. A Design Survey Map, Sigma Group dated 5/20/2010, illustrates the development site. The existing retaining wall will remain. The existing storage garage has no redevelopment potential and will be raised. Existing vegetation along the north and western boundaries will be retained per a mutually agreeable plan between the Walworth Street neighbors and the developer. The Walworth Street neighbors have agreed to selectively grub and restore the hillside area between the Walworth Street sidewalk and the existing retaining wall. Currently the site is a Brownfield as a result of prior historic land uses and the unexpected stockpiling of contaminated spoils from utility trenching operations related to the extension of Commerce Street. DNR approval of a Remedial Action and Soils Management Plan has been obtained. The plan calls for contaminated soils to be redistributed and capped on site.

#### LANDSCAPING AND SITE WORK

The landscape plan envisions the preservation of existing landscaping along the north and western boundaries of the site, a new landscape barrier along the western property line between the proposed building and existing residence, and the possible incorporation of bio swales for storm water retention. Approximately 10' high by 7' wide areas consisting of a green wall cable or mesh system will be located on the east elevation of the proposed building. Perennial vines will be planted at the base of these panels and the vines will intertwine the cables/mesh creating a green wall effect. The landscape plan will conform to City of Milwaukee Landscape standards.

A connection to the Beerline Trail extending from the north end of Commerce Street to the north is also proposed. The connecting trail will be built concurrent with the construction of the building as depicted on the plans. The trail may be relocated in the future when development of the property located at 2362 North Stanley Place commences. The Stanley Place parcel will require approval of a Detailed Plan Development during which the proposed relocation of the trail will be addressed.



#### OWNERS STATEMENT OF INTENT AND PROJECT DESCRIPTION

The site is located at the northwest corner of the intersection of East North Ave and North Commerce St. The existing topography of the site is fairly flat except for sloping conditions along the western and northern boundary. Additionally, there is an existing retaining wall along the northern boundary and an existing garage structure on western boundary. It has been determined that the existing garage has no rehab potential and as such will be demolished except for the western and north walls that are an extension of the previously mentioned retaining walls. The existing retaining walls will remain in place. The existing vegetation along the western and northern boundary will remain mostly intact, except for selective removal of invasive plant species, possible removal of the existing cyclone fence, and the addition of a handrail to the top of the existing retaining walls. Additional landscaping will be added between the proposed building and the existing residence to the west. The landscaping is intended to visually obstruct views between the properties.

1150 NORTH will consist of 1 'L' shaped 4 story building (four stories of residential over one partially exposed story of parking and resident amenity/commercial space) located at the northwest corner of East North Ave. and North Commerce Street. The building will be located so as to form an urban edge along the North Ave. and Commerce Street frontage. There will be an approximately 10' setback from the sidewalk along North Ave within which landscaping will be located. There will be an approximately 30' setback from Commerce Street within which landscaping and an outdoor patio and potential bocce ball court for residents will be located. A 6 foot high fence could potentially surround the patio and bocce area, separating and securing it from the street. The main building entrance will front onto North Ave in a location that is in close proximity to the North and Commerce Intersection. A resident move-in entrance will be located on Commerce Street. A secondary resident entrance will be located on the north side of the building. Due to the existing topography, the secondary entrance on the north side of the building will be located one story above the main entrance on North Ave. Indoor parking will be accessed from Commerce Street on the north end of the building. Additional resident outdoor surface parking will be located on the north side of the building. This area will be landscaped in a manner that is consistent with the rest of the building. The grade differential between the courtyard parking area on the north side of the building and Commerce Street is addressed by a new retaining wall positioned between the proposed building and the existing retaining wall. A connecting roadway between the courtyard parking area on the north side of the building and Commerce St. maybe added at a later date should the grade differential prove to be less than anticipated.

The lowest level of the building, the Ground Floor, consists 60-65 indoor parking spaces, the main entrance and lobby area, and, initially, a resident amenity space with an adjoining outdoor patio area. In the future the ground floor resident amenity space may be changed to a retail/commercial use should market conditions change and a demand for commercial/retail uses becomes feasible. Possible uses include the following as defined by the Milwaukee Code of Ordinances; general office, general retail,



personal service, business service, dry cleaning, restaurant; sit down / fast food / carry out, health club, temporary real estate office.

The 1<sup>st</sup> floor will consist of a secondary resident entrance/pick-up and drop-off area, a fitness studio, business center, resident storage, and residential apartments. The 2<sup>nd</sup> through 4<sup>th</sup> floor consists of resident storage and residential units. The unit mix will consist of studios, 1 bedroom, and 2 bedroom apartments.

The building height be a maximum of 60' + roof elements.

The site is environmentally impacted due to historic prior uses and the current possibly impacted stockpile of soil located on the site. These findings have been confirmed through environmental phase 1 and phase 2 testing. DNR approval of Soils Management and Remedial Action Plan has been obtained. Contaminated soil will be redistributed and capped on site during the development process.

The building exterior materials consist primarily of masonry brick, metal panels and shingles, and cement board siding, panels, and trim. The location of the materials is depicted in the attached building elevations. It is anticipated that ground floor entrances and windows located in common area spaces will consist of commercial grade aluminum storefront framing and doors. Residential window and door products will be used in the residential units and consist of sliding patio doors leading to balconies and double window units in bedrooms. It is anticipated that window and door locations will be adjusted as construction documents are completed and final pricing has been obtained. It is possible that one window unit will be eliminated at the bedroom locations. This will be done in a uniform manner so as not to change the general character of the building design.

There will be signage related to future commercial/retail uses on the ground floor of the building facing North Avenue and Commerce Street. The signs may be either a blade or flat panel signs, or box type backlit signs located over the storefront windows of the commercial spaces as indicated on the attached renderings. There will also be a building identification sign mounted to the building exterior on the south façade at the second floor area immediately to the west of the building entrance. The location of the sign is indicated on the building elevation drawings. The sign is anticipated to be no greater than 32 square feet, backlit, and mounted with standoffs to the building exterior.

#### PROJECT STATISTICS

Gross Land Area; 1.87 acres, 81,457 SF

Maximum amount of land covered by principal building; 24,900 SF, .57 acres, 30%

Maximum amount of land devoted to surface parking and drives; 23,100 SF, .53 acres, 28%

Maximum amount of land devoted to landscaped open area; 33,600 SF, .77 acres, 42%

Maximum dwelling unit density; 57.1 units/acre

Proposed number of buildings; 1 building

Maximum number of dwelling units per building; 122 units

Bedrooms per unit; approximate average of 1.10 bedrooms/unit

Parking spaces; 115 -125 total spaces, 60-65 indoor spaces, 55-60 outdoor spaces.

#### COMPLIANCE WITH STANDARDS

The proposed DPD development complies with, or varies from, the standards prescribed by section 295-907 of the Milwaukee Code of Ordinances in the following respects:

1. Principal facades will have landscaping and streetscape treatments designed to enhance the pedestrian experience.
2. Screening (295-907 3. F.) Urban Landscape treatment will be used as a landscape buffer along all streets. New landscaping shall conform to City of Milwaukee requirements. Screening of circulation facilities will be type A landscaping (standard parking lot landscaping), type B landscaping (standard hard urban edge landscaping), and type C landscaping (modified hard urban edge landscaping conforming to section 295-405.1. Facilities such as mechanical equipment or enclosures will be screened per section 295.405.1.b-7, Type G landscaping (object screening). Fencing and walls shall be in accordance with table 295-405.1-c, fence/wall and landscaping requirements for landscape types, and section 295-405.1.ccc-5.
3. Open Spaces (295.907.3.g). Open spaces will include facilities for pedestrian circulation, including paved paths and seating areas; landscaped and garden areas with walls and fencing. Landscaping and screening open spaces will be maintained so as not to create a nuisance or hazardous condition.
4. Circulation Facilities (295-907.3.h). The general location of circulation facilities, including pedestrian and vehicle access and egress, as well as drop-off and loading facilities, are identified on the plans. Loading facilities shall be located near the facilities they support and will be adequately screened.
5. Landscaping (295-907.3.i). Site landscaping standards will conform to section 295-405, Milwaukee Code of Ordinances, and will be of a quality consistent with the standards of the American Association of Nurseryman (ANSI 260.1). Landscaping shall meet the requirements of section 295-405.1.c, for planting materials, fencing, and walls. Landscape features may encroach into the public right-of-way, with city approval, in accordance with section 295-405.1.c.8.
6. Lighting (295-907.3.j). New building lighting will conform to the illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets and residences.
7. Utilities (295-907.3.k). All new utility lines will be installed underground. New transformers and substations will be installed within buildings or otherwise screened from view.
8. Signs (295-907.3.l). New signs will be developed in accordance with the specific requirements of section 295-605-5, Milwaukee Code of Ordinances, and other requirements of the City of Milwaukee Ordinances.
9. Survey (295-907). The ALTA/ASCM Land Title Survey shows topography at 1 foot intervals.
10. Minor Modifications. Section 295-907.2.i of the Milwaukee Code of Ordinances provides that minor modifications to the general and detailed plans may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to it's general character, or such things as land coverage of buildings and parking areas. No modifications will be undertaken



that would be regulated by section 295-907.2.i-1 through 7, without submittal or revised plan. Minor improvements of the site may be allowed without submittal and approval if sufficient detail is shown on the approved DPD.

Prepared by Todd Davies  
Manager, 1150 North LLC



1150

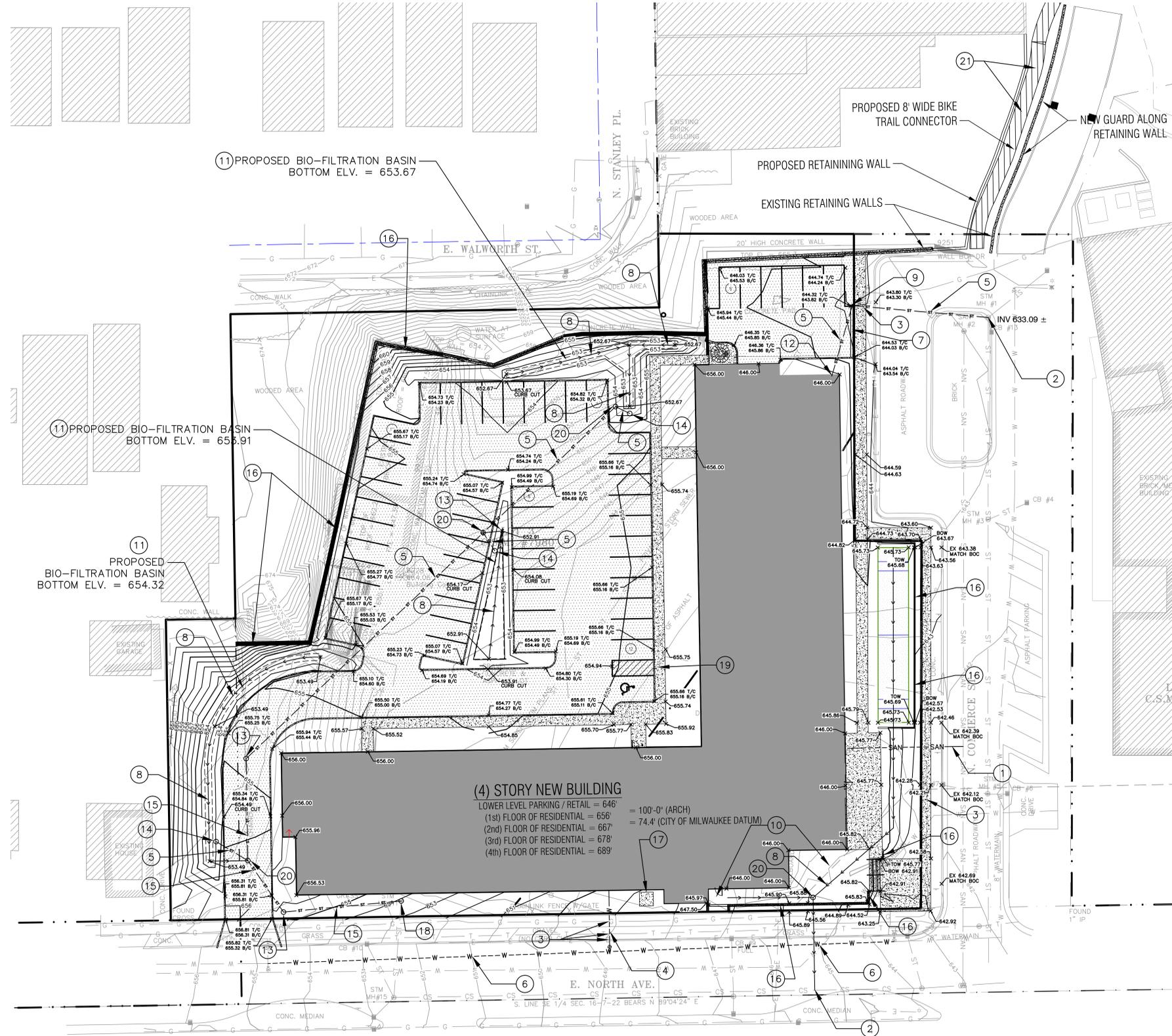
VALERIO  
DEWALT  
TRAIN



**N**  
SITE OVERVIEW  
SCALE: NONE

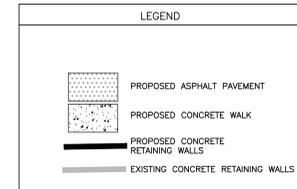


SEE SHEET C101  
FOR CONTINUATION

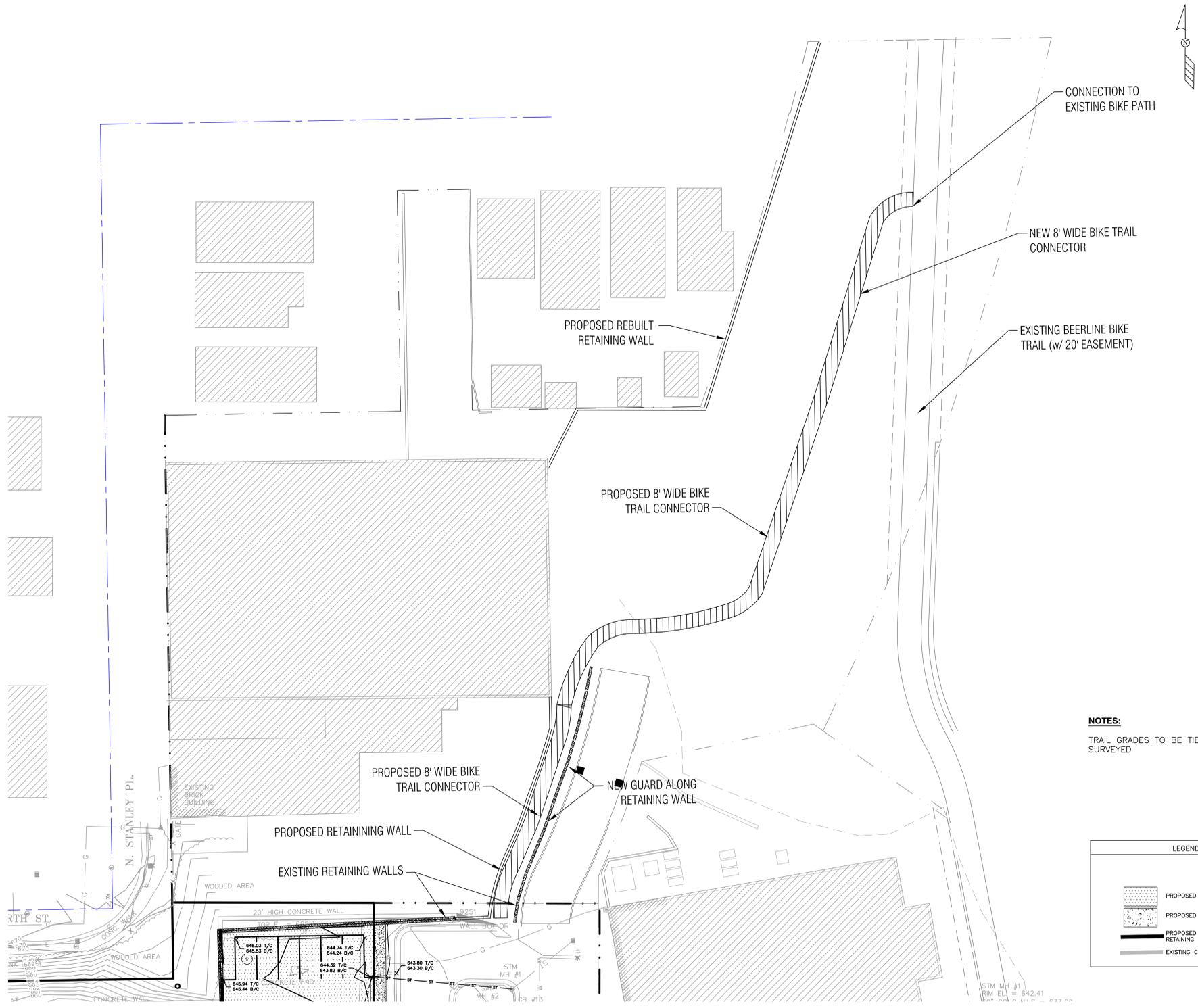


- KEYED NOTES:**
1. PROPOSED 6" PVC SANITARY SEWER LATERAL.
  2. CONNECT NEW STORM SEWER TO EXISTING STORM SEWER IN ACCORDANCE WITH CITY OF MILWAUKEE REQUIREMENTS.
  3. CONTRACTOR TO CHECK FOR CONFLICTS WITH EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF NEW UTILITIES. REPORT ANY CONFLICTS TO ENGINEER.
  4. PROPOSED 6" DI PRIVATE COMBINED DOMESTIC/FIRE WATER SERVICE WITH GATE VALVE.
  5. PROPOSED STORM SEWER.
  6. PROPOSED 8" PUBLIC WATERMAIN.
  7. PROPOSED TRENCH DRAIN.
  8. PROPOSED PERFORATED UNDERDRAIN SYSTEM.
  9. PROPOSED STORM CURB INLET WITH SUMP.
  10. PROPOSED PERVIOUS PAVERS IN PATIO AREA.
  11. PROPOSED BIO-FILTRATION BASIN.
  12. PROPOSED BUILDING STORM DRAIN.
  13. PROPOSED STORM MANHOLE.
  14. PROPOSED STORM OVERFLOW RISER.
  15. PROPOSED 48" STORM SEWER (FOR UNDERGROUND DETENTION)
  16. RETAINING WALL.
  17. PROPOSED ELECTRICAL TRANSFORMER LOCATION.
  18. PROPOSED STORM OUTLET STRUCTURE. CONNECT TO EXISTING STORM SEWER
  19. PROPOSED ADA RAMP
  20. PROPOSED TRAPPED/SUMPED MANHOLE
  21. PROPOSED INTERIM BIKE PATH. PATH TO MATCH EXISTING GRADES. (AREA TO BE SURVEYED)

EXISTING IMPERVIOUS = 34,919 SQ. FT. (0.80 AC.)  
PROPOSED IMPERVIOUS = 74,378 SQ. FT. (1.71 AC.)



**PRELIMINARY**



CONNECTION TO EXISTING BIKE PATH

NEW 8' WIDE BIKE TRAIL CONNECTOR

EXISTING BEERLINE BIKE TRAIL (w/ 20' EASEMENT)

PROPOSED REBUILT RETAINING WALL

PROPOSED 8' WIDE BIKE TRAIL CONNECTOR

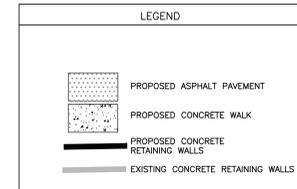
PROPOSED 8' WIDE BIKE TRAIL CONNECTOR

NEW GUARD ALONG RETAINING WALL

PROPOSED RETAINING WALL

EXISTING RETAINING WALLS

**NOTES:**  
TRAIL GRADES TO BE TIED INTO EXISTING. AREA TO BE SURVEYED



**PRELIMINARY**

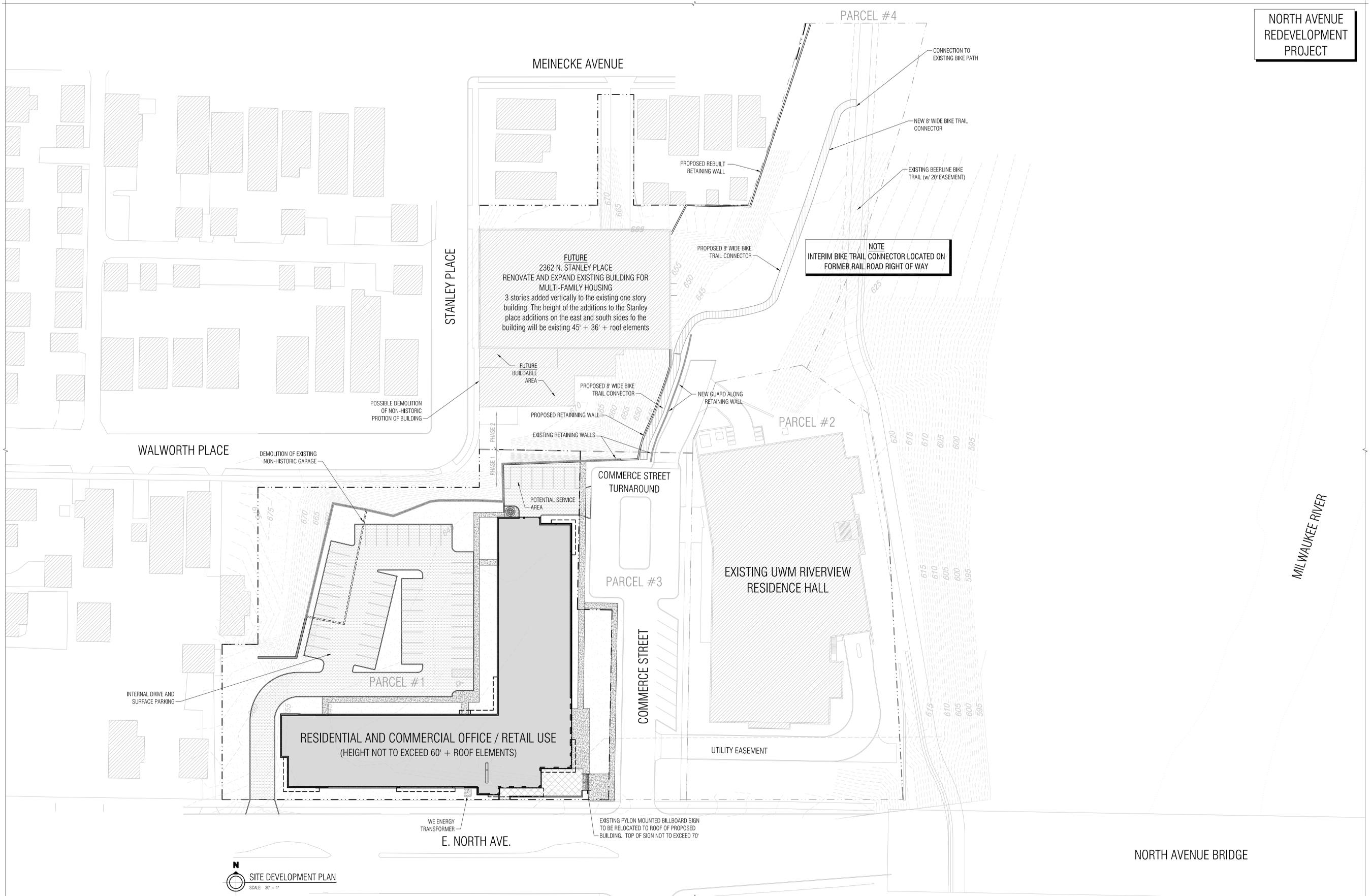
SITE PLAN-BIKE PATH  
**C 101**

ZAS Project # 0055.59 | Date Issued: 09-02-11

**1136 E. NORTH AVENUE**  
MILWAUKEE, WI

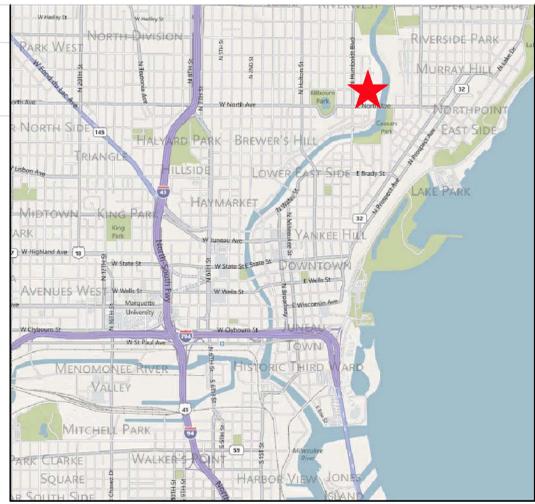
**THE SIGMA GROUP**  
Single Source. Sound Solutions.  
www.thesignmgroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

**zimmerman**  
ARCHITECTURAL STUDIOS, INC.  
5106 N. Port Washington Rd. | Glendale, WI 53217 | zastudios.com

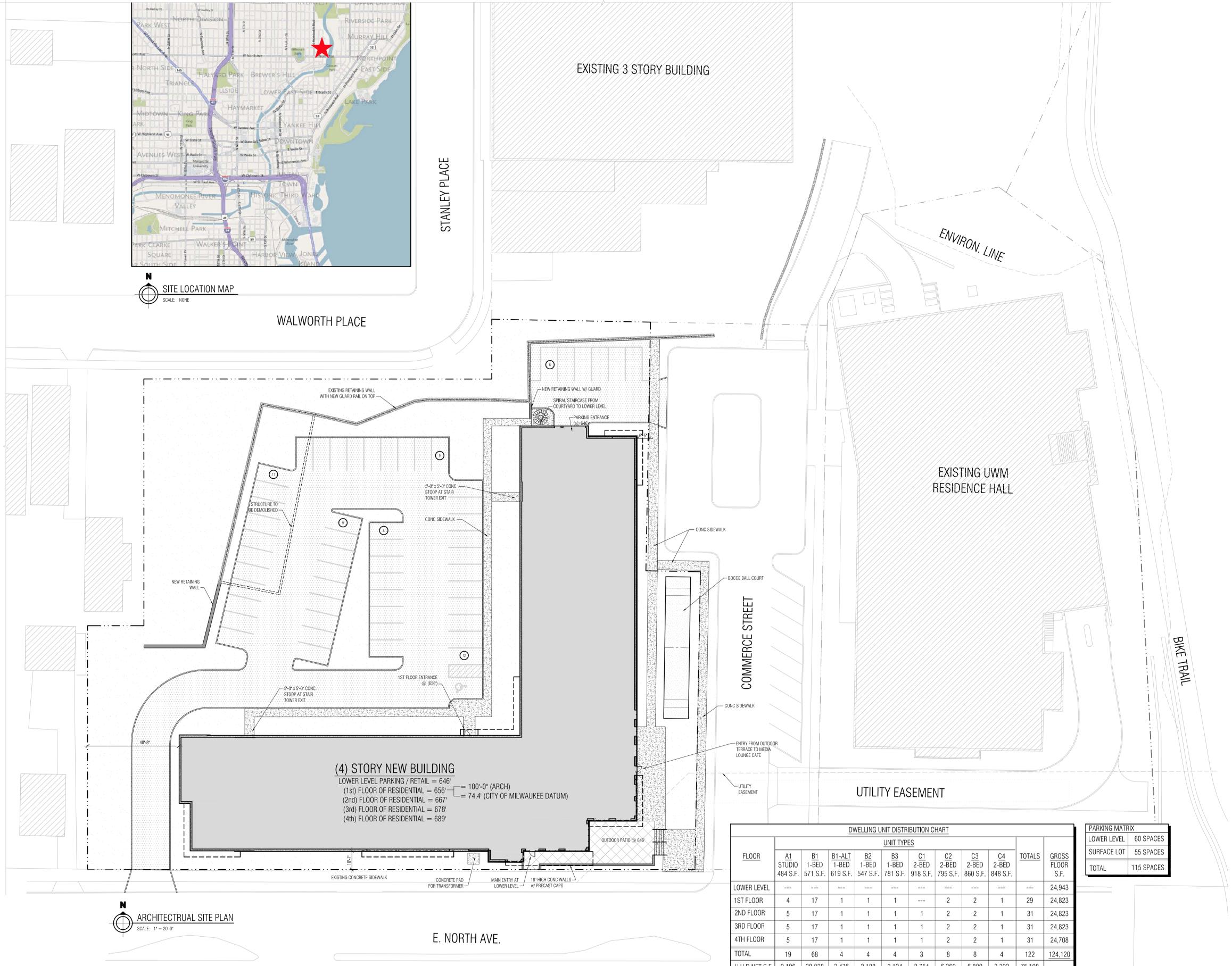


INTERIM BIKE TRAIL CONNECTION  
DETAILED PLAN DEVELOPMENT

DPD-4



**SITE LOCATION MAP**  
SCALE: NONE

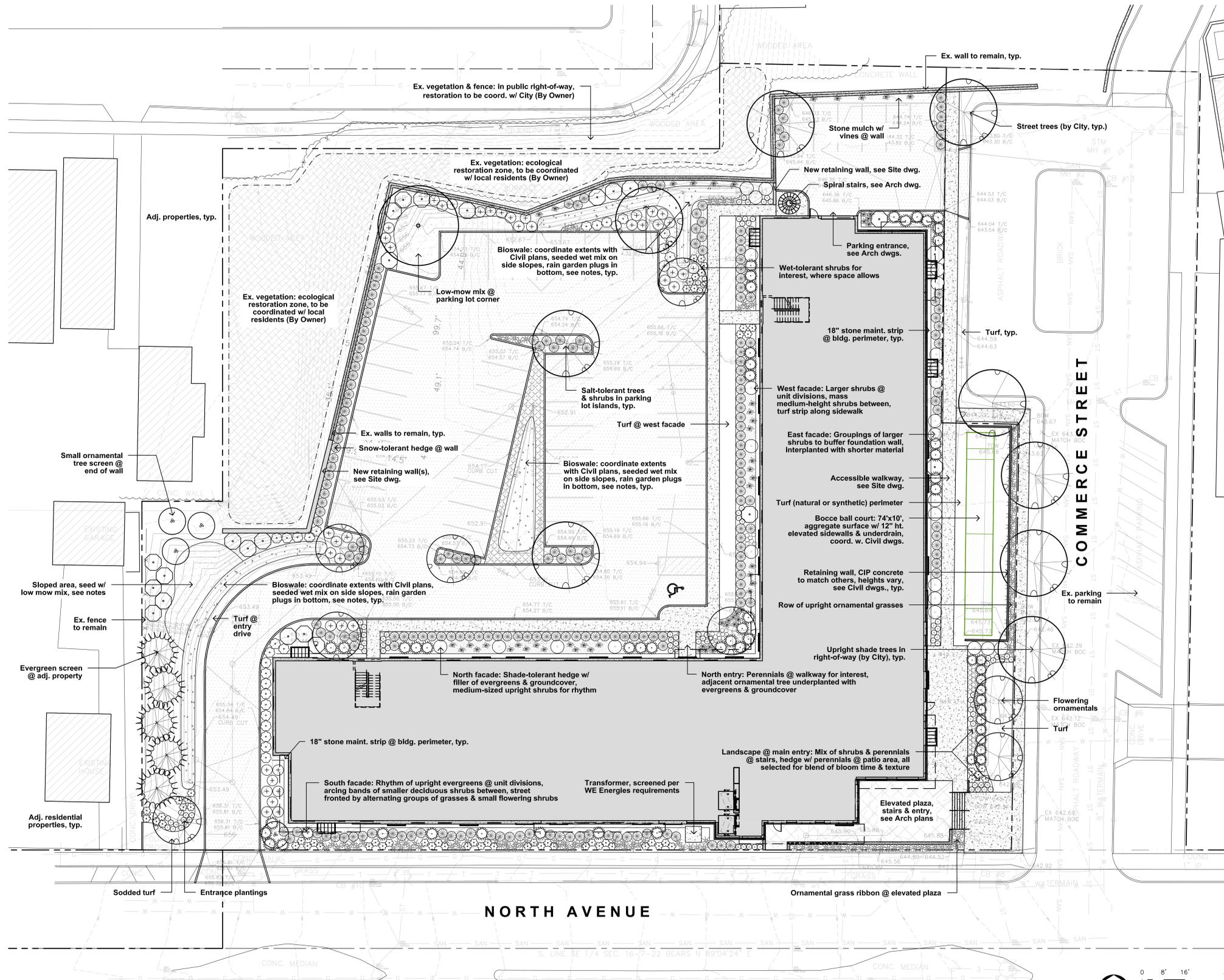


**(4) STORY NEW BUILDING**  
 LOWER LEVEL PARKING / RETAIL = 646'  
 (1st) FLOOR OF RESIDENTIAL = 656' = 100'-0" (ARCH)  
 (2nd) FLOOR OF RESIDENTIAL = 667' = 74.4' (CITY OF MILWAUKEE DATUM)  
 (3rd) FLOOR OF RESIDENTIAL = 678'  
 (4th) FLOOR OF RESIDENTIAL = 689'

**ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 20'-0"

FLOOR	DWELLING UNIT DISTRIBUTION CHART								TOTALS	GROSS FLOOR S.F.	
	A1 STUDIO	B1 1-BED	B1-ALT 1-BED	B2 1-BED	B3 1-BED	C1 2-BED	C2 2-BED	C3 2-BED			C4 2-BED
LOWER LEVEL	---	---	---	---	---	---	---	---	---	---	24,943
1ST FLOOR	4	17	1	1	1	---	2	2	1	29	24,823
2ND FLOOR	5	17	1	1	1	1	2	2	1	31	24,823
3RD FLOOR	5	17	1	1	1	1	2	2	1	31	24,823
4TH FLOOR	5	17	1	1	1	1	2	2	1	31	24,708
<b>TOTAL</b>	<b>19</b>	<b>68</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>8</b>	<b>8</b>	<b>4</b>	<b>122</b>	<b>124,120</b>
H.U.D NET S.F.	9,196	38,828	2,476	2,188	3,124	2,754	6,360	6,880	3,392	75,198	

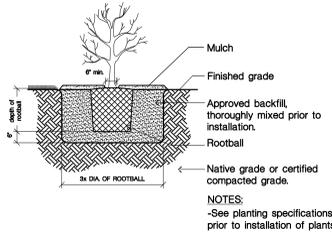
PARKING MATRIX	
LOWER LEVEL	60 SPACES
SURFACE LOT	55 SPACES
<b>TOTAL</b>	<b>115 SPACES</b>



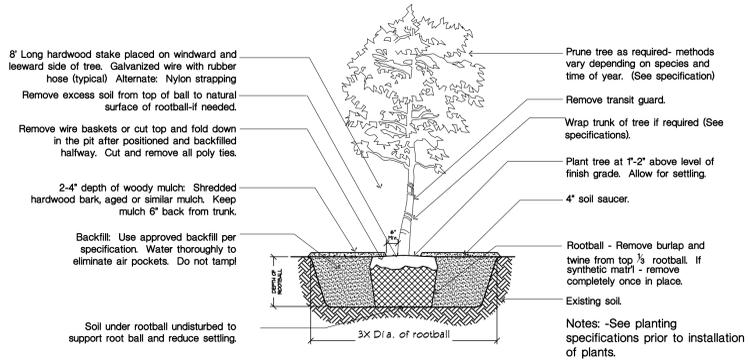
**Symbol Legend**  
 See L2.0 for species, sizes & qty's

- Shade trees
- Ornamental trees
- Deciduous shrubs
- Evergreen shrubs
- Perennials & grasses

Review Set, Not For Construction



**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) the City of Milwaukee Municipal Code.
- 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, coverage/restoration requirements, fencing, details, schedules & notes. See Architectural dwgs. for all building construction.
- 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 hardscape 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.

**Landscape Notes**

- 2.01 Rough grading & topsoil placement 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 grading or site construction shall be fine graded and restored with vegetative cover as shown in the plans. See plans for cover types & locations, see specifications for appropriate materials & installation.
- 2.03 Contractor shall verify plant quantities shown on plan. Provide a material list to the Landscape Architect 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 planting beds shall contain 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 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.) Remove excessive clay, gravel & stones detrimental to healthy plant growth. Remove all stones greater than 1" diameter. Mix new topsoil mix into existing soil. See Section 32 90 00.
- 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 existing trees to remain shall be protected. Prior to clearing/grubbing, install snow fencing @ 15' radius from trunk, or @ dripline, 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 #1 stone installed over poly weed barrier. Edge with heavy-duty poly edging where adjacent to bark mulch or indicated in plans.
- 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 shall conform to Wisconsin DNR's Technical Docs #1003 & #1004.
- 3.02 Rough grading, drainage work & topsoil spreading shall be completed by others before sowing the seed mixes. The areas to be seeded shall be fine graded, 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.
- 3.03 Typical seeding dates are as specified in the project manual. Also confirm that anticipated seeding date(s) fall within the respective seed supplier's approved calendar prior to installation.
- 3.04 Installations completed outside of acceptable seeding dates shall be the performed at the sole responsibility and expense of the contractor. For dormant Bluegrass seeding, a min. of one over-seed application in the following season will be required.
- 3.05 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.
- 3.06 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.
- 3.07 No seeding shall occur if the wind exceeds 6 MPH.
- 3.08 Coordinate erosion control and/or mulching with Civil dwgs. In sloped areas steeper than 4:1, erosion matting will 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 matting and/or hydromulch application will be accepted as a no-cost alternate if approved by Landscape Architect.
- 3.09 See Civil dwgs for erosion control devices, if necessary. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.
- 3.10 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding.
- 3.11 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.) If necessary, supply soil amendments required for specified seed mixes and/or coordinate alternate mixes if soils cannot be properly conditioned.
- 3.12 Seed Mixes:
  - SEEDED TURF:  
"Deluxe 50 Turfgrass Mix"  
Available from Reinders Inc., Elm Grove WI, 800-785-3301. Or approved equal. To be installed & maintained per supplier's specifications. Apply @ 5 lbs per 1000 SF.
  - LOW MOW MIX:  
"No-Mow Lawn Mix"  
Available from Prairie Nursery, Westfield WI, 800-476-9453. Or approved equal. To be installed & maintained per supplier's specifications. Apply @ 220 lbs per AC. Also apply Annual Rye cover crop @ the seeding rate recommended by Prairie Nursery.
  - WET MIX:  
"Detention Basin Wet Prairie Mix"  
Available from Prairie Nursery, Westfield WI, 800-476-9453. Or approved equal. To be installed & maintained per supplier's specifications. Apply @ 10 lbs per AC including Annual Rye cover crop.

**Rain Garden Plugs**

- 4.01 This work shall consist of preparing the planting beds as well as furnishing and installing the required wet-tolerant plugs in the various biofiltration areas, as outlined in the site plans and specifications. All plug installation shall conform to Wisconsin DNR's Technical Docs #1003 & #1004.
- 4.02 Rough grading, drainage work & engineered soil placement spreading shall be completed by others before installing the plugs. The areas to be planted shall be fine graded and worked with appropriate equipment until a reasonably even and loose bed is obtained. Prepare immediately in advance of installation.
- 4.03 Typical installation dates are as specified in the project manual. Also confirm that anticipated date(s) fall within the respective plant supplier's approved calendar prior to installation.
- 4.04 Installations completed outside of acceptable seeding dates shall be the performed at the sole responsibility and expense of the contractor.
- 4.05 Provide material invoices for approval prior to installation.
- 4.06 Coordinate erosion control and/or mulching with Civil dwgs. In sloped areas steeper than 4:1, erosion matting will 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 use lightweight biodegradable erosion control matting as needed. Plugs shall be installed through slits cut in the mat.
- 4.07 Plant source substitutions will be considered only if submitted for approval 10 days before the close of bidding.
- 4.08 Wet-tolerant plugs:
  - "Rain Garden Kit for Sandy Soils - Full Sun"  
Available from Prairie Nursery, Westfield WI, 800-476-9453. Or approved equal. To be installed & maintained per supplier's specifications. Install @ 12" o.c., distribute species in random drifts of 7-9.

**Plant Schedule**

NOTE: Contractor is responsible for plant quantities

Symbol	Qty.	Botanical Name	Common Name	Installed Size	Root	Spacing	Notes
<b>Shade Trees (Qty. 5 + 5 in ROW)</b>							
Ace Aut		Acer x. freemanii 'Jeffersreef'	Autumn Blaze Maple	3.0' Cal.	B/B	As Shown	
Ace Dec		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3.0' Cal.	B/B	As Shown	
TR Dec		Tilia x. 'Greenspire'	Greenspire Linden	3.0' Cal.	B/B	As Shown	
<b>Ornamental Trees (Qty. 12)</b>							
Arne Aut		Amelanchier x. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10' Ht.	B/B	As Shown	Heavy Three-Stem
Mal Sar		Malus sargentii	Sargent Crab	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
<b>Evergreen Trees (Qty. 5)</b>							
Pic Gla		Picea glauca var. densata	Black Hills Spruce	8' Ht.	B/B	As Shown	
Pin Nig		Pinus nigra	Austrian Pine	8' Ht.	B/B	As Shown	
<b>Deciduous Shrubs (Qty. 389)</b>							
Aro Ela		Aronia melanocarpa var. elata	Glossy Black Chokeberry	24" Ht.	2 Gal.	42" o.c.	
Cor Car		Cornus sericea 'Cardinal'	Cardinal Redosker Dogwood	48" Ht.	B/B	72" o.c.	
Cor All		Cornus sericea 'Alleman's Compact'	Isanti Compact Dogwood	24" Ht.	7 Gal.	60" o.c.	
Die Lon		Diervilla lonicera 'Jewell'	Jewell Dwf. Honeysuckle	18" Ht.	2 Gal.	54" o.c.	
Euo Com		Euonymus alata 'Compactus'	Compact Burning Bush	36" Ht.	B/B	84" o.c.	
Hyd Gra		Hydrangea arb. 'Grandiflora'	Snowhill Hydrangea	24" Ht.	2 Gal.	48" o.c.	
Rhu Gro		Rhus aromatica 'Gro Low'	Gro Low Sumac	15" Ht.	2 Gal.	48" o.c.	
Rib Gro		Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	18" Ht.	2 Gal.	42" o.c.	
Ros CRW		Rosa 'Carefree Wonder'	Carefree Wonder Rose	18" Ht.	2 Gal.	36" o.c.	
Spi Fro		Spiraea x. jap. 'Froebelii'	Froebel's Spiraea	24" Ht.	2 Gal.	42" o.c.	
Syr Pal		Syringa meyeri 'Palibin'	Palibin Dwf. Lilac	36" Ht.	2 Gal.	48-54" o.c.	
Vib Spi		Viburnum carlesii 'Spice Island'	Spice Island Dwp. Kapske Viburnum	36" Ht.	7 Gal.	60" o.c.	
Vib Aut		Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	48" Ht.	B/B	72" o.c.	
Vib Pru		Viburnum prunifolium	Blackhaw Viburnum	48" Ht.	B/B	84" o.c.	
<b>Evergreen Shrubs (Qty. 55)</b>							
Jun Kal		Juniperus chinensis 'Kallay'	Kallay Compact Juniper	24" Sprd.	7 Gal.	54-60" o.c.	
Tax Gem		Taxus x. media 'Gem'	Gem Densiform Yew	24" Sprd.	7 Gal.	48-54" o.c.	
Thu Hol		Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	6" Ht.	B/B	As Shown	
<b>Perennials &amp; Grasses [Qty. 330 + 350SF groundcover]</b>							
Alc Mol		Alchemilla mollis	Lady's Mantle	1 Gal.	Cont.	24" o.c.	
Anu Dio		Anruncus dioicus	Goatsbeard	1 Gal.	Cont.	24" o.c.	
Cal Kar		Calamagrostis acu. 'Karl Foerester'	Karl Foerester Reed Grass	1 Gal.	Cont.	36" o.c.	
Euo Lit		Eupatorium 'Little Joe'	Dwarf Joe Pye Weed	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.	
Hos Roy		Hosta 'Royal Standard'	Royal Standard Hosta	1 Gal.	Cont.	30" o.c.	
Ir Blu		Iris versicolor 'Blue Flag'	Blue Flag Iris	4.5"	Cont.	18-24" o.c.	
Mis Mor		Miscanthus 'Morning Light'	Morning Light Maidenhair Grass	1 Gal.	Cont.	30" o.c.	
Pan Hea		Panicum 'Heavy Metal'	Heavy Metal Switchgrass	1 Gal.	Cont.	30" o.c.	
Per Lt		Perovskia atr. 'Little Spire'	Little Spire Russian Sage	4.5"	Cont.	24" o.c.	
Spo Het		Sporobolus heterolepis	Prairie Dropseed	1 Gal.	Cont.	18" o.c.	

EXTERIOR MATERIAL LEGEND			
01	MODULAR BRICK - GLEN GERY / SMOKY QUARTZ	04	WINDOW SYSTEM TO MATCH METAL PANEL
02	METAL SHINGLE OR CEMENT BOARD - BRONZE	05	SLIDING PATIO DOOR, FINISH TO MATCH WINDOW SYSTEM
03	CEMENT BOARD - GREY OR BRONZE	06	PAINTED METAL BALCONY RAIL TO MATCH METAL PANEL
		07	ALUMINUM STOREFRONT SYSTEM - BRONZE
		08	ARCHITECTURAL ALUMINUM LOUVER
		09	RETAIL SIGNAGE
		10	GREEN WALL CABLE SYSTEM
		11	BUILDING IDENTIFICATION SIGN ON STAND-OFFS / INDIRECTLY ILLUMINATED

**PROJECT NAME**  
1150 NORTH

**PROJECT ADDRESS**  
1150 NORTH



# SOUTH ELEVATION

SCALE: 1" = 20'-0"



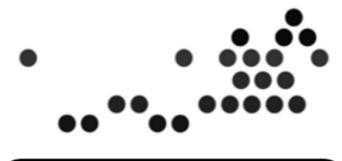
# EAST ELEVATION

SCALE: 1" = 20'-0"

DATE  
07/01/13

PROJECT NUMBER

SHEET TITLE  
ELEVATIONS SE



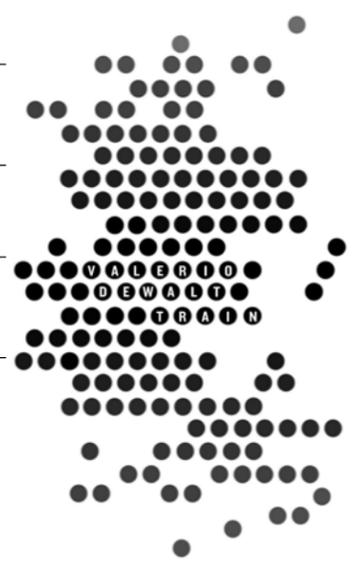
SHEET NUMBER  
**DSK-1**

EXTERIOR MATERIAL LEGEND

01	MODULAR BRICK - GLEN GERY / SMOKY QUARTZ	04	WINDOW SYSTEM TO MATCH METAL PANEL	07	ALUMINUM STOREFRONT SYSTEM - BRONZE	10	GREEN WALL CABLE SYSTEM
02	METAL SHINGLE OR CEMENT BOARD - BRONZE	05	SLIDING PATIO DOOR, FINISH TO MATCH WINDOW SYSTEM	08	ARCHITECTURAL ALUMINUM LOUVER	11	BUILDING IDENTIFICATION SIGN ON STAND-OFFS / INDIRECTLY ILLUMINATED
03	CEMENT BOARD - GREY OR BRONZE	06	PAINTED METAL BALCONY RAIL TO MATCH METAL PANEL	09	RETAIL SIGNAGE		

**PROJECT NAME**  
1150 NORTH

**PROJECT ADDRESS**  
1150 NORTH



**DATE**  
07/01/13

**PROJECT NUMBER**

**SHEET TITLE**  
ELEVATIONS NW

**SHEET NUMBER**  
**DSK-2**



**NORTH ELEVATION**

SCALE: 1" = 20'-0"



**WEST ELEVATION**

SCALE: 1" = 20'-0"



Commercial building with multiple storefronts, including signs for "Columbia St. Mary's" and "St. Mary's".

Brick house with a chimney.

Yellow house on a hill.

Brick building with two garage doors, partially obscured by a large pile of dirt.



HIGHLANDER

Charles H. Berry  
Family Health Center



