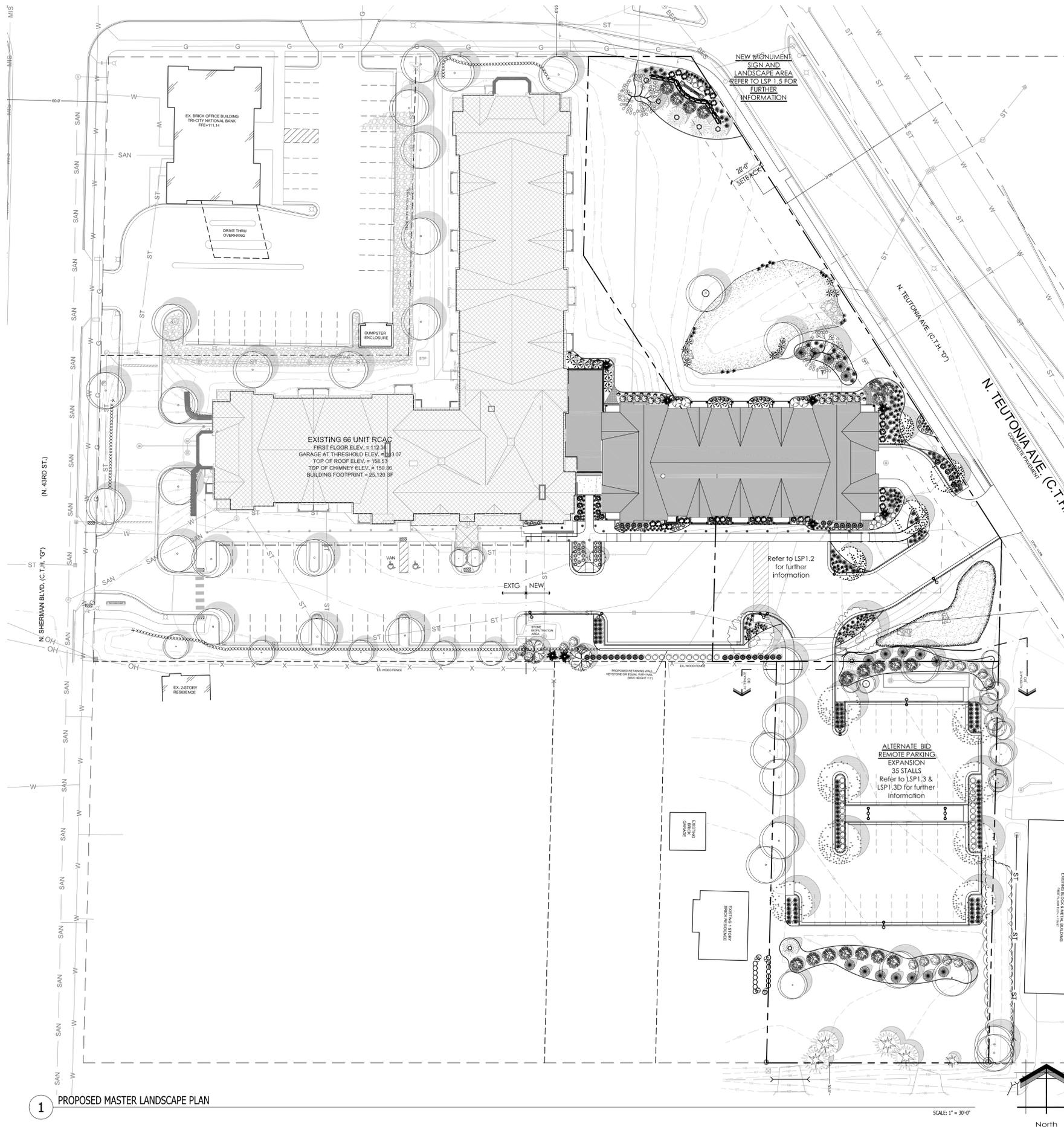




REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION:	Beautification Committee
ITEM DESCRIPTION:	Jewish Family Services (JFS) Landscaping Plan for Deerwood Crossing Senior Housing Project – Phase 2
PREPARED BY:	Nate Piotrowski, Community Development Director
REPORT DATE:	April 9, 2014
MANAGER'S REVIEW/COMMENTS:	<ul style="list-style-type: none"> 9 No additional comments to this report. 9 See additional comments attached.
RECOMMENDATION:	To review and approve the landscape plans for Jewish Family Services senior housing development –Phase 2 to be located at North Sherman Boulevard/North Teutonia Avenue/West Bradley Road.
EXPLANATION:	<p>Attached are landscape plans for the second phase of the senior housing development for Jewish Family Services to be located at North Sherman Boulevard/North Teutonia Avenue/West Bradley Road.</p> <p>The site layout calls for an additional 30 units of senior apartments on the eastern half of the property. The project will have underground parking for the residents and surface parking for visitors. The site design also provides for an overflow parking lot on land that fronts on Woodale Avenue to the south. The overflow lot would not be constructed unless parking demand can be demonstrated to the Village and approved by the Village Board. Approval of the landscaping for this area is requested now in case it becomes needed.</p> <p>The landscaping plan provides for a solid mix of plant and tree types. In addition there will be low wattage decorative lighting throughout to illuminate some plantings at night.</p> <p>The development will generally be separated from nearby residential properties with a vegetated buffer and the landscaping will blend with the plantings from the previous phase. Additional stormwater management will be handled on the northeast portion of the site in a grassy swale. In the far northeast corner of the site there will be a decorative landscape area with a sign. The sign could identify the neighborhood, the development or be removed. It would require Building Board approval.</p> <p>A representative of the development will be in attendance at the meeting to formally present and discuss the landscape plans.</p>



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 SOEDED/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 ARCHITECT'S 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.
 - 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 LSP1.4 FOR FURTHER INFORMATION.
 - 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.
 - ALL PERENNIAL, ANNUAL, AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIAL INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF APPROXIMATELY 2" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.4 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 LSP1.4 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 LSP1.4 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO LSP1.4 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 LSP1.4 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 TACKLER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - RECOMMENDED SEED MIX:
PREMIUM 60 GRASS SEED MIX REINDEERS 1-262-786-3300
 20% AMERICAN KENTUCKY BLUE GRASS
 20% ALPINE KENTUCKY BLUE GRASS
 20% LANGARA KENTUCKY BLUE GRASS
 20% VICTORY CHEWINGS FESCUE
 10% FIESTA 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
SALT TOLERANT GRASS SEED MIX REINDEERS 1-262-786-3300
 25% FULTS ALKALIGRASS
 20% SEA LINK CREEPING RED FESCUE
 20% KENBLUE KENTUCKY BLUE GRASS
 15% SPARTAN HARD FESCUE
 20% QUEBEC PERENNIAL RYE GRASS
 APPLY AT A RATE OF 175 POUNDS PER ACRE.
 REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION
 - 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 TRANSPANTING 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 TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE RELOCATED. ALL PLANT MATERIAL TO BE RELOCATED IS TO BE CLEARLY TAGGED WITH MARKING TAPE MOVED BEFORE AND SITE DEMOLITION IS TO BEGIN.
 - DESIGN IRRIGATION SYSTEM TO BE DESIGNED FOR AN OVERLAPPING ZONED SPRINKLER HEAD SYSTEM IN ALL LAWN AND ISLAND AREAS AND A DRIP SYSTEM FOR ALL FOUNDATION PLANTING AREAS.

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

DIGGERS HOT LINE
 1-800-242-8511

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

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.

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.

Project:
DEERWOOD CROSSING PHASE II
 4195 W. Bradley Road
 Brown Deer, WI

Issuance and Revisions:

Date	Number	Description
09/14/12		Plan Review/Bid Set Submittal
09/28/12		Village Comment Submittal
10/26/12		Construction Document Submittal
12/21/12	4	Addendum #4-Revised

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Sheet Title:
 PROPOSED OVERALL MASTER LANDSCAPE PLAN AND GENERAL NOTES

Date of Drawing: 08/30/13
 Scale: 1" = 30'-0"
 Drawn By: MCD
 Job Number: L12-073
 Sheet Number:

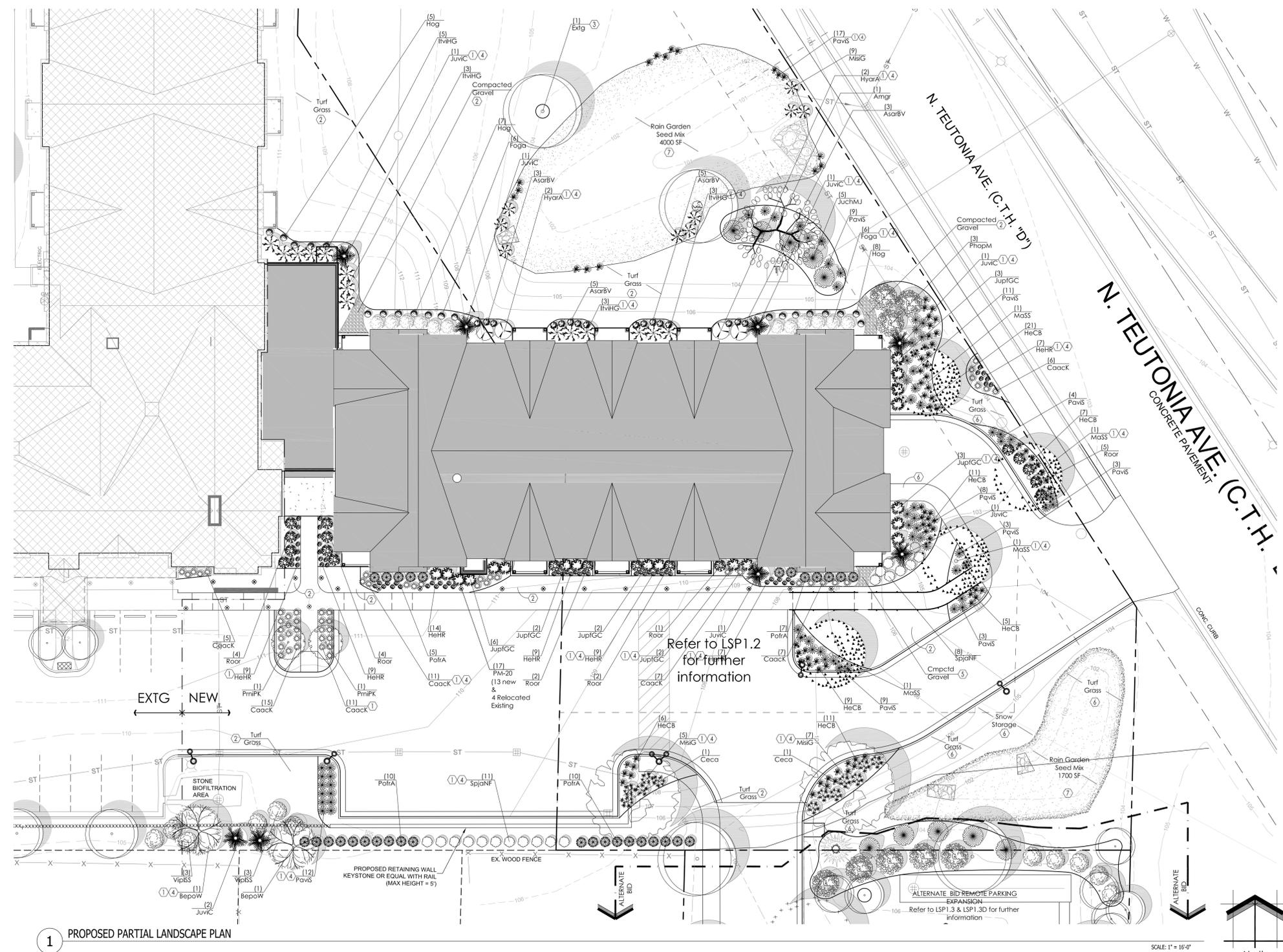
LSP1.1

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

Project:
**DEERWOOD CROSSING
PHASE II**
4195 W. Bradley Road
Brown Deer, WI

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1 PROPOSED PARTIAL LANDSCAPE PLAN

Proposed Plant Material Table - LSP1.2

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	Amgr		<i>Amelanchier grandiflora</i>	Autumn Brilliance Serviceberry	10'-12" Clump B&B	1
2	BepoW		<i>Betula populifolia</i> 'Whitespire'	Whitespire Japanese White Birch	10'-12" Clump B&B	1
2	Ceca		<i>Cercis canadensis</i>	Eastern redbud	2 1/2"-Cal - B&B	
4	MaSS		<i>Malus</i> x 'Spring Snow'	Spring Snow Crabapple	2 1/2"-Cal - B&B	
2	PmPK		<i>Prunus nigra</i> 'Princess Kay'	Princess Kay Flowering Plum	2"-Cal - B&B	
-	Extg		Existing	Existing	Existing	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
12	Foga		<i>Fothergilla gardenii</i>	Dwarf fothergilla	18" - Cont	
4	HyaRA		<i>Hydrangea arborescens</i> 'Annabella'	Annabella Hydrangea	18" - Cont	
14	IVIHG		<i>Itea virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetspire	18" - 24"-Cont	
3	PhopM		<i>Physocarpus opulifolius</i> 'Monlo'	Diabolo Ninebark	2' - 3" - B&B	
32	PofRA		<i>Potentilla fruticosa</i> 'Abbotswood'	Abbotswood Potentilla	18" - Cont	
18	Roor		<i>Rosa</i> 'Knockout'	Knock Out Rose	18" - Cont	
19	SjpaNF		<i>Spiraea japonica</i> 'Neon Flash'	Neon Flash Spiraea	18" - Cont	
6	VipSS		<i>Viburnum plicatum tomentosum</i> 'Summer Snowflake'	Summer Snowflake Viburnum	2' - 3" - B&B	

Comments:
1. Multi-Stem (3) Specimen Clump

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	JuVIC		<i>Juniperus virginiana</i> 'Cupressifolia'	Hillspire Juniper	5' - 6" - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	JupISG		<i>Juniperus x pflzeriana</i> 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
5	JuchMJ		<i>Juniperus chinensis</i> 'Mint Julep'	Mint Julep Juniper	18" - 24" - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
54	CaacG		<i>Calamagrostis acutiflora</i> 'Karl Forester'	Karl Forester Feather Reed Grass	1-Gal - Cont	
9	MisiG		<i>Miscanthus sinensis</i> 'Graziella'	Graziella Maiden Grass	2-Gal - Cont	
12	Misi		<i>Miscanthus sinensis</i>	Japanese silver grass	1-Gal - Cont	
63	PavIS		<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	1-Gal - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
17	AsarBV		<i>Astilbe x arendsii</i> 'Bridal Veil'	Bridal Veil Astilbe	1-Gal - Cont	
86	HeCB		<i>Hemerocallis</i> x 'Cranberry Baby'	Cranberry Baby Daylily	1-Gal - Cont	
64	HeHR		<i>Hemerocallis</i> x 'Happy Returns'	Happy Returns Dwarf Daylily	1-Gal - Cont	
20	Hog		<i>Hosta</i> x Guacamole	Guacamole Plantain Lily	1-Gal - Cont	

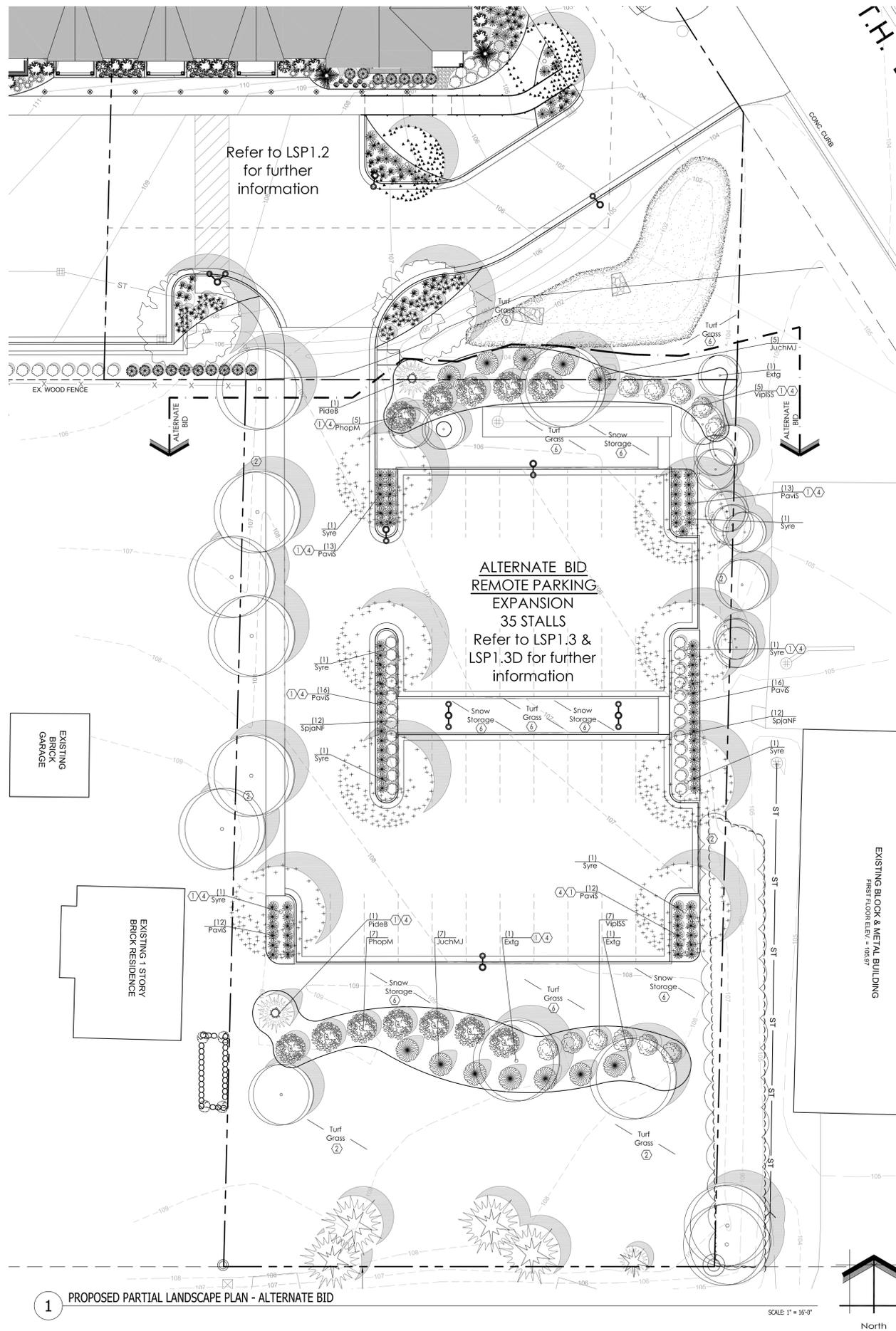
- CODING NOTES**
- MULCH BED AREA. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH (OR BROWN ENVIRO-MULCH). TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - SEEDED AREAS OF TURF GRASS. REPAIR ANY AND ALL TURF DAMAGE FROM 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. ALSO REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - MULCHED 4'-0" DIA TREE RING BED AREA w/ EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE AS REQUIRED. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH (OR BROWN ENVIRO-MULCH). REFER TO LSP1.3, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - 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.
 - 0'-3" DEEP BY 2'-0" WIDE MAINTENANCE STRIP w/ 3/4" RIVER RUN BASIN BLUE STONE AGGREGATE STONE MULCH (FROM COUNTY MATERIALS) LINED WITH WEED BARRIER AND ALUMINUM EDGING. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - SNOW STORAGE AREA TO BE SEEDED WITH SALT TOLERANT ROADWAY GRASS SEED. REFER TO SUPPLIERS CUT SHEET FOR FURTHER INFORMATION REGARDING SEED. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS TO PROMOTE PROPER DRAINAGE AND SURVIVABILITY OF THE SEED MIX.
 - AREA FOR NATIVE PRAIRIE USING A LOW-PROFILE DRAINAGE SWALE PRAIRIE SEED MIX FROM JF NEW. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE PRAIRIE GRASS FOR PROPER GERMINATION AND SURVIVABILITY. ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION.

Sheet Title:
**PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE**

Date of Drawing: **08/30/13**
Scale: **1" = 16'-0"**
Drawn By: **MCD**
Job Number: **L12-073**
Sheet Number:

LSP1.2

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Proposed Plant Material Table - LSP1.3 Remote Parking Alternate Bid

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	Syre		Syringa reticulata	Ivory Silk tree lilac	3'-Cal - B&B	
-	Extg		Existing	Existing	Existing	
Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	PideB		Picea densata 'Bailey'	Black Hills Spruce	5' - 6' - B&B	
-	Extg		Existing	Existing	Existing	
Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
12	PhopM		Physocarpus opulifolius 'Monro'	Diabolo Ninebark	2' - 3' - B&B	
24	SpjanF		Spiraea japonica 'Neon Flash'	Neon Flash Spirea	18" - Cont	
11	VipiSS		Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	2' - 3' - B&B	
Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
12	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	18" - 24" - B&B	
Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
81	Pavis		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1-Gal - Cont	

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 www.insitelandscape.com
 mdavis@insitelandscape.com

Project:
DEERWOOD CROSSING PHASE II
 4195 W. Bradley Road
 Brown Deer, WI

Issuance and Revisions:

Date	Number	Description
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12/21/12	4	Addendum #4-Revised

Parking Lot Lighting Schedule

Quantity	Code Name	Symbol	Description
3	DSCP25		USA ARCHITECTURAL LIGHTING DSCP25-HR111-150-MH-MT-DBM parking lot fixture with a 150 watt metal halide bulb and cut-off shielding. Mounted on an EPIC INVUE traditional single pole arm (VA61 60) on a 4" diameter x 12'-0" O.A tall pole with a 40" tall Aspen base. Refer to cut sheets for further information and installation instructions. Refer to PHO1.2 for further information. Bidders Note: One pole and DSCP25 fixture to be as alternate bid
2	DSCP25		USA ARCHITECTURAL LIGHTING DSCP25-HR111-150-MH-MT-DBM parking lot fixture with a 150 watt metal halide bulb and cut-off shielding. Mounted on an EPIC INVUE traditional single pole arm (VA61 60) on a 4" diameter x 12'-0" O.A tall pole with a 40" tall Aspen base. Refer to cut sheets for further information and installation instructions. Refer to PHO1.2 for further information. Bidders Note: Both poles second DSCP25 fixture to be as an alternate bid. bidders / installers to provide the ability to add second DSCP25 fixture to both poles if lot is expanded in the future is not installed initially.

- CODED NOTES
- 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.
 - 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. ALSO REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - MULCHED 4'-0" DIA TREE RING BED AREA w/ EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE AS REQUIRED. DRESS WITH 2'-3" OF SHREDDED HARDWOOD BARK MULCH (OR BROWN ENVIRO-MULCH. REFER TO LSP1.3, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - 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.
 - 0'-3" DEEP BY 2'-0" WIDE MAINTENANCE STRIP w/ 3/4" RIVER RUN BASIN BLUE STONE AGGREGATE STONE MULCH (FROM COUNTY MATERIALS) LINED WITH WEED BARRIER AND ALUMINUM EDGING. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - SNOW STORAGE AREA TO BE SEEDED WITH SALT TOLERANT ROADWAY GRASS SEED. REFER TO SUPPLIERS CUT SHEET FOR FURTHER INFORMATION REGARDING SEED. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS TO PROMOTE PROPER DRAINAGE AND SURVIVABILITY OF THE SEED MIX.
 - AREA FOR NATIVE PRAIRIE USING A LOW-PROFILE DRAINAGE SWALE PRAIRIE SEED MIX FROM JF NEW. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE PRAIRIE GRASS FOR PROPER GERMINATION AND SURVIVABILITY. ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION.

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Sheet Title:
 PROPOSED ALTERNATE BID LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE

Date of Drawing: 08/30/13
 Scale: 1" = 16'-0"
 Drawn By: MCD
 Job Number: L12-073
 Sheet Number:

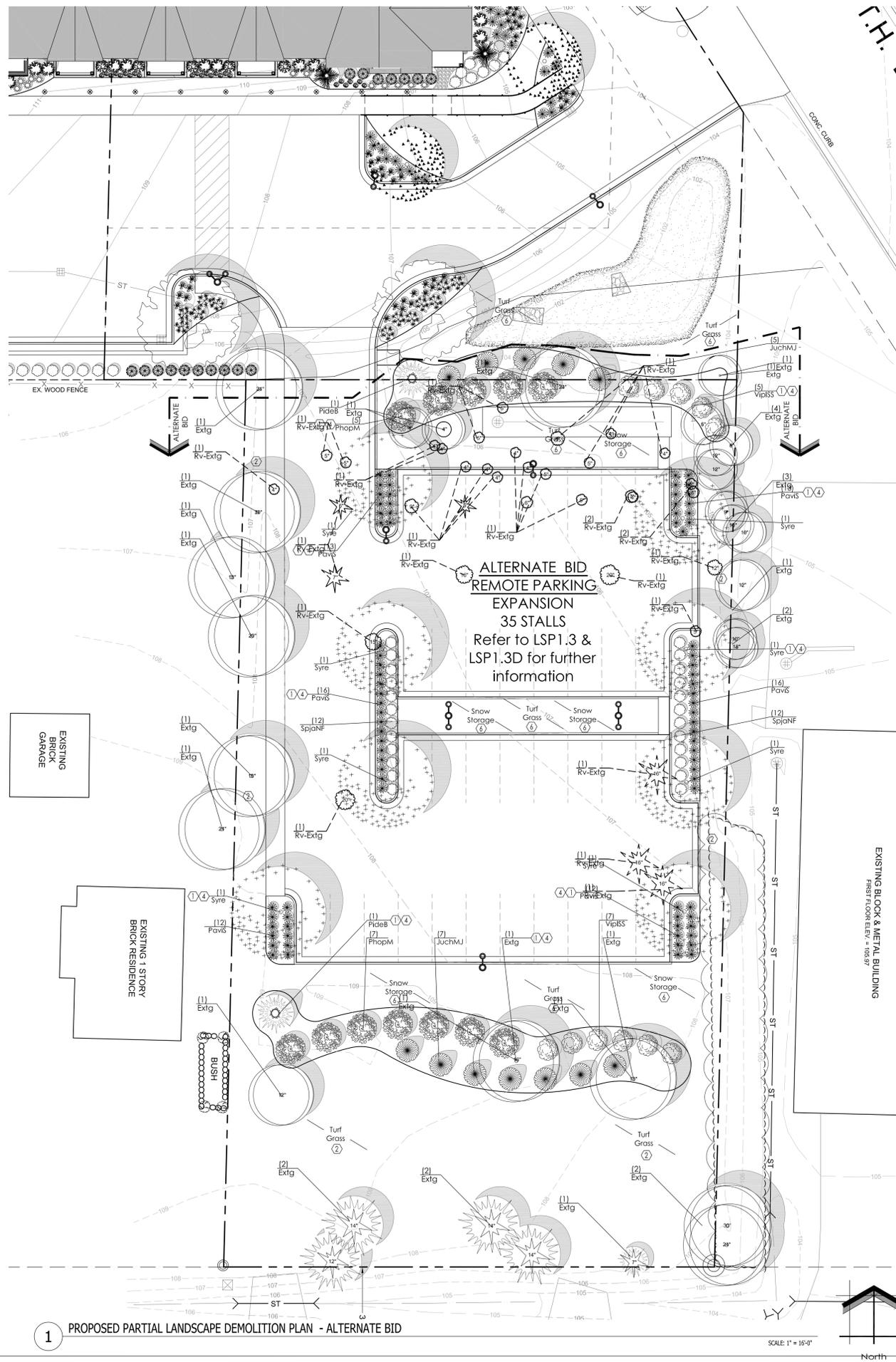
LSP1.3

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

1 PROPOSED PARTIAL LANDSCAPE PLAN - ALTERNATE BID

SCALE: 1" = 16'-0"





Proposed Plant Material Table - LSP1.3D Remote Parking Landscape Demolition Plan

Broadleaf Deciduous Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
25	Extg	○	Existing to Remain	Existing to Remain	Existing to Remain
25	Rv-Extg	⊗	Existing to be Removed	Existing to be Removed	Existing to be Removed

Conifer Evergreen Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
5	Extg	⊙	Existing to Remain	Existing to Remain	Existing to Remain
6	Rv-Extg	⊗	Existing to be Removed	Existing to be Removed	Existing to be Removed

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 www.insitelandscapedesign.com
 m Davis@insitelandscapedesign.com

Project:
DEERWOOD CROSSING PHASE II
 4195 W. Bradley Road
 Brown Deer, WI

Issuance and Revisions:

Date	Number	Description
09/14/12		Plan Review/Bid Set Submittal
09/28/12		Village Comment Submittal
10/26/12		Construction Document Submittal
12/21/12	4	Addendum #4-Revised

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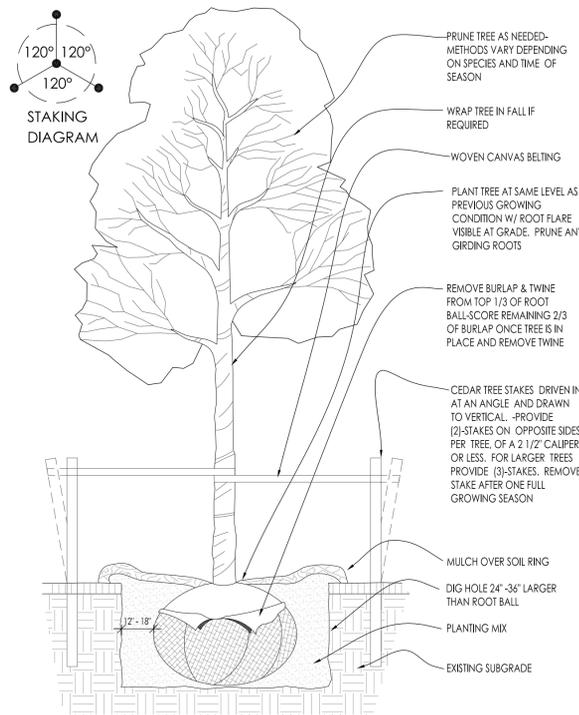
Sheet Title:
 PROPOSED - ALTERNATE BID
 LANDSCAPE DEMOLITION PLAN,
 GENERAL NOTES,
 AND PLANT MATERIAL TABLE

Date of Drawing: 08/30/13
 Scale: 1" = 16'-0"
 Drawn By: MCD
 Job Number: L12-073
 Sheet Number:

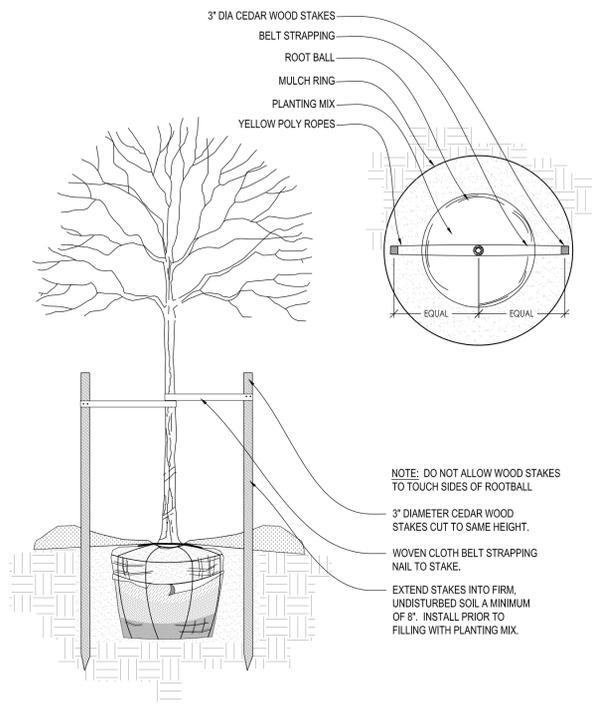
LSP1.3D

CONSTRUCTION SET USE NO OTHER - DO NOT SCALE THESE DRAWINGS-

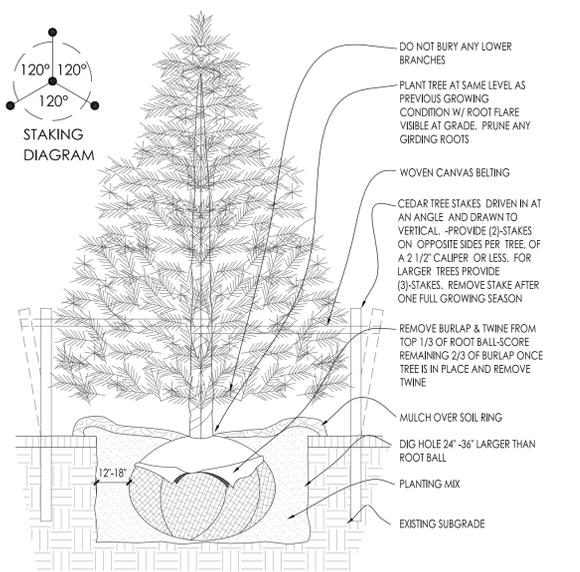




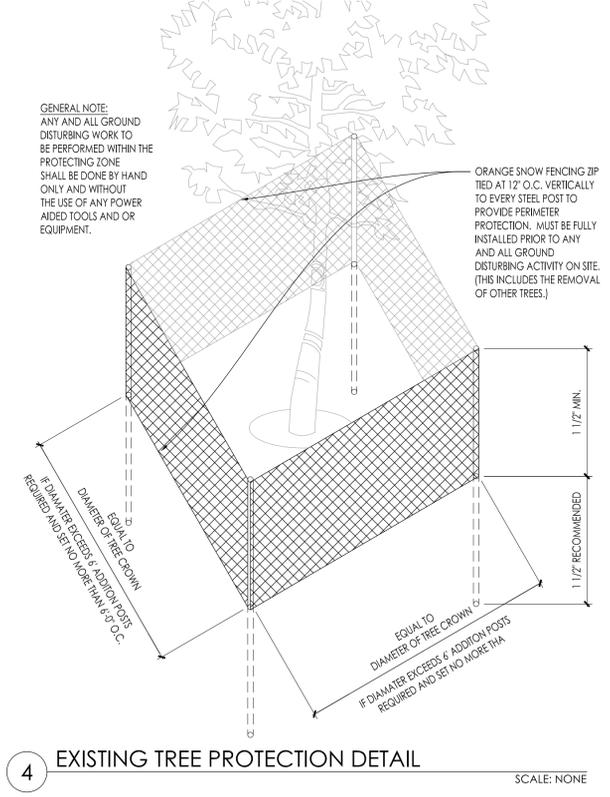
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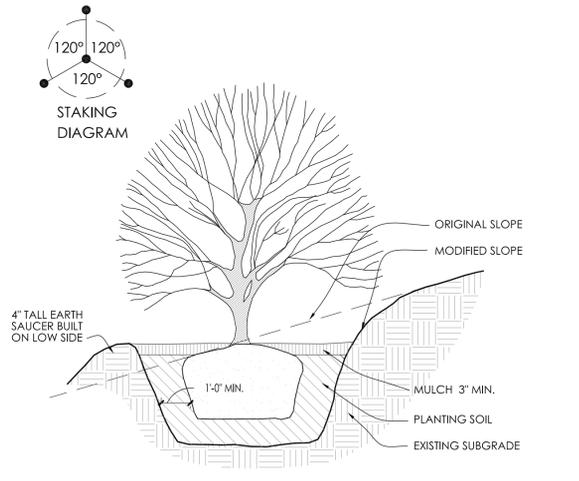
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



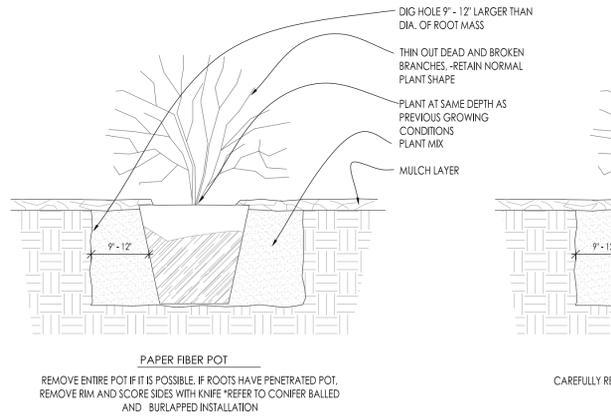
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



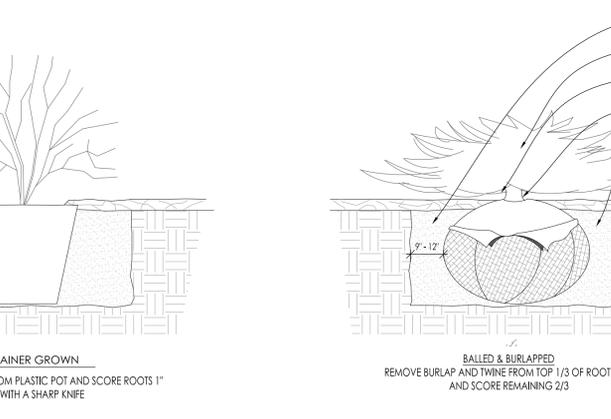
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



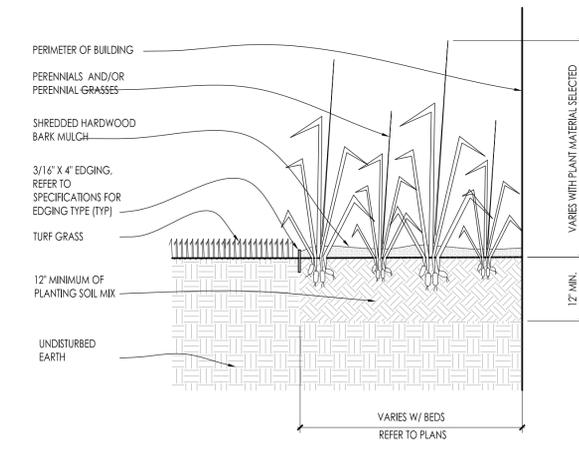
5 SLOPE PLANTING DETAIL SCALE: NONE



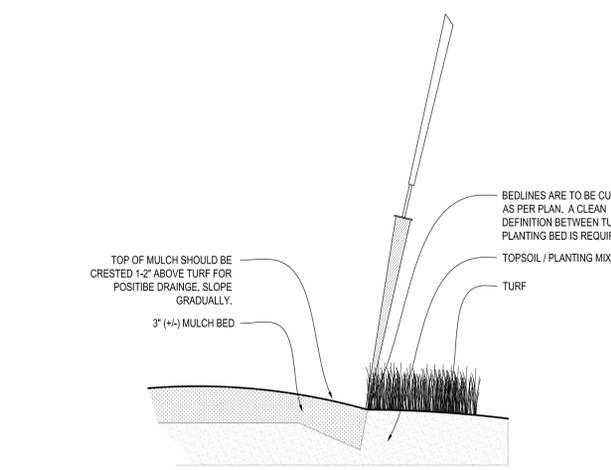
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



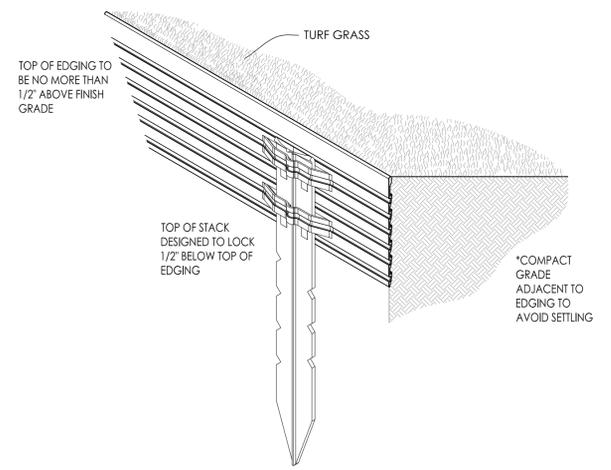
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



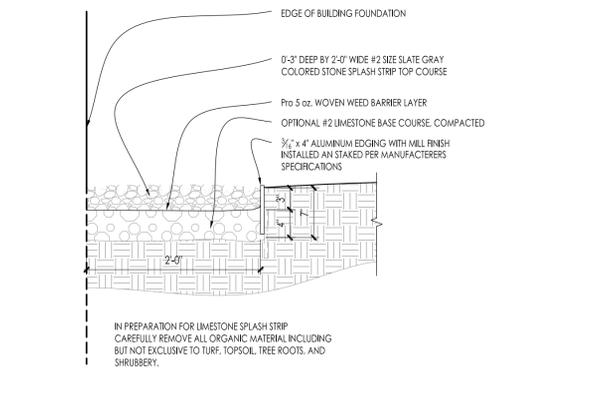
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



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
09/14/12		Plan Review/Bid Set Submittal
09/28/12		Village Comment Submittal
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12/21/12	4	Addendum #4-Revised

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Sheet Title:
PROPOSED LANDSCAPE PLAN PLANTING DETAILS

Date of Drawing: 08/30/13
Scale: As Noted
Drawn By: MCD
Job Number: L12-073
Sheet Number:

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

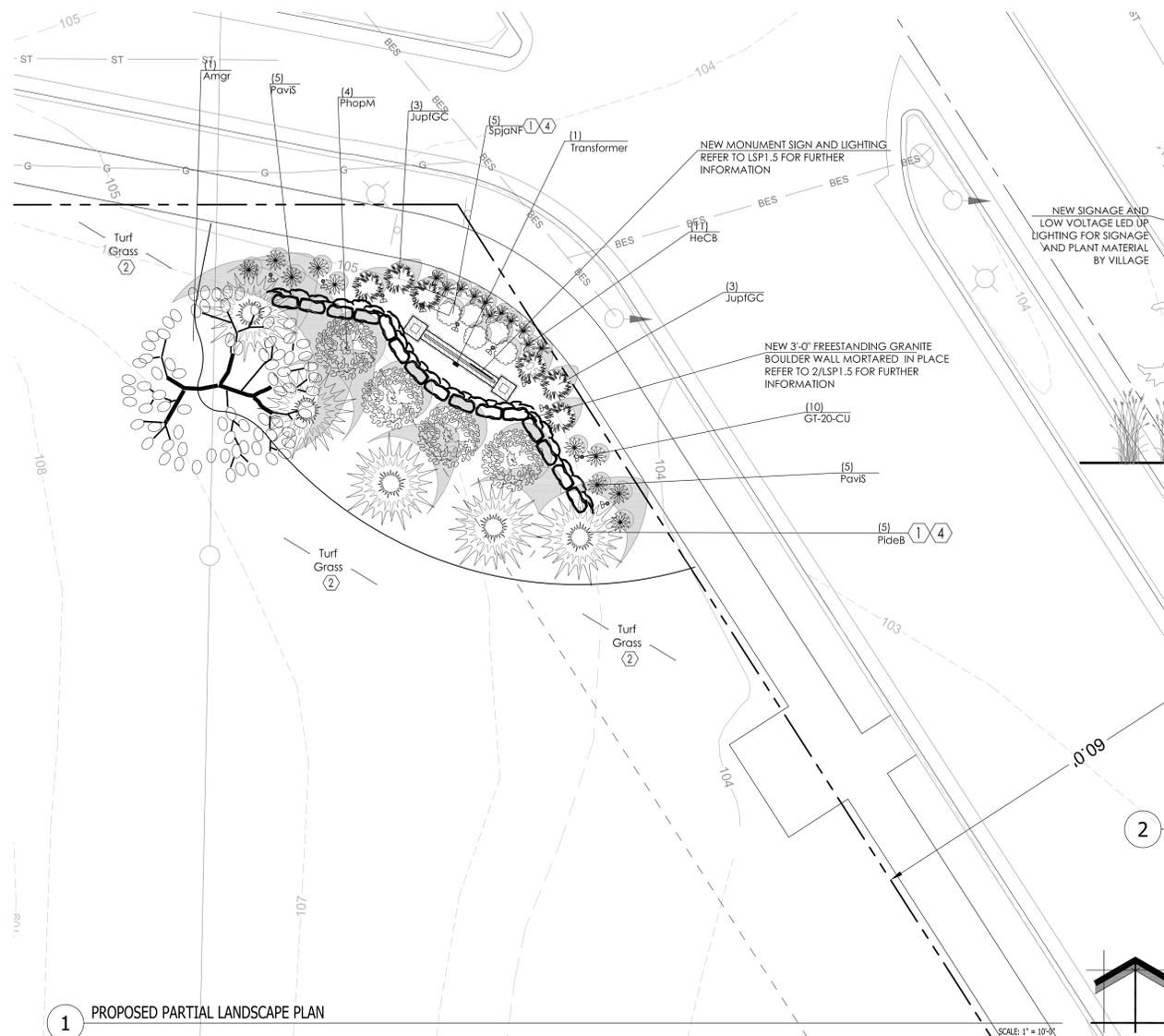
Project:

**DEERWOOD
CROSSING
PHASE II**

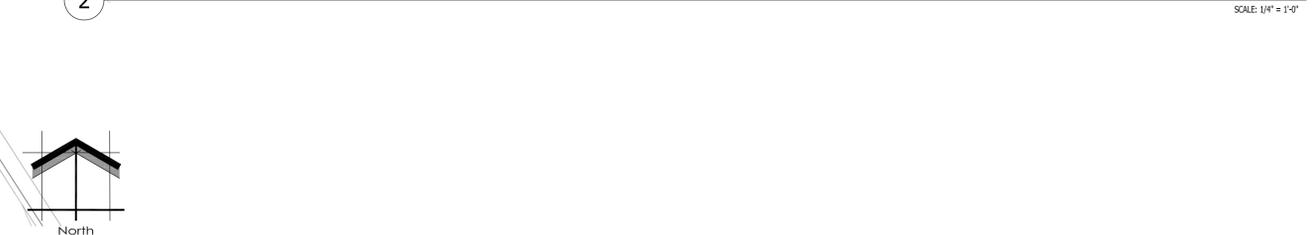
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Brown Deer, WI

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2 PROPOSED MONUMENT SIGN ELEVATION



Proposed Plant Material Table - LSP1.5

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Tree						
1	Amgr		Amelanchier grandiflora	Autumn Brilliance Serviceberry	12'-14" Clump B&B	1
Conifer Evergreen Tree						
5	PideB		Picea densata 'Bailey'	Black Hills Spruce	6' - 7' - B&B	
Broadleaf Deciduous Shrub						
4	PhopM		Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	2' - 3' - B&B	
5	SpjaNF		Spiraea japonica 'Neon Flash'	Neon Flash Spirea	18" - Cont	
Conifer Evergreen Shrub						
6	JupISG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
Perennial Grass						
10	PaviS		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1-Gal - Cont	
Perennial						
11	HeCB		Hemerocallis x 'Cranberry Baby'	Cranberry Baby Daylily	1-Gal - Cont	

Comments:
1. Multi-Stem (3) Specimen Clump

Quantity	Code Name	Symbol	Description
10	GT-20-CU		FX-Luminare Guscio Tartaruga w/ a Brilliance LED Bi-pin Waffer lamp on an 18" riser and Super-J-Box & Natural Copper finish. Refer to cut sheets for further information and installation instructions.
1	Transformer		FX-Luminare PotenzaX 300 watt transformer w/ bronze finish. Refer to cut sheets for further information and installation instructions, location to be determined.

Low Voltage Lighting Installer's note:
 1. All fixtures are to receive between 10.8 and 11.5 volts.
 2. Installation of fixtures and associated equipment are to conform to nec and ul 1838.
 3. General contractor with lighting installer all locations for transformers and power locations and requirements.
 4. Pipe sleeves are to be 2" water tight schedule 40 pipe.
 5. Concrete contractor and asphalt contractor to coordinate with lighting installer regarding the installation of pipe sleeves, cable and electrical boxes being placed in concrete forms. pipe sleeves are to be placed in granular base course ends are to be taped shut and marked with flags.
 6. Locations of pipe sleeves underneath paved surfaces. general contractor to coordinate with paving contractors and lighting contractor.

- CODED NOTES**
- 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.
 - 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.
 - MULCHED 4'-0" DIA. TREE RING BED AREA w/ EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE AS REQUIRED. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH (OR BROWN ENVIRO-MULCH. REFER TO LSP1.3. GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - 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.
 - 0'-3" DEEP BY 2'-0" WIDE MAINTENANCE STRIP w/ 3/4" RIVER RUN BASIN BLUE STONE AGGREGATE STONE MULCH (FROM COUNTY MATERIALS) LINED WITH WEED BARRIER AND ALUMINUM EDGING. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - SNOW STORAGE AREA TO BE SEEDED WITH SALT TOLERANT ROADWAY GRASS SEED. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS TO PROMOTE PROPER DRAINAGE AND SURVIVABILITY OF THE SEED MIX.
 - AREA FOR NATIVE PRAIRIE USING A LOW-PROFILE DRAINAGE SWALE PRAIRIE SEED MIX FROM JF NEW. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE PRAIRIE GRASS FOR PROPER GERMINATION AND SURVIVABILITY. ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION.

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Sheet Title:
 PROPOSED LANDSCAPE PLAN,
 GENERAL NOTES,
 AND PLANT MATERIAL TABLE

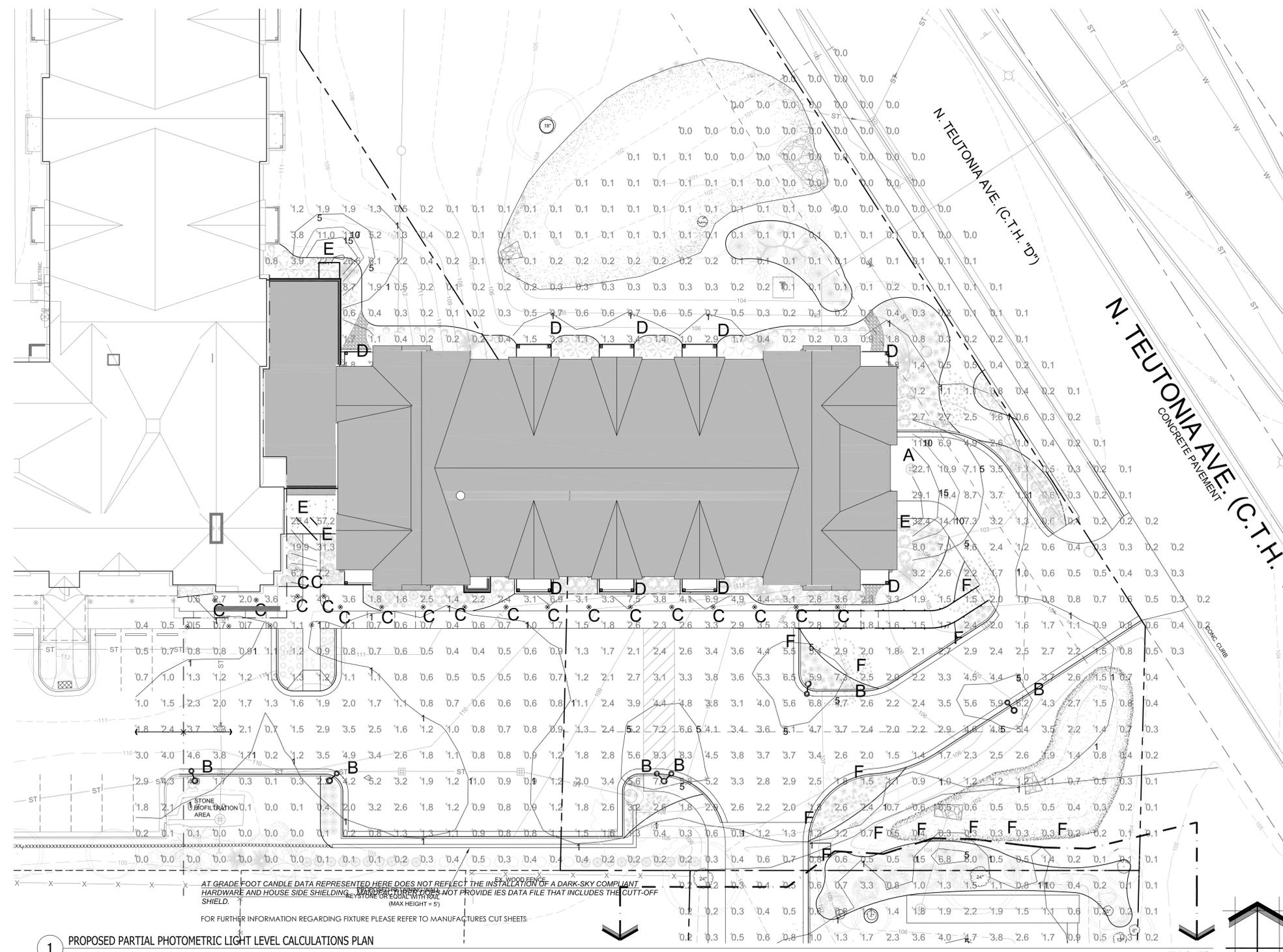
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 Scale: 1" = 10'-0"
 Drawn By: MCD
 Job Number: L12-073
 Sheet Number:

LSP1.5

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

Issuance and Revisions:

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12/21/12	4	Addendum #4-Revised



1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN

LUMINAIRE SCHEDULE - PROPOSED BUILDING ADDITION - NORTH

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
[Symbol]	A	1	LAC417SBL	16" x 9" AREA CUTOFF W/BACK LT. SHIELD	175 WATT MH, ED17, CLEAR -MOUNTING HEIGHT 12'	LAC417SBL.ies	14000	1.00	185
[Symbol]	B	6	DSCP1-HR-III-175MH CLEAR	USA Architectural Lighting DARK-SKY COMPLIANT HARDWARE AND HOUSE SIDE SHIELDING	175 WATT CLEAR ED17 METAL HALIDE - MOUNTING HEIGHT 18'	DSCP1-3-17M.ies	14000	1.00	210
[Symbol]	C	19	PM-20N-FW PostModerne Deck Mount	FX-Luminaire PostModerne Halogen Path Light on deck mount and poured concrete footing	20 Watt Halogen AR-11 lamp	PM-20H-AR-11.ies	Absolute	0.13	1

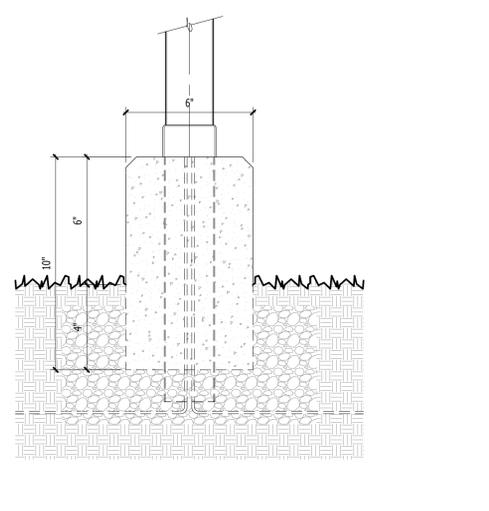
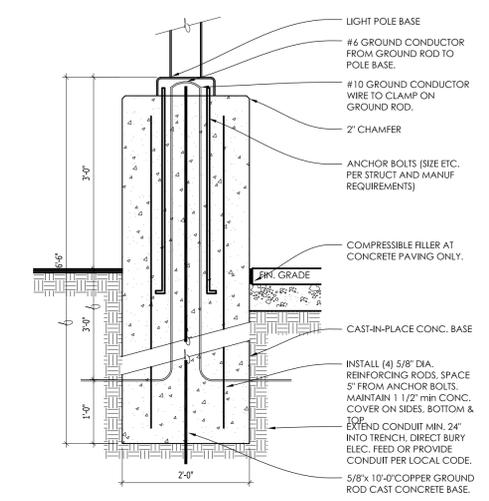
AT GRADE FOOT CANDLE DATA REPRESENTED HERE DOES NOT REFLECT THE INSTALLATION OF A DARK-SKY COMPLIANT HARDWARE AND HOUSE SIDE SHIELDING. MANUFACTURER DOES NOT PROVIDE IES DATA FILE THAT INCLUDES THE CUT-OFF SHIELD.

FOR FURTHER INFORMATION REGARDING FIXTURE PLEASE REFER TO MANUFACTURES CUT SHEETS.

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
[Symbol]	D	9	409-2CFQ26-WHT	CLASSIC SCONCE 14.5 X 6.625 2-LAMP WITH WHITE HOUSING AND OPAL ACRYLIC LENS	F26DBX4P	C-LM-63-1995.ies	1710	1.00	50
[Symbol]	E	4	LAC615SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	150 WATT PSMH, ED17, CLEAR -MOUNTING HEIGHT 8'	LAC615SBL.ies	15000	1.00	185
[Symbol]	F	6	H12294L; MODEL# RS-2-BZ	FX-Luminaire RS -Halogen Up Light w/ Bronz finish & a 12" riser and super spike J-box	Halogen MR-16	RS-20-BX 8-30-11.ies	Absolute	1.00	7.6

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.1 fc	57.1 fc	0.0 fc	N/A	N/A



Parking Lot Lighting Schedule

Quantity	Code Name	Symbol	Description
4	DSCP25	[Symbol]	USA ARCHITECTURAL LIGHTING DSCP25-HR-III-150-MH-MT-DBM parking lot fixture with a 150 watt metal halide bulb and cut-off shielding. Mounted on an EPIC INVue traditional single pole arm (VA6160) on a 4" diameter x 12'-0" OA tall pole with a 40" tall Aspen base. Refer to cut sheets for further information and installation instructions. Refer to PHO1.1 for further information.
1	DSCP25	[Symbol]	USA ARCHITECTURAL LIGHTING DSCP25-HR-III-150-MH-MT-DBM parking lot fixture with a 150 watt metal halide bulb and cut-off shielding. Mounted on an EPIC INVue traditional single pole arm (VA6160) on a 4" diameter x 12'-0" OA tall pole with a 40" tall Aspen base. Refer to cut sheets for further information and installation instructions. Refer to PHO1.1 for further information.

Low Voltage Lighting Schedule

Quantity	Code Name	Symbol	Description
17 13 new 4 Relocated Existing	PM-20-BZ	[Symbol]	FX-Luminaire PostModerne bollard w/ 20 watt Halogen lamp & bronze metallic finish. Refer to cut sheets for further information and installation instructions. Refer to 3/PHO1.1 for further information.
1	Transformer	[Symbol]	FX-Luminaire PotenzaX 900 watt transformer w/ bronze finish. Refer to cut sheets for further information and installation instructions, location to be determined

- Low Voltage Lighting Installer's note:**
- All fixtures are to receive between 10.8 and 11.5 volts.
 - Installation of fixtures and associated equipment are to conform to nec and ul 1838.
 - General contractor with lighting installer all locations for transformers and power locations and requirements.
 - Pipe sleeves are to be 2" water tight schedule 40 pipe.
 - Concrete contractor and asphalt contractor to coordinate with lighting installer regarding the installation of pipe sleeves, cable and electrical boxes being placed in concrete forms. pipe sleeves are to be placed in granular base course ends are to be taped shut and marked with flags.
 - Locations of pipe sleeves underneath paved surfaces. general contractor to coordinate with paving contractors and lighting contractor.

- PHOTOMETRIC GENERAL NOTES:**
- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
 - THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
 - IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.

Date of Drawing: 08/30/13
Scale: 1" = 16'-0"
Drawn By: MCD
Job Number: L12-073
Sheet Number:

PHO1.1

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

Project:

**DEERWOOD
CROSSING
PHASE II**

4195 W. Bradley Road
Brown Deer, WI

Issuance and Revisions:

Date	Number	Description
09/14/12		Plan Review/Bid Set Submittal
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Sheet Title:

PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN GENERAL NOTES AND FIXTURE TABLE

Date of Drawing: 08/30/13

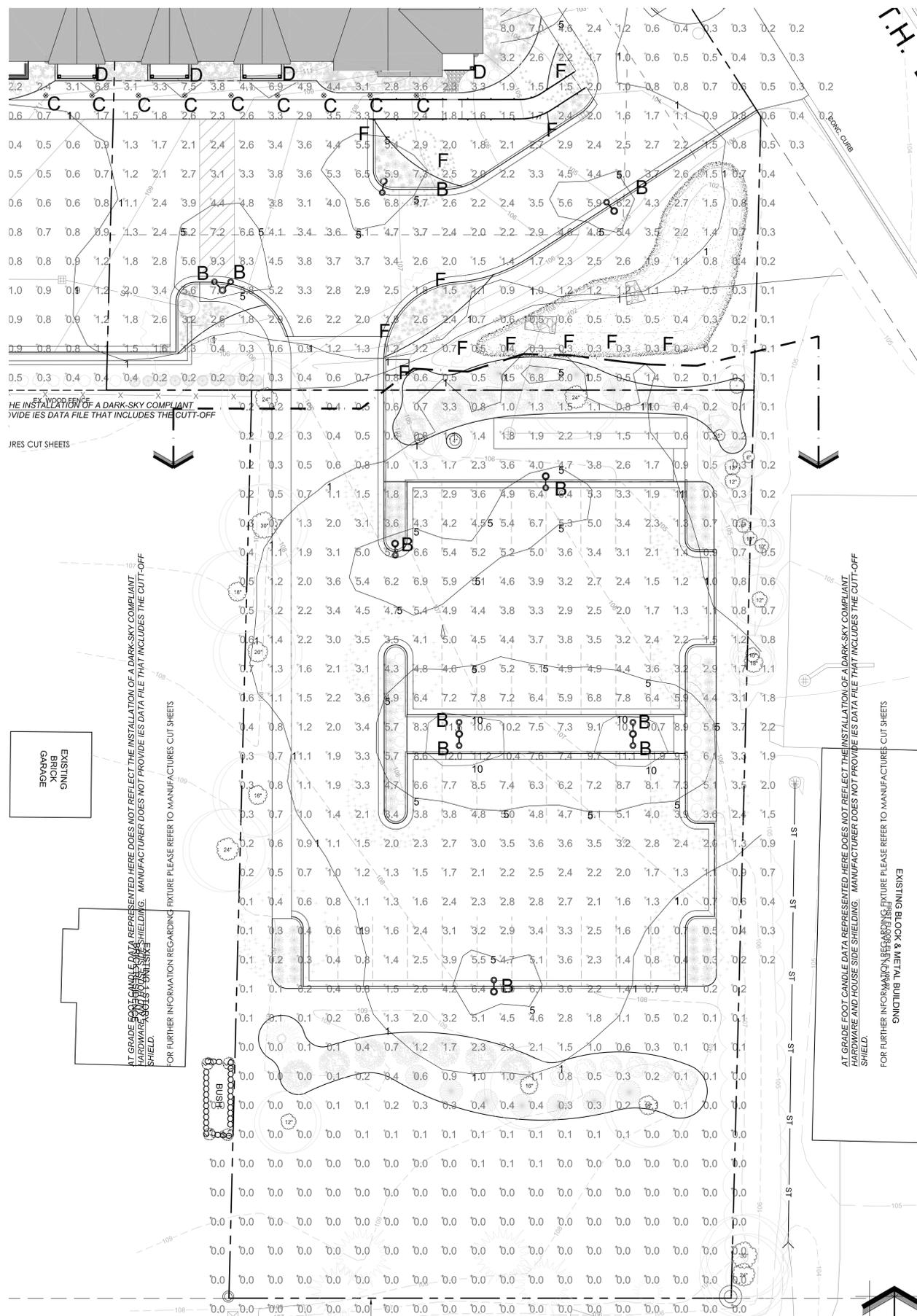
Scale: 1" = 16'-0"

Drawn By: MCD

Job Number: L12-073

Sheet Number:

PHO1.2



LUMINAIRE SCHEDULE - PROPOSED ALTERNATE PARKING LOT - SOUTH

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	B	7	DSCP1-HR-III-175MH CLEAR FLAT TEMPERED GLASS LENS. SEGMENTED SPECULAR TYPE-III REFLECTOR HORIZONTAL LAMP TOTAL WATTS = 210	USA Architectural Lighting DARK-SKY COMPLIANT HARDWARE AND HOUSE SIDE SHIELDING	175 WATT CLEAR ED17 METAL HALIDE - MOUNTING HEIGHT 18'	DSCP1-3-17M.ies	14000	1.00	210
●	F	6	H12294L: MODEL# RS-2-BZ	FX-Luminaire RS -Halogen Up Light; w/ Bronz finish & a 12' riser and super spike J-box	Halogen MR-16	RS-20-BX 8-30-11.IES	Absolute	1.00	7.6

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc: Zone #1	+	2.1 fc	57.1 fc	0.0 fc	N/A	N/A

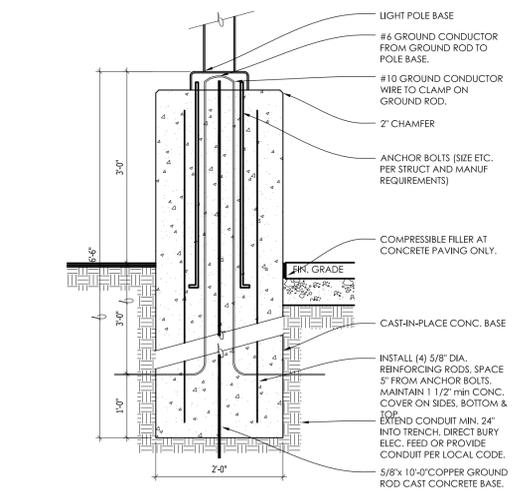
AT GRADE FOOT CANDLE DATA REPRESENTED HERE DOES NOT REFLECT THE INSTALLATION OF A DARK-SKY COMPLIANT HARDWARE AND HOUSE SIDE SHIELDING. MANUFACTURER DOES NOT PROVIDE IES DATA FILE THAT INCLUDES THE CUT-OFF SHIELD.

FOR FURTHER INFORMATION REGARDING FIXTURE PLEASE REFER TO MANUFACTURER'S CUT SHEETS

Parking Lot Lighting Schedule

Quantity	Code Name	Symbol	Description
3	DSCP25	○	USA ARCHITECTURAL LIGHTING DSCP25-HR-III-150-MH-MT-DBM parking lot fixture with a 150 watt metal halide bulb and cut-off shielding. Mounted on an EPIC INVUE traditional single pole arm (VA6160) on a 4" diameter x 12'-0" O.A. tall pole with a 40" tall Aspen base. Refer to cut sheets for further information and installation instructions. Refer to PHO1.2 for further information. Bidders Note: One pole and DSCP25 fixture to be as alternate bid
2	DSCP25	○	USA ARCHITECTURAL LIGHTING DSCP25-HR-III-150-MH-MT-DBM parking lot fixture with a 150 watt metal halide bulb and cut-off shielding. Mounted on an EPIC INVUE traditional single pole arm (VA6160) on a 4" diameter x 12'-0" O.A. tall pole with a 40" tall Aspen base. Refer to cut sheets for further information and installation instructions. Refer to PHO1.2 for further information. Bidders Note: Both poles second DSCP25 fixture to be as an alternate bid. bidders / installers to provide the ability to add second DSCP25 fixture to both poles if lot is expanded in the future is not installed initially.

- PHOTOMETRIC GENERAL NOTES:**
- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
 - THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTIC DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
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2 LIGHT POLE BASE
SCALE: 3/4"=1'-0"

1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN REMOTE PARKING
SCALE: 1" = 16'-0"

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION:	Beautification Committee
ITEM DESCRIPTION:	Metro Storage Self Storage Warehouse – 4059 W. Bradley Road
PREPARED BY:	Nate Piotrowski, Community Development Director
REPORT DATE:	April 9, 2014
MANAGER'S REVIEW/COMMENTS:	<p>9 No additional comments to this report.</p> <p>9 See additional comments attached.</p>
RECOMMENDATION:	To review and approve the landscape plans for Metro Storage Self Storage Warehouse – 4059 W. Bradley Road.
EXPLANATION:	<p>Attached are landscape plans for the conversion of the former Beloit Beverage building into a self storage warehouse by Metro Storage LLC..</p> <p>The site layout calls for the reuse of the existing building and the addition of 3 separate single story storage building on the southern end of the property where previously beverage delivery vehicles were parked. The site plans calls for the removal of excess impervious area on the north and west sides of the building.</p> <p>The landscape plans show many of the existing plantings remaining with the addition of new plantings particularly in areas where excess pavement is removed in the north and the west of the site. Several new planting beds will be added around a new sign in the northwest corner of the site and around a refurbished driveway in the southwest corner of the property.</p> <p>It should be noted that vegetation along the eastern edge of the property will be cleaned up with the removal of invasive/understory growth. Along the northwestern edge of the property some existing tree canopy may be removed to help improve sight lines to the building. Village Staff will work with the landscape team to determine health and quality of trees and to coordinate a selective removal.</p> <p>Bob Heilman of Metro Storage, or a representative, will be in attendance at the meeting to formally present and discuss the landscape plans.</p>

