



## **Good Hope Campus Expansion**

6555 West Good Hope Road

Milwaukee WI, 53223

Submittal for Modification to an Existing Detailed Plan Development

**File # 241338**

February 25, 2025

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## Project Team

### Building Owner:

Brady Corporation  
6555 West Good Hope Road  
Milwaukee, WI 53223  
Contact: David Persch

### Civil Engineer

Pinnacle Engineering Group  
20725 Watertown Road  
Suite 100  
Brookfield, WI 53186  
Contact: Mark Seidl, P.E.

### Architect

Eppstein Uhen Architects  
333 East Chicago Street  
Milwaukee, WI 53202  
Contact: Chris Johns, AIA

### Landscape

Pinnacle Engineering Group  
20725 Watertown Road  
Suite 100  
Brookfield, WI 53186  
Contact: Dale Bunderson, P.L.A.

### General Contractor

Selzer-Ornst Construction Company, LLC  
6222 West State Street  
Milwaukee, WI 53213  
Contact: Brian Goodchild



**BRADY CORPORATION**  
GOOD HOPE CAMPUS EXPANSION  
File #241338  
February 25, 2025  
EUA Project #24337-01





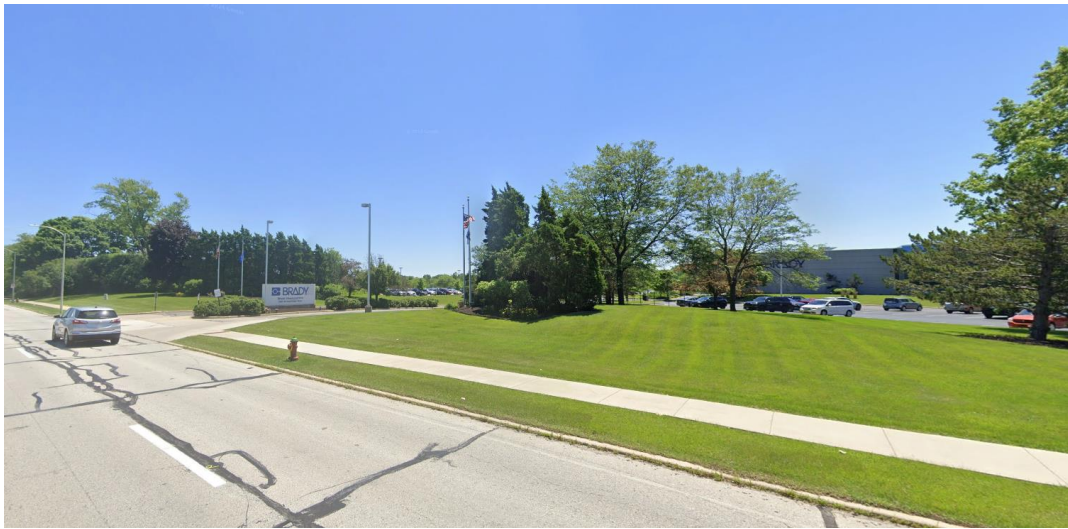
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Southeast corner of  
Existing Building



Looking southeast from  
Good Hope Rd



East side of  
Existing Building



Looking southwest from  
Good Hope Rd



Northeast corner of  
Existing Building



Site Entrance at  
Good Hope Rd





View from corner of  
Good Hope Rd & N. 60<sup>th</sup> St.



Looking north from  
N. 64<sup>th</sup> St.

Looking west from  
N. 60<sup>th</sup> St.



Looking north from  
W. Hustis St.

Site Entrance at  
N. 60<sup>th</sup> St.

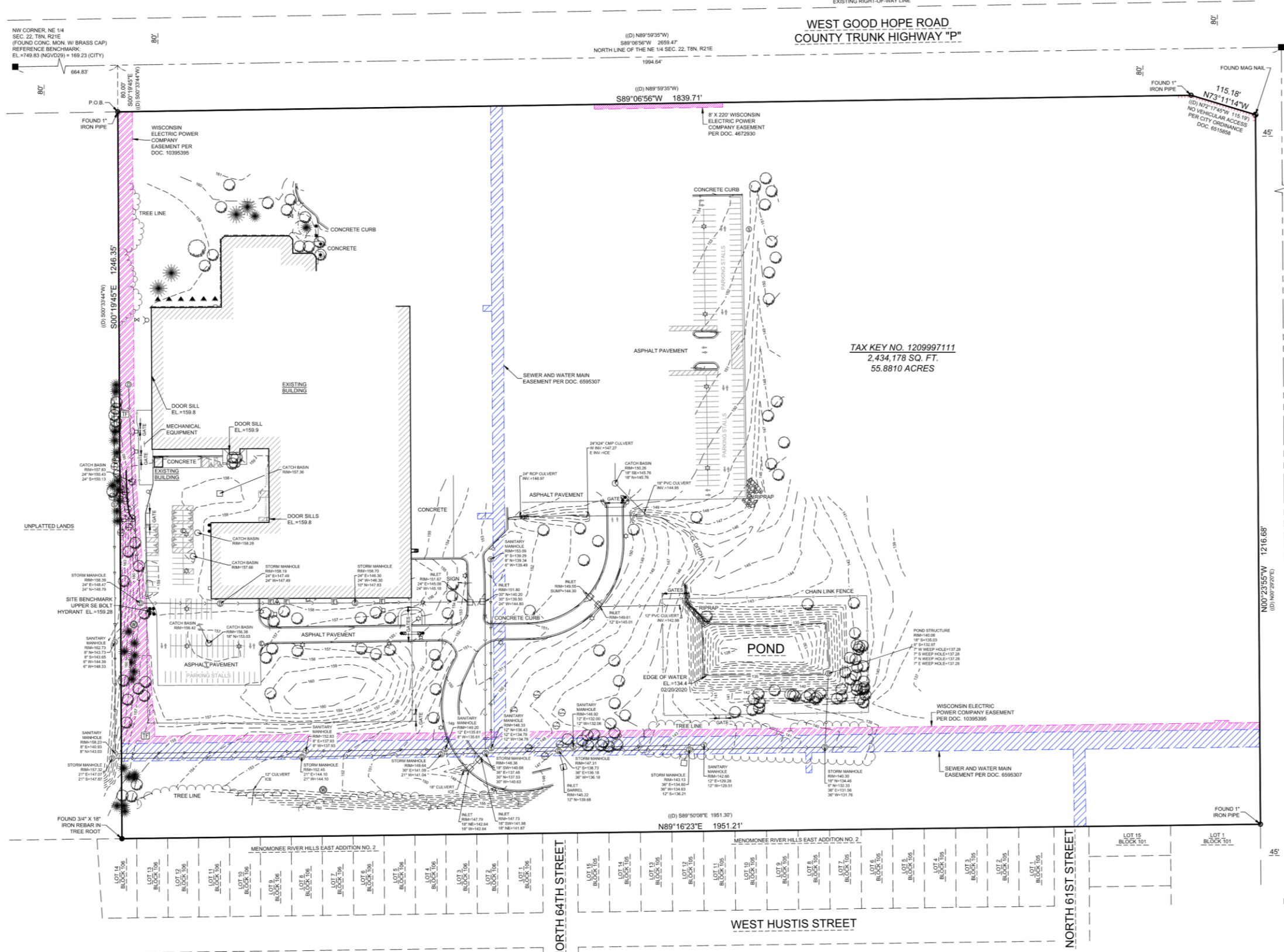


Looking northeast from  
N. 67<sup>th</sup> St.



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**LEGAL DESCRIPTION:**

AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY DEED AND EASEMENT REPORT NUMBER F-362111 DATED FEBRUARY 14, 2020.

That part of the North 60 acres of the East 120 acres of the Northeast 1/4 of Section 22, Town 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, which is bounded and described as follows:

Commencing at the Northeast corner of said Northeast 1/4 Section; thence North 89° 59' 35" West along the North line of said 1/4 Section 1954.64 feet to a point; thence South 00° 33' 44" West 80.00 feet to the point of beginning of the land to be described; Thence continuing South 00° 33' 44" West 1246.35 feet to a point on the North line of Menomonee River Hills East Addition No. 2, being a Subdivision of a part of the Northeast 1/4 of Section 22, Town 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin; Thence South 89° 59' 35" West along said North line 1951.30 feet to a point on the West line of North 60th Street; Thence North 00° 29' 20" East along said West line 1216.68 feet to a point on the South line of West Good Hope Road; Thence North 72° 17' 45" West along said South line 115.19 feet to a point; Thence North 89° 59' 35" West along said South line and parallel with the North line of said 1/4 Section 1635.71 feet to the point of beginning.

Tax Key No.: 1209997111  
Property Address: 6321 W. Good Hope Road, Milwaukee, WI 53223

**GENERAL NOTES**

- Survey prepared for: Brady Corporation Inc.
- Field work completed on SEPTEMBER 3, 2024.
- Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
- Vertical Datum: City of Milwaukee (City of Milwaukee Vertical Datum conversion = National Geodetic Vertical Datum of 1929 minus (-) 580.603). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Northeast 1/4 Section 22, Town 8 North, Range 21 East, Elevation = 749.83 (NGVD29) = 169.23 (CITY).
- Underground utility locations shown are based on field location markings by Digger's Hotline. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

**WISCONSIN LAND SURVEYOR**  
JOHN P. KONOPACKI  
S-2461  
Wauwatosa, WI

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED  
JOHN P. KONOPACKI  
PROFESSIONAL LAND SURVEYOR S-2461

**LEGEND OF SYMBOLS & ABBREVIATIONS**

○ SANITARY MANHOLE	▲ FIBER OPTIC MARKER	— CENTERLINE
□ STORM MANHOLE	□ FIBER OPTIC MANHOLE/VAULT	— CONCRETE
○ STORM INLET	□ TELEPHONE PEDISTAL	— ELEVATION
○ CLEANOUT	○ TELEPHONE MANHOLE/VAULT	— EXISTING
○ CATCH BASIN	○ TELEPHONE MARKER	— MONUMENT
○ GATE CARD READER	○ TRANSFORMER	— POINT OF BEGINNING
○ EMERGENCY FIRE SERVICE	○ ELECTRIC METER/PEDESTAL	— POINT OF COMMENCEMENT
○ MONITORING WELL	○ ELECTRIC MANHOLE/VAULT	— RIGHT OF WAY
○ HYDRANT	○ CABLE TV RISER/BOX	— SECTION
○ WATER VALVE	○ CABLE TV MANHOLE/VAULT	— SQUARE FEET
○ DOWN SPOUT	○ GAS VALVE	— WETLANDS
○ SPRINKLER VALVE	○ GAS METER	— TREE LINE
○ WATER SHUT OFF	○ GAS MARKER	— NO ACCESS
○ STANDPIPE	○ AIR CONDITIONING UNIT	
○ WATER MANHOLE	○ VENT	
○ FLOOD LIGHT	○ DIRECTIONAL ARROW	
○ LIGHT POLE	○ HANDICAP STALL	
○ TRAFFIC SIGNAL	○ SPOT ELEVATION	
○ UTILITY POLE	○ CAMERA	
○ GUY WIRE	○ SANITARY SEWER	
	○ STORM SEWER	
	○ WATER MAIN	
	○ FIBER OPTIC LINE	
	○ TELEPHONE LINE	
	○ ELECTRIC LINE	
	○ OVERHEAD WIRES	
	○ CABLE TELEVISION	
	○ GAS MAIN	
	○ WETLANDS	
	○ TREE LINE	
	○ NO ACCESS	

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

WISCONSIN OFFICE:  
20725 WATERTOWN ROAD SUITE 100  
BROOKFIELD, WI 53186  
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

**6321 WEST GOOD HOPE ROAD**  
BEING A PART OF THE NE 1/4 AND NW 1/4 OF SEC. 22, T8N, R21E,  
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

**PLAT OF SURVEY**

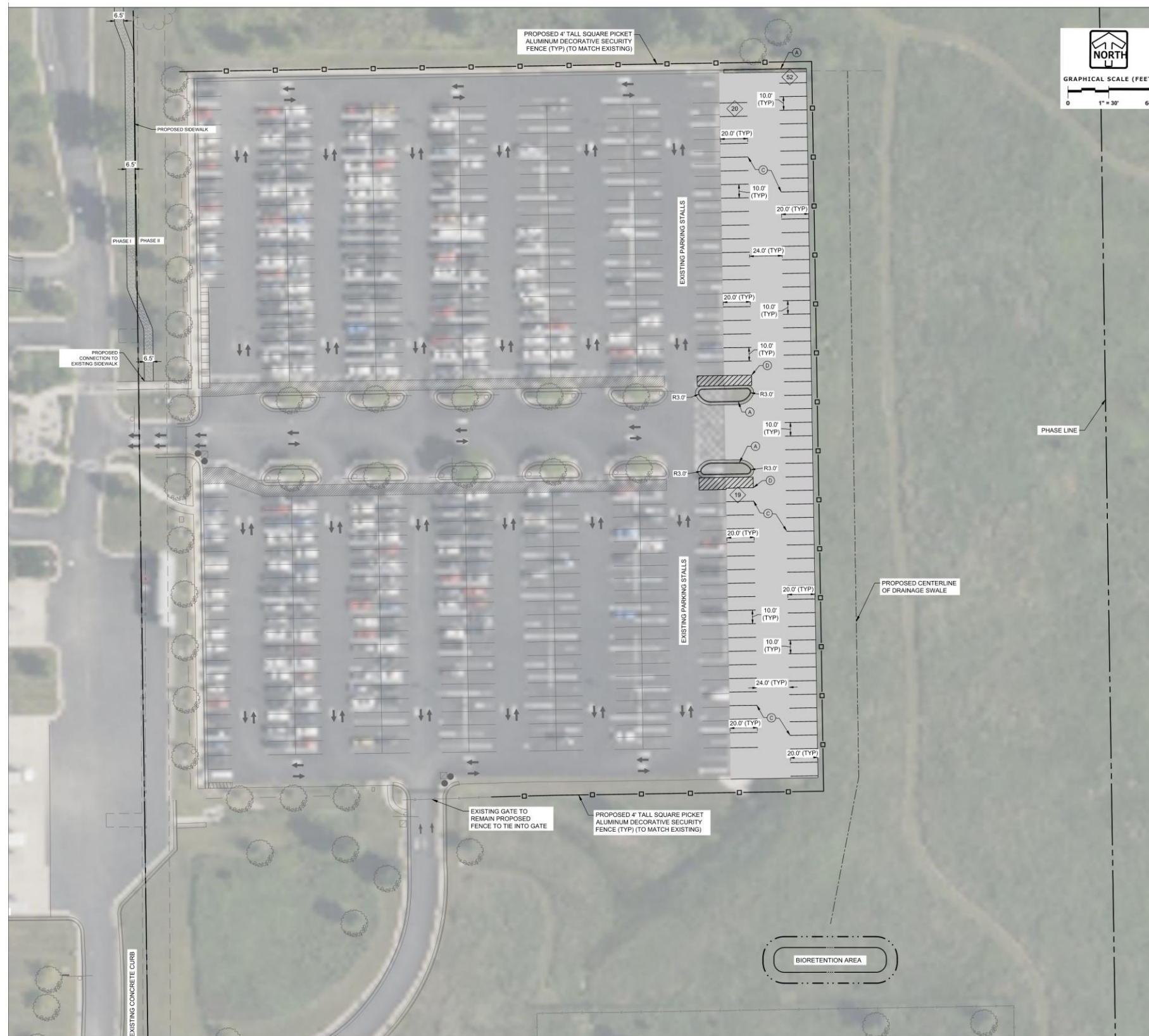
REVISIONS		SHEET
NO.	DESCRIPTION	
1	1998.10	1
2	09/09/2024	1

PLS Plat of Survey

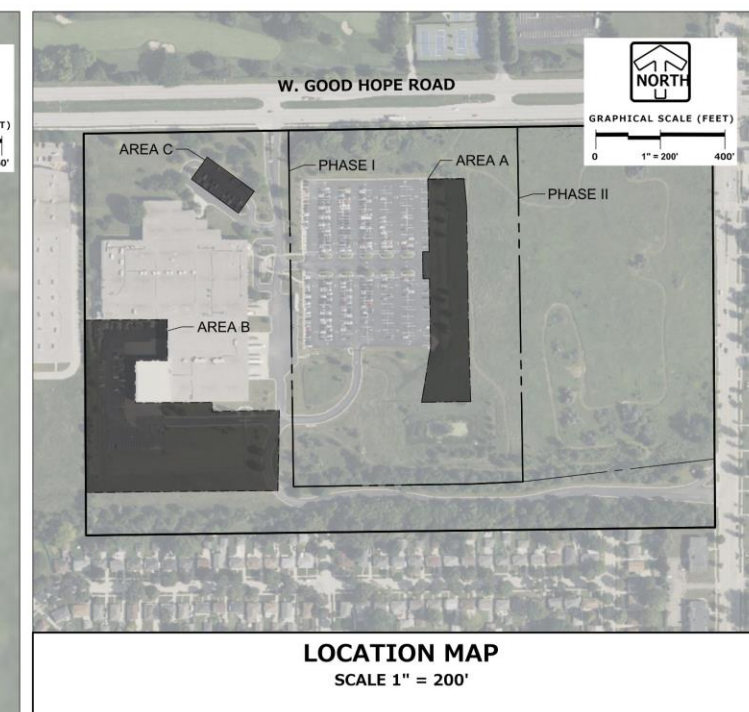


**BRADY CORPORATION**  
GOOD HOPE CAMPUS EXPANSION  
File #241338  
February 25, 2025  
EUA Project #24337-01





**AREA A**  
SCALE 1" = 30'



LEGEND	
(A)	30" CURB & GUTTER
(B)	CONCRETE STOOP
(C)	4" SOLID WHITE STRIPE
(D)	4" DIAGONAL WHITE STRIPE AT 45° SPACED 2' O.C.
(E)	R7-8 HANDICAP PARKING SIGN
(F)	ADA STALL INSIGNIA (WHITE)
(G)	18" VALLEY CURB
(H)	TAPER CURB HEAD
(P)	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
[Pattern]	LIGHT DUTY PAVEMENT
[Pattern]	HEAVY DUTY PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	GRAVEL ACCESS
[Pattern]	CONCRETE SIDEWALK

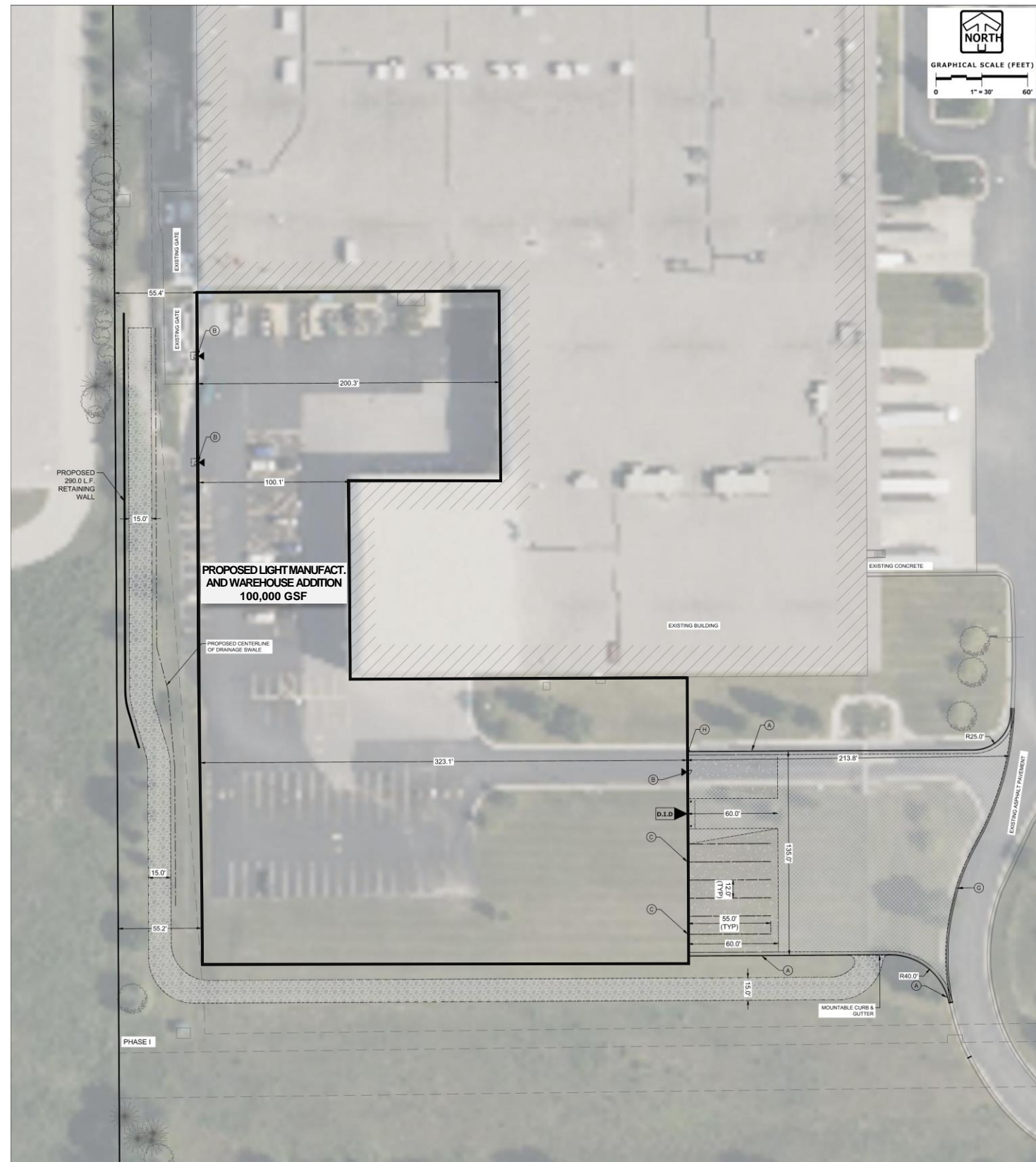
SITE DATA (PHASE 2)	
PHASE 2 AREA:	18.02 AC (785,123 S.F.)
DISTURBANCE LIMITS:	2.36 AC (103,068 S.F.)
PARKING STALLS:	91 STALLS (0 ADA)
BUILDING AREA:	0.00 AC (0 S.F.)
GRASS AREA:	12.19 AC (531,365 S.F.)
TOTAL IMPERVIOUS AREA:	5.79 AC (252,250 S.F.)
GREEN SPACE (%)	67.90%

C-1 Civil Site Plan

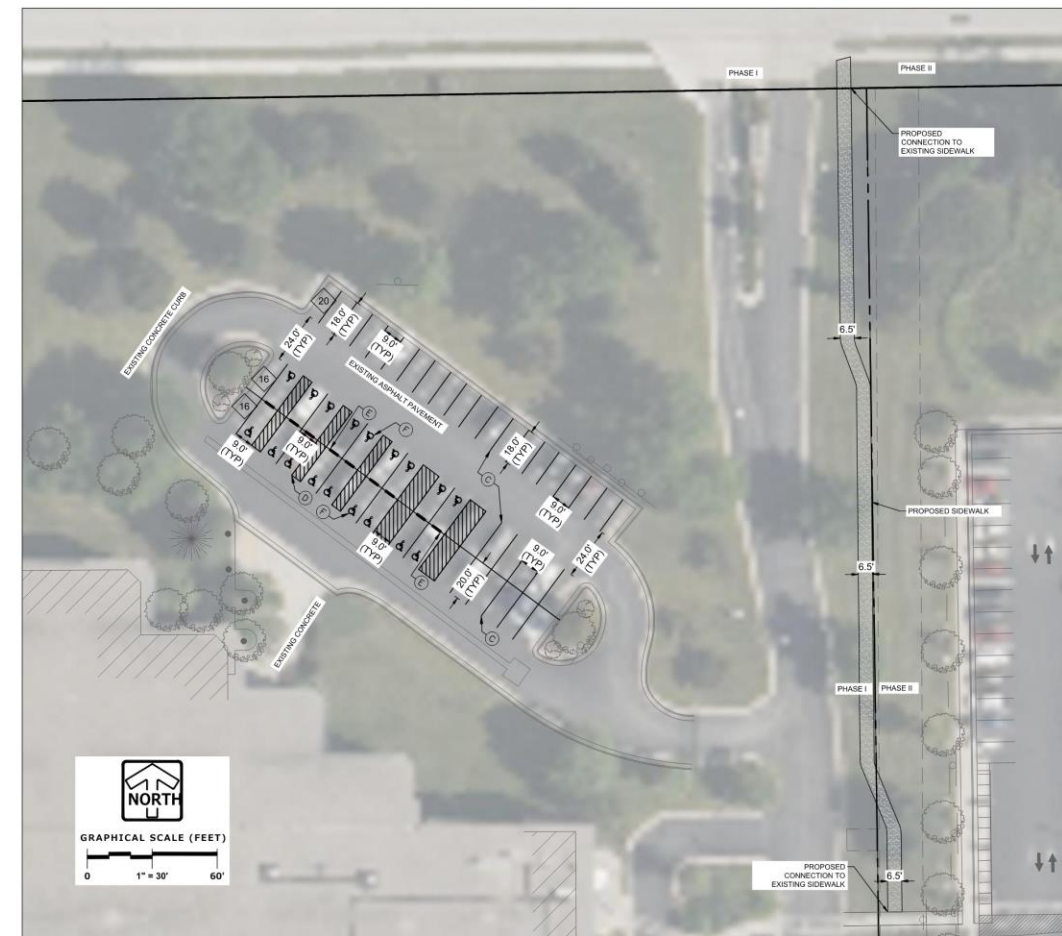
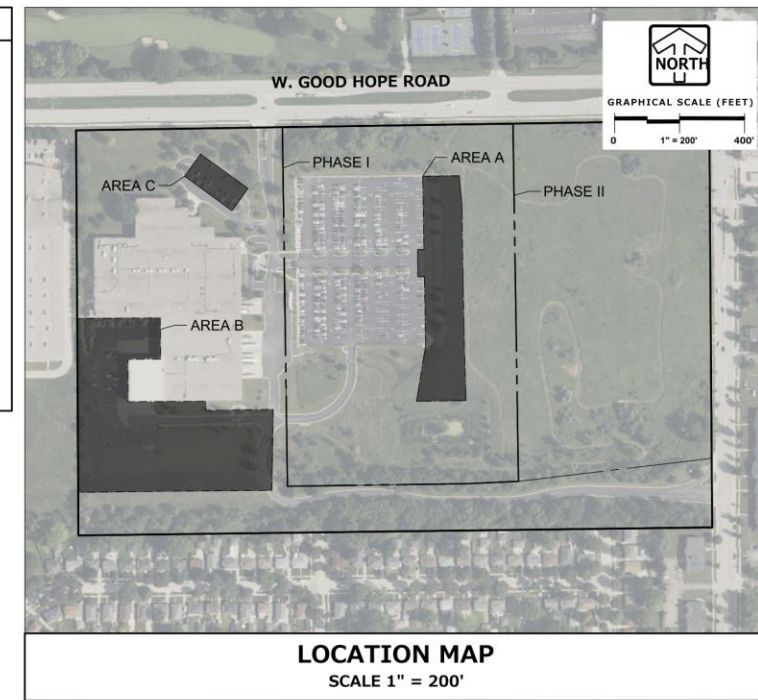


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**AREA B**  
SCALE 1" = 30'



**AREA C**  
SCALE 1" = 30'

C-2 Civil Site Plan

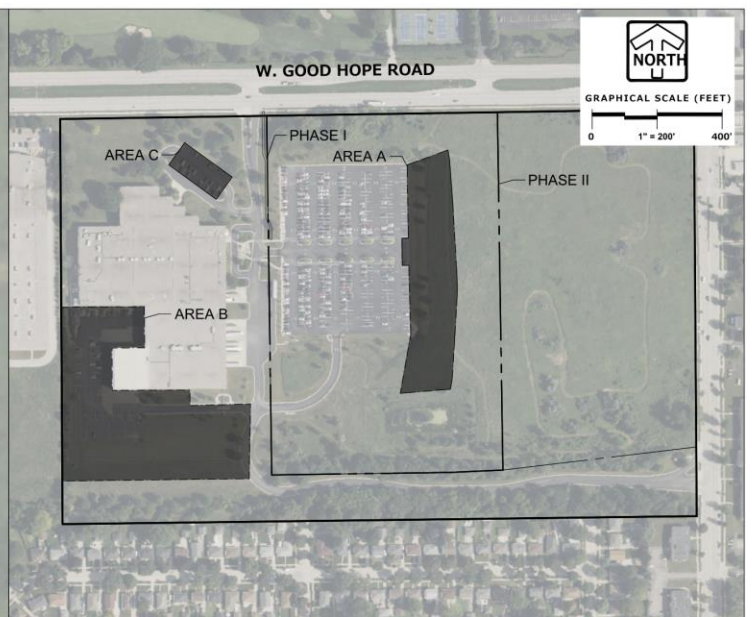


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GOOD HOPE CAMPUS EXPANSION  
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**AREA A**  
SCALE 1" = 30'



**LOCATION MAP**  
SCALE 1" = 200'

LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM CATCH BASIN (ROUND CASTING)
	STORM CATCH BASIN (RECTANGULAR CASTING)
	PRECAST FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	WETLANDS
	FLOODPLAIN
	HIGH WATER LEVEL (HWL)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL (NWL)
	DITCH OR SWALE
	DIVERSION SWALE

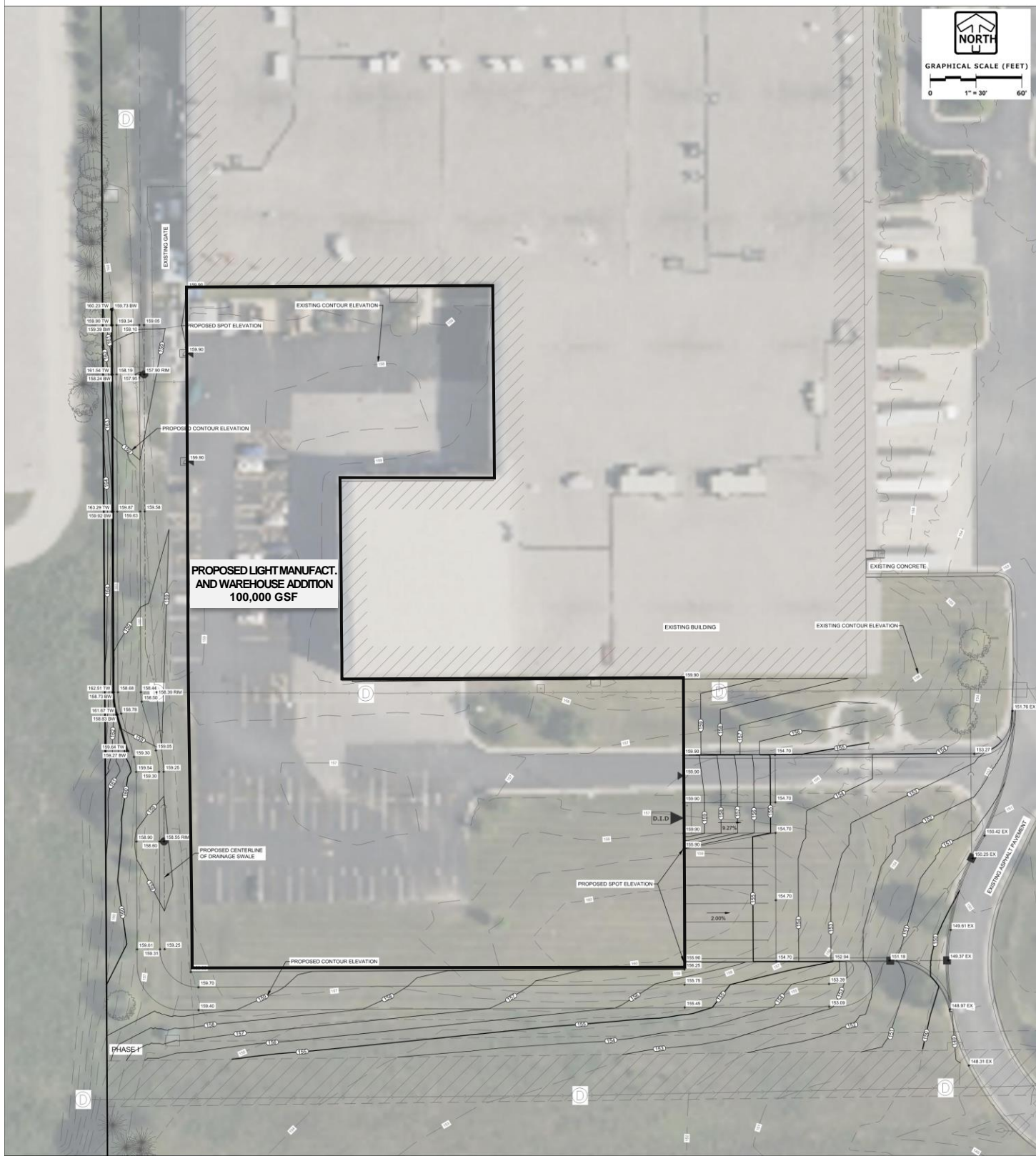


**BRADY®**

C-3 Civil Grading Plan

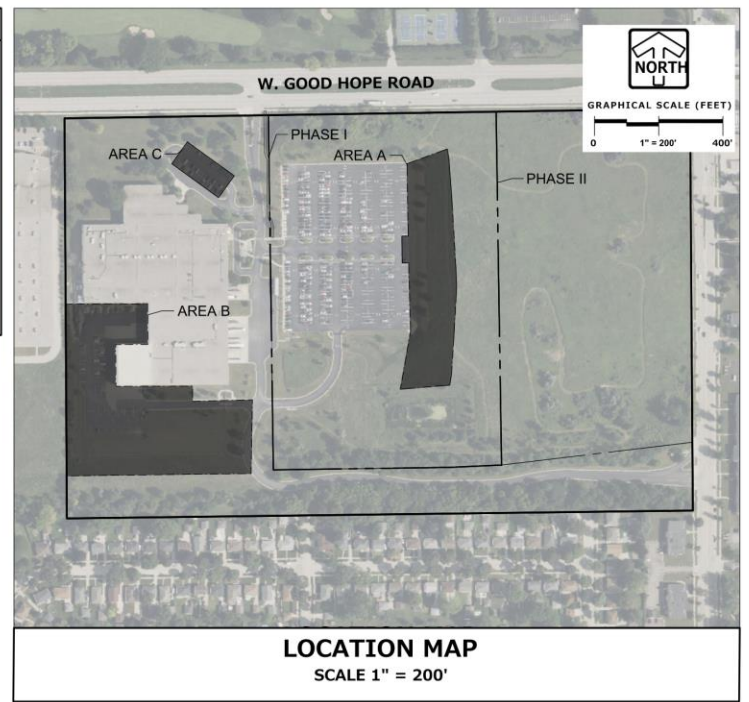
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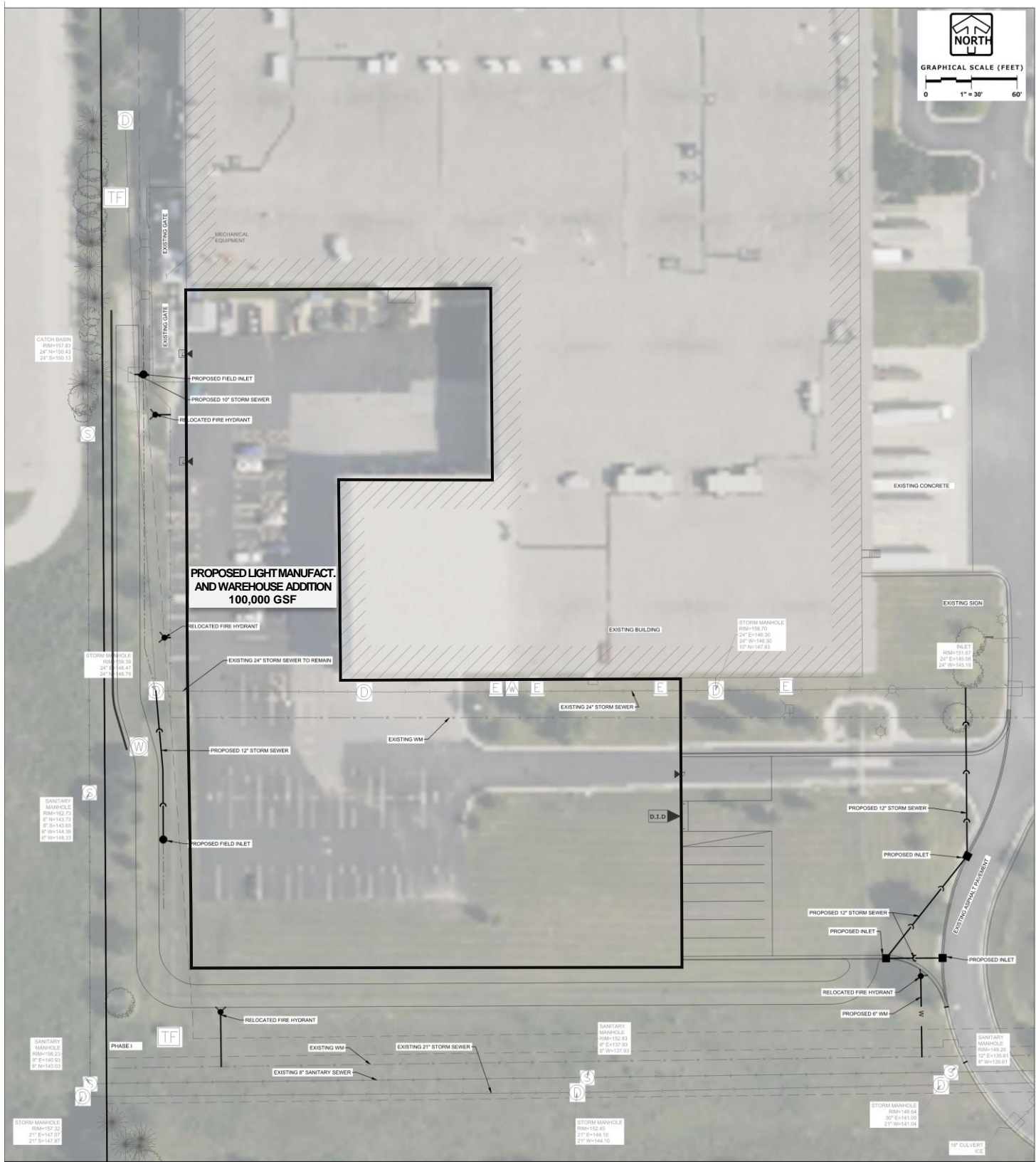
**AREA B**  
SCALE 1" = 30'

LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM CATCH BASIN (ROUND CASTING)
	STORM CATCH BASIN (RECTANGULAR CASTING)
	PRECAST FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	WETLANDS
	FLOODPLAIN
	HIGH WATER LEVEL (HWL)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL (NWL)
	DITCH OR SWALE
	DIVERSION SWALE



**AREA C**  
SCALE 1" = 30'





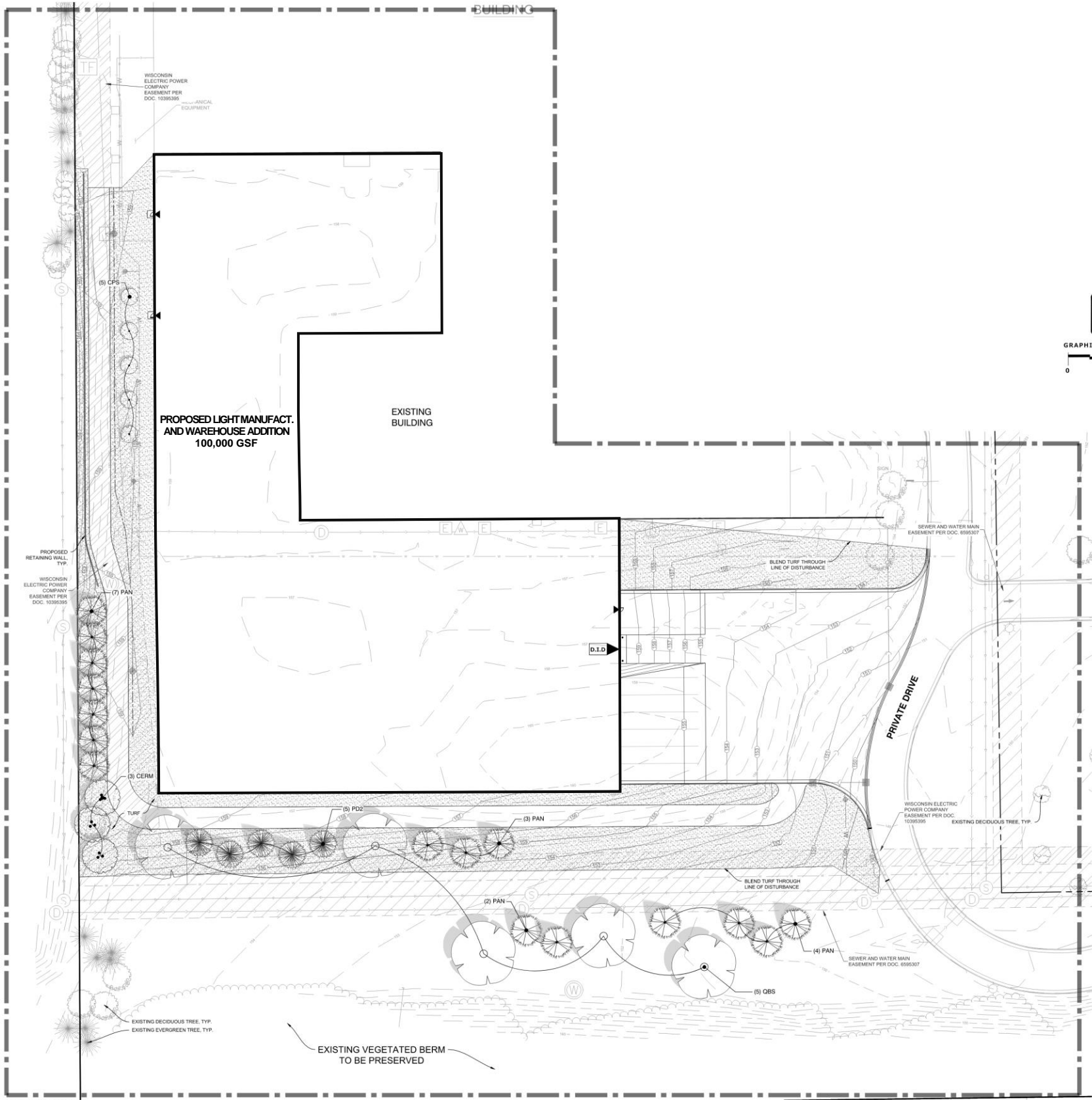
LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET SIGN



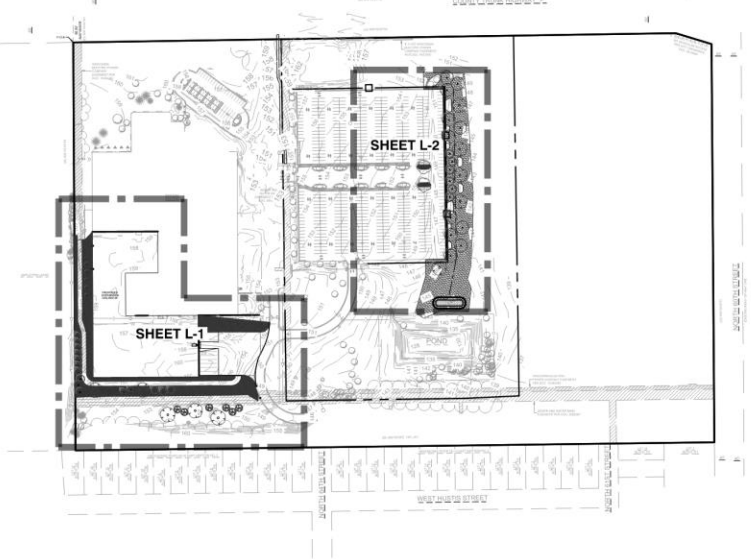
C-5 Utility Plan

**BRADY CORPORATION**  
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ENLARGEMENT L-1  
SCALE: 1"=30'



LANDSCAPE OVERVIEW MAP  
SCALE: 1"=200'

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>TREES</b>					
BNR	11	Betula nigra	River Birch	2.5' Cal.	55' T x 50' W
CPS	5	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	2" Cal.	45' T x 12' W
CERM	9	Cercis canadensis	Eastern Redbud Multi-stem	8' Ht.	25' T x 25' W
QTS	2	Quercus macrocarpa 'Shademaster'	Shademaster Locust	2.5' Cal.	60' T x 60' W
QBS	10	Quercus bicolor	Swamp White Oak	2.5' Cal.	70' T x 55' W

<b>EVERGREEN TREES</b>					
PAN	15	Picea abies	Norway Spruce	6' Ht.	60' T x 28' W
PD2	5	Pseudotsuga menziesii	Douglas Fir	6' Ht.	60' T x 25' W
<b>SHRUBS</b>					
AM	28	Aronia melanocarpa 'Inroquois Beauty'	Black Chokeberry	18' Ht.	3' T x 5' W
CSB	14	Cornus sericea 'Bailey'	Red Twig Dogwood	48' Ht.	8' T x 8' W
DLR	34	Diervilla x 'G2X8544'	Kodiak Orange Diervilla	18' Ht.	4' T x 4' W

<b>EVERGREEN SHRUBS</b>					
JMJ	20	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	18' Ht.	5' T x 7' W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
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<b>TURF</b>				
	115,473 sf	Turf Hydroseed	Drought Tolerant Fescue Blend	

<b>BIORETENTION PERENNIAL PLUGS</b>				
1,456 sf				
Asclepias incarnata / Swamp Milkweed				
Aster novae-angliae / New England Aster				
Bromus ciliatus / Fringed Bromo Grass				
Calamagrostis canadensis / Bluejoint Reed Grass				
Carex bebbii / Bebb's Sedge				
Carex crawfordii / Crawford's Sedge				
Carex cernua / Caterpillar Sedge				
Carex stipata / Sawbeak Sedge				
Carex vulpinoidea / Brown Fox Sedge				
Elymus canadensis / Canada Wild Rye				
Elymus virginicus / Virginia Wild Rye				
Eupatorium maculatum / Joe Pye Weed				
Glyceria grandis / Reed Manna Grass				
Liatris pycnostachya / Gayfeather				
Liatris spicata / Spike Gayfeather				
Monarda fistulosa / Bergamot				
Panicum virgatum / Switch Grass				
Physostegia virginiana / Coccoloba Plant				
Ratibida pinnata / Yellow Coneflower				
Rudbeckia hirta / Black-eyed Susan				
Rudbeckia subtomentosa / Sweet Black-eyed Susan				
Sorghastrum nutans / Indian Grass				
Spartina pectinata / Prairie Cordgrass				
Tradescantia virginiana / Blue Jacket				
Verbena hastata / Blue Vervain				
Vernonia fasciculata / Ironweed				

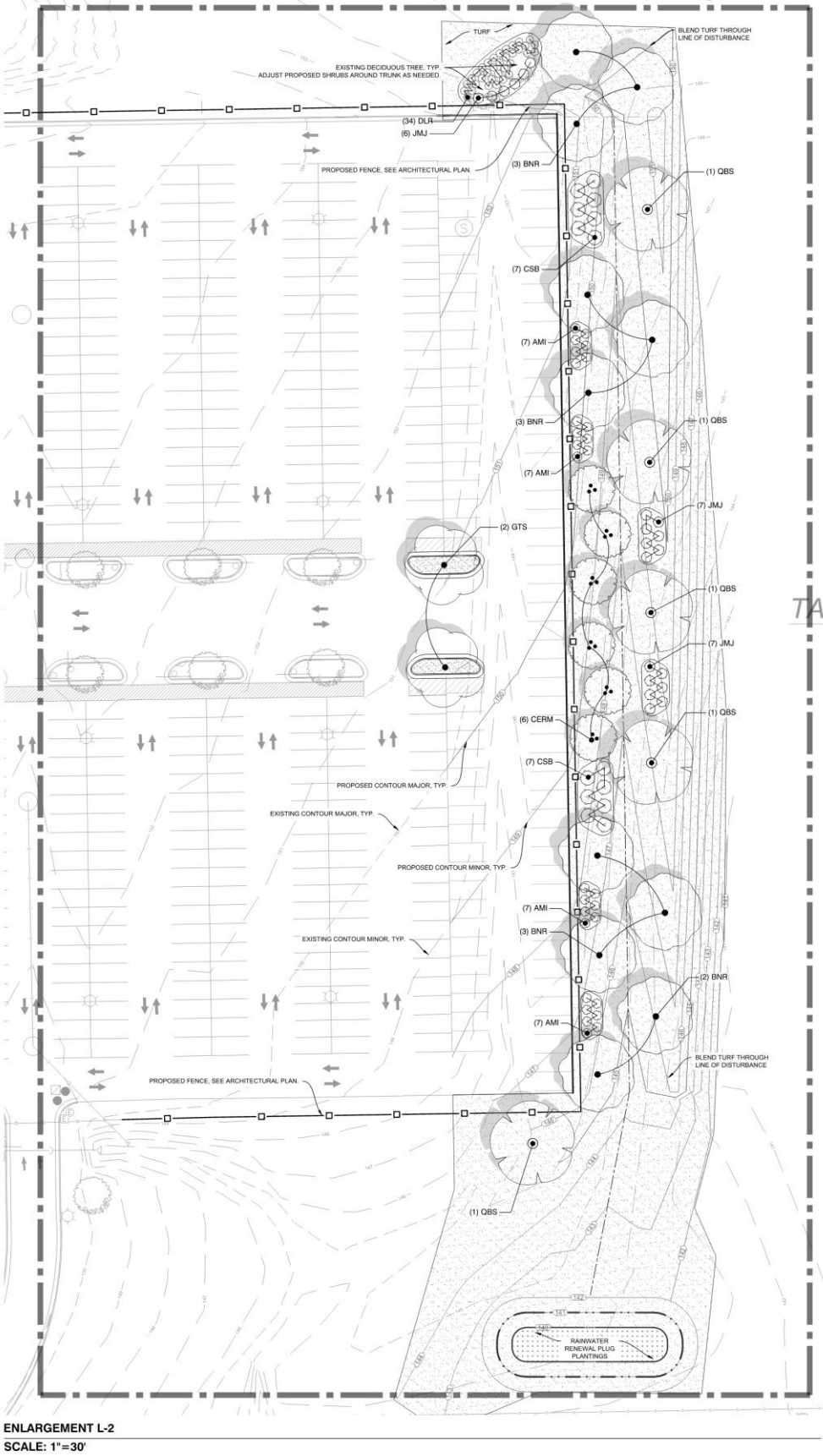
CITY OF MILWAUKEE CHAPTER 235-405-3C	LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
	INTERIOR PARKING LOT LANDSCAPING • 100 SF LANDSCAPE AREA & PARKING STALLS • 1 CANOPY TREE/100 SF LANDSCAPE AREA • 4 SHRUBS OR 8 PERENNIALS/100 SF LANDSCAPE AREA	• 2,275 SF • 23 TREES • 92 SHRUBS OR 184 PERENNIALS	• 37,310 SF • 24 TREES • 96 SHRUBS

L-1 Landscape Plan



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ENLARGEMENT L-2  
SCALE: 1"=30'

PLANT KEY		
CODE	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
BNR	Betula nigra	River Birch
CPS	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry
CERM	Cercis canadensis	Eastern Redbud Multi-stem
GTS	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust
QBS	Quercus bicolor	Swamp White Oak
<b>EVERGREEN TREES</b>		
PAN	Picea abies	Norway Spruce
PDZ	Pseudotsuga menziesii	Douglas Fir
<b>SHRUBS</b>		
AMI	Aronia melanocarpa 'Inkberry Beauty'	Black Chokeberry
CSB	Cornus sericea 'Bailey'	Red Twig Dogwood
DLR	Dierilla x 'G2438544'	Kodiak Orange Dierilla
<b>EVERGREEN SHRUBS</b>		
JMJ	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper
SYMBOL	BOTANICAL NAME	COMMON NAME
<b>GROUND COVERS</b>		
<b>BIORETENTION PERENNIAL PLUGS</b>		
	Asclepias incarnata	Swamp Milkweed
	Aster novae-angliae	New England Aster
	Bromus ciliatus	Fringed Brome Grass
	Calamagrostis canadensis	Bluejoint Reed Grass
	Carex bebbii	Bebb's Sedge
	Carex crawfordii	Crawford's Sedge
	Carex crinita	Caterpillar Sedge
	Carex stipata	Sawbeak Sedge
	Carex vulpinoidea	Brown Fox Sedge
	Elymus canadensis	Canada Wild Rye
	Elymus virginicus	Virginia Wild Rye
	Eupatorium maculatum	Joe Pye Weed
	Glycyrrhiza grandis	Reed Manna Grass
	Liatris pycnostachya	Gayfeather
	Liatris spicata	Spike Gayfeather
	Monarda fistulosa	Bergamot
	Panicum virgatum	Switch Grass
	Physostegia virginiana	Obelisk Plant
	Ratibida pinnata	Yellow Coneflower
	Rudbeckia hirta	Black-eyed Susan
	Rudbeckia subtomentosa	Sweet Black-eyed Susan
	Sorghastrum nutans	Indian Grass
	Spartina pectinata	Prairie Cordgrass
	Tradescantia ohioensis	Blue Jacket
	Verbena hastata	Blue Vervain
	Vernonia fasciculata	Ironweed
<b>TURF</b>		
	Turf Hydroseed	Drought Tolerant Fescue Blend



GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMENS AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 1/2 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAR DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ACTION FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDD AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
  - 10 FEET FROM ANY FIRE HYDRANT
  - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING

WATERING AND MAINTENANCE INSTRUCTIONS.

- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE PLUGS INSTALLATION

INSTALLATION OF PLUGS SHOULD OCCUR ON A CLOUDY, COOL DAY IN EITHER THE MORNING OR AFTERNOON. PLANTING SHOULD ALSO OCCUR AS EARLY IN THE SEASON AS POSSIBLE ONCE THE RISK OF FREEZING HAS PASSED.

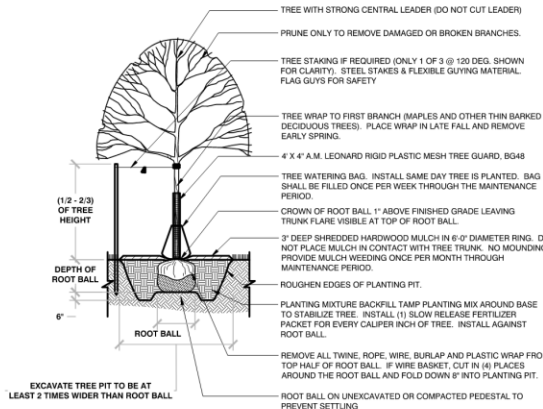
- A. PREPARATION OF SOIL PRIOR TO PLANTING
- REFER TO CIVIL PLANS FOR SOIL MIXTURE, (OR) INCORPORATE SOIL ADDITIVES CONSISTING OF TWO INCHES OF COMPOST MIXED INTO TWO INCHES OF TOPSOIL. THE SOIL MIX SHOULD BE INCORPORATED INTO THE SOIL USING A ROTARY DEVICE WITH CAPABILITY OF REACHING TO 12" BELOW THE SURFACE. COMPOST SHALL MEET WDNR SPECIFICATION S100 - COMPOST.
  - ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
  - AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
  - AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.
- B. NATIVE PLUG INSTALLATION:
- IF INSTALLING PLUGS IN COMBINATION WITH SEEDING, INSTALL PLUGS AFTER SEED HAS BEEN PLACED. INSTALL PLUGS PRIOR TO PLACEMENT OF STRAW MULCH EXCEPT WHERE AN EROSION CONTROL BLANKET WILL BE UTILIZED. ENSURE THAT NEWLY PLANTED PLUGS HAVE ADEQUATE STRAW MULCH COVERAGE FOLLOWING INSTALLATION.
- DIG A HOLE IN YOUR FRESHLY WORKED SOIL ABOUT TWICE THE DIAMETER AND THE SAME HEIGHT OF THE ROOT BALL OF THE PLANT. PUT THE SOIL ASIDE TO FILL THE HOLE BACK IN LATER. GENTLY REMOVE THE PLANT FROM ITS CONTAINER, AND BRUSH YOUR HAND OVER THE ROOT BALL TO STIMULATE THE ROOTS.
  - PLACE THE PLANT IN THE HOLE. PLACE THE ROOTS AT THE PROPER LEVEL, SO THAT THE PLANTS ROOTS ARENT EXPOSED AND THE FOLIAGE OF LOW-LYING PLANTS DOESNT GET TOO WET. FILL THE HOLE ABOUT HALF-WAY WITH THE ORIGINAL SOIL. GENTLY PACK THE SOIL TO REMOVE ANY TRAPPED AIR. WATER PLANT THOROUGHLY.
  - FINISH FILLING IN WITH SOIL AROUND THE PLANT, GENTLY PACK, AND WATER THOROUGHLY AGAIN.
  - COVER THE BASE OF THE PLANT WITH 1" OF STRAW MULCH.
  - AFTER PLANTING, KEEP YOUR PLANTS WELL WATERED FOR THE FIRST YEAR UNTIL THEY ESTABLISH A GOOD ROOT SYSTEM.

NATIVE SEEDING & PLUG PLANTINGS

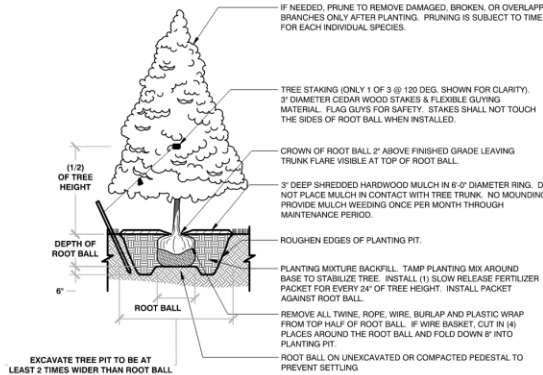
ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING/PLUG PLANTING:

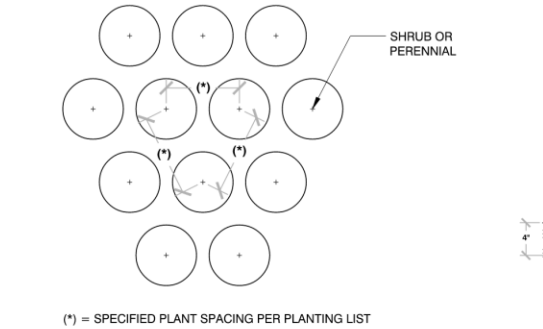
- A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INTIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL. TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.
- B. PREPARATION OF SOIL PRIOR TO SEEDING
- REFER TO CIVIL PLANS FOR SOIL MIXTURE.
  - ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
  - AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
  - AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.



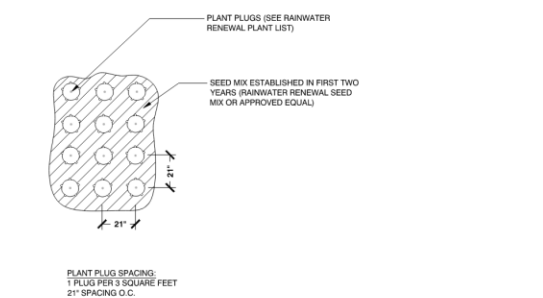
1 TREE PLANTING 1/4" = 1'-0" 3293-01



3 EVERGREEN TREE PLANTING 1/4" = 1'-0" 3293-03

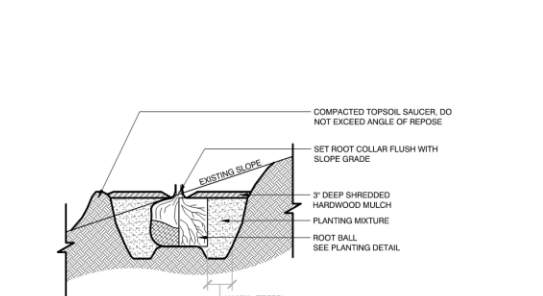


5 PLANT SPACING 3/4" = 1'-0" 3293-02

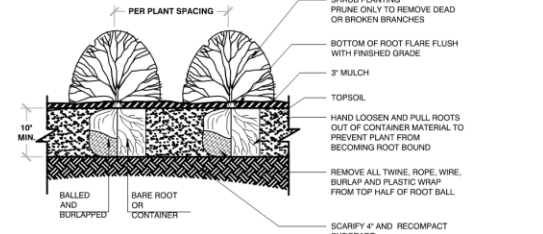


6 TRENCHED BED EDGE 3/4" = 1'-0" 3293-03

8 NATIVE PLUG SPACING N.T.S. 3293-10



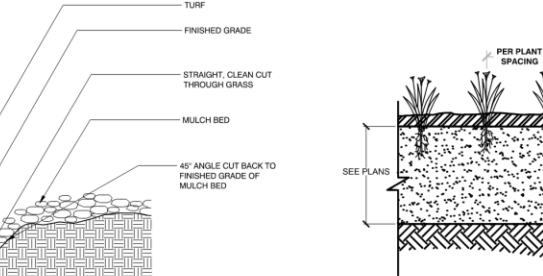
2 TREE PLANTING ON SLOPE 3/8\" = 1'-0" 3293-02



BARE-ROOT PLANTING NOTES:

- SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
- SCARIFY SIDES AND BOTTOMS OF HOLE.
- PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
- TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
- WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
- BACKFILL VOIDS AND WATER SECOND TIME.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

4 SHRUB PLANTING 1/2\" = 1'-0" 3293-02



7 PERENNIAL PLUG PLANTING 1\" = 1'-0" 3293-07

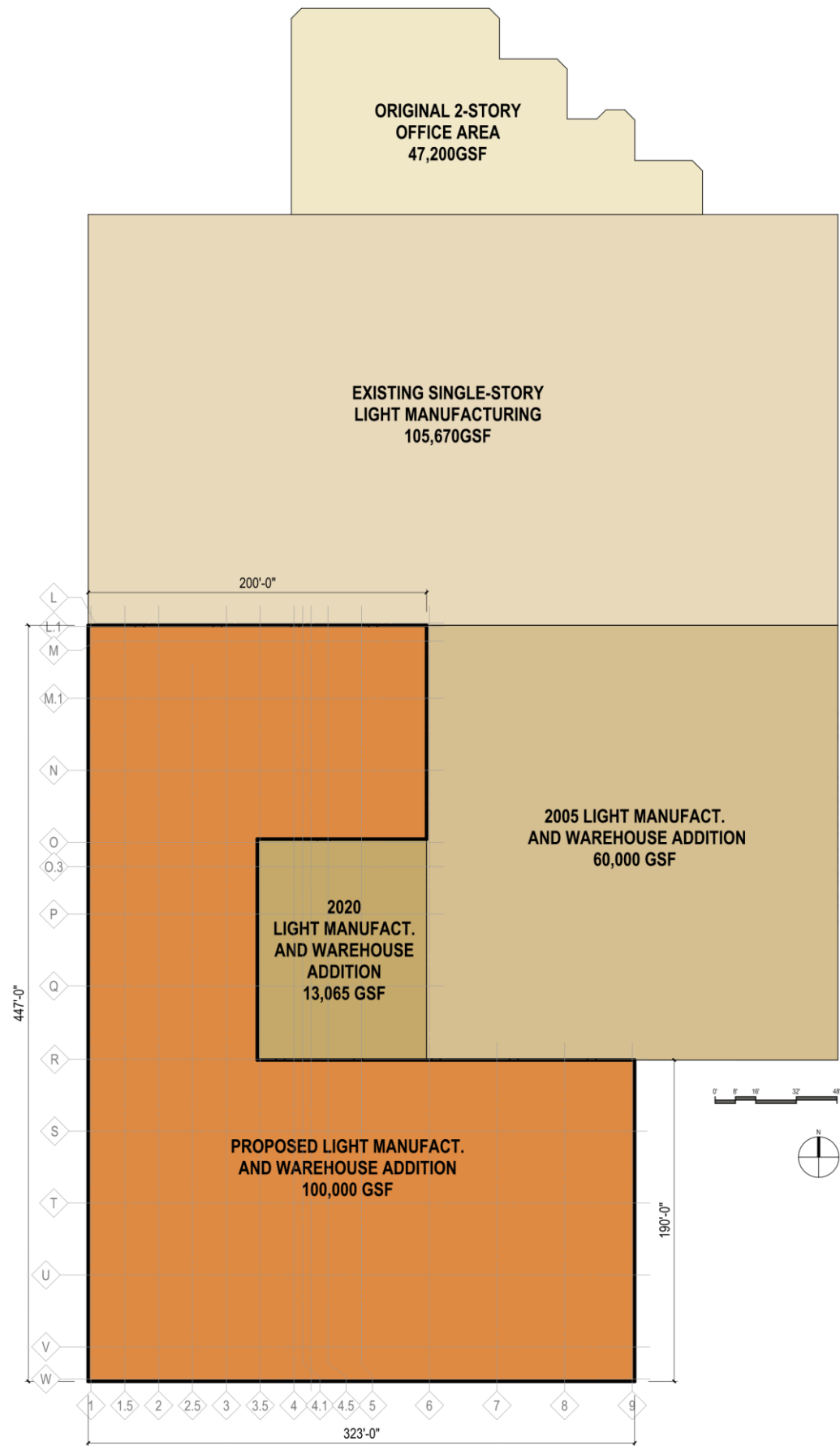
L-3 Landscape General Notes & Details

BRADY CORPORATION  
GOOD HOPE CAMPUS EXPANSION

File #241338  
February 25, 2025  
EUA Project #24337-01



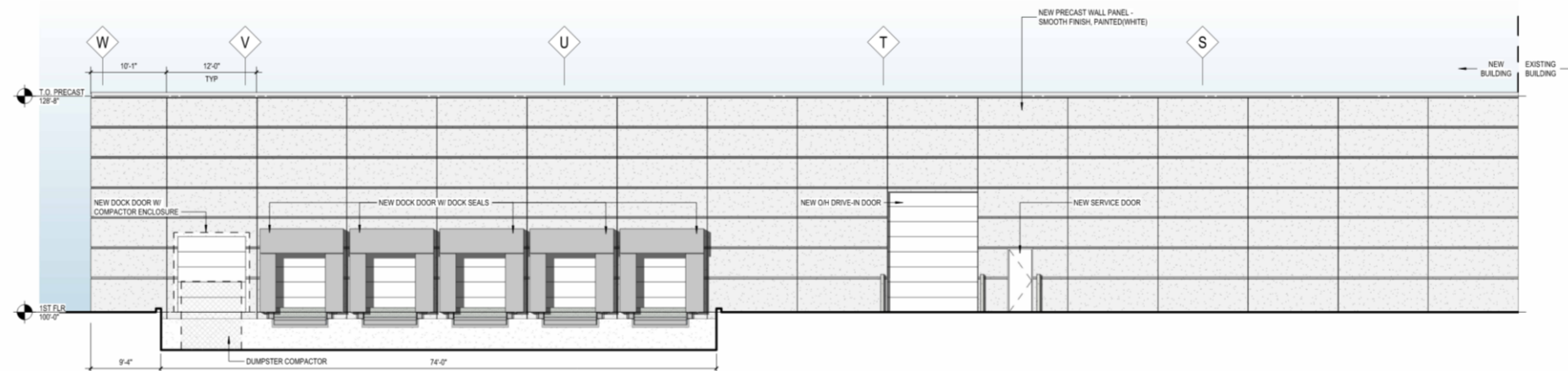




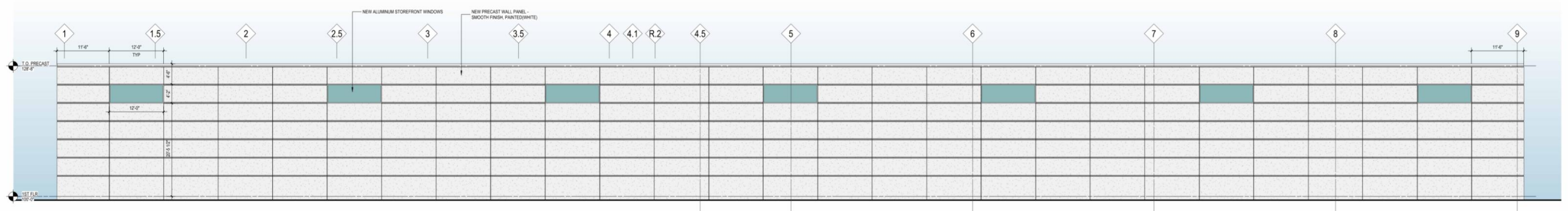
A1 Architectural Floor Plan

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EAST ELEVATION



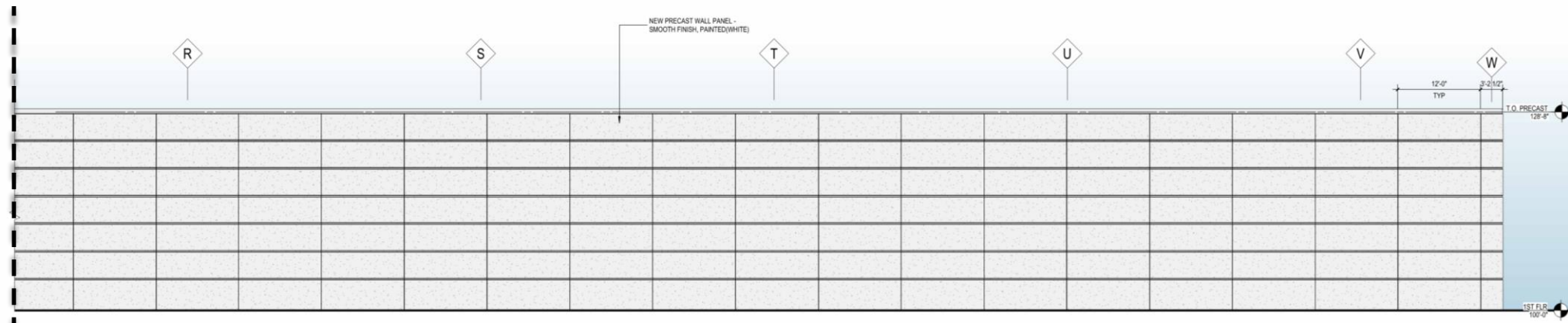
SOUTH ELEVATION

## A2.1 Building Elevations



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WEST ELEVATION (South)



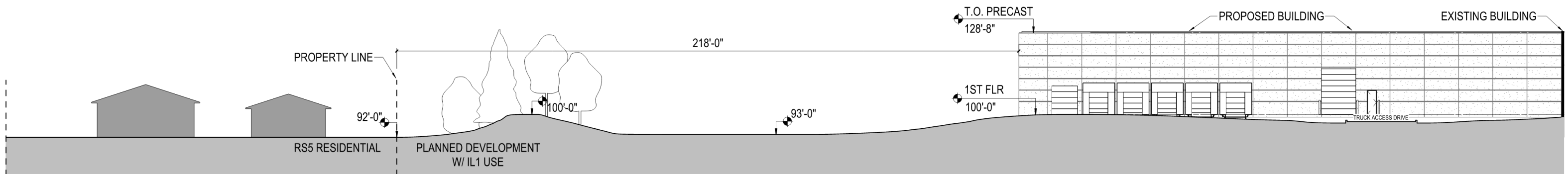
WEST ELEVATION (North)

## A2.2 Building Elevations



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ARCHITECTURAL SITE SECTION – SOUTH PROPERTY LINE



A3.1 Architectural Site Section

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