

**SURVEY NOTES:**

1. TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY CHAPUT LAND SURVEYS, DATED MARCH 30, 2023.
2. BASIS OF BEARINGS: BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 16, WHICH IS ASSUMED TO BEAR S87°33'06"W.
3. BENCHMARK: XXX.
4. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY AND COUNTY OF MILWAUKEE, WISCONSIN STANDARDS AND SPECIFICATIONS.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

**ACCESSIBILITY NOTES:**

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE LATEST WISCONSIN ACCESSIBILITY CODE, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
2. RAMP SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMP ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%. RAMP EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMP SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

**SITE INFORMATION:**

TAX ID: 107-0233-000  
 ZONING: CS (COMMERCIAL SERVICE)  
 OVERLAY: SFR02 (SITE PLAN REVIEW OVERLAY ZONE)  
 FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE "X" PER FIRM MAP NO: 55079C0019E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. ZONE X IS DEFINED AS "AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

SUMMARY:		
TOTAL PARCEL AREA	±40,617 SF (±0.932 ACRES)	
TOTAL DISTURBED AREA	±39,346 SF (±0.903 ACRES)	
BUILDING FOOTPRINT	±4,320 SF	
DISTURBED AREA SUMMARY:		
EXISTING	PROPOSED	
IMPERVIOUS AREA	±36,817 SF	±30,676 SF
PERVIOUS AREA	±3,800 SF	±9,641 SF
CHANGE IN IMPERVIOUS AREA		±6,141 SF DECREASE
SETBACKS:		
FRONT	LANDSCAPE	BUILDING
SIDE	10'	0'
REAR	0'	0'
PARKING SUMMARY:		
STANDARD STALLS (9'x18')	26	6
ADA STALLS (8'x18')	2	1
TOTAL	28	7 (4 + (4320-2000)/1000)

**PROPOSED**

**LEGEND**

**EXISTING**

---	PROPERTY LINE	---	PROPERTY LINE
---	APPROXIMATE LIMIT OF DISTURBANCE	---	APPROXIMATE LIMIT OF DISTURBANCE
---	1-FOOT CONTOUR	---	1-FOOT CONTOUR
---	5-FOOT CONTOUR	---	5-FOOT CONTOUR
---	WATER LINE	---	WATER LINE
---	SANITARY SEWER LINE	---	SANITARY SEWER LINE
---	STORM DRAIN LINE	---	STORM DRAIN LINE
---	OVERHEAD ELECTRIC LINE	---	OVERHEAD ELECTRIC LINE
---	UNDERGROUND ELECTRIC LINE	---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELECOM LINE	---	UNDERGROUND TELECOM LINE
---	UNDERGROUND FIBER OPTIC LINE	---	UNDERGROUND FIBER OPTIC LINE
---	GAS LINE	---	GAS LINE
---	TREE/SHRUB	---	TREE/SHRUB
---	FENCE	---	FENCE
---	SIGN/BOLLARD	---	SIGN/BOLLARD
---	FLAG POLE	---	FLAG POLE
---	WATER METER/VALVE	---	WATER METER/VALVE
---	SEWER MANHOLE/CLEANOUT	---	SEWER MANHOLE/CLEANOUT
---	STORM MANHOLE/CURB INLET/CATCH BASIN	---	STORM MANHOLE/CURB INLET/CATCH BASIN
---	ELECTRICAL MANHOLE/METER/BOX	---	ELECTRICAL MANHOLE/METER/BOX
---	ELECTRICAL TRANSFORMER	---	ELECTRICAL TRANSFORMER
---	TELECOM MANHOLE/METER/BOX	---	TELECOM MANHOLE/METER/BOX
---	LIGHT POLE/YARD LIGHT	---	LIGHT POLE/YARD LIGHT
---	UTILITY POLE	---	UTILITY POLE
---	GAS METER	---	GAS METER
---	PARKING COUNT	---	PARKING COUNT
---	STANDARD PCC PAVEMENT/SIDEWALK PER DETAILS 3 AND 4 ON SHEET C6.0	---	STANDARD PCC PAVEMENT/SIDEWALK PER DETAILS 3 AND 4 ON SHEET C6.0
---	HEAVY-DUTY PCC PAVEMENT PER DETAILS 3 AND 4 ON SHEET C6.0	---	HEAVY-DUTY PCC PAVEMENT PER DETAILS 3 AND 4 ON SHEET C6.0
---	STANDARD AC PAVEMENT PER DETAIL 2 ON SHEET C6.0	---	STANDARD AC PAVEMENT PER DETAIL 2 ON SHEET C6.0
---	HEAVY-DUTY AC PAVEMENT PER DETAIL 2 ON SHEET C6.0	---	HEAVY-DUTY AC PAVEMENT PER DETAIL 2 ON SHEET C6.0
---	LANDSCAPE AREA SEE LANDSCAPE PLANS FOR DETAILS	---	LANDSCAPE AREA SEE LANDSCAPE PLANS FOR DETAILS

**SITE PLAN KEY NOTES**

1. PROPOSED PCC 6" TALL BARRIER CURB
2. PROPOSED TYPE 4-B IN-LINE ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOMES
3. PROPOSED TYPE 7-A MID-BLOCK ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOMES
4. PROPOSED TYPE 7-A MID-BLOCK ACCESSIBLE CURB RAMP (MODIFIED) WITH DETECTABLE WARNING TRUNCATED DOMES
5. PROPOSED ACCESSIBLE PARKING STALL WITH ACCESSIBLE LOADING AREA AND PAVEMENT MARKINGS, ADA SIGN AND SIGN POST
6. PROPOSED PAVEMENT DIRECTIONAL ARROW AND STOP BAR, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. DIMENSIONS PER MUTCD STANDARDS (TYP) TO MATCH EXISTING STRIPING
7. PROPOSED 4" WIDE PARKING STALL STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS TO MATCH EXISTING STRIPING.
8. PROPOSED 5" WIDE PEDESTRIAN CROSSWALK, 4" WIDE STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS TO MATCH EXISTING STRIPING.
9. PROPOSED FLAGPOLE. SEE ARCHITECTURAL PLANS.
10. PROPOSED 4"-DIAMETER VEHICLE BOLLARD
11. PROPOSED BUILDING COLUMN WITH PROTECTIVE BOLLARDS. SEE ARCHITECTURAL PLANS.
12. PROPOSED INVERTED "U" BICYCLE RACK (2)
13. PROPOSED BUILDING OVERHANG. SEE ARCHITECTURAL PLANS.
14. PROPOSED DRIVE-UP SERVICE ATM WITH PROTECTIVE BOLLARDS (9'x19' VEHICLE ENVELOPE SHOWN FOR STACKING).
15. EXISTING ELECTRICAL TRANSFORMER TO REMAIN
16. PROPOSED "DO NOT ENTER" RS-1 SIGN.



76TH & GOOD HOPE - W2-112

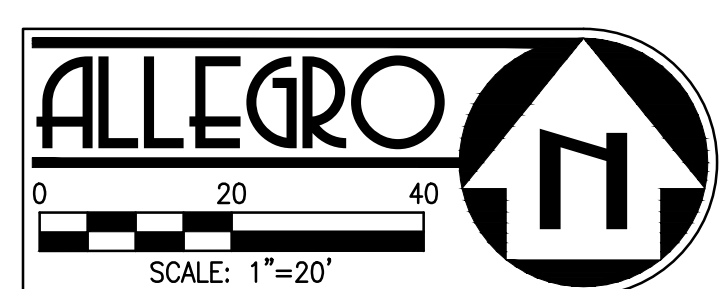
7630 GOOD HOPE RD  
MILWAUKEE, WI 53223

2	SITE PLAN REVIEW	09.15.2023
1	CLIENT REVIEW SET	07.19.2023

Delta Issue Description Date



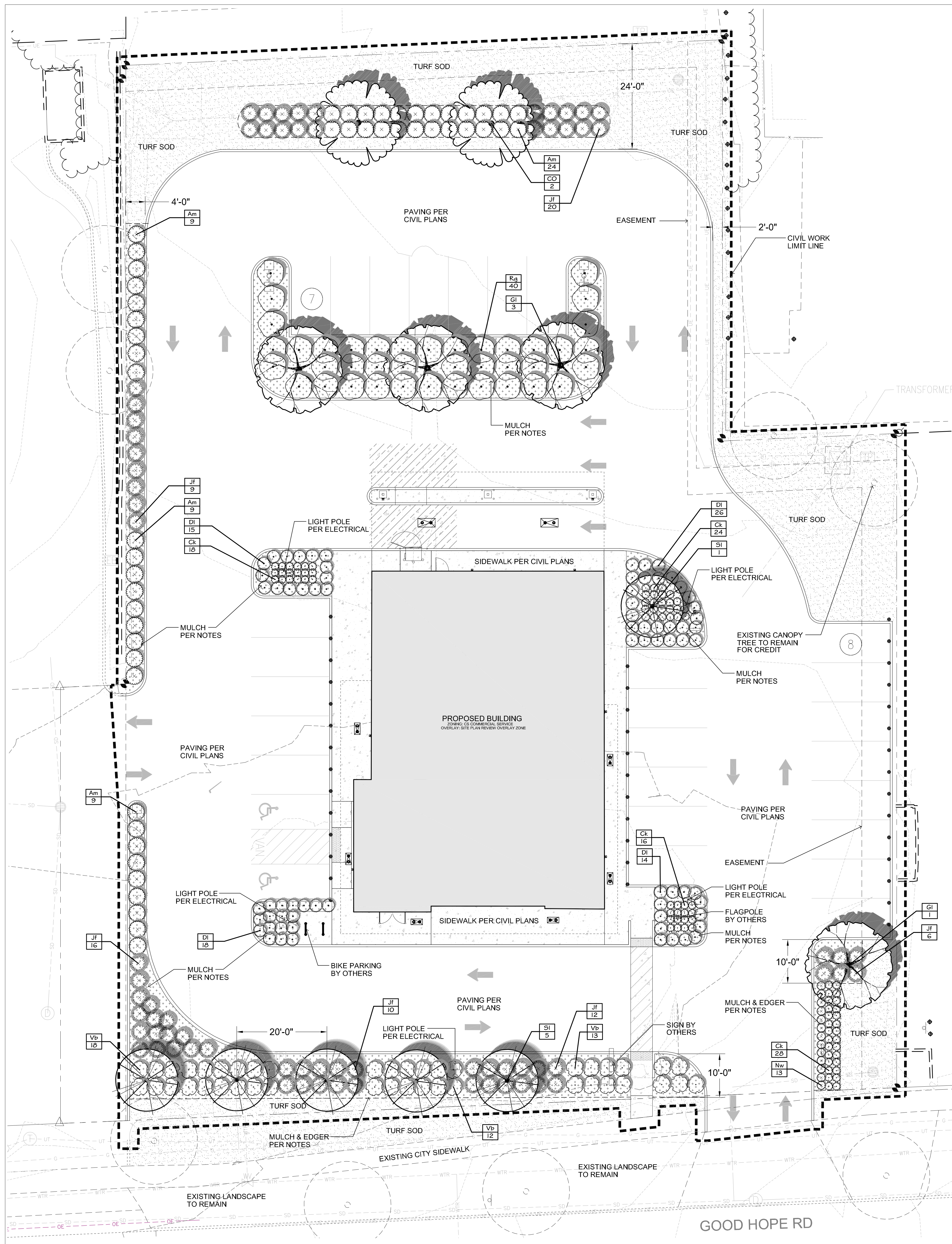
ALLEGRO CIVIL ENGINEERS  
4322 N. LINCOLN AVE. SUITE A  
CHICAGO, IL 60618  
(872) 270-3691



MRJ/BBE	A/JH	Owner Approval
Drawn	Check	As Indicated
Job No. 2023-003-004		Scale

**PRELIMINARY SITE PLAN**  
Title  
**C2.0**  
Sheet





**Landscape Requirements:**

Zoning: CS Commercial Service  
 Overlay District: Site Plan Review Overlay Zone

**SITE DATA**  
 Parking Spaces: 28  
 Landscape Area (On-Property, Excluding Easements): 7,626 SF  
 Good Hope Rd Landscape Frontage: 138 LF  
 Existing Canopy Trees on Site to Remain for Credit: 1

**SITE TRIANGLES**  
 In all zoning districts, 10 feet for the intersection of an access drive and a street

**PARKING LOT LANDSCAPING REQUIREMENTS**  
 1 canopy tree per 4 parking spaces  
 Calculation: 28 / 4 = 7 Canopy Trees

**LANDSCAPED AREA REQUIREMENTS**  
 1 low shrubs (or 2 perennials) per 25 SF of landscaped area  
 Calculation: 7,626 / 25 = 305 Low Shrubs

**GOOD HOPE RD FRONTAGE REQUIREMENTS**  
 1 canopy tree per 20 LF of frontage  
 Calculation: 138 / 20 = 6 Trees

**GENERAL LANDSCAPE REQUIREMENTS & NOTES**  
 Ornamental trees shall be considered canopy trees if they meet the minimum size requirements. Ornamental trees shall be set back at least 5' from any sidewalk. No more than 50% of total trees required may be ornamental trees.  
 Canopy trees located within 20' of the street lot line may be credited toward street frontage screening requirements.

**Planting Areas for Trees**  
 100 SF minimum of surface area  
 150 cubic feet minimum of planting soil

**Planting Sizes**  
 Canopy Tree: 2.5' caliper (Two 1.5" caliper trees may be substituted)  
 Evergreen Tree: 6" Height  
 Low Shrubs (4" Height Max): 3 gallon  
 Tall Shrubs (6" Height Minimum): 3 gallon  
 Perennials/Ornamental Grasses: 1 gallon

**General Notes:**

- See Civil Engineer's plans for grading layout and requirements
- Contractor to coordinate all work in the city right-of-way with City of Milwaukee Works Department.
- Sod all disturbed areas except plant beds and mulch beds.
- All existing utilities must be verified.

**Landscape Symbols Legend:**



**PLANT SCHEDULE**

OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	CO	<i>Celtis occidentalis</i>	Common Hackberry	2.5' Cal.	B&B	2	
	Gl	<i>Gleditsia triacanthos inermis</i> 'Skycole'™	Skyline Thornless Honey Locust	2.5' Cal.	B&B	4	
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	SI	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5' Cal.	B&B	6	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Am	<i>Aronia melanocarpa</i> 'Morton'™	Iroquois Beauty Black Chokeberry	3 gal.	Pot	51	
	DI	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	3 gal.	Pot	73	
	Jf	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	3 gal.	Pot	73	
	Rg	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot	40	
	Vb	<i>Viburnum trilobum</i> 'Bailey Compact'	Compact American Cranberry Bush	3 gal.	Pot	43	
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Nw	<i>Nepeta x faassenii</i> 'Walkers Low'	Walkers Low Catmint	1 gal.	Pot	13	
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ck	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	86	



76TH & GOOD HOPE - W2-112

7630 GOOD HOPE RD  
 MILWAUKEE, WI 53223

**~PRELIMINARY~  
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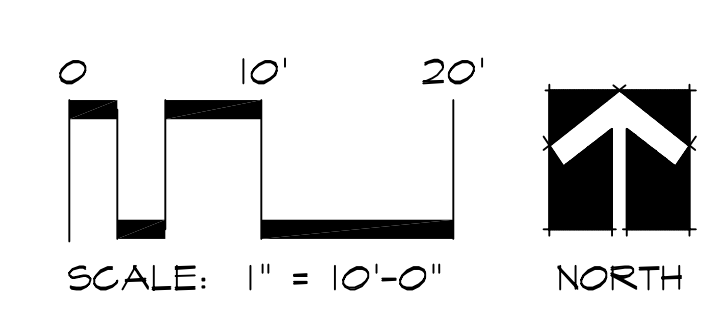
Delta	Issue	Description	Date
2	CITY RESUBMITTAL		09.15.2023
1	CLIENT REVIEW SET		07.19.2023



ALLEGRO CIVIL ENGINEERS  
 4322 N. LINCOLN AVE, SUITE A  
 CHICAGO, IL 60618  
 (872) 270-3691

MRJ/BBE	AJH	Owner Approval
Drawn	Check	As indicated
Job No. 2023-003-004		Scale

**LANDSCAPE  
 LAYOUT PLAN**  
 Title  
**L1.1**  
 Sheet

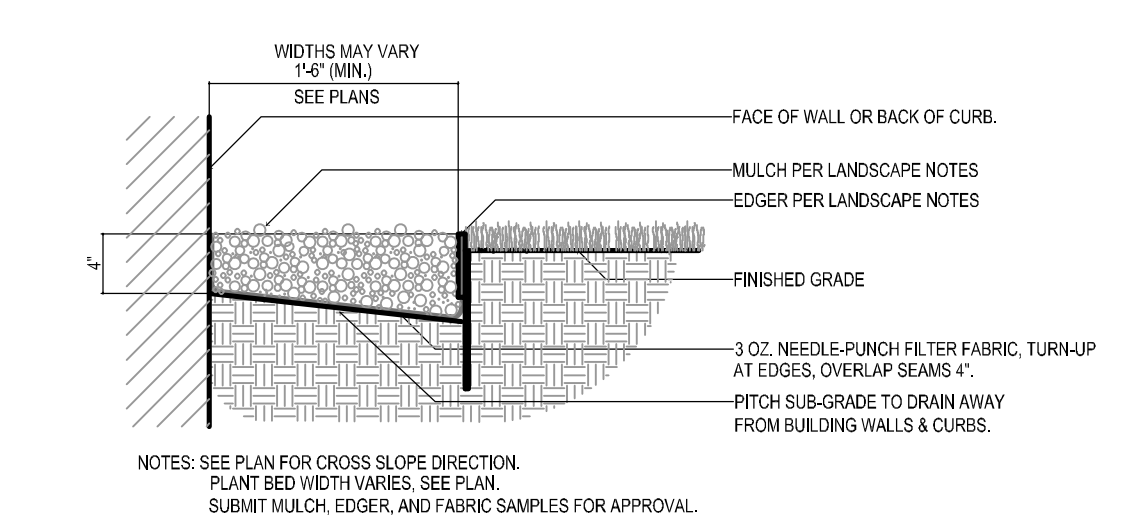




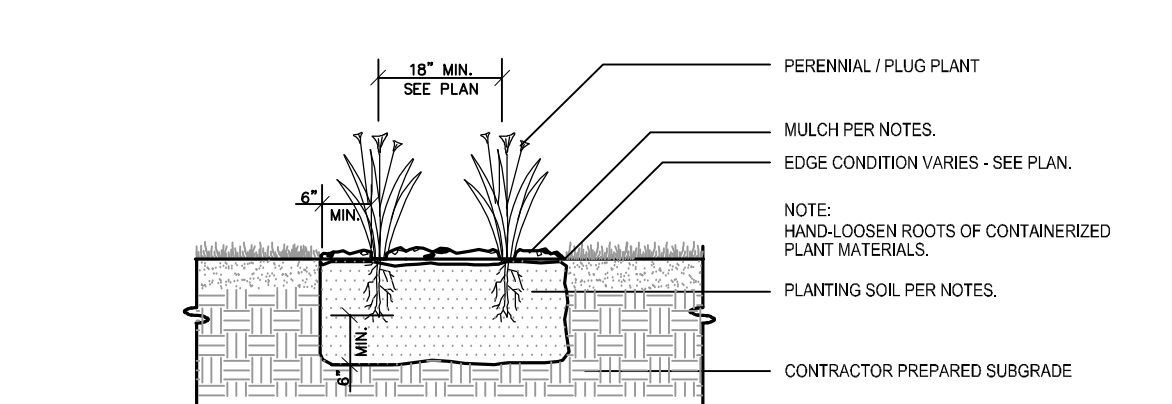
**Landscape Notes & Requirements:**

- Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.
- Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
- All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.
- Plan takes precedence over plant schedule if discrepancies in quantities exist.
- All proposed plants shall be placed as close to the location(s) indicated on the plan as possible. Contact the landscape architect if discrepancies arise during plant installation that require deviating location(s) from those shown on the plans.
- Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
- The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
- All plant materials shall be fertilized upon installation as specified.
- The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
- If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
- Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
- Contractor is responsible for ongoing maintenance of all newly installed material for the duration of the plant warranty, with the exception of turf sod, which shall be maintained for 30 days after installation or until the first mowing, whichever comes first. Contractor must bag clippings from initial mowing and remove from the job site. Any acts of vandalism or damage which may occur prior to warranty start shall be the responsibility of the contractor. Contractor shall provide the owner with O&M information, including (but not limited to), written instructions on proper lawn mowing height, yearly lawn maintenance recommendations, proper plant pruning information, plant & lawn fertilization schedule, and disease/pest control.
- The contractor shall guarantee newly planted material through one calendar year from the date punch list review. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
- This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
- The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
- Plant size & species substitutions must be approved in writing prior to acceptance in the field.
- Irrigation: All newly planted areas shall be irrigated. Refer to Sheet L1.3.
- Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
- Mulch: Planting beds to receive **rock mulch** shall be locally available ¾" river pebble rock mulch, to a depth of 4-inches over free-draining weed mat. Submit mulch sample for review and approval. **Tree saucer mulch** to be four inches (4") depth Eastern Red Cedar mulch for trees outside the plant bed. Install per tree planting detail.
- Edger to be 16 GA Plated Finish Perforated Edger, Coyote or approved Equal. Stake every 18" minimum. Submit sample for approval.
- All planting areas shall be prepared prior to installation activities with clean, imported topsoil. Provide a firm planting bed free of stones, sticks, construction debris, etc.
- The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
- The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
- The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
- The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
- The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
- Any work performed beyond the property line shall be restored to predevelopment condition. The landscape contractor is responsible for gaining approval for any work beyond the property line.
- All sub-cut areas of the site that are designated on the site plan as open space for landscape shall be graded with imported, pulverized topsoil. Slope away from building. See note 32 below.
- Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with WisDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
- Fencing (if noted) per Architect's Plans and Specifications.
- Landscape contractor shall include in their bid to remove any existing shrubs, sod, edger, fabric, and edger that interferes with new improvements shown in this package.
- Landscape Contractor and Excavator shall be responsible for providing 18" depth topsoil in plant beds and 24" in tree pits.

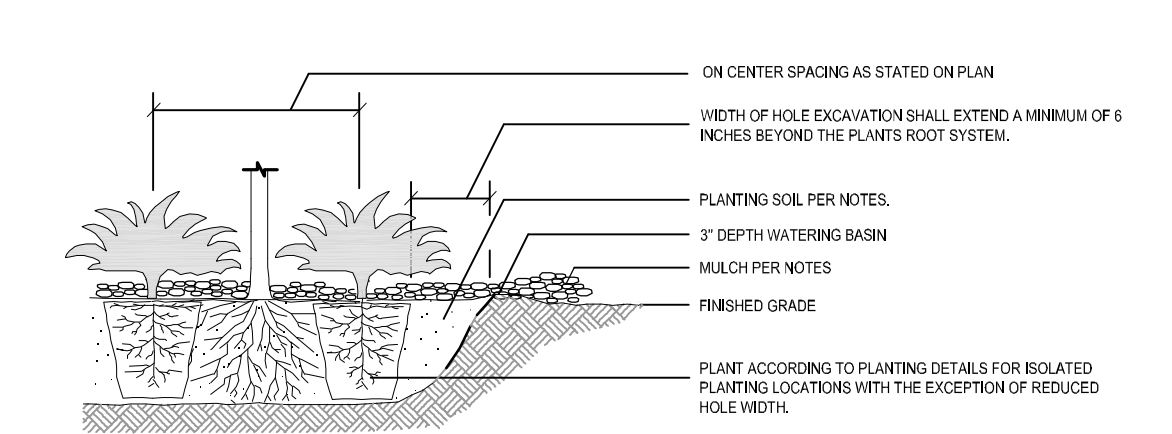
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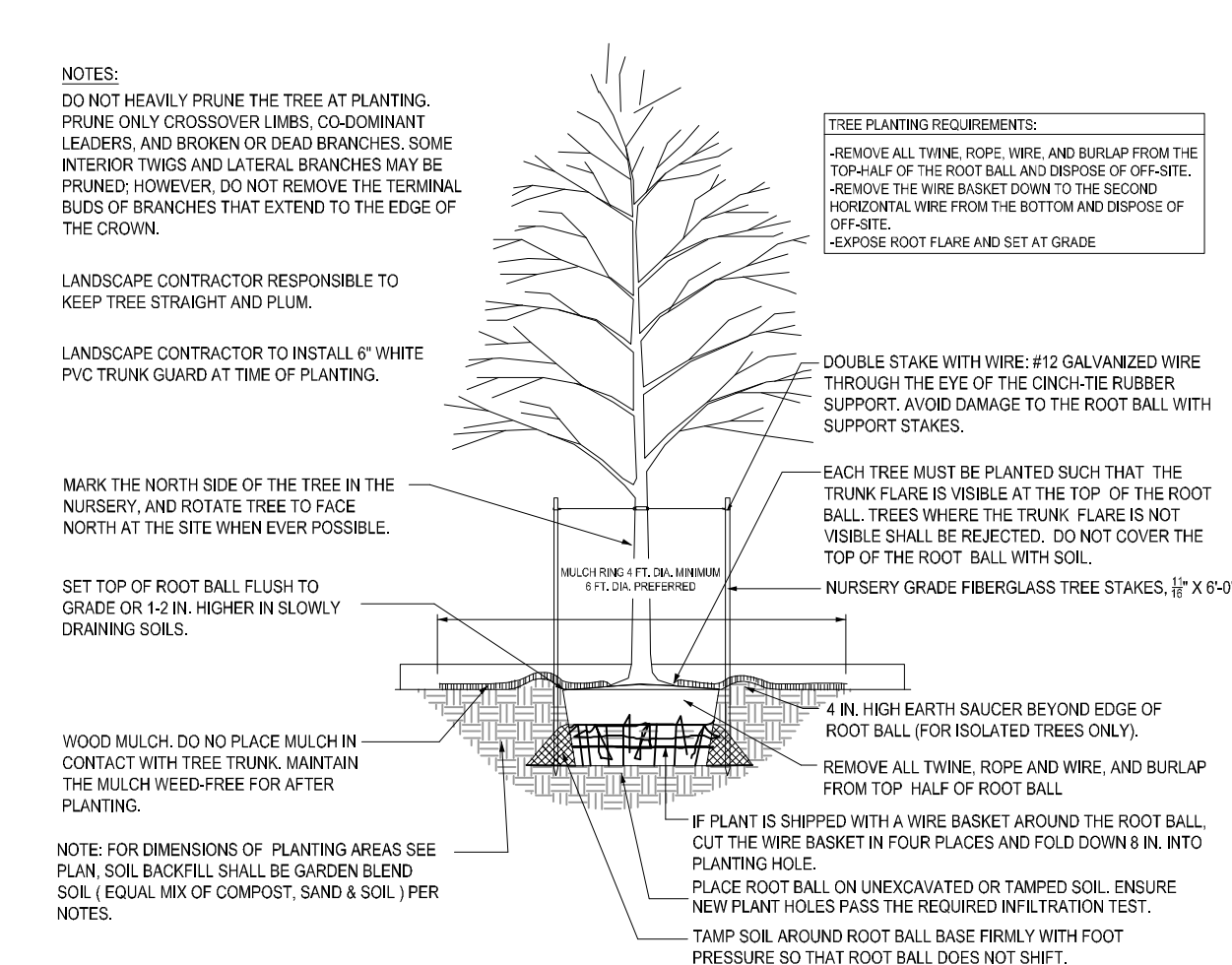
**3 TYP. MULCH DETAIL**  
L1.2 NOT TO SCALE



**1 TYP. PERENNIAL/PLUG PLANTING DETAIL**  
L1.2 NOT TO SCALE



**2 TYP. SHRUB PLANTING - SECTION**  
L1.2 NOT TO SCALE



**4 DECIDUOUS TREE PLANTING - SECTION**  
L1.2 NOT TO SCALE

2	CITY RESUBMITTAL	09.15.2023
1	CLIENT REVIEW SET	07.19.2023

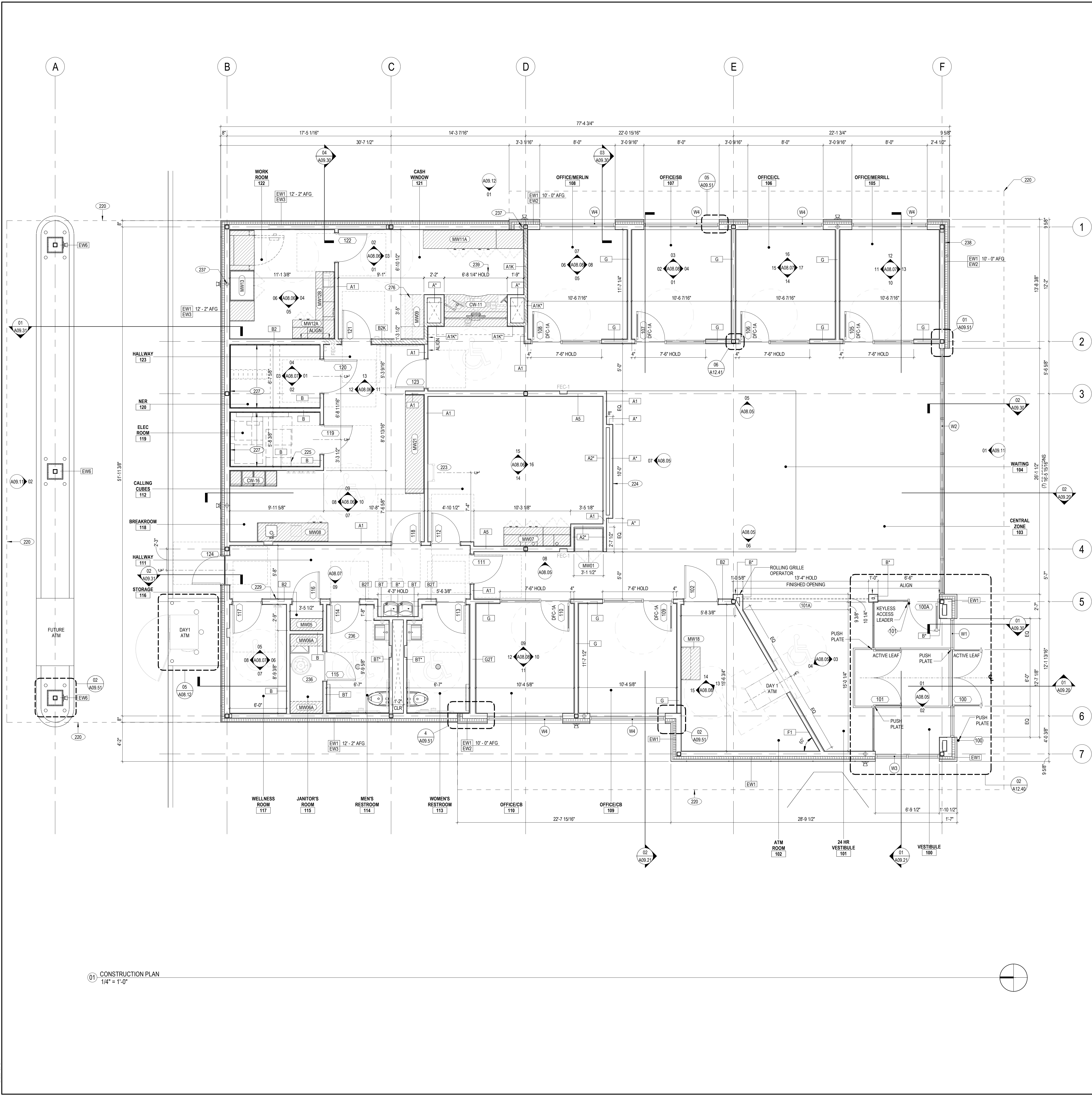
Delta	Issue	Description	Date
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ALLEGRO CIVIL ENGINEERS  
4322 N. LINCOLN AVE, SUITE A  
CHICAGO, IL 60618  
(872) 270-3691

MRJ/BBE	AJH	Owner Approval
Drawn	Check	As indicated
Job No. 2023-003-004		Scale





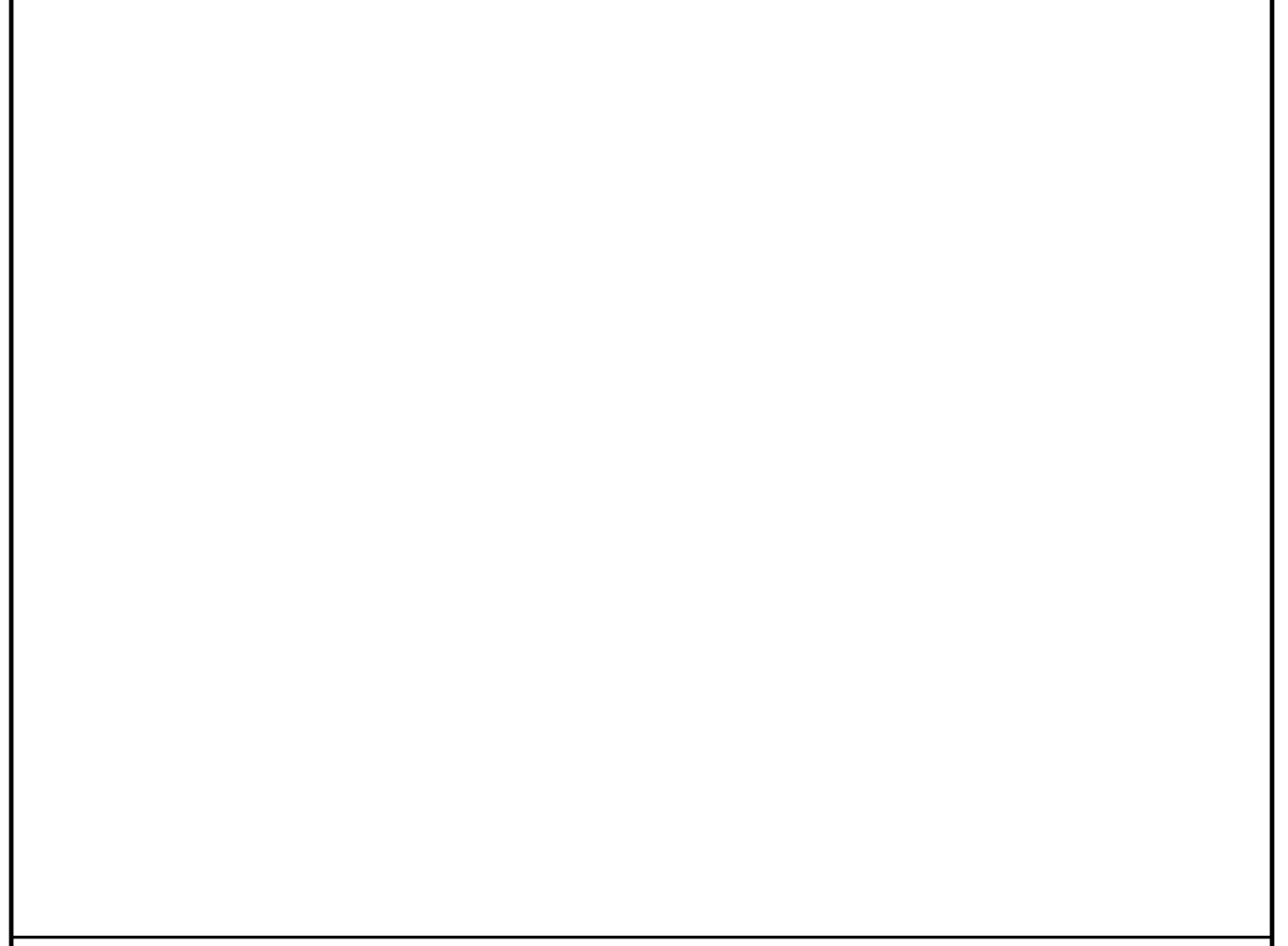
KEYNOTES	
NO.	DESCRIPTION
220	LINE OF CANOPY ABOVE
223	ROOF ACCESS LADDER (ROOF ACCESS HATCH ABOVE)
224	PROVIDE 3/4" F.T. PLYWOOD BLOCKING
225	PROVIDE 4" HIGH PRECAST CONCRETE PAD FOR THE CENTRAL INVERTER, COORDINATE LOCATION WITH THE ELECTRICAL DRAWINGS
227	PROVIDE 3/4" FIRE RATED PLYWOOD BACKER BOARD ON ALL SIDES INDICATED, INSTALLED ABOVE WALL BASE TO 8'-0" HIGH. PAINT PLYWOOD AS PER FINISH PLAN (DO NOT PAINT OVER FIRE RATED STAMP). ALL WALL POWER/DATA OUTLETS SHALL BE RECESSED AND FLUSH WITH THE PLYWOOD PANELS.
229	WELLNESS ROOM SIGNAGE BY SIGNAGE VENDOR
236	PROVIDE COMPLETE SEALANT AT ALL TOP OF PARTITIONS AT THE METAL DECK ELEVATION
237	CLEAN OUTS ON THE EXTERIOR SIDE @ 24" ABOVE FINISHED FLOOR
238	RED LINE DENOTES EDGE OF SLAB
239	G.C. TO COORDINATE HOLD DIMENSION WITH CSR LINE SHOP DRAWINGS
276	DAY 2 MILLWORK



76th & GOOD HOPE - W12-112

7630 GOOD HOPE RD  
MILWAUKEE, WI 53223

SHEET NOTES	
A.	FOR ADDITIONAL GENERAL NOTES, LEGENDS AND SCHEDULES, REFER TO SHEETS A00.00, A00.10, A00.40, AND A00.50
B.	UNLESS OTHERWISE NOTED, LOCATE HINGE SIDE OF ALL DOORS 4" FROM ADJACENT PERPENDICULAR PARTITION.
C.	VERIFY ALL EQUIPMENT WITH VENDOR.
D.	PROVIDE BLOCKING FOR ALL WALL-MOUNTED EQUIPMENT AND ACCESSORIES.
E.	PROVIDE WATER RESISTANT GYPSUM BOARD AT WET AREA.
F.	PROVIDE EMBLEM SIGN IF REQUIRED.



NO.	ISSUED FOR	DATE
5	ISSUED FOR DD FINAL	07.14.2023
4	ISSUED FOR DD 90% REVIEW	07.13.2023
2	ISSUED FOR SD FINAL	06.16.2023
1	ISSUED FOR SD 90% REVIEW	05.03.2023

DELTA ISSUE DESCRIPTION DATE



CHARLOTTE  
615 S. COLLEGE ST. SUITE 725  
CHARLOTTE, NC 28202  
TEL 704-908-1540

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Owner Approval  
478ACX.1104.018 1/4" = 1'-0"  
Job No. Scale

CONSTRUCTION PLAN  
**A02.01**

01 CONSTRUCTION PLAN  
1/4" = 1'-0"



**NOTE TO AOR:**  
 PANEL SIZINGS SHOWN FOR DESIGN INTENT. MAXIMUM SIZES SHOULD BE SELECTED BASED ON MANUFACTURER RECOMMENDATION AND LOCAL JURISDICTION REQUIREMENTS.

**NOTE TO AOR:**  
 SIGNAGE BY BANK VENDOR. A/E SHALL COORDINATE WITH OWNER AND OWNER VENDOR. PROVIDE BLOCKING / POWER AND INDICATE THE SECTION DETAILS FOR THE REQUIRED PENETRATIONS.

**KEYNOTES**

NO.	DESCRIPTION



76th & GOOD HOPE - W12-112

7630 GOOD HOPE RD  
 MILWAUKEE, WI 53223

**SHEET NOTES**

NO.	DESCRIPTION

**LEGEND**

<b>ALUMINUM GLAZING FRAME</b>	
AF-02	ALUMINUM STOREFRONT SYSTEM. COLOR: CLEAR ANODIZED ALUMINUM FINISH
<b>GLAZING</b>	
GL-02	1" CLEAR TEMPERED INSULATED GLAZING AS SPECIFIED
GL-03	1/2" TEMPERED MONOLITHIC GLASS
GL-04	5/8" TEMPERED MONOLITHIC GLASS
<b>STUCCO PLASTER</b>	
PT-03	PAREX USA PREMIER STUCCO - PAREX ARMOURWALL 3000 STUCCO ASSEMBLY. COLOR: BENJAMIN MOORE CHARCOAL SLATE FLAT
PT-04	PAREX USA PREMIER STUCCO - PAREX ARMOURWALL 3000 STUCCO ASSEMBLY. COLOR: TO MATCH EPS-1
<b>STUCCO ACCESSORIES</b>	
SA-2	NARROW CHANNEL SCAFFOLD AS SPECIFIED. PAINTED TO MATCH STUCCO FINISH COLOR
<b>EXTERIOR CLADDING SYSTEM</b>	
EPS-1	CITADEL ENVELOPE 2000 RAINSCREEN (RS). FINISH: CITADEL CLEAR ANODIZED SATIN
EPS-1A	ACM MANUFACTURER: ARCONIC, REYNOBOND ATTACHMENT: EAST COAST METAL SYSTEM, EC-200 DRY JOINT SYSTEM. FINISH: CLEAR ANODIZED SATIN. PANEL THICKNESS: RB4CAF8
EPS-3	CITADEL ENVELOPE 2000 RAINSCREEN (RS). FINISH: CITADEL ARCTIC WHITE SATIN
EPS-3A	ACM MANUFACTURER: ARCONIC, REYNOBOND ATTACHMENT: EAST COAST METAL SYSTEM, EC-200 DRY JOINT SYSTEM. FINISH: PURE WHITE (COLOR DRIVEN). PANEL THICKNESS: 4.0FRCSPWH4
EPS-5	PURE+FREEFORM HORIZONTAL FLUSH WALL METAL PANEL SYSTEM. FINISH: ROMA NOCE #RN043 SATIN
EPS-5A	TRESPA PURA PANEL ON SPECTRUM UNITY CLASSIC SYSTEM. PU30 TROPICAL IPE/ MATTE/ BROWN CORE
<b>FLASHING BASE</b>	
SS-1	BRAKE METAL BASE AT PT-03 COLOR SHALL MATCH WALL FINISH PER SAMPLE
SS-2	BRAKE METAL BASE AT EPS-3/EPS-3A COLOR SHALL MATCH WALL FINISH PER SAMPLE
SS-3	BRAKE METAL BASE AT EPS-5 COLOR SHALL MATCH WALL FINISH PER SAMPLE
SS-4	BRAKE METAL BASE AT EPS-5A COLOR SHALL MATCH WALL FINISH PER SAMPLE
<b>BRAKE METAL</b>	
BM-1	BRAKE METAL TO MATCH ALUMINUM STOREFRONT SYSTEM
<b>EXTERIOR PAINT</b>	
(PAINTED TO MATCH STUCCO)	
EXPT-17	BENJAMIN MOORE CHARCOAL SLATE FLAT
<b>EXTERIOR SEALANT COLOR</b>	
GLAZING AT STOREFRONT	BLACK
METAL PANEL/SIDING TO METAL PANEL/SIDING	MATCH CLIP
WINDOW FRAME STOREFRONT TO STUCCO	MATCH FRAME
METAL PANEL/SIDING TO STUCCO	MATCH STUCCO
METAL PANEL/SIDING TO STOREFRONT	MATCH FRAME

NO.	DESCRIPTION	DATE
5	ISSUED FOR DD FINAL	07.14.2023
4	ISSUED FOR DD 90% REVIEW	07.13.2023
3	COE SET	05.16.2023
2	ISSUED FOR SD FINAL	05.16.2023
1	ISSUED FOR SD 90% REVIEW	05.03.2023

DELTA ISSUE DESCRIPTION DATE



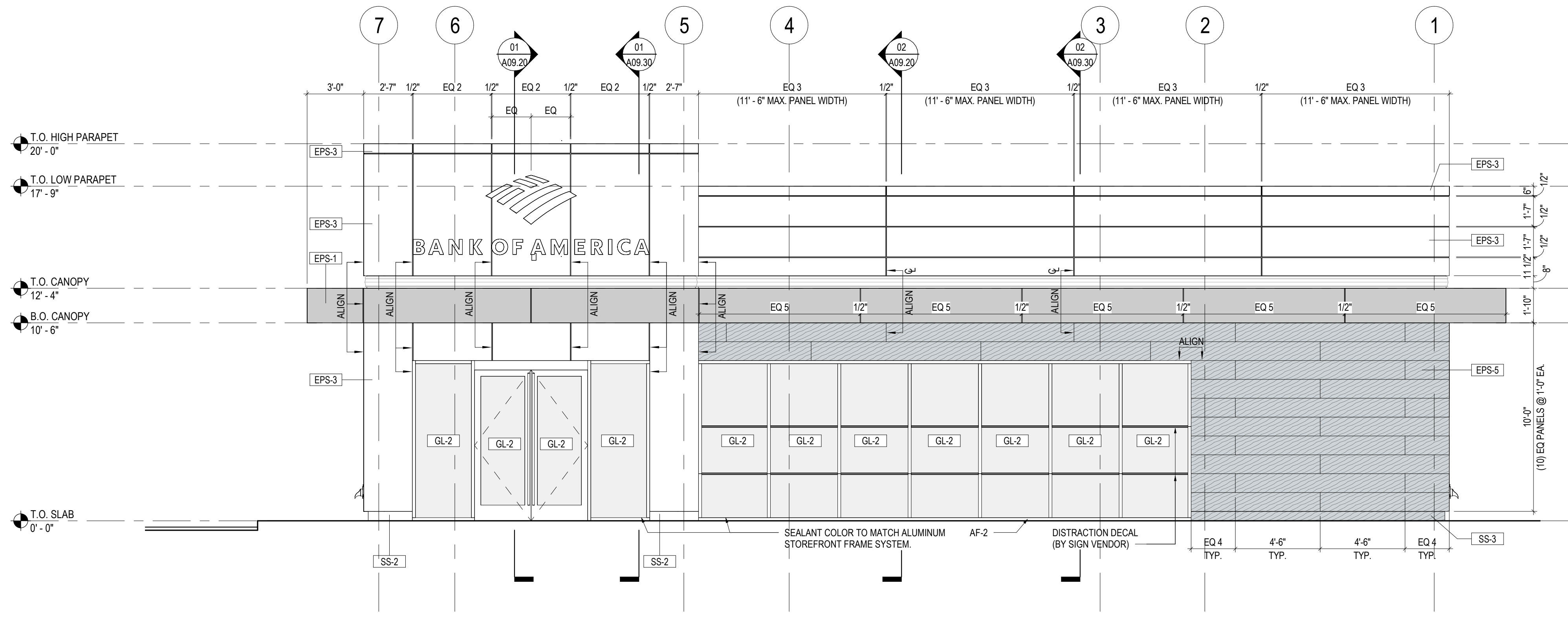
**CHARLOTTE**  
 615 S. COLLEGE ST. SUITE 725  
 CHARLOTTE, NC 28202  
 TEL 704-908-1540

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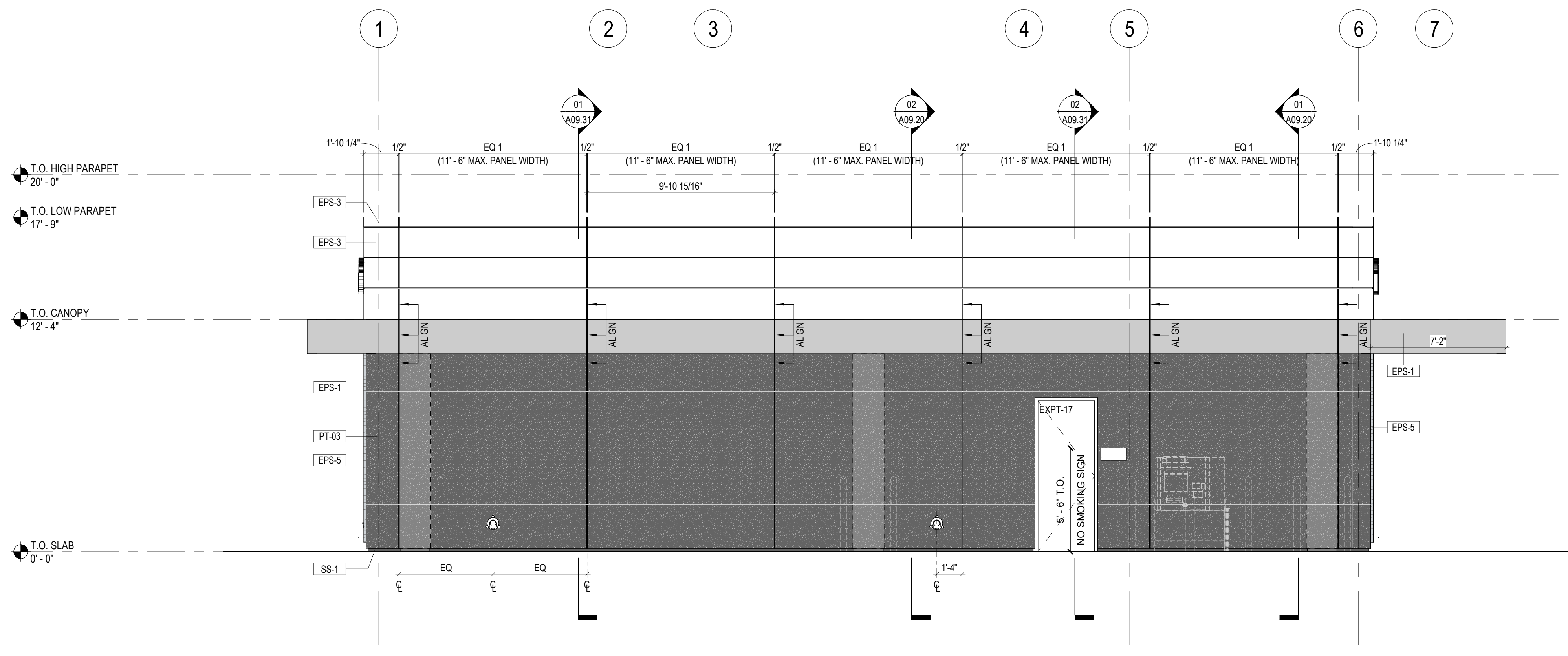
Owner Approval  
 47BACX.1104.018 As indicated  
 Job No. Scale

**EXTERIOR ELEVATIONS**

**A09.11**

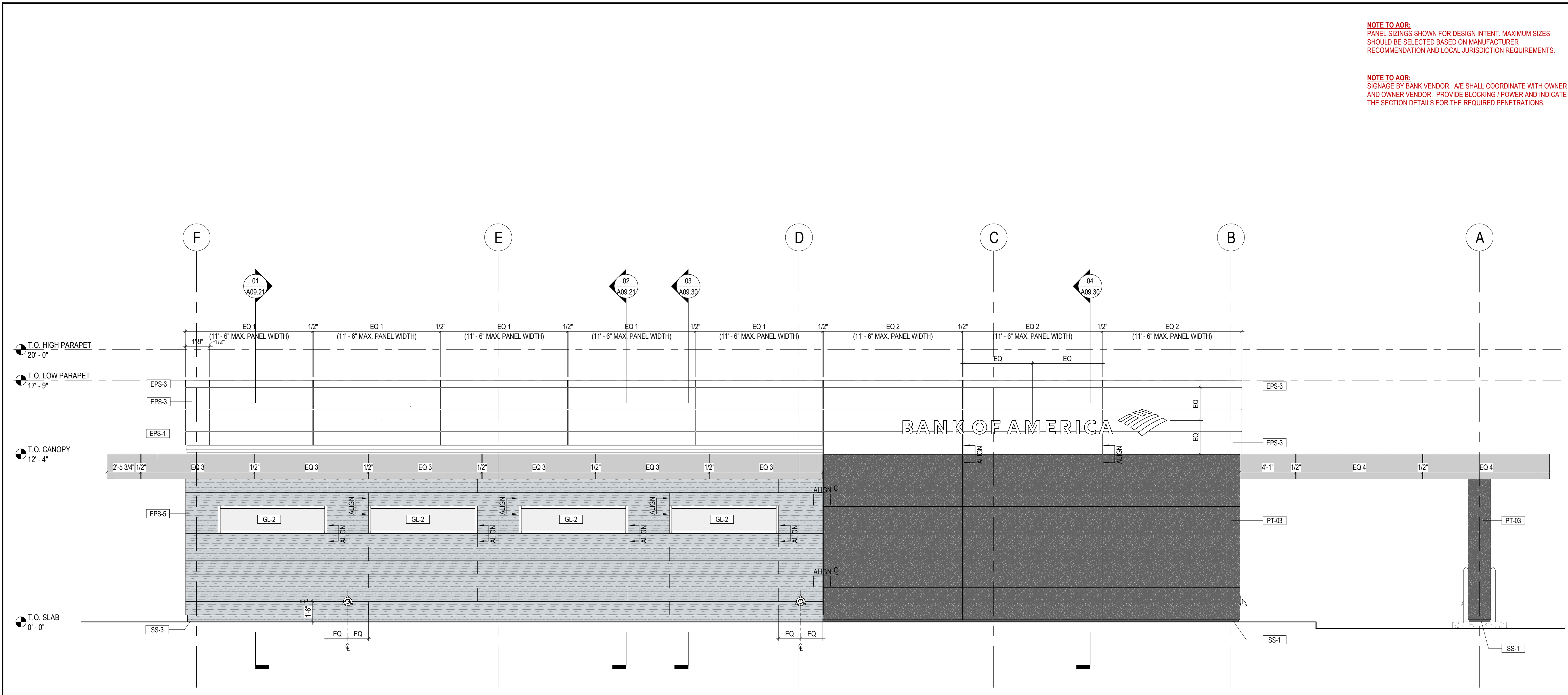


01 EXTERIOR ELEVATION - SOUTH  
 1/4" = 1'-0"

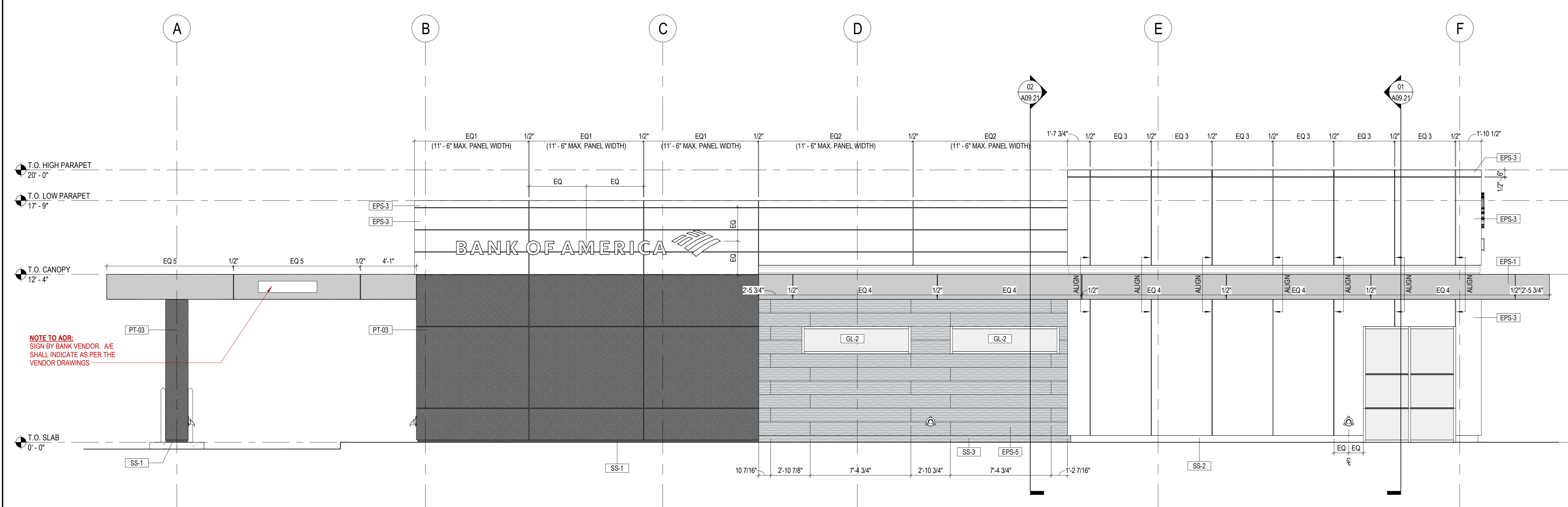


02 EXTERIOR ELEVATION - NORTH  
 1/4" = 1'-0"





01 EXTERIOR ELEVATION - EAST  
1/4" = 1'-0"



02 EXTERIOR ELEVATION - WEST  
1/4" = 1'-0"

**NOTE TO AOR:**  
PANEL SIZINGS SHOWN FOR DESIGN INTENT. MAXIMUM SIZES SHOULD BE SELECTED BASED ON MANUFACTURER RECOMMENDATION AND LOCAL JURISDICTION REQUIREMENTS.

**NOTE TO AOR:**  
SIGNAGE BY BANK VENDOR. AE SHALL COORDINATE WITH OWNER AND OWNER VENDOR. PROVIDE BLOCKING / POWER AND INDICATE THE SECTION DETAILS FOR THE REQUIRED PENETRATIONS.

**KEYNOTES**

NO.	DESCRIPTION

**SHEET NOTES**

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**LEGEND**

<b>ALUMINUM GLAZING FRAME</b>	
AF-02	ALUMINUM STOREFRONT SYSTEM COLOR: CLEAR ANODIZED ALUMINUM FINISH
<b>GLAZING</b>	
GL-02	1" CLEAR TEMPERED INSULATED GLAZING AS SPECIFIED
GL-03	1/2" TEMPERED MONOLITHIC GLASS
GL-04	5/8" TEMPERED MONOLITHIC GLASS
<b>STUCCO/PLASTER</b>	
PT-03	PAREX USA PREMIER STUCCO - PAREX ARMOURWALL 3000 STUCCO ASSEMBLY COLOR: BENJAMIN MOORE CHARCOAL SLATE FLAT
PT-04	PAREX USA PREMIER STUCCO - PAREX ARMOURWALL 3000 STUCCO ASSEMBLY COLOR: TO MATCH EPS-1
<b>STUCCO ACCESSORIES</b>	
(PAINTED TO MATCH STUCCO)	
SA-2	NARROW CHANNEL SCREENED AS SPECIFIED. PAINTED TO MATCH STUCCO FINISH COLOR
<b>EXTERIOR CLADDING SYSTEM</b>	
EPS-1	CITADEL ENVELOPE 2000 RAINSCREEN (RS), FINISH: CITADEL CLEAR ANODIZED SATIN
EPS-1A	ACM MANUFACTURER: ARCONIC, REYNOBOND ATTACHMENT: EAST COAST METAL SYSTEM EC-200 DRY JOINT SYSTEM, FINISH: CLEAR ANODIZED SATIN PANEL THICKNESS: RB4CAFR
EPS-3	CITADEL ENVELOPE 2000 RAINSCREEN (RS), FINISH: CITADEL ARCTIC WHITE SATIN
EPS-3A	ACM MANUFACTURER: ARCONIC, REYNOBOND ATTACHMENT: EAST COAST METAL SYSTEM EC-200 DRY JOINT SYSTEM, FINISH: PURE WHITE (COLORWELD900) PANEL THICKNESS: 4.0FRCSPPH4
EPS-5	PURE+FREEFORM HORIZONTAL FLUSH WALL METAL PANEL SYSTEM. FINISH: ROMA NOCE #SND43 SATIN
EPS-5A	TRESPA PURA PANEL ON SPECTRUM UNITY CLASSIC SYSTEM: PL30 TROPICAL IPE/ MATTE/ BROWN CORE
<b>FLASHING BASE</b>	
SS-1	BRAKE METAL BASE AT PT-03 COLOR SHALL MATCH WALL FINISH PER SAMPLE
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(PAINTED TO MATCH STUCCO)	
EXPT-17	BENJAMIN MOORE CHARCOAL SLATE FLAT
<b>EXTERIOR SEALANT COLOR</b>	
GLAZING AT STOREFRONT	BLACK
METAL PANEL/SIDING TO METAL PANEL/SIDING	MATCH CLIP
WINDOW FRAME/ STOREFRONT TO STUCCO	MATCH FRAME
METAL PANEL/SIDING TO STUCCO	MATCH STUCCO
METAL PANEL/SIDING TO STOREFRONT	MATCH FRAME



76th & GOOD HOPE - W12-112

7630 GOOD HOPE RD  
MILWAUKEE, WI 53223



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Owner Approval  
As indicated  
Job No. Scale

EXTERIOR ELEVATIONS  
**A09.12**





Existing Photo



Proposed Photo

Custom A2ng at 14'-0" OAH



Existing

Asset Zone:	Sign
Asset Type:	Exterior
Sign Number:	EXT-001
Existing Sign Type:	
Face Material:	
Graphics Material:	
Overall Height:	
Face Height:	
Face Width:	
Illuminated:	
Electrical:	
Wall Material:	
Sign Comment:	

Proposed

Asset Type:	Exterior	Overall Height:	14'
Sign Number:	EXT-001	Overall Width:	8'-6 5/8"
Sign Type:	Custom	Logo Height:	
Description:	Custom 14' A2ng Pylon	Letter Height:	5 5/8"
Action:	New	Illuminated:	Illuminated
Comments:	We assume signage criteria for this zone limits ground signs OAH to 14'. Recommend to building standard A2ng pylon at 14' height instead of 16'.		
Restoration Notes:	Field verification is required for all ground signs to ensure that the recommended sign will fit in the recommended location, taking into account all set-backs, obstructions, underground utilities, etc. If a problem is detected by the field verification, an IFR should be submitted for modification by Monigle Associates prior to any manufacturing. New electrical work required. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign.		

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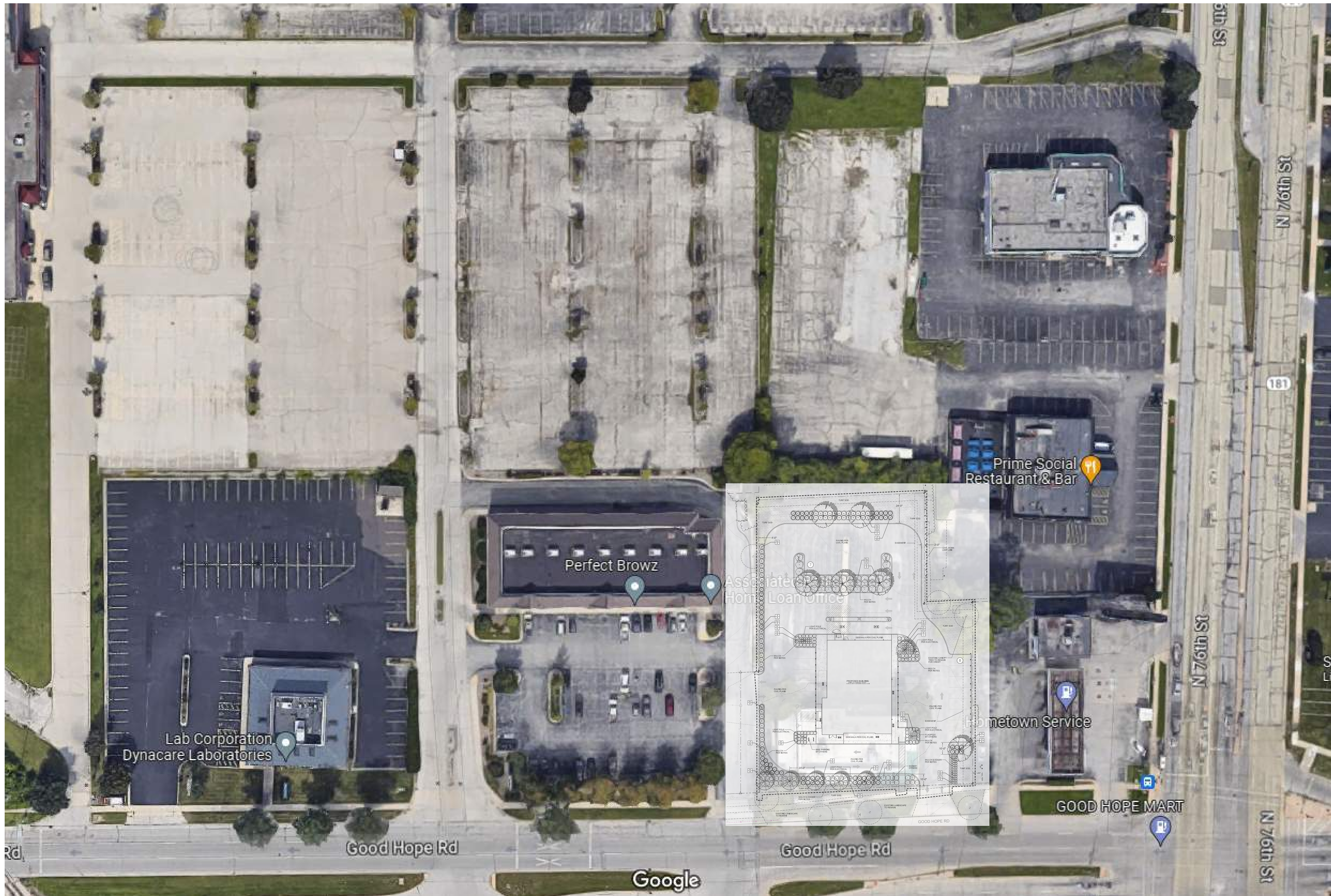
Physical barriers containing landscape materials used to separate parking areas and independent outlots from internal circulation system

Direct access to shopping center is provided on west side of site

Area of proposed new bank

Existing sidewalk provided adjacent to public street





Lab Corporation  
Dynacare Laboratories

Perfect Browz

Prime Social  
Restaurant & Bar

Associate Home  
Loan Office

Hometown Service

GOOD HOPE MART

Rd

Good Hope Rd

Good Hope Rd

Google

N 76th St

N 76th St

181

N 76th St

N 75th St



**REPRESENTATIVE ONLY**



Do Not Enter

  
**BANK OF AMERICA**

No  
ea  
ca  
ba

IK OF AMER

SEEK OF AME

Handicap



**REPRESENTATIVE ONLY**



  
BANK OF AMERICA

do more



**REPRESENTATIVE ONLY**



  
**BANK OF AMERICA**

Do Not Enter

**BANK OF AMERICA**  
do more

RESERVED PARKING  
ONLY

What would you like the power to do?  
do more

**BANK OF AMERICA**  
do more

THE POWER TO  
do more  
let's get started

RESERVED PARKING  
ONLY



**REPRESENTATIVE ONLY**



**BANK OF AMERICA** 



**REPRESENTATIVE ONLY**



**BANK OF AMERICA**



Drive-thru ATM ↓

Clearance 11ft. 6in.

Drive-thru ATM ↓





**REPRESENTATIVE ONLY**



**BANK OF AMERICA**



**BANK OF AMERICA**

**BANK OF AMERICA**