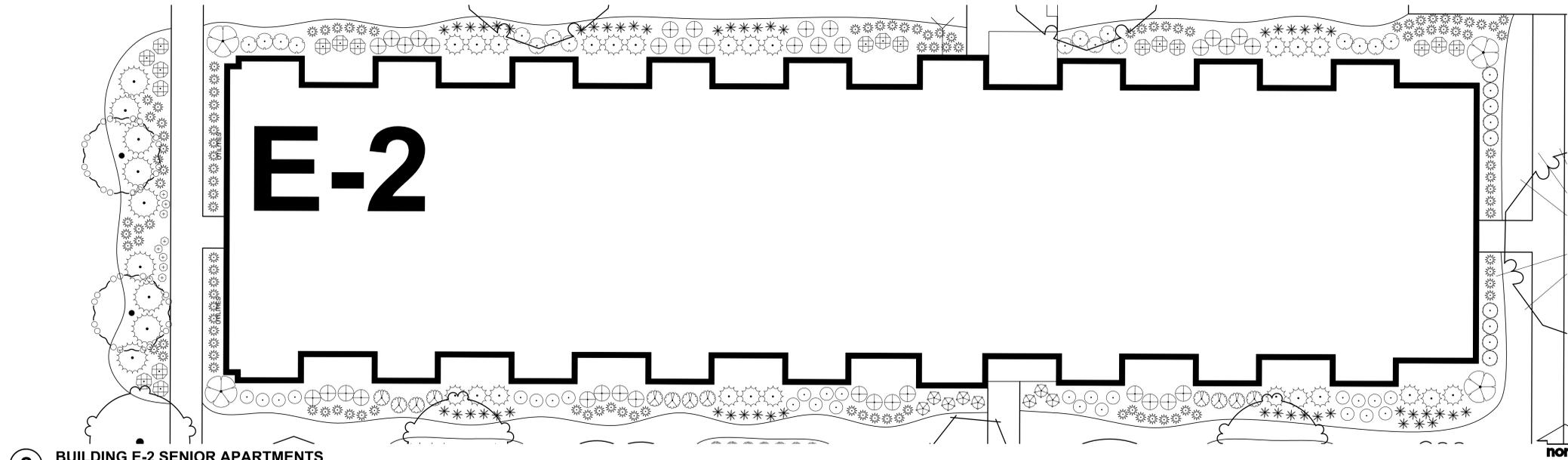


1 BUILDING E-1 SENIOR APARTMENTS
SCALE: 1" = 10'



2 BUILDING E-2 SENIOR APARTMENTS
SCALE: 1" = 10'

PLANT LIST "E" BUILDINGS

SYMBOL CODE BOTANICAL / COMMON NAME

ORNAMENTAL TREES

- CACAF *Carpinus caroliniana 'J.M. Select A' / Fire King™ American Hornbeam*
- CRV *Crataegus viridis 'Winter King' (Std) / Winter King Hawthorn (Std)*

OVERSTORY DECIDUOUS TREES

- BENI *Betula nigra 'Heritage' / Heritage River Birch*

UPRIGHT EVERGREEN SHRUB

- ⊕ THOC *Thuja occidentalis 'Emerald' / Emerald Arborvitae*

DECIDUOUS SHRUBS

- ARME *Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry*
- ⊕ CAFL *Calycanthus floridus 'SMNCAF' / Simply Scentsational® Sweetshrub*
- ⊕ COSE *Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*
- SISE *Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle*
- HYAR *Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea*
- HYPA *Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea*
- PHOPL *Physocarpus opulifolius 'Little Devil' TM / Little Devil Ninebark*
- RIAL *Ribes alpinum 'Green Mound' / Green Mound Alpine Currant*
- SPJA *Spiraea japonica 'SMNSJMR' TM / Double Play Red Spirea*

EVERGREEN SHRUBS

- ⊕ JUCH *Juniperus chinensis 'Sea Green' / Sea Green Juniper*
- ⊕ TAMEE *Taxus x media 'Everlaw' / Everlaw Yew*

PERENNIALS & GRASSES

- ⊕ RUFU *Rudbeckia fulgida sultivantii 'Goldsturm' / Goldsturm Coneflower*
- ⊕ SCSC *Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem*
- ⊕ SPHE *Sporobolus heterolepis 'Tara' / Prairie Dropseed*



MILWAUKEE | MADISON | TUCSON | CHICAGO



MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060
jsdinc.com

CUDAHY FARMS - PHASE I

9050 N. Swan Rd.

Royal Capital Group
Cudahy Farms P1, LLC
710 N. Plankinton Ave., Suite 300
Milwaukee, WI.

PROJECT NUMBER 193051.00



ISSUED FOR:

DPD SUBMITTAL 04-04-2025

REVISION FOR:

NO.	DESCRIPTION	DATE

DPD SUBMITTAL

DRAWN BY MWS

CHECKED BY KJY

L107 - BUILDINGS E1, E2

CONTRACTOR NOTES

1. ALL PLANTING BEDS SHALL BE EDGED WITH POLYETHYLENE LANDSCAPE EDGING UNLESS OTHERWISE DEPICTED.
2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE DEPICTED.
3. ALL DISTRIBUTED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED ON LANDSCAPE OR CIVIL PLANS.



L107

CUDAHY FARMS - PHASE I

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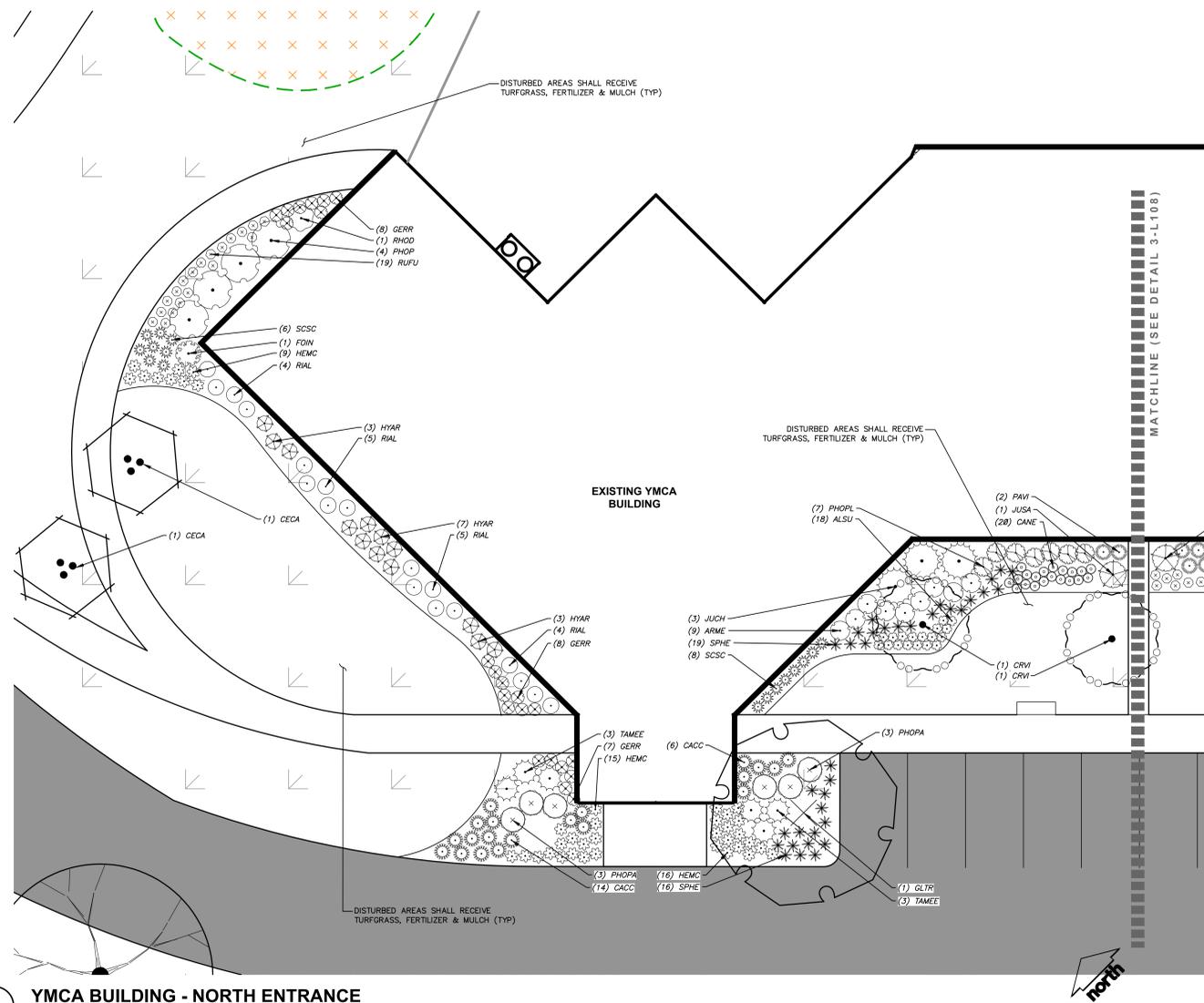
ROYAL CAPITAL
A Venture & Holdings Company

ISSUED FOR:

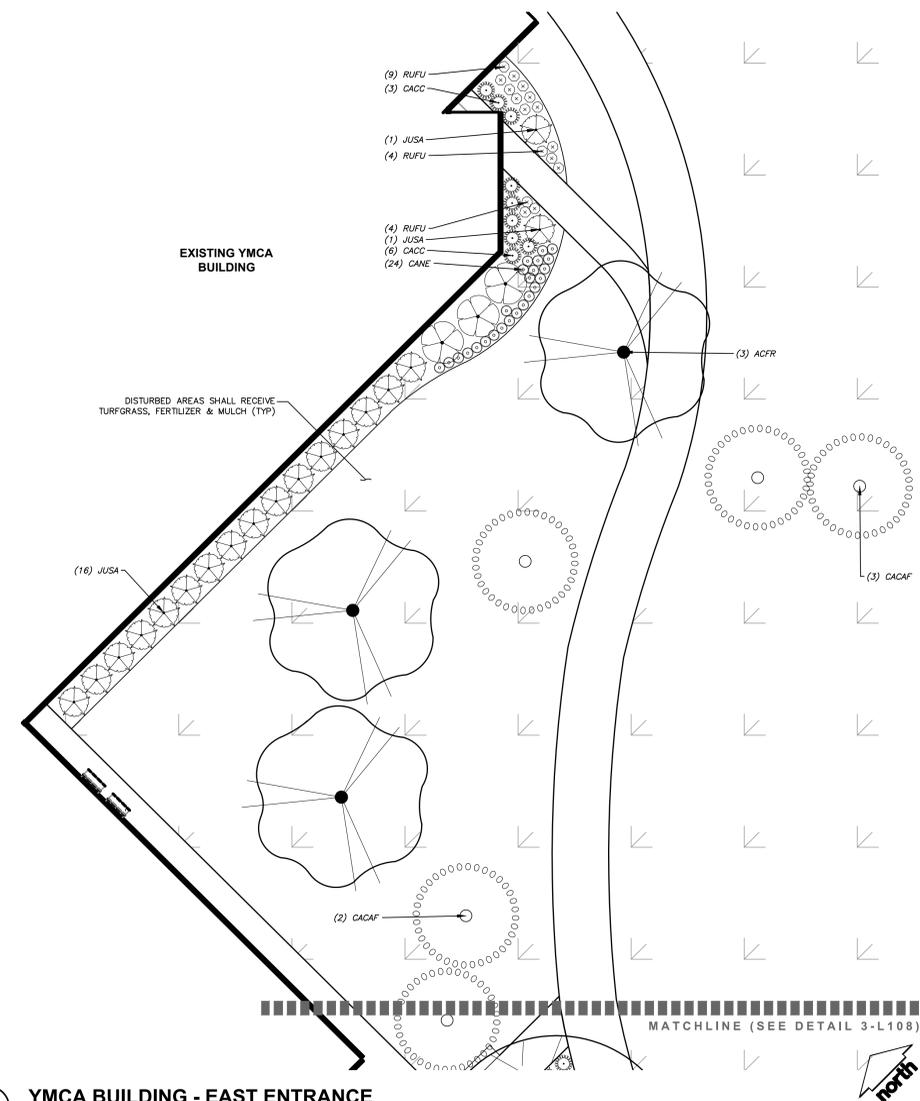
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REVISION FOR:

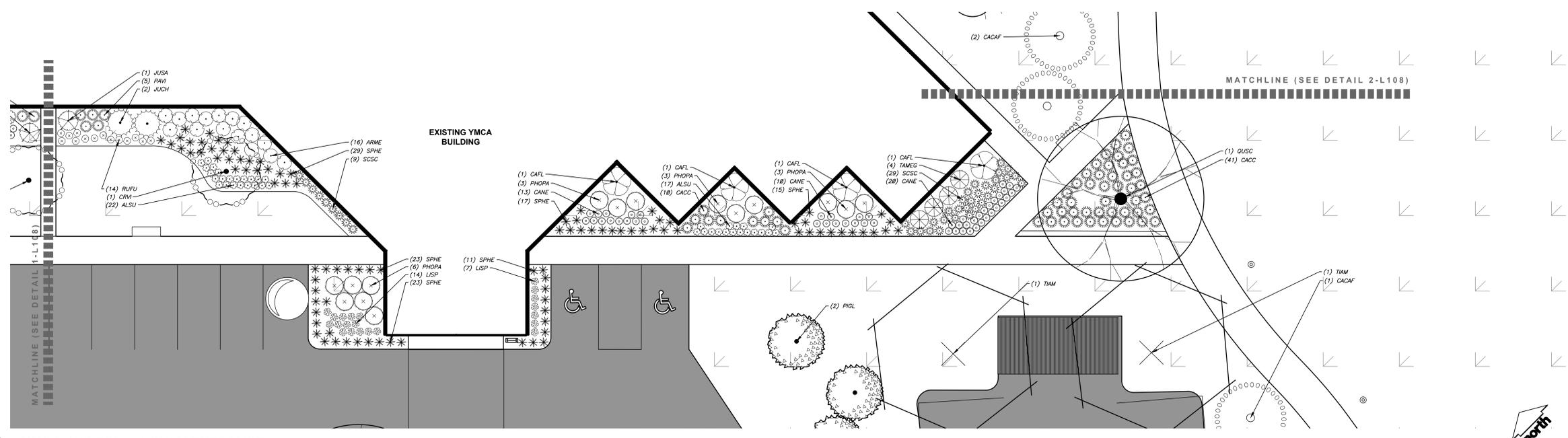
NO.	DESCRIPTION	DATE



1 YMCA BUILDING - NORTH ENTRANCE
SCALE: 1" = 10'



2 YMCA BUILDING - EAST ENTRANCE
SCALE: 1" = 10'



3 YMCA BUILDING - SOUTH ENTRANCE
SCALE: 1" = 10'

DPD SUBMITTAL

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CHECKED BY KJY

SheetTitle

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PLANT LIST STREET "A"

SYMBOL	CODE	BOTANICAL / COMMON NAME
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EVERGREEN TREE

	TSCA	Tsuga canadensis / Eastern Hemlock
--	------	------------------------------------

ORNAMENTAL TREES

	CECA	Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud
--	------	---

	COMA	Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry
--	------	---

OVERSTORY DECIDUOUS TREES

	ACM	Acer miyabei 'Morton' TM / State Street Miyabei Maple
--	-----	---

	CECC	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry
--	------	---

	GLTR	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
--	------	---

	SYDI	Gymnocladus dioica 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree
--	------	---

	ULNH	Ulmus x 'New Horizon' / New Horizon Elm
--	------	---

DECIDUOUS SHRUBS

	CAFL	Colycaanthus floridus 'SMNCAF' / Simply Scentsational Sweetshrub
--	------	--

	COSE	Cornus sericea 'Farrow' / Arctic Fire Red Twig Dogwood
--	------	--

	SISE	DierVilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle
--	------	--

	HYAR	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea
--	------	---

	PHOPL	Physocarpus opulifolius 'Little Devil' TM / Little Devil Ninebark
--	-------	---

	RIAL	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant
--	------	--

EVERGREEN SHRUBS

	TAMEE	Taxus x media 'Everlow' / Everlow Yew
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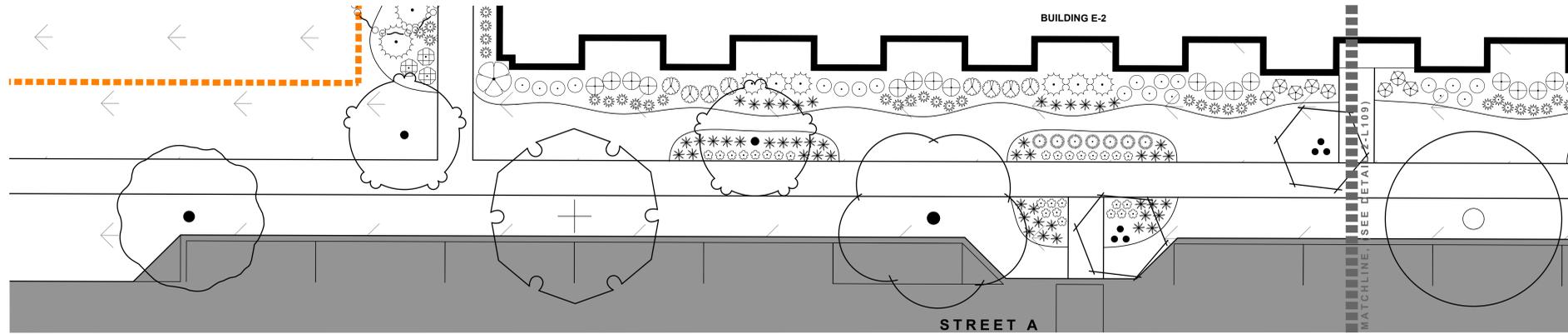
PERENNIALS & GRASSES

	ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium
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	PAWI	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
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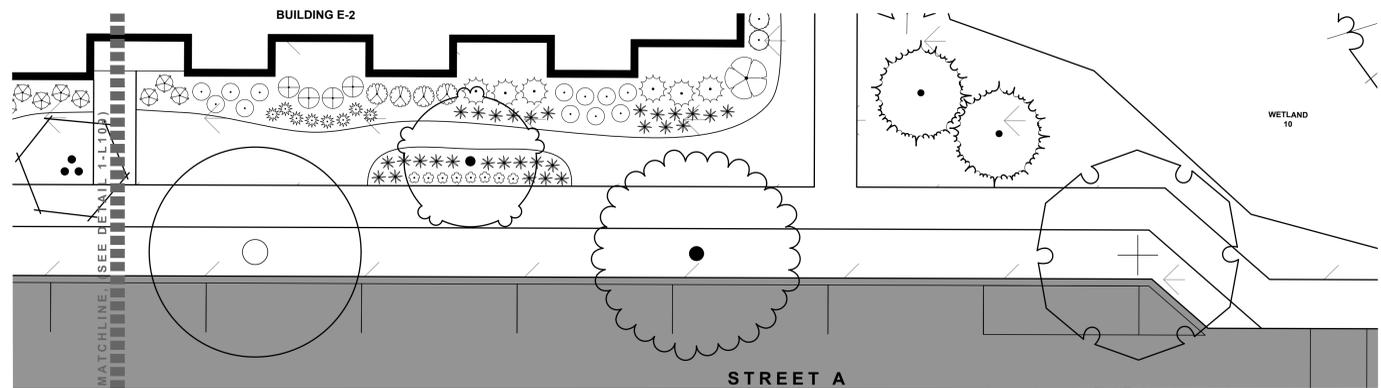
	SCSC	Schizachyrium scaparium 'Prairie Blues' / Prairie Blues Little Bluestem
--	------	---

	SPHE	Sporobolus heterolepis 'Tara' / Prairie Dropseed
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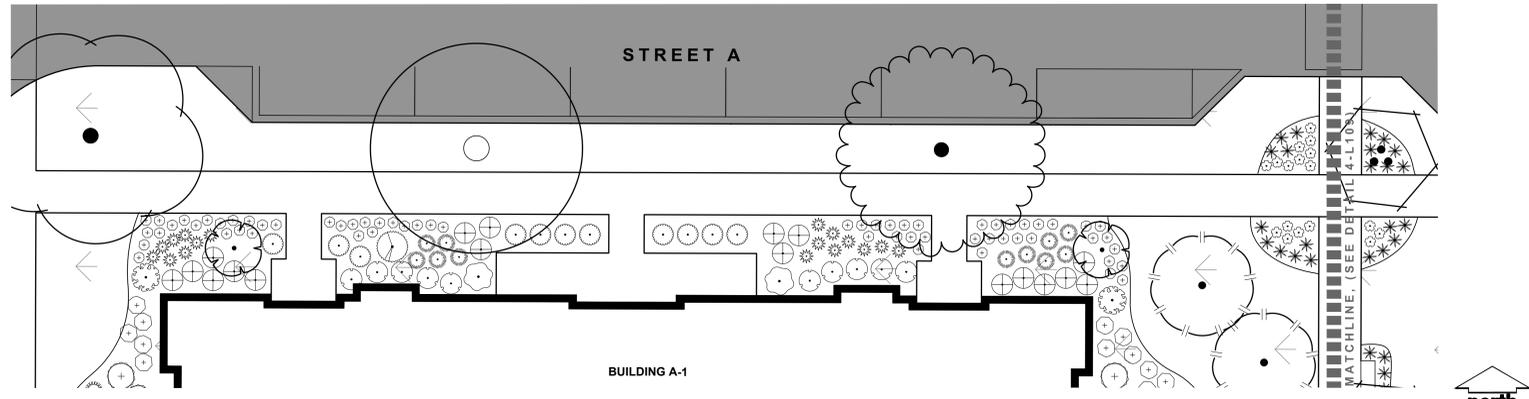
1 STREET A - NORTH SIDE

SCALE: 1" = 10'



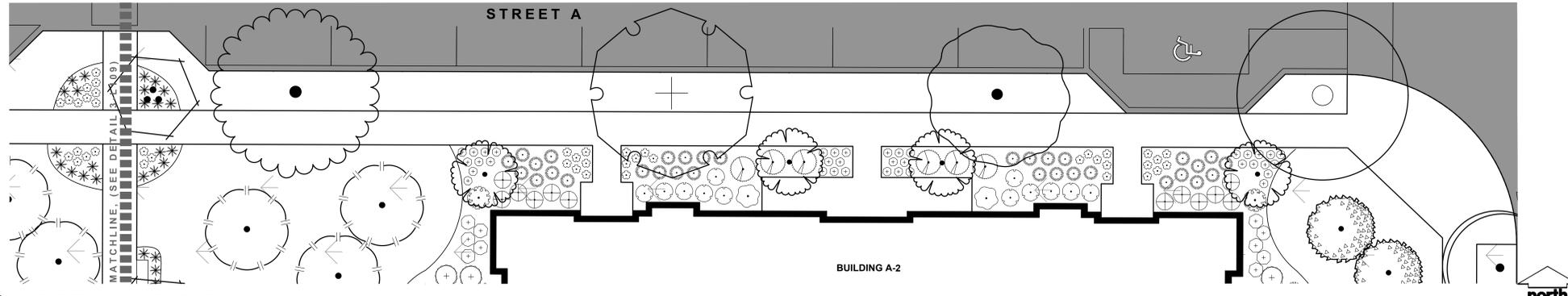
2 STREET A - NORTH SIDE

SCALE: 1" = 10'



3 STREET A - SOUTH SIDE

SCALE: 1" = 10'



4 STREET A - SOUTH SIDE

SCALE: 1" = 10'

DPD SUBMITTAL

DRAWN BY MWS

CHECKED BY KJY

Street A

CUDAHY FARMS - PHASE I

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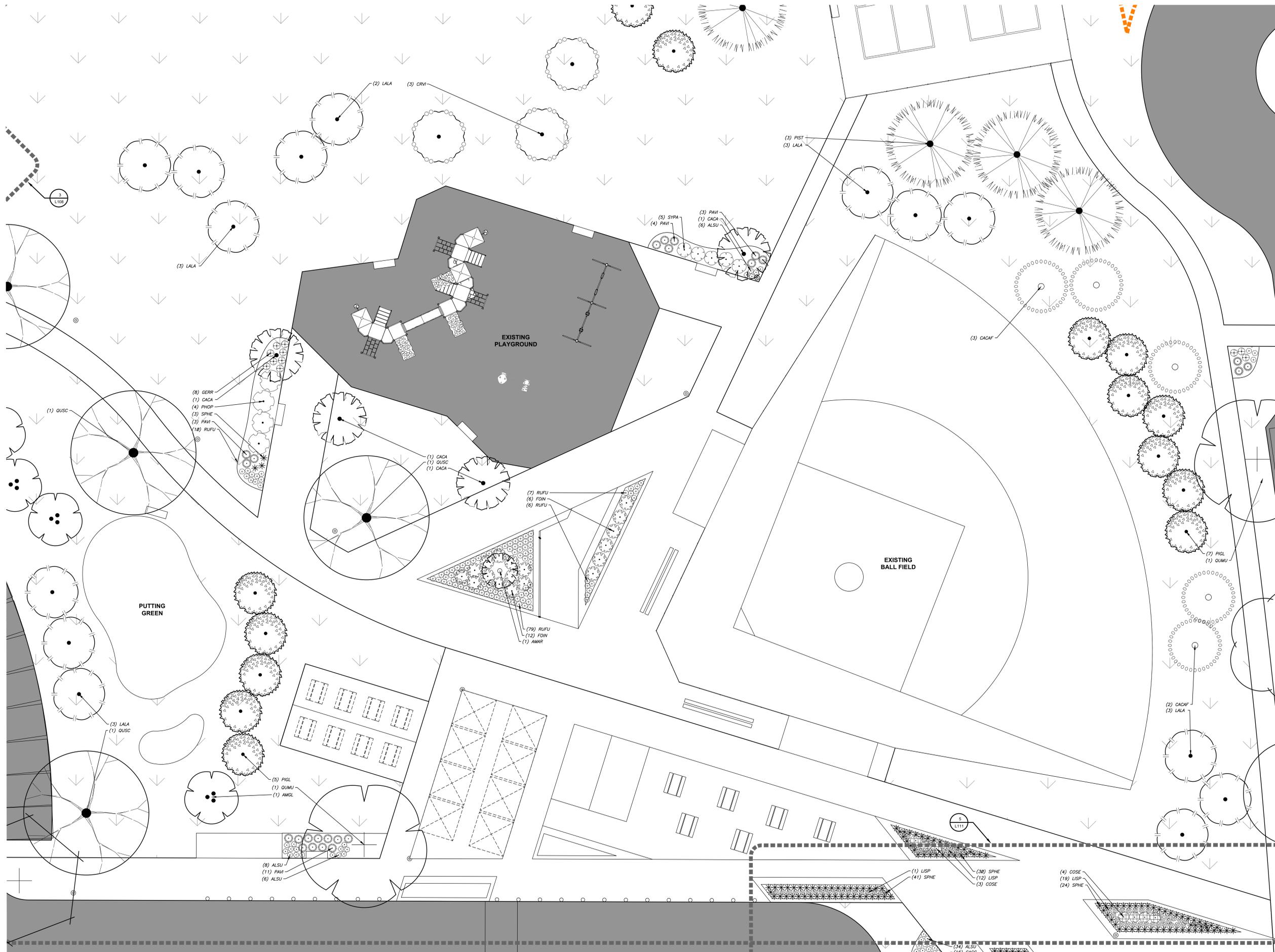
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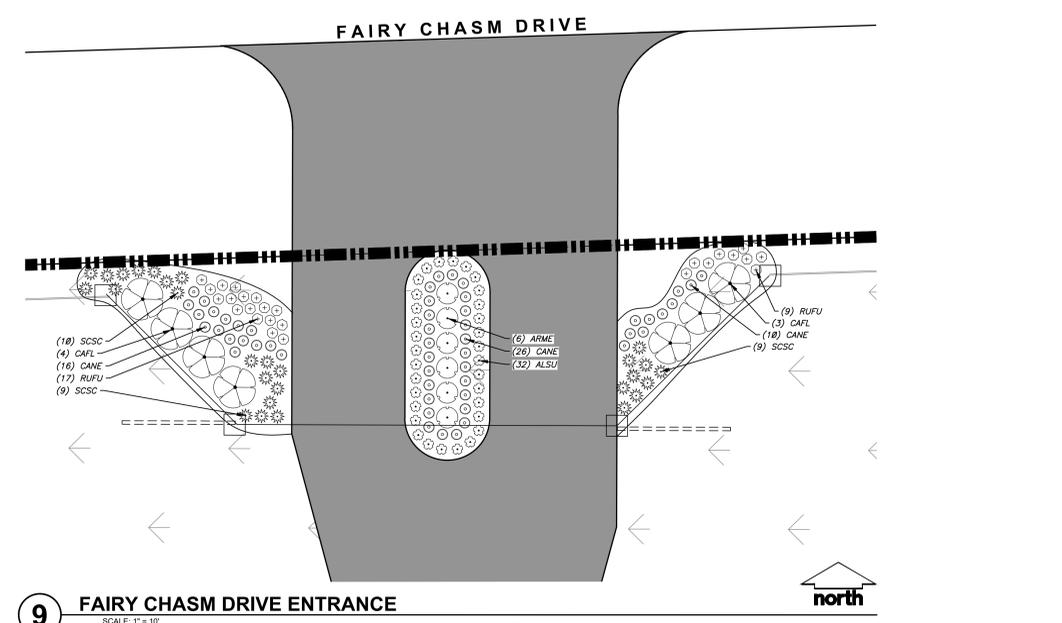
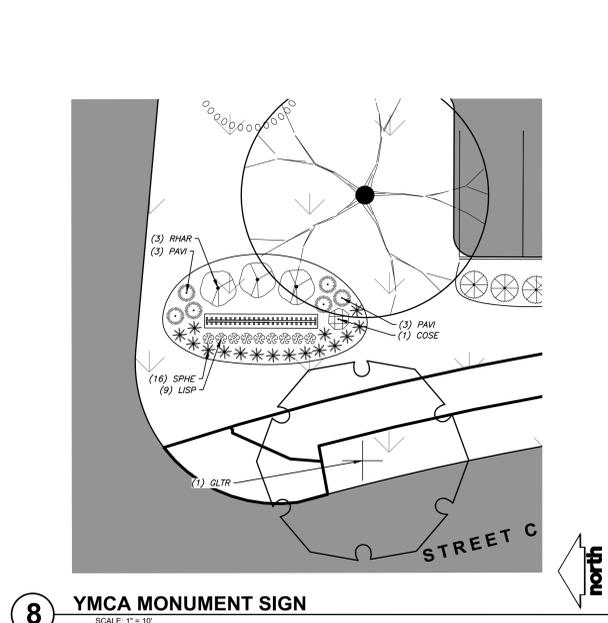
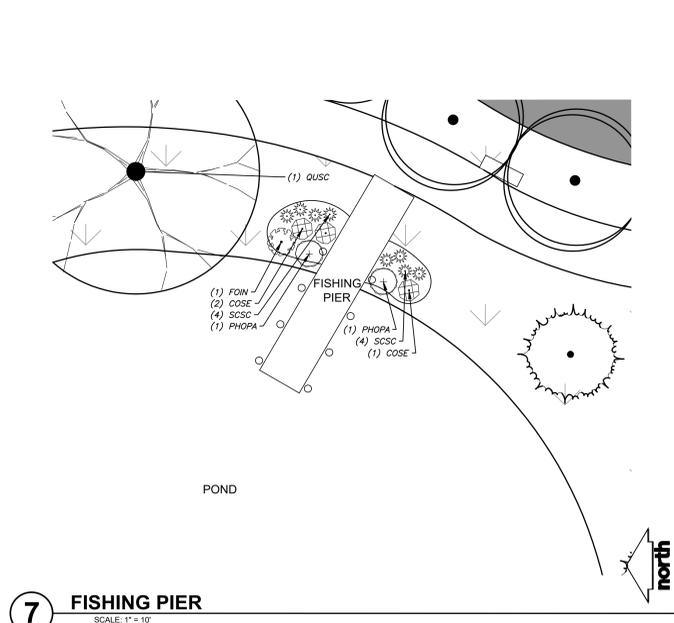
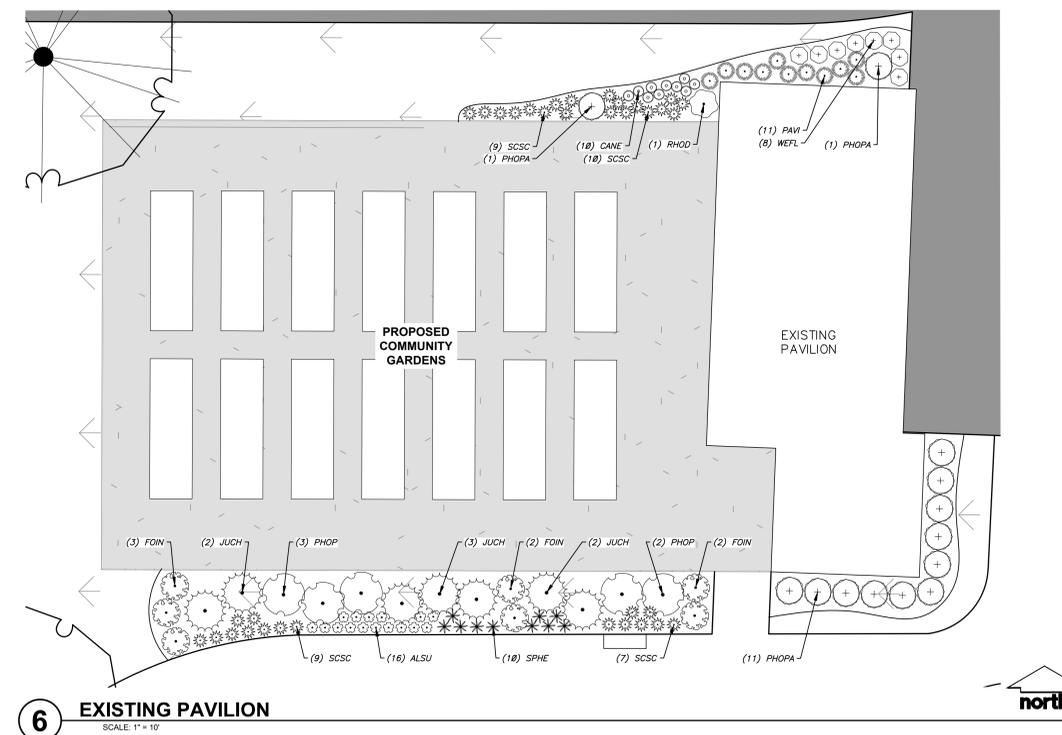
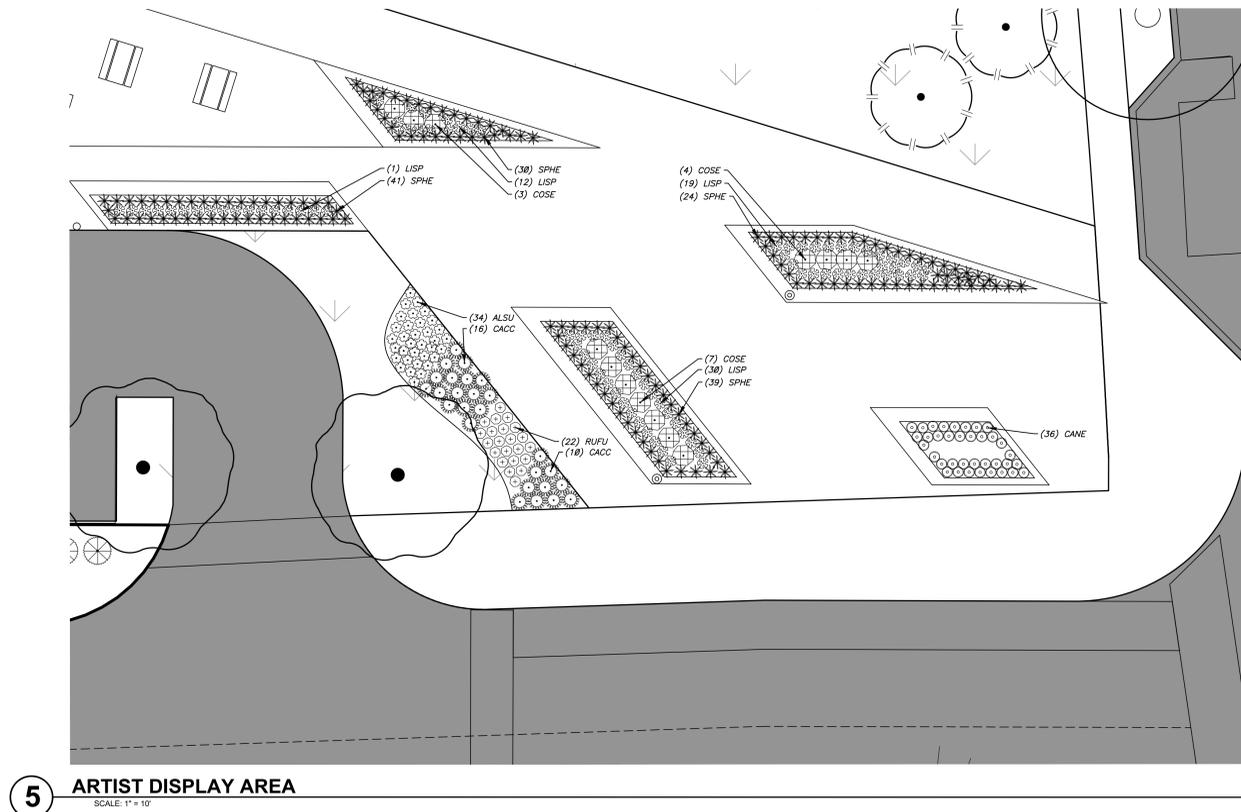
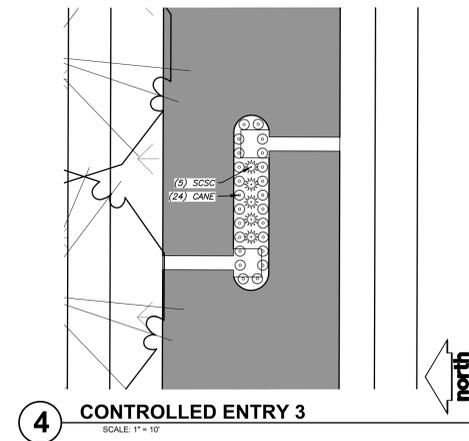
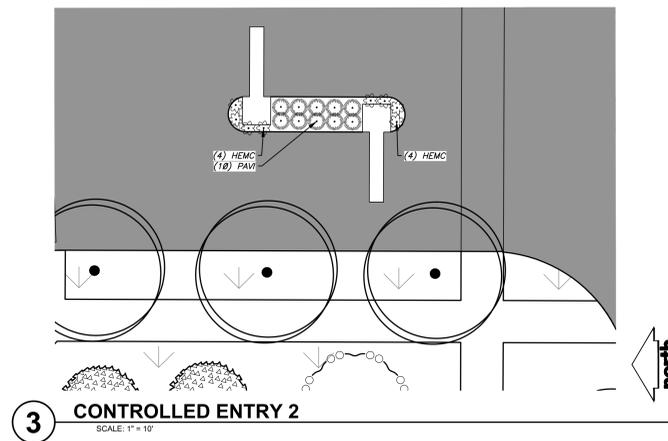
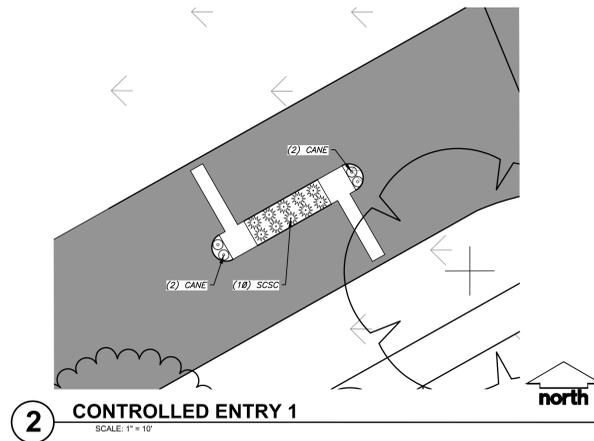
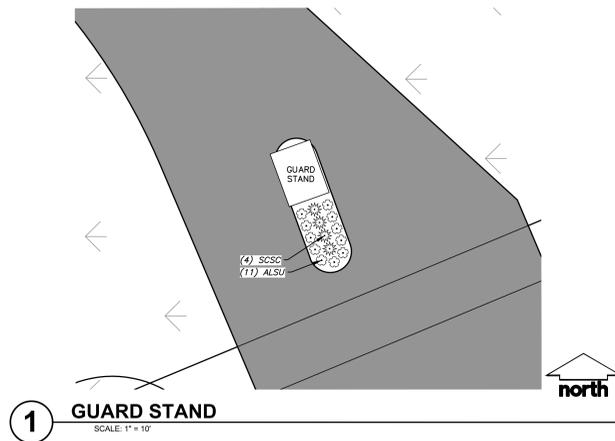
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7 FISHING PIER
SCALE: 1" = 10'

8 YMCA MONUMENT SIGN
SCALE: 1" = 10'

9 FAIRY CHASM DRIVE ENTRANCE
SCALE: 1" = 10'

5 ARTIST DISPLAY AREA
SCALE: 1" = 10'

6 EXISTING PAVILION
SCALE: 1" = 10'

1 GUARD STAND
SCALE: 1" = 10'

2 CONTROLLED ENTRY 1
SCALE: 1" = 10'

3 CONTROLLED ENTRY 2
SCALE: 1" = 10'

4 CONTROLLED ENTRY 3
SCALE: 1" = 10'

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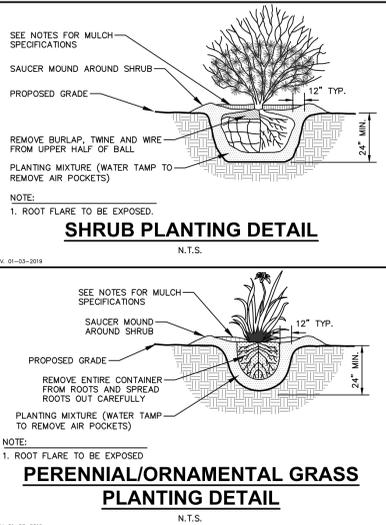
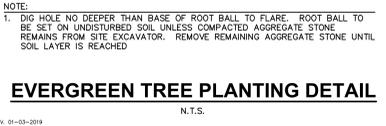
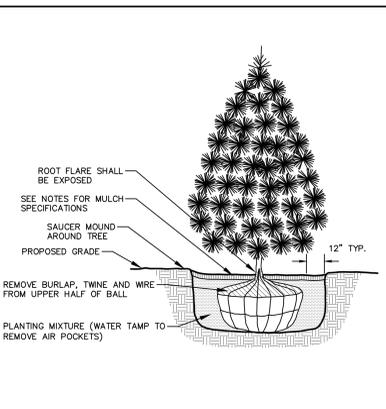
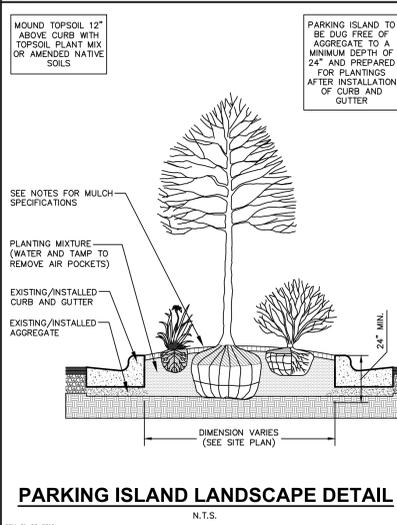
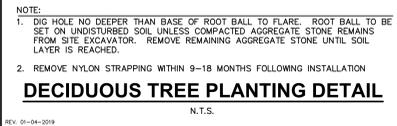
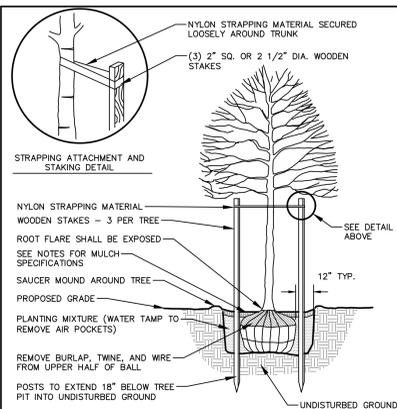
DRAWN BY MWS

CHECKED BY KJY

Landscape Details & Notes

COMPREHENSIVE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
EVERGREEN TREE						
	LALA	<i>Larix laricina</i> / Tamarack	B & B	Min. 6' Ht.	35	Native
	PIGL	<i>Picea glauca</i> / White Spruce	B & B	Min. 6' Ht.	26	Native
	PIST	<i>Pinus strobus</i> / White Pine	B & B	Min. 6' Ht.	8	Native
	TSCA	<i>Tsuga canadensis</i> / Eastern Hemlock	B & B	Min. 6' Ht.	13	Native
ORNAMENTAL TREES						
	AMAR	<i>Amelanchier arborea</i> / Downy Serviceberry	B & B	B' Ht. (min)	1	Native
	AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	Min. 4' Ht.	9	Native
	CACA	<i>Carpinus caroliniana</i> / American Hornbeam	B & B	1.5" Cal	14	Native
	CACAF	<i>Carpinus caroliniana</i> 'J.N. Select A' / Fire King™ American Hornbeam	B & B	1.5" Cal. (Single Stem)	25	Adapted Native
	CECA	<i>Cercis canadensis</i> 'Columbus' / Columbus Strain Eastern Redbud	B & B	Min. 4' Ht.	8	
	CRVI	<i>Crataegus viridis</i> 'Winter King' (Sta) / Winter King Hawthorn (Sta)	B & B	Min. 4' Ht.	14	Adapted Native
OVERSTORY DECIDUOUS TREES						
	ACMI	<i>Acer miyabei</i> 'Marlon' TM / State Street Miyabei Maple	B & B	2.5" Cal	11	Adapted Native
	ACFR	<i>Acer x freemanii</i> 'Marmo' / Marmo Freeman Maple	B & B	2.5" Cal	18	Adapted Native
	BENI	<i>Betula nigra</i> 'Heritage' / Heritage River Birch	B & B	2.5" Cal	20	Native
	CEOC	<i>Celtis occidentalis</i> 'Prairie Pride' / Prairie Pride Hackberry	B & B	2.5" Cal	11	Adapted Native
	GLTR	<i>Gleditsia triacanthos inermis</i> 'Shademaster' TM / Shademaster Locust	B & B	2.5" Cal	15	
	GYDI	<i>Gymnocladus dioica</i> 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree	B & B	2" Cal	12	Adapted Native
	QUBI	<i>Quercus bicolor</i> / Swamp White Oak	B & B	2.5" Cal	13	Native
	QUMU	<i>Quercus muehlenbergii</i> / Chinkapin Oak	B & B	2" Cal	7	Native
	QUSC	<i>Quercus x schuettei</i> / Swamp Bur Oak	B & B	2" Cal	16	Adapted Native
	TIAM	<i>Tilia americana</i> / American Linden	B & B	2.5" Cal	17	Native
	ULNH	<i>Ulmus x 'New Horizon'</i> / New Horizon Elm	B & B	2.5" Cal	8	Adapted Native
UPRIGHT EVERGREEN SHRUB						
	THOC	<i>Thuja occidentalis</i> 'Emerald' / Emerald Arborvitae	B & B	Min. 3' tall	18	Adapted Native
DECIDUOUS SHRUBS						
	ARME	<i>Aronia melanocarpa</i> 'Marlon' TM / Iroquois Beauty Black Chokeberry	#3	Min. 12"-24"	45	Adapted Native
	CAFL	<i>Calycanthus floridus</i> 'SMNCAF' / Simply Scentational® Sweetshrub	B & B	Min. 12"-24"	7	
	COSE	<i>Cornus sericea</i> 'Farrow' / Arctic Fire® Red Twig Dogwood	B & B	Min. 12"-24"	68	Adapted Native
	FOIN	<i>Forsythia x intermedia</i> 'Mindor' / Show Off® Forsythia	B & B	Min. 18"-24" Ht.	35	
	HYAR	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea	#3	Min. 12"-24"	13	
	HYPAB	<i>Hydrangea paniculata</i> 'ILVOBO' / Bob® Panicle Hydrangea	#3	Min. 12"-24"	23	
	PHOPA	<i>Physocarpus opulifolius</i> 'Amber Jubilee' / Amber Jubilee Ninebark	B & B	Min. 24" Ht.	72	Adapted Native
	PHOPL	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Little Devil Ninebark	#3	Min. 12"-24"	7	Adapted Native
	PHOP	<i>Physocarpus opulifolius</i> 'Center Glow' / Center Glow Ninebark	B & B	Min. 24" Ht.	21	Adapted Native
	RHAR	<i>Rhus aromatica</i> 'Gra-Low' / Gra-Low Fragrant Sumac	#3	Min. 12"-24"	3	Adapted Native
	RIAL	<i>Ribes alpinum</i> 'Green Mound' / Green Mound Alpine Currant	#3	Min. 12"-24"	18	Adapted Native
	SPJA	<i>Spiraea japonica</i> 'SMNSJMFR' TM / Double Play Red Spirea	B & B	Min. 24" Ht.	69	
	SYPA	<i>Syringa x 'SMNJRPI'</i> TM / Bloomerang Dwarf Pink Lilac	B & B	Min. 24" Ht.	49	
	VUJU	<i>Viburnum x judaii</i> / Judd Viburnum	#3	Min. 12"-24"	29	Adapted Native
	WEFL	<i>Weigela florida</i> 'Dark Horse' / Dark Horse Weigela	B & B	Min. 12"-24"	63	
EVERGREEN SHRUBS						
	JUCH	<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	B & B	Min. 24" wide	16	Adapted Native
	JUSA	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper	#3	Min. 12" Wide	28	Adapted Native
	RHOD	<i>Rhododendron x 'P.J.M.'</i> / P.J.M. Rhododendron	B & B	Min. 12"-24"	2	
	TAMEG	<i>Taxus x media</i> 'Dark Green' / Dark Green Yew	#3	Min. 12"-24"	41	
	TAMEE	<i>Taxus x media</i> 'Everlow' / Everlow Yew	#3	Min. 12" Wide	6	
PERENNIALS & GRASSES						
	ALSU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium	#1	Min. 8"-18"	141	Adapted Native
	CACD	<i>Calamagrostis x acutiflora</i> 'Kari Foerster' / Kari Foerster Feather Reed Grass	#1	Min. 8"-18"	158	
	CANE	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint	#1	Min. 8"-18"	168	
	GERR	<i>Geranium x 'Rozanne'</i> / Rozanne Cranesbill	#1	Min. 8"-18"	41	Adapted Native
	HEMC	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily	#1	Min. 8"-18"	48	
	LISP	<i>Liatris spicata</i> 'Kobold' / Kobold Spike Gayfeather	#1	Min. 8"-18"	117	Adapted Native
	PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	88	Adapted Native
	RUFU	<i>Rudbeckia fulgida sullivanii</i> 'Goldsturm' / Goldsturm Coneflower	#1	Min. 8"-18"	196	Adapted Native
	SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem	#1	Min. 8"-18"	116	Adapted Native
	SPHC	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	349	Adapted Native



GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL ORDINANCES AND REQUIREMENTS. SO SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT PLANTS THAT ARE NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIA. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BASK. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z601.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, VIGOR AND HEALTH. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF NURSERY PARRY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING PERMITTED. ALL PRUNING SHALL CONFORM WITH THE STANDARD OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUSH OR SCORCH ON BARK, THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN AREA WITH AN UNPROTECTED SURFACE. USE AN ANTI-DESICCANT LATEX BASED ANTI-SEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON", DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. BINS AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED ON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

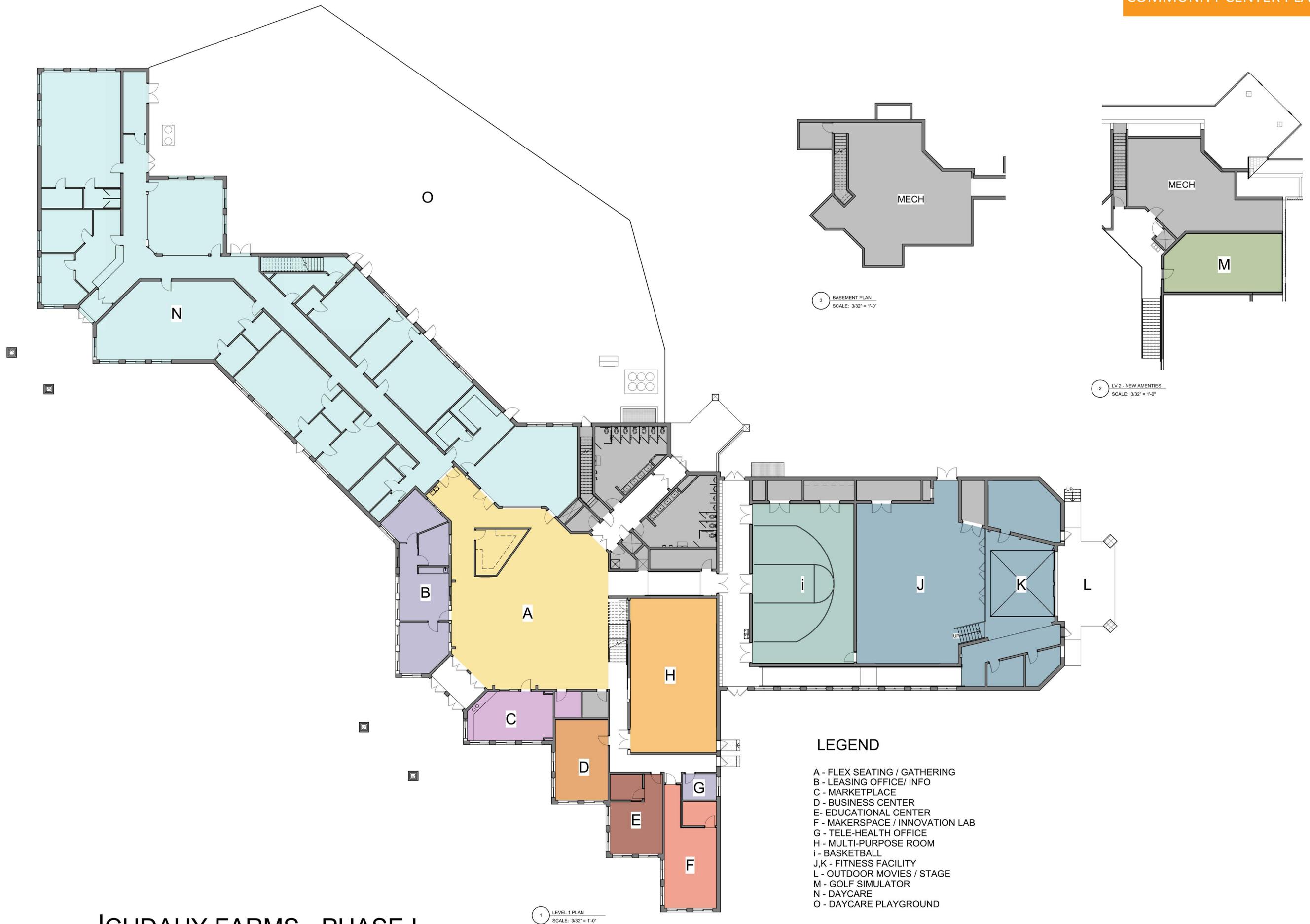
- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC MULCH SHALL BE PERMITTED. EXAMPLES: BLACK WOODEN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT AT AN ANGLE 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 58183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING & SODDING NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "MADISON PARKS" GRASS SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SOD BE MACHINE CUT AT A UNIFORM THICKNESS OF .80 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH OR 36-INCH INCHES) AND LENGTH. BROKEN PADS AND TOPS OR CORNERS THAT DO NOT MEET ACCEPTABLE STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS - SHORTGRASS PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "SHORTGRASS PRAIRIE" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE AT NO COST TO OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A DESIRABLE REPRESENTATIVE CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS NEARBY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM PERIOD OF 60 DAYS UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAKING AND/OR REPAIRING OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MAINTENANCE CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



3 BASEMENT PLAN
SCALE: 3/32" = 1'-0"

2 LV 2 - NEW AMENITIES
SCALE: 3/32" = 1'-0"

1 LEVEL 1 PLAN
SCALE: 3/32" = 1'-0"

LEGEND

- A - FLEX SEATING / GATHERING
- B - LEASING OFFICE/ INFO
- C - MARKETPLACE
- D - BUSINESS CENTER
- E - EDUCATIONAL CENTER
- F - MAKERSPACE / INNOVATION LAB
- G - TELE-HEALTH OFFICE
- H - MULTI-PURPOSE ROOM
- i - BASKETBALL
- J,K - FITNESS FACILITY
- L - OUTDOOR MOVIES / STAGE
- M - GOLF SIMULATOR
- N - DAYCARE
- O - DAYCARE PLAYGROUND

CUDAHY FARMS - PHASE I

COMMUNITY CENTER PLAN
SCALE: 3/32" = 1'-0"



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MILWAUKEE | MADISON | TUCSON | CHICAGO



SOUTHWEST ELEVATION - NORTH



SOUTHWEST ELEVATION - SOUTH



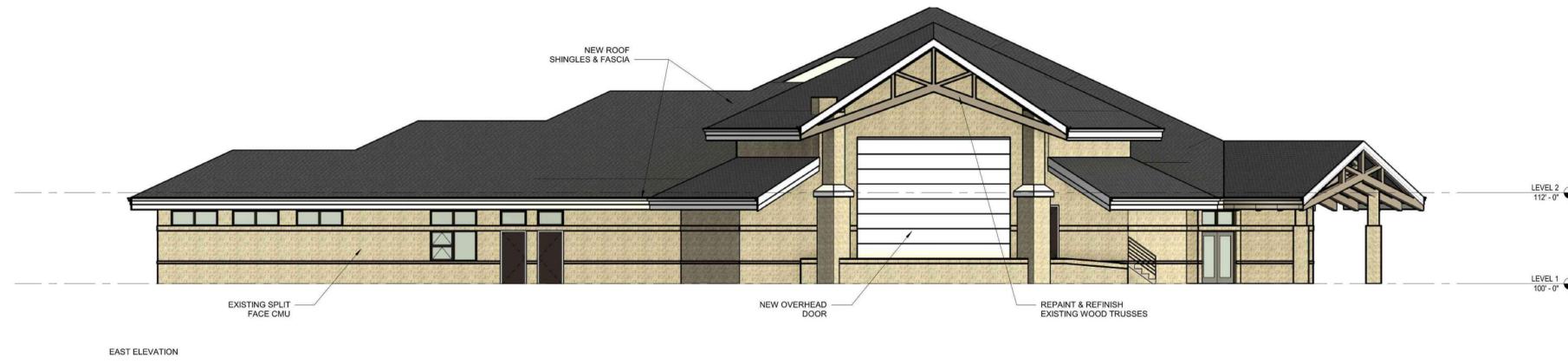
NORTHEAST ELEVATION

CUDAHY FARMS - EXISTING BUILDING

EXISTING BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

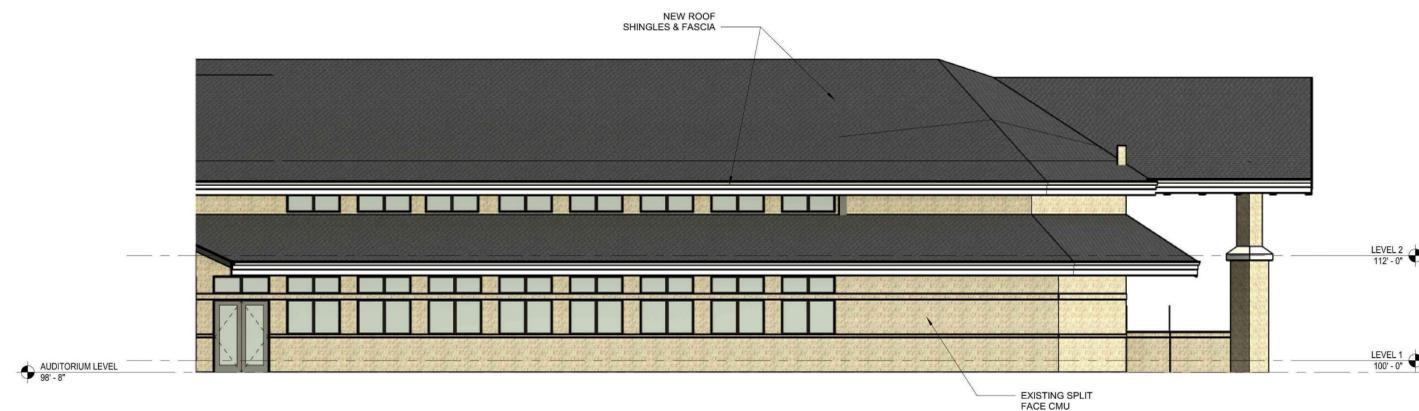
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EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

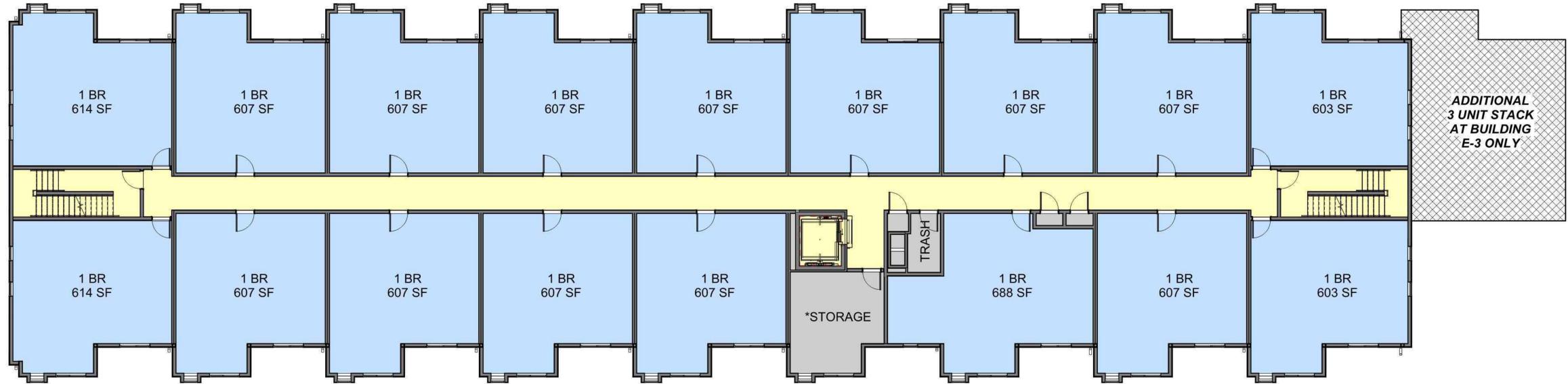
CUDAHY FARMS - EXISTING BUILDING

EXISTING BUILDING ELEVATIONS

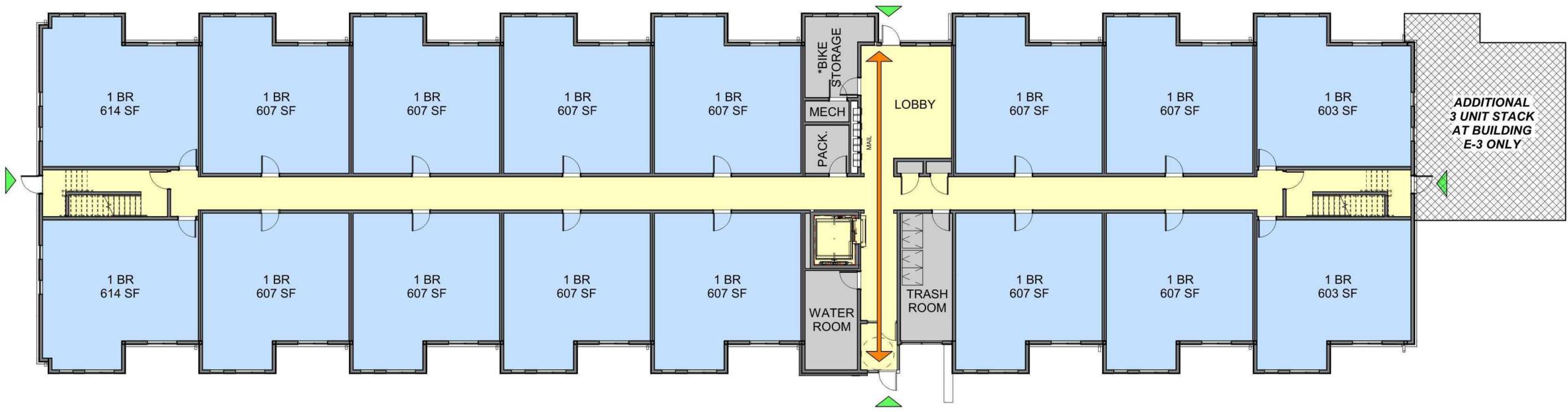
SCALE: 1/8" = 1'-0"

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2 Typical Level (Levels 2 & 3)
SCALE: 1/8" = 1'-0"



1 Level 1 Design
SCALE: 1/8" = 1'-0"

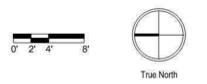
UNIT	TYPE	BED	BATH	SF	UNITS PER FLOOR			TOTALS
					1ST	2ND	3RD	
1A	-	1	1	607 SF	9	9	9	27
1A.1	WHEDA	1	1	607 SF	3	3	3	9
1B	-	1	1	603 SF	2	2	2	6
1C	-	1	1	614 SF	2	2	2	6
1D	ADA / WHEDA	1	1	688 SF	-	1	1	2
TOTAL UNITS					16	17	17	50

*BIKE STORAGE MEET REQ. OF 1 SPACE PER 4 DWELLINGS

CUDAHY FARMS - PHASE I

OVERALL PLANS
SCALE: As indicated
05/29/24

Engberg Anderson Project No. 193051.00

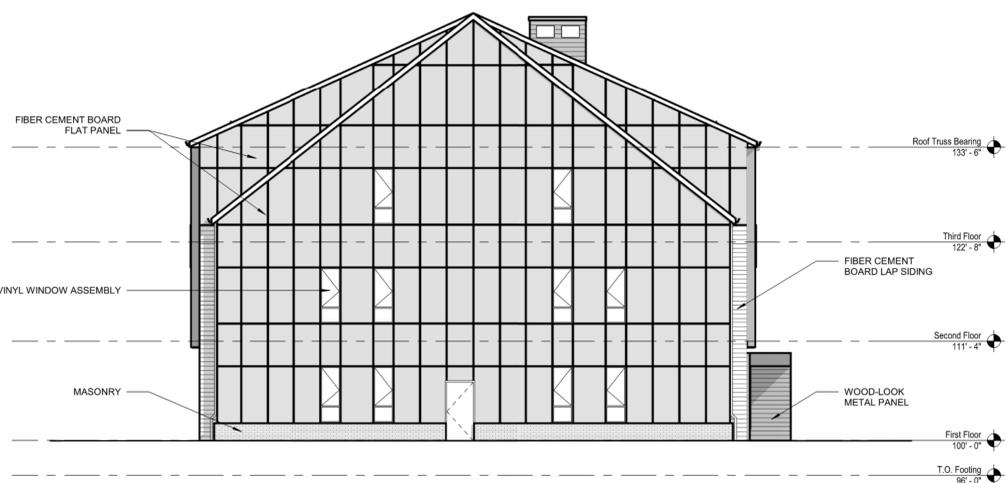




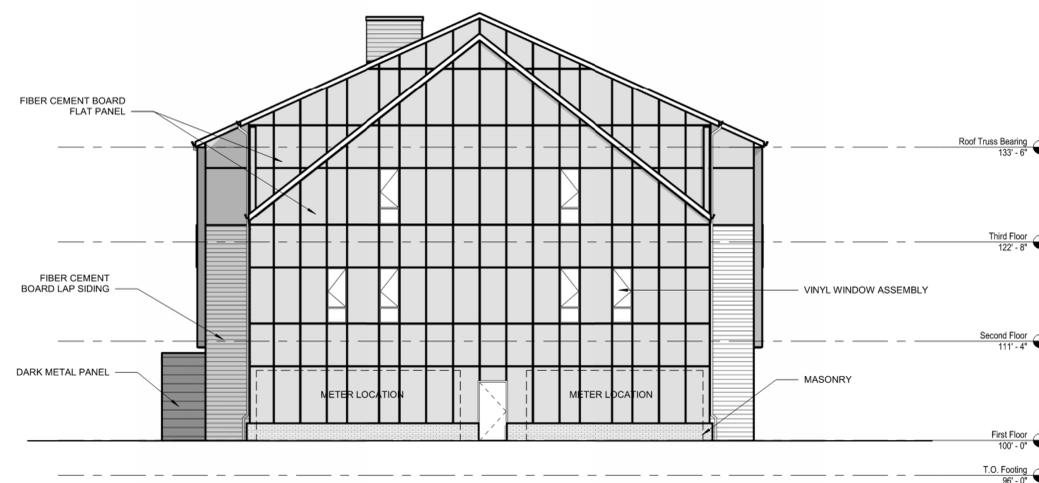
2 WEST ELEVATION COPY
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION COPY
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION COPY
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION COPY
SCALE: 1/8" = 1'-0"

COLOR SCHEME

- FIBER CEMENT LAP SIDING
COLOR: SUMMER WHEAT
- ARCH. CONCRETE BRICK 16"x4"
COLOR: SLATE
- FIBER CEMENT BOARD PANEL
COLOR: BOOTHBAY BLUE
- FIBER CEMENT LAP SIDING
COLOR: ARTIC WHITE

CUDAHY FARMS - PHASE I



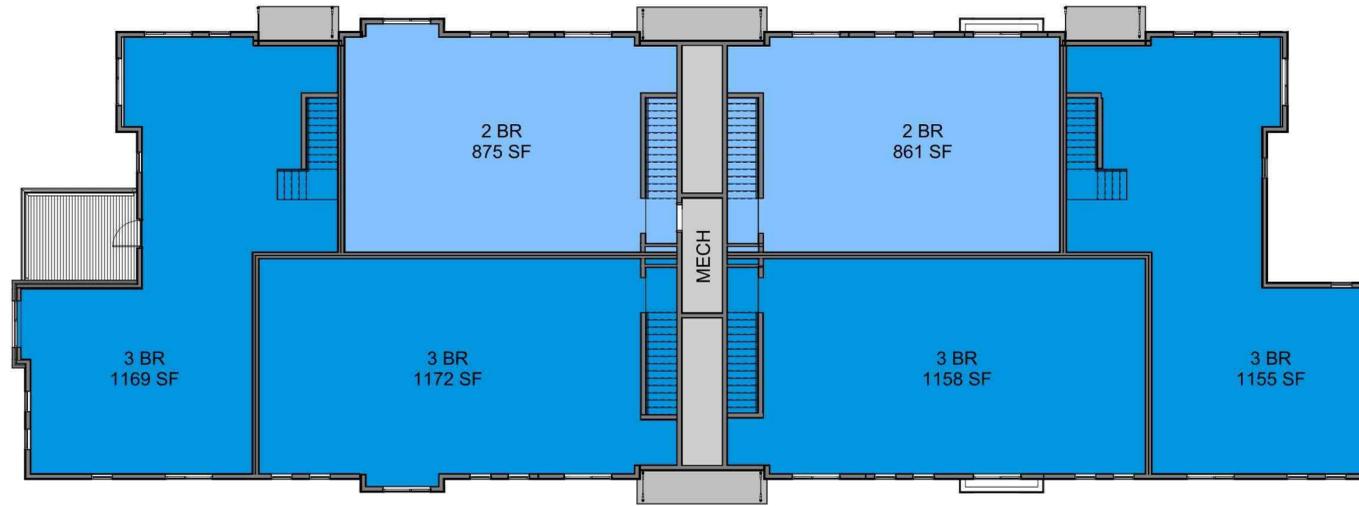
BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

Engberg Anderson Project No. 193051.00

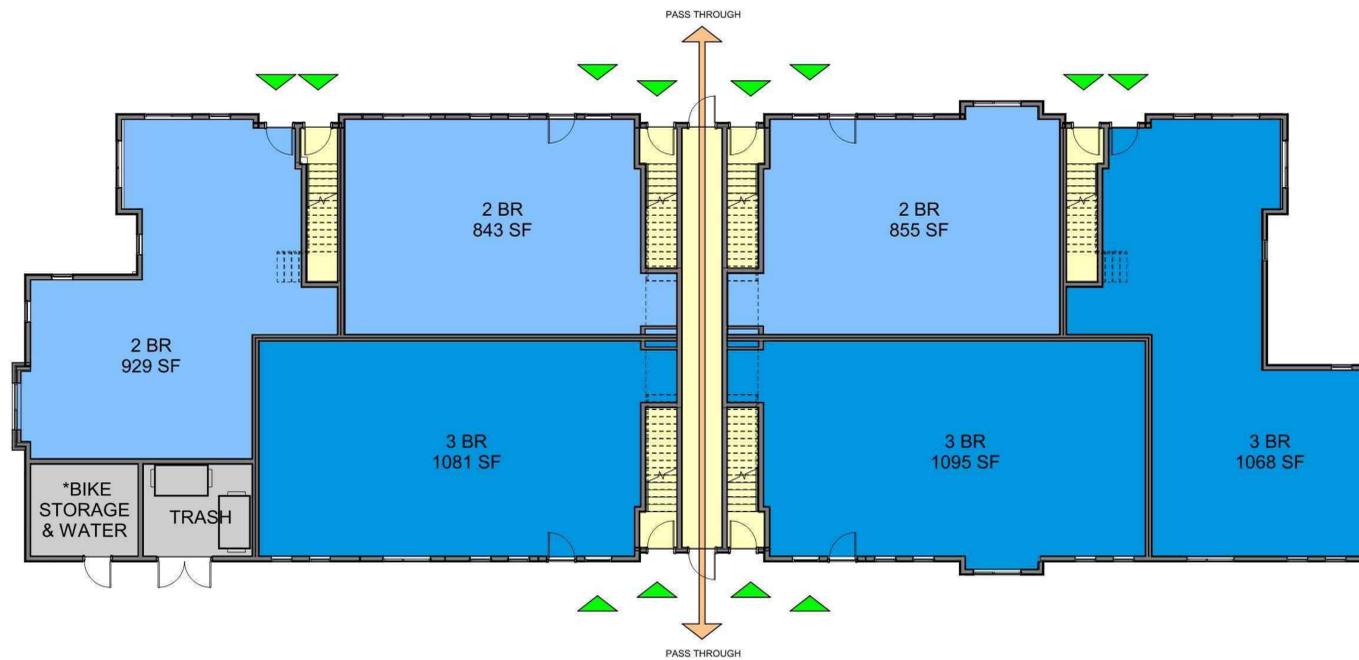
MILWAUKEE | MADISON | TUCSON | CHICAGO



BUILDINGS: E1, E2, E3



2 LEVEL 2
SCALE: 1/8" = 1'-0"



1 LEVEL 1
SCALE: 1/8" = 1'-0"

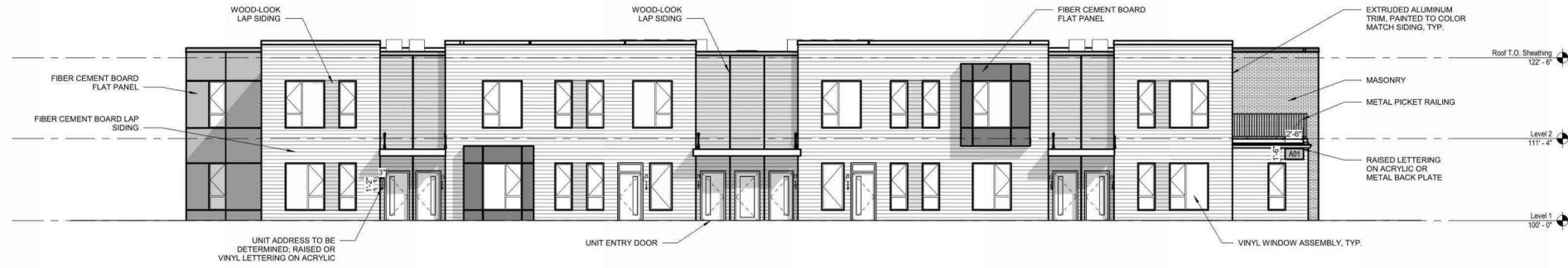
UNIT	TYPE	BED	BATH	SF	UNITS PER FLOOR		
					1ST	2ND	TOTALS
2A	-	2	1	843	1	-	1
2C	ADA / WHEDA	2	1	855	1	-	1
2D	-	2	1	929	1	-	1
2E	-	2	1	875	-	1	1
2F	-	2	1	861	-	1	1
3B	WHEDA	3	2	1,081**	2	-	2
3C	-	3	2	1,158**	-	2	2
3D	-	3	2	1,155	-	2	2
3E	-	3	2	1,068	1	-	1
				TOTAL UNITS	6	6	12

*BIKE STORAGE MEET REQ. OF 1 SPACE PER 4 DWELLINGS
**ADDITIONAL 14 SF @ UNITS WITH BUMPOUTS

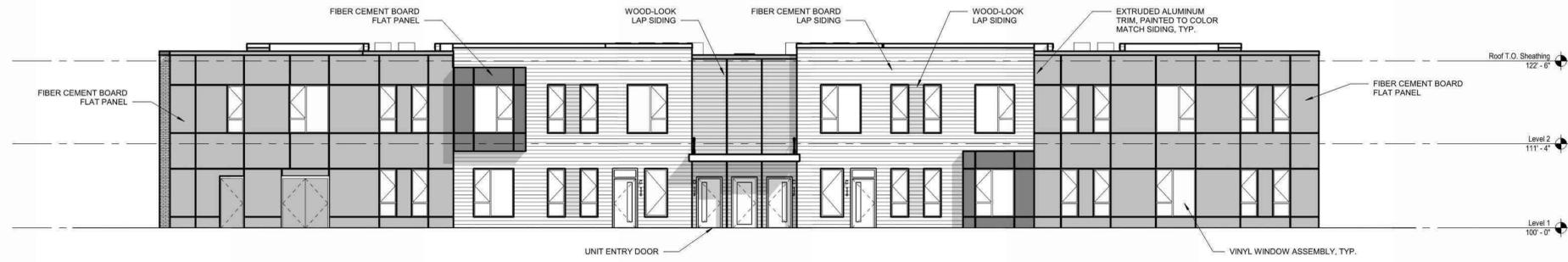
CUDAHY FARMS - PHASE I

OVERALL PLANS
SCALE: As indicated
05/31/24

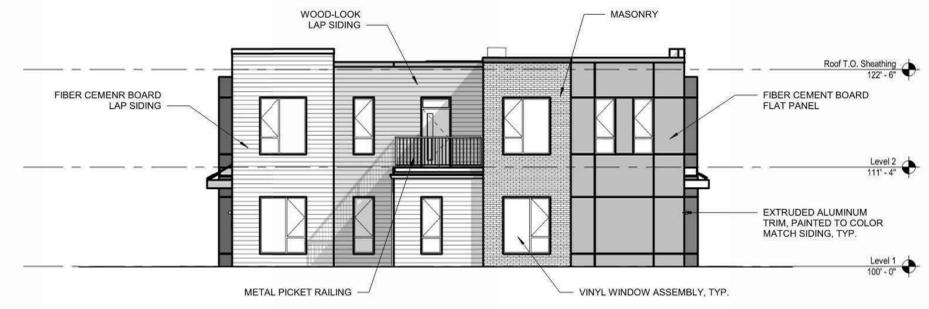
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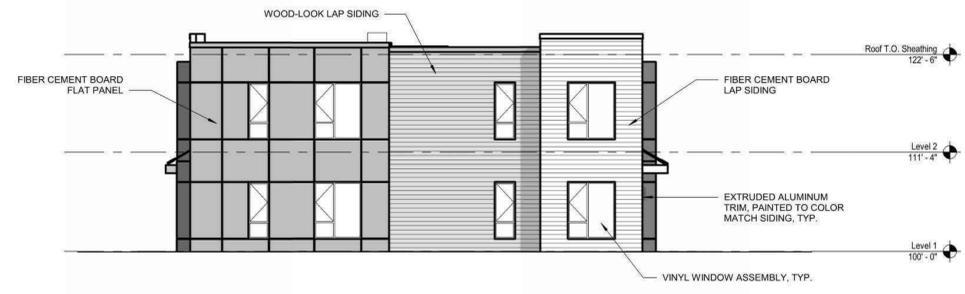
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

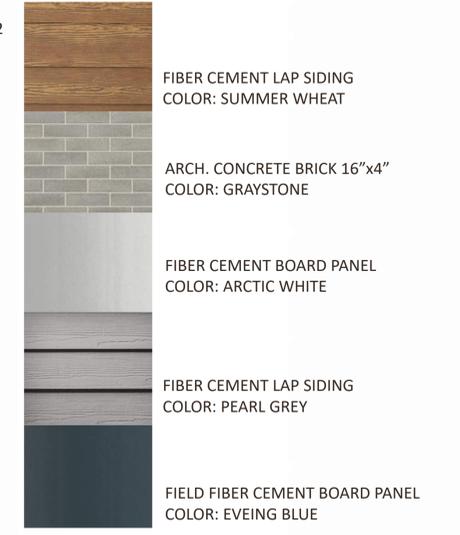


4 EAST ELEVATION
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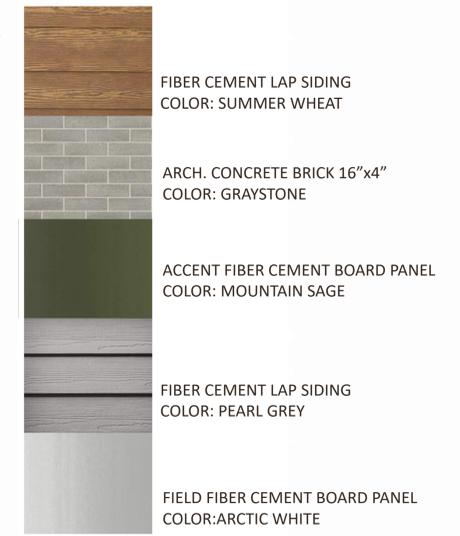
COLOR SCHEME 1



COLOR SCHEME 2



COLOR SCHEME 3



CUDAHY FARMS - PHASE I

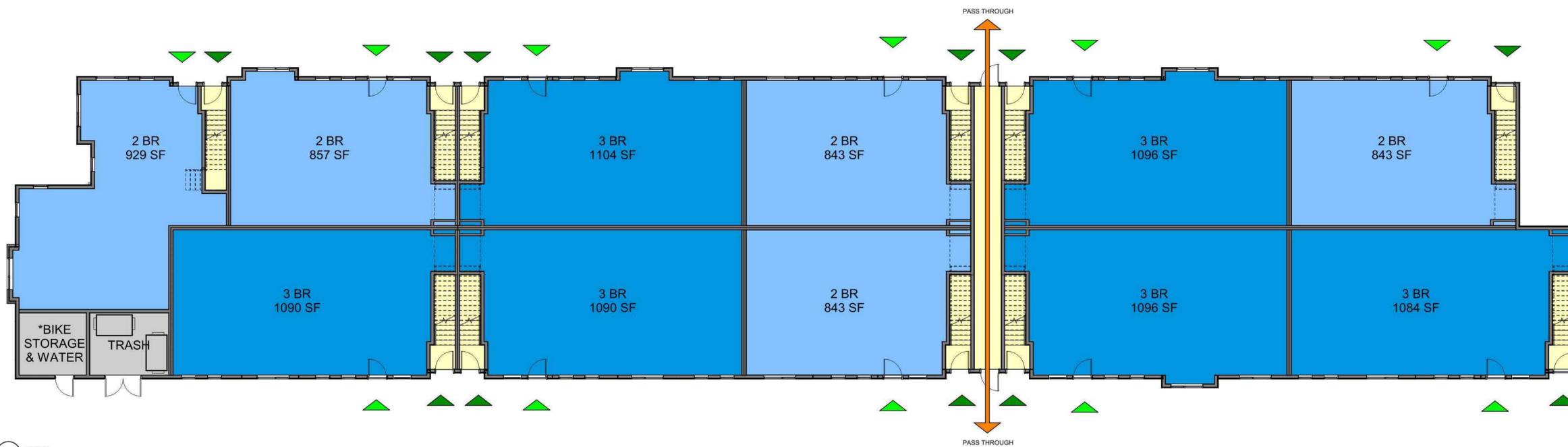


BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

Engberg Anderson Project No. 193051.00



2 LEVEL 2
SCALE: 1/8" = 1'-0"



1 LEVEL 1
SCALE: 1/8" = 1'-0"

UNIT	TYPE	BED	BATH	SF	UNITS PER FLOOR		
					1ST	2ND	TOTALS
2A	-	2	1	843**	2	-	2
2B	WHEDA	2	1	843	1	-	1
2C	ADA / WHEDA	2	1	843	1	-	1
2D	-	2	1	929	1	-	1
2E	-	2	1	861*	-	3	3
2F	-	2	1	875	-	1	1
3A	-	3	2	1,081**	3	-	3
3B	WHEDA	3	2	1,081**	3	-	3
3C	-	3	2	1,158**	-	6	6
3D	-	3	2	1,155	-	1	1
TOTAL UNITS					11	11	22

*BIKE STORAGE MEET REQ. OF 1 SPACE PER 4 DWELLINGS
**ADDITIONAL 14 SF @ UNITS WITH BUMPOUTS

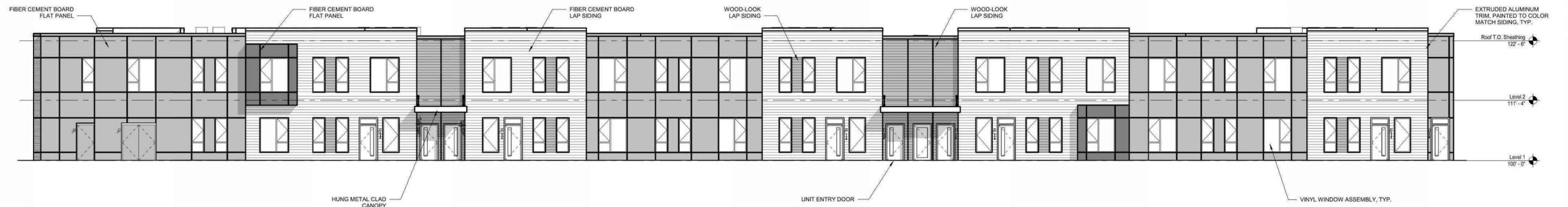
CUDAHY FARMS - PHASE I

OVERALL PLANS
SCALE: As indicated
05/31/24

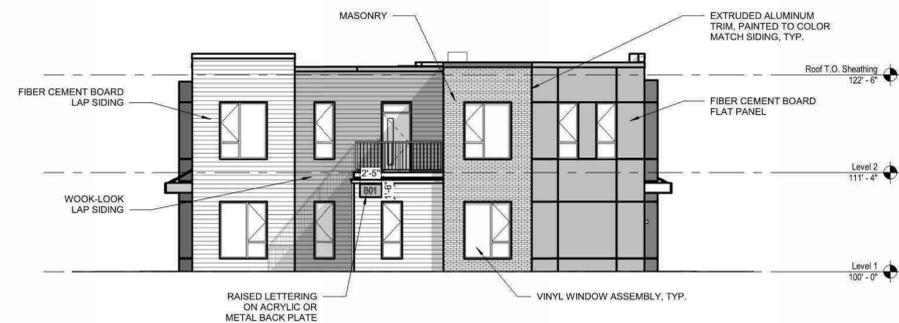
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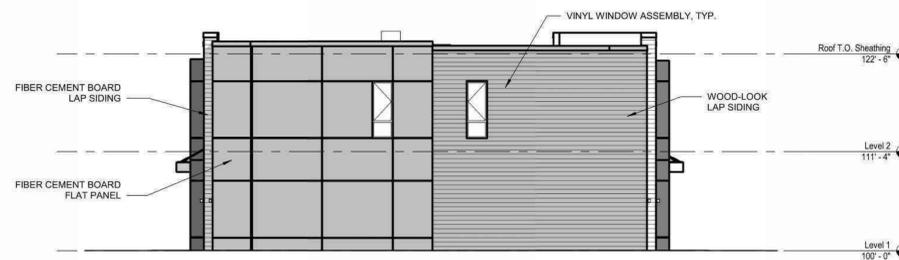
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEME 1

	FIBER CEMENT LAP SIDING COLOR: SUMMER WHEAT
	ARCH. CONCRETE BRICK 16"x4" COLOR: REUNION
	ACCENT FIBER CEMENT BOARD PANEL COLOR: COBLE STONE
	FIBER CEMENT LAP SIDING COLOR: ARTIC WHITE
	FIELD FIBER CEMENT BOARD PANEL COLOR: AGED PEWTER

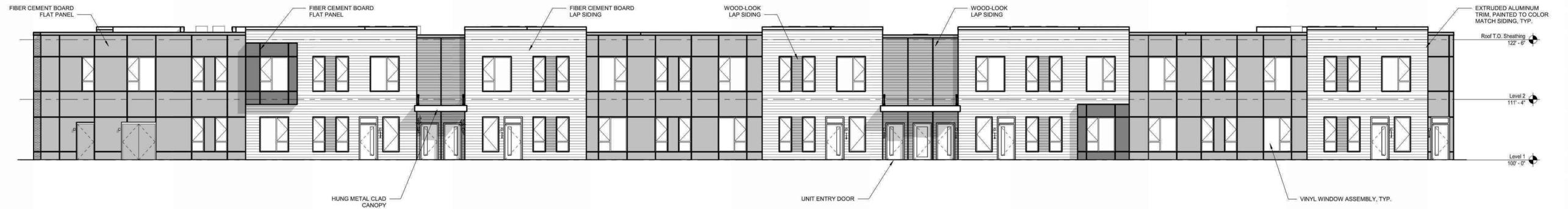
CUDAHY FARMS - PHASE I

BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

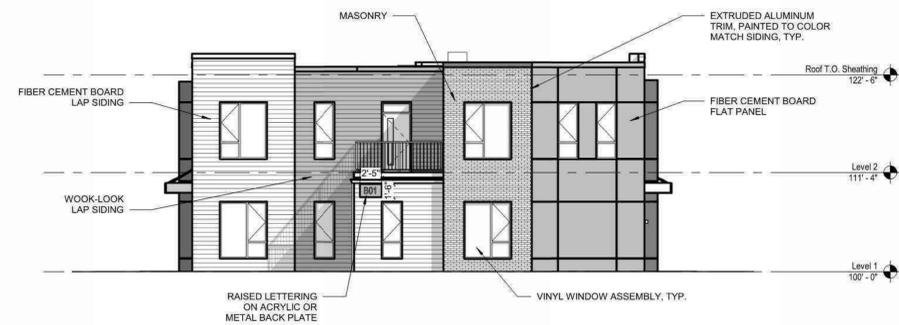
Engberg Anderson Project No. 193051.00



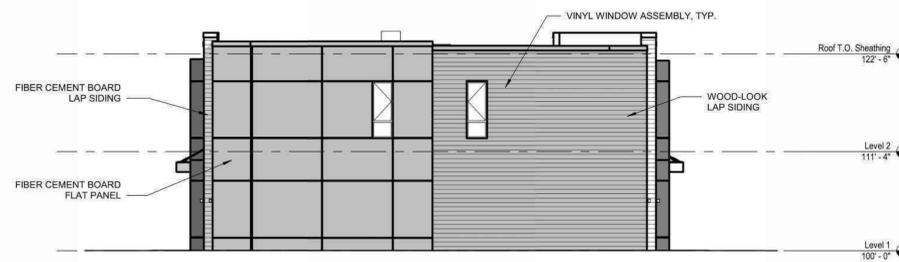
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



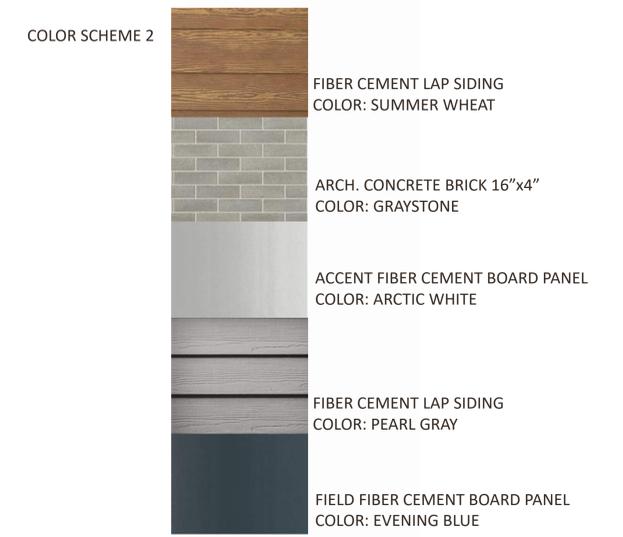
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



CUDAHY FARMS - PHASE I



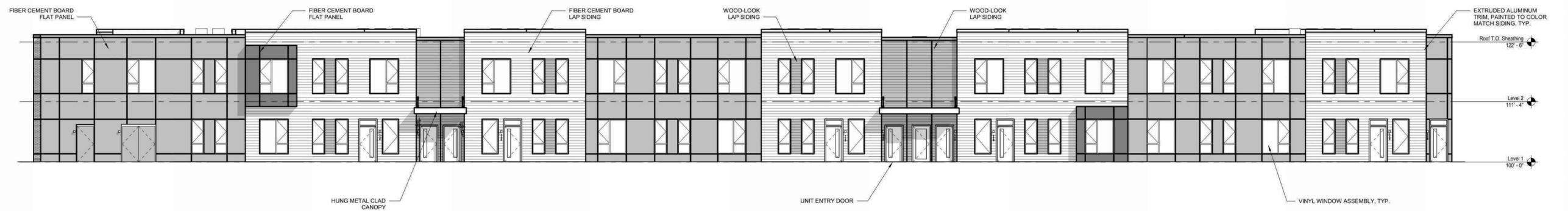
BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

Engberg Anderson Project No. 193051.00

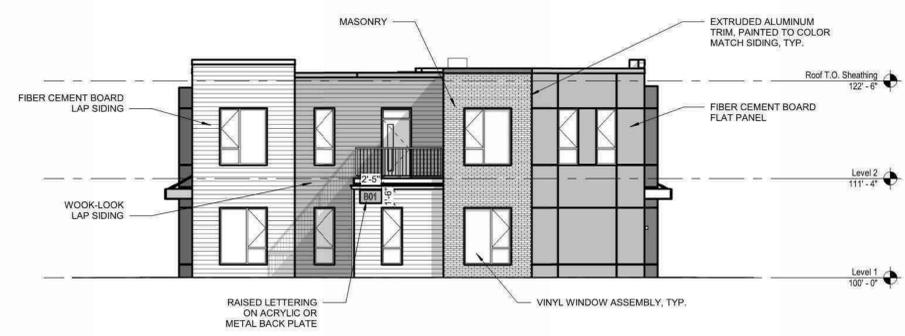
MILWAUKEE | MADISON | TUCSON | CHICAGO



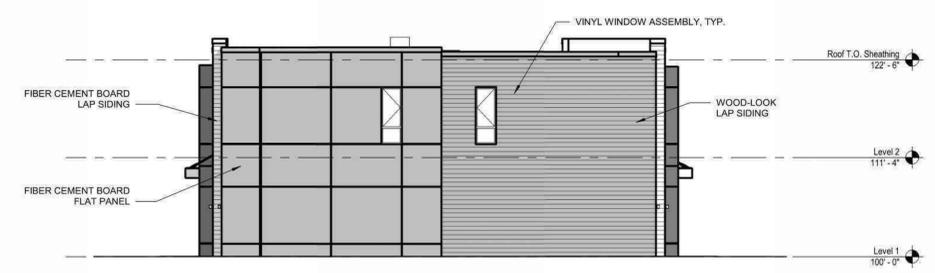
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEME 3

	FIBER CEMENT LAP SIDING COLOR: SUMMER WHEAT
	ARCH. CONCRETE BRICK 16"x4" COLOR: GRAYSTONE
	ACCENT FIBER CEMENT BOARD PANEL COLOR: MOUNTAIN SAGE
	FIBER CEMENT LAP SIDING COLOR: PEARL GRAY
	FIELD FIBER CEMENT BOARD PANEL COLOR: ARCTIC WHITE



