

**ARCHITECT**  
EARL SWENSSON ASSOCIATES, INC.

**INTERIOR DESIGN**  
EARL SWENSSON ASSOCIATES, INC.

**CIVIL ENGINEER**  
FULMER LUCAS ENGINEERING, LLC

**STRUCTURAL ENGINEER**  
WALLACE DESIGN COLLECTIVE

**MECHANICAL ENGINEER**  
ENFINITY ENGINEER, LLC

**PLUMBING ENGINEER**  
ENFINITY ENGINEER, LLC

**ELECTRICAL ENGINEER**  
ENFINITY ENGINEER, LLC

**TELECOMMUNICATION ENGINEER**  
ENFINITY ENGINEER, LLC

**LANDSCAPE ARCHITECT**  
INNOVATIONS DESIGN GROUP  
(FOR REFERENCE ONLY)

**ISSUE DESCRIPTION**

CD PACKAGE

**ORIGINAL ISSUE DATE**

11.12.2024

**ESa PROJECT NUMBER**

24260.00

**VOLUME 1 OF 1**

CIVIL, STRUCTURAL, ARCHITECTURE,  
INTERIOR DESIGN AND MPET

**CURRENT SET - REV. 2 05.28.2025**



TENANT BUILD-OUT

**ARCHWELL HEALTH CLINIC**

**MITCHELL WEST**

1010 W Layton Ave, Milwaukee, WI 53221

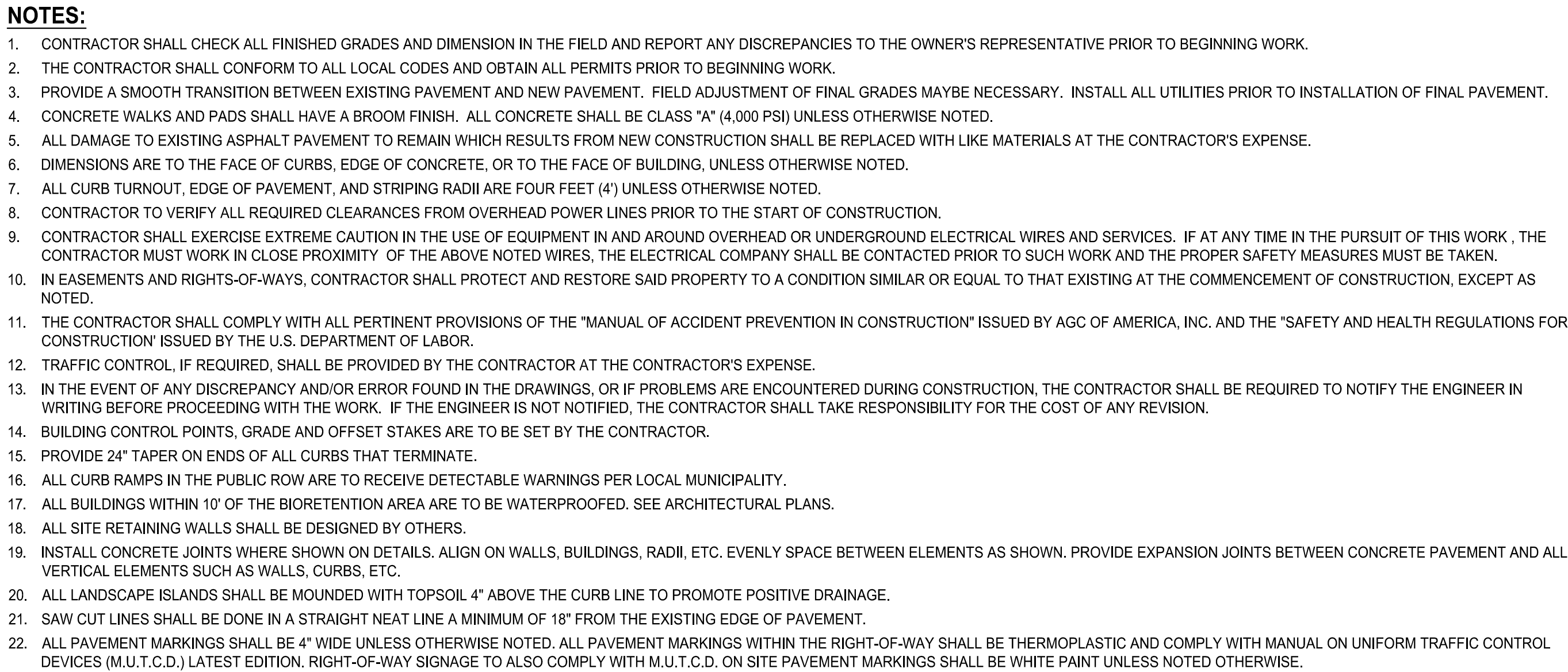




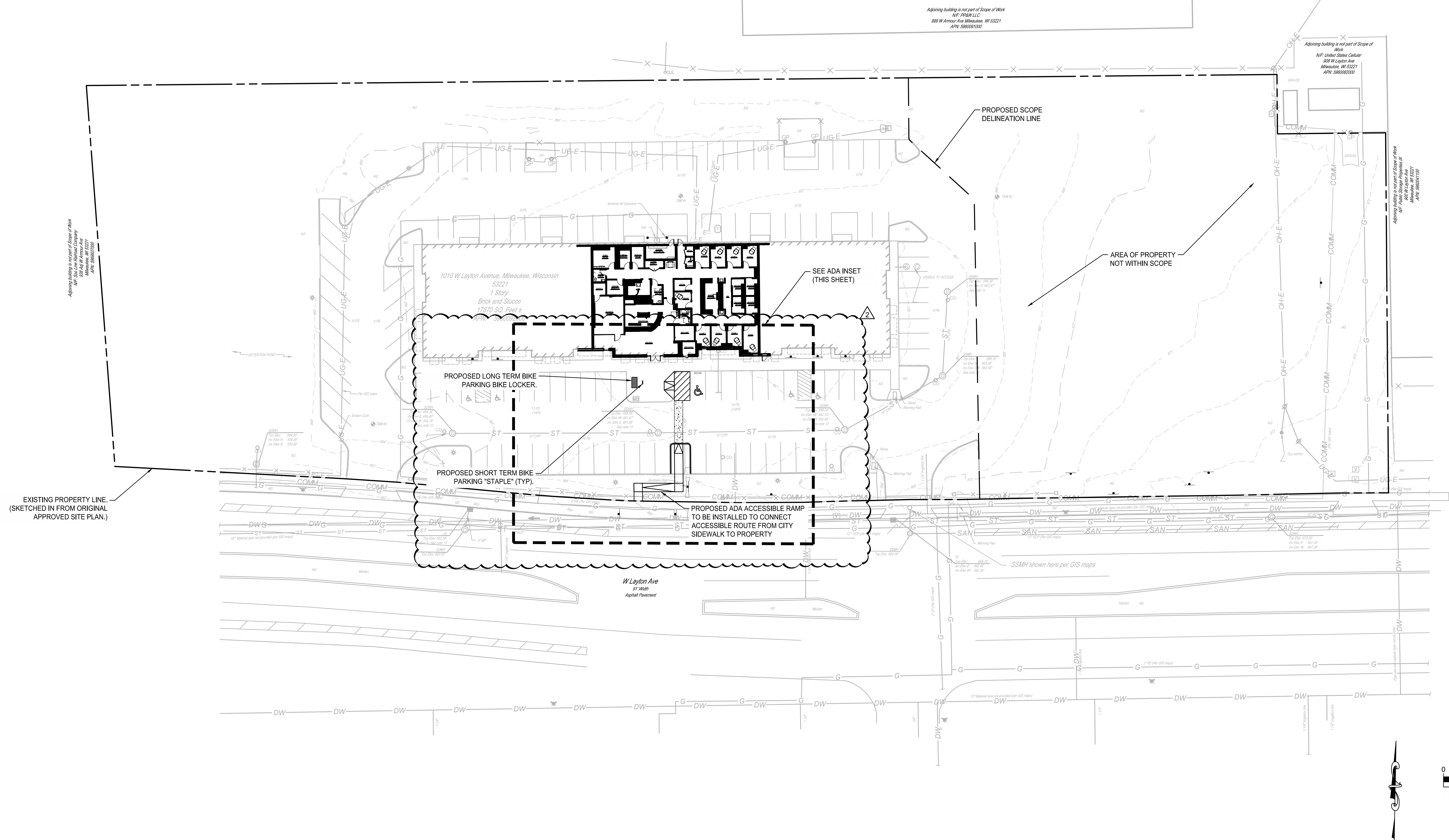


## A2.01





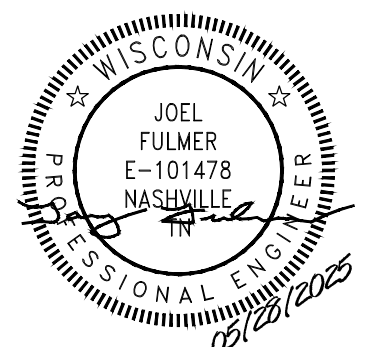
<div> <div></div> <div>SITE DATA TABLE</div> </div>	
PROPERTY INFORMATION	
ADDRESS:	1010 W LAYTON AVE
TAX MAP / PARCEL ID:	590092000
LOT AREA:	4.08 AC
CITY:	MILWAUKEE
COUNTY:	MILWAUKEE
STATE:	WISCONSIN
PROPOSED USE:	MEDICAL OFFICE BUILDING
<u>BIKE PARKING</u>	
SHORT TERM:	REQUIRED: 2 SPACES PROVIDED: 2 SPACES
LONG TERM:	REQUIRED: 2 SPACES PROVIDED: 2 SPACES
<u>VEHICULAR PARKING:</u>	
EXISTING SPACES:	117 PARKING SPACES
SPACES TO BE REMOVED:	2 PARKING SPACES
PROPOSED REMAINING SPACES:	115 PARKING SPACES



**FULMER LUCAS**

---

2002 RICHARD JONES RD - SUITE B200  
NASHVILLE, TENNESSEE 37215  
INFO@FULMERLUCAS.COM • (615) 345-3770



**TENANT BUILD-OUT  
ARCHWELL HEALTH CLINIC  
MITCHELL WEST**

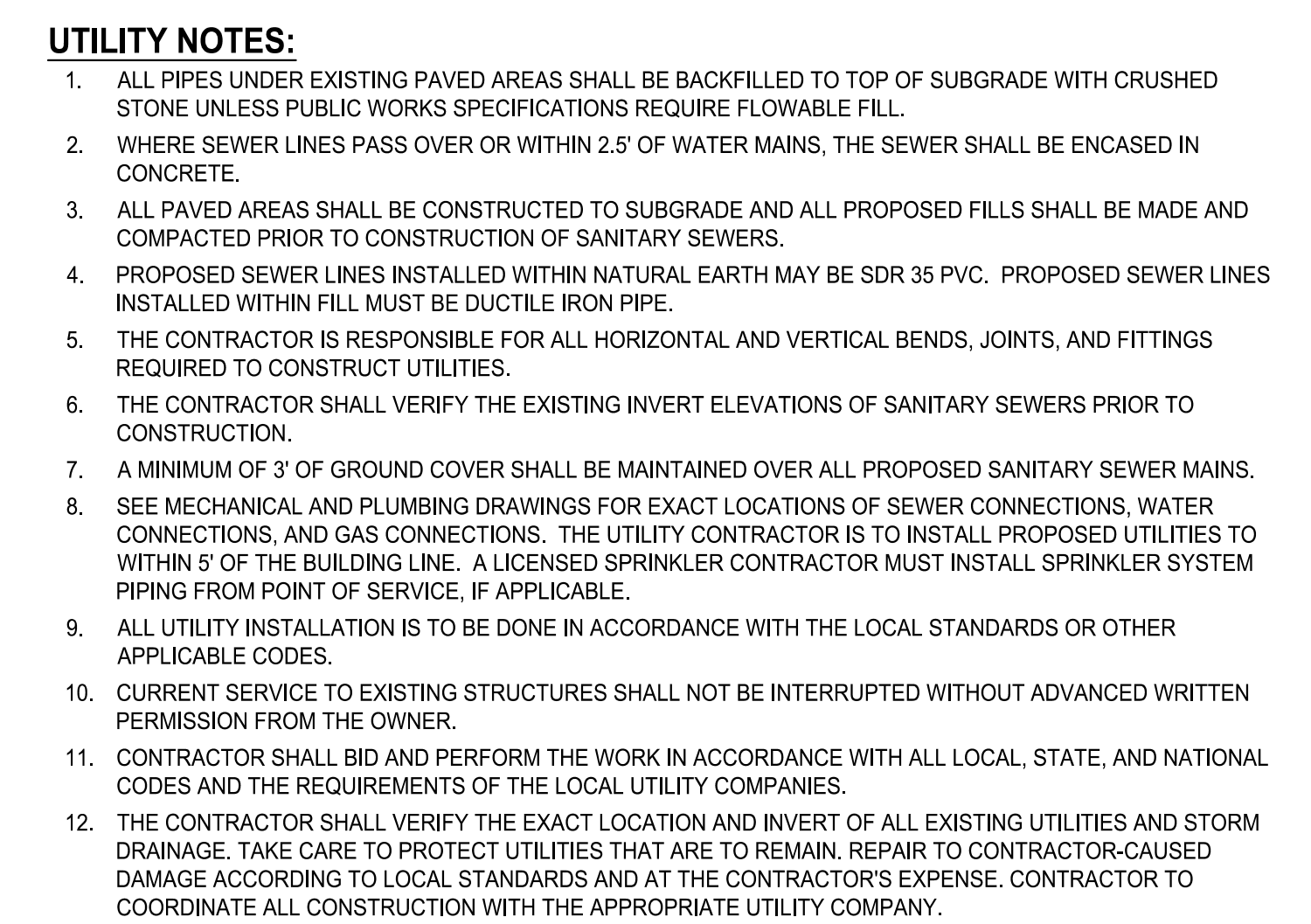
1010 W LAYTON AVENUE, MILWAUKEE, WISCONSIN 53221

DOCUMENT CHANGES		
Description		Date
REVISION 1	1	04/30/2025
REVISION 2	2	05/28/2025
Issue Description		CD PACKAGE
Original Issue Date		11/12/2024
Project No		1369-51
Drawn By	JEF	Checked By JYB
Drawing Title		






















## SITE LAYOUT PLAN

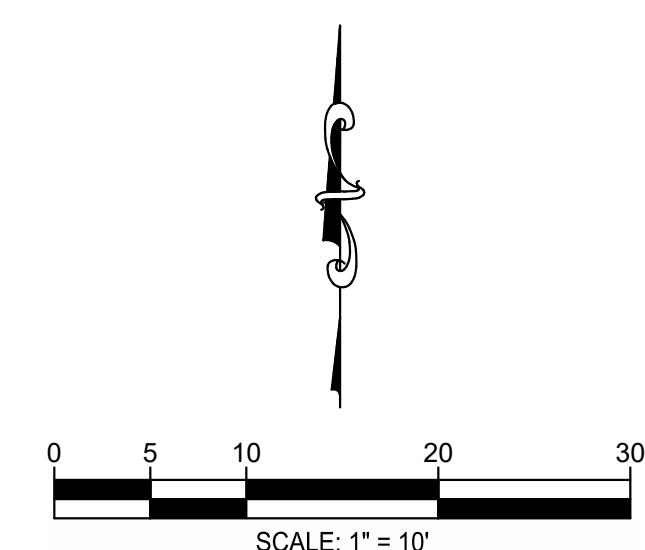
Sheet Number  
**C1.0**





### LEGEND

	DW	DOMESTIC WATER SERVICE
	G	GAS SERVICE
	SAN	SANITARY SEWER SERVICE
	OH-E	OVERHEAD ELECTRIC SERVICE
	OH-T	OVERHEAD TELEPHONE SERVICE
	UD	PERVIOUS PAVEMENT UNDERDRAIN
	RD	ROOF DRAIN TRUNK LINE
		STORM PIPE (SEE PLANS FOR MATERIAL)
	562	EXISTING CONTOUR
	562	PROPOSED CONTOUR
		DRIVEWAY CENTERLINE
		PROPERTY LINE
		SANITARY SEWER MANHOLE
		STORM SEWER MANHOLE
		CURB INLET
		CATCH BASIN
		NYLOPLAST DRAIN BASIN
		ELECTRIC/COMMUNICATION POLE
	XXX.XXX XXXXXX	<u>TOP OF CURB SPOT ELEVATION</u> BOTTOM OF CURB SPOT ELEVATION
	TW.XXXXXX BRXXXXXX	<u>RETAINING WALL</u> TOP OF WALL FINISHED GRADE AT BOTTOM OF WALL



**EXISTING CONDITION NOTES:**  
PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL PIPE SIZES AND LOCATIONS, HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING AND PROPOSED WORK SHOWN AND CONTACT THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

**TENANT BUILD-OUT  
ARCHWELL HEALTH CLINIC  
MITCHELL WEST**

**1010 W LAYTON AVENUE, MILWAUKEE, WISCONSIN 53221**

<b>DOCUMENT CHANGES</b>		Date
<b>REVISION 1</b>		04/30/2025
<b>REVISION 2</b>		05/29/2025
<b>Issue Description</b>		<b>CD PACKAGE</b>
<b>Original Issue Date</b>		11/12/2024
<b>Project No</b>		1369-51
<b>Drawn By</b>	JEF	<b>Checked By</b> JYB
<b>Drawing Title</b>		

# SITE UTILITY PLAN

Sheet Number

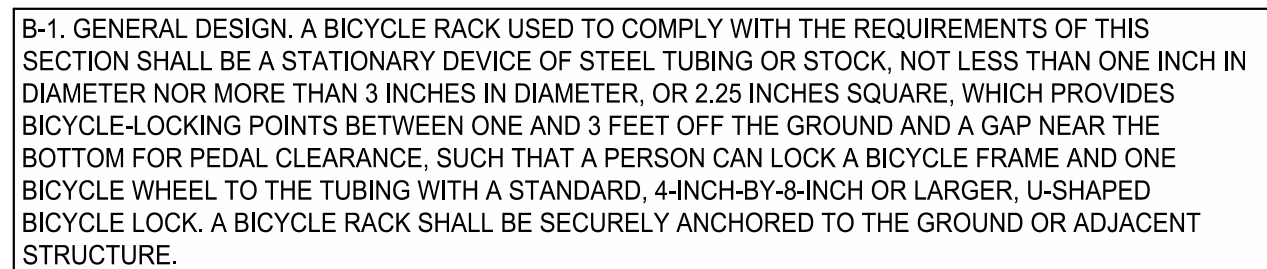
## C2.0





## Dimension Sheet

## 2 BIKE 'U' BIKE RACK, STAINLESS STEEL, SURFACE MOUNT



CONTRACTOR TO CONFIRM EXACT MODEL AND COLOR  
WITH OWNER PRIOR TO ORDERING AND INSTALLATION



## Dimension Sheet

## Model # DL1002FP

## Dimension Sheet

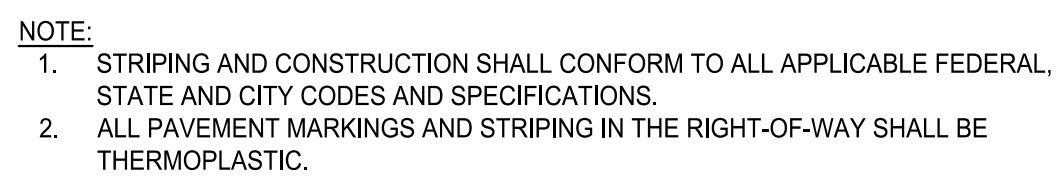
## STEEL BIKE LOCKER | DIVIDED 2 DOOR UNIT



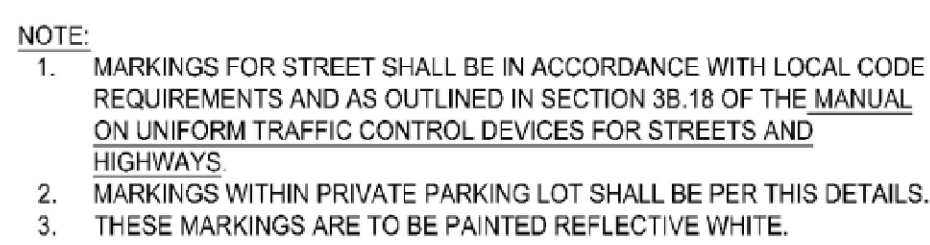
CONTRACTOR TO CONFIRM EXACT MODEL AND COLOR  
WITH OWNER PRIOR TO ORDERING AND INSTALLATION



ACCESSIBLE ROUTE ( MIN. 48" WIDTH )



**ACCESSIBLE PARKING SPACE STRIPING DETAIL**  
N.T.S.



**CROSSWALK DETAIL**  
N.T.S.



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**TENANT BUILD-OUT  
ARCHWELL HEALTH CLINIC  
MITCHELL WEST**

11010 W LAYTON AVENUE, MILWAUKEE, WISCONSIN 53221

<b>DRAWING CHANGES</b>		
Description		Date
REVISION 1		04/30/2025
REVISION 2		09/28/2025
Issue Description CD PACKAGE		
Original Issue Date		11/12/2024
Project No		1369-51
Drawn By JEF	Checked By JYB	
Drawing Title		

## SITE DETAILS

Sheet Number

# C3.0



# ARCHWELL HEALTH CLINIC

MITCHELL WEST, MILWAUKEE, WISCONSIN

PERMIT: Landscape Architecture

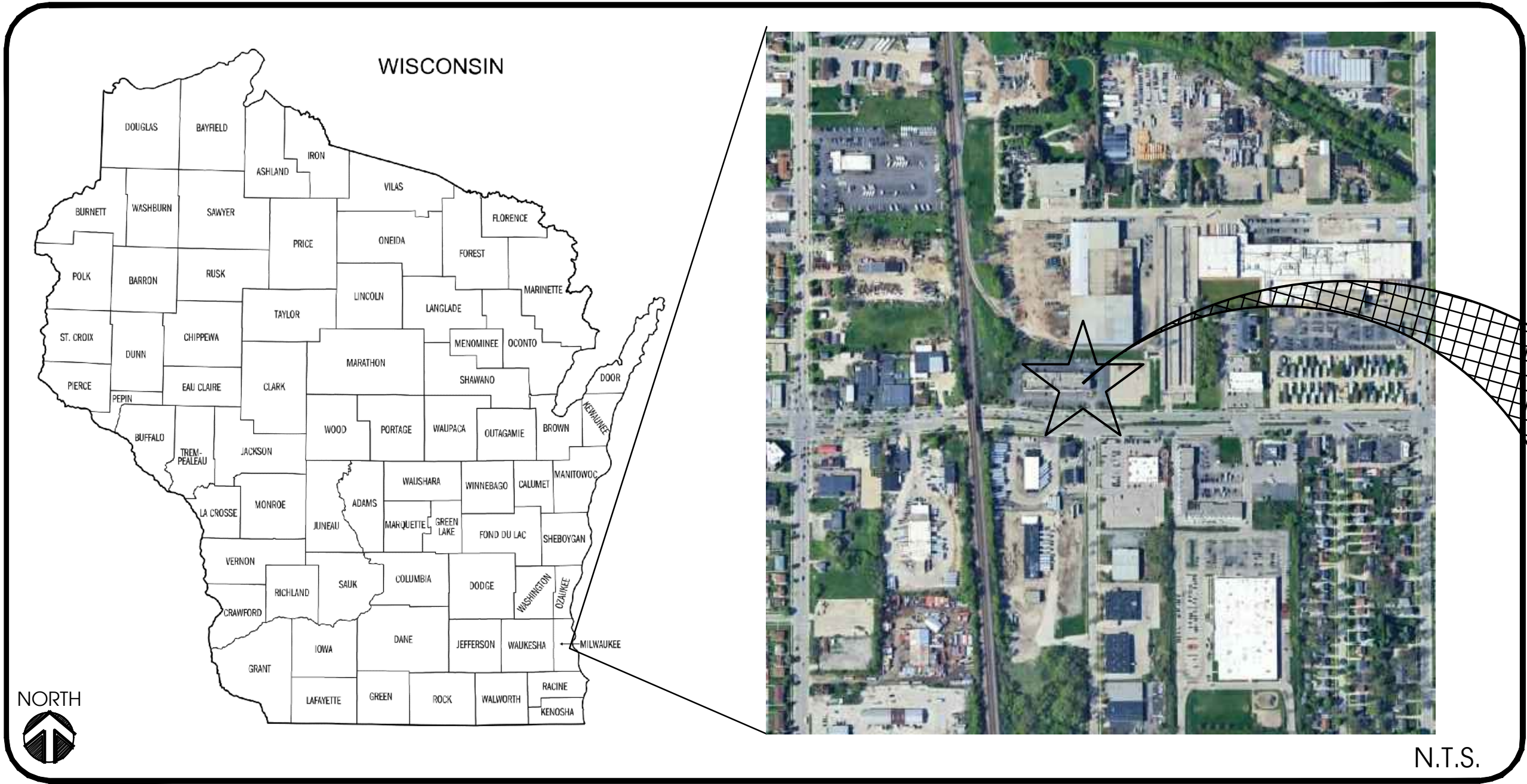
06/17/ 2025

SHEET INDEX	
SHEET #	SHEET TITLE
COVER	COVER SHEET
EC-01	LA EXISTING CONDITIONS
EX-01	SITE PHOTOS
LS-00	LANDSCAPE NOTES
LS-01	LANDSCAPE PLAN
LS-02	LANDSCAPE DETAILS
IR-00	IRRIGATION NOTES
IR-01	IRRIGATION PLAN
IR-02	IRRIGATION DETAILS

PREPARED FOR



VICINITY MAP



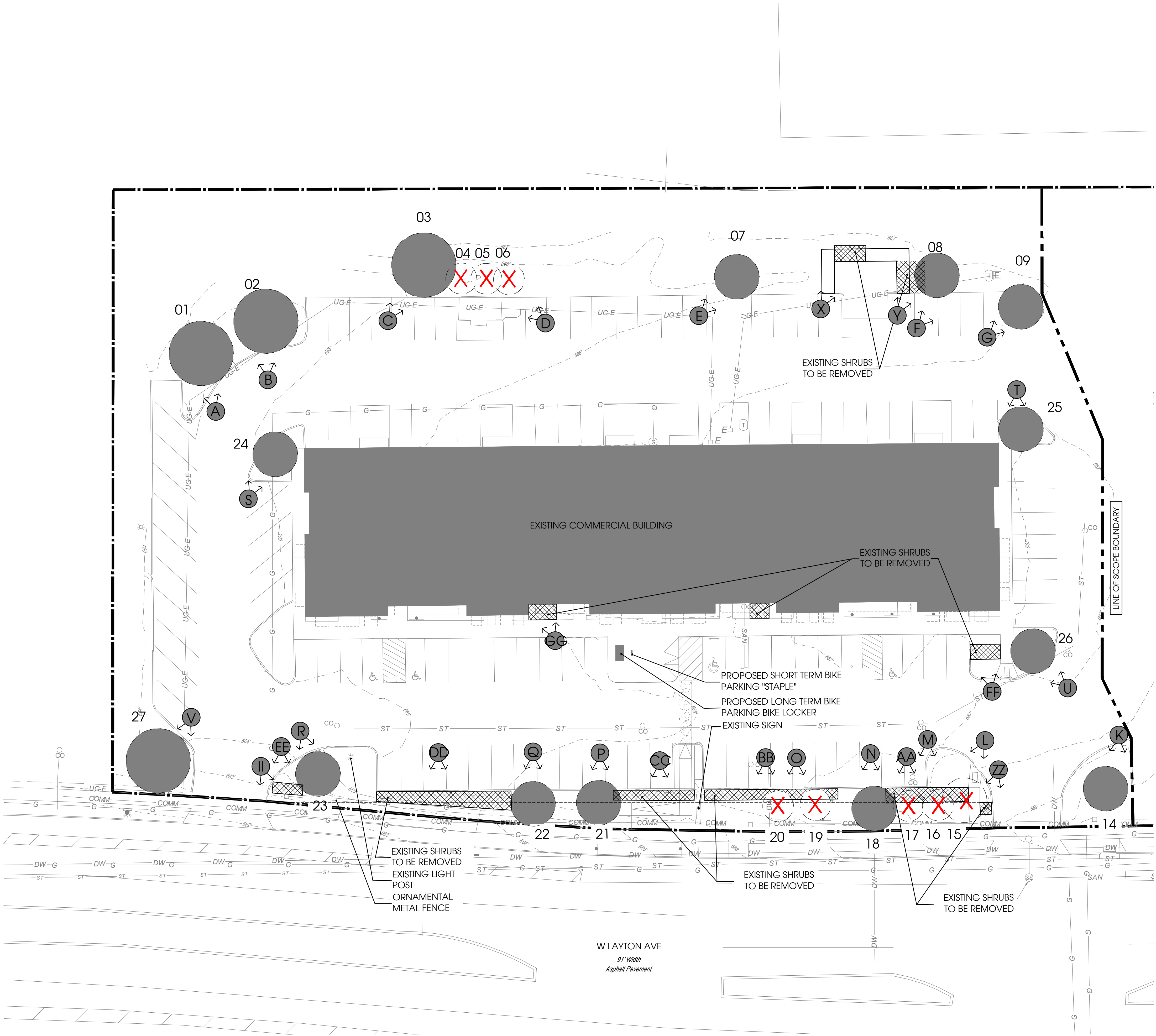
REVISIONS		
REV	DATE	COMMENT
1	5/20/2025	REVISED PER TREE COMMENTS: SPECIES UPDATED, SURVEY ADDED, NOTE ADDED.
2	5/28/2025	CITY'S COMMENTS

PREPARED BY:



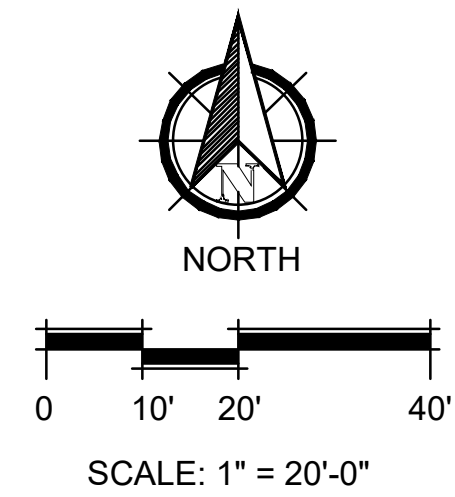
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EXISTING TREE LIST				
TAG	TRUNK	TREE TYPE	DRIP	REMAIN / REMOVE
1	6"	OAK	20'-0"	REMAIN
2	6"	OAK	20'-0"	REMAIN
3	8"	OAK	22'-0"	REMAIN
4	7"	CYPRESS	8'-0"	REMOVE
5	7"	CYPRESS	8'-0"	REMOVE
6	7"	CYPRESS	8'-0"	REMOVE
7	7"	DOGWOOD	20'-0"	REMAIN
8	6"	OAK	15'-0"	REMAIN
9	6"	CHERRY	15'-0"	REMAIN
14	5"	OAK	18'-0"	REMOVE
15	5"	OAK	10'-0"	REMOVE
16	5"	CEDAR	10'-0"	REMOVE
17	5"	CEDAR	10'-0"	REMAIN
18	5"	OAK	18'-0"	REMAIN
19	5"	CEDAR	10'-0"	REMAIN
20	5"	CEDAR	10'-0"	REMOVE
21	6"	OAK	12'-0"	REMOVE
22	6"	OAK	10'-0"	REMAIN
23	6"	OAK	15'-0"	REMAIN
24	6"	DOGWOOD	10'-0"	REMAIN
25	3"	DOGWOOD	10'-0"	REMAIN
26	6"	CHERRY	10'-0"	REMAIN
27	8"	OAK	20'-0"	REMAIN

- LEGEND
- EXISTING SHRUBS
  - EXISTING TREE TO REMAIN PROTECTED IN PLACE
  - TREE TO BE REMOVED
  - EXISTING OVERHEAD POWER LINES
  - 01 TREE NUMBER
  - EXISTING SITE PICTURE



Designed By:

**INNOVATIONS**  
DESIGN GROUP

122 W PINE ST., STE 202 ORLANDO, FL 32803  
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Consultants:

Key Map:

Owner:

**ArchWell**  
HEALTH

ARCHWELL CLINIC  
MITCHELL WEST, MILWAUKEE, WI

PERMIT

LANDSCAPE EXISTING CONDITIONS

Rev:	Date:	Description:	By:
1	5/20/2025	LA UPDATE	IDG
2	5/28/2025	CITY CMTS	AE
Date: 2025-06-17		Scale: SEE PLAN	
Drawn By: KS		Designed By: JS	
Approved By: JS		Project No: 25032	
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Seal:		Sheet Number:	
		EC-01	







PLANT SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	SIZE/ SPECIFICATION	REMARKS
TREES				
CI3	Carpinus caroliniana 'Wisconsin Red'	Wisconsin Red Musclewood	3" CAL. 10'-12' HT.	NATIVE
CF	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	1.5" CAL 8'-10' HT	NATIVE
JV	Juniperus virginiana 'Canaerti'	Canaerti Eastern Redcedar	3" CAL., 12'- 14' HT.	NATIVE
PD2	Picea glauca 'Densata'	Black Hills White Spruce	3" CAL., 12-14' HT.	NATIVE
SHRUB AREAS				
CI2	Corylus americana 'Sun Harvest'	Sun Harvest American Hazelnut	48" HT. X 24" SPD.	NATIVE
CV	Cotoneaster acutifolius lucidus	Hedge Cotoneaster	48" HT. X 24" SPD.	NATIVE
RK	Rhus aromatica 'Konza'	Konza Fragrant Sumac	48" HT. X 24" SPD.	NATIVE
TD2	Thuja occidentalis 'Dwarf Globe'	Dwarf Globe Arborvitae	24" HT. X 24" SPD.	NATIVE
TM	Tradescantia ohiensis 'Mrs. Loewer'	Mrs. Loewer Ohio Spiderwort	18" HT. X 12" SPD.	NATIVE
PERENNIALS				
EP	Echinacea purpurea	Coneflower	24" HT. X 18" SPD.	NATIVE
PV	Physostegia virginiana	Obedient Plant	18"-24" HT.	NATIVE
GROUND COVERS				
SS	Sporobolus heterolepis 'Morning Mist'	Morning Mist Prairie Dropseed	12" HT. X 12" SPD.	NATIVE

**SCREENING FROM PUBLIC STREETS - OPTION B**  
A CONTINUOUS 5-FOOT WIDE LANDSCAPE AREA BETWEEN THE PARKING LOT AND THE STREET FILLED WITH CLOSELY SPACED LOW SHRUBS, PERENNIALS AND/OR ORNAMENTAL GRASSES, AN ORNAMENTAL METAL FENCE AT LEAST 3 FEET IN HEIGHT AND ONE CANOPY TREE PER 20 LINEAR FEET.

LANDSCAPE SCREENING:

**WEST PERIMETER: 239.00 LINEAR FT**  
**PROVIDED: 8 NEW EVERGREEN TREES AND 67 TALL SHRUBS**

**EAST PERIMETER: NO SCREENING NEEDED DUE TO SAME ZONING**

**EAST PERIMETER: NO SCREENING NEEDED DUE TO SAME ZONING**

1. IRRIGATION WITHIN THE EXISTING PLANT MATERIAL LANDSCAPE AREA IS NOT REQUIRED, WITH THE EXCEPTION OF ESTABLISHMENT OF PLANT MATERIAL.
2. THE AREAS IN AND AROUND COMMERCIAL DEVELOPMENTS SHALL HAVE FULLY AUTOMATIC IRRIGATION SYSTEMS INSTALLED FOR TURF AREAS AND THESE SYSTEMS SHALL BE MAINTAINED IN GOOD REPAIR.

REQUIRED: 4  
EXISTING: 0  
PROVIDED: 4


1 CANOPY TREE AND 100 SQUARE FEET OF LANDSCAPED AREA IS REQUIRED FOR EVERY 4 PARKING SPACES OR FRACTION THEREOF.

PARKING LOT SPACES: 115  
REQUIRED TREES: 29  
PROVIDED TREES: 33  
REQUIRED LANDSCAPE AREA: 2,875 SQFT  
PROVIDED LANDSCAPE AREA: 5,145 SQFT

PROVIDED: 3 TREES ON THE PARKING ISLANDS AND 1 TREE WAS ADDED ALONG THE LAYTON AVE PERIMETER AND ADDITIONAL PERENNIALS WITHIN THE CURBED ISLAND.

REQUIRED: A MASONRY ENCLOSURE OR OPAQUE ENCLOSURE  
PROVIDED: AN OPAQUE ENCLOSURE WILL BE PROVIDED BY OTHERS  
16 SHRUBS AROUND DUMPSTER ENCLOSURE

IF AN OVERHEAD POWER LINE ABUTS THE LANDSCAPE AREA, THEN THE REQUIRED TREES REACHING A MATURE HEIGHT GREATER THAN 25 FEET SHALL BE LOCATED AT LEAST 20 FEET AWAY FROM THE POWER LINE.



ARCHWELL CLINIC  
MITCHELL WEST, MILWAUKEE, WI

# PERMIT LANDSCAPE NOTES & SCHEDULE

Rev:	Date:	Description:	By:
△	5/20/2025	LA UPDATE	IDG
△	5/28/2025	CITY CMTS	AE
△			
△			
△			
△			
△			

Date: 2025-06-17	Scale: SEE PLAN
Drawn By: KS	Designed By: JS
Approved By: JS	Project No: 25032
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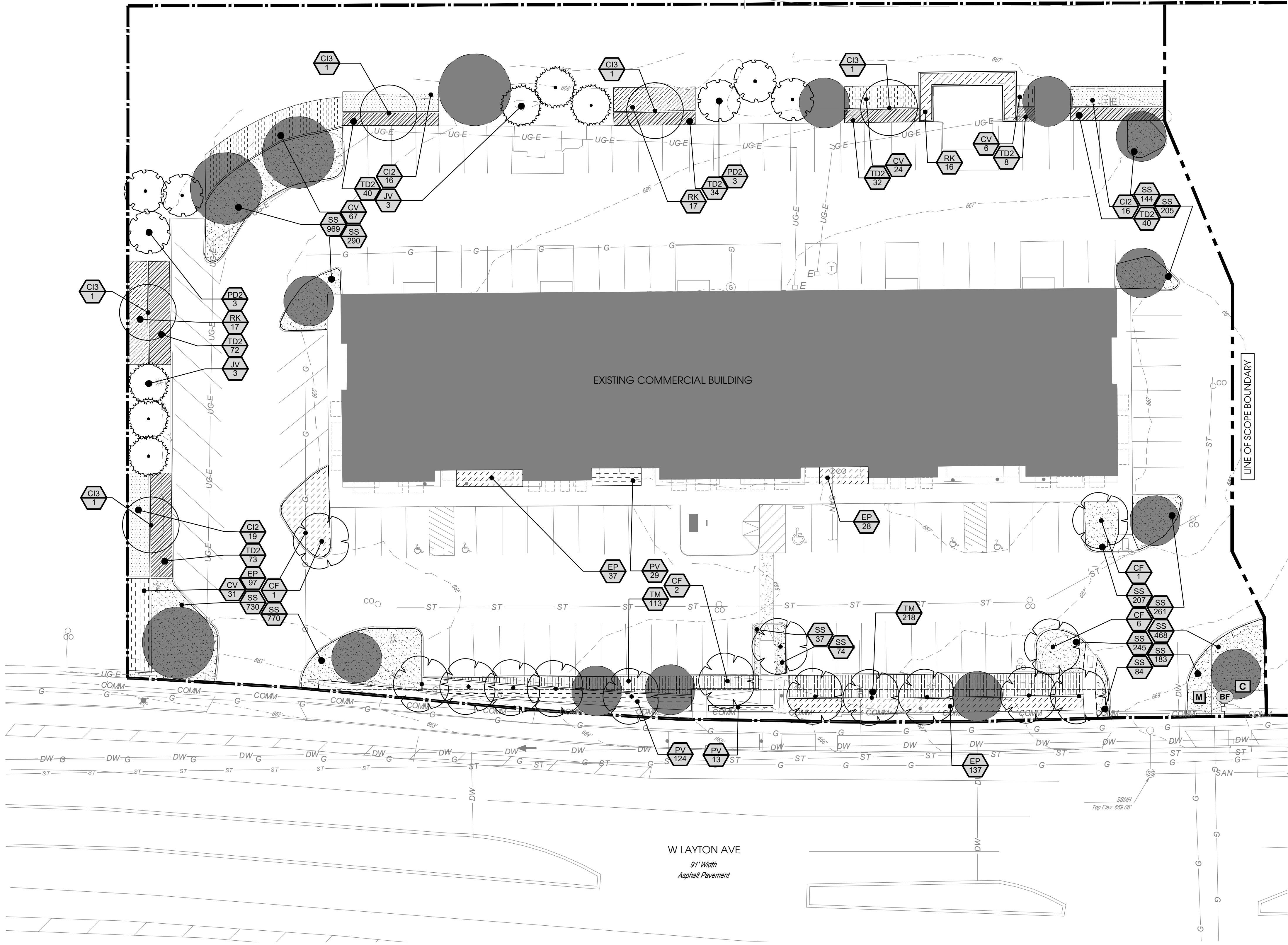
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Seal:	Sheet Number
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LS-00



FILE: Z:\4 Studio\Projects\2025\25032 - Archwell Health Renovation (Mitchell West)\2 Autocad\6 Permit\Sheets\25032-PERMIT.dwg  
PRINT DATE: 17-Jun-25  
DRAWING SIZE: 30" X 42"



### PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
<strong>TREES</strong>		
	PD2	Black Hills White Spruce
	JV	Canaert Eastern Redcedar
	CF	Forest Pansy Eastern Redbud
	CI3	Wisconsin Red Musclemwood
<strong>SHRUB AREAS</strong>		
	TD2	Dwarf Globe Arborvitae
	CV	Hedge Cotoneaster
	RK	Konza Fragrant Sumac
	TM	Mrs. Loewer Ohio Spiderwort
	CI2	Sun Harvest American Hazelnut
<strong>PERENNIALS</strong>		
	EP	Coneflower
	PV	Obedient Plant
<strong>GROUND COVERS</strong>		
	SS	Morning Mist Prairie Dropseed

### LEGEND

EXISTING TREE TO REMAIN PROTECTED IN PLACE

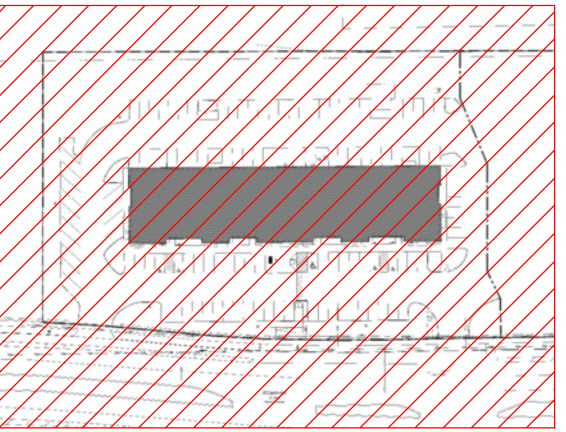
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Consultants:

Key Map:



Owner:



ARCHWELL CLINIC  
MITCHELL WEST, MILWAUKEE, WI

PERMIT  
LANDSCAPE PLAN

Rev.	Date:	Description:	By:
	5/20/2025	LA UPDATE	IDG
	5/28/2025	CITY CMTS	AE

Date: 2025-06-17	Scale: SEE PLAN
Drawn By: KS	Designed By: JS
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Seal:

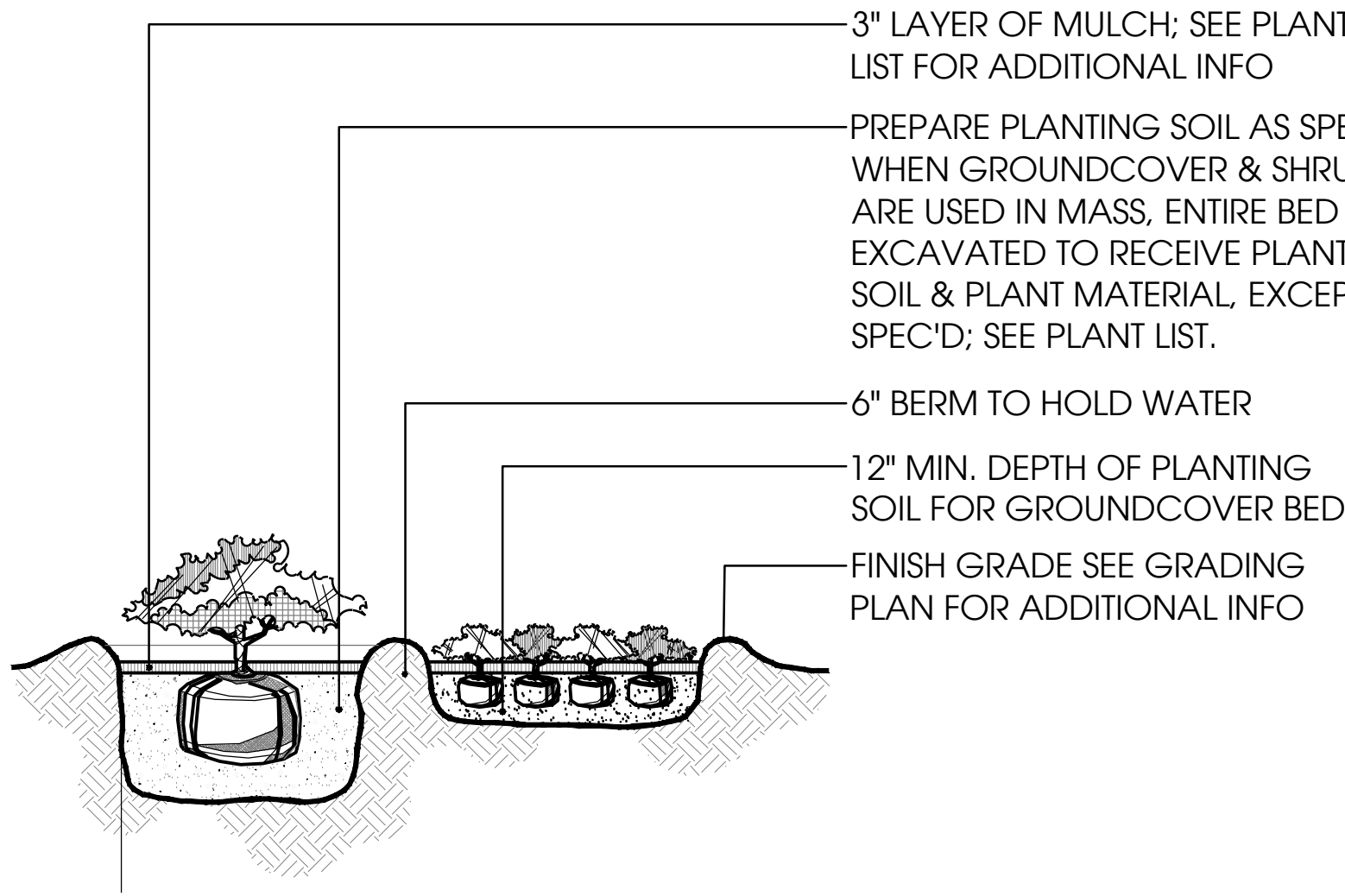
Sheet Number:

LS-01

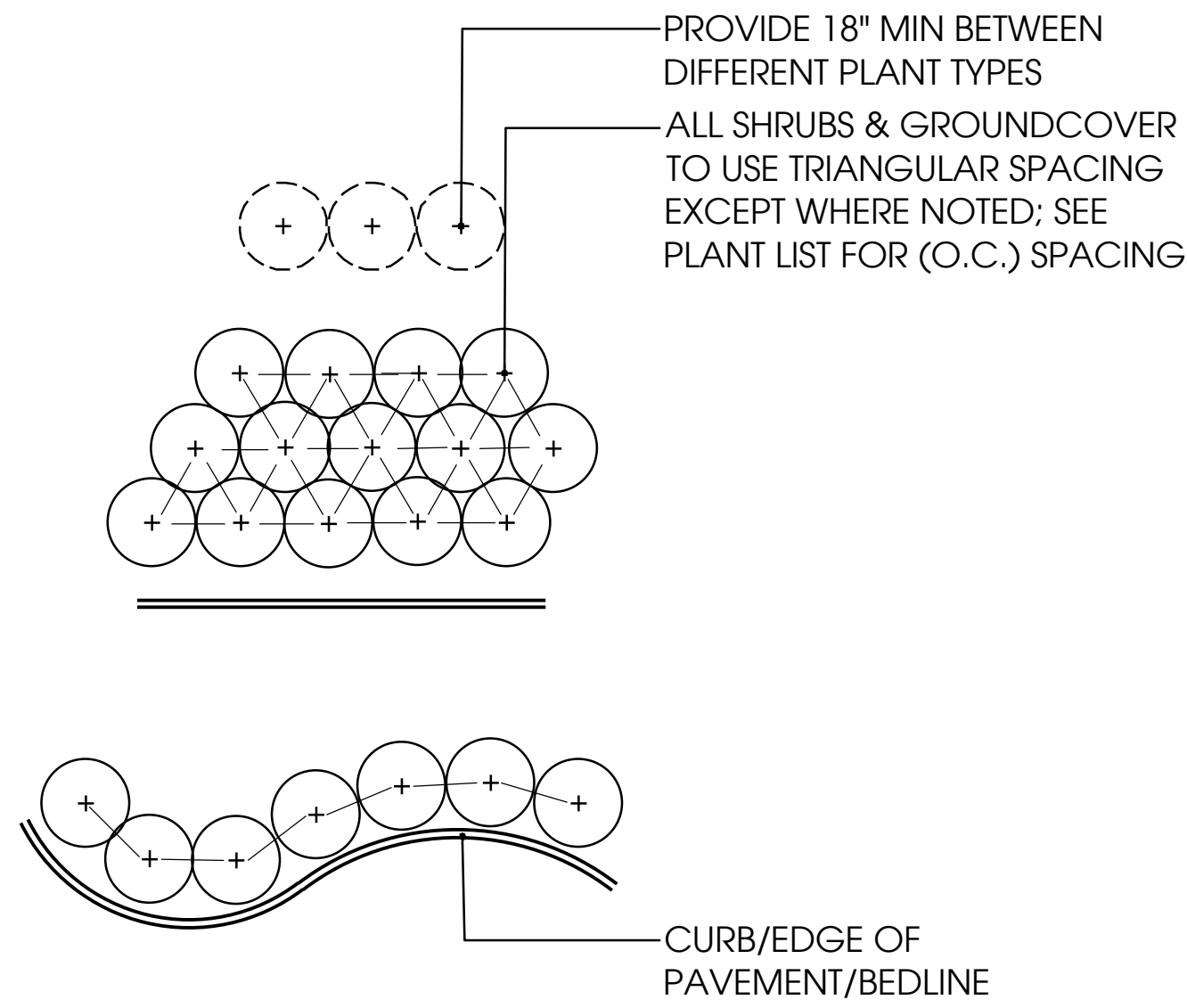


FILE: Z:\4 Studio Projects\2025\25032 - ArchWell Health Renovation (Mitchell West)\2 Autocad\6 Permit\Sheets\25032-PERMIT.dwg  
PRINT DATE: 17-Jun-25  
DRAWING SIZE: 30" X 42"

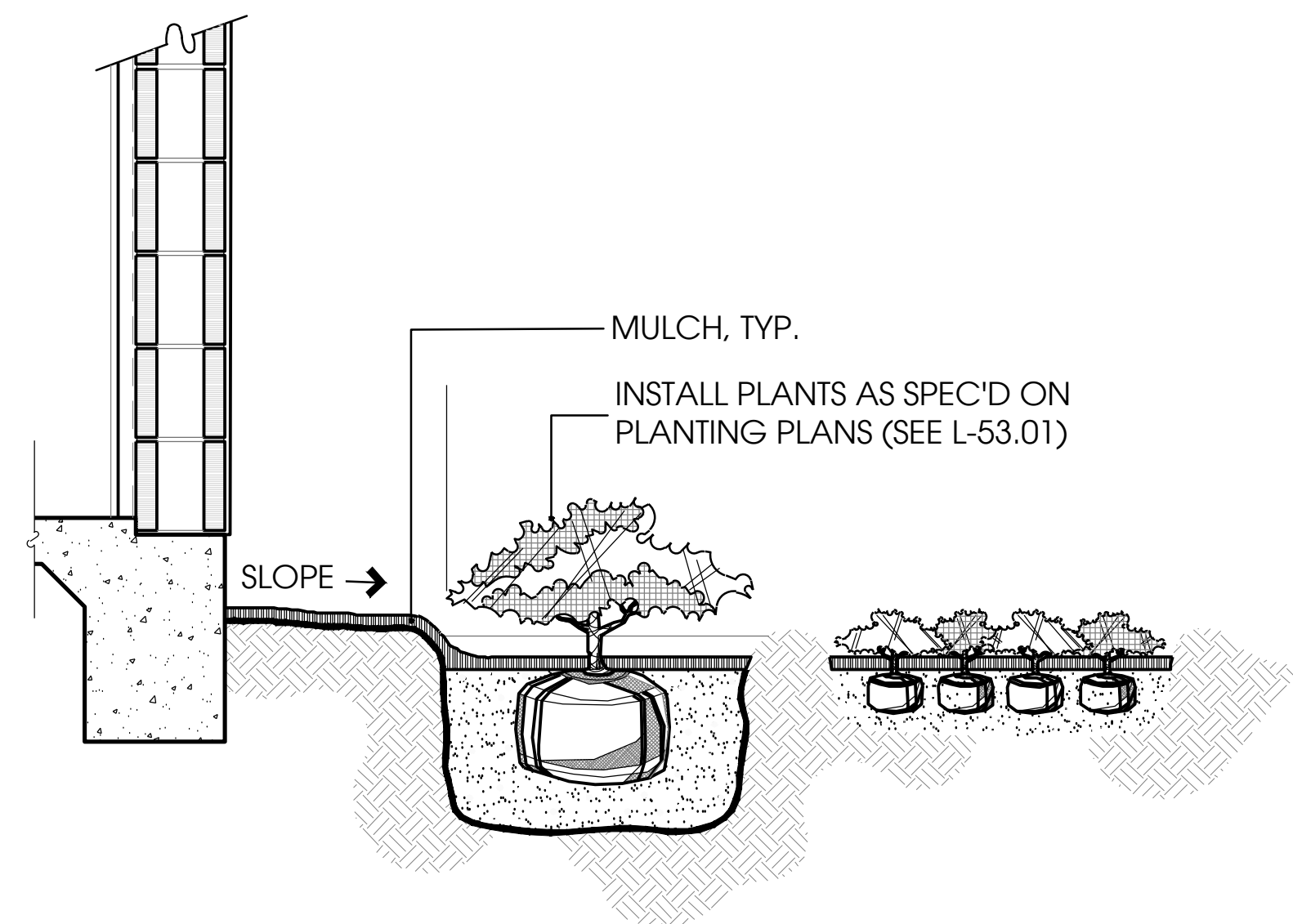
- GENERAL NOTES:**
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
  2. CONTRACTOR TO STAKE LOCATION OF PALMS AND TREES FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
  3. PLANT MATERIAL SHALL BE PLANTED 2" HIGH IN HOLE W/ SOIL MOUNDING UP TO TOP OF ROOT BALL.
  4. THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.
  5. SET ALL SHRUBS BACK 18" MIN. FROM BEDLINE, 12" MIN. FOR GROUNDCOVER AND ANNUALS.
  6. PALM SAVER COMPONENTS BY STAKING SYSTEMS OR APPROVED EQUAL INC. STAKE PALMS (8'+ C.T. PER STAKING DETAIL).
  7. ARBOR TIE STAKING COMPONENTS AS MANUFACTURER. BY STAKING SYSTEMS INC. OR APPROVED EQUAL.
  8. CONTRACTOR SHALL ASSURE PROPER DRAINAGE AWAY FROM ALL BUILDINGS
  9. ALL TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATION AND ROOT OBSERVATIONS SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



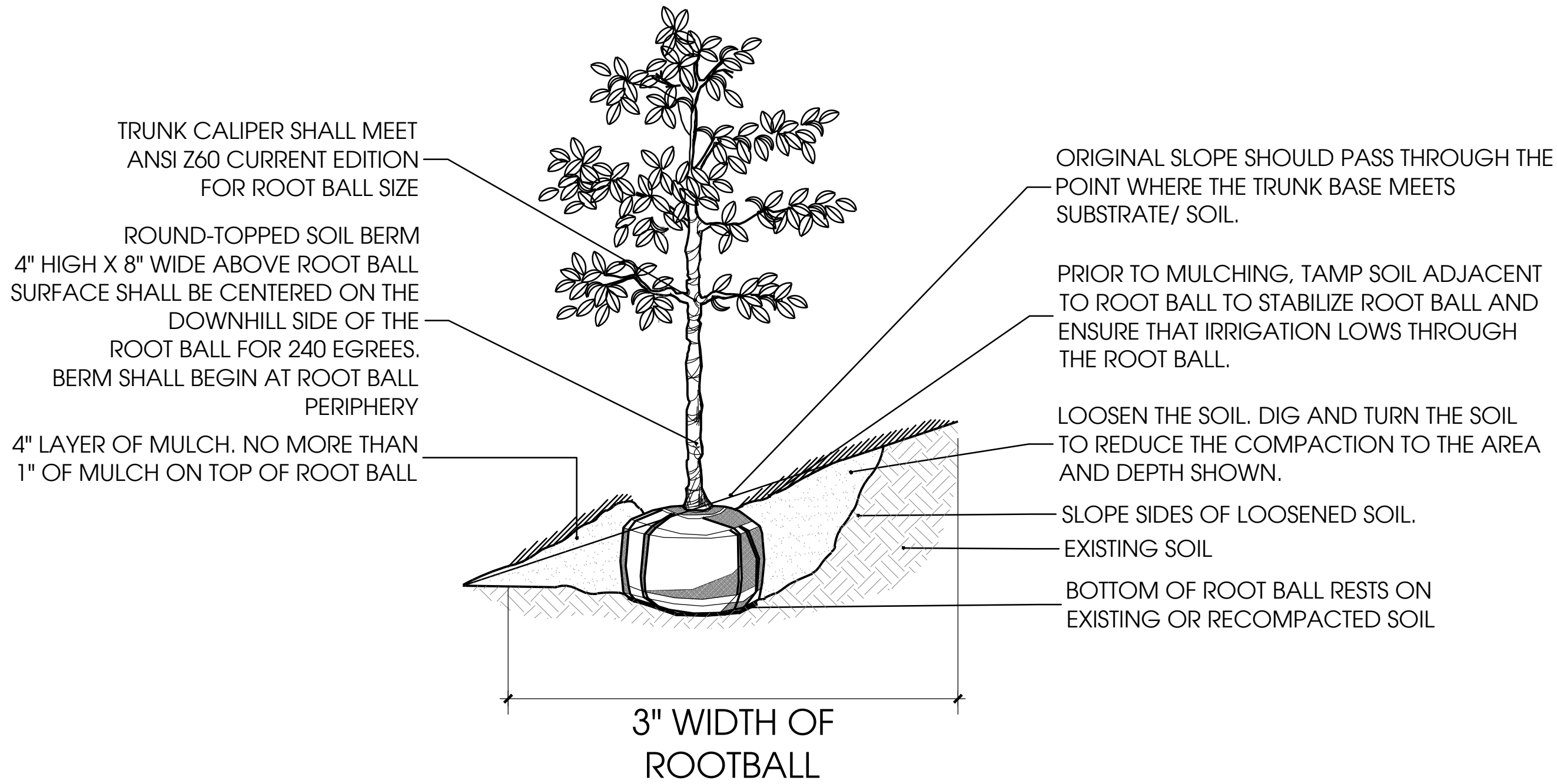
**1 SHRUB & GROUND COVER PLANTING**  
SECTION SCALE: 1/2" = 1'-0"



**2 SHRUB & GROUND COVER SPACING**  
LAYOUT SCALE: 1/2" = 1'-0"



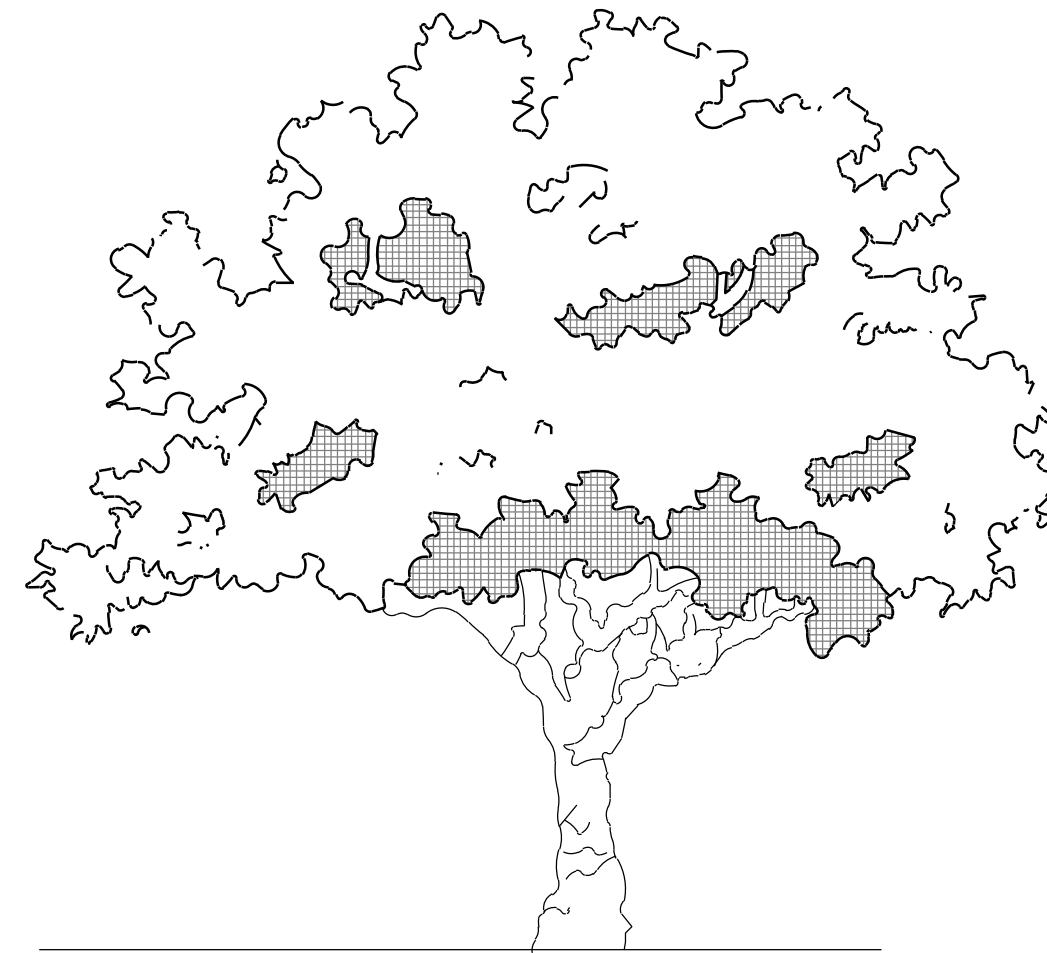
**3 FOUNDATION PLANTING**  
SECTION SCALE: 1/2" = 1'-0"



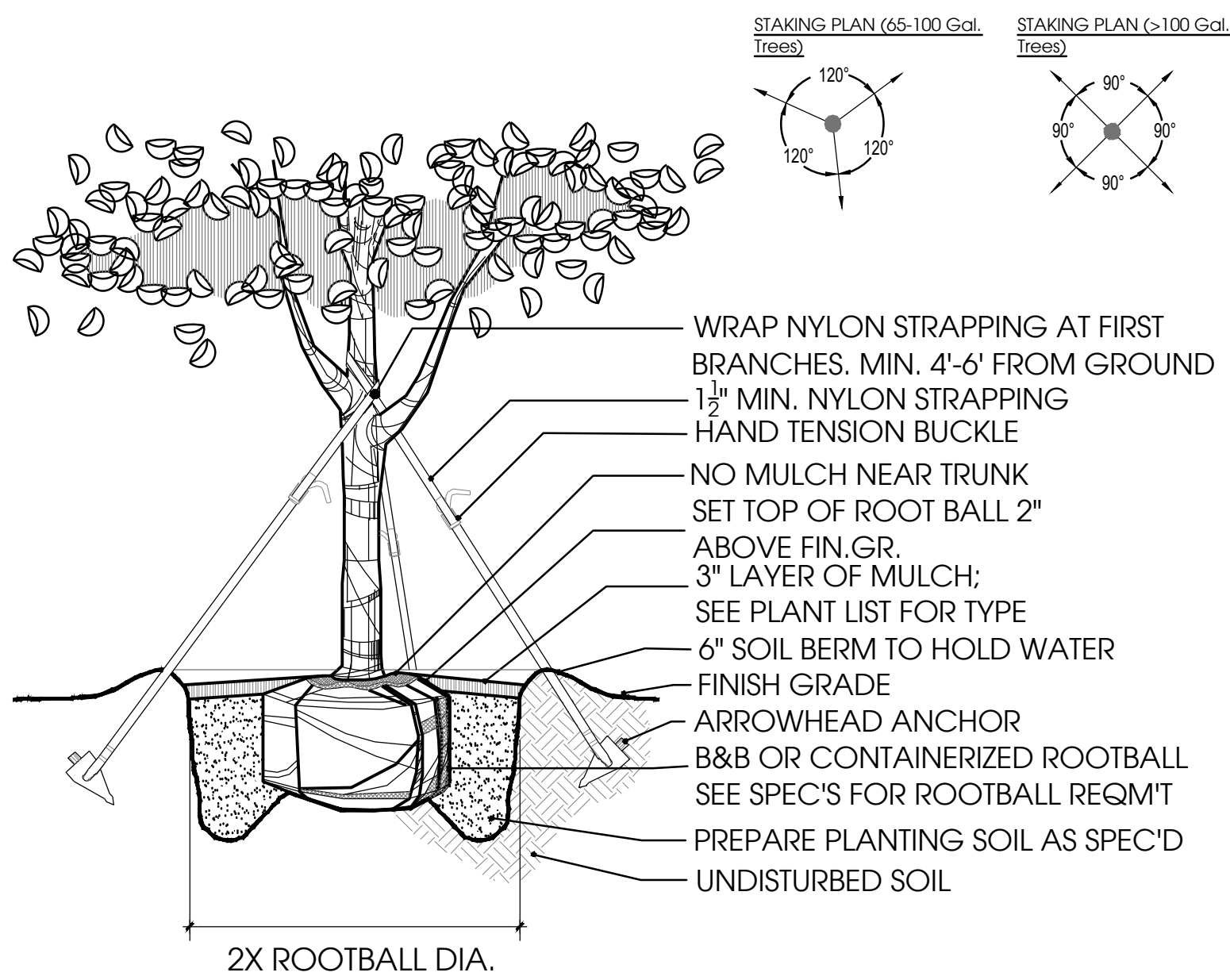
**4 TREE PLANTING ON SLOPE**  
SECTION SCALE: 1/2" = 1'-0"



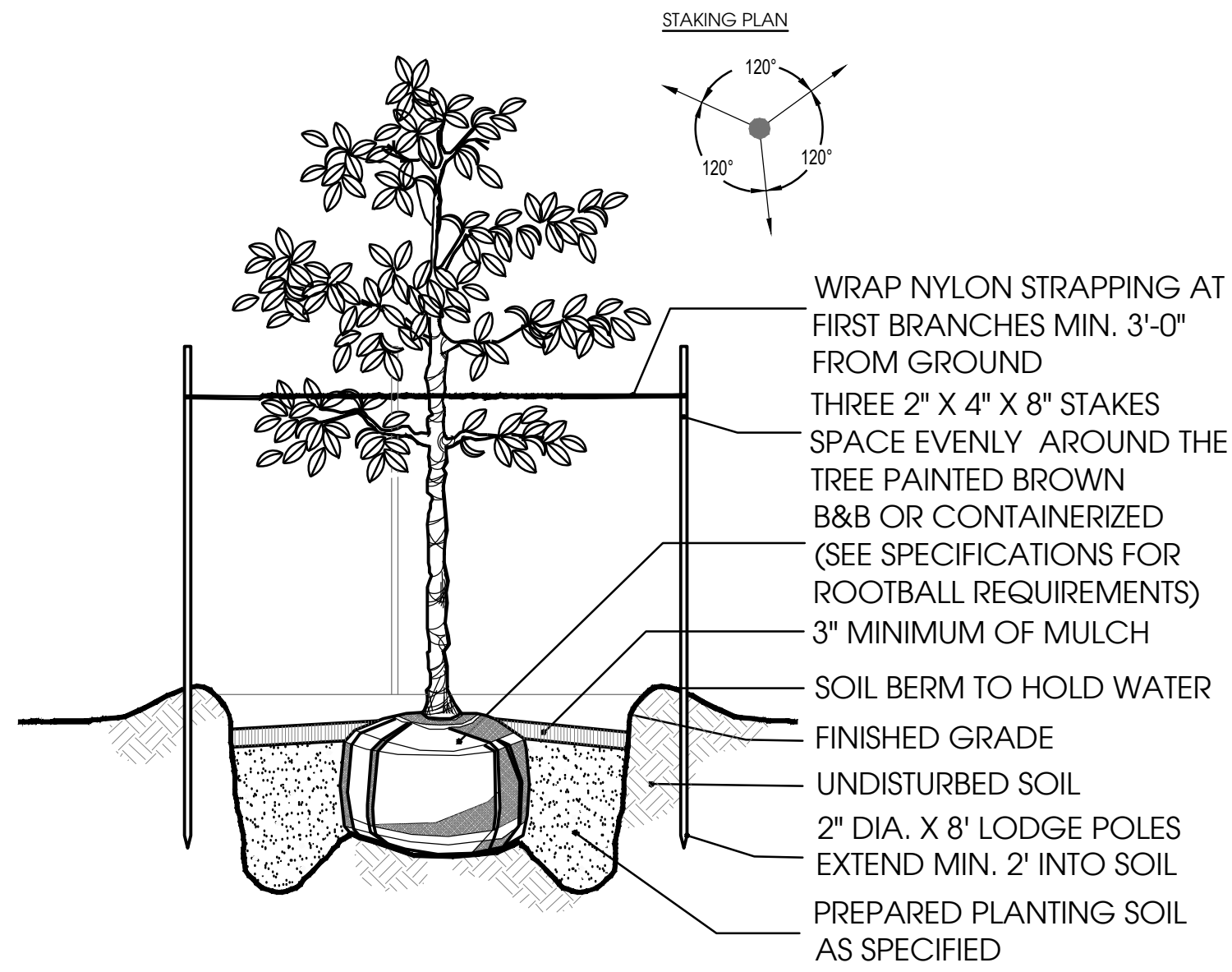
**5 MULTI-TRUNK MEASURING GUIDELINES**  
SECTION SCALE: 1/2" = 1'-0"



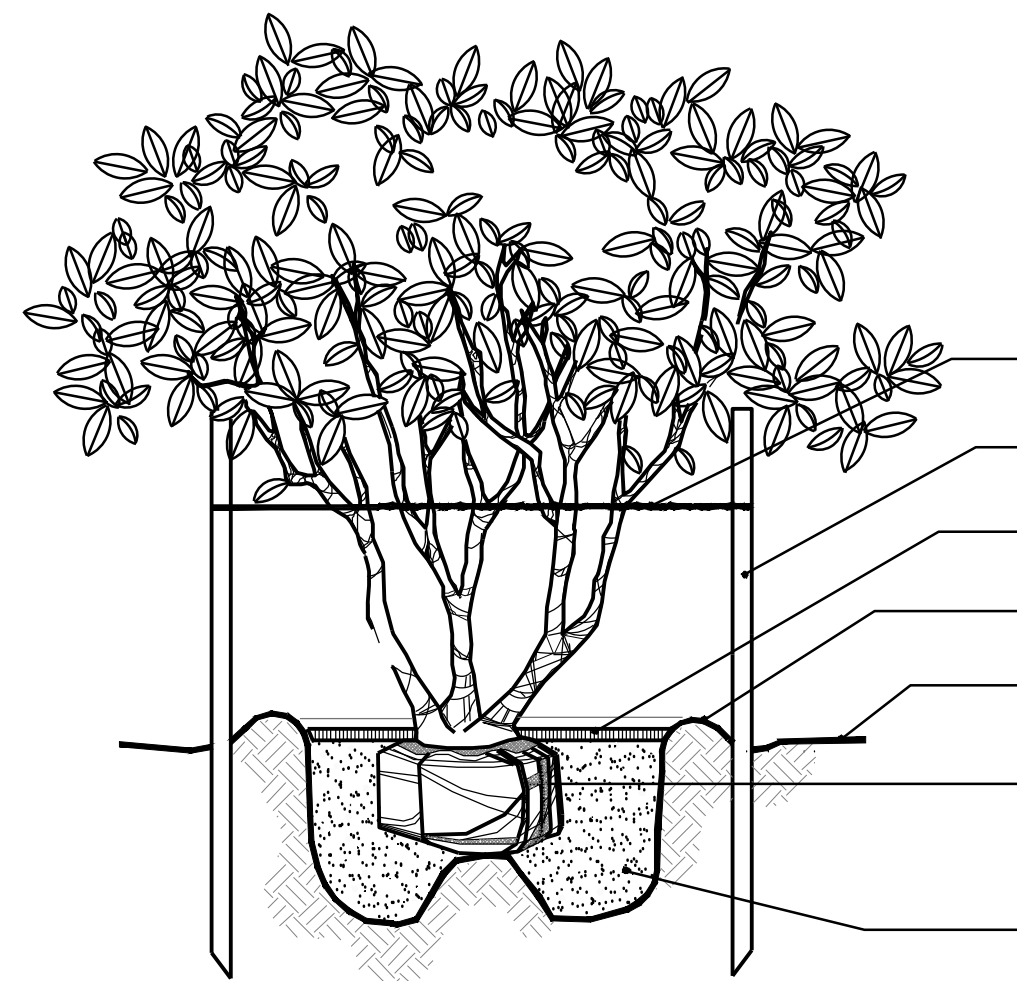
**6 TREE MEASURING GUIDELINE**  
ELEVATION SCALE: 1/2" = 1'-0"



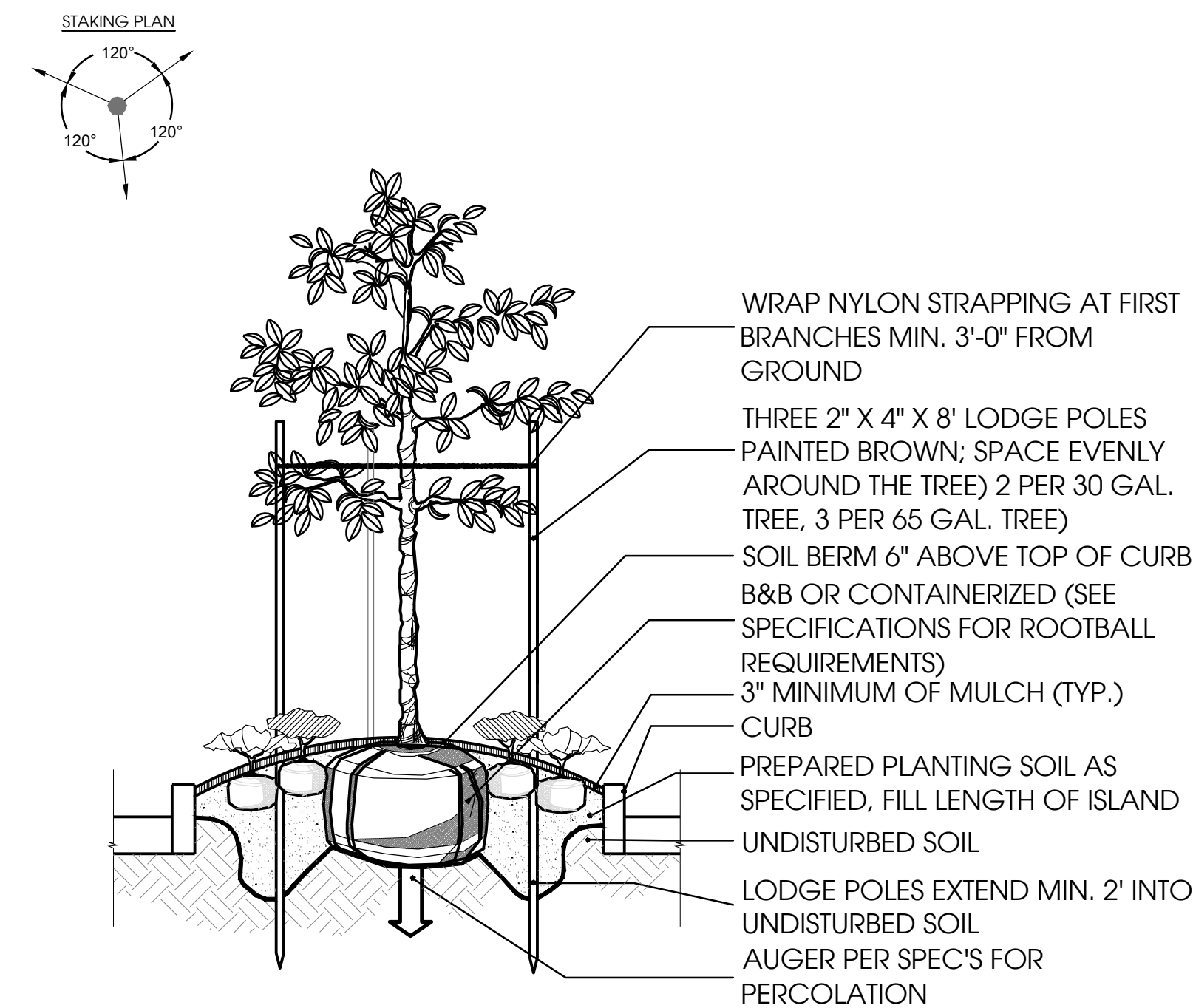
**7 TREE PLANTING 65-100 GAL**  
SECTION SCALE: 1/2" = 1'-0"



**8 TREE PLANTING 15-45 GAL**  
SECTION SCALE: 1/2" = 1'-0"



**9 MULTI-TRUNK PLANTING**  
SECTION SCALE: 1/2" = 1'-0"



**10 CURBED ISLAND PLANTING**  
SECTION SCALE: 1/2" = 1'-0"

Designed By:



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Consultants:

Key Map:

Owner:



ARCHWELL CLINIC  
MITCHELL WEST, MILWAUKEE, WI

PERMIT  
LANDSCAPE DETAILS

Rev:	Date:	Description:	By:
1	5/20/2025	LA UPDATE	IDG
2	5/28/2025	CITY CMTS	AE
3			
4			
5			
6			

Date: 2025-06-17	Scale: SEE PLAN
Drawn By: KS	Designed By: JS
Approved By: JS	Project No: 25032
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Seal: Sheet Number:

LS-02



FILE: Z:\4 Studio\Projects\2025\25032 - Archwell Health Renovation (Mitchell West)\2 Autocad\6 Permit\Sheets\25032-PERMIT.dwg  
PRINT DATE: 17-Jun-25  
DRAWING SIZE: 30" X 42"

- NOTES -
- ALL IRRIGATION HEADS WITHIN SHRUBS SHALL BE ON RISERS. DO NOT USE METAL REBAR OR ANGLE OR ANGLE IRON FOR STAKING (SEE IRRIGATION DETAIL SHEET FOR PROPER INSTALLATION).
  - SPRAYS WITHIN BEDS SHALL BE 12" POP-UPS.
  - SPRAYS IN LAWN AREAS SHALL BE 6" POP-UPS.
  - ADJUST HEADS TO AVOID OVER SPRAY.
  - USE PURPLE HEADS, PIPES, & VALVES ONLY.
  - FIELD ADJUST IRRIGATION PLAN TO ACCOMMODATE SITE CHANGES.
  - VELOCITY SHALL NOT EXCEED 5' PER SEC. IN ALL PIPELINES.
  - ALL POTS SHALL BE IRRIGATED WITH DRIP BUBBLER AND ATTACHED TO LAND IRRIGATION ZONE.
  - ALL IRRIGATION SLEEVES TO BE DOUBLE THE SIZE OF THE PIPE IT ENCASES.
  - ONLY ADD BUBBLER TO PROPOSED TREES.

IRRIGATION INSTALLATION GENERAL NOTES

SECTION 02810  
PART ONE - GENERAL

1.0 SUMMARY

- A. ALL PORTIONS OF DIVISION I - GENERAL REQUIREMENTS ARE INCLUDED IN THIS SECTION  
B. FURNISH ALL TRANSPORTATION, MATERIALS, LABOR, EQUIPMENT, AND SERVICES TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS AND AS SPECIFIED.

1.1 RELATED SECTIONS: SECTION 02900 LANDSCAPE PLANTING

1.2 TOLERANCE

- A. INSTALL SPRINKLER HEADS WHERE INDICATED BY SYMBOL.  
DRAWINGS ARE SCHEMATIC. ADJUST PIPE AND LOCATIONS TO CONFORM TO SITE CONDITIONS AND TO AVOID OBSTRUCTIONS. CONCEAL COMPONENTS BEHIND WALLS OF SHRUBBERY WHERE POSSIBLE. VERIFY QUESTIONABLE LOCATIONS BEFORE INSTALLATION.

1.3 SUBMITTAL

- A. SUBMIT TWO BOUND FOLDERS CONTAINING:

1. WRITTEN OPERATING INSTRUCTIONS FOR ALL COMPONENTS.
2. COMPLETE PARTS LIST AND MANUFACTURER'S DATA.
3. COPY OF WELL COMPLETION REPORT.
4. WRITTEN MAINTENANCE INSTRUCTIONS.

PROVIDE 2 SETS AS-BUILT RECORD DRAWINGS WITH THE FOLLOWING ITEMS DIMENSIONED TO THE NEAREST FOOT:

- a. SPRINKLER MAIN LINES
- b. WATER SOURCE
- c. CONTROL VALVES
- d. GATE VALVE
- e. ELECTRIC CONTROL WIRE PATH

(RED-LINE PRINTS).

- B. PRODUCTS FURNISHED BUT NOT INSTALLED:

1. 2 EXTRA HEADS OF EACH TYPE AND SIZE
2. 2 EXTRA NOZZLES OF EACH TYPE AND SIZE
3. 2 EXTRA HEAD WRENCHES FOR EACH TYPE OF HEAD
4. 1 EXTRA VALVE BOX WITH LID

1.4 COORDINATE WORK WITH OWNER AND OTHER TRADES

A LICENSED ELECTRICIAN WILL INSTALL/PROVIDE POWER TO THE CONTROLLER, PUMP, OR FOUNTAIN IF UTILIZED ON PROJECT.

1.5 QUALITY ASSURANCE

- A. CONTRACTOR IS EXPECTED TO PARTICIPATE IN PRECONSTRUCTION MEETING WITH OWNER AND LANDSCAPE ARCHITECT TO COORDINATE SCHEDULE, CLARIFY QUESTIONS, AND DISCUSS ACCEPTABLE PERFORMANCE CRITERIA FOR PAYMENT.  
CONTRACTOR IS EXPECTED TO PARTICIPATE IN CONTRACT CLOSEOUT MEETING WITH OWNER AND LANDSCAPE ARCHITECT TO VERIFY PROPER COMPLETION OF THE WORK, ESTABLISH "DATE OF SUBSTANTIAL COMPLETION", AND ADVISE OWNER AS TO SYSTEM OPERATION.

1.6. WARRANTIES

- A. CONTRACTOR WILL BE FULLY RESPONSIBLE FOR SYSTEM OPERATION UNTIL DATE OF SUBSTANTIAL COMPLETION.  
B. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL PARTS AND WORKMANSHIP FOR ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION OF EACH SPECIFIC PROJECT  
C. SEE TO THE FULFILLMENT OF ALL MANUFACTURER'S WARRANTIES.

PART TWO - PRODUCTS

2.0 MATERIALS

BACKFILL SHALL BE FREE FROM STONE, TRASH, OR OTHER DEBRIS.

2.1 MANUFACTURED UNITS

- A. AUTOMATIC ELECTRO-MECHANICAL CONTROLLER FULLY INSTALLED AND OPERATING.  
B. ELECTRIC VALVE INSTALLED IN VALVE BOX.  
C. VALVE BOX WITH LID MANUFACTURED BY "AMTEK" OR "BROOKS".  
D. CONNECTION FOR CONTROL WIRES MANUFACTURED BY "PENTITE" OR "3M" INSTALLED AS PER MANUFACTURER'S DIRECTIONS, AND ABOVE GRADE IN VALVE BOXES.  
E. GATE VALVES SHALL BE BRASS AND INSTALLED IN VALVE BOX.  
AUTOMATIC DRAIN VALVES SHALL BE INSTALLED IN 1 CUBIC FOOT GRAVEL.

2.2 COMPONENTS

- A. CONTROL WIRE SHALL BE DIRECT BURIAL # 14, TYPE UF. TAPE TO UNDERSIDE OF MAIN EVERY 10 FEET. INSTALL SPARE GROUND. WIRE + 5 EXTRA WIRES  
B. MAIN LINE SHALL BE CLASS 200 PVC (ANSI/ASTM D2241).  
C. LATERAL LINES SHALL BE CLASS 160 PVC MINIMUM (ANSI/ASTM D2241).  
D. SLEEVE AT ALL ROAD AND DRIVE CROSSINGS SHALL BE CLASS 200 PVC.  
E. ALL PIPE, CONNECTORS AND MISC. FITTINGS FOR THE METER AND CHECK VALVE ASSEMBLY WILL BE GALVANIZED.  
F. ALL ELECTRICAL WORK WILL CONFORM TO YEAR CONSTRUCTION N.E.C.

PART THREE - EXECUTION

3.0 EXAMINATION

EXAMINE SURFACES TO WHICH WORK WILL BE APPLIED AND IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT IN WRITING IF SITE IS NOT IN PROPER CONDITION FOR CONTRACTOR TO PERFORM HIS DUTIES UNDER THE TERMS OF THIS CONTRACT.

3.1 PROTECTION

- A. LOCATE IDENTIFY, AND MARK ALL KNOWN UTILITIES IN AREA OF THE WORK. TAKE REASONABLE CARE TO AVOID DAMAGES OR HAZARDS.  
B. DAMAGE CAUSED BY CONTRACTOR'S WORK WILL BE REPAIRED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.  
C. DOCUMENT ANY DAMAGE TO WORK CAUSED BY OTHER TRADES. IMMEDIATELY BRING COSTS TO OWNER'S ATTENTION AND QUICKLY REPAIR AT OWNER'S EXPENSE, AS DIRECTED.

3.2 PREPARATION

- A. SURFACE PREPARATION. STAKE OUT EACH RUN OF PIPES, EACH HEAD, AND EACH VALVE.  
B. TEST CONTROL WIRE FOR CONTINUITY BEFORE UNREELING FOR INSTALLATION.

3.3 INSTALLATION

- A. KEEP PIPE INTERIOR CLEAN AND DRY AT ALL TIMES.  
B. ENSURE A SQUARE CUT AT ALL JOINTS AND REAM ENDS TO A SMOOTH FINISH. INSIDE AND OUT.  
C. LAY ALL RUNS GREATER THAN 100 FEET FROM SIDE TO SIDE ON TRENCH BOTTOM IN SERPENTINE PATTERN.  
D. SUPPORT ALL PIPE WITH CLEAN, COMPACT SOIL.  
E. BACKFILL AND COMPACT TO ORIGINAL SOIL.  
F. SET HEADS PLUMB AND FLUSH WITH TOP OF SOD OR MULCH.

FOR LATERAL LINES FLUSH ALL DEBRIS FROM LINES. OPEN VALVE AND SCREW ON ONE HEAD AT A TIME, STARTING AT VALVE AND CONTINUING TO THE END. ENSURE THAT LINES ARE WATERTIGHT.

3.4 TOLERANCES

- A. MAIN LINE AND DRIVE CROSSINGS SHALL HAVE 18 INCHES MINIMUM COVER.  
B. LATERAL LINES SHALL HAVE 12 INCHES MINIMUM COVER.  
C. ALL HEADS SHALL BE 4 INCHES MINIMUM FROM WALKS, DRIVES, OR CURBS.  
D. ALL POP-UP HEADS AND VALVE BOXES SHALL BE INSTALLED WITH TOP FLUSH WITH GRADE.  
E. ALL HEADS SHALL BE INSTALLED PLUMB.

3.5 FIELD TESTS

APPLY 100 PSI HYDROSTATIC PRESSURE TO MAIN LINES FOR 120 MINUTES. IF A LEAK IS FOUND, REPAIR AND RETEST UNTIL SATISFACTORY.

3.6 ADJUSTMENTS

- A. ADJUST SPRINKLER PATTERNS AND RADIUS. ENSURE UNIFORM AND SUFFICIENT COVERAGE FOR OPTIMUM PLANT GROWTH.  
B. NO HEADS SHALL BE ALLOWED TO SPRAY WALLS, FENCES, WALKS, OR DRIVES.  
SET TIMES TO OPERATE AS APPROPRIATE FOR SEASON, SOIL TYPE, DRAINAGE, AND PLANT REQUIREMENTS.

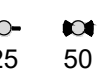







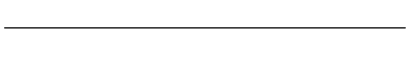
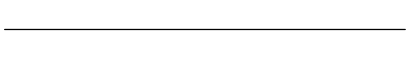

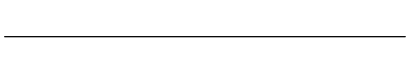


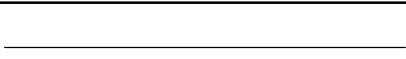
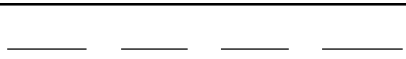
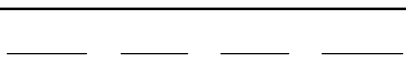
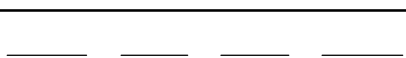
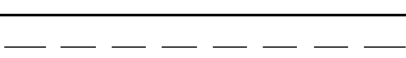
3.7 FIELD QUALITY CONTROL

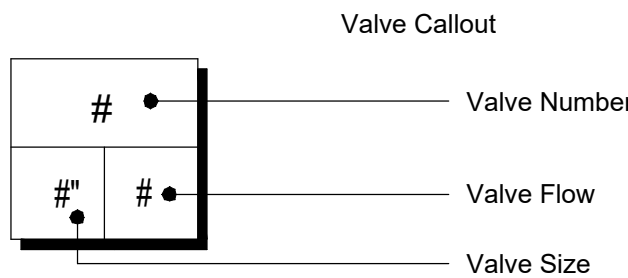
- A. LANDSCAPE ARCHITECT OR OWNER MAY CONDUCT PERIODIC INSPECTIONS TO DETERMINE THAT THE TERMS OF THIS CONTRACT ARE FULFILLED.  
B. CONTRACTOR WILL BE EXPECTED TO PARTICIPATE WITH OWNER IN FINAL INSPECTION TO REVIEW PROJECT FOR CONFORMANCE TO THE CONTRACT. ITEMS TO BE REVIEWED INCLUDE, TYPE, QUANTITIES, SIZES, LOCATIONS, DIMENSIONS, AND QUALITY OF MATERIALS AND WORKMANSHIP.

THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK AT ALL TIMES

END OF SECTION

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PCB Flood Bubbler, 1/2in. FIPT.	32
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-40 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	8
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.	4
	Area to Receive Dripline Hunter HDL-09-12-R HDL-09-12-R: Hunter Dripline with 0.9 GPH flow. Light brown tubing with purple striping. Emitters at 24" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	14,826 lf
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	3
	United Backflow Solutions, Inc. DC-500 2" 3/4in., 1in., 1-1/2in., and 2in. Shut-Off Valves. Reinforced Nylon Composite.	1
	Hunter A2C-1800-PP 18-Station controller with one (1) A2M-600 module in an outdoor plastic pedestal.	1
	Water Meter 2"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1/2"	1,786 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	214.6 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	339.4 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"	168.7 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	137.7 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 2"	39.6 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 2 1/2"	7.3 lf
	Irrigation Mainline: PVC Class 200 SDR 21	7.2 lf
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/2"	298.8 lf
	Irrigation Mainline: PVC Class 200 SDR 21 2"	645.6 lf
	Pipe Sleeve: PVC Schedule 40	452.8 lf



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
1	Hunter ICZ-101-40	1"	Area for Dripline	28.38	39.8	0.98 in/h
2	Hunter ICZ-101-40	1"	Area for Dripline	31.07	41.3	1.08 in/h
3	Hunter ICV-G	1"	Bubbler	3.5	24.4	0.85 in/h
4	Hunter ICZ-101-40	1"	Area for Dripline	40.36	41.0	0.93 in/h
5	Hunter ICV-G	1"	Bubbler	2.25	22.7	0.85 in/h
6	Hunter ICZ-101-40	1"	Area for Dripline	41.74	41.4	0.94 in/h
7	Hunter ICV-G	1"	Bubbler	2.25	22.6	0.85 in/h
	Common Wire					

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Hunter ICZ-101-40	Area for Dripline	0.98 in/h	0.15	10	284	284
2	Hunter ICZ-101-40	Area for Dripline	1.08 in/h	0.15	9	280	280
3	Hunter ICV-G	Bubbler	0.85 in/h	0.3	22	77	77
4	Hunter ICZ-101-40	Area for Dripline	0.93 in/h	0.15	10	404	404
5	Hunter ICV-G	Bubbler	0.85 in/h	0.3	22	49.5	49.5
6	Hunter ICZ-101-40	Area for Dripline	0.94 in/h	0.15	10	417	417
7	Hunter ICV-G	Bubbler	0.85 in/h	0.3	22	49.5	49.5
		TOTALS:			105	1,560	1,560

Designed By:



Consultants:








Key Map:

Owner:



ARCHWELL CLINIC  
MITCHELL WEST, MILWAUKEE, WI

PERMIT  
IRRIGATION NOTES

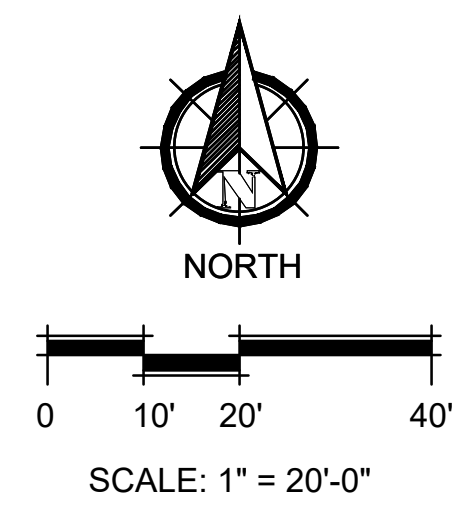
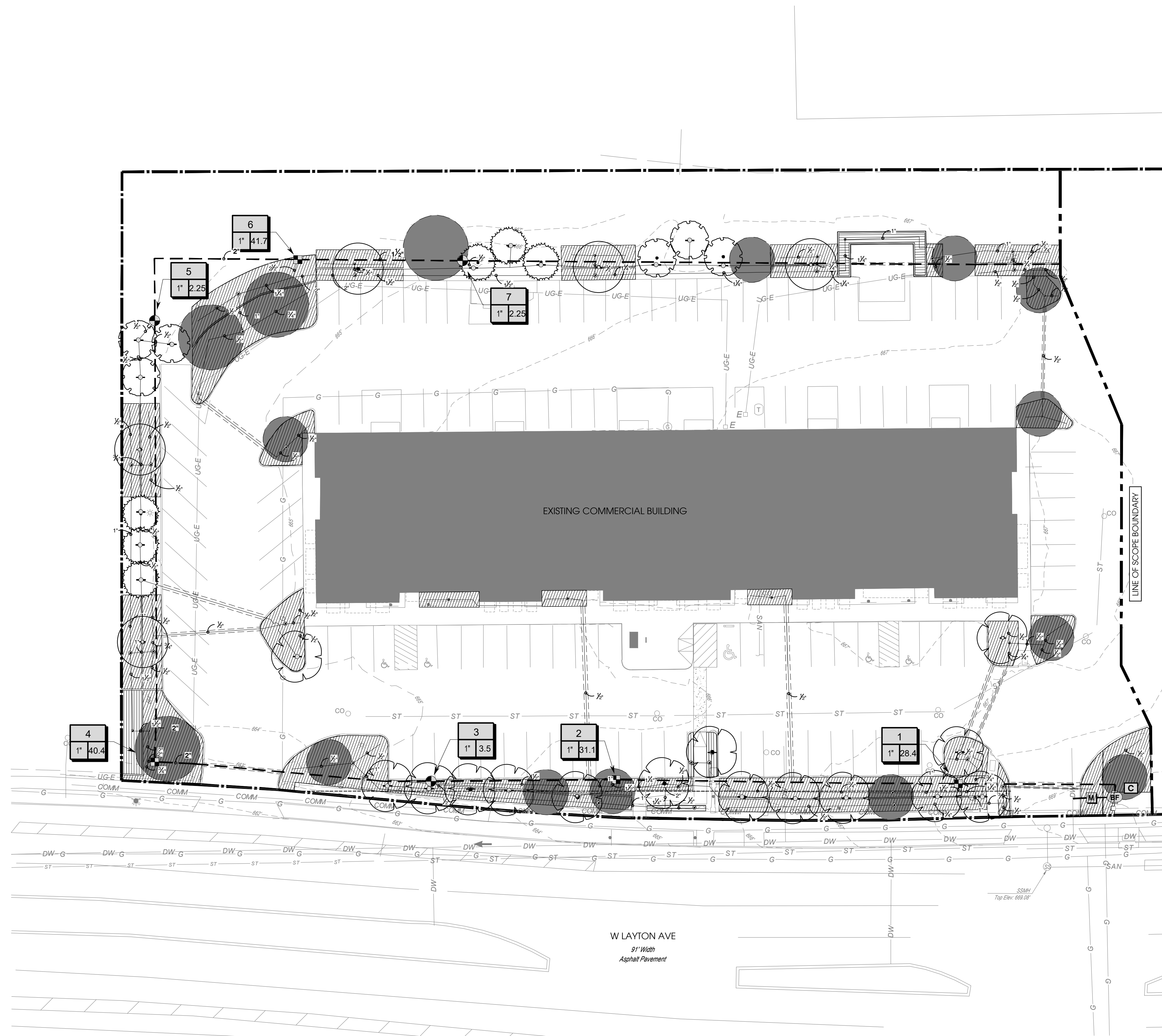
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	5/28/2025	CITY CMTS	AE
			
			
			
			
			


















Date: 2025-06-17	Scale: SEE PLAN
Drawn By: KS	Designed By: JS
Approved By: JS	Project No: 25032
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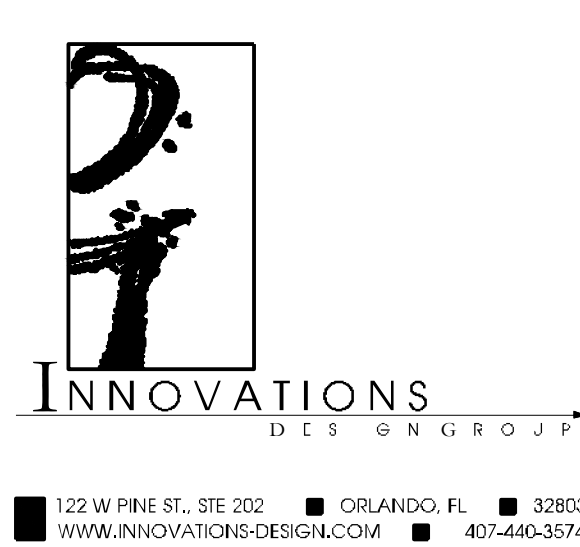




IRRIGATION LEGEND	
SYMBOL	MODEL
	Hunter PROS-06-CV Strip Series
	Hunter PROS-06-CV 10 Series
	Hunter PROS-06-CV 12 Series
	Hunter PROS-06-CV 15 Series
	Hunter PROS-06-CV 17 Series
SYMBOL	MODEL
	Hunter IBZ-201-40-XL 2"
	Hunter MLD-05-06-BL Drip Ring
	Area to Receive Dripline
	Hunter HDL-09-24-R
	Hunter HDL-09-24-PC
	Hunter IBV-BSP-FS 2"
	Superior AVBU 2"
	Hunter AZC-3600-M
	Hunter MINI-CLIK SG-MC
	Water Meter 2"
	Pipe Sleeve: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21-NP

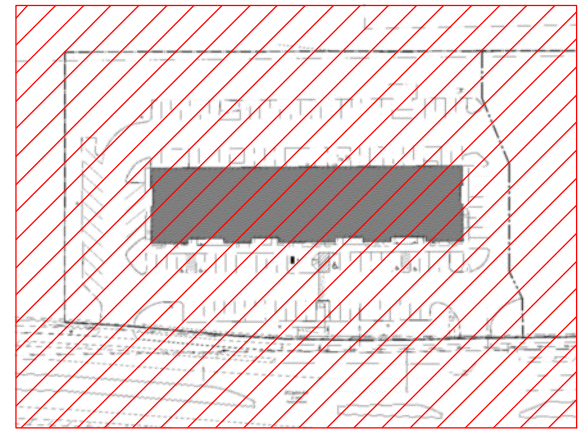
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Designed By:



Consultants:

Key Map:



Owner:



ARCHWELL CLINIC  
MITCHELL WEST, MILWAUKEE, WI

# PERMIT IRRIGATION PLAN

Rev:	Date:	Description:	By:
△	5/20/2025	LA UPDATE	IDG
△	5/28/2025	CITY CMIS	AE
△			
△			
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△			
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Date: 2025-06-17	Scale: SEE PLAN
Drawn By: KS	Designed By: JS
Approved By: JS	Project No: 25032
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VERSIONS OF THIS DRAWING THAT DO NOT BEAR THE SEAL AND SIGNATURE OF THE ARCHITECT RESPONSIBLE FOR THEM ARE

Seal

Sheet Number:

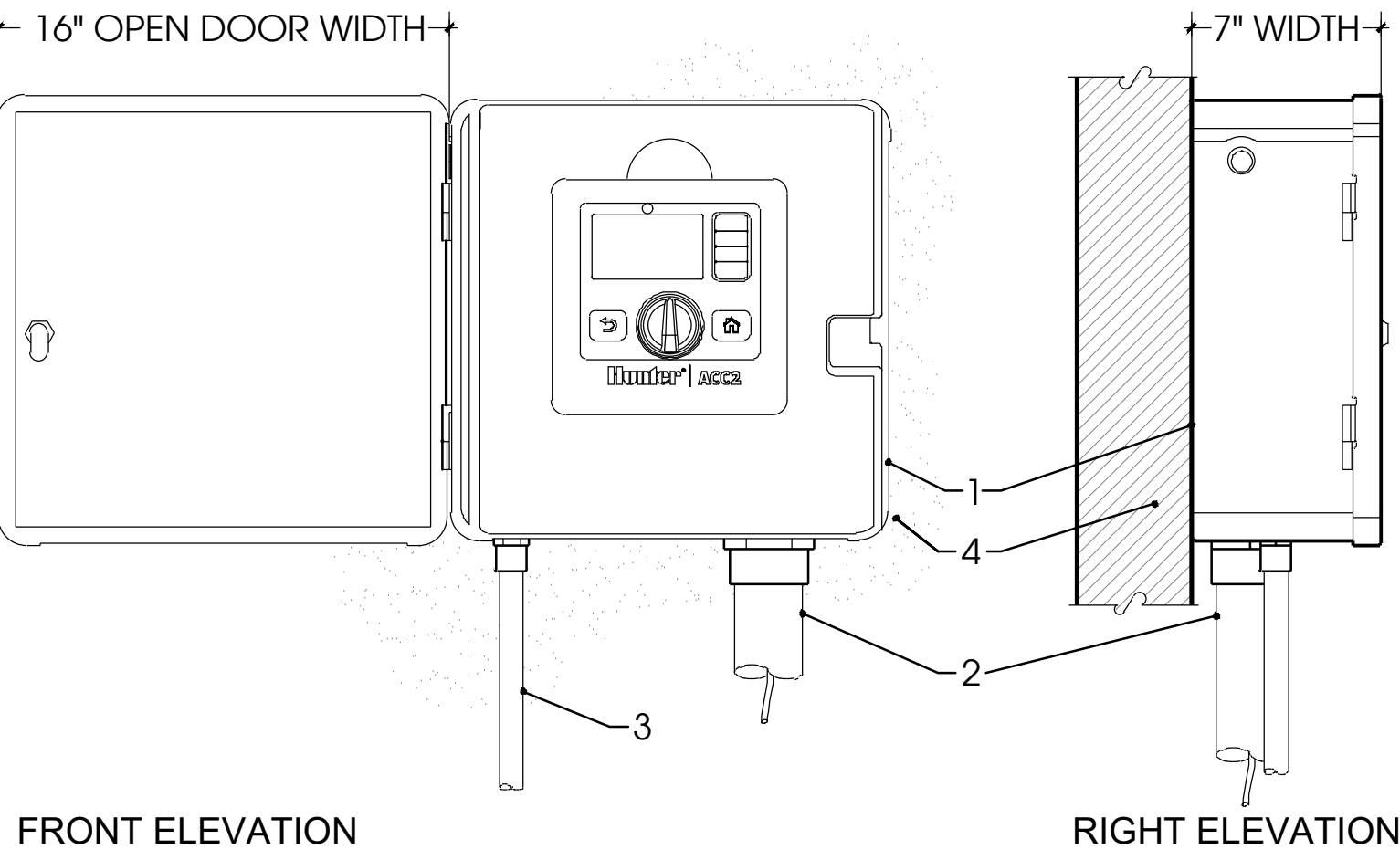
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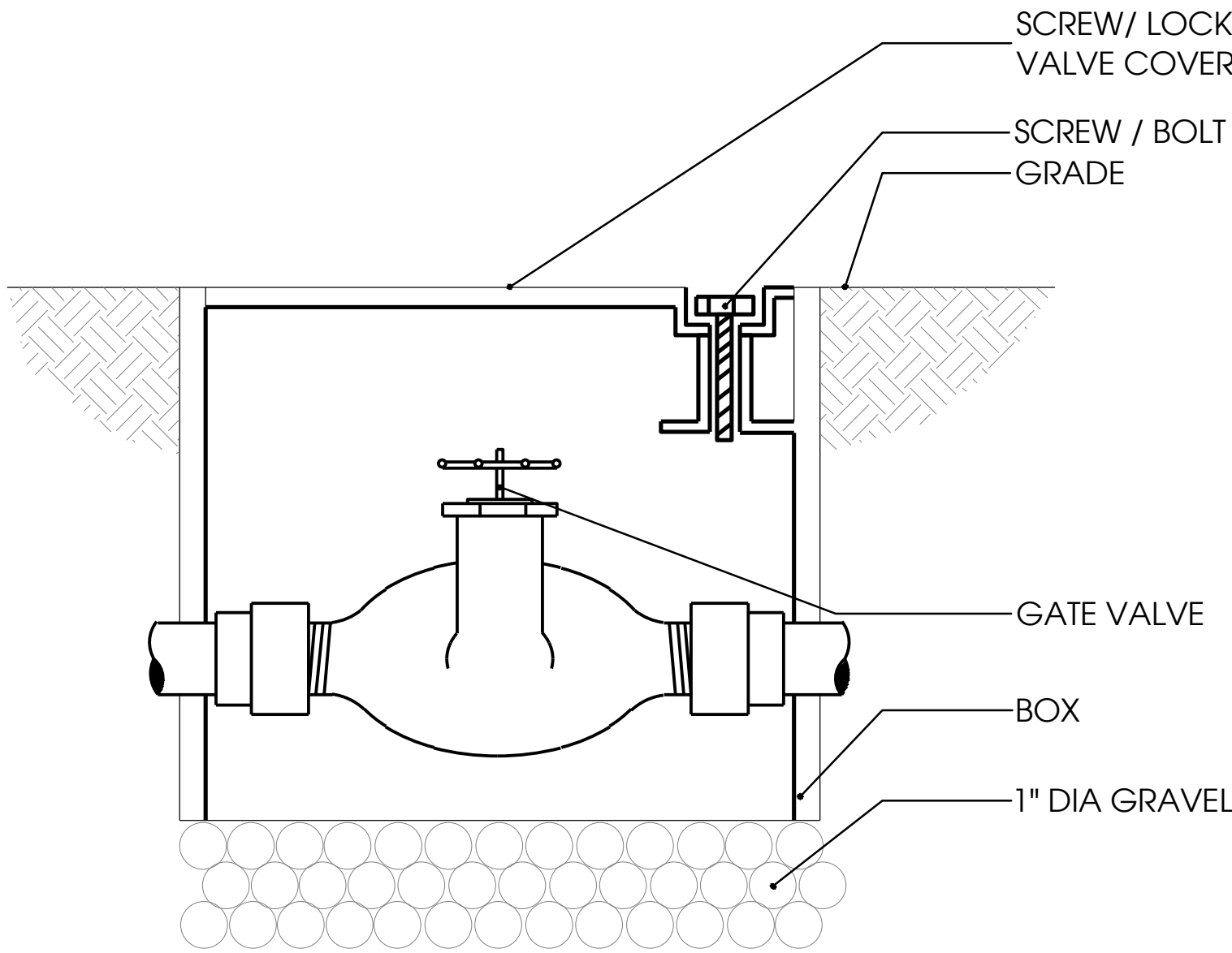
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PRINT DATE: 17-Jun-25  
DRAWING SIZE: 30" X 42"

NOTE :  
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.

- LEGEND :  
1. IRRIGATION CONTROLLER.  
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES.  
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER.  
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN.

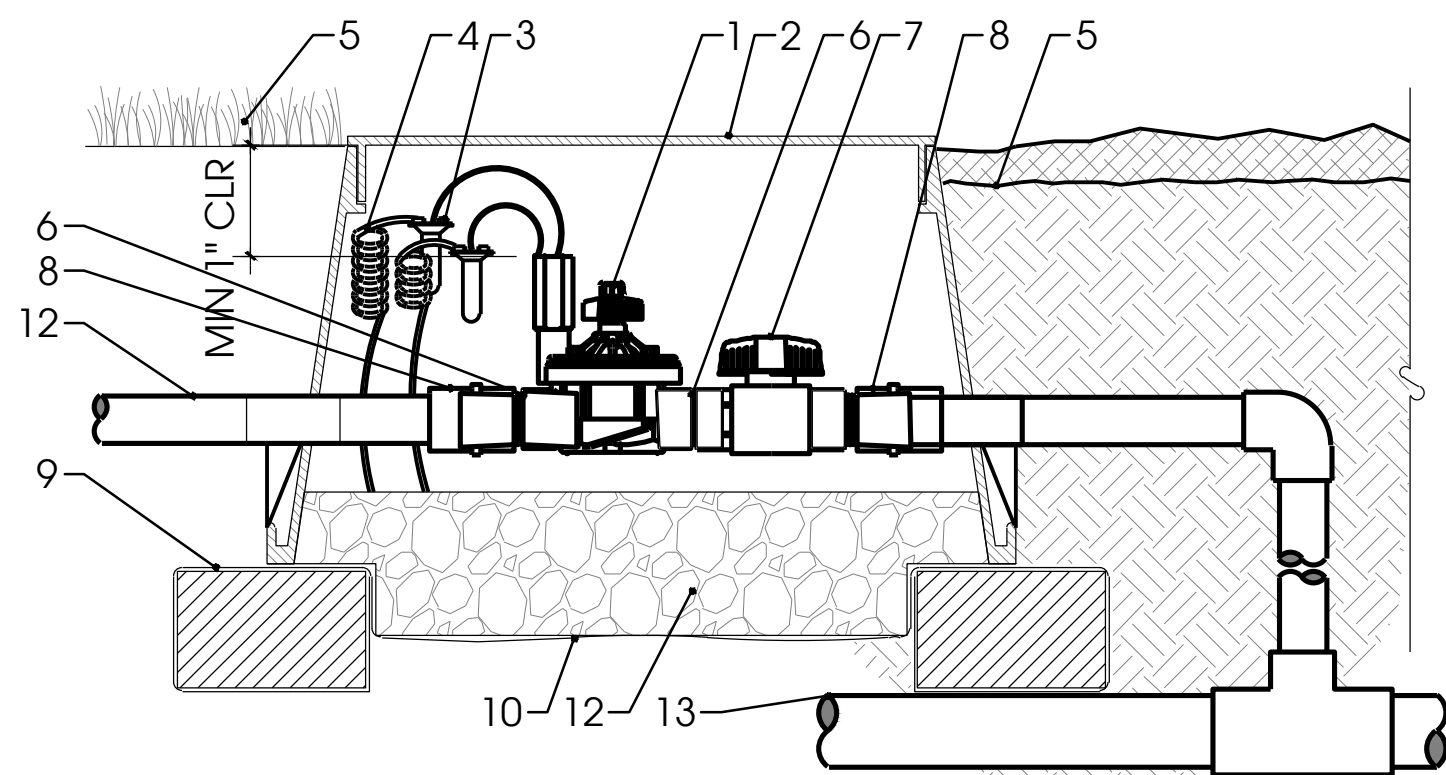


1 IRRIGATION CONTROLLER  
ELEVATION SCALE: N.T.S



2 GATE VALVE  
SECTION SCALE: N.T.S

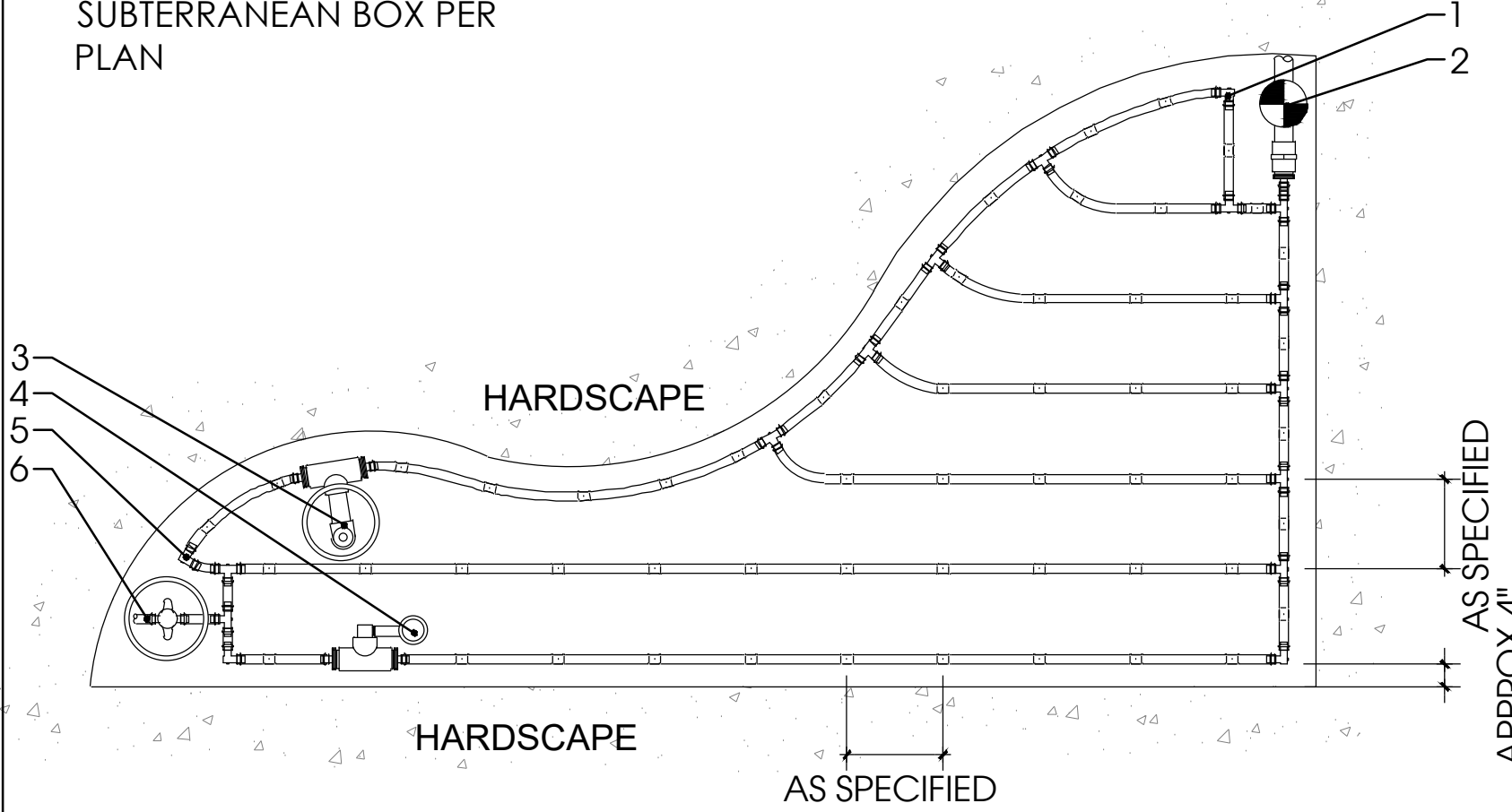
- LEGEND :  
1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL  
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV ' IN 2" LETTERS  
3. WATERPROOF CONNECTORS (2)  
4. 18" - 24" COILED WIRE TO CONTROLLER  
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)  
6. SCH.80 CLOSE NIPPLE, MATCH SIZE TO VALVE  
7. VALVE  
8. ISOLATION VALVE, SIZE AND TYPE PER PLAN  
9. PVC SLIP X FPT ADAPTOR  
10. BRICK SUPPORTS (4)  
11. SUPPORTS  
12. 3/ 4" WASHED GRAVEL - 4" MIN. DEPTH  
13. IRRIGATION LATERAL MAINLINE AND FITTINGS.



3 REMOTE CONTROL VALVE  
SECTION SCALE: N.T.S

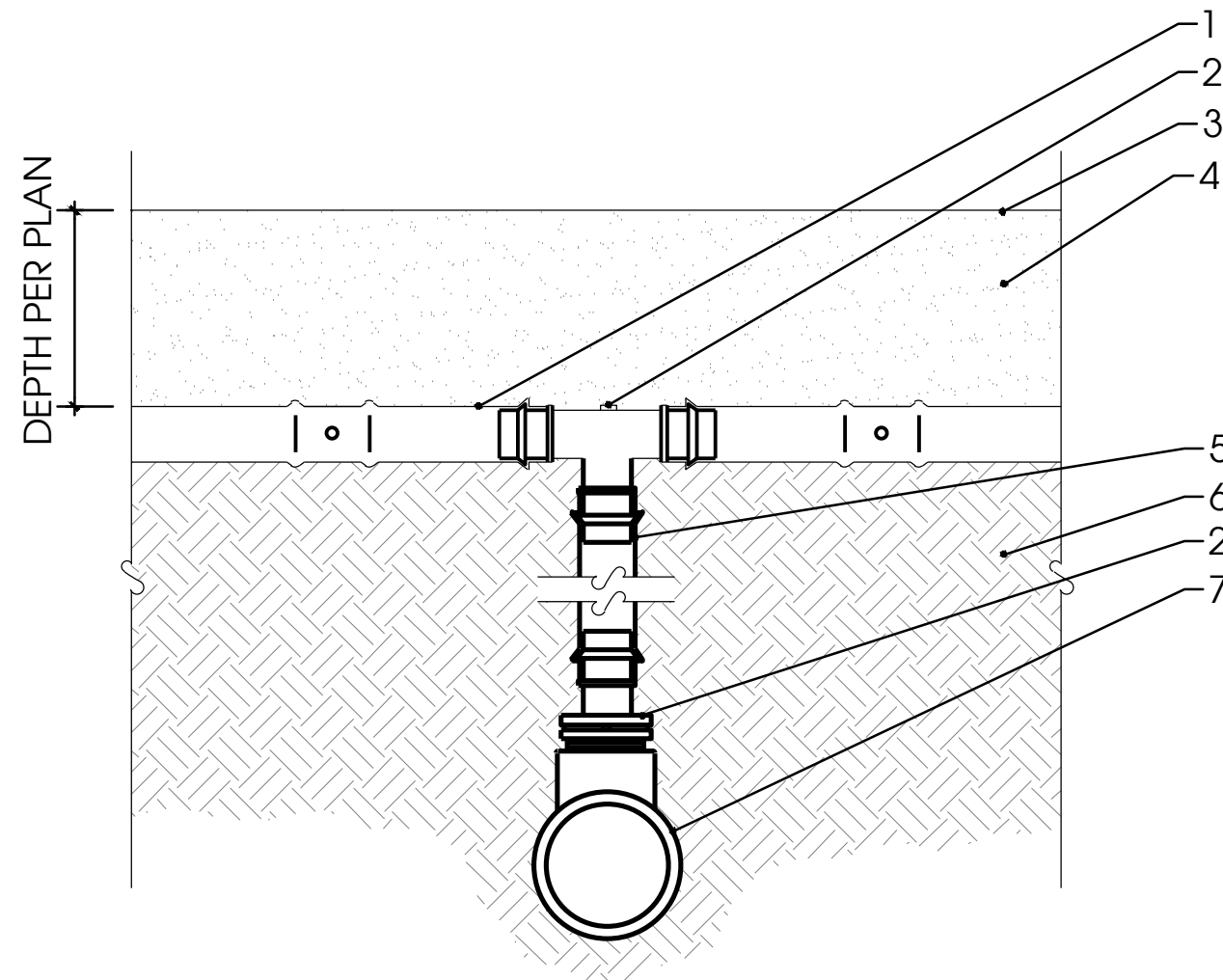
- LEGEND :  
1. HUNTER DRIP LINE PER PLAN  
2. DRIP CONTROL ZONE KIT PER PLAN  
3. AIR RELIEF VALVE IN VALVE BOX  
4. ECO-INDICATOR ON SWING ARM  
5. PLD OR PLD-LOCK FITTING (TYP.)  
6. FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN

NOTE :  
AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.



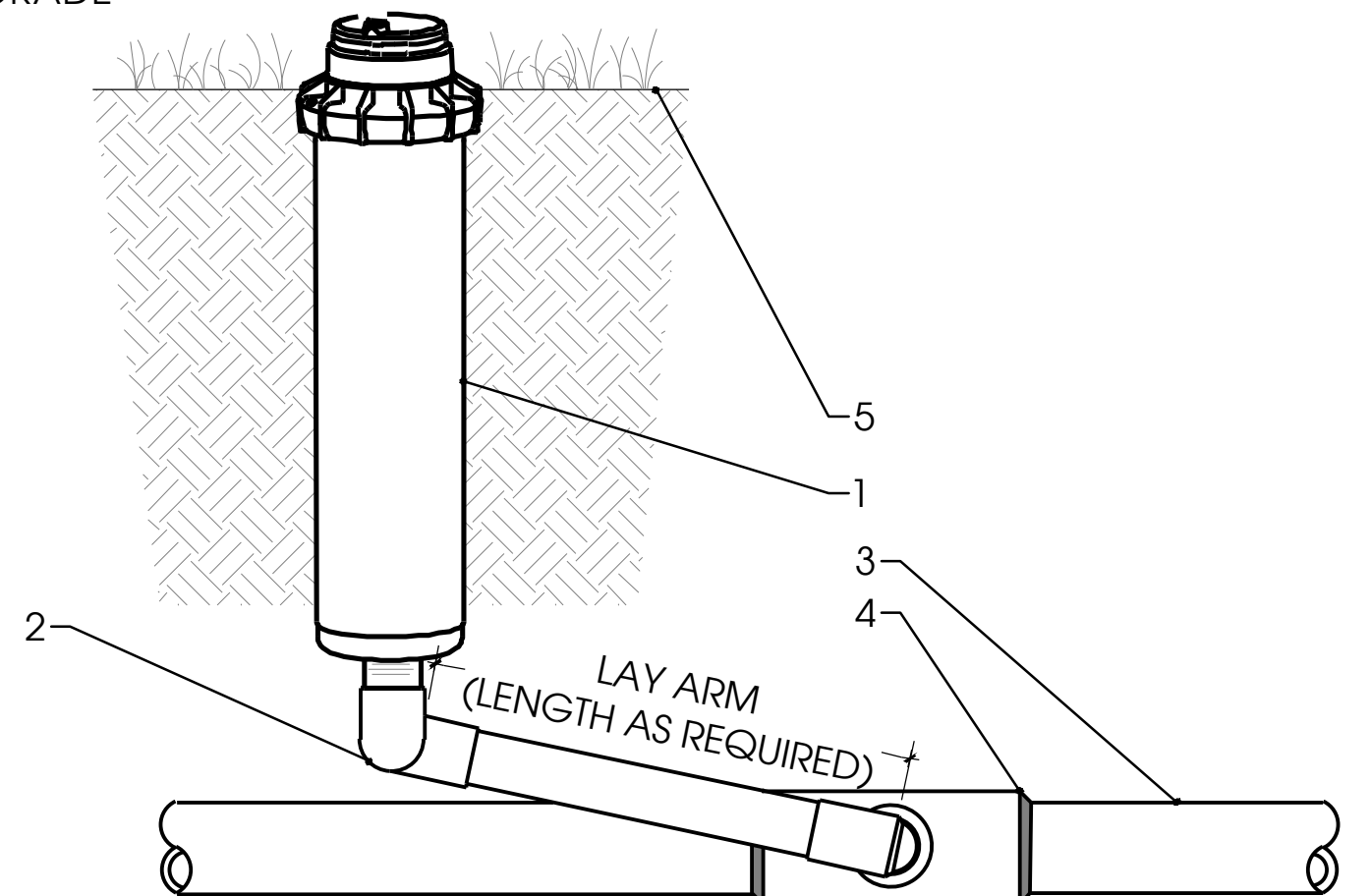
4 DRIP LINE  
PLAN SCALE: N.T.S

- LEGEND :  
1. HUNTER DRIP LINE (HDL)PER PLAN  
2. PLD OR PLD-LOC FITTING  
3. FINISHED GRADE  
4. MULCH (AS SPECIFIED)  
5. HDL RISER - LENGTH AS REQUIRED  
6. SOIL  
7. PVC SUPPLY HEADER-SIZER PER PLAN



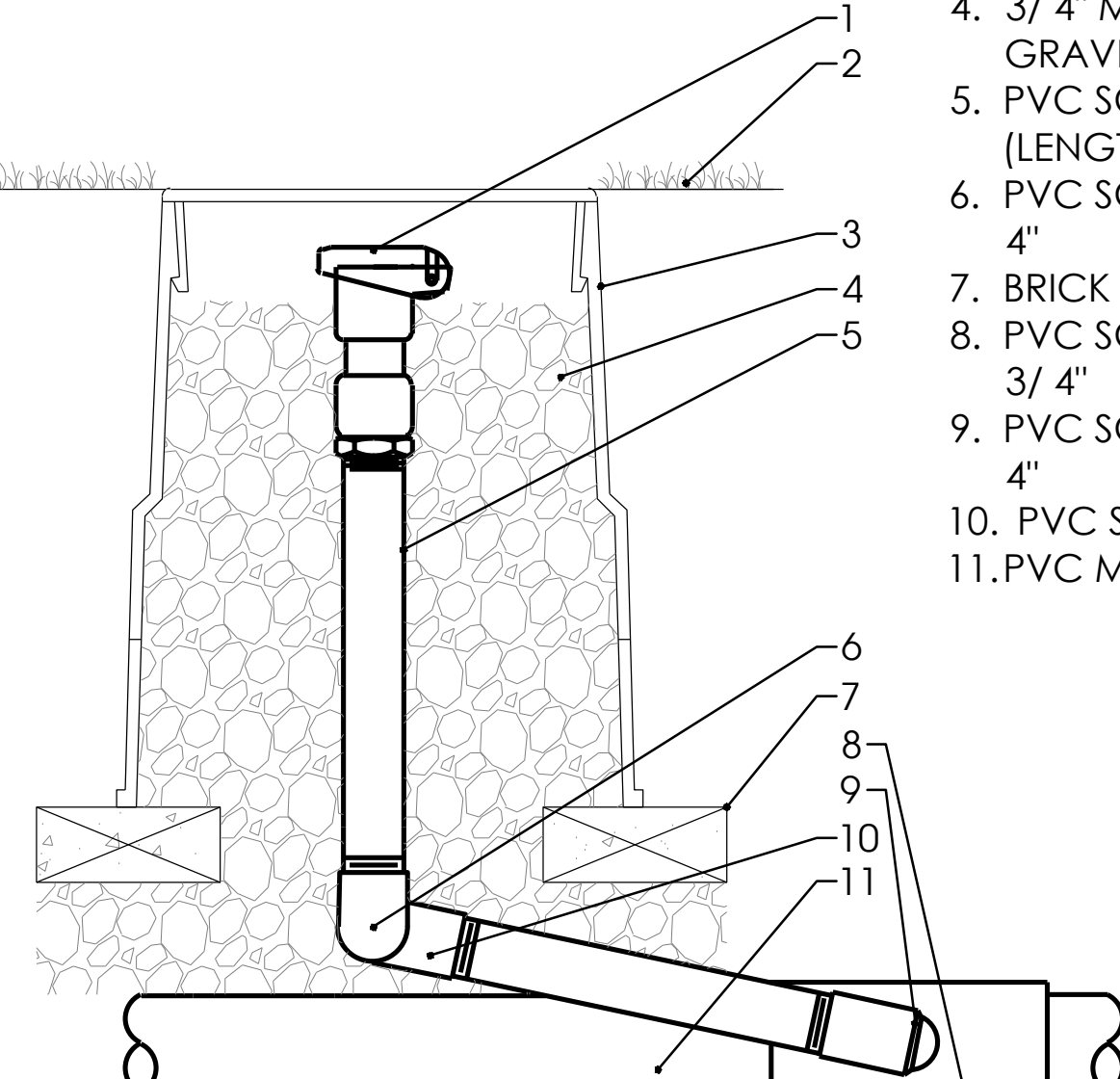
5 DRIP LINE  
SECTION SCALE: N.T.S

- LEGEND :  
1. HUNTER PGP 6" POP-UP ROTOR  
2. SWING JOINT ASSEMBLY : HUNTER HSJ SERIES, 1" [25 mm] MODELS: HSJ-1-32-212 OR HSJ-1-65-212  
1 1/2" [40 mm] MODELS: HSJ-3-32-212 OR HSJ-3-65-212 (REFER TO HUNTER CATALOG FOR OPTIONS).  
INSTALL AS FOLLOWS:  
A. HAND TIGHTEN O-RING JOINTS, BACK-OFF ONE FULL TURN TO ALLOW FOR SWING ACTION.  
B. INSTALL SWING JOINT LAY ARM AT 30°- 45° ANGLE TO THE LATERAL.  
3. LATERAL TEE OR ELL CONNECTION PER LATERAL LINE FITTING SPECIFICATIONS.  
4. LATERAL PIPE PER LATERAL LINE SPECIFICATIONS. SOIL DEPTH AS SPECIFIED.  
5. FINISH GRADE



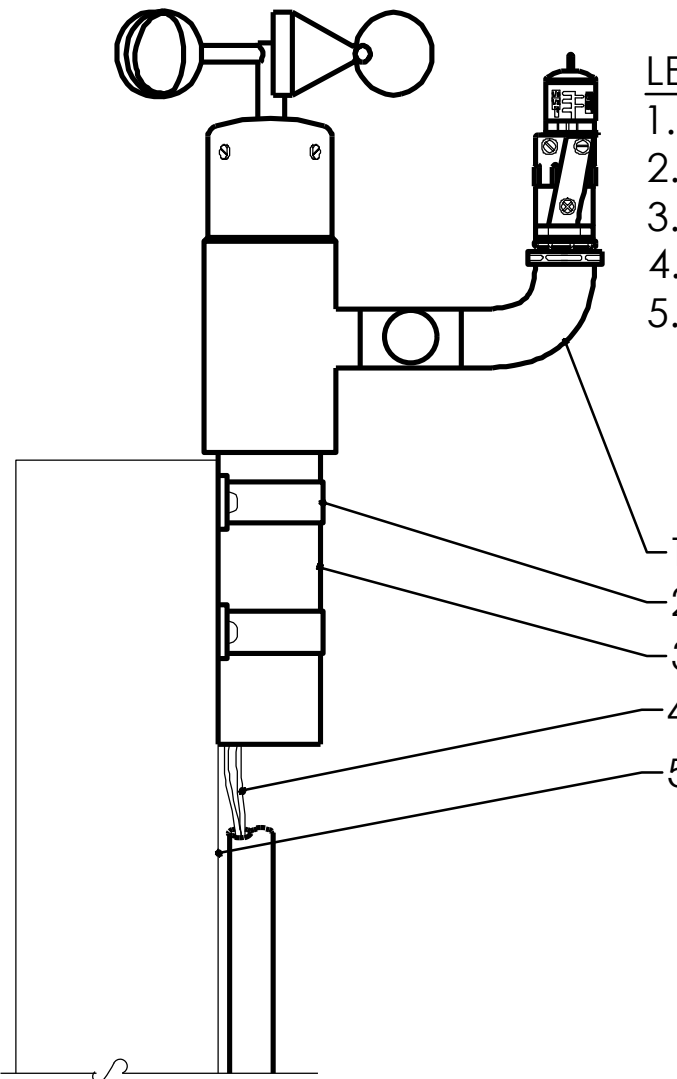
6 ROTOR HEAD  
SECTION SCALE: N.T.S

- LEGEND :  
1. QUICK-COUPLING VALVE ONE-PIECE BODY WITH 3/ 4" KEY OUTLET  
2. FINISH GRADE  
3. VALVE BOX WITH COVER  
4. 3/ 4" MINUS WASHED GRAVEL  
5. PVC SCH 80 NIPPLE - 3/ 4" (LENGTH AS REQUIRED)  
6. PVC SCH 40 STREET ELL - 3/ 4"  
7. BRICK SUPPORTS (2)  
8. PVC SCH 40 TEE OR ELL X 3/ 4"  
9. PVC SCH 40 STREET ELL - 3/ 4"  
10. PVC SCH 40 ELL - 3/ 4"  
11. PVC MAINLINE PIPE



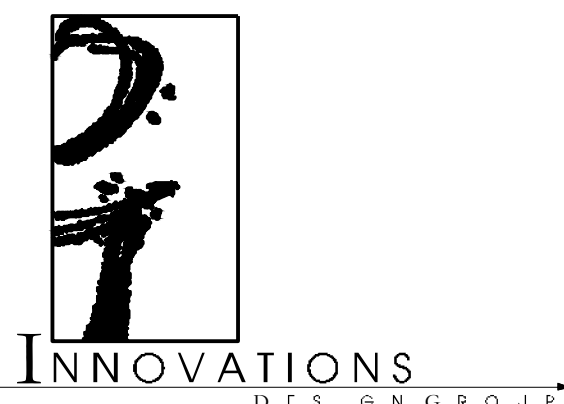
7 QUICK COUPLER VALVE  
SECTION SCALE: N.T.S

NOTE :  
FOR MOST ACCURATE TEMPERATURE SENSING, ROTATE THE MWS SO THAT THE THERMOSTAT PORTION POINTS NORTH. THE MWS IS DESIGNED TO MOUNT ON A POST OF 2" PIPE. ANY COMBINATION OF PIPE AND FITTINGS MAY BE USED.



8 MINI WEATHER STATION  
SECTION SCALE: N.T.S

Designed By:



122 W PINE ST., STE 202 ORLANDO, FL 32803  
WWW.INNOVATIONS-DESIGN.COM 407-460-3074

Consultants:

Key Map:

Owner:



ARCHWELL CLINIC  
MITCHELL WEST, MILWAUKEE, WI

PERMIT  
IRRIGATION DETAILS

Rev:	Date:	Description:	By:
1	5/20/2025	LA UPDATE	IBG
2	5/28/2025	CITY CMTS	AE
3			
4			
5			
6			

Date: 2025-06-17	Scale: SEE PLAN
Drawn By: KS	Designed By: JS
Approved By: JS	Project No: 25032
©Innovations Design Group, Inc.	

Seal: Sheet Number:

IR-02





1010 W Layton Ave  
Milwaukee, WI 53221

Exterior Permit Sign Package: 05/21/25









#### Proposed Signage

Scale: 1/2" = 1'-0"

Proposed Signage 59 Sq Ft  
Max Allowed 60 sq Ft

#### Sign Type: ICL - Internally Illuminated Channel Letters

##### Construction Details:

- ① 5" deep Individual Aluminum Channel Letters Painted to match PMS 166c, inside of letters painted High Gloss White, 1" trimcap painted to match PMS 166c. Standard white LED internal illumination. 3/16" thick translucent White Acrylic faces with first surface applied perforated vinyl to match PMS 166c.
- ② 5" deep Individual Aluminum Channel Letters Painted to match PMS 3025c, inside of letters painted High Gloss White, 1" trimcap painted to match PMS 3025c. Standard white LED internal illumination. 3/16" thick translucent White Acrylic faces with first surface applied perforated vinyl to match PMS 3025c.

Caulk and seal all penetrations through building exterior with GE 50 year/100% Siliconized sealant or approved equivalent to prevent water intrusion.

##### Notes:

GC to provide timer if required. No photo cells. GC to provide one 20amp/120V or 277V Electrical Circuit with junction box in wall behind sign.

\*ACCESS TO JUNCTION BOX IS NECESSARY FOR FINAL CONNECTIONS.



#### Mitchell West

1010 W Layton Ave  
Milwaukee, WI 53221

Date: 06/05/24

Revised:

Designer: RPB

Loc 01\_ICL Logo\_  
File Name: South Elevation.ai

File Folder: A\Archwell Health\2025  
Locations\Mitchell West - 1010 W. Layton  
Ave - Milwaukee\Shop Drawings

Project Manager: CR

#### Location 01

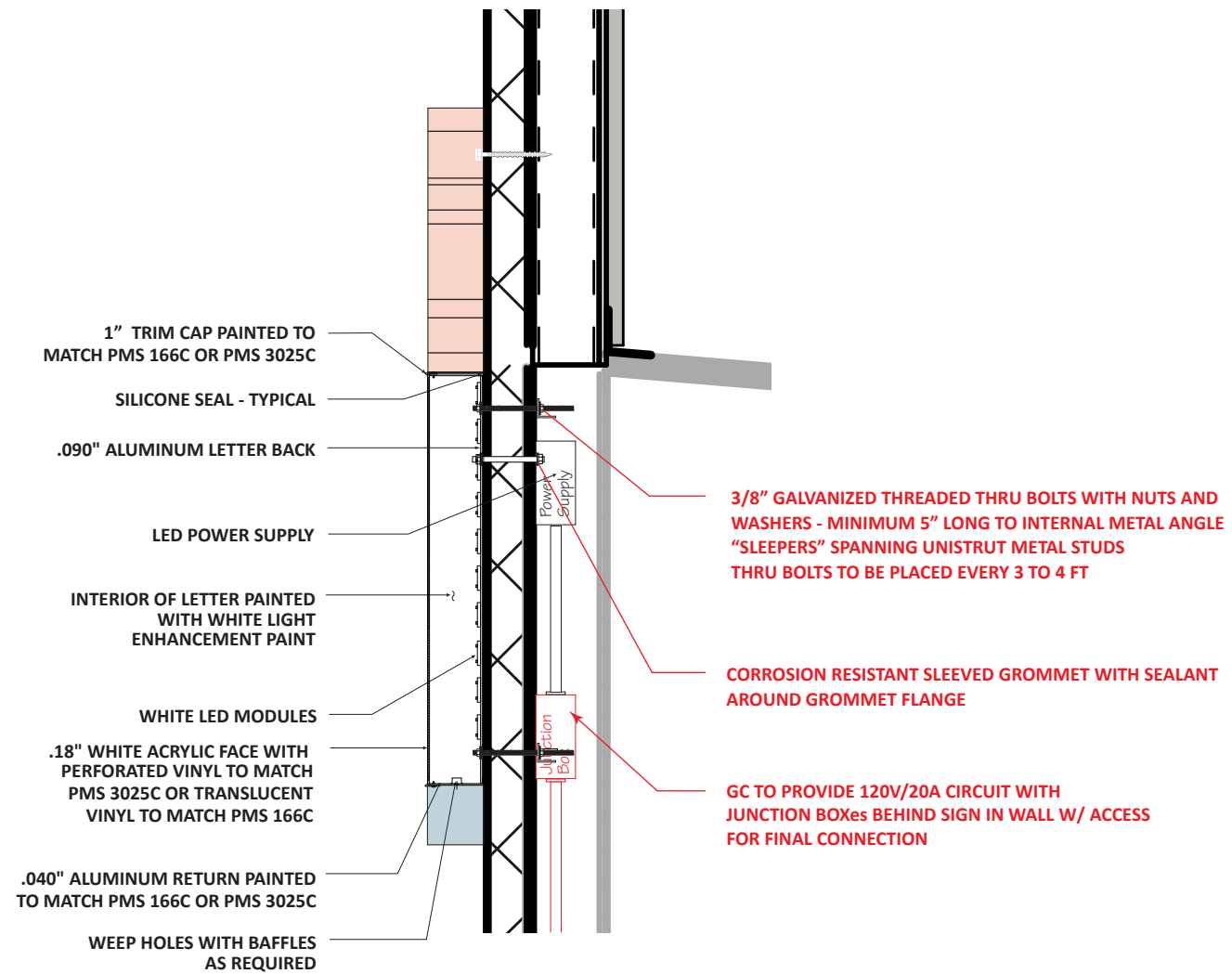
Internally Illuminated  
Channel Letters



1301 Antioch Pike, Nashville, TN 37211  
p. 615-885-2900 | f. 615-885-2989

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### Typical Section View

Scale: 3/4" = 1'-0"

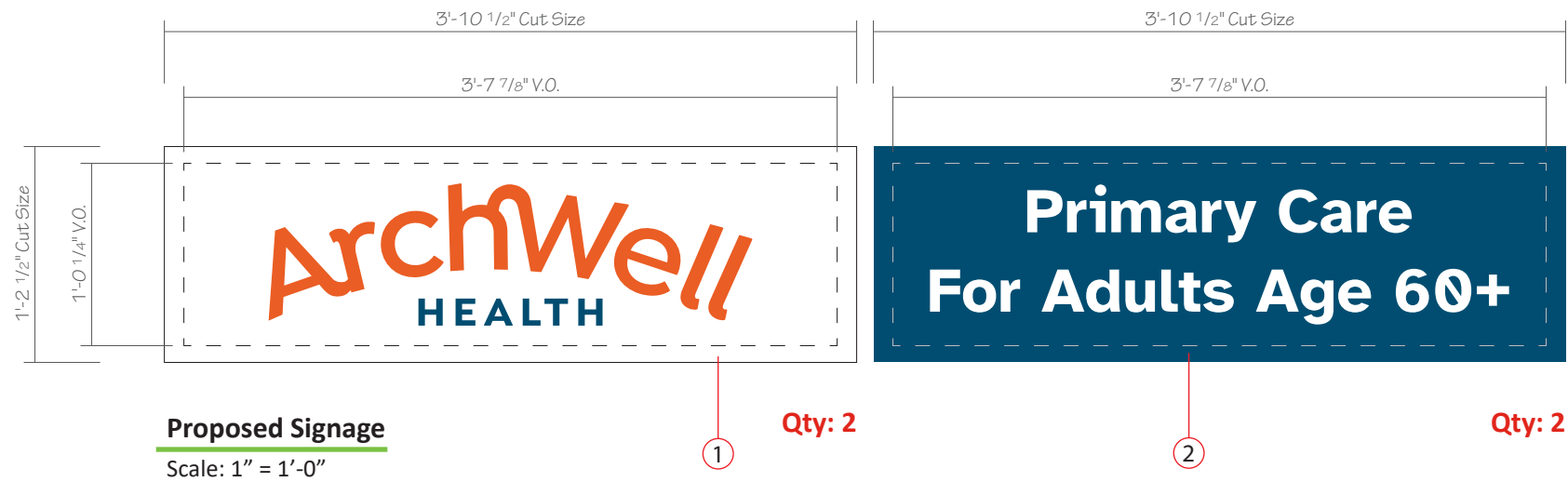




### South Elevation

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





**Existing Signage**  
Scale: Not to Scale



**Proposed Signage**  
Scale: Not to Scale

### Sign Type: Pylon Sign

#### Construction Details:

- 3/16" thick polycarbonate panel with First surface applied tranluscent vinyl graphics to match PMS 3025c and PMS 165c.
- 3/16" thick polycarbonate panel with First surface applied opaque vinyl graphics to match PMS 3025c with reverse weed text.



**Mitchell West**  
1010 W Layton Ave  
Milwaukee, WI 53221

**Date:** 06/05/24

**Revised:**

**Designer:** RPB

**File Name:** Loc 04\_Pylon Sign.ai

File Folder: A\Archwell Health\2025  
Locations\Mitchell West - 1010 W. Layton  
Ave - Milwaukee\Shop Drawings

**Project Manager:** CR

### Location 02

Pylon Sign



1301 Antioch Pike, Nashville, TN 37211  
p. 615-885-2900 | f. 615-885-2989

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