

CODE QTY COMMON NAME

Kodiak® Orange Diervilla

Happy Returns Daylily

Cat's Pajamas Catmint

Fire Light Tidbit® Hydrangea

**BOTANICAL NAME** 

Diervilla x 'G2X88544'

Taxus x media `Tauntoni`

Hemerocallis x `Happy Returns`

Nepeta x 'Cat's Pajamas'

Karl Foerster Feather Reed Grass Calamagrostis x acutiflora 'Karl Foerster' 1 GAL

Hydrangea paniculata 'SMNHPK'

INSTALLED SIZE ROOT SPACING

15" HT

4 1/2"

Spacing as shown

CONT Spacing as shown

B&B Spacing as shown

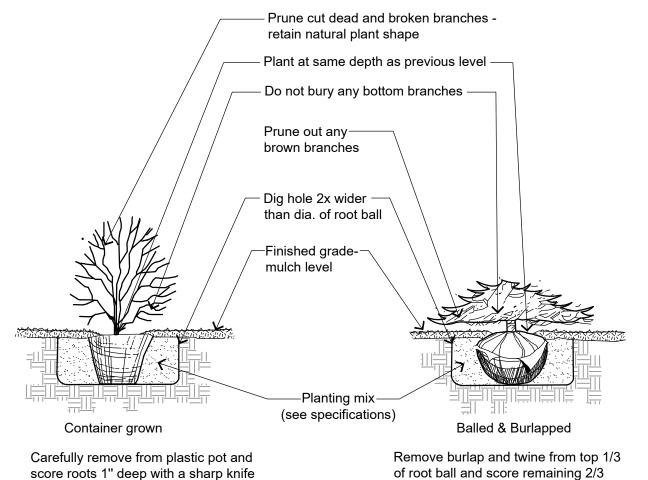
CONT 24" Spacing

POT 18" Spacing

POT 18" Spacing

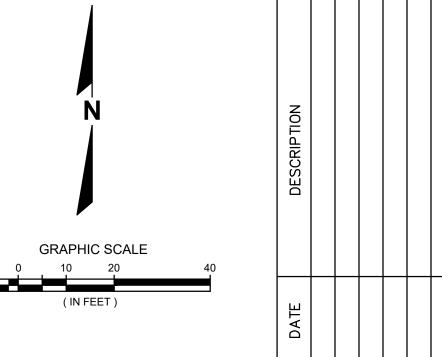
## GENERAL LANDSCAPE NOTES

- 1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- 2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
- 3. All plantings shall comply with standards as described in American Standard of Nursery Stock ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or
- 4. Any potential plant substitutions must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation. All plants must be installed as per sizes and quantities shown on plant material schedule, unless approved by the owner's representative or landscape architect. Any potential changes to sizes shown on plan and appropriate cost credits / adjustments must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation.
- 5. The subsequent requirements regarding topsoil should be coordinated between the general contractor, grading contractor and landscape contractor. 6. Subgrade areas shall be graded to within 1", more or less, of proposed subgrade. Deviations shall not be consistent in one direction.
- 7. Topsoil shall be placed to meet proposed finished grade. Planting islands to be backfilled with clean topsoil free of debris (per note below) to a minimum depth of 18" by general / grading contractor to insure long term plant health. All other landscaped areas to receive a minimum depth of 12" of clean topsoil (per note below).
- 8. Topsoil shall be: screened existing stockpiled topsoil, existing in-place soil, or screened soil from an off-site source that will support plant growth, and meets the following requirements. Clean topsoil shall be free of rocks, coarse fragments, gravel, sticks, trash, roots, debris over 3/4" and any substances harmful to plant growth. It also must be free of plants or plant parts of any noxious weeds. Topsoil shall contain 3 to 5 percent decomposed organic matter and a pH between 5.5 and 7.0.
- 9. Planting beds and parking lot islands: Landscape contractor is responsible for ensuring that unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) has been removed from the topsoil and for the fine grading of all landscaped areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade, allowing for mulch depth. Crown all planting islands and planting beds not adjacent to buildings, a minimum of 6" to provide proper drainage, unless otherwise specified. All other finished landscaped areas to be smooth, uniform and provide positive drainage away from structures and
- 10. Shrub planting (see planting detail): all shrubs to be pocket planted with a mix of 75% existing soil removed from excavation and 25% compost, blended prior to backfilling holes. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- 1. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high-quality shredded hardwood bark mulch (not environmulch or wood chips). Mulch shall be uniform in size, color, quality and overall appearance. Mulch shall be free of debris, large wood chunks, soil, rocks, weeds, invasive plant parts or seeds and any other material injurious to plant growth. All perennial and ornamental grass planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- 12. Plant bed preparation: the soil in all perennial, ornamental grass, annual and groundcover areas shall be amended with compost prior to plant installation. Spread a 2" layer of compost (per note below) on top of clean topsoil and rototill to a depth of approximately 8".
- 13. Compost shall be stable, and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and organic acids, in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and meet the requirements of WisDNR Š100 Compost Specification.
- 14. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, and seeded slopes and turf grass areas. Maintenance includes mowing, weeding, watering, mulching, edging, pruning, deadheading, raking leaves / debris, sweeping up grass clippings, fertilizing and maintaining turf areas (including applying pre and post emergent herbicides), and any other needs that are required to keep the landscape healthy and well
- 15.Substantial Completion of Landscape: after the landscape has been installed, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to ensure that all plans and specifications have been met. After this review, the landscape will be considered to be installed in substantial completion unless otherwise noted by the owner's representative and/or general contractor. Any items missing or incomplete, shall be corrected within 30 days. The landscape contractor shall provide written watering and maintenance instructions for the new plantings and lawn to the owner.
- 16. Warranty and replacements: All plants (trees, evergreens, shrubs, perennials, ornamental grasses and groundcovers) shall be warranted by the landscape contractor to be in healthy and flourishing condition for a period of one year from the date of substantial completion. This assumes the owner performs required maintenance (i.e. regular watering) after substantial completion of the landscape. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Replacements shall be plants of the same variety specified on the plan and closely match adjacent specimens in size. The landscape contractor is responsible for keeping a documented record of which plants have been replaced during the warranty period.



score roots 1" deep with a sharp knife

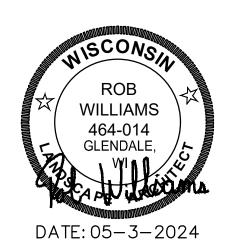
SHRUB PLANTING DETAIL



MILWAUKEE, SCAPE N OF

CENTER

MIDTOWN





Know what's below. Call before you dig.

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(C) COPYRIGHT 2024 R.A. Smith, Inc. DATE: 6/17/2024 SCALE: 1" = 20' JOB NO. **3240020** 

PROJECT MANAGER: RYAN J. LANCOUR, P.E. DESIGNED BY: REW

CHECKED BY: REW SHEET NUMBER

L100

## NOTES:.

1- SPRINKLER RISER AND MAIN, SHALL INCLUDE A BACKFLOW PREVENTOR AND A DOUBLE DETECTOR CHECK ASSEMBLY, AS REQUIRED BY CODE AND DETERMINED BY THE FP ENGINEER OF RECORD

2- DELIVER SUFFICIENT WATER FLOW, AND WATER PRESSURE CAPACITY, NECESSARY FOR THE ENGINEERING, INSTALLATION AND OPERATION OF REQUIRED FIRE SPRINKLER SYSTEM AND TO ALLOW TENANT TO COMPLY WITH APPLICABLE LAWS, AND SECURE NECESSARY SPRINKLER FIRE PROTECTION PERMITS AND APPROVALS.

3- PRIOR TO PLACEMENT OF CONCRETE SLAB IN SALES AREA, FURNISH AND INSTALL FROM NEAREST COLUMN/WALL TO SPECIFIED CASHWRAP, (5) 1" CONDUITS WITH PULL STRINGS, WITH A 1" CLEAR SPACE BETWEEN CONDUITS AND CENTERED UNDER THE REGISTER WELL. EMT CONDUITS SHALL PROVIDE (A) GENERAL ELECTRICAL POWER (B) DEDICATED ELECTRICAL OUTLETS, (C) FUTURE TELEPHONE AND DATACABLE, (D) CAT5E TELEPHONE AND CAT6 DATA CABLES. ACTUAL LOCATION TO BE COORDINATED WITH LANDLORD APPROVED TENANT IMPROVEMENT PLANS. REFER TO ELECTRICAL DWGS. COORDINATE WITH TENANT PERMIT DRAWINGS.

4- RTU CURBS SHALL BE PURCHASED FROM YORK/JCI, JASON HUMES, FOOTLOCKER DXFD-UPG NATIONAL ACCOUNT MGR, 5005 YORK DRIVE, NORMAN OKLAHOMA 73061/ JASON.J.HUMES@JCI.COM/ 405.419.6211

5- PREMISES SHALL BE DELIVERED IN BROOM CLEAN CONDITIONS AND FREE OF CONSTRUCTION DEBRIS, MATERIALS OR EQUIPMENT.

## **GENERAL NOTES**

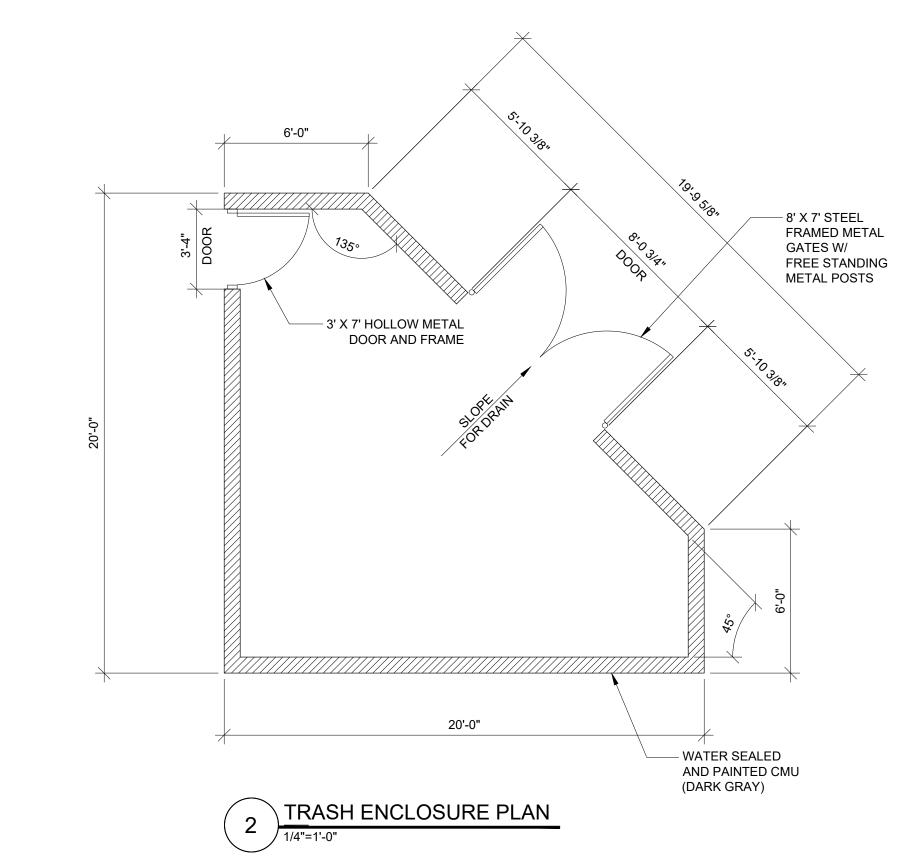
- . ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PREVAILING EDITIONS OF ALL APPLICABLE STATE AND LOCAL CODES.
- 2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE SCOPE OF WORK.
- 3. ANY ERRORS, INCONSISTENCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS DISCOVERED BY GENERAL CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT BEFORE THE WORK IS DONE.
- 4. GENERAL CONTRACTOR SHALL PROVIDE A WARRANTY FOR CORRECTION OF THE WORK OF THIS PROJECT FOR THE PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OR AS OTHERWISE STIPULATED IN THE CONTRACT DOCUMENTS.
- 5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK WITH THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES IN THE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION OF ANY CONFLICTS WITH ANY DESIGN ELEMENTS BEFORE THE WORK IS DONE.
- 6. ALL SUBSTITUTIONS PROPOSED BY GENERAL CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO IMPLEMENTATION. PRIOR TO SUBMISSION FOR REVIEW, GENERAL CONTRACTOR SHALL VERIFY THAT THE PROPOSED SUBSTITUTE MEETS THE PERFORMANCE AND CONSTRUCTION SPECIFICATIONS OF THE SPECIFIED ITEM.
- 7. GENERAL CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION TOLERANCES AND TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THE WORK OF THIS PROJECT. CONDITIONS ENCOUNTERED AT THE SITE MATERIALLY DIFFERENT FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS SHALL BE PROMPTLY REPORTED TO THE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THE CONDITIONS ARE DISTURBED.

## **GENERAL NOTES**

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- 8. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS IN THE FIELD.
- "TYPICAL" OR "TYP." SHALL MEAN THAT THE REFERENCED DETAIL OR DIMENSION SHALL APPLY FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.
- 10. ALL MATERIALS AND DEVICES USED FOR THIS PROJECT ARE TO BE NEW, NEITHER PREVIOUSLY STORED NOR PREVIOUSLY USED IN THIS OR ANOTHER LOCATION.
- 11. GENERAL CONTRACTOR SHALL HAVE CONCRETE TEST REPORTS AVAILABLE ON SITE AT ALL TIMES.

  12. HORIZONTAL ELEMENTS SUCH AS DOOR HEADS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND
- SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE. LEVEL FLOORS AS REQUIRED USING APPROVED LEVELING COMPOUND UNLESS OTHERWISE DIRECTED IN DRAWINGS.
- 13. EXTERIOR JOINTS AND ALL OTHER OPENINGS IN THE BUILDING SHALL BE CAULKED, GASKET, WEATHER STRIPPED, OR SEALED IN AN APPROVED MANNER (REF. GEORGIA STATE ENERGY CODE, SECTION 502.4) SEE SPECIFICATIONS FOR SEALANT TYPE AND DRAWINGS FOR LOCATIONS.
- 14. ALL EXTERIOR GRADE GYPSUM WALL BOARD TO BE MOISTURE RESISTANT.



46'-3 3/4" 41'-8 1/4" 46'-3 5/8" 8'-8" 7'-8" 25'-4" 8'-0" 6'-0" 8'-0" 6'-0" 8'-0" 6'-0" 8'-0" STOREFRONT -FREEZELESS WALL WATER DOWNSPOUT HOSE -DOWNSPOUT -DOWNSPOUT BLACK AWNING -DOWNSPOUT RISER ROOM PLUMBING STUB UP COORDINATE FINAL LOCATION WITH TENANT'S PLANS, TYP.— 6'-0" - 4" CONCRETE SLAB OVER VAPOR BARRIER OVER 6" GRAVEL, SEE STRUCTURAL DWGS., TYP.-7/8" HOLD **FUTURE TENANT INTERIOR** SPACE PLUMBING STUB UP COORDINATE FINAL LOCATION WITH TENANT'S REFER TO MEP PLANS, TYP.— DRAWINGS FOR **EXIT SIGNS AND** LOCATIONS, TYP. TOTAL AREA ±0'-0" 15,000 S.F. PROVIDE A MOISTURE TEST CERTIFICATION, SHOWING THE NEW CONCRETE SLAB IS FREE OF EXCESSIVE AND ELEVATED MOISTURE LEVELS AND DOES NOT NOT EXCEED LEVELS OF 3LBS/1000 SF/ 24 HOURS, (14) DAYS PRIOR TO DELIVERY AND POSSESSION OF PREMISES. AWNING-ELECT. PANEL COORDINATE FINAL LOCATION WITH TENANT'S PLANS, TYP.— — 4" CONCRETE SLAB OVER VAPOR BARRIER OVER 6" GRAVEL, SEE STRUCTURAL DWGS., TYP.-±0'-0" \_\_BLACK AWNING - 4 - - - - - - - - -0 12'-11" 7 1/4" 8'-0" 6'-0" 8'-0" 6'-0" 8'-0" 6'-0" 8'-0" 25'-2" STOREFRONT 15'-11" 62'-0" 46'-3 3/4" 26'-5 1/4" \PROPOSED FLOOR PLAN

PRINCIPAL IN CHARGE: DR

ACS Architectural

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LAWS OF THE STATE OF PROJECT STATE AS

SIGNIFIED BY MY HAND AND SEAL.

XXXXX

Project Owner:

**Project Address:** 

LAUREATE CAPITAL LLC

361 17TH ST NW, UNIT 2601

ATLANTA, GA 30363

MIDTOWN CENTER

4102 N. 56TH STREET

MILWAUKEE, WI 53209

5700 W CAPITOL DRIVE

MILWAUKEE, WI 53209

PLAN COMMISSION

↑ DATE REVISION

**Issue For:** 

**Issue Date:** 

07/15/2024

Suite 200

Stamp:

Brookfield WI 53005

PROJECT MANAGER: JW

DRAWN BY: WR

ACS PROJECT NUMBER:

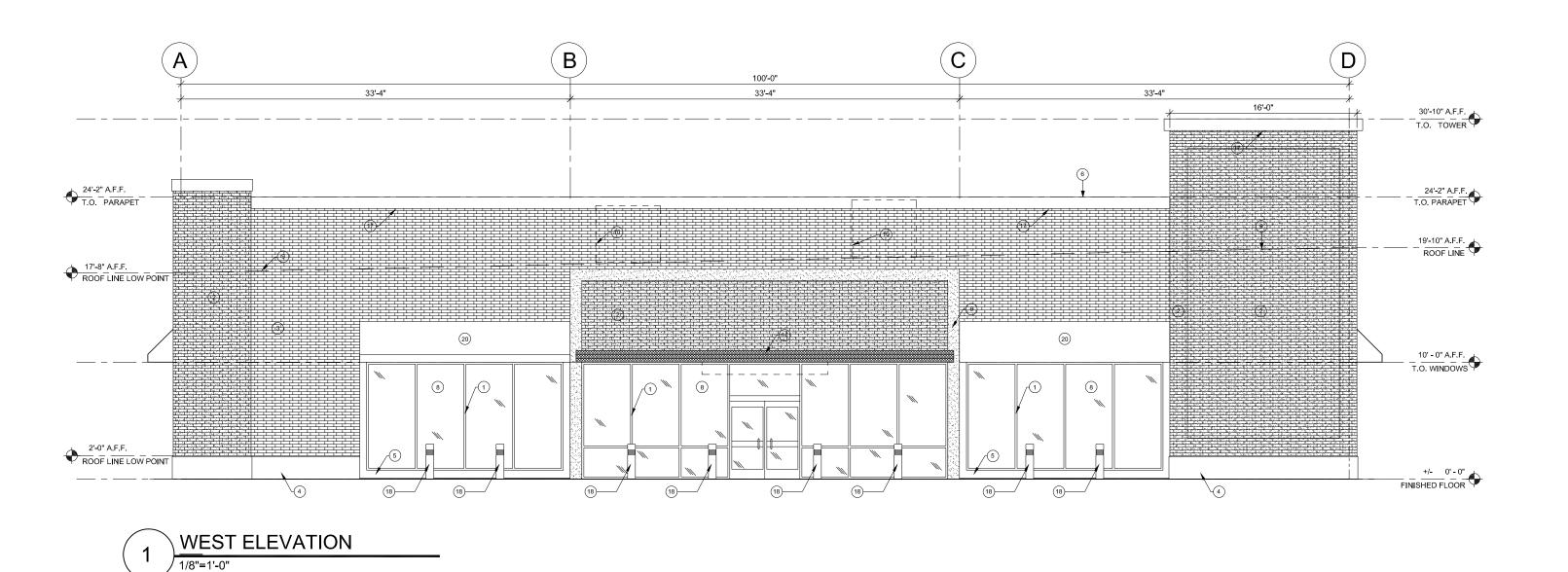
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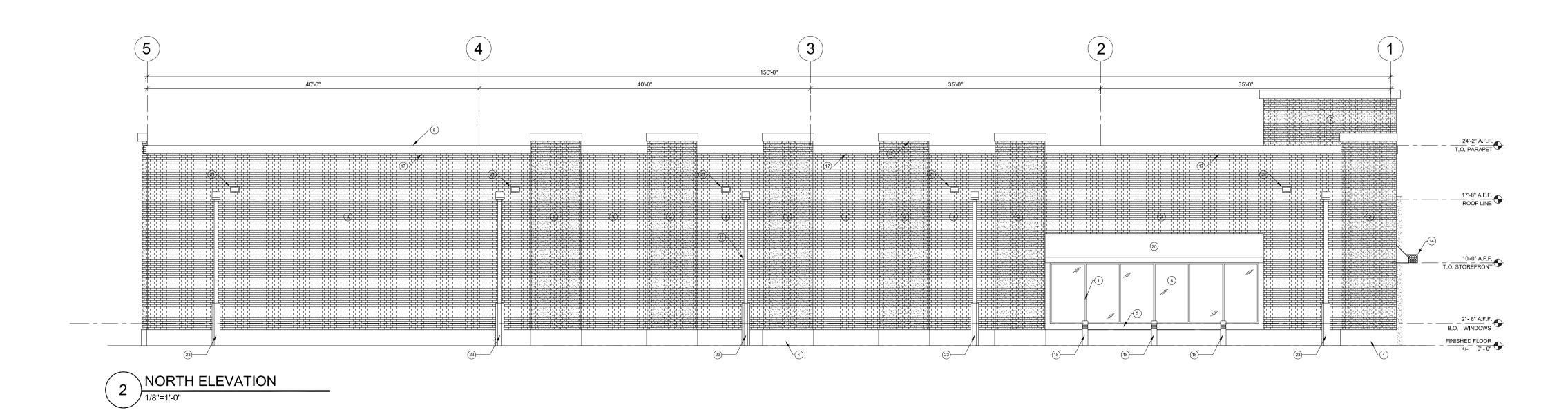
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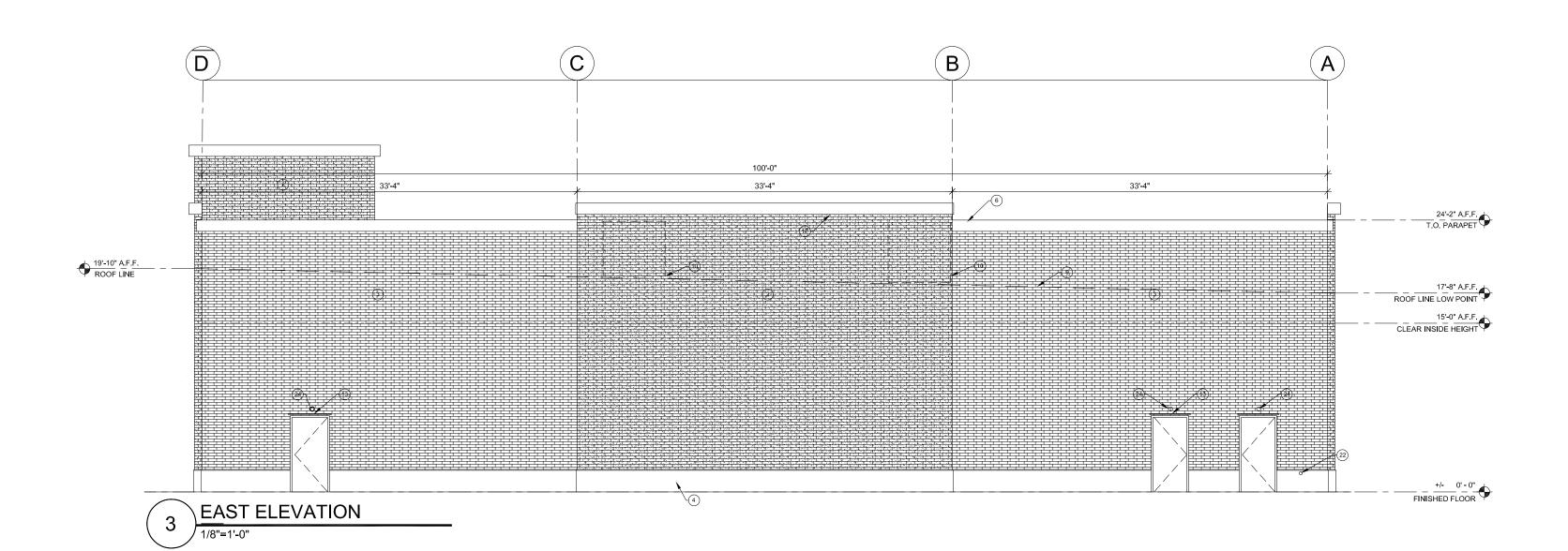
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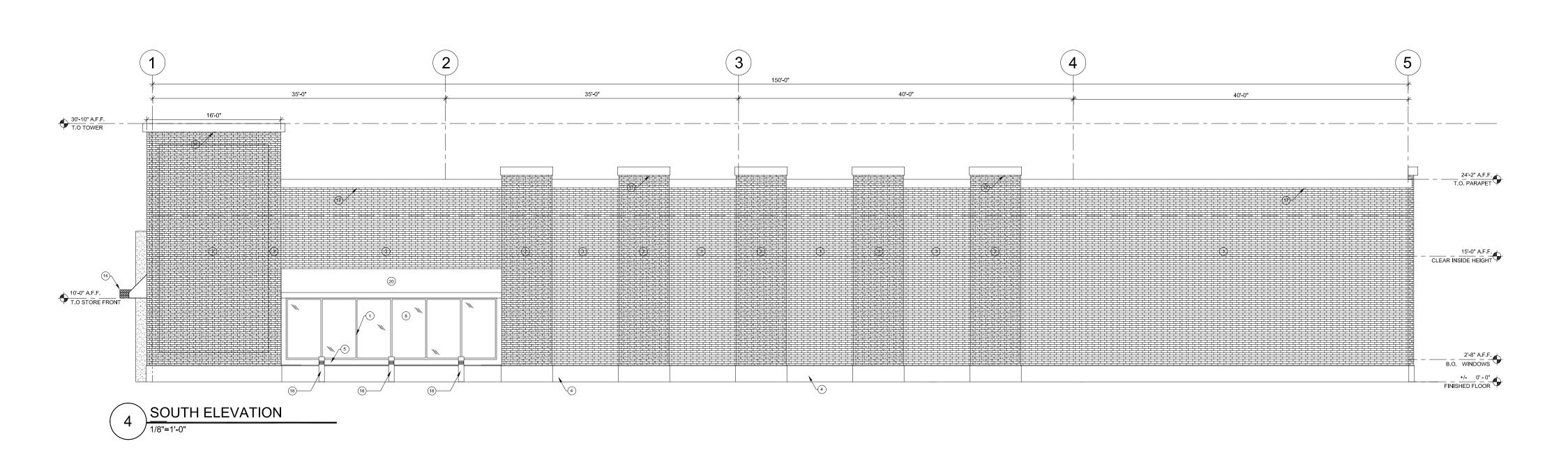
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**OVERALL PLAN** 









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EXTERIOR ELEVATIONS KEYED NOTES

- KAWNEER TRI-FAB 350 OR EQUAL STOREFRONT -
- DARK BRONZE ANODIZED ALUMN. 4" X 2 1/4" X 8" 'INTERSTATE BRICK' - KING SIZE, RUNNING BOND PATTERN, COLOR "BLACK" MORTAR TO
- 4" X 2 1/4" X 8" 'INTERSTATE BRICK' KING SIZE, RUNNING BOND PATTERN, COLOR "GREY" MORTAR TO
- MATCH
- 2' HIGH CONCRETE BASE.
- METAL TRIM, API WOOD GRAIN ACM, FLAT MATTE
- (6) METAL TRIM, PREFINISHED ALUMN., DARK GRAY 7 PILASTER
- (8) GLAZING SYSTEM, LOW-E, TINTED CLEAR 4" DOUBLE PAN INSULATED GLASS, TEMPERED AS REQUIRED BY CODE. FURNISH AND INSTALL SECURITY FILM ON INTERIOR SIDE OF STOREFRONT GLASS. 3M SCOTCH/

ULTRA 800, 8MIL/CLEAR FINISH.

- 9 ROOF LINE
- (10) RTU
- (11) PREFINISHED ALUMN. DOWNSPOUTS CONNECT TO UNDERGROUND STORM SYSTEM (SEE CIVIL DWGS., TYP.) - DOWNSPOUT COLOR TO BE LIGHT GRAY (12) EXIT DOOR - REFER TO FINISH SCHEDULE
- (13) RAIN SHIELD
- (14) METAL CANOPY SOLAR BLACK
- (15) LOGO SIGN.
- (16) RISER ROOM DOOR
- (17) COVE LIGHTING IN COPING
- (18) 8" BOLLARD (19) WALK PACK LED WALL MOUNTED LIGHT FIXTURE
- 20 BLACK AWNING
- (21) SECONDARY SCUPPER SAME
- (22) WALL HYDRANT
- 23 DOWNSPOUT PROTECTION 1/8" THICK BENT STEEL PLATE BOLTED TO MASONRY. COPE AROUND BULLNOSE. SEE DETAIL 7/A401. COLOR TO MATCH ADJACENT BRICK.
- (24) SERVICE LIGHT WITH INTEGRAL PHOTOCELL ABOVE EACH EXTERIOR SERVICE DOOR

**ACS Architectural** acs

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53005

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XXXXX

LAUREATE CAPITAL LLC

361 17TH ST NW, UNIT 2601 ATLANTA, GA 30363

**Project Address**:

Project Owner:

MIDTOWN CENTER 4102 N. 56TH STREET MILWAUKEE, WI 53209

5700 W CAPITOL DRIVE MILWAUKEE, WI 53209

PLAN COMMISSION Issue Date:

07/15/2024

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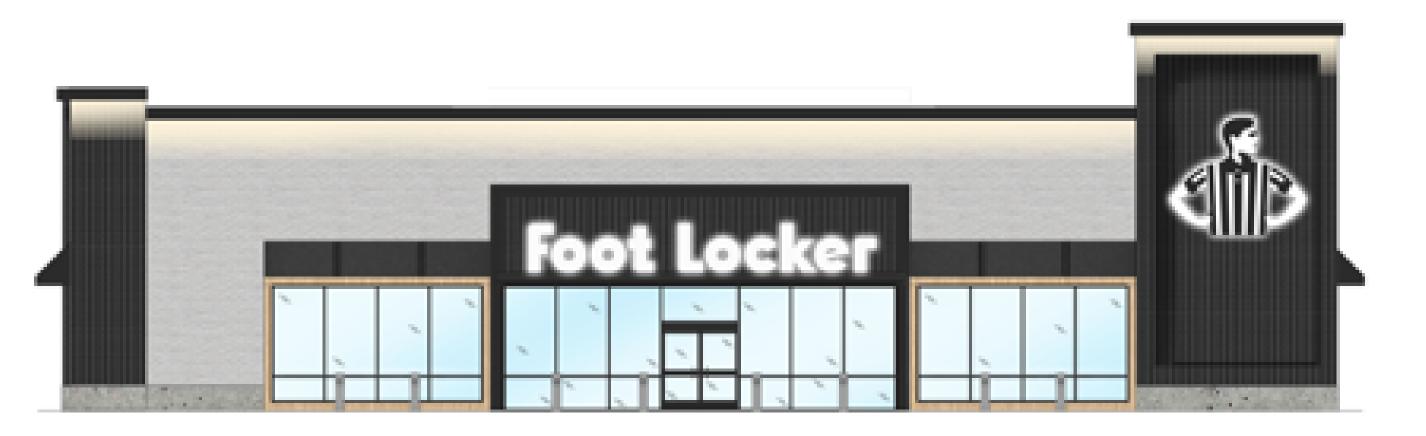
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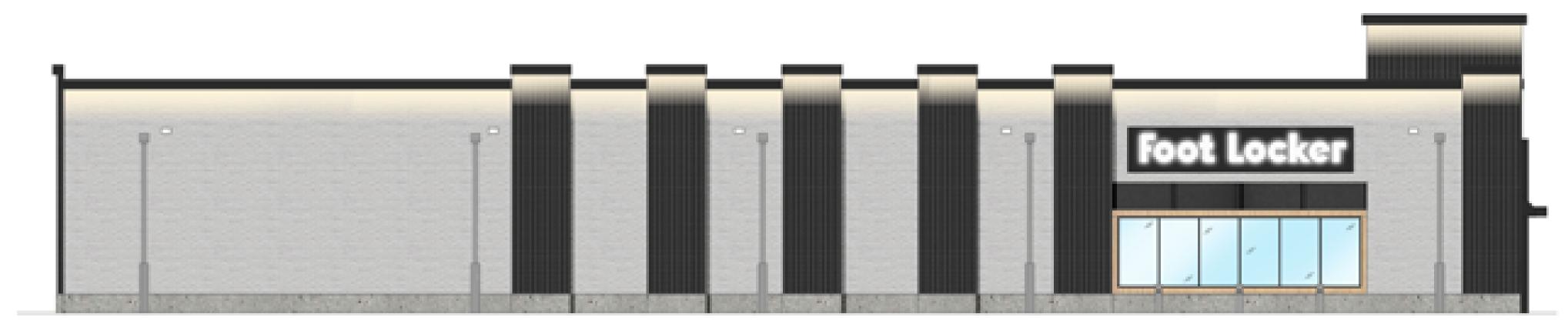
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**EXTERIOR ELEVATIONS** 

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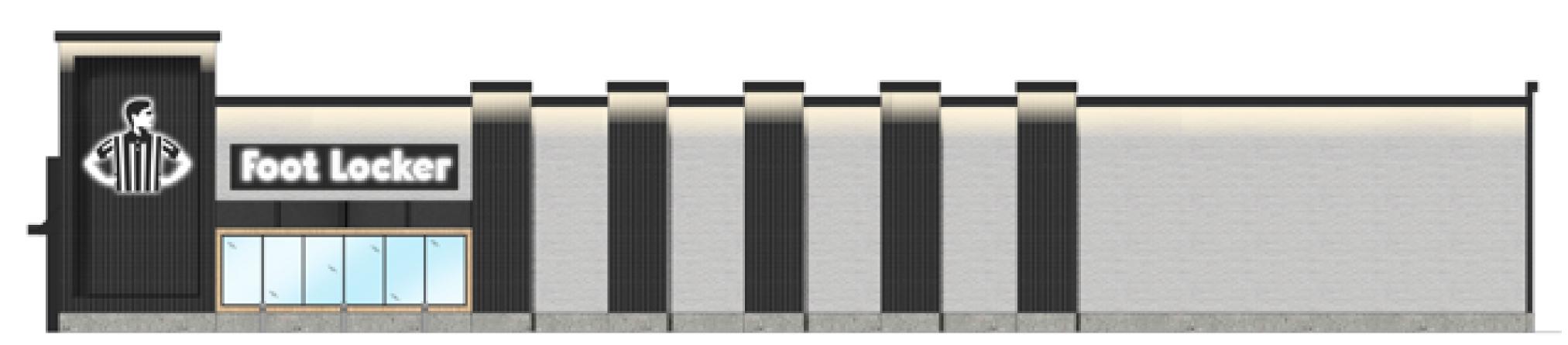


1 WEST ELEVATION



2 NORTH ELEVATION





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4 SOUTH ELEVATION





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Owners Project Number:

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361 17TH ST NW, UNIT 2601
ATLANTA, GA 30363

Project Address:

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MIDTOWN CENTER

4102 N. 56TH STREET
MILWAUKEE, WI 53209

5700 W CAPITOL DRIVE MILWAUKEE, WI 53209

Issue Date:

PLAN COMMISSION

07/15/2024

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PRINCIPAL IN CHARGE: DR
PROJECT MANAGER: JW
DRAWN BY: CF

ACS PROJECT NUMBER:

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ELEVATIONS AND 3D PERSPECTIVES

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

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