#### **EXISTING** PERMANENT EASEMENT HORIZONTAL CONTROL POINT SURVEY MARKER SOIL BORING SANITARY SEWER AND MANHOLE FORCE MAIN AND LIFT STATION ---- WATER SERVICE AND CURB STOP BOX ⊢⊠≕ GAS MAIN, VALVE, VENT AND METER BURIED FIBER OPTIC CABLE AND MANHOLE BURIED PHONE CABLE, PEDESTAL AND MANHOLE BURIED TV CABLE, PEDESTAL AND MANHOLE BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER OVERHEAD WIRE, POLE AND GUY WIRE LIGHT POLE TRAFFIC SIGNAL STREET NAME SIGN SIGN (NON STREET NAME) RAILROAD TRACKS DECIDUOUS AND CONIFEROUS TREE BUSH / SHRUB AND STUMP O AXX EDGE OF WOODED AREA FENCE (UNIDENTIFIED) BARBED WIRE FENCE CHAIN LINK FENCE WOOD FENCE WOVEN WIRE FENCE PLATE BEAM GUARDRAIL CABLE GUARDRAIL POST / BOLLARD PROPOSED --- STREET CENTERLINE - CONSTRUCTION LIMITS SANITARY SEWER, BULKHEAD AND MANHOLE - FORCE MAIN SANITARY SERVICE AND CLEANOUT WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE WATER VALVE MANHOLE, REDUCER, BEND AND CROSS WATER SERVICE AND CURB STOP BOX STORM SEWER, MANHOLE AND CATCH BASIN CULVERT AND APRON ENDWALL ---<---- DRAIN TILE —<-- DITCH / SWALE</pre> STREET NAME SIGN SIGN (NON STREET NAME) TO RETAINING WALL

# CITY OF MILWAUKEE, WISCONSIN

CONSTRUCTION PLANS FOR

## VETERANS COMMUNITY PROJECT

**VETCP 172617** 







**INDEX** 

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Sheet Title

TITLE

WATER & SANITARY DETAILS

STORM & EROSION CONTROL DETAILS

ROAD DETAILS

GRADING & EROSION CONTROL PLAN

BASIN DETAILS

ROAD & STORM PLAN & PROFILE

WATER MAIN & SANITARY SYSTEM MAP

WATERMAIN & SANITARY PLAN & PROFILE

NOTE:

THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.



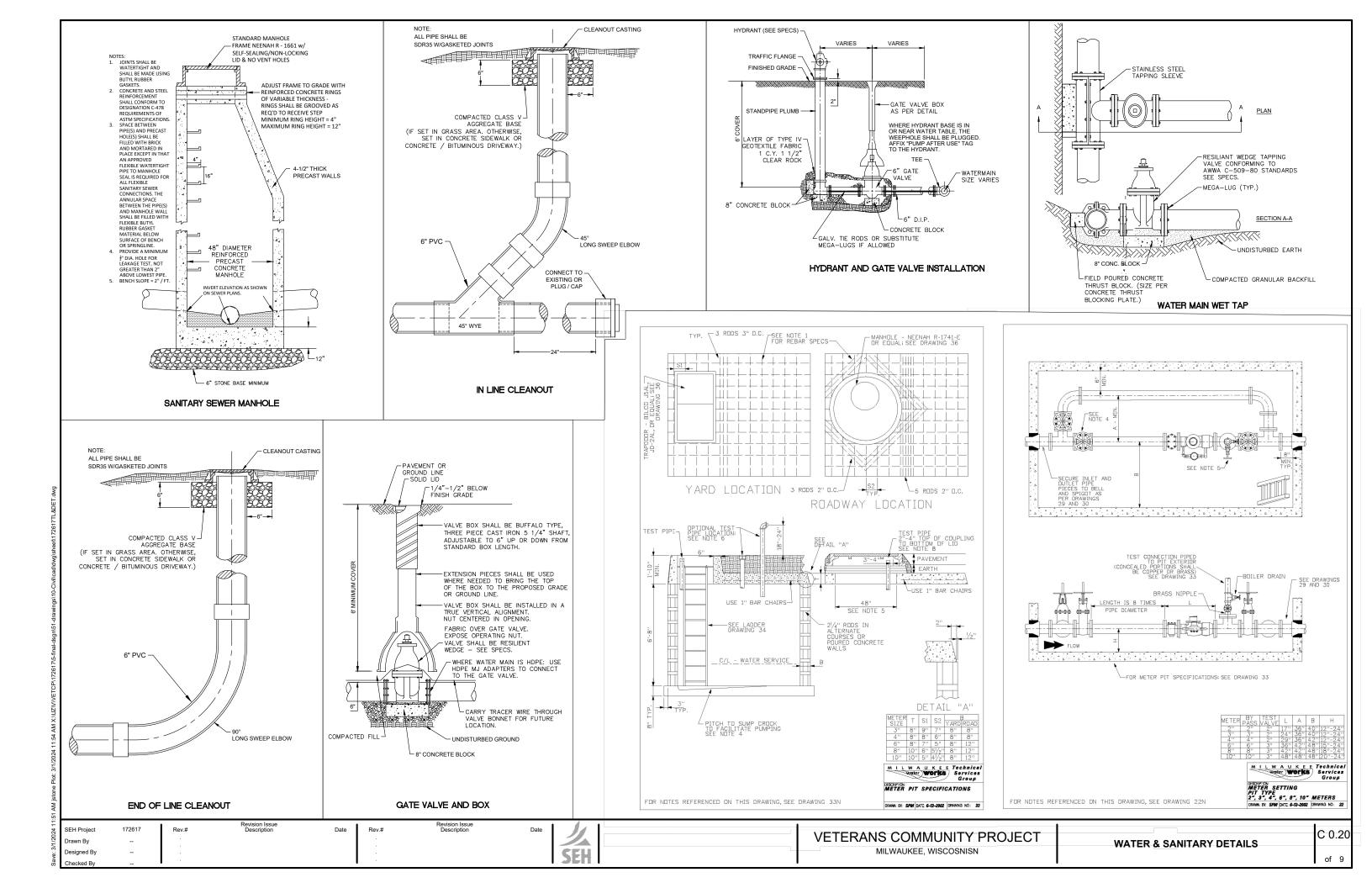


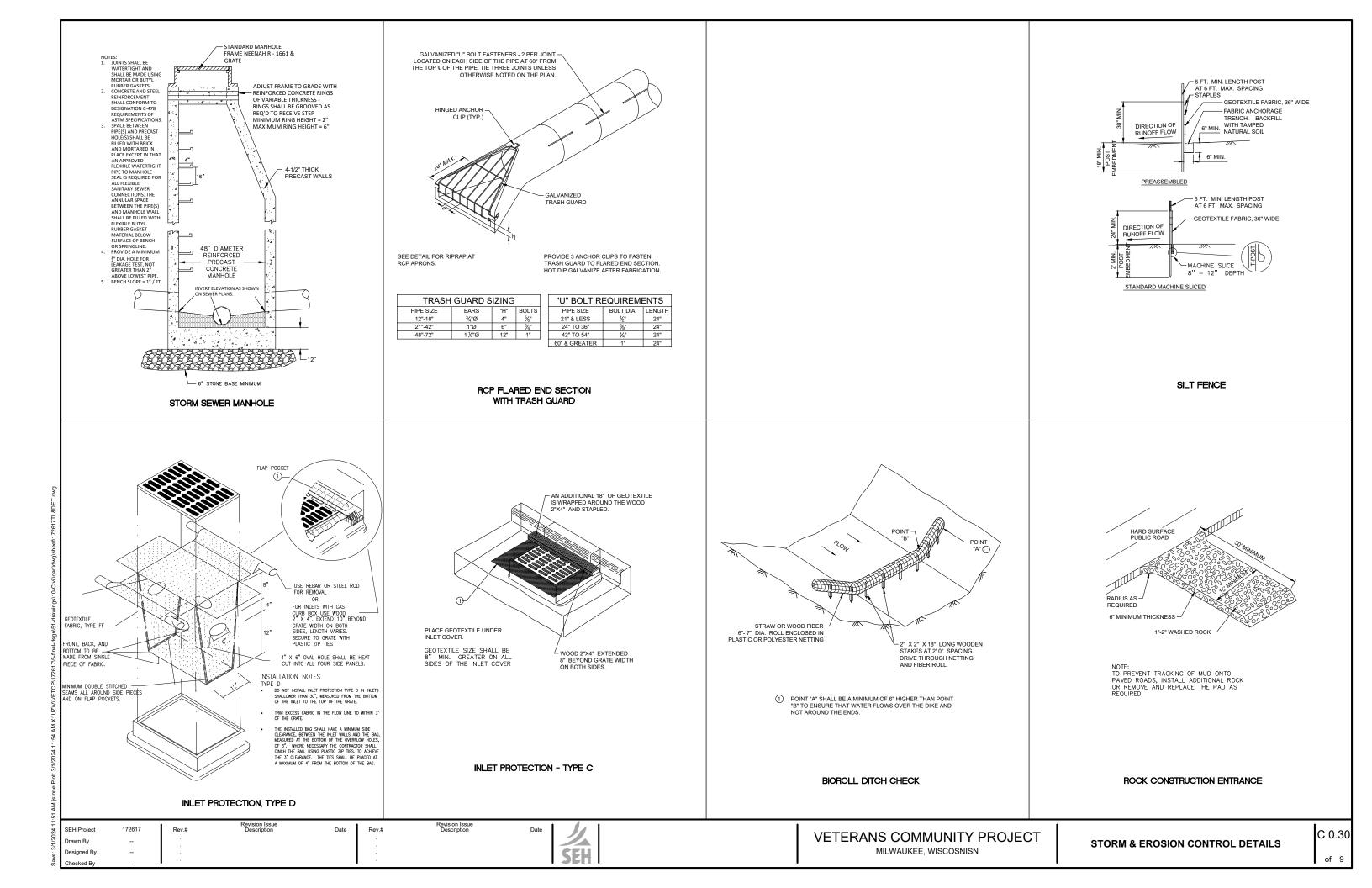
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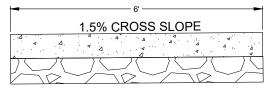
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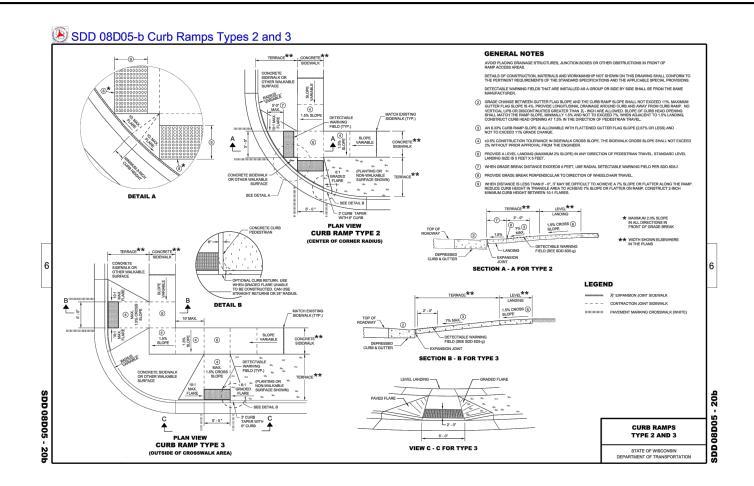




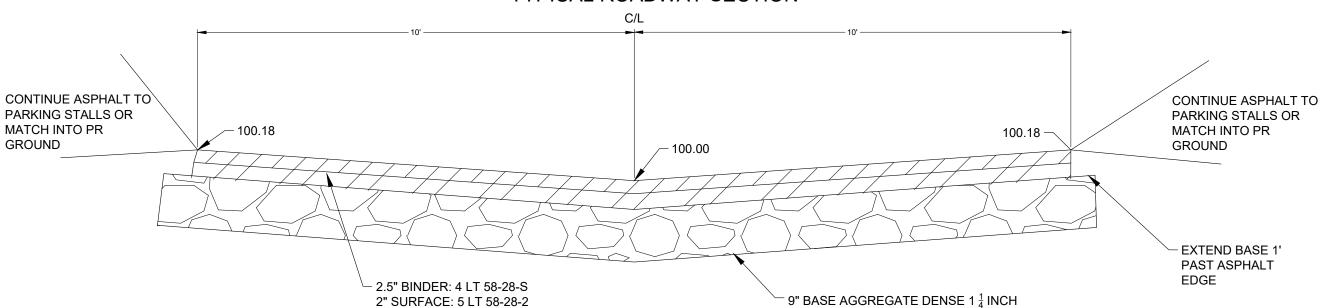
#### SIDEWALK DETAIL

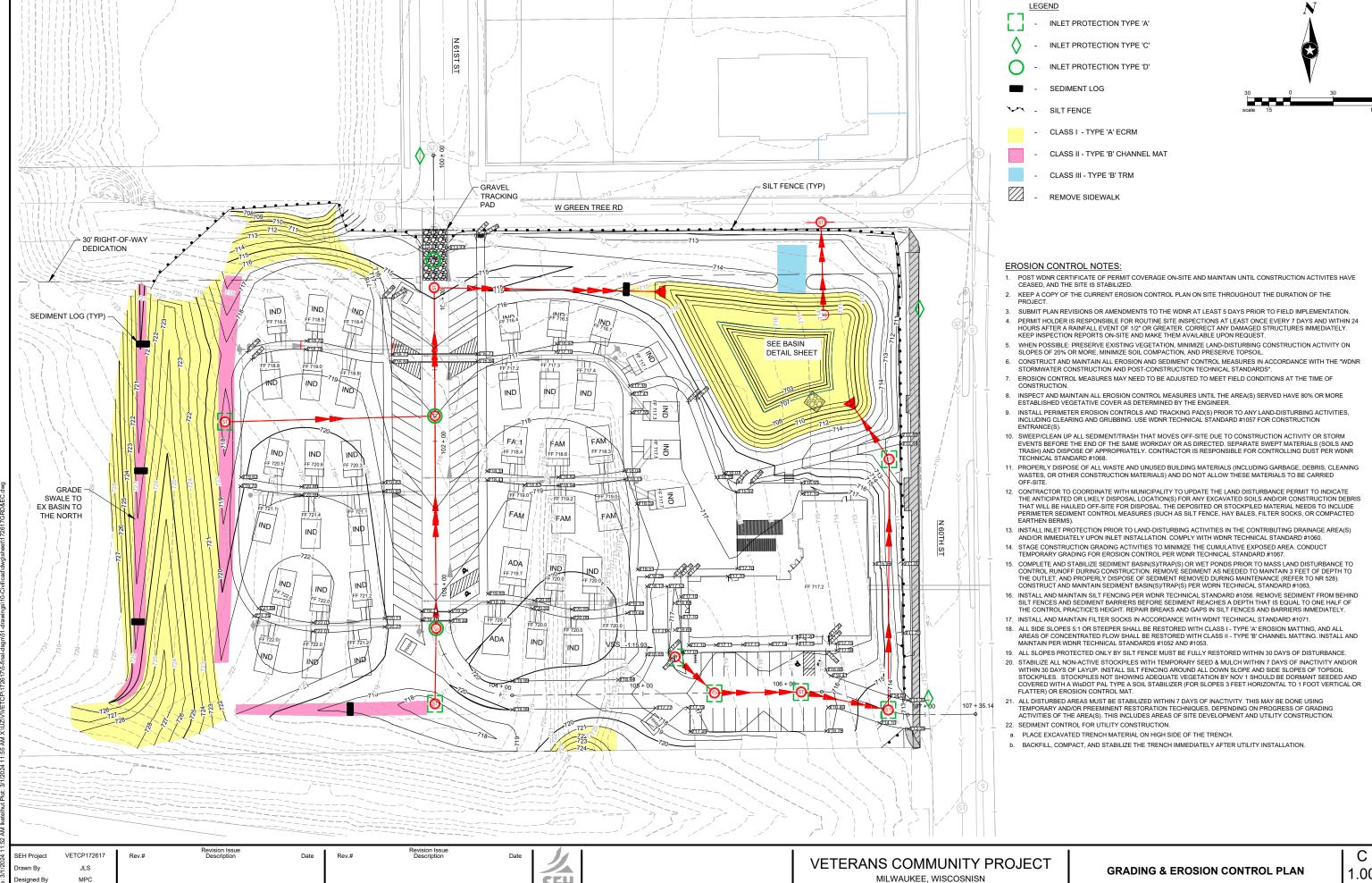


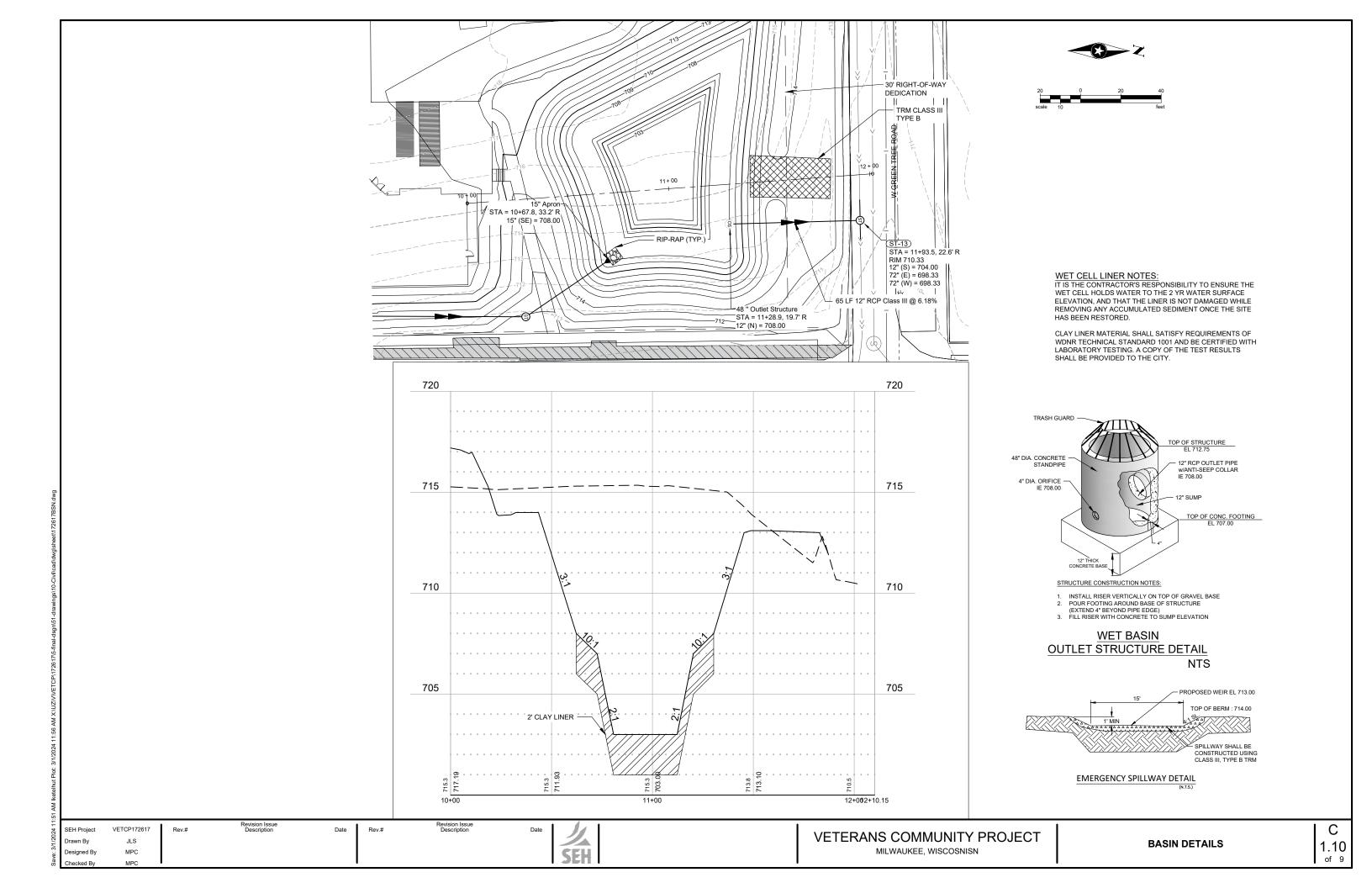
-4" CONCRETE OVER 4" BASE AGGREGATE DENSE  $\frac{3}{4}$ "

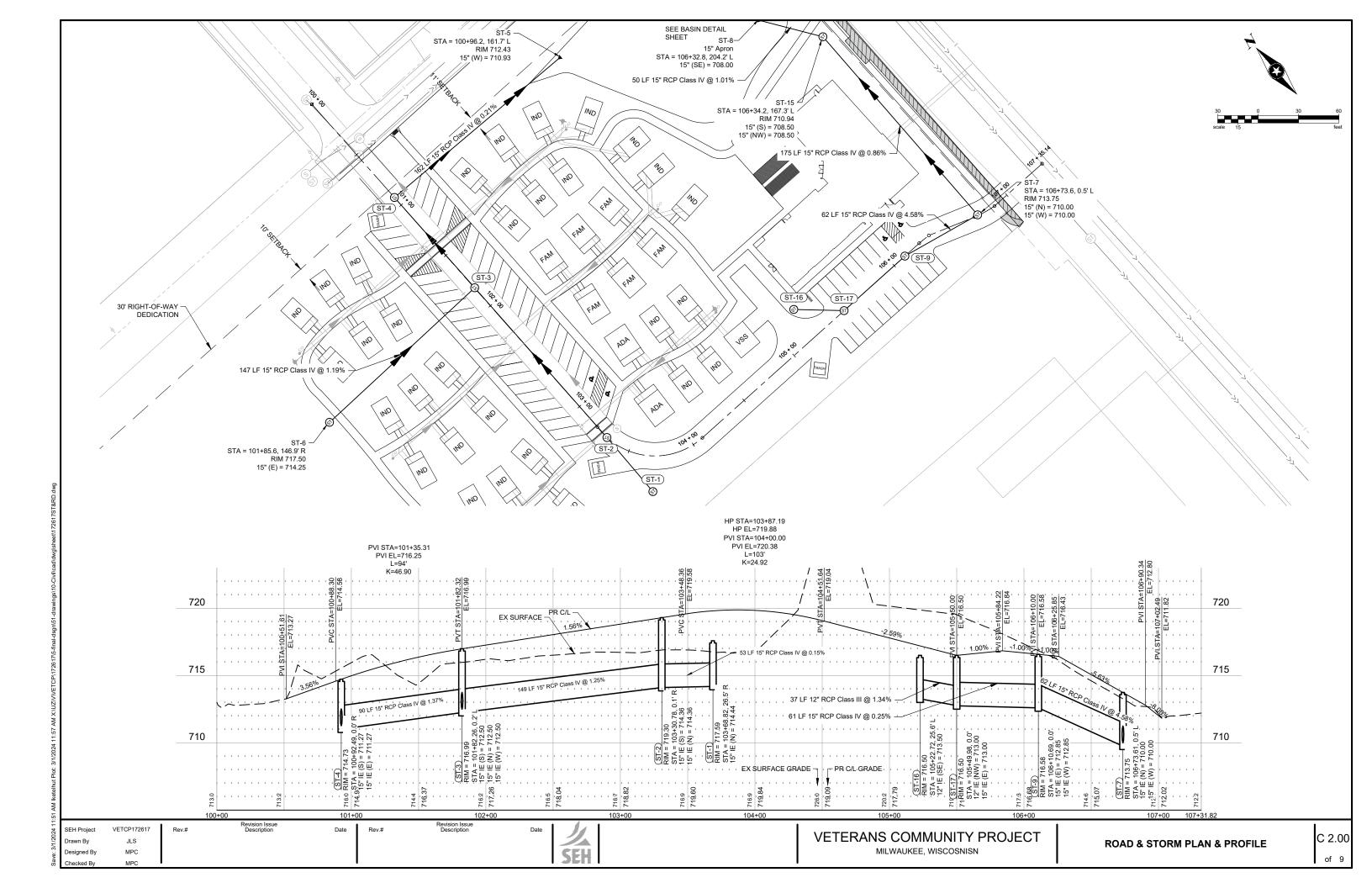


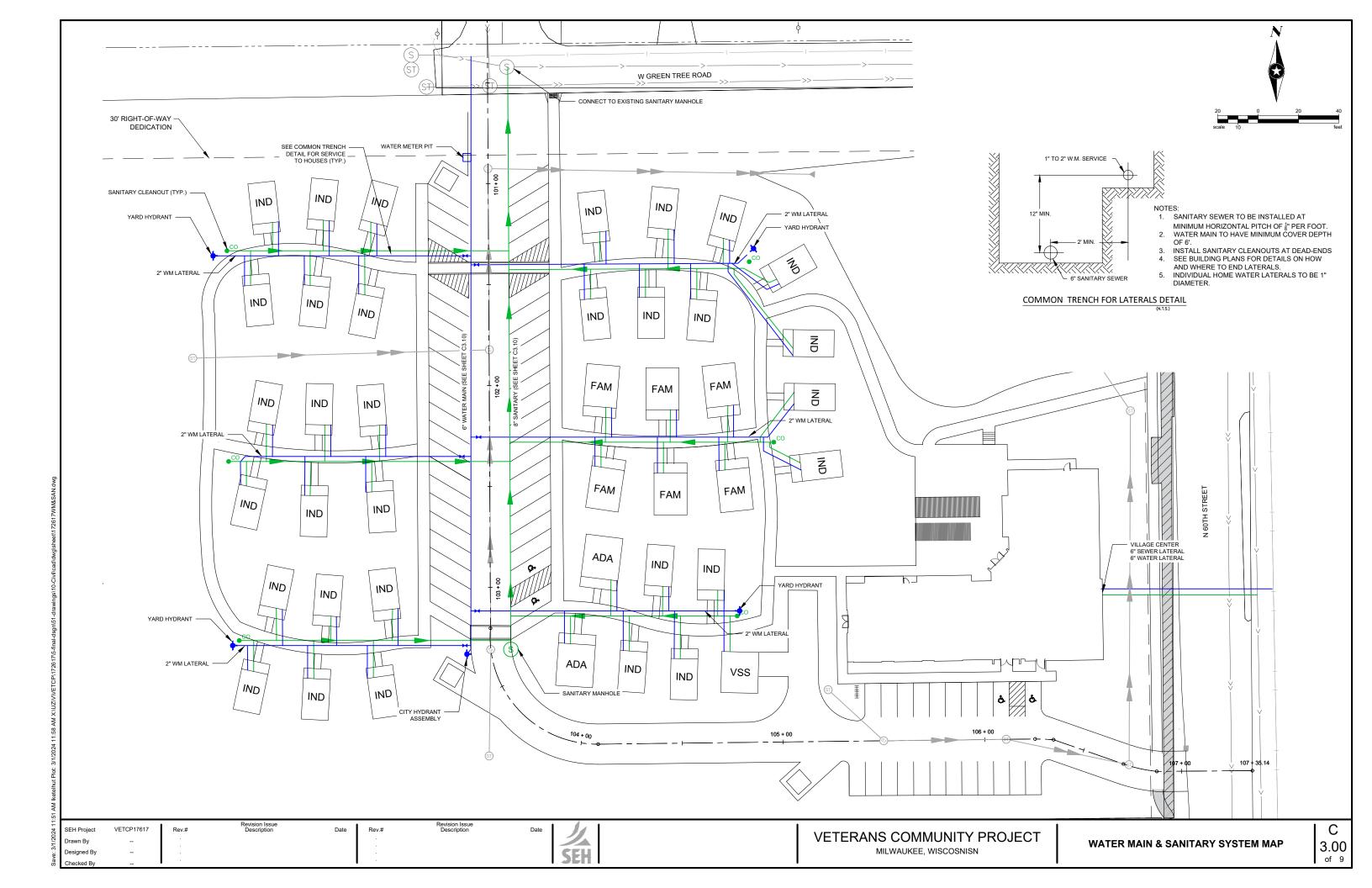


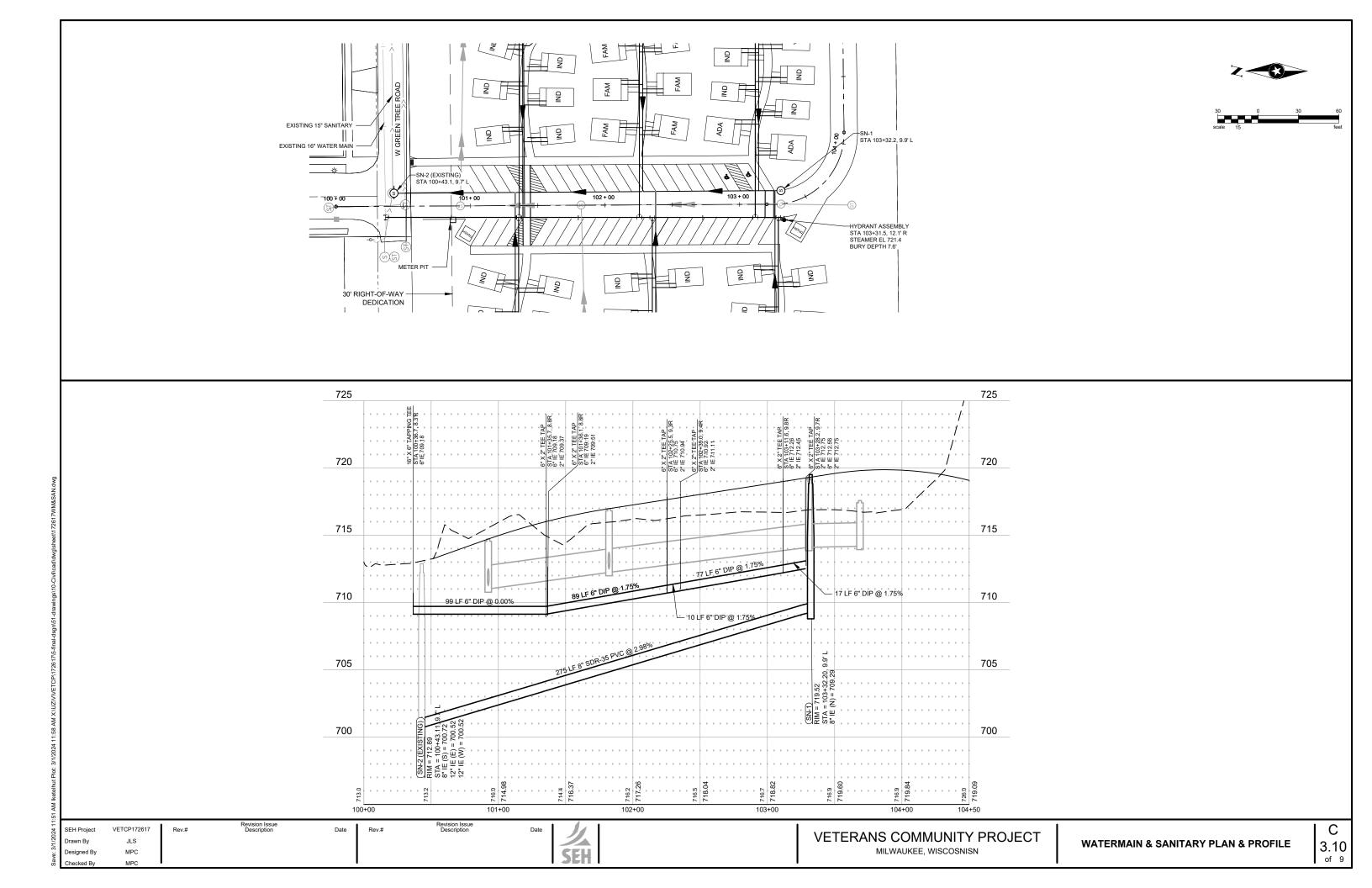


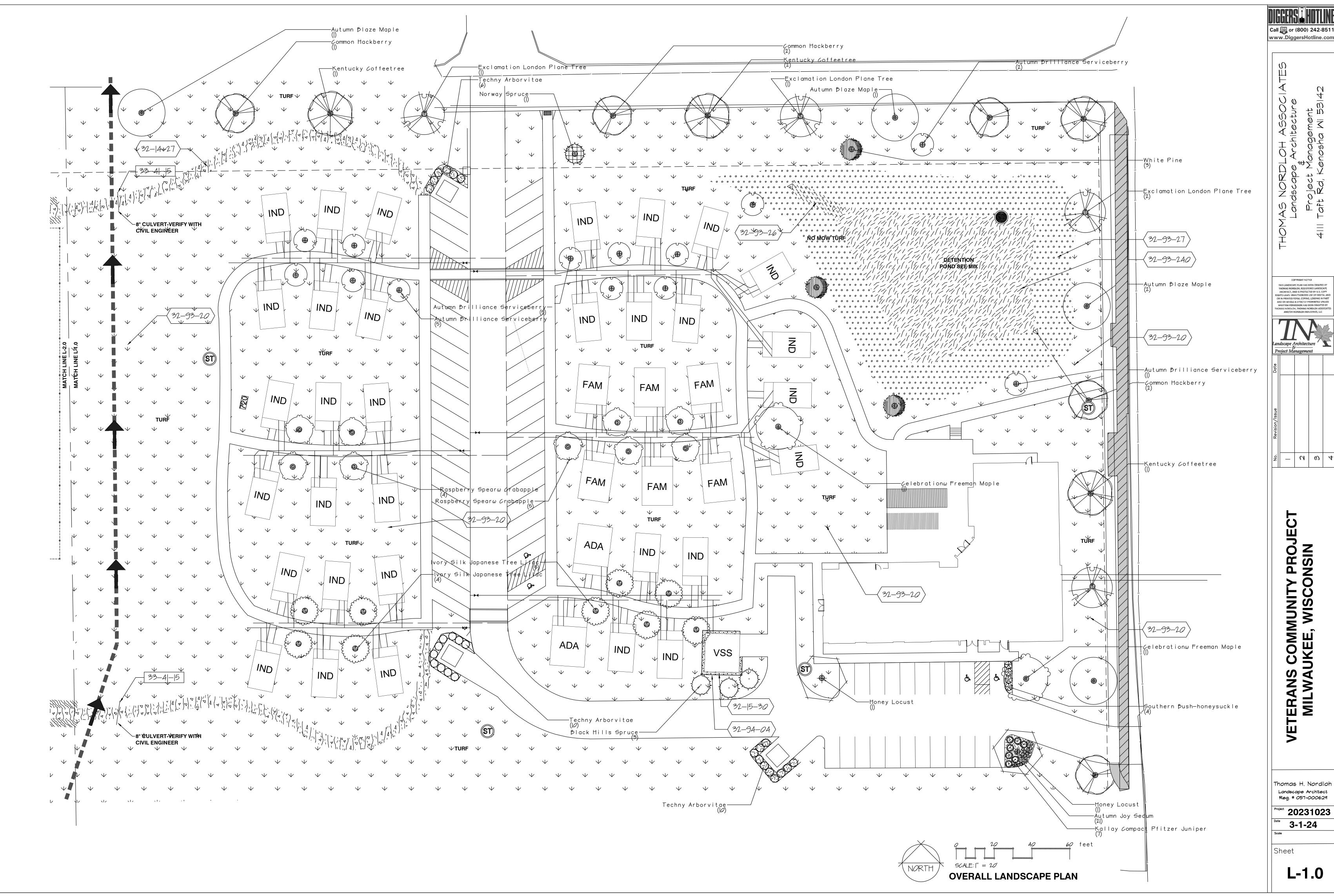


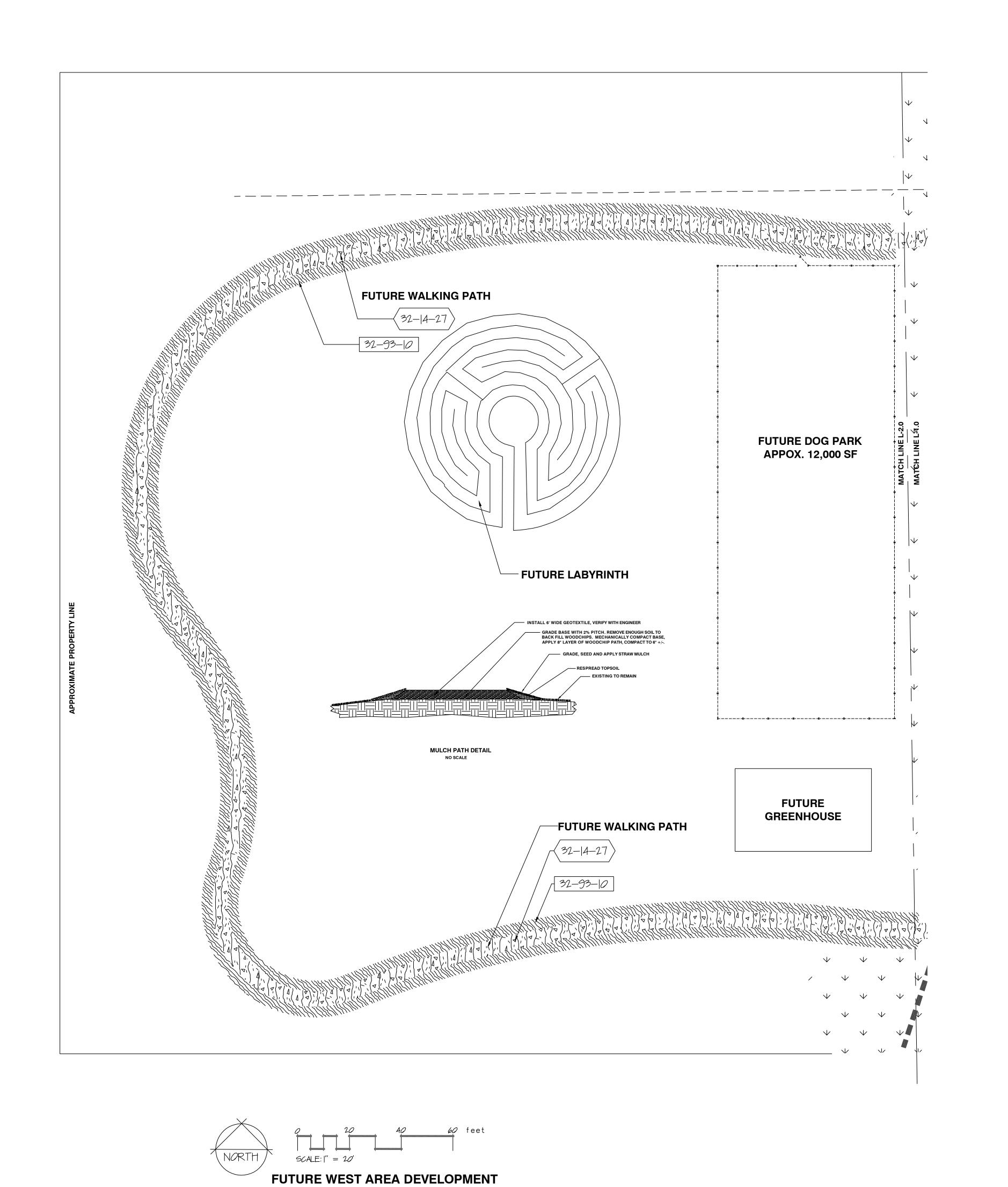












Call or (800) 545-8211

MAS NORDLOH ASSOCIATES

Landscape Architecture

Project Management

411 Taft Rd, Kenosha Wi 53142

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Project Management

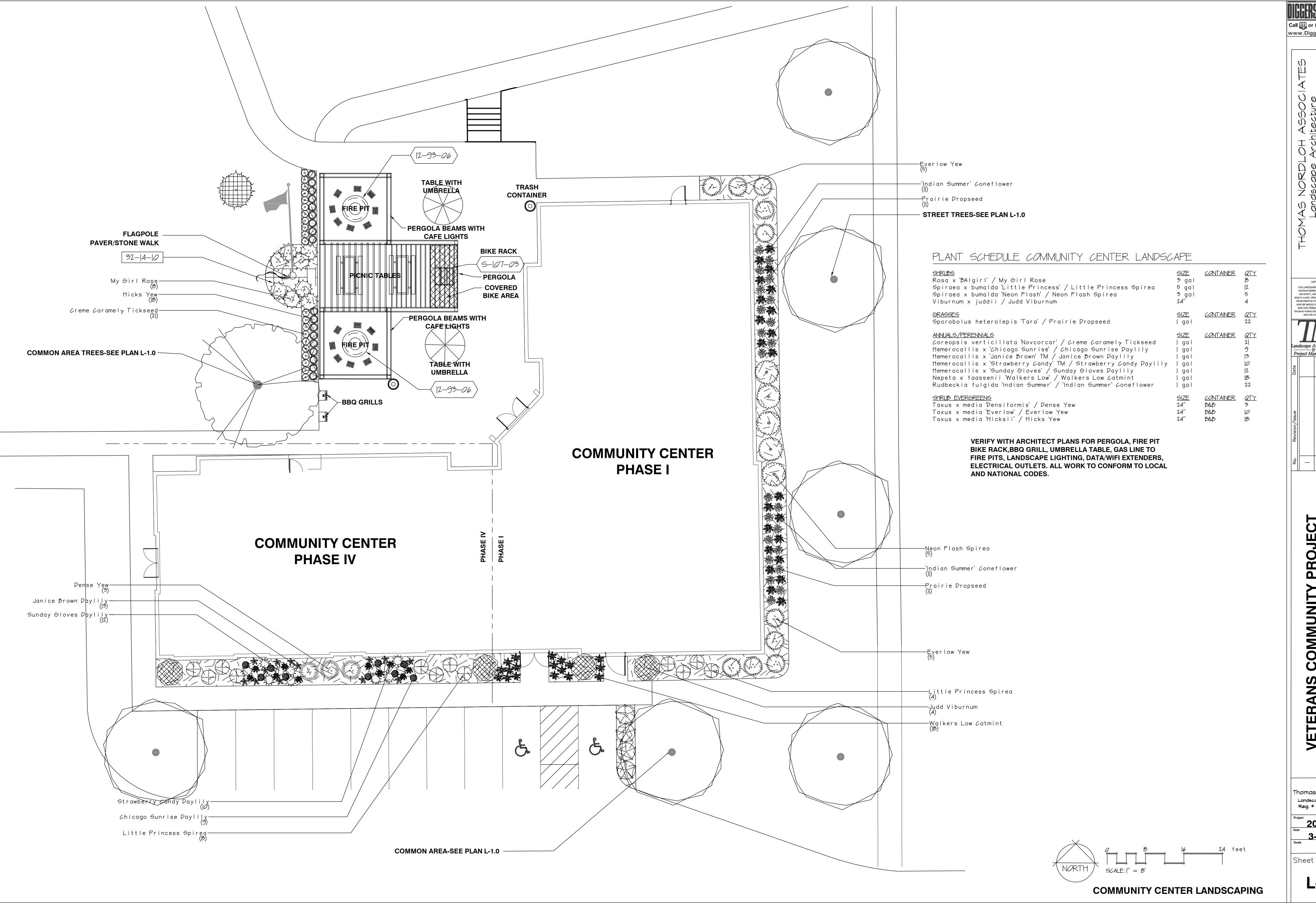
VETERANS COMMUNITY PROJECT MILWAUKEE, WISCONSIN

Thomas H. Nordloh Landscape Architect Reg. # 057-000629

Project 20231023
Date 3-1-24

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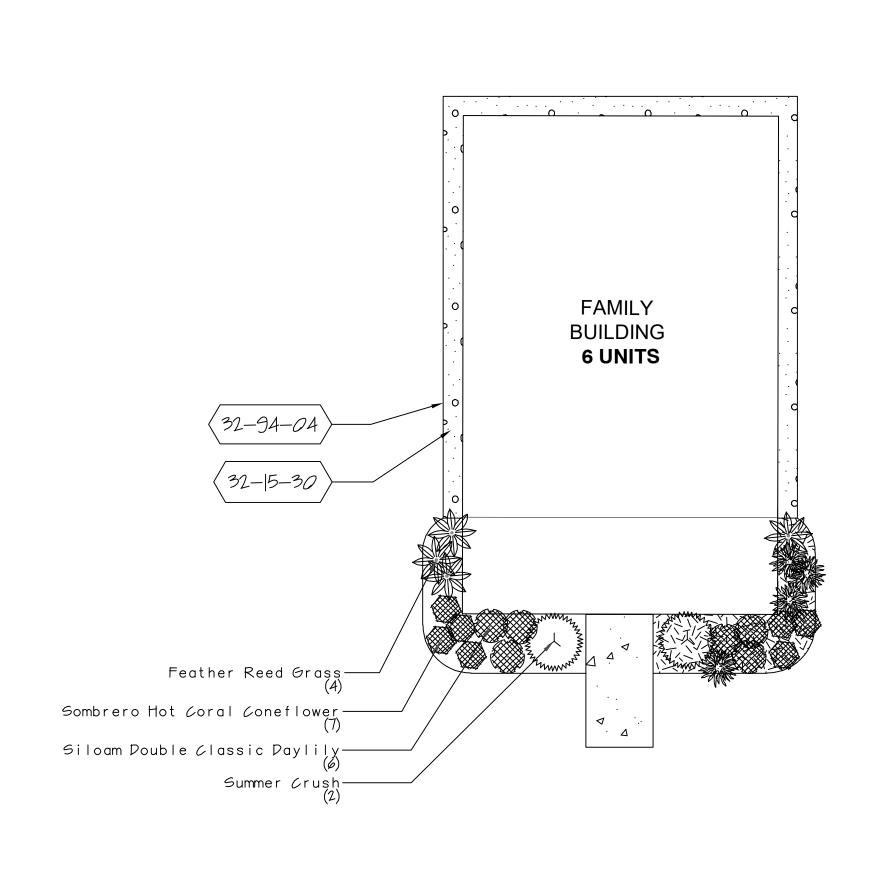
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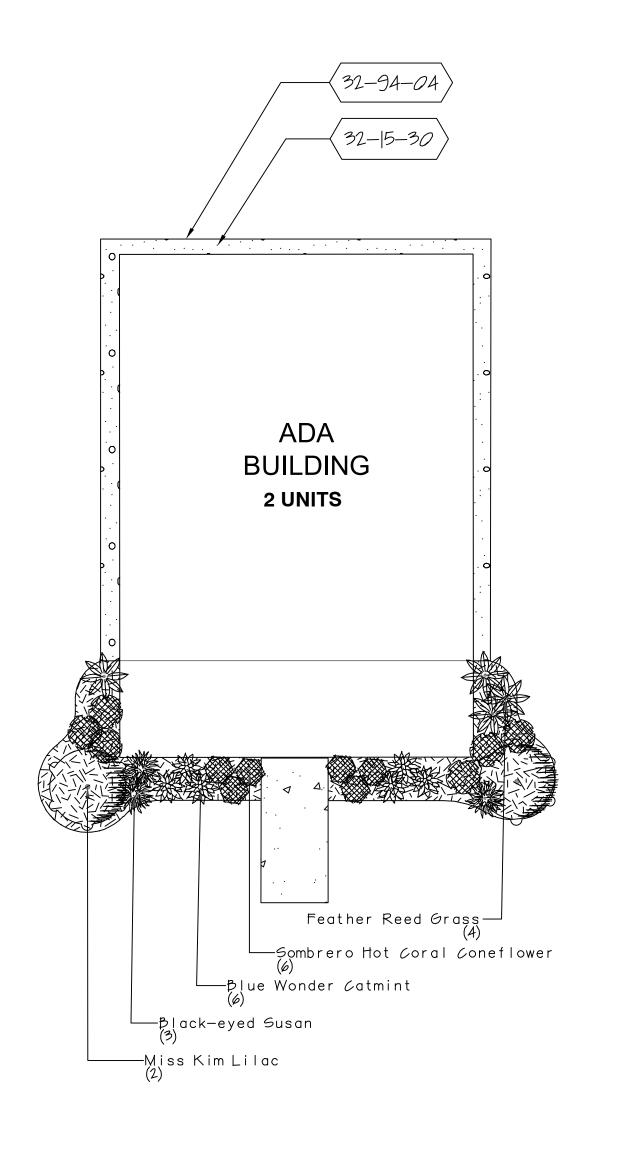
VETERANS COMMUNITY PROJECT MILWAUKEE, WISCONSIN

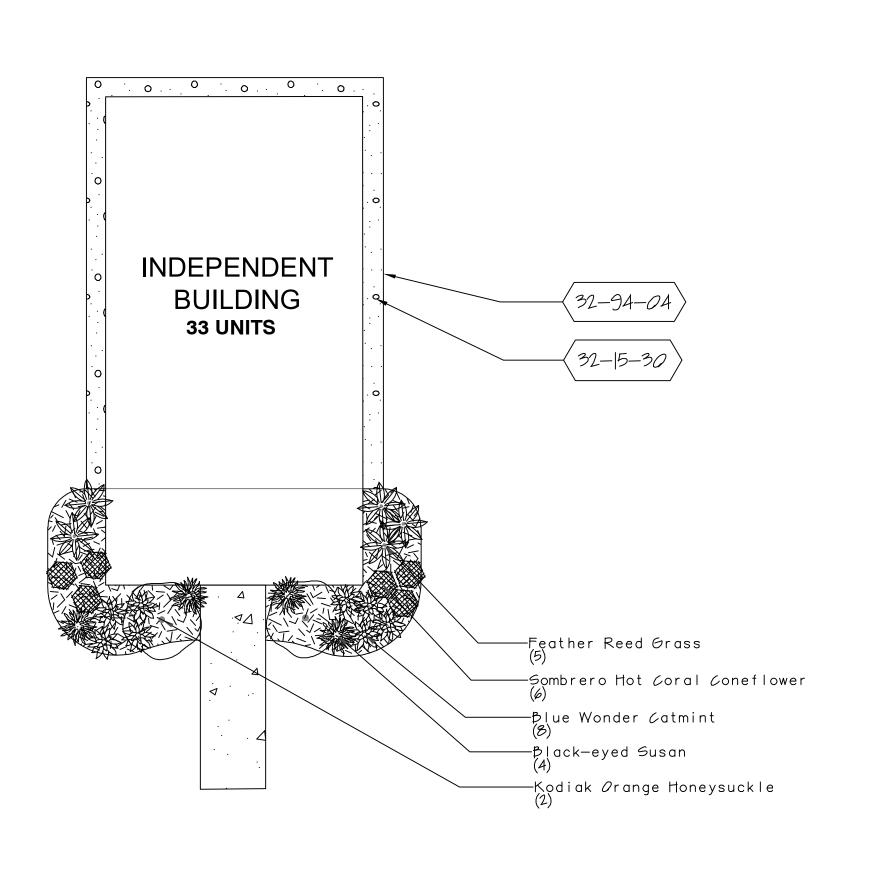
Landscape Architect Reg. # 057-000629

20231023 3-1-24 Scale

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#### REFERENCE NOTES SCHEDULE FAMILY BUILDING

<u>SYMBOL</u>	Aggregate Surface DESCRIPTION	QTY
(32- 5-30)	WASHED STONE, 4" DEPTH OVER FILTER/WEED FABRIC	<i>60</i> sf
<u>SYMBOL</u>	<u>Planting Accessories</u> <u>DESCRIPTION</u>	QTY
(32-94-04)	EDGE, ALUMINUM EDGING, 16' LENGTH NON PAINTED	64 I f
(32-94-119)	SHREDDED BARK MULCH, 3-4" DEPTH	33 sf
(32-95-01)	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	32 If

### REFERENCE NOTES SCHEDULE ADA BUILDING

Aggregat	<u>e Surface</u>	
SYMBOL DESCRIPTION		QTY
32-15-30 WASHED ST	TONE, 4" DEPTH OVER FILTER/WEED FABRIC	54 sf
<u>Planting</u> <u>SYMBOL</u> <u>DESCRIPTIO</u>	Accessories N	QTY
(32-94-04) EDGE, ALUN	MINUM EDGING, 16' LENGTH NON PAINTED	66 I f
(32-94-119) SHREDDED	BARK MULCH, 3-4" DEPTH	85 sf
(32-95-01) EDGE, SHO	VEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	42   f

### REFERENCE NOTES SCHEDULE IND. BUILDING

<u>SYMBAL</u>	<u>Aggregate Surface</u> <u>DESCRIPTION</u>	QTY
32- 5-30	WASHED STONE, 4" DEPTH OVER FILTER/WEED FABRIC	57 sf
SYMBOL	<u>Planting Accessories</u> <u>DESCRIPTION</u>	<u>QTY</u>
(32-94-04)	EDGE, ALUMINUM EDGING, 16' LENGTH NON PAINTED	60 lf
32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	77 sf
(32-95-01)	EDGE, SHOVEL OUT BED EDGE, 4" DEPTH-SEE DETAIL	33   f

#### PLANT SCHEDULE FAMILY BUILDING

<u>SHRUBS</u>	<u>SIZE</u>	<u>QTY</u>
Hydrangea macrophylla 'Hortmafarfa' / Summer Crush	3 gal	2
<u>GRASSES</u>	<u>SIZE</u>	<u>QTY</u>
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	gal.	4
ANNUALS/PERENNIALS Echinacea purpurea 'Sombrero Hot Coral' / Sombrero Hot Coral Coneflower Hemerocallis x 'Siloam Pouble Classic' TM / Siloam Pouble Classic Paylily Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan	<u>SIZE</u>   gal   gal   gal	<u>QTY</u> 7 6 4

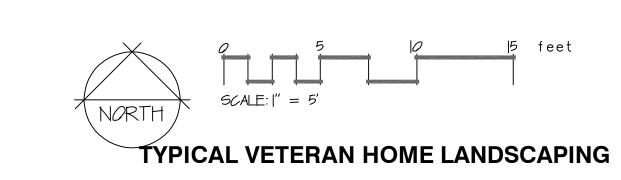
#### PLANT SCHEDULE ADA BUILDING

<u>SHRUBS</u>	<u>SIZE</u>	<u>QTY</u>
Syringa patula 'Miss Kim' / Miss Kim Lilac	24"	2
<u>GRASSES</u>	<u>SIZE</u>	<u>QTY</u>
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	gal.	4
ANNUALS/PERENNIALS Echinacea purpurea 'Sombrero Hot Coral' / Sombrero Hot Coral Coneflower Hemerocallis x 'Siloam Pouble Classic' TM / Siloam Pouble Classic Paylily Nepeta x faassenii 'Blue Wonder' / Blue Wonder Catmint Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan	<u>SIZE</u>   ga    ga    ga    ga	QTY 6 6 6 6 3

### PLANT SCHEDULE IND. BUILDING

<u>SHRUBS</u>	<u>SIZE</u>	<u>QTY</u>
Diervilla x '62X88544' TM / Kodiak Orange Honeysuckle	3 gal	2
<u>GRASSES</u>	<u>SIZE</u>	QTY
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	gal.	5
ANNUALS/PERENNIALS Echinacea purpurea 'Sombrero Hot Coral' / Sombrero Hot Coral Coneflower Nepeta x faassenii 'Blue Wonder' / Blue Wonder Catmint Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan	<u>SIZE</u>   gal   gal   gal	<u>QTY</u> 6 8 4

NOTE; BUILDING LANDSCAPING IS FOR FUTURE INSTALLATION.
SCHEDULE QUANTITIES ARE FOR (1) UNIT



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VETERANS COMMUNITY PROJECT MILWAUKEE, WISCONSIN

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Thomas H. Nordloh Landscape Architect Reg. # 057-000629

20231023
Date 3-1-24
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### PLANT SCHEDULE OVERALL SITE LANDSCAPE

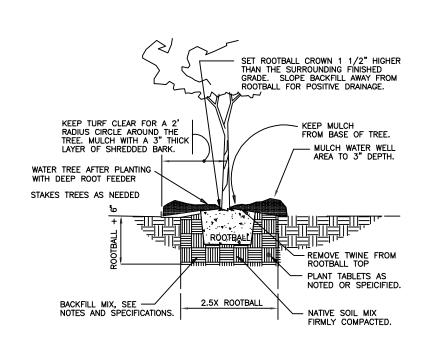
COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	<u>QTY</u>
TREES Autumn Blaze Maple Celebration Freeman Maple Autumn Brilliance Serviceberry Common Hackberry Honey Locust Kentucky Coffeetree Raspberry Spearw Crabapple Exclamation London Plane Tree Ivory Silk Japanese Tree Lilac	Acer freemanii 'Autumn Blaze' Acer x freemanii 'Celzam' Amelanchier canadensis 'Autumn Brilliance' Celtis occidentalis Gleditsia triacanthos Gymnocladus dioica 'Espresso' Malus x 'JFS KW2/3MX' Platanus x acerifolia 'Exclamation' TM Syringa reticulata 'Ivory Silk'	2.5" Cal. 2.5" Cal. 6 2.5" Cal. 2.5" Cal. 2.5" Cal. 6 2.5" Cal.	5&B 5&B 5&B 5&B 5&B 5&B 5&B 5&B 5&B	4213524949
EVERGREEN TREES  Norway Spruce  Black Hills Spruce  White Pine  Techny Arborvitae	Picea abies Picea glauca 'Densata' Pinus strobus Thuja occidentalis 'Techny'	6665	5&B 5&B 5&B 5&B	 3 3 26
SHRUBS Southern Bush-honeysuckle	Diervilla sessilifolia 'Butterfly'	5 gal		4
ANNUALS/PERENNIALS Autumn Joy Sedum	Sedum x 'Autumn Joy'	gal		2
SHRUB EVERGREENS Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	5 gal		7

## PLANT SCHEDULE STREET TREES

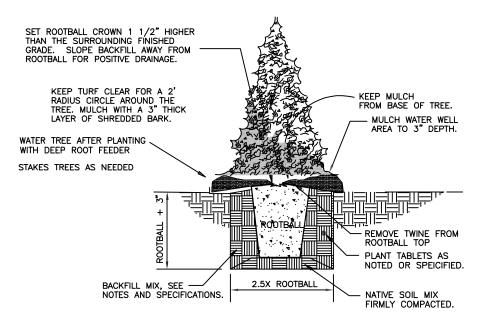
COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY
TREES Autumn Blaze Maple Common Hackberry Kentucky Coffeetree Exclamation London Plane Tree	Acer freemanii 'Autumn Blaze' Celtis occidentalis Gymnocladus dioica 'Espresso' Platanus x acerifolia 'Exclamation' TM	2.5" Cal. 2.5" Cal. 2.5" Cal. 2.5" Cal.	5&B 5&B 5&B 5&B	4 5 4 4

### PLANT SCHEDULE COMMON AREA PLANTING

COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY
·	Acer x freemanii 'Celzam' Amelanchier canadensis 'Autumn Brilliance' Gleditsia triacanthos Malus x 'JFS KW2 3MX' Syringa reticulata 'Ivory Silk'	2.5" Cal. 6 2.5" Cal. 6 6	5&B 5&B 5&B 5&B 5&B 5&B	2  3 2 9 9
EVERGREEN TREES  Norway Spruce  Black Hills Spruce  White Pine  Techny Arborvitae	Picea abies Picea glauca 'Densata' Pinus strobus Thuja occidentalis 'Techny'	6665	B&B B&B B&B B&B	 3 3 26
SHRUBS Southern Bush-honeysuckle	Diervilla sessilifolia 'Butterfly'	5 gal		4
ANNUALS/PERENNIALS Autumn Joy Sedum	Sedum x 'Autumn Joy'	gal		2
SHRUB EVERGREENS Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	5 gal		7



101) TREE PLANTING DETAIL



EVERGREEN PLANTING DETAIL

1' = 1'-0'

## REFERENCE NOTES SCHEDULE OVERALL SITE LANDSCAPE

<u>SYMBAL</u>	<u>Unit Paving</u> <u>DESCRIPTION</u>	QTY
32- 4-27	WOODCHIP WALKING/BIKING PATH @ 6' WIDTH, INSTALL OVER HEAVY DUTY GEOTEXTILE FABRIC	7,555 sf
<u>SYMBAL</u>	Aggregate Surface DESCRIPTION	QTY
32-15-30	WASHED STONE 1.5-2" @ 4" DEPTH OVER FILTER/WEED FABRIC	1 <i>0</i> 5 sf
<u>SYMBAL</u>	<u>Planting</u> <u>DESCRIPTION</u>	QTY
32-93-10	SEED AND STRAW MULCH. USE REINDARS PREMIUM 60 SEED MIX, INSTALL AT RECOMMENDED RATES. FERTILIZE AT 1/2 RATE WITH 10-10-10 AFTER SEED HAS GERMINATED	6,47  sf
(32-93-20)	REINDARS PREMIUM 60 TURF-SEED AND DN SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. LONG TERM AND GREEN NETTED BLANKET AND BENT OVER STAPLES WILL NOT BE ACCEPTED	7,762 sf
32-93-240	PORY BOTTOM DETENTION POND SEED MIX, PIZZO NATIVE PLANT NERSERY, WWW.PIZZONURSERY.COM	6,25  sf
(32-93-26)	TURF REINFORCEMENT MAT, NORTH AMERICAN GREEN C-350 or EQUAL	242 sf
32-93-27	NO-MOW FESCUE AND DN EROSION BLANKET	<i>8,89</i> 7 sf
<u>SYMBAL</u>	<u>Planting Accessories</u> <u>DESCRIPTION</u>	QTY
32-94-04	EDGE, ALUMINUM EDGING, 16' LENGTH NON PAINTED	76 I f
(32-94-119)	SHREDDED BARK MULCH, 3-4" DEPTH	596 sf
32-94- 36	3' DIAMETER MULCH TREE RING	56
(32-95-01)	) EDGE, SHOVEL CUT BED EDGE, 4" DEPTH—SEE DETAIL	256   f
<u>SYMBAL</u>	<u>Storm Drainage Utilities</u> <u>DESCRIPTION</u>	QTY
33-4 - 5	8" PVC DRAIN TILE	23   f

#### REFERENCE NOTES SCHEDULE COMMUNITY CENTER LANDSCAPE

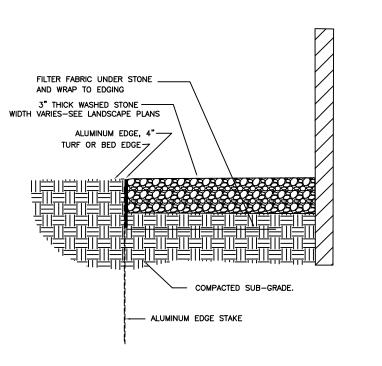
SYMB <i>O</i> L	<u>Site Furnishings</u> DESCRIPTION	QTY
(12-93-06)	) 4.5' DIAMETER STONE FIRE PIT, 30" PUSH BUTTON GAS BURNER, 5.5' DIAMETER STONE CAP WITH 6" OVERHANG	2
<u>SYMBAL</u>	<u>Unit Paving</u> <u>DESCRIPTION</u>	QTY
32- 4- 0	BLUESTONE PAVING ON I" BEDDING AND 5" CRUSHED LIMESTONE BASE. COMPACT BASE TO 95% PROCTOR DENSITY. COMPACT TRENCHES BEFORE INSTALLING BASE	36 sf
SYMBOL	<u>Site Furnishings</u> <u>DESCRIPTION</u>	QTY
32-33-44	CEDAR PERGOLA, VERIFY SIZE AND HEIGHT	1
<u>SYMBAL</u>	<u>Planting Accessories</u> <u>DESCRIPTION</u>	QTY
(32-94-119)	SHREDDED BARK MULCH, 3-4" DEPTH	1,476 sf
(32-95-01)	EDGE, SHOVEL OUT BED EDGE, 4" DEPTH-SEE DETAIL	23    f
<u>SYMBAL</u>	<u>Site Furnishings</u> <u>DESCRIPTION</u>	QTY
(5-107-03)	> MADRAX BIKE RACK-PHX-SNG-4   1-7/8" tube   24" W x 36" L x 36" H   4-bikes	1
(5-109)	TYPICAL FLAGPOLE, VERIFY TYPE, SIZE LOCATION WITH ARCHITECT	1
$\langle S-  O\rangle$	TYPICAL BBQ GRILL, VERIFY SIZE, FUEL TYPE, FINAL LOCATION WITH ARCHITECT	2
(5-111)	TYPICAL TRASH RECEPTICAL, VERIFY FINAL TYPE, LOCATION AND QUANTITY BY ARCHITECT	2
(5-112)	TYPICAL 6 PERSON DINING TABLE AND UMBRELLA, VERIFY WITH ARCHITECT FINAL TYPE AND QUANTITY	2

# 

SHRUB PLANTING

#### **GENERAL LANDSCAPE NOTES;**

- 1. Topsoil return to depth of 4" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
- 2. Always contact Diggers Hotline (800-242-8511) or JULIE 811 (or 1-800-892-0123) before proceeding with any work.
- 3. Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
- 4. Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester..
- 5. Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3' diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.
- 6. Spade cut plant beds and tree rings with a 4" deep shovel cut.
- 7. Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
- 8. Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
- 9. Sodded turf (if applicable) to be installed in staggered fashion with tight joints. Sod to be rolled and watered to a depth of 3-4" immediately upon laying of the turf. Stake sod on slopes of less than 3:1 grade. Peat sod is not acceptable.
- 10. Erosion blanket shall be installed on seeded slopes with a grade of 3:1 or less. 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
- 11. Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
- 12. If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment
- 13. Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.



MAINTENANCE OR RODENT STRIP

3" = (-d')

Call or (800) 242-8511
www.DiggersHotline.com

AS NORDLOH ASSOCIATE
Landscape Architecture

Project Management

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and a series of the series of

VETERANS COMMUNITY PROJECT MILWAUKEE, WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project 20231023

Date 3-1-24

Scale

Sheet

L-5.0



## GENERAL

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CIVIL	
T0.10	CIVIL COVERSHEET
C0.20	WATER AND SANITARY DETAILS
C0.30	STORM & EROSION CONTROL DETAILS
C0.40	ROAD DETAILS
C1.00	GRADING & EROSION CONTROL PLAN

C1.10 BASIN DETAILS
C2.00 ROAD & STORM PLAN & PROFILE

C3.00 WATERMAIN & SANITARY SYSTEM MAP C3.10 WATERMAIN & SANITARY PLAN & PROFILE

L-1.0 OVERALL LANDSCAPE PLAN L-2.0 FUTURE WEST AREA DEVELOPMENT

**ARCHITECTURAL**2A0.1 PHASING PLAN 2A0.2 ARCHITECTURAL SITE PLAN & DETAILS
2A0.3 TRASH ENCLOSURE PLAN AND DETAILS
4A1.1 FIRST FLOOR PLAN 4A3.1 ROOF PLAN
4A4.1 EXTERIOR ELEVATIONS
4A4.2 EXTERIOR ELEVATIONS

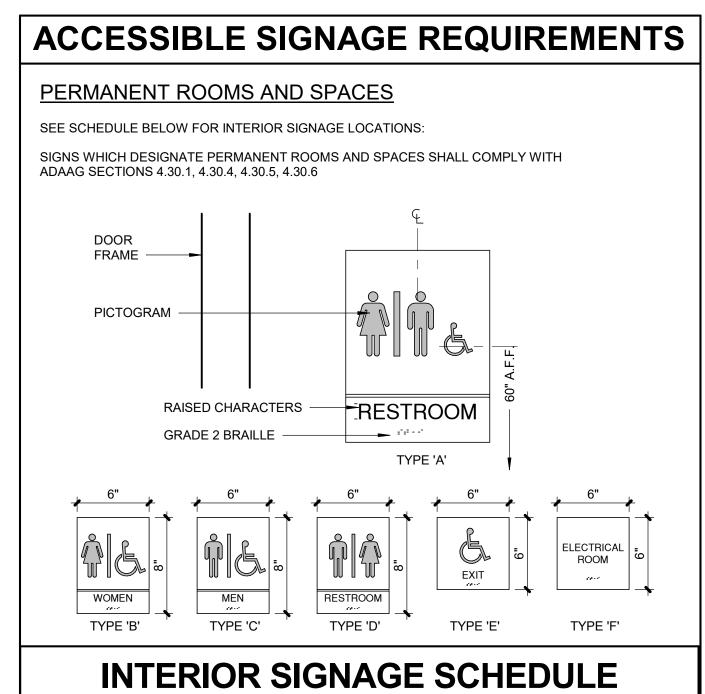
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FINKLE + WILLIAMS ARCHITECTURE
8787 Renner Blvd., Suite 100
Lenexa, Kansas 66219
PH. 913.498.1550

CIVIL FIRM NAME MECHANICAL PKMR 316 North Milwaukee St. Landmark Building, Suite 302 13300 W. 98th St. Lenexa, KS 66215 PH. 913.492.2400 Milwaukee, WI 53202-5888 PH. 414.465.1200

LANDSCAPE
TOM NORDLOH ASSOCIATES PLUMBING PKMR 13300 W. 98th St. Lenexa, KS 66215 PH. 913.492.2400 4111 Taft Rd. Kenosha, WI 53142 PH. 262.496.9191

**STRUCTURAL**STAND STRUCTURAL ENG. ELECTRICAL PKMR 13300 W. 98th St. Lenexa, KS 66215 PH. 913.492.2400 8234 Robinson Street Overland Park, KS 66204 PH. 913.214.2169





DOOR NO.	ROOM NAME	SIGN TYPE	SIGN TEXT
114.A	SHOWER ROOM	С	RESTROOM
115.A	RR	В	RESTROOM
120.A	RR	В	RESTROOM
121.A	RR	С	RESTROOM

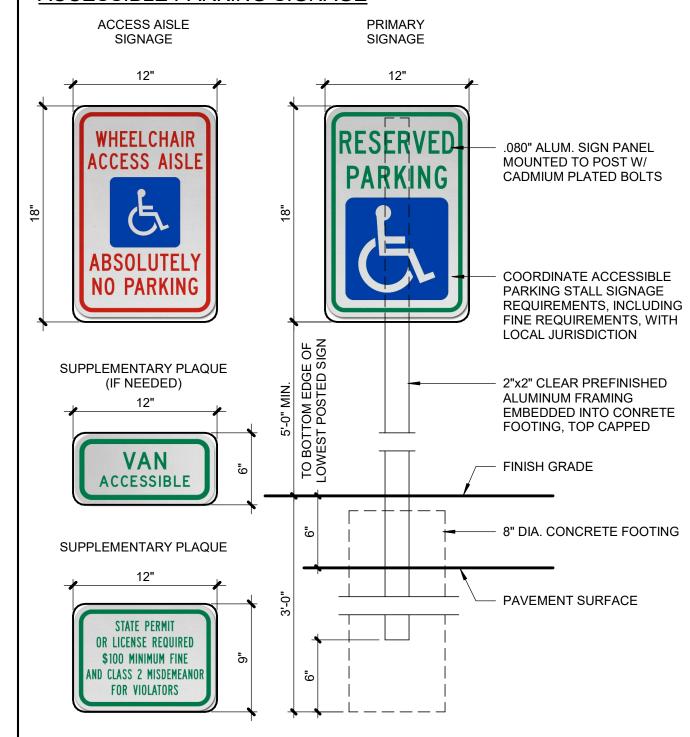
- TACTILE & BRAILE CHARACTERS

  a. CHARACTERS SHALL BE RAISED MINIMUM 1/32"
- CHARATERS SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE
- a. CHARACTERS SHALL BE UPPER CASE & SANS SERIF OR SERIF TYPESTYLE b. CHARACTERS SHALL BE A MINIMUM OF 5/8" HIGH AND MAXIMUM 2" HIGH
- PICTOGRAMS (SYMBOLS)
  a. PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTORGRAM AS INDICATED.
- THE BORDER DIMENSION OF THE PICTORGRAM SHALL BE 6" MIN. IN HEIGHT
- CHARACTERS AND BACKGROUND SHALL BE EGGSHELL, MATTE OR OTHER NON-GLARE FINISH AS RECOMMENDED BY THE SIGN MANUFACTURER.
- BACKGROUND SHALL CONSIST OF 1/4" ACRYLIC, COLOR TO MATCH SW 7068 "GRIZZLE GREY"
- CHARACTERS AND SYMBOLS SHALL BE WHITE
- MOUNTING LOCATION AND HEIGHT MOUNT AT 60" ABOVE FINISH FLOOR TO THE CENTER OF SIGN
- MOUNT ON WALL ADJACENT TO THE LATCH SIDE OF THE DOOR IF NO WALL SPACE EXISTS ON THE LATCH SIDE OF THE DOOR, INCLUDING DOUBLE
- LEAF DOORS, MOUNT ON THE NEAREST ADJACENT WALL
- a. INCLUDE 4" HIGH VINYL WHITE LETTERS W/ MIN. 0.5" STROKE READING "SPRINKLER ROOM" APPLIED TO EXTERIOR SIDE OF DOOR, AS REQUIERD BY LOCAL FIRE DEPT.

## **DIRECTIONAL INFORMATION**

OTHER SIGNS WHICH PROVIDE DIRECTION TO OR INFORMATION ABOUT FUNCTIONAL SPACES OF THE BUILDING SHALL COMPLY WITH ADAAG SECTIONS: 4.30.1, 4.30.2, 3.30.3, 4.30.5

### **ACCESSIBLE PARKING SIGNAGE**



## DRAWING SYMBOLS LEGEND

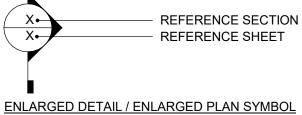
REFERENCE DRAWING A0.02 FOR CONSTRUCTION REQUIREMENTS.

REFERENCE DOOR AND FRAME SCHEDULE FOR REQUIREMENTS.

- EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION • XX WALL TYPE DESIGNATION REFERENCE FLOOR PLAN(S) FOR LOCATIONS.
- **ROOM NAME AND NUMBER -**REFERENCE FLOOR PLAN(S) FOR LOCATIONS.
- REFERENCE FINISH SCHEDULE FOR FINISHES. DOOR AND FRAME DESIGNATION -REFERENCE FLOOR PLAN(S) FOR LOCATIONS.

**ELEVATION SYMBOL** REFERENCE ELEVATION REFERENCE SHEET

# SECTION SYMBOL



REFERENCE DETAIL X• REFERENCE SHEET

#### **INTERIOR ELEVATION SYMBOL**

REFERENCE ELEVATION REFERENCE SHEET

#### FINISH DESIGNATION SYMBOL

XX-1 WALL FINISH DESIGNATION XX-1• BASE FINISH DESIGNATION - LIMITS OF WALL AND BASE FINISHES

REFERENCE FLOOR PLAN(S) FOR LOCATIONS. REFERENCE FINISH SCHEDULE FOR DESCRIPTIONS.

FLOOR FINISH DESIGNATION -REFERENCE FLOOR PLAN(S) FOR LOCATIONS. REFERENCE FINISH SCHEDULE FOR DESCRIPTIONS.

**REVISION NOTE** 

**CONSTRUCTION NOTE** 

**DEMOLITION NOTE** 

**RESTROOM ACCESSORY DESIGNATION -**

GYPSUM BOARD CONTROL JOINT -REFERENCE FLOOR PLAN(S) FOR LOCATIONS. REFERENCE DETAIL 12/A7.10 FOR CONSTRUCTION REQUIREMENTS.

WALL MOUNTED FIRE EXTINGUISHER BY LARSEN'S MANUFACTURING COMPANY, WWW.LARSENMFG.COM, MODEL MP10 W/B2 MOUNTING BRACKET, REFERENCE FLOOR PLAN(S) FOR LOCATIONS. MOUNT SO CENTERLINE OF EXTINGUISHER IS 46" A.F.F.

SEMI-RECESSED FIRE EXTINGUISHER BY LARSEN'S MANUFACTURING COMPANY, WWW.LARSENMFG.COM OR APPROVED EQUAL: ARCHITECTURAL SERIES, MODEL # AL-2409-6R. ALUMINUM, SEMI-RECESSED (2 1/2" PROTRUSION FROM WALL WITH ROLLED EDGES), SOLID DOOR WITH RECESSED HANDLE, ENGRAVED VERTICAL LETTERS WITH NO BACKFILL "FIRE EXTINGUISHER" ON DOOR. CABINET TO BE PROVIDED WITH MP10 FIRE EXTINGUISHER AND MANUFACTURER'S STANDARD MOUNTING BRACKET. MOUNT SO CENTERLINE OF CABINET HANDLE IS 46" A.F.F.

# **GENERAL NOTES**

- ALL CONSTRUCTION SHALL CONFORM TO THE MINIMUM STANDARDS OF THE APPLICABLE CODE INDICATED IN THE BUILDING SUMMARY COLUMN AND ALL LOCAL CODES PRESENTLY IN EFFECT UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
- ALL NEW CONSTRUCTION SHALL COMPLY W/THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE (INCLUDES ICC A117.1 PER IBC)
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, AND ALL UTILITY CHARGES, AND ARRANGE FOR ALL REQUIRED INSPECTIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BUILDING & SITE UTILITIES BETWEEN CIVIL & MEP DRAWINGS. THE CONTRACTOR SHALL ALSO CONTACT ALL APPLICABLE UTILITY COMPANIES & PROVIDE CONDUIT & OTHER FACILITIES AS REQUIRED.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB SITE PRIOR TO THE BIDDING OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. IN CASES OF DISCREPANCY CONCERNING DIMENSIONS, QUANTITIES AND LOCATION, THE CONTRACTOR SHALL, IN WRITING, CALL TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, DETAILS OR SCHEDULES. THE ARCHITECT WILL THEN INFORM THE CONTRACTOR, IN WRITING, WHICH DOCUMENT TAKES PRECEDENCE. THERE SHALL BE NO ADJUSTMENT TO THE COST OR TIME OF THE WORK RESULTING FROM CLARIFICATION OF SUCH DISCREPANCIES.
- DIMENSIONS ON DRAWINGS ARE SHOWN TO FINISHED FACE OF WALLS AND PARTITIONS OF EXISTING OR NEW CONSTRUCTION UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS AND ALL OTHER VERTICAL DIMENSIONS ARE TO THE FINISHED FLOOR SURFACE UNLESS OTHERWISE NOTED.
- ALL MATERIALS SPECIFIED OR NOTED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS. PRODUCT DATA, OR SAMPLES FOR CASEWORK, FINISHES, DOORS, FRAMES, HARDWARE, MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES, AND OTHER ITEMS REQUIRING ARCHITECT'S REVIEW FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, AND FOR ALL ITEMS WHICH ALLOWED CONTRACTOR OPTIONS. PRIOR TO FORWARDING TO THE ARCHITECT FOR REVIEW. THESE SUBMITTALS MUST BE REVIEWED BY THE CONTRACTOR FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL AFFIX A STAMP TO SUBMITTAL INDICATING HIS REVIEW. SUBMITTALS FORWARDED WITHOUT A STAMP WILL BE RETURNED. ALL SUBMITTALS MUST BE REVIEWED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST FAULT OF ANY MATERIAL OR WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER COMPLETION OR ACCEPTANCE. FAULTY WORK SHALL BE REPLACED OR REPAIRED AS REQUIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE WITH OWNER ALL ITEMS TO BE SALVAGED PRIOR TO SUBMISSION OF BIDS AND START OF CONSTRUCTION. OWNER SHALL HAVE SALVAGE RIGHTS TO RETAIN ALL REMOVED ITEMS.
- ALL CHANGES PROPOSED DURING CONSTRUCTION WHICH RESULT IN A CHANGE TO THE CONTRACT TIME AND/OR SUM SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING AND APPROVED BY THE ARCHITECT AND OWNER BEFORE SUCH WORK SHALL COMMENCE.
- 12. CONTRACTOR SHALL COORDINATE CLEAR OPENINGS FOR ALL APPLIANCES PRIOR TO CONSTRUCTION OF CASEWORK.
- CONTRACTOR SHALL FURNISH AND INSTALL CONCEALED FIRE-RETARDANT TREATED WOOD BLOCKING BEHIND ALL CABINETS. TOILET ACCESSORIES, PLUMBING FIXTURES, AND OTHER WALL MOUNTED ITEMS AS REQUIRED FOR ADEQUATE SUPPORT.
- 14. CONTRACTOR SHALL COORDINATE ALL LOCK AND LATCH SETS AND FINAL KEYING WITH OWNER. DOUBLE KEYED LOCKS ARE NOT PERMITTED ON ANY REQUIRED OR MARKED EXIT. MATCH EXISTING KEYING SYSTEM IF ONE IS EXISTING.
- 15. ALL DOOR HARDWARE ON EXIT DOORS SHALL BE READILY OPERABLE FROM THE EGRESS
- SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. CONTRACTOR SHALL PREPARE ALL NEW AND EXISTING SURFACES SCHEDULED TO
- RECEIVE NEW FINISHES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE SUBSTRATE & FINISH BEING APPLIED. CONTRACTOR SHALL COORDINATE FINAL QUANTITY AND LOCATIONS OF FIRE
- EXTINGUISHERS WITH THE FIRE DEPARTMENT AND/OR BUILDING DEPARTMENT. SEE SYMBOLS LEGEND FOR TYPE OF EXTINGUISHER. 18. ALL CONSTRUCTION MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NON-COMBUSTIBLE
- OR SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND MAXIMUM SMOKE DEVELOPED RATING OF 50.
- 19. ALL PIPING, LOW VOLTAGE WIRE AND CABLE, OPTICAL FIBER, PNEUMATIC TUBING, AND ALL DUCT AND DUCT COVERINGS, LININGS AND CONNECTORS INSTALLED WITHIN PLENUMS MUST BE RATED FOR PLENUM USE.
- 20. TENANT SHALL BE RESPONSIBLE FOR COORDINATION AND INSTALLATION OF VOICE AND DATA CABLING AND EQUIPMENT.
- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE AUTOMATIC SPRINKLER SYSTEM. THE DESIGN SHALL BE PER NFPA REQUIREMENTS.
- 22. ALL NEW GLASS AND GLAZING LOCATED IN HAZARDOUS LOCATIONS AS DEFINED IN IBC SECTION 2406.3 SHALL MEET THE REQUIREMENTS FOR SAFETY GLAZING AS DEFINED IN IBC
- 23. IF THE CONTRACTOR FAILS TO SUBMIT A MATERIAL FOR APPROVAL, THE MATERIAL MAY BE REQUIRED TO BE REMOVED BY THE CONTRACTOR EITHER BY DIRECTION OF THE OWNER OR ARCHITECT.
- 24. ALL HIGH-PILED STORAGE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE APPLICABLE EDITION OF THE INTERNATIONAL FIRE CODE.
- 25. THE CONTRACTOR IS TO PROVIDE AS BUILT DRAWINGS IN HARD COPY & AN ELECTRONIC AUTOCAD FILE TO THE OWNER AT THE CONCLUSION OF THE PROJECT.
- 26. INSTALL ELASTOMERIC JOINT SEALER AROUND ALL PIPES, DUCTWORK, & STRUCTURE PASSING THRU INTERIOR NON-RATED CONCRETE AND MASONRY WALLS, GYPSUM BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS. FOR FIRE RATED INTERIOR CONCRETE AND MASONRY WALLS, GYPSUM BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS SEAL ALL PIPES, DUCTWORK, AND STRUCTURE. INSTALL FIRESTOP MATERIALS IN ALL GAPS PRIOR TO SEALANT APPLICATION. INSTALL SEALER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONSTRUCTION INDICATED TO REMAIN AND SHALL REPAIR AND/OR REPLACE ALL AREAS AND /OR MATERIAL DAMAGED DURING CONSTRUCTION AT A MINIMUM TO THE CONDITION WHICH EXISTED PRIOR TO CONSTRUCTION.
- 28. CONTRACTOR SHALL BE RESPONSIBLE FOR PRICING RADIO COVERAGE AMPLIFIER FOR EMERGENCY RESPONDERS AS AN ALTERNATE. PRIOR TO CONSTRUCTION COMPLETION, AMPLIFIER SHALL BE PROVIDED ONLY IF REQUIRED BY AHJ.

# PROFESSIONAL SERVICES DISCLAIMER

THIS DISCLAMER SERVES NOTICE OF ACCEPTANCE OF RESPONSIBILITY AND DISCLAIMER OF RESPONSIBILITY AS TO THE CONTRACT DOCUMENTS PREPARED FOR

**EXTERIOR ELEVATIONS** 

22043, VCP - MILWAUKEE BY FINKLE + WILLIAMS, INC. THE UNDERSIGNED ARCHITECT, AND FINKLE + WILLIAMS, INC., ARE RESPONSIBLE FOR PREPARATION OF ONLY THE NOTED CONSTRUCTION DRAWINGS BELOW:

TITLE DATE **COVER SHEET** 1/08/2024 0A0.0 2A0.1 PHASING PLAN 1/08/2024 ARCHITECTURAL SITE PLAN & DETAILS 1/08/2024 TRASH ENCLOSURE PLAN AND DETAILS 1/08/2024 FIRST FLOOR PLAN 1/08/2024 1/08/2024 **ROOF PLAN** 4A3.1 EXTERIOR ELEVATIONS 1/08/2024

1/08/2024

THE UNDERSIGNED ARCHITECT AND FINKLE + WILLIAMS DISCLAIM RESPONSIBILITY FOR ALL OTHER CONSTRUCTION DOCUMENTS, AND ANY OTHER SPECIFICATIONS, REPORTS, ESTIMATES, SHOP DRAWINGS, ETC. RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THE ARCHITECTURAL OR ENGINEERING PROJECT, INCLUDING ANY GEOTECHNICAL ENGINEERING SERVICES, OR ENVIRONMENTAL REPORTS.

THIS NOTICE IS EXECUTED BY THE UNDERSIGNED AND AUTHENTICATED BY THE ARCHITECTURAL SEAL OF THE PERSON PREPARING THS NOTICE.

ARCHITECT: DAVID A. WILLIAMS

# **BUILDING SUMMARY**

**GENERAL BUILDING INFORMATION PROJECT NAME:** VCP - MILWAUKEE ADDRESS: 6767 N. 60th Street Milwaukee, WI 53223 PROPOSED OCCUPANCY PROPOSED USE: \_

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC)	2012 EDITION
INTERNATIONAL MECHANICAL CODE (IMC)	2012 EDITION
INTERNATIONAL PLUMBING CODE (IPC)	2012 EDITION
NATIONAL ELECTRIC CODE (NEC)	2011 EDITION
INTERNATIONAL FIRE CODE (IFC)	2012 EDITION
INTERNATIONAL FUEL GAS CODE (IFGC	2012 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2012 EDITION
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) LIFE SAFETY CODE 101	2000 EDITION
DEPT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN	2010 EDITION

GENERAL BUILDING LIMITATIONS (CHAPTER 3, 5)

MIXED USE OFFICE BLDG. (REF. TO AS VILLAGE CENTER) OCCUPANCY CLASSIFICATIONS, NON SEPARATED: CONSTRUCTION TYPE TOTAL PROPOSED FLOOR AREA: TOTAL PROPOSED HEIGHT:

\*A-3 OCCUPANCY (MOST RESTRICTIVE) USED WHEN DETERMINING ALLOWABLE BUILDING AREA

STORAGE SHED (REF. TO AS ?) OCCUPANCY CLASSIFICATION: CONSTRUCTION TYPE: TOTAL PROPOSED FLOOR AREA: TOTAL PROPOSED HEIGHT:

<u>TYPE V-B</u> ? S.F., NON-SPRINKLERED

Group (B), Group (A-3)

OCCUPANCY CLASSIFICATION CONSTRUCTION BASIC ALLOWABLE FLOOR AREA (At) GROUP HEIGHT BUSINESS Type V-B 6,274 SF 1 STORY, 21 FT. Group (B) ASSEMBLY Group (A-3) Type V-B 1.441 SF 1 STORY, 24 FT.

#### MINIMUM PLUMBING FIXTURE COUNT (CHAPTER 29)

ı				WATER CLOSETS		TORIES	DRINKING	OTHER
	occ.	OCCUPANT LOAD	MALE*	FEMALE	MALE*	FEMALE	FOUNTAINS~	
			REQ'D/PROV.	REQ'D/PROV.	REQ'D/PROV.	REQ'D/PROV.	REQ'D/PROV.	
l	(B)	32,180 SF / 100 = 322	4 / 7*	4/7	4/7	4/7	2 / 2~	1 Serv.
	(S-1)	32,180 SF / 100 = 322	4 / 7*	4/7	4/7	4/7	2/2~	Sink

\* Urinals shall be permitted to be substituted for not more than 50 percent of the required water closets as permitted by section 419.2 of the IPC.

~ Water coolers or bottled water dispensers shall be permitted to be substituted for note more than 50 percent of the required drinking fountains as permitted by section 410.1 of the IPC.

**MILWAUKEE** 

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LANDSCAPE

PLUMBING

STRUCTURAL STRUCTURAL

LANDSCAPE

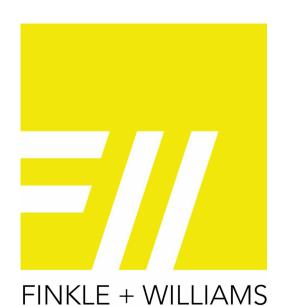
PLUMBING

MECHANICAL MECHANICAL

ELECTRICAL ELECTRICAL

FIRE PROTECTION FIRE PROTECTION

CONTRACTOR GC



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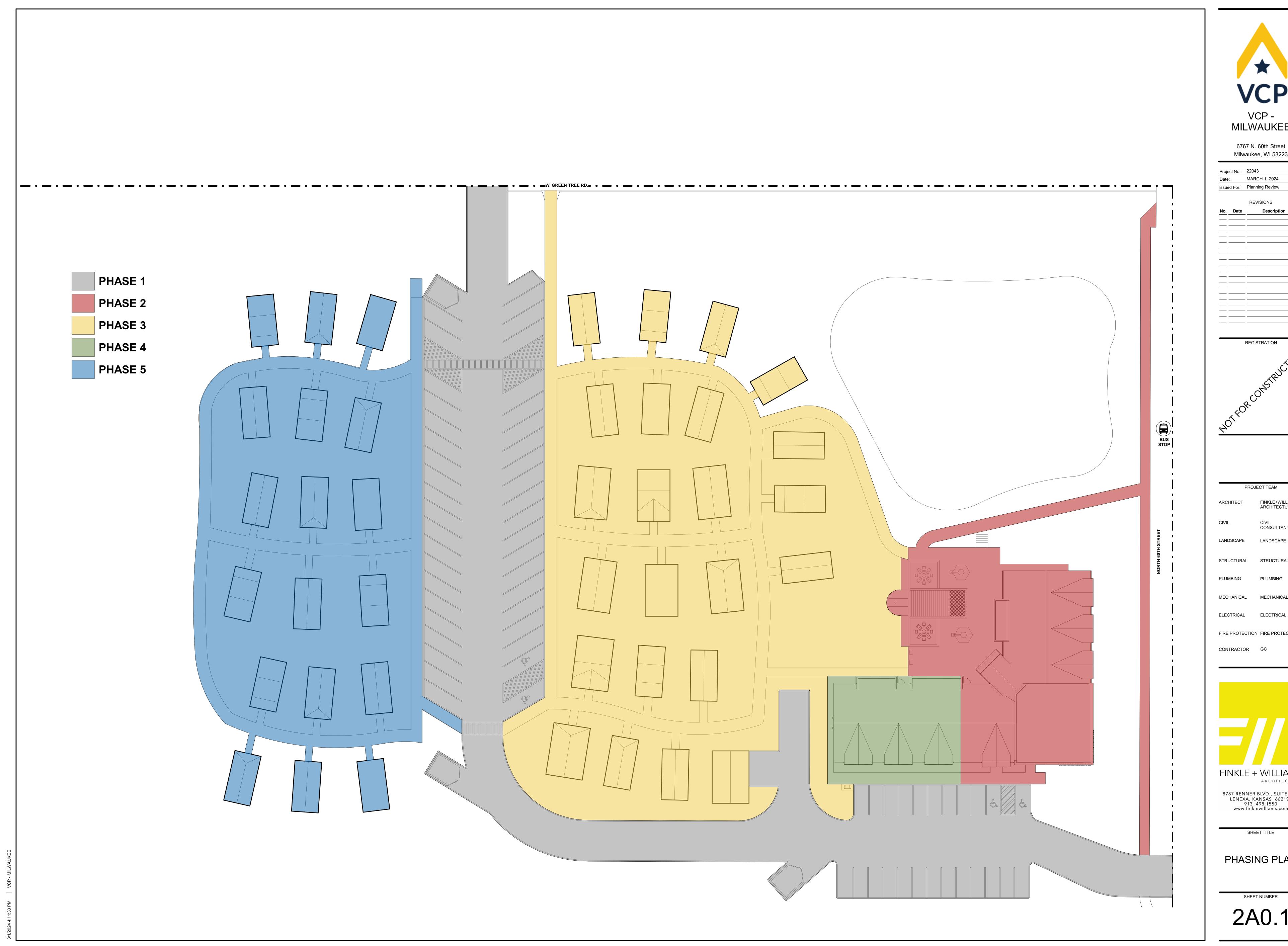
ARCHITECTURE

SHEET TITLE

LEGENDS & GEN. NOTES

SHEET NUMBER

**CODE REVIEW PLANS** 





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SHEET TITLE

PHASING PLAN

2A0.1



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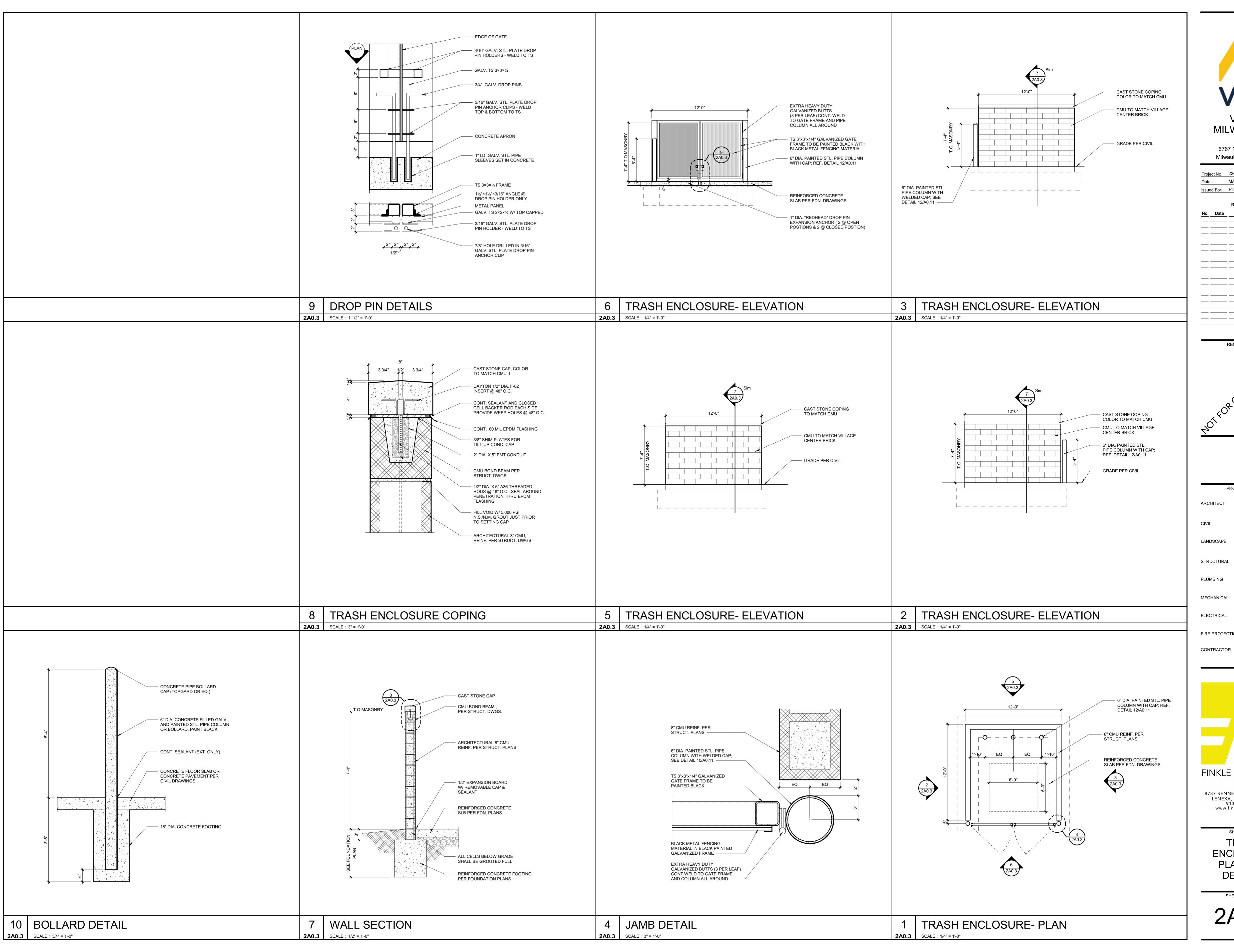
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SHEET TITLE ARCHITECTURAL SITE PLAN & DETAILS

> SHEET NUMBER 2A0.2



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FIRE PROTECTION FIRE PROTECTION CONTRACTOR GC

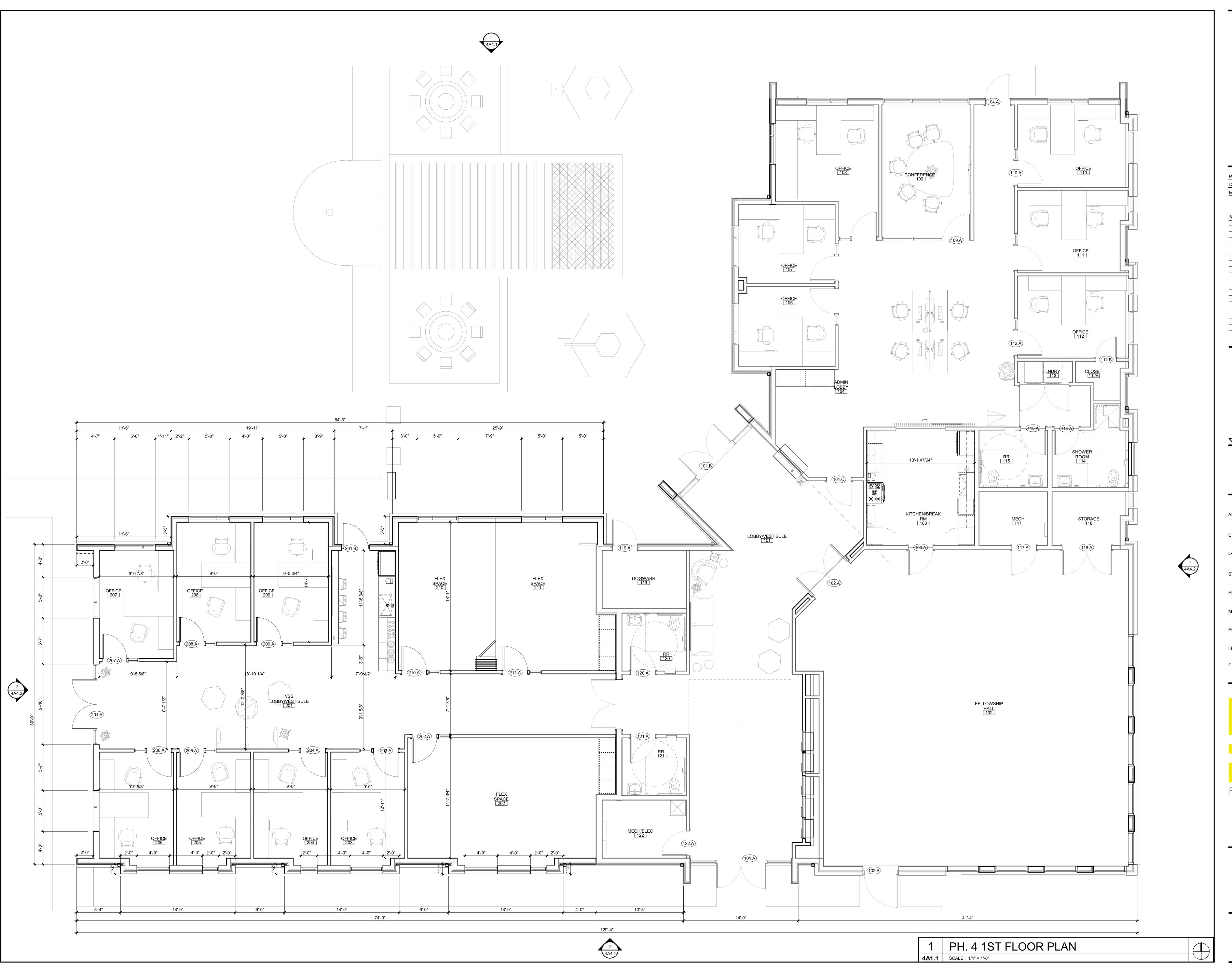
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SHEET TITLE TRASH **ENCLOSURE** PLAN AND **DETAILS** 

SHEET NUMBER 2A0.3



XCP-VCP-MILWAUKEE

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ect No.: 22043
e: MARCH 1, 2024
ed For: Planning Review

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ARCHITECTURE

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LANDSCAPE LANDSCAPE

STRUCTURAL STRUCTURAL
PLUMBING PLUMBING

MECHANICAL MECHANICAL

ELECTRICAL ELECTRICAL

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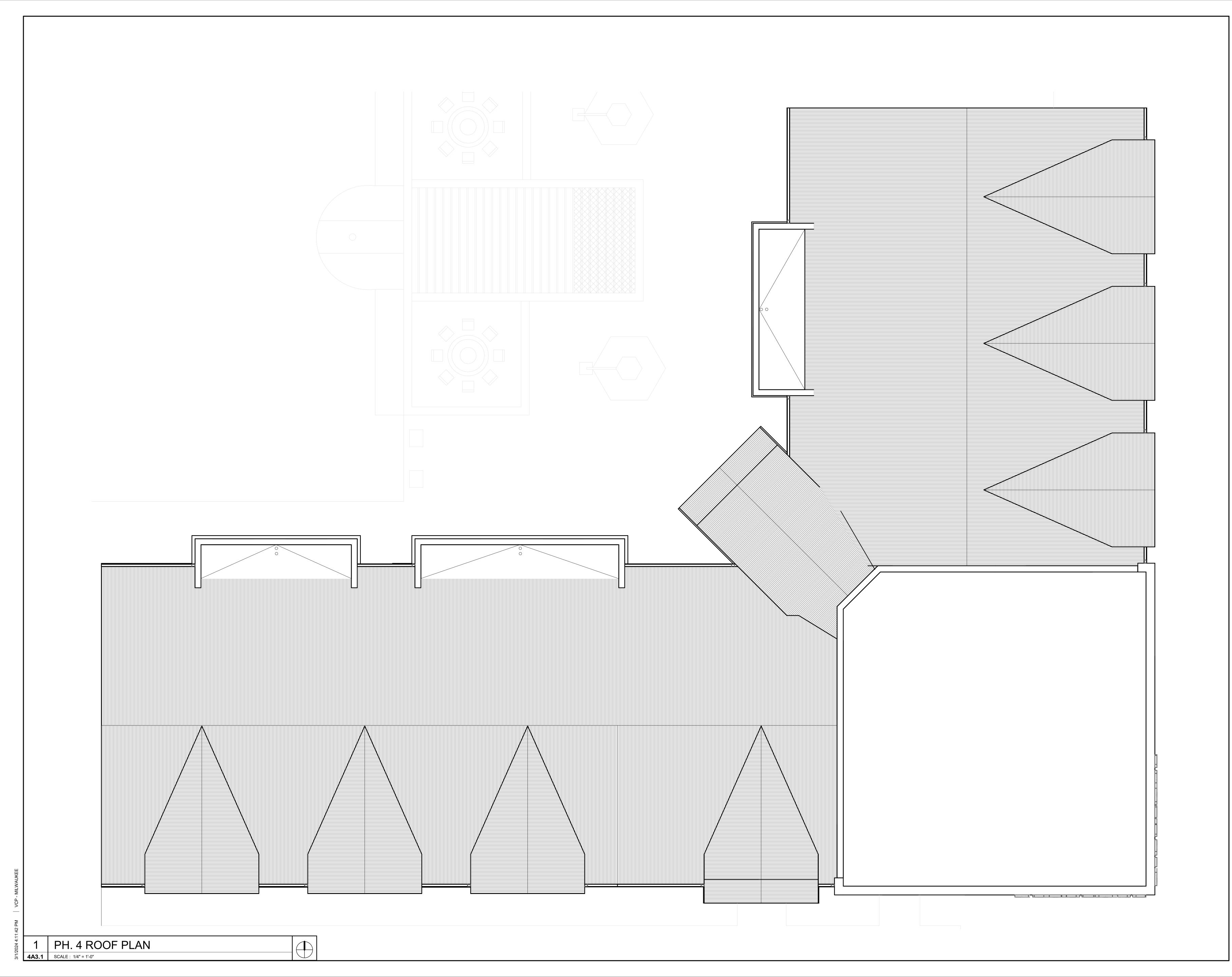
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FIRST FLOOR

SHEET TITLE

PLAN

SHEET NUMBER





Milwaukee, WI 53223 Date: MARCH 1, 2024

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CONTRACTOR GC

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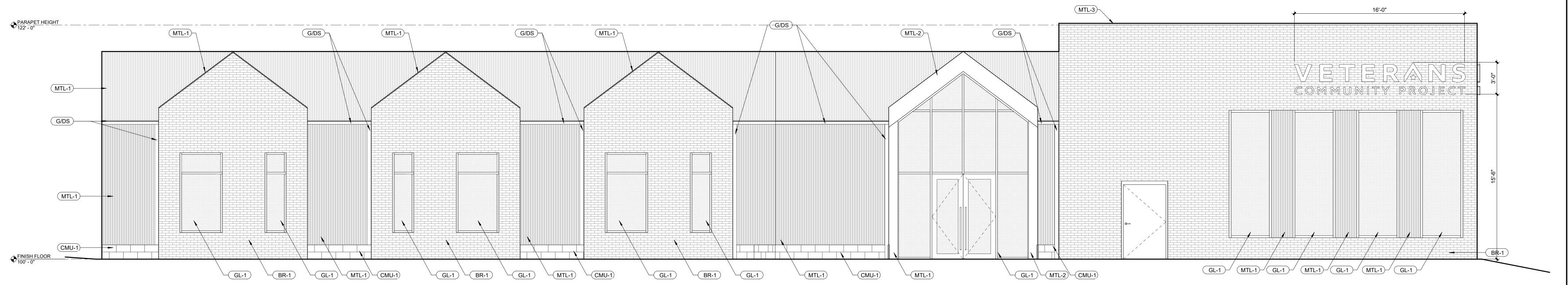
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SHEET TITLE

**ROOF PLAN** 

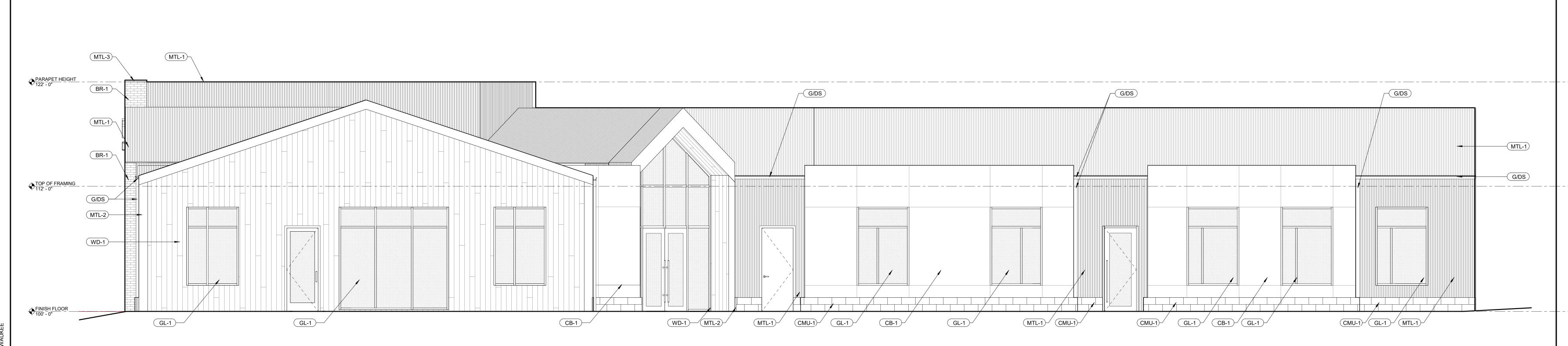
SHEET NUMBER







**4A4.1** SCALE : 1/4" = 1'-0"

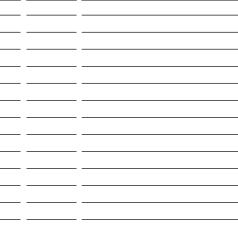


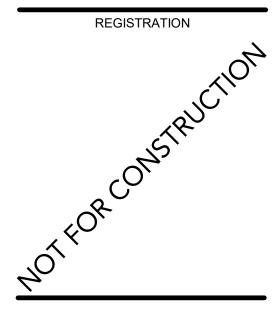
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SHEET TITLE

**EXTERIOR ELEVATIONS** 

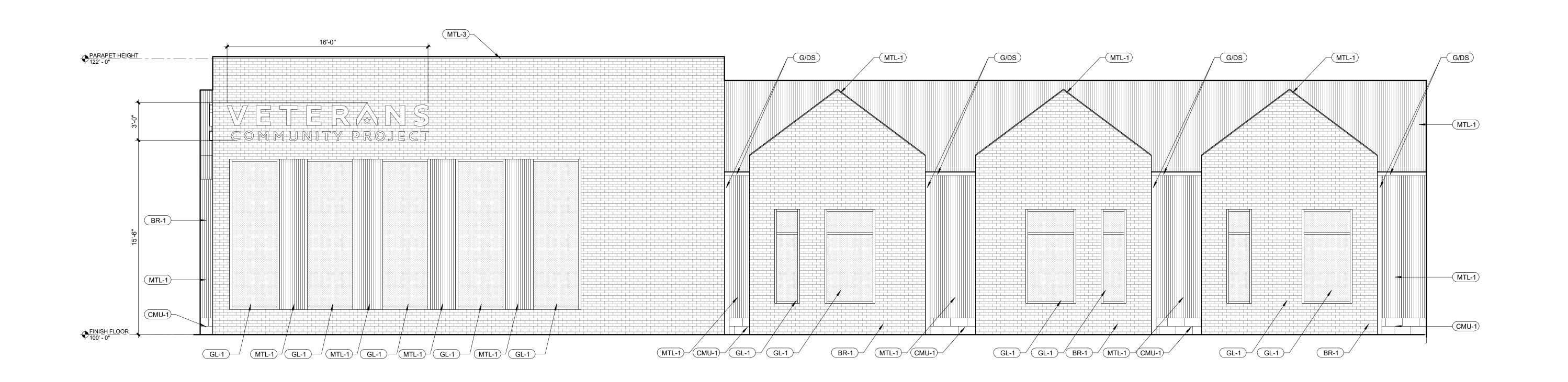
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**4A4.1** SCALE: 1/4" = 1'-0"



## 2 | WEST ELEVATION

**4A4.2** SCALE: 1/4" = 1'-0"



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Project No.: 22043

Date: MARCH 1, 2024

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o. Date Description

REGISTRATION

PROJECT TEAM

HITECT FINKLE+WILLIAMS ARCHITECTURE

CONSULTANT

LANDSCAPE

LANDSCAPE

STRUCTURAL STRUCTURAL
PLUMBING PLUMBING

MECHANICAL MECHANICAL

ELECTRICAL ELECTRICAL

FIRE PROTECTION FIRE PROTECTION

CONTRACTOR GC

FINKLE + WILLIAMS

ARCHITECTURE

8787 RENNER BLVD., SUITE 100

LENEXA, KANSAS 66219

913 .498.1550

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER **4A4.2** 

1 EAST ELEVATION

4A4.2 SCALE: 1/4" = 1'-0"