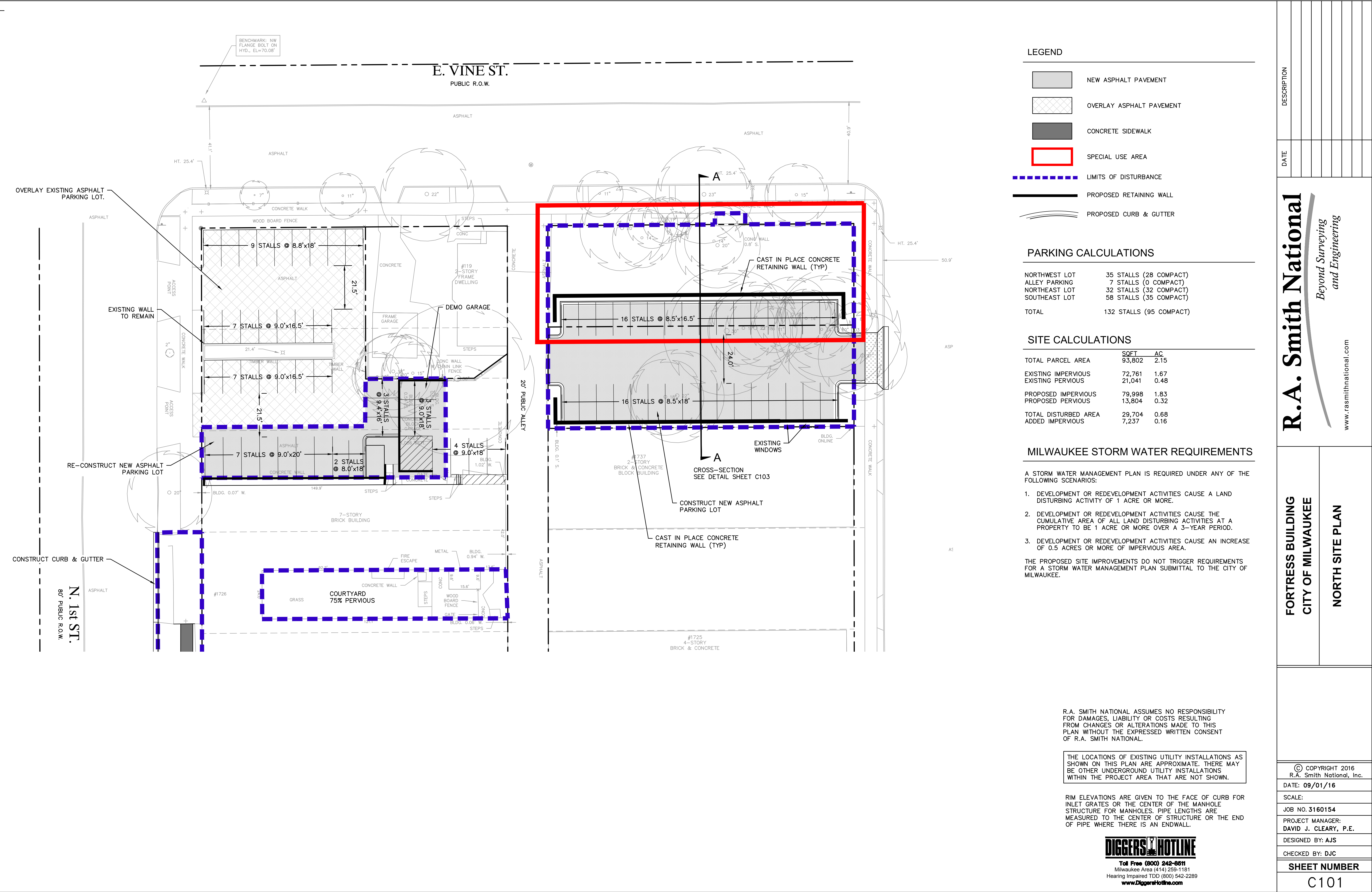


C100



DESCRIPTION	
DATE	
R.A. Smith National <i>Beyond Surveying and Engineering</i> www.rasmithnational.com	
FORTRESS BUILDING CITY OF MILWAUKEE	NORTH SITE PLAN
© COPYRIGHT 2016 R.A. Smith National, Inc. DATE: 09/01/16	
SCALE:	
JOB NO. 3160154	
PROJECT MANAGER: DAVID J. CLEARY, P.E.	
DESIGNED BY: AJS	
CHECKED BY: DJC	
SHEET NUMBER	
C101	

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

06-04-15	SCHEMATIC DESIGN
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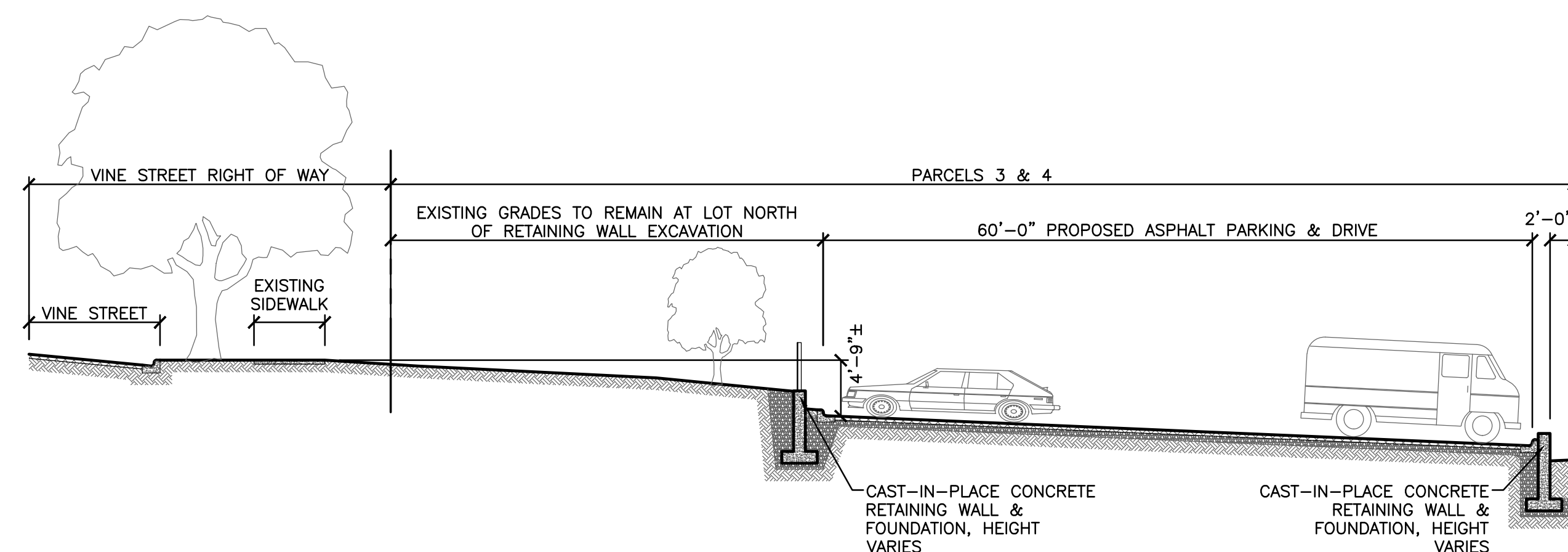
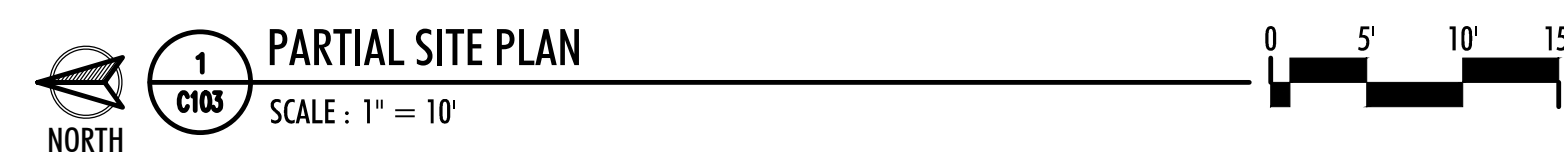
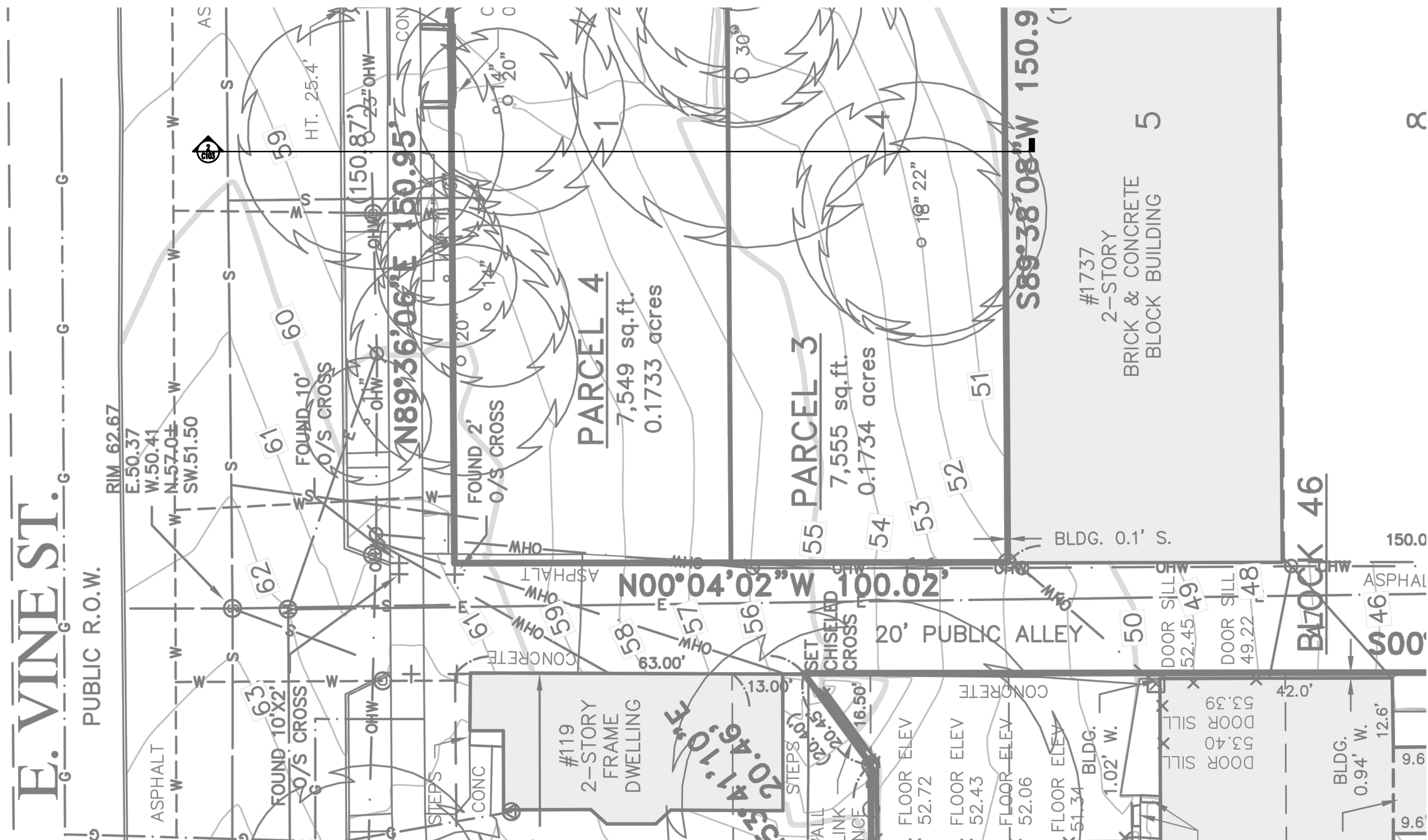
DRAWN: DZ APPR.: CG

F.MAYER
SHOE AND BOOT FACTORY
100 EAST PLEASANT STREET
MILWAUKEE, WI.

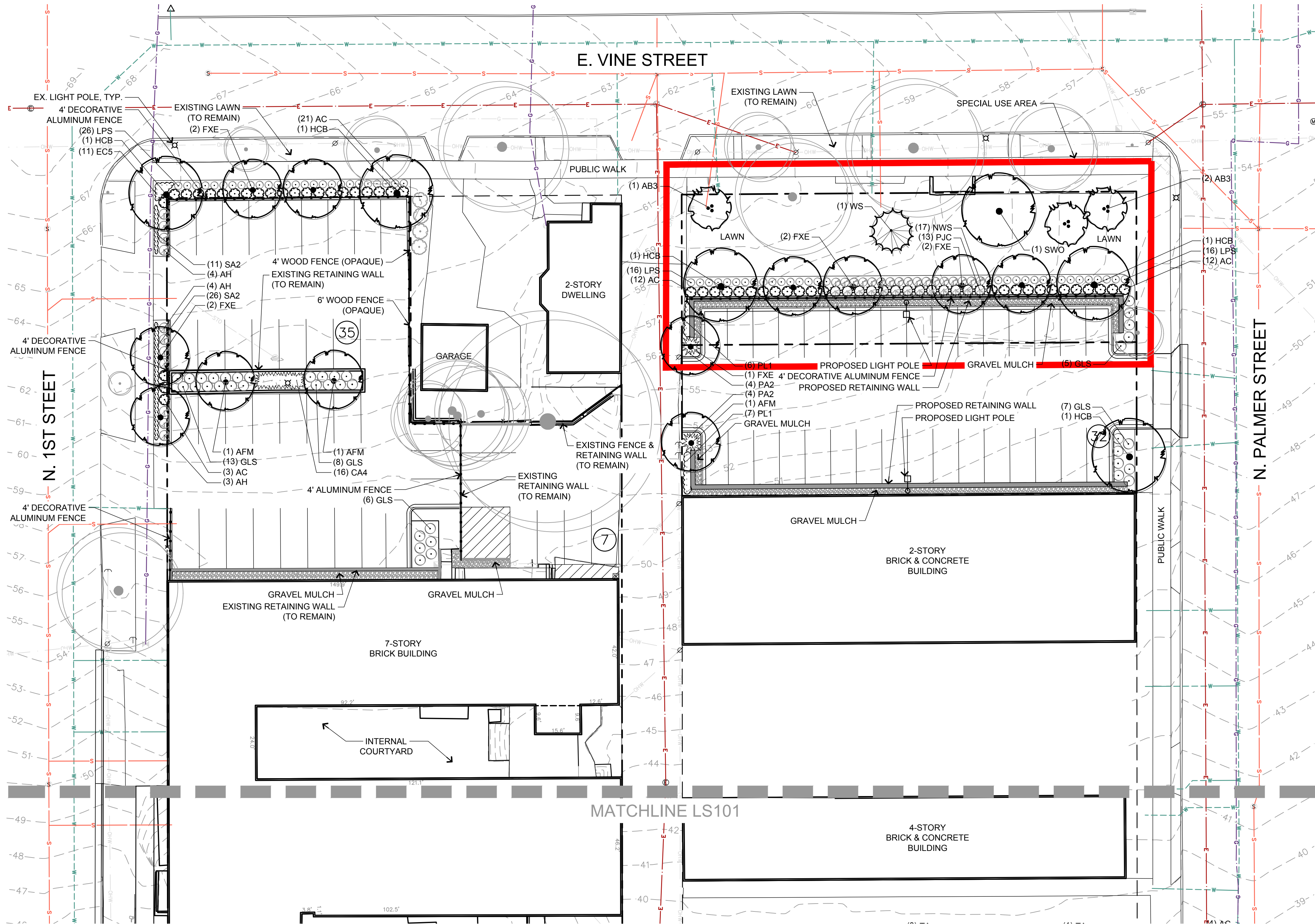
PROJECT # 15-755

SITE PLAN & SECTION

C103



2 SITE SECTION
C103 SCALE : 1" = 10'



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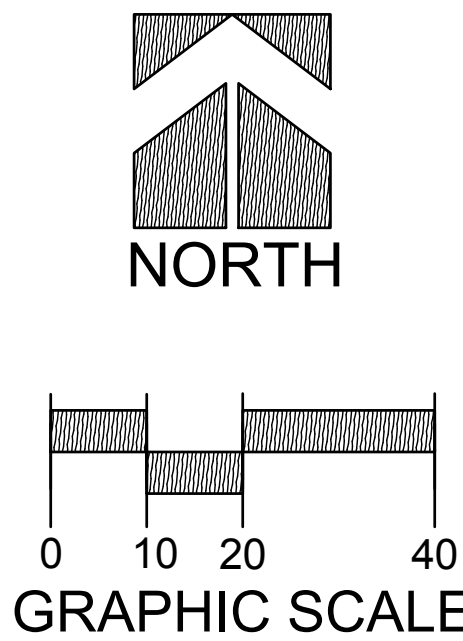
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BROOKFIELD, WI 53005

PLANT SCHEDULE NORTH

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFM	3	Freeman Maple	Acer freemanii 'Autumn Fantasy'	2 1/2" CAL	B&B	Full, matching heads
AB3	3	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	7' HT	B&B	Clump, min. 3 stems
HC	5	Common Hackberry	Celtis occidentalis	2 1/2" CAL	B&B	Full, matching heads
WS	1	White Spruce	Picea glauca	7' HT	B&B	Fully Branched to Ground
SWO	1	Swamp White Oak	Quercus bicolor	2 1/2" CAL	B&B	Full, matching heads
FXE	9	'Frontier' Elm	Ulmus x 'Frontier'	2 1/2" CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AH	11	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	24" HT	CONT.	
PJC	13	Kalloy Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	24" HT	CONT.	
GLS	39	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT.	
AC	48	Alpine Currant	Ribes alpinum	36" HT	CONT.	
NWS	17	Nearly Wild Shrub Rose	Rosa shrub 'Nearly Wild'	18" HT	CONT.	
LPS	58	Little Princess Spirea	Spiraea x japonica 'Little Princess'	18" HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	16	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL.	POT	24" Spacing
PA2	8	Hamel Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamel'	1 GAL.	POT	24" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC5	11	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	18" Spacing
PL1	13	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	24" Spacing
SA2	37	May Night Salvia	Salvia nemorosa 'May Night'	4 1/2"	POT	18" Spacing

PLANT SYMBOL KEY

	EXISTING TREES TO REMAIN		
	EXISTING SHRUBS TO REMAIN		
	DECIDUOUS TREES	2 1/2" CAL	B&B
	ORNAMENTAL TREES	7' HT	B&B
	EVERGREEN TREES	6-7' HT	B&B
	EVERGREEN SHRUBS	24" HT	CONT.
	DECIDUOUS SHRUBS	15-36" HT	CONT.
	ORNAMENTAL GRASSES	1 GAL.	POT
	PERENNIALS	4.5"	POT



DESCRIPTION

DATE

R.A. Smith National

Beyond Surveying
and Engineering

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FORTRESS BUILDING
CITY OF MILWAUKEE

LANDSCAPE PLAN
NORTH

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DATE: 09/01/16

SCALE: 1" = 20'

JOB NO. 3160154

PROJECT MANAGER:
DAVID J. CLEARY, P.E.

DESIGNED BY: LJH

CHECKED BY: LJH

SHEET NUMBER

LS100

DIGGERS HOTLINE

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Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

Prune tree as needed-methods vary depending on species and time of season

Wrap tree in fall if required

Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the root ball with soil.

Remove burlap, twine and wire cage from top 1/3 of root ball - score remaining 2/3 of burlap once tree is in place and remove twine, carefully bend down remaining wire to bottom of hole.

Mulch over soil ring-do not build up mulch onto trunk of tree

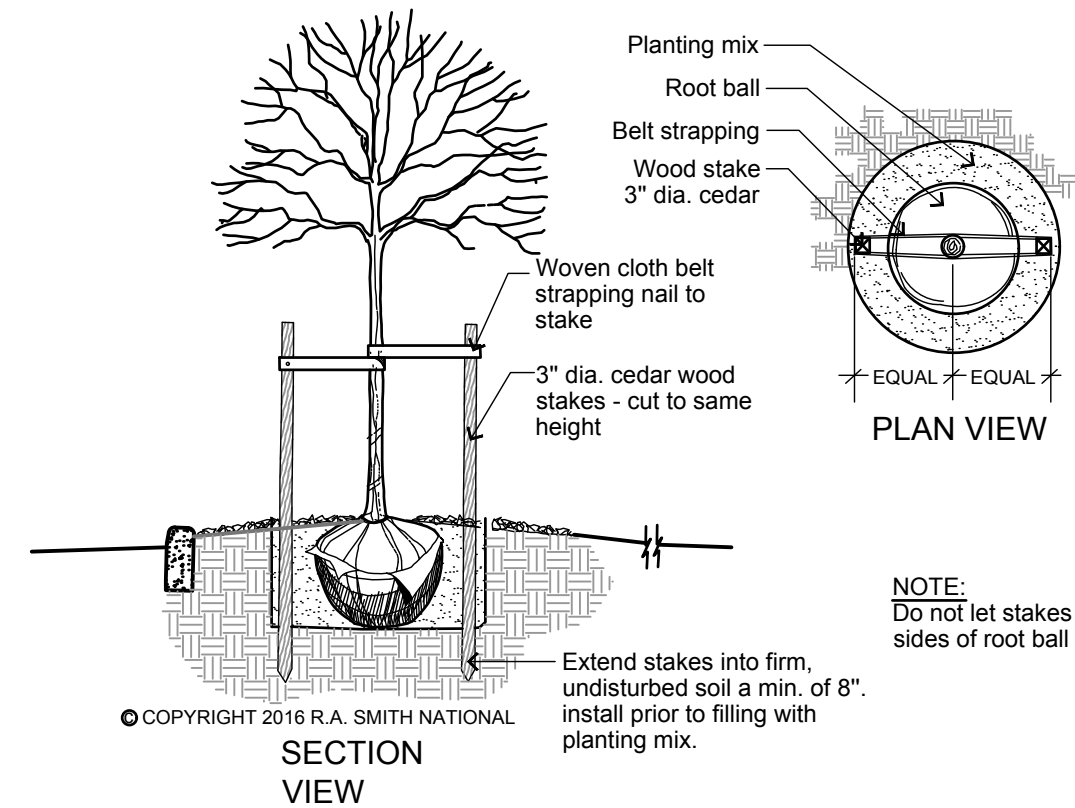
Dig hole 2x wider than dia. of root ball

Back fill with specified soil- avoid air pockets (see specifications)

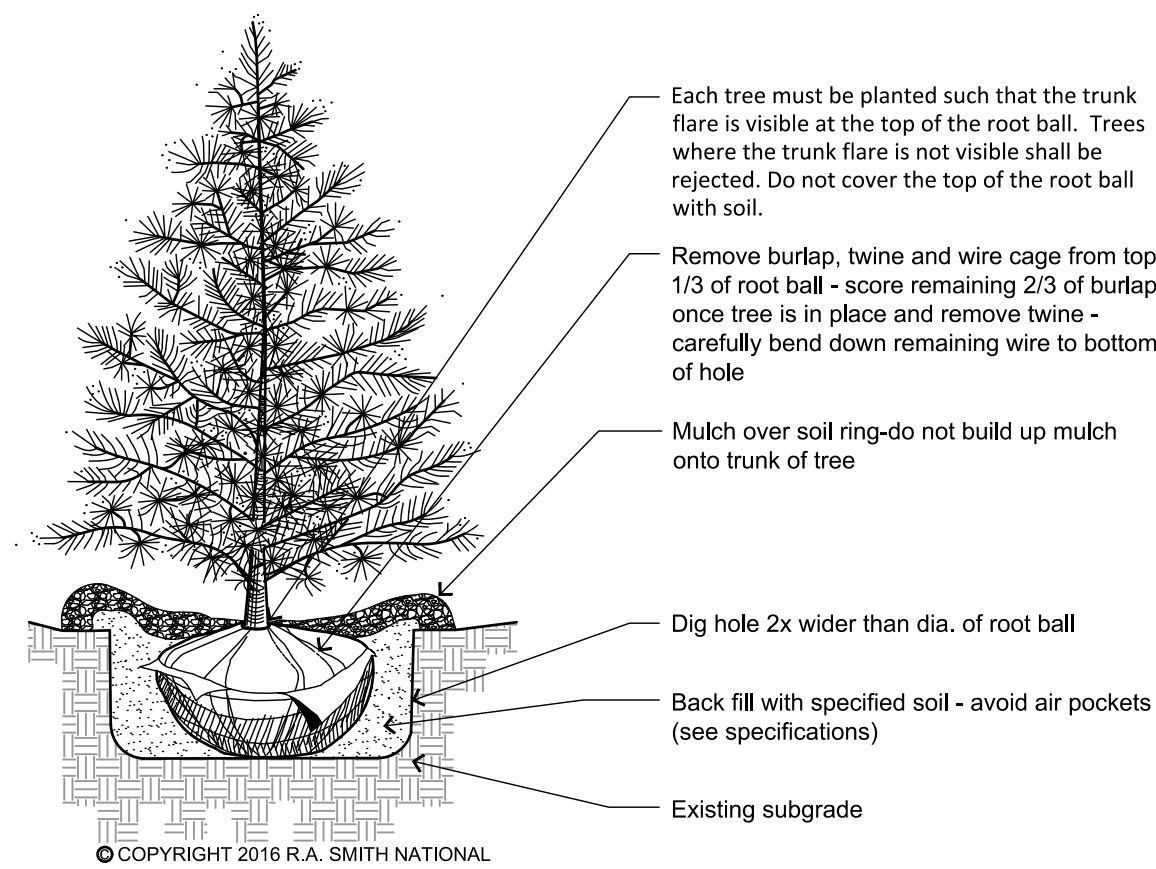
Existing subgrade

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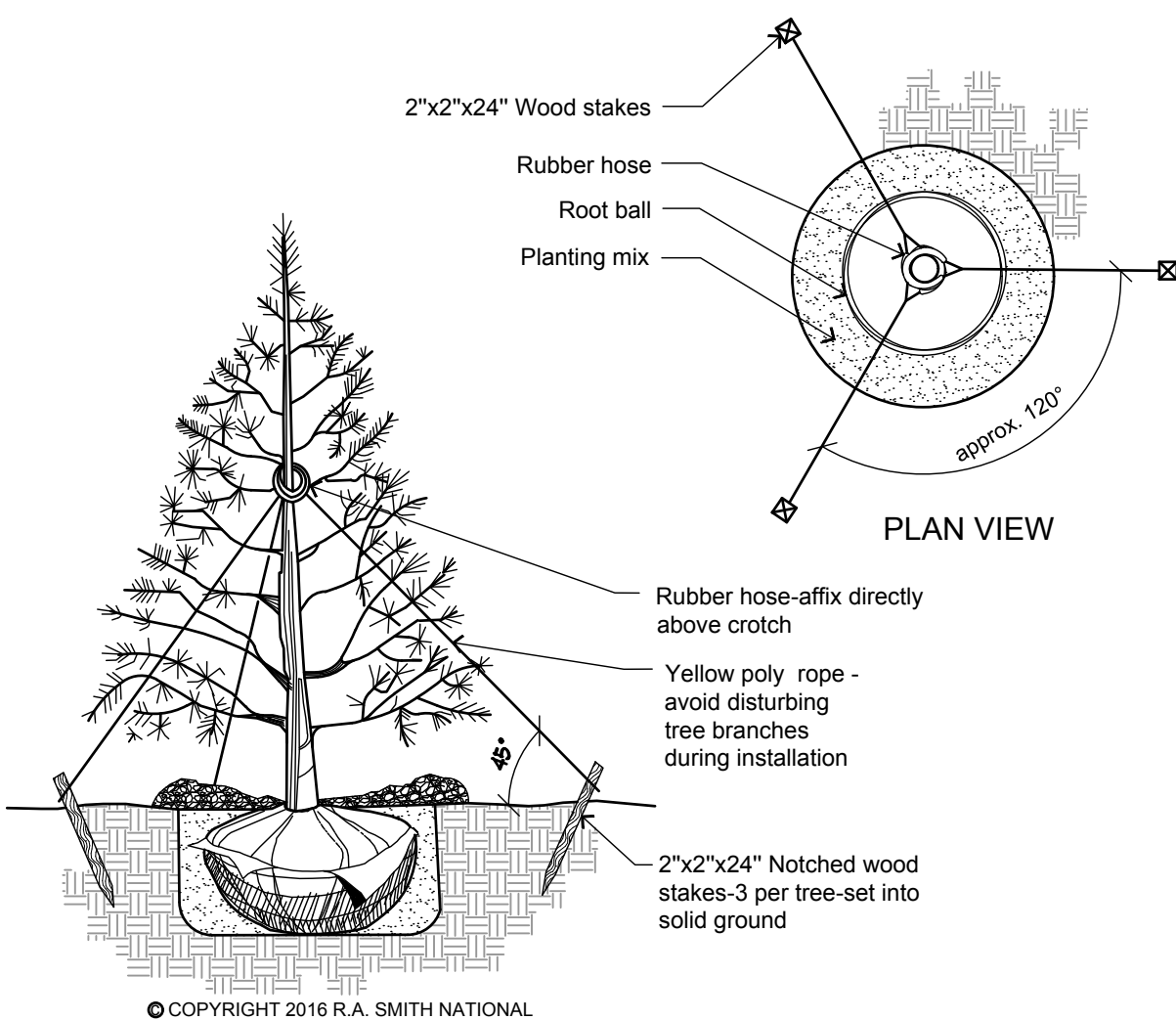
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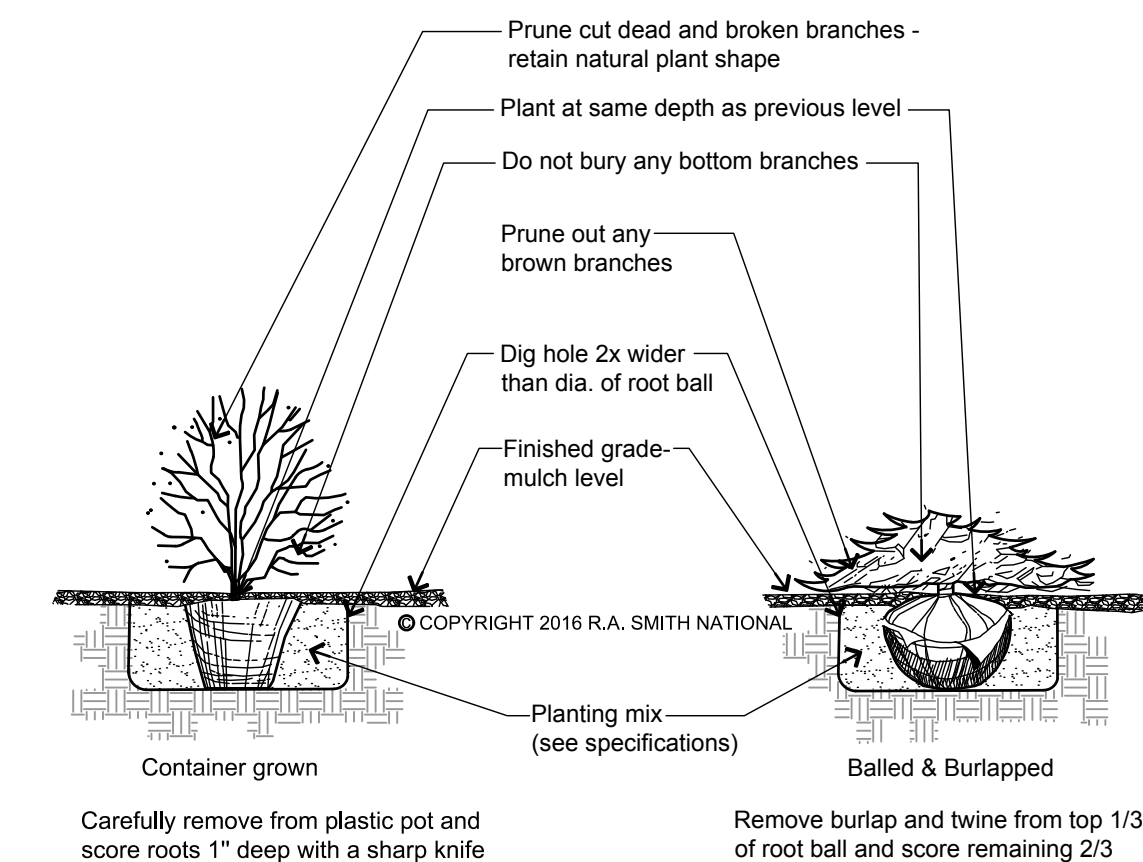
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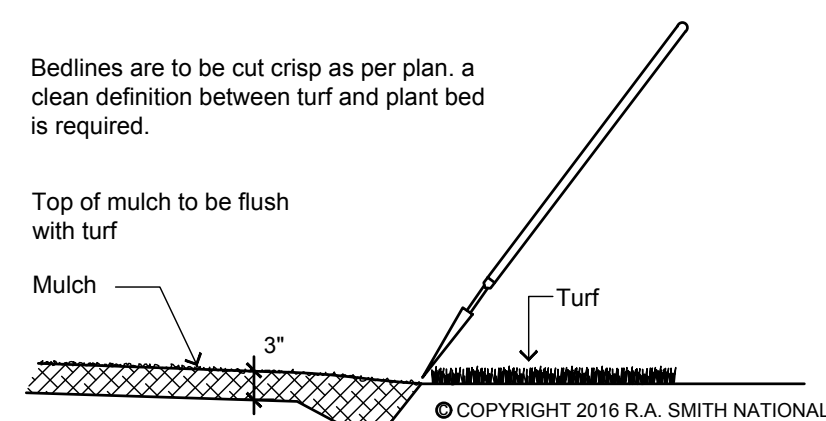
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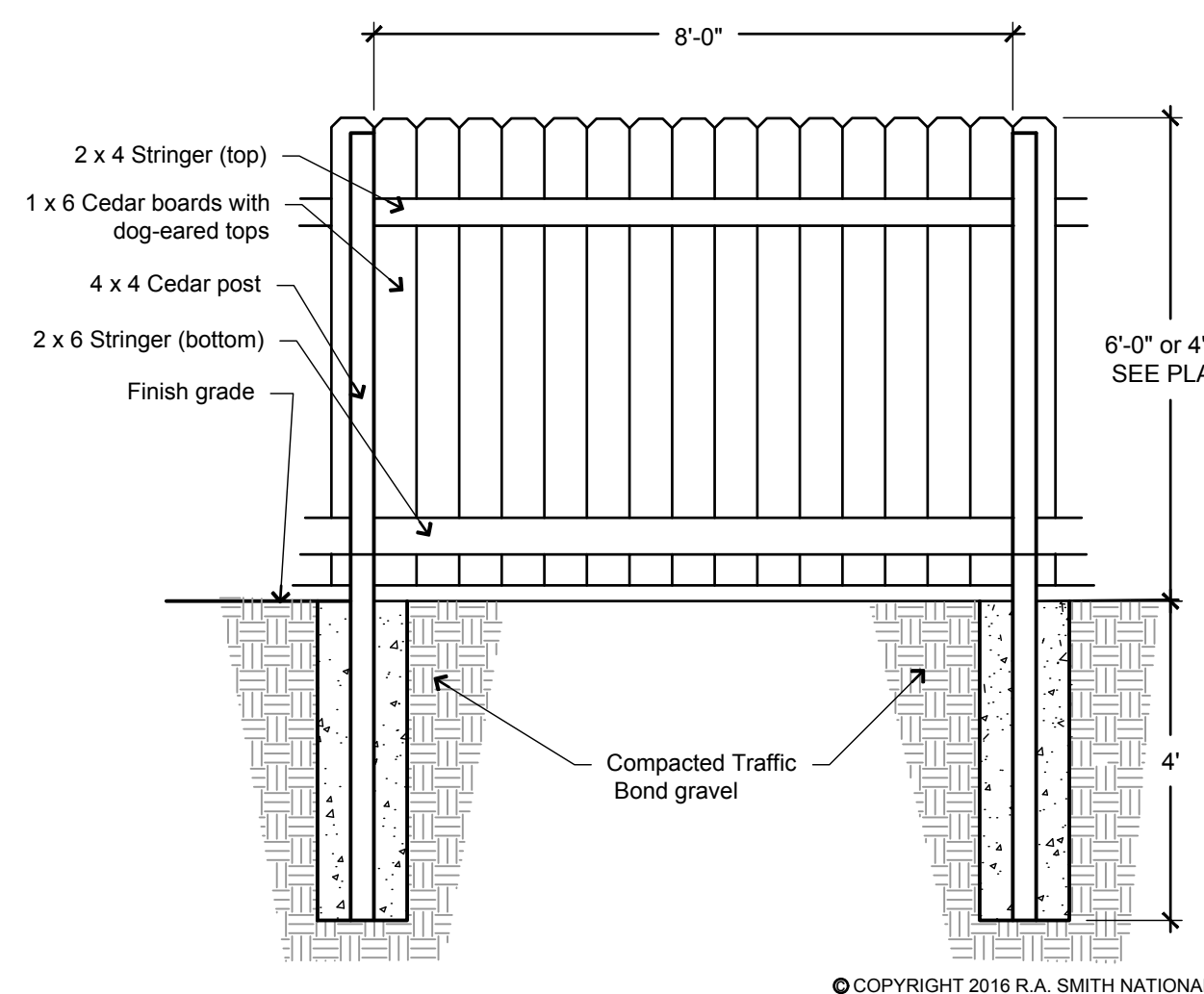
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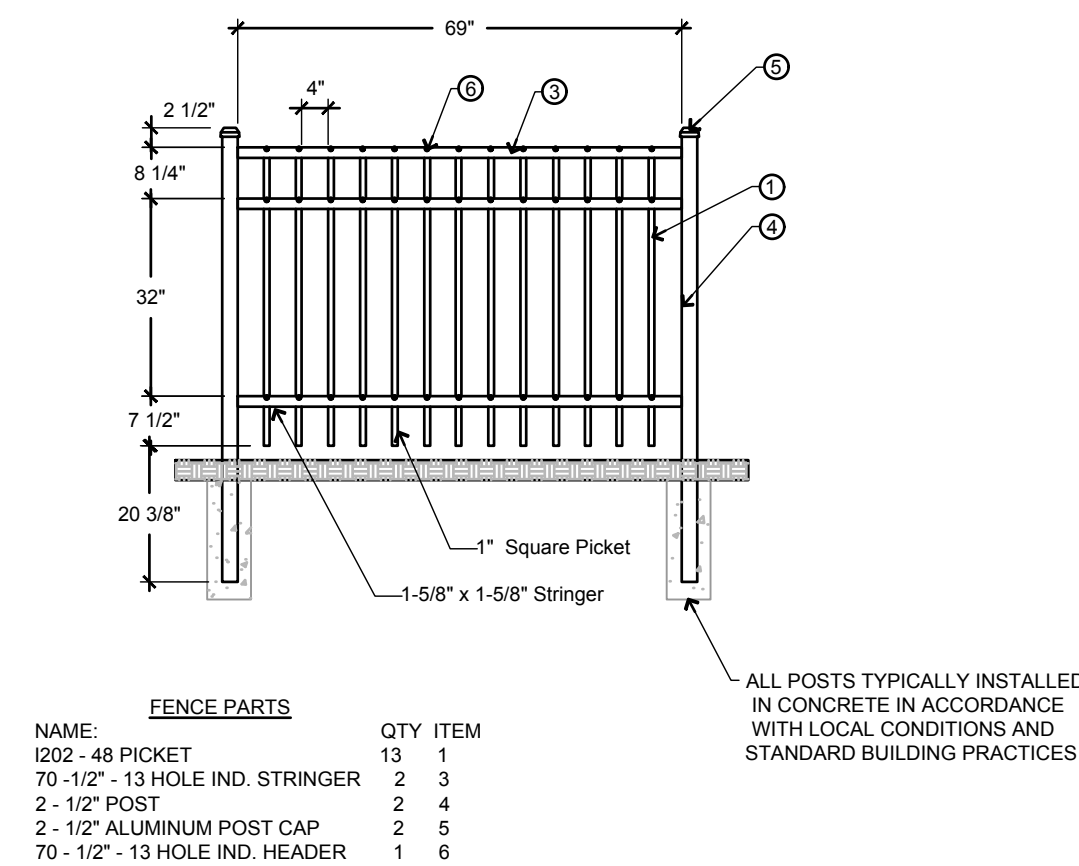


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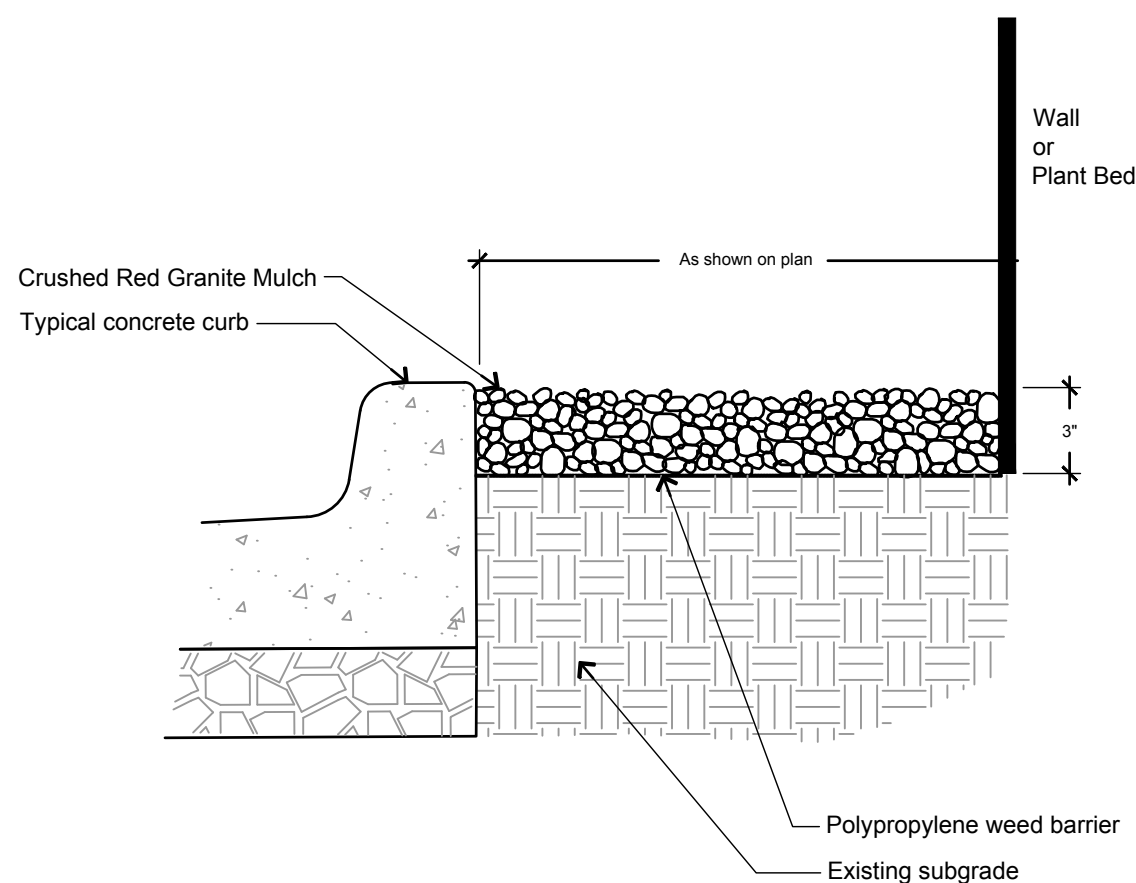


NOT TO SCALE

DETAIL-FILE



NOT TO SCALE



NOT TO SCALE

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 plan 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 damaged.
4. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
5. Topsoil should be placed to within 3" of finish grade by general / grading contractor during rough grading operations. All parking lot islands and planting beds to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to provide proper drainage (unless otherwise specified) by grading contractor to insure long term plant health.
6. The landscape contractor to be responsible for the fine grading of all landscaped areas. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all seeded areas. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
7. Tree planting (see planting details):
 - Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable burl wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twice. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.
 - Provide a 3" deep, 4" diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
8. Shrub planting: all shrubs to be potted planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all planting beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
9. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not environment). All perennial 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.
10. Gravel Mulch: gravel mulch areas to receive a 3" deep layer of (Mississippi Blue - Medium) seed detail.
11. Edging: edge all planting beds with a 4" deep spaced edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
12. Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 6".

Per every 100 square feet of bed area add:

 - 2 cu. ft. bale of peat moss
 - 1 lb. of 5-10-5 slow release fertilizer
 - 1/4 cu. yard of composted manure
13. Lawn installation for all seeded turfing lawn areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and maintain good broom, uniform quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing red canary grass is not acceptable as a mulch covering. An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas.
14. Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial ryegrass applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
15. Lawn installation for all sodded turfing lawn areas: remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a 10-10-10 starter fertilizer uniformly throughout areas prior to laying the sod. Use only sod with a bend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for the required watering during this period.
16. Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennial and groundcover plants installed after September 1st shall be guaranteed through May 1st of the following year. 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.
17. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting, throughout construction and for a period of 60 days after the substantial completion of the installation. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, meadow grass and wildflower areas. Work also includes weeding, edging, mulching (only if required), fertilizing, thinning, sweeping up grass clippings, pruning and deadheading.
18. Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.

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