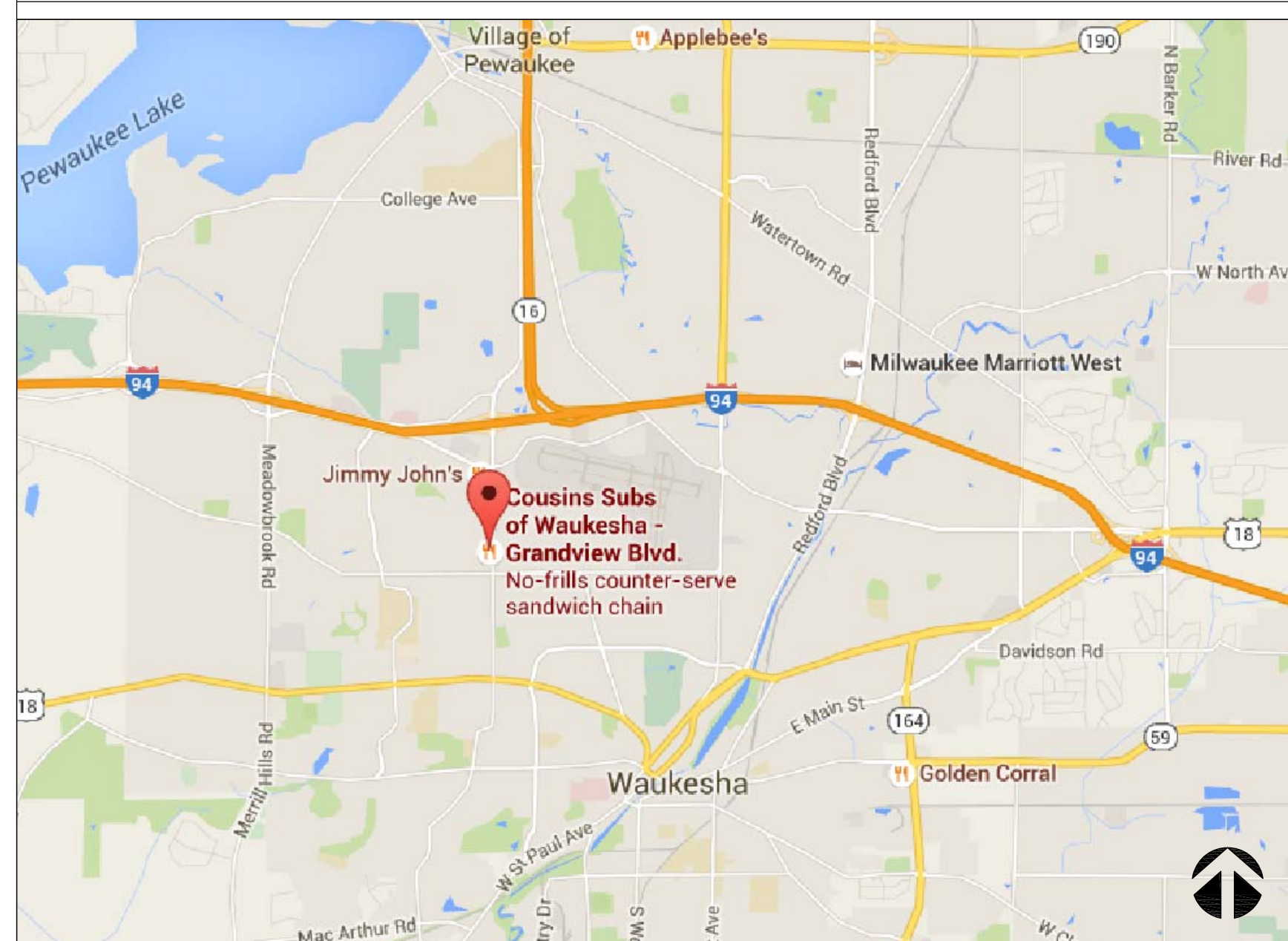


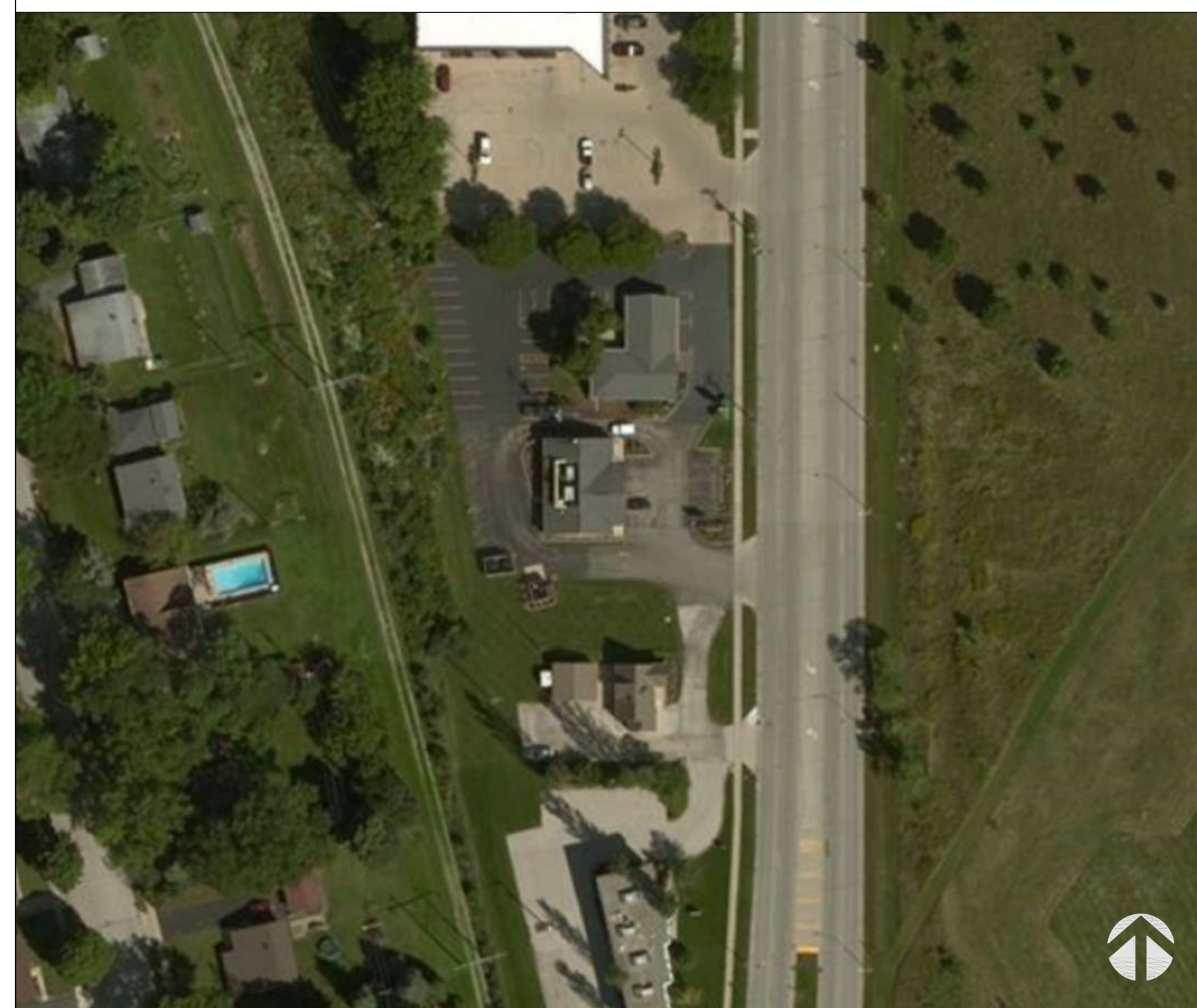


2260 N. Grandview Blvd
Waukesha, WI 53188

VICINITY MAP



AERIAL PHOTO



PARTICIPANTS

OWNER: 2260 N. Grandview Blvd LLC Waukesha, WI 53188 Tele: (262) 789-1930 Fax: (262) 789-8459 Contact: James D. Valentine E-mail: jvalentine@coussinsubs.com	
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CIVIL ENGINEER: CJ Engineering Design & Consulting 9205 W. Center Street Suite 214 Milwaukee, WI 53226 Tele: (414) 443-1312 x222 Cell: (414) 340-4450 Contact: Chris Jackson E-mail: chris@cj-engineering.com	LANDSCAPE: InSite Landscape Design 11525 W. North Avenue Wauwatosa, WI 53226 Tele: (414) 476-1204 Contact: Mike Davis Email: mdavis@insitelandscape.com
GENERAL CONTRACTOR/ CONSTRUCTION MANAGER: TBD	

DRAWING INDEX

TI	TITLE SHEET
CIVIC:	
C1.0	SITE GRADING PLAN
C2.0	EROSION CONTROL PLAN
LANDSCAPE:	
LSP1.1	PROPOSED LANDSCAPE PLAN, GENERAL NOTES, & PLANT MATERIAL TABLE
LSP1.2	PROPOSED LANDSCAPE PLAN, PLANTING DETAILS
ARCHITECTURAL:	
SP1.1	SITE PLAN
FSP1.1	PHOTOMETRIC SITE PLAN
A1.1	PROPOSED FLOOR PLAN
EX2.1	EXISTING EXTERIOR ELEVATIONS
A2.1	PROPOSED EXTERIOR ELEVATIONS
R2.1	RENDERINGS

CODE REFERENCE

BUILDING CODE:
WI COMMERCIAL BUILDING CODE ADOPTION OF THE INTERNATIONAL CODES SUBJECT TO THE MODIFICATION SPECIFIED BY WI DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES, CHAPTER 361-366
• INTERNATIONAL BUILDING CODE - 2009
• INTERNATIONAL ENERGY CONSERVATION CODE - 2009
• INTERNATIONAL MECHANICAL CODE - 2009
• INTERNATIONAL FUEL GAS CODE - 2009
• INTERNATIONAL EXISTING BUILDING CODE - 2009
ACCESSIBILITY CODES:
• INTERNATIONAL BUILDING CODE - 2009, CHAPTER 11
• ICC/ANSI A117 - 2009
• DOJ - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
MECHANICAL CODE:
• REFER TO WI COMMERCIAL BUILDING CODE
ELECTRICAL CODE:
• INTERNATIONAL BUILDING CODE - 2009, CHAPTER 21
• WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 316
• REFER TO NATIONAL ELECTRIC CODE
• NATIONAL ELECTRIC CODE (NEC) - 2009
SUBJECT TO THE CHANGES, ADDITIONS OR OMISSIONS SPECIFIED IN SUB CH. III OF CHAPTER 316
PLUMBING CODE:
• INTERNATIONAL BUILDING CODE - 2009, CHAPTER 29
• WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 381-387
FIRE PREVENTION:
• WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 314
• NFPA 1, FIRE CODE - 2009 AND/OR LOCAL FIRE ORDINANCE IF APPLICABLE
SUBJECT TO THE MODIFICATIONS AS SPECIFIED IN CHAPTER 314
LIGHTING NOTES:
-THIS PROJECT IS AN ALTERATION TO AN EXISTING INTERIOR SPACE. LIGHTING PLANS, EMERGENCY LIGHTING PHOTOMETRIC AND LIGHTING ENERGY CALCULATIONS SHALL BE PREPARED BY THE ELECTRICAL DESIGNER AND MADE AVAILABLE ON-SITE DURING CONSTRUCTION.
ACCESSIBILITY NOTES:
-THIS PROJECT INCLUDES AN ALTERATION TO AN AREA OF PRIMARY FUNCTION, AS DENOTED IN THESE DOCUMENTS. ACCESSIBILITY UPGRADES ARE BEING PROVIDED TO THE ACCESSIBLE ROUTE, INCLUDING TOILET AND DRINKING FACILITIES, AS REQUIRED BY THE EXISTING BUILDING CODE. THESE UPGRADES ARE LIMITED TO 20% OF THE PROJECT COST AS ALLOWED BY THE EXISTING BUILDING CODE.

ABBREVIATIONS

STRUCTURAL:	
N/A	
MECHANICAL:	
TO BE DESIGNED & SUBMITTED BY DESIGN BUILD ENGINEER UNDER SEPERATE CONTRACT	
ELECTRICAL:	
TO BE DESIGNED & SUBMITTED BY DESIGN BUILD ENGINEER UNDER SEPERATE CONTRACT	
PLUMBING:	
TO BE DESIGNED & SUBMITTED BY DESIGN BUILD ENGINEER UNDER SEPERATE CONTRACT	
FIRE PROTECTION:	
TO BE DESIGNED & SUBMITTED BY DESIGN BUILD ENGINEER UNDER SEPERATE CONTRACT	
EQUIPMENT: (PREPARED BY BOELTER CO.)	

REV. #	REV. DATE	DESCRIPTION	REV. BY
05/11/16		PRELIMINARY FC SUBMITTAL	B.K
07/06/16		FINAL FC SUBMITTAL	B.K
Project: Tenant Buildout For Cousins Subs 2260 N. Grandview Blvd Waukesha, WI 53188			
PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1751			
Drawing Title: TITLE SHEET			
Date:	07.08.16		
Scale:	NOTED		
Drawn:	DMQ		
Job:			
Sheet:	T1		

NOT FOR CONSTRUCTION

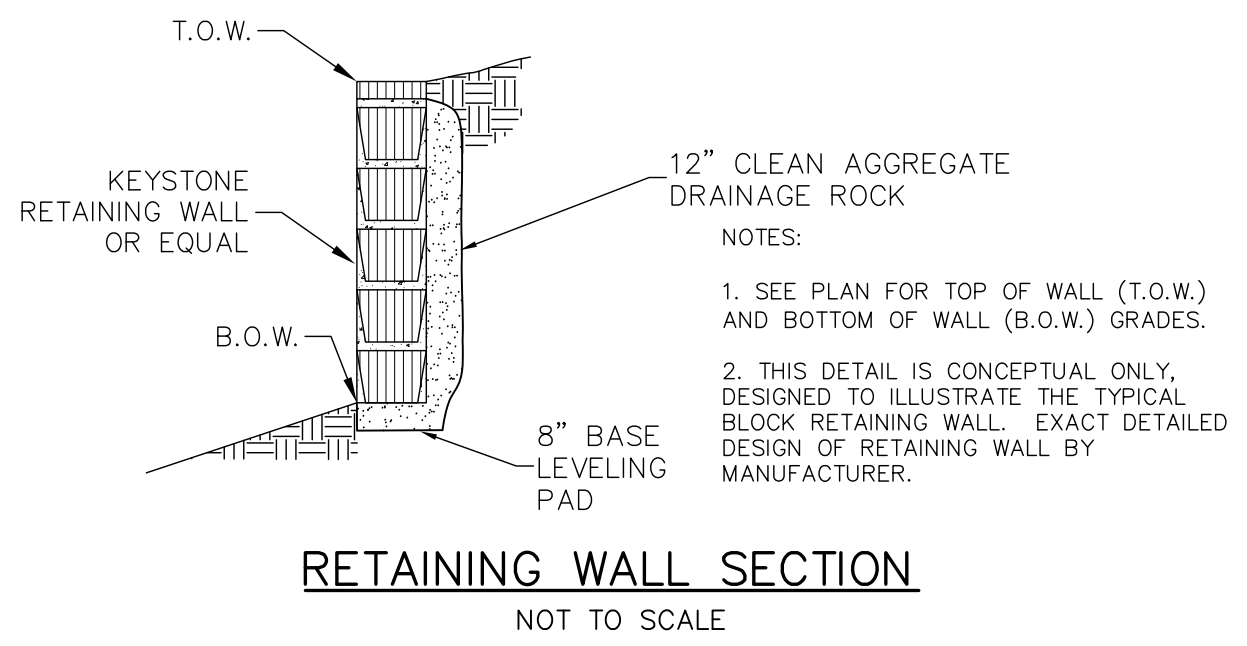
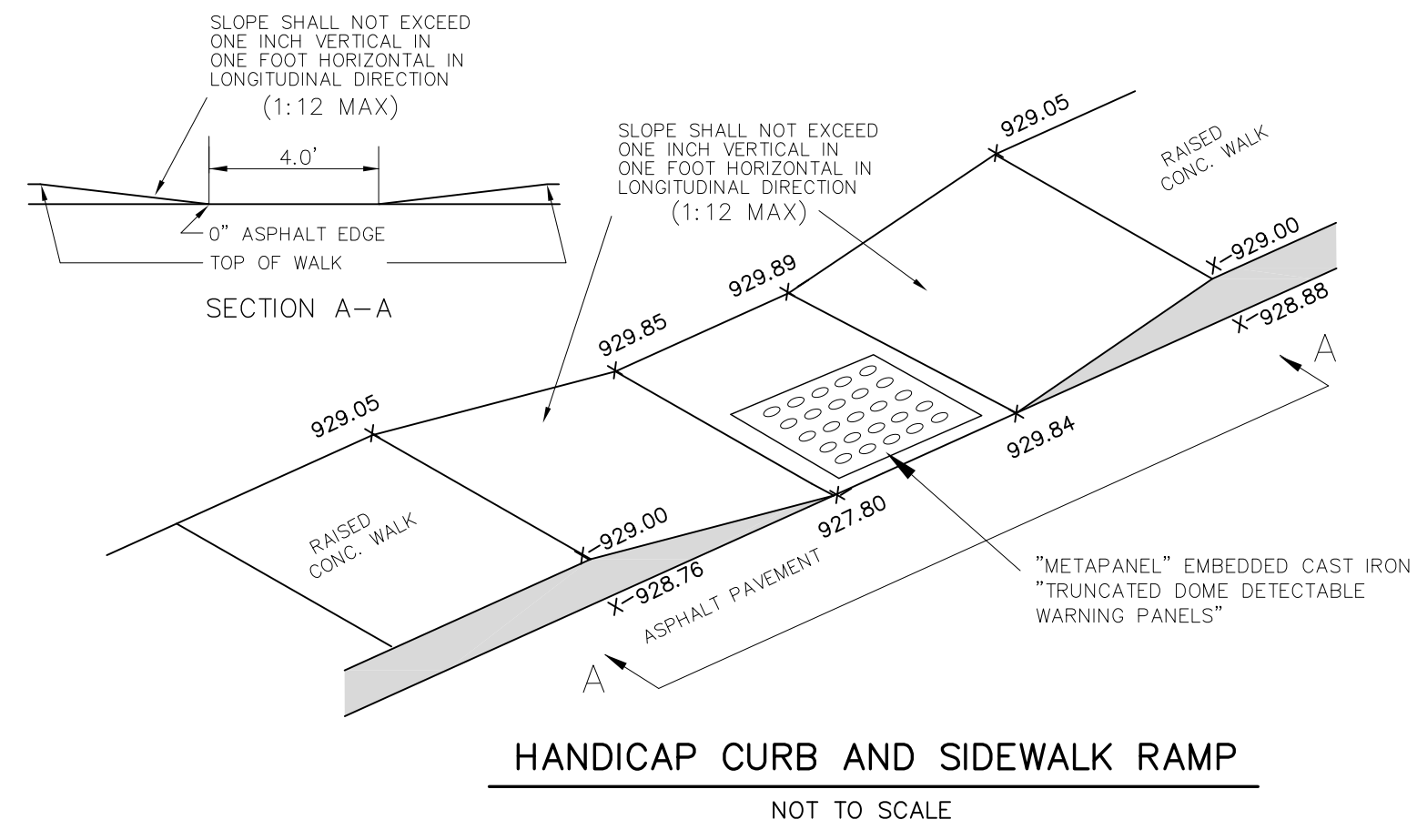
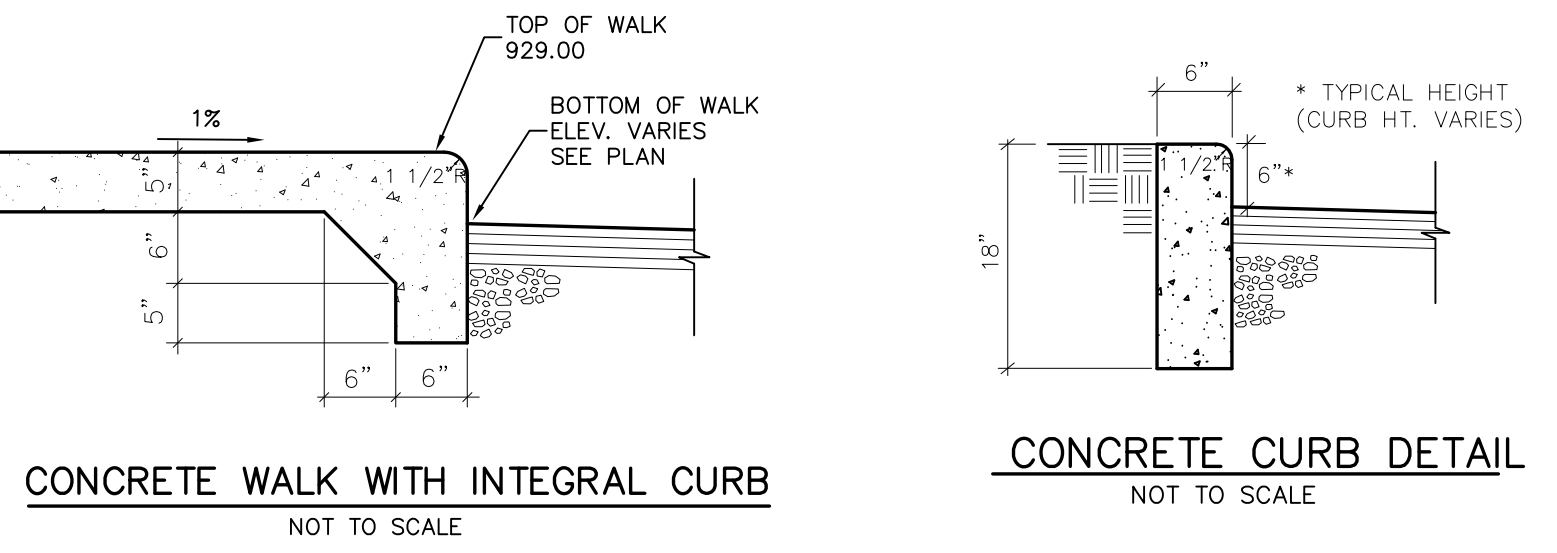
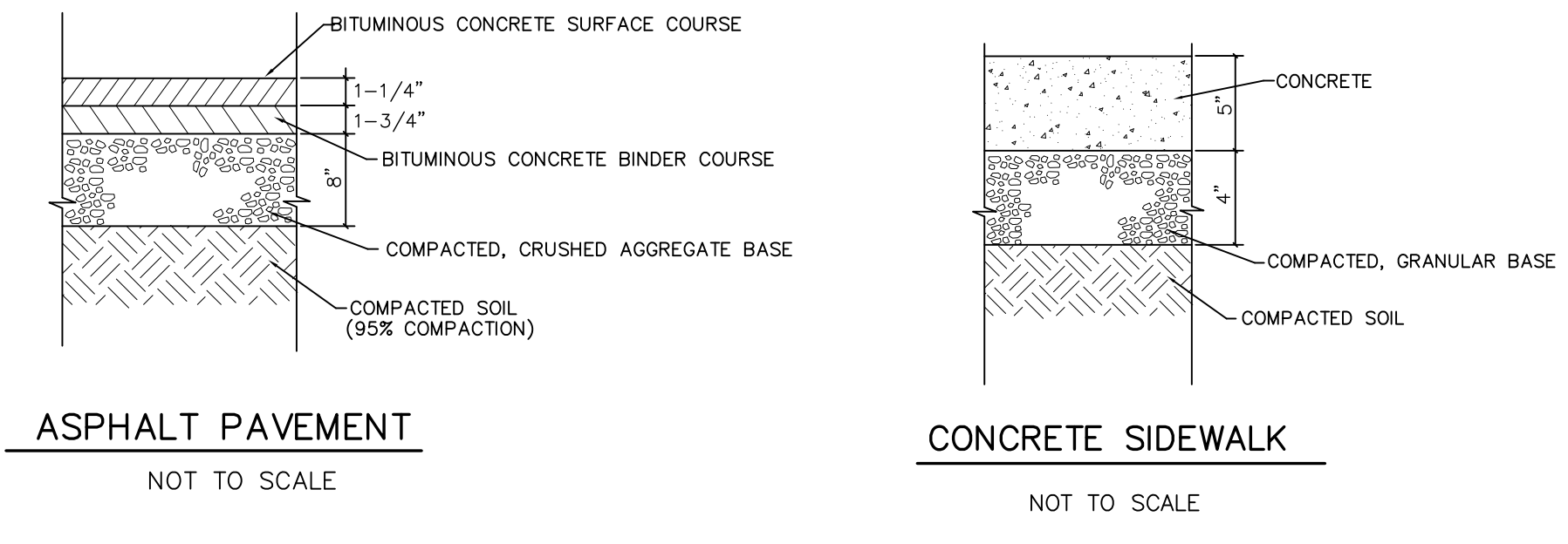
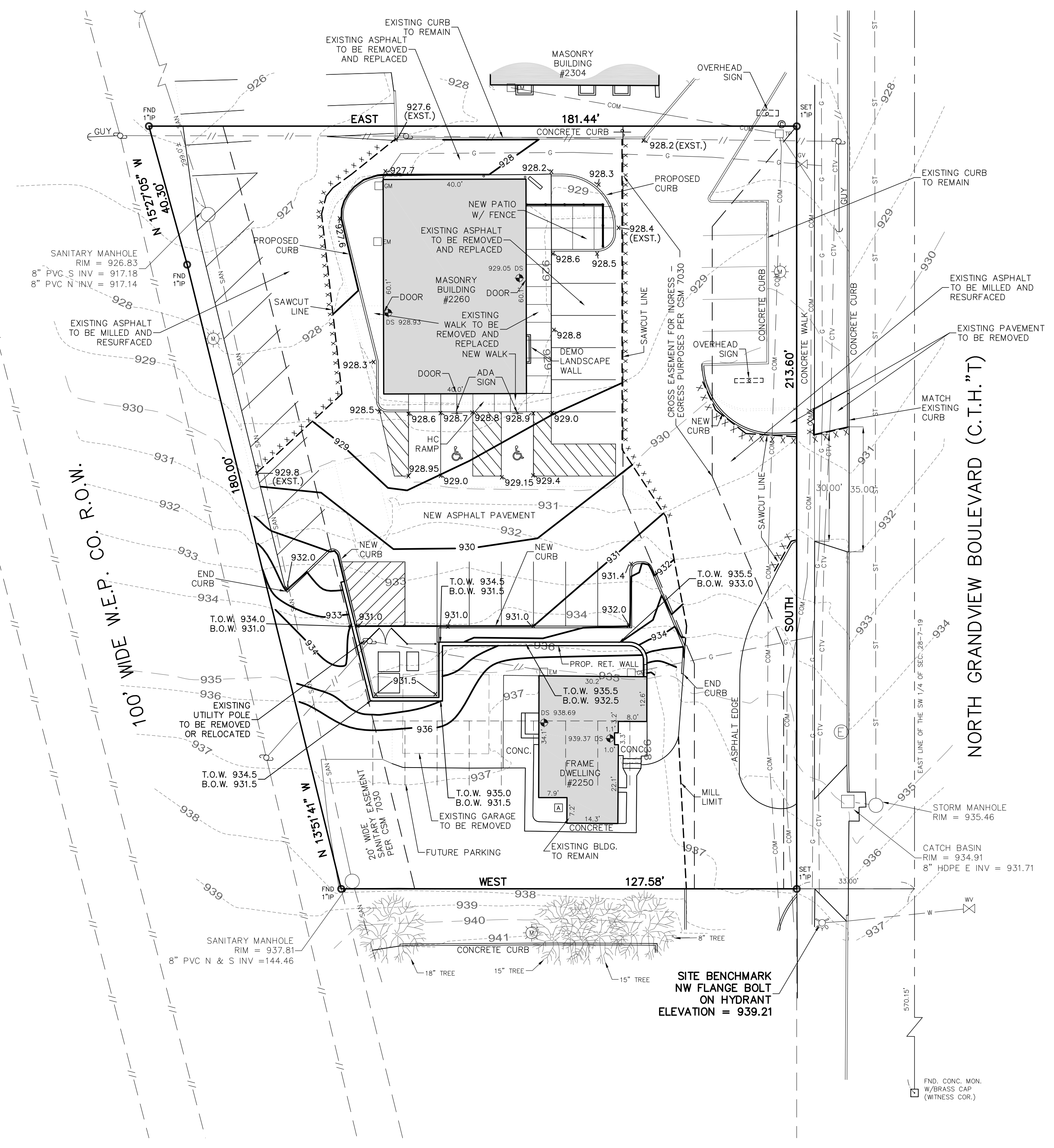
- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY



COUSINS SUBS
 2250 N. GRANDVIEW BLVD. WAUKESHA, WI

CJE NO.: 1524R3
 JULY 7, 2016

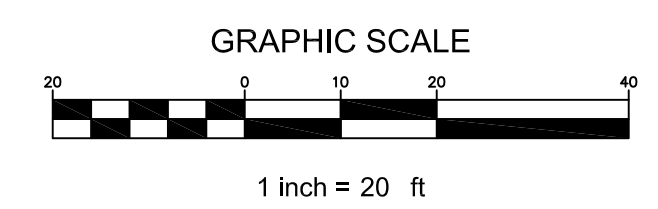
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 SHEET 1 OF 2



LEGEND

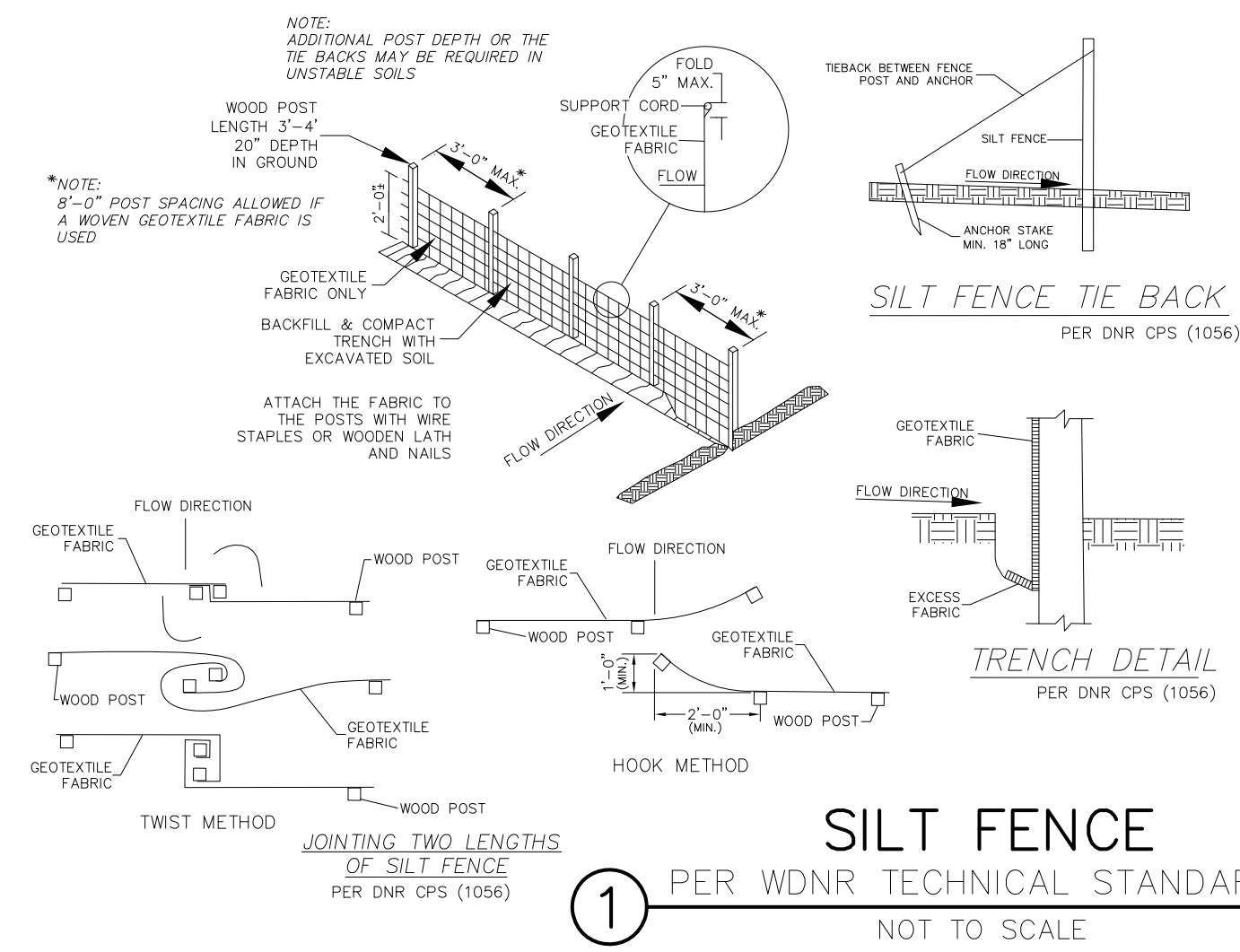
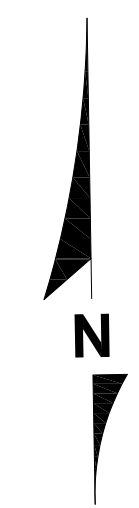
--- 926 ---	EXISTING CONTOUR
— 929 —	PROPOSED CONTOUR
x 931.0	PROPOSED ELEVATION
--- x x x x x ---	PROPOSED SAW CUT

- NOTES:**
1. DISTURBED AREA = 13,045 S.F. (0.30 ACRES).
 2. NET INCREASE IN IMPERVIOUS AREA = 3,620 S.F. (0.083 AC.)
 3. ALL PROPOSED SPOT GRADES SHOWN ARE AT BOTTOM OF CURB / WALK.



TO OBTAIN LOCATIONS OF PARTISANS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-2811
 TOLL FREE
 WE STATE: 180-242-2811
 REQUIRES MIN. 10 BUSINESS DAYS
 NOTICE BEFORE. LOW LOCATIONS
 M.L.W. AREA 259-118



- SILT FENCE CONSTRUCTION SPECIFICATIONS**
 PER DNR CPS (1056)
- Construction silt fence around the disturbed areas as shown on Erosion Control Plan, to prevent sediment from being washed into the drainage system.
 - Locate posts per DNR CPS (1056).
 - When joints are necessary, refer to DNR CPS (1056).
 - Filter fabric to be of nylon, polyester, polypropylene or polyethylene with extra strength - 12.15/in. (Minimum) - and with a flow rate of at least 0.3 gal./sq. ft./min. Fabric should contain ultraviolet ray inhibitors and stabilizers.
 - The filter fabric shall be anchored by spreading at least 8 inches of fabric in a 4' x 4' trench.
 - The filter fabric shall be stapled and/or nailed to the upslope side of the posts.
 - Post to be 1 1/8" x 1 1/8" hickory or oak, 3 feet long, spaced a maximum of 3 feet apart.
 - Use wire reinforcement in unstabilized minor swales, ditches or diversions.
 - Use WisDOT approved silt fence.

SILT FENCE
 PER WDNR TECHNICAL STANDARD 1056
 NOT TO SCALE

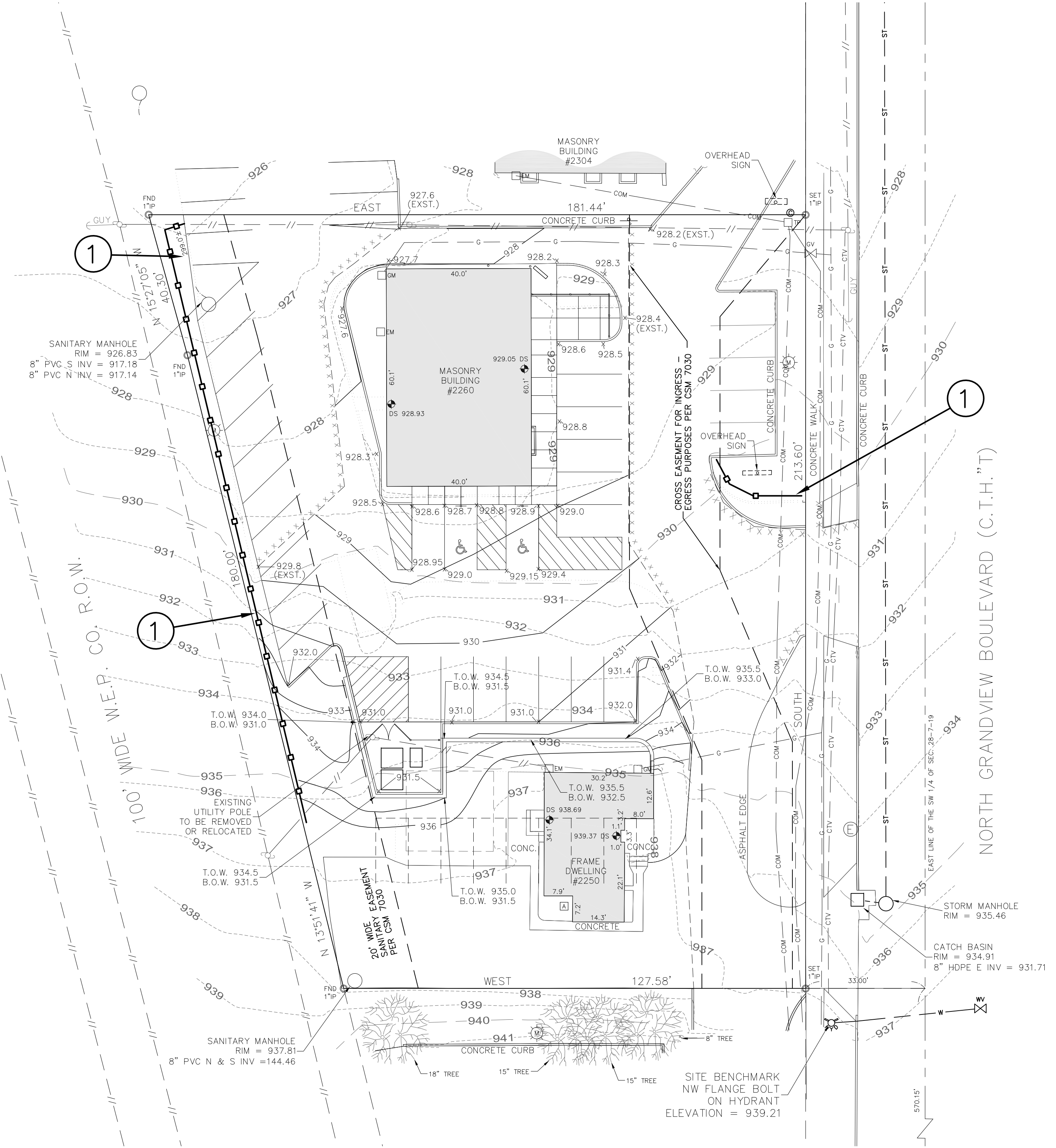
EROSION CONTROL PRACTICES SCHEDULE
 ① SILT FENCE

CONSTRUCTION SCHEDULE

- OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
- INSTALL SILT FENCE.
- DEMO EXISTING GARAGE AND PAVEMENT AND GRASS AREA TO BE REMOVED. REMOVE MATERIAL FROM SITE.
- ROUGH GRADE SITE.
- PROVIDE IMMEDIATE TEMPORARY STABILIZATION OF ANY DISTURBED AREAS WHICH WILL REMAIN INACTIVE FOR A PERIOD EXCEEDING 7 DAYS.
- INSTALL CURB, WALK AND BASE COURSE OF PAVEMENT.
- FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
- ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
- AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
- ESTIMATED TIME BEFORE FINAL STABILIZATION - 3 MONTHS.

MAINTENANCE PLAN

- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1" RUNOFF-PRODUCTION RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.



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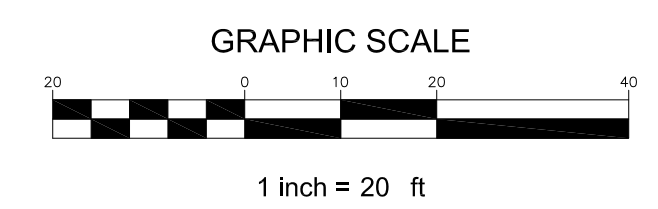


LEGEND

--- 926 ---	EXISTING CONTOUR
— 929 —	PROPOSED CONTOUR
x 931.0	PROPOSED ELEVATION
XXXXXX	PROPOSED SAW CUT

NOTES:

- DISTURBED AREA = 13,045 S.F. (0.30 ACRES).
- NET INCREASE IN IMPERVIOUS AREA = 3,620 S.F. (0.083 AC.)
- ALL PROPOSED SPOT GRADES SHOWN ARE AT BOTTOM OF CURB / WALK.
- SITE GRADING TO BEGIN AUGUST 1, 2016 AND BE COMPLETED BY NOVEMBER 1, 2016



EROSION CONTROL PLAN C2.0

CJE NO.: 1524R3
 JULY 7, 2016

LANDSCAPE PLAN GENERAL NOTES

- ** PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. **
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS, RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 1996.
 - DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 6" DEEP (MIN.) AND SHALL BE SOEDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD:
-ONE (1) 2 CUBIC FOOT BALE OF PEAT MOSS.
-2 POUNDS OF 5-10-5 GARDEN FERTILIZER.
-1/4 CUBIC YARD OF COMPOSTED MANURE.
PLANT STARTER OR OTHER COMPOSTED, ORGANIC MATERIAL.
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 PEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2'-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS (OR BROWN ENVIRO-MULCH) FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - RECOMMENDED SEED MIX:

PREMIUM 60 GRASS SEED MIX REINDER'S (242) 786-3300	NO-MOW LOW GROW GRASS SEED MIX REINDER'S
20% AMERICAN KENTUCKY BLUE GRASS	45% SPARTAN HARD FESCUE
20% ALPINE KENTUCKY BLUE GRASS	40% AZAY SHEEP FESCUE
20% LANGARA KENTUCKY BLUE GRASS	15% TRANSIT ANNUAL RYE GRASS
20% VICTORY CHEWINGS FESCUE	APPLY AT A RATE OF 175 POUNDS PER ACRE.
10% FESTA III PERENNIAL RYE GRASS	REFER TO SUPPLIERS SPECIFICATIONS AND
10% CUTLER PERENNIAL RYE GRASS	INSTALLATION CUT SHEETS FOR FURTHER
APPLY AT A RATE OF 175 POUNDS PER ACRE.	INFORMATION.
REFER TO SUPPLIERS SPECIFICATIONS AND	
INSTALLATION CUT SHEETS FOR FURTHER INFORMATION	
 - DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THIRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE RELOCATED. ALL PLANT MATERIAL TO BE RELOCATED IS TO BE CLEARLY TAGGED WITH MARKING TAPE MOVED BEFORE AND SITE DEMOLITION IS TO BEGIN.
 - OPTIONAL BID:** DESIGN IRRIGATION SYSTEM TO BE DESIGNED FOR A OVERLAPPING ZONED SPRINKLER HEAD SYSTEM IN ALL LAWN & ISLAND AREAS & A DRIP SYSTEM FOR ALL FOUNDATION PLANTING AREAS.
CONTRACTOR NOTE: BEFORE SITE GRADING AND DEMOLITION IS TO BEGIN FOR PROPOSED NEW PAVEMENT, THE AREA IS TO BE STAKED AND ALL TREE AND SHRUBS THAT ARE TO BE PRESERVED ARE TO BE TAGGED BY LANDSCAPE ARCHITECT AND RELOCATED BY LANDSCAPE CONTRACTOR. IF REQUIRED A TREE PRESERVATION PLAN WILL BE PRODUCED AND COORDINATED WITH CITY STAFF. DEMOLITION CONTRACTOR TO COORDINATE W/ LANDSCAPE ARCHITECT, OWNER AND LANDSCAPE CONTRACTOR.

Project:

COUSINS SUBS

2260 N. Grandview Blvd
Waukesha, WI 53188

Issuance and Revisions:

Date	Number	Description
06/21/16		Plan Commission Submittal
07/08/16		Plan Commission Submittal

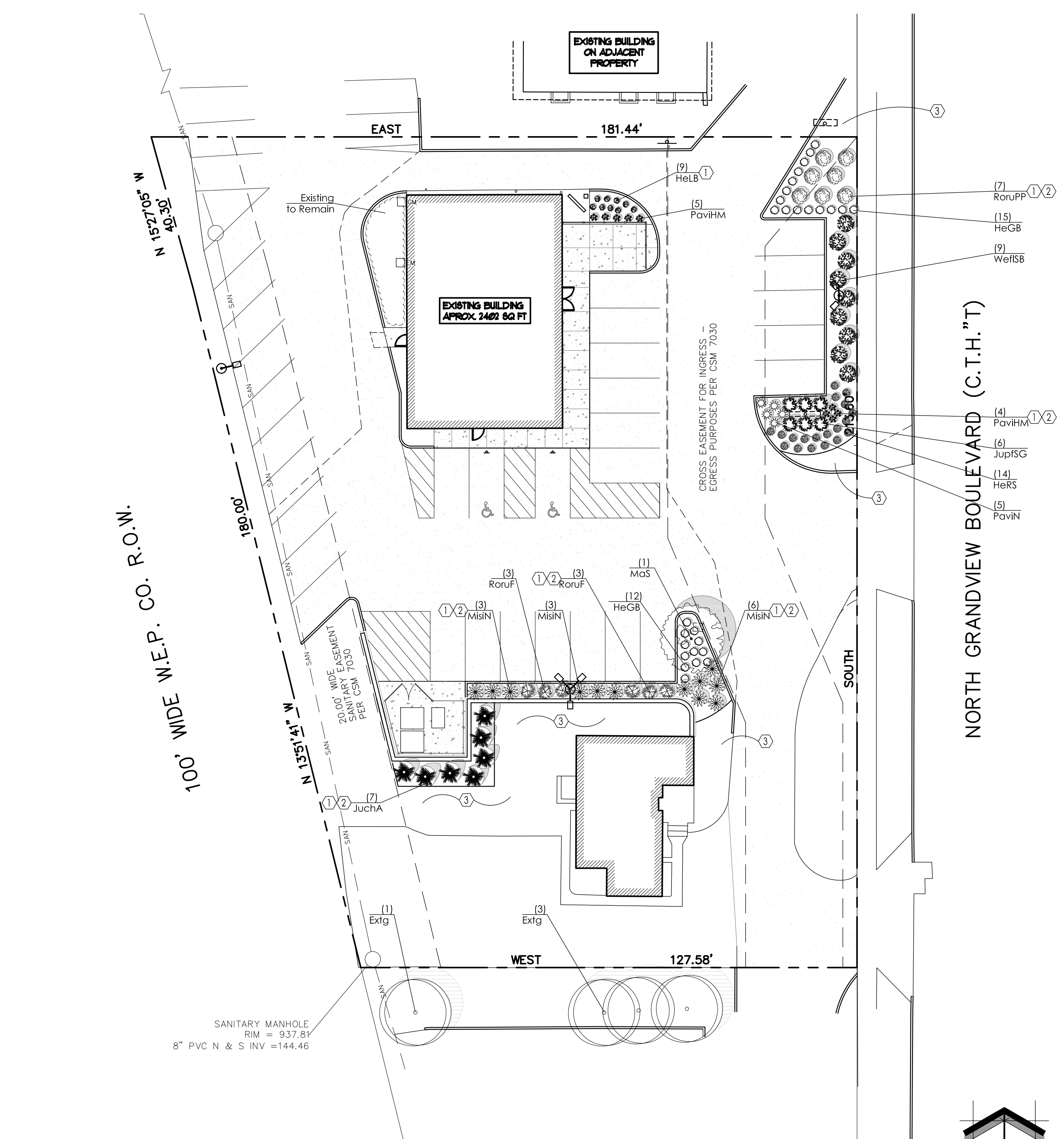
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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 07/08/16
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L16-023
Sheet Number:

LSP1.1



1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Tree						
1	MaS		Malus x 'Snowdrift'	Snowdrift Crabapple	2"-Cal - B&B	
4	Extg		Existing	Existing	Existing	
Conifer Evergreen Tree						
7	JuchA		Juniperus chinensis 'Ames'	Ames Juniper	6' - 7' - B&B	
Broadleaf Deciduous Shrub						
6	RoruF		Rosa rugosa 'Foxi'	Foxi Pavement Rose	18" - Cont	
7	RoruPP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18" - 24" - Cont	
9	WeifSB		Weigela florida 'Bokrasopini'	Sonic Bloom Pink Reblooming Weigela	18" - Cont	
Conifer Evergreen Shrub						
6	JupISG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
Perennial Grass						
12	MisN		Miscanthus sinensis 'Nippon'	Nippon Maiden Grass	1-Gal - Cont	
9	PaviHM		Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1-Gal - Cont	
5	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	
Perennial						
27	HeGB		Hemerocallis x 'Going Bananas'	Going Bananas Daylily	4 1/2" pot	
9	HeLB		Hemerocallis x 'Little Business'	Little Business Dwarf Daylily	4 1/2" pot	
19	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	

SCALE: 1" = 20'-0"

CODED NOTES

LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

LANDSCAPE INSTALLATION CONTRACTOR TO COORDINATE INSTALLATION OF NEW PLANT MATERIAL AND THE COORDINATION WITH EXISTING TREES TO BE SALVAGED.

- MULCH BED AREA. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH ON TOP OF DEWITT PRO 3 OZ WEED BARRIER WITH WEED BARRIER. TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
- EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE. TYPICAL ALL PLANT MATERIAL AREAS. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH (OR BROWN ENVIRO-MULCH). REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
- SEEDED AREAS OF TURF GRASS. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX. ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION. ALSO REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (87) 500-5952
www.DiggersHotline.com OR

811
Know what's below.
Call before you dig.

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

L16-023 - COUSINS SUBS - 07/08/2016

Project:

COUSINS SUBS

2260 N. Grandview Blvd
Waukesha, WI 53188

Issuance and Revisions:

Date	Number	Description
06/21/16		Plan Commission Submittal
07/08/16		Plan Commission Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing: 07/08/16

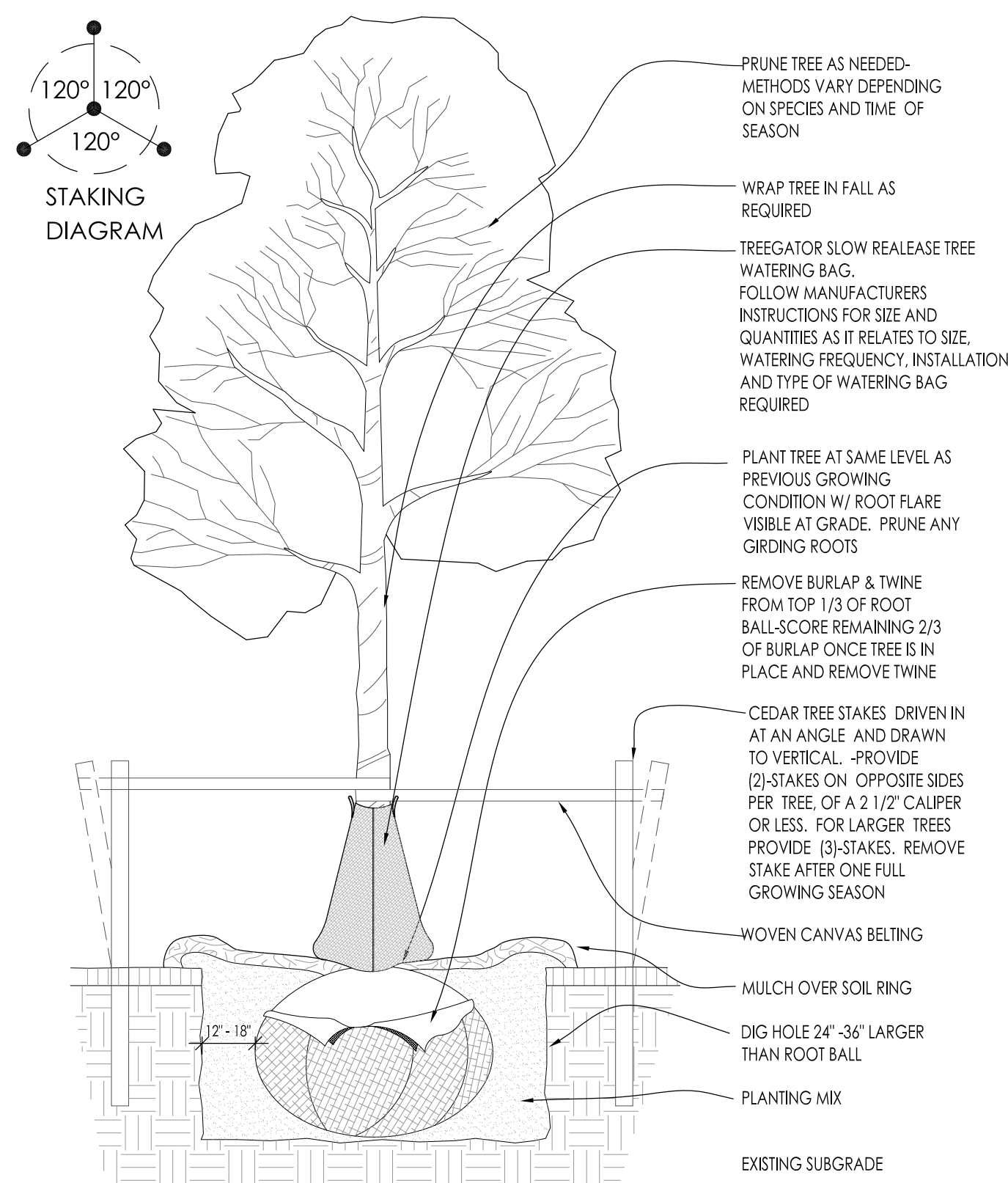
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Drawn By: MCD

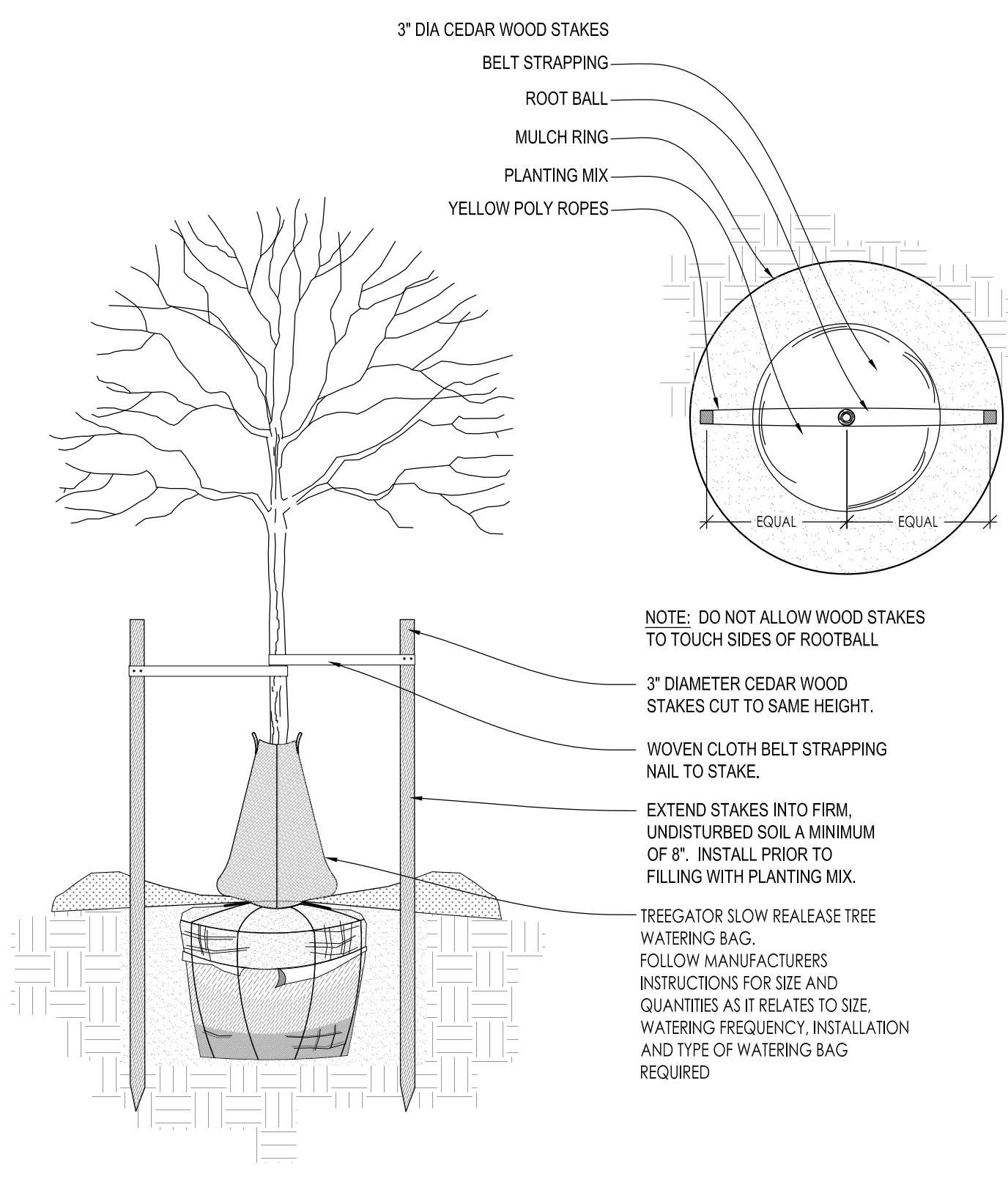
Job Number: L16-023

Sheet Number:

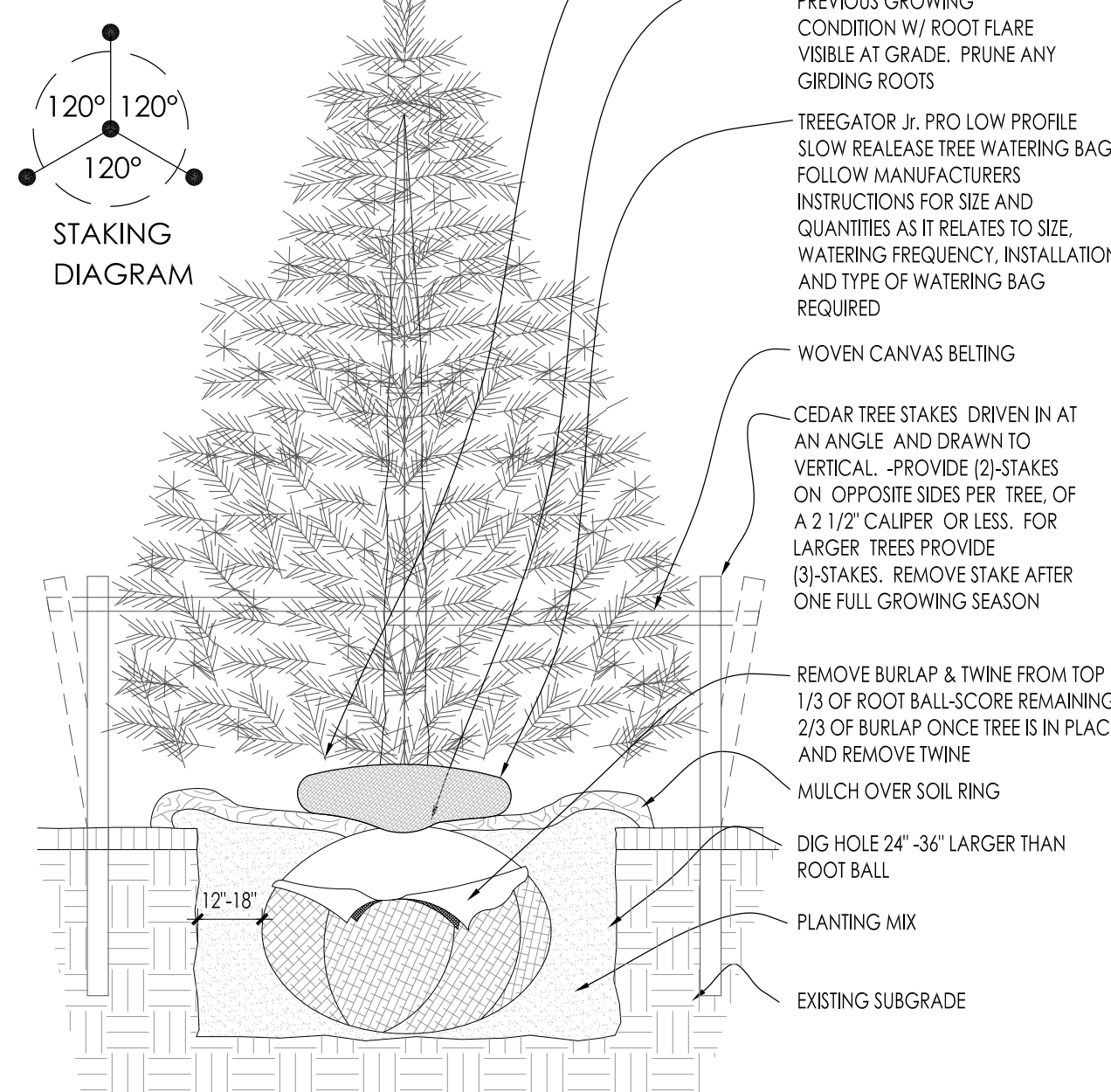
LSP1.2



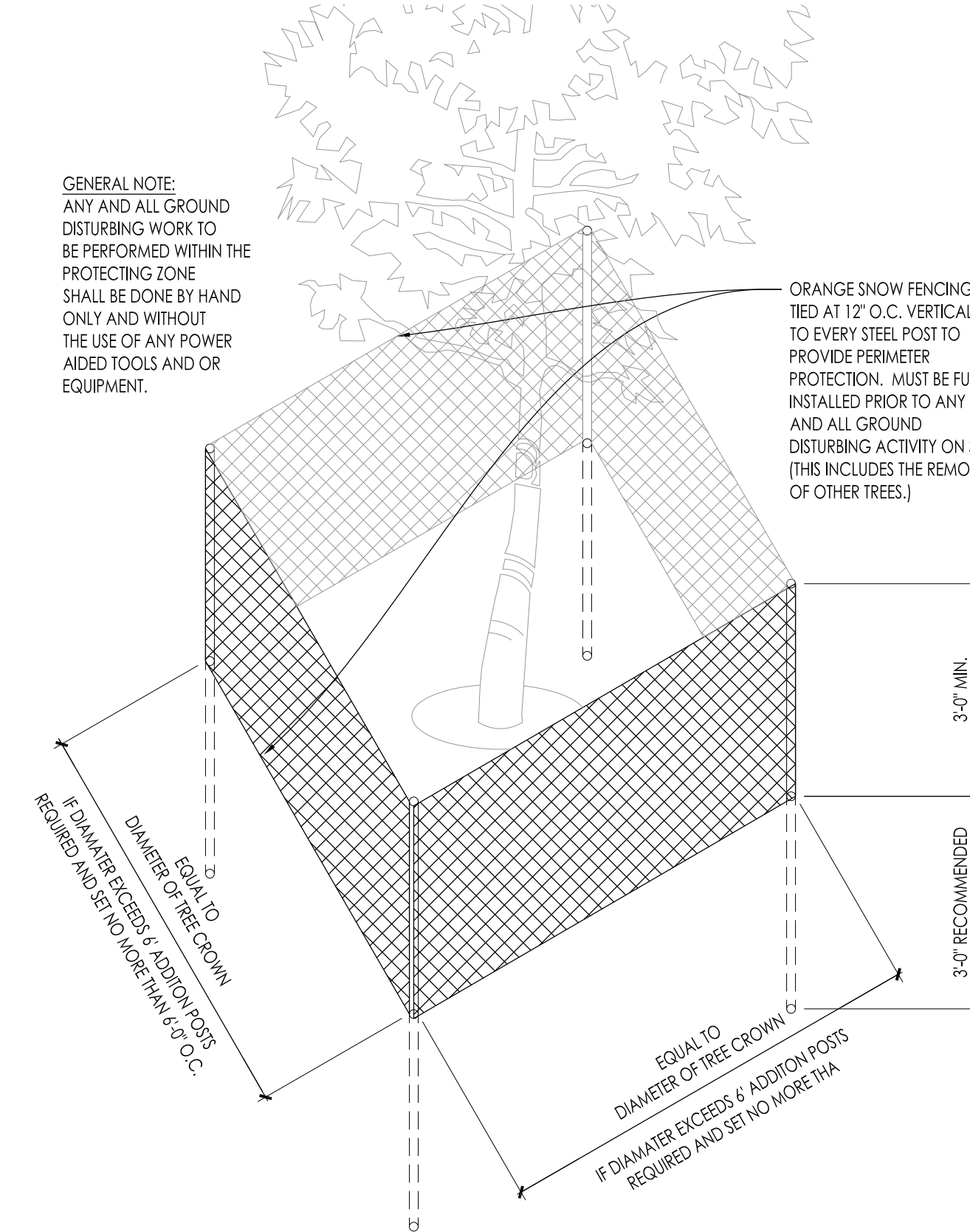
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



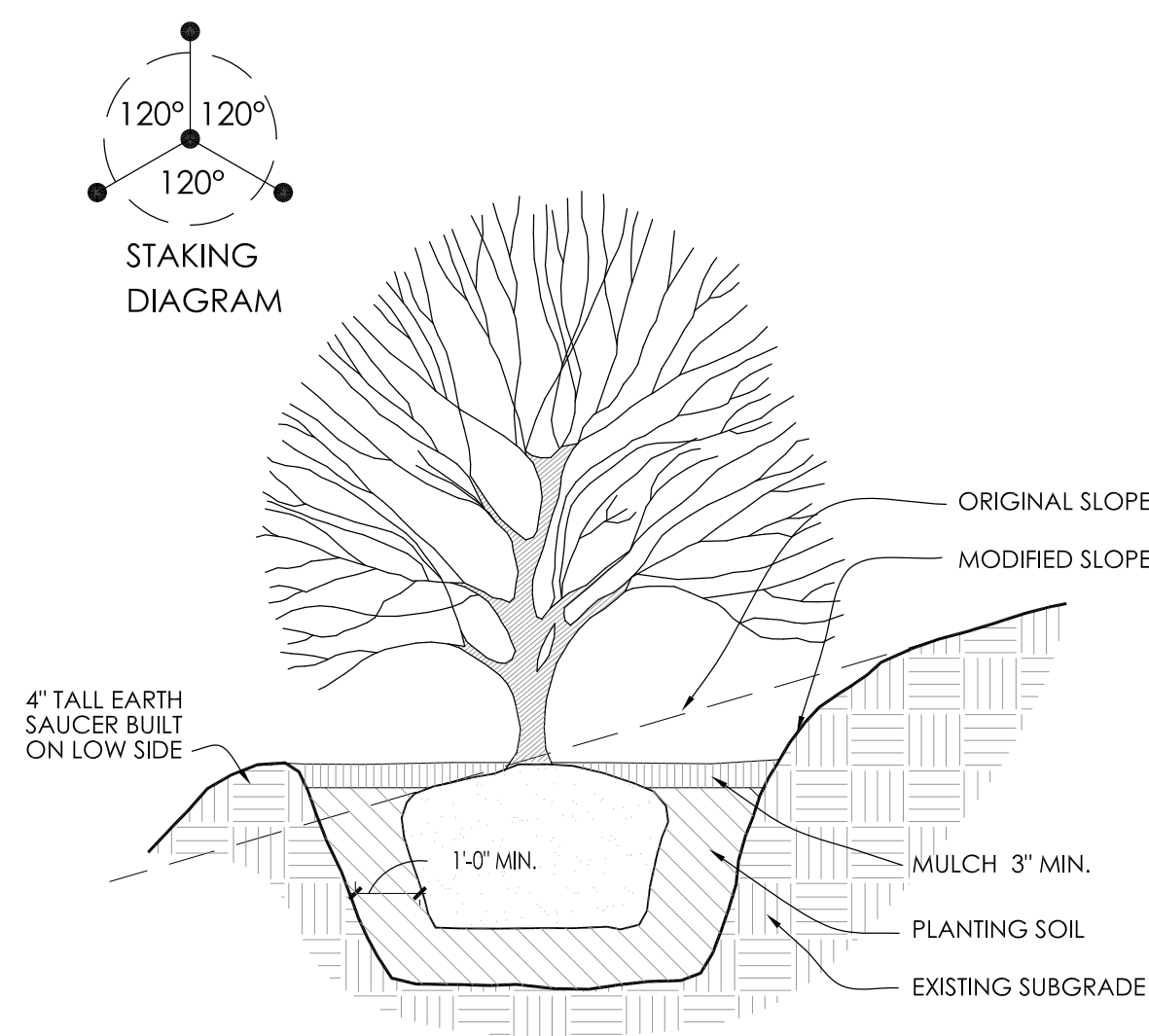
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



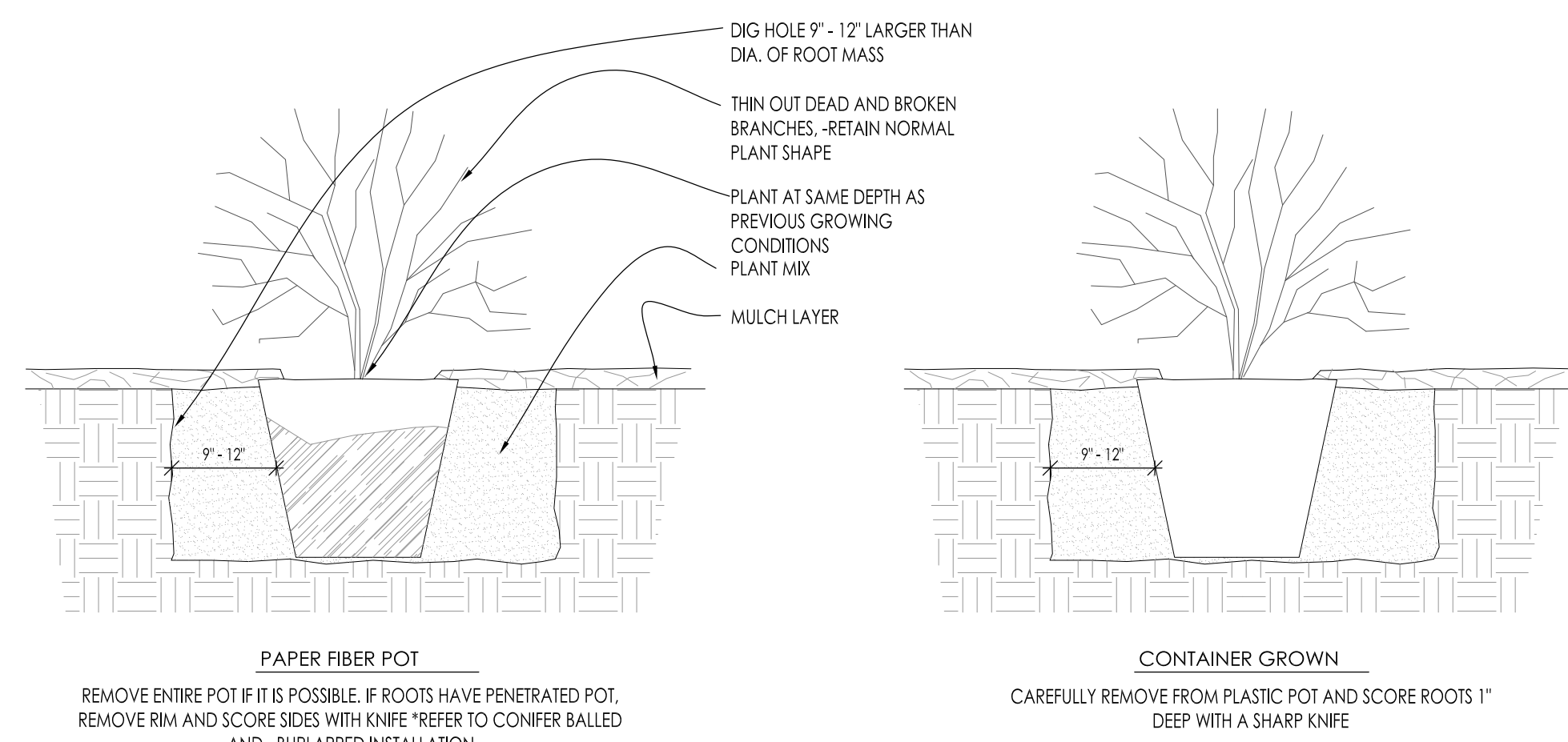
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



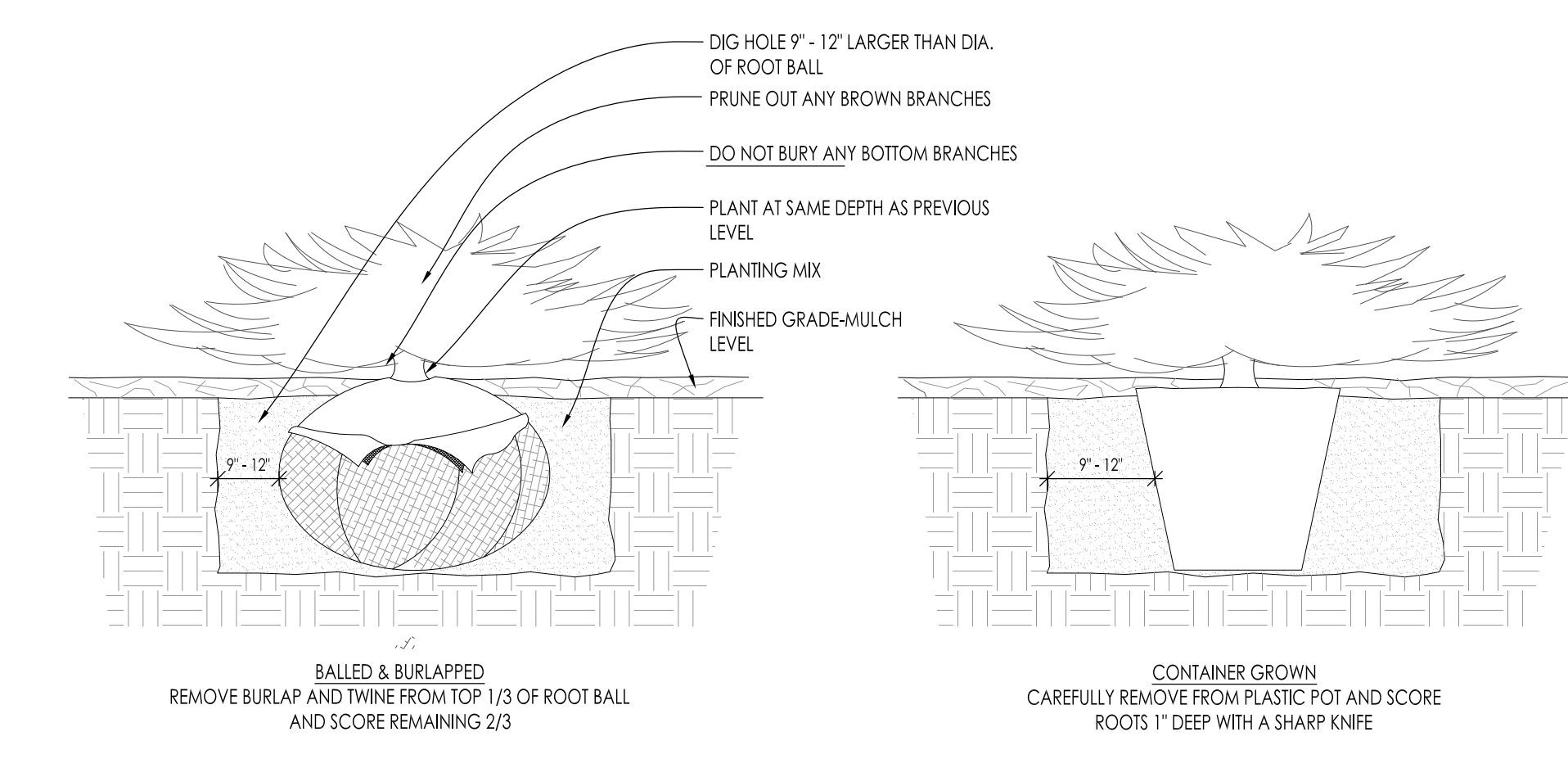
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



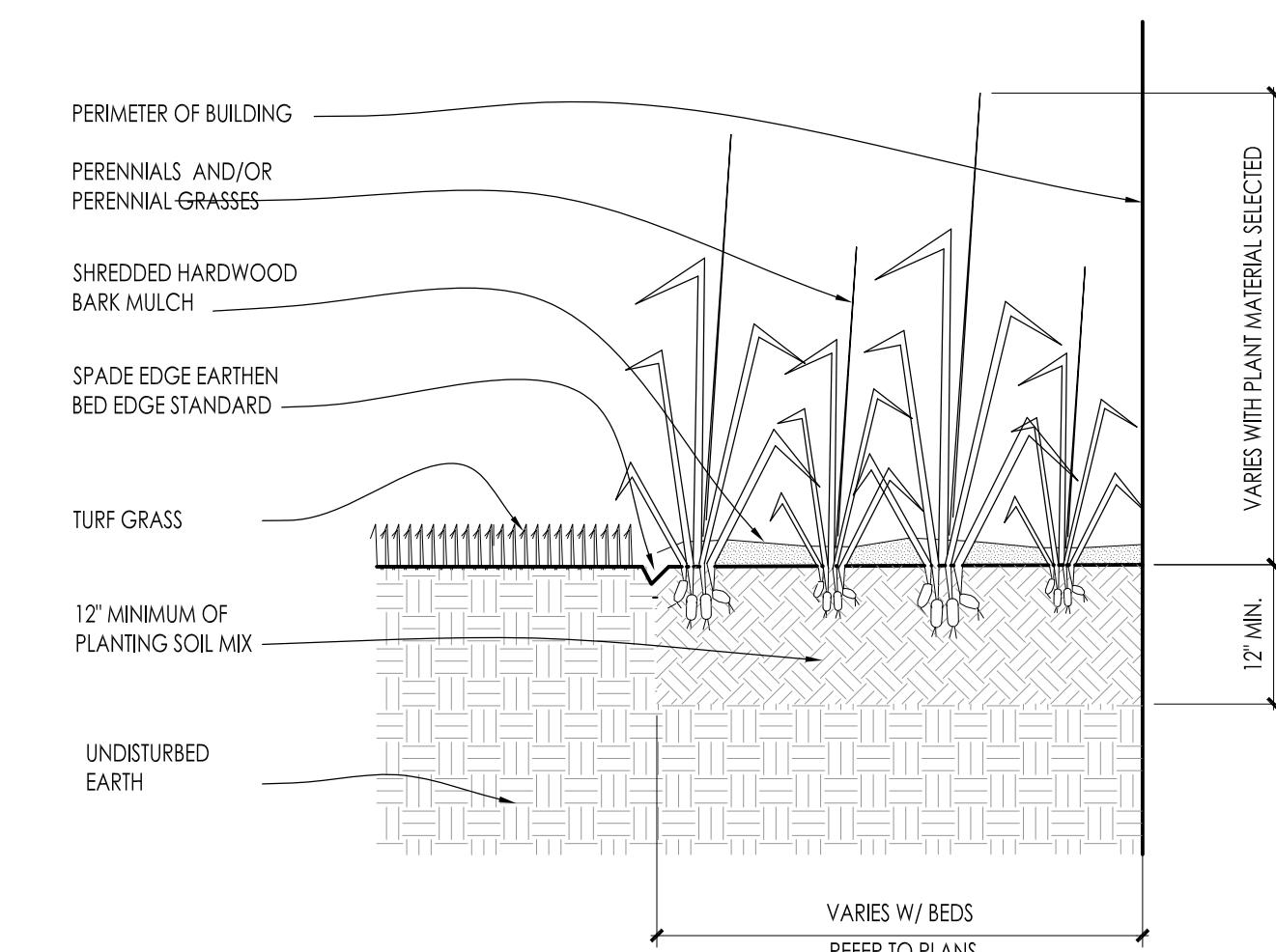
5 SLOPE PLANTING DETAIL SCALE: NONE



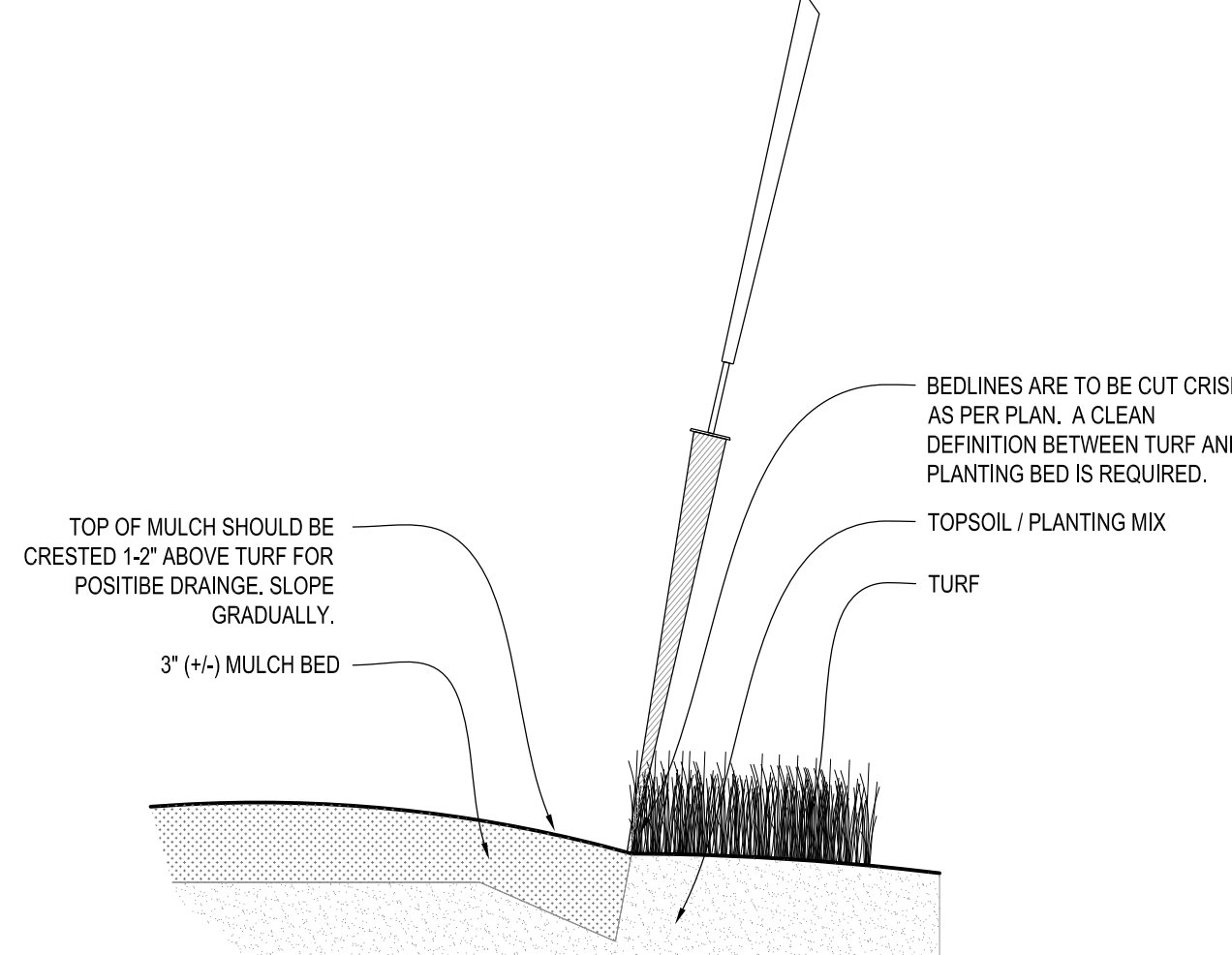
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE

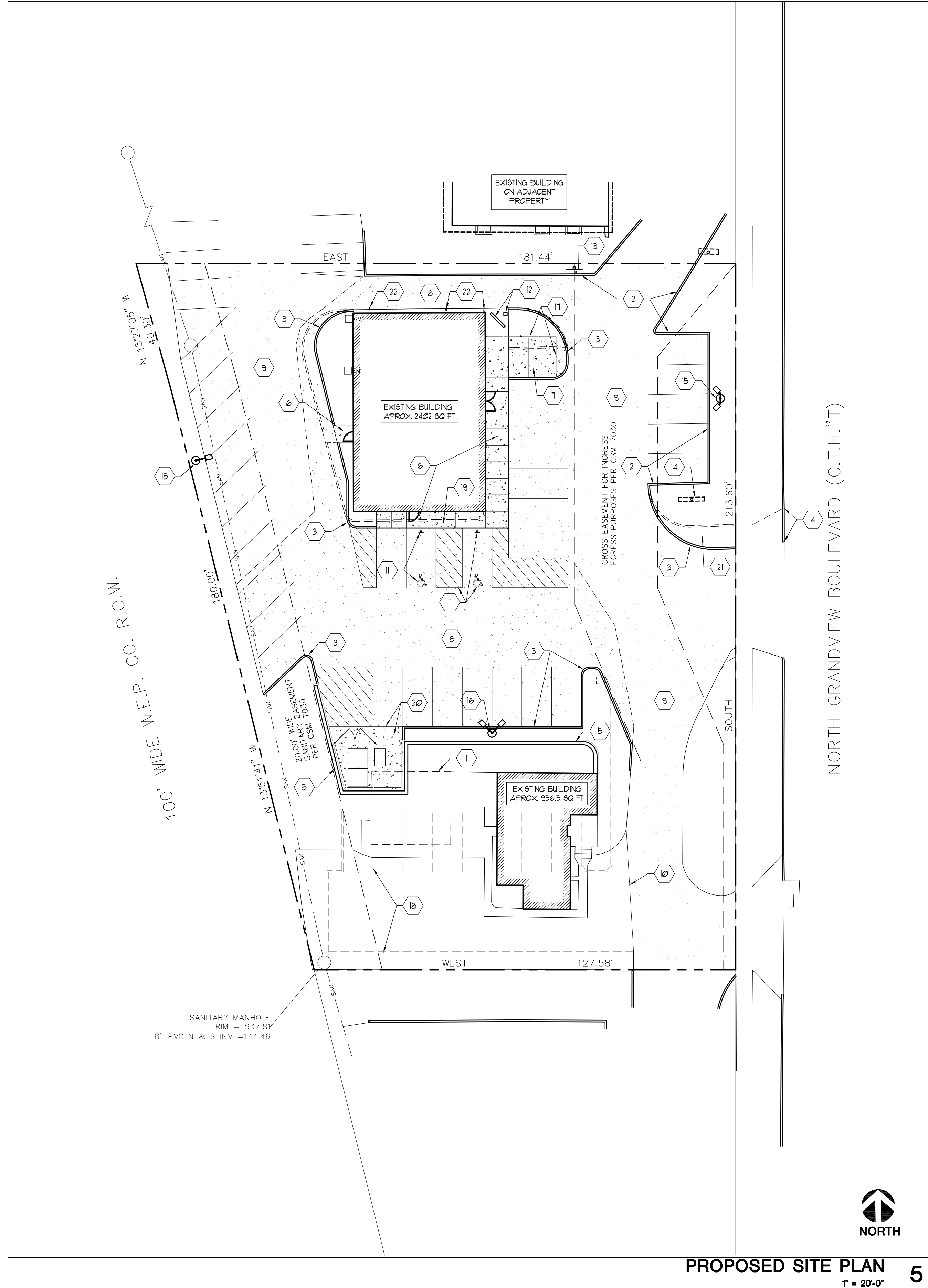


8 PERENNIAL BED PLANTING DETAIL SCALE: NONE

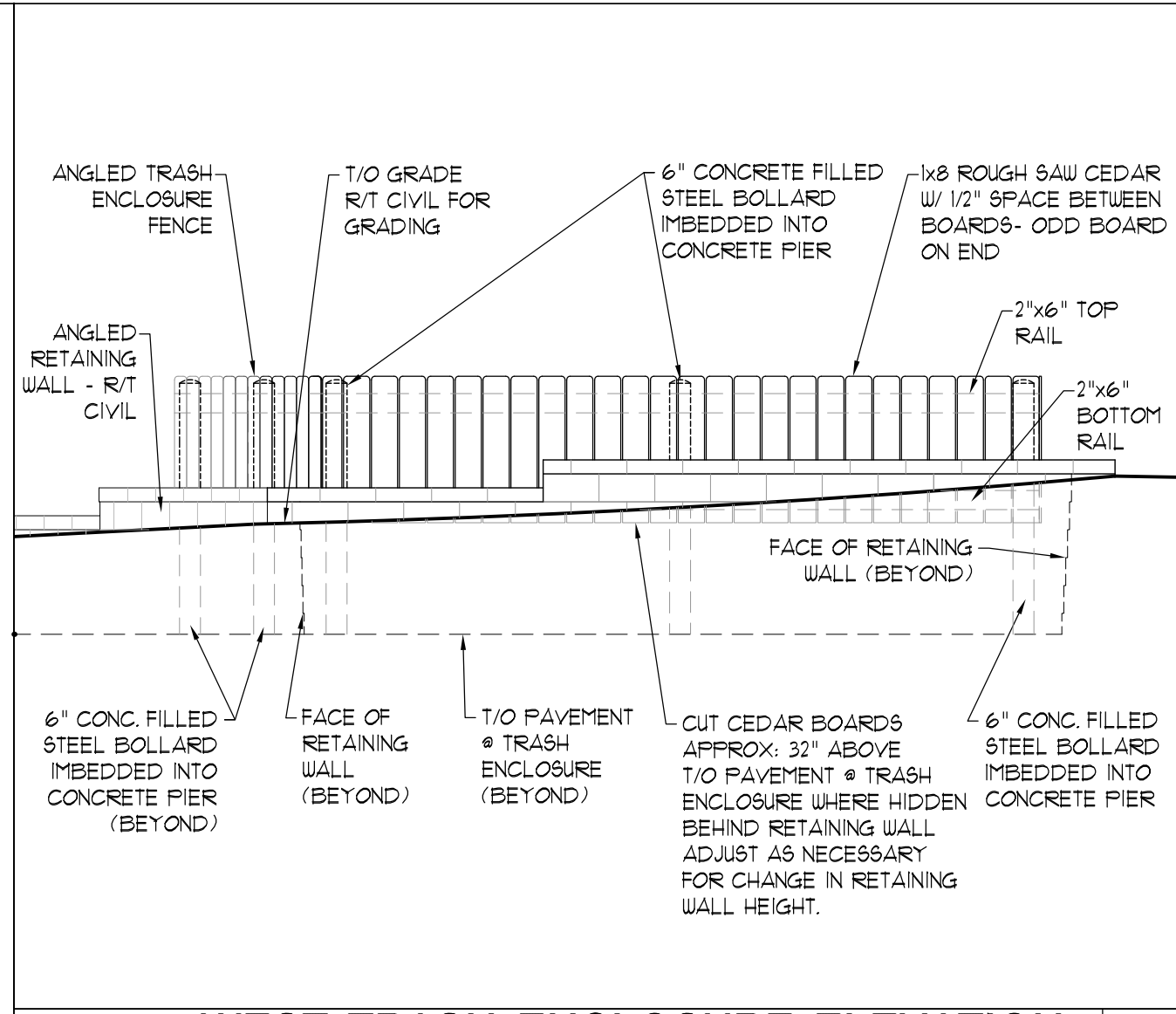


9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

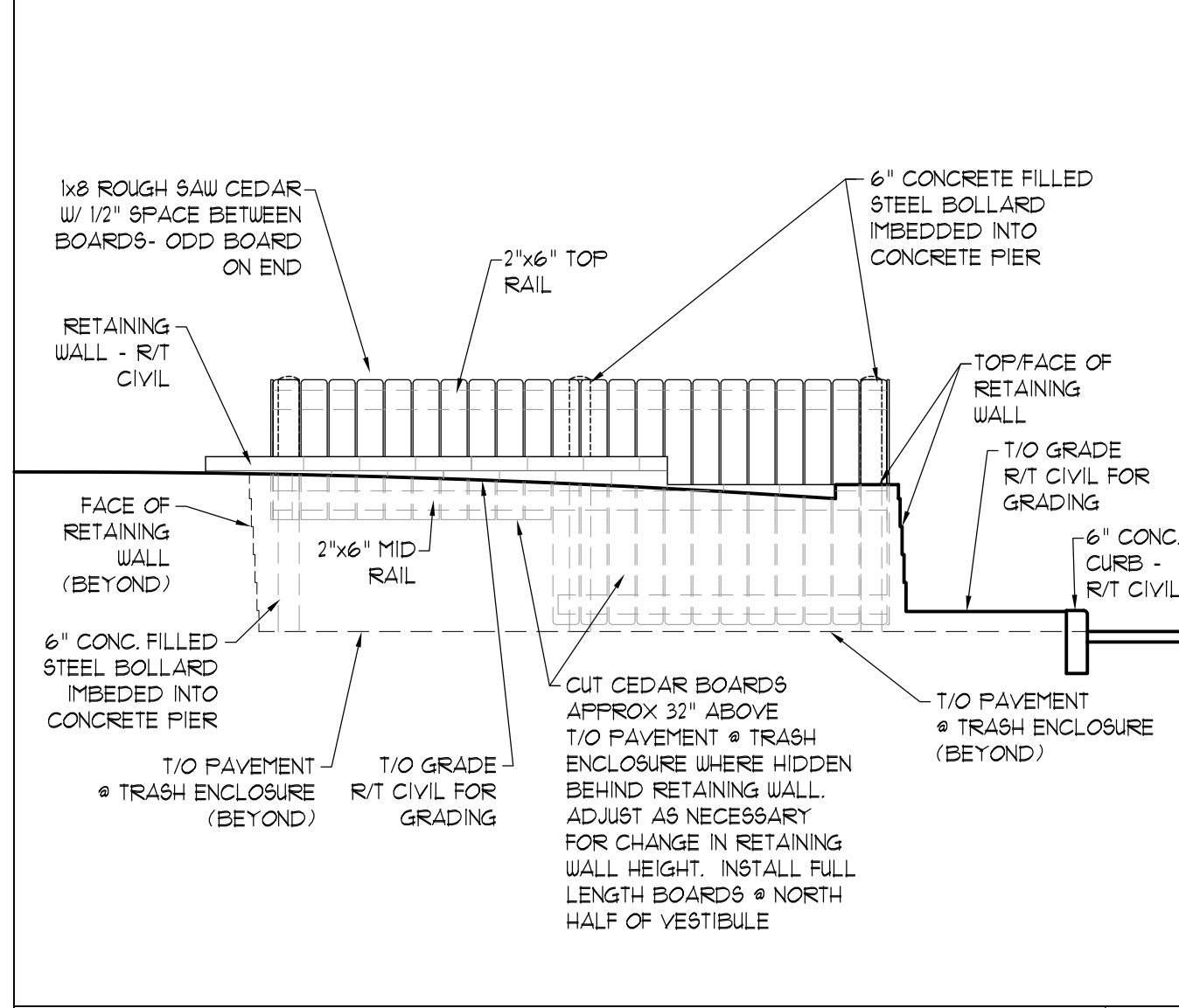
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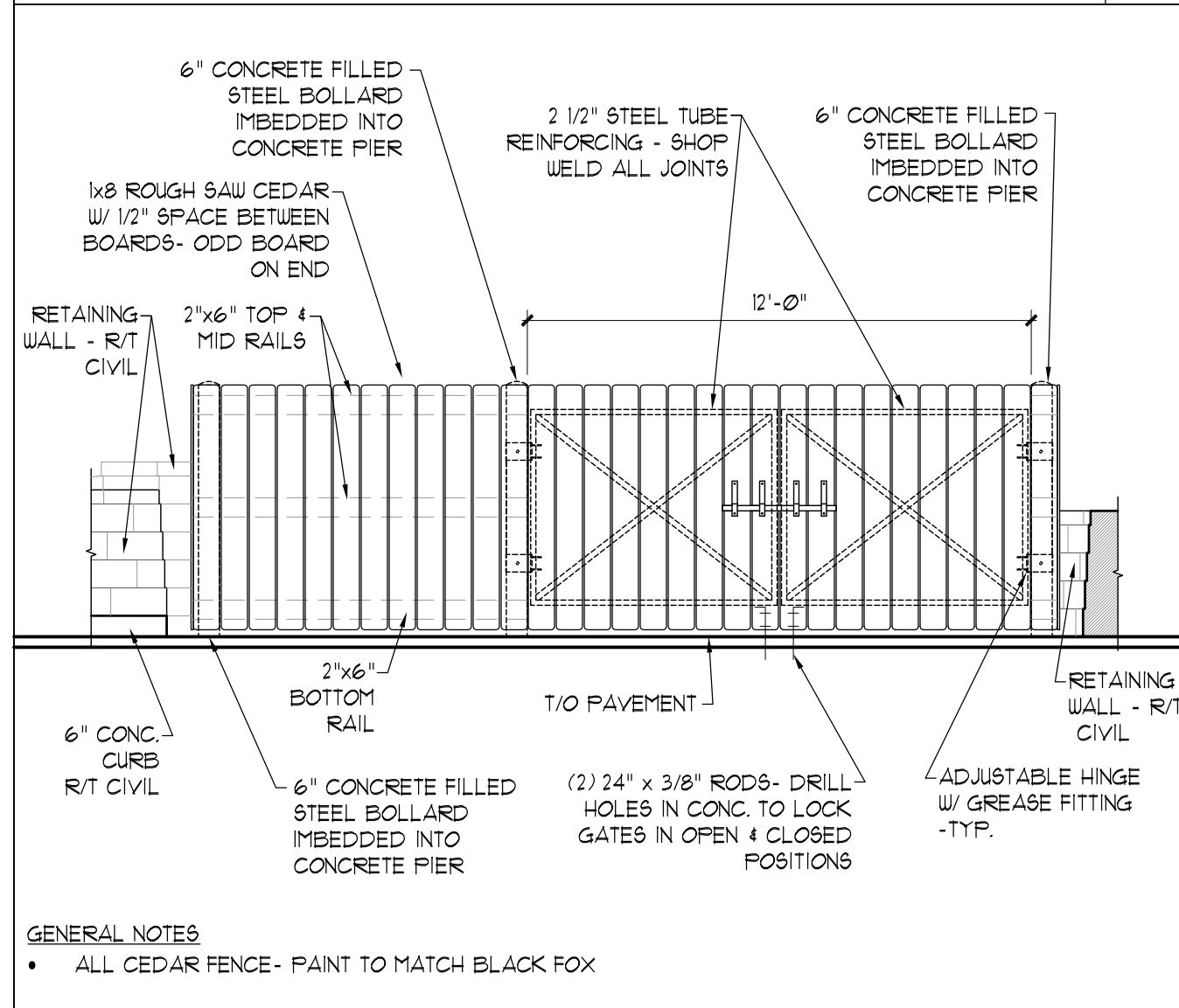
PROPOSED SITE PLAN
SCALE: 1" = 20'-0"
5



WEST TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
4



EAST TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
3



NORTH TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
2

GENERAL NOTES
• ALL CEDAR FENCE - PAINT TO MATCH BLACK FOX

- EXISTING NOTES:**
1) EXISTING PLANS AND STRUCT. INFORMATION FOR REFERENCE ONLY. ALL CONDITIONS MUST BE VERIFIED IN FIELD BEFORE BIDDING / CONSTRUCTION BEGINS. CONTACT ARCHITECT WITH ANY AND ALL DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
2) VERIFY ALL PUBLIC AND PRIVATE UTILITY LOCATIONS AND SIZES (ELECTRICAL, GAS, SANITARY, WATER ETC.) WITH LOCAL MUNICIPALITY, OWNER & GENERAL CONTRACTOR PRIOR TO INSTALLATION. UTILITY SERVICE EXISTS AT CURRENT STRUCTURE MODIFY AS NECESSARY. ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PRESENCE OF LACK THERE OF ANY UTILITIES.
- SITE PLAN NOTES:**
1) ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY, REFER TO CIVIL ENGINEERING DOCUMENTS FOR SITE DIMENSIONS AND DETAILS.
- GENERAL DEMOLITION NOTES:**
1) ALL STATE AND LOCAL PRACTICES & REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA REGULATIONS, FOR DEMOLITION SHALL BE FOLLOWED FOR SAFETY & ALL OTHER MEASURES ASSOCIATED WITH DEMOLITION. IF ANY HAZARDOUS MATERIALS ARE FOUND AFTER THE INITIAL SURVEY OF EXISTING CONDITIONS OCCUR, IMMEDIATELY CONTACT THE GENERAL CONTRACTOR & STOP WORK FOR ASSESSMENT.
2) CARE SHOULD BE TAKEN DURING DEMOLITION TO LEAVE EXISTING STRUCTURE UNDISTURBED AND STILL ACCOMMODATE NEW WORK.
3) ALL DEMOLITION SHOULD BE EXECUTED TO THE MINIMUM EXTENTS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION.
4) REFER TO PLAN DRAWINGS FOR BUILDING RELATED DEMOLITION.
- SITE PLAN KEYED NOTES:**
1) EXISTING GARAGE TO BE REMOVED - PREPARE SUBGRADE FOR NEW SITE CONSTRUCTION.
2) EXISTING CONC. CURB TO REMAIN - REFER TO CIVIL DRAWINGS.
3) NEW 6" CONC. CURB - REFER TO CIVIL DRAWINGS.
4) INSTALL NEW CURB * ABANDONED PORTION OF DRIVEWAY ENTRANCE PER CITY OF WAUKESHA SPECIFICATIONS - R/T CIVIL DRAWINGS.
5) NEW RETAINING WALL - R/T CIVIL DRAWINGS FOR GRADING & ADDITIONAL INFORMATION.
6) NEW 5" THICK REINFORCED CONC. WALK W/ INTEGRAL CURB- REFER TO CIVIL DUG'S (SLOPE 1/4"-1'-0" AWAY FROM BUILDING, TYP)
7) NEW 5" THICK REINFORCED CONC. OUTDOOR DINING PATIO (APPROX: 23' x 12') - REFER TO CIVIL DUG'S.
8) EXISTING ASPHALT TO BE REMOVED & REPLACED - EXTEND NEW ASPHALT AS NECESSARY FOR NEW SITE LAYOUT. REPAINT PARKING STRIPING W/ WHITE PAINT - SITE PLAN IS FOR REFERENCE ONLY - R/T CIVIL DRAWINGS.
9) EXISTING ASPHALT TO BE MILLED AND RESURFACED. REPAINT PARKING STRIPING W/ WHITE PAINT - SITE PLAN IS FOR REFERENCE ONLY - R/T CIVIL DRAWINGS.
10) END OF ASPHALT RESURFACING WORK - PAVEMENT TO THE WEST IS EXISTING TO REMAIN.
11) ACCESSIBLE PARKING STALL WITH STRIPED LOADING AREA & REQUIRED SIGNAGE.
12) EXISTING DRIVE-THRU MICROPHONE/SPEAKER & MENU BOARD DISPLAY W/ NEW SIGNAGE.
13) EXISTING DIRECTIONAL SIGN W/ NEW SIGNAGE.
14) EXISTING POLE SIGN W/ NEW SIGNAGE.
15) EXISTING SITE LIGHTING POLE & FIXTURE ON CONCRETE BASE. R/T SITE PHOTOMETRIC FOR NEW FIXTURE.
16) NEW SITE LIGHTING POLE & FIXTURE ON CONCRETE BASE. R/T SITE PHOTOMETRIC FOR NEW FIXTURE. COORDINATE W/ G.C. ON PROPER LOCN. OF ELEC. FEEDS TO FIXTURES.
17) NEW WROUGHT IRON PATIO RAIL (BLACK) W/ INTERMEDIATE VERTICAL BALUSTERS, TYP- VERIFY STYLE W/ OWNER.
18) FUTURE PARKING AREA.
19) ADA RAMP - R/T CIVIL FOR ADDITIONAL INFORMATION.
20) TRASH ENCLOSURE ON CONC. AFRON- REFER TO SP11 DETAILS 2, 3, 4 FOR ADDITIONAL INFORMATION.
21) CUT & REMOVE ASPHALT AS NECESSARY FOR NEW LANDSCAPE ISLAND INSTALLATION.
22) EXISTING BOLLARDS TO REMAIN AND BE PAINTED "LACEY PEARL" (EP-3).

SITE NOTES
1

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION
05.11.16		PRELIMINARY FC SUBMITTAL
07.02.16		FINAL FC SUBMITTAL

Project:
 Tenant Buildout For:
Cousins Subs
 2260 N. Grandview Blvd
 Waukesha, WI 53188

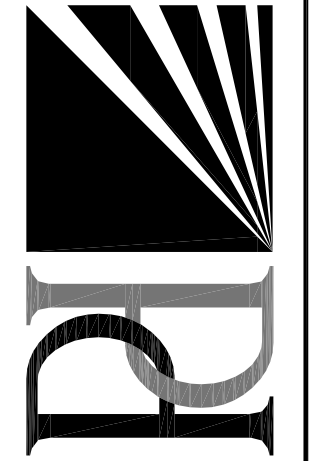
Drawing Title:
 SITE PLAN

Date: 07.08.16
 Scale: NOTED
 Drawn: DMQ
 Job:
 Sheet:
SP1.1

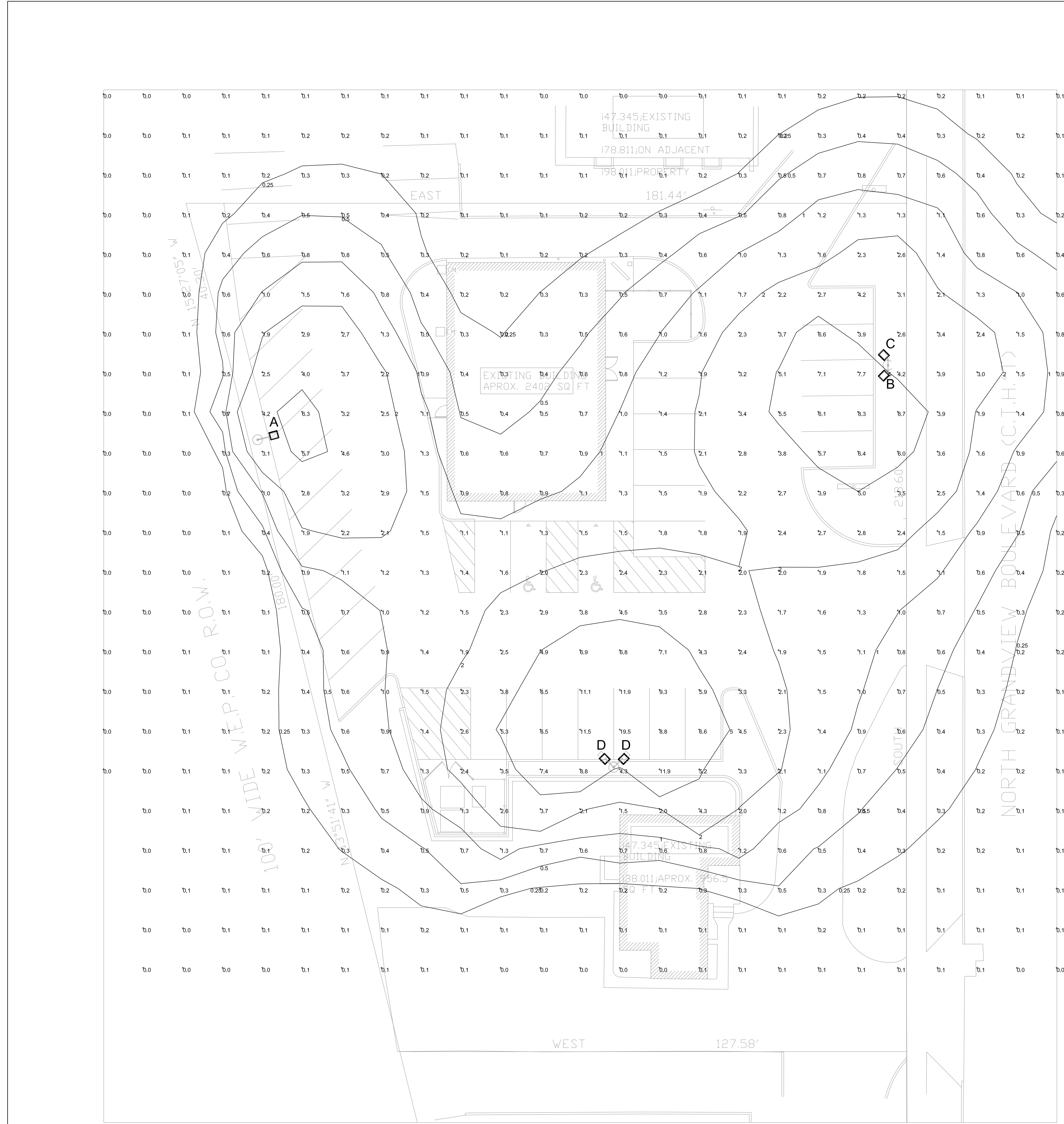
THIS BOX IS 1/2" x 1/2"

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 11525 W. North Avenue
 Wauwatosa, WI 53226
 Tel (414) 302-1780 Fax (414) 302-1751



Plan View
Scale: 1" = 16'



Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	1	XGBM-3-LED-SS-NW-HSS	LSI Industries LED Area Light Model XGBM	LED fixture-Super Saver wattage Pole mounted at 22' Type 3 Optics w/ House Side Shield	XGBM-3-LED-SS-NW-HSS.ies	Absolute	1.00	189
	B	1	XGBM-FT-LED-SS-NW-HSS	LSI Industries LED Area Light Model XGBM	LED fixture-Super Saver wattage Pole mounted at 22' Forward Throw Optics w/ House Side Shield	XGBM-FT-LED-SS-NW-HSS.ies	Absolute	1.00	189
	C	1	XGBM-5-LED-SS-NW	LSI Industries LED Area Light Model XGBM	LED fixture-Super Saver wattage Pole mounted at 22' Type 5 Optics	XGBM-5-LED-SS-NW.ies	Absolute	1.00	188.5
	D	2	XGBM-FT-LED-SS-NW	LSI Industries LED Area Light Model XGBM	LED fixture-Super Saver wattage Pole mounted at 22' Forward Throw Optics	XGBM-FT-LED-SS-NW.ies	Absolute	1.00	189

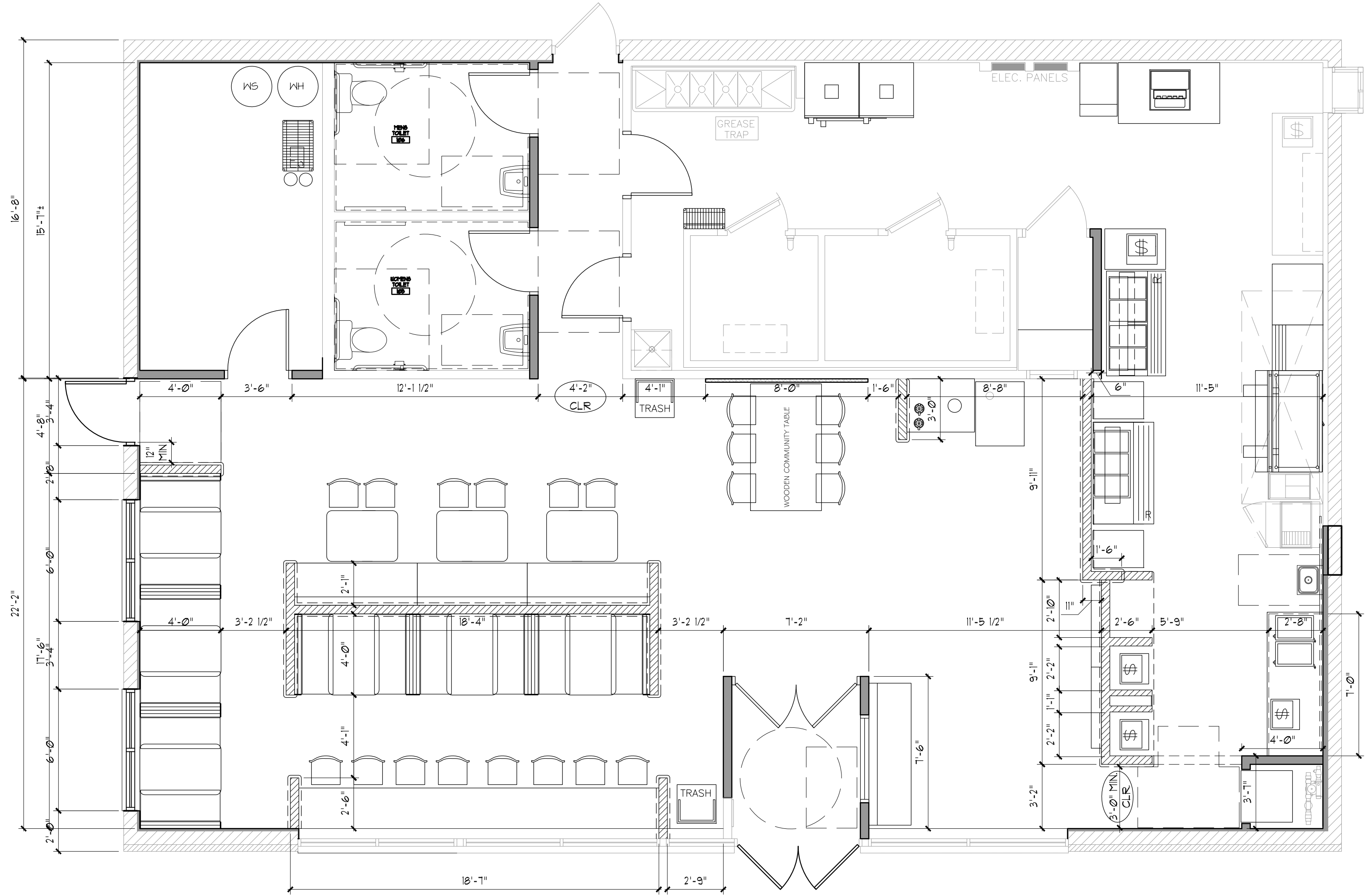
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REV. #	REV. DATE	DESCRIPTION	REV. BY:
05/11/16		PRELIMINARY FC SUBMITTAL	BJK
07/02/16		FINAL FC SUBMITTAL	BJK
Project:			
Tenant: Bulldozer For Cousins Subs 2260 N. Grandview Blvd Waukesha, WI 53188			
PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel: (414) 302-1780 Fax: (414) 302-1781			
Drawing Title:			
PHOTOMETRIC SITE PLAN			
THIS BOX IS 1/2" x 1/2"			
Date: 07.08.16		Scale: NOTED	
Drawn: DMQ		Job:	
Sheet:		1	
PSP1.1			

PHOTOMETRIC SITE PLAN

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PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

DO NOT SCALE THESE DRAWINGS



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Drawing Title:
PROPOSED FLOOR PLAN

Date: 07.08.16

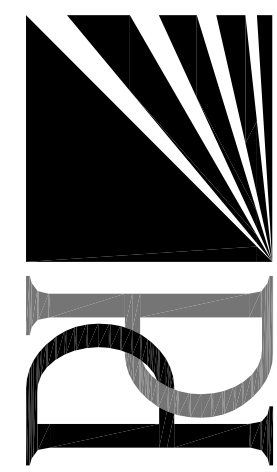
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Job:

Sheet:

A1.1



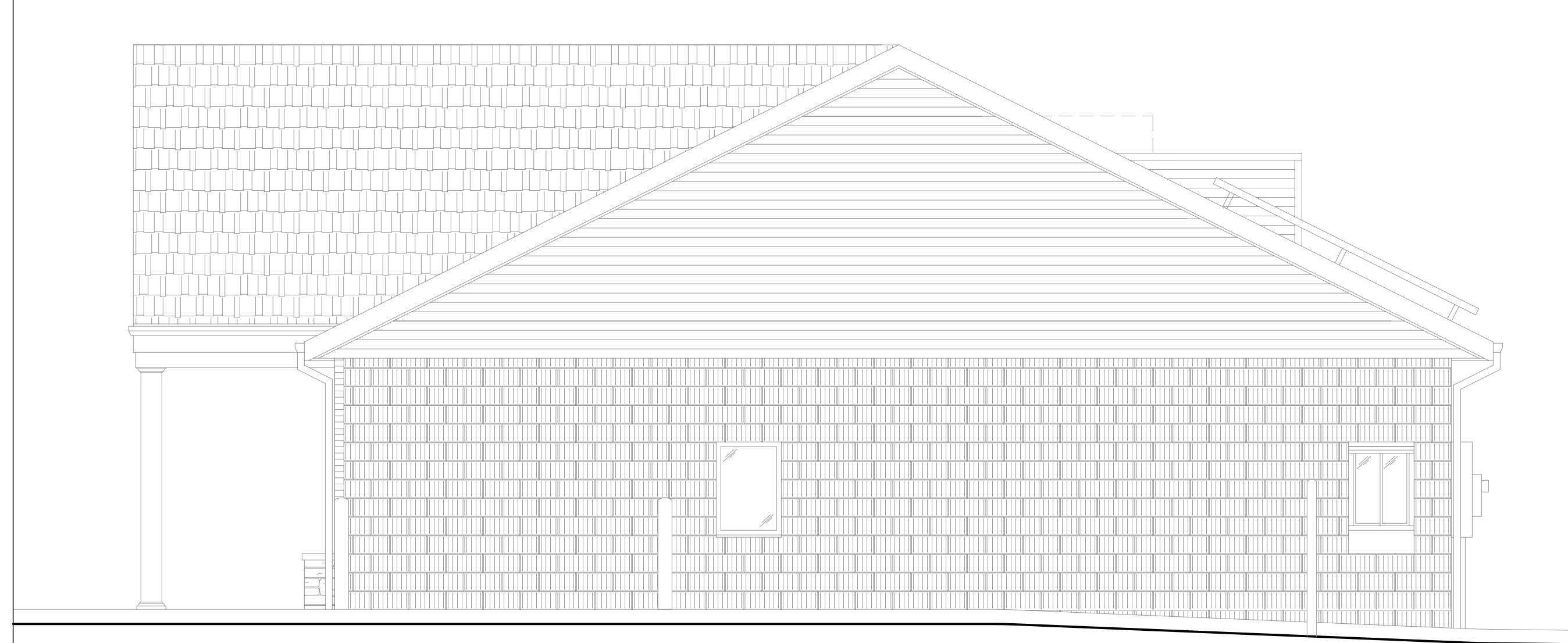
PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1751

Tenant Buildout For:
Cousins Subs
2260 N. Grandview Blvd
Waukesha, WI 53188

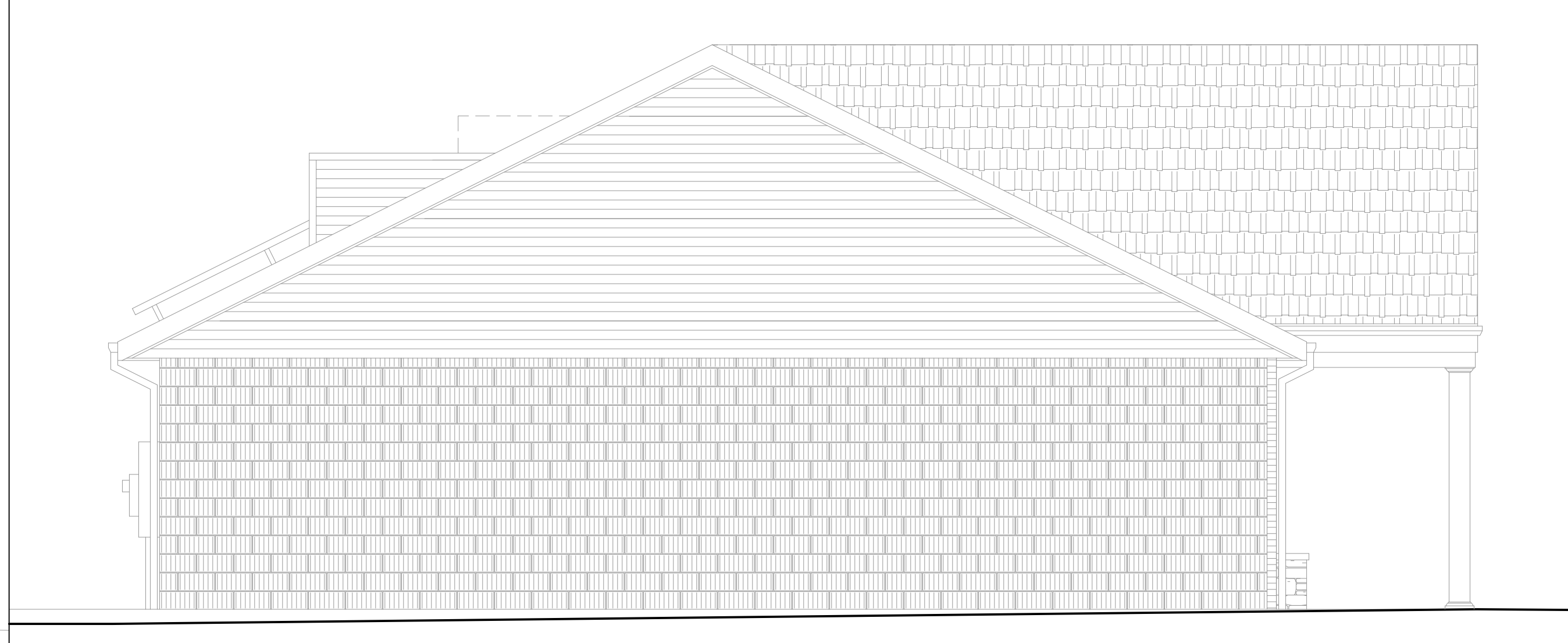
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05/11/16		PRELIMINARY FC SUBMITTAL	BJK
07/02/16		FINAL FC SUBMITTAL	BJK

- PRELIMINARY -
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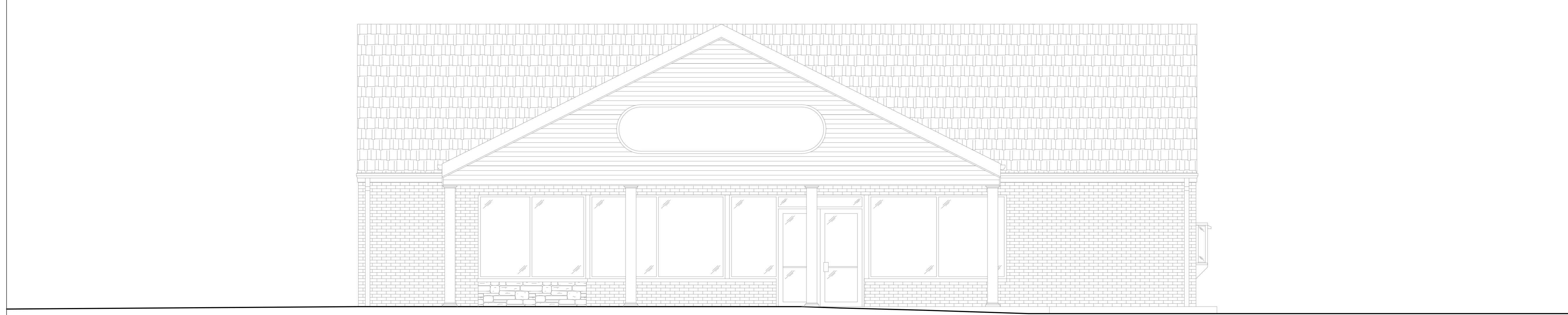
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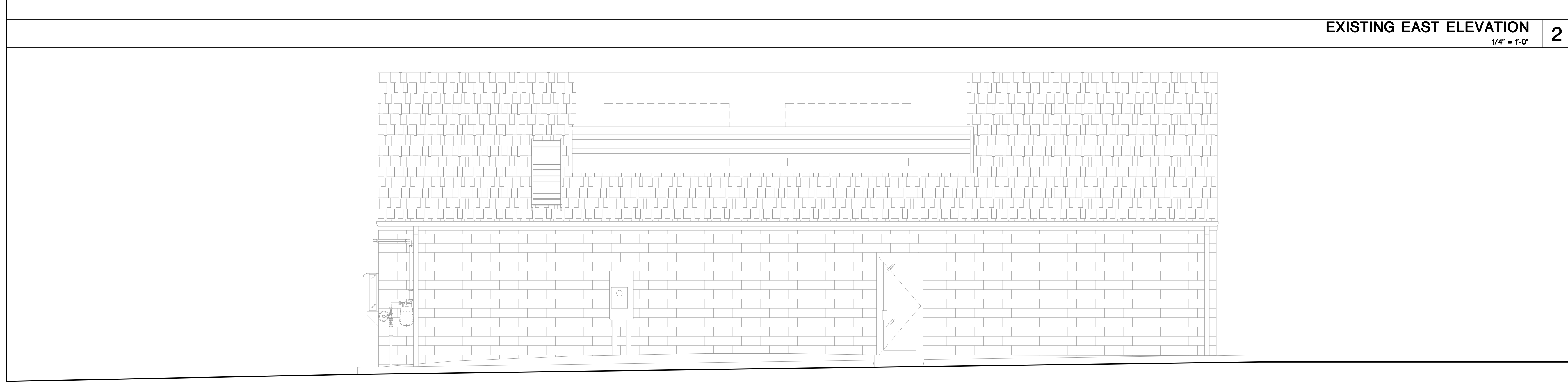
EXISTING NORTH ELEVATION
1/4" = 1'-0" **4**



EXISTING SOUTH ELEVATION
1/4" = 1'-0" **3**



EXISTING EAST ELEVATION
1/4" = 1'-0" **2**



EXISTING WEST ELEVATION
1/4" = 1'-0" **1**

FULL SIZE PRINT = 24" x 36" SHEET

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Drawing Title:
EXISTING EXTERIOR ELEVATIONS

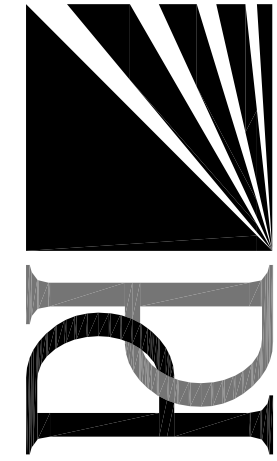
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Job:

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EX2.1



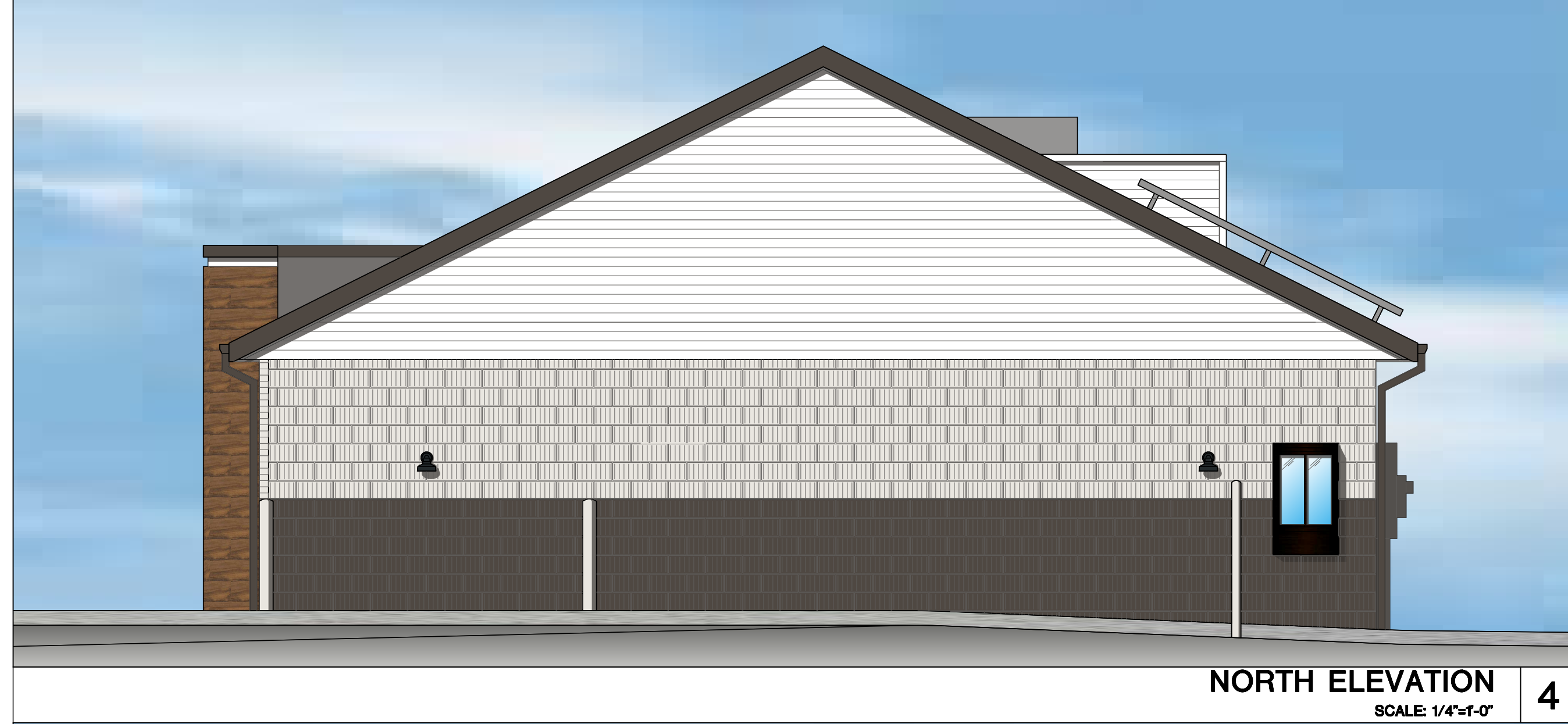
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Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1751

Tenant Buildout For:
Cousins Subs
2260 N. Grandview Blvd
Waukesha, WI 53188

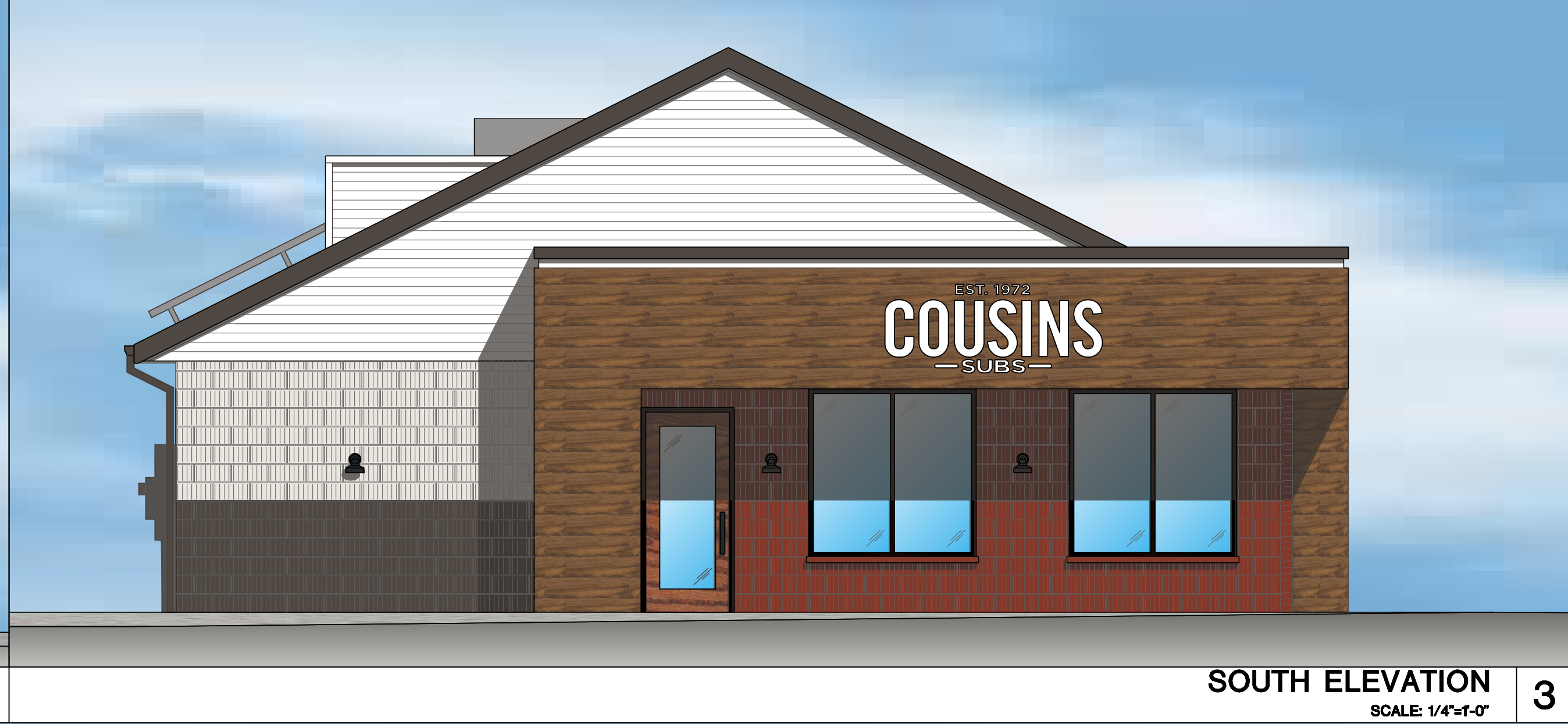
REV. #	REV. DATE	DESCRIPTION	REV. BY:
05/11/16		PRELIMINARY FC SUBMITTAL	BJK
07/02/16		FINAL FC SUBMITTAL	BJK

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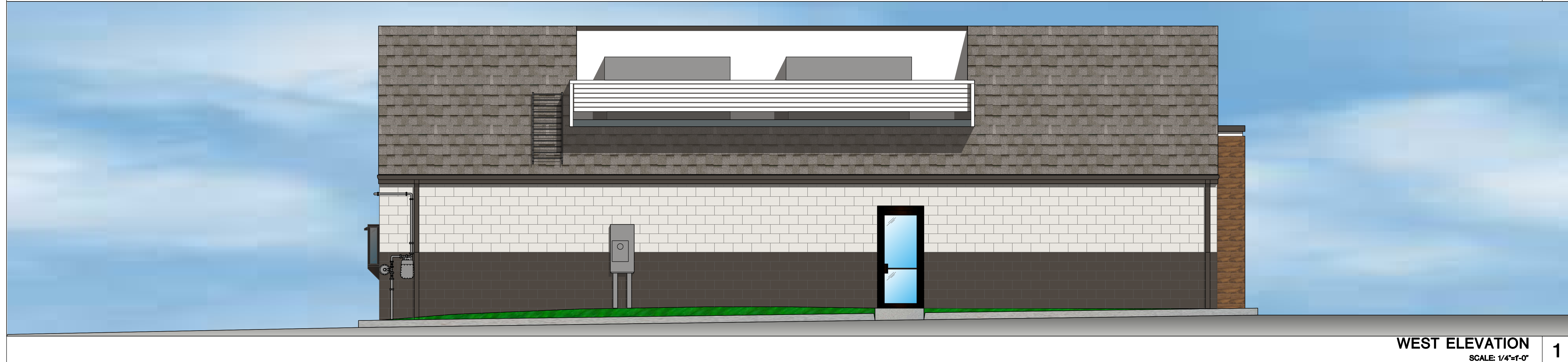
NORTH ELEVATION
SCALE: 1/4"=1'-0"
4



SOUTH ELEVATION
SCALE: 1/4"=1'-0"
3



EAST ELEVATION
SCALE: 1/4"=1'-0"
2



WEST ELEVATION
SCALE: 1/4"=1'-0"
1

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT - 24" x 36" SHEET
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REV. #		REV. DATE	DESCRIPTION	REV. BY:
		05.11.16	PRELIMINARY FC SUBMITTAL	BJK
		07.08.16	FINAL FC SUBMITTAL	BJK
Project:				
Tenant Buildout For: Cousins Subs 2260 N. Grandview Blvd Waukesha, WI 53188				
PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1751				
				
Drawing Title:				
RENDERINGS				
THIS BOX IS 1/2" x 1/2"				
Date:		07.08.16		
Scale:		NOTED		
Drawn:		DMQ		
Job:				
Sheet:		R2.1		

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